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Vulcan's Cascara, with 345 units, to break ground in Yesler Terrace

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Vulcan Real Estate has a new name for its Yesler Terrace apartment plan at [225 Broadway](#): Cascara. And the developer announced on Friday that the 345-unit project will likely break ground this week, following some early site work last week.

Vulcan's Ada M. Healey said in a statement, "This brings to fruition our long-term investment in Yesler, dating to 2012 when we first discussed partnering with Seattle Housing Authority. It is exciting to see this growing, diverse mixed-income neighborhood with thousands of new homes flourish." Completion is anticipated in 2024.



Renderings by Ankrom Moison Architects [\[enlarge\]](#)

Looking northwest, this is the smaller east building, with Broadway in the foreground.

Cascara is Vulcan's fourth and largest apartment project on the hugely transformed 30-acre campus. It follows Batik and Cypress (both completed), with Wayfarer now under construction. All four will add some 1,037 units, both market-rate and affordable.

For Cascara, the \$22.5 million land sale from SHA came in mid-June, Vulcan disclosed. It was worth about \$287 per square foot for the bare 1.8-acre site. That's immediately southeast of Harborview Medical Center, also bounded by Ninth Avenue and Alder Street.

SHA's brokers were Frank Bosl, Jon Hallgrimson, Eli Hanacek and Kyle Yamamoto at CBRE. The site has also been known as Block 8.

Vulcan received its master use permit in late June. The construction permit, with Andersen Construction as the builder, followed last week.

Vulcan will pursue Salmon-Safe and LEED Platinum certification for the two midrise buildings of Cascara. On a sloping site, they'll present as seven stories along Alder. They'll be separated by a switchbacking pedestrian-only extension of Terry Avenue.

About 89 units will be affordable to households earning in a range between 65% and 80% of area median income. The project benefits from the city's multifamily tax exemption program; those affordability measures will sunset in two tranches, expiring in 20



[\[enlarge\]](#)

and 50 years. (SHA's own new buildings remain permanently affordable.)

Cascara tenants will have apartments ranging from studios to two-bedrooms. Mostly underground parking will have 174 stalls, plus 272 bike stalls. Amenities will include coworking spaces, two roof decks with adjoining lounges, an interior courtyard and club room, pet amenities and a gym. That all contributes to a total project size of 303,330 square feet.

The Cascara team also includes Ankrom Moison Architects, architect; Berger Partnership, landscape architect; Bykonen Carter Quinn, structural; Coughlin Porter Lundeen, civil; Vida Design, interiors; Ecotope, plumbing and energy; TFWB Engineers, electrical; 4EA Building Science, envelope; Bush, Roed & Hitchings, surveyor; Pangeo, geotechnical; and Terracon, shoring.

When all is said and done at Yesler Terrace, it'll have about 1,000 affordable units and some 2,500 market-rate units. A hotel and two medical office buildings are now in planning, along with three more apartment buildings — one from SHA itself.

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[\[enlarge\]](#)

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