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# Vulcan unveils plan for Chandler's Cove, now called Lake Union Piers

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As Vulcan Real Estate developed millions of square feet of commercial real estate and thousands of apartments in Seattle's South Lake Union neighborhood one property, Chandler's Cove, didn't get much attention despite its waterfront location.

On Tuesday Vulcan revealed its plan to reestablish the approximately 5-acre property as a premier dining and retail destination called Lake Union Piers. The new name celebrates the property's largest feature: the publicly accessible piers.

The four existing 1980s-era buildings will be renovated to open them up to the outdoors, creating what the project team calls "a modern maritime look and feel." No new buildings are planned. Work is underway on the first building, where happy hour hot spot



ANTHONY BOLANTE | PSBJ

Vulcan Chief Real Estate Officer Ada M. Healey last week shared details of the redevelopment of Chandler's Cove. The Seattle property has been renamed Lake Union Piers, and construction of the first phase has begun.

Joey's operated alongside yacht brokerages before closing years ago.

Longtime tenants, including Daniel's Broiler, will remain. Vulcan officials said Daniel's signed a long-term lease extension. Legacy tenants will remain open through construction, which is expected to last until the end of 2023, and the April and September Boats Afloat shows will not be interrupted.

The improvements are costing "tens of millions of dollars," Vulcan Chief Real Estate Officer [Ada M. Healey](#) said during a tour property, which Vulcan acquired in two turn-of-the-millennium transactions that totaled over \$26.7 million.

Vulcan aims to bring in new marine, recreation and entertainment offerings to the property, which will have native landscaping, better public seating areas, and new flexible outdoor event spaces along with new food, drink and shopping concepts.

Healey said that with the redevelopment plan finalized and the construction having started, Vulcan expects to announce some new tenants "in the not too distant future."

The Miller Hull Partnership is the project architect, Hewitt the landscape architect, and Abbott Construction the general contractor.

Healey said Vulcan has been studying what to do with the property for a while but was held back by several factors, including some long-term leases and a desire to see the maturation and filling out of the neighborhood, where Vulcan led one of the country's largest urban redevelopment projects, fueled by the construction of [Amazon's headquarters](#).

"We also really needed to wait until we had the Lakefront Blocks developed and opened," she said, referring to the nearby nearly 625,000-square-foot, Google-leased campus, which Vulcan has [listed for sale](#).

Vulcan did explore some opportunities to fully redevelop Chandler's Cove and realized how limited the property's urban commercial shoreline zoning is, including a 30-foot height limit. New buildings also would have to be set back farther from the

shoreline, and preservation of existing buildings is more environmentally sustainable, Healey said.

In redeveloping the area, Vulcan has strived to make South Lake Union "very people oriented," with public art, cross-block pedestrian connections and public open spaces, Healey said.

"Lake Union Piers is no different," she added. "It has a lot of outdoor spaces for people to hang out and just enjoy the wonderful vista and be together in a dynamic environment that we hope will fill up with people because we're going to get through Covid."

Lake Union Piers will encompass 60,000 total square feet of retail and commercial space, including 20,000 square feet of space leased to Daniel's and other existing tenants like Waterways Cruises and Events and Northwest Yacht Brokers Association.

Of the remaining 40,000 square feet, retail spaces range from 1,000 to 12,000 square feet.

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