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Address inquiries to David Hart at:
New Project News
PO Box 1246 • Seahurst WA 98062-1246
206.444.5960 Tel • 206.444.4700 Fax
hart@newprojectnews.com • www.newprojectnews.com

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

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

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

Cover Photo: A View From Over The Tacoma Flats.
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583,000 SF South Lake Union Area Office-Retail Buildings Project In Design Review Phase

SEATTLE

A commercial development, in planning for a site located at 333 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 two, 12-story buildings containing 583,000 square feet office space and 14,200 square feet ground-level retail space. Below-grade parking will accommodate 837 vehicles. An addendum to the South Lake Union height and density EIS is being prepared. The applicant for this project is Rich Ambidge of Kilroy Realty Corporation. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

1.9 Million SF Interbay Corporate Campus Expansion Project In The Works

SEATTLE

A development proposed for a property located at 1201 Amgen Court West in the Seattle area, is the subject of a shoreline substantial development permit application submitted by the city of Seattle. Developers have plans to construct up to four, 4-story buildings and two, 2-story buildings. Plans call for the expansion of four existing buildings, 1.2-million square feet office and 2,070 parking spaces for a total of 1.9-million square feet of office and parking for 3,300 vehicles. An environmental impact statement will be prepared. The applicant for this project is Mark Nagle of Cruise LLC (Expedia). For additional information...
on this project, contact the applicant’s contact, Jodi Patterson-O'Hare, at 425-681-4718.

**1.4 Million SF 11-Story Seattle Area Convention Center Expansion Project In The Works**

**SEATTLE**

An expansion project, proposed for a site located at 1600 Ninth Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 11-story, 1.4-million square foot convention center with below-grade parking for 600 to 800 vehicles. Plans call for street and alley vacations and a planned community development component with two separate project orders. A determination of significance has been prepared by Washington State Convention Center.

The city of Seattle has received this request from the applicant, who is Pine Street Group LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Jessica Miller, at 206-684-9218.

16-Story 230-Room Downtown Seattle Area Hotel-Restaurant Development In Design Review Phase

**SEATTLE**

A commercial project, in planning for a site located at 1608 Second 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 16-story hotel with 230 guest rooms and 3,300 square feet, ground-level retail space. The applicant for this project is Joseph Scuderi of the Widewaters Group. For additional information on this project, contact the applicant’s contact, Andy Paroline, at 206-719-0339.

4-Story 70-Unit Green Lake Area Mixed-Use Residential & Live-Work Development In Design Phase

**SEATTLE**

An industrial development, in planning for a site located at 1602 15th Avenue West in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct two, 4-story warehouse buildings. Building A will be 102,300 square feet and Building B will be 33,200 square feet. Plans include below-grade parking for 76 vehicles in Building B and surface parking for 16 vehicles. The applicant for this project is Andy Hendricks of Baranof Holdings. 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 Chen, at 206-749-9993.

12-Lot Snohomish Area Residential Subdivision Development In Application Stage

**SNOHOMISH**

A residential subdivision development, proposed for a 5.23-acre site located at 13900 48th Drive SE in the Snohomish area, is work-
Snohomish area, is the subject of a recent application. The developers have requested permission to divide the site into 12 single-family residential building lots. The applicant for this project is JD Cole Family LLC. The project will be called Birch Plat. For additional information on this project, contact the applicant's contact, Jack Cole of JD Cole Family LLC, at 13900 48th Drive SE, Snohomish, WA 98296, or call 425-388-3311, extension 2637.

56-Lot Bothell Area Residential Townhouse Subdivision Project In Hearings Stage

A residential subdivision development, proposed for a 5.6-acre property located at 1325 Seattle Hill Road in the Bothell 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 56 townhouse building lots. The applicant for this project is 1501-WLD Sierra LLC. For additional information on this project, contact the applicant's contact, Melane Clark of Westcott Holdings, at 1010 Market St, Kirkland, WA 98033, or call 425-388-3311, extension 2144.

22,300 SF Spokane Valley Area School Facility Addition Receives DNS Approval

A school development slated for a site located at 14603 East 24th Avenue in the Spokane Valley area has been issued a determination of non-significance. The action will allow the developers to construct a 22,300 square foot addition containing classrooms to the existing 53,700 square foot elementary school. Plans call for a bus loading zone along the west boundary, a new student drop-off and loading zone along Adams Road and associated parking lot and access. Central Valley School District has issued the permitting for this school project that will be known as Sunrise Elementary School Addition and Modernization. For additional information on this project, contact Central Valley School District No. 356, at 509-228-5556.

6-Story 45-Unit Green Lake Area Mixed-Use Apartment-Retail Project Subject Of A Revised Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 417 NE 73rd Street in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 6-story apartment building with 45 residential dwelling units...
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above retail space. Plans include below-grade parking for 14 vehicles. The city of Seattle has received this request from the applicant, who is Chris Gurdjian of Briarbox LLC. For additional information on this project, contact the applicant’s contact, Brian Kim, at 206-367-1382.

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

SEATTLE

A residential development, in planning for a site located 732 Belmont 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 eight townhouse structures with below-grade parking for 10 vehicles. The city of Seattle has received this request from the applicant, who is Graham Black. Construction will require the demolition and removal of two existing structures on the site. For additional information on this project, contact the applicant’s contact, Steve Bull, at 206-903-5414.

950 SF West Seattle Area Change-Of-Use From Retail-To-Café Development In The Works

SEATTLE

A change of use project proposed for a site located at 7900 35th Avenue SW in the Seattle area is the subject of a request to change the use of an existing 950 square foot portion of retail sales and service space to an eating and drinking establishment. The city of Seattle has received this request from the applicant, who is Julie Templeton. The project will be called Tap Station. For further information on this project, contact Ms. Templeton at 206-86-3542.

131-Unit Kent Area Senior Residential Development In Line For DNS Approval

KENT

A residential project, planned for an 8.18-acre site located at the northwest corner of First Avenue and NE 234th Street in the Kent area, is in line to be issued a determination of non-significance. The developers have plans to construct three residential structures containing 131 senior dwelling units. Plans include a recreational building, a storm-water detention pond and parking facilities. The city of Kent, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is American Property Development. The project will be known as LARC @ Kent Station Senior Apartments. For additional information on this project, contact the applicant’s contact, David Sinnett of American Property Development, at 425-455-2433.

38,000 SF Vancouver Area Industrial-Retail Development In Application Stage

VANCOUVER

A mixed-use project, proposed for a site located at NE Fourth Plain Boulevard and NE 152nd Avenue in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct a 38,000 square foot light-industrial and retail building. The city of Vancouver has received this request by the owner, who is PNWP LLC. The project will be known as Fourth Plain Business Park. For additional information on this project, contact PNWP LLC at 6600 SW 105th Avenue, Suite 175, Beaverton, OR 97008.

7-Story 109-Unit South Lake Union Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 1232 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 7-story apartment building with 109 dwelling units. Plans include below-grade parking for 16 vehicles. Construction will require
A mixed-use residential and retail development, proposed for a site located at 2401 Third Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 12-story building with 110 residential dwelling units and will feature 4,800 square feet, ground-level retail space. Plans include 107 below-grade parking spaces. The city of Seattle has received this request by the applicant, who is Robert Lee of Chainqui Development. For additional information on this project, contact the applicant’s contact, Joel Riehl, at 425-444-8702.

A residential development, planned for a site located at 1701 Texas Street in the Bellingham area, is in line to be issued a determination of non-significance. The developers have plans to construct 38, two-bedroom multi-family dwelling units in five buildings. Plans call for water, sewer and stormwater infrastructure improvements and 63 surface parking spaces. Plans include improvements to Texas Street and installation of a 5-foot sidewalk. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Charly Myers. For additional information on this project, contact Mr. Myers at 3023 Hayvard Court, Bellingham, WA 98226, or call 360-778-8368.

A residential subdivision development, slated for a 40.73-acre site located north of NE 67th Place at the end of 252nd Avenue NE in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to divide the site into eight single-family residential building lots. King County has issued the permitting to the applicant, who is Tom DeDonato of DeDonato Consulting, at 425-417-3455. For additional information on this project, contact Mr. DeDonato at 206-477-0329.

A mixed-use project, planned for a site located at Custer Way to the south, Deschutes River to the west and Capitol Lake to the north in the Tumwater area, has received a final
environmental impact statement issued by the city of Tumwater. The city of Tumwater proposed to adopt an ordinance designating a portion of the historic Tumwater Brewery property for future private mixed-use development. For additional information on this project, contact the applicant’s contact, Chris Carlson, at 360-754-4180.

33-Lot Bothell Area Residential Subdivision Project Receives DNS Approval

A residential subdivision development, slated for two land parcels totaling 6.05 acres located at 4103 and 4105 180th Street SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the parcels into 33 residential building lots. Snohomish County has issued the permitting to the applicant, who is Prospect Development LLC. The project will be known as Pinedale. For additional information on this project, contact Mr. Ruybal at 425-210-6367.

3-Story 41-Unit Seattle Area Residential Small Efficiency Units Project In Hearings Stage

A residential development, planned for a property located at 714 N 95th Street in the Seattle area, is the subject of an appeal hearing that has been canceled due to the appellants withdrawing their appeal. Plans outline construction of a 3-story building containing 41 small efficiency dwelling units. No parking is proposed. For additional information on this project, contact the applicant’s contact, John Trieger, at 206-930-3933.

29-Story 438-Unit Mixed-Use Residential-Commercial Development Proposed For Denny Triangle Area

A commercial development, proposed for a site located at 16915 140th Avenue NE in the Woodinville area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 14,000 square foot building on the site. Plans include surface parking for 59 vehicles. The city of Woodinville has received this request by the applicant, who is Dominique Ruybal of DGR Development. For more information on this project, contact Mr. Ruybal at 425-210-6367.
development, proposed for a site located at 920 Olive Way in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 29-story building with 438 residential dwelling units above 6,000 square feet commercial space. Plans include a street alley vacation and coordination with a planned community development under separate project orders. Construction will require the demolition and removal of existing structures on the site. A determination of significance has been prepared by the Washington State Convention Center. The city of Seattle has received this request from the applicant, who is Jason Foley of Pine Street Group LLC. For additional information on this project, contact the applicant’s contact, Jessica Miller, at 206-684-9218.

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

8-Story Lower Queen Anne Area Mixed-Use Residential & Hotel Development In Design Phase

SEATTLE

A residential project, in planning for a site located at 5005 40th 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 four, 3-story townhouse structures with eight dwelling units. Plans include surface parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Brian Renner of Firewalker Development LLC. For additional information on this project, contact the applicant’s contact, Hugh Schaeffer, at 206-329-1802.

16-Unit Lower Queen Anne Area Residential Subdivision Project In Hearings Stage

SEATTLE

A residential subdivision project, planned for a site located at 722 Third Avenue North in the Seattle area, is the subject of a public hearing. The developers have plans to divide the site into 16 building lots. An environmental review has been conducted under a separate project order. The Department of Planning and Development recommends the subdivision be approved. The applicant for this project is Chris Jolley of Valley Street Townhomes. For additional information on this project, contact the applicant’s contact, Julie LeDoux, at 206-459-2364.

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

SEATTLE

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

4-Story 15-Room Seattle Area Mixed-Use Hotel-Commercial Project In Application Phase

A commercial development, proposed for a site located at 601 Aurora 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 8-story building containing 126 residential dwelling units and 130 hotel guest rooms. Plans include below-grade parking for 195 vehicles. The applicant for this project is Paul Pong of Evergreen Lodging LLC. For additional information on this project, contact the applicant’s contact, Sun Choy, at 206-755-0499.

6-Story 48-Unit Ballard Area Residential Apartment Development Receives Conditional DNS Approval

A residential project slated for a site located at 1225 East Jefferson Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with 15 guest rooms and 1,400 square feet commercial space for a bakery and café. The city of Seattle has received this request from the applicant, who is Sam Magnotto. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Robert Humble, at 206-267-9277.

3-Story 81-Unit West Seattle Area Assisted-Living Development In Design Review Phase

A nursing center development, in planning for a site located at 4700 SW Admiral Way in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 3-story building with 81 assisted-living dwelling units. Work will take place in an environmentally critical area. Work will require removal of an exceptional tree.
Parking will be provided for 36 vehicles. The applicant for this project is Bryon Ziegler of Aegis Senior Communities LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant’s contact, Jodi Patterson-O’Hare, at 425-681-4718.

3-Story 9,400 SF Seattle Area Change-Of-Use From Retail-To-Residential Project Receives DNS Approval

A change of use project planned for a site located at 4300 Aurora Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to change the use of an existing 3-story, 9,400 square foot retail building into 14 residential apartment dwelling units. Plans include a ground-level enclosed breezeway addition. There will be no change in parking. The city of Seattle has issued the permitting to the applicant, who is Ambili Sukesan. For additional information on this project, contact the applicant’s contact, Sanjay Soli, at 206-340-2255, extension 326.

143-Lot Vancouver Area Residential Subdivision Project In Hearings Stage

A residential subdivision development, planned for a 22.7-acre site located at 9416 NE Ward Road in the Vancouver area, is the subject of hearings by the Clark County Hearing Examiner. The hearings are being held to discuss a request to divide the site into 143 residential building lots. The applicant for this project is Roth Investments LLC. For additional information on this project,
6-Story 91-Unit Columbia City Area Residential Apartment Development In Application

SEATTLE

A residential project, proposed for a site located at 3501 Rainier Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building containing 91 dwelling units. Parking will be provided in for four vehicles in a single-story detached garage. The city of Seattle has received this request from the applicant, who is Daniel Malone of DESC. 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, Craig Belcher, at 206-295-0613.

49,300 SF Ellensburg Area CWU STEM Building Remodel Project Receives DNS Approval

ELLENSBURG

A remodeling project slated for a property located at 907 East 10th Avenue in the Ellensburg area, has been issued a determination of non-significance. The action will allow the developers to create a new STEM facility. Plans call for the renovation of an existing 49,300 square foot north wing section of a building and replace the south wing with a new 2-story building. Central Washington University has issued the permitting for this university project. Construction will require the demolition and removal of the existing 57,800 square foot south wing. For additional information on this project, contact the applicant’s contact, Lathan Wedin, project manager, at wedinl@cwu.edu, or call 509-963-1389.

3-Story 17-Unit Seattle Area Mixed-Use Apartment-Retail Development In Application Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 2508 North 50th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story apartment building with 17 small efficiency dwelling units and 800 square feet, ground-level retail space. Parking for nine vehicles will be located within the structures. For additional information on this project, contact the applicant’s contact, Nate Dreon of Bloc Builders. Construction will require the demolition and removal of an existing structure on the site.
contact, Laura Uskevich, at 206-367-1382.

3-Story 20-Unit Ellensburg Area Residential Apartment Project In Line For DNS Approval

ELLENSBURG

A residential development, planned for a site located at 304 West Fifth Avenue in the Ellensburg area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3-story apartment building that will house 20 dwelling units. The city of Ellensburg, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Crytyl Enterprises. The project will be known as Patricia Place West. For additional information on this project, contact the applicant’s contact, Guy Glahn of Crytyl Enterprises, at 360-371-2582.

177-Unit Arlington Area Residential Apartment Development Receives Mitigated DNS Approval

ARLINGTON

A residential development planned for an 8-acre property located at 20201 77th Avenue NE in the Arlington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 177 apartment dwelling units. Plans call for walking and bicycle paths, mini-parks, a community room with an exercise area, street frontage with sidewalks, trees and plantings strips plus associated landscaping. The project will be called Park 77. The city of Arlington has issued the permitting to the owner, who is WD Arlington Investments LLC. For additional information on this project, contact the applicant’s contact, Doug Hofius of Dykeman Architects, at 425-259-3161.

141,700 SF Gig Harbor Area Commercial Buildings Project Receives DNS Approval

GIG HARBOR

A commercial development, slated for a site located at 5401 Olympic Drive in the Gig Harbor area, has been issued a determination of non-significance. The action will allow the developers to redevelop the land with three commercial buildings totaling 41,700 square feet. Building A will be 16,400 square feet, Building B will be 10,500 square feet and Building C will be 14,800 square feet. Plans call for related site improvements. The city of Gig Harbor has issued the permitting to the applicant, who is Olympic Drive Properties LLC. The project will be known as Towne Plaza II III IV. For additional information on this project, contact the applicant’s contact, Bruce Reikow of Olympic Drive Properties LLC, at P.O. Box 1908, Gig Harbor, WA 98335, or call 253-851-6170.

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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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5-Story 125-Unit West Seattle Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 1250 Alki Avenue SW in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 5-story apartment building containing 125 dwelling units. Below-grade parking will be provided for 188 vehicles. The applicant for this project is Ming Fung. 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, Jeremy Thompson, at 800-865-9005.

8-Story 63-Unit Belltown Area Mixed-Use Residential-Commercial Development In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 2234 Second 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 an 8-story building with 63 residential dwelling units and will feature 3,200 square feet commercial space. Plans call for below-grade parking to accommodate 16 vehicles. The applicant for this project is Lin Xu of Minglian Realty LLC. For additional information on this project, contact the applicant’s contact, Jeff Walls, at 206-466-1225.

7-Story 166-Unit South Lake Union Area Residential Apartment Project In Design Phase

SEATTLE

A residential development, in planning for a site located at 1212 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 7-story apartment building containing 166 dwelling units. Plans call for below-grade parking for up to 214 vehicles. The applicant for this project is Holland Acquisition Company LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant’s contact, Jodi Patterson-O’Hare, at 425-681-4718.

10-Unit Queen Anne Area Residential Townhouse Project In Hearings Stage

SEATTLE

A residential townhouse development, proposed for a site located at 2338 Fifth Avenue North in the Seattle area, is the subject of hearings by the Seattle Hearings Examiner. Plans outline construction of four, 3-story buildings containing 10 dwelling units in an environmentally critical area. Plans include at and below-grade parking for 10 vehicles. The applicant for this project is Robert Hardy of Views at South Queen Anne LLC. Construction will require the demolition and removal of existing structures on the site.

338-Unit Woodinville Area Mixed-Use Residential-Commercial Development In Line For DNS Approval

WOODINVILLE

A mixed-use residential and retail development, planned for a site located at 17300 135th Avenue NE in the Woodinville area, is in line to be issued a determination of non-significance. The action will allow the developers to construct phase two including 332 multi-family dwelling units, six live-work units and 50,000 square feet commercial space. Plans include two parking garages, restoration of Woodinville Creek and site improvements. The city of Woodinville, using the optional SEPA process, is expected

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to issue the required permitting for this project that will be known as Woodin Creek Village Development. For additional information on this project, contact the applicant’s contact, Hans Fagerlunch of GGLO, at 206-467-5828.

30-Lot Anacortes Area Residential Subdivision Project In Line For DNS Approval

A residential subdivision development, planned for a 7.48-acre site located at the south side of Oakes Avenue in the Anacortes area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 30 residential building lots. Plans include a community park. The city of Anacortes, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is 48 North On Fidalgo Island LLC. For additional information on this project, contact the applicant’s contact, Strandberg Investments, at 208 R Avenue, PO Box 319, Anacortes, WA 98221.

22-Lot Bothell Area Residential Subdivision Project Receives DNS Approval

A residential subdivision development, slated for a property located at 23112 45th Avenue SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 22 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is Phoenix Development. The project will be known as Talavera Ridge. For more information on this project, contact the applicant at 425-775-8661.

11,000 SF Washougal Area High School Facility Redevelopment Project In Line For DNS Approval

A school facility redevelopment, planned for a site located at 1401 39th Street in the Washougal area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a new 11,000 square foot building. Plans include associated parking. The city of Washougal, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Washougal School District. For additional information on this project, contact the applicant’s contact, Karen Knauss of LSW Architects, at 360-694-8571.

2-Story 55,500 SF Elementary School Addition Proposed For Seattle Area

A school development, proposed for a site located at 2511 NW 80th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 55,500 square foot addition to the existing Loyal Heights elementary school. The city of Seattle has received this request from Seattle
Public Schools who has issued a determination of non-significance. For additional information on this project, contact the applicant’s contact, Steve Moore, at 206-678-5981.

38-Lot Vancouver Area Residential Subdivision Project Receives DNS Approval

VANCOUVER

A residential subdivision development slated for a 7.86-acre site located at 12606 NE 49th Street in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 38 single-family residential building lots. The city of Vancouver has issued the permitting to the owner, who is MLR Investment LLC. The project will be known as South Creek Meadows. For additional information on this project, contact the applicant’s contact, Scott Taylor of SGA Engineering, at 360-993-0911.

20-Unit Columbia City Area Residential Townhouse Development In Application

SEATTLE

A residential project proposed for a site located at 3603 35th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three, 2-story townhouse structures with a total of 20 dwelling units in an environmentally critical area. Plans call for surface parking for 28 vehicles. Plans are associated with another project order for shared access. The city of Seattle has received this request from the applicant, who is Lance Matteson of SouthEast Effective Development (SEED). For additional information on this project, contact the applicant’s contact, Diana Keys, at 206-766-8300.

6-Story 195-Unit Redmond Area Mixed-Use Residential-Commercial Development Receives Mitigated DNS Approval

REDMOND

A mixed-use residential and retail development, slated for a site located at 16545 NE 80th Street in the Redmond area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 6-story building containing 195 dwelling units above a mixed-residential and commercial level and below-grade parking for 181 vehicles. The city of Redmond has issued the permitting to the applicant, who is Deal Investments. The project will be called Station House Lofts. For additional information on this project, contact the applicant’s contact, Weinstein A+U, at 206-443-8606.

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180-Unit Lynnwood Area Residential Apartments Project Receives DNS Approval
LYNNWOOD

A residential development planned for a site located at 14615 Madison Way in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct nine apartment buildings containing a total of 180 dwelling units and one recreational building. The project will be known as Madison Way Apartments. Snohomish County has issued the permitting to the owner, who is Madison Way Apartments LLC. For additional information on this project, contact the applicant’s contact, Tom Neubauer of Madison Way Apartments LLC, at 425-453-9551.

4-Story 31-Unit South Delridge Area Residential Apartment Development In Early Design Phase
SEATTLE

A residential development, in planning for a site located at 1600 Ninth Avenue in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 4-story building with 31 dwelling units. Parking for 35 vehicles will be located at and below-grade. The applicant for this project is Matt King. Construction will require the demolition and removal of an existing single-family residence on the site. For additional information on this project, contact the applicant’s contact, Robert Guyt, at 360-362-1422.

9-Story 149-Unit Belltown Area Residential Apartment Project In Design Review Phase
SEATTLE

A residential apartment development, in planning for a site located at 307 Broad 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 9-story building containing 149 dwelling units. Plans include below-grade parking for 125 vehicles. The applicant for this project is Duane Connell of Broad Street Apartments LLC (Connell Real Estate & Development Company). 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.

3,970 SF Vancouver Area Office Project In Line For DNS Approval
VANCOUVER

An office development, planned for a site located at 2985 Lower River

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BUILT SMART
Road in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a single-story, 3,970 square foot office building. Plans include sidewalks and parking for 40 vehicles. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Port of Vancouver. The project will be called Port of Vancouver Terminal Operations Building. For additional information on this project, contact the applicant’s contact, Doug Pruitt of BBL Architects, at 360-695-1224.

7-Story 159-Unit Pioneer Square Area Mixed-Use Residential-Commercial Project In Application Stage

A mixed-use residential and commercial development, proposed for a site located at 525 Yesler Way in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 159 dwelling units over 11,300 square feet commercial space. Work will take place in an environmental critical area. Parking will be provided for 60 vehicles. The city of Seattle has received this request from the applicant, who is Marc Angelillo of Brook IV LLC (Stream Real Estate Development and Investing). For additional information on this project, contact the applicant’s contact, Jill Burdeen of Nicholson Kovalchick Architects, at 206-933-1150.

292-Unit Edgewood Area Residential Development In Line For Mitigated DNS Approval

A residential project, planned for a site located at 207 Meridian Avenue East in the Edgewood area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 292-unit residential complex including 236 apartment dwelling units and 56 townhomes. Plans include stormwater management and 480 parking spaces. The city of Edgewood, using the optional SEPA process, is expected to issue the required permitting. The project will be called North Edgewood Apartments. For additional information on this project, contact the applicant’s contact, Jeremy Haug of Contour Engineering, at 253-857-5454.

34-Lot Ridgefield Area Residential Subdivision Development Receives Revised DNS Approval

A residential subdivision project, planned for a 7.22-acre site located at 177 North 34th Avenue in the Ridgefield area,
has been issued a revised determination of non-significance. The developers will proceed with plans to divide the site into 34 single-family attached and detached residential building lots. The city of Ridgefield has issued the permitting to the applicant, who is Bella Noche LLC. The project will be known as Bella Noche preliminary PUD/subdivision. For additional information on this project, contact the applicant’s contact, Scott Taylor of SGA Engineering, at taylor@sgaengineering.com, or call 360-993-0911.

25,000 SF Benton City Area Wine Barrel Storage Addition In Line For DNS Approval

BENTON CITY
A project planned for a site located at 63725 East Jacobs Road in the Benton City area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 25,000 square foot steel building addition for the storage of wine barrels and cased goods for Goose Ridge Winery. Benton County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Conner Construction for Goose Ridge Winery. For additional information on this project, contact the applicant’s contact, Conner Construction, at 509-735-2482.

9-Unit Capitol Hill Rowhouse Development In Application Stage

SEATTLE
A residential project, proposed for a site located at 1515 Lakeview Boulevard East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 9-unit rowhouse structure in an environmentally critical area. Plans call for surface parking for four vehicles and five garage parking stalls. The city of Seattle has received this request from the applicant, who is Jon Riser of JDR Development. For additional information on this project, contact the applicant’s contact, Ralph Allen, at 206-399-9467.

41 Story South Lake Union Area Mixed-Use Residential-Retail Development Receives DNS Approval

SEATTLE
A mixed-use residential and retail development, planned for a site located at 1120 Denny Way in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 41-story towers with 1,067 dwelling units and 28,100 square feet retail space. Parking will be located below-grade for up to 1,347 vehicles. An addendum to the South Lake Union height and density EIS is being prepared. The applicant for this project is Rossano De Cotis of Onni John Street LLC (Onni Group). For additional information on this project, contact the applicant’s contact, Jodi Patterson-O’Hare, at 425-681-4718.

5-Story 66-Unit Lower Queen Anne Area Mixed-Use Residential-Retail Project In Design Review

SEATTLE
A mixed-use residential and retail development, in planning for a site located at 400 Roy 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 66 residential dwelling units and 3,200 square feet retail space. Parking will be located below-grade for up to 1,347 vehicles. An addendum to the South Lake Union height and density EIS is being prepared. The applicant for this project is Kevin Corbett of Evergreen Lake 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, Ralph Allen, at 206-399-9467.

155-Unit Seattle Area Residential Development In Design Review Phase

SEATTLE
A residential project, in planning for a site located at 4730 32nd Avenue South in the
Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct two, 4-story buildings containing 155 residential dwelling units in an environmentally critical area. Plans include below-grade parking for 131 vehicles. The applicant for this project is Greg Van Patten of Cityline Development Phase II LLC (Wolff Company). For additional information on this project, contact the applicant’s contact, Mahlon Clements, at 206-454-7938.

7-Story 128-Unit Queen Anne Area Residential Apartment Project In The Works

A residential development, proposed for a site located 203 West Republican Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story, 128-unit apartment complex. Parking for 55 vehicles will be provided below-grade. Plans call for a contract rezone from NC3-65 to NC2-85. The city of Seattle has received this request from the applicant, who is Jenny Anderson. 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, Vincent Ferrase, at 206-661-6149.

43-Unit Olympia Area Residential Development Receives DNS Approval

OLYMPIA

A residential project, planned for a vacant site located at 318 State Avenue NE in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building with 43 dwelling units. Work will require 800 cubic yards of excavation. The city of Olympia has issued the permitting to the owner, who is Low Income Housing Institute. The project will be known as Olympia Commons. For additional information on this project, contact Whitney Rearick, housing developer of LIHI, at 206-957-8055.

169,600 SF Anacortes High School Modernization Project Receives DNS Approval

ANACORTES

A school development, planned for a site located at 1600 20th Street in the Anacortes area, has been issued a determination of non-significance. The action will allow the developers to construct a new 169,600 square foot high school building and modernize the existing Brodniak Theater and gymnasium. The city of Anacortes has issued the permitting to the Anacortes School District. Construction will
8-Lot Capitol Hill Area Residential Subdivision Project In Application Phase

A residential subdivision development, proposed for a property located at 1803 13th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into eight single-family residential building lots. The lots will be used for the construction of residential dwellings units listed under a separate project order. The city of Seattle has received this request from the applicant, who is Michael Pollard of Isola Builders. For additional information on this project, contact the applicant’s contact, Brandon Winters, at 206-297-0996.

6-Story Seattle Area Self-Storage & Caretaker’s Unit Development In Early Design Phase

A development, in planning for a site located at 9701 Aurora 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 mini-warehouse for self-storage containing a caretaker’s dwelling unit. Plans include surface parking for 17 vehicles. The applicant for this project is George Kletzly of Public Storage. 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.

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16-Lot Brush Prairie Area Residential Rural Cluster Subdivision Project In Application Phase

A rural cluster residential development, proposed for an 80-acre property located at NE 217th Avenue in the Brush Prairie Area, is the subject of a pre-application notice issued by Clark County. The project will be known as Hockinson Acres subdivision. For additional information on this project, contact the applicant’s contact, Kessi Consulting, at 503-543-8600.

267-Unit Vancouver Area Residential Apartment Project In The Works

A residential development, proposed for a site located at NE 94th Street in the Vancouver area, is the subject of a
pre-application notice issued by Clark County. The developers have requested permission to construct ten, 3-story apartment buildings with 24 dwelling units each and 27 townhouse-style dwelling units. For additional information on this project, contact the applicant’s contact, 3J Consulting, at Andrew.tull@3j-consulting.com, or call 503-545-1907.

4-Story 59-Unit Phinney Ridge Area Mixed-Use Residential-Commercial Development In Early Design Phase

A mixed-use residential and commercial project, in planning for a site located at 6726 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 56 residential dwelling units, three live-work units and 4,000 square foot, ground-level commercial space. The applicant for this project is Tyler Carr. For additional information on this project, contact the applicant’s contact, Jay Janette, at 206-453-3645.

4-Story 48-Unit Roosevelt Area Mixed-Use Residential-Commercial Project In Early Design Phase

A residential development, in planning for a site located at 7011 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 46 dwelling units and two, ground-level live-work units. 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, Megan Kim, at 206-367-1382.

4-Story 30-Unit Seattle Area Residential Apartment Development In Early Design Phase

A residential project, in planning for a site located at 1443 NW 63rd 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 containing 30 dwelling units. For additional information on this project, contact the applicant’s contact, Vitaliy Afichuk, at 206-367-1382.

4-Story 338-Unit First Hill Area Mixed-Use Apartment-Retail Project In Early Design Phase

A residential project, in planning for a site located at 1001 James 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 ten, 3-story apartment buildings with 24 dwelling units each and 27 townhouse-style dwelling units. For additional information on this project, contact the applicant’s contact, 3J Consulting, at Andrew.tull@3j-consulting.com, or call 503-545-1907.

Washougal Area School Bus Facility Development In Line For DNS Approval

A school development, planned for a site located north of 4855 Evergreen Way in the Washougal 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 metal building with a 1,000 square foot mezzanine for a school bus maintenance shop, storage and dispatch office. Plans include a new parking lot with 36 outdoor paved bus storage stalls and 36 paved employee and visitor parking stalls along with a new driveway to SE Sunset View Road. The city of Washougal, using the optional SEPA process, is expected to issue the required permitting to the Washougal School District. For additional information on this project, contact the applicant’s contact, Don Hardy of Berger ABAM, at don.hardy@abam.com, or call 360-828-6115.

8-Story 338-Unit First Hill Area Mixed-Use Residential-Commercial Project In Design Phase

A mixed-use residential and retail development, in planning for a site located at 1001 James Street in the Seattle area, is working its way through the city of Seattle’s design guidance-review process.

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The developers have requested permission to construct an 8-story apartment building with 338 dwelling units and will feature 5,300 square feet, ground-level retail space. Plans include below-grade parking to accommodate up to 285 vehicles. The applicant for this project is Jeremiah Jolicoeur of Alliance Realty Partners LLC. Construction will require the demolition and removal of an existing apartment building. For additional information on this project, contact the applicant’s contact, Vincent Ferrese, at 206-661-6149.

23,000 SF Carson Area Industrial Mill Building Replacement Receives DNS Approval

CARSON

An industrial development, slated for a site located at 2022 Wind River Road in the Carson area, has been issued a determination of non-significance. The action will allow the developers to construct a 23,000 square foot mill building in an industrial zone. Construction will require the demolition and removal of an existing structure on the site. For more information on this project, contact the applicant’s contact, Vincent Ferrese, at 206-661-6149.

4-Story 78-Unit Columbia City Area Mixed-Use Residential-Retail Project In Application Phase

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 2061 34th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 78 residential dwelling units and 5,700 square feet of ground-level retail space. Plans include surface parking for 35 vehicles. This project is related to a separate project order for shared access. The city of Seattle has received this request from the applicant, who is South East Effective Development. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Larry Tidball of Stantec Architecture, at larry.tidball@stantec.com, or call 949-923-6903.

152,969 SF Bellevue Area BMW Auto Dealership Development In Line For DNS Approval

BELLEVUE

A retail project, planned for a site located at 11959 Northup Way in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a new 152,969 square foot BMW auto retail building plus 56,889 square feet of rooftop parking. The existing 61,178 square foot Lowe’s building will remain and by remodeled. Construction will require the demolition and removal of an existing portion on Lowe’s retail building. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Jeff Shupert of Auto Nation. The project will be called Auto Nation BMW. For additional information on this project, contact the applicant’s contact, Larry Tidball of Stantec Architecture, at larry.tidball@stantec.com, or call 949-923-6903.

37-Lot Bothell Area Residential Subdivision Project In Application Stage

BOTHELL

A residential subdivision development, proposed for a site located at 23230 45th Avenue SE in the Bothell area, is the subject of a recent application. The developers have requested permission to divide the site into a 37-lot preliminary subdivision. Snohomish County has received this request from the applicant, who is KASA Holdings LLC. The project will be called Carrara. For additional information on this project, contact the applicant’s contact, KASA Holdings LLC.

7-Story 87-Unit South Lake Union Area Mixed-Use Apartments-Retail Project In The Works

SEATTLE

A mixed-use Vulcan Real Estate residential and retail development, proposed for a site located at 433 Eighth Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building with 87 dwelling units and 6,300 square feet, ground-level retail space. Plans include below-grade parking for 116 vehicles. An addendum to the South Lake Union height and density alternatives is being prepared. The city of Seattle has received this request from the applicant, who is City Investors XXII LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant’s contact, Jodi Patterson-O’Hare, at 425-681-4718.

16-Story Denny Triangle Area Office-Commercial Project In The Works

SEATTLE

A commercial development proposed for a site at 1711 Boren Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 16-story office building above 11,000 square feet commercial space. Plans include street...
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and alley vacations. The project is part of a planned community development under separate project orders. The city of Seattle has received this request from the applicant, who is Pine Street Group LLC. A determination of significance has been prepared by Washington State Convention Center. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Jessica Miller, at 206-684-9218.

**7-Story 100-Unit Bitter Lake Area Assisted-Living Development In Early Design Phase**

**SEATTLE**

A nursing center project, in planning for a site located at 13524 Linden 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 building with 100 assisted-living dwelling units. Parking will be provided below-grade for 43 vehicles. The applicant for this project is Christopher Chen of Tribach Partners LLC. For additional information on this project, contact the applicant’s contact, Man-Foon Chu, at 253-572-4903.

**8-Story 114-Unit Downtown Seattle Area Mixed-Use Residential & Office Addition Project In Early Design Phase**

**SEATTLE**

A mixed-use residential and office development addition and a renovation, in planning for a site located at 911 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 new 2-story, 45,000 square foot office space and six stories containing 114 apartment dwelling units. The existing 80 parking stalls will remain. The applicant for this project is Andy Wattula of BCSP Maritime Building LLC (Beacon Capital Partners). For additional information on this project, contact the applicant’s contact, John Thomas, at 206-621-2268.

**29,950 SF Tacoma Area Commercial Development Receives Addendum To Mitigated DNS Approval**

**TACOMA**

A commercial project, planned for a site located at 11105 Steele Street South in the Tacoma area, has been issued an addendum to a previously issued mitigated determination of non-significance. The developers will proceed with plans to construct a 29,950 square foot building with 12 separate business spaces. The front of the building will have office entrances and the rear will have service vehicle spaces. Plans include parking for 110 vehicles. Pierce County has issued the permitting to the owner, who is Steele Street Plaza LLC. For additional information on this project, contact the applicant’s contact, Abbey Road Group, at 253-435-3699.

**4,700 SF Everson Area Elementary School Facility Expansion Project In Line For DNS Approval**

**EVERSON**

A school facility development, planned for a site located at 3333 Breckenridge Road in the Everson area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 4,700 square foot classroom addition and two covered playshed areas adjacent to the existing covered playshed area. Whatcom County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Todd Bennett of BDR Capital Partners LLC. For additional information on this project, contact the applicant’s contact, Shaney Mullen, at 206-933-1150.

**16-Unit Bellevue Area Residential Townhouse Project In Line For DNS Approval**

**BELLEVUE**

A residential development, planned for a site located at 1400 Bellevue Way NE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 14,200 square foot townhouse complex containing 16 dwelling units. Plans include a 450 square foot clubhouse and 11,200 square feet of below-grade parking.
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The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Su Development. The project will be called Park East Townhomes. For additional information on this project, contact the applicant’s contact, Linda Abe of Su Development, at 425-453-8885.

### 36,000 SF Washougal Area Industrial Project In Line For DNS Approval

**WASHOUGAL**

An industrial development, planned for a site located at 4325 South Lincoln Street in the Washougal area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 36,000 square foot building within the Steigerwald Commerce Center at the Port of Camas-Washougal. Plans include utilities, pedestrian access, and lighting, landscaping and associated parking. The city of Washougal, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Oly Ida Shorewood Heights LLC. For additional information on this project, contact the applicant’s contact, Aiden Bird of Studio Meng Strazzara, at 206-587-3797.

### 3-Story 57-Unit Mercer Island Area Residential Apartment Project In Line For DNS Approval

**MERCER ISLAND**

A residential project, planned for a site located at 3209 Shorewood Drive in the Mercer Island area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3-story apartment building containing 57 dwelling units and 115 parking stalls. The city of Mercer Island, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Marc Angelillo of Aegis Senior Communities 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, Carly Guillory Seattle Planner, at 206-684-0720.

### 7-Story 47-Unit Seattle Area Residential Apartment Development Receives Conditional DNS Approval

**SEATTLE**

A residential project, planned for a site located at 403 Belmont Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story building with 47 dwelling units above 5,500 square feet commercial space. Plans will take place in an environmentally critical area. Plans call for parking for 27 vehicles within the structure. The applicant for this project is YMSA USA 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, Ian Gillespie of Project Terry LLC (Westbank Projects Corp.).

### 3-Story 15-Unit Mixed-Use Residential-Office-Restaurant-Manufacturing Development In Design Review For Seattle Area

**SEATTLE**

A mixed-use residential and retail development, in planning for a site located at 1307 Harbor 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 450 residential dwelling units above 5,500 square feet commercial space. Parking for 250 vehicles will be located below-grade. The applicant for this project is Ian Gillespie of Project Terry LLC (Westbank Projects Corp.).

### 3-Story 80-Unit Seattle Area Maple Leaf Assisted-Living Facility Development In Design Phase

**SEATTLE**

A nursing center project, in planning for a site located at 8511 15th Avenue NE in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 3-story assisted-living facility containing 80 rooms. Plans include below-grade parking for 32 vehicles. The applicant for this project is Bryon Ziegler of Aegis Senior Communities LLC. Construction will require the demolition and removal of an existing structure on the site.

### 7-Story 74-Unit First Hill Area Mixed-use Residential-Commercial Project In Early Design Phase

**SEATTLE**

A mixed-use residential and retail development, in planning for a site located at 707 Terry 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 450 residential dwelling units above 5,500 square feet commercial space. Parking for 250 vehicles will be located below-grade. The applicant for this project is Ian Gillespie of Project Terry LLC (Westbank Projects Corp.).

### 7-Story 450-Unit First Hill Area Mixed-use Residential-Commercial Project In Design Phase

**SEATTLE**

A mixed-use residential and retail development, in planning for a site located at 707 Terry 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 450 residential dwelling units above 5,500 square feet commercial space. Parking for 250 vehicles will be located below-grade. The applicant for this project is Ian Gillespie of Project Terry LLC (Westbank Projects Corp.).
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way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 7-story building to house 74 dwelling units. Plans call for below-grade parking for 31 vehicles. The applicant for this project is Jeremiah Jolicoeur of alliance Realty Partners LLC. For additional information on this project, contact the applicant’s contact, Vincent Ferrese, at 206-661-6149.

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

MOSES LAKE

A residential development, planned for a site located at 222 East Ninth Avenue in the Moses Lake area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 17 buildings containing a total of 189 dwelling units. Plans include a community center, office, four garages, carports and 189 parking spaces. The city of Moses Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Kirk Kappen of Pioneer Meadows LLC. The project will be known as Pioneer Meadows Apartments. For further information on this project, contact Mr. Kappen at kkappen@rudeendev.com, or call 509-892-5114.

3-Story 96,000 SF Vancouver Area Self-Storage Building Project In The Works

VANCOUVER

A boat and RV parking project, proposed for a site located at 2625 SE 165th Avenue in the Vancouver area, is the subject of a pre-application meeting by the city of Vancouver. The developers have plans to construct a 3-story, 96,000 square foot storage building. The applicant for this project is Baranof Holdings Storage LLC. For additional information on this project, contact the applicant’s contact, Andrew Aiken of Baranof Holdings, at 1717 McKinny Ave, Suite 700, Dallas, TX 75202.

Grays Harbor County Area Fish Composting Facility Development Receives Mitigated DNS Approval

GRAYS HARBOR

A commercial project slated for a site located at Satsop Development Park, site number 15 in the Grays Harbor area, and has been issued a mitigated determination of non-significance. The action will allow the developers to construct a commercial fish composting and hydrolysate facility. Phase one will be a small pilot composting facility to address concerns of the Port of Grays Harbor regarding compatibility with other potential industrial tenants. Phase two will be expansion of the pilot composting facility to full operation. Phase three will be the construction of a 5,000 square foot hydrolysate facility for the production of emulsified fish fertilizer. Grays Harbor County has issued the permitting to the applicant, who is Northwest Aqua Soils. For additional information on this project, contact Erika Katt of Northwest Aqua Soils, at 360-273-1700.

Unit Spokane Valley Area Residential Project In The Works

SPOKANE VALLEY

A residential development, proposed for a site located at 16511 East Sprague Avenue in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to construct a 126-unit multi-family development. Plans include amenities, landscaping and associated parking. The project will be known as Sprague Apartments.

6-Story 57-Unit Bellevue Area Residential Multi-Family Building Development Receives DNS Approval

BELLEVUE

A residential project, slated for a property located at 11109 NE Third Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct Metro 112 Phase Two consisting of a 6-story building with 57 dwelling units and one level of below-grade parking for 21 vehicles. The city of Bellevue has issued the permitting to the applicant, who is Tiscareno Associates. For additional information on this project, contact Michelle Kinsch of Tiscareno Associates, at 206-325-3356.

9-Lot Wallingford Area Residential Subdivision Development In Application Phase

SEATTLE

A residential subdivision, proposed for a site located at 3920 First Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight unit lots. The lots will be used for the construction of residential dwelling units under a separate project order. The city of Seattle has received this request by the applicant, who is Robert Hardy of 1st Avenue NE Development LLC (Hardy Development Company). For more information on this project, contact Onum Esonu, at 206-233-7196.

7-Story South Lake Union Office & Retail Project In Design Review Phase

SEATTLE

A commercial project, in planning for a site located at 820 Roy 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, 174,500 square foot office building with 17,900 square feet, ground-level retail space. Plans include below-grade parking for 180 vehicles. The applicant for this project is Jim Neal of W-T 701 Holdings VII 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, Jodi Patterson-O’Hare, at 425-681-4718.

7-Story 206-Unit Roosevelt Area Mixed-Use Residential-Commercial Project In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 6516 12th Avenue NE in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 7-story building containing 206 dwelling units and 2,100 square feet commercial space. Plans call for below-grade parking for 150 vehicles. The applicant for this project is Jon Breiner of Roosevelt Development Group 2 LLC. Construction will require the demolition and removal of existing structures on the site.

9-Story 98-Unit Seattle Area Mixed-Use Residential-Retail Project In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 1405 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 9-story tower containing 98 apartment dwelling units with ground-level retail space. Plans call for below-grade parking for 110 vehicles. The applicant for this project is Polygon Northwest Company. 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, Heather Hargesheimer, at 206-454-8497.

8,200 SF Walla Walla Area Commercial Development Receives DNS Approval

WALLA WALLA

A commercial project, slated for a .74-acre site located at 1371 West Pine Street in the Walla Walla area, has been issued a determination of non-significance. The action will allow the developers to construct an 8,200 square foot office or retail building. The city of Walla Walla has issued the permitting to the applicant, who is Tim Nelson. For additional information on this project, contact the applicant’s contact, Poston Architects, at 509-961-7404.

40-Story 468-Unit South Lake Union Area Mixed-Use Residential-Retail Project Receives Conditional OK

SEATTLE

A mixed-use residential and retail development, planned for a property located at 970 Denny Way in the Seattle area, has been issued conditional approval. The developers have plans to construct a 40-story tower with 468 dwelling units above 15,600 square feet retail space. Plans call for parking for 359 vehicles. An addendum to the South Lake Union height and density environmental impact statement has been prepared. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Qinlun Zeng of University Place WA 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, Tibor Nagy, at 206-461-6000.

7-Story 145-Unit Othello Area Mixed-Use Apartment-Retail Project In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 6901 Martin Luther King Junior Way South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 145 apartment dwelling units with 5,600 square feet, ground-level retail space. Parking for 97
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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
vehicles will be provided in a below-grade garage. The city of Seattle has received this request from the applicant, who is Zhen Luan of Dynasty Group 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, Hui Cian, at 206-466-1225.

5-Story Capitol Hill Area Classroom Building & Gymnasium Development In The Works

A school facility project, proposed for a site located at 1215 East Union Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story building containing classrooms, labs and offices with an adjacent single-story, 27,400 square foot gymnasium. Plans include below-grade parking for 40 vehicles. The city of Seattle has received this request from the applicant, who is Joseph Puggelli of the Seattle Academy of Arts and Sciences. Construction will require the demolition and removal of existing structures at 1213 and 1215 East Union Street. For additional information on this project, contact the applicant’s contact, Nick Diede, at 206-735-1876.

21-Story Bellevue Area Mixed-Use Residential-Retail Development In Line For DNS Approval

BELLEVUE

A mixed-use residential and retail development, planned for sites located at 120 Bellevue Way NE and 10429 NE Second Street in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 21-story residential tower with 142 dwelling units, above a 4 to 5-story podium and three levels of below-grade parking, ground-level retail and amenities. Plans call for below-grade parking for 284 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Hossein Amanat of Amanat Architects, at mail@amanatarchitect.com, or call 604-433-9812.
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