

New Project News

Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

July 2014



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About Our Reports

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

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

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

Cover Photo:

Cover Photo: View to the west and the Olympics from over Poulsbo

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4,500 SF Zillah Area McDonald's In Line For Mitigated DNS Approval

ZILLAH

A retail development, planned for a site located at 820 Zillah West Road in the Zillah area, is in line to be issued a mitigated determination of non-significance. The developers have detailed plans to construct a 4,500 square foot McDonald's restaurant within the commercial zone. Plans include remodeling the existing building, optimizing the existing drive-thru lane and additional parking stalls. The city of Zillah, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Derek Smith of Freiheit & Ho Architects. For additional information on this project, contact Mr. Smith at 425-827-2100.

27,200 SF Seattle Area Interbay Light-Manufacturing Development In The Works

SEATTLE

An industrial project, planned for a site located at 3443 Thorndyke Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 27,200 square foot light-manufacturing building with surface parking to accommodate 12 vehicles. The existing structure

will remain. The city of Seattle has received this request by the applicant, who is John Gaines of Bow LLC/Freehold Group. For additional information on this project, contact the applicant's contact, Stefan Wynn, at 206-789-5148.

3,000 SF Seward Park Synagogue Expansion Project Receives Conditional Use Permitting

SEATTLE

An expansion project, planned for a site located at 5145 South Morgan Street in the Seattle area, is the subject of a request to construct a 3,000 square foot, second-story addition to an existing 2,600 square foot building. Plans show the addition of 12 parking spaces. The city of Seattle has granted administrative conditional use to allow the expansion of a religious facility. The applicant for this project is Ari Hoffman of Congregation Bikur Cholim Machzikay Hadath. For further information on this project, contact Mr. Hoffman at 206-295-5888.

389-Unit Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, slated for a property located at 4755 Fauntleroy Way SW in



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the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 7-story towers with a total of 389 residential dwelling units over 62,800 square feet retail space. Parking for 594 vehicles will be provided below-grade. Plans call for 95,700 cubic yards of grading. The city of Seattle has issued the permitting, with conditions, to the applicant, who is John Easley of West Seattle Project X LLC (Lennar Multifamily Investors). Construction will require an alley vacation and the demolition and removal of existing structures on the site totaling 35,100 square feet. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 206-816-1578.

25,200 SF Seattle Area Industrial Shipping Facility Expansion Project Receives MDNS Approval

SEATTLE

An industrial expansion planned for a site located at 600 South 96th Street in the Seattle area, has been issued a mitigated determination of non-significance. The action will allow the developers to expand an existing shipping facility for additional loading docks, a maintenance shop, additional truck circulation areas and parking. The building footprint is 25,200 square feet. King County, using the optional SEPA process, has issued the required permitting to the applicant, who is Adam Maher of Furst Construction. The project will be known as Old Dominion Freight Lines. For additional information on this project, contact the applicant's contact, Adam Maher of Furst Construction, at adam@furstconstruction.com or call 801-972-3838.

25-Lot Olympia Area Residential Subdivision Development Receives Mitigated DNS Approval

OLYMPIA

A residential subdivision project, planned for a 5.4-acre site located at 202 Yelm Highway in the Olympia area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 25 residential building lots. An existing single-family residence will remain. Thurston County has issued the permitting to the owner, who is Northwest Family Homes. The project will be called Northwest Family Homes preliminary plat. For more information on this project, contact the applicant at 360-790-3183.

30-Unit Spokane Valley Area Residential Apartment Addition Receives DNS Approval

SPOKANE VALLEY

A Residential development, planned for a property located at the northeast corner of McDonald Road and Trent Avenue in the Spokane Valley

area, has been issued a determination of non-significance. The action will allow the developers to construct an additional 30 dwelling units. The city of Spokane Valley has issued the permitting. For additional information on this project, contact the applicant's contact, Wyatt Architects, at 509-928-1860.

41-Story 1,260-Room Denny Triangle Area Retail-Hotel Development In Application Stage

SEATTLE

A hotel retail development, proposed for a site located at 808 Howell Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 41-story hotel containing 1,260 guest rooms and 34,600 square feet of retail space. Parking for up to 450 vehicles will be located below-grade. Plans call for 240,000 cubic yards of grading. A supplemental

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environmental impact statement to the downtown height and density EIS is being prepared under a separate project order. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has received this request by the applicant, who is Ninth & Stewart LLC (R.C. Hedreen Co). For additional information on this project, contact the applicant's contact, Dave Schneider, at 206-682-3460.

32-Unit 4,000 SF Seattle Area Mixed-Use Residential-Commercial Project In Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 6800 Greenwood 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

4-story building with 32 residential dwelling units and 4,000 square feet of retail space. Plans show below-grade parking for 28 vehicles. The applicant for this project is Colt Boeme of The Atlantic 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, Chris Jones, at 206-933-1150.

61-Lot Sumner Area Residential Subdivision Project In Application Phase

SUMNER

A residential subdivision development, proposed for an 18-acre site located at 5503 Parker Road in the Sumner area, is the subject of a recent application. The developers have requested permission to divide the site into 61 single-family residential building lots. The city of Sumner has received this request by the applicant, who is Ivana Halvorsen

of Barghausen Consulting Engineers. The project will be called Filbert Acres. For further information on this project, contact the applicant at ihalvorsen@barghausen.com or call 425-251-6222.

Stanwood Area Retail Restaurant Development In The Works

STANWOOD

A retail project, proposed for a site located at 1421 Pioneer Highway in the Stanwood area, is the subject of a recent application. The developers have requested permission to construct a new restaurant. Administrative variance is sought for setbacks, parking and landscaping requirements. Construction will require the demolition and removal of an existing structure on the site. The existing tenant will occupy the new building. Snohomish County has received this request by the applicant, who is James Payne. The project will

be known as Willow & Jim's Country Café. For additional information on this project, contact Mr. Payne at 360-652-0372.

7-Story 65-Unit Central Area Mixed-Use Residential-Office Development In Early Design Phase

SEATTLE

A mixed use residential and office project, in planning for a site located at 2020 South Jackson 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 7-story building with 65 residential dwelling units and will feature 8,000 square feet office space. Plans note below-grade parking for 4 vehicles. The applicant for this project is Sharon Lee of the Low Income Housing Institute. For additional information on this project, contact the applicant's contact, Brian Runberg, at 206-956-1970.



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4-Story 41-Unit Central Area Mixed-Use Residential-Retail-Live Work Project In Application Phase

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 2407 East Union Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 39 residential dwelling units and two live-work units above 3,000 square feet retail space. Parking for 20 vehicles will be located within the structure. The city of Seattle has received this request from Scott

Roberts of 24 Union Seattle. 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.

244-Unit Columbia City Area Residential Apartment Development Receives Conditional DNS Approval

SEATTLE

A residential project planned for a site located at 4730 32nd Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct six, 3 and 4-story apartment buildings containing a total of 244 dwelling units. Work will take place in an environmentally critical area. Parking for 222 vehicles will be located on the surface and within the structures. The city of Seattle has issued the permitting, with conditions, to the applicant, who 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.

20-Story Bellevue Area Office-Retail Tower Project In The Works

BELLEVUE

An office development, planned for a property located at 10605 NE Eighth Street in the Bellevue area, is the subject of a notice of public meeting issued by the city of Bellevue. Plans outline construction of a 20-story office tower with ground-level retail and below-grade parking. The applicant for this project is Rockefeller Development Group. The project will be known as Rockefeller Bellevue Tower. For additional information on this project, contact the applicant's contact, John Thomas of NBBJ, at 206-621-2268.

7-Story 70-Unit Seattle Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 5260 University Way NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building with 70 dwelling units over 4,200 square feet retail space. Plans note surface parking for four vehicles. The city of Seattle has received this request by the applicant, who is Rong Ying Wu of

Perfect Wealth 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, Lora Hammersmith, at 206-466-1225.

128-Unit Fremont Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 3627 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 building with 126 residential dwelling units, two live-work units and 5,000 square feet retail and restaurant space. Parking for 90 vehicles will be located at surface and below-grade. The applicant for this project is Carl Pollard of Pollard Entities LLC. For additional information on this project, contact the applicant's contact, Meredith Everist, at 425-454-0566.

30,000 SF Vancouver Area Office Project In Pre-Application Conference Phase

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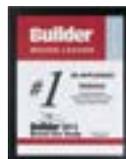
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Dan Mertz, P: 503.635.3775, F: 877.782.6649, dan.mertz@ge.com, Clark & Cowlitz Counties

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

NE 94th Avenue in the Vancouver area, is the subject of a pre-application conference being held by Clark County. Plans outline the construction of a 30,000 square foot office building and associated parking lot. The project will be called Padden Parkway Office Building. For additional information on this project, contact the applicant's contact, MJR Development, at 425-822-4466.

5-Story Seattle Area Residential Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 4519 18th 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 5-story building with 25-33 residential dwelling units. Plans include at and below-grade parking for 14-15 vehicles. The applicant for this project is Chun-Mei Chen Lin and Cheng-Nan Lin. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

5-Story 9-Unit Capitol Hill

Area Mixed-Use Residential-Office Project Receives Conditional OK

SEATTLE

A mixed-use residential and office project, planned for a site located at 1720 12th Avenue in the Seattle area, has been issued conditional permitting by the city of Seattle. The developers will proceed with plans to construct a 5-story building with nine residential dwelling units above 2,000 square feet office space. No parking is proposed. 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, Mike Mariano, at 206-285-1589.

32-Lot Sammamish Area Residential Subdivision Development In Line For DNS Approval

SAMMAMISH

A residential subdivision project, planned for an 8.8-acre property located at SE First Street, NE First Street and 218th Avenue SE in the Sammamish area, is in line to be issued a determination of non-significance. The developers have plans to divide the property into 32 single-family residential building lots. Construction will require the demolition and removal of seven existing residences

on the site. One existing residence will remain. The city of Sammamish, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Barrington Homes LLC. The project will be known as Brixton. For additional information on this project, contact the applicant's contact, Barrington Homes LLC (Murray Franklyn Cos).

11-Story 265,600 SF Office-Retail Development Proposed For South Lake Union Area

SEATTLE

A commercial project proposed for a site located at 400 Dexter Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 11-story tower containing 252,000 square feet office space and 13,600 square feet, ground-level retail space. Parking for up to 394 vehicles will be provided in four, below-grade levels. The city of Seattle has received this request by the applicant, who is John Cox of Alexandria Real Estate Equities. 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.

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

SPOKANE

A residential apartment development, planned for an 11.3-acre property located at 3307 East 55th Avenue in the Spokane area, is in line to be issued a mitigated determination of non-significance. The developers have detailed plans to construct 12, 3-story buildings to house 240 dwelling units. Plans note associated parking. Spokane County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Summit Ridge LLC. Phase one will be called Summit Ridge and phase two will be called Pine Rock Apartments. For additional information on this project, contact the applicant's contact, Mark King of ZBA Architecture, at 509-456-8236.

39-Story 430-Unit Denny Triangle Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential retail project, proposed for a site located at 2202 Eighth Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission

to construct a 39-story building with 430 residential dwelling units above 8,800 square feet, ground-level retail space. Parking will be provided at surface for 2 vehicles and below-grade to accommodate 431 vehicles. Plans call for 61,700 cubic yards of grading. The city of Seattle has received this request by the applicant, who is Ben Barron of Beebe Realty (Clise Properties). For additional information on this project, contact the applicant's contact, Michael Medina, at 425-224-3335.

31-Lot Renton Area Residential Subdivision Project In Line For Mitigated DNS Approval

RENTON

A residential subdivision development, planned for an 8.8-acre site located at 14038 156th Avenue SE in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have detailed plans to divide the site into 31 single-family residential building lots. Plans show two tracts and a new public street. The city of Renton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is PNW Holdings LLC. The project will be known as The Enclave at Bridle Ridge. For additional information on this project, contact

the applicant's contact, Justin Lagers at PNW Holdings, at Justin@pnwholdings.com or call 206-588-1147.

3,200 SF Wenatchee Area Medical Clinic Development In Line For DNS Approval

WENATCHEE

A phased medical project, planned for a site located at 1500 South Mission Street in the Wenatchee area, is in line to be issued a determination of non-significance. The developers have detailed plans to convert the existing First church of Christ Scientist building into a pediatric speech, occupational and

physical therapy medical clinic. Phase one will be renovation of the existing 3,200 square foot building into a medical clinic. Phase two will be construction of 1,500 to 1,650 square foot addition to the main floor and a basement of equal size. Plans show retaining walls, off street parking, site work and associated landscaping. The city of Wenatchee, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Hteck Holdings LLC and Burns and Hunsaker LLC. The project will be called Achieve Center. For additional information

on this project, contact the applicant's contact, Eric Burns of Achieve Center, at PO Box 2994, Wenatchee, WA or call 509-888-2505.

10-Unit Residential Cottages Project In Line For DNS Approval

KIRKLAND

A residential development, planned for a property located at 10661 Forbes Creek Drive in the Kirkland area, is in line to be issued a determination of non-significance. The developers have presented plans to construct a 10-unit cottage development. The project will require rezone. The city of Kirkland, using the

optional SEPA process, is expected to issue the permitting to the applicant, who is Habitat For Humanity Seattle. For additional information on this project, contact the applicant's contact, Matt Haight, director of construction for Habitat For Humanity Seattle, at mhaight@habitatskc.org, or call 425-587-3253.

36-Lot Kirkland Area Residential Subdivision Development Receives DNS Approval

KIRKLAND

A residential subdivision project, slated for five land parcels totaling 6-acres located at 12817 136th Avenue



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NE in the Kirkland area, has been issued a determination of non-significance. The action will allow the developers to divide the parcels into 36 single-family residential building lots. The city of Kirkland has issued the permitting to the applicant, who is Harbour Homes LLC. The project will be known as Meritage Ridge. For more information on this project, contact Harbour Homes at 206-315-8130.

330,000 SF Sumner Area Industrial Warehouse Project In Application Phase

SUMNER

An industrial development, proposed for a 24.45-acre site located

at Eighth Street East in the Sumner area, is the subject of a recent application. The developers have requested permission to construct a 330,000 square foot warehouse on the site. Plans note 204 parking stalls. Land-use changes in the area have gone from multifamily to industrial. Permitted, grade and fill has already taken place under a previous project review. The city of Sumner has received an amendment to the original MDNS from the applicant, who is AHBL. For additional information on this project, contact the applicant's contact, Lisa Klein of AHBL, at 253-363-2422.

21-Story 360,600 SF Denny Triangle Area Office-Retail Tower Development

SEATTLE

A commercial project, planned for a site located at 1007 Stewart Street in the Seattle area, is the subject of a determination of significance issued by the city of Seattle. The developers have submitted plans to construct a 21-story building with 355,000 square feet office and 5,600 square feet retail space. Plans show below-grade parking for 311 vehicles. There will be 150,000 cubic yards of grading. An addendum to the downtown height

and density EIS has been prepared to add specific information on land use, height, bulk and scale, views, parking, transportation and construction. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Mike Nelson of Trammell Crow Company. For additional information on this project, contact the applicant's contact, Jeremy Schoenfeld, at 206-682-3460.

18-Story South Lake Union Area Office-Commercial Tower Development In Early Design Phase

SEATTLE

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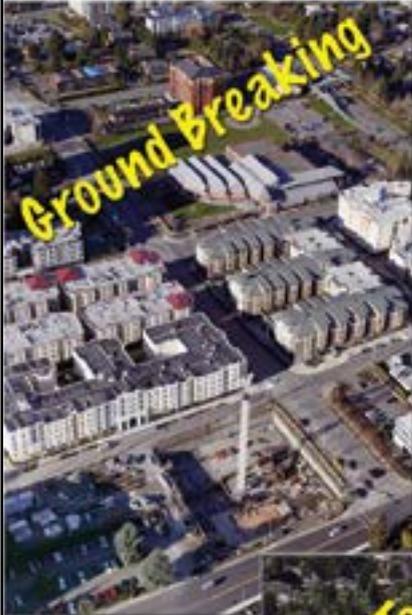
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A commercial project, in planning for a site located at 111 Westlake Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 18-story tower with 420,000 square feet office space and a 3-story, 15,000 square foot commercial structure with parking for 800 vehicles. Plans show associated parking for another project located at 110 Ninth Avenue North. Plans call for a subterranean alley vacation. An alternate project would provide 350 below-grade parking spaces with no alley vacation. The applicant for this project is City Investors IV LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

129-Unit Moses Lake Area Residential Apartment Project In Line For DNS Approval

MOSES LAKE

A residential project, planned for a property located at the 800 block of Central Drive in the Moses Lake area, is in line to be issued a determination of non-significance. The developers have detailed plans to construct 129 residential dwelling units, ranging from one to two bedrooms with

associated clubhouse and pool. Plans call for landscaping and parking in the C-2 general commercial and business zone. The City of Moses Lake, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Mike Lee of Sam Lee & Associates. The project will be called Central Park Apartments. For additional information on this project, contact the applicant at 712 South Neyland Avenue, Liberty Lake, WA 99019, or call 509-764-3747.

Pend Oreille Area Marijuana Greenhouse Development In Application Phase

PEND OREILLE

A commercial development proposed for a site located off Rumsey Road in the Pend Oreille county area, is the subject of a recent application. The developers have requested permission to establish a commercial marijuana greenhouse. Pend Oreille County has received the request from the applicant, who is MJ Investment and Management Group LLC. For additional information on this project, contact the applicant's contact, Joe Rammell of MJ Investment and Management Group LLC, at 1020 122nd Avenue SE, Bellevue, WA 98005, or call 509-447-4821.

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8-Unit Magnolia Area Residential Town- house Project Receives DNS Approval

SEATTLE

A residential development, slated for sites located at 3431 and 3439 22nd Avenue West in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct four, 2-unit townhouse structures with attached single-car garages. Work will take place in an environmentally critical area. Environmental review includes future until lot subdivision. Construction will require the demolition and removal of existing structures on the site. The project will be known as 3431 22nd Ave W. For more information on this project, call 206-684-5887.

47-Lot Renton Area Residential Subdivision Project In Line For DNS Approval

RENTON

A residential subdivision development, planned for a property located at 4905 SE Second Place in the Renton area, is in line to be issued a determination of non-significance. The developers have detailed plans to divide the property into 47 single-family residential building lots. Plans show preliminary plat approval and a street

modification. The city of Renton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Novastar Development. For additional information on this project, contact the applicant's contact, Wayne Potter of Novastar Development, at 425-251-6110.

5-Story 160-Unit Central Area Mixed-Use Resi- dential-Commercial Project In Design Phase

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 1801 South Jackson 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 152 residential dwelling units, eight live-work units and 3,800 square feet of at-grade commercial spaces. Plans note parking for 137 vehicles within the structure. Work will require 13,500 cubic yards of grading. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is The Atlantic LLC. For additional information on this project, contact the applicant's contact, Jill Burdeen, at 206-933-1150.

13-Lot Renton Area Residential Subdivision Development Receives DNS Approval

RENTON

A residential subdivision project, slated for a 5.74-acre site located at 159th Avenue NE & NE 116th Street in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 13 single-family residential building lots. The city of Redmond has issued the permitting to the applicant, who is Burnstead Construction Company. For additional information on this project, contact the applicant's contact, Tiffany Brown of Burnstead Construction Co., at 206-454-1900.

4-Story 77-Room Walla Walla Area Hotel Development In Line For DNS Approval

WALLA WALLA

A hotel project, planned for a site

located at Heritage Road and Highway 12 in the Walla Walla area, is in line to be issued a determination of non-significance. The developers have detailed plans to construct a 4-story, 41,100 square foot hotel with 77 guest rooms. Plans note parking for 76 vehicles. The Walla Walla Joint Community Development Agency, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Nageshwar Motel Inc. For additional information on this project, contact the applicant at 7030 Cascade Ave SE, Snoqualmie, WA 98065, or call 509-524-4713.

4-Story 53-Unit Central Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2305 East

Madison 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 53 dwelling units above 1,700 square feet of retail space. Parking will be provided for 11 vehicles below-grade. The applicant for this project is Charles Waterman of Le Madison LLC (Hamilton Urban Partners). For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

3-Story 31-Unit Lower Queen Anne Area Mixed-Use Residential-Drugstore Project Subject Of Revised Application

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 531 Queen Anne Avenue North in the Seattle area, is the subject of a revised

application. The developers have requested permission to construct a 3-story building with 19,100 square feet pharmacy space and 31 residential dwelling units. Work will require 18,000 cubic yards of grading and include below-grade parking for 62 vehicles. The city of Seattle has received this request from the applicant, who is Velmeir Companies. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Wayne Shores, at 248-539-7997.

67-Unit Capitol Hill Area Residential Project In The Works

SEATTLE

A residential development, proposed for a property located at 133 18th Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 67 dwelling units. Plans show storage for 57 bicycles and parking for 36 vehicles. The city of Seattle has received this request by the applicant, who is Odegard Gockel. Construction will require the demolition and removal of existing structures on the site. For additional

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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:

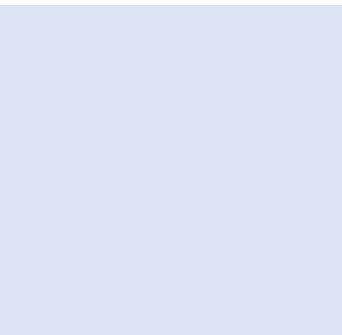
First floor frame modules
September 28



Second floor pan & floor pouring
October 12



Second floor frame modules
October 15



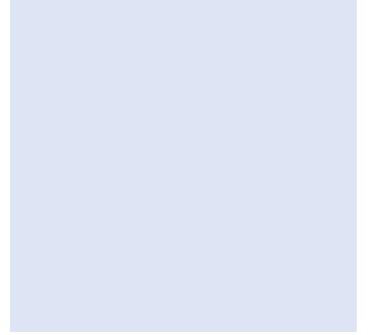
Third floor pan & floor pouring

October 22



Third floor frame modules

November 2



Fourth floor pan & floor pouring

November 5



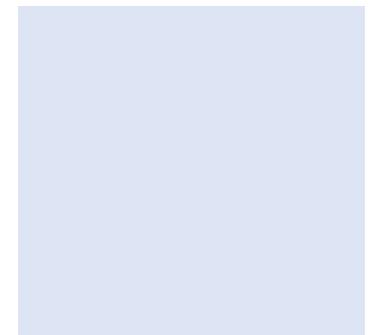
Fourth floor frame modules

November 12



Fifth floor pan & floor pouring

November 15



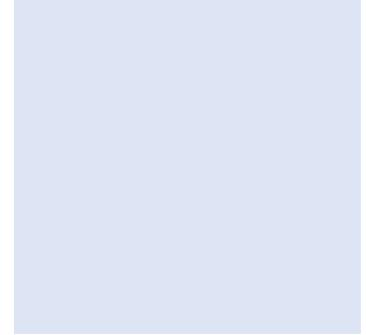
Fifth floor frame
modules

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



About IGB Systems Framing System:

IGB Systems' patented, modular framing system, utilizes pre-engineered, accurately cut, jig set, fully welded, tubular, light gauge, steel modules to achieve its load bearing, and shear strengths

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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
- **QUAKE PROOF:** System meets all seismic and shear force loading requirements
- **FIRE PROOF:** UL fire rating of up to 4 hours
- **QUIETER:** STC sound suppression of up to 66 db
- **NO ROT, WARPING, MOLD, INSECT INFESTATIONS**
- **GREENER:** Adds high LEED points to projects (100% recyclable, no waste)

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- **LESS EXPENSIVE:** Let us show you how and why

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information on this project, contact the applicant's contact, Marc Jenefsky, at 425-637-0831.

19,000 SF Bellingham Area Walgreens Store Development In Line For DNS Approval

BELLINGHAM

A retail project, planned for a site located at 109-125 Samish Way in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 14,500 square foot drug store and a 4,500 square foot retail or restaurant building. Plans show 50 parking spaces. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is CAP Bellingham LLC. Construction will require the demolition and removal of an existing fuel station and tanks on the site. The project will be known as Walgreens Store 16095. For more

information on this project, contact the applicant at 935 South Main Street, Suite 201, Greenville, SC 29601, or call 360-778-8350.

Beacon Hill Area Parking Garage Development In The Works

SEATTLE

A commercial project proposed for a site located at 2524 16th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a below-grade parking garage including surface parking for a total of 144 spaces. Work will take place in an environmentally critical area. The city of Seattle has received this request from the applicant, who is Estela Ortega of El Centro de la Raza. Existing structures will remain. For additional information on this project, contact the applicant's contact, Dean Kralios, at 206-316-2685.

13-Lot Lynnwood Area

Residential Subdivision Project In Hearings Stage

LYNNWOOD

A residential subdivision development, planned for a 6-acre property located at 14221 Manor Way in the Lynnwood area, is the subject of hearings by the Snohomish County Hearing Examiner. The hearings are being held to discuss a request to divide the property into 13 single-family residential building lots. The project will be known as Dallas Creek. For additional information on this project, contact the applicant, Andy Reaves of Dallas Creek LLC, at 425-486-6533.

7-Story 294-Unit Seattle Area Residential Development In Design Phase

SEATTLE

A residential project, in planning for a site located at 435 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 7-story residential building with 294 dwelling units. Plans show below-grade parking for up to 246 vehicles. The applicant for this project is 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.

Puyallup Area Car Wash Development Receives DNS Approval

PUYALLUP

A retail project, slated for a site located at 4412 South Meridian in the Puyallup area, has been issued a determination on non-significance. The action will allow the developers to construct a car wash facility with conveyor system and four vacuum islands. Plans note remediation of the

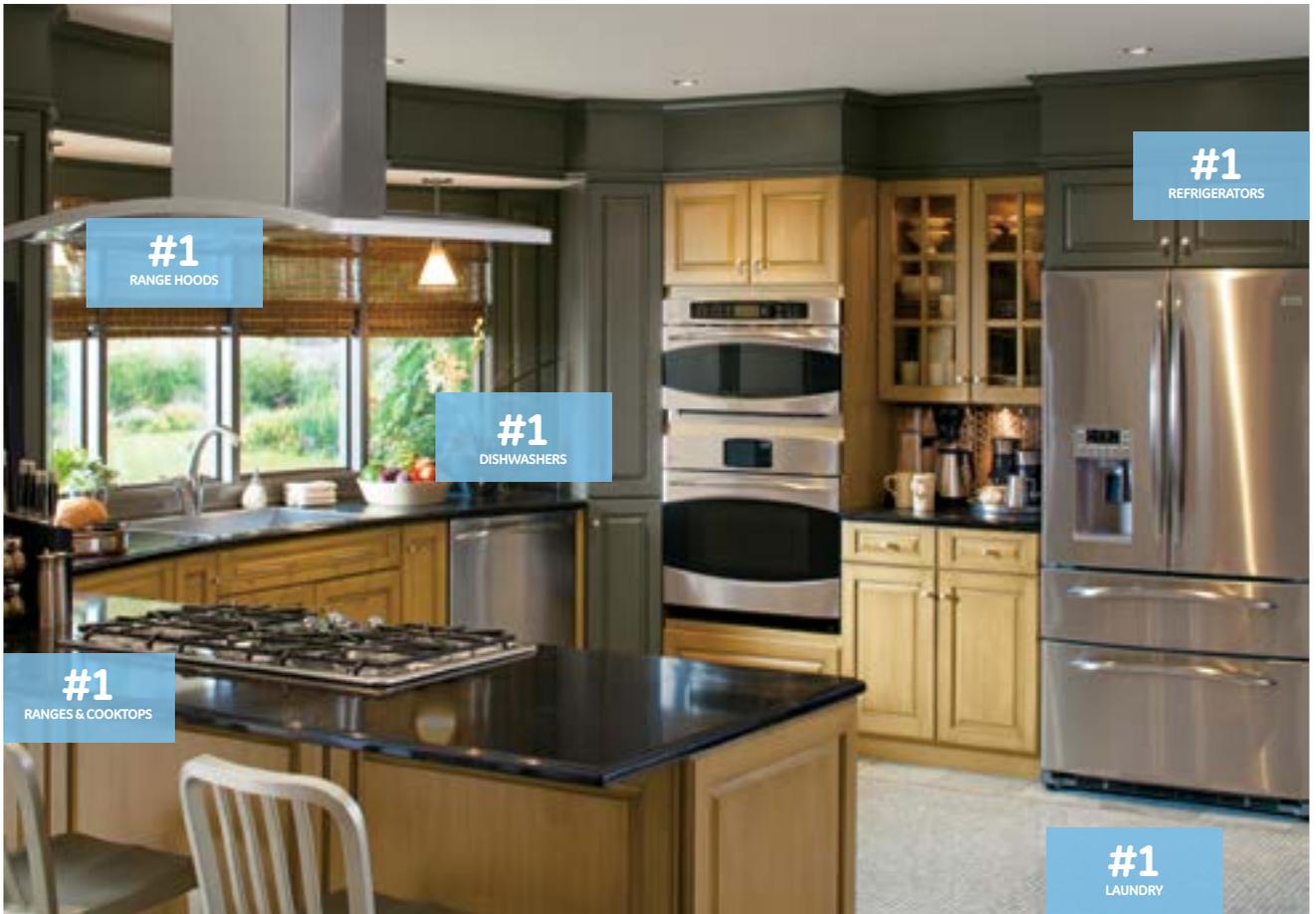
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Scott MacDonald, P: 206.714.6691, F: 866.342.4287, scott.macdonald@ge.com, King County – Multi-Family

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

petroleum-contaminated soil. The city of Puyallup has issued the permitting to the applicant, who is Car Wash Enterprises dba Brown Bear Car Wash. Construction will require the demolition and removal of existing fuel station structures and underground fuel tanks on the site. For additional information on this project, contact the applicant's contact, Jim Hansen of Car Wash Enterprises, at 206-789-3700.

130-Lot Spokane Area Residential Subdivision Development Receives Mitigated DNS Approval

SPOKANE

A residential subdivision project, planned

for a 33.49-acre site located east of Chapman Road and west of Barker Road in the Spokane area, has been issued a mitigated determination on non-significance. The action will allow the developers to divide the site into 130 single-family residential building lots in the low-density residential zone. Spokane County has issued the permitting to the owner, who is LNL Homes. The project will be called Estates at Ruddell. For additional information on this project, contact the applicant at 509-924-1211.

34-Lot Federal Way Area Residential Subdivision Project Received

Mitigated DNS Approval

FEDERAL WAY

A residential subdivision project slated for a 6.05-acre site located at 27614 Military Road South in the Federal Way area, has been issued a mitigated determination on non-significance. The action will allow the developers to divide the site into 34 single-family residential building lots and tracts for a critical area buffer. Plans note drainage and access, a drainage vault, a new dock and remodel of an existing residence. King County has issued the permitting to the applicant, who is Amalani LLC. The project will be known as Starwater. For additional information on this project, contact the applicant's contact, Barry Margolese of Amalani LLC, at 206-910-2728.

8-Unit Queen Anne Area Residential Townhouse Project Receives Conditional DNS Approval

SEATTLE

A residential townhouse development, planned for a site located at 2429 Eighth Avenue North in the Seattle area, has been issued a determination on non-significance. The action will allow the developers to construct four, 2-unit townhouse buildings. Work will take place in an environmentally critical area. The city of

Seattle has issued the permitting to the applicant, who is Kelton Johnson. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.

8,400 SF Renton Area Industrial Addition In Line For DNS Approval

RENTON

An industrial development, planned for a site located at 700 SW Seventh Avenue in the Renton area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 5,700 square foot first floor addition and a 2,700 square foot second story addition to an existing building in a medium industrial zone. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Harper Engineering. For additional information on this project, contact the applicant's contact, Todd Schutz of Craft Architects, at 206-720-7001.

4-Story 63-Unit Eastlake Area Mixed-Use Residential & Live-Work Development In Design Phase

SEATTLE

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development, in planning for a site located at 1823 Eastlake 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 4-story building with 58 residential dwelling units and five live-work units. Plans call for 8,000 cubic yards of grading and include below-grade parking for 42 vehicles. The applicant for this project is Jim Daly of Inhabit Eastlake LLC. For additional information on this project, contact the applicant's contact, Dawn Bushnaq, at 206-963-6306.

5-Story 20-Unit Capitol Hill Area Mixed-Use Residential-Retail-Office Development In The Works

SEATTLE

A mixed-use development, proposed for a site located at 1021 East Pine Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story building containing 20 residential dwelling units above 50,600 square feet office space and 21,600 square feet of retail. Parking for 142 vehicles will be located within the structure. The city of Seattle has

received this request from the applicant, who is Cammi Libby of Legacy Pine Street LLC. Construction will require the demolition and removal of existing structures on the site except street-facing facades on 11th Avenue and East Pine Street. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

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

CAMAS

A residential subdivision development, slated for an 82.53-acre site located

adjacent to SE Leadbetter Road and parallel to Lacamas Lake in the Camas area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 289 single-family residential building lots. The city of Camas has issued the permitting to the applicant, who is CJ Dens Lacamas I LLC. The project will be called CJ Dens subdivision. For additional information on this project, contact the applicant at 498 Topeka Road, Kelso, WA 98626, or call 360-817-1568.

183-Unit Bitter Lake Area Hotel-To-Apartment

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Conversion Project Receives DNS Approval

SEATTLE

A conversion project, planned for a site located at 13530 Linden Avenue North in the Seattle area, has been issued a determination on non-significance. The action will allow the developers to change the use of a portion of an existing building from hotel to apartments for a total of 183 dwelling units. The city of Seattle has issued the permitting to the applicant, who is Stanley Fimberg of FSC Realty LLC. For additional information on this project, contact the applicant's contact, Mancong Lin, at 206-223-1361.

18-Lot DuPont Area Residential Duplex Subdivision Project Receives Mitigated DNS Approval

DUPONT

A residential development, slated for a 2.12-acre property located at Hoffman Hill, Swan Loop and Hoffman Hill Boulevard in the DuPont area, has been issued a mitigated determination on non-significance. The action will allow the developers to divide the property into 18 residential lots for zero-lot line duplex homes. Plans show private alleys and utilities. The city of DuPont has issued the permitting to the applicant, who is

Quadrant Corporation. The project will be known as Tract J of Hoffman Hill Division 5 phase one plat. For additional information on this project, contact the applicant's contact, Ivana Halvorsen of Barghausen Consulting Engineers, at 425-251-6222.

14-Lot Bothell Area Residential Subdivision Project In The Works

BOTHELL

A residential subdivision development, proposed for a 3-acre site located at 217 South Bellflower Road in the Bothell area, is the subject of a recent application. The developers have requested permission

to divide the site into 14 single-family residential building lots. Snohomish County has received this request from the applicant, who is KLN Construction. The project will be known as North Lane. For additional information on this project, contact the applicant at 425-778-4111.

Union Gap Area Commercial Site Work Development In Line For Mitigated DNS Approval

UNION GAP

A commercial development, planned for a 3.24-acre property located at the north side of Valley Mall Boulevard in the Union Gap area, is

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in line to be issued a mitigated determination of non-significance. The action will allow the developers to import 12,000 cubic yards of structural fill to level the property in preparation for future site development. Work will take place within a regional commercial zone. The city of Union Gap, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is James Clary. For additional information on this project, contact the applicant's contact, Hordan Planning Services, at 509-249-1919.

Battle Ground Area Equestrian Center Project In Pre-Application Phase

BATTLE GROUND

A retail development, proposed for a site located at NE 120th Avenue in the Battle Ground area, is the subject of a pre-application conference. The developers have requested permission to construct an

equestrian center with a 1,000 square foot caretaker house, a 5,000 square foot clubhouse, a 28,800 square foot indoor arena, a 9,600 square foot covered warm-up pen and a 45,000 square foot outdoor arena. The project will be called Clark County Saddle Club. For additional information on this project, contact the applicant's contact, John Meier, at 360-882-0419.

8,000 SF Monroe Area Commercial Project In The Works

MONROE

A commercial development, proposed for a site located at 19020 State Route 203 in the Monroe area, is the subject of a recent application. The developers have requested permission to construct two, 4,000 square feet buildings. Snohomish County has received a shoreline substantial development permit application from the applicant, who is Brad Elledge. The

project will be known as Valley Farm. For additional information on this project, call 425-388-3311, extension 2938.

6-Lot Mountlake Terrace Area Residential Apartment Development Receives DNS Approval

MOUNTLAKE TERRACE

A residential project, planned for a 3.38-acre property located at 2311 Cedar Way in the Mountlake Terrace area, has been issued a determination on non-significance. The action will allow the developers to subdivide the property into six building lots, tracts for parking, playground, open space and sensitive area. The project is on a category 2 wetland. The city of Mountlake Terrace has issued the permitting to the applicant, who is Gordon Capretto. The project will be called Cedar Terrace Apartments PUD. For additional information on this project, contact the applicant's contact, Michael Norton

of Kennedy/Jenks, at michaelnorton@kennedyjenks.com, or call 206-753-3400.

10,800 SF Lake City Area Change-Of-Use From Art Studio-To-School Project Receives Conditional OK

SEATTLE

A school development, planned for a site located at 13224 37th Avenue NE in the Seattle area, is moving forward. The developers have detailed plans to change a 10,800 square foot portion of an existing institution and art center known as Cedar Park Elementary School/ Cedar Park Art Center, from an artist studio to institution. Plans call for installation of eight new portable classrooms. An environmental impact addendum and determination of non-significance has been issued by Seattle Public Schools. The city of Seattle has placed conditions on this project. For additional information on this project, contact the applicant's contact, Steven Lee, at 206-587-3797.

25-Unit Ballard Area Residential Apartment Project Receives DNS Approval

SEATTLE

A residential development, slated for a site located at 1762 NW 59th Street in the Seattle area, has been

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issued a determination on non-significance. The action will allow the developers to construct a 3-story building with 25 residential dwelling units. Plans show storage for 20 bicycles located in the basement. No parking is proposed. The city of Seattle has received this request by the applicant, who is Michael Nelson of MRN Homes LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Andrew Novion, at 206-361-6133.

23-Unit Lynnwood Area Residential Development Receives DNS Approval

LYNNWOOD

A residential project, planned for a 2.5-acre site located at 13310 Wigen Road in the Lynnwood area, has been issued a determination on non-significance. The action will allow the developers to construct 23 single-family residences on two land parcels. Plans call for rezone from residential 8400 to low-density multiple residential. Snohomish County has issued the permitting to the applicant, who is Lake Serene LLC (Westcott Holdings). The project will be known as 1305-WLD Lake

Serene SFDU. For additional information on this project, contact the applicant at 425-576-9390.

5-Phased Burlington Area Industrial Manufacturing Expansion Project In Line For DNS Approval

BURLINGTON

An industrial expansion project, planned for a site located at 15062 Steele Road in the Burlington area, is in line to be issued a determination of non-significance. The action will allow the developers to expand the existing Hexcel manufacturing facilities by constructing five phases of new buildings east and southeast of the Hexcel site and along both sides of Knudson Road. Skagit County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Hexcel Corporation. For additional information on this project, contact the applicant's contact, Hexcel Burlington, at 888-439-1234.

4-Story 34-Unit Rainier Beach Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 4354 South Henderson 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 34 residential dwelling units above 1,500 square foot retail space. The applicant for this project is Wendy Ceccherelli of Van Gough Development Corporation. For additional information on this project, contact the applicant's contact, Scott Starr, at 206-623-1104.

54-Unit Sumner Area Residential Apartment Project In The Works

SUMNER

A residential development, proposed for a 4.14-acre site located

at 16120 64th Street East in the Sumner area, is the subject of a recent application. The developers have requested permission to construct 11 apartment townhouse structures containing a total of 54 dwelling units. Plans note a public sanitary sewer, water main extensions and storm drainage facilities. The city of Sumner has received this request by the applicant, who is Tarragon LLC. For additional information on this project, contact the applicant's contact, Charlie Laboda of Tarragon LLC, at 206-233-9600.

6-Story 155-Room Seattle Area Residential Hotel Development In Application Phase

SEATTLE

A Hotel retail project, proposed for a site located at 9550 First Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story hotel with 155 guest rooms. Plans show parking for 127 vehicles at and below-grade. Work will require 4,600 cubic yards of grading. The city of Seattle has received this request by the applicant, who is Northgate Lodging LLP (Gramor Development Washington). Construction will require the demolition

and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Kurt Jensen, at 425-216-0318.

4-Story 19-Unit Seattle Area Residential Apartment Project In Line For Mitigated DNS Approval

SEATTLE

A residential development, planned for a .63-acre site located at 9820 Des Moines Memorial Drive South in the Seattle area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 4-story apartment building containing 19 dwelling units. Plans call for 32 parking spaces plus frontage and related site improvements. King County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Seattle's Union Gospel Mission. The project will be known as Lighthouse Apartments. For additional information on this project, contact the applicant's contact, Craig S Chaney of Merrick Lentz Architects, at 425-747-3177.

5-Story 45-Unit Federal Way Area Residential Apartment Development In Line For DNS Approval

FEDERAL WAY

A residential development, planned for a property located at 29404 Pacific Highway South in the Federal Way area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 5-story apartment building with 45 dwelling units for veteran families. The city of Federal Way, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Roger Oakdale of Baylis Architects. For additional information on this project, contact the applicant's contact Mr. Oakdale at 425-454-0566.

16-Story 168-Unit Downtown Seattle Area Mixed-Use Residential-Retail Project In Design Phase

SEATTLE

A mixed-Use residential and retail project, in planning for a site located at 1301 Western Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 16-story building with 168 residential dwelling units and 3,600 square feet, grade-level retail space. Parking for 130 vehicles will be located above and below-grade. Work will require 6,000 cubic yards of grading.



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The applicant for this project is Martha Barkman of Harbor Urban Properties. For additional information on this project, contact the applicant's contact, Michael Willis, at 206-576-1626.

16,000 SF Blaine Area Religious Facility Development Receives Mitigated DNS Approval

BLAINE

A religious project, slated for a property located at 2748 Portal Way in the Blaine area, has been issued a mitigated determination on non-significance. The action will allow the developers to construct a 16,000 square foot church with 187 parking stalls. The city of Blaine has issued the permitting to the applicant, who is Associated Project Consultants. For additional information on this project, contact the applicant at 360-671-1146.

5-Story Olympia Area Office Building Replacement Project Receives DNS Approval

OLYMPIA

An office development, planned for a site located at 1063 Capitol Way in the Olympia area, has been issued a determination on non-significance. The action will allow the developers to construct a 5-story office replacement building. Plans show a new parking garage. The state Department

of Enterprise Services has issued the permitting. The project will be known as 1063 block replacement. For additional information on this project, contact Richard Browning, project director, at 360-407-9360.

19-Unit Bothell Area Residential Development Receives DNS Approval

BOTHELL

A residential project, planned for a 2.3-acre site located at 19223 35th Avenue SE in the Bothell area, has been issued a determination on non-significance and is the subject of a hearing by the Snohomish County Hearing Examiner. The action will allow the developers to construct 19 single-family dwelling units. Plans note existing unit and a rezone from R-9600 to low-density multifamily residential. Snohomish County has issued the permitting to the applicant, who is Seattle Pacific Homes. The project will be called Village at Brookshire. For additional information on this project, contact the applicant at 425-953-2800.

Boeing Company 1.3 Million SF Wing Fabrication Plant Development subject of Addendum

EVERETT

An industrial project planned for a site located at 3003 West Casino Road

in the Everett area, is the subject of an addendum to the 1991 Boeing Everett master development plan to allow construction of a 1.3 million square foot building to be used for fabrication of composite airplane wings. Plans show a new modular building. The project will be known as Composite Wing Center, Building 40-58. For additional information on this project, contact the applicant's contact, Pete McGuire of The Boeing Company, at peter.d.mcguire@boeing.com, or call 425-238-3768.

12,900 SF Union Gap Area Resource Center In Line For MDNS Approval

UNION GAP

An office development planned for a site located at 2403 South 18th Street in the Union Gap area is in line to be issued a mitigated determination of non-significance. The action will allow the developers to remodel approximately 12,900 square feet of an existing building to accommodate the new 911 emergency communication center and relocate the Yakima County Emergency Medical Services. Plans show a 120-foot-tall communications tower. The city of Union Gap, using the optional SEPA process, is expected to issue the required permitting to the applicant,

who is Yakima County. The project will be called Yakima County Resource Center remodel, phase two. For additional information on this project, contact the applicant's contact, Architects Rasmussen Triebelhorn, at 253-572-5511.

24-Unit Kent Area Retirement Community Development Receives DNS Approval

KENT

A residential development, planned for a 1.3-acre land parcel located at 26041 116th Avenue SE in the Kent area, has been issued a determination on non-significance. The action will allow the developers to construct a 24-unit retirement community. Plans call for two, 2-story buildings, a pavilion building, renovation of two existing duplexes and detached garages for up to eight vehicles. Plans show utilities, landscaping and associated parking. The city of Kent has issued the permitting to the applicant, who is Greenwalk Designs. The project will be known as Greenwalk Village Retirement Community. For additional information on this project, contact the applicant's contact, Steve Barnes of Greenwalk Designs, at 12731 39th Avenue NE, Seattle, WA 98125, or call 253-856-5454.



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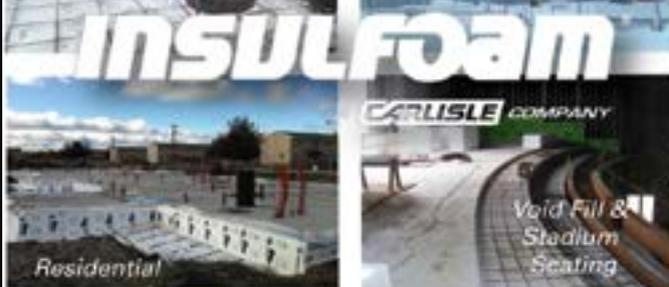
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8-Unit Vancouver Area Residential Apartment Project In Application Phase

VANCOUVER

A residential development, proposed for a site located at 10510 NE Seventh Street in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct eight dwelling units. The city of Vancouver has received this request by the applicant, who is Columbia Northwest Engineering. The project will be known as Bahumaid Apartments. For additional information on this project, contact the applicant at 509-766-1226.

56-Unit Residential Development Proposed For Bothell Area

BOTHELL

A residential project, proposed for a 6.2-acre site located at 19525 Filbert Drive in the Bothell area, is the subject of a recent application. The developers have requested permission to construct 56 single-family residences on the site. The project is revised from original 44 units and includes more property. Snohomish County has received this request by the applicant, who is Peter Spadafora of Afora Group Holdings LLC. The project will be known as Talon Landing SFDU. For

additional information on this project, contact the applicant at 425-512-0736.

220,000 SF Port Orchard Area Retail-Cinema Project In Line For Mitigated DNS Approval

PORT ORCHARD

A retail development, planned for a property located southwest of the intersection of Greaves Way and Kitsap Mall Boulevard NW near Silverdale in the Port Orchard area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct up to 220,000 square feet of gross leasable commercial building area. Plans call for a 12-screen movie theater, retail and restaurant uses. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Jean Paul Wardy. The project will be called The Trails at Silverdale Retail Center. For additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineers, at 425-251-6222.

4-Story 33-Unit Eastlake Area Mixed-Use Residential-Commercial Development In Design Phase

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 1903 Yale Place 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 4-story building containing one commercial unit, one live-work unit and 32 residential dwelling units. Below-grade parking will be provided for 21 vehicles. Work will take place in an environmentally critical area. Plans call for 5,500 cubic yards of grading. The applicant for this project is Jim Daly of Inhabit Eastlake LLC. For additional information on this project, contact the applicant's contact, Dawn Bushnaq, at 206-963-6306.

8-Lot Capitol Hill Area Residential Project In The Works

SEATTLE

A residential subdivision development, proposed for a site located at 339 16th Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct eight unit lots. The construction of residential units is being reviewed under a separate project order. The city of Seattle has received this request by the applicant, who is Graham Black of

GProjects Development LLC. For additional information on this project, contact Mr. Black at 206-293-3464.

8-Story 92-Unit Capitol Hill Area Mixed-Use Residential-Retail-Office Development Receives Conditional DNS Approval

SEATTLE

A mixed-use development, slated for a site located at 501 East Pike Street in the Seattle area, has been issued a determination on non-significance. The action will allow the developers to construct an 8-story building containing 89 residential dwelling units, three live-work units, 6,600 square feet retail and 5,200 square feet office space. Below-grade parking will be provided for 52 vehicles. Construction will require the demolition and removal of portions of an existing 8,900 square foot structure on the site. Street facades on East Pike Street and Summit Avenue East will remain. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Hunters Capital LLC. For additional information on this project, contact the applicant's contact, Tony Fan, at 206-587-3797.

4-Story 38-Unit Alaska Junction Area Mixed-Use Residential &

Live-Work Project Receives Conditional DNS Approval

SEATTLE

A mixed-use development, planned for a site located at 4535 44th Avenue SW in the Seattle area, has been issued a determination on non-significance. The action will allow the developers to construct a 4-story residential building with 36 dwelling units above two live-work units. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is John Comick. For additional information on this project, contact the applicant's contact, Chie Yokoyama, at 206-933-1150.

84-Lot Olympia Area Residential Subdivision Development In The Works

OLYMPIA

A residential subdivision project, proposed for a 14.13-acre site located at 7918 Pacific Avenue SE in the Olympia area, is the subject of a recent application. The developers have requested permission to divide the site into 84 single-family residential building lots with one tree tract, two tree retention/community park tracts and one storm drainage tract. Thurston County has received this request from the owner, who is

CDW LLC. The project will be known as Arrowood subdivision. For additional information on this project, contact the applicant's contact, Carl Wade of Caliber Company, at 253-845-7075.

21-Unit Snohomish Area Residential Townhouse Project In Application Phase

SNOHOMISH

A residential project, proposed for a 1-acre property located in the Snohomish area, is the subject of a recent application received by Snohomish County. The developers have requested permission to construct a 21-unit townhouse development. The project will be called 156th Street townhomes. For more information, call 425-388-3311, extension 2351.

41-Story 500-Unit South Lake Union Area Mixed-Use Residential-Commercial Development In Early Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 110 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 41-story tower and a 2-story commercial structure. Parking will

be provided for up to 800 vehicles, including parking for another project located at 111 Westlake Avenue North. Plans call for a subterranean alley vacation. An alternative project would provide 350 below-grade parking spaces with no alley vacation. The applicant for this project is City Investors IV LLC (Vulcan Real Estate). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

2-Story Lakewood Area Office Addition In Line For DNS Approval

LAKEWOOD

An office

development, planned for a property located at 6010 Main Street SW in the Lakewood area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story office addition within the same footprint of the existing building. Construction will require the demolition and removal of the east side of an existing retail building on the site. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is MJR Development. The project will be called Lakewood Office Building West.

For additional information on this project, contact the applicant's contact, Mark Lahaie of MJR Development, at mark@mjrdevelopment.com, or call 360-402-2279.

2-Story 12,400 SF Spokane Area Office & Banking Facility Development In Line For DNS Approval

SPOKANE

A commercial development planned for a site located at 5322 North Division Street in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 12,400 square foot office building with a basement and drive-thru banking. Plans show utilities, landscaping and associated parking. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Washington Federal. For additional information on this project, contact the applicant's contact, Damian Cronkhite of Bernardo-Wills Architects, at 509-838-4511.

36-Unit Bothell Area Residential Development Receives DNS Approval

BOTHELL

A residential project, planned for a 4.4-acre site located at 15914 Cascadian Way in the Bothell area, has been

issued a determination on non-significance. The action will allow the developers to construct 36 single-family residences. Snohomish County has issued the permitting to the applicant, who is Erik Molina. The project will be called Cascadian Way. For additional information on this project, call 425-388-3311, extension 2123.

77-Unit Stanwood Area Residential Development Receives Mitigated DNS Approval

STANWOOD

A residential development, slated for a 19-acre property located a 7121 Pioneer Highway in the Stanwood area, has been issued a mitigated determination on non-significance. The action will allow the developers to divide the property into 77 building lots. The lots will be used for the construction of single-family, duplexes and townhomes. Plans note tracts for stormwater, critical areas and open space. The city of Stanwood has issued the permitting to the owner, who is TBD Associates. For additional information on this project, contact the applicant's contact, TBD Associates, at 10219 Portland Avenue East, Unit C, Tacoma, WA 98445, or call 360-629-2181.

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8-Lot Phinney Ridge Area Residential Project Progressing

SEATTLE

A residential project, planned for a site located at 5555 Phinney Avenue North in the Seattle area, is the subject of a short subdivision granted by the city of Seattle. The developers will proceed with plans to create eight unit lots. Construction of residential units has been approved under a separate project order. The city of Seattle has issued the permitting to the applicant, who is Parc West LLC. For additional information on this project, contact the applicant's contact, Brandon Winters, at 206-297-0996.

2-Story 62,900 SF Seattle Area Residential Apartment Conversion & Addition Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 6559 35th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to alter and change the use of an existing 2-story, 62,900 square foot, and 113-room congregate residence to a 64-unit apartment building. Plans call for a 35,400 square foot addition of 45 new dwelling units. Parking for 56 vehicles will be located below-grade. The city of Seattle has received this request by the

applicant, who is Matt Parent of Goodman Real Estate. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

41,200 SF Union Gap Area Office In Line For DNS Approval

UNION GAP

An office development, planned for a 3.82-acre site located at 1211 Ahtanum Ridge Drive in the Union Gap area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 41,200 square foot office building. Plans note paving, landscaping, and stormwater retention and associated parking. The city of Union Gap, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Gemka LLC. For additional information on this project, contact the applicant's contact, Gary Martin of Gemka, at 1723 East Lincoln, Sunnyside, WA 98944.

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

SEATTLE

A residential townhouse project, in planning for sites located at 3621 and 3629 Courtland Place 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 15 townhouses in three, 3-unit buildings at 3621 Courtland Place South and two 3-unit buildings at 3629 Courtland Place South. Plans include surface parking for 12 vehicles at the rear of the properties. The applicant for this project is Paul Glosniak of BDR Modere LLC. Construction will require the demolition and removal of existing structures on the site. For further information on this project, call 206-684-5887.

11-Unit Woodland Area Residential Subdivision Project In Line For DNS Approval

WOODLAND

A residential development, planned for four land parcels located at 106 and 110 South Pekin Road in the Woodland area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 12 residential building lots. Lot 12 contains an existing residence. Lots 1-11 will contain future single-family detached residences. The project will be known as Lilac Lane subdivision. The city of Woodland, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bill Dunlap. For additional information on this project, contact the applicant's contact, Ed Geer Land Use Planning and Building Designs, at 360-904-4964.

12-Story South Lake Union Area Office-Retail Development In Application Phase

SEATTLE

A commercial project, proposed for a site located at 234 Ninth Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 12-story building with 15,600 square feet retail, 149,400 square feet office space and one residential dwelling unit. The city of Seattle has received this request by the applicant, who is Scott Redman of R2H2 LLC. For additional information on this project, contact the applicant's contact, Kirsten Murray, at 206-624-5670.

237-Unit Woodinville Area Residential Multifamily Development Receives DNS Approval

WOODINVILLE

A residential development, slated for a property located at 17300 135th Avenue NE in the Woodinville area, has been issued a determination on non-significance. The action will allow the developers to construct 237 multifamily dwelling units in three buildings. Plans call for grading, street, drainage, landscaping, tree removal and installation and parking structures. The city of Woodinville has issued the permitting to the applicant, who is Woodin Creek Village Associates LLC. The project will

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4-Story 108-Unit Shoreline Area Residential Apartment Project In Line For DNS Approval

SHORELINE

A residential project, planned for a site located at 1795 NE 205th Street in the Shoreline area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 4-story, 108-unit wood-frame apartment building with an at-grade parking garage to accommodate 76 vehicles and 108 bicycles. The city of Shoreline, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Chris Davidson with Goodman Real Estate. The project will be called Ballinger Way. For additional information on this project, contact Mr. Davidson at 206-448-0259.

54-Story Downtown Seattle Area Office-Hotel Tower Development In Early Design Phase

SEATTLE

A commercial development, in planning for

a site located at 1301 Fifth 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 54-story tower with grade-level retail and 750,000 square feet office space and 22 residential dwelling units above. Plans show a separate 15-story, 200-room hotel along Fourth Avenue. Parking will be located below-grade for up to 1,200 vehicles. The applicant for this project is Cindy Edens of Wright Runstad & Company. For additional information on this project, contact the applicant's contact, Cindy Edens, at 206-292-8918.

22,000 SF Burlington Area Industrial Manufacturing Addition Project In Line For DNS Approval

BURLINGTON

An industrial expansion project, planned for a property located at 11591 Watertank Road in the Burlington area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 22,000 square foot addition off of the existing north side of an existing 20,200 square foot building used for manufacturing and storage. Plans note a 13,000 square foot future addition. Skagit County, using the

optional SEPA process, is expected to issue the required permitting to the applicant, who is Team Corp. For additional information on this project, contact the applicant's contact, Carletti Architects, at 360-424-0394.

3-Story 90,800 SF West Seattle Area Elementary School Facility Project Receives Conditional OK

SEATTLE

A school facility development, planned for a property located at 5013 SW Dakota Street in the Seattle area, is the subject of recent plans to construct a 3-story, 90,800 square foot Genesee Hill Elementary school. Work will take place in an environmentally critical area. Environmental documents are being prepared by Seattle Public Schools. Plans call for 14,700 cubic yards of grading and removal of two exceptional trees. The applicant for this project is Jeanette Imanishi of Seattle Public Schools. The city of Seattle has placed conditions on this project. Construction will require the demolition and removal of the existing 30,200 square foot school on the site. For additional information on this project, contact the applicant's contact, David Pool, at 253-627-5599.

18-Unit Lynnwood Area Residential Development

Receives DNS Approval

LYNNWOOD

A residential development, slated for a 2.3-acre site located at 20402 South Danvers Road in the Lynnwood area, has been issued a determination on non-significance. The action will allow the developers to construct 18 single-family detached residences. There will be 2,300 cubic yards of cut and 2,400 cubic yards of fill for construction of a partial public road and other site activities. Snohomish County has issued the permitting to the applicant, who is Robert Parker. The project will be known as Parking SFDU. For additional information on this project, call 425-388-3311, extension 1068.

45,900 SF Rainier Valley Area Private School Development Receives DNS Approval

SEATTLE

A school facility development, planned for a site located at 1701 20th Avenue South in the Seattle area, has been issued a determination on non-significance. The action will allow the developers to construct a 3-story, 45,900 square foot private school on the site. The city of Seattle has issued the permitting for this project that will be known as Hamlin Robinson School. For additional information

on this project, contact the applicant's contact, Mark Gifford, at 206-441-4522.

Grapeview Area School Facility Addition & Renovation Project Receives DNS Approval

GRAPEVIEW

A school facility development, planned for a site located at 822 East Mason Benson Road in the Grapeview area, has been issued a determination on non-significance. The action will allow the developers to construct modernizations to the existing 19,800 square foot Grapeview School building and construct a 12,700 square foot addition containing multi-purpose space, classrooms and administrative area. Mason County has issued the permitting to the Grapeview School District. For additional information on this project, contact the applicant at 360-275-4921.

14-Lot Vancouver Area Residential Subdivision Development In Application Phase

VANCOUVER

A residential subdivision project proposed for a 7.2-acre property located at 14316 NW 56th Avenue in the Vancouver area is the subject of a recent application.

The developers have requested permission to construct a 14-lot planned unit development. Clark County will hold a pre-application conference to discuss this request. The project will be known as Skinner PUD. For additional information on this project, contact the applicant's contact, John Meier, at 360-882-0419.

12-Story 100-Unit Belltown Area Residential Development In The Works

SEATTLE

A residential project, proposed for a site located at 3031 Western Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 12-story building containing 100 dwelling units. Plans call for below-grade parking for 71 vehicles. The city of Seattle has received this request from the applicant, who is Selig Real Estate Holdings 21 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, Brad Hinthorne, at 206-381-6019.

34-Lot Renton Area Residential Subdivision Project In Line For Mitigated DNS Approval

RENTON

A residential subdivision Development, planned for a 7.92-acre property located at 18647, 18655, 18819 and 18825 108th Avenue SE in the Renton area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide seven land parcels into 34 single-family residential building lots. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Conner Homes. The project will be known as Panther Lake preliminary plat. For additional information on this project, contact the applicant's contact, Aron Golden of Conner Homes, at 425-455-9280.

6-Story Seattle Area Mixed-Use Retail-Residential-Public Storage Project In Early Design Phase

SEATTLE

A mixed-use development, in planning for a site located at 1200 South Dearborn 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 public storage building with ground-level retail and one residential dwelling unit. Parking

will be provided for 19 vehicles. The applicant for this project is Dave Doll. 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, Kathryn Jerkovich, at 253-627-4367.

5-Story 57-Unit Capitol Hill Area Mixed-Use Residential-Retail Development In Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 1523 East Madison 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 55 residential dwelling units, two live-work units and 800 square feet retail space. No parking is proposed. The applicant for this project is Johnson Carr LLC. Construction will require the demolition and removal of an existing building and surface parking on the site. For additional information on this project, contact the applicant's contact, Jay Janette, at 206-919-2624.

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