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North Bend development site sells for \$31M, with 212 units on deck

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An over 11-acre future development site at 44124 S.E. North Bend Way recently sold for a bit over \$31 million, according to King County records. The seller was Cedar River Developer (formerly Cedar River Partners), associated with Polygon WLH, which acquired the bare land from the Dahlgren family in 2018 for almost \$3.9 million. (Some chunks have been split off since then.)

The buyer was KL TRIP AIV LLC, which is associated with Kennedy Lewis, a private investor and fund manager in New York. Concurrent with the sale, the new owner granted Tri Pointe Homes a purchase option. (Tri Pointe, since early last year, is the successor name to Quadrant; Tri Pointe is active nearby with its Cedar Landing single-family home development.)

Grading work has been approved, and may be underway, along with utilities and roads. About 212 townhouse units are planned. Contrary to the seller's name, the project has nothing to do with the Cedar River. It's generally still called the Dahlgren property.

The site is southwest of Tanner Landing Park and the middle fork of the Snoqualmie River, and a little southeast of downtown. It's also bounded to the east by the Snoqualmie Valley Trail.

Tri Pointe's purchase option expires at the end of 2024, and pertains to the planned townhouse development — apparently to be rentals — and some ancillary buildings.

Brokers were not announced. For the land, the deal was worth about \$61 per square foot.

Polygon WLH has retained about 5 acres, which it may develop itself or sell at a future date. Planning began circa 2015, and had met with opposition from the Friends of the Snoqualmie Valley Trail and River. It's been reduced in scope from the possible 400 units the city had once allowed. Final building permits haven't been issued for a project that may proceed in phases.

The Valley Record and local blogs have been following the plan for years, before the Dahlgren family sold the land. The overall plan also includes a roundabout, new utilities and roads — plus a separately developed city park.

Before the 2018 Dahlgren family land sale, the earliest planning originated under Taylor Development, Shelter Holdings, Riley Group, Tina Vincent Landscape Architect, Soundview



Multifamily planning of the Dahlgren property began a half dozen years ago.

Consultants (environmental), Core Design (surveyor) and Milbrandt Architects. Taylor and Polygon WLH were the leads.

Kennedy Lewis will now apparently hold the property until final permits are obtained by Tri Pointe.

City planning records say the Dahlgren family had owned the entire property since the 1950s. Separately, on about 4.7 acres a little southeast and on the river, the city of North Bend is planning Dahlgren Family Park. That's on the riverbank, where work doesn't yet appear to have begun. The city says it'll be dedicated following the larger development downstream.

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