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December 2016



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Address inquiries to David Hart at: New Project News

PO Box 1246 • Seahurst WA 98062-1246
206.444.5960 Tel • 206.444.4700 Fax
hart@newprojectnews.com • www.newprojectnews.com

About Our Reports

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

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

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

Cover Photo:

Cover Photo: View of Mount Rainier from over Wilkenson

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8-Story 113-Unit Lower Queen Anne Area Mixed-Use Residential-Commercial Development In Application Phase

SEATTLE

A mixed-use residential and commercial project, proposed for a site located at 14 West Roy Street in the Seattle area, is the subject of a recent application. The developers has requested permission to construct an 8-story building containing 105 apartment dwelling units, eight live-work units and will feature ground-level office and retail space. Plans included below-grade parking for 125 vehicles. Work will require rezoning from NC3P-40 to NC3p-65. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has received this request from the applicant, who is Raj Shah of R&A Developments LLC. For additional information on this project, contact the applicant's contact, Jeff Oaklief, at 206-448-7580.

2-Story 83,800 SF Bellevue Area Elementary School Facility Project In The Works

BELLEVUE

A school facility development, planned for 9.34-acre site located at 12300 Main Street in the Bellevue area, is the subject of public meetings. The developers have plans to construct a 2-story building

containing 83,800 square feet with a playfield and covered play area. Plans include a bus loop and 91 parking stalls. The applicant for this project is Bellevue School District No. 405. The project will be known as Wilburton Elementary School. For additional information on this project, contact the applicant's contact, Andy Cottrill of BLRB Architects, at 253-627-4599.

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

SAMMAMISH

A residential subdivision project, planned for a 9-acre property located at 1702 246th Avenue SE in the Sammamish area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 14 single-family residential building lots. Construction will require the demolition and removal of existing residences on the site. The city of Sammamish, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Seattle RE Holdings LLC. The project will be called Hamilton Estates preliminary plat. For additional information on this project, contact the applicant at 1518 First Avenue S., Suite 301, Seattle, WA 98134, or call 425-295-0529.



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27-Lot Lynden Area Residential Subdivision Project Receives Mitigated DNS Approval

LYNDEN

A residential subdivision development, slated for an 18.96-acre site located at 1718 Main Street in the Lynden area, has been issued mitigated determination of non-significance. The action will allow the developers to divide the site into 27 single-family residential building lots. The project will be called Bogaard Meadows. For additional information on this project, contact the applicant's contact, Adam Morrow of Pacific Surveying & Engineering Services, at 360-671-7387.

7-Story 171,800 SF Seattle Area Office Development In Design Review Phase

SEATTLE

An office development, in planning for a site located at 1015 Second Avenue in the Seattle area, is working its way through the city of Seattle's

design guidance-review process. Plans outline construction of a 7-story tower above an existing 4-story building containing 171,800 square feet office space. The applicant for this project is Martin Selig of 1015 Second Avenue LLC. For additional information on this project, contact the applicant's contact, Brad Hinthorne, at 206-381-6019.

2-Story 10,000 SF Seattle Area Assisted-Living Expansion Project Receives Conditional DNS Approval

SEATTLE

A project planned for a site located at 11 West Aloha Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 10,000 square foot addition to an assisted-living facility known as Bayview Retirement Community. The city of Seattle has issued the permitting, with conditions. For additional information on this project, contact the

applicant's contact, Julie Lawton, at 206-419-6230.

6-Story 74-Unit Alaska Junctions Area Mixed-Use Residential-Office-Retail Development In Design Phase

SEATTLE

A mixed-use residential, office and commercial development, in planning for a site located at 4532 42nd 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 6-story building containing 74 residential dwelling units and will feature 5,300 square feet, ground-level office and retail space. Plans include parking 71 vehicles. Construction will require the demolition and removal of an existing structure on the site. The applicant for this project is Mark Braseth of Braseth Construction Company. For additional information on this project, contact the applicant's contact, Brenda Barnes, at 206-782-8208.

10-Lot Vancouver Area Residential Subdivision Project In Application Phase

VANCOUVER

A residential subdivision development, proposed for a 1.38-acre property located at 1205 West 39th Street in the Vancouver area, is the subject of a recent application. The developers have requested permission to divide the property into 10 residential building lots. The project will be known as Hidden Infill Tier 1 subdivision. For additional information on this project, contact the applicant's contact, Samuel Moss of SGA Engineering, at smoss@sgaengineering, or call 360-993-0911.

6-Story 115-Unit Seattle Area Mixed-Use Apartment-Commercial Development In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 2320 East Union Street in the Seattle area, is working

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its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building with 115 apartment dwelling units above 3,800 square feet commercial space. Plans include parking for 18 vehicles located within the structure. Work will require a contract rezone from NC2P-40 and NC2-40 to NC2P-65. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Chris Persons of Capitol Hill Housing. For additional information on this project, contact the applicant's contact, Douglas Leigh, at 206-971-5550.

110-Lot Maple Valley Area Residential Subdivision Project In Line For DNS Approval

MAPLE VALLEY

A residential subdivision development planned for a 21.71-acre property located southwest of Cedar River Shoreline Road and north of SE 240th Boulevard in the Maple Valley area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 110 single-family residential building lots. Plans include roads, sidewalks, street lights, gutters, drainage, recreation space and other associated infrastructure. The city of

Maple Valley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Integrity Land LLC. For additional information on this project, contact the applicant's contact, Jeff Potter of Integrity Land LLC, at 425-432-2655.

18-Lot Residential Subdivision Development Proposed For Bothell Area

BOTHELL

A residential subdivision development, proposed for a site located at 3321 168th Street SE in the Bothell area, is the subject of a recent application. The developers have requested permission to divide the site into 18

single-family residential building lots. Snohomish County has received this request by the applicant, who is Harbour Homes LLC. The project will be called Copper Crest. For additional information on this project, contact the applicant's contact, Harbor Homes LLC, at 206-315-8130.

13-Story 419,100 SF Denny Triangle Area Medical Research Project In Application Phase

SEATTLE

A medical development, proposed for a site located at 1920 Terry Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 13-story,



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419,100 square foot tower with medical research space. Plans include below-grade parking for 201 vehicles. An addendum to the Downtown Height and Density Changes environment impact statement has been prepared. The city of Seattle has received this request by the applicant, who is Vickie Cleator of Children's Healthcare Systems. For additional information on this project, contact the applicant's contact, Craig Belcher, at 206-295-0613.

19-Lot Residential Subdivision Development Receives Mitigated DNS Approval

LINCOLN COUNTY

A residential subdivision

development, slated for two land parcels located at Bauer Lane in the Lincoln county area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 19 single-family residential building lots and one 7-acre lot. The project will be called Rivers Edge Estates. Lincoln County has issued the permitting to the owner, who is 5M Development. For additional information on this project, contact the applicant's contact, AHBL Engineering, at 509-252-5019.

55-Unit Edgewood Area Townhouse Project In Line For DNS Approval

EDGEWOOD

A residential development, planned for a 5.84-acre site located at 10413 11th Street East in the Edgewood area, has been issued a determination of non-significance. The action will allow the developers to construct 55 townhouse dwelling units. A new north-south roadway will be dedicated to the county upon approval. The city of Edgewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Craig A. Peck & Associates. The project will be called Domus Townhomes. For additional information on this project, contact the applicant at 213-840-5482.

13-Unit Central Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a property 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 plans to construct two, 4-story apartment buildings containing eight and five dwelling units. No parking is proposed. The applicant for this project is Yuan Zhang. For additional information on this project, contact the applicant's contact, Myloan Nguyen, at 206-763-8496.

3-Story 13,700 SF Seattle Area Asian Art Museum Rehabilitation & Addition Project In Application Phase

SEATTLE

A community project, proposed for a property located at 1400 East Prospect Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story, 13,700 square foot addition to the existing Seattle Asian Art Museum. Plans call for interior and exterior alterations. The project will require an amendment to the Seattle Municipal Code. The city of Seattle has received this request from the applicant, who is Richard Beckerman of Seattle Art Museum. For additional information on this project, contact the applicant's contact, Jeremy Schoenfeld, at 206-682-3460.

4-Story 70-Unit Mixed-Use Residential & Live-Work Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and commercial project, planned for a site located at 8228 Green Lake Drive North 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 66 dwelling units and four live-work units. Plans include



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surface parking for 36 vehicles. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Tim Dickerson of GRE Green Lake LC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

25,000 SF Ballard Area Retail Grocery Store Development Receives Conditional DNS Approval

SEATTLE

A retail project planned for a site located at 951 NW Ballard Way in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 25,000 square foot grocery store. Plans call for surface parking for 74 vehicles. The demolition and removal of an existing structure is under review in a separate project order. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Alec Paddock of Ballard CenterCal LLC. For additional information on this project, contact Mr. Paddock at 310-563-6900.

7-Story 242-Unit Columbia City Area Mixed-Use Residential-Retail Development Receives

Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 3717 South Alaska Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story building containing 240 apartment dwelling units, two live-work units and 29,700 square feet, ground-level retail space. Plans include below-grade parking for 245 vehicles. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Scott Roberts of Lake Union Partners. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

2-Story Olympia Area Elementary School Facility Receives DNS Approval

OLYMPIA

An elementary school project, slated for a site located at 1919 Road 65 NW in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story classroom building. The city of Olympia has issued the permitting to the Olympia School District. The

project will be known as Hansen Elementary School mini building. For additional information on this project, contact Olympia School District at 360-596-6100.

24-Story 160-Unit South Lake Union Area Residential Apartment Development In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 820 John 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 24-story tower containing 160 dwelling units. Plans call for below-grade parking for 116 vehicles. Construction will require the demolition and removal of an existing structure on the site. The applicant for this project is Bill Pettit of R.D. Merrill Company at Stone Way II LLC. For additional information on this project, contact the applicant's contact, David Kelley, at 206-576-1632.

7-Story 36-Unit First Hill Area Mixed-Use Residential-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 1320 University Street in the Seattle area, is working

its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building with 4,900 square feet retail space and 36 residential dwelling units. Plans include below-grade parking for 18 vehicles. Construction will require the demolition and removal of an existing structure on the site. The applicant for this project is Eric Cyzner of Cyzner Properties. For additional information on this project, contact the applicant's contact, Gavin Erickson, at 206-365-1230, extension 213.

2-Story 36,400 SF Ballard Area Commercial Development Receives Conditional DNS Approval

SEATTLE

A commercial development, slated for a property located at 907 NW Ballard Way in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 36,400 square foot building and a 2-story, 14,600 square foot retail building. Plans include surface parking for 43 vehicles. Plans are associated with another project order. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Alec Paddock of Ballard CenterCal LLC. For further information on this project,



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7-Story 59-Unit Interbay Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and commercial development, planned for a site located at 3046 17th Avenue West 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 59 small efficiency dwelling units and 1,100 square feet, ground-level retail space. Plans include parking for 17 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Kamin Properties LLC. For additional information on this project, contact the applicant's contact, Diana Wellenbrink, at 206-282-4416.

4-Story 9-Unit West Seattle Area Residential Townhouse Project In Application Phase

SEATTLE

A residential townhouse development, proposed for a site located at 3062 SW Avalon Way in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing nine dwelling

units. Plans include surface parking for seven vehicles. Construction will require the demolition and removal of an existing structure on the site. The city of Seattle has received this request from the applicant, who is Alex Mason of Isola Real Estate IV LLC. For additional information on this project, contact the applicant's contact, Greg Squires, at 206-693-3133.

2-Story 26-Unit Residential & Storage Development Receives DNS Approval

LEWIS COUNTY

A residential development, planned for a site located at 2165 Jackson Highway in the Lewis county area, has been issued a determination of non-significance. The action will allow the developers to construct two, 2-story residential buildings with six dwelling units and two, 2-story buildings with seven dwelling units. Plans include associated garages, 16 tenant storage units, utilities and parking. Lewis County has issued the permitting to the applicant, who is Adam Kugel of Kugel Construction. For additional information on this project, contact Mr. Kugel at 360-740-4305.

7-Story 550-Unit Central Area Mixed-Use Residential-Retail Project In Application Phase

SEATTLE

A Vulcan Real Estate mixed-use residential

and commercial development, proposed for a site located at 2309 South Jackson Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 7-story buildings containing 550 apartment dwelling units and will feature ground-level retail space. Plans include a 2-story, 49,000 square foot retail building. Parking will be provided below-grade for 550 vehicles. The city of Seattle has received this request from the applicant, who is Ada Healey of Jackson Investors South LLC. Construction will require the demolition and removal of existing structures on

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

21-Unit Vancouver Area Residential Apartment Project Receives DNS Approval

VANCOUVER

A residential development, planned for a site located at 2700 East Sixth Street in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to construct an apartment building containing 21 dwelling units with parking for 38 vehicles. The city of Vancouver, using the

optional SEPA process, is expected to issue the required permitting to the applicant, who is Tim Aldinger & Associates. Construction will require the demolition and removal of an existing residence on the site. The project will be known as Evergreen Place Apartments. For additional information on this project, contact the applicant's contact, Mr. Aldinger, at 6140 SW Macadam Ave., Portland, OR 97239, or call 360-487-7891.

40-Story 266-Unit Area Mixed-Use Apartment-Retail Development Proposed For Downtown Seattle

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 1613 Second Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 40-story tower containing 266 apartment dwelling units and 5,000 square feet retail space. Plans include below-grade parking for 63 vehicles. Construction will require the demolition and removal of an existing MJA building on the site. The Broadacres building will remain. Early design guidance was conducted under a separate project order. The city of Seattle has received this request from the applicant, who



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is Patrick Simonsen of Mirador CWZ LLC (Create World America). For additional information on this project, contact the applicant's contact, Sean Ludviksen, at 206-615-1393.

8-Lot Capitol Hill Area Residential Subdivision Project In Application Phase

SEATTLE

A residential subdivision development, proposed for a site located at 711 Federal Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into 8 single-family residential building lots. The city of Seattle has received this request

from the applicant, who is Alex Mason of Isola Builders. For additional information on this project, contact the applicant's contact, Brandon Winters, at 206-297-0996.

4-Story 82-Room Vancouver Area Hotel-Apartment Project In The Works

VANCOUVER

A residential and commercial development, proposed for a site located at 912 NE 68th Street in the Vancouver area, is the subject of a pre-application conference. The developers have plans to construct a 4-story, 82-room hotel and an apartment building with 42 dwelling units. The applicant for this project is Tim Leavitt

of PBS Engineering. The project will be called Hazel Dell Tru Hotel and Apartments. For more information on this project, contact PBS Engineering & Environmental, at tim-leavitt@pbsenv.com or call 360-567-2119.

8-Unit Residential Development Proposed For Edmonds Area

EDMONDS

A residential project, proposed for a site located at 8606 220th Street SW in the Edmonds area, is the subject of a recent application. The developers have requested permission to construct eight single-family detached dwelling units. Snohomish County has received this request

from the applicant, who is David Stering. For additional information on this project, contact the applicant's contact, Brian Kalab of Insight Engineering, at 425-303-9363.

2-Story 28,300 SF Bellevue Area Memory Care Facility Development Receives DNS Approval

BELLEVUE

A nursing center project, slated for a site located at 14434 NE Eighth Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 28,300 square feet memory care center with 30 residential

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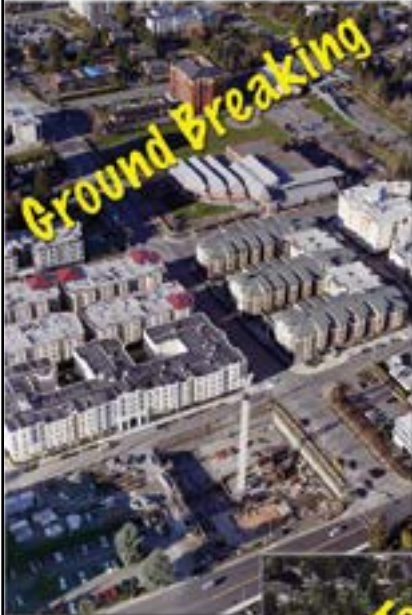
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dwelling units and 41 parking stalls. Plans include site utilities and landscaping. The city of Bellevue has issued the permitting to the applicant, who is Marathon Development. For additional information on this project, contact the applicant's contact, Ted Johnson of Marathon Development, at 425-233-0972.

27-Lot Lynden Area Residential Subdivision Project Receives Mitigated DNS Approval

LYNDEN

A residential subdivision development, planned for an 18.96-acre site located at 1702 246th Avenue SE in the Sammamish area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 27 single-family residential building lots and a 7.6-acre reserve tract. The city of Lynden has issued the permitting to the applicant, who is Bogaard Enterprises LLC. The project will be called Bogaard Meadows. For additional information on this project, contact the applicant's contact, Adam Morrow of Pacific Surveying & Engineering, at amorrow@psurvey.com, or call 360-671-7387.

2-Story 72,000 SF Yakima Area YMCA Center Development In Line For DNS Approval

YAKIMA

A community project, planned for a site located at 3800 River Road in the Yakima area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 72,000 square foot multi-purpose recreational and aquatic center. Plans include a 360-stall parking lot within Chesterly Park. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Yakima Family YMCA. The project will be known as YMCA health and wellness facility. For additional information on this project, contact the applicant's contact, Bob Romero of Yakima Family YMCA, at bromero@yakimaymca.org, or call 509-575-6163.

2-Story 187,800 SF Bellingham Area High School Facility Replacement Project Receives Mitigated DNS Approval

BELLINGHAM

A school development, planned for a 40.5-acre site located at 2700 Bill McDonald parkway in the Bellingham area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story, 187,800 square foot building. The new building will have classrooms, manufacturing robotics, science labs, performing arts, visual arts, a library, music rooms, commons area,

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cafeteria, a kitchen, mechanical spaces, offices and support spaces. The Bellingham School District No. 506 has issued the required permitting for this school project. Construction will require the demolition and removal of the existing high school facility on the site. The project will be known as Sehome High School replacement. For additional information on this project, contact the architect, Dykeman, at 425-259-3161.

4-Story 28-Unit Central Area Residential Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 11 West Aloha 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 two, 4-story buildings with a total of 28 small efficiency dwelling units. Plans include surface parking for three vehicles. The applicant for this project is John Fenton of Cadence Real Estate. For additional information on this project, contact the applicant's contact, Alex Kenton, at 206-902-5417.

3-Story 33-Room Seattle Area Mixed-Use Congregate Residence & Retail Project Receives DNS Approval

SEATTLE

A mixed-use residential and commercial development, slated for a site located at 901 Hiawatha Place South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story congregate residence with 33 rooms and 1,300 square feet, ground-level retail space. The city of Seattle has issued the permitting to the applicant, who is David Neiman of Neiman Architects. For more information on this project, contact Mr. Neiman at 206-760-5550.

6-Story 45-Unit Capitol Hill Area Mixed-Use Apartment-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 1300 East Pike 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 6-story building with 45 apartment dwelling units above 4,000 square feet, ground-level retail space. Plans include below-grade parking for 13 vehicles. The applicant for this project is Sloan Richie of Cascade Built LLC. For additional information on this project, contact the applicant's contact, Aaron Swain, at 206-344-5700.

10,400 SF Child Care Center Development Proposed For Vancouver Area

VANCOUVER

A community project proposed for a site located at 1920 SE 167th Avenue in the Vancouver area is the subject of a pre-application conference. The developers have plans to construct a single-story, 10,400 square foot educational child care facility. Plans include playgrounds and associated parking. The city of Vancouver has received this request from the applicant, who is Tara Lund of Cida Inc. The project will be known as ePlans Kiddie Academy. For additional information on this

project, contact Ms. Lund at 503-226-1285.

5-Story 42-Unit Seattle Area Mixed-Use Residential & Live-Work Project Receives Conditional DNS Approval

SEATTLE

A mixed-use development, planned for a site located at 1622 Aurora Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story building with 39 apartment dwelling units and three live-work units in an environmentally critical area. Parking will be provided for 32 vehicles. The city of Seattle has issued the

permitting, with conditions, to the applicant, who is Chris Garvin of Cadence Real Estate. For additional information on this project, contact the applicant's contact, Scot Carr, at 206-218-8708.

6-Story 37-Unit Queen Anne Area Residential Small Efficiency Apartment Project In Application Phase

SEATTLE

A residential project, proposed for a site located at 1945 Aurora Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building containing 37 small efficiency dwelling

units in an environmentally critical area. Plans include below-grade parking for 17 vehicles. The city of Seattle has received this request from the applicant, who is Chen-Nan Lin of Geneva Apartments LLC. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

3-Story 90,600 SF Bothell Area Self-Storage Building Development In The Works

BOTHELL

A commercial development, proposed for a site located at 882 NE Bothell Way in the Bothell area, is the subject of a recent application. The developers have requested



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FRAMING THE SKY3 APARTMENTS

- **In August of 2015 the installation of framing commenced,**
on the 15-Story **SKY3 Apartments** located at 11th and Jefferson in Portland Oregon.



- **In February of 2016 the framing installation was completed.**

The 186 unit structure, pictured in the above rendering, utilized **IGB Systems** patented light gauge, tubular steel **Modular Frame Building System (MFBS™)** In this project, the steel framing system was installed over a two level below-grade parking garage.

This multi-family residential complex is ideally located just steps away from the Portland State University campus, and features direct access to Hwy 26 and Interstate 405, offering excellent regional access to the property. The building is also close to Portland's major art and cultural venues.

The SKY3 Apartments are scheduled for occupancy in October of 2016.

Kim Nakamura, of Steel Panel Supply Inc (SPSI) was the Project Manager for the framing phase of the SKY3 project.

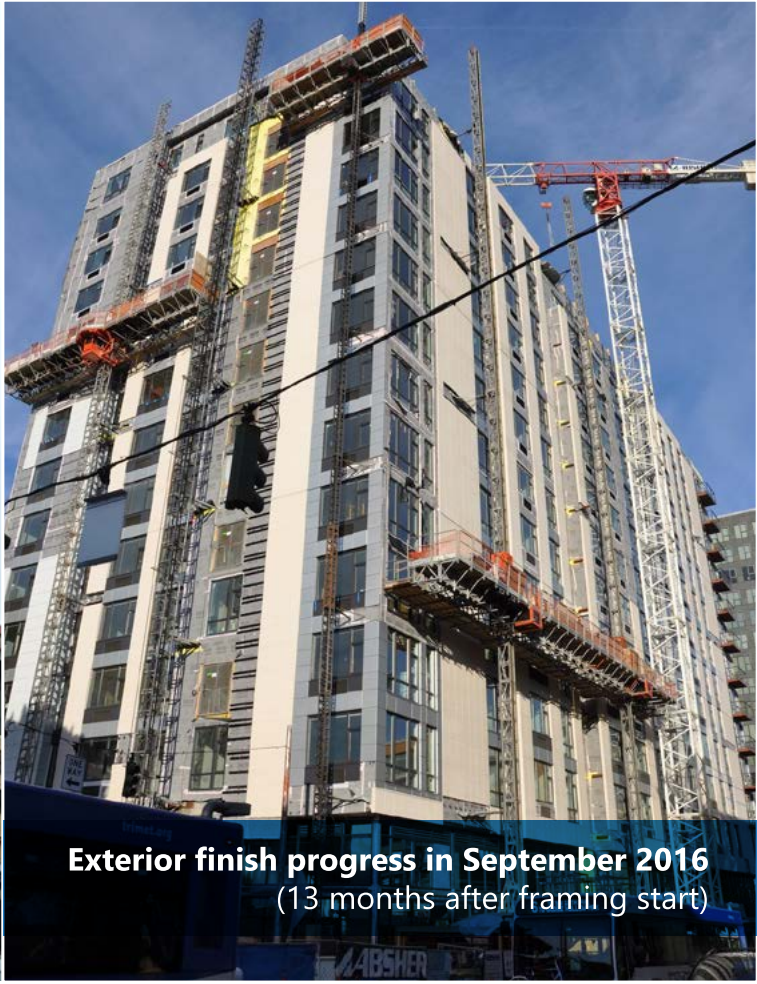
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

The framing team members included:

- The Architects: Ankron Moisan Associated Architects, Portland-Seattle-San Francisco
- The Structural Engineer: Blaze Bresko, Swenson Say Fagat, Seattle-Portland
- The framing project manager: Kim Nakamura, Steel Panel Supply Inc, Tacoma
- The fabricator-installer: Tom Thompson, Alliance Steel Fabrication, Tacoma
- The managing member of IGB Systems: Del Bonds, Bellevue

FRAMING STAGES:





Exterior finish progress in September 2016
(13 months after framing start)

MORE ABOUT IGB SYSTEM'S MFBS™ FRAMING SYSTEM:

The patented **IGB System Modular Frame Building System, (MFBS™)** utilizes pre-engineered, accurately cut, jig set, fully welded, tubular, light gauge steel framing section modules. Each panel is individually engineered to achieve appropriate load bearing, and shear strengths when installed in the structure.



SOME PRODUCT INFORMATION:

- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
- MFBS™ Integrated Brace **Shear Wall Panels do not require plywood, OSB or steel strong ties** to achieve structural shear or diaphragm.
- MFBS™ Gravity **Load Bearing Wall Panels do not require bridging, blocking, or hold-downs** to transfer loads.
- The wall **panels install quickly and easily.** This is a simple easy to use system.
- MFBS™ wall panels integrate seamlessly with other construction components, you can use:
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 - Any truss system**
 - Any Exterior finish:** brick, stucco, metal, wood or specialty finishes
 - Any Foundation type:** slab-on-grade, foundation, PT, poured in place, or pilings
 - Any Interior finish** all will be straight and true
- Authorized MFBS™ **wall panel supplier-fabricators adhere to stringent UL Certification,** quality control standards, and material traceability
- Wall Panels are typically 6" in depth, and can vary in width & height based upon architectural design. A typical wall panel used in a mid-rise building would weigh 300 pounds.
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permission to construct a 3-story, 90,600 square foot building containing storage units, an office and manager's dwelling unit. The city of Bothell has received this request from the owner, who is Bothell Public Storage. For additional information on this project, contact the applicant's contact, BCRA, at 206-625-3300.

45, 7-Story 66,800 SF Seattle Area Office-Retail Development In Design Review Phase

SEATTLE

A commercial project, in planning for a site located at 1121 NE 45th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story 66,800 square foot office building that will feature ground-level retail and restaurant space. Plans call for below-grade parking for 60 vehicles. The applicant for this project is Mike Sanders

of the Washington State Employees Credit Union. For additional information on this project, contact the applicant's contact, Timothy Posey, at 206-903-0575.

2-Story Elementary School Renovation & Addition Proposed For Seattle Area

SEATTLE

A school development, proposed for a site located at 2418 28th Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a new 2-story classroom addition on the south-east side of the existing Magnolia Elementary school. Plans include a new gymnasium and covered play area. Construction will require the demolition and removal of the existing library, covered play area and removal of portable buildings. Environmental documents have been prepared by Seattle Public Schools. For additional information on this project, contact the applicant's

contact, Corrie Rosen, at 206-441-4151.

9-Unit Ballard Area Residential Townhouse Project In Application Phase

SEATTLE

A residential townhouse development, proposed for a site located at 8015 15th Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three buildings containing a total of nine dwelling units. Plans include parking for nine vehicles. The city of Seattle has received this request by the applicant, who is Todd Leabman of Sage Homes Northwest LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

Walla Walla Area Senior Housing Renovation Project In Line For Mitigated DNS Approval

WALLA WALLA

A community development, planned for a site located at 369 Catherine Street in the Walla Walla area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to renovate an existing senior housing development and rework the parking lot. The city of Walla Walla, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Walla Walla Housing Authority. For more information on this project, contact the applicant at 509-527-4542.

8-Story Office-Retail Development Proposed For South Lake Union Area

SEATTLE

A commercial project, proposed for a site located at 308 Ninth Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story office building

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with ground-level retail space. Parking for seven vehicles will be located within the structure. The city of Seattle has received this request from the applicant, who is Brian Regan of 9th Space 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, Mike Skidmore, at 206-453-3645.

8-Lot Seattle Area Residential Subdivision Project Receives Permitting

SEATTLE

A residential subdivision development, planned for a property located at 3920 First Avenue NE

in the Seattle area, has been granted permission from the city of Seattle. The developers will proceed with plans to divide the property into 8 single-family residential building lots. The applicant for this project is Robert Hardy of 4th Ave W LLC. For additional information on this project, contact the applicant's contact, Julie LeDoux, at 206-459-2364.

64,000 SF Tacoma Area Hospital Rehabilitation Project In Line For DNS Approval

TACOMA

A medical project, planned for a 5-acre site located at 815 South Vassault Street in the Tacoma area, is in line to

be issued a determination of non-significance. The action will allow the developers to renovate an existing 64,000 square foot, 60-bed inpatient hospital. Plans include site improvements and parking for 133 vehicles. Construction will require the demolition and removal of an existing 14,000 square foot structure on the site. The city of Tacoma, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Kindred Rehabilitation Hospital, Medvest.

4-Story 104-Unit Seattle Area Mixed-Use Residential-Commercial Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and commercial development, slated for a site located at 6058 35th Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 4-story buildings containing 61 residential dwelling units above 5,600 square feet retail space and 41 residential dwelling units above two live-work units and 4,300 square feet retail space. Plans include below-grade parking for 108 vehicles and two surface parking stalls. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Eric Evans of

Shelter Holdings LLC. For additional information on this project, contact the applicant's contact, Craig Belcher, at 206-295-0613.

2-Story 17,000 SF Olympia Area Elementary School Addition Classroom Building Project Receives DNS Approval

OLYMPIA

A school facility development, planned for a site located at 1655 Carlyon Avenue SE in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 17,000 square foot mini building at the existing Pioneer Elementary School to reduce class size. The city of Olympia has issued the permitting to Olympia School District. For further information on this project, contact Olympia School District at 360-570-3768.

5-Story 73-Unit Lower Queen Anne Area Mixed-Use Residential & Live-Work Development In Early Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 215 First 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 apartment building

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containing 71 small efficiency dwelling units and two, ground-level live-work units. Plans include the removal of one exceptional tree. The applicant for this project is Project S9 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, Sharon Rubin, at 206-760-5550, extension 6.

2-Story 13,900 SF Ballard Area Industrial-Office-Showroom Development In Application Phase

SEATTLE

A commercial project

proposed for a site located at 2654 NW Market Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story building containing 13,900 square feet office space, warehouse, light-manufacturing and showroom space. Plans include surface parking for seven vehicles. The city of Seattle has received this request from the applicant, who is Mirza Agha of MB Investments LLC. For additional information on this project, contact the applicant's contact, Robert Kroese, at 206-324-4800.

6-Story 53-Unit Seattle Area

Apartment-Community Center Project In Early Design Review Phase

SEATTLE

A mixed-use project, in planning for a site located at 2215 South Jackson Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story community center and administrative office with 53 apartment dwelling units. Plans include below-grade parking for 14 vehicles. Construction will require the demolition and removal of an existing structure on the site. The applicant for this project

is Christopher Szala of Community House Mental Health Agency. For additional information on this project, contact the applicant's contact, Bill Singer, at 206-787-1372.

4-Story 22-Unit Seattle Area Mixed-Use Apartment & Live-Work Development In Design Review

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 5637 University Way NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct

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a 4-story apartment building containing 20 small efficiency dwelling units and two live-work units. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Jon Coombes of Coombes Development. For additional information on this project, contact the applicant's contact, Tim Carter, at 206-693-3133.

4-Story 9-Unit Residential Townhouse Project Proposed For West Seattle Area

SEATTLE

A residential townhouse development, proposed for a site located at 3070 SW Avalon Way in the Seattle area, is

the subject of a recent application. The developers have requested permission to construct a 4-story building with nine dwelling units. Plans include parking for nine vehicles. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has received this request from the applicant, who is Alex Mason of Isola Builders. For additional information on this project, contact the applicant's contact, Greg Squires, at 206-693-313.

103-Lot Maple Valley Area Residential Subdivision Project In Line For DNS Approval

MAPLE VALLEY

A residential subdivision development, planned for an 85-acre property located at Elk Run Golf Course, southwest from the 27700 block of 228th Avenue SE in the Maple Valley area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 103 single-family residential building lots. Plans include roads, sidewalks, streetlights, drainage and other infrastructure. The city of Maple Valley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Covington Golf Course Inc. The project will be known as Elk Run 8 preliminary plat. For additional information

on this project, contact Covington Golf Course, at 9608 Beachwood Drive NW, Gig Harbor, WA 98332, or call 425-413-6633.

7-Story 42-Unit Capitol Hill Area Residential & Hotel Development In Early Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 1818 Harvard Avenue 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 7-story building containing 42 small efficiency dwelling units and four

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floors of hotel space with 70 guest rooms. Plans include below-grade parking for 19 vehicles. The applicant for this project is Rod McClaskey of Sola on Harvard LLC. Construction will require the demolition and removal of an existing 3-story apartment building on the site. For additional information on this project, contact the applicant's contact, Lauren Garkel, at 206-782-8208.

4-Story 20-Unit North Seattle Area Residential Apartment Project Receives DNS Approval

SEATTLE

A residential project, slated for a site located at 8543 Midvale 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 apartment building with 12 small efficiency dwelling units and eight apartment dwelling units. The city of Seattle has issued the permitting to the applicant, who is Jonathan Kurth. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Kirk Christianson, at 206-523-4414.

10,000 SF Cashmere Area High School Modernization Project Receives DNS Approval

CASHMERE

A high school facility development, planned for a site located at 329 Tigner Road in the Cashmere area, has been issued a determination of non-significance. The action will allow the developers to construct 10,000 square feet of classroom additions and modernize the existing 89,300 square foot facility. Plans include minor structural upgrades with a full upgrade to the mechanical, plumbing and electrical systems. Plans also include reroofing and new rooftop mechanical units. The city of Cashmere has issued the permitting to Cashmere School District No. 222. The project will be called Cashmere High School. For additional information on this project, contact the applicant's contact, Loofburrow Wetch Architects, at 509-457-5121.

4-Story 19-Unit Queen Anne Area Residential Apartment Development In The Works

SEATTLE

A residential project, proposed for a site located at 1021 Sixth Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building with 19 dwelling units. Plans include below-grade parking for 19 vehicles. The city of Seattle has received this request from the

applicant, who is Alison Boehm of Fleury Family 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, Jason Andrews, at 425-444-2941.

Seattle Area Residential Apartment Project In Early Design Review Phase

SEATTLE

A residential project, in planning for a site located at 13047 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 an apartment building containing 59 dwelling units and 23 parking spaces. The applicant for this project is Greg Elkerton of Compass Housing Alliance. For additional information on this project, contact the applicant's contact, Chie Yokoyama, at 206-933-1150.

25-Lot Everett Area Residential Subdivision Project In Application Phase

EVERETT

A residential subdivision development, proposed for a site located at the 9300 block of 31st Avenue SE in the Everett

area, is the subject of a recent application. The developers have requested permission to divide the site into 25 single-family residential building lots. Plans include rezone and site plan. Snohomish County has received this request from the applicant, who is Harbour Homes LLC. The project will be known as Evergreen View Estates. For additional information on this project, contact Harbour Homes LLC, at 206-315-8130.

Woodinville Area Winery Parking & Remodel Project Receives DNS Approval

WOODINVILLE

A commercial project, planned for a site located at 1411 NE 145th Street in the Woodinville area, has been issued a determination of non-significance. The action will allow the developers to construct driveway and interior improvements. Plans call for two parking lots with 129 stalls, a new connector drive, lane repair and interior remodel of the existing manor house. The city of Woodinville has issued the permitting to the owner, who is Chateau Ste. Michelle. For additional information on this project, contact the applicant's contact, Steven Sudol of Chateau Ste. Michelle, at 425-488-1133.

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

SPOKANE VALLEY

A senior development, planned for a site located at 16801 East Mission Parkway in the Spokane Valley area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a senior living center with 132 units. The city of Spokane Valley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Enjoy! The River LLC. For additional information on this project, contact the applicant's contact, JR Bonnett Engineering, at 509-534-3929.

2,800 SF Hat Island Area Fire Station Addition Project In Application Phase

HAT ISLAND

A government development, proposed for a site located at Admiralty Drive in the Hat Island area, is the subject of a recent application. The developers have requested permission to construct a single-story, 2,800 square foot apparatus bay to the existing fire station. Snohomish County has received this request from the applicant, who is TCA Architecture. For more information on this project, contact TCA Architecture at 206-522-3830.

8-Lot Lake Stevens Area Industrial Development Receives Mitigated DNS Approval



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LAKE STEVENS

An industrial subdivision project, slated for a 22-acre land parcel located at 3024 Old Hartford Road in the Lake Stevens area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the parcel into seven industrial building lots. The 10-acre northern parcel will include seven industrial lots with a private road and the southern parcel will become one lot. The city of Lake Stevens has issued the permitting to the applicant, who is Patrick McCourt of Land Pro Group. The project will be known as Hartford industrial binding site plan. For additional information on this project, call 425-377-3223, extension 3324.

14-Unit Lynnwood Area Residential Development In Application Phase

LYNNWOOD

A residential project proposed for a site located at 15624 Meadow Road in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct five duplex structures and one 4-plex structure. Snohomish County has received this request from the applicant, who is Pacific Ridge-DRH LLC. The project will be called Crescent View 2. For additional information on this project, contact the applicant at 425-438-8444.

8-Lot Bonney Lake Area Residential Subdivision Project In Application Phase

BONNEY LAKE

A residential subdivision development, proposed for a site located at 64th Street East in the Bonney Lake area, is the subject of a recent application. The developers have requested permission to divide the site into an 8-lot short plat. The city of Bonney Lake has received this request from the applicant, who is Barbara Napier of CES NW. The project will be called Cedar Estates. For additional information on this project, contact Ms. Napier at 253-848-4282.

15,200 SF Vancouver Area Salvation Army Addition Project In The Works

VANCOUVER

A community development, proposed for a site located at 1500 NE 112th Avenue in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct a 15,200 square foot social services building on a site containing a 10,400 square foot facility. The city of Vancouver has received this request from the applicant, who is Don Luthardt of LSW Architects. The project will be known as Salvation Army addition. For more information on this project, contact Mr. Luthardt at don@lsw-architects.com, or call 360-694-8571.

80,000 SF Everett Area YMCA Facility In Line For DNS Approval

EVERETT

A community project, planned for a site located at 4730 Colby Avenue in the Everett area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an 80,000 square foot YMCA building. The city of Everett, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is YMCA of Snohomish County. Construction will require the demolition and removal of existing school district buildings on the site. The project will be called Everett YMCA. For additional

information on this project, contact the applicant at 425-252-2227.

24-Lot Bonney Lake Area Residential Subdivision Project In Application Phase

BONNEY LAKE

A residential subdivision development, proposed for a property located at Vandermark Drive East in the Bonney Lake area, is the subject of a recent application. The developers have requested permission to divide the property into 24 single-family residential building lots. The city of Bonney Lake has received this request from the applicant, who is Barbara Napier of CES NW. The project will be called Cedar cove. For

additional information on this project, contact the applicant's contact, Barbara Napier, at 253-848-4282.

4-Story 33-Unit Seattle Area Residential Apartment Development In The Works

SEATTLE

A residential project, proposed for a site located at 2227 Yale Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building with two apartment dwelling units and 31 small efficiency dwelling units in an environmentally critical area. Plans include parking for three vehicles. The city of Seattle has received

this request from the applicant, who is Marc Coluccio. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

28-Unit Bothell Area Residential Condominium Development Receives DNS Approval

BOTHELL

A residential project, slated for a 3.95-acre site located at 22219, 22303 and 22307 Ninth Avenue SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to construct 28 detached

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single-family condominium structures. The city of Bothell has issued the permitting to the applicant, who is Prospect Development LLC. The project will be known as Cedar Park South. For additional information on this project, contact Prospect Development, at 2913 Fifth Ave. NE, Suite 201, Puyallup, WA 98372, or call 425-806-6408.

2 Anacortes Area Commercial Buildings In Line For DNS Approval

ANACORTES

A commercial development, planned for a site located at 9118 South March Point Road in the Anacortes area, is in line to be issued a determination of non-significance. The action will allow the developers to construct two buildings containing 16,900 square feet and 9,200 square feet. The city of Anacortes, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Harbor Lands LP. Construction will require the demolition and removal of existing structures on the site. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact Harbor Lands LP at 360-734-2222.

Bothell Area Water & Sewer Headquarters Building Project In Hearings Stage

BOTHELL

A development planned for sites located at 15121, 15321 and 16205 41st Avenue SE in the Bothell area, is the subject of hearings by Snohomish County. Plans outline a Silver Lake Water & Sewer District headquarters upgrade. Plans include expansion of the water and sewer facility for inventory storage, an addition to the vehicle storage building, parking lot improvements, landscaping and a future above-ground water reservoir with an associated pump house. The applicant for this project is Silver Lake Water & Sewer District. For more information, contact the applicant at 425-337-3647.

9-Unit Ballard Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse project, proposed for a site located at 8023 15th Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct nine townhouse dwelling units in three buildings. Plans include parking for nine vehicles. The city of Seattle has received this request from the applicant, who is Todd Leabman of Sage Homes Northwest LLC. Construction will require the demolition and removal of existing structures on the site. For additional

information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

7-Story 128-Unit Lower Queen Anne Area Residential Development In Hearings Stage

SEATTLE

A residential project, planned for a site located at 203 West Republican Street in the Seattle area, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to construct a 7-story building containing 128 residential dwelling units. Plans include below-grade parking for 55 vehicles and will require a rezone of 14,400 square feet of land from NC3-65 to NC3-85. The applicant for this project is Jenny Anderson. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Vincent Ferrese, at 206-661-6149.

220,800 SF Kent Area Office & Warehouse Project In Application Phase

KENT

A development proposed for a site located at 26600 72nd Avenue South in the Kent area, is the subject of a recent application. The developers have requested permission to construct a 220,800 square foot office and warehouse

building. Plans include stormwater facilities and associated parking. The city of Kent has received this request from the applicant, who is Barghausen Consulting Engineers. The project will be known as Centerpoint Properties. For additional information on this project, contact the applicant's contact, Barghausen Consulting Engineers, at 425-251-6222.

10-Unit Lynnwood Area Residential Townhouse Project In Application Phase

LYNNWOOD

A residential townhouse development, proposed for a .5-acre site located at 4702 164th Street SW in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct two buildings with five dwelling units each. Snohomish County has received this request from the applicant, who is Christopher Melton. The project will be called Keeler Visit Townhomes. For more information on this project, contact Mr. Melton at 206-678-2070.

9,400 SF Longview Area Commercial Building Development Receives DNS Approval

LONGVIEW

A commercial project, slated for a site located at 643 California Way in the Longview area, has been issued a determination of non-significance.

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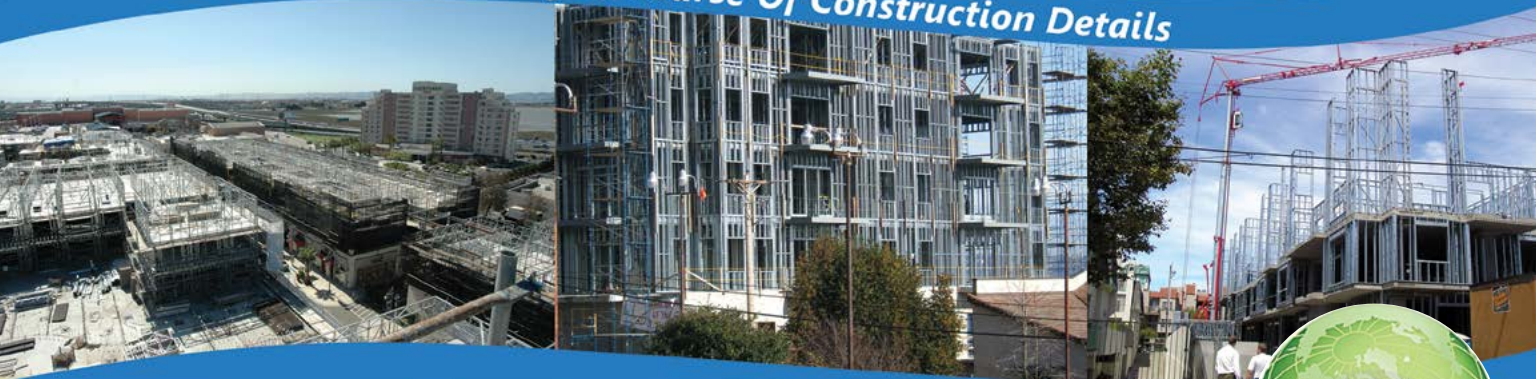
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The action will allow the developers to construct a 9,400 square foot building. Plans include site improvements and 28 parking spaces for an equipment and retail store. The city of Longview has issued the permitting to the owner, who is Jeff Trass of Chinook Sales and Rentals. For additional information on this project, contact Mr. Trass at 1550 Industrial Way, Longview, WA 98632, or call 360-442-5092.

13-Lot Gig Harbor Area Residential Subdivision Project In Application Phase

GIG HARBOR

A residential subdivision development, proposed for a 4.4-acre site located at 7400 Pioneer Way in the Gig Harbor area, is the subject of a recent application. The developers have requested permission to divide the site into 13 single-family residential building lots. The city of Gig Harbor has received this request from the applicant, who is Stephen Bridgeford of Contour Engineering. For further information on this project, contact Mr. Bridgeford, at 253-857-5454.

85, 231-Unit Seattle Area Residential Apartment Development In Design Phase

SEATTLE

A residential development, in planning for a site located at 802 NE 66th 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 apartment buildings containing a total of 231 dwelling units in an environmentally critical area. Plans call for below-grade parking for 139 vehicles. The applicant for this project is Emerald Bay Equity LLC. Construction will require the demolition and removal of 11 residential buildings on the site. For additional information on this project, contact the applicant's contact, Jay Janette, at 206-453-3845.

59-Lot Marysville Area Residential Subdivision Project Receives Mitigated DNS Approval

MARYSVILLE

A residential subdivision development, planned for an 11.78-acre property located at 4907, 4925 and 5014 83rd Avenue in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 59 single-family residential building lots. The city of Marysville has issued the permitting to the applicant, who is US Land Development LLC. The project will be called Meadowridge. For additional information on this project, contact the applicant at PO Box 82278, Kenmore, WA 98028, or call 360-363-8206.

4-story 130-Room Vancouver Area Hotel Development In Pre-Application Phase

VANCOUVER

A commercial project, proposed for a site located at 1500 SE 167th Avenue in the Vancouver area, is the subject of a pre-application conference being held by the city of Vancouver. The conference is being held to discuss a request to construct a 4-story hotel with 130 guest rooms. Plans include surface parking. The city of Vancouver has received this request from the applicant, who is Philip Stewart Architect. The project will be known as Best Western Premier. For more information on this project, call 360-487-7893.

80,000 SF Everett Area YMCA Facility Development In Line For Mitigated DNS Approval

EVERETT

A community project, planned for a site located at 4730 Colby Avenue in the Everett area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct an 80,000 square foot YMCA building. The city of Everett, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is YMCA of Snohomish County. Construction will require the demolition and removal of existing

school district buildings on the site. The project will be called Everett YMCA. For additional information on this project, contact the applicant at 425-252-2227.

4-Story 64-Unit U District Area Residential Project In The Works

SEATTLE

A residential development, proposed for a site located at 4536 20th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 4 small efficiency dwelling units. The city of Seattle has received this request from the applicant, who is John Shaw of GGM Investments LLC (American Classic Homes). Construction will require the demolition and removal of three existing dwelling units on the site. For additional information on this project, contact the applicant's contact, Mike Perry, at 425-827-9293.

11-Lot Snohomish Area Residential Subdivision Project Receives DNS Approval

SNOHOMISH

A residential subdivision development, planned for a site located at 12019 Seattle Hill Road in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 11 single-family residential building lots.

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Snohomish County has issued the permitting to the applicant, who is Oak Heights Estates LLC. The project will be known as Oak Heights Estates II. For additional information on this project, contact the applicant at 12728 Bothell Everett Highway, Suite 102, Everett, WA 98208 or call 425-388-3311, extension 2764.

17-Lot Bothell Area Residential Subdivision Development Receives DNS Approval

BOTHELL

A residential subdivision development, slated for a 4.72-acre property located at 21620 35th Avenue SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 17 single-family residential building lots. The city of Bothell has issued the permitting to the applicant, who is KASA Holdings I LLC. The project will be called Meadows at Palm Creek. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, KLN Construction, at 425-778-4111.

5-Unit Bonney Lake Commercial Project In Application Phase

BONNEY LAKE

A commercial

development, proposed for a site located at the corner of 234th Avenue East and State Route 410 in the Bonney Lake area, is the subject of a recent application. The developers have requested permission to construct up to five buildings as occupancy demands. The city of Bonney Lake has received this request by the applicant, who is Auburn Commercial Development. The project will be known as Bonney Lake Commercial Center. For additional information on this project, contact the applicant's contact, Bob Stobie of Auburn Commercial Development, at 253-833-4177.

8-Lot Seattle Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision development, proposed for a site located at 6630 Carleton Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into 8 single-family residential building lots. The city of Seattle has received this request from the applicant, who is James Armstrong of Perpetuity LLC. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

4-Unit 14,000 SF Sedro-Woolley Area Commercial & Storage

Facility Project In Line For Mitigated DNS Approval

SEDRO-WOOLLEY

A commercial development, planned for a site located at 1342 East Moore Street in the Sedro-Woolley area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct four retail buildings totaling 14,000 square feet. Plans include associated parking. A mini-storage area will be located behind the retail buildings. The city of Sedro-Woolley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Larry Campbell. The project will be called North Cascade Plaza. For more information on this project, contact Mr. Campbell at 27847 Burnmaster Road, Sedro-Woolley, WA 98284, or call 360-855-0771.

4-Story 64-Unit U District Area Residential Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 4536 20th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 64 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this

request from the applicant, who is John Shaw of GGM Investments LLC (American Classic Homes). 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 Perry, at 425-827-9293.

4-Story 29-Unit Capitol Hill Area Residential Apartment Development In Early Design Review Phase

SEATTLE

A residential project, in planning for a site located at 525 Federal Avenue East 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 4-story, 29-unit apartment building. The applicant for this project is Scott Griffin. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Mark Wierenga, at 206-784-1614.

87-Unit Lynnwood Area Residential Development In The Works

LYNNWOOD

A residential development, proposed for a site located at 15706 Meadow Road in the Lynnwood area, is the subject of a recent application.

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The developers have requested permission to construct 87 single-family detached and attached residences. Snohomish County has received this request from the applicant, who is Pacific Ridge-DRH LLC. The project will be known as Crescent View 1. For additional information on this project, contact the applicant at 425-438-8444.

12-Lot Tumwater Area Commercial Development In Application Phase

TUMWATER

A commercial subdivision project, proposed for a 40.26-acre site located at 2734 93rd Avenue SW in the Tumwater area, is the subject of a recent application. The developers have requested permission to divide the site into 12 commercial and light-industrial building lots. The city of Tumwater has received this request from the applicant, who is Kaufman Real Estate LLC. The project will be called I-5 Commerce Place. For additional information on this project, contact the applicant's contact, John Kaufman of Kaufman Real Estate, at 360-491-5230.

4-Lot Snohomish Area Residential Subdivision Project In The Works

SNOHOMISH

A residential subdivision development, proposed for a 4.8-acre property

located at 502 Ludwig Road in the Snohomish area, is the subject of a recent application. The developers have requested permission to divide the property into 12 single-family residential building lots. Snohomish County has received this request from the applicant, who is Lower Cemetery Creek LLC. For additional information on this project, contact the applicant's contact, John Bissell of AICP, at john@johnbissell.com, or call 206-498-3610.

4,500 SF Bothell Area Chick-Fil-A Restaurant Development Receives Mitigated DNS Approval

BOTHELL

A retail project, slated for a .86-acre site located at 22838 Bothell-Everett Highway in the Bothell area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4,500 square foot fast food restaurant with a drive-thru. The development will be within the Canyon Park Shopping Center. The city of Bothell has issued the required permitting. 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, Edward Hale of 4G Development Consulting, at 858-408-1894.

2-Lot Poulsbo Area Retail

Development In Line For DNS Approval

POULSBO

A commercial subdivision project, planned for a 47,500 square foot site located at NE Hostmark Street and Highway 305 NE in the Poulsbo area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into two lots. Lot 1 will contain a 2,000 square foot Starbucks with a drive-thru and Lot 2 will contain a 4,000 square foot Sherwin-Williams building. The city of Poulsbo, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Pacland Seattle. For additional information on this project, contact the applicant's contact, Bill Fortunato of Pacland Seattle, at bfortunato@pacland.com, or call 206-522-9510.

91-Lot Snohomish Area Residential Townhouse Subdivision Project In The Works

SNOHOMISH

A residential subdivision development, proposed for a property located southwest of Gibson Road and Admiralty Way in the Snohomish area, is the subject of a recent application. The developers have requested permission to divide the site into 91 townhouse building lots. Snohomish County has received this request from the applicant, who

is John Mirante of DRH LLC. The project will be known as Arcadia. For further information on this project, contact Mr. Mirante at 425-438-8444.

103, 4-Story 20-Unit Seattle Area Residential Efficiency Apartment Development In Application Phase

SEATTLE

A residential project, proposed for a site located at 9221 Ashworth Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 20 dwelling units. The city of Seattle has received this request from the applicant, who is Graham Black of GProjects LLC. For additional information on this project, contact the applicant's contact, Steve Bull, at 206-903-5414.

Community Credit Union Development Proposed For Vancouver Area

VANCOUVER

A project proposed for a site located at 13909 SE Mill Plain Boulevard in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct a single-story HAPO Community Credit Union building. The city of Vancouver has received this request from the applicant, who is Momentum Inc. For



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christina.baird-smith@ge.com

more information on this project, contact Momentum Inc. at 206-267-1900.

4-Story 87-Room Vancouver Area Hotel-Office Project In Line For DNS Approval

VANCOUVER

A commercial development, planned for a site located at the northeast corner of SE 123rd Avenue and SE Fifth Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 4-story hotel with 87 guest rooms and a 3-story, 15,000 square foot office building. The city of Vancouver, using the optional SEPA process, is expected to issue the permitting to the applicant, who is PBS Engineering and Environmental. The project will be known as Patel Vancouver Marriott. For additional information on this project, contact the applicant's contact, Tim Leavitt of PBS Engineering and Environmental, at 360-690-4331.

16-Unit Renton Area Residential Townhouse Project In Line For Mitigated DNS Approval

RENTON

A residential townhouse development, planned for a .9-acre site located at 701-707 Sunset Boulevard NE in the Renton area, is in line to be issued a

mitigated determination of non-significance. The action will allow the developers to construct 16 townhouse dwelling units on a vacant site zoned residential. The city of Renton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Jacob Young of Citizen Design Collaborative. The project will be known as Sunset's Edge Townhomes. For more information on this project, contact Mr. Young at jyoung@collaborativeco.com, or call 206-853-8055.

7-Story 165-Unit Mixed-Use Residential-Retail Development Proposed For Kent Area

KENT

A mixed-use residential and retail development, proposed for sites located at 102 and 116 Madison Avenue and 905 Meeker Street in the Kent area, is the subject of a recent application. The developers have requested permission to construct a 7-story, 193,400 square foot building containing 165 apartment dwelling units, 400 square feet retail space and two levels of structured parking. The city of Kent has received this request from the applicant, who is Imad Bahbah of IHB Architects. The project will be called Madison Plaza. Construction will require the demolition and removal of an existing 1,900 square foot office and two

single-family residences on the site. For further information on this project, contact Mr. Bahbah at imad@ihbarchitects.com, or call 253-468-7696.

57-Lot Residential Subdivision Development Proposed For Vancouver Area

VANCOUVER

A residential subdivision project, proposed for a 574.89-acre site located at 6112 NE 179th Street in the Vancouver area, is the subject of a recent application. The developers have requested permission to divide the site into 57 residential building lots. Clark County has received this request from the applicant, who is Sterling Design. The project will be known as Mountain Estates. For additional information on this project, contact the applicant at 360-759-1794.

109, 5-Story 32-Unit Seattle Area Mixed-Use Residential-Retail Project In Hearings Stage

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1830 East Mercer Street in the Seattle area, is the subject of hearings. The hearings are being held to discuss a request to construct a 5-story building containing 32 apartment dwelling units and 2,000 square feet, ground-level retail space. Plans include

below-grade parking for 10 vehicles and surface parking for two vehicles at the alley. Existing structures will remain. The applicant for this project is Amanda Twiss of Epic Property Management LLC. For additional information on this project, contact the applicant's contact, Kevin Tabari, at 206-316-2647, extension 1.

80,000 SF Mount Vernon Area Elementary School Facility Project In Line For Mitigated DNS Approval

MOUNT VERNON

A school facility development, planned for a property located off East Division Street in the Mount Vernon area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct an 80,000 square foot elementary school and facilities. Plans include outdoor learning areas, playfields and playgrounds. The city of Mount Vernon, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Mount Vernon School District No. 320. For additional information on this project, contact the applicant's contact, Suzanne Gilbert at 360-770-5878.

89-Unit Wedgewood Area Residential Townhouse Development In Design Review Phase

SEATTLE

A residential townhouse project, in planning for a site located at 2101 NE 88th 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 21 buildings containing a total of 89 townhouse dwelling units. Plans include parking for 152 vehicles. The applicant for this project is Lisabeth Soldano of 23rd Ave. NE Townhomes LLC (Intracorp). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Christine Goodwin, at 206-938-1150.

6-Story 99-Unit North Seattle Area Residential Development In Early Design Review Stage

SEATTLE

A residential project, in planning for a site located at 937 North 96th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building with 99 dwelling units. Plans include parking for four vehicles. The applicant for this project is Daniel Malone of DESC. For additional information on this project, contact the applicant's contact, Scott Starr, at 206-623-1104.

12,000 SF Yakima Area Medical-Restaurant Project In Line For DNS Approval

YAKIMA

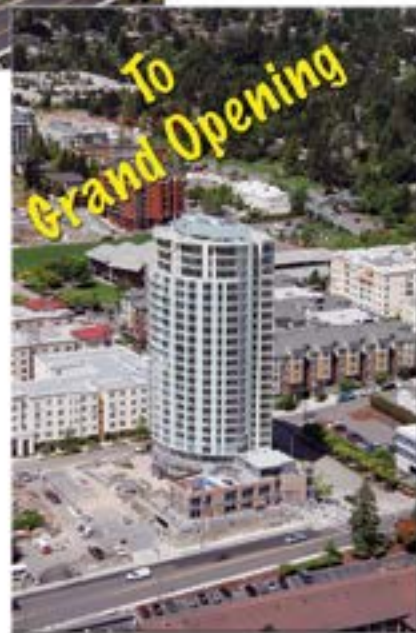
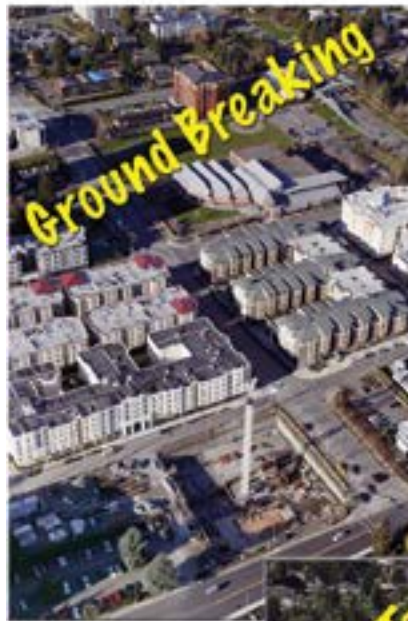
A commercial development planned for a site located at South 64th Avenue and West Nob Hill Boulevard in the Yakima area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 12,000 square foot building with a 2,500 square foot restaurant. Plans include an 84-stall parking lot. The city of Yakima, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Tipsoo Ventures LLC. The project will be called West Valley medical office building. For additional information on this project, contact the applicant's contact, Steve Liddicoat of Digital Design & Development, at 509-833-8552.

10-Unit Kenmore Area Residential Townhouse Project In line For DNS Approval

KENMORE

A residential townhouse development, planned for a 1.33-acre site located at 17722 80th Avenue NE in the Kenmore area, is in line to be issued a determination of non-significance. The action will allow the developers to construct three buildings containing 10 dwelling units. The city of Kenmore,

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using the optional SEPA process, is expected to issue the permitting to the applicant, who is Brighten Development LLC. Construction will require the demolition and removal of an existing single-family residence on the site. The project will be called Beechwood Townhomes. For additional information on this project, contact the applicant at 17544 Midvale Ave. N., No. 307, Shoreline, WA 98133, or call 425-398-8900.

58,600 SF Spokane Valley Area Elementary School Facility Development Receives DNS Approval

SPOKANE VALLEY

A school development, planned for a site located at the southwest corner of Mission Avenue and Long Road in the Spokane Valley area, has been issued a determination of non-significance. The action will allow the developers to construct a new 58,600 square foot elementary school with playfields to accommodate 434 students. Central Valley School District No. 356 has issued the permitting for this school project. For additional information on this project, contact Jay Rowell, deputy superintendent of Central Valley School District, at jrowell@cvsd.org, or call 509-228-5556.

30,000 SF Vancouver Area Change-Of-Use Ice Rink To Private School Project Proposed

VANCOUVER

A change of use project, proposed for a site located at 14311 SE Mill Plain Boulevard in the Vancouver area, is the subject of a recent application. The developers have requested permission to change the use of an existing 30,000 square foot ice rink to a K-5 educational facility with a gymnasium and community activity center. The city of Vancouver has received this request from the applicant, who is City Bible Church. The project will be known as City Christian School. For additional information on this project, contact the applicant's contact, Adam Weis, architect, at weisadam@gmail.com, or call 360-487-7891.

7-Story 139-Unit Seattle Area Mixed-Use Apartment & Live-Work Project In Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 10711 Eighth Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building with 135 dwelling units and four live-work units. Plans include parking for 124 vehicles within the structure. The applicant for this project is Kevin Wallace of Wallace Properties – Northgate

Eighth LLC. For additional information on this project, contact the applicant's contact, Ann Williamson, at 425-545-0566.

53-Lot Vancouver Area Residential Subdivision Development In Pre-Application Phase

VANCOUVER

A residential subdivision development, proposed for a 7.77-acre site located at 2915 NE 99th Street in the Vancouver area, is the subject of a pre-application conference being held by Clark County. The developers have plans to divide the site into 53 attached single-family building lots. The applicant for this project is Stirling Design. The project will be known as Gaiser View Estates. For additional information on this project, contact Stirling Design at 360-759-1794.

3-Story 15,600 SF Vancouver Area Community Center Project In Line For DNS Approval

VANCOUVER

A community development, planned for a site located at 905 West 13th Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3-story, 15,600 square foot family resource center with a gymnasium, offices, conference rooms, classrooms and a warming kitchen. The city of Vancouver,

using the optional SEPA process, is expected to issue the permitting to the applicant, who is Open House Ministries. For additional information on this project, contact the applicant's contact, Eric Golemo of SGA Engineering, at 360-993-0911.

Lewis County Area Vehicle Museum & Events Center Project Receives Mitigated DNS Approval

LEWIS COUNTY

A remodel project planned for a site located at the south side of Hamilton Road, has been issued a mitigated determination of non-significance. The action will allow the developers to remodel an existing building into a classic car museum and construct a 6,000 square foot addition to the north side for an even center. An existing building will be used as vehicle storage space. Lewis County has issued the permitting to the applicant, who is Chehalis Star LLC. For additional information on this project, contact the applicant's contact, Don Jester of Chehalis Star LLC, at 112 Harrison Ave., Centralia, WA 98531, or call 360-740-1146.

16-Lot Newcastle Area Residential Subdivision Development In Application Phase

NEWCASTLE

A residential subdivision project, proposed for three land parcels totaling 4.62-acres, is the

subject of a recent application. The developers have requested permission to divide the parcels into 16 single-family residential building lots. The city of Newcastle has received this request from the applicant, who is American Classic Homes. For additional information on this project, contact the applicant's contact, Dmitriy Mayzlin of American Classic Homes, at dmitriy@americanclassichomes.com, or call 206-588-1147, extension 114.

Vancouver Area Residential Townhouse Development Proposed

VANCOUVER

A residential development, proposed for a site located at 4512 Pacific Avenue in the Vancouver area, is the subject of a pre-application hearing being held by the city of Vancouver. The hearing is being held to discuss a request to build townhomes. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact Kristian Corbin at Kristian.corbin@cityofvancouver.us, or call 360-487-7818.

5-Story 65-Unit Lower Queen Anne Area Mixed-Use Residential-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential

and retail development, proposed for a site located at 400 Roy Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story building with 65 residential dwelling units and 3,500 square feet retail space. Plans include partially below-grade parking for 33 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Kevin Corbett of Evergreen Lake 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, Ralph Allen, at 206-399-9467.

2-Story Kirkland Area Office Building Project In Line For DNS Approval

KIRKLAND

A commercial development planned for a site located at 1029 Market Street in the Kirkland area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story office building. Plans include height variance and parking modifications. The city of Kirkland, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Market Street LLC. For additional information on this project, contact

the applicant's contact, Chris Amonson of Freiheit & Ho Architects, at 425-827-2100.

7-Story 118-Unit Mixed-Use Residential & Live-Work Development Proposed For West Seattle Area

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 4754 Fautleroy Way SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story, 126,500 square foot building containing 108 residential dwelling units and 10 live-work units. Plans include below-grade parking for 107 vehicles. The city of Seattle has received this request by the applicant, who is Thomas Parsons of Holland Development LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare at 425-481-4718.

160,000 SF Puyallup Area Public Storage Development In The Works

PUYALLUP

A commercial project, proposed for a site located at 16313 Meridian Avenue East in the Puyallup area, is the subject of a recent application. The developers

have requested permission to construct eight storage buildings totaling 160,000 square feet. Plans include landscaping and associated parking. Pierce County has received this request from the applicant, who is Joe Tomlinson of Public Storage. For additional information on this project, contact the applicant's contact, Kathryn Jerkovich of BCRA Design, at 253-314-0230.

120-Bed Lacey Area Nursing Center Memory Care Facility Project In Line For DNS Approval

LACEY

A nursing center development, planned for a site located at 8570 Martin Way East in the Lacey area, is in line to be issued a determination of non-significance. The action will allow the developers to construct three, 20-bed residential cottages, a 60-bed memory care facility and one administrative building. Plans call for associated site improvements. The city of Lacey, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Lacey Special Care Community LLC. For additional information on this project, contact the applicant at 2731 77th Ave SE, Suite 203, Mercer Island, WA 98040, or call 360-491-5642.

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