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Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

April 2017



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**Address inquiries to David Hart at:
New Project News**

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

About Our Reports

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

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

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

Cover Photo: A view from over Magnolia looking south
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40-Story 332-Unit Belltown Area Mixed-Use Apartment-Hotel-Retail Development Gets Addendum To An EIS

SEATTLE

A mixed-use residential and retail project, planned for a site located at 2116 Fourth Avenue in the Seattle area, is the subject of a request to construct a 40-story tower containing 332 residential dwelling units, 142 hotel guest rooms and 2,000 square feet ground-level retail space. City of Seattle has approved design review for this project, based on a supplemental final environmental impact statement addendum that was issued. Plans include below-grade parking for 178 vehicles. The applicants for this project are Mike Doran of Potala Tower Seattle LLC (Molasky Group of Companies and Binjiang Tower Corporation) and Michael Grassmuck. For additional information on this project, contact the applicant's contact, Jodi Paterson-O'Hare, at 425-681-4718.

4-Story 206-Unit Vancouver Area Mixed-Use Apartment-Office Project In Line For DNS Approval

VANCOUVER

A residential development, planned for a site located at SE Mill Plain Boulevard, east of SE 17th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the

developers to construct a 4-story apartment building containing 206 dwelling units, an office, pool and spa. Plans include associated parking. The city of Vancouver, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Columbia Tech Center LLC. The project will be known as Parkside II. For additional information on this project, contact the applicant's contact, Scott Taylor of SGA Engineering & Design, at 360-993-9911.

39-Unit Seattle Area Mixed-Use Residential-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 12510 15th Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct ten, 3-story buildings containing 38 residential dwelling units each, one live-work unit and 1,300 square feet retail space. Plans include garages to accommodate 24 vehicles and surface parking for 13 vehicles. The applicant for this project is Ben Rutkowski of Pinehurst Land. For additional information on this project, contact the applicant's contact, Erin Kelly, at 206-545-0700.

13-Unit Central Area



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Residential Townhouse Project In Early Design Review Phase

SEATTLE

A residential development, in planning for sites located at 2707 and 2711 East Yesler Way in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct three townhouse structures containing a total of nine dwelling units and two, 2-unit structures. Plans include parking for four vehicles. The applicant for this project is Graham Black of Gprojects LLC. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Steve Bull at 206-903-5414.

4-Story 3,800 SF West Seattle Area Retail & Caretaker's Unit Development In Revised Application

SEATTLE

A retail project, proposed for a site located at 4026 17th Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story, 3,800 square foot retail building with an 800 square foot caretaker's unit in an environmentally critical area. Plans include on-site parking for two vehicles. The city of Seattle has received this request from the applicant, who is Gregory Georges. For additional information on this project, contact the applicant's contact, Robert Humble at 206-267-9277.

27-Unit Eastlake Area Residential Townhouse Project In Early Design Review Phase

SEATTLE

A residential development, in planning for a site located at 2236 Fairview Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct six, 3-story townhouse

structures containing 27 residential dwelling units. Plans call for parking for 27 vehicles. The applicant for this project is Graham Black of Gprojects LLC. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Greg Squires at 206-693-3133.

208,000 SF Everett Area Industrial Project In Line For Mitigated DNS Approval

EVERETT

An 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 action will allow the developers to construct a 110,700 square foot building and a 98,100 square foot building. Plans include 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 more information on this project, contact Mr. Kessler at 425-257-8731.

32-Unit Lynnwood Area Residential Townhouse Project Receives DNS Approval

LYNNWOOD

A residential townhouse development, slated for a site located at 16201 Meadow Road in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct 32 dwelling units. Snohomish County has issued the permitting to the applicant, who is Alderwood Partners LLC. The project will be called Alderwood Townhomes. For additional information on this project, contact the applicant's contact, Merle Ash of Land Technologies, at 360-652-9727.

9-Unit West Seattle Area Residential Townhouse Development Receives DNS Approval

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project, planned for a site located at 3070 SW Avalon Way in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story townhouse structure containing nine dwelling units in an environmentally critical area. Plans include surface parking for seven vehicles. The city of Seattle has issued the permitting to the applicant, who is Alex Mason of Isola Builders. For additional information on this project, contact the applicant's contact, Greg Squires, at 206-693-3133.

4-Story 32-Unit South Delridge Area Residential Apartment Project

Receives DNS Approval

SEATTLE

A residential development, slated for a property located at 9021 17th Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building with 32 apartment dwelling units. Plans include parking for 32 vehicles within the structure. The city of Seattle has issued the permitting to the applicant, who is Matt King. 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, Robert Guyt, at 360-362-1422.

63-Unit Bellevue Area Residential Project In Line For DNS Approval

BELLEVUE

A residential project, planned for a 4.34-acre site located at 3030 Bellevue Way NE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 63 affordable housing dwelling units over an existing parking lot east of St. Luke Lutheran Church. Plans call for below-parking, pedestrian pathways and associated landscaping. The city of Bellevue, using the optional SEPA process, is expected to

issue the required permitting to the applicant, who is Red Vines 1. For additional information on this project, contact the applicant's contact, Arnie Hall, at 425-269-9899.

30-Unit Vancouver Area Residential Development In Line For DNS Approval

VANCOUVER

A residential project, planned for a site located at 3303 NE 78th Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 30 affordable housing apartment dwellings and 45 parking spaces. Plans include common community and laundry areas, a management



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office and resident consultation office. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting. The project will be known as Meadows Apartments. For additional information on this project, contact the owner, Meadows Apartments LLP (Second Step Housing) at 503-501-5718.

3-Story 13,900 SF Seattle Area Asian Art Museum Addition & Remodel Project Receives Conditional DNS Approval

SEATTLE

A community uses development planned for a site located at 1400 East Prospect Street in the Seattle area, has

been issued a determination of non-significance. The action will allow the developers to construct a 3-story, 13,900 square foot addition to the existing Seattle Asian Art Museum. Plans call for interior and exterior alterations and will require an amendment to the Seattle Municipal Code. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Richard Beckerman of Seattle Art Museum. For additional information on this project, contact the applicant's contact, Jeremy Schoenfeld, at 206-682-3460.

4-Story 35-Unit Roosevelt Area Mixed-Use Residential-Retail

Development In Application Phase

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 6420 Brooklyn Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 35 residential dwelling units above 1,700 square feet retail space. Plans include parking for seven vehicles. The city of Seattle has received this request from the applicant, who 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 52-Unit Roosevelt Area Mixed-Use Residential-Retail Development In Application Phase

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 1403 NE 65th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 52 small efficiency dwelling units above 1,100 square feet retail space. The city of Seattle has received this request from the applicant, who is Nick Miller of Roosevelt

Development Group. Construction will require the demolition and removal of an existing residence on the site. For additional information on this project, contact the applicant's contact, Adrienne Watkins, at 206-443-8606.

10-Story 128-Unit Seattle University Apartment Development In The Works

SEATTLE

A university project, planned for a site located at 1107 East Madison Street in the Seattle area, is the subject of a request to construct a 10-story apartment building containing 128 residential dwelling units. Plans include an office and parking for six vehicles. An amendment has been issued to the Seattle University Major Institution Master Plan. The addendum to the Seattle University final environmental impact statement adds specific information on transportation and plants and animal impacts. For additional information on this project, contact the applicant's contact, Bruce McKee, at 205-914-1642.

172-Unit Bothell Area Residential Townhouse Project Receives DNS Approval

BOTHELL

A residential development, slated for a property located at the 19300 block of 35th Avenue SE in the Bothell area, has



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been issued a determination of non-significance. The action will allow the developers to construct 172 townhouse dwelling units. Plans include traffic evaluation. Snohomish County has issued the permitting to the applicant, who is DR Horton. The project will be known as Central Park. For additional information on this project, contact the applicant's contact, Raelyn Hulquist of DR Horton, at 425-821-3400.

10.5-Acre Spokane Area Transit Center Development In Line For DNS Approval

SPOKANE

A development planned for a 10.5-acre site located at 10810 West Westbow Road in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a park-and-ride. Plans call for a bus turn-around, loading area, three passenger loading bays, a maintenance building and 220 parking stalls. Spokane County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Spokane Transit Authority. The project will be called West Plains Transit Center. For additional information on this project, contact the applicant's contact, Don Skillingstad of Spokane Transit Authority, at 509-344-1869.

893,000 SF Sports Arena

Development In The Works and Progressing?

SEATTLE

A community project, proposed for a site located at Occidental Avenue between South Massachusetts Street and South Holgate Street in the Seattle area, is the subject of a street vacation petition received by the city of Seattle. Plans outline construction of an 821,800 square foot sports arena, including a 40,000 square foot training facility and a 31,800 square foot public plaza. For additional information on this project, contact the applicant's contacts Jessica Clawson and Jack McCullough, at 206-812-3388.

4-STORY 70-Unit Everett Area Residential Development Received Mitigated DNS Approval

EVERETT

A community project, slated for a site located at 6107 Berkshire Drive in the Everett area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4-story building containing 70 permanent housing dwelling units with onsite supportive services for the chronically homeless. Plans include 21 off-street parking spaces. The project will be called Safe Streets supportive housing. The city of Everett has issued the permitting to the owner, who is CHS of Western Washington.

For more information on this project, contact the owner at 206-448-8709.

4-Story 57-Unit Roosevelt Area Residential & Live-Work Project In Design Phase

SEATTLE

A mixed-use development, in planning for a site located at 7011 Roosevelt Way NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story building with 54 residential dwelling units and three live-work units. The applicant for this project is Michael Nelson of MRN Homes LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Jan Hronada, at 206-367-1382.

7-Story Office Addition Proposed for Downtown Seattle

SEATTLE

An office development proposed for a site located at 1015 Second Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story office building above an existing 4-story building formerly known as the Federal Reserve Bank Building. Plans call for ground-level retail space and include below-grade

parking for 22 vehicles. The city of Seattle has received this request from the applicant, who is Peter Parker of Martin Selig Real Estate. For additional information on this project, contact the applicant's contact, Tom Bartholomew, at 206-409-4232.

4,000 SF Retail & Live-Work Project In The Works

SEATTLE

A commercial development, proposed for a site located in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a commercial building containing live-work units and 4,000 square foot, ground-level retail space. Plans include parking for 25 vehicles. The city of Seattle has received this request from the applicant, who is Cao Huynh of Land Far LLC. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Steve Fischer, at 206-933-1150.

152-Lot Washougal Area Residential Subdivision Project In Line For DNS Approval

WASHOUGAL

A residential subdivision project, planned for a 60.11-acre property located north of the intersection of North T Street and North Ninth



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Street in the Washougal area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 152 single-family residential building lots. Plans include open space and stormwater tracts. Plans will take place in five phases. The city of Washougal, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Granite Three LLC. The project will be called Granite Highlands. For additional information on this project, contact the applicant's contact, SGA Engineering, at 360-993-0911.

4-Story 57-Unit Phinney Ridge Area Mixed-Use Residential-Retail Development In Hearings Stage

SEATTLE

A mixed-use residential and retail project, planned for a site located at 6724 Greenwood Avenue North in the Seattle area, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to construct a 4-story building containing 55 apartment dwelling units, two live-work units and 2,900 square foot, ground-level retail space. The applicant for this project is Tyler Carr of 111 21st Ave LLC. Construction will require the demolition and removal of an existing

building on the site. For additional information on this project, contact the applicant's contact, Jay Janette, at 206-453-3645.

South Park Change-Of-Use From Marina-To-Cargo Terminal Project Receives DNS Approval

SEATTLE

A change of use project, planned for a site located at 7200 Second Ave South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to change the use of an existing recreational marina to a marine cargo terminal and commercial moorage. Plans include a new moorage, berth and dock. The city of Seattle has issued the permitting to the applicants, who are Mary and Boyer Halvorsen of Boyer Towing. For additional information on this project, contact the applicant's contact, Ann Farr, at 206-784-0660.

16,700 SF Bothell Area Religious Facility Development Receives DNS Approval

BOTHELL

A religious facility development, slated for a property located at 3805 Maltby Road in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to construct a 16,768 square foot church building, community center,

classrooms, day care with kitchen and gymnasium. Plans include parking for 192 vehicles. Snohomish County has issued the permitting to the applicant, who is Park Ridge Community Church. An existing church structure will remain. The project will be known as Park Ridge Community Church. For additional information on this project, contact the applicant's contact, Brad Sebranke of Park Ridge Community Church, at 3805 Maltby Road in Bothell, or call 425-388-3311.

4-Story 49-Unit Beacon Hill Area Mixed-Use Apartment-Retail Development Receives

DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 2902 Beacon Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building containing 49 dwelling units and will feature 2,700 square feet, ground-level retail space. Plans include below-grade parking for 15 vehicles. The city of Seattle has issued the permitting to the applicant, who is Donald Mar of Jefferson Park LLC. Construction will require the demolition and removal of an existing

building on the site. For additional information on this project, contact the applicant's contact, Chris Lamb, at 206-484-4281.

4-Story 48-Unit Seattle Area Mixed-Use Commercial-Residential Development In Design Phase

SEATTLE

A mixed-use commercial and residential project, in planning for a site located in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story 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 MeirMoslem 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.

3-Story 59-Unit Seattle Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a property located at 147 North 132nd Street in the Seattle area, is the subject of a recent

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application. The developers have requested permission to construct a 3-story building containing 59 apartment dwelling units. Plans call for below-grade parking to accommodate 23 vehicles. The city of Seattle has received this request from the applicant, who is Patrick Gehring of Compass Housing Alliance. Construction will require the demolition removal of part of an existing building on the site. For additional information on this project, contact the applicant's contact, Chie Yokoyama, at 206-933-1150.

15-Unit Renton Area Residential Townhouse Project In Line To Be Issued Mitigated DNS

Approval

RENTON

A residential townhouse development, planned for sites located at 701-707 Sunset Boulevard NE in the Renton area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct 15 townhomes with attached garages on the vacant .9-acre site. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Tottenham LLC. The project will be known as Sunset's Edge Townhomes. For additional information on this project, contact

the applicant's contact, Jacob Young of Citizen Design Collaborative, at 206-853-8055.

48-Unit Arlington Area Residential Development Receives Mitigated DNS Approval

ARLINGTON

A residential project, planned for a site located at 18321 31st Avenue NE in the Arlington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a multifamily complex with 48 apartment dwelling units. Plans include outdoor open space, mini-park, three buildings around the central courtyard and parking for 108 vehicles.

The city of Arlington has issued the permitting to the owner, who is 4B Partners Inc. The project will be known as 31st Avenue apartments. For additional information on this project, contact the applicant's contact, Eric Denny, at eric@ericdennyarchitecture.com, or call 206-679-8025.

15,000 SF Vancouver Area Industrial Project In Line For DNS Approval

VANCOUVER

An industrial development, planned for a site located at 6305 NW Older Lower River Road in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct

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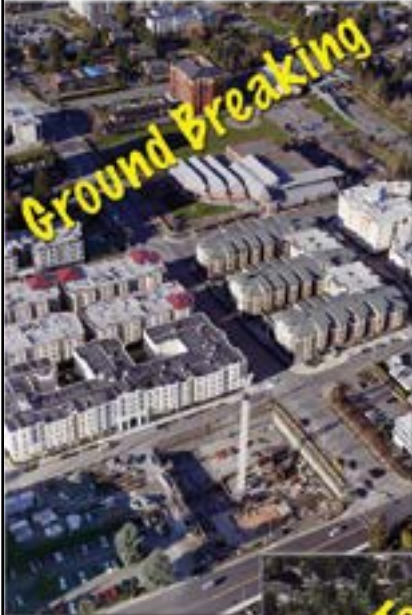
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a 15,000 square foot industrial and marine cleaning building. Plans include infrastructure, paving and associated landscaping. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Tidewater Transportation & Terminals. The project will be called West Coast Marine. For further information on this project, contact the applicant at 360-619-7171.

4-Story 101,400 SF Cheney Area University Addition In Line For Mitigated DNS Approval

CHENEY

A university development, planned for a site located at 329 10th Street in the Cheney area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 4-story, 101,400 square foot interdisciplinary science center for Eastern Washington University. The building will accommodate a science teaching laboratory. The city of Cheney, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Eastern Washington University. For additional information on this project, contact the applicant's contact, Troy Bester of EWU, at 509-359-2204.

2,500 SF West Seattle Area Change-Of-Use

From Retail-To-Bar Project In Application Phase

SEATTLE

A change of use project, proposed for a site located at 7500 35th Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing 2,500 square foot retail use to a drinking establishment. Plans call for interior and exterior repair and alterations. The city of Seattle has received this request from the applicant, who is Chris Richardson of Best Hands Barrelhouse. For additional information on this project, contact the applicant's contact, Craig Belcher, at 206-295-6013.

4-Story 39-Unit Interbay Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 3420 14th Avenue West in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story apartment building containing 39 small efficiency dwelling units in an environmentally critical area. Plans include parking for 27 vehicles. An existing structure will remain. The applicant for this project is Josh Fletcher of West Ventures LLC. For additional information on this project,

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contact the applicant's contact, Carlos de la Torre, at 206-545-0700.

3-Story 61-Unit East-lake Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a property located at 3272 Fuhrman Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story building containing 52 residential dwelling units and a 2-story building containing nine residential dwelling units and will feature 2,000 square feet retail space. Plans include below-grade parking for 21 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Michael Heier of Views at Portage Bay LLC. For additional information on this project, contact the applicant's contact Bradley Khouri, at 206-297-1284.

147,000 SF Lynden Area Freezer Building Expansion Project Receives Mitigated DNS Approval

LYNDEN

An expansion project, slated for a 6.15-acre site located at 2249 West Main Street in the Lynden area, has been issued a mitigated determination of

non-significance. The action will allow the developers to construct a 147,000 square foot expansion to an existing cold storage building known as Building E. Plans include a truck dock, fire lane and additional parking. The city of Lynden has issued the permitting to the applicant, who is RJ Burton of Chill Build Lynden II. For more information on this project, contact Mr. Burton at 317-860-2940.

46-Unit Seattle Area Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 2301 East Denny Way in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct 46 small efficiency apartment dwelling units. The applicants for this project are Ezra Teshome and Mulugeta Yewubdar Teshome. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

29,300 SF Everett Area Paine Field Passenger Terminal Development Receives Mitigated DNS Approval

EVERETT

A project planned for a

site located at 8300 100th Street SW in the Everett area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 29,300 square foot terminal between the existing terminal building and the control tower. Plans include TSE security screening, check-in area and passenger waiting and boarding areas. Snohomish County has issued the permitting to the applicant, who is Propeller Airports Paine Field. For additional information on this project, contact the applicant's contact, Mark Reichin of Propeller Airports Paine Field, at 425-216-3010.

7,400 SF Bellingham Area

Commercial Project In Line For DNS Approval

BELLINGHAM

A commercial project, planned for a 1.1-acre site located at 4059 Hammer Drive in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 7,400 square foot Garco Steel commercial building. Plans include an access driveway and associated parking lot. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Com-Steel Inc. For additional information on this project, contact the applicant's

contact, Tony Freeland of Freeland & Associates, at 360-650-1408.

25,500 SF Seattle Area Retail & Child Care Development In Revised Application

SEATTLE

A commercial development, proposed for a site located at 1570 West Armory Way in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 2-story, 25,500 square foot building. Plans outline a 14,000 square foot child care center and 11,600 square feet, ground-level retail space. Plans include surface parking for 97 vehicles. The city of Seattle has

received this request from the applicant, who is Kent Angier of Port 106 LLC (Kauri Investments). Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Scott Hougham, at 206-682-6170, extension 15.

12-Unit Lake City Area Residential Townhouse Project In Application Phase

SEATTLE

A residential townhouse development, proposed for a site located at 14302 30th Avenue NE in the Seattle area, is the subject of a recent application. The developers



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FRAMING THE SKY3 APARTMENTS

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



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

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

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

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

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

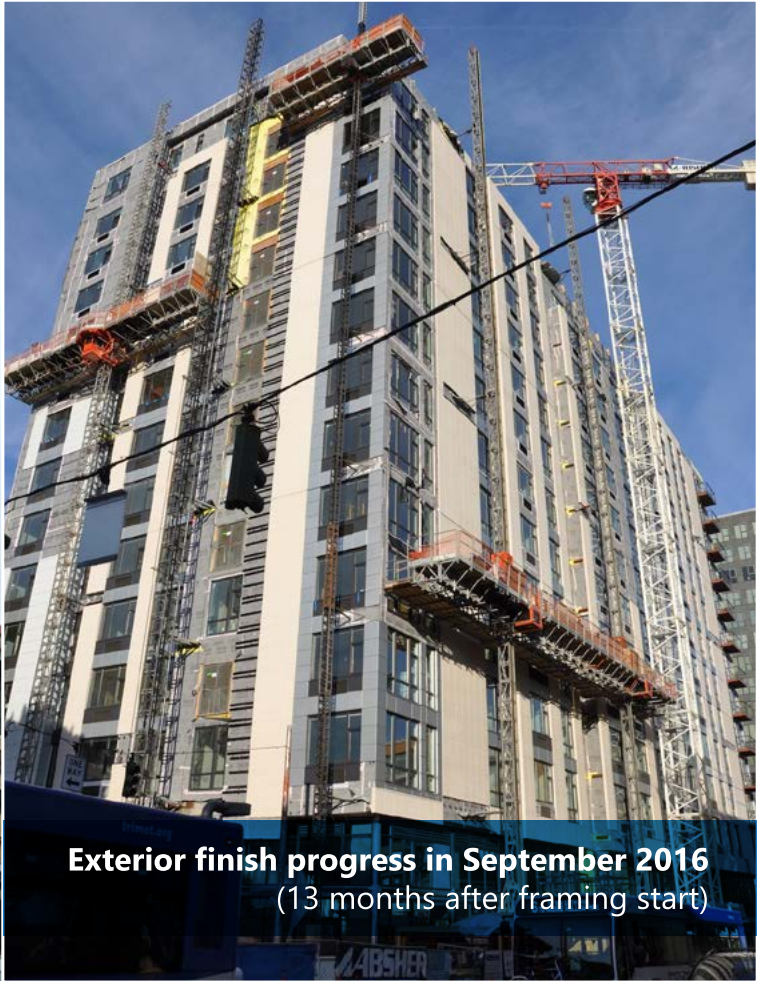
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

The framing team members included:

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

FRAMING STAGES:





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

MORE ABOUT IGB SYSTEM'S MFBS™ FRAMING SYSTEM:

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



SOME PRODUCT INFORMATION:

- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
- MFBS™ Integrated Brace **Shear Wall Panels do not require plywood, OSB or steel strong ties** to achieve structural shear or diaphragm.
- MFBS™ Gravity **Load Bearing Wall Panels do not require bridging, blocking, or hold-downs** to transfer loads.
- The wall **panels install quickly and easily.** This is a simple easy to use system.
- MFBS™ wall panels integrate seamlessly with other construction components, you can use:
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 - Any truss system**
 - Any Exterior finish:** brick, stucco, metal, wood or specialty finishes
 - Any Foundation type:** slab-on-grade, foundation, PT, poured in place, or pilings
 - Any Interior finish** all will be straight and true
- Authorized MFBS™ **wall panel supplier-fabricators adhere to stringent UL Certification,** quality control standards, and material traceability
- Wall Panels are typically 6" in depth, and can vary in width & height based upon architectural design. A typical wall panel used in a mid-rise building would weigh 300 pounds.
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have requested permission to construct four townhouse structures containing a total of 12 dwelling units. Work will take place in an environmentally critical area. Plans include vegetation restoration, wetland mitigation and parking 12 vehicles. Construction will require contract rezone from single-family to low-rise. The city of Seattle has received this request from the applicant, who is Chok Chea. For additional information on this project, contact the applicant's contact, Emily Buchwalter, at 425-454-5846.

9-Lot Bellevue Area Residential Subdivision Project In Line For DNS Approval

BELLEVUE

A residential subdivision development, planned for a 12.8-acre land parcel located at 4466 140th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the parcel into nine residential building lots. Plans

include modification or disturbance of the wetlands, stream, slopes and buffers. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Mike Perry. The project will be known as Lil Lochwood conservation short plat. For additional information on this project, contact the applicant's contact, Kevin Cleary of Goldsmith Engineering, at kcleary@goldsmithengineering.com, or call 425-462-1080.

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

VANCOUVER

A residential subdivision project, planned for an 8.72-acre site located at 17729 NE Edmunds Road in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 42 residential building lots. Clark County, using the optional SEPA process,

is expected to issue the required permitting to the applicant, who is Fields Hollow LLC. The project will be called Fields Hollow. For additional information on this project, contact the applicant's contact, Randy Rutherford, at randy@holtgroupinc.com, or call 360-718-5413.

University Village Retail & Garage Project In The Works

SEATTLE

A commercial development, proposed for a site located at 4500 25th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct five new retail buildings and a 7-story building containing retail and parking for 880 vehicles. The city of Seattle has received this request from the applicant, who is University Village. Construction will require the demolition and removal of an existing 10,000 square foot building and 467 surface parking spaces. For additional information

on this project, contact the applicant's contact, Andy Paroline, at 206-719-0339.

87-Unit Seattle Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 2101 NE 88th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct 18 townhouse structures containing 87 dwelling units. Plans include parking for 138 vehicles. The applicant for this project is Lisabeth Soldano of 23rd Ave NE Townhomes LLC (Intracorp). For additional information on this project, contact the applicant's contact, Christine Goodwin, at 206-933-1150.

7-Story 90-Unit Ballard Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

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SEATTLE

A mixed-use residential and retail project, planned for a site located 5512 17th Ave NW 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 85 small efficiency dwelling units, three apartment dwellings, two live-work units and will feature 1,700 square feet, ground-level retail space. Plans do not include parking. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Vitaliy Afichuk. Construction will require the demolition and removal of an existing building on the site. For additional information

on this project, contact the applicant's contact, Kusumarn Chaijumroonpun, at 206-367-1382, extension 124.

7,700 SF Renton Area Retail Vehicle Service Project In Line For DNS Approval

RENTON

A retail development, planned for a site located at 17808 108th Avenue SE in the Renton area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 7,700 square foot new vehicle service and repair business. Plans include stormwater detention, landscaping and surface parking

for 24 vehicles. The city Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Firestone. Construction will require the demolition and removal of an existing restaurant on the site. For additional information on this project, contact the applicant's contact, Luke Randles of Pacland, at lrandles@pacland.com, or call 206-522-9510.

15-Unit Fremont Area Residential Apartment Building Development In The Works

SEATTLE

A residential project, proposed for a site located at 3833 Aurora Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building with 13 small efficiency dwelling units and two, ground-level live-work units. The city of Seattle has received this request from the applicant, who is Jerry Jutting. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact Mr. Jutting at 206-684-0363.

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

SEATTLE

A residential townhouse

development, in planning for a site 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 plans to construct two townhouse structures containing four dwelling units each. 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 buildings on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

31,000 SF Deer Park Area Fire Station Development Receives DNS Approval

DEER PARK

A government project, slated for site located at 315 East Crawford Avenue in the Deer Park area, has been issued a determination of non-significance. The action will allow the developers to construct 31,000 square foot fire station and community building. Plans include a vehicle access area and associated parking. The city of Deer Park has issued the permitting to the applicant, who is Chief Randy Johnson, Station 41 of Spokane County Fire District. For additional information on this project, contact the applicant's contact, Craig Andersen of AHBL, at 509-252-5019.



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8-Story Denny Triangle Data Center Development In Design Review Phase

SEATTLE

An office development, in planning for a site located at 2229 Sixth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct an 8-story, 35,000 square foot data processing facility. Plans include parking for 11 vehicles within the structure. The applicant for this project is Ben Barron of Beebe Real Estate (Clise Properties). Construction will require the demolition and removal of an

existing parking lot. For additional information on this project, contact the applicant's contact, Michael Medina, at 206-224-3335.

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

KENT

A residential subdivision development, slated for an 11.87-acre property located at 11026 SE 200th Street in the Kent area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 12 residential building lots. The city of Kent has issued the permitting. For

additional information on this project, contact the applicant's contact, Ivana Halvorsen of Barghausen Consulting Engineers, at 425-251-6222.

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

SEATTLE

A residential townhouse development, in planning for site located 7520 43rd Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct three townhouse buildings containing 11 dwelling units. Parking for 11 vehicles will be

provided within the structures. The applicant for this project is Ted Pederson of RMP LLC. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Matt Wittnan, at 206-963-7557.

Pike Place Change-Of-Use From Apartment-To-Hotel Project In The Works

SEATTLE

A change of use development, proposed for a site located at 107 Pine Street in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of

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existing apartment building to a hotel containing ground-level retail space. The city of Seattle has received this request from the applicant, who is Case Creal of Gensler. The project will be called 96 Key Hotel. For additional information on this project, contact the applicant's contact, Keith Nielsen, at 206-654-2133.

7-Story 110-Unit Capitol Hill Area Residential & Community Center Development Subject Of A Revised Application

SEATTLE

A mixed-use residential and community project, proposed for a site located at 923 East John Street in the Seattle area, is the subject of a revised application.

The developers have requested permission to construct a 70-story, 110-unit apartment building with a 1,300 square foot, ground-level community center. Parking for 30 vehicles is proposed for 123 10th Avenue East. The city of Seattle has received this request from the applicant, who is Jill Flemming of Capitol Hill Housing. For additional information on this project, contact the applicant's contact, Grace Kim, at 206-285-1589.

64,000 SF Tacoma Hospital Development Receives DNS Approval

TACOMA

A medical development, slated for a 5-acre property located at 815

South Vassault Street in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct a 64,000 square foot inpatient rehabilitation hospital with 60-beds. Plans include site improvements and parking for 133 vehicles. The city of Tacoma has issued the permitting to the applicant, who is Franciscan Specialty Care Rehabilitation Hospital. For additional information on this project, contact the applicant's contact, Kristen Mackowiak of ESA Architecture, at kristenm@esarch.com, or call 253-591-5121.

12-Story 132-Unit Belltown Area Mixed-Use

Residential-Retail Development In Application Phase

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 2401 Third Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 12-story tower containing 132 residential dwelling units and 4,800 square feet, ground-level retail space. Plans include below-grade parking for up to 73 vehicles. Early design guidance has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Chun

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Hsuan Chu of Chainquut Development Belltown LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Joel Riehl, at 425-444-8702.

86,900 SF Lacey Area Self Storage Project In Line For DNS Approval

LACEY

A commercial development, planned for a 6.57-acre site located at Balustrade Boulevard and Yelm Highway in the Lacey area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an 86,900 square foot self-storage, office and retail building. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Tracey Swanson of C2 Holdings LLC. The project will be called One Stop Self Storage. For further information on this project, contact Ms. Swanson at tswanson@laceyautobody.com, or call 360-491-5642.

4-Story 29-Unit Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 7012 Roosevelt 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 dwelling units. The city of Seattle has received this request from the applicant, who is Noren Taylor of MTT Development LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.

3-story 5,900 SF Seattle Office & Retail Development In The Works

SEATTLE

A commercial development, proposed for a site located at 1326 North Northlake Way in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story office building containing 5,900 square feet, ground-level retail space. Plans include below-grade parking for 37 vehicles. The city of Seattle has received this request from the applicant, who is Kevin Conroy of Blue Rooster Building East LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Myer Harrell, at 206-344-5700, extension 264.

6-Story 8-Unit Seattle Area Residential

Apartment Project In Application Phase

SEATTLE

A residential development, proposed for a site located at 3220 Fuhrman Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing eight apartment dwelling units. Parking for four vehicles will be provided within the structure. The applicant for this project is Old-Dor LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's

contact, Daren Doss, at 206-860-1975.

28-Unit Seattle Area Residential Apartment Project In Early Design Review Phase

SEATTLE

A residential development, in planning for a site located at 111 21st Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct two, 4-story buildings containing a total of 28 small efficiency dwelling units. Plans include surface parking for three vehicles. The applicant for this project is John Fenton of Cadence Real

Estate. For additional information on this project, contact the applicant's contact, Alex Kenton, at 206-902-5457.

22-Unit Capitol Hill Area Apartment Project In Early Design Review Phase

SEATTLE

A residential apartment project, in planning for a site located at 223 12th Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct 22 residential dwelling units. The applicant for this project is Elliott Severson of 223 LLC. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

3-Story 14-Unit Ellensburg Area Residential Apartment Development In Line For DNS Approval

ELLENSBURG

A residential apartment development, planned for a site located at the west side of Airport Road and north of Helena Road in the Ellensburg area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3-story apartment building containing 14 dwelling units. Plans include drive entrances and associated parking. The city of Ellensburg, using

the optional SEPA process, is expected to issue the required permitting to the applicant, who is WT Developments LLC. For additional information on this project, contact the applicant's contact, Rob Thomas, at rtd@gmail.com, or call 509-899-4363.

6,200 SF Yakima Area Retail McDonald's Restaurant Redevelopment Project In Line For DNS Approval

YAKIMA

A restaurant development, planned for a site located at 1305 South First Street in the Yakima area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 6,200 square foot McDonald's restaurant. Plans include underground utilities, drive-thru and parking for 84 vehicles. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is McDonald's USA LLC. Construction will require the demolition and removal of an existing McDonald's building on the site. For additional information on this project, contact the applicant's contact, Adam Brandenburg, McDonald's USA area construction manager, at 425-242-2468.

66,300 SF Redmond Area Auto Storage Buildings Project In Line For DNS



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REDMOND

A project planned for a 3.74-acre site located at 7242 185th Avenue NE in the Redmond area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 48,300 square foot Driver's Club and an 18,000 square foot Auto Park building. Plans include site improvements. The city of Redmond, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Driver's Club LLC. The project will be known as Driver's Club & Metro Auto Park. For additional information on this project, contact the applicant's contact, Roger Cecil of Cecil & Associates, at 206-484-3795.

Seattle Area Retail Auto Dealership Development In Revised Application

SEATTLE

A retail project, proposed for a property located at 3412 Airport Way South in the Seattle area, is the subject of a revised application. The developers have requested permission to construct an auto sales and service building in an environmentally critical area. Plans include parking for 80 vehicles. The city of Seattle has received this request from the applicant, who is Greg Brackett of SBH LLC. For additional information on this project,

contact the applicant's contact, Steve Coulston, at 206-325-2553.

660-Unit 35-Lot Yakima Area Residential Development Gets Addendum To DNS Approval

YAKIMA

A residential development, planned for an 48.66-acre property located near South 64th Avenue and Occidental Road in the Yakima area, is the subject of an addendum to a previously issued determination of non-significance. The developers have plans to divide the property in to 35 single-family residential building lots and create a short plat to divide 40.39-acres into six multi-family land parcels for 660 apartment dwelling units to be construction over five phases. The city of Yakima has issued the permitting to the owner, who is Cottonwood Partners LLC. For more information on this project, contact the owner at PO Box 8335, Yakima, WA 98908, or call 509-575-6163.

4-Story 27-Unit Eastlake Area Apartment Project In Hearings Stage

SEATTLE

A residential apartment development, proposed for a site located at 2037 Yale Avenue East in the Seattle area, is the subject of an appeal hearing. Plans outline construction of a 4-story building containing 27 small efficiency dwelling units. The applicant for this

project is Dave Biddle of Blueprint Services LLC. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Greg Squires, at 206-693-3133.

7-Story 66,700 SF Seattle Area Office-Retail-Restaurant Development Receives DNS Approval

SEATTLE

A commercial development, slated for a site located at 1121 NE 45th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story, 66,700 square

foot office building with ground-level retail and restaurant. Plans include below-grade parking for 58 vehicles. The city of Seattle has issued the permitting to the applicant, who is Mike Sanders of the Washington State Employees Credit Union. For additional information on this project, contact the applicant's contact, Timothy Posey, at 206-903-0575.

2-Story Black Diamond Area Religious Facility Expansion Project Receives DNS Approval

BLACK DIAMOND

A religious facility project, planned for a site located at 31605 Lake Sawyer Road SE in the Black Diamond area, has

been issued a determination of non-significance. The action will allow the developers to complete a three-phase church expansion. Plans call for the construction of a 2-story classroom, child care and office wing. Plans include additional parking. King County has issued the permitting to the applicant, who is Lake Sawyer Christian Church. For additional information on this project, contact the applicant's contact, John Sullivan of Lake Sawyer Christian Church, at 206-477-0367.

3-Story 27-Unit 30,700 SF Spokane Area Residential Apartment Project In Line For DNS Approval

SPOKANE

A residential apartment project, planned for a .68-acre site located at 1318 West College Avenue in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3-story, 30,700 square foot building containing 27 dwelling units. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is HDG Architecture. The project will be known as College Avenue Apartments. For more information on this project, contact the applicant at 509-321-5064.

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TUMWATER

A school facility development, slated for a site located at 7741 Littlerock Road SW in the Tumwater area, has been issued a determination of non-significance. The action will allow the developers to replace a natural turf soccer field with an artificial turf soccer and football field with lighting and reconstruct a softball field in a modified location. Tumwater School District has issued the permitting for this school project. The project will be known as Black Hills High School sports field replacement and lighting. For additional information on this project, contact the applicant's contact, Mel Murray of Tumwater School District, at mel.murray@tumwater.k12.wa.us, or 360-709-7005.

27-Lot Manson Area Residential Subdivision Project In Application Phase

MANSON

A residential subdivision development, proposed for a 8.33-acre site located at 33 Bennett Road in the Manson area, is the subject of a recent application. The developers have requested permission to divide the site into 27 single-family residential building lots. Chelan County has received this request from the applicant, who is D&T Campbell Investment LLC. For more information on this project, contact the

applicant at PO Box 3285, Wenatchee, WA 98802, or call 509-667-8225.

89,000 SF Camas Area High School Development Receives DNS Approval

CAMAS

A high school project, planned for a 39.25-acre site located at 5780 NW Pacific Rim Boulevard in the Camas area, has been issued a determination of non-significance. The action will allow the developers to construct an 89,000 square foot building. Plans include outdoor amenities, a bus drop off area and associated parking. The city of Camas has issued the permitting to the applicant, who is Heidi Rosenberg of Camas School District. For further information, contact Ms. Rosenberg at Heidi.rosenberg@camas.wednet.edu, or call 360-817-1568.

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

VANCOUVER

A residential subdivision development, planned for a 6.24-acre site located at 18507 & 18511 NE 28th Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to divide site into 18 single-family residential building lots. Phase one will have 12-lots and phase two will have 6-lots.

Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Nathan Dustin. The project will be known as Northeast 28th Street subdivision. For additional information on this project, contact the applicant's contact, Jon Jackson, at jon.jackson@realityengineering.com, or call 360-397-2375.

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

MAPLE VALLEY

A residential subdivision development planned for a 21.71-acre property located north of SE 240th Street and east of 228th Avenue SE in the Maple Valley area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 110 single-family residential building lots. Plans include roads, sidewalks, gutters, drainage, street lights, recreation space and other infrastructure. The city of Maple Valley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Integrity Land. For additional information on this project, contact the applicant's contact, Jeff Potter of Integrity Land, at 27201 216th Ave. SE, Suite 5, Maple Valley, WA 98038, or call 425-432-3284.

11,600 SF Yakima Retail

Public Plaza Development Receives DNS Approval

YAKIMA

A retail project, planned for a site located at 22 South Third Street in the Yakima area, has been issued a determination of non-significance. The action will allow the developers to construct a new plaza containing an 11,600 square foot covered pavilion, a 1,500 square foot stage, public restrooms, mechanical/storage room, water feature and splash area, landscaping, and dual-purpose parking with 49 stalls. Plans include new and refurbished public art from the Millennium Plaza. The city of Yakima has issued the permitting for this city project. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Jeff Peters, at jeff.peters@yakimawa.gov, or call 509-575-6163.

17-Unit Seattle Area Mixed-Use Residential Townhouse & Live-Work Project In Design Phase

SEATTLE

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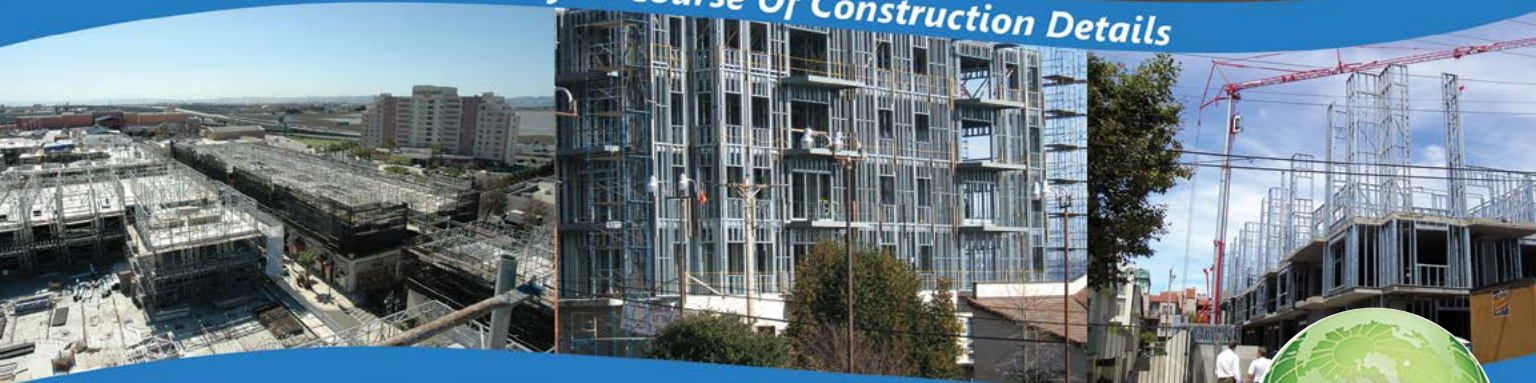
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guidance-review process. The developers have plans to construct 15 townhouse dwelling units and two live-work units. Plans include 11 surface and five indoor parking spaces. The applicant for this project is Dave Pearson of Isola Real Estate VI LLC. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

7-Story Seattle Area Office Addition Project In Revised Application

SEATTLE

An office addition project, proposed for a site located at 1015 Second Avenue in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 7-story office addition above an existing 4-story structure formerly known as Federal Reserve Bank Building. Plans include ground-level retail space and below-grade parking for 22 vehicles. The city of Seattle has received this request from the applicant, who is Peter Parker of Martin Selig Real Estate. For additional information on this project, contact the applicant's contact, Tom Bartholomew, at 206-409-4232.

21-Lot Kent Area Residential Subdivision Development In Line For DNS Approval

KENT

A residential subdivision

development, planned for a 4.65-acre site located at 9739 South 208th Street in the Kent area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 21 single-family residential building lots with two new residential streets, one access tract, three critical area tracts and one recreation tract. The city of Kent, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Harbour Homes LLC. The project will be known as Hillcrest II. For additional information on this project, contact the applicant's contact, Jaime Waltier of Harbour Homes, at jwaltier@harbourhomes.com, or call 253-856-5439.

27,300SF Enumclaw Area Retail Auto Addition Project In Line For DNS Approval

ENUMCLAW

A retail development, planned for a site located at 1920 Garrett Street in the Enumclaw area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 27,300 square foot addition to an existing 7,600 square foot automotive restoration, display and storage building. The city of Enumclaw, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is thundering

Mountain LLC. For additional information on this project, contact the applicant's contact, Jim Trueblood of B&T Design and Engineering, at 425-557-0779.

Unit Ballard Area Mixed-Use Residential & Live-Work Development In Hearings Stage

SEATTLE

A mixed-use residential and live-work project, planned for a site located at 7530 15th Avenue NW in the Seattle area, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to divide one parcel into 21 residential building lots and another parcel into 33 residential building lots. Environmental review for 20 live-work units and 33 townhouse units is being reviewed under a separate project order. The applicant for this project is Michael Pollard of U District Investments LLC. For additional information on this project, contact the applicant's contact, Brandon Winters, at 206-297-0996.

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

SEATTLE

A residential townhouse development, in planning for a site located at 6911 South 42nd Avenue South in the Seattle area, is working its way through the

city of Seattle's design guidance-review process. The developers have plans to construct two townhouse structures containing a total of eight dwelling units. Parking will be provided within the structures. The applicant for this project is Valentine Homes LLC. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

35-Lot Kent Area Residential Subdivision Development In Line For Revised DNS Approval

KENT

A residential subdivision project, planned for an 8.22-acre property located at 20815, 20822 and 20837 96th Place South and 9531 South 208th Street in the Kent area, is in line to be issued a revised determination of non-significance. The action will allow the developers to divide the property into 35 single-family residential building lots. The city of Kent, using the optional SEPA process, is expected to issue the required permitting to the applicants, who are Richard and Ann Tracy and Richard Everson. The project will be known as Hillcrest. For additional information on this project, contact the applicant's contact, Maher Joudi of D.R. Strong Consulting Engineers, at maher.

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4-Unit Puyallup Area Retail Mini-Storage Expansion In Line For DNS Approval

PUYALLUP

A commercial development, planned for a site located at 601 Valley Avenue NE in the Puyallup area, is in line to be issued a determination of non-significance. The action will allow the developers to construct four new storage buildings in the northwest portion of the existing mini-storage site. Plans call for paving, grading, stormwater controls and associate landscaping. The city of Puyallup, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Jeff Oldright of Valley Avenue LLC. The project will be known as Valley Avenue-Daffodil Storage. For additional information on this project, contact Mr. Oldright, at 253-677-0373.

6-Story 37-Unit Bellingham Apartment Development In Line For DNS Approval

BELLINGHAM

A residential apartment project, planned for sites located at 3613-3701 Consolidation Avenue in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 6-story building containing 37

dwelling units. Plans include parking for 59 vehicles and widening of Consolidation Avenue and construct an alley east of the building. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Samish Flats LLC. For additional information on this project, contact the applicant's contact, Fred Wagner of Grinstad & Wagner Architects, at 360-676-9501.

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

SEATTLE

A residential townhouse development, in planning for a property 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 plans to construct two, 4-unit townhouse structures. 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 buildings on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

8-Unit Mount Vernon Area Residential Subdivision Project In Line For Mitigated DNS Approval

MOUNT VERNON

A residential subdivision development, planned for a 1.8-acre site located between South 16th Street and South 18th Street at Hillcrest Parkway in the Mount Vernon area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the site into eight single-family residential building lots and one tract for the required stormwater pond. The city of Mount Vernon, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Hillcrest Village. The project will be known as Hillcrest Parkway. For additional information on this project, contact the applicant's contact, Dave Prutzman, at samishbay@gmail.com, or call 425-308-9397.

4-Story 81-Unit Columbia City Area Mixed-Use Residential-Retail Development Receives DNS Approval

SEATTLE

A mixed-use residential and retail project, slated for a site located at 3616 34th Avenue South 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 81 residential dwelling units and 2,600 square feet, ground-level retail space in an environmentally

critical area. Plans include surface parking for 35 vehicles. The city of Seattle has issued the permitting to the applicant, who is Lance Matteson of SouthEast Effective Development. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Diana Keys, at 206-766-8300.

Enumclaw Area Industrial Project Receives Mitigated DNS Approval

ENUMCLAW

An industrial project, slated for a site located at the 3000 block of Garrett Street in the Enumclaw area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct an industrial building containing 14,000 square feet warehouse space, 5,700 square feet retail, 3,000 square foot mezzanine and 1,400 square feet residential unit. Plans include an outdoor gravel storage yard, walkways, landscaped areas and parking for 33 vehicles. The city of Enumclaw has issued the permitting to the applicant, who is John Morris of TRM Wood Products. For more information on this project, contact Mr. Morris at 425-432-1222.

7-Story 94-Unit Capitol Hill Area Mixed-Use Residential-Child

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Care-Retail Development In Application Phase

SEATTLE

A mixed-use development, proposed for a site located at 1830 Broadway in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 94 residential dwelling units and ground-level retail and a child care center. Plans include parking for 22 vehicles. The city of Seattle has received this request from the applicant, who is Jill Sherman of Gerdirg Edlen. For additional information on this project, contact the applicant's contact, Paul Shema, at 206-624-8154.

6,520 SF Lacey Area Elementary School Facility Modernization Project Receives DNS Approval

LACEY

A school facility project, planned for a site located at 920 Abernethy Road NE in the Lacey area, has been issued a determination of non-significance. The action will allow the developers to construct a 6,520 square foot addition to an existing 48,482 square foot elementary school. North Thurston Public Schools has issued the permitting for this school project that will be known as Pleasant Glade Elementary School. For additional information on this project, contact the applicant's contact, Mike Laverty of North

Thurston Public Schools, at mlaverty@nthurston.k12.wa.us, or call 360-412-4500.

4-Story 35-Unit West Seattle Area Residential Apartment Development In The Works

SEATTLE

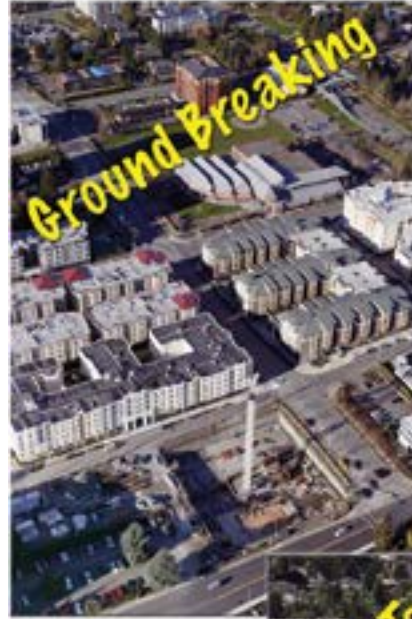
A residential apartment development, proposed for a site located at 5952 California Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 29 small efficiency dwelling units and six apartment dwelling units. Plans include surface parking for five vehicles. The city of Seattle has received this request from the applicant, who is Gary Cobb of GNC LLC. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

Bellevue Area Temple & Primary School Development Receives DNS Approval

BELLEVUE

A project planned for a site located at 12501 NE Bellevue-Redmond Road in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct minor exterior

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improvements to an existing building structure and create two outdoor play areas to serve the primary school. The city of Bellevue has issued the permitting to the owner, who is International Society for Krishna Consciousness and Synergy International School. For additional information on this project, contact the applicant's contact, Jamie Trendera of Freiheit & Ho Architects, at 425-827-2100.

8-Story 85,000 SF Denny Triangle Data Center Development In Design Review Phase

SEATTLE

An office development, in planning for a site located at 2229 Sixth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct an 8-story, 35,000 square foot data processing facility. Plans include parking for 11 vehicles within the structure. The applicant for this project is Ben Barron of Beebe Real Estate (Clise Properties). Construction will require the demolition and removal of an existing parking lot. For additional information on this project, contact the applicant's contact, Michael Medina, at 206-224-3335.

13-Lot Mount Vernon Area Residential Subdivision Project Receives

Mitigated DNS Approval

MOUNT VERNON

A residential subdivision development, slated for a 5.08-acre site located south of McLaughlin Road in the Mount Vernon area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 13 single-family residential building lots. Plans include utilities and roadways. The city of Mount Vernon has issued the permitting to the applicant, who is Summersun Estates LLC. The project will be known as Summersun Estates No. 2. For additional information on this project, contact the applicant's contact, Bruce Lisser of Lisser & Associates, at mma@sseconsultants.com, or call 360-336-6214.

12-Story 132-Unit Belltown Area Mixed-Use Apartment-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 2401 Third Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 12-story tower containing 132 apartment dwelling units above 4,800 square feet retail space. Below-grade parking will accommodate 73

vehicles. The applicant for this project is Chun Hsuan Chu of Chainqui Development Belltown LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Joel Riehl, at 206-812 8886.

1.59-Million SF Seattle Area Convention Center Addition Project EIS Issued

SEATTLE

A project planned for a site located one block northeast of the existing Washington State Convention Center, is the subject of a request to construct a 1.59-million square foot addition to the existing building and co-develop a 29-story residential tower with 400 dwelling units and co-develop a 16-story, 585,000 square foot office tower. Washington State Convention Center Public Facilities District has issued a final environmental impact statement. For additional information on this project, contact the applicant's contact, Jeff Blosser, at info@wsc-caddition.com, or call 206-340-9897.

7,400 SF Woodland Area Community Recreation Center Development In Line For DNS Approval

WOODLAND

A community project, planned for a property located at 1858 Belmont

Loop in the Woodland area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 7,400 square foot commercial exercise and recreation facility. Plans include an access drive, landscaping and 26 parking spaces. The city of Woodland, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is CO Investments LLC. The project will be known as Jeff Hahn/Belmont Loop exercise facility. For additional information on this project, contact the applicant's contact, David Brittell of Brittell Architecture, at 360-636-5074.

6-Story 100-Unit North Seattle Area Mixed-Use Apartment-Retail Project In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 937 North 96th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing 100 apartment dwelling units above retail and parking for three vehicles. The city of Seattle has received this request from the applicant, who is Daniel Malone of DESC. Construction will require the demolition and removal of existing buildings on the site. For additional information on

this project, contact the applicant's contact, Scott Starr, at 206-623-1104.

16,000 SF Puyallup Area Elementary School Addition Receives DNS Approval

PUYALLUP

A school facility development, planned for a site located at 12801 144th Street in the Puyallup area, has been issued a determination of non-significance. The action will allow the developers to construct a 16,000 square foot addition to the existing Warren Hunt Elementary School facility. Plans include 12 classrooms on the north end of the building and a covered play area will be relocated. Construction will require the demolition and removal of 10 existing portable buildings on the site. Puyallup School District has issued the permitting for this school project. For additional information on this project, contact the applicant's contact, Brian Devereux of Puyallup School District, at deverebj@puyallup.k12.wa, or call 253-841-8772.

8-Lot Bothell Area Residential Subdivision Development Receives DNS Approval

BOTHELL

A residential subdivision project, slated for a 1.5-acre site located at 22119 Ninth 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 eight single-family residential building lots using condominium provisions. Plans include a dead-end private road connection to Ninth Avenue SE. The city of Bothell has issued the permitting to the applicant, who is Prospect Development Company LLC. Construction will require the demolition and removal of an existing residence. For additional information on this project, contact the applicant's contact, Andrew Reaves of Site Development Associates, at 425-486-6533, extension 111.

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

VANCOUVER

A residential subdivision development planned for a 22.11-acre site located south of NE 78th Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 76 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is H Squared Investments LLC. The project will be known as Harder Acres. For additional information on this project, contact the applicant's contact, Gayle Gerke of Olson Engineering, at 360-695-1385.

Bainbridge Island Area Private School Development In Line For Mitigated DNS Approval

BAINBRIDGE ISLAND

A school development, planned for a site located at 11478 North Madison Avenue NE in the Bainbridge Island area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a K-8 private school with classrooms, gymnasium/auditorium, offices and 39 parking stalls. Plans include a playfield, stormwater facilities and onsite septic. The city of Bainbridge Island, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Tree LLC Center. Construction will require the demolition and removal of an existing residence, barn and two sheds on the site. For additional information on this project, contact the applicant's contact, John Kennedy of SKL Architects, at 206-322-1130.

2-Story 17,000 SF Olympia Area Elementary School Classroom Development Receives DNS Approval

OLYMPIA

A school facility project, planned for a site located at 2632 45th Avenue SE in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct

a 2-story, 17,000 square foot classroom building adjacent to the southwest corner of the existing Centennial Elementary School. Plans call for replacement of six portable classrooms, water, sewer and utility connections, relocation of the fire lane and stormwater improvements. Thurston County has issued the permitting to Alan Tyler of Olympia School District No. 111. For further information on this project, contact Mr. Tyler at atyler@osd.wednet.edu, or call 360-596-8564.

6-Story 110-Unit 148,200 SF Seattle Area Mixed-Use Residential-Commercial Development Receives Mitigated DNS Approval

SEATTLE

A mixed-use residential and commercial project, slated for a site located at 3118 Sixth Avenue in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story, 148,200 square foot building with 110 apartment dwelling units and 11,200 square feet, ground-level retail space. Plans include a parking garage for 113 vehicles. The city of Tacoma has issued the permitting to the applicant, who is 6th & Alder Partners LLC. Construction will require the demolition and removal of four existing buildings totaling 10,000 square feet on the site. For additional

information on this project, contact the applicant's contact, Kirk Rector, at 1145 Broadway Plaza, Suite 1405, Tacoma, WA 98402, or call 253-591-5121.

455-Unit Ridgefield Residential Development Receives DNS Approval

RIDGEFIELD

A residential project, slated for a 129-acre property located at 2067 South Royle Road in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to divide the property for the construction of 455 single-family residences and townhouse dwelling units. Plans include open space, roads, utility improvements, parks, trails and landscaping. The city of Ridgefield has issued the permitting for this project that will be called Cloverhill PUD. For additional information on this project, contact the applicant's contact, James Kessi of Kessi Engineering and Consulting, at 360-991-9300.

6-Story 28-Unit Capitol Hill Residential & Hotel Project In The Works

SEATTLE

A residential and commercial development, proposed for a site located at 1818 Harvard Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story

hotel and residential building containing 28 small efficiency dwelling units. Below-grade parking will be provided for 15 vehicles. The city of Seattle has received this request from the applicant, who is Rod McClaskey. Construction will require the demolition and removal of an existing apartment building on the site. For additional information on this project, contact the applicant's contact, Lauren Garkel, at 206-782-8208, extension 821.

115-Bed Lacey Behavior Health Hospital Remodel In Line For DNS Approval

LACEY

A medical development, planned for a site located at 605 Woodland Square Loop in the Lacey area, is in line to be issued a determination of non-significance. The action will allow the developers to remodel an existing office building into a 115-bed secure behavioral hospital. Plans call for site improvements. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Vest Thurston Realty. The project will be known as South Sound Behavioral Health. For additional information on this project, contact the applicant's contact, Marina Sze of Vest Thurston Realty, at msze@ushealthvest.com, or call 360-438-2689.

19-Lot Bothell Area Residential Subdivision Project In Application Phase

BOTHELL

A residential subdivision project, proposed for a 2.84-acre site located at 24119 39th Avenue SE in the Bothell area, is the subject of a recent application. The developers have requested permission to divide the site into 19 single-family residential building lots. The city of Bothell has received this request by the applicant, who is Bothell 39th LLC. The project will be known as Haight subdivision. For additional information on this project, contact the applicant's contact, Adan Lundberg of AML Construction and Development, at 206-850-4596.

44-Unit Lynden Area Residential Apartment Complex Project Receives Mitigated DNS Approval

LYNDEN

A residential development, planned for a property located at 8881 Depot Boulevard in the Lynden area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct three apartment structures containing a total of 44 dwelling units. Plans include related infrastructure, landscaping, carports and parking. The city of Lynden has issued the permitting to the

applicant, who is Tim Vande Vegte of Depot Road Villas. For more information, contact Mr. Vegte, at 360-788-3700.

Gig Harbor Area Pioneer Plaza Retail Development Receives DNS Approval

GIG HARBOR

A retail project, slated for a site located at 6908 Kimball Drive in the Gig Harbor area, has been issued a determination of non-significance. The action will allow the developers to remodel portions of Pioneer Plaza, including two retail buildings and one restaurant. Plans call for demolition of a portion of the northern building known as Building A and rebuild it with a breezeway for a drive-thru restaurant. Gig Harbor has issued the permitting to the applicant, who is DF Holdings LLC. For additional information on this project, contact DF Holdings LLC, at 1145 Broadway Plaza, Suite 1500, Tacoma, WA 98499, or call 253-851-6170.

4-Story 42-Unit Green Lake Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 442 NE Maple Leaf Place in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers

have plans to construct a 4-story apartment building containing 42 dwelling units and below-grade parking for 24 vehicles. The applicant for this project is Jim Hughes of Flatiron Properties. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

5-Story 68,500 SF Marysville Area Hotel-Medical Office Development Receives Mitigated DNS Approval

MARYSVILLE

A commercial and medical development, slated for site located at the 11400 block of 38th Drive NE in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 5-story, 68,500 square foot hotel building with 116 guest rooms. Future plans call for construction of a 5,800 square foot medical office building. The city of Marysville has issued the permitting to the applicant, who is JM Management. The project will be called La Quinta. For additional information on this project, contact the applicant's contact, Terraforma Design Group, at 206 923-0590.

22-Lot Rainier Area Residential Subdivision

Project Receives DNS Approval

RAINIER

A residential subdivision development, planned for a 10.40-acre land parcel located at 120 Carver Walk in the Rainier area, has been issued a determination of non-significance. The action will allow the developers to divide the parcel into 22 residential building lots and two open space tracts. The city of Rainier has issued the permitting to the applicant, who is Doug Bloom of Rainier General Development. The project will be known as Rainier Heights Division 8. For additional information on this project, contact Mr. Bloom at 360-951-7868.

Vancouver Area Commercial Development In Line For DNS Approval

VANCOUVER

A commercial project, planned for a 1.98-acre site located at NE 219th Street and NE 67th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 10,600 square foot building and a 6,100 square foot building. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Gary Parton. The project will be called Dollars Corner Commerce Center. For additional

information on this project, contact the applicant's contact, Paul Williams of Engineering Northwest, at paulwilliamspe@gmail.com, or call 360-931-3122.

22-Lot Bellevue Area Residential Subdivision Project Receives DNS Approval

BELLEVUE

A residential subdivision development, slated for four land parcels located at 6018 Lake Washington Boulevard SE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to divide the parcels into 22 single-family residential building lots. The city of Bellevue has issued the permitting to the owner, who is Mark Wittman. The project will be known as Hazelwood preliminary plat. For additional information on this project, contact the applicant's contact, Jim Merritt of J.R. Merritt Construction, at jrmerrittconstruction@comcast.net, or call 206-660-1400.

6-Story 33-Unit Seattle Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 2807 South Hanford Street in the Seattle area, is working its way through the city of Seattle's design guidance-review

process. The developers have plans to construct a 6-story apartment building with 33 small efficiency dwelling units. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant, Nazim Nice, at 206-204-0490.

25,000 SF Spangle Area High School Facility Addition & Remodel Project In The Works

SPANGLE

A school facility development, proposed for a site located at East 6404 Spangle-Waverly Road in the Spangle area, is the subject of a recent application. The developers have requested permission to construct a 25,000 square foot addition to the existing Liberty High School. Plans include remodel and installation of a synthetic running track. Spokane County has received this request from Liberty School District No. 362. For additional information on this project, contact the applicant's contact, ALSC Architects, at 509-838-8568.

174,100 SF Spokane Retail Center & Soccer Field Development In Line For DNS Approval

SPOKANE

A development planned for sites located at South Regal Avenue and 2651 East 49th Avenue in the Spokane area, is in line

to be issued a determination of non-significance. The action will allow the developers to construct a 174,100 square foot retail center including a supermarket, restrooms, storage, picnic area and a soccer field. Plans will require 600,000 square feet of excavation and 50,000 square feet of fill. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is QueenB Rado Inc. (KXLY). The project will be known as KXLY Shopping Center and Southeast Sports Complex. For additional information on this project, contact the applicant's contact, Stanley Schwartz, at 509-624-5265.

20,000 SF Redmond Religious Facility Project Receives DNS Approval

REDMOND

A religious facility development, planned for a site located at 15252 NE 51st Street in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to construct a 20,000 square foot mosque including prayer areas, a kitchen and classrooms. The city of Redmond has issued the permitting to the applicant, who is Eliyas Yakub of Anjuman-e-Burhani Mosque. The project will be called Anjuman-e-Burhani Mosque. For additional information on this project, contact the

applicant's contact, Rolluda Architects, at 206-624-4222.

20-Unit Seattle Area Residential Townhouse Project In Early Design Review Phase

SEATTLE

A residential 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 plans to construct six townhouse structures containing 20 dwelling units. Parking for 20 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 buildings on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

179,000 SF Walla Walla Area Retail Center Expansion In Line For Mitigated DNS Approval

WALLA WALLA

A retail project, planned for a site located at 1631 West Rose Street in the Walla Walla area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 179,000 square foot addition and 97,300 square feet future construction

of Blue Mountain Mall. 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, Storhaug Engineering, at 509-242-1000.

43-Lot Bothell Area Residential Subdivision In Application Phase

BOTHELL

A residential subdivision development, proposed for a 6.14-acre site located at 22216 45th Avenue SE in the Bothell area, is the subject of a recent application. The developers have requested permission to divide the site into 43 single-family residential building lots. Plans include open space, an access road, stormwater facilities and utility infrastructure. Snohomish County has received this request from Quadrant Homes. Construction will require the demolition and removal of existing buildings on the site. The project will be known as The Grove North. For additional information on this project, contact the applicant's contact, Bonnie Geers of Quadrant Homes, at bonnie.geers@quadrant-homes.com, or call 425-452-6550.

53,100 SF Ridgefield Office & Warehouse

Project Receives DNS Approval

RIDGEFIELD

A development slated for a site located at 7075 South Union Ridge Parkway in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to construct a 53,100 square foot warehouse facility with associated office and shop space. Plans include utilities, lighting, truck loading, landscaping and parking. The city of Ridgefield has issued the permitting to the applicant, who is Tim Harrington of IDV URS LLC. The project will be known as Union Ridge Lot 1A Flowserve. For more information on this project, contact Mr. Harrington at tharrington@idvllc.net, or call 360-857-5013.

7-Story 150-Unit Seattle Area Capitol Hill Station Mixed-Use Apartment-Retail Development In Application Phase

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 118 Broadway East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building with 150 dwelling units and 23,100 square feet, ground-level retail space. Plans include below-grade parking for 163 vehicles.

The city of Seattle has received this request from the applicant, who is Jill Shernan of MEPT Capitol Hill Station Joint Venture LLC. For additional information on this project, contact the applicant's contact, Paul Shema, at 206-624-8154.

Spokane Valley Area Retail Convenience Store Development Receives DNS Approval

SPOKANE VALLEY

A retail project, slated for a property located at 2800 North Sullivan Road in the Spokane Valley area, has been issued a determination of non-significance. The action will allow the developers to construct a convenience store with fuel sales. Plans call for five, 8,000 to 15,000-gal-lon underground fuel storage tanks. Spokane Valley has issued the permitting to the applicant, who is Maverik, Inc. For additional information on this project, contact the applicant's contact, Jason Brozovich of Maverik, at 185 South State Street, Suite 800, Salt Lake City, UT 84111, or call 509-720-5240.

8-Unit Central Area Residential Rowhouse Project Makes Revised Application

SEATTLE

A residential development, proposed for sites located at 111 26th Avenue East and 115 26th Avenue East in the Seattle area, is the subject of a revised

application. The developers have requested permission to construct three rowhouse structures containing eight dwelling units. Plans include parking for 14 vehicles and will take place in an environmentally critical area. The city of Seattle has received this request from the applicant. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Jonathan Lemons, at 206-306-5952.

20,400 SF Vancouver Area Office & Shop Project In Line For DNS Approval

VANCOUVER

A light-industrial development planned for a property located west of Northwest Fruit Valley Road and north of West 39th Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 12,000 square foot shop for equipment maintenance and steel fabrication and an 8,400 square foot office building. Plans include a gravel equipment storage area and paved parking. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Northbank Properties LLC. The project will be known as Northbank Civil & Marine

office and shop. For additional information on this project, contact the applicant's contact, Mark Person of Mackenzie, at 360-695-7879, extension 225.

4,300 SF Bremerton Area High School Addition Project In Line For DNS Approval

BREMERTON

A school facility project, planned for a site located at 7070 Stampede Boulevard NW in the Bremerton area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 4,300 square foot addition to the west side of the existing Olympic High School building. Plans include remodel, access and drop off improvements and parking areas. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Central Kitsap School District No. 401. Construction will require the removal of seven portable classrooms. For additional information on this project, contact the applicant's contact, Robin Shoemaker, director of Capital Projects for Central Kitsap Schools, at 360-662-8270.

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

SPOKANE VALLEY

A residential subdivision development, planned

for a site located at 5207 North Mayhew Avenue in the Spokane Valley area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 28 single-family residential building lots and five duplex building lots. The city of Spokane Valley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Brian Holecek. The project will be known as The Meadows at Plante's Ferry. For additional information on this project, contact Mr. Holecek, at 5207 North Mayhew Road, Spokane Valley, WA 99216, or call 509-720-5031.

855-Unit Kirkland Area Mixed-Use Residential-Retail Development Receives DNS Approval

KIRKLAND

A mixed-use residential and retail project, planned for sites located at 12604 and 12660 Totem Lake Boulevard and 12560 120th Avenue NE in the Kirkland area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-phase redevelopment of Totem Lake Mall. Phase one will be construction of 273,600 square feet retail, 200 residential dwelling units and 1,395 parking stalls. Phase two will consist of 96,800 square feet retail, restaurant, movie theater, 655 residential dwelling units and 1,632

parking stalls. The city of Kirkland has issued the permitting to the applicant, who is Village at Totem Lake LLC. The project will be called Village at Totem Lake. For additional information on this project, contact the applicant's contact, Barghausen Consulting Engineers, at 425-251-6222.

Poulsbo Area Office-Retail-Restaurant Development In Line For DNS Approval

POULSBO

Commercial and office development, planned for a 1.33-acre site located at 19225 Eighth Avenue in the Poulsbo area, is in line to be issued a determination of non-significance. The action will allow the developers to combine two land parcels and construct a mixture of office, restaurant, café, chocolate production, bar, liquor store, speak-easy and kitchen. Plans include landscaping, bio retention cells and associated parking. The city of Poulsbo, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Tim Ryan Properties. The project will be known as Poulsbo Work. Eat. Drink. For additional information on this project, contact the applicant's contact, Dan Ryan of Tim Ryan Properties, at 360-731-6780.

4-Story 48-Unit Seattle Area Mixed-Use Apartment-Commercial

Development In Early Design Phase

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 2715 California Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story building containing 48 apartment dwelling units and ground-level retail space. Plans include parking for 48 vehicles. The applicant for this project is Paul Casmat of West Seattle Construction. Construction will require the demolition and removal of existing buildings on the site. For additional information on this project, contact the applicant's contact, Brenda Barnes, at 206-782-8208.

Seattle Area Communication Antennas Project In The Works

SEATTLE

A development proposed for a site located at 3114 NE 65th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to locate a minor T-Mobile communication utility of a Seattle City utility pole within the right of way and attach three antennas and one equipment enclosure to the new pole. The Department of Construction and Inspections recommends

that the general manager of Seattle City Light conditionally grant the siting request. The applicant for this project is Gary Abrahams of T-Mobile USA. For additional information on this project, contact Mr. Abrahams at 206-349-4279.

17,000 Lacey Area Office & Warehouse Development In Line For DNS Approval

LACEY

A project planned for a site located at 3011 Marvin Road NE in the Lacey area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 17,000 square foot office and warehouse building with associated site improvements. Plans include utility improvements and landscaping. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is HD Fowler. For additional information on this project, contact the applicant's contact, Rick Divers of HD Fowler, at rick@hdfowler.com, or call 360-413-3541.

7-Story 85-Unit South Lake Union Area Residential Apartment Project In Application Phase

SEATTLE

A residential development, proposed 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 apartment building with 85 dwelling units in an environmentally critical area. Plans include parking for 22 vehicles. The city of Seattle has received this request from the applicant, who is Duncan Walker of 1101 Westlake LLC (Invesco). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

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.



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