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barrientos RYAN, LLC brings extensive expertise in multi-family housing development with over 1,500 units developed to-date. Barrientos RYAN provides full fee development services, asset management, and property management through Blanton Turner Property Management Company. Both Barrientos and Blanton Turner have a diverse portfolio of urban in-fill mixed-use and multi-family projects to bear on the success of this project.

**Kristin Ryan – Partner**

Kristin Ryan joined barrientos RYAN, LLC as a Partner in January 2017. She was previously Director of the Northwest Division of Jonathan Rose Companies, directing the firm’s acquisition, development and consulting activities on the west coast, and managing their west coast portfolio.

Ms. Ryan recently served as Development Manager for the Washington State Department of Commerce and the Foundation for Seattle Colleges, during the development of the renovation and conversion of the historic Pacific Tower into a multitenant Health and Education Innovation Center, overseeing the financing, capital improvements, leasing, property management, and continues in the role of asset manager for the property. This \$54mm project utilized \$23mm of New Market Tax Credits (NMTC) and nearly \$10mm of Historic Tax Credit (HTC) equity in a complex financing structure along with numerous other state and private funding sources.

Ms. Ryan has provided development advisory services to several other non-profit and governmental agencies seeking to use multi-layered financing approaches to implement their projects. She is currently working with HomeSight, a Community Development Corporation (CDC), to provide a master development plan for the Southeast Economic Opportunity Center (SEOC), a 3-acre mixed-use campus, at the Othello Light Rail Station, with education, health care, housing, small business assistance, early childhood and community center facilities. She also spearheaded the work behind the Rainier Beach Food Innovation Center for the City of Seattle.

Kristin Ryan is an astute and experienced developer having managed development projects totaling over \$400mm in housing, medical offices, schools and theaters over the course of her career.

The Louisa Hotel is Ms. Ryan’s fifth historic rehabilitation project and her third utilizing Historic Rehabilitation Tax Credits. She will be the Partner in charge on the Louisa development.

## **UNDER CONSTRUCTION:**

### **Waterton Apartments** – Eastlake – *Barrientos /Links Team*

50 apartments over 2,500sf of retail space. Estimated completion-October 2017

### **Projects with Construction to Start Fall 2017**

### **Louisa Hotel** - Seattle's International District – *Barrientos / RYAN and Louisa Hotel LLC*

84apartments over 7,500 of retail space. Estimated Construction start date: October 2017

### **Projects in pre-development phase:**

### **225 Roy St** – Uptown – *Barrientos/WAHO Team*

300 apartments over 10,500sf of retail space. Estimated Construction start date Spring 2018

### **Othello Light Rail Apartments** – *barrientos / RYAN LLC for HOMESIGHT*

220 apartments over 55,000sf medical clinic

### **Pacific Tower North Lot Apartments** *Barrientos for PACIFIC HOSPITAL PDA*

300 apartments in planning and entitlement stages

## **COMPLETED PROJECTS:**

### **Cora Apartments** – Queen Anne – *Barrientos/Cahill Team*

50 apartments over 1,500sf of retail space. Completed July 2017

### **Parsonage Student Housing** – UDistrict – *Barrientos/Cahill Team*

85 apartments – no retail. Delivered Completed August 2017

### **Lexicon Apartments** – Capital Hill – *Barrientos/Amundsen Team*

50 apartments over 2,500sf of retail space. Completed October 2014

### **Hollywood Lofts** – Capital Hill – *Barrientos/Amundsen Team*

25 loft apartments over 2,500sf of retail space. Completed October 2015

### **Rubix Apartments** – Capital Hill – *Barrientos/Amundsen Team*

50 apartments over 2,500sf of retail space. Completed April 2016

### **Ernestine Anderson Place** – Central Area – *Barrientos/LIHI*

60 affordable, senior apartments over 5,000sf of commercial space. Completed 2015

### **The Chloe Apartments** – Capitol Hill - *Barrientos*

120 apartments over 8,000sf of retail space. Completed in December 2009

### **Youngstown Flats** – West Seattle – *Barrientos/Legacy Team*

198 apartments over 2,000sf of retail space. Completed May 2013

### **The Pearl Apartments -Capitol Hill** - *Barrientos*

80 apartments over 8,500sf of retail space. Completed in September 2008

### **The Bernard Apartments – Queen Anne** - *Barrientos*

64 apartments. Completed in February 2007

### **The Packard Apartments –Capitol Hill** - *Barrientos/Ederer*

64 apartments. Completed in January 2010

### **The Gilbert** – Queen Anne - *Barrientos/Eastholm*

54 apartments over 10,000sf of retail space. Completed in January 2006

**705 Weller Street – International District - Barrientos**

40 apartments over 1100sf of retail space. Completed 2006

**Leona Condominiums – Queen Anne - Barrientos**

18 luxury condominium units. Completed summer 2008

**The Ruby Condominiums – East Lake - Barrientos**

52 condominium units. Completed January 2009

**Pacific Tower – Beacon Hill - Ryan**

Renovation of 205,000 sf health and education innovation center with a café, community college classrooms and labs, a dental clinic, and non-profit and government offices. Completed September 2016

**Signature Theatre Project – New York, New York - Ryan**

Frank Gehry designed 70,000 sf three theater complex constructed at the base of a 1.2MM sf hotel and residential tower. NYC Cultural Funds project. Completed 2012.

**Tapestry – East Harlem, New York - Ryan**

185 mixed income units. Completed 2010.

**One Hanson Place – Brooklyn, New York - Ryan**

Historic conversion commercial to residential: 179 luxury condominium units, 10,000 medical commercial condo, and 63' tall historic banking hall turned into retail space. Historic Tax Credit project. Completed 2009.