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Washington State Construction News

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February 2020



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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 of Seattle over the Port

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7-Story 51-Units Mixed-Use Residential & Live-Work Development Proposed For Ballard Area

SEATTLE

A mixed-use residential and commercial project, proposed for a site located at 2002 NW 56th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 47 dwelling units and will feature four live-work units. Plans include parking for 25 vehicles. Early design guidance-review was conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Kirk Kozlowski of 57th Ballard LLC. For additional information on this project, contact the applicant's contact, Hank Robson, at 408-316-3137.

32-Story Kirkland Area Residential Development Receives DNS Approval

KIRKLAND

A residential project slated for sites located at 12236 and 12246 Juanita Drive NE in the Kirkland area, has been issued a determination of non-significance. The action will allow the developers to construct 32 detached dwellings. Plans include associated parking. The city of Kirkland has issued the permitting to the applicant, who is the Quadrant Corporation. The project will be known as Woodlands Reserve.

For additional information on this project, contact the applicant's contact, Barbara Yarrington of Quadrant Corp., at 425-452-6546.

8-Story 180-Units Mixed-Use Apartment-Commercial Project In The Works For Belltown Area

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 2224 Second Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct five townhouse buildings containing a total of 28 dwelling units and two live-work units. Plans include parking for 81 vehicles. The city of Seattle has received this request from the applicant, who is Liv 2nd and Bell LLC (Liv 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.

7-Story 323-Unit Mixed-Use Residential-Grocery Development Proposed For Queen Anne Area

SEATTLE

A mixed-use apartment and grocery development, proposed for a site located at 2100 Queen Anne Avenue North in the Seattle area, is the subject



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of a recent application. The developers have requested permission to construct a 7-story apartment building containing 323 dwelling units and a Safeway grocery store. Plans call for parking accommodations for up to 344 vehicles. The city of Seattle has received this request from the applicant, who is Cahill Equities. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Maria Barrientos, at 206-369-6343.

8-Story 199-Unit U District Area Residential Apartment Project In The Works

SEATTLE

A residential project, proposed for a site located at 4731 15th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment building containing 199 dwelling units. Plans call for a rezone of a 33,000 square foot portion of land from NC2-65 to NC2-75

(M). The city of Seattle has received this request from the applicant, who is Mike Paluga of Peak Campus Development. Early design guidance was conducted under a separate project order. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

9-Lot Residential Subdivision Development In The Works For West Seattle Area

SEATTLE

A residential subdivision project, proposed for a property located at 5917 California Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into nine residential building lots. The construction of residential units is under a separate project order. The city of Seattle has received this request from the applicant, who is GMarko LLC. For additional information on this project, contact the applicant's

contact, Izabella Henry, at 206-297-0996.

8-Story Uptown Seattle Area Office-Retail-Restaurant Development In Early Design Review Phase

SEATTLE

A mixed-use development, in planning for a site located at 222 Fifth Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story office building with restaurant and retail space. Plans include parking for 99 vehicles. The applicant for this project is Thomas Doig of Da Li Properties LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Scott Waggoner, at 206-654-2110.

3,500 SF Bellevue Area Retail & Façade Expansion With Updates Receives DNS Approval

BELLEVUE

A commercial project, planned for a site located at 15100 SE 38th Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 3,500 square foot retail building, expand an existing coffee shop façade and update other existing buildings. Plans include vehicular and pedestrian access improvements. The city of Bellevue has issued the permitting to the applicant, who is Regency Centers. The project will be called Eastgate Plaza. For additional information on this project, contact the applicant's contact, Adam DiPaola, at adipaola@hewittseattle.com.

7-Story 171-Unit Ballard Area Mixed-Use Apartment-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 2417 NW Market Street in the Seattle area, has been issued a determination of non-significance.

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The action will allow the developers to construct a 7-story apartment building with 171 dwelling units and will feature retail space. Plans include parking for 98 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is CP VI Ballard LLC (Carmel Partners). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

Seattle South Park Recycling Center Development Receives DNS Approval

SEATTLE

An industrial development slated for a site located at 8100 Second Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, single-story buildings for a new public facility that will be known as South Recycling and Disposal Station and contain parking for 81 vehicles. Construction will require the demolition and removal of existing structures on the site. A household hazardous waste building will remain. Plans call for paving and concrete removal and reconfigure areas and associated landscaping. For additional information on this project, contact the applicant's contact, Bonnie Hutton, at 425-450-6239.

5-Story 40-Unit Capitol Hill Area Residential Apartment Project In Early Design Review Phase

SEATTLE

A residential development, in planning for a site located at 1578 Lakeview Boulevard East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct three, 5-story apartment buildings to house a total of 40 dwelling units. Plans call for a contract rezone from single-family 5000 to low-rise 2(M). the applicant for this project is John DeFeo. For additional information on this project, contact the applicant's

contact, Michael Shreve, at 206-443-9790.

3-Story Seattle Area Private School Development Receives Conditional DNS Approval

SEATTLE

An educational development, planned for a site located at 2415 NE 80th Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a two to three story building containing offices, classrooms and fitness space for a private school. Plans include parking for 15 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Susan



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Lansverk of University Prep. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Joshua Distler, at 206-623-3344.

8-Lot Fremont Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision project, proposed for a property located at 602 North 42nd Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the property into eight residential building lots. The construction of residential units is under a separate

project order. The city of Seattle has received this request from the applicant, who is Walter Wendt. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

47-Story 374-Unit Denny Triangle Area Mixed-Use Apartment-Hotel-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, in planning for a site located at 1916 Boren Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have

requested permission to construct a 47-story tower containing 374 residential dwelling units with retail space and a 16-story hotel. Parking will accommodate up to 344 vehicles. The applicant for this project is GZI Boren LLC (OneLin Investment). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the Department of Construction and Inspections, at PRC@seattle.gov.

25-Story 202-Unit Mixed-Use Apartment-Retail Project In U District Area Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a property located at 4515 and 4525 Brooklyn Avenue NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 25-story apartment building containing 162 dwelling units, 40 small efficiency dwelling units and retail space. Plans include parking for 77 vehicles. Neighborhood open space is being considered with another project order. Early design review was conducted under a separate project order. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Marc Lifshin and Chad Matesi of Core Spaces Brooklyn LLC.

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

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

VANCOUVER

A residential subdivision project, planned for a 2.91-site located at 7916 NE 58th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 39 single-family, narrow residential building lots for detached zero-lot line homes. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Ginn Development, Grove at 58th LLC. For additional information on this project, contact the applicant's contact, Travis Johnson of PLS Engineering, at 360-944-6519.

13-Story South Lake Union Area Offices-Labs-Retail Development Progressing

SEATTLE

A mixed-use development, in planning for a site located at 601 Dexter Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a





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13-story office, laboratory and retail building. Plans include parking for 233 vehicles. The applicant for this project is Hart Cole of Alexandra Real Estate Equities. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

6-Story 171-Unit Seattle Area Residential Apartment Project In Application

SEATTLE

A residential development, proposed for a site located at 4731 15th Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story apartment building with 171 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 Blue Vista Student Housing Acquisitions LLC (Peak Campus Development). For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

14 & 22-Story Mixed-Use Residential-Church-Restaurant Development Proposed For U District Area

SEATTLE

A mixed-use project, proposed for a site located at 1415 NE 43rd Street in

the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 14-story and 22-story towers over a shared podium containing 224 apartment dwelling units, a restaurant and a religious facility. Plans call for parking for 123 vehicles. Construction will require the demolition and removal of an existing structure on the site. The city of Seattle has received this request from the applicant, who is Larry Erickson of University Temple United Methodist Church. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

3,200 SF Lakewood Area Retail Convenience Store & Fuel Station Project In Line For DNS Approval

LAKESWOOD

A retail development, planned for a site located at 8901 Bridgeport Way SW in the Lakewood area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3,200 square foot convenience store with a 4-dispenser vehicle fueling station. Plans include underground fuel tanks. Construction will require the demolition and removal of existing structures on the site. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bridgeport Eleven LLC.

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For additional information on this project, contact the applicant's contact, Pat Hopper of Barghausen Consulting Engineers, at phopper@barghausen.com.

28-Unit Snohomish Area Residential Apartment Project Receives Revised DNS Approval

SNOHOMISH

A residential development, planned for a 2.04-acre site located at 20810 39th Avenue SE in the Snohomish area, has been issued a revised determination of non-significance. The action will allow the developers to construct three apartment buildings containing a total of 28 dwelling units. The city of Snohomish

has issued the permitting to the applicant, who is Matt Echelbarger of Matt Echelbarger Building Company. For further information on this project, contact Mr. Echelbarger at 425-210-5472.

13-Lot Bothell Area Residential Subdivision Development Receives DNS Approval

BOTHELL

A residential subdivision project, slated for a 2.18-acre property located at 20810 39th Avenue SE in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 13 single-family

residential building lots. Snohomish County has issued the required permitting to the owner, who is SivaGopal Modadugula. The project will be known as Lotus Homes. For additional information on this project, contact the applicant's contact, Ian Faulds of LDC, Inc., at ifaulds@ldccorp.com.

23-Lot Enumclaw Area Residential Subdivision Project In Application

ENUMCLAW

A residential subdivision project, proposed for a 4.8-acre site located at 300 Dickson Avenue in the Enumclaw area, is the subject of a recent application. The developers have requested permission to divide the site into 23

single-family residential building lots. Plans include a stormwater detention tract. The city of Enumclaw has received this request from the applicant, who is Puyallup 5th Avenue LLC. The project will be called Hazel Estates. For additional information on this project, contact the applicant's contact, Matt Weber of AHBL, at 253-383-2422.

20-Lot Issaquah Area Residential Subdivision Development In Line For DNS Approval

ISSAQUAH

A residential subdivision project, planned for a 21.9-acre site located at 7932 Renton-Issaquah Road SE in the Issaquah



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area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 20 single-family residential building lots. The city of Issaquah, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Steve Burnstead Construction LLC. The project will be known as Tibbetts Crossing. For additional information on this project, contact the applicant's contact, Leo Suver of Burnstead Construction LLC, at 425-454-1900.

8-Story 59-Unit Belltown Area Mixed-Use Apartment-Restaurant Development Receives Conditional OK

SEATTLE

A mixed-use residential and retail development, planned for a site located at 2218 First Avenue in the Seattle area, is the subject of a request to construct an 8-story apartment building containing 24 dwelling units, 20 efficiency dwellings units and 15 small efficiency dwelling units. Plans include a restaurant. No parking is proposed. The city of Seattle has placed conditions on this project by Enterprise 2218 (GEM Real Estate Partners). For additional information on this project, contact the applicant's contact, Kusumarn Chaijumroonpun, at 206-367-1382.

8-story 227-Unit First Hill Area Residential

Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 1100 Boylston Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct an 8-story apartment building containing 227 dwelling units. Plans include parking for 131 vehicles. The applicant for this project is CP VI Boylston LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

7-Story 81-Unit Ballard Area Mixed-Use

Apartment-Retail Development In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1100 NW 54th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 57 small efficiency dwelling units, six efficiency dwelling units, a congregate residence with 18 sleeping rooms and retail space. No parking is proposed. The city of Seattle has received this request from the applicant, who is Scott Lien of Kamiak Real Estate Partners. Construction will require the demolition and removal of an existing

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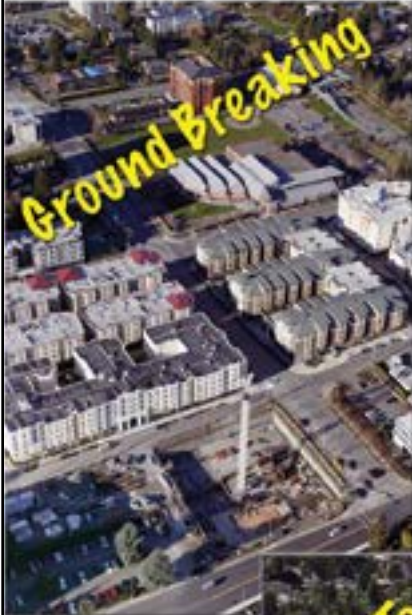
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structure on the site. For additional information on this project, contact the applicant's contact, Steve Bull, at 206-903-5414.

3-Story Mini-Warehouse Proposed For West Seattle Area

SEATTLE

An industrial development, proposed for a property located at 3300 Harbor Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story mini-warehouse building. The city of Seattle has received this request from the applicant, who is S. Tangney. The project will be known as West Coast Self-Storage. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

14,000 SF Moses Lake Area Commercial Travel Stop Development In Line For DNS Approval

MOSES LAKE

A commercial project, planned for a site located at West Prichard 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 14,000 square foot truck stop with a convenience store, two fast-food restaurants, a 16-pump fueling station and a 9-pump diesel fueling island. Plans include 96 truck parking stalls and parking for 91 vehicles. The city of Moses Lake, using the optional SEPA process,

is expected to issue the required permitting to the applicant, who is Love's Travel Stops & Country Stores, Inc. For additional information on this project, contact the applicant's contact, Patrick Kowalczyk of Love's Travel Stops, at 10601 N. Pennsylvania, Oklahoma City, OK 73120, or call Vivian Ramsey at 509-764-3749.

2 & 3-Story Seattle Area Cherry Hill Medical Buildings Project Receives Conditional OK

SEATTLE

A medical development, planned for a site located at 528 18th Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story and 3-story medical services buildings for Swedish Cherry Hill Medical Center. Plans include parking for 357 vehicles. An addendum to the Swedish Cherry Hill Medical Center EIS has been prepared. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Patricia Sewell of Cherry Hill 18th Ave LLC (Sabey Corporation). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Brad Hinthorne, at 206-381-6000.

4-Story 58-Unit Capitol Hill Area Residential



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Apartment Project Receives Conditional OK

SEATTLE

A residential apartment development, planned for a site located at 524 Federal Avenue East in the Seattle area, been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building containing 58 dwelling units. Construction will require the demolition and removal of three existing structures on the site. One building and 13 parking spaces will remain. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Peter Larsen. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.

30-Story 622-Unit Denny Triangle Area Mixed-Use Residential-Office-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential, office and retail development, in planning for a site located at 2301 Seventh Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two, 30-story towers atop an 11-story podium. Plans call for 622 apartment dwelling units, office and retail space. Plans include parking for 543 vehicles. Construction

will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

103-Lot Monroe Area Residential Subdivision Property Receives DNS Approval

MONROE

A residential subdivision project, slated for a 60.2-acres located at 13706 In graham Road in the Monroe Area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 103 single-family residential building lots. Snohomish County has issued the required permitting to the applicant, who is Monroe Estate Development LLC, JC Washington Investment LLC and Ingraham Development LLC. The project will be known as Woods Creek Vista. For additional information on this project, contact the applicant's contact, George Newman of Barghausen Consulting Engineers, at 425-251-6222.

32-Unit Central Area Residential Town- house Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 2009 25th Avenue South in the Seattle area, is working its way through the city

of Seattle's design guidance-review process. The developers have requested permission to construct six townhouse structures containing a total of 30 dwellings units. Plans include two live-work units and parking for 31 vehicles. The applicant for this project is IS Property Investments LLC (Intracorp). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

5,653 SF Kent Area Elementary School Facility Additions Project Receives DNS Approval

KENT

An elementary school project, planned for a site located at 25621 140th Avenue SE in the Kent area, has been issued a determination of non-significance. The action will allow the developers to construct a 5,200 square foot multi-purpose room and construct a 453 square foot addition to the existing gymnasium to be used primarily for a cafeteria and warming kitchen. The Kent School District has issued the permitting for this school project that will be called Meridian Elementary School. For additional information on this project, contact the applicant's contact, Lisa Klein of AHBL, at 253-383-2422.

6-Story 132-Unit Mixed-Use Apartment & Live-Work Project In Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 14040 Lake City Way NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 6-story apartment building containing 127 small efficiency dwelling units and five live-work units. Plans include parking for 34 vehicles. The applicant for this project is Barcelo Homes. 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.

160,000 SF Lakewood Area Industrial Warehouse Project In Line For DNS Approval

LAKEWOOD

An industrial development, planned for a 7.08-acre property located at 14720 Woodbrook Drive SW in the Lakewood area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 160,000 square foot warehouse and office facility with associated site infrastructure and improvements. The city of Lakewood, using the optional SEPA process,

is expected to issue the required permitting to the applicant, who is Vector Development Company. Construction will require the demolition and removal of existing structures on the site. The project will be called American Lake Logistics Industrial Warehouse. The city of Seattle has received this request from the applicant, who is Tyler Litzenberger of Vector Development Company, at tltiz@vectorREcorp.com, or call 425-968-5115.

Bellevue Area 7-Eleven Convenience Store Fuel Tank Upgrades Project Receives DNS Approval

BELLEVUE

A retail development slated for a site located at 2353 140th Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to replace three, 10,000-gallon underground fuel tanks with two, 15,000-gallon fuel tanks. Plans include replacing two fuel dispensers and fuel piping systems. Plans call for 700 cubic yards of soil cut and fill. The city of Bellevue has issued the permitting to the owner, who is 7-Eleven. For additional information on this project, contact the applicant's contact, Patrick Hopper of Barghausen Consulting Engineers, at phopper@barghausen.com, or call 425-251-6222.

30-Unit Central Area Residential Apartment Project In The Works



SEATTLE

A residential development, proposed for a site located at 1626 South King Street in the Seattle area, is the subject of a re-notice of application. The developers have requested permission to construct two apartment buildings containing a total of 30 dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Aaron Pambianco. For additional information on this project, contact the applicant's contact, Andrew van Leeuwen, at 206-382-0401.

17-Story 880,000 SF Bellevue Area Office Buildings Project In Line For DNS Approval

BELLEVUE

An office development, planned for a 4.05-acre site located at 117 106th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct three, 17-story office buildings totaling 880,000 square feet. Plans include 40,000 square feet, ground-level active and retail space facing a public plaza above 2,400 square feet of below-grade parking spaces. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Bellevue Investors I LLC. The project will be known as Bellevue Plaza phase one. 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 of Permit Consultants NW, at jon@permitcnw.com, or call 425-301-9541.

8-Unit Roosevelt Area Residential Rowhouse Project In Application

SEATTLE

A residential rowhouse development, proposed for a property located at 819 NE 71st Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a rowhouse with eight dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Peter Locke. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Mike Peterson, at 206-276-9538.

13,000 SF Castle Rock Area Commercial Travel Center Development Receives Mitigated DNS Approval

CASTLE ROCK

A commercial project, planned for a site located at 8065 and 9515 N Old Pacific Highway in the Castle Rock area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 13,000 square foot fuel

station, convenience store and fast-food restaurant with drive-thru. Plans include restrooms, show-ers, truck scales, lighting poles, illuminated signage, landscaping, parking, on-site stormwater catch basins and underground fuel tanks. Cowlitz County has issued the permitting to the applicant, who is AC Management. The project will be known as Space Age Castle Rock Travel Center. For additional information on this project, contact the applicant's contact, Jim Pliska of Space Age Fuel, at 509-969-1066.

54-Unit Tumwater Area Residential Apartment Project In The Works

TUMWATER

A residential project, proposed for a property located at Crosby Boulevard, east of the Barnes Boulevard intersection in the Tumwater area, is the subject of a recent application. The developers have requested permission to construct an apartment development with 54 dwelling units. Plans include covered and open parking areas. The city of Tumwater has received this request from the applicant, who is Northwest Investment Group. The project will be called 54 West Apartments. For additional information on this project, contact the applicant's contact, Ken Brogan of Northwest Investment Group, at 360-791-3423.

312,000 SF Frederickson Area Industrial Warehouse Project In

Line For DNS Approval

FREDERICKSON

An industrial development, planned for a 14.86-acre site located at 20015 38th Avenue East in the Frederickson area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 312,000 square foot warehouse on an undeveloped land parcel. Plans include truck maneuvering areas, storm drainage, water and sanitary sewer extensions, a public roadway extension, franchise utility improvements, paved parking and associated landscaping. Pierce County is expected to issue the required permitting to the applicant, who is Logistics Property Company LLC. The project will be known as Frederickson One, Building 7. For additional information on this project, contact the applicant's contact, Dan Balmelli of Barghausen Consulting Engineers, at dbalmelli@barghausen.com, or call Cory Ragan at 253-798-2590.

15,000 SF Mount Vernon Area Industrial Seed Warehouse Development In Line For DNS Approval

MOUNT VERNON

An industrial project, planned for a site located at 14988 Steele road in the Mount Vernon area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 15,000 square

foot warehouse to store dried seed until shipping. Plans include 3,000 cubic yards of structural fill material and excavation of 2,000 cubic yards of material. Skagit County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Vikima USA. The project will be known as Vikima Seed storage building. For additional information on this project, contact the applicant's contact, Mike Baldwin of Quantum Construction, at 360-293-0656.

12-Unit Renton Area Residential Townhouse Project Receives Mitigated DNS Approval

RENTON

A phase two residential development, planned for a site located at 17304 127th Place SE in the Renton area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct three, 4-unit townhouse structures. There will be a total of 35 dwelling units upon completion. The city of Seattle has issued the permitting to the applicant, who is Habitat For Humanity Seattle-King County. The project will be known as La Fortuna. For additional information on this project, contact Alex Morganroth at 425-430-7219.

5-Story 108-Room Puyallup Area Hotel Development In Line For DNS Approval

PUYALLUP

A commercial project, planned for a site located at 3500 South Meridian in the Puyallup area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 5-story hotel containing 108 guest rooms. Plans include utility improvements, paved parking, pedestrian connectivity and associated landscaping. The city of Puyallup, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Homewood Suites. The project will be known as Homewood Suites – South Hill Mall. For additional information on this project, contact the applicant's contact, Jon Lowry of Lowry Engineering, at 701-235-0199.

33-Unit Seattle Area Residential Townhouse Development In The Works

SEATTLE

A residential townhouse project, proposed for a site located at 13333 Greenwood Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to construct eight townhouse buildings with a total of 33 dwelling units. Plans include parking for 33 vehicles. Early design guidance was conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Jim Sprott. For additional information on

this project, contact the applicant's contact, Kate Wells, at 206-370-2501.

4-Story 20-Unit Bitter Lake Area Residential Townhouse Project In Revised Application

SEATTLE

A residential townhouse project, proposed for a site located at 10512 Greenwood Avenue North in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 4-story townhouse building containing 20 dwelling units and parking for 21 vehicles. The city of Seattle has received this request from the applicant, who is Tam Pham of American Dream Realty Investment. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, John Morefield, at 206-324-4800.

14-Story Pike Place Area Mixed-Use Hotel-Retail-Restaurant Development Receives Conditional DNS Approval

SEATTLE

A mixed-use commercial development, planned for a site located at 103 Pike Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 14-story hotel with two apartment dwelling units, retail, restaurant

and associated parking. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Douglas Buck of Marketview Place Associates LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

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

ELLENSBURG

A residential subdivision project, planned for a 5-acre site located at 121 East Sanders Road in the Ellensburg area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 12 single-family residential building lots. An existing single-family residence on the site will remain. The city of Ellensburg, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Steve Willard. For additional information on this project, contact the applicant's contact, Bruce Noble of Encompass Engineering & Surveying, at 509-674-7433.

Tacoma Area Residential Apartment Development Receives DNS Approval

TACOMA

A residential apartment project slated for a property located at 14015 A Street South in the Tacoma area, has been

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.

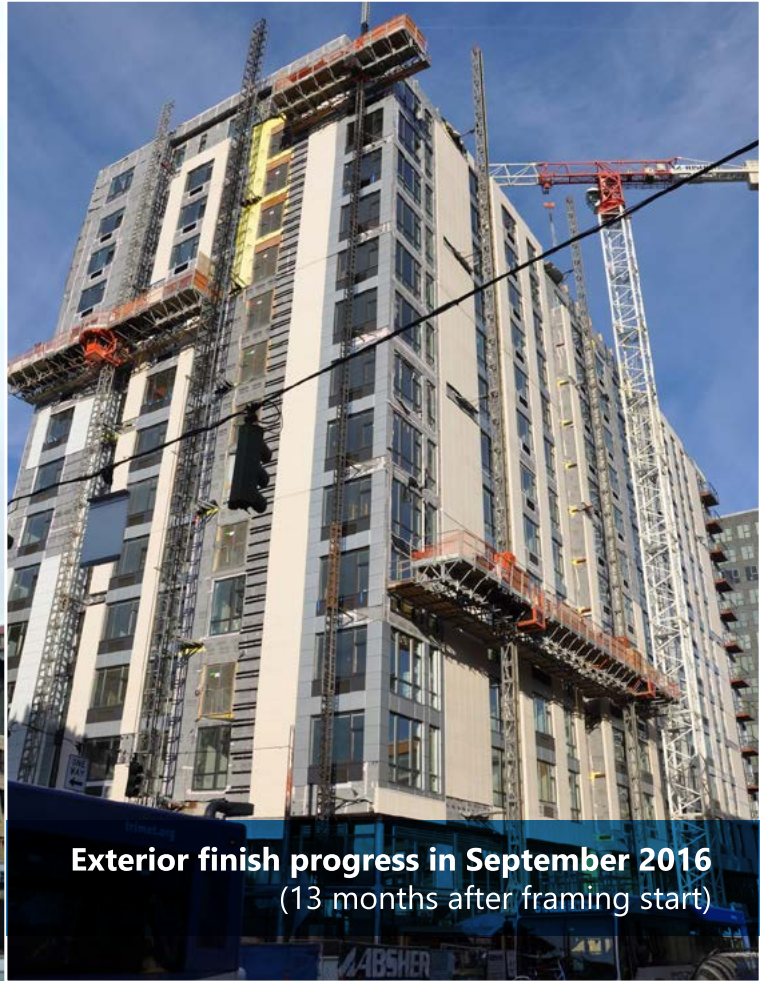
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

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**
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 - 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
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issued a determination of non-significance. The action will allow the developers to construct two apartment buildings containing 22 dwelling units each. Plans include associated parking. Pierce County has issued the permitting to the applicant, who is Schuur Brothers Construction, Inc. The project will be called A Street Apartments. For additional information on this project, contact the applicant's contact, Sheri Greene of AHBL, at sgreene@ahbl.com, or call Dan Buhl at 253-798-3268.

55,800 SF Mukilteo Area Industrial Manufacturing Warehouse Project In The Works

MUKILTEO

An industrial development, proposed for a site located at 4301 78th Street SW in the Mukilteo area, is the subject of a recent application. The developers have requested permission to construct a 55,800 square foot light manufacturing warehouse with associated grading. Plans include street frontage improvements, right of way dedication, landscaping and parking. The city of Mukilteo has received this request from the owner, who is Nelson 43 LLC. For additional information on this project, contact the applicant's contact, Greg Nelson, at undev@hotmail.com, or call 206-248-3838.

14-Unit Seattle Area Residential Townhouse Project In Application

SEATTLE

A residential townhouse development, proposed for a site located at 8822 Ninth Avenue SW in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 4-story townhouse buildings containing 12 dwelling units and two accessory dwelling units. Plans include parking for 14 vehicles. The city of Seattle has received this request from the applicant, who is 9th Ave Townhomes LLC. For additional information on this project, contact the applicant's contact, Matt Wittman, at 206-735-7170.

Mattawa Area Fire Station Project In Line For DNS Approval

MATTAWA

A government project, planned for a site located at state Route 243 and Road 22.5 Southwest in the Mattawa area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a fire station with associated parking. Plans include access points, utility improvements and storm drainage. Grant County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Grant County Fire District No. 8. The project will be known as Grant County Fire District 8 Mattawa Station. For additional information on this project, contact the applicant's contact,

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5-Story 40-Unit Capitol Hill Area Residential Apartment Project In Early Design Phase

SEATTLE

A residential apartment development, in planning for a site located at 1578 Lakeview Boulevard East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct three, 5-story apartment buildings containing a total of 40 dwelling units. Plans include parking for 40 vehicles and call for a contract rezone from single-family 5000 to low-rise 2(M). The applicant for this project is John D. For additional information on this project, contact the applicant's contact, Michael S., at 206-443-9790.

9-Unit Seattle Area Residential Townhouse Project In The Works

SEATTLE

A residential townhouse

development, proposed for a property located at 3003 South Dakota Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct four, 2-unit townhouse buildings and a single-family residence with an accessory dwelling unit. Plans include parking for nine vehicles. The city of Seattle has received this request from the applicant, who is Dakota 3000 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, Bradley Khouri, at 206-297-1284.

4,900 SF Port Orchard Area Office Building Project In Line For DNS Approval

PORT ORCHARD

An office development, planned for a site located at 385 Tremont Street in the Port Orchard area, is in line to be issued a determination of non-significance. The developers have requested permission to construct

a 2-story, 4,900 square foot office building. Plans include landscaping and associated parking. The city of Port Orchard, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Anthony Wright. The project will be called Wright Office Building. For additional information on this project, contact Ian Smith at 360-876-4991.

7-Story 126-Unit Mixed-Use Apartment-Retail Development Proposed For Eastlake Area

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 3101 Eastlake Avenue East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 98 small efficiency dwelling units, 28 apartment dwelling units and will feature retail space. Plans include parking for 21 vehicles. The city of Seattle has received this request

from the applicant, who is Pryde Development Co. 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, Lauren Garkel, at 206-782-8208.

3-Story Ballard Area Retail Project Duke's Restaurant Receives Conditional Approval

SEATTLE

A restaurant development, planned for a site located at 7001 Seaview Avenue NW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story restaurant. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Duke Moscrip. For additional information on this project, contact the applicant's contact, Sergio Chin-Ley, at 206-769-8601.

44-Unit South Beacon Area Mixed-Use Townhouse & Live-Work Project Receives Conditional DNS Approval

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SEATTLE

A mixed-use residential and retail development, planned for a site located at 4215 South Trenton Street in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct six townhouse buildings containing a total of 34 dwelling units and two live-work buildings with 10 units. Plans call for parking for 44 vehicles. Construction will require the demolition and removal of an existing structure on the site. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Dan Swallow of IS Property Investments LLC (Intracorp). For additional information on

this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

5-Story 13-Unit Queen Anne Area Residential Apartment Development In Re-Notice Of Application

SEATTLE

A residential apartment project, proposed for a site located at 1406 Third Avenue West in the Seattle area, is the subject of a re-notice of application. The developers have requested permission to construct a 5-story apartment building containing 13 dwelling units. Plans include parking for 13 vehicles. The city of Seattle has received this request from the applicant, who is Lindy Wishard of Queen

Anne Condominiums 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, Jack Chaffin, at 206-523-6150.

26-Unit Lynnwood Area Residential Development Receives DNS Approval

LYNNWOOD

A residential development slated for sites located at 1301 and 1307 Filbert Road in the Lynnwood area, has been issued a determination of non-significance. The action will allow the developers to construct 26 single-family detached homes. Plans include utilities, installation

of drainage facilities, a drive aisle/fire lane with pedestrian facilities, open space, recreation facilities, mitigation plantings and landscaping. Snohomish County has issued the required permitting to the applicant, who is JM1 Holdings, LLC. The project will be known as Snowridge. For additional information on this project, contact the applicant's contact, Ryan C. Larsen of Land Pro Group, at rlarsen@landprogrp.com, or call Dorothy Crossman at 425-262-2351.

30-Unit Central Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse



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development, in planning for a site located at 2012 24th Avenue South in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct five townhouse structures containing a total of 28 dwelling units and two live-work units. Plans include parking for 26 vehicles. The applicant for this project is Dan Swallow of IS Property Investments LLC (Intracorp). For additional information on this project, contact the applicant's contact, Megan McKay, at 206-523-6150.

3,600 SF Gig Harbor Area Religious Facility In Line For DNS Approval

GIG HARBOR

A religious facility development, planned for a site located at 9601 137th Street NW in the Gig Harbor area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3,600 square foot church building. Plans include parking for 38 vehicles, access drive, a lawn area, playfield, landscaping and a stormwater pond. Plans will take place in three phases. Pierce County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Wellspring Fellowship of Gig Harbor. The project will be known as Wellspring Fellowship Church. For additional information

on this project, contact the applicant's contact, Emily Adams of AHBL, at 253-383-2422.

46-Lot Monroe Area Residential Subdivision Project In Application

MONROE

A residential subdivision project, proposed for sites totaling 8.9-acres located at 13217, 13305 and 13323 Chain Lake Road in the Monroe area, is the subject of a recent application. The developers have requested permission to divide the site into 46 single-family residential building lots. Plans call for grading, street frontage improvements, landscaping and drainage improvements. The city of Monroe has received this request from the applicant, who is Kestrel Ridge 27 LLC. Construction will require the demolition and removal of two existing residences and associated outbuildings on the site. The project will be called Kestrel Ridge. For additional information on this project, contact the applicant's contact, Matthew Hough of CPH Consultants, at matt@cphconsultants.com, or call 425-285-2390.

3-Story 2,600 SF Puyallup Area Dental Office Rebuild Project In Line For DNS Approval

PUYALLUP

A dental office development, planned for a site located at 903 40th Avenue SW in the Puyallup area, is in line to be issued a determination

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of non-significance. The developers have requested permission to rebuild a fire-damaged dental office building into a 3-story, 2,600 square foot dental office with associated parking. The city of Puyallup, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Sound Building & Construction. The project will be known as Orthodontic Excellence preliminary site plan. For additional information on this project, contact the applicant's contact, Jesse Buttar of Sound Building & Construction, at 425-531-0746.

5,000 SF Enumclaw Area Clinic Expansion Project In Line For DNS

Approval

ENUMCLAW

A medical development, planned for a property located at 1040 Stevenson Avenue, Suite A in the Enumclaw area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 5,000 square foot addition and expansion of the tenant space located at the existing single-story QFC shopping center. Plans call for relocation of a section of gas line, remodel of 11 parking stalls and addition of a rain garden. The city of Enumclaw, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Enumclaw Capital LLC.

The project will be known as Enumclaw Town Center. For additional information on this project, contact the applicant's contact, Jeff Hogan of Citation Management, at 5312 Pacific Highway E., Fife, WA 98424, or call 253-922-3173.

60,000 SF Chelan Area Hospital Development Receives DNS Approval

CHELAN

A medical project slated for a 11.6-acre site located at 106 South Apple Blossom Drive in the Chelan area, has been issued a determination of non-significance. The action will allow the developers to construct a 60,000 square foot hospital building. The city of Chelan has issued the permitting to the applicant, who is Lake Chelan Community Hospital. For additional information on this project, contact the applicant's contact, Darrell Turner of CollinsWoerman, at 206-245-2036.

17-Lot Sammamish Area Residential Subdivision Project In The Works

SAMMAMISH

A residential subdivision development, proposed for a 6.01-acre site located east of 244th Avenue NE at the south side of Northeast 18th Street in the Sammamish area, is the subject of a recent application. The developers have requested permission to divide the site into 17 single-family residential building lots.

Plans include recreation, critical areas and tracts for drainage. King County has received this request from the applicant, who is Toll Brothers Inc. The project will be known as Leary & Floyd Assemblage. For additional information on this project, contact the applicant's contact, Toll Brothers Inc., at 425-825-5310.

15,500 SF Airway Heights Area Mixed-Use Dental-Retail Building Project Receives Revised Mitigated DNS Approval

AIRWAY HEIGHTS

A mixed-use development, planned for a site located at 11919 West Sunset Highway in the Airway Heights area, has been issued a revised mitigated determination of non-significance. The action will allow the developers to construct a 15,500 square foot dental and retail building. Plans include on and off-site improvements. The city of Airway Heights has issued the required permitting to the applicant, who is Mike McCloskey. The project will be called Dr. C's Retail. For additional information on this project, contact the applicant's contact, Todd Whipple of Whipple Consulting Engineers, at 509-893-2617.

152-Unit Ferndale Area Residential Apartment Project In Line For Mitigated DNS Approval

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located at 5127 LaBounty Drive in the Ferndale area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct five apartment buildings containing 152 dwelling units and a small office. Plans include a pedestrian bridge, stormwater facilities, landscaping, parking and water and sewer systems. The city of Ferndale, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is The Amaris Group Properties LLC. For additional information on this project, contact the applicant's contact, Jonathon Looper of Amaris Group Properties LLC, at 267-938-0063.

4,500 SF Kenmore Area Religious Facility Additions Project In Line For DNS Approval

KENMORE

Phase one of a religious facility project, planned for sites located at 8123, 8131 and 8315 NE 155th Street in the Kenmore area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 4,500 square foot sanctuary addition to the existing First Romanian Pentecostal Church, relocate five parking stalls, install new bicycle racks and provide an accessible patch. Phase two in the years 2023-2024 will include removal of two single-family

residences and construction of a 17,000 square foot multi-purpose recreation building, 200 linear feet of frontage improvements along NE 155th Street and 37 new parking stalls. The city of Kenmore, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is First Romanian Pentecostal Church. For additional information on this project, contact the applicant's contact, Vasile Antemie, at 15129 Simonds Road NE, Kenmore, WA 98028, or call Samantha Loyuk at 425-398-8900.

30-Story 622-Unit Denny Triangle Area Mixed-Use Residential-Office-Retail

Development In Design Review Phase

SEATTLE

A mixed-use apartment, office and retail project, in planning for a site located at 2301 Seventh Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two, 30-story apartment towers over an 11-story podium. Plans call for 622 apartment dwelling units, office and retail space. Plans include parking accommodations for up to 543 vehicles. The applicant for this project is Reh Nazerali of Onni Contracting (Washington). 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, Jodi Patterson-O'Hare, at 425-681-4718.

23-Lot Lynden Area Residential Apartment Subdivision Development Receives Mitigated DNS Approval

LYNDEN

A residential subdivision project, planned for a 9.44-acre site located property located at 1205 and 1241 East Badger Road in the Lynden area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 23 phased multi-family lots. The city of Lynden has issued the required permitting to the applicant, who is Jerry Blankers. The project will be called DeJong long plat. For additional information on this project, call Dave Timmer at 360-354-5532.

3,000 SF Vancouver Area Retail Fuel Station & Convenience Store Project In Line For DNS Approval

VANCOUVER

A retail development, planned for a site located at 9914 and 10008 NE 117th Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3,000 square foot convenience store and gas station with four fuel pump

dispensers. Plans include a 2,000 square foot coffee shop with drive-thru and a 3,800 square foot retail building. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is MAJ Place BP LLC; Mill Plain LLC. The project will be known as MAJ Brush Prairie. For additional information on this project, contact the applicant's contact, John Floyd of BSG Design, at jfloyd@mcknze.com, or call Scott Wiedemer at 564-397-5273.

30-Unit Central Area Residential Apartment Development In The Works

SEATTLE

A residential apartment project, proposed for a property located at 1634 South King Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two apartment buildings with a total of 30 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 Aaron Pambianco. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Andrew van Leeuwen, at 206-940-4314.

9-Unit West Seattle Area Residential

Townhouse Project Receives Condition DNS Approval

SEATTLE

A residential townhouse project, planned for a site located at 5917 California Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct three, 3-unit townhouse structures. Plans include parking for four vehicles. Early design guidance was conducted under a separate project order. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Michael Gavrishov of GMarko LLC. For additional information on this project, contact the applicant's contact, Akasha Whoolery, at 206-660-5604.

4-Story West Seattle Area Mini-Warehouse & Office Development Receives DNS Approval

SEATTLE

A development slated for a site located at 6045 West Marginal Way SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story mini-warehouse with office. Plans include parking for 16 vehicles. The city of Seattle has issued the permitting to the applicant, who is William Warren Group. The project will be known as StorQuest Storage. For additional information on this project, contact the applicant's

contact, Michael Chen, at 206-749-9993.

120-Unit Port Orchard Area Residential Senior Living Project In The Works

PORT ORCHARD

A residential development, proposed for a property located near NW Greaves Way and Clear Creek Road in the Port Orchard area, is the subject of a recent application. The developers have requested permission to construct a senior independent-living facility containing 120 dwelling units. Plans include a Greaves Way connector road. Kitsap County has received this request from the applicant, who is BFG Silverdale Propco IV LLC. The project will be called Fieldstone Senior Living Facility phase two. For additional information on this project, contact the applicant's contact, Justin younker of Cascadia Senior Living & Development, at justin@cascadiadevelopment.com, or call 509-426-2756.

149,515 SF Shoreline Area Residential Apartment Development Receives DNS Approval

SHORELINE

A residential apartment project, slated for a site located at 18110 Midvale Avenue North in the Shoreline area, has been issued a determination of non-significance. The action will allow the developers to construct a 149,515 square foot apartment building, a 3,800 square foot leasing office



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and lobby area and 212 partially below-grade structures parking stalls. The project will be known as Midvale Multi-Family. For additional information on this project, contact the applicant's contact, Chris Davidson of Studio Meng-Strazzara Architects, at 206-587-3797.

Juvenile Justice Treatment Center Addition & Remodel Project Proposed For Everett Area

EVERETT

A development, proposed for a site located at 2801 10th Street in the Everett area, is the subject of a recent application. The developers have requested permission to construct an addition and remodel a portion of the existing North Sound Behavioral Health Treatment center. The center will be sealed off from the justice center and operated as a separate facility. Plans include associated parking and relocation of some parking spaces. The city of Everett has received this request from the applicant, who is Snohomish County Property Management, Facilities and Fleet Management. The project will be known as partial renovation and addition to the Denney Juvenile Justice Center. For additional information on this project, contact the applicant's contact, Mark Thunberg, director of Facilities and Fleet Management, at 425-388-3035.

8-Lot North Seattle Area Residential

Subdivision Development Receives Approval

SEATTLE

A residential subdivision project, planned for a property located at 8551 Midvale Avenue North in the Seattle area, has been issued a lot subdivision approval by the city of Seattle. The developers will proceed with plans to divide the property into eight residential building lots. The construction of residential dwelling units is listed under a separate project order. The applicant for this project is Peter Locke of Isola Real Estate VII LLC. For additional information on this project, contact the applicant's contact, David Graves, at 206-615-1492.

Toppenish Area School Facility Gymnasium & Classrooms Project In Line For DNS Approval

TOPPENISH

A school facility project, planned for a site located at 403 South Juniper Street in the Toppenish area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a gymnasium with locker rooms, new vocational classrooms and an extension of the commons area. The city of Toppenish, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Toppenish School District. For additional information on this project, contact the applicant's contact, Gary Wetch of Loofburrow

Wetch Architects, at 509-457-5121.

8-Unit Fremont Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 3920 Linden Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct two buildings containing four dwelling units each. Plans include parking for six vehicles. The applicant for this project is Alex Mason. 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, Greg Squires, at 206-693-3133.

8-Lot Seattle Area Residential Subdivision Project In Application

SEATTLE

A residential subdivision project, proposed for a site located at 5240 Brooklyn Avenue NE in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight single-family residential building lots. The construction of residential units is listed under a separate project order. The city of Seattle has received this request from the applicant, who Shelly Hu. For additional information

on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

2-Story 78,000 SF Gig Harbor Area Elementary School Replacement Project Receives Mitigated DNS Approval

GIG HARBOR

An elementary school facility project, planned for a 10.8-acre property located at 6219 40th Street NW in the Gig Harbor area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 2-story, 78,000 square foot elementary school to accommodate 610 students. Plans include a 4,000 square foot covered play area, a new septic system and playfield improvements. Peninsula School District has issued the permitting for this school project. Construction will require the demolition and removal of an existing elementary school building on the site. The project will be known as Artondale Elementary School replacement. For additional information on this project, contact the applicant's contact, Lisa Klein of AHBL, at 253-383-2422.

5-Story 93-Unit Residential Assisted-Living Facility In Early Design Review Phase For Ballard Area

SEATTLE

A residential development, in planning for a site located at 943 NW Market

Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 5-story assisted-living building with 93 dwelling units. Plans include parking for 39 vehicles. The applicant for this project is Bryon Ziegler of Aegis Living. 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.

104,000 SF Tacoma Area Elementary School Replacement Project In The Works

TACOMA

An elementary school development, proposed for a property located at 5802 20th Street East in the Tacoma area, is the subject of a recent application. The developers have requested permission to construct a 104,000 square foot facility for up to 825 students. Plans include two ball fields and five tennis courts. The Fife School District has requested approval for this school project. Construction will require the demolition and removal of an existing administration building on the site. The project will be known as Endeavor Elementary School Replacement. For additional information on this project, contact the applicant's contact, Jennifer Halleck, at 360-949-1553.

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

VANCOUVER

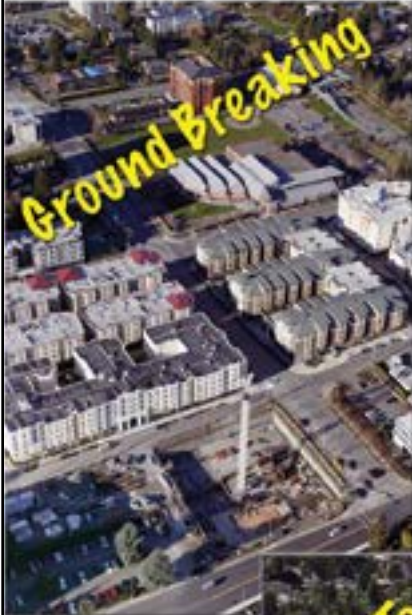
A residential subdivision project, planned for a 1.8-acre site located at 12701 NE 114th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 12 single-family residential building lots. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Promenade LLC. The project will be called Orchards Hideaway. For additional information on this project, contact the applicant's contact, Gus Harb of Harb Engineering, at guss@harbengineering.com, or call Richard Daviau at 564-397-4895.

2-Story 60,000 SF Shelton Area Medical Hospital Addition Project In Line For DNS Approval

SHELTON

A medical development, planned for a site located at 901 Mountain View Drive in the Shelton area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 2-story, 60,000 square foot outpatient ambulatory medical office building. Plans include connection to an existing hospital building at two levels that are 30,000 square feet

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each, along with storm water retention basins, site drainage systems, landscaping, site improvements, sidewalks and parking for 400 vehicles. Mason County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Mason General Hospital/Public Hospital District No. 1. The project will be called Mason General Hospital and Family of Clinics Medical Office Building addition. For additional information on this project, contact the applicant's contact, Lois Broadway of TGB Architects, at 425-770-1530.

5-Story 81-Unit Tacoma Area Residential Apartment Development In Application Stage

TACOMA

A residential apartment project, proposed for a site located at 1634 East 32nd Street in the Tacoma area, is the subject of a recent application. The developers have requested permission to construct a 5-story apartment building containing 81 dwelling units. Plans include a parking garage accessed from the alley to accommodate 35 vehicles. The city of Tacoma has received this request from the applicant, who is WGT, LLC. Construction will require the demolition and removal of existing structures on the site. The project will be called Bay Reach Apartments. For additional information on this project, contact the applicant's contact,

Sitts & Hill Engineers, at 253-474-9449.

7-Story 81-Unit Ballard Area Residential Subdivision Development In Early Design Review Phase

SEATTLE

A residential apartment project, in planning for a site located at 1761 NW 57th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 7-story apartment building containing 81 dwelling units and parking for 59 vehicles. The applicant for this project is 57th Ballard LLC (Saratoga Capital). Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Henry Robson, at 408-316-3137.

2-Story 10,000 SF Edgewood Area Community Child Care Center Development In Line For Mitigated DNS Approval

EDGEWOOD

A community project, planned for a property located at 527 Meridian Avenue East in the Edgewood area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 2-story, 10,000 square foot childcare and learning center. Plans call for an access drive,



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stormwater detention, landscaping, an outdoor play area and associated parking. The city of Edgewater, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is the Learning Experience. For additional information on this project, contact the applicant's contact, Mike Beach of Ridgetop Engineering & Consulting, at mbeach@ridgetopeng.com, or call 970-663-4552.

11-Lot Snohomish Area Residential Subdivision Project Receives DNS Approval

SNOHOMISH

A residential subdivision project, planned for a 2.21-acre site located at 12703 Seattle Hill Road in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 11 single-family residential building lots. Plans include associated utilities. The project will be called Oakwood Court. For additional information on this project, contact the applicant's contact, Brian Kalab of Insight Engineering company, at 425-303-9363.

38,000 SF Vancouver Area Industrial Building Project In Line For DNS Approval

VANCOUVER

An industrial development, planned for a property located at the northwest corner of NE 152nd Avenue and NE 65th

Street, south of 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 construct a 38,000 square foot light-industrial speculative building. Plans include utilities, landscaping and parking. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Pacific NW Properties LLC. The project will be known as Fourth Plain Business Park. For additional information on this project, contact the applicant's contact, Evan Bernstein of Pacific NW Properties, at evan.bernstein@pnwprop.com, or call Patti McEllrath at 360-487-7893.

Camas Area School District Theater Remodel Project Receives DNS Approval

CAMAS

A school district development, slated for a site located at 1500 NE Garfield Street in the Camas area, has been issued a determination of non-significance. The action will allow the developers to remodel an existing theater and construct a new entrance, ADA parking, pedestrian walkways, landscaping and utility upgrades. The city of Camas has issued the required permitting to the applicant, who is Camas School District. The project will be known as Camas School District Garver Theater. For additional information

on this project, contact the applicant's contact, Heidi Rosenberg, director of Capital Programs, at heidi.rosengberg@camas.wednet.edu, or call 360-833-5593.

3-Story 25-Unit Vancouver Area Residential Apartment Expansion Development In Line For DNS Approval

VANCOUVER

A residential apartment project, planned for a 1.57-acre site located at 5500 NE 34th Street in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-story apartment building with 25 dwelling units to an

existing complex. The new building will be located north of the existing 22-unit building. The city of Vancouver, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is DEA Properties LLC. The project will be called Greystone Apartments. For additional information on this project, contact the applicant's contact, Chris Baumann of Planning Solutions, at 360-750-9000.

14-Lot Arlington Area Rural Cluster Residential Subdivision Project In Application

ARLINGTON

A rural cluster residential subdivision development, proposed for a

51.83-acre site located at 522 Stanwood Bryant Road in the Arlington area, is the subject of a recent application. The developers have requested permission to divide the site into 14 single-family residential building lots. The project will be known as Blue Skies, phase one. Snohomish County has received this request from the applicant, who is Robinett Investment Company LLC. For additional information on this project, contact the applicant's contact, Jen Haugen of Land Resolutions, at 425-258-4438.

60,000 SF Yakima Area Elementary School Development In Line For DNS Approval

YAKIMA

An elementary school facility project, planned for a property located at 6305 West Chestnut Avenue in the Yakima area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 60,000 square foot elementary school. Plans include site amenities, improvements and parking for 133 vehicles. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is West Valley School District. The project will be known as Summitview Elementary. For additional information on this project, contact the applicant's contact, Rob Gross of CBRE Heery, at 503-451-6180.

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2-Story 4,900 SF Frederickson Area Retail Fuel Station-Office-Retail Project In The Works

FREDERICKSON

A mixed-use retail and office development, proposed for a site located at 7802 176th Street East in the Frederickson area, is the subject of a recent application. The developers have requested permission to develop a land parcel as a gas station with six multi-product fuel dispensers, a 2-story, 4,900 square foot building with office and retail space and a 1,200 square foot car wash. Pierce County has received this request from the owner, who is Dream Capital Development. For additional information on this project, contact the applicant's contact, Nick Wecker of Barghausen Engineers, at nwecker@barghausen.com, or call Donna Rhea at 253-798-3288.

4-Story 32-Unit South Delridge Area Mixed-Use Apartment-Office Project In Design Review Phase

SEATTLE

A mixed-use residential and office development, in planning for a site located at 8854 Delridge Way SW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have requested permission to construct a 4-story apartment building with 32 dwelling units and office space. Plans include

parking for 14 vehicles. The applicant for this project is Galustyan. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact Wayne Farrens at 206-727-8602.

76,000 SF Frederickson Area Elementary School Facility Project Receives Mitigated DNS Approval

FREDERICKSON

An elementary school development slated for a site located at 16720 Waller Road in the Frederickson area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 76,000 square foot elementary school with provision for expansion of four portable classrooms. Plans call for associated access, parking, playgrounds, fields and student drop-off and bus drop-off areas. Bethel School District has issued the permitting for this school project. For further information on this project, contact Jeffrey D. Mann, facilities planner for Bethel School District.

8-Story 220-Unit Lower Queen Anne Area Mixed-Use Residential-Retail-Storage Development In Design Review Phase

SEATTLE

A mixed-use apartment, office, retail and storage 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 requested permission to construct an 8-story apartment building with 220 dwelling units, office, retail and storage. Plans include parking for 307 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 PRC@seattle.gov.

31-Lot Moses Lake Area Residential Subdivision Project In Line For DNS Approval

MOSES LAKE

A residential subdivision project, planned for a 7.9-acre site located at 4418 East Sharon Avenue and 1510 South Robson in the Moses Lake area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the site into 31 single-family residential building lots. The city of Moses Lake, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is CAD Homes. The project will be known as Sydney Development major plat. For additional information on this project, contact the applicant's contact, Sara Prather of Western Pacific Engineering & Survey, at 509-765-1023.

31,700 SF Yakima Area Elementary School

Demolition Project In Line For Mitigated DNS Approval

YAKIMA

A demolition project, planned for a property located at 7 North 88th Avenue in the Yakima area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to conduct demolition of three existing elementary school buildings totaling 31,700 square feet, play areas and 54 parking stalls. The city of Yakima, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is West Valley School District. Plans call for future construction of a new elementary school listed under a separate project order. The project will be known as demolition of Apple Valley Elementary School. For additional information on this project, contact the applicant's contact, Angela Von Essen, with West Valley School District, at 509-972-6000.

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

VANCOUVER

A residential apartment project, proposed for a 6.5-acre site located at 14014 NE Salmon Creek Avenue in the Vancouver area, is in line to be issued a determination of non-significance. The developers have requested permission to construct six apartment buildings to

house a total of 168 dwelling units. Plans include a community building. Clark County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is MAJ Development Corporation. The project will be known as University Place Apartments. For additional information on this project, contact the applicant's contact, John Floyd of Mackenzie, at jfloyd@mcknze.com, or call Jan Bazala at 564-397-4499.

11-Story 320,000 SF Bellevue Area Office-Retail Development In Line For DNS Approval

BELLEVUE

A commercial project, planned for a 63,500 square foot land parcel located at 1209 124th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct an 11-story, 320,000 square foot office building including 2,400 square feet retail space. Plans include a 5-level, 209,500 square foot parking garage for up to 566 vehicles. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Wright Runstad & Company. The project will be known as The Spring District Block 6. For additional information on this project, contact the applicant's contact, Cindy Edens of Wright

Runstad & Company, at 206-447-9000.

16,000 SF Sequim Area Retail Grocery Store Project In Line For Mitigated DNS Approval

SEQUIM

A retail development, planned for a 1.81-acre site located north of Highway 101 and east of North Bay View Avenue in the Sequim area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to construct a 16,000 square foot supermarket with 60 off-street parking spaces. Plans include landscaping and associated lighting. Clallam County is expected to issue the required permitting to the applicant, who is Main & Main Capital Group. The project will be known as Main & Main Grocery Store. For additional information on this project, contact the applicant's contact, Tectonics Design Group, at 360-775-9988.

164-Unit Spokane Area Residential Apartment Project Receives DNS Approval

SPOKANE

A residential apartment project, proposed for a site located at 13119 North Dakota Street in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct 164 apartment dwelling units with 355 parking stalls. Plans include an 86-unit parking structure

and additional parking with ADA stalls and garages. Spokane County has issued the required permitting to the applicant who is Whipple consulting Engineers. For additional information on this project, contact the applicant's contact, Todd Whipple, at 509-893-2617.

5-Story Seattle Area Mixed-Use Residential-Retail Development In Revised Application

SEATTLE

A mixed-use apartment and retail project, proposed for a property located at 119 North 85th Street in the Seattle area, is the subject of a revised application. The developers have requested permission to construct a 5-story apartment building with 27 small efficiency 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 Taylor Noren of Noren Development LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Greg Squires, at 206-693-3133.

108,000 SF Auburn Area Industrial Park Development Receives Mitigated DNS Approval

AUBURN

An industrial project, slated for sites totaling 6.1-acres located at 6610-6638 South 287th

Street in the Auburn area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 108,000 square foot warehouse with site and frontage improvements to South 287th Street and West Valley Highway. The city of Auburn has issued the required permitting to the applicant, who is Carpinito Farms LLC. The project will be known as 287th Industrial Park. For additional information on this project, contact the applicant's contact, Jason Hubbell of Barghausen Consulting Engineering, at 425-251-6222.

8-Lot Capitol Hill Area Residential Subdivision Development Receives Approval

SEATTLE

A residential subdivision project, planned for a site located at 1801 20th Avenue in the Seattle area, has been granted approval by the city of Seattle. The action will allow the developers to divide the site into eight residential building lots. The construction of residential units is listed under a separate project order. The applicant for this project 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.

Bothell Area Gas Station Redevelopment Receives DNS Approval

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A commercial development, slated for a site located at 22802 Bothell-Everett Highway in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to redevelop an existing fuel station. Plans call for the replacement of six fuel pump dispensers, a new canopy for 12 vehicles, replace paved areas, drainage improvements and landscaping. Plans call for 1,000 cubic yards of cut and 450 cubic yards of fill. The city of Bothell has issued the permitting to the applicant, who is PacWest Energy LLC dba Jacksons Food Stores. For additional information on this project, contact the applicant's contact, Pa Hopper of Barghausen Consulting Engineers, at phopper@barghausen.com, or call 425-251-6222.

8-Lot Yakima Area Residential Subdivision Project Receives DNS Approval

YAKIMA

A residential subdivision project, planned for a 14.9-acre site located at 1414 Dazet Road in the Yakima area, has been issued a determination of non-significance. The action will allow the developers to divide the site into eight single-family residential building lots. Yakima County has issued the required permitting to the applicant, who is Will Johnson. The project will be called Sunrise vista Heights. For additional information on this project, contact the applicant's

contact, Thomas Durant of PLSA, at info@pls-aofyakima.com, or call 509-575-6990.

67-Unit Duvall Area Residential Development Receives Mitigated DNS Approval

DUVALL

A large residential development, slated for a 4.5-acre site located at 26474 NE 143rd Place in the Duvall area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 55 single-family attached townhouse dwelling units and 12 condominium dwelling units for a new residential community. Plans include new on-site and roadside bio-retention facilities, a roadway, open space, rockeries and utility infrastructure improvements. The city of Duvall has issued the required permitting to the applicant, who is Pulte Homes of Washington, Inc. Construction will require the demolition and removal of an existing single-family residence on the site. The project will be called 65 Degrees. For additional information on this project, contact the applicant's contact, Ryan Kohlman of Pulte Homes, at 425-216-3466.

3,750 SF Lakewood Area Gas Station & Car Wash Project In Line For DNS Approval

LAKEWOOD

A retail project, planned for a property located at

9505 South Tacoma Way in the Lakewood area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3,750 square foot convenience store with a partial second story staff lounge and a 75-foot attached car wash tunnel. Plans call for a fuel canopy over 12 fuel pump dispensers and underground storage tanks. The city of Lakewood, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Avalon Project, Inc. the project will be called Avalon Gas Station, Car Wash and Convenience Store. For additional information on this project, contact the applicant's contact, Costa Philippides of Barghausen Consulting Engineer, at 425-251-6222.

138-Lot Spokane Area Residential Subdivision Development Receives DNS Approval

SPOKANE

A residential subdivision project, planned for a 70-acre site located north of North Weiber Drive in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 138 single-family residential building lots.

Plans include utilities and public streets. The city of Spokane has issued the required permitting to the applicant, who is MSK LLC. The project will be called Woodridge View. For additional information on this project, contact the applicant's contact, Todd Whipple of Whipple Consulting Engineers, at 509-893-2617.

55,665 SF Tacoma Area Self-Storage Expansion Project In The Works

TACOMA

A commercial development, proposed for a property located at 2201 South Tacoma Way in the Tacoma area, is the subject of a recent application. The developers have requested permission to construct three new buildings totaling 55,665 square feet. Plans include grading, utility work, landscaping and associated parking. The city of Tacoma has received this request from the applicant, who is Nalley Valley Self-Storage, Downtown Mini Warehouse, LLC. The project will be known as Nalley Valley Self-Storage Expansion. For additional information on this project, contact the applicant's contact, Travis Ameche of Urban Self Storage.



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