

Pioneer Square Preservation Board OKs Stadium Place tower design

Puget Sound Business Journal by Jeanne Lang Jones, Staff Writer

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ZGF Architects image

The Pioneer Square Preservation Board approved the design of the 25-story South Tower of Stadium Place near CenturyLink Field.

The Pioneer Square Preservation Board on Wednesday unanimously approved the edgy design of the second of three residential towers proposed for Stadium Place, a mixed-use project just north of Seattle's CenturyLink Field.

The 25-story South Tower still needs city approval but board members and a Pioneer Square resident attending this morning's board meeting were very enthusiastic about the tower's

appearance. Board members commented that the design would help stitch together the sports stadiums and surrounding Pioneer Square neighborhood.

The \$180 million construction project is [a joint venture](#) between Daniels Real Estate and R.D. Merrill.

The tower looks a bit like an off-kilter stack of boxes. Designed by ZGF Architects, large blocks of the facade are nudged out beyond the floors above and below to create a carefully modulated, slightly chunky surface.

“I can’t say how pleased I am,” long-time Pioneer Square resident [Sara-Jane Bellanca](#) said to the board.

The project’s West apartment tower and retail podium have already been approved and are under construction. They will be completed in the summer of 2013, with the South Tower scheduled for completion in 2014. A third residential tower is also planned, along with an office/hotel tower. [The overall project](#) will add 700 residential units and 16,000 square feet of shops and restaurants to the neighborhood.

“This project is critical for the community. We need residents,” Bellanca said. “It’s not a neighborhood until there are enough residents to make our voices heard when we speak.”

Much of Wednesday’s presentation on the final design concerned the glass that will be used on the tower’s facade. The developer is going with a low iron, radiant glass so that the panes will have less of a green tinge and not appear as dark as transparent glass may at certain times of day. Daniels Development is also using a slightly thicker glass on the exterior of the double-paned windows so that the pressure that builds up between the panes does not cause the outer panes to pillow, or bulge outwards. Pillowing can make building walls look wavy. The company is also going with soft gray metal mullions surrounding the windows to make them less noticeable and avoid creating a large black grid on the building’s facade.

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