

July 17, 2012

Apartments and a hotel coming to two sites near Seattle Center

By [MARC STILES](#)
Journal Staff Reporter



Image by studio/216 for NK Architects

The Aperture on Fifth is an apartment project at Fifth and John.

By this time next year, construction could be under way on two seven-story projects just east of the Space Needle.

The team behind the Aperture on Fifth has hired Rushforth Construction to build the apartment project at the northeast corner of Fifth Avenue North and John Street.

Across Fifth to the west, Kauri Investments is planning Hyatt House, a hotel/apartment complex that the company's K Contracting will build on a triangular parcel now used for parking.

The projects together will add about 175 housing units and 100 guest rooms just two blocks from the Bill & Melinda Gates Foundation headquarters.

Nicholson Kovalchick Architects designed Aperture on Fifth. Tomorrow at 6:30 p.m. a city board will review the design at the Queen Anne Community Center, 1901 First Ave. W.



Image from Seattle DPD

Hyatt House across the street would combine a hotel and apartments.

Johnson Braund designed Hyatt House, which went through a second early design guidance meeting last month.



The area has seen major changes with the addition of the Gates headquarters, Amazon.com and life science groups. More change is coming when the Alaskan Way Viaduct is replaced with a tunnel and the Mercer Street corridor is rebuilt. The road work will remove the Battery Street Tunnel, and open up John Street from the Space Needle to South Lake Union.

Last week, Seattle Mayor Mike McGinn and City Councilman Richard Conlin released a report showing how much public investment has spurred private development in South Lake Union, where 12.5 million square feet of residential, commercial

and biotech space has been built since 1995.

Kauri President and CEO Kent Angier said he thinks the Hyatt House property should have been developed sooner because of its location next to Seattle Center. He talked about how tenants and guests will be able to walk across the street and catch the monorail to work or shopping downtown.

But development of the site was delayed because it was going to be a station for the expanded monorail before voters halted that project. A group affiliated with Triad Development bought the nearly 17,000-square-foot site from the monorail authority, and Kauri bought it from Triad for nearly \$5.7 million.

Angier said he hopes to start construction on Hyatt House next spring. It's too early to line up financing, Angier said, because the plans aren't final.

The current plan calls for public space on the first floor, with a bar/restaurant at Fifth and Broad. There will be 103 guest rooms on floors two through five, and 67 apartments on floors six and seven and part of the roof, where there also will be a deck for hotel guests and residents.

A deal with Hyatt hasn't been finalized, but Angier said he's confident the hotel will be a Hyatt property.

Kauri and Ariel Development built the Hyatt Place hotel and Annaliese Apartments about a quarter mile to the southeast a couple of years ago.

Across Fifth from the Hyatt House site, buildings that now house the law firm of Graham Lundberg Peschel and the Funhouse bar will be demolished to make way for Aperture on Fifth. It will have 102 apartments, four live-work units and up to 86 parking stalls, mostly underground.

Attorneys Scott Lundberg and Brian Peschel are the developers. Lundberg said Aperture will be a high-end project, but one fifth of the units will be set aside for lower-income tenants. Upper floors will have views of the Space Needle and the Olympic Mountains.

Lundberg said he and Peschel are buying the Funhouse but haven't closed on the sale.

"We think [Aperture] is going to be a great thing for the neighborhood," said Lundberg, who hopes to start construction early next year.

He isn't sure how much construction will cost.

The U.S. Department of Housing and Urban Development will guarantee financing through its 221(d)(4) program.