LOCALE 700

Community through Solid + Void
700 Fairview Ave. N, Seattle, WA

by ROXY TOBIAS

LOCALE 700

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The South Lake Union neighborhood was once a thriving community made up of local artists, artisans, and students who needed a break from dorm life. Over the last two decades, that feeling of a collective vitality has been lost. A sense of community creates engagement; engaged people drive collaboration, which, in turn, fosters connection and understanding. The intent of this project is to bring some of what made SLU interesting back again. There are various ways one can go about creating community, but some of the most effective methods involve visual features and spatial elements. To convey this intent for this project, elements of solids and voids will be used while incorporating the Living Building Challenge's core imperatives, which employs the most rigorous building and design standards for the built environment today.

Solar Panels

1. Solar panels

Roof

2. Urban Agriculture
3. Outdoor Movie Theater
4. Communal Mixed Space
5. Elevator
6. Fire Stair

Residential Floors (2nd to 5th)

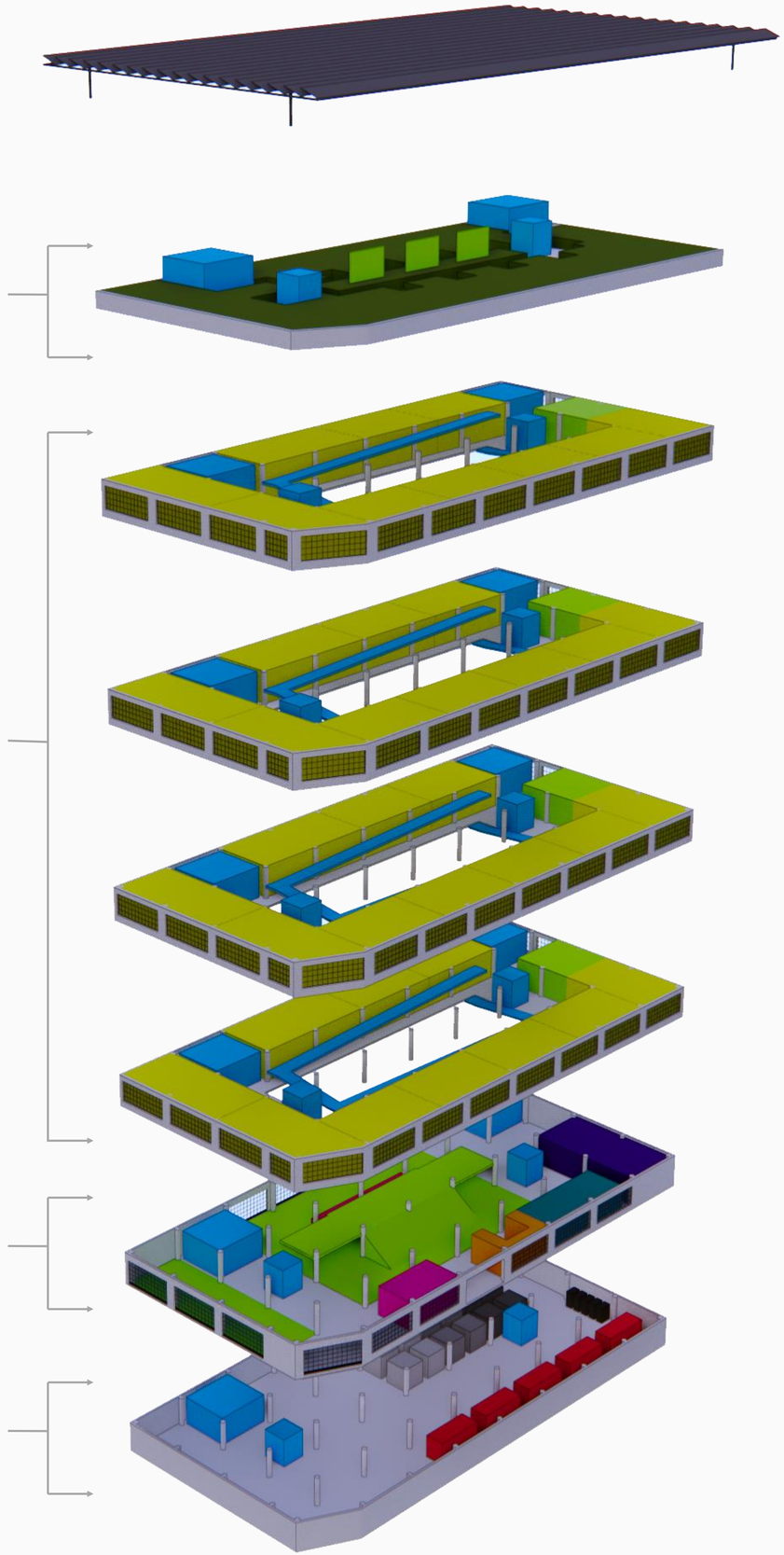
7. Residential Apartments
8. Game Room
9. Elevator
10. Fire Stair

Ground Floor (1st)

11. Entrance
12. Mixed use – Gallery/Performance
13. Seating/Stair
14. Coffee Bar
15. Fire Stair
16. Elevator
17. Shower/Restrooms
18. Bike storage
19. Mail
20. Security
21. Gallery/Performance

Basement

22. Energy Batteries
23. Black Water Storage
24. Grey Water Storage.
25. Potable Water Storage
26. Rainwater Collection Storage
27. Elevator
28. Fire Stair



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BUILDING MASSING
LONGITUDINAL – PERSPECTIVE RENDERING

LOCALE 700

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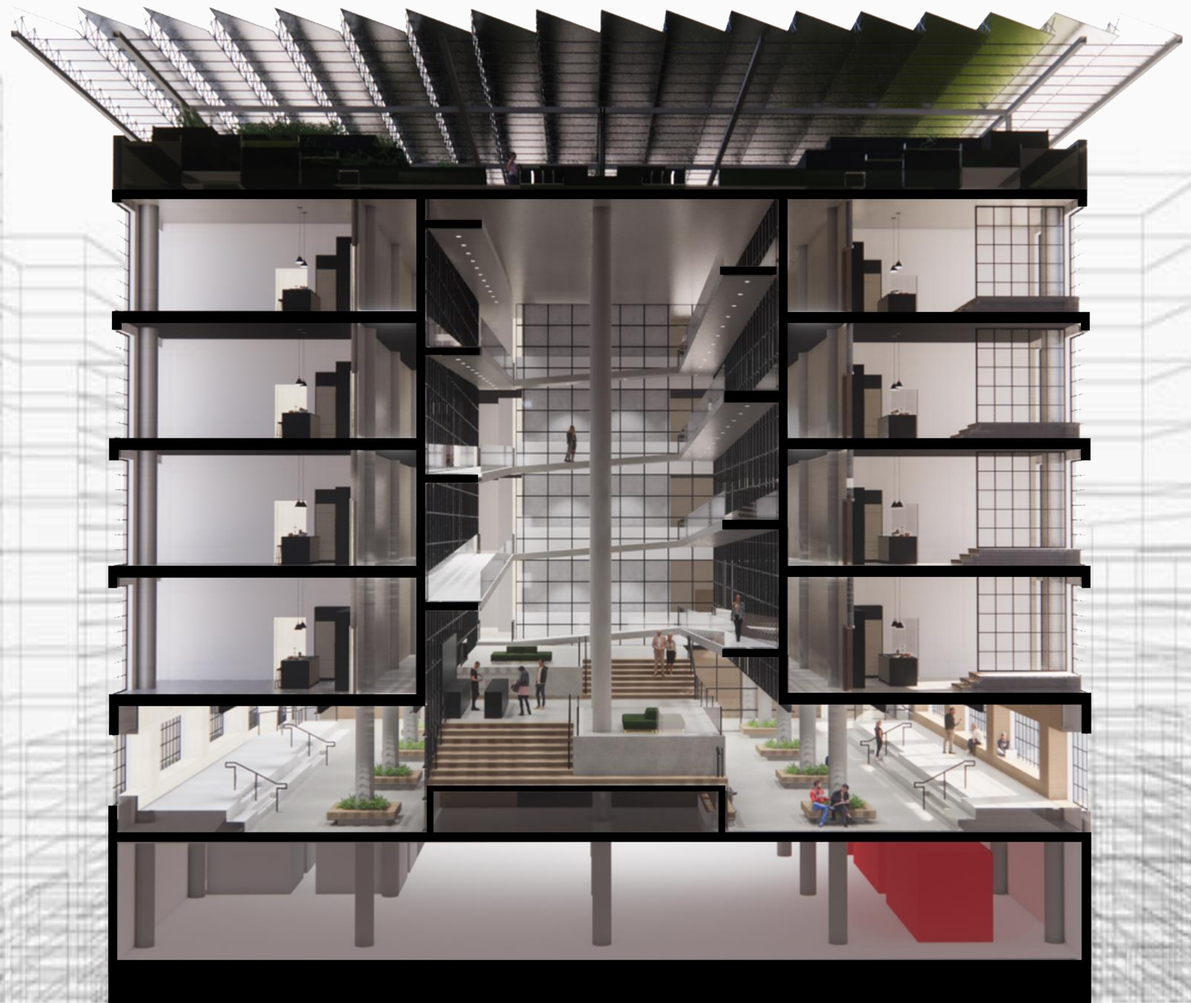
BUILDING MASSING
CROSS – SECTION PERSPECTIVE RENDERING



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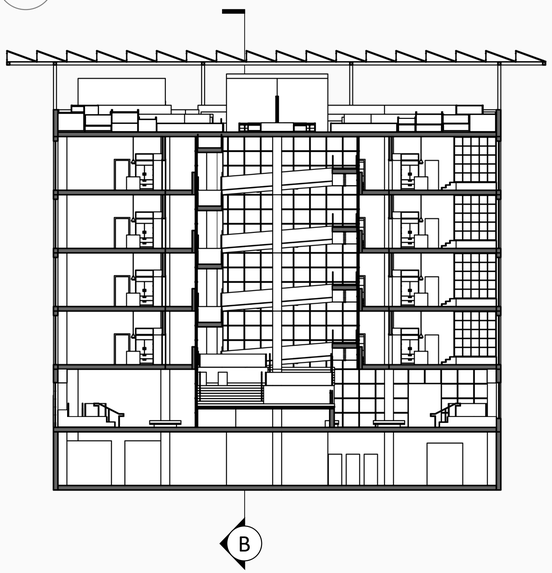
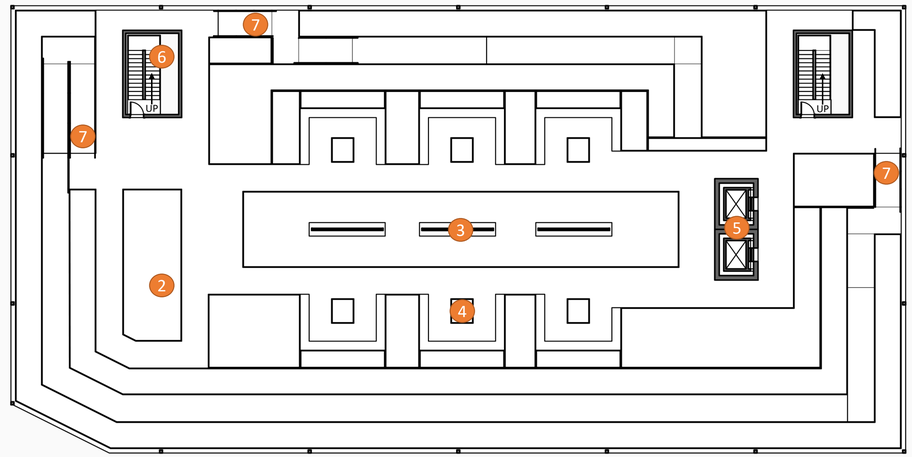
A Cross Section
Scale 1/16" = 1'-0"

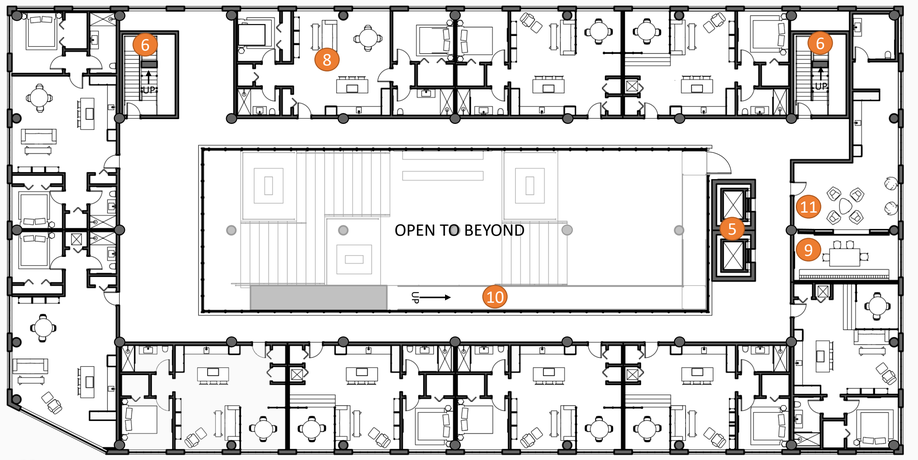


1. Solar panels (not shown) - 26,176 sq.ft
2. Urban Agriculture – 15,011 sq.ft.
3. Outdoor Movie Theater – 75 sq.ft.
4. Communal Mixed - space – 4100 sq.ft.
5. Elevator – 200 sq.ft.
6. Fire Stair – 882 sq.ft.
7. Garden Ramp – 1564 sq.ft



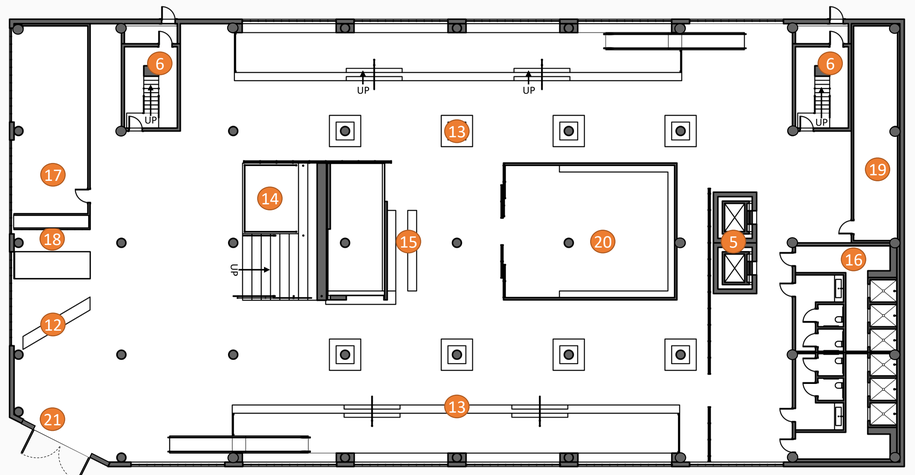
C Rooftop Floor Plan
Scale 1/16" = 1'-0"

8. Residential Apartments – 896 + 1174 sq.ft.
9. Secret Game Room – 600 sq.ft.
10. Ramp – 3500 sq. ft.
11. Residential Entertainment Room – 780 sq.ft.



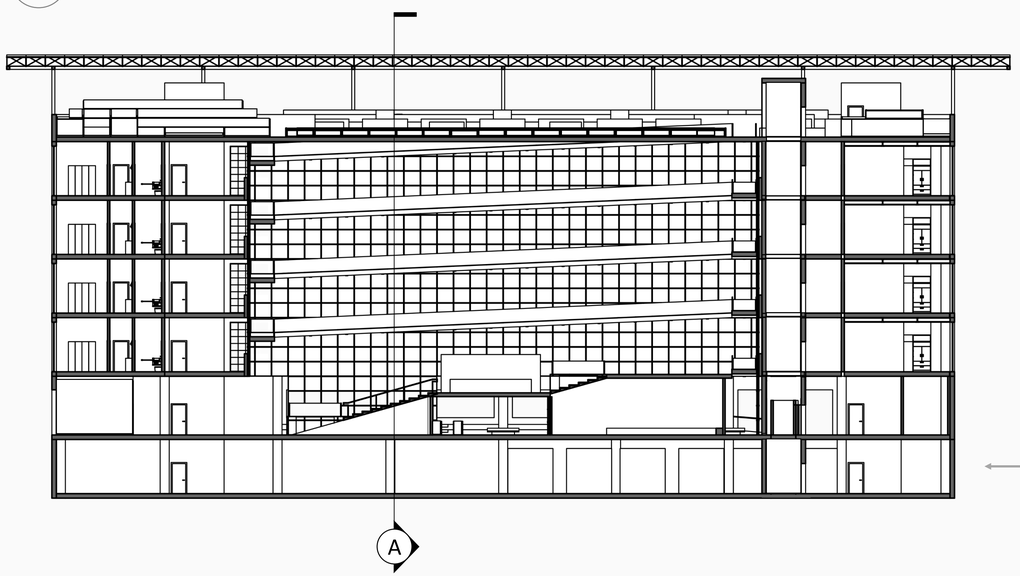
D Residential Floor Plan 2nd to 5th
Scale 1/16" = 1'-0"

12. Reception – 100 sq.ft.
13. Mixed use – Gallery/Performance – 7400 sq.ft.
14. Seating/Stair – 900 sq.ft.
15. Coffee Bar – 400 sq.ft.
16. Shower/Restrooms – 1176 sq.ft.
17. Bike storage – 731 sq.ft.
18. Mail – 296 sq.ft.
19. Security – 736 sq.ft.
20. Gallery/Performance – 3580 sq.ft.
21. Entry



E First Floor Plan
Scale 1/16" = 1'-0"

B Longitudinal Section
Scale 1/16" = 1'-0"



22. Energy Batteries – 795 sq.ft.
23. Black Water Storage – 525 sq.ft.
24. Grey Water Storage – 400 sq.ft.
25. Potable Water Storage – 400 sq.ft.
26. Rainwater Collection Storage – 400 sq.ft.

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FIRST COMMERCIAL FLOOR
COMMUNAL STAIRCASE AND COFFEE BAR

Ground floor – an atrium spanning to the fifth floor is placed as the central focal point; from the main entry, a grand staircase greets visitors and residents while also inviting them to take the stairs and grab a coffee at the mezzanine level. Under the stair is a second bar and across from it is a performance/art gallery space meant to showcase local artists. The space's materiality harkens back to Lake Union's industrial age from the time prior to the tech boom with raw concrete walls and dark metal.

When the gallery space is not in use, people are welcome to connect and be engaged with one another. Throughout the ground floor, pockets of mixed-use spaces can be found to serve multiple uses, such as a workspace or hangouts. The ground floor also provides amenities for residents, such as a full-service concierge desk, secured bike storage, and showers.

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FIRST COMMERCIAL FLOOR
COMMUNAL SPACE AND GALLERY

LOCALE 700

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SECOND THROUGH FIFTH FLOOR RESIDENTIAL
UNITS LIVING SPACE AND KITCHEN

These floors contain a mix of one- and two-bedroom condominiums, all connected by a gentle ramp that everyone can manage. To maximize natural light every unit emphasizes its 12ft high ceilings, with floor-to-ceiling windows in both the living and bedroom spaces. Meeting the Living Building Challenge's (Red – List Free) material guidelines, units have responsible material choices for their finishes and casework. Units also come equipped with energy-efficient appliances. Included in some units are platforms that can be used as a dining space or a home office, under each of them there is a concealed storage space that can also hold a queen size mattress for overnight guests.

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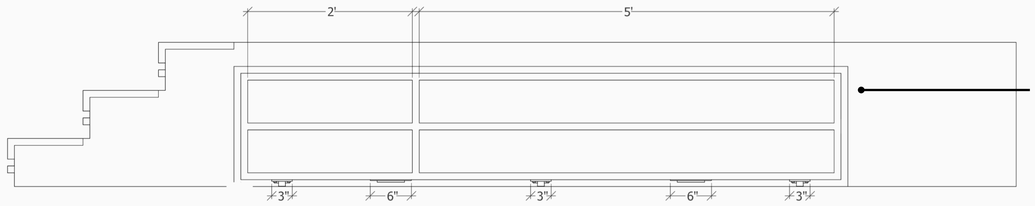
SECOND THROUGH FIFTH FLOOR RESIDENTIAL
DETAIL – HIDDEN PULLOUT STORAGE



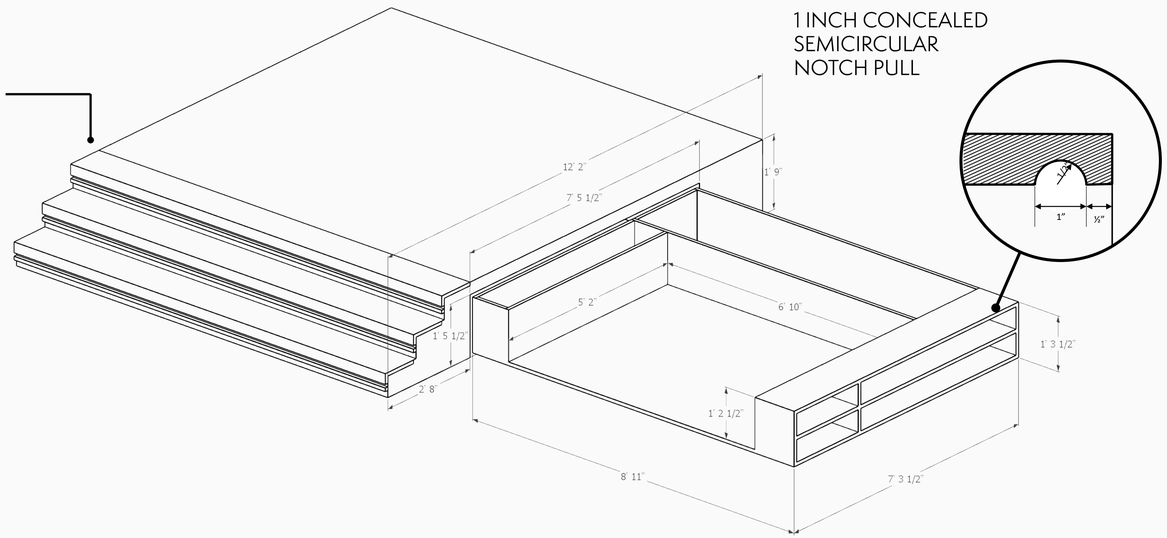
WALNUT VENEERED CASING

3 INCH STAINLESS-STEEL LOW-PROFILE CASTOR WHEELS
DIMENSIONS: 5" x 3" x 2"

6 INCH STAINLESS-STEEL LOW-PROFILE REINFORCED SLATS
DIMENSIONS: 8' x 6" x 1"

¾" HARDWOOD WHITE OAK STAIR TRIM

1 INCH CONCEALED SEMICIRCULAR NOTCH PULL



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SECOND THROUGH FIFTH FLOOR RESIDENTIAL
UNITS BEDROOM AND BATHROOM

LOCALE 700

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SECOND THROUGH FIFTH FLOOR RESIDENTIAL
SOCIAL ROOM

Each floor is equipped with a social room where residents can enjoy watching a movie, entertaining guests, or perhaps playing a game of D&D amongst friends and neighbors (maybe tournaments of floor vs. floor). The hidden game room incorporates the aesthetic of old South Lake Union with raw concrete walls and recycled brick from the original building.

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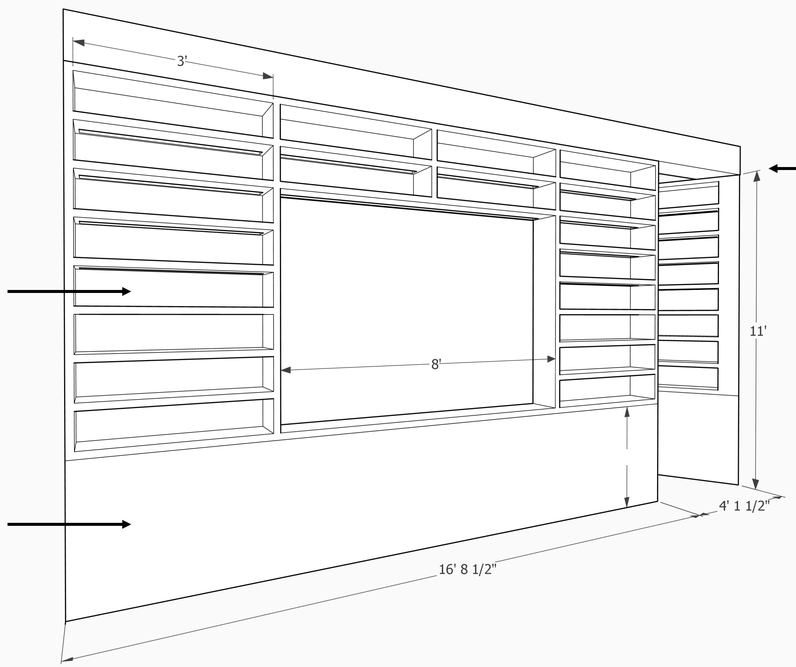
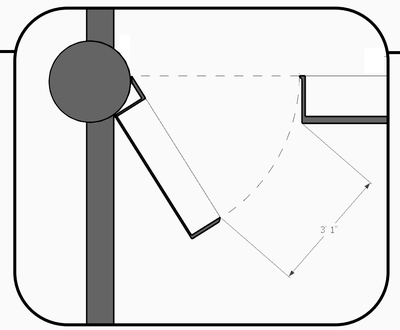
SECOND THROUGH FIFTH FLOOR RESIDENTIAL
DETAIL – SECRET GAMING ROOM

¼" UV WOOD - HARDWOOD PLYWOOD PANEL

¾" MATTE BLACK 7 – LAYER LACQUER PAINTED APPLE – PLY CASEWORK





SECRET DOOR ON A 4 ½" BALL-BEARING HEAVY DUTY STAINLESS STEEL HIDDEN BOOKCASE HINGE
MAX SWING 60 DEGREES

LOCALE 700

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ROOFTOP
COMMUNAL GARDEN AND OUTDOOR MOVIE THEATER

On the rooftop the idea of community and the Living Challenge's imperatives are here again enacted. By encouraging residents to tend to a communal pea patch, people can connect themselves to the urban agriculture that they grow. Full ADA access ramp pathways throughout the rooftop allow all to enjoy the fresh air and greenery. Communal seating can be found all over the space to entertain larger groups, and an outdoor six screen movie theater. Solar panels cover the entire span of the rooftop enabling the building to capture enough energy to serve the entire building's energy needs but also works to create net – positive renewable energy.

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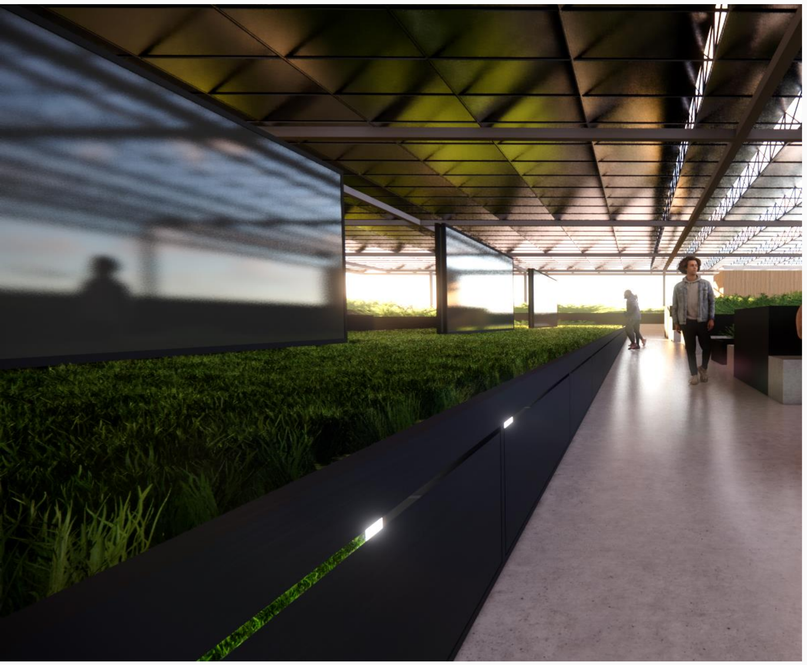
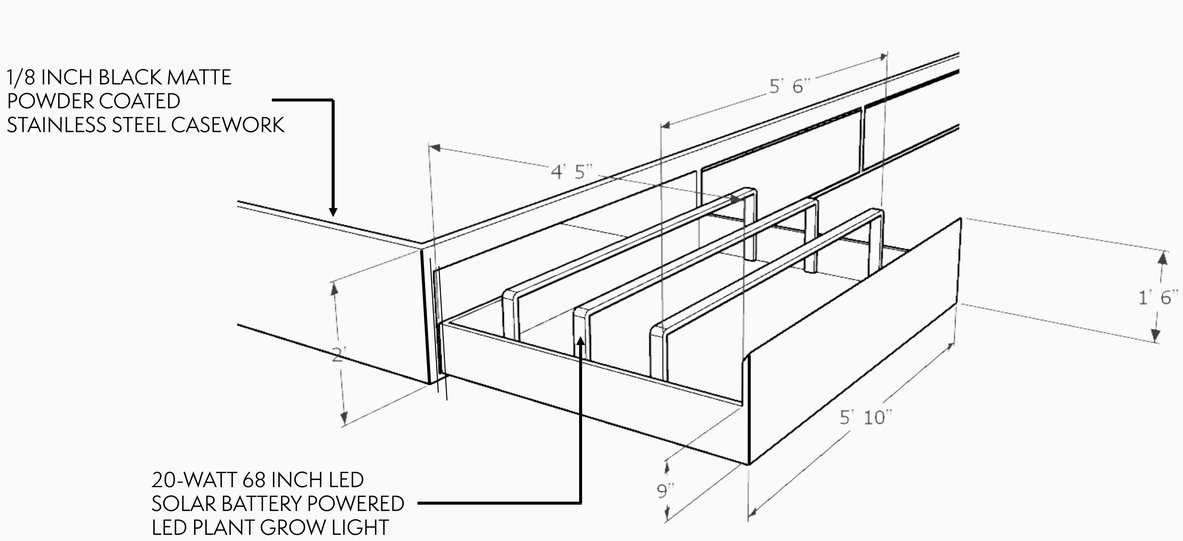
ROOFTOP
DETAIL – SEEDLING DRAWER





LOCALE 700

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FURNITURE AND MATERIALS

Eames upholstered molded chair

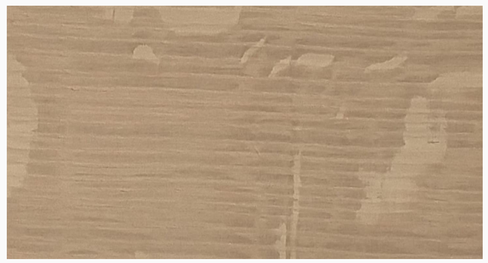
Saarinen tables

Saarinen tulip chair

ECOS wall paint
in matte dark greige

Powder-coated stainless
steel in onyx

Porcelanosa Group
large format
wall tile in concrete



Allegheny Mountain
white oak quarter sawn
flooring

Cast in place reinforced form
concrete

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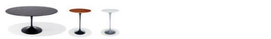
FURNITURE CUTSHEETS

Saarinen Side Tables
Eero Saarinen



SAARINEN COFFEE AND END TABLES In his purist approach to architecture and interior design, Eero Saarinen sought the essential idea and reduced it to the most effective structural solution within an overall unity of design. "The underside of typical chairs and tables makes a confusing, unrestful world," explained Saarinen. "I wanted to clear up the slum of legs." In his pedestal collection, which includes a dining, coffee and side table, Saarinen realized his ideal of formal unity. The tables are available with veneer, laminate, or marble tops with a base in black, white or the new platinum 50th Anniversary finish.

EERO SAARINEN Son of the celebrated architect Eliel Saarinen, Eero was classically trained in sculpture and architecture. His collaboration with Charles Eames in 1937 led to the creation of the Organic Armchair. Made from plywood and foam rubber, it was the first three-dimensional shaped bucket armchair. Saarinen continued to develop this theme in the following years with designs that included the Grasshopper, Womb and Tulip chairs, all for Knoll. Among the many buildings for which he is known are Dulles Airport in Washington, D.C., and the TWA terminal at Kennedy International Airport in New York.

KnollStudio

Tulip Chair and Stool
Eero Saarinen

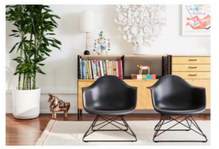
KnollStudio

SAARINEN TULIP CHAIR AND STOOL In his purist approach to architecture and interior design, Finnish-born Eero Saarinen sought the essential idea and reduced it to the most effective structural solution within an overall unity of design. To that end, he designed the 1956 Tulip chair in terms of its setting, rather than a particular shape. "In any design problem, one should seek the solution in terms of the next largest thing," he said. "If the problem is a chair, then its solution must be found in the way it relates to the room..." In Tulip, a single-legged chair made from fiberglass-reinforced resin, Saarinen realized his ideal of formal unity: "Every significant piece of furniture from the past has a holistic structure." Winner of the 1969 Museum of Modern Art Award, the chair is available with or without arms, and with complementary stools and tables.

EERO SAARINEN Son of the celebrated architect Eliel Saarinen, Eero was classically trained in sculpture and architecture. His collaboration with Charles Eames in 1937 led to the creation of the Organic Armchair. Made from plywood and foam rubber, it was the first three-dimensional shaped bucket armchair. Saarinen continued to develop this theme in the following years with designs that included the Grasshopper, Womb and Tulip chairs, all for Knoll. Among the many buildings for which he is known are Dulles Airport in Washington, D.C., and the TWA terminal at Kennedy International Airport in New York.

Eames® Molded Plastic Chairs and Stools

Images



View image library

Key Features

1. Made from 100-percent recyclable polypropylene
2. Subtle matte texture for soft tactility
3. Available in two shell shapes: side chair or armchair
4. Choice of bases, shell colors, and optional upholstery or seat pads

Statement of Line Overview

Armchair Shell

Side Chair Shell

These drawings represent a sample of the dimensions and configurations available. Download the price book for a full listing of all available product configurations.

Materials

Click Here to see our complete materials offering for Eames Molded Plastic Chairs and Stools.

Sustainability

Click Here to see how Eames Molded Plastic Chairs and Stools meet your environmental goals.

Design Files

View Revit families

Manufacturer product	Use	Certification	Distance from Seattle
Cambria Quartz	Countertops	Red List Free	MN, USA 1500 miles
Ecos Paint	Interior paint	Red List Free	SC, USA 2800 miles
Toto USA	Toilets	Red List Free	GA, USA 2700 miles
Masonite	Interior doors	Red List Free	IA, USA 1700 miles
Porcelanosa Group	Large format wall tiles	Red List Free	Spain 4700 miles
Allegheny Mountain	Hardwood flooring	Red List Free	PA, USA 2600 miles
Himmel Aluminum Systems	Trellis	Red List Free	Australia 9400 miles
Columbia Green Technologies	Vegetative Roof Tray	Red List Free	WA, USA 175 miles

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LIVING BUILDING CHALLENGE
MATERIAL DECLARE AND CUTSHEETS

Declare.

ECOS Matte Wall Paint
Imperial Paints, LLC

Final Assembly: Spartanburg, South Carolina, USA
Life Expectancy: 10 Years
End of Life Options: Landfill (100%)

Ingredients:

Binder: Methyl Methacrylate Polymer, Oleic Acid, Sulfonated, Potassium Salt, Polyoxyethanediyl; Vehicle: Water; Extender Pigment: Titanium Dioxide; Thickener: Limestone; Calcium Carbonate; Extender: Kaolin Clay (Calcined); Rheology Modifier: Silicone; Dispersant: Ammonium Polyacrylate; Surfactant: Ethoxylated-2,4,7,9-Tetramethyl-5-Decyne-4,7-Diol (Surfynol 440); Defoamer: Paraffin Oil, Polyoxyethylene Stearyl Ether; Preservative: 1-Hydroxy-2(1H)-Pyridinethione, Sodium Salt; pH Stabilizer: Ammonium Hydroxide

Living Building Challenge Criteria:

IPA-4004 — EXP. 01 FEB 2021
VOC Content: 0 g/L — VOC Emissions: CDPH Compliant
Declaration Status — ■ LBC Red List Free; ☐ LBC Compliant; ☐ Declared

MANUFACTURER RESPONSIBLE FOR LABEL ACCURACY
INTERNATIONAL **LIVING FUTURE** INSTITUTE™ declareproducts.com

Declare.

Allegheny Mountain Oak Flooring
Allegheny Mountain Hardwood Flooring

Final Assembly: Emlenton, Pennsylvania, USA
Life Expectancy: Life of Structure Year(s)
End of Life Options: Salvageable/Reusable in its Entirety, Recyclable (100%)

Ingredients:

Wood: Red Oak; White Oak

Living Building Challenge Criteria: Compliant

I-13 Red List:
■ LBC Red List Free — % Disclosed: 100% at 100ppm
☐ LBC Red List Approved — VOC Content: Not Applicable
☐ Declared

I-10 Interior Performance: Not Applicable
I-14 Responsible Sourcing: Product Available with FSC Chain of Custody

AMF-0001
EXP. 01 MAR 2021
Original Issue Date: 2020

MANUFACTURER RESPONSIBLE FOR LABEL ACCURACY
INTERNATIONAL LIVING FUTURE INSTITUTE™ living-future.org/declare

White Oak - Rift & Quarter Sawn Specifications

- **Certification:** 100% FSC Certified
- **Availability:** Solid & Engineered
- **Source:** Western PA, Northern Appalachian White Oak
- **Cut:** Rift & Quarter Sawn
- **Grade:** Clear, Select, & Natural
- **Styles:** Strip, Herringbone, Chevron, Random Width, Wide Plank
- **Edge:** Square Edge, Micro bevel, hand crafted edge
- **Milling:** Tongue & Groove & End Matched
- **Surface:** Unfinished, hand scraped, wire brush, circle sawn
- **Janka Scale:** 1360

	SOLID	ENGINEERED
Thickness:	3/4"	5/8" or 3/4"
Width:	2 1/4" - 12"	4" - 12"
Lengths:	1' – 7' & 7' – 12'	2' – 10' & 2' – 12'
Construction:	Solid	4mm or 6mm wear layer

Declare.

Porcelanosa Group Wall Tiles
Earp Bros

Final Assembly: Castellon, Spain
Life Expectancy: 50 Year(s)
End of Life Options: Recyclable (100%)

Ingredients:

Tile: Clay; Feldspar; Calcium Carbonate; Sand; Recycled Clay; Calcium magnesium carbonate; Talc

Living Building Challenge Criteria: Compliant

I-13 Red List:
■ LBC Red List Free — % Disclosed: 100% at 100ppm
☐ LBC Red List Approved — VOC Content: Not Applicable
☐ Declared

I-10 Interior Performance: Not Applicable
I-14 Responsible Sourcing: Not Applicable

ERP-3001
EXP. 01 SEP 2021
Original Issue Date: 2017

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C226500671
100128411
CONCRETE GREY NATURE

URBATEK
PORCELANOSA Grupo

Model: CONCRETE GREY NATURE 100X300 (3+)(A)
Codes: 100128411 - C226500671
Absorption: Bla - Porcelain tiles (E<=0.1%)
Thickness: 1/8 " approx.
Family: CONCRETE
Tone variations: V4

DIMENSIONAL FEATURES		
Length	118 3/32 " approx.	
Thickness	1/8 " approx.	
Width	39 11/32 " approx.	
Length and width deviation	Below 0.15%	<=0.5 %*
Side straightness deviation	Below 0.15%	<=0.5 %*
Squareness deviation	Below 0.15%	<=0.6 %*
Surface flatness deviation	Below 0.15%	<=0.5 %*

MECHANICAL FEATURES		
Breaking strenght	0 LBF	
Modulus of rupture	> 9 LBF	
Abrasion resistance	<140	
Crazing resistance	Resists 3 cycles	

HYGIENIC FEATURES		
Chemical resistance	CLASE A	
Stain resistance	5	
Resistance to cold food products	APTO	
Resistance to hot food products	APTO	
Dimensional stability at elevated temperature	CUMPLE	

ANTI-SLIP VALUE		
Resistance to bacteria	APTO	
Resistance to bathroom cleaning products	APTO	
Stain resistance	5	

SCOPE OF USE		
Technical code-1	Use on walls	

PACKING		
Boxes	1 ST/CS	
Pallets	20 ST/PAL	
Units	1 ST	

Declare.

Himmel Aluminium Systems
CSR Himmel

Final Assembly: Rosebery, NSW, Australia
Life Expectancy: 30 Year(s)
End of Life Options: Salvageable/Reusable in its Entirety, Recyclable (100%)

Ingredients:

Aluminium: Aluminum; Silicon; Zinc; Copper; Magnesium; Iron; Bismuth; Tin, Organic; Manganese; Vanadium; Silver; Metals, if solid, particle size >= 1 mm, not reacting with water or atmospheric oxygen, unless classification in accordance with Regulation (EC) No 1272/2008 is required or a WGK-classification has been published by the German Federal Environment Agency (Umweltbundesamt); Zirconium; Chromium, metallic; Titanium; Antimony; Strontium

Living Building Challenge Criteria: Compliant

I-13 Red List:
■ LBC Red List Free — % Disclosed: 100% at 100ppm
☐ LBC Red List Approved — VOC Content: Not Applicable
☐ Declared

I-10 Interior Performance: Not Applicable
I-14 Responsible Sourcing: Not Applicable

HIM-0002
EXP. 01 OCT 2021
Original Issue Date: 2019

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Declare.

Advanced Vegetative Roof System Tray
Columbia Green Technologies

Final Assembly: Washougal, Washington, USA
Life Expectancy: 30 Years
End of Life Options: Recyclable (100%)

Ingredients:

Tray: 1-Propene, Polymer with Ethene, Poly[Imino(1,6-Dioxo-1,6- Hexanediyl)Imino-1,6-Hexanediyl], Talc, 1-Octene, Polymer with Ethene, Bicyclo[2.2.1]Hept-2-Ene, 5-Ethylidene-, Polymer with Ethene and 1-Propene, Kieselguhr, Soda Ash Flux-Calcined, Water; Pins: Poly[Imino(1,6-Dioxo-1,6- Hexanediyl)Imino-1,6-Hexanediyl]

Living Building Challenge Criteria:

CGT-5001 — EXP. 01 JAN 2021
VOC Content: N/A — VOC Emissions: N/A
Declaration Status — ■ LBC Red List Free; ☐ LBC Compliant; ☐ Declared

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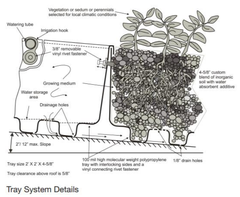
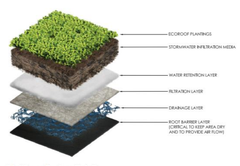
INTERNATIONAL **LIVING FUTURE** INSTITUTE™ declareproducts.com

Inside the AVRS Solution

AVRS® Advanced Vegetative Roof Systems



Tray System Details



Multilayer System Details

Quality Assurance
The AVRS® solution is only installed by Columbia Green-approved and certified contractors. AVRS is to be installed over high-quality roof membrane systems. The roof systems must be inspected and approved by the membrane manufacturer prior to installation. Based on regionally-specific engineered growing medium, the AVRS Tray and/or Multilayer weight may be 12-26 lbs per square foot Field Moisture Capacity (FMC). As a result, the owner is responsible for determining the structural weight capacity of the building and roof structure prior to installing AVRS.

Scope
Columbia Green Advanced Vegetative Roof Systems (AVRS) are designed to be a turn-key solution that is easily installed and maintained. These patent pending systems are designed to provide a green roof solution which will integrate with multiple roofing materials and deliver long-term, economical performance. Columbia Green will provide all materials to complete a successful installation of the AVRS Green Roof System.

The systems include:

AVRS Trays
- AVRS Trays are manufactured from 100% recycled, 100 mil high molecular weight polypropylene. Each tray utilizes an engineered, overlapping edge and removable vinyl rivets to securely join the trays – creating an integrated system.

AVRS Multilayer
- AVRS multilayers consist of: Geosynthetic Water Retention Layer, Filter Layer, Drainage Layer and Root Barrier Layer

Growth media – soil (both trays and multilayer)
- The growth media consists of a regionally-specific, engineered, light-weight blend of inorganic and organic components.

Plants (both trays and multilayer)
- AVRS utilizes a wide variety of weather resistant succulents to ensure healthy, attractive growth with low maintenance. USDA hardiness zone classifications will be recommended for each installation.

COLUMBIA GREEN
79 SE Taylor Street, Ste 201, Portland, OR 97214
503.327.8723 www.columbia-green.com