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252 Shoreline units planned near station

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Construction is well advanced on Sound Transit's Shoreline South/148th Station, where light rail service is expected to begin in 2024. Immediately north of that property is a row of houses, five of which sold in December for about \$5 million to Ion 149th LLC, which is associated with multifamily developer AAA Management, of San Diego.



Rendering by Urbal Architecture [\[enlarge\]](#)

Looking north from the future station platform, the area south of the apartments will be used by Sound Transit buses.

With Urbal Architecture, the new owner is planning a seven-story apartment building with 252 units at [333 N.E. 149th St.](#) The city of Shoreline approved most of the plan in December. And last fall, Sound Transit's board approved some temporary and permanent easements that will allow future renters to more easily access the new station. Another smaller deal is pending for that.

AAA's midblock assemblage totals a little under an acre. The project will include three levels of underground parking with 241 stalls. Tenants will also have a bike room and three roof decks.

About 2,500 square feet of retail/cafe space is contemplated. No start date has been announced. Demolition permits are in process.

Using the city's multifamily tax exemption program, 20% of the units will be affordable to households earning 70% of area median income. Urbal will also target LEED platinum certification for the project — which may or may not be called Ion. AAA's other local projects, including two in Shoreline, are generally labeled Geo.

GenCap Construction is the builder, and Demolition Man will remove the old houses.

The assemblage doesn't extend to the corner of Fifth Avenue Norther. There, Hamilton Urban Partners previously assembled three parcels with 23,530 square feet. It paid nearly \$2 million during 2017 – 2020. No plan have been filed there. Sound Transit is now using part of that area for construction staging.

And west of AAA's site, closest to Interstate 5, Sound Transit plans to deed that parcel to the city for the future construction of a bike-pedestrian overpass.

Meanwhile, AAA recently filed plans for 438 Renton units, on a two block site it acquired in December from Boeing. And it has apartment projects under construction in Interbay and on Aurora Avenue North (also in Shoreline, aka Geo II).

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