

On to the next one: Developers tap condo-mania



Developer Kevin Daniels (pictured on the rooftop of the F5 Tower in 2016) is getting ready to start construction on his next project: a 30-story condo tower in First Hill.

With construction of Gridiron Condominiums starting to [wrap up this week](#), developer

Kevin Daniels is gearing up to start building a larger condo project: a 30-story tower at 800 Columbia St. on Seattle's First Hill.

"I would hope May or June we'll break ground," said Daniels, whose aspiration is the latest sign that condo development is returning to the Puget Sound region.

Five other projects totaling more than 1,100 condos are either under construction or planning to start by this summer. A handful of smaller projects are planned or under construction in outlying neighborhoods.

Daniels Real Estate's long-planned First Hill project will add around 270 units to this count. Prices have not been set for 800 Columbia.

Like other builders, Daniels has been alarmed by rising construction costs, which shot up 5 percent last year, according to Mortenson Construction's Seattle office.

For 800 Columbia he found some relief by turning to a new general contractor, Turner.

Turner looked worldwide and found less expensive steel, appliances and other materials.

The prior contractor, Portland-based Andersen, is an excellent company, said Daniels, and "tried heroically" to secure less pricey materials but lacks Turner's global reach.

Daniels said he's "still gravely concerned" about rising construction costs.



Daniels Real Estate's proposed residential tower at 800 Columbia St., Seattle. Uploaded Feb. 12, 2016.

These five condo projects in Seattle and Bellevue have more than 1,100 units combined:

Gridiron condos in Seattle's Pioneer Square neighborhood

Photos by Anthony Bolante | PSBJ



Gridiron, Seattle

- Developer: Daniels Real Estate, Seattle
- Stories 12
- Status: [Residents start moving in Saturday.](#)
- Units: 107 (75 percent sold)
- Prices: \$591,000 to \$1.05 million (Excludes 12 condos to be sold on income-restricted basis, with prices not yet set)

Emerald condominium tower downtown Seattle

In June 2016, a Chinese company called Create World America bought a development site at Second Avenue and Stewart Street in Seattle. The plan is to build a 40-story condo tower.



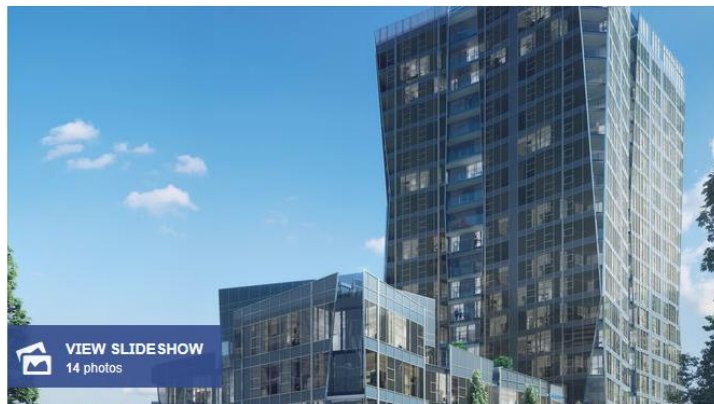
Emerald, Seattle

- Developer: Mirador CWZ (Chinese and international investors)
- Status: [Construction started in July](#)
- Stories: 40
- Units: 265 (pre-sales start at the end of 2018)
- Prices: Not yet set



One88 condo tower in Bellevue

Bosa Development is building the One88 condo tower in downtown Bellevue.



One88, Bellevue

- Developer: Bosa Development, Burnaby, British Columbia
- Status: [Construction started in September](#); Opening in 2020.
- Stories: 21
- Units: 143 (sales have not yet started)
- Prices: low \$800,000s to [more than \\$5 million](#)

Koda, Seattle

- Developer: Da Li Development, Taipei
- Status: [Construction starts this summer](#)
- Stories: 17
- Units: 203 (95 percent have been reserved)
- Prices: Below [\\$350,000](#) to [more than \\$1.5 million](#) (preliminary)