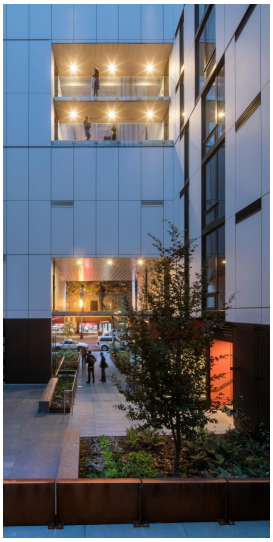
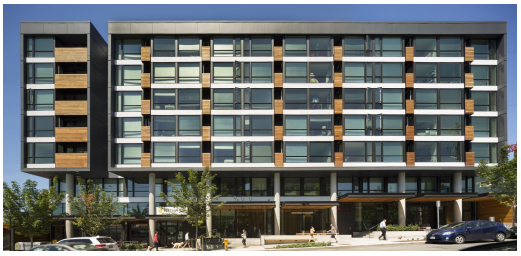
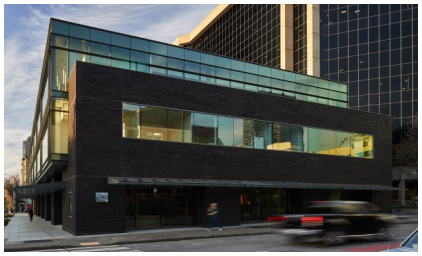
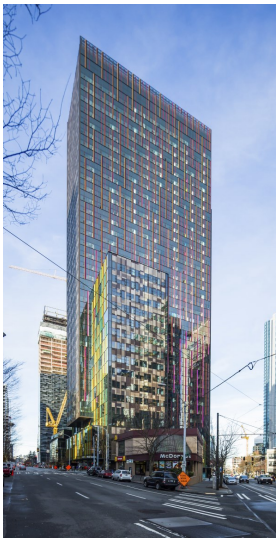




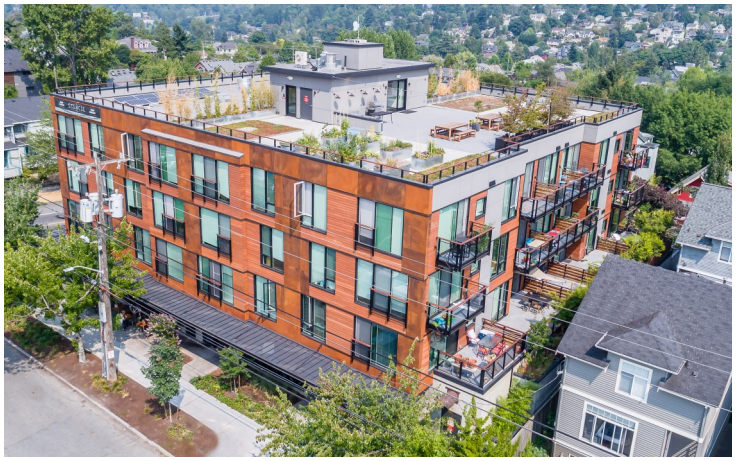


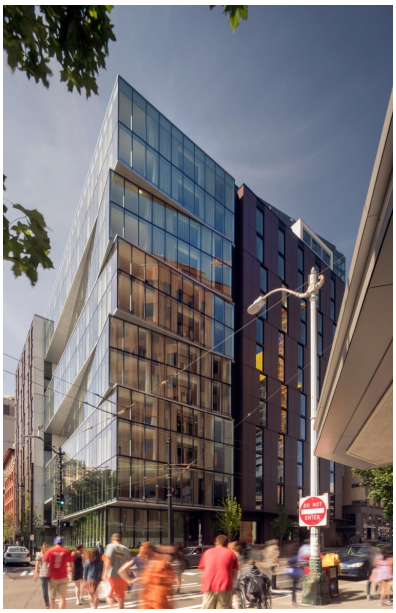


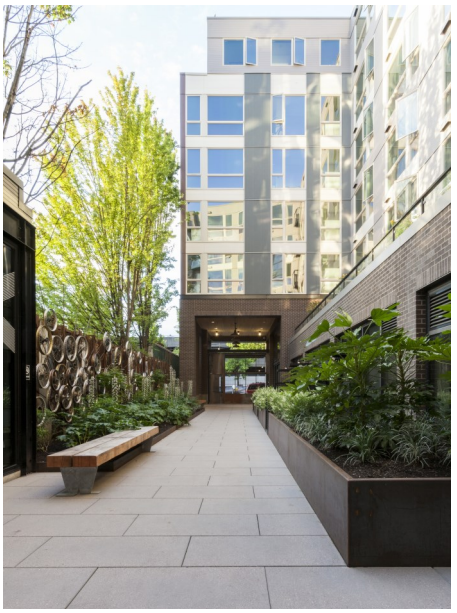
Seattle | People's Choice

URBAN DESIGN AWARDS

2017







INTRODUCTION

The objectives for hosting the 2017 People's Choice Urban Design Awards were threefold: to dialogue with the public about urban design issues and considerations; to promote public understanding of the Design Review Program in Seattle; and to engage the public by voting on the finalist projects which they feel best exhibit urban design. We believe it is important to recognize and praise the many architects and developers that are going through the design review process and doing great work in our communities.

Design Review Program staff started with a list of 160 Design Review projects that were completed in the last two years. Projects were sorted into three categories: Highrise, Midrise and Lowrise. Staff then went through several selection rounds to identify exemplary projects, based on the Council adopted Design Guidelines, resulting in a list of 9 projects per category.

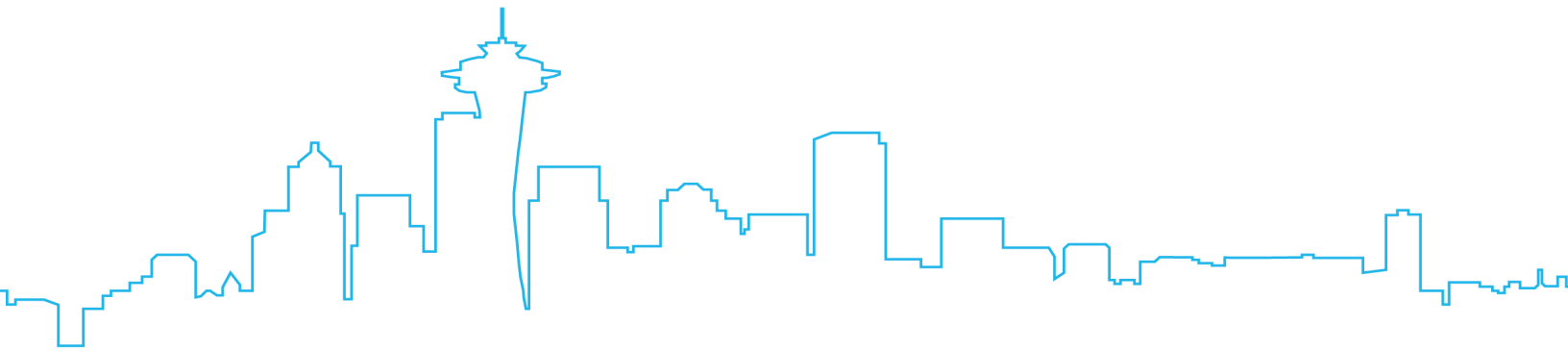
Before voting, the public was asked to reflect on design and development in Seattle and consider key principles of urban design as criteria to evaluate projects. The public was invited to vote for the project in each category which they felt demonstrated design excellence. Voting occurred in person at the 2017 Seattle Design Festival and via an online survey. We were very excited to receive over 1,400 votes in the People's Choice competition and are pleased to announce the winning buildings.

Thank you for participating!

WHAT IS DESIGN REVIEW?

Design Review is one of the tools the City uses to create a better city by giving citizens, the Design Review Boards and the Department of Construction and Inspections (SDCI) a voice in the design of most new multifamily and commercial buildings.

Learn more about the Design Review Program at:
http://www.seattle.gov/dpd/aboutus/whoweare/designreview/program/



WHAT IS URBAN DESIGN?

Urban Design is the careful and conscious design of our buildings, public spaces and landscape, and how these promote sustainable lifestyles and safe, dynamic communities.

As Seattle changes and grows, the thoughtful design and development of our built and natural environment is more critical than ever.

Below are some key principles for quality Urban Design. These principals are universal--specific regions, cities and neighborhoods add more details relevant to their unique conditions, often in the form of a development code or Design Guidelines.

Principles of Urban Design Excellence

Respond to Physical Context and Site Features

1. Integrate sustainable systems, materials, operations, species and features.
2. Strengthen desirable form patterns, natural features and public spaces.
3. Emphasize positive design elements, history and character from the locale.

Reinforce the Public Realm and Public Life

4. Implement pedestrian connections, continuity, safety and amenity.
5. Ensure street level interaction with transparency, doors, and activating uses.
6. Create usable, sunny and generous places for tenants, customers and public.

High Quality Building Concept, Design, Materials and Execution

8. Arrange uses and access points to reinforce streets and the public realm.
9. Minimize impacts from vehicles, services and utilities, and limit blank walls.
10. Compose buildings with multiple scales, depth, material variety and quality.
11. Create positive open spaces with amenities and lush landscaping.
12. Integrate weather protection, lighting, signage and all exterior details.

FINALISTS

Lowrise

1 **414 NE Ravenna Blvd**
Helene Apartments
B+H Architects

4 2nd place **5019 Roosevelt Way NE**
The Marion West
Runberg Architecture Group

5 **3651 Interlake Ave N**
Harbor Interlake
NK Architects

6 **1823 Eastlake Ave E**
East Howe Steps Apartments
Bushnaq Studio

7 **1701 Dexter Ave N**
Dexter Hayes Apartments
Bushnaq Studio

8 **722 3rd Ave N**
Third & Valley Townhomes
David Vandervort Architects

15 **113 17th Ave E**
Chelsea Townhomes
NK Architects

16 3rd place **2400 3rd Ave**
Third & Battery
Perkins + Will

23 1st place **2407 E Union St**
Stencil Apartments
Johnston Architects

Midrise

2 2nd place **900 NE 65th St**
The Rooster
Weinstein A+U

3 **6450 24th Ave NW**
Ballard Public
Johnston Architects

12 **528 Pontius Ave N**
AMLI South Lake Union 2
GGLO Design

13 **101 John St**
101 John Apartments
Kilburn Architects

14 3rd place **105 Warren Ave N**
Clarendon Apartments
Encore Architects

19 **600 E Pike St**
AVA Capitol Hill
Ankrom Moisan Architects

20 1st place **714 E Pike St**
Pike Motorworks
Weber Thompson

21 **1414 10th Ave**
Infinity Apartments
Ankrom Moisan Architects

26 **5343 Tallman Ave NW**
Odin Apartments
Runberg Architecture Group

Highrise

9 1st place **400 Dexter Ave N**
400 Dexter
CollinsWoerman

10 **400 9th Ave**
Block 45
NBBJ

11 **501 Fairview Ave N**
Urban Union
CollinsWoerman

17 2nd place **2021 7th Ave**
Doppler
NBBJ

18 **1007 Stewart St**
Midtown 21
LMN Architects

22 **1321 Seneca St**
Luma Condominiums
Weber Thompson

24 3rd place **1900 1st Ave**
100 Stewart Hotel & Apartments
Olson Kundig Architects

25 **1301 Western Ave**
Cyrene
Ankrom Moisan Architects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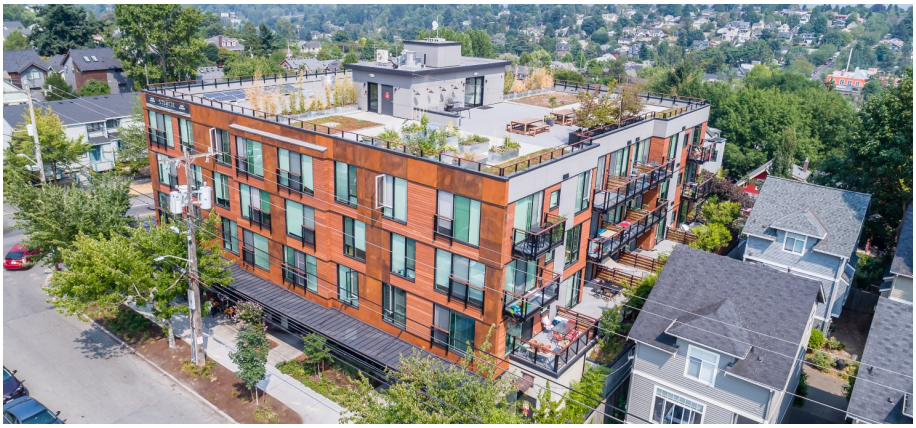
LOWRISE

FIRST
lowrise

Stencil Apartments
2407 E Union St



Johnston Architects
architect

Karen Kiest Landscape Architects
landscape architect

CT Engineering
structural engineer

Coughlin Porter Lundeen
civil engineer

Lake Union Partners
owner & developer

Stencil's form and materiality was conceived as a response to its rich context. The corner of 24th and Union is bustling, so Stencil's cubic form and steel cladding form a "shield" to anchor the corner and present a strong face to the urban context to the north and west. The rusted steel evokes a sense of warmth, age, and industry—and a little bit of funk, emphasizing the history and character of the Central District by not appearing too new, cold, and gentrified. These strong public faces project slightly past their two ends, protective of the soft grey "interior" at the residential frontages to the south and east. Projecting decks on the block interiors additionally lend a residential scale and texture toward a softer interface with neighbors. A counterpoint to the facades above, the transparent retail base reinforces the public realm with activating uses and opportunity for interaction.

SECOND
lowrise

The Marion West
5019 Roosevelt Way NE

Runberg Architecture Group
architect

Susan Black Associates
landscape architect

Quantum Consulting Engineers
structural engineer

Coughlin Porter Lundeen
civil engineer

Rushing Company
mechanical & electrical engineer

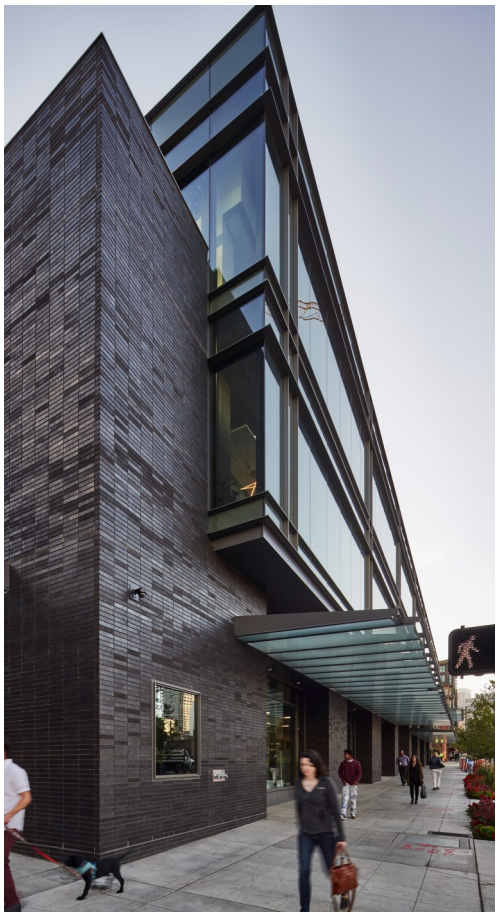
BNBuilders
general contractor

Developed through a unique partnership of the nonprofit housing developer Low Income Housing Institute, YouthCare and the University District Food Bank, The Marion West provides 29 units of workforce housing and 20 units of supportive housing for young adults. Located adjacent to Seattle's historic University Branch Library, The Marion West's design respectfully angles back from the street and gestures towards the library's large public lawn. The building colors represent a modern response to the historic library, with its white base and play of blue-green accents. The building provides space for counseling and on-site employment training for formerly homeless youth, food bank, rooftop urban agriculture and street-side café.

THIRD
lowrise

Third & Battery

2400 3rd Ave



Perkins + Will
architect

Brumbaugh and Associates
landscape architect

KPFF Consulting Engineers
civil & structural engineer

Lease Crutcher Lewis
general contractor

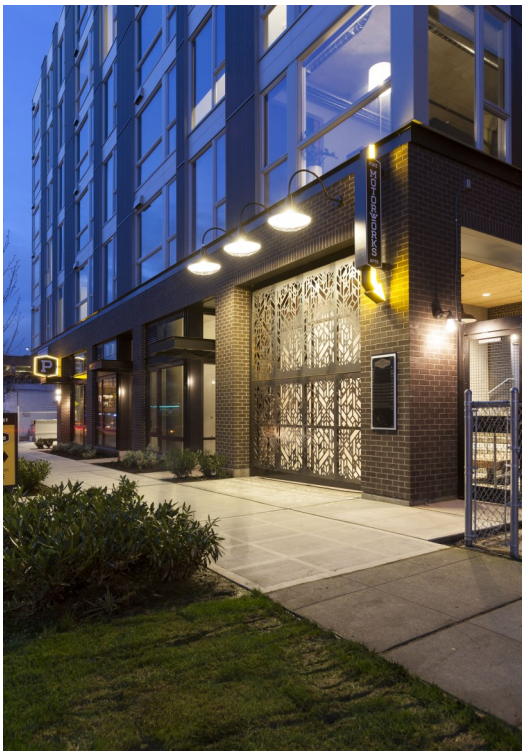
MSRE
owner

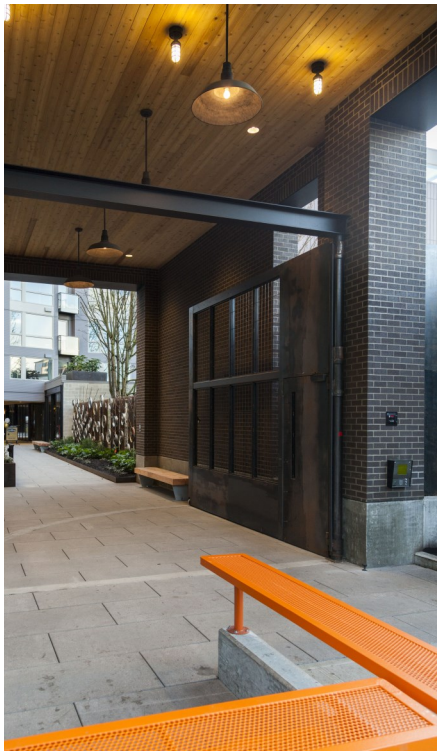
Third & Battery responds to context through careful consideration of turn of the century and mid-century modern influences of the Belltown urban fabric. The simple parti of a glass jewel box elevated above a high quality brick base creates depth and character with a human scale. The exterior delivers a clean and textured design that is well crafted and constructed. Generous sidewalks, street trees and plantings, and elegant glass canopies create an engaging pedestrian realm with continuous retail frontage. The building is a crisp and well-composed addition to an evolving neighborhood that strengthens its sense of place through design.

MIDRISE

FIRST
midrise

Pike Motorworks
714 E Pike St





Weber Thompson
architect & interior designer

Graham Baba Architects
retail architect

Hewitt
landscape architect

Exxel Pacific
general contractor

The Wolff Company
owner

Pike Motorworks' prime location in Capitol Hill, a lively and historic neighborhood, was the inspiration behind its cohesive design. It embraces the vitality of the neighborhood by opening the block and integrating retail spaces, residents and the community with two internal, public, mid-block connectors, north/south and east/west. The internal courtyard is activated with public art, residential units and amenities as well as retail and two residential lobbies that knits the community together.

The south connector entrance is the former BMW Showroom, a brick and timber structure from 1926. This historic façade and it's unique entry plaza was preserved as a focal point that also serves as the main entrance and outdoor seating area for the Redhook Brewlab.

Rising from the brick structure is a seven-level building designed to mitigate the size of the project and help the mass recede into the background allowing the engaging pedestrian experience to shine.

SECOND
midrise

The Rooster
900 NE 65th St

Weinstein A+U
architect

Karen Kiest Landscape Architects
landscape architect

Coughlin Porter Lundeen
civil & structural engineer

Rushing Company
mechanical & electrical engineer

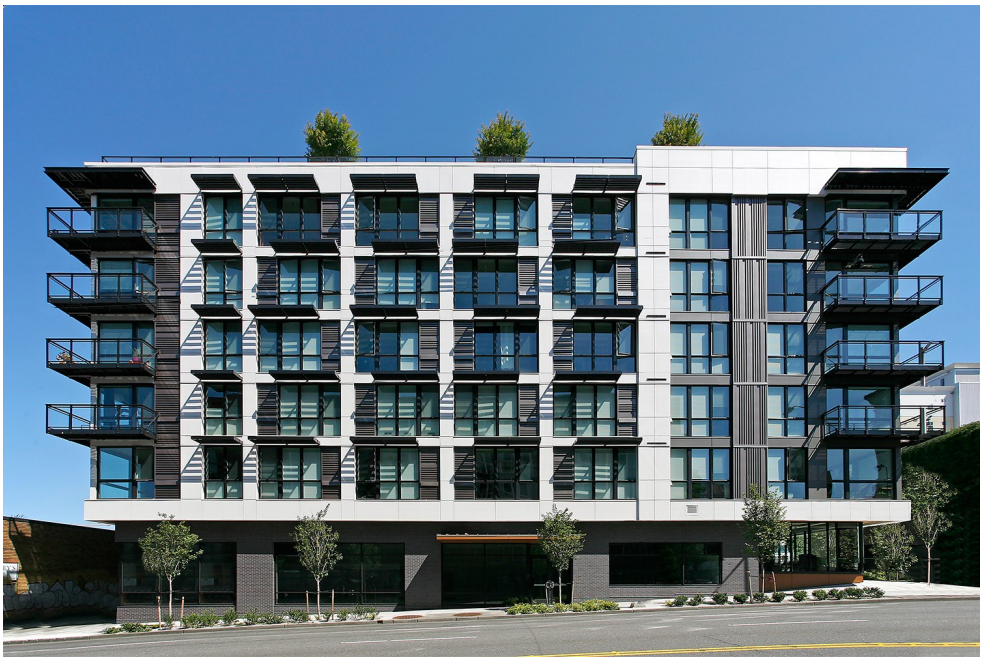
Exxel Pacific
general contractor

The Rooster - a mid-block, high-density, transit-oriented building - balances consistency with response to specific circumstances. Particular attention was paid to its relationship to the streetscape, active with pedestrians, bus-riders, retail venues, and residential traffic. At the Rooster, the residential levels are lifted from the street by dramatic two story concrete columns. On busy, commercial NE 66th street, this move facilitates spill out for restaurants and built-in benches of reclaimed wood along the pedestrian zone. On residential NE 65th Street, the ground level is quieter: a lounge, kitchen, and lobby look onto the street. On 66th, extra length is separated with a visual break yet continues the material pallet: floor to ceiling glass, wood decks, and white floor bands. Quality materials that connect to both the residential and commercial neighbors are part of the Rooster's commitment to urban design.

THIRD
midrise

Clarendon Apartments

105 Warren Ave N



Encore Architects
architect

Karen Kiest Landscape Architects
landscape architect

DCI Engineers
structural engineer

Coughlin Porter Lundeen
civil engineer

Alliance Pacific Northwest Builders LLC
general contractor

Alliance Residential
owner

Located on a compact plot at the edge of Downtown Seattle, Clarendon Apartments is sited between an energetic thoroughfare along Denny Way, and a quiet residential neighborhood to the north. Outdoor spaces are maximized along the western and eastern facades, each offering a different urban experience; stunning views of Elliott Bay to the west, and a quiet and walkable neighborhood feel to the east. On the south facade, brise soleils are employed to mitigate the relentless sun, allowing for energy efficiency while also adding design interest. Drawing influence from the nearby Space Needle and the wonderfully crafted structures of the 1962 Seattle World's Fair, Clarendon's materiality speaks directly to its surrounding context while remaining stately and humanistic in scale. The building pushes and pulls based on the activity of each facing street; advancing toward the frenetic energy of Denny Way, and retreating back along sleepy Warren Avenue. Clarendon successfully exists at the intersection of many different urban contexts.

HIGHRISE

FIRST
highrise

400 Dexter
400 Dexter Ave N

CollinsWoerman
architect

Weisman Design Group
landscape architect

KPFF Consulting Engineers
civil & structural engineer

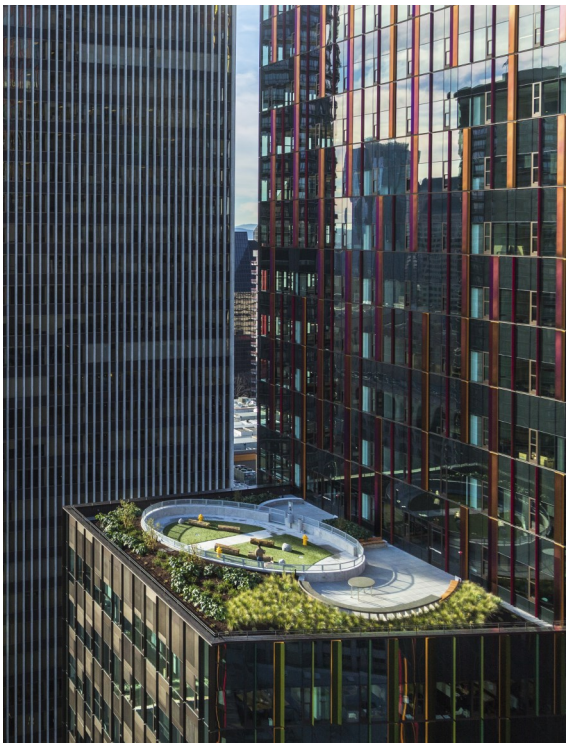
BNBuilders
general contractor

Alexandria
owner

The new headquarters for Juno Therapeutics, one of the fast-growing biotechnology companies in Seattle, replaces three single-story buildings with a new 12-story research lab building. The heavy thoroughfare along Dexter Avenue and pedestrian traffic from encroaching South Lake Union developments were major influences on the design of this site. With 15 percent of the site being designated to outdoor spaces, street-level objectives include:

1) Enhance the new gateway from SR99 to South Lake Union;
2) Provide open space enlivening the pedestrian experience along adjacent sidewalks;
3) Help create a friendly connection to Seattle Center from Harrison; and
4) Showcase a restored, landmark-designated, street-clock (here since 1939).

Placement of the 12-story building provides a significant 24/7 public space with strong neighborhood connection and good solar exposure. Voluntary setbacks of street facades afford additional width to the sidewalk presenting opportunities for outdoor seating/gathering, a more comfortable distance from traffic.



SECOND
highrise

Doppler
2021 7th Ave

Doppler rethinks the downtown office tower, reimagining the workplace as a friendly, multi-cultural hub that embodies the new generations that occupy it. It is distinguished by a rich color palette, fully operable windows up 38 stories, exterior sun shades, green roofs, occupiable decks (including a dog park), neighborhood retail, a two-way cycle track with a ground level bicycle entry and double tree allee, and landscaped outdoor civic spaces with overhead weather protection, public seating and signature artworks by Julie Speidel. The indoor public spaces incorporate imaginative concepts such as a "sound sculpture" that changes with the weather and traffic conditions and a "literature wall" that tells classic tales of discovery from around the world in their original language. Among its many sustainable features is a district energy system that utilizes waste heat from a neighboring data center to heat the buildings on multiple city blocks, starting with Doppler.

NBBJ
architecture, planning & interior design

Site Workshop
landscape architect

MKA
structural engineer

WSP
mechanical & electrical engineer

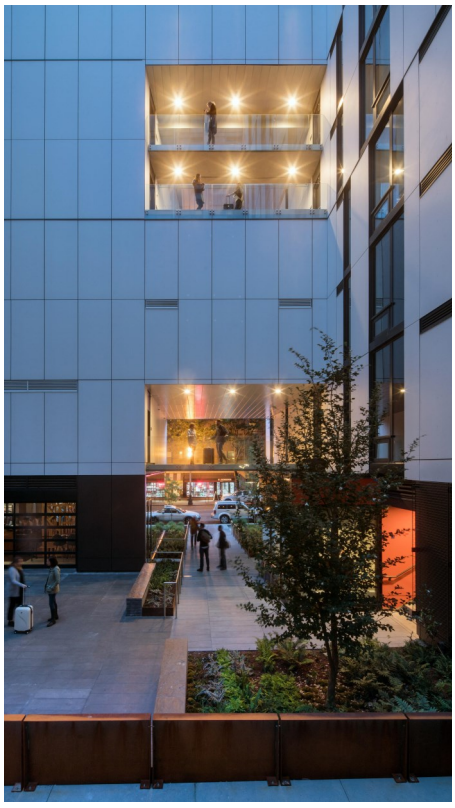
Walters & Wolf
design/build curtainwall

Sellen Construction
General contractor

THIRD
highrise

100 Stewart Hotel & Apartments

1900 1st Ave



Olson Kundig
architect

Jensen Fey Architecture
interior design

Swift Company
landscape architect

Magnusson Klemencic Associates
civil & structural engineer

Turner Construction Company
general contractor

Located in the heart of downtown Seattle, 100 Stewart Hotel and Apartments responds to several edge conditions. Sited between the historic Pike Place Market District and Seattle's rapidly developing downtown financial district, the project is also positioned at a major axial grid shift where First Avenue bends to meet the city's topography. The building also relates to its location in Seattle, a city at the edge of the Pacific Rim.

The building's form responds to this edge condition with a focal point "glass lantern" with geometric shifts reflecting the street grid's geometry. The adjoining frame of unitized façades offers a visual counterpoint, anchoring the building to its historic context. An interior courtyard connects to existing pedestrian pathways, offering a sheltered space of respite. The eleven-story hotel, which faces the intersection, both commands and honors the site, transforming from a semitransparent crystal box by day to an illuminated sanctuary by night.


DESIGN
REVIEW