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## 98 U Village units now underway

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Work has begun on a planned new apartment building at [4600 Union Bay Place N.E.](#), just west of University Village. W.G. Clark Construction is building the six-story, 98-unit project. Two old commercial buildings have already been removed from the midblock site, which is bounded to the north by the Burke Gilman Trail. The property was once home to Laurelhurst Oil, but was remediated before sale. The crane hasn't gone up yet.



Rendering by Runberg Architecture Group [\[enlarge\]](#)

For now, the building is called Union Bay Apartments. The owners, led by Skip Slavin, had long owned one parcel, then added two more for \$5.7 million in recent years. The proposal passed through design review in 2019, but also required a contract upzone to 65 feet, which Seattle City Council approved this spring. The master use permit was issued in April

**The building is the owner's second apartment project on a rapidly changing old industrial strip once accessed by a rail spur.**

Barrientos Ryan is the developer, and Runberg Architecture Group is the architect. The team also includes Hewitt, landscape architect; Red Barn Engineering, civil engineer; Coughlin Porter Lundeen, structural engineer; Geotech Consultants, geotechnical engineer; Rushing, mechanical and plumbing; Two 9 Design, interiors; Bee Consulting Engineers, envelope; and Barghausen, surveyor.

One level of structured parking will have 63 stalls, with stacked parking. Tenants will also have 93 bike stalls.

Some units will have balconies; and a roof deck will total about 1,500 square feet. Units will run from studios to two bedrooms, with a range of about 500 to 690 square feet.

Two commercial bays will total about 2,000 square feet. Total project size, including the parking, is listed at 93,560 square feet. The Mandatory Housing Affordability payment is estimated at just under \$2 million.

The site is walkable to Safeway, QFC and University Village.

A few doors east, Slavin and partners previously developed the 61-unit Burke + Union. Between that and the new project is the old Union Bay Plaza office/retail complex, also owned by Slavin and partners. That two-story complex, dating to 1945, is also likely bound for redevelopment.

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