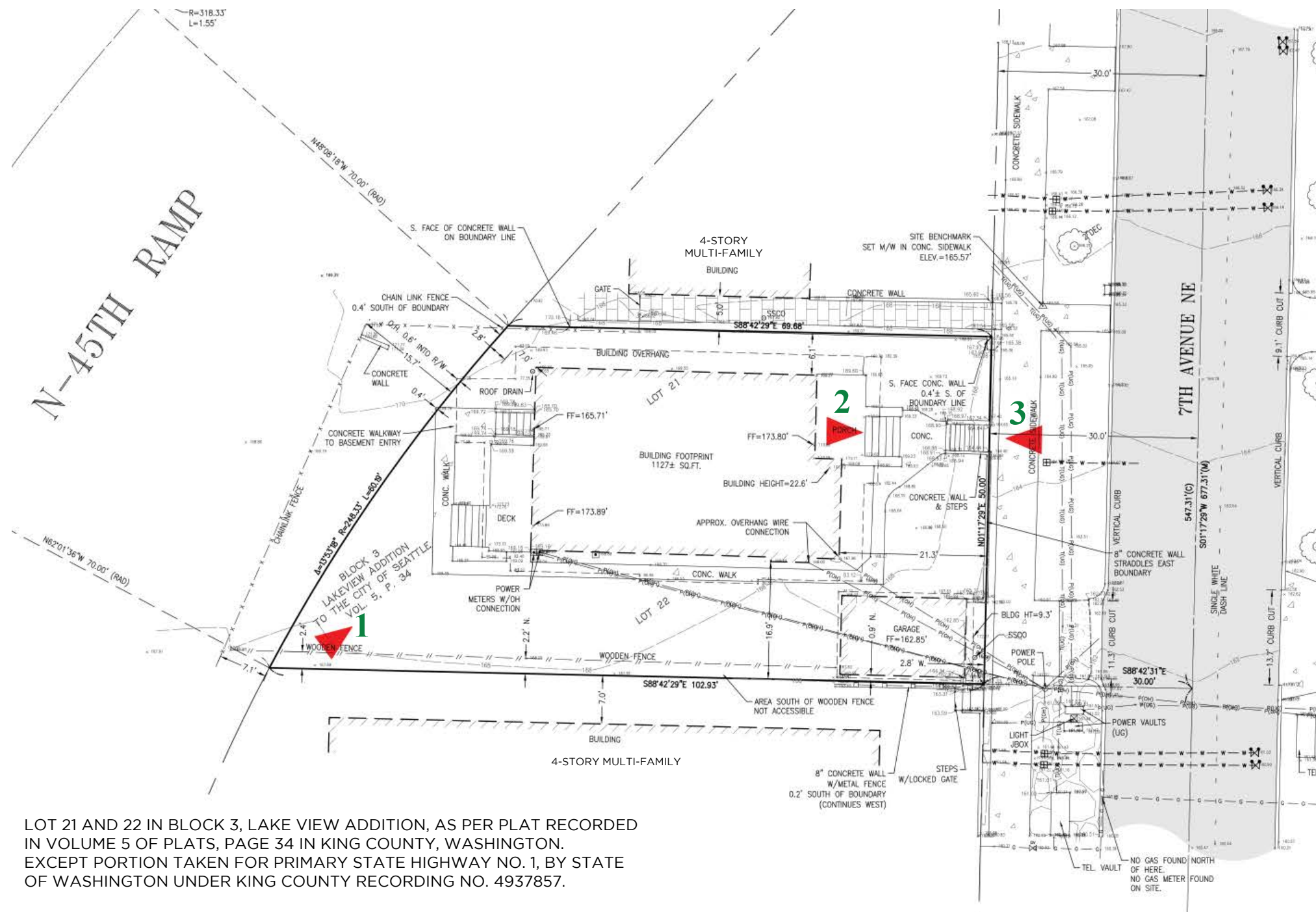
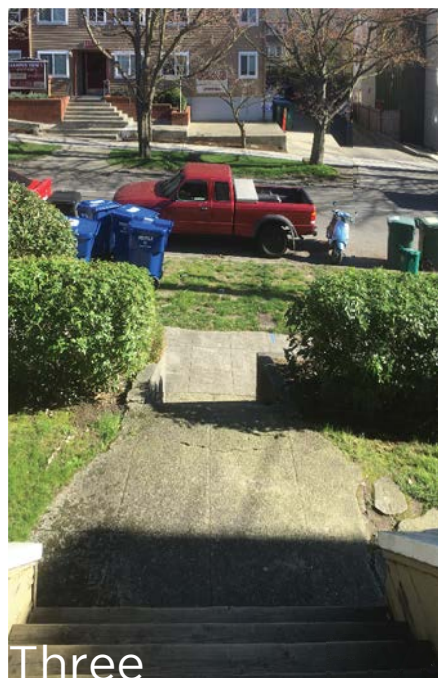


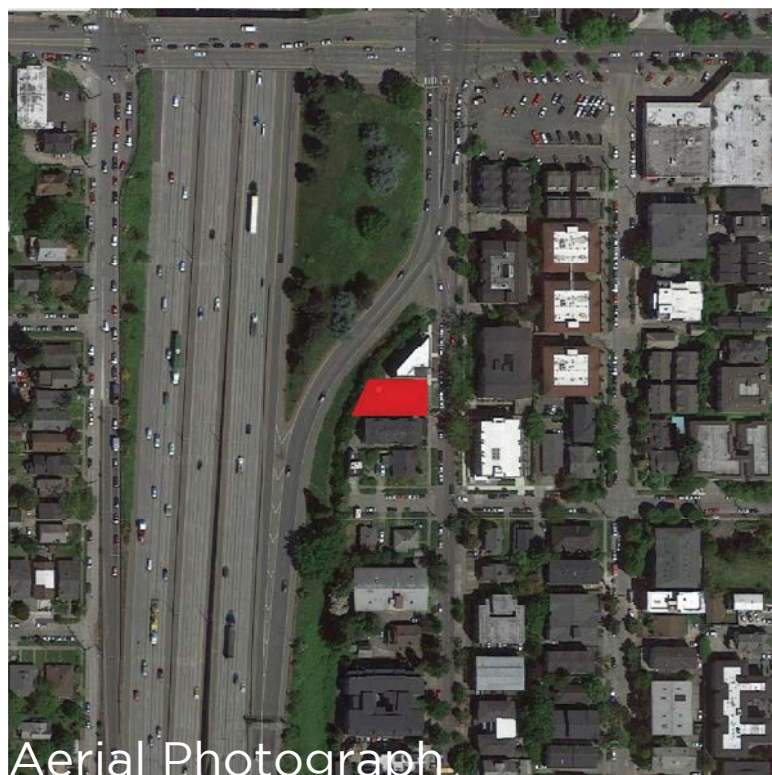
Early Design Guidance

Project Address:	4311 7th Avenue NE Seattle, WA 98105
Parcel #:	4092300705
Meeting:	EDG
SDCI Project #:	3032036-EG
Owner:	Chris Keadle 19405 144th Avenue NE Woodinville, WA 98072 (206) 409-8721
Architect:	Shugart Wasse Wickwire Matthew Wasse 18 Dravus, Suite 100 Seattle, WA 98109 (206) 264-7744 matt@shugartwasse.com
Landscape Architect:	Andrews Landscape Architects Dave Andrews 100 South King Street, Suite 415 Seattle, WA 98104 (206) 602-6897 dave@andrewsla.com

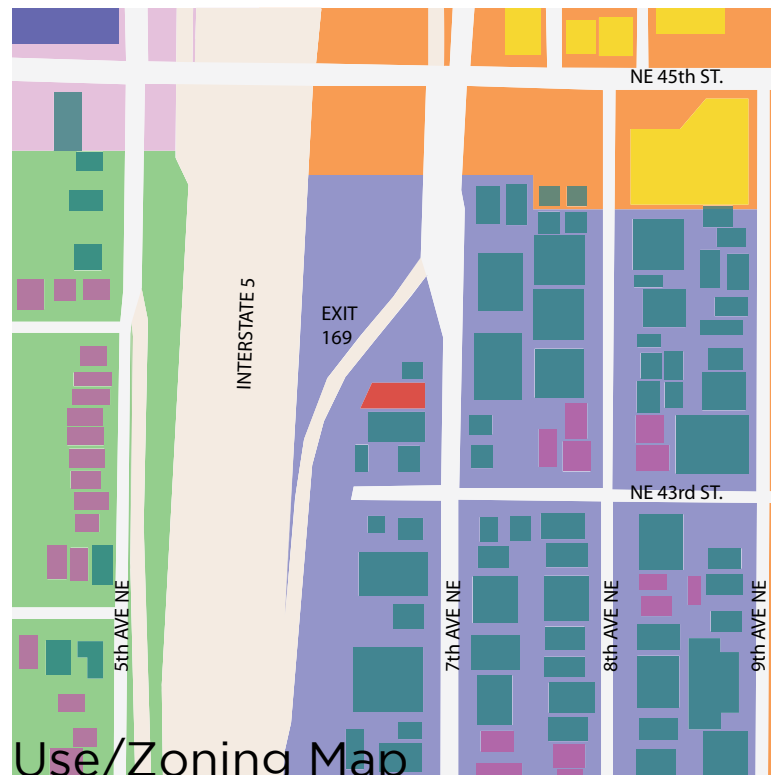




LOT 21 AND 22 IN BLOCK 3, LAKE VIEW ADDITION, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 34 IN KING COUNTY, WASHINGTON. EXCEPT PORTION TAKEN FOR PRIMARY STATE HIGHWAY NO. 1, BY STATE OF WASHINGTON UNDER KING COUNTY RECORDING NO. 4937857.



Aerial Photograph



Use/Zoning Map

Development Objectives

We are proposing an 8-story single-use residential building in the University District West Edge neighborhood. 46-49 housing units will be provided in a mix of Small-Efficiency Dwelling Units and Studio apartments. The building will be located on the West side of 7th Ave NE between NE 45th and NE 42nd Street. Building pedestrian access will be at grade on the Northwest corner of the site. The building's utility uses will be housed below grade which include a waste/recycle room, rooms for bike and tenant storage. Amenity space will be provided at the rooftop deck to provide equal opportunity for all the residents to access the panoramic view to the south.










Parking will not be provided. The project site is part of the University District Northwest Urban Center Village and located along a Frequent Transit Corridor. The site is accessible via public transit. Bus lines provide access to the site from Edmunds to Downtown Seattle.

The property is retained by a wall along the ROW creating a fairly flat site. At the ROW there is a gradual grade change of +4' from South to North. No significant trees currently exist on the site. Heavy shrubs exist off site in the interstate ROW providing a buffer from the noise and traffic to the west.

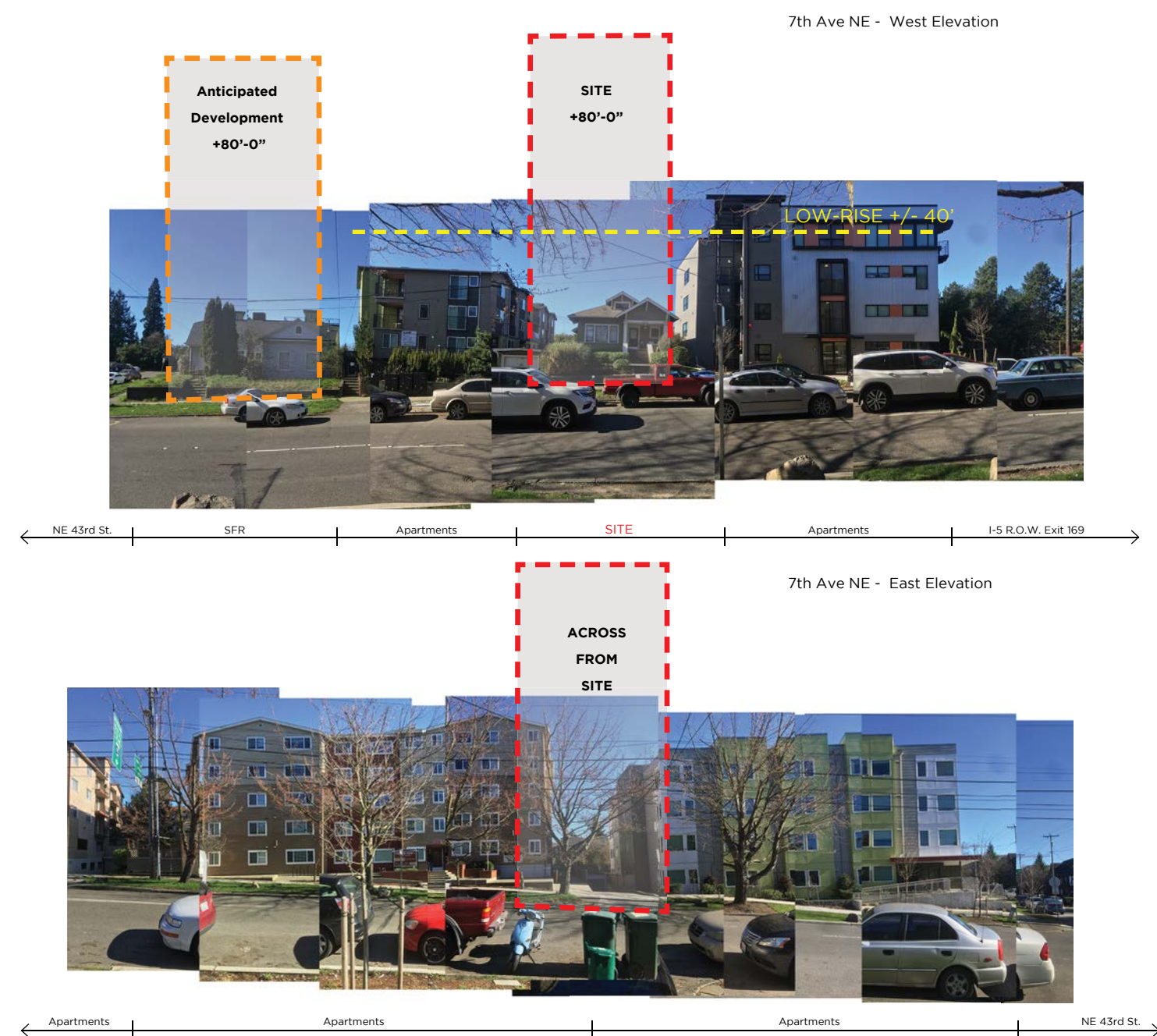
The University District West Edge is saturated with multi-family uses ranging from converted single-family duplexes and triplexes, such as the structure existing on our site today, to low-rise apartment complexes. Recent up zoning of the area places our site in MR-M1, introducing a new building typology to the area.



View to South from Adjacent Structure El. 40'

Use	Zoning
 Project Site	 NC3P-40
 Mixed - Use	 SF5000
 Commercial Use	 MR (M1)
 Single-Family Residence	 SM-U 95-320
 Multi-Family Use	



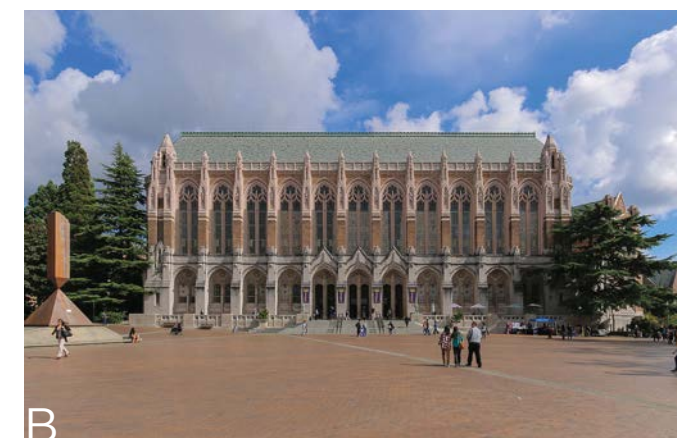
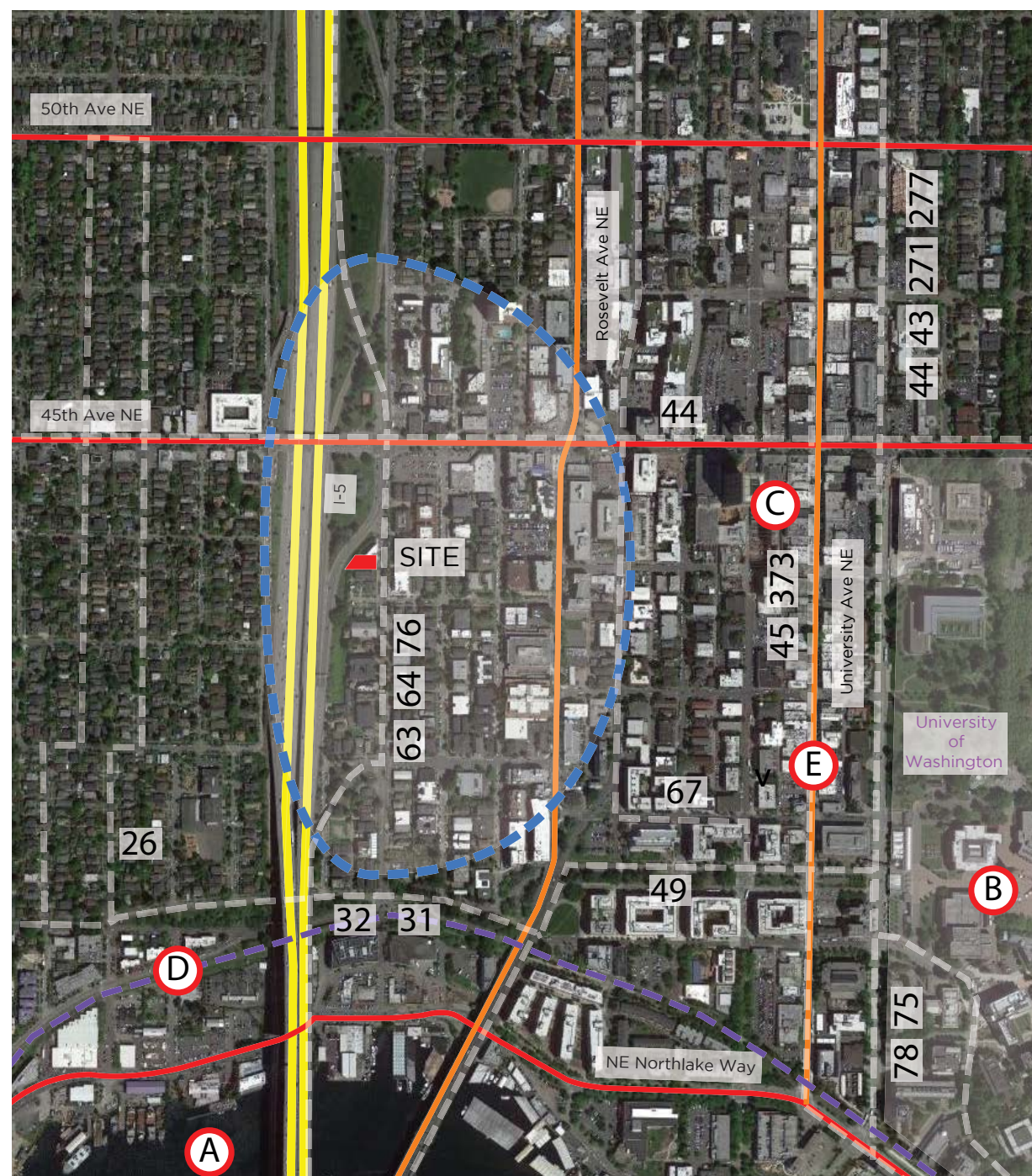


University District's West Edge is peppered with Multi-Family structures ranging in all shapes, sizes and forms, with varying styles of architecture in the neighborhood, one reoccurring element ties it all together: a prominent street-oriented entries. These entries provide a human-scaled programmatic piece to the façade of structures all around the neighborhood. Other design cues we will emulate is the modulation in massing, the expression of program through façade articulation, the use of high-quality materials and construction methods at street-level and the use of vibrant colors for building identification. All in combination these design strategies will create a rich pedestrian-oriented experience.



The site is supported with a wide variety of external amenities. University of Washington main campus is just a 15 min walk away. Restaurants and shops line University Avenue, Roosevelt Way, and NE 45th Street. Sound Transit's Link Light Rail is scheduled to open in 2021, with an approximate travel time to Downtown within 10 minutes. Located in a frequent transit corridor, and right off the freeway the site is easily accessible by public transportation or car. The site is also easily accessible by Bike. Roosevelt Way and 11th Ave NE have dedicated bike lanes flowing South and North respectively; and with the Burke-Gilman Trail within a 5-minute walking distance away, tenants can find themselves strolling along the banks of Lake Union in minutes.





- Project Site
 - 5' Walking Radius
 - Interstate-5
 - East-West Bound
 - North-South Bound
 - Burke Gilman Trail
 - Bus Routes
- A Lake Union
 - B UW Campus
 - C Future Link Light Rail
 - D Burke Gilman Trail
 - E University Avenue





A historic plan, shows the 3-block wide swath of neighborhood taken to create Interstate-5 in the 60's. Our site was directly affected creating the irregular shape we see towards the West with the creation of what is now the Northbound Ne 45th and 50th Street Exit. The neighborhood continues to change and we see evidence of that from an aerial image displaying the divide I-5 has become; separating the once small scale single-family neighborhood.

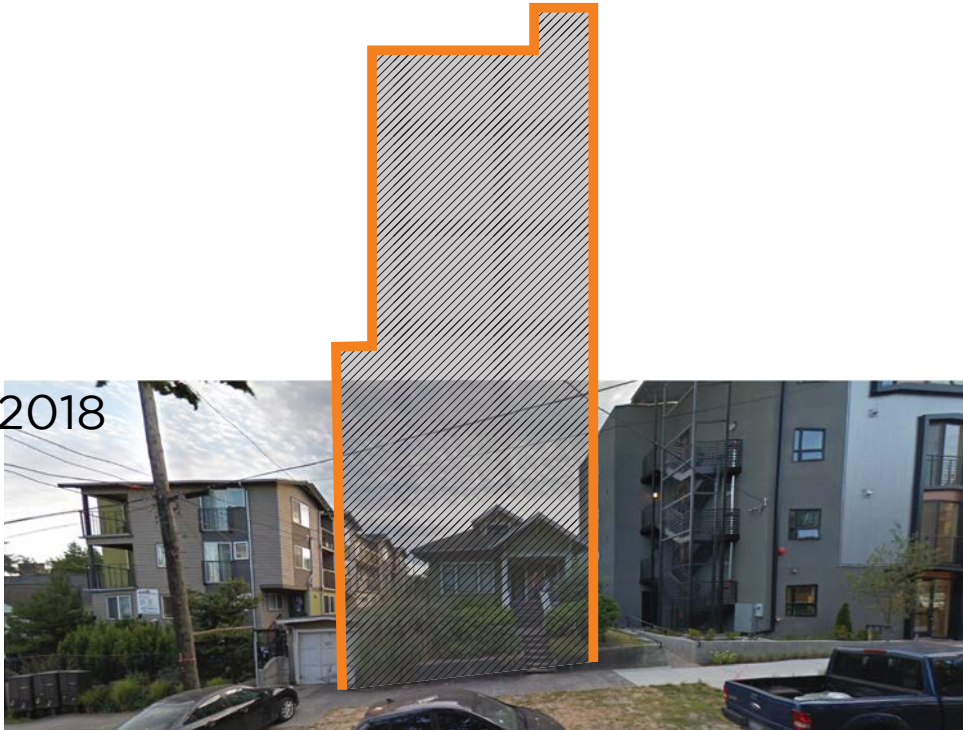
The University West Edge has evolved a long way from its Wallingford counter-part. We see relatively new construction adjacent to the site; Apodments to the south (2010) and low-rise congregate housing to the North (2015). With the need for more affordable housing the University District West Edge has been upzoned. The West Edge doubles in height going from LR3 (40'-0") to MR-M1 (80'-0"). Properties to the North and East along 45th and Roosevelt Way nearly triple in height. The new zoning introduces a new building typology, among this wave of new buildings we have identified a few within the neighborhood



4-STORY APODMENTS CONSTRUCTION COMPLETED 2010

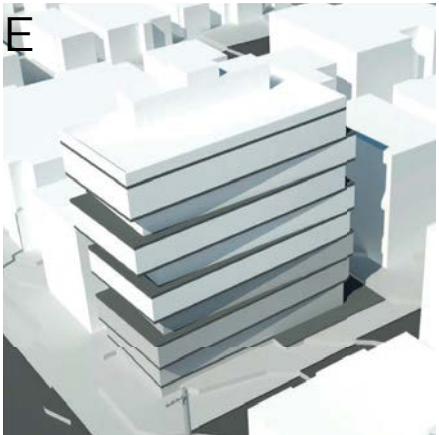
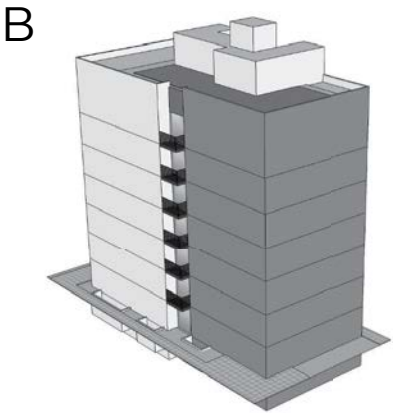


4-STORY CONGREGATE HOUSING CONSTRUCTION COMPLETED 2015

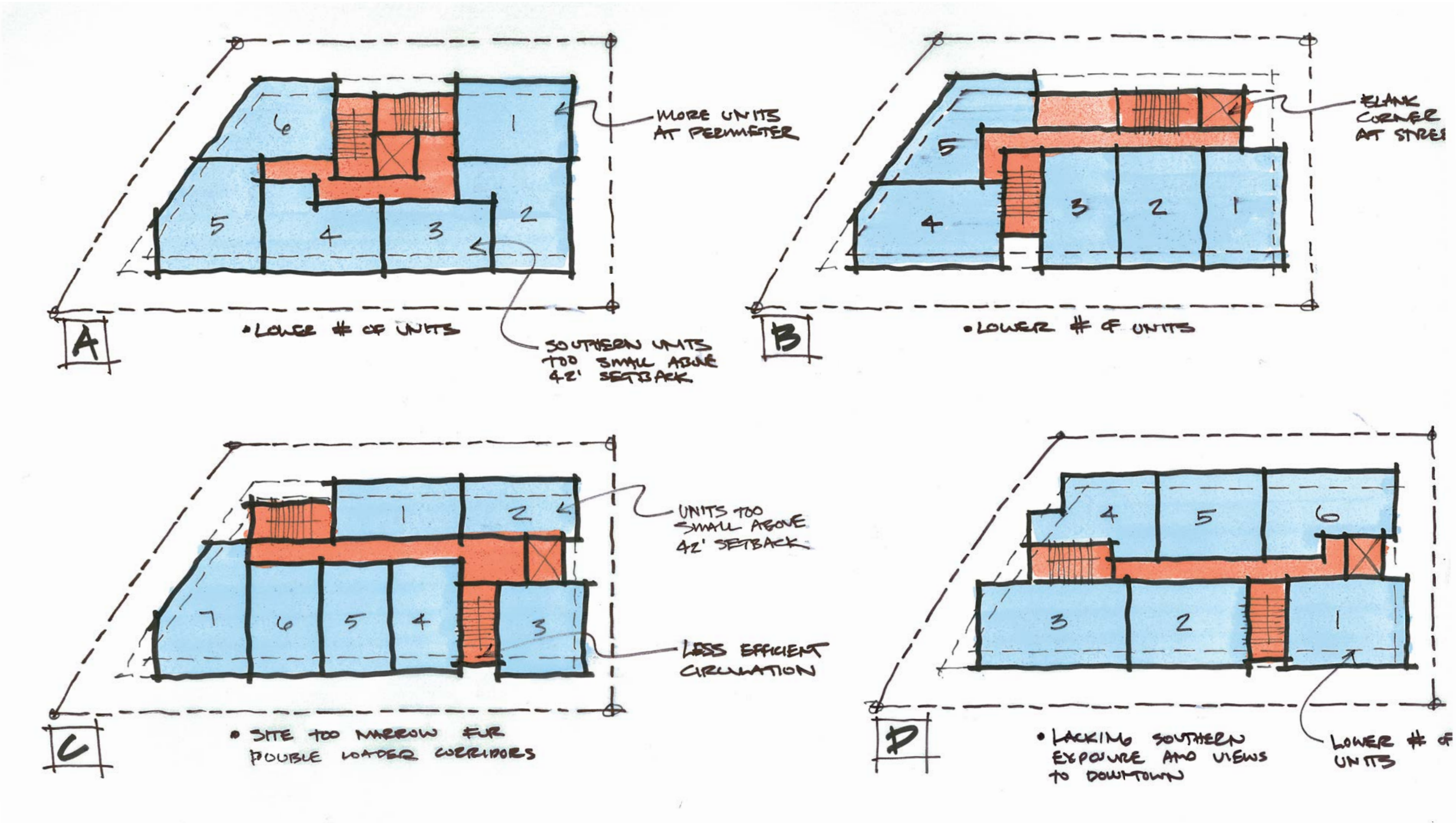


8-STORY APARTMENT (SEDU'S) PROPOSED 2018

- A 4524 7th Avenue NE, 7-story, 58 DU, Ecco Design INC.
- B 4239 8th Avenue NE, 8-story, 52 DU, Skidmore Janet APD
- C 4048 7th Avenue NE, 8-story, 80 DU, dARCH LLC
- D 4230 11th Avenue NE, 7-story, 99 DU, Johnson Architects
- E 818 NE 42nd St, 8-story, 34 DU, Jan Hromada Architecture + Design



The project site is small, 4,388 SF (on average 86' deep x 50' wide). What sits there now is a single-family 1 1/2 story building built in 1918, that has been converted to a triplex. The change in zoning allows the construction of an 8-story structure. Variations in the proposed options are relatively minor with nuances found in their massing. What we discovered early on in this process, taking into consideration site adjacencies, topography, access and site location, is that there is generally one optimal way to organize the building. Proposed in the three options are variations in what are the same layout: a circulation core justified to the Northwest corner of the site and units that are oriented to the south and views with units that face the street.



Blank

CS1. Natural Systems and Site Features

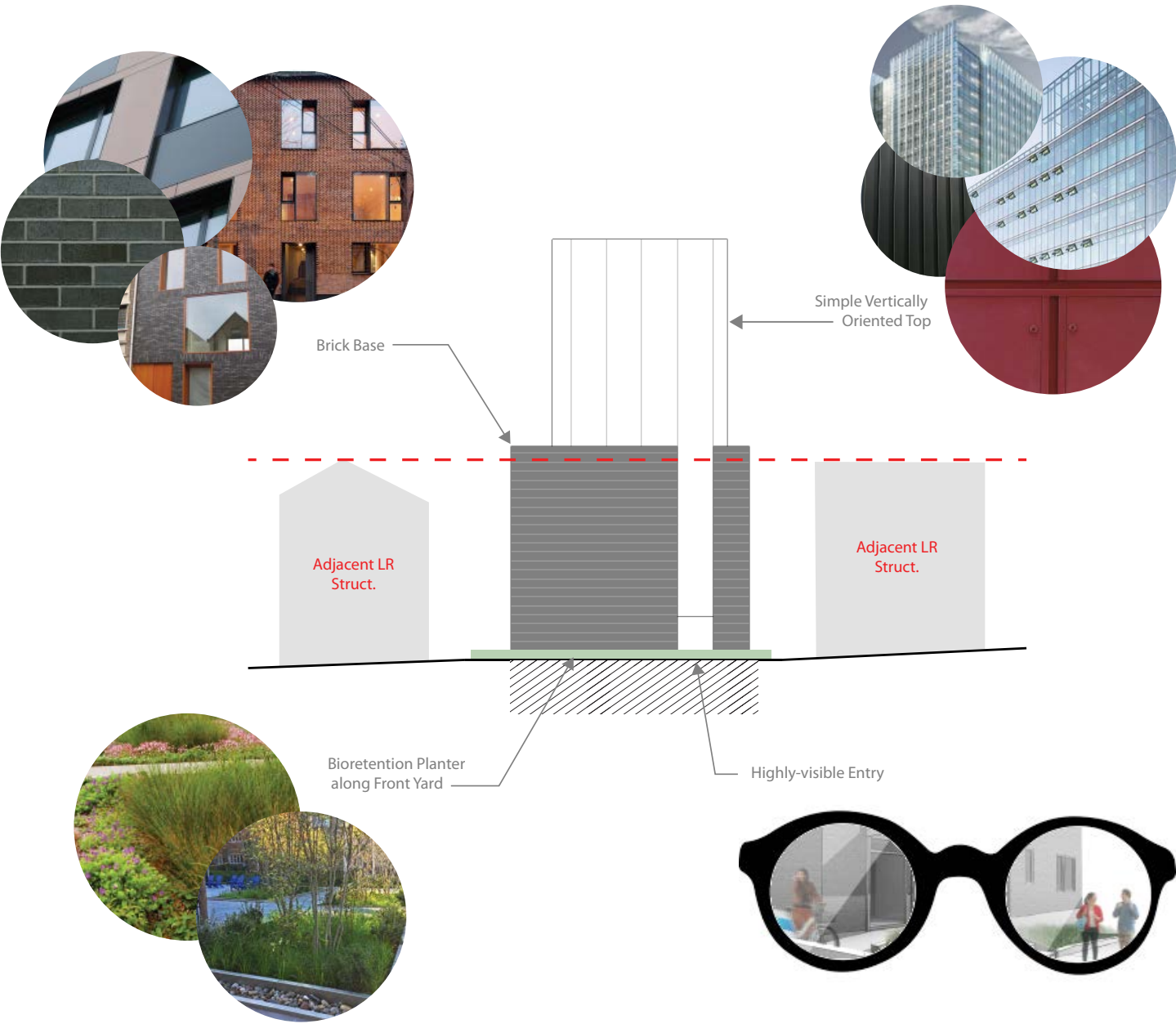
- B. Sunlight and Natural Ventilation
 - 1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

The site is trapezoidal in shape with the longer dimensions running east to west. This gave shape to a building with a broad southern facing façade. This façade will receive maximum sun exposure throughout the day and access to the area’s South-Eastern prevailing winds potentially reducing the load on the buildings mechanical systems through the use of passive wind and solar climate control.

CS2. Urban Pattern and Form

- A. Location in the city and neighborhood
 - 2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

With the recent up zoning of the area from a Low-rise zone to Mid-rise, we are proposing a building with a base and a top to relate to the adjacent buildings North and South of the project site. The proposed design employs two levels of architectural presence: “macro and micro.” Micro interpreted as a higher-profile design with finer more developed textures. This will be applied to the base of the proposed building, where a pedestrian or user of the building can better appreciate the craftsmanship and quality of the materials. “Macro” will be applied to the top of the proposed design, where the proximity to appreciate finer textures and details is never really experienced. The neighborhood presents a strong residential character that were we see a proposed design as being more contextual particularly at the lower levels. But this being the first building on the block built to the new up-zoned height with the affordable housing bonus, it will be a ‘stand-out’ development..



CS3. Architectural Context and Character

- A. Emphasizing Positive Neighborhood Attributes
 - 4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

No single architectural style or character emerges as dominant in the University District's West Edge. With the new up zone allowing mid-rise construction, a new form however is being introduced to the neighborhood and being one of the first projects to propose a design we lead with a notion of cohesion but set to a datum. Relating to the existing Low-rise structures we will pull familiar massing concepts and compatible materials, colors and textures. At +42' we are at a distance where we propose to make more "monolithic" moves; larger swathes of façade and crenellations that create a composition in a broader context.

PL3. Street-Level Interaction

- A. Entries
 - 2. Ensemble of Elements Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:
 - a) overhead shelter: canopies, porches, building extensions;
 - b) transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
 - c) ground surface: seating walls; special paving, landscaping, trees, lighting; and
 - d) building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

Entries all along 7th Avenue Northeast are celebrated and used to provide interest to a street wall lined with residential uses. Programmatically our building is arranged in the same fashion; units with street frontage and an entry at the Northeast corner of the site. We will place a canopy that overhangs the landing at the entry that provides weather protection, and shelter with a sense of destination. A bioretention planter runs the length of the front property line that breaks at the entry to act as a portal, informing pedestrians and users the boundary between the public realm and private. The lobby will be glazed and cladded to allow for high-transparency; easily differentiating itself from the adjacent residential program which require a greater level of privacy. Higher-grade materials for ground covering and cladding will provide textural contrast giving the first impression of the building with tactile and visual interest.



OPTION 3 (PREFERRED)

DC2. Architectural Concept

B. Architectural and Façade Composition

- 1. Façade Composition: Design all building facades including alleys and visible roofs considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

North Façade is adjacent to the exterior egress stair and bathroom windows of the building to the North, consenting to the location of less intensive program. We are proposing the core in the Northwest corner adjacent to the neighboring bathroom windows and dwelling units to the Northeast adjacent to the neighboring buildings egress stair. In a massing sense, the core will read as a vertical element nestled into a base where we see the 10’ average setback set at +42’ shape the building.

East Façade (Front) will be broken up in a way to bridge the gap between the adjacent structures to formally create a street-wall. We have elected to slightly set back the front of the structure at +42’ to give the proposed structure a base and a top: the base relating to the adjacent low-rise structures and the top receded to fulfill the remaining of the allowable zoning envelope.

South Façade is adjacent to the living spaces of the neighboring building. At levels 1-4 we have proposed carving out at the base of the building to provide some relief in the volume between the two buildings. In this recess we will study colors that will promote the reflecting of light to provide a more livable space for our neighbors on the northside of the adjacent structure.

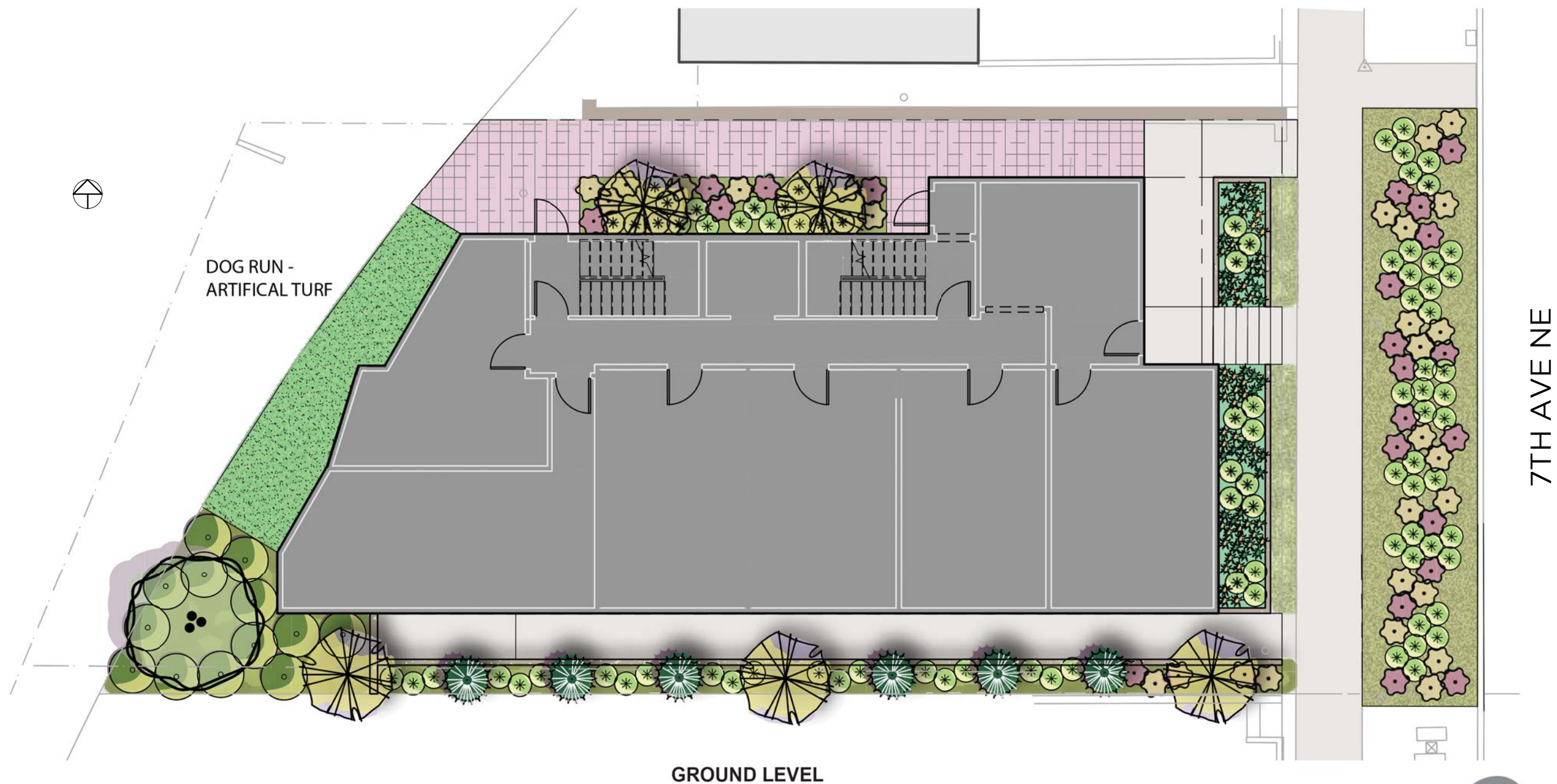
West Façade is adjacent to the I-5 corridor and largely informed by the irregular shape of the site that was the product of the creation of the freeway itself. Because of this unique condition we propose treating the west façade slightly different than the typical base and top we see at the other façades. Adjacency to the freeway means high-levels of noise that we remedy by being selective and sparing with our fenestration. The “prow” of the building is a natural location for openings that correspond to the commanding view over Lake Union and Downtown Seattle beyond. A concentration of openings at the prow articulates the building at a larger-scale which relates appropriately to the context of the freeway and its users.

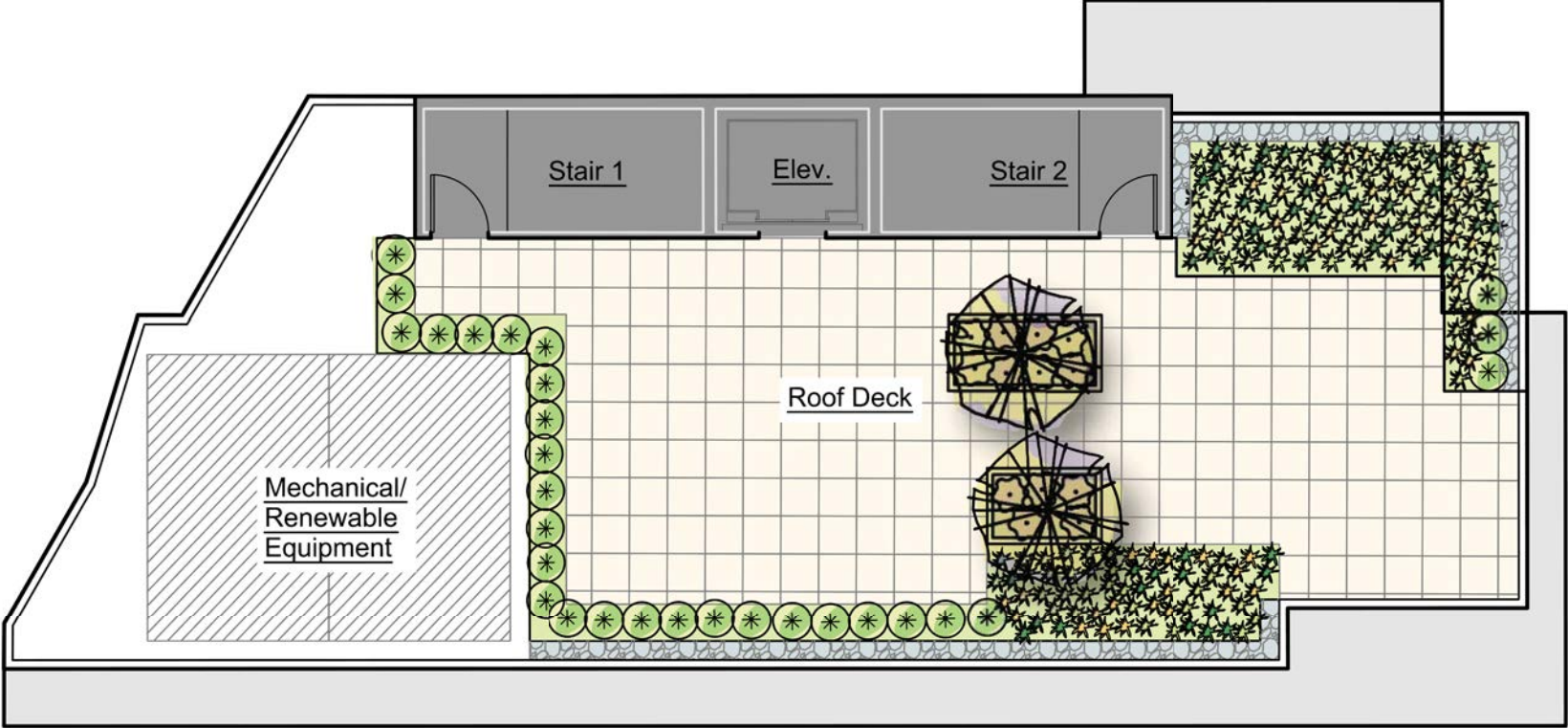
- 1. VM Housing
Copenhagen
Displays the drama of the triangle when placed against a relatively monolithic background.
- 2. Pine & Manor
Capitol Hill
Celebrates unique corner condition bringing two relatively solid planes which stop just shy of the apex to create a reveal that is fully glazed.
- 3. Bullit Center
Capitol Hill
Creating presence utilizing an oversized roof as the substrate for a PV array which caps the corner of the building and grounds the structure.



APPLICABLE ZONING	SMC SECTION	SUB-SECTION	REQUIREMENT	Proposed
Permitted and prohibited uses	23.45.504	B. Table A, A	Residential use except congregate residence	Multi-Family, SEDU
Floor area ratio (FAR) limits	23.45.510	E.4.c	Portions of a story that extends no more than 4 feet above existing or finished grade which ever is lowe, excluding access for multifamily structures in MR zones	Lower level is an underground story, thus, exermpt from FAR calculations
Structure Height	23.45.514	H	Roofs enclosed by a parapet. Roof surfaces that are completely surrounded by a parapet may exceed the applicable height limit to allow for a slope, provided that the height of the highest elevation of the roof surface does not exceed 75 percent of the parapet height, and provided that the lowest elevation of the roof surface is no higher than the applicable height limit.	Noted
		J.2	Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit	Noted
		J.5	In MR and HR zones, the following rooftop features may extend 15 feet above the applicable height limit se, if the combined total coverage of all features does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes screened mechanical equipment: a. Stair penthouses, Mechanical equipment; c. Play equipment and open-mesh fencing that encloses it, if the fencing is at least 5 feet from the roof edge; e. Sun and wind screens; f. Penthouse pavilions for the common use of residents; g. Greenhouses and solariums	Noted
Multifamily zones with a mandatory housing affordability suffix	23.45.517	B.2	The base and maximum FAR limit for MR zones with a mandatory housing affordability suffix is 4.5.	Allowable: 19,746 SF
		D.2	The height limit for principal structures permitted in MR zones with a mandatory housing affordability suffix is 80 feet	All Options Code Compliant
Setbacks and seperations	23.45.518	B. Table B	Front and side setback from street lot lines 7 foot average setback; 5 foot minimum setback;	All Options Code Compliant
		B. Table B	Side setback from interior lot line For portions of a structure: 42 feet or less in height: 7 foot average setback; 5 foot minimum setback, Above 42 feet in height: 10 foot average setback; 7 foot minimum setback.	Departure Requested (Pg. 29) Options 2 & 3 (Preferred)
Setbacks and seperations	23.45.518	5.a	Portions of entry stairs or stoops not more than 2.5 feet in height from existing or finished grade, whichever is lower, excluding guard rails or hand rails, may extend to a street lot line.	Noted
		J.2	Ramps or other devices necessary for access for the disabled and elderly that meet the Seattle Residential Code, Section R322 or Seattle Building Code, Chapter 11-Accessibility, are permitted in any required setback or separation.	Noted

APPLICABLE ZONING	SMC SECTION	SUB-SECTION	REQUIREMENT	Proposed
Amenity Area	23.45.522	C	The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use	All Options Code Compliant
		D.8	Rooftop areas excluded because they are near minor communication utilities and accessory communication devices	Noted
Landscaping Standards	23.45.524	A.2.b	Landscaping that achieves a Green Factor score of 0.5 or greater, is required for any lot within an MR or HR zone if construction of more than one new dwelling unit is proposed on the site.	All Options Code Compliant (Pg. 15)
		B.1	Street trees are required if any type of development is proposed	Per SDOT Recommendation
Design Standards	23.45.529	B	Application of provisions. The provisions of this Section 23.45.529 apply to all residential uses that do not undergo any type of design review, except single-family dwelling units.	Noted
Solid waste and recyclable materials storage and access	23.54.040	A. Table A	Shared Storage Space for Solid Waste Containers for residential developments for 51-100 dwelling units shall provide a minimum area for shared storage space of 375 square feet plus 4 square feet for each additional unit above 50	All Options Code Compliant





ROOF LEVEL



Revised 12/26/10

Green Factor Score Sheet

Project title: 7th Ave NE

SEATTLEgreen factor

enter sq ft of parcel

Parcel size (enter this value first) *4,388

SCORE0.638

Landscape Elements**		Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 254	0.1	25
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 1203	0.6	721.8
3	Bioretention facilities	enter sq ft 130	1.0	130.0
B Plantings (credit for plants in landscaped areas from Section A)				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 1333	0.1	133
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 3213852	0.3	1,156
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 13975	0.3	293
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 00	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 1250	0.4	100.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 00	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 00	0.8	-
C Green roofs				
1	Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2	Over at least 4" of growth medium	enter sq ft 254	0.7	177.8
D Vegetated walls				
		enter sq ft 0	0.7	-
E Approved water features				
F Permeable paving				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
G Structural soil systems				
		enter sq ft 0	0.2	-
sub-total of sq ft = 8,251				
H Bonuses				
1	Drought-tolerant or native plant species	enter sq ft 0	0.1	-
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 651	0.1	65
4	Landscaping in food cultivation	enter sq ft 0	0.1	-



SERVICEBERRY



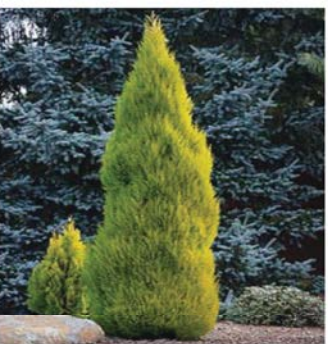
CORAL BARK MAPLE



REDBUD



HINOKI



HOLLYWOOD JUNIPER



WEIGELA



DAVID'S VIBURNUM



SWORD FERN



SPIRAEA



OAKLEAF HYDRANGEA



AZALEA



DEUTZIA NIKKO



GOLD SEDGE

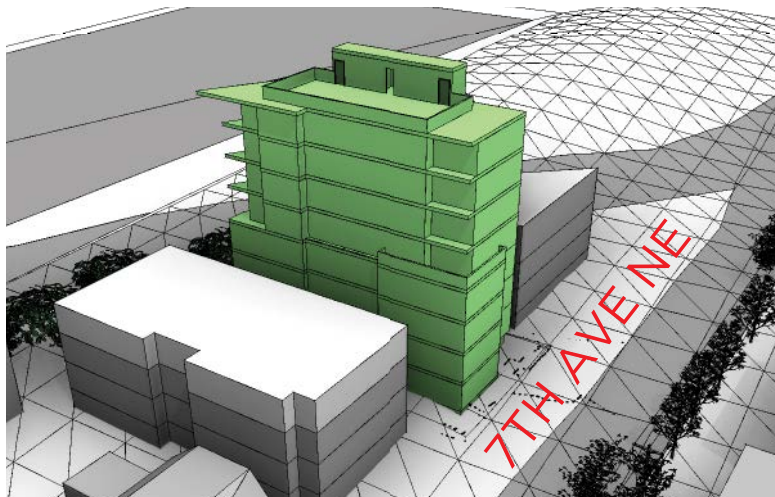
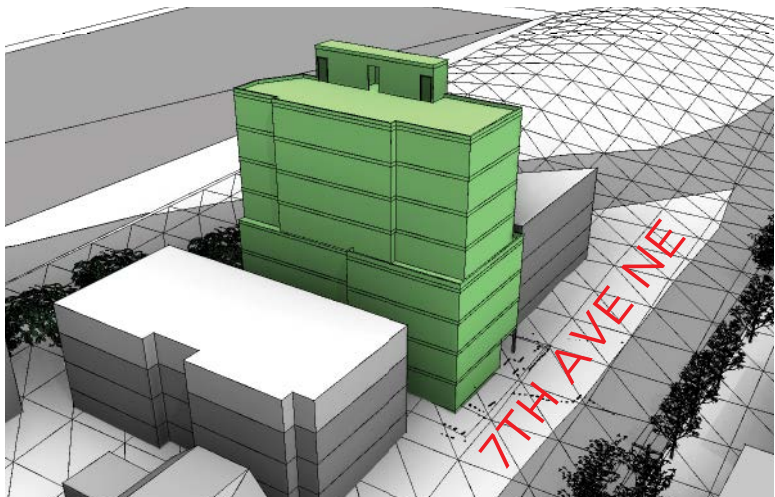
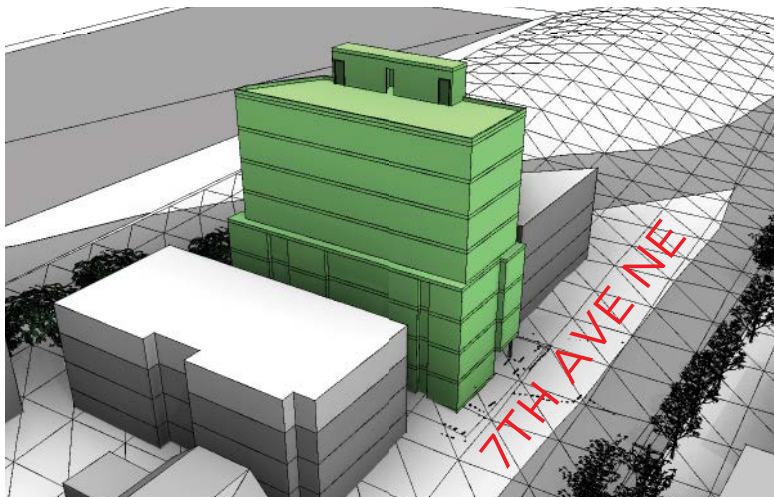


KELSEY'S DWARF RED-OSIER DOGWOOD

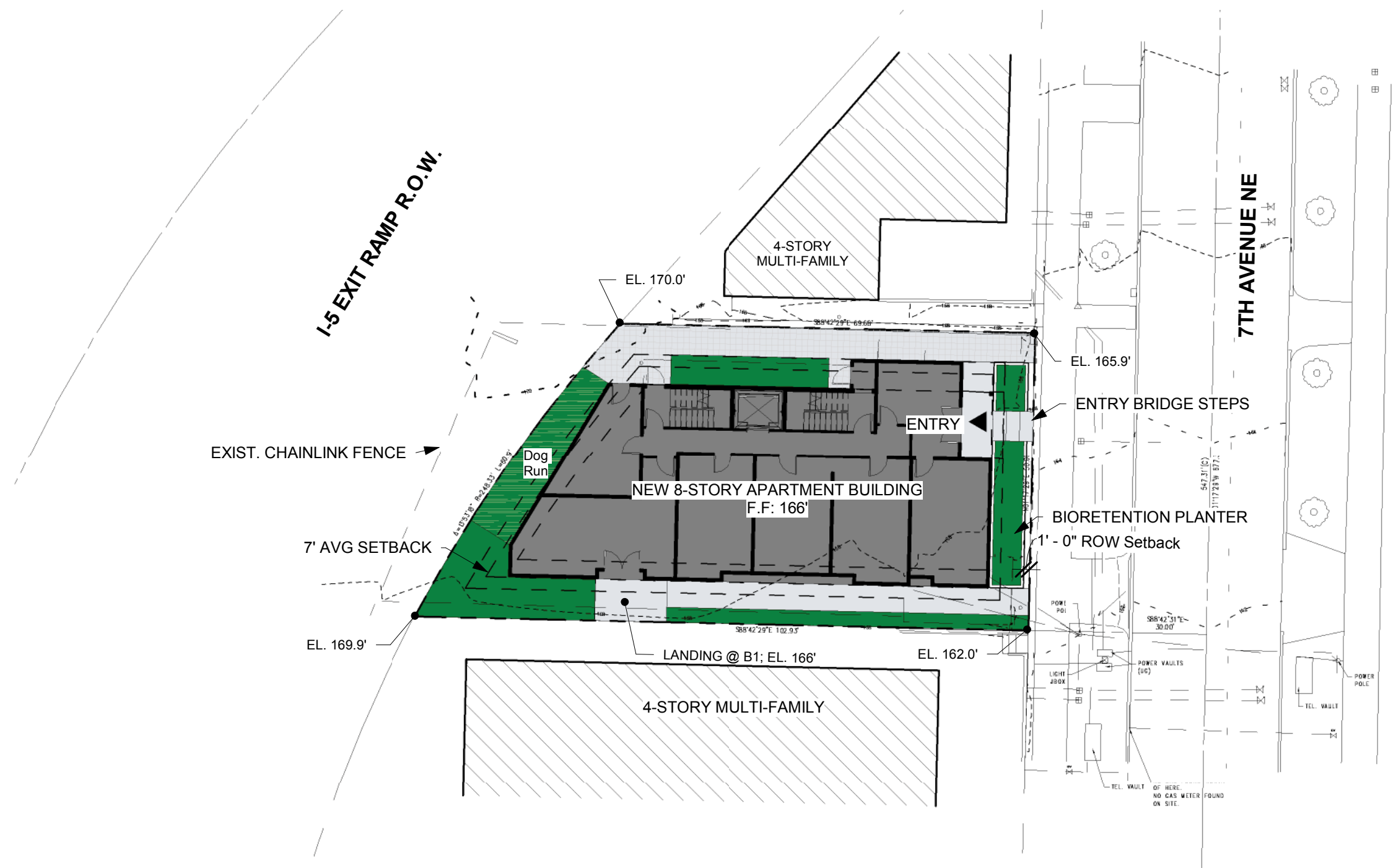


PIGGY BACK PLANT



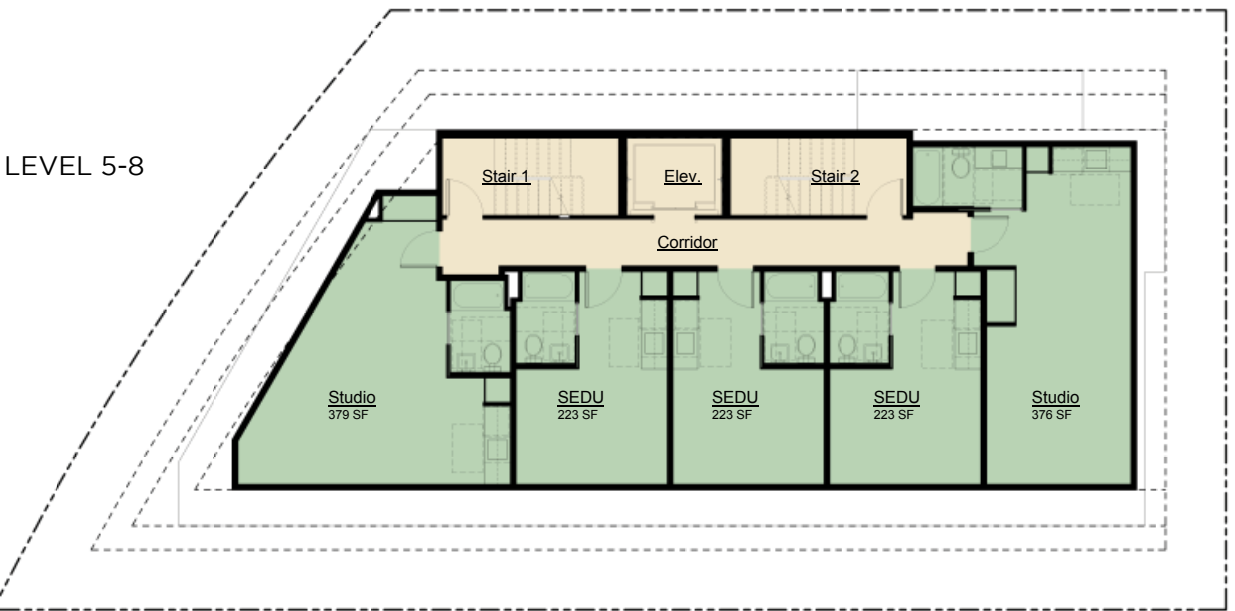
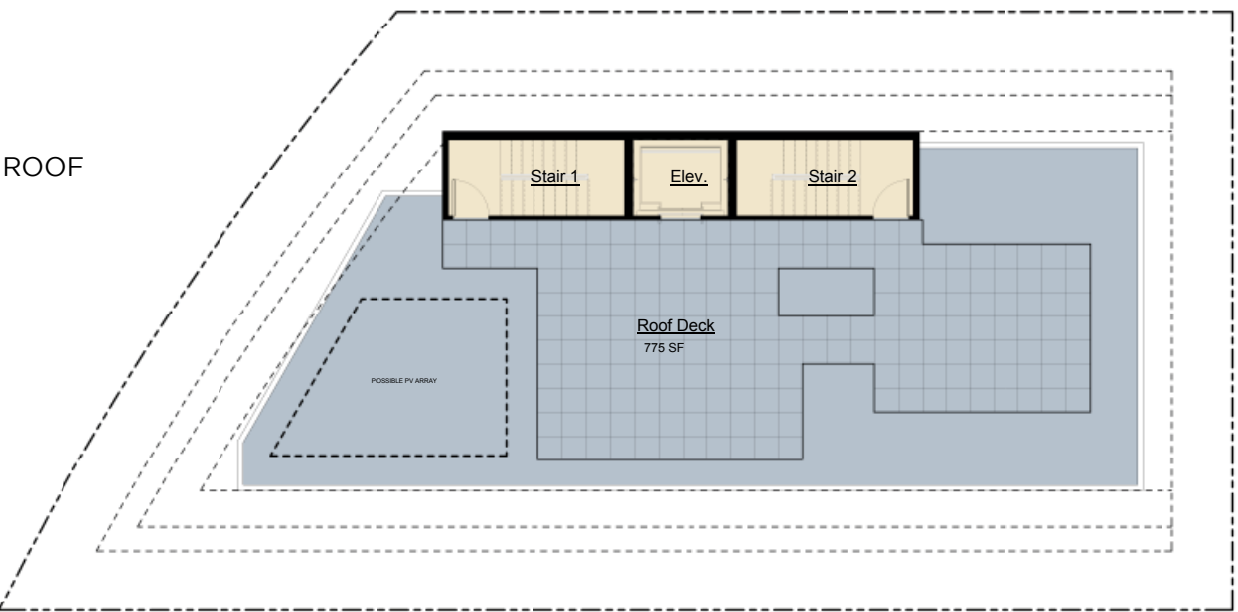


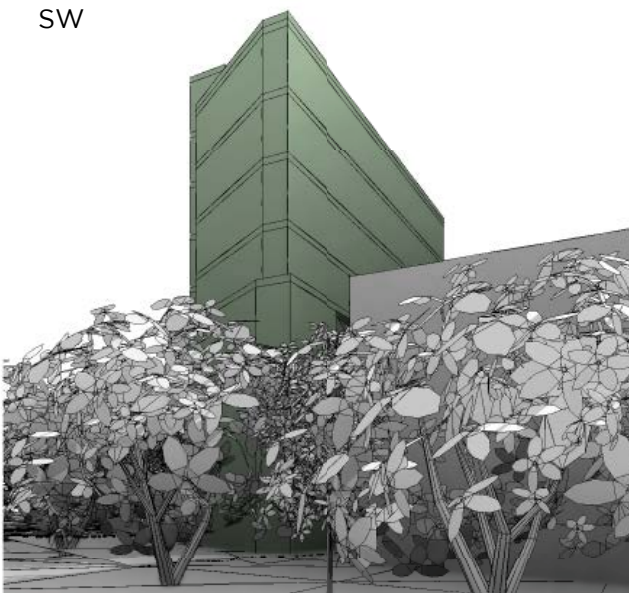
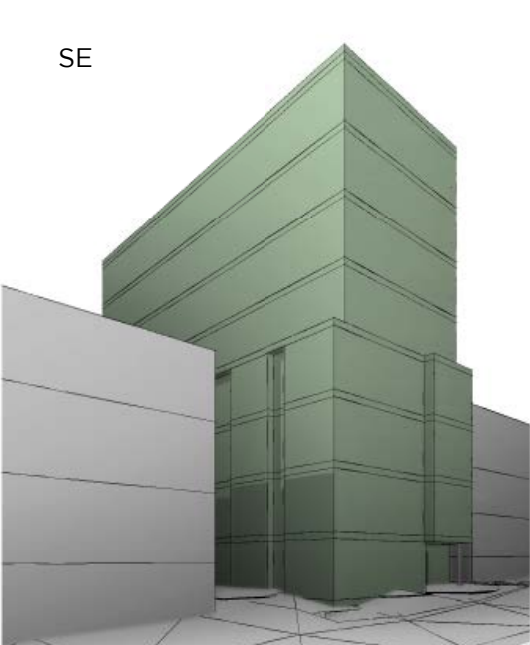
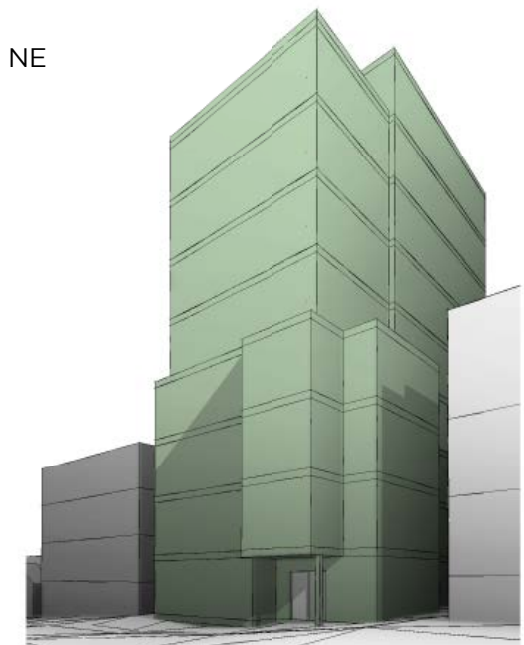
	Option 1 (CODE COMPLIANT)		Option 2	Option 3 (PREFERRED)
# Units	46	51	51	51
Residential Area	12,397 SF	12,714 SF	13,215 SF	13,215 SF
Commercial Area	NA	NA	NA	NA
Amenity Area (5% GFA)	974 SF Req.	998 SF Req.	998 SF Req.	998 SF Req.
Parking Provided (Not Req'd)	None	None	None	None
Bike Parking Provided	12: 1 per 4 Dwelling Unit	13: 1 per 4 Dwelling Unit	13: 1 per 4 Dwelling Unit	13: 1 per 4 Dwelling Unit
Gross Floor Area	19,477 SF	19,950 SF	19,952 SF	19,952 SF
FAR (4.5 allowable 19,746 SF)	18,395 SF (4.19)	18,549 SF (4.23)	18,950 SF (4.31)	18,950 SF (4.31)
Opportunities	clear massing, amenity on first floor adjacent to street, minimum excavation, amenity at roof deck, no departures	utility spaces all in basement, street facing units, variety of type units, amenity at roof deck	utility spaces all in basement, variety of type of units, efficient layout, amenity at street level, amenity at roof deck, smaller scale at street façade	utility spaces all in basement, variety of type of units, efficient layout, amenity at street level, amenity at roof deck, smaller scale at street façade
Constraints	units in basement, lower unit count, awkward Southwest unit layouts	inefficient layout, small unit sizes, temporary shoring required, departure request	small unit sizes, temporary shoring required, departure requested, highly modulated	small unit sizes, temporary shoring required, departure requested, highly modulated
Departures	None Requested	Requested: Departure #1 (Pg. 29)	Requested: Departure #1 (Pg. 29)	Requested: Departure #1 (Pg. 29)

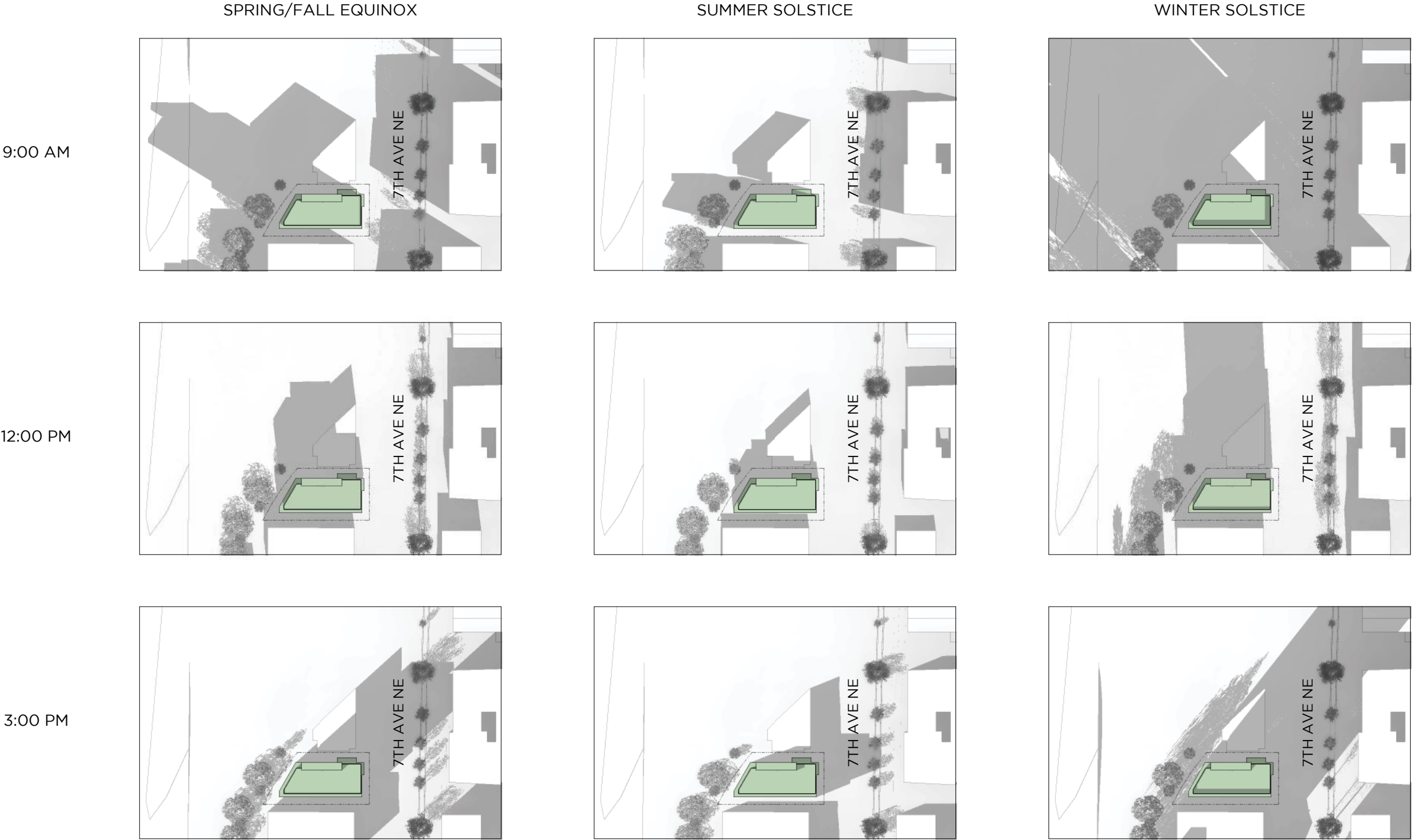


LEVEL	GFA (SF)	FAR (SF)	# UNIT	USE
ROOF	0	295	None	Roof Deck
8	1,934	2,034	5	Residential
7	1,934	2,034	5	Residential
6	1,934	2,034	5	Residential
5	1,934	2,034	5	Residential
4	2,395	2,511	7	Residential
3	2,395	2,511	7	Residential
2	2,395	2,511	7	Residential
1	2,317	2,431	3	Residential
B	2,239	0	2	Storage/Utility/Residential
TOTAL	19,477	18395 (4.19)	46	









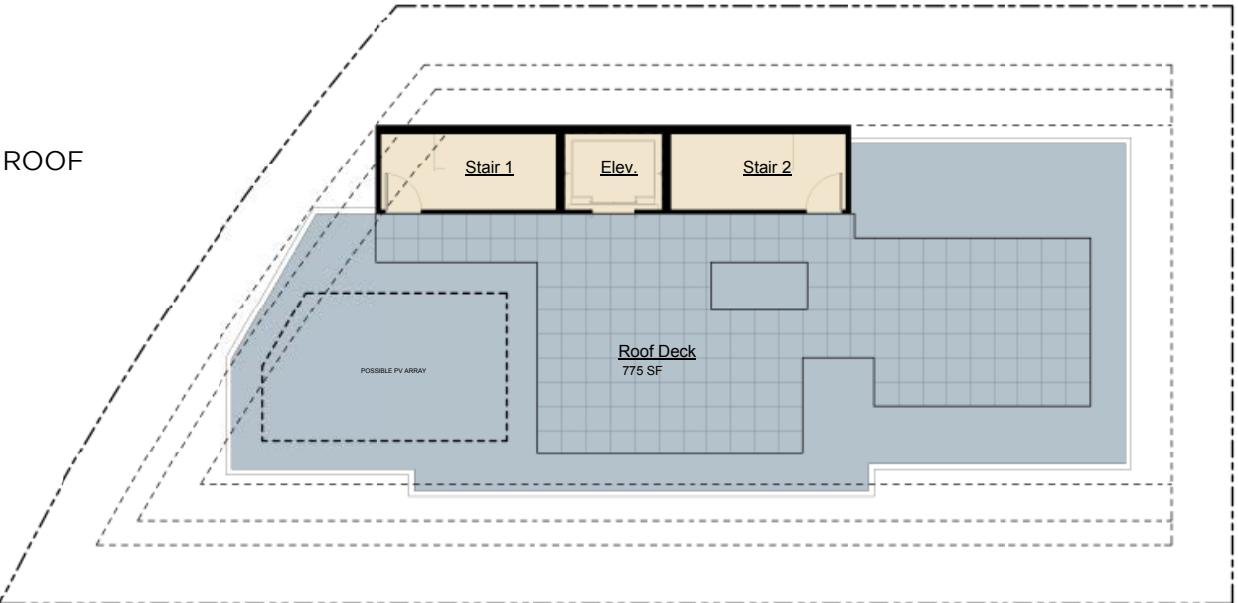


LEVEL	GFA (SF)	FAR (SF)	# UNIT	USE
ROOF	0	295	None	Roof Deck
8	2,003	2,105	6	Residential
7	2,003	2,105	6	Residential
6	2,003	2,105	6	Residential
5	2,003	2,105	6	Residential
4	2,364	2,475	7	Residential
3	2,364	2,475	7	Residential
2	2,364	2,475	7	Residential
1	2,295	2,405	6	Residential
B	2,191	0	None	Storage/Utility
TOTAL	19,590	18545 (4.31)	51	





7TH AVENUE



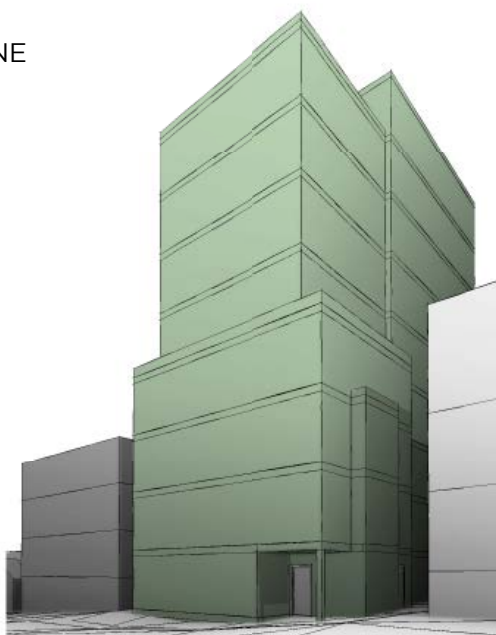
7TH AVENUE



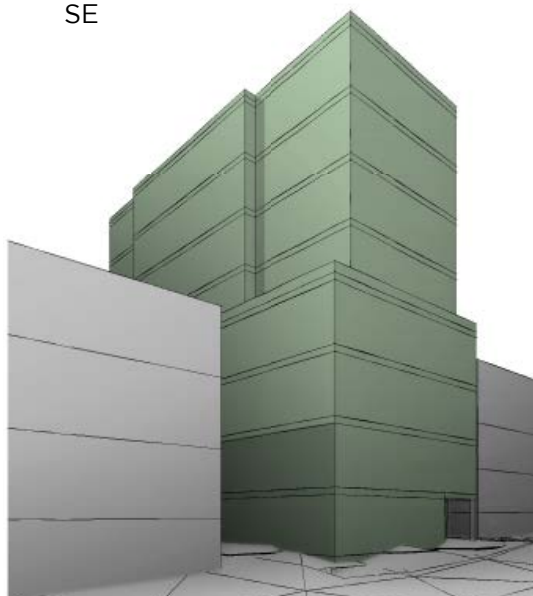
7TH AVENUE



NE



SE



SW



NW



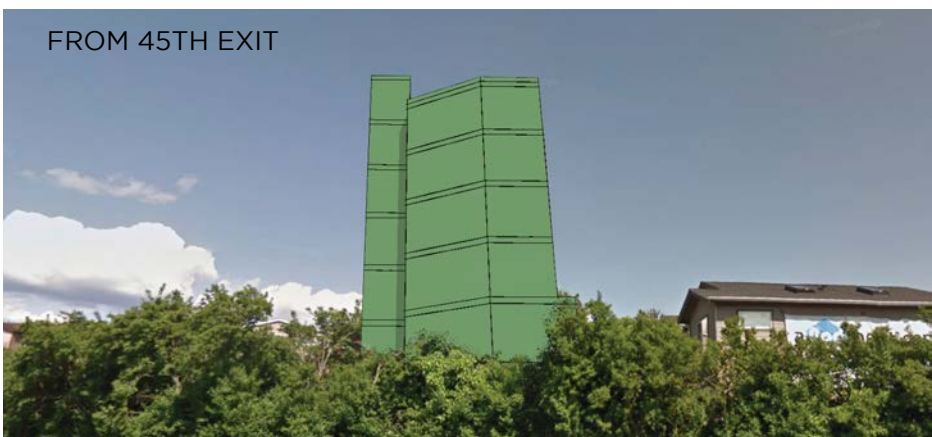
FROM I5 NORTH

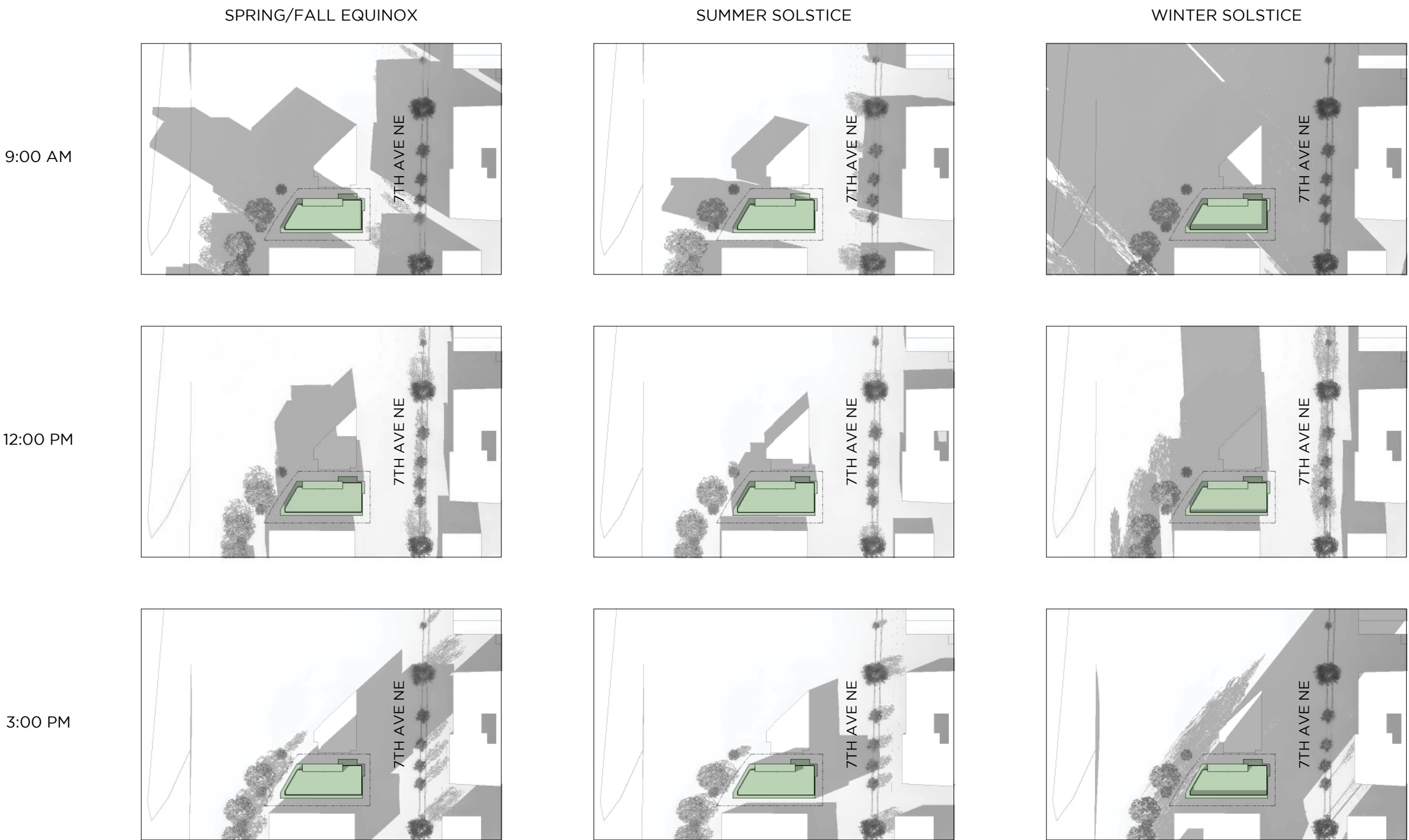


FROM I5 SOUTH

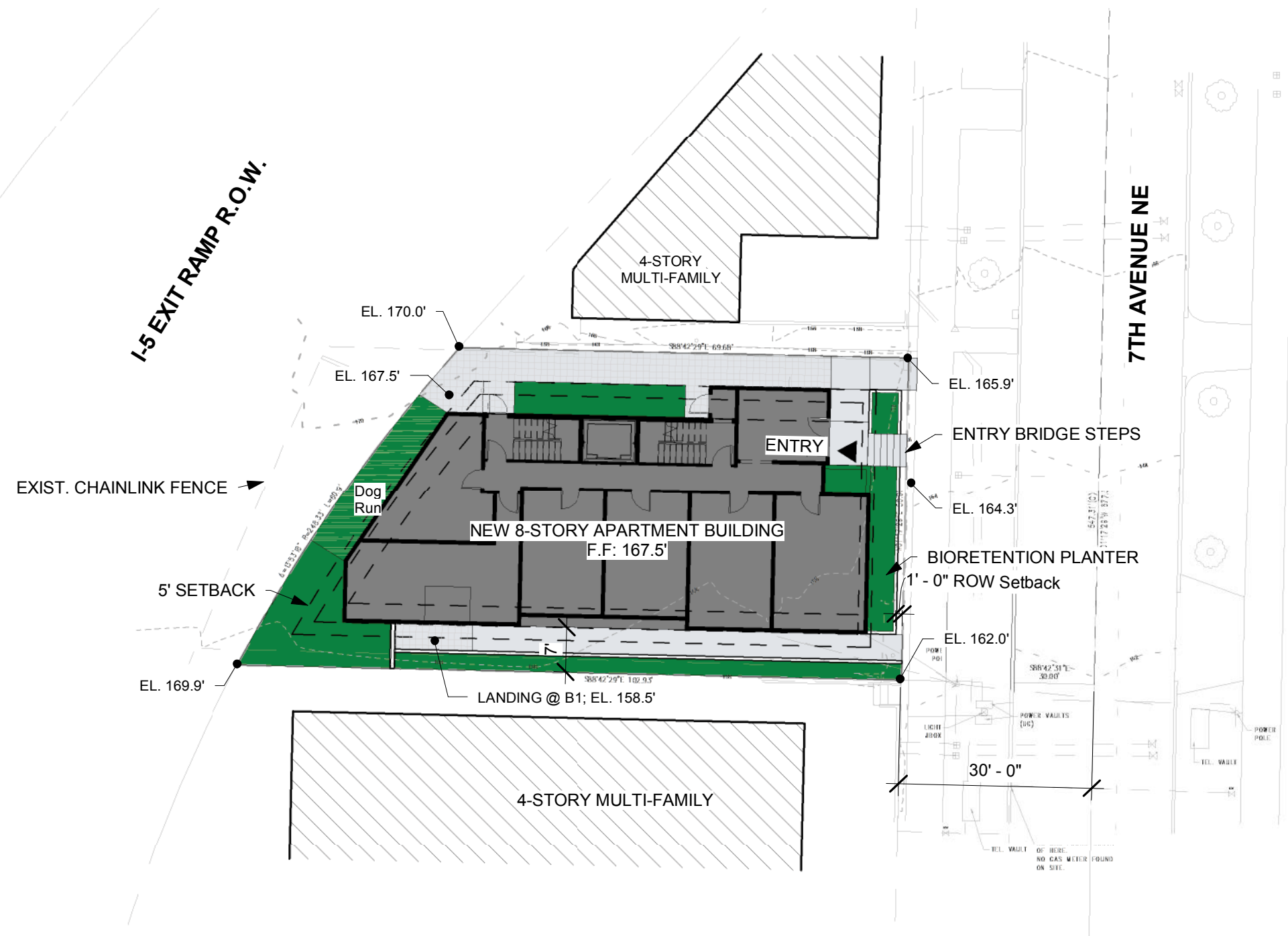


FROM 45TH EXIT



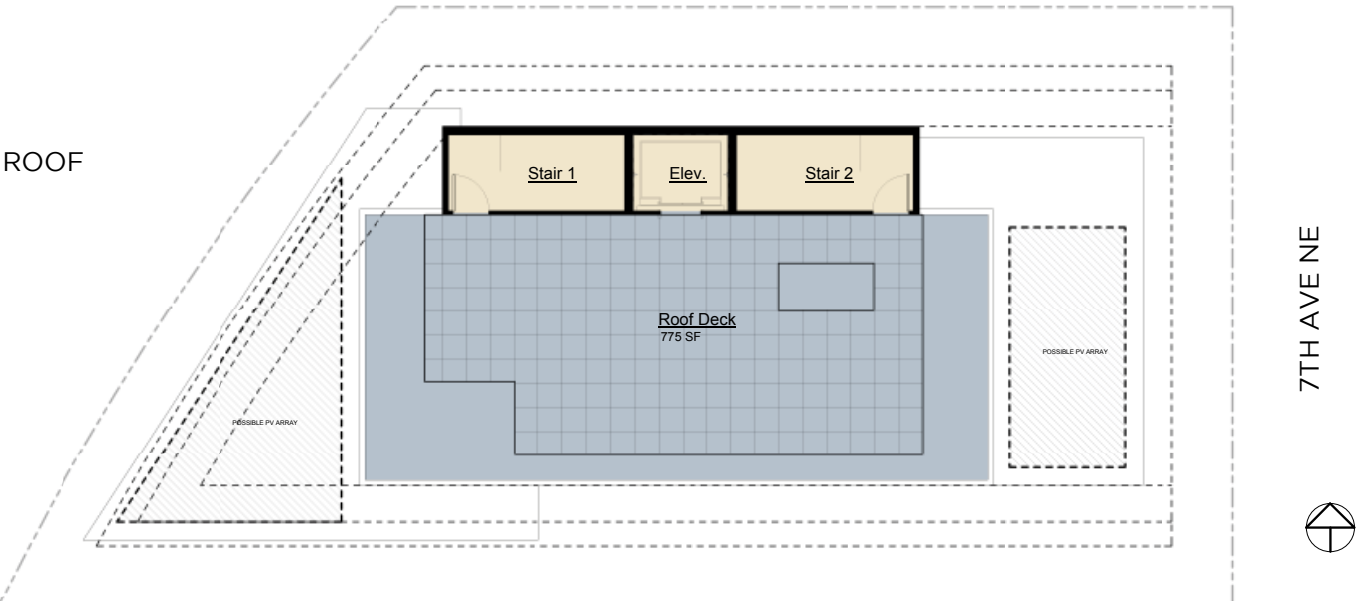


Blank

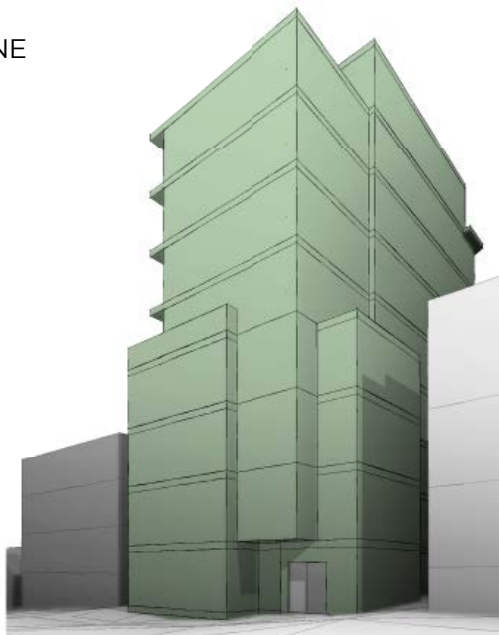


LEVEL	GFA (SF)	FAR (SF)	# UNIT	USE
ROOF	0	295	None	Roof Deck
8	2,041	2,146	6	Residential
7	2,041	2,146	6	Residential
6	2,041	2,146	6	Residential
5	2,041	2,146	6	Residential
4	2,416	2,530	7	Residential
3	2,416	2,530	7	Residential
2	2,416	2,530	7	Residential
1	2,365	2,481	6	Residential
B	2,175	0	None	Storage/Utility
TOTAL	19,952	18950 (4.32)	51	

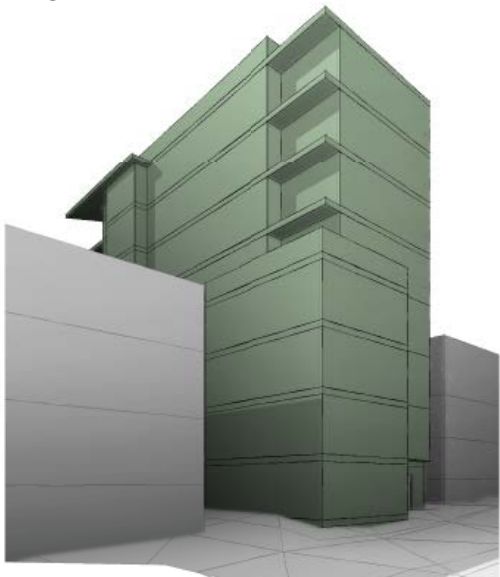




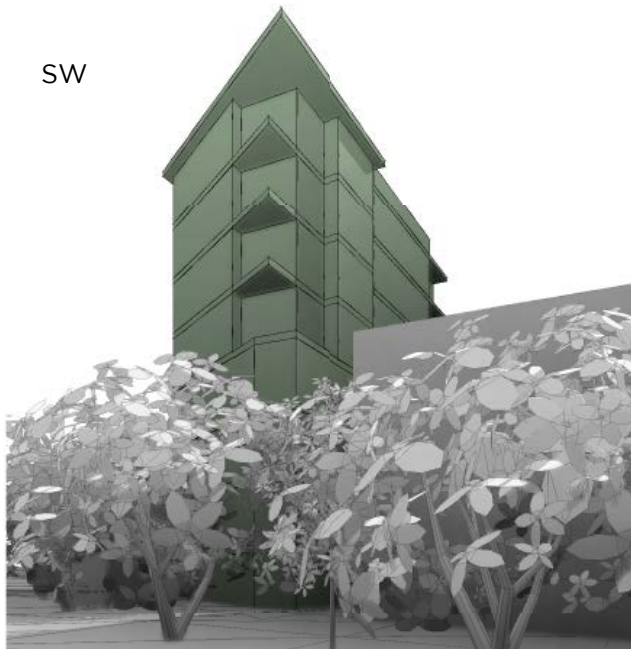
NE



SE



SW



NW



FROM I5 NORTH

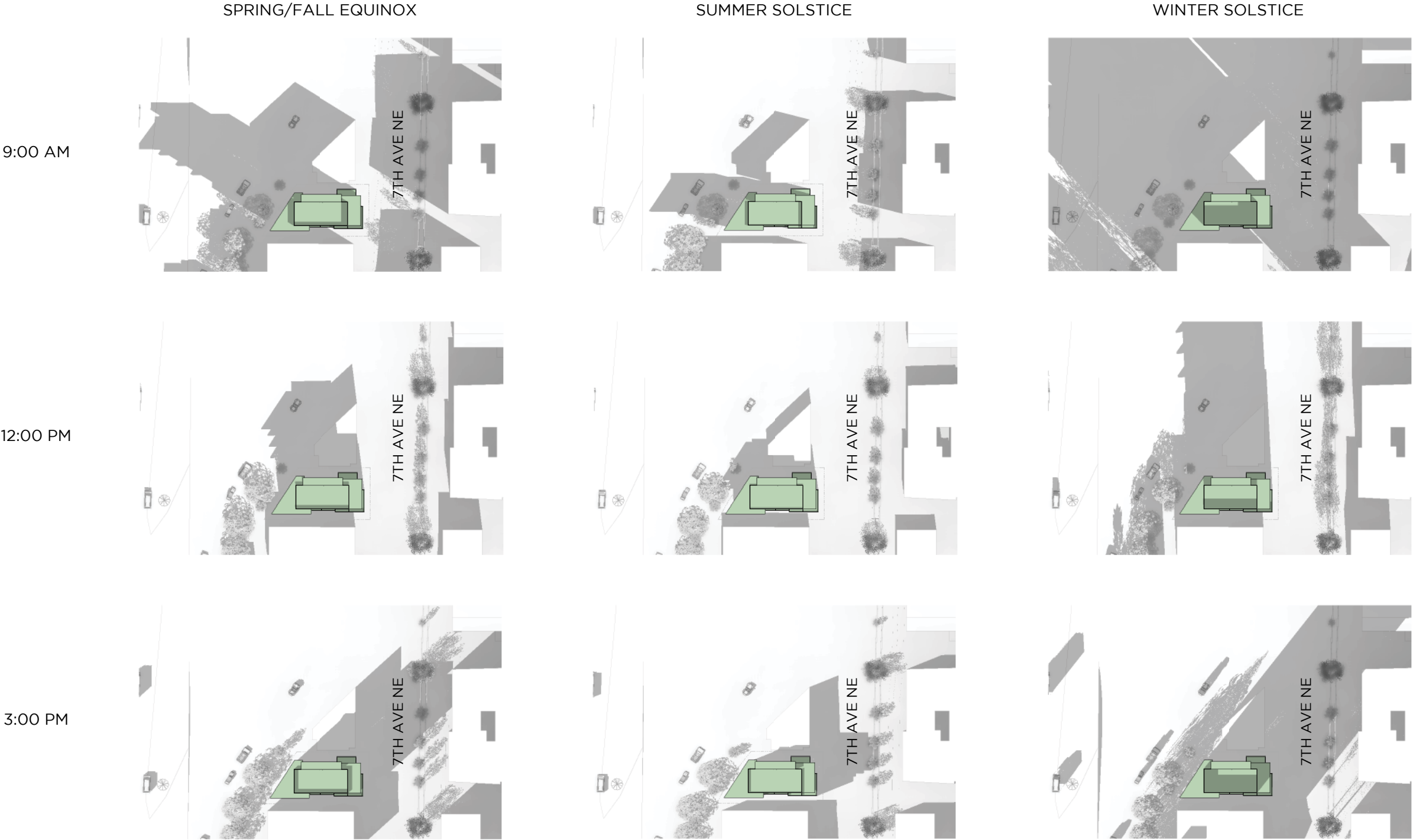


FROM I5 SOUTH



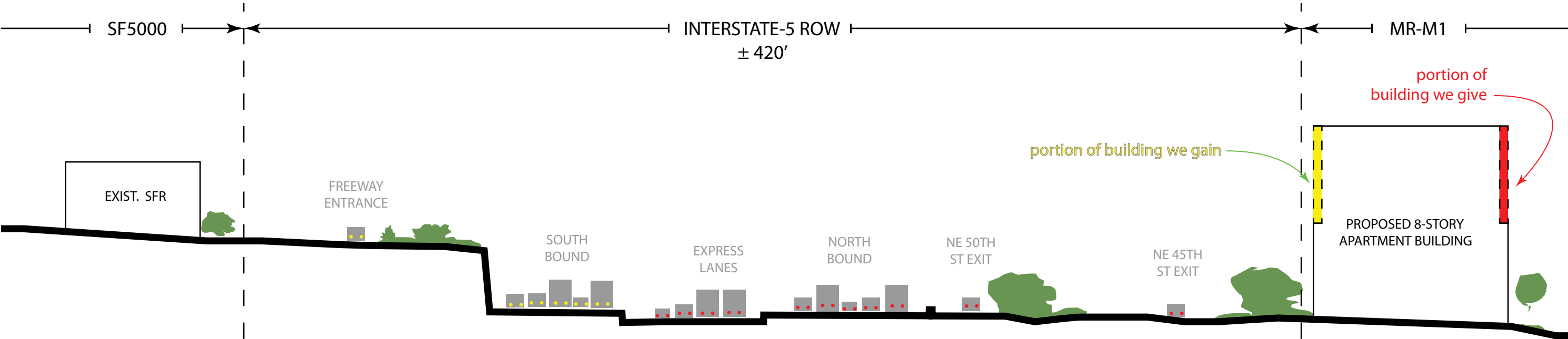
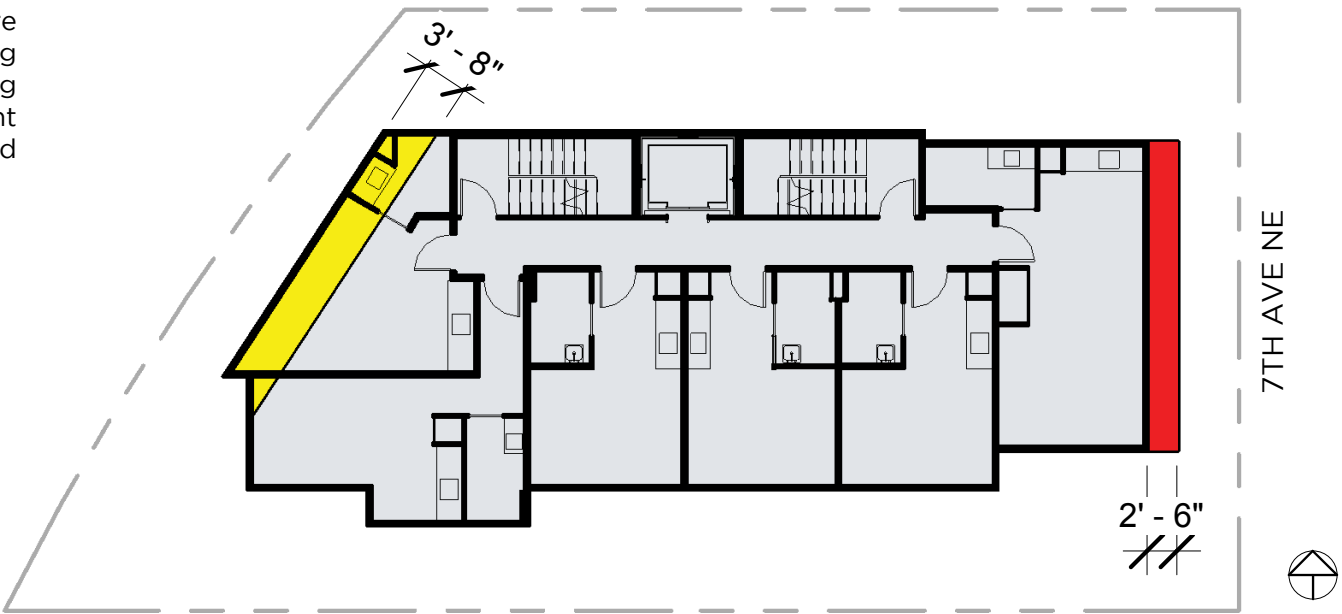
FROM 45TH EXIT

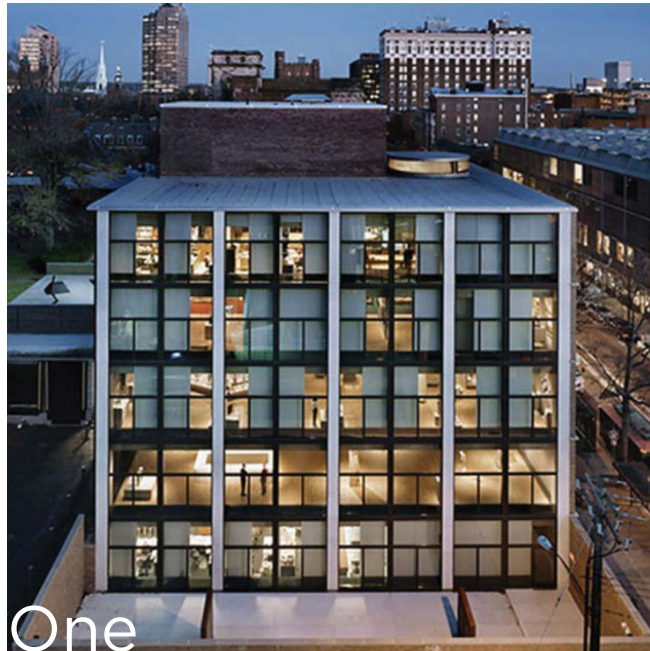




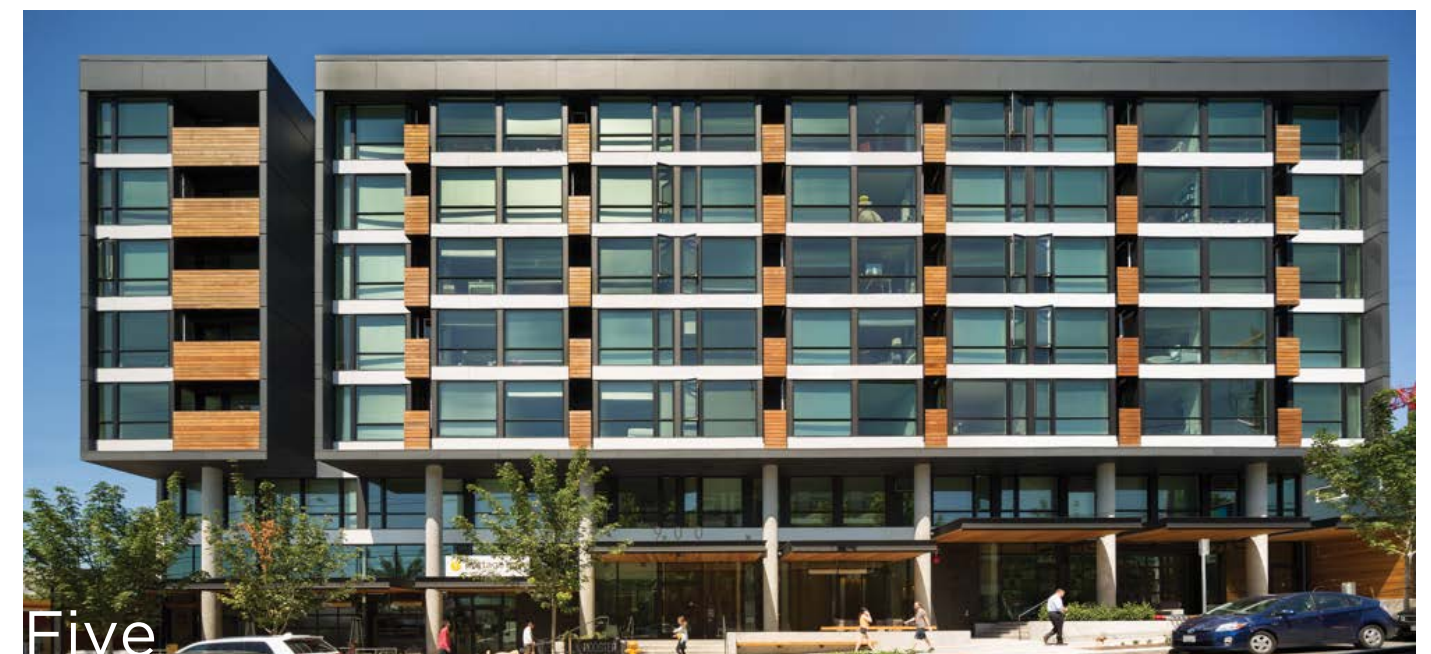
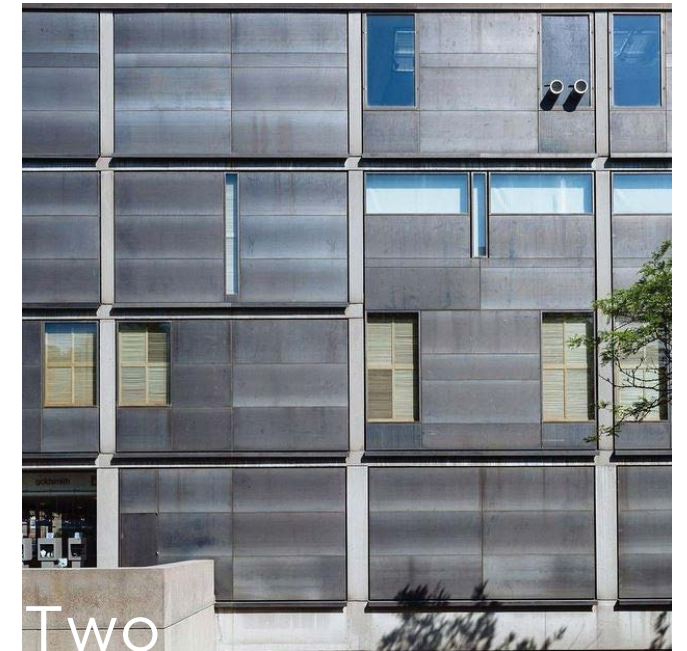
We are asking for a departure to reduce the western side setback above and below 42 feet. We are asking for the set back below 42 feet to be reduced from 7 foot average / 5 foot minimum to 5 feet. At 42 feet and above we are asking to reduce from 10 foot average / 7 foot minimum to 7 foot average / 5 foot minimum. This departure allows the upper four stories of the building to essentially shift to the west without the loss of floor area, increasing the setback along 7th Ave NE above 42 feet. The larger setback on 7th helps to reduce the bulk of the building by stepping back from the street creating a four story podium which better responds to the scale of the adjacent buildings. In general we feel that a stepped setback can be more effective at responding to the neighborhood context along the street than at the i5 corridor which has no pedestrian experience.

Level	Alloowable Envelope per Code (SF)	Proposed W/ Departure (SF)
B1	2,508	2,175
01	2,508	2,365
02	2,508	2,416
03	2,508	2,416
04	2,508	2,416
05	1,976	2,041
06	2,133	2,041
07	2,133	2,041
08	2,133	2,041
Total	20,915	19,952 -4.60%





1. *Yale Center for British Art* | *Louis Kahn*
use of scale and proportions of the facade, expression of the floor plates and structure
2. *Yale University Art Gallery* | *Louis Kahn*
use of material expression to highlight floors and bays
3. *Pine + Manor* | *Perkins+Will*
using angled site to create unique corner condition
4. *Shinsegae International* | *Olson Kundig*
orderly and simple vertically oriented facade for scale
5. *The Rooster* | *Weinstein A+U*
material choice and patterning





One

1. *Residential Tower | South Lake Union*
Adopt clear organization of mass. Tall slender glass tower perched atop a solid base that relieves to make way for the main entrance
2. *Fox and Finch Apartments | South Lake Union*
Adopt base strategy. Base clad with fine textured materials, dressed with canopies and planters provides a rich pedestrian experience while respecting and relating to adjacent low-rise structure
3. *Fox and Finch Apartments | South Lake Union*
Adopt simple construction. Stacking floor plans with articulation to cladding provide interest and movement
4. *Terrazza Apodment | First Hill*
Refrain from over simplified massing. Extruded form lacks massing interest and tries to compensate with variations in color
5. *The Cortena Apodments | Capitol Hill*
Refrain from complexity. Excessive use of different types of massing elements, roofs, and materials creates a busy structure with no clarity pertaining to program or use



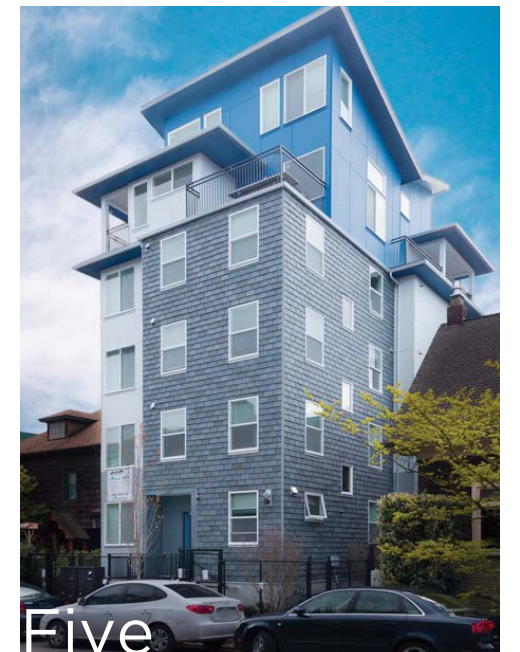
Two



Three



Four



Five