



**Client**  
Emerald Bay Equity

**Challenge**  
The design goal of this urban infill project was to integrate high quality retail that maximizes street level traffic with residential buildings that maximize views.

**Location**  
Seattle, Washington

**Site Area**  
One urban block

**Building Area**  
13,000 square feet

**Features**  
39 apartments, 16,400 square feet, 80 below-grade parking stalls.

**Year Built**  
2008

**TISCARENO ASSOCIATES**  
ARCHITECTURE + URBAN DESIGN