



Seattle | People's Choice  
**URBAN  
DESIGN  
AWARDS**



# INTRODUCTION

The objectives for hosting the 2015 People's Choice Urban Design Awards were threefold: to dialogue with the public about urban design issues and considerations; to promote public involvement in and understanding of the Design Review Program in Seattle; and to engage the public by encouraging people to vote on the finalist projects which they feel best exhibit urban design excellence. Before voting, we asked the public to consider key principles of urban design as criteria to evaluate the projects. We also 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 over the past three 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 short list of approximately 80 projects and a final list of 9 projects per category.

We then asked people to reflect on design and development in Seattle and explore what constitutes an exemplary Design Review Project. Everyone was invited to vote for the project in each category that they felt demonstrated design excellence. Voting occurred in person at the 2015 Seattle Design Festival and via an online survey.

We were very excited to receive over 1400 votes in the People's Choice competition and are pleased to announce the winning buildings.

*Note: narratives for each project were provided by the project team.*

**Thank you for participating!**



# 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.
- 7) Prioritize pedestrian, bike and transit access, amenities and facilities.

### 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.

Learn about urban design and the Design Review Program at:  
<http://www.seattle.gov/dpd/aboutus/whoweare/designreview/program/>

# FINALISTS

## Lowrise

2 **2020 NW Market Street**  
EHS Design

5 **2301 W Newton Street**  
E Cobb Architects

first  
9 place **711 Bellevue Ave E**  
*Belroy Court*  
Weinstein A+U

10 **1531 E Mercer Street**  
*Wellington Lofts*  
David Neiman Architects

third  
19 place **109 12th Ave E**  
*Sola 24*  
Pb Elemental

second  
20 place **1600 E John Street**  
*Anhalt Landmark Apartments*  
Public 47

24 **1601 16th Ave**  
Weinstein A+U

26 **1614 S Jackson Street**  
*Casa Latina*  
Johnston Architects

27 **7018 California Ave SW**  
*Morgan 5.1/5.2*  
Caron Architecture

## Midrise

1 **2034 NW 56th Street**  
*Greenfire Campus*  
Johnston Architects

3 **5343 Tallman Ave**  
*Odin*  
Runberg

first  
4 place **4558 7th Ave NE**  
47+7  
Collins Woerman

6 **100 Republican Street**  
*Expo*  
Runberg

11 **526 19th Ave E**  
Weinstein A+U

17 **1519 Minor Ave**  
Perkins+Will

second  
21 place **1620 12th Ave**  
*12th Ave Arts*  
SMR

third  
22 place **1424 11th Ave**  
*Chophouse Row*  
SKL Architects  
Graham Baba Architects

23 **1525 14th Ave**  
*REO Flats*  
Johnson Architecture

## Highrise

7 **325 9th Ave N**  
*Phase 8*  
Graphite

third  
8 place **400 Fairview Ave N**  
SkB Architects

12 **225 Cedar Street**  
*Dimensions by Alta*  
Hewitt

13 **2521 Western Ave**  
*Walton Lofts*  
VIA Architects

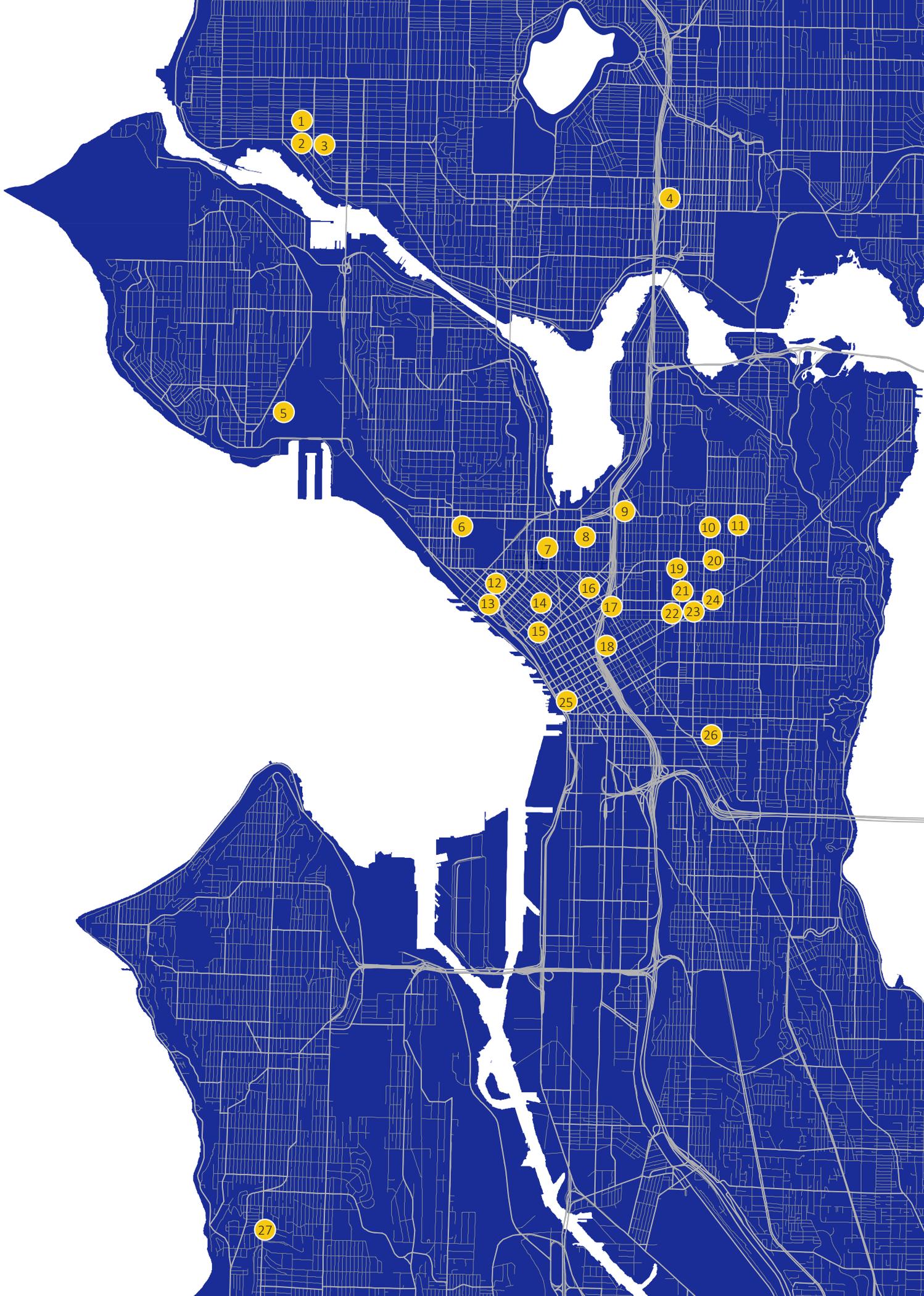
14 **2105 5th Ave**  
*The Martin*  
Callison

15 **1915 2nd Ave**  
*The Viktoria*  
Weber Thompson

16 **1821 Boren Ave**  
*Hill 7*  
Aedas

second  
18 place **802 Seneca Street**  
*Cielo*  
Kwan Henmi Architecture

first  
25 place **888 Western Ave**  
*The Post*  
Weber Thompson



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LOWRISE

**FIRST**  
lowrise

**Belroy  
Apartments**  
711 Bellevue Ave E



Weinstein A+U  
*architect*

DCI Engineers  
*structural engineer*

AHBL  
*landscape architect*

Springline Design  
*civil engineer*

Sazan Group  
*MEP*

BEE  
*envelope*

The Belroy Court Apartments includes the renovation of the newly landmarked 51-unit Belroy Apartments—one of Seattle’s best examples of art deco architecture—and three new apartment buildings containing an additional 58 market-rate apartments.

The thoughtful relationship of new buildings to the historic structure generates a network of varied communal and private outdoor spaces that serve to weave old and new together while maintaining the individual character of the buildings. Strategies for the addition include a contemporary material pallet inspired by the brick of the original; point-block circulation characterized by multiple entry stairs; and punched window openings.

The inner courtyard provides outdoor space for residents that is protected from the bustle of the street. The apartments do not turn their back on the street, however. The new building includes a corner café that spills out onto the sidewalk, an amenity for both residents and the broader neighborhood.



# SECOND

lowrise

## Anhalt Building Renovation + Addition

1600 E. John St.



Converted from an apartment building to generic medical office space in the 1960's, the historic 1930's Anhalt building and site have been restored back to their original residential use, and configured to accommodate 24 apartment units. A new addition has been constructed on the northern third of the property, replacing a surface parking lot. The existing building has been designated a historic landmark with emphasis on preserving the exterior and the distinctive circular stair tower. Consistent with the Secretary of Interior Standards for Rehabilitation, new work has been designed to be compatible with, but also differentiated from, historic building elements. Building on the traditions of Frederick William Anhalt (1895- 1996), the addition provides 15 apartment units configured around a new courtyard positioned between the two structures. Largely self-taught, Anhalt developed numerous apartment buildings in Seattle, and considered a landscaped courtyard an integral component to his projects. He preferred grouping apartments around stair towers accessed from courtyards, to the standard organization of internal corridors and long hallways. The new addition also continues existing urban patterns of the neighborhood, further promoting a well-defined street wall, and continuing the rhythm of covered building entry stoops.

The development is participating in an Energy Code Demonstration Program, in partnership with the City of Seattle, testing an outcome-based approach to energy code compliance designed to encourage the re-use and retrofit of existing buildings through measuring the total energy usage for the site as the sole metric. As a result of the program and energy modeling, the original historic windows could be retained with the addition of a thermal cellular shade on the interior, an energy efficient heat-recovery system was installed in the historic building, and specific areas of the existing building were super-insulated. The new addition has a high-performance thermal envelope and all 39 apartment units incorporate sub-metering and user-friendly controls, allowing the property owners to generate a feedback loop, aimed at encouraging energy conservation by the residents.

**PUBLIC47 Architects**  
*architect*

**DCI Engineers**  
*structural & civil*

**Weisman Group**  
*landscape architect*

**Trinity Real Estate**  
*developer*

**BOLA**  
*landmark consultant*

**WSP**  
*energy modeling*

# THIRD

lowrise

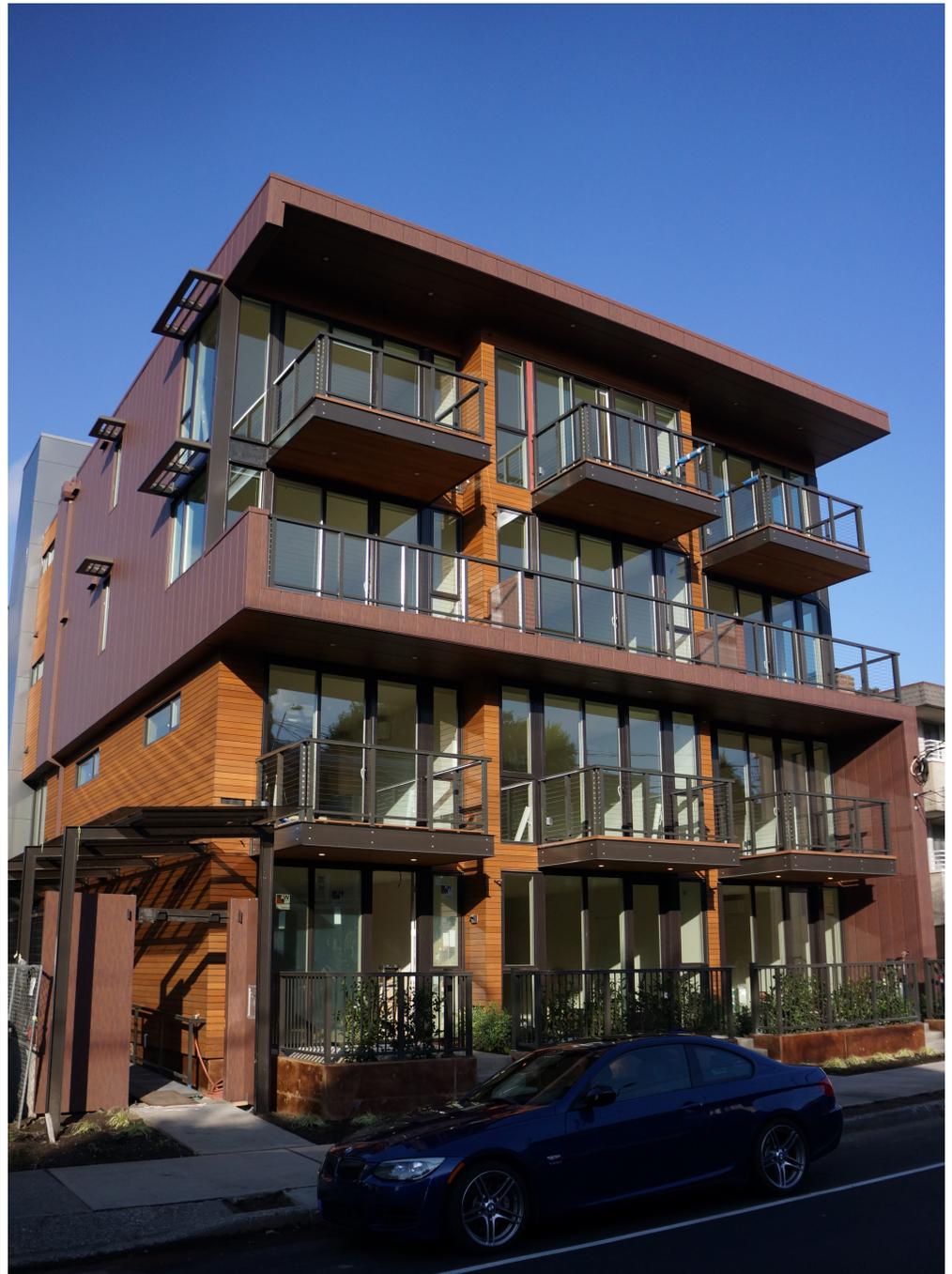
## Sola 24

109 12th Ave. E.

Pb Elemental Architecture  
*architect*

ANR Landscape Design  
*landscape architect*

Decker Consulting  
Engineers  
*civil engineer*



The site is a dense mix of predominantly residential uses in buildings ranging from single-family to apartments and condominiums. The scale and grain of development means that views are limited. As the site slopes about 6 feet, east to west, and continues to slope to 11th Avenue East, there are some territorial views of the neighborhood. There are also typical street views to the east.

The site fronts 12th Avenue East, a major north/south arterial on Capitol Hill. The street fronts are a mix of predominantly residential uses with some ground floor retail uses. Ground floor retail, and some commercial uses on upper floors, is more predominant south of Denny, with more retail uses each block closer to Pine and Pike. The design of Sola 24 gives the ground level units facing 12th Avenue East a front door and stoop on the street, creating a hybrid of a row house within the mass of an apartment building.

There is no alley on this block, so the site shares an 11-foot wide access easement with the parcel to the north. This easement allows loading access to building.

MIDRISE

# FIRST

midrise

**47+7**

4558 7th Ave NE



CollinsWoerman  
*architect*

DCI Engineers  
*structural engineer*

AHBL  
*landscape architect*

Hermanson  
*mechanical engineer*

Cochran  
*electrical*

Sellen/Swinerton  
*construction*



47+7 is a visually striking, 24-unit apartment building in Seattle's University District. It features an impressive steel exoskeleton that communicates the strength and gravity of its unique design.

The building uses a patented panelized construction method invented by Sustainable Living Innovations, a division of CollinsWoerman. It's comprised of 136 floor and wall panels, each complete with integrated plumbing, electrical, and finishes, that were built off-site and assembled atop its concrete slab foundation.

Upon closer inspection of the building, subtle qualities are revealed; in contrast to the rigid outer structure, a softer element emerges via the sheen of the exterior skin, resulting in a beautiful display of color and brilliance. Fine woodgrain patterns are evident in the railings, signage, foliage, community bench, and solar array, providing a quintessentially Northwest feeling of timelessness and adventure.



# SECOND

midrise

## 12th Avenue Arts

1620 12th Ave.



Ground floor entrances pull back from the sidewalk, creating outdoor gathering areas that open opportunities for retail businesses to spillover to the exterior. A consistent material vocabulary of aluminum storefront and board-formed concrete forms a solid, civic-focused building base; yet the entrances to the garage, apartments, restaurants and main lobby each has an individual character that reflects its particular use and function.

Inspiration for the undulating second floor façade comes from the brightly lit, ornamental marquees found on early 20th century theaters. This element provides an exterior expression for the theater spaces within, creates a unique identity for the 2nd floor office uses, and serves as building canopy.

Upper floors are organized in a simple rectangular bar, which recedes from the street to emphasize the public-oriented uses of the lower levels and to create a greater privacy for the apartments. This move allowed for development of two large, outdoor deck spaces on the third floor – one facing east, the other west. A third view deck at the sixth floor is carved from the building mass.

The building sets back from the south property line, creating its own private alley and thereby maintaining access to natural light and fresh air for the adjacent apartment building while providing load-in access and a secure location for bike parking.

Capitol Hill Housing  
*owner*

SMR Architects  
*architect*

Coughlin Porter Lundeen  
*civil & structural*

The Greenbush Group  
*acoustical, AV, mechanical*

Glumac  
*electrical*

PLA Designs  
*theater design*

# THIRD

midrise

## Chophouse Row

1424 11th Ave.

Sundberg Kennedy Ly Au  
Young Architects & Gra-  
ham Baba Architects  
*architects*

MA Wright  
*structural engineering*

Liz Dunn, Pacific Chop  
LLC  
*owner*

MRJ Constructors  
*construction*



Chop House Row is an adaptive reuse/ multi use project in the Capital Hill neighborhood that includes retail, office space and residential units. The new building incorporates the structure and materials of the original auto row building.

*"From the street, little has changed at 1424 11th Avenue in Seattle's Pike/Pine neighborhood. Now it's open to the public, a portal for the hungry, thirsty and curious — or neighbors just looking for a shortcut to 12th Avenue.*

*But Chophouse Row is much more than a shortcut. Inside the arched opening, a small pedestrian street (the Row in Chophouse Row) is lined with retail corners and nooks, and it leads to an irresistible courtyard with a mezzanine dining level. Chophouse Row is a seven-story mixed-use building with a new structural system bolted onto an old automotive base structure."*

- Claire Enlow, freelance journalist, courtesy of the Daily Journal of Commerce

HIGHRISE

# FIRST

highrise

## The Post

888 Western Ave.

Weber Thompson  
*architect*

MKA  
*structural & civil*

Rushing  
*MEP design engineering*

Morrison Hershfield  
*envelope consultant*

Turner Construction  
*general contractor*



The Post is a decidedly modern residential tower that complements the scale and gritty character of its “Commerce District” waterfront location. A sleek glass curtain-wall incorporates terra cotta scale elements that create a contextual relationship to the datum and saturated color of neighboring buildings. A transparent two-story structure, “The Cube,” sits in a landscaped public plaza that links The Post to the Colman Ferry Pedestrian Bridge. A thoughtfully designed concrete and steel stair/elevator structure connects this bridge with Post Avenue, where high quality retail spaces celebrate 20-foot ceilings, large glass panes and inviting entries that energize the pedestrian realm. Along Post Avenue, the building is set back, providing a large court that provides relief to the slender street, bathing the street in light. Festoon lighting strung between The Post and The Colman Building provides festive illumination, bringing safety and activation to what was formerly a dismal and uninviting alley way.



# SECOND

highrise

## Cielo

802 Seneca Street

Laconia Development LLC  
*owner*

Kwan Hemni Architecture  
& Planning, Inc.  
*architect*

Cliff Lowe Associates  
*landscape architect*

Decker Consulting Engi-  
neers  
*civil & structural*

PCL Construction  
*general contractor*

DCI Engineers  
*structural engineering*

Cielo is a 31-story high-rise apartment building located in Downtown Seattle's First Hill neighborhood. Using a combination of glass and metal panels across splayed multifaceted surfaces, the tower is a direct response to the varied patchwork of material, color and proportion along the city hillside. The base of the building is designed to match the scale and experience of nearby structures, using transitional heights to correspond to the sloping street front. Narrow bands of horizontal terra cotta cladding further subdivides the scale of the building at street level, for a relatable pedestrian experience. The 5,000 square foot publicly accessed Kinetic Sculpture Plaza and promenade offer a much-needed connection between Seneca Street and Freeway Park, and when combined with the new retail spaces provided along Seneca Street, help to enliven the street corner.

# THIRD

highrise

## 400 Fairview

400 Fairview Ave N.

Skanska USA  
*owner*

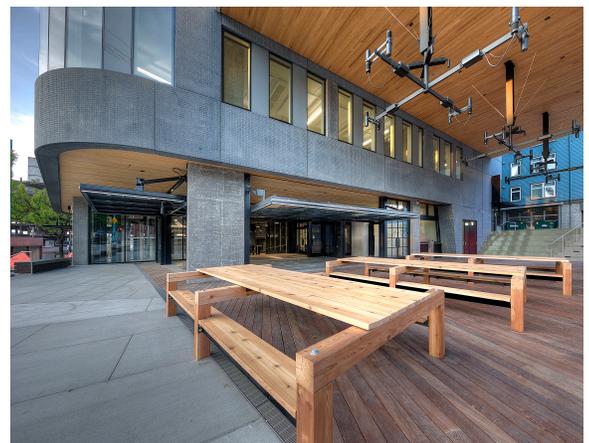
SkB Architects, Inc.  
*design architect*

Kendall/Heaton  
Associates, Inc.  
*architect of record*

Coughlin Porter Lundeen  
*civil engineer*

Swift Company, LLC  
*landscape architect*

Magnusson Klemencic  
Associates  
*structural engineering*



The goal of the project was to design a speculative, Class “A” office building in the South Lake Union area of Seattle from the inside out that redefined and enhanced the relationship of the building’s ground plane with its neighboring context.

The team was not driven by the sculptural “object” of the building, but rather by the idea that flow, connection, amenities, and materiality would better support the tenants and surrounding neighborhood and create a vibrancy and energy that far surpassed that of the typical office development. Focused on human experience and “place making”, the team strived to promote human connection and interaction.

The tower and “The Hall” were 90% leased prior to the building’s opening in October 2015 and the project is targeted to achieve LEED Platinum.





| DESIGN  
| REVIEW