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First design review set for 172 Uptown units

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Continental Properties is planning to redevelop an old apartment complex it recently bought at [100 Roy St. in Lower Queen Anne](#).

Johnson Braund is listed as the architect. The first design review will be at 8 p.m. Wednesday, Aug. 15 at Queen Anne Community Center, 1901 First Ave. W.

The 70-year-old Roy Street Apartments will be razed. The 69-unit complex occupies a 30,732-square-foot site also bounded by First and Warren avenues North. It is opposite Queen Anne Marketplace, home to Bartell and Metropolitan Market.



Rendering by Johnson Braund [\[enlarge\]](#)

The plan is for a seven-story building with 172 units, and about 6,000 square feet of retail/commercial space.

The plan is for a new seven-story building with 172 units, and about 6,000 square feet of retail/commercial space in two bays on the corners facing Roy.

No parking is required, but 125 structured and underground parking stalls would be accessed from Warren. Zoning requires bike rooms with 172 stalls.

Johnson Braund's preferred design includes a pedestrian arcade on the southeast corner, with that corner retail bay set back from the street. About 4,686 square feet of open space would face Roy, suitable for outdoor seating.

Units would range from studios to two-bedrooms, with sizes from about 500 to 1,160 square feet. Some units would have balconies. A roof deck overlooking Roy would have 752 square feet.

Total project size including the parking and roof deck, is about 170,000 square feet.

The team also includes Davido Consulting Group, civil engineer; and Thomas Rengstorf & Assoc., landscape architects.

Continental paid \$22 million for the property in March.

Earlier this month it sold the new 128-unit Voda in Kirkland for \$89.5 million. Last year it sold the 34-story, 313-unit Tower 12 in Belltown for \$225 million. Nearby in Uptown, it's also currently building 80 units at 200 Second Ave. W.

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