



G R E E N W O O D M I X E D - U S E

New Apartments & Retail
Seattle, WA

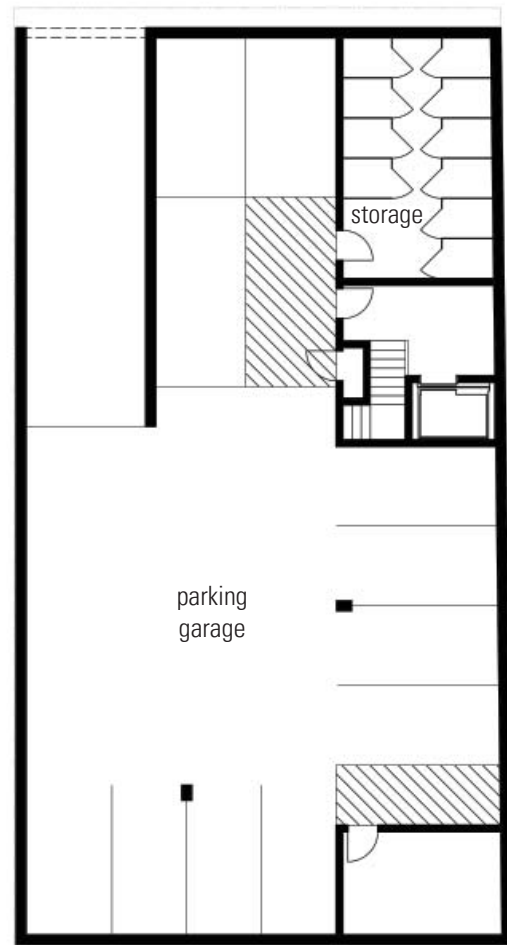
With direction from the Design Review Board and local community leaders, celebrating the corner became the central concept for this mixed-use building in the Greenwood Neighborhood Urban Village. However, the small lot required a bold solution to anchor the prominent corner at the western gateway of the urban village. The design is inspired by a study of the color and scale of nearby neighborhood buildings along the Greenwood-Phinney urban village corridor. The building's form makes visible the construction type: wood-framed upper floors clad in lapped siding over an exposed concrete frame with glass in-fill at street level.

The program consists of nine studio and one-bedroom apartments over 2,500 square feet of pedestrian-oriented commercial space. Parking for eleven cars is accommodated in a private basement level garage with alley access. Expansive glazing, through-unit ventilation and both common and private terraces provide views of the surrounding city.

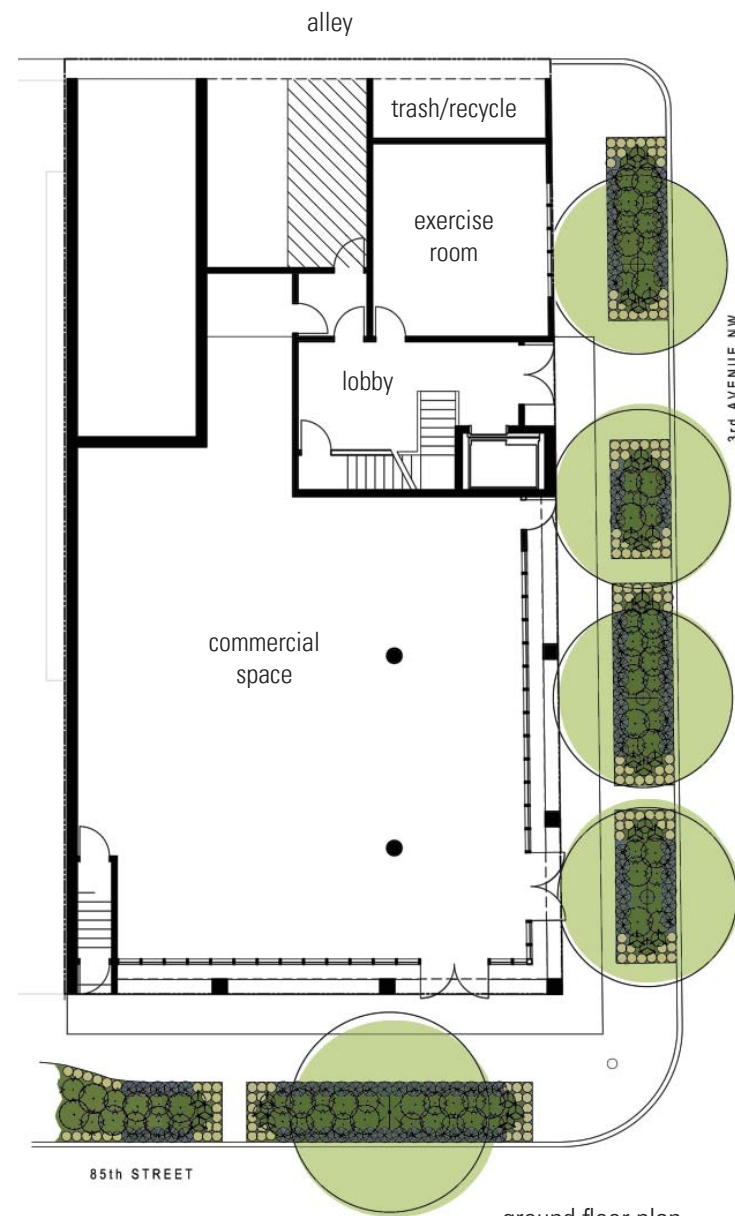
The building anchors the street corner and provides for open space on the second floor, reinforcing the building - courtyard - building urban pattern established by the adjacent residential building. The residential entrance is recessed off Third Avenue and provides a separate identity for the residential lobby. Sliding window walls at the commercial space allow the interior to expand to the surrounding sidewalk under the overhead canopy, activating this critical street corner.

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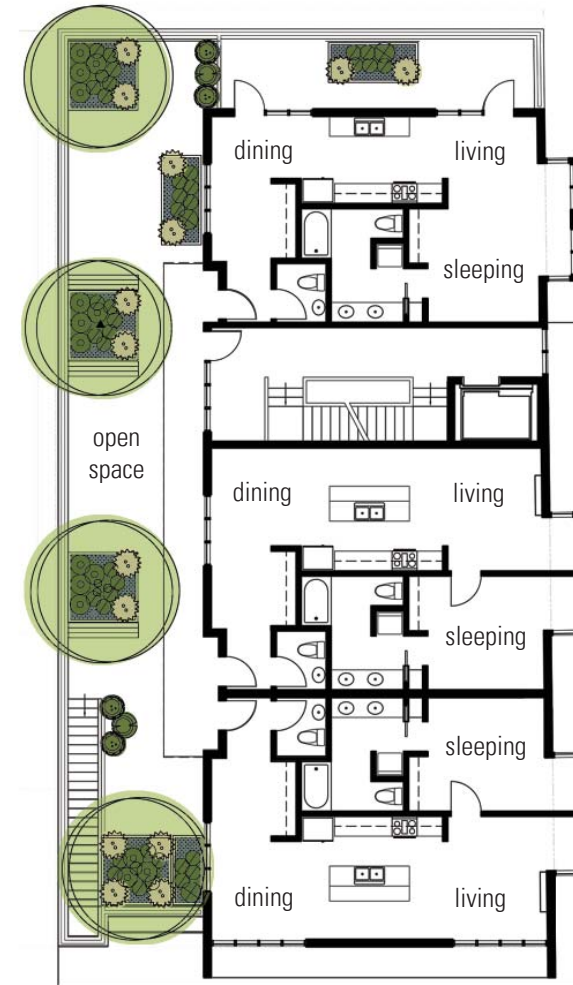
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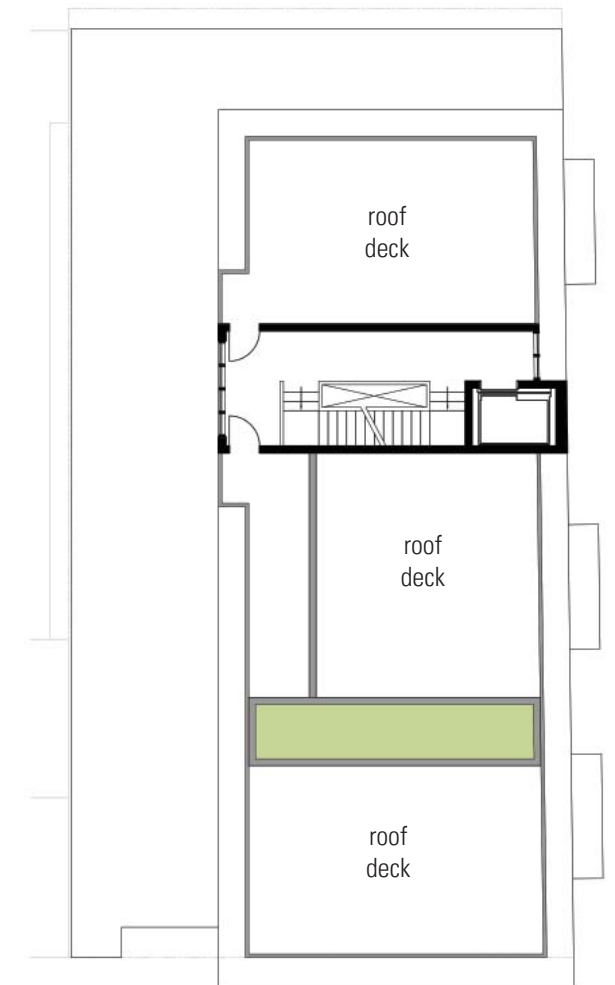
garage plan



ground floor plan



second - fourth floor plan



roof plan



greenwood/phinney urban village streetscape