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8-Unit Beacon Hill Area Residential Townhouse Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 1019 Sturgus Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct four, 2-unit townhouse structures with attached garages. Work will take place in an environmentally critical area. The city of Seattle has received this request from the applicant, who is David Woo. For additional information on this project, contact the applicant’s contact, Shaun Novion, at 206-361-6133.

8-Story 113-Unit Mixed-Use Hotel-Apartment Development Proposed For Lower Queen Anne Area

SEATTLE

A residential and commercial project, proposed for a site located at 601 Aurora Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story building to house 113 residential apartment dwelling units and 143 hotel guest rooms. Plans include below-grade parking for up to 195 vehicles. The city of Seattle has received this request from the applicant, who is Paul Pong of Evergreen Lodging 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, Diana Keys, at 206-766-8300.

7-Story 109-Unit South Lake Union Area Residential Apartment Development Receives Conditional OK

SEATTLE

A residential development, planned for a property located at 1232 Harrison Street in the Seattle area, has been issued conditional permitting by the city of Seattle. Plans outline the construction of a 7-story apartment building containing 109 dwelling units and below-grade parking for 115 vehicles. The applicant for this project is Holland Acquisition Company LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Jodi Patterson-O’Hare, at 425-681-4718.

8-Unit Seattle Area Residential Townhouse Project In The Works

SEATTLE

A residential development, proposed for a site located at 5005 40th Avenue NE in the Seattle area, is the subject of a recent application.
The developers have requested permission to construct four, 2-unit townhouse structures in an environmentally critical area. Plans call for parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Brian Renner of Firewalker Construction. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Hugh Schaeffer, at 206-329-1802.

4-Story 59-Unit Roosevelt Area Mixed-Use Residential & Live-Work Development In Design Phase

Seattle
A mixed-use residential and commercial 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 56 residential dwelling units above three, 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 206-867-1382.

21,000 SF Silverdale Area Addition & Change-Of-use From Cinema-To-Church Use Project In Line For DNS Approval

Silverdale
A change of use development planned for a site located at 9923 Poplars Avenue in the Silverdale area is in line to be issued a determination of non-significance. The action will allow the developers to change the use of an existing 14,000 square foot cinema, formerly known as Regal Cinema, into a 21,000 square foot training center and place of worship. Kitsap county, using the optional SEPA process, is expected to issue the permitting to the applicant, who is New Life Church of the Peninsula. The project will be called new Life Training Center. For additional information on this project, contact the applicant’s contact, Rice Fergus Miller, at 360-377-8773.

13,800 SF Spokane Area Industrial Project In Line For DNS Approval

Spokane
An industrial development, planned for a 3.06-acre property located at 4814 South Ben Franklin Lane in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 13,800 square foot manufacturing facility for Tainio Technology & Technique. The facility will be used for the production of natural products and solutions for agricultural soils. Spokane County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Athena Investments LLC. For additional information on this project, contact the applicant’s contact, Athena Kreymer-Tainio of Athena Investments, at 12102 Andrus Road South, Cheney, WA 99004.

241-Lot Lot Vancouver Area Residential Subdivision Development In The Works

Vancouver
A residential subdivision project, proposed for two land parcels totaling 57.33-acres located at 19301 NE 214th Street in the Vancouver area, is the subject of a pre-application conference being held by Clark County. The developers have plans to divide the parcels into 241 residential building lots. The project will be known as Austin Heritage planned unit development. For additional information on this project, contact the applicant’s contact, AKS Engineering, at 360-882-0419.

Woodland Area Fire Station Development In Line For DNS Approval

Woodland
A fire station development project has been approved for a site located at 19301 NE 214th Street in the Woodland area. The project will include a new fire station with a training facility and administrative offices. The development will be known as Woodland Fire Station. For additional information on this project, contact the applicant’s contact, Woodland Fire Department, at 360-704-5555.
A government facility development, planned for a site located at 200 East Scott Avenue in the Woodland area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a new fire station along with a manufactured home to serve as associated living quarters. The city of Woodland, using the optional SEPA process, is expected to issue the permitting for this city project. The project will be known as Woodland Fire Station. For more information on this project, contact Amanda Smeller of the city of woodland, at 360-225-1048.

6-Story 360-Unit Redmond Area

Mixed-Use Residential-Retail Development Receives DNS Approval

REDMOND

A mixed-use residential and retail development, slated for a site located at 15806 Bear Creek Parkway in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building containing 360 residential dwelling units and will feature 5,000 square feet of live-work apartment units. Plans include associated parking. The city of Redmond has issued the permitting to the owner, who is Northwest Pacific Development LLC. For additional information on this project, contact the applicant’s contact, Kent Smutney of Veer Architecture, at kent@veerarchitecture.com, or call 425-556-2426.

3-Story Seattle Area Residential Assisted-Living Facility Development In The Works

SEATTLE

A nursing center project, proposed for a property located at 5214 42nd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story assisted-living facility. Plans call for parking for 36 vehicles on an adjacent site located at 5210 South Brandon Street. The city of Seattle has received this request from the applicant, who is Kin On Community Health Care. 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, Bradley Brown, at 425-827-2100.

7-Story Seattle Area Office-Retail Project In Early Design Phase

SEATTLE

A commercial development, in planning for a site located at 1121 NE 45th Street in the Seattle area, is working its way through the city of Seattle’s
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design guidance-review process. The developers have requested permission to construct a 7-story building with office space and will feature ground-level retail. Plans include below-grade parking. The applicant for this project is Washington State Employees Credit Union. For additional information on this project, contact the applicant’s contact, Timothy Posey, at 206-903-7575.

2-Story 3,800 SF Mukilteo Area Islamic Center Development In Application Phase

A community project, proposed for a site located at 3920 Harbour Pointe Boulevard in the Mukilteo area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 3,800 square foot Islamic Center building. Plans include parking for 25 vehicles, wetland buffer mitigation, storm drainage improvements and associated landscaping. The city of Mukilteo has received this request from the applicant, who is Islamic Center of Mukilteo. For additional information on this project, contact Islamic Center of Mukilteo, at P.O. Box 1055, Mukilteo, WA 98275, or call 425-263-8042.

6-Story 77-Unit Residential Apartment Project

In Design Review Phase For Seattle Area

A residential apartment development, in planning for a site located at 2013 Westlake Avenue North in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 6-story building containing 77 dwelling units. Plans include at and below-grade parking for 80 vehicles. The applicants for this project are Eric Midby of Stone Way LLC and John Midby of The Midby Group LLC. For additional information on this project, contact the applicant’s contact, Matt Driscoll, at 206-547-1761.

57-Unit Queen Anne Area Residential Townhouse & Rowhouse Development In Hearings Stage

A residential project, planned for a property located at 901 West McGraw Street in the Seattle area, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to construct 15, 3-story townhouse and rowhouse structures with a total of 57 dwelling units. Parking for 103 vehicles will be provided within the structures. An existing residential building will remain, but construction will require the demolition and removal of five existing structures on the site. For additional information on this project, contact the applicant’s contact, Brian Wulfestieg, at 847-456-4566.

4-Story 30-Unit Ballard Area Residential Apartment Project In Application Phase

A residential apartment development, proposed for a site located at 1443 NW 63rd Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building that will house 30 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Vitaliy Afichuk. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Paul Pierce, at 206-251-5962.

9-Unit West Seattle Area Mixed-Use Residential-Commercial Subdivision Development Receives Conditional OK

A mixed-use residential and retail subdivision, planned for a land parcel located at 3800 California Avenue SW in the Seattle area, has been issued conditional approval by the city of Seattle. The developers
will proceed with plans to subdivide one land parcel into seven, one of which will be divided into three building lots. The construction of six live-work units and three townhouse structures has been approved under separate project orders. The applicant for this project is Dan Swallow of Charlestown LLC (Intracorp). For additional information on this project, contact the applicant’s contact, Brandon Winters, at 206-297-0996.

5,900 SF Bellevue Area Medical Office-Retail Project In Line For DNS Approval

BELLEVUE

A commercial development planned for a site located at 106 148th Avenue SE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 5,900 square foot medical office and retail building. Plans include amenities, landscaping and 26 parking stalls. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Kelsey Creek Center LLC. The project will be called Kelsey Creek Building E. For additional information on this project, contact the applicant’s contact, Michael Chen of Mackenzie, at mchen@mcknz.e.com, or call 206-749-9993.

Vancouver Area Industrial Warehouse Expansion Project In The Works

VANCOUVER

An industrial project, proposed for a site located at 4109 NW Fruit Valley Road in the Vancouver area, is the subject of a notice of pre-application conference by the city of Vancouver. Plans call for a masonry block warehouse expansion. The applicant for this project is Wilson Associates. The project will be called 39th Street warehouse. For additional information on this project, contact Wilson Associates, at 360-696-4722.

41-Lot Chelan Area Residential Subdivision Development Receives DNS Approval

CHelan

A residential subdivision project, slated for a 19-acre property located at 132 State Route 150 in the Chelan area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 41 single-family residential building lots. The city of Chelan has issued the permitting to the owner, who is Cascade Property Ventures. The project will be called Northlake Division II subdivision (formerly Cotter Orchards). For further information on this project, contact Cascade Property Ventures, at 509-886-7651.

6-Story 71-Unit Residential Apartment Building Proposed For West Seattle Area

SEATTLE

A residential development, proposed for a site located at 3039 SW Avalon Way in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building with 71 dwelling units and 20 below-grade parking stalls. The city of Seattle has received this request from the applicant, who is Matt Orr of Union Street Investments. 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, Peter Johnson, at 206-933-1150.

8-Lot Seattle Area Residential Subdivision Project Approved

SEATTLE

A residential subdivision development, planned for a site located at 2306 Franklin Avenue East in the Seattle area, has been granted a unit lot subdivision by the city of Seattle. The action will allow the developers to divide the site into eight residential building lots. The lots will be used for the construction of residential dwelling units listed under a separate project order. The applicant for
this project is Robert Dobler of 2310 Franklin Ave. E. LLC (Gamut360 Holdings). For additional information on this project, contact the applicant’s contact, Andy McAndrews, at 425-233-6089.

2-Story 16,000 SF Bellingham Area Church Facility In Line For DNS Approval

BELLINGHAM

A religious facility development, planned for a site located at 591 Telegraph Road in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 16,000 square foot church on the northern half of the property. Plans call for street improvements, storm water management facilities, landscaping and 90 parking spaces. The city of Bellingham, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Ali Taysi of AVT Planning and Consulting. For additional information on this project, contact the applicant’s contact, Ann Williamson, at 425-545-0566.

4-Story 116-Unit Vancouver Area Residential & Live-Work Development In The Works

VANCOUVER

A residential project, proposed for a property located at 1506 Main 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 combine existing land parcels into a single building lot and construct a 4-story apartment complex that will house 116 dwelling units. The applicant for this project is Wilson Associates Architects and Planners. The project will be known as Hutton Block apartments. For additional information on this project, contact the applicant at 360-696-4722.

7-Story 139-Unit Northgate Area Residential & Live-Work Development Subject Of A Revised Application

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 10711 Eighth Avenue NE in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 7-story building containing 135 apartment dwelling units and four live-work units. Plans include parking for 124 vehicles located within the structure. The city of Seattle has received this request from the applicant, who is Kevin Wallace of Wallace Properties. For additional information on this project, contact the applicant’s contact, Ann Williamson, at 425-545-0566.
The city of Seattle has received this request from the applicant, who is Alec Paddock of CenterCal Development. Demolition and removal of an existing structure is currently being reviewed under a separate project order. For additional information on this project, contact the applicant’s contact, Josh Peterson, at 503-548-2374.

53,000 SF Pullman Area Assisted-Living Development Receives DNS Approval

A nursing center development, slated for a site located at 1060 SE Clearwater Drive in the Pullman area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 53,000 square foot assisted-living facility. Plans call for 34 assisted-living beds and 48 licensed nursing care beds. Plans include landscaping and associated parking. The city of Pullman has issued the permitting to the owner, who is KIP Development. For additional information on this project, contact the applicant at 509-334-7444.

6-Story 110-Unit Seattle Area Mixed-Use Residential-Commercial Development In The Works

A retail development, proposed for a site located at 951 NW Ballard Way in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 25,000 square foot grocery store. Plans call for surface parking for 76 vehicles with 15 spaces covenant parking. The city of Seattle has received this request from the applicant, who is Alec Paddock of CenterCal Development. Demolition and removal of an existing structure is currently being reviewed under a separate project order. For additional information on this project, contact the applicant’s contact, Josh Peterson, at 503-548-2374.

25,000 SF Ballard Area Retail Grocery Store Project In Application Phase

A commercial development planned for a site located at 3728 East Longfellow Avenue in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 17,000 square foot office and storage building. Plans include site improvements and associated parking. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Canter Commercial Properties LLC. For additional information on this project, contact Canter Commercial Properties at 21415 N. Saddle Mountain Lane, Colbert, WA 99005, or call 509-625-6300.

17,000 SF Spokane Area Office-Storage Building Project In Line For DNS Approval

A commercial development planned for a site located at 3728 East Longfellow Avenue in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 17,000 square foot office and storage building. Plans include site improvements and associated parking. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Canter Commercial Properties LLC. For additional information on this project, contact Canter Commercial Properties at 21415 N. Saddle Mountain Lane, Colbert, WA 99005, or call 509-625-6300.

53,000 SF Pullman Area Assisted-Living Development Receives DNS Approval

A nursing center development, slated for a site located at 1060 SE Clearwater Drive in the Pullman area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 53,000 square foot assisted-living facility. Plans call for 34 assisted-living beds and 48 licensed nursing care beds. Plans include landscaping and associated parking. The city of Pullman has issued the permitting to the owner, who is KIP Development. For additional information on this project, contact the applicant at 509-334-7444.

6-Story 110-Unit Seattle Area Mixed-Use Residential-Commercial Development In The Works

A retail development, proposed for a site located at 951 NW Ballard Way in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 25,000 square foot grocery store. Plans call for surface parking for 76 vehicles with 15 spaces covenant parking. The city of Seattle has received this request from the applicant, who is Alec Paddock of CenterCal Development. Demolition and removal of an existing structure is currently being reviewed under a separate project order. For additional information on this project, contact the applicant’s contact, Josh Peterson, at 503-548-2374.

25,000 SF Ballard Area Retail Grocery Store Project In Application Phase

A commercial development planned for a site located at 3728 East Longfellow Avenue in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 17,000 square foot office and storage building. Plans include site improvements and associated parking. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Canter Commercial Properties LLC. For additional information on this project, contact Canter Commercial Properties at 21415 N. Saddle Mountain Lane, Colbert, WA 99005, or call 509-625-6300.
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SEATTLE
A mixed-use residential and retail development, proposed for a site located at 4218 Roosevelt Way NE in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 6-story building with 110 residential dwelling units and 4,700 square feet of ground-level commercial space. Parking for 118 vehicles will be provided in three, below-grade levels. The city of Seattle has received this request from the applicant, who is Hanjun Kang of G&K Brothers. For additional information on this project, contact the applicant’s contact, Jeff Walls, at 206-466-1225.

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

BOTHELL
A residential subdivision development, planned for a 2.71-acre land parcel located at 19109 Ross Road in the Bothell area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the parcel into eight single-family residential building lots. The city of Bothell, using the optional SEPA process, is expected to issue the permitting to the applicant, who is KLN Construction. The project will be called Berolina. For more information on this project, contact KLN Construction at 425-778-4111.

5-Story 40-Unit Seattle Area Residential Apartment Development In Design Phase

SEATTLE
A residential project, in planning for a site located at 9030 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 5-story residential building containing 40 apartment dwelling units. Plans include parking for 232 vehicles within the structure. The applicant for this project is Ed Linardic of LDG Architects. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact Mr. Linardic at 206-283-4764.

7-Story 95-Unit Roosevelt Area Mixed-Use Residential-Retail Project In Early Design Phase

SEATTLE
A mixed-use residential and retail development, in planning for a property located at 6717 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 7-story residential building containing 40 apartment dwelling units. Plans include parking for 232 vehicles within the structure. The applicant for this project is Ed Linardic of LDG Architects. For additional information on this project, contact the applicant’s contact, Jeff Walls, at 206-466-1225.
apartment dwelling units above 2,900 square feet, ground-level retail space. Plans include below-grade parking for 38 vehicles. The applicants for this project are Larry and Lucille Pasco. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Andy Paroline, at 206-719-0339.

42-Story 403-Unit South Lake Union Area Mixed-Use Apartment-Commercial Development In Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 1001 John 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 42-story tower containing 408 apartment dwelling units and 1,200 square feet commercial space. Parking for 227 vehicles will be located within the structure. The applicant for this project is MUI Terry LLC (Make Urban). Construction will require the demolition and removal of an existing single-story structure on the site. For additional information on this project, contact the applicant’s contact, Vincent Ferrese, at 206-661-6149.

80-Unit Spokane Area Assisted-Living Development In Line For DNS Approval

SPOKANE

A nursing center project, planned for a site located at 4515 South Freya Street in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct five, single-story homes to house 16 residents.
per structure. Plans include an office, landscaping and parking. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Dwight Hume of Land Use Solutions and Entitlement. For additional information on this project, contact Mr. Hume at dhume@spokane-landuse.com, or call 509-625-6637.

9-Lot West Seattle Area Residential Development Progressing

SEATTLE

A residential project, planned for a land parcel located at 8830 California Avenue SW in the Seattle area, has been granted a short subdivision and unit lot subdivision. The developers will proceed with plans to divide one of the eight lots into two unit lots. Construction of seven live-work units and two townhouse units has been approved under separate project orders. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Dan Swallow of Charleston LLC (Intracorp). For additional information on this project, contact the applicant’s contact, Diana Keys, at 206-766-8300.

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

SEATTLE

A residential development, in planning for a site located at 3603 35th Avenue South in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct three, 2-story townhouse buildings containing a total of 20 dwelling units in an environmentally critical area. Plans include surface parking for 28 vehicles. Parking is being considered with another project order for shared access. The applicant for this project is Lance Matteson of South East Effective Development. For additional information on this project, contact the applicant’s contact, Brandon Winters, at 206-297-0996.

4,800 SF Queen Anne Area Change-Of-Use Church-To-Childcare Project In Hearings Stage

SEATTLE

A change of use project, planned for a property located at 1716 Second Avenue North in the Seattle area, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to change the use of an existing 4,800 square foot portion of All Saints Church to a childcare center to accommodate 37 children. Plans include parking for 13 vehicles. The applicant for this project is William Berger of All Saints Church. For additional information on
46,300 SF Vancouver Area Commercial Expansion Project In The Works

A commercial development, proposed for a site located at 4525 NW Fruit Valley Road 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 a 46,300 square foot expansion to an existing commercial building. Plans call for associated site work. The city of Vancouver has received this request by the applicant, who is VLMK Engineering & Design. The project will be known as Sunlight Supply Fruit Valley. For additional information on this project, contact VLMK Engineering & Design, at 503-222-4453.

15-Lot Bothell Area Residential Subdivision Project Receives DNS Approval

A residential subdivision development, slated for a 3.77-acre site located at 23201 and 23211 Meridian Avenue South in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the sites into 15 single-family residential building lots. The city of Bothell has issued the permitting to the applicant, who is Puget Sound Planning. Construction will require the demolition and removal of an existing residence and accessory buildings on the site. The project will be known as Meridian Heights. For additional information on this project, contact the applicant’s contact, Lee Michaelis of Puget Sound Planning, at lee.michaelis@pugetsoundplanning.com, or call 425-830-1046.

9-Lot North Seattle Area Residential Subdivision Project Granted Approval

A residential subdivision development, planned for a site located at 526 North 105th Street in the Seattle area, has been granted a unit lot subdivision by the city of Seattle. The action will allow the developers to divide the site into nine unit residential building lots. The construction of residential dwelling units is under a separate project order. The applicant for this project is Steve Nielsen of 105th LLC. For additional information on this project, contact the applicant’s contact, Brandon Winters, at 206-297-0996.

2-Story 9,500 SF Benton City Area Office Addition In Line For DNS Approval

An office development, planned for a property located at 63725 East Jacobs Road in the
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
IGB Systems’ patented, modular framing system, utilizes pre-engineered, accurately cut, jig set, fully welded, tubular, light gauge, steel modules to achieve its load bearing, and sheer strengths.

The System offers solutions to several structural framing problems:

- **FRAME TO 16 STORIES:** Designed for use in structures to 16 floors
- **STRONGER:** 6 to 16 gauge hollow tubular steel is used for frame members
- **TIGHTER:** Accurately cut square and angled members are all fully welded
- **TRUER:** Jig built sections are square to within +- 2/100 of an inch
- **QUAKE PROOF:** System meets all seismic and sheer force loading requirements
- **FIRE PROOF:** UL fire rating of up to 4 hours
- **QUIETER:** STC sound suppression of up to 66 db
- **NO ROT, WARPING, MOLD, INSECT INFESTATIONS**
- **GREENER:** Adds high LEED points to projects (100% recyclable, no waste)

And, Installation is:

- **FASTER:** This is a simple pre-engineered tilt up bolt together system
- **EASIER:** Modules are delivered ready for electrical, plumbing, drywall, cladding
- **LESS EXPENSIVE:** Let us show you how and why
Benton City area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 9,500 square foot office addition to an existing wine production building. Plans include associated remodeling. Benton County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Goose Ridge Winery. The project will be known as Goose Ridge Winery expansion and remodel. For additional information on this project, contact Goose Ridge Winery production and corporate office, at 509-627-6249.

53-Unit Ballard Area Mixed-Use Residential & Live-Work Development Receives Conditional DNS Approval

A mixed-use residential and commercial development, planned for a site located at 7530 15th Avenue NW in the Seattle area, has been issued a determination of non-significance. The developers have plans to divide the property into a 241-lot planned unit development. The project will be known as Austin Heritage. For additional information on this project, contact the applicant’s contact, AKS Engineering, at john@aks-eng.com, or call 360-882-0419.

4-Story 27-Unit South Lake Union Area Residential Apartment Project In Application Phase

A residential development, proposed for a site located at 2037 Yale Ave East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 27 small efficiency dwelling units. The city of Seattle has received this request from the applicant, who is Dave Biddle of Blueprint Services 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, Josh Peterson at 503-548-2374.

10-Lot Walla Walla Area Residential Subdivision Project Receives Mitigated DNS Approval

Benton County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Goose Ridge Winery. The project will be known as Goose Ridge Winery expansion and remodel. For additional information on this project, contact Goose Ridge Winery production and corporate office, at 509-627-6249.
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**WALLA WALLA**

A residential subdivision development, slated for a 4-acre site located east of Austin Street and Cottonwood Road in the Walla Walla area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 10 single-family residential building lots. The project will be called Iron Gate 2. For additional information on this project, contact the applicant’s contact, Iron Gate LLC at 2340 Melrose, Suite A, Walla Walla, WA 99362, or call 509-524-4710.

**7-Story 81-Unit Roosevelt Area Mixed-Use Apartment-Retail Development Receives Conditional DNS Approval**

**SEATTLE**

A mixed-use residential and retail development, planned for a site located at 8404 Ninth Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story apartment building containing 36 small efficiency dwelling units, 45 one-bedroom dwelling units and 1,400 square feet, ground-level retail space. Plans include parking for five vehicles within the structure. The city of Seattle has issued the permitting, with conditions, to the applicant, who is LIV Roosevelt LLC (Paar Development).

**87-Unit Bellevue Area Residential Townhouse Project In Line To Be Issued DNS Approval**

**BELLEVUE**

A residential development planned for a site located at 600 146th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 87 townhouse dwelling units. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is IS Property Investments LLC. The project will be known as Highland Village Townhomes. For additional information on this project, contact the applicant’s contact, Lis Soldano of IS Property Investments, at 206-728-6521.

**6-Story 48-Unit Fremont Area Mixed-Use Apartment-Retail Development In Design Phase**

**SEATTLE**

A mixed-use residential and retail project, in planning for a site located at 3519 Fremont Place North in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission this project, contact the applicant’s contact, AKS Engineering & Forestry at john@aks-eng.com, or call 360-882-0419.

**32-Unit Marysville Area Residential Development In The Works**

**MARYSVILLE**

A residential project, proposed for a 4.89-acre site located at 25th Avenue NE in the Marysville area, is the subject of a recent application. The developers have requested permission to construct 32 single-family detached residences to be known as Wandering Wind. The city of Marysville has received this request from the owner, who is Sea Pac Homes. For further information on this project, contact Sea Pac Homes at 425-953-2800.

**23-Lot Vancouver Area Residential Subdivision Project In Pre-Application Conference**

**VANCOUVER**

A residential subdivision development, proposed for a property located at 10804 NE 124th Avenue in the Vancouver area, is the subject of a pre-application conference being held by Clark County. The developers have plans to divide the property into 23 single-family residential building lots. For additional information on this project, contact the applicant’s contact, AKS Engineering & Forestry at john@aks-eng.com, or call 360-882-0419.

**23-Unit 81-Unit Roosevelt Area Mixed-Use Apartment-Retail Development**

**BELLEVUE**

A residential project, proposed for a site located at 600 146th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 87 townhouse dwelling units. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is IS Property Investments LLC. The project will be known as Highland Village Townhomes. For additional information on this project, contact the applicant’s contact, Lis Soldano of IS Property Investments, at 206-728-6521.
to construct a 6-story apartment building with 48 small efficiency dwelling units above 2,700 square feet retail space. The applicant for this project is Fremont Place Apartments 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, John Morefield, at 206-324-4800, extension 107.

4-Story 177-Unit Bellingham Area Residential Apartment Development In Line For DNS Approval

BELLINGHAM

A residential project, planned for a site located at 3928 Northwest Avenue in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 4-story building to house 177 dwelling units. Plans call for an interior common area and exterior courtyard plaza with seating and associated landscaping. Plans include below-grade parking for 161 vehicles and surface parking for 133 vehicles. The city of Bellingham, using the optional SEPA process, is expected to issue the permitting to the applicant, who is David Maul of Rutledge Maul Architects, at 206-440-0330.

28-Lot Renton Area

RENTON

A residential subdivision development, planned for a 4.6-acre property located at 18219 and 18225 140th Avenue SE in the Renton area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 28 single-family residential building lots and tracts for recreation and drainage. King County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Harbour Homes. The project will be known as Fairwood Pointe. For additional information on this project, contact Jamie Waltier of Harbour Homes, at jwaltier@harbourhomes.com, or call 206-315-8130.

4-Story 20-Unit Seattle Area Residential Apartment Project Receives Conditional OK

SEATTLE

A residential development, planned for a site located at 4320 Eighth Avenue NE in the Seattle area, has been issued conditional permitting by the city of Seattle. The developers will proceed with construction of a 4-story apartment building containing 20 dwelling units. The applicant for this project is David

28-Lot Renton Area

RENTON

A residential subdivision development, planned for a 4.6-acre property located at 18219 and 18225 140th Avenue SE in the Renton area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 28 single-family residential building lots and tracts for recreation and drainage. King County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Harbour Homes. The project will be known as Fairwood Pointe. For additional information on this project, contact Jamie Waltier of Harbour Homes, at jwaltier@harbourhomes.com, or call 206-315-8130.

4-Story 20-Unit Seattle Area Residential Apartment Project Receives Conditional OK

SEATTLE

A residential development, planned for a site located at 4320 Eighth Avenue NE in the Seattle area, has been issued conditional permitting by the city of Seattle. The developers will proceed with construction of a 4-story apartment building containing 20 dwelling units. The applicant for this project is David

28-Lot Renton Area

RENTON

A residential subdivision development, planned for a 4.6-acre property located at 18219 and 18225 140th Avenue SE in the Renton area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 28 single-family residential building lots and tracts for recreation and drainage. King County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Harbour Homes. The project will be known as Fairwood Pointe. For additional information on this project, contact Jamie Waltier of Harbour Homes, at jwaltier@harbourhomes.com, or call 206-315-8130.
Wey. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Chip Kouba, at 206-706-3937.

23-Story 237-Unit First Hill Area Senior Housing Development In Early Design Phase

SEATTLE

A residential project, planned for a site located at 1117-1123 North Garden Street in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an apartment building containing 14 dwelling units. Plans call for 25 open parking spaces off of the existing alley. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting. For additional information on this project, contact the applicant’s contact, Fred Wagner of Grinstad & Wagner Architects, at 360-676-9501.

4-Story 27-Unit Capitol Hill Area Residential Apartment Project In Application Phase

SEATTLE

A residential development, proposed for a property located at 1814 East John Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building with 27 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request. Plans include below-grade parking for up to 148 vehicles. The applicant for this project is Bill Hardt of Terry Care Group LLC (Columbia Pacific Advisors). Construction will require the demolition and removal of existing structures on the site. The developers have requested permission to construct a 4-story apartment building with 27 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request. From the applicant, who is Build Urban 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, Jeff Wegener, at 206-452-9399.

4-Story 78-Unit Seattle Wey. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Chip Kouba, at 206-706-3937.

23-Story 237-Unit First Hill Area Senior Housing Development In Early Design Phase

SEATTLE

A residential project, planned for a site located at 1117-1123 North Garden Street in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an apartment building containing 14 dwelling units. Plans call for 25 open parking spaces off of the existing alley. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting. For additional information on this project, contact the applicant’s contact, Fred Wagner of Grinstad & Wagner Architects, at 360-676-9501.

4-Story 27-Unit Capitol Hill Area Residential Apartment Project In Application Phase

SEATTLE

A residential development, proposed for a property located at 1814 East John Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building with 27 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request. Plans include below-grade parking for up to 148 vehicles. The applicant for this project is Bill Hardt of Terry Care Group LLC (Columbia Pacific Advisors). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Jeff Wegener, at 206-452-9399.
Area Mixed-Use Residential-Retail Development In Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 3616 34th 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 a 4-story building containing 78 residential dwelling units and will feature 5,700 square feet, ground-level retail space. Plans include surface parking for 35 vehicles and is being considered with another project order for shared access. The applicant for this project is SouthEast Effective Development. Construction will require the demolition and removal of an existing residence on the site. For additional information on this project, contact the applicant at 6140 SW Macadam Ave., Portland, OR 97239, or call 360-487-7891.

32,500 SF Mukilteo Area Industrial Building In Line For Mitigated DNS Approval

MUKILTEO

An industrial project, planned for a property located at the 1800 block of Cyrus Way in the Mukilteo area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 32,500 square foot commercial building with associated grading, frontage improvements, landscaping and associated parking. Plans will take place in a light industrial zone. The city of Mukilteo, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Orca Beverage. For additional information on this project, contact Michael Bourgeois of Orcas Beverage, at 425-349-5655.

3-Story Vancouver Area Residential-Retail Development In The Works

VANCOUVER

A mixed-use residential and retail project proposed for a site located at 2713 East Evergreen Boulevard 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 a 3-story apartment building with ground-level retail space and associated parking. The applicant for this project is Tim Aldinger & Associates. Construction will require the demolition and removal of an existing residence on the site. The project will be known as Evergreen Boulevard site plan. For additional information on this project, contact the applicant at 6140 SW Macadam Ave., Portland, OR 97239, or call 360-487-7891.

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Residential Subdivision Development In Line For Mitigated DNS Approval

EDGECOOD

A residential subdivision project, planned for a 14.04-acre property located at 11611 32nd Street East in the Edgewood area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 19 single-family residential building lots. Plans include site preparation, road and stormwater tracts, stormwater system and power and water. Plans call for 12,200 cubic yards of grading. The city of Edgewood, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Lisa Klein of AHBL. The project will be known as Pascolo Estates preliminary subdivision. For more information on this project, contact Ms. Klein at 253-383-2422.

Leavenworth Area Light Manufacturing Micro-Brewery Development In Line For Mitigated DNS Approval

LEAVENWORTH

An industrial development, planned for a site located at 911 Commercial Street in the Leavenworth area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to establish a micro-brewery business by constructing a light-manufacturing and serving room, installing brewing equipment consisting of three, 217-gallon fermenters and minor interior modifications to the building. The city of Leavenworth, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Blewett Brewing Company. For additional information on this project, contact the applicant’s contact, Grant Stoebner of Blewett Crewing Company at 911 Commercial St., Suite E, Leavenworth, WA 8826, or call 509-548-5275.

141-Lot Vancouver Area Residential Subdivision Project In Line For DNS Approval

VANCOUVER

A residential subdivision development, planned for a 23.5-acre site located at NE 15th Avenue and NE 173rd Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 141 single-family attached and detached residential building lots. Clark County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Whipple Creek Village LLC. For more information on this project, contact the applicant’s contact, Patrick Ginn of Whipple Creek Village LC, at 360-597-8854.

6-Story 45-Unit Green Lake Area Mixed-Use Apartment-Retail Project In Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 417 NE 73rd 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 apartment building with 45 dwelling units above retail space. Plans include below-grade parking for 14 vehicles. The applicant for this project is Chris Gurdjian of Briarbox LLC. For additional information on this project, contact the applicant’s contact, Brian Kim at 206-367-1382.

9-Unit Ballard Area Residential Townhouse Project In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 8023 15th Avenue NW 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 townhouse structures containing a total of nine dwelling units. Plans...
call for parking for nine vehicles located within the structures. The applicant for this project is Todd Leabman of Sage Homes Northwest 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, Julian Weber, at 206-953-1305.

**Everett Area Popeye’s Restaurant Development In Line For Mitigated DNS Approval**

**EVERETT**

A retail development, planned for a site located at 6504 Evergreen Way in the Everett area is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a Popeye’s restaurant. Plans call for sidewalks, landscaping, parking and other improvements. The city of Everett, using the optional SEPA process, is expected to issue the permitting to the applicant, who is J.T. Madison Inc. For additional information on this project, contact the applicant’s contact, Einar Novion at 206-851-7922.

**7-Story 139-Unit Mixed-Use Residential-Commercial Development Proposed For Northgate Area**

**SEATTLE**

A mixed-use residential and commercial project, proposed for a property located at 10711 Eighth Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 135 apartment dwelling units and four live-work units. Parking for 124 vehicles will be provided within the structure. The city of Seattle has received this request by the applicant, who is Kevin Wallace of Wallace Properties-Northgate Eighth LLC. For additional information on this project, contact the applicant’s contact, Ann Williamson, at 425-545-0566.
54-Lot Bothell Area Residential Subdivision Project Receives DNS Approval

A residential subdivision project, slated for a 9.51-acre site located at 4133 228th Street SE in the Bothell area, has been issued a determination of non-significance. Snohomish County has issued the permitting to the applicant, who is Pacific Ridge Homes LLC. The project will be known as Parkview Ridge. For additional information on this project, contact the applicant’s contact, Pacific Ridge Homes, at 425-438-8444.

14-Story 160-Unit Mixed-Use Hotel-Apartment-Retail Development Proposed For Downtown Seattle Area

A mixed-use development, proposed for a site located at 1915 Third Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing mini-warehouse to 50 residential apartment dwelling units, 110 hotel guest rooms and retail space. Plans call for the addition of eight stories to an existing 6-story building. The city of Seattle has received this request from the applicant, who is Shimon Mizrahl of Ariel Development LLC. For additional information on this project, contact the applicant’s contact, Poppi Handy, at 206-920-9996.

8-Unit Georgetown Area Residential Townhouse Project In Early Design Phase

A residential development, in planning for a site located at 763 South Homer 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 townhouse buildings containing eight dwelling units. Plans include surface parking for eight vehicles. The applicant for this project is Ed Flanigan of Orcas Homes LLC. For additional information on this project, contact the applicant’s contact, Bradley Khouri, at 206-297-1284.

27-Story 258-Unit Bellevue Area Mixed-Use Residential-Retail Project In Line For DNS Approval

A mixed-use residential and retail development, proposed for a property located at 1021 112th Avenue 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 27-story tower with an adjacent 7-story mid-rise residential building containing 258 dwelling units above a retail podium. Plans include five levels of below-grade parking to accommodate up to 439 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is 11210 LLC, Su Development. For additional information on this project, contact the applicant’s contact, Linda Abe of Su Development, at 425-453-8886, extension 313.

9-Lot Vancouver Area Residential Subdivision Project In Application Phase

VANCOUVER

A residential subdivision development, proposed for a site located at 915 North Garrison Road in the Vancouver area, is the subject of a recent application. The developers have requested permission to divide the site into nine single-family residential building lots and associated infrastructure. Plans are modified from the original proposal of eight single-family residential building lots. The city of Vancouver has received this request from the owner, who is Garrison Development LLC. The project will be known as Parkridge 2. For additional information on this project, contact the applicant’s contact, Hinton Development Corporation, at 360-546-1220.

5-Story 45-Unit Westlake Area Mixed-Use Residential & Live-Work Development In Application Phase

SEATTLE

A mixed-use residential and commercial project, proposed for a site located at 1622 Aurora Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story building containing 42 apartment dwelling units and three live-work units in an environmentally critical area. Plans include parking for 32 vehicles. The city of Seattle has received this request from the applicant, who is Chris Garvin of Hendricks of Baranof Holdings. For more information on this project, contact ATV Consulting at 206-749-9993.

3-Story 39-Unit Bellingham Area Residential Apartment Project In Line For DNS Approval

BELLINGHAM

A residential development, planned for a site located at 1300 McKenzie Avenue in the Bellingham 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 with 39 dwelling units. Plans include street frontage improvements and a below-grade parking garage. The city of Bellingham, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Keith Hammer of Dwell Northwest 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, John Trieger, at 206-93-3938.

4-Building 233,000 SF Self-Storage Warehouse Project Proposed For Interbay Area

SEATTLE

A commercial development, proposed for a site located at 1602 15th Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story, 233,700 square feet mini-warehouse building in an environmentally critical area. Plans include surface and below-grade parking for 82 vehicles. The city of Seattle has received this request from the applicant, who is James 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.

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From Church-To-Child Care Development Progressing in Queen Anne Area

SEATTLE

A change of use project planned for a site located at 1716 Second Avenue North in the Seattle area, has been granted administrative conditional use. The developers will proceed with plans to change an existing 4,800 square foot portion of All Saints Church to a child care facility designed to accommodate 37 children. Plans include parking for 13 vehicles. The city of Seattle has issued the permitting to the applicant, who is William Berger of All Saints Church. For additional information on this project, contact the applicant’s contact, Ron Wright, at 206-728-4248.

57-Unit Queen Anne Area Residential Townhouse & Rowhouse Development In Hearings Stage

SEATTLE

A residential project proposed for a property located at 901 W. McGraw Street in the Queen Anne area of Seattle, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to construct 15, 3-story townhouse and rowhouse structures containing a total of 57 dwelling units. Parking for 103 vehicles will be located within the structures. A streamlined design review is being conducted under a separate project order. The applicant for this project is Jerry Scott of Seattle Children’s Home. Construction will require the demolition and removal of five existing structures on the site and one existing residential building will remain. For additional information on this project, contact the applicant’s contact, Brian Wulfestieg, at 847-456-4566.

100-Story Downtown Seattle Area Mixed-Use Residential-Hotel-Retail Development In Application Stage

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 701 Fourth Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 100-story building with 1,020 residential dwelling units, 100 hotel guest rooms and will feature 20,000 square feet and 85,000 square feet, ground-level office space. Parking will be provided for up to 750 vehicles. The city of Seattle has received this request from the applicant, who is Michael Sheitelman of CH Acquisitions 2 LLC (Crescent Heights. 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.

2-Story 55,500 SF Seattle Area Elementary School Facility Addition Project Receives DNS Approval

SEATTLE

A school development planned for a site located at 2511 NW 80th Street in the Seattle area has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 55,500 square foot addition to the existing Loyal Heights Elementary School building. Seattle Public Schools has issued the permitting to the applicant, who is Steve Moore of Seattle Public Schools. A school development standard departures has been conditionally granted by the city of Seattle. For more information on this project, contact Mr. Moore at 206-678-5981.

3-Story 80-Unit Seattle Area Assisted-Living Project Receives Conditional DNS Approval

SEATTLE

A nursing center project, slated for a site located at 8511 15th Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story building containing 80 assisted-living dwelling units. Plans include below-grade parking for 32 vehicles. The city of Seattle has

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issued the permitting, with conditions, to the applicant, who 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.

4-Story 75-Unit Capitol Hill Area Residential Apartment Development Receives Conditional DNS Approval

SEATTLE

A residential project, slated for a property located at 111 21st Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building with 75 dwelling units. Plans call for storage for 57 bicycles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Argento Holdings 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, Robert Humble, at 206-267-9277.

Seattle Area Equipment Storage Development In Application Phase

SEATTLE

A warehousing project proposed for a site located at 730 S. Myrtle Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an outdoor storage area for Seattle Iron & Metals. Plans call for 2,800 cubic yards of grading. The city of Seattle has received this request from the applicant, who is Alan Sidell of Shalmar Group LLC. For additional information on this project, contact the applicant’s contact, Bill Armour, at 206-396-0150, extension 227.

4-Story 65-Unit U-District Area Residential Small Efficiency Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 4536 20th Avenue NE in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 4-story apartment building containing six dwelling units and 18 small efficiency dwelling units. The applicant for this project is Robert Humble of Hybrid Architects. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact Mr. Humble at 206-267-9277.

59 Story Seattle Area Mixed-Use Residential-Hotel-Office-Retail Development In Hearings Stage

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1301 Fifth Avenue in the Seattle area, is the subject of a notice of hearing issued by Clark County. The developers have requested permission to construct a 53,000 square foot psychiatric hospital containing 72 beds. The applicant for this project is Propstone LLC. The project will be known as Rainier Springs Hospital. For additional information on this project, contact the applicant’s contact, Rebecca Wahlstrom of Olson Engineering, at rebecca@olsonengr.com, or call 360-695-1385.

Seward Park Demolition Project In Application Stage

SEATTLE

A project, proposed for a property located at 5011 S. Dawson Street in the Seattle area, is the subject of a recent application. The developers
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LYNNWOOD

A residential project slated for a 4.8-acre site located at 1605 150th Street SW in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct 50 single-family residences on the site. Snohomish County has issued the permitting to the applicant, who is Prospect Development. The project will be called Kingstone. For further information on this project, contact Prospect Development at 253-444-4088.

9-Story 235-Room South Lake Union Area Hotel Project Receives Conditional DNS Approval

SEATTLE

A commercial development, planned for a site located at 527 Fairview Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 9-story hotel containing 235 guest rooms. Below-grade parking will accommodate 91 vehicles. Work will take place in an environmentally critical area. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Howard Lowen. The project will be known as Even-Staybridge Hotel. Construction will require the demolition and removal of existing structures on the site.

For additional information on this project, contact the applicant’s contact, David Murphy, at 206-341-9875.

19-Unit Edmonds Area Residential Townhouse Project In Application Stage

EDMONDS

A residential townhouse development, proposed for a site located at 7907 230th Street SW in the Edmonds area, is the subject of a recent application. The developers have requested permission to construct 19 townhouse dwelling units. Snohomish County has received this request by the applicant, who is Mietzner Brothers Properties LLC. The project will be known as 230th Street Townhomes. For additional information on this project, contact Mr. Gunter at 206-494-5404.

40,000 SF Lakewood Area Sound Transit Maintenance Shop Project Receives DNS Approval

LAKEWOOD

A transit facility development, slated for a site located at Steilacoom Boulevard SW and 100th Street SW in the Lakewood area, has been issued a determination of non-significance. The action will allow the developers to construct a 40,000 square foot maintenance shop building with 40 parking spaces on the existing Sounder Century Yard site. Sound Transit has issued the permitting for this project, which will be known as Sound Transit Sounder yard and shops facility. For additional information on this project, contact Lauren Swift of Sound Transit, at 206-398-5301.
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