

Cascade Mall tops Burlington projects

The largest of Burlington's recent commercial projects is the Cascade Mall, 450,000 square feet of retail space located on 80 acres just east of Interstate 5.

One of the largest residential developments is Heritage Place Apartments, a complex of hundreds of apartments just up the road from the mall.

Here are the developments, listed alphabetically, which were started or completed in the last two years:

Armada/Lagerquist

Location: At the southwestern corner of Burlington Boulevard and Gilkey Road extension, northwest of Cascade Mall.

Description: A 19,500-square-foot retail center, which may include a restaurant.

Developer: Armada Lagerquist of Seattle.
Status: Approved by the Burlington Planning Commission in November.

Aztec Mini-storage

Location: On 5 acres east of Port Road and south of Anacortes Road.

Description: The building is about 25,000 square feet and contains 208 storage units.
Developer: John and Mark Gubrud of La Conner.

Status: Completed in 1990 and being occupied.

Burlington Meadows subdivision

Location: On 2.78 acres north of the Cascade Highway and just east of Skagit Street.

Description: A 13-lot, single-family subdivision.

Developer: Kendall Gentry of Landed Gentry Inc. in Burlington.

Status: Plat is completed. Construction on some of the houses is continuing.

Cambridge Apartments

Location: On 1.5 acres west of Norris Street, across the street and south of Heritage apartments.

Description: A 16-unit apartment complex.

Developer: Jim Anderson of Piazza Construction in Mount Vernon.

Status: About 80 percent complete. Expected completion date is April 1.

Cascade Mall

Location: On 80 acres bounded by Interstate 5 to the west, Burlington Boulevard to the east, Gilkey Road to the north and Gages Slough to the south.

Developer: Winmar Co. of Seattle.

Description: The \$30 million shopping center is anchored by The Bon Marche, Sears, J.C. Penney and the Emporium. Many other stores are also located in about 450,000 square feet of retail space.

Status: Developers are trying to find a fifth anchor tenant.

City of Burlington play field

Location: On 11 acres south of Rio Vista Avenue and east of Section Street.

Description: The City of Burlington plans to build three soccer fields, three adult and little league fields, two U-9 (just under full size) soccer fields, a picnic area, a children's playground, an 84-car parking lot and restrooms with storage. Pathways will either be asphalt or concrete.

Developer: City of Burlington.

Status: Conditional-use permit was approved by the Burlington Planning Commission Feb. 19.

Concorde Village subdivision

Location: On 3.3 acres west of Section Street, east of Skagit Street just north of the planned Country Air subdivision.

Description: A 10-lot plat for single-family housing.

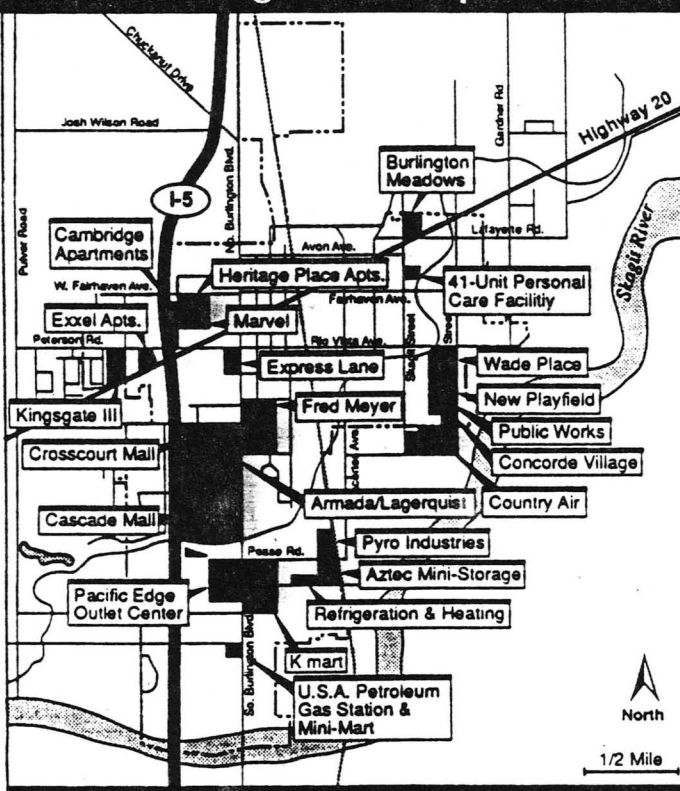
Developer: Andersson/Robertson of Sedro-Woolley.

Status: Preliminary plat is scheduled to go before the Burlington Planning Commission in March.

Country Air subdivision

Location: On 20 acres east of Skagit Street, west of Section Street, north of Gages

Recent Burlington developments



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Road East and mostly south of Crystal Lane. The plat would be part of a newly annexed section of the city.

Description: An 80-lot, single-family housing development.

Developer: Kendall Gentry of Landed Gentry in Burlington.

Status: Preliminary plat was approved by the Burlington Planning Commission Feb. 19. Scheduled to go before the City Council March 14.

Crosscourt Mall

Location: On 14 acres bounded by Interstate 5 to the west, Burlington Boulevard to the east, Andis Road East to the north and Cascade Mall to the south.

Description: Buildings will house 164,000 square feet of commercial space. Two major stores, one of 90,000 square feet (tentatively Target) and one of 30,000 square feet. Developers are planning 37,000 square feet of additional retail tenant space and a 7,000-square-foot Red Robin restaurant.

Developer: Winmar Co. of Seattle.

Status: Site plan was approved by the Burlington Planning Commission Feb. 19.

Express Lane

Location: At the southwest corner of the intersection of Burlington Boulevard and Rio Vista Avenue.

Description: Partially occupied gas station and mini-market space.

Developer: Gull Industries of Seattle.

Status: Completed.

Excels Apartments

Location: On 4.1 acres bordered to the north and east by Peterson Road and to the south by Highway 20.

Description: Four 3-story apartment buildings totaling 85 units.

Developer: Kevin DeVries of Excels Development of Bellingham.
Status: Completed in 1989.

Fred Meyer

Location: On 38 acres bounded by Burlington Boulevard to the west, South Spruce

Street (project does not extend all the way to South Spruce Street) to the east, Cedar Street to the north and Gilkey Road to the south.

Description: A 177,000-square-foot shopping center.

Developer: Fred Meyer Inc. of Portland, Ore.

Status: Site preparation is under way. Fred Meyer executives hope to open the store in early 1992.

Heritage Place Apartments

Location: On about 8 acres South of West Fairhaven, east of Interstate 5, north of State Highway 20, west of Cleveland Street.

Description: A 204-unit apartment complex.

Developer: Piazza Construction of Mount Vernon.

Status: About 98 percent completed.

Kingsgate III subdivision

Location: On 6.23 acres south of Peterson Road, north of State Highway 20, west of Woolen Road.

Description: A 28-lot single-family subdivision.

Developer: Dan Mitzel of Everett.

Status: The Burlington City Council denied the project because of worries about drainage and traffic problems. The City Council is scheduled to consider interim controls for the area on March 14.

K mart

Location: On 18.3 acres east of Burlington Boulevard just south of Pease Road.

Description: An 86,000-square-foot discount department store carrying general merchandise and appliances, home center merchandise, footwear and apparel. Food Pavilion is a 58,000-square-foot grocery store in a building adjacent to K mart. About half of the 11 outlets available at the strip mall are occupied. Two 40,000-square-foot spaces, or pads, are still available.

Developer: K mart Development of Troy, Mich.

Status: K mart was completed and open-

ed in November of 1989. Other stores opened after K mart.

Marvel Apartments

Location: On 4 acres bordered to the north by the Heritage apartments and to the west by Morris Street.

Description: A 92-unit apartment building and day-care center.

Developer: Marvel Construction of Bellingham.

Status: Project is approved and building permit is being processed.

Pacific Edge Outlet Center

Location: On 14 acres west of Burlington Boulevard and south of Pease Road.

Description: The site houses 35 stores and shops, which range from 1,500 square feet to 10,000 square feet.

Developer: McArthur/Glen Group of Washington D.C.

Status: Phases I and II (construction of the 35 stores) were completed in 1989-90. Phase III, consisting of about 15 stores, is leased to customers, but a construction date has not been set.

Personal-care facility

Location: On 1.7 acres east of Skagit Street, north of Fairhaven Avenue and south of Laird Place.

Description: A 54-unit assisted-living retirement center for the elderly.

Developer: Kendall Gentry of Landed Gentry Inc. of Burlington.

Status: Conditional use permit was issued and Gentry is looking for financing.

Public works complex

Location: On 8.1 acres in the 900 block of South Section Street, east of the waste water treatment plant and just south of the city's planned play field.

Description: Public works complex to house offices of the solid waste, street, sewer and parks departments. The area will also serve as the recycling center for yard waste and provide a materials storage area.

Developer: City of Burlington.

Status: A conditional use permit was approved by the Burlington Planning Commission Feb. 19.

Pyro Industries

Location: On 13.5 acres north of Pease Road, west of Anacortes Avenue and east of Concrete Nor'West.

Description: A 100,000-square-foot industrial office building.

Developer: Dan Mitzel of Allegre Mitzel Partnership of Everett.

Status: Under construction.

Refrigeration and Heating

Location: On about 1.5 acres just west of Port Drive and south of Pease Road.

Description: A 12,800-square-foot building including shop, office and parts areas. Parking will be provided for the customers and 24 employees.

Developer: Scott Chritton of Mount Vernon.

Status: Site plan was approved Feb. 19.

Wade Place subdivision

Location: On 8 acres west of Section Street, east of Skagit Street, south of Rio Vista Avenue and just north of the planned new play field.

Description: An 18-lot subdivision for single family housing.

Developer: Robert Wade of Burlington

Status: Plat is approved and homes are being built.

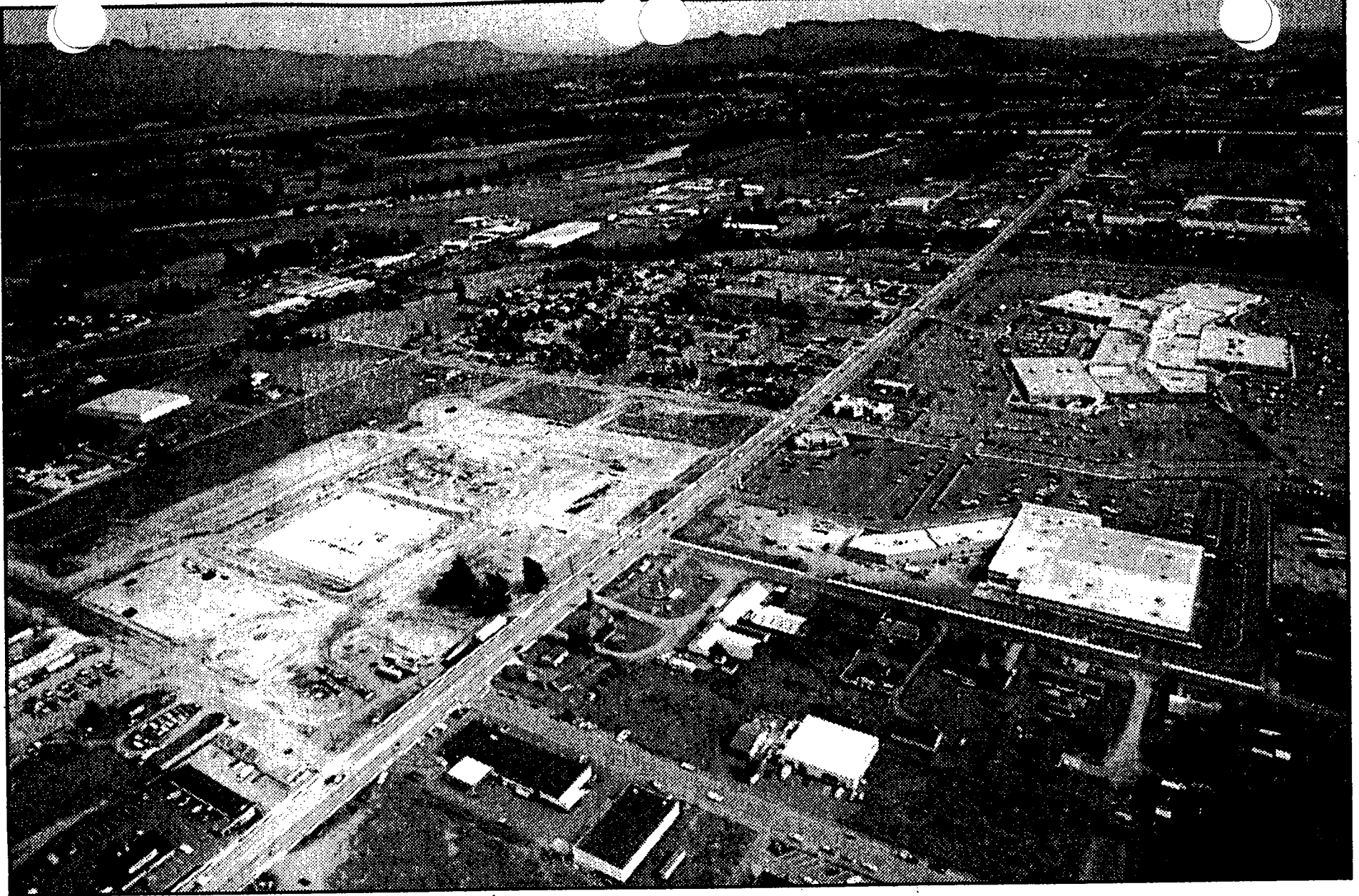
U.S.A. Petroleum Gas Station and Mini-mart

Location: On a corner lot southwest of the intersection of Burlington Boulevard and George Hopper interchange Road.

Description: A small supermarket and a gas station.

Developer: USA Petroleum of California.

Status: Construction has started.



Scott Terrell / Skagit Valley Herald

Making room for Fred Meyer

SVH

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The light-shaded clearing pictured above at left is the future site of the Fred Meyer store along Burlington Boulevard. The store, whose site was photographed in late June, is scheduled to open in November, said Jim Sherwood, building official with the City of Burlington. Construction began in late April. The store will be larger than Food Pavilion and Kmart combined — 180,000 square feet. To the right is the Target store, and above that the Cascade Mall.