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Washington State Construction News

Delivered monthly to the Contractors & Subs of Washington State

August 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 over Fairhaven Neighborhood of Bellingham

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

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

SEATTLE

A residential townhouse development, in planning for a site located at 1510 18th Avenue in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct two, 4-story buildings containing a total of eight dwelling units. Plans include parking for five vehicles. The applicant for this project is Aaron Mousey. For additional information on this project, contact the applicant's contact, Emily Morgan, at 206-693-3133.

14-Unit South Delridge Area Residential Townhouse Project In Design Review Phase

SEATTLE

A residential townhouse project, in planning for a site located at 8415 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 two, 3-story townhouse buildings containing a total of 14 dwelling units. Plans include parking for 14 vehicles. The applicant for this project is Adam Koch. For additional information on this project, contact the applicant's contact, Shaun Novion, at 206-361-6133.

120-Unit Tacoma Area Residential

Development Receives DNS Approval

TACOMA

A residential development, slated for a 7.60-acre site located at 12705 122nd Street East in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to construct 20 detached single-family residences and 100 zero-lot line townhouse dwelling units. Pierce county has issued the permitting to the applicant, who is Copper Ridge LLC. The project will be known as Shaw Heights. For additional information on this project, contact the applicant's contact, Kurt Wilson of Copper Ridge LLC, at kurt@soundbuiltthomes.com, or call Donna Rhea at 253-798-3228.

6-Story 70-Unit Seattle Area Mixed-Use Apartment-Restaurant Project In Admin Design Review

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 4529 Sand Point Way NE in the Seattle area, is the subject of a temporary change from full design review to administrative design review due to the COVID-19 pandemic. Plans outline the construction of a 6-story apartment building containing 70 dwelling units, medical services and a restaurant. Plans include parking for 47 vehicles. The applicant for this project is Shilshole Development LLC. For additional information on this project, contact the



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applicant's contact, Scot Carr, at 206-218-8708.

8-Story 52-Unit Seattle Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 4311 Seventh Avenue NE in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct an 8-story apartment building with 52 small efficiency dwelling units. Plans do not include associated parking. The applicant for this project is EG Bluestar Management 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, Charlie Shugart of Shugart Wasse Wickwire Architecture, at 206-405-2532.

16-Lot Bellingham Area Residential Subdivision Project Receives Mitigated DNS Approval

BELLINGHAM

A residential subdivision development, planned for a 124-acre site located at 515 Pleasant Bay Road in the Bellingham area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 16 residential building lots and a 98-acre, non-residential tract owned and operated by the Whatcom Land trust. Plans include infrastructure including roads, utilities, stormwater facilities and a maintenance yard. The city of Bellingham has issued the required permitting to the owner, who is Governors Point Land LP. For additional information on this project, contact the applicant's contact, Wayne Schwandt, at wayne@rimlandpacific.co, or call 360-739-0091.

352-Unit Yesler Terrace Area Mixed-Use Apartment-Retail Development In Admin Design Review

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 803 South Washington

Street in the Seattle area, is the subject of a temporary change from full design review to administrative design review due to the COVID-19 pandemic. Plans outline construct of 21 and 23-story apartment buildings containing a total of 352 dwelling units and will feature retail space. Plans include associated parking for up to 245 vehicles. Early design guidance was conducted under a separate project order. The applicant for this project is Su Development. For additional information on this project, contact the applicant's contact, Sean Haste, at 206-684-5887.

6-Story 127-Unit Sumner Area Mixed-Use Apartment-Commercial Project Receives DNS Approval

SUMNER

A mixed-use residential and commercial development, planned for sites located at 1116 and 1228 Fryar Avenue in the Sumner Town Center Riverfront area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story building containing

127 dwelling units, commercial space and a leasing office with mail room. Plans include open air public parking, landscaping, outdoor seating, frontage improvements, trail construction, stormwater management and structured parking. The city of Sumner has issued the required permitting to the applicant, who is Fryar Avenue LLC. For additional information on this project, contact the applicant's contact, Paul Green, at 253-770-3144.

86-Lot Vancouver Area Residential Subdivision Project Receives DNS Approval

VANCOUVER

A residential subdivision development, slated for a 17.03-acre property located at 6300, 6330 and 6410 NE 124th Street in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 86 single-family residential building lots. Plans include utilities and associated streets. Clark county, using the optional SEPA process, has issued the permitting to the applicant, who is

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Aho Construction I Inc.; Houston Aho. For additional information on this project, contact the applicant's contact, Seth Halling of AKS Engineering & Forestry, at sethh@aka-eng.com, or call Bryan Mattson at 564-397-4319.

4-Story 31-Unit Capitol Hill Area Residential Apartment Development Receives DNS Approval

SEATTLE

A residential project, planned for a site located at 137 23rd Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story apartment building containing 31 dwelling units. No parking

is proposed. Streamlined design review has been conducted under a separate project order. The city of Seattle has issued the required permitting to the applicant, who is Tao Chen. For additional information on this project, contact the applicant's contact, Qi Qi at 425-985-7817.

28-Lot Port Orchard Area Residential Subdivision Project Receives DNS Approval

PORT ORCHARD

A residential subdivision development, planned for a 3.62-acre site located at 1443 Warner Avenue SE in the Port Orchard area, has been issued a determination of non-significance. The action will allow the developers to divide the

site into 28 single-family residential building lots. Kitsap county, using the optional SEPA process, has issued the permitting to the applicant, who is Cook Arthur Estates. The project will be known as Parkside Lane. For additional information on this project, contact the applicant's contact, Sheri Greene of AHBL, at 253-383-2422.

8-Story 242-Unit Fremont Area Residential Apartment Project In Administrative Design Review

SEATTLE

A residential apartment development, proposed for a site located at 3665 Stone Way north in the Seattle area, is the subject of a temporary change from full

design review to administrative design review due to the COVID-19 pandemic. Plans outline construction of an 8-story apartment building with 242 dwelling units and parking for 88 vehicles. The city of Seattle has received this request from the applicant, who is CP VII Stone Way LC (Camel Partners). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

24,000 SF Sumas Area Industrial Warehouse Project Receives DNS Approval

SUMAS

An industrial warehouse development, slated for a site located at 858 Front Street in the Sumas area,



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has been issued a determination of non-significance. The action will allow the developers to construct a 24,000 square foot warehouse and a 1.64-acre asphalt lay down area in the southwest corner along Front Street. The city of Sumas, using the optional SEPA process, has issued the permitting to the applicant, who is IKO Pacific. For additional information on this project, contact the applicant's contact, Ben Belcher of IKO Pacific, at 360-305-4844.

74-Unit Newcastle Area Mixed-Use Condominium-Retail Development Receives DNS Approval

NEWCASTLE

A mixed-use residential

and retail development, proposed for a site located at 12901 Newcastle Way in the Newcastle area, has been issued a determination of non-significance. The action will allow the developers to construct 74 condominium dwelling units, live-work units and street-front retail space. Plans include sub-surface parking. The city of Newcastle, using the optional SEPA process, has issued the permitting to the applicant, who is Solterra Newcastle LLC. The project will be known as Waterline-Solterra Condos. For additional information on this project, contact the applicant's contact, Ming Fung at 606 Maynard Ave S, Suite 251, Seattle, WA 98104.

8-Lot Ballard Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision project, proposed for a site located at 920 NW 54th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight residential building lots. The city of Seattle has received this request from the applicant, who is Blackwood Holdings XVIII. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-233-6089.

9-Unit Whittier Heights Area Residential Townhouse Development In Design Review Phase

SEATTLE

A residential townhouse project, in planning for a site located at 8915 14th Avenue NW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct three townhouse buildings containing a total of nine dwelling units and parking for three vehicles. The city of Seattle has received this request from the applicant, who is Legacy Group Capital. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

176,000 SF Spokane Area Industrial Warehouse Project Receives Mitigated DNS Approval

SPOKANE

An industrial development, planned for a site located at 5010 South Thomas Mallen Road in the Spokane area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 96,000 square foot and 80,000 square foot commercial warehouses. Phase two includes future construction of seven additional buildings. Spokane county, using the optional SEPA process, has issued the permitting to the applicant, who is Harlan D. Douglass. The project will be known as Douglass Commerce Park phase one. For additional information on this project, contact the applicant's contact, Ron Mackie of Architectural Ventures, at 509-290-1491.

21-Story 178-Unit First Hill Area Mixed-Use Apartment-Retail Development In Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 901 Madison Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 21-story apartment building with 178 dwelling units and featured retail space. Early design guidance has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Sustainable Living Innovations who is participating in the Living Building Pilot. Construction will require the demolition





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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 206-245-2042.

33-Unit Seattle Area Residential Townhouse Project In Administrative Design Review Phase

SEATTLE

A residential townhouse development, in planning for a site located at 13333 Greenwood Avenue North in the Seattle area, is the subject of a temporary change from full design review to administrative design review due to the COVID-19 pandemic. Plans outline the construction of eight townhouse buildings containing a total of 33 dwelling units and parking for 33 vehicles. Early design guidance has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Jim Sprott. For additional information on this project, contact the applicant's contact, Jill Burdeen, at 206-866-6779.

8-Unit West Seattle Area Residential Rowhouse Development Receives Conditional DNS Approval

SEATTLE

A residential project, planned for a site located at 3303 Harbor Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two rowhouse

structures to house eight dwelling units and parking for eight vehicles. The project is being considered with another project for shared access and associated parking. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Peter Locke of Portage Bay Holdings LLC. For additional information on this project, contact the applicant's contact, Steve Fischer, at 206-933-5553.

12-Lot Industrial Development Proposed For Tumwater Area

TUMWATER

An industrial subdivision, proposed for a 40.26-acre property located at 93rd Avenue SW at Lathrop Industrial Drive SW in the Tumwater area, is the subject of a recent application. The developers have requested permission to divide the property into 12 light industrial and commercial building lots. The city of Tumwater has received this recent request from the applicant, who is Kaufman Real Estate LLC. The project will be called I-5 Commerce Place. For additional information on this project, contact the applicant's contact, Hatton Godat Pantier, at 360-943-1599.

4-Story 46-Unit Lake City Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 12328 33rd Avenue NE in the Seattle

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area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story apartment building containing 46 small efficiency dwelling units. No parking is proposed. The city of Seattle has received this request from the applicant, who is Ryan Lukjanowicz of OneBuild. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.

187,000 SF Spokane Area Industrial Business Park Development Receives DNS Approval

AIRWAY HEIGHTS

An industrial project, slated for a site located

between Russell Street and Garfield Road in the Airway Heights area, has been issued a determination of non-significance. The action will allow the developers to construct a 187,000 square foot warehouse. The city of Airway Heights, using the optional SEPA process, has issued the permitting to the applicant, who is Architectural Ventures. The project will be known as West McFarlane Business Park. For additional information on this project, contact the applicant's contact, Ron Mackie of Architectural Ventures, at 509-290-1491.

6-Story 50-Unit Interbay Area Mixed-Use Apartment-Retail Development Receives

DNS Approval

SEATTLE

A mixed-use residential and retail development, planned for a site located at 2258 15th Avenue West in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story apartment building with 30 residential dwelling units, 20 small efficiency dwelling units and retail space. Plans include parking for 20 vehicles. Design review has been conducted under a separate project order. The city of Seattle has issued the required permitting to the applicant, who is Jay Pathy of Umtanum Funds 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, Steve Bull, at 206-903-5414.

127,400 SF Liberty Lake Retail Equipment Dealership Project Receives DNS Approval

LIBERTY LAKE

A commercial development, planned for a site located at 20150 East Cataldo Avenue in the Liberty Lake area, has been issued a determination of non-significance. The action will allow the developers to construct a 127,400 square foot heavy equipment dealership with parking for 178 vehicles. Plans include a wash pad and associated site improvements. The city of



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Liberty Lake has issued the required permitting to the applicant, who is Western States CAT. The project will be known as Western States Caterpillar dealer. For additional information on this project, contact the applicant's contact, Ryan McColly of Glancey Rockwell and Associates, at 208-345-0566.

8-Lot South Park Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision development, proposed for a property located at 1025 South Cloverdale 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 listed under a separate project order. The city of Seattle has received this request from the applicant, who is Cascade Home Realty LLC. For additional information on this project, contact the applicant's contact, Andy McAndrews, at 425-283-6089.

5-Story 82-Unit Loyal Heights Area Mixed-Use Residential-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and commercial development, proposed for a site located at 7705 15th Avenue NW in the Seattle area, is working its way through the city of Seattle's design

guidance-review process. The developers have plans to construct a 5-story apartment building with 80 small efficiency dwelling units, two live-work units and retail space. Plan include parking for three vehicles. The applicant for this project is Aleksey Strelyuk of Brick Holdings LLC. For additional information on this project, contact the applicant's contact, Emily Morgan, at 206-693-3133.

8-Lot Columbia City Area Residential Subdivision Project Receives Approval

SEATTLE

A residential subdivision development, planned for a site located at 4729 32nd Avenue South in the Seattle area, has been

granted a unit lot subdivision approval by the city of Seattle. The action will allow the developers to divide the site into eight residential building unit lots. The construction of residential units is listed under a separate project order. The city of Seattle has issued the required permitting to the applicant, who is Isola Real Estate VII LLC. For additional information on this project, contact the applicant's contact, Izabella Henry, at 206-297-0996.

7-Story 215-Unit Shoreline Area Residential Apartment Development Receives DNS Approval

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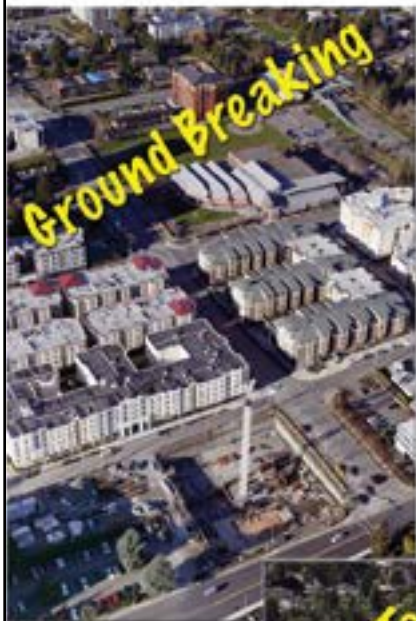
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for a site located at 18004 Midvale Avenue North, 1132 North 180th Street and 1122 North 180th Street in the Shoreline area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story apartment building with 215 dwelling units and parking for 184 vehicles. Plans include site and frontage improvements. The city of Shoreline, using the optional SEPA process, has issued the permitting to the applicant, who is Geo Properties LLC. The project will be called Vail Two Apartments. For additional information on this project, contact the applicant's contact, Rosalie Merks of AAA Management, at 619-278-0714, extension 125.

7-Story 81-Unit Lake City Area Mixed-Use Apartment-Retail Project In The Works

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 14001 Lake City Way NE in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 81 dwelling units and will feature retail space. Plans include parking for 40 vehicles. The city of Seattle has issued the required permitting to the applicant, who is Wei Ming Yang of Lake City 007 LLC. Early design guidance has been conducted under a separate project order. Construction will require the demolition

and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Mark Wierenga, at 206-784-1614.

Spokane Area Commercial Building Project Receives DNS Approval

SPOKANE

A commercial development, slated for a site located at 2712 North Ruby Street in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct a commercial building with associated utilities, drainage and parking improvements. The city of Spokane has issued the required permitting to the applicant, who is Neil Quaintance. The project will be known as Auto Credit Sales. Construction will require the demolition and removal of six existing structures on the site. For additional information on this project, contact the applicant's contact, Austin Storhaug of Storhaug Engineering, at 509-242-1000.

4-Story 8-Unit East Queen Anne Area Residential Development Moving Forward

SEATTLE

A residential project, planned for a site located at 2514 Dexter Avenue North in the Seattle area, has been issued design review approval by the city of Seattle. The developers have plans to construct a 4-story apartment building to house eight dwelling units and provide



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parking for nine vehicles. Administrative design review has been conducted under a separate project order. The applicant for this project is Colin Kong. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, David Fuchs, at 206-523-6150.

4-Story 165,000 SF Everett Area Medical Office Building Project Receives DNS Approval

EVERETT

A medical development, planned for a site located at 2929 Pine Street in the Everett area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story, 165,000 square foot expansion of the existing Kaiser Permanente Everett Medical Center. Plans call for a specialty medical office building adjacent to the primary care medical office building with an ambulatory surgery center, urgent care, advanced imaging and above-grade parking. The city of Everett, using the optional SEPA process, has issued the permitting to the applicant, who is Kaiser Foundation Health Plan of Washington. For additional information on this project, contact the applicant's contact, Skyler Denniston, national director of land use for Kaiser Permanente, at 626-405-6333.

6-Story 9-Unit Renton Area Residential

Apartment Project Receives Mitigated DNS Approval

RENTON

A residential apartment development, planned for a 5,000 square foot land parcel located at 29 Logan Avenue South in the Renton area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 6-story apartment building containing nine dwelling units and ground-level parking for nine vehicles will be provided within the structure. The city of Renton, using the optional SEPA process, has issued the permitting to the applicant, who is DWU Design. The project will be called Logan Place. Construction will require the demolition and removal of an existing residence and accessory structure on the site. For additional information on this project, contact the applicant's contact, David Wu of DWU Design, at dwudesign@gmail.com, or call Clark Close at 425-430-7289.

8-Story 160-Unit Seattle Area Mixed-Use Apartment & Live-Work Development In Admin- istrative Design Review

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1405 Dexter Avenue North in the Seattle area, is the subject of a temporary change from full design review to administrative design review due to the COVID-19 pandemic. Plans outline the construction

of an 8-story apartment building containing 155 dwelling units and five live-work units. Parking for 62 vehicles will be provided. The applicant for this project is Tejal Pastakia. Construction will require the demolition and removal of existing structures on the site. For additional information on this project, contact the applicant's contact, Jon O'Hare, at 425-301-9541.

12-Unit Vancouver Area Residential Townhouse Project Receives DNS Approval

VANCOUVER

A residential townhouse development, planned for a site located at 12005 SE Mill Plain Boulevard in the Vancouver area, has been

issued a determination of non-significance. The action will allow the developers to construct three townhouse buildings to house a total of 12 dwelling units. The city of Vancouver has issued the required permitting to the applicant, who is Mill Plain Commons LLC. The project will be known as 5th Street Townhomes. For additional information on this project, contact the applicant's contact, Travis Johnson of PLS Engineering, at travis@plsengineering.com, or call Patti McEllrath at 360-487-7893.

5-Story 78-Unit Wallingford Area Mixed-Use Apartment-Retail Development In Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 4417 Wallingford Avenue North in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 5-story apartment building with 78 dwelling units and associated retail space. No parking is proposed. The applicant for this project is Dave Biddle. For additional information on this project, contact the applicant's contact, Jamie Yengel, at 206-693-3133.

5-Story 76-Unit Sedro-Woolley Area Mixed-Use Apartment-Commercial Development Receives DNS Approval

SEDRO-WOOLLEY

A mixed-use residential and retail development, proposed for sites located at 895, 973, 975, 977 and 979 Hodgin Street in the Sedro-Woolley area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story, 103,000 square foot building containing 76 residential dwelling units and will feature ground-level retail space. Plans include open space, utilities and associated parking. The city of Sedro-Woolley, using the optional SEPA process, has issued the permitting to the applicant, who is The RJ Group. The project will be known as Gateway Village phase one. For additional information on this project,

contact the applicant's contact, Devon Caines, at 206-979-8654.

26-Unit Vancouver Area Residential Senior Living Expansion Project Receives DNS Approval

VANCOUVER

A residential development, planned for a site located at 16202 SE Village Loop in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to construct 26 senior living villas. Plans include open space and associated parking. The city of Vancouver, using the optional SEPA process, has issued the permitting to the applicant, who is Touchmark Development & Construction. The project will be known as Touchmark at Fairway Village expansion. For additional information on this project, contact the applicant's contact, Ryan Benson of Touchmark Development & Construction, at 503-646-5186.

5-Story 103-Unit Eastlake Area Residential Apartment Development Receives Conditional DNS Approval

SEATTLE

A residential apartment project, planned for a site located at 3150 Fairview Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story



apartment building containing 103 dwelling units and parking for 37 vehicles. Early design guidance has been conducted under a separate project order. The city of Seattle has issued the required permitting, with conditions, to the applicant, who is Michael Yukevich of Shilshole Lake Union Investors LLC. Construction will require the demolition and removal of one floor of an existing structures and the other two floors will remain for office use. For additional information on this project, contact the applicant's contact, Scot Carr, at 206-218-8708.

10-Lot Edgewood Area Residential Subdivision Project Receives Mitigated DNS Approval

EDGEWOOD

A residential subdivision development, planned for a 4.26-acre site located 2804 90th Avenue East in the Edgewood area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 10 single-family residential building lots. The city of Edgewood has issued the required permitting to the applicant, who is James Mickelson. For additional information on this project, contact the applicant's contact, Grant Middleton of Larson and Associates, at gmiddlet@rrllarson.com, or call 253-474-3404.

8-Lot Rainier Valley Area Residential Subdivision Project In Application

RAINIER VALLEY

A residential subdivision development, proposed for a site located at 6905 42nd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight residential building lots. The construction of residential dwellings is under a separate project order. The city of Seattle has received this request from the applicant, who is Willow Investments LLC. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

9-Unit North Delridge Area Residential Rowhouse Development In Design Review Phase

SEATTLE

A residential project, in planning for a site located at 2609 SW Nevada Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 9-unit rowhouse building. Plans include parking for nine vehicles. The applicant for this project is Vitaliy Afichuk of Greenbuild Development. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jamie Yengel, at 206-693-3133.

7-Story 126-Unit Eastlake Area Mixed-Use Apartment-Retail

Project In Revised Application

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 revised application. The developers have requested permission to construct a 7-story apartment building containing 28 apartment dwelling units, 98 small efficiency dwelling units and retail space. 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.

56-Unit Port Orchard Area Residential Development Receives DNS Approval

PORT ORCHARD

A residential project, planned for a site located at the west end of Sigurd Hanson Road in the Port Orchard area, has been issued a determination of non-significance. The action will allow the developers to construct a mix of single-family residences and duplexes. Approximately 47 of the new dwellings will be constructed on a 10.22-acre land parcel. An additional nine units will be added to the previously approved Cottages on the Ridge Project. Plans call for walkways, utility extensions/

connections, landscaping and associated parking. Kitsap county, using the optional SEPA process, has issued the permitting to the applicant, who is Norpoint Communities. The project will be known as Cottages on the Ridge phase three. For additional information on this project, contact the applicant's contact, Stephen Bridgeford of Contour Engineering, at 253-857-5454.

4-Story 15-Unit Green Lake Area Residential Apartment Project In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 200 NE 65th Street in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 4-story apartment building with 15 dwelling units. No parking is proposed. The applicant for this project is Mark Putzke. For additional information on this project, contact the applicant's contact, Bart Bohac, at 206-310-4534.

8-Story 125-Unit Central Area Mixed-Use Apartment-Retail Development In Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1323 East Union Street in the Seattle area, is the subject of a re-notice of application. The developers have requested permission

to construct an 8-story apartment building containing 125 dwelling units and retail space. Plans do not include associated parking. Administrative design review has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Christopher Persons of Community Roots Housing. For additional information on this project, contact the applicant's contact, Ian Maples, at 206-624-9966.

7-Story 64-Unit Eastlake Area Mixed-Use Apartment-Retail Project In Design Review Phase

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 2210 Eastlake Avenue East in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct a 7-story apartment building containing 45 dwelling unit, 19 small efficiency dwelling units and retail. The applicant for this project is Alex Cohen of Cohen Properties. For additional information on this project, contact the applicant's contact, Bradley Khouri, at 206-297-1284.

10-Lot Edgewood Area Residential Subdivision Development Receives Mitigated DNS Approval

EDGEWOOD

A residential subdivision development, slated for a 4.26-acre site located at 2804 90th Avenue

East in the Edgewood area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 10 single-family residential building lots. Plans include a private roadway with pedestrian facilities. The city of Edgewood has issued the permitting to the owner, who is James Mickelson. The project will be known as Mickelson preliminary plat. For additional information on this project, contact Mr. Mickelson, at 253-848-6570.

28-Story 330-Unit South Lake Union Area Residential Apartment Project In Administrative Design Review

SEATTLE

A Vulcan Real Estate residential development, in planning for a site located at 401 Eighth Avenue North in the Seattle area, is the subject of a temporary change from full design review to administrative design review due to the COVID-19 pandemic. The developers have plans to construct a 28-story building containing 330 dwelling units. Plans include parking for 186 vehicles. The applicant for this project is Ada Healey of City Investors XII LLC. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

12,000 SF Toppenish Area Industrial Warehouse Addition Project Receives DNS Approval

TOPPENISH

An industrial development, planned for a 5.2-acre property located at 210 South Division Street in the Toppenish area, has been issued a determination of non-significance. The action will allow the developers to construct a 12,000 square foot warehouse near an existing 122,100 square foot development. The warehouse will be used to store finished twine products. The city of Toppenish has issued the required permitting to the applicant, who is Fish & Fly Investors LLC. For additional information on this project, contact the applicant's contact, Tex Frederickson of Systems West Construction, at 509-452-5000.

13-Lot Gig Harbor Area Residential Subdivision Development Receives DNS Approval

GIG HARBOR

A residential subdivision development, planned for a 4.38-acre site located at 3820 Hunt Street NW in the Gig Harbor area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 13 single-family residential building lots. Pierce county, using the optional SEPA process, has issued the permitting to the applicant, who is rush Residential. The project will be called Wimbledon. For additional information on this project, contact the applicant's contact, Joe Flansburg of Rush Residential, at 253-858-3636.

8-Story 227-Unit First Hill Area Residential

Apartment Project In Administrative Design Review Phase

SEATTLE

A residential Apartment development, in planning for a site located at 1100 Boylston Avenue in the Seattle area, is the subject of a temporary change from full design review to administrative design review due to the COVID-19 pandemic. Plans outline the construction of an 8-story apartment building containing 227 dwelling units and parking for 131 vehicles. Early design guidance has been conducted under a separate project order. The applicant for this project is CP VI Boylston LLC (Carmel Partners). For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

29,800 SF Chelan Area Community Center & Pool Development Receives DNS Approval

CHELAN

A community center project, planned for a site located at 103 Bighorn Way in the Chelan area, has been issued a determination of non-significance. The action will allow the developers to construct a 29,800 square foot building containing an auditorium, multi-purpose rooms to support community activities, a private school with daycare, and a church. Plans include a swimming pool, restrooms, pickleball courts, sand volleyball courts, commercial kitchen, coffee shop, children's play area, an outdoor event and

FRAMING THE SKY3 APARTMENTS

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



- In February of 2016 the framing installation was completed.

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

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

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

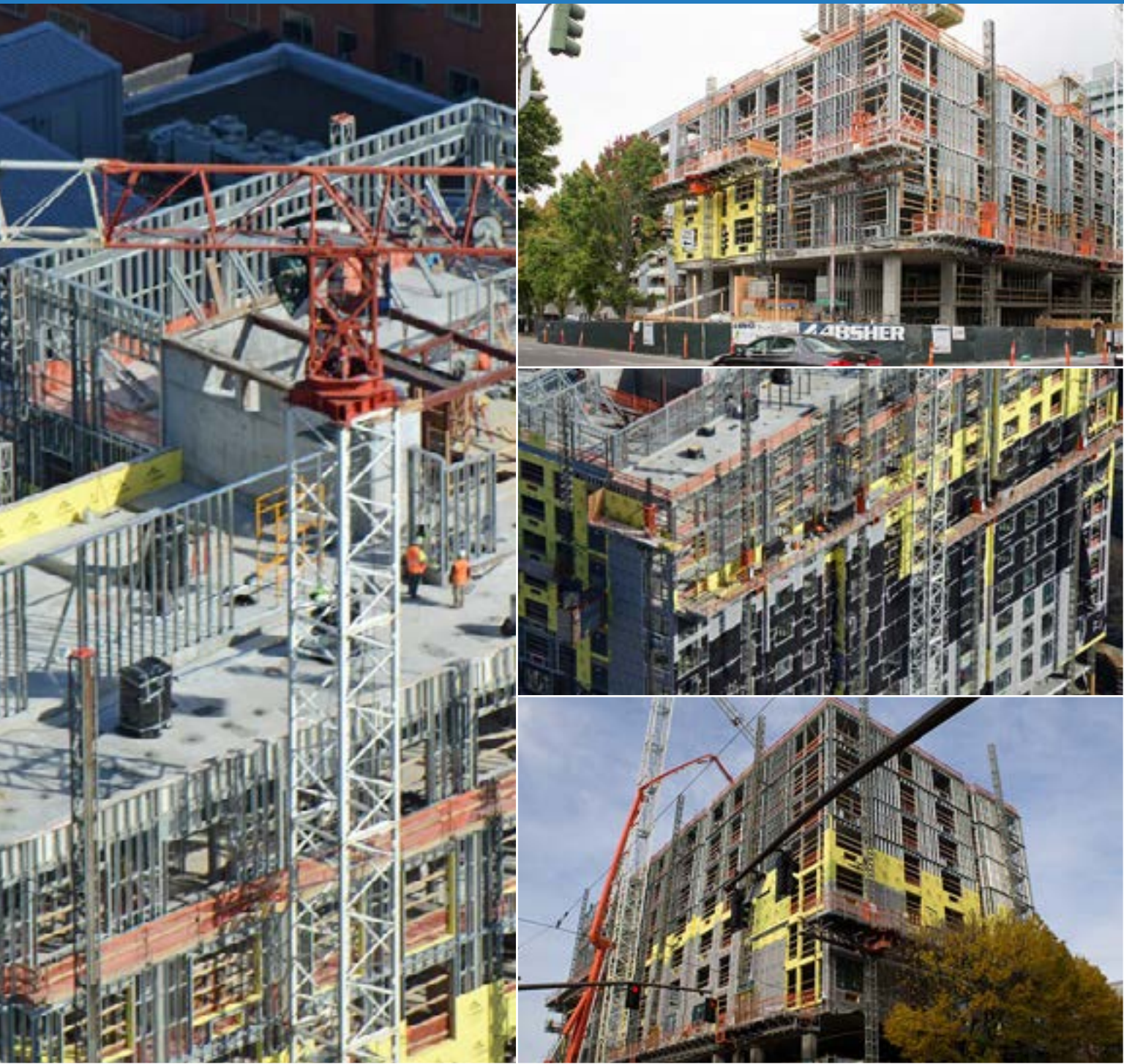
Kim Nakamura, of Steel Panel Supply Inc (SPSI) was the Project Manager for the framing phase of the SKY3 project.

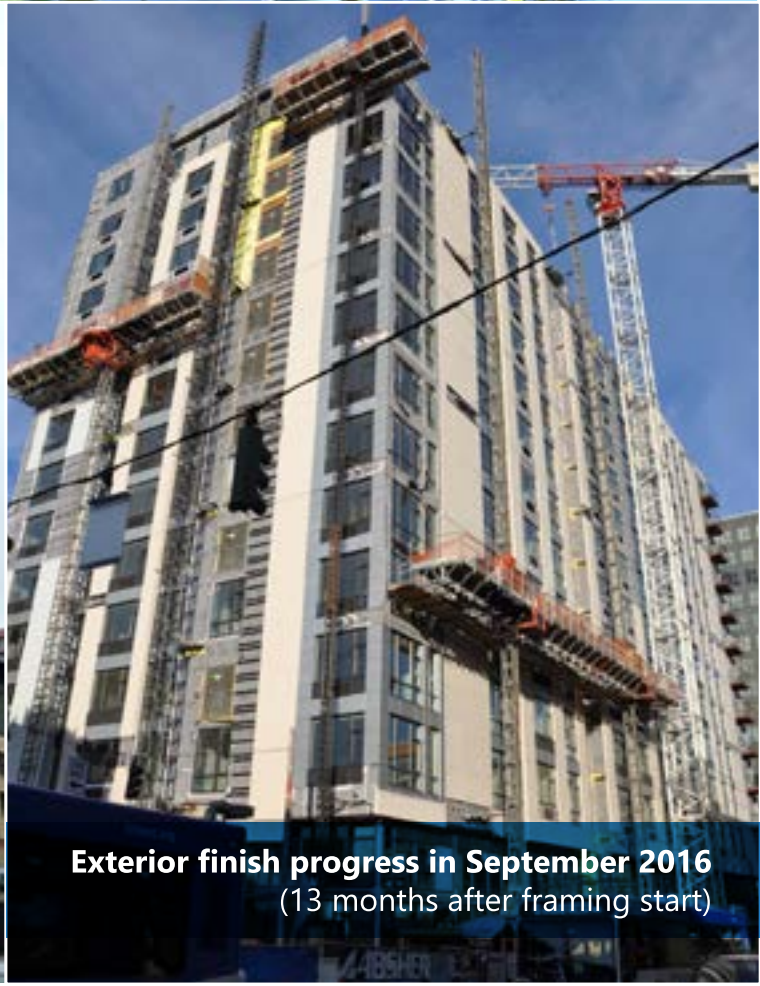
The MFBS™ steel framing panel modules were both fabricated and installed by Alliance Steel Fabrication of Tacoma Washington.

The framing team members included:

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

FRAMING STAGES:





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

MORE ABOUT IGB SYSTEM'S MFBS™ FRAMING SYSTEM:

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



SOME PRODUCT INFORMATION:

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

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reception area, pedestrian circulation and parking. The city of Chelan, using the optional SEPA process, has issued the permitting to the applicant, who is Seven Acres Foundation. The project will be called Lake Chelan Community Center. For additional information on this project, contact the applicant's contact, Shawn Johnson-Mudgett of Complete Design, at shawn@completedesign.cc, or call Joey Meisenheimer at 509-682-8017.

8-Lot Brighton Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision development, proposed for a site located at 4031 South Willow Street in the

Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight residential building lots. The construction of dwellings is under a separate project order. The city of Seattle has received this request from the applicant, who is Willow Investment LLC. For additional information on this project, contact the applicant's contact, Julian Webber, at 206-953-1305.

8-Unit Crown Hill Area Residential Development In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 8751 14th Avenue NW in the Seattle

area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct two townhouse dwellings and three single-family residences. Plans include parking for eight vehicles. The applicant for this project is Aaron Mounsey of Blackwood Holdings XXII 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, Hannah Eastman, at 206-693-3133.

2-Story 60,000 SF Spokane Area College Building Addition Project Receives DNS Approval

SPOKANE

An education project, planned for a site located at 3410 West fort George Wright Drive in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct a 2-story, 60,000 square foot Fine and Applied Arts building at the existing Spokane Falls community College campus. Plans include lighting, landscaping, sidewalks, fire lanes, stormwater treatment swales and site improvements. The city of Spokane, using the optional SEPA process, has issued the permitting to the applicant, who is Facilities of Community Colleges of Spokane. For additional information on this project, contact the



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applicant's contact, Clinton Brown, director of capital construction for Community Colleges of Spokane, at 509-533-4899.

8-Story 165-Unit Everett Area Residential Apartment Project Receives DNS Approval

EVERETT

A residential development, planned for a site located at the southeast corner of Rockefeller Avenue and Everett Avenue in the Everett area, has been issued a determination of non-significance. The action will allow the developers to construct an 8-story, 166,000 square foot apartment building containing 165 dwelling units. Plans include one level of below-grade parking for up to 97 vehicles. The city of Everett has issued the permitting to the applicant, who is Clark Barnes. For additional information on this project, contact the applicant's contact, Michael Hatcher of Clark Barnes, at 206-782-8208.

9-Lot Quincy Area Residential Subdivision Development Receives DNS Approval

QUINCY

A residential subdivision development, slated for a land parcel located at 14454 NW Road 13 in the Quincy area, has been issued a determination of non-significance. The action will allow the developers to divide the site into nine residential building lots in a rural residential 1 zone. Grant county, using the optional SEPA process, has issued the permitting to the applicant, who is Monument Hill Project LLC. The project will be known as Monument Hill 9. For additional information on this project, contact the applicant's contact, Nick Tommer, at P.O. Box 1150, Ephrata, WA 98823, or call Kent Ziemer at 509-754-2011.

8-Story 158-Unit Seattle Area Mixed-Use Apartment-Retail Project In Application

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 1700 21st Avenue South in the Seattle area, is the subject of a re-notice of application. The developers have requested permission

to construct an 8-story apartment building with 154 dwelling units, four live-work units and retail space. Early design guidance has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Lake Union Partners. 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.

Spokane Area College Maintenance Building Project Receives DNS Approval

SPOKANE

A college development, planned for a site located at North Rebecca Street, has been issued a determination of non-significance. The action will allow the developers to construct a maintenance and operations building with offices, trade shops and vehicle maintenance bays. The city of Spokane, using the optional SEPA process, has issued the permitting to the applicant, who is

Community College of Spokane. For additional information on this project, contact the applicant's contact, David Hipp of Bernardo Wills Architects, at 509-838-4511.

12-Unit Snohomish Area Residential Townhouse Development Receives DNS Approval

SNOHOMISH

A residential townhouse project, slated for a .61-acre site located at 12326 Alexander Road in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to construct two buildings containing a total of 12 dwelling units. Snohomish county has issued the required permitting to the applicant, who is CLK Investments LLC. The project will be called Alexander Villas. For additional information on this project, contact the applicant's contact, Brian Kalab of Insight Engineering, at 425-303-9363.

65,000 SF Spokane Area Industrial Manufacturing Building Project Receives DNS

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SPOKANE

An industrial development, planned for a site located at 9110 West Granite Avenue in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct a 65,000 square foot commercial building with parking for 180 vehicles. The city of Spokane, using the optional SEPA process, has issued the permitting to the applicant, who is Selkirk Pharma. The project will be known as Selkirk Pharma manufacturing facility. For additional information on this project, contact the applicant's contact, Paul Levernier, director of facilities of Selkirk Pharma, at 827 W. First Ave., Suite 401, Spokane, WA 99201,

or call Katie Shaffer at 509-625-6993.

5-Story 222-Unit Snohomish Area Residential Senior Development Receives DNS Approval

SNOHOMISH

A residential project, planned for a property located at 12121 Highway 99 in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story senior apartment building containing 222 dwelling units. Snohomish county has issued the required permitting to the applicant, who is Heritage at Paine Field LLC. The project will be known as Heritage at Paine Field. For

additional information on this project, contact the applicant's contact, David Ratliff of Devco LLC, at David.Ratliff@DevcoWA.com, or call 425-233-6444.

4-Story 57-Unit North Seattle Area Residential Apartment Project In Administrative Design Review

SEATTLE

A residential development, proposed for a site located at 11224 Meridian Avenue North in the Seattle area, is the subject of a temporary change from full design review to administrative design review due to the COVID-19 pandemic. Plans outline the construction of a 4-story apartment building containing 57 dwelling units. Plans include parking

for 40 vehicles. Early design guidance has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Mark Vanderveen of Park Meridian LLC. An existing building will remain. For additional information on this project, contact the applicant's contact, Matt Driscoll, at 206-547-1761.

48-Unit Bonney Lake Area Residential Apartment Project Receives Mitigated DNS Approval

BONNEY LAKE

A residential development, slated for a 2.5-acre site located southwest of state Route 410 and 221st Avenue East in the Bonney Lake area, has been issued a mitigated determination



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The Geowall Retaining Wall System has been pre-approved to be installed on WSDOT projects with Structural Earth Walls up to 33 feet tall. All three of the Geowall blocks are pre-approved: the Geowall PRO block (12" deep), the Geowall Max II block (18" deep) and the Geowall Max block (21.5" deep). Additionally, all three of the Geowall blocks (PROs, MAX IIs and MAXs) of the Geowall Retaining Wall System are listed on the WSDOT QPL listed.

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of non-significance. The action will allow the developers to construct two apartment buildings containing a total of 48 dwelling units. Plans include a clubhouse, infrastructure and utilities. The city of Bonney Lake, using the optional SEPA process, has issued the permitting to the applicant, who is DNR Jensen Rentals. The project will be known as Jensen 410 Apartments. For additional information on this project, contact the applicant's contact, Ian Faulds of LDC Inc., at 425-806-1869.

25,700 SF Liberty Lake Area Industrial Manufacturing Development Receives Mitigated DNS Approval

LIBERTY LAKE

An industrial project, planned for a site located at 2232 North Madson Street in the Liberty Lake area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 25,700 square foot manufacturing facility. Plans include offices, utilities, site work and associated landscaping. The city of Liberty Lake, using the optional SEPA process, has issued the permitting to the applicant, who is Swiss Products. For additional information on this project, contact the applicant's contact, Ron R. Mackie of Architectural Ventures, at 509-922-5287.

95,000 SF Seattle Aera Elementary School Replacement Project In The Works

SEATTLE

An elementary school facility development, proposed for a site located at 11725 First Avenue NE in the Seattle area, is the subject of a draft SEPA checklist issued by Seattle Public Schools. The developers have plans to construct a 95,000 square foot building to accommodate 650 students. The replacement building will be constructed on the north portion of the existing site. Plans include a new playfield and a recreation area. Construction will require the demolition and removal of the existing 39,300 square foot building after the new building is complete. For further information on this project, contact the applicant, Vince Gonzales, at 206-252-0151.

73-Lot Yakima Area Residential Townhouse Subdivision Development Receives DNS Approval

YAKIMA

A residential subdivision project, planned for a 5.32-acre site located at 2600 Racquet Lane in the Yakima area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 73 townhouse building lots. Plans include common areas. The city of Yakima, using the optional SEPA process, has issued the permitting to the applicant, who is Racquet Lane Townhomes LLC. The project will be known as Racquet Lane luxury townhomes. For additional information on this project, contact the applicant at

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5-Story 93-Unit Ballard Area Residential Assisted-Living Project In Application

SEATTLE

A residential development, proposed for a site located at 943 NW Market Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story assisted-living building with 93 dwelling units. Plans include parking for 39 vehicles. Early design guidance has been conducted under a separate project order. The city of Seattle has received this request from the applicant, who is Aegis Senior Communities

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

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

MARYSVILLE

A residential subdivision development, slated for a 2.01-acre property located at 3826 83rd Avenue NE in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the property into 11 single-family residential building lots. The city

of Marysville has issued the required permitting to the applicant, who is Cornerstone Homes. The project will be known as Parkside Estates. For additional information on this project, contact the applicant's contact, Ken McIntyre of Pace Engineers, at 425-486-6533.

3-Story 12-Unit Beacon Hill Area Residential Apartment Development In Design Review Phase

SEATTLE

A residential development, in planning for a site located at 1531 18th 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 a 3-story apartment building to house 12 small efficiency dwelling units. The applicant for this project is Marco Lowe. For additional information on this project, contact the applicant's contact, Steve Key of Cascadia Planning & Development, at 503-804-1089.

14-Lot Vancouver Area Residential Subdivision Project Receives DNS Approval

VANCOUVER

A residential subdivision development, planned for a 3.34-acre land parcel located at 5705 NE 124th Street in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to divide the parcel into 14

single-family residential building lots. Clark county has issued the permitting to the applicant, who is Compass Group LLC. The project will be known as Kebelas subdivision. For additional information on this project, contact the applicant's contact, Travis Johnson of PLS Engineering, at travis@plsengineering.com, or call Amy Wooten at 564-397-5683.

8-Story 169-Unit Lower Queen Anne Area Residential Apartment Project In The Works

SEATTLE

A residential development, proposed for a property located at 101 West Roy Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment building containing 169 dwelling units. Plans include parking for 102 vehicles. Early design guidance has been conducted under a separate project order. The city of Seattle has issued the required permitting to the applicant, who is SRM Development. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

14-Unit Snohomish Area Residential Townhouse Project Receives DNS Approval

SNOHOMISH

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development, slated for a .72-acre site located at 13628 Manor Way in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to construct three buildings to house a total of 14 dwelling units. Plans include a new drive aisle, stormwater system, pedestrian facilities, urban frontage improvements along Manor Way and associated landscaping. Snohomish county has issued the permitting to the applicant, who is Adelfia LLC. The project will be called Lake Stickney Manor. For additional information on this project, contact the applicant's contact, Ken Williams of Group Four, at 425-408-1252.

9-Lot West Seattle Area

Residential Subdivision Project Receives Approval

SEATTLE

A residential subdivision development, planned for a property located at 5349 California Ave SW in the Seattle area, has been granted unit lot approval by the city of Seattle. The developers have plans to divide the site into nine unit lots. The construction of residential units is under a separate project order. The applicant for this project is Karl Krispin. For additional information on this project, contact the applicant's contact, Dave Biddle, at 206-829-3128.

8-Lot Lake Stevens Area Residential Subdivision

Development Receives DNS Approval

LAKE STEVENS

A residential subdivision development, planned for a 40-acre site located at the west end of 56th Street NE and west of 116th Drive NE in the Lake Stevens 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. Snohomish county, using the optional SEPA process, has issued the permitting to the applicant, who is James Lussier. The project will be known as Lussier Estates. For additional information on this project, contact the applicant's contact, Ken Williams of Group Four, at 425-408-1152.

13-Story South Lake Union Area Office Towers Development In Administrative Design Review Phase

SEATTLE

An office project, proposed for a site located at 816 Mercer Street in the Seattle area, is the subject of a temporary status change from full design review to administrative design review due to the COVID-19 pandemic. Plans outline the construction of two, 13-story office towers. Plans include a conference center, recreation center and parking for up to 600 vehicles. The applicant for this project is Hart Cole of Alexandria Real Estate Equities. For additional information on this project,



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

24-Unit Residential Townhouse Project Proposed For Spokane Area

SPOKANE

A townhouse development, proposed for a site located at 9907 West Aero Road in the Spokane area, is the subject of a recent application. The developers have requested permission to construct four to six townhouse buildings containing a total of 24 dwelling units. Plans call for a change from light-industrial to medium-density residential zone. Plans include drainage, open space, grading, excavation, landscaping and associated parking. Spokane county has received this request from the applicant, who is Jensen Real Estate Investors. The project will be called Jensen Townhouses. For additional information on this project, contact the applicant's contact, Chris Bornhoft of Windermere Manito Commercial, at chris@bornhoft.com, or call Maria Maynard at 509-477-7104.

43,200 SF Ridgefield Area Industrial building Project Receives DNS Approval

RIDGEFIELD

An industrial development, planned for a site located at 5645 South 11th Street in the Ridgefield area, has been issued a determination of non-significance. The action will allow the developers to construct two light-industrial

pre-engineered metal buildings each about 21,600 square feet. Plans call for utilities, access, stormwater management facilities and parking improvements. The city of Ridgefield has issued the required permitting to the applicant, who is Port of Ridgefield. The project will be known as Wisdom Ridge Port Business Park. For additional information on this project, contact the applicant's contact, Brent Grening of Port of Ridgefield, at bgrening@portridgefield.org, or call Clair Lust at 360-857-5024.

8-Story 143-Unit South Lake Union Area Residential Apartment Development In Administrative Design Review

SEATTLE

A residential project, proposed for a site located at 433 Eighth Avenue North in the Seattle area, is the subject of a temporary change from full design review to administrative design review due to the COVID-19 pandemic. The developers have plans to construct an 8-story apartment building with 143 dwelling units. Plans do not include parking. The applicant for this project is City Investors (Vulcan Real Estate). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Jodi Patterson-O'Hare, at 425-681-4718.

8-Lot Battle Ground Area Residential Subdivision Development



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Receives DNS Approval

BATTLE GROUND

A residential subdivision development, planned for a property located at 2401 SE 12th Street in the Battle Ground 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. Plans include a stormwater tract. The city of Battle Ground, using the optional SEPA process, has issued the permitting to the applicant, who is Quail Reserve LLC. The project will be known as Quail Reserve phase three. For additional information on this project, contact the applicant's contact, Jon Girod, at jon@quailhomes.com, or call James Cramer at 360-342-5041.

9-Unit West Seattle Area Residential Rowhouse Project Receives Conditional DNS Approval

SEATTLE

A residential development, planned for a property located at 3315 Harbor Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two rowhouse structures containing a total of nine dwelling units. Plans include associated parking for nine vehicles. This project is being considered with another project for shared access and parking. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Peter Locke of

Portage Bay Holdings LLC. For additional information on this project, contact the applicant's contact, Steve Fischer, at 206-933-5553.

4,400 SF Lynden Area Warehouse Addition Project Receives Miti- gated DNS Approval

LYNDEN

An industrial development, planned for a site located at 7381 Guide Meridian Road in the Lynden area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 4,400 square foot addition to an existing warehouse. Plans include relocating two above-ground fuel tanks, install stormwater infrastructure and a landscape buffer. Whatcom county has issued the required permitting to the applicant, who is Hytech Roofing. The project will be known as Hytech Roofing warehouse addition. For additional information on this project, contact the applicant's contact, Dan Gross of Hytech Roofing, at dgross@hytechroofing.com, or call 360-354-4335.

160,000 SF Moses Lake Area Medical Campus Development Receives DNS Approval

MOSES LAKE

A medical development, planned for a 25-acre site located at Yonezawa Boulevard and Clover Drive in the Moses Lake area, has been issued a determination of non-significance. The action will allow the developers to construct a 160,000 square foot

hospital on a 55-acre greenfield land parcel. Plans include driveways, landscaping and parking lots. The city of Moses Lake has issued the permitting to the applicant, who is Grant County Public Hospital District No. 1. The project will be known as Samaritan Healthcare replacement medical campus. For additional information on this project, contact the applicant's contact, Danielle Escamilla of Western Pacific Engineering & Survey, at 509-765-1023.

16-Unit Snohomish Area Residential Townhouse Project Receives DNS Approval

SNOHOMISH

A residential townhouse development, planned for a site located at 19930 Poplar Way in the Snohomish area, has been issued a determination of non-significance. The action will allow the developers to construct three buildings containing 16 residential dwelling units with associated utilities. Snohomish county, using the optional SEPA process, has issued the permitting to the applicant, who is Yardarm Group LLC. Construction will require the demolition and removal of an existing structure on the site. The project will be called Poplar Point. For additional information on this project, contact the applicant's contact, Brian Caleb of Insight Engineering, at 425-306-9863.

8-Unit Crown Hill Area Residential Development In Design Review

Phase

SEATTLE

A residential project, in planning for a site located at 8751 14th Avenue NW in the Seattle area, is working its way through the city of Seattle's design guidance-review process. The developers have plans to construct two townhouse structures and three single-family residences for a total of eight dwelling units. Plans include parking for eight vehicles. The city of Seattle has received this request from the applicant, who is Aaron Mounsey of Blackwood Holdings XXII 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, Hannah Eastman, at 206-693-3133.

33-Lot Vancouver Area Residential Subdivision Project Receives DNS Approval

VANCOUVER

A residential subdivision development, planned for a property located at 2400 and 2416 NE 49th Street in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to divide the property into 33 single-family residential building lots. The city of Vancouver has issued the required permitting to the applicant, who is Ginn Development. The project will be known as Minnehaha West. For additional information on this project, contact the applicant at 360-768-5048.

192-Unit Walla Walla Area Residential Apartment Development Receives DNS Approval

WALLA WALLA

A residential apartment project, slated for a site located at 2200 Isaacs Avenue in the Walla Walla area, has been issued a determination of non-significance. The action will allow the developers to construct eight apartment buildings containing 192 dwelling units. Plans include parking for 203 vehicles. The city of Walla Walla, using the optional SEPA process, has issued the permitting to the applicant, who is Imron LLC. Construction will require the demolition and removal of an existing 91,700 square foot structure on the site. The project will be known as Mill Creek Apartments. For additional information on this project, contact the applicant's contact, Mason Helms of Imron LLC, at 206-920-6507.

8-Story 118-Unit Capitol Hill Area Mixed-Use Residential-Commercial Development In The Works

SEATTLE

A residential project, proposed for a site located at 1515 Broadway in the Seattle area, is the subject of a recent application. The developers have requested permission to construct an 8-story apartment complex with 118 dwelling units, retail and a community center. Plans do not include parking. The city of Seattle has received this request from the applicant, who

is Christopher Persons of Community Roots Housing. Plans call for renovation of the existing Atlas building façade and the Eldridge building will also remain. For additional information on this project, contact the applicant's contact, Roger Tuok, at 206-787-1370.

Arlington Area Industrial Park Development Receives Mitigated DNS Approval

ARLINGTON

An industrial project, planned for a 20-acre site located at the 17200 block of Airport Boulevard in the Arlington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct two commercial and industrial buildings with future alignment of 173rd Street NW and a local access roadway. The city of Arlington has issued the permitting to the applicant, who is Smartcap Opportunity Zone Fund II LLC. The project will be known as Smartcap Arlington Airport Industrial Park. For additional information on this project, contact the applicant's contact, Robert Shipley, at 425 422 3484.

12-Unit Chehalis Area Residential Condominium Project Receives DNS Approval

CHEHALIS

A residential development, planned for a 2-acre site located at 3040 Jackson Highway in the Chehalis area, has been issued a determination of non-significance. The

action will allow the developers to construct 12 condominium dwelling units. Plans include stormwater, water and sewer connections, parking and an associated driveway. The city of Chehalis, using the optional SEPA process, has issued the permitting to the applicant, who is Hubbard & Sons Construction. For additional information on this project, contact the applicant's contact, Todd Mason of Mason Engineering, at 360-740-6147.

3-Story 39,700 SF Spokane Area Whitworth University Building Addition Project Receives DNS Approval

SPOKANE

A university development, planned for a site located at 300 West Hawthorn Road No. 35 in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story, 39,700 square foot Health Science Building for the existing Whitworth University campus. Spokane county, using the optional SEPA process, has issued the permitting to the applicant, who is Fred Johnston, project manager for Whitworth University. For additional information on this project, contact the applicant's contact, Walker Construction, at 509-535-3354.

53-Unit Vancouver Area Residential Apartment Project Receives DNS Approval

VANCOUVER

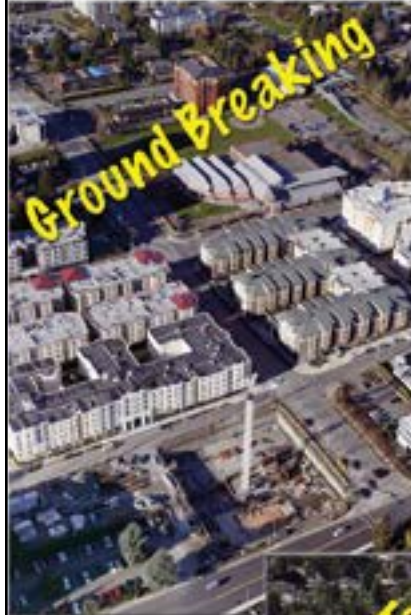
A residential apartment development, slated for a site located at 501 NE 112th Avenue and 11312 NE Fourth Street in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to construct 53 apartment dwelling units. Plans will require zoning changes. The city of Vancouver has issued the required permitting to the applicant, who is Tetragon LLC. The project will be known as 112th Avenue Apartments. For additional information on this project, contact Tetragon LLC at 811 NE 112th Ave., Suite 104, Vancouver, WA 98684, or call Bryan Snodgrass at 360-487-7946.

26-Lot Snohomish Area Residential Subdivision Development In Application

SNOHOMISH

A residential subdivision development, planned for three land parcels located at 19318 29th Avenue SE and 19420 28th Drive SE in the Snohomish area, is the subject of a recent application. The developers have requested permission to divide the parcels into 26 single-family residential building lots. Snohomish county has issued the required permitting to the applicant, who is Kasa Holdings 1 LLC. The project will be called Grannis Crossing. For additional information on this project, contact the applicant's contact, Nicole Benert, at nicole@vilage-life.net,

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53-Lot Port Orchard Area Residential Subdivision Project Receives Mitigated DNS Approval

PORT ORCHARD

A residential subdivision development, planned for a 19.98-acre site located east of the intersection of SW Old Clifton Road and McCormick Woods Driving in the Port Orchard area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 53 single-family residential building lots, four open space tracts, two future development tracts and one stormwater tract. The city of Port Orchard has issued the required permitting to the applicant, who is Amherst Holdings. The project will be known as McCormick Parcel A preliminary plat. For additional information on this project, contact the applicant's contact, Stephen Bridgeford of Contour Engineering, at 253-857-5454.

12,000 SF Kelso Area 911 Center Development Receives DNS Approval

KELSO

A community project, planned for sites located at 2782, 2786 and 2790 Ocean Beach Highway in the Kelso area, has been issued a determination of non-significance. The action will allow the developers to construct a 12,000 square foot building and a 140-foot tall lattice tower

for communication antennas for Cowlitz county 911. Plans include a screen wall, security fencing, a walking path, landscaping and parking for 38 vehicles. Cowlitz county has issued the required permitting to the applicant, who is Phil Jurmu, executive director of Cowlitz 911 Public Authority. The project will be called Cowlitz 911 Dispatch Center. For additional information on this project, contact the applicant's contact, Ron Easterday, project manager of Rice Fergus Miller Architects, at 360-377-8773.

14-Lot Longview Area Industrial Business Park Development Receives DNS Approval

LONGVIEW

An industrial project, slated for a 47-acre site located at 1049 Beech Street in the Longview area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 14 industrial building lots in three major phases. Plans include lighting, water, sanitary sewer and storm drainage along the street, a new Alaska street road connection to the California Way and Seventh Avenue intersection, a new north-south internal roadway between Alaska Street and Beech Street and extending Alaska Street west to 14th Avenue. The city of Longview has issued the permitting to the applicant, who is Kip Properties. For additional information on this project, contact the applicant's contact,

Sam Barham of Gibbs and Olson Engineering, at 360-425-0991.

74-Unit Spokane Area Residential Apartment Project Receives DNS Approval

SPOKANE

A residential apartment development, slated for a site located at 2821 North Nevada Street in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct three apartment buildings to house a total of 74 dwellings. Plans include offices, resource space, a community garden, dog park and splash pad. The city of Spokane has issued the permitting to the applicant, who is Catholic Charities. The project will be called Gonzaga Haven. For additional information on this project, contact the applicant's contact, Jonathan Mallahan, vice president of housing for Catholic Charities of Eastern Washington, at jonathan.mallahan@cceasternwa.org, or call 509-459-6189.

67-Lot Federal Way Area Residential Subdivision Development Receives DNS Approval

FEDERAL WAY

A residential subdivision development, planned for a 21-acre land parcel located at Pacific Highway South and South 304th Street in the Federal Way area, has been issued a determination of non-significance. The action will allow the developers to divide

the land parcels into 67 single-family residential building lots. The city of Federal Way has issued the required permitting to the applicant, who is RMJ Holdings LLC. The project will be known as The Woodlands at Redondo Creek. For additional information on this project, contact the applicant's contact, John Everett of ESM Consulting Engineers, at 253-838-6113.

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

MARYSVILLE

A residential subdivision development, planned for a 4.98-acre site located at 4525 67th Avenue NW in the Marysville area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the site into 23 single-family residential building lots. The city of Marysville has issued the permitting to the applicant, who is Cornerstone Homes. The project will be called Hudson Place. For additional information on this project, contact the applicant's contact, Ken McIntyre of Pace Engineers, at 425-486-6533.

11-Lot Vancouver Area Residential Subdivision Development Receives DNS Approval

VANCOUVER

A residential subdivision development, planned for a site located at 300 SW Ellsworth Road in the Vancouver 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. The city of Vancouver, using the optional SEPA process, has issued the permitting to the applicant, who is Harworth LLC. The project will be called Ellsworth. For additional information on this project, contact the applicant's contact, Steve Kay of Cascadia Planning & Development, at 503-804-1089.

24-Lot Moses Lake Area Residential Subdivision Development Receives DNS Approval

MOSES LAKE

A residential subdivision development, planned for two land parcels totaling 14.2-acres located at 6400 Mae Valley Road in the Moses Lake area, has been issued a determination of non-significance. The action will allow the developers to divide the parcels into 24 single-family residential building lots. The city of Moses Lake, using the optional SEPA process, has issued the permitting to the applicant, who is Carlile Development LLC. The project will be known as Oasis major plat. For additional information on this project, contact the applicant's contact, Danielle Escamilla of Western Pacific Engineering & Survey Company, at 509-765-1023.

8-Lot Brighton Area Residential Subdivision Project In The Works

SEATTLE

A residential subdivision development, proposed for a site located at 6929 42nd Avenue South in the Seattle area, is the subject of a recent application. The developers have requested permission to divide the site into eight unit lots. The construction of residential units is under a separate project order. The city of Seattle has received this request from the applicant, who is Jewel Vuong of Willow Investments LLC. For additional information on this project, contact the applicant's contact, Julian Weber, at 206-953-1305.

51-Lot Wenatchee Area Residential Subdivision Development Receives DNS Approval

WENATCHEE

A residential subdivision project, planned for a site located at 700 South Kentucky Avenue in the Wenatchee area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 51 single-family residential building lots. Douglas county, using the optional SEPA process, has issued the permitting to the applicant, who is Whiskey Ranch LLC. The project will be known as Kentucky Court. For more information on this project, contact the applicant's contact, Mark McNaughton, at 425-478-1114.

27-Lot Kent Area Residential Subdivision Project Receives DNS Approval

KENT

A residential subdivision project, planned for a 4.59-acre site located at 23619 116th Avenue SE in the Kent area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 27 single-family residential building lots. The city of Kent has issued the permitting to the applicant, who is Connor Homes. The project will be known as Skagen. For more information on this project, contact the applicant's contact, Aron Golden, at arong@connorhomes.com, or call 425-646-4426.

27-Lot Spokane Valley Area Residential Subdivision Project In The Works

SPOKANE VALLEY

A residential subdivision project, proposed for a 6.2-acre site located at 17803 East Mission Avenue in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to divide the site into 27 single-family residential building lots. The city of Spokane Valley has received this request from the applicant, who is Gordon Finch Homes. The project will be known as Sam's Ranch. For more information on this project, contact the applicant at 509-926-7013.

25-Story 650,300 SF Bellevue Area Office Tower Development Receives DNS Approval

BELLEVUE

An office project, slated

for a property located at 10635 NE Eighth Street in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 25-story, 650,300 square foot office tower with 7,500 square feet retail space over 5 ½ level of below-grade parking to accommodate up to 890 vehicles. The city of Bellevue, using the optional SEPA process, has issued the permitting to the applicant, who is SWB Bellevue II LLC. The project will be called The Artise. For additional information on this project, contact the applicant's contact, Nancy Lim of NBBJ Architects, at nlim@nbbj.com, or call 206-515-4659.

25,700 SF Liberty Lake Area Manufacturing Building Project Receives DNS Approval

LIBERTY LAKE

An industrial development, planned for a site located at 2232 North Madison Street in the Liberty Lake area, has been issued a determination of non-significance. The action will allow the developers to construct a 25,700 square foot manufacturing facility. Plans include offices, utilities, site work and landscaping. The city of Liberty Lake, using the optional SEPA process, has issued the permitting to the applicant, who is Swiss Productions. For additional information on this project, contact the applicant's contact, Ron Mackie of Architectural Ventures, at 509-922-5287.

2-Lot Vancouver Area

Commercial Subdivision Development Receives DNS Approval

VANCOUVER

A commercial subdivision project, slated for a site located at 14516 SE Mill Plain Boulevard in the Vancouver area, has been issued a determination of non-significance. The action will allow the developers to divide the site into a 2-lot short subdivision. Site plan include construction of a 4,100 square foot convenience store and a 3,500 square foot retail building. The city of Vancouver has issued the required permitting to the applicant, who is MAJ Hearthwood. The project will be called MAJ Hearthwood. For additional information on this project, contact the applicant's contact, John Floyd of Mackenzie, at jfloyd@mcknze.com, or call Mark Person at 360-487-7885.

8-Unit West Seattle Area Residential Rowhouse Project Receives Conditional DNS Approval

SEATTLE

A residential development, planned for a site located at 3257 Harbor Avenue SW in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two rowhouse buildings containing a total of eight dwelling units and parking for eight vehicles. This project is being considered with another project for shared access. The city of Seattle has issued the permitting, with conditions, to the applicant,

who is Peter Locke of Portage Bay Holdings LLC. For additional information on this project, contact the applicant's contact, Steve Fischer, at 206-933-5553.

620-Lot Olympia Area Residential Subdivision Project In The Works

OLYMPIA

A residential subdivision development, planned for an 82-acre site located south of Mullen Road SE at Marvin Road SE in the Olympia area, is the subject of a recent application. The developers have requested permission to divide the site into 620 residential building lots. Plans include four-phase construction of 420 single-family residences and 200 apartment dwelling units with open space tracts and public access areas. Thurston county has received this request from the applicant, who is MK 58 LLC. The project will be referred to as Manor House planned residential development. For additional information on this project, contact the applicant's contact, mark Steepy of KPFF Consulting Engineers, at mark.steepy@kpff.com, or call Vince McDowell at 360-786-5490.

144-Unit Lacey Area Residential Apartment Development Receives DNS Approval

LACEY

A residential project, slated for a 4.93-site located at 1465 Hawks Prairie Road NE in the Lacey area, has been issued a determination of non-significance. The action will allow the

developers to construct a 144-unit apartment complex with site improvements. Plans will take place in the existing Southbay Village commercial center. The city of Lacey, using the optional SEPA process, has issued the permitting to the applicant, who is Blue Fern Homes. For additional information on this project, contact the applicant's contact, Blue Fern Homes, at 425-629-3854.

5-Story 196-Unit Bellingham Area Mixed-Use Apartment-Commercial Development Receives DNS Approval

BELLINGHAM

A mixed-use residential and commercial development, planned for a site located at 208-212 North Samish way in the Bellingham area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story, 151,00 square foot apartment building containing 196 dwelling units, commercial space and amenities. The city of Bellingham, using the optional SEPA process, has issued the permitting to the applicant, who is Clark Barnes. For additional information on this project, contact the applicant's contact, George Schweikart of Clark Barnes 206-782-8208.

21-Lot Residential Subdivision Development Proposed For Spokane Valley Area

SPOKANE VALLEY

A residential subdivision development, proposed

for a 3.46-acre property located at Cataldo Avenue and Tschirley Road in the Spokane Valley area, is the subject of a recent application. The developers have requested permission to divide the property into 21 single-family residential building lots. Plans include roadside curbs, drainage swales and dry wells. The city of Spokane Valley has received this request from the applicant, who is Inland Pacific Development. The project will be known as Willow View. For additional information on this project, contact the applicant's contact, Casey Mason of Inland Pacific Development, at 509-590-8383.

3-Story 31-Unit Stanwood Area Residential Apartment Project Receives DNS Approval

STANWOOD

A residential development, slated for a 1.6-acre site located at 27408 72nd Avenue NW in the Stanwood area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story apartment building with 31 dwelling units. Plans include 15,000 square foot tenant outdoor space, a barbecue area, frontage improvements along 72nd Avenue, stormwater pond, landscaping and parking lot lighting. The city of Stanwood has issued the required permitting to the applicant, who is Upper Left Property Group LLC. The project will be called Upper Left Apartments. For additional information on this project, contact

the applicant's contact, Titan Homes, at 84 N. Sunrise Blvd, Suite F203, Box 7, Camino Island, WA 98282 or call Amy Rusko at 360-454-5220.

20-Unit Oak Harbor Area Residential Townhouse Project In Application

OAK HARBOR

A residential townhouse development, proposed for a 2.01-acre site located at 185 SW Third Avenue in the Oak Harbor area, is the subject of a recent application. The developers have requested permission to construct six townhouse buildings to provide a total of 20 attached dwelling units. The city of Oak Harbor has received this request from the applicant, who is High Valley Investments. An existing single-family residence will be preserved. The project will be called McKinney Place. For additional information on this project, contact the applicant's contact, Colin Sith of High Valley Investments, at

Collin_smith30@hotmail.com, or call Lisa Bebee at 360-279-4510.

36,000 SF Union Gap Area Cannabis Greenhouse Project Receives DNS Approval

UNION GAP

A project planned for a site east of the existing facility located at 2309 South Third Street in the Union Gap area, has been issued a determination of non-significance. The action will allow the developers to construct a 36,000 square foot greenhouse for growing cannabis. Plans include a perimeter site-obscuring fence and associated gates. The city of Union Gap, using the optional SEPA process, has issued the permitting to the applicant, who is MLM Entertainment LLC. The project will be known as Stickybudz509. For additional information on this project, contact the applicant's contact, Jamie Muffett of MLM Entertainment LLC, at 2309 S. Third Ave., Union Gap, WA 98903.

19-Lot Battle Ground Area Residential Subdivision Development Receives DNS Approval

BATTLE GROUND

A residential subdivision development, planned for a land parcel located at the 1300 block of South Parkway Avenue in the Battle Ground area, has been issued a determination of non-significance. The action will allow the developers to divide the parcel into 19 single-family residential building lots in compliance with the R7 residential zone. Plans include a public road, pedestrian access improvements, a stormwater facility and extension of sanitary sewer and water mains. The city of Battle Ground, using the optional SEPA process, has issued the permitting to the applicant, who is Elwood Holdings LLC. The project will be known as Creekview Pointe II. For additional information on this project, contact the applicant's contact, Byron Jolma of Jolma Design, at 360-723-0392.

8-Unit Beacon Hill Area Residential Townhouse Project Receives DNS Approval

SEATTLE

A residential townhouse development, planned for a site located at 1814 15th Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two townhouse structures containing a total of eight dwelling units and parking for eight vehicles. The city of Seattle has issued the required permitting to the applicant, who is Cao Huynh. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project, contact the applicant's contact, Hugh Schaeffer, at 206-329-1802.



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