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Lawrence Lofts opens at Madison and 19th

By [JOURNAL STAFF](#)

Construction is wrapping up on Lawrence Lofts, a 131-unit, mixed-use apartment project on Capitol Hill, where Fratelli's Ice Cream once operated.

The site on East Madison Street at 19th Avenue was a landmark because of a mural on one side depicting cows. Project developers Val Thomas and Raj Shah have commissioned local artist Jessica Dodge to paint a cow mural on the new building, and other artists will design interior digital displays that will be programmed to change with the time of day and season of the year.



Image courtesy of Rolluda Architects [\[enlarge\]](#)

The project team says Lawrence Lofts will be the first building in Seattle with digital art installations on each floor.

Asking rents average \$2.32 per square foot, and the developers are not offering concessions. The rent is lower than in areas of Capitol Hill that are closer to downtown, but higher than on the east side of the hill.

Units average nearly 760 square feet. There are 24 studios, 76 one-bedrooms, 15 one-bedroom plus studio penthouses, and 16 two-bedrooms.

Lawrence Lofts has a roof deck, community room and 129 parking stalls.

There is 6,500 square feet of retail. Brokers Damian Sevilla and Jason Miller of Colliers International are negotiating with several tenants, according to the project team.

Rolluda Architects designed Lawrence Lofts and W.G. Clark Construction is the contractor. Other team members are DCI Engineering, structural; Site Development Services, civil engineering; Nakano Associates, landscape architecture; Greenbusch Group, acoustical engineering; RCI Design Consultants, interiors; and Metropolitan Cos., construction management.

Blanton Turner consulted on construction financing and other aspects of development and branding, and will market and manage the property.

The project has been in the works for more than a decade, and included a false start just as the recession hit.

Rolluda Principal Sam Cameron said, "Some of us, [including Val Thomas and Jeff Brink of DCI], have been riding the ups and downs of this project since its inception in 2001, and we are ecstatic about it finally coming to fruition."

When construction began in January of 2011, Thomas put the value of the project at \$29 million.

