

New Project News

Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

October 2014



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New Project News

Washington State Construction News

October 2014 • Volume 13 Issue 10

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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Vancouver Area Residential Assisted-Living Facility Development In Pre-Application Stage

VANCOUVER

A nursing center project, proposed for a site located at NE 29th Avenue in the Vancouver area, is the subject of a pre-application conference being held by Clark County. The developers have detailed plans to construct assisted-living facilities with associated infrastructure. The project will be called Welcome Home Assisted Living. For additional information on this project, contact the applicant's contact, Joel Stirling, at 360-759-1794.

23-Story 300-Unit Residential Tower Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 401 Eighth 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 23-story building containing 300 dwelling units. Plans include below-grade parking for up to 225 vehicles. The applicant for this project is Ada Healey of City Investors XII LLC (Vulcan Real Estate). Construction will require the demolition and removal of an existing 2-story commercial

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

6-Parcel Cle Elum Area Rezone & Office Building Project In Line For DNS Approval

CLE ELUM

An office development, planned for a six land parcels located west of Anderson Road and north of Umptanum Road in the Cle Elum area, is in line to be issued a determination of non-significance. The developers have plans to rezone the parcels from urban residential to general industrial to more accurately reflect the existing use of the properties and surrounding uses. The permitting will allow for the construction of a new office building. Kittitas County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is MTA Holdings LLC. The project will be known as Anderson Hay and Grain. For additional information on this project, contact the applicant's contact, Mark Anderson, of Anderson Hay and Grain, at PO Box 99, Ellensburg, WA 98926, or email at mark.anderson@anderson-hay.com, or call 509-962-7506.

3-Building Chinook Area



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Industrial Marijuana Processing Development Receives DNS Approval

CHINOOK

An industrial project, slated for a site located at 2546 State Route 101 in the Chinook area, has been issued a determination of non-significance. The action will allow the developers to convert three existing commercial buildings into an agricultural growing and processing facility for recreational marijuana. Pacific County has issued the permitting to the owner, who is JKL Services LLC. The project will be known as JKL Services Marijuana Growing and Processing Center. For additional information on this project, contact the applicant's contact, Reese Carpenter, at reese@ustesting.com, or call 360-642-9382.

100 Acre Fife Area Industrial Warehouse Project Receives Mitigated DNS Approval

FIFE

An industrial development, planned for a 100-acre site located

at the west side of Freeman Road and between 20th Street East and 34th Street East in the Fife area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 11 buildings for warehouse, industrial and approved accessory uses. Seven of the warehouses do not have future tenants identified and four will be occupied by FedEx. The city of Fife has issued the permitting to the applicant, who is Benaroya Capital Company. The project will be called Benaroya Development. For additional information on this project, contact the applicant's contact, Joe Alhadeff of Benaroya Capital Company, at joea@benaroya.com, or call 425-440-6705.

8-Unit Seattle Area Residential Townhouse Project Receives DNS Approval

SEATTLE

A residential development, planned for a property located at

7029 35th Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 2-unit townhouse structures and one, 4-unit townhouse structure for a total of eight dwelling units. Plans show surface parking for eight vehicles. The city of Seattle has issued the permitting to the applicant, who is D.C. Granger Inc. 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, Einar Novion, at 206-851-7922.

42,000 SF Medical Office Building Development Receives Conditional DNS Approval

SEATTLE

A medical development, planned for a site located at 10521 Meridian Avenue North in the Seattle area, has been issued a determination of

non-significance. The action will allow the developers to construct a 2-story, 42,000 square foot medical office and human services building. Plans include on site surface parking for 19 vehicles with additional parking on a proposed lot to the south. Work will require 3,300 cubic yards of grading. The project will be called Meridian Center for Health. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Mark Secord of Neighborcare Health. For additional information on this project, contact the applicant's contact, Laurel Rech, at 206-223-5022.

12-Unit Residential Townhouse Development Proposed For Queen Anne Area

SEATTLE

A residential townhouse project, proposed for sites located at 312 and 327 West Olympic Place in the Seattle area, is the subject of a recent application. The developers have requested permission to construct

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four, 3-story buildings with two-2-unit and two, 4-unit structures. Parking will be provided for 14 vehicles. Work will take place in an environmentally critical area. The city of Seattle has received this request from the applicant, who is Joe Paar. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

83,000 SF Seattle Area UW Research Lab Project In Application Stage

SEATTLE

A university development, proposed for a below-ground site located at 1450 NE Boat Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 83,000 square foot, below-ground research lab for the University of Washington Animal Research and Care Facility. Plans show a single-story, 1,500 square foot entrance, an 85 foot tall utility tower, site

improvements, a new pedestrian ramp and associated landscaping. The city of Seattle has received this request from the applicant, who is Kurtis Jensen of the UW Capital Projects Office. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

108,000 SF Lacey Area Middle School Facility Development In Line For Mitigated DNS Approval

LACEY

A school facility development, planned for a 19-acre site located at the southwest corner of Campus Glen Drive NE and Preston Street NE in the Lacey area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a middle school facility to accommodate 750 students. Plans show athletic and play fields, a future greenhouse, bus area and associated parking. The total building footprint will be 108,000 square

feet. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is North Thurston Public School. For more information on this project, contact the applicant at 360-412-4400.

2,400 SF Snohomish County Industrial Marijuana Facility Development In Application Stage

SNOHOMISH

An industrial project, proposed for a property located at 31 Price Road in the Snohomish area, is the subject of a recent application. The developers have requested permission to construct a 2,400 square foot facility to be used for marijuana production. Snohomish County has received this request by the applicant, who is Rob Radcliff. The project will be known as High Rolor Indoor Cannabis Farm. For more information on this project, call 425-388-3311, extension 2351.

16-Story Seattle Area Mixed-Use Residential-Commercial Development In Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 625 Boren 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 16-story residential building with 377 dwelling units and 16,800 square feet, ground-level commercial space. Parking for 400 vehicles will be located at and below-grade. The applicant for this project is Ada Healey of City Investors XII LLC (Vulcan Real Estate). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

39-Story 398-Unit Seattle Area Residential-Commercial Project Receives Conditional



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DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 204 Pine Street in the Seattle area has been issued a determination of non-significance. The action will allow the developers to construct a 39-story building containing 298 apartment dwelling units and 3,100 square feet, ground-level retail space. Parking for 217 vehicles will be located within the structure and 144 below-grade stalls will be located at 1608 Second Avenue. Plans call for 35,000 cubic yards of grading. The city of Seattle has issued the permitting,



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with conditions, to the applicant, who is EQR Second & Pine LLC (Equity Residential). For additional information on this project, contact the applicant's contact, Jim Westcott, at 206-344-5700.

Burlington Area Industrial Marijuana Processor Facility In Line For DNS Approval

BURLINGTON

An industrial project planned for a site located at 17636 State Route 20 in the Burlington area, is in line to be issued a determination of non-significance. The developers have plans to change the use of two existing 23,800 square foot buildings and a 1,800 square foot building known as Dai-Zen Chicken Farm. Plans call for the construction of a 4,200 square foot addition. Skagit County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is The High End. For additional information on this project, contact the applicant's contact, Casey Craig of The High End, at 17636 SR-20, Burlington, WA 98233, or call 360-336-9410.

6-Story 74-Unit Seattle Area Mixed-Use Residential-Retail Development In Application Stage

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 1420 East Madison Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing 70 residential dwelling units above 3,200 square feet retail and restaurant space and four live-work units. Plans include below-grade parking for up to 70 vehicles. Plans call for 10,200 cubic yards of grading. The city of Seattle has received this request from the applicant, who is Trent Mummery. For additional information on this project, contact the applicant's contact, Steve Johnson, at 206-448-7580.

51-Unit Prosser Area Residential Apartment Development In Line For DNS Approval

PROSSER

A residential project, planned for a site located at 480 North River Road in the Prosser area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a multi-family apartment complex containing 51 dwelling units. The city of Prosser, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Catholic Charities

Housing Service. For additional information on this project, contact the applicant's contact, Catholic Charities Central Office, Yakima, at 509-853-2800.

1.3 ACRE Lynnwood Area Industrial Warehouse Project Receives DNS Approval

LYNNWOOD

An industrial development, slated for a 1.3-acre site located at 13131 Mukilteo Speedway in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct two storage warehouse buildings totaling 19,300 square feet. Snohomish County has issued the permitting to the applicant, who is Picnic Point Development LLC. The project will be known as Begis Business Park. For further information on this project, call 425-388-3311, extension 2997.

6-Story 171-Unit Seattle Area Residential Development In Design Phase

SEATTLE

A residential development, in planning for a site located at 1414 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 171



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dwelling units. Plans show below-grade parking to accommodate up to 272 vehicles also for another project located at 1287 Westlake Avenue North. The applicant for this project is NASH-Holland Westlake Steps Investors LLC (Holland Partners, North America Sekisui House.) For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

4-Story 124-Unit Fremont Area Mixed-Use Residential-Retail Project In The Works

SEATTLE

A mixed-use residential and retail development,

proposed for a site located at 3627 Stone Way North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 124 dwelling units and 7,000 square feet retail and restaurant space. Parking for 88 vehicles will be provided below-grade. Plans call for 18,100 cubic yards of grading. The city of Seattle has received this request from the applicant who is Carl Pollard of Pollard Entities LLC. Construction will require the demolition and removal of an of two existing commercial structures on the site. For additional

information on this project, contact the applicant's contact, Meredith Everist, at 425-454-0566.

174-Unit Bellingham Area Residential Multi-Family Development In Line For DNS Approval

BELLINGHAM

A residential development, planned for a property located at the 4400 block of Fuchsia Drive in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 174 dwelling units. Plans show parking and landscaping for multi-family portions of the West Cordata Greek. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Devon Gilliland of The RJ Group, at 360-733-5760.

52-Acre Vancouver Area Mixed-Use Residential-Office-Retail Project In The Works

VANCOUVER

A mixed-use residential and retail development, proposed for a 52-acre property located at 4601 SE 192nd Avenue in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct a mixed-use development including

a mix of residential, office and retail. The project will be called Riverview Gateway. For additional information on this project, contact the applicant, Otak, at 360-737-9613.

3,400 SF Arlington Area Fire House Addition In Application Phase

ARLINGTON

A government services project, proposed for a site located at 30020 Swede Heaven Road in the Arlington area, is the subject of a recent application. The developers have requested permission to construct a 3,400 square foot addition to an existing fire house. Plans call for additional on-site parking and enlargement of a stormwater retention pond. Snohomish County has received this request from the applicant, who is Jeff McClelland of Fire District 24. The project will be known as Fire District 24 Expansion. For additional information on this project, contact the applicant at 360-436-1338.

124,000 SF Georgetown Area Marine Cargo Terminal Project In Application

SEATTLE

An industrial development proposed for a site located at 7400 Eighth Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a marine cargo

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terminal with a 124,000 square foot building containing four loading bays, a separate office building, truck wash and scales. Plans include on-site parking for 50 vehicles. Plans call for 199,000 cubic yards of grading. The city of Seattle has received this request from the applicant, who is Edward Vinson of Denovo Properties. Construction will require the demolition and removal of an existing truck scale and office trailers on the site. For additional information on this project, contact the applicant's contact, Josh Jensen, at 206-903-3374.

12-Story Seattle Area SLU Office-Retail Development In Early Design Phase

SEATTLE

A commercial project, in planning for a site located at 520 Westlake Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 12-story building with 322,000 square feet office and 17,000 square feet, ground-level retail space. Plans show four levels of below-grade parking for up to 338 vehicles. The applicant for this project is Ada Healey of City Investors IX LLC (Vulcan Real Estate). Construction will require the

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

35-Lot Vancouver Area Residential Subdivision In Pre-Application Conferences

VANCOUVER

A residential subdivision project, proposed for a site located at 4910 NE 66th Avenue in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct a mix of detached and attached homes on the site. The 35-lot subdivision will be called Goshawk Hollow. For additional information on this project, contact the applicant's contact, Songbird Homes, at 360-607-7849.

18-Story 400,000 SF South Lake Union Area Office-Retail Tower Project In The Works

SEATTLE

A commercial development, proposed for a site located at 111 Westlake Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 18-story, 400,000 square foot office tower and a 3-story, 28,000 square foot commercial building with parking for up to 836 vehicles. Parking will be shared

with 110 Ninth Avenue North. Plans call for a subterranean alley vacation. An 11,000 square foot existing structure (South Lake Union Discovery Center) will be moved to another site. The city of Seattle has received this request from the applicant, who is City Investors IV LLC (Vulcan Real Estate). For additional information on this project, contact the applicant's contact, Jody Patterson-O'Hare, at 425-681-4718.

Puget Island Area Ferry Terminal Modifications Project In Application Phase

PUGET ISLAND

A project proposed for

a property located at Columbia River mile 43 in the Puget Island area is the subject of a recent application. The developers have requested permission to proceed with ferry terminal modifications. Plans call for dredging up to 2,800 cubic yards of sediment, relocate 16 piles, remove two 18-inch diameter steel piles, install three 16-inch diameter steel piles and install 2.25 linear feet of new steep apron. The U.S. Army Corps of Engineers has received this request. For additional information on this project, contact the applicant, Pete Ringen of Wahkiakum County Department of Public Works, at

360-795-3301.

19,500 SF Spokane Valley Area Warehouse Project In Application Stage

SPOKANE VALLEY

An industrial warehouse development, proposed for a site located at 4009 East Mission Avenue in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to construct a 19,500 square foot warehouse with associated site improvements. The city of Spokane Valley has received this request from the applicant, who is Gunarama Wholesale. For additional information on this project, contact the applicant at

509-720-5026.

4-Story 57-Unit Capitol Hill Area Residential Multi-Family Building Development In The Works

SEATTLE

A residential development, proposed for a site located at 1420 East Howell Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story, 57-unit multi-family building. No parking is proposed. The city of Seattle has received this request from the applicant, who is Vitaliy Afichuk of Green Build Development.



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Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Yoriko Endo, at 206-367-1382, extension 116.

5-Story 140-Room DuPont Area Hotel Development Receives Mitigated DNS Approval

DUPONT

A hotel retail project, slated for a 2.4-acre property located at Station Loop and DuPont-Steilacoom Road in the DuPont area, has been issued a mitigated determination of non-significance. The action will allow the developers to

construct a 5-story hotel with 140 guest rooms. Plans show utilities, landscaping and associated parking. The city of DuPont has issued the permitting to the applicant, who is Lexmar Hospitality. The project will be called Hilton Home 2 Suites Hotel. For additional information on this project, contact the applicant's contact, Team 4 Engineering, at 360-297-5560.

5-Story 110-Unit Newcastle Area Residential Senior Development Receives Mitigated DNS Approval

NEWCASTLE

A residential development, planned for a 7.47-acre lot located at

13056 SE 76th Street in the Newcastle area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 5-story senior memory care residential center containing 110 dwelling units. Plans call for related site improvements. The city of Newcastle has issued the permitting to the applicant, who is Aegis Gardens. The project will be known as Aegis Gardens. For additional information on this project, contact the applicant's contact, Michael Derr of Aegis Living, at 425-861-9993.

29,200 SF Seattle Area UW Campus Police Station Project In

Application Phase

SEATTLE

A university development, proposed for a site located at 3939 15th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 29,200 square foot University of Washington campus police station. Plans show 19 on-site surface parking spaces. The city of Seattle has issued the permitting to the applicant, who is Ken Kubota of the University of Washington. Construction will require the demolition and removal of an existing office,

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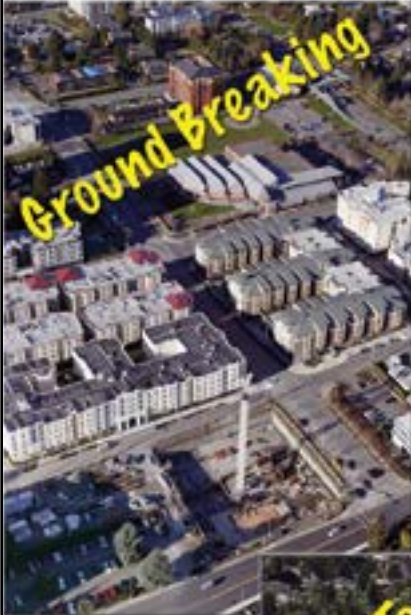
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clinic and 44 parking spaces on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

16-Story 250-Unit Seattle 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 630 Boren 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 16-story building containing 250 residential dwelling units and 4,200 square feet, ground-level retail space. Plans note at and below-grade parking for up to 280 vehicles. The applicant for this project is Ada Healey of City Investors XII LLC (Vulcan Real Estate). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

58,700 SF Arlington Area Industrial Distribution Center Project Receives Mitigated DNS Approval

ARLINGTON

An industrial

development planned for a site located at the 19200 block of 63rd Avenue NE in the Arlington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 58,700 square foot office and storage building. Plans note a 161-stall parking lot and 8-acres of paved surface for outdoor storage. The city of Arlington has issued the permitting to the applicant, who is Smokey Point Distributing. For additional information on this project, contact the applicant at 800-426-9183.

13-Lot Sumner Area Residential Subdivision Project Receives Miti- gated DNS Approval

SUMNER

A residential subdivision development, slated for a site located at 7406 Orting Highway East in the Sumner area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 13 residential building lots in a low-density residential neighborhood. The city of Sumner has issued the permitting for this project that will be called Sumner Valley Estates. For additional information on this project, contact the applicant's contact, Leroy Surveyors and

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Engineers, at 12714 Valley Avenue East, Suite B, Sumner, WA 98390, or call 253-299-5524.

16-Story Seattle 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 630 Westlake Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 16-story tower containing 227 dwelling units and 14,200 square feet, ground-level retail space and a 7-story, 156,000 square foot office building. Parking for up to 340 vehicles will be located below-grade. The applicant for this project is Ada Healey of City Investors XII LLC (Vulcan Real Estate). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

54-Unit Sumner Area Residential Apartment Project Receives Mitigated DNS Approval

SUMNER

A residential development, slated for a 4.14-acre site located at 16120 64th Street East in the Sumner area, has been issued a mitigated

determination of non-significance. The action will allow the developers to construct 54 apartment townhomes in 11 buildings. Plans call for drive aisles, parking, and public sanitary sewer and water main extensions. The city of Sumner has issued the permitting to the applicant, who is Tarragon LLC. For additional information on this project, contact the applicant's contact, Charlie Laboda of Tarragon LLC, at Laboda@tarragon.com or call 206-233-9600.

Renton Area Technical College Renovations-Additions Project In Line For Mitigated DNS Approval

RENTON

A college development, planned for a site located at 3201 NE Seventh Street in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to renovate three existing buildings at the existing Renton Technical College Automotive Complex and construct a new building to replace an existing building. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Renton Technical College. For additional information on this project, contact the applicant's contact, Matt Lane of

McGranahan Architects, at 253-383-3084.

2-Story 3,400 SF West Seattle Area Mixed-Use Residential-Retail Development Change In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 5269 California Avenue SW in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 2-story, 3,400 square foot building with one apartment dwelling unit above retail space for West Seattle Nursery. Plans call for 18,700 square feet of outdoor sales and storage space. The city of Seattle has received this request from the applicant, who is Mark Smith of West Seattle Nursery. Construction will require the demolition and removal of an existing residence on the site. For additional information on this

project, contact the applicant's contact, Parie Hines, at 206-229-8923.

63-Unit Lynnwood Area Residential Apartment Project Receives DNS Approval

LYNNWOOD

A residential development, slated for a 3-acre site located at 16202 Meadow Road in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct five residential buildings that will house a total of 63 dwelling units. Plans call for 3,000 cubic yards of excavation and 7,000 cubic yards of fill. Snohomish County has issued the permitting to the applicant, who is Kevin Nagai. For more information on this project, contact Mr. Nagai at 425-242-1817.

26,000 SF Sedro-Woolley Area Mini-Storage Expansion Receives Mitigated DNS Approval

SEDRO-WOOLLEY

A retail expansion project, planned for a site located at 893 Hodgin Street in the Sedro-Woolley area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 26,000 square foot expansion to an existing mini-storage facility. The city of Sedro-Woolley has issued the permitting to the applicant, who is Glenn Anderson. For additional information on this project, contact Mr. Anderson at 900 West State Route 20, Sedro-Woolley, WA 98284, or call 360-855-0771.

20-Unit U District Area Residential Project In Design Phase

SEATTLE

A residential development, in planning for a site located at 2249 NE 46th 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 or 5-story building with 20 dwelling units. Plans will take place in an environmentally critical area. Parking for seven vehicles will be located at and below-grade. The applicant for this project is Skip Slavin of Bayview Manager LLC. For additional information on this project, contact the applicant's contact, Jay Janette, at 206-919-2624.

2-Story 14,200 SF Georgetown Area Office Development Receives Conditional DNS Approval

SEATTLE

An office project, planned for a site located at 1287 Westlake Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 14,200 square foot office building. Plans show surface parking for 36 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is 305 S. Lucille LLC. For additional information on this project, contact the applicant's contact, Paul Engert, at 206-720-7001, extension 16.

44-Lot Vancouver Area Residential Subdivision Project In Application Phase

VANCOUVER

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FRAMING THE BOXCAR...

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

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



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



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

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

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

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

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

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

A summary of the framing progress on the Boxcar Apartments

PRE-FRAMING: Site Prep, Footings, Parking Levels



May 1



May 15



June 15



August 15

FRAMING START:

First floor frame
modules

September 28



Second floor pan &
floor pouring

October 12



Second floor frame
modules

October 15



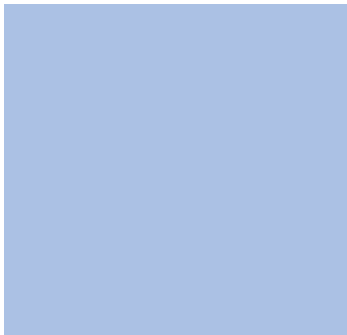
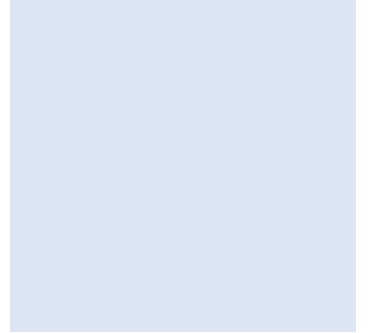
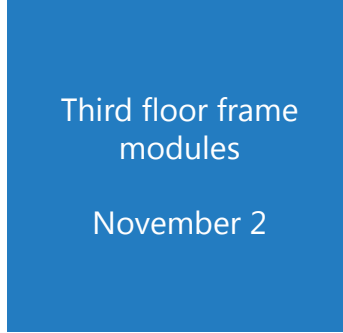
Third floor pan & floor pouring

October 22



Third floor frame modules

November 2



Fourth floor pan & floor pouring

November 5



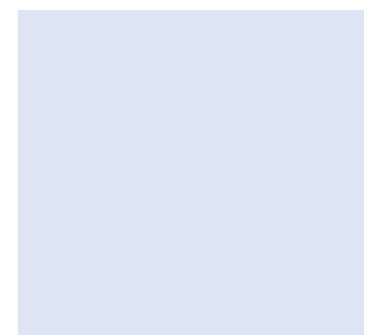
Fourth floor frame modules

November 12



Fifth floor pan & floor pouring

November 15



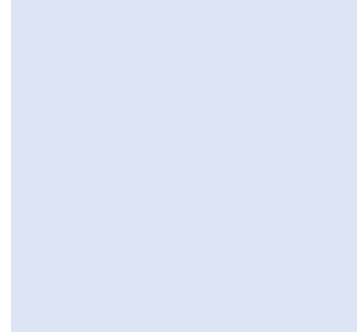
Fifth floor frame modules

November 21



Sixth floor pan & floor pouring

December 5



Sixth floor frame modules

December 11



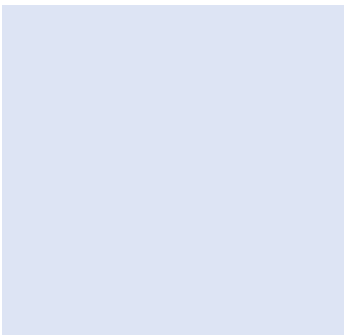
Seventh floor pan & floor pouring

December 17



Seventh floor frame module

December 28



Framing finish: Roof level pan & roof pouring

December 31



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- **TIGHTER:** Accurately cut square and angled members are all fully welded
- **TRUER:** Jig built sections are square to within $\pm 2/100$ of an inch
- **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
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proposed for a property located at 12606 NE 49th Street in the Vancouver area, is the subject of a recent application. The developers have requested permission to divide the property into 44 residential building lots. The applicant for this project is MLR Ventures LLC. The project will be called South Creek Meadows. For additional information on this project, call 360-487-7891.

5-Story 57-Unit Capitol Hill Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 1523 East Madison Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story building with 55 residential dwelling units, two live-work units and 800 square feet of retail space. No

parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Johnson Carr LLC. Construction will require the demolition and removal of an existing structure and surface parking on the site. For additional information on this project, contact the applicant's contact, Jay Janette, at 206-919-2624.

14,500 SF West Seattle Area Medical Office & Retail Building Project In Early Design Phase

SEATTLE

An office and retail development, in planning for a site located at 7530 35th Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 3-story building containing a 13,000 square foot eye clinic above 1,500 square feet, ground-level retail space. Plans call for on-site covered and surface parking for

32 vehicles. The applicant for this project is Marcus Meyer of West Seattle Eye Clinic. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Michael Shreve, at 206-443-9790, extension 35.

4-Story 50-Unit U District Area Mixed-Use Residential-Commercial Development In Design Review

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 5019 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 4-story building with 50 residential dwelling units and 6,900 square feet commercial space. Plans note surface parking for 10 vehicles and will require 3,900

cubic yards of grading. The applicant for this project is Sharon Lee of Roosevelt Development (Low Income Housing Institute). For additional information on this project, contact the applicant's contact, Kristen Johnson, at 206-956-1970.

444,400 SF Renton Area Ikea Redevelopment In Line For Mitigated DNS Approval

RENTON

A retail project, planned for a site located at 601 SW 41st Street and 800 SW 43rd Street in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have plans to construct a 444,400 square foot Ikea store and two future expansion totaling 45,000 square feet. Plans call for removal of the western most parking structure in order to site the proposed retail facility. The existing eastern retail store would be replaced with a surface parking lot containing 1,666 stalls. The city of Renton,

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F: 877.782.6650
christina.baird-smith@ge.com

using the optional SEPA process, is expected to issue the permitting to the applicant, who is Ikea. The project will be known as Ikea redevelopment. For additional information on this project, contact the applicant's contact, Jay S. Grubb of Barghausen Consulting Engineers, at 425-251-6222.

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

BELLINGHAM

A residential subdivision development, planned for a 3.42-acre property located at the 800 block of San Juan Boulevard in the Bellingham area, is in line to be issued

a determination of non-significance. The developers have plans to divide the property into 11 single-family residential building lots. Plans note streets, water, sewer and storm-water infrastructure. The city of Bellingham, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Tin Rock Development. For additional information on this project, contact the applicant's contact, Blair Murray of Tin Rock Development, at 360-318-7599.

4-Unit Vancouver Area Office-Warehouse Project In The Works

VANCOUVER

A commercial development, proposed for

sites located at 13706 and 13714 NE 28th Street in the Vancouver area, is the subject of a pre-application conference being held by the city of Vancouver. The developers have plans to construct four commercial office and warehouse buildings. Plans include associated infrastructure. The applicant for this project is Alfordable Warehouses. The project will be called Almajan Warehouses. For more information on this project, call 360-487-7885.

37,300 SF Toppenish Area Industrial Hop-Processing Expansion Development In Line For DNS Approval

TOPPENISH

An industrial project, planned for a site located at 11051 Lateral A Road in the Toppenish area, is in line to be issued a determination of non-significance. The developers have plans to expand an existing hop-processing facility by constructing a 37,300 square foot hop-picking structure. Yakima County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Perrault Farms. Construction will require the demolition and removal of an existing 7,300 square foot structure on the site. For additional information on this project, contact the applicant's

contact, Steve Perrault of Perrault Farms, at 509-848-2497.

Bellingham Area Elementary School Facility Remodel Receives DNS Approval

BELLINGHAM

A school remodel project, slated for a site located at 935 14th Street in the Bellingham area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 9,400 square foot gymnasium and cafeteria building with related site improvements. Plans note a music classroom/stage and 3,500 square feet of existing space will be modified for three new classrooms and improvements will include an elevator. Bellingham School District No. 501 has issued the permitting for this school project that will be known as Lowell Elementary School remodel and addition. For additional information on this project, contact the applicant's contact, Ron Cowan of Bellingham School District, at 360-676-6500.

28-Unit West Seattle Area Mixed-Use Residential-Commercial Development In Application Stage

SEATTLE

A mixed-use residential and commercial project proposed for a site located at 3824



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California Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three live-work structures containing 14 units and three townhouse structures containing 14-units. Plans note surface parking for 26 vehicles and will require 2,400 cubic yards of grading. The city of Seattle has received this request by the applicant, who is IS Property Investments LLC (Intracorp). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact,

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

5,000 Sf Moses Lake Area Industrial Plant Development In Line For DNS Approval

MOSES LAKE

A heavy industrial zone project planned for a site located at 3322 Road N NE in the Moses Lake area is in line to be issued a determination of non-significance. The developers have plans to construct a 5,000 square foot building to house two new fluidized bed reactors to produce polysilicon, adjacent to the existing reactor building. The city of Moses Lake, using the optional SEPA process, is

expected to issue the permitting to the applicant, who is REC Solar Grade Silicon LLC. The project will be known as REC Solar Grade Silicon reactors 25 and 26. For additional information on this project, contact the applicant at 509-765-2106.

8-Lot Central Area Residential Subdivision Project In Application Phase

SEATTLE

A residential subdivision development, proposed for a site located at 904 13th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight

residential building lots. The construction of residential units is being reviewed under a separate project order. The city of Seattle has received this request from the applicant, who is Ann Schuessler of Walker 1401 LLC. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

5,100 SF Rainer Valley Area Fire Storage Building In The Works

SEATTLE

A government services project proposed for a property located at 5968 Rainier Avenue South in the Seattle area is the subject of a recent application

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received by the city of Seattle. The developers have requested permission to construct a single-story, 5,100 square foot storage building for emergency response vehicles and equipment, accessory to Fire Station 28. Work will take place in an environmentally critical area. For additional information on this project, contact the applicant's contact, Ariel Bernfeld, at 206-682-8300.

6-Story 74-Unit North Seattle 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 9510 Stone Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building containing 74 residential dwelling units and ground-level retail and office space. Plans call for parking to accommodate 66 vehicles. The applicant for this project is Frank Firmani of Firmani LLC. For additional information on this project, contact the applicant's contact, Josh Johns, at 206-287-0136, extension 27.

50,300 SF Sumner Area Industrial Development In The Works

SUMNER

An industrial project proposed for a 3.77-acre land parcel located southeast of the cul-de-sac at the end of 32nd Street East in the Sumner area, is the subject of a recent application. The developers have requested permission to construct a 50,300 square foot warehouse on an undeveloped land parcel. Plans call for grading, landscaping, paved parking, water/sewer extension, stormwater conveyance system, franchise utility extensions and truck maneuvering areas. The city of Sumner has

received this request from the applicant, who is Linn Larsen LLC. The project will be known as Larsen East Industrial Park. For additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineers, at 425-251-6222.

61-Lot Sumner Area Residential Subdivision Project Receives Mitigated DNS Approval

SUMNER

A residential subdivision development, slated for an 18-acre property located at 5503 Parker Road East in the Sumner area, has been issued a mitigated determination of non-significance. The

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action will allow the developers to divide the property into 61 single-family residential building lots. The city of Sumner has issued the permitting to the applicant, who is Sumner Meadows LLC. The project will be called Filbert Acres. For additional information on this project, contact the applicant's contact, Ivana Halvorsen of Barghausen, at ihalvorsen@barghausen.com, or call 425-251-6222.

107-Unit Spokane Area Residential Apartment Project In The Works

SPOKANE

A residential development, proposed for a 5.78-acre site located at 9118 East Columbia Drive in the Spokane area, is the subject of a notice of traffic study scope meeting. The meeting is being held to discuss the traffic and transportation concerns to help establish a traffic impact study due to the Spokane County engineers as part of the environmental

and development approval process. Plans outline construction of a 107-unit apartment complex to be known as Northwood Apartments. For additional information on this project, contact the applicant's contact, Bill White of Morrison-Maierle, at bwhite@m-m.net, or call 509-991-8684.

15-Unit Capitol Hill Area Residential Apartment Development In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 1305 East Howell 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 2-story apartment building with 15 dwelling units. Below-grade parking will be provided for 41 vehicles. Construction will require the demolition and removal of an existing single-story parking garage on the

site, but an existing apartment building will remain. The applicant for this project is Washington Irving 2012 LLC. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

Vancouver Area Change-Of-Use Residence-To-Retail Project In Application Phase

VANCOUVER

A change of use project, proposed for a site located at 12106 SE Mill Plain Boulevard in the Vancouver area, is the subject of a recent application. The developers have requested permission to change the use of an existing single-story residence to an Indian sweet shop. The city of Vancouver is holding a pre-application conference to discuss this request by the applicant, who is Sukjmonkey LLC. The project will be called Guru Sweets. For further information on this project, contact Sandy Wozny,

Vancouver case manager, at 360-487-7820.

26-Unit Lynnwood Area Residential Development Receives DNS Approval

LYNNWOOD

A residential project, planned for a 2.6-acre property located at 16011 and 16033 Second Place West in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct 26 single-family residences. Snohomish County has received this request by the applicant, who is John Jerowski. Construction will require the demolition and removal of two existing residences on the site. The project will be known as Lynnwood SFDU. For more information on this project, call 425-388-3811, extension 2144.

6-Story 150,000 SF Queen Anne Area Office Building Project In Early Design Phase

SEATTLE

An office development, in planning for a site located at 220 West Harrison 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, 150,000 square foot office building. Plans call for below-grade parking for up to 125 vehicles.

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The applicant for this project is Selig Real Estate Holdings. For additional information on this project, contact the applicant's contact, Brad Hinthorne, at 206-381-6019.

21,500 SF Ellensburg Area Fire Station Development In Line For DNS Approval

ELLENSBURG

A fire station development, planned for a site located at 400 East Mountain View Avenue in the Ellensburg area, is in line to be issued a determination of non-significance. The developers have shown plans to construct a 21,500 square foot fire station. Plans note environmental cleanup of the property. The city of Ellensburg, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Kittitas Valley Fire and Rescue. For additional information on this project, contact the applicant's contact, John Sinclair, Chief, Kittitas Valley Fire and Rescue, at sinclairj@kvfr.org, or call 509-856-7714.

14-Unit Central Area Residential Apartment Project In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 1613 South Lane 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 two, 4-story apartment buildings. One building will contain eight dwelling units and the other six dwelling units. No parking is proposed. The applicant for this project is Yuan Zhang. For additional information on this project, contact the applicant's contact, Myloan Nguyen, at 206-763-8496, extension 105.

6-Story 163-Unit Westlake Area Residential Development In Design Phase

SEATTLE

A residential project, in planning for a site located at 1287 Westlake Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building with 168 residential dwelling units. Parking will be located at 1414 Dexter Avenue North under a separate project order. The applicant for this project is Tom Parsons on Holland Partners. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare at 425-681-4718.

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

RENTON

A residential subdivision development, planned for a 2.3-acre site located at 3106 and 3112 Talbot Road South in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have plans to divide the site into nine single-family residential building lots. The city of Renton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Rory Dees of RAD Holdings LLC. Construction will require the demolition and removal of an existing home on the site but another will remain. The project will be known as Valley Vue

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preliminary plat. For additional information on this project, contact the applicant's contact, Jon W. Nelson of Land Development Advisors, at 425-466-5203.

22-Story Bellevue Area Residential Retirement Community Development Receives DNS Approval

BELLEVUE

A residential development, planned for a site located at 919 109th Avenue NE in the Bellevue area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 22-story, 280,900 square foot north tower and a 3-story, 24,100 square foot addition to the existing south tower. Plans call for 3 levels of below-grade parking. The city of Bellevue has issued the permitting to the applicant, who is Pacific Regent. The project will be known as Pacific Regent II retirement community. For additional information on this project, contact the applicant's contact, Jerry McDevitt, at 206-902-5556.

74,200 SF Elementary School Facility Replacement Project Proposed For Lynnwood Area

LYNNWOOD

A school facility development, proposed for a site located at 1625 Madison Way in the

Lynnwood area, is the subject of a recent application. The developers have requested permission to construct a 74,200 square foot elementary school. Plans call for landscape modification to reduce the perimeter landscaping buffer of the parking lot. Snohomish County has received this request for Lake Stickney Elementary School. Construction will require the demolition and removal of the existing elementary school building on the site. For additional information on this project, contact the applicant, Mukilteo School District, at 425-356-1216.

4-Story Seattle Area Mixed-Use Residential-Retail Development In Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 8821 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 4-story building with 20 residential dwelling units and 5,000 square feet retail. Parking for 20 vehicles will be located at grade and 10 vehicles within the structure. The applicant for this project 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, Mark Gregersen, at 206-361-6133.

29,000 SF Kirkland Area School Facility Expansion Receives Mitigated DNS Approval

KIRKLAND

A school facility development slated for a site located at 10624 NE 37th Circle in the Kirkland area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4-story, 29,000 square foot school building expansion to accommodate classrooms and a gymnasium. The city of Kirkland has issued the permitting to the applicant, who is Eastside Preparatory School. The project will be known as Eastside Prep School expansion. For additional information on this project, contact the applicant's contact, Jeff Sternitzky, facilities and operations manager of Eastside Preparatory School, at jssternitzky@eastsideprep.org, or call 425-822-5668.

12-Lot Renton Area Residential Subdivision Development In Line For Mitigated DNS Approval

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for a 4.54-acre property located at 650 and 684 Nile Avenue North in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have plans to divide the property into 12 single-family residential building lots. The city of Renton, using the optional SEPA process, is expected to issue the permitting. The project will be known as Weston Heights preliminary plat. For additional information on this project, contact the applicant's contact, Core Design, at 425-885-7877.

7-Story 234-Room Bellevue Area Hotel Development Receives DNS Approval

BELLEVUE

A hotel project, planned for a site located at 210 106th Place NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story, 110,000 square foot hotel with 234 guest rooms. Plans include a fitness center, meeting rooms, business center, lounge and bar. Below-grade parking for 106 vehicles will be provided. The city of Bellevue has issued the permitting. The project will be called Marriott AC Hotel. Construction will require the demolition and removal of an existing single-story multi-tenant

structure on the site. 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, Jose Rangel of DLR Group, at 913-897-7811.

Stanwood Area Industrial Marijuana Processing Addition Project In Application Phase

STANWOOD

An industrial project, proposed for a site located at 30320 Old Highway 99 North in the Stanwood area, is the subject of a recent application. The developers have requested permission to construct an addition to an existing building and convert the entire building for commercial use as a marijuana processing business. Snohomish County has received this request from the applicant, who is Dan Rasmussen. The project will be called Svin Gardens. For additional information on this project, call 425-388-3311, extension 2764.

15,200 SF Bellingham Area Industrial Marijuana Processing Development In Line For DNS Approval

BELLINGHAM

An industrial project, planned for a property located at 4564 Meridian Street in the Bellingham area, is in line to be issued a determination of

non-significance. The developers have plans to construct a 2-story, 15,200 square foot building for marijuana production and processing. Plans include an extension of an 8-inch water main from Horton Road, installation of curb and gutter stormwater infrastructure, bicycle lanes and a sidewalk adjacent to the subject property along Meridian Street. Plans call for additional parking and loading areas. The city of Bellingham, using the optional SEPA process, is expected to issue the permitting. For additional information on this project, contact the applicant's contact, Craig Telgenhoff, at 360-933-1770.

6-Story 48-Unit Ballard Area Residential Project In The Works

SEATTLE

A residential development, proposed for a site located at 1731 NW 57th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building with 48 dwelling units. No parking is proposed. The city of Seattle has received this request by the applicant, who is Chris Gurdjian. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's

contact, Marc Aubin, at 206-367-1382.

34,600 SF Arlington Area Retail Auto Dealership Development In Hearings Stage

ARLINGTON

A retail project, planned for a 4.5-acre portion of a 14-acre lot located at 20410 Smokey Point Boulevard in the Arlington area, is the subject of hearings by the city of Arlington. The hearings are being held to discuss a request to construct a new car dealership consisting of a 34,600 square foot building and an outdoor display area. The project will be called Dwayne Lane Arlington Chevrolet. For additional information on this project, contact the applicant's contact, Tom Lane of Lane Properties LLC, at 21015 State Route 9 NE, Arlington, WA 98223, or email tdavis@arlingtonwa.gov.

7-Unit Renton Area Mixed-Use Residential-Commercial Development In Line For Mitigated DNS Approval

RENTON

A mixed-use residential and commercial project, planned for a site located at 521, 525 and 529 Park Avenue North in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have plans to combine three land parcels to create one 13,900 square foot site.



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Plans call for parking and landscaping modifications for a 3-story building on the existing lots. The building's first two floor will contain 7,500 square feet of commercial space consisting of 6,400 square foot dental office and 1,000 square feet retail space. The upper floor will contain seven multi-family dwelling units. The city of Renton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Xiaoli Stoyanov. The project will be known as My Dental. Construction will require the demolition and removal of four existing structures on the site. For additional information on this project, contact the applicant at xliu@ellumus.com, or call 425-430-6593.

1.92-Acre Tacoma Area Commercial Truck Stop Development In The Works

TACOMA

A commercial project, proposed for a 1.92-acre site located at 1905 104th Street East in the Tacoma area, is the subject of a recent application. The developers have requested permission to divide the land parcel into three lots for a commercial fuel station with three fueling lanes and a canopy. Pierce County has issued the permitting to the owner, who is Godzilla

Truck Shop LLC. The project will be called Godzilla Truck Stop. For additional information on this project, contact the applicant's contact, Barghausen Consulting Engineers, at 425-251-6222.

60,200 SF Yakima Area Commercial Center In Line For DNS Approval

YAKIMA

A commercial development planned for five land parcels located at 1829 First Street in the Yakima area, is in line to be issued a determination of non-significance. The developers have noted plans to construct a total of 60,200 square feet of new multi-use retail and commercial buildings with 414 shared parking stalls. The city of Yakima, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Hogback Fox JV1 LLC. For additional information on this project, contact the applicant's contact, Mike Heit of Huibregtse Louman Associates, at 509-966-7000.

59-Unit Queen Anne Area Residential Development Progressing

SEATTLE

A residential development, proposed for a property located at 901 West McGraw Street in the Seattle area, is the subject of a public meeting. The meeting is being held to discuss a request to construct 13,

3-story townhouse and row house buildings containing a total of 59 dwelling units. Plans will take place in an environmentally critical area. Plans include parking for 106 vehicles located within the structures. Construction will require the demolition and removal of five existing structure on the site. An existing McGraw Cottage building will remain. The applicant for this project is Eric Campbell of Toll WA. For additional information on this project, contact the applicant's contact, Brian Wulfestieg, at 425-456-4566.

97-Lot Everett Area Residential Subdivision & Landfill Closure Project Receives Mitigated DNS Approval

EVERETT

A residential subdivision project, slated for a property located at 4330 108th Street SE in the Everett area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 97 single-family residential building lots. Plans include closure and redevelopment of a landfill site that has been inactive since 1983. Plans will require a rezone from rural conservation to residential. Snohomish County has issued the permitting to the applicant, who is P&G East LLC. The project will be called Bakerview.

For more information on this project, call 425-388-3311, extension 2943.

12-Story 100-Unit Belltown Area Residential Project In Design Phase

SEATTLE

A residential development, in planning for a site located at 3031 Western 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 12-story building with 100 residential dwelling units. Plans include below-grade parking for 71 vehicles. The applicant for this project 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.

5,000 SF Colville Area Commercial Mini-Storage Addition Project In Line For DNS Approval

COLVILLE

A commercial development, planned for a site located at 653 Highway 395 South in the Colville area, is in line to be issued a determination of non-significance. The developers have plans to construct phase one consisting

of a 5,000 square foot mini-storage rental building which will be the second storage building on the property totaling 10,400 square feet. Phase two will be conceptually approval for construction within five to 10 years with up to four more buildings. Stevens County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Baumann Brothers Investments LLC. For additional information on this project, contact the applicant at 1395 Main Street, Addy, WA 99101, or call 509-935-4137.

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

RENTON

A residential subdivision project, planned for a 6.06-acre property located at the 4800 block of Smithers Avenue South in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have plans to divide the property into 21 single-family residential building lots. The city of Renton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Harbour Homes. The project will be known as Vuecrest Estates preliminary plat. For additional information on this project,

contact the applicant's contact, Jamie Waltier of Harbour Homes, at jwaltier@harbourhomes.com, or call 206-315-8130.

Lyman Area Industrial Marijuana Processing Operation Project Receives Mitigated DNS Approval

LYMAN

An industrial development, slated for a site located at 8129 Pipeline Road in the Lyman area, has been issued a mitigated determination of non-significance. The action will allow the developers to renovate an existing industrial building for marijuana growing and processing. The city of Lyman has issued the permitting to the owner, who is Cannastar. For additional information on this project, contact the applicant's contact, Cannastar at 360-399-1894.

4-Story 97-Unit Columbia City 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 4561 Martin Luther King Junior Way 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 a 4-story building with 97 residential dwelling units and 8,800 square feet ground-level retail space. Below-grade parking will accommodate 75 vehicles. The applicant for this project is Todd Bennett of BDR Capital Partners LLC. For additional information on this project, contact the applicant's contact, Amanda Mauzey, at 206-367-1382.

45-Unit Wallingford Area Mixed-Use Residential-Commercial Development In Design Phase

SEATTLE

A mixed-use residential and commercial project, in planning for

a site located at 1601 North 45th 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 three residential structures. One building will contain 42 dwelling units above commercial space. Plans show one duplex and one single-family residence remaining. No parking is proposed. The applicant for this project is Robert Hardy. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the

applicant's contact, Bradley Khouri, at 206-297-1284.

12-Unit Central Area Residential Apartment Project Receives Conditional DNS Approval

SEATTLE

A residential development, planned for a site located at 1410 South King Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story apartment building containing 12 dwelling units. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Taylor Callaway. For additional information on this project, contact Mr. Callaway at 206-240-0906.

12-Unit Sedro-Woolley Area Residential Apartment Project In Line For DNS Approval

SEDRO-WOOLLEY

A residential development, planned for a property located at 500 Trail Road in the Sedro-Woolley area, is in line to be issued a determination of non-significance. The developers have detailed plans to construct an apartment complex consisting of one, 8-unit building and one, 4-unit building. Plans include a play

area, stormwater infrastructure and associated parking. The city of Sedro-Woolley, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Grandview North LLC. For additional information on this project, contact the applicant at 360-435-7171.

9-Unit Mount Baker Area Residential Townhouse Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 3621 Courtland Place South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three, 3-unit townhouse structures. Work will take place in an environmentally critical area. The city of Seattle has received this request from the applicant, who is Paul Glosniak of BDR High Point II 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, Kusumarn Chaijumroonpun, at 206-367-1382, extension 124.

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