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## Pacific Housing NW pays \$5M for 2 sites next to Beacon Hill Station

By [BRIAN MILLER](#)  
Journal staff reporter

Colina LLC, an entity of Pacific Housing NW, paid \$5 million in August to members of the Lee family for two sites next to Beacon Hill Station.

The vacant land is on the same block as the station entrance, and currently lacks a street address. [The block is bounded by Beacon Avenue South, South McClellan Street, 17th Avenue South and South Lander Street.](#)

The Lee family had owned the property for decades.

The sites are separated by an alley, which the city might or might not be willing to vacate.

One site faces Beacon, with 7,166 square feet. It is just west of The Denning, a mixed-use apartment project Pacific Housing NW built at 1636 S. McClellan St.

The other site faces 17th, directly north of The Denning, and totals 13,631 square feet.

In 2012, Pacific Housing NW purchased the site for The Denning from other owners, paying a little under \$725,000. The Denning is a six-story, 46-unit complex that was designed by Fish Mackay Architects. It opened in 2014, with a mix of market-rate and affordable units. Retail tenants include Cafe Bengodi and Fresh Flours.



Rendering by Weinstein A + U [\[enlarge\]](#)

**Pacific Housing NW also recently filed for a master use permit for an 80-unit project at 1405 S. Bayview St., a five-minute walk from Beacon Hill Station.**

The Denning has 17 underground parking spaces.

Beacon Hill Station is at 2702 Beacon Ave S., and opened in 2009.

Pacific Housing NW's Tim Abell says the market is solid for transit-oriented development near the station. The firm purchased and entitled a site a few blocks to the south, at 3309 Beacon Ave. S., for a four-story, 18-unit project it called Leaf & Twig.

Pacific Housing NW sold the project to Cohen Properties in May for almost \$1.4 million. It bought that 6,766-square-foot site in 2015 for \$610,000.

No start date or contractor has been announced for Cohen's project. James Davidson Architects designed the building, which will have nine parking spaces and about 1,200 square feet of retail.

Pacific Housing NW also recently filed for a master use permit for a project at 1405 S. Bayview St., a five-minute walk northwest from Beacon Hill Station. That unnamed eight-story building will have 80 units, ground-floor retail, and parking for 24 vehicles.

Weinstein A + U is the architect. No general contractor has been announced. The 12,800-square-foot Bayview site was acquired last year for \$1.95 million. Two four-plexes there will be removed.

The Bayview project has its second and likely final design review meeting at 8 p.m. Tuesday, Oct. 24 at Rainier Arts Center, 3515 S. Alaska St.

Abell didn't cite any specify plans for his latest property acquisition at Beacon Hill Station.

