

NATIONAL WINNER

LESS THAN \$10M

STRUCTURAL ENGINEER

Swenson Say Faget, Seattle, WA

ARCHITECT

The Miller/Hull Partnership, LLP

STEEL FABRICATOR AND DETAILER

Standard Steel Fabricating, Co.,
Inc., Seattle, WA (AISC member)

GENERAL CONTRACTOR

Turner Construction Company SPD,
Seattle, WA

Photo courtesy Miller/Hull.

Live/Work Lofts

SEATTLE, WA

JUROR COMMENTS:

*Progressive design
stimulated by steel
elements.*

*Simple direct use of
materials inside and
out—a modern
reinterpretation, in
steel, of a traditional
loft structure.*

Occupying a small 40' by 80' urban lot on Seattle's Capitol Hill, this loft-style condominium project maximizes the site's potential. Bounded by buildings on three sides. The architects built up to the 65' zoning limit, taking advantage of additional natural light and views of the city beyond. The relatively flat site accommodates eight loft-style condominium units plus street level commercial leased space and parking for eight cars. Parking is provided in a stacked configuration using European parking lifts. The residential floors contain two units each varying in size from 700 sq. ft. to 1,600 sq. ft. The top two floors each contain side-by-side two story condominiums with west

Photo courtesy James F. Houseil.

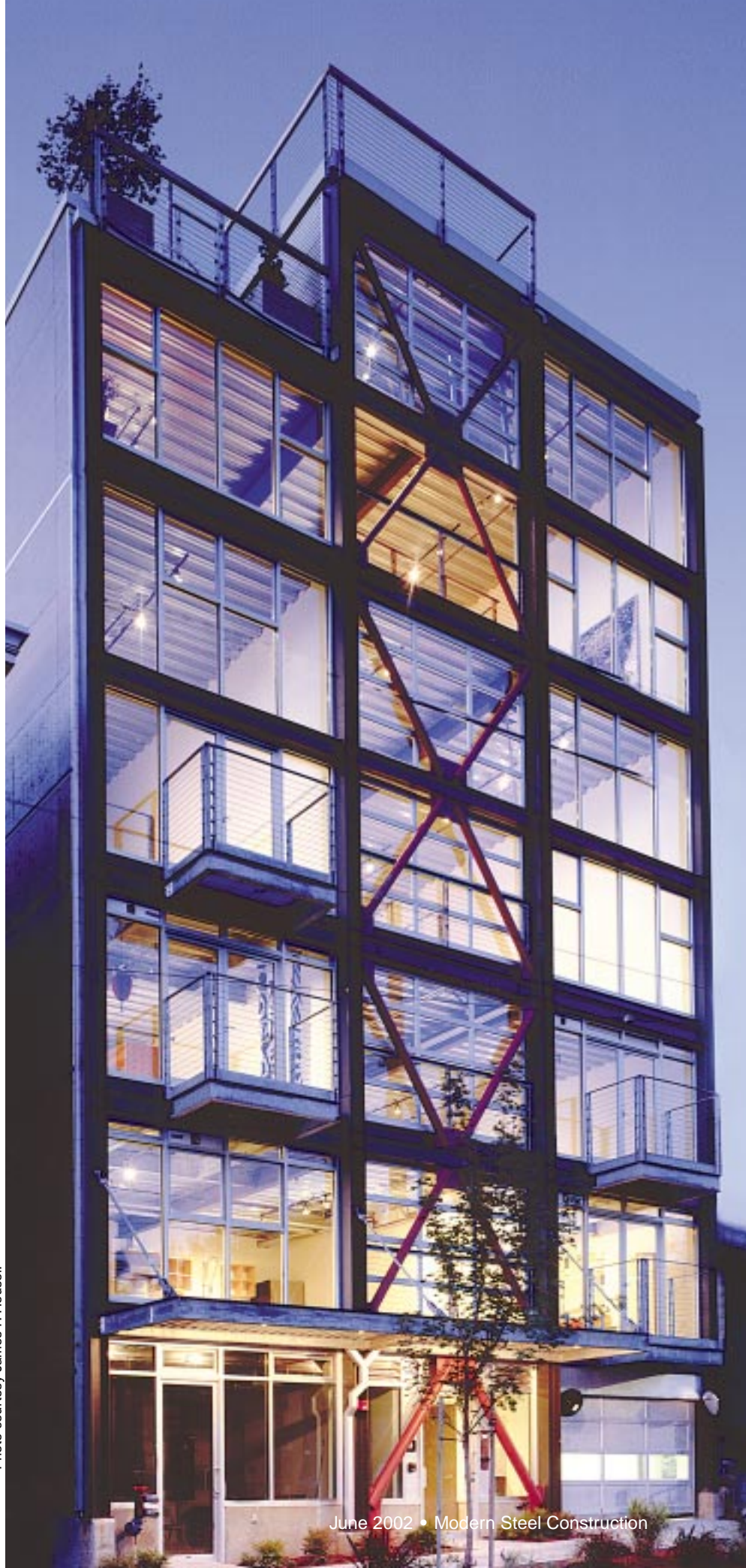




Photo courtesy Benjamin Benschneider.

facing balconies, mezzanines and shared access to a private rooftop garden.

The building solution is simple: a seven-story steel-framed glass box flanked by solid party walls. The steel structure conveys a sense of lightness and transparency. Given the small site with virtually no lay-down area, the steel structure provided the contractor with a rapid erection sequence. It also facilitated off-site fabrication of many structural elements. The primary gravity load system was coated with fire retardant intumescent paint where the diagonal bracing and mezzanine structure is exposed steel.

The north and south facades, fully glazed floor to ceiling, maximize light transmission and preserve the connection to the outdoors, vital to Seattle residents.

Glass and aluminum-frame garage doors roll up converting the living and dining spaces to exterior balconies. Plans of the loft-style units are completely open with only the bathrooms enclosed. The units on floors two through four run front to back, wrapping around a compact core housing an elevator, stair and shafts. These units are provided south light and decks overlooking the street. The fifth floor units have private roof terraces off the mezzanine level and a spiral stair to an additional roof deck. A public roof deck is also provided for use by all residents of the building. Interior materials include concrete floors, exposed steel structural elements, steel railings, steel plate baseboards and modular metal kitchen casework supporting butcher-block counters. All units are heated with radiant slabs.

The building is meant to invest an image of structural architecture, conveying a sense of economy, efficiency, discipline and order: essential characteristics of urban loft living.



Photo courtesy Benjamin Benschneider.