

Upscale new Harborview home sites go on market

Birds faced
move after
plan changes

ROBERT STRENGE
of the Gateway

First two of what will eventually become six or seven new residential waterfront lots on a four-acre stretch along Harborview Drive have been placed on the market.

A representative of the investment group behind the new development — which involves the relocation or closure of three existing harbor businesses — said the 6,000- to 15,000-foot residential lots are priced at between \$100,000 and possibly more than \$1 million each.

Acquired earlier this year by a Taiwan-based investment group for \$1.2 million, the waterfront property — now owned by an investment partnership that includes MJM Purchasing Co., Gig Harbor resident John Tellefson, and individual

minority investors — generally spans the 3700 and 3800 blocks of Harborview Drive.

Barry Margolese, an independent consultant representing the investment group, said last week that two of the new lots directly north of the existing Northwest Yacht & Boatyard, are already on the market.

One of the lots already for sale spans 100 feet of waterfront, while the other spans 70 feet, he said.

Margolese said the investment group is contracting with a landscape architect to develop a comprehensive landscaping plan for the site that will ensure consistency and continuity in the aesthetics and materials used in the development of the property.

While those who purchase the lots will independently design and construct their homes, the construction will be subject to city codes and specifications of a covenant agreement being developed for the properties, he said.

"This is essentially a clean up of an area that has become untidy and unsafe," Margolese said. "We're enhancing this neighbor-

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"I'm probably getting three calls a day, some from people as far away as Alaska and other parts of the country. Price doesn't seem to be an object."
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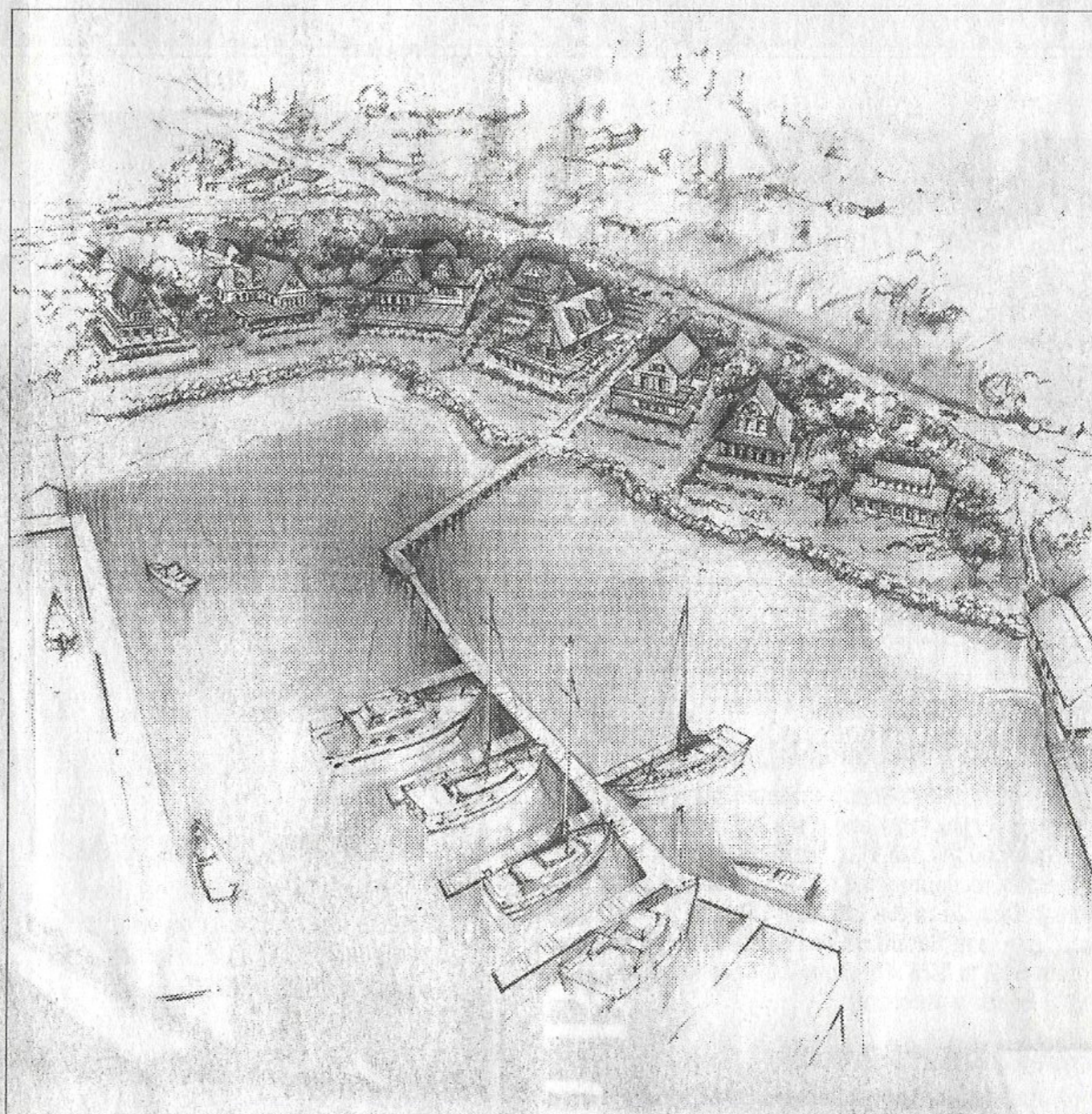
Richard Clauson,
Coldwell Banker Hawkins-Poe

hood to a high degree."

The investment group sees each of the six houses in the development being architecturally designed in a fashion aesthetically consistent with the neighborhood's historic designation, Margolese said, "although the shape of the lots alone dictates that each will be somewhat different."

The consultant said he expects final permit approvals for the remaining lots will be received

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This artist's conception of a planned upscale residential development on Harborview Drive depicts how the area will likely appear from the air once the project is completed and existing businesses in the area have closed or relocated.

Illustration courtesy of
Barry Margolese