



grouparchitect



Sunrise Manor Estates

Bonney Lake, Washington

Owner: Mastro Properties
General Contractor: Owner

This townhome development in Bonney Lake, Washington was designed with a contemporary aesthetic for an area blighted with predominantly faux-craftsman builder homes. The project is high-density but the density is mitigated by the creative orientation of units around interior courtyards, regenerative but differentiating uses of exterior colors, and centralization of the development around a common open space with associated amenity room and picnic shelter. The central open space, the adjacent complex manager's office building and children's play area, and nearby detention pond, all work together to create a large continuous green space which breaks the development into two sections to further reduce the project's apparent scale. Each townhome includes an attached garage, with all unit interiors 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: 13.10 acres
Scope of Work: New three-story townhomes with attached garage, amenity building and office
Density: 18 units / acre

Development Profile: 334,342 sf – residential living
114,727 sf – residential garage
836 sf - amenity room / cabana (indoor)
649 sf – picnic shelter (covered outdoor)
559sf – rental office and mail room

| Unit type | Count | Avg. Area |
|------------------|------------------|-----------|
| 3 bed / 3 bath | 40 units | 1,498 sf |
| 3 bed / 2.5 bath | 192 | 1,498 sf |
| Total | 232 units | |

Sustainable Certification: Built Green - Targeted