

2011 Downtown Seattle Development Highlights

- Downtown Seattle saw a significant increase in multi-family construction activity over the previous year. By the end of 2011, 17 projects were under construction (3,010 apartments), up from three projects at the end of 2010 (409 apartments).
- Office construction peaked in the second half of 2008, with 4.8 million square feet of office space under construction. Since then, Downtown office construction has slowed considerably. Amazon's final phase (phase V) and the "north" building of American Life's "Home Plate" project in SoDo are the only office buildings currently under construction. Together, these two buildings will add 471,000 square feet of office space.
- At the end of the year, the total cost for active projects was more than \$3.0 billion across 42 projects, compared to \$1.9 billion across 38 projects in 2010.

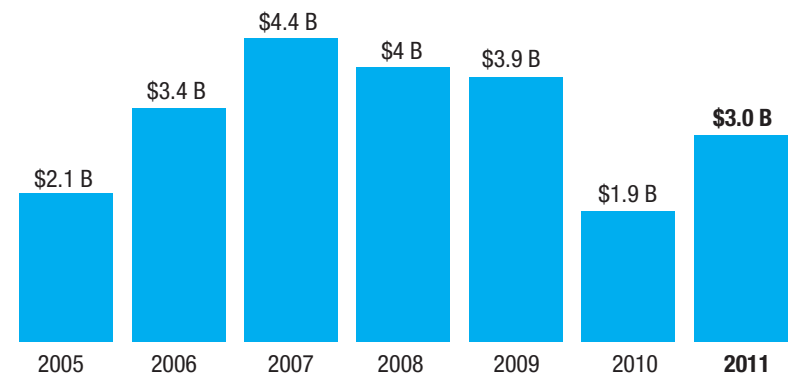


Photo: Benjamin Benschneider



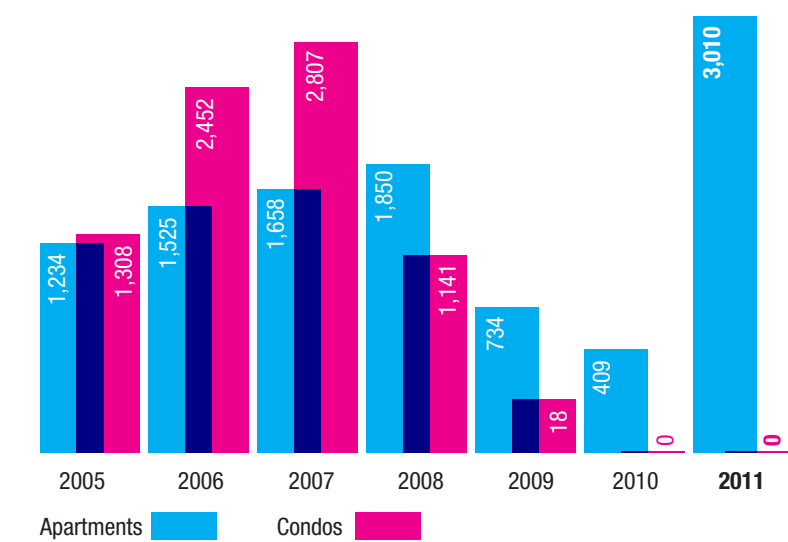
Photo: ZGF Architects

Active Project Construction Costs



Apartment and Condo Units

(Completed, Under Construction or Formally Permitted)



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2012 Downtown Seattle Development Guide



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DOWNTOWN DEVELOPMENT

The following is a status list of active development projects in Downtown Seattle as of December 2011. The list includes new construction, remodels/renovations involving building structure changes, and public park projects.

Projects must have construction permits issued to be included on the list of active projects.

PERMITTED

- 1** **202 Westlake Ave N**
202 Westlake Ave N
TBA
\$22,400,000
First Western Development
- 2** **320 E Pine**
320 E Pine
TBA
\$11,000,000
The Stratford Co.
- 3** **Bell Street Park**
1st Ave and Bell St
2012
\$3,500,000
Seattle Parks and Recreation
- 4** **Fifth & Columbia Office Tower**
811 5th Ave
3Q 2014
\$300,000,000
Nitze-Stagen and Daniels Development Company
- 5** **The Harvard Flats**
802 E Thomas St
TBA
\$7,200,000
WRP Associates
Thomas St LLL
- 6** **The Martin**
2105 5th Ave
3Q 2013
\$41,000,000
Vulcan Real Estate
- 7** **The Stream Uptown**
708 6th Ave N
1Q 2013
\$10,600,000
Stream Real Estate

CURRENTLY UNDER CONSTRUCTION

- 8** **100 Republican St**
100 Republican St
1Q 2013
\$37,000,000
Burkheimer Family LLC

- 9** **1200 Madison St**
1200 Madison St
4Q 2012
\$31,100,000
Holland Partner Group
- 10** **420 Queen Anne Ave N**
420 Queen Anne Ave N
TBA
\$3,700,000
Queen Anne Partners LLC
- 11** **514 E Pine Residential and Office Space**
514 E Pine St
2012
\$15,000,000
Pine and Belmont LLC
- 12** **901 Dexter Ave N**
901 Dexter Ave N
1Q 2013
\$31,000,000
Holland Partners
- 13** **Alto Apartments**
311 Cedar
2012
\$60,000,000
Harbor Properties
- 14** **Amazon.com Campus - Phase V**
201 Boren Ave N
1Q 2013
\$80,000,000
Vulcan Real Estate
- 15** **Amtrak Service and Maintenance Facility Phase I & II**
222 S Holgate St
4Q 2012
\$37,000,000
Amtrak
- 16** **Bell 206**
2304 2nd Ave
2012
\$15,000,000
HB Capital
- 17** **Bellevue Terrace**
1623 Bellevue Ave
TBA
\$3,000,000
Nina and Matthew Barnett
- 18** **Broadway & Jefferson Apartments**
412 Broadway
2013
\$29,000,000
Lorig Associates
- 19** **Capitol Hill Station Light Rail Transit Facility**
E Denny Way and Broadway Ave E
2016
\$80,000,000
Sound Transit
- 20** **Colman Apartments**
888 Western Ave
4Q 2012
\$40,000,000
Triad Development and Goodman Real Estate
- 21** **Elliott View Apartments**
151 John St
TBA
\$4,200,000
Intracorp

- 22** **Gethsemane Kindred and Hope Center and Dekko Place Affordable Housing**
911 Stewart St
1Q 2012
\$20,000,000
Gethsemane Lutheran Church, Compass Housing Alliance and Mary's Place of the Church of Mary Magdalene
- 23** **H2O Apartments**
201 W Harrison St
2013
\$2,500,000
Euclid Development
- 24** **Home Plate North and Home Plate South**
1501 1st Ave S
3Q 2013
\$155,000,000
Gull Industries / American Life
- 25** **King Street Station Restoration**
303 S King St
2Q 2011
\$30,500,000
City of Seattle
- 26** **MOHAI at Lake Union Park**
860 Terry Ave N
4Q 2012
\$38,000,000
Museum of History and Industry
- 27** **Nordstrom Rack**
400 Pine St
2012
\$1,700,000
Nordstrom, Inc.
- 28** **Pike Place Market Renovation**
1501 Pike Place
3Q 2013
\$80,000,000
Pike Place Market Preservation and Development Authority
- 29** **Polyclinic Garage**
751 Marion St
2Q 2012
\$10,000,000
U-Park
- 30** **Seattle Center Redevelopment Expansion**
305 Harrison St
2Q 2012
\$570,000,000
City of Seattle
- 31** **Sixth & Lenora Apartments**
2105 6th Ave
1Q 2013
\$200,000,000
Pine Street Group and Merrill Gardens
- 32** **Stadium Place Phase I ("North Lot" Project)**
201 S King St
2013
\$180,000,000
Opus, Nitze Stagen Co, and Seattle Housing Authority
- 33** **Target**
1401 2nd Ave
2012
\$2,700,000
Target Corporation
- 34** **The Europa**
717 Dexter Ave N
2013
\$10,400,000
Holland Partners

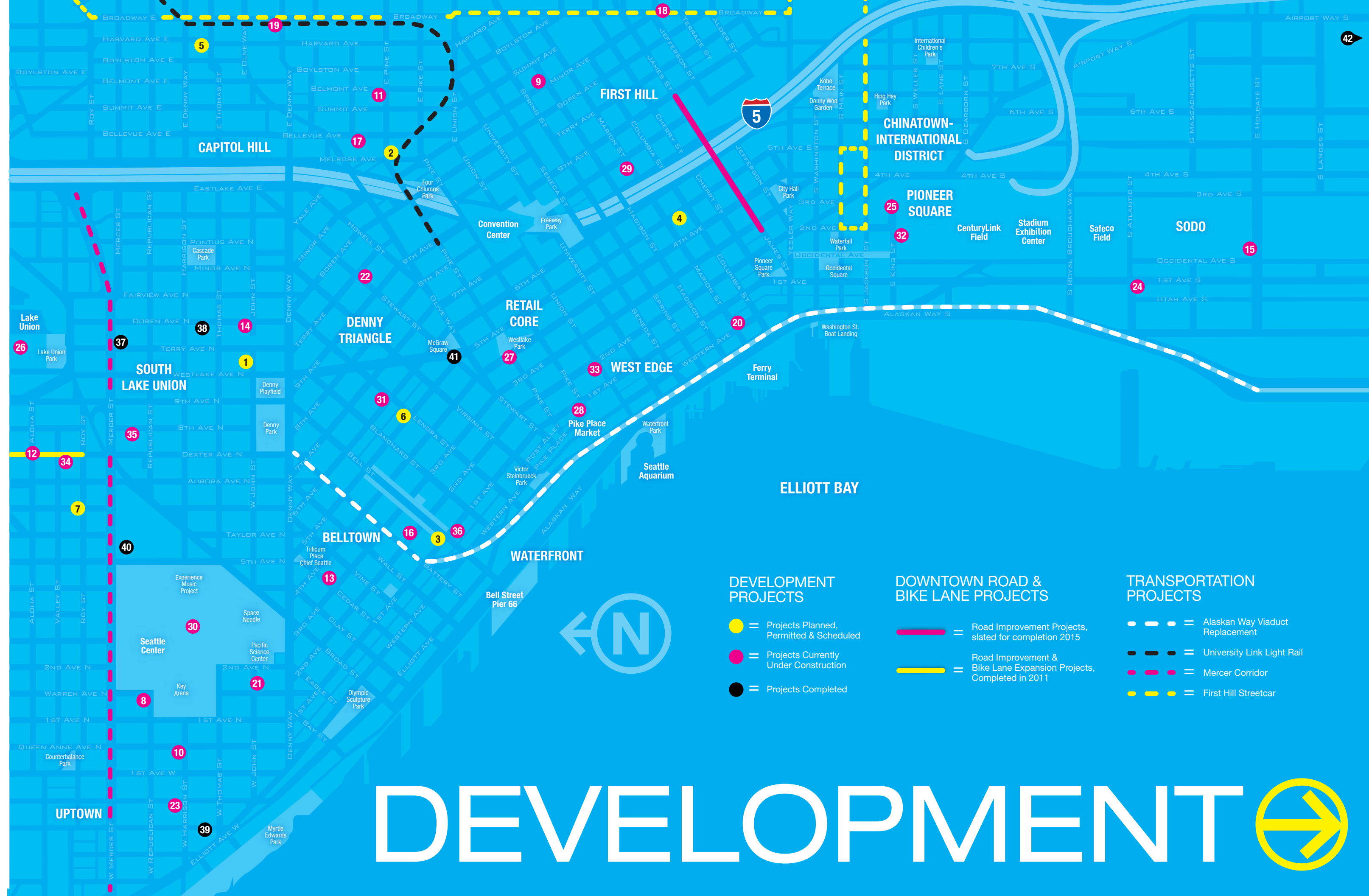
- 35** **UW Medicine Phase III, Building 1**
501 8th Ave N
2Q 2013
\$69,000,000
Vulcan Real Estate
- 36** **Volta**
2233 1st Ave
1Q 2012
\$5,000,000
Saltaire

COMPLETED

- 37** **Amazon.com Campus - Phase III**
1001 Mercer St
1Q 2011
\$58,200,000
Vulcan Real Estate
- 38** **Amazon.com Campus - Phase IV**
333 Boren Ave N
2Q 2011
\$124,000,000
Vulcan Real Estate
- 39** **Ava Queen Anne**
330 3rd Ave W
4Q 2011
\$60,000,000
Avalon Bay Communities
- 40** **Bill & Melinda Gates Foundation Campus**
500 5th Ave N
1Q 2011
\$500,000,000
The Seneca Group
- 41** **McGraw Square**
5th Ave & Stewart St
1Q 2011
\$850,000
Seattle Department of Transportation
- 42** **Metro King County Atlantic/Central Base Expansion**
133 Airport Way S
3Q 2011
\$16,500,000
King County Metro

TRANSPORTATION PROJECTS

- Alaskan Way Viaduct Replacement Program**
Est. Completion Date: 2016
Estimated Cost: \$3.1B
These figures include Stages 1-3 of the project, as well as a deep bored tunnel.
- First Hill Streetcar**
Est. Completion Date: 2013
Estimated Cost: \$126M
- Mercer Corridor**
(includes East & West projects)
Est. Completion Date: 2015
Estimated Cost: \$270M
- University Link Light Rail**
Est. Completion Date: 2016
Estimated Cost: \$1.9B



DEVELOPMENT PROJECTS

- = Projects Planned, Permitted & Scheduled
- = Projects Currently Under Construction
- = Projects Completed

DOWNTOWN ROAD & BIKE LANE PROJECTS

- = Road Improvement Projects, slated for completion 2015
- = Road Improvement & Bike Lane Expansion Projects, Completed in 2011

TRANSPORTATION PROJECTS

- - - = Alaskan Way Viaduct Replacement
- - - = University Link Light Rail
- - - = Mercer Corridor
- - - = First Hill Streetcar

DEVELOPMENT

