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***Washington State Construction News***

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

**November 2018**



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Washington State Construction News

November 2018 • Volume 17 Issue 11

New Project News is published once each month.  
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**About Our Reports**

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

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

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

**Cover Photo:** Seattle looking towards Olympic Mountains  
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## 3.74-Million SF Industrial Park Development Receives DNS Approval For Frederickson Area.

FREDERICKSON

An industrial development, planned for a property located at 20123 200th Street East in the Frederickson area, has been issued a determination of non-significance. The action will allow the developers to construct a 3.74-million square foot industrial park on large multi-parcels for warehouse and manufacturing uses. Plans include infrastructure, landscaping and parking. Pierce County has issued the permitting to the owner, who is Sierra Pacific Industries. The project will be known as Frederickson Pacific Industrial Park. For additional information on this project, contact the applicant's contact, Melissa Andrews of Contour Engineering, at admin@contourengineeringllc.com, or call 253-798-2789.

## 605,300 SF Lakewood Area Industrial Warehouse & Office Buildings Project In Line For DNS Approval

LAKEWOOD

An Industrial project, planned for a site located at the southeast corner of Interstate 5 and 47th Avenue West in the Lakewood area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two warehouse

and office buildings totaling 605,300 square feet. Plans call for grading, paved parking and truck maneuvering areas, stormwater drainage, water and sanitary sewer extensions and landscaping. The city of Lakewood, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Neil Walter Company. The project will be known as gravel pit industrial development. For additional information on this project, contact the applicant's contact, Bruce Valentine of Neil Walter Company, at bvalentine@neilwalter.org, or call 253-779-2400.

## 55,000 SF Spokane Valley Area Building Addition Project In The Works

SPOKANE VALLEY

A project proposed for a site located at 3910 North Flora Road in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to construct a 55,000 square foot addition to an existing building. Plans include impervious surfaces, swales and associated parking. The city of Spokane Valley has received this request from the applicant, who is Wagstaff Inc. The project will be known as Wagstaff Building G addition. For additional information on this project, contact the applicant's contact, Doug Overholter of Wagstaff, at 509-922-1404, extension 3338.



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## **45-Story 498-Unit Downtown Seattle Area Mixed-Use Apartment-Retail Development In Early Design Review Phase**

### *SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 1516 Second Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 45-story apartment tower containing 498 dwelling units and will feature retail space. Plans include parking for up to 310 vehicles. The applicant for this project is Steven Orser of Plus Investment USA. 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, Michael Larson, at 206-624-8154.

## **4-Story 42-Unit Beacon Hill Area Residential Apartment Development Receives DNS Approval**

### *SEATTLE*

A residential project, slated for a site located at 1807 13th Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building containing 12 dwelling units and 30 small efficiency dwelling units. No parking is proposed. The city of Seattle has issued the required permitting to the applicant, who is Edson Gallaudet of Bui9ld Urban LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jay Janette, at 206-453-3645, extension 100.

## **5-Story 139-Units Rainier Valley Area Congregate Housing Development In Design Review Phase**

### *SEATTLE*

A residential project, in planning for a site located at 2000 23rd Avenue in the Seattle area, is working its way through the city of Seattle's

design guidance-review process. The developers have plans to construct a 5-story, 139-unit congregate residence. No parking is proposed. The applicant for this project is Gary Mulhair of Genoa LLC. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

## **68-Lot Laurelhurst Area Residential Subdivision Project Submits Revised Application**

### *SEATTLE*

A residential subdivision project, proposed for a property located at 4000 NE 41st Street in the Seattle area, is the subject of a revised application. The developers have requested permission to divide the property into 68 residential building lots and six tracts. The city of Seattle has received this request from the applicant, who is Barbara Yarrington of Quadrant Homes. For additional information on this project, contact the applicant's contact, Jeremy Febus, at 206-795-8953.

## **2-Story 102,100 SF Bellevue Area Elementary School Replacement Project Receives DNS Approval**

### *BELLEVUE*

A school facility development, planned for a 9.93-acre site located at 301 151st Place NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 102,100 square foot elementary school. Plans include site improvements and a remodeled play area. Bellevue School District No. 405 has issued the permitting for this school project. Construction will require the demolition and removal of the existing elementary school on the site. The project will be called Puesta Del Sol Elementary. For additional information on this project, contact the applicant's contact, Jason Romine of Sierra-Martin Architects, at 425-455-3693.

## **8-Story 272-Unit Yesler Terrace Area Residential Apartment Development**

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## In Early Design Phase

### SEATTLE

A residential project, in planning for a site located at 1000 East Yesler Way in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct an 8-story apartment building containing 272 dwelling units. Plans include parking for 170 vehicles. The applicant for this project is City Investors (Vulcan Real Estate). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jodo Patterson-O'Hare, 425-681-4718.

## 5-Story 132-Unit Ballard Area Residential Apartment Project In Design Review Phase

### SEATTLE

A residential development, in planning for a site located at 5011 15th Avenue NW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 5-story apartment building containing 132 dwelling units. No parking is proposed. The applicant for this project is Gary Mulhair. For additional information on this project, contact the applicant's contact, Robert Humble, at 206-267-9277.

## 3-Story 38-Room Seattle Area Fraternity Addition Project In Design Review Phase

### SEATTLE

A fraternity development, in planning for a site located at 2106 NE 47th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 3-story addition containing 38 sleeping rooms. Plans include parking for two vehicles. Construction will require the demolition and removal of an existing 3-story portion on the east side of the Alpha Delta Phi fraternity on the site. For additional information on

this project, contact the applicant's contact, Kirk Callison, at 206-402-4484.

## 3,600 SF Seattle Area School Addition Project Receives Conditional Approval

### SEATTLE

A School development, planned for a site located at 6201 33rd Avenue NE in the Seattle area, is the subject of a revised decision by the city of Seattle. Conditional have been placed on the project. Plans outline a 3,600 square foot addition to the existing Assumption Street Bridget School. Plans include a 1,700 square foot covered play area, re-landscaping and relocation of recreational equipment and re-stripe parking for 117 vehicles.



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The applicant for this project is Frank Feenan of the Corporation of the Catholic Archbishop of Seattle Property and Construction. Construction will require the demolition and removal of part of the existing school. For additional information on this project, contact the applicant's contact, Kim Young, at 206-628-3137.

### **6-Story 105-Unit Mixed-Use Residential-Retail Development For Seattle Area**

#### *SEATTLE*

A mixed-use residential and retail development, planned for a site located at 501 Rainier Avenue South in the Seattle area, is the subject of a request

to construct a 6-story apartment building containing 105 dwelling units and retail space. Plans include parking for 11 vehicles. Conditions have been placed on the project by the city of Seattle. The applicant for this project is Paul Lambros of Plymouth Housing 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, Adrienne Watkins, at 206-443-8606.

### **264-Unit Lakewood Area Residential Apartment Project In Line For DNS Approval**

#### *LAKESWOOD*

A residential development, planned for a property located at 4901 123rd Street SW in the Lakewood area, is in line to be issued a determination of non-significance. The developers have requested permission to construct three apartment buildings containing 264 dwelling units. Plans include open space, landscaping and parking for 402 vehicles. The city of Lakewood, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Vaughn Bay Construction. The project will be known as Cloverbrook Apartments. For additional information on this project, contact the applicant's contact, Kim Savage of Apex Engineering, at 253-473-4944.

### **68-Lot Laurelhurst Area Residential Subdivision Project Application**

#### *SEATTLE*

A residential subdivision project, proposed for a property located at 4000 NE 41st Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into 68 residential building lots and six tracts. Existing buildings on the site will remain. The city of Seattle has received this request from the applicant, who is Barbara Yarrington of Quadrant Homes. For additional information on this project, contact the applicant's contact, Jeremy Febus, at 206-795-8953.

### **2-Story 14,700 SF Tukwila Area Medical Office Project Receives Revised Mitigated DNS Approval**

#### *TUKWILA*

A medical development slated for a site located at 6700 Fort Dent Way in the Tukwila area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to construct a 2-story, 14,700 square foot medical office building. Plans include associated parking. The city of Tukwila has issued the required permitting to the owner, who is King Lasik. The project will be called King Lasik. For additional information on this project, contact the applicant's contact, Aso Jaff of Craft Architects, at [aso@craftarchitects.com](mailto:aso@craftarchitects.com), or call 206-720-7001.

### **3,900 SF North Bend Area Coffee Shop & Retail Development In The Works**

#### *NORTH BEND*

A retail project, proposed for a site located at 101 and 119 West Park Street in the North Bend area, is the subject of a recent application. The developers have requested permission to construct a single-story, 3,900 square foot café and retail building. Plans call for landscaping and parking. The city of Bend has received this request from the applicant, who is Western Gateway LLC. Construction will require the demolition





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and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jared Milne of BCRA, at 206-625-3300.

#### **4-Story 43-Unit Capitol Hill Area Residential Apartment Project In Early Design Review Phase**

*SEATTLE*

A residential development, in planning for a site located at 1020 Bellevue Court East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story apartment building with 36 small efficiency dwelling units and seven apartment dwelling units. No parking is proposed. The applicant for this project is XH Realty. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jeff Walls, at 206-466-1225.

#### **69,200 SF Federal Way Area Elementary School Replacement Project Receives DNS Approval**

*FEDERAL WAY*

A school facility development, planned for a site located at 2405 South 300th Street in the Federal Way area, has been issued a determination of non-significance. The action will allow the developers to construct

a 69,200 square foot elementary school. Plans include site improvements. The city of Federal Way has issued the required permitting to the applicant, who is Federal Way Public School. The project will be known as Wildwood Elementary replacement. Construction will require the demolition and removal of an existing 50,400 square foot school on the site. For additional information on this project, contact the applicant's contact, Robert McNeill of Barghausen Consulting Engineers, at [bmcneill@barghausen.com](mailto:bmcneill@barghausen.com), or call 425-251-6222.

#### **7-Story 255-Unit West Seattle Area Mixed-Use Residential-Retail Development Receives DNS Approval**

*SEATTLE*

A mixed-use residential and retail project, slated for a site located at 4722 Fautleroy Way SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story apartment building with 214 dwelling units, 25 small efficiency dwelling units, 16 live-work units and retail space. Plans include parking for 230 vehicles. The city of Seattle has issued the required permitting to the applicant, who is Legacy Partners Residential LLC. Construction will require the demolition and removal of an existing structure on the site. For

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additional information on this project, contact the applicant's contact, Derrick Overbay, at 206-240-0409.

### **Seattle Area Police Station Addition Modular Buildings Project In The Works**

#### *SEATTLE*

A development planned for a site located at 10049 College Way North in the Seattle area, is the subject of a recent application. The developers have requested permission to place three modular buildings accessory to the existing police station. Plans include interior alterations plus an additional 20 parking spaces for a total of 108. The city of

Seattle has received this request from the applicant, who is Andy Ishizaki of the Seattle Fleets and Facilities Department. For additional information on this project, contact the applicant's contact, Duncan Thieme, at 206-973-1675.

### **7-Story 74-Unit West Seattle Area Residential Apartment Project In Application**

#### *SEATTLE*

A residential development, proposed for a site located at 4741 California Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building

with 74 dwelling units. Plans include parking for 45 vehicles. The city of Seattle has received this request from the applicant, who is Jon Breiner. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### **8-Story 71-Unit Capitol Hill Area Residential Apartment Development In Early Design Review Phase**

#### *SEATTLE*

A residential project, in planning for a site located at 225 Harvard Avenue East in the Seattle area, is

working its way through the city of Seattle's design guidance-review process. The developers have plans to construct an 8-story apartment building containing 66 small efficiency dwelling units and five efficiency dwelling units. No parking is proposed. The applicant for this project is Dominique Ruybal of Highpoint Investments LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Tim Carter, at 206-693-3133.

### **Ravenna Area Change-Of-Use Auto Shop-To-Bar Project**



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

## Seeking Conditional Use & Expansion

SEATTLE

A project planned for a site located at 5408 26th Avenue NE in the Seattle area, is the subject of a change of use request. The developers would like to change a portion of an auto sales and service building to a drinking establishment. Plans include constructing an additional 1,100 square foot outdoor seating area. The city of Seattle has conditional granted an administrative use for expansion. The applicant for this project is Tommy Ortega. For additional information on this project, contact the applicant's contact, John Novak, at 206-596-2996.

## 14-Lot Rainier Valley Area Residential Subdivision Project In Hearings Stage

SEATTLE

A residential subdivision project, planned for a property located at 5936 36th Avenue South in the Seattle area, is the subject of a hearing. The hearing is being held to discuss a request to divide the property into 14 single-family residential building lots. The applicant for this project is Erich Armbruster of Blackhawk Investments LLC. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

**Bellevue Area**

## Mixed-Use Condo-Hotel-Retail Development In Line For DNS Approval

BELLEVUE

A mixed-use residential and commercial project, planned for a site located at 103000 NE Eighth Street in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two high-rise towers and a podium containing 330 condominium dwelling units, 251 hotel guest rooms and 76,200 square feet retail with four levels of below-grade parking. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting, to

the applicant, who is Fortress Holdings LLC. The project will be known as Avenue Bellevue. For additional information on this project, contact the applicant's contact, Arne Hall of Fortress Holdings, at arne@fortressdevelopmentgrp.com, or call 425-454-7325.

## 41-Story 432-Unit South Lake Union Area Mixed-Use Apartment-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 121 Boren Avenue North in the Seattle area, has been issued a determination of

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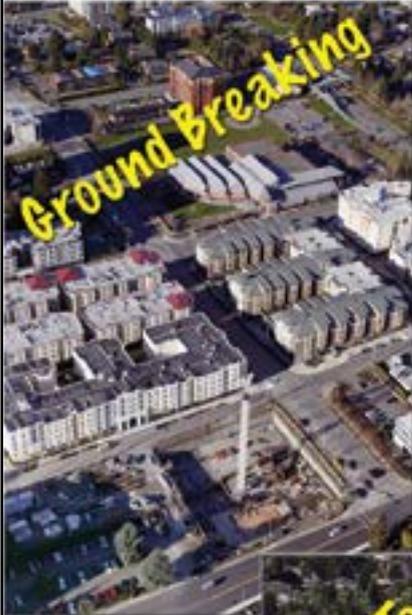
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non-significance. The action will allow the developers to construct a 41-story tower containing 432 apartment dwelling units and retail space. Plans include parking for 246 vehicles. The city of Seattle has issued the permitting to the applicant, who is Seattle H5 Capital. For additional information on this project, contact the applicant's contact, Matt Rowe, at 206-284-5624.

## 14-Lot Snohomish Area Residential Subdivision Development In Line For DNS Approval

### SNOHOMISH

A residential subdivision project, planned for a site located at 3222 Creswell Road in the Snohomish area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 14 single-family residential building lots. Plans include site improvements. Snohomish county, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is J&D Builders. The project will be known as Osborne Farms. For additional information on this project, contact the applicant's contact, Rich Boyden of J&D Builders, at 425-252-1166.

## 125-Unit Haller Lake Area Residential & Commercial Development Submits Revised Application

### SEATTLE

A residential and commercial project, proposed for a site located at 12301 Stone Avenue North in the Seattle area, is the subject of a revised application. The developers have requested permission to construct 19 townhouse buildings containing 122 dwelling units and three live-work units. Plans call for parking for 159 vehicles. The city of Seattle has received this request from the applicant, who is Jeremy Febus. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the Mr. Febus at 206-795-8953.

## 6-Story 111-Unit Yesler Terrace Way Residential Apartment Project In Design Review Phase

### SEATTLE

A residential development, in planning for a site located at 216 10th Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 6-story apartment building containing 111 dwelling units. No parking is proposed. The applicant for this project is Sammy Lee of Sam and Jenny Inc. Construction will require the demolition and removal of existing structures at 208, 214 and 216 10th Avenue. For additional information on this project, contact the applicant's contact, Macksoud Khan, at 650-575-5284.



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### 4-Story 39-Unit Fremont Area Mixed-Use Apartment-Restaurant Development In Hearing Stage

SEATTLE

A mixed-use residential and retail project, planned for a site located at 106 North 36th Street in the Seattle area, is the subject of a recommendation meeting. Plans outline construction of a 4-story building with 39 apartment dwelling units and a restaurant. Plans include parking for eight vehicles. The applicant for this project is Marc Rudd of Rudd Development Company. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jonathan Lemons, at 206-306-5952.

### 36,000 SF Lake Stevens Area Self-Storage Development In Line For DNS Approval

LAKE STEVENS

A commercial project, planned for a site located at 1113 state Route 201 in the Lake Stevens area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 36,000 square foot self-storage facility on a vacant land parcel. The city of Lake Stevens, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is

William Warren Group. The project will be called StorQuest Self-Storage. For additional information on this project, contact the applicant's contact, Michael Chen of Mackenzie, at mchen@mcknze.com, or call 425-622-9425.

### 8-Lot Interbay Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision development, proposed for a property located at 3406 15th Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into eight unit 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 John Jackels. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

### 6-Story 57-Unit U District Area Residential Apartment Development In Early Design Phase

SEATTLE

A residential project, in planning for a site located at 5228 15th Ave NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 6-story apartment building containing 57 small efficiency dwelling units.

No parking is proposed. Plans require a contract rezone. The applicant for this project is Sterling Land Acquisitions 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, Jay Janette, at 206-453-3645.

### **8-Unit Residential Townhouse Project Proposed For Queen Anne Area**

#### *SEATTLE*

A residential townhouse development, proposed for a site located at 1021 Sixth Avenue North in the Seattle area, is the subject of a re-notice that the city of Seattle will hold an administration design review. Plans outline construction of three townhouse structures containing 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.

### **430-Unit Bellevue Area Mixed-Use Apartment-Retail Development In Line For DNS Approval**

#### *BELLEVUE*

A mixed-use residential and retail project, planned for a site located at 12863 Northup Way in the Bellevue area, is in line to be issued a

determination of non-significance. The developers have requested permission to construct a 597,300 square foot apartment building with 430 dwelling units and ground-level retail space. Plans include below-grade parking to accommodate up to 372 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting. For additional information on this project, contact the applicant's contact, Epaminondas Trimis of Baylis Architects, at 425-679-5216.

### **31-Lot Olympic Hills Area Residential Subdivision Project In The Works**

#### *SEATTLE*

A residential subdivision project, proposed for a site located at 12522 15th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into 31 single-family residential building lots. Construction of residential units are being considered under a separate project order. The applicant for this project is Patrick Cobb. For further information, contact Mr. Cobb at 817-971-9654.

### **4,600 SF Frederickson Area Retail Restaurant Development In The Works**

#### *FREDERICKSON*

A retail development proposed for a 1.11-acre site located at 175807

Canyon Road East in the Frederickson area, is the subject of a recent application. The developers have requested permission to construct a 4,600 square foot IHOP restaurant. Plans include parking for 67 vehicles. Pierce County has received this request from the applicant, who is Mesk Investment Frederickson LLC. For additional information on this project, contact the applicant's contact, Roy Hellwig of Tormod Hellwig LLC, at roy.hellwig@tormodhellwig.com, or call 360-582-1060.

### **Car Wash Development Proposed For Seattle Area**

#### *SEATTLE*

A retail project proposed for a site located at 901 South Hinds Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a car wash with three detail bays. Plans include parking for 192 vehicles and street vacations of a portion of Ninth Avenue South and Airport Way South. The city of Seattle has received this request from the applicant, who is Greg Brackett. For additional information on this project, contact the applicant's contact, Steve Coulston, at 206-325-2553.

### **8-Story 93-Unit Mixed-Use Apartment-Retail Development Proposed For Lower Queen Anne Area**

#### *SEATTLE*

A mixed-use residential and retail project, proposed for a site located at 631 Queen Anne 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 93 dwelling units and retail space. Plans include parking for 14 vehicles. The city of Seattle has received this request from the applicant, who is Pui Leung of Solterra Pike LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Steven Bohlman, at 206-324-4800.

### **7-Story 74-Unit Residential Apartment Development Proposed For West Seattle Area**

#### *SEATTLE*

A residential project, proposed for a site located at 4741 California Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 74 dwelling units. Plans include parking for 45 vehicles. The city of Seattle has received this request from the applicant, who is Jon Breiner. Construction will require the demolition and removal of existing structures on the site. For additional information

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

### **4-Story 19-Unit Fremont Area Mixed-Use Residential-Retail Project Receives DNS Approval**

*SEATTLE*

A mixed-use residential and retail project, slated for a property located at 3845 Bridge Way North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building containing nine apartment dwelling units, nine small efficiency dwelling units and one live-work unit with ground-level retail space. No parking is proposed. The city of Seattle has issued the required permitting to the applicant, who is Mehran Rafizadeh. 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, Andy Paroline, at 206-719-0339.

### **338,000 SF Spokane Area Medical Office Building Project In Line For DNS Approval**

*SPOKANE*

A medical development, planned for a site located at 307 West Fourth Avenue in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission

to construct a 338,000 square foot medical office building. Plans include four office levels and six parking levels with 561 parking spaces and one service level. The city of Spokane, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is South Spokane MOB Partners LLC. The project will be known as 4th & Bernard Medical Office Building. For additional information on this project, contact the applicant's contact, Ryan Zane of Bernardo Wills Architecture, at 509-838-4511.

### **78,000 SF Tacoma Area Office & Warehouse Development In Line For DNS Approval**

*TACOMA*

A development planned for a 3.77-acre site located at 2519 96th Street South in the Tacoma area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 78,000 square foot office and warehouse facility. Pierce County, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Vector Development Company. Construction will require the demolition and removal of existing residential structures on the site. For additional information on this project, contact the applicant's contact, Barghausen Consulting Engineers, at

425-251-6222.

### **8-Lot Beacon Hill Area Residential Subdivision Project Receives OK**

*SEATTLE*

A residential subdivision development, planned for a property located at 5954 36th Avenue South in the Seattle area, has been granted a unit lot subdivision by the city of Seattle. The developers will divide the property into eight unit lots. The construction of residential units is under a separate project order. The applicant for this project is Erich Armbruster. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

### **8,800 SF Washougal Area Industrial Warehouse Project In Line For DNS Approval**

*WASHOUGAL*

An industrial development, planned for a site located at the Steigerwald Commerce Center, Lot 9 of the Port of Camas-Washougal in the Washougal area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an 8,800 square foot warehouse with shop, materials and office space. Plans call for a gravel equipment storage yard, fueling station and truck wash pad. The city of Washougal, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is

McDonald Excavating. For additional information on this project, contact the applicant's contact, Erin Toman, at etoman@mackaysposito.com, or call 253-798-2789.

### **13-Lot Bothell Area Residential Subdivision Project Receives DNS Approval**

*BOTHELL*

A residential subdivision development, planned for 1.81-acres of sites located at 4320, 4402 and 4420 234th Place SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the sites into 13 single-family residential building lots. Snohomish County has issued the permitting to the applicant, who is Pacific Ridge Homes-DRH LLC. The project will be called Outlook at Miner's Corner. For additional information on this project, contact the applicant's contact, Larry Calvin of Pacific Ridge Homes, at 425-438-9446.

### **99,300 SF Marysville Area Commercial Self-Storage Development Receives Mitigated DNS Approval**

*MARYSVILLE*

A commercial project, slated for a 2.17-acre property located at 15527 156th Street NE in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct

# FRAMING THE SKY3 APARTMENTS

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



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

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

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

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

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

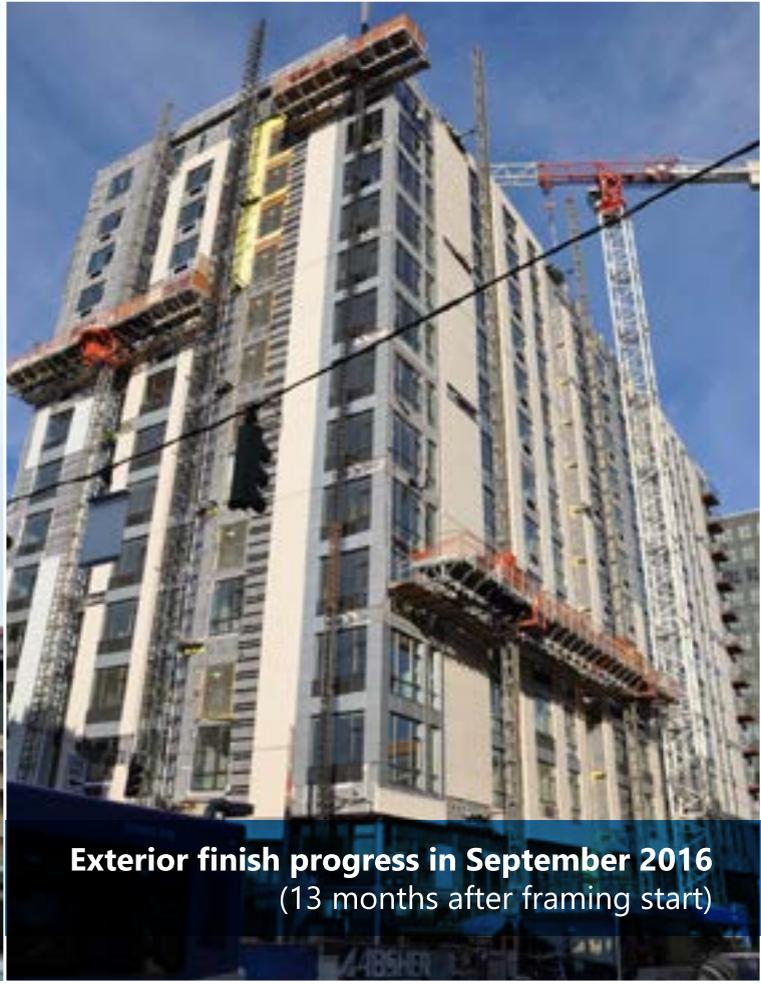
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

The framing team members included:

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

## FRAMING STAGES:





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

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

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## SOME PRODUCT INFORMATION:

- Modular Frame Building System (MFBS™) wall **panels come in four types:** Shear, Bearing, Window, & Door panels.
- 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 3-story, 90,200 square foot self-storage facility and a single-story, 9,100 square foot drive-up self-storage building. The city of Marysville has issued the required permitting to the owner, who is Columbia Pacific Real Estate Fund III LP. The project will be known as Marysville Self Storage. For additional information on this project, contact the applicant's contact, Greg Elmore of Lenity Architecture, at 503-399-1090.

**30,000 SF Lacey Area Industrial Building Project In Line For Mitigated DNS Approval**

*LACEY*

An industrial development, planned for a site located at 8517

Commerce Place Drive NE in the Lacey area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 30,000 square foot industrial building with an additional future 30,000 square foot building. Plans include warehouse, office space and associated parking. The city of Lacey, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is STR Partners LLC. The project will be known as System Three Resins industrial tilt. For additional information on this project, contact the applicant's contact, Glenna Mahar of Jon Graves Architects, at 253-272-4214.

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

*SEATTLE*

A residential subdivision project, proposed for a site located at 2300 West Emerson Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into nine unit lots. The construction of residential dwelling units are under a separate project order. The city of Seattle has received this request from the applicant, who is Isola Real Estate V LLC. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206-297-0996.

**3-Story 36-Unit Bellevue Area Residential Apartment Project Receives DNS Approval**

*BELLEVUE*

A residential development slated for a site located at 14526 NE Seventh Place in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct phase two, consisting of a 3-story apartment building with 36 affordable dwelling units. Plans include an office and an outdoor play area. The city Bellevue has issued the permitting to the applicant, who is KCHA. The project will be known as King County Housing Authority Highland Village. For

additional information on this project, contact the applicant's contact, Scott Rhodes of Innova Architects, at [srhodes@innovaarchitects.com](mailto:srhodes@innovaarchitects.com), or call 425-452-2973.

**22-Story 211-Unit U District Area Mixed-Use Apartment-Retail Development In Design Review Phase**

*SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 4515 Brooklyn Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 22-story apartment building containing 211 dwelling units and will feature retail space. Plans include parking for 76 vehicles. Neighborhood open space is being considered under a separate project order. The applicants for this project are Marc Lifshin and Chad Matesi of Core Spaces. For more information on this project, contact Mr. Matesi at 773-969-5748.

**8-Lot Sammamish Area Residential Subdivision Development In Line For DNS Approval**

*SAMMAMISH*

A residential subdivision project, planned for two land parcels totaling 2.12-acres located at 22843 SE 21st Street and 22855 SE 21st Street in the Sammamish area, is in line to be issued a determination

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of non-significance. The developers have requested permission to divide the site into eight single-family residential building lots. Plans include a common recreation space tract and a stormwater detention tract. The city of Sammamish, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Pike Commons LLC. The project will be called Pike Commons. For additional information on this project, contact the applicant's contact, Dave Dougherty of SDS, at [davesd49@gmail.com](mailto:davesd49@gmail.com), or call 425-481-9687.

**48-Story Belltown Area Mixed-Use Residential-Retail-Office Project**

**In Early Design Review Phase**

SEATTLE

A mixed-use development, in planning for a site located at 2000 Third Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 48-story tower containing 459 residential dwelling units, office and retail space. Plans include parking for 444 vehicles. The applicants for this project are Damon Chan and Jonathan DuBois-Phillips of Project Stewart LLC (Westbank). For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

**5-Story Wallingford Area Office & Retail Development In The Works**

SEATTLE

An office and retail project, proposed for a site located at 3524 Stone Way North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story office building containing retail and restaurant space. Plans include parking for 197 vehicles. The city of Seattle has received this request from the applicant, who is John Schwartz of Schwartz Company. Construction will require the demolition and removal of existing structures on the site. For additional

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

**Seattle Center Arena Renovation Project In The Works**

SEATTLE

A community project, proposed for a site located at 334 First Avenue North in the Seattle area, is the subject of a variance approved to allow more than one curb cut. The developers have plans to renovate the existing Seattle Center Arena. The applicant for this project is Oak View Group. For additional information on this project, contact the applicant's contact, Rico Quirindongo, at

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### **7-Story 90-Unit Capitol Hill Area Residential Apartment Development Submits Revised Application**

*SEATTLE*

A residential project, planned for a site located at 1717 Belmont Avenue in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 7-story apartment building with 90 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who 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.

### **4-Story 57-Unit Rainier Valley Area Residential Apartment Project In Early Design Review Phase**

*SEATTLE*

A residential development, in planning for a site located at 4920 South Thistle Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story apartment building containing 57 dwelling units. Plans include parking for 33 vehicles. The applicant for this project is Robin Loudon. 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 Squires, at 206-782-2911.

### **7-Story 235-Unit Northgate Area Apartment-Retail Development In Design Review Phase**

*SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 10700 Fifth Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct

a 7-story apartment building containing 235 dwelling units and retail space. Plans include parking for 230 vehicles. The applicant for this project is Tim Dickerson of Goodman Real Estate. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Emily McNichols, at 206-365-1230.

### **48,200 SF Selah Area Elementary School Project In Line For DNS Approval**

*SELAH*

An elementary school development, planned for a site located at 316 West Naches Avenue in the Selah area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a new, 48,200 square foot elementary school with 20 classrooms, a library, administrative offices, a fitness room, cafeteria, music room, platform and support play areas. Plans include 76 additional

off-street parking stalls, off-street bus and parent drop-off areas. The city of Selah, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Selah School District No. 119. The project will be called Selah Kindergarten. For additional information on this project, contact the applicant's contact, NAC Architecture, at 509-838-8240.

### **23-Unit Burien Area Residential Townhouse Project In Line For DNS Approval**

*BURIEN*

A residential townhouse development, planned for sites located at 633 SW Ambaum Boulevard and 15612 Eighth Avenue SW in the Burien area, is in line to be issued a determination of non-significance. The developers have requested permission to construct two townhouse structures containing a total of 23 dwelling units. Plans call for landscaping, a play area and associated parking. The city of Burien, using the optional SEPA process, is expected to

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issue the permitting, to the applicant, who is American Dream Realty Investment Group 6. For additional information on this project, contact the applicant's contact, Vinh Vuong, at 425-282-7082.

### **4-Story 66-Unit Rainier Valley Area Residential Apartment Project Receives Conditional DNS Approval**

*SEATTLE*

A residential development, planned for a site located at 2019 24th Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building with 66 small

efficiency dwelling units. Plans will take place in an environmentally critical area. Plans do not include parking. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Carl Haglund. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

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

*SEATTLE*

A residential project, in planning for a site located at 2120 First Avenue North in the Seattle area, is working its way through the

city of Seattle's design guidance-review process. The developers have plans to construct a 3-story apartment building with 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. For additional information on this project, contact the applicant's contact, Mike Skidmore, at 206-453-3645.

### **Lakewood Area Religious Facility Reconstruction Project In Line For DNS Approval**

*LAKEWOOD*

A religious facility

development, planned for a site located at 5602 112th Street SW in the Lakewood area, is in line to be issued a determination of non-significance. The developers have requested permission to remove four existing large buildings and two smaller classroom buildings connected under a roof structure and replace it with a single structure of a similar square footage and footprint. The city of Lakewood, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Wolter Design Group for Grace Slavic Baptist Church. For more information on this project, contact the applicant's contact, Don Wolter of Wolter Design Group, at 425-558-9330.



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## 2,700 SF Chelan Area Brew Pub Development Receives DNS Approval

*CHELAN*

A project planned for a site located at 193 Bighorn Way in the Chelan area, has been issued a determination of non-significance. The action will allow the developers to construct a single-story, 2,700 square foot commercial brew pub building. The city of Chelan has issued the required permitting to the owner, who is Chelan Lookout LLP. The project will be known as Lookout Brew Pub. For additional information on this project, contact the applicant's contact, Marcus McCardle, at P.O. Box 3160, Chelan, WA 98816, or call 509-685-8017.

## 150-Unit Bellevue Area Residential Condominium Development In Line For DNS Approval

*BELLEVUE*

A residential project, planned for a site located at 10232 NE 10th Street in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a high-rise building with 150 condominium dwelling units, ground-level retail and below-grade parking. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Create World. The project will be known as Mira phase

two. For additional information on this project, contact the applicant's contact, Patrick Farley of MZA, at Patrick.farley@mza-us.com, or call 206-335-2651.

## 12-Unit Central Area Residential Development Application

*SEATTLE*

A residential development, proposed for sites located at 2507 and 2515 East Union Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two rowhouse buildings containing a total of seven dwelling units at 2507 East Union St and five single-family residences at 2515 East Union Street. Plans include parking for 11 vehicles. The project area being considered together for shared access. The city of Seattle has received this request from the applicant, who is Joseph Vinikow. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

## 100,000 SF Puyallup Area Commercial Mini Storage Project Receives DNS Approval

*PUYALLUP*

A commercial development, slated for a site located at 12627 State Route 162 East in the Puyallup area, has been



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issued a determination of non-significance. The action will allow the developers to construct a 100,000 square foot mini-storage facility containing 830 storage units and an associated office. Pierce County has issued the permitting to the owner, who is Meridian 188 LLC. The project will be known as SR 162 Mini Storage. For additional information on this project, contact the applicant's contact, Brittany Port of AHBL, at BPort@ahbl.com, or call 206-658-2661.

**121-Unit Bremerton Area Residential Apartment Development In Line For DNS Approval**

*BREMERTON*

A residential project, planned for a site located at 3424 Burwell Street in the Bremerton area, is in line to be issued a determination of non-significance. The developers have requested permission to adaptive reuse an existing public building known as Frances Haddan Morgan Center, into an apartment structure with 121 dwelling units. Plans include site work, landscaping and adding parking areas. The city of Bremerton, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Bremerton Property First LLC. For additional information on this project, contact the applicant's contact, Stanley Xu, at 425-455-6660.

**46-Unit Monroe Area**

**Mixed-Use Residential Townhouse & Commercial Development In Line For DNS Approval**

*MONROE*

A mixed-use residential and commercial project, proposed for a 1.81-acre 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 residential townhouse buildings for a total of 46 dwelling units and one commercial building. 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 mlarcoutreach@gmail.com, or call 360-863-4513.

**84, 127,160 SF Burien Area Self-Storage Development In Line For DNS Approval**

*BURIEN*

A commercial project, planned for a site located at 1617 SW 114th Street in the Burien area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a gated self-service storage facility consisting of a 3-story, 118,960 square



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Dan Mertz, P: 503.635.3775, F: 877.782.6649, dan.mertz@ge.com, Clark & Cowlitz Counties

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

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

foot building and a single-story, 8,200 square foot building. Plans include a leasing office, stormwater drainage, landscaping and associated parking. The city of Burien, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Richard Peterson. The project will be called Richard Peterson Self-storage. For additional information on this project, contact the applicant's contact, Site + Plan + Mix LLC, at 206-310-7770.

### **63,900 SF Nine Mile Falls Area Self-Storage Facility Development In Line For DNS Approval**

#### *NINE MILE FALLS*

A commercial development, planned for a 4.89-acre site located at 5920 Highway 291 in the Nine Mile Falls area, is in line to be issued a determination of non-significance. The developers have requested permission to construct eight self-storage buildings totaling 63,900 square feet, a 10,700 square foot gravel RV and boat parking area and 67,000 square feet of paved areas. An existing 2-story, 5,300 square foot church building will be converted into an office. Stevens County, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Storage Solutions Nine Mile LLC. For additional information on this project, contact the applicant's contact, Sunny

Creek Development, at 509-455-5103.

### **6-Story Bellingham Area Residential Apartment Buildings Project Receives Mitigated DNS Approval**

#### *BELLINGHAM*

A residential development, slated for sites located at 903 and 929 North State Street in the Bellingham area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct two, 6-story apartment buildings with ground-level lobby and commercial space. Building A will be constructed at 903 North State Street and Building B will be constructed at 929 North State Street. Plans include sidewalks, 30 bicycle parking spaces, stormwater management and landscaping. The city of Bellingham has issued the required permitting. For additional information on this project, contact the applicant's contact, Casey Huang of Mithun, at 206-623-3344.

### **28-Unit Sedro-Woolley Area Residential Development In Line For Mitigated DNS Approval**

#### *SEDRO-WOOLLEY*

A residential project, planned for a 2-acre site located at 717 Township Street in the Sedro-Woolley area, is in line to be issued a mitigated determination of non-significance. The developers have

requested permission to construct two townhouse buildings containing 8 dwelling units and three townhouse buildings containing 4 dwelling units. Plans include other infrastructure, play areas and associated parking. The city of Sedro-Woolley, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Tumkey Devco LLC. The project will be called Township Villas. For additional information on this project, contact the applicant's contact, Bob Hayden at 9376 Markworth Road, Blaine, WA 98230, or call 360-855-0771.

### **99,600 SF Silverdale Area Self-Storage**

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

#### *SILVERDALE*

A commercial project, planned for a site located at Provost Road NW south of NW Anderson Hill Road in the Silverdale area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an indoor storage facility consisting of two buildings containing a total of 99,600 square feet floor space. Kitsap County, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Pacific Storage Partners LLC. The project will be known as Silverdale Storage. For additional information



on this project, contact the applicant's contact, John Harkness, at john@soundbuilthomes.com, or call 360-337-5777.

### **6-Story 96-Unit Seattle Area Mixed-Use Assisted-Living & Retail Project In Design Review Phase**

*SEATTLE*

A mixed-use development, in planning for a site located at 10002 Holman Road NW in the Seattle Area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 6-story building containing 96 assisted-living units and ground-level retail space. Plans include parking for 46 vehicles. The applicant for this project is Aegis Senior Communities. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

### **25-Lot Spokane Valley Area Residential Subdivision Project Receives Mitigated DNS Approval**

*SPOKANE VALLEY*

A residential subdivision development, slated for a 5.1-acre site located at 19321 East Eighth Avenue in the Spokane Valley Area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the

site into 25 single-family residential building lots. Plans call for the extension of Grady Road and adding three residential access roads and street extensions. The city of Spokane Valley has issued the required permitting to the applicant, who is OO Land Holdings LLC. The project will be known as Country Crossing South. For additional information on this project, contact the applicant at 19425 E Broadway Ave., Spokane Valley, WA 99016, or call 509-720-5000.

### **2,529 SF Auburn Area Fuel Station & Retail Development Receives DNS Approval**

*AUBURN*

A commercial project slated for a site located at 5550 Auburn Way South in the Auburn area, has been issued a determination of non-significance. The action will allow the developers to construct a 2,529 square foot addition to an existing 2,420 square foot convenience store. Plans call for a 228 square foot espresso stand with drive-through and a new 4-pump fueling island. The city of Auburn has issued the permitting to the applicant, who is Small & Sons Oil Distribution Company. Construction will require the demolition and removal of an existing single-family residence and barn on the site. For additional information on this project, contact the applicant's contact, Rupert Engineering, at

253-833-7776.

### **4-Story 54-Unit Mixed-Use Residential-Retail Project In Design Review Phase For Roosevelt Area**

*SEATTLE*

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

### **22-Lot Kent Area Residential Subdivision Receives DNS Approval**

*KENT*

A residential subdivision development, planned for a 4.38-acre site located at 26515 108th Avenue SE in the Kent area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 22 single-family residential building lots. The project will be known as Le Cordon Blau. 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, Hans Korve of DMP Inc., at 253-333-2200.

### **8-Story 226-Unit Lower Queen Anne Area Mixed-Use Residential-Office-Retail Project In Early Design Review Phase**

*SEATTLE*

A mixed-use residential, office and retail project, in planning for a site located at 223 Taylor Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct an 8-story apartment building containing 226 dwelling units, an office and retail space. Plans include parking for 102 vehicles. The applicant for this project is David Wright of Wright Devco. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Robert Deane, at 434-987-1161.

### **135,000 SF Arlington Area Industrial Coca-Cola Warehouse Project Receives Mitigated DNS Approval**

*ARLINGTON*

An industrial development, planned for a 15-acre site located at the 18200 block of 59th Avenue NE in the

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Arlington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a single-story, 135,000 square foot concrete tilt-up distribution center. Plans include 15,000 square feet of office space and parking for 110 vehicles. The city of Arlington has issued the required permitting to the applicant, who is Swire Coca-Cola. For additional information on this project, contact the applicant's contact, Kim Filuk of Daniel D. Filuk Architect, at kimf@kdf-architects.com or call 360-403-3434.

**18,800 SF Spokane Area Office Building Project Receives DNS Approval**

*SPOKANE*

An office project, planned for a property located at 6830 North Nevada Street in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct an 18,800 square foot office building and parking for 77 vehicles. The city of Spokane has issued 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, Nelson Realty Advisors, at 425-453-7505.

**126-Unit Residential**

**Apartment Development Proposed For Selah Area**

*SELAH*

A residential project, proposed for a site located at the west side of University Parkway, south of the intersection of Terrace Heights Drive and University Parkway in the Selah area, is the subject of a recent application. The developers have requested permission to construct seven apartment buildings containing a total of 126 dwelling units in phases 6 and 7. Yakima County has received this request from the applicant, who is University Parkway Apartments LLC. The project will be known as University Parkway Apartments. For

additional information on this project, contact the applicant's contact, Borton & Sons, at 509-494-2990.

**68,000 SF Vancouver Area Elementary School Replacement Project In The Works**

*VANCOUVER*

An elementary school facility project, proposed for a site located at 4801 Idaho Street in the Vancouver area, is the subject of a recent application from Vancouver School District No. 37. The developers have requested permission to construct a 68,000 square foot elementary school building on the site. All existing structures will be moved or demolished.



The advertisement features a large, stylized '811' logo on the left, where the numbers are yellow with black outlines and a shovel icon integrated into the '1'. To the right, the text 'Know what's below. Call before you dig.' is written in a bold, black, sans-serif font. Below the text, a red shovel is shown with a red coiled phone cord attached to its handle, and the shovel head is positioned as if digging into a green grassy field. The background is a clear blue sky. At the bottom left, the text 'Utilities Underground Location Center' is written in a smaller font, with the tagline 'Keeping Buried Utilities Safe Since 1978' underneath. At the bottom right, the website 'CallBeforeYouDig.org' is displayed in a large, yellow, bold font with a black outline.

The project will be known as Martin Luther King Junior Elementary School Replacement. For additional information on this project, contact the applicant's contact, Whitney Henion at whitney.henion@vansd.org, or call 360-313-1070.

### **3-Story 12-Unit Phinney Ridge Area Mixed-Use Apartment-Retail Development In Design Review Phase**

*SEATTLE*

A mixed-use residential and retail project, in planning for a site located at 412 NW 65th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 3-story building with nine apartment dwelling units, three live-work units and retail space. Plans include parking for nine vehicles. The city of Seattle has received this request from the applicant, who is Matt Herron of 47 North Development. 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, Hugh Schaeffer, at 206-329-1802.

### **12,000 SF Quincy Area Industrial Marijuana Production Facility In Line For Revised DNS Approval**

*QUINCY*

An industrial

development, planned for a property located at 11670 Highway 28 West in the Quincy area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 12,000 square foot marijuana production building on the site of an existing marijuana operation in the agriculture zone. Grant County, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is 420 Farms LLC. The project will be known as 420 Farms building. For additional information on this project, contact the applicant's contact, Vincent Li of 420 farms LLC, at 11670 Hwy 28 W., Quincy, WA 98848, or call 509-775-2011.

### **4-Story 67-Unit Wenatchee Area Residential Low-Income Apartment Project In Line For DNS Approval**

*WENATCHEE*

A residential project, planned for a 2.28-acre property located at 1545 South Mission Street in the Wenatchee area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4-story low-income housing development containing 67 dwelling units. Plans include landscaping and on-site parking to accommodate 135 vehicles. The city of Wenatchee, using the optional SEPA process, is expected to

issue the permitting, to the applicant, who is Catholic Charities Housing Services – Yakima Diocese. For additional information on this project, contact the applicant's contact, Bryan Ketcham, Housing Services director for the Diocese of Yakima, at bketcham@catholic-charitiescw.org, or call 509-888-3285.

### **34-Unit Lynnwood Area Residential Homes Development Receives DNS Approval**

*LYNNWOOD*

A residential project, slated for a 4.42-acre site located at 2801, 2805, 2809 and 2813 148th Street SW in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct 34 single-family residences on the site. Snohomish County has issued the permitting to the applicant, who is John Mirante of Pacific Ridge – DRH LLC. Construction will require the demolition and removal of four existing single-family residences. The project will be called Belmont court. For additional information on this project, contact the applicant's contact, Matt Hough of CPH Consultants, at matt@cphconsultants.com, or call 425-262-2951.

### **Pullman Area Washington State University Fraternity House**

### **Development Receives DNS Approval**

*PULLMAN*

A university development, planned for a site located at 810 NE California Street in the Pullman area, has been issued a determination of non-significance. The action will allow the developers to construct a new fraternity chapter house on a vacant lot that will house 44-57 people. Plans include on-site parking for 34 vehicles. The city of Pullman has issued the permitting to the applicant who is Sigma Chi Fraternity, WSU Chapter House. For additional information on this project, contact the applicant's contact, Brian Phair of PCS Structural Solutions, at 206-292-5076.

### **22,500 SF Peshastin Area Church & Office Project In Line For DNS Approval**

*PESHASTIN*

A religious facility and office project, planned for a site located on Jeske Road in the Peshastin area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a new worship facility to include a parish with seating for up to 450, a parish hall, rectory, classrooms, kitchen and support spaces, restrooms, storage, mechanical and office space. The parish and office building will be 10,000 square feet. The parish center and classrooms building will be 10,000 square feet

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and the rectory will be 2,500 square feet. Parking will accommodate 200 vehicles. Chelan County, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Our Lady of the Assumption Parish. The project will be known as Our Lady of the Assumption Catholic Church. For additional information on this project, contact the applicant's contact, Mark J. Neal of MJ Neal Associates Architects, at 509-663-6455.

### **13-Lot Spokane Area Residential Subdivision Project In The Works**

#### *SPOKANE*

A residential subdivision development, proposed for eight vacant lots located at 2415 South Appletree Court in the Spokane area, is the subject of a recent application. The developers have requested permission to divide the lots into 13 single-family residential building lots. The city of Spokane has received this request from the applicant, who is Appletree Court LLC. The project will be known as Waterford at Grapetree. For additional information on this project, contact the applicant's contact, Todd Whipple of Whipple Consulting Engineers, at 509-893-2617.

### **21-Lot Kent Area Residential Subdivision Development Receives Mitigated DNS Approval**

#### *KENT*

A residential subdivision project, slated for a 4.65-acre site located at 9739 South 208th Street in the Kent area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 21 single-family residential building lots. Plans include two landscape tracts, a recreation tract, two additional open space tracts and a sensitive area tract. The city of Kent has issued the permitting to the applicant, who is Harbour Homes LLC. The project will be known as Hillcrest Subdivision II. For additional information on this project, contact the applicant's contact, Jaime Waltier of Harbour Homes, at [jwaltier@harbourhomes.com](mailto:jwaltier@harbourhomes.com), or call 206-315-8130.

### **Commercial Building Development Proposed For Everett Area**

#### *EVERETT*

A commercial project, proposed for a site located at 12704 Bothell Everett Highway in the Everett area, is the subject of a recent application. The developers have requested permission to construct a wetland buffer reduction for an expanded parking lot and construct a new commercial building. Plans include on-site excavation of 2,200 cubic yards with 800 cubic yards of fill. The city of Everett has received this request from the applicant, who is 19th Ave Professional Center LLC.

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

### **3,900 SF North Bend Area Coffee Shop Project Receives Mitigated DNS Approval**

#### *NORTH BEND*

A retail development, slated for sites located at 101 and 119 West Park Street in the North Bend area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 3,900 square foot café and retail building. Plans call for landscaping and parking for 18 vehicles. The city the North Bend has issued the permitting to the applicant, who is Western Gateway LLC. The project will be known as Park and Main Coffee Shop. Construction will require the demolition and removal of an existing drive-thru coffee shop and abandoned car wash on the site. For additional information on this project, contact the applicant's contact, Chris Garcia, at [garcia-chris@juno.com](mailto:garcia-chris@juno.com), or call 425-888-7685.

### **26-Unit Pullman Area Residential Apartment Project Receives Mitigated DNS Approval**

#### *PULLMAN*

A residential development, planned for a site located at 915-925 NE C Street in the Pullman area, has been issued

a mitigated determination of non-significance. The action will allow the developers to construct an apartment building containing 26 dwelling units in a mix of one, two and three bedrooms. Plans include below-grade parking for up to 56 vehicles. The city of Pullman has issued the permitting to the applicant, who is Graydon Manning. For further information on this project, contact Mr. Manning at 360-480-0058.

### **Vancouver Area Residential & Commercial Subdivision Project In Line For DNS Approval**

#### *VANCOUVER*

A subdivision project, planned for a 33.13-acre site located at 15306 NE Fourth Plain Boulevard in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site to be used for 63 detached homes, 152 attached single-family homes 178 multi-family units and nine commercial buildings. The city of Vancouver, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is 5th Plain Creek Station LLC. For additional information on this project, contact the applicant's contact, Jocelyn Cross of Olson Engineering, at 360-695-1385.

### **17-Story 203-Unit Seattle Area Mixed-Use**

## Apartment-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a property located at 450 South Main Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 17-story building containing 202 apartment dwelling units, one live-work unit and ground-level retail space. Plans include below-grade parking for 77 vehicles. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Kevin Hsieh

of Da Li International LLC. For additional information on this project, contact the applicant's contact, Yang Lee, at 206-812-5611.

## 5,680 SF Moses Lake Area Shop-Office-Residence-Garage Project In Line For DNS Approval

MOSES LAKE

A mixed-use industrial project planned for a property located at 3185 NE Citation Road in the Moses Lake area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 5,680 square foot building for a shop, office, garage and a 1,680 square foot single-family

residence in the Moses Lake Industrial Park zone. The city of Moses Lake, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Rueben Rodriguez. For more information on this project, contact Mr. Rodriguez, at 9962 Road M.2 NE, Moses Lake, WA 98837, or call 509-764-3751.

## 15,000 SF Moses Lake Area Truck Repair Addition Project In Line For DNS Approval

MOSES LAKE

An addition project, planned for a site located at 12238 North Frontage Road in the Moses Lake area, is in line to be issued a determination

of non-significance. The developers have requested permission to construct a 15,000 square foot addition to an existing building for truck repair. The city of Moses Lake, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Western Truck Shop. For additional information on this project, contact the applicant's contact, Anitra Castillo of H&H Steel Buildings, at hhsteelbuildings@yahoo.com, or call 509-431-4562.

## 830-Bed Prescott Area Farm Worker Housing Development In Line For DNS Approval

PRESCOTT

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A residential project, planned for a 30-acre property located on Opal Avenue in the Prescott area, is in line to be issued a determination of non-significance. The developers have requested permission to construct phase two of a seasonal housing community consisting of 16 residential buildings to house 830 farm workers. Walla Walla county, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Broetje Orchards. The project will be known as Vista Hermosa Seasonal Housing. For additional information on this project, contact the applicant's contact, Roger Bairstow, at 509-749-2217.

### **4,100 SF Kent Area Industrial Warehouse Addition Project Receives Addendum To DNS Approval**

#### *KENT*

An industrial project, planned for a site located at 21218 76th Avenue South in the Kent area, has been issued an addendum to a previously issued determination of non-significance. The developers have plans to construct a 4,100 square foot, 27 foot tall pre-engineered building to an existing 26,500 square foot manufacturing building known as Building B. The city of Kent has issued the addendum to the owner, who is Blue Origin. For additional information on this project, contact the applicant's contact, Todd Hartmann of Blue

Origin, at thartmann@blueorigin.com, or call 253-856-5454.

### **30-Lot Bothell Area Residential Subdivision Project In The Works**

#### *BOTHELL*

A residential subdivision project, proposed for sites located at 3501, 3505, 3507, 3527 and 3613 228th Street SE in the Bothell area, is the subject of a recent application. The developers have requested permission to divide the sites into 39 single-family residential building lots. Snohomish County has received this request from the applicant, who is Pacific Ridge – DRH LLC. The project will be known as Jamison Estates. For additional information on this project, contact the applicant's contact, John Mirante of Pacific Ridge – DRH LLC, at 425-438-9914.

### **18,800 SF Yakima Area Banking Facility Project In Line For DNS Approval**

#### *YAKIMA*

A commercial banking facility development, planned for a site located at 911 Seattle Slew Run in the Yakima area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an office building with a 9,400 square foot main floor and a 9,400 square foot lower level. Plans include parking for 82 vehicles. The city of Yakima, using the optional SEPA process, is expected to issue the

permitting, to the applicant, who is Baker Boyer Bank. For additional information on this project, contact the applicant's contact, Lacey Quiggle of HLA Engineering and Surveying, at 509-526-1393.

### **408-Unit Liberty Lake Area Mixed-Use Residential-Commercial Development In Line For Mitigated DNS Approval**

#### *LIBERTY LAKE*

A mixed-use residential and retail project, planned for a site totaling 36.88-acres located at 20300-20700 East Country Vista Drive in the Liberty Lake area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide the site into two lots. Plans call for a 21.12-acre land parcel for 344,000 square feet of future commercial development, 14.93-acres for 17, 3-story apartment buildings containing 24 dwelling units each, 10 garage buildings and a clubhouse. The remaining .83-acre will be a public roadway. The city of Liberty Lake, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Wolff Enterprises III LLC. The project will be known as Katerra. For additional information on this project, contact the applicant's contact, Chris Rossman of Wolff Enterprises III LLC, at 206-595-0983.

### **873-Unit Wenatchee Area Mixed-Use Residential-Lodge-Commercial Development In The Works**

#### *WENATCHEE*

A mixed-use residential and retail project, proposed for a site located at 6865 Forest Ridge Drive in the Wenatchee area, is the subject of a recent application. The developers have requested permission to construct 613 condominium dwelling units, townhouses and duplexes, 260 single-family dwellings, a 50-room lodge and associated infrastructure, 89,200 square feet of commercial spaces, a new access road, internal roads and ski trails and ski lifts. Chelan County has received this request from the applicants, who is Tamarack Saddle LLC and Mission Ridge Ski and Board Resort. The project will be called Mission Ridge. For additional information on this project, contact the applicant's contact, Clay White of LDC Inc., at ewhite@ldccorp.com, or call 425-806-1869.

### **45,000 SF Kalama Area Commercial Warehouse Project Receives DNS Approval**

#### *KALAMA*

A commercial development slated for a property located at 222 West Kalama River Road in the Kalama area, has been issued a determination of non-significance. The action will allow the

developers to construct a 45,000 square foot painted steel building at the Port of Kalama, adjacent to the existing Steelscape coil warehouse. Plans include site improvements, water, sanitary sewer and storm drainage and utility extensions. Cowlitz County has issued the permitting to the applicant, who is Steelscape, Inc. The project will be known as Steelscape commercial structure. For additional information on this project, contact the applicant's contact, Ed Gillmor, senior project manager, at ed@centrex-construction.net, or call 503-684-0443.

### **17-Unit Lake City Area Change-Of-Use Retail-To-Apartments Project Receives DNS Approval**

#### *SEATTLE*

A change of use project, planned for a site located at 10516 Lake City Way NE in the Kalama area, has been issued a determination of non-significance. The action will allow the developers to change the use of an existing retail building to a 17-unit apartment building. Plans include parking for 26 vehicles. The city of Seattle has issued the required permitting to the applicant, who is Mark Gerenger of Lake City Way Development LLC. For additional information on this project, contact the applicant's contact, Charles Moseley, at 425-656-7406.

### **6,000 SF Spokane Valley Area Medical Detox Center Development In Line For DNS Approval**

#### *SPOKANE VALLEY*

A medical development, planned for a site located at 14108 East Third Avenue in the Spokane Valley area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 6,000 square foot residential treatment facility. Plans include utilities, landscaping, fencing and parking for eight vehicles. The city of Spokane Valley, using the optional SEPA process, is expected to issue the permitting, to the applicant, who is Arger Evergreen Boarding Home II LLC. The project will be called Sequoia Detox Center. For additional information on this project, contact the applicant's contact, Todd Whipple of Whipple Consulting Engineers, at 509-893-2617.

### **8-Story 112-Unit Rainier Valley Area Mixed-Use Apartment-Retail Project Application**

#### *SEATTLE*

A mixed-use residential and retail project, proposed for a site located at 3235 Rainier Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment building with retail. Plans include parking for 31 vehicles.

The city of Seattle has received this request from the applicant, who is Charles Harker of Rainier Byron Properties LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact David Landry, at 206-684-5318.

### **13,300 SF Vancouver Area Commercial Development In Line For DNS Approval**

#### *VANCOUVER*

A commercial project, planned for a site located at the northwest corner of NE 116th Avenue and NE Rosewood Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 13,300 square foot retail building for Tri-Tech Heating and Cooling company. Plans include parking for 58 vehicles. Clark County, using the optional SEPA process, is expected to issue the permitting, to the applicants, who are Jeremy and Brenda Harmon. For additional information on this project, contact the applicant's contact, Brian Groth, at ccswsolutions@gmail.com, or call 360-567-9470.

### **22,000 SF Retail Storage Buildings Development Proposed For Edgewood Area**

#### *EDGEWOOD*

A development proposed

for a site located at 2920 Meridian Avenue East in the Edgewood area, is the subject of a recent application. The developers have requested permission to construct eight, single-story personal storage buildings totaling 22,000 square feet. An existing structure will remain. The city of Edgewood has received this request from the applicant, who is Edgewood Properties LP. The project will be known as Edgewood Storage. For additional information on this project, contact the applicant's contact, Doran Docken, at 253-686-9430.

### **20-Unit Edgewood Area Residential Apartment Project Application**

#### *EDGEWOOD*

A residential development, proposed for a property located at 2818 Meridian Avenue East in the Edgewood area, is the subject of a recent application received by the city of Edgewood. The developers have requested permission to construct three buildings to house a total of 20 dwelling units. Plans include stormwater drainage, landscaping and parking for 32 vehicles. Construction will require the demolition and removal of an existing single-family residence. For additional information on this project, contact the applicant's contact, Sheri Greene of AHBL Engineers, at sgreene@ahbl.com, or call 253-383-2422.



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