



DESIGN REVIEW BOARD | PROJECT REVIEW
 July 7, 2008 | dpd Project # 6151899

Indigo@66
 6521 Roosevelt Way NE

JOHNSON
 ARCHITECTURE
 & PLANNING LLC

HEARTLAND

Project Description

A mixed use building with 5 stories of residential over street level commercial/ retail space and underground parking at the corner of NE 66th street and Roosevelt Way NE.

Total Residential Unit Count: 63
Total Commercial Square Footage: 4200 sf
Total Parking Stalls: 60

Land Use Data

Address: 6521 Roosevelt Way NE

Parcel #: 9528103115

Zone: Roosevelt Residential
Urban Village
L-2 RC, NC3P-65,
Pedestrian

Site: 12,119 SF per DPD
12,107 SF per Survey

FAR Limit: 4.75

Height Limit: 65'

Height 3' for upper level setbacks per
Bonuses: Roosevelt Urban Village Design
Guidelines
4' for clerestories & parapets

Parking: 1 per residential unit

No eating establishment parking required
at pedestrian designated zone required
for first 2,500 SF of each establishment.

No general sales parking required at
pedestrian designated zone required for
first 4,000 SF of establishment.

No parking required, expected for future
commercial tenant improvements.

Project Site

Area of lot: 12,119 SF
1,030 SF @ L-2
11,089 SF @ NC3P-65

Existing Structure

One story brick building (Not in use)
Gross area: 2,835 SF
Existing FAR:

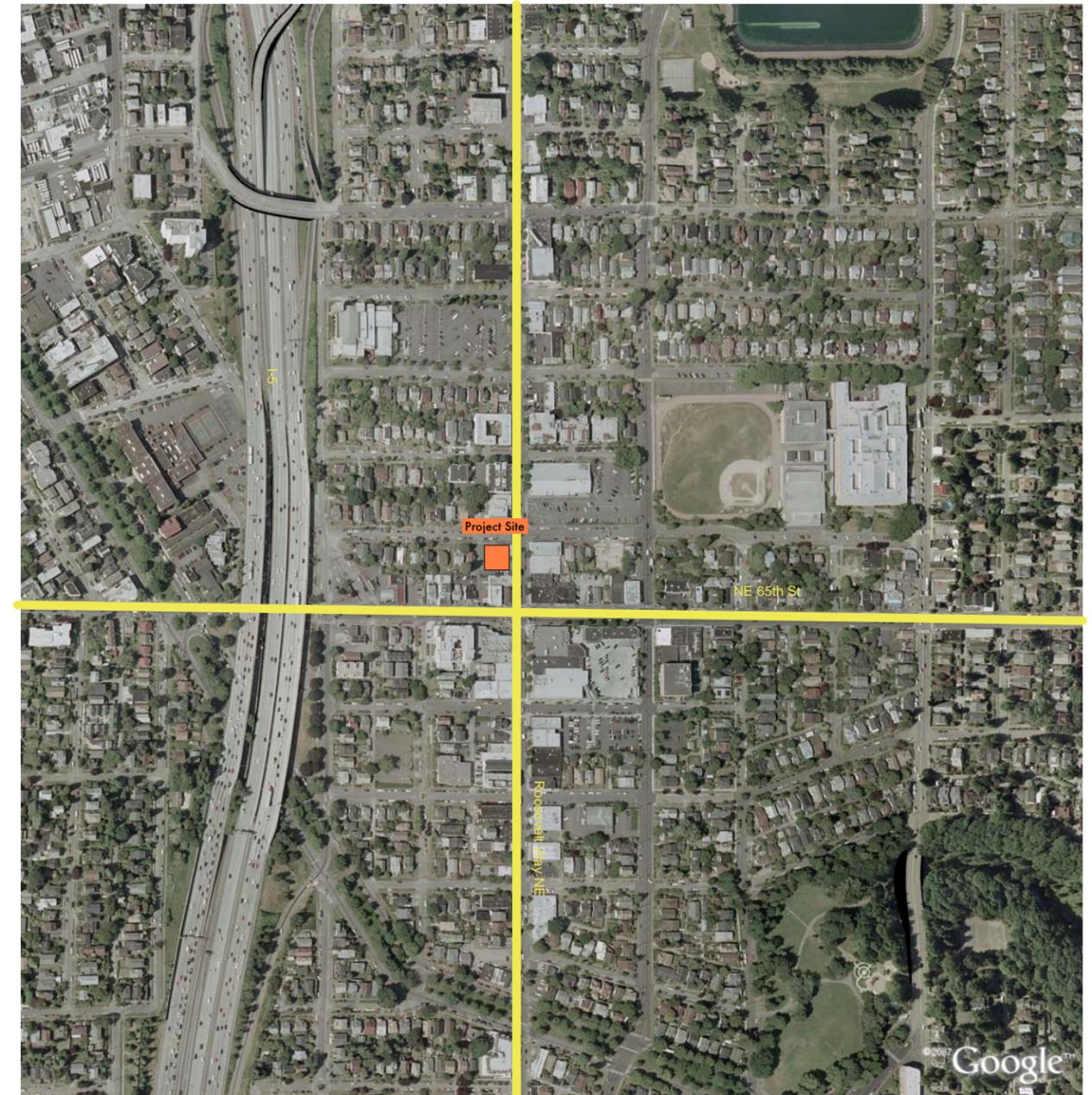
Site Access

Corner Lot: NE 66th St. & Roosevelt
Way NE

NE 66th St.: Principal pedestrian street

Roosevelt Way NE: One-way
commercial street

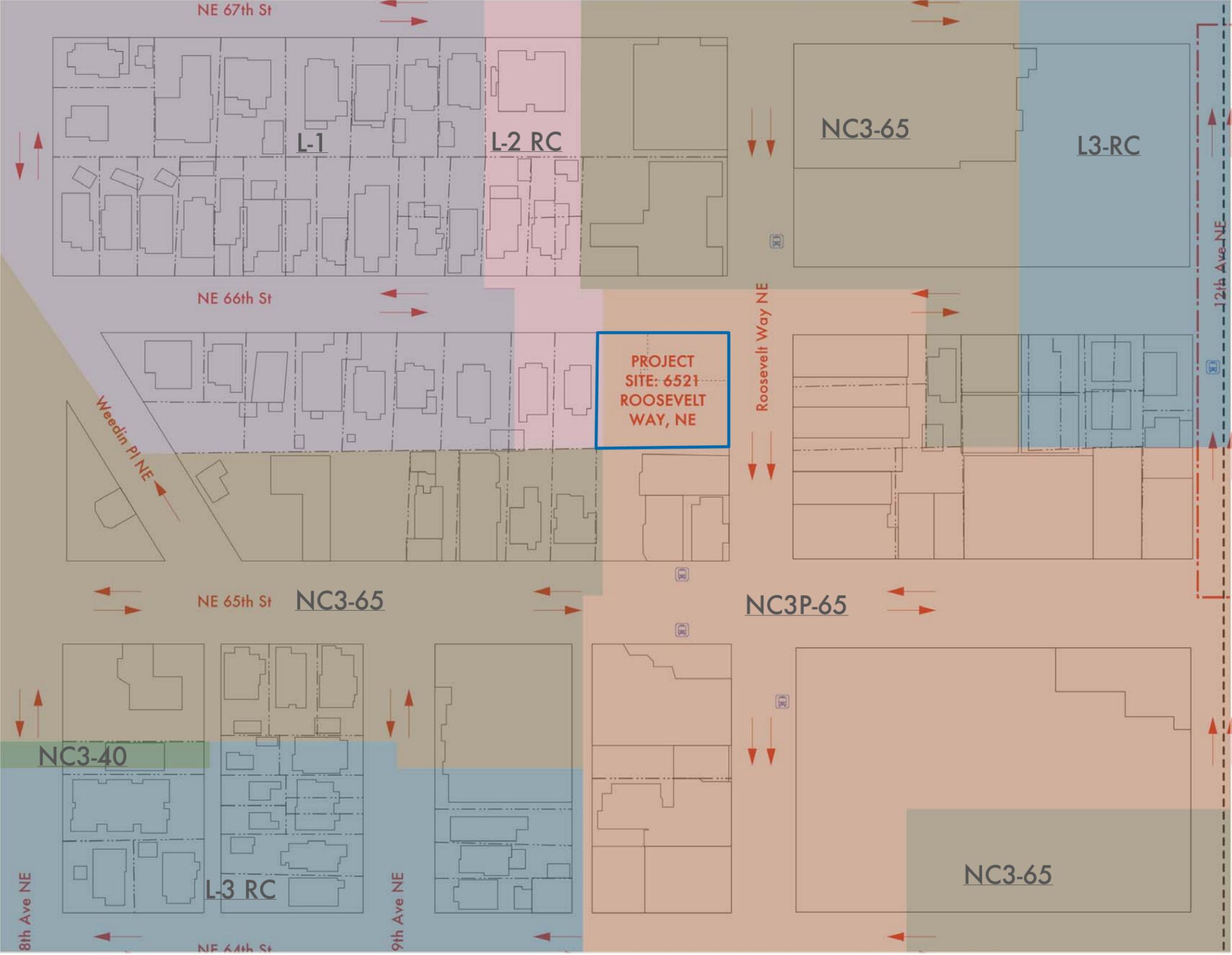
Parking & Residential access better
from NE 66th St.



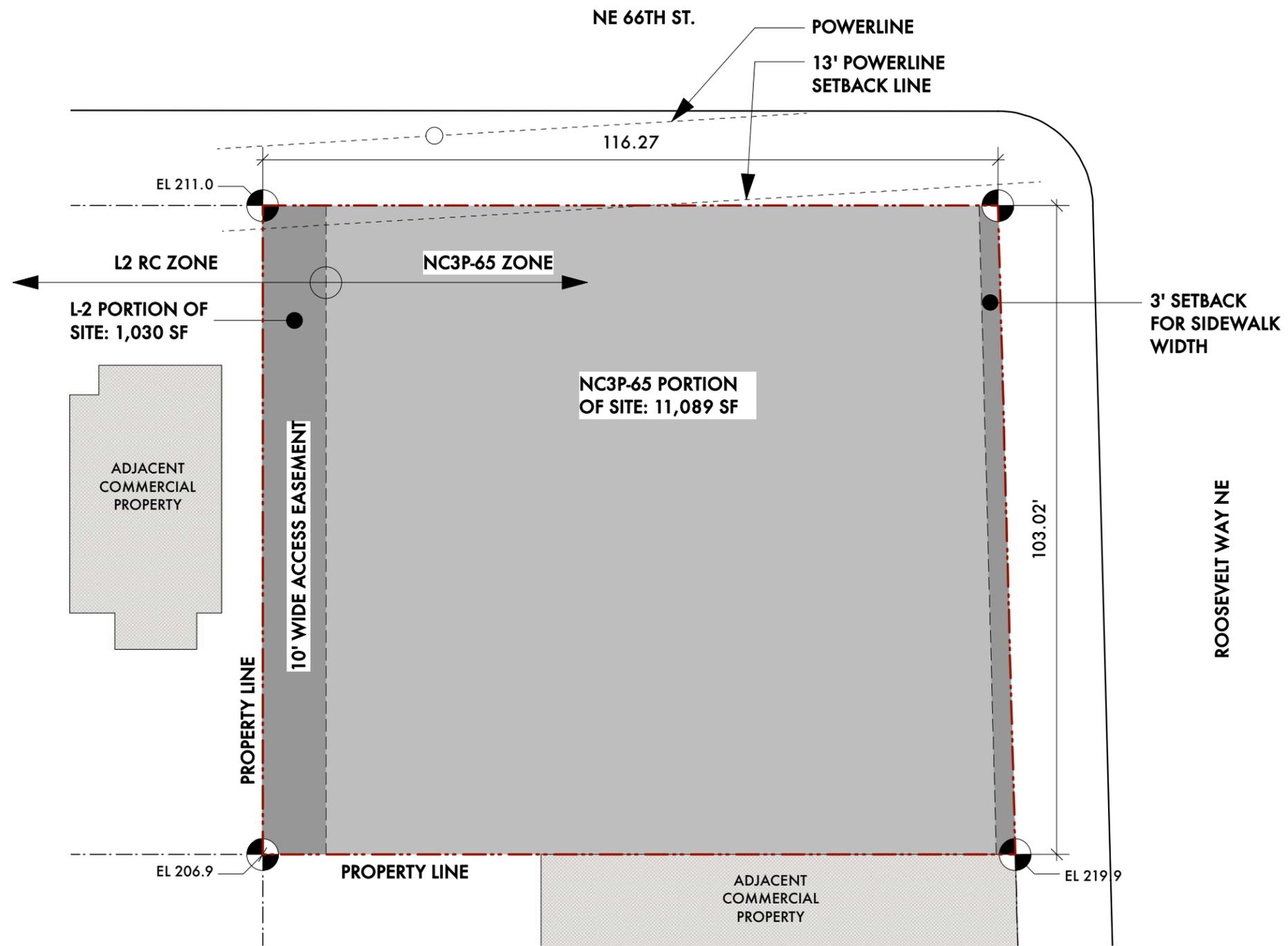
-  - Bus Stop
-  - Future North Link Stop
-  - Direction of Traffic

Vicinity Map
Scale: NTS



Zoning Map
Scale: NTS



Zoning Issues

Scale: 1"= 20'-0"





Bank of America

QFC Grocery Store



Area Photos
NE 66th St Looking East





Project Site- Existing Building Demolished

Adjacent Property-
Commercial Use



Area Photos
NE 66th St Looking South





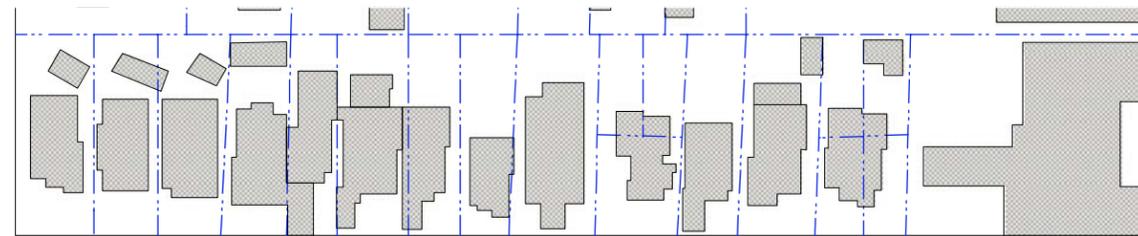
Primo Burgers

Salon

The Rock Patch

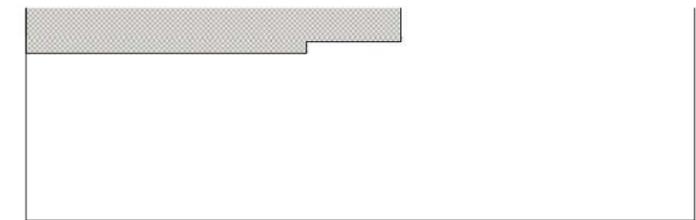
Yoga

Project Site- Existing Building Demolished



NE 66th St

Roosevelt Way NE

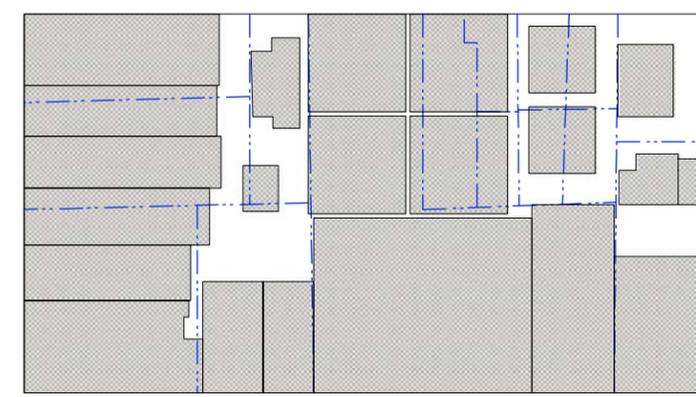


12th Ave NE



NE 65th St

Roosevelt Way NE



Area Photos
NE 66th St Looking West





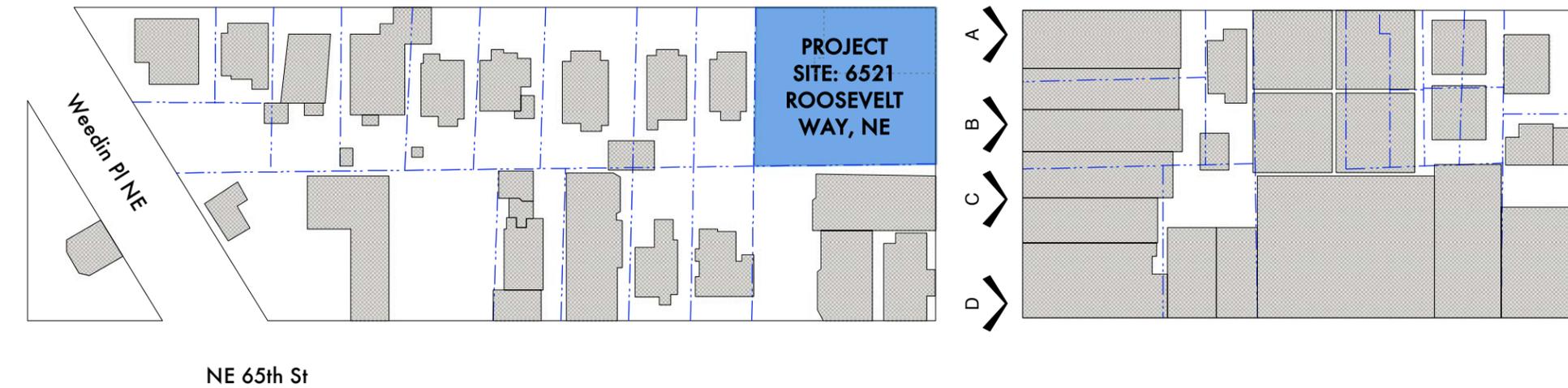
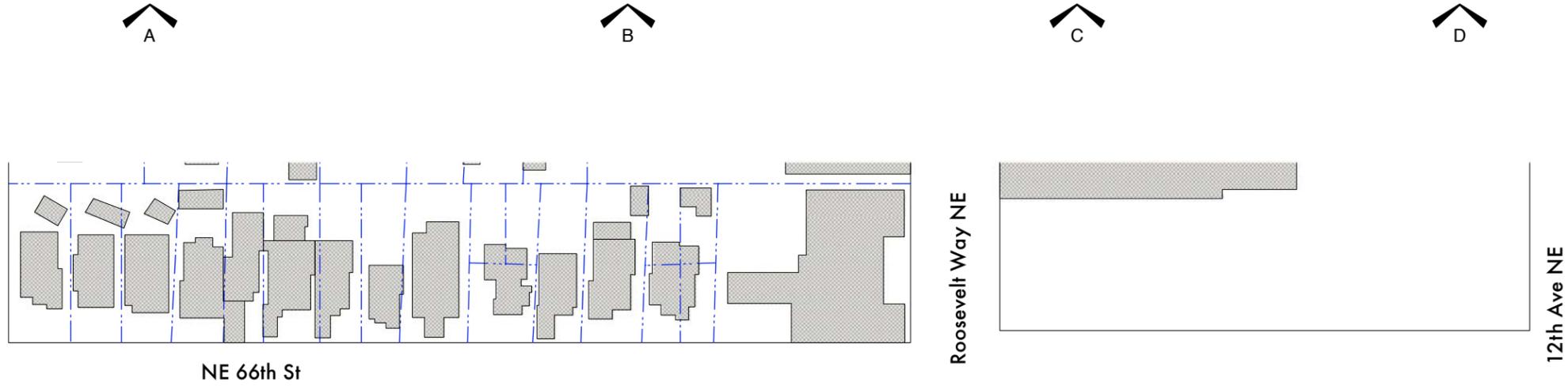
Cloud 9 Consignment

Non-profit Pet Rescue

Bengal Tiger: Indian Cuisine

The Atlantic Crossing

Used Book Store



Area Photos
NE 66th St Looking East



Scale: NTS

Design Guidelines

A. Site Planning

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

A-10 Corner Lots

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

DRB Guidance

Board members generally agreed with the basic siting choices, including site access and the initial massing decisions.

The Board raised concerns about the northeast corner, recognizing that it's compromised if the commercial floor is built below sidewalk level. "It could be a strange situation with pedestrians looking down into the space." They invited the design team to present alternatives for how to address this corner "with more strength", suggesting that it should perhaps step back.

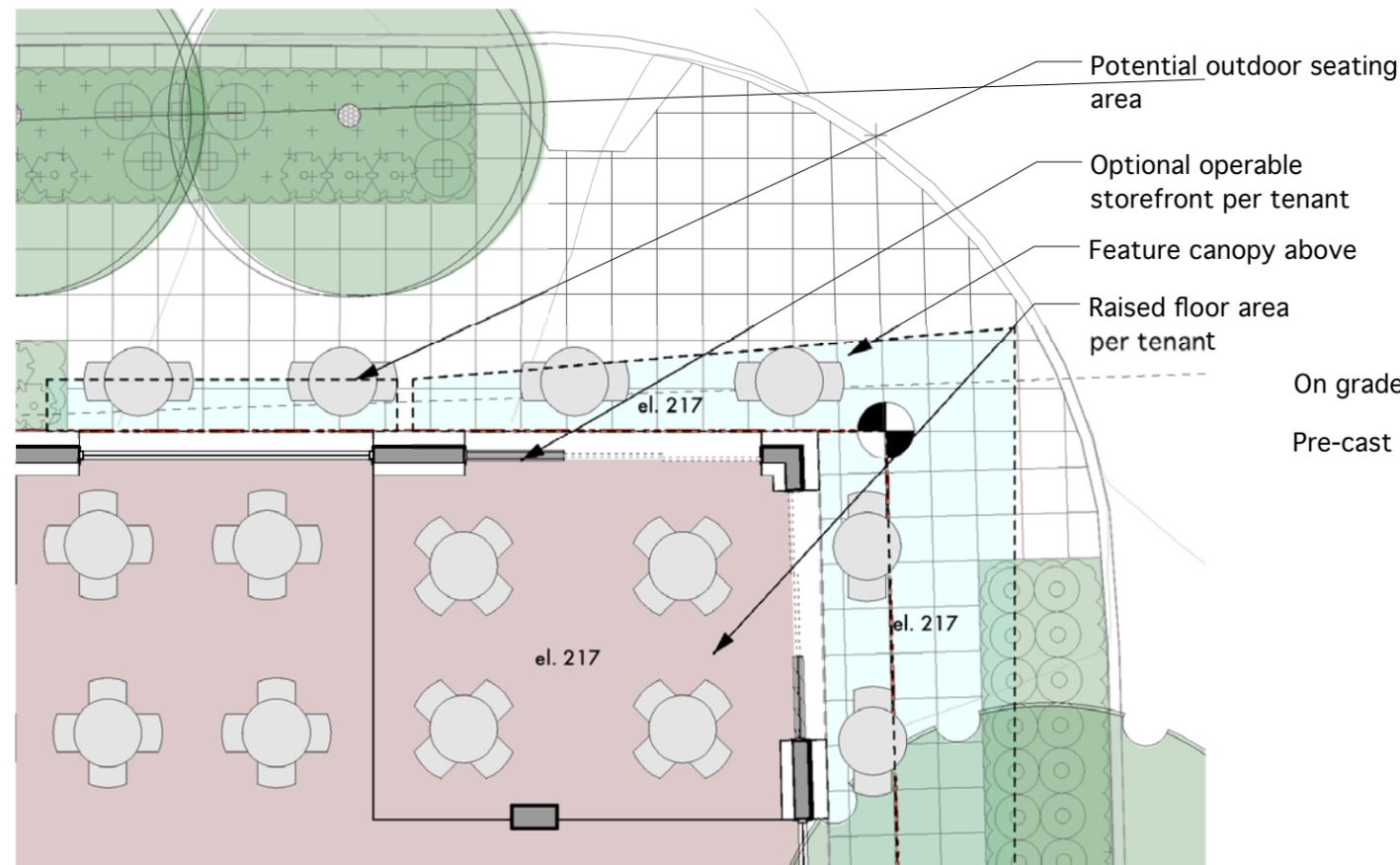
The Board supported the creation of flexible, small retail spaces. One Board member raised concerns about the live work spaces - to be successful, these must meet Code, have transparent fronts, appropriate signage, uncluttered ADA entries, appropriate visibility, and must relate well to the

Design Response

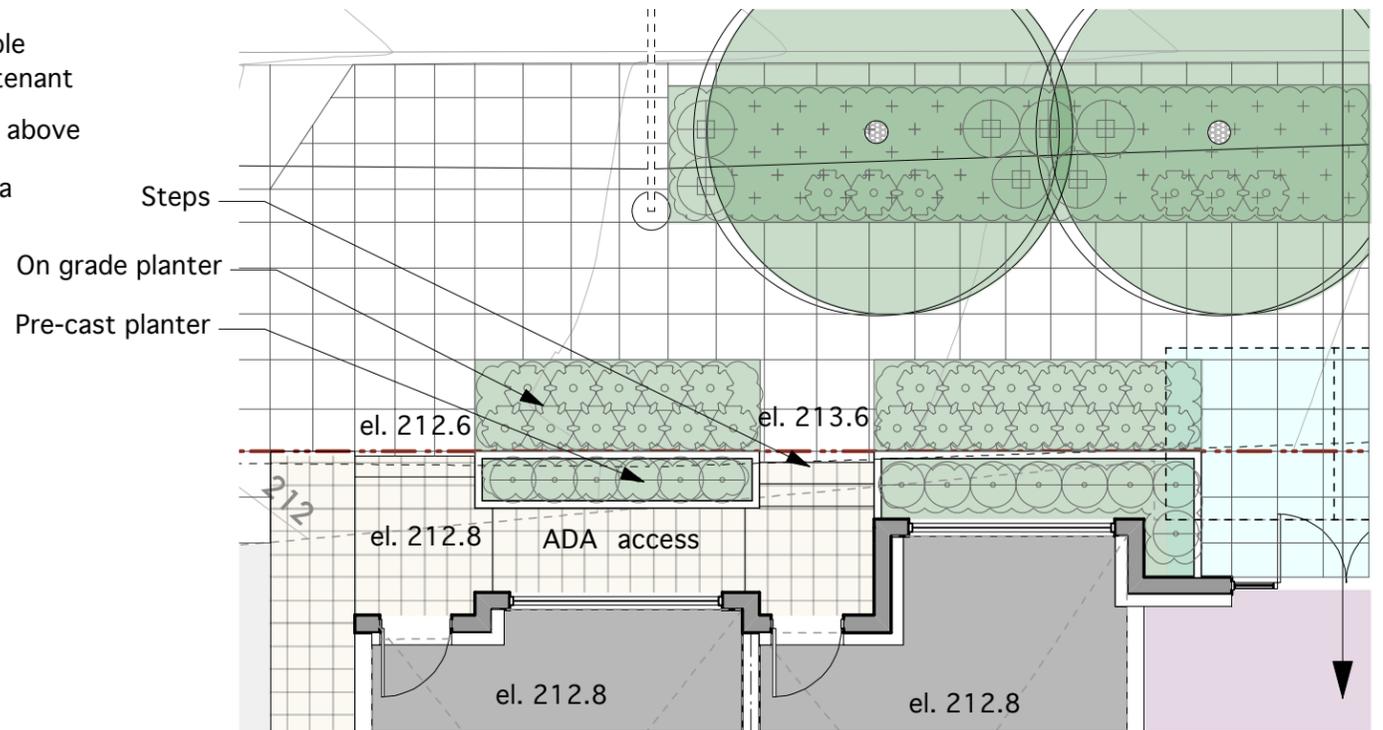
The design reinforces the street edge along commercial Roosevelt Way Ne and a transitioning Ne 66 st. Commercial entrances are demarcated by canopies and recessed entries. The residential entry is demarcated by a recess the entire height of the building along Ne 66th st.

Special care has been taken in designing the north east corner at street level. Due to the slope of the sidewalk, the commercial space would be 2 feet below grade. In order to better relate to pedestrians, the floor at the corner bays was brought up to sidewalk grade and an option of operable storefronts will be offered to a future tenant. This would allow for a possible sidewalk cafe or an open "flower shop" type retail space. In addition a special feature canopy is being proposed to further accentuate the street level corner of the building.

Live work units will feature fully glazed storefronts to create a retail front look while separate set of steps for each unit will create individuality. Landscaping in the form of precast and on grade planters will form a buffer to distinguish from regular retail spaces along Roosevelt Way Ne.



Retail Corner Plan



Live-work Entry Plan

Design Guidelines

B. Height, Bulk & Scale Roosevelt Guidelines:

- Retain a pedestrian scale of development, as experienced from public streets and sidewalks, in commercial areas.
- Minimize the impact of commercial development on adjacent residential areas.

B-1 Height, Bulk and Scale Compatibility
 Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

- Roosevelt Guidelines:**
- Encourage new development that is compatible with the scale and architectural character of existing commercial development.
 - Encourage streetscape improvements that aesthetically enhance and provide a sense of unity to the neighborhood’s commercial areas without stifling the interest and character derived from variety.

DRB Guidance

This guideline is important – the Board identified it unanimously. Board members voiced concerns about shadow impacts on nearby structures, and noted that this design will be visible from a greater surrounding area. They identified as a high priority the appropriate modulation of the west façade.

Design Response

The building is highest on the commercial side along Roosevelt Way Ne. Carefull attention was taken to reduce massing and shadows to the residential neighbor to the west by doing the following.

- The easement to the west was maintained for the entire height of the building. No building mass projects into this easement.
- South facing terrace on the second level shortens the west facade allowing for increased daylight to the adjacent west property.
- 6th level was set back 20' to the east to reduce shadows and perceived mass to the west.
- West facade was modulated by a bay of balconies to reduce the apparent length of facade.



VIEW NORTHEAST | SPRING EQUINOX | 9:40 AM



VIEW NORTHEAST | SUMMER SOLSTICE | 9:40 AM



VIEW NORTHEAST | WINTER SOLSTICE | 9:40 AM

Solar Study

Design Guidelines

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

C-5 Structured Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

DRB Guidance

-Board members identified a "strong cohesiveness" in the Roosevelt neighborhood. They encouraged creative gestures that reference the nature of the neighborhood, lending to its character. This could involve adaptive reuse of materials, or other contextual references.

-The design updates should clearly detail the west wall, both from the perspective of nearby neighbors and from further away. Board members encouraged modulation along this façade, in a way that doesn't detract from the unity of the overall design.

-One Board member suggested that an alternative paving could be introduced along the access easement, so that it doesn't read as a public alley.

Design Response

In order to reflect the various architectural conditions converging on this site, the building will feature the following:

- A 2 story brick base along the Roosevelt Way Ne side to reinforce the commercial nature of the street and transition to more residential materials on Ne 66th street. An earth toned brick was chosen to relate to iconic buildings in the neighborhood such as the Sunlite Cafe and Roosevelt High School.

-The north facade along Ne 66th street uses infill wood toned panels to reflect the residential character of the street.

-A wood slatted screen on the west facade to block off the exit drive from the neighbor to the west. Additional wood slats will be incorporated to the railings on the second floor terrace to further enhance the residential feel of the facade.

-Pervious pavers along the entry drive to distinguish from a paved public alley.

-The west facade is shortened by the second floor terrace and will be further broken up by a bay of balconies and a color change. The balconies will have a wood slatted railing to further enhance the residential feel of the facade.



SUNLIGHT CAFE



ADWAS | MAPLELEAF



ROOSEVELT HIGH SCHOOL

Design Guidelines

D. Pedestrian Environment Roosevelt Guidelines:

Improve the safety, comfort and visual quality of the pedestrian neighborhood commercial areas, especially in the Core Commercial

· Encourage the creation of publicly accessible open spaces that gathering places and are focal points for the neighborhood.

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open spaces should be considered.

D-5 Visual Impacts of Parking Structures

The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

D-9 Commercial Signage

Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

D-10 Commercial Lighting

Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

D-11 Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

DRB Guidance

-The Board encouraged the design team to incorporate pedestrian amenities in their streetscape design.

-Board members instructed the design team to take cues from the existing built environment. Existing shop entries are recessed and their principal facades are modulated – look at how existing buildings do it and give the design more identity that way. One Board member suggested introducing different types of storefront windows and exterior finish materials, as if this were an accreted set of shops.

-Overhead weather protection is important along Roosevelt.

-Any landscaping proposed between the sidewalk and the windows should be carefully designed and clearly explained, so that it's clear that it doesn't interfere with the transparency of the storefront and pedestrian engagement.

-The Board expects the design to feature no blank walls.

Design Response

Environment for pedestrian will be enhanced by the following.

-A 3 foot setback at the Roosevelt Way Ne side for the street and second levels per SDOT future sidewalk dedication standards.

-A 3 foot planting strip along Roosevelt Way Ne with 3 five foot tree pits.

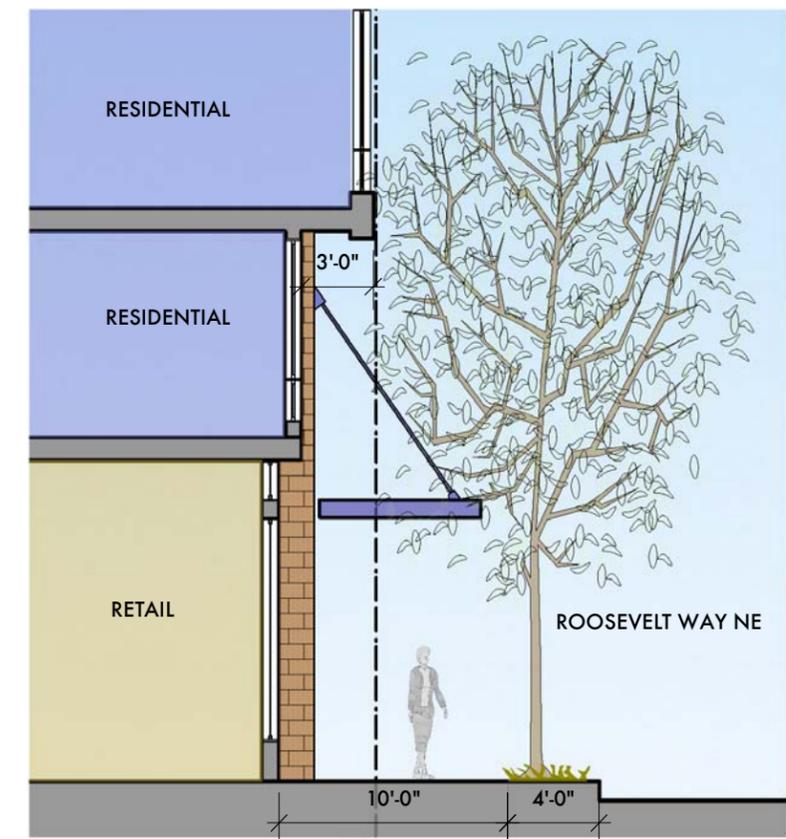
-A 6 foot planting strip with 4 trees along Ne 66th street.

-Retail entrances are set back 3 feet. The residential entry is demarcated by a setback the entire height of the building and a feature steel canopy.

-Northeast corner at street level will have the option of operable storefronts per the tenant and will be accentuated with a translucent feature canopy. Retail entrances and the south end of the facade along Roosevelt will be protected by canopies.

-No blank walls will be used.

-Parking entry will be on Ne 66th street and away from the intersection.



SECTION THROUGH SIDEWALK

Design Guidelines

E. Landscaping

E-2 Landscaping to Enhance the Building and/or Site
 Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

DRB Guidance

The Board encouraged the design team to carefully consider ways to screen the western garage entry. A flat wall at this location would be unacceptable, according to one Board member. A green wall is encouraged on this side.

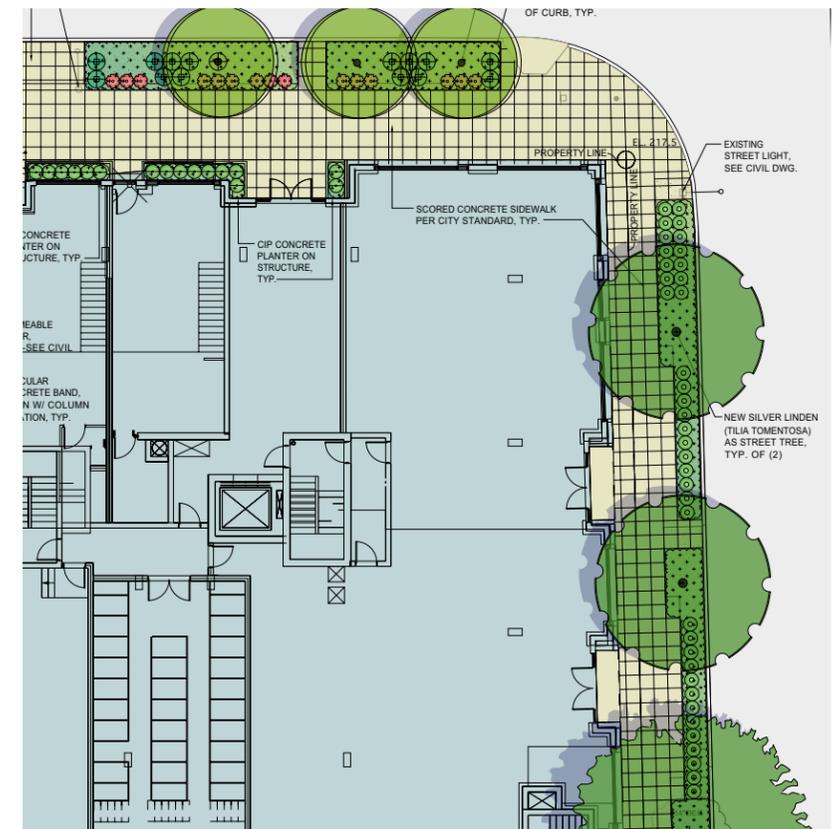
Design Response

In order to meet the green factor, the project will incorporate various types of landscaping including planted terraces, green walls, wood screens and on grade trees and plantings as follows:

- Street level plantings will be as outlined in the Pedestrian Environment guidelines.
- The second level terrace will feature private patios and built in 2 foot deep planters. The south and west sides of the terrace will be defined by slatted wood green walls and will soften the edge of the building towards the residential neighbors to the west.
- A slatted wood screen on the west facade will block off the exit drive from the neighbor to the west.



LANDSCAPE SKETCH



LANDSCAPE SKETCH

Design Objective

The Roosevelt Urban Village in the Roosevelt Neighborhood in NE Seattle is a commercial/residential area that acts a center for the larger residential neighborhood north of the University of Washington. The area is characterized by mid- and low-rise, buildings of a mixed architectural heritage, typically with street-front retail facades featuring recessed entrances and large display windows. Commercial activity is concentrated along both the Roosevelt Way NE and the NE 65th St. corridors. By contrast, the immediate area surrounding the site is primarily small multi- and single-family residential structures, some of which have been converted to professional offices.

Our design intent is to continue the pattern of recent mid-rise residential/commercial development to enhance the vitality of the Roosevelt corridor and continue the development of this Urban Village by doing the following:

- 1) Creating a vibrant urban building reflecting the commercial streetscape and the pedestrian nature of the overlay district.
- 2) Using simple and clear geometries to break down facades to relate to existing smaller-scale buildings and provide context for future developments.
- 3) Creating good living environments with a variety of unit types and usable common open space.
- 4) Help continue the pedestrian vitality north along Roosevelt Way NE that is more prevalent south of NE 65th Street.
- 5) Accommodate the restrictions of the site imposed by:
 - a) Providing a 3' setback for the future widening of Roosevelt Way NE
 - b) Accommodating an existing 10' wide access easement across the western edge of the property
 - c) Accommodating the split zoning on the site, which is zoned NC-3 65' except for the western 10' which is zoned L-2 R/C.

Clerestory windows

3 foot upper level setback



Aerial view looking southwest

Upper level terrace

Second level terrace



Aerial view looking southeast



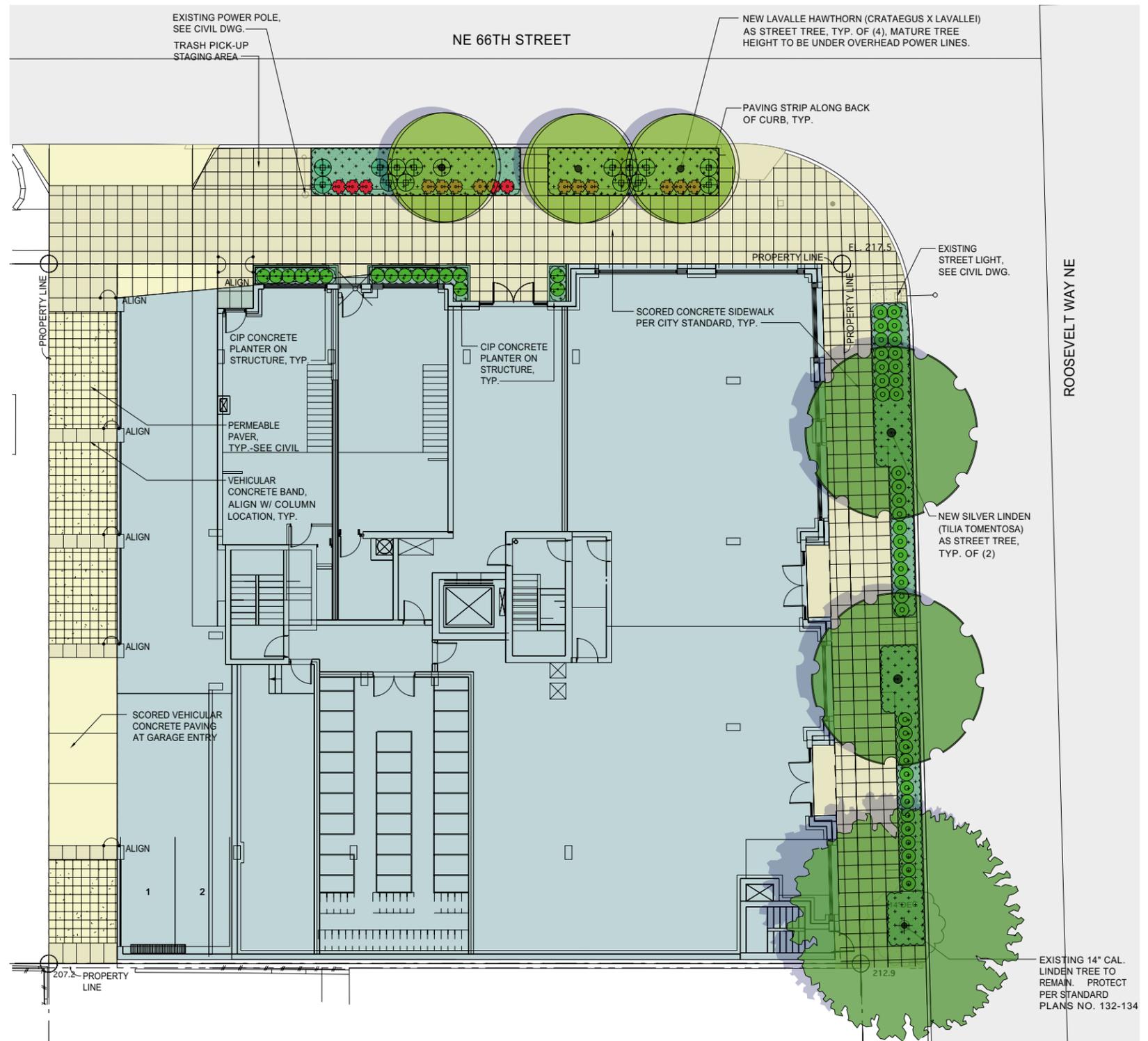
Pedestrian perspective looking southwest

Architectural Rendering

KAREN KIEST
landscape architects

111 west john street, suite 305
seattle washington 98119
tel: 206.323.6032

GROUND LEVEL LANDSCAPE PLAN



KAREN Kiest
landscape architects

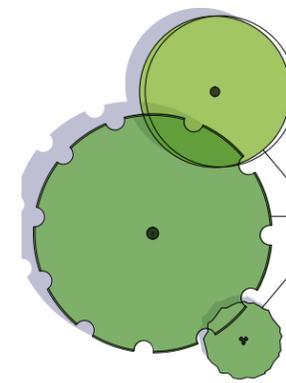
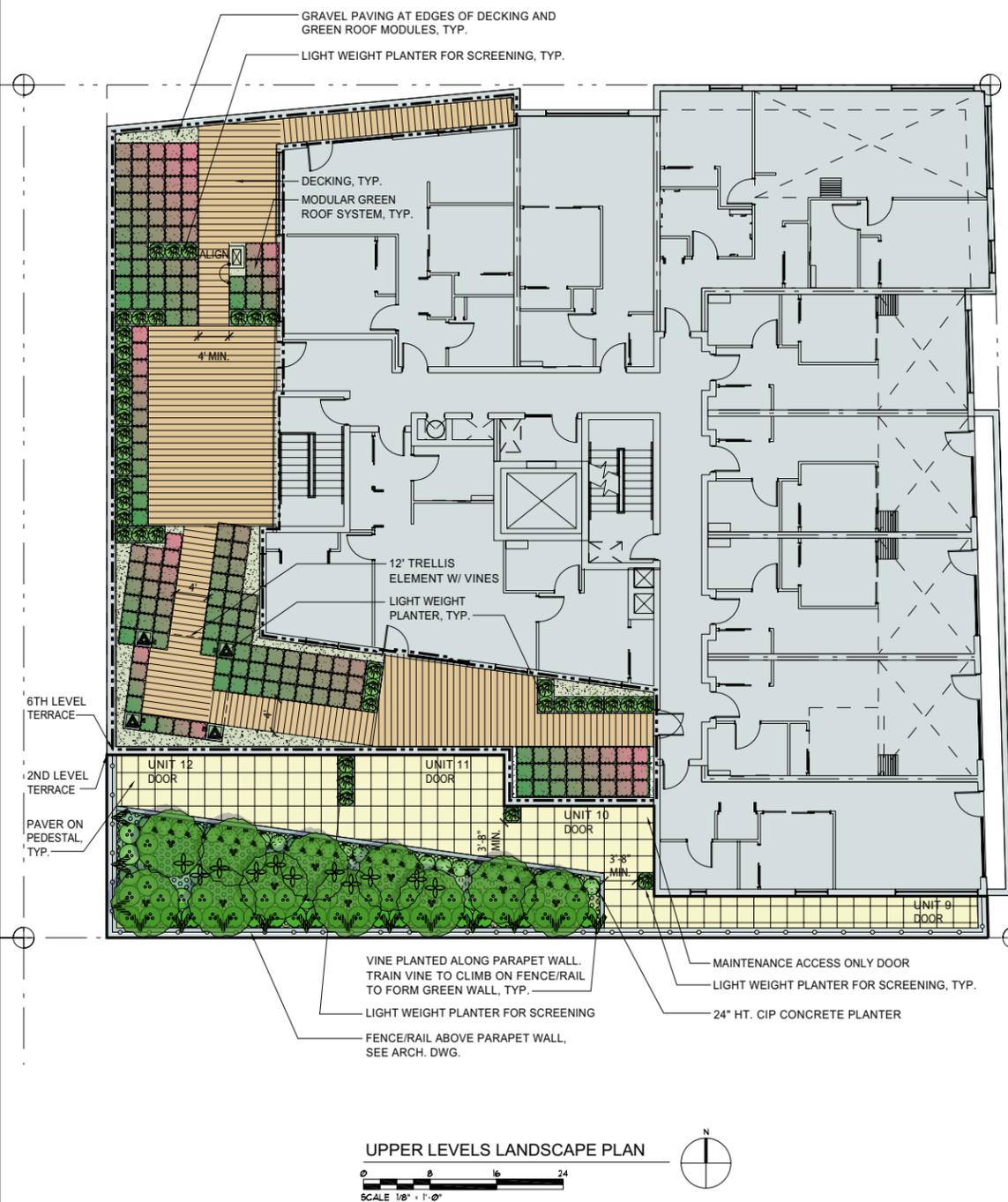
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PLANT LIST (* INDICATES DROUGHT TOLERANT PLANTS)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
STREET TREE OPTIONS (TO BE COORDINATED W/ CITY ARBORIST)					
○	CRATAEGUS X LAVALII*	LAVALLE HAWTHORN	2" CAL.	B&B	PER PLAN
○	TILIA TOMENTOSA	SILVER LINDEN	2" CAL.	B&B	PER PLAN
ON-SITE TREES					
○	ACER CIRCINATUM*	VINE MAPLE	6'-8" HT.	B&B, MULTI.	PER PLAN
SHRUBS, GRASSES, AND VINES					
●	BUXUS JAPONICA MICROPHYLLA 'GREEN BEAUTY'*	'GREEN BEAUTY' JAPANESE BOXWOOD	1 GAL.	CONT.	24" O.C.
●	CAMELLIA SASANQUA 'APPLE BLOSSOM'*	'APPLE BLOSSOM' CAMELLIA	2 GAL.	CONT.	30" O.C.
●	HAKONECHLOA MACRA 'AUREOLA'	'AUREOLA' JAPANESE FOREST GRASS	1 GAL.	CONT.	24" O.C.
●	ILEX CRENATA 'NORTHERN BEAUTY'*	'NORTHERN BEAUTY' JAPANESE HOLLY	5 GAL.	CONT.	30" O.C.
●	NANDINA DOMESTICA 'WOODS DWARF'*	'WOODS DWARF' HEAVENLY-BAMBOO	1 GAL.	CONT.	24" O.C.
●	PARthenocissus QUINQUEFOLIA*	VIRGINIA CREEPER	2 GAL.	CONT.	PER PLAN
●	SARCOCOCCA HOOKERANA HUMILIS*	SWEET BOX	2 GAL.	CONT.	24" O.C.
●	SHIBATAEA KUMASACA*	SHIBATAEA BAMBOO	5 GAL.	CONT.	PER PLAN
●	VIBURNUM DAVIDII*	DAVID'S VIBURNUM	5 GAL.	CONT.	30" O.C.
●	WISTERIA SINENSIS*	CHINESE WISTERIA	5 GAL.	CONT.	PER PLAN
GROUNDCOVERS					
■	75% OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	75% BLACK MONDO GRASS	1 GAL.	CONT.	18" O.C.
■	25% ASTILBE X ARENSII 'DEUTSCHLAND'	25% 'DEUTSCHLAND' ASTILBE	1 GAL.	CONT.	18" O.C.
■	75% LIRIOPE SPICATA*	75% CREEPING LIRIOPE	1 GAL.	CONT.	18" O.C.
■	25% POLYSTICHUM MUNITUM*	25% SWORD FERN	1 GAL.	CONT.	18" O.C.
■	SEDUM MIX*	SEDUM	72 COUNT PLUG	CONT.	4" O.C.
PLANTS IN CONTAINERS					
■	2'x2'Lx2'H LIGHT WEIGHT PLANTER: (1) BAMBOO AND (3) CREEPING LIRIOPE AS GROUND COVER PER PLANTER				
■	2'x4'Lx2'H LIGHT WEIGHT PLANTER: (2) BAMBOO AND (6) CREEPING LIRIOPE AS GROUND COVER PER PLANTER				
■	2'x6'Lx2'H LIGHT WEIGHT PLANTER: (3) BAMBOO AND (8) CREEPING LIRIOPE AS GROUND COVER PER PLANTER				
■	2'x2'Lx2'H LIGHT WEIGHT PLANTER: (1) WISTERIA AND (4) CREEPING LIRIOPE AS GROUND COVER PER PLANTER. TRAIN WISTERIA TO CLIMB ON TRELLIS				
■	2'x2' GREEN ROOF PLANTING TRAYS: (32) SEDUM MIX PER TRAY				

NOTES:

- SEE L-1.1 FOR GENERAL NOTES.
- SEE L-1.3 FOR LANDSCAPE REQUIREMENT AND SEATTLE GREEN FACTOR CALCULATIONS.

MATERIAL LIST

PEDESTAL PAVER
24"x24" HYDRAPRESSED SLABS
W/ APPIAN WAY PEDESTAL SYSTEM
BY ABBOTSFORD CONCRETE PRODUCTS
1.866.888.2811

DECKING
TREX ORIGINS DECKING
1.800.289.8739

GRAVEL
3/8" CLEAN-WASHED GRAVEL,
4" DEPTH, SUPPLIER TBD

SQUARE LIGHT WEIGHT PLANTER
URBAN COLLECTION 24"5Qx27"HT.
FIBERGLASS PLANTER
BY TOURNESOL SITEWORKS
1.800.542.2282

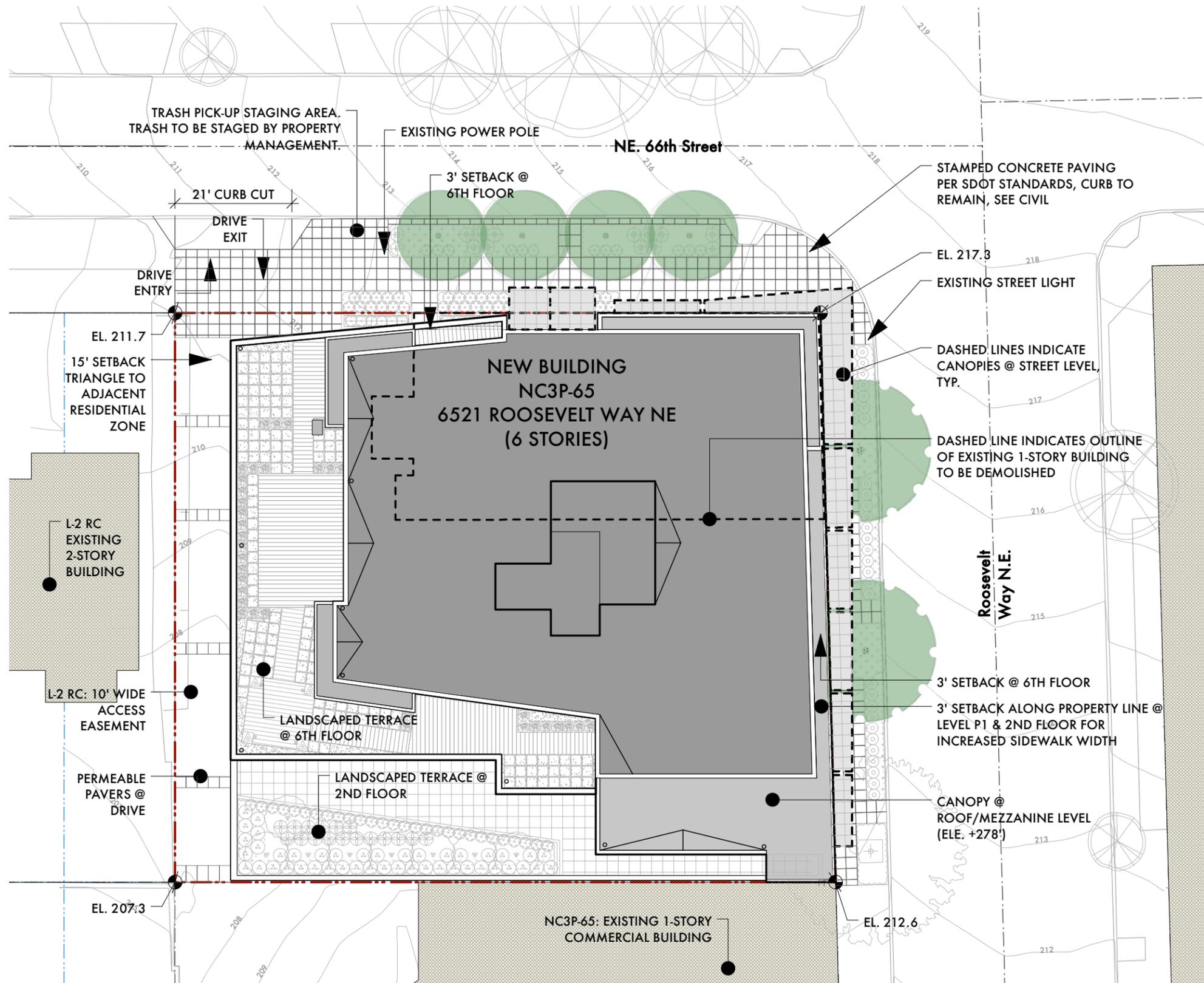
RECTANGLE LIGHT WEIGHT PLANTER
WILSHIRE BOX 2 LINEAR PLANTER
48"Lx24"Wx24"H AND 72"Lx24"Wx24"H
FLAT BACK, FIBERGLASS PLANTERS
BY TOURNESOL SITEWORKS
1.800.542.2282

MODULAR GREENROOF
ADVANCED VEGETATIVE ROOF SYSTEM (AVRS)
24"x24" TRAYS
BY COLUMBIA GREEN TECHNOLOGIES, INC.
503.684.9123

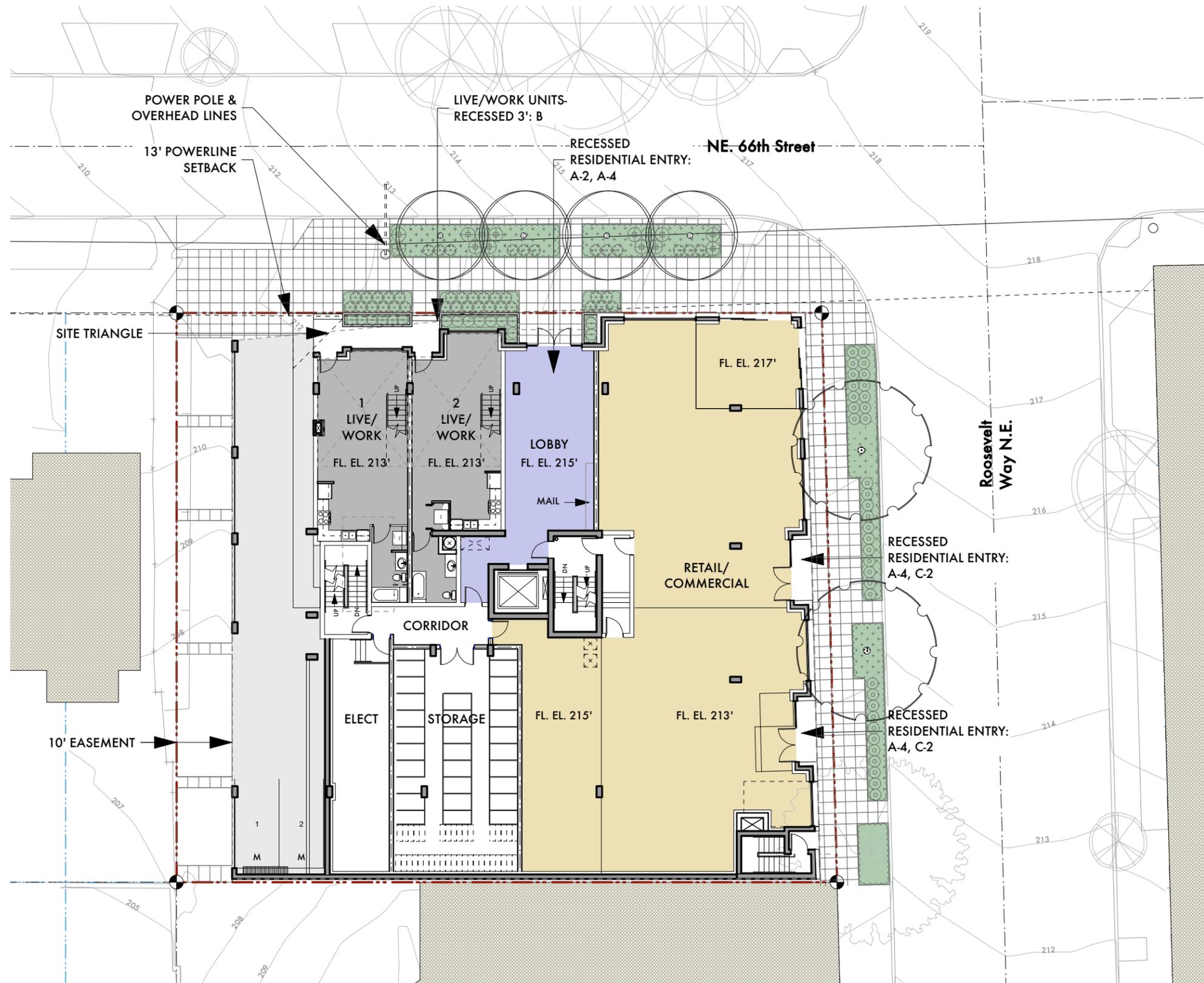
TRELLIS ELEMENT
TO BE CONSTRUCTED W/ PRESSURE-TREATED
LUMBER, AND GALVANIZED HARDWARE/FASTENERS
DESIGNED FOR PRESSURE-TREATED LUMBER APPLICATION

GUARDRAIL/FENCE ABOVE PARAPET WALL
SEE ARCH. DWG.

Indigo@66
6521 Roosevelt Way NE



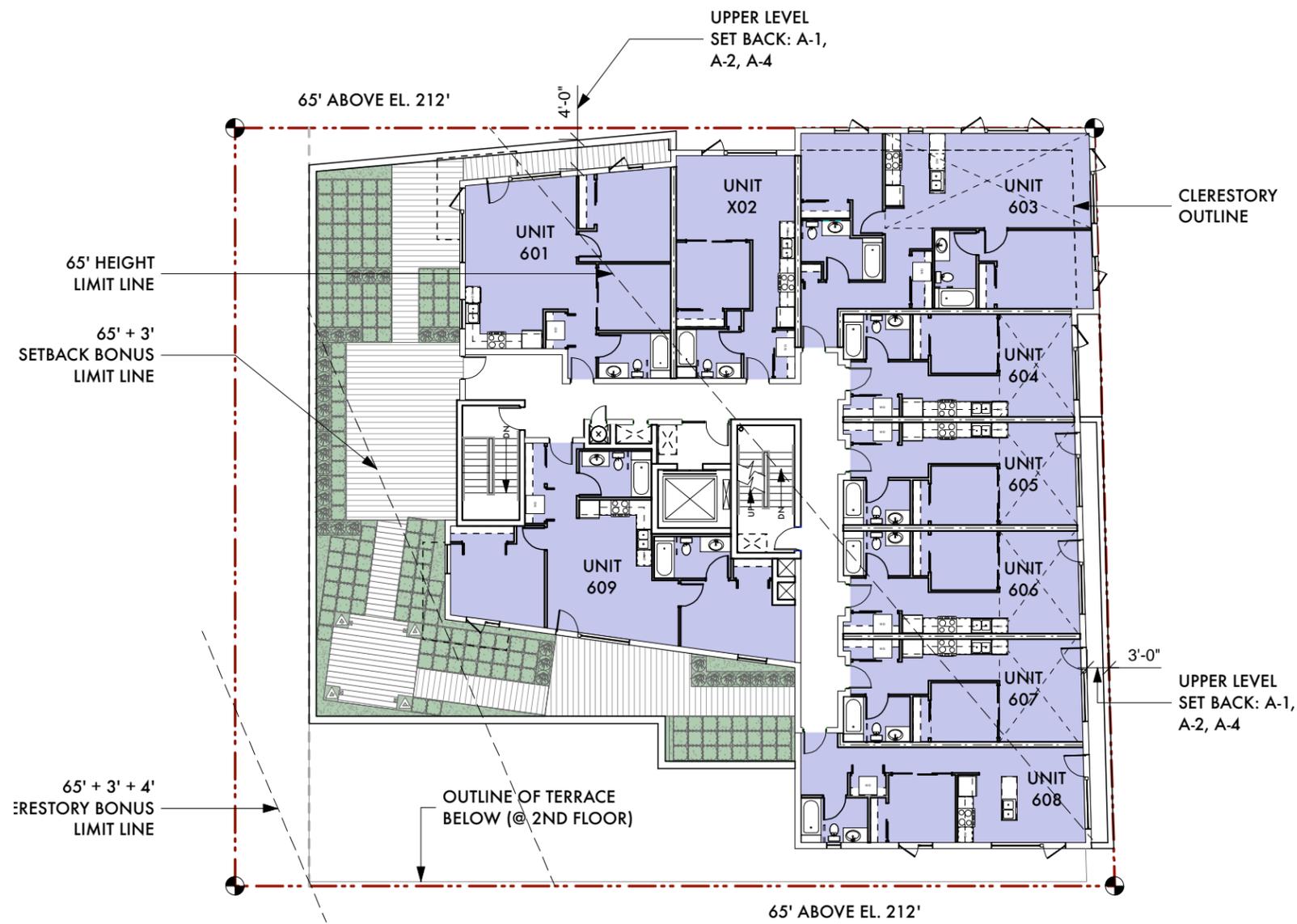
Site Plan



First Floor Plan

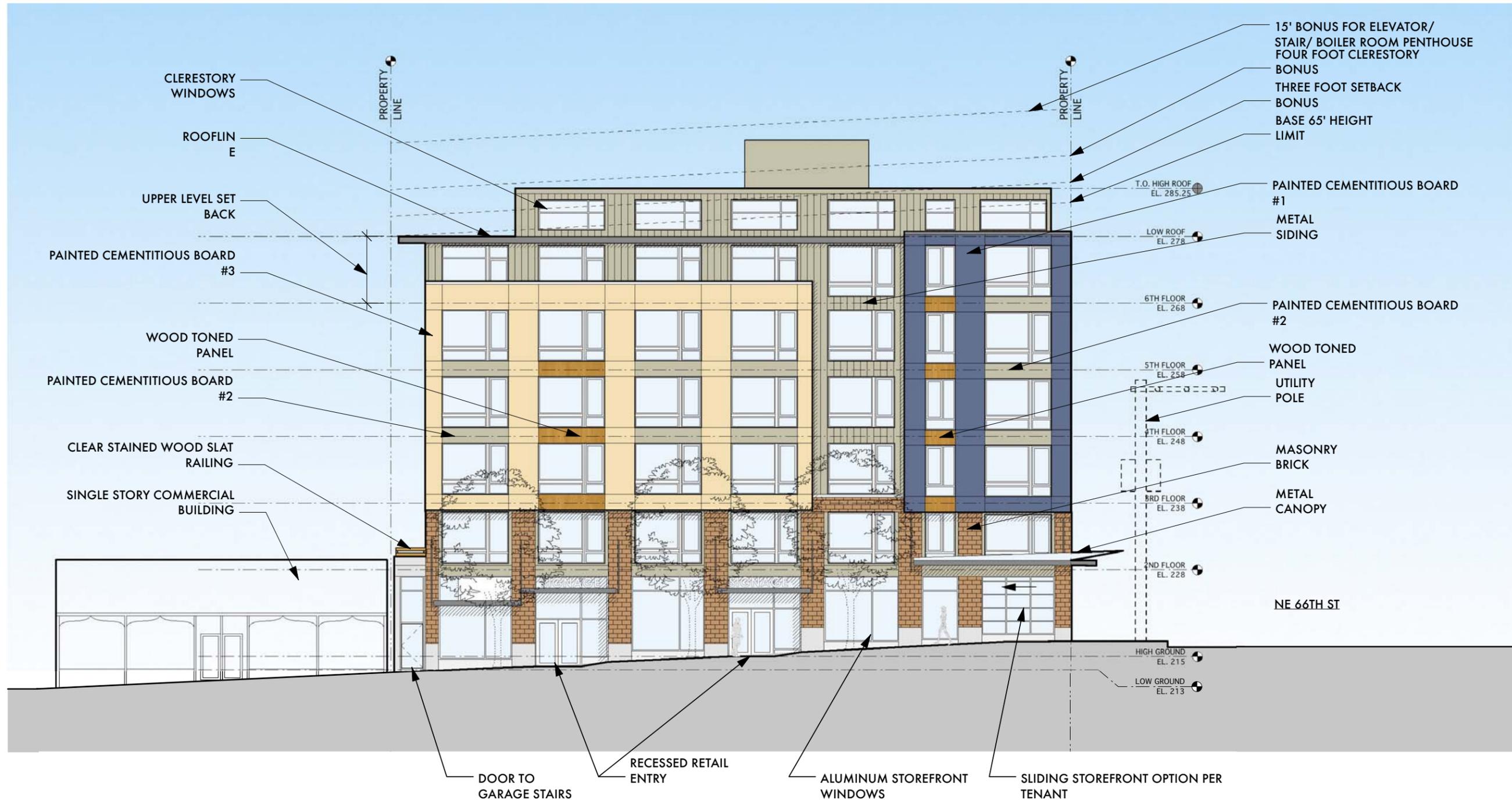


Second Floor Plan



Sixth Floor Plan

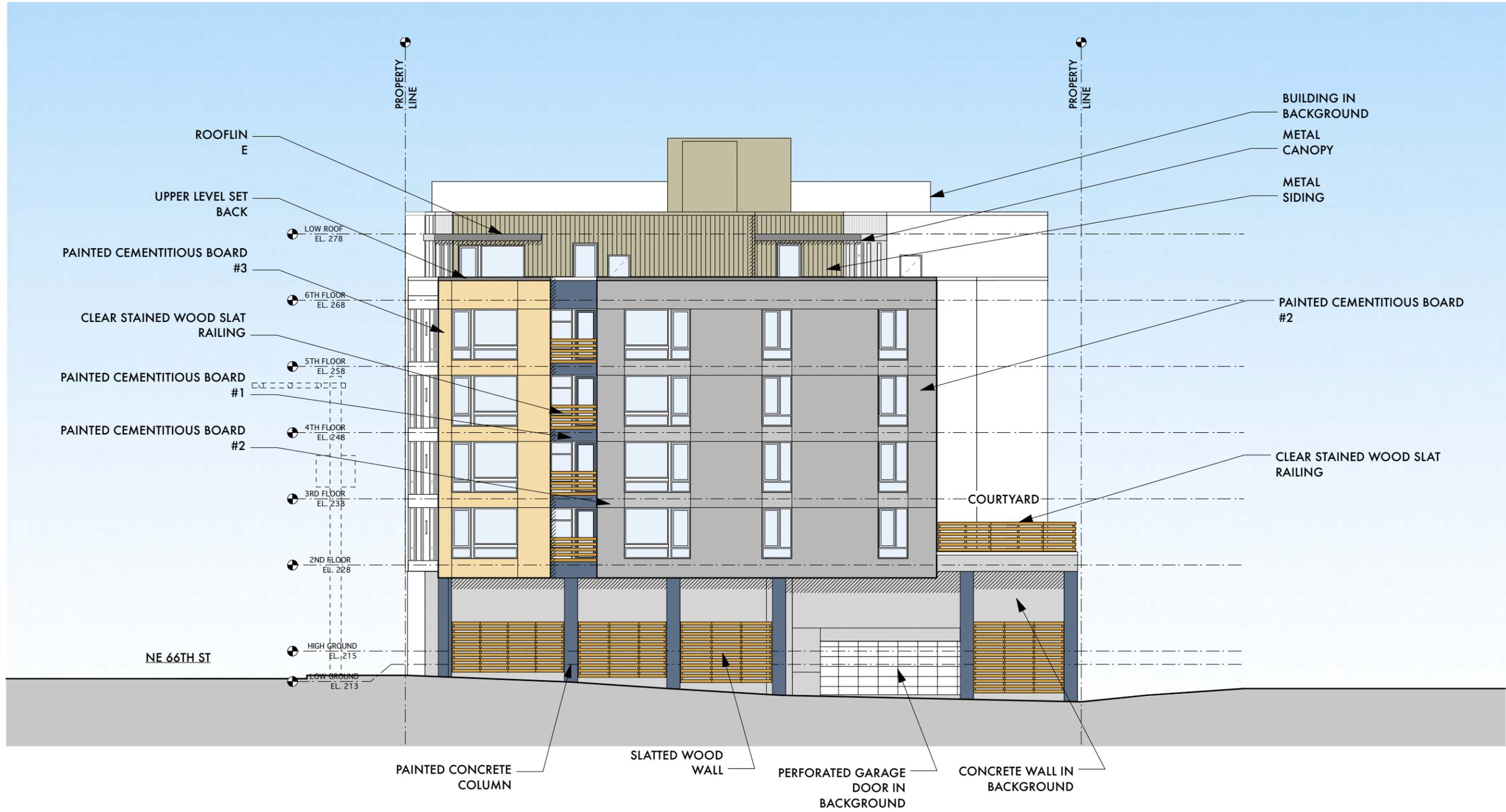
First Floor Plan



East Elevation



North Elevation



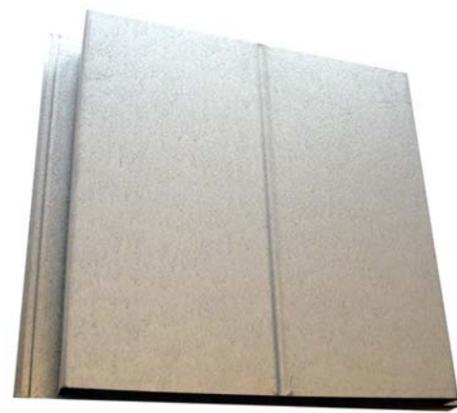
West Elevation



South Elevation



PAINTED CEMENTITIOUS BOARD



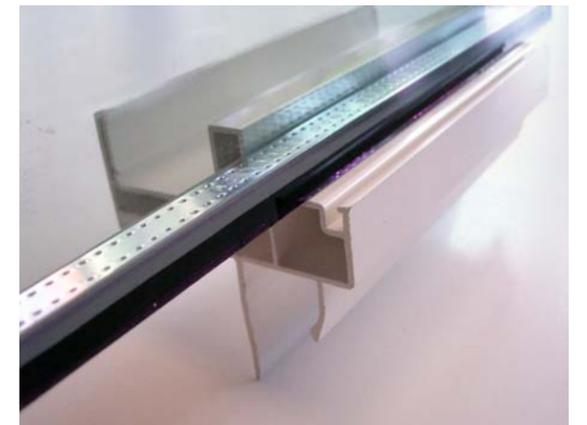
METAL PANEL



BRICK MASONRY



WOOD TONED PANEL



VINYL WINDOW

Sample Materials

Firm Profile:

Johnson Architecture & Planning LLC, founded in 1987, is dedicated to collaborating with our clients to achieve extraordinary projects in the urban environment. Our firm provides its clients architectural and planning services designed to fit their individual needs and experience, including site and project feasibility analysis, project development services, architecture, urban planning, space planning and construction management.

Our core philosophy of architectural practice is to find the most imaginative, appropriate and cost-effective solutions that meet the highest standards of design and amenity. Throughout our practice, we have worked on and enjoyed the challenge of highly complex and programmatically difficult projects. Above all, we approach each project as an opportunity to provide a legacy of good buildings in our community and to create a noteworthy design that fully meets our client's expectations.

Our experience includes design work for corporate, institutional, private and non-profit sector clients throughout the Puget Sound region. Of particular importance to our clients is the skill we have acquired in managing all phases of the planning, design and development process, and in the relationships we have established with local officials and agencies in the region. Participation on many public commissions and committees has provided us strong skills in working with local communities and stakeholders as well as enhancing our awareness of the complex regulatory environment, helping us accurately define the development possibilities for our clients.

Previous Experience:

Ruby Condominiums



Ruby Condominiums are designed to fit a very intriguing but challenging urban site. Taking full advantage of dramatic Lake Union and city views and the adjacent Allison Park, the building is also designed to mitigate the presence of the I-90 Ship Canal Bridge. All fifty-two condominiums are provided exceptional views to the west, and private terraces or balconies. A large common terrace provides a foreground to the view and softens the presence of Eastlake Avenue. The ground level provides a continuous retail frontage to support the thriving Eastlake business district. Underground parking access is discretely located on the side street.

Eastlake Condominiums



The Eastlake Condominiums is a mixed-use building overlooking Seattle's Lake Union with eighteen loft style residential units. The building is of brick and concrete and is patterned after traditional commercial loft buildings. The open floor plan residences have exceptionally tall ceilings, with most having mezzanine levels as well as balconies and bay windows. The topography of the lot allows the residential entrance to be on the quiet side street, with the ground floor spaces fronting on the busy commercial street, providing space for a sidewalk café and for flexible leasing options. All parking is below grade, accessed off the alley. Through design review, we were allowed to increase lot coverage from the allowed 64 percent to 79 percent.

VEER Lofts



The new Veer Lofts are a key part of the South Lake Union transformation of an industrial backwater to a bustling downtown neighborhood. Veer is a 99-unit residential condominium that combines references to the neighborhood's industrial heritage, innovative construction techniques and dramatic living spaces. With a combination of ground level townhouses, two story lofts and high-ceilinged, open floor plans, the building is designed to offer first time home-buyers an exceptional range of options. Veer achieves its strong aesthetic image, openness, quiet interiors and structural height through the use of a unique application of heavy timber and concrete framing that we have developed in conjunction with our acoustical and structural engineers.

Press II Apartments



The Press II apartment building is the second phase of a the redevelopment of a full block in the Seattle Capitol Hill neighborhood. The Press II apartments contain sixty-six market rate apartments, with a full range of unit types from studios to two-bedroom apartments. The lower level is designed to reflect the Capitol Hill streetscape with a masonry façade and apartments opening directly from the street across private terraces. The upper levels are designed to harmonize with, but not mimic, the first phase of development. Access to the below-grade parking is through the adjacent Press I building, which minimizes disruption to the residential street and allows us to preserve the significant Japanese maple tree that arches over the sidewalk. The preservation of the tree allowed us to achieve a 10 percent reduction in parking through design review.

Trace Lofts & Trace North Buildings



The Trace Lofts project provides 142 units in a new mixed-use residential building in the heart of Capitol Hill in Seattle. The project is a combination of a 100-unit new building and 42 loft-style residences in the rehabilitated Trace Manufacturing building at the prominent corner of E. Madison Street and 12th Avenue. There will be 17,000 sf of retail and commercial space at the ground floor and 199 underground parking places. The new structure is designed to carefully integrate into the context of commercial and manufacturing buildings that provide the character of this very urban neighborhood.

Pike Lofts



Full architectural services for the design of a mixed-use project consisting of retail on the ground floor, 57 condominium residential units and structured parking. This new building has been described by the neighborhood as one of the "anchors" to the re-emerging Pike / Pine corridor. The unique lot shape and location provides the residential units with sweeping views of downtown and the surrounding neighborhoods. The building concept takes cues from its surroundings along the Pike / Pine corridor, in particular the industrial warehouse buildings. Building characteristics include the warehouse frame with large glazing areas, generous floor-to-ceiling heights and an active street presence with retail use along E. Pike Street.