A residential subdivision development, planned for three land parcels totaling 7.6 acres located at 2004 246th Avenue SE in the Sammamish area, is in line to be issued a determination of non-significance. The action will allow the developers to divide the site into 30 single-family residential building lots. Construction will require the demolition and removal of three existing residences on the site. The city of Sammamish, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Seattle RE Holdings LLC. For additional information on this project contact the applicant’s contact, Isola Homes, at info@isolahomes.com, or call 206-737-9700.

A residential project planned for a property located at 11109 NE Third Street in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 6-story, 62,000 square foot multi-family building containing 57 dwelling units. Plans show one level of below-grade parking. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is SHLP Bellevue LC. The project will be called Metro 112 – Phase II. For additional information on this project contact the applicant’s contact, Michelle Kinsch of Tiscareno Associates, at 206-325-3356.

An industrial project, proposed for a site located at 16700 13th Avenue West in the Lynnwood area, is the subject of a recent application. The developers have requested permission to complete earthwork for the future construction of a 16,200 square foot building to be used for a fuel flow transmitter testing facility for Crane Aerospace. Snohomish County has received this request from the applicant, who is Crane Aerospace/Eldec Corporation. For further information on this project, contact the applicant at 425-743-1313.

A mixed-use development, slated for a site located at 9510 Stone...
Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-Story building containing 83 residential dwelling units and 6,400 square feet, of ground-level office space. Plans note parking for 18 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Frank Firmani of Stone North 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, Josh Johns, at 206-287-0136, extension 27.

4-Story 37-Unit U District Area Residential Apartment Development In Design Phase

A residential project, in planning for a site located at 4046 Eighth Avenue NE in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 4-story building with 37 residential dwelling units. Plans do not include parking. Construction will require the demolition and removal of an existing structure on the site. The applicant for this project is Edson Gallaudet of Peregrine 6525 LLC. For additional information on this project contact the applicant’s contact, Jeff Wegener, at 206-452-9399.

Vancouver Area Change-Of-Use Residence-To-Office Project In The Works

A change of use development planned for a site located at 11000 EN 117th Avenue in the Vancouver area is the subject of a pre-application conference. The developers have plans to convert an existing single-family residence into offices. The project will be known as Wiard Industrial Office. For additional information on this project contact the applicant’s contact, Paul Williams, at paulwilliamspe@gmail.com, or call 360-397-2375, extension 4895.

Sedro-Woolley Area Hospital Campus Re-use Project Seeking Coverage

A commercial development proposed for Northern State Hospital campus property located north of State Route 20 and northeast of Fruitdale Road in the Sedro-Woolley area, is the subject of a subarea plan for the old Northern State Hospital campus (North Cascades Gateway Center). Plans outline reuse of the property to increase economic benefit to the community and renovation of the existing historically significant buildings and new construction within the main campus core area. The city of Sedro-Woolley is working with the Port of Skagit and Skagit County to prepare a subarea plan and planned action environmental impact statement. For additional information on this project contact John Coleman, city of Sedro-Woolley, at jcoleman@ci.sedro-woolley.wa.us, or call 360-855-0771.

115,700 SF Lynnwood Area Middle School Replacement Project In Hearings Stage

A junior high school facility, planned for a property located at 1132 172nd Street SW in the Lynnwood area, is the subject of hearings by the Snohomish County hearing examiner. The hearings are being held to discuss a request to construct an 115,700 square foot middle school replacement for the Edmonds School District. The project will be called Alderwood Middle School. For additional information on this project contact the applicant, Edward Peters, at 425-431-7170.

25-Lot Vancouver Area Residential Subdivision Development In The Works

A residential subdivision project, proposed
for a site located at 5111 NE 125th Street in the Vancouver area, is the subject of a pre-application conference being held by Clark County. The developers have plans to divide the site into 25 single-family residential building lots. The project will be known as Green Valley Estates. For additional information on this project contact the applicant’s contact, Kessi Consulting, at 360-991-9300.

5-Story 128-Room Seattle Area Mixed-Use Congregate Residential-Retail Development In Hearings Stage

A mixed-use residential and retail project, proposed for a property located at 6105 Roosevelt Way NE in the Seattle area, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to construct a 5-story, 128-room complex with 2,000 square feet of retail space. Plans call for 1,000 cubic yards of grading with no parking. The applicant for this project is Chad Duncan. Construction will require the demolition and removal of existing structures on the site. For additional information on this project contact the applicant’s contact, Jay Janette, at 206-919-2624.

5-Story 234,700 SF Ballard Area Office Building Project In Application Phase

An office development, proposed for a site located at 1448 NW Market Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story, 234,700 square foot office building. Plans call for below-grade parking for 225 vehicles. The city of Seattle has received this request from the applicant, who is Jim Light of Selig Real Estate Holdings 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, John Meier of AKS Engineering, at 360-882-0419.

12-Lot Vancouver Area Residential Subdivision Development In Hearings Stage

A residential subdivision project, proposed for a 58-acre site located at NW Carty Road in the Vancouver area, is the subject of hearings by the Clark County hearing examiner. The hearings are being held to discuss a request to create a 12-lot cluster subdivision on the site. The project will be called Carty Road Cluster Subdivision. For additional information on this project contact the applicant’s contact, Tom Bartholomew, at 206-409-4232.

24,300 SF Washougal Area Industrial Building Development In Line For DNS Approval

An industrial project, planned for a 2.74-acre property located at 4225 South Lincoln Street in the Washougal area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 24,300 square foot multi-tenant industrial warehouse building within the existing Steigerwald Commerce Center. Plans include associated site improvements. The city of Washougal, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Port of Camas-Washougal. The project will be called Steigerwald Commerce Center Lot 3. For additional information on this project contact the applicant’s contact, David Ripp, executive director of Port of Camas-Washougal, at 360-835-5560.

8-Story 152-Unit Seattle Area Mixed-Use Residential-Retail Development In Design Phase

A mixed-use residential and retail project, in planning for a site located at 5111 NE 125th Street in the Vancouver area, is the subject of a pre-application conference being held by Clark County. The developers have plans to divide the site into 25 single-family residential building lots. The project will be known as Green Valley Estates. For additional information on this project contact the applicant’s contact, Kessi Consulting, at 360-991-9300.

5-Story 234,700 SF Ballard Area Office Building Project In Application Phase

An office development, proposed for a site located at 1448 NW Market Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story, 234,700 square foot office building. Plans call for below-grade parking for 225 vehicles. The city of Seattle has received this request from the applicant, who is Jim Light of Selig Real Estate Holdings 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, John Meier of AKS Engineering, at 360-882-0419.

24,300 SF Washougal Area Industrial Building Development In Line For DNS Approval

An industrial project, planned for a 2.74-acre property located at 4225 South Lincoln Street in the Washougal area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 24,300 square foot multi-tenant industrial warehouse building within the existing Steigerwald Commerce Center. Plans include associated site improvements. The city of Washougal, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Port of Camas-Washougal. The project will be called Steigerwald Commerce Center Lot 3. For additional information on this project contact the applicant’s contact, David Ripp, executive director of Port of Camas-Washougal, at 360-835-5560.

5-Story 128-Room Seattle Area Mixed-Use Congregate Residential-Retail Development In Hearings Stage

A mixed-use residential and retail project, proposed for a property located at 6105 Roosevelt Way NE in the Seattle area, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to construct a 5-story, 128-room complex with 2,000 square feet of retail space. Plans call for 1,000 cubic yards of grading with no parking. The applicant for this project is Chad Duncan. Construction will require the demolition and removal of existing structures on the site. For additional information on this project contact the applicant’s contact, Tom Bartholomew, at 206-409-4232.

24,300 SF Washougal Area Industrial Building Development In Line For DNS Approval

An industrial project, planned for a 2.74-acre property located at 4225 South Lincoln Street in the Washougal area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 24,300 square foot multi-tenant industrial warehouse building within the existing Steigerwald Commerce Center. Plans include associated site improvements. The city of Washougal, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Port of Camas-Washougal. The project will be called Steigerwald Commerce Center Lot 3. For additional information on this project contact the applicant’s contact, David Ripp, executive director of Port of Camas-Washougal, at 360-835-5560.

5-Story 234,700 SF Ballard Area Office Building Project In Application Phase

An office development, proposed for a site located at 1448 NW Market Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story, 234,700 square foot office building. Plans call for below-grade parking for 225 vehicles. The city of Seattle has received this request from the applicant, who is Jim Light of Selig Real Estate Holdings 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, John Meier of AKS Engineering, at 360-882-0419.

24,300 SF Washougal Area Industrial Building Development In Line For DNS Approval

An industrial project, planned for a 2.74-acre property located at 4225 South Lincoln Street in the Washougal area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 24,300 square foot multi-tenant industrial warehouse building within the existing Steigerwald Commerce Center. Plans include associated site improvements. The city of Washougal, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Port of Camas-Washougal. The project will be called Steigerwald Commerce Center Lot 3. For additional information on this project contact the applicant’s contact, David Ripp, executive director of Port of Camas-Washougal, at 360-835-5560.

5-Story 128-Room Seattle Area Mixed-Use Congregate Residential-Retail Development In Hearings Stage

A mixed-use residential and retail project, proposed for a property located at 6105 Roosevelt Way NE in the Seattle area, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to construct a 5-story, 128-room complex with 2,000 square feet of retail space. Plans call for 1,000 cubic yards of grading with no parking. The applicant for this project is Chad Duncan. Construction will require the demolition and removal of existing structures on the site. For additional information on this project contact the applicant’s contact, Tom Bartholomew, at 206-409-4232.

24,300 SF Washougal Area Industrial Building Development In Line For DNS Approval

An industrial project, planned for a 2.74-acre property located at 4225 South Lincoln Street in the Washougal area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 24,300 square foot multi-tenant industrial warehouse building within the existing Steigerwald Commerce Center. Plans include associated site improvements. The city of Washougal, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Port of Camas-Washougal. The project will be called Steigerwald Commerce Center Lot 3. For additional information on this project contact the applicant’s contact, David Ripp, executive director of Port of Camas-Washougal, at 360-835-5560.

5-Story 234,700 SF Ballard Area Office Building Project In Application Phase

An office development, proposed for a site located at 1448 NW Market Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story, 234,700 square foot office building. Plans call for below-grade parking for 225 vehicles. The city of Seattle has received this request from the applicant, who is Jim Light of Selig Real Estate Holdings 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, John Meier of AKS Engineering, at 360-882-0419.

24,300 SF Washougal Area Industrial Building Development In Line For DNS Approval

An industrial project, planned for a 2.74-acre property located at 4225 South Lincoln Street in the Washougal area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 24,300 square foot multi-tenant industrial warehouse building within the existing Steigerwald Commerce Center. Plans include associated site improvements. The city of Washougal, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Port of Camas-Washougal. The project will be called Steigerwald Commerce Center Lot 3. For additional information on this project contact the applicant’s contact, David Ripp, executive director of Port of Camas-Washougal, at 360-835-5560.

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Residential-Retail Development In Application Phase

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 4561 Martin Luther King Junior Way South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 96 residential dwelling units, two live-work units and 7,200 square feet of ground-level retail space. Parking for 82 vehicles will be provided below-grade. The city of Seattle has received this request from the applicant, who is Todd Bennett of BDR Capital Partners LLC. For additional information on this project contact the applicant’s contact, Amanda Mauzey, at 206-367-1382.

7-Story 138-Unit Lower Queen Anne Area Residential & Live-Work Development In The Works

SEATTLE

A mixed-use development, in planning for a site located at 9390 Guide Meridian in the Lynden area, is in line to be issued a revised determination of non-significance. The developers have plans to construct a 4,600 square foot building to accommodate four new classrooms. The project will be known as Ebenezer Christian School classroom addition. For additional information on this project contact the applicant’s contact, Heather Mussard, at 360-966-6255.

4,600 SF Lynden Area School Facility Classroom Addition Project In Line For Revised DNS Approval

LYNDEN

A school facility development, planned for a site located at 300 First Avenue West in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct an 8-story building with 152 residential dwelling units and will feature 5,900 square feet of retail space. Plans include below-grade parking for up to 153 vehicles. The applicant for this project is Joseph Strobele of Brick Road Holdings LLC. For additional information on this project contact the applicant’s contact, David Sachs, at 206-782-8208.

4-Story 98-Unit Columbia City Area Mixed-Use

Residential-Retail Development In Application Phase

SEATTLE

A mixed-use residential and retail project, proposed for a site located at 4561 Martin Luther King Junior Way South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story building containing 96 residential dwelling units, two live-work units and 7,200 square feet of ground-level retail space. Parking for 82 vehicles will be provided below-grade. The city of Seattle has received this request from the applicant, who is Todd Bennett of BDR Capital Partners LLC. For additional information on this project contact the applicant’s contact, Amanda Mauzey, at 206-367-1382.

7-Story 138-Unit Lower Queen Anne Area Residential & Live-Work Development In The Works

SEATTLE

A mixed-use development, in planning for a site located at 9390 Guide Meridian in the Lynden area, is in line to be issued a revised determination of non-significance. The developers have plans to construct a 4,600 square foot building to accommodate four new classrooms. The project will be known as Ebenezer Christian School classroom addition. For additional information on this project contact the applicant’s contact, Heather Mussard, at 360-966-6255.

4,600 SF Lynden Area School Facility Classroom Addition Project In Line For Revised DNS Approval

LYNDEN

A school facility development, planned for a site located at 300 First Avenue West in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct an 8-story building with 152 residential dwelling units and will feature 5,900 square feet of retail space. Plans include below-grade parking for up to 153 vehicles. The applicant for this project is Joseph Strobele of Brick Road Holdings LLC. For additional information on this project contact the applicant’s contact, David Sachs, at 206-782-8208.

4-Story 98-Unit Columbia City Area Mixed-Use
a determination of non-significance. The action will allow the developers to divide the site into 13 single-family residential building lots. The city of Sammamish has issued the permitting to the owner, who is PNW Holdings LLC. For additional information on this project contact the applicant at 206-588-1147.

20-Unit Bellingham Area Residential Apartment Project In Line For DNS Approval

BELLINGHAM

A residential development, planned for a site located at 2707 Connelly Avenue in the Bellingham area, is in line to be issued a determination of non-significance. The action will allow the developers to construct an apartment building to house 20 dwelling units. Plans call for some roadwork and a parking lot to accommodate 40 vehicles. The city of Bellingham, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Michael Belisle of MJB Real Estate. The project will be called Lindsay Avenue Apartments. For additional information on this project contact Mr. Belisle at 360-739-8142.

Des Moines Area Medical Mental Health Campus Development In The Works

DES MOINES

A medical development, proposed for a property located at 26150 Pacific Highway South in the Des Moines area, is the subject of hearings by the city of Des Moines. The developers have plans to construct a medical and mental health recovery campus with an emergency and treatment inpatient psychiatric facility, inpatient and outpatient detox facility, an office building with space for medical, dental and mental health treatment, a commons building and 15,000 square feet of administrative offices. The applicant for this project is Valley Cities Counseling. The project will be known as Woodmont Recovery Campus. For additional information on this project contact the applicant’s contact, Alan Keimig of Keimig Associates Architects/Planners, at 253-939-3232.

10-Lot Sammamish Area Residential Subdivision Project Receives DNS Approval

Sammamish

A residential subdivision project, planned for a 3.25-acre site located at 21511 SE 20th Street in the Sammamish area, has been issued a determination of non-significance. The action will allow the developers to divide the site into 10 single-family residential building lots. The city of Sammamish has issued the permitting to the applicant, who is Artistry Homes LLC at 14410 Bel-Red Road in Bellevue, WA 98007. The project will be known as Sienna Lane subdivision. For additional information on this project contact the applicant’s contact, Lafe Hermansen of core Design at 425-885-7877.

52,000 SF Burien Area Medical Offices Project In Line For DNS Approval

BURIEN

A medical development, planned for a property located at 16033 First Avenue South in the Burien area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 2-story 52,000 square foot building with associated landscaping and parking. The city of Burien, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Franciscan Health Systems. The project will be known as Franciscan Health Systems medical office building. For additional information on this project contact Mr. Elswick, program manager of CHI Franciscan Health, at P.O. Box 2197, Tacoma, WA 98401, or call 206-812-7575.

4-Story 31-Unit Bellevue Area Residential Apartment Project Receives DNS Approval

BELLEVUE

A residential
development, slated for a site located at 512 121st Place NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story residential building containing 31 dwelling units. Construction will require the demolition and removal of an existing rental office, recreation building and outdoor swimming pool. The city of Bellevue has issued the permitting to the applicant, who is Westridge LT Partnership. The project will be called Westridge Apartments. For additional information on this project contact the applicant’s contact, Patrick McBride of GMS Architects, at 425-644-1446.

Fife Area Retail Auto Dealership Remodel Project In Application Stage

FIFE

A retail development, proposed for a property located at 4900 Pacific Highway East in the Fife area, is the subject of a recent application. The developers have requested permission to expand an existing showroom and automotive center from 21,719 square feet to 22,181 square feet. Construction call for a new 3,000 square foot building with a sales office, detail area and vehicle wash. The city of Fife has received this request from the applicant, who is Infiniti of Tacoma. Construction will require the demolition and removal of an existing 1,600 square foot structure on the north end of the site. The project will be called Infiniti remodel. For additional information on this project contact the applicant’s contact, Lisa Klein of AHBL, at 253-383-2422.

7-Story 49-Unit South Lake Union Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

SEATTLE

A mixed-use residential and retail project, planned for a site located at 525 Boren Avenue North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story building with 49 residential dwelling units and 2,100 square feet of ground-level retail space. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Scott Sorensen of 525 Boren LLC (Wilshire Capital Partners). Construction will require the demolition and removal of an existing structure on the site. For additional information on this project contact the applicant’s contact, Darcy Perrault, at 206-812-0529.

2,800 SF Port Of Anacortes Area Restaurant Pavilion Development
will take place in an environmentally critical area. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Howard Lower. For additional information on this project contact the applicant’s contact, David Murphy, at 206-341-9875.

9-Story 235-Room South Lake Union Area Hotel Project In Design Phase

A hotel development, in planning for a site located at 527 Fairview Avenue North in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 9-story hotel with 235 guest rooms. Plans call for below-grade parking for 90 vehicles. Work will take place in an environmentally critical area. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Howard Lower. For additional information on this project contact the applicant’s contact, David Murphy, at 206-341-9875.

105-Room Renton Area Hotel Development Receives Mitigated DNS Approval

A hotel retail project, slated for a property located at 1300 Lake Washington Boulevard North in the Renton area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a hotel containing 105 guest rooms and a structured parking area. Access will be via Lake Washington Boulevard North. The city of Renton has issued the permitting to the applicant, who is Legacy Renton. The project will be known as Renton Hampton Inn Suites. For additional information on this project contact the applicant’s contact, Scott Clark of Clark Design Group, at 206-782-8208.

33,100 SF Union Gap Area Commercial-Retail Center Project In Line For Mitigated DNS Approval

A restaurant project, planned for a site located at 1119 Q Avenue, at the Cap Sante Marina in the Anacortes area, has been issued an addendum to a previously issued determination of non-significance. The developers will proceed with plans to construct a 2,800 square foot pavilion including an indoor/outdoor bar and seating area, a fish stand and fireplace and bocce ball courts. Construction will require the outdoor patio area of the existing restaurant to be expanded. The Port of Anacortes has issued the permitting for this project that will be called Anthony’s Restaurant. For additional information on this project contact the applicant’s contact, Chris Egnatz of MulvannyG2 Architecture, at 425-463-2000.
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A commercial development, planned for a site located at 15 East Valley Mall Boulevard in the Union Gap area, is in line to be issued a mitigated determination of non-significance. The action will allow the developers to construct a two-phase commercial and retail center consisting of a 5,100 square foot restaurant and a 28,000 square foot retail strip center. Plans include landscaping, paving, stormwater retention and associated parking. The city of Union Gap, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Mercy Theatres Inc. The project will be known as Yakima Theatres Valley Mall Boulevard multiple-use center. For additional information on this project contact the applicant’s contact, Huibregtse of Louman Associates, at 509-966-7000.

2 & 3-Story North Seattle Area School Facilities Project In Hearings Stage

SEATTLE

A school facility development, planned for a site located at 1330 North 90th Street in the Seattle area, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to construct a 2-story, 90,800 square foot elementary school and a 3-story, 139,400 square foot middle school facility. Plans call for 36,100 cubic yards of grading and removal of one exceptional tree. Construction will require the demolition and removal of the existing Wilson Middle School. A determination of non-significance has been issued by Seattle Public Schools. Construction will require the demolition and removal of Susan Fore, at 206-441-4151.

45-Story 1,264-Room Denny Triangle Area Retail-Hotel Development In Hearings Stage

SEATTLE

A commercial development, planned for a site located at 808 Howell Street in the Seattle area, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to construct a 45-story hotel containing 1,264 guest rooms and 17,000 square feet retail and restaurant space and an 8-story podium of meeting rooms, ballrooms and hotel functions. Parking will be provided below-grade for up to 505 vehicles. A final supplemental environmental impact statement has been prepared. Construction will require the demolition and removal of existing structures on the site. The applicant for this project is Ninth & Stewart LLC (R.C. Hedreen Company). Construction will require the demolition and removal of
7-Story 65-Unit Capitol Hill Area Residential Micro-Housing Development Receives DNS Approval

A residential project slated for a property located at 1815 Bellevue Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 7-story congregate residence containing 65 rooms. The city of Seattle has issued the permitting to the applicant, who is Robert Humble of Hybrid. Construction will require the demolition and removal of an existing building on the site. For additional information on this project contact the applicant’s contact, Mr. Humble, at 206-267-9277.

8-Unit Eastlake Area Residential Rowhouse Project Receives DNS Approval

A residential development, planned for a site located 2847 Franklin Avenue East in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct two, 4-unit rowhouses in an environmentally critical area. Plans include surface parking for six vehicles. An environmental review for a unit lot subdivision has been conducted under a separate project order. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has issued the permitting to the applicant, who is Hardy Development Companies. For additional information on this project contact the applicant’s contact, Bradley Khouri, at 206-297-1284.

21,000 SF Auburn Area Community Youth Center Development Receives DNS Approval

A community project, slated for a property located at 910 Ninth Street SE in the Auburn area, has been issued a determination of non-significance. The action will allow the developers to construct a 21,000 square foot community and youth center at the north end of the Les Gove Community Campus. The building will be used for educational, cultural and social activities including renovating the 7,300 square foot existing Parks, Recreation and arts Administration Building. Plans include new 13,700 square feet of new construction. The city of Auburn has issued the permitting to the city of Auburn. The project will be known as Auburn Community and Youth Center. For additional information on this project contact the applicant’s contact, Stan Lokting of ARC.
182-Unit Puyallup Area Residential Apartment Project Receives Mitigated DNS Approval
PUYALLUP

A residential development, planned for a 9.1-acre land parcel located at 17718 Gem Heights Drive East in the Puyallup area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct 13, 3-story buildings containing a total of 182 dwelling units. Plans call for a manager’s unit, recreation center and seven carports. Pierce County has issued the permitting to the applicant, who is 17718 Gem Heights Drive LLC. The project will be called Silver Creek Apartments. For additional information on this project contact the applicant’s contact, Casey + DeChant Architects, at 253-584-5207.

611-Unit Bellevue Area Residential Apartment Development In Line For DNS Approval
BELLEVUE

A residential project planned for a site located at 15400 NE 20th Street in the Bellevue area, is in line to be issued a determination of non-significance. The action will allow the developers to construct 611 apartment dwelling units in four buildings over two levels of below-grade parking. The city of Bellevue, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Carmel Partners. The project will be known as Sherwood Center. For additional information on this project contact the applicant’s contact, Arne Hall of AJH Development Services, at 425-269-9899.

43,000 SF Port Angeles Area Medical Office Project In Line For DNS Approval
PORT ANGELES

A medical office development, planned for a site located at 939 Caroline Street in the Port Angeles area, is in line to be issued a determination of non-significance. The action will allow the developers to construct a 43,000 square foot medical office building and consolidated campus. Final development will call for a 2-story building with on-site parking. The city of Port Angeles, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Olympic Medical Center. For additional information on this project contact the applicant’s contact, Robbie McNamara of Rice Fergus Miller, at 360-377-8773.

12,700 SF Spokane Area Medical Emergency Room Project Receives DNS Approval
SPOKANE

A medical development, slated for sites located at 8202 and 8330 North Division Street in the Spokane area, has been issued a determination of non-significance. The action will allow the developers to construct a 12,700 square foot freestanding emergency department. Modification of the original mitigation will allow for a left-turn lane. The city of Spokane has issued the permitting to Deaconess Hospital and Rockwood Health System. The project will be called Deaconess Hospital. For additional information on this project contact the applicant’s contact, M.J. Harris Construction Services, at 205-380-6800.

10-Lot Anacortes Area Residential Subdivision Development In Line For Mitigated DNS Approval

ANACORTES

A residential subdivision project planned for a site located north of State Route 20 Spur/Oakes Avenue and west of Kansas Avenue in the Anacortes area, is in line to be 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 Anacortes, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Leeward Landing LLC. The project will be called Leeward Landing. For additional information on this project contact the applicant’s contact, Strandberg Construction, at 360-293-7431.

South Seattle Area Youth Fitness Center Development In Line For DNS Approval

SEATTLE

A community project, planned for a property located at 9635 Des Moines Memorial Drive South in the Seattle area, is in line to be issued a determination of non-significance. The action will allow the developers to convert a retail building into a cultural museum and youth fitness center. Plans call for the construction of an additional 8,700 square feet assembly space with 8,000 square feet office space above. Work will include reconfiguring and expanding the parking lot. Construction will require the demolition and removal of an existing residence on the site. King County, using the optional SEPA process, is expected to issue the required permitting to the applicant, who is Sea Mar community Health Centers. The project will be known as Sea Mar Community Health Centers addition and remodel. For additional information on this project contact the applicant’s contact, Kevin Mackey of Bazan Architects, at kevinmackey@bazan-architects.com, or call 425-637-0831.

Denny Triangle Area Office Buildings Project In Application Phase

SEATTLE

An office development, proposed for a site located at 2200 Seventh Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 24-story, 681,700 square foot office and retail tower and an 8-story, 183,000 square foot office and retail building. Below-grade parking will accommodate up to 877 vehicles. Plans require an alley vacation. Construction will require the demolition and removal of existing structures on the site. The city of Seattle has received this request by the applicant, who is Acorn Development LLC (Amazon). For additional information on this project contact the applicant’s contact, Peter Krech, at 206-224-3335.

Brush Prairie School Facility Additions Project Receives DNS Approval

BRUSH PRAIRIE

A school facility development, planned for a site located at 16819 NE 159th Street in the Brush Prairie area, has been issued a determination of non-significance. The action will allow the developers to construct a band room and wrestling athletic facility with restrooms to the existing Hockinson High School building. Plans call for a baseball field, tennis courts and two soccer fields. Plans include 105 parking stalls. The school district will fill 7.15-acres of wetlands on the property to construct athletic fields and
On September 27, 2012, IGB Systems started the installation of their modular, light gauge, tubular steel, framing system in The Boxcar Apartments. On December 31, 2012, we completed the framing installation.

The Boxcar Apartments are a 7-Story Residential Apartment Structure that is located at 975 John Street in Seattle Washington.

The 7-story, 145 unit structure utilized the unique modular steel framing system that was developed by IGB Systems. In this project, their steel framing system was installed over a 2-story partially below-grade, post-tensioned concrete parking garage.

This multi-family residential complex is ideally located at the southern boundary of the current Amazon.com corporate campus.

The IGB Systems steel framing components were fabricated by Alliance Steel Fabrication in Spanaway Washington. Alliance also installed the framing system.

Dennis Dowell, the Project Manager for Boxcar, stated that the first modular steel frame section was bolted into the structure on September 27, 2012. The steel framing portion of the 7-story construction project was completed 96 days later on December 31, 2012.
The Boxcar is scheduled for final completion in May of 2013. Construction is on schedule.

Rushforth Construction (Kim Nakamura) is the general contractor for the project. Ankron Moisan Associated Architects are the architects. Del Bonds is the principle at IGB Systems

**A summary of the framing progress on the Boxcar Apartments**

**PRE-FRAMING:** Site Prep, Footings, Parking Levels

- **May 1**
- **May 15**
- **June 15**
- **August 15**

**FRAMING START:**

- **First floor frame modules**
  - September 28

- **Second floor pan & floor pouring**
  - October 12

- **Second floor frame modules**
  - October 15
Third floor pan & floor pouring
October 22

Third floor frame modules
November 2

Fourth floor pan & floor pouring
November 5

Fourth floor frame modules
November 12

Fifth floor pan & floor pouring
November 15
<table>
<thead>
<tr>
<th>Date</th>
<th>Task Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 21</td>
<td>Fifth floor frame modules</td>
</tr>
<tr>
<td>December 5</td>
<td>Sixth floor pan &amp; floor pouring</td>
</tr>
<tr>
<td>December 11</td>
<td>Sixth floor frame modules</td>
</tr>
<tr>
<td>December 17</td>
<td>Seventh floor pan &amp; floor pouring</td>
</tr>
<tr>
<td>December 28</td>
<td>Seventh floor frame module</td>
</tr>
<tr>
<td>December 31</td>
<td>Framing finish: Roof level pan &amp; roof pouring</td>
</tr>
</tbody>
</table>
IGB Systems’ patented, modular framing system, utilizes pre-engineered, accurately cut, jig set, fully welded, tubular, light gauge, steel modules to achieve its load bearing, and sheer strengths.

**The System offers solutions to several structural framing problems:**

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- **TRUER:** Jig built sections are square to within ± 2/100 of an inch
- **QUAKE PROOF:** System meets all seismic and sheer force loading requirements
- **FIRE PROOF:** UL fire rating of up to 4 hours
- **QUIETER:** STC sound suppression of up to 66 db
- **NO ROT, WARPING, MOLD, INSECT INFESTATIONS**
- **GREENER:** Adds high LEED points to projects (100% recyclable, no waste)

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- **LESS EXPENSIVE:** Let us show you how and why

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expand the existing high school under a separate project order. Hockinson School District No. 98 has issued the permitting for this school project. For additional information on this project contact the applicant’s contact, Michelle Scott of Hockinson School District, at 360-448-6413.

10-Unit Central Area Residential Townhouse Project In The Works

SEATTLE

A residential development, proposed for sites located at 208 and 212 16th Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct two, 5-unit townhouse structures with surface parking. The city of Seattle has received this request from the applicant, who is Michael Pollard of Park West LLC/Isola Real Estate III. For additional information on this project contact the applicant’s contact, Tim Carter, at 206-325-0147.

20-Lot Federal Way Residential Subdivision

Development Receives Mitigated DNS Approval

FEDERAL WAY

A residential subdivision project, planned for a 20-acre land parcel located at the 3100 block of 22nd Avenue in the Federal Way area, has been issued a mitigated determination of non-significance. The action will allow the developers to divide the parcel into 20 single-family residential building lots. Plans include open space, utilities and street improvements. The city of Federal Way has issued the permitting to the applicant, who is Amalani LLC. The project will be known as Creekwood subdivision. For additional information on this project contact the applicant’s contact, Barry Margolese of Amalani LLC, at 206-910-2728.

80,000 SF Centralia Area Industrial Project Receives DNS Approval

CENTRALIA

A two-phase industrial development, slated for a site located at the 1900 block of Johnson Road in the Centralia area, has been issued a determination of non-significance. The action will allow the developers to construct two, 40,000 square foot buildings. Plans include landscaping, stormwater retention and associated parking. The city of Centralia has issued the permitting to the owner, who is CBD Management LLC. For additional information on this project contact the applicant’s contact, David Kois for CBD Management LLC, at 5709 Lacey Blvd SE, Suite 205, Lacey, WA 98503, or call 360-330-7695.

5,000 SF Downtown Seattle Area Office Addition Receives Conditional DNS Approval

SEATTLE

An office development, planned for a site located at 1012 First Avenue in the Seattle area, has been issued a determination of non-significance. Plans outline construction of a new grounds and maintenance facility with a print shop and to provide security at Yakima Valley Community College. The city of Yakima, using the optional SEPA process, is expected to issue the permitting to the college.

Yakima Area College Facility Operations Complex Center In Line For DNS Approval

YAKIMA

A college development, planned for a property located at 1201 Prasch Avenue in the Yakima area, is in line to be issued a determination of non-significance. Plans outline construction of a new grounds and maintenance facility with a print shop and to provide security at Yakima Valley Community College. The city of Yakima, using the optional SEPA process, is expected to issue the permitting to the college.

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Construction will require the demolition and removal of six residential dwelling units. For additional information on this project contact the applicant’s contact, BORArchitecture, at 509-454-3299.

**17-Story 199-Unit First Hill Area Mixed-Use Residential-Commercial Project In Early Design Phase**

**SEATTLE**

A mixed-use residential and retail development, in planning for a site located at 1001 Minor Avenue in the Salem area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 17-story tower with 199 dwelling units above 5,000 square feet of commercial space. Below-grade parking will accommodate 160 vehicles. The applicant for this project is Holland Partners. For additional information on this project contact the applicant’s contact, Jodi Patterson-O’Hare, at 425-681-4718.

**10-Lot Bainbridge Island Area Residential Subdivision Project In Line For DNS Approval**

**BAINBRIDGE ISLAND**

A residential subdivision project, planned for a 407,700 square foot land parcel located at 10197 Torvanger Road in the Bainbridge Island area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the parcel into 10 single-family residential building lots. The city of Bainbridge Island, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Port Madison Properties LLC. For additional information on this project contact the applicant’s contact, Mark Lavigne of Port Madison Properties, at 206-842-4018.

**3-Story 16,000 SF West Seattle Area Mixed-Use Retail & Eye Clinic Development In Design Phase**

**SEATTLE**

A commercial development, in planning for a site located at 7520 35th Avenue SW in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 3-story apartment building with 166 dwelling units and parking for 55 vehicles in a partially below-grade garage. For additional information on this project contact the applicant’s contact, Irene Fang, at 206-466-1225.

**240-Unit Vancouver Area Mixed-Use Residential-Retail-Medical Office Development In The Works**

**VANCOUVER**

A mixed-use project proposed for a property located adjacent to 305 NE 192nd Avenue in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct a phased multi-family and commercial development on six building lots. Plans include a 15,500 square foot retail and restaurant building, a 14,300 square foot retail and restaurant building, a 13,100 square foot medical office building, a 1,400 square foot restaurant building, a 1,200 square foot retail building, and a 1,200 square foot office building. For additional information contact the applicant’s contact, Michael Shreve, at 206-443-9790, extension 35.

**7-Story 166-Unit Lake City Area Residential Apartment Project In Early Design Phase**

**SEATTLE**

A residential development, in planning for a site located at 3025 NE 130th Street in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 7-story apartment building with 166 dwelling units and parking for 55 vehicles in a partially below-grade garage. For additional information contact the applicant’s contact, Irene Fang, at 206-466-1225.
drive-thru restaurant and a 240-unit apartment complex. The project will be known as 3rd Street Apartments & Commercial Development. For additional information on this project contact the applicant, Hurley Development, at 360-903-2895.

**231-Unit Residential Apartment Development Proposed For Lynnwood Area**

LYNNWOOD

A residential project proposed for a property located at 18626 Highway 99 in the Lynnwood area, is the subject of a recent application. The developers have requested permission to construct two residential buildings with 100-units and 131-units containing a total of 304,200 square feet. Plans include 326 associated parking stalls. The city of Lynnwood has received this request by the applicant, who is Evergreen Village Apartments. The project will be called Evergreen Village Apartments. For additional information on this project contact the applicant’s contact, Bob Weible of Milbrandt Architects, at 425-454-7130.

**114-Unit Residential Apartment Project In Hearings Stage For Lynnwood Area**

LYNNWOOD

A residential development, planned for a 3.8-acre site located at 16617 Ash Way in the Lynnwood area, is the subject of hearings by the Snohomish County hearing examiner. The hearings are being held to discuss a request to construct five apartment buildings to house 114 dwelling units. Plans call for an office fitness center and clubhouse. The project will be known as Allegro at Ash Creek. For additional information on this project contact the applicant, James Pontak of Integral Northwest, at 425-438-1811.

**89-Lot Vancouver Area Residential Subdivision Development In The Works**

VANCOUVER

A residential subdivision project, proposed for a 20-acre site located at 3006 NE 172nd Avenue in the Vancouver area, is the subject of a pre-application conference being held by Clark County. The developers have plans to divide the site into 89 single-family residential building lots. The project will be known as Cox Family Trust Subdivision. For additional information on this project contact the applicant, Olson Engineering, at 360-695-1385.

**5-Story Bellevue Area Retail Pro Sports Expansion Project In Line For DNS Approval**
BELLEVUE

A retail development, planned for a site located at 4455 148th Avenue NE in the Bellevue area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 5-story building and a new fourth story on an existing building. Plans call for additional parking. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Pro Sports Club. Construction will require the demolition and removal of an existing 43,000 square foot building on the site. The project will be known as Pro Sports expansion. For additional information on this project contact the applicant’s contact, Torjan Ronhavde of Ronhavde Architects, at 206-859-5500.

54-Unit High Point Area Residential Development In Design Review Phase

SEATTLE

A mixed-use residential and retail development, in planning for a site located at 6800 31st Avenue 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 17 single-family residences and 37 townhouses. Plans include on-site parking for 79 vehicles. The applicant for this project is David Avenell of Polygon Northwest. For additional information on this project contact Mr. Avenell at 425-586-7700.

39-Story 200-Unit Downtown Seattle Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

A residential development, in planning for a site located at 203 24th Avenue East in the Seattle area, is the subject of a request for a streamlined design approval. A residential development, proposed for a property located at 203 24th Avenue East in the Seattle area, is the subject of a request for a streamlined design approval. For additional information on this project contact the applicant’s contact, Sean Ludviksen, at 425-586-7700.

5-Story 27-Unit Capitol Hill Area Residential Apartment Project In The Works

SEATTLE

A residential development, planned for a site located at 1613 Second Avenue in the Seattle area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 39-story tower with 200 residential dwelling units and 1,000 square feet, ground-level retail space. Plans include parking for 145 vehicles located in seven below-grade levels and four above-grade levels. The applicant for this project is Jay Fisher of Principal Real Estate Investors LLC. For additional information on this project contact the applicant’s contact, Sean Ludviksen, at 206-624-8154.

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A mixed-use residential and retail development, planned for a site located at 2202 Eighth Avenue in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 39-story tower with 447 residential dwelling units above 7,400 square feet, ground-level retail space. Parking for up to 382 vehicles will be located below-grade and two on the surface. Plans call for 61,700 cubic yards of grading. The city of Seattle has issued the permitting to the applicant, who is Ben Barron of Beebe Real Estate (Clise Properties). For additional information on this project contact the applicant’s contact, Michael Medina, at 425-224-3335.

Woodinville Area Change-Of-Use Residence-To-Office Conversion Project In Hearings Stage

WOODINVILLE

A change of use project planned for a site located at 21910 State Route 9 SE in the Woodinville area, is the subject of hearings by the Snohomish County hearing examiner. The hearings are being held to discuss a request to change the use of a single-family review in exchange for a departure from development standards for rear setbacks. Plans outline construction of a 5-story building containing 27 small efficiency apartment dwelling units. The applicant for this project is John Brian Losh. For additional information on this project contact the applicant’s contact, Jay Janette, at 206-919-2624.

6-Story 44-Unit Capitol Hill Area Mixed-Use Residential-Retail Project In Application Stage

SEATTLE

A mixed-use residential and retail development, proposed for a site located at 101 Broadway East in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story residential building containing 44 dwelling units and retail space. Plans include surface parking for four vehicles. The city of Seattle has received this request by the applicant, who is Mark Craig of 101 Broadway LLC (Henbart). For additional information on this project contact the applicant’s contact, John Goebel, at 206-587-3797, extension 128.

Woodinville Area Change-Of-Use Residence-To-Office Conversion Project In Hearings Stage
residence to commercial meeting room and offices. The project will be known as American Legion Post 127. For additional information on this project contact the applicant, American Legion Post 127, at 425-483-5599.

8-Story 147-Room South Lake Union Area Retail Hotel Development In Application Phase

SEATTLE

A Hotel project proposed for a property located at 1016 Republican Street in the Seattle area is the subject of a recent application. The developers have requested permission to construct an 8-story hotel with 147 guest room above a restaurant. No parking is proposed. The city of Seattle has received this request by the applicant, who is Navin Dimond of SLU Lodging LLC (Stonebridge Cos). 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, Donnie North of Caron Architecture, at donnienorth@caronarchitecture.com, or call 206-367-1382.

86-Unit Des Moines Area Mixed-Use Residential-Commercial Project Receives DNS Approval

DES MOINES

A mixed-use residential and commercial development, slated for a site located at 22325 Seventh Avenue South in the Des Moines area, has been issued a determination of non-significance. The action will allow the developers to construct a building containing 86 residential dwelling units and 4,900 square feet commercial space. The city of Des Moines has issued the permitting to the applicant, who is Ammgen Development Group. The project will be called Des Moines Apartments. For additional information on this project contact the applicant’s contact, Mary Gregersen, at 206-361-6133.

86-Unit Des Moines Area Mixed-Use Residential-Commercial Project Receives DNS Approval

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6-Story 81-Unit Lower Queen Anne Area Mixed-Use Residential-Commercial Development In Design Phase

A mixed-use residential and commercial development, in planning for a site located at 124 Denny Way in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 6-story building with approximately 75 residential dwelling units, six live-work units and will feature 2,600 square feet, ground-level commercial space. Plans call for parking for 50 vehicles. The applicant for this project is John Walker of JJPB Champion LLC (Teutsch 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, Vincent Ferrese, at 206-661-6149.

3-Story 36-Unit Ravenna Area Mixed-Use Residential-Retail Project Receives Conditional DNS Approval

A mixed-use residential and retail development, planned for a site located at 3627 Stone Way North in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 3-story building containing 28 residential dwelling units, eight live-work units and 4,500 square feet commercial space. Parking will be provided below-grade for 68 vehicles. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Derek Straight of Polygon Northwest Company. For additional information on this project contact the applicant’s contact, Ginger Garff, at 206-523-6150.

4-Story 124-Unit Fremont Area Mixed-Use Residential-Retail Development Receives Conditional DNS Approval

A mixed-use residential and retail development, planned for a site located at 5000 Abbey Way SE in the Lacey area, has been issued a determination of non-significance. The action will allow the developers to construct a 16,600 square foot lab building and emergency access road on the existing campus. Plans include installation of utilities, sidewalks, grading and access/fire lane and parking. The city of Lacey has issued the permitting to the owner, who is Saint Martin’s University. The project will be known as Saint Martin’s University Industrial Labs Building.
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32,900 square feet warehouse, 9,800 square feet office and an 800 square feet caretaker’s unit. Plans include parking for 26 vehicles. Plans call for 1,900 cubic yards of grading.

The city of Seattle has issued the permitting to the applicant, who is Dan Jenkins of New Core Development. Construction will require the demolition and removal of an existing building on the site. For additional information on this project contact the applicant’s contact, Steve Bull, at 206-903-5414.

169-Lot Vancouver Area Residential Subdivision Development In Hearings Stage

VANCOUVER

A residential subdivision project planned for an 87-acre site located at 13914 NW McCann Road in the Vancouver area is the subject of hearings by the Clark County hearing examiner. The hearings are being held to discuss a request to divide the site into 169 single-family residential building lots. The project will be called Pleasant View Estates. For additional information on this project contact the applicant, SGA Engineering, at 360-993-0911.

19-Lot Silverdale Area Residential Subdivision Project In Line For DNS Approval

SILVERDALE

A residential subdivision development, planned for a 1.9-acre property located at 10544 Frontier Place NW in the Silverdale area, is in line to be issued a determination of non-significance. The developers have requested permission to divide the property into 19 attached single-family residential building lots. Plans call for two private road tracts, two open space tracts and a recreation open space tract. Kitsap County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Nathan’s Glen Three LLC. The project will be known as Elisabeth Landing preliminary plat. For additional information on this project contact the applicant’s contact, JWJ Group, at 360-626-1146.

Battle Ground Area Mixed-Use Residential & Equipment Showroom Development In Application Phase

BATTLE GROUND

A project proposed for a site located at 6710 NE 219th Street in the Battle Ground area, is the subject of a pre-application conference by Clark County. The developers have plans to construct a new showroom, workroom, caretaker apartment dwelling units and employee parking. The project will be called S&I Equipment. For additional information on this project contact the applicant’s contact, Walla Architectural Services, at 360-314-6752.
3-Building Vancouver Area Commercial Development In The Works

VANCOUVER

A commercial development, proposed for a property located at 14800 SE Mill Plain Boulevard in the Vancouver area, is the subject of a pre-application conference by the city of Vancouver. The developers have requested permission to construct three commercial structures with a total of 39 units and 200 parking spaces. The project will be known as Asian Corner. For additional information on this project contact the applicant, Delta Management, at 360-696-4448.

3-Unit Lacey Area Retail Restaurants Project In Application Stage

LACEY

A retail development, proposed for a site located at 7746 Martin Way East in the Lacey area, is the subject of a recent application. The developers have requested permission to construct a binding site plan to create three building lots from two existing building lots. Plans include retail anchored by Starbucks, construction of a Church’s Chicken restaurant on Parcel B and a Sonic drive-thru on Parcel C. Plans call for associated grading, utilities, drainage, paving and landscaping. Thurston County has received this request by the owner, who is SERJ Realty Holdings LLC. For additional information on this project contact the applicant at 1500 East Katella Avenue, No. 5, Orange, CA 92867, or call 360-786-5472.

3-Story 33-Unit Spokane Area Residential Apartment Building Project In Line For DNS Approval

SPOKANE

A residential development, planned for a site located at 315 West Mission Avenue in the Spokane area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3-story, 32,000 square foot apartment building with 33 dwelling units. Plans call for realigning the alley. The city of Spokane, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Community Frameworks. Construction will require the demolition and removal of an existing 13,300 square foot office building on the site. The project will be known as West 315. For additional information on this project contact the applicant’s contact, Max Benson of Community Frameworks, at maxb@communityframeworks.org, or call 360-377-7738, extension 317.

8-Unit Fremont Area Residential Development Progressing

SEATTLE

A commercial development, proposed for a property located at 14800 SE Mill Plain Boulevard in the Vancouver area, is the subject of a pre-application conference by the city of Vancouver. The developers have requested permission to construct three commercial structures with a total of 39 units and 200 parking spaces. The project will be known as Asian Corner. For additional information on this project contact the applicant, Delta Management, at 360-696-4448.
A residential project, planned for a site located at 4467 Whitman Avenue North in the Seattle area, has been granted a unit lot subdivision by the city of Seattle. The developer will proceed with plans to create eight unit lots. The lots will be used for the construction of residential dwelling units under a separate project order. The applicant for this project is John Benavente. For additional information on this project contact the applicant’s contact, Brandon Winters, at 206-297-0997.

97,750 SF Orting Area Industrial Addition Receives DNS Approval

An industrial development, planned for a site located at 13414 142nd Avenue East in the Orting area, has been issued a determination of non-significance. The action will allow the developers to construct phase one addition of 97,750 square feet to an existing 233,000 square foot building. Plans include six loading docks and 29 additional parking spaces. Phase two will be construction of a 20,000 square foot addition plus 26 parking stalls. Pierce County has issued the permitting to the applicant, who is Commencement Bay Corrugated. For additional information on this project contact the applicant’s contact, AHBL, at 253-383-2422.

4-Story 134,200 SF Seattle Area Office-Lab Building Project Receives Conditional DNS Approval

An office project, planned for a site located at 1165 Eastlake 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, 134,200 square foot office and lab building, a public plaza and below-grade parking for 85 vehicles. Plans call for associated grading. The city of Seattle has issued the permitting, with conditions, to the applicant, who is John Cox of Alexandria Real Estate Equities. For additional information on this project contact the applicant’s contact, Joe Workman, at 206-245-2100.

46-Lot Vancouver Area Residential Subdivision Development In Hearings Stage

A residential subdivision project, planned for a 11.9-acre site located at 5804 NE 124th Street in the Vancouver area, is the subject of hearings by the Clark County hearing examiner. The hearings are being held to discuss a request to divide the site into 46 single-family residential building lots. The project will be known as Jessie Hollow. For additional information on this project contact the applicant’s contact, Hugh Schaeffer, at 206-329-1802.

8-Lot Alki Area Residential Subdivision Project Moving Forward

A residential subdivision project, planned for a site located at 3015 60th Avenue SW in the Seattle area has been granted a unit lot subdivision by the city of Seattle. The developers will proceed with plans to create eight unit lots. The lots will be used for the construction of residential dwelling units under a separate project order. For additional information on this project contact the applicant’s contact, Scott Shapiro of Capitol Hill TOD 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, Hugh Schaeffer, at 206-329-1802.

97,750 SF Orting Area Industrial Addition Receives DNS Approval

An industrial development, planned for a site located at 13414 142nd Avenue East in the Orting area, has been issued a determination of non-significance. The action will allow the developers to construct phase one addition of 97,750 square feet to an existing 233,000 square foot building. Plans include six loading docks and 29 additional parking spaces. Phase two will be construction of a 20,000 square foot addition plus 26 parking stalls. Pierce County has issued the permitting to the applicant, who is Commencement Bay Corrugated. For additional information on this project contact the applicant’s contact, AHBL, at 253-383-2422.

4-Story 134,200 SF Seattle Area Office-Lab Building Project Receives Conditional DNS Approval

An office project, planned for a site located at 1165 Eastlake 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, 134,200 square foot office and lab building, a public plaza and below-grade parking for 85 vehicles. Plans call for associated grading. The city of Seattle has issued the permitting, with conditions, to the applicant, who is John Cox of Alexandria Real Estate Equities. For additional information on this project contact the applicant’s contact, Joe Workman, at 206-245-2100.

46-Lot Vancouver Area Residential Subdivision Development In Hearings Stage

A residential subdivision project, planned for a 11.9-acre site located at 5804 NE 124th Street in the Vancouver area, is the subject of hearings by the Clark County hearing examiner. The hearings are being held to discuss a request to divide the site into 46 single-family residential building lots. The project will be known as Jessie Hollow. For additional information on this project contact the applicant’s contact, Hugh Schaeffer, at 206-329-1802.

8-Lot Alki Area Residential Subdivision Project Moving Forward

A residential subdivision project, planned for a site located at 3015 60th Avenue SW in the Seattle area has been granted a unit lot subdivision by the city of Seattle. The developers will proceed with plans to create eight unit lots. The lots will be used for the construction of residential dwelling units under a separate project order. For additional information on this project contact the applicant’s contact, Scott Shapiro of Capitol Hill TOD 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, Hugh Schaeffer, at 206-329-1802.
The applicant for this project is E. Marc Rudd of Rudd Development Company. For additional information on this project contact the applicant’s contact, Jerome Diepenbrock, at 206-932-5432.

2-Story Bellevue Area Religious Facility Addition Project In Line For DNS Approval

BELLEVUE

A religious facility project, planned for a property located at 3615 164th Place SE in the Bellevue area, is in line to be issued a determination of non-significance. The city of Bellevue, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Eastside Christian Community Church for extra meeting space. For additional information on this project contact the applicant’s contact, Sik P. Wong, at 425-898-7586.

58,000 SF Seattle Area SSC Integrated Education Center Project Receives DNS Approval

SEATTLE

A college development, planned for a site located at 6000 16th Avenue SW in the Seattle area, has been issued a determination of non-significance. For additional information on this project contact the applicant’s contact, Valerie Uskoski, at 360-433-0218.

55-Unit Bothell Area Residential Townhouse Project In The Works

BOTHELL

A residential development proposed for a 5.5-acre site located at 1325 Seattle Hill Road in the Bothell area, is the subject of a recent application. The developers have requested permission to construct a preliminary subdivision for a 55-unit townhouse development. Snohomish County has received this request by the applicant, who is 1501-WLD Sierra LLC (Westcott Holdings). The project will be known as 1501-WLD Sierra Townhomes. For additional information on this project contact the applicant 425-576-9390.

26-Unit Bothell Area Residential Development In Hearings Stage

BOTHELL

A residential project planned for a 4-acre property located at 16905 North Road in the Bothell area, is the subject of hearings by the Snohomish County hearings examiner. The developers have plans to divide the site into 25 residential building lots. The project will be called North Creek Landing. For additional information on this project contact the applicant, Pacific Ridge Homes, at 425-438-8444.

25-Lot Vancouver Area Residential Subdivision Project In The Works

VANCOUVER

A residential subdivision project, proposed for a property located at 5111 NE 125th Street in the Vancouver area, is the subject of a pre-applicant conference being held by Clark County. The developers have plans to divide the site into 25 residential building lots. The project will be known as Green Valley Estates. For additional information on this project contact the applicant’s contact, Kessi Consulting, at 369-991-9300.

BRUSH PRAIRIE

A large five-phase residential subdivision development, proposed for a property located at 9416 NE Ward Road in the Brush Prairie area, is the subject of a pre-applicant conference by Clark County. The developers have plans to divide the site into 143 residential building lots. The project will be called Ward Road Project. For additional information on this project contact the applicant’s contact, Valerie Uskoski, at 360-433-0218.

Poulsbo Area Retail & Car Wash Development In Line For Mitigated DNS Approval

POULSBO

A retail project, planned for a 79,400 square foot site located at Olhava Way NE at Finn Hill Road in the Poulsbo area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to create two adjacent lots (3H & 3I) in the Olhava / College Marketplace master plan area. Plans call for the construction of an 8,500 square foot retail building and a 2,700 square foot car wash. The city of Poulsbo, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Olhava Group 3H & e*. For additional information on this project contact the applicant’s contact, Olhava Group 3H & 3I LLC, at 6402 Tacoma Mall Blvd, Tacoma, WA 98409, or call 360-394-9748.

143-Lot Brush Prairie Area Residential Subdivision Project In The Works

143-Lot Brush Prairie Area Residential Subdivision Project In The Works
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**SEATTLE**

A mixed-use residential and commercial development, proposed for a property located at 2203 Eastlake Avenue East in the Seattle area, is working its way through the city of Seattle’s design guidance-review process and a public meeting regarding a proposed rezone to NC2P-40. The developers have plans to construct a 5-story building containing 45 residential dwelling units and 3,000 square feet of ground-level commercial space. Plans call for below-grade parking for 39 vehicles. The applicant for this project is John Links of 2203 Eastlake Ave East LLC. For additional information on this project contact the applicant’s contact, Maria Barrientos, at 206-728-1912.

**8-Lot Redmond Area Residential Subdivision Project Receives DNS Approval**

**REDMOND**

A residential subdivision development, slated for a 1.53-acre site located at NE 100th Street and 134th Avenue NE in the Redmond area, has been issued a determination of non-significance. The action will allow the developers to divide the site into eight residential building lots. Plans include associated infrastructure. The city of Redmond has issued the permitting to the applicant, who is Quadrant Homes. The project will be known as Ellsworth. For additional information on this project contact the applicant’s contact, Matt Perkins of Quadrant Homes, at 425-285-2390.

**40-Story 686-Unit Denny Triangle Area Mixed-Use Residential-Office-Retail Development In Early Design Phase**

**SEATTLE**

A large mixed-use residential, office and retail development, in planning for a site located at 2301 Seventh Avenue in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct two, 40-story towers with a 10-story podium containing 686 residential dwelling units, 185,000 square feet office space and 21,000 square feet retail. Parking for 860 vehicles will be located above and below-grade. The applicant for this project is Ben Barron of Clise Properties. For additional information on this project contact the applicant’s contact, Laura Brent of Brent Planning Solutions, at 425-971-6409.

**7-Story 50-Unit Capitol Hill Area Mixed-Use Residential-Retail Project In Application Phase**

**SEATTLE**

A mixed-use residential and retail development, proposed for a property located at 1517 Bellevue Avenue in the Seattle area, is the subject of a recent application. Construction will require the demolition and removal of the existing high school structure on the site. For additional information on this project contact, Jon O’Hare, at 206-919-2624.

**Arlington Area High School Replacement Project Receives Mitigated DNS Approval**

**ARLINGTON**

A school facility project, planned for a site located at 17023 11th Avenue NE in the Arlington area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a new Lakewood High School south of the existing high school. Plans include football field resurfacing and potential grandstand improvements. Plans will increase the school to an overall area of 162,500 square feet. The Lakewood School District No. 306 has issued the permitting for this school project. Construction will require the demolition and removal of the existing high school building once occupancy permits are issued. For additional information on this project contact the applicant’s contact, Laura Brent of Brent Planning Solutions for Lakewood School District, at 425-971-6409.

**5-Story 128-Room Roosevelt Area Congregate Residential & Retail Development Receives Conditional DNS Approval**

**SEATTLE**

A mixed-use residential and retail project, planned for a site located at 6105 Roosevelt Way NE in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 5-story congregate residence with 128 rooms and 2,000 square feet, of ground-level retail space. Plans call for 1,000 cubic yards of grading. No parking is proposed. The city of Seattle has issued the permitting, with conditions, to the applicant, who is Chad Duncan. Construction will require the demolition and removal of existing structures on the site. For additional information on this project contact the applicant’s contact, Jay Janette, at 206-919-2624.

**11,000 SF Vancouver Area Retail Restaurant Project In Application Stage**

**VANCOUVER**

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located at NE Fourth Plain Boulevard at State Route 500 in the Vancouver area, is the subject of a recent application. The developers have requested permission to construct an 11,000 square foot restaurant with 400 seats. Plans include parking for up to 181 vehicles. The project will be known as BZ Group LLC. For additional information on this project contact the applicant, BZ Group LLC at 6950 SW Hampton Street, Suite 101, Portland, OR 97223, or call 360-487-7893.

7-Story 400-Unit South Lake Union Area Mixed-Use Residential-Retail Development In Early Design Phase

SEATTLE

A mixed-use residential and retail Vulcan Real Estate development, in planning for a site located at 1255 Harrison Street in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 7-story building containing 400 residential dwelling units and 5,000 square feet retail space. Parking will be provided below-grade for up to 300 vehicles. The applicant for this project is City Investors XXIV LLC. For additional information on this project contact the applicant’s contact, Jodi Patterson-O’Hare, at 425-681-4718.

6-Story 254-Room Bellevue Hotel Development Receives DNS Approval

BELLEVUE

A retail project, slated for a 1.07-acre site located at 965 108th Avenue NE in the Bellevue area, has been issued a determination of non-significance. The action will allow the developers to construct a 6-story hotel with 254 guest rooms above two levels of below-grade parking. The city of Bellevue has issued the permitting to the applicant, who is West 77 Partners. The project will be known as Washington Square Hilton Garden Inn. For additional information on this project contact the applicant’s contact, Arne Hall, at 425-269-9899.

Greenwood Area Change-Of-Use Retail-To-Saloon Project In Application

SEATTLE

A change of use project, proposed for a site located at 8568 Greenwood Avenue North in the Seattle area, is the subject of a recent application. The developers have requested permission to change the use of an existing retail space to a drinking establishment and indoor sports and recreation to be known as Silverball Saloon. The city of Seattle has received this request from the applicant, who is Christopher Johnson. For additional information on this project contact Mr. Johnson at 503-490-3027.

12-Story 100-Unit Belltown Area Residential Development In Hearings Stage

SEATTLE

A residential project planned for a site located at 3031 Western Avenue in the Seattle area, is the subject of hearings by the Seattle hearing examiner. The hearings are being held to discuss a request to construct a 12-story building containing 100 dwelling units. Plans include below-grade parking for 75 vehicles. The parking garage will take access from the existing 3101 Western Avenue building’s driveway and garage ramp off Western Avenue. Plans call for 17,800 cubic yards of grading, landscape and pedestrian improvements within the vacated Bay Street. The applicant for this project is Selig Real Estate Holdings 21 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, Bran Hinthorne, at 206-381-6019.

60,000 SF Bellingham Area Commercial Project Receives DNS Approval

BELLINGHAM

A commercial development, slated for a 6.2-acre property located at 1240 West Bakerview in the Bellingham area, has been issued a determination of non-significance. The action will allow the developers to construct four commercial buildings totaling 60,000 square feet. Plans will require importing 38,500 cubic yards of material to establish grade. Plans include associated parking and stormwater management facilities with the potential extension of
existing public utilities. The city of Bellingham has issued the permit-
ing to the applicant, who is PMF Investments. Construction will
require the demolition and removal of three single-family residences
on the site. The project will be known as PMF Investments east retail.
For additional information on this project contact the applicant's contact, David Segal of Mead & Hunt, at david.segal@meadhunt.com, or call 425-507-1988.

6-Story 108-Unit Rainier Valley Area Mixed-Use Residential-Office Development In Application Phase

SEATTLE

A mixed-use residential and office development, proposed for a site located at 6940 Martin Luther King Junior Way South in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 6-story residential building with 108 dwelling units, 5,500 square feet office space and 2,000 square feet, ground-level sales and service space. Plans include at-grade parking for 45 vehicles. The city of Seattle has received this request from the applicant, who is Joanne LaTuchie of Mercy Housing NW. For additional information on this project contact the applicant's contact, Scott Crosby, at 206-576-1655.

5-Story 44-Unit

Capitol Hill Area Residential Project In Revised Application

SEATTLE

A residential development, proposed for a site located at 741 Harvard Avenue East in the Seattle area, is the subject of a revised application. The developers have plans to construct a 5-story building containing 44 residential dwelling units, including one partially below-grade story. Plans include storage for 33 bicycles within the building. The city of Seattle has received this request from the applicant, who is 741 Harvard Avenue East LLC. Construction will require the demolition and removal of an existing building on the site. For additional information on this project contact the applicant's contact, Robert, at 206-267-9277.

4-Story 39-Unit Seattle Area Mixed-Use Residential-Retail Project Receives DNS Approval

SEATTLE

A mixed-use residential and retail development, slated for a site located at 4351 15th Avenue South in the Seattle area, has been issued a determination of non-significance. The action will allow the developers to construct a 4-story building containing 6,300 square feet, ground-level retail space and 39 dwelling units above. Plans include parking for 34 vehicles at and below-grade. Design review was completed under a separate project order. Construction will require the demolition and removal of an existing structure on the site. The city of Seattle has issued the permitting to the applicant, who is Amber French of H+DLT Collaborative LLC. For additional information on this project contact Ms. French at 206-545-0700.

139-Unit Everett Area Residential Development Progressing

EVERETT

A residential project, proposed for a property located at 2219 106th Street SW in the Everett area, is in line to be issued a determination of non-significance. The developers have requested permission to construct three metal buildings less than 6,000 square feet each, to be used for storage of scaffolding and related projects. The city of Everett, using the optional SEPA process, is expected to issue the permitting to the applicant, who is W. Frank Swiger Junior. The project will be known as Swiger Farms/ Happy Hill Farms. For additional information on this project contact the applicant’s contact, Lexington Commercial, at 509-924-1519.

Marijuana Processing Development In Line For DNS Approval

STEVEN COUNTY

An industrial project, planned for a site located at 5044-B Highway 231 in the Stevens County area, is in line to be issued a determination of non-significance. The developers have requested permission to construct a 3,800 square foot, second-story addition to an 8,000 square foot building for use in marijuana production and processing. Stevens County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is W. Frank Swiger Junior. The project will be known as Swiger Farms/ Happy Hill Farms. For additional information on this project contact the applicant’s contact, Lexington Commercial, at 509-924-1519.

3,800 SF Stevens County Area Industrial

STEVENS COUNTY

A project planned for a property located at 4351 15th Avenue South in the Everett area, has been issued a determination of non-significance. The city of Everett, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Exterior Wall Systems, at 16034 11th Avenue NE, Shoreline, WA 98155, or call 425-257-8941.

139-Unit Everett Area Residential Development Progressing

EVERETT

A residential project, proposed for a property located north of Manor Way between Avondale Way and Admiralty Way in the Everett area, is the subject of a request to construct 48 single-family dwelling units and 91 attached condominium units. Snohomish County has determined in a pre-application concurrency evaluation that sufficient arte-

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proposal. The project will be called Arcadia. For additional information on this project contact the applicant, John Mirante of Pacific Ridge Homes, at 425-438-8444.

68,000 SF Lynnwood Area Elementary School Replacement Project Receives Mitigated DNS Approval

LYNNWOOD

A school facility development planned for a site located at 7200 191st Place SW in the Lynnwood area, has been issued a mitigated determination of non-significance. The action will allow the developers to construct a 68,000 square foot elementary school building. The new school will have a southern 2-story building containing classrooms and administrative areas and a northern wing consisting of a single-story library and commons area adjacent to a 2-story building for PE, stage, music and classrooms above the ground-floor covered play area. Existing ball fields will remain as shared use with the city Parks Department and Pacific Little League. The Edmonds School District has issued the permitting to the Edmonds School District. The project will be known as Lynndale Elementary School replacement. For additional information on this project contact the applicant’s contact, Stewart Mhyre of Edmonds School District, at 425-431-7015.

2-Story 11,000 SF Vancouver Area Office Building Project In The Works

VANCOUVER

An office building development, proposed for a site located at 1414 Markle Avenue in the Vancouver area, is the subject of a pre-application conference by the City of Vancouver. Plans outline construction of a 2-story, 11,000 square foot office building. The project will be known as Markle Avenue Office Building. For additional information on this project contact the applicant, LLB Architecture, at 360-735-7289.

80,000 SF Puyallup Area Industrial Buildings Project Receives DNS Approval

PUYALLUP

An industrial development, slated for sites totaling 9.63-acres located at 4414 and 4516 176th Street East in the Puyallup area, has been issued a determination of non-significance. The action will allow the developers to construct a two steel and concrete light-industrial buildings 39,800 square feet and 40,200 square feet in size in two phases. Pierce County has issued the permitting to the applicant, who is Don Rodman of B&R Mini Storage. Construction will require the demolition and removal of four single-family residences on the site. The project will be known as B&R Mini Storage expansion. For additional information on this project contact the applicant’s contact, Larry Schlecht of Schlecht Construction, at 360-636-0150.

25,000 SF Longview Area Mini-Storage Expansion Receives DNS Approval

LONGVIEW

A development planned for sites located at 602 and 616 Ninth Avenue and 712, 722, 732 and 808 Wheeler Street in the Longview area, has been issued a determination of non-significance. The action will allow the developers to redevelop the 1.67-acres for expansion of an existing mini-storage center. Plans call for the construction of 25,000 square feet of mini-storage buildings with a mix of unit sizes and a total of 238 rental units. The city of Longview has issued the permitting to the applicant, who is Kelten Johnson. Construction will require the demolition and removal of existing structures on the site. For additional information on this project contact the applicant’s contact, Hugh Schaeffer, at 206-329-1802.

12,200 SF Tacoma Area Middle School Facility Addition & Renovation Project Receives DNS Approval

TACOMA

A school facility development, planned for a site located at 1602 104th Street East in the Tacoma area, has been issued a determination of non-significance. The action will allow the developers to renovate the existing Ford Middle School building’s 12,200 square foot 200 Building that houses the common area, stage, music classroom, and kitchen and support spaces. Plans include a 5,800 square foot addition and rerouting sewer, storm, electrical and domestic water connections. Plans also include modifying the main courtyard to accommodate the additions. Franklin Pierce School District No. 402 has issued the permitting for this school project. For additional

7-Story 106-Unit Capitol Hill Area Residential Apartment Development In Application Phase

SEATTLE

A residential project, proposed for a property located at 1404 Boylston Avenue in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story apartment building containing 108 dwelling units. The city of Seattle has received this request from the applicant, who is Kelten Johnson. Construction will require the demolition and removal of existing structures on the site. For additional information on this project contact the applicant’s contact, Hugh Schaeffer, at 206-329-1802.
information on this project contact the applicant’s contact, Robin Heinrichs of Franklin Pierce School District, at 253-298-4600.

**Everett Area Veterinary Clinic Development In Application Stage**

A retail project proposed for a site located at 2229 132nd Street in the Everett area is the subject of a recent application. The developers have requested permission to construct a veterinary clinic in a multi-family residential zone. Snohomish County has received this request by the applicant, who is Crider Veterinary Clinic. For further information on this project, contact Crider Veterinary Clinic at 425-320-8610.

**6-Story 132-Unit Residential Apartment & Live-Work Development In Design Phase**

A residential project, in planning for a site located at 2003 NW 57th Street in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 6-story building with 118 dwelling units above 14 live-work units. The applicant for this project is Sean Hyatt of Mill Creek Residential. 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, Todd Holec, at 206-325-3356.

**3-Story Consulate Building Proposed For Lower Queen Anne Area**

A project proposed for a property located at 115 West Mercer Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 3-story building to be used for a Korean consulate with below-grade parking for 18 vehicles. The city of Seattle has received this request from the applicant, who is Consulate General of the Republic of Korea. Construction will require the demolition and removal of existing structures on the site. For additional information on this project contact the applicant’s contact, Benny Kim, at 206-384-3317.

**36,400 SF Wenatchee Area Warehouse Addition Receives DNS Approval**

An industrial development, slated for a property located at 3907 U.S. 97A in the Wenatchee area, has been issued a determination of non-significance. The action will allow the developers to construct a 36,400 square foot addition of warehouse space to an existing packaging plant. Plans call for 35,800 square feet of paving and will require 5,700 cubic yards of cut and 5,700 cubic yards of fill. Chelan County has issued the permitting facility. The project will be known as IsoPoly Warehouse Addition. For additional information on this project contact the applicant, Robert Humble, at 206-267-9277.

**5-Story 23-Unit Fremont Area Residential And Live-Work Development In Early Design Phase**

A residential project, in planning for a site located at 3860 Bridge Way North in the Seattle area, is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 5-Story building containing 18 dwelling units and five live-work units. No parking is proposed. The applicant for this project is Jeffrey Steingraber. For additional information on this project contact the applicant’s contact, Kevin O’Leary, at 206-595-7681.

**25,500 SF Warehouse Addition Proposed For Vancouver Area**

A warehouse development, proposed for a site located at 3807 SE Hidden Way in the Vancouver area, is the subject of a pre-application conference being held by the city of Vancouver. The developers have plans to construct a 25,500 square foot addition to an existing manufacturing facility. The project will be known as IsoPoly Warehouse Addition. For additional information on this project contact the applicant, Robertson & Olson Construction, at 360-699-4724.

**31,700 SF Vancouver Brewpub-Warehouse Project In The Works**

A development proposed for a property located at 11407 NE 72nd Avenue in the Vancouver area,
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is the subject of a pre-application conference by Clark County. The developers have requested permission to construct a 31,700 square foot building for Heathen Brewing with a restaurant, brew hall, bar, warehouse and office/flex space. The project will be known as Heathen Brewing N.E. 72nd Avenue. For additional information on this project contact the applicant’s contact, Stirling Design, at 360-759-1794.

**Spokane Area**

**Terminal Renovation Project In The Works**

**SPOKANE**

A Spokane Airport Board project, proposed for a property located at 6105 East Rutter Avenue in the Spokane area, is the subject of a request for qualification from consulting firms for professional architectural and engineering services. The project will be called Felts Field terminal building renovation. For additional information on this project contact the applicant’s contact, Lisa Corcoran, project manager of Spokane Airport Planning and Engineering Department, at lcorcoran@spokaneairports.net, or call 509-455-6406.

**4-Story 92-Unit Columbia City Area Mixed-Use Residential-Retail Development In Application Phase**

**SEATTLE**

A mixed-use residential and retail development, proposed for a site located at 3004 South Alaska Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 4-story residential building with 88 dwelling units, four live-work units and 3,300 square feet, ground-level retail space. Below-grade parking will accommodate 67 vehicles. The city of Seattle has received this request by the applicant, who is Todd Bennett of BDR Capital Partners LLC. For additional information on this project contact the applicant’s contact, Shaney Mullen, at 206-933-1150.

**26-Unit Bothell Area Residential Development Receives DNS Approval**

**BOTHELL**

A residential development, slated for sites totaling 4-acres located at 16823, 16825, 16829 and 16905 North Road in the Bothell area, has been issued a determination of non-significance. The action will allow the developers to construct 26 single-family residences on the sites. Snohomish County has issued the permitting to the applicant, who is Pacific Ridge Homes. The project will be known as North Creek Landing. For additional information on this project contact Pacific Ridge Homes at 425-438-8444.

**Residential-Commercial Project In Design Phase**

**SEATTLE**

A mixed-use residential and retail development, in planning for a site located at 1141 Martin Luther King Junior Way in the Seattle area is working its way through the city of Seattle’s design guidance-review process. The developers have requested permission to construct a 4-story building with 41 residential dwelling units and 6,100 square feet commercial space. Plans include parking for 27 vehicles. The applicant for this project is Max Liebowitz of Martin Squared LLC. Construction will require the demolition and removal of an existing structure on the site. For additional information on this project contact the applicant’s contact, Andrew Russin at 206-325-0422.

**22,000 SF Pullman Area Industrial Building Remodel Receives Mitigated DNS Approval**

**PULLMAN**

An industrial development planned for a property located at 2270 N Hopkins Court in the Pullman area, has been issued a mitigated determination of non-significance. The action will allow the developers to remodel an existing 22,000 square foot industrial building. Plans call for associated parking lot, landscaping and widen and pave the roadway. Plans will require 400 cubic yards of cut and 550 cubic yards of fill. The city of Pullman has issued the permitting to the applicant, who is Schweitzer Engineering Laboratories. For additional information on this project contact the applicant at 509-332-1890.

**7-Story 38-Unit Interbay Area Mixed-Use Residential-Office Project In Application Phase**

**SEATTLE**

A mixed-use residential and office development, proposed for a site located at 1518 West Dravus Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 7-story building containing 38 residential dwelling units with one floor office space. Parking for 19 vehicles will be located within the structure. The city of Seattle has received this request by the applicant, who is John Stoner of Paragon Real Estate Advisors. Construction will require the demolition and removal of an existing building on the site. For additional information on this project contact the applicant’s contact, Brenda Barnes, at 206-782-8208.

**25-Lot Kent Area Residential Subdivision Project Receives DNS Approval**

**KENT**

A residential subdivision...
development, slated for four land parcels totaling 5.4-acre located at 19654 116th Avenue SE and 11651 SE 196th Street in the Kent area, has been issued a determination of non-significance by the city of Kent. The action will allow the developers to divide the site into 25 single-family residential building lots. For additional information on this project contact the applicant’s contact, Darrel Offe of Offe Engineers, at Darrell.offe@comcast.net, or call 425-260-3412.

Granger Area Middle School Facility Classroom Additions Project In Line For DNS Approval

A school facility development, planned for a site located at 501 Bailey Avenue in the Granger area, is in line to be issued a determination of non-significance. The developers have requested permission to construct four classroom additions and associated parking revisions. The city of Granger, using the optional SEPA process, is expected to issue the permitting to Granger School District. For additional information on this project contact the applicant at 509-854-1515.

5-Story Fremont Area Office-Retail Development In Application Stage

A commercial project, proposed for a site located at 744 North 34th Street in the Seattle area, is the subject of a recent application. The developers have requested permission to construct a 5-story office building that will feature ground-level retail space. Plans include below-grade parking for up to 244 vehicles. The city of Seattle has received this request from the applicant, who is CoU 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, Mr. Harrell, at 206-344-5700, extension 264.

Tacoma Area Middle School Addition Project In Application phase

A school facility project, proposed for a property located at 1602 104th Street in the Tacoma area, is the subject of a recent application. The developers have requested permission to renovate the existing Ford Middle School’s 12,200 square foot 200 Building that houses the commons area, stage, music classroom, support spaces and kitchen. Plans include adding 5,800 square foot, plus utility and site work. Franklin Pierce School District is the applicant. The project will be known as Ford Middle School Building 200 addition and remodel. For additional information on this project contact Robin Heinrichs of Franklin Pierce School District, at 253-298-4600.

2-Lot Spokane Area Warehouse Development In Line For Mitigated DNS Approval

A warehouse project, planned for a 5.02-acre property located at 4330 South Grove Road in the Spokane area, is in line to be issued a mitigated determination of non-significance. The developers have requested permission to subdivide and grade the property into two lots for construction of two, 40,000 square foot warehouses for future tenants. Spokane County, using the optional SEPA process, is expected to issue the permitting to the applicant, who is Millson LLC. For additional information on this project contact the applicant’s contact, Ron Mackie of Architectural Ventures, at 509-290-1491.

11-Lot North Bend Area Residential Subdivision Development Receives DNS Approval

A residential subdivision project, slated for a site located at 885 SE Cedar Falls Way in the North Bend 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 North Bend has issued the permitting to the applicant, who is Eagle Ridge Enterprises. The project will be called Mountain View Estates subdivision. For additional information on this project contact the applicant’s contact, Michael Fohn of Eagle Ridge Enterprises, at Michael@fohn.com, or call 360-899-5300.

16-Lot Stanwood Area Residential Subdivision & Private Roads Project In The Works

A residential development, planned for a property located at the north side of 200th Street between 44th Avenue NW and 52nd Avenue NW in the Stanwood area, is the subject of a land-disturbing activity and forest practices application received by Snohomish County. Plans call for site preparation and construction of private roads and access for 16 single-family residential building lots. The project will be known as Happy Valley Access Construction. For additional information on this project contact the applicant, B&M Northwest Holdings LLC, at 15103 56th Avenue NW, Stanwood, WA 98292, or call 425-388-3311, ex B&M Northwest Holdings LLC, at 15103 56th Avenue NW, Stanwood, WA 98292, or call 425-388-3311, extension 2764.
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