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May 2017



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About Our Reports

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

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

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

Cover Photo: A View From Over Suncadia Looking South-Southwest

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6-Story Tacoma Area Mixed-Use Residential-Commercial Development Receives Revised MDNS Approval

TACOMA

A mixed-use residential and retail project, planned for a site located at 3118 Sixth Avenue in the Tacoma area, has been issued a revised mitigated determination of non-significance. The developers have plans to construct a 6-story, 148,200 square foot building containing 110 residential dwelling units and 11,200 square feet, ground-level commercial space. Plans include a parking garage to accommodate 113 vehicles. The city of Tacoma has issued the permitting to the applicant, who is Kirk Rector of 6th & Alder Partners. Construction will require the demolition and removal of four existing buildings on the site. For additional information on this project, contact Mr. Rector at 1145 Broadway Plaza, Suite 1405, Tacoma, WA 98402, or call 253-591-5121.

4-Story 70-Unit Residential Apartment Project In Early Design Phase For Seattle Area

SEATTLE

A residential development, in planning for a site located at 2029 24th Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have

requested permission to construct a 4-story apartment building containing 70 small efficiency dwelling units. The applicant for this project is Carl Haglund of Columbia City Condos-Owahe LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

10-Lot Vancouver Area Residential Subdivision Development In Line For DNS Approval

VANCOUVER

A residential subdivision project, planned for a 3.14-acre site located at 13903 NW 43rd Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 10 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Joel Sterling of Sterling Design. The project will be known as subdivision of Happiness. For additional information on this project, contact Mr. Sterling at joel@sterlingdesign.biz or call 360-397-2375.

2-Story 25,600 SF Seattle Area Interbay Retail & Child Care Development Receives DNS Approval

SEATTLE



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A retail development slated for a property located at 1570 West Armory Way in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story building with 14,000 square feet of child care space above 11,600 square feet, ground-level retail. Plans include surface parking for 97 vehicles. This project is being considered with three other project orders for shared parking. The city of Seattle has issued the permitting to the applicant, who is Kent Angier of Port 106 LLC (Kauri Investments). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Scott Hougham, at 206-682-6170, extension 15.

36-Story 352-Unit Belltown Area Mixed-Use Residential-Office-Hotel-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and commercial development, planned for a site located at 2031 Third Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 36-story tower containing 352 apartment dwelling units, 13 hotel guest rooms, 176,600 square feet office and 5,500 square feet, ground-level retail space. Plans include below-grade parking for 221 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Martin Selig of Lenora Holdings Company LLC (Martin Selig Real Estate). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Tom Bartholomew, at 206-409-4232.

6-Story 70-Unit Mixed-Use Residential-Commercial Development Proposed

For Greenwood Area

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 8403 Greenwood Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing 70 residential dwelling units and will feature ground-level retail space. Plans include below-grade parking for 70 vehicles. The city of Seattle has received this request by the applicant, who is Padraic Slattery. Construction will require the demolition and removal of existing structures on the site with the exception of the north building known as Antika. For additional information on this project, contact the applicant's contact, David Sachs, at 206-782-8208, extension 811.

4-Story 24-Unit Greenwood Area Mixed-Use Residential-Retail Project In Design Review

Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 119 North 85th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story building containing 24 small efficiency dwelling units and ground-level retail space. The applicant for this project is Taylor Noren of Noren Development LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jennifer Bushnell, at 206-933-1150.

7-Story 75-Unit Yesler Terrace Area Residential Apartment Development Receives Conditional DNS Approval

SEATTLE

A residential project, slated for a site located at 915 East Spruce Street

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in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story apartment building with 75 dwelling units in an environmentally critical area. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Eric Evans of Boren and Spruce LLC (Shelter Holdings). For additional information on this project, contact the applicant's contact, Amber French, at 206-523-6150.

7-Story 129-Unit Seattle Area Mixed-Use Residential-Retail Project In The Works

SEATTLE

A mixed-use residential

and commercial development, proposed for a property located at 4726 15th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 129 dwelling units above ground-level retail space. Plans will require rezone at 4722, 4726 and 4730 15th Avenue NE from LR3 to NC2-65. The city of Seattle has received this request from the applicant, who is Gang Yuan of Yuan's H&H Property LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project,

contact the applicant's contact, Matt Driscoll, at 206-547-1761.

2-Building Tacoma Area Storage-Retail Project Receives Addendum To DNS Approval

TACOMA

A commercial development planned for a site located at 19207 Meridian East in the Tacoma area, has been issued an addendum to a previously issued determination of non-significance. The action will allow the developers to construct single-story building with 5,400 square feet storage and 4,300 square foot retail. Plans include a 3-story building with 42,600 square foot retail building with storage

units. Pierce County has issued the addendum to the applicant, who is Graham Express Storage LLC. The project will be known as Graham Express Storage. For additional information on this project, contact the applicant's contact, Paul Green of Azure Green Consultants, at 253-435-5510.

4-Story 44-Unit Seattle Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 2235 15th Avenue West in the Seattle area, is the subject of a recent application. The developers have requested



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permission to construct a 4-story apartment building containing 36 dwelling units, eight small efficiency dwelling units and ground-level retail. Plans will take place in an environmentally critical area. The city of Seattle has received this request by the applicant, who is Charles Wathen of Little Lot LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jeffrey Hummel at 206-550-6070.

40-Lot Cle Elum Area Residential Subdivision Project In Application Phase

CLE ELUM

A residential subdivision project, planned for a 16.6-acre land parcel located 1 mile east of the Cle Elum area, is the subject of a recent application. The developers have requested permission to divide the parcel into 40 residential building lots. Each lot will average 1/3 acre in size. Kittitas County has received this request from the applicant, who is New Suncadia LLC. This project will be known as The Legacy at Prospector. For additional information on this project, contact the applicant's contact, Steven Lathrop at 509-925-6916.

8-Story 320-Unit Lower

Queen Anne Area Mixed-Use Residential-Retail Project In Early Design Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 225 Roy Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story building containing 320 residential dwelling units and 9,600 square feet retail space. Plans include below-grade parking for 225 vehicles and will require a rezone to SM-85. The applicant for this project is Maria Barrientos of Barrientos LLC. For more information on this project, contact Ms. Barrientos at 206-728-1912.

Port Orchard Area Middle-High School Building Project Receives Mitigated DNS Approval

PORT ORCHARD

A school development, planned for sites located at 3700 NW Anderson Hill Road and 10130 Frontier Place NW in the Port Orchard area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 312,000 square foot collocated middle and high school facility. Plans include sports fields, an auditorium, gymnasium

and associated parking. Central Kitsap School District and Kitsap County has issued the permitting for this school project. Construction will require the demolition and removal of the existing Central Kitsap Middle School and other district-wide facilities on the site. For additional information on this project, contact the applicant's contact, Central Kitsap Schools at 360-662-1610.

7-Story 138-Unit Seattle Area Mixed-Use Residential & Live-Work Development Receives DNS Approval

SEATTLE

A mixed-use development slated for a site located at 10711 Eighth Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story building containing 134 apartment dwelling units and four live-work units. Plans include parking for 124 vehicles located within the structure. The city of Seattle has issued the permitting to the applicant, who is Kevin Wallace of Wallace Properties – Northgate Eight LLC. For additional information on this project, contact the applicant's contact, Ann Williamson at 425-545-0566.

230-Lot Camas Area Residential Subdivision Project Receives DNS Approval

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A residential subdivision project, planned for a site located at 2817 NE Ingle Road in the Camas Area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 230 single-family residential building lots. The City of Camas has issued the permitting to the applicant, who is Green Mountain Development Services c/o Miller Nash Graham and Dunn. For additional information on this project, contact the applicant's contact, Stacy Hickman of Olson Engineering, at 360-695-1385.

6-Story 115-Unit Seattle Area Mixed-Use Residential-Commercial Project Receives DNS Approval

SEATTLE

A mixed-use residential and commercial development, planned for a property located at 2320 East Union Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building containing 115 apartment dwelling units above 3,300 square feet commercial space. Plans include parking for 18 vehicles within the structure. Plans will require a contract rezone from NC2P-40 and NC2-40 to NC2P-65. The city of Seattle has issued the permitting to the applicant, who is Chris

Persons of Capitol Hill Housing. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Douglas Leigh at 206-971-5550.

9-Unit Arbor Heights Area Mixed-Use Townhouse & Live-Work Project In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 4220 SW 100th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two, 3-story buildings containing eight townhouse dwelling units and one live-work unit. Plans include at-grade parking for eight vehicles. The applicant for this project is Scott McDonald of Claremont Partners LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jonathan Lemons at 206-306-5952.

24-Story 291-Unit Belltown Area Mixed-Use Residential-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 2302 Fourth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 24-story building addition and interior renovations to the existing Franklin Apartments. Plans call for 291 residential dwelling units and 11,200 square feet, ground-level retail space. Plans include below-grade parking for 176 vehicles. The applicant for this project is Qiutong Wang of TeamRise Bell Tower LLC. Construction will require the demolition and removal of an existing building located at 2306 Fourth Avenue. For additional information on this project, contact the applicant's contact, Jeff Walls at 206-466-1225.

6,000 SF Silverdale Area Commercial Development In Line For DNS Approval

SILVERDALE

A commercial project, planned for two land parcels located at 25232 Silverdale Way NW in the Silverdale area, is in line to be issued a determination of non-significance. The action will allow the developers to construct two, 6,000 square foot commercial buildings. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who

is JWW Group LLC. For additional information on this project, contact the applicant's contact, NL Olson & Associates, at 360-876-2284.

28-Story 160-Unit South Lake Union Area Residential Apartment Project In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 820 John Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 28-story tower containing 270 residential dwelling units. Plans include below-grade parking for up to 250 vehicles. The applicant for this project is Bill Pettit of R.D. Merrill Company at Stone Way II LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, David Kelley at 206-576-1632.

7-Story 36-Unit First Hill Area Mixed-Use Apartment-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a property located at 1320 University Street in the Seattle area, has been



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issued a determination of non-significance. The action will allow the developers to construct a 7-story building containing 36 apartment dwelling units above 4,700 square feet retail space. Plans include below-grade parking for 12 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Eric Cyzner of Cyzner Properties. 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, Gavin Erickson at 206-365-1230, extension 213.

33-Lot Spokane Area Residential Subdivision Project Receives DNS Approval

SPOKANE

A residential subdivision project, planned for a site located at 5207 N Mayhew Avenue in the Spokane area, has received a determination of non-significance. The action will allow the developers to divide the property into 33 residential building lots consisting of 28-lots for single family homes and 5-lots for single family/duplex homes. The city of Spokane has issued the permitting for this project that will be known as The Meadows at Plante's Ferry. For additional information on this project, contact the applicant's contact, Brian Holecek at 5207 N

Mayhew Road, Spokane Valley, WA 99216.

3-Story 27-Unit Spokane Area Residential Apartment Project In Line For DNS Approval

SPOKANE

A residential development, 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 apartment building containing 27 dwelling units. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting. The project will be called College Avenue Apartments. For additional information on this project, contact the applicant's contact, HDG Architecture at 509-321-5064.

8-Story 250-Unit Mixed-Use Residential-Retail Development In Early Design Phase For Queen Anne Area

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 225 Roy Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story building containing 250 residential dwelling

units and 8,800 square feet retail space. Plans include below-grade parking for 187 vehicles. Plans will require a rezone to SM-85. An alternative height proposal is being reviewed under a separate project order. The applicant for this project is Maria Barrientos of Barrientos LLC. For more information on this project, contact Ms. Barrientos at 206-728-1912.

8-Unit Seattle Area Mixed-Use Apartment- Medical Development In Design Review Phase

SEATTLE

A mixed-use residential and medical 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 requested permission to construct a building containing eight apartment dwelling units and 8,500 square feet medical services on the first and second floors. The applicant for this project is Linda McVeigh of Country Doctor Community Clinic. Construction will require the demolition and removal of an existing 2-story structure on the site. For additional information on this project, contact the applicant's contact, Bill Singer at 206-787-1372.

13-Unit Central Area

Residential Townhouse & Rowhouse Project

SEATTLE

A residential development, proposed for sites located at 208 and 212 18th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct one 6-unit rowhouse structure and one 7-unit townhouse structure. Plans include surface parking for 21 vehicles. The city of Seattle has received this request from the applicant, who is Alex Mason of Isola Builders. Construction will require the demolition and removal of existing structures on the site. For additional

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

265-Unit Kent Area Residential Apartment Development In Revised Application Status

KENT

A residential project, proposed for an 8.9-acre property located at 24050, 24260 and 24300 Pacific Highway South in the Kent area, is the subject of a revised application received by the city of Kent. The developers have requested permission to construct 12 apartment buildings containing 265 dwelling units on four vacant land parcels. Plans include a recreation complex



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

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

building, landscaping and associated parking. The project will be called Kent Midway Apartments. For additional information on this project, contact the applicant's contact, Michael Huey of CPH Consultants, at 425-285-2390.

6-Story 185,000 SF South Lake Union Area Office Building Project Moving Forward

SEATTLE

An office development, planned for a site located at 609 Fairview Avenue North in the Seattle area, has received conditional approval by the director of the Seattle Department of Construction and Inspections. Plans

outline the construction of a 6-story building containing 185,000 square foot office space and below-grade parking for 226 vehicles. An addendum to the South Lake Union height and density alternative environmental impact statement has been issued. The applicant for this project is Ada Healey of City Investors XII LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

8-Unit Central Area Residential Rowhouse Project Submits Revised Application

SEATTLE

A residential development, proposed for

sites located at 111 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 a total of eight dwelling units in an environmentally critical area. Plans include parking for 14 vehicles. The city of Seattle has received this request from the applicant, who is Lawrence Yeh of 88 Group. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jonathan Lemons at 206-306-5952.

11-Story South Lake

Union Area Office Addition Project In The Works

SEATTLE

An office development, proposed for a site located at 400 Westlake Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 11-story office addition to an existing 2-story landmark known as Firestone Auto Supply and Service Building. Plans include ground-level retail space and below-grade parking for 115 vehicles. The west and south facades of the existing structure will remain. The city of Seattle has received this request from the applicant, who is Peter

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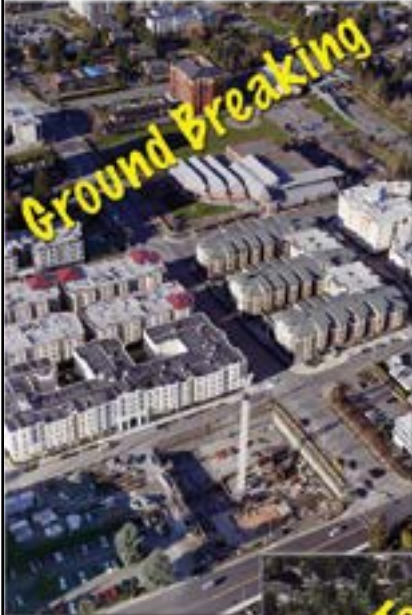
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Parker of Martin Selig Real Estate. For additional information on this project, contact the applicant's contact, Tom Bartholomew at 206-409-4232.

3-Story 32-Unit Phinney Ridge Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 922 North 73rd Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 3-story apartment building containing 32 small efficiency dwelling units. Plans include surface parking for eight vehicles. The applicant for this project is Sara Weaver of 922 LLC (Ogborn Investments). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Charlie Shugart at 206-405-2532.

38,800 SF Kent Area Office & Warehouse Project Receives DNS Approval

KENT

A development slated for a site located at 19450 68th Avenue South in the Kent area, has been issued a determination of non-significance. The action will allow the

developers to construct a 38,800 square foot office and warehouse building with car and truck parking. Plans include stormwater facilities. The city of Kent has issued the required permitting to the applicant, who is Auto-Chlor. Construction will require the demolition and removal of an existing office building and garage on the site. For additional information on this project, contact the applicant's contact, Torjan Ronhovde of Ronhovde Architects at 206-859-5500.

221,500 SF Frederickson Area Industrial Expansion & Remodel Project Receives DNS Approval

TACOMA

An industrial project, planned for a site located at 4615 192nd Street East in the Frederickson area, has been issued a determination of non-significance. The action will allow the developers to construct a 130,000 square foot production building and a 91,500 square foot product storage building. Plans include interior remodeling of existing manufacturing and warehousing buildings plus 159 parking stalls. Pierce County has issued the permitting to the applicant, who is James Hardie Building Products. The project will be known as James Hardie Tacoma plant expansion. For additional information on this project, contact the applicant's contact, Charles Harrison of

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7-Story 71-Unit Roosevelt Area Residential Apartment Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 1309 NE 66th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building containing 71 dwelling units. Plans call for parking for 38 vehicles. The applicants for this project are Nick Miller and Jon Breiner of Roosevelt Development Group LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Heather Hargesheimer at 206-454-8497.

6-Story 11-Unit West Seattle Area Residential Apartment Project Receives Conditional DNS Approval

SEATTLE

A residential development, planned for a site located at 1118 Alki Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story

apartment building containing 11 dwelling units in an environmentally critical area. Plans include at-grade parking for 16 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Josh Kennedy of The 7 at Alki LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Mike Butrim at 206-784-1614.

8-Unit North Seattle Area Residential Rowhouse Project In The Works

SEATTLE

A residential development, proposed for a property located at 14315 Stone Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a rowhouse building with eight dwelling units and parking for six vehicles. The applicant for this project is Todd Leabman of Sage Homes NW. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Julian Weber at 206-953-1305.

7-Story 118-Unit West Seattle Area Mixed-Use Residential & Live-Work Development In Design Review Phase

SEATTLE

A mixed-use development, in planning for a site located at 4754 Fauntleroy Way SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building containing 108 residential dwelling units and 10 live-work units. Plans include below-grade parking for 103 vehicles. The applicant for this project is Thomas Parsons of Holland Development LLC. Construction will require the demolition and removal of an existing structure and 42-space parking lot on the site.

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

3-Story 33-Unit Lynnwood Area Residential Townhouse Project Receives DNS Approval

LYNNWOOD

A residential townhouse development, slated for a site located at 1225 Filbert Road in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct 10, 3-story buildings containing a total of 33 dwelling units. Snohomish County has issued the permitting to the applicant, who is Aaron Metcalf of

Belmark Homes LLC. The project will be known as The Forest on Filbert. For additional information on this project, contact the applicant's contact, Merle Ash of Land Technologies, at 360-652-9727.

Interbay Retail Project Receives DNS Approval

SEATTLE

A retail development, planned for a property located at 1650 West Armory Way in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct 6,100 square foot and 5,600 square foot retail buildings. Plans include parking accommodations for 82 vehicles.

The city of Seattle has issued the permitting to the applicant, who is Kent Angier of Port 106 LLC (Kauri Investments). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Scott Hougham at 206-682-6170, extension 15.

2-Story Seattle Area Commercial Development & Display Lot In The Works

SEATTLE

A commercial project, proposed for a site located at 9225 Aurora Avenue North in the Seattle area, is the subject of a recent



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

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

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

The framing team members included:

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

FRAMING STAGES:





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

MORE ABOUT IGB SYSTEM'S MFBS™ FRAMING SYSTEM:

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 - Any Floor joist system** or metal decking with concrete
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application. The developers have requested permission to construct a 2-story commercial building and change the use of an existing wrecking yard to outdoor display of rental equipment. Plans include surface parking for six vehicles. The city of Seattle has received this request from the applicant, who is Robert Saunders of Saunders LLP. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Ed Linardic at 206-293-4764.

231-Unit Roosevelt Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 802 NE 66th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct three

apartment buildings containing a total of 231 dwelling units in an environmentally critical area. Plans include below-grade parking for 139 vehicles. The applicant for this project is Emerald Bay Equity LLC. Construction will require the demolition and removal of an existing 11 residential buildings and accessory structures on the site. For additional information on this project, contact the applicant's contact, Jay Janette at 206-453-3645.

Ballard Area Fitness Room Addition In Design Review Phase

SEATTLE

A retail development, proposed for a site located at 1545 NW Market Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a fitness room addition of 980 to 1,250 square feet to an existing mixed-use building. The applicant for this project is Dennis Freitas of Alliance Residential

Company. For additional information on this project, contact the applicant's contact, Mike Mora at 206-841-3436.

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

SEATTLE

A mixed-use development, proposed for a site located at 215 First Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story building with 71 small efficiency dwelling units and two live-work units. Plans include the removal of an exceptional tree. The city of Seattle has received this request from the applicant, who is Project S9 LLC (Stratford Company). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, David Neiman at 206-760-5550.

2-Story Edmonds Area Mixed-Use Apartments & Artist Space Development Receives Mitigated DNS Approval

EDMONDS

A mixed-use project slated for a site located at 202 Main Street in the Edmonds area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story building over a single level of below-grade parking. The ground floor will contain an art institute with gallery space and a café with indoor and outdoor seating. The second story will contain more artist space and three apartment dwelling units. The city of Edmonds has issued the permitting to the applicant, who is Mary Olsen. The project will be called Edmonds Arts Institute. For additional information on this project, contact the applicant's contact, Robert Gregg at 206-972-4371.

4-Story 58,400 SF Burlington Area Hotel Development In Line For

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BURLINGTON

A retail development, planned for a 2.57-acre site located at 1664 South Burlington Boulevard in the Burlington area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 4-story, 58,400 square foot hotel building including 118 parking spaces. The city of Burlington, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Trimark Property Group. The project will be known as LaQuinta Inn. For additional information on this project, contact the applicant's contact,

Al Jiwuni of Trimark Property Group at 253-833-7863.

1,000 SF Seattle Area Change-Of-Use Residential-To-Childcare Project In The Works

SEATTLE

A change of use project, proposed for a site located at 2235 15th Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of a portion of an existing residence to a child care center. Plans outline construction of a 1,000 square foot accessory structure. Onsite parking will be provided for three vehicles. The city of Seattle has received

this request from the applicant, who is Faiza Campbell. Construction will require the demolition and removal of an existing garage and carport on the site. For additional information on this project, contact the applicant's contact, John Putre at 206-316-2688.

16-Story 350-Unit Lower Queen Anne Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 225 Roy Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 16-story building containing 350 residential dwelling units and 9,700 square feet retail space. Plans include below-grade parking for 270 vehicles. A rezone to SM-160, alternative height proposal is being reviewed under a separate project order. The applicant for this project is Maria Barrientos of Barrientos LLC. For more information on this project, contact Ms. Barrientos at 206-728-1912.

3-Story 42,400 SF Rainer Valley Area Middle School Project In Hearings Stage

SEATTLE

A school facility

development, planned for a site located at 6020 Rainier Avenue South in the Seattle area, is the subject of a public hearing. The developers have plans to construct a 3-story, 42,400 square foot school with surface parking for 32 vehicles. Departures have been requested for greater than allowed building height. The applicant for this project is Patrick Ontiveros of WCSO 6020 Rainier Ave. S. LLC. Construction will require the demolition and removal of an existing office, church and two residences on the site. The project will be known as Green Dot Seattle Middle School. For additional information on this project, contact the applicant's contact, Maureen Sheehan, Department of Neighborhoods, at 206-684-0302.

7-Story 264-Room South Lake Union Area Hotel-Retail Development In Design Review Phase

SEATTLE

A commercial development, in planning for a site located at 201 Westlake Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story hotel containing 264 guest rooms and will feature ground-level retail space. The applicant for this project is Menno Hilberts of CitizenM. Construction



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will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Case Creal at 206-654-4134.

4-Story 19-Unit Capitol Hill Area Residential Townhouse Project In Early Design Review Phase

SEATTLE

A residential townhouse project, in planning for a site located at 506 12th Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct

four, 3-story townhouse structures containing a total of 19 dwelling units. Parking for 19 vehicles will be located within the structures. The applicant for this project is Brooke Friedlander of Isola Real Estate. For additional information on this project, contact the applicant's contact, Hugh Schaeffer at 206-329-1802.

16-Lot Lake Stevens Area Residential Subdivision Project Receives MDNS Approval

LAKE STEVENS

A residential subdivision project, planned for a site located at 124 103rd Avenue in the Lake Stevens area, has been issued a mitigated

determination of non-significance. The action will allow the developers to divide the property into 16 single-family residential building lots. The city of Lake Stevens has issued the permitting to the applicant, who is John Knutsen of Anup Deol. For additional information on this project, contact the applicant's contact, Patrick McCourt of Land Pro Group, at 425-808-5101.

6-Story 75-Unit Ballard Area Mixed-Use Residential-Retail Project Subject of Revised Application

SEATTLE

A mixed-use residential and retail development,

proposed for a property located at 8023 15th Avenue NW in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 6-story building containing 74 apartment dwelling units above retail and one live-work unit. Plans include below-grade parking for 34 vehicles. Plans require rezone from NC3P-40 to NC3P-65. The city of Seattle has received this request from the applicant, who is Curt Pryde of Ballard 15th LLC (Pryde & Johnson). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact

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the applicant's contact, Lauren Garkel at 206-782-8208.

9-Unit Ballard Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 8023 15th Avenue NW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct three townhouse structures containing three dwelling units each. An environmental review includes future unit lot subdivision. The applicant for this project is Todd

Leabmanof Sage Homes Northwest LC. For additional information on this project, contact the applicant's contact, Julian Weber at 206-953-1305.

4-Story 28-Unit Lower Queen Anne Area Mixed-Use Residential-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 118 West Mercer Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story building with 28

residential dwelling units and 3,300 square feet, ground-level retail space. The applicant for this project is John Shaw of GGM Investments LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Emily McNichols at 206-365-1230, extension 214.

6,000 SF Arlington Area Warehouse-Office Project Receives Mitigated DNS Approval

ARLINGTON

A development slated for a site located at 19014 63rd Avenue NE in the Arlington area, has been issued a

mitigated determination of non-significance. The action will allow the developers to construct a 6,000 square foot warehouse and office building. Plans include a paved storage area to the west, sidewalks and parking to the north. The city of Arlington has issued the permitting to the applicant, who is Backstrom Properties LLC. The project will be known as Backstrom 3. For additional information on this project, contact the applicant's contact, Randy Devoir of Cascade Surveying & Engineering, at 360-435-5551.

3-Story 15-Unit Eastlake Area Residential Apartment Project In Early Design Review Phase

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SEATTLE

A residential development, in planning for a site located at 1924 Franklin Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 3-story apartment building containing 15 dwelling units. The applicant for this project is Mark Griffin of 1924 Franklin LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Brian O'Connor at 206-784-1614.

10-Story 127-Unit Seattle Area Mixed-Use Apartment-Retail Project In The Works

SEATTLE

A mixed-use residential and commercial development, proposed 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 with 127 residential dwelling units and office space. Parking will be provided for five vehicles. There has been an amendment to the Seattle University Major Institution Master Plan. Action has been approved by the director of the Department of Construction and Inspections. For additional information on this project, contact

the applicant's contact, Bruce McKee at 206-914-1642.

135-Unit Central Area Mixed-Use Residential-Community Center Development In Early Design Review Phase

SEATTLE

A mixed-use development, in planning for a site located at 2212 South Jackson Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story apartment building with 63 dwelling units and will feature ground-level medical services and a community center. Plans include the construction of a 7-story apartment building with 72 dwelling units and ground-level retail space. Parking will be provided for 38 vehicles. The applicant for this project is Christopher Szala of Community House Mental Health Agency. 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, Bill Singer at 206-787-1372.

4-Story 80-Room Ballard Area Congregate Residence-Retail Project In Application Phase

SEATTLE

A mixed-use development, proposed for

a site located at 3311 15th Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story congregate residence building containing five units with 80 sleeping room and will feature ground-level retail. Plans will take place in an environmentally critical area. The city of Seattle has received this request from the applicant, who is Hamilton Urban Partners LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact,

David Neiman at 206-760-5550.

5-Story 58-Unit Capitol Hill Area Residential Apartment Project In Revised Application Status

SEATTLE

A residential development, proposed for a site located at 736 Bellevue Place East in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 5-story apartment building containing 58 dwelling units in an environmentally critical area. Plans include parking for 20 vehicles located within the structure. The city of Seattle has received

this request from the applicant, who is Preston Walls of Bell View LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Rachel Hedlof at 206-494-9721.

45-Story 1,050-Unit Denny Triangle Area Mixed-Use Residential-Retail Development Receives DNS Approval

SEATTLE

A mixed-use residential and commercial development, planned for a site located at 1200 Stewart Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 45-story towers containing 1,050 residential dwelling units above 150,800 square foot retail space in a 3-story podium. Plans include below-grade parking for 735 vehicles. An addendum to the downtown height and density EIS has been prepared. The city of Seattle has issued the permitting and a notice of adoption of existing environmental documents to the applicant, who is Ian Gillespie of Project Stewart LLC (Westbank Properties Corp.). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's

contact, Jon O'Hare at 425-301-9541.

8-Unit Central Area Residential Rowhouse Project In Application Phase

SEATTLE

A residential development, proposed for a property located at 1804 Spruce Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two rowhouses containing 5 dwelling units and three dwelling units. Parking for eight vehicles will be provided at 202 and 212 18th Avenue. The city of Seattle has received this request from the applicant, who is Alex Mason of Isola Builders. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Julian Weber at 206-953-1305.

10,600 SF Ephrata Area Medical & Dental Clinic Development In Line For DNS Approval

EPHRATA

A development planned for a site located north of state Route 282, south of Ninth Avenue SE and east of Sage Road in the Ephrata area, is in line to be issued a determination of non-significance. The action will allow the developers to construct phase one of a 10,600 square foot medical and



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dental clinic with public reception, waiting areas and private office, exam and operator rooms. Phases two and three include a 2,000 square foot expansion. Parking will accommodate up to 100 vehicles. The city of Ephrata, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Moses Lake Community Health Care Clinic. The project will be known as Moses Lake Community Health Medical/Dental Clinic. For additional information on this project, contact the applicant's contact, Gary Wetch of Loofburrow Wetch Architects, at 509-457-5121.

3-Story 7,700 SF Rainier Valley Area Community Center Addition Project In The Works

SEATTLE

A community project proposed for a site located at 4008 Martin Luther King Jr. Way South in the Seattle area is the subject of a recent application. The developers have requested permission to construct a 3-story, 7,700 square foot addition to an existing community and child care center. Plans include surface parking for 37 vehicles. The city of Seattle has received this request from the applicant, who is Refugee Women's Alliance. For additional information on this project, contact the applicant's contact, Matt Hutchins, at 206-256-9886.

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

SEATTLE

A residential development, in planning for a site located at 3252 30th Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two townhouse structures containing a total of eight dwelling units. Parking will be shared with another project under a separate project order. The applicant for this project is Alex Mason of Isola Builders. For additional information on this project, contact the applicant's contact, Jonathan Lemons at 206-306-5952.

17-Story 405,000 SF Denny Triangle Area Office-Retail Tower Project In Early Design Review

SEATTLE

An office and retail development, in planning for a site located at 2305 Seventh Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 17-story tower containing 395,000 square feet office and 10,000 square feet, ground-level retail space. Plans call for below-grade parking for

up to 405 vehicles. The applicant for this project is Acorn Development LLC (Amazon). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Michael Medina at 206-224-3335.

30-Unit Glacier Area Condominium Cabin Development In Line For DNS Approval

GLACIER

A commercial development, planned for a 14.42-acre site located at 10443 Mount Baker Highway in the Glacier area, is in line to be issued a determination of non-significance. The

action will allow the developers to construct a resort containing 30 guest cabins. Plans include infrastructure, utilities, cut and fill, a septic system, road access, signage, landscaping and associated parking. Whatcom County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Glacier Bay LLP. The project will be called The Cabins at Glacier Creek. For additional information on this project, contact the applicant's contact, Ali Taysi of AVT Consulting, at al@avtplanning.com, or call 360-778-5943.

Lake Stevens Area City Hall Removal Project Receives Mitigated DNS

Approval

LAKE STEVENS

A government project, planned for a site located at 19450 68th Avenue South in the Lake Stevens area, has been issued a mitigated determination of non-significance. The action will allow the developers to remove the existing city hall and permit center and construct a new temporary modular city hall facility. Plans include an associated parking lot. The city of Lake Stevens has issued the permitting for this city project. For additional information on this project, contact the applicant's contact, Melissa Place of the city of Lake Stevens, at 425-377-3229.

Tumwater Area Industrial Marijuana Processing Project In The Works

TUMWATER

An industrial development, proposed for a site located at 8423 Old Highway 99 Street East in the Tumwater area, is the subject of a recent application. The developers have requested permission to construct two, 15,000 square foot buildings and change the use of an existing 7,500 square foot building for Tier II and III marijuana production and processing. The city of Tumwater has received this request from the applicant, who is Pritchett Family LLC. The project will be known as Pritchett Family Partnership

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phase three. For additional information on this project, contact the applicant's contact, Pritchett Family LLC at 8423 Old Highway 99 SE, Tumwater, WA 98501, or call 360-754-4180.

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

SEATTLE

A residential townhouse development, in planning for a site located at 3257 Harbor Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two townhouse buildings containing a total of nine dwelling units. Plans include parking for nine vehicles to be shared with another project under a separate project order. The applicant for this project is Alex Mason of Isola Builders. For additional information on this project, contact the applicant's contact, Jonathan Lemons at 206-306-5952.

18-Unit Bonney Lake Area Residential Apartment Development Receives Revised DNS Approval

BONNEY LAKE

A residential project, planned for a site located at 8609 Locust Avenue East in the Bonney Lake area, has been issued a revised determination of non-significance. The

action will allow the developers to construct 18 apartment dwelling units and associated site improvements. The city of Bonney Lake, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Harmon Construction, Timberlane Partners. The project will be called Locust Avenue Apartments. For additional information on this project, contact the applicant, Timberlane Partners at 206-557-7236.

3-Story 384-Unit Puyallup Area Residential Apartment Project Receives MDNS Addendum

PUYALLUP

A residential development, planned for an 18.7-acre property located at 11900 Sunrise Boulevard East in the Puyallup area, has received an addendum to a previously issued mitigated determination of non-significance. The developers will proceed with plans to construct 16, 3-story apartment buildings containing 384 dwelling units. Plans include two recreation buildings, carports, garages and a pool. Pierce County has issued the permitting to the applicant, who is Glacier Run Apartments LLC. For additional information on this project, contact the applicant's contact, Cheryl Ebsworth of Apex Engineering at 253-473-4494.

Bellevue Area Retail-Office-Hotel Development Receives DNS Approval

BELLEVUE

A commercial development slated for a site located at 600 108th Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct two towers over a 40 foot-tall retail podium. One tower will contain office space and the other tower will be a hotel. The city of Bellevue has issued the permitting to the owner, who is Touchstone. Construction will require the demolition and removal of an existing parking garage and transit building. The project will be known as 600 Bellevue. For additional information on this project, contact the applicant's contact, John Thomas of NBBJ at jthomas@nbbj.com or call 206-621-2268.

160-Unit Vancouver Area Residential Senior Housing Units Project In Line For DNS Approval

VANCOUVER

A nursing center development, planned for a site located at the southwest corner of NE 86th Street and NE 94th 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 177,500 square foot senior housing facility containing 72 independent living dwelling units, 60 assisted-living units and 28 memory care units. Clark County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Bonaventure Senior Housing. The project will be called Bonaventure of Vancouver. For additional information on this project, contact the applicant's contact, Mike Odren of Olson Engineering, at mikeo@olsonengr.com or call 360-397-2375.

24,300 SF Seattle Area Interbay Retail Building Project Receives DNS Approval

SEATTLE

A retail development, slated for a site located at 1625 West Wheeler Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 24,300 square foot retail building with parking for 65 vehicles. The city of Seattle has issued the permitting to the applicant, who is Kent Angier of Port 106 LLC (Kauri Investments). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Scott Hougham, at 206-682-6170, extension 15.

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4,000 SF Seattle Area Ravenna School Addition Project In The Works

SEATTLE

A school facility project, proposed for a property located at 6201 33rd Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4,000 square foot addition to the existing Assumption St. Bridget School facility. Plans include a new 3,000 square foot covered play area, relocation of recreation equipment and re-landscaping. The existing parking lot will be re-striped to accommodate 124 vehicles. The city of Seattle has received this request from the applicant, who is Corporation of the Catholic-Archbishop of Seattle Property and Construction. Construction will require the demolition and removal of part of the existing structure on the site. For additional information on this project, contact the applicant's contact, Kim Young at 206-628-3137.

303-Unit Roosevelt Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 814 NE 66th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review

process. The developers have requested permission to construct three apartment buildings containing a total of 303 dwelling units in an environmentally critical area. Below-grade parking will be provided for 254 vehicles. The applicant for this project is Jim Towslee of Emerald Bay Equity LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jon O'Hare at 425-301-9541.

102,000 SF Mountlake Terrace Area Retail Mini-Storage Project In Application Phase

MOUNTLAKE TERRACE

A commercial development, proposed for a site located at 222nd Street SW and 70th Avenue West in the Mountlake Terrace area, is the subject of a recent application. The developers have requested permission to construct three buildings containing 102,000 square foot mini-storage space. Plans include site improvements and associated frontage. The city of Mountlake Terrace has issued the permitting to the applicant, who is Premier Atlantic MLT WA LLC. For additional information on this project, contact the applicant's contact, Brian Kalab of Insight Engineering, at 425-303-9363.

14-LOT Lynwood Area

Residential Subdivision Development Receives DNS Approval

LYNWOOD

A residential subdivision project, planned for a site located at 21204 Locust Way in the Lynwood area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 14 single-family residential building lots. The city of Lynwood has issued the permitting to the applicant, who is Logan Woods LLC. The project will be known as Logan Woods. For additional information on this project, contact the applicant's contact, Brian Kalab of Insight Engineering Company, at 425-303-9363.

40,000 SF Buckley Area Elementary School Addition & Remodel Project Receives DNS Approval

BUCKLEY

A school facility development, planned for a site located at 340 River Road in the Buckley area, has been issued a determination of non-significance. The action will allow the developers to remodel the existing 40,000 square foot Elk Ridge Elementary School. Plans call for the construction of a 2-story, 35,000 square foot classroom building. Plans include replacing the outdoor play areas and enhancing storm drainage. White River School District has issued the permitting

for this school project. Construction will require the demolition and removal of an existing 5,000 square foot portion of the existing building. For additional information on this project, contact the applicant's contact, Kirk Robinson of The Robinson Company, at 360-829-0600.

67,000 SF Liberty Lake Area Commercial Business Park Development In Line For DNS Approval

LIBERTY LAKE

A commercial development, planned for a site located at 2109 North McKinzie Lane in the Liberty Lake area, is in line to be issued a determination of non-significance. The action will allow the developers to construct six commercial and industrial buildings totaling 67,000 square feet. The city of Liberty Lake, using the optional SEPA process, is expected to issue the permitting to the applicant, who is McKinzie LLC. The project will be called McKinzie Business Park. For additional information on this project, contact the applicant's contact, Jim Boudreau of Boudreau Architecture at 208-310-0289.

2-Story 15,000 SF Poulsbo Area Warehouse-Office Development In Line For Mitigated DNS Approval

POULSBO

A project planned for the east half of a property located at 787

NW Liberty Road in the Poulsbo area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story, 15,000 square foot building with ground-level market and warehouse space and second floor office space. The city of Poulsbo, using the optional SEPA process, is expected to issue the permitting to the applicant, who is North Kitsap Fishline. The project will be known as Fishline campus site plan. For additional information on this project, contact the applicant's contact, Rachele Freegard of Rice Fergus Miller at 360-377-8773.

77-Unit Quincy Area Residential Apartment Project Receives DNS Approval

QUINCY

A residential development, slated for a 14.28-acre site located at East 10th Avenue in the Quincy area, has been issued a determination of non-significance. The action will allow the developers to construct 77 dwellings consisting of single-family residences and duplex units. Plans include private internal roads. The city of Quincy has issued the permitting to the applicant, who is Willow Springs Properties LLC. The project will be known as Willow Springs Townhomes. For additional information on this project, contact the applicant's contact, Jerry

Gregg, at PO Box 460, Ellensburg, WA 98926, or call 509-787-3523.

10,700 SF Bellevue Area Elementary School Facility Project In Line For DNS Approval

BELLEVUE

An elementary school project, planned for a site located at 4229 West Lake Sammamish Parkway SE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story, 9,000 square foot classroom wing and a single-story, 1,200 square foot kitchen and cafeteria addition to the existing Sunset Elementary School facility. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Issaquah School District No. 411. For additional information on this project, contact the applicant's contact, Susan Conway of Bassetti Architects, at 206-340-9500.

South Lake Union Area Office Addition Project In Early Design Review Phase

SEATTLE

An office development, in planning for a site located at 701 Dexter Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have

requested permission to construct a 6-story addition adjacent to the east side of an existing office and a 5-story addition to the west side. The applicant for this project is Scott Brucker of Union Properties LLC. For additional information on this project, contact the applicant's contact, Rico Quirindongo at 206-849-6128.

3-Story 80-Room Burlington Area Hotel Development In Line For DNS Approval

BURLINGTON

A commercial development, planned for a site located at 500 East George Hopper Road in the Burlington area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 3-story, 36,000 to 45,000 square foot hotel containing 80 to 83 guest rooms. Plans include parking for 83 vehicles. The city of Burlington, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Advantage Business Park LLC. The project will be called ABP Hotel. For additional information on this project, contact the applicant's contact, Christensen Design Management, at 360-676-4800.

34-Unit South Beacon Hill Area Residential Townhouse Project In Early Design Phase

SEATTLE

A residential townhouse development, in planning for a site located at 4215 South Trenton Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct six townhouse buildings containing 34 dwelling units in an environmentally critical area. Plans include parking for 48 vehicles and will require a rezone from single family 5000 to lowrise 2. The applicant for this project is Dan Swallow of IS Property Investments LLC (Intracorp). For additional information on this project, contact the applicant's contact, David Peterson at 206-933-1150.

6-Story 136-Unit Bellevue Area Mixed-Use Residential-Retail Project

BELLEVUE

A mixed-use residential and commercial development, proposed for a property located at 25 102nd Avenue NE in the Bellevue area, is the subject of a notice of a public meeting issued by the city of Bellevue. Plans outline construction of a 6-story building with 136 residential dwelling units, ground-level retail and three levels of below-grade parking for 183 vehicles. The applicant for this project is Bellevue Parkside LP. The project will be called Parkside. For additional information on this project,

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100-Lot Monroe Area Residential Subdivision Project Receives DNS Approval

MONROE

A residential subdivision project, planned for a 19.3-acre property located at 18515, 18613, 18717 and 18811 134th Street SE in the Monroe area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 100 single-family residential building lots. The city of Monroe has issued the permitting to the applicant, who is Carroll Harder. The project will be known as Worthington Heights. For additional information on this project, contact the applicant's contact, who is Matthew Hough of CPH Consultants, at 360-863-4608.

3-Story 8-Unit Magnolia Area Residential Apartment Development Receives DNS Approval

SEATTLE

A residential project slated for a site located at 2475 Thorndyke Avenue West in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story apartment building containing 8 dwelling units in an environmentally critical

area. Plans include below-grade parking for eight vehicles. The city of Seattle has issued the permitting to the applicant, who is Lance Bon of Pro Equity Properties. For additional information on this project, contact the applicant's contact, Todd Lawson at 206-250-4729.

27,300 SF Enumclaw Area Building Addition Project In Line For Mitigated DNS Approval

ENUMCLAW

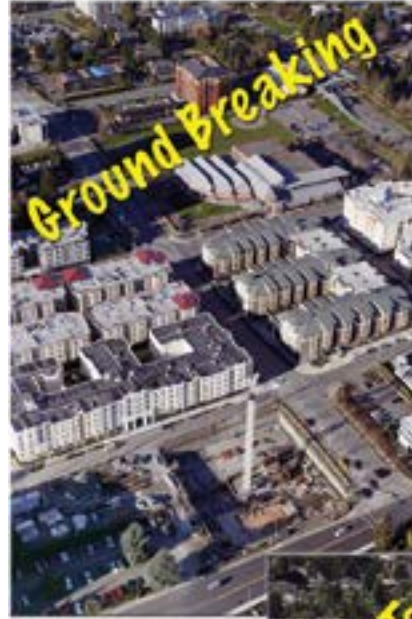
An office development, planned for a site located at 1920 Garrett Street in the Enumclaw area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 27,300 square foot addition to an existing 5,600 square foot building used for office, storage and automotive restoration. The city of Enumclaw, using the optional SEPA process, is expected to issue the 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.

4-Story 38-Unit Capitol Hill Area Residential Apartment Project In Early Design Review Phase

SEATTLE

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a site located at 740 Harvard Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building containing 38 dwelling units. Plans include below-grade parking for 12 vehicles. The applicant for this project is 740 Harvard LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Robert Humble at 206-267-9277.

4-Story 32-Room Portage Bay Area Congregate Residence-Retail Development Receives DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located 3120 Harvard Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building with four dwelling units, 32 sleeping rooms and will feature ground-level retail and restaurant space. Parking for three vehicles will be located within the structure. Plans will take place in an environmentally critical area. The city of Seattle has issued the permitting to the applicant,

who is Jonathan Kurth of BK Investment Group LLC. For additional information on this project, contact the applicant's contact, Randall Spaan, at 206-720 0166.

19-Lot Bothell Area Residential Subdivision Development Receives DNS Approval

BOTHELL

A residential subdivision project, planned for a site located at 20003 41st Avenue SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 19 single-family residential building lots. The city of Bothell has issued the permitting to the applicant, who is Seattle Pacific Homes. The project will be known as Fern Crest. For additional information on this project, contact the applicant's contact, who is Seattle Pacific Homes at 425-953-2800.

8-Lot Georgetown Area Residential Subdivision Project In Application

SEATTLE

A residential subdivision development, proposed for a property located 6637 Carleton Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into eight single-family residential building lots. The city of Seattle has received this request from the applicant, who

is Scott Pirrie of STTAJ Investment LLC. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

7-Story 76-Unit Capitol Hill Area Mixed-Use Apartment-Restaurant Development In The Works

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 600 East Howell Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 67 small efficiency dwelling units, three efficiency dwelling units and six apartment dwelling units above restaurant space. The city of Seattle has received this request from the applicant, who is Dave Biddle of Blueprint Services LLC. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.

14-Story 79-Unit South Lake Union Area Mixed-Use Residential-Office-Retail Project Receives Conditional Approval

SEATTLE

A mixed-use residential and commercial development, planned for a site located at 625 Boren Avenue North

in the Seattle area, has been issued conditional approval by the city of Seattle. The developers will proceed with plans to construct a 14-story tower containing 79 apartment dwelling units, 312,700 square feet office and 8,300 square feet retail space. Plans include below-grade parking for up to 357 vehicles and five vehicles at-grade. An addendum to the South Lake Union height and density environmental impact statement has been issued. The applicant for this project is Ada Healey of City Investors XI LLC (Vulcan Real Estate). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

4-Story 29-Unit Capitol Hill Area Residential Apartment Development In Application Phase

SEATTLE

A residential project, proposed for a property located at 525 Federal Avenue East 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 dwelling units. The city of Seattle has received this request from the applicant, who is Scot t Griffin. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's

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contact, Mark Wierenga, at 206-784-1614.

3-Story 64-Unit Yakima Area Commercial Hotel Development In Line For DNS Approval

YAKIMA

A commercial project, planned for a site located at 21 South 18th 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 3-story, 28,800 square foot hotel containing 64 guest rooms in a general commercial zone. Plans include associated parking. The city of Yakima, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Parminder Thind. The project will be called My Place Hotel. For additional information on this project, contact the applicant's contact, Brandon Ames of Legacy Design Group, at 801-735-6314.

2-Story 38,700 SF Kent Area Medical Office Development In The Works

KENT

A medical development, proposed for a site located at 417 Ward Street in the Kent area, is the subject of a recent application. The developers have requested permission to construct a 2-story, 38,700 square foot medical office building. The city of Kent has received this request from the applicant, who

is MultiCare Health System. 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, Juan Navarro of SmithGroup JJR, at Juan.Navarro@smithgroupjjr.com, or call 460-232-5518.

3-Story 38-Unit Renton Area Residential Townhouse Project In Line For DNS Approval

RENTON

A residential townhouse development, planned for a site located at 6500 South 133rd Street in the Renton area, is in line to be issued a determination of non-significance. The action will allow the developers to construct seven, 3-story structures containing a total of 38 dwelling units. Each unit will provide an enclosed 2-car garage, front entry, balconies and two upper living floors. King County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Sky Ridge Developments. The project will be known as Sky Ridge Townhomes. For additional information on this project, contact the applicant's contact, Huber Architects, at kevin@huberarchitects.com, or call 206-262-7866.

10,500 SF Spokane Area Commercial Development In Line For DNS Approval

SPOKANE

A commercial project planned for a site located at 9420 North Newport Highway in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 10,500 square foot, 2-unit retail building to serve as a credit union and retail store. Plans include parking for 44 vehicles. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting. For additional information on this project, contact the applicant's contact, Russell Page Architects at 509-467-9748.

16-Story 350-Unit Lower Queen Anne Area Mixed-Use Residential-Retail Project In Early Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 225 Roy Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 16-story building containing 350 residential dwelling units and 9,700 square feet retail space. Plans include a rezone to SM-160 and below-grade parking for 270 vehicles. The applicant for this project is Maria Barrientos of Barrientos LLC. For

more information on this project, contact Ms. Barrientos at 206-728-1912.

10,000 SF Vancouver Area Credit Union Development In Line For DNS Approval

VANCOUVER

A commercial development, planned for a site located at 13909 SE Mill Plain Boulevard in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 10,000 square foot credit union building with four drive-thru lanes. Plans include parking for 63 vehicles. The city of Vancouver, using the optional SEPA process, is expected to issue the permitting to the applicant, who is HAPO Community Credit Union. For additional information on this project, contact the applicant's contact, Ben Warren of Momentum Inc., at 206-930-7280.

36,100 SF Fife Area Industrial Building Project Receives Mitigated DNS Approval

FIFE

An industrial project, slated for property located at the 6800 block of 26th Avenue East in the Fife area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 36,100 square foot industrial building. Plans include

site improvements. The city of Fife has issued the permitting to the applicant, who is Lakeridge Development. For additional information on this project, contact the applicant's contact, Michael Galbraith of Lance Mueller and Associates, at 206-325-2553.

9-Unit West Seattle Area Residential Townhouse Development In Early Design Review Phase

SEATTLE

A residential townhouse project, in planning for a site located at 3300 30th Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two townhouse structures containing a total of nine dwelling units. Plans include parking for nine vehicles. The applicant for this project is Alex Mason of Isola Builders. For additional information on this project, contact the applicant's contact, Jonathan Lemons, at 206-306-5952.

265-Unit Kent Area Residential Apartment Project In The Works

KENT

A residential development, proposed for four vacant land parcels totaling 8.9-acres of sites located at 24050, 24260 and 24300 Pacific Highway South in the Kent area, is the subject

of a recent application. The developers have requested permission to construct 12 apartment buildings containing 265 dwelling units and one recreation complex. Plans include landscaping and associated parking. The city of Kent has received this request by the applicant, who is Pacific Services Company. The project will be known as Kent Midway Apartments. For additional information on this project, contact the applicant's contact, Michael Huey of CPH Consultants, at Michael@cphconsultants.com, or call 425-285-2390.

136-Unit Bellevue Area Mixed-Use Residential-Hotel-Office Development In Line For DNS Approval

BELLEVUE

A mixed-use residential and commercial development, planned for a site located at 999 118th Avenue SE in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a Holiday Inn Express hotel and a 5-story building containing 136 apartment dwelling units and 5,000 square feet office space in two phases. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is NBK LLC. The project will be known as Holiday Inn Express/Staybridge Suites phase two. For

additional information on this project, contact the applicant's contact, Arne Hall of AJH Development Services, at 425-269-9899.

2-Story 41,000 SF Rainier Valley Area Retail-Office Building Project In Early Design Phase

SEATTLE

A commercial project, in planning for a site located at 6033 Martin Luther King Jr. Way South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 2-story building containing 41,000 square feet retail and office space. Plans include parking for 23 vehicles. The applicant for this project is Canh Tan Ta. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Steve Southerland, at 206-723-8275, extension 222.

9,500 SF Arlington Area Truck Travel Center Project Receives Mitigated DNS Approval

ARLINGTON

A development slated for a site located at 2430 state Route 530 NE in the Arlington area, has been issued a mitigated determination of non-significance. The action

will allow the developers to construct a 9,500 square foot travel center. Plans include a fast-food restaurant with outdoor seating and drive-thru, seven truck fueling lanes, six fuel pumps for autos and RV's, a CAT scale for trucks, dumpster enclosure and below-grade fuel tank farm. The city of Arlington has issued the permitting to the applicant, who is Pilot Flying J Travel Centers. The project will be known as Pilot Travel Center No. 1103. For additional information on this project, contact the applicant's contact, Ross Shaver of Pilot Flying J Travel Center, at 865-474-3469.

5,700 SF Seattle Area Interbay Retail Building Development Receives DNS Approval

SEATTLE

A retail development, planned for a property located at 1600 West Armory Way in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5,700 square foot building with surface parking for 39 vehicles. The city of Seattle has issued the permitting to the applicant, who is Kent Angier of Port 106 LLC. For additional information on this project, contact the applicant's contact, Scott Hougham, at 206-682-6170, extension 15.

15,000 SF Mount Vernon



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

Area Retail Hardware Store Project In Line For Mitigated DNS Approval

MOUNT VERNON

A retail development, planned for a site located at 2400 Riverside Drive in the Mount Vernon area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 15,000 square foot prefabricated steel commercial building. The city of Mount Vernon, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Harbor Freight Tools. Construction will require the demolition and removal of an existing 16,000 square foot structure on the site. For additional information on this project, contact the applicant's contact, Darren Simpson of DCI Engineers, at 206-332-1900.

256-Unit Olympia Area Residential Apartment Development Receives Mitigated DNS Approval

OLYMPIA

A residential project, slated for a site located at 8525 Pacific Avenue in the Olympia area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 256-unit apartment complex. Plans include parking for 410 vehicles. Thurston County has issued the permitting to the applicant, who is Union Mills

Pacific Village LLC. The project will be known as Pacific Village. For additional information on this project, contact the applicant's contact, Hatton Godat Pantier, at 360-943-1599.

30,000 SF Tumwater Area Industrial Marijuana Production Project Receives DNS Approval

TUMWATER

An industrial development planned for a site located at 8423 Old Highway 99 SE in the Tumwater area, has been issued a determination of non-significance. The action will allow the developers to construct two, 15,000 square foot buildings and convert an existing 7,500 square foot building for Tier II and III marijuana production and processing. The city of Tumwater has issued the permitting to the applicant, who is Pritchett Family LLC. For additional information on this project, contact the applicant's contact, Phil Pritchett of Pritchett Family LLC, at 360-480-5142.

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

KENMORE

A residential townhouse project, planned for sites located at 18254 and 18424 73rd Avenue NE in the Kenmore area, is in line to be issued a determination of non-significance. The action will allow the developers

to construct three townhouse structures containing a total of 16 dwelling units. The city of Kenmore, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Lake Harrison Estates LLC. The project will be called Lake Harrison Estates. For additional information on this project, contact the applicant's contact, Brian Kalab of Insight Engineering Company, at 425-303-9363.

Marysville Area Retail Fueling Station Project Receives DNS Approval

MARYSVILLE

A retail development slated for a property located at 1206 Fourth Street in the Marysville area, has been issued a determination of non-significance. The action will allow the developers to install eight new multi-product fuel dispensers, a 25,000-gallon below-grade storage tank and a 22,000-gallon split tank. Plans include associated site improvements. The city of Marysville has issued the permitting to the applicant, who is BP West Coast Products. Construction will require the demolition and removal of eight existing fuel dispensers and hardware. The project will be called Arco AM-PM. For additional information on this project, contact the applicant's contact, Daniel Goalwin of Barghausen Consulting Engineers, at 425-251-6222.

69, 500 SF Spokane Valley Area Natural Gas Facility Expansion Project In Line For DNS Approval

SPOKANE VALLEY

An expansion project, planned for a 16.3-acre site located at 2406 North Dollar Road in the Spokane Valley area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 69,500 square foot natural gas service center building. Plans include expansion of the Fleet & Vehicle Storage building by 1,900 square feet for a wash bay. The city of Spokane Valley, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Avista Corporation. 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, Vance Rupert of Avista Corporation, at 1411 East Mission Avenue, Spokane, WA 99220, or call 509-7205332.

Vancouver Area Warehouse-Office Development In Line For DNS Approval

VANCOUVER

An industrial development planned for a site located at 7217 NE 99th 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 light-industrial warehouse over two phases and conversion of an existing 1,200 square foot residential building for commercial uses. Plans include construction of a 2-story, 7,100 square foot office building and a 14,400 square foot warehouse. Clark County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Larry Gibson of Frontier Electric, at lgibson@frontierow.com, or call 360-397-2375.

35-Lot Bellingham Area Residential Subdivision Project Receives DNS Approval

BELLINGHAM

A residential subdivision project, planned for a 4-acre site located at 513 E Sunset Drive in the Bellingham area, has received a determination of non-significance. The action will allow the developers to divide the property into 35 single-family residential building lots. Plans include infill housing units, cottages, townhouses and a carriage house. The city of Bellingham has issued the permitting to the applicant, who is Sunset Commons LLC. For additional information on this project, contact the applicant's contact, Craig Parkinson of Cascade Engineering Group, at 360-778-8161.

34,600 SF Spokane Area

Retail Mini-Storage Buildings Project In Line For DNS Approval

SPOKANE

A retail development, planned for a 1.38-acre site located at 6619 North Cedar Road in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to construct three mini-storage buildings totaling 34,600 square feet. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is North Cedar Storage. For additional information on this project, contact the applicant's contact, Aaron Simpson of Simpson Engineers, at aaron@simpsonengineers.com, or call 509-926-1322.

DuPont Area Corporate Park Redevelopment Project In Line For Mitigated DNS Approval

DUPONT

A development planned for sites totaling 93.16-acres located at 2800-2980 Center Drive in the DuPont area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct two office buildings totaling 660,000 square feet with up to 1.35-million square feet of high-cube warehouse/distribution center space and three buildings containing 100,000 square feet office space. The city of DuPont,

using the optional SEPA process, is expected to issue the permitting to the applicant, who is Bruce Haas of Industrial Redevelopment LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Mr. Haas at 714-508-7371.

97,000 SF Spokane Area Retail Building Project In Application Phase

SPOKANE

A retail development, proposed for a site located at state Route 2 on Deer Heights Road in the Spokane area, is the subject of a recent application. The developers have requested permission to construct a 97,000 square foot retail building in a light-industrial zone. Plans will take place in two phases. The city of Spokane has received this request from the applicants, who are Flamingo Link and Flint 2 Properties LLC. For additional information on this project, contact the applicants at 509-838-8500.

10-Unit South Beacon Hill Area Residential Townhouse Project In Early Design Review Phase

SEATTLE

A residential townhouse project, in planning for a site located at 8803 Martin Luther King Jr. Way South in the Seattle

area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two, 5-unit townhouse structures in an environmentally critical area. Plans include parking for 10 vehicles. Plans will require a contract rezone from single family 5000 to lowrise 2. The applicant for this project is Dan Swallow of IS Property Investments LLC (Intracorp). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, David Peterson at 206-933-1150.

7-Story 59-Unit First Hill Area Mixed-Use Residential-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 953 East Union Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building with 41 small efficiency dwelling units and 18 apartment dwelling units with ground-level retail space. The applicant for this project is John Shaw of GGM Investments LLC. Construction will require

the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Emily McNichols, at 206-365-1230, extension 214.

12-Lot Lake Stevens Area Residential Subdivision Project Receives MDNS Approval

LAKE STEVENS

A residential subdivision project, planned for a site located at 7625 10th Street SE in the Lake Stevens area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 12 single-family residential building lots. Plans include associated site improvements. The city of Lake Stevens has issued the permitting to the applicant, who is Chris Hemingson of Hillcrest Contracting. The project will be known as Hillcrest preliminary plat. For additional information on this project, contact the applicant's contact, who is Tom Abbott of LDC Inc. at 425-806-1869.

35-Lot Kent Area Residential Subdivision Project Receives MDNS Approval

KENT

A residential subdivision project, planned for two land parcels totaling 5.86-acres located at 27115 & 27037 124th Ave SE in the Kent area, has

been issued a mitigated determination of non-significance. The action will allow the developers to divide the parcels into 35 single-family residential building lots. Plans include a combined recreation and storm drainage tract, three private access and utility tracts and two landscape tracts. The city of Kent has issued the permitting to the applicant, who is Copper Ridge LLC. The project will be known as Saratoga. For additional information on this project, contact the applicant's contact, John Harkness of Copper Ridge at 258-539-8116.

30,400 SF Vancouver Area Industrial Warehouse Development In Line For DNS Approval

VANCOUVER

An industrial project, planned for a site located at 3217 NE 112th 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 30,400 square foot wholesale building to be used for refrigeration supplies distributing. Plans include infrastructure, paving and associated landscaping. The city of Vancouver, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Refrigeration Supplies Distributor. For additional information on this project, contact the applicant's contact, Licia LeGrant of All Wall

Contracting, at 208-773-4650.

35-Lot Monroe Area Residential Subdivision Receives DNS Approval

MONROE

A residential subdivision project, planned for an 8.47-acre site located at 13202 Chain Lake Road SE in the Monroe Area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 35 single-family residential building lots. The city of Monroe has issued the permitting to the applicants, who are Linda and Peter Gilmartin. The project will be known as Gilmartin preliminary plat. For additional information on this project, contact the applicant's contact, Linda Gilmartin at 15914 24th Court SE Mill Creek, WA 98012, or call 360-863-4608.

36-Story 330-Unit Denny Triangle Area Mixed-Use Apartment-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 2300 Eighth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 36-story apartment building containing 330 dwelling units and will feature ground-level retail space. Plans

include below-grade parking for 76 vehicles. The applicant for this project is Xun Kun Luo of NorthAmerican Asset Management. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Charles Wallace, at 206-367-1382.

13-Unit Everett Area Residential Townhouse Project Receives DNS Approval

EVERETT

A residential townhouse development, slated for a property located at 13411 Ash Way in the Everett area, has been issued a determination of non-significance. The action will allow the developers to construct 13 townhouse dwelling units. Snohomish County has issued the permitting to the applicant, who is Ash Way MR LLC. The project will be known as Ash Way Townhomes ULS. For additional information on this project, contact the applicant's contact, Andrew Reaves of Site Development Associates, at 425-486-6533, extension 11.

315,000 SF UW University Population Health Building Development Progressing

SEATTLE

A university development, planned for a site located at the University

of Washington campus in the Seattle area, has issued a final environmental impact statement for site selection and construction of a new building to house the Institute for Health Metrics and Evaluation, Department of Global Health and selected portions of the school of Public Health. There are three alternatives, estimated to be 315,000 square feet. Site 37W is in the West Campus area bounded by NE 40th Street on the north and University Way NE. Construction will require the demolition and removal of five existing structures along University Way Northwest. For additional information on this project, contact the applicant's contact, Julie Blakeslee of the University of Washington, at jblakesl@uw.edu, or call 206-543-5200.

4-Story 55-Unit U District Area Mixed-Use Residential-Retail Project In Application Phase

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 5300 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 with 31 small efficiency dwelling units, 21 apartment dwelling units, three live-work units and ground-level

retail space. The city of Seattle has received this request from the applicant, who is Gabriel Rosenshine of PRS Development. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-239-1802.

14-Story 70-Unit South Lake Union Area Mixed-Use Residential-Office-Retail Development Progressing

SEATTLE

A mixed-use residential and commercial development, planned for a site located at 630 Boren Avenue North in the Seattle area, has been issued conditional approval by the Seattle Department of Construction and Inspections. The developers will proceed with plans to construct 312,700 square feet office, 8,300 square feet retail space and 79 apartment dwelling units. Plans include below-grade parking for 357 vehicles and at-grade parking for five vehicles. An addendum to the South Lake Union height and density environmental impact statement has been issued. The applicant for this project is Ada Healey of City Investors XI LLC (Vulcan Real Estate). For additional information on this project, contact

the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

77-Lot Olympia Area Residential Subdivision Receives MDNS Approval

OLYMPIA

A residential subdivision project, planned for a 43.94 acre site located at 9817 SE Steilacoom Road in the Olympia area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 77 single-family residential building lots and 38 acres of open space. The city of Olympia has issued the permitting to the applicant, who is Deering & Nelson Inc. The project will be known as Plat of Nisqually Bend. For additional information on this project, contact the applicant's contact, Jeff Pantier of Hatton Godat Pantier, at 360-943-1599.

9,300 SF Ellensburg Area Dental Clinic Addition In Line For DNS Approval

ELLENSBURG

A dental clinic development, planned for sites located at 521, 611 and 607 East Mountain View Avenue in the Ellensburg area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 9,300 square foot dental clinic addition to an existing medical office building. The city of Ellensburg, using the optional SEPA process,

is expected to issue the permitting to the applicant, who is Mike Maples of Community Health of Central Washington. For further information on this project, contact Mr. Maples at 509-574-6117.

6,000 SF Spokane Area Office Remodel Project In Line For DNS Approval

SPOKANE

An office remodel project, planned for a site located at 125 South Stevens Street in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to remodel 6,000 square feet of an existing garage into office space. Plans include surface parking for 55 vehicles. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Evergreen Parking and Warehouse. The project will be known as Stevens Building. For additional information on this project, contact the applicant's contact, Jamie Welsh of Garco Construction, at 509-585-4688.

27-Lot Spokane Area Mixed-Use Residential-Commercial-Industrial Subdivision Project Receives MDNS Approval

SPOKANE

A mixed-use subdivision project, planned for a 424.3-acre site located on Newport Highway at North Hawthorne Road

in the Spokane area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 27 mixed-use and light-industrial building lots. The city of Spokane has issued the permitting to the applicant, who is Kaiser Aluminum Investments. For additional information on this project, contact the applicants contact, Robert Burke of Adams & Clark, at 509-747-4600.

62,000 SF Spokane Area Elementary School Facility Additions Project Receives DNS Approval

SPOKANE

A school development slated for a site located at 821 East Midway Road in the Colbert area, has been issued a determination of non-significance. The action will allow the developers to construct a 62,000 square foot addition to the existing Midway Elementary School for new classroom and gymnasium space. Plans include reconfiguring the play and athletic fields and installing temporary portables. Spokane County has issued the permitting to Mead School District 354. For additional information on this project, contact the applicant's contact, Jim Kolva of Jim Kolva Associates, at 509-458-5517.

7-Story 145-Unit Greenwood Avenue Area Mixed-Use Apartment-Retail Development In

Early Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 8612 Palatine Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building containing 145 dwelling units above retail space. Plans include parking for 100 vehicles. The applicant for this project is Gary Brunt of Greenwood Shopping Center. For additional information on this project, contact the applicant's contact, Kevin Cleary, at 425-454-0566.

Marysville Area Fuel Station Upgrades Project In Line For DNS Approval

MARYSVILLE

A retail development planned for a site located at 1206 Fourth Street in the Marysville area is in line to be issued a determination of non-significance. The action will allow the developers to remove eight existing fuel dispensers and associated hardware and install eight new multi-product fuel dispensers, a 25,000-gallon below-grade storage tank and a 22,000-gallon split tank. Plans include associated site improvements. The city of Marysville, using the optional SEPA process, is expected to

issue the permitting to the applicant, who is BP West Coast Products LLC. The project will be called Arco Am/PM. For additional information on this project, contact the applicant's contact, Daniel Goalwin of Barghausen Consulting Engineers, at 425-251-6222.

393-Unit Lacey Area Residential Apartment Development In Line For Mitigated DNS Approval

LACEY

A residential project planned for a site located at 6955 Birdseye Avenue NE in the Lacey area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct 11 apartment buildings containing 393 dwelling units. Plans include a recreation building, lighting, sidewalks, utilities, retaining walls, landscaping and on-site parking. The city of Lacey, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Britton Parkway LLC. The project will be called Gateway Apartments. For additional information on this project, contact the applicant's contact, Ken Brogan of Britton Parkway LLC, at ken.cps@live.com, or call 360-491-5642.

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

SEATTLE

A residential townhouse development, in planning for a site located at 3303 Harbor Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two townhouse structures containing eight dwelling units. Plans include parking for 12 vehicles. The applicant for this project is Alex Mason of Isola Builders. For additional information on this project, contact the applicant's contact, Jonathan Lemons, at 206-306-5952.

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

SPOKANE

A residential subdivision project, planned for 4-acre property located at 18003 and 18007 E Mission Avenue in the Spokane area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 22 single-family residential building lots. Spokane Valley, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Viking Builders LLC. The project will be known as Cascade Valley. For additional information on this project, contact the applicant's contact, Ray Kimball of Whipple Consulting Engineers, at 509-893-2617.

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