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## 70 high-end apartments at 10th & Highland

By JOURNAL STAFF

Tonight a city design review board will consider Continental Properties' 70-unit apartment project at 1145 10th Ave. E. on Capitol Hill.

The 6:30 p.m. meeting is at Seattle University's Student Center at 901 12th Ave.

Continental Properties President Claudio Guincher said he hopes to start construction on the three-story 10th & Highland project before the end of the year. Studio Meng Strazzara designed the project, Thomas Rengstorff & Associates is the landscape architect, and Compass Construction is the contractor.



Rendering courtesy of Studio Meng Strazzara [\[enlarge\]](#)

Guincher said it's too early to provide a construction estimate. He's working with a large bank on construction financing package. Equity partners are Mark Shuparski, Jon Rees and Bob Bentall.

The market rate project is aimed at a more mature tenant than many other Capitol Hill projects that cater to young professionals. Guincher said the site is in a quieter part of Capitol Hill, and across the street from the high-end Harvard & Highland condos.

The complex will have a formal courtyard that Guincher said will be similar to “an elegant English garden.” The apartments will have high-end finishes, and range in size from studios to two-bedrooms, though most will be one-bedroom with a den.

The average size will be 850 square feet.

Parking will be provided underground.

Thousands of apartments are being developed in the region, but Guincher said he is not worried about the market being overbuilt.

“I think it depends on the neighborhood you're in,” he said, and demand in Capitol Hill is sufficient to fill the new units.

“We also don't build for the short term.”

Guincher said he would consider converting the units to condos if the apartment market falters.

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