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

***July 2018***



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Washington State Construction News

July 2018 • Volume 17 Issue 7

New Project News is published once each month.  
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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:** Island Deer Harbor on Orcas Island

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## 410-Unit Longview Area Mixed-Use Residential-Commercial Project Receives Mitigated DNS Approval

LONGVIEW

A mixed-use residential and commercial project, slated for a 26.73-acre site located at 5426 Ocean Beach Highway and 2250 Robbins Street in the Longview area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 15 apartment buildings containing a total of 360 residential dwelling units, a 3,000 square foot clubhouse with pool and 50 townhomes. Plans include mini-storage buildings totaling 90,000 square foot and a 6,000 square foot commercial pad building with associated drive-thru. The city of Longview has issued the permitting to the applicant, who is Village Pointe LLC. The project will be called Village Pointe. Plans will take place over multi-phases. For additional information on this project, contact the applicant's contact, Larry Wood of Village Pointe LLC, at 360-751-5789.

## 3-Story 27-Unit Residential Apartment Development In The Works For Seattle Area

SEATTLE

A residential project, in planning for a site located at 4826 40th Avenue SW in the Seattle area, is working its way through

the city of Seattle's design guidance-review process. The developers have plans to construct a 3-story apartment building with 23 small efficiency dwelling units and four efficiency dwelling units. No parking is proposed. The applicant for this project is Petr Kislyak. 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, Brian O'Connor, at 206-784-1614.

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

EVERETT

A residential subdivision development, planned for a site located at 12004 25th 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 single-family residential building lots. Snohomish County has issued the required permitting to the applicant, who is Silver Glen 25 LLC. The project will be known as Silver Glen Meadows. For additional information on this project, contact the applicant's contact, Kevin O'Brien of Silver Glen 25, at ko@taylordev.com, or call 425-869-1300.

## 2-Story Seattle Area Church Addition Project Submits Revised Application



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## SEATTLE

A religious facility development, proposed for a site located at 6514 35th Avenue NE in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 2-story addition to the existing University Unitarian Church facility. Plans include changing the use of three single-family residences into institution use, 3,000 cubic yards of grading and re-striping the parking lot. The city of Seattle has received this request by the applicant, who is Byron Krystad of University Unitarian Church. For additional information on this project, contact the applicant's contact, Amelie Reynaud, at 503-227-1254.

### 44-Story 423-Unit Denny Triangle Area Mixed-Use Apartment & Arts Development In The Works

## SEATTLE

A large mixed-use residential and commercial development, proposed for a site located at 1019 Boren Avenue in the

downtown Seattle area, is the subject of a recent application. The developers have requested permission to construct a 44-story tower containing 423 apartment dwelling units, an office gallery and a performing arts theater. Plans include parking for 373 vehicles. The city of Seattle has received this request from the applicant, who is Tom Parsons of Holland Development LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### 225,000 SF Burien Area High School Facility Replacement Project Receives Mitigated DNS Approval

## BURIEN

A high school development, planned for a site located at 225 South 152nd Street in the Burien area, has been issued a mitigated determination of non-significance. The developers will proceed with plans to construct a 2-story, 225,000 square foot facility in the north portion and 3-story in

the middle portion to the south within the existing school footprint. Highline School District No. 401 has issued the required permitting. Construction calls for the demolition and removal of the existing 215,000 square foot high school facility on the site. For additional information on this project, contact the applicant's contact, Debbie Boodell, at 206-631-7574.

### 125-Unit Haller Lake Area Residential Townhouse Project In Design Review Phase

## SEATTLE

A residential townhouse development, in planning for a site located at 12301 Stone Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have plans to construct 14 townhouse structures containing a total of 125 dwelling units. Plans include associated parking for 176 vehicles. The applicant for this project is Jeremy Febus. Construction will require the demolition and removal of existing

structures on the site. For additional information on this project, contact Mr. Febus at 206-684-0251.

### 20-Unit Puyallup Area Residential Townhouse Development In Line For DNS Approval

## PUYALLUP

A residential townhouse project, planned for a 1.99-acre property located at 18th Street NW in the Puyallup area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 20 townhouse dwelling units. Plans include open space, off-street parking, landscaping, stormwater controls, utility and street improvements. The city of Puyallup, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Sitts & Hill Engineers. The project will be known as Riverdance Townhomes. For additional information on this project, contact the applicant's contact, Mike Torrance of Sitts & Hill Engineering, at 253-740-6709.

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## 6-Story 59-Unit Seattle Area Mixed-Use Residential-Retail Development Progressing

### SEATTLE

A mixed-use residential and retail project, planned for a site located at 5247 University Way NE in the Seattle area, has been granted design review by the city of Seattle. Plans outline the construction of a 6-story building containing 59 dwelling units and will feature ground-level retail. Plans include parking for 15 vehicles. The applicant for this project is Vivian Shi of Golden Academy 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 Walls, at 206-466-1225.

## 8,000 SF Bellingham Area Truck Maintenance Shop Project In Line For DNS Approval

### BELLINGHAM

An industrial development, planned for a property located at 3920 Hannegan Road in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an 8,000 square foot truck maintenance shop. The city of Bellingham, using the optional SEPA process, is expected to issue the permitting to the applicant,

who is Hannegan Valley Industrial Park LLC. The project will be known as Cowden truck maintenance shop. For additional information on this project, contact the applicant's contact, Tony Freeland of Freeland Engineering, at [tfreeland@freelandengineering.com](mailto:tfreeland@freelandengineering.com), or call 360-650-1408.

## 9-Unit Arbor Heights Area Residential Townhouse & Live-Work Project In Design Review Phase

### SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 4220 SW 100th Street in the Seattle area, is working

its way through the city of Seattle's design guidance-review phase. The developers have plans to construct two, 3-story buildings containing eight townhouse dwelling units and one live-work unit. Plans include at-grade parking for eight vehicles. The applicant for this project is Scott McDonald of Claremont Partners LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jonathan Lemons, at 206-306-5952.

## 9-Story 330-Unit Yesler Terrace Area Mixed-Use Apartment-Retail



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## Development In Design Review Phase

### SEATTLE

A mixed-use residential and retail project, in planning for a site located at 209 12th Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have requested permission to construct a 9-story apartment building containing 330 dwelling units with 7,200 square feet, ground-level retail space. Plans call for parking for up to 208 vehicles. The applicant for this project is Suzi Morris of Lowe Enterprises. Construction will require the demolition and removal of an existing structure on the

site. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

## 43,900 SF Spokane Valley Area Equipment Sales & Service Center Project In The Works

### SPOKANE VALLEY

A commercial development, proposed for a site located at 3515 North Sullivan Road in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to construct a 43,900 square foot heavy equipment sales and service facility with a 1,000 gallon double-walled above-grade diesel tank. Plans include

a 5,400 square foot covered wash bay and outdoor parts area, 44 parking spaces and site improvements. The city of Spokane Valley has received this request from the applicant, who is PacWest Machinery. For additional information on this project, contact the applicant's contact, Ron Mackie of Architectural Ventures, at 509-922-5287.

## 16-Lot Ravenna Area Residential Subdivision Project Application

### SEATTLE

A residential subdivision development, proposed for a site located at 6550 Ravenna Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into 16 residential building 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 Ben Rutkowski of 6556 Ravenna LLC (PSW Real Estate). For additional information on this project, contact the applicant's contact, Patrick Cobb, at 817-715-9654.

## 90,000 SF Tacoma Area Self-Storage Development Receives DNS Approval

### TACOMA

A commercial project, slated for a site located at 3001 South Mullen Street in the Tacoma area, has been issued a determination of non-significance.

The action will allow the developers to complete a major modification to a previously approved rezone to allow for the construction of a 90,000 square foot self-storage facility. The city of Tacoma has issued the required permitting to the applicant, who is Apex Engineering. The project will be called West Coast Storage. For additional information on this project, contact the applicant's contact, Cheryl Ebsworth of Apex Engineering, at 253-473-4494.

## 6-Story 136-Unit Seattle Area Mixed-Use Assisted-Living & Retail Project In The Works

### SEATTLE

A mixed-use development, proposed for a site located at 3200 NE 45th Street in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 6-story building with 136 assisted-living units and retail space. Plans include parking for 53 vehicles and call for a rezone of 32,000 square feet of land from NCP-40 to NC2P-55 (M). The city of Seattle has received this request from the applicant, who is Walter Braun of ASC Lake Union LLC (Aegis Senior Communities). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jody Patterson-O'Hare, at 425-681-4718.





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### 5-Story 67-Unit Seattle Area Mixed-Use Apartment-Retail Development In Early Design Review Phase

SEATTLE

A mixed-use residential and retail project, in planning for a site located at 7343 Martin Luther King Jr. Way South in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have plans to construct a 5-story apartment building containing 67 dwelling units and retail space. Plans include parking for 42 vehicles. The applicant for this project is Tony To of HomeSight. For additional information on this project, contact the applicant's contact, Charles Bauman, at 425-802-3352.

### 3-Story 8-Unit Roosevelt Area Residential Townhouse Project Receives DNS Approval

SEATTLE

A residential townhouse development, slated for a property located at 6313 Ninth Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 3-story townhouse buildings containing four dwelling units each. Plans call for parking for nine vehicles. The applicant for this project is Jeff Wegener of Sterling land Acquisitions. For additional information on this project, contact the

applicant's contact, Greg Squires, at 206-693-3133.

### Silverdale Area Humane Society Addition Project In Line For DNS Approval

SILVERDALE

An expansion project, planned for a site located at 8843 Dickey Road NW in the Silverdale area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a single-story addition to the existing Kitsap Humane Society facility for a public adoption wing. Plans include renovation to provide animal housing, behavior spaces, screening and staff office space. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Kitsap Humane Society. For additional information on this project, contact the applicant's contact, Eric Stevens, executive director of Kitsap Humane Society, at 360-692-6977.

### Seattle Area Marina Improvements Project Receives DNS Approval

SEATTLE

A marina project, planned for three locations on Lake Washington located at Lakewood Moorage, Leschi North and Leschi South, has been issued a determination of non-significance by the Seattle Department of Parks and Recreation. The action will allow the developers to provide maintenance and improvements

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### **8,000 SF Bellingham Area Truck Maintenance Shop Development In Line For DNS Approval**

*BELLINGHAM*

An industrial development, planned for a property located at 3920 Hannegan Road in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an 8,000 square foot truck maintenance shop and add an extension of a public water main to the site. The city of Bellingham, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Freeland and Associates. The project will be known as Cowden truck maintenance shop. For additional information on this project, contact the applicant's contact, Tony Freeland of Freeland Engineering, at [tfreeland@freelandengineering.com](mailto:tfreeland@freelandengineering.com), or call 360-650-1408.

### **14-Unit Sumner Area Residential Townhouse Project Receives Mitigated DNS Approval**

*SUMNER*

A residential townhouse development slated for a site located at 6211 Parker Road East in the Sumner

area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct townhouse buildings containing 14 dwelling units along with paved drive access. Plans include a pedestrian walkway, open space, landscaping, stormwater management and associated parking. The city of Sumner has issued the permitting to the owner, who is Ellison Developers LLC. The project will be known as Parker Street Townhomes. For additional information on this project, contact the applicant's contact, George Elliott of Ellison Developers, at 253-261-8832.

### **28-Story 374-Unit South Lake Union Area Mixed-Use Apartment-Church Development In The Works**

*SEATTLE*

A mixed-use development, proposed for a site located at 200 Eighth Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 28-story tower containing 374 apartment dwelling units and a 3-story Seattle Unity Church facility. Plans include parking for up to 257 vehicles. The city of Seattle has received this request from the applicant, who is Aaron Keeler of BIT GRP Unity LLC (Greystar). 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.

### **8-Story 55-Unit Ballard Area Residential Apartment Project Application**

*SEATTLE*

A residential development, proposed for a site located at 2432 NW 56th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment building to house 55 dwelling units. Plans include below-grade parking to accommodate 48 vehicles. The city of Seattle has received this request from the applicant, who is Jay Kennedy. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Mike Butrim, at 206-784-1614.

### **48-Story 459-Unit Belltown Area Mixed-Use Apartment-Office-Retail Development Application**

*SEATTLE*

A mixed-use residential and commercial project, proposed for a site located at 2000 Third Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 48-story building with 459 apartment dwelling units

above office and retail space. Plans include parking for 444 vehicles. The city of Seattle has received this request from the applicants, who are Damon Chan and Jonathan DuBois-Phillips of Project Stewart LLC. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

### **7-Story 71-Unit Roosevelt Area Residential Project In Design Review Phase**

*SEATTLE*

A residential project, in planning for a site located at 1309 NE 66th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have plans to construct a 7-story apartment building containing 71 dwelling units. Plans include parking for 38 vehicles. The applicants for this project are Nick Miller and Jon Breiner of Roosevelt Development Group LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-682-4718.

### **6-Unit Bellingham Area Residential & Church Campus Development Application**

*BELLINGHAM*

A mixed-use project, proposed for a site located at Tremont Avenue in

the Bellingham area, is the subject of a recent application received by the U.S. Army Corps of Engineers. The developers have requested permission to construct a church campus and six multifamily housing units with detached garage and storage buildings. Plans include internal access roads, sidewalks, stormwater treating and parking. Plans call for 1.2-acres of wetland fill. For more information on this project, contact the applicant's agent, Molly Porter of Northwest Ecological Services, at 360-734-9484.

### **29-Story 346-Unit Belltown Area Mixed-Use Apartment-Retail**

### **Development In Design Review Phase**

#### *SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 2208 Fourth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have plans to construct a 29-story apartment building with retail space. Plans include associated parking for 153 vehicles. The applicant for this project is Stephen Porter of Skanska USA Commercial Development. Construction will require the demolition and removal of existing structures on the site. For

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

### **110,400 SF Spokane Valley Area Industrial Warehouse Project Receives DNS Approval**

#### *SPOKANE VALLEY*

An industrial development, slated for a property located at 15909 East Marietta Avenue in the Spokane Valley area, has been issued a determination of non-significance. The action will allow the developers to construct a 110,400 square foot warehouse with parking for 173 vehicles. A fourth land parcel will be used for future expansion of 39,200 square feet and

parking for 47 vehicles. The city of Spokane Valley has issued the permitting to the owner, who is S&L Sullivan. For additional information on this project, contact the applicant's contact, Clay Conrad of Garco Construction, at 509-535-4688.

### **4-Story 22-Unit Ballard Area Residential Apartment Project In Early Design Review Phase**

#### *SEATTLE*

A residential development, in planning for a site located at 1439 NW 60th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers



The advertisement features a large, stylized '811' logo on the left, where the numbers are yellow with black outlines and a shovel icon integrated into the '1'. To the right, the text 'Know what's below. Call before you dig.' is written in a bold, black, sans-serif font. Below the text is a red shovel with a yellow handle, standing upright in a field of green grass. The shovel's head is yellow and has the '811' logo on it. At the bottom left, the text 'Utilities Underground Location Center' is written in a smaller font, with 'Keeping Buried Utilities Safe Since 1978' underneath. At the bottom right, the website 'CallBeforeYouDig.org' is written in a large, yellow, bold font with a black outline.

have plans to construct a 4-story apartment building with 22 dwelling units. No parking is proposed. The applicant for this project is Gary Gallagher. 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.

### **4.74-Acre Battle Ground Area Commercial Self-Storage Development In Line For DNS Approval**

#### *BATTLE GROUND*

A commercial project, planned for sites totaling 4.75-acres located at 1710 and 1714 SW 10th Avenue in the Battle

Ground area, is in line to be issued a determination of non-significance. The developers have requested permission to construct six self-storage buildings containing 645 storage units. Plans include additional parking and a park for the existing Alder Pointe Apartments. The city of Battle Ground, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Principal Properties LLC. For additional information on this project, contact the applicant's contact, TJ Fontenette of Principal Properties LLC, at tj@principal-llc.com, or call 360-342-5047.

### **80-Unit Ferndale Area Mixed-Use Residential-Commercial Project**

### **In Line For DNS Approval**

#### *FERNDALE*

A mixed-use residential and commercial development, planned for a site located at 6170 Portal Way in the Ferndale area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two commercial buildings and divide the site into 20 residential fourplex lots for the construction of 80 dwelling units. Plans include trails, sidewalks, open space, landscaping, private roadways, parking, storm facilities, infrastructure and frontage improvements. The city of Ferndale, using the optional SEPA process, is expected to issue the permitting to the applicant,

who is Davie Braithwaite. For additional information on this project, contact Mr. Braithwaite at 840 W. Park Dr., Lynden, WA 98264 or call 360-685-2367.

### **14-Story Seattle Area South Lake Union Area Office-Retail Development In Design Review Phase**

#### *SEATTLE*

A commercial 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 phase. The developers have plans to construct two, 14-story office buildings with 29,000 square feet retail and indoor

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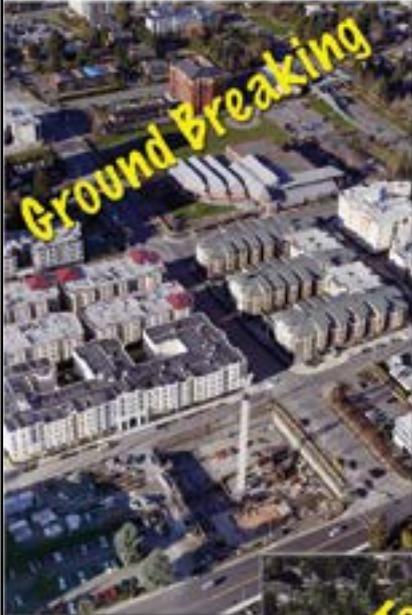
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participant sports. Plans include parking for 471 vehicles. The applicant for this project is John Moshy of BMR-Dexter LLC (BioMed Realty). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

## 103-Unit Silverdale Area Residential Development In Line For DNS Approval

### SILVERDALE

A residential project, planned for a site located east of Ridgetop Boulevard, between Quail Run and Northwest Thornwood Circle in the Silverdale area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a mix of single-family dwellings and duplexes ranging in size from 2,000 to 3,700 square feet for a total of 103 dwellings. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Cottages on the Ridge LLC. The project will be known as Cottages on the Ridge. For additional information on this project, contact the applicant's contact, Brett Allen of Contour Engineering, at 253-857-5454, extension 101.

## Bonney Lake Area Building Pad Project Receives DNS Approval

### BONNEY LAKE

A project planned for a site located 21719 96th

Street East in the Bonney Lake area, has been issued a determination of non-significance. The action will allow the developers to complete phase one installation of stormwater facilities, an access road, power and communication relocation, water main extension and mass grading to establish a building pad. The city of Bonney Lake has issued the permitting for this city project. The project will be known as Bonney Lake Public Works Center phase one. For additional information on this project, contact the applicant's contact, Jason Sullivan, city of Bonney Lake, at [sullivanj@ci.bonney-lake.wa.us](mailto:sullivanj@ci.bonney-lake.wa.us), or call 253-447-4355.

## 32-Story 548-Unit First Hill Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

### SEATTLE

A mixed-use residential and retail project, planned for a site located at 1101 Eighth Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 32-story apartment towers containing 548 dwelling units above retail, office and restaurant space. Plans include below-grade shared parking for up to 436 vehicles. Plans call for the vacation of the alley between Seneca Street and Spring Street. The



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F: 866.342.4287  
[scott.macdonald@ge.com](mailto:scott.macdonald@ge.com)

### King County—Single Family

Rob Williams  
P: 425.401.1148  
F: 877.782.6679  
[robert.williams5@ge.com](mailto:robert.williams5@ge.com)

### Pierce County South

Taylor Thomasino  
P: 253.405.2277  
F: 866.342.4331  
[taylor.thomasino@ge.com](mailto:taylor.thomasino@ge.com)

### Skamania, Benton and Franklin Counties

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city of Seattle has issued the required permitting, with conditions, to the applicant, who is Dan Shieder of Lennar Multifamily Communities. For additional information on this project, contact the applicant's contact, Brad Hinthorne, at 206-381-6000.

### 19-Lot Everett Area Residential Subdivision Project In The Works

EVERETT

A residential subdivision development, proposed for a 3.8-acre site located at 12527 and 12603 Ruggs Lake Road in the Everett area, is the subject of a recent application.

The developers have requested permission to divide the site into 19 single-family residential building lots. Plans call for the removal of two existing residences and ancillaries. The city of Everett has received this request from the applicant, who is Pacific Ridge DRH LLC. The project will be called Castlewood. For additional information on this project, contact the applicant's contact, John Mirante of Pacific Ridge Homes, at 425-438-9914.

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

PORT ORCHARD

A residential subdivision development, planned for a 4.04-acre land parcel located at the 12800 block of Silverdale Way NW in the Port Orchard area, is in line to be issued a determination

of non-significance. The developers have requested permission to divide the parcel into 16 single-family residential building lots. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Linden Land Investment LLC. The project will be called Woodston. For additional information on this project, contact the applicant's contact, Jim Laughlin, at 206-660-374.

### 7-Story 91-Unit First Hill Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 1103 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 91 small efficiency dwelling units. No parking is proposed. The applicant for this project is Tyler Carr of 111 21st Ave LLC. For additional information on this project, contact the applicant's contact, Jay Janette, at 206-453-3645, extension 100.

### 3-Story 32-Unit Fremont Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a site located at 3959 Fremont

Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story apartment building containing 32 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Vann Lanz. 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.

**Auburn Area Hatchery Redevelopment Project Application**

*AUBURN*

A fish hatchery

redevelopment project, proposed for a site located at 13030 Auburn-Black Diamond Road in the Auburn area, is the subject of a recent application received by the U.S. Army Corps of Engineers. The developers have requested permission to upgrade the existing fish hatchery and enhance in-stream habitat. Plans call for excavation and placement of fill in a tributary. The project will be known as Soos Creek Hatchery redevelopment. For additional information on this project, contact the applicant's contact, James Carsner, corps project manager, at 206-316-3047.

**8-Story 34-Unit West-lake Area Residential**

**Apartment Project In Design Review Phase**

*SEATTLE*

A residential development, in planning for a site located at 1402 Aurora Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have plans to construct an 8-story apartment building with 34 dwelling units. Plans include parking for 23 vehicles. The applicant for this project is Giang Vo. For additional information on this project, contact the applicant's contact, Greg Maxwell, at 206-419-0593.

**Maple Valley Area Mixed-Use**

**Apartment-Commercial Development Is In Line For DNS Approval**

*MAPLE VALLEY*

A mixed-use residential and commercial project, planned for the northeast corner of SE 240th Boulevard and Maple Valley-Black Diamond 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 apartment dwelling units, commercial, retail and medical use space. Plans include sidewalks, recreation space, drainage and associated parking. The city of Maple Valley, using the optional SEPA process, is expected to



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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.

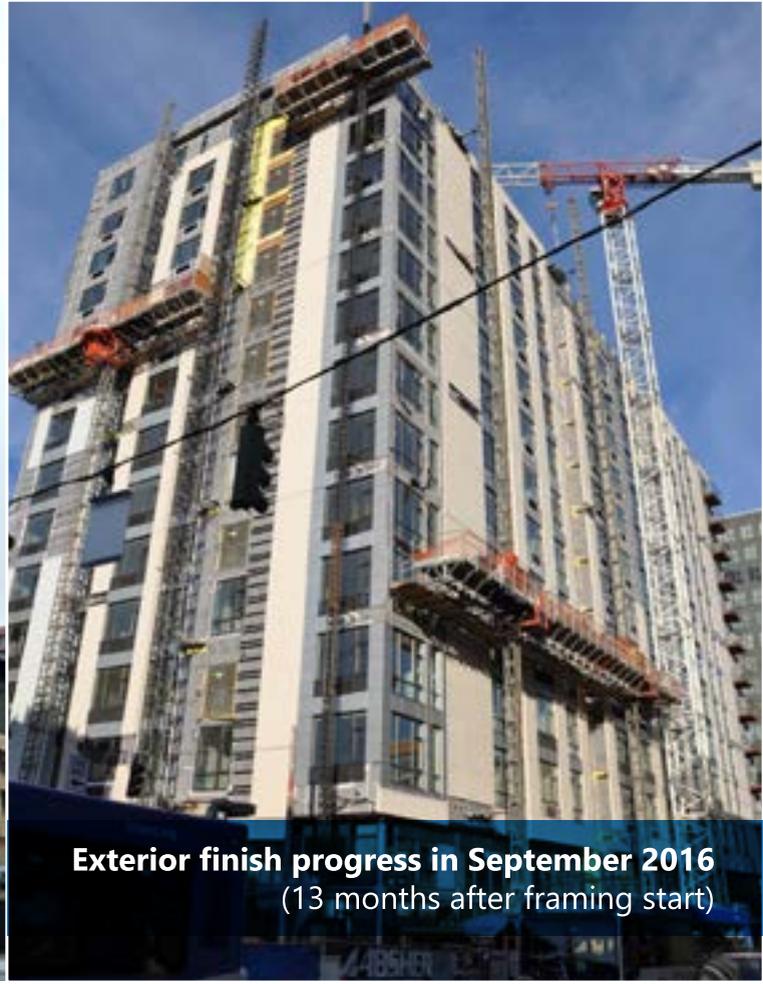
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

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:

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## SOME PRODUCT INFORMATION:

- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
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issue the permitting to the applicant, who is Integrity Land LLC. The project will be known as Marques. For additional information on this project, contact the applicant's contact, Jeff Potter of Integrity Land LLC, at 425-432-2655.

### **12,500 SF Longview Area Commercial Auto Dealership Replacement Project Receives DNS Approval**

#### *LONGVIEW*

A commercial development, slated for a site located at 961 Commerce Avenue in the Longview area, has been issued a determination of non-significance. The action will allow the developers to construct a 12,500 square foot dealership and service building. The city of Longview has issued the permitting to the applicant, who is James E. Clary Trust. Construction will require the demolition and removal of an existing auto dealership and service building on the site. The project would be known as Bud Clary Subaru phases one and two facility update.

For additional information on this project, contact the applicant's contact, David Estes at Strotkamp Architects, at 206-979-8320.

### **3,100 SF Burlington Area Fuel Station & Convenience Store Development In Line For DNS Approval**

#### *BURLINGTON*

A retail project, planned for a site located at 9596 Old Highway 99 North Road in the Burlington area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3,100 square foot convenience store, 1,200 square foot car wash and a 5,900 square foot fuel canopy with nine fuel dispensers. Skagit County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is BP West Coast Products LLC. For additional information on this project, contact the applicant's contact, Nick Wecker of Barghausen Consulting Engineers, at 425-656-7469.

### **180-Lot Puyallup Area Residential Subdivision Project In Line For Mitigated DNS Approval**

#### *PUYALLUP*

A residential subdivision development, proposed for a 73.97-acre site located at 12501 180th Street East in the Puyallup area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 180 single-family residential building lots. The city of Puyallup, using the optional SEPA process, has issued the permitting to the applicant, who is Sunrise Development Corporation of Washington. The project will be known as The Crossing. For additional information on this project, contact the applicant's contact, Eric Corliss at 253-826-5003.

### **4,800 SF Puyallup Area Car Wash & Shop Development In Line For DNS Approval**

#### *PUYALLUP*

A commercial project, planned for a 2.48-acre

site located at 201 Valley Avenue NW in the Puyallup area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4,800 square foot car wash and service building with second floor storage. The city of Puyallup, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Puyallup Korum Nissan. Construction will require the demolition and removal of an existing model home and shed on the site. For additional information on this project, contact the applicant's contact, AHBL, at 253-383-2422.

### **8-Story 112-Unit Rainier Valley Area Mixed-Use Apartment-Retail Project In Early Design Review Phase**

#### *SEATTLE*

A mixed-use residential and retail development, in planning for a site located at 3235 Rainer Avenue South in the Seattle area, is working its way through the city of Seattle's

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design guidance-review phase. The developers have plans to construct an 8-story apartment building with 112 dwelling units and retail space. The applicant for this project is Charles Harker of Rainier Byron Properties 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, Archana Iyengar, at 206-367-1382.

### 34-Lot Snohomish Area Residential Subdivision Project In The Works

*SNOHOMISH*

A residential subdivision development, proposed for four land parcels located at 2813

148th Street SW in the Snohomish area, is the subject of a recent application. The developers have requested permission to redevelop the parcels into 34 single-family residential building lots. Snohomish County has received this request from the applicant, who is Pacific Ridge-DRH LLC. The project will be known as Belmont Court. For additional information on this project, contact the applicant's contact, Matthew J. Hough of CPH Consultants, at 425-285-2390.

### Stanwood Area Church Expansion Project Application

*STANWOOD*

A religious facility development, proposed for a site located at 2304

300th Street NW in the Stanwood area, is the subject of a recent application. The developers have requested permission to expand and renovate the existing Freeborn Church. Plans include a museum addition, preschool, parking, fire lane and turnaround, sidewalks, paths, fencing and a landscape buffer. Snohomish County has received this request from the applicant, who is Freeborn Church. For additional information on this project, contact the applicant's contact, David Thomsen of Freeborn Church and Pilchuk Learning Center, at davidjthomsen@outlook.com, or call 360-305-2852.

### Seattle Area Greenwood Change-Of-Use Manufacturing-To-Urban Farm Project Moving Forward

*SEATTLE*

A change of use project, planned for sites located at 312 and 315 North 104th Street in the Seattle area, has been granted administrative conditional use by the city of Seattle. Plans outline changing the use of a portion of a building from light-manufacturing to urban farm and food processing. The applicant for this project is Larry Peterson. For additional information on this project, contact the applicant's contact, Gabrielle Muller, at 206-782-2911.

### 8-Story 95-Unit Rainier Valley Area Mixed-Use Apartments & Human Services Development

### Receives DNS Approval

*SEATTLE*

A mixed-use development, slated for a site located at 2870 South Hanford Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct an 8-story apartment building containing 95 dwelling units and will have human services space. Plans include parking for five vehicles. The city of Seattle has issued the permitting to the applicant, who is Joanne Latuchie of Mercy Housing Northwest. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### 20-Unit Mount Vernon Area Residential Development In Line For Mitigated DNS Approval

*MOUNT VERNON*

A residential project, planned for a site located at 1320 East Division Road in the Mount Vernon area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to clear the site for the construction of 20 single-family homes. Plans include a public access road and associated utilities. The city of Mount Vernon, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Polyfield Summit LLC. The project will be known as Eaglemont

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phase 3-C. For additional information on this project, contact the applicant's contact, Dominic Zaccardi of David Evans & Associates, at 425-405-1507.

### 78-Unit Puyallup Area Residential & Retail Project In The Works

#### PUYALLUP

A mixed-use residential and retail development, proposed for a 12-acre site located at 7714 176th St East in the Puyallup area, is the subject of a recent application. The developers have requested permission to divide the site into two building lots and a critical area tract. The first lot will be .95-acre and contain an 8-vehicle fueling station and a

3,000 square foot convenience store. The second lot will be 5.31-acres with three multi-family buildings containing 78 dwelling units. Plans include associated storage and parking. Lot three will be a wetland tract. Pierce County has received this request from the applicant, who is MAJ Development Corporation. For additional information on this project, contact the applicant's contact, Gary Yao of Mackenzie, at 206-749-9993.

### 4-Story South Delridge Area Mini-Warehouse Project Application

#### SEATTLE

A commercial development, proposed for a site located at 9201 Delridge

Way SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story mini-warehouse with office and a caretaker unit. Plans include parking for 12 vehicles. The city of Seattle has received this request from the applicant, who is Harry and Alicia Arsene of AKA Investors LLC. For additional information on this project, contact the applicant's contact, Thomas Eng, at 206-367-1382.

### 6-Story 203-Unit Greenwood Areas Mixed-Use Residential-Retail Development In The Works

#### SEATTLE

A mixed-use residential and retail project, proposed for a site located at 320 North 85th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building with 203 dwelling units and ground-level retail space. Plans include parking for 126 vehicles and will require a contract rezone from NC2-40 and NCP-40 to NC2-65 and NC2P-65. The city of Seattle has received this request from the applicant, who is Shea Properties Management Company. Construction will require the demolition and removal of an existing structure on the site. For additional information

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

#### **4-Story 14-Unit Rainier Valley Area Residential Apartment Project In Application**

SEATTLE

A residential development, proposed for a site located at 5306 Martin Luther King Jr. Way South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building to house 14 dwelling units. Plans call for parking for seven vehicles. The city of Seattle has received this request from the applicant, who is Lee Truong. 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.

#### **8-Lot Seattle Area Residential Subdivision Project Moving Forward**

SEATTLE

A residential subdivision development, proposed for a site located at 503 NE 72nd Street in the Seattle area, is the subject of an 8-lot subdivision granted by the city of Seattle. The developers have requested permission to divide the property into 8 single-family residential building lots. The city of Seattle has received this

request by the applicant, who is Nathan Allen. For additional information on this project, contact the applicant's contact, Izabella Phillips at 206-297-0996.

#### **3-Story 240-Unit Lynnwood Area Mixed-Use Apartment-Commercial Development Receives DNS Approval**

LYNNWOOD

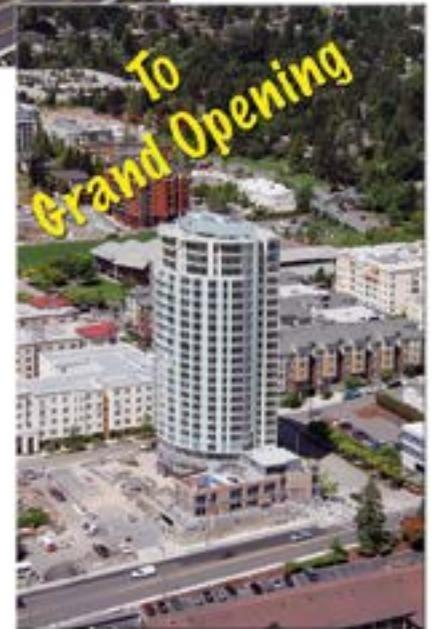
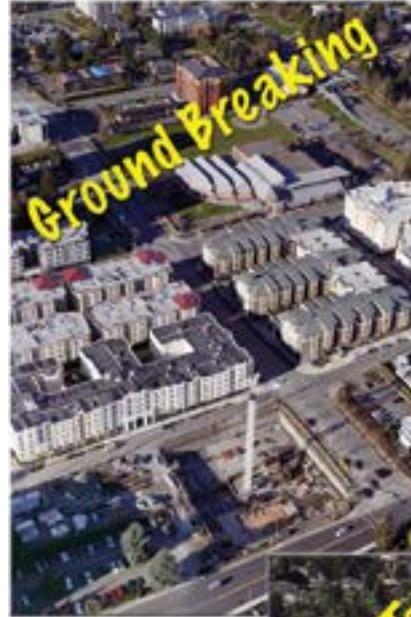
A mixed-use residential and commercial project slated for a site located at 2927 Alderwood Mall Boulevard in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct 10, 3-story apartment buildings containing a total of 240 dwelling units. Plans include a clubhouse, spa, swimming pool, barbecue area, fitness room, active recreation areas, a dog park and 3,400 square feet commercial space. The city of Lynnwood has issued the permitting to the applicant, who is the Wolff Company. The project will be called Alderwood South. For additional information on this project, contact the applicant's contact, Greg Van Patten of The Wolff Company, at gvanpatten@awolff.com, or call 425-670-5401.

#### **Kalama Area Commercial Dock Development In The Works**

KALAMA

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proposed for a site located across from 380 West Marine Drive in the Kalama area, is the subject of a recent application received by the U.S. Army Corps of Engineers. The developers have requested permission to install a commercial dock in the Columbia River. For additional information on this project, contact the applicant's contact, Margaret Chang, corps project manager, at 503-808-4041, or Nicole White of PND Engineers, at 360-624-1387.

### **3-Story 43-Unit Queen Anne Area Residential Apartment Development In Early Design Review Phase**

SEATTLE

A residential project, in planning for a site located at 2110 First Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have plans to construct a 3-story apartment building with 39 small efficiency dwelling units and four apartment dwelling units. Plans include parking for 16 vehicles. The applicant for this project is Brian Regan of Equinox Properties. An existing building will remain. For additional information on this project, contact the applicant's contact, Mike Skidmore, at 206-453-3645.

### **74,500 SF Shelton Area**

### **Office & Mini-Storage Development In Line For DNS Approval**

SHELTON

A commercial development, planned for a site located at 2325 Madison Street in the Shelton area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 13 mini-storage buildings totaling 73,500 square feet and containing 645 self-storage units. Plans include a 1,000 square foot office building. The city of Shelton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Dwight McKay of A Better Solution Storage.

For more information on this project, contact Mr. McKay at 360-701-1730.

### **31-Unit Lynden Area Residential Apartment Development Receives Mitigated DNS Approval**

LYNDEN

A residential development, planned for four land parcels located at 2040, 2041 and 2050 Aaron Drive and 1477 East Badger Road in the Lynden area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct four apartment buildings, one on each parcel containing a total of 31 dwelling units. The city of Lynden has issued the

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permitting to the applicant, who is Mike Engels of Quality Plumbing and Construction. The project will be known as Address Lane Apartments. For additional information on this project, contact Mr. Engels at P.O. Box 349, Lynden, WA 98264, or call 360-354-5532.

## 187-Room Hotel Development In The Works For Bothell Area

*BOTHELL*

A commercial project, proposed for a site located at 18300 Bothell Way NE in the Bothell area, is the subject of a recent application.

The developers have requested permission to construct a hotel complex on the same block as City Hall. The hotel will be 155,000 square feet containing 187 guest suites. Plans call for a sky bridge between the buildings, retail areas and a parking garage below one of the buildings. The city of Bothell has received this request from the applicant, who is Baggen Associates. The project will be known as Springhill/Towneplace. For additional information on this project, contact the applicant's contact, Dan Baggen of Baggen Associates, at baggendan@comcast.net, or call 425-486-8152.

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

*WALLA WALLA*

A residential subdivision development, proposed

for a 4-acre site located at Whistling Duck Road in the Walla Walla area, is in line to be issued determination of non-significance. The action will allow the developers to divide the site into 12 single-family residential building lots. The city of Walla Walla, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Hayden Homes LLC; Iron Gate LLC. For additional information on this project, contact Iron Gate LLC at 1071 Toral Place, Walla Walla, WA 99362.

## 32,600 SF Elma Area Commercial Self-Storage Project Receives Mitigated DNS Approval

*ELMA*

A commercial project planned for a property located at 4850 State Route 12 in the Elma area, has been issued a mitigated determination of non-significance. The action will allow the developers to expand an existing self-storage facility by construction four buildings totaling 32,600 square feet. Plans include fire equipment driveways, paving and stormwater facilities. Grays Harbor County has issued the permitting to the applicant, who is Wayne Industries LLC. The project will be called Central Park Self Storage. For additional information on this project, contact the applicant's contact, Matt Marshall of Wayne Industries, at 360-499-3594.



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

*VANCOUVER*

A residential development, planned for a 7.6-acre land parcel located at 16516 SE Mill Plain Boulevard in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 179 apartment dwelling units. Plans call for 305 parking spaces and associated site improvements. The city of Vancouver, using the optional SEPA process, is expected to issue the permitting to the applicants, who are Lee Novak and Jason Wald of Fore Property Company. The project will be known as Mill Plain Apartments. For further information on this project, contact Mr. Novak &/or Mr. Wald at 1332 NW Kearney St., Portland, OR 97209, or call 360-487-7893.

## 100,000 SF Puyallup Area Mini-Storage Project In The Works

*PUYALLUP*

A commercial development, proposed for a 2.63-acre site located at 12627 SR 162 East in the Puyallup area, is the subject of a recent application. The developers have requested permission to construct a 100,000 square foot mini-storage facility with 830 storage units and an associated office. Plans include paving, storm

drainage and parking stalls. Pierce County has received this request from the owner, who is Meridian 188 LLC. For additional information on this project, contact the applicant's contact, Brittany Port of ABHL, at BPort@ahbl.com, or call 206-658-2661.

## 12-Lot White Center Area Residential Subdivision Project Application

*WHITE CENTER*

A residential subdivision development, proposed for a .56-acre site located at 11055 14th Avenue SW in the White Center area, is the subject of a recent application. The developers have requested permission to divide the site into 12 lots for attached townhomes. King County has received this request from the applicant, who is Blue Fern Development LLC. The project will be known as Salmon Creek Townhomes. For additional information on this project, contact the applicant's contact, Evan Mann of ESM Consulting Engineers, at 253-838-6113.

## 5,700 SF Fife Area Retail Auto Dealership Expansion Project In The Works

*FIFE*

A retail development, proposed for a site located at 1601 40th Avenue Court East in the Fife area, is the subject of a recent application. The developers have requested permission to construct a 5,700 square foot showroom

floor expansion and construct new facades. The city of Fife has received this request from the applicant, who is Lance Mueller & Associates. The project will be called Land Rover/Jaguar expansion. For additional information on this project, contact the applicant's contact, Kathy Schilb of Lance Mueller & Associates, at 206-325-2553.

### **4-Story 22-Unit Alaska Junction Area Residential Apartment Project Application**

#### *SEATTLE*

A residential project, proposed for a property located at 4807 41st Avenue SW in the Seattle area, is the subject of

a recent application. The developers have requested permission to construct a 4-story apartment building with 22 small efficiency dwelling units. Plans do not include associated parking. The city of Seattle has received this request from the applicant, who is Jeff Walker of Square One. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact Mr. Walker at 206-684-7188.

### **66,100 SF Tacoma Area Industrial Warehouse Demolition Project Receives DNS Approval**

#### *TACOMA*

An industrial project, slated for a site located at 3303 South 35th Street in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to demolish a 66,100 square foot unoccupied warehouse on a site zoned heavy industrial in the Nalley Valley. The city of Tacoma has issued the permitting to the applicant, who is Nalley Valley Warehouse. For additional information on this project, contact the applicant's contact, Benjamin Boston of John Graves Architects and Planners, at 253-272-4214.

### **41-Lot Lacey Area Residential Subdivision Development Receives Mitigated DNS Approval**

#### *LACEY*

A residential subdivision project, planned for a 9.47-acre site located at 25th Avenue SE in the Lacey area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 41 single-family residential building lots with 1.95-acres open space. Thurston County has issued the required permitting to the applicant, who is Caliber Company. The project will be called Emmerson Crossing. For additional information on this project, contact the applicant's contact, Jeff Pantier of Hatton Godat Pantier, at jeffp@hattonpantier.com, or call 360-786-5472.

### **7-Story 28-Unit Olympia Area Residential Condominium Development Receives DNS Approval**

#### *OLYMPIA*

A residential development, slated for a property located at 320 Columbia Street NW in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story building containing five stories housing 28 dwelling units above two stories of lobby area and internal parking. The city of Olympia has issued the permitting to the applicant, who is Pat Rants of Rants Group. The project will be known as Percival Condominiums. For additional information on this project, contact the applicant's contact, Todd Tovani of Tovani Hart PC, at 360-339-8274.

### **6,500 SF Longview Area Retail Equipment Wash Facility Project Receives DNS Approval**

#### *LONGVIEW*

A commercial project, planned for a site located at 465 Industrial Way in the Longview area, has been issued a determination of non-significance. The action will allow the developers to construct a 6,500 square foot metal building to house a heavy equipment wash facility. Plans include storage space. The city of Longview has issued the required permitting to the applicant, who is Pacific Fibre Products.



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For additional information on this project, contact the applicant's contact, James Bobst of Pacific Fibre Products, at [jbobst@pacfibre.com](mailto:jbobst@pacfibre.com), or call 360-442-5092.

### **44,900 SF Tacoma Area Retail Furniture Store Development Receives Addendum To DNS Approval**

#### *TACOMA*

A retail development, planned for a site located at 1824 South 49th Street in the Tacoma area, is the subject of an addendum for a previously issued determination of non-significance. The developers will proceed with plans to construct a 44,900 square foot Mor Furniture for Less store with a parking lot to accommodate 124 vehicles. Plans include a loading dock, landscaping and placement of up to 18,300 cubic yards of fill on an adjacent land parcel. The city of Tacoma has issued the addendum to the applicant, who is Wesco Management/Mor Furniture. For additional information on this project, contact the applicant's contact, Charles Jackson, architect, at 858-547-1616.

### **108-Unit Sumner Area Mixed-Use Apartment-Retail Development Receives Mitigated DNS Approval**

#### *SUMNER*

A mixed-use residential and retail project, planned for a 3.4-acre site located at 15301 Main

Street East in the Sumner area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct nine apartment buildings containing a total of 108 dwelling units above 1,600 square feet, ground-level retail space and a leasing office. Plans include open space, utilities, landscaping and 157 on-site parking stalls and on-street parking. The city of Sumner has issued the permitting to the applicant, who is Washington Market LLC. The project will be known as Washington Market Apartments. For additional information on this project, contact the applicant's contact, Brett Allen of Contour Engineering, at [brett.allen@contourengeering.com](mailto:brett.allen@contourengeering.com), or call 253-299-5520.

### **62-Unit Olympia Area Residential Apartment Project In Line For Mitigated DNS Approval**

#### *OLYMPIA*

A residential development, planned for two land parcels totaling 2.68-acres located at 4943 and 5600 Dunham Drive SE in the Olympia area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct 62 apartment dwelling units consisting of a mix of stacked flat units in four buildings. Thurston County, using the optional SEPA process, is expected to issue the permitting to

the applicant, who is Polo Apartments LLC. The project will be called Polo Apartments phase two. For additional information on this project, contact the applicant's contact, Dave Spiller of Hatton Godat Pantier, at [daves@hattonpantier.com](mailto:daves@hattonpantier.com), or call 360-867-2116.

### **8-Unit Beacon Hill Area Residential Subdivision Development Moving Forward**

#### *SEATTLE*

A residential subdivision project, planned for a property located at 2722 South Andover Street in the Seattle area, has been granted a unit lot subdivision by the city of Seattle. The developers have plans to divide the property into eight residential building lots. The construction of residential units is under a separate project order. The applicant for this project is Manmohan Dhillon. For additional information on this project, contact the applicant's contact, Dan Touma, at 425-251-0665.

### **19,200 SF Quincy Area Retail-Restaurant Development Receives DNS Approval**

#### *QUINCY*

A commercial project, planned for a site located at 1004 F Street SW in the Quincy area, has been issued a determination of non-significance. The action will allow the developers to construct a 19,200 square foot steel building for multiple uses that will feature a

restaurant on the east end. Plans include a paved parking area, water and sewer. The city of Quincy has issued the permitting to the applicants, who are Larry and Janet Jones. The project will be known as Quincy Market Place. For additional information on this project, contact the applicant's contact, Mike Knutson of Knutson General Contracting, at 509-398-7312.

### **Kingston Area Boat Ramp Replacement Project In The Works**

#### *KINGSTON*

A project proposed for a site located at the end of Point Julia Road in the Kingston area, is the subject of a recent application received by the U.S. Army Corps of Engineers. The developers have requested permission to construct a boat ramp with an elevated boat ramp on Port Gamble Bay. Construction will require the demolition and removal of the existing Point Julia South boat ramp on the site. For additional information on this project, contact the applicant's contact, Katie Heard, at 206-764-6071.

### **7-Story 59-Unit First Hill Area Mixed-Use Apartment-Retail Development In Design Review Phase**

#### *SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 953 East Union Street in the Seattle area, is working its way through the city of Seattle's



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design guidance-review phase. The developers have plans to construct a 7-story apartment building with 40 apartment dwelling units and 19 small efficiency dwelling units above retail space. No parking is proposed. The applicant for this project is John Shaw of GGM Investments LLC. For additional information on this project, contact the applicant's contact, Emily McNichols, at 206-365-1230, extension 214.

### **30,000 SF Bremerton Area Industrial Marijuana Facility Project Receives DNS Approval**

#### *BREMERTON*

An industrial project slated for a 4.78-acre site located at the west end of Werner Road in the Bremerton area, has been issued a determination of non-significance. The action will allow the developers to construct a 30,000 square foot industrial building for marijuana production and processing. Plans call for 12,000 cubic yards of grading, stormwater facilities and associated landscaping. The city of Bremerton has issued the required permitting to the applicant, who is Klyn NW Properties LLC. For additional information on this project, contact the applicant's contact, Ken Malmborg, at 5050 SR 303, Suite 103, Bremerton, WA 98311, or call 360-473-5289.

### **3-Story 9-Unit Fairmount Park Area Residential**

### **Rowhouse Project Application**

#### *SEATTLE*

A residential development, proposed for a property located at 3920 SW Dawson Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story rowhouse structure containing 9 dwelling units. Plans include parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Eugene (Yevgeniy) Gutsalo. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Shaun Novion, at 206-361-6133.

### **9-Story Office & Retail Development Proposed For South Lake Union Area**

#### *SEATTLE*

A commercial project, proposed for a site located at 330 Yale Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 9-story office building with retail and parking for 53 vehicles. The city of Seattle has received this request from the applicant, who 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.

### **34,800 SF Selah Area Industrial Cold Storage Building Project In Line For DNS Approval**

#### *SELAH*

An industrial development, planned for a site located at 52 North Rushmore Road in the Selah area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 34,800 square foot cold storage building. Yakima County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Monson Fruit Company. For additional information on this project, contact the applicant's contact, Systems West LLC, at 509-452-5000.

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

#### *VANCOUVER*

A residential subdivision development, planned for a 16.72-acre site located at 13700 NE Fourth 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 131 narrow lots for attached and detached single-family residential building lots. The city of Vancouver, using the

optional SEPA process, is expected to issue the permitting to the applicant, who is Evergreen MX Investments LLC. The project will be known as The Village at Evergreen Landing. For additional information on this project, contact the applicant's contact, Scott Taylor of SGA Engineering, at 360-993-0911.

### **42-Unit Bainbridge Island Area Residential Apartment & Townhouse Project In Line For Revised DNS Approval**

#### *BAINBRIDGE ISLAND*

A residential development, planned for a site located at 138 Wyatt Way NE in the Bainbridge Island area, is in line to be issued a revised determination of non-significance. The action will allow the developers to construct 36 apartment dwelling units and six townhomes. The city of Bainbridge Island, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Madison Avenue Development. The project will be known as Revised Wyatt Apartments. For additional information on this project, contact the applicant's contact, Bruce Anderson of Cutler Anderson Architects, at 206-84-24710.

### **4-Story 62-Unit Bitter Lake Area Mixed-Use Residential-Retail Development In Design Review Phase**

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## SEATTLE

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A mixed-use residential and retail project, 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 phase. The developers have plans to construct a 4-story building containing 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 Guan 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.

### **3-Story 20,400 SF Seatac Area Hotel Addition & Remodel Project In Line For DNS Approval**

#### SEATAC

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A commercial development, planned for a site located at 19260 28th Avenue South in the Seatac area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-story, 20,400 square foot addition to a remodeled portion of an existing Comfort Inn hotel to create a 90-room Home2 Suites by Hilton Hotel. The city of Seatac, using the optional SEPA

process, is expected to issue the permitting to the applicant, who is Bhgah SeaTac LLC. For additional information on this project, contact the applicant's contact, Joseph Egner of Sisul Engineering, at joeegner@sisulengineering.com, or call 206-973-4832.

### **6-Story 123-Unit Lynnwood Area Residential Apartment Development Receives DNS Approval**

#### LYNNWOOD

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A residential project, slated for a site located at 16224 Meadow Road in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct two, 6-story apartment buildings. Building A will contain 75 dwelling units and Building B will contain 48 dwelling units. Snohomish County has issued the permitting to the applicant, who is Jim McPhetridge of Greater Residence LLC. The project will be known as Greater Residence Apartments. For additional information on this project, contact Mr. McPhetridge at 425-658-1500.

### **11,000 SF Aberdeen Area Medical Dialysis Clinic Project Receives Mitigated DNS Approval**

#### ABERDEEN

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A medical clinic development, planned for a site located at 1103 Skyview Drive in the Aberdeen

area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct an 11,000 square foot dialysis clinic and medical office. The city of Aberdeen has issued the permitting to the applicant, who is PCI/HealthDev. The project will be called FMC Aberdeen. For additional information on this project, contact the applicant's contact, Alan Morris of HealthDev, at amorris@healthdev.com, or call 817-532-2112.

### **8-Lot Seattle Area Residential Subdivision Project Moving Forward**

#### SEATTLE

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A residential subdivision development, proposed for a site located at 2700 South Andover Street in the Seattle area, is the subject of a unit lot subdivision granted by the city of Seattle. The developers have requested permission to divide the property into 8 single-family residential building lots. The city of Seattle has received this request by the applicant, who is Manmohan Dhilon. For additional information on this project, contact the applicant's contact, Dan Touma at 425-251-0665.

### **48,000 SF Lynden Area Industrial Manufacturing Building Project Receives Mitigated DNS Approval**

#### LYNDEN

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A commercial

development, planned for sites located at 2093 Main Street and 2085 W Main Street in the Lynden area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 48,000 square foot steel-frame commercial and manufacturing building on the existing Lynden Door complex. The city of Lynden has issued the permitting to the owner, who is JD Barga Industries LLC. The project will be known as Lynden Door Building No. 10. For additional information on this project, contact the applicant's contact, Lesa Starkenburg-Kroontje, at 360-354-7822.

### **35,000 SF Kirkland Area Office Building Project Receives DNS Approval**

#### KIRKLAND

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An office development, slated for a site located at 301 Eighth Street South in the Kirkland area, has been issued a determination of non-significance. The action will allow the developers to construct a 35,000 square foot office building with at and below-grade parking. The city of Kirkland has issued the permitting to the applicant, who is Greg Krabbe. For further information on this project, contact Mr. Krabbe at 805 Kirkland Ave., Suite 200, Kirkland, WA 98033, or call 425-587-3600.

### **3,200 SF Carlsborg Area Warehouse-Office Addition Project Receives**

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## Mitigated DNS Approval

CARLSBORG

An expansion project, planned for a site located at 131 Business Park Loop in the Carlsborg area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 3,200 square foot warehouse and office building. Future plans call for construction of an additional 4,500 square feet. Clallam County has issued the permitting to the applicant, who is LG4 Properties. For additional information on this project, contact the applicant's contact, Steve Grasser of LG4 Properties, at 360-683-8300.

## Pullman Area Commercial Pads Development Receives DNS Approval

PULLMAN

A commercial project slated for a 5.9-acre site located south of Bishop Boulevard, west of Harvard Drive and east of Wheatland Shopping Center in the Pullman area, has been issued a determination of non-significance. The action will allow the developers to construct four building pads for future development of a car wash, drive-thru coffee shop, retail and hotel. The city of Pullman has issued the permitting to the applicant, who is Corporate Pointe Developers. For additional information on this project, contact the applicant's

contact, Angela Taylor of Parametrix, at 509-334-5115.

## 40-Lot Lynden Area Residential Subdivision Project Receives Mitigated DNS Approval

LYNDEN

A residential subdivision development, proposed for an 11.38-acre site located at 1331 East Badger Road in the Lynden area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 40 single-family residential building lots. The city of Lynden has issued the required permitting to the applicant, who is Compass Point Survey LLC. For additional information on this project, contact the applicant's contact, David Leighton of Compass Point Survey, at 360-354-8120.

## 4-Unit West Seattle Area Portable Classrooms Project In The Works

SEATTLE

A school facility development, proposed for a site located at 3429 45th Avenue SW in the Seattle area, is the subject of a development standards departure advisory committee meeting being held. Plans outline placement of four portable classrooms at Madison Middle School. Plans include reducing on-site parking. The applicant for this project is Seattle Public Schools. For



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additional information on this project, contact the applicant's contact, Maureen Sheehan of Seattle Department of Neighborhoods, at 206-684-0302.

### **28,000 SF Kennewick Area Winery Storage Project In Line For DNS Approval**

#### *KENNEWICK*

A development planned for a site located at 63725 East Jacobs Road in the Kennewick area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 28,000 square foot storage addition to the existing Goose Ridge Winery. Benton County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Conner Construction for Monson Ranches. For additional information on this project, contact the applicant at 509-735-2482.

### **10-Unit Lakewood Area Residential Apartment Addition Development In Line For DNS Approval**

#### *LAKEWOOD*

A residential project, planned for a site located at 14424 Union Avenue SW in the Lakewood area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 10 additional dwelling units and infrastructure to an existing 9-unit apartment

complex. The city of Lakewood, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Spear Estates LLC. The project will be known as Paradise Apartments. For additional information on this project, contact the applicant's contact, American West Contracting, at rob@americanwestcorp.com, or call 253-314-1298.

### **Olympia Area Self-Storage Building Project Receives DNS Approval**

#### *OLYMPIA*

A commercial development, slated for a site located at 3524 Stoll Road SE in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct four self-storage buildings totaling 124,800 square feet. Plans include loading utilities, landscaping and vehicle and bicycle parking. The city of Olympia has issued the permitting to the applicant, who is Olympia & Lilly LLC. The project will be called Olympia & Lilly Storage. For additional information on this project, contact the applicant's contact, Daniel Lyman of Olympia & Lilly, at 801-550-6109.

### **27-Unit Long Beach Area Residential Low-Income Apartment Project Receives Mitigated DNS Approval**

#### *LONG BEACH*

A residential apartment

development, planned for a site located at 1004 Pacific Avenue North in the Long Beach area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 27 low-income dwelling units with the western land parcel supporting a community space, laundry and manager's office. Plans include excavating gasoline-contaminated soil and incorporate vapor mitigated. The city of Long Beach has issued the required permitting to the applicant, who is Housing Opportunities of Southwest Washington, Joint Pacific County Housing Authority. The project will be called Driftwood Point Apartments. For additional information on this project, contact the applicant's contact, Dan Freedman of Freedman Associates, at 360-601-8406.

### **11,900 SF Shelton Area Nursing Center Memory Care Development In Line For DNS Approval**

#### *SHELTON*

A nursing center project, planned for a site located north of 1700 North 13th Loop in the Shelton area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an 11,900 square foot memory care facility with 24 beds. Plans include utility improvements, landscaping and associated parking. The city of Shelton, using the

optional SEPA process, is expected to issue the permitting to the applicant, who is Shelton Cottages LLC. For additional information on this project, contact the applicant's contact, Chris Merritt of Olympic Engineering, at 360-705-2474.

### **18,000 SF Bridgeport Area School Additions Project Receives Revised DNS Approval**

#### *BRIDGEPORT*

A school facilities project, planned for sites located at 1300 Douglas Avenue, 1400 Tacoma Avenue and 1220 Kryger Avenue in the Bridgeport area, has been issued a revised determination of non-significance. The action will allow the developers to complete interior renovation of Bridgeport Middle School, construct a 12,000 square foot addition to Bridgeport Elementary School and construct a 6,000 square foot addition to Bridgeport High School. The Bridgeport School District has issued the required permitting. The project will be known as Bridgeport K-12 modernizations/additions. For additional information on this project, contact the applicant's contact, Dolly Ramminger of Bridgeport School District, at dolly.ramminger@esd112.org, or call 509-789-3784.

### **8-Lot Beacon Hill Area Residential Subdivision Project Granted Approval**

#### *SEATTLE*

A residential subdivision development, planned

for a site located at 2734 South Andover Street in the Seattle area, has been granted approval by the city of Seattle. The developers will divide the site into eight residential building lots. The applicant for this project is Dan Touma. For more information on this project, contact Mr. Touma at 425-251-0665.

### **7-Story 165-Unit Roosevelt Area Mixed-Use Apartment-Retail Development In Design Review Phase**

*SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 1300 NE 65th 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 7-story building containing 165 apartment dwelling units and retail space. Plans include parking for 126 vehicles. The applicant for this project is Nick Miller 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 425-301-9541.

### **9,400 SF Quincy Area Industrial Marijuana Production Building Project In Line For DNS Approval**

*QUINCY*

An industrial development, planned for a property located at 11670 Highway 28 West in the Quincy area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 9,400 square foot marijuana production building on the site of an existing marijuana grow operation. Plans will take place in an agriculture zone. Grant county, using the optional SEPA process, is expected to issue the permitting to the applicant, who is 420 Farms LLC. For additional information on this project, contact the applicant's contact, Vincent Li or Da Min Li of 420 Farms LLC, at 11670 Hwy 28W, Quincy, WA 98848, or call 509-775-2011.

### **128-Unit Olympia Area Residential Apartment Development In Line For Mitigated DNS Approval**

*OLYMPIA*

A residential project, planned for a 7.13-acre property located at 3509, 3533, 3532, 3540 and 3544 Landview Drive SE in the Olympia area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct 128 dwelling units in a mix of stacked flats and townhome-style structures. Thurston County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Polo Townhomes LLC. The project will be known as Polo

townhomes phase three. For additional information on this project, contact the applicant's contact, Steve Hatton of Hatton Godat Pantier, at [steveh@hattonpantier.com](mailto:steveh@hattonpantier.com), or call 360-867-2116.

### **9-Lot Ballard Area Residential Subdivision Project Granted Approval**

*SEATTLE*

A residential subdivision project, planned for a site located at 8023 15th Avenue NW in the Seattle area, has been granted approval by the city of Seattle. The developers will divide the site into nine residential building lots. The applicant for this project is Sage Homes Northwest LLC. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

### **43,600 SF Ferndale Area Commercial Buildings Project In Line For DNS Approval**

*FERNDALE*

A commercial development, planned for a site located at the northwest corner of Smith Road and Barret Road in the Ferndale area, is in line to be issued a determination of non-significance. The developers have requested permission to construct three buildings totaling 43,600 square feet. Plans include infrastructure and associated parking. The city of Ferndale, using the optional SEPA process, is expected to issue the permitting to the applicant,

who is Ramon Llanos. For more information on this project, contact Mr. Llanos at 360-383-0620.

### **7-Story Central Area Mixed-Use Residential-Retail Development In Design Review Phase**

*SEATTLE*

A mixed-use residential and retail development, in planning for a site located at 622 Rainier Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review phase. The developers have plans to construct a 7-story apartment building with 185 dwelling units and ground-level retail space. Plans call for parking for 92 vehicles. The applicant for this project is Grace Sun. 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 Walls, at 206-466-1225.

### **82,000 SF Vancouver Area Industrial-Retail Building Project In Line For DNS Approval**

*VANCOUVER*

An industrial and retail development, planned for a site located at the northeast corner of NW 32nd Avenue and NW Lower River Road in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two

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buildings totaling 82,000 square feet for industrial services, wholesale sales, warehousing and office use. The city of Vancouver, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Peterson Machinery Company. For additional information on this project, contact the applicant's contact, Chris Walker of CIDA Architecture, at 503-226-1285.

### **14-Lot Lynnwood Area Residential Subdivision Project Receives DNS Approval**

#### *LYNNWOOD*

A residential subdivision development, planned for a 1.88-acre property located at 122, 132 and 206 155th Street SW in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 14 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is Harbour Homes LLC. The project will be known as Milagro. For additional information on this project, contact the applicant's contact, Jamie Waltier of Harbour Homes, at 206-315-8130.

### **6,000 SF Tacoma Area Commercial Building Development Application**

#### *TACOMA*

A commercial development, proposed for a site located at 3218

14th Avenue NW in the Tacoma area, is the subject of a recent application. The developers have requested permission to construct a 6,000 square foot building for a golf course construction company. Pierce County has received this recent request from the applicant, who is Kalbrener LLC. The project will be called Ridgetop Golf Headquarters. For additional information on this project, contact the applicant's contact, Kip Kalbrener of Ridgetop Golf, at 253-686-5477.

### **77,000 SF Ferndale Area Storage-Office Project In Line For Mitigated DNS Approval**

#### *FERNDALE*

A development planned for a site located at 6365 Portal Way in the Ferndale area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct 17 storage buildings up to 77,000 square feet and one office building in two phases. Plans call for retaining walls, dry utilities, water, sewer, pavement and storm improvements. The city of Ferndale, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Larry Madsen. The project will be known as Portal Way Storage. For additional information on this project, contact the applicant's contact, David Galbraith, at dgalbraith@psurvey.com, or call 360-617-7387.

### **84-Unit Wenatchee Area Residential Apartment Project In Line For DNS Approval**

#### *WENATCHEE*

A residential development, planned for a 4.67-acre site located at 1101 and 1105 Red Apple Road in the Wenatchee area, is in line to be issued a determination of non-significance. The developers have requested permission to construct seven, 3-story apartment buildings to house a total of 84 dwelling units. Plans include a community building, outdoor gather and activity area, walking trails, electron vehicle charging stations and bicycle storage. The city of Wenatchee, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Confluence at Harvest Hills LLC. For additional information on this project, contact the applicant's contact, Mark Neal of MJ Neal Associates, at mjneal@mjnealaia.com, or call 509-888-3254.

### **19-Lot Bainbridge Island Area Residential Subdivision Project In Line For Revised DNS Approval**

#### *BAINBRIDGE ISLAND*

A residential subdivision project, planned for a 2.5-acre site located at Wallace Way between Madison Avenue and Nakata Avenue in the Bainbridge Island area, is in line to be issued a revised determination of non-significance.

The developers have requested permission to divide the site into 19 single-family residential building lots. The city of Bainbridge Island, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Wallace Cottages LLC. For additional information on this project, contact the applicant's contact, David Smith of Central Highland Homes, at 360-779-7157.

### **162-Unit Mead Area Mini-Storage Expansion Project In Line For DNS Approval**

#### *MEAD*

A commercial development, planned for a 3.22-acre property located at 15615 North Newport Highway in the Mead area, is in line to be issued a determination of non-significance. The developers have requested permission to construct five mini-storage buildings containing 162 storage units. Spokane County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Harley C. Douglas Inc. The project will be known as Pay-N-Pak Mini-Storage expansion. For additional information on this project, contact the applicant's contact, Del Stratton of Harley C. Douglass Inc., at 509-496-9359.

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