



Klahanie

AFFORDABLE FAMILY HOUSING

This project is the result of a joint partnership between two non-profit developers for low and very low-income households. The four acre site is located in an upscale neighborhood of Issaquah Washington on a moderately sloping site.

The program called for 51 townhomes, a community building, laundry facilities, and play areas for children. Special design considerations were made to acknowledge the needs of large, often extended families of the South East Asian immigrant population which has settled in the area over the last several years. The project offers a mix of 3-, 4-, and 5- bedroom units along with 1- and 2- bedroom units. The dining area in the 4- and 5- bedroom units is sized for extended family gatherings. A 'swing bedroom' allows for some adjoining units to shrink or grow as needed.

Parking is located at the perimeter of the site, with housing and communal facilities at the center linked with pedestrian pathways. A large barbecue pit used throughout the year for various cultural events is also centrally located. A community garden set aside for resident use is located at the edge of the community. The entire project is accessible despite the fact that it holds a number of level changes.

2000 HUD Best in American Living Gold Award
1998 Builder Magazine focus on Affordability Award

PROJECT DATA

Client:	St Andrew's Klahanie LLP
Location:	Issaquah, WA
Completion:	1998
Units:	51 townhomes
Amenities:	Vegetable garden, community center
Site Area:	4.18 acres
Project Area:	5,000 sf
Parking Ratio:	1.9 spaces/unit
Cost:	\$5 million

