

NEWS RELEASE

FOR IMMEDIATE RELEASE

Legacy Group Capital
Rock House Builders
Bad Boyz GC
08/09/2023

Owner, Builder, and Lender to Work with Snoqualmie Tribe to Preserve Culturally Modified Tree

Small Business Owners Preserve Tribal Cultural Resource

Seattle, August 9 – Legacy Group Capital (Lender and Permitting Consultant) (“LGC”), Rock House Builders (“Owner”), and Bad Boyz GC (“Builder”) have chosen to preserve Luma the Cedar (“Luma”), a Cultural Resource for the Snoqualmie Indian Tribe (“Tribe”). To date, LGC, Builder, and Owner have complied with all required permits and notice requirements regarding Luma and they will continue to do so.

LGC and Builder were first informed that Luma was a CMT on July 21, 2023, in a letter from the Tribe’s attorney. LGC met with the Tribe on August 7, 2023, to better understand Culturally Modified Trees, which are subject to special protection under Washington State Law.

On behalf of the Owner and Builder, LGC will work to develop plans to protect Luma and build one or two units on the site, instead of the three units previously authorized by the City of Seattle Department of Construction and Inspections (SDCI).

“It is critical that Culturally Modified Trees like Luma are respected and preserved,” says Jaime Martin, Executive Director of Governmental Affairs & Special Projects. “We are excited Legacy Group Capital is making this commitment to cultural preservation and we look forward to working with them on developing a process for proactive CMT assessment during their feasibility process. Tribal leadership also looks forward to working with City leaders on their commitment to develop legislative protections and improved processes for identifying these threatened cultural resources.”

“Legacy Group Capital is eager to work with the Snoqualmie Indian Tribe and their Department of Archaeology and Historic Preservation on a re-design that protects their Cultural Resource, Luma, and minimizes the financial impact for Victor and Joe,” said Scott Rerucha, CEO of LGC. “We also hope to develop a stronger relationship with the Tribe, as we’ll be relying on their expertise to identify CMTs moving forward.”

Mayor Bruce Harrell and Councilmember Dan Strauss are exploring new regulations to protect CMTs within the City of Seattle and to provide reasonable predictability for

builders. Until those regulations are in place, LGC will partner with the Tribe to quickly determine, during a feasibility period, if trees on potential infill development sites are CMTs.

“Trees and housing are both critically important to Seattle’s future,” said Mayor Bruce Harrell. “Working together, I’m grateful for the collaborative approach embraced by the owner, builder, lender, and Snoqualmie Tribe to reach a solution preserving this Culturally Modified Tree and allowing for much needed housing. We look forward to continued partnership with Tribes and regional Native leaders to identify and protect Culturally Modified Trees in our city.”

“Thank you to the home builder team in Wedgwood and the Snoqualmie Tribe for protecting the important cultural resource – Luma – while building the housing our city desperately needs,” said Councilmember Dan Strauss. “When permits were issued, it was unknown that a Culturally Modified Tree existed on the property and because of community advocates, the Snoqualmie Tribe, and home builders who want to do the right thing – we have the best of both worlds: Luma, and the housing we need.”

About Legacy Group Capital

LGC is a premier private lending company based in Bellevue, WA. LGC partners with builders, investors, and homeowners to achieve their real estate and investment goals.

LGC acquires real estate properties for redevelopment using their investment funds or to place with local builders. When they place a development opportunity with a local builder, they also assist with due diligence, design, and permitting.

About Rock House Builders and Bad Boyz GC

Rock House Builders and Bad Boyz GC are owned and operated by Victor Chaname and Joe Chaname, respectively. Victor and Joe are brothers and Peruvian immigrants. They both live in the Puget Sound Region with their families. Victor and Joe have owned and operated a successful subcontracting business since 2014. The project at 3849 NE 88th St is their second ground-up development project.