

Is 1800 Terry's 'Component Construction' Future of Seattle High-Rise Development?

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Within a few years, the area around **1800 Terry** will be surrounded on all sides by new high-rises as **Denny Triangle** grows to the heavens. By the time that happens, **Seawest Investment Associates** wants to make sure their 36-story structure is the forward-thinking heart of it all. Along with architect **CollinsWoerman** and landscape designer **Brumbaugh & Associates**, they'll bring their plans for a "technology-centric and sustainable residential apartment high rise" at 1800 Terry before the design review board on Tuesday for [initial guidance](#). Plans call for approximately 360 upmarket residential units, 7,600 sf. of ground-floor retail and parking for 290 vehicles across six levels. There will also be an fourth-level amenity complex that gives residents both interior and exterior common recreational facilities. The big takeaway from design plans is the green focus of the project. Their goal is to make 1800 Terry the first [Seattle DPD Priority Green](#) urban high rise project. Residential units will utilize solar-powered unit heating and domestic hot water; a grey water treatment system; and LED/low voltage lighting. The preferred option of the three presented would use manufactured component construction (a.k.a. [modular construction](#)), cutting down on waste and streamlining the building process. CollinsWoerman created this modular system and used on [47+7](#) in U District, which was recently honored at the **People's Choice Urban Design Awards**. If the city approves it, the project could usher in a new wave of modular designs across the city and perhaps lead the way here and elsewhere on forward-thinking, eco-friendly tower construction.