

New Project News

Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

October 2016



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About Our Reports

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

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

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

Cover Photo:

Cover Photo: View of the new Seattle outdoor art exhibit
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23-Lot Bothell Area Residential Subdivision Project In Application Phase

BOTHELL

A residential subdivision development, proposed for a 2.85-acre site located at 19424 Filbert Road in the Bothell area, is the subject of a recent application. The developers have requested permission to divide the site into 23 single-family residential building lots. Snohomish County has received this request from the owner, who is Pacific Ridge DRH LLC. For additional information on this project, contact the applicant's contact, Wayne Nelson of Pacific Ridge DRH, at 425-438-8444.

12 & 59-Story Rainier Square Mixed-Use Residential-Office-Hotel-Retail Project In The Works

SEATTLE

A mixed-use development planned for a site located at 1301 Fifth Avenue in the Seattle area, is the subject of a notice of availability of a second addendum issued by the city of Seattle. Plans outline construction of a 12-story tower containing 160 hotel guest rooms and a 59-story tower containing 214 residential dwelling units and 780,000 square feet office space and will feature 91,000 square feet, ground-level retail space. Plans include below-grade parking to

accommodate up to 871 vehicles. Construction will require the demolition and removal of an existing 140,000 square feet of structures on the site. The existing Rainer Tower will remain. For additional information on this project, contact the applicant's contact, Cindy Edens, at 206-292-8918.

2-Building Auburn Area Industrial Project In Line For Mitigated DNS Approval

AUBURN

An industrial project, planned for a property located at 3136 B Street NW in the Auburn area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct two, 30,000 square foot industrial buildings. Plans call for associated site improvements and 56 surface parking stalls. The city of Auburn, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Peter Agtuca of Laser Cutting Northwest. The project will be known as Laser Cutting Northwest expansion. For more information on this project, contact Mr. Agtuca at 253-735-5277.

5-Story 46-Unit Renton Area Affordable Residential Apartment Development In Line For Mitigated DNS Approval

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A residential project, planned for a site located at 215 Whitworth Avenue South in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 5-story affordable apartment building containing 46 dwelling units consisting of 12 studios, 14 single-bedrooms, 15 two-bedroom and 5 three-bedroom dwelling units. The city of Renton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Pamela Derry of Tonkin Architecture. The project will be called Renton Commons. For further information on this project, contact Ms. Derry at 206-624-7880.

4-Story 80-Unit Bellingham Area Residential Senior Development In Line For DNS Approval

BELLINGHAM

A residential project, planned for a site located at 1510 North Forest Street 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 apartment building for seniors containing 80 affordable-living one bedroom dwelling units. Plans include program space, property management offices, and sidewalk improvements, extensive landscaping and parking for 42 vehicles. The city of Bellingham, using the optional SEPA process, is expected to issue the permitting to the applicant, who is RMC Architects. For more information on this project, contact Neil McCarthy of RMC Architects at pam@tonkinarchitecture.com or call 360-676-7733.

6-Story 92-Unit Seattle Area Mixed-Use Residential-Commercial Development In Design Phase

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 2505 Beacon Avenue South in the Seattle area, is working its way through the city

of Seattle's design guidance-review phase. The developers have plans to construct a 6-story residential apartment building with 90 dwelling units, two live-work units and ground-level commercial space. Plans include parking for three vehicles. The applicant for this project is Scott McDonald of Claremont Partners 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, Jonathan Lemons, at 206-306-5952.

23-Lot Vancouver Area Residential Subdivision Project In The Works

VANCOUVER

A residential subdivision project, proposed for a property located at 6115 NE 139th Street in the Vancouver area, is the subject of a pre-application conference being held by Clark County. The applicant for this project is PLS Engineering. The project will be called Manzurah subdivision. For

additional information on this project, contact the applicant's contact, Andrew Gunther of PLS Engineering, at Andrew@plsengineering.com, or call 360-944-6519.

6-Story 45-Unit Green Lake Area Mixed-Use Residential-Retail Project In Design Review 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 phase. The developers have plans to construct a 6-story building containing 45 residential 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

140-Unit Kent Area Assisted-Living

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Development In Application Phase

KENT

A residential development proposed for a property located at the corner of South 304th Street and 124th Avenue SE in the Kent area, is the subject of a recent application. The developers have requested permission to construct a 3-story, 125,400 square foot assisted-living facility with 40 dwelling units. Plans call for stormwater detention, landscaping and associated parking. The city of Kent has received this request from the owner, who is 180 Holdings LLC. For additional information on this project, contact the applicant's contact,

Hoyt Scott of One Eighty Development, at 206-436-7827.

4-Story 20-Unit Seattle Area Residential Building & Relocation Project In Design Phase

SEATTLE

A residential development, in planning for a site located at 505 11th Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story residential building with 12 dwelling units and relocation and addition of 5 dwelling units to an existing 3-unit apartment building. Plans call for on-site parking for seven

vehicles. Construction will require the demolition and removal of an existing garage on the site. The applicant for this project is Brandon Nicholson of NK Architects. For additional information on this project, contact the applicant's contact, Peggy Helm, at 206-494-9781.

30-Story 287-Unit First Hill Area Residential Development Receives Conditional OK

SEATTLE

A residential project, planned for a site located at 100 Columbia Street in the Seattle area, has been issued conditional permitting. The developers will proceed with plans to construct a 30-story tower with

287 dwelling units. Plans will take place in an environmentally critical area and call for below-grade parking for 234 vehicles. For additional information on this project, contact the applicant's contact, Alan Cornell of Nitze-Stagen & Company.

4-Story 27-Unit Seattle Area Residential Apartment Project In The Works

SEATTLE

A residential development, in planning for a site located at 949 North 80th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a



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4-story apartment building containing 27 small efficiency dwelling units. Plans include parking for seven vehicles. The applicant for this project is Darin C. Granger. For additional information on this project, contact the applicant's contact, Tim Carter, at 206-693-3133.

4-Story 8-Unit Capitol Hill Area Mixed-Use Residential-Medical Development In The Works

SEATTLE

A mixed-use project, proposed for a site located at 510 19th Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct

a 4-story building containing eight residential dwelling units and 8,500 square feet of medical services on the first and second floors. The city of Seattle has received this request from the applicant, who is Linda McVeigh of Country Doctor Community Clinic. Construction will require the demolition and removal of an existing 2-story structure on the site. For additional information on this project, contact the applicant's contact, Bill Singer, at 206-787-1372.

4-Story 42-Unit Seattle Area Residential Apartment Project In Early Design Review Phase

SEATTLE

A residential development, in planning for a site located at 442 NE Maple Leaf Place 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 with 42 dwelling units and below-grade parking for 22 vehicles. The applicant for this project is Flatiron Properties. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

7-Story 150-Unit Seattle Area Mixed-Use Residential-Commercial Development In Design Review

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 3208 Claremont 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 7-story building with 146 apartment dwelling units and four live-work units. Plans include parking for 110 vehicles located within the structure. The applicant for this project is Carl Haglund of Columbia City Condos 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, Vinh Nguyen at 206-763-8496, extension 104.

4-Story 68-Unit Seattle Area Mixed-Use Apartment-Retail Project In Early Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 4025 Stone Way North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building containing 68 dwelling units and will feature 1,900 square feet, ground-level retail space. Plans include below-grade parking for 15 vehicles. The applicant for this project is Peter Ottele. Construction will require the demolition and removal of an existing warehouse on the site. For additional information on this project, contact the applicant's contact, David Foster, at 206-726-9558.

18-Unit Monroe Area Residential Townhouse Project Receives DNS Approval

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site located at 17417 West Main Street in the Monroe area, has been issued a determination of non-significance. The action will allow the developers to create a preliminary plat to develop the site using zero lot lines to create separate building lots for the construction of 18 attached townhouse dwelling units in four buildings. The city of Monroe has issued the permitting to the applicant, who is William R. Hegger. The project will be known as Foxborough. For more information on this project, contact Mr. Hegger at 206-679-5131.

6-Story 74-Unit Alaska Junction Area Mixed-Use Residential-Office-Retail Project In The Works

SEATTLE

A mixed-use development proposed for a site located at 4532 42nd Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing 74 dwelling units and 5,300 square feet of ground-level office and retail space. Plans include parking for 71 vehicles. The city of Seattle has received this request from the applicant, who is Mark Braseth of Braseth Construction 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, Brenda Barnes, at 206-782-8208.

11,400 SF Bellevue Area Commercial Project Receives DNS Approval

BELLEVUE

A commercial development, planned for a site located at 3600 Factoria Boulevard SE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct an 11,400 square foot building. Plans include landscaping and associated site improvements. Construction will require the demolition and removal of an existing 10,900 square foot building on the site. The project will be known as Factoria Village shopping center addition. For additional information on this project, contact the applicant's contact, Jen Caudle of Freiheit & Ho Architects, at Jcaudle@fhoarch.com, or call 425-827-2100.

8-Lot Mount Baker Area Residential Development In The Works

SEATTLE

A residential project, proposed for a property located at 3136 Wetmore Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct eight residential building lots for the construction

of dwelling units listed under a separate project order. The city of Seattle has received this request from the applicant, who is Kim Shipley-deHerrera of Green Canopy Homes. For additional information on this project, contact the applicant's contact, Brandon Winters, at 206-297-0996.

12-Unit Seattle Area Residential Townhouse Development In Design Review Phase

SEATTLE

A residential development, in planning for sites located at 3710 & 3722 21st Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two, 3-unit townhouse structures, two, 2-unit townhouse structures and two single-family residences. Plans call for surface parking for 11 vehicles. The applicant for this project is James Tjia. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

4-Story 36-Unit Capitol Hill Area Mixed-Use Residential-Commercial Project In Design Review Phase

SEATTLE

A mixed-use

residential and retail project, in planning for a site located at 121 15th Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story building containing 36 residential dwelling units and 1,400 square feet, ground-level commercial space. The applicant for this project is Seattle RE Holdings LLC. Construction will require the demolition and removal of an existing surface parking lot on the site. For additional information on this project, contact the applicant's contact, David May, at 206-367-1382, extension 103.

6-Story 55-Unit South Lake Union Area Residential Apartment Project In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 408 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 building containing 55 apartment dwelling units. The city of Seattle has received this request from the applicant, who is Geoffrey Clark. Construction will require the demolition and removal of



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an existing 2-story structure on the site. For additional information on this project, contact the applicant's contact, Jeff Wandasiewicz, at 206-383-7341.

2-Story 11,100 SF Kenmore Area Preschool Development In Line For DNS Approval

KENMORE

A community education development, planned for a site located at 7800 NE Bothell Way in the Kenmore area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 2-story, 11,100 square foot preschool with associated parking and a play area. The site is a paved parking lot. The city of Kenmore, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Kiddie Academy. For additional information on this project, contact the applicant's contact, Rutledge Maul Architects, at 206-440-0330.

21-Lot Seattle Area Residential Subdivision Project In Application Phase

SEATTLE

A residential subdivision development, proposed for a site located at 8559 Mary Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site

into 21 residential building lots. The lots will be used for the construction of dwelling units under a separate project order. An environmental review has been conducted. The city of Seattle has received this request from the applicant, who is Taylor Noren of Noren Development LLC. For additional information on this project, contact the applicant's contact, Julian Weber at 206-953-1305.

Renton Area Starbucks Coffee Shop Project In Line For Mitigated DNS Approval

RENTON

A retail development, planned for a site located at 64 Rainier Avenue South in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 2,000 square foot Starbucks coffee shop. Plans include landscaping and parking for 14 vehicles. The city of Renton, using the optional SEPA process, is expected to issue the permitting to the applicant, Lance Mueller and Associates. The project will be known as Starbucks at Airport Plaza. For further information on this project, contact Lance Mueller & Associates at imeuller@meuller.com or call 206-508-9167.

13,800 SF Technical Training Center Proposed For Tukwila Area

TUKWILA

A community development proposed for a site located at 1000 West Marginal Way South in the Tukwila area is the subject of a recent application. The developers have requested permission to construct a 13,800 square foot specialized technical training center. Plans call for training rooms, classrooms and customized instruction areas and field yards for additional hands-on training with heavy vehicles, machinery and de-energized muck-up substation and powerhouse components. Plans include parking for 30 vehicles. Plans call for 2.9-acres of wetland fill. The U.S. Army Corps of Engineers

has received this recent request from the applicant, who is Margaret Duncan, at 206-733-9874.

280-Unit Mixed-Use Apartment-Hotel-Commercial Development Proposed For ID Area

SEATTLE

A mixed use development, proposed for a property located at 1032 South Jackson Street in the Seattle area, is the subject of a recent application. The developers have plans to construct 280 apartment dwelling units, a hotel, 16,000 square foot grocery store, 16,000 square foot theater, 9,800 square foot child care center and 45,700 square feet

of retail and restaurant space. Plans include below-grade parking for up to 487 vehicles. The city of Seattle has received this request from the applicant, who is Nathan Chinn of Chinn Investments LLC. Construction will require the demolition and removal of an existing 2-story building and a single-story building at 1046 South Jackson Street will remain. For further information on this project, contact the applicant's contact, Scott Shaw, at 206-834-3845.

4-Story 101-Unit Seattle Area Mixed-Use Apartment-Commercial Development In Early Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 6502 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 4-story, 101-unit apartment building containing 7,600 square feet commercial space. Plans include below-grade parking for 77 vehicles. The applicant for this project is Nick Miller of HB Northgate LLC. For additional information on this project, contact the applicant's contact, Jen Lien at 206-902-5441.



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10-Unit Bothell Area Residential Development In The Works

BOTHELL

A residential development proposed for a site located at 19727 Filbert Road in the Bothell area, is the subject of a recent application. The developers have requested permission to construct 10 single-family detached residences. Snohomish County has received this request from the applicant, who is Seattle Pacific Homes. The project will be known as Lincoln Landing. For more information on this project, contact the applicant at 425-953-2800.

3-Story 17-Unit Seattle Area Mixed-Use

Apartment-Retail Project Receives DNS Approval

SEATTLE

A mixed-use residential and retail project, slated for a property located at 2508 North 50th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story apartment building containing 17 small efficiency dwelling units and will feature 800 square feet, ground-level retail space. Plans include parking for nine vehicles located within the structure. The applicant for this project is Nate Dreon of Bloc Builders. 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, Jan Hromada, at 206-367-1382.

32-Lot Kent Area Residential Subdivision Project In Line For DNS Approval

KENT

A residential subdivision project, planned for two land parcels totaling 5.86-acres located at 27115 and 2717 124th Avenue SE in the Kent area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the parcels into 32 single-family residential building lots. The city of Kent, using the optional SEPA process,

is expected to issue the permitting to the applicant, Copper Ridge LLC. The project will be known as Saratoga Preliminary Subdivision. For more information on this project, contact the applicant at 253-677-9234.

Two 12-Story South Lake Union Area Office-Retail Buildings Project In The Works

SEATTLE

A commercial development, planned for a site located at 333 Dexter Avenue North in the Seattle area, is the subject of an earlier director's analysis and decision has been revised to include analysis of the special exception related to the

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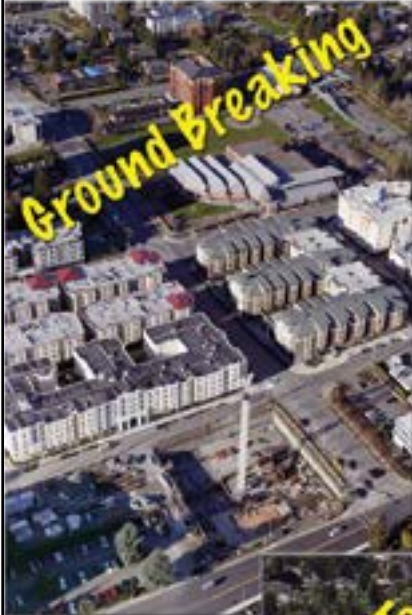
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number of parking stall. Plans outline construction of two, 12-story buildings containing 582,000 square feet office and 13,200 square feet, ground-level retail space. Plans call for below-grade parking for up to 833 vehicles. The applicant for this project is Rich Ambidge of KR 333 Dexter LLC (Kilroy Realty Corporation). The approved special exception would allow the number of parking stalls provided to exceed the number allowed by code. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425 681 4718.

49-Story Downtown Seattle Area Mixed-Use Hotel-Residential-Retail Development In Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 1903 Fifth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 49-story tower containing 209 hotel guest rooms, 236 residential dwelling units and 3,300 square feet, ground-level retail space. Plans include above and below-grade parking for 149 vehicles. An addendum to the downtown height and density EIS is being prepared.

The applicant for this project is James Evans of Seattle Downtown Hotel & Residences LLC (Stanford Hospitality). For additional information on this project, contact the applicant's contact, Ted Caloger, at 425-463-1429.

First Hill Area Congregate Residence Conversion Project Receives DNS Approval

SEATTLE

A residential project, slated for a site located at 423 Terry Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to change the use of an existing 33-unit apartment building to a congregate residence with 55 sleeping rooms and 57 small efficiency dwelling units. Plans include a 700 square foot, below-grade addition. No parking is proposed. The city of Seattle has issued the permitting to the applicants, who are Bradley Padden of Sharkey Padden Investment LLC and 423 Terry Partners LLC. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

6-Story 245,200 SF Mixed-Use Storage-Retail-Caretaker's Development Proposed For North Aurora Area

SEATTLE

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proposed for a site located at 9701 Aurora Ave North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story, 245,200 square foot mini-warehouse self-storage building containing ground-level retail space and a caretaker's dwelling unit. Plans include surface parking for 21 vehicles. The city of Seattle has received this request from the applicant, who is Joe Tominson of Public Storage. For additional information on this project, contact the applicant's contact, Kathryn Jerkovich, at 253-627-4367.

7-Story 288-Unit Yesler Terrace Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 125 Boren Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 288 dwelling units and below-grade parking for 202 vehicles. The city of Seattle has received this request from the applicant, who is Sean Hyatt of MORT Investments LLC (Mill Creek Residential Trust). 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-Lot Queen Anne Area Residential Subdivision Project Progressing

SEATTLE

A residential subdivision project, planned for a site located at 3246 14th Avenue West in the Seattle area, has been issued permitting by the city of Seattle. The developers will proceed with plans to divide the site into 8 residential building lots. The lots will be used for the construction of residential units under a separate project order. The city of Seattle has issued the permitting to the applicant, who is Pamela Perkins of Solo 51 LLC. For additional information on this project, contact the applicant's contact, Brandon Winters, at 206-297-0996.

7-Unit Delridge Area Mixed-use Residential-Commercial Development In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for sites located at 5452 and 5448 Delridge Way SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two projects. One project

will be the construction of 900 square feet of commercial space, two apartment dwelling units above and one, 2-unit townhouse structure. The second project will be the construction of 900 square feet commercial space, two apartment dwelling units above and one single-family residence. Plans include surface parking for seven vehicles. The applicant for this project is Kevin Sullivan of Pigeon Point Townhomes LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Mark Wierenga, at 206-784-1614.

**7-Story 22,600 SF
Seattle Area Mixed-Use
Residential-Commercial
Development In Design
Phase**

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 718 Rainier 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 7-story building containing 129 residential dwelling units above 22,600 square feet commercial space and one live-work unit. Plans include below-grade parking for 161 vehicles. The applicant for this

project is 718 Rainier LLC (Daly Partners). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Dawn Bushnaq, at 206-963-6306.

**10-Lot La Center Area
Residential Subdivision
Project In Application
Phase**

LA CENTER

A residential subdivision project, proposed for a 55-acre site located at NE Landerholm Road in the La Center area, is the subject of a recent application. The developers have requested permission to divide the site into 10 single-family

residential building lots. Clark County has issued a notice of pre-application conference. The project will be known as Ridgeview Heights subdivision. For additional information on this project, contact the applicant's contact, Sterling Design, at 360-759-1794.

**8-Unit Georgetown Area
Residential Townhouse
Project In The Works**

SEATTLE

A residential development, proposed for a site located at 763 South Homer Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three, 3-unit townhouse



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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:

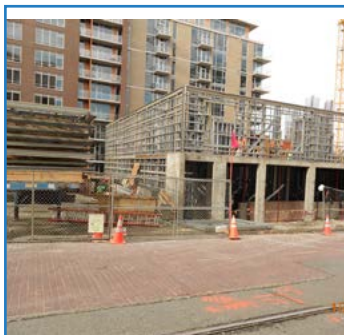
First floor frame modules
September 28



Second floor pan & floor pouring
October 12



Second floor frame modules
October 15



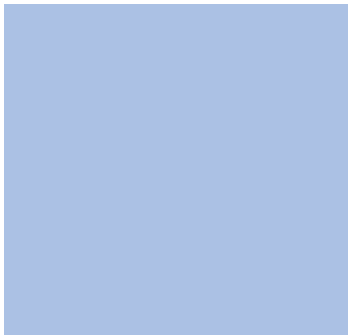
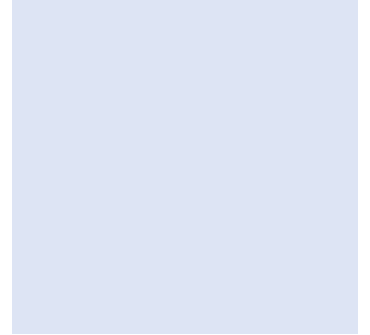
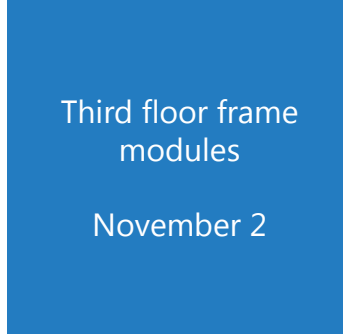
Third floor pan & floor pouring

October 22



Third floor frame modules

November 2



Fourth floor pan & floor pouring

November 5

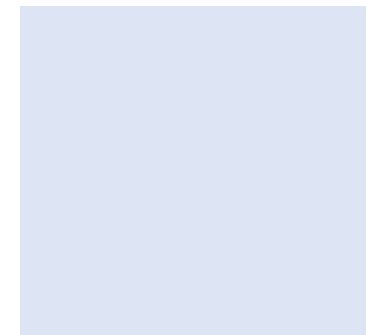


Fourth floor frame modules

November 12

Fifth floor pan & floor pouring

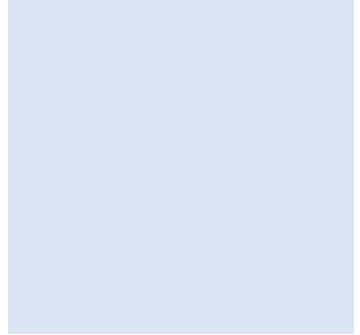
November 15



Fifth floor frame modules
November 21



Sixth floor pan & floor pouring
December 5



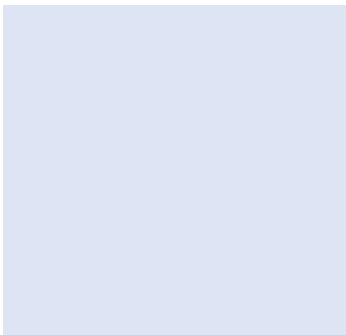
Sixth floor frame modules
December 11



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

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- **TRUER:** Jig built sections are square to within $\pm 2/100$ of an inch
- **QUAKE PROOF:** System meets all seismic and shear force loading requirements
- **FIRE PROOF:** UL fire rating of up to 4 hours
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structures containing a total of eight dwelling units. Plans call for eight surface parking spaces. The applicant for this project is Ed Flanigan of Orcas Homes 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, Bradley Khouri, at 206-297-1284.

4-Story 88-Unit Bellingham Area Residential Apartment Project Receives Mitigated DNS Approval

BELLINGHAM

A residential project, slated for a 5-acre site located at 425 West Stuart Road in the Bellingham area, has been issued a mitigated determination of no-significance. The action will allow the developers to construct a 4-story multi-family building with 88 dwelling units. Plans include an outdoor gathering area, a trail, surface parking and related infrastructure. The city of Bellingham

has issued the permitting to the applicant, who is Carrie Veldman. The project will be called Park View Village. For more information on this project, contact Ms. Veldman at carrie.veldman@janicki.com, or call 360-738-9033.

660-Unit 35-Lot Phased Yakima Area Residential Development Receives Mitigated DNS Approval

YAKIMA

A residential development, planned for a site located near South 64th Avenue and Occidental Avenue in the Yakima area, has been issued a mitigated determination of no-significance. The action will allow the developers to divide an 8.27-acre site into 35 single-family residential building lots and a preliminary short plat to subdivide 40.3-acres into six multi-family land parcels for the future construction of 660 apartment dwelling units over five phases. The city of Yakima has issued the permitting to the applicant, who is Cottonwood Partners LLC. The project will be

known as Anderson Park and preliminary plat of Anderson Estates. For further information on this project, contact the applicant at 509-452-8295.

9-Story 98-Unit Dexter Area Mixed-Use Apartment-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail project, 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 and 4,300 square feet, ground-level retail space. Plans include below-grade parking for 114 vehicles. The applicant for this project is Polygon Northwest Company. For additional information on this project, contact the applicant's contact, Heather Hargesheimer, at 206-454-8497.

6-Story 50-Unit Seattle

Area Mixed-Use Apartment-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, slated for a property located 2100 East Madison Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building containing 50 residential apartment dwelling units and will feature 3,800 square feet, ground-level retail space. Plans include parking for 20 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Jim Mueller of 2100 East Madison LLC. For additional information on this project, contact the applicant's contact, Chester Weir, at 206-443-8606.

13-Unit Seattle Area Residential Apartment Development In Design Review Phase

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in planning for a site located at 1613 South Lane Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two, 4-story apartment buildings. One building will contain eight dwelling units and the other building will contain five dwelling units. Plans do not include parking. The applicant for this project is Yuan Zhang. For additional information on this project, contact the applicant's contact, Myloan Nguyen at 206-763-8496.

10-Unit West Seattle Area Residential Townhouse Project In Design

Review Phase

SEATTLE

A residential townhouse project, in planning for sites located at 6537 and 6541 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 two, 4-unit townhouse structures and two live-work units. Plans call for surface parking for 10 vehicles. The applicant for this project is Valentin Stelmakh of VS Investment Assoc 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, Samuel Parish at 206-784-1614.

6-Story 286-Unit Redmond Area Mixed-Use Residential-Commercial Project Receives DNS Approval

REDMOND

A mixed-use residential and retail project, slated for a site located at the corner of NE 74th Street and 168th Avenue NE in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story, 231,000 square foot building with 286 residential dwelling units and 9,100 square feet retail space. Plans include 537 parking stalls. The city of Redmond has issued the permitting to the owner, who is 74th Street Property. The project will be known as Redmond Town Center apartments. For additional information on this project, contact the applicant's contact, Chris Nagamine of 74th Street Property, at 206-817-9053.

6-Story 8-Unit Seattle Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 3220 Fuhrman Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers

have requested permission to construct a 6-story building with eight apartment dwelling units. Plans include parking for four vehicles located within the structure. The applicant for this project is Dennis Oldroyd of Old-Dor LLC. Construction will require the demolition and removal of an existing triplex building on the site. For additional information on this project, contact the applicant's contact, Daren Dose at 206-860-1975.

14-Unit West Seattle Area Residential Development In Hearings Stage

SEATTLE

A residential project, planned for a site located at 3601 Fauntleroy Avenue SW in an environmentally critical area located in the Seattle area, is the subject of hearings. The hearings are being held to discuss a request to construct 14 single-family residences. Plans include parking for 28 vehicles located within the structures. The applicant for this project is Julian Prossor of Inhabit LLC. For more information on this project, contact Ms. Prossor at 206-780-6018.

26-Unit Lynnwood Area Residential Development Receives DNS Approval

LYNNWOOD

A residential project slated for a 2.17-acre site located at 15904 Admiralty Way in the Lynnwood area, has

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been issued a determination of non-significance. The action will allow the developers to construct 24 single-family residential building lots and two duplex dwelling units on a land parcel zoned multiple residential. Snohomish County has issued the permitting to the owner, who is Echelbarger Investments. The project will be called Pioneer Lane. For additional information on this project, contact the applicant's contact, Todd of Echelbarger Investments, at todd@echelbarger.com, or call 425-673-1100.

4-Story Seattle Area Self-Storage Building Project Receives DNS Approval

SEATTLE

A commercial development, planned for a site located at 9809 Aurora Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story self-storage mini-warehouse building with 16 surface parking spaces. The city of Seattle has issued the permitting to the applicant, who is Thomas Nickerson of Nickerson Properties LLC. The project will be known as Green Lake Self Storage. For additional information on this project, contact the applicant's contact, Casey Kispert, at 206-324-4800, extension 115.

17,000 SF Chelan Area Health Clinic Project Receives DNS Approval

CHELAN

A medical development slated for a property located at 105 Apple Blossom Drive in the Chelan area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 17,000 square foot medical and dental clinic. The city of Chelan has issued the permitting to the applicant, who is Columbia Valley Community Health. The project will be known as Columbia Valley Community Health Chelan Clinic. For additional information on this project, contact

the applicant's contact, Robinson Noble, at 253-475-7711.

14-Story 69-Unit South Lake Union Area Mixed-Use Residential-Office-Retail Project In Early Design Phase

SEATTLE

A Vulcan Real Estate mixed-use residential and retail project, in planning for a site located at 630 Boren 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 14-story tower containing 69 residential dwelling units, 146,000 square feet

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office and 2,500 square feet retail space. Plans call for one at-grade parking space and 214 below-grade spaces. An addendum to the South Lake Union environmental impact statement has been prepared. The applicant for this project is City Investors. 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.

17-Unit Central Area Mixed-Use Townhouse & Live-Work Development In Application Phase

SEATTLE

A mixed-use residential

and retail project is the subject of a recent application. The developers have requested permission to construct a15 townhouse dwelling units and two live-work units. Plans include 11 surface parking spaces and five indoor parking spaces. Shared access is under review under three other project orders. The city of Seattle has received this request from the applicant, who is Dave Pearson of Isola Real Estate VI LLC. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

Bothell Area Self-Storage Buildings Project In The Works

BOTHELL

A commercial development, proposed for a property located at 18712 Bothell Everett Highway in the Bothell area, is the subject of a recent application. The developers have requested permission to construct a 3-story self-storage building, three enclosed RV storage buildings and two covered RV Canopies. Plans call for associated site improvements. Snohomish County has received this request by the applicant, who is McClure Properties LLC and LDB Acquisitions LLC. The project will be called McClure Self-Storage. For additional information on this project, contact the applicant's contact, Dustin McClure

of McClure Properties LLC, at 425-316-6999.

89-Unit Seattle Area Residential Townhouse Project In Application Phase

SEATTLE

A residential townhouse development, proposed for a site located at 2101 NE 88th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct 89 residential townhouse dwelling units. The city of Seattle has received this request from the applicant, who is Lisabeth Soldano of 23rd Ave NE Townhomes LLC (Intracorp). For additional information on this project, contact the

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applicant's contact, Chris Jones, at 206-933-1150.

5-Story 40-Unit Queen Anne Area Residential Small Efficiency Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 1945 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 5-story building with 40 small efficiency dwelling units. Plans include below-grade parking for 20 vehicles. The applicant for this project is Cheng Nan in of Geneva Apartments LLC. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

7-Story 134-Unit Seattle Area Mixed-Use Residential-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, slated for a site located at 10720 Fifth 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 with 134 dwelling units and ground-level retail space. Plans include below-grade parking for 137 vehicles.

Early design guidance has been included in a separate project order. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Frank Kim of Goodman Real Estate. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

3-Story 42-Unit Seattle Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 355 15th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story apartment building with 28 small efficiency dwelling units and 12 efficiency dwelling units. Plans include two live-work units and ground-level retail space. The city of Seattle has received this request from the applicant, who is DEP 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.

7-Story 124-Unit Roosevelt Area Mixed-Use Apartment-Commercial Project In Early Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 1300 NE 65th Street in the Seattle areas, 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 124 apartment dwelling units and 4,100 square feet of commercial space. Plans include below-grade parking for 100 vehicles. The applicant for this project is Nick Miller of HB Northgate LLC. Construction will require the demolition and removal of existing structures on the site. For additional

information on this project, contact the applicant's contact, Jen Lien, at 206-902 5441.

41-Story Denny Triangle Area Mixed-Use Residential-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 1200 Stewart Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two, 41-story towers containing 889 residential dwelling units above 149,300

square feet retail in a 3-story podium. Plans include below-grade parking for 783 vehicles. An addendum to the downtown height and density changes EIS is being prepared. The applicant for this project is Ian Gillespie of Project Stewart LLC (Westbank Projects Corporation). For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

42-Lot Vancouver Area Residential Subdivision Project In The Works

VANCOUVER

A residential subdivision project, proposed for a site located at 17729 NE Edmunds Road in the Vancouver area, is the subject of a notice of pre-application conference issued by Clark County. The applicant for this project is SGA Engineering and will be known as Whipple Property Subdivision. For additional information on this project, contact the applicant at smoss@sgaengineering.com, or call 360-993-0911.

47.5-Acre Ellensburg Area Solar Energy Facility Development In Line For Mitigated DNS Approval

ELLENSBURG

A project planned for a site located at 320 Caribou Road in the Ellensburg area, is in line to be issued a mitigated determination

of non-significance. The developers have requested permission to construct a 47.5-acre photovoltaic solar power generation facility. Kittitas County, using the optional SEPA process, is expected to issue the permitting to the applicant, OneEnergy Development LLC. The project will be called Iron Horse Solar Project. For more information on this project, contact the applicant at projects@oneenergyrenewables.com, or call 360-922-7072.

638-Unit Denny Triangle Area Mixed-Use Residential-Office-Retail Development Receives DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 2301 Seventh Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 40-story towers and a 10-story podium. The towers will contain 638 residential dwelling units, 10,500 square feet retail and 175,100 square feet office space. Parking for 747 vehicles will be located within the building. The city of Seattle has issued the permitting to the applicant, who is Clise Properties. An addendum to the downtown height and density environmental impact statement has been prepared. Construction will require the demolition



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and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Michael Medina, at 206-224-3335.

91-Lot Moxee Area Residential Subdivision Project In Application Phase

MOXEE

A phased residential subdivision project, proposed for a 22-acre site located at the north-east corner of Faucher Road and Moxee Avenue in the Moxee area, is the subject of a recent application. The developers have requested permission to divide the site into 91 single-family residential building lots. The city of Moxee has issued the permitting to the applicant, who is Aho Construction. The project will be known as Rose's Place subdivision. For additional information on this project, contact the applicant, Aho Construction, at 360-254-0493.

3-Story Vancouver Area Office Project In Application Phase

VANCOUVER

An office development, proposed for a site located at 1505 Broadway Street in the Vancouver area, is the subject of a notice of pre-application conference issued by the city of Vancouver. The developers have plans to construct a 3-story masonry and concrete office building. Plans

include lighting and site work. Construction will require the demolition and removal of an existing surface parking lot on the site. The city of Vancouver has received this request for this project that will be called Angelo office building. For additional information on this project, contact the applicant's contact, Greg Turner, at greg.turner@cityofvancouver.us, or call 360-487-7883.

4-Story 41-Unit Seattle Area Mixed-Use Residential-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, slated for a site located at 1319 NE 65th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building with 41 residential dwelling units and 1,300 square feet, ground-level commercial space. Plans include parking for eight vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Jonathan Breiner of Roosevelt Development Group LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Adrienne Watkins, at 206-443-8606, extension 140.

Auburn Area Commercial Project Receives DNS Approval

AUBURN

A commercial development, slated for a property located at the southeast corner of Lakeland Hills Way SE and Lake Tapps Parkway SE in the Auburn area, has been issued a determination of non-significance. The action will allow the developers to construct four commercial buildings 2,800 square feet to 7,100 square feet in size. One building will include a restaurant with drive-through. Plans call for grading, landscaping, site improvements and parking. The city of Auburn has issued the permitting

to the applicant, who is Tarragon, LLC. For additional information on this project, contact the applicant's contact, Tim Farrell of Tarragon, at info@tarragon.com, or call 206-233-9600.

17,600 SF West Richland Area Islamic Center Expansion Project Receives DNS Approval

WEST RICHLAND

A religious development, planned for a site located at 2900 Bombing Range Road in the West Richland area, has been issued a determination of non-significance. The action will allow the developers to construct a 17,600 square foot addition to an existing Islamic Center Tri Cities facility. Plans include

an associated parking lot. The city of West Richland has issued the permitting to the applicant, who is Islamic Center Tri Cities. The project will be known as Islamic Center Tri Cities church expansion. For additional information on this project, contact the applicant's contact, Tate Architecture, at 509-542-8786.

22-Lot Vancouver Area Residential Subdivision Development In The Works

VANCOUVER

A residential subdivision project, proposed for a site located at 4600 NE 60th Street in the Vancouver area, is the subject of a notice of pre-application

conference issued by Clark County. The applicant for this project is Diamond Residential Mortgage Corporation. For additional information on this project, contact the applicant's contact, Geoff Kane of Diamond Residential Mortgage Corp., at Geoff.kane@thedrmc.com, or call 360-984-3008.

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

SEATTLE

A commercial development, in planning for a site located at 900 North 34th 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 office building with at-grade retail space. Plans include parking for 30 vehicles located within the structure. The applicant for this project is Mark Grey of COU 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, Myer Harrell, at 206-344-5700, extension 264.

22-Unit Seattle Area Change-Of-Use Townhouse-To-Apartment Development In Application Phase

SEATTLE

A change of use project, proposed for a site located at 13823 Greenwood Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of eight existing townhouses to 22 apartment dwelling units. Plans include parking for one vehicle. The city of Seattle has received this request from the applicant, who is Karen Lunde of Rock Bay LLC. For additional information on this project, contact Mrs. Lunde at 206-546-3320.

132-Unit Spokane Valley Area Senior Development In Line For DNS Approval

SPOKANE VALLEY

A residential project, planned for a 4.3-acre site located at 16801 East Mission Parkway in the Spokane Valley area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 132-unit senior living facility. The city of Spokane Valley, using the optional SEPA process, is expected to issue the permitting to the applicant, who is JR Bonnett Engineering. For more information on this project, contact the applicant at 509-534-3929.

8-Story 55,500 SF Seattle Area Office-Retail Development In Early Design Phase

SEATTLE

A commercial development, in planning for a site located at 308 Ninth Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story, 55,500 square foot building with retail and office use. Plans include seven parking stalls. The applicant for this project is Brian Regan. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Mike Skidmore, at 206-453-3645.

5-Story 27-Unit North Aurora Mixed-Use Residential-Office-Warehouse Project In Design Review Phase

AURORA

A mixed-use residential and retail project, in planning for a site located at 8820 Aurora Avenue North in the Aurora area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story building containing 4500 square feet warehouse space, 5,200 square feet office and 27 residential dwelling units. Surface parking will accommodate three vehicles. The applicant for this project is Bill Lilleness. For additional information on this project, contact the applicant's contact, Mark Heaviland, at 206-402-4484.

34,000 SF Mercer Island Area Community Theater & Classrooms Development In Line For DNS Approval

MERCER ISLAND

A community project, planned for a site located at 3205 77th Avenue SE in the Mercer Island area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 34,000 square foot building with a 300-seat main stage theater, 100-seat black box theater and 100-seat

recital hall. Plans include classrooms, rehearsal rooms, movement and art studio, studio and exhibition gallery, bathrooms, storage and public gathering space. The city of Mercer Island, using the optional SEPA process, is expected to issue the permitting to the applicant, MICA. The project will be known as Mercer Island Center for the Arts. For additional information on this project, contact the applicant's contact, Lesley Bain of Framework, at 206-347-8533.

339-Unit Ridgefield Area Residential Subdivision Project Receives DNS Approval

RIDGEFIELD

A residential subdivision project, planned for a 115.7-acre property located at 1288 South 45th Avenue in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 339 residential building lots in seven phases. Plans include road, park, trail, open space and utility improvements. The city of Ridgefield has issued the permitting to the applicant, who is Pioneer Canyon LLC. The project will be called Ridgecrest. For additional information on this project, contact the applicant's contact, Scott Taylor of SGA Engineering, at 360-993-0911.

28-Lot Kirkland Area

Residential Subdivision Project In Line For DNS Approval

KIRKLAND

A residential subdivision project, planned for sites located at 13224, 13236 and 13240 136th Avenue NE in the Kirkland area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the sites into 28 residential building lots. The city of Kirkland, using the optional SEPA process, is expected to issue the permitting to the applicant, who is GGM Investments LLC. The project will be called Callan Ridge PUD. For additional information on this project, contact the applicant's contact, Carol Rozday of American Classic Homes, at Carol@AmericanClassicHomes.com, or call 206-588-1147.

3-Building Ridgefield Area Commercial Project Receive DNS Approval

RIDGEFIELD

A phased commercial development, slated for a site located at the southeast corner of SE Hillhurst Road and Sevier Road in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to construct three commercial building shells. Two buildings will contain 5,558 square feet retail and restaurant space and the other building will contain 7,058 square feet retail space and second

story office space. The city of Ridgefield has issued the permitting to the applicant, who is Hillhurst Commercial Partners. The project will be known as Hillhurst Commercial Center. For additional information on this project, contact the applicant's contact, Rob Scheele or Bruce Andrew Swanson of Hillhurst Commercial Partners, at robbiescheele@gmail.com or call 503-730-1573.

38-Unit Lynnwood Area Residential Development Receives DNS Approval

LYNNWOOD

A residential project slated for a site located at 17904 17th Avenue West in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct a 38-unit planned development. Snohomish County has issued the permitting to the applicant, who is Landsverk Quality Homes. The project will be called Alder Crest. For additional information on this project, contact the applicant at 425-742-2742.

8-Story 91-Unit South Lake Union Area Mixed-Use Apartment-Commercial Project In Application Phase

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 403 Dexter Avenue North in the Seattle area,

is the subject of a recent application. The developers have requested permission to construct an 8-story building containing 91 apartment dwelling units and will feature 3,000 square feet, ground-level retail space. Plans include below-grade parking for 51 vehicles. The city of Seattle has received this request from the applicant, who is Scott Sorensen of WC Seattle III LLC (Wilshire Capital Partners). 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, Steve McDonald, at 206-284-5624.

8-Story 55,500 SF Seattle Area Office-Retail Development In Early Design Phase

SEATTLE

A commercial development, in planning for a site located at 308 Ninth Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story, 55,500 square foot building with retail and office use. Plans include seven parking stalls. The applicant for this project is Brian Regan. Construction will require the demolition and removal of existing structures on the site. For additional information on this project,

contact the applicant's contact, Mike Skidmore, at 206-453-3645.

51,200 SF Gonzaga University Athletic Center Project In Line For DNS Approval

SPOKANE

A University Facilities development planned for a property located at 801 East Cincinnati in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 51,200 square foot addition to existing athletic facilities. Plans call for the construction of a 3-story structure connected to the south side of Martin Centre and west edge of McCarthy Athletic Center. Plans include areas for student athlete support services, basketball practice, strength conditions, supplemental nutrition and a hall of fame. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, Gonzaga University. For additional information on this project, contact the applicant's contact, ALSC Architects, at 509-838-8568.

36,600 SF Everett Area Medical Clinic Development In Line For Mitigated DNS Approval

EVERETT

A medical project, planned for a site located at 1815 13th Street in the Everett area, is

in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 36,600 square foot medical clinic with surface and below-grade parking. Plans call for new temporary surface parking for use by the larger hospital campus. The city of Everett, using the optional SEPA process, is expected to issue the permitting to the applicant, Providence Regional Medical Center. The project will be known as Seattle Children's Hospital/ Medical Clinic. For additional information on this project, contact the applicant's contact, Michael Gaffney of Providence Regional Medical Center, at 425-261-4033.

23-Unit Kent Area Residential Subdivision Project Receives Revised Mitigated DNS Approval

KENT

A residential subdivision project, planned for a 5-acre site located at 14019 SE 240th Street in the Kent area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to proceed with plans to divide the site into 23 single-family residential building lots. The city of Kent has issued the permitting to the applicant, who is Thomas Sharp of Shenstone LLC. The project will be known as Shenstone subdivision.

For additional information on this project, contact the applicant's contact, TNS Properties, at 206-730-2997.

6-Story Seattle Area Mixed-Use Apartment-Commercial Project In Application Phase

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 2320 East Union Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building with 115 apartment dwelling units above 3,300 square feet of commercial space. Plans include parking for 18 vehicles located within the structure. Plans call for a contract rezone from NC2P-40 and NC2-40 to NC2P-65. The city of Seattle has received this request from the applicant, who is Chris Persons of Capitol Hill Housing. 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, Douglas Leigh, at 206-971-5550.

11-Lot Vancouver Area Residential Subdivision Project In Hearing Stage

VANCOUVER

A residential subdivision project, planned for a 2-acre site located at 5219 NE 119th Street

in the Vancouver area, is the subject of hearings by Clark County. The developers have plans to divide the site into 11 single-family residential building lots. The applicant for this project is Evergreen Homes NW. The project will be known as Morris property subdivision. For additional information on this project, contact the applicant's contact, Samuel Moss of SGA Engineering, at smoss@sgaengineering.com, or call 360-993-0911.

Issaquah Area YMCA Camp Welcome Center Development In Line For Mitigated DNS Approval

ISSAQUAH

A community project, planned for a site located at 31112 SE 85th Place in the Issaquah area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to replace several outdated structures with a single welcome center at the existing Camp Terry site. King County, using the optional SEPA process, is expected to issue the permitting to the applicant, Sammamish Community YMCA. For additional information on this project, contact the applicant's contact, Dave Mayer of Sammamish Community YMCA, at dmayer@seattleyymca.org, or call 425-391-4840.

4-Story 72-Unit Roosevelt Area Residential Development Receives

Conditional DNS Approval

SEATTLE

A residential project, slated for a site located at 6921 Roosevelt Way NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building containing 68 small efficiency dwelling units and four studio dwelling units. Plans do not include parking. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Dave Biddle of Blueprint Services LLC. For additional information on this project, contact the applicant's contact, Tim Carter, at 206-693-3133.

6-Story 84-Unit Greenwood Area Mixed-Use Residential & Live-Work Development In Application Phase

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 9039 Greenwood Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building with 78 residential dwelling units and six live-work units. Plans will take place in an environmentally critical area. Parking will be provided for 44 vehicles. The city of Seattle has received this request from the

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applicant, who is Tejal Pastakia. 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 Ferrese, at 206-661-6149.

4-Story 112-Unit West Seattle Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2749 California Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building containing 112 residential dwelling units above retail space. Plans include below-grade parking for 152 vehicles. The applicant for this project is Tom Lee of 2741 California Avenue LLC (Madison Development Group). For additional information on this project, contact the applicant's contact, Sean Ludviksen, at 206-834-3828.

39-Story 737-Unit Denny Triangle Area Mixed-Use Apartment-Retail Project In Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site

located at 1901 Minor 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 two, 39-story towers containing 737 apartment dwelling units and 9,100 square feet, ground-level retail space. Plans include an 8-story podium building and below-grade parking to accommodate up to 424 vehicles. The applicant for this project is Adam Tartakovsky of 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, Case Creal, at 206-654 2134.

122-Lot Vancouver Area Residential Subdivision Project In Hearings Stage

VANCOUVER

A residential subdivision project, planned for a 40-acre site located at 7903 NE 182nd Avenue in the Vancouver area, is the subject of hearings by Clark County. The developers have requested permission to divide the site into 122 single-family residential building lots. The applicant for this project is James Kessi of Kessi Consulting. The project will be known as Velvet Acres subdivision. For more information on this project, contact Mr. Kessi at james.kessi@gmail.com, or call 360-991-8300.

8-Story 325-Unit First Hill Area Mixed-Use Residential-Retail Development In Hearings Stage

SEATTLE

A mixed-use residential and retail project, planned for a property located at 1001 James Street in the Seattle area, is the subject of an appeal hearing. The developers have plans to construct an 8-story apartment building with 325 residential dwelling units and will feature 5,700 square feet, ground-level retail space. Plans include below-grade parking for up to 286 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 on the site. For additional information on this project, contact the applicant's contact, Vincent Ferrese, at 206-661-6149.

Bainbridge Island Area School Expansion Project In Line For Mitigated DNS Approval

BAINBRIDGE ISLAND

A school facility development, planned for a site located at 10994 Arrow Point Drive in the Bainbridge Island area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct an additional six buildings totaling

8,300 square feet to the existing Montessori Country School building, for a total of 11,900 square feet. Plans call for parking lot and access drive modifications. Plans will allow for the increase in student population from 83 to 146 and staff from 10 to 17. Bainbridge Island, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Montessori Country School. For additional information on this project, contact the applicant's contact, Russell Hamlet of Studio Hamlet Architects, at 206-842-7355.

4-Story 41-Unit Capitol Hill Area Residential Small Efficiency Project Receives Conditional DNS Approval

SEATTLE

A residential development, slated for a site located at 308 12th 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 building containing 23 small efficiency dwelling units and 18 apartment dwelling units. No parking is proposed. The city of Seattle has issued the permitting, to the applicant, who is Robert Humble of 308View LLC. Construction will require the demolition and removal of existing structures on the site. For additional

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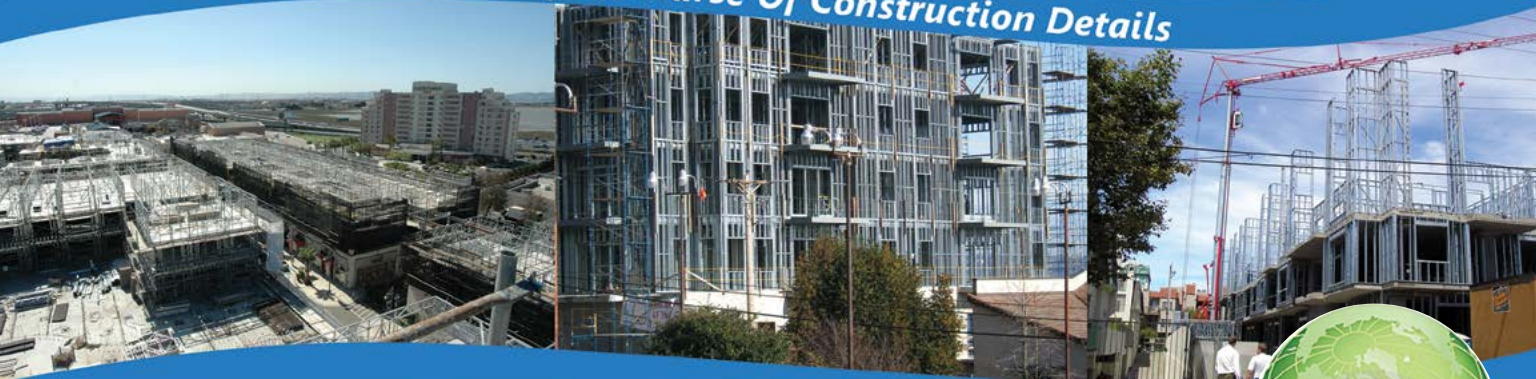
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information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

Vancouver Area Change-Of-Use Church-To-Private School Facility Development In The Works

VANCOUVER

A change of use project, proposed for a site located at 2711 NE Andresen Road in the Vancouver area, is the subject of a recent application. The developers have requested permission to change the use of an existing church to a private school facility. Future phases include two single-story commercial buildings and associated site work. The city of Vancouver has issued a notice of pre-application conference. The applicant for this project is Cornerstone Christian Academy. For additional information on this project, contact the applicant's contact, Tiland-Schmidt Architects, at 503-220-8517.

87,700 SF Bellevue Area Sports Club Expansion Project Receives DNS Approval

BELLEVUE

A retail expansion project, slated for a site located at 4455 148th Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct

a new, 87,700 square foot facility. Plans call for three levels of below-grade parking and surface changes to the drive aisle. The city of Bellevue has issued the permitting to the applicant, who is Pro Sports Club. The project will be known as Pro Sports expansion. Construction will require the demolition and removal of an existing 43000 square foot building on the site. For additional information on this project, contact the applicant's contact, Torjan Ronhovode of Ronhovode Architects, at 206-859-5500.

10,000 SF Mount Vernon Area Food Bank Project In Line For DNS Approval

MOUNT VERNON

A development planned for a site located at the west side of Fruitdale Road and north of Wicker Road in the Mount Vernon area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 10,000 square foot food bank designed to resemble a barn. Plans call for future construction of a 2,100 square foot addition. Plans call for 45 initial parking spaces with future addition of 20 more spaces. Plans will require 3,900 cubic yards of grading and 9,300 cubic yards of fill. The proposal is for a "food forest and community garden" along the northern 2 acres. Skagit County,

using the optional SEPA process, is expected to issue the permitting to the applicant, who is Peter Carletti of Carletti Architects, at 360-424-0894.

Vancouver Area McDonald's Restaurant Remodel Project In Pre-Application Conference

VANCOUVER

A retail development, proposed for a site located at 710 NE 98th Circle in the Vancouver area, is the subject of a notice of pre-application conference issued by Clark County. The developers have plans to remodel an existing McDonald's restaurant. For additional information on this project, contact the applicant's contact, Freiheit & Ho Architects, at Jtrenda@fhoarch.com, or call 425-827-2100.

32-Lot Vancouver Area Residential Subdivision Project In Pre-Application Status

VANCOUVER

A residential subdivision project, proposed for a 5-acre site located at 11018 NE 120th Avenue in the Vancouver area, is the subject of a notice of pre-application conference issued by Clark County. The developers have plans to divide the site into 32 residential building lots. The applicant for this project is Kessi Consulting. The project will be known as Sutherland subdivision. For

additional information on this project, contact Kessi Consulting, at 360-991-9300.

5-Story 137-Unit Bellevue Area Residential Apartment Development Receives DNS Approval

BELLEVUE

A residential development, planned for a site located at 1000 100th Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story apartment building containing 137 dwelling units and 187 parking stalls. The city of Bellevue has issued the permitting to the applicant, who is Continental Properties. The project will be called Bellevue Vuecrest. For additional information on this project, contact the applicant's contact, Ed Segat of Continental Properties, at esegat@continentalproperties-inc.com, or call 425-452-5374.

27-Lot Kent Area Residential Subdivision Project In Application Phase

KENT

A residential subdivision project, proposed for a 3.96-acre site located at the northwest corner of SE 244th Street and 108th Avenue SE in the Kent area, is the subject of a recent application. The developers have requested permission to divide the site into 27

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single-family residential building lots. The city of Kent has received this request from the applicant, who is Jim Fox. The project will be known as Fox subdivision. For additional information on this project, contact the applicant's contact, Ryan Kohlmann of Triad, at 425-415-2000.

11,100 SF Vancouver Area Restaurant Development In Line For DNS Approval

VANCOUVER

A retail project, planned for a vacant land parcel site located at the southeast corner of state Route 500 and NE Fourth Plain Boulevard in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an 11,100 square foot Golden Corral restaurant and 181 parking spaces. The city of Vancouver, using the optional SEPA process, is expected to issue the permitting to the applicant, Ramsey Zawideh. For additional information on this project, contact the applicant's contact, David Poulson of Pace Engineers, at 503-597-3222.

74-Lot East Wenatchee Area Residential Subdivision Project In Line For DNS Approval

WENATCHEE

A residential subdivision project, planned for a property located between Sixth Street SE and Eighth Street SE at South Nile Avenue

in the East Wenatchee area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 74 single-family residential building lots ranging in size from 11,500 square feet to 21,800 square feet. Douglas County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Jessup Home Design. The project will be known as Mountain Springs subdivision. For additional information on this project, contact the applicant's contact, Jessup Home Design, at 509-679-4030.

6-Story 43-Unit Phinney Ridge Area Mixed-Use Apartment-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 7009 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 6-story apartment building containing 43 dwelling units above ground-level retail space. Plans include parking for 27 vehicles. Plans call for 12,200 square feet contract rezone from NC2-40 to NC2-65. The applicant for this project is Chad Dale of Evolution Projects.

4,800 SF Shelton Area Retail Project In Line For DNS Approval

SHELTON

A retail project, planned for a property located at 301 East Wallace Kneeland Boulevard, lot LK in the Shelton area, and is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4,800 square foot retail building and 34 parking spaces. The city of Shelton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is 1221 Development LLC. The project will be called Kneeland Plaza commercial building. For additional information on this project, contact the applicant's contact, Scott Craig at 1221 Development LLC, at 144 Rosemary St., Shelton, WA 98584, or call 360-482-5102.

361-Bed Bellevue Area College Dorm Development In Line For DNS Approval

BELLEVUE

A phased college project, planned for a site located at 3000 Landerholm Circle SE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 133,000 square foot student housing building with 361 beds. Plans include a public café and lounge,

a second-level multi-purpose room, resident lounges and a private study. Bellevue College, using the optional SEPA process, is expected to issue the permitting for this school project. The project will be known as 3000 Landerholm Circle SE. For additional information on this project, contact the applicant's contact, Dexter Johnson of Campus Operations at Bellevue College, at d.johnson@2bellevuecollege.edu or call 425-564-4261.

44-Lot Vancouver Area Residential Subdivision Development Receives DNS Approval

VANCOUVER

A residential subdivision project, slated for an 11.67-acre site located at the southwest corner of NE 182nd Avenue and NE 81st Circle in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 44 single-family residential building lots. Clark County has issued the permitting to the applicant, who is Fifth Plain Creek LLC. The project will be known as 5th Plain Creek subdivision phase three. For additional information on this project, contact the applicant's contact, Olson Engineering, at 360-695-1385.

39,400 SF Ridgefield Area Office-Warehouse Development Receives DNS Approval

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RIDGEFIELD

A commercial project slated for a property located at the south side of South 11th Street and west of South Timm Road in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to construct a tilt-up building and primary improvements on Lot 4, develop a portion of Lot 5 to the east and tracts B and C to the south. Plans call for a 31,400 square foot building with office and warehouse space and an 8,000 square foot covered storage area. Plans include landscaping, lighting, screening and associated parking. The city of Ridgefield has issued the permitting to the applicant, who is WDFW/Port of Ridgefield. For additional information on this project, contact the applicant's contact, Mark Person of Mackenzie, at 360-695-7879.

21-Unit Crown Hill Area Residential Townhouse Project Receives DNS Approval

SEATTLE

A residential townhouse project, planned for a site located at 8559 Mary Avenue NW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct 21, 4-story dwelling units. Plans include parking for 21 vehicles in ground-level garages

within the structures. The city of Seattle has issued the permitting to the applicant, who is Taylor Noren of Noren Development 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.

2-Story 127,200 SF Kent Area Industrial Manufacturing -Office Project Receives DNS Approval

KENT

An industrial development, planned for a site located at 5800 South 226th Street in the Kent area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 127,200 square foot manufacturing, office and storage building. Plans call for loading area and associated parking. The city of Kent has issued the permitting to the applicant, who is Exotic Metals. For additional information on this project, contact the applicant's contact, Joe Palmquist of Craft Architects, at joe@craftarchitects.com, or call 206-720-7001.

27-Lot Redmond Area Residential Subdivision Project Receives DNS Approval

REDMOND

A residential subdivision project, slated for a land

parcel located at 17656 NE 116th Street in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to divide the parcel into 27 single-family residential building lots. The city of Redmond has issued the permitting to the owner, who is Quadrant Homes. The project will be called Hawks Glen. For additional information on this project, contact the applicant's contact, Matt Perkins of Quadrant Homes, at 425-452-0345.

11,400 SF Yakima Area Middle School Gym & Classroom Additions Project Receives Mitigated DNS Approval

YAKIMA

A school facility development, planned for a site located at 1900 Beaudry Road in the Yakima area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct middle school gym and classroom additions. Plans call for the construction of a single-story, 11,400 square foot classroom addition to Building B and a 13,800 square foot auxiliary gymnasium addition to Building C. Plans include a 60-stall parking lot. Yakima County has issued the permitting to the applicant, who is East Valley School District No. 90. The project will be known as East Valley Central Middle School. For

additional information on this project, contact the applicant's contact, East Valley School District, at 509-573-7320.

4,400 SF Lake Stevens Area Classroom Additions Project Receives DNS Approval

LAKE STEVENS

An elementary school project slated for a site located at 2221 103rd Avenue SE in the Lake Stevens area has been issued a determination of non-significance. The action will allow the developers to construct kindergarten classroom additions consisting of two permanent classrooms totaling 4,400 square feet. Lake Stevens School District No. 4 has issued the permitting for this school project. The project will be known as Glenwood Elementary School. For additional information on this project, contact the applicant's contact, Rob Stanton of Lake Stevens School District, at 425-355-1506.

2,400 SF Ferndale Area Dental Lab Development In Line For Mitigated DNS Approval

FERNDALE

A medical project, planned for a site located at 6187 Portal Way in the Ferndale area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 2,400 square foot dental lab on a



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vacant lot. Plans include a new retail building, site improvements and associated parking lot. The city of Ferndale, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Whatcom Dental Lab LLC. For more information on this project, contact the applicant at 360-384-6668.

5-Story 160-Unit Capitol Hill Area Mixed-Use Residential & Live-Work Development In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 1715 20th 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 5-story building containing 156 residential dwelling units and four live-work units. Plans include parking for 117 vehicles. Plans may call for a possible contract rezone from NC2-40 to NC3-65. The applicant for this project is Clarence Davis. For additional information on this project, contact the applicant's contact, Leon Holloway, at 206-494-9730.

123, Vancouver Area Waterfront Development Office-Retail-Hotel Development In The Works

VANCOUVER

A mixed-use commercial development, proposed for a site located at 100 Columbia Street in the Vancouver area, is the subject of a notice of pre-application conference issued by the city of Vancouver. The developers have requested permission to construct a mix of office, hotel, marketplace and other development. The applicant for this project is Brian Carrico. The project will be known as terminal 1 concept development plan. For additional information on this project, contact the applicant's contact, Brian Carrico of Berger ABAM, at brian.carrico@abam.com, or call 360-823-6122.

23-Lot Vancouver Area Residential Subdivision Project In Hearings Stage

VANCOUVER

A residential subdivision project, planned for a site located at 4411 NE 59th Avenue in the Vancouver area, is the subject of hearings by Clark County. The developers have plans to divide the site into 23 single-family residential building lots. The applicant for this project is Applewood Estates LLC. For additional information on this project, contact the applicant's contact, James Clark of Clark Land Design, at jclark@clarklanddesign.com.

12,200 SF Lakewood

Area Retail Auto Parts Store Project In Line For DNS Approval

LAKESWOOD

A retail development, planned for a site located at 10620 Pacific Highway SW in the Lakewood area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into two, 1-acre land parcels for construction of a 12,200 square foot auto parts store and parking for 28 vehicles, including utilities and landscaping. The south land parcel will be developed under separate ownership. The city of Lakewood, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Cadence Capital Investments. The project will be known as Lakewood Advanced Auto Parts. For additional information on this project, contact Cadence Capital Investments of Greenwood Village, Colorado at 720-493-5100.

4-Story 83-Unit Northgate Area Mixed-Use Residential & Live-Work Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 10715 Eighth Avenue NE 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 81 dwelling units and two live-work units. The city of Seattle has issued the permitting to the applicant, who is Matt Parent of Goodman Real Estate. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 206-684-0363.

6-Story 71-Unit Residential Apartment Development Proposed For Westlake Area

SEATTLE

A residential development, proposed for a site located at 2031 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 apartment building containing 71 dwelling units. Plans include below-grade parking for 99 vehicles. The city of Seattle has received this request by the applicants who 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.

30,000 SF Vancouver Area Industrial Manufacturing Building Project In The Works

VANCOUVER

An industrial development proposed for a

site located at 12305 NE 56th Street in the Vancouver area, is the subject of a notice of pre-application conferences issued by the city of Vancouver. The city of Vancouver has requested permission to construct a 30,000 square foot manufacturing building with associated site work. The applicant for this project is VLMK Engineering + Design. For additional information on this project, contact the applicant at 503-222-4453.

4-Story 98-Unit Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 4561 Martin Luther King Jr. Way S. in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building containing 96 residential dwelling units above two live-work units and 7,200 square feet retail space. Plans include below-grade parking for 82 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Todd Bennett of BDR Capital Partners LLC. For additional information on this project, contact the applicant's contact, Chie Yokovama, at 206-833-1150.

24-Story 243-Unit First Hill Area Residential Senior Housing Development In Application Phase

SEATTLE

A residential project proposed for a site located at 620 Terry Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 24-story senior living facility containing 93 assisted-living dwelling units and 150 apartment dwelling units. Plans include below-grade parking for 1188 vehicles. The city of Seattle has received this request from the applicant, who is Bill Hardt of Terry Care Group LLC (Columbia Pacific Advisors). For additional information on this project, contact the applicant's contact, Dave Letrondo, at 206-876-3060.

383-Unit Central Area Mixed-Use Residential-Commercial Development In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 1203 East Spruce 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, 6-story buildings containing a total of 368 residential dwelling

units in an environmentally critical area. Plans include 15 live-work units and at-grade retail space. Parking will be provided for 200 vehicles in a shared below-grade garage. Plans call for a future contract rezone. The applicant for this project is Robert Hardy of Cap Hill/First Hill LLC (Hardy Development Co.) For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

7-Story 74-Unit Residential Development In Hearings Stage

SEATTLE

A residential project, planned for a site located at 1050 James Street in the Seattle area, is the subject of an appeal hearing. The developers have plans to construct a 7-story building containing 74 residential dwelling units. Plans include 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.

2-Building Auburn Area Industrial Project In Line For Mitigated DNS Approval

AUBURN

An industrial project, planned for a property located at 3136 B Street NW in the Auburn area, is in line to be issued a mitigated determination

of non-significance. The developers have requested permission to construct two, 30,000 square foot industrial buildings. Plans call for associated site improvements and 56 surface parking stalls. The city of Auburn, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Peter Agtuca of Laser Cutting Northwest. The project will be known as Laser Cutting Northwest expansion. For more information on this project, contact Mr. Agtuca at 253-735-5277.

23-Lot Bothell Area Residential Subdivision Project In Application Phase

BOTHELL

A residential subdivision development, proposed for a 2.85-acre site located at 19424 Filbert Road in the Bothell area, is the subject of a recent application. The developers have requested permission to divide the site into 23 single-family residential building lots. Snohomish County has received this request from the owner, who is Pacific Ridge DRH LLC. For additional information on this project, contact the applicant's contact, Wayne Nelson of Pacific Ridge DRH, at 425-438-8444.



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