

## Gaston Bay Building

2925 Roeder Avenue

Bellingham WA 98225

Developed by Gaston Bay Development, LLC

### Project Summary:

The Gaston Bay Building is an Adaptive Re-Use of an existing waterfront warehouse building into commercial and office space. This building has a pending GOLD-LEED certification by the US Green Building Council for exemplary use of recycled materials, energy efficiency and Low Impact Development strategies. The goal for the project is complement the on-going waterfront redevelopment strategies with a project that allows for great views of the working waterfront, while creating an office environment that lowers long-term energy costs and increases employee efficiency with productive environment. A summary of the features and facts are listed below.

### History

Gaston Bay is the original name for Bellingham Bay, first named and mapped by Spanish Explorers in 1791, but in 1792, the British renamed it and made maps faster than the Spanish. That's how history happens. The fastest map maker wins. This building was first constructed around 1928 and was used as furniture finishing, vegetable warehouse, and sea-food processing over the years.

Existing building was possibly built around 1930 for furniture manufacturing. Subsequent uses included potato warehouse, and fish processing and packing. There are unsubstantiated rumors that a brewery was here at one time. There was originally a 4th floor in the NW corner. Prior to redevelopment, the building has a salmon smoking operation on the ground floor. The top two floors have been unoccupied (except for small office area) for the last 4 years.



## Building Areas

First Floor	8,600 gsf
Second Floor	7,775 gsf
Third Floor	7,775 gsf
Total Building Area:	24,150 gsf



## Building Materials

LEED Certification Strategies: It will be one of the only, private, multi-tenant commercial buildings certified Gold, north of Seattle. Current analysis will hope to show that this building will be at least 50% more energy efficient than other new buildings and the design features will prove to increase employee productivity by 20-30%, due to indoor air quality, daylighting, temperature comfort, (high efficiency & unique glazing for N/E & S/W sides). The building is using the latest technology for VAV HVAC efficiency (Mitsubishi Citi-Multi System) and use of sustainable and recycled materials. Recycled wood beams from G-P demolition were reused here and existing paving replaced with new pervious pavement. During demolition and reconstruction, 722 tons of debris was removed from the jobsite and 690 tons of it (95.5%) diverted from landfills into recycling programs.



## For more information contact:

**Architect:** Dave Christensen  
**Contractor:** Myles Donnelly  
**Leasing:** Jim Bjerke

Christensen Design Management  
The Franklin Corporation  
Pacific Continental Realty

[www.masterplanning.com](http://www.masterplanning.com)  
[www.thefranklincorporation.com](http://www.thefranklincorporation.com)  
[www.pacificcontinentalrealty.com](http://www.pacificcontinentalrealty.com)