



Union Prairie Business Park- Building #1



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Services Provided:

- Programming/ Needs Assessment
- Full Range of Architectural Design
- Building Permit Submittal & Approval
- Bidding and Negotiation Services
- Construction Administration



Building #1

Project Summary

Architect/Role: David Commeree, Partner-in-Charge
Client: Union Prairie, LLC
Address: 11815 NE 113th Street, Vancouver, WA 98662
Project Type: Corporate Office
Construction Cost: \$2,830,000
Project Area: 27,016 square feet
Site Area: 2.99 Acres (Phase 1)
General Contractor: TEAM Construction

Selected Client Quote

"Thank you for your consistent energetic and determined leadership..." - Kelly Helmes



Technical situation/ Project Challenge

The County did not usually allow development of office/light industrial property where sewer was not extended to serve this type of new development. Union Prairie decided to study what type of commercially acceptable septic systems might be capable of serving a multi-phased project and present this information and data to the County.

After discussion with Clark County and the local economic development agency (CREDC), it was determined that this project would qualify for a new pilot project "Pace Lane" in order to expedite land use, engineering and building permit review/approvals for projects of significant economic value.



Corporate Office Lobby

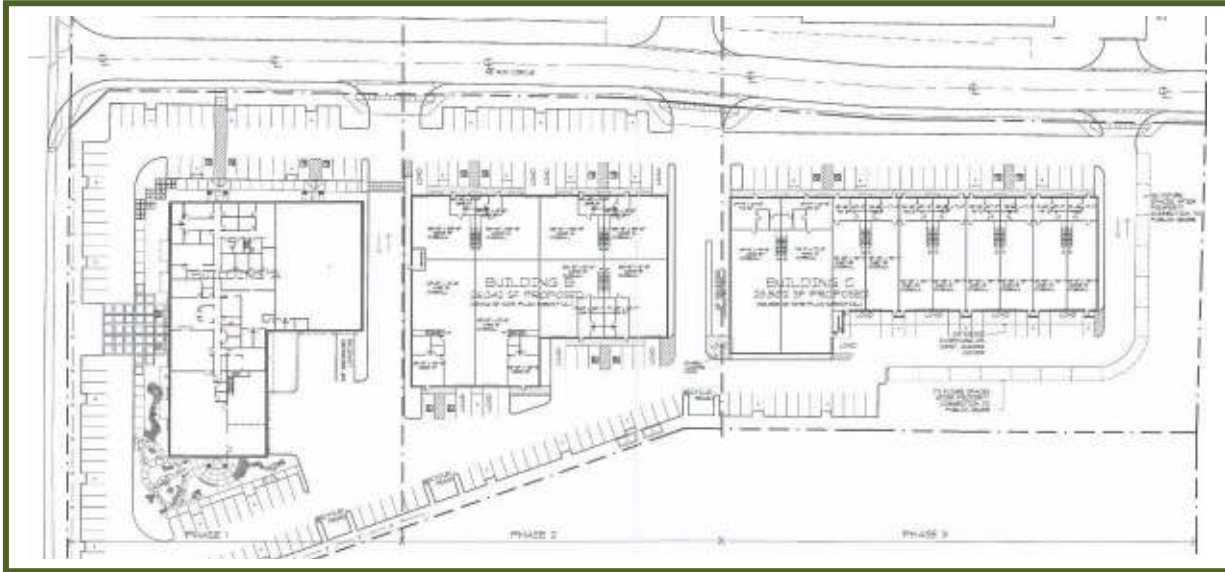


Corporate Training Room

Solution

After the engineering studies were completed, the **expedited land use approval process** was started and subsequently approved for the first phase of the business park. This included approval of an on-site septic system and required close coordination with the project engineers and the County Health Department.

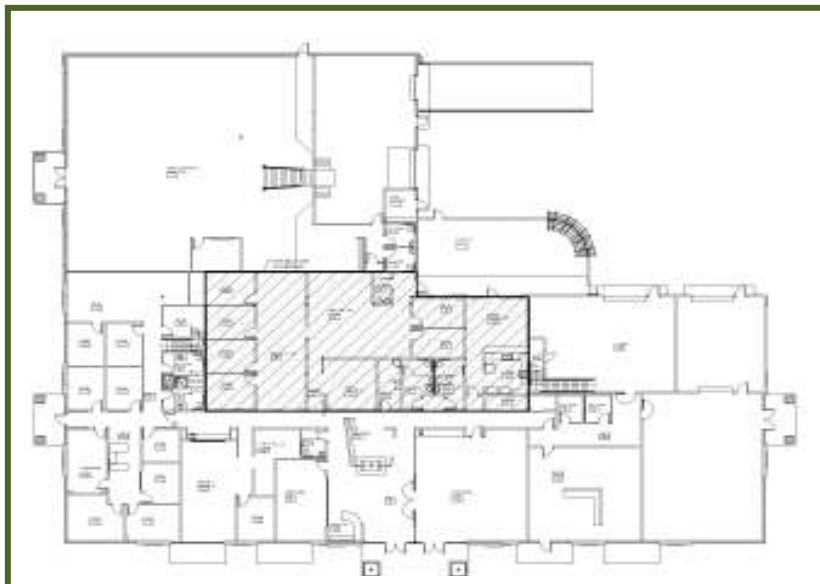
As part of the expedite permitting process, the engineering review submittal and building permit submittal were accepted for review earlier than typical so several concurrent reviews could occur simultaneously. A point of contacts for the Developer and Clark County were designated to ensure continuous communication and coordination.



Union Prairie Business Park Master Plan

Benefits

Building #1 was successfully reviewed and approved by all jurisdictional authorities in 90 business days using the expedited "pace lane" review process. This approval was obtained in much shorter timelines than had been completed previously for a project of this size.



Union Prairie Building #1 Main Floor Plan