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Washington State Construction News

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July 2013



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Washington State Construction News

July 2013 • Volume 12 Issue 7

New Project News is published once each month.
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About Our Reports

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

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

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

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71-Unit Everett Area Residential Development In Line For DNS Approval

EVERETT

A residential project, planned for a site located at 420 92nd Street SE in the Everett area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 71 new residences on the site. Plans show 17,400 square feet of common open space. The city of Everett, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Seattle Pacific Development LLC. Construction will require the demolition and removal of one existing residence. For additional information on this project, contact the applicant at 120 SW Everett Mall Way, Suite 100, Everett, WA 98204, or call 425-257-8731.

43,600 SF U Village Area Retail QFC Expansion Receives Conditional DNS Approval

SEATTLE

A retail development, slated for a site located at 2746 NE 45th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 21,800 square foot, first-floor expansion to an existing QFC grocery store

and a 21,800 square foot second-floor expansion to an existing mini-warehouse. A former liquor store will be incorporated into the project. Plans also detail a 2-story parking garage to accommodate up to 540 vehicles. An environmental impact statement has been prepared under a separate project order. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Brian Peterson of the Kroger Northwest Region. For additional information on this project, contact the applicant's contact, Patrick Farley, at 425-463-1359.

8-Story 118-Unit Capitol Hill Area Mixed-Use Residential-Retail-Office Development In Early Design Phase

SEATTLE

A mixed-use development, in planning for a site located at 501 East Pike Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story building containing 118 dwelling units above 4,000 square feet retail and 6,000 square feet office space. Below-grade parking for 61 vehicles will be provided. Plans show 31 bicycle stalls. The applicant for this project is



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Hunters Capital. 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, Tony Fan, at 206-587-3797.

5-Story 155-Unit Seattle Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

A mixed-use project, in planning for a property located at 3210 California Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story building with 155 residential dwelling units above 4,800 square feet of ground-level commercial space and 3,700 square feet of live-work space. Parking for 171 vehicles will be located below-grade. The applicant for this project is Lisa Soldano of Intracorp

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

12 & 13-Story Office-Retail Tower Project In Design Phase Hearings For Seattle Area

SEATTLE

A commercial development, in planning for a site located at 307 Fairview Avenue North in the Seattle area, is continuing its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct 12 and 13-story office towers totaling 800,000 square feet with 4,000 square feet of ground-level retail space. Parking for 1,120 vehicles will be located below-grade. Existing facades of the two structures will remain. The applicant for this project is Paul Klansnic of Touchstone

SLU LLC. Construction will require the demolition and removal of existing structures totaling 85,000 sf. For more information on this project, contact Mr. Klansnic at 425-417-5109.

New Bothell Area High School In The Works

BOTHELL

A school facility development, proposed for a site located at 3722 188th Street SE in the Bothell area, is the subject of a pre-application discussion for a new high school. The project will be evaluated to determine if there is adequate capacity of country roads to accommodate expected traffic impacts. Snohomish County has received this application. The project will be known as the North shore School District High School. For further information, contact Northshore School District, at 425-408-6000.

La Conner Area School Project Changes Receive Mitigated DNS Approval

LA CONNER

A school facilities project, planned for sites located at 403 and 404 North Sixth Street in the La Conner area, has been issued a mitigated determination of non-significance. The action will allow for the conversion of an existing middle school into an elementary school and the modification of the existing elementary school to convert it into a middle school to accommodate grades 6-8. The La Conner School District has issued the permitting for this project. For additional information on this project, contact the applicant's contact, John Doyle of La Conner School District, at 360-466-3125.

4-Story 39-Unit Capitol Hill Area Residential Development Receives Conditional DNS Approval

SEATTLE

A residential project, slated for a property located at 1600 East John Street in the

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Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story 17,000 square foot building that will house 15 dwelling units. Plans note changing the use of an existing office to a 24-unit residential building. Parking for 18 vehicles will be located below-grade. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Anhalt Apartment LLC. For additional information on this project, contact the applicant's contact, Scott Carr, at 206-218-8708.

41-Lot Redmond Area Residential Subdivision In Line For DSN Approval

REDMOND

A residential subdivision project, planned for a 7.3-acre site located at 10032 134th Avenue NE in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 41

single-family residential building lots. Plans detail seven size-limited dwellings. The city of Redmond, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Ogden Farms LLC. The project will be known as the re-issued Kirkmond preliminary plat. For additional information on this project, contact the applicant's contact, Jeff Hamilton of Ogden Farms LLC, at 425-869-1300.

14,500 SF Burien Area Retail Pharmacy Development In Line For DNS Approval

BURIEN

A retail project, planned for a site located at 101 SW 160th Street in the Burien area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 14,500 square foot pharmacy with a drive-thru. The city of Burien, using the optional SEPA process, is expected to issue the permitting

to the applicant, who is The Velmeir Companies. For additional information on this project, contact the applicant's contact, Wayne Shores of Velmeir Companies, at 5757 West Maple Rd, West Bloomfield, MI 48322, wshores@velmeir.com, or call 206-812-7575.

3-Story 3,300 SF Bellevue Area Office Building Project In Line For DNS Approval

BELLEVUE

An office project, planned for a site located at 1918 152nd Ave NE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3-story, 3,300 square foot office building in the office zoned district. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Johnson Design Homes. Construction will require the demolition and removal of an

existing single-family structure on the site. The project will be known as the Chen commercial office building. For additional information on this project, contact the applicant's contact, Johnson Chen of Johnson Design Homes, at 206-769-0906.

13-Story 307,000 SF Seattle Area Office-Retail Development Subject Of Revised Application

SEATTLE

A commercial development, proposed for a property located at 400 Fairview Avenue North in the Seattle area, is the subject of a revised application. Plans outline construction of a 13-story tower with 307,000 square feet office space above 26,700 square feet retail space. Plans will take place in an environmentally critical area. Parking for up to 468 vehicles will be located below-grade. An addendum to the South Lake Union height and density alternatives environmental impact



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statement has been prepared. The city of Seattle has received this request by the applicant, who is Tom Bartholomew of 400 Fairview LC (Skanska USA). Construction will require the demolition and removal of an existing 22,400 square foot warehouse. For additional information on this project, contact the applicant's contact, Brian Collins-Friedrichs, at 206-903-0575.

7-Story 65-Unit Capitol Hill Area Mixed-Use Residential-Retail Project In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 515

Harvard Avenue East in the Seattle area, is the subject of a recent application. The developers have detailed plans to construct a 7-story building containing 65 dwelling units with 800 square feet of ground-level retail space. Plans call for an additional 41 below-grade parking spaces, for a total of 75. The city of Seattle has received this request from the applicant, who is Brook III LLC. For additional information on this project, contact the applicant's contact, Maria Barrientos, at 206-728-1912.

8-Lot Vancouver Area Residential Subdivision Development In The Works

VANCOUVER

A residential subdivision project, planned for a 3-acre property located at NE 119th Street in the Vancouver area, is the subject of a recent application. The developers plan to divide the property into eight single-family residential building lots. The appropriate notice has been sent to property owners by Clark County. The project will be called Salmon Run Short Plat. For additional information on this project, contact the applicant's contact, Cascade Field Services, at 360-573-9043.

6-Story 369-Unit Bellevue Area Mixed-Use

Residential-Commercial Development In Line For DNS Approval

BELLEVUE

A mixed-use residential and retail development, proposed for a site located at 10328 Main Street in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 6-story building with 369 residential dwelling units that will feature 24,500 square feet of ground-level commercial space. Below-grade parking will accommodate up to 625 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Vander Hoek Corporation. The project will be known as Main Street Gateway. For additional information on this project, contact the applicant's contact, Kevin Cleary of Baylis Architects, at 425-454-0566.

13,800 SF Bellevue Area Medical Building In Line For DNS Approval

BELLEVUE

A medical office building development, proposed for a site located at 1899 116th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct

a single-story, 13,800 square foot medical building over an at-grade parking structure. Plans include 41 parking stalls, upper level terraces, utilities, landscaping and new sidewalk with street trees/planting strip. The city of Bellevue has issued the permitting to the applicant, who is John Darvish. Construction will require the demolition and removal of two existing single-family buildings being used for commercial uses. The project will be called the Darvish Medical Building. For additional information on this project, contact the applicant's contact, John Adams of Stuart Silk Architects, at 206-728-9500.

43-Story Seattle Mixed-Use Residential-Hotel-Retail Development In Early Design Phase

SEATTLE

A mixed-use project, in planning for a site located at 807 Stewart Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a full block development featuring a 43-story tower. Plans call for 150 residential dwelling units, a hotel, and retail and assembly spaces. Parking will be provided below-grade for approximately 700 vehicles. Development

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will require an alley vacation. The applicant for this project is 9th & Stewart LLC (R.C. Hedreen Company). For additional information on this project, contact the applicant's contact, David Schneider, at 206-682-3460.

17-Lot Wenatchee Area Residential Subdivision Development In Line For DNS Approval

WENATCHEE

A residential subdivision project, planned for a 4.3-acre site located at the northwest corner of Maiden Lane and Western Avenue in the Wenatchee area, is in line to be issued a determination of non-significance.

The developers have requested permission to divide the property into a 17-lot subdivision with utilities, sidewalks and associated road. The city of Wenatchee, using the optional SEPA process, is expected to issue the permitting to the applicant, who is C&C Investment Properties LLC. The project will be called Cobblestone Subdivision. For additional information on this project, contact the applicant's contact, Randy Cooper of Prime Construction, 509-663-0388.

186-Unit Bonney Lake Area Residential Apartment Project In Line For DNS Approval

BONNEY LAKE

A residential development, planned for a property located at the south side of 90th Street East and 186th Avenue East in the Bonney Lake Area, is in line to be issued a determination of non-significance. The developers have requested permission to construct nine buildings that will house a total of 186 dwelling units. Plans show a community center and swimming pool. Parking stalls will be provided for 292 vehicles. The City of Bonney Lake, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Tarragon LLC. The project will be known as the Renwood Apartments. For additional information on this project, contact the applicant's contact, Charlie Laboda of Tarragon LLC, at 206-233-9600.

240-Unit Wallingford Area Residential And Live-Work Development In Hearings Stage

SEATTLE

A residential project, slated for 3326 and 3400 Wallingford Avenue North in the Seattle area, is the subject of a public meeting. The developers have detailed plans to construct two, 4-story buildings containing a total of 134 dwelling units. Plans show five live-work units in the east building and eight

live-work units in the west building. Parking for 154 vehicles will be located below-grade. Construction will include two additional, 4-story buildings to house 86 dwelling units and three live-work units in the east building and four live-work units in the west building. Parking for 106 vehicles will be located below-grade. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Aml Development Company LLC. For additional information on this project, contact the applicant's contact, John Hall, at 206-902-5508.

6-Story 170-Unit West Seattle Area Mixed-Use Residential-Commercial Project In Design Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 4435 35th Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building housing 170 residential dwelling units that will feature 10,800 square feet of ground-level commercial space. Parking for 187 vehicles will be located at and below-grade. The applicant for this project is

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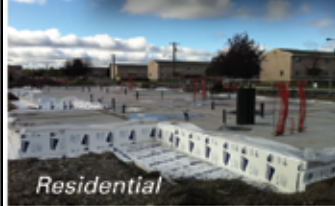


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Trinsic Acquisition Company LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jodi O'Hare, at 425-681-4718.

**7-Story 96-Unit
Seattle Area Residential-
Day Care Development
Subject Of
Recent Application**

SEATTLE

A residential project proposed for a site located at 424 South Main Street in the Seattle area, is the subject of a recent application. The developers have detailed plans to construct a 7-story building with 96 residential dwelling units and a 6,700 square foot, ground-level child care center. Parking for 21 vehicles will be located within the structure. The city of Seattle has received this request from the applicant, who is Interlm CDA. Construction will require the demolition and removal of 25 existing parking spaces and 6,600 square feet of structures. The project will be called Hirabayashi Place. For additional information on this project, contact the applicant's contact, Doug Leigh, at 206-971-5550.

**6-Story 33,700 SF
Seattle Area Office-
Retail Development In**

Design Hearings

SEATTLE

A commercial project, in planning for a site located at 601 Westlake Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building containing 23,800 square feet of laboratory space and 9,900 square feet of ground-level retail space. Below-grade parking for up to 335 vehicles will be provided. The applicant for this project is Victoria Buker of City Investors XX LLC (Vulcan Real Estate). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

**197-Unit Seattle Area
Mixed-Use Residential-
Retail Development In
The Works**

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 900 NE 65th Street in the Seattle area, is the subject of a recent application. The developers have shown plans to construct a 109-unit apartment building with 3,100 square feet of ground-

level retail space on NE 65th Street and a 7-story, 88-unit apartment building on NE 66th Street, for a total of 197 dwelling units. Parking for 100 vehicles will be provided in a below-grade garage. The city of Seattle has received this request from the applicant, who is Patrick Foley of Lake Union Partners Seattle. Construction will require the demolition and removal of three existing single-family dwellings and four retail structures. For more information on this project, contact Mr. Foley at 206-829-9452.

26-Unit Bellevue Area Residential Townhouse Development In Line For

DNS Approval

BELLEVUE

A residential project, planned for a site located at 234 107th Avenue SE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct four townhouse structures containing a total of 26 dwelling units. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is M.S. Ventures I LP. The project will be known as Townvue Townhomes. For further information on this project, contact Sally Nichols, Bellevue

planner, at spnichols@bellevuewa.gov, or call 425-452-2727.

30-Lot Bothell Area Residential Subdivision Project In Hearings Stage

BOTHELL

A residential subdivision project, proposed for a 4.8-acre site located at 22504 45th Avenue SE in the Bothell area, has been issued a determination of non-significance and is the subject of a public hearing being held by the Snohomish County Hearing Examiner. The developers have plans to divide the site into 30 single-family residential building lots. The subdivision will be called Sierra Hills. For

additional information on this project, contact Paul MacCready at 425-388-3311, extension 2943.

33-Lot Lacey Area Residential Cottage Development In Line For DNS Approval

LACEY

A residential project, planned for a 4.85-acre property located at 4405 37th Avenue SE in the Lacey area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property zoned moderate-density residential into a 33-lot cottage housing community. Plans note



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a roadway, sanitary sewer, storm drainage and water lines. The city of Lacey, using the optional SEPA process, is expected to issue the permitting to the applicant, who is South Puget Sound Habitat For Humanity. The project will be known as Wood's Glen. For additional information on this project, contact the applicant's contact, Curt Andino of South Puget Sound Habitat For Humanity, at curt.andino@spshabitat.org, or call 360-956-3456.

7-Story First Hill Area Medical Lab Addition In Early Design Phase

SEATTLE

A medical-commercial project proposed for

a site located at 1124 Columbia Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an additional 7-story research laboratory to the existing Swedish Medical Center site. Plans call for below-grade parking to accommodate up to 410 vehicles. The applicant for this project is Janet Donelson of TCC Columbia Associates (Trammell Crow). For additional information on this project, contact the applicant's contact, Joe Workman, at 206-245-2100.

4-Story 30-Unit Central Area Mixed-Use Residential-Retail Project In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 1315 East Jefferson Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story building with 30 dwelling units above 2,600 square feet of retail space. Parking for 17 vehicles will be located below-grade. The applicant for this project is 1315 East Jefferson LLC (Revolve

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

5-Story 37-Unit Seattle Area Residential And Live-Work Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 4400 SW Alaska Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story building with 33 residential dwelling units above four live-work

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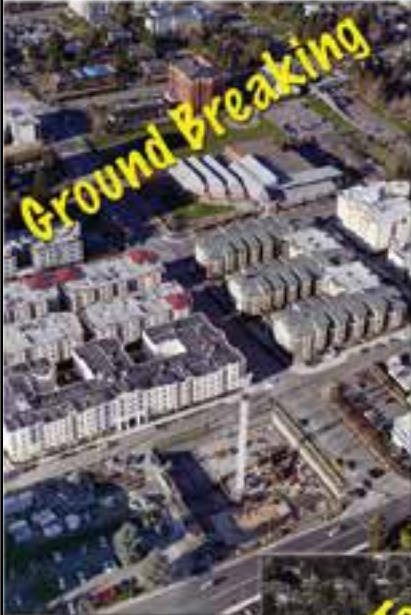
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units. Parking will be provided for six vehicles. The applicant for this project is Tom Bucy. For additional information on this project, contact the applicant's contact, Alyssa Mehl, at 206-933-1150.

450,000 SF Sprint District Office Project In Line For DNS Approval

BELLEVUE

An office development, planned for a site located at 1227 124th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two office buildings with ground-level retail space. The buildings will be 9 and 11-stories with a total of 452,548 square feet. Five levels of below-grade parking will accommodate up to 1,272 stalls. Plans include site and street improvements, utilities, pedestrian circulation and associated landscaping. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Wright Runstad and Company. Construction will require the demolition and removal of 358,310 square feet of existing structures on the site. The project will be known as The Spring District Office Buildings 16 and 24. For

additional information on this project, contact the applicant's contact, Cindy Edens of Wright Runstad and Company, at 206-805-5886.

12-Story South Lake Union Mixed-Use Commercial-Residential Building Project In Early Design Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 234 Ninth Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 12-story building with residential space and 130,000 square feet of commercial space. Parking for 130 vehicles will be located below-grade. The applicant for this project is Scott Redman of R2H2 LLC. For additional information on this project, contact the applicant's contact, Kirsten Murray, at 206-624-5670.

Moses Lake Area Picnic Shelter-Horse Barns Project In Line For DNS Approval

MOSES LAKE

A County Recreational development, planned for a property located south of Highway 17 on the corner of Airway Drive NE and Valley Road in the Moses Lake area, is in line to be issued a determination of non-

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significance. The Grant County Fairgrounds developers have requested permission to construct a 2,400 square foot picnic shelter, install 5-10 2,300 square foot horse barns, and replace existing rodeo bleachers at Grant County Fairgrounds. Grant County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Grant County Fairgrounds. For additional information on this project, contact the applicant's contact, Jerry Gingrich of Grant County Fairgrounds, at grant-countyfairgrounds@co.grant.wa.us, or call 509-775-2011, extension 625.

4-Story 35-Unit Capitol Hill Area Residential Development In Hearings Stage

SEATTLE

A residential project, proposed for a property located at 1406 East Republican Street in the Seattle area, is the subject of hearings by the Seattle Hearing examiner. The hearings are being held to discuss a request to construct a 4-story building containing 35 dwelling units and below-grade parking for 18 vehicles. Plans call for 3,800 cubic yards of grading. The applicant for this project is 14th & Republican LLC. Construction will require the demolition and removal of

existing structures on the property. For additional information on this project, contact the applicant's contact, John Schack, at 206-790-0259.

6-Story 26-Unit Ballard Area Residential Project In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 2248 NW 64th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story residential building with 24 dwelling units and two live-work units. Parking for 40 vehicles will be provided below-grade. The applicant for this project is William Parks of Sunset Hill Development LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

80-Unit Gig Harbor Area Residential Senior's Development Receives DNS Approval

GIG HARBOR

A residential development, slated for a 24.7-acre site located at 4223 Rosedale Street in the Gig Harbor area, has been

issued a determination of non-significance. The action will allow the developers to construct 34 duplex structures and 12 single-family residences for ages 55 and older, for a total of 80 dwelling units. The city of Gig Harbor has issued the permitting to the owner, who is Meridia Capital. The project will be called Rosedale Village. For additional information on this project, contact the applicant's contact, Carl Halsan of Halsan Frey, at 425-885-4205.

70,000 SF Auburn Area Community College Project Receives Addendum To DNS Approval

AUBURN

A college facilities project, planned for a 9-acre site located at SE 320th Street and 124th Avenue SE in the Auburn area, has been issued an addendum to a determination of non-significance. The Green River Community College developers have detailed plans to construct a 70,000 square foot work trades training facility. Plans note a rezone, storm drainage, a trail to connect to future city parking north of the property, landscaping and associated parking. The city of Auburn has issued permitting to Green River Community College. The project will be known as the Green River Community Col-

lege Trades Building. For additional information on this project, contact the applicant's contact, Sam Ball of Green River Community College, Capital Projects, at sball@greenriver.edu, or call 253-288-3316.

4,500 SF Lynnwood Area Chick-Fil-A Restaurant In Line For DNS Approval

LYNNWOOD

A retail restaurant project, planned for a site located at the south side of 196th Street SW and east of Poplar Way in the Lynnwood area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4,500 square foot quick service restaurant with associated sales areas and 47 parking stalls. The existing lot area is 40,800 square feet. The city of Lynnwood, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Chick-fil-A. For additional information on this project, contact the applicant's contact, 4G Development & Consulting, at 858-408-1894.

180-Unit Everett Area Residential Senior's Project In Line For DNS Approval

EVERETT

A residential development, planned for a site located at 8830 Evergreen Way in

the Everett area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 180 senior apartment dwelling units. Parking will be provided at a reduced ratio from standard one space per apartment to .75 space per apartment. The city of Everett, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Caddle Development. For additional information on this project, contact the applicant's contact, Charles Morgan and Associates, at 425-353-2888.

7-Story 102-Room West Seattle Area Congregate Living Residence Development Gets Revised Application

SEATTLE

A residential development, proposed for a site located at 3050 Avalon Way SW in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 7-story, apartment building containing 102 bedrooms. Development will take place in an environmentally critical area. Plans do not include provisions for parking. The city of Seattle has received this request from the applicant, who is Cypress Equities LLC. For additional informa-



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FRAMING THE BOXCAR...

On September 27, 2012, IGB Systems started the installation of their modular, light gauge, tubular steel, framing system in **The Boxcar Apartments**.

On December 31, 2012, we completed the framing installation.



The Boxcar Apartments are a 7-Story Residential Apartment Structure that is located at **975 John Street** in Seattle Washington.



The 7-story, 145 unit structure utilized the unique modular steel framing system that was developed by IGB Systems. In this project, their steel framing system was installed over a 2-story partially below-grade, post-tensioned concrete parking garage.

This multi-family residential complex is ideally located at the southern boundary of the current Amazon.com corporate campus.

The IGB Systems steel framing components were fabricated by Alliance Steel Fabrication in Spanaway Washington. Alliance also installed the framing system.

Dennis Dowell, the Project Manager for Boxcar, stated that the first modular steel frame section was bolted into the structure on September 27, 2012. The steel framing portion of the 7-story construction project **was completed 96 days later** on December 31, 2012.

The Boxcar is scheduled for final completion in May of 2013. Construction is on schedule.

Rushforth Construction (Kim Nakamura) is the general contractor for the project. Ankron Moisan Associated Architects are the architects. Del Bonds is the principle at IGB Systems

A summary of the framing progress on the Boxcar Apartments

PRE-FRAMING: Site Prep, Footings, Parking Levels



May 1



May 15



June 15



August 15

FRAMING START:

First floor frame
modules

September 28



Second floor pan &
floor pouring

October 12



Second floor frame
modules

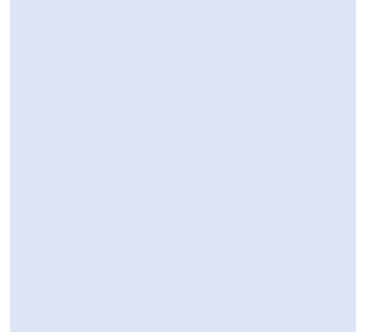
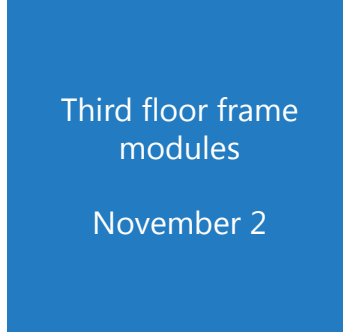
October 15



Third floor pan & floor pouring
October 22



Third floor frame modules
November 2

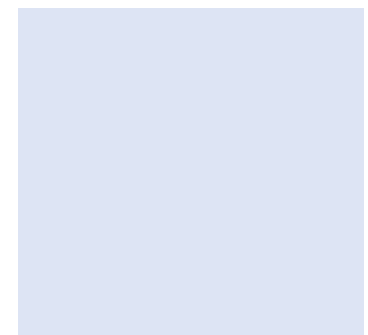


Fourth floor pan & floor pouring
November 5



Fourth floor frame modules
November 12

Fifth floor pan & floor pouring
November 15



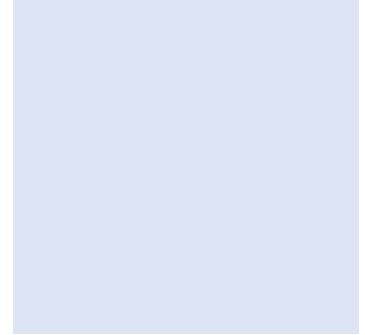
Fifth floor frame
modules

November 21



Sixth floor pan &
floor pouring

December 5



Sixth floor frame
modules

December 11



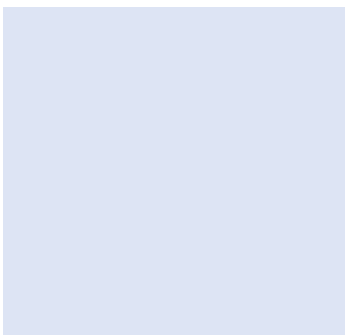
Seventh floor pan &
floor pouring

December 17



Seventh floor frame
module

December 28



Framing finish: Roof
level pan &
roof pouring

December 31



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- **TIGHTER:** Accurately cut square and angled members are all fully welded
- **TRUER:** Jig built sections are square to within $\pm 2/100$ of an inch
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- **FIRE PROOF:** UL fire rating of up to 4 hours
- **QUIETER:** STC sound suppression of up to 66 db
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tion on this project, contact the applicant's contact, Jay Janette, at 206-919-2624.

6-Story 48-Unit Capitol Hill Area Residential Project In Design Phase

SEATTLE

A residential project, in planning for a site located at 422 Summit Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building that will house 48 dwelling units. Parking for 13 vehicles will be located within the structure. Plans note 2,100 cubic yards of grading. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Skip Slavin of ICP 422 Summit LLC. For additional information on this project, contact the applicant's contact, Brian Runberg, at 206-956-1970.

2-Story 19,100 SF Seattle

Area Elementary School Facility Addition Progressing

SEATTLE

A school facility upgrade project, proposed for Fairmont Park Elementary School located at 3800 SW Findlay Street in the Seattle area, has received conditional permitting from the city of Seattle. Plans outline the construction of a 2-story, 19,100 square foot expansion that will accommodate 10 new classrooms. Development will take place in an environmentally critical area. Construction will require the demolition and removal of two existing portable classrooms and a portion of Fairmont Park Elementary School on the site. For additional information on this project, contact the applicant's contact, Amy Jain, at 206-634-0177.

3-Story 24-Unit Capitol Hill Area Mixed-Use Residential-Retail Addition In Design Phase

SEATTLE

A mixed-use residential and retail development addition, in planning for a site located at 127 Broadway East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 3-story addition to an existing 3-story building and add 24 residential dwelling units with 3,300 square feet, ground-level retail space to the structure. Parking for 12 vehicles will be located at and below-grade. The applicants for this project are Ron and Edel Amundson. For additional information on this project, contact the applicant's contact, Jennifer Cohee, at 206-834-3830.

15-Story South Lake Union Area Hotel Development Subject of Recent Application

SEATTLE

A hotel development, proposed for a site located at 300 Terry Avenue North in the

Seattle area, is the subject of a recent application. The developers have requested permission to construct a 15-story hotel that will house 283 guest rooms. The city of Seattle has received this request from the applicant, who is Stanford Hotels Corporation. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Kurt Jensen, at 425-216-0318.

21-Lot Camano Island Area Residential Subdivision Project In Line For DNS Approval

CAMANO ISLAND

A residential subdivision project, planned for a 9.8-acre property located south of Monticello on the west side of Elger Bay Road in the Camano Island area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property

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into a 21-lot plat zoned rural village. Plans note an access road. Island County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Hansell Mitzel Homes LLC. The project will be called Camano Sunrise View Estates. For additional information on this project, contact the applicant's contact, Hansell Mitzel Homes LLC, at 360-757-7930.

280-Unit Everett Area Residential Development In The Works

EVERETT

A residential urban village project, proposed for a 9-acre site located at 12112 Highway 99 in the Everett area, is the subject of

a recent application. The developers have requested permission to construct 19 residential buildings that will house a total of 280 dwelling units. Plans show one recreation building. Snohomish County has received this request from the applicant, who is DevCo. For additional information on this project, contact the applicant at 425-453-9551.

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

SEATTLE

A residential project, in planning for a site located at 4735 35th Avenue South in the

Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct four, 3-story townhouse structures containing a total of 9 dwelling units. Construction will take place in an environmentally critical area. This project previously included eight additional dwelling units that are currently under review in a separate project order. The applicant for this project is the Quadrant Corporation. For additional information on this project, contact the applicant's contact, Christy Santos, at 206-933-1150.

41-Lot Vancouver Area Residential Subdivision Development In The Works

VANCOUVER

A residential subdivision project, proposed for a 7-acre property located at 10914 NE 124th Avenue in the Vancouver area, is the subject of a pre-application conference being held by Clark County. The developers have detailed their plans to divide the property into 41 single-family residential building lots. The subdivision will be known as Clear Sky Estates. For additional information on this project, contact the applicant's contact, Joel Stirling, at 360-759-1794.

12,000 SF Bellevue Area Day Care Facility In Line For DNS Approval

BELLEVUE

A child care development, planned for a site located at 14404 NE 20th Street in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 12,000 square foot day care center. Plans note a new playground structure and 4,000 square feet of surface parking. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Madison Ave LLC. The project will be called The Goddard School. For additional information on this project, contact the applicant's contact, Clover Schuler of Magellan Architects, at 425-885-4300.

4-Unit Ballard Area Residential Development In The Works

SEATTLE

A residential development, proposed for a site located at 7000 23rd Avenue NW in the Seattle area, is the subject of a recent application that has been received by the city of Seattle. The developers have requested permission to construct four, single-family residences on the site. Construction will require the demolition

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and removal of an existing 12,700 square foot religious facility on the site. Ron Froton of Isola Real Estate LLC is the financially responsible party. For additional information on this project, contact the applicant's contact, Amy Helmick, at 619-922-6005.

14-Unit Ridgefield Area Residential Project In The Works

RIDGEFIELD

A residential project, proposed for a 4.8-acre site located at 2517 NE 179th Street in the Ridgefield area, is the subject of a pre-application conference that is being held by Clark County. Plans outline the construc-

tion of 14, single-family residences. The project will be known as the Green Acres Subdivision. For additional information on this project, contact the applicant's contact, Stirling Design, at 360-759-1794.

11-Lot Everett Area Residential Subdivision Receives DNS Approval

EVERETT

A residential project, planned for a 2.3-acre site located at 27th Avenue SE and 92nd Street SE in the Everett area, was the subject of hearings by the Snohomish County hearing examiner and has been issued a determination of non-significance.

The developers will proceed with plans to divide the site into 11 residential building lots with access via a new county extension of 92nd Street SE. The applicant for this project is Eastmont North Coast LLC. The project will be called Eastmont Heights. For additional information on this project, call 425-388-3311, extension 2637.

12-Lot Vancouver Area Residential Rural Cluster Subdivision Project In The Works

VANCOUVER

A rural cluster residential development, proposed for a site located at NW Carty Road in the Vancouver

area, is the subject of a pre-application conference by Clark County. The developers have detailed plans to develop a 12-lot rural cluster residential subdivision on the site. The project will be known as the Carty Road Cluster Subdivision. For additional information on this project, contact the applicant's contact, AKS Engineering, at 360-882-0419.

31,000 SF Lynnwood Area Retail Auto Sales & Service Development Receives Revised DNS Approval

LYNNWOOD

A retail development, slated for a site located at the southeast corner

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of 212th Street SW and Highway 99 in the Lynnwood area, has been issued a revised determination of non-significance. The action will allow the developers to construct a 30,000 square foot auto sales building plus a 1,000 square foot car wash. Plans note lighting, frontage improvements, landscaping and 589 customer parking stalls. The city of Lynnwood has issued the permitting to the applicant, who is CenterPoint Integrated Solutions. The project will be known as Car-Max. For more information on this project, contact the applicant at 303-670-4111.

Port Orchard Area

Elementary School Restoration Project In Line For DNS Approval

PORT ORCHARD

A school facility project, planned for Tracyton Elementary School located at 5550 Tracyton Boulevard NW in the Port Orchard area, is in line to be issued a determination of non-significance. The Central Kitsap School District developers have requested permission to demolish and restore the main building of Tracyton Elementary School. Plans show a new asphalted parking area adjacent to the building. Existing buildings and asphalt to the north of the main school building will remain. Kitsap County,

using the optional SEPA process, is expected to issue the permitting to the applicant, who is Central Kitsap School District. For further information on this project, contact the applicant 360-662-1610.

4-Story 120-Unit Wallingford Area Mixed-Use Residential-Retail Development In Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 3636 Stone Way North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have

requested permission to construct a 4-story residential building with 120 dwelling units and 7,600 square feet of grade-level retail space. Parking for 148 vehicles will be located below-grade. The applicant for this project is CRP HU Fremont Venture LLC (Harbor Urban). Construction will require the demolition and removal of 20,400 square feet of existing structures on the site. For additional information on this project, contact the applicant's contact, Thomas Lehman, at 206-753-2417.

30-Story 287-Unit Residential Development Proposed For First Hill Area

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SEATTLE

A residential project, proposed for a site located at 800 Columbia Street in the Seattle area, is the subject of a revised recent application. The developers have requested permission to construct a 30-story tower containing 287 dwelling units. Parking for up to 234 vehicles will be provided below-grade. Construction will require 37,200 cubic yards of grading. The city of Seattle has received this request from Chang Soo Lee of First Hill Northwest LLC (Alecta). For additional information on this project, contact the applicant's contact,

Jim Westcott, at 206-344-5700.

24-Story 524,000 SF Bellevue Center Office Building Project Receives DNS Approval

BELLEVUE

A commercial development, slated for a site located at 10833 NE Eighth Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 24-story tower containing 513,000 square feet of office, 8,800 square feet of restaurant and 2,200 square feet of retail spaces. Below-grade parking for up to 1,252 vehicles will be provided. Plans show

2-acres of landscaped plaza space. The city of Bellevue has issued the permitting to the applicant, who is Beacon Capital Partners. The project will be known as Bellevue Center. For additional information on this project, contact the applicant's contact, Michael Omura of NBBJ Architects, at 206-223-5221.

21-Lot Sammamish Area Residential Subdivision Development Receives DNS Approval

SAMMAMISH

A residential subdivision development, slated for a 5.55-acre property located at 22516 SE 32nd Street in the Sammamish area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 21 single-family residential building lots. One existing residence on the site will remain and one residence will require demolition and removal. The city of Sammamish has issued the permitting to the applicant, who is PNW Holdings LLC. The project will be called Bel Aire. For more information on this project, contact the applicant at 206-588-1147.

2-Story 15,200 SF Seattle Area School Addition Receives Conditional Approval

SEATTLE

A school facility project, planned for Horace Mann School located at 2410 East Cherry Street in the Seattle area, has been issued conditional approval by the city of Seattle. Plans outline the construction of a 2-story, 15,200 square foot addition to the existing Horace Mann School. There will be 1,100 cubic yards of grading. Construction will require the demolition and removal of some existing structures on the site. For additional information on this project, contact the applicant's contact, Andrew Hickman, at 253-572-3993.

46-Unit Lynnwood Area Residential Apartment Development Receives DNS Approval

LYNNWOOD

A residential project, slated for sites located at 3331 &, 3423 204th Street SW and 20310 Poplar Way in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct four, 3-story apartment buildings containing 46 dwelling units. Plans detail a stormwater management system, gutters, curbs, sidewalks and planter strips, utilities, recreation open spaces and ornamental landscape buffers. Parking will be provided for with 95 stalls



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in eight carports. Snohomish County has issued the permitting to the applicant, who is Motif Apartment Homes LP. The project will be known as Motif Apartments. For additional information on this project, contact the applicant at 425-775-8661.

12-Unit Crown Hill Area Residential Project In The Works

SEATTLE

A residential development proposed for a site located at 1501 NW 90th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct 12 residential units and a future unit lot subdivision on each of the resulting parcels. Construction will require the demolition and removal of the existing 8,900 square foot Crown Hill Lutheran Church on the site. The city of Seattle has received this request by the applicant, who is Tim Linehan. For additional information on this project, contact the applicant's contact, Andrew Novion, at 206-361-6133.

8,400 SF Renton Area Boeing Maintenance Building Development Receives DNS Approval

RENTON

An industrial development, planned for a site located at 737

Logan Avenue North in the Renton area, has been issued a determination of non-significance. The action will allow The Boeing Company developers to construct an 8,400 square foot maintenance building outside the existing 4-20 Complex at the Renton Boeing Plant site. Utility lines, including storm water, would be relocated. The city of Renton has issued the permitting to the applicant, who is The Boeing Company. For additional information on this project, contact the applicant's contact, Mark Clement of Boeing Company, at mark.d.clement@boeing.com, or call 206-617-2944.

Woodinville Area School Development In The Works

WOODINVILLE

A school facilities project, proposed for a site located at 15900 Woodinville-Redmond Road in the Woodinville area, is the subject of a recent application. The developers have plans to construct modifications to the office and school room space as permitting by zoning ordinance. The city of Woodinville has received this request by Chrysalis School. The project will be known as Chrysalis School conditional-use permit. For additional information on this project, contact the

applicant's contact, Bob Fadden of Lance Mueller Architects, at 206-325-2553.

40-Room Eastlake Area Congregate Living Residential Project Subject Of Recent Application

SEATTLE

A residential development proposed for a site located at 2719 Yale Terrace East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 4-unit apartment buildings. Each building will contain 20 bedrooms. No parking is proposed for the project. The city of Seattle has received this request from the applicant, who is Peregrine Capital Partners LLC. For additional information on this project, contact the applicant's contact, Jeff Wegener, at 206-452-9399.

25,900 SF Maritime Academy Building Expansion & Remodel Project Receives DNS Approval

SEATTLE

An educational facilities development planned for a site located at 4455 Shilshole Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the Seattle Central Community College developers to remodel a 25,900 square foot

building and construct a 700 square foot expansion to the existing 1987 Marine Technology Building. Plans detail a storage building, pedestrian and vehicular access. Seattle Central Community College has issued the permitting for this project. For more information, contact Seattle Central Community College at 425-741-3800.

4-Story 47-Unit U District Area Residential Project In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 4302 Seventh Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-Story building that will house 47 dwelling units. Parking for 12 vehicles will be provided below-grade. The applicant for this project is Wu Rong Ying. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Paul Wong, at 206-466-1225.

8,000 SF Mercer Island Fire Station Development In Line For DNS Approval

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project, planned for a site located at 8473 SE 68th Street in the Mercer Island area, is in line to be issued a determination of non-significance. The city of Mercer Island developers have requested permission to construct an 8,000 square foot fire station and associated parking. Construction will require the demolition and removal of the existing fire station on the site. The city of Mercer Island, using the optional SEPA process, is expected to issue the permitting for this project. For further information on this project, contact Shana Crick, city of Mercer Island, at 206-275-7732.

86-Unit Wallingford Area Residential & Live-Work Development In The Works

SEATTLE

A residential project, proposed for a site located at 3326 Wallingford Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 4-story buildings containing 86 dwelling units and three live-work units in the east building and four live-work units in the west building. Parking for 106 vehicles will be located below-grade. The city of Seattle has received this request by the applicant, who

is Amli Development Company LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jon Hall, at 206-902-5508.

20-Unit Lynnwood Area Veteran's Residential Development Receives DNS Approval

LYNNWOOD

A residential project, slated for a .08-acre property located at 19911 196th Street SW in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct 20 dwelling units that are slated for use by veterans. Snohomish County has issued the permitting to the applicant, who is Patrick Tippy of Catholic Community Services of Western Washington. The project will be called the Filbert Road Veterans Housing. For additional information on this project, contact Mr. Tippy at 206-328-5696.

Snohomish Area Contractor Parking And Storage Project In The Works

SNOHOMISH

A commercial project proposed for a site located at 20914 86th Avenue SE in the Snohomish area,

is the subject of a recent application. The developers have requested permission to construct a new parking area for storage of equipment and vehicles for a construction contracting business. Snohomish County has received this request from the applicant, who is the Nelson & Sons Construction Company. For additional information on this project, contact the applicant at 360-668-3800.

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

SEATTLE

A residential project, in planning for a site located at 4765 35th Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct four, 3-story townhouse structures containing eight dwelling units. Construction will take place in an environmentally critical area. Parking for eight vehicles will be provided for within the structures and on the surface. The applicant for this project is the Quadrant Corporation. For additional information on this project, contact the applicant's contact, Christy Santos, at 206-933-1150.

49-Lot Vancouver Area

Residential Subdivision Development In The Works

VANCOUVER

A residential subdivision project, proposed for a 12-acre property located at NE 119th Street in the Vancouver area, is the subject of a pre-application conference by Clark County. The developers have requested permission to divide the property into 49 single-family residential building lots. The project will be known as Valley Estates Subdivision. For additional information on this project, contact the applicant's contact, Joel Stirling, at 360-759-1794.

6-Story 212-Unit Lower Queen Anne Area Mixed-Use Residential-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 315 First Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building with 212 residential dwelling units and 12,000 square feet of retail space. Parking for 238 vehicles will be located below-grade. Plans call for 25,000 cubic yards of grading. The city of Seattle has issued the conditional permitting. For addi-

tional information on this project, contact the applicant's contact, Brian Runberg, at 206-956-1970.

32-Lot Conway Area Residential Subdivision Project Receives Mitigated DNS Approval

CONWAY

A residential subdivision project, slated for a 640-acre property located at the end of Sinnes Road in the Conway area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 32 single-family residential building lots and one open space lot. Skagit County has issued the permitting to the applicant, who is Doyle Schmidt of Schmidt Family & Marital Trust. The subdivision will be named Swan Ridge Estates. For additional information on this project, contact the applicant's contact, WH Pacific, engineer, at 425-951-4800.

176-Lot Vancouver Area Residential Subdivision Development In The Works

VANCOUVER

A residential subdivision project, proposed for a site located at 2717 NE 187th Avenue in the Vancouver area, is the subject of a pre-application conference by Clark County. The developers have plans to divide the site

into a 176-lot planned residential subdivision. The project will be known as NE 187th Avenue PUD. For additional information on this project, contact the applicant's contact, John Meier, at 360-882-0419.

3-Story 75,000 SF Sodo Seattle Area Parking Garage Development Receives DNS Approval

SEATTLE

A parking development, planned for a site located at 2015 Airport Way south in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-level, 75,000 square foot parking garage that will accommodate 306 vehicles. Plans show another 104 surface parking spaces. Parking is accessory to the existing Mercedes-Benz of Seattle facility. A car wash will be on the first level of the parking garage. Plans call for 1,200 cubic yards of grading. The city of Seattle has issued the permitting to the applicant, who is Al Monjazebe of Seattle Metro Properties LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Craig Belcher, at 206-295-0613.



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Beacon Hill Area Change-Of-Use From Residence-To-Religious Facility Project Receives DNS Approval

SEATTLE

A change of use project, slated for a site located at 3006 South Juneau Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to change the use of an existing single-family residence, to a religious facility. Plans note surface parking for 37 vehicles. The city of Seattle has issued the permitting to the applicant, who is Khmer Buddhist Society. For additional information on this project, contact the applicant's contact, Paul Wu, at 425-503-2182.

38,000 SF Tacoma Area Fitness Center Development Receives DNS Approval

TACOMA

A fitness center project, planned for a site located at 7601 South Hosmer Street in the Tacoma area, has been issued a determination of non-significance by the city of Tacoma. The action will allow the developers to construct a 38,000 square foot fitness center. Plans call for up to 20,000 cubic yards of grade and fill and additional parking for 45 vehicles. Plans detail lighting, utilities and associated landscaping. Construction

will require the demolition and removal of an existing 26,500 square foot and 6,500 square foot buildings on the site. For additional information on this project, contact the applicant's contact, Joe Taflin of Magnusson Klemencic Associates, at jtaflin@mka.com, or call 253-591-5389.

36-Story Downtown Seattle Area Office Tower Receives Condi- tional OK & An Adden- dum To An EIS Issued

SEATTLE

An office development, planned for a site located at 505 Madison Street in the Seattle area, is the subject of an addendum to an environmental impact statement that has been issued. The city of Seattle has placed conditions of this project which will be developed by Steven Cook of S/I Seattle Investments IV LLC (Schnitzer West.) The application outlines a request to construct a 36-story office tower with 7,600 square feet, ground-level retail space. Parking for 480 vehicles will be located below-grade. Construction will require the demolition and removal of two, 3-story existing structures on the site. For additional information on this project, contact the applicant's contact, David Yuan, at 206-223-5222.

53-Unit High Point Area Residential Development Receives DNS Approval

SEATTLE

A residential project, slated for a property located at 6560 High Point Drive SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct 24 single-family residences and six, 3-story townhouse structures which will contain 29 dwelling units. Plans note one parking space for each unit in an attached garage or within the structure. The city of Seattle has issued the permitting to the applicant, who is High Point 3 LLC. For additional information on this project, contact the applicant's contact, Andrew Bernard, at 425-586-7700.

43,600 SF U Village Area Retail Grocery Expansion Project Subject of A Revised Application

SEATTLE

A retail development, proposed for a site located at 2746 NE 45th Street in the Seattle area, is the subject of a revised application. The developers have detailed plans to construct a 21,800 square foot, first-floor expansion to an existing QFC grocery store and a 21,800 square foot second-floor expansion to an existing mini-warehouse. A

former liquor store will be incorporated into the project. Plans also show a 2-story parking garage that will accommodate up to 540 vehicles. An environmental impact statement has been prepared under a separate project order. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Brian Peterson of Kroger Northwest Region. For additional information on this project, contact the applicant's contact, Patrick Farley, at 425-463-1359.

104-Unit Greenwood Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 101 NW 85th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story building that will house 104 residential dwelling units over ground-level retail space. Parking will be located at and below-grade. The applicant for this project is Security Properties. Construction will require the demolition and removal of existing structures on the site. For additional information on this project,

contact the applicant's contact, J.K. Choi, at 206-223-1361.

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

SEATTLE

A residential development, in planning for a site located at 339 16th Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-unit townhouse structure. Surface parking for eight vehicles will be provided from the existing alley. The applicant for this project is Graham Black of Project 12218 LLC. For additional information on this project, contact the applicant's contact, Steve Bull, at 206-903-5414.

30,500 SF Redmond Area Religious Campus Development Receives DNS Approval

REDMOND

A religious facilities development, planned for a site located at 4505 236th Avenue NE in the Redmond area, has been issued a determination of non-significance. The action will allow the Timberlake Church developers to construct a 30,500 square foot expansion to an existing 48,700 square foot church building.

Plans show new three floors, a new youth wing and multi-use space, a pre-school area and a 1,100 seat auditorium expansion. King County has issued the permitting to the owner, who is Timberlake Church. The project will be known as the Timberlake Church expansion. For more information on this project, contact the applicant at info@timberlakechurch.com, or call 425-869-4400.

7,900 SF Seattle Area UW Baseball Practice Facility Receives Conditional OK

SEATTLE

A university sports facilities project, planned for a site located at 4000 Walla Walla Road NE in the Seattle area, has been issued conditional permitting by the city of Seattle. The action will allow the University of Washington developers to construct a 7,900 square foot baseball practice building at the University of Washington baseball field. An existing building will be expanded to a 3-story, 21,900 square foot baseball stadium with bleachers, dugout and ticket booth. Plans call for 4,100 cubic yards of grading. The applicant for this project is Kent Kubota. For additional information on this project, contact the applicant's contact, Craig Belcher, at 206-295-0613.

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36-Lot Vancouver Area Residential Subdivision Development In Pre-Application Hearings Stage

VANCOUVER

A residential subdivision project, proposed for an 11.5-acre property located at 5804 NE 124th Street in the Vancouver area, is the subject of a pre-application hearing being held by the Clark County planner. The developers have detailed plans to divide the property into 38 single-family residential building lots. The project will be known as the Barton Subdivision. For additional information on this project, contact the

applicant's contact, Chris Baumann, at 360-750-9000.

7-Story 279-Unit South Lake Union Area Residential Project Receives Conditional MDNS Approval

SEATTLE

A residential development, slated for a site located at 400 Boren Avenue North in the Seattle area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 7-story residential building with 282 dwelling units. Below-grade parking will be provided for 317 vehicles. Plans note 35,000 cubic yards of excavation for the parking garage and remediation of contaminated soil. Construction will require the demolition and removal of existing structures and surface parking on the site. The city of Seattle has issued the conditional permitting. For additional information on this project, contact the applicant's contact, Amanda Keating, at 206-344-5700.

WWU Classroom Renovation Project Receives DNS Approval

BELLINGHAM

A Western Washington University remodel project, planned for the Carver Academic Facility located at Western Washington

University campus in the Bellingham area, has been issued a determination of non-significance. The action will allow the developers to construct renovations to the existing Carver Academic Facility, including classrooms, computer labs, gyms, movement labs, instruction space, offices, and support facilities for physical education, health and recreation. Plans show replacement of most building systems. Western Washington University has issued the permitting for this project. For more information, contact Rick Benner of WWU, at 360-650-3550.

3,000 SF Office Project In The Works

VANCOUVER

An office development, proposed for a site located at 7913 NE 13th Avenue in the Vancouver area, is the subject of a pre-application conference being held by Clark County. The meeting is being held to discuss a recent request to construct a 3,000 square foot office building. The project will be known as Athena Home Care Services. For additional information on this project, contact the applicant's contact, Gabe Duus, at PO Box 435, Battle Ground, WA 98604, or call 360-397-2375, extension 4499.

8-Lot Queen Anne Area

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Residential Development In The Works

SEATTLE

A residential development, proposed for a site located at 142 West Florentia Street in the Seattle area, is the subject of a recent application. The developers have requested permission to create eight unit lots. The lots will be used for the construction of dwelling units that are being review under a separate project order. The city of Seattle has received this request from Rob McVicars of Build Sound LLC. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-437-6340.

20,000 SF Vashon Island Area Community Performing Arts Center Project Receives Mitigated DNS Approval

VASHON ISLAND

A community facilities development, slated for sites located at 19602, 19618 and 19740 Vashon Highway SW in the Vashon Island area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 20,000 square foot performing arts center with associated parking and landscaping. Plans exclude the existing Blue Heron Historic Building. King County has issued the permitting to the

owner, who is Vashon Allied Arts. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Molly Reed, executive director of Vashon Allied Arts, at PO Box 576, Vashon, WA 98070, info@vashonalliedarts.org, or call 206-463-5131.

4,000 SF Fife Area BMW Auto Dealership Expansion Project

FIFE

A retail expansion development, proposed for a site located at 4011 20th Street East in the Fife area, is the subject of a recent application. The developers have requested permission to upgrade the BMW facility to meet new BMW corporate standards. Plans show the construction of a 4,000 square foot expansion to an existing 29,900 square foot building for showroom space, a 2,300 square foot covered service area and an upgraded exterior façade. The city of Fife has received this request from the applicant, who is BMW Northwest. For additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineers, at 425-251-6222.

128-Unit Olympia Area

Residential Apartment Development In Line For Mitigated DNS Approval

OLYMPIA

A residential project, planned for five land parcels totaling 7.13-acre located at 3540 Landview Drive SE in the Olympia area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a mix of multi-story apartments and townhomes. There will be a total of 128 dwelling units. Thurston County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Polo Townhomes LLC. The project will be known as Polo Club Apartments, phase three. For additional information on this project, contact the applicant's contact, Steve Hatton of Hatton Godat Pantier, at 360-943-1599.

1.2-Acre Vancouver Area Change-Of-Use From Residential-To-Commercial Project In The Works

VANCOUVER

A change of use project, proposed for a site located at 12312 NE 99th Street in the Vancouver area, is the subject of a pre-application conference by Clark County. The developers have detailed plans to change the use of an existing residential building to commercial uses for

use as a painting and wall contractor business. The project will be called Fine Painting & Allied Service. For additional information on this project, contact the applicant's contact, Robertson Engineering, at 360-719-2973.

3-Story 29-Unit West Seattle Area Residential Project In Design Phase

SEATTLE

A residential development, in planning for a site located at 3829 California Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 3-story structure containing 29 dwelling units. Parking for 30 vehicles will be located at and below-grade. The applicant for this project is 3835 California Ave LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Scott Jeffries, at 206-367-1382.

16-Unit Lower Queen Anne Area Residential Townhouse Development In Early Design Phase

SEATTLE

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ing its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct three buildings containing 16 dwelling units. Plans include below-grade parking for 16 vehicles. For additional information on this project, contact the applicant's contact, Marly Wierenga, at 206-784-1614.

72-Unit Olympia Area Residential Development Receives DNS Approval

OLYMPIA

A residential project, slated for a property located at 4255 Maple Street SE in the Olympia area, has been issued a determination of non-significance.

The action will allow the developers to construct six, 3-story multi-family buildings to house a total of 72 dwelling units. Plans show 17,800 square feet of open space/commons and parking for 117 vehicles. The city of Olympia has issued the permitting to the applicant, who is Briggs Village Apartment Homes LLC. The project will be known as Briggs Valley North multifamily. For additional information on this project, contact the applicant's contact, Amy Head of Shea, Carr and Jewell, at 360-352-1465.

80-Room Tumwater Area Hotel Development Receives DNS Approval

TUMWATER

A hotel project, planned for a site located at 4600 Capitol Boulevard SE in the Tumwater area, has been issued a determination of non-significance. The action will allow the developers to construct a 49,700 square foot hotel that will house 80 guest rooms. Plans note landscaping and the associated parking. The city of Tumwater has issued the permitting to the applicant, who is Sohal Hotels. The project will be called La Quinta Inn. For additional information on this project, contact the applicant's contact, Nick Taylor of PacLand, at 360-736-9500.

16,800 SF Camp Parsons Dining Hall Replacement Project In Line For DNS Approval

BRINNON

A Scouting camp development, planned for a site located at 970 Bee Mill Road in the Brinnon area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a new dining hall at the existing Camp Parsons. Plans call for 14,000 square feet of heated space and 5,800 square feet unheated space. The dining hall will be 590 feet away from the marine water and is outside shoreline jurisdiction. Jefferson County, using the optional SEPA process,

is expected to issue the permitting to the applicant, who is Chief Seattle Council Camp Parsons. Construction will require the demolition and removal of the existing dining hall on the site. For additional information on this project, contact the applicant's contact, Ken McEdwards of Chief Seattle Council Camp Parsons, at info@camp-parsons.com, or call 360-379-4450.

1,100 SF Seattle Area School Facility Addition Project Receives Conditional OK

SEATTLE

A school facility project, planned for a site located at 415 North 117th Street in the Seattle area, has been issued conditional permitting by the city of Seattle. The developers will proceed with plans to construct a 1,100 square foot second-story addition to the existing Christ the King Elementary School for use as a resource room. The applicant for this project is Corporation of Catholic Archbishop and Archdiocesan Housing Authority. For additional information on this project, contact the applicant's contact, John Faley, at 206-682-7525.

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