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DECEMBER 01, 2004 -- Trammell Crow Residential Returns to Developing in the N.W.

Seattle—Trammell Crow Residential (TCR) is back in the Pacific Northwest multifamily game, following an economic-downturn-inspired hiatus.

The company has two major projects, totaling 370 units, in for permits. Both communities are being designed by the local firm of Weber + Thompson and both are slated to be a part of TCR's Alexan brand, noted for its unique, high-quality design.

"Trammell Crow has been part of the Pacific Northwest community for almost 20 years," said Brian Fritz, a TCR managing director. "We never left the area. We kept our management company, Trammell Crow Residential Services, active in the market, and they kept a close watch on the pulse of things. This allowed us to determine the perfect time to re-energize our development efforts."

The Alexan Cascade is located in Seattle's Cascade neighborhood. It recently received unanimous Design Review Board approval and is slated to begin construction in early 2005. The design of the building hinges on creating a community that will help to build the emerging urban village neighborhood by enhancing pedestrian connections and encouraging active streetfronts.

It has 197 units in seven stories with two stories of live/work spaces, plus a rooftop garden and a sustainability-focused rainwater collection system.

The Alexan Kirkland, in Kirkland, Wash.'s downtown, is designed specifically for the area's unique character and needs. This project also recently won Design Review Board approval.

"We began with a careful study of the downtown Kirkland Strategic Plan, then we designed a building that responded to the city's desire to enhance this emerging world-class pedestrian village," said Blaine Weber, a Weber + Thompson principal.

"We deliberately broke the building into two elements which enabled an activated public plaza, located directly across from the Performing Arts Center. We also spent a lot of time collaborating with the Design Review Board to see how we could best modulate the building into Kirkland-flavored elements of scale and style," Weber said.

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