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February 2018



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New Project News**

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About Our Reports

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

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

Cover Photo: A view from over Bellevue looking at
Meydenbenbauer Bay

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121-Lot Ephrata Area Residential Subdivision Project In Line For DNS Approval

EPHRATA

A residential subdivision development, planned for a 38.55-acre site located at Third Avenue and Ivy Street in the Ephrata area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 121 single-family residential building lots. The city of Ephrata, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Foxford LLP. The project will be known as Prairie Bluff phase three. For additional information on this project, contact the applicant's contact, Gary Mann, at 305 E. Third Avenue, Moses Lake, WA 98837, or email rsell@ephrata.org or call 509-754-4601.

30-Lot Tenino Area Residential Subdivision Development Receives DNS Approval

TENINO

A residential subdivision project, slated for a 6.86-acre property located at 16312 Old Highway 99 SE in the Tenino area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 30 single-family residential building lots. Plans include a

roadway, private utility improvements, water and storm drainage. The city of Tenino has issued the permitting to the applicant, who is Carl Teitge of Carl D. Teitge Investments. The project will be called Hidden Meadows. For further information on this project, contact Mr. Teitge at teitge@comcast.net, or call 253-377-0492.

23,000 SF Yakima Area University Buildings Project Receives DNS Approval

YAKIMA

An academic development, planned for a site located at 200 University Parkway in the Yakima area, has been issued a determination of non-significance. The action will allow the developers to construct a 20,000 square foot academic swing space known as Building A and a 3,000 square foot restroom core building known as A.1. Future development includes buildings B through E totaling 54,000 square feet. Yakima County has issued 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 and Development, at Leanne@3dyakima.com, or call 509-833-8552.

38-Lot Sammamish Area Residential Subdivision Project In Line For DNS



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SAMMAMISH

A residential subdivision project, planned for a 9.56-acre site located adjacent to 23860 NE Eighth Street in the Sammamish area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the four land parcels into 38 single-family residential building lots. Plans call for an associated roadway, tree retention, utilities, open space and drainage improvements. The city of Sammamish, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Quadrant Homes. The project will be known as Trillium preliminary subdivision. For additional information on this project, contact the applicant's contact, Barbara Yarrington of Quadrant Homes, at Barbara.yarrington@quadranthomes.com, or call 425-452-6546.

5-Story 36-unit Seattle Area Mixed-Use Residential-Retail

Development In Hearings Stage

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 7009 Greenwood Avenue North in the Seattle area, is the subject of a rezone from NC2-40 to NC2-65 and hearings by the Hearing Examiner. The developers have requested permission to construct a 5-story building containing 36 apartment dwelling units and will feature ground-level retail space and below-grade parking for 26 vehicles. For additional information on this project, contact the applicant's contact, David Fuchs, at 206-523-6150.

6-Story 60-Unit Beacon Hill Area Mixed-Use Residential-Retail Project In Early Design Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 2007 South State Street in the Seattle area, is working its way through the city of Seattle's

design guidance-review process. The developers have requested permission to construct a 6-story building with 60 residential dwelling units and ground-level retail space. Plans include below-grade parking to accommodate nine vehicles. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Seth Hale, at 206-367-1382.

13,200 SF Maple Valley Area CVS Pharmacy Development In Line For DNS Approval

MAPLE VALLEY

A retail project, planned for a 1.64-acre site located at 23616 Witte Road SE in the Maple Valley area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 13,200 square foot pharmacy with drive-thru. Plans call for the relocation of an existing coffee kiosk into a new 380 square foot building. The city of Maple Valley, using the

optional SEPA process, is expected to issue the required permitting to the applicant, who is T.M. Crowley & Associates. The project will be called Wilderness Village CVS. For additional information on this project, contact the applicant's contact, Nick Wecker of Barghausen Consulting Engineers, at nwecker@barghausen.com, or call 425-656-7469.

7-Story 264-Room South Lake Union Area Hotel & Retail Development Receives Conditional DNS Approval

SEATTLE

A commercial project, planned for a site located at 201 Westlake Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story hotel with 264 guest room and ground-level retail space. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Menno Hilberts of CitizenM Seattle South Lake Union.

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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, Case Creal, at 206-654-2134.

6-Story 186-Unit Rainier Valley Area Mixed-Use Residential-Retail Project Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1801 Rainier Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building containing 186 dwelling units above retail space. Plans call

for below-grade parking for up to 69 vehicles. The City of Seattle has received this request from the applicant, who is Nghia Pham of Jabooda Homes. For additional information on this project, contact the applicant's contact, Seth Hale, at 206-367-1382.

1,100 SF Seattle Area Change-Of-Use Retail-To-Pub Project In The Works

SEATTLE

A retail development, proposed for a site located at 1315 East Jefferson Street in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing 1,100 square

foot retail building to a drinking establishment. Plans call for interior and exterior repair and alterations. The City of Seattle has received this request from the applicant, who is Alex Brunner of Machine House Brewery. The project will be known as Machine House Brewery Tap. For additional information on this project, contact the applicant's contact, Heather Pogue, at 512-560-0079.

6-Story 87-Unit Capitol Hill Area Mixed-Use Apartment-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development,

proposed for a site located at 1732 Broadway in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story apartment building with 87 dwelling units and ground-level retail space. Plans include below-grade parking for 23 vehicles. The applicant for this project is Sean Hyatt of MCRT Investments LLC (Mill Creek Residential Trust). 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.



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100,000 SF 280-Stall Spokane Area Parking Garage & Retail Develop- ment In Line For DNS Approval

SPOKANE

A project planned for a site located at 821 West Mallon Street in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 100,000 square foot parking garage with 280 stalls and 800 square feet ground-level retail space. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Wonder Building LLC. The project will be known

as Wonder Building parking garage. For additional information on this project, contact the applicant's contact, Charles Zandbergen of Wolfe Architectural Group, at 509-455-6999.

Ocean Shores Area Mixed-Use Retail-Residential Redevelopment Receives Mitigated DNS Approval

OCEAN SHORES

A mixed-use residential and retail development, slated for a site located at 101 East Chance a la Mer NE and Point Brown Avenue NE in the Ocean Shores area, has been issued a mitigated determination of non-significance. The action will allow the developers to

redevelop a site with an existing grocery store, hardware store, restaurant and parking with improved pedestrian and traffic circulation. Future construction include a single-story, 28,200 square foot grocery store, a 4-story building with residential dwelling units over ground-level retail, a single-story retail building with a drive-thru and façade remodel of the existing retail and restaurant. The city of Ocean Shores has issued the required permitting to the owner, who is Ocean Sunset. The project will be known as Ocean Sunset redevelopment. For additional information on this project, contact the applicant's contact, Sherri Grueneis-Miller of Freiheit & Ho Architects, at 425-827-2100.

68,000 SF Woodinville Area Marijuana Process- ing Facility In The Works

WOODINVILLE

An industrial development, proposed for a property located at 8502 Maltby Road in the Woodinville area, is the subject of a recent application. The developers have requested permission to construct a 68,000 square foot addition to an existing industrial building for a total of 102,000 square feet to be used as a marijuana processing facility. Snohomish County has received this request by the applicant, who is Premier NW Holdings. For additional information on this project,

contact the applicant's contact, Imad H. Bahbah of IHB Architects, at 253-468-7696.

7-Story 435-Unit Seat- tle Area Mixed-Use Residential-Restaurant Development In Early Design Review Phase

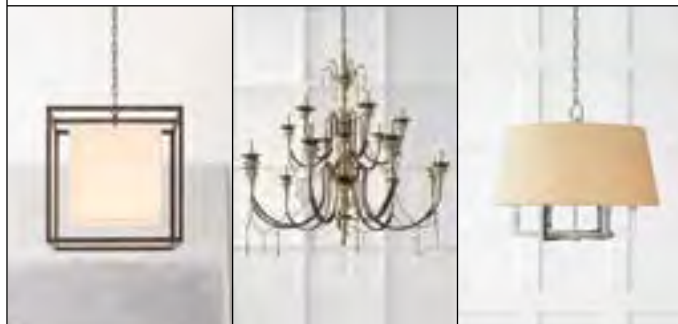
SEATTLE

A mixed-use residential and retail development, proposed for a site located at 2301 East Union Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building containing 435 dwelling units and will feature ground-level retail and restaurant space. The applicant for this project is Patrick Foley of 23rd and Union 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, Jodi Patterson-O'Hare, at 425-681-4718.

4-Story 168-Unit Puyallup Area Residential Senior Development In Line For DNS Approval

PUYALLUP

A residential project, planned for a 7.77-acre site located at 4211 Fifth Street SE in the Puyallup area, is in line to be issued a determination of non-significance. The developers have requested permission



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to construct a 4-story apartment building to house 168 dwelling units for seniors. The city of Puyallup, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Inland Group. The project will be known as Affinity at Puyallup. For additional information on this project, contact the applicant's contact, Ted Dimof of BRH Engineering, at 206-323-4144.

2-Story Fife Area Truck Stop Project In The Works

FIFE

A retail development, proposed for a property located at 5306 Seventh Street East in the Fife area, is the subject of a recent application. The developers have requested permission to construct a 2-story semi-truck repair shop containing 3,894 square feet on the first floor and 1,080 square feet office space on the second floor. The exterior canopy will cover an additional 924 square feet. The city of Fife has received this request from the applicant, who is SK Trucking, LLC. The project will be called Fife Truck Stop. For additional information on this project, contact the applicant's contact, Pavel Melnik of Urban Design Group, at 206-838-8250.

6-Story 60-Room U District Area Congregate Residence Development Receives Conditional DNS Approval

SEATTLE

A residential development, slated for a site located at 4520 Seventh Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story congregate residence containing 60 sleeping rooms. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Cielo 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, at 206-706-3937.

5-Story 64-Unit Queen Anne Area Mixed-Use Residential-Retail Project In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 318 Nickerson Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story apartment building with 64 dwelling units and ground-level retail plus a single-story retail building. Plans include parking for 37 vehicles. Plans call for a council land use action to rezone 15,600 square feet of property. The applicant for this project is Chris Gerke. Construction will require the demolition and removal of existing structures on the site. For additional information on

this project, contact the applicant's contact, Scott Bevan, at 206-529-3921.

6-Story 35-Unit Columbia City Area Mixed-Use Residential-Retail Project In Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 3219 Claremont Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building with 35 small efficiency dwelling units and will feature ground-level retail. No parking is proposed. The City of Seattle has received this request from the applicants, who are Ivan Berezhnyov of Home Builders LLC and Robert Humble of Hybrid Development. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact Mr. Humble at 206-267-9277.

12-Lot Kenmore Area Residential Subdivision Project In Line For DNS Approval

KENMORE

A residential subdivision project, planned for a 2.34-acre property located at 19913 75th Avenue NE in the Kenmore area, is in line to be issued a determination of non-significance. The developers have requested permission to

divide the property into 12 single-family residential building lots. The city of Kenmore, using the optional SEPA process, is expected to issue the required permitting to the applicants, who are Bruce and Merrille Howell. Construction will require the demolition and removal of existing structures on the site. The project will be known as Northshore Meadows. For additional information on this project, contact the applicant's contact, Cara Visintainer of CES NW, at 253-848-4282.

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

KENT

A residential subdivision project, planned for a 4.56-acre site located at 26515 108th Avenue SE in the Kent area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 22 single-family residential building lots, one landscape tract, one recreation tract, one stormwater tract and three private access tracts. The city of Kent, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Smith Court LLC. The project will be called Le Cordon Blau. For additional information on this project, contact the applicant's contact, Hans Korve of DMP Inc., at 253-333-2200.

4-Story 62-Unit West Seattle Area Mixed-Use Apartment & Live-Work Project In Design Review Phase

SEATTLE

A residential and commercial development, in planning for a site located at 4417 42nd Avenue SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building containing 58 dwelling units and four live-work units. Plans include below-grade parking for 26 vehicles. The applicant for this project is Kevin Krout of BCK Investments LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Steve Fischer, at 206-983-1150.

16-Story 11,000 SF Seattle Area Denny Triangle Office & Commercial Development In Design Review Phase

SEATTLE

A commercial project, in planning for a site located at 1711 Boren Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 16-story office building above 11,000 square feet commercial space.

Plans require street and alley vacations. The applicant for this project is Pine Street Group LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jessica Miller, at 206-682-3460.

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

VANCOUVER

A residential subdivision project, planned for a 5.58-acre land parcel located at 5616 NE 58th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the parcel into 61 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is 58th Street Subdivision LLC. The project will be known as Meadows at 58th Street. For additional information on this project, contact the applicant's contact, Travis Johnson of PLS Engineering, at Travis@PLSEngineering.com, or call 360-397-2375.

18-Unit Lake City Area Change-Of-Use Retail-To-Apartment Building Project Application

SEATTLE

A change of use project, proposed for a site located at 10506 Lake City Way NE in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing retail building to 18 residential apartment dwelling units. Plans include an addition to the existing building and parking for 26 vehicles. The City of Seattle has received this request from the applicant, who is Mark Gerenger of Lake City Way Development LLC. For additional information on this project, contact the applicant's contact, Charles Moseley, at 425-656-7406.

14,122 SF Lacey Area

High School Gymnasium Project In Line For Mitigated DNS Approval

LACEY

A high school facility project, planned for a 39.73-acre site located at 350 River Ridge Drive SE in the Lacey area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 14,122 square foot auxiliary gymnasium and an adjacent fire lane. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is North Thurston Public Schools. The project will be known as River Ridge High School Auxiliary

Gym. For additional information on this project, contact the applicant's contact, Trent Hart, at trent@tovanihart.com, or call 360-339-8274.

4-Story 62-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 10540 Greenwood Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story building with 36 small

efficiency dwelling units and 26 apartment dwelling units above 2,400 square feet, ground-level retail space. Plans include parking for 34 vehicles. The applicant for this project is Pie Ruh Lu of Tiek Company. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

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

BAINBRIDGE ISLAND

A residential subdivision project, planned for a land parcel located at



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671 Madison Avenue North in the Bainbridge Island area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the parcel into 18 single-family residential building lots. Bainbridge Island, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Madison Place LLC. For additional information on this project, contact Madison Place LLC, at smithouse4@comcast.net, or call 360-779-7157.

**55-Story 494-Unit
Downtown Seattle Area
Mixed-Use Hotel-Apartment-Retail Development
In Design Review Phase**

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 802 Pine Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 55-story tower containing 494 apartment dwelling units above seven floors of hotel and ground-level retail. Plans include below-grade parking for 415 vehicles. This project is considering a HALA upzone. The applicant for this project is John Powers of Fana Group of Companies. Construction will require the demolition and removal of existing structures on the site. For

additional information on this project, contact the applicant's contact, Jeff Reibman, at 206-344-5700, extension 256.

**14-Lot Stanwood Area
Residential Subdivision
Project Receives Mitigated DNS Approval**

STANWOOD

A residential subdivision project, slated for a property located at 19214 45th Place NW in the Stanwood area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 14 single-family residential building lots. Plans call for associated facilities. Snohomish County has issued the permitting

to the applicant, who is Keith Hoyer of Hoyer Homes LLC. The project will be called Hoyer Homes. For additional information on this project, contact Hoyer Homes at 1801 Grove St., Suite B, Marysville, WA 98270, or call 425-262-2053.

**9-Lot Renton Area Residential Subdivision
Project In The Works**

RENTON

A residential subdivision project, proposed for sites located at 16433 and 16451 111th Avenue SE in the Renton area, is the subject of a recent hearing. The hearing is being held to discuss a request to divide the site into a 9-lot short plat. The city of Renton has received this request

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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)

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SOME PRODUCT INFORMATION:

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from the owner, who is Mark Seek of Tiger Mountain Construction. Construction will require the demolition and removal of existing structures on the site. The project will be known as Bethany Corner. For additional information on this project, contact Mr. Seek at markseek1@yahoo.com, or call 425-919-4062.

11,000 SF Walla Walla Area Elementary School Gym Project In Line For DNS Approval

WALLA WALLA

An elementary school project, planned for a site located at 977 Maple Street in the Walla Walla area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an 11,000 square foot gymnasium and music room at the existing Columbia Elementary School. Plans include renovation to the restrooms and multi-purpose area and related site improvements. Walla Walla County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Columbia School District. For additional information on this project, contact the applicant's contact, Knutzen Engineering, at 509-222-0959.

36-Lot Liberty Lake Area Residential & Cottage Subdivision Development In Line For Mitigated

DNS Approval

LIBERTY LAKE

A residential subdivision project, planned for a property located at Mission Avenue and Holl Boulevard in the Liberty Lake area, is in line to be issued a mitigated determination of non-significance to approve a major modification to the approved River Crossing South preliminary plat. The action will allow the developers to divide the property into 36 lots for single-family residential building lots and cottage lots. Plans call for access configuration changes. The city of Liberty Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is River Crossing LLC and Inland Empire Land Company. For additional information on this project, contact the applicant's contact, Kevin Schneidmiller of River Crossing, at 509-458-5860.

57-Lot Issaquah Area Residential Subdivision Project Receives Revised Mitigated DNS Approval

ISSAQUAH

A residential subdivision project, slated for a 46-acre site located at 1763 Newport Way NW in the Issaquah area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to divide the site into 57 single-family residential building lots through a preliminary and final plat. The city of

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Issaquah has issued the permitting to the applicant, who is Windward Real Estate Services. The project will be known as Revised Bergama clustered plat. For additional information on this project, contact the applicant's contact, Greg Krabbe at 805 Kirkland Ave., Suite 200, Kirkland, WA 98033, or call 425-837-3093.

4-Story 55-Unit Roosevelt Area Residential & Live-Work Development In Early Design Review Phase

SEATTLE

A mixed-use residential and commercial project, in planning for a site located at 7001 Roosevelt Way NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building with 54 dwelling units and one live-work unit. Plans include parking for one vehicle. The applicant for this project is Joseph Parr of Roosevelt 70 LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, David Neiman, at 206-760-5550.

4,400 SF Vancouver Area Industrial Building Project In Line For DNS Approval

VANCOUVER

An industrial development, planned for a .89-acre site located at the east side of NE 47th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4,400 square foot building. Plans include parking, curbs, utilities, loading docks and associated landscaping. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Genteel Investments LLC. The project will be known as Cold Creek Industrial Park. For additional information on this project, contact the applicant's contact, Roy Heikkala, at royheikkala@gmail.com, or call 360-694-5364.

Magnolia Area Change-Of-Use Retail-To-Restaurant Project Progressing

SEATTLE

A change of use project proposed for a site located at 2821 Thorndyke Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of portion of the first floor of an existing building from retail to restaurant. Administrative conditional use has been granted to change from one non-conforming use to another non-conforming use. The applicants for this project are Graham and Deborah Webb Syed. The project

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will be known as Hub Coffee. For additional information on this project, contact the applicant's contact, Jerry Chihara, at 206-381-3961.

5-Story 40-Unit U District Area Mixed-Use Apartment-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 5639 University Way NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story apartment building with

40 dwelling units and ground-level retail. The applicant for this project is Lin Xu of Minglian Holdings. For additional information on this project, contact the applicant's contact, Jeff Walls, at 206-466-1225.

17,700 SF 94-Unit Vancouver Area Mixed-Use Residential-Commercial Development In Line For DNS Approval

VANCOUVER

A mixed-use residential and commercial development, proposed for a 5.27-acre site located at NE 78th Street and NE 25th Avenue in the Vancouver area, is in line to be issued a determination of non-significance.

The developers have requested permission to construct two commercial buildings totaling 17,700 square feet, 78 apartment dwelling units and 16 townhouse dwelling units. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Delta Management. The project will be called 78th Street Place. For additional information on this project, contact the applicant's contact, Cody Dickman of Delta Management, at cody@delta203.com, or call 360-696-4448.

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

FERNDALE

A residential subdivision project, slated for a 3-acre property located at 2548 Norway Road in the Ferndale area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 12 single-family residential building lots. The city of Ferndale has issued the permitting to the applicant, who is Schneider Homes. The project will be known as Wayne's Place II. For additional information on this project, contact the applicant's contact, Francine St. Laurent of AVT Consulting, at Francine@avtplanning.com, or call 360-527-9445.



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85,000 SF Vancouver Area Elementary School Replacement Project Receives DNS Approval

VANCOUVER

A school replacement project, planned for a site located at 8100 NE 28th Street in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to construct an 85,000 square foot elementary school to replace the existing Ogden Elementary School. Plans include classrooms, media centers, gathering/dining commons, fitness, dance, music and maker spaces. Vancouver School District has issued the permitting for this school project. For additional information on this project, contact Todd Horenstein of the Vancouver School District, at todd.horenstein@vansd.org, or call 360-313-1040.

6-Story 38-Unit Capitol Hill Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1310 East Pike Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing 38 residential dwelling units above commercial space and parking for six vehicles. The City of Seattle has received this request from the applicant, who is Bradford August of Madrona Real Estate Investors VI LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jeff Oakland, at 206-448-7580.

10,400 SF Yakima Area Maintenance Building Project In Line For DNS Approval

YAKIMA

An industrial development, planned for a site located at 2011 West Washington Avenue in the Yakima area, is in line to be issued a determination of non-significance.

The developers have requested permission to construct a 10,400 square foot metal building for storage and maintenance of yard equipment for Perry Technical Institute, as well as a limited vocational training space for students in the agricultural program. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Perry Technical Institute. For additional information on this project, contact the applicant's contact, Sheri Brockway of BOR Architecture, at 509-454-3299.

6-Story Capitol Hill Area Mixed-Use Apartment-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1812 Broadway in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story

apartment building containing 137 dwelling units and ground-level retail space. Plans include below-grade parking for 114 vehicles. The applicant for this project is Sean Hyatt of MCRT Investments LLC (Mill Creek Residential Trust). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

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

VANCOUVER

A residential subdivision project, planned for a 4.9-acre site located at 10807 NE 124th Avenue in the Vancouver area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide the site into 34 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting. The project will be called Orchard View Estates. For

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additional information on this project, contact the applicant's contact, Gus Harb of Harb Engineering, at guss@harbengineering.com.

50,000 SF Kent Area Warehouse & Office Building Project In Line For Mitigated DNS Approval

KENT

A development planned for a site located at 20000 Russell Road South in the Kent area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 50,000 square foot warehouse and office building. Plans include utilities, loading areas, parking, landscaping and truck parking. Plans will take

place in two phases. The city of Kent, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Pete Gonzales. The project will be known as Iron Mountain. For additional information on this project, contact Mr. Gonzales, at pete.gonzales@esmcivil.com, or call 253-856-8438.

6-Story 60-Room U District Area Congregate Residence Project Receives Conditional DNS Approval

SEATTLE

A residential development, planned for a site located at 4524 Seventh Avenue NE in the Seattle area, has been issued a determination of non-significance. The

action will allow the developers to construct a 6-story congregate residence containing 60 sleeping rooms. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Gary Mulhair. 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, at 206-706-3937.

3-Story 8-Unit Queen Anne Area Residential Apartment Development In The Works

SEATTLE

A residential project, proposed for a site located at 517 Newton Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story apartment building containing eight dwelling units. Plans include parking for eight vehicles. The City of Seattle has received this request from the applicant, who is Chakorn Phisuthikul of Newton Apartments. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Mike Mariano, at 206-285-1589.

25,000 SF Seattle Area Retail Grocery Store Project Receives DNS Approval

SEATTLE

A retail development, slated for a site located at 1451 NW 46th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 25,000 square foot grocery store. Plans include at and below-grade parking for 147 vehicles. The city of Seattle has issued the permitting to the applicant, who is Craig Ramey of Regency Centers. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

10-Unit Sequim Area Residential Duplex Project In Line For DNS Approval

SEQUIM

A residential development, planned for a 3.76-acre site located at the southwest corner of Old Olympic Highway and North Fifth Avenue in the Sequim area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 10 condominium duplex units. The city of Sequim, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is William Littlejohn. The project will be known as Devon Court. For further information on this project, contact Mr. Littlejohn at 550 W. Hendrickson Rd., Sequim, WA 98382, or call 360-582-2457.

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Residential Apartment Development Receives DNS Approval

SPANAWAY

A residential project, slated for a site located at the 19900 block of Mountain Highway East (SR 7) and the 20800 block of Eighth Avenue East in the Spanaway area, has been issued a determination of non-significance. The action will allow the developers to construct nine apartment buildings containing a total of 216 dwelling units. Plans include a clubhouse and associated parking. Pierce County has issued the required permitting to the applicant, who is South Hill Apartments LLC. The project will be called

Gateway by Vintage. For additional information on this project, contact the applicant's contact, AHBL at 253-383-2422.

11-Story Seattle Area Convention Center Expansion Project In Design Review Phase

SEATTLE

A community development, in planning for a site located at 1600 Ninth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 11-story, 1.4 million square foot convention center. Plans include street and alley vacations and

below-grade parking for 742 vehicles. The applicant for this project is Pine Street Group LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jessica Miller, at 206-682-3460.

4-Story 24-Unit Greenwood Area Residential Apartment Development Receives Conditional DNS Approval

SEATTLE

A residential project, planned for a property located at 949 North 80th Street in the Seattle area, has been issued a determination of

non-significance. The action will allow the developers to construct a 4-story apartment building with 24 small efficiency dwelling units. Plans call for at grade parking for six vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Darin C. Granger of D.C. Granger. For additional information on this project, contact the applicant's contact, Tim Carter, at 206-693-3133.

75-Unit Vancouver Area Residential Apartment Project In Line For DNS Approval

VANCOUVER

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located at 4813 NE 66th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct four apartment structures containing 75 dwelling units. Plans call for a community building and an outdoor play and pool area. Parking will accommodate 117 vehicles. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is MAJ Development. The project will be known as Lavonne Apartments. For additional information on this project, contact the applicant's contact, Mark Person of Mackenzie at 361-695-7879.

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

SEATTLE

A residential development, proposed for a site located at 3315 Harbor Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two rowhouse buildings containing eight dwelling units. Plans include parking for eight vehicles. This project is being considered with another project order for shared parking and access. The City of Seattle has received this request from the applicant, who is Peter Locke of Portage Bay Holdings LLC. For additional information on this project,

contact the applicant's contact, Chrisy Santos, at 206-494-9786.

4-Story 120,560 SF Tacoma Area Self-Storage Project Receives DNS Approval

TACOMA

A commercial project, slated for a site located at 3307 South 19th Street in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story, 120,560 square foot self-storage building. The city of Tacoma has issued the permitting to the owner, who is CubeSmart Storage. The project will be known as CubeSmart Self Storage. For additional information on this project, contact the applicant's contact, Dirk McCulloch of Magellan Architects, at dirk@magellanarchitects.com.

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

SEATTLE

A residential townhouse development, in planning for a site located at 4215 South Trenton Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct six, 3-story buildings containing a total of 34 dwelling units, to be considered with another project for shared parking and access. Plans include parking for 45 vehicles.

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Plans require a contract rezone from single family 5000 to NC3-40. The applicant for this project is Dan Swallow of IS Property Investments LLC (Intracorp). For additional information on this project, contact the applicant's contact, Christine Coodwin, at 206-933-1150.

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

VANCOUVER

A residential subdivision development, planned for a 6.39-acre site located at 10729 NE Saint Johns Road in the Vancouver area, is in line to be issued a determination of non-significance. The developers have

requested permission to divide the site into 38 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Clavin Homes. The project will be known as Luca Glen Subdivision. For additional information on this project, contact the applicant's contact, Peter Glavin of Glavin Homes, at peter@glavinhomes.com, or call 360-397-2375.

8-Story 95-Unit Lower Queen Anne 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 631 Queen Anne Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story apartment building containing 95 dwelling units and ground-level retail. Plans include below-grade parking for 20 vehicles. The applicant for this project is James Wong of Solterra Pike 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, Daniel Lee, at 206-324-4800.

Renton Area Residential Assisted-Living Addition Development In Line For Mitigated DNS Approval

RENTON

A nursing center development, planned for a site located at 104 Burnett Avenue South in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct two modifications for an addition to the existing Merrill Gardens assisted-living facility. A 6-story addition would add 30 assisted-living dwelling units, 24 memory care units, common areas and ground floor amenity space. The city of Renton, using the optional SEPA

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process, is expected to issue the required permitting to the applicant, who is John Walker of Teutsch Partners. For more information on this project, contact Mr. Walker at jwalker@teutsch.com, or call 206-728-1130.

17,500 SF Snohomish Area Industrial Buildings Project Receives DNS Approval

SNOHOMISH

An industrial development slated for a property located at 9206 200th Street SE in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to construct two, single-story industrial buildings 17,500 square feet each. Plans include parking for 82 vehicles. Snohomish County has issued the permitting to the applicant, who is Ninety/Fifty LLC. The project will be called Maltby Industrial Park. For additional information on this project, contact the applicant's contact, Mike Buddig of Ninety/Fifty LLC, at 5304 E. Silver Spurs Lane, Spokane, WA 99217, or call 425-262-2144.

Bridgeport Area Elem School Facilities Renovation Project Receives DNS Approval

BRIDGEPORT

A school facilities renovation project, planned for sites located at 1300 Douglas Avenue, 1400 Tacoma Avenue and 1220 Kryger Avenue in the Bridgeport area, has

been issued a determination of non-significance. The action will allow the developers to complete interior renovations of the existing Bridgeport Middle School, a 12,000 square foot addition to Bridgeport Elementary School and a 6,000 square foot addition to Bridgeport High School. Bridgeport School District No. 75 has issued the permitting for these school projects. The project will be known as Bridgeport K-12 modernization/addition. For additional information on this project, contact the applicant's contact, Scott Sattler, Superintendent of Bridgeport School District, at 509-686-5656.

20-Lot Bothell Area Residential Subdivision Project Receives DNS Approval

BOTHELL

A residential subdivision development, slated for a 3.79-acre site located at 23208, 23214 and 23228 45th Avenue SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the sites into 20 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is Ardsley Homes LLC. The project will be called Talavera Highlands. For additional information on this project, contact the applicant's contact, Loree Quadee of Sundquist Homes, at loree@sundquisthomes.com, or call 425-275-5306.



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4-Story Ballard Area Office-Restaurant Proj- ect In The Works

SEATTLE

A commercial development, proposed for a site located at 5101 14th Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story office building featuring ground-level restaurant space. Plans include parking for 15 vehicles within the building. The City of Seattle has received this request from the applicant, who is Brandon Kamin of Kamin 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, Diana Wellenbrink, at 206-282-4416.

149-Unit Ridgefield Area Residential Townhouse Project Receives DNS Approval

RIDGEFIELD

A residential townhouse development, slated for a 13.2-acre site located at South 10th Street in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to construct 149 single-family townhouse dwelling units grouped into pods of two or three. The city of Ridgefield has issued the permitting to the applicant, who is RBD LLC. The project will be known

as Quail Hill phase two. For additional information on this project, contact the applicant's contact, Jocelyn Cross of Olson Engineering, at Jocelyn@olsonengr.com, or call 360-695-1385.

23,100 SF Vancouver Area Self-Storage & Warehouse Development In Line For DNS Approval

VANCOUVER

A development planned for a 19-acre property located at 11106 NE 87th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 22 commercial building shells and 23,100 square feet of self-storage units. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Delta Management. The project will be called Curtain Creek warehouse. For additional information on this project, contact the applicant's contact, Kia Keyvani of Delta Management, at 360-696-4448.

4-Story 45-Unit Belling- ham Area Mixed-Use Residential-Commercial Project In Line For DNS Approval

BELLINGHAM

A mixed-use residential and commercial development, proposed for a site located at 20 Bellwether Way in the Bellingham area, is in line to be issued a determination of non-significance.

The developers have requested permission to construct a 4-story building containing 45 dwelling units on the upper three floors and ground-level commercial space. Plans include completion of a public trail, landscaping and parking for 60 vehicles. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Cohanim Bellwether D LLC. For additional information on this project, contact the applicant's contact, David May of Caron Architecture, at 206-367-1382.

409,500 SF Snohomish Area Business Park Development Receives

DNS Approval

SNOHOMISH

A project planned for a 29.6-acre site located at 8025 West Bostian Road in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to construct two commercial buildings totaling 409,500 square feet for office, manufacturing and warehouse use. Plans call for associated site improvements. Snohomish County has issued the permitting to the applicant, who is Dermody Properties. The project will be called Maltby Business Park. For additional information on this project, contact the applicant's contact, Phil Wood, at pwood@

dermody.com, or call 425-214-7430.

Ritzville Are High School Modernization Project Receives DNS Approval

RITZVILLE

A high school facility project, planned for a site located at 209 East Wellsandt Avenue in the Ritzville area, has been issued a determination of non-significance. The action will allow the developers to construct interior and exterior renovations to the existing high school building. Plans include site improvements. Ritzville School District No. 160-67 has issued the permitting for this school project. The project will be known as Lind-Ritzville High School. For additional information on this project, contact the applicant's contact, Matt Ellis, superintendent of Ritzville School District, at 509-659-1660.

4-Story 78-Unit Renton Area Residential Apartment Development In Line For DNS Approval

RENTON

A residential project planned for a property located at 13850 SE 180th Street in the Renton area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4-story apartment building containing 78 dwelling units and on-site recreation space. Plans include surface and below-grade parking. King County, using the

optional SEPA process, is expected to issue the required permitting to the applicant, who is Schneider Homes. The project will be called Wayne's Place II. For additional information on this project, contact the applicant's contact, Hans Korve of DMP Engineering, at 253-333-2200.

Bellevue Area Middle School Replacement Project Receives DNS Approval

BELLEVUE

A middle school facility project, planned for a site located at 15027 NE Bellevue-Redmond Road in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a two or 3-story replacement middle school to serve students in grades 6-8. Plans include site modifications to the existing fields, landscaping and parking. Bellevue School District has issued the required permitting for this school project that will be known as Highland Middle School. Construction will require the demolition and removal of the existing school building on the site. For additional information on this project, contact the applicant's contact, Jim O'Malley of Bellevue School District No. 405, at 425-456-4558.

305-Unit Beacon Hill Area Mixed-Use Residential-Adult & Child Care Development Application



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SEATTLE

A mixed-use development proposed for a site located at 1200 12th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 7-story buildings above a shared garage. Plans include 302 apartment dwelling units, an adult care center, child care center and three live-work units. Parking for 225 vehicles will be located within the structure. The City of Seattle has received this request from the applicant, who is Jeff Natter of Pacific Hospital Preservation and Development Authority. For additional information on this project, contact the applicant's

contact, Maria Barrientos, at 206-369-6343.

17-Lot Vancouver Area Industrial Subdivision Project In Line For DNS Approval

VANCOUVER

An industrial subdivision development, planned for two land parcels totaling 37.1-acres located at 12508 NE 117th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the parcels into 17 industrial building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is NE 117th Avenue Properties LLC. The project will be

called Nielsen Industrial subdivision. For additional information on this project, contact the applicant's contact, Brian Spencer, at brian@ascendholdings.com, or call 360-256-9432.

8-Story 47,400 SF South Lake Union Area Office & Retail Development Receives DNS Approval

SEATTLE

A commercial project slated for a site located at 308 Ninth Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct an 8-story, 47,400 square foot office building with ground-level retail space. Parking for seven vehicles will be located

within the structure. The city of Seattle has issued the permitting to the applicant, who is Brian Regan of 9th Space 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, Mike Skidmore, at 206-453-3645.

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

VANCOUVER

A residential subdivision project, proposed for a 5.32-acre site located at 9712 and 9716 NE 152nd Avenue in the Vancouver area, is in line to be issued a determination



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of non-significance. The developers have requested permission to divide the site into 15 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is IRA Resources. The project will be known as Tamarack Terrace. For additional information on this project, contact the applicant's contact, Travis Johnson of PLS Engineering, at travis@plsengineering.com, or call 360-397-2011.

14,000 SF North Bend Area City Hall Building Development Receives Mitigated DNS Approval

NORTH BEND

A government development, planned for a site located on Cedar Falls Way, between the fire station and public works facility in the North Bend area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 14,000 square foot city hall building to replace the existing facility at 211 Main Avenue North. Plans include site improvements, landscaping, stormwater control, pathways and associated parking. The city of North Bend has issued the permitting for this city project. For additional information on this project, contact the applicant's contact, Tom Mohr, deputy public works director, at tmohr@northbendwa.gov, or call 425-888-7653.

3-Story 8-Unit Seattle Area Residential Rowhouse Project In The Works

SEATTLE

A residential development, proposed for a site located at 14359 Stone Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story rowhouse building containing eight dwelling units. Plans include parking for seven vehicles. The City of Seattle has received this request from the applicant, who is Nate Allen of Contemporary Builders Group. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

150,000 SF Silverdale Area Senior Living Center Development In Line For DNS Approval

SILVERDALE

A senior living center project, planned for a site located at 11313 Clear Creek Road in the Silverdale area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 75,000 square foot memory care facility and a 75,000 square foot independent and assisted senior living complex. Plans include parking for 120 vehicles. Kitsap County, using the optional SEPA

process, is expected to issue the required permitting to the applicant, who is Cascadia Holdings Silverdale LLC; Cascadia Senior Living & Development. The project will be known as Fieldstone Senior Living and Development. For additional information on this project, contact the applicant's contact, Justin Younker of Cascadia Development, at Justin@cascadiadevelopment.com, or call 509-426-2756.

2-Story 64,000 SF Shoreline Area Elementary School Replacement Project Receives Mitigated DNS Approval

SHORELINE

An elementary school project planned for a site located at 815 North 155th Street in the Shoreline area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story, 64,000 square foot elementary school. Plans include removing existing modular classrooms, clear and grade the site and construct underground utilities and building foundations. Shoreline School District No. 412 has issued the permitting for this school project. Construction will require the demolition and removal of the existing school facility on the site. For additional information on this project, contact the applicant's contact, Laura Brent of Brent Planning Solutions, at [\[brentplanningsolutions.com\]\(mailto:brentplanningsolutions.com\), or call 425-971-6409.](mailto:lbrent@</p></div><div data-bbox=)

5-Story 243-Unit Shoreline Area Residential Apartment Building Project In Line For Mitigated DNS Approval

SHORELINE

A residential development, planned for a site located at 17233 15th Avenue NE in the Shoreline area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 5-story apartment building containing 243 dwelling units. Plans call for site clearing and grading permits. Plans include amenity areas and below-grade parking for 267 vehicles. For additional information on this project, contact the applicant's contact, Jarrod Fenberg, at jfenberg@awolff.com, or call 253-225-8586.

11-Story South Lake Union Area Office-Retail Development In Early Design Review Phase

SEATTLE

A commercial project, in planning for a site located at 1150 Eastlake Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 11-story office building with ground-level retail space. Below-grade parking will be provided for 159 vehicles. The applicant for this



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project is John Cox of ARE-Seattle No. 27 LLC (Alexandria Real Estate Equities). 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, Marc Oplinger, at 206-654-2133.

29-Story 438-Unit Denny Triangle Area Mixed-Use Residential-Commercial Development In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 920 Olive Way in the Seattle area, is working its way through the

city of Seattle's design guidance-review process. The developers have requested permission to construct a 29-story building containing 438 residential dwelling units above 6,000 square feet commercial space. Plans include street and alley vacations. The applicant for this project is Jason Foley of Pine Street Group LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jessica Miller, at 206-682-3460.

Gig Harbor Area Commercial Project Receives Mitigated DNS Approval

GIG HARBOR

A commercial development, slated for a site located at the northeast corner of Rosedale Street and Stinson Avenue in the Gig Harbor area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct two new commercial buildings designed for professional services. The city of Gig Harbor has issued the permitting to the applicant, who is John Hodge. For additional information on this project, contact the applicant's contact, Brent Allen of Contour Engineering, at 253-857-5454.

56-Lot Edgewood Area Residential Subdivision

Project In Line For Mitigated DNS Approval

EDGEWOOD

A residential subdivision development, planned for a 43.7-acre site located at 9810 36th Street East in the Edgewood area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide the site into 56 single-family residential building lots. Plans include private roads, cul-de-sacs, community septic system, on-site stormwater facilities, open space tracts and critical area tracts. The city of Edgewood, using the optional SEPA process, is expected to issue the required permitting.



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The project will be called Wolf Point. For additional information on this project, contact the applicant's contact, Brett Allen of Contour Engineering, at 253-857-5454.

257,000 SF Bonney Lake Area Industrial Park Development Receives Addendum To MDNS

BONNEY LAKE

An industrial project, planned for an 18-acre site located at 23409 99th Street Court East in the Bonney Lake area, has received an addendum to a previously issued mitigated determination of non-significance. The action will allow the developers to construct 257,000 square feet of warehouse, manufacturing, distribution and office space in three phases. Plans include site improvements. The city of Bonney Lake has issued the permitting to the applicant, who is Vector Real Estate Development Corporation. The project will be known as Fennel Creek Industrial Park. For additional information on this project, contact the applicant's contact, Tyler Litzenberger of Vector Real Estate Development Corp., at 425-830-2667.

9-Unit West Seattle Area Residential Rowhouse Project In The Works

SEATTLE

A residential development, proposed for a property located at 3303 Harbor Avenue SW in the Seattle area, is the subject of a recent

application. The developers have requested permission to construct two rowhouse structures containing nine dwelling units. Plans include parking for nine vehicles. Plans include shared parking with a separate project. The City of Seattle has received this request from the applicant, who is Peter Locke of Portage Bay Holdings LLC. For additional information on this project, contact the applicant's contact, Chrisy Santos, at 206-494-9786.

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

SEATTLE

A residential townhouse development, in planning for a site located at 8803 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 requested permission to construct two, 5-unit townhouse buildings in an environmentally critical area. Plans include parking for six vehicles and to be considered with a separate project for shared access. Plans call for a contract rezone from single family 5000 to NC3-40. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Dan Swallow of IS Property Investments LLC (Intracorp). For additional information on this project, contact

the applicant's contact, Christine Goodwin, at 206-933-1150.

82-Unit Gig Harbor Area Senior Cottage Homes Project Receives Mitigated DNS Approval

GIG HARBOR

An active living retirement community development, planned for a site located at 4117 Rosedale Street in the Gig Harbor area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 82 single-story detached cottage houses with attached garages. The city of Gig Harbor has issued the permitting to the applicant, who is Norpoint communities. The project will be called Cottages at Rosedale Village. For additional information on this project, contact the applicant's contact, Todd Steel of Norpoint Communities, at P.O. Box 875, Tacoma, WA 98409, or call 253-851-6170.

32,000 SF Renton Area Lumber Sales & Storage Development Receives Mitigated DNS Approval

RENTON

A retail project, planned for sites located at 2940, 2960 and 2990 East Valley Road in the Renton area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 24,000 square foot retail, office and storage building and two, 4,000

square foot lumber sales buildings. Plans include an asphalt lumber yard, landscaping and surface parking for 55 vehicles. The city of Renton has issued the permitting to the applicant, who is BMC. The project will be known as BMC Renton. For additional information on this project, contact the applicant's contact, Todd Sawin of AHBL, at 253-383-2422.

18-Unit Seattle Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential apartment development, in planning for a site located at 5521 1A residential apartment development, in planning for a site located at 5521 15th Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story building containing nine apartment dwelling units and nine small efficiency dwelling units. No parking is proposed. The applicant for this project is Ronald Danz. 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.

20,000 SF Tumwater Area Retail Grocery Development Receives DNS Approval

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TUMWATER

A retail project, planned for a property located at 710 Trosper Road SW in the Tumwater area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 20,000 square foot Cash & Carry grocery store. Plans include utilities, site improvements, landscaping and parking. The city of Tumwater has issued the permitting to the applicant, who is Smart & Final LLC. For additional information on this project, contact the applicant's contact, Kevin Le of Courtney + Le Architects, at 626-275-6800.

74,000 Sf Manson Area Cold Storage Buildings Project In Line For DNS Approval

MANSON

An industrial development, planned for a 5-acre site located at 1670 Manson Boulevard in the Manson area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two, 37,000 square feet cold storage buildings. Plans include 13,000 cubic yards of grade and fill. Chelan County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Manson Growers. For additional information on this project, contact the applicant's contact, Jared England,

general manager of Manson Growers, at 509-687-3530.

98,100 SF Puyallup Area Storage Development In Line For DNS Approval

PUYALLUP

A commercial project, planned for a site located at 5104 104th Street East in the Puyallup area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 97,000 square foot storage building and a 1,100 square foot leasing office. Plans include an outdoor storage yard. Pierce County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is RHRM LLC. The project will be known as McClaren indoor and outdoor storage. For additional information on this project, contact the applicant's contact, Craig Deaver of CES NW Inc., at 253-848-4282.

17-Story 370,000 SF Bellevue Area Office Tower Project Receives DNS Approval

BELLEVUE

An office development slated for a site located at 320 108th Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 17-story office tower with 370,00 square feet above an existing 7-story, 255,000 square foot parking garage. Plans include new and revised

landscaping. The city of Bellevue has issued the permitting to the applicant, who is Hines Global REIT 320 108th LLC. The project will be known as Summit III. For additional information on this project, contact the applicant's contact, Patrick Woodruff of Hines Interests LP, at 206-839-8400.

117-Unit Renton Area Residential Assisted-Living Development In Line For Mitigated DNS Approval

RENTON

A residential project, planned for a site located at 18070 Talbot Road South in the Renton area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 4-story building containing 117 assisted-living dwelling units and 19 memory care units. Plans include surface parking for 88 vehicles. The city of Renton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is RJ Development. The project will be called Weatherly Inn. For additional information on this project, contact the applicant's contact, Frank Durocher of RJ Development, at frank@rjdevelopment.com, or call 360-529-3343.

8-Story 95-Unit Rainier Valley Area Mixed-Use

Residential & Human Services Development In Design Review Phase

SEATTLE

A mixed-use residential and office development, in planning for a site located at 2870 South Hanford Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story building with 95 residential dwelling units and 8,200 square feet, ground-level human services space. Plans include parking for five vehicles. The applicant for this project 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.

64,500 SF Marysville Area Hotel Development Receives Mitigated DNS Approval

MARYSVILLE

A commercial project slated for a site located at 8940 36th Avenue NE in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 64,500 square foot hotel with 92 guest rooms. Plans call for utilities, landscaping and associated parking.

The city of Marysville has issued the permitting to the applicant, who is Abbey Road Group Land Development Services. The project will be known as Hotel America. For additional information on this project, contact the applicant at sam.lewis@abbeyroadgroup.com, or call 369-363-8207.

54,800 SF Langley Area Mini-Storage Project Receives DNS Approval

LANGLEY

A commercial project planned for a site located at 5453 Crawford Road in the Langley area, has been issued a determination of non-significance. The action will allow the developers to construct 12 mini-storage buildings ranging in size from 2,900 to 8,400 square feet for a total of 54,800 square feet. Island County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Craig Izett. For additional information on this project, contact Mr. Izett at P.O. Box 752, Langley, WA 98260, or call 360-678-7869.

68-Unit Lynnwood Area Residential Townhouse & Duplex Project Receives DNS Approval

LYNNWOOD

A residential development slated for sites located at 13709 and 13721 Admiralty Way in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to

construct 11 townhouse buildings containing 66 dwelling units and one duplex structure with two dwelling units. Snohomish County has issued the permitting to the applicant, who is Pleasant Creek LLC. The project will be called Lake Stickney Trails. For additional information on this project, contact the applicant's contact, Ken Williams of Group Four, at 425-408-1152.

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

VANCOUVER

A residential subdivision project, planned for a 57-acre site located at 13508 NE 99th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 221 single-family detached and attached residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Pahlsh Homes. The project will be known as Austin Heritage PUD. For additional information on this project, contact the applicant's contact, Chad Bettesworth of Pahlsh Homes, at chadb@pahlshhomes.com, or call 360-397-2375.

32,000 SF Lacey Area University Lab Building Project In Line For DNS

Approval

LACEY

A university development, planned for a site located at 5000 Abbey Way SE in the Lacey area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 32,000 square foot pre-engineered metal building to be used for lab classrooms, research labs, offices and program support. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting. The project will be known as Saint Martin's University science building.

42,200 SF 60-Bed DuPont Area Memory Care Facility Project In Line For Mitigated DNS Approval

DUPONT

A nursing center development, planned for a site located south of McNeil Street in the DuPont area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a single-story, 42,200 square foot memory care facility with 60 beds. Plans include utilities, landscaping, surface and below-grade parking. The city of DuPont, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Careage Development Company. The project will be called Patriots Landing. For additional information on

this project, contact the applicant's contact, Mike Campeau of Careage Development company, at 253-912-5393.

12,000 SF Prosser Area Industrial Warehouse Project Receives DNS Approval

PROSSER

An industrial development, slated for a site located at 320 Wine Country Road in the Prosser area, has been issued a determination of non-significance. The action will allow the developers to construct a 12,000 square foot warehouse. Plans include parking and impervious surfaces that will expand the existing facilities used by Chukar Cherries. The city of Prosser has issued the permitting to the applicant, who is Port of Benton. For additional information on this project, contact the applicant's contact, Jason Archibald of Archibald & Company Architects, at Jason@archibald.design, or call 509-946-4189.

Tumwater Area Brewing & Distilling Center Development Application

TUMWATER

An industrial project, proposed for an 11-acre property located at 4200 Capitol Boulevard SE in the Tumwater area, is the subject of a recent application. The developers have requested permission to proceed with two-phased construction of a brewing and distilling center. Phase 1 include the

construction of five retail buildings totaling 15,442 square feet, a 9,914 square foot brewery and cider manufacturing building, a 22,352 square foot manufacturing building, a 22,051 square foot pavilion building and a 20,051 square foot distillery that will hold classroom space. Phase 2 includes construction of an amphitheater, addition parking, a new public street and a multi-purpose trail. The city of Tumwater has received this request by the applicant, who is Craft District LLC. The project will be known as Craft District Brewing and Distilling Center, phase 1 and 2. For additional information on this project, contact the applicant's contact, John Peters of Craft District LLC, at 360-790-8570.

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

VANCOUVER

A residential subdivision development, proposed for a 4.5-acre site located at 13808 NW Seventh Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 47 residential building lots for detached and attached homes. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is The Landing at Salmon Creek LLC. For additional information

on this project, contact the applicant's contact, Travis Johnson of PLS Engineering, at travis@plsengineering.com, or call 360-397-2375.

2,400 SF Mount Vernon Area Fire Station Development In Line For DNS Approval

MOUNT VERNON

A government project, planned for a .81-acre site located at 33673 North Shore Drive in the Mount Vernon area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-bay, 2,400 square foot metal pole building for emergency response vehicles. Skagit County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Skagit County Fire Protection District No. 7. The project will be known as Lake Cavanaugh Volunteer Fire Department. For additional information on this project, contact the applicant's contact, Mark Davis of Reid Middleton, at 425-741-3800.

27-Story 204-Unit First Hill Area Mixed-Use Retail & Religious Facility Development In Early Design Review Phase

SEATTLE

A mixed-use development, in planning for a site located at 615 Eighth Avenue in the Seattle area, is working its way through the city of Seattle's

design guidance-review process. The developers have requested permission to construct a 27-story tower containing 204 residential dwelling units, retail and institutional space for Trinity Church. Plans include parking for up to 230 vehicles. The applicant for this project is Derrek LeRoux of Caydon Seattle Property LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Lucas Sandidge, at 832-975-1906.

8-Unit Rainier Valley Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for a site located at 7011 42nd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 3-story townhouse structures containing eight dwelling units. Plans include parking for five vehicles. The City of Seattle has received this request from the applicant, who is Jordan Salisbury of Blue Fern Development 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, Hana Schooley,

at 206-693-3133.

154,500 SF Retail Complex Development Proposed For Gig Harbor Area

GIG HARBOR

A commercial project, proposed for an 18.56-acre site located at 11011 Harbor Hill Drive in the Gig Harbor area, is the subject of a recent application. The developers have requested permission to construct a 154,500 square foot retail and office complex. The city of Gig Harbor has received this request from the applicant, who is Harbor Hill LLC. The project will be known as Village at Harbor Hill. For additional information on this project, contact the applicant's contact, John Chadwell of Harbor Hill LLC, at 253-851-7009.

154-Lot Tacoma Area Residential Subdivision Project Receives DNS Approval

TACOMA

A residential subdivision project, slated for a 31.62-acre site located at 15401 198th Avenue East in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 154 single-family residential building lots. Pierce County has issued the permitting to the applicant, who is Lakewood Ventures LLC. The project will be known as Bonney Lake 26 subdivision. For additional information on this project, contact the

applicant's contact, Cara Visintainer of CES NW Inc., at 253-848-4282.

9-Story South Lake Union Office-Retail Development In Early Design Review Phase

SEATTLE

A commercial project, in planning for a site located at 330 Yale Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 9-story office building that will feature ground-level retail space. Plans include below-grade parking to accommodate up to 56 vehicles. The applicant for this project is Alec Nelson of Unico 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, Jodi Patterson-O'Hare, at 425-681-4718.

Sumas Area Mixed-Use Residential-Commercial Project Receives DNS Approval

SUMAS

A mixed-use residential and retail development, slated for a site located at 609 Cherry Street in the Sumas area, has been issued a determination of non-significance. The action will allow the developers to redevelop a portion of an existing

commercial fuel station to allow for a commercial building with second floor apartment dwelling units. The city of Sumas has issued the permitting to the applicant, who is Sumas Tank & Tote LLC. For additional information on this project, contact the applicant's contact, Todd Fuller of TRC Architecture, at 360-393-3131.

5-Story 60,000 SF Spokane Area Hotel Demolition Project In Line For DNS Approval

SPOKANE

A commercial demolition project, planned for a site located at 501 West First Avenue in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to partially demolish floors two through five of an existing 5-story building. Plans include removal of the skywalk spanning First Avenue, asbestos abatement and construction of a temporary roof over the building after demolition and removal. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Washington Trust Bank. The project will be known as Ridpath Annex. For additional information on this project, contact the applicant's contact, Charles Zandbergen of Wolfe Arch Group, at 509-455-6999.

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