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Washington State Construction News

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December 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: View over Tacoma looking towards Mt. Rainier

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Art Direction: Anita Elder Design • www.anitaelder.biz

124,000 SF Bellevue Area Senior Housing Campus Project In Line For DNS Approval

BELLEVUE

A residential development, planned for a site located at 2120 116th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a senior housing campus in two buildings totaling 124,000 square feet. Plans include below-grade and surface parking. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is RJ Development. Construction will require the demolition and removal of 43,100 square feet of existing structures on the site. For additional information on this project, contact the applicant's contact, Jeff Yates of RJ Development, at 360.528.3343.

15,800 SF Moses Lake Area School Gymnasium Project In Line For DNS Approval

MOSES LAKE

A school facility development, planned for Moses Lake Christian Academy located at 1475 Nelson Road NE in the Moses Lake area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 15,800 square foot gymnasium building

with locker rooms and common area. The city of Moses Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Moses Lake Christian Academy. For further information on this project, contact the applicant at 1475 Nelson Road NE, Moses Lake, WA 98837, or call 509.764.3750.

30-Story 312-Unit Belltown Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 2208 Fourth Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 30-story apartment building containing 312 dwelling units and will feature retail space. Plans include parking for 144 vehicles. The city of Seattle has received this request from the applicant, who is Stephen Porter of SCD Fourth Avenue LLC (Skanska USA Commercial Development). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425.681.4718.

15-Lot Spokane Area Residential Subdivision Project Receives DNS



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SPOKANE

A residential subdivision development, slated for a 4.74-acre site located at Vista Park Drive and Woodland Park Drive in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 15 single-family residential building lots. The city of Spokane has issued the required permitting to the owner, who is Almond Joy LLC. The project will be known as Sunview Ridge. For additional information on this project, contact the applicant's contact, Raymie Gunning, at 509.216.2349.

15-Story 161-Unit South Lake Union Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential apartment development, in planning for a site located at 701 Valley 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 15-story building containing 161 dwelling units. Plans include below-grade parking for 66 vehicles. The applicant for this project is Kristen Link of Tarragon 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.

24-Lot Tacoma Area Residential Subdivision Project In The Works

TACOMA

A residential subdivision development, proposed for a 4.75-acre site located at 4206 176th Street East in the Tacoma area, is the subject of a recent application. The developers have requested permission to divide the site into 24 single-family residential building lots. Pierce County has received this request from the applicant, who is Capstone Homes. The project will be known as Hillcrest Ridge. For

additional information on this project, contact the applicant's contact, Dave Soleim of Capstone Homes, at dave@capstonehomes.com, or call 253.798.3288.

168-Unit Selah Area Residential Apartment Development Receives DNS Approval

SELAH

A residential project slated for a site located at the west side of University Parkway and south of the intersection of Terrace Heights Drive in the Selah area, has been issued a determination of non-significance. The action will allow the developers to construct seven apartment buildings containing a total of 168 dwelling units in two phases known as phases 6 and 7. Yakima County has issued the required permitting to the applicant, who is University Parkway Apartments LLC. For additional information on this project, contact the applicant's contact, Bill Hordan of Hordan Planning Services, at 509.249.1919.

44-Story 393-Unit Mixed-Use Apartment-Art Space-Office Development In Design Review Phase

SEATTLE

A mixed-use development, in planning for a site located at 2019 Boren 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 44-story apartment building with 393 dwelling units, a performing arts theater, gallery space and 49,000 square feet office space. Plans include parking for 370 vehicles. The applicant for this project is Tom Parsons of Holland Development LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425.681.4718.

7-Story 79-Unit Roosevelt Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located

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at 815 NE 66th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 7-story apartment building containing 79 dwelling units. No parking is proposed. The applicant for this project is Joe Geivett of Emerald Bay Equity LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425.301.9541.

9-Unit Magnolia Area Residential Rowhouse Project In Hearings Stage

SEATTLE

A residential development, planned for a site located at 2300 West Emerson Street in the Seattle area, is the subject of hearings by the Seattle hearing Examiner. The hearings are being held to discuss a request to construct one 6-unit rowhouse and one 3-unit rowhouse. Plans include parking for nine vehicles. The applicant for this project is John Jackels of Northwest Builders Financial. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Julian Weber,

at 206.953.1305, extension 100.

7-Story 139-Unit Capitol Hill Area Mixed-Use Apartment-Retail Project Receives Conditional OK

SEATTLE

A mixed-use residential and retail development, planned for a site located at 1812 Broadway in the Seattle area, has been issued conditional permitting by the city of Seattle. Plans outline construction of a 7-story apartment building containing 133 dwelling units, six live-work units and 10,800 square feet retail space. Plans include parking for 101 vehicles. The applicant for this project is Sean Hyatt of MCRT Investments LLC (Mill Creek Residential

Trust). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425.681.4718.

128,200 SF Bellevue Area Assisted-Living Center Development Receives DNS Approval

BELLEVUE

A nursing center development, slated for a 2.89-acre site located at 2120 116th Ave NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 128,200 square foot assisted-living and memory care facility. Building A will be 3-story, 56,500 square feet containing 60-units and



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Building B will be 5-story, 71,800 square feet for 80 assisted-living units. Plans include common eating and lobby areas, utilities, landscaping and parking. The city of Bellevue has issued the permitting to the applicant, who is RJ Development. For additional information on this project, contact the applicant's contact, Jeff Yates of RJ Development, at 360.528.3343.

5,400 SF Liberty Lake Area Medical & Café Project Receives Mitigated DNS Approval

LIBERTY LAKE

A development planned for a site located at 22011 East Country Vista Drive in the Liberty Lake

area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story, 5,400 square foot medical office building. Plans include a café with associated drive-through. The city of Liberty Lake has issued the required permitting to the applicant, who is 22011 E Country Vista LLC. The project will be known as Country Vista Medical Building. For additional information on this project, contact the applicant's contact, Evan Verduin of Trek Architecture, at 509.475.3862.

36-Story Seattle Area Office-Retail Tower Project In The Works

SEATTLE

An office and retail development, proposed for a property located at 801 Third Avenue in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 36-story office building with retail space. Plans include parking for 387 vehicles. The city of Seattle has received this request from the applicant, who is Broderick Smith of D 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.

22,400 SF Industrial Manufacturing Addition Project In Line For DNS Approval For Yakima Area

YAKIMA

An industrial development, planned for a property located at 3303 West Washington Avenue in the Yakima area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 22,400 square foot addition to an existing transportation equipment manufacturing building. Plans include storage areas for gravel and asphalt products. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Adventurer LP. Construction will include

removing 2,500 square feet of enclosed building space. The project will be known as Adventurer LP. For additional information on this project, contact the applicant's contact, HLA Engineering and Land Surveying, at 509.966.7000.

5-Story 56-Unit Fremont Area Residential Apartment Project In Early Design Review Phase

SEATTLE

A residential development, in planning for a site located at 4711 Aurora 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 5-story apartment building containing 56 small efficiency dwelling units. Plans include parking for 17 vehicles. The applicant for this project is Scott Blair. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Steve Bull, at 206.903.5414.

5-Story West Seattle Mixed-Use Residential-Office-Retail Development Submits Revised Application

SEATTLE

A mixed-use development, proposed for a site located at 1709 Harbor Avenue SW in the Seattle area, is the subject of a revised application.





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The developers have requested permission to change the use of an existing building from office to apartments. Plans outline construction of a 5-story residential addition on the south side of the building for a total of 15 dwelling units with ground-level retail and office space. Plans include parking for 15 vehicles. The city of Seattle has received this request from the applicant, who is Joseph Ademson of Harbor Pacific LLC. Construction will require the demolition and removal of an existing residential building on the site. For additional information on this project, contact the applicant's contact, Matt Wasse, at 206.405.2537.

6-Story 136-Unit Seattle Area Mixed-Use Assisted-Living & Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 3211 NE 45th Place 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 136 assisted-living units and retail space. Plans include parking for 53 vehicles. Plans require a rezone of 32,000 square feet of land from NCP-40 to NC2P-55 (M). The applicant for this project is Walter Braun of ASC

Lake Union LLC (Aegis Senior Communities). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425.681.4718.

19,000 SF Olympia Area College Wellness Center Project Receives DNS Approval

OLYMPIA

A college development, slated for a site located at 2011 Mottman Road SW #31 in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct a 19,000 square foot addition to the existing SPSCC Health and Wellness facility Building 31. Plans include classrooms, locker rooms, a new gymnasium and exercise facility and communal space. The city of Olympia has issued the required permitting to South Puget Sound Community College. For additional information on this project, contact the applicant's contact, James Hill of KMB Architects, at 360.352.8883.

7-Story 59-Unit Residential Apartment Project In Application For Capitol Hill Area

SEATTLE

A residential development, proposed for a site located at 420 Boylston Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to

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construct a 7-story apartment building containing 59 small efficiency dwelling units. No parking is proposed. Early design guidance was conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Tyler Carr of Johnson & Carr. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206.329.1802.

3-Story Green Lake Area Middle School Facility Development Receives DNS Approval

SEATTLE

A middle school development, planned for a site located at 7217 Woodlawn Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story private school to be known as Billings Middle School. The city of Seattle has issued the permitting to the applicant, who is Anne-Evan Williams of Billings Middle School. Construction will require the partial demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Greg MacDonald, at 425.285.9992.

8-Unit Licton Springs Area Residential Townhouse Project Receives DNS Approval

SEATTLE

A residential townhouse development, slated for a site located at 9730 Woodlawn Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct four townhouse structures containing a total of eight dwelling units. Plans include eight parking spaces. The city of Seattle has issued the permitting to the applicant, who is Micah Truman. Construction will require the demolition and removal of existing buildings on the site. For

additional information on this project, contact the applicant's contact, Bradley Khouri, at 206.297.1284.

17,500 SF Yakima Area Commercial Building Development In Line For DNS Approval

YAKIMA

A commercial development, planned for a property located at 101 Butterfield Road in the Yakima area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 17,500 square foot multi-tenant building. Plans include asphalt parking spaces for 25 vehicles. Yakima County, using the optional SEPA



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process, is expected to issue the required permitting to the applicant, who is S&C Properties. The project will be known as Mark Smith Building. For additional information on this project, contact the applicant's contact, Santos Sosa of F&M Construction, at 509.248.0444.

8-Lot Othello Station Area Residential Subdivision Project Application

SEATTLE

A residential subdivision development, proposed for a site located at 7011 42nd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the

site into eight unit lots. The construction of residential dwelling units is under a separate project order. The city of Seattle has received this request from the applicant, who is Michelle Branley. For additional information on this project, contact the applicant's contact, Izabella Phillips, at 206.297.0996.

28-Story 374-Unit South Lake Union Area Mixed-Use Apartment-Church Development In Design Review Phase

SEATTLE

A mixed-use residential and religious facility development, in planning for a site located at 200 Eighth 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 28-story apartment building containing 374 dwelling units with a 3-story Seattle Unity Church. Plans include parking for up to 286 vehicles. The applicant for this project is Aaron Keeler of BIT GRP Unity LLC (Greystar). For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425.301.9541.

201-Unit Everett Area Residential Apartment Development Receives Final DNS

EVERETT

A residential project, planned for a 6.24-acre site located at East

Marine View Drive in the Everett area, is in line to be issued a final determination of non-significance. The developers have requested permission to construct a 201-unit apartment community with mixed market rate and supportive housing units. Plans include parking for 321 vehicles. The city of Everett has issued the required permitting to the applicant, who is Riverview I LLC. The project will be called Riverview Apartments. For additional information on this project, contact the applicant's contact, David Ratliff of Riverview I LLC, at 425.233.6444.

12,000 SF Quincy Area Marijuana Production

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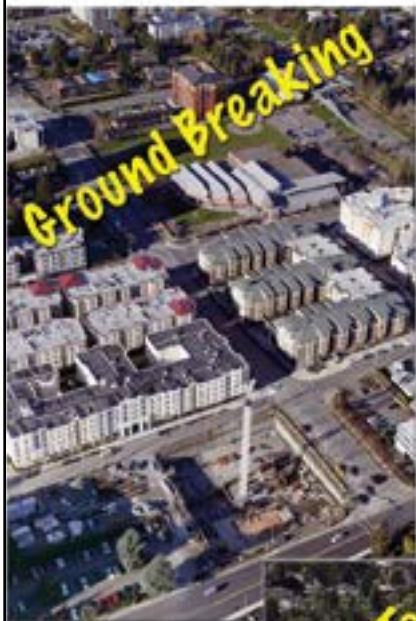
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Development In Line For DNS Approval

QUINCY

An industrial project, planned for a site 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 an agriculture zone. Grant County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is 420 Farms LLC. For further information on this project, contact the applicant at 11670 Hwy 28 W, Quincy, WA 98848, or call 509.775.2011.

226-Lot Vancouver Area Residential & Commer- cial Development In Line For DNS Approval

VANCOUVER

A residential and commercial subdivision project, planned for a 33.13-acre site located at 5306 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 into 215 single-family narrow residential building lots, two multi-family building lots and nine commercial building lots. Plans call for 63 single-family detached residences, 152 attached single-family homes, 178 multi-family

dwelling units and nine commercial buildings. The city of Vancouver, using the optional SEPA process, is expected to issue the required 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.

70,600 SF Moses Lake Area Commercial Mini- Storage Addition Project In Line For DNS Approval

MOSES LAKE

A commercial project, planned for a site located at 3825 West Prichard Street in the Moses Lake area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 11 addition storage units totaling 70,600 square feet to an existing mini-storage facility. The city of Moses Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Marmitt Enterprises LLC. The project will be known as All Safe Self Storage I-90. For additional information on this project, contact the applicant's contact, Mitch Molitor of Molitor Development, at mitch@molitordevelopment.com, or call 509.764.3751.

203-Unit Everett Area Residential Apartment Project Receives Final DNS Approval



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EVERETT

A residential apartment development, planned for a 6-acre site located at 1622 East Marine View Drive in the Everett area, has been issued a final determination of non-significance. The action will allow the developers to construct nine apartment buildings containing a total of 203 dwelling units. Plans include open space areas, recreation amenities, landscaping and parking for up to 328 vehicles. Construction calls for removal of contaminated soil. The city of Everett has issued the required permitting. The project will be called Riverview Apartments. For additional information on this project, contact the applicant's contact, David Ratliff of DevCo, at 425.453.9551.

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

SEATTLE

A commercial project, proposed for a site located at 330 Yale Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 9-story office building with retail space. Plans include parking for 53 vehicles. The applicant for this project is Alec Nelson of Unico Properties. Construction will require the demolition and removal of an existing structure on the site. For

additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425.681.4718.

71-Lot Sequim Area Residential Subdivision Project Receives DNS Approval

SEQUIM

A residential subdivision project, planned for a 22-acre site located northwest of 1110 West Washington Street in the Sequim area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 71 single-family residential building lots. The city of Sequim has issued the permitting to the applicant, who is Ruth Brothers Enterprises LLC. The project will be known as a Jennie's Meadow final development phase. For additional information on this project, contact the applicant's contact, Zenovic & Associates, at 360.417.0501.

78-Unit Puyallup Area Mixed-Use Residential-Fuel Station Project Receives DNS Approval

PUYALLUP

A mixed-use residential and retail development, slated for a 12-acre site located at 7714 176th Street East in the Puyallup area, has been issued a determination of non-significance. The action will allow the developers to divide the site into two lots and a critical area tract. The first lot will contain a

fuel station with eight fuel pumps and a 3,000 square foot convenience store. The second lot will contain three multi-family buildings to house a total of 78 dwelling units. Plans include tenant storage space and associated parking. The third lot will be a wetland tract. Pierce County has issued the permitting to the applicant, who is MAJ Development. For additional information on this project, contact the applicant's contact, Gary Yao of Mackenzie Design, at 206.749.9993.

29-Story 203-Unit Belltown Area Mixed-Use Apartment-Retail Project In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 314 Bell Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 29-story apartment tower containing 203 dwelling units, retail and office space. Plans include parking for 237 vehicles. The city of Seattle has received this request from the applicant, who is John Marasco of Security Properties. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Mancong Lin, at 206.223.1361.

8-Lot Lake Stevens Area

Residential Subdivision Development Receives Mitigated DNS Approval

LAKE STEVENS

A residential subdivision project, slated for a 3.68-acre undeveloped site located between 19th Street NE and Mitchell Drive at 118th Avenue NE in the Lake Stevens area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into eight single-family residential building lots. Plans call for removal of invasive species, plant native trees and shrubs and create a pedestrian trail. The city of Lake Stevens has issued the permitting to the applicant, who is Mattson Hill Homes LLC. The project will be known as Mattson Hill preliminary short plat. For additional information on this project, contact the applicant's contact, Ken Williams of Group Four, at 425.408.1152.

6-Story 69-Unit Lake City Area Mixed-Use Apartment-Retail Project Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 14001 Lake City Way NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building containing 69 dwelling units and retail space. Plans include

parking for 70 vehicles. Early design guidance has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Wei Ming Yang of Lake City 007 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, Mark Wierenga, at 206.784.1614.

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

SEATTLE

A residential townhouse development, proposed for a site located at 7544 43rd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two townhouse structures containing a total of eight dwelling units. Plans include parking for five vehicles. The city of Seattle has received this request from the applicant, who is Blake Lanz of Kitts Verand 2 LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206.297.1284.

10,000 SF Napavine Area Commercial Mini-Storage Development

Receives DNS Approval

NAPAVINE

A commercial project, slated for a site located at 108 Larman Road in the Napavine area, has been issued a determination of non-significance. The action will allow the developers to construct 5,000 square feet of mini-storage units. Future plans call for an additional 5,000 square feet of mini-storage units. Lewis County has issued the permitting to the applicant, who is Rainbow Hill Mini Storage LLC. For additional information on this project, contact the applicant's contact, Jeremy Neilson of Bulldog Construction, at 360.269.5058.

47,000 SF Tukwila Area Justice Center Development In Line For DSN Approval

TUKWILA

A government development, planned for a site located at 15001 Tukwila International Boulevard in the Tukwila area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 47,000 square foot municipal facility for a police station, municipal court, public conference rooms and emergency management organization. Plans include secure parking for staff vehicles, additional public parking stalls, street improvements and associated landscaping. The city of Tukwila, using the optional SEPA process, is expected to issue

the required permitting for this city project that will be known as Tukwila Justice Center. For additional information on this project, contact the applicant's contact, Ethan Bernau of Shiels Obletz Johnsen, at ethanb@sojsea.com, or call 206.838.3705.

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

SEATTLE

A residential townhouse development, proposed for a site located at 6211 Rainier Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct five townhouse structures containing a total of 20 dwelling units. Plans include parking for 11 vehicles. Early design guidance was conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Vitaliy Afichuk of Greenbuild Development. For additional information on this project, contact the applicant's contact, Kusumarn Chaijumroonpun, at 206.367.1382.

27-Story 226-Unit First Hill Area Mixed-Use Residential-Church-Retail Development In Design Review

SEATTLE

A mixed-use residential, retail and religious facility development, in planning

for a site located at 615 Eighth Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 27-story tower containing 226 apartment dwelling units, Trinity Church space and general retail sales and service. Plans include parking for 178 vehicles. The applicant for this project is Derrek LeRoux of Caydon Seattle Property LLC. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425.681.4718.

4-Story 20-Unit Central Area Residential Apartment Addition Project Application

SEATTLE

A residential development, proposed for a site located at 1901 East Fir Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story addition to an existing apartment building. Plans will add four small efficiency dwelling units and 16 apartment dwelling units for a total of 39 units. The city of Seattle has received this request from the applicant, who is Charlie Waterman. 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 Phase

SEATTLE

A residential development, in planning for a site located at 2120 First Avenue North in the Queen Anne area of Seattle, 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 call for parking for 16 vehicles. The applicant for this project is Brian Regan. An existing building on the site will remain. For additional information on this project, contact the applicant's contact, Mike Skidmore, at 206.453.3645.

53-Lot Ridgefield Area Residential Subdivision Development Receives DNS Approval

RIDGEFIELD

A residential subdivision project slated for a property located at 213755 North 32nd Avenue in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 53 single-family residential building lots. Plans include associated infrastructure improvements. The city of Ridgefield has issued the permitting to the applicant, who is Trevor

Hayward of Lamar-Crab, LLOC. The project will be known as Kemper Loop. For additional information on this project, contact the applicant's contact, Thomas Ellis of Hayward Uskoski and Associates, at Thomas@huaconsulting.com, or call 360.635.5478.

3-Story 10-Unit Green Lake Area Residential Apartment Project In The Works

SEATTLE

A residential project, proposed for a site located at 7422 East Green Lake Drive North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story apartment building with 10 dwelling units. Plans call for parking for one vehicle. The city of Seattle has received this request from the applicant, who is Rebecca Ross of The Lake Gardens LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Shaun Novion, at 206.361.6133.

1,000 SF Ballard Area Fitness Room Addition Project Receives Conditional OK

SEATTLE

A development planned for a site located at 1545 NW Market Street in the Seattle area, has been granted conditional

FRAMING THE SKY3 APARTMENTS

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



- In February of 2016 the framing installation was completed.

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

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

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

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

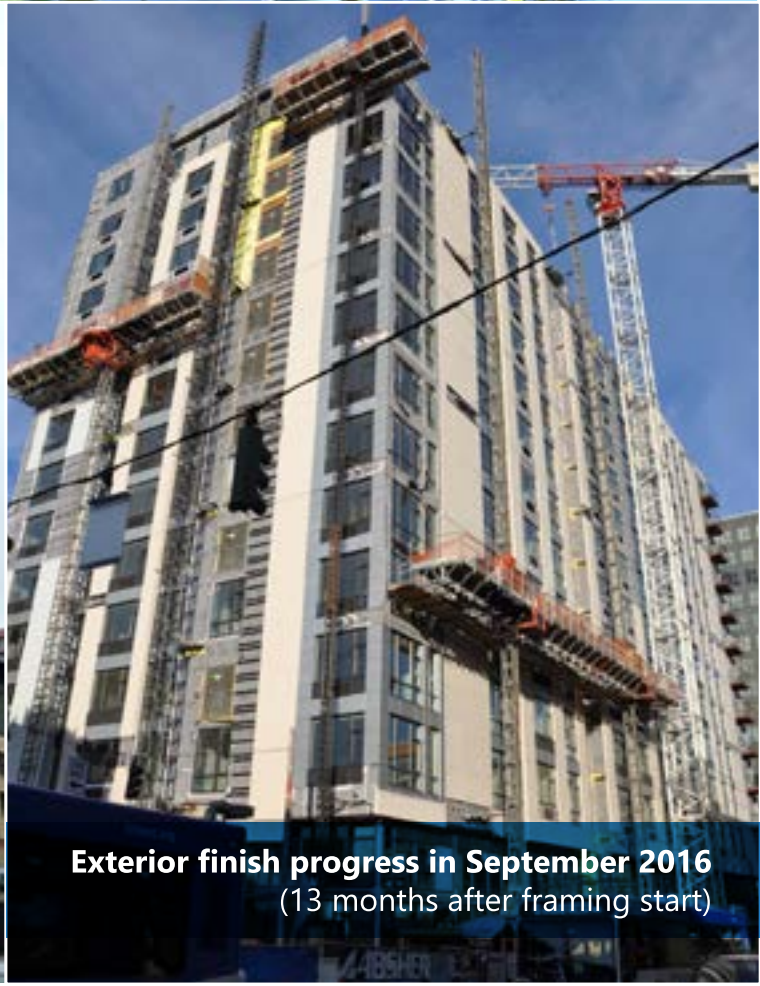
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

The framing team members included:

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

FRAMING STAGES:





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

MORE ABOUT IGB SYSTEM'S MFBS™ FRAMING SYSTEM:

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



SOME PRODUCT INFORMATION:

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

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permitting by the city of Seattle. Plans outline construction of a 1,000 square foot addition to an existing fitness room in a residential building. The applicant for this project is Dennis Freitas of Alliance Residential Company. For additional information on this project, contact the applicant's contact, Mike Mora, at 206.841.3436.

8-Unit South Park Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse development, proposed for a site located at 1037 South Cloverdale Street in the Seattle area, is the subject of a recent application. The developers have requested

permission to construct two townhouse buildings containing a total of eight dwelling units. Plans include parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Michael Labaz. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact Mr. Labaz at 206.353.8263.

Hoquiam Area Potash Export Terminal Project In The Works

HOQUIAM

A development proposed for a site located near Airport Way at Moon Island Road in the Hoquiam area, is

the subject of a recent application submitted to the U.S. Army Corps of Engineers. The developers have requested permission to construct and operate a shipping terminal with facilities to upload potash from trains, stockpile the potash on-site and load it into ocean-going vessels. Construction work involves dredging, filling wetlands, constructing overwater structures and fill. The project will be known as Grays Harbor potash export facility. For additional information on this project, contact the applicant, Trevor Heuer of BHP Billiton Canada, at 306.385.8400.

3-Story 14-Unit Seattle Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 1800 Martin Luther King Jr. Way South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 3-story apartment building with 14 dwelling units and parking for five vehicles. The applicant for this project is Xiaolin Su. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Imad Bahbah, at 253.236.5154.

9-Story South Lake Union

Area Office-Retail Development In Design Review Phase

SEATTLE

A commercial project, in planning for a site located at 330 Yale Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 9-story office building with retail. Plans include parking for 53 vehicles. The applicant for this project is Alec Nelson of Unico Partners I. Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425.681.4718.

60-Lot Snohomish Area Residential Subdivision Project Application

SNOHOMISH

A residential subdivision development, proposed for six land parcels totaling 12.7-acres located at 8028 East Lowell Larimer Road in the Snohomish area, is the subject of a recent application. The developers have requested permission to divide the parcels into 60 residential building lots. Snohomish County has received this request from the applicant, who is CHG SF LLC. The project will be known as Brasswood. For additional information on this project, contact the applicant's contact, Jack Molver of David



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4-Story 40-Unit U District Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a property located at 5639 University Way NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 40 dwelling units and will feature ground-level retail space. No parking is proposed. The city of Seattle has received this request from the

applicant, who is Lin Xu of Minglian Holdings. For additional information on this project, contact the applicant's contact, Jeff Walls, 206.466.1225.

751-Unit Port Orchard Area Mixed-Use Residential-Retail Development Progressing

PORT ORCHARD

A mixed-use residential and retail development, planned for a 361-acre site located near South Kingston Road NE and NE White Horse Drive in the Port Orchard area, has been issued a mitigated determination of non-significance and notice of adoption of existing environmental documents. The action will allow the developers

to construct a mix of single-family homes, townhomes and duplexes containing a total of 751 dwelling units. Plans include 20,000 square feet of retail space. Kitsap County has issued the permitting to the owner, who is Olympic Property Group LLC. The project will be known as Arborwood. For additional information on this project, contact the applicant's contact, Don Hill of David Evans and Associates, at 425.415.2000.

28-Story 276-Unit First Hill 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 815 Ninth 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 28-story tower containing 276 apartment dwelling units and retail space. Plans include parking for 102 vehicles. The applicant for this project is Guang De Liu. For additional information on this project, contact the applicant's contact, John Leuck, at 206.962.6459.

32-Lot Sammamish Area Residential Subdivision Project In The Works

SAMMAMISH



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A residential subdivision development, proposed for a 5.4-acre site located east of 244th Avenue NE, on the south side of NE 18th Street in the Sammamish area, is the subject of a recent application. The developers have requested permission to divide the site into 32 single-family residential building lots. Plans include tracts for recreation, drainage and tree retention. King County has received this request from the applicant, who is Toll Brothers. For additional information on this project, contact the applicant's contact, Jeff Peterson of Toll Brothers, at 425.825.5348.

Capitol Hill Area Medical Campus Redesign Project In Hearing Stage

SEATTLE

A medical development, proposed for a property located at 500 17th Avenue in the Seattle area, is the subject of a public meeting. The meeting is being held to discuss a request to redesign and/or replace existing buildings at the Kaiser Permanente Capitol Hill campus. For

additional information on this project, contact Maureen Sheehan, Seattle Department of Neighborhoods, at Maureen.sheehan@seattle.gov, or call 206.684.0302.

26-Unit Pullman Area Residential Apartment Development Receives Mitigated DNS Approval

PULLMAN

A residential development slated 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 and below-grade parking for 56 vehicles. The city of Pullman has issued the permitting to the applicant, who is Graydon Manning of Horizon Realty Advisors. The project will be known as C Street Apartments. For additional information on this project, contact Mr. Manning at gmanning@horizonra.com, or call 509.338.3217.

80,700 SF CWU Health

Sciences Building Receives DNS Approval For Ellensburg Area

ELLENSBURG

A university development, planned for a site located at 501 East 10th Avenue in the Ellensburg area, has been issued a determination of non-significance. The action will allow the developers to construct an 80,700 square foot building for science, clinical physiology, nutrition, paramedicine and public health programs. CWU has issued the permitting for this university project. The project will be called Central Washington University Health Sciences facility. For additional information on this project, contact the applicant's contact, Doug Ryder, at 509.963.1893.

8-Story 127-Unit Lower Queen Anne Area Mixed-Use Residential-Retail Project In The Works

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 127 dwelling 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 Vibrant Cities. 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.

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

KENT

A residential subdivision development, planned for an 8.22-acre property located at 20815, 20822 and 20837 96th Place South and 9631 South 208th Street in the Kent area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to divide the

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property into 35 single-family residential building lots. The city of Kent, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Harbour Homes LLC. The project will be known as Hillcrest I. For additional information on this project, contact the applicant's contact, Jamie Waltier of Harbour Homes LLC, at jwaltier@harbourhomes.com, or call 253.856.5454.

8-Story 72-Unit Lower Queen Anne Area Mixed-Use Apartment-Retail Project In The Works

SEATTLE

A mixed-use residential and retail development, proposed for

a property located at 110 First Avenue West in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment building with 69 dwelling units and retail space. Plans include parking for 20 vehicles. Early design guidance was conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Shane Yelish. For additional information on this project, contact the applicant's contact, Robert Kiker, at 206.454.8513.

69-Lot Lacey Area Residential Subdivision Development Receives Mitigated DNS Approval

LACEY

A residential subdivision project, slated for a 12.54-acre site located at 1630 Judd Street NE in the Lacey area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 53 single-family residential building lots and 16 townhouse building lots. Thurston County has issued the permitting to the applicant, who is SBA Investment Group LLC. The project will be called Ventura Crossing. For additional information on this project, contact the applicant's contact, Alex Vo, at alexv@triwayenterprises.com, or call 360.786.5472.

51-Unit Mixed-Use Residential-Retail Project Proposed For Oak Harbor Area

OAK HARBOR

A mixed-use development, proposed for a 1.5-acre property located at 601 SE Pioneer Way in the Oak Harbor area, is the subject of a recent application. The developers have requested permission to construct 51 apartment dwelling units and 500 square feet retail space. Plans call for off-street parking. Oak Harbor has received this request from the applicant, who is Pioneer Way Housing LLLP. Construction will require the demolition and removal of an existing single-story retail



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structure. The project will be called Pioneer Way Housing. For additional information on this project, contact the applicant's contact, Robin Amadon of Low Income Housing Institute, at ramadon@lihi.org, or call 206.957.8050.

Olympia Area High School Facility Additions Project Receives DNS Approval

OLYMPIA

A high school development, slated for a site located at 1302 North Street in the Olympia area, has been issued a determination of non-significance. The action will allow the developers to construct 21 new classrooms totaling 36,998 square feet in three areas, a synthetic turf practice field with lighting, parking additions and interior remodel. Olympia School District No. 111 has issued the permitting for this school project. The project will be known as Olympia High School classroom addition, modernization and illuminated playfield. For additional information on this project, contact Kurt Cross of Olympia School District, at kcross@osd.wednet.edu, or call 360.596.8565.

6-Story 40-Unit Bellingham Area Residential Apartment Development In Line For DNS Approval

BELLINGHAM

A residential apartment project, planned for a

site located at 418 West Bakerview Road in the Bellingham area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 6-story apartment building with 40 dwelling units and below-grade parking. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Andrea Brackinreed of AVT Consulting. The project will be called Bakerview Commons. For additional information on this project, contact Mrs. Brackinreed, at 360.527.9445.

28-Unit Redmond Area Residential Cottage Development Receives DNS Approval

REDMOND

A residential project, slated for a 10.55-acre site located at the east end of NE 112th Place and east of 132nd Avenue NE in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to construct 28 cottages with common open space throughout. The city of Redmond has issued the required permitting to the applicant, who is Toll WA LP. The project will be known as Rose Hill Cottages. For additional information on this project, contact the applicant at 425.825.1955.

408-Unit Liberty Lake Area Mixed-Use Residential-Commercial



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Project In Line For Mitigated DNS Approval

LIBERTY LAKE

A mixed-use residential and commercial development, planned for sites 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 sites into two lots. One lot will be 21.12-acres for future commercial development totaling 344,000 square feet. The other lot will be 14.93-acres for 17, 3-story apartment buildings containing 24 dwelling units each, for a total of 408 units. Plans include 10 garage buildings and a clubhouse. The remaining .83-acres will be for public roadway. The city of Liberty Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Wolff Enterprises III, LLC. The project will be known as Katerra mixed-use. For further information on this project, contact Wolff Enterprises III, LLC, at 206.595.0983.

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

VANCOUVER

A residential subdivision project, planned for a 1.78-acre land parcel located at 5301 NE 49th Street in the Vancouver area, is in line to be

issued a determination of non-significance. The developers have requested permission to divide the parcel into nine single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is EVS Properties LLC. The project will be known as 49th Street short plat. For additional information on this project, contact the applicant's contact, Travis Johnson of PLS Engineering, at travis@plsengineering.com, or call 360.944.6519.

96-Unit Lacey Area Residential Apartment Complex Project In Line For DNS Approval

LACEY

A residential development, planned for a site located at 8819 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 96-unit apartment complex with open space amenities, landscaping and associated parking. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Jon Graves Architects. The project will be called Gayteway Apartments at Hawks Prairie. For additional information on this project, contact the applicant's contact, Karsen Keever of Jon Graves Architects, at



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kkeever@jgarchs.com, or call 253.272.4214.

4-Story 40-Unit Columbia City Area Residential Apartment Development In Application

SEATTLE

A residential project, proposed for a site located at 4735 32nd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story apartment building containing 40 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Ryan Lukjanowicz and Dale Sperling of OneBuild. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206.329.1802.

210,000 SF Auburn Area High School Facility Project In The Works

AUBURN

A high school facility development, proposed for a site located at 4248 South 288th Street in the Auburn area, is the subject of a recent application. The developers have requested permission to construct a 210,000 square foot high school and related site improvements. Federal Way Public Schools has issued the permitting for this school project. Construction will require

the demolition and removal of the existing buildings on the site. The project will be known as Thomas Jefferson High School Replacement. For additional information on this project, contact the applicant's contact, Robert Evans, capital projects manager for Federal Way Public Schools, at tjh-sepa@fwps.org, or call 253.945.5930.

80-Unit Kent Area Residential Supportive Housing Development Receives DNS Approval

KENT

A residential project, slated for a site located at the northeast corner of the intersection of South 240th Street and 32nd Avenue South in the Kent area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 48,452 square foot building containing 69 studios dwelling units and eleven 1-bedroom dwelling units. The housing will be permanent supportive housing for veterans and homeless individuals with chronic mental illness and substance abuse. The city of Kent has issued the permitting to the applicant, who is Kent Supportive Housing LLC. For additional information on this project, contact the applicant's contact, Michelle Umadhay of Kent Supportive Housing, at 206.328.5749.

Colville Area Industrial

Sawmill Development In The Works

COLVILLE

An industrial project, proposed for a 1.9-acre property of wetlands located at 1245 North Highway in the Colville area, is the subject of a recent application submitted to the U.S. Army Corps of Engineers. The developers have requested permission to construct a sawmill with associated parking. Plans call for stormwater features, landscaping and place fill for the development of a building apron. For additional information on this project, contact the applicant, Russ Vaagen of Vaagen Timbers LLC, at 509.684.3678.

170-Unit Vancouver Area

Residential Senior Development In Line For DNS Approval

VANCOUVER

A residential development, planned for sites located at 10400, 10420 and 10500 NE 51st Circle in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an apartment building containing 170 senior dwelling units age 62 years and older. Plans include on-site parking for 240 vehicles. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Affinity at



Vancouver LLC; Weston Investment Co. LLC. The project will be called Affinity at Vancouver. For additional information on this project, contact the applicant's contact, Mike Odren of Olson Engineering, at 360.695.1385.

25-Story 285-Unit Belltown Area Mixed-Use Residential-Retail Project Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 2302 Fourth Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 25-story tower addition and interior remodel to the existing landmark Franklin Apartments. Plans include 285 residential dwelling units and retail space. Parking will be provided for 178 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant for is Qitong Wang of TeamRise Bell Tower LLC. Construction will require the demolition and removal of an existing building at 2306 Fourth Avenue. For additional information on this project, contact the applicant's contact, Jeff Walls, at 206.466.1225.

57-Lot Kennewick Area Residential Subdivision Project In Line For DNS Approval

KENNEWICK

A residential subdivision development, planned for a 16.78-acre property located at Clodfelter Street and 10th Street in the Kennewick area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property into 57 residential building lots. Benton County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Brad Beauchamp. The project will be called Dove Ridge. For more information on this project, contact Mr. Beauchamp at bmbdevelopment@yahoo.com, or call 509.308.6556.

41-Story 432-Unit South Lake Union Area Mixed-Use Residential-Retail Development In Hearing Stage

SEATTLE

A mixed-use residential and retail development, planned for a site located at 121 Boren Avenue North in the Seattle area, is the subject of a hearing by the Seattle Hearing Examiner. The hearing is being held to discuss a request to construct a 41-story residential tower containing 432 apartment dwelling units and retail space. The applicant for this project is Bayan Ferzandi of Burrard Development LLC. Construction will require the demolition and removal of a single-story restaurant on the site. For additional information on

this project, contact the applicant's contact, Matt Rowe, at 206.454.7939.

8-Unit Capitol Hill Area Residential Townhouse Development Application

SEATTLE

A residential townhouse project, proposed for a property located at 1801 20th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two townhouse buildings containing a total of eight dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Kevin McNeill of Top Floor Homes LLC. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206.829.3128.

58-Lot Sequim Area Residential & Commercial Subdivision Development In Line For DNS Approval

SEQUIM

A residential and commercial subdivision project, planned for a 12.22-acre site located at the southeast corner of Kendall Road, West Hendrickson Road and west of North Ninth Avenue in the Sequim area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 57 single-family residential building lots and one commercial lot. The commercial lot will be used for three neighborhood

commercial buildings about 2,000 square feet each. Plans include public roads. The city of Sequim, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Gregory and Alana McCarry of Westerra Homes. The project will be known as Cameron Village preliminary major subdivision. For more information on this project, contact Mr. McCarry at greg@westerrahomes.com, or call 360.582.2459.

114-Unit Spokane Valley Area Residential Development In The Works

SPOKANE VALLEY

A residential project, proposed for a 4.2-acre site located at 11813 East Broadway Avenue in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to construct four apartment buildings to house a total of 114 dwelling units. Plans include a clubhouse, swimming pool, site improvements and associated parking. Spokane Valley has received this request from Broadway Apartments. For additional information on this project, contact the applicant's contact, Bernardo-Willis Architects, at 509.838.4511.

6,900 SF Everett Area Nursing Care Addition Project In The Works

EVERETT

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a site located at 2235 Lake Heights Drive in the Everett area, is the subject of a recent application. The developers have requested permission to construct 6,900 to 7,200 square foot additions to the existing skilled nursing building. The city of Everett has received this request from the owner, who is Bethany of the Northwest. The project will be known as Bethany at Silver Lake skilled nursing addition. For additional information on this project, contact the applicant at 425.385.2335.

38-Lot Springfield Area Residential Subdivision Project Application

SPRINGFIELD

A residential subdivision development, proposed for a 1.8-acre wetland site located at Bob Straub Parkway near South 60th Street in the Springfield area, is the subject of a recent application. The developers have requested permission to divide the site into 38 single-family residential building lots. Plans call for discharge fill material and installation of a sewer line. The U.S. Army Corps of Engineers has received this request by the applicant, who is James Limerick of Hayden Homes. For additional information on this project, contact the applicant's contact, Allen Martin of Geo Resources, at 541.946.1013.

2-Story 16,500 SF Wenatchee Area Fire Station Development Receives DNS Approval

WENATCHEE

A government project planned for a site located at 731 North Wenatchee Avenue in the Wenatchee area has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 16,500 square foot fire station with a basement. Plans include three drive-thru apparatus bays and offices on the ground floor. The second floor will contain firefighter living quarters with up to nine bedrooms and support facilities. Chelan County has issued the permitting to the

applicant, who is Chelan County Fire District 1. For additional information on this project, contact the applicant's contact, Mike Burnett, deputy chief of Chelan County Fire District 1, at 509.662.4734.

7-Story 93-Unit Capitol Hill Area Apartment & Live-Work Development In The Works

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 1732 Broadway in the Seattle area, has been granted conditional permitting by the city of Seattle. Plans outline the construction of a 7-story apartment building containing 89 dwelling units,



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four live-work units and 5,600 square feet retail space. Plans include parking for 23 vehicles. The applicant for this project is Sean Hyatt of MCRT Investments LLC (Mill Creek Residential Trust). Construction will require the demolition and removal of an existing building on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425.681.4718.

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

PORT ORCHARD

A residential subdivision development, planned for a 9.26-acre site located between 955 and 1135 NW Hogan Lane in the Port Orchard area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 60 residential building lots. Plans include recreational open space, access roads, utilities and stormwater management facilities. Kitsap County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Eric Clarke of Element Residential. The project will be known as Bakker's Hillside Estates. For additional information on this project, contact the applicant's contact, Mark Kuhlman of Team 4 Engineering, at 360.297.5560.

24-Story 215-Unit U

District Area Mixed-Use Residential-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1200 NE 45th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 24-story apartment building containing 215 dwelling units and retail space. Plans include parking for 83 vehicles. 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 an existing building on the site. For additional information on this project, contact the applicant's contact, Charlie Bauman, at 425.802.3352.

188-Lot Ridgefield Area Residential Subdivision Project Receives DNS Approval

RIDGEFIELD

A residential subdivision development, slated for a 29.54-acre property located at Smythe Road and North 32nd Street in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 188 single-family attached and detached building lots. Plans include local roadways, streets and sidewalks. The city of Ridgefield has issued the

required permitting to the applicant, who is Hinton Development LLC. The project will be known as Kemper Grove. For additional information on this project, contact the applicant's contact, Joe Melo of Hinton Development LLC, at joe@hintondevelopment.com, or call 360.887.3557.

114-Unit Spokane Valley Area Residential Apartment Project Application

SPOKANE VALLEY

A residential development, proposed for a 4.2-acre site located at 11813 East Broadway Avenue in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to construct four apartment buildings to house a total of 114 dwelling units. Plans include a clubhouse with pool and site improvements. Spokane Valley has received this request. The project will be known as Broadway Apartments. For additional information on this project, contact the applicant's contact, Bernardo-Willis Architects, at 509.838.4511.

60,000 SF Lacey Area Industrial Building Project In Line For Mitigated DNS Approval

LACEY

An industrial development, planned for a property 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 a second future phase to include an additional 30,000 square foot building. The warehouse will be used to manufacture and store specialty adhesives, coatings and composite resin systems. The city of Lacey, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is STR Partners LLC. The project will be known as System Three Industrial Tilt. For additional information on this project, contact the applicant's contact, Glenna Mahar of Jon Graves Architects, at 253.272.4214.

56-Lot Olympia Area Residential Subdivision Development Application

OLYMPIA

A residential subdivision project, proposed for 12.36-acres of sites located at 8400, 8420 and 8242 Mullen Road SE in the Olympia area, is the subject of a recent application. The developers have requested permission to divide the sites into 56 single-family residential building lots. Thurston County has issued the permitting to the applicant, who is Summit Land Development LLC. Construction will require the demolition and removal of all existing buildings, wells and septic systems. The project will be called Summit Place. For additional information

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on this project, contact the applicant's contact, Jeff Pantier of Hatton Godat Pantier, at jeffp@hattonpantier.com, or call 360.943.1599.

9-Lot Stanwood Area Residential Subdivision Project Receives DNS Approval

STANWOOD

A residential subdivision development slated for a property located at 27923 80th Avenue NW in the Stanwood area, has been issued a determination of non-significance. The action will allow the developers to divide the property into a 9-lot preliminary short plat for eight new residential units. Plans include stormwater drainage, street and landscaping improvements. The city of Stanwood has issued the permitting to the applicant, who is Pegasus Land Company. For additional information on this project, contact the applicant's contact, Jen Haugen of Land resolutions, at 425.258.4438.

8-Story 214-Unit Yesler Terrace Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 1020 South Main 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 an 8-story apartment

building with 214 dwelling units. Plans include parking for 110 vehicles. The applicant for this project is Seattle Tenth LLC (Lowe Enterprises Real Estate Group). For additional information on this project, contact the applicant's contact, Gary Oppenheimer, at 206.876.3074.

275-Unit Corvallis Area Oregon State University Student Housing Complex Project In The Works

CORVALLIS

A university development, proposed for a site located at South 11th Street and SW Madison Avenue in the Corvallis area, is the subject of a recent application. The developers have requested permission to construct a 73,600 square foot building and a 46,500 square foot building to contain 275 student housing units. Plans call for fill into 1.1-acres of wetlands. The U.S. Army Corps of Engineers has received this request for this university project. For additional information on this project, contact the applicant's contact, John van Staveren of Pacific Habitat Services, at 503.570.0800.

15-Unit Lake Stevens Area Residential Townhouse Project Receives DNS Approval

LAKE STEVENS

A residential townhouse development, slated for sites located at 2311 and 2309 123rd Avenue

NE in the Lake Stevens area, has been issued a determination of non-significance. The action will allow the developers to construct 15 townhouse dwelling units with on-site parking garages and parking pads. Plans include pavement widening, street trees, curb, gutter and new sidewalks. The city of Lake Stevens has issued the permitting to the applicant, who is LS Village Townhouses LLC. The project will be known as North Village Townhouses. For additional information on this project, contact the applicant's contact, Ken Williams of Group Four, at 425.408.1152.

225,950 SF Federal Way Area Industrial Warehouse Project Receives Mitigated DNS Approval

FEDERAL WAY

An industrial development, planned for a 15.46-acre site located at 33700 Weyerhaeuser Way South in the Federal Way area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 45-foot-tall, 225,950 square foot general commodity warehouse with associated site work. Plans include 287 parking spaces for 257 vehicles and 30 trailers. The city of Federal Way has issued the permitting to the applicant, who is Federal Way Campus LLC. The project will be called Greenline Warehouse A. For additional information on this project,

contact the applicant at 11100 Santa Monica Blvd., Suite 850, Los Angeles, CA 90025, or call 253.835.2641.

15-Unit Bellevue Area Residential Homes Project In Line For DNS Approval

BELLEVUE

A residential development, planned for 16 undeveloped lots located at 11951 SE Fourth Court in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct 15 single-family residences with roads and associated infrastructure. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Nora Pena Klenner of Suntec Townhome. The project will be called Wilburton Park Residences. For more information on this project, contact Mrs. Klenner at bejelit@gmail.com, or call 425.452.4350.

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

SAMMAMISH

A residential subdivision development, planned for four land parcels totaling 9.56-acre site located adjacent to 23860 NE Eighth Street in the Sammamish area, is in line to be issued a determination of non-significance. The developers have requested

permission to divide the site into 38 single-family residential building lots. Plans include roadways, utilities, open space, tree retention and drainage improvements. The city of Sammamish, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Quadrant Homes. The project will be known as Trillium Preliminary Subdivision. For additional information on this project, contact the applicant's contact, Barbara Yarrington of Quadrant Homes, at 425.452.6546.

6-Story 45-Unit Capitol Hill Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 127 Bellevue Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 6-story building containing 37 small efficiency dwelling units and eight apartment dwelling units. The applicant for this project is Edson Gallaudet of Build Urban LLC. For additional information on this project, contact the applicant's contact, Steve Bull, at 206.903.5414.

48-Unit Spokane Area Residential Apartment & Duplex Development In Line For DNS Approval

SPOKANE

A residential development, planned for a property located at 2830 East Francis Avenue in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an apartment building with 38 dwelling units and five duplex homes. Plans include a community building, playground and parking lot to accommodate 51 vehicles. The city of Spokane, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Spokane Housing Ventures. The project will be called Jayne Auld Manor. For

additional information on this project, contact the applicant's contact, Craig Andersen of AHBL, at 509.252.5019.

240-Unit Vancouver Area Mixed-Use Residential-Commercial Development In Line For Revised DNS Approval

VANCOUVER

A mixed-use residential and retail development, planned for a site located at 311 NE 192nd Avenue in the Vancouver area, is in line to be issued a revised determination of non-significance. The developers have requested permission to construct phased development of 240 apartment dwelling units, 15,600 square feet retail,

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commercial and restaurant space, 13,100 square feet medical offices and a 1,400 square foot drive-thru restaurant. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ten Talents Investments 14 LLC. For additional information on this project, contact the applicant's contact, Jocelyn Cross of Olson Engineering, at 360.695.1385.

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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