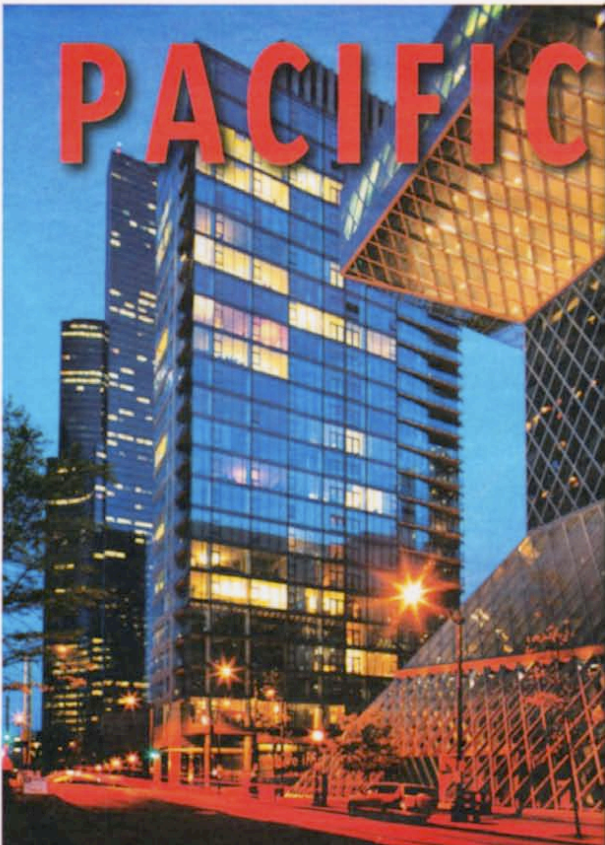
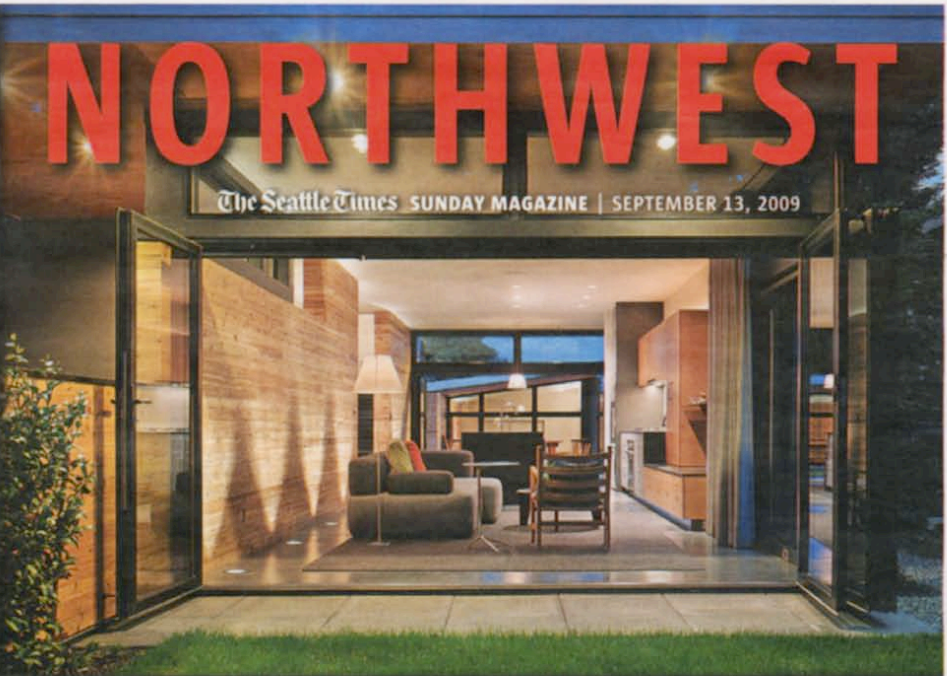


PACIFIC NORTHWEST

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Architects building our tomorrow



FUTURE SHACK 2009



Garden
Weathering the weather
Dining
The fairest baker of all

DESIGN

Competition helps show the way to better housing

GET OUT THE calendar. There's a new celebration in town with the birth of Future Shack: Housing the 21st Century.

Future Shack is all about city living done well. The American Institute of Architects Seattle event takes a hard look at new models for progressive urban living. Two juries — one professional, the other public — earlier this summer considered dozens of residential housing projects and selected 11 to highlight as innovative, cost-effective and sustainable solutions to increasing both urban density and the quality of our lives. Those chosen are revealed here today.

Solutions cross a range of building styles, budgets, constraints and social agendas. Only projects completed after June 2004 were eligible.

Jurors were most interested in projects that tested common wisdom about how housing should be developed. They also looked for ones that offered the opportunity for people to relate to each other and their surroundings: pathways connecting neighbors, shared gardens, common courtyards. Many of the projects chosen expand the definition of mixed use simply as residential over retail by including office and industrial space, and places to live *and* work.

But what of the single-family house? The jurors selected three as models for the future, looking for creative single-family solutions that provide economic and familial flexibility, and encouraged front-porch culture.

From the quaint cottages of Kirkland's Danielson's Grove to the condos of the born-again downtown Seattle Cobb Building, the Future Shack winners help us see the value in a variety of uses and densities.

And while some of these "shacks" might be small or high in the sky, each feels like home, that most intimate, important space in our lives.

Like Dorothy says, there's no place like it.

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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DESIGNS ON THE FUTURE

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anonymous six-pack town-home development, one juror noted, "I feel like I could borrow a cup of sugar here." Another stated, "You would have to go out of your way to avoid your neighbors."

FUTURE SHACK 2009

COURTESY OF B9 ARCHITECTS

