



## Maria Barrientos, principal

### qualifications

Ms. Barrientos has over thirty years of experience in real estate development, project management, and construction administration. She has successfully managed the development and construction of over \$900 million worth of projects in the last thirty plus years. Ms. Barrientos' strong inter-personal communication skills, strategic thinking, leadership abilities and problem-solving capabilities enable her to successfully analyze challenging problems and work towards workable positive solutions. Ms. Barrientos also spends considerable time as a volunteer on numerous community-based organizations. Ms. Barrientos is the Managing Member and Principal of Barrientos LLC.

### experience

January 1999 – present      **barrientos LLC**      Seattle, WA

For the past 13 years, barrientos has provided real estate development services for the development of real estate projects in a combination of private development, fee development work, and project management for both public and private entities.

### **Projects completed or under construction while at barrientos include:**

#### HOUSING PROJECTS



#### **Youngstown Flats - Mixed Use Apartment Development Project**

Barrientos has teamed up with Legacy Residential Partners to develop this unique apartment building located just 2 blocks south of the west Seattle bridge off of north Delridge and SW Dakota Street. This 185 unit building is located just east of the Longfellow Creek Trail with easy access to lots of green open space. This new \$50 million apartment building will start construction in mid-August 2011 and includes 2 levels of below grade parking. The project will be completed early spring 2013.



#### **Ruby Condominiums - Mixed Use Apartment Development Project**

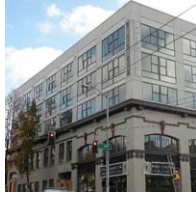
Barrientos was the owner/developer for this condominium project located at the northern edge of Eastlake at 2960 Eastlake Avenue North, just 2 block south of the University Bridge. A new \$14 million condominium was built on this site with 52 market rate units, 7 retail spaces and below grade parking which was completed in January 2009. [www.rubycondos.com](http://www.rubycondos.com)



#### **The CHLOE - Mixed Use Apartment Development Project**

The project site address is 1408 E Union and lies just east of the Pike Pine commercial corridor at the northwest intersection of 14<sup>th</sup> and Union. A new \$30 million 120,000 SF mixed-use residential apartment building with street level retail and approximately 120 units of market rate housing and parking stalls was completed in December 2009 and is now fully leased up. Barrientos was the developer. [www.chloeapartments.com](http://www.chloeapartments.com)

## Packard Building - - Mixed Use Apartment Development Project



Barrientos was the developer for this 60 unit apartment building located at the corner of 12<sup>th</sup> & Pine in the Pike Pine Triangle neighborhood of Capital Hill. The old, historic building was restored, and 3 new floors of housing added to the existing structure. This project was completed in January 2010.

[www.packardbuilding.com](http://www.packardbuilding.com)



## Leona Condominiums

Barrientos was the developer for this 18 unit condominium project located on the south slope of Queen Anne at the corner of Queen Anne Avenue & Ward St. The old, historic building has been converted from apartments into condos. This project was completed summer 2008. [www.leonaliving.com](http://www.leonaliving.com)



## The Pearl - Mixed Use Apartment Development Project

The project is located at 1500 Madison and lies along the Pike Pine commercial corridor at the northwest intersection of 15<sup>th</sup> and Pine & Madison. A new \$20 million 60,000 SF mixed-use residential apartment building with street level retail and 80 units of market rate housing were completed in September 2008. Barrientos was the developer for the project.

[www.thepearlpts.com](http://www.thepearlpts.com)



## The Bernard - Mixed Use Apartment Development Project

This project site lies along the Queen Anne/Uptown commercial corridor on Warren Avenue just north of Denny Way. The existing structure was demolished and was replaced with a new 55,000 SF mixed-use residential project with approximately 62 units of market rate housing and parking located below grade. Barrientos was the developer for this \$12 million project on behalf of Warren Avenue Properties, LLC. [www.thebernard.com](http://www.thebernard.com)



## The Gilbert - Mixed Use Apartments on Queen Anne

The project site lies along the Queen Anne commercial corridor at the southwest intersection of West Garfield Street and Queen Anne Avenue North. This project, completed in 2005, includes a 75,000 SF mixed-use residential apartment project with 7 new street level retail stores, 54 units of market rate housing, and parking located below grade.

[www.thegilbertapartments.com](http://www.thegilbertapartments.com)

## 705 South Weller - Mixed Use Apartment Development



The project site lies within the International District commercial corridor at the southeast intersection of South Weller & 7th Avenue South. There were three separate single family houses occupying the site. barrientos built an \$ 8 million mixed-used residential apartment project with street level retail and 40 units of market rate housing with parking. Barrientos was the developer for the project on behalf of ARDA, LLC. This project was completed July 2006.

[www.705weller.com](http://www.705weller.com)



### Jackson Street Apartments

Barrientos is in process of developing this 61 unit apartment project in partnership with LIHI. The project will target extremely low income seniors with 75% of the units reserved for homeless seniors. The project will include numerous amenities such as a library, front desk security, community room, computer lab, counseling offices and exercise room that will assist residents as they age.

## CULTURAL ARTS FACILITIES AND OTHER PROJECTS:



### Marion Oliver McCaw Hall

Maria Barrientos was the lead project manager during the renovation and conversion of the old Opera House into the new McCaw Hall; which entailed intense coordination between Seattle Opera, Pacific Northwest Ballet and the building Owner, Seattle Center, during the planning, design, and construction periods. Barrientos managed a project management team of four. Project Cost: \$125 million



### Performing Arts Center Eastside

Barrientos was hired to develop a feasibility analysis for the development of a new performing arts center in downtown Bellevue to serve the Eastside community. Barrientos served as the Project Manager for this development project and was coordinating the design, renovation and construction of this stunning new performing arts space before it went on hold.



### Seattle Art Museum: Olympic Sculpture Park

Barrientos has served as the project manager for the Olympic Sculpture Park, an 8-acre open space dedicated to the exhibition of sculpture, located on Seattle's north downtown waterfront. Barrientos' responsibilities included writing the program, preparing development and operating budgets, guiding an international designer selection process, overseeing the design process and managing construction of the park, pavilion and underground parking with SAM staff. Project Cost: \$62 million



### Village Theatre First Stage

Barrientos served as owner's representative in the redevelopment of Village Theatre's First Stage performing arts facility located in historic downtown Issaquah. This 150 seat performing arts center is now home to both Kidstage and will serve as the home for all First Stage New works produced by Village Theatre.

### **Village Theatre - Everett**

Barrientos recently completed the development of Village Theatre's KidStage performing arts facility in Everett, adjacent to the Everett Performing Arts Center in downtown Everett.

### **Seattle Asian Art Museum**

Barrientos served as a project manager to the Art Museum for all their capital projects needs, including renovations at the Seattle Asian Art Museum located in Volunteer Park on Capitol Hill.

### **Urban League Village at Colman School**

Barrientos LLC worked with the Urban Lion of the historic Colman School building for mixed uses of housing and the African American Museum



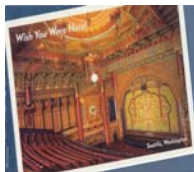
### **Seattle University Performing Arts Center**

Barrientos LLC worked with Seattle University to develop a program and project feasibility analysis for a new performing arts center on the campus that is now under construction.



### **St. Mark's Episcopal Cathedral**

Barrientos LLC has served as project manager for various capital projects for St. Mark's over the last 15 years including the new expansion behind the altar, the new roof, renovation to administrative office space, and developing a master building program that will implement their long range strategic plan.



### **5<sup>th</sup> Avenue Theatre**

Served as the real estate development consultant for the renovation of this beautiful historic theatre structure. The 5<sup>th</sup> Avenue Theatre planned to increase the lobby size, upgrade Back of House Spaces and renovate the auditorium.



### **Mann Building Renovation (Wild Ginger Restaurant)**

Served as the real estate development consultant in the renovation and development of this historic structure. The Wild Ginger restaurant has moved into this building and is the anchor tenant with one floor of commercial office space.

### **Sound Transit's Link Light Rail Space at Opus East**

Served as the real estate development advisor and project manager for Sound Transit in the search for 60,000 square feet of office space for the Link Light Rail division, which focused on the design and construction of the regional light rail system. Barrientos found space, negotiated a lease and served as the tenant representative during the design and construction.



### **Union Station Renovation for Sound Transit New Headquarters**

Represented Sound Transit in the renovation of this historic structure, as their new headquarters space and coordination with the Developer, Union Station Associates.

### **Previous Experience (prior to starting Barrientos LLC)**

1988-1998 Lorig Associates, LLC

Seattle, WA

As a partner of this real estate development company, Ms. Barrientos worked on private development, public and public-private development partnerships as well as consulting projects. Her projects included:

**HOUSING PROJECTS:**

▪ **Uwajimaya Village Mixed Use Development Project**

Ms. Barrientos was a partner in the development of this mixed-use housing development which combined a 76,000 SF flagship Asian grocery store with 176 units of multi-family housing in Seattle's International District. Served as the deal maker for the project with Bruce Lorig, acted as the community liaison and political coordinator for all permits, entitlements and legislative approvals; worked with government officials.

▪ **Seattle University Student Housing (Murphy Apartments)**

Developed a housing and parking garage plan that incorporated 600 parking spaces for their new law school with 200 units of independent apartment-style housing above the parking on the SU campus. Hired by SU as the fee developer to implement the plan.

▪ **Bailey Boushay for AIDS Housing of Washington**

Hired by the non-profit to act as developer in finding land, financing, designing and building a new acute-care nursing home for people living with AIDS.

▪ **Cal Anderson House Apartments for People Living with AIDS**

Hired by the non-profit to act as developer in finding land, financing, designing and building an apartment building for people living with AIDS.

▪ **Lyon Building Renovation for AIDS Housing of Washington**

Hired by the non-profit to act as developer in purchasing the surplus building from METRO, financing, designing, changing use and renovating the historic building for people living with AIDS.

▪ **Commodore Duchess Apartments (Student Housing at UW)**

Structured a partnership with the University of Washington to redevelop an abandoned, historic building and operate it as married student housing on the UW campus.

▪ **Lincoln School Apartments, Eugene, Oregon**

Part of the project team that purchased a historic, abandoned school building from the City of Eugene, to change the use and redevelop as a market rate apartment project.

▪ **Cliff Street Lofts Apartments**

Acted as the Project Manager in the redevelopment and renovation of an old apartment building in downtown Tacoma with the use of City of Tacoma UDAG redevelopment funds.

**CULTURAL ARTS FACILITIES AND OTHER PROJECTS while at Lorig Associates:**

# barrientos

development

project management

real estate

(1989-1998)

- **Eagles Auditorium for A Contemporary Theatre (ACT)**  
Project Manager for this adaptive reuse of historic building into 3 theatre spaces
- **Paramount Theatre Renovation**  
Project Manager in the renovation and redevelopment of the historic Paramount Theatre.
- **Village Theatre (Issaquah)**  
Project Manager for the development of a new theater space
- **Overlake Golf and Country Club**  
Construction Manager for the development of a new clubhouse in Bellevue.
- **Meydenbauer Convention Center Expansion**  
Represented the City of Bellevue and the Convention Center in developing a public/private partnership that incorporated a parking garage with hotel, retail and office development by a private developer, along with the Convention Center expansion.
- **St. Mark's Episcopal Cathedral Renovation**
- **45<sup>th</sup> Street Community Health Clinic**  
Acted as the Project Manager in the renovation of an old historic fire station on 45<sup>th</sup> Street, into a medical clinic.
- **Central Youth & Family Services Administrative Offices/Building**  
Project manager in the development of this new space
- **Seattle Tennis Club Renovation**  
Partner in charge of the project team that is working on the renovation of the old clubhouse.

## **Work Prior To Moving to Seattle:**

### **1977-1988 Club Corporation of America and Corporacion de Clubes en Mexico**

Development Officer for the country club division, providing project and construction management for the building of new clubhouses and managing the development of new golf clubs; then Director of Development for the new company formed in Mexico. Projects included:

- Wildflower Country Club, Temple, Texas
- Red Mountain Ranch Country Club, Mesa, Arizona
- Hackberry Creek Country Club, Las Colinas, Texas
- Marina Vallarta Golf Club, Puerto Vallarta, Mexico
- FONATUR Public Golf Courses, Mexico
- La Cima City Club, Las Colinas, Texas
- Plaza Club, Tucson, Arizona
- Renaissance Athletic Club, Phoenix, Arizona
- Marina Vallarta Yacht Club, Puerto Vallarta, Mexico
- El Palomar Athletic Club, Guadalajara, Mexico

## **education**

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University of Texas, Austin, BS in Advertising and Marketing

## **community activities**

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### Current:

- Woodland Park Zoo Board Member
- Seattle University Board of Regents
- Seattle University Major Institution Master Plan, Community Advisory Committee Member
- City Seattle, New Market Tax Credit Advisory Board Member
- Seattle Center Century 21 Advisory Committee Member
- Pike Pine Triangle Development Group Member
- Pike Pine Urban Neighborhood Council

### Previous:

- Rainier Club, Board Member
- City of Seattle Design Review Board for Magnolia, Queen Anne, South Lake Union
- Pacific Northwest Ballet Advisory Board Member
- International District Public Development Authority, Board Member
- Historic Seattle Public Development Authority, Member and Chair, Development Committee
- City of Seattle Public/Private Partnership Panel

- City of Seattle Transferred Development Rights Advisory Group Member
- City of Seattle Affordable Housing Advisory Committee Member
- WACED, Washington Academy of Community and Economic Development. Worked closely with Richard McIver and Michael Brown in developing the curriculum & teaching real estate development.
- Village Theatre, Board Member
- ARCADE Magazine, Board Member
- Seattle Parks Department Interbay Golf Course Selection Committee
- Wintonia Low Income Housing Project, Past Board Member and Building Committee Chair
- Central Youth and Family Services, past Board President
- Pike Place Market PDA, past Council Member
- Sand Point/Magnusson Park Blue Ribbon Committee
- Municipal Golf of Seattle, past Board Member and Chair