

New Project News

Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

January 2017



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About Our Reports

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

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

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

Cover Photo:

Cover Photo: View from Highway 405 looking west to Bellevue, Seattle & the Olympics

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110,000 SF 92-Unit Moses Lake Area Warehouse Storage Project In Line For DNS Approval

MOSES LAKE

A commercial warehouse development planned for a 7.51-acre rural light-industrial zone located at 1096 Road L 4 SE in the Moses Lake area is in line to be issued a determination of non-significance. The action will allow the developers to construct an 110,000 square foot building containing 92, 24 X 48 foot storage units totaling 106,000 square feet and five, 20 X 40 foot storage units totaling 4,000 square feet. Plans include a caretaker's dwelling unit. Grant County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Brad Phillips. For additional information on this project, contact the applicant's contact, Caleb Stromstad of AHBL, at 509.380.5883.

5-Story 160,000 SF Renton Area Hospital Office & Parking Development In Line For Mitigated DNS Approval

RENTON

A medical development, planned for a site located at 400 South 43rd Street in the Renton area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 5-story, 160,000 square foot medical office

structure and a 7-story parking garage expansion to accommodate up to 1,136 vehicles. Both buildings will be constructed over existing surface parking along the north side of the hospital campus. The office building includes a below-grade tunnel connection to the main hospital, a pedestrian bridge and the garage expansion will include a staff access ramp from the upper levels from Talbot Road South. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Valley Medical Center. The project will be known as Valley Medical Center Medical Office Building and North Garage. For additional information on this project, contact the applicant's contact, Melanie Gutierrez of NBBJ, at 206.223.5555.

8-Story 113-Unit Lower Queen Anne Area Mixed-Use Residential-Commercial Development Subject Of Revised Application

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 14 West Roy Street in the Seattle area, is the subject of a revised application. The developers have requested permission to construct an 8-story building containing 15 apartment dwelling units and eight live-work units



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above office and retail space. Plans include below-grade parking for 125 vehicles. Plans call for a rezone from NC3P-40 to NC3P-85. The city of Seattle has received this revised application from the applicant, who is Raj Shah of R&A Developments LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jeff Oaklief, at 206.448.7680.

38-Story 330-Unit Denny Triangle Area Mixed-Use Residential-Retail Project In Design Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2300 Eighth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 38-story apartment building with 330 dwelling units that will feature ground-level

retail space. Plans include below-grade parking for 75 vehicles. The applicant for this project is Xun Kun Luo of North American Asset Management. 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, Charles Wallace, at 206.367.1382.

4-Unit Silverdale Area Commercial Building Pads Project In Line For DNS Approval

SILVERDALE

A commercial development planned for a property located at 118000 Clear Creek Road NW in the Silverdale area, is in line to be issued a determination of non-significance. The action will allow the developers to construct four building pads along with an access road and parking. Plans call for associated stormwater, septic, water, conveyance, distribution and landscaping. Kitsap County, using the optional SEPA process, is expected to issue the

required permitting to the applicant, who is Clear Creek Property Group. The project will be known as Clear Creek Business Place. For additional information on this project, contact the applicant's contact, David Kessler of Clear Creek Property Group, at 4311 Naomi Avenue, Bremerton, WA 98310, or call 360.337.5777.

20-Unit Capitol Hill Area Residential Project In Design Phase

SEATTLE

A residential project, in planning for a site located at 505 11th Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a new 4-story apartment building containing 12 dwelling units. Plans call for relocating a building containing three dwelling units and constructing an additional five dwelling units. Plans include parking for seven vehicles. Construction will require the demolition and

removal of an existing garage on the site. The applicant for this project is Brandon Nicholson of NK Architects. For additional information on this project, contact the applicant's contact, Peggy Heim, at 206.494.9781.

41-Story 403-Unit Seattle Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, slated for a site located at 1806 Minor Avenue in the Seattle area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 41-story tower containing 403 dwelling units above ground-level retail space. Plans include an upper-level restaurant and parking for 321 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Terry Bendrick of 1200 Howell Street LLC

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(The Burrard Group). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425.681.4718.

38-Story 424-Unit Denny Triangle Area Mixed-Use Apartment-Retail Project In Revised Application

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 1800 Terry Avenue in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 38-story tower containing 424 apartment dwelling units and 6,500 square feet, ground-level retail space. Plans include

below-grade parking for 259 vehicles. The city of Seattle has received this revised application from the applicant, who is Matt Aatai of Seawest Investment Associates. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Harold Moniz, at 206.245.2016.

9-Lot Ridgefield Area Residential Subdivision Project In Application Phase

RIDGEFIELD

A residential subdivision development, proposed for a 4.19-acre site located at 2622 NE 170th Street in the Ridgefield

area, is the subject of a recent application. The developers have plans to divide the site into nine residential building lots. Clark County has received this request from the applicant, who is Sterling Design. The project will be called Heron short plat. For additional information on this project, contact the applicant at joel@sterlingdesign.biz or call 360.759.1794.

8-Unit South Delridge Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse project, in planning for a site located at 9217 16th 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 four townhouse buildings. The applicant for this project is Johnny Vong. 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, Scott Brown, at 206.715.5996.

3,600 SF Camas Area Auto Repair Shop Remodel Project In Application Phase

CAMAS

A retail development, proposed for a site located at 905 NE 267th Avenue in the Camas



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area, is the subject of a recent application. The developers have requested permission to convert an existing 3,600 square foot fire station to a 5-bay auto repair shop. Clark County has received this request from the applicant, who is Paul Mobley. For more information on this project, contact Mr. Mobley at pwmobley@sbcglobal.net, or call 509.540.8781.

4-Story 54-Unit Seattle Area Mixed-Use Residential-Retail Development In Application Phase

SEATTLE

A mixed-use residential and retail project, proposed for a property located at 10540

Greenwood Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 32 small efficiency dwelling units and 22 apartment dwelling units above 1,900 square feet, ground-level retail space. Plans include parking for 29 vehicles. The city of Seattle has received this application from the applicant, who is Pie Ruh Lu of Tiek Guan Company. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206.547.1761.

6-Lot Vancouver Area Commercial Development In The Works

VANCOUVER

A commercial and industrial development, proposed for a property located east of NE 72nd Avenue at NE Saint Johns Road in the Vancouver area, is the subject of a notice of pre-application conference issued by Clark County. The developers have plans to divide the property into six commercial and industrial building lots. For further information on this project, contact the applicant's contact, Kessi Consulting at 360.991.9300.

5,800 SF Bellevue Area Medical & Retail Building Project Receives DNS Approval

BELLEVUE

A medical and retail development, planned for a site located at 106 148th Avenue SE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 5,853 square foot medical office and retail building with 26 parking stalls. Plans include amenities and associated landscaping. The city of Bellevue has issued the permitting to the owner, who is Kelsey Creek Center LLC. The project will be known as Kelsey Creek Building E. For additional information on this project, contact the applicant's

contact, Michael Chen of Mackenzie, at mchen@mcknze.com, or call 206.749.9993.

8-Unit Beacon Hill Area Residential Townhouse Project Receives DNS Approval

SEATTLE

A residential townhouse development, slated for a site located at 1601 South State Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct one, 3-unit and one, 5-unit structure. Plans will take place in an environmentally critical area. Parking for four vehicles will be provided. The city of Seattle has issued the permitting to the applicant, who is Bodgan Maksimchuk of Barcelo Homes. For additional information on this project, contact the applicant's contact, Jonathan Lemons, at 206.306.5952.

4-Story 36-Unit Seattle Area Mixed-Use Apartment-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 6420 Brooklyn Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building containing



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36 dwelling units above retail space. Plans include parking for seven vehicles. The applicant for this project is Nick Miller of Roosevelt Development Group. For additional information on this project, contact the applicant's contact, Adrienne Watkins, at 206.443.8606.

4-Story 54-Unit Seattle Area Mixed-Use Residential & Live-Work Project In Early Design Review

SEATTLE

A mixed-use residential and commercial development, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story building with 48 residential dwelling units and six live-work units. Plans include below-grade parking for 40 vehicles. The applicants for this project are Gil and Meir Moalem of MVM Development. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Peter Anderson, at 206.949.5828.

12-Story Seattle Area Office Addition In Design Review Phase

SEATTLE

An office development, in planning for a site located at 400 Westlake

Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 12-story office addition to the existing 2-story landmark known as Firestone Auto Supply and Service Building. Plans include ground-level retail space. The west and south facades of the existing structure will remain. Parking for 140 vehicles will be located within the structure. The applicant for this project is MSRE Management LLC (Martin Selig). For additional information on this project, contact the applicant's contact, Tom Bartholomew, at 206.409.4232.

25,000 SF Ballard Area Retail Grocery Store Development In Hearings Stage

SEATTLE

A retail project, planned for a site located at 951 NW Ballard Way 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 25,000 square foot grocery store. Plans include surface parking to accommodate 74 vehicles. The applicant for this project is Alec Paddock of Ballard CenterCal LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information

on this project, contact the applicant's contact, Josh Peterson, at 503.548.2374.

3-Story 74-Unit Seattle Area Mixed-Use Assisted-Living & Commercial Development In Early Design Phase

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 4020 NE 55th 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 3-story, 74-unit assisted-living facility and 3,100 square feet commercial space. Plans include below-grade parking for 28 vehicles. The applicant for this project is Empress Senior Living at Laurelhurst 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, Wolf Saar, at 206.284.5624.

4-Story 28-Unit North Seattle Area Residential Apartment Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 1141 North 91st Street in the Seattle area, is the subject of a recent application. The developers have

requested permission to construct a 4-story apartment building with 18 small efficiency dwelling units and 10 apartment dwelling units. The city of Seattle has received this request from the applicant, who is Jeff Wilson of Wilson Realty Exchange. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Ester Katsaros, at 206.782.2911.

7-Lot Grays Harbor Area Residential Subdivision Project Receives Mitigated DNS Approval

GRAYS HARBOR

A residential subdivision project, slated for a 14.26-acre site located on Elma Hicklin Road, north of McCleary in the Grays Harbor area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 7 residential building lots ranging in size from 1.22 to 1.91-acres. Grays Harbor County has issued the permitting to the owner, who is Hicklin Estates LLC. The project will be called Hicklin Estates. For additional information on this project, contact the applicant's contact, Ken Brogan of Hicklin Estates, at 5020 Joppa Street, Tumwater, WA 98512, or call 360.249.4222, extension 1684.

7-Story 99-Unit Capitol



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Hill Area Residential Apartment Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 923 East John Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building containing 99 dwelling units and a ground-level community room. The applicant for this project is Jill Sherman of Gerding Edlen. For additional information on this project, contact the applicant's contact, Paul Shema, at 206.624.8154.

12,500 SF Bellingham Area Warehouse Replacement Project In Line For DNS Approval

BELLINGHAM

A warehouse project, planned for a site located at 4150 Bakerview Spur Road in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 12,500 square foot warehouse. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Freeland and Associates. Construction will require the demolition and removal of an existing 8,000 square foot warehouse on

the site. For additional information on this project, contact the applicant's contact, Freeland And Associates, at 360.650.1408.

Vancouver Area Religious Facility Development In The Works

VANCOUVER

A religious facility project, proposed for a site located at 3417 NE 138th Avenue in the Vancouver area, is the subject of a notice of pre-application conference issued by the city of Vancouver. Plans outline construction of a meditation center. The applicant for this project is Geoffrey James Architect. For additional information on this project, contact Jon Wagner at jon.wagner@cityofvancouver.us or call 360.487.7885.

3-Story 12-Unit West Seattle Area Residential Apartment Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 3026 WW Charlestown Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story building containing 12 apartment dwelling units. The city of Seattle has received this request from the applicant, who is Giang Vo. For additional information on this project, contact the applicant's contact, Greg Maxwell.

30,800 SF Everett Area Aircraft Hangar Project In Application Phase

EVERETT

A commercial development, proposed for a site located at 3407 109th Street SW, Building 207 in the Everett area, is the subject of a recent application. The developers have requested permission to construct a 30,800 square foot aircraft hangar for the display of historic aircraft. Snohomish County has received this request by the applicant, who is Flying Heritage Collection, Inc. The project will be known as Flying Heritage Collection Phase 3. For additional information on this project,

contact the applicant at 206.342.4242.

7-Story 85-Unit Seattle Area Residential Apartment Project In Early Design Phase

SEATTLE

A residential apartment development, in planning for a site located at 1110 Dexter Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 85 dwelling units. Plans include parking for 21 vehicles located within the structure. The applicant for this project is Duncan Walker of 1101 Westlake (Invesco). For additional information

on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425.681.4718.

5-Lot Spokane Area Light-Industrial Development Receives DNS Approval

SPOKANE

An industrial project, planned for an 8.8-acre property located at the southwest corner of Westbow Road and Aero Road in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 5 light industrial building lots. Spokane County has issued the permitting to the applicant, who is

Randall Gillingham. For additional information on this project, contact Mr. Gillingham, at 9701 West Champion Lane, Cheney, WA 99004, or call 509.216.6155.

6-Story 249-Unit Seattle Area Mixed-Use Residential-Retail-Restaurant Development Receives DNS Approval

SEATTLE

A mixed-use residential and retail development, slated for a site located at 913 South Jackson Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building containing 249 residential dwelling



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

Taylor Thomasino, P: 253.405.2277, F: 866.342.4331, taylor.thomasino@ge.com, Pierce County South

Rob Williams, P: 425.401.1148, F: 877.782.6679, robert.williams5@ge.com, King County – Single Family

units over 8,000 square feet, ground-level retail and restaurant space. Plans include parking for 80 vehicles. The city of Seattle has issued the permitting to the applicant, who is Keith James. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425.301.9541.

7-Story 77-Unit Capitol Hill Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

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

located at 600 East Howell Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building with 77 dwelling units above retail space. The applicant for this project is Dave Biddle of Blueprint Services 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, Hugh Schaeffer, at 206.329.1802.

4-Unit Vancouver Area Commercial Project In The Works

VANCOUVER

A commercial development, proposed for a site located at NE 100th Street and NE 118th Avenue in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct a four shell buildings for commercial use. Clark County has received this request from the applicant, who is Kia Keyvani. The project will be known as Four Corner Plaza. For additional information on this project, contact the applicant's contact, Kia Keyvani, at kiakeyvani@gmail.com or call 360.696.4448.

37-Lot Kelso Area Subdivision Project In

Application phase

KELSO

A rural subdivision project, proposed for a 27-acre site located at Westside Highway and Gassman Road, near Castle Rock in the Kelso area, is the subject of a recent application. The developers have requested permission to divide the site into a 37-lot rural subdivision. Cowlitz County has received this request from the applicant, who is Tony Plescia of Vancouver Land Development. The project will be called West Place. For more information on this project, contact Mr. Plescia at 360.750.1400.

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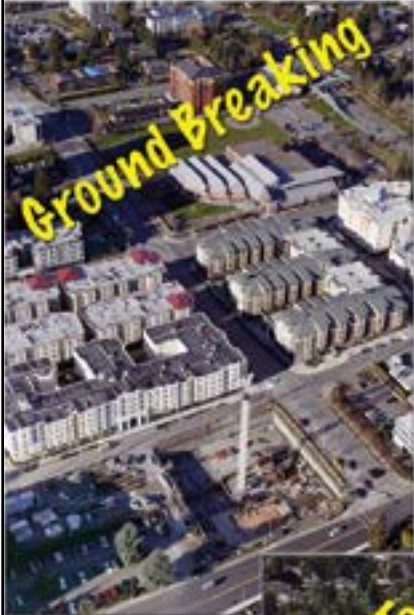
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Downtown Seattle Area Mixed-Use Apartment-Hotel-Retail Development Receives DNS Approval

SEATTLE

A mixed-use residential and retail development, slated for a site located at 1933 Fifth Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 47-story tower containing 431 apartment dwelling units, 155 hotel guest rooms and will feature two lower-levels of retail space. Below-grade parking for 239 vehicles will be provided. Plans include an addendum to the Downtown Height and Density Changes EIS. The city of Seattle has issued the permitting to the applicant, who is G4 Capital Seattle Holdings LLC (G4 Capital Partners). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425.681.4718.

3-Story 120,000 SF Vancouver Area Self- Storage Building Project In The Works

VANCOUVER

A Commercial development, proposed for a site located at 6211 NE 88th Street in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct a 3-story, 120,000 square foot self-storage building

with associated utilities, driveways, sidewalks, landscaping and parking. Clark County has issued a notice of pre-application conference. The applicant for this project is PLS Engineering. The project will be known as LG Vancouver Storage. For additional information on this project, contact PLS Engineering at 360.944.6519.

9-Lot West Seattle Area Residential Subdivision Project In Application Phase

SEATTLE

A residential subdivision 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 divide the site into 9 residential building lots. Environmental review and construction of residential dwelling units has been approved under separate project orders. The city of Seattle has received this request from the applicant, who is Brooke Friedlander of Isola Real Estate. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425.233.6089.

3-Story 39-Unit Seattle Area Mixed-Use Resi- dential & Live-Work Development In Design Phase

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and commercial development, in planning for a site located at 6016 California Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 3-story building containing 36 dwelling units and three live-work units. Plans include 28 spaces for bicycles. The applicant for project is 6016 California Ave SW LLC. For additional information on this project, contact the applicant's contact, Robert Humble, at 206.267.9277.

96,400 SF Mill Creek Area Community Indoor Recreation Center Project Receives Mitigated DNS Approval

MILL CREEK

A community development, slated for a 6.73-acre site located 13518 Bothell-Everett Highway in the Mill Creek area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 96,400 square foot indoor recreational complex. Plans include emergency vehicle access, drainage facilities, landscaping and parking 382 vehicles. The city of Mill Creek has issued the permitting to the applicant, who is CSE Real Estate LLC. The project will be known as Arena Sports. For additional information on this project, contact

the applicant at 9040 Willows Road, Redmond, WA 98052, or call 425.921.5738.

4-Story 31-Unit Seattle Area Mixed-Use Residential-Retail Development In Application Stage

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 12303 15th 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 31 residential dwelling units and retail space. Plans include below-grade parking for 35 vehicles. The city of Seattle has received this request from the applicant, who is Yu Xiahou of Pinehurst Real Estate LLC. For additional information on this project, contact the applicant's contact, Jeff Walls, at 206.466.1225.

26-Lot Rainier Beach Area Residential Subdivision Project In Hearings Stage

SEATTLE

A residential subdivision development, planned for a site located at 4908 South Willow Street in the Seattle area, is subject of hearings by the Seattle Hearing Examiner. The hearings are being held to discuss a request to divide the site into 26 residential building

lots. The construction of residential units has been approved under a separate project order. The applicants for this project are Michael and Veeny Van Lai. For additional information on this project, contact the applicant's contact, Thomas Woldendorp at 425.298.4412.

21-Unit Seattle Area Residential Townhouse Project In Application Stage

SEATTLE

A residential townhouse project, proposed for sites located at 3406, 3410 and 3416 15th Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to

construct six townhouse structures containing a total of 21 dwelling units. Plans include on-site surface parking for 15 vehicles. Other project orders are functionally related for pedestrian and vehicle access. The city of Seattle has received this request from the applicant, who is Alex Mason. For additional information on this project, contact the applicant's contact, Jonathan Lemons, at 206.306.5952.

24,000 SF Chelan Area Business Incubators Receives DNS Approval

CHELAN

A commercial development planned for a 1.9-acre site located at 131 Apple Blossom Drive,

Lot 18A in the Chelan area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 24,000 square foot building for a variety of small business tenants. Plans include parking for 20 vehicles. The city of Chelan has issued the permitting to the applicant, who is Chelan Mini Storage. The project will be known as Chelan Incubator Building. For further information on this project, contact the applicant at chelan-ministorage@frontier.com, 100 Gala Avenue, Chelan, WA 98816, or call 509.682.8017.

100,000 SF Seattle Area University Commercial &

Parking Development In Early Design Phase

SEATTLE

A commercial project, in planning for a site located at 4500 25th Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct four buildings totaling 100,000 square feet commercial space in the existing University Village area. Plans call for 915 parking spaces within one of the buildings. The applicant for this project is Susie Plummer of University Village. Construction will require the demolition and removal of a portion of an existing structure.



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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.

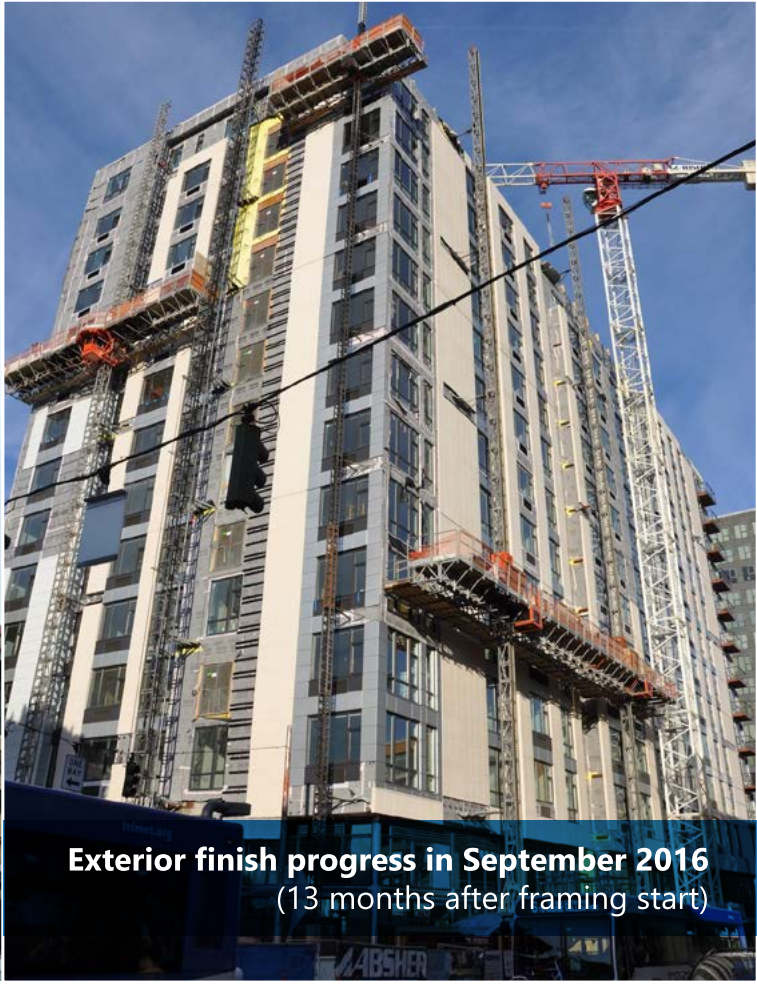
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

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:

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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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- **HIGHEST SOUNDPROOFING RATING:** Achieve STC sound rating of **up to 66**
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For additional information on this project, contact the applicant's contact, Andy Paroline, at 206.719.0339.

4-Story 25-Unit Ballard Area Residential Apartment Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 2417 NW 57th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story building containing 25 residential dwelling units. No parking is proposed. The applicant for this project is Alan Ostman of Mid City Builders LLC. Construction will require the demolition and removal of an existing single-family residence on the site. For additional information on this project, contact the applicant's contact, Einar Novion, at 206.851.7922.

4-Story 77-Unit Central Area Mixed-Use

Apartment-Retail Project In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 2524 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 4-story apartment building containing 77 residential dwelling units above retail space. Plans include parking for 25 vehicles. The applicant for this project is Cao Huynh of Land Far 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, Steve Fischer, at 206.933.1150.

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

SEATTLE

A community

development, planned for a site located at 1400 E Prospect Street in the Seattle area, is the subject of public hearings by the city of Seattle. The hearings are being held to discuss a request to construct a 3-story, 13,700 square foot addition to the existing Seattle Asian Art Museum. Plans call for interior and exterior renovations and require amendment to the Seattle Municipal Code. The applicant for this project is Richard Beckerman of Seattle Art Museum. For additional information on this project, contact the applicant's contact, Jeremy Schoenfeld, at 206.682.3460.

32-Lot Kent Area Residential Subdivision Project Receives Mitigated DNS Approval

KENT

A residential subdivision development, slated for two land parcels totaling 5.86-acres located at 27037 and 27115 124th Avenue SE in the Kent area, has been issued a mitigated determination of non-significance.

The action will allow the developers to divide the site into 32 single-family residential building lots. Plans include a recreation tract, two landscape tracts, a stormwater tract and three private access and utility tracts. The city of Kent has issued the permitting to the owner, who is Copper Ridge LLC. For additional information on this project, contact the applicant's contact, John Harkness of Copper Ridge LLC, at 253.677.9234.

8-Unit Wallingford Area Residential Townhouse Project In Design Phase

SEATTLE

A residential townhouse development, in planning for a site located at 4426 Fourth 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 two, 4-unit townhouse structures. The applicant for this project is Will Heaton. Construction will require the demolition and removal of an

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existing structure on the site. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206.329.1802.

28-Unit Lynnwood Area Residential Townhouse Development Receives DNS Approval

LYNNWOOD

A residential townhouse project, slated for a property located at 14820 44th Avenue West in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct five buildings containing a total of 28 dwelling units. Snohomish County has issued the permitting to the owner, who is Zira Development.

The project will be known as Dhillon Place Townhomes. For more information on this project, contact Zira Development at 13050 48th Avenue South, Tukwila, WA 98168, or call 425.388.3311, extension 2943.

41-Unit Bellevue Area Residential Subdivision Development In Line For DNS Approval

BELLEVUE

A residential subdivision development, planned for a 12.2-acre site located at 7219 and 7331 Lakemont Boulevard SE in the Bellevue area, is in line to be issue a determination of non-significance. The developers have requested permission to divide the

site into 41 single-family residential building lots. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Isola Homes. The project will be called Park Pointe PUD. For additional information on this project, contact the applicant's contact, Alex Mason of Isola Homes, at alex.mason@isolacm.com, or call 206.515.3606.

21-Unit Snohomish Area Residential Townhouse Project In Application Phase

SNOHOMISH

A residential townhouse development, proposed for a site located at 2823 148th Street SW in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct three attached townhouse structures containing a total of 21 dwelling units. Snohomish County has received this request from the applicant, who is MCRB1 LLC. The project will be known as 148th Street Townhomes. For additional information on this project, contact the applicant at 11014 19th Avenue SE, Suite 8-315, Everett, WA 98208, or call 425.388.3311, extension 2938.

4-Story 24-Unit Greenwood Area Residential Apartment Development In Application Phase

SEATTLE

A residential project, proposed for a site located at 949 North 80th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building with 24 small efficiency dwelling units. Plans include at-grade parking for six vehicles. The city of Seattle has received this request from the applicant, who is Darin C. Granger. For additional information on this project, contact the applicant's contact, Tim Carter, at 206.693.3133.

140-Unit Chehalis Area Self-Storage Project Receives DNS Approval

CHEHALIS

A commercial development, slated for a site located at 116 Yates Road in the Chehalis area, has been issued a determination of non-significance. The action will allow the developers to construct nine self-storage buildings with a total of 140 units. Plans call for a stormwater system and parking for 47 vehicles. Lewis County has issued the permitting to the applicants, who is Douglas and Danelle Hawes. The project will be known as Pak-N-Stak II. For more information on this project, contact the applicants at 2250 SW Salsbury Avenue, Chehalis, WA 98532, or call 360.740.2677.

12-Lot Bainbridge Island Area Residential Subdivision Project In Line For

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BAINBRIDGE ISLAND

A residential subdivision project, planned for two land parcels totaling 8.6-acres located at 7340 Finch Road NE in the Bainbridge Island area, is in line to be issue a determination of non-significance. The developers have requested permission to divide the parcels into 12 residential building lots. The city of Bainbridge Island, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is DeNova Northwest. The project will be known as The Reserve at Winslow. For additional information on this project, contact DeNova Northwest at

info@denovanw.com, or call 206.451.8153.

7-Story 109-Unit Bitter Lake Area Assisted-Living Development In Design Phase

SEATTLE

A development in planning for a site located at 13524 Linden Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building with 109 assisted-living dwelling units. Plans include at and below-grade parking for 46 vehicles. Plans will take place in an environmentally critical area. The

applicants for this project are David Bovee of Linden Village Assisted Living Community LLC and Christopher Chen of Tribach Partners LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425.681.4718.

73-Lot Bothell Area Residential Subdivision Project In Hearings Stage

BOTHELL

A residential subdivision development, planned for a 12.8-acre site located at 19910 13th Drive SE in the Bothell area, is the subject of a notice of rescheduled open record hearing. The developers have plans

to divide the site into 73 residential building lots. The applicant for this project is Pacific Ridge DRH, LLC. The project will be known as Aravalli PRD. For additional information on this project, contact Pacific Ridge DRH, LLC, at 425.438.8444.

85,000 SF Spokane Valley Area Middle School Facility Replacement Project Receives DNS Approval

SPOKANE VALLEY

A school facility project, planned for a site located at 701 North Pines Middle School in the Spokane Valley area, has been issued a determination of non-significance. The action will allow the

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developers to construct an 85,000 square foot middle school replacement to accommodate 600 students. Plans include ball fields, a track, tennis courts, bus lanes and associated parking. Construction will require the demolition and removal of the existing middle school and reconfiguring. Central School District has issued the permitting to Central Valley School District No. 356. For more information on this project, contact Jay Rowell at Central Valley School District, at jrowell@cvsd.org, or call 509.228.5556.

7-Story 440-Unit Central Area Mixed-Use Residential-Retail Project In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 2301 East Union Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building containing 440 dwelling units above ground-level retail space. Plans include below-grade parking for 482 vehicles. The applicant for this project is Brad Reisinger of Lennar Multifamily Communities LLC. For additional information on this project, contact the applicant's contact, Vincent Ferrese, at 206.661.6149.

136-Unit 7,700 SF Tacoma Area Mixed-Use Residential-Commercial Development Receives Mitigated DNS Approval

TACOMA

A mixed-use residential and retail development, in planning for a site located at 2502 North Proctor in the Tacoma area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a building containing 136 residential dwelling units and 7,700 square feet commercial space. Plans include parking for 141 vehicles. The city of Tacoma has issued the permitting to the applicant, who is Chris DeWald of Rush Development Company.

For more information on this project, contact Mr. DeWald at CDewald@therushcompanies.com, or call 253.858.3636.

2-Story 104,800 SF Bellevue Elementary School Facility Replacement Development Progressing

BELLEVUE

A school facility project, proposed for a 9.3-acre site located at 14220 NE Eighth Street in the Bellevue area, is the subject of a recent application and public meeting. Plans outline construction of a 2-story, 104,800 square foot elementary school to accommodate 650 students. Plans include upgraded playfields to synthetic turf. Construction will

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require the demolition and removal of the existing 54,000 square foot elementary school facility on the site, along with four portable buildings. Bellevue School District has issued a determination of non-significance for this school project that will be known as Stevenson Elementary School. For additional information on this project, contact the applicant's contact, Carlos Sierra of Sierra Martin Architects, at 425.455.3693.

14,900 SF Pioneer Square Area Office Renovation Project Receives Conditional DNS Approval

SEATTLE

An office project, slated for a site located at 419 Occidental Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to change the use of 12,100 square feet of the seventh floor of an existing office and retail building from storage to office space and construct a 2,800 square foot mezzanine for additional office space and a 700 square foot roof deck. Plans include new enclosed exterior stairs and other alterations. The city of Seattle has issued the permitting to the applicant, who is Jeffrey Hall of Manchester Capital Management. For additional information on this project, contact the applicant's contact, Gregory Shiffler, at 206.890.8583.

17-Story 129-Unit Belltown Area Mixed-Use Residential-Hotel-Retail Development In Design Phase

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 2121 Fifth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 17-story tower containing 129 residential dwelling units, 168 hotel guest rooms and 3,900 square feet, ground-level retail space. Plans include five below-grade levels of parking for 120 vehicles. The applicant for this project is Richard Tsang of 2121 5th Avenue LLC. For additional information on this project, contact the applicant's contact, Marsha Mawer-Olson, at 206.367.1382.

Vancouver Area Office & Shop Buildings Project In The Works

VANCOUVER

A project proposed for a site located at 4415 NE Minnehaha Street in the Vancouver area, is the subject of a notice of pre-application conference issued by Clark County. Plans outline construction of new office and shop buildings. Construction will require the demolition and removal of an existing office and shop structure. The applicant

for this project is Johansson Architecture. The project will be known as Cascade Fence and Deck. For more information on this project, contact the applicant at ctemplin@johanssonarchitecture.com, or call 360.687.8379.

7-Story 80-Unit Lower Queen Anne Area Mixed-Use Residential & Live-Work Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 200 Second 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 building containing 78 residential dwelling units above two live-work units. Work will take place in an environmentally critical area. Plans include below-grade parking for 70 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Ed Segat of Queen Anne 2nd Ave. 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, Ann Williamson, at 425.545.0566.

9-Lot West Seattle Area

Residential Subdivision Project In Application Phase

SEATTLE

A residential subdivision development, proposed for a property located at 3070 SW Avalori Way in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into 9 single-family residential building lots. The construction of residential units has been approved under a separate project order. An environmental review has been conducted under another project order. The city of Seattle has received this request from the applicant, who is Brooke Friedlander of Isola Real Estate. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425.233.6089.

2-Story Lynnwood Area Elementary School Replacement Project Receives DNS Approval

LYNNWOOD

A school project planned for a site located at 18638 44th Avenue West in the Lynnwood area has been issued a determination of non-significance. The action will allow the developers to construct a 2-story elementary school facility. Plans include a single-story gymnasium and commons area, playground, grass playfield and equipment. Edmonds School District

No. 15 has issued the permitting for this school project. Construction will require the demolition and removal of the existing school building on the site. The project will be known as Lynnwood Elementary School. For more information on this project, contact Stewart Mhyre of Edmonds School District No. 15, at 425.431.7015.

6-Story 15-Unit Alki Area Mixed-Use Residential-Office-Restaurant-Craft Development Moving Forward

SEATTLE

A mixed-use development, planned for a site located at 1307 Harbor Avenue SW in the Seattle area is the subject of plans to construct a 6-story building with 15 residential dwelling units above retail, restaurant, office and custom and craft work space. Plans include parking for 27 vehicles located within the structure. Work will take place in an environmentally critical area. The city of Seattle has placed conditions on the project. The applicant for this project is YMSA USA LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 253.839.4853.

316-Unit Bothell Area Residential Development Receives DNS Approval

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A residential project, slated for a site located at 19720 Bothell Everett Highway in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to construct 11 buildings containing 316 apartment dwelling units. Plans include parking for 521 vehicles in surface lots and garages. Snohomish County has issued the permitting to the applicant, who is Avalon Bay Communities. The project will be known as Avalon North Creek Apartments. For additional information on this project, contact Avalon Bay Communities at 425.576.2100.

165-Unit Bellevue Area Mixed-Use Residential-Retail Project In Line For DNS Approval

BELLEVUE

A mixed-use residential and retail development, in planning for a site located at 10697 Main Street in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a building containing 165 residential dwelling units and 5,200 square feet retail space. Plans include below-grade parking for 182 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Hensley Lamkin Rachel, Inc. The project will be called Alamo

Manhattan B2. For additional information on this project, contact the applicant's contact, Guillermo Quintero of Hensley Lamkin Rachel, Inc., at Guillermo@hirinc.net, or call 972.726.9400, extension 207.

32-Acre Woodland Area Equipment & Crane Training Facility Development Receives DNS Approval

WOODLAND

An industrial project, planned for a 32-acre site located at 1110 South Pekin Road in the Woodland area, has been issued a determination of non-significance. The action will allow the developers to construct a heavy equipment and crane operation training facility. Plans include training areas, shop, office, storage, classrooms and a covered parking structure. Cowlitz County has issued the permitting to the applicant, who is Jeff Woolever of West Coast Training Facility. For additional information on this project, contact Mr. Woolever at 360.225.6787.

15-Lot Edgewood Area Residential Subdivision Project In Line For Mitigated DNS Approval

EDGEWOOD

A residential subdivision development, planned for nine land parcels totaling 4.91-acres located at 8626, 8715, 8716, 8723, 8724 33rd Street East and 3213 and

3302 87th Avenue East in the Edgewood area, is in line to be issue a mitigated determination of non-significance. The developers have requested permission to divide the parcels into 15 single-family residential building lots. The city of Edgewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Larson and Associates. The project will be known as Volente subdivision. For additional information on this project, contact the applicant's contact, Grant Middleton of Larson and Associates, at gmiddlet@rllarson.com, or call 253.474.3404.

2-Story 11,000 SF

Vancouver Area Commercial-Warehouse Project In Line For DNS Approval

VANCOUVER

A development planned for a site located at 2300 East Third Loop in the Vancouver area, is in line to be issue a determination of non-significance. The developers have requested permission to construct a 2-story, 11,000 square foot commercial and warehouse building. Plans include utilities, landscaping and parking for 62 vehicles. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is PBS Engineering & Environmental. The project will be known

as Columbia Office & Building Park II. For additional information on this project, contact the applicant's contact, Tim Leavitt of PBS Engineering and Environmental, at 360.690.4331.

73-Lot Bothell Area Residential Subdivision Development Receives DNS Approval

BOTHELL

A residential subdivision project, slated for a 12.8-acre site located at 19910 13th Drive SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 73 single-family residential building lots. Plans include

road infrastructure. Snohomish County has issued the permitting to the applicant, who is Pacific Ridge-DRH LLC. For additional information on this project, contact the applicant's contact, Pacific Ridge-DRH LLC, at 425.438.8444.

471,300 SF Lakewood Area Warehouse Project In Line For DNS Approval

LAKEWOOD

A warehouse development, planned for a site located at 14801 Spring St SW in the Lakewood area, is in line to be issue a determination of non-significance. The developers have requested permission to construct a 471,300 square foot warehouse

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and distribution center. Plans include loading docks, landscaping and associated parking. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Contour Engineering. The project will be called Thorn Lane Logistics. For more information on this project, contact Contour Engineering at 253.857.5454.

240-Unit Vancouver Area Residential Development In Pre-Application Conference

VANCOUVER

A residential development, proposed for a site located at SE First Street and SE 192nd Avenue in the Vancouver area, is the subject of a pre-application conference. Plans outline construction of 240 residential dwelling units with associated landscaping and parking. The applicant for this project is Otak. The project will be known as Mill Plain multifamily development. For additional information on this project, contact Otak at 360.737.9613.

53-Lot Vancouver Area Residential Subdivision Project In Hearings Stage

VANCOUVER

A residential subdivision development, planned for a 17-acre site located at 14101 and 14201 NE 50th Avenue in the Vancouver area, is the

subject of hearings by Clark County. The hearings are being held to discuss a request to divide the site into 53 single-family residential building lots. The applicant for this project is Krippner Homes LLC. The project will be known as Kaoi Heights. For additional information on this project, contact the applicant's contact, Mason Wolfe of Krippner Homes LLC, at 360.907.9588.

360-Unit Snohomish Area Residential Apartment Development In Application

SNOHOMISH

A residential apartment project, proposed for a 16.9-acre site located at 9509 Paradise Lake Road in the Maltby area, is the subject of a recent application. The developers have requested permission to construct 360 apartment dwelling units. Snohomish County has received this request from the applicant, who is Snohomish Garden Development Co. LLC. The project will be called Paradise Lake Road Gardens. For additional information on this project, contact the applicant's contact, Curtis Keller of Snohomish Garden Development Co., at 901 Fifth Avenue, Suite 3210, Seattle, WA 98164, or call 425.388.3311, extension 2997.

29-Lot Tacoma Area Residential Subdivision Project In The Works

TACOMA

A residential subdivision development, proposed for an 8.45-acre site located at 5615 12th Street NE and 1226 58th Avenue NE in the Tacoma area, is the subject of a recent application. The developers have requested permission to divide the site into 29 single-family residential building lots. Pierce County has received this request from the applicant, who is Greenridge Development. The project will be called Maple Hollow Estates. For additional information on this project, contact the applicant's contact, Damon DeRosa of Leroy Surveyors, at 253.848.6608.

8-Story 98-Unit South Lake Union Area Mixed-Use Apartment-Retail Development In Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 403 Dexter Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story building containing 98 apartment dwelling units and 3,000 square feet, ground-level retail space. Plans include below-grade parking for 50 vehicles. The applicant for this project is Scott Sorensen of WC Seattle

III LLC (Wilshire Capital Partners). Construction will require the demolition and removal of an existing single-story structure on the site. For additional information on this project, contact the applicant's contact, Steve McDonald, at 206.284.5624.

16-Lot Wenatchee Area Residential Subdivision Project In Application Phase

WENATCHEE

A residential subdivision development, proposed for a 6.7-acre site located at 917 Easy Street in the Wenatchee area, is the subject of a recent application. The developers have requested permission to divide the site into 16 single-family residential building lots within the Wenatchee urban growth boundary. Chelan County has received this request by the applicant, who is D&T Investments. For additional information on this project, contact the applicant's contact, Norm Nelson of Northwest Geodimensions, at 509.663.8660.

3-Story 12-Unit Seattle Area Residential Apartment Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 3017 SW Charlestown Street in the Seattle area, is the subject of a recent application.

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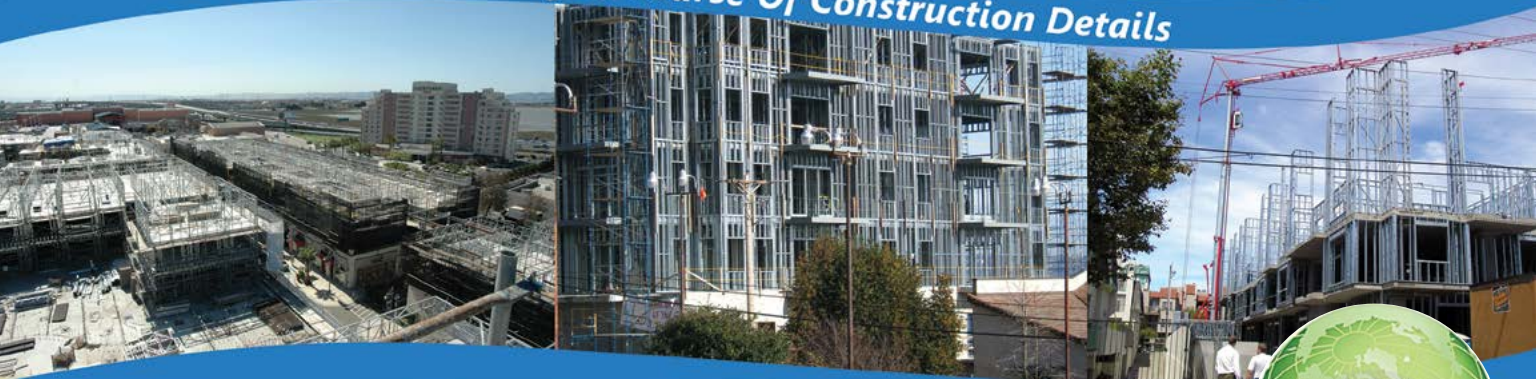
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The developers have requested permission to construct a 3-story building with 12 apartment dwelling units. Plans include at-grade parking for six vehicles. The city of Seattle has received this request from the applicant, who is Giang Vo. Construction will require the demolition and removal of an existing single-family residence on the site. For additional information on this project, contact the applicant's contact, Greg Maxwell, at 206.419.0593.

8,400 SF Battle Ground Area Equipment-Storage Development In The Works

BATTLE GROUND

An industrial project, proposed for a site located at 6816 NE 219th Street in the Battle Ground area, is the subject of a pre-application conference. The developers have plans to construct an 8,400 square foot shop for equipment and material storage. Clark County has received this request from the applicant, who is Sterling Design Inc. The project will be called Boespflug Dollars Corner. For additional information on this project, contact the applicant's contact, Sterling Design Inc., at joel@sterlingdesign.biz, or call 360.759.1794.

8-Story Tacoma Area Mixed-Use Residential & Commercial Building Project Subject Of

Revised Application

TACOMA

A mixed-use development, proposed for a property located at 409 St. Helens Avenue in the Tacoma area, is the subject of a revised application. The developers have plans to construct an 8-story residential building and have requested height variance of 25 feet to allow the building to be 115 feet high rather than the code-allowed 90 feet high on a site zoned downtown residential. The city of Tacoma has received this request by the applicant, who is Ferguson Architecture. For more information on this project, contact the applicant at 253.248.6060.

42-Lot Vancouver Area Residential Subdivision Project In Application Phase

VANCOUVER

A residential subdivision development, proposed for a 425.89-acre property located at 6112 NE 179th Street in the Vancouver area, is the subject of a pre-application conference. The developers have requested permission to divide the property into 42 residential building lots with one lot utilizing the ag10 cluster development standards. Clark County has received this request from the applicant, who is Sterling Design Inc. The project will be called Mountain Estates. For additional information

on this project, contact the applicant's contact, Sterling Design Inc., at joel@sterlingdesign.biz, or call 360.759.1794.

9-Unit Arbor Heights Area Live-Work Development In Early Design Phase

SEATTLE

A commercial project, in planning for a site located at 4220 SW 100th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two, 3-story buildings containing nine live-work units. Plans include at-grade parking for eight vehicles. The applicant for this project is Scott McDonald of Claremont Partners LLC. For additional information on this project, contact the applicant's contact, Jonathon Lemons, at 206.306.5952.

58,100 SF Vancouver Area Industrial Warehouse Project In Line For DNS Approval

VANCOUVER

An industrial development, planned for a site located at 200 Grand Boulevard in the Vancouver area, is in line to be issue a determination of non-significance. The developers have requested permission to construct a 58,100 square foot light-industrial building for warehouse space and fabricating metal piping materials.

The building will be attached to an existing 24,000 square foot office building. Plans include paving, landscaping and infrastructure. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Grand Boulevard Investments LLC. For additional information on this project, contact the applicant's contact, Eric Lanciault, architect, at 360.798.3801.

170,000 SF Mini-Storage & Retail Development Proposed For Puyallup Area

PUYALLUP

A commercial development, proposed for a site located at 301 37th Avenue SE in the Puyallup area, is the subject of a recent application. The developers have requested permission to change the use of an existing 132,000 square foot Lowe's building to a mini-storage facility. Plans include the construction of a 29,000 square foot retail building and a 9,000 square foot restaurant building. The city of Puyallup has received this request by the applicant, who is Rupert Engineering. The project will be known as Willow Pond Center. For additional information on this project, contact the applicant's contact, Rupert Engineering, at 253.833.7776.

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Office-Retail Tower Project Receives Conditional Approval

SEATTLE

A commercial development planned for a site located at 1201 Second Avenue in the Seattle area, has received conditional approval by the city of Seattle. The developers will proceed with plans to construct a 31-story office building containing 714,600 square feet office space and 15,200 square feet, ground-level retail space. Plans include below-grade parking for 466 vehicles. Plans call for a partial alley vacation and include an addendum to the Downtown Height and Density Changes EIS. The city of Seattle has issued the approval to Christian Gunter of Skanska USA Commercial Development.

Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact Gary Papers, Seattle planner, at 206.684.0916.

8-Story 164,200 SF South Lake Union Area Lab & Medical Building Project Receives Conditional Approval

SEATTLE

A medical development slated for a site located at 500 Dexter Avenue North in the Seattle area, has received conditional approval by the city of Seattle. The developers will proceed with plans

to construct an 8-story building containing 139,200 square feet research and development laboratories and 25,000 square feet medical services space for the University of Washington. Parking will be provided in existing below-grade garages. An addendum to the South Lake Union Research and Administrative Office Space environmental impact statement has been prepared and early design guidance has been conducted under a separate project order. The applicant for this project is Bryan Hall of Washington Biomedical Research. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425.681.4718.

8-Lot Mount Baker Area Residential Subdivision Project Receives Approval

MOUNT BAKER

A residential subdivision project, planned for a property located at 3136 Wetmore Avenue South in the Mount Baker area, has been issued approval by the city of Seattle. The action will allow the developers to divide the site into 8 residential building lots. Construction of residential dwelling units is listed under a separate project order. The applicant for this project is Kim Shipley-deHerrera of Green Canopy Homes. For additional information on this project, contact the applicant's

contact, Brandon Winters, at 206.297.0996.

10-Lot La Center Area Residential Subdivision Project In Application

LA CENTER

A residential subdivision development, proposed for a 55.03-acre site located at NE Landerholm Road in the La Center area, is the subject of a recent application. The developers have requested permission to divide the site into 10 single-family residential building lots. Clark County has received this request from the applicant, who is Sterling Design. The project will be known as Ridgeview Heights. For additional information on this project, contact Sterling Design at joel@sterlingdesign.biz, or call 360.759.1794.

2-Story 14,000 SF Maple Valley Area Social Services Building Development In Line For DNS Approval

MAPLE VALLEY

An office development, planned for a site located at 21610 Dorre Don Way SE in the Maple Valley area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 14,000 square foot non-profit social services office building. Plans include utilities, drainage facilities, septic system, landscaping and associated parking. King County, using the

optional SEPA process, is expected to issue the required permitting to the applicant, who is Vine Maple Place. For additional information on this project, contact the applicant's contact, Michelle Frets, executive director, at MichelleF@VineMaplePlace.org, or call 425.432.2119.

7-Story 100-Unit Capitol Hill Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 123 10th Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building containing 100 residential dwelling units and ground-level retail space. The applicant for this project is Jill Sherman of Gerding Edlen. For additional information on this project, contact the applicant's contact, Paul Shema, at 206.624.8154.

10,400 SF Ferndale Area Commercial Expansion Project In Line For Mitigated DNS Approval

FERNDALE

A commercial project, planned for a site located at 1820 Scout Place in the Ferndale area, is in line to be issued a mitigated determination

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of non-significance. The action will allow the developers to construct a 10,400 square foot addition to an existing 45,500 square foot commercial building. The city of Ferndale, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Superfeet Worldwide. For additional information on this project, contact the applicant at 360.384.1820.

38-Unit Puyallup Area Residential Apartment Development Receives DNS Approval

PUYALLUP

A residential project, slated for a site located at 2006 South Meridian in the Puyallup area, has been issued a determination of non-significance. The action will allow the developers to construct a 38-unit apartment complex. The city of Puyallup has issued the permitting to the applicant, who is CES NW Inc. The project will be known as Huntington Apartments preliminary site plan. For additional information on this project, contact the applicant's contact, Craig Deaver of CES NW Inc., at 253.848.4282.

40-Story Denny Triangle Area Mixed-Use Residential-Office-Retail Development Receives Conditional OK

SEATTLE

A mixed-use residential, office and retail development, planned for a site

located at 2301 Seventh Avenue in the Seattle area, has been issued conditional approval by the city of Seattle. Plans outline construction of two, 40-story towers and a 10-story podium. Plans call for 638 residential dwelling units, 175,100 square feet office and 10,500 square feet retail. Parking for 747 vehicles will be located within the buildings. The applicant for this project is Clise Properties. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Michael Medina, at 206.224.3335.

26,400 SF Tumwater Area Warehouse Project Receives Mitigated DNS Approval

TUMWATER

A warehouse development slated for a site located at 1027 85th Avenue SE in the Tumwater area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 19,600 square foot warehouse and a 6,800 square foot warehouse. Plans include associated parking. The city of Tumwater has issued the permitting to the applicant, who is Outran LLC. For additional information on this project, contact the applicant at 4621 Lacey Blvd SE, Lacey, WA 98503, or call 360.754.4180.

24-Unit Poulsbo Area Residential Apartment Addition Project In Line For Mitigated DNS Approval

POULSBO

A residential development planned for sites located at 2120 and 2062 NE Hostmark Street in the Poulsbo area is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct three additional buildings containing 24 dwelling units on the existing sites of the Peninsula, Glen and Woodcreek apartment complexes. Plans call for one building with 12 dwelling units and two buildings with six dwelling units each. Plans include landscaping and additional parking. The city of Poulsbo, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Poulsbo 40 LLC. The project will be known as Peninsula Glen-Woodcreek. For additional information on this project, contact the applicant at 2188 NE Hostmark Street, Poulsbo, WA 98370, or call 360.394.9748.

6-Story 48-Unit Belltown Area Mixed-Use Residential-Retail-Self Storage Development In Design Phase

SEATTLE

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

located at 3010 First Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story building containing 48 apartment dwelling units above ground-level retail and 16,100 square feet, below-grade self-storage space. No parking is proposed. The applicant for this project is Dale Fonk of Encore Apartments LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Magda Hogness, at 206.727.8736.

51,000 SF Silverdale Area School Facility Addition & Renovation Project In Line For Mitigated DNS Approval

SILVERDALE

A school development, planned for a site located at 7607 NW Newberry Hill Road in the Silverdale area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 45,000 square foot addition to the existing Klahowya Secondary School and renovation 6,000 square feet. Plans include 12 classrooms, two science classrooms, a family and consumer science classroom, a music room, two small conference rooms and



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

Taylor Thomasino, P: 253.405.2277, F: 866.342.4331, taylor.thomasino@ge.com, Pierce County South

Rob Williams, P: 425.401.1148, F: 877.782.6679, robert.williams5@ge.com, King County – Single Family

a new auxiliary gymnasium. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Central Kitsap School District. For additional information on this project, contact the applicant's contact, Mark Smedley of Bassetti Architects, at 206.340.9500.

4-Story 80-Unit Tumwater Area Residential Apartment Development In Application Phase

TUMWATER

A residential apartment project, proposed for a site located at Crosby Boulevard, west of Barnes Boulevard in the Tumwater area, is the subject of a recent application. The developers have requested permission to construct two, 4-story apartment buildings containing 40 dwelling units each and a 3,000 square foot recreation building. Plans call for covered and open areas. The city of Tumwater has received this request from the applicant, who is Northwest Investment Group. The project will be known as 80 West Apartments. For additional information on this project, contact the applicant's contact, Ken Brogan of Northwest Investment Group at kbrogan@brogancompanies.com, or call 360.754.4180.

97-Unit Moses Lake Area Industrial Warehouse

Project Receives DNS Approval

MOSES LAKE

A commercial industrial development in a rural light-industrial zone, slated for a 7.51-acre property located at 1096 Road L4 SE in the Moses Lake area, has been issued a determination of non-significance. The action will allow the developers to construct 92, 1,152 square foot warehouse units and five, 800 square foot warehouse units. Plans include a caretaker residence. Grant County has issued the permitting to the owner, who is Brad Phillips. For additional information on this project, contact the applicant's contact, Caleb Stromstad of AHBL, at 509.380.5883.

49-Unit Vancouver Area Residential Senior Apartment Development In Application Stage

VANCOUVER

A residential project, proposed for a site located at 3020 NE 62nd Avenue in the Vancouver area, is the subject of a recent application. The developers have requested permission to 49 independent senior dwelling units. Plans will include on-site property management with office and ground-level resident community space. The city of Vancouver has received this request from the applicant, who is MWA Architects. The project will be known as Isabella Court II senior apartments. For

additional information on this project, contact MWA Architects at 503.973.5151.

88-Lot Vancouver Area Residential Subdivision Project In Hearings Stage

VANCOUVER

A residential subdivision development, planned for a 15-acre site located at NE 83rd Street in the Vancouver area, is the subject of hearings by Clark County. The hearings are being held to discuss a request to divide the site into 88 single-family residential building lots. The project will be known as Adams Glen. For additional information on this project, contact the applicant's contact, Valerie Uskoski of Hayward Uskoski & Associates, at Valerie@hauconsulting.com, or call 369.831.3824.

60-Unit Bellingham Area Residential Apartment Project In Line For DNS Approval

BELLINGHAM

A residential development, planned for a site located 701 32nd Street in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct three, single-family residences and an outbuilding. Plans include construction of two apartment buildings containing a total of 60 dwelling units, a below-grade parking garage

and surface parking lot. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Brian Wellman. The project will be called Harvard Suites. For additional information on this project, contact the applicant's contact, Ali Taysi of AVT Consulting, at 3690.527.9445.

18-Lot Gig Harbor Area Residential Subdivision Development In Application Phase

GIG HARBOR

A residential subdivision project, proposed for four land parcels totaling 5.06-acres located at the east side of McCormick Creek Drive in the Gig Harbor area, is the subject of a recent application. The developers have requested permission to divide the site into 18 single-family residential building lots. The city of Gig Harbor has received this request from the applicant, who is McCormick Creek LLC. The project will be known as McCormick Creek plat phase four. For additional information on this project, contact the applicant's contact, Bryan Stowe of McCormick Creek LLC, at P.O. Box 1054, Sumner, WA 98390, or call 253.851.6170.

4-Story 59-Unit Fremont Area Mixed-Use Apartment-Retail Project In Application Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 4025 Stone Way North in the Seattle area, is the subject of a recent application. The developers have requested permission to construction a 4-story building with 59 apartment dwelling units above 2,000 square feet, ground-level retail space. Plans include below-grade parking for 13 vehicles. The city of Seattle has received this request from the applicant, who is Peter Ottele. Construction will require the demolition and removal of an existing warehouse on the site. For additional information on this project, contact the applicant's contact, David Foster, at 206.726.9558.

6-Story 244-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 4609 Union Bay Plaza NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building containing 244 residential dwelling units and 20,600 square feet, ground-level retail space. Plans include below-grade parking for 68 vehicles. The city of Seattle has

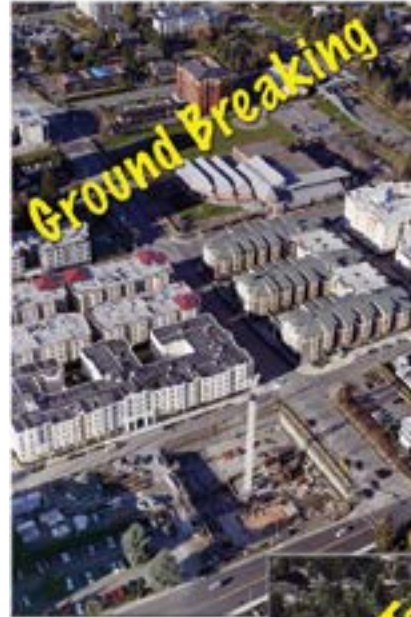
issued the permitting, with conditions, to the applicant, who is University Place WA LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Tibor Nagy, at 206.461.6000.

6-Story 84-Unit Seattle Area Mixed-Use Residential & Live-Work Development In Design Phase

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 9039 Greenwood Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story-building containing 78 apartment dwelling units and six live-work units. Plans will take place in an environmentally critical area and include parking for 44 vehicles. The applicant for this project is Tejal Pastakia. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Vincent Ferrese, at 206.661.6149.

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