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Continental moves ahead on 2nd & John

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Continental Properties has received conditional SEPA and design approvals from the city for 2nd & John, an 80-unit apartment building planned at 200 Second Ave. W., moving the project substantially closer to a master use permit.

The steeply sloped site on Lower Queen Anne is bounded by Second, Western Avenue West and West John Street. It measures about 14,000 square feet.

An LP associated with Continental acquired the property last year for \$5.1 million. An existing two-story office building, constructed in 1945, will be demolished.

The proposed seven-story building would have a total of 80 apartments, including two live-work units, as well as a roof deck and parking for 70 vehicles below grade. Total project size would be about 68,000 square feet.

A public stairclimb would be created to connect West John with a north-south alley that currently dead-ends below West Thomas Street.

Minor design conditions were placed on the project's materials, venting and bike room.

SEPA conditions were included for the possible discovery of archaeological artifacts during excavation and shoring, which would require a work stoppage for examination. The site was judged to be environmentally critical because of the steep slope, which is the result of past city grading projects.

Public comments are due to the Hearing Examiner by Dec. 26.

Continental's team includes Baylis Architects, landscape architect The LA Studio and general contractor Compass. Construction is likely to start early next year.



Image by Baylis [\[enlarge\]](#)

It would have 80 units. A public stairclimb would be part of the project.