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## Beacon Hill station may get apartments

- *Pacific Housing Northwest has submitted preliminary plans for 30 units and 800 square feet of retail.*

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Journal Staff Reporter

The Beacon Hill light-rail station has been open for more than two years and now it may finally get some company.

Pacific Housing Northwest has submitted preliminary plans with the Department of Planning and Development for McClellan Apartments, a four-story, 33,500-square-foot project with 30 housing units and 800 square feet of retail. One level of underground parking would hold 24 to 30 vehicles. The estimated value is \$4 million.

Clayton Smith, a former principal at GGLO, is the architect.

The site is at 17th Avenue South and South McClellan Street, and shares the block with the light-rail station, which has been surrounded by empty lots since it opened in 2009.

The station is on its northwest corner, at Beacon Avenue South and South Lander Street. This project would be the first transit-oriented development to be built there.

The city wants to encourage more housing close to the station, though the current zoning limits nearby building heights to 40 feet. The city is working with the community to update the neighborhood plan, and that could result in new zoning with 65-foot limits along Beacon Avenue South.

Tim Abell, principal at Pacific Housing Northwest, said he would take another look if zoning changes affect his site, but he expects to move forward with the current proposal.

Groundbreaking would take place in the fall of 2012, and the project would finish in late 2013.

Plans calls for a mix of flats and townhouses as well as several live-work units. The townhouses would face 17th Avenue, and the retail and pedestrian entrances would be on McClellan. Vehicles would enter through an alley on the west of the building.

The project could have a number green features, including biofiltration areas and alternative energy sources that would allow the building to downsize its electrical equipment.

The building may be topped with a green roof and solarium.

Pacific Housing Northwest specializes in student and workforce housing. Its projects include Press and Site 17 in Seattle.

A city design review board plans to hold an early design guidance meeting at 6:30 p.m. on Oct. 25. The location has yet to be announced.

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