

Real Estate

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December 12, 2007

Burien Town Square prepares to start second phase in 2008

By [JOURNAL STAFF](#)



Image courtesy of GGLO [enlarge](#)

Urban Partners said success of the first phase of Burien Town Square is prompting it to start construction of the second phase next fall.

The Los Angeles-based firm said 40 of the 124 condos available in Phase I have sold a year before scheduled completion.

“One-third presales more than a year out exceeds our original expectations,” said John Gunn, Urban Partners development executive, in a prepared statement. “We expect sales to accelerate in spring and summer of 2008, and our goal is to pre-sell 100 percent before the building is finished.”

Urban Partners is moving forward with the full architectural design of Phase II, which will consist of approximately 169 condos and 20,000 square feet of retail. Completion is scheduled for summer 2010.

GGLO of Seattle is the residential and retail design architect for both phases.

“This is a comprehensive project, and we feel confident that the design and retail mix of Phase II will be as warmly received as Phase I,” said Gunn. “Our assumptions about the viability and desirability of the Burien market have been validated based on the performance of Phase 1, and that performance justifies the continued development.”

In 2003, Urban Partners was selected to partner with the city on Town Square, the centerpiece of the revitalization of downtown Burien, the release said. Construction began in the spring of 2007, and Phase I is scheduled to open in the fourth quarter of 2008.

The project team also includes the King County Library System, King County Housing Authority, Real Estate Capital Partners and Westport Capital Partners.

Private development in the first phase consists of a seven-story building with the condos, 20,000 square feet of retail space and 209 parking stalls.

Urban Partners is negotiating with retailers, but has not announced tenants.

Public development in the first phase consists of a new joint Burien City Hall and King County Library, scheduled to begin construction in March of 2008, and a one-acre city park, the release said.

Urban Partners said Burien is working with a developer to build the city's first full-service hotel.

Keller CMS, Inc., of Seattle is the construction management company for Burien Town Square, Rushforth Taylor Construction of Seattle/Tacoma is the general contractor, Miller Condominium Marketing is the residential sales marketing company and CB Richard Ellis is the retail services company.