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## Two developers offer plans for mixed-use on Federal Way site

By **JON SILVER**

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Two developers have unveiled their ideas to redevelop the 4.3-acre site of a former AMC movie theater in Federal Way. The property is at 31600 20th Ave. S.

Alpert Capital and United Properties gave presentations to the Federal Way City Council last Thursday. Both proposals include a mix of office, retail and residential space, plus public amenities such as parks and plazas.

The city purchased the land from developer Andrew Cratsenberg last November for \$4.1 million.

Alpert Capital, based in Seattle and Dallas, said it would build 500 condominiums, 192,000 square feet of commercial space, 800 parking spaces and an urban plaza. The commercial space would include 42,000 square feet of retail, a 50,000-square-foot theater and 100,000 square feet of flexible space. Parking — all of it below grade — would be built in four phases.

Building heights would range from six to 20 stories. The total buildout would be 762,000 square feet, not including parking. The development would be called Steel Lake Village.

Alpert Capital wants to purchase the property for \$4.1 million — a break-even price for the city — and is seeking several concessions. Among them are a tax exemption, deferred payment for the land purchase and a commitment from the city to pay \$4.9 million for 175 parking spaces.

Assuming a development agreement is in place by December, the first phase would be complete by spring of 2009. The final phase would be complete by spring of 2013.

United Properties of Vancouver, British Columbia, has proposed a complex called Symphony, which would total 807,000 square feet, plus 350,000 square feet of parking.

Symphony would have 890 residential units, 25,000 square feet of retail, 77,000 square feet of office space and 265,000 square feet of “rental building” space — potential tenants include Highline Community College and Federal Way Public Schools.

The housing would be a mix of 490 condos and townhouses, and 400 apartments. Retailers include neighborhood services such as cafes, restaurants, a small grocer, pharmacy or medical clinic, dry cleaner or video store. Other elements include a 2,500-square-foot day care facility and a 40,000-square-foot park with an amphitheater.

Three buildings would reach 22 stories, and a fourth would be 10 stories.

United has offered to purchase the site for \$6.2 million. It is also seeking a tax exemption and swift permit processing. In February, the city streamlined its environmental review process for much of the city center, which includes the AMC theater site.

Construction would begin as soon as June of 2008 and finish in phases by July of 2011.

United Properties, primarily a residential developer, has built about 10,000 units, mostly in British Columbia. Its mixed-use projects include the 100-unit Anvil in New Westminster, B.C., which has a retail component; and the Crowne on Oak in Vancouver, B.C., a low-rise complex with 57 apartment units and 23,000 square feet of commercial space.

United's consultant team includes Via Architecture, Seattle; Rafn Construction Co., Bellevue; Integrated Design Engineers, Seattle; The Residential Group Realty, Vancouver, B.C.; and Gardner-Johnson, Seattle.

Alpert Capital is currently developing Falcon's Lair, a 1,420-acre master-planned community outside Dallas. The firm is also reportedly working with Donald Trump to find a site for a Seattle hotel and residential tower.

Alpert's consultant team includes Williams & Dane Development,

Portland; Crosland Investments, Dallas; Ankrom Moisan Associated Architects, Seattle and Portland; Skanska, Seattle; McCullough Hill, Seattle; and E.D. Hovee & Co., Vancouver, Wash.

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