



Developers unveil last piece of North Lot project

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An artist's depiction of Stadium Place East and West blocks. Photo: Studio 216

Developers Wednesday announced plans to erect two high-rise towers on the east side of the parking lot north of CenturyLink Field.

Development of the county-owned [North Lot](#) has been in the works for years. All told, the site is set to be the largest transit-oriented development project on the West Coast, with approximately 170,000 square feet of offices, a 278-room hotel, 33,000 square feet of retail space, around 740 homes and 750 parking stalls.

On Wednesday, [Daniels Real Estate](#) and [American Life Inc.](#) unveiled plans for the site's commercial "East Block." This includes the 23-story conference hotel, with a ballroom, on the north part of the block, and a 170,000-square-

foot office tower to the south. The developers are planning to apply for permits later this year, start construction of the hotel and health club in the summer of 2013 and finish those in 2015.

The office tower would follow. Its height is not yet determined but could go to 240 feet. The design shown in the image above is conceptual.

The east block will be a joint venture between Daniels and American Life, with Daniels acting as the master developer and taking charge of the office tower and American Life providing all the financing and developing the retail space, hotel and health club.

Daniels and R.D. Merrill Co. already started construction on the mostly residential "[West Block](#)" of the lot. There, a four-story podium building with 74 apartments, 16,000 square feet of retail space and 370 parking spaces is set to open next spring, followed by a 10-story building with 109 loft-style apartments in September 2013, a 25-story, 331-unit apartment tower in March 2014 and a 20-story building with 226 hotel and condo units in 2015.

"Stadium Place represents 20-years of neighborhood efforts to bring economic development to Pioneer Square," Henry Liebman, president and CEO of American Life, Inc., said in a news release. "The east block will serve as the commercial hub for Stadium Place bringing new workers, shoppers and visitors to the neighborhood. It's a great complement to the west block and its residential development."

Daniels Real Estate's Kevin Daniels said the project "is designed to be a modern sustainable community that compliments the historic neighborhood while bringing new economic revitalization to Pioneer Square."

The developers will move forward on the affordable housing and finalize the design and construction of the East Block after expected King County Council approval of final agreements on the housing and [replacement parking](#) later this month, Daniels said.

Leslie Smith, executive director of the Alliance for Pioneer Square, called it "a critical piece of the neighborhood's rebirth."

King County Councilmember Joe McDermott said: "This announcement brings the full development together, serving as an example of how neighborhood, government and a development team can work together to ensure that urban places are lively, livable and viable."

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