



Beacon Green Courtyard Townhomes

David Neiman Architects



David Neiman Architects

is a Seattle architecture studio specializing in single family

and multi-family housing uniquely adapted to the Northwest climate. David's work is characterized by a particular focus on the design of housing that is authentic to its time and place, and configured to build community among residents. David is an active participant in discussions of public policy that govern neighborhood scale land use and zoning. Recently, he lead the Congress of Residential Architects (CORA) collaboration with the city to revise Seattle's multi-family zoning code. David has also launched a development company that specializes in small scale urban infill projects. neimanarchitects.com

Project Collaborators

Smart Townhouses / Joe Paar, Developer; Paar Development, Real Estate Broker; Pacific Continental Bank, Construction Lender; Harriott Valentine Engineers, Structural Engineers; Evergreen Certified; Built-Green; Stewart Title and Escrow; LRC Services, Landscape Contractor

When David Neiman hatched an innovative idea that had the potential to create the next generation of townhome design in Seattle, he had no idea it would take seven years to complete. Neiman's plan was to create a courtyard lid over the shared townhome driveway, which opened the door for a rethinking of building layouts and site configuration. In 2012, the project finally had the green light from the city, a great site, and a viable development team. The result is a complete re-imagining of the townhome in a way that promotes community and open space through sustainable design and minimizes automobile impact.





Family Share

b9 architects



b9architects focuses on creating positive change in the urban environment through

innovative, green, place-specific modern architecture. Through publications, speaking engagements and awards, b9 has been recognized for its innovation, design excellence and commitment to sustainability. b9 develops its own projects, focusing on modern infill urban projects while also preserving existing neighborhood character. Bradley Khouri, AIA, Principal and founder of b9, serves on the Seattle Planning Commission and teaches Architectural Design studios at the University of Washington. He was the recipient of the 2010 AIA Seattle Young Architect Award. b9architects.com

Project Collaborators

Kelly Forsyth, Owner; Alchemy Building Company; Mitchell Engineering, Inc.; Thatcher Woodworks; Windfall Lumber; Greenhome Solutions; Green Depot

Ever wonder what it would take to create a healthy home for yourself and an aging parent or relative? This was the design challenge b9 architects took on in partnership with an inspired and motivated Greenwood homeowner last year. The result? A 2,125 SF home with two individual dwelling units spread over three stories in one structure. The design minimizes the impact on the site, with a smaller footprint than the original 1930's house. The RE Store deconstructed the original home, making materials available for reuse by others, and features of the new home were designed to create a healthy and flexible environment for the residents.



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FlipFlop House(s)

Mohler + Ghillino Architects



Mohler + Ghillino Architects has been recognized for their work in a broad

range of project types, including custom single-family houses and remodels, restaurant and retail interiors, and commercial adaptive reuse and renovation. The different project types inform and influence one another in a symbiotic manner to form a single body of work. Four values are central to the practice of the firm: Collaboration, Design, Service, and Environmental Responsibility. The principals, Rick Mohler and Rick Ghillino, work closely with a small staff and remain personally involved in every phase of every project. archmg.com

Project Collaborators

ER Properties, General Contractor; Swenson Say Faget, Structural Engineer; Orangutan Roofing, Siding/Roofing; Lindal, Windows; Lightolier/Resolute, Lighting; Woodcraft, Cabinets; Bamboo Hardwoods, Flooring; Westeel, Steel Fabrication; Jill Fresonke, Landscape

When presented with the opportunity to build his dream home, Rick Mohler of Mohler + Ghillino Architects threw down the design gauntlet – on himself. The challenge: Could he use his 6,100 SF single-family lot to construct homes for not one, but two households each with the desired amenities and privacy of single-family living? Overcoming challenges with Seattle Land Use Code, Mohler designed separate residences that share a 24” thick wall, but each have a beautiful and private outdoor space. His creative solutions represent a never-before used approach for adding density and sustainable principles to home design in Seattle’s single-family zones.





Greenfire Campus

Johnston Architects



Johnston Architects

is a highly experienced and talented team dedicated to providing comprehensive design and planning services for custom homes, multi-family and mixed use



developments, and civic projects. JA is built on a commitment to providing cohesive, innovative design services while maintaining sensitivity toward the natural environment. We work to develop a thorough understanding of our client's goals and needs, as we strive for solutions which will result in buildings that are beautiful, functional and sustainable.

johnstonarchitects.com

Project Collaborators

Walsh Construction Co.; Cerna Landscape, Inc.; ARH & Associates, Engineering; PSF Mechanical, Inc.; Puget Sound Solar; Senaca Group; RDH Group; 2020 Engineering; WSP Flack & Kurtz; SSA Acoustics; DCI Engineers; The Watershed Company; Merit Electric; Robin Chell Design

Ah, apartments. It seems many designs leave little to the imagination. But imagination is exactly what Johnston Architects and the project development team brought to the table when they conceived Ballard's Greenfire Campus, which includes apartments as well as retail and office space. Building on a 'social sustainability' platform, the two-building complex could be dubbed Seattle's anti-apartment building because it dispels all existing notions about multi-family urban living. Dedicating 50% of the site to urban habitat and gardens, and advancing a design that 'lives light on the land', the Greenfire Campus raises the bar for urban design and sustainable development.

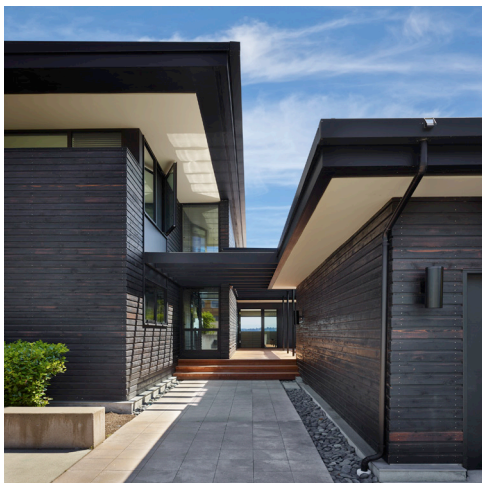


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Leschi Residence

Suyama Peterson Deguchi



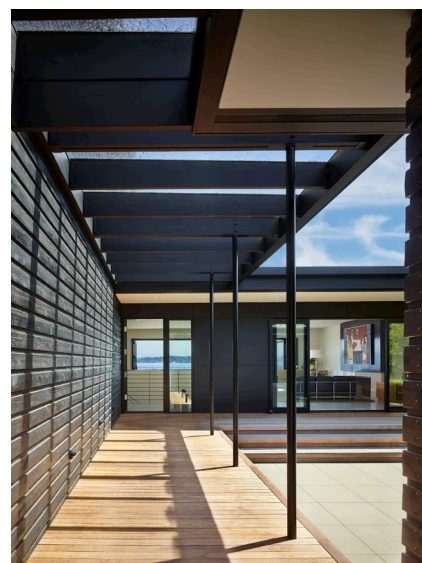
For **Suyama Peterson Deguchi**, design is a process of editing and refining ideas down to their

essence. This distillation creates a quiet architecture that also allows our clients to engage with a design to make it their own. As a result, our designs have an ambience that resonates whether they are for prized private residences, art galleries or experimental retail boutiques. We believe that the practice of architecture is a craft. Just as with handmade objects, each of our projects is inherently different and bears the imprint of those involved in its creation. While a similar vocabulary may be used—steel, concrete and wood—each design is a specific response to a site and to our client's needs. suyamapetersondeguchi.com

Project Collaborators

Cole Building Company, General Contractor; Swenson Say Faget, Structural Engineer; Allworth Design, Landscape Design; Nussbaum Group, Landscape Installation

Simplicity and authenticity, the guiding principles behind the work of Suyama Peterson Deguchi, characterize a recent remodel of a lakefront home in the Leschi neighborhood. Thoughtful composition of space and careful attention to detail combine to create a timeless, yet powerful architectural response to Lake Washington and the neighborhood, providing a quiet haven along a busy street. Renowned for their use of elemental forms and minimal means, the architects have created a home that radiates richness, depth, and nuance.





Park Passive

NK Architects



NK Architects

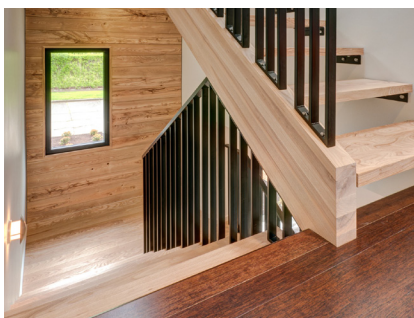
is a full-service architecture firm focused on ecologically sustainable homes and buildings. The firm is comprised of a team who believes strongly in vibrant, urban communities

that afford us the best opportunity to live in harmony with our environment. NK is recognized for its distinctive design, collaborative working-style, ability to maximize site and living space, and completion of well-detailed, attractive projects. Park Passive is NK's first Passive House project and the first certified Passive House in Seattle. The home was designed by Marie Ljubojevic and Lauren McCunney. nkarch.com

Project Collaborators

Cascade Built, General Contractor; Allworth Design, Landscape Architect; Rob Harrison, Passive House Consultant; Donna Bergeron, Interior Designer; Yu & Trochalakis, Structural Engineer; ImaginEnergy, Mechanical Engineering

It's a Seattle first and one to be proud of. NK Architects designed our city's first certified Passive House for an active family of four in Madison Park. The Passive House designation requires that the home must conform to the nation's highest energy standards, with the promise of slashing the typical energy consumption of buildings by an amazing 90%. This sets a high bar that can test creative design, and along with a small, shallow floor plate, NK Architects had a monster of a challenge. Undaunted, the team responded with an outright brilliant design, which includes a double-height vaulted kitchen connecting to the main living area, day-lit open stairways, and a large lift side door.



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Sunrise Vista

COOP 15



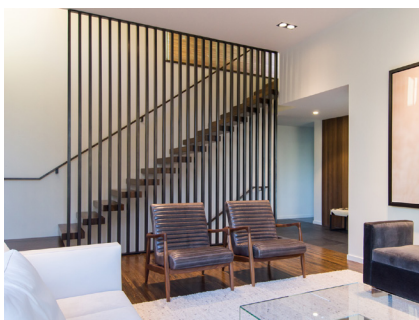
Coop 15
specializes in
modern custom
home design.
The firm began
in 1992 as
Lane Williams

Architects, and became Coop 15 in 2005. Our studio name refers to our "coop" (a.k.a. studio), and we are a small team of architects and designers devoted to the creation of custom, single-family residences, both new construction and major remodels. Principal architect Lane Williams, AIA, has designed over 100 houses and received 20 awards for home design, including three Seattle Times/AIA Home of the Year Awards plus nine additional nominations. His works have been featured in Metropolitan Home, Trends, Fine Homebuilding, Sunset, Residential Architect, books, and many regional publications. coop15.com

Project Collaborators

W.S.Feldt General Contractor, Inc.; Shapiro Ryan Design, Landscape Architect; Kathleen Glossa Interiors; Evergreen Design Company, Structural Engineer; Alliance Landscaping; White Fab, Metal Fabrication

Form, function and family. These elements were the backbone of the 1950s Sand Point residential remodel by Coop 15. The team set out to create a new home organized around great living spaces for the family and views of the Cascades and Lake Washington. From a foundation of existing basement walls and three fireplaces rose a modern, elegantly-designed family home that is open and modern, yet warm and comfortable. From the bamboo composite decking and green roof, to the flowing family/dining/kitchen area with adjoining private outdoor terrace and garden, this is home inspired by and designed around the one element that truly makes a house a home: family.



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