

New Project News

Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

November 2019



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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 over the San Juan Islands

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5-Story Ballard Area Office Development In The Works

SEATTLE

An office project, proposed for a site located at 5020 15th Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story office building with parking for 12 vehicles. The city of Seattle has received this request from the applicant, who is Ranjiv Hayre. For additional information on this project, contact the applicants contact, Carlos de la Torre, at 206-545-0700.

5-Story Wallingford Area Office-Retail-Restaurant Project Receives Conditional DNS Approval

SEATTLE

A commercial development, planned for a site located at 3524 Stone Way North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story office building that will feature retail and restaurant space. Plans include parking for 148 vehicles. Early design guidance was conducted under a separate project order. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is John Schwartz of Schwartz Company. For additional information on this project, contact

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

17-Story 49-Unit Mixed-Use Residential-Hotel-Retail Development in The Works For Downtown Seattle Area

SEATTLE

A mixed-use residential and commercial project, proposed for a site located 1520 Fifth Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 17-story hotel building containing 49 apartment dwelling units and retail space. Plans include parking for 31 vehicles. Early design guidance was conducted under a separate project order. 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 Arzco 1 Investment Corporation. For additional information on this project, contact the applicants contact, Jodi Patterson-O'Hare, at 425-681-4718.

12-Lot Columbia City Area Residential Subdivision Project Approved

SEATTLE

A residential subdivision project, planned for a property located at 3735 and 3739 South Dawson Street in the Seattle area, has been approved by the city of Seattle. The developers will divide the site into 12 residential building



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lots. The construction of residential dwelling units is under two separate project orders. The applicant for this project is Graham Satterwhite of Glasshouse Four LLC. For additional information on this project, contact the applicants contact, Izabella Henry, at 206-297-0996.

125-Lot Battle Ground Area Residential Subdivision Development In Line For DNS Approval

BATTLE GROUND

A residential subdivision project, planned for a 37.38-acre property located at 12211, 12217 and 12309 NE 254th Street in the Battle Ground area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 125 single-family residential building lots. Plans include open space for critical areas, a pedestrian trail and stormwater detention ponds. The city of Battle Ground, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Wapiti Ventures. The project will be known as Wapiti Hills.

For additional information on this project, contact the applicants contact, Dan Wisner of wapiti Ventures, at 360-836-4406.

3-Story 70-Unit North Queen Anne Area Residential Apartment Project Receives Conditional DNS Approval

SEATTLE

A residential development, planned for a property located at 609 West Nickerson Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story apartment building containing 70 small efficiency dwelling units and parking for 17 vehicles. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Craig Haveson. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicants contact, Michelle Linden, at 206-395-4392.

8-Story 127-Unit Lower Queen Anne Area Mixed-Use Residential-Retail Development Progressing

SEATTLE

A mixed-use residential and retail development, planned for a site located at 513 First Avenue North in the Seattle area, is the subject of conditional approval by the city of Seattle. The developers will proceed with plans to construct an 8-story apartment building with 127 dwelling units and retail space. Plans include parking for 28 vehicles. The applicant for this project is Vibrant Cities. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicants contact, Pui Leung, at 206-659-5750.

4-Story 16-Unit Central Area Residential Apartment Project In Application

SEATTLE

A residential apartment development, proposed for a site located at 162 19th Avenue in the Seattle

area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 13 apartment dwelling units and three small dwelling units. No parking is proposed. Administrative design review was conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Scott Lien. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicants contact, Michael Smith, at 206-623-1818.

62,000 SF Bellingham Area WWU Science Building Development In The Works

BELLINGHAM

A university project, planned for a site located at 111 Highland Drive in the Bellingham area, has been granted a determination of non-significance by Western Washington University. Plans call for the construction of a 62,000 square foot building with laboratories,

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building support spaces and active learning spaces south of the biology building. The applicant for this school project is Facilities Development & Capital Budget of Western Washington University. The project will be known as Interdisciplinary Science building. For additional information on this project, contact the applicants contact, Mark Nicasio of Western Washington University, at 360-650-6296.

6-Story 49-Unit U District Area Mixed-Use Apartment-Retail Project In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a property

located at 1200 NE 50th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building containing 49 dwelling units and retail space. Plans include parking for three vehicles. Early design guidance review was conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Dianne Dougherty of BonaFide Ventures LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicants contact, Matthew Zinski, at 206-443-8606.

33-Lot Sequim Area Residential Subdivision Development In Line For DNS Approval

SEQUIM

A residential subdivision project, planned for a 9.14-acre property located south of Comfort Way and Rolling Hills Way and east of East Quail Lane in the Sequim area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property into 33 single-family residential building lots. Plans will take place in four phases. The city of Sequim, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Green Crow Investments Company

LLC. For additional information on this project, contact the applicants contact, Bruce Emery of Green Crow Investments Co., at bruce@greencrow.com, or call 360-417-3669.

9-Lot Seattle Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision project, planned for a property located at 6016 Sand Point Way NE in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into nine residential building lots. The construction of dwelling units is under a separate project order. The city of Seattle has



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received this request from the applicants, who are Eric and Alison Lubert. For additional information on this project, contact the applicants contact, Andy McAndrews, at 425-233-6089.

6-Story 122-Unit Rainier Valley Area Mixed-Use Apartment & Food Center Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 8600 Rainier Avenue South, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building with 122 dwelling units and a

community food center. Plans include parking for 44 vehicles. Plans rely of a contract rezone from NC2-40 (M) to NC2-65 (M). Early design guidance was conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Conor Hansen of Mt. Baker Housing. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicants contact, Jennifer McDougall, at 206-902-5512.

176-Unit Snohomish Area Residential Apartment Project Receives Mitigated DNS Approval

SNOHOMISH

A residential development, slated for eight land parcels totaling 12.1-acres located at 12731 Mukilteo Speedway in the Snohomish area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct five apartment buildings containing a total of 176 dwelling units. Snohomish County has issued the permitting to the applicant, who is speedway II Management LLC. The project will be called Vantage II. For additional information on this project, contact the applicants contact, David Ratliff, at david.ratliff@devcowa.com, or call Paul MacCready of Snohomish County, at 425-262-2396.

8-Story 94-Unit Capitol Hill Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 421 Belmont Avenue East 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 with 94 small efficiency dwelling units. No parking is proposed. The applicant for this project is Kamiak Real Estate LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on

this project, contact the applicants contact, Robert Humble, at 206-267-9277.

10-Unit Seattle Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for sites located at 8008 and 8012 16th 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 four townhouse structures to house a total of 10 dwelling units. Plans include parking for three vehicles. This project is being considered with another project for shared access. The applicant for this project is Modern Homes LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicants contact, Tim Carter, at 206-693-3133.

6-Story 82-Unit Mixed-Use Residential-Retail Development Proposed For Madison Valley Area

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 2925 East Madison Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing 82 residential





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dwelling units and associated retail space. Plans include at-grade and below-grade parking for 140 vehicles. The applicant for this project is Steve Silk of Velmeir Company LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicants contact, Chris Davidson, at 206-587-3797.

5-Story 103-Unit Eastlake Area Residential Apartment Project In Design Review Stage

SEATTLE

A residential development, in planning for a site located at 3138 Fairview Avenue East 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 103 dwelling units and parking for 37 vehicles. Construction will require the demolition of a portion of an existing building and a 2-story portion will remain for office use. Early design guidance has been conducted under a separate project order. The applicant for this project is Michael Yukevich of Shilshole Lake Union Investors LLC. For additional information on this project, contact the applicants contact, Scot Carr, at 206-218-8708.

10-Story Pioneer Square Hotel & Bar Development Receives

Conditional DNS Approval

SEATTLE

A commercial project, planned for a property located at 60 Yesler Way in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 10-story hotel with a drinking establishment. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Menno Hilberts of Osib Seattle Pioneer Square Properties LLC (citizenM Hotels). For additional information on this project, contact the applicants contact, Case Creal, at 206-654-2134.

7-Story 49-Unit U District Area Residential Apartment Project Receives Conditional Approval

SEATTLE

A Residential apartment development, slated for a site located at 5039 11th Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story apartment building containing 49 small efficiency dwelling units. No parking is proposed. The city of Seattle has issued the conditional permitting to the applicant, who is David Sadis. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the

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applicants contact, Jacob Young, at 206-535-7908.

8-Lots Wallingford Area Residential Subdivision Development Receives Approval

SEATTLE

A residential subdivision project, planned for a site located at 4426 Fourth Avenue NE in the Seattle area, has been granted approval by the city of Seattle. The action will allow the developers to divide the site into eight residential building lots. The construction of dwelling units is listed under a separate project order. The applicant for this project is Wallylite LLC. For additional information on this project, contact

the applicants contact, Andy McAndrews, at 425-233-6089.

25,300 SF Puyallup Area Middle School Facility Addition Project Receives DNS Approval

PUYALLUP

A school facility development, planned for a site located at 9610 168th Street East in the Puyallup area, has been issued a determination of non-significance. The action will allow the developers to replace 13 existing portables with a 16,400 square foot modular classroom and construct an addition 2,500 square feet to the main building plus modernize 9,400 square feet. Puyallup School District has issued

the permitting for this school project which will be known as Stahl Junior High classroom addition. For additional information on this project, contact the applicants contact, Brian Devereux, director of facilities planning of Puyallup School District, at 253-841-8772.

129-Unit Columbia City Area Residential Apartment Development In Application

SEATTLE

A residential apartment project, proposed for a site located at 5231 Rainier Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct

4 and 5-story apartment buildings containing a total of 129 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Sterling Land Acquisition LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicants contact, Hugh Schaeffer, at 206-329-1802.

12-Unit Columbia City Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for



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sites located at 4720 and 4730 38th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 6-unit townhouse structures. Plans include parking for 10 vehicles. This project is being considered with another project order for shared access. Early design guidance has been conducted. The city of Seattle has received this request from the applicant, who is Sam Lai of Green Canopy Homes LLC. For additional information on this project, contact the applicants contact, Kyle Kutz, at 417-86-2988.

3-Story 44-Unit North Delridge Area Residential Apartment Project

In The Works

SEATTLE

A residential apartment development, proposed for a property located at 2821 SW Yancy Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story apartment building containing 44 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Darcell Slovek-Walker. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicants contact, John Woodworth, at 206-623-1104.

7-Story 156-Unit Bitter Lake Area Residential Development In Design Review Phase

SEATTLE

A residential development, proposed for a property located at 4732 Brooklyn Ave 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 158 small efficiency dwelling units and parking for four vehicles. The applicant for this project is Daniel Malone of Downtown Emergency Service Center. Construction will require the demolition and removal of existing structures on the site. For

additional information on this project, contact the applicants contact, John Putre, at 206-316-2688.

8-Lot North Seattle Area Residential Subdivision Development In The Works

SEATTLE

A residential subdivision project, proposed for a site located at 8551 Midvale Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight single-family 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 Peter Locke of Isola

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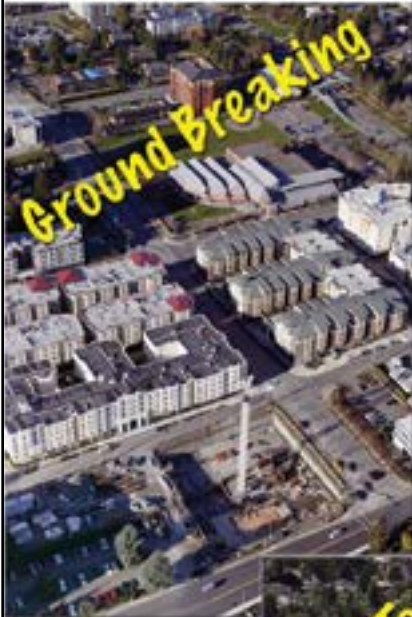
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Real Estate VII LLC. For additional information on this project, contact the applicants contact, David Graves, at 206-615-1492.

16-Unit Tacoma Area Residential Duplex Development In Line For DNS Approval

TACOMA

A residential development, planned for a property located at 4501 Sixth Avenue in the Tacoma area, is in line to be issued a determination of non-significance. The developers have requested permission to construct four 4-plex buildings totaling 24,300 square feet containing a total of 16 dwelling units. The city of Tacoma, using the optional SEPA process, is expected to issue the permitting to the applicant, who is John Gibson. The project will be known as Gibson rezone/demolition/site improvements. For further information on this project, contact Mr. Gibson at j.gibson89@yahoo.com, or call Shirley Schultz, city of Tacoma, at 253-591-5121.

6-Story South Lake Union Area Office Addition Project In The works

SEATTLE

An office development, proposed for a site located at 760 Aloha Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story office and retail building. Plans include interior remodel of the existing 2-story building

and construct a 4-story addition. No parking is proposed. The city of Seattle has received this request from the applicant, who is Peter Nitze of Nitze-Stagen & Company. For additional information on this project, contact the applicants contact, Jon O-Hare, at 425-301-9541.

6-Story 88-Unit Seattle Area Mixed-Use Apartment-Retail Development In Application

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 5253 University Way NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building containing 56 small efficiency dwelling units, 34 apartment dwelling units with retail. No parking is proposed. The city of Seattle has received this request from the applicant, who is Bruce Black of Gracorp Capital Advisors. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicants contact, David Neiman, at 206-760-5550.

5-Story 202-Rooms Everett Area Hotel & Parking Lot Project In Application

EVERETT

A commercial development, proposed for a site located at 11415-11521



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Airport Road in the Everett area, is the subject of a recent application. The developers have requested permission to construct a 5-story, 144,200 square foot hotel with 202 guest rooms. Plans include a park-and-fly lot to accommodate up to 208 vehicles within the existing Paine Field Airport compatibility area. The city of Everett has received this request from the applicant, who is Kaye Enterprises. The project will be known as Marriott Hotel and parking. For additional information on this project, contact the applicants contact, Michael Abbott, architect, at 206-778-7008.

7-Story Pioneer Square Area Office-Retail Building Project In Hearings Stage

SEATTLE

A commercial development, planned for a site located at 74 South Jackson Street in the Seattle area, is the subject of a hearing. The hearing is being held to discuss a request to construct a 7-story office building with retail. Plans include parking for 42 vehicles. An addendum to the South Downtown environmental impact statement has been prepared. The applicant for this project is Broderick Smith of Urban Visions. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicants contact, Todd Lee, at 206-262-2880.

31-Lot Lake Stevens Area Residential Subdivision Project Receives DNS Approval

LAKE STEVENS

A residential project slated for a 9.2-acre site located at 918 and 927 83rd Avenue SE in the Lake Stevens area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 31 single-family residential building lots. Plans include associated site improvements. The city of Lake Stevens has issued the required permitting to the applicant, who is Harbour Homes LLC. The project will be called Toll Estate. For more information on this project, contact Harbour Homes at 206-315-8130.

7-Story 52-Unit U District Area Residential Apartment Development Receives Conditional Approval

SEATTLE

A residential apartment project, planned for a site located at 4239 Eighth Avenue NE in the Seattle area, has been granted conditional approval by the city of Seattle. The developers will proceed with plans to construct a 7-story building with 47 small efficiency dwelling units, three efficiency dwelling units and two apartment dwellings. No parking is proposed. The applicant for this project is Scott Lien of Kamiak Real Estate LLC. Construction will require the demolition and removal of existing

structures on the site. For additional information on this project, contact the applicants contact, Jay Janette, at 206-453-3645.

300-Unit Vancouver Area Residential Apartment Project In Line For DNS Approval

VANCOUVER

A residential development, proposed for sites totaling 13.78-acres located at 3507, 3701, 3813 and 6311 NE 78th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 300 residential dwelling units. Plans include open space, a property management and fitness center building, pool, maintenance building and accessory parking. Clark County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Gaither Family LLC. The project will be known as Acero Padden Apartments. For additional information on this project, contact the applicants contact, Samuel Moss of SGA Engineering, at smoss@sgaengineering.com, or call Scott Wiedemer of Clark County, at 564-397-5273.

17-Story 49-Unit Downtown Seattle Area Mixed-Use Apartment-Hotel-Retail Project In The Works

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 1520 Fifth

Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 17-story tower containing hotel space, retail and 49 apartment dwelling units. Plans include parking for 31 vehicles. The city of Seattle has received this request from the applicant, who is Arzco 1 Investment Corporation. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicants contact, Jodi Patterson-O'Hare, at 425-681-4718.

20-Unit 22,000 SF Seatac Area Residential Apartment Project In Application

SEATAC

A residential development, proposed for a 4.3-acre site located at 3251 South 148th Street in the Seatac area, is the subject of a recent application. The developers have requested permission to construct a 3-story, 22,000 square foot apartment complex containing 20 dwelling units. The city of Seatac has received this request from the applicant, who is Nick Singh. The project will be called SeaTac Apartments. Construction will require the demolition and removal of an existing residence on the site. For additional information on this project, contact the applicants contact, Erik Ainsworth, at erik@thelanddeveloper.com, or call 206-250-3970.

4-Story 122-Room Vancouver Area Hotel Project Receives DNS Approval

VANCOUVER

A commercial development, slated for a property located on the west side of NE 104th Avenue and north of Mill Plain Boulevard in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story hotel with 122 guest rooms. Plans include parking for 130 vehicles. The city of Vancouver has issued the required permitting to the applicant, who is West77 VP LLC. The project will be called Woodspring Suites Hotel. For additional information on this project, contact the applicants contact, Matt Hough of CPH Consultants, at 425-285-2390.

8-Lot Fremont Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision development, proposed for a site located at 802 North 46th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight single-family residential building lots. The city of Seattle has received this request from the applicant, who is Alyse Winterscheid. For additional information on this project, contact the applicants contact, Izabella Henry, at 206-297-0996.

4-Story 50-Unit Spokane Area Residential Housing Development Receives DNS Approval

SPOKANE

A residential project, planned for a site located at 1301 West Third Avenue in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building containing 60 permanent supportive housing units for women and children in need of shelter. The city of Spokane has issued the required permitting to the applicant, who is Volunteers of America Eastern Washington & Northern Idaho. The project will be called Hope House. For additional information on this project, contact the applicants contact, Chris Weiland, architect, at Chris@archaf.com, or call 503-567-8830.

31-Lot Buckley Area Residential Subdivision Project Receives Mitigated DNS Approval

BUCKLEY

A residential subdivision development, slated for an 8.3-acre property located at 633 Spiketown Road in the Buckley area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 31 single-family residential building lots. Plans include a public road, a storm tract, an access tract and a wetland buffer tract. The

city of Buckley has issued the permitting to the applicant, who is Landcor LLC. The project will be known as Jaeger Estates. For additional information on this project, contact the applicants contact, Lisa Klein of AHBL, at 253-383-2422.

54-Story 233-Unit Downtown Seattle Area Mixed-Use Apartment-Hotel-Retail Development In The Works

SEATTLE

A large mixed-use residential, hotel and retail project, proposed for a site located at 1903 Fifth Avenue in the Seattle area, has been granted design review with no departures by the director of the Seattle Department of Construction and Inspections. The developers have plans to construct a 54-story hotel tower containing 233 apartment dwelling units, hotel and retail space. An addendum to the downtown height and density environmental impact statement has been prepared. The applicant for this project is Seattle Downtown Hotel & Residences LLC (Stanford Hotels). For additional information on this project, contact the applicants contact, Ted Caloger, at 206-962-6472.

5-Story 68-Unit Capitol Hill Area Residential Apartment Project In Application

SEATTLE

A residential apartment development, proposed for

a site located at 523 15th Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story apartment building with 68 dwelling units. Plans include parking for 21 vehicles. The city of Seattle has received this request from the applicant, who is Michael Oaksmith of 523 Hilltop LLC (Hunters Capital). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicants contact, Tony Fan, at 206-587-3797.

8-Story 34-Unit U District Area Residential Apartment Development In Early Design Review Phase

SEATTLE

A residential project, in planning for a site located at 818 NE 42nd 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 20 small efficiency dwelling units, three efficiency dwelling units and 11 apartment dwelling units. No parking is proposed. The applicant for this project is Thomas Anderson. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicants contact, Jan Hromada, at 206-727-8602.

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

EVERETT

A residential subdivision development, planned for a property located at 600 54th Street SW in the Everett area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property into 10 single-family residential building lots. Plans call for stormwater conveyance pipe and outfall within the on-site wetland. The city of Everett, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Keystone Land LLC. The project will be called Seahurst Lane. For additional information on this project, contact the applicants contact, Brian Kalab of Insight Engineering, at 425-303-9363.

7-Story 146-Unit Fremont Area Mixed-Use Apartment-Retail Development In Early Design Review Stage

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 3839 Stone Way 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 that will feature retail space. Plans include parking for 69 vehicles. The

applicant for this project is Judy Nielsen. Construction will require the demolition and removal of an existing structure on the site. The city of Seattle has received this request from the applicant, who is Ken Smutny, at 425-401-6828.

400-Bed Bellingham Area WWU Residential Hall Project Receives DNS Approval

BELLINGHAM

A university development slated for a site located at 111 Highland Drive in the Bellingham area, has been issued a determination of non-significance. The action will allow the developers to construct a 400-bed residence hall with student gathering areas, on the sites of the 14G parking lot. Western Washington University has issued the permitting for this school project. The project will be known as Highland Lounge and Highland Hall. For additional information on this project, contact the applicants contact, Sherri Montgomery, project manager/architect, at 360-650-6519.

17,600 SF Woodinville Area Commercial Development In The Works

WOODINVILLE

A commercial project, proposed for a site located at 14200 NE 145th Street in the Woodinville area, is the subject of a recent application. The developers have requested permission to construct a 17,600 square foot commercial building. The city of Woodinville

has received this request from the applicant, who is Teatro ZinZanni. The project will be known as Teatro ZinZanni world headquarters. For additional information on this project, contact the applicants contact, Paul Curtis of ARC Architects, at 206-322-3322.

21-Story 221-Unit Seattle Area Student Congregate Residence Project In Application

SEATTLE

A congregate residence development, proposed for a site located at 4126 12th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 21-story building

containing 221 apartment dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Aaron Keeler of Greystar. The project will be called Lakeview Student Residences. For additional information on this project, contact the applicants contact, Jon O'Hare, at 425-301-9541.

16-Unit Ballard Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for sites located at 8318, 8322 and 8326 13th 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 four townhouse structures to house a total of 16 dwelling units. Plans include parking for 14 vehicles. The applicant for this project is Cameron McKinnon. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicants contact, Michael Pollard, at 206-818-2595.

8-Lot Lake City Area Residential Subdivision Development In The Works

SEATTLE

A residential subdivision project, proposed for a site located at 3009 NE 130th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight single-family residential building lots. The construction of residential dwelling units is under a separate project order. The city of Seattle has received this request from the applicant, who is Max Chappron. For additional information on this project, contact the applicants contact, Izabella Henry, at 206-297-0996.

4-Story 16-Unit Central Area Residential Apartment Project In Application

SEATTLE

A residential apartment development, proposed for a site located at 162 19th Avenue in the Seattle area,

is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 13 dwelling units and three small dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Kamiak. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicants contact, Michael Smith, at 206-623-1818.

3-Story 813-Unit Tumwater Area Mini-Storage Project In Line For DNS Approval

TUMWATER

A commercial development, planned for a site located at 605 Durell Road SE in the Tumwater area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3-story mini-storage building with 813 storage units. Plans include storm drainage, utility improvements, associated frontage and a parking lot. The city of Tumwater, using the optional SEPA process, is expected to issue the permitting to the applicant, who is AJB Property Holdings LLC. For additional information on this project, contact the applicant at 605 Durrell Rd SE, Tumwater, WA 98501, or call Suresh Bhagavan, city of Tumwater, at 360-754-4180.

8-Lot Beacon Hill Area

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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.

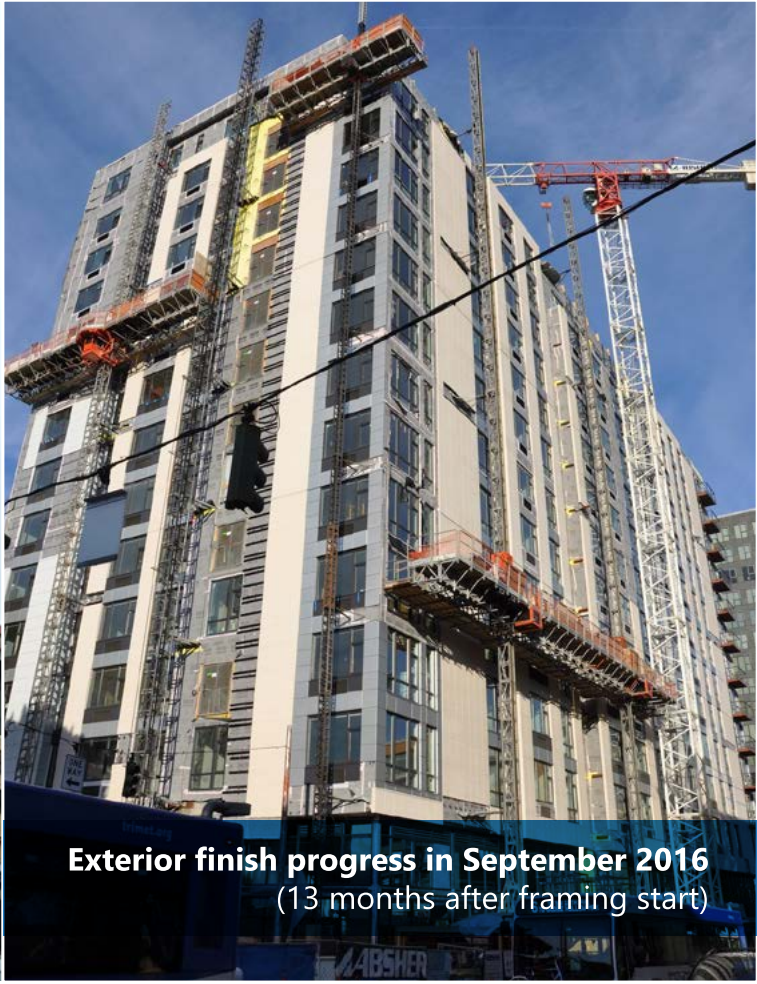
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

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.



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- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
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- MFBS™ Gravity **Load Bearing Wall Panels do not require bridging, blocking, or hold-downs** to transfer loads.
- The wall **panels install quickly and easily.** This is a simple easy to use system.
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 - Any Foundation type:** slab-on-grade, foundation, PT, poured in place, or pilings
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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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Residential Subdivision Development In The Works

SEATTLE

A residential subdivision development, proposed for a property located at 1508 South Walker Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into eight single-family residential building lots. The city of Seattle has received this request from the applicants, who are Eric and Alison Lubert of Dacoda Homes. For additional information on this project, contact the applicants contact, Andy McAndrews, at 425-233-6089.

8-Lot Beacon Hill Area

Residential Subdivision Project Receives Approval

SEATTLE

A residential subdivision development, planned for a site located at 2320 15th Avenue South in the Seattle area, has been granted approval by the city of Seattle. The action will allow the developers to divide the site into eight single-family residential building lots. The applicant for this project is Brady King. For additional information on this project, contact the applicants contact, Andy McAndrews, at 425-233-6089.

8-Lot Capitol Hill Area Residential Subdivision Development In Application

SEATTLE

A residential subdivision project, proposed for a site located at 1801 20th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight single-family residential building lots. The city of Seattle has received this request from the applicant, who is Kevin McNeill of Top Floor Homes LLC. For additional information on this project, contact the applicants contact, Dave Biddle, at 206-829-3128.

27-Lot Island County Area Residential Subdivision Project In Line For DNS Approval

OAK HARBOR

A residential subdivision

development, planned for a 13.79-acre site located at the intersection of Monroe Landing Road and Arnold Road in the Oak Harbor area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 27 single-family residential building lots. Island County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is MLR Development Group. The project will be called Penn Cove Park Division 4. For additional information on this project, contact the applicants contact, Larry Kwarsick of Sound Planning Services, at 360-681-1776.

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Area Retail Auto Sales & Service Facility Project Receives Revised MDNS Approval

ISSAQUAH

A retail development, planned for a site located at 22975 SE 66th Street in the Issaquah area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 145,000 square foot Ford and Lincoln automotive sales and service facility with a footprint of 41,300 square feet. Plans include relocation of wet and dry utilities, a stormwater management system, site clearing and grading, tree removal and frontage improvements. The city of Issaquah has issued the revised permitting to the applicant, who is Evergreen Ford Lincoln. For additional information on this project, contact the applicants contact, David Estes of Stotkamp Architects, at 206-979-8320.

5-Story 73-Unit Mixed-Use Residential-Retail-Theater Development Proposed For U District Area

SEATTLE

A mixed-use apartment, retail and theater project, proposed for a site located at 1400 NE 55th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story apartment building containing 43 small efficiency dwelling units, 30 apartment dwelling units, a theater and retail space. No parking is proposed. The city of Seattle has received this request from the applicant, who is Bruce Black of Gracorp Capital Advisors. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicants contact, David Neiman, at 206-760-5550.

71-Lot Ephrata Area Residential Subdivision Project In line For DNS Approval

EPHRATA

A residential subdivision development, planned for a 24-acre property located at 39 Sunwest Drive and Grant Drive NE in the Ephrata area, is in line to

be issued a determination of non-significance. The action will allow the developers to divide the property into 71 single-family residential building lots. Plans include road improvements, utilities and construction of a sewer lift station with associated sewer lines. The city of Ephrata, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Sunwest Park LLC. The project will be known as Sunwest Park Division 2 preliminary long plat. For additional information on this project, contact the applicants contact, Mike Hengtgen of Rainier Investments, at mike-hengtgen@gmail.com, or call Daniel Leavitt, city of Ephrata, at 509-754-4601.

20,000 SF Battle Ground Area Commercial Building Development In Line For DNS Approval

BATTLE GROUND

A commercial development, planned for a site located at 607 SE 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 construct a 20,000 square foot building with outdoor storage areas and an adjoining parking lot. The city of Battle Ground, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Wolf Industries. The project will be known as Wolf Industries Eaton facility. For additional information on this project, contact the applicants contact, Derek Huegel of Wolf Industries, at 360-723-5307.

36,300 SF Kenmore Area High School Facility Concert Hall Project Receives Mitigated DNS Approval

KENMORE

A high school development, planned for a site located at 15500 Simonds Road NE in the Kenmore area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 36,300 square foot music building with a 750-seat concert hall at the north end of the existing campus. Plans

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include instructional music spaces and improvements will be made to the internal circulation on campus plus restriping of parking areas. Northshore School District has issued the permitting for this school project which will be known as Inglemoor high School concert hall and music building. For additional information on this project, contact the applicants contact, Kevin Oremus of Hutteball + Oremus Architecture, at 425-828-8948.

56-Lot Olympia Area Residential Subdivision Development Receives Revised Mitigated DNS Approval

OLYMPIA

A residential subdivision

project, slated for a 12.36-acre site located at 8400, 8420 and 8424 Mullen Road SE in the Olympia area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 56 single-family residential building lots. Plans include 2.23-acres of open space. Thurston County has issued the revised permitting to the owner, who is Summit Land Development LLC. The project will be called Summit Place. For additional information on this project, contact the applicants contact, Jeff Pantier of Hatton Godat Pantier, at jeffp@hattonpantier.com, or call 360-943-1599.

8-Lot Beacon Hill Area Residential Subdivision Project Receives Approval


SEATTLE


A residential subdivision development, planned for a property located at 2212 14th Avenue South in the Seattle area, has been granted approval by the city of Seattle. The developers will proceed with plans to divide the property into eight single-family residential building lots. The construction of residential dwelling units is under a separate project order. The applicant for this project is Michael Labaz. For additional information on this project, contact the applicants contact, Julie LeDoux, at 206-459-2364.

6-Story 200-Unit Northwest Portland Area Residential Apartment Project In The Works

PORTLAND

A residential apartment development, proposed for a site located at NW Raleigh Street and NW 20th Avenue in the Portland area, is the subject of a pre-application conference being held by the city of Portland. Plans outline construction of a 6-story, 203,100 square foot apartment building containing 200 dwelling units. Plans include below-grade parking for 120 vehicles. For additional information on this project, contact the applicant, Kurt Schultz of Sera Design, at 503-445-7312.




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4-Story Sodo Area Industrial Manufacturing & Research Building Project In Application

SEATTLE

An industrial development, proposed for a site located at 65 South Horton Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story light-manufacturing, research and development lab and warehouse building. Plans include parking for 82 vehicles. The city of Seattle has received this request from the applicant, who is Marc Gearhart of Ryan Cos. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicants contact, Jodi Patterson-O'Hare, at 425-681-4718.

21-Lot University Place Area Residential Subdi- vision Development Receives Mitigated DNS Approval

UNIVERSITY PLACE

A residential subdivision project, slated for a 5.7-acre site located at 52nd Street West and 54th Avenue West in the University Place area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 21 single-family residential building lots. The city of University Place has issued the permitting to the applicant, who is Sager Family Homes.

The project will be called Sager University Place. For additional information on this project, contact the applicants contact, Grant Middleton of Larson & Associates, at gmiddleton@rrlaron.com, or call David Swindale, city of University Place, at 253-460-2519.

7-Story 182-Unit U District Area Mixed-Use Residential-Retail Proj- ect In The Works

SEATTLE

A mixed-use apartment and retail development, proposed for a property located at 4907 25th Avenue NE in the Seattle area, is the subject of a re-notice of permit application. The developers have requested permission to construct a 7-story apartment building with 182 dwelling units and retail space. Plans include parking for 124 vehicles. The city of Seattle has received this request from the applicant, who is Preston Hart of Phoenix Property Company. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicants contact, Jodi Patterson-O'Hare, at 425-681-4718.

50-Lot Puyallup Area Residential Subdivision Development In Line For DNS Approval

PUYALLUP

A residential subdivision project, planned for a 10-acre site located at 2702 16th Avenue NW in the

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Puyallup area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 50 single-family residential building lots. The city of Puyallup, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Stewart Crossing LLC. The project will be known as Stewart Crossing phase 8. For additional information on this project, contact the applicants contact, Craig Deaver of CES NW, at 253-848-4282.

38-Lot Olympia Area Residential Subdivision Project Receives Revised Mitigated DNS Approval

OLYMPIA

A residential subdivision development, planned for a 12.37-acre site located at the 1900 block of 54th Avenue SE in the Olympia area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 38 single-family and townhouse residential building lots. Thurston County has issued the revised permitting to the applicant, who is C&H Real Estate Investors LLC. The project will be known as Hewitt Lake preliminary plat. For additional information on this project, contact the applicants contact, Jeff Pantier of Hatton Godat Pantier, at jeffp@hattonpantier.com, or call Scott McCormick of Thurston County, at 360-754-3355.

9-Lot Battle Ground Area Residential Subdivision Development In Line For DNS Approval

BATTLE GROUND

A residential subdivision project, planned for a 10-acre site located at 22511 and 22601 NE 72nd Avenue in the Battle Ground area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the sites into nine single-family residential building lots. Clark County is expected to issue the required permitting to the owner, who is Jennifer Rayne. The project will be called Pine Villas. For additional information on this project, contact the applicants contact, Joel Stirling of Sterling Design, at joel@sterlingdesign.biz, or call Sabra Hall-Nelson of Clark County, at 564-397-5654.

7-Story 182-Unit Seattle Area Mixed-Use Residential-Retail Project In The Works

SEATTLE

A mixed-use apartment and retail development, proposed for a site located at 4907 25th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 182 dwelling units and retail space. Plans include parking for 124 vehicles. The city of Seattle has received this request from the applicant, who is Preston Hart of Phoenix Property

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

5-Story 29-Unit Hillman City Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential apartment project, in planning for a site located at 5416 Rainier 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 a 5-story apartment building containing 28 dwelling units and one live-work unit. Plans do not call for parking. The applicant for this project is MCM Realty Investments. For additional information on this project, contact the applicants contact, Jon Graves Architects and Planners, at 253-272-4214.

7,000 SF Bellingham Area Industrial Warehouse Expansion Project Receives DNS Approval

BELLINGHAM

An industrial expansion project slated for a property located at 3974 Hammer Drive in the Bellingham area, has been issued a determination of non-significance. The action will allow the developers to construct a 7,000

square foot expansion to the east side of an existing warehouse. The city of Bellingham has issued the required permitting. For additional information on this project, contact the applicants contact, Francine St. Laurent of AVT Consulting, at 360-527-9445.

32-Lot Spokane Valley Area Residential Subdivision Development Receives Mitigated DNS Approval

SPOKANE VALLEY

A residential subdivision project, planned for two land parcels totaling 6.48-acres located at 19114 East Euclid Avenue in the Spokane Valley area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the parcels into 32 single-family residential building lots. The city of Spokane Valley has issued the required permitting to the applicant, who is Inland Pacific Development LLC. The project will be known as Prairie Meadows. For additional information on this project, contact the applicant at 12720 East Nora Ave, Spokane Valley, WA 99216, or call Connor Lange, city of Spokane Valley, at 509-720-5332.

58,300 SF Bellingham Area Elementary School Development Receives Mitigated DNS Approval

BELLINGHAM

An elementary school project, planned for a site located at 3400 Hollywood

Avenue in the Bellingham area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 58,300 square foot school to accommodate 450 students. Bellingham School district has issued the permitting for this school project. Construction will require the demolition and removal of the existing elementary school building on the site. For additional information on this project, contact the applicants contact, Laura Brent of Brent Planning Solutions, at 425-971-6409.

21-Unit Wenatchee Area Residential Group Home Project Receives DNS Approval

WENATCHEE

A Residential development, slated for a site located at 1207 Cashmere Street in the Wenatchee area, has been issued a determination of non-significance. The action will allow the developers to construct a group home supportive housing facility containing 21 permanent beds adjacent to an established supportive services campus. The new building will be managed by the Women's Resource Center of North Central Washington. Plans outline 20 single-bed units, a common laundry area and one manger's unit. The project will be called Parkside. For additional information on this project, contact the applicants contact, Forte Architects, at 509-293-5566.





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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

74,000 SF Auburn Area Elementary School Development Receives Mitigated DNS Approval

AUBURN

An elementary school replacement project slated for a site located at 2301 M Street SE in the Auburn area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 74,000 square foot elementary school with a 2,800 square foot covered play area. Plans include 32 general classrooms and six special purpose classrooms. Auburn School District has issued the permitting for this school project. Construction will require the demolition and removal of the existing 41,200 square foot elementary school building and covered play area on the site. The project will be known as Pioneer Elementary School. For additional information on this project, contact the applicants contact, Karee Loghry of NAC Architecture, at kloghry@nacarchitecture.com, or call 206-441-8075.

7-Story 73-Unit Renton Area Assisted-Living Project Receives Mitigated DNS Approval

RENTON

A nursing center development, planned for a property located at 4450 Davis Avenue South in the Renton area, has been issued a mitigated determination of non-significance. The action will allow the developers

to construct a 7-story assisted-living expansion containing 73 dwelling units above 66 parking stalls. Plans include a dining room, lounge/activity room and a garden with walking paths. The city of Renton has issued the permitting to the applicant, who is Valley Tower Associates. The project will be known as Chateau at Valley Center expansion. For additional information on this project, contact the applicants contact, Joe Carlson of Valley Tower Associates, at joe@chateaulc.com, or call Clark Close, city of Renton, at 425-430-7289.

7-Story 188-Unit Seattle Area Mixed-Use Apartment-Retail Development In The Works

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 4732 Brooklyn Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building with 188 dwelling units and retail space. Plans include parking for 172 vehicles. The city of Seattle has received this request from the applicant, who is Campus UW JV II LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicants contact, Jodi Patterson-O'Hare, at 425-681-4718.

8-Lot Seattle Area Residential Subdivision Project Granted Approval

SEATTLE

A residential subdivision development, planned for a site located at 14013 Greenwood Avenue North in the Seattle area, has been granted approval by the city of Seattle. The developers have plans to divide the site into eight single-family residential building lots. For additional information on this project, contact the applicants contact, Chris Welch, at 425-276-5075.

394,000 SF Woodland Area Industrial Development In Line For Mitigated DNS Approval

WOODLAND

An industrial park project, planned for a property located at the west side of North Pekin Road, between Goerig Road and Caples Road in the Woodland area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 98,000 square foot office building, a 98,000 square foot light-industrial building and 198,000 square foot manufacturing building. The city of Woodland, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is PWM Limited Partnership. The project will be known as Carpinito woodland Industrial Park. For additional information on this project, contact the

applicants contact, Andy Carpinito of Carpinito Brothers, at 253-854-5692.

7-Story 79-Unit Ballard Area Mixed-Use Apartment-Retail Project In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 1100 NW 54th 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 7-story apartment building containing 79 dwelling units and retail space. No parking is proposed. The applicant for this project is Kamiak Real Estate LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicants contact, Steve Bull, at 206-903-5414.

355-Unit Lynnwood Area Residential Apartment Development In Application

LYNNWOOD

A residential project, proposed for sites located at 3223 and 3225 164th Street in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct four apartment buildings that will house a total of 355 dwelling units. Plans include five residential stories above one level of parking, site development,

surface parking and open space. Snohomish County has received this request from the applicant, who is M&M Associates. The project will be called 164th St Apartments. For additional information on this project, contact the applicants contact, Kent Smutny of Veer Architecture, at kent@veerarchitecture.com, or call Sarah Titcomb at 425-262-2128.

8-Lot North Seattle Area Residential Subdivision Project In Application

SEATTLE

A residential subdivision development, proposed for a site located at 8547 Midvale Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight single-family residential lots. The city of Seattle has received this request from the applicant, who is Isola Real Estate V. For additional information on this project, contact the applicants contact, David Graves, at 206-615-1492.

8-Lot Greenwood area Residential Subdivision Development Receives Approval

SEATTLE

A residential subdivision development, planned for a property located at 9217 Linden Avenue North in the Seattle area, has been granted approval by the city of Seattle. The developers will divide the property into eight single-family residential

building lots. The applicant for this project is Vitaliy Afichuk of Greenbuild Development LLC. For additional information on this project, contact the applicants contact, Andy McAndrews, at 425-233-6089.

13-Lot Lynnwood Area Residential Duplex Development Receives DNS Approval

LYNNWOOD

A residential duplex project, slated for a 2.75-acre site located at 17003, 17005 and 17011 13th Avenue West in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to divide the sites into 13 residential duplex building lots. Snohomish County has issued the permitting to the applicant, who is Quilceda Estates LLC. The project will be known as Quilceda plat. For additional information on this project, contact the applicants contact, Brian Kalab of Insight Engineering, at brian@insightengineering.net, or call 425-303-9363.

7,000 SF Bellingham area Industrial Addition Project In Line For DNS Approval

BELLINGHAM

An industrial development planned for a site located at 3974 Hammer Drive in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 7,000 square foot expansion

to the east of an existing warehouse. Plans include garbage and other amenities, landscaping and associated parking. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bellingham Properties LP. For additional information on this project, contact the applicants contact, Francine St. Laurent of AVT Consulting, at 360-527-9445.

8-Lot South Park Area Residential Subdivision Project Granted Approval

SEATTLE

A residential subdivision development planned for a site located at 531 South Cloverdale Street in the Seattle area, has been granted approval by the city of Seattle. The developers will proceed with plans to divide the site into eight single-family residential building lots. The applicant for this project is Ronit Ashkenazi of Shlevich Beta LLC. For additional information on this project, contact the applicants contact, Izabella Henry, at 206-297-0996.

8-Story Pullman Area Student Housing Development Receives Mitigated DNS Approval

PULLMAN

A residential development slated for a property located southeast of the intersection of Bishop Boulevard and Johnson Avenue in the Pullman area, has been issued a

mitigated determination of non-significance. The action will allow the developers to construct a 3-story student housing building to accommodate 685 residents with common space. Plans include five stories of parking. The city of Pullman has issued the required permitting to the applicant, who is Nelson Brothers. The project will be known as Elevate Student Housing. For additional information on this project, contact the applicants contact, Bob Perdue of Nelson Brothers, at 16B Journey, Suite 200, Aliso Vieja, CA 92656, or call 949-916-5113.

7-Story 100-Unit Seattle Area Mixed-Use Apartment-Retail Project In Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 800 East Denny 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 a 7-story apartment building containing 87 small efficiency dwelling units, 13 apartment dwelling units and retail. No parking is proposed. The applicant for this project is Scott Lein. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicants contact, Steve Bull, at 206-903-5414.

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Commercial Mini-Storage Project In Line For DNS Approval

TUMWATER

A commercial project, planned for a site located at 605 Durrell Road SE in the Tumwater area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-story mini-storage facility containing 813 storage units. Plans include frontage, utility improvements, storm drainage and associated parking. The city of Tumwater, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is AJB Property Holdings LLC. For additional information on this project, contact the applicant at 605 Durrell Road SE, Tumwater, WA 98501, or call Suresh Bhagavan at 360-754-4180.

234-Lot Quincy Area Residential Subdivision Development Receives DNS Approval

QUINCY

A residential subdivision development slated for a 64-acre site located south of Road 11 NW and west of Columbia Way in the Quincy area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 234 single-family residential building lots. The city of Quincy has issued the permitting to the applicant, who is Aho Construction. The project will be called The Arbors.

For additional information on this project, contact the applicants contact, Houston Aho of Aho Construction, at 360-254-0493.

8-Lot North Seattle Area Residential Subdivision Project Granted Approval

SEATTLE

A residential subdivision development, planned for a site located at 14359 Stone Avenue North in the Seattle area, has been granted approval by the city of Seattle. The developers will divide the site into eight single-family residential building lots. The applicant for this project is Resolute Builders LLC. For additional information on this project, contact the applicants contact, Izabella Henry, at 206-297-0996.

27-Unit Eastlake Area Residential Townhouse Project Receives Conditional DNS Approval

SEATTLE

A residential townhouse project, planned for sites located at 2236 Fairview Avenue East, 2339 and 2247 Minor Avenue East and 67 East Lynn Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct seven townhouse/rowhouse structures containing a total of 27 dwelling units. Plans call for parking for 27 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicants, who are Lake

Union Estates LLC (iCap Equity) and Christian Brodin of Fairview Avenue Homes LLC. For additional information on this project, contact the applicants contact, Jon O'Hare, at 425-301-9541.

44,100 SF Puyallup Area Business Park Development In Line For DNS Approval

PUYALLUP

A commercial project, planned for a 3.17-acre property located at 405 Valley Avenue NW in the Puyallup area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 44,100 square foot business park building with landscaping and associated parking. The city of Puyallup, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Northwest Building LLC. The project will be known as Valley Avenue Business Park. For additional information on this project, contact the applicants contact, Innova Architects, at 253-572-4903.

16-Lot Spokane Area Residential Subdivision Project Receives DNS Approval

SPOKANE

A residential subdivision development, slated for a 6.97-acre site located at 4723 East Glennaire Drive in the Spokane area, has been issued a determination of non-significance. The action will allow the

developers to divide the site into 16 single-family residential building lots. Spokane County has issued the required permitting to the applicant, who is Todd Whipple of Whipple Consulting Engineers. The project will be called Glennaire Estates. For additional information on this project, contact Mr. Whipple at 509-893-2617.

5-Story 73-Unit Mixed-Use Residential-Retail-Theater Development Proposed For U District Area

SEATTLE

A mixed-use apartment, retail and theater project, proposed for a site located at 1400 NE 55th Street in the Seattle area, is the subject of a re-notice of application. The developers have requested permission to construct a 5-story apartment building containing 43 small efficiency dwelling units, 30 apartment dwelling units, a theater and retail space. No parking is proposed. The city of Seattle has received this request from the applicant, who is Bruce Black of Gracorp Capital Advisors. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicants contact, David Neiman, at 206-760-5550.

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

SPOKANE

A residential townhouse

development, planned for a 1.44-acre site located at 1210 East Lyons Avenue in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 30 townhouse dwellings with parking for 30 vehicles. Plans include infrastructure, sidewalks, curbing and paving. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Whipple Consulting Engineers. The project will be known as Lyon Townhomes. For additional information on this project, contact the applicants contact, Todd Whipple, at 509-893-2617.

76-Lot Oregon Residential Subdivision Project Proposed For Dallas

DALLAS

A residential subdivision development, proposed for a 16.8-acre site with two wetlands totaling 3-acres located at 1080 West Ellendale Avenue in the Dallas, Oregon area, is the subject of a recent application. The developers have requested permission to divide the site into 76 single-family residential building lots. The U.S. Army Corps of Engineers has received this recent request. For additional information on this project, contact the applicant's agent, Shawn Eisner of Pacific Habitat Services, at 503-570-0800.

37-Lot Olympia Area Residential Subdivision Development Proposed

OLYMPIA

A residential subdivision development, proposed for a 4.77-acre site located at 2817 Boulevard Road SE in the Olympia area, is the subject of a recent application. The developers have requested permission to divide the site into 35 residential townhouse building lots and two single-family building lots. Plans include street and utility improvements. The city of Olympia has received this request from the applicant, who is Kapa Construction LLC. The project will be known as Boulevard Road plat. For additional information on this project, contact the applicant at kapaconstruction@gmail.com, or call Paula Smith at 360-753-8596.

25-Lot Chelan Area Residential Subdivision & Commercial Docks Project In Line For DNS Approval

CHELAN

A residential subdivision development, planned for a property located at West Woodin Avenue in the Chelan area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property into 25 private residential building lots with joint-use docks and a public trail. Plans include public use and access areas with water-dependent commercial space open to the public. The city of Chelan, using the optional SEPA process, is expected to issue the required permitting to the

applicant, who is Larry Heikel of Tripen Inc. The project will be known as Three Fingers/Chelan Bay. For additional information on this project, contact Mr. Heikel, at larryh@pacific-crimland.com, or call 509-682-8017.

8-Lot Licton Springs Area Residential Subdivision Development Granted Approval

SEATTLE

A residential subdivision development, planned for a site located at 9730 Woodlawn Avenue North in the Seattle area, has been granted approval by the city of Seattle. The action will allow the developers to divide the site into eight single-family residential building lots. The construction of residential dwelling units is under a separate project order. The applicant for this project is Micah Truman of 9736 Woodlawn LLC. For additional information on this project, contact the applicants contact, Andy McAndrews, at 425-233-6089.

19,100 SF Spokane Area Industrial Building Project In Line For DNS Approval

SPOKANE

An industrial development, planned for a site located at 5625 Thorpe Road in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 19,100 square foot freezer expansion to an existing beverage manufacturing

facility known as Johanna Beverage. Spokane County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Fisher Construction Group. For additional information on this project, contact the applicants contact, Corey Anderson of Fisher Construction Group, at csa@fishercgi.com, or call 360-757-4094.

36-Unit Bremerton Area Residential Townhouse Project Receives DNS Approval

BREMERTON

A residential townhouse development, slated for a property located west of Wheaton Way and north of Broad Street in the Bremerton area, has been issued a determination of non-significance. The action will allow the developers to construct four townhouse buildings containing up to 10 dwelling units each. Plans include landscaping, stormwater facilities and parking. The city of Bremerton has issued the permitting to the owner, who is Laughlin Development LLC. The project will be called Mills Crossing Townhomes. For additional information on this project, contact the applicants contact, James Laughlin, at PO Box 10607, Bainbridge Island, WA 98110, or call 360-473-5245.

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A retail development, proposed for a property located south of Fifth avenue South and west of Milwaukee Boulevard South in the Pacific area, is the subject of a recent application. The developers have requested permission to construct a 3,000 square foot 7-Eleven convenience store with an 8-pump fueling station. Plans include 14 off-street parking spaces, on-site stormwater facilities and associated landscaping. The city of Pacific has received this request from the applicant, who is MAJ Development. For additional information on this project, contact the applicants contact, Suzannah Stanley of Mackenzie, at 503-224-9560.

12-Lot Grays Harbor Area Residential Subdivision Project Receives Mitigated DNS Approval

GRAYS HARBOR

A residential subdivision development, slated for a 40-acre site located east of the city of Montesano, between Barrett Road and Middle Satsop Road in the Grays Harbor area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 12 single-family residential building lots. Grays Harbor County has issued the permitting to the applicant, who is MG Real Estate Investments LLC. The project will be known as Brady Tree Farm subdivision. For additional information on this project, contact the

applicants contact, Terry Graham of MG Real Estate Investments, at terrygraham@remax.net, or call 360-349-4222.

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

VANCOUVER

A residential subdivision development, slated for a 4.62-acre property located at 6106 NE 63rd Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property into 49 residential cottage building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicants, who are Joseph and Suzanne Nye. The project will be known as MM2 cottage subdivision. For additional information on this project, contact the applicants contact, Travis Johnson of PLS Engineering, at travis@plsenineering.com, or call 564-397-4499.

44-Lot Puyallup Area Residential Subdivision Project Receives DNS Approval

PUYALLUP

A residential subdivision development, planned for a 12.47-acre site located at 6321 119th Avenue East in the Puyallup area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 44 single-family

residential building lots. Pierce County has issued the permitting to the applicant, who is Sager Family Homes. The project will be called Connell plat. For additional information on this project, contact the applicants contact, Grant Middleton of Larson & Associates, at gmiddlet@rrlarson.com, or call 253-798-7165.

15-Unit Fremont Area Residential Rowhouse Project Receives DNS Approval

SEATTLE

A residential development slated for sites located at 802 and 806 North 46th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two rowhouse buildings containing a total of 15 dwelling units and parking for 15 vehicles. This project is being considered with a separate project for shared access. The city of Seattle has issued the required permitting to the applicant, who is Jeff Wegener. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicants contact, Hugh Schaeffer, at 206-329-1802.

5-Story 82-Unit Northgate Area Residential Senior Apartment Project In The Works

SEATTLE

A residential development, proposed for a property located at 545 NE 112th

Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story senior apartment building containing 82 dwelling units. Plans do not include parking. The city of Seattle has received this request from the applicant, who is Darlene Storti of Northhaven Senior Living. For additional information on this project, contact the applicants contact, Bethany Madsen, at 206-995-8872.

Puyallup Area Middle School Addition & Remodel Project Receives DNS Approval

PUYALLUP

A middle school facility development, planned for a site located at 9916 136th Street East in the Puyallup area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story addition to the existing Ballou Junior High School for classrooms, a library and support spaces to the south of the existing buildings. Plans include an auxiliary gymnasium and community restrooms to the east of the existing building. Plans will accommodate up to 1,000 students. Puyallup School District has issued the permitting for this school project. For additional information on this project, contact the applicants contact, Brian Devereux, director of facilities planning of the Puyallup School District, at 253-841-8772.

8-Story 170-Unit Belltown Area Mixed-Use Apartment-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2224 Second 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 an 8-story apartment building containing 170 dwelling units and will feature retail space. Plans include parking for up to 144 vehicles. The applicant for this project is Liv 2nd and Bell LLC (Liv Communities). Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicants contact, Jodi Patterson-O'Hare, at 425-681-4718.

25-Lot Puyallup Area Residential Subdivision Project In The Works

PUYALLUP

A residential subdivision development, proposed for a 7.5-acre land parcel located at 12712 168th Street East in the Puyallup area, is the subject of a recent application. The developers have requested permission to divide the parcel into 25 single-family residential building lots. Pierce County has received this request from the applicant, who is Emerald Hollow 1 LLC. The project will be called

Emerald Hollow. For additional information on this project, contact the applicants contact, Craig Deaver of CES NW, at cdeavere@cesnwinc.com, or call 253-798-7165.

42-Unit Everett Area Residential Apartment Development Receives DNS Approval

EVERETT

A residential apartment project, slated for a 2.73-acre site located at 1529 Center Road in the Everett area, has been issued a determination of non-significance. The action will allow the developers to construct seven apartment buildings to house a total of 42 dwelling units. Plans call for stormwater facilities, two fire lane drive aisles, utilities, recreational open spaces, internal pedestrian facilities, mitigation plantings, landscaping and parking. Snohomish County has issued the required permitting to the applicant, who is Pacific Heights Homes LLC. The project will be known as Center Road Apartment buildings. For additional information on this project, contact the applicants contact, Jesse Jarrell of Western Engineers, at jessej@wesi.com, or call 425-262-2351.

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

PORT ANGELES

A residential subdivision development, planned for a 4.38-acre site located

at 9999 West 14th Street in the Port Angeles area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 19 single-family residential building lots. Plans include an open space tract. The city of Port Angeles, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Inhabit Trailside LLC. The project will be called Trailside P.A. For additional information on this project, contact the applicant at jp@inhabit-development.com, or call 360-417-4750.

Spokane Area Nursing Center Memory Care Home Project Receives DNS Approval

SPOKANE

A nursing center development, slated for a site located at 101 East Hawthorn Road in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct phase one consisting of an assisted-living memory care facility. Phase two will be the construction of an independent living facility. Spokane County has issued the permitting to the applicant, who is Rockwood Retirement Communities. The project will be known as Rockwood at Whitworth memory care, assisted living and independent living. For additional information on this project, contact the applicants contact, Michael O'Malley

of NAC Architecture, at 509-623-2368.

31,700 SF Clarkston Area Medical Development Receives DNS Approval

CLARKSTON

A medical project, planned for a site located at 1221 Highland Avenue in the Clarkston area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 31,700 square foot dialysis and PT clinic with a daylight basement to house clinics with room to expand for additional tenants. Plans include storm drainage, sewer improvements and parking. The city of Clarkston has issued the permitting to the applicant, who is Tri-State Memorial Hospital. The project will be called Tri-State Memorial Hospital new nephrology. For additional information on this project, contact the applicants contact, Don Wee, CEO of Tri-State Memorial Hospital, at 509-758-4650.

31-Lot Vancouver Area Residential Townhouse Subdivision Project In Line For DNS Approval

VANCOUVER

A residential townhouse subdivision development, planned for a 2.32-acre property located at 13700 NE 29th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property into

31 residential townhouse building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Legacy Village LLC. For additional information on this project, contact the applicants contact, Scott Taylor of SGA Engineering, at staylor@sgaengineering.com, or call 564-397-4319.

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. The 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.



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