

## **Flex-use building going up on a site near Safeco Field**

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Stadium Technology Center is being developed by 1531 Utah Avenue South LP on an all-cash basis. Henry Liebman as American Life Inc., manages the limited partnership.

American Life President Henry Liebman is out to prove you can successfully develop a 284,000-square-foot flex-use building in this economy.

A limited partnership, 1531 Utah Avenue South, that is managed by American Life is developing the six-story Stadium Technology Center on the site of the old Coast Crane building southwest of Safeco Field.

It will have a mix of uses: industrial, technology, office and street-level retail. Liebman said "we are talking to a couple colocation companies, but there's nothing pending. In addition to data center operators, Liebman thinks that light-industrial users will be attracted to the Sodo building, which will have redundant power, loading docks, high-speed freight elevators large enough to carry shipping containers, and large floor plates with load capacity of 125 pounds per square foot.

"They are not going to be making steel in there, but there could be a medical instrument maker, Liebman said.

He said the project will be similar to the multi-floor industrial buildings developed in the area in the early 20th century. One example is the nearby building that today houses Outdoor Research. He thinks this configuration is necessary to have close-in industrial.

"That's the theory, said Liebman, who added this will be an all-cash project "so we won't go broke while we try to prove it. He put the project cost at more than \$50 million.

The site is near interstates 5 and 90, Highway 99 and the new light rail station. Proximity to the Port of Seattle was not much of a factor in deciding to develop the project. "There are a few companies north of Spokane (Street) that serve the port, maybe two or three, but that wasn't part of the calculation; Liebman said.

Designed by Freiheit & Ho, the building will have a historic feel that belies its high-tech use, said firm principal Arthur Chang. The arched brick facade will pay homage to surrounding structures, such as the 1904 Bemis Building, as well as Pioneer Square. The façade also complements Safeco Field, which can be seen from the building's decks.

The building has an augmented structural system. It will be supported by 278 steel-encased piles, and the floor plates will be post-tension concrete slabs. In addition to accommodating heavy loads, an added benefit is low vibration.

Construction started in June of 2008. The project is scheduled to top out in September, and be

completed early next year.

Local materials and recycled products are being used. There will be parking for alternative-fuel vehicles and bicycles, and changing rooms for people who walk or bike to work.

The contractor is Sodo Builders LLC, American Life's inhouse construction company. Other members of the team are DCI Engineers, structural; D.R. Strong Consulting Engineers, civil; Hunt Engineering Services, mechanical and electrical; Associated Earth Sciences, soils consulting; and Pacific Real Estate Partners, which is marketing the space.

Freiheit & Ho said the team is going for LEED gold certification.



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