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September 2018



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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: Sand Point looking south

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13-Lot Milton Area Residential Subdivision Development In Line For Mitigated DNS Approval

MILTON

A residential subdivision project, planned for a 3.59-acre property located at 1403 23rd Avenue in the Milton area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 13 single-family residential building lots. The city of Milton, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Satwant Singh. Construction calls for the demolition and removal of one single-family residence on the site. For additional information on this project, contact the applicant's contact, Satwant Singh, at 15445 53rd Ave S, Suite 120, Tukwila, WA 98188, or call 253-517-2701.

8-Lot Seattle Area Residential Subdivision Project Granted Approval

SEATTLE

A residential subdivision development, planned for a site located at 763 South Homer Street in the Seattle area, has been granted approval from the city of Seattle. The developers will proceed with plans to divide the site into eight single-family residential building lots. Constructions of residential units are under a separate project

order. The applicant for this project is Ed Flanagan of Orcas Homes LLC. For additional information on this project, contact the applicant's contact, Thomas Woldendorp, at 425-298-4412.

20-Unit Lynnwood Area Residential Townhouse Project Receives DNS Approval

LYNNWOOD

A residential townhouse project, slated for a .98-acre site located at 15101 40th Avenue West in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct three townhouse structures containing a total of 20 dwelling units. Snohomish County has issued the permitting to the applicant, who is Pacific Ridge – DRH, LLC. The project will be called Griffin Place Townhomes. For additional information on this project, contact the applicant's contact, Larry Calvin, at 425-438-9446.

7,500 SF Tumwater Area Commercial Development In The Works

TUMWATER

A commercial development, proposed for a site located at 5178 Capitol Boulevard SE in the Tumwater area, is the subject of a recent application. The developers have requested permission to construct a single-story, 7,476 square foot building. Plans include utilities, landscaping and



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associated parking. The city of Tumwater has received this request from the applicant, who is Baxter Properties LLC. The project will be known as Vision Health. For additional information on this project, contact the applicant's contact, Rick Baxter of Baster Properties LLC, at 360-357-3410.

14-Story Hotel-Apartment-Retail-Restaurant Development Proposed For Pike Place Area

SEATTLE

A large mixed-use development, proposed for a property located at 103 Pike Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 14-story hotel with one apartment dwelling unit, retail and restaurant space. No parking is proposed. The city of Seattle has received this request from the applicant, who is Douglas Buck of Marketview Place Associates LLC. Construction will require the demolition and removal of an existing

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

Seattle Area Medical Services Center Project Receives DNS Approval

SEATTLE

A medical development, planned for a site located at 4401 South Trenton Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story dialysis center. Plans call for 20 surface parking spaces. The city of Seattle has issued the permitting to the applicant, who is Carrie McCabe of Northwest Kidney Center. For additional information on this project, contact the applicant's contact, David Hilgers, at 425-445-7397.

8-Unit Capitol Hill Area Residential Townhouse Project Application

SEATTLE

A residential townhouse development, proposed for a site located at

1715 20th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two townhouse buildings containing four dwelling units each. Plans include parking for two vehicles. The city of Seattle has received this request from the applicant, who is Ed Flanigan of Flanigan Group. Construction will require the demolition and removal of two existing structures on the site. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

7-Story 90-Unit Capitol Hill Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 1717 Belmont 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 7-story apartment building

containing 90 small efficiency dwelling units. No parking is proposed. The applicant for this project is Pioneer Human Services. 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, Kathryn Smith, at 206-623-1104.

6-Story 19-Unit Capitol Hill Area Residential Apartment Project In The Works

SEATTLE

A residential project, proposed for a property located at 318 Bellevue Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building containing 19 dwelling units. Plans include parking for three vehicles. The city of Seattle has received this request from the applicant, who is Connor Freeman of West Freeman Properties. Construction will require the demolition and removal of an existing

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structure on the site. For additional information on this project, contact the applicant's contact, Peggy Heim, at 206-494-9781.

24-Story 227-Unit Mixed-Use Apartment-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 4700 Brooklyn Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 24-story tower containing 227 apartment dwelling units and will feature 5,600

square feet, ground-level retail space. Plans include below-grade parking for 22 vehicles. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Eran Fields of FH Brooklyn LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

9-Unit Seattle Area Residential Townhouse Project Receives Conditional DNS Approval

SEATTLE

A residential townhouse development, planned for a property located

at 2707 East Yesler Way in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct three townhouse buildings containing a total of nine dwelling units. Plans do not include parking. This project is being considered with another project order for shared access. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Graham Black. 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, Steve Bull, at 206-903-5414.

17-Story Denny Triangle Area Office & Retail Tower Project Receives Conditional OK

SEATTLE

A commercial development, planned for a site located at 2205 Seventh Avenue in the Seattle area, has been granted conditional approval by the city of Seattle. Plans outline construction of a 17-story office building with ground-level retail space. Plans include below-grade parking for 40 vehicles. An addendum to the downtown height and density environmental impact statement is being prepared. The applicant for this project is Acorn Development LLC Block 18 (Amazon).



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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.

5-Story 29-Unit Seattle Area Residential Apartment Project Receives DNS Approval

SEATTLE

A residential development slated for a site located at 111 21st Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 5-story apartment buildings containing a

total of 29 dwelling units. No parking is proposed. The city of Seattle has issued the required permitting to the applicant, who is John Fenton of Cadence Real Estate. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

88-Unit Vancouver Area Residential Apartment Development In Line For DNS Approval

VANCOUVER

A residential project, in planning for a 2.94-acre property located at 4703, 4705, 4715 and 4719 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 an apartment complex to house 88 dwelling units. Plans include parking for 132 vehicles. The city of Vancouver, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Serghei Comarnitchi of Sunlight Electric. The project will be called Sunlight Apartments. For additional information on this project, contact the applicant's contact, Travis Johnson of PLS Engineering, at 360-944-6519.

47-Story 374-Unit Mixed-Use Residential-Hotel-Retail Development Proposed For Denny Triangle Area

SEATTLE

A mixed-use development proposed for a site located at 1916 Boren Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 47-story tower containing 374 apartment dwelling units and retail space, plus a 16-story hotel tower over a shared base. Plans include parking for up to 344 vehicles. The city of Seattle has received this request from the applicant, who is GZI Boren LLC (OneLin Investment). 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.

3-Story 639,000 SF Spokane Area Industrial Office & Warehouse Project In Line For Mitigated DNS Approval

SPOKANE

A light-industrial development planned for a 79-acre property located at 10010 West Geiger Boulevard in the Spokane area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 3-story, 639,000 square foot warehouse with a 40,000 square foot office. Plans call for rough grading and will include parking for 1,876 vehicles and 309 trucks, concrete sidewalks, site improvements and associated landscaping. Spokane County, using the optional SEPA process, is expected to issue the permitting to the applicants, who are Jolt Developments LLC and West Plains Development LLC. The project will be called Project Rose. For additional information on this project, contact the applicant's contact, Chad Heimbigner of Coffman Engineers, at 509-328-2994.

6-Story 82-Unit Seattle Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE





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A mixed-use residential and retail project, planned for a site located at 2925 East Madison Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story apartment building with 82 dwelling units and feature 25,900 square feet, ground-level retail space. Plans include at and below-grade parking for 140 vehicles. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Steve Silk of Velmeir Company 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, Chris Davidson, at 206-587-3797.

38-Story 340-Unit Belltown 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 1927 Third 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 38-story apartment building containing 340 dwelling units and retail space. Plans include parking for 104 vehicles.

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, Tom Bartholomew, at 206-409-4232.

3-Story 8-Unit Seattle Area Beach House Project In Design Review Stage

SEATTLE

A residential development, in planning for a site located at 9300 Sturtevant Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct eight, 3-story beach homes with parking for eight vehicles. The applicant for this project is Chris Welch. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

28,100 SF Colville Area Industrial Manufacturing Plant Project In Line For Mitigated DNS Approval

COLVILLE

An industrial development, planned for a site located at 1245 North Highway in the Colville area, is in line to be issued a determination of non-significance. The developers have requested permission to construct phase two of a lumber manufacturing plant. Plans outline the construction of a

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28,100 square foot steel building adjoining an existing building. Plans include landscaping and associated parking. The city of Colville, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Vaagen Timbers LLC. For additional information on this project, contact the applicant's contact, John Smith of Pathfinder Business Solutions, at pathfinder-businessinc@gmail.com, or call 509-675-6488.

2-Story 16,000 SF Mount Vernon Area Medical Radiology Clinic Development In Line For Mitigated DNS Approval

MOUNT VERNON

A medical development, planned for a site located at 1320 East Division Street in the Mount Vernon area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 2-story, 16,000 square foot digital imaging center and outpatient medical clinic. Plans include parking stalls for 51 vehicles. The city of Mount Vernon, using the optional SEPA process, is expected to issue the permitting to the applicant, who is East Division Corporation. Construction will require the demolition and removal of an existing structure on the site. The project will be known as Skagit Radiology. For additional information on this project,

contact the applicant's contact, Teresa Fortino of Helix Design Group, at 253-922-9037.

7-Story 87-Unit Capitol Hill Area Mixed-Use Residential-Retail Project In Design Review Phase

SEATTLE

A mixed-use apartment and retail development, in planning 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 7-story building containing 83 dwelling units, four live-work units and retail space. Plans include parking for 22 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.

7-Story 165-Unit Roosevelt Area Mixed-Use Apartment-Retail Development Revised Application

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 1300 NE 65th Street in the Seattle area, is the subject of a revised application. The developers

have requested permission to construct a 7-story building with 165 apartment dwelling units and retail space. Plans include parking for 126 vehicles. The city of Seattle has received this request from the applicant, who 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.

14-Unit South Delridge Area Residential Rowhouse & Townhouse Project In The Works

SEATTLE

A residential development, proposed for a property located at 9030, 9034 and 9040 18th Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two townhouse structures containing four dwelling units, two single-family residences and eight rowhouse dwellings. Plans include parking for 11 vehicles. This project is being considered with other project orders for shared access. The city of Seattle has received this request from the applicant, who is Vladimir Tyshkun. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Akasha Whoolery.

35,000 SF South Bend Area Elementary School Facility Project Receives DNS Approval

SOUTH BEND

An elementary facility development, planned for a site located at 400 East First Street in the South Bend area, has been issued a determination of non-significance. The action will allow the developers to construct a 35,000 square foot elementary school southwest of the existing school facility. Plans include a new parking area. The city of South Bend has issued the permitting to the owner, who is South Bend School District. Construction will require the demolition and removal of the existing elementary school building on the site. For additional information on this project, contact the applicant's contact, Jon Tienhaara, superintendent, at jtienhaa@southbendschools.org, or call 360-875-6041.

2-Story Beacon Hill Area Elementary School Facility Development Progressing

SEATTLE

An elementary school development, planned for a site located at 3701 South Kenyon Street in the Seattle area, has been conditionally granted a development standard departure for public schools. Plans outline construction of a 2-story building with parking for 60 vehicles. The project will be known as Wing

Luke Elementary School. The applicant for this project is Matt Skutack of Seattle School District. 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, Matt Rumbaugh, at 206-441-4522.

3,000 SF Arlington Area Convenience Store & Fuel Station Project Receives Mitigated DNS Approval

ARLINGTON

A retail development slated for a site located at 7430 204th Street NE in the Arlington area, has been issued a mitigated determination of

non-significance. The action will allow the developers to construct a 3,000 square foot 7-Eleven convenience store with fuel pumps. Plans include underground utilities, a drive aisle, landscaping and parking lot. The city of Arlington has issued the required permitting to the applicant, who is Cadence Capital Development. For additional information on this project, contact the applicant's contact, Jeff Parker of Cadence Capital Development, at hello@cadencecap.com, or call 360-403-3436.

8-Story 131-Unit Lower Queen Anne Area Mixed-Use

Residential-Retail Project Application

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 513 First Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment building containing 129 dwelling units, two live-work units and retail space. Plans include parking for 28 vehicles. The city of Seattle has received this request from the applicant, who is James Wong of Solterra Pike 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, Pui Leung, at 206-659-5750.

16-Story Denny Triangle Area Office-Retail Development Receives Conditional Approval

SEATTLE

A commercial development, planned for a site located at 1711 Boren Avenue in the Seattle area, has been granted conditional approval by the city of Seattle. The developers will proceed with plans to construct a 16-story office and retail tower. Plans include street and alley vacations. The applicant for this project is Pine Street Group LLC. Construction



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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.

3,010 SF Tacoma Area Retail & Fuel Development Receives DNS Approval

TACOMA

A retail project, slated for a site located at 5110 Sixth Avenue in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct a 3,010 square foot 7-Eleven convenience store and fuel station. The city of Tacoma has issued

the permitting to the owner, who is Cadence Capital Development. The project will be known as 7-Eleven Store and Fuel Station. For additional information on this project, contact the applicant's contact, Jeff Parker of Cadence Development, at jparker@cadencecap.com, or call 253-379-8950.

47,800 SF Puyallup Area Religious Facility Project In Line For DNS Approval

PUYALLUP

A religious facility development, planned for a 5.6-acre property located at 3305 South Fruitland Avenue in the Puyallup area, is in line to be issued a determination of non-significance. The developers have

requested permission to construct phase one consisting of a 33,000 square foot church building. Plans include road improvements, off-street parking, utilities, storm-water management and landscaping. The city of Puyallup, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Puyallup Church of Christ. For additional information on this project, contact the applicant's contact, AustinCina Architects, at 253-531-4300.

24-Lot Renton Area Residential Subdivision Project Receives DNS Approval

RENTON

A residential subdivision

development, slated for a 7.47-acre property located at 19023, 19104 and 19022 172nd Place SE in the Renton area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 24 single-family residential building lots. King County has issued the required permitting to the applicant, who is Satwant Singh. The project will be known as Shady Lake. For additional information on this project, contact Mr. Singh at pmvrsingh@gmail.com, or call 206-477-2717.

96-Unit Redmond Area Residential Retirement Development Receives DNS Approval

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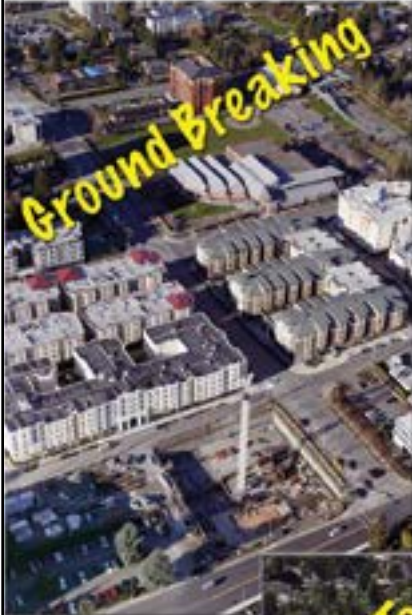
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REDMOND

A residential development, slated for a site located at 10901 176th Circle NE in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to construct 42 independent living dwelling units and 54 assisted-living dwelling units. The city of Redmond has issued the permitting to the applicant, who is Emerald Heights. The project will be known as Emerald Heights retirement community. For additional information on this project, contact the applicant's contact, Julie Lawton, at 206-419-6230.

7,000 SF Granite Falls Area Retail Auto Parts Store Project Receives DNS Approval

GRANITE FALLS

A retail development slated for a site located at 505 West Stanley Street in the Granite Falls area, has been issued a determination of non-significance. The action will allow the developers to construct a 7,000 square foot auto parts store and 32 off-street parking spaces. The city of Granite Falls has issued the permitting to the applicant, who is O'Reilly Auto Parts. For additional information on this project, contact the applicant's contact, Thomas A. Lundberg, at architect@esterlyschneider.com, or call 417-862-0558.

8-Unit Seattle Area Residential Townhouse

Development In The Works

SEATTLE

A residential townhouse project, proposed for a site located at 9045 Mary Avenue NW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 4-unit townhouse buildings. Plans include parking for one vehicle. The city of Seattle has issued the required permitting to the applicant, who is Trevor Johnson of Blackwood Holdings V 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, Alex Mason, at 206-993-4157.

2-Story 13,500 SF Spokane Area Elementary School Facility Addition Project Receives DNS Approval

SPOKANE

A school facility addition development, planned for a site located at 911 West 25th Avenue in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 13,500 square foot wing addition to provide eight classrooms. Spokane School District No. 81 has issued the permitting for this school project. Construction will require the demolition and removal of the existing west classroom wing.



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The project will be known as Wilson Elementary School Addition. For additional information on this project, contact the applicant's contact, Jim Kolva of Jim Kolva Associates, at 509-458-5517.

8-Unit Queen Anne Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 1021 Sixth 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 three townhouse buildings to house a total of eight dwelling units. Plans include parking for 11 vehicles. The applicant for this project is Alison Boehm. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Amanda Black, at 206-367-1382.

2-Story Hotel Addition Proposed For Capitol Hill Area

SEATTLE

A commercial project, proposed for a site located at 1517 Boylston Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 2-story

addition and remodel the existing Boylston Hotel. The city of Seattle has received this request from the applicant, who is Frank Hornung of The Neiders Company. For additional information on this project, contact the applicant's contact, Timothy Quinn, at 206-624-7880.

8-Unit Laurelhurst Area Residential Rowhouse Project In The Works

SEATTLE

A residential development, proposed for a property located at 5049 Sand Point Place NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 4-unit rowhouse buildings. Plans include parking for four vehicles. The city of Seattle has received this request from the applicant, who is Crafted Design Build 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, Dave Biddle, at 206-829-3128.

6-Story 154-Unit Seattle Area Mixed-Use Residential & Medical Services Development In The Works

SEATTLE

A mixed-use medical and residential development, proposed for a site located at 1911 22nd 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 154 dwelling units and medical services. Plans include parking for 27 vehicles. The city of Seattle has received this request from the applicant, who is Daniel Malone of Downtown Emergency Services Center. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Michele Wang, at 206-919-4764.

42-Lot Tumwater Area Residential Subdivision

Project Receives DNS Approval

TUMWATER

A residential subdivision development, slated for a 19.51-acre site located at 5790 Kirsop Road SW in the Tumwater area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 42 single-family residential building lots. The city of Tumwater has issued the required permitting to the applicant, who is Evergreen Heights LLC. The project will be called Trosper Woods. For additional information on this project, contact the applicant's contact, Jeff Pantier of Hatton Godat Pantier, at 360-943-1599.

25,000 SF Lynden Area Fairgrounds Building Replacement Project Receives Mitigated DNS Approval

LYNDEN

A community development, planned for a site located at 1775 Front Street in the Lynden area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 25,000 square foot metal and wood building for exhibit and storage space, offices and restrooms. The city of Lynden has issued the permitting to the applicant, who is Northwest Washington Fair. Construction will require the demolition

and removal of an existing 20,000 square foot structure on the site. For additional information on this project, contact the applicant's contact, Peter Carletti of Carletti Architects, at 360-424-0394.

12-Lot Everson Area Residential Subdivision Development In Line For Mitigated DNS Approval

EVERSON

A residential subdivision project, planned for an 8.72-acre property located at 1408 Birchwood Drive in the Everson area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to divide the property into



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12 single-family residential building lots. Plans include a 4.8-acre reserve tract with an existing residence to remain. The city of Everson, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Herman Engels. The project will be known as Birchwood Division III. For additional information on this project, contact Mr. Engels at 275 W. Maberry Dr., Lynden, WA 98264, or call 360-733-6033.

8-Unit Northgate Area commercial Buildings Development In Early Design Review Phase

SEATTLE

A commercial development, in planning for a site located at 401 NE Northgate 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 major phased development consisting of eight buildings for retail, office, recreation, sports and hotel uses. Plans include parking for up to 1,086 vehicles.

The applicant for this project is Alyce Conti of Simon Property 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, Jodi Patterson-O'Hare, at 425-681-4718.

7-Story 173-Unit Lower Queen Anne 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 10 Roy Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story building containing 173 apartment dwelling units and retail space. Plans include parking for 125 vehicles. 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 Keys, at 206-766-8300.

2,800 SF Bellevue Area Mixed-Use Office-Residential Project In Line For DNS Approval

BELLEVUE

A mixed-use office and residential development, planned for a site located at 302 Bellevue Way SE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 2,800 square foot office and residential building. Plans include site improvements and associated parking. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Paul Wu of Wu Architecture. For additional information on this project, contact Mr. Wu at wuarchitecture@aol.com, or call 425-509-2182.

6-Story 98-Unit Seattle Area Mixed-Use Apartment-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 4600 Union Bay Place NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building with 98 apartment dwelling units and retail space. Plans include parking for 53 vehicles include off-site parking for 11 vehicles at 4516 Union Bay Place NE. Plans will require a contract rezone. The city of Seattle has received this request from the applicant, who is Skip Slavin of Guntower Capital 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, Maria Barrientos, at 206-369-6343.

14-Story 104-Unit Belltown Area Mixed-Use Apartment-Retail Development In Early Design Review Phase

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FRAMING THE SKY3 APARTMENTS

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



- In February of 2016 the framing installation was completed.

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

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

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

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

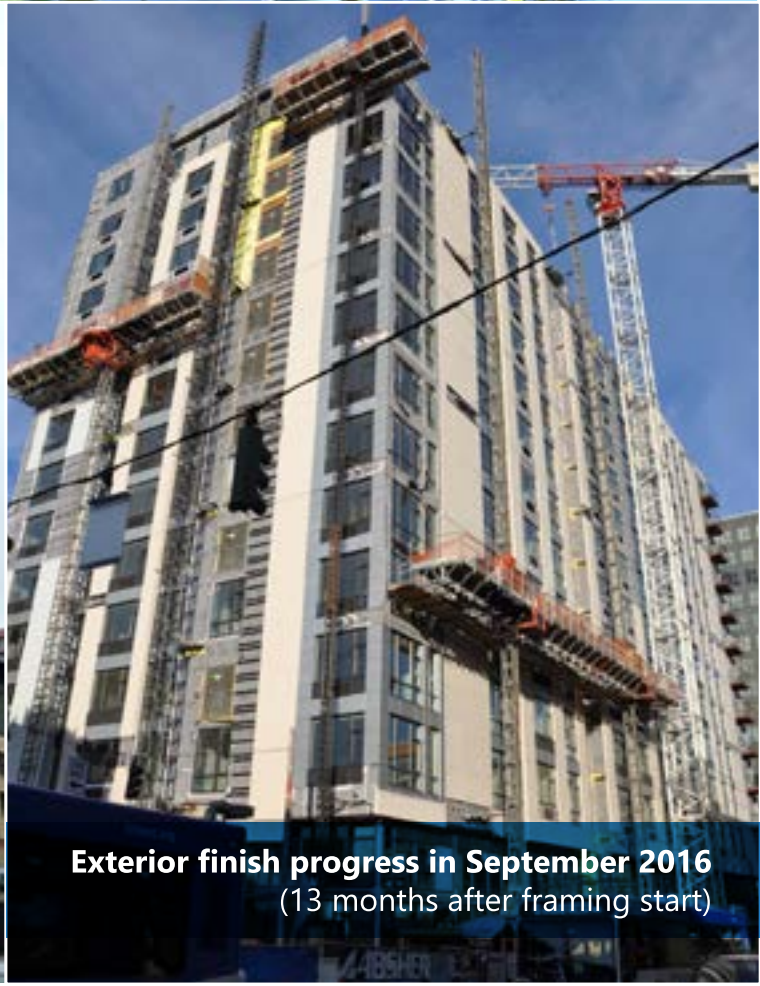
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

The framing team members included:

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

FRAMING STAGES:





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

MORE ABOUT IGB SYSTEM'S MFBS™ FRAMING SYSTEM:

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



SOME PRODUCT INFORMATION:

- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
- MFBS™ Integrated Brace **Shear Wall Panels do not require plywood, OSB or steel strong ties** to achieve structural shear or diaphragm.
- MFBS™ Gravity Load **Bearing Wall Panels do not require bridging, blocking, or hold-downs** to transfer loads.
- The wall **panels install quickly and easily.** This is a simple easy to use system.
- MFBS™ wall panels integrate seamlessly with other construction components, you can use:
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 - Any truss system**
 - Any Exterior finish:** brick, stucco, metal, wood or specialty finishes
 - Any Foundation type:** slab-on-grade, foundation, PT, poured in place, or pilings
 - Any Interior finish** all will be straight and true
- Authorized MFBS™ **wall panel supplier-fabricators adhere to stringent UL Certification,** quality control standards, and material traceability
- Wall Panels are typically 6" in depth, and can vary in width & height based upon architectural design. A typical wall panel used in a mid-rise building would weigh 300 pounds.
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A mixed-use residential and retail project, in planning for a site located at 303 Battery 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 14-story apartment building containing 104 dwelling units and retail space. No parking is proposed. The applicant for this project is Arlan Collins of Sustainable Living Partners. 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, Alex Clark, at 206-245-2041.

30-Lot Marysville Area Residential Subdivision Project Receives Mitigated DNS Approval

MARYSVILLE

A residential subdivision development, planned for a 4.9-acre site located at the 8100 block of 51st Avenue NE in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 30 single-family residential building lots. Plans include parking for eight vehicles. The city of Marysville has issued the required permitting to the owner, who is Gamut 360. The project will be called Majestic Woods. For additional information on this project,

contact the applicant's contact, Laurey Tobiason of Tobiason & Company, at LaureyTobiason@msn.com, or call 206-375-7775.

5,900 SF Redmond Area Mezzanine Addition Project Receives DNS Approval

REDMOND

A commercial project slated for a site located at 9461 Willows Road NE in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to construct a second floor, 5,900 square foot mezzanine to an existing support mechanical equipment area housed over clean rooms. Plans call for two new equipment pads and metal screening blended with existing building materials. The city of Redmond has issued the required permitting. For additional information on this project, contact the applicant's contact, Maria Pope of JPC Architects, at 909 112th Ave. NE, Suite 206, Bellevue, WA 98004, or call 425-556-2480.

120,100 SF Lacey Area Self-Storage Building Project In Line For DNS Approval

LACEY

A commercial development planned for a site located at 8345 Martin Way East in the Lacey area, is in line to be issued a determination of non-significance. The developers have requested permission

to construct a 3-story, 100,500 square foot building with a sales office and three, single-story storage buildings totaling 19,600 square feet with indoor space for vehicle parking. The city of Lacey, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Lacey Self Storage. For additional information on this project, contact the applicant's contact, Frank of PDK Properties, at frank@kirkbridgegroup.com, or call 360-491-6900.

25-Lot Bothell Area Residential Subdivision Project Receives DNS Approval

BOTHELL

A residential subdivision development slated for a 4.98-property located at 21030, 21120 and 21124 West Richmond Road in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the property into a 25-lot preliminary subdivision. Snohomish County has issued the permitting to the applicant, who is Kasa Holdings I LLC. The project will be known as Portafino. For additional information on this project, contact the applicant's contact, Teresa Gash of Kasa Holdings I LLC, at 425-778-4111.

30-Lot Centralia Area Residential Subdivision Development Receives Mitigated DNS Approval

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A residential subdivision development slated for a property located at Fair Street and Kresky Avenue in the Centralia area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 30 single-family residential building lots. Plans will take place in three phases. Plans include associated infrastructure. The city of Centralia has issued the required permitting to the applicant, who is Brewer Investments LLC. For additional information on this project, contact the applicant's contact, Michael Brewer of Brewer Investments, at P.O. Box 89, Fox Island, WA 98333, or call 360-330-7684.

4-Story 46-Unit Central Area Residential Apartment Development In The Works

SEATTLE

A residential project, proposed for a site located at 2301 East Denny Way in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 45 small efficiency dwelling units and one apartment dwelling unit. No parking is proposed. The city of Seattle has received this request from the applicant, who is Ezra Teshome. 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 206-261-4788.

3-Story 43-Unit Queen Anne Area Residential Apartment Project In Design Review

SEATTLE

A residential development, in planning for a site located at 100 Crockett Street in the Seattle area, is the subject of a re-notice of an administrative design review. The developers have plans to construct a 3-story apartment building containing 39 small efficiency dwelling units and four apartment dwelling units. Plans include

parking for 16 vehicles. An existing building on the site will remain. The applicant for this project is Brian Regan of Equinox Properties. For additional information on this project, contact the applicant's contact, Mike Skidmore, at 206-453-3645.

2,600 SF Tumwater Area Warehouse Expansion Project In Line For DNS Approval

TUMWATER

An industrial development, planned for a site located at 839 Airport Court SE in the Tumwater area, is in line to be issued a determination of non-significance. The developers have requested permission

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to construct a 2,600 square foot addition to an existing warehouse with dock-high loading areas. Plans call for new sprinklers, an asphalt fire lane, stormwater drainage improvements and associated landscaping. The city of Tumwater, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Kaufman Holdings. For further information on this project, contact the applicant at 360-491-5230.

29,600 SF Liberty Lake Area Commercial Buildings Development In Line For Mitigated DNS Approval

LIBERTY LAKE

A commercial development, planned for a property located at 24201 East Knox Lane in the Liberty Lake area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct two buildings consisting of 18,800 square feet and 10,800 square feet. The city of Liberty Lake, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Knox Lane II LLC. For additional information on this project, contact the applicant's contact, Andrew Hanan of Knox Lane II LLC, at 509-892-5114.

3-Story 32-Unit Fremont Area Residential Apartment Project Revised

Application

SEATTLE

A residential project, proposed for a site located at 3959 Fremont Avenue North in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 3-story apartment building to house 32 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Vann Lanz. For additional information on this project, contact the applicant's contact, David Neiman, at 206-261-4788.

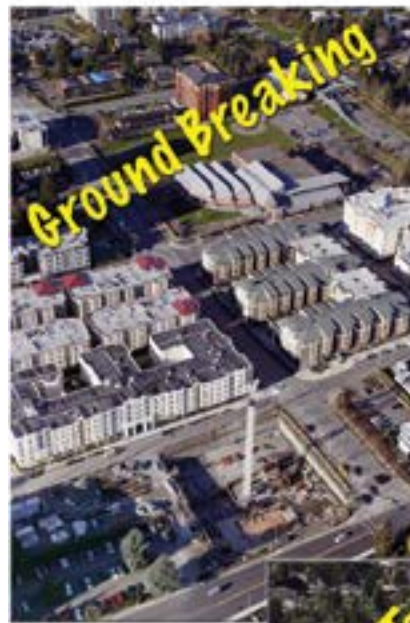
11-Story 1.49-Million SF Seattle Convention Center Expansion Project Receives Conditional Permitting

SEATTLE

A community development, planned for a site located at 1600 Ninth Avenue in the Seattle area, has been granted conditional permitting by the city of Seattle. The developers have plans to construct an 11-story, 1.49-million square foot convention center. Plans include parking accommodation for 711 vehicles and will require street and alley vacations. The applicant for this project is Pine Street Group LLC. For additional information on this project, contact the applicant's contact, Jessica Miller, at 206-682-3460.

29-Story 404-Unit Denny Triangle Area Mixed-Use

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Residential-Retail Development Progressing

SEATTLE

A mixed-use apartment and retail project, planned for a site located at 920 Olive Way in the Seattle area, has been granted conditional permitting by the city of Seattle. The developers have plans to construct a 29-story apartment tower containing 404 dwelling units and retail space. Plans include street and alley vacations. The applicant for this project is Jason Foley of Pine Street Group LLC. A determination of non-significance has been prepared by Washington State Convention Center. 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.

1,300 SF Yakima Area Retail Auto Dealership Project In Line For DNS Approval

YAKIMA

A retail development, planned for a site located at 1208 South Sixth Street in the Yakima area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 1,300 square foot auto dealership building, parking storage space for up to 70 vehicles and parking for 16 customer vehicles. The

city of Yakima, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Arturo Baeza of Baeza Auto Sales. The project will be known as Baeza Auto Sales. For more information on this project, contact Mr. Baeza at 509-469-0950.

5-Story 243-Unit Shoreline Area Residential Apartment Development Receives DNS Approval

SHORELINE

A residential project, slated for a site located at 17233 15th Avenue NE in the Shoreline area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story apartment

building containing 243 dwelling units with amenity space. Plans include below-grade parking for 267 vehicles. The city of Shoreline has issued the permitting to the applicant, who is Shoreline Development Company LLC. The project will be called Shoreline Apartments. For additional information on this project, contact the applicant's contact, Jarrod Fenberg, at jfenberg@awolff.com, or call 253-225-8586.

7-Story 235-Unit Mixed-Use Apartment-Retail Development Proposed For U District Area

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and retail project, proposed for a site located at 4715 25th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 235 dwelling units and retail space. Plans include parking for 240 vehicles and will require a contract rezoning. The city of Seattle has received this request from the applicant, who is Aaron Keeler of 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.

Renton Area Fuel Station Demolition Project In Line For DNS Approval

RENTON

A demolition project, planned for a site located at 901 South Grady Way in the Renton area, is in line to be issued a determination of non-significance. The developers have requested permission to remove three, 20,000-gallon underground fuel tanks, a fuel canopy and kiosk building. The city of Renton, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Sam's West. The project will be known as Former Sam's Club Store No. 4835 site demolition. For additional information on this project, contact the applicant's contact,

Russell Morgan of NRC Environmental Services, at rmorgan@nrcc.com, or call 425-430-6598.

4-Story 170-Unit Arlington Are Residential Senior Housing Project In Line For DNS Approval

ARLINGTON

A residential development, planned for a 5.36-acre site located east of 169th Place NE and Smokey Point Boulevard in the Arlington 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 170 senior dwelling units. Plans include interior corridors, secured access entries and a port-cochere main entrance. The city of Arlington has issued the permitting to the applicant, who is Affinity at Arlington LLC. For additional information on this project, contact the applicant's contact, Reid Dickinson of Inland Group, at 120 W. Cataldo Ave., Suite 100, Spokane, WA 99201, or call 360-403-3549.

Ferndale Area Industrial Buildings Project In Line For DNS Approval

FERNDALE

An industrial development, planned for a 4.53-acre property located at 5531 Hovander Road in the Ferndale area, is in line to be issued a determination of non-significance. The developers have



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requested permission to construct two buildings for office, manufacturing and warehouse uses. Plans include grading, storm drainage improvements, water and sewer connections, utility improvements, sidewalk improvements, landscaping and associated parking. The city of Ferndale, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Northwest Fence. The project will be known as Northwest Fence. For additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Engineers, at 425-251-6222.

24-Lot Olympia Area Residential Subdivision Project In The Works

OLYMPIA

A residential subdivision development, proposed for a 5-acre site located at 2017 22nd Avenue SE in the Olympia area, is the subject of a recent application. The developers have requested permission to divide the site into 24 single-family residential building lots. Plans include utility, street and landscape improvements. The city of Seattle has received this request from the applicant, who is Summit Land Development LLC. The project will be called Village at Cain Road. For additional information on this project, contact the applicant's contact, Rob Rice of Summit Land Development LLC, at rob@robricehomes.com,

or call 360-754-1070.

30,293 SF Oak Harbor Area Retail Buildings Project Receives DNS Approval

OAK HARBOR

A commercial development, slated for a vacant site located at 31200 State Route 20 in the Oak Harbor area, has been issued a determination of non-significance. The action will allow the developers to construct two retail buildings. The eastern building will be 10,168 square feet and contain apartment dwellings with a drive-thru. The western building will be 20,125 square feet for single-tenant use. The city of Oak Harbor has issued the required permitting to the owner, who is SE Grainger Development Group. The project will be known as Whidbey Island Place. For additional information on this project, contact the applicant's contact, Seth Startup of SE Grainger Development Group, at seth@crgrealty.com, or call 206-321-8062.

15-Lot Nine Mile Falls Area Residential Subdi- vision Project In Line For DNS Approval

NINE MILE FALLS

A residential subdivision development, planned for a 9.84-acre site located at 6465 Stonelodge Road in the Nine Mile Falls area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 15

single-family residential building lots. Stevens County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Home Boys Inc. The project will be called Stone Lodge Estates. For additional information on this project, contact the applicant's contact, Steve Randock of Home Boys Inc, at 15906 E. Sprague Ave., Spokane Valley, WA 99037, or call 509-684-2401.

5-Story 95-Unit South Seattle Area Mixed-Use Apartment & Community Center Expansion Project In The Works

SEATTLE

A mixed-use residential and community center

project, proposed for a property located at 5727 37th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story apartment building containing 95 dwelling units, classrooms and additional space for the existing Filipino Community Center. Plans include parking for 32 vehicles. The city of Seattle has received this request from the applicant, who is Bryan Lloyd of Beacon Development 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, Bob

Hale, at 206-682-3232.

46-Unit Monroe Area Residential Townhouse Project In Line For DNS Approval

MONROE

A residential townhouse development, planned for a site located at 17510 West Main Street in the Monroe area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 11 multi-family buildings to house 46 dwelling units. Plans include construction of one commercial building on two land parcels. The city of Monroe, using the optional SEPA process, is expected to issue the permitting to the applicant, who is American Dream Realty Investment Group LLC. The project will be known as Sunnyside Gardens Townhomes. For additional information on this project, contact the applicant's contact, Milton Lam Architects, at 206-303-7877.

Wenatchee Area Commercial Self-Storage Buildings Project In Line For DNS Approval

WENATCHEE

A commercial project, planned for a property located at 17510 West Main Street in the Wenatchee area, is in line to be issued a determination of non-significance. The developers have requested permission to construct five storage buildings, RV storage, a security fence and

associated parking. Chelan County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Robert Rust. The project will be known as Easy Street Self-Storage. For additional information on this project, contact the applicant's contact, Doug Corulli of Corulli Development, at doug-corulli@hotmail.com, or call 509-667-6225.

4-Story 52-Unit Spokane Area Residential Transitional Housing Development In Line For DNS Approval

SPOKANE

A residential project, planned for a site located at 164 South State Street in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4-story, 40,400 square foot transitional housing building containing 52 dwelling units. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Architecture All Forms. The project will be known as Father Bach IV. For additional information on this project, contact the applicant's contact, Chris Weiland of Architecture All Forms, at 509-535-5914.

55,000 SF Tacoma Area Elementary School Facility Project Receives Revised DNS Approval

TACOMA



A school facility development, planned for a site located at the southeast corner of 128th Street East and 18th Avenue East in the Tacoma area, has been issued a revised determination of non-significance. The action will allow the developers to construct a 55,000 square foot elementary school with a 2,400 square foot covered playshed, a playground area, multi-purpose sports field, school bus turnaround and parking areas. Franklin Pierce School District No. 402 has issued the permitting for this school project. The project will be called Collins Elementary School. For additional information on this project, contact the applicant's contact, Robin Heinrichs, executive director of Support Services for Franklin Pierce School District, at rheinrichs@fpschools.org, or call 253-298-4601.

16 & 18-Story Office-Retail Towers Development Proposed For South Lake Union Area

SEATTLE

A commercial project, proposed for a site located at 1120 John Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 16-story and an 18-story office towers with retail space. Plans include parking for 1,010 vehicles. The existing Seattle Times building façade will remain. Plans require

zoning amendment. An addendum to the South Lake Union height and density alternatives EIS has been proposed. The city of Seattle has received this request from the applicant, who is Rehman Nazerali of Onni Group. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

Licton Springs Area Change-Of-Use To-Daycare Project Application

SEATTLE

A change of use project, proposed for a site located at 10015 Ashworth Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing religious facility to a child care center. Plans include building additions. The city of Seattle has received this request from the applicant, who is Jonathan Warren. For additional information on this project, contact the applicant's contact, Anjali Grant, at 206-512-4209.

2-Story 150,900 SF Shoreline Area Middle School Replacement Project Receives Mitigated DNS Approval

SHORELINE

A middle school development, planned for a site located at 19343 Third Avenue NW in the Shoreline area, has

been issued a mitigated determination of non-significance. The action will allow the developers to construct a new 2-story, 150,900 square foot middle school on an existing school facility site and around a central courtyard. Plans include underground utilities and the building foundation. Shoreline School District No. 412 has issued the permitting for this school project. Construction will require the demolition and removal of an existing school facility on the site. The project will be known as Einstein Middle School replacement. For additional information on this project, contact the applicant's contact, Laura Brent of Brent Planning Solutions, at lbrent@brentplanning-solutions.com, or call 425-971-6409.

4-Story 8-Unit Seattle Area Residential Apartment Addition Project Receives DNS Approval

SEATTLE

A residential development slated for a property located at 2400 South Hill Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story addition containing eight dwelling units to an existing 6-unit apartment building. No parking is proposed. The city of Seattle has issued the required permitting to the applicant, who is Jean Bounpaseuth. For additional information on this project, contact

the applicant's contact, Mark Wierenga, at 206-784-1614.

13-Lot Bothell Area Residential Subdivision Development Receives DNS Approval

BOTHELL

A residential subdivision project, planned for a 2.26-acre land parcel located at 21515 39th Avenue SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the parcel into 13 single-family residential building lots. Plans include open recreation space, frontage improvements along 41st Avenue SE, stormwater treatment and landscaping. Snohomish County has issued the permitting to the applicant, who is Kasa Holdings 1 LLC. The project will be called Tamara. For additional information on this project, contact the applicant at 425-778-4111.

2-Story Stanwood Area Retail Brewery Development In Line For DNS Approval

STANWOOD

A retail project, planned for a 3.4-acre site located at the southwest intersection of 270th Street NW and Florence Road in the Stanwood area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 2-story brewery on 1.73-acres. Phase one will be the

construction of the main 2-story brewery building, infrastructure and parking. Phase two consists of a second building and expansion of parking. The city of Stanwood, using the optional SEPA process, is expected to issue the permitting to the applicant, who is McDay Holdings Brewery. For additional information on this project, contact the applicant's contact, Designs Northwest Architects, at 360-629-3441.

270-Unit Port Orchard Area Commercial Self-Storage Buildings Development In Line For DNS Approval

PORT ORCHARD

A commercial project, planned for a property located near NE Winters Road in the Port Orchard area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 13 self-storage buildings totaling 43,800 square feet, containing a total of 270 individual storage units. Plans include stormwater drainage and associated parking. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Extra Room Self Storage. For additional information on this project, contact the applicant's contact, Robbyn Myers of BGE Environmental, at 360-710-6066.

162-Lot Puyallup Area

Residential Subdivision Project Receives Mitigated DNS Approval

PUYALLUP

A residential subdivision development, slated for a 41-acre property located at 3000 180th Street East in the Puyallup area, has been issued a mitigated determination of non-significance by Pierce County. The action will allow the developers to divide the property into 162 single-family residential building lots and 16 tracts of open space. Plans include a wetland buffer area, a landscape area and a future mitigation area. The project will be known as The Pines at Sunrise and area 17 will be called Sunrise Master Plan. For additional information on this project, contact the applicant's contact, Eric Corliss, at 253-826-5003.

12-Unit Rowhouse & Residence Development Proposed For North Delridge Area

SEATTLE

A residential project, proposed for sites located at 4304 and 4308 26th Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 9-unit rowhouse structure and three single-family residences. Parking for 12 vehicles will be provided. This project will be considered with two other project orders for shared access. The city of Seattle has received

this request from the applicant, who is Travis Gaudet. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

24-Unit Bellingham Area Residential Duplex Project Receives Mitigated DNS Approval

BELLINGHAM

A residential development, slated for a site located at 6911 Hannegan Road in the Bellingham area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 12 duplex buildings containing a total of 24 dwelling units. Plans include septic system installation, roads, utilities and stormwater drainage. Whatcom County has issued the permitting to the applicant, who is Four S Investments US Inc. The project will be known as Sangha duplex. For additional information on this project, contact the applicant's contact, Jamie White of Whatcom Land Use Consulting, at whatcomconsult@comcas.net, or call 360-778-5900.

8-Acre Buckley Area Commercial Self-Storage Development Receives DNS Approval

BUCKLEY

A commercial project, planned for a 7.94-acre property located at 28004

State Route 410 East in the Buckley area, has been issued a determination of non-significance. The action will allow the developers to construct a self-storage facility with retail options. The city of Buckley has issued the required permitting to the applicant, who is Pacific Storage Partners LLC. The project will be called Buckley Storage. For additional information on this project, contact the applicant's contact, Craig Deaver of CES NW, at 253-848-4282.

12-Story Office & Retail Development Proposed For South Lake Union Area

SEATTLE

A commercial project, proposed for a site located at 1150 Eastlake Avenue in the Seattle area, is the subject of a shoreline substantial development permit application. The developers have requested permission to construct a 12-story office building with retail space. Plans include parking for up to 257 vehicles. The applicant for this 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.

Pullman Area Office & Retail Project Receives

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DNS Approval For Pullman Area

PULLMAN

A commercial development, planned for a 3.5-acre land parcel located at 785 SE Fairmount Drive in the Pullman area, has been issued a determination of non-significance. The action will allow the developers to construct import 28,000 cubic yards of structural fill to create a pad-ready site for construction of multi-unit commercial, retail and office use. Plans include associated parking. The city of Pullman has issued the required permitting to the applicant, who is Corporate Pointe Developers. The project will be known as Brelsford office building site. For additional information on this project, contact the applicant's contact, Angela Taylor of Parametrix, at 509-334-5115.

8-Lot Residential Subdivision Development Proposed For Rainier Valley Area

SEATTLE

A residential subdivision project, proposed for a property located at 5954 36th Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into eight residential building lots. The construction of residential units are under a separate project order. The city of Seattle has received this request from the applicant, who

is Erich Armbruster. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

154,400 SF Gig Harbor Area Commercial Village Development Receives DNS Approval

GIG HARBOR

A commercial development, slated for a site located at 11011 Harbor Hill Drive in the Gig Harbor area, has been issued a determination of non-significance. The action will allow the developers to construct 14 buildings totaling 154,400 square feet for a mix of retail, restaurant, medical and other uses. The city of Gig Harbor has issued the required permitting to the applicant, who is Harbor Hill LLC. The project will be known as The 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.

26-Lot Spanaway Area Residential Subdivision Development In The Works

SPANAWAY

A residential subdivision project, proposed for a 5.23-acre site located at 19120 "B" Street East in the Spanaway area, is the subject of a recent application. The developers have requested permission to divide the site in 26 single-family residential building lots. Pierce

County has issued the permitting to the owner, who is Copper Ridge LLC. The project will be called Pacific Ridge Estates. For additional information on this project, contact the applicant's contact, Brett Allen of P.E. Contour Engineering, at brett.allen@contourengineeringllc.com, or call 253-857-5454.

Wenatchee Area Commercial Mini-Storage Facility Project In Line For DNS Approval

WENATCHEE

A commercial development, planned for a property located at 2647 Easy Street in the Wenatchee area, is in line to be issued a determination of non-significance. The developers have requested permission to construct five storage buildings, an outdoor RV storage area and install a 6-foot-tall security fence. Chelan county, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Robert Rust. The project will be known as Easy Street Self-Storage. For additional information on this project, contact the applicant's contact, Doug Corulli, at 2647 Easy St., Wenatchee, WA 98891, or call 509-667-6225.

93-Unit Bremerton Area Residential Apartment Project In Line For DNS Approval

BREMERTON

A residential development, planned for a

5-acre site located at 5455 Almira Drive NE in the Bremerton area, is in line to be issued a determination of non-significance. The developers have requested permission to construct six garden-style neo-craftsman apartment buildings containing 93 dwelling units and a community/maintenance building. Plans include open space, stormwater drainage, landscaping and associated parking. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Housing Kitsap. The project will be known as Almira Apartments. For additional information on this project, contact the applicant's contact, Mike Brown of Housing Kitsap, at brownm@housingkitsap.org, or call 360-337-5777.

61-Unit Tacoma Area Residential Apartment Development In Line For Mitigated DNS Approval

TACOMA

A residential project, planned for a 2-acre property located at 6844 East Portland Avenue in the Tacoma area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct three, 3-story apartment buildings that will house 20 dwelling units each. Plans include recreation areas, utilities, a refuse and recycling enclosure, bicycle storage, landscaping and surface parking to accommodate

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92 vehicles. The city of Tacoma, using the optional SEPA process, is expected to issue the permitting to the applicant, who is SNR NW Properties. The project will be known as Quiet Meadows Apartments. For additional information on this project, contact the applicant's contact, Stephen Bridgeford of Contour Engineering, at 253-857-5454.

5,700 SF Fife Area Retail Auto Dealership Expansion Project Receives Mitigated DNS Approval

FIFE

A commercial project, planned for a site located at 1601 40th Avenue Court East in the Fife area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 5,700 square foot expansion to the existing showroom floor area and build new facades. Plans include parking and circulation revisions. The city of Fife has issued the permitting to the applicant, who is Jaguar/Land Rover. Construction will require the demolition and removal of most of the existing north and west showroom facades. For additional information on this project, contact the applicant's contact, Kathy Schilb of Lance Mueller & Associates, at 206-325-2553.

12-Lot Camas Area Residential Subdivision

Project Receives DNS Approval

CAMAS

A residential subdivision development, slated for a 3.27-acre property located at 2223 NW 43rd Avenue in the Camas area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 12 single-family residential building lots. The city of Camas has issued the required permitting to the applicant, who is Waverly Homes LLC. The project will be known as 43rd Avenue Subdivision. For additional information on this project, contact the applicant's contact, PBS Engineering, at 360-695-3488.

18,800 SF Spokane Area Office Building Project In Line For DNS Approval

SPOKANE

An office development, planned for a site located at 6830 North Nevada Street in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an 18,816 square foot office building. Plans include parking stalls for 77 vehicles. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Nelson Realty Advisors. The project will be called Empire Building. For additional information on this project, contact the applicant's contact,

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98-Lot Tacoma Area Residential Townhouse Subdivision Project Receives Mitigated DNS Approval

TACOMA

A residential subdivision project, planned for an 8.94-acre site located at 1239 East 54th Street in the Tacoma area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 98 single-family residential townhouse building lots. Plans include recreation areas, open space, utilities, roads and sidewalks. The city of Tacoma has issued the required permitting to the owner, who is CES NW Inc. The project will be called Heritage Gardens. For additional information on this project, contact the applicant's contact, Jennifer Caldwell of CES NW Inc., at jcaldwell@cesnwinc.com, or call 253-279-8950.

12,000 SF Puyallup Area Warehouse Addition Project In Line For DNS Approval

PUYALLUP

A school development, planned for a site located at 1501 39th Avenue SW in the Puyallup area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an

additional 12,000 square feet warehouse space to an existing site. Plans call for new utilities, stormwater infrastructure and other minor site improvements. The new construction will support the school district print shop, laundry and provide storage space. Puyallup School District is expected to issue the required permitting for this school project that will be known as Puyallup School District support campus warehouse addition. For additional information on this project, contact the applicant's contact, Christine Phillips, planner, at BCRA, at 253-627-4367.

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

PUYALLUP

A residential subdivision development, planned for a 6.82-acre property located at 242 13th Street SW in the Puyallup area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property into 18 single-family residential building lots. Plans include new roads, infrastructure and associated landscaping. The city of Puyallup, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Kenneth Edstrom. The project will be called Edstrom Plat. For additional information on this project, contact the applicant's contact, Justin Mugford

of Larson and Associates, at 253-474-3404.

4-Story 35-Unit Roosevelt Area Mixed-Use Apartment & Restaurant Development In Line For DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 6420 Brooklyn Avenue NE in the Seattle 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 35 dwelling units with ground-level restaurant space. Plans include parking for seven vehicles. The city of Seattle, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Nick Miller of Roosevelt Development Group. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

6-Story 330-Unit Shoreline Area Residential Project In Line For DNS Approval

SHORELINE

A residential development, proposed for a site located at 15500 Westminster Way NE in the Shoreline area, is the subject of a recent application. The developers have requested permission to construct a 6-story building containing 330 apartment

dwelling units. Plans include frontage improvements, 198 bike stalls and parking for 302 vehicles. The city of Shoreline, using the optional SEPA process, is expected to issue the permitting to the applicant, who is TCR Development. using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Caron Architecture, at 206-367-1383.

8-Unit Capitol Hill Area Residential Townhouse Project Application

SEATTLE

A residential development, proposed for a site located at 1711 20th Avenue in the Shoreline area, is the subject of a recent application. The developers have requested permission to construct two townhouse buildings containing a total of eight dwelling units. Plans include parking for 14 vehicles. The city of Seattle has received this request from the applicant, who is Ed Flanigan of Flanigan Group 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, Bradley Khouri, at 206-297-1284.

26-Unit Spokane Valley Area Residential Development In Line For DNS Approval

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planned for a 4.37-acre site located at 18114, 18116 and 18118 East Boone Avenue in the Spokane Valley area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 15 residential building lots for construction of 26 dwelling units. The city of Spokane Valley, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Victor J. Grant. The project will be known as Arties Landing. For additional information on this project, contact Mr. Grant at 18118 E. Boone Ave., Spokane Valley, WA 99106, or call 509-720-5026.

7,700 SF Ellensburg Area Office Building Development In Line For DNS Approval

ELLENSBURG

An office project, planned for a 1.06-acre land parcel located at West University Way at West Cascade Court in the Ellensburg area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 7,700 square foot office building. The city of Ellensburg, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Whiskey Creek LLC. The project will be known as Whiskey Creek phase three. For additional information on this project, contact the applicant's contact, Don Poston, at postarch@

charter.net, or call 509-961-7404.

385-Lot Tacoma Area Commercial & Residential Subdivisions Project Revised Application

TACOMA

A subdivision development, proposed for 10 land parcels totaling 156-acres (127 net developable acres) located at 1406 and 1802 Brookdale Road East, 13715 14th Avenue East and 1223 152nd Street East in the Tacoma area, is the subject of a revised application. The developers have requested permission to divide the land parcels into 365 single-family residential building lots and two commercial building lots. Pierce County has received this request from the applicant, who is Brookdale PDD LLC. The project will be known as Brookdale. For additional information on this project, contact the applicant's contact, Paul Green of Azure Green Consultants, at jim@mailagc.com, or call 253-770-3144.

12-Lot Capitol Hill Area Residential Subdivision Development In The Works

SEATTLE

A residential subdivision project, proposed for a property located at 418 and 422 10th Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into 12

single-family residential building lots. The city of Seattle has received this request from the applicant, who is Jeff LePage. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

Port Townsend Area Fort Worden Building Renovation Project Receives DNS Approval

PORT TOWNSEND

A community development, planned for a site located at 200 Battery Way in the Port Townsend area, has been issued a determination of non-significance. The action will allow the developers to redevelop three historic buildings in the former industrial area of Fort Worden State Park to meet federal and state historic standards and support new uses. Plans include site improvements to pedestrian and vehicle circulation, parking and landscaping. The Washington State Parks and Recreation Commission has issued the permitting to Fort Worden Public Development Authority under lease agreement with the Washington State Parks and Recreation Commission. The project will be called Fort Worden Makers Square. For additional information on this project, contact the applicant's contact, Dave Robison, executive director of Fort Worden Public Development Authority, at drobison@fortworden.org, or call 360-860-7943.

133-Unit Port Orchard Area Residential Development In Line For DNS Approval

PORT ORCHARD

A residential project, planned for a site located at NW Highpoint Street in the Port Orchard area, is in line to be issued a determination of non-significance. The developers have requested permission to construct phase one consisting of 30 apartment dwelling units. Phase two will include an additional 90 dwelling units. The final phase will modify one oversized building lot of the prior 90 building lots to provide 13 dwelling units. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Skyfall LLC. The project will be known as Bennett's Addition phase one. For additional information on this project, contact the applicant's contact, Ron Cleaver of Team 4 Engineering, at ron@team4eng.com, or call 360-337-5777.

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

VANCOUVER

A residential project, planned for a property located at 1302 NE 88th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 30 affordable apartment dwelling



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units. Plans include utilities, landscaping and associated parking. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Azalea Place Nonprofit Housing; Rhododendron Place LLP. The project will be called Rhododendron Place. For additional information on this project, contact the applicant's contact, Andy Nuttbrock of PBS Engineering and Environmental, at andy.nuttbrock@pbsusa.com, or call 360-695-3488.

6-Story 296-Unit Central Area Mixed-Use Residential-Retail Project In The Works

SEATTLE

A mixed-use residential and retail project, proposed for a property located at 104 12th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building containing 280 dwelling units, 16 live-work units and retail space. Plans include parking for 151 vehicles. The city of Seattle has received this request from the applicant, who is Harry Nayyar 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, Steve Fischer, at 206-933-1150.

3,200 SF Burlington Area

AM/PM Convenience Store & Fuel Station Development In Line For Mitigated 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 mitigated determination of non-significance. The developers have requested permission to construct a 3,200 square foot convenience store and a 1,200 square foot car wash and fuel canopy. Skagit County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is BP West Coast Products. The project will be known as Arco gas station and AM/PM convenience store. For additional information on this project, contact the applicant's contact, Nick Wecker of Barghausen Consulting Engineers, at 425-251-6222.

Bellingham Area Community College Dorm Development In Line For DNS Approval

BELLINGHAM

A phased college development, planned for a site located at 204 Short Street in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct three multi-story residential buildings for students and one multi-purpose building. Plans include

open space, pedestrian connections, utility connections and extensions, parking and construction of Short Street and a north/south street between West Kellogg Road and Short Street. The city of Bellingham, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Whatcom Community College. For additional information on this project, contact the applicant's contact, Brian Keeley, director of facilities and operations for Whatcom Community College, at bkeeley@whatcom.edu, or call 360-778-8356.

8-Lot Seattle Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision project, proposed for a property located at 1602 NW 85th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct create 8-unit residential building lots. The lots will be used for the construction of dwelling units under a separate project order. The city of Seattle has received this request from the applicant, who is Jeff LePage. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

45-Lot Tacoma Area Residential Subdivision

Development Receives DNS Approval

TACOMA

A residential subdivision project, slated for a 13.73-acre site located at 11620 Valley Avenue East in the Puyallup area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 45 single-family residential building lots. Pierce County has issued the required permitting to the applicant, who is Pony Lake LLC. The project will be known as Pony Lake preliminary plat. For additional information on this project, contact the applicant's contact, Ray Pelzel of Pony Lake LLC, at ray@pelzeldevelopment.com, or call 253-798-3288.

6-Story 72-Unit Greenwood Area Mixed-Use Residential-Retail Development Revised Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 8403 Greenwood Avenue North in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 6-story apartment building containing 72 dwelling units and retail space. Plans include parking for 38 vehicles. The city of Seattle has received this request from the applicant, who is Padraic Slattery of Slattery Properties. Construction

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will require the demolition and removal of existing structures on the site. The north building known as Antika, will remain. For additional information on this project, contact the applicant's contact, David Sachs, at 206-782-8208, extension 811.

2-Story 57,000 SF Tacoma Area Elementary School Replacement Project Receives DNS Approval

TACOMA

A school facility development, planned for a site located at 1140 East 65th Street in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 57,000 square foot elementary school near existing playfields to maintain occupancy of the school during construction. Tacoma School District has issued the permitting for this school project. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Justin Goroch or Christine Phillips of BCRA, at 253-627-4367.

2.81-Acre Moses Lake Area Data Center Development In Line For DNS Approval

MOSES LAKE

An office project, planned

for a 2.81-acre site located at 935 Road L4 SE in the Moses Lake Area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4-building data center. Grant County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Paul Lum of WeHash Technology. The project will be called WeHash data center. For more information on this project, contact Mr. Lum at 5803 Patton Blvd NE, Moses Lake, WA 98837, or call 509-775-2011.

103-Lot Monroe Area Residential Subdivision Project Application

MONROE

A residential subdivision development, proposed for a 60.2-acre site located at 13706 Ingraham Road in the Monroe area, is the subject of a recent application. The developers have requested permission to divide the site into 103 single-family residential building lots. Snohomish County has received this request from the applicant, who is Monroe Estate Development LLC. The project will be known as Woods Creek Vista. For additional information on this project, contact the applicant's contact, George Newman of Barghausen Consulting Engineers, 425-251-6222.

38,000 SF Puyallup Area Office-Warehouse Development In Line For DNS Approval

PUYALLUP

A development planned for sites located at 221 and 325 Todd Road in the Puyallup area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 38,000 square foot building containing 20,000 square feet warehouse space, 10,000 square feet shop space and 8,000 square feet office space. Plans include associated parking. The city of Puyallup, using the optional SEPA process, is expected to issue the required permitting. For additional information on this project, contact the applicant's contact, Sheri Greene of AHBL, at sgreene@ahbl.com, or call 253-383-2422.

9-Lot Vancouver Area Residential Subdivision Project Receives DNS Approval

VANCOUVER

A residential subdivision development, slated for a 10-acre property located at 22511 and 22601 NE 72nd Avenue in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to divide the property into nine single-family residential

building lots. Clark County has issued the permitting to the applicant, who is Robert Jackson of Shi Vivian Q. Yihua change Etal. The project will be known as Pine Villas Subdivision. For additional information on this project, contact the applicant's contact, Joel Stirling of Sterling Design, at joel@sterlingdesign.biz, or call 360-759-1794.

58-Unit Bellingham Area Residential Apartment Development Receives Addendum To DNS Approval

BELLINGHAM

A residential project planned for a site located at 109 Samish Way in the Bellingham area, has received an addendum to a previously issued determination of non-significance. The developers will proceed with plans to construct two apartment buildings containing a total of 58 dwelling units. Plans include construction of 37th Street along the east boundary. The city of Bellingham has issued the permitting to the applicant, who is Samish Studios LLC. The project will be known as Samish Studios. For additional information on this project, contact the applicant's contact, David Ebernal, at P.O. Box 31548, Bellingham, WA 98228, or call 360-319-0898.

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