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1.6 Million SF Lacey Area Industrial Manufacturing Complex Development In Line For Mitigated DNS Approval

LACEY

An industrial development, planned for a 97-acre property located between Marvin Road and Hogum Bay Road NE in the Lacey area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct five buildings totaling 1.6 million square feet for warehouse, manufacturing and office use. Plans include infrastructure and associated site improvements. An existing food plant will remain. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is IDS Real Estate Group. The project will be called Hogum Bay Logistics Center. For additional information on this project, contact the applicant’s contact, DS Real Estate Group, at mhughes@idsrealestate.com, or call 360-491-5642.

21,600 SF Port Orchard Area Religious Facility Project In Line For Revised DNS Approval

PORT ORCHARD

A religious facility development, planned for a property located at 2691 Sedgwick Road SE in the Port Orchard area, is in line to be issued a revised determination of non-significance. Plans outline phased construction of a 21,600 square foot church and associated parking. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Living Hope Community Church. The project will be called Living Hope Community Baptist Church. For additional information on this project, contact the applicant’s contact, Frederick Kegel of Kegel Engineering, at 360-337-5777.

10-Unit Edmonds Area Residential Apartment Development Receives DNS Approval

EDMONDS

A residential project, slated for sites located at 9511 and 9513 Edmonds Way in the Edmonds area, has been issued a determination of non-significance. The action will allow the developers to construct two apartment buildings containing five dwelling units each. The city of Edmonds has issued the permitting to the owner, who is Westgate Woods LLC. The project will be known as Westgate Woods. For additional information on this project, contact the applicant’s contact, John Bissell, at 360-794-7811.
Mixed-Use Residential-Commercial Development In The Works

TACOMA

A mixed-use residential and commercial development, proposed for a site located at 2502 North Proctor in the Tacoma area, is the subject of a recent request. The developers have plans to construct a building containing 136 residential dwelling units with 7,700 square feet commercial space. Plans include 141 parking stalls and associated site improvements. The city of Tacoma has issued a notice to authorize demolition. The applicant for this project is Chris DeWalde of Rush Development. The project will be called Proctor South. For more information on this project, contact Mr. DeWalde at CDewald@therushcompanies, or call 253-858-3636.

300,000 SF Bonney Lake Area Industrial-Commercial Building Project In Line For DNS Approval

BONNEY LAKE

A development planned for a property located at 22318 State Route 410 East in the Bonney Lake area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 300,000 square foot commercial and industrial building for multi-tenant use. The city of Bonney Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Tyler Litzenberger. Construction will require the demolition and removal of an existing single-family residence on the site. The project will be known as Eastown Industrial Park. For additional information on this project, contact the applicant’s contact, Henry Hebert of Hebert Construction, at P.O. Box 1069, Sumner, WA 98390, or call 253-447-4955.

40-Unit Seattle Area Mixed-Use Residential & Live-Work Development In Early Design Phase

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 7118 Beacon Avenue South in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct 30 townhouse dwelling units and 10 live-work units. Plans include parking for 40 vehicles. The applicant for this project is Alex Mason of Isola Homes. 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.

3-Lot Bellingham Area Commercial Project In Line For DNS Approval

BELLINGHAM

A commercial project, planned for sites located at 3801 and 3805 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 two commercial buildings on a partially developed 3-lot short plat. Plans call for water and sewer connections, drive-way improvements and surface parking to accommodate 33 vehicles. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is J.P. Slagle of Freeland and Associates. For further information on this project, contact Mr. Slagle at 220 West Champion Street, Suite 200, Bellingham, WA 98225, or call 360-778-8368.

6-Story 90-Unit Seattle Area Mixed-Use Residential-Commercial Development In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 1600 Dexter Avenue North in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have
57-Unit Seattle Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 6726 Greenwood Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 4-story apartment buildings. One building will contain eight dwelling units and the other building will contain five dwelling units. No parking is proposed.

The city of Seattle has issued the permitting, with conditions, to the applicant, who is Tyler Carr of 111 21st Ave 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, Jay Janette, at 206-453-3645.

9-Unit Seattle Area Residential Rowhouse Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 2203 NW 63rd Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story, 88-unit apartment building with retail space and two, ground-level live-work units. Plans include below-grade parking for 54 vehicles. A Council Land Use Action has been issued to rezone 13,800 square feet from NC3-40 to NC3-65. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Marc Angelillo of Brook IV LLC (Stream Real Estate Development). For additional information on this project, contact the applicant’s contact, Jill Burdeen, at 206-933-1150.

4-Story 13-Unit Seattle Area Residential Apartment Project Receives DNS Approval

SEATTLE

A residential development, slated for a site located at 1613 South Lane Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 4-story apartment buildings. One building will contain eight dwelling units and the other building will contain five dwelling units. No parking is proposed.

The city of Seattle has received this request from the applicant, who is Juan Zhang. For additional information on this project, contact the applicant’s contact, Myloan Nguyen, at 206-763-8496.

The city of Seattle has issued the permitting, with conditions, to the applicant, who is Tyler Carr of 111 21st Ave 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, Jay Janette, at 206-453-3645.

4-Story 13-Unit Seattle Area Residential Apartment Project Receives DNS Approval

SEATTLE

A residential development, slated for a site located at 1613 South Lane Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 4-story apartment buildings. One building will contain eight dwelling units and the other building will contain five dwelling units. No parking is proposed.

The city of Seattle has received this request from the applicant, who is Juan Zhang. For additional information on this project, contact the applicant’s contact, Myloan Nguyen, at 206-763-8496.

4-Story 13-Unit Seattle Area Residential Apartment Project Receives DNS Approval

SEATTLE

A residential development, slated for a site located at 1613 South Lane Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 4-story apartment buildings. One building will contain eight dwelling units and the other building will contain five dwelling units. No parking is proposed.

The city of Seattle has received this request from the applicant, who is Juan Zhang. For additional information on this project, contact the applicant’s contact, Myloan Nguyen, at 206-763-8496.

4-Story 13-Unit Seattle Area Residential Apartment Project Receives DNS Approval

SEATTLE

A residential development, slated for a site located at 1613 South Lane Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 4-story apartment buildings. One building will contain eight dwelling units and the other building will contain five dwelling units. No parking is proposed.

The city of Seattle has received this request from the applicant, who is Juan Zhang. For additional information on this project, contact the applicant’s contact, Myloan Nguyen, at 206-763-8496.
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to construct a 9-unit rowhouse structure with surface parking for nine vehicles. The city of Seattle has received this request from the applicant, who is Scot Pirrie of STTAJ Investment 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, Tim Carter, at 206-693-3133.

6-Unit 116th Avenue NE Residential Development In Line For DNS Approval
BELLEVUE
A residential development, planned for a site located at 1835 116th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 6-story, 137,100 square foot assisted-living center containing 118 residential dwelling units. Plans include common eating and lobby areas, utilities, landscaping and associated parking. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is ASC Overlake LLC. Construction will require the demolition and removal of two existing single-family structures totaling 3,600 square feet. The project will be known as Aegis at Overlake. For additional information on this project, contact the applicant’s contact, Bryon Ziegler, at bryon.ziegler@aegisliving.com, or call 425-861-9993.

63-Lot Ridgefield Area Residential Subdivision Project Receives DNS Approval
RIDGEFIELD
A residential subdivision development slated for a 73-acre site located at the western terminus of South Sevier Road in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 63 residential building lots. The city of Ridgefield has issued the permitting to the applicant, who is Holt Group. The project will be known as Teal Crest planned unit development. For additional information on this project, contact the applicant’s contact, Stacy Hickman of Olson Engineering, at 360-695-1385.

8-Unit Seattle Area Residential Townhouse Project Receives Conditional DNS Approval
SEATTLE
A residential townhouse development, planned for a property located at 763 South Homer Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct three, 3-story townhouse structures containing a total of 8 dwelling units. Plans include surface parking for eight vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Ed Flanagan of Orcas Homes LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Bradley Khouri, at 206-297-1284.

2-Unit Everett Area Industrial Project In Line For Mitigated DNS Approval
EVERETT
A light industrial development, planned for a site located at the 400 block of Riverside Road in the Everett area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 98,100 square foot and 110,700 square foot buildings on two industrial building lots. Plans call for associated parking. The city of Everett, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Dave Kessler of Latitude Development. For additional information on this project, contact Mr. Kessler at 253-394-5101.

39-Lot Battle Ground Area Residential Subdivision Project In Line For DNS Approval
BATTLE GROUND
A residential development, planned for a property located at 763 South Homer Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct three, 3-story townhouse structures containing a total of 8 dwelling units. Plans include surface parking for eight vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Ed Flanagan of Orcas Homes LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Bradley Khouri, at 206-297-1284.
Project In Line For DNS Approval of non-significance. The developers have requested permission to divide the property into 39 single-family residential building lots. Plans include a pedestrian walking trail around a stormwater facility connected to public sidewalks. The city of Battle Ground, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Mason Wolfe of Krippner Homes. The project will be called Parkway Heights. For more information on this project, contact Mr. Wolfe at 360-907-9588.

13,000 SF Burlington Area Hangar Addition Project In Line For DNS Approval

BURLINGTON

A project planned for a site located at 15452 Airport Drive in the Burlington area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 10,000 square foot hangar addition to an existing 20,000 square foot aviation facility. Plans include construction of a 3,000 square foot support addition off of the northeast side of the facility. Skagit County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Alyeska Skagit Hangars LLC. For additional information on this project, contact the applicant’s contact, Dave Estes of Strotkamp Architects, at P.O. Box 501, Burlington, WA 98233, brandonb@co.skagit.wa.us or call 360-416-1326.

4-Story 31-Unit Seattle Area Residential Apartment Development In Application Phase

SEATTLE

A residential project, proposed for a site located at 5637 University Way 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 29 small efficiency and two efficiency dwelling units. The city of Seattle has received this request from the applicant, who is Jon Coombes of Coombes 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, Tim Carter, at 206-693-3133.

11-Lot Rainier Area Residential Subdivision Project Receives DNS Approval

RAINIER

A residential subdivision development slated for a 5.09-acre site located at 702 Hubbard Road SE in the Rainier 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 with one open space tract. The city of Rainier has issued the required permitting to the applicant, who is Casey Peterson of C & E Developments. The project will be known as Rainier Ridge. For further information, contact Mr. Peterson at P.O. Box 2983, Yelm, WA 98597, or call 360-400-0432.

20-Unit Rainier Valley Area Residential Townhouse Project In Early Design Phase

SEATTLE

A residential townhouse development, in planning for a site located at 6929 42nd Avenue South in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct six townhouse structures containing a total of 20 dwelling units. Plans include parking for 20 vehicles located within the structures. The applicant for this project is Jewel Vuong of Valentine Homes LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Julian Weber, at 206-953-1305.

2,900 SF Auburn Area Retail Fuel Station Project In Line For DNS Approval

AUBURN

A retail development, planned for a site located at Lake Tapps Parkway SE and Lakeland Hills Way SE in the Auburn area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a new fuel station, 2,900 square foot convenience story and drive-thru car wash. The city of Auburn, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Soyam Investments LLC. The project will be known as Lakeland Hills Chevron. For additional information on this project, contact the applicant’s contact, Robert McNeeil of Barghausen Consulting Engineers, at 425-251-6222.

7-Story 98-Units Residential Apartment Development In Early Design Phase

SEATTLE

A residential apartment project, 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 98 dwelling units. Plans include below-grade parking for 53 vehicles. The applicant for this project is Tejal Pastakis.
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, Aya Rojnuckarin, at 206-676-5640.

17-Lot Sammamish Area Residential Subdivision Project In Line For DNS Approval

SAMMAMISH

A residential subdivision development, planned for four land parcels totaling 5-acres located at 26004, 2614 and 26022 SE 36th Street in the Sammamish area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the parcels into 17 single-family residential building lots. The city of Sammamish, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Brixton Homes, LLC. The project will be known as Irongate Preliminary Subdivision. For additional information on this project, contact the applicant’s contact, Jim Olsen of Core Design, at JAO@coredesigninc.com, or call 425-885-7877.

14-Story 70-Unit Seattle Area Mixed-Use Residential-Office-Retail Development Receives DNS Approval

SEATTLE

A mixed-use residential and commercial development, slated for a site located at 630 Boren Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 14-story building containing 70 residential dwelling units, 148,100 square feet office and 2,300 square feet retail space. Plans include at-grade parking for one vehicle and below-grade parking for up to 209 vehicles. An addendum to the South Lake Union EIS is being prepared. Construction will require the demolition and removal of an existing structure on the site. The city of Seattle has issued the permitting and notice of adoption of existing environmental documents and availability of addendum to the South Lake Union height and density alternatives EIS. The applicant for this project is City Investors (Vulcan Real Estate). For additional information on this project, contact the applicant’s contact, Jodi Patterson-O’Hare, at 425-681-4718.

10-Lot Queen Anne Area Residential Project In Hearings Stage

SEATTLE

A residential subdivision development, planned for a site located at 1224 Fifth Avenue North in the Seattle area, is the subject of hearings by the Seattle Hearings Examiner. The developers have plans to divide the site into 10 single-family residential
building lots. The director of the Department of Construction and Inspections has recommended that the subdivision be approved. A determination of non-significance, using the optional SEPA process, has been issued under a separate project order. The applicant for this project is Robert Hardy of Views at Queen Anne. For additional information on this project, contact the applicant’s contact, Julie LeDoux, at 206-459-2364.

16,000 SF Elementary School Facility Addition Proposed For Puyallup Area

PUYALLUP

An elementary school development, proposed for a site located at 12801 144th Street East in the Puyallup area, is the subject of a recent application. The developers have requested permission to construct a single-story, 16,000 square foot addition to the north end of an existing school facility. The addition will provide 12 additional classrooms. Puyallup School District has received this request from Puyallup School District No. 9. The project will be known as Warren Hunt Elementary School. For additional information on this project, contact the applicant’s contact, Jim Wolch of BCRA, at 253-627-4367.

11-Story 200,000 SF South Lake Union Area Office & Retail Project In Application Phase

SEATTLE

A commercial development, proposed for a site located at 300 Dexter Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 11-story, 200,000 square feet building containing office space and will feature ground-level retail space. Plans include below-grade parking for 205 vehicles. The demolition and removal of an existing structure depends on a proposed HALA upzone. The city of Seattle has received this request from the applicant, who is Ada Healey of City Investors LLC (Vulcan Real Estate). For additional information on this project, contact the applicant’s contact, Jodi Patterson-O’Hare, at 425-681-4718.

749,600 SF Bellevue Area Mixed-Use Residential-Hotel Development Receives DNS Approval

BELLEVUE

A mixed-use residential and commercial project slated for sites located at 10655 NE Fourth Street, 305 108th Avenue NE, 350 106th Avenue NE and 320 106th Ave NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the

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Scott MacDonald, P: 206.714.6691, F: 866.342.4287, scott.macdonald@ge.com, King County – Multi-Family
Dan Mertz, P: 503.635.3775, F: 877.782.6649, dan.mertz@ge.com, Clark & Cowliz Counties
Taylor Thomasino, P: 253.405.2277, F: 866.342.4331, taylor.thomasino@ge.com, Pierce County South
Rob Williams, P: 425.401.1148, F: 877.782.6679, robert.williams5@ge.com, King County – Single Family
owners to redevelop the 2.87-acre property and construct three buildings grossing 749,600 square feet. Plans call for residential, hotel and restaurant space and will include 970 associated parking stalls. Construction will take place over a 10 year period and require the demolition and removal of existing structures totaling 140,000 gross square feet on the site. The city of Bellevue has issued the permitting to the applicant, who is Glen Peterson of Schwartz Company. The project will be known as FANA Four 106 LLC. For more information on this project, contact Mr. Peterson at 206-933-9066.

25,000 SF Ballard Area Retail Grocery Store Development Progressing

SEATTLE

A retail project planned for a site located at 1451 NW 46th Street in the Seattle area is the subject of a shoreline substantial development application submitted to the city of Seattle. The developers have plans to construct a single-story, 25,000 square foot grocery store with at and below-grade parking for 144 vehicles. The applicant for this project is Craig Ramey of Regency Centers. For additional information on this project, contact the applicant’s contact, Jon O’Hare, at 425-301-9541.

8-Unit South Delridge Area Residential Apartment Project In Design Review

SEATTLE

A residential development, in planning for a site located at 9225 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, 3-story buildings containing eight residential dwelling units. The city of Seattle has received this request from the applicant, who is Johnny Vong. 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 Smith, at 206-632-1818.

60-Bed 39,500 SF Wenatchee Area Nursing Center Memory Care Facility Project In Line For DNS Approval

WENATCHEE

A nursing center development, planned for a property located at the 800 block of Red Apple Road in the Wenatchee area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a single-story, 39,500 square foot memory care facility to accommodate 48 residents with a 60-bed maximum. Plans include

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pedestrian paths, landscaping and associated parking. The city of Wenatchee, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Justin Younker of Cascadia Development LLC. The project will be called Fieldstone Memory Care. For more information on this project, contact Mr. Younker at 2520 W. Washington, Suite 1, Yakima, WA 98903, or call 509-888-3254.

22,900 SF Union Gap Area Retail Center Development In Line For Mitigated DNS Approval

UNION GAP

A retail development, planned for a site located at 101 East Court Street in the Union Gap area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 12,900 square foot showroom, parts and service department and a 10,000 square foot open front storage building. The city of Union Gap, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Valley Marine. For additional information on this project, contact the applicant’s contact, HLA Engineering and Land Surveying, at 509-966-7000.

5-Story 55-Unit Mount Baker Area Residential Apartment Development In Early Design Phase

SEATTLE

A residential project, in planning for a property located at 4221 37th Avenue South in the Seattle area, is working its way through the city of Seattle’s design guidance-review process.
The developers have requested permission to construct a 5-story apartment building with 55 dwelling units and parking for 20 vehicles. The applicant for this project is Nghia Pham of Jabooda Homes. For additional information on this project, contact the applicant’s contact, Seth Hale, at 206-432-9121.

5-Story 10,500 SF Ballard Area Mixed-Use Hotel, Live-Work & Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 5244 Leary Avenue NW in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 5-story hotel with four live-work units and 10,500 square feet retail space. Plans include below-grade parking for 213 vehicles. The applicant for this project is Jim Riggle of Ballard Group 90310. 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 206-841-3436.

160-Unit Vancouver Area Senior Care Development In Line For DNS Approval

VANCOUVER

A nursing center project, planned for a site located at NE 94th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a senior housing facility containing 72 independent living dwelling units, 60 assisted-living units and 28 memory care units. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Jim Swan of Bonaventure Senior Housing. For more information on this project, contact Mr. Swan at jswan@
7-Story 156-Unit Rainier Valley Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 3208 Claremont Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 152 apartment dwelling units above ground-level retail and four live-work units. Plans include parking for 109 vehicles. The city of Seattle has received this request from the applicant, who is Carl Haglund of Claremont Properties 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, Dustin Hoffman, at 206-763-8496.

80-Bed Renton Area Memory Care Community Development In Line For DNS Approval

RENTON

A nursing center project, planned for a site located at 17033 108th Avenue SE in the Renton area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an 80-bed memory care facility with three, 4,700 square foot residential cottages containing 20-beds each and a 2,800 square foot cottage for administrative and service use. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Kevin Carl of Magnet Design & Development. The project will be known as Cottages Special Care Community. For further information on this project, contact Mr. Carl at kevin@magnet-dd.com, or call 206-778-4726.

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

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 417 NE 73rd 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 6-story apartment building containing 35 dwelling units and 10 small efficiency dwelling units above 1,600 square feet retail space. Plans include below-grade parking for 12 vehicles. The applicant for this project is Chris Gurdjian of Meter at 1901 LLC (Meter Properties). Construction will require the demolition and removal of an existing...
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In February of 2016 the framing installation was completed.

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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
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19-space parking lot on the site. For additional information on this project, contact the applicant’s contact, Brian Kim, at 206-367-1382.

38-Unit Port Orchard Area Residential Apartment Development In Line For DNS Approval

A residential project planned for a property located south of Orland Street, north of SE Mile Hill Drive and east of Olney Avenue in the Port Orchard area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two apartment structures containing 19 dwelling units each. Plans include garage structures and associated parking. The city of Port Orchard, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is OLAA LLC to the city of Port Orchard. The project will be called Overlook Apartments. For more information on this project, contact OLAALLC, at 33412 204th Avenue SE, Suite 101, Bonney Lake, WA 98391.

5-Story 25,000 SF Seattle Area Retail-Office-Daycare Development In The Works

A mixed-use development, proposed for a site located at 1401 NW 46th Street in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 5-story, 25,000 square foot retail building with office and day care above. Plans include at and below-grade parking for 74 vehicles. The city of Seattle has received this request from the applicant, who is Jay Fisher of Block at Ballard II LLC and Craig Ramey of Regency Centers. For additional information on this project, contact the applicant’s contact, Jon O’Hare, at 425-301-9541.

50-Unit Central Area Residential Apartment & Townhouse Project In Early Design Phase

A residential development, in planning for a site located at 701 16th Avenue in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct two, 3-story residential buildings. Plans call for 3 townhouse dwelling units and 47 apartment dwelling units. Below-grade parking will be provided for 41 vehicles. The applicant for this project is Patricia Sewell of 16th Cherry/17th James LLCs (Sabey Corp). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Tony Fan, at 206-587-3797.

40-Story 470-Unit Belltown Area Mixed-Use Residential-Commercial Development In Early Design Phase

A mixed-use residential and commercial development, proposed for a site located at 2025 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 40-story tower with 470 residential dwelling units above 5,000 square feet, ground-level retail space. Plans include parking for 330 vehicles located in six below-grade levels. A separate associated project order considers options relating to a pending HALA upzone. The applicant for this project is Ada Healey of Fifth Lenora Project LLC (Vulcan). For additional information on this project, contact the applicant’s contact, Jodi Patterson O’Hare, at 425-681-4718.

18,300 SF Olympia Area Retail Cost Plus World Market Project Receives DNS Approval

A retail development, slated for a property located at 2401 Fourth Avenue West in the Olympia area, has been issued a determination...
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of non-significance. The action will allow the developers to construct an 18,300 square foot, single-story retail building. The city of Olympia has issued the required permitting to the owner, who is Starwood Retail Partners. The project will be known as Cost Plus World Market. For additional information on this project, contact the applicant’s contact, Mark Steepy of KPFF, at 360-292-7230.

40-Lot Lynnwood Area Residential Subdivision Project Receives DNS Approval
LYNNWOOD
A residential subdivision development, slated for a 10-acre property located at the north side of 155th Street SE and east of Second Place West in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 40 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is KASA Holdings 1 LLC. The project will be known as Lakeshire. For more information on this project, contact the applicant at 425-778-4111.

156-Lot Mount Vernon Area Residential Subdivision Development Receives Addendum To DNS Approval
MOUNT VERNON
A residential subdivision development, planned for a 37.6-acre site located south of Division Street and west of its intersection with Burlingame Road in the Mount Vernon area, has received an addendum to a previously issued determination of non-significance. The action will allow the developers to create a 156-unit planned development of single-family and multi-family housing. The city of Mount Vernon has issued the addendum to the applicant, who is Landed Gentry Development. For additional information on this project, contact the applicant at 360-755-9021.

8-Unit Rainier Valley Area Residential Townhouse Project In Early Design Phase
SEATTLE
A residential townhouse development, in planning for a property located at 4031 South Willow 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 townhouse structures containing a total of eight dwelling units. Parking for eight vehicles will be located within the structures. The applicant for this project is Jewel Vuong of Valentine Homes LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Julian Weber, at 206-953-1305.

5-Story 61-Unit Mixed-Use Apartment-Retail Development In Early Design Phase For Seattle Area
SEATTLE
A mixed-use residential and retail development, in planning for a site located at 1208 East Olive Street in the Seattle area, is working its way through the city...
of Seattle’s design guidance-review process. The developers have requested permission to construct a 5-story apartment building containing 61 dwelling units and ground-level retail. Plans include parking for 10 vehicles located within the structure. The applicant for this project is RYI Olive LLC (Run Young Investments). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant’s contact, Jon O’Hare, at 425-301-9541.

16-Unit Ravenna Area Residential Townhouse Project In Early Design Phase

SEATTLE
A residential townhouse development, in planning for a property located at 6556 Ravenna Avenue NE in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct four, 3-story townhouse structures to house 16 dwelling units. Plans include below-grade parking for 16 vehicles. The applicant for this project is Patrick Cobb of 6556 Ravenna LLC (PSW Real Estate). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Adelle York, at 206-523-6150.

5-Story 300-Unit Redmond Area Residential Development Receives DNS Approval

REDMOND
A residential development, slated for a property located at 8709 161st Avenue NE in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story multi-family development with 300 dwelling units and two levels of subterranean structured parking. The city of Redmond has issued the permitting to the owner, who is Mill Creek Residential Trust. The project will be known as Modera. For additional information on this project, contact the applicant’s contact, Scott Glazebrook of Tiscareno Association, at 206-325-3356.

5-Story 146-Unit Issaquah Area Residential Senior Development Receives Addendum To Mitigated DNS Approval

ISSAQUAH
A residential project planned for a 6.09-acre site located at 2450 Newport Way NW in the Issaquah area, has been issued an addendum to a mitigated determination of non-significance. The developers have plans to construct a 5-story senior residential
Application Phase

SEATTLE

A project proposed for a site located at 1401 NW 46th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story building containing 25,000 square feet retail space with office and daycare above. Plans include at and below-grade parking for 74 vehicles. The city of Seattle has received this request from the applicants, who are Jay Fisher of Block at Ballard II LLC and Craig Ramey of Regency Centers. For additional information on this project, contact the applicant’s contact, Jon O’Hare, at 425-301-9541.

6-Story 79-Unit Seattle Area Mixed-Use Assisted-Living & Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1920 Eastlake Avenue East in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 6-story building containing 79 assisted-living dwelling units and ground-level retail space with office and daycare above. Plans include parking for 19 vehicles. The applicant for this project is Dwayne Clark of ASC Lake LLC. Construction

73-Lot Lacey Area Residential Subdivision Project In The Works

LACEY

A residential subdivision development, proposed for a 12.58-acre site located at 1630 Judd Street NE in the Lacey area, is the subject of a recent application. The developers have requested permission to divide the site into 73 single-family residential building lots. Thurston County has received this request by the applicant, who is SBA Investment Group LLC. The project will be called Ventura Crossing. For additional information on this project, contact the applicant’s contact, Alex Vu of SBA Investment Group, at alexv@triway-enterprises.com, or call 360-786-5472.

5-Story 25,000 SF Ballard Area Office-Retail-Daycare Development In

A project proposed for a site located at 1630 Judd Street NE in the Lacey area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing 79 assisted-living dwelling units and ground-level retail space. Plans include parking for 19 vehicles. The applicant for this project is Dwayne Clark of ASC 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, Jodi Patterson-O’Hare, at 425-681-4718.

25,000 SF Ballard Area Retail & Restaurant Project In The Works

A commercial project proposed for a property located at 1400 NW 45th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 25,000 square foot marine sales and service building and a single-story restaurant. Plans include at and below-grade parking for 92 vehicles. The city of Seattle has received this request from the applicant, who is Jay Fisher of Block at Ballard II LLC. For additional information on this project, contact the applicant’s contact, Jon O’Hare, at 425-301-9541.

24-Story 245-Unit First Hill Area Residential Senior Housing Development In Design Review Phase

A residential project, in planning for a site located at 620 Terry 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 24-story senior living tower with 95 assisted-living dwelling units and 150 apartment dwelling units. Plans call for below-grade parking to accommodate 190 vehicles. The applicant for this project is Bill Hardt of Terry Care Group LLC (Columbia Pacific Advisors). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Dave Letrondo, at 206-876-3060.

54,000 SF Bellingham Area Commercial Buildings Project In Line For DNS Approval

A phased commercial development, planned for a property located at 640 Harris Avenue in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct three buildings of 20,000 square feet, 18,000 square feet and 16,000 square feet. Plans call for improvements to Harris Avenue and Sixth Street and include stormwater management, landscaping and associated parking. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Haskell Corporation. For additional information on

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36-Unit Capitol Hill Area Mixed-Use Residential-Commercial Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 121 15th Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building containing 36 residential dwelling units and a 1,200 square foot, ground-level restaurant. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Seattle RE Holdings LLC. Construction will require the demolition and removal of an existing surface parking lot. For additional information on this project, contact the applicant’s contact, David May, at 206-367-1382, extension 103.

7-Story Fremont Area Office-Retail Building Project In Design Phase

SEATTLE

A commercial development, in planning for a site located at 900 North 34th Street in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 7-story office building that will feature ground-level retail space. Plans include parking for seven vehicles within the structure. The applicant for this project is Mark Grey of COU 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, Myer Harrell, at 206-344-5700, extension 264.

4-Story 95,000 SF Seattle Area Interbay Warehouse Project Receives Conditional DNS Approval

SEATTLE

An industrial development slated for a property located at 1561 West Armory Way in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story, 95,000 square foot warehouse. Plans include surface parking for 41 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Charles Wathen of Interbay Urban Investors LLC. For additional information on this project, contact the applicant’s contact, Linda Mallin, at 206-324-4800.
the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building containing 51 apartment dwelling units and will feature a 3,000 square foot, ground-level restaurant. Plans include covered parking at grade for four vehicles. The applicant for this project is Peter Locke of 4201 Stone LLC (Isola 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, David May, at 206-367-1382, extension 103.

Queen Anne Area Marina Addition & Repairs Project Receives Conditional DNS Approval

SEATTLE

A marina development, planned for a site located at 2412 Westlake Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a second-story addition to an existing marina. Plans call for new finger piers and roof repairs. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Jo Hull of Western Yacht Harbor LLC. For additional information on this project, contact the applicant’s contact, Howard Burton, at 206-343-3000.

40-Lot Snohomish Area Residential Subdivision Project Receives DNS Approval

SNOHOMISH

A residential subdivision development, slated for a 10-acre property located at the southeast corner of Second Avenue West and Lakeview Road in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 40 residential building lots. Snohomish County has issued the permitting to the applicant, who is KASA Holdings 1 LLC. The project will be known as Lakeshire. For additional information on this project, contact the applicant’s contact, Lucas Kragt of Village Life, at 425-778-4111.

9-Story 98-Unit Seattle Area Mixed-Use Residential-Retail Development Receives DNS Approval

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 1405 Dexter Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 9-story building with 98 apartment dwelling units above 4,300 square feet retail space. Plans detail below-grade parking for 114 vehicles. The city of Seattle has issued the permitting.
A mixed-use residential and commercial development, proposed for a site located at 25 102nd Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 6-story residential building with 136 dwelling units, ground-level retail and rooftop amenity space. Plans include three levels of below-grade parking for 183 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ed Segat of Bellevue Parkside LP. The project will be called Parkside. For additional information on this project, contact the applicant’s contact, Thomas Hemba of Encore Architects, at ThomasH@encorearchitects.com, or call 206-673-1892.

**22-Lot Bainbridge Island Area Residential Subdivision Project In Line For DNS Approval**

A residential subdivision development, planned for two land parcels totaling 4.54-acre site located at Upper Dotson Loop Road and Ridge Road, south of NE Baker Hill Road in the Bainbridge Island area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a residential building with 136 dwelling units, ground-level retail and rooftop amenity space. Plans include three levels of below-grade parking for 183 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Polygon Northwest Company. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant’s contact, Heather Hargesheimer, at 206-454-8497.

**25-Lot Bothell Area Residential Subdivision Project Receives DNS Approval**

A residential subdivision development, planned for a 4.53-acre site located at 21506 and 21604 45th Avenue SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 25 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is Pacific Ridge DRH LLC. Construction will require the demolition and removal of three existing residences and ancillary structures on the site. The project will be known as Cushman Trails II. For additional information on this project, contact the applicant’s contact, John Mirante of Pacific Ridge Homes, at 425-438-9914.

**6-Story 136-Unit Bellevue Area Mixed-Use Residential-Retail Development In Line For DNS Approval**

A residential subdivision development, planned for a 4.53-acre site located at 21506 and 21604 45th Avenue SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 25 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is Pacific Ridge DRH LLC. Construction will require the demolition and removal of three existing residences and ancillary structures on the site. The project will be known as Cushman Trails II. For additional information on this project, contact the applicant’s contact, John Mirante of Pacific Ridge Homes, at 425-438-9914.
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single-family 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 PBPBS LLC. The project will be known as Pleasant Beach Village. For additional information on this project, contact PBPBS LLC at P.O. Box 10159, Bainbridge Island, WA 98110, or call 206-780-3765.

**24-Story 275-Unit Belltown Area Mixed-Use Apartment-Retail Development Receives DNS Approval**

**SEATTLE**

A mixed-use residential and commercial development, proposed for a site located at 210 Wall Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 24-story tower containing 275 apartment dwelling units and 11,300 square feet, ground-level retail space. Plans include below-grade parking for 247 vehicles. The city of Seattle has issued the permit to the applicant, who is Derek Bottles of AvalonBay Communities. For additional information on this project, contact the applicant’s contact, Jodi Patterson-O’Hare, at 425-681-4718.

**28-Lot Moses Lake Area Residential Subdivision Project Receives Mitigated DNS Approval**

**MOSES LAKE**

A residential subdivision development, slated for a 6.52-acre site located at the 400 block of Paxson Drive in the Moses Lake area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 28 single-family residential building lots. The city of Moses Lake has issued the permitting to the applicant, who is Olsen Homes LLC. For additional information on this project, contact the applicant’s contact, Columbia Northwest Engineering, at 509-766-1226.

**6-Story 61-Unit Belltown Aera Mixed-Use Residential-Office-Retail Development In Design Review Phase**

**SEATTLE**

A mixed-use residential and commercial development, planning for a site located at 2815 Elliott 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, 61-unit addition with ground-level retail and restaurant space adjacent to the existing 2-story Ainsworth & Dunn warehouse. Plans include a third story addition to the landmark building and changing the use from restaurant to office &/or retail. Parking for 61 vehicles will be provided below-grade. The applicants for this project are Joel Aslanian of 2805 Elliott Partners LLC (Meriwether Partners and Nitze-Stagen & Co. joint venture). For additional information on this project, contact the applicant’s contact, Jon O’Hare, at 425-801-9641.

**2-Story 80,600 SF Edgewood Area Elementary School Replacement Project In The Works**

**EDGECWOOD**

A school facility development, proposed for a property located at 9805 24th Street East in the Edgewood area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 80,600 square foot elementary school building. The facility will accommodate 730 students and contain 34 classrooms, commons, gymnasium, library and a cafeteria. The applicant for this project is Puyallup School District No. 3. Construction will require the demolition and removal of an existing 18,000 square foot shop building on the site. The project will be known as AutoNation Audi parking garage. For additional information on this project, contact the applicant’s contact, Lance Mueller of Lance Mueller & Associates, at lmuller@lmueller.com, or call 206-325-2553.

**28-Unit Burien Area Residential Apartment Development In Line For DNS Approval**

**BURIEN**

A residential project planned for a property located at 246 South 162nd Street in the Burien area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 28-unit
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apartment building on a land parcel with a total of 74 dwelling units. Plans include recreation and associated parking. The city of Burien, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bob Yeh. The project will be known as Miller Creek Apartments phase two. For additional information on this project, contact the applicant’s contact, Dale Johnson JRA Architecture, at dale@jra-arc.com, or call 206-248-5522.

14,300 SF Connell Area School Transportation Center Project Receives DNS Approval CONNELL
A school district development planned for a site located at 411 E Clark Street in the Connell area, has been issued a determination of non-significance. The action will allow the developers to construct a 14,300 square foot transportation facility with an attached 1,400 square foot covered wash bay. Plans call for paved parking lots for staff and paved parking for 50 buses. North Franklin School District has issued the permitting for this school project. For additional information on this project, contact Kelly Gregg, director of Facilities and Operations, at 509-727-6700.

8-Unit Seattle Area Residential Townhouse Project In Early Design

Review Phase SEATTLE
A residential townhouse development, in planning for a property located at 6911 42nd Avenue South in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct two townhouse structures containing a total of eight units. Parking for eight vehicles will be located with the structures. The applicant for this project is Jewel Vuong of Valentine Homes LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Julian Weber, at 206-953-1305.

5-Story 20-Unit Capitol Hill Area Residential Apartment Development In Design Review Phase SEATTLE
A residential project, in planning for a site located at 614 13th 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 5-story apartment building containing 20 dwelling units. The applicant for this project is Robert Hardy of 614 13th Ave. E 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, Bradley Khouri, at 206-297-1284.

4-Story 52-Unit U District Area Mixed-Use Residential & Live-Work & Retail Development In Early Design Review Phase SEATTLE
A mixed-use residential and commercial development, proposed for a site located at 5300 Roosevelt Way NE in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 4-story building with 52 small-efficiency dwelling units, three live-work units and ground-level retail space. The applicant for this project is Gabriel Rosenshine of PRS Development. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Hugh Schaeffer, at 206-239-1802.

34-Unit Fircrest Area Residential Development Receives Mitigated DNS Approval FIRCREST
A residential development, proposed for a site located at 408 Aurora Avenue North in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 7-story apartment building containing 75 dwelling units. The city of Seattle has received this request by the owner, who is Geoffrey Clark. Construction will require the demolition and removal of an existing 6,300 square foot structure and parking lot on the site. For additional information on this project, contact the applicant’s contact, Jeff Wandasiewicz, at 206-322-7341.
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32-Lots Orting Area Residential Subdivision Project Receives DNS Approval

ORTING

A residential subdivision development, planned for a 9.54-acre site located at 619 Harman Way South in the Orting area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 32 single-family residential building lots. The city of Orting has issued the permitting to the applicant, who is Abbey Road Group Land Development Services Company. The project will be known as Belfair Estates. For additional information on this project, contact the applicant’s contact, Gail Hulsmann of Abbey Road Group Land Development Services Company.

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

SPOKANE

A school development, planned for a site located at 906 West Weile Avenue in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story elementary school facility to accommodate 585 students. Spokane School District No. 81 has issued the permitting for this school project. Construction will require the demolition and removal of an existing 1957 school building on the site. The project will be known as Linwood Elementary School. For additional information on this project, contact Gregory Forsyth, director of Capital Facilities and Planning for Spokane School District, at Gregoryf@spokan/eschools.org, or call 509-354-5771.

Spangle Area High School Facility Improvements Project Receives DNS Approval

SPANGLE

A school development, planned for a site located at East 6404 Spangle-Waverly Road in the Spangle area, has been issued a determination of non-significance. The action will allow the developers to construct a 25,000 square foot addition to the existing buildings administration area and provide mechanical, technological and electrical upgrades. Liberty School District has issued the permitting for this school project. For additional information on this project, contact Kyle Rydell, superintendent of Liberty School District, at 509-624-4415.

19-Lot Edgewood Area Residential Subdivision Development In Line For Mitigated DNS Approval

EDGEWOOD

A residential subdivision development, planned for a 14.04-acre property located at 11611 32nd Street East in the Edgewood area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide the property into 19 single-family residential building lots. Plans call for stormwater tracts and an associated road. The city of Edgewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Lisa Klein of AHBL. The project will be called Pascolo Estates subdivision. For additional information on this project, contact the applicant at lklein@ahbl.com, or call 253-952-3299.

13-Lot Tacoma Area Residential Subdivision Project In Application Phase

TACOMA

A residential subdivision development, proposed for a 66.6-acre site located south of Rhodes Lake Road East and west of 170th Avenue East in the Tacoma area, is the subject of a recent application. The developers have requested permission to divide the site into 13 single-family residential building lots. Pierce County has received this request from the applicant, who is Creekside Holding LLC. The project will be called Creekridge Glen, Division 2. For additional information on this project, contact the applicant’s contact, Bill Diamond of Larson & Associates, at 253-238-7723.

12-Lot Bothell Area Residential Subdivision Development In Line For DNS Approval

BOTHELL

A residential subdivision development, planned for a 2-acre site located at Hollyhills Drive NE, NE 192nd Place and 29th Avenue NE in the Bothell area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 12 single-family residential building lots. The city of Bothell, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Hollyhills Investments LLC. The project will be known as Hollyhills Estates subdivision. For additional information on this project, contact the applicant’s contact, Tom De Donato of Hollyhills Investments at 10257 NE 64th Street, Kirkland, WA 98034, or call 425-806-6407.

67,000 SF Liberty Lake Area Commercial-Industrial Development In Line For DNS Approval

LIBERTY LAKE

A commercial and industrial project, planned for a site located 2309 North McKinzie Lane in the Liberty Lake area, is in line to be issued a determination of non-significance. The developers have
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requested permission to construct six buildings totaling 6,000 square foot for commercial and industrial use. The city of Liberty Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is McKinzie LLC. The project will be known as McKinzie Business Park. For additional information on this project, contact the applicant’s contact, Jim Boudreau of Boudreau Architecture, at 208-310-0289.

22-Lot Spokane Valley Area Residential Subdivision Project In Line For DNS Approval

SPOKANE VALLEY

A residential subdivision development, planned for a 4.4-acre site located at 17606 East Montgomery Avenue in the Spokane Valley area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 22 single-family residential building lots. The city of Spokane Valley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Air Patrol Investments LLC. The project will be called Base Camp. For additional information on this project, contact the applicant’s contact, Zac Scott of Air Patrol Investment at P.O. Box 404, Liberty Lake, WA 99019, or call 509-720-5026.

6,500 SF Lacey Area Elementary School Facility Modernization Project Receives DNS Approval

LACEY

A school facility project, planned for a site located at 1920 Abernethy Road NE in the Lacey area, has been issued a determination of non-significance. The action will allow the developers to modernize an existing 48,500 square foot elementary school and construct a 6,500 square addition. Plans include updating utilities, improve vehicle and pedestrian access and associated site development. North Thurston School District No. 3 has issued the permitting for this school project. The project will be known as Pleasant Glade Elementary School. For additional information on this project, contact Mike Laverty at mlaverty@nthurston.k12.wa.us or call 360-412-4500.

8,800 SF Sunnyside Area Community Event Center Development In Line For Mitigated DNS Approval

SUNNYSIDE

A community project, planned for a property located at 390 East Allen Road in the Sunnyside area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct an 8,800 square foot event center to accommodate 500 guest. Plans include associated signage and parking for 125 vehicles.
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Scott MacDonald, P: 206.714.6691, F: 866.342.4287, scott.macdonald@ge.com, King County – Multi-Family
Dan Mertz, P: 503.635.3775, F: 877.782.6649, dan.mertz@ge.com, Clark & Cowliz Counties
Taylor Thomasino, P: 253.405.2277, F: 866.342.4331, taylor.thomasino@ge.com, Pierce County South
Rob Williams, P: 425.401.1148, F: 877.782.6679, robert.williams5@ge.com, King County – Single Family
Yakima County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Salgado’s Properties LLC. For additional information on this project, contact the applicant’s contact, Hector Salgado of Salgado’s Properties LLC at P.O. Box 586, Sunnyside, WA 98944, or call 509-574-2300.

5-Story 160,000 SF Renton Area Medical Office Building & Garage Development In Line For Mitigated DNS Approval

RENTON

A medical project, planned for a site located at 400 South 43rd Street in the Renton area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 5-story, 160,000 square foot medical office building and a 7-story, 1,136-stall parking garage expansion. The structures will be built over surface parking along the north side of the existing hospital campus. Plans include a below-grade tunnel connecting to the main hospital building and the pedestrian bridge will connect to the parking garage. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is UW Valley Medical Center. The project will be known as UW Valley Medical center office building and north garage. For additional information on this project, contact the applicant’s contact, Melanie Gutierrez of NBBJ, at mgutierrez@NBBJ.com, or call 206-515-4690.

Bainbridge Island Area Mixed-Use Residential-Commercial Development In Line For DNS Approval

BAINBRIDGE ISLAND

A mixed-use residential and commercial development, proposed for a site located at Sunrise Drive NE in the Bainbridge Island area, is in line to be issued a determination of non-significance. The developers have requested permission to construct five residences, five commercial spaces and a restaurant. Plans include landscaping, street-frontage improvements, public sidewalks and associated parking. The city of Bainbridge Island, using the optional SEPA process, is expected to issue the required permitting. The project will be called Sunrise Square. For additional information on this project, contact the applicant’s contact, Brandon Hogg of Studio Hamlet Architects, at 206-842-7355.

Bellingham Area Commercial Development In Line For DNS Approval

BELLINGHAM

A commercial project, planned for a property located at 4299 Meridian Street in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to change the use of an existing Costco warehouse into four tenant spaces and construction of 9,000 square foot and 4,500 square foot buildings. The city of Bellingham is expected to issue the required permitting to the applicant, who is Costco Wholesale Corporation. Construction will require the demolition and removal of an existing fuel station on the site. For additional information on this project, contact the applicant’s contact, Brandt Leitz of Gryphon Capital at 500 S. Sepulveda, Suite 304, Manhattan Beach, CA 90266, or call 360-778-8347.

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

BELLEVUE

A residential townhouse development, planned for three land parcel sites located at 12443, 12453 and 12433 NE Bellevue-Redmond Road in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct three, 6-unit townhouse structures and four, 7-unit townhouse structures. Plans include utilities and street frontage improvements. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Quadrant Homes. The project will be called Larlo Townhomes. For additional information on this project, contact the applicant’s contact, Justin Goroch of ICRA Design, at 253-627-4367.

12-Unit Bainbridge Island Area Mixed-Use Residential-Commercial Development In Line For DNS Approval

BAINBRIDGE ISLAND

A mixed-use residential and commercial development, proposed for a site located north of Point White Drive NE and west of Pleasant Beach Drive NE in the Bainbridge Island area, is in line to be issued a determination of non-significance. The developers have requested permission to construct four, 3-unit townhouse structures above ground-level commercial space. Plans include 11 freestanding inn rooms (bunkhouses), construction of a shed, tower and greenhouse. Plans call for renovation of an existing historic brick house to be used as the reception desk and neighborhood common room. The city of Bainbridge Island, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Blue Moon Land Company LLC and Roost Brick House LLC. The project will be known as Roost phase two. For
additional information on this project, contact the applicant’s contact, Jeb Thornburg at P.O. Box 10549, Bainbridge Island, WA 98110, or call 206-780-3754.

6-Story 74-Unit Ballard Area Mixed-Use Residential-Retail Development In The Works

SEATTLE
A mixed-use residential and commercial development, proposed for a site located at 6416 15th Avenue NW in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 6-story building containing 74 apartment dwelling units above retail and one live-work unit. Plans call for a rezone from NC3P-40 to NC3P-65. Plans include below-grade parking for 34 vehicles. The city of Seattle has received this request from the applicant, who is Curt Pryde of Ballard 15th LLC (Pryde & Johnson). For additional information on this project, contact the applicant’s contact, Lauren Garkel, at 206-782-8208.

19-Lot Vancouver Area Residential Subdivision Project Receives DNS Approval

VANCOUVER
A residential subdivision development, slated for a 4.1-acre site located at 1206 SE Nancy Road in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 19 single-family detached residential building lots. The city of Vancouver has issued the permitting to the applicant, who is RK Land Development LLC. The project will be known as Autumn Woods. For additional information on this project, contact RK Land Development at 510 19th Avenue East, Suite 7-126, Vancouver, WA 98686, or call 509-338-8213.

99-Lot Pullman Area Residential Subdivision Project Receives Mitigated DNS Approval

PULLMAN
A residential subdivision development, slated for a 50-acre property located at Old Wawawai Road/SR 195 in the Pullman area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 99 single-family residential building lots. The city of Pullman has issued the permitting to the applicant, who is Germain Farms LLC. The project will be called Serene Summit. For more information on this project, contact Germain Farms LLC at 13023 NE Highway 99, Suite 7-126, Vancouver, WA 98686, or call 509-338-8213.

4-Story 8-Unit Capitol Hill Area Mixed-Use Apartment-Medical Offices Development In Design Phase

SEATTLE
A mixed-use residential and commercial development, in planning for a site located at 510 19th Avenue East in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 4-story building containing eight apartment dwelling units with 8,500 square feet, first and second floor medical services. The applicant for this project is Linda McVeigh of Country Doctor Community Clinic. Construction will require the demolition and removal of an existing 2-story structure on the site.

179,000 SF Walla Walla Area Retail Development In Line For Mitigated DNS Addendum

WALLA WALLA
A commercial project, planned for a site located at 1631 West Rose Street in the Walla Walla area, is in line to be issued
a an addendum to a mitigated determination of non-significance. The developers have requested permission to redevelop the existing Blue Mountain Mall site. Plans outline construction of 179,00 square feet new retail space and 97,300 square feet future construction. The existing Shopko, Sears and Gottschalk’s external structures will remain. The city of Walla Walla, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Zelman Walla Walla LLC. The project will be known as Walla Walla Town Center. For additional information on this project, contact the applicant’s contact, Mark Johnson of Storhaug Engineering, at mark@storhaug.com, or call 509-242-1000.

24,100 SF Enumclaw Area Mixed-Use Retail-Residential-Warehouse Development In Line For DNS Approval

A mixed-use development, planned for a site located at the 2000 block of Garrett Street in the Enumclaw area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a building containing 14,000 square feet warehouse space, 5,700 square feet retail, a 3,000 square foot mezzanine and a 1,400 square foot residential unit. The city of Enumclaw, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is John Morris of TRM Wood Products. For additional information on this project, contact the applicant Mr. Morris at 425-432-1222.

21-Lot Spokane Area Residential Subdivision Project Receives DNS Approval

A residential subdivision development, slated for a 4.29-acre site located at 4610 North Farr Road in the Spokane area, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Alandco LLC. The project will be known as Francesca Estates. For additional information on this project, contact the applicant’s contact, Tod Lasley at P.O. Box 18567, Spokane, WA 99228, or call 509-202-3473.

27,500 SF Brewster Area Elementary School Facility Addition & Modernization Project Receives DNS Approval

A school development, planned for a site located at 502 South Seventh Street in the Brewster area, has been issued a determination of non-significance. The action will allow the developers to construct a 27,500 square foot addition to an existing 50,000 square foot elementary school. Plans include stormwater improvements and a parking lot. Brewster School District has issued the permitting for this school project. For additional information on this project, contact Dan Purefoy, at dan.purefoy@esd112.org, or call 509-368-0853.

6-Story 85-Unit Seattle Area Residential Apartment Project In The Works

A residential development, proposed for a property located at 7339 43rd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building with 63 small efficiency dwelling units and 22 apartment dwelling units. The city of Seattle has received this request from the applicant, who is Daniel Stoner of 1008 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, Kathryn Jerkovich, at 253-627-4367.

8-Unit Rainier Valley Area Residential Townhouse Project In Early Design Review Phase

A residential townhouse development, in planning for a site located at 6905 42nd Avenue South in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct two, 4-unit townhouse structures. Plans include parking for eight vehicles within the structures. Construction will require the demolition and removal of an existing structure on the site. The applicant for this project is Jewel Vuong of Valentine Homes LLC.
For additional information on this project, contact the applicant’s contact, Julian Weber, at 206-953-1305.

11-Lot Lynden Area Residential Subdivision Development Receives DNS Approval

LYNDEN

A residential subdivision development, slated for a 2.9-acre property located at 1204 Bradley Road and 1375 Bradley Meadows Lane in the Lynden area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 11 single-family detached residential building lots. The city of Lynden has issued the required permitting. For additional information on this project, contact the applicant’s contact, Richard Lane of Compass Point Survey, at 360-354-8320.

115-Lot Monroe Area Residential Subdivision Project Receives DNS Approval

MONROE

A residential subdivision development, slated for a 27.75-acre property located at 13401 and 13511 191st Avenue SE in the Monroe area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 115 single-family residential building lots. The city of Monroe has issued the required permitting to the owner, who is MainVue WA LLC. The project will be known as Eaglemont. For additional information on this project, contact MainVue Homes at 425-646-4022.

140-Unit Bothell Area Residential Townhouse Development Receives DNS Approval

BOTHELL

A residential townhouse project, planned for sites totaling 14-acres located at 1421 and 1523 Seattle Hill Road in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to construct 140 townhouse dwelling units. Snohomish County has issued the permitting to the applicant, who is 1503-WLD SHR LLC. The project will be called Braemar East Townhomes. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant’s contact, Melanie Clark of Westcott Homes, at 425-576-9390, extension 204.

10,000 SF Olympia Area Retail Tractor Sales Lot Development In The Works

OLYMPIA

A retail project, proposed for a property located at 204 Ranger Drive SE in the Olympia Area, is the subject of a recent application. The developers have requested permission to construct a 10,000 square foot building to be used for tractor sales. Plans call for expansion of the existing parking lot 30%. Thurston County has received this request from the applicant, who is Thompson Limited Partnership. The project will be known as Washington Tractor. For additional information on this project, contact the applicant’s contact, Steve Hatton of Hatton Godat Pantier, at steveh@hattonpantier.com, or call 360-943-1599.

8-Unit Pigeon Point Area Residential Rowhouse Project

SEATTLE

A residential project, proposed for a site located at 3855 21st Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story rowhouse building containing eight dwelling units. Plans include a 1,200 square foot building to be used for tractor sales. The city of Seattle has received this request from the applicant, who is Jim Godat Pantier, at steveh@hattonpantier.com, or call 360-943-1599.

125,400 SF Port Orchard Area Retail Self-Storage Development In Line For Revised DNS Approval

PORT ORCHARD

A retail development, planned for a site located at 4444 Sidney Road SW in the Port Orchard area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 11 self-storage units totaling 125,400 square feet. Plans include a 1,200 square foot office, a 1,200 square foot caretaker’s residence and outdoor RV storage. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is RJ Peabody Inc. The project will be called Sidney Self Storage. For additional information on this project, contact the applicant at 360-895-3235.

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

VANCOUVER

A residential subdivision development, planned for a 3.84-acre property located at 10804 and 10816 NE 124th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property into 23 residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicants, who are Rodney Sarkela and Vitaliy Khriptiyevski. For additional information on this project, contact the applicant’s contact, AKS Engineering & Forestry, at john@aks-eng.com, or call 360-882-0419.
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