

# ***New Project News***

***Washington State Construction News***

***Delivered monthly to the Contractors & Subs of Washington State***

***December 2017***



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

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

## About Our Reports

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

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

**Cover Photo:** A view from over Copalis Beach  
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## 3-Story 18,400 SF Private School Development Proposed For Seattle Area

### SEATTLE

A school facility development, proposed for a site located at 2100 South Walker Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story, 18,400 square foot private school. Plans include at and below-grade parking for 32 vehicles. The city of Seattle has received this request from the applicant, who is Julie LaLuna of Two Schools LLC. The project will be called Giddens School and Lake Washington Girls Middle School. Construction will require the demolition and removal of an existing building formerly called Imperial Lanes Bowling Alley. For additional information on this project, contact the applicant's contact, Andy Paroline, at 206-719-00339.

## 8-Story 95-Unit Rainier Valley Area Apartment-Office Project In Application Phase

### SEATTLE

A mixed-use residential and office development, proposed for a site located at 2870 South Hanford Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story building

containing 95 residential dwelling units and 8,200 square feet, ground-level human services space. Plans call for parking for five vehicles. The city of Seattle has received this request from the applicant, who is Joanne Latuchie of Mercy Housing Northwest. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## 14-Lot Vancouver Area Residential Subdivision Development In Hearings Stage

### VANCOUVER

A residential subdivision project, planned for a 2.48-acre site located at 5408 NE 95th Street in the Vancouver area, is the subject of a land use hearing by Clark County. The hearing is being held to discuss a request to divide the site into 14 single-family residential building lots. The applicant for this project is RVHB LLC. The project will be known as Springtime Estates. For additional information on this project, contact the applicant's contact, Joe Bafford, at jba-bafford@hdbllc.net, or call 360-895-5544.

## 15-Lot Marysville Area Residential Subdivision Development Receives Mitigated DNS Approval

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A residential subdivision project, planned for a 3.53-acre site located at the 60th block of 48th Street NE in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 15 residential building lots. The city of Marysville has issued the permitting to the applicant, who is Seattle Pacific Homes. The project will be called Emerald Glen. For additional information on this project, contact Seattle Pacific Homes, at 425-953-2800.

#### **8-Unit Crown Hill Area Residential Townhouse Development In Design Review**

##### *SEATTLE*

A residential project, in planning for a site located at 1602 NW 85th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct two, 4-unit townhouse buildings. The city of Seattle has received this request from the applicant,

who is John Jackels of Isola Real Estate VI 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, Greg Squires, at 206-693-3133.

#### **48-Story 431-Unit Downtown Seattle Area Mixed-Use Residential-Hotel-Retail Development Progressing**

##### *SEATTLE*

A mixed-use residential and commercial development, planned for a site located at 1933 Fifth Avenue in the Seattle area, has received conditional permitting including departures to façade setback limits. Plans outline construction of a 48-story tower containing 1,000 square feet retail and 13,500 square feet restaurant space on the first two levels, 155 hotel guest rooms, and 431 apartment dwelling units above. An addendum to the downtown height and density changes EIS has been prepared. The applicant

for this project is Fifth Avenue Holdings LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

#### **4-Story 66-Unit Seattle Area Residential Apartment Project In Design Review Phase**

##### *SEATTLE*

A residential development, in planning for a site located at 2019 24th Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story apartment building containing 66 small efficiency dwelling units in an environmentally critical area. The applicant for this project is Claremont Properties LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's

contact, Julian Weber, at 206-953-1305.

#### **21-Lot Crown Hill Area Residential Subdivision Development In The Works**

##### *SEATTLE*

A residential subdivision project, planned for a site located at 8559 Mary Avenue NW in the Seattle area, is the subject of a public hearing and an environmental review conducted under a separate project order. The developers have requested permission to divide the site into 21 residential building lots. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

#### **231-Unit Roosevelt Area Residential Apartment Project Receives Conditional DNS Approval**

##### *SEATTLE*

A residential apartment development, slated for a property located at 802 NE 66th Street in the Seattle area, has been issued a determination of non-significance. The

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action will allow the developers to construct three apartment buildings containing a total of 231 dwelling units. Plans include below-grade parking for 139 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Emerald Bay Equity LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jay Janette, at 206-453-3645.

### **65,000 SF Bainbridge Island Area School Replacement Project In Line For Mitigated DNS Approval**

*BAINBRIDGE ISLAND*

A school facility development, planned for a site located at 4704 Blakely Avenue NE in the Bainbridge Island area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 65,000 square foot elementary school. The city of Bainbridge Island, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bainbridge Island School District. Construction will require the demolition and removal of the existing school facility on the site. The project will be known as Captain John Blakely Elementary School. For additional information on this project, contact

the applicant's contact, Christy Barrie, project manager for Bainbridge Island School District, at [cbarrie@bisd303.org](mailto:cbarrie@bisd303.org), or call 206-780-3535.

### **8-Lot Rainier Valley Area Residential Subdivision Project In Application Phase**

*SEATTLE*

A residential subdivision project, planned for a site located at 3910 27th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight residential building lots. The city of Seattle has received this request from the applicant, who is Manmohan Dhillon of Rainier Vista North LLC.

For additional information on this project, contact the applicant's contact, Dan Touma, at 425-251-0665.

### **3-Story Seattle Area Private Middle School Development In The Works**

*SEATTLE*

A school development, proposed for a site located at 7217 Woodlawn Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story private school facility to be known as Billings Middle School. The city of Seattle has received this request from the applicant, who is Anne-Evan Williams of



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Billings Middle School. 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, Greg MacDonald, at 425-285-9992, extension 102.

### 3-Story 15-Unit Seattle Area Residential Apartment Project Receives DNS Approval

#### SEATTLE

A residential development, slated for a property located at 1606 California Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct

a 3-story building with 15 apartment dwelling units. The city of Seattle has issued the permitting to the applicant, who is Roger Cayce. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Neal Thompson, at 206-322-1192.

### 6-Story 133-Unit Green Lake Area Mixed-Use Residential-Retail Project In Early Design Review Phase

#### SEATTLE

A mixed-use residential and retail development, in planning for a site located at 420

NE 72nd Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 6-story building with 133 apartment dwelling units and ground-level retail space. Plans include parking for 180 vehicles. The applicants for this project are Courtney Skony of Wallace Properties and Julie Cain of Green Lake North 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. Olson, at 206-245-2049.

### 4-Story 22-Unit Capitol Hill Area Residential Apartment Development In Design Review Phase

#### SEATTLE

A residential project, in planning for a site located at 223 12th Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story apartment building containing 22 dwelling units. No parking is proposed. The applicant for this project is Elliott Severson of 223 LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

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

#### PORT ORCHARD

A residential project, planned for a 43.57-acre property located at the east side of Phillips Road SE in the Port Orchard area, is in line to be issued a determination of non-significance. The action will allow the developers to construct two apartment buildings containing 262 to 270 apartment dwelling units. Plans include a pool, library, play areas and garden areas. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Valerie G. Higgins Trust. The project will be known as Burnham Manor and Clearridge House. For additional information on this project, contact the applicant's contact, William Palmer of W.M. Palmer Consultants, at 360-621-7237.

### 7-Story 319-Unit International District Area Mixed-Use Apartment-Retail Development In The Works

#### SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1029 South Jackson Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building



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containing 319 apartment dwelling units and will feature ground-level retail space. Plans include below-grade parking for up to 173 vehicles. The city of Seattle has received this request from the applicant, who is IS Property Investment 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, Jon O'Hare, at 425-301-9541.

### 5-Story 250-Unit Queen Anne Area Mixed-Use Residential-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 4453 Stone Way North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 5-story apartment building with 250 dwelling units above ground-level retail space. Plans call for below-grade parking for 314 vehicles. The applicant for this project is Thomas Parsons of Holland Development. Construction will require the demolition and removal of an Safeway building on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### 4-Story 42-Unit Fremont Area Mixed-Use Apartment-Retail Project In Application Phase

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 4453 Stone Way North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building with 42 dwelling units and ground-level retail space. Plans include below-grade parking for 16 vehicles. The city of Seattle has received this request from the applicant, who is John Schack of Stone N Allen LLC. For additional information on this project, contact the applicant's contact, Craig Belcher, at 206-295-0613.

### 8-Unit Rainier Valley Area Residential Rowhouse Project In The Works

SEATTLE

A residential development, proposed for a site located at 6911 South 42nd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two rowhouse buildings containing a total of eight dwelling units. Plans include parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Jewel Vuong of Willow Investment. 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.

### **9,300 SF Tumwater Area Commercial Development In The Works**

#### *TUMWATER*

A commercial project, proposed for a site located at 810 79th Avenue SE in the Tumwater area, is the subject of a recent application. The developers have requested permission to construct a 9,300 square foot, single-story commercial building. Plans include utilities, landscaping, site improvements and associated parking. The city of Tumwater has received this request from the applicant, who is Kaufman Real Estate LLC. For additional information on this project, contact the applicant's contact, John Kaufman of Kaufman Real Estate, at 360-491-5230.

### **12-Unit Rainier Valley Residential Townhouse Project In Application Phase**

#### *SEATTLE*

A residential townhouse development, proposed for a site located at 6931 42nd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two townhouse structures with 12 dwelling units.

Plans call for parking for 12 vehicles. The city of Seattle has received this request from the applicant, who is Jewel Vuong of Valentine Homes LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

### **8-Unit Seattle Area Residential Rowhouse Project In The Works**

#### *SEATTLE*

A residential development, proposed for a site located at 4214 30th Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 4-unit rowhouse buildings and surface parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Vitaliy Afichuk of Greenbuild 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, Moon Zhang, at 206-745-0433.

### **5-Story 29-Unit Central Area Residential Apartment Project In Design Review Phase**

#### *SEATTLE*

A residential development, in planning for a site located at 111 21st Avenue in the Seattle

area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct two, 5-story apartment buildings containing a total of 29 dwelling units. No parking is proposed. The applicant for this project is John Fenton of Cadence Real Estate. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### **10-Story South Lake Union Hotel Development In Early Design Review Phase**

#### *SEATTLE*

A commercial development, in planning for a site located at 117 Yale Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 10-story hotel. The applicant for this project is Kevin Carlson of WPPI Seattle AC LLC (White/Peterman 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, Jeff Williams, at 206-766-8300.

### **14-Lot Snohomish Area Residential Subdivision Development In The Works**

#### *SNOHOMISH*

A residential subdivision

project, planned for a site located at 3222 Creswell Road in the Snohomish area, is the subject of a recent application. The developers have requested permission to divide the site into 14 residential building lots. Snohomish County has received this request from the applicant, who is Henry Robinett of J&D Builders. The project will be known as Osborne Farms. For additional information on this project, contact Mr. Robinett at 425-252-1166.

### **8-Story Seattle Children's Hospital Addition Project In The Works**

#### *SEATTLE*

A medical development, planned for a site located at 4800 Sand Point Way NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story addition to the existing Seattle Children's Hospital. Plans call for 172 parking spaces to be replaced with a 310-stall, below-grade garage within the new building. An addendum to the final environmental impact statement for Seattle Children's Hospital major institution master plan has been prepared. The city of Seattle has received this request from the applicant, who is Todd Johnson of Seattle Children's Hospital. For additional information on this project, contact the applicant's contact, Tobin Thompson, at 206-521-3412.



#### **4-Story 30-Unit Rainier Beach Area Mixed-Use Apartment-Office Project In Design Review Phase**

SEATTLE

A mixed-use residential and office development, in planning for a site located at 4354 South Henderson Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story building with 30 apartment dwelling units and 2,000 square feet, ground-level office space. Plans include at-grade parking for 12 vehicles. The applicant for this project is Hamad Ted Saedi. For additional information on this

project, contact the applicant's contact, Jeremy Rene, at 206-721-1424.

#### **13-Story South Lake Union Area Office Addition & Retail Project Has Revised Application**

SEATTLE

An office and retail development, planned for a site located at 400 Westlake Avenue North in the Seattle area, is the subject of a revised application. The developers have plans to construct a 13-story addition over and existing 2-story landmark Firestone Auto Supply and Service building. The city of Seattle has received this request from the applicant, who is Peter Parker of Martin Selig

Real Estate. Plans include below-grade parking for 68 vehicles. The existing west and south facades will remain. For additional information on this project, contact the applicant's contact, Tom Bartholomew, at 206-409-4232.

#### **Liberty Lake Area Fuel Station Improvements Project Receives Mitigated DNS Approval**

LIBERTY LAKE

A retail development, slated for a site located at 1109 North Liberty Lake Road in the Liberty Lake area, has been issued a mitigated determination of non-significance. The action will allow the developers to install a 4,000-gallon

above-ground gasoline tank at an existing gas station on a concrete slab with provisions for overflow storage. The city of Liberty Lake has issued the permitting to the applicant, who is Liberty Lake Chevron. For additional information on this project, contact the applicant's contact, Elliot Whipple of Whipple Engineers, at 509-896-2617.

#### **14-Unit Seattle Area Residential Apartment Development Receives Conditional DNS Approval**

SEATTLE

A residential project, planned for a site located at 6530 31st Avenue SW in the Seattle area, has

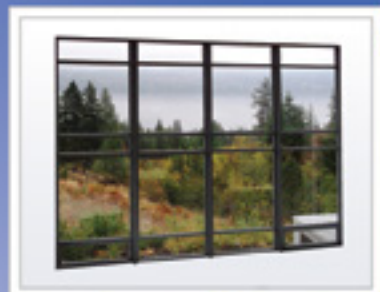


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been issued a determination of non-significance. The action will allow the developers to construct five, 2-unit residential structures and four single-unit residential structures. An environmental statement has been prepared by the Seattle Housing Authority. The city of Seattle has issued the permitting, with conditions, to the applicant, who is William Sacriste of Lennar Northwest. Plans include parking for 14 vehicles located within the structures. For additional information on this project, contact the applicant's contact, Ivana Halvorsen, at 425-251-6222, extension 7487.

## 26-Lot Vancouver Area

## Residential Subdivision Project In Line For DNS Approval

### VANCOUVER

A residential subdivision project, planned for a 4.1-acre site located at 814 NE 162nd Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 26 single-family residential building lots. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Krippner Homes LLC. The project will be called The Cedars at Fisher's Grange. For additional information on this project, contact

the applicant's contact, Mason Wolfe of Krippner Homes, at 360-907-9588.

## 20-Unit Lynnwood Area Residential Townhouse Project Receives DNS Approval

### LYNNWOOD

A residential development, planned for a 1.13-acre site located at 19403 Seventh Avenue West in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct a 20-unit townhouse subdivision. Snohomish county has issued the permitting to the owner, who is Rosedale Townhomes LLC. For additional information on this project, contact the applicant at

12900 NE 180th St, Suite 220, Bothell, WA 98011 or call Stacey Abbott at 425-262-2637.

## 7-Story First Hill Area Mixed-Use Residential & Commercial Development In Early Design Phase

### SEATTLE

A mixed-use residential and live-work project, in planning for a site located at 1108 Summit Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 7-story apartment building with six, ground-level live-work units. No parking is proposed. The applicant for this project is Tyler Carr. Construction

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# FRAMING THE SKY3 APARTMENTS

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



- In February of 2016 the framing installation was completed.

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

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

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

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

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



The framing team members included:

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

## FRAMING STAGES:







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



# MORE ABOUT IGB SYSTEM'S MFBS™ FRAMING SYSTEM:

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



## SOME PRODUCT INFORMATION:

- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
- MFBS™ Integrated Brace **Shear Wall Panels do not require plywood, OSB or steel strong ties** to achieve structural shear or diaphragm.
- MFBS™ Gravity Load **Bearing Wall Panels do not require bridging, blocking, or hold-downs** to transfer loads.
- The wall **panels install quickly and easily.** This is a simple easy to use system.
- MFBS™ wall panels integrate seamlessly with other construction components, you can use:
  - Any Floor joist system** or metal decking with concrete
  - Any truss system**
  - Any Exterior finish:** brick, stucco, metal, wood or specialty finishes
  - Any Foundation type:** slab-on-grade, foundation, PT, poured in place, or pilings
  - Any Interior finish** all will be straight and true
- Authorized MFBS™ **wall panel supplier-fabricators adhere to stringent UL Certification,** quality control standards, and material traceability
- Wall Panels are typically 6" in depth, and can vary in width & height based upon architectural design. A typical wall panel used in a mid-rise building would weigh 300 pounds.
- Cost effective, There is no waste, steel is recyclable, renewable, and reusable



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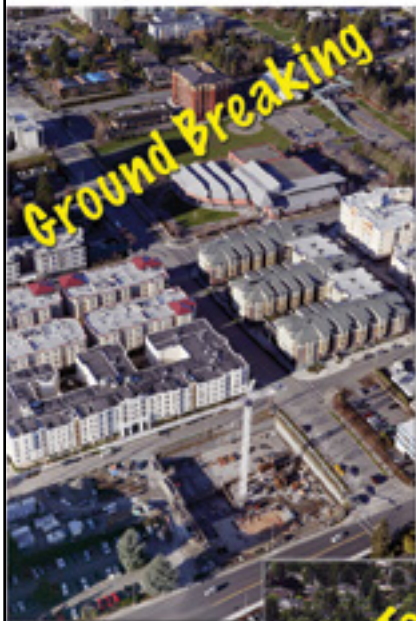
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will require the demolition and removal of an existing surface parking lot. For additional information on this project, contact the applicant's contact, Jay Janette, at 206 453-3645, extension 100.

160-Unit Everett Area Residential Apartment Development In The Works

## EVERETT

A residential project, proposed for a site located at 132515 Highway 99 in the Everett area, is the subject of a recent application. The developers have requested permission to construct six apartment buildings containing a total of 160 dwelling units. Snohomish county has received this request from the applicant, who is Manor Way Apartments LLC. The project will be called Manor Way Apartments South. For additional information on this project, contact the applicant's contact, David Ratliff at david.ratliff@devcowa.com, or call 425-262-2283.

20-Story Bellevue Area Mixed-Use Residential-Commercial Development Receives DNS Approval

## BELLEVUE

A mixed-use residential and retail development, slated for a 2.37-acre site located at 10850 NE Eighth Street in the Bellevue area, has been

issued a determination of non-significance. The action will allow the developers to construct a 20-story, 259,400 square foot tower with 263 residential dwelling units and 3,300 square feet, ground-level retail space. The city of Bellevue has issued the required permitting to the applicant, who is KB SOR Plaza Bellevue LLC. The project will be known as Plaza Residential. For additional information on this project, contact the applicant's contact, Mark Jackson, at mark.jackson@transwestern.com, or call 206 737 4321.

20-Unit High Point Area Residential Development Receives Conditional Permitting

## SEATTLE

A residential project, planned for a property located at 6710 34th Avenue SW in the Seattle area, is the subject of conditions place on this project by the city of Seattle. Plans outline construction of eighteen single-family homes and one 2-unit residential structure. Plans include parking for 20 vehicles within the structures. An environmental impact statement has been prepared by Seattle Housing Authority. The applicant for this project is Ivana Halvorsen. For additional information on this project, contact Ms. Halvorsen at 425-251-6222, extension 7487.

## 5-Story 243-Unit



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## Shoreline Area Residential Apartment Project In Line For DNS Approval

*SHORELINE*

A residential development, planned for a property located at 17233 15th Avenue NE in the Shoreline area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 5-story apartment building containing 243 dwelling units and amenity spaces. Plans include below-grade parking for 267 vehicles. The city of Shoreline, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Shoreline Development Company LLC. The project will be called Shoreline Apartments. For additional information on this project, contact the applicant's contact, Jarrod Fenberg, at [jfenberg@awolff.com](mailto:jfenberg@awolff.com), or call 253-225-8586.

## 8-Lot Beacon Hill Area Residential Subdivision Project In The Works

*SEATTLE*

A residential subdivision project, planned for a property located at 2664 South Andover Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into eight residential building lots. The city of Seattle has received this request from the applicant, who is Manmohan Dhillon of Rainier Vista North LLC.

For additional information on this project, contact the applicant's contact, Dan Touma, at 425-251-0665.

## 2-Story Everett Area Middle School Improvements Project Receives Mitigated DNS Approval

*EVERETT*

A middle school facility project, planned for a site located at 2514 Rainier Avenue in the Everett area, has been issued a mitigated determination of non-significance. The action will allow the developers to modernize an existing 29,000 square foot gymnasium and construct a 2-story building to accommodate 825 students. Plans include updating the existing facilities, improve parking and circulation. Everett School District No. 2 has issued the permitting for this school project. Construction will require the demolition and removal of two existing structures on the site totaling 70,000 square feet and a covered play area. The project will be known as North Middle School modernization. For additional information on this project, contact the applicant's contact, Michael Gunn of Everett School District, at 425-385-4190.

## 4-Story 36-Unit Capitol Hill Area Residential Apartment Project In The Works

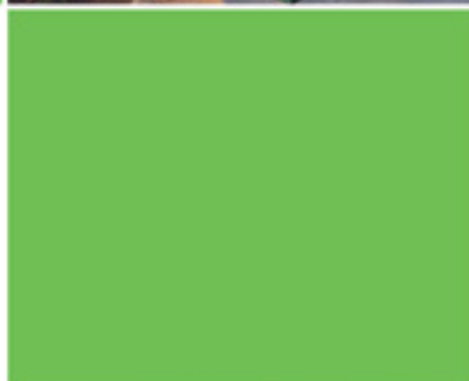
*SEATTLE*

A residential development, proposed for a

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site located at 506 10th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 34 small efficiency dwelling units and two apartment dwelling units. The city of Seattle has received this request from the applicant, who is Blake Lanz. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

#### **5-Story 17-Unit Capitol Hill Area Mixed-Use Apartment-Retail**

#### **Development Application**

##### *SEATTLE*

A mixed-use residential and retail development, proposed for a site located at 2310 East Madison Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story building with 12 small efficiency dwelling units and five apartment dwelling units. Plans include ground-level retail space. The city of Seattle has received this request from the applicants, who are Ye and Vivian Yang of Madison FM 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, Chip Kouba, 15 206-706-8937.

#### **9-Lot Bonney Lake Area Residential Subdivision Project Receives DNS Approval**

##### *BONNEY LAKE*

A residential subdivision project, planned for a site located at 17929 111th Street East in the Bonney Lake area, has been issued a determination of non-significance. The action will allow the developers to divide the site into a 9-lot single-family short plat. The city of Bonney Lake has issued the permitting to the applicant, who is Presidential Homes LLC. For additional information on this project,

contact the applicant at 253-256-4271.

#### **6,800 SF Duvall Area Fire Station & Office Development In Line For Mitigated DNS Approval**

##### *DUVALL*

A project planned for a 2.37-acre property located at the southeast corner of NE Cherry Valley Road and 316th Avenue NE in the Duvall area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 6,800 square foot fire station with offices. Plans call for living spaces and associated parking for visitors and staff, a single-story wood structure building



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with a gable roof, storage mezzanine and mechanical platform. King County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is King County Fire District No. 45. The project will be known as Cherry Valley Fire Station 67. For additional information on this project, contact the applicant's contact, Joel Kuhnnehn at 425-788-1625.

### **7-Story 256-Unit West Seattle Area Mixed-Use Residential-Retail Project Application**

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 4722 Fauntleroy Way SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building with 241 dwelling units, 15 live-work units and ground-level retail space. Plans include at and below grade parking for 241 vehicles. The city of Seattle has received

this request from the applicant, who is Derrick Overbay. 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, Mr. Overbay, at 206-240-0409.

### **39-Unit Blaine Area Residential Apartment Development Receives Mitigated DNS Approval**

BLAINE

A residential development planned for a 2.1-acre site located at the southwest corner of Blaine Road and Washington Avenue in the Blaine area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 39 apartment dwelling units. Plans include parking for 71 vehicles. The city of Blaine has issued the permitting to the applicant, who is Dakota Creek LLC. The project will be called Dakota Creek Apartments. For additional information on this project, contact the applicant at 8080 East

Gelding Drive, Suite 109, Scottsdale, AZ 85260, or call 360-332-8311.

### **532-Unit Central Area Mixed-Use Apartment-Retail Project Receives Conditional DNS Approval**

SEATTLE

A residential project, slated for a site located at 2309 South Jackson Street in the Seattle area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct two, 7-story buildings containing a total of 532 apartment dwelling units and 48,000 square feet, ground-level retail space. Plans include a single-story commercial building and below-grade parking for 506 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Ada Healey of Jackson Investors South LLC (Vulcan 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, Jodi Patterson-O'Hare, at 425-681-4718.

### **8-Unit Rainier Valley Residential Rowhouse Project In The Works**

SEATTLE

A residential development, proposed for a site located at 6929 42nd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct four rowhouse buildings totaling eight dwelling units. Plans include parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Jewel Vuong of Willow Investment. For additional information on this project, contact the applicant's contact, Julian Weber, 206-953-1305.

### **8-Unit Rainier Valley Area Residential Townhouse Project Application**

SEATTLE

A residential townhouse development, proposed for a site located at 4031 South Willow Street

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in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two townhouse buildings containing a total of eight dwelling units. Plans include parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Jewel Vuong of Willow Investment. 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.

#### **4-Story 52-Unit Seattle Area Residential Apartment Project Receives Conditional**

### **DNS Approval**

#### *SEATTLE*

A residential development, planned for a site located at 4710 20th Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building with 52 dwelling units. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Michael Pollard of Alchemy Investments LLC. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.

#### **4-Story West Seattle Area Residential-Commercial Development In The**

### **Works**

#### *SEATTLE*

A mixed-use residential and commercial project, proposed for a site located at 4721 38th Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 50 apartment dwelling units and one live-work unit. Plans include parking for 23 vehicles. The city of Seattle has received this request from the applicant, who is Mark McKallor of Legacy Partners. For additional information on this project, contact the applicant's contact, Derek Overbay, at 206-240-0409.

#### **12-Unit Capitol Hill Area Residential Townhouse Project In Design Review Phase**

#### *SEATTLE*

A residential townhouse development, in planning for sites located at 418 and 422 10th Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct two townhouse structures with 6 dwelling units each. No parking is proposed. The applicant for this project is John Jackels of Contemporary Builders Group LLC. For additional information on this project, contact the applicant's contact, Mike Peterson, at 206-276-9538.

#### **7-Story Fremont Area Office-Retail Building Project Receives Conditional DNS Approval**

#### *SEATTLE*

A commercial development planned for a site located at 900 North 34th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story office building with ground-level retail space. Plans include parking for 14 vehicles located within the structure. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Mark Grey of COU LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Myer Harrell, at 206-344-5700, extension 264.

#### **11-Unit Chelan Area Residential Townhouse Project Receives DNS Approval**

#### *CHELAN*

A residential townhouse development, slated for a site located at 430 South Second Street in the Chelan area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-unit and one 6-unit townhouse buildings with two carports. The city of Chelan has issued the permitting to the applicant, who is Gunnar



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and Heidi Ildhuso. The project will be known as Ildhuso Townhouses. For additional information on this project, contact the applicant's contact, Ryan Kelso of Complete Design, at 509-662-3699.

### **10-Story Seattle Area Office-Retail Buildings Project In The Works**

#### *SEATTLE*

A commercial development, proposed for a site located at 1001 Sixth Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three, 10-story office buildings with ground-level retail space. Plans include below-grade parking for 747 vehicles. An addendum to the Livable South Downtown Planning Study final environmental impact statement has been prepared. The city of Seattle has received this revised request from the applicant, who is Broderick Smith of Urban Visions. 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.

### **3-Story 28-Unit Rainier Valley Area Mixed-Use Apartment-Retail Development In Early Design Review Phase**

#### *SEATTLE*

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

located at 7713 Rainier Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 3-story apartment building with 28 dwelling units and will feature ground-level retail space. Plans call for surface parking for 20 vehicles. The applicant for this project is Hue Tan Le. For additional information on this project, contact the applicant's contact, Michelle Linden, at 206-395-4392.

### **1,200 SF Westlake Area Moorage Structure Project In The Works**

#### *SEATTLE*

A project proposed for a site located at 2144 Westlake Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct 1,200 square feet of over-water coverage and reconfigure the remaining moorage, pier and float. The city of Seattle has received this request from the applicant, who is David Maimon. For additional information on this project, contact the applicant's contact, John Pasco, at 206-706-3937.

### **4,500 SF Sequim Area Mini-Storage Addition Project Receives Mitigated DNS Approval**

#### *SEQUIM*

A commercial development, slated for a 2.55-acre site located at 292 Business Park Loop

in Carlsborg Industrial Park in the Sequim area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4,500 square foot mini-storage building on an unimproved vehicle storage area. Clallam County has issued the permitting to the applicant, who is Jamestown S'Klallam Economic Development Authority. The project will be called Carlsborg Self-Storage Building G. For additional information on this project, contact the applicant's contact, Ben Neff of Jamestown S'Klallam EDA, at bneff@jamestowntribe.org, or call 360-417-2594.

### **20-Lot Vancouver Area Residential Subdivision Project In Line For DNS Approval**

#### *VANCOUVER*

A residential subdivision project, planned for two land parcels located at 2208 and 2300 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 divide the parcels into 20 single-family attached and detached residential building lots. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Four Seasons Subdivision LLC. The project will be known as Four Seasons Crossing. For additional information on this

project, contact the applicant's contact, Patrick Ginn of Ginn Realty Group, at 360-600-8813.

### **15-Lot Vancouver Area Residential Subdivision Project In Line For DNS Approval**

#### *VANCOUVER*

A residential Subdivision Project, planned for three land parcels located at 11222 and 11312 NE 23rd Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the parcels into 15 single-family residential building lots. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Four Seasons Subdivision LLC. For additional information on this project, contact the applicant's contact, Patrick Ginn of Ginn Realty Group, at 360-600-8813.

### **25-Lot Bothell Area Residential Subdivision Development Receives DNS Approval**

#### *BOTHELL*

A residential subdivision project, planned for a 4.78-acre site located at 19420 39th Avenue SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 25 single-family residential building lots. Snohomish County has issued the permitting

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to the applicant, who is D.R. Horton. The project will be known as Banyon Grove. For additional information on this project, contact the applicant's contact, Larry Calvin of Pacific Ridge Homes, at lcalvin@pacificridgehomes.com, or call 425-438-9446.

### **6-Story Seattle Area Assisted-Living & Retail Project In Design Review Phase**

#### *SEATTLE*

A mixed-use residential and retail development, in planning for a site located at 3200 NE 45th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 6-story assisted-living building with ground-level retail space. Plans include below-grade parking for 65 vehicles. The applicant for this project is Walter Braun of ASC Rodgers Park LLC (Aegis Living). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Bryon Ziegler, at 425-861-9993.

### **45-Unit Everett Area Residential Apartment Project Application**

#### *EVERETT*

A residential development, proposed for sites located at 2319, 2331 and 2407 Manor Way in the Everett area, is

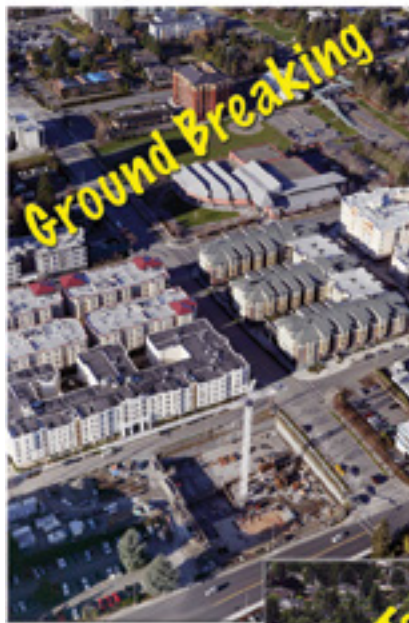
the subject of a recent application. The developers have requested permission to construct two apartment buildings containing 45 dwelling units on the 2.06-acre site. Plans include additional structures for bicycle storage, mail kiosk, trash and recycling and a stand-alone smoking shelter. Snohomish County has received this request by the applicant, who is Manor Way Apartments LLC. The project will be called Manor Way Apartments North. For additional information on this project, contact the applicant's contact, David Ratliff, at david.ratliff@devcowa.com, or call 425-233-6444.

### **6-Story 77-Unit Seattle Area Assisted-Living & Restaurant Development In Design Review Phase**

#### *SEATTLE*

A mixed-use residential and retail development, in planning for a site located at 1920 Eastlake Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 6-story building with 77 assisted-living dwelling units and ground-level restaurant space. Plans call for parking for 19 vehicles. Plans will take place in an environmentally critical area. The applicant for this project is Bryon Ziegler of ASC Lake Union LLC. For additional information on this project, contact

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

### **51,400 SF Moses Lake Area Elementary School Development Receives DNS Approval**

#### *MOSES LAKE*

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A school facility project, planned for a 13-acre site located at 900 Yonezawa Boulevard in the Moses Lake area, has been issued a determination of non-significance. The action will allow the developers to construct a 51,400 square foot elementary school to serve grades K-5 and accommodate 460 students. Plans call for 23 classrooms, several resource rooms, multi-purpose cafeteria space, a library, gymnasium and community area. Plans include 300 parking spaces, paved plan areas and a grass play field. Moses Lake School District No. 161 has issued the permitting for this school project. The project will be called Moses Lake Elementary School No. 11. For additional information on this project, contact the applicant's contact, Becky Hamilton of Heery International, at 509-680-8189.

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

#### *VANCOUVER*

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A residential project, planned for a site located at 500 Omaha Way in the Vancouver area, is in line to be issued

a determination of non-significance. The action will allow the developers to rezone two land parcels to allow for the addition of up to 28 apartment dwelling units. Plans include supporting offices and a maintenance shop. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Vancouver Housing Authority. The project will be known as Caples Terrace. For additional information on this project, contact the applicant's contact, Roy Johnson of Vancouver Housing Authority, at 360-694-2501.

### **170-Unit Lacey Area Senior Apartment Project In Line For DNS Approval**

#### *LACEY*

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A residential senior development, planned for a site located at the northwest corner of Birdseye Avenue NE and Gateway Boulevard NE in the Lacey area, is in line to be issued a determination of non-significance. The action will allow the developers to Construct a 4-story building containing 170 age-restricted apartment dwelling units. Plans include outdoor amenities, infrastructure, a detached pool building, garages and other site improvements. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Affinity at Lacey LLC. The project will be known

as Affinity at Lacey. For additional information on this project, contact the applicant's contact, John Fisher, at johnf@inland-construction.com, or call 360-413-3541.

### **8-Lot Beacon Hill Area Residential Subdivision Project In The Works**

#### *SEATTLE*

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A residential subdivision project, planned for a site located at 2670 South Andover Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight unit lots. The construction of residential units is under a separate project order. The city of Seattle has received this request from the applicant, who is Manmohan Dhillon of Rainier Vista North LLC. For additional information on this project, contact the applicant's contact, Dan Touma, at 425-251-0665.

### **Puyallup Area Women's Center Improvements Project In Line For DNS Approval**

#### *PUYALLUP*

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A community project planned for a site located at 3308 Eighth Avenue SE in the Puyallup area, is in line to be issued a determination of non-significance. The action will allow the developers to construct improvements to the existing Step-by-Step campus. Plans include redevelopment of existing buildings, construction of new structures,

utilities, landscaping, stormwater management and an associated parking lot. The city of Puyallup, using the optional SEPA process, is expected to issue the required permitting. The project will be known as Germaine Korum Center for Women and Children. For additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Engineers, at 425-251-6222.

### **5-Story 42-Unit Seattle Area Residential Apartment Project Receives Conditional DNS Approval**

#### *SEATTLE*

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A residential apartment development, planned for a site located at 3825 Bridge Way North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story building containing 42 dwelling units. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Michael Yukevich of Bridge Way Investors LLC. For additional information on this project, contact the applicant's contact, Scot Carr, at 206-278-8708.

### **8-Story 51-Unit Seattle Area Residential Apartment Project In Design Review Phase**

#### *SEATTLE*

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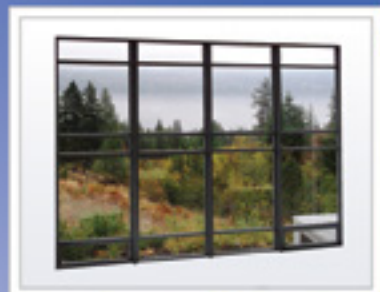
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for a site located at 5039 11th Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct an 8-story building containing 51 small efficiency dwelling units. No parking is proposed. The applicant for this project is David Sadis. 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, Randall Spaan, at 206-720-0166.

### **438-Unit Yakima Area Residential Apartment Development In Line For DNS Approval**

#### *YAKIMA*

A residential project, planned for a 20-acre property located at 900 South 64th Avenue in the Yakima area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an apartment complex to house 438 dwelling units in three phases. Plans include parking for 674 vehicles. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Congdon Development Company LLC. The project will be called West Valley Lodges. For additional information on this project, contact the applicant's contact, Hordan Planning Services, at 509-249-1919.

### **2,700 SF Poulsbo Area Plant Nursery Project In Line For DNS Approval**

#### *POULSBO*

A project planned for a site located at 19630 Viking Avenue in the Poulsbo area, is in line to be issued a determination of non-significance. The action will allow the developers to convert a 1.6-acre asphalt parking lot into a plant nursery. Plans call for the construction of a new 2,700 square foot metal building, two, 1,200 square foot canopies, bulk materials and associated parking. An existing 864 square foot wood building will be remodeled for office and restroom space. The city of Poulsbo, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is C&K Viking. Construction will require the demolition and removal of a small portion of an existing structure on the site. For additional information on this project, contact the applicant's contact, Theresa Ablitt of FPH Construction, at 360-479-4137.

### **5-Story 131-Unit Seattle Area Mixed-Use Residential-Retail Project In Design Review Phase**

#### *SEATTLE*

A mixed-use residential and retail development, in planning for a site located at 6502 15th Avenue NE in the Seattle area, is working its way through the

city of Seattle's design guidance-review process. The developers have plans to construct a 5-story apartment building containing 131 dwelling units and 4,300 square feet, ground-level retail space. Plans include below-grade parking for 80 vehicles. The applicant for this project is Nick Miler of Roosevelt 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, Jon O'Hare, at 425-801-9541.

### **4-Unit West Seattle Area Vehicle Storage & Maintenance Development Application**

#### *SEATTLE*

A project proposed for a site located at 4500 West Marginal Way SW in the Seattle area, is the subject of a recent application. The developers have requested permission to expand an existing vehicle storage and maintenance facility and allow four new buildings for warehousing and vehicle wash. Plans include outdoor storage and surface parking for 112 vehicles. One existing building will be remodeled. The city of Seattle has received this request from the applicant, who is Kate Spitzer of Seattle Finance and Administrative Services. A determination of non-significance has been issued by Seattle Public Utilities. For additional information on this project, contact

the applicant's contact, Adam Hutschreider, at 206-224-3389.

### **46-Unit Bellevue Area Residential Townhouse Project Receives DNS Approval**

#### *BELLEVUE*

A residential townhouse project, slated for sites located at 12433, 12443 and 12453 NE Bellevue Redmond Road in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct three, 6-unit townhouse buildings and four, 7-unit townhouse buildings containing a total of 46 dwelling units. The city of Bellevue has issued the permitting to the applicant, who is Quadrant Homes. The project will be known as Lario Townhomes. For additional information on this project, contact the applicant's contact, Justin Goroch of BCRA, at jgoroch@bcradesign.com, or call 253-627-4367.

### **260-Unit Seattle Area Mixed-Use Residential-Retail & Street Vacation Project In The Works**

#### *SEATTLE*

A mixed-use development, proposed for a site located at 4801 24th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three, 6 or 7-story buildings with a



total of 260 residential apartment dwelling units and 2,400 square feet retail space. The developers have proposed a street vacation for NE 48th Street between 24th Avenue NE and the Burke Gilman Trail. The city of Seattle has received this request from the applicant, who is Trinity Trailside LLC. For additional information on this project, contact the applicant's contact, Beverly Barnett of SDOT, at 206-684-7564.

### 26-Unit Oak Harbor Area Residential Condominium Project Application

#### OAK HARBOR

A residential development, proposed for a .81-acre site located at 3229 SE City Beach Street

in the Oak Harbor area, is the subject of a recent application. The developers have requested permission to construct a 30,249 square foot condominium building containing 26 dwelling units. The city of Oak Harbor has received this request from the applicant, who is AHA Investments. The project will be known as Barrington Drive Condominiums. For additional information on this project, contact the applicant's contact, Al Taylor of Taylor Design Architects, at [info@taylor-designarchitects.com](mailto:info@taylor-designarchitects.com), or call 360-202-7718.

### Burlington Area Farm Storage Facility Project In Line For Mitigated DNS Approval

#### BURLINGTON

A project planned for sites located at 11261 and 11263 Pulver Road in the Burlington area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 98,000 square feet, stand-alone product operations facility and a 30,000 square foot storage addition to an existing 28,000 square foot storage building. Skagit County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Skagit Farmland LLC. For additional information on this project, contact the applicant's contact, Tony Wisdom of Skagit Farmland

LLC, at 23159 Howey Road, Sedro-Woolley, WA 98284, or call 360-416-1326.

### 92-Lot Edgewood Area Residential Subdivision Project Receives Mitigated DNS Approval

#### EDGEWOOD

A residential subdivision development, planned for three land parcels totaling 39.14-acres located at 8224 20th Street East in the Edgewood area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the parcels into 92 single-family residential building lots. The city of Edgewood has issued the permitting to the applicant, who is Lakewood Venture LLC. The



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project will be known as Edgewood View Estates. For additional information on this project, contact the applicant's contact, John Harkness of Lakewood Venture, at 253-848-0820.

### **17-Lot Monroe Area Residential Subdivision Project Receives DNS Approval**

#### *MONROE*

A residential subdivision development, planned for a 64.64-acre site located at the east side of Woods Lake Road, east of the intersection of 126th Street SE and 287th Avenue SE in the Monroe area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 17 single-family residential building lots. Snohomish county has issued the permitting to the applicant, who is Wild Sky 40 LLC. For additional information on this project, contact the applicant's contact, Merle Ash of Land Technologies, at 360-652-9727.

### **14-Story South Lake Union Area Office Towers Project In Early Design Review Phase**

#### *SEATTLE*

An office development, in planning for a site located at 700 Dexter Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct two, 14-story

office towers containing 348,600 square feet office and 26,300 square feet, ground-level commercial space. Plans include below-grade parking for 520 vehicles. The applicant for this project is John Moshy of BMR-Dexter LLC (BioMed Realty). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### **Olympia Area School Facility Remodel Project Receives DNS Approval**

#### *OLYMPIA*

A school development, planned for a site located at 1417 San Francisco Avenue NE in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct upgrades to an existing facility for maintenance and program purposes. Plans call for a 480 square foot entrance enclosure with an additional 300 square feet of roof canopy at the main building entrance and the outdoor play area canopy will be extended by 1,000 square feet. The exterior front entry will be remodeled and interior spaces will be reconfigured to enhance security, efficiency and meet a greater range of needs. Associated building systems will be replaced. Olympia School District has issued the permitting for this school project. The project will be known as Roosevelt Elementary remodel. For

additional information on this project, contact the applicant's contact, Kurtis Cross of Olympia School District, at [kcross@osd.wednet.edu](mailto:kcross@osd.wednet.edu), or call 369-596-9565.

### **35-Lot Port Orchard Area Residential Subdivision Project In Line For DNS Approval**

#### *PORT ORCHARD*

A residential subdivision development, planned for a 10.24-acre site located at NW Poppy Court at Lobelia Avenue NW in the Port Orchard area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 35 single-family residential building lots. Plans call for a minor amendment to the preliminary plat to reconfigure the layout. Kitsap county, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is BDH Holdings LLC. The project will be called Monarch Ridge. For additional information on this project, contact the applicant's contact, Mark Kuhlman of Team 4 Engineering, at 360-297-5560.

### **14,900 SF Bonney Lake Area High School Theater Development Receives Mitigated DNS Approval**

#### *BONNEY LAKE*

A high school facility addition project, planned for a site located at 10920 199th Avenue Court

East in the Bonney Lake area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 14,900 square foot performing arts center with 550 seats. Sumner School District has issued the permitting for this school project. The project will be called Bonney Lake High School campus. For additional information on this project, contact the applicant's contact, Steve Sjolund, executive director of Educational Support Services for Sumner School District, at [steve\\_sjolund@sumnersd.org](mailto:steve_sjolund@sumnersd.org), or call 253-891-6058.

### **32,000 SF Renton Area Retail-Office-Storage Project In Line For DNS Approval**

#### *RENTON*

A project planned for sites located at 2940, 2960 and 2990 East Valley Road in the Renton area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 24,000 square foot retail, office and storage building, two, 4,000 square foot lumber sales buildings, an asphalt lumber yard, 55 surface parking spaces and landscaping improvements. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Latitude Development LLC. The project will be known as BMC Renton. For



additional information on this project, contact the applicant's contact, Todd Sawin of AHBL, at [tsawin@ahbl.com](mailto:tsawin@ahbl.com), or call 253-383-2422.

### **24,100 SF Washougal Area Industrial Buildings Project In Line To Be Issued DNS Approval**

#### *WASHOUGAL*

An industrial development, planned for a 1.72-acre site located at 3925 South Lincoln Street in the Washougal area, is in line to be issued a determination of non-significance. The action will allow the developers to construct two warehouses totaling 24,100 square feet within the Steigerwald Commerce Center for

Columbia Forge, an industrial manufacturing company. Plans include utilities, stormwater, lighting, pedestrian access, landscaping and associated parking. The city of Washougal, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Tom Leaptrott of Quantum Leap LLC. For additional information on this project, contact the applicant's contact, Erin Totman of MacKay Sposito, at 253-205-8700.

### **14,000 SF Black Diamond Area Office Building Project Receives Mitigated DNS Approval**

#### *BLACK DIAMOND*

An office building

development, slated for a site located at 31114 Third Avenue in the Black Diamond area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct phase one including a 14,000 square foot office and support facility. Phase two will be completed later consisting of an 8,000 square foot storage building. The city of Black Diamond has issued the permitting to the applicant, who is Valerie Sargent of Craft Architects, at 206-720-2001.

### **76-Unit Woodland Area Residential Apartment Project Receives DNS Approval**

#### *WOODLAND*

A residential apartment development, planned for a site located at 1350 Glenwood Street in the Woodland area, has been issued a determination of non-significance. The action will allow the developers to rezone the site to high-density residential for a 76-unit multi-family development. The city of Woodland has issued the permitting to the owner, who is Corporate Financial Solutions LLC. The project will be known as Woodland Heights Apartments. For additional information on this project, contact the applicant's contact, Steve Gibson of Steve Gibson Construction, at [gibhomes@aol.com](mailto:gibhomes@aol.com), or call 503-320-2703.

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### **3-Story Seattle Area Holly Park High School Project Application**

#### *SEATTLE*

A high school development, proposed for a site located at 3900 South Holly Park Drive in the Seattle area, is the subject of a recent application. The developers have requested permission development parking for 15 vehicles within an existing 3-story building. The city of Seattle has received this request from the applicant, who is James Heugas of WSCD 6020 Rainier Avenue South LLC. The project will be known as Green Dot High School. For additional information on this project, contact the applicant's contact, Karee Loghry, at 206 441 4522.

### **61-Unit Vancouver Area Residential Apartment Development In Line For DNS Approval**

#### *VANCOUVER*

A residential apartment project, planned for a site located at 1618 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 61 dwelling units with infrastructure, paving and landscaping. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Wilson Architects. The project will be called Block 1618 Apartments.

For additional information on this project, contact the applicant's contact, Jan Klimas of Wilson Architects, at 360-696-4722.

### **7-Story Seattle Area Mixed-Unit Residential-Retail Development In Design Review Phase**

#### *SEATTLE*

A mixed-use apartment and retail project, in planning for a site located at 6901 Martin Luther King Jr. Way S. in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 7-story apartment building with 145 dwelling units and 5,600 square feet, ground-level retail space. Plans include below-grade parking for 97 vehicles. The applicant for this project is Zhen Luan of Dynasty Group LLC.

### **54-Lot Marysville Area Residential Subdivision Project Receives Mitigated DNS Approval**

#### *MARYSVILLE*

A residential subdivision development, slated for sites totaling 9.3-acres located at 5615 and 5781 87th Avenue NE in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 54 residential building lots. The applicant for this project is Rob Mina. The project will be known as Caleb's Park of Wyndham

Hills. For additional information on this project, contact the applicant's contact, Brian Kalab of Insight Engineering, at 425-303-9363.

### **6-Story 118-Unit Bellevue Area Assisted-Living Project Receives DNS Approval**

#### *BELLEVUE*

A nursing center assisted-living development, planned for a site located at 1835 116th Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story, 137,100 square foot assisted-living facility. Plans call for 118 residential dwelling units located within the facility. Plans include common eating and lobby areas, utilities, landscaping and associated parking. The city of Bellevue has issued the permitting to the applicant, who is Aegis Senior Facilities. The project will be known as Aegis at Overlake. For additional information on this project, contact the applicant's contact, Bryon Ziegler of Aegis Senior Communities, at Byron.Ziegler@aegisliving.com at 207-227-5013.

### **74,800 SF Vancouver Area Automotive Repair Center Project In Line For DNS Approval**

#### *VANCOUVER*

A retail project, planned for a 5.21-acre site located at NE Fourth Plain Blvd and NE 134th

Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a single-story, 74,800 square foot automotive body repair building, offices and reception area. Plans include 156 parking spaces. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Dick Hannah Dealerships. The project will be known as Dick Hannah Collision Center. is the subject of a recent application. For additional information on this project, contact the applicant's contact, Paul Kurth for LRS Architects, at 503-221-1121.

### **23-Unit Kirkland Area Residential Apartment Project Receives DNS Approval**

#### *KIRKLAND*

A residential project slated for a site located at 12532 NE 117th Place in the Kirkland area, has been issued a determination of non-significance. The action will allow the developers to construct 23, one-bedroom apartment dwelling units on two floors of wood construction over a partially below-grade concrete parking garage. The city of Kirkland has issued the permitting to the applicant, who is Eskandar Mohazzabfar. The project will be known as Slater Apartments. For additional information on this project, contact the applicant's contact,



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## **42-Unit Beacon Hill Area Residential Townhouse & Live-Work Project In The Works**

SEATTLE

A mixed-use development, proposed for a site located at 7118 Beacon Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct nine townhouse structures with a total of 42 units consisting of 34 dwelling units and eight live-work units. Plans include parking for 32 vehicles. The city of Seattle has received this request from the applicant, who is Bruce Colson of Isola Homes. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

## **3-Story 38-Unit Morgan Junction Area Residential & Live-Work Development Application**

SEATTLE

A mixed-use residential and commercial project, proposed for a site located at 6016 California Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct three buildings containing 36 small efficiency dwelling units

and two live-work units. The city of Seattle has received this request from the applicant, who is Ksenya Lagutina of 6016 California Ave SW 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, Robert Humble, at 206-267-9277.

## **23,000 SF Yakima Area Academic Building Project In Line For DNS Approval**

YAKIMA

A development planned for a site located at 200 University Parkway in the Yakima area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 20,000 square foot Building A academic swing space and a 3,000 square foot restroom core Building A.1. SEPA also covers future building B through E totaling 54,000 square feet. Yakima county, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Pacific Northwest University of Health Sciences. For additional information on this project, contact the applicant's contact, Leanne Liddicoat of Digital Design & Development, at Leanne@3dyakima.com, or call 509-833-8562.

## **265-Unit Lynnwood Area Residential Apartment**





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## Buildings Project In Line For DNS Approval

*LYNNWOOD*

A residential apartment project, planned for a site located at 16725 Ash Way in the Lynnwood area, is in line to be issued a determination of non-significance. The action will allow the developers to construct four apartment structures containing 265 dwelling units. Snohomish County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Pleasant Creek LLC. For additional information on this project, contact the applicant's contact, Thomas Jachimides of CPH Consultants, at 425-285-2390.

## 3-Story 72,800 SF Ballard Area Light-Manufacturing Building Project Receives DNS Approval

*SEATTLE*

An industrial development, planned for a site located at 1128 NW 52nd Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story, 72,800 square foot light-manufacturing building. Plans include parking for 46 vehicles. The city of Seattle has issued the permitting to the applicant, who is Drew Zaborowski of Avenue 55. Construction will require the demolition and removal of existing structures on the site. For additional information on this

project, contact Abby Weber, Seattle planner, at 206-684-7188.

## 562-Unit Kirkland Area Residential Apartment & Senior Housing Project Receives DNS Approval

*KIRKLAND*

A residential development, planned for a site located at 11725 NE 118th Street in the Kirkland area, has been issued a determination of non-significance. The action will allow the developers to construct two apartment buildings containing 409 dwelling units and one senior housing building containing 153 dwelling units. Plans call for one parking structure and one 400 square foot amenity building. The city of Kirkland has issued the required permitting. The project will be known as lifebridge multifamily and senior housing. For additional information on this project, contact the applicant's contact, Melissa Wechsler of Runberg Architecture Group, at 206-956-19070.

## 104,700 SF Spokane Valley Area Self-Storage Project In The Works

*SPOKANE VALLEY*

A commercial project, proposed for a 3.75-acre site located at 19223 East Appleway Avenue in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to construct four buildings totaling 104,700 square feet to be used as a self-storage facility. Spokane Valley

has received this request from the applicant, who is Storage Solutions of Spokane Valley LLC. The project will be known as Storage Solutions of Spokane Valley Self-Storage. For additional information on this project, contact the applicant's contact, Brian Layton of Storage Solutions Spokane, at [brian@areanw.com](mailto:brian@areanw.com), or call 509-455-4242.

### 6-Story 128-Unit Central Area Mixed-Use Residential-Human Services-Retail Development In 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 plans to construct a 6-story apartment building with 53 dwelling units with human services space on the ground-level and a 7-story apartment building over retail space. Plans call for below-grade parking for 39 vehicles. This project relies on a pending MHA upzone. 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.

### 152-Lot Port Orchard Area Residential Subdivision Project In Line For DNS Approval

#### PORT ORCHARD

A residential subdivision development, planned for a 19.1-acre site located at 700 NE McWilliams Road in the Port Orchard area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 152 residential building lots for attached housing. Plans include two public access road, stormwater treatment and detention control facilities and utilities. Kitsap county, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is McWilliams Road LLC. The project will be called McWilliams Preliminary Plat. For additional information on this project, contact the applicant's contact, Blue Architects, at [matt@blue-nw.com](mailto:matt@blue-nw.com), or call 360-337-5777.

### 57-Story 520-Unit Downtown Seattle Area Mixed-Use Residential-Retail-Plaza Project In Early Design Review Phase

#### SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 601 Fourth Avenue in the Seattle area, is working its way through the city of Seattle's design


guidance-review process. The developers have plans to construct a 57-story tower containing 520 apartment dwelling units and will feature ground-level retail space and a 25,000 square foot public plaza. Plans include below-grade parking for 640 vehicles. The applicant for this project is Richard Weir of Bosa Development US LLC. For additional information on this project, contact the applicant's contact, Jack McCullough, at 206-812-3388.




### 25-Lot Everett Area Residential Subdivision Project Receives DNS Approval

#### EVERETT

A residential subdivision development, planned for a site located at the 9300 block of 31st Avenue SE in the Everett area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 25 residential building lots. The city of Everett has issued the permitting, to the applicant, who is Jamie Waltier of Harbour Homes. The project will be known as Evergreen View Estates. For additional information on this project, contact the applicant's contact, Luay R. Joudeh of D.R. Strong Consulting Engineers, at 425-827-3063.

### 27-Lot Frederickson Area Residential Subdivision Development Receives DNS Approval


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Rob Williams  
P: 425.401.1148  
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## FREDERICKSON

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A residential subdivision project slated for 2 land parcels totaling 5.15-acres located at 3926 180th Street East in the Frederickson area, has been issued a determination of non-significance. The action will allow the developers to divide the parcels into 27 single-family residential building lots. Pierce county has issued the permitting to the applicant, who is Soundbuilt Homes. The project will be called Sierra Vista Plat. For additional information on this project, contact the applicant's contact, Kurt Wilson of Copper Ridge LLC, at 253-848-0820.

### **4-Story 64-Unit Spokane Area Residential Apartment Project Receives Mitigated DNS Approval**

#### SPOKANE

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A residential apartment development, planned for a 2.7-acre site located at 5317 South Palouse Highway in the Spokane area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4-story apartment complex with 64 dwelling units. Plans include a clubhouse with amenities, garages and associated parking. Spokane County has issued the permitting to the applicant, who is Lanzce Douglass of Riverside Development Company LLC. The project will be called Hilby. For additional information

on this project, contact the applicant's contact, Russell Page Architects, at 509-467-9748.

### **71,800 SF Moxee Area Mini-Storage Expansion Project In Line For Mitigated DNS Approval**

#### MOXEE

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A commercial project planned for a site located at 201 West Charron Road in the Moxee area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct an additional 71,800 square foot mini-storage building to an existing 60,000 square foot mini-storage complex. Plans include 27 RV storage parking spaces. The city of Moxee, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is BJ Land Enterprises. For additional information on this project, contact the applicant's contact, F&M Construction, at 509-248-0444.

### **Olympia Area Elementary School Remodel Project Receives DNS Approval**

#### OLYMPIA

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An elementary facility development, planned for a site located at 200 Delphi Road SW in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to remodel the existing McLane Elementary School

building. Interior spaces will be reconfigured to enhance security, efficiency and meet a greater range of needs. Building systems will be replaced and plans call for site improvements. Olympia School District No. 111 has issued the permitting for this school project. For further information on this project, contact Kurtis Cross, at 360-596-8565.

### **Coupeville Area Elementary School Addition Project In Line For Mitigated DNS Approval**

#### COUPEVILLE

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An elementary school project, planned for a site located at 2 South Main Street in the Coupeville area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a multi-purpose room, addition and renovation of Building C. Plans call for construction of a 3,900 square feet to an existing 7,500 square feet multi-purpose room building to accommodate gymnasium activities, restrooms and concession areas for sporting events. Plans call for additional paving. The town of Coupeville, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Coupeville School District. For additional information on this project, contact the applicant's contact, Rolluda Architects, at 360-972-6610.

### **31-Lot Vancouver Area Residential Subdivision Development In Line For DNS Approval**

#### VANCOUVER

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A residential subdivision project, planned for a 6.17-acre property located at 11405 NE 132nd Avenue and 13435 NE 119th Street in the Vancouver area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the property into 31 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Joe Melo of Hinton Development. The project will be called Stonehaven. For additional information on this project, contact Mr. Melo at joe@hintondevelopment.com, or call 360-397-2375.

### **104,700 SF Spokane Area Self-Storage Development Receives DNS Approval**

#### SPOKANE VALLEY

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A commercial project slated for a 3.75-acre site located at 19223 East Appleway Avenue in the Spokane Valley area, has been issued a determination of non-significance. The action will allow the developers to construct four self-storage buildings totaling 104,700 square feet. Spokane Valley has issued the permitting to the applicant, who



is Storage Solutions of Spokane Valley LLC. For additional information on this project, contact the applicant's contact, Brian Layton of Storage Solutions Spokane, at [brian@areanw.com](mailto:brian@areanw.com), or call 509-455-4242.

### **3-Story 81-Room Pullman Area Hotel Development Receives Mitigated DNS Approval**

#### *PULLMAN*

A commercial development, planned for a 9-acre site located at State Route 27, South Grand Avenue and SE Fairmount Drive in the Pullman area, has

been issued a mitigated determination of non-significance. The action will allow the developers to construct a 3-story, 49,200 square foot hotel with 81 guest rooms. Plans include a pool, utilities, storm drainage, landscaping and associated parking. The city of Pullman has issued the permitting to the owner, who is Rick Davenport. The project will be known as Sleep Inn-mainstay Hotel-Pullman. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's

contact, Mark Johnson of Storhaug Engineering, at 509-242-1000.

### **7,200 SF Bellingham Area Religious Facility Building Project In Line For Mitigated DNS Approval**

#### *BELLINGHAM*

A religious facility development, planned for a property located at 4895 Birch Bay Lynden Road in the Bellingham area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a 7,200 square foot church building. Plans include stormwater

improvements and associated parking. Whatcom county, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is North Bay Christ the King Church. Construction will require the demolition and removal of an existing 8,500 square foot structure on the site. For additional information on this project, contact the applicant's contact, Larry Stoner, at [larry@larrystoner.net](mailto:larry@larrystoner.net).



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