

Snohomish County Activity Report Construction Takes Off

by Lucy Bodilly



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Snohomish County isn't a quiet annex to Seattle anymore. In the first quarter it posted the highest job growth in the state.

The Edmonds Center for the Performing Arts will attract visitors to the city and strengthen local businesses.

On a map, Snohomish County starts 16 miles north of Seattle. Its job growth is on top of Seattle's too.

Between 2004 and 2005 Washington's Snohomish County, reported more job growth than any county in the state with an annual growth rate of 7.4 percent compared to the state average of 2.9 percent. Snohomish County is home to 13 publicly traded companies, more than half of which experienced an increase in stock prices, higher than 10 percent.

Snohomish County is in the >>



The Port of Everett is planning a major expansion with condos and retail space.

midst of major economic growth on all fronts, from building Boeing airliners and expanding highways to adding hundreds of homes and opening major new shopping centers.

In 2005, more than 15,700 jobs were added to the county's workforce, up 7.1 percent over 2004, a rate double the state rate and five times the national job growth. With job gains across the board, Snohomish County's growing economy is reflected in significant developments in a number of fields.

In aerospace, for instance, Boeing's new 787 Dreamliner has sold 343 models to airlines since the program launched in April 2004, including an order for 45 planes by Qantas airlines,



General contractor for the Berlex, a pharmaceutical manufacturing plant in Lynnwood, is Skanska USA Building Inc., Seattle.



Work at the Port of Everett includes pier maintenance and repair, as well as construction of a mixed use project.



Hoffman Construction, is the general contractor. On the Port of Everett project.

which has options for another 50 planes. Those sales make it the fastest selling new airliner model Boieng has ever marketed.

Nearby, Goodrich Corp. broke ground for a 140,000-square-foot state-of-the-art nacelle integration facility near the Boeing plant in February for final assembly of engine covers for the 787. And Germany's Drager Aerospace company announced earlier this year it will build a facility for making 787 parts in Snohomish County.

Biotech companies have long been concentrated in Canyon Park in Bothell but now the state's first biotech product manufacturing plant is being completed in Lynnwood, a \$70 million venture by Berlex Corp. In April, Diversified BioMedics Inc. of Blaine, Wash., announced it plans to build a \$60 million pharmaceutical manufacturing plant in Snohomish County.

In March, home construction continued to grow, with 3,242 on the market, while home prices climbed 20.3 percent over March 2005, reaching a median price for single-family homes and condominiums together of \$309,950.

The Tulalip Tribes have announced plans to build a 380-room hotel adjacent to the Tulalip Casino in Quil Ceda Village, on I-5 west of Marysville, and the recently opened Seattle Premium Outlet Mall, north of the casino, is adding 10 more stores to the nearly 100 businesses already in the mall.

In North Everett, Providence Hospital is building a regional cancer care center as the first major facility in its five-year, \$400 million expansion and modernization of its Colby Avenue Campus. Close by, the Everett Community College's campus has a 10-year, \$125 million expansion underway, starting with the present construction of a new \$27 million arts and sciences building.

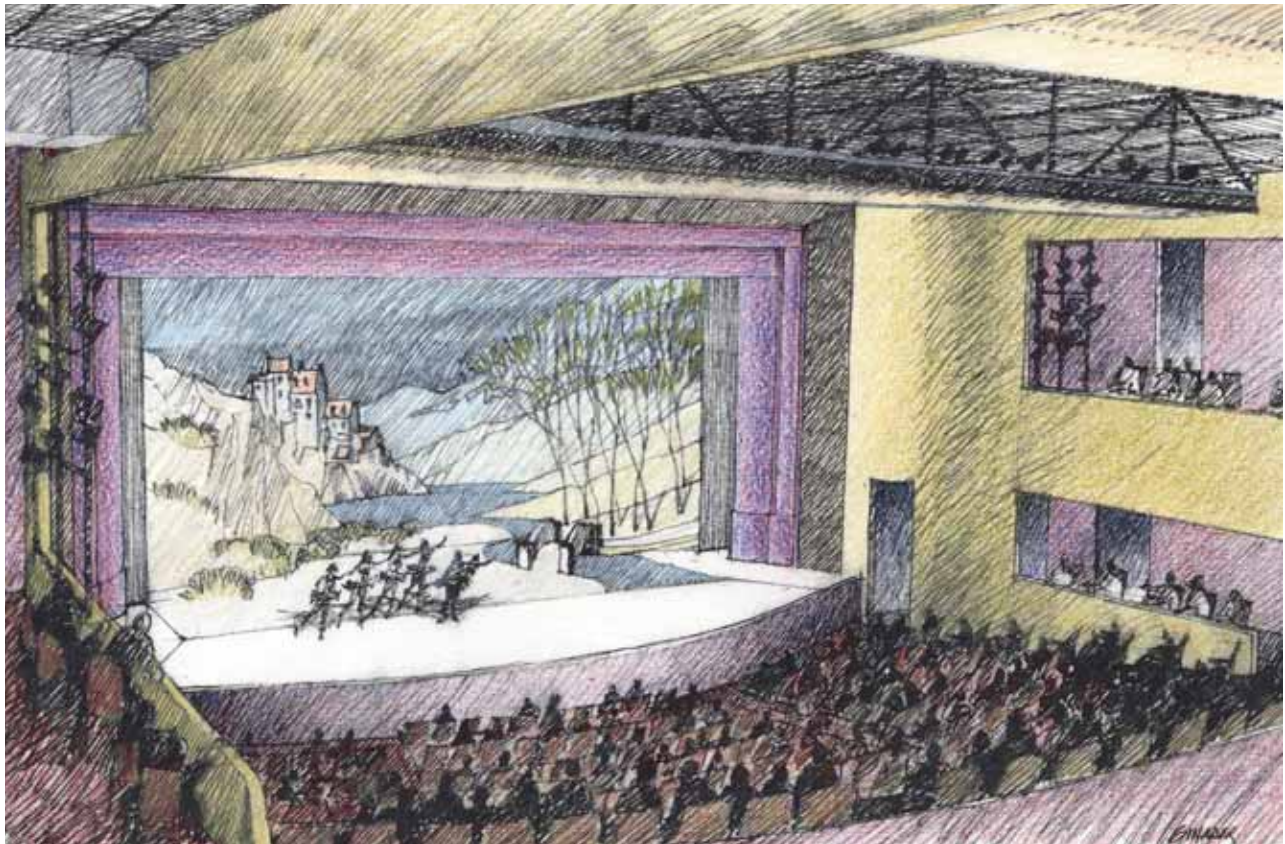
On the East side of the freeway, in Marysville, construction has begun >>



The layout for the Port projects includes several uses and will revitalize the waterfront area.

on the Gateway Shopping Center, anchored by a 255,000-square-foot Kohl's department store and a WinCo Foods supermarket on the 34-acre site. Farther north in Marysville, at the Smokey Point interchange on I-5, development is well along on the 476,000-square-foot Lakewood Crossing regional shopping center, focused around Costco and a Target store plus dozens of restaurants and other retail outlets.

Add to all of that the continuing multi-million-dollar expansion of the Everett Mall regional shopping center, plus new tenants building in Seaway Center near the Boeing plant, and there is ample evidence that Snohomish County's robust economic growth spurt isn't over yet.



The Edmonds Performing Arts Center will open for its first performance in October. (Image courtesy of LMN Architects.)

Providence Cancer Center

Such success was bound to be followed by some large construction projects.

One project is the new Providence Cancer Center, which opens in May 2007. It will house the latest diagnostic, imaging and radiation technology, plus 19 cancer physicians and the infrastructure to support their practices.

The center is the result of a partnership between among Providence Everett Medical Center, The Everett Clinic, Western Washington Medical Group and Northwest Radiation Oncology Associates.

"These three groups used to be pretty competitive, but have joined forced to put this together," said the public information specialist with Providence Everett.

The \$62.4 million project is being built by Mortenson, the Bellevue, Wash. firm that just completed work on the

Snohomish County campus. It is also working on a new building at Everett Community College, a few miles away.

The five story, \$62 million project was designed by Anshen and Allen, of Portland. Work started in November 2005 and should be completed by May 2007. The new building, which will serve 200 to 300 patients per day, will include over \$12 million in radiation technology equipment.

Edmonds Performing Arts Center

Sellen Construction, Seattle is currently renovating the first high school ever built in Edmonds, Wash. for use at the Edmonds Center for the Arts.

The high school, built in the 1920s has been used for a variety of purposes over the years. The Public Facilities District purchased the former Puget

Sound Christian College campus which historically served as the Edmonds Junior and Senior High School. The auditorium is an Art Moderne structure listed on the State Historic Register. Before the renovation started, Cascade Symphony and Olympic Ballet used the facility. The city recently bought the building, and is in the middle of an \$18 million renovation.

Key Players

Architect: LMN

Structural: MKA

Contractor: Sellen Construction

"The first phase is to get the auditorium up and running and to build an addition on the north side," said Joe McIalwain, executive director of the >>

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Edmonds Center for the Arts. "In later stages we will take care of the classrooms, gymnasium and music building."

Originally the auditorium held 900 seats, but that is being scaled back to 700, to make room for improved HVAC, sound and lighting systems and to improve the intimacy of the space, McIalwain said. A lobby, restrooms and box office are also being added.

"We will attract artists from all over the world," McIalwain said

The theater will host its first performance at the end of October. Funding comes from a variety of sources including the Edmonds Public Facilities District and a capital campaign.

Phase two is the addition of a meeting

room large enough to seat 500 people in a dining configuration and a roof garden that will overlook Puget Sound and the Olympic Mountains beyond. This new meeting room wing will be located on top of a three-story parking garage adjacent to the North wall of the theatre.

- A first-rate 700-725 seat renovated auditorium. Audiences and performers will benefit from technological upgrades, outstanding acoustics and improvements to the stage and seating.

- An enhanced gymnasium to better accommodate recreational events, banquets and receptions.

- Multi-purpose rooms to meet the high demand for community events.



Wharf improvements are part of the Port of Everett plans.