

ADVERTISING SECTION  
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Featuring New Urban  
Homes in the Seattle  
Downtown Core.

# DOWNTOWN LIVING

## FIFTEEN TWENTY-ONE SECOND AVENUE

# Sky-high homes will bring international style near Pike Place Market

This month marked a major milestone for downtown Seattle. The Center City Plan, which revised the zoning code in downtown, was unanimously passed by the City Council. Under the new plan, key downtown neighborhoods will soon be home to “tall and slender” residential towers.

Shortly after the plan’s approval, the design of the first residential tower to be developed under the new code was approved by the City’s Design Review Board. At 440 feet, Fifteen Twenty-One Second Avenue will not only be the tallest residential tower in the city, but is anticipated to be the city’s finest, says William Justen, a local developer and advocate for urban living. Justen is working closely with OPUS, one of the nation’s top developers, to realize his vision.

“We’re simply elated,” says Justen. “Fifteen Twenty-One Second Avenue is the product of countless hours from dozens of industry-leading professionals coming together – not just to design a residential tower but to create a crown jewel in our cityscape. I couldn’t be more proud of our city and what we’re about to build.”

The opportunity to design an unprecedented landmark proved to be extremely compelling to acclaimed architect Blaine Weber of Weber +

### FIFTEEN TWENTY-ONE SECOND AVENUE

A Preview Home and Design Center will be open by appointment beginning in early May.

**Developer:** OPUS NWR Development, LLC.



*Inspired by noted interior designer Susan Marinello, the homes at Fifteen Twenty-One Second Avenue were created to showcase commanding views of Elliott Bay and downtown’s city lights.*

Thompson Architects, who describes the glass tower as “a sculpture for living.”

Working closely with Justen and OPUS, Weber designed the building so most of the residences on the tower’s 38 floors had a water view. As an additional feature, virtually all homes at Fifteen Twenty-One Second Avenue include an in-residence solarium, or glass room, that can either be opened as an exterior patio or closed to provide protection from the elements for year-round enjoyment.

“Fifteen Twenty-One Second Avenue will feature industry-leading concepts by those that know best,” says Tom Parsons, OPUS NWR Development, LLC’s vice president. “When coupled with our resources from over 50 years of development experience, Fifteen Twenty-One Second Avenue will deliver a community of unprecedented design and quality befitting the most discerning in-city lifestyles.”

Building amenities include a protected porte-cochere for relaxed

in-city arrival, a professional concierge for discreet service and security, an art-filled lobby designed for educated tastes, a workout facility for health and wellness and a rooftop garden terrace complete with professional-series barbecues for entertaining high above the city.

Each residence is designed by noted interior designer Susan Marinello, who was recently profiled in the Puget Sound Business Journal and the May issue of Northwest Home + Garden. Having also designed interiors for the Four Seasons Hotel and Condominiums and the Westin Hotel and Condominiums at Lincoln Square, Marinello describes the homes at Fifteen Twenty-One Second Avenue as clean, open and adventurous.

Fronted by floor-to-ceiling glass windows, the sophisticated simplicity of each generously proportioned home is reflected in the fine wood floors, the international-style kitchens custom-designed specifically for these homes, and the exceptional quality of the finishes.

“I wanted to create a palette that celebrated quality and refinement but that didn’t compete with the inspiring view or with the personal collections of the homeowner,” says Marinello.

The 143 homes at Fifteen Twenty-One Second Avenue range in size from 1,660 to 2,860 square feet. Justen says his vision was to create a building with penthouse scale and quality in every home.

To showcase the inspired designs to future residents, OPUS and Marinello are creating a Preview Home and Design Center. Beginning in early May, homebuyers will be invited to experience a full-scale great room and glass room from a representative home, as well as preview scale models of each of the floor plans. Presentations will be offered by appointment only.

“We knew that digital renderings, scale models and brochures wouldn’t do justice to these interiors – they need to be seen to be fully appreciated,” says Marinello. “I’m very pleased with the overall execution. I can’t tell you how much of an honor it is to help realize a vision like this.”

Located along Second Avenue between Pine and Pike streets in the market/retail district, Fifteen Twenty-One Second Avenue is just steps from downtown Seattle’s top retail, cultural and dining destinations. With so many attractions in this walkable neighborhood, the district is in the midst of a \$1.5 billion development renaissance.

Leading the way will be Fifteen Twenty-One Second Avenue, which according to a recent announcement by OPUS, could break ground as early as June. Occupancy is scheduled for summer of 2008.