

Building2008



STEVEN LANE/The Columbian

Set to open this summer, work continues on the \$40 million Grand Central project. The 196,000-square-foot retail-commercial center will be anchored by a Fred Meyer at Grand and Columbia House boulevards off state Highway 14.

County's growing population, healthy income lure retailers

By CAMI JONER
Columbian staff writer

This will be another robust year for local commercial construction in Clark County, according to building permit data and local forecasters, as business expands to serve a growing population now over 400,000. In 2007, building projects worth more than \$273 million were on the books with retail development heading the list. This year, projects either under way or planned will make the 2008 list of Top 10 Projects worth more than \$640 million, across a spectrum of work from shopping centers and offices to health and education facilities.

The surge is really playing catch-up to three years of dynamic residential construction from 2003 to 2006, said Mike Worthy, chief financial officer of the Bank of Clark County.

"The services, particularly retail, usually follow" the housing growth, Worthy said.

But retailers are finding more reasons to invest in Clark County. With an average annual income of \$51,752 for a family of four, county residents are prime consumers for new developments such as the \$215 million Village at Evergreen proposed for Vancouver's former Evergreen Airport site. Other examples are the \$200 million Battle Ground Center where work already has begun; the \$28 million Hazel Dell

Center at 78th Street west of Interstate 5, and the \$40 million Fred Meyer-anchored Grand Central complex near downtown Vancouver set to open by summer.

Big-box variety and home improvement stores also seek a market for their services. A Home Depot is planned in Battle Ground, a Lowe's Home Improvement store is headed for an east Vancouver site at Southeast Mill Plain and 192nd Avenue, and Wal-Mart is expected to build a Supercenter at Eastgate Plaza in Orchards.

Libraries, schools and health care facilities provide more diversity to this year's

PROJECTS, Page E2

YEAR'S TOP PROJECTS

1. The Village at Evergreen

Location: Former Evergreen Airport site on Mill Plain Boulevard east of 136th Ave.

Developer: ELD Development LLC, Portland.

Scope: Mixed-use development of retail, dining, hotel, office space and housing on 59 acres.

Cost: \$215 million.

Timeline: Late-summer groundbreaking on \$130 million retail complex.

2. Battle Ground Center

Location: 108-acres southeast of Battle Ground city center.

Developer: The Gold Medal Group, Vancouver.

Residential developers: New Tradition Homes, Vancouver; The Gold Medal Group, Vancouver.

Scope: Mixed-use project to include a \$7 million public library; 18 retail buildings; a 40-unit live-work townhouse complex; a 375,000-square-foot medical-office corporate center; and Sixth Street Station, a 169-unit project with single-family and duplex housing.

Cost: \$200 million.

Timeline: Two retail buildings and some housing completed, with six retail buildings to open next month, followed by a groundbreaking on the library and townhouses.

3. Riverwest

Location: Four downtown Vancouver city blocks on the west side of Interstate 5 at Evergreen Boulevard.

Developer: Killian Pacific, Vancouver.

Scope: Mixed-use project with a public library, office, retail and parking, a 65-room hotel and 200 condo units.

Cost: \$160 million.

Timeline: Midyear groundbreaking with completion in late 2010.

4. Eastgate Plaza

Location: 47-acres on the south side of Fourth Plain Boulevard between Northeast 140th and 147th avenues in Orchards.

Developer: Alexandria Investment Co., Bellevue.

Scope: 452,000 square feet of retail, service and restaurant space, including a 209,000-square-foot Wal-Mart.

Cost: \$80 million.

Timeline: Breaking ground early this year.

5. 400 Mill Plain Center

Location: West of Interstate 5 on two blocks between Mill Plain Boulevard and West 15th Street

Commercial developer: The AI Angelo Co., Vancouver.

Scope: A campus of two multistory office buildings with ground-floor retail and parking garage.

Cost: \$57 million, including \$17 million for five-story building and \$40 million for six-story project.

Timeline: First building construction to start this year with second building planned for 2010.

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Nine more Clark County projects worth noting.



Courtesy of Killian Pacific

A 90,000-square-foot library, left, would be a keystone of the Killian Pacific Riverwest project proposed for the four downtown blocks at Evergreen Boulevard and C Street in Vancouver.

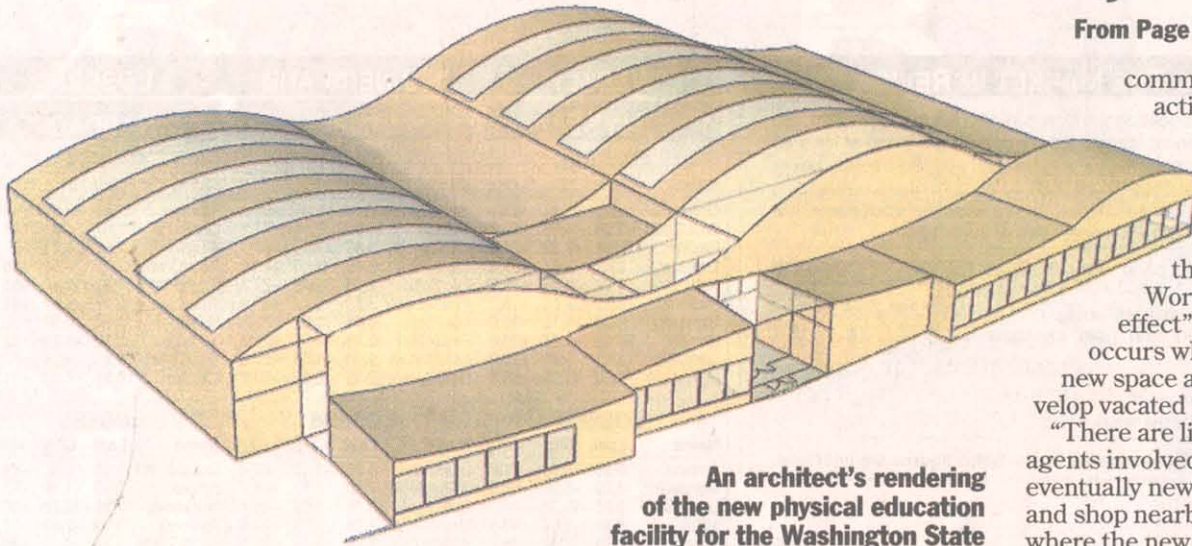
Projects:

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commercial construction activity.

Office expansion

Office projects slated to get under way this year could create what Worthy calls the "multiplier effect" for the economy. This occurs when companies move into new space and create a need to redevelop vacated "second-tier" buildings. "There are likely to be real estate agents involved and a title company and eventually new employees" who will eat and shop nearby, Worthy said. "That's where the new business opportunity really comes into play."



An architect's rendering of the new physical education facility for the Washington State School for the Blind.

TOP 2008 PROJECTS

6. Hazel Dell Square/Hazel Dell Crossing

Location: A four-block site west of Interstate 5 at Northeast 78th Street and Hazel Dell Avenue; and a 9-acre site on the northwest corner of the intersection's northwest corner.

Developer: Gramor Development, Tualatin, Ore.; C.E. John Co., Vancouver.

Scope: A redevelopment project to replace the 78th Street Marketplace with an LA Fitness, a free-standing restaurant and several multitenant retail buildings.

Cost: \$42 million

Timeline: Work on Hazel Dell Square is nearly completed, with work to begin this spring on Hazel Dell Crossing on the north side of Northeast 78th Street.

7. Grand Central

Location: A 14.5-acre site at Grand and Columbia House boulevards, off state Highway 14.

Developer: Killian Pacific, Vancouver.

Scope: A community shopping center, anchored by a 139,000-square-foot Fred Meyer.

Cost: \$40 million.

Timeline: Opening this year.



Clark College at Columbia Tech Center

8. Clark College at Columbia Tech Center

Location: A 9.5-acre site at 18700 S.E. Mill Plain Blvd.

Developer: Clark College, Vancouver.

Scope: A four-story building to serve as an east Vancouver satellite campus for general education, professional and technical training, work force development and basic and adult education courses.

Cost: \$30 million.

Timeline: Opening for 2009 fall quarter.

9. The Vancouver Clinic main campus

Location: 700 N.E. 87th Ave.

Developer: The Vancouver Clinic.

Scope: The 138,000-square-foot

building to replace the existing facility near Southwest Washington Medical Center.

Cost: \$28 million.

Timeline: Opening late this year.



Vancouver Clinic 87th St.

10. Washington State University Vancouver Undergraduate Classroom Building

Location: 14204 N.E. Salmon Creek Ave., Vancouver.

Developer: Washington State University.

Scope: The 60,000-square-foot building is expected to open in 2009 and will house classes for freshman and sophomores.

Cost: \$28 million.

Timeline: Opening for 2009 fall semester.

Other noteworthy 2008 projects

■ **The Home Depot:** A \$20 million home improvement store planned for the south side of Northeast 219th Street at 102nd Avenue in Battle Ground.

■ **The Luxe:** A \$17 million mixed-use office, retail and residential tower planned at 412 E. 13th St. in downtown Vancouver.

■ **Lowe's at Lacamas:** A \$14 million project with standalone Lowe's and J.C. Penney stores set to break ground this summer at Southeast Mill Plain Boulevard and Southeast 192nd Avenue.

■ **Washington State School for the Blind physical education building:** This \$9 million project will replace an outdated school facility with a new gymnasium and swimming pool.