



Northshore Townhomes Kenmore, Washington

Owner: Mastro Properties
General Contractor: Owner

This townhome development in Kenmore, Washington was designed with a focus on community and open space. The site's constraints were mitigated by directing the design response towards enjoyment of what the challenge presented. Wetland areas were used as visual amenities for rear-facing yards and a wide utility setback on the south became an expansive greenspace which also increased the building setback to neighboring properties. Inside, the project focuses on a common open space which at the end of the tree-lined entry driveway. The layout of the buildings themselves responded to the project's requirement for density by wrapping around the open space, creating a perimeter street with an organic feel, avoiding the typically monotonous straight streets so common in townhome projects. Each townhome unit includes an attached garage, with all unit interiors adorned in modern appointments with condo-grade finishes and Energy Star appliances and light fixtures.

Construction Type: V-B
Construction Cost: withheld
Completion Date: Summer 2008

Site Area: 262,666 sf (6.03 acres)
Scope of Work: New three-story townhomes with attached garage
Density: 14.3 units / acre

Development Profile: 124,081 sf – residential living
36,458 sf – residential garage

<u>Unit type</u>	<u>Count</u>	<u>Avg. Area</u>
2 bed / 2.25 bath	43	1,338 sf
3 bed / 2.5 bath	31	1,501 sf
3 bed / 2.25 bath	12	1,668 sf
Total	86 units	