



Featured Project:

Living Stone Office Building



We are pleased to announce that our upcoming office project in the Fremont neighborhood of Seattle, WA will be a part of the Living Building Pilot Program!

To qualify under the Living Building Pilot Program, the building has to achieve "Petal Recognition" in at least three of the seven petals (place, water, energy, health and happiness, materials, equity and beauty), which must include at least one of energy, water or materials, plus reduce total energy usage by at least 25% under code targets and use non-potable water except as required.

The 5-story "Living Stone" building will include 115,000 square feet of office space and 7,700 square feet of retail space on the first floor. The building will also include 3 levels of underground parking providing 149 vehicle parking spaces and 139 bicycle parking spaces.

We have received several inquiries from potential tenants and anticipate having the majority of the building leased prior to starting construction in early 2020.

Development Activity

Our Projects: Latest Updates

Moss Bay
Kirkland, WA

WESTMONT OF MILPITAS: Two large cranes continue to set wall, floor and roof Cold Form Steel (CFS) panels. Roofing activities have been underway prepping with substantial roofing to be completed in the coming months. Scaffolding is currently encompassing the building with windows being installed and building

SRM Westchester
Los Angeles, CA

wrap in full force! We are looking forward to taking full advantage of the dry weather that we see for our extended future.

Cedar River Apartments
Renton, WA

SRM Culver City
Culver City, CA

Westmont of Cypress
Cypress, CA

Seabreeze Senior Living
San Diego, CA

SRM Fremont
Seattle, WA



SRMKOC
Seattle, WA

MERRILL GARDENS AT ROLLING HILLS ESTATES: The Merrill Gardens at Rolling Hills project has recently undergone significant changes that are now visible to the entire community. We are nearly complete with metal framing and will begin installing the roof system in May. While the rain over the past few months has hampered progress, we have now completed all of the structural concrete and framing is on the home stretch. We are taking deliveries of the window and exterior building finish materials at this time and are working on exterior scaffolding in preparation to begin exterior finish.

SRM Mercer
Seattle, WA

**Construction Activity
(Completion Date)**

MG Renton Centre Addition
(1st Quarter 2020)

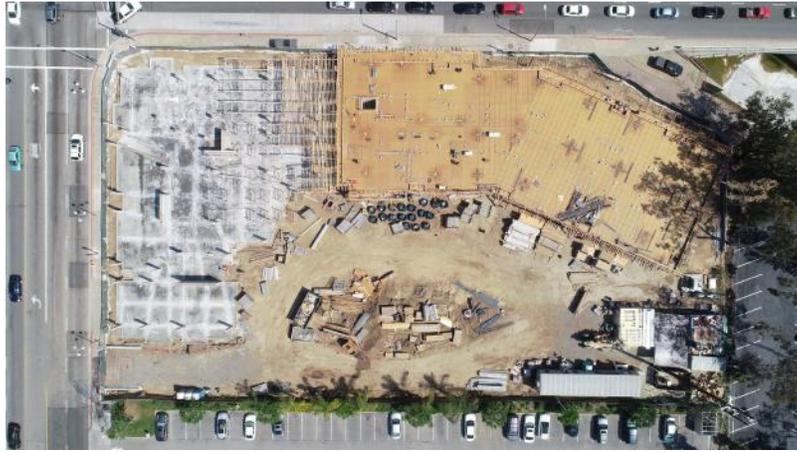
MG Rolling Hills Estates
(1st Quarter 2020)

Westmont of Milpitas
(2nd Quarter 2020)

MG West Covina
(2nd Quarter 2020)



MERRILL GARDENS AT WEST COVINA: The month of April marked our first major milestone on Merrill Gardens at West Covina with the completion of our Level 1 concrete slab on grade. We are now going vertical and looking to make quick work of our Level 2 post-tensioned concrete deck. Shoring and decking is in the process of erection and our framing and MEP (mechanical, electrical, plumbing) trades are onsite performing all layout and sleeving required in this concrete deck. We anticipate placing the entire Level 2 concrete podium deck in the month of May which will trigger the start of production framing onsite in late May/early June.



MERRILL GARDENS AT RENTON CENTRE ADDITION: The Merrill Gardens at Renton project is moving forward quickly and headed upward with a new framed level almost every week. With metal framing on Level 1 starting underway, subcontractors are beginning to set up and rough-in. Almost all of the bathtubs have been delivered and have been placed in over half of the units. Window deliveries will also start next week making way for huge progress here in Renton, WA.



[FOR CONTINUED UPDATES ON SRM PROJECTS... >](#)

Our People: Habitat for Humanity Hope Builders Luncheon

For more than 10 years, SRM Development has been a proud supporter of Habitat for Humanity Spokane and as a regular sponsor, we always attend the Hope Builders Annual Benefit Luncheon.

The luncheon celebrates community partners that have made safe, decent and affordable homeownership a priority. One of the main goals of this event is to raise awareness of the housing issues faced by low- to moderate- income families in our community. In 2018, there were thousands of children living without access to safe, decent and affordable housing. Lack of adequate housing has a particularly adverse effect on the academic outcomes of children, especially

during early childhood. The Hope Builders Luncheon has become Habitat-Spokane's largest fundraising event.

As always, we are looking forward to participating in the Blitz Build next month!



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