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Roosevelt corner moves closer to modular future

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As the DJC first reported last year, Sustainable Living Solutions is planning to redevelop the corner at [6500 Roosevelt Ave. N.E.](#) with one of its patented “kit of parts” apartment buildings. The nine-story, 144-unit proposal has passed through design review, and architect CollinsWoerman recently applied for a master use permit.

The land, at Northeast 65th Street, hasn't yet sold. Most associate it with the former East West Bookshop and Teddy's Tavern. The assemblage is a few steps west of Roosevelt Station. There's no sign yet of a demolition permit.

Another round of design review is likely before obtaining a MUP. The land sale, or sales, would likely then follow. SLI will act as its own general contractor — as is the case with 303 Battery, which topped out this summer and is looking increasingly finished.

The 6500 Roosevelt team now includes Coughlin Porter Lundeen, civil engineer; DCI Engineers, structural; Riley Group, geotechnical; UMC, mechanical and plumbing; Bush, Roed & Hitchings, surveyor; Weisman Design Group, landscape architect; Wood Harbinger, electrical; and Moore Fire Projection.

A total project size of 66,947 square feet includes one level of underground parking, with 21 stalls. Tenants will have 121 bike stalls. A roof deck with 2,550 square feet is also included (part of that is a dog run). The majority of the roof will be covered with solar panels.

About 1,996 square feet of retail is planned in a corner bay. A co-work lounge will also face 65th. CollinsWoerman has previously indicated that the project will pursue LEED and/or BuiltGreen certification, with many green features.

Of the apartments, a certain number will be affordable, to meet the city's Mandatory Housing Affordability requirements. As with 303 Battery, units are identical within each stack, with their flat-pack components delivered by truck from SLI's Tacoma factory. Sizes look to range from a studio with 310 square feet to 457 square feet for a one-bedroom.



Rendering by CollinsWoerman [\[enlarge\]](#)

The project would be the tallest new building near Roosevelt Station.