



grouparchitect



## Leilani Square Seattle, Washington

Owner: Mastro Properties  
General Contractor: Owner

Leilani Square takes its name from one of the site's previous occupants, the Leilani Lanes bowling alley. The large site was faced with a wide range of adjacent uses (single family to ministorage) which necessitated a multiple-building architectural response around a central open space courtyard which cascades through the project, following the original site's grading. A varied palette of exterior materials and articulations of building massing allowed the project to better respond to its context. Walk-up units occupy the western building's ground-level frontage while live-work units along the north and retail unit opportunities allow the project to respond to the commercial nature of Greenwood Avenue to the east. All unit interiors are adorned in modern appointments with condo-grade finishes. Energy Star appliances complement the targeted Built Green certification.

Construction Cost: withheld  
Completion Date: TBD (est. summer 2010)

Site Area: 98,720 sf (2.27 acres)  
Scope of work: New mixed use buildings with subterranean garage  
Density: 125 units / acre

Development Profile: 204,703 sf – residential  
5,357 sf - retail  
123,415 sf – garage

Unit type	Count	Avg. Area
Studio	154	462 sf
1 bed	67	817 sf
2 bed	54	1,095 sf
3 bed	2	1,218 sf
Live / Work	6	708 sf
<b>Total</b>	<b>283</b>	<b>units</b>

Sustainable Certification: Built-Green - Targeted