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Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

March 2014



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Washington State Construction News

March 2014 • Volume 13 Issue 3

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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6-Story 80-Unit Seattle Area Mixed-Use Residential-Retail Project In Design Review

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 101 Denny Way 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 80 dwelling units and will feature 3,000 square feet of ground-level retail space. The applicant for this project is Johnson & Carr LLC. Construction will require the demolition and removal of an existing single-story structure on the site. For additional information on this project, contact Gary Papers, Seattle planner, at 206-684-0916 or Jay Jannette, Seattle planner, at 206-919-2624.

138-Unit Vancouver Area Residential Apartment Development In The Works

VANCOUVER

A residential project, proposed for a site located at NE Angelo Drive and NE Four Seasons Lane in the Vancouver area, is the subject of a pre-application conference being held by the city of Vancouver. The developers have detailed plans to construct a

138-unit manor-style apartment complex with attached garages. The project will be called Four Seasons Manor. For additional information on this project, contact the applicant's contact, Wilson Associates Architects, at 360-696-4722.

225,000 SF Bothell High School Development Receives Mitigated DNS Approval

BOTHELL

A school facility project, planned for a 61-acre property located southeast of the intersection of 188th Street SE and 35th Avenue SE in the Bothell area, has been issued a mitigated determination of non-significance. Approvals of a conditional-use permit and building/grading permits have also been issued by Snohomish County. The actions will allow the Northshore School District developers to construct a 225,000 square foot high school building to accommodate up to 1,600 students. Plans show three, 2-story main structures with athletic facilities including a track, football/soccer practice field, football field, softball field, baseball field and six tennis courts. The permitting has been issued by the Northshore School District No. 417. Construction will require the demolition and removal of



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the existing school facility on the site. For additional information on this project, contact Evan Ujiiye, director of capital projects, Northshore School District, at eujiye@nsd.org, or call 425-408-7853.

8-Unit Seattle Area Residential Townhouse Project In Application Phase

SEATTLE

A residential development, proposed for sites located at 3431 and 3439 22nd Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to construct four, 2-unit townhouse buildings with attached single-car garages. Work will take place in an environmentally critical area. The city of Seattle has received this request from the applicant, who is JDR Development. Plans note the demolition and removal of existing structures on the site. For more information on this project, contact Marti Stave,

Seattle planner, at 206-684-5887 or David Foster, Seattle planner, at 206-726-9558.

14,400 SF Airplane Hanger Development In Line For DNS Approval

KENMORE

An industrial project, planned for a site located at 6321 NE 175th Street in the Kenmore area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 14,400 square foot airplane hangar at the existing Kenmore Air Facility. The hangar will be located in the northwest corner of the site adjacent to NE 175th Street and will be 187 feet from Lake Washington. The city of Kenmore, using the optional SEPA process, is expected to issue the permitting to the applicant, who is the Munro Limited Family Partnership. For additional information on this project, contact the applicant's contact, Talbo

Construction, at 6321 NE 175th Street, Kenmore, WA 98028.

9,200 SF 16-Room Zillah Area Senior Assisted Living Development In Line For DNS Approval

ZILLAH

A nursing center project, planned for a site located at 80 West Centennial Drive in the Zillah area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 9,200 square foot complex with 16 rooms. Plans show extension of water and sewer infrastructure and 16 parking spaces. The city of Zillah, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Hamilton Square Assisted Living LLC. The project will be known as Hamilton Square Assisted Living. For additional information on this project, contact the applicant's contact, Marcy Wingerter of Hamilton Square

Assisted Living LLC, at 243 Highland Drive, Zillah, WA 98953, or call 509-829-5151.

9-Lot Walla Walla Area Residential Subdivision Project In Application Phase

WALLA WALLA

A residential subdivision development, proposed for a site located west of the existing Bluff Haven Estates on Frog Hollow Road in the Walla Walla area, is the subject of a recent application. The developers have requested permission to construct a 9-lot cluster subdivision that will be zoned agriculture residential. The lots will range from 1.15-82.21-acres. Walla Walla Joint Community Development Agency has received this request from the applicant, who is Brent and Victoria Knowles. The project will be known as Ponderosa subdivision. For additional information on this project, contact the applicants at 1044 Valley Chapel Road, Walla Walla, WA 99362, or call 509-524-4710.

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25-Lot Sumner Area Residential Subdivision Development In The Works

SUMNER

A residential subdivision project, proposed for a 7.5-acre property located at 149th Avenue East and Rivergrove Drive in the Sumner area, is the subject of a recent application. The developers have requested permission to divide the property into 25 single-family residential building lots. The city of Sumner has received this request from the applicant, who is Foster Family LP. For additional information on this project, contact the applicant's contact, Grant Middleton of Larson & Associates, at gmiddleton@rrlarson.com, or call 253-474-3404.

263-Unit Kent Area Residential Apartment Project In The Works

KENT

A residential apartment development, proposed for three

vacant parcels totaling 11.3-acres located in the northwest corner of Veterans Drive and Riverview Boulevard in the Kent area, is the subject of a recent application. The developers have requested permission to construct 263 apartment dwelling units. The city of Kent has received this request from Jack Hunden of DevCo Inc. The project will be known as the Grandview Apartments. For additional information on this project, contact Mr. Hunden at 425-453-9551.

4-Story 32-Room Seattle Area Congregate Residence Development In Application Stage

SEATTLE

A residential project, proposed for a site located at 3120 Harvard Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story, 4-unit apartment building containing 32 sleeping

rooms which will also feature 1,800 square feet of ground-level retail space. Work will take place in an environmentally critical area. Parking for two vehicles will be located within the structure. The city of Seattle has received this request from the applicant, who is BK Investment Group LLC. For additional information on this project, contact the applicant's contact, Randall Spaan, at 206-720-0166.

3-Story 19-Unit Alki Area Mixed-Use Residential-Commercial Development In Early Design Phase

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 2626 Alki 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 building with 24 residential dwelling units, five live-work

units and 3,300 square feet of commercial space. Surface parking for 28 vehicles will be provided. The applicant for this project is Borge Steinsvik of Alki Landing 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, Neal Thompson, at 206-322-1192.

22-Story Bellevue Area Development In Line For DNS Approval

BELLEVUE

A residential project, planned for a site located at 919 109th 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 second, 22-story north tower consisting of 281,000 square feet and a 3-story addition of approximately 24,000 square feet to the existing south tower.



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Plans show a 3-level, below-grade parking garage to accommodate 194 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Pacific Regent. The project will be called Pacific Regent II retirement community. For additional information on this project, contact the applicant's contact, Jerry McDevitt of GGLO, at jmcdevitt@gglo.com, or call 425-452-2731.

18-Lot Spokane Area Residential Subdivision Project In Application Stage

SPOKANE

A residential

subdivision development, proposed for a 9.5-acre site located at the east side of Wieber Drive and north of Shawnee Avenue Northwest in the Spokane area, is the subject of a recent application. The developers have requested permission to divide the site into 18 single-family residential building lots. The city of Spokane has received this request from the applicant, who is Mike Kinney of MSK LLC. For further information on this project, contact Mr. Kinney at PO Box 147, Spokane Valley, WA 99016, or call 509-891-2096.

6-Story Seattle Area Residential & Live-Work Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 1511 Dexter 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 with 65 dwelling units and two live-work units. Plans note surface parking for six vehicles and 20 spaces will be located within the structure. Plans call for a contract rezone from NC 3-40 to NC 3-65. The applicant for this project is 1511 Dexter LP (Bellwether Housing). For additional information on

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

121-Lot Sammamish Area Residential Subdivision Project Receives DNS Approval

SAMMAMISH

A residential subdivision development, planned for a 30-acre property located at the 1800 block of 228th Avenue SE in the Sammamish area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 121 single-family residential building lots. The city of Sammamish has issued the permitting to the applicant, who is PNW Home Builder North LLC. The project will be known as the Kampp subdivision. For additional information on this project, contact the applicant at 425-586-7700.

12,000 SF Moses Lake Area Industrial Development Receives Mitigated DNS Approval

MOSES LAKE

An industrial project, slated for a site located at 6171 South Frontage Road in the Moses Lake area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a water storage system and metal shop building. Plans

show a 240,000 gallon water storage system for fire protection and a 12,000 square foot metal building for steel fabrication. Additional buildings will be constructed in the future. The city of Moses Lake has issued the permitting to the applicant, who is Mick Hansen. For more information on this project, contact Mr. Hansen at 1828 Fairway Drive, Moses Lake, WA 98837, or call 509-764-3747.

4-Story 32-Unit Seattle Area Mixed-Use Residential-Retail Development Receives DNS Approval

SEATTLE

A mixed-use residential and retail development, slated for a site located at 1315 East Jefferson Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building with 32 dwelling units above 3,600 square feet retail space. Plans call for 3,000 cubic yards of grading. Parking for 16 vehicles will be located below-grade and three spaces at-grade. The city of Seattle has issued the permitting to the applicant, who is Dugan Earl of 1315 East Jefferson LLC (Revolve). Construction will require the demolition and removal of existing structures on the site. For additional information on this

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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

project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

5,400 SF Point Roberts Area Water District Offices Project In Line For DNS Approval

POINT ROBERTS

An office development, planned for a site located at 2002 Benson Road in the Point Roberts area, is in line to be issued a determination of non-significance. The Point Roberts Water District developers have requested permission to construct a 4,200 square foot vehicle maintenance shop and a 1,200 square foot office building for Point Roberts Water

District physical operations and administration use. Whatcom County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Point Roberts Water District. For additional information on this project, contact the applicant at 360-945-4696.

41-Unit Newcastle Area Residential Townhouse Project In The Works

NEWCASTLE

A residential development, proposed for a 5.45-acre property located at 129th Avenue SE and SE 76th Place in the Newcastle area, is the subject of a recent application. The developers have

requested permission to redevelop the vacant land into a 41-unit townhome development. Plans note associated site improvements and use of affordable housing density incentives request. The city of Newcastle has received this request from the applicant, who is IS Property Investments LLC. The project will be called Residences at Lake Boren. For additional information on this project, contact the applicant's contact, Intracorp Real Estate, at 419 Occidental Ave S, Suite 300, Seattle, WA 98104, or call 206-625-9226.

8-Lot Sammamish Area Residential Subdivision In Line For DNS Approval

SAMMAMISH

A residential subdivision project, planned for a 2.3-acre site located at 21310 SE 20th Street in the Sammamish area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into eight single-family residential building lots. The city of Sammamish, using the optional SEPA process, is expected to issue the permitting to the applicant, who is PNW Holdings LLC. Construction will require the demolition and removal of two existing residences on

the site. For additional information on this project, contact the applicant at 206-588-1147.

26,200 SF Puyallup Area Schools Skills Center Development Phase III Moving Forward

PUYALLUP

A school facility project, planned for a site located at 16121 Canyon Road East in the Puyallup area, has been issued a determination of non-significance. The action will allow the developers to proceed with phase three plans to construct a 26,200 square foot building for a culinary arts program, offices, five classrooms and student commons. Bethel Public Schools has issued the permitting for this school project. The project will be known as Pierce County Skills Center phase three. For additional information on this project, contact the applicant's contact, Cathie Carlson of Bethel Public Schools, at 253-683-6045.

145-Unit Seattle Area Residential Development Subject Of Revised Application

SEATTLE

A residential project, proposed for a property located at 3400 Wallingford Avenue North in the Seattle area, is the subject of a revised application. The developers

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have shown plans to construct two, 4-story buildings containing 131 residential dwelling units and six live-work units in the east building and eight live-work units in the west building. Parking will be provided below-grade for 181 vehicles. The city of Seattle has received this request from the applicant, who is Aml Development Co. 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.

54,600 SF Seattle Area Change-Of-Use Warehouse-To-Office & Retail Project Receives DNS Approval

SEATTLE

A change of use project, planned for a property located at 2200 Western Avenue 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 54,600 square foot warehouse building to office and retail space. Plans include construction of a 7,900 square foot addition. The city of Seattle has issued the permitting to the applicant, who is Boris Castellanos of Allegra Properties. For additional information on this project, contact the applicant's contact, Matthew Aalfs, at

206-443-8606.

5-Lot Kingston Area Commercial Development In Line For DNS Approval

KINGSTON

A commercial project, planned for a 2.91-acre site located at 10900 NE State Highway 104 in the Kingston area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into five commercial building lots. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Tom Waggoner of Kingston Lumber. For additional information on this project, contact Mr. Waggoner at 360-297-3600.

16-Unit Langley Area Residential & Commons Buildings Project In Line For DNS Approval

LANGLEY

A residential project planned for an existing 10-acre land parcel located on Al Anderson Road in the Langley area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 16 single-family low and middle-income housing dwelling units, four small transient housing dwelling units and two commons buildings. The city of Langley using

the optional SEPA process is expected to issue the permitting to the applicant, who is Cary Peterson. For additional information on this project, contact the applicant's contact, Quin Clements of Davido Consulting Group, at 360-331-4131.

5-Story 149-Unit Seattle Area Residential-Commercial Project In Design Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site 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 143 residential dwelling units, six live-work units and 4,200 square feet commercial space. Parking for 168 vehicles will be provided below-grade. Plans call for 15,000 cubic yards of grading. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Lis Soldano of Intracorp Seattle. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

250-Unit Ocean Shores Area Mixed-Use Residential-Retail Development Receives Mitigated DNS Approval

OCEAN SHORES

A mixed-use residential and retail development, planned for a site located at 135 Marine View Drive in the Ocean Shores area, has been issued a mitigated determination of non-significance. The action will allow the developers to redevelop 250 existing "Villages of Ocean Shores: cottages and townhouses. Plans include 30,000 square feet retail space. The city of Ocean Shores has issued the permitting to the applicant,

who is Ocean Shores Villages LLC. The project will be known as Oyhut Bay. For additional information on this project, contact the applicant's contact, Jeffrey Foushee of Foushee & Associates, at 425-746-1000.

9,000 SF Quincy Area Police Building-City Offices Development Receives DNS Approval

QUINCY

A government facilities project, planned for a site located at 104 & 108 B Street SW in the Quincy area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story,



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9,000 square foot law enforcement building. Plans include remodel of an existing old library building to house city administration offices. The city of Quincy has issued the permitting for this city project. The project will be known as City of Quincy Municipal Office Complex. For additional information on this project, contact Tim Snead, city of Quincy, at 509-787-3523, extension 275.

27,800 SAF Yakima Area Hop Processing Facility Expansion Project In Line For MDNS Approval

YAKIMA

An industrial development, planned for a site located at 1209

Morrier Lane in the Yakima area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 9,800 square foot addition to a hop kiln and construct an 18,000 square foot bailing room with a 2,700 square foot outdoor overhang. Plans include relocating a 30,000 gallon propane tank. Yakima County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is BT Loftus Ranches. The project will be known as hop processing facility expansion. For additional information on this project, contact

the applicant's contact, Michael Smith of BT Loftus Ranches, at 509-452-3931.

4-Story 62-Unit Green Lake 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 414 NE Ravenna Boulevard 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 62 residential dwelling units above ground-level

retail and live-work units. Parking for 16 vehicles will be located in a below-grade parking garage. The applicant for this project is Crosby Greenlake LLC. For additional information on this project, contact the applicant's contact, Andy Paroline, at 206-719-0339.

17,500 SF Tacoma Area Warehouse Project Receives DNS Approval

TACOMA

A heavy industrial development, slated for a site in the ground water protection district located at 32012 South Wilkeson Street in the Tacoma area, has been issued a determination of non-significance. The

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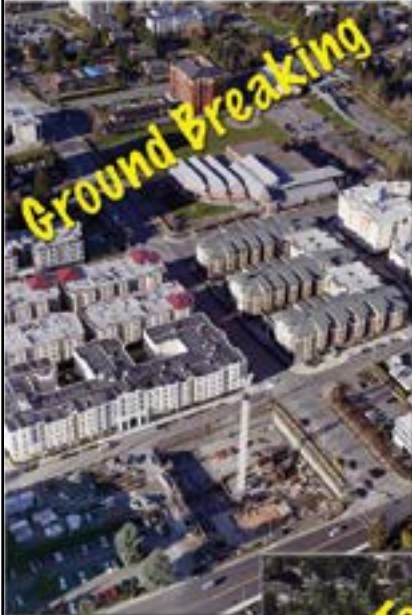
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action will allow the developers to construct a 17,500 square foot warehouse on the site to replace the clean room in the future. Construction will require the demolition and removal of the existing 17,500 square foot warehouse on the site. The city of Tacoma has issued the permitting to the owner, who is Bradken Inc. The project will be called Bradken Foundry. For additional information on this project, contact the applicant's contact, Rich Barelo of Bradken-Atlas, at 253-475-4600.

3-Story 91,900 SF Boeing Airport Delivery Center Addition Project In Line For DNS Approval

SEATTLE

An airport development, planned for a site located at 5050 Perimeter Road South in the Seattle area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-story, 91,900 square foot 737 Customer Delivery Center and a 4,100 square foot building addition with associated grading, site work and utility drainage. King County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is The Boeing Company. Construction will require the demolition

and removal of an existing 2-story, 59,600 square foot structure on the site. For additional information on this project, contact the applicant's contact, Mark Clement of The Boeing Company, at 206-304-0027.

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

KENT

A residential subdivision development, slated for a 4.23-acre property located at the intersection of South 245th Place and 96th Avenue South in the Kent area, has been issued a mitigated determination of non-significance. The action will allow the developers to subdivide three land parcels into 30 single-family residential building lots. Plans include a recreation tract and a stormwater facility located off-site to the southwest. The city of Kent has issued the permitting to the applicant, who is Harbour Homes LLC. Construction will require the demolition and removal of one single-family residential and an outbuilding on the site. For additional information on this project, contact the applicant's contact, Jamie Waltier of Harbour Homes, at 206-315-8130.

33-Lot Vancouver Area Residential Subdivision

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Development In Pre-Application Stage

VANCOUVER

A residential subdivision project, proposed for a 5-acre site located at 10405 NE 130th Avenue in the Vancouver area, is the subject of a pre-application conference by Clark County. The developers have shown plans to divide the site into 33 single-family residential building lots. The project will be known as Abbey Glen Subdivision. For additional information on this project, contact the applicant, Stirling Design, at 360-759-1794.

280-Unit Everett Area Residential Development Receives DNS Approval

EVERETT

A residential development, planned for sites located at 11831, 11903, 11909 and 11919 Alexander Road and 12032 and 12112 Highway 99 in the Everett area, has been issued a determination of non-significance. The action will allow the developers to construct a 280-unit multi-family development. Plans note 13 buildings, six carriage buildings and one recreation building. Snohomish County has issued the permitting to the applicant, who is DevCo. The project will be called Axis Apartments. For additional information on this project, contact the applicant at

425-453-9551.

6-Story 168-Unit Seattle Area Residential Addition Development In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 4555 Roosevelt Way 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 6-story, 168-unit residential addition to an existing 2-story office and retail building. Parking for 150 vehicles will be provided in a 2-story garage, with 110 spaces to remain, for a total of 260 spaces. The applicant for this project is ACC OP Development LLC (American Campus Community). Construction will require the demolition and removal of 40 existing parking spaces on the site. For additional information on this project, contact the applicant's contact, Leon Holloway, at 206-902-5828, extension 5646.

3,000 SF Seattle Area Seward Park Synagogue Expansion In The Works

SEATTLE

A religious campus expansion project, proposed for a property located at 5145 South Morgan Street in the Seattle area,

is the subject of a recent application. The developers have requested permission to construct a second-story, 3,000 square foot addition to an existing 2,600 square foot building for a total of 5,600 square feet. Plans note the addition of 12 parking spaces. The city of Seattle has received this request by the applicant, who is Ari Hoffman of Congregation Bikur Cholim Machzikay Hadath. For further information on this project, contact Mr. Hoffman at 206-295-5888.

12-Unit Seattle Area Residential Townhouse Project In

Application Phase

SEATTLE

A residential townhouse development, proposed for sites located at 5153 and 5159 42nd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three townhouse structures to house a total of 12 dwelling units (six units in two structures at 5159 42nd Ave S and six units in one structure at 5153 42nd Ave S). Parking for 16 vehicles will be located on-site. The city of Seattle has received this request from the applicant, who is Bryon Ziegler of Quadrant Homes.

Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, John Ales, at 206-494-9730.

82-Lot Laurelhurst Subdivision Receives DNS Approval

SEATTLE

A subdivision project, planned for one land parcel located at 4000 NE 41st Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to divide the parcel into 82 parcels and seven tracts. Work will take place in an environmentally critical area. Plans show platting of new streets within the subdivision area and will require 126,500 cubic yards for grading. The city of Seattle has issued the permitting to the applicant, who is Greg Vik of 4000 Property 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, Triad Associates, at 425-821-8448.

19-Lot Bothell Area Residential Subdivision Project Receives DNS Approval

BOTHELL

A residential

subdivision development, slated for a 4-acre property located at 21601 35th Avenue SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 19 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is Phoenix Development. The project will be called Westmonte Crossings. For more information on this project, contact Phoenix Development at 425-775-8661.

766,500 SF Bellevue Area Hotel-Residential-Retail Development Progressing

BELLEVUE

A large mixed-use residential, hotel and retail project, proposed for a site located at 523 Bellevue Way NE in the Bellevue area, is the subject of a recent application. The developers have requested permission to construct a 3-story retail podium with two, 17-story residential towers over the podium of approximately 266,866 square feet retail and restaurants. The southern tower will have 204 hotel guest rooms on the lower 11 floors and residential dwelling units above. The northern tower will have all residential dwelling units, for a total of 239



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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



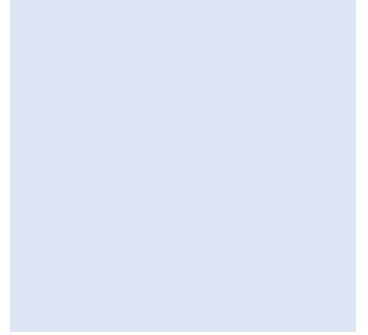
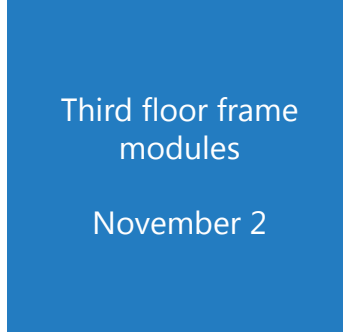
Third floor pan & floor pouring

October 22



Third floor frame modules

November 2



Fourth floor pan & floor pouring

November 5



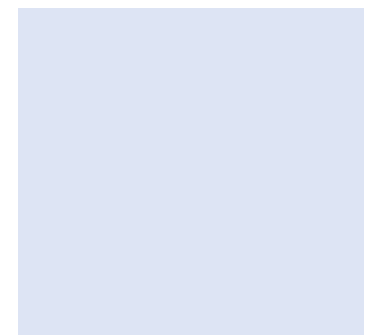
Fourth floor frame modules

November 12



Fifth floor pan & floor pouring

November 15



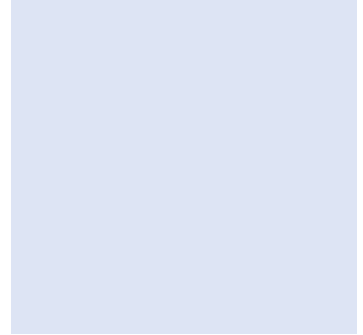
Fifth floor frame modules

November 21



Sixth floor pan & floor pouring

December 5



Sixth floor frame modules

December 11



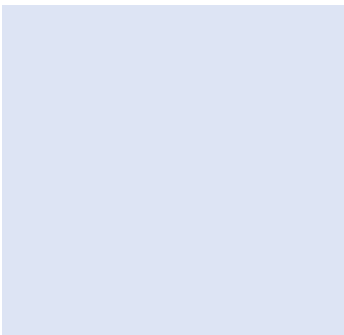
Seventh floor pan & floor pouring

December 17



Seventh floor frame module

December 28



Framing finish: Roof level pan & roof pouring

December 31



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units. Five levels of below-grade parking will accommodate up to 1,700 vehicles. The city of Bellevue has received this request by the applicant, who is Sclater Partners. A determination of non-significance is expected to be issued. The project will be known as Bellevue Square Southeast corner. For additional information on this project, contact the applicant's contact, Michael Chaplin of Sclater Partners, at 206-624-8682.

5,500 SF Winery Barrel Storage Project In Line For DNS Approval

WALLA WALLA

An industrial development, planned for a site located at 3796 Pepper Bridge Road in the Walla Walla area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 5,500 square foot building that will be used for barrel storage adjacent to an existing 10,300 square

foot winery. The Walla Walla Joint Community Development Agency has received this request from the owner, who is Amavi LLC. The project will be called Amavi Cellars. For additional information on this project, contact the applicant's contact, Eric McKibben, at 3796 Peppers Bridge Road, Walla Walla, WA 99362, or call 509-524-4710.

20-Unit Kent Area Retirement Community Development In Line For DNS Approval

KENT

A residential project, planned for a site located at 26041 116th Avenue SE in the Kent area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an assisted-living facility with two, 2-story buildings containing 10 dwelling units each with detached garages. Plans show a pavilion building for activities, associated parking and other amenities. The city of Kent, using the

optional SEPA process, is expected to issue the permitting. The project will be known as Greenwalk Village Retirement Community. For additional information on this project, contact the applicant's contact, Steve Barnes of cornerstone Architectural Group, at 206-682-5000.

3-Story 124-Unit Queen Anne Area Assisted-Living Development In Design Phase

SEATTLE

A residential project, in planning for a site located at 2900 Third Avenue West 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, 124-unit assisted-living facility with common areas, support facilities and activity rooms. Parking for 47 vehicles will be located below-grade. The applicant for this project is ACS Queen Anne 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, Pamela Kurz, at 415-926-7920.

8-Unit Seattle Area Residential Townhouse Project In Design Review

SEATTLE

A residential development, in planning for a site located at 3015 60th 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 two townhouse buildings containing four dwelling units each. Plans include parking for 16 vehicles. The city of Seattle will hold a streamlined design review. The applicant for this project is Jerome Diepenbrock. Construction will require the demolition and removal of existing single-family homes on the site. For additional information

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Scott MacDonald, P: 206.714.6691, F: 866.342.4287, scott.macdonald@ge.com, King County – Multi-Family

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

on this project, contact Mr. Diepenbrock at 206-932-5432.

10-Lot Vancouver Area Residential Subdivision Development In Hearings Stage

VANCOUVER

A residential subdivision project, proposed for a 2.8-acre property located at 4610 NE 125th Circle in the Vancouver area, is the subject of hearings by the Clark County hearing examiner. The hearings are being held to discuss a request to divide the property into 10 single-family residential building lots. The project will be known as Evergreen Parkside. For additional

information on this project, contact the applicant, Michael DeFrees, at 2501 NE 134th St, Suite 300, Vancouver, WA 98686.

41-Story 160-Unit Mixed-Use Hotel-Residential Project In Hearings Stage For Seattle Area Property

SEATTLE

A mixed-use residential and hotel development, in planning for a site located at 807 Stewart Street in the Seattle area, is the subject of hearings by the city of Seattle's hearing examiner. The hearings are being held to discuss a request to construct a 41-story hotel with 150-160 affordable housing dwelling

units and below-grade parking for up to 700 vehicles. Development will require an alley vacation. A notice of adoption of existing environmental documents and availability of supplemental draft environmental impact statement has been prepared. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is 9th & Stewart LLC (R.C. Hedreen Co.). For additional information on this project, contact the applicant's contact, Dave Schneider, at 206-682 3460.

4-Story 8-Unit West Seattle Area Residential Development Subject Of Revised Application

SEATTLE

A residential project proposed for a site located at 3005 Harbor Avenue SW in the Seattle area, is the subject of a revised application. The developers have plans to construct a 4-story building with eight residential dwelling units in an environmentally critical area. Plans include surface parking for four vehicles. The city of Seattle has received this request from Josh Niederberger. Construction will require the demolition and removal of an existing single-family residence under a separate project order. For additional information

on this project, contact the applicant's contact, Janice Wettstone, at 206-789-0554.

91, 000 SF Longview Area Manufacturing Addition Receives Revised Mitigated DNS Approval

LONGVIEW

A manufacturing project, slated for a site located at 7 International Way in the Longview area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to construct a 91,000 square foot addition to an existing steel coil plant. The addition will be about 45 feet high. Plans show site improvements, utilities, stormwater infrastructure and up to 15,000 cubic yards of fill. Cowlitz County has issued the permitting. For additional information on this project, contact the applicant's contact, Schlecht Construction, at 360-636-0150.

4-Story 63-Unit Seattle Area Residential & Live-Work Development In Application Phase

SEATTLE

A residential project, proposed for a property located at 1823 Eastlake Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with five live-work units



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and 58 dwelling units. Parking for 42 vehicles will be provided below-grade. Plans call for 8,000 cubic yards of grading. The city of Seattle has received this request from the applicant, who is Jim Daly of Inhabit Eastlake LLC. For additional information on this project, contact the applicant's contact, Dawn Bushnaq, at 206-963-6306.

176-Lot Vancouver Area Residential Subdivision Project In Hearings Stage

VANCOUVER

A residential subdivision development, proposed for an 87-acre site located at 2717 NE 187th Avenue in the Vancouver

area, is the subject of hearings by the Clark County hearing examiner. The hearings are being held to discuss a request to divide the site into 176 single-family residential building lots. The project will be known as Lacamas Prairie Estates. For additional information on this project, contact the applicant's contact, John Meier, at 360-882-0419.

2-Story 71,000 SF Sammamish Area Community & Aquatic Center Project In Line For DNS Approval

SAMMAMISH

A community development, planned for a site located at 831

228th Avenue SE in the Sammamish area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 2-story, 71,000 square foot community and aquatic center on the Sammamish Commons campus near the library. Plans include an access loop road, surface parking for 125 vehicles and a parking structure for 175 vehicles. The city of Sammamish, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Sammamish Parks Department. For additional information on this project, contact

the applicant's contact, Jessi Bon, parks director, at 425-295-0580.

87-Unit Wallingford Area Residential & Live-Work Development Subject Of Revised Application

SEATTLE

A residential and commercial project, proposed for a site located at 3326 Wallingford Avenue North in the Seattle area, is the subject of a revised application. The developers have requested permission to construct two, 4-story buildings with 77 residential dwelling units with eight live-work units in the east building and two live-work units in the west building. Parking

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for 102 vehicles will be provided below-grade. The city of Seattle has received this request from Aml Development Company. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, John Hall, at 206-902-5508.

100,000 SF Eastlake Area Mixed-Use Residential-Commercial Project Progressing

SEATTLE

A mixed-use residential and retail development, in planning for a site located at East

Howe Street between Eastlake Avenue East and Fairview Avenue North in the Seattle area, is the subject of a street vacation petition submitted to the Seattle Department of Transportation. The developers have detailed plans to construct two, 4-story buildings totaling 100,000 square feet, connected by a below-grade parking structure. Plans call for 57,600 square feet of residential space, 5,900 square feet of live-work space and 2,100 square feet of commercial space. Plans show a 65-stall parking garage. The surface of East Howe Street would remain as public right of

way and the design includes improved open space. For additional information on this project, contact the applicant's contact, Jeff Woodward, at 206-257-3345.

119,000 SF Newcastle Area Middle School Facility Project In Application Stage

NEWCASTLE

A school facility development, proposed for a site located at 6929 116th Avenue SE in the Newcastle area, is the subject of a recent application. The developers have requested permission to construct a new 119,000 square foot middle school on the site. Renton School District

No. 403 has issued this notice of application. Construction will require the demolition and removal of existing Renton Academy structures on the site. For further information, contact Rick Stracke of Renton School District, at rick.stracke@rentonschools.us or call 425-204-4403.

36-Lot Kirkland Area Residential Subdivision Development In Line For DNS Approval

KIRKLAND

A residential subdivision project, planned for a 6-acre property located at 12817 136th Avenue NE in the Kirkland area, is in line to be issued

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a determination of non-significance. The developers have requested permission to divide the five land parcels into 36 single-family residential building lots. The city of Kirkland, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Harbour Homes LLC. The project will be called Meritage Ridge. For additional information on this project, contact Harbour Homes LLC at 206-315-8130.

10,000 SF Vancouver Area Religious Facility Addition Project In Pre-Application Conferences

VANCOUVER

A religious facility

development, proposed for a site located at 13400 NE 28th Street in the Vancouver area, is the subject of a pre-application conference by the city of Vancouver. The developers have detailed plans to construct a 10,000 square foot addition to an existing church building. Plans show additional parking stalls. Construction will require the demolition and removal of an existing detached maintenance building on the site. The project will be known as the Vancouver Bible Fellowship Expansion. For additional information on this project, contact the applicant, Johansson

Architecture, at 360-687-8379.

10-Unit Edmonds Area Residential Townhouse Project Receives DNS Approval

EDMONDS

A residential development, slated for a property located at 23220 Edmonds Way in the Edmonds area, has been issued a determination of non-significance. The action will allow the developers to construct 10 townhouse structures in five detached duplexes. The city of Edmonds has issued the permitting to the owner, who is Kautz Route LLC. For additional information on this project, contact the applicant's contact, Steven Price, at PO Box 31097, Seattle, WA 98103, or call 206-213-0810.

30,000 SF Seattle Area Industrial Recycling & Re-use Station Development Receives Conditional OK

SEATTLE

An industrial project, planned for a site located at 1550 North 34th Street in the Seattle area, has been issued conditional permitting by the city of Seattle. Plans outline the construction of a 30,000 square foot solid-waste recycling and re-use station. Plans include surface parking for seven vehicles. An environmental determination

of non-significance has been issued by Seattle Public Utilities. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jenny Bailey, at 425-458-6351.

30-Lot Tieton Area Residential Subdivision In Line For DNS Approval

TIETON

A residential subdivision development, planned for a 6.88-acre land parcel located at Franklin Road and Rosenkranz Road in the Tieton area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the parcel into 30 single-family residential building lots. The city of Tieton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Catholic Charities Housing Services. For additional information on this project, contact the applicant at 509-853-2800.

3-Story 36-Unit Ravenna Area Mixed-Use Residential-Retail-Live Work Development In Early Design Phase

SEATTLE

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in planning for a site located at 3300 NE 65th 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 3-story residential building with 28 dwelling units, eight live-work units and 6,500 square feet of ground-level retail space. Parking for 70 vehicles will be located within the structure. Review for an additional residential development is on a separate project order. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Polygon Northwest Company. For additional information on this project, contact the applicant's contact, Marcy Shaw, at 206-523-6150.

4,300 SF Bellevue Area Banking Facility In Line For DNS Approval

BELLEVUE

A banking facility development, planned for a site located at 106 148th Avenue SE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4,300 square foot bank and retail building. Plans note a drive-thru, 23 parking stalls and associated landscaping. The city

of Bellevue, using the optional SEPA process, is expected to issue the permitting. The project will be called Kelsey Creek Building East – Key Bank. For additional information on this project, contact the applicant's contact, Michael Chen of Mackenzie, at 206-749-9993.

6,500 SF Vancouver Area Commercial Development In The Works

VANCOUVER

A commercial project, proposed for a site located at 2811 East Fourth Plain Boulevard in the Vancouver area, is the subject of a pre-application conference by the city of Vancouver. The developers have requested permission to construct a single-story, 6,500 square foot retail, office or restaurant building. The project will be known as Fourth Plain & Grand Building. For additional information on this project, contact the applicant's contact, Baysinger Partners Architecture, at 503-546-1600.

89-Lot Vancouver Area Residential Subdivision Project In Hearings Stage

VANCOUVER

A residential subdivision project, proposed for an 18-acre site located at NE 144th Avenue in the Vancouver area, is the subject of hearings by the Clark County

hearing examiner. The hearings are being held to discuss a request to divide the site into 89 single-family residential building lots. The project will be called AMK Subdivision. For additional information on this project, contact the applicant's contact, AKS Engineering at 360-882-0419.

13-Lot Lynnwood Area Residential Subdivision Development In Application Stage

LYNNWOOD

A residential subdivision project, proposed for a 6-acre site located at 14221 Manor Way in the Lynnwood area, is the subject of a recent application. The developers have requested permission to divide the site into 13 single-family residential building lots. Snohomish County has received this request from the applicant, who is Dallas Creek LLC. The project will be called Dallas Creek. For more information on this project, contact the applicant, at 425-486-6533.

151-Unit Alaska Junction Area Mixed-Use Residential-Live Work-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential, live-work and retail development, planned for a site located at 4745 40th Avenue SW in the

Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6 to 8-story; 135-unit residential building with 16 live-work units and 1,000 square feet, ground-level retail space. Parking for 115 vehicles will be provided below-grade. The city of Seattle has issued the permitting, with conditions, to the applicant, so is Alliance Residential Partners 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, Dave Knight, at 206-601-8792.

244-Unit Seattle Area Residential Apartment Development In Design Phase

SEATTLE

A residential project, in planning for a site located at 4730 32nd 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 six, 3-story and 4-story apartment buildings with a total of 244 dwelling units in an environmentally critical area. Parking for 222 vehicles will be located within two of the structures

and on the surface. The applicant for this project is 4730 32nd Ave Development LLC (Wolff Co.). Construction will require the demolition and removal of the existing Zion Preparatory School on the site. For additional information on this project, contact the applicant's contact, Chris Weber, at 415-293-5700.

6,200 SF Forks Area Arts Center Project Receives Mitigated DNS Approval

FORKS

A community development, slated for a property located at 500 East Division Street in the Forks area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 6,200 square foot arts center building on the former site of the Rainforest Art Center (International Order of Odd Fellows Building) and the Olympic Pharmacy/Fern Gallery building. The city of Forks has issued the permitting for this city project. For more information on this project, contact Rod Fleck, city of Forks, at 360-374-5412, extension 245.

3-Story 12-Unit Central Area Residential Apartment Development In Application Stage

SEATTLE

A residential project,

proposed for a site located at 1410 South King Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story apartment building that will house 12 dwelling units. Plans do not call for parking. The city of Seattle has received this request by the applicant, who is Taylor Callaway. For additional information on this project, contact Mr. Callaway at 206-240-0906.

15-Acre Arlington Area Equestrian Center Project In Application Stage

ARLINGTON

A retail project, proposed for a 15-acre property located at 15703 Grant Creek Road in the Arlington area, is the subject of a recent application. The developers have requested permission to construct an equestrian center on the site. Snohomish County has received this request from the applicant, who is Bits & Spurs Riding Club. The project will be known as the Bits & Spurs Riding Club. For additional information on this project, contact the applicant at PO Box 12002, Mill Creek, WA 98012, or call 425-388-3311, extension 2731.

7-Story 294-Unit Seattle Area Residential Development In



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Application Stage

SEATTLE

A residential development, proposed for a site located at 435 Dexter Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 294 residential dwelling units. Plans call for at and below-grade parking accommodations for up to 246 vehicles. The city of Seattle has received this application from Sean Hyatt of Mill Creek Residential Trust 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, Bryan Fish, at 206-753-7474.

14,500 SF Poulsbo Area CVS Retail Pharmacy Project Receives Mitigated DNS Approval

POULSBO

A retail development, slated for a property located at the northwest corner of Highway 305 and Northeast Hostmark Street in the Poulsbo area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 14,500 square foot retail pharmacy building. The city of Poulsbo has

issued the permitting to the applicant, who is Velmeir Companies of Bloomfield, MI. Construction will require the demolition and removal of an existing 38,172 square foot commercial structure on the site. The project will be called Poulsbo CVS Retail Pharmacy. For additional information on this project, contact the applicant's contact, Steven Kattner of Tait and Associate, at 206-859-5505.

40-Story 425-Unit Denny Triangle 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 2101 Ninth Avenue 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 40-story residential structure with 425 dwelling units and ground-level retail space. Below-grade parking for 277 vehicles will be provided. The applicant for this project is Jeffrey Lowenberg of GID Urban Development. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

3,080-Unit Point Wells

Mixed-Use Residential-Commercial Development In The Works

WOODWAY

A mixed-use residential and commercial development, in planning for the site located at Richmond Beach Drive in the Woodway area, is the subject of hearings by Snohomish County. A determination of significance has been issued. The developers have requested permission to construct a four phase project including 47 buildings with 3,081 residential dwelling units and 32,000 square feet commercial space to be used partially for police and fire service activities and 94,000 square feet retail space. Plans show open space, recreational areas and a public dock. The project will be called Point Wells Development. For additional information on this project, contact the applicant's contact, Gary Huff, at 206-224-8024.

14-Unit Ridgefield Area Residential Development In Hearings Stage

RIDGEFIELD

A residential project, planned for a 4.8-acre site located at 2517 NE 179th Street in the Ridgefield area, is the subject of a hearing by the Clark County hearing examiner. The hearing is being held

to discuss a request to construct 14 single-family residences. The project will be known as Green Acres Subdivision. For additional information on this project, contact the applicant, Stirling Design, at 360-759-1794.

6-Story 65-Unit U District Area Mixed-Use Residential-Retail Project In Application Stage

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 4737 Roosevelt Way NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building with 65 residential dwelling units and 1,500 square feet retail space. Plans call for at-grade parking spaces for 14 vehicles and will require 75 cubic yards of grading. The city of Seattle has received this request from Daly Partners 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, Tom Jordan, at 206-682-6170, extension 19.

7-Story 104-Unit Ballard Area Residential Assisted-Living Development In The Works

SEATTLE

A residential project, proposed for a property located at 5601 24th Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 104 assisted-living dwelling units and 3,700 square foot, at-grade retail space. Parking for 64 vehicles will be located below-grade. Plans call for 12,000 cubic yards of grading. The city of Seattle has received this request by the applicant, who is William Pettit of Merrill at Ballard I 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, Chad Lorentz, at 206-257-0972.

8-Lot Capitol Hill Area Residential Subdivision Project In Application Stage

SEATTLE

A residential subdivision development, proposed for a site located at 1144 10th Avenue East 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. Construction of residential units has been approved under a

separate project order. The city of Seattle has received this request from the applicant, who is Michael Pollard of Eight on Tenth LLC (Isola Homes). For additional information on this project, contact the applicant's contact, Brandon Winters, at 206-297-0996.

33,000 SF Battle Ground Area Religious Facility Development In Hearing Stage

BATTLE GROUND

A religious facility project, proposed for a 13-acre site located at NE 182nd Avenue in the Battle Ground area, is the subject of hearings by the Clark County hearing examiner. The hearings are being held to discuss a request to construct a 33,000 square foot Church on the site. The project will be known as the Heisson Church Site. For additional information on this project, contact the applicant's contact, David Halme, at 360-607-5595.

2-Story 8,800 SF Vancouver Area School Facility Addition Project In The Works

VANCOUVER

A school facility project, proposed for a site located at 2215 NE 104th Street in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 8,800 square

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foot addition to an existing elementary school. The project will be known as Sarah J. Anderson School. For additional information on this project, contact the applicant, Harper Houf Peterson Righellis, at 503-221-1131.

7-Story 220-Unit Seattle Area Mixed-use Residential-Retail Development In Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 6505 15th 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 7-story building containing 220 residential dwelling units and will feature 8,000 square feet, ground-level retail space. Parking for 267 vehicles will be provided below-grade. The applicant for this project is Ed Hewson of Roosevelt Development Group 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, Jen Lien, at 206-902-5441.

5-Story 73-Unit Kirkland Area Mixed-Use Residential-Retail Development Receives Mitigated DNS Approval

KIRKLAND

A mixed-use residential and retail development, in planning for a site located at 324 Central Way in the Kirkland area, has been issued a mitigate determination of non-significance. The action will allow the developers to construct a 5-story, 93,000 square foot building with 73 dwelling units and five retail spaces. Parking will be provided in two below-grade levels. The city of Kirkland has issued the permitting to the applicant, who is 4th and Central LP. For additional information on this project, contact the applicant's contact, Charles Strazzara of Studio Meng Strazzara,

at 206-587-3797 or Ed Segat of Continental Properties, at 425-462-0700.

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

PORT ORCHARD

A residential subdivision development, planned for a 40-acre land parcel located at the south side of NW Pioneer Road and 1.5 miles from its intersection with Seabeck Highway NW in the Port Orchard area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property into eight single-family residential building lots. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Olson Holdings LLC. The project will be known as Olson Holdings large lot subdivision. For additional information on this project, contact Olson Holdings LLC, at PO Box 921, Silverdale, WA 98383, or call 360-337-5777.

38,000 SF Wenatchee Area Nursing Center Development In Line For DNS Approval

WENATCHEE

A medical facility project, planned for a site located at 1318 Red Apple Road in

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the Wenatchee area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a single-story, 38,000 square foot skilled nursing center within a residential single-family zoning district. The city of Wenatchee, using the optional SEPA process, is expected to issue the permitting to the applicant, who is BD Wenatchee LLC. For additional information on this project, contact the applicant's contact, Kris Borromeo of Regency Partners Management, at 425-392-4066.

2-Story 185,000 SF Wallingford Area Industrial Waste Transfer Station Project Receives Conditional Approval

SEATTLE

An industrial development planned for a site located at 1350 North 34th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 185,000 square foot solid-waste transfer station in an environmentally critical area. Surface parking will be provided for 21 vehicles. Plans call for 49,000 cubic yards of grading and street vacation of Carr Place North between North 34th Street and North 35th Street. An environmental

determination of non-significance has been issued by Seattle Public Utilities. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jenny Bailey, at 425-458-6351.

3-story 16-Unit Seattle Area Residential Apartment Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 1606 California Ave 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 apartment building with 16 dwelling units. Parking for 21 vehicles will be located at ground-level and in a below-grade garage. The applicant for this project is Roger Cayce of Cayce and Gain Property Management. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Neal Thompson, at 206-322-1192.

2-Story 140,000 SF Bellevue Area Middle School Facility

Replacement Project Receives DNS Approval

BELLEVUE

A middle school facility development, planned for a property located at 502 143rd Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 140,000 square foot middle school on the site. Plans include modifications to the existing athletic fields, landscaping and associated parking. Construction will require the demolition and removal of the existing school on the site. A critical areas land-use permit has been issued by the city of Bellevue. A determination of non-significance has been issued by Bellevue School District No. 405. The project will be known as Odle Middle School. For additional information on this project, contact the applicant's contact, Kyle McLeod of Bellevue School District, at 425-456-4501.

2-Story 8,200 SF Mercer Island Area Community Clubhouse Project In Line For DNS Approval

MERCER ISLAND

A community development, planned for a site located at 4150 East Mercer Way in the Mercer Island area, is in line to be issued a determination of non-significance.

The developers have requested permission to construct a 2-story, 8,200 square foot clubhouse. The city of Mercer Island, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Mercerwood Shore Club. Construction will require the demolition and removal of the existing clubhouse on the site. The project will be called Mercerwood Shore Club. For additional information on this project, contact the applicant's contact, Adrienne Watkins and Ed Weinstein of Weinstein A+U, at 206-443-8606.

48-Lot Vancouver Area Residential Subdivision Development In Hearings Stage

VANCOUVER

A residential subdivision project, proposed for a property located at 1915 NW 119th Street in the Vancouver area, is the subject of hearings by the Clark County hearing examiner. The hearings are being held to discuss a request to divide the site into 48 single-family residential building lots. The subdivision will be known as Kramer's Corner PUD. For additional information on this project, contact the applicant's contact, Seth Halling, at 360-882-0419.

49-Lot Bothell Area

Residential Subdivision Project In Application Stage

BOTHELL

A residential subdivision development, proposed for a 9-acre site located at 20232 York Road in the Bothell area, is the subject of a recent application. The developers have requested permission to divide the site into 49 single-family residential building lots. Snohomish County has received this request by the applicant, who is SSH LLC (D.R. Horton). The project will be called North Creek Glen. For additional information on this project, contact the applicant at 817-390-8200.

19,000 SF Port Orchard Area Religious Facility Replacement Project In Line For DNS Approval

PORT ORCHARD

A phased religious facility development, planned for a site located at 11885 Old Frontier Road in the Port Orchard area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 19,000 square foot St. Anthony's of Egypt Episcopal Church. The Church will replace the existing Church located 1.1 miles south of the project site. Kitsap County, using the optional SEPA process, is expected

to issue the permitting to the applicant, who is St. Anthony's of Egypt County. For additional information on this project, contact the applicant's contact, Kenneth Hays Architecture, at 360-683-5877.

5-Story 20-Unit Capitol Hill Area Mixed-Use Residential-Retail-Office Development In Early Design Phase

SEATTLE

A mixed-use residential, retail and office development, in planning for a site located at 1021 East Pine 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 containing 20 dwelling units above 14,000 square foot retail and 53,000 square foot office space. The existing facades will remain. Plans show below grade parking for 136 vehicles. The applicant for this project is Cammi Libby. For additional information on this project, contact the applicant's contact, Will Nelson, at 206-460-4368.

4-Story 50-Unit Seattle Area Mixed-use Residential-Commercial Development In Early Design Phase

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residential and commercial development, in planning for a site located at 1141 Martin Luther King Junior Way 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 50 residential dwelling units and 7,500 square feet commercial space. Plans note below-grade parking for 25 vehicles. The applicant for this project is Max Liebowitz of Martin Squared LLC. For additional information on this project, contact Mr. Liebowitz at 206-325-0422.

23-Unit Lynnwood Area Residential Development In Application Stage

LYNNWOOD

A residential project, proposed for a 2.5-acre site located at 13810 Wigen Road in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct 23 single-family detached residences. Snohomish County has received the request from the applicant, who is 1305-WLD Lake Serene LLC (Westcott Holdings.) The project will be called 1305-WLD Lake Serene SFDU. For additional information on this project, contact the applicant at 425-576-9390.

Bellevue Area Retail Auto Sales & Repair Development In Line For DNS Approval

BELLEVUE

A retail project, planned for a site located at 14014 NE Bel-Red Road in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to establish an automotive repair and used vehicle sales shop. Plans call for use of the existing on-site garage, office and canopy. Plans include associated landscaping. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicants, who are Ara Manoogian and Paula Donabedian. The project will be called Trend Import Auto Sales. For additional information on this project, contact the applicant's contact, Lee Michaelis of RW Thorpe and Associates, at 206-624-6239.

8-Unit Central Are Residential Townhouse Project In The Works

A residential development, planned for a site located at 120 20th Avenue in the Seattle area, is the subject of a streamlined design review by the city of Seattle. The developers have requested permission to construct two, 4-unit townhouse buildings.

Plans note parking for two vehicles within the structures. The applicant for this project is Spruce Park LLC (Isola Homes). Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

5,000 SF Wenatchee Area Equipment Building Receives DNS Approval

WENATCHEE

A WVC college facility project, planned for a site located at 803 North Elliott Avenue in the Wenatchee area, has been issued a determination of non-significance. The action will allow the developers to proceed with plans to construct a single-story, 5,000 square foot wood or metal building on an existing land parcel owned by the college. The building will replace the existing equipment storage yard. Wenatchee Valley College has issued the permitting for this school project. For additional information on this project, contact the applicant's contact, Paul Coppock of DOH Associate, at 509-662-4781.

9-Unit Residential Townhouse Development Proposed For Edmonds Area

EDMONDS

A residential project, proposed for a property located at 7919 230th Street SW in the Edmonds area, is the subject of a recent application. The developers have requested permission to construct nine townhouse dwelling units. Snohomish County has received this request from the applicant, who is Home Development Company. For more information, contact Aaron Hollister, Snohomish County project manager, at 425-388-3311, extension 2938.

6-Story 93-Unit Capitol Hill Area Congregate Living Residence Project Receives DNS Approval

SEATTLE

A residential development, slated for a site located at 151 12th Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story congregate living residence containing 93 sleeping units above 1,000 square feet of at-grade retail space. Development will take place in an environmentally critical area. The city of Seattle has issued the permitting to the applicant, who is Firenze LLC. For additional information on this project, contact the applicant's contact, Chip Kouba, at 206-706-3937.

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