



grouparchitect



304 East Thomas Street Seattle, Washington

Owner: Mastro Properties
General Contractor: Owner

304 East Thomas occupies a prominent corner site atop Interstate 5 near the Seattle REI building in Capital Hill. The exterior landscaping responds to the site’s downhill slope by terracing planters along the street with a complementing water feature. Ground floor units enjoy private patios while all units have access to the private common area patio which is landscaped to provide visual screening from the nearby apartment buildings. A common amenity rooftop garden with adjacent amenity room provides outdoor seating and year-round access to private open space. All unit interiors are adorned in minimalist appointments with modern finishes and large windows overlooking Lake Union, downtown Seattle, and the Olympic Mountains. Energy Star appliances complement the targeted Built Green and Built Smart certifications.

Construction Cost: withheld
Completion Date: TBD (begins summer 2009)

Site Area: 7,206 sf (0.17 acres)
Scope of work: New apartment building with subterranean garage
Density: 176 units / acre

Development Profile: 26,531 sf – residential
18,621 sf – garage

Unit type	Count	Avg. Area
Studio	11	467 sf
1 bed	14	727 sf
2 bed	5	834 sf
Total	30 units	

Sustainable Certification: Built Green – 1 star (targeted)
Built Smart (targeted)