





# DESIGNS ON THE FUTURE

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by nature, the most sustainable thing we can do, and the Cobb is an outstanding example of respectful preservation and inventive reuse. The conversion keeps the wonderful persona of the original building, but enlivens it with rooftop courtyards, colorful artwork and engaging public spaces.

**5TH & MADISON**  
909 Fifth Ave., Seattle

**ARCHITECT:** Ev Ruffcorn; ruffcorn mott hinthorne stine

**LANDSCAPE ARCHITECT:** Phillips Farevaag Smallemberg

**SUSTAINABILITY:** Brightworks

**INTENT:** A radical transformation of a 40-year-old full-block development. The project, offering a healthy urban lifestyle, occupies the site of a former branch-bank drive-through, reusing the below-grade parking and establishing a public green space.

**JUDGES' COMMENTS:** 5th & Madison takes full advantage of its central downtown location to create living opportunities in the city while remaining sensitive to its context. The project is a good neighbor, a wonderful civic gesture in conversation with its surrounding buildings. By preserving empty space around its tall, narrow residential tower, 5th & Madison protects air and light for the adjacent Central Library and provides attractive public open space. Buildings like this are, by nature, highly sustainable, maximizing the number of units on a small footprint.

## Projects selected by the professional jury

**MAMBO PALAZZO**  
224 W. Galer St., Seattle

**ARCHITECT:** Geoff Prentiss, Susan Tillack, Dan Wickline, Brandon Woodward, Johanna Schorr, Eric Nebel; Prentiss Architects

**INTENT:** An old structure others planned to tear down was revitalized. The 1910 mixed-use structure was integrated with the new mixed-use structure. An apartment above

office space provides density. Large windows on the south side invite light into the office and apartment. Also, there is a roof deck for the apartments and office, and a public courtyard was provided by building back from the street.

**JUDGES' COMMENTS:** Mambo Palazzo was a triple winner, scoring for its social contribution to its community, the economy inherent in its efficient mix of uses, and the great aesthetic package that unites it. The project saves and departs from its prior uses, fitting into its context without being forced, but also operating at a fresh scale. This "rich little project," according to the jurors, incorporates a host of good urban-design principles: its courtyard transition between public and private, its daring mix of uses, and its fresh but friendly style.

**URBAN TREES**  
1818 E. Yesler Way, Seattle

**ARCHITECT:** Bradley Khouri; b9 Architects

**INTENT:** On the corner of East Yesler Way and 19th Avenue are 11 homes and a "woonerf," a common space to be shared by pedestrians and cars. It provides a treed place for owners to gather and access for cars. Decks at multiple floors look into the courtyard and woonerf. Sustainable technologies were used. Five live-work townhomes allow business owners to live and work in the same place. The homes range from 1,235 square feet to 1,607 square feet. The live-work spaces are 2,016 square feet to 2,496 square feet on four floors.

**JUDGES' COMMENTS:** Town houses have a bad rap in Seattle, and for good reason. Most are poorly designed and devote the majority of their exterior space to the car, as mandated by multifamily code. Urban Trees puts people, not cars, at the center. Dual-use central courtyard space reflects the sense of community interwoven into this project. In contrast to the car-centric

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COURTESY OF WORKSHOP ARCHITECTURE DESIGN

## COLMAN TRIPLEX



COURTESY OF B9 ARCHITECTS

## URBAN TREES



## ENVELOPE HOUSE

COURTESY OF BOHLIN CYWINSKI JACKSON

# FUTURE SHACK 2009