

October 1, 2019

Final phase of CenturyLink Field north lot development moves forward



A development partnership of Daniels Real Estate and Pillar Properties plans to build a 200-unit apartment project north of CenturyLink Field. It is the final phase of the long-planned north lot project. In the background is the partners' Wave Apartments and to the right is another... more
ANKROM MOISAN ARCHITECTURE

After more than a decade, the fourth and final tower of the CenturyLink Field north lot development is moving ahead with developer [Kevin Daniels](#) eyeing spring 2020 to begin building about 200 apartments.

The tower will rise on the first-phase podium, which houses the Quality Athletics sports bar and a Cone & Steiner market. The infrastructure for the tower was put in place when the first phase was built earlier this decade. Still, building on top of the podium will be challenging, said Daniels, who leads [Daniels Real Estate](#), which is partnering on the tower with another Seattle company, [Pillar Properties](#), on the development.

"It will be one of the most difficult projects we have undertaken," he said.

The north lot project dates back to 1997, when Washington voters approved the referendum to build the stadium that became CenturyLink Field and is home to the Seattle Seahawks and Sounders.

Seattle city and King County officials said they wanted part of the property, which is next to the King Street Station transit hub, sold to a private developer. In 2005, the county conducted a

national search, choosing Daniels Real Estate sibling company [Nitze-Stagen](#). It took years to clean up contamination on the site, where a railroad yard with fueling stations operated from the 1930s through the 1960s.

Daniels and Pillar jointly developed two apartment towers on the west side of the approximately 4-acre lot, while Seattle-based American Life developed a tower that houses an Embassy Suites by Hilton and Avalara Hawk Tower.

The King County Council is scheduled to vote Wednesday on an amendment to clear the way for the last stage of the north lot development. The final phase will have 40 new affordable apartments.

In total, the north lot project will have 55 percent more affordable homes than were envisioned in the initial 2007 development agreement. The public-private partnership will have 696 apartment units onsite, of which at least 70 will be affordable to people up to 70 percent of area median income, which is about \$73,000 for a family of four.

Daniels and Pillar also paid for 85 affordable units at nearby Hirobayashi Place, meaning a total of 155 affordable homes will have been added in the area as a result of the north lot development.

Further, Daniels and Pillar will include the 496 apartments it has built on on the north lot in the city's multi-family tax exemption program. If this proposal goes forward, 70 apartments located onsite — in addition to the 40 stipulated in the county agreement — would be converted to affordable housing, bringing the total number of those built because of north lot to 225.

[Ankrom Moisan Architecture](#) is the designer of the fourth tower and [PCL Construction](#) is the general contractor. The spring 2020 construction start hinges on when permits are obtained from the city, Daniels said.