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Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

October 2019



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New Project News

Washington State Construction News

October 2019 • Volume 18 Issue 10

New Project News is published once each month.
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Address inquiries to David Hart at:
New Project News

PO Box 1246 • Seahurst WA 98062-1246
206.444.5960 Tel • 206.444.4700 Fax
hart@newprojectnews.com • www.newprojectnews.com

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 of Seattle from Gasworks Park

Cover photo © Adobe Stock

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

58-Story 423-Unit Downtown Seattle Area Mixed-Use Apartment-Retail-Plaza Development In The Works

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 601 Fourth Avenue in the Seattle area, is the subject of a re-notice of permit application issued by the city of Seattle. The developers have plans to construct a 58-story apartment building containing retail sales and service and a public plaza. Plans include parking accommodations for up to 586 vehicles. The applicant for this project is Bosa Development US LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

20-Lot Lakewood Area Residential Subdivision Project Receives Revised DNS Approval

LAKEWOOD

A residential subdivision development, planned for a 6.58-acre site located at 8109 North Thorne Lane SW in the Lakewood area, is in line to be issued a revised determination of non-significance. The action will allow the developers to divide the site into 20 single-family residential building lots. Plans include open space. The city of Lakewood, using the optional SEPA process, is expected to issue the require permit to the applicant, who

is Sager Family Homes. For additional information on this project, contact the applicant's contact, Grant Middleton of Larson and Associates, at gmiddletton@rrlarson.com, or call 253-983-7802.

8-Lot Northgate Area Residential Subdivision Project Receives Approval

SEATTLE

A residential subdivision development, planned for a property located at 10845 11th Avenue NE in the Seattle area, has been granted approval by the city of Seattle. The developers will divide the property into eight residential building lots. The applicant for this project is Jeff Wegener. For additional information on this project, contact the applicant's contact, Izabella Henry, at 206-297-0996.

Vancouver Area Fuel Station & Commercial Buildings Project In Line For DNS Approval

VANCOUVER

A commercial development, planned for a site located at the southwest corner of Columbia House Boulevard and Grove Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct Phase 1 of a 3-phase development including a fueling station, convenience store and two commercial shell buildings in association with a 2-lot short plat. The city of Vancouver, using



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the optional SEPA process, is expected to issue the require permitting to the applicant, who is Asghar Saadri. The project will be called Delta Plaza. For additional information on this project, contact the applicant's contact, Cody Dickman of Delta Management, at 203 E. Reserve St., Vancouver, WA 98661, or call 360-487-7818.

4-Story 49-Unit Admiral Area Mixed-Use Residential-Retail-Office Development In Hearings Stage

SEATTLE

A mixed-use development, proposed for a site located at 2715 California Avenue SW in the Seattle area, is the subject of a hearing by the Seattle hearing examiner. The hearing is being held to discuss a request to construct a 4-story apartment building containing 49 dwelling units, retail and office space. Plans include parking for 46 vehicles. The applicant for this project is Paul Cesmat of West Seattle Construction. Construction will require the demolition and removal of existing

structures on the site. For additional information on this project, contact the applicant's contact, Brenda Barnes, at 206-773-7358.

Seattle Area High School Facility Expansion Project In The Works For Harbor Heights

SEATTLE

A change-of-use development, proposed for a site located at 10404 34th Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing religious facility to classrooms. The city of Seattle has received this request from the applicant, who is Westside School. For additional information on this project, contact the applicant's contact, Lisa Hadley, at 808-478-8500.

10-Lot Everett Area Residential Subdivision Development Application

EVERETT

A residential subdivision project, proposed for a site located at 600 54th Street

SW in the Everett area, is the subject of a recent application received by the city of Everett. The developers have requested permission to divide the site into ten single-family residential building lots. Plans take into consideration height variance due to sloping of the site. For additional information on this project, contact Teresa Weldon at 425-257-8731.

5-Story 306-Unit Rainier Beach Area Mixed-Use Apartments-Retail Project Receives Conditional Approval

SEATTLE

A mixed-use residential and retail development, slated for a site located at 9400 Rainier Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story apartment building with 306 dwelling units and general retail sales service space. Plans include parking for 146 vehicles. Early design guidance was conducted under a separate project order. The city of Seattle

has issued the permitting, with conditions, to the applicant, who is Todd Walton of Inland Group. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Andrew Paroline, at 206-719-0339.

Community Park Redevelopment Project Receives DNS Approval For Seattle Area

SEATTLE

A community redevelopment project, slated for a site located at 8319 Eighth Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to update the existing park features and amenities. Plans call for a shared path, open lawn, native plantings, a spray park, dog off-leash area, play area, adult exercise area, a plaza, 30 parking spaces and a multi-purpose artificial turf field with lighting. Plans will include 6,150 cubic yards of grading. Seattle Parks

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and Recreation has issued the required permitting for this city project. For additional information on this project, contact the applicant's contact, David Graves, at David.graves@seattle.gov, or call 206-615-1492.

7,600 SF Spokane Area Religious Facility Addition Project Receives DNS Approval

SPOKANE

A religious facility development, planned for a 4.16-acre property located at 1515 East Farwell Road in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct a 7,600 square foot addition to include a sanctuary,

foyer and an unfinished basement. Plans include site improvements, landscaping and parking for 130 vehicles. Spoke County has issued the required permitting to the applicant, who is New Creating Fellowship Church. For additional information on this project, contact the applicant's contact, Ramey Construction, at 509-483-9000.

6-Story 203-Unit Greenwood Area Mixed-Use Apartment-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 320

North 85th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story apartment building containing 203 dwelling units and will feature ground-level retail space. Plans include parking for 121 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Shea Properties Management Company. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

30,000 SF George Area Hotel & Bar Development Receives DNS Approval

GEORGE

A commercial development slated for a property located at Bing Avenue and South Frontage Road NW in the George area, has been issued a determination of non-significance. The action will allow the developers to construct a 30,000 square foot hotel and drinking establishment. Plans include landscaping and associated parking. The city of George has issued the permitting to the applicant, who is Medved NW. The project will be known as Microtel by Wyndham. For additional information on this project, contact



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the applicant's contact, Macnak Construction, at 509-760-1275.

7,000 SF Spokane Area Retail Development In Line For DNS Approval

SPOKANE

A retail project, planned for a 1-acre site located at 10507 West Aero Road in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct four tenant shell buildings totaling 7,000 square feet. Plans include a drive-thru lane, landscaping, stormwater mitigation and associated parking. Spokane county, using the optional SEPA process, is expected to issue the require permitting to the

applicant, who is Fairways Commercial Investments. The project will be known as Fairways Plaza, Retail Building B. For additional information on this project, contact the applicant's contact, David Hipp of Bernardo Wills Architects, at 509-838-4511.

145,500 SF Othello Area Industrial Cold Storage Expansion Project In Line For DNS Approval

OTHELLO

An industrial development, planned for a site located at 100 East Lee Road in the Othello area, is in line to be issued a determination of non-significance. The action will allow the developers to expand an existing potato processing

facility by constructing a 145,500 square foot building and remodeling two existing buildings from cold storage to processing use. Plans include relocating and expanding the parking lot. Plans call for new sewer main and lines, electrical transmission lines, a new boiler and dryer/fryer. The city of Othello is expected to issue the required permitting to the applicant, who is McCain Foods USA. The project will be known as McCain Foods Othello plant expansion phase two. For additional information on this project, contact the applicant's contact, Jeremy Hopkins, director of engineering of McCain Foods USA, at 100 Lee Road, Othello, WA 99344, or call 509-331-2710.

30-Story 622-Unit Denny Triangle Area Mixed-Use Residential-Office-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 2301 Seventh Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct two, 30-story towers with an 11-story podium. Plans include 622 apartment dwelling units, office and retail space. Parking will be provided for up to 543 vehicles. The applicant for this project is Reh Nazerali of the Onni Group. Construction will

require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

7-Story 200-Unit U District Area Residential Apartment Project In Early Design Review Phase

SEATTLE

A residential development, in planning for a site located at 4731 15th Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 7-story apartment building containing 200 dwelling units with off-site parking on 15th Avenue NE. Plans call for a contract rezone. The applicant for this project is Blue Vista Student Housing Acquisitions LLC (Peak Campus Development). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

14-Story South Lake Union Area Office-Retail Project In Application

SEATTLE

A commercial development, proposed for a site located at 700 Dexter Avenue North in the Seattle area, is the subject of a re-notice of application. Plans outline





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construction of two, 14-story towers containing retail and indoor participant sports space. Plans include parking for 471 vehicles. The city of Seattle has received this request from the applicant, who is John Moshy of BioMed Realty. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

4-Story 49-Unit Seattle Area Mixed-Use Residential-Retail-Office Development In Hearing Stage

SEATTLE

A mixed-use residential and commercial development, planned for a site located at 2715 California Avenue SW in the Seattle area, is the subject of a hearing by the Seattle hearing examiner. The hearing is being held to discuss a request to construct a 4-story apartment building with 49 dwelling units, retail and office space. Plans include parking for 46 vehicles. The applicant for this project is Paul Cesmat of West Seattle Construction. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Brenda Barnes, at 206-782-8208.

9-Unit West Seattle Area Residential Rowhouse Development In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 3315 Harbor Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct two rowhouse buildings with a total of nine dwelling units and parking for nine vehicles. This project is to be considered with another project for shared access. The applicant for this project is Peter Locke of Portage Bay Holdings LLC. For additional information on this project, contact the applicant's contact, Steve Fischer, at 206-933-5553.

6,400 SF Battle Ground Area Office Building Project In Line For DNS Approval

BATTLE GROUND

An office development, planned for a site located at the west side of SW 15th Avenue at SW First Way in the Battle Ground area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 6,400 square foot office building. Plans include utilities, sidewalks, landscaping, stormwater facilities, a driveway, paved parking and maneuvering areas. The city of Battle Ground, using the optional SEPA process, is expected to issue the require permitting to the applicant, Greenbridge Properties LLC. The project will be known as Commercial Lot 4. For

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additional information on this project, contact the applicant's contact, Michael Andreotti of AKS Engineering and Forestry, at andreottim@aks-eng.com, or call 360-342-5081.

14-Unit Georgetown Area Residential Rowhouse Project In The Works

SEATTLE

A residential rowhouse development, proposed for a site located at 6600 Carleton Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two rowhouse structures containing a total of 14 dwelling units. Plans include parking for

14 vehicles. Design review has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Ben Rutkowski of PSW Real Estate. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Andy Webre, at 805-723-9566.

8-Story 42-Unit Seattle Area Residential Apartment Development Application

SEATTLE

A residential development, proposed for a property located at 4054 Seventh Avenue NE in the Seattle

area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment building containing 42 dwelling units and no parking. Early design guidance was conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Tong-Chin Wu. For additional information on this project, contact the applicant's contact, Xiaoguang Zhang, at 425-749-8158.

Tacoma Area South Sound 911 Center Development In Line For Mitigated DNS Approval

TACOMA

A development planned for a site located at 3580 Pacific Avenue in the Tacoma area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct an emergency communications center and associated administrative and support offices. The city of Tacoma, using the optional SEPA process, is expected to issue the require permitting to the applicant, South Sound 911. The project will be called South Sound 911 Public Safety Communications Center. For additional information on this project, contact the applicant's contact, Jim Visscher of CRTKL Design, at 206-623-4646.



The advertisement features a large, stylized '811' logo in yellow and black on the left. To its right, the text 'Know what's below. Call before you dig.' is written in a bold, black, sans-serif font. Below the text, a red shovel is shown with a red coiled phone cord attached to its handle. The shovel and cord are set against a background of green grass and a blue sky. At the bottom left, the text 'Utilities Underground Location Center Keeping Buried Utilities Safe Since 1978' is displayed. At the bottom right, the website 'CallBeforeYouDig.org' is written in a large, yellow, bold font.

4-Story 36-Room Anacortes Area Motel Development Receives Mitigated DNS Approval

ANACORTES

A commercial project, slated for a site located at 907 30th Street in the Anacortes area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4-story, 18,000 square foot motel containing 36 guest rooms. Plan include parking for 36 vehicles. The city of Anacortes has issued the required permitting to the applicant, who is Ek Tera Asara LLC. The project will be known as Salish Inn. For additional information on this project, contact the applicant's contact, Carletti Architects, at 116

East Fir Street, Suite A, Mount Vernon, WA 98273, or call 360-299-1960.

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

SEATTLE

A residential townhouse project, in planning for a site located at 5031 35th Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct eight townhouse dwelling units. No parking is proposed. The applicant for this project is Rob McVicars of Build Sound LLC. Construction will require the demolition and removal of existing

structures on the site. For additional information on this project, contact the applicant's contact, Mark Wierenga, at 206-784-1614.

119-Lot 186-Unit Battle Ground Area Residential Subdivision & Apartment Development In Line For DNS Approval

BATTLE GROUND

A residential subdivision development, planned for sites totaling 38-acres located at 2709 and 2715 SW 10th Avenue and 511 SW Eaton Boulevard in the Battle Ground area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the sites into 119 residential building lots. Plans call for a 186-unit

apartment complex, 16 attached residences, 22 live-work units and a daycare. The city of Battle Ground, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is 503 Battle Ground LLC. The project will be called 503 Battle Ground subdivision. For additional information on this project, contact the applicant's contact, Rebecca Wahlstrom of Olson of Battle Ground, at 360-342-5047.

5-Story 31-Unit Bitter Lake Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential apartment development, in planning for a property located at

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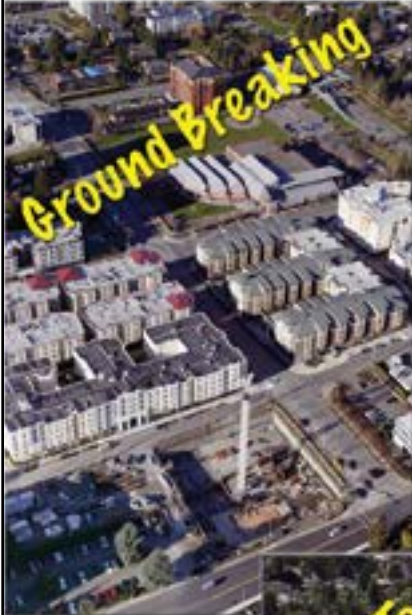
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1724 North 107th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 5-story apartment building with 14 small efficiency dwelling units, 10 efficiency dwelling units and seven apartments. No parking is proposed. The applicant for this project is BK Investment Group LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jacob Young, at 206-535-7908.

8-Unit Beacon Hill Area Residential Townhouse Development Application

SEATTLE

A residential townhouse project, proposed for a site located at 1814 15th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two townhouse buildings containing a total of eight dwelling units and parking for eight vehicles. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has received this request from the applicant, who is Cao Huynh. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact,

Michael Pollard, at 206-818-2595.

10,000 SF Spokane Area Office Plaza Project Receives DNS Approval

SPOKANE

An office development, slated for sites totaling 1.68-acres located at 1624 and 1626 Windsor Drive in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct a 10,000 square foot office building including sidewalks, curbs, gutters, site improvements, landscaping and 94 surface parking spaces. The city of Spokane has issued the required permitting to the applicant, who is DCI Engineers. For more information on this project, contact the applicant's contact, Ryan Berg of DCI Engineers, at 509-455-4448.

2,400 SF Napavine Area Industrial Buildings Project Receive Revised DNS Approval

NAPAVINE

An industrial development, planned for a site located at 1453 Highway 603 in the Napavine area, has been issued a revised notice of determination of non-significance. The action will allow the developers to construct two, 2,400 square foot processing plant buildings that extract lignin from sawdust waste for use in dust control. Lewis county, using the optional SEPA process, is expected to



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issue the require permitting to the applicant, Reed Dust Control. For additional information on this project, contact the applicant's contact, Debra Reed of Reed Dust Control, at reeddustcontrol@gmail.com, or call 360-740-2602.

8-Unit Whittier Heights Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse project, in planning for a site located at 8021 Mary Avenue NW in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct two townhouse buildings containing a total of eight dwelling units and parking for seven vehicles. The applicant for this project is Pasha Afichuk of Modern Homes LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Justin Kliewer, at 206-799-8293.

23-Lot Bellingham Area Residential Subdivision Project In Line For DNS Approval

BELLINGHAM

A residential subdivision development, planned for a 11-acre site located at 1021 Yew Street in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the

site into 23 single-story residential building lots and two open space tracts. The city of Bellingham, using the optional SEPA process, is expected to issue the require permitting to the applicant, Hannah Creek Properties LLC. The project will be called Whitworth Park. For additional information on this project, contact the applicant's contact, Nathan Row of Associated Project Consultants, at 360-671-1146.

58-Unit Bellevue Area Residential Townhouse Project Application

BELLEVUE

A residential townhouse development, proposed for a property located at 12855 SE Coal Creek Parkway in the Bellevue area, is the subject of a recent application for land use code variance for building footprint. Plans exceed the 10-foot cut limit and 5-foot fill limit outside the building footprint to accommodate a road and sidewalk to meet ADA requirements. Cut excavation is 20 feet in areas and fill is 12 feet in areas. The site is currently under review for the construction of 58 townhouse dwelling units. The applicant for this project is Imperial Group Holdings LLC. The project will be known as Basel Newport Townhomes. For additional information on this project, contact the applicant's contact, Lucy Chen of Imperial Group Holdings, at lucychen@baselcg.com, or call 425-452-4578.

Sumas Area Concrete

Production & Office Project Receives Mitigated DNS Approval

SUMAS

An industrial development slated for a site located at 3867 Kneuman Road in the Sumas area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a manufacturing facility containing production, storage areas, office, internal roadways and stormwater facilities. The city of Sumas has issued the permitting to the applicant, who is Lakeport Reach LLC. The project will be called Sumas Concrete Products. For additional information on this project, contact the applicant's contact, Severin Samulski of Lakeport Reach, at sev@tristarblock.com, or call 360-733-6033.

33-Unit Broadview Area Residential Townhouse Project In Early Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 13333 Greenwood Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct eight townhouse buildings containing 33 dwelling units. Plans include parking for 66 vehicles. The applicant for this project is Jim Sprott. Construction will require the demolition

and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Kate Wells, at 206-370-2591.

2-Story 71,000 SF Gig Harbor Area Elementary School Project In The Works

GIG HARBOR

An elementary school project, proposed for a site located across from the YMCA in the Gig Harbor area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 71,000 square foot elementary school for 550 students. Plans include playfields, soft-scape play area, a 4,000 square foot covered play and parking for 115 vehicles. Future construction will be an 8,000 square foot addition. Peninsula School District has received this application for this school project. The project will be known as New Elementary School No. 9. For additional information on this project, contact the applicant's contact, Lisa Klein of AHBL, at 253-383-2422.

50-Lot Spanaway Area Residential Subdivision Development Application

SPANAWAY

A residential subdivision project, proposed for a 9.84-acre property located at 913 and 917 168th Street in the Spanaway area, is the subject of a recent application. The developers have requested permission to divide the property into

50 single-family residential building lots and 1.07-acres of open space. Pierce county has received this request from the applicant, who is Copper Ridge LLC. The project will be known as The Landing at Spanaway Lake Phase II. For additional information on this project, contact the applicant's contact, Savannah Hutchins and Craig Deaver of CES NW INC, at SHutchins@cesnwinc.com, or call 253-798-2789.

35-Lot Bellevue Area Residential Subdivision Project In Line For DNS Approval

BELLEVUE

A residential subdivision development, planned for a 12.3-acre site located at 7219 and 7331 Lakemont Boulevard SE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the sites into 35 single-family residential building lots. The city of Bellevue, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is Isola Homes. The project will be called Pak Pointe PUD Preliminary Plat. For additional information on this project, contact the applicant's contact, Jeff Wegener of Isola Homes, at wegenerj@nwbf.com, or call 206-413-6361.

West Seattle Area Shoreline Restoration Project Receives DNS Approval

SEATTLE

A shoreline restoration project, slated for a site located at 7017 Beach Drive SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to remove the failing seawall along the shoreline of the north half of Lowman Beach Park. Plans include storing the shoreline, daylight Pelly Creek and 2,000 cubic yards of grading. Plans will require the removal of an existing tennis court. Seattle Parks and Recreation has issued the required permitting. For further information on this project, contact David Graves, Seattle planner, at David.graves@seattle.gov, or call 206-615-1492.

7-Story 310-Unit Queen Anne Area Mixed-Use Apartment-Grocery Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 2100 Queen Anne Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 7-story apartment building containing 310 dwelling units and a Safeway grocery store. Plans include parking for up to 354 vehicles. The applicant for this project is Cahill Equities. Construction will require the demolition and removal of an existing structure on the site. For

additional information on this project, contact the applicant's contact, Maria Barrientos, at 206-369-6343.

7-Story 169-Unit Lower Queen Anne Area Mixed-Use Apartment-Retail Project In The Works

SEATTLE

A mixed-use residential and retail development, in proposed for a site located at 100 Roy Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building with 169 dwelling units and retail space. Plans include parking for 155 vehicles. The city of Seattle has received this request from the applicant, who is First & Roy LLP. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Diana Keys, at 206-766-8300.

30,600 SF Puyallup Area Middle School Addition & Remodel Project In The Works

PUYALLUP

A middle school facility development, proposed for a site located at 9916 136th Street East in the Puyallup area, is the subject of a recent application. Plans outline selective renovation and construction of a single-story addition for classrooms, a library and support spaces south of the existing buildings

and a single-story, 19,700 square foot addition of an auxiliary gym and community restrooms to the east of the existing main gym. The project will be known as Ballou Junior High classroom addition. For additional information on this project, contact Brian Devereux, director of facilities planning of Puyallup School District, at 253-841-8772.

13-Unit Bellingham Area Residential Apartment Development In Line For DNS Approval

BELLINGHAM

A residential project, planned for an .11-acre site located at 1305 13th Street in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an apartment building containing 13 dwelling units and nine on-street parking spaces. The city of Bellingham, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is David and Amy Gould. The project will be known as The Gallery. For additional information on this project, contact the applicant's contact, Claire Bertuleit of AVT Consulting, at 360-527-9445.

3-Story 9-Unit Delridge Area Residential Rowhouse Project Application

SEATTLE

A residential rowhouse development, proposed

for a site located at 2000 SW Orchard Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story rowhouse building with nine dwelling units. The city of Seattle has received this request from the applicant, who is Calvin White of Woodland Property Investments LLC. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

7-Story 182-Unit Eastlake Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 2517 Eastlake Avenue East in the Seattle areas, is the subject of a recent application. The developers have plans to construct a 7-story apartment building containing 182 dwelling units and will feature retail space. Plans include parking for 100 vehicles. The city of Seattle has received this request from the applicant, who is Steffenie Evans. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Scott Shaw, at 206-834-3845.

4-Story 9-Unit Delridge Area Residential Rowhouse Project In The Works

SEATTLE

A residential development, proposed for a site located at 2050 SW Orchard Street in the Seattle area, is the subject of a recent application. The developers have plans to construct a 4-story rowhouse containing nine dwelling units. Plans include parking for nine vehicles. The city of Seattle has received this request from the applicant, who is Woodland Property Investments LLC. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

7-Story 266-Unit Seattle Area Mixed-Use Apartment-Retail Development Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 4906 25th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 7-story apartment buildings with a total of 266 dwelling units and retail space. Plans include parking for 261 vehicles. Early design guidance was conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Jeremiah Jolicoeur of Alliance Residential Company. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the

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.

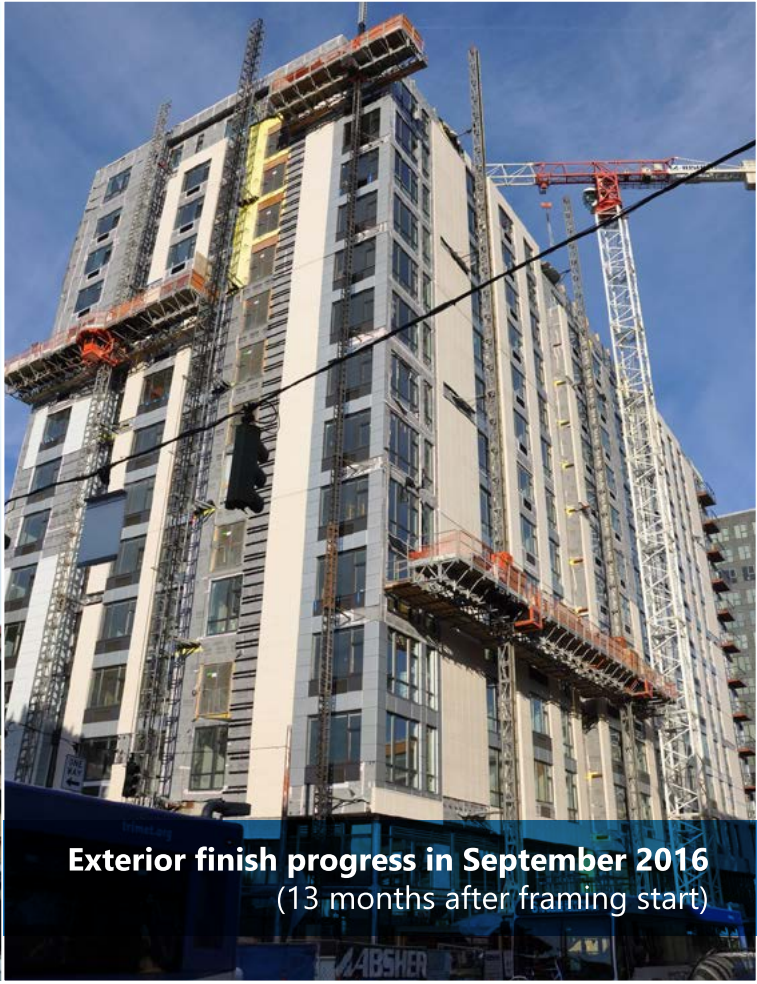
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

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.
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- Authorized MFBS™ **wall panel supplier-fabricators adhere to stringent UL Certification,** quality control standards, and material traceability
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applicant's contact, Jon O'Hare, at 425-301-9541.

8-Lot Capitol Hill Area Residential Development In The Works

SEATTLE

A residential project, proposed for a site located at 1803 20th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight residential building lots. The construction of dwelling units is under a separate project order. The city of Seattle has received this request from the applicant, who is Top Floor Homes LLC. For additional information on this project, contact the applicant's contact, David Biddle, at 206-829-3128.

15-Unit West Seattle Area Residential Rowhouse Project In Design Review Phase

SEATTLE

A residential rowhouse development, in planning for sites located at 3257 Harbor Avenue SW and 3252 30th Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct four rowhouse structures containing a total of 15 dwelling units. Plans include parking for 15 vehicles. This project will be considered with another project for shared access. The applicant for this project is Portage Bay Holdings LLC. For

additional information on this project, contact the applicant's contact, Steve Fischer, at 206-933-5553.

7,400 SF Eatonville Area Brewery & Retail Development In Line For DNS Approval

EATONVILLE

A development planned for a site located at 307 Center Street in the Eatonville area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3,000 square foot eating and drinking establishment and a 4,400 square foot cider brewing building to accommodate a distillery, warehouse and cider press. Plans include a 1,300 square foot fresh product stand with outdoor covered activities including a live music stage, patios and gazebos. The city of Eatonville, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is Mill Haus LLC. The project will be known as Mill Haus Cidery. For additional information on this project, contact the applicant at 44077 161st Avenue E., Eatonville, WA 98328, or call 360-832-3361.

21-Unit Green Lake Area Residential Apartment Development In The Works

GREEN LAKE

A residential apartment project, proposed for a site located at 513 N 72nd Street in the Seattle area, is the subject of a recent

application. The developers have plans to construct a 4-story apartment building containing 21 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Mori Borumand of M&S Properties Corporation. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

78-Unit Port Orchard Area Residential Apartment Development In Line For DNS Approval

PORT ORCHARD

A residential apartment project, planned for a site located at the northeast corner of Blane Avenue and Buckland Hill Road in the Port Orchard area, is in line to be issued a determination of non-significance. The action will allow the developers to revise the number of apartments from 56 to 78 dwelling units. Kitsap county, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is Sound West Holdings LLC. The project will be known as Creek Side housing development. For additional information on this project, contact the applicant's contact, NL Olson and Associates, at 360-876-2284.

3-Story 78,400 SF Gig Harbor Area Retail Mini-Storage Project In

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GIG HARBOR

A retail development, proposed for a site located at 8698 Skansie Avenue NW in the Gig Harbor area, is the subject of a recent application. The developers have plans to construct a 3-story, 78,400 square foot public mini-storage complex. The city of Gig Harbor has received this request from the applicant, who is Randall Chopp. The project will be called Skansie Mini Storage. For additional information on this project, contact the applicant's contact, Christian Harkson of CMC Development, at christian@cmcdevelopmentinc.com, or call 253-851-6170.

5-Story 133-Room Rainier Valley Area

Congregate Residence & Live-Work Development Receives DNS Approval

SEATTLE

A mixed-use residential and live-work project, slated for a site located at 2305 South Plum Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story congregate residence building with 133 sleeping rooms and three live-work units. No parking is proposed. Design review has been conducted under a separate project order. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Gary Mulhair. For additional

information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

5-Story 58-Unit Residential Apartment Development In Design Review Phase For Fremont Area

SEATTLE

A residential apartment project, in planning for a site located at 4711 Aurora Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 5-story apartment building containing 50 small efficiency dwelling units and eight apartment units. Plans include parking for

16 vehicles. The applicant for this project is Scott Blair. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Steve Bull, at 206-903-5414.

60-Lot Bellingham Area Residential Subdivision Project In Line For DNS Approval

BELLINGHAM

A residential subdivision development, planned for a 4.3-acre land parcel located at 1600 East Sunset Drive in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the

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parcel into 60 residential building lots for infill housing and one lot for the existing school facility. The city of Bellingham, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is Bellingham Christian School. The project will be known as Sunset Village Phase 2. For additional information on this project, contact the applicant's contact, Jamie White of Whatcom Land Use Consulting, at 360-543-5855.

5-Story 8-Unit Seattle Area Residential Apartment Addition Project Receives DNS Approval

SEATTLE

A residential development, slated for a site located at 2126 NE 47th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story addition to an existing apartment building to accommodate an additional eight dwelling units resulting in a total of 10-units. The city of Seattle has issued the

required permitting to the applicant, who is Dave Rubens. For additional information on this project, contact the applicant's contact, Einar Novion, at 206-851-7922.

20-Lot Bothell Area Residential Subdivision Project In The Works

BOTHELL

A residential subdivision development, proposed for a site located at 821 Duchess Road in the Bothell area, is the subject of a recent application. The developers have requested permission to divide the site into 20 single-family residential building lots. Snohomish county has received this request from the applicant, who is JMI Holdings LLC. For additional information on this project, contact the applicant's contact, Land Pro Group, at 425-551-7600.

8-Story All Wood Framed Hotel Development Proposed For Ballard Area

SEATTLE

A commercial development, proposed for a property located at 1766

NW Market Street in the Ballard area of Seattle, is the subject of a recent application. Plans outline construction of an 8-story hotel with parking for 32 vehicles. Early design guidance has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Mustaq Pirani. Construction will require the demolition and removal of the existing structure and parking lot on the site. For additional information on this project, contact the applicant's contact, Lauren Garkel, at 206-782-8208.

10,000 SF Airway Heights Area Religious Facility Development Receives DNS Approval

AIRWAY HEIGHTS

A religious facility project, slated for a site located at 12703 West 14th Avenue in the Airway Heights area, has been issued a mitigated determination of non-significance. The action will allow the developers to remodel two existing buildings into a 10,000 square foot Church. Plan include

landscaping and parking for 122 vehicles. The city of Airway Heights has issued the required permitting to the owner, who is Airway Heights Church. For additional information on this project, contact the applicant's contact, Todd Whipple of Whipple Consulting Engineers, at 509-893-2617.

4-Story 40-Unit Columbia City Area Residential Apartment Project Receives Conditional DNS Approval

SEATTLE

A residential apartment development, planned for a site located at 4735 32nd Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building with 40 small efficiency dwelling units. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Dale Sperling of OneBuild. Construction will require the demolition and removal of existing structures on the site. For

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

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

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

additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.

30-Lot 59-Unit Bellingham Area Residential Subdivision & Apartment Project In Line For DNS Approval

BELLINGHAM

A residential development, planned for a 32-acre site located at 561 East Kellogg Road in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 30 single-family residential building lots and two multi-family building tracts. Phase one will be a multi-family development on Tract

A containing 59 dwelling units and associated parking. Phase two is not proposed at this time. The city of Bellingham, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is Dan Parcher. The project will be known as Tremezzo North Apartments and Kingsway long plat. For additional information on this project, contact the applicant's contact, Ali Taysi of AVT Consulting, at ali@avtplanning.com, or call 360-527-9445.

11-Lot Snohomish Area Residential Subdivision Project In The Works

SNOHOMISH

A residential subdivision development, proposed

for a 2.21-acre land parcel located at 12703 Seattle Hill Road in the Snohomish area, is the subject of a recent application. The developers have requested permission to divide the parcel into 11 single-family residential building lots. Snohomish county has received this request from the applicant, who is Oakwood Court LLC. For additional information on this project, contact the applicant's contact, Brian Kaleb of Insight Engineering Company, at 425-303-9363.

3-Story 56,000 SF Port Orchard Area Self-Storage Development In Line For DNS Approval

PORT ORCHARD

A retail project, planned

for a site located at Northwest Randall Way in the Port Orchard area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3-story, 56,000 square foot self-storage building to accommodate indoor and exterior access to the units and an apartment dwelling for an on-site caretaker. Kitsap county, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is Jim Piper of Randall Way LLC. The project will be called Randy Way Self-Storage. For additional information on this project, contact Mr. Piper at jamespiper@gmail.com, or call 360-509-2112.



GEOWALL APPROVED FOR WSDOT PROJECTS

The Geowall Retaining Wall System has been pre-approved to be installed on WSDOT projects with Structural Earth Walls up to 33 feet tall. All three of the Geowall blocks are pre-approved: the Geowall PRO block (12" deep), the Geowall Max II block (18" deep) and the Geowall Max block (21.5" deep). Additionally, all three of the Geowall blocks (PROs, MAX IIs and MAXs) of the Geowall Retaining Wall System are listed on the WSDOT QPL listed.

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

ISSAQUAH

A residential subdivision development, planned for a 21.94-acre land parcel located at 7932 Renton-Issaquah Road SE in the Issaquah area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the parcel into 20 single-family residential building lots. The city of Issaquah, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is Steve Burnstead Construction LLC. The project will be called Tibbetts Crossing. For additional information on this project, contact the applicant's contact, Leo Suver of Burnstead Construction, at 11980 NE 24th St., Suite 200, Bellevue, WA 98005, or call 425-837-3094.

10,000 SF Sumner Area Church Expansion Project In The Works

SUMNER

A religious facility development, proposed for a site located at 1401 Valley Avenue East in the Sumner area, is the subject of a recent application. The developers have requested permission to construct a 10,000 square foot parish hall north of the existing church. Plans include utilities, stormwater facilities, landscaping and new parking. The city of Sumner has received

this request from the applicant, who is Catholic Archdiocese of Seattle – St. Andrew Parish. The project will be known as St. Andrew's Catholic Church expansion. For additional information on this project, contact the applicant's contact, Brad Cornell of RMC Architects, at 360-676-7733.

9-Lot Walla Walla Area Residential Subdivision Project Receives Mitigated DNS Approval

WALLA WALLA

A residential subdivision development, slated for a 2.48-acre site located at 2305 Garrison Street in the Walla Walla area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into nine building lots for three duplexes, two condominiums and four single-family homes. Plans include a private cul-de-sac, street improvements and storm-water facilities. The city of Walla Walla has issued the required permitting to the applicant, who is Sonoma Homes LLC. The project will be known as Garrison Creek Short Plat. For additional information on this project, contact the applicant's contact, Radu Nicoara of Sonoma Homes, at info@sonomahomesllc.com, or call 509-301-4196.

26-Lot Lynnwood Area Residential Subdivision Project Receives DNS Approval

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project, planned for a property located at 177th Place SW in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 26 single-family residential building lots. Snohomish county has issued the permitting to the applicant, who is Prospect Development LLC. The project will be called Dawson Place. For additional information on this project, contact the applicant's contact, Brian Kalab of Insight Engineering Company, at 425-303-9363.

3-Story 79,000 SF Milton Area Self-Storage & Fuel Station Project In Line For Mitigated DNS Approval

MILTON

A retail development, planned for a site located at 10025 14th Street Court in the Milton area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 3-story, 79,000 square foot self-storage facility. Plans include a leasing office and associated site improvements. Plans also include an Arco AM/PM fueling station and 3,200 square foot convenience store, 1,200 square foot car wash, fuel canopy and underground fuel storage tanks. The city of Milton, using the optional SEPA process, is expected to issue the require permitting to the applicant, using the optional SEPA process,

is expected to issue the require permitting to the applicant, who is 116th in Redmond LLC. The project will be known as Queen Way Self-Storage and Arco AM/PM fueling station. For additional information on this project, contact the applicant's contact, Paul Green of Azure Green Consultants, at 253-770-3144.

42-Lot East Wenatchee Area Residential Subdivision Project In Line For DNS Approval

EAST WENATCHEE

A residential subdivision development, planned for an 8.26-acre site located at 3227 NW Cascade Avenue in the East Wenatchee area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 42 single-family residential building lots. Douglas county, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is PNW Property Ventures LLC. The project will be called Chadwick Place. For additional information on this project, contact the applicant at 509-470-6568.

7-Story 250-Unit Central Area Mixed-Use Residential-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 1801 East Yesler Way in the Seattle area, is

working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct two, 7-story apartment buildings containing 250 dwelling units and retail space. Below-grade parking for 80 vehicles will remain but an existing building will be demolished. The applicant for this project is Ron Flynn of First A.M.E. Housing Association. For additional information on this project, contact the applicant's contact, Aaron Allan, at 206-787-1386.

90,000 SF Pullman Area Even Center Project Receives DNS Approval

PULLMAN

A community development, slated for a 13-acre site located at 2350 NE Hopkins Court in the Pullman area, has been issued a determination of non-significance. The action will allow the developers to construct a 90,000 square foot event center with a loading zone and bus shuttle. Plans include parking for up to 450 vehicles. Future development of 18-acres includes an office, training and lab space totaling 200,000 square feet. The city of Pullman has issued the permitting to the applicant, who is Schweitzer Engineering Laboratories. The project will be called SEL Event Center. For additional information on this project, contact the applicant's contact, Todd Whipple of Whipple Consulting Engineers, at 509-893-2617.

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

VANCOUVER

A residential subdivision project, planned for a 2.36-acre site located at 7008 NE Meadows Drive in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 18 single-family residential building lots. The city of Vancouver, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is Krippner Homes LLC. The project will be called Meadows Drive. For additional information on this project, contact the applicant's contact, Mason Wolfe, at 360-907-9588.

21-Unit Mount Baker Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for a site located at 2591 29th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct five townhouse buildings with 21 total dwelling units. Plans include parking for 14 vehicles. The city of Seattle has received this request from the applicant, who is Darin Granger. Construction will require the demolition and removal of an existing parking lot on the site. For

additional information on this project, contact the applicant's contact, Jamie Yengel, at 206-693-3133.

8-Story 76-Unit Ballard Area Mixed-Use Apartment-Retail-Office Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 1740 NW Market Street in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct an 8-story apartment building containing 76 dwelling units, retail and office space. Plans include parking for

two vehicles. The applicant for this project is Wang Brothers Investment LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Bumgardner Architects, at 206-233-1361.

125-Unit Lacey Area Residential Townhouse Project In Line For DNS Approval

LACEY

A residential townhouse development, planned for an 8.3-acre site located at 3933 Ingleside Drive SE in the Lacey area, is in line to be issued a determination of non-significance. The action will allow the



developers to construct 125 townhouse-style dwelling units. The city of Lacey, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is Milestone Companies LLC. The project will be known as Woodbrook Townhomes. For additional information on this project, contact the applicant's contact, Ross Jarvis of SCJ Alliance, at 360-352-1465.

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

BELLEVUE

A mixed-use residential and commercial project, planned for a site located at 10300 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 two towers and a 3-story podium containing 322 condominium dwelling units, 252 hotel guest rooms and 76,200 square feet retail and restaurant space. The building heights will range from 24 to 26 stories. Plans include four, below-grade levels of parking to accommodate 826 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is Fortress Holdings LLC. The project will be known as Avenue Bellevue. For additional information on this project, contact the applicant's contact, Arne Hall of AJH

Development Services, at arne@arnejhall.net, or call 425-452-5374.

230-Unit Woodinville Area Residential Apartment Project Receives DNS Approval

WOODINVILLE

A residential development slated for a site located at 17300 135th Avenue NE in the Woodinville area, has been issued a determination of non-significance. The action will allow the developers to construct 230 apartment dwelling units. Plans include site improvements and 119 structured parking spaces. The city of Woodinville has issued the permitting to the applicant, who is Hans Fagerlund. The project will be known as Woodin Creek Village phase three. For additional information on this project, contact the applicant's contact, Al Gabay of GGLO, at 206-467-5828.

8-Unit West Seattle Area Residential Rowhouse Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 3303 Harbor Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct two rowhouse buildings with a total of eight dwelling units and parking for eight vehicles. This project is being considered with another project for shared

parking and access. The applicant for this project is Peter Locke of Portage Bay Holdings LLC. For more information on this project, contact Steve Fischer at 206-933-5553.

12,800 SF Moses Lake Area Commercial Building Development In Line For DNS Approval

MOSES LAKE

A commercial project, planned for a site located at Clover Drive SE and South Pilgrim Street in the Moses Lake area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 12,800 square foot commercial building. The city of Moses Lake, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is Corbin Moberg. For additional information on this project, contact the applicant's contact, Danielle Escamilla of Western Pacific Engineering, at 509-765-1328.

68,500 SF Olympia Area Transit Facilities Project Receives DNS Approval

OLYMPIA

A development planned for a property located at 526 Pattison Street SE in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct a 43,500 square foot administration and operations building and a 25,000 square foot fuel, wash and facilities building. The

city of Olympia has issued the permitting to the applicant, who is Intercity Transit. The project will be known as Intercity Transit Pattison expansion north site development. For additional information on this project, contact the applicant's contact, Eric Phillips, development director of Intercity Transit, at 360-786-5885.

30-Unit Spokane Area Residential Townhouse Project In Line For DNS Approval

SPOKANE

A residential townhouse development, planned for a 1.44-acre property located at 1210 East Lyons Avenue in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 30 townhouse dwelling units. Plans include infrastructure, associated paving and parking for 30 vehicles. The city of Spokane, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is Joe Pence. The project will be called Lyon Townhomes. For additional information on this project, contact the applicant's contact, Whipple Consulting Engineers, at 509-893-2617.

7-Story 106-Unit Othello Station Area Mixed-Use Residential & Community Center Project In The Works

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proposed for a site located at 7357 43rd Avenue South in the Seattle area, is the subject of a re-notice of application issued by the city of Seattle. The developers have plans to construct an apartment building containing 106 dwelling units, two live-work units and a community center. No parking is proposed. The applicant for this project is Sharon Lee of the Low Income Housing Institute. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Michele Wang, at 206-518-5026.

15-Lot Capitol Hill Area Residential Subdivision Project Application

SEATTLE

A residential subdivision project, proposed for a site located at 1417 East Howell Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into 15 residential building lots. The construction of dwelling units is under a separate project order. The city of Seattle has received this request from the applicant, who is Alyse Winterscheid of Isola Real Estate VII LLC. For additional information on this project, contact the applicant's contact, Izabella Henry, at 206-297-0996.

16-Lot Mountlake Terrace Area Residential Subdivision

Development Receives DNS Approval

MOUNTLAKE TERRACE

A residential subdivision project, slated for a site located at the 700 block of 214th Street SW in the Mountlake Terrace area, has been issued a determination of non-significance. The action will allow the developers to rezone and divide the site into 16 single-family residential building lots. The city of Mountlake Terrace has issued the required permitting to the applicant, who is JMI Holdings LLC. For additional information on this project, contact the applicant's contact, Ryan Larsen of VP Land Development, at 360-631-1820.

94-Lot Yakima Area Residential Subdivision Development In Line For DNS Approval

YAKIMA

A residential subdivision project, planned for a 30.75-acre site located at 2309 South 64th Avenue in the Yakima area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 94 single-family residential building lots. The city of Yakima, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is Cottonwood Partners LLC. The project will be known as Anderson Park. For additional information on this project, contact the applicant's contact, Lew Miller of Cottonwood Partners, at 509-949-0125.

19-Lot Auburn Area Residential Subdivision Project Receives DNS Approval

AUBURN

A residential subdivision development slated for a 4.77-acre site located at 29255 59th Avenue South in the Auburn area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 19 single-family residential building lots. The city of Auburn has issued the permitting to the applicant, who is Soundbuilt Homes. The project will be known as West Hill. For additional information on this project, contact the applicant's contact, John Harkness of Soundbuilt Northwest, at 253-539-8116.

62-Lot Tacoma Area Residential Subdivision Project In The Works

TACOMA

A residential subdivision development, proposed for a site located at the 14600 block of Brookdale Road East and north of 152nd Street East in the Tacoma area, is the subject of a recent application. The developers have requested permission to divide the site into 62 single-family residential building lots. Pierce county has received this request from the applicant, who is Pacific Northwest Holdings LLC. The project will be called Nicolina Meadows. For additional information on this project, contact the applicant's contact, Azure Green Consultants, at

sdorenbush@kw.com, or call 253-798-7016.

27,100 SF Port Angeles Area Performing Arts Center Project Receives Mitigated DNS Approval

PORT ANGELES

A community development, slated for a property located at the northwest corner of Front Street and North Oak Street in the Port Angeles area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 27,100 square foot performing arts center with a 300-person conference center, 500-seat auditorium, retail and associated facilities. The city of Port Angeles has issued the required permitting to the applicant, who is Port Angeles Waterfront Center. The project will be known as Port Angeles Waterfront Center (PAWC). For additional information on this project, contact the applicant, Chris Fidler, executive director of PAWC, at chris@waterfrontcenter.org, or call 425-417-4162.

7,600 SF Spokane Area Church Addition Project In Line For DNS Approval

SPOKANE

A religious facility development, planned for a 4.16-acre site located at 1515 East Farwell Road in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 7,600 square foot

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addition to the existing New Creation Fellowship Church. Plans include a sanctuary, foyer, unfinished basement, landscaping, site improvements and parking for 130 vehicles. Spokane county, using the optional SEPA process, is expected to issue the require permitting to the applicant, who is New Creation Fellowship Church. For additional information on this project, contact the applicant's contact, Vilho Tucmala of Ramey Construction, at 509-483-9000.

8-Unit South Park Area Residential Townhouse Project Receives DNS Approval

SEATTLE

A residential townhouse project, planned for a site located at 1025 South Cloverdale Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 3-story townhouse buildings to house four dwelling units each. Plans include surface parking for eight vehicles. The city of Seattle has issued the permitting to the applicant, who is Zi Bing of Cascade Home Realty LLC. For additional information on this project, contact the applicant's contact, Chaohua Chang, at 425-785-3992.

3-Story 102,100 SF Arlington Area Assisted-Living Facility Project Receives Mitigated DNS Approval

ARLINGTON

A nursing center development, slated for a site located at 3721 169th Street NW in the Arlington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 3-story, 102,100 square foot assisted-living building, a single-story memory care wing, 18 memory care units with 32 beds and 77 assisted-living units. Plans include utility infrastructure, landscaping and associated parking. The city of Arlington has issued the permitting to the applicant, who is RJ Development LLC. The project will be known as Arlington Senior Housing. For additional information on this project, contact the applicant's contact, RJ Development, at steve@rjdevelopment.com, or call 360-528-3343.

35-Lots Connell Area Residential Subdivision Development Receives Mitigated DNS Approval

CONNELL

A residential subdivision project, slated for a 6.8-acre property located at US 395 E, Clark Street, East Franklin Street and East Ash Street in the Connell area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 35 single-family residential building lots. Future construction includes an extension of Franklin Street and new roads with cul-de-sacs, a walkway and emergency

exit. The city of Connell has issued the permitting to the applicant, who is Farmers Electric II Inc. The project will be called Booth Coyote Flats. For additional information on this project, contact the applicant's contact, Hur Contracting, at 581 Elbow Road, Othello, WA 99344, or call 509-234-2701.

17-Story 256-Unit Downtown Seattle Area Mixed-Use Apartment-Retail Development In Application

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 1101 Western Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 17-story apartment building containing 256 dwelling units and will feature retail space. Plans include parking for 163 vehicles. The city of Seattle has received this request from the applicant, who is Scott Koppelman of AMLI Residential. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

8-Unit Fremont Area Residential Rowhouse Project Receives DNS Approval

SEATTLE

A residential rowhouse development, slated for a site located at 620 North 42nd Street in the

Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct an 8-unit rowhouse building with parking for four vehicles. The city of Seattle has issued the permitting to the applicant, who is Refino Homes of Washington. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

Spokane Area Sports Complex Project Receives DNS Approval

SPOKANE

A community development, planned for a site located at 444 West Cataldo Avenue between Howard Street and Washington Street in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct a 135,000 square foot multi-purpose event venue. Thy city of Spokane has issued the permitting for this project that will be known as Sportsplex design departure. For additional information on this project, contact the applicant's contact, Colin Anderson of Integrus Architecture, at 509-838-8681.

Spokane Area Mixed-Use Residential & Storage Development In Line For DNS Approval

SPOKANE

A mixed-use residential and commercial development, planned for a 2.25-acre property located at 731 South Garfield Street in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 32 condominium dwelling units in three buildings and remodel seven existing dwelling units. Plans include garages, a common house and a bike storage building. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Urban Development Partners. The project will be known as Spokane Cohousing. For additional information on this project, contact the applicant's contact, Leslie Louis of Urban Development + Partners, at 503-946-3265.

62-Lot Seattle Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision development, proposed for an 18.56-acre site located at 37407 32nd Avenue South in the Auburn area and 37426, 37504 and 37522 28th Avenue South in the Federal Way area, is the subject of a recent application. The developers have requested permission to divide the sites into 62 single-family residential building lots. King County has received this request from the applicant, who is Mason Heights LLC. The project will be called Mason Heights Subdivision. For additional

information on this project, contact the applicant's contact, Jeff Fransen, at 425-344-8833.

72,000 SF Vancouver Area Industrial Warehouse-Office Development In Line For DNS Approval

VANCOUVER

An industrial development planned for sites totaling 4.76-acres located at 7203, 7205 and 7220 NE 47th 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 72,000 square foot industrial manufacturing building. Plans outline 23,400 cubic yards of excavation and 23,400 cubic yards of fill. The building tenants will be a mix of warehouse and manufacturing with accessory office spaces. Clark county, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Rodney Roalsen. The project will be known as Rubber & Plastics. For additional information on this project, contact the applicant's contact, Dustin Johnson of CIDA, at dustinj@cidainc.com, or call 986-669-8105.

12-Lot Chelan Area Residential Subdivision Project In Line For DNS Approval

CHELAN

A residential subdivision project, planned for a 3.5-acre site located at Stayman Flats and Chelan Butte Roads in the

Chelan area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 12 single-family residential building lots. Chelan county is expected to issue the permitting to the applicant, who is Chelan Butte Estates LLC. The project will be called Green Tail. For additional information on this project, contact the applicant's contact, Steve Teeny of Chelan Butte Estates, at P.O. Box 2829, Chelan, WA 98816, or call 509-667-6225.

10,000 SF Yakima Area Office-Clinic Building Project Receives DNS Approval

YAKIMA

A development slated for a site located at 1105 North 35th Avenue in the Yakima area, has been issued a determination of non-significance. The action will allow the developers to construct a 10,000 square foot office and clinic building. The city of Yakima has issued the permitting to the applicant, who is Bruce Moorer. For more information on this project, contact the applicant's contact, Kent McHenry, at PO Box 4136, Yakima, WA 98904, or call 509-575-6772.

37-Lot Port Angeles Area Residential Subdivision Development In Line For Revised DNS Approval

PORT ANGELES

A residential subdivision project, planned for a 7.68-acre site located at 2710 West 14th Street in

the Port Angeles area, is in line to be issued a revised determination of non-significance. The action will allow the developers to divide the site into 37 residential building lots with a mix of single-family homes, cottages and duplex townhomes. Plans call for clearing, grading and installation of infrastructure. The city of Port Angeles, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Rustic Elements LLC and Double W Group LLC. The project will be called Milwaukee Trails. For more information on this project, contact the applicant's contact, Steve Wirth of Double W Group LLC, at 360-928-3069.

5-Story 10-Unit Capitol Hill Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential apartment project, planned for a property located at 130 18th Avenue East in the Seattle area, is the subject of a re-notice of administrative design review being held by the city of Seattle. Plans outline the construction of a 5-story apartment building containing 10 dwelling units. No parking is proposed. An existing structure will remain. The applicant for this project is Richard Kemp of Claringle Apartments LLC. For more information on this project, contact the applicant's contact, Matt Driscoll, at 206 547 1761.

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