

First Hill is Set to Get 30-Story Residential Tower from Daniels Real Estate

January 11, 2017



Photo courtesy of Daniels Real Estate & LMN Architect

By **Brittan Jenkins**

Daniels Real Estate is set to bring their plans for a 300-foot residential tower to life in Seattle's First Hill neighborhood in a \$14.2 million sale that closed last week. Daniels Real Estate and architect LMN Architects are developing and designing the site.

Located just a block off of I-5 at 800 Columbia St., the 30-story, 300-foot residential tower consists of 287 units, four levels of below-grade parking with 234 stalls, 72 bike stalls, a lobby, fitness area, and a rooftop stacked with

amenities.

On the lobby level, there will be a leasing office, a storage and package room, mailroom, restrooms, a fitness room, a dog lounge and green space for pets. The tower also provides indoor trash and recycling with a loading and delivery dock as well as a conference room. The roof will include a club room, interior amenity space to serve as a TV and media room, a private dining and meeting room, a game room, restrooms, two fire tables, a BBQ bar, as well as plenty of outdoor seating with tables and chairs.

Project plans also show the tower will include one-bedroom, one-bathroom units, two-bedroom, two-bathroom units and two-bedroom, one-bathroom units.

One of the highlights of the project includes a 9,000-square-foot, two-tiered open space park that includes solar exposure and landscaping. In the project plans, Daniels Real Estate and LMN Architects said they believe the park will be a "significant public benefit feature" and will "be an extraordinary amenity for the neighborhood and the project's residents." The bottom tier includes 6,207-square-feet of public space and the upper tier is 2,783-square-feet, also open to the public. Project plans show the upper tier could serve as a bocce ball lawn.

Daniels Real Estate and two partners, Etheridge (U.S.) Real Estate Fund and UGNET, LLC, purchased the property in December 2016. Public records show Etheridge (U.S.) Real Estate Fund purchased a 50 percent stake in the property, UGNET LLC bought a 29.5 percent stake while Daniels Real Estate retained the remaining 20.5 percent.
