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\$2M Ballard land sale signals KFC flight, with 86 SEDUs to follow

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As planned, Blueprint Capital has purchased the Ballard KFC property at [1140 N.W. Market St.](#) An 86-unit apartment building is planned. King County recorded the over \$2.2 million sale on Monday; Blueprint used an LLC in the transaction.

The seller was the Bleakney family, which had owned the property for decades. Its brokers were Robert Johnson and Kip Lange of George W. Johnson Realtors. The deal was worth about \$223 per square foot for the land. The property was listed around two years ago.



Rendering by Blueprint Capital [\[enlarge\]](#)

No commercial space is planned for the new building.

The five-story apartment plan, dubbed Lagon Living, doesn't yet have a master use permit. Plans are fairly well advanced, however, with Blueprint acting as its own architect.

Lagon Living is a SEDU project, with its small efficiency dwelling units averaging around 276 square feet. It includes no parking, but tenants would have 76 bike stalls.

Total project size is around 37,413 square feet, including a 2,313-square-foot roof deck. Six apartments will be affordable, per Mandatory Housing Affordability requirements.

Blueprint typically acts as its own general contractor. The team also includes Riley Group, geotechnical; Emerald Land Surveying; Blueline Group, civil engineer; BEE Consulting, energy; Swenson Say Faget, structural; and Root of Design, landscape architect.

Though technically a midblock property, the KFC site is bounded by an alley to the west, which gives the building more windows than it otherwise might have. Terms for the KFC lease are unknown.

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