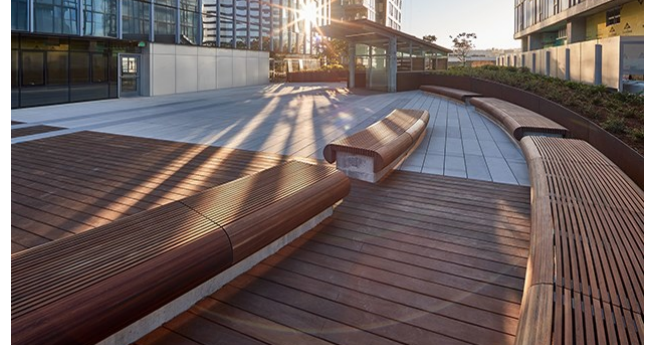


Seattle | People's Choice  
**URBAN  
DESIGN  
AWARDS**



# INTRODUCTION

The objectives for hosting the 2019 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 great 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 over 200 Design Review projects that were completed in the previous 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.

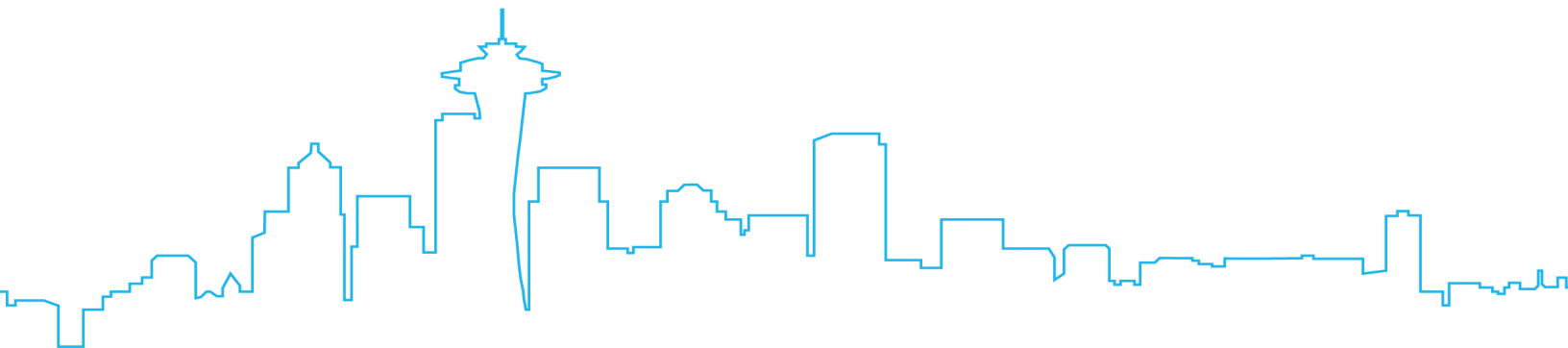
Before voting, the public was asked to reflect on design and development in Seattle and consider key principles of urban design as criteria to evaluate projects. The public was invited to vote for the project in each category which they felt demonstrated design excellence. Voting occurred in person at the 2019 Seattle Design Festival and via an online survey. We were very excited to receive over 500 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/sdci/about-us/who-we-are/design-review>



## 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

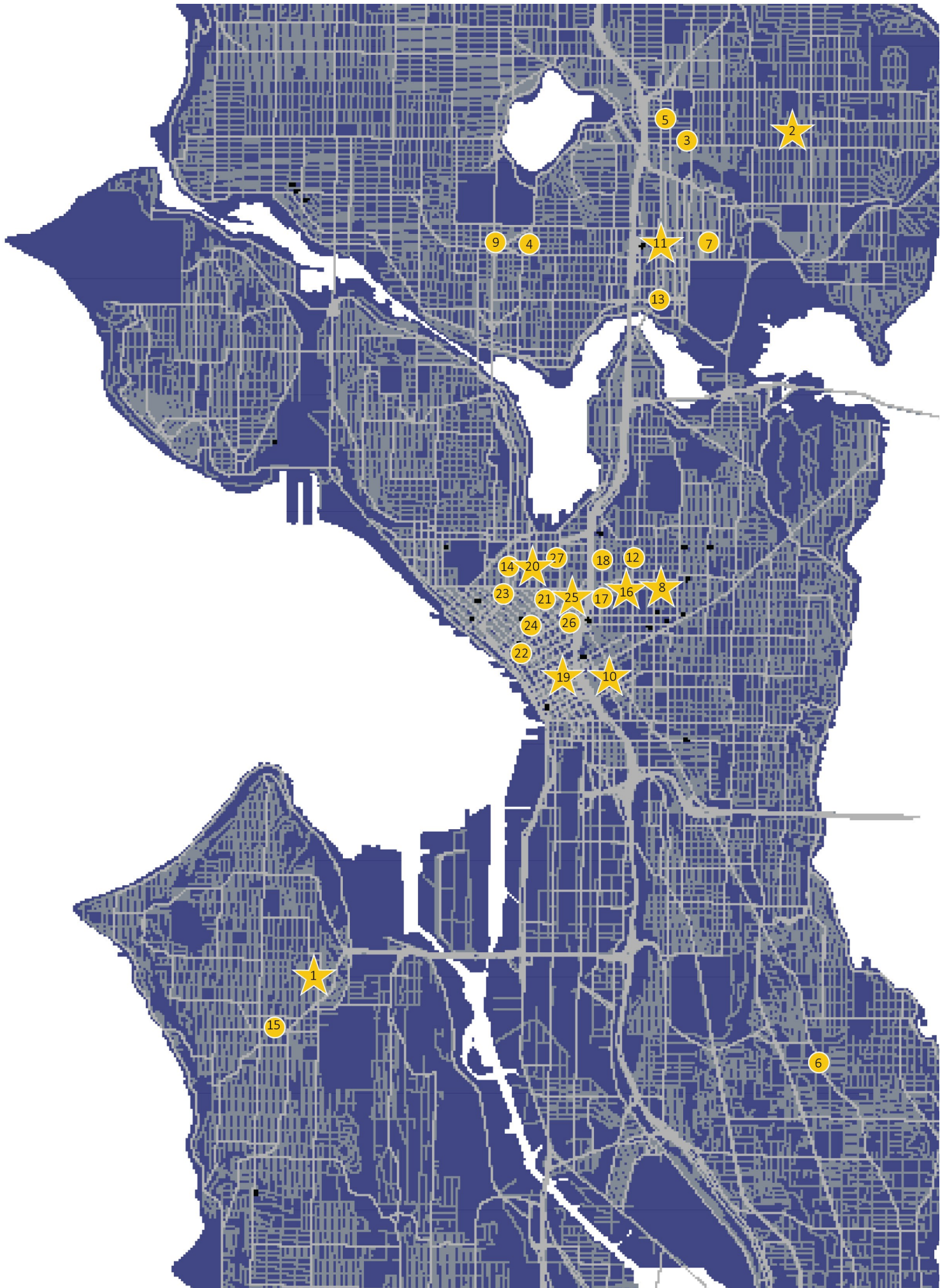
- 1** **4122 36th Ave SW**  
*Montisi West Seattle*  
Cone Architecture
- 2** **3300 NE 65th Street**  
*Bryant Height Apartments*  
Johnston Architects
- 3** **1319 NE 65th Street**  
*Milo Apartments*  
Weinstein A+U
- 4** **1601 N 45th Street**  
*Wallingford 45 Condos*  
B9 Architects
- 5** **6921 Roosevelt Way NE**  
*The Luna*  
Cone Architecture
- 6** **3700 S Hudson Street**  
*Pax Futura*  
NK Architects
- 7** **4519 18th Ave NE**  
*Lavender Apartments*  
d/Arch
- 8** **113 17h Ave E**  
*Chelsea Townhomes*  
Christopher Jones Architects
- 9** **4325 Woodland Park Ave N**  
*B9 Architects*

## Midrise

- 10** **1050 James Street**  
*Broadstone Lexington*  
Encore Architects
- 11** **1121 NE 45th Street**  
*WESCU Northeast*  
SkB Architects
- 12** **1202 E Thomas Street**  
*Thomas St. Lofts*  
Hybrid Architecture
- 13** **4138 Brooklyn Ave NE**  
*The Parsonage*  
Schemata Workshop
- 14** **300 8th Ave N**  
*Arbor Blocks East & West*  
Graphite Design Group
- 15** **4754 Fuantleroy Way SW**  
*AVA Capitol Hill*  
Ankrom Moisan Architects
- 16** **714 E Pike St**  
*The Huxley*  
Mithun
- 17** **1820 Boylston Ave**  
*Jet on Boylston*  
NK Architects
- 18** **5343 403 Belmont Ave E**  
*Stream 403*  
NK Architects

## Highrise

- 19** **800 5th Ave**  
*F5 Tower*  
ZGF Architects
- 20** **234 9th Ave N**  
*Amazon Unicorn*  
Olson Kundig
- 21** **808 Howell Street**  
*Hyatt Regency*  
LMN Architects
- 22** **1608 2nd Ave**  
*Charter Hotel*  
Caron Architecture
- 23** **2202 8th Ave**  
*McKenzie Apartments*  
Graphite Design Group
- 24** **2116 4th Ave**  
*Arrive Apartments*  
Weber Thompson
- 25** **1812 Boren Ave**  
*Tilt 49*  
ZGF Architects
- 26** **924 Howell Street**  
*Residence Inn at Marriott*  
Weber Thompson
- 27** **425 Fairview Ave N**  
*Ascent South Lake Union*  
Weber Thompson





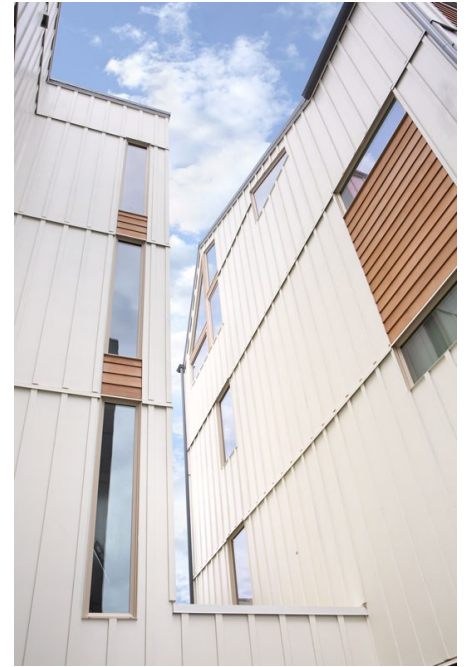
LOWRISE

# FIRST

lowrise

## Montisi Urban Studios

4122 36th Avenue SW



**Cone Architecture**  
*architect*

**Root of Design**  
*landscape architect*

**Nickerson Engineering**  
*structural engineer*

**Columbia Builders**  
*general contractor*

The Montisi Urban Studios is located on a uniquely zoned parcel at the edge of a small pocket of a higher density zoning (LR3) that shares a property line with the beginning of a single-family (SF) zone that covers most of this West Seattle hillside. Given the abrupt zone change, this project aims to strike a balance between maximizing density and embracing the residential character of the neighborhood. The project utilizes traditional exterior material details with a modern sensibility. The most striking features are the intersecting gable roof forms, which reduce the scale of the building and offer an alternative skyline profile not often seen in new apartment projects. The careful composition of window arrangements and balconies enrich the visual variety of the streetscape and create dynamic vaulted spaces within the upper level studios. At the center of the building, residents enter through an open courtyard at the ground level which insulates the increased pedestrian activity and allows the front façade of studios to better correlate with the smaller scale of the neighboring homes.





# SECOND

lowrise

## Chelsea Townhomes

113 17th Avenue E



NK Architects  
*architect*

Malsam-Tsang  
*structural engineer*

Root of Design  
*Landscape architect*

Located in the 23<sup>rd</sup> and Union-Jackson Residential Urban Village, with a surrounding neighborhood consisting of a varied mix of old and new buildings, small single family structures, townhouses and midrise apartment buildings. There are several notable buildings in the vicinity including churches, classic brick apartment buildings, a Fred Anhalt apartment building, and the Group Health campus. This project takes cues from adjacent multifamily brick buildings to create a contemporary brick expression which utilizes stoops and landscaping to further tie to the neighborhood character.

# THIRD

lowrise

## Bryant Heights

3300 65th Street NE



**Johnston Architects**  
*architect*

**Fazio Associates LLC**  
*landscape architect*

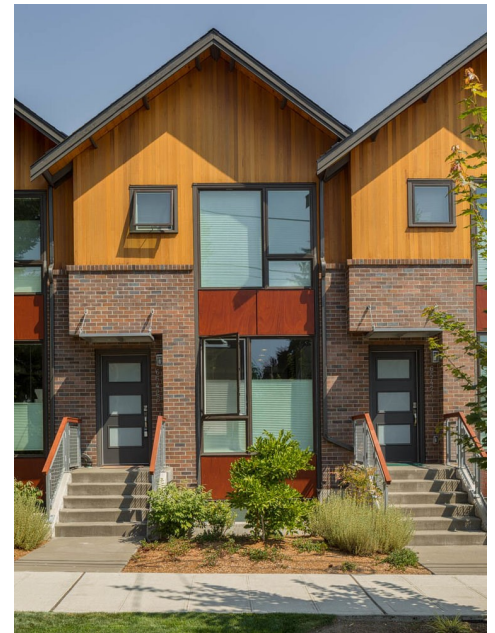
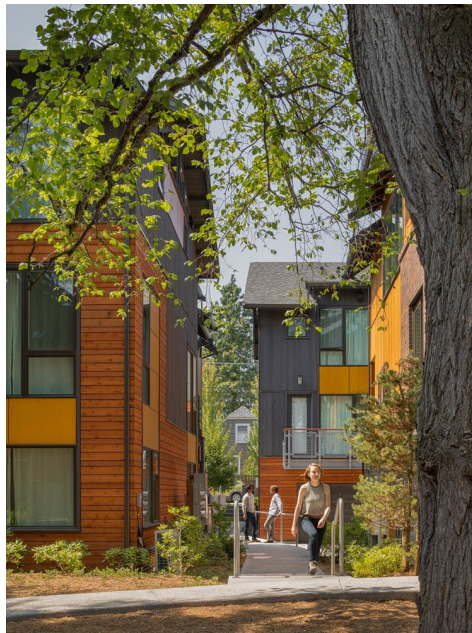
**CT Engineering**  
*structural engineer*

**LPD Engineering PLLC**  
*civil engineer*

**Sider + Byers Mechanical Engineers**  
*mechanical engineer*

**AWA Electrical Consulting Inc.**  
*electrical engineer*

**Polygon Northwest Co.**  
*developer*



The community of Bryant Heights came to fruition after Seattle Children's Hospital chose to consolidate its campuses into one new facility, leaving a full block on the top of Bryant Hill in Seattle's Bryant/Ravenna neighborhood available for redevelopment. The site housed existing buildings nearing the end of their lifespan due to age and deferred maintenance, as well as significant parking areas, green space, and some truly exceptional trees. With the land sitting unused, the pastoral parts of the site had become an ad-hoc park space for the immediate neighborhood.

Bryant Heights revitalizes the community and creates a gentle transition from the busy commercial character of NE 65th Street to the dense single-family neighborhood beyond. Twenty-eight condominiums, eight live-work units, and 6,500 SF of commercial space fit seamlessly with their surroundings by incorporating landscaping and massing methods that step down at the pedestrian level and integrate themselves into the landscape and neighborhood. Bryant Heights was designed around the exceptional trees on site, preserving the delicate canopy shelter the community. This sensitive approach to siting created a sense of place and permanence.

MIDRISE

# FIRST

midrise

## WSECU Plaza

1121 45th NE

**SkB Architects**  
*architect & interior designer*

**KPFF Consulting Engineer-**  
**ings**  
*structural & civil engineer*

**Coffman Engineers**  
*mechanical & Electrical*  
*design assist*

**Howard S. Wright**  
*general contractor*

**Falkin Associates**  
*owner 's representative*



The building's simple, yet expressive form relates to and strengthens ties with existing brick buildings in the neighborhood. The northwest corner of the building features a six-story, sculpted glass facade that anchors the intersection. On the main 45th Ave NE side, a community room is highlighted by its beveled brick window frame. Next to that, mahogany is used on the storefront to provide warmth and tactility as part of the pedestrian experience. It is common for most office lobbies in buildings to be on the primary street for visibility. With that said, most office lobbies are merely circulation paths to the elevators. WSECU chose to locate their office lobby on the secondary side street of 12th Avenue to provide a community living room and meeting room on the primary street of 45th Avenue. This thoughtful urban and community-driven approach encourages connection, activation and creates a new vibrancy to the site.



# SECOND

midrise

## The Huxley

4754 Fauntleroy Way SW

**Mithun**  
*architect*

**Vida Design**  
*interior design*

**Fazio Associates**  
*landscape architect*

**Coughlin Porter Lundeen**  
*civil engineer*

**Yu & Trochalakis**  
*structural engineer*

**Holland Partner Group**  
*developer & contractor*



Located on a gateway site to the West Seattle Junction neighborhood, The Huxley provides transit-oriented housing density at a neighborhood scale. The building incorporates a mix of unit types and fosters a vibrant pedestrian environment. A generous ground-level setback defines a raised walkway at the live/work units, inviting passers-by to linger and explore the shops.

The inspiration for The Huxley's massing, detailing, and material choices was derived from the site's connection to the West Seattle steel industry. The natural palette provides welcoming textures and details, including extruded window frames to define units and weathering steel details that provide warm relief at the pedestrian scale.

# THIRD

midrise

## Broadstone Lexington

3300 65th Street NE

Encore Architects  
*architect*

Berger Partnership  
*landscape architect*

Bykonen Carter Quinn  
*structural engineer*

Alliance Residential  
Company  
*owner*



Broadstone Lexington is prominently located at the James Street & Boren Avenue intersection in First Hill. Our primary challenge was weaving a modern design into the neighborhood's historical character and site constraints. Setbacks on three sides are matched with the regal Old Colony Condominiums next door to create a landscape buffer and shared green space at ground level. The brick facade incorporates precast concrete window detailing to present a refreshing yet restrained aesthetic and anchor the urban edge. Our curved, masonry corner is suspended above the sidewalk to create a panoramic perspective of the street-scape from inside the lobby and views to Mt. Rainier from the apartments upstairs.

HIGHRISE

**FIRST**  
highrise

## **F5 Tower— The Mark**

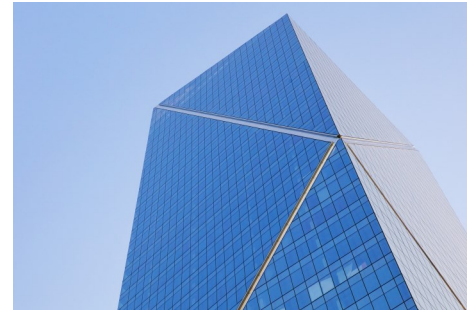
801 5th Avenue

**ZGF Architects**  
*tower architect*

**Phillippe Stark**  
*the sanctuary / hotel and restaurant architect*

**Ron Wright & Associates**  
*historic preservation architect*

**Daniels Real Estate, Stockbridge Real Estate**  
*owner*



The design of the iconic F5 Tower, a 750,000 SF, 48-story commercial office and hotel tower in downtown Seattle, was inspired by Kevin Daniels and his vision to preserve the nation's oldest Byzantine-style church next door while complementing the historic Rainier Club. All are situated on quadrants within the same block. In response, the ZGF Architects design team pursued a compact building footprint at the ground level. The church's preservation and incorporation into the new development and commitment and sensitivity to context allowed not only for the former church to be restored, but to maintain the character and history of the block.

With just 15,000 SF available on level one floor area needed to expand on subsequent floors to maximize leasing potential. Through a joint development agreement with The Rainier Club, 'over-under' property rights are utilized. As a result, the tower subtly slopes over the existing historic structures before tapering back gently through a sequence of triangulated building planes. A number of design schemes were initially evaluated for the ability to integrate form, structure, function and sensitivity to the historic Sanctuary. A faceted scheme with diagonal steel braces was selected and further developed to optimize building height, configuration and floor plate efficiency, while responding to the owner's vision for an iconic addition to downtown Seattle's skyline.



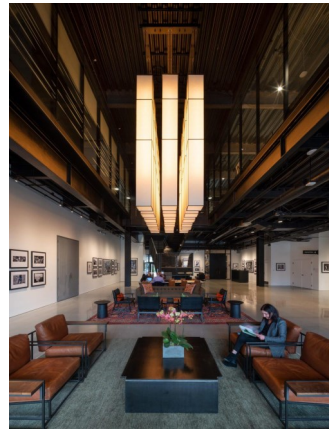


# SECOND

highrise

## 9th & Thomas

234 9th Avenue N



The design of this twelve-story mixed-use project emphasizes porousness and adaptability. The building's massing is in the form of a cascading cube, where a strong corner position is softened with setbacks, exposed terraces and inset covered terraces on nearly every floor.

Large, operable windows along the façade allow the building to adapt to Seattle's ever-changing weather conditions, giving the upper-level office tenants the ability to control their spaces with natural ventilation and daylight. A fourth-floor roof garden and series of outdoor terraces running up the building continue the emphasis on occupant wellness. The project is LEED® Gold certified.

9th & Thomas is designed to be a central neighborhood gathering place. Activated by retail and restaurant spaces, the public "living room" lobby will be home to a range of curated arts programming. The building's inviting street presence establishes 9th & Thomas as a contextual community hub – one that will serve the rapidly evolving South Lake Union neighborhood today and into the future.

### Olson Kundig

*architecture, planning & interior design*

### Site Workshop

*landscape architect*

### Magnusson Klemenc Associates

*structural & civil engineer*

### McKinstry

*mechanical & electrical engineer*

### Resolute

*custom lighting design*

### Sellen Construction

*general contractor*

# THIRD

highrise

## Tilt49

1812 Boren Avenue

ZGF

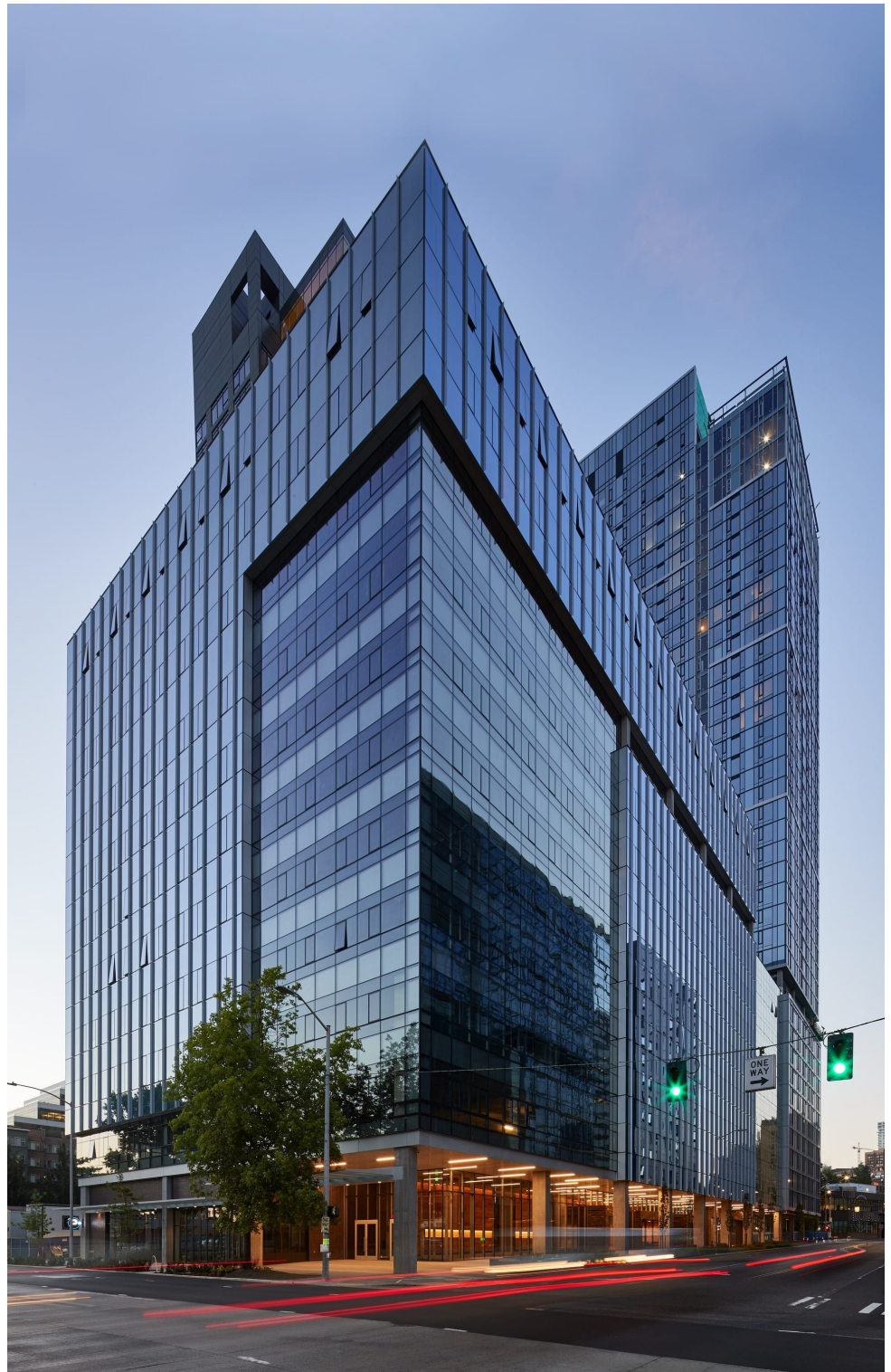
*architect*

Mortenson Development  
and AMLI Residential

*general contractor*

Mortenson Construction

*owner*



Tilt49 is an 11-story office project with 31,000 SF floor plates, a 7,000 SF deck on level 9 and a lobby featuring food retail and other pop-up retail spaces. Adjacent to the office building is a 41-story residential tower (which has since been named AMLI Arc). Touchstone entitled the whole block (office and residential) and developed the office portion in partnership with Principal Real Estate Investors, and with Bank of the Ozarks as the lender. Mortenson Development and AMLI are the developers of AMLI Arc, a 393-unit luxury apartment tower. The TILT49 office space was completed in May 2017, and AMLI Arc opened in October 2017.



DESIGN  
REVIEW