

2022-2023

# COMPANY BULLETIN



**SIERRA**   
CONSTRUCTION COMPANY, INC.  
GENERAL CONTRACTOR

# WE ARE SIERRA

Sierra Construction is an industry leading general contractor operating in the Pacific Northwest region since 1986. Specializing in concrete tilt-up construction, our portfolio includes industrial, multi-family, office, flexible use, retail and public works projects. Sierra's main office is located in Woodinville, Washington, with regional offices in Tacoma, Washington and Portland, Oregon.

## VALUES

Integrity, quality and innovation are the characteristics that distinguish Sierra Construction as an industry leader. Our goal is to provide every customer with a high level of service that will not be found with any other general contractor. We consistently bring superior value to every project - whether constructing a 2,000,000 square foot distribution center for a national client or a 25,000 square foot retail store for a family owned company.

## TALENT

We believe in hiring talented people for their long-term potential, giving them the responsibility and authority to be effective leaders and team players. Having the full support of the company, our employees consistently produce top quality work that exceeds client objectives and promotes future construction opportunities. We provide our clients with reliable and timely information throughout the construction process, therefore ensuring informed decisions which ultimately enhance the quality of the final product. The direction we provide is based on a thorough knowledge of the industry and each project's specific needs.

## SELF-PERFORMED CONCRETE

Sierra is unmatched in our ability to self-perform tilt-up construction and concrete work. We employ, train and support concrete personnel who have successfully built millions of square feet of product over the years. Our field crews offer a high degree of involvement which provides cost competitiveness, quality and schedule control that is unmatched in our region. Applying knowledge from a general contractor's point of view, we also have an insider perspective on providing exceptional work as a concrete subcontractor.

## OPEN SHOP

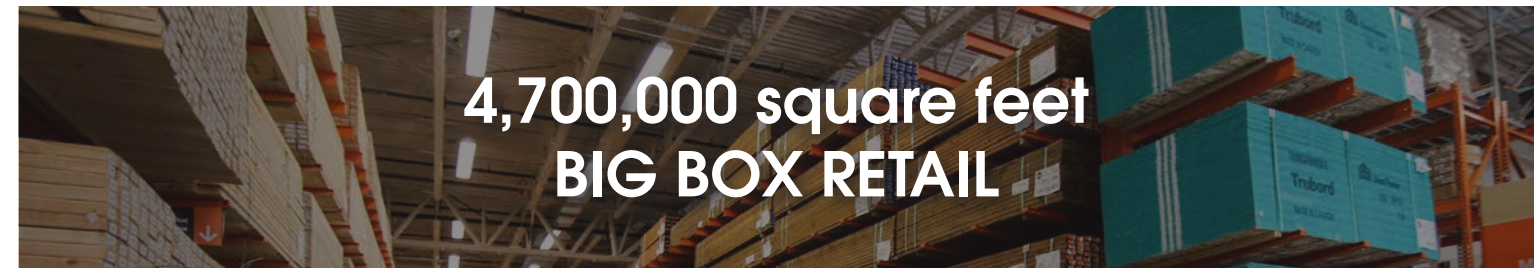
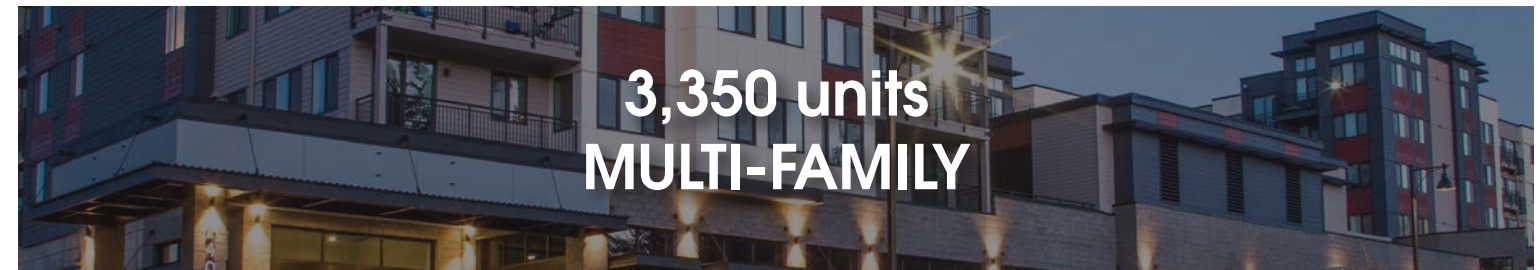
We have been an open shop (non-union) contractor since opening our doors in 1986. Being an open shop allows us to maintain a direct relationship with our employees in the field. The majority of our core labor crew has worked for us for over eight years. We are not signatory to collective bargaining agreements for any trades. We do, however, enjoy successful and ongoing working relationships with a wide range of union and non-union subcontractors and continue to develop new relationships as opportunities present themselves.

## SAFETY

Sierra Construction is committed to an injury free environment. An injury free environment is the shared corporate and individual belief that safety is a value, not compromised by cost or schedule. True jobsite safety depends both on a team and each individual's efforts to eliminate accidents as all incidents are preventable. Our goal is to elevate safety awareness daily to achieve a higher state of awareness. Workers choose to be responsible and accountable for their own safety and the safety of their coworkers. Safeguards and procedures promoting safe work practices, a thorough understanding of policies and procedures, and a concerted effort by all are required to create and maintain a safe work environment.

# HISTORY IN NUMBERS

Projects Completed 1986 - 2023



# PEOPLE OF SIERRA



Sierra employs over 200 full-time office and field personnel. Our administration and support staff are located at our main office in Woodinville. We look for trustworthy individuals who keep their word, are responsible to their commitments, roll with the punches, adapt to change, and respond to opportunities and challenges. Our work environment has become our home away from home and our coworkers are like family. Our Senior Project Managers have an average tenure of 20 years, and over 17 years for our Superintendents. We are dedicated to preserving our company's family feel as we continue to grow and prosper. Whether working at job sites all over the Northwest or in the office, our intent is that we continue to operate as a hard working, close-knit team.

## EXECUTIVE & LEADERSHIP TEAM



**ROGER COLLINS**  
CHIEF EXECUTIVE OFFICER



**RICK BASNAW**  
PRESIDENT



**NANCY ADLER**  
DIRECTOR OF CORPORATE  
ADMINISTRATION



**CHRIS KEVIL**  
DIRECTOR OF  
FIELD OPERATIONS



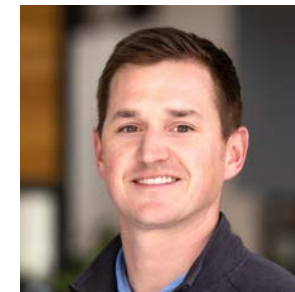
**ANDY BLEY**  
DIRECTOR OF BUSINESS  
DEVELOPMENT & PRECON



**BRYAN PLOETZ**  
DIRECTOR OF OPERATIONS



**JOHN BARNES**  
REGIONAL OPERATIONS  
MANAGER



**JOSH BOETTNER**  
SENIOR PROJECT  
MANAGER



**JARROD COOPER**  
SERVICE & WARRANTY  
MANAGER



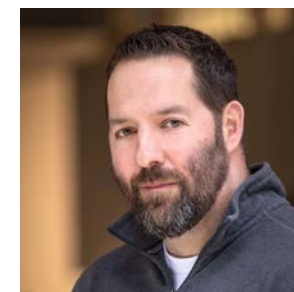
**MATT ENANY**  
SENIOR PROJECT  
MANAGER



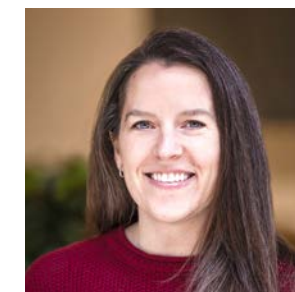
**KORY KNUDSON**  
SENIOR PROJECT  
MANAGER



**KIRK MACGOWAN**  
SENIOR PROJECT  
MANAGER



**JASON NIX**  
SENIOR PROJECT  
MANAGER



**KRISTINE WALZ**  
SENIOR PROJECT  
MANAGER



**DAN WINDON**  
REGIONAL GENERAL  
SUPERINTENDENT

# PROJECTS IN PROGRESS



## FRED 310

Frederickson, WA

PANATTONI ARCHITECT: NELSON

- 310 acre industrial development
- Speculative Building D: 753,069 square feet
- Build-to-suit Building E: 782,773 square feet
- Speculative Building G: 611,340 square feet
- 40' clear heights



## MID I-5 INDUSTRIAL PARK

Kelso, WA

TRAMMELL CROW COMPANY ARCHITECT: HPA ARCHITECTURE

- 1,185,600 square foot speculative industrial building
- 40' clear height
- 219 dock doors
- 514 auto stalls and 351 trailer stalls
- 116 acre site with 82 usable acres
- Potential expansion land for additional building, yard area or additional trailer stalls



## HARVEST

Woodinville, WA

WOODINVILLE RETAIL PARTNERS LLC ARCHITECT: JENSEN DESIGN ARCHITECTS

- The Yard: Central public plaza
- Building 3: 17,380 square feet
- Building 4: 14,500 square feet
- Building 5: 7,000 square feet
- Building 6: 54,000 square feet
- Building 7: 25,000 square feet of retail plus roof deck
- Building 8: 26,000 square feet
- Two levels of underground parking



## THE SOMM HOTEL & SPA

Woodinville, WA

WOODINVILLE HOTEL PARTNERS LLC ARCHITECT: JENSEN DESIGN ARCHITECTS

- Four-story luxury hotel and spa
- 165 fully amenitized hotel rooms
- 4,200 square foot spa
- 15,000 square foot outdoor event area
- 3,000 square foot rooftop bar and plaza
- Two conference rooms totaling 9,510 square feet
- 4,000 square foot restaurant and bar



## TRAXX

Mountlake Terrace, WA

TRAXX APARTMENTS LLC ARCHITECT: BCRA

- Six-story mixed use apartment building with two levels of structured parking
- 210 studio, open single, two and three bedroom units
- 4,975 square foot rooftop deck
- Ground floor includes common space residential amenities
- 14,380 square feet of ground floor retail and commercial space plus 2,175 square foot outdoor patio

# RECENTLY COMPLETED



## LOGISTICENTER AT PACIFIC GATEWAY

Kent, WA

DERMODY PROPERTIES ARCHITECT: NELSON

- Five speculative industrial buildings totaling 771,882 square feet
- Building 1: 113,979, 30' clear height
- Building 2: 111,062, 30' clear height
- Building 3: 206,080, 30' clear height
- Building 4: 109,495, 32' clear height
- Building 5: 231,266, 36' clear height
- 45 acre site

TEAM: Chris Fusetti, Ryan Hogan, Aldo Sanchez, Mitch Kranson, Jon Sharpe, Adam Hinthorn & Carrie Bodnar



## BRIDGE POINT I-5

Milton, WA

BRIDGE INDUSTRIAL ARCHITECT: NELSON

- 1,023,692 square foot speculative industrial building
- 40' clear height
- 150 dock-high and 4 grade-level doors
- 496 vehicle and 77 trailer stalls
- 18,000,000 gallon stormwater storage vault
- 82,000 square feet of MSE and 18,500 square foot soil nail retaining walls

TEAM: Andy Bley, Evan Heeringa, Christian Cox, Dylan Logan, Tim Clark, Bob Carrasco, Justin Fay-French, Tommy James, Gary Wood & May Jensen



## ECLIPSE FREMONT

Seattle, WA

GMD DEVELOPMENT ARCHITECT: HYBRID ARCHITECTURE

- Five-story 116,067 square foot wood framed mixed-use building with partially below grade structured parking
- 153 income-qualified studio, one and two bedroom units
- Four street-level commercial spaces and landscaped courtyards
- 4,977 square foot rooftop patio plus 2,691 square foot play area with climbing wall
- 4,009 square feet of residential common areas
- Photovoltaic units on rooftop

TEAM: Kory Knudson, Sam McVey, Conor Cahill, Scott Mathis & Jessica Dowrey



## SOR3 AT PROLOGIS MEADOWS

Portland, OR

PROLOGIS ARCHITECT: MACKENZIE

- 280,018 square foot build-to-suit industrial building on Lot E
- 36' clear height
- 11,501 square foot office build-out
- 124,398 square foot robotics floor
- 50 dock-high doors with 15 levelers and 1 grade-level door
- LEED Silver Certified
- 16.8 acre site with 15 acres of cement amended soil

TEAM: Kristine Walz, Scott Burns, Sara Etheredge, Matt Fletcher, Dustin Vigue & Carrie Bodnar



## WOODBIDGE CORPORATE PARK, BUILDINGS A & B

Federal Way, WA

INDUSTRIAL REALTY GROUP ARCHITECT: NELSON

- Two speculative industrial buildings totaling 439,932 square feet
- Building A: 225,882 square feet
- Building B: 214,050 square feet
- Both buildings have a 32' clear height, as well as 35 dock-high and 2 grade-level doors
- 24 acre site

TEAM: Jason Nix, Rob Overton, Billy Hohenstein, Ricardo Gutierrez & May Jensen



## CENTERPOINT SEATTLE

Tukwila, WA

CENTERPOINT PROPERTIES ARCHITECT: NELSON

- 414,528 square foot speculative industrial building
- 40' clear height
- 113 dock-high and 4 grade-level doors
- 313 vehicle and 60 trailer stalls
- Dual-sided dock loading
- LEED Silver Certified
- 24 acre site

**TEAM:** Andy Bley, Mike Stout, Ed Equihua, Conor Cahill, Kris Milarii, Sio Salafai & Carrie Bodnar



## TRACK 6

Seattle, WA

AVENUE 55 ARCHITECT: NELSON

- 85' foot tall, four-story 212,516 square foot industrial building
- Structural steel and concrete composite decks
- Building envelope comprised of concrete tilt-up panels that span from L1 to L2 and structural metal stud-framed curtain wall above L2
- 4,000 amp electrical service; L1 with 1,600 amps and L2-L4 have 800 amps each
- Clear heights range 12' - 25'
- 2.4 acre site was previously occupied by Compton Lumber

**TEAM:** Jason Nix, Alex Newton, Steve Neisinger & May Jensen



## PACTRUST CORPORATE PARK

Vancouver, WA

PACTRUST ARCHITECT: MACKENZIE

- Four speculative industrial buildings totaling 293,242 square feet
- Building 1: 99,220 square feet
- Building 2: 63,200 square feet
- Building 3: 87,125 square feet
- Building 4: 43,717 square feet
- 24' clear heights
- 12.85 acre site

**TEAM:** John Barnes, Rory Koch, Steven Baldwin & Lisa Diebler



## REDMOND RIDGE BUSINESS PARK, BUILDING 11

Redmond, WA

PACTRUST ARCHITECT: MACKENZIE

- 73,485 speculative flexible-use industrial building
- 37,533 square foot first floor with 12' clear
- 35,952 square foot second floor with 12' clear
- 229 parking stalls
- 4.4 acre site

**TEAM:** Kirk MacGowan, Matt Frause, Ryan Morgan, Brad Maddox & Katelyn McNeely



## 138 LOGISTICS CENTER

Portland, OR

CLARION PARTNERS & PHELAN DEVELOPMENT

ARCHITECT: CARLILE J COATSWORTH ARCHITECTS

- Two speculative industrial buildings totaling 489,695 square feet
- Building A: 273,507 square feet
- Building B: 216,188 square feet
- 36' clear heights
- 25 acre site

**TEAM:** Kristine Walz, Philip LaRouche, Kayla McCurley, Allan Vigue, Dustin Vigue, Brian Buckreus & Lisa Diebler



## FIRST STEELE

Lakewood, WA

FIRST INDUSTRIAL ARCHITECT: NELSON

- 128,640 square foot speculative industrial building
- 36' clear height
- 25 dock-high doors
- 1025' of Ultrablock retaining walls on east and north elevations
- Sitework on the 6.8 acre site included demolition of two 1940's era warehouses
- Offsite work included repaving adjacent streets, new water and sewer mains

**TEAM:** Kirk MacGowan, Alex Stephens, Billy Hohenstein, Philip Leu & Katelyn McNeely



## COLEMAN MOVING

Lakewood, WA

NW LEASING LLC ARCHITECT: NELSON

- 129,250 square foot build-to-suit industrial building
- 3,990 square foot tenant improvement
- 32' clear height
- 15,200 square foot crossdock
- 34 dock doors
- Truck weight scale
- 9.8 acre site

**TEAM:** Andy Bley, Nolan Vella, Keith Liebhauser, Sio Salafai & Jessica Dowrey



## GRAHAMS FERRY INDUSTRIAL CENTER

Wilsonville, OR

ARES INDUSTRIAL MANAGEMENT ARCHITECT: MACKENZIE

- 148,279 square foot speculative industrial building
- 36' clear height
- 24 dock-high and 2 grade-level doors
- 4,000 square foot tenant improvement
- Frontage Improvements on SW Garden Acres Rd. and SW Grahams Ferry Rd. including stormwater planters, bike path and sidewalks
- Seven water quality facilities
- 8.17 acre site

**TEAM:** Kristine Walz, Hans Howard, Lance Scacco, Mike Cunningham & Jessica Dowrey



# KENT VALLEY, WA

- 1 LOGISTCENTER AT PACIFIC GATEWAY
- 2 PACIFIC GATEWAY
- 3 STRYKER BUSINESS CENTER
- 4 BLUE ORIGIN RESEARCH & DEVELOPMENT
- 5 BRIDGE POINT KENT 300
- 6 VAN DOREN'S LANDING

# PORTFOLIO: INDUSTRIAL



## GEORGETOWN CROSSROADS

Seattle, WA

PROLOGIS ARCHITECT: NELSON

- First multi-story fulfillment center to feature truck ramps leading to loading docks on the second level in the United States
- Level One: 240,000 square feet; 28' clear height, is double-loaded with truck access from multiple arterials
- Level Two: 170,000 square feet; divisible to 45,000 square feet with build-to-suit offices
- Level Three: 180,000 square feet; 16' clear height, divisible to 10,000 square feet, accessible via forklift with freight elevators
- Four story, 466 stall parking structure with three levels of post-tension deck



## PDX9

Troutdale, OR

TRAMMELL CROW COMPANY ARCHITECT: MACGREGOR ASSOCIATES

- 857,000 square foot build-to-suit industrial building
- Three levels of mezzanine totaling 1.6 million square feet
- 59,890 square foot office build-out
- 41' clear height
- 64 dock doors
- 2,500 parking spaces, 276 trailer parking spaces
- 74 acre site



## IPT TACOMA LOGISTICS CENTER

Tacoma, WA

KG INVESTMENT PROPERTIES ARCHITECT: CRAFT ARCHITECTS

- Two speculative industrial buildings totaling 1,109,145 square feet
- Building A: 280,525 square feet, 32' clear height, 63 dock doors
- Building B: 828,620 square feet, 36' clear height, 159 dock doors
- 872 parking stalls
- Sitework for the 58 acre site in the Port of Tacoma included the demolition of the Simpson Lumbermill



## STRYKER BUSINESS CENTER

Kent, WA

IDS REAL ESTATE / CLARION PARTNERS ARCHITECT: CRAFT ARCHITECTS

- Three buildings built in two phases totaling 2.4 million square feet
- Building A: Speculative 120,600 square feet
- Building B: Speculative 318,200 square feet
- Building C: Amazon BF14 build-to-suit 811,673 square foot footprint with 1,223,244 square feet of mezzanines over three levels; 45,000 square feet of office area, a break-room and a maintenance area build-out; conveyance system and order processing area
- 70 acre site



## HOGUM BAY LOGISTICS CENTER

Lacey, WA

IDS REAL ESTATE ARCHITECT: HPA ARCHITECTURE

- Three buildings in two phases totaling 1.1 million square feet
- Building 1: ULINE build-to-suit 811,151 square foot concrete tilt-up; 14.5" insulated concrete wall panels, 28,100 square foot office build-out, 36' clear height, 80 dock doors and 250 parking spaces
- Building 4: Speculative 139,158 square foot building
- Building 5: Speculative 149,525 square foot building
- 97 acre site development included clearing, 260,000 TCY of cut and fill, MSE walls, wetland mitigation, and 40,000 linear feet of site utilities



## PROLOGIS PARK TACOMA, BUILDINGS B & D

Tacoma, WA

PROLOGIS ARCHITECT: CRAFT ARCHITECTS

- Two industrial buildings totaling 1,090,001 square feet
- Building B: 770,195 square foot concrete tilt-up, 36' clear height, 19,000 square foot office build-out, triple-loaded dock configuration with 174 dock doors
- Building D: Speculative 319,806 square foot concrete tilt-up, 36' clear height, 62 dock-high and 2 grade-level doors
- LEED Silver Certified
- First logistics facility to be awarded WELL Certification
- 80 acre site





**NORTHWEST LOGISTICS CENTER, BUILDING 2**  
DuPont, WA

PANATTONI ARCHITECT: NELSON

- 628,640 square foot speculative industrial building
- 36' clear height
- Double loaded dock configuration
- 107 dock-high and 4 grade-level doors
- 130' concrete truck courts
- 32 acre site



**DES MOINES CREEK BUSINESS PARK**  
Des Moines, WA

PANATTONI ARCHITECTS: COLLINS WOERMAN & CRAFT ARCHITECTS

- Three phase speculative industrial development
- Building 1A: 157,204 square feet, 30' clear height
- Building 1B: 145,154 square feet, 30' clear height
- Building 1C: 233,600 square feet, 30' clear height
- Building 3A: 150,103 square feet, 36' clear height
- Building 3B: 352,191 square feet, 36' clear height
- Building 4A: 266,013 square feet, 36' clear height
- Building 4B: 224,678 square feet, 36' clear height
- Significant sitework due to heavily sloped site



**SEAPORT LOGISTICS CENTER**  
Sumner, WA

TARRAGON ARCHITECTS: NELSON & INNOVA

- Five industrial buildings totaling over 1.6 million square feet
- Building 1: 141,053 square feet, 32' clear height
- Building 2: 268,070 square feet, 36' clear height
- Building 3: 501,319 square feet, 40' clear height
- Building 4: 441,746 square feet, 40' clear height
- Building 5: 293,172 square feet, 40' clear height
- 130 acres



**TACOMA GATEWAY II**  
Parkland, WA

PANATTONI ARCHITECT: NELSON

- 273,816 square foot speculative industrial building
- 36' clear height
- 60 dock-high doors
- 158 parking stalls and 231 trailer stalls
- 16.6 acre site



**LAKWOOD LOGISTICS CENTER**  
Lakewood, WA

BLACK CREEK GROUP ARCHITECT: NELSON

- Three industrial buildings constructed in phases
- Building I: 205,030 square foot building
- Building II: 470,587 square foot building, 10,000 square foot office build-out
- Building V: 133,567 square foot building; offsite work included substantial road improvements
- 43 acres



**PACIFIC GATEWAY**  
Kent, WA

PANATTONI ARCHITECT: NELSON

- Six speculative industrial buildings totaling 823,000 square feet
- Building 1: 342,206 square feet, 40' clear height
- Building 2: 63,325 square feet, 30' clear height
- Building 3: 108,671 square feet, 30' clear height
- Building 4: 99,641 square feet, 30' clear height
- Building 5: 171,510 square feet, 36' clear height
- Building 6: 38,253 square feet, 24' clear height
- 54 acre site was previously Boeing property



**BRIDGE POINT I-5 PORTLAND**  
Portland, OR

BRIDGE INDUSTRIAL ARCHITECT: MACKENZIE

- Two speculative industrial buildings totaling 677,000 square feet
- Building A: 239,500 square feet, 30' clear height
- Building B is 437,500 square feet, 36' clear height
- 37 acre former landfill site required extensive sitework including load transfer platforms and methane mitigation system



**EUG5 AT PROLOGIS MEADOWS**  
Portland, OR

PROLOGIS ARCHITECT: MACKENZIE

- 265,035 square foot build-to-suit industrial building on Lot F
- 17,805 square foot office build-out
- 36' clear height
- 81 dock-high doors with levelers, 2 grade-level doors
- Trailer parking stalls and stormwater retention pond on Lot C
- Schmeer and Gertz Road improvements with utilities, sidewalks and landscaping
- LEED Silver Certified



## BRIDGE POINT KENT 300

Kent, WA

BRIDGE INDUSTRIAL ARCHITECT: NELSON

- Two speculative industrial buildings totaling 300,307 square feet
- Building A: 46,725 square feet, 32' clear height
- Building B: 253,582 square feet, 36' clear height
- 24,751 square foot park for public use
- Sitework included the demolition of the pre-existing office campus on the 15.8 acre site



## SUMNER RIDGE

Sumner, WA

BERTCH CAPITAL PARTNERS ARCHITECT: NELSON

- Two speculative industrial buildings totaling 223,500 square feet
- Building A: 113,500 square feet, 28 dock doors
- Building B: 110,000 square feet, 27 dock doors
- 30' clear heights
- Exterior walls with black accent steel, backlit with LED strip lights
- Extensive reforestation to the surrounding property to remove non-native species and replanting of native trees and plants
- 13 acre site



## PORTLAND PORTAL

Portland, OR

PANATTONI ARCHITECT: MACKENZIE

- Phase 1: 130,589 square feet, 30' clear, 29 dock doors
- Phase 2 Building A: 110,000 square feet, 21 dock doors
- Phase 2 Building B: 47,000 square feet, 10 dock doors
- Phase 2 Building C: 203,000 square feet, 46 dock doors
- 30' clear height
- 34 acres



## TACOMA SCREW FULFILLMENT CENTER

Gig Harbor, WA

TACOMA SCREW PRODUCTS ARCHITECT: TAHOMA DESIGN GROUP

- 80,000 square foot build-to-suit sort and distribution facility
- 96,287 square feet of interior space; including a 5,000 square foot retail store and 18,500 square feet of equipment work platforms within a 80,000 square foot footprint
- 40' clear height
- 12" thick slab to support racking and conveyor loads
- 9.17 acre site



## DWA2

Tukwila, WA

DERMODY PROPERTIES ARCHITECT: NELSON

- 202,464 square foot build-to-suit industrial building
- 12,000 square foot office build-out
- 35' clear height
- 120,000 square foot exterior van loading canopy
- 15 dock-high doors and 16 grade-level doors
- Over 21 acres of parking with 382 electric van charging stalls
- 4,100 linear feet of shoreline restoration and enhancement



## EPOCH INDUSTRIAL

Arlington, WA

EPOCH HOLDINGS ARCHITECT: THE RONHOVDE ARCHITECTS

- 53,100 square foot build-to-suit warehouse
- 2,500 square foot office build out
- 2,500 square foot storage mezzanine above office
- 11 dock-high doors, 6 grade-level doors and 75 parking spaces
- 3 acre site



## GAYTEWAY BUSINESS PARK

Arlington, WA

GAYTEWAY BUSINESS PARK ARCHITECT: NELSON

- Four speculative industrial buildings totaling 345,627 square feet
- Building B: 54,136 square feet, 24' clear height
- Building C: 56,631 square feet, 24' clear height
- Building F: 117,060 square feet, 30' clear height
- Building G: 117,800 square feet, 30' clear height
- 43 acres



## TRADESMEN ELECTRIC

Battle Ground, WA

TRADESLAND LLC ARCHITECT: JOHANSSON ARCHITECTURE

- 26,000 square foot build-to-suit workshop
- Two story 6,000 square foot office
- 20,000 square foot multi-use storage space and maintenance bay featuring a radiant floor heating system
- Secured parking lot with 20' wide swinging gate, 47 paved parking spaces and a gravel outdoor storage yard
- 2.48 acre site

# PORTFOLIO: MULTI FAMILY



## TERRACE STATION, EAST & WEST

Mountlake Terrace, WA

LAKE UNION PARTNERS ARCHITECT: VEER

- West: Seven-story 470,000 square foot mixed-use building; 258 residential units; 58,000 square feet of ground floor commercial space; 14,000 square feet of indoor amenity space; Two levels of underground parking;
- East: Seven-story 224,000 square foot mixed-use building, 169 residential units; Seven retail spaces with 20,000 square feet of outdoor patio; Rooftop turf sports cage, dog run and paver plaza; One level of underground parking
- Studio, open-one, one, two and three bedroom floorplans
- Sitework phase included the development of Van Ry Boulevard, which connects Gateway Place to 236th St at the future Link Light Rail Transit Center



## WILLOW CROSSING

Seattle, WA

GMD DEVELOPMENT ARCHITECT: STUDIO19

- Seven-story 163,000 square foot mixed-use building
- 211 studio, open one bed, one and two bedroom units
- Affordable housing project with market-rate finishes and amenities
- 3,975 square feet of commercial tenant space at street level
- Ground level outdoor courtyard and rooftop deck
- Photovoltaic units on rooftop



## BLACKBIRD APARTMENTS

Redmond, WA

DEAL INVESTMENTS ARCHITECT: WEINSTEIN A+U

- Six-story apartment building with 1.5 levels of parking
- 154 studio, one, two and two-bed-two bath units
- Five short-term corporate housing units with private covered patios
- Private balconies in all units on eastside of building, and courtyard facing units starting on the third level
- Long-span glued laminated timber beams supporting walls above the courtyard
- Amenities include a business center, resident lounge, 24/7 fitness center, lobby with coffee bar, gated garage parking, EV charging stations, golf simulator and bike storage



## LINDEN FLATS

Seattle, WA

GMD DEVELOPMENT ARCHITECT: BCRA

- Seven-story 201,617 square foot mixed use building
- 170 affordable income-qualified units in one, two and three bedroom floorplans
- C-shaped structure surrounds 8,934 square foot central outdoor courtyard with communal amenities such as gas BBQ grills, fire pit and turf lawn
- Two commercial spaces totaling 2,566 square feet
- Solar-thermal preheating system for domestic water
- Photovoltaic system for common amenity power consumption



## STADIUM APARTMENTS

Tacoma, WA

CARINO & ASSOCIATES ARCHITECT: BCRA

- Ten-story 234,906 square foot mixed-use building (seven levels of residential and three levels of underground parking)
- 172 studio, one, two and three bedroom units
- Select units feature high ceilings, private balconies or patios, floor to ceiling windows and walk-in closets
- Energy Star appliances, LED lighting and low-flow plumbing fixtures
- 2,260 square feet of retail space
- Seventh floor features covered outdoor community room complete with entertainment, lounging and BBQ



## EDITION APARTMENTS

Bothell, WA

TARRAGON ARCHITECT: BCRA

- Five-story 160,883 square foot apartment building over one level of below grade secured parking
- 135 studio, one, two and three bedroom units
- Open floor plan units, some with lofted ceilings and private patios or balconies
- Amenities include a media room, bike and fitness rooms, a dog run, club room and an outdoor rooftop lounge deck with fire tables, grills and gathering spaces



## RIVERS EDGE Monroe, WA

TAP COLLABORATIVE ARCHITECT: SH ARCHITECTURE

- Four, three-story slab-on-grade wood framed apartment buildings
- 166 income-qualified one, two and three bedroom units
- Designed to be energy efficient
- Amenities include community room, fitness facility, community garden and playground
- 7 acre site was previously home to an auto-wrecking yard, and development of the site included cleanup of contaminated soil



## CLUB AT THE PARK Vancouver, WA

PACTRUST ARCHITECT: ANKROM MOISAN ARCHITECTS

- Two, four-story slab-on-grade wood framed apartment buildings
- 206 units include studio, one and two bedroom floorplans
- Connected via a glass atrium walkway and share a central courtyard with a year-round outdoor pool, hot tub, barbecue area and fire pit
- Units have quality finishes including plank flooring, stainless appliances, oversized windows and quartz countertops
- Units that overlook the adjacent park have exterior balconies and ground floor patios
- At-grade parking



## THE HENRY Tacoma, WA

CARINO & ASSOCIATES ARCHITECT: BCRA

- Six-story 228,600 square foot mixed-use apartment building
- 161 units include studio, one and two bedroom floorplans
- 12,211 square feet of ground level commercial space
- Amenities include rooftop deck with dog run, fitness center, tenant parking garage, clubhouse, and communal elevated patio
- Improvements made to existing public esplanade on Thea Foss Waterway



## COOK STREET APARTMENTS Portland, OR

LAKE UNION PARTNERS ARCHITECT: LRS ARCHITECTS

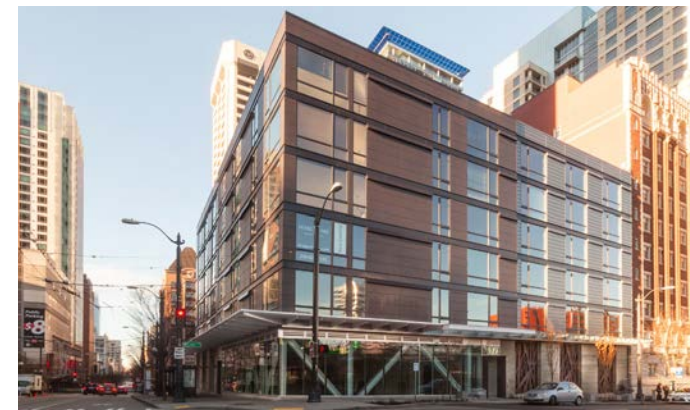
- Six-story 240,041 square foot mixed-use apartment building
- 206 units include studio, one and two bedroom floorplans
- 15,000 square feet of ground level commercial space
- Designed for the cycling centric - located along a popular bike corridor and will have a bike amenity room
- Amenities include fitness center, community room, lending library and rooftop patio with BBQs and fire pit
- 133 below-grade and 49 ground level parking stalls
- Public plazas



## GATEWAY AT BEARDSLEE CROSSING Bothell, WA

GATEWAY APARTMENTS LLC ARCHITECT: VEER

- Three phased mixed-use development totaling 547,024 square feet
- Phase 1A: 146 units over two levels of underground parking
- Phase 2A: 61,926 square square foot two story commercial building, over one level of underground parking
- Phase 2B: 13,074 square feet of retail with 158 units over two levels of underground parking
- Building exteriors includes combination of CMU, Hardie board and batten, Hardie lap and metal paneling with wood accents



## NINE + PINE Seattle, WA

JJ&G CAMLIN & TEUTSCH PARTNERS ARCHITECT: RUNBERG ARCHITECTS

- 74,040 square foot mixed-use apartment building
- 74 units, 3,500 square feet of ground floor retail and 6,300 square feet of structured residential parking with two, tri-level mechanical car stackers to house tenant vehicles; holds 26 cars and operates like vending machine for small and mid sized vehicles
- Built above the underground Metro Bus Tunnel; constructed on 32 drilled concrete piers that range from 45' - 105' deep; Four transfer trusses weighing 85,000lbs each span the tunnel lid and secure to each pier



## UPTOWN 11 Seattle, WA

VELMEIR COMPANIES ARCHITECT: DONAHOU DESIGN GROUP

- 42,700 square foot three-story mixed-use apartment building
- 34 studio, one and two bedroom units with 9' ceilings
- 9,500 square foot green roof with 2,145 deck
- 2.5 levels of underground parking with 65 parking stalls
- CVS Pharmacy occupies a 16,000 square foot commercial space



## DWELL AT KENT STATION Kent, WA

TARRAGON ARCHITECT: BCRA

- Five-story 189,729 square foot apartment building
- 154 studio, one and two bedroom units
- Two secured courtyards that include covered fireplace, bocce ball court, ping-pong, and a rooftop deck with an outdoor kitchen, fire pit, resident planters and dining area
- Additional amenities include bike storage, 24-hour parcel locker service, hobby room, community lounge, fitness, and dog run
- Ground level parking

# PORTFOLIO: FLEX & OFFICE



## BLUE ORIGIN RESEARCH & DEVELOPMENT Kent, WA

BLUE PROPERTIES LLC ARCHITECT: NELSON

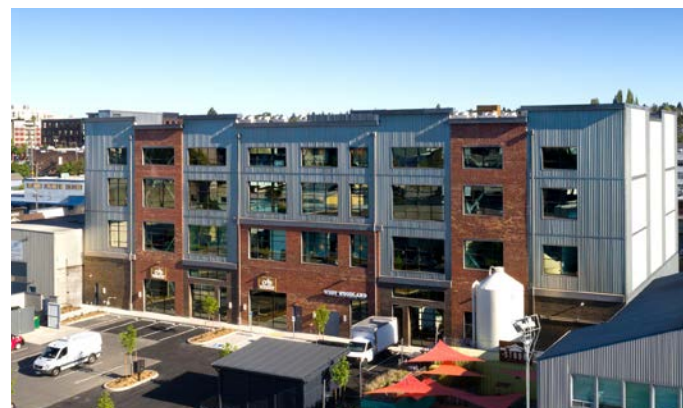
- 222,650 square foot tensioned-fabric structure manufactured and installed by Sprung Structures with a 10,235 square foot structural steel office mezzanine
- 80,000 square feet of common space and conference rooms, 142,000 square feet of open office workstations
- Entry canopy consists of prefinished architectural cladding, 15 tons of steel and precast concrete panels
- Site improvements included 788 parking spaces, central landscaped courtyard, colored concrete, covered patio seating, over 4,000 linear feet of ornamental and split-rail fencing, three separate flood storage mitigation ponds totaling 52,000 cubic yards of flood compensation and an onsite storm drainage detention pond



## LAKEVIEW OFFICE Kirkland, WA

MT BAKER HOLDINGS LLC ARCHITECT: LMN ARCHITECTS

- 46,000 square foot, two-story office building with two levels of underground parking
- First mass timber office development east of Greater Seattle
- Mass timber construction featuring Dowel Laminated Timber utilizing PNW douglas fir in beams and columns, with spruce-pine-fir for floor and roof panels
- Built with renewable and environmentally friendly construction methods including on-site water treatment
- Green roof with deck and small conference room



## WEST WOODLAND BUSINESS CENTER Seattle, WA

AVENUE 55 ARCHITECT: BCRA

- Four-story 72,820 square foot flex-use building
- Structural steel, concrete and masonry construction
- Two elevators rated for 3,500lbs - 5,000lbs
- Clear heights ranging from 12' - 20'
- Parking for 44 vehicles
- Storm drainage, roadway and accessibility improvements along NW 52nd and NW 53rd



## SIERRA HEADQUARTERS Woodinville, WA

SIERRA CONSTRUCTION ARCHITECT: SYNTHESIS

- 13,250 square foot office building
- Architecturally exposed structural steel, wood joist and hybrid truss roof structure
- Architectural board formed walls using upcycled material
- 28 stall parking garage plus surface parking
- 100,000 gallon stormwater detention vault
- Site landscaping include 30' high soil nail wall, gabion retaining walls and green screens



## COLUMBIA TECH CENTER Vancouver, WA

PACTRUST ARCHITECT: MACKENZIE, TVA ARCHITECTS

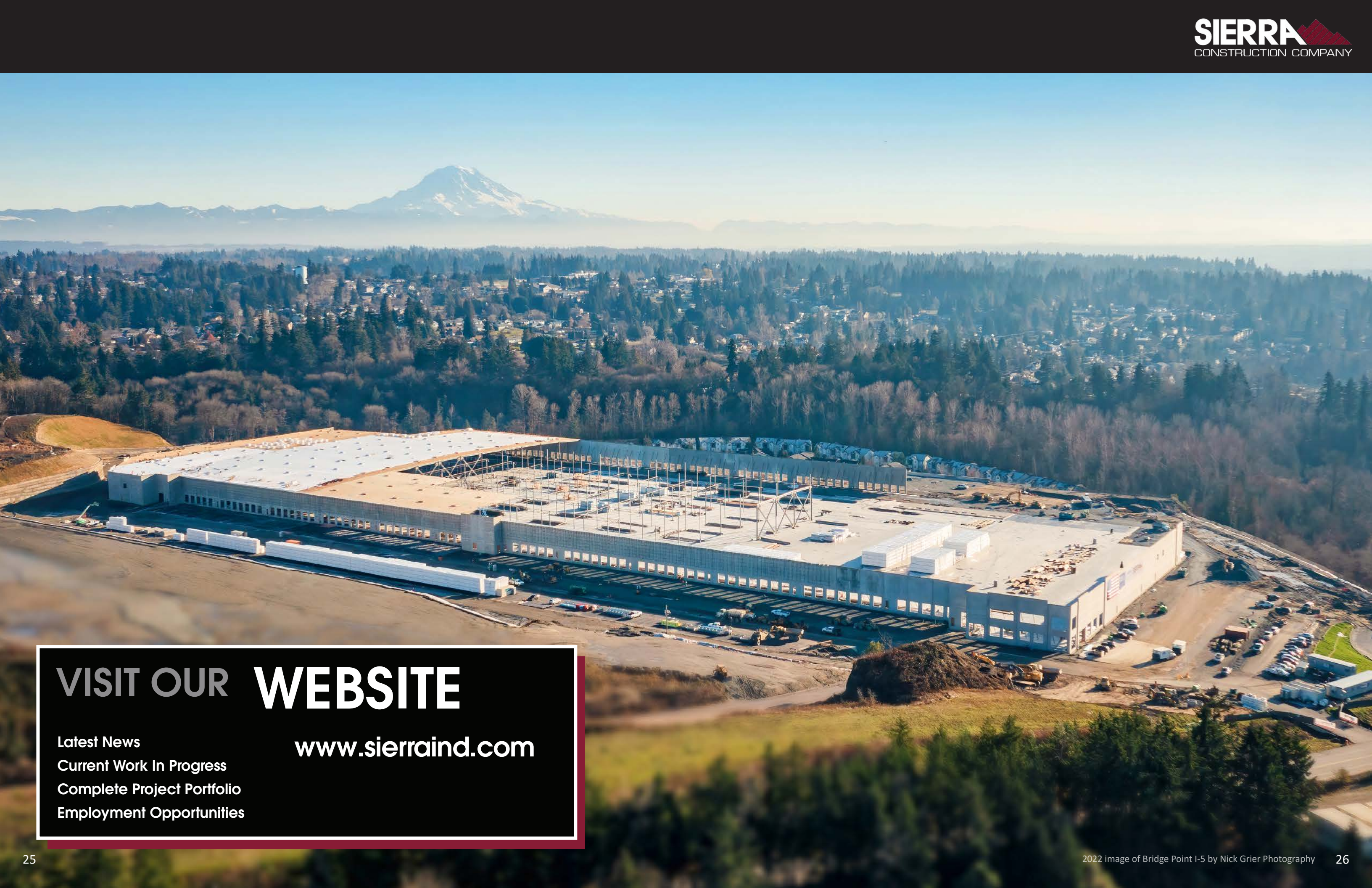
- Multiple single story flex-use buildings done in phases
- Building 648: 28,000 square foot building
- Building 649: 35,200 square foot building
- Building 651: 54,822 square foot building
- Building 687: 29,710 square foot building
- Building 688: 28,960 square foot building
- Buildings 687 and 688 utilized cross-laminated timber (CLT) hem-fir roof panel system, as well as douglas fir glu-lam beams and columns
- Built with concrete tilt-up construction



## REDMOND RIDGE CORPORATE PARK Redmond, WA

PACTRUST ARCHITECT: MACKENZIE

- Multiple single story flex-use buildings done in phases
- Building 104: 52,207 square foot building
- Building 105: 67,700 square foot building
- Building 108: 44,000 square foot building
- Building 116: 45,015 square foot building
- Building 117: 40,625 square foot building
- Built with concrete tilt-up construction



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