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Construction set to begin soon for 93-unit Roystone in Uptown

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All permits are in place for a 93-unit apartment plan at [631 Queen Anne Ave. N.](#), and JLL just announced a \$30 million construction loan for the eight-story project.

Vibrant Cities has been planning Roystone for about three years; it paid \$1 million for the polluted former Texaco station property in late 2018. It's on the corner of West Roy Street.

JLL's Brandon Roth, Zack Goodwin and Matt Pelpel sourced the loan from First Interstate Bank. They've previously provided capital for other projects by Vibrant Cities.

Jackson Main Architecture designed Roystone.

Construction will start soon, after the vacant old Manhattan Deli building is removed. Pavilion Construction will be the general contractor.

Vibrant Cities hopes to complete the project in the fall of 2021.

Roystone will have about 3,660 square feet of retail/commercial space, presently configured in four bays. One level of underground parking with 15 stalls will be accessed from Roy. A bike room will have 95 stalls for tenants.

The eighth floor will include a 1,500-square-foot terrace, facing north, plus a clubhouse. A lounge and fitness room on the ground floor are also planned.

Facing Queen Anne, the Roystone facade will have programable LED lights that can change color. They're meant to complement the public art across the street at Counterbalance Park, which was created by local artist Iole Alessandrini.

Total project size, including the parking, is about 74,000 square feet. The Mandatory Housing Affordability payment will be just under \$2 million. Vibrant Cities calls the project a luxury building.

Separately, on the nearby former Chutney's property at 513 First Ave. N., Vibrant Cities and Jackson Main are planning an eight-story, 127 unit building called Niwa, which received its master use permit last month.

Construction is well advanced on the developer's 71-unit Pivot, at 1208 Pine St. on Capitol Hill. Capitol Hill Seattle Blog recently reported that the 11,000 square feet once planned for offices, on two lower floors, will instead be operated by Sonder as extended-stay suites.



Rendering by Jackson Main Architecture [\[enlarge\]](#)

Vibrant Cities just landed a \$30 million construction loan for the project, which it hopes to complete in fall 2021.