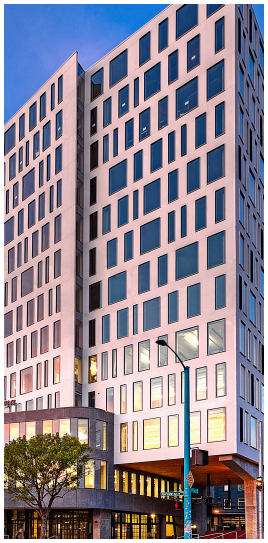
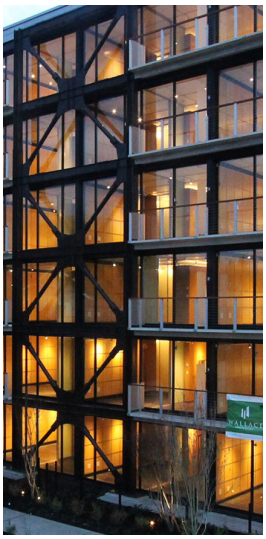
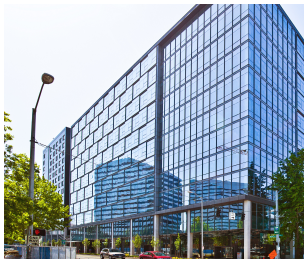
Seattle | People's Choice

URBAN DESIGN AWARDS

2015







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 occured 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.

DESIGN REVIEW

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

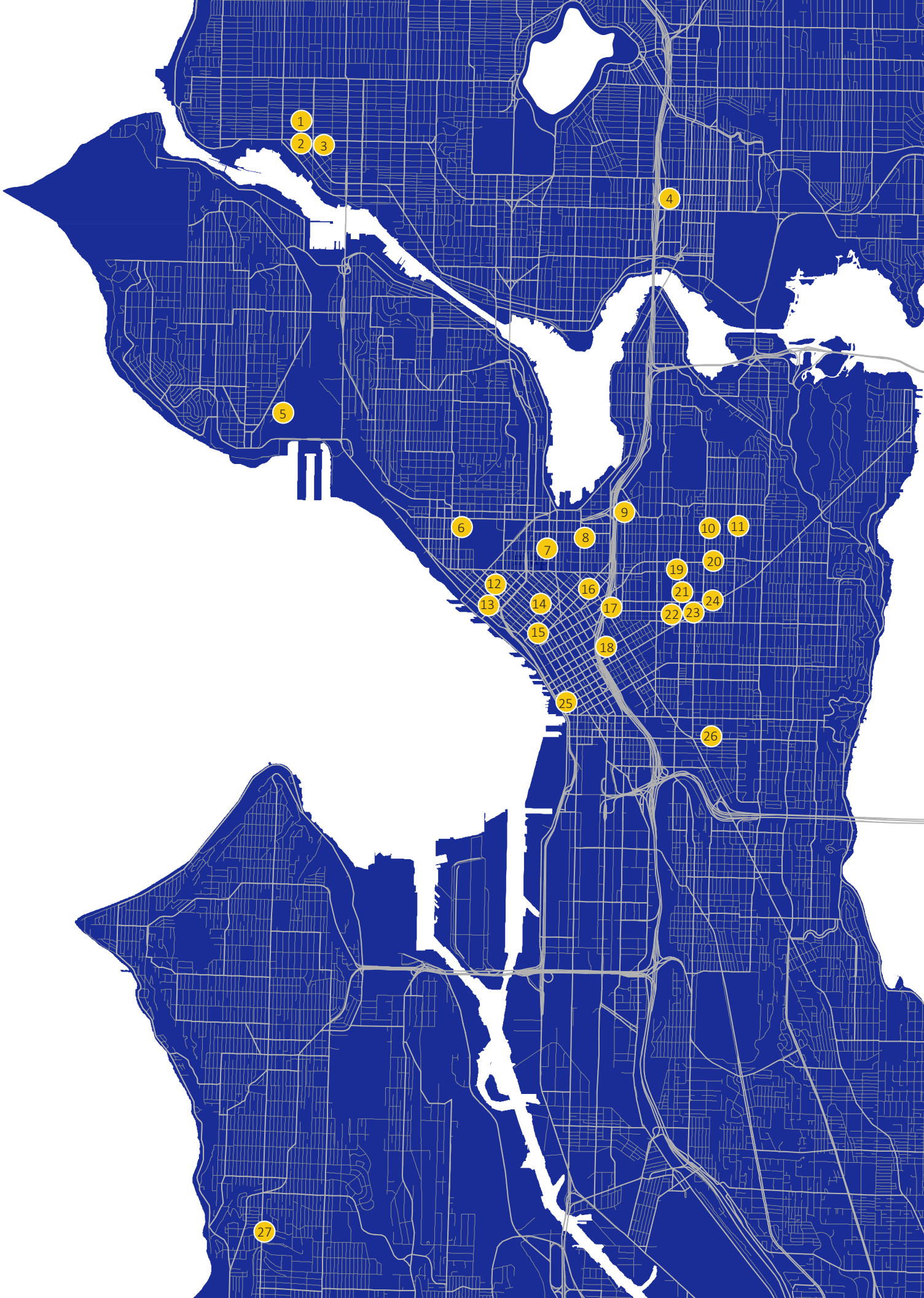
14 **2105 5th Ave**
The Martin
Callison

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

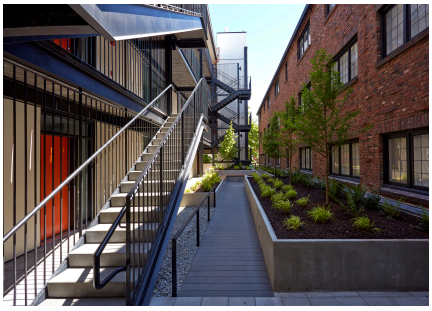
The Belroy Court Apartments includes the renovation of the newly landmarked 51-unit Belroy Apartments—one of Seattle's best examples of art deco architecture—and three new apartment buildings containing an additional 58 market-rate apartments.

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 & Graham 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

Morrision 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 Engineers
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

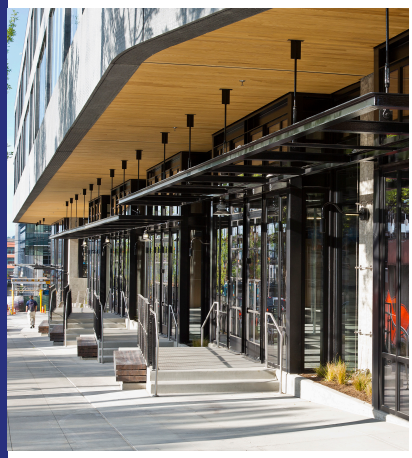
SkB Architects, Inc.
design architect

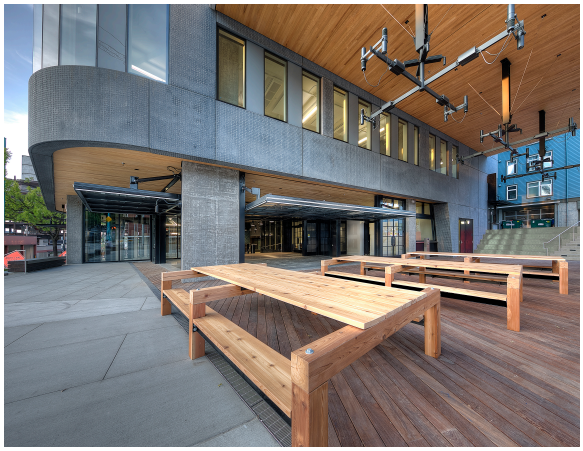
Kendall/Heaton Associates, Inc.
architect of record

Coughlin Porter Lundeen
civil engineer

Swift Company, LLC
landscape architect

Magnusson Klemincic 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