



SHANNON & WILSON BUILDING

SEATTLE LANDMARK PRESERVATION BOARD

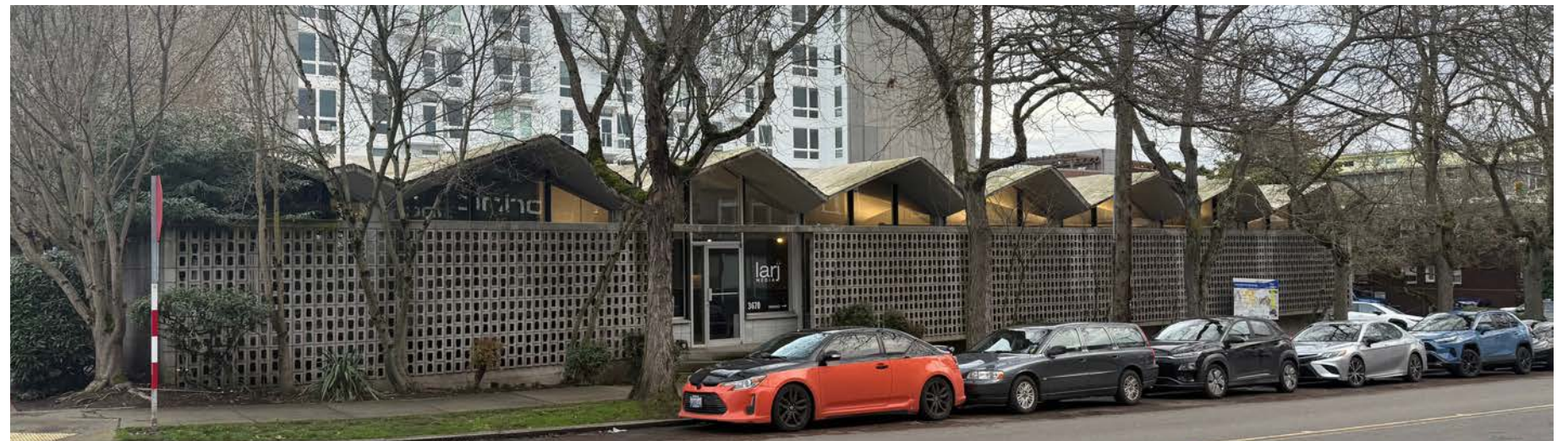
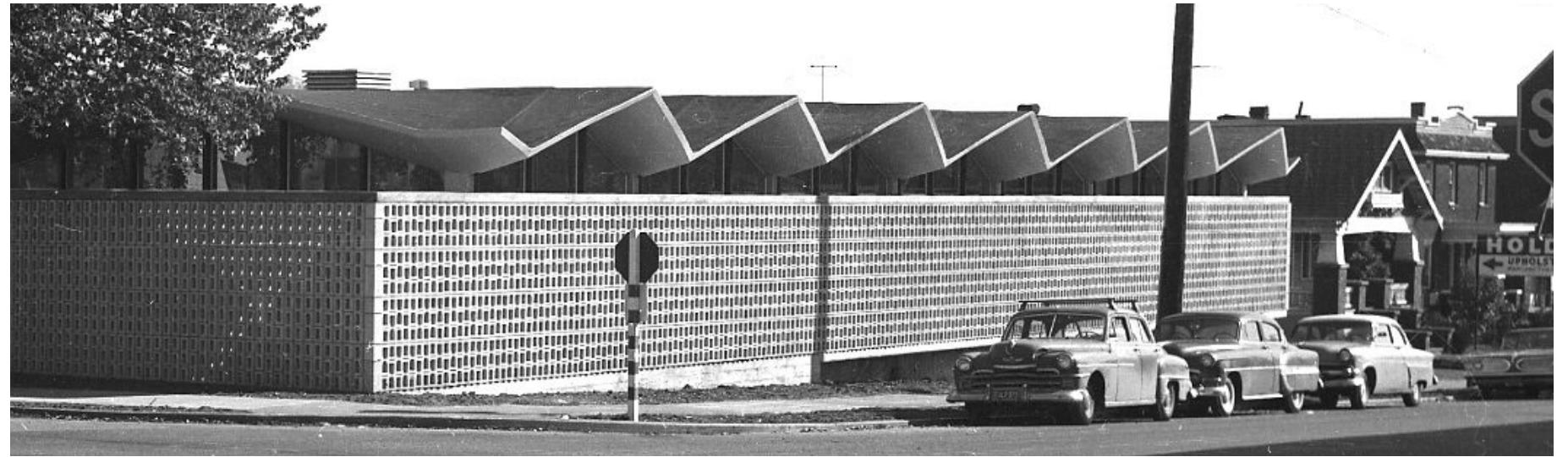
JUNE 9TH, 2025

URBAL 
ARCHITECTURE

WOODLAND PARK GP LLC


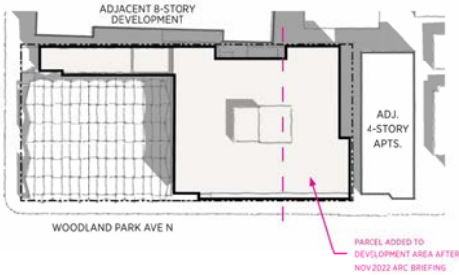
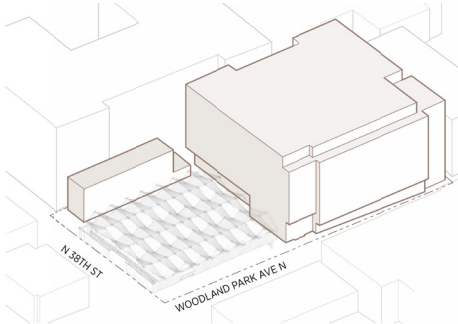
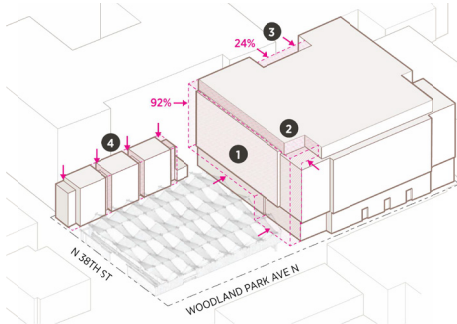


PROJECT GOALS

- THE ADAPTIVE RE-USE OF THE BUILDING FOR RESIDENT AMENITY SPACES AND A NEIGHBORHOOD RETAIL SPACE.
- TO DEVELOP THE SURROUNDING SITE WITH 170 NEW RESIDENTIAL HOUSING UNITS
- TO PRESERVE THE CHARACTER DEFINING ROOF AND LAYERED PARTI
- ALTERATION OF THE BLOCK PERIMETER WALL TO:
 - » INCREASE UTILITY OF AMENITY AND COMMERCIAL FUNCTIONS
 - » SUPPORT THE UNREINFORCED MASONRY



MEETINGS TO DATE

MEETING TIMELINE

ARCMEETING1-12.10.2021	ARC MEETING 2 -02.11.2022	EDG MEETING 1 -07.25.2022	EDGMEETING2-10.17.2022	ARC MEETING 3 -08.11.2023	ARC MEETING 4 -04.11.2025
<p>MEETING SUMMARY:</p> <p>The Design team presented initial concept options to the board.</p>	<p>MEETING SUMMARY:</p> <p>Board supported scale and layout of proposed I-shaped massing.</p>	<p>MEETING SUMMARY:</p> <p>Preferred Massing Option #3 was supported at EDG #1. The board voted the project to return for a second EDG meeting.</p>	<p>MEETING SUMMARY:</p> <p>The board supported the new compositional strategies and additional modulation provided in the revision option #3 design, agreeing that they could help mitigate the significant height, bulk and scale difference between this project and the landmark. The board cleared the project to return for recommendation.</p>	<p>MEETING SUMMARY:</p> <p>Meeting to brief the ARC board on project design progression, present potential modifications to landmark. Feedback discouraged proposal for block removal in its entirety.</p>	<p>MEETING SUMMARY:</p> <p>Meeting to brief the landmarks preservation board on project design progression, present potential modifications to landmark building. Feedback discouraged extent of proposed block removal. Board was in favor of option with less block removal.</p>
					

MEETINGS TO DATE

MEETING TIMELINE

ARC MEETING 5 - 05.16.2025

MEETING SUMMARY:

The board discouraged the removal of existing concrete block, except for in front of proposed retail space at the Northeast corner of the building.



PROPOSED SITE PLAN



EXISTING EXTERIOR PHOTOS



EAST ENTRY



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



CORNER WALL DETAIL

EXISTING INTERIOR PHOTOS



WEST ELEVATION



NORTH ELEVATION



LOOKING SOUTH

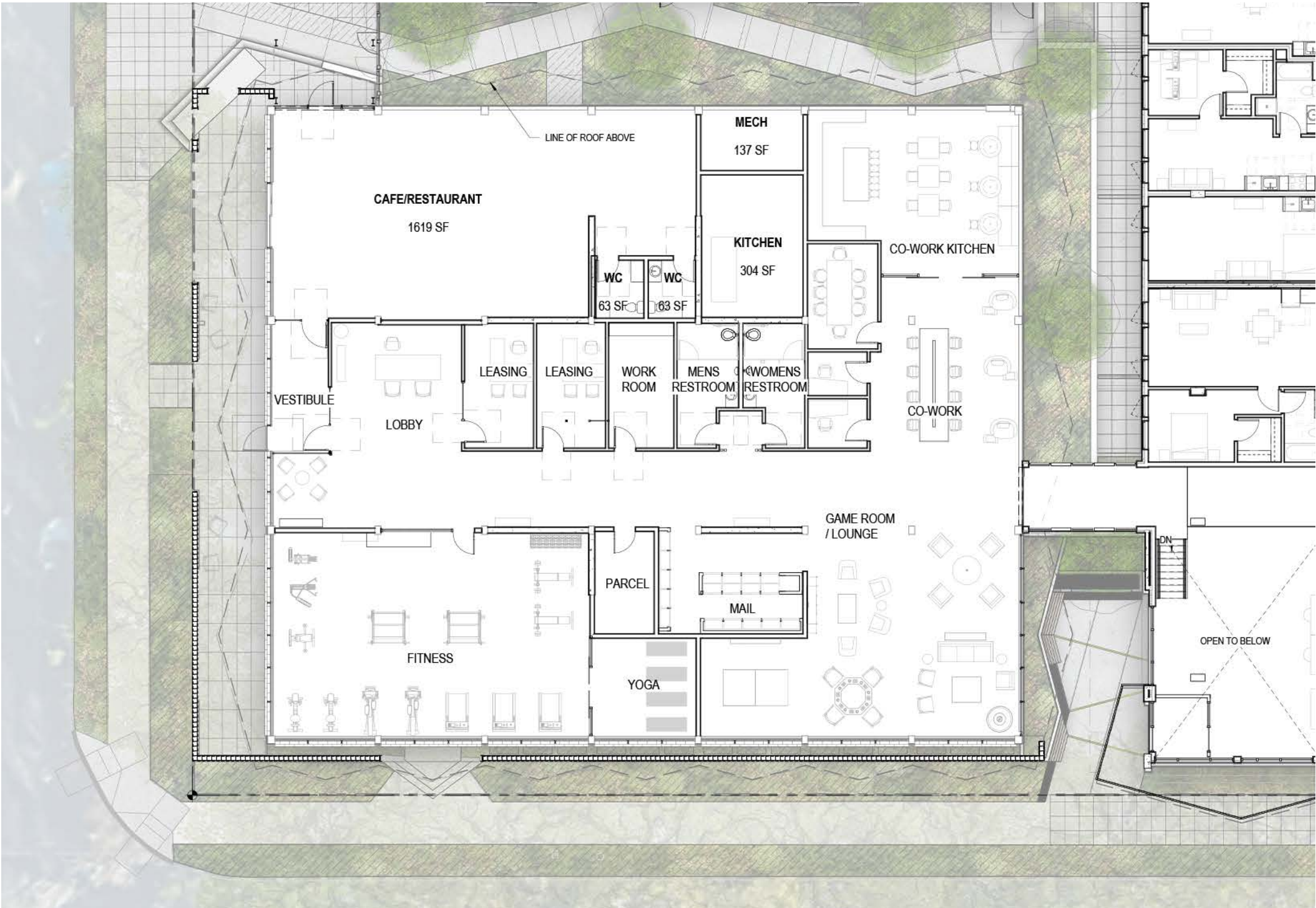


BLOCK WALL AGAINST STOREFRONT



BLOCK WALL SEPARATION FROM BUILDING

PROPOSED FLOOR PLAN - RESIDENT AMENITY SPACES/LEASING OFFICE/NEIGHBORHOOD CAFE



CONCEPT IMAGES



SHANNON WILSON BUILDING - LEVEL 1 PROPOSED

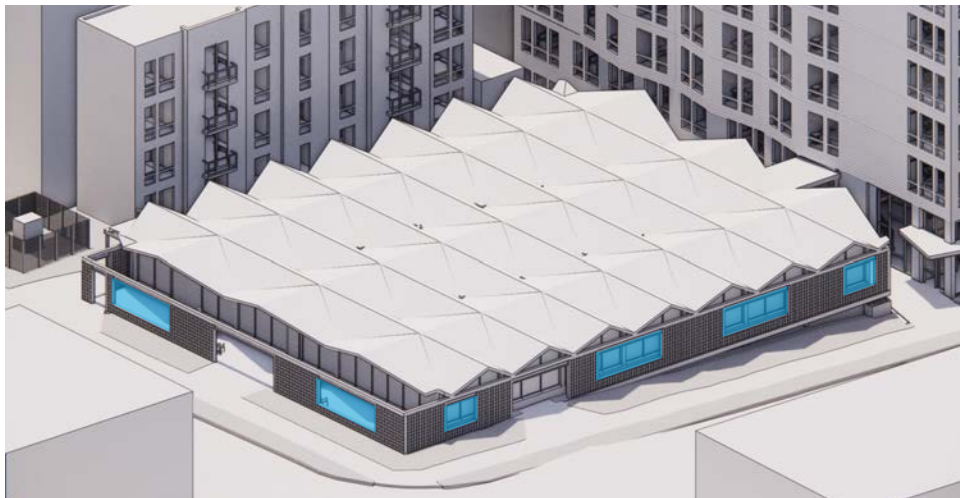


COMMENTARY: INTERIOR PROGRAM SPACES WERE REVISED IN RESPONSE TO THE BOARD'S PREFERENCE TO MAINTAIN MORE BLOCK WALL, WITH THE TRADE OFF OF MORE INTERIOR GLAZING. MORE SOCIAL SPACES NOW OCCUPY THE SOUTH AND EAST PORTIONS OF THE SHANNON WILSON BUILDING.

BLOCK OPENINGS/REMOVAL DIAGRAM



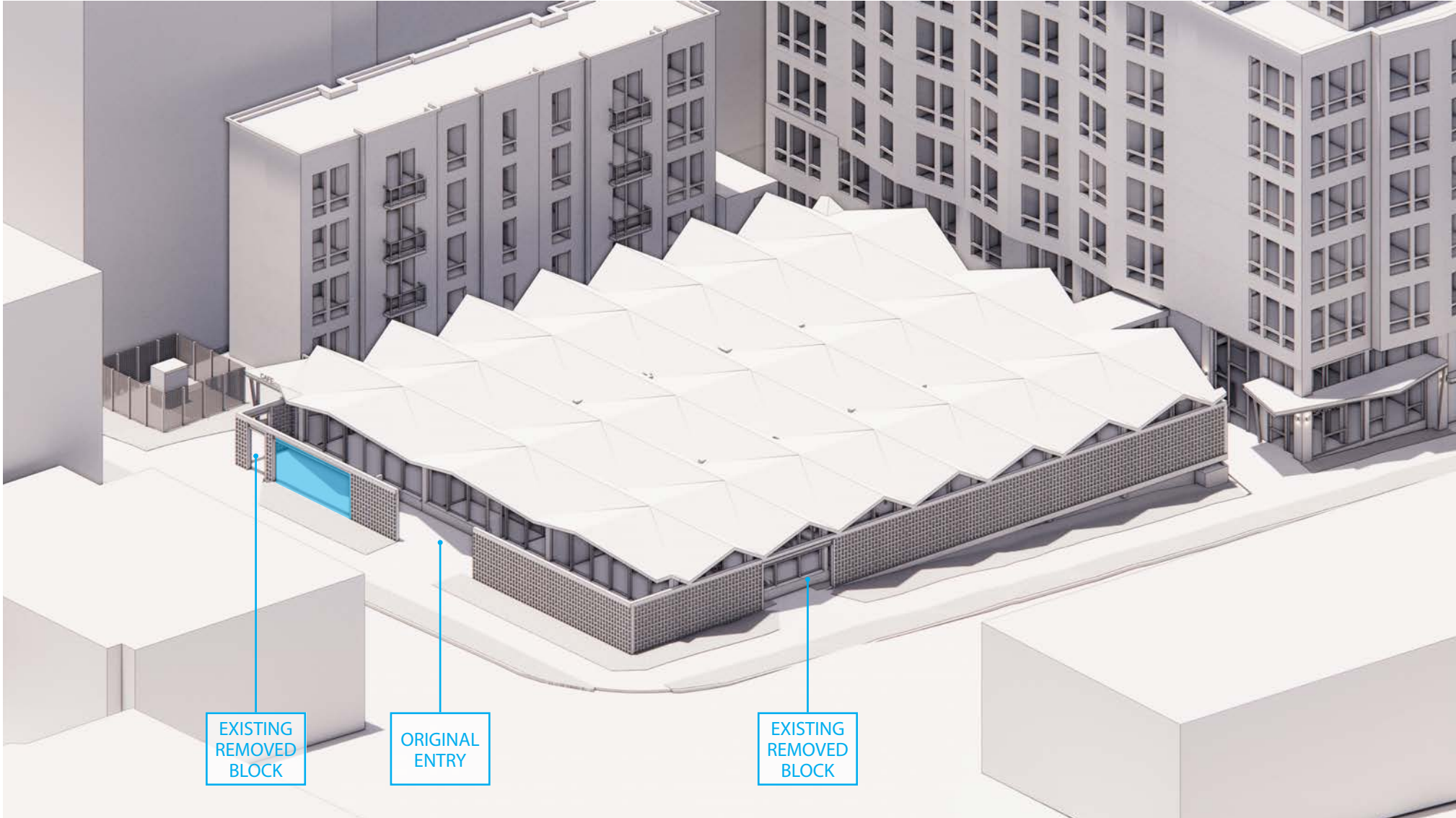
ARC MEETING 4 PREFERRED OPTION



ARC MEETING 4 ALTERNATE OPTION



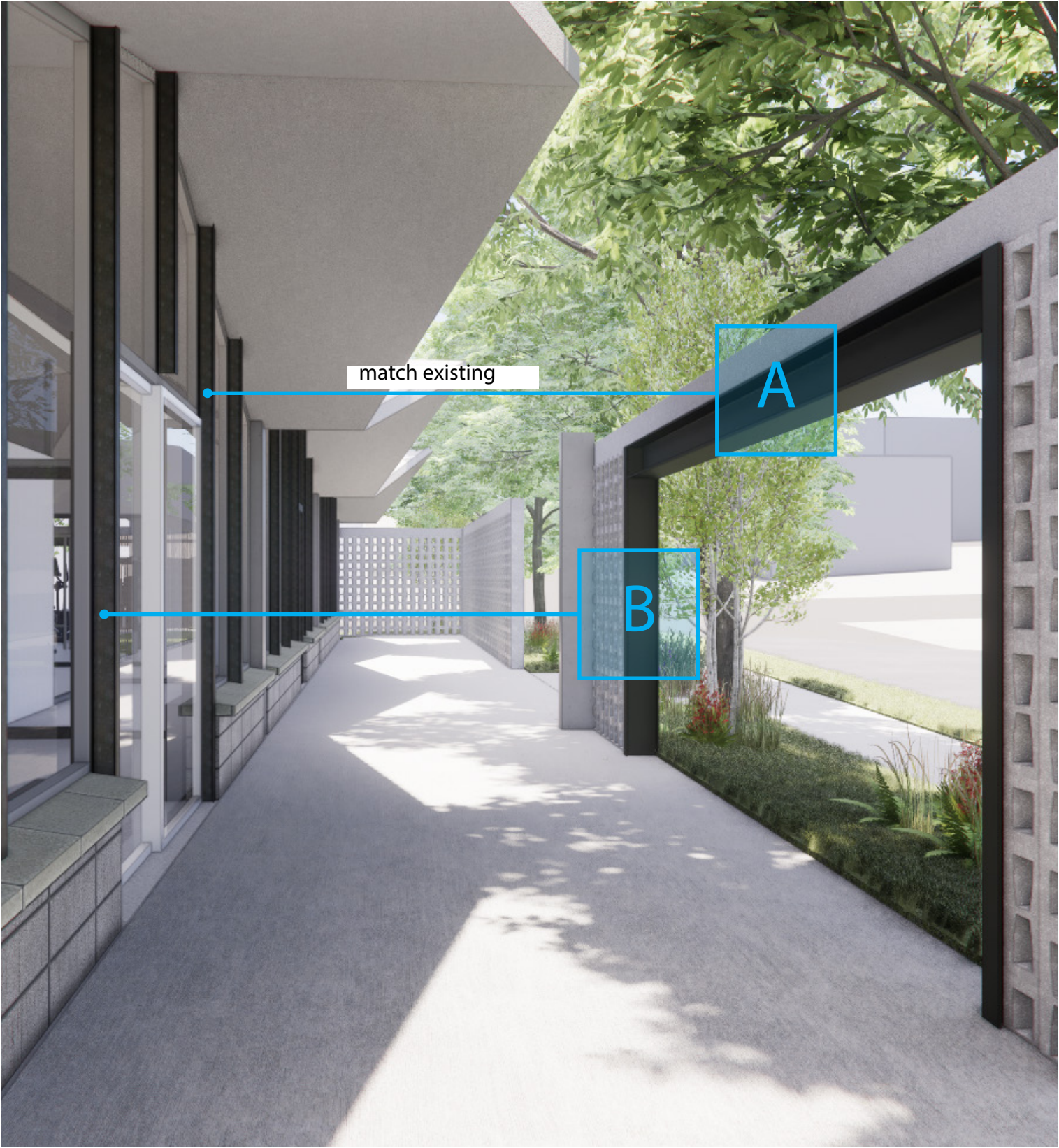
ARC MEETING 5 ALTERNATE OPTION



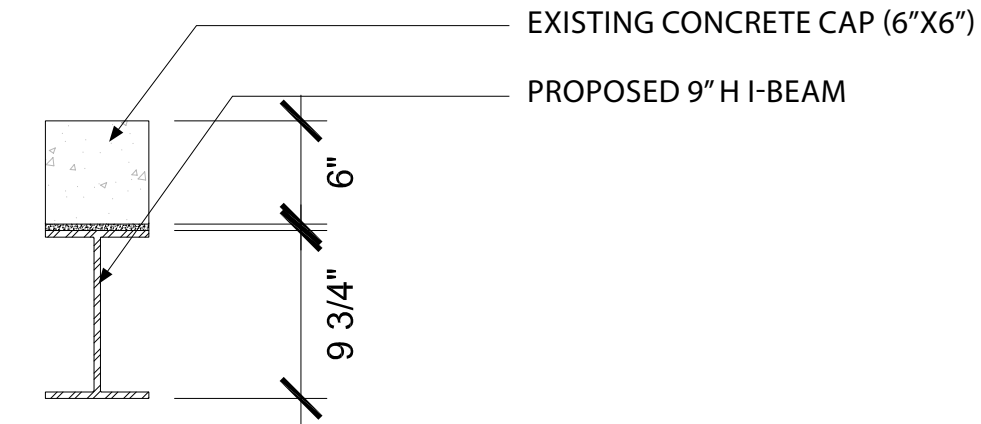
PROPOSED ALTERATIONS

- Connect future cafe users to street
- Maintain introspective architecture
- Seismically reinforce removed block, including existing block openings

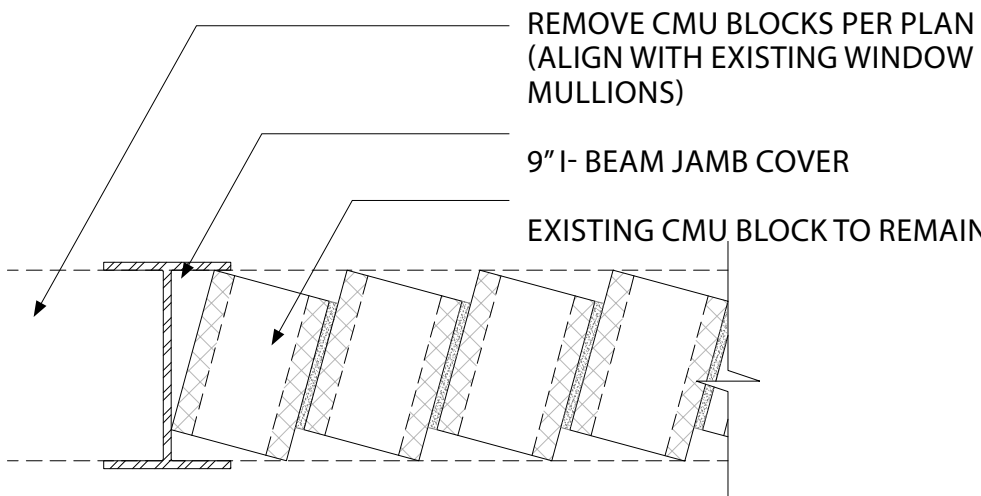
NORTH ELEVATION - ALTERATIONS DIAGRAM



A. CMU HEADER



B. CMU JAMB



* ALL EXISTING OPENINGS IN BLOCK WALL TO BE SEISMICALLY REINFORCED

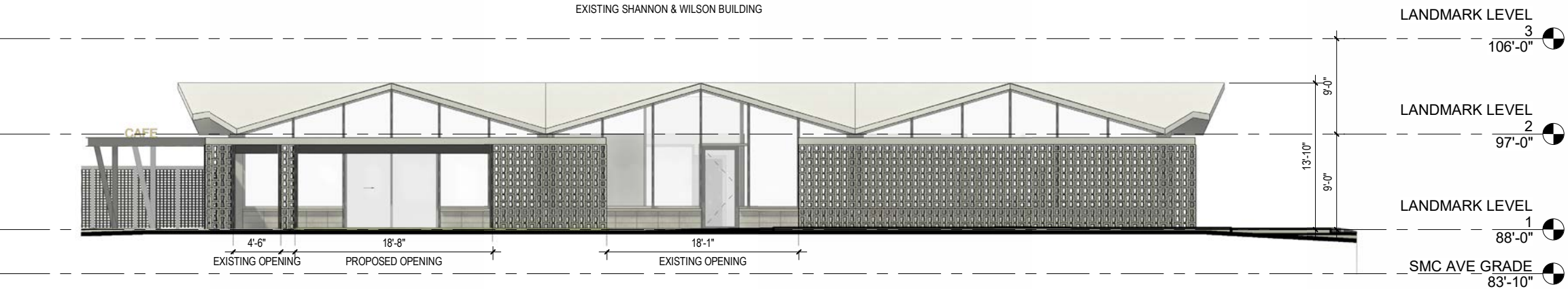
NORTH ELEVATION - EXISTING STREET VIEW



PROPOSED LANDMARK ALTERATIONS - NORTH ELEVATION



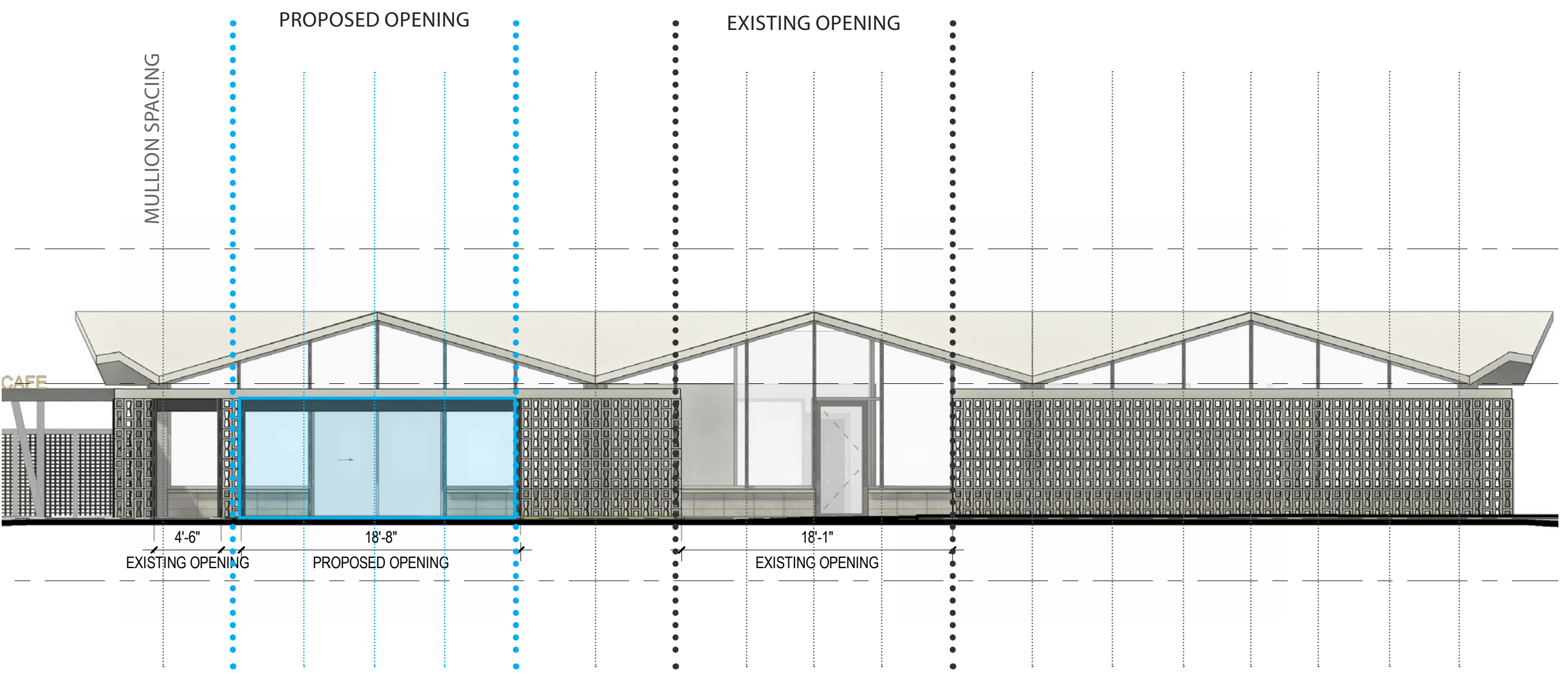
NORTH ELEVATION
(Existing)



NORTH ELEVATION
(Proposed)

- Openings in screen wall to align with window mullion pattern and existing sill height.
- Block wall jambs detailed with steel I-beams similar to existing fenestration detailing.
- Reduced number of openings

NORTH ALTERATIONS DIAGRAM



NORTH ELEVATION - Proposed

NORTH ELEVATION - PROPOSED



COMMENTARY: THIS OPTIONAL ALTERATION LEAVES APPROXIMATELY 30" OF BLOCK AT THE BASE AND CAPPED WITH A PRECAST SILL. THE RESPONSE IS RELEVANT IN THAT THE EXISTING BUILDING SITS ON A CMU BASE WITH A PRECAST SILL. THE SOLUTION PROVIDES A MORE ENCLOSED FEEL TO THE EXTERIOR PATIO, BUT IT ALSO FEELS MORE LIKE A PUNCHED WINDOW OPENING AND DIMINISHES FULL CONNECTION TO THE SIDEWALK AND STREET BEYOND. FURTHERMORE, THE CONTINUOUS STEEL THAT ENCAPSULATES THE UNREINFORCED MASONRY EDGES CAN NOT BE PROPERLY ATTACHED TO THE GROUND.

NORTH ELEVATION - PROPOSED



COMMENTARY: THIS OPTIONAL ALTERATION LEAVES APPROXIMATELY 30" OF BLOCK AT THE BASE AND CAPPED WITH A PRECAST SILL. THE RESPONSE IS RELEVANT IN THAT THE EXISTING BUILDING SITS ON A CMU BASE WITH A PRECAST SILL. THE SOLUTION PROVIDES A MORE ENCLOSED FEEL TO THE EXTERIOR PATIO, BUT IT ALSO FEELS MORE LIKE A PUNCHED WINDOW OPENING AND DIMINISHES FULL CONNECTION TO THE SIDEWALK AND STREET BEYOND. FURTHERMORE, THE CONTINUOUS STEEL THAT ENCAPSULATES THE UNREINFORCED MASONRY EDGES CAN NOT BE PROPERLY ATTACHED TO THE GROUND.

NORTH ELEVATION - PATIO VIEW - PROPOSED ALTERATION



PERSPECTIVE CAFE PATIO NORTH ELEVATION - Proposed

COMMENTARY: THE OPENING ALLOWS THE CAFE/RETAIL SPACE TO HAVE SOME VISIBILITY TO THE STREET.

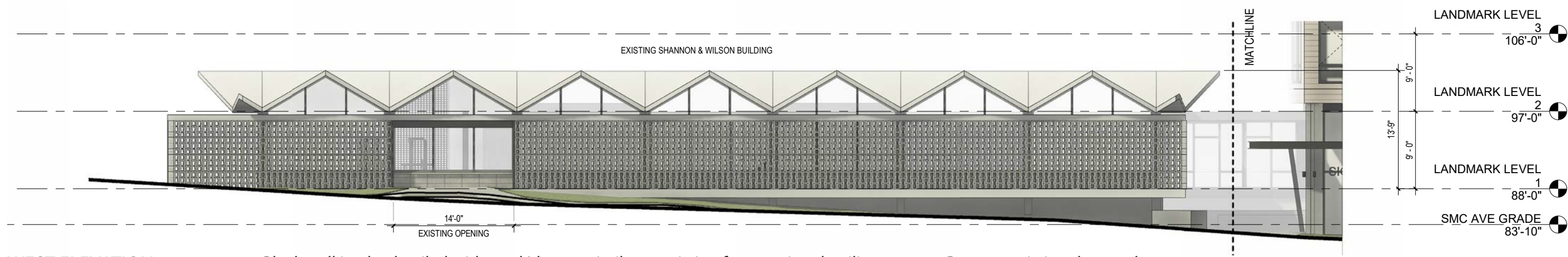
WEST ELEVATION - EXISTING STREET VIEW



PROPOSED LANDMARK ALTERATIONS - WEST ELEVATION



WEST ELEVATION
(Existing)



WEST ELEVATION
(Proposed)

- Block wall jambs detailed with steel I-beams similar to existing fenestration detailing.
- Remove existing door and steps.

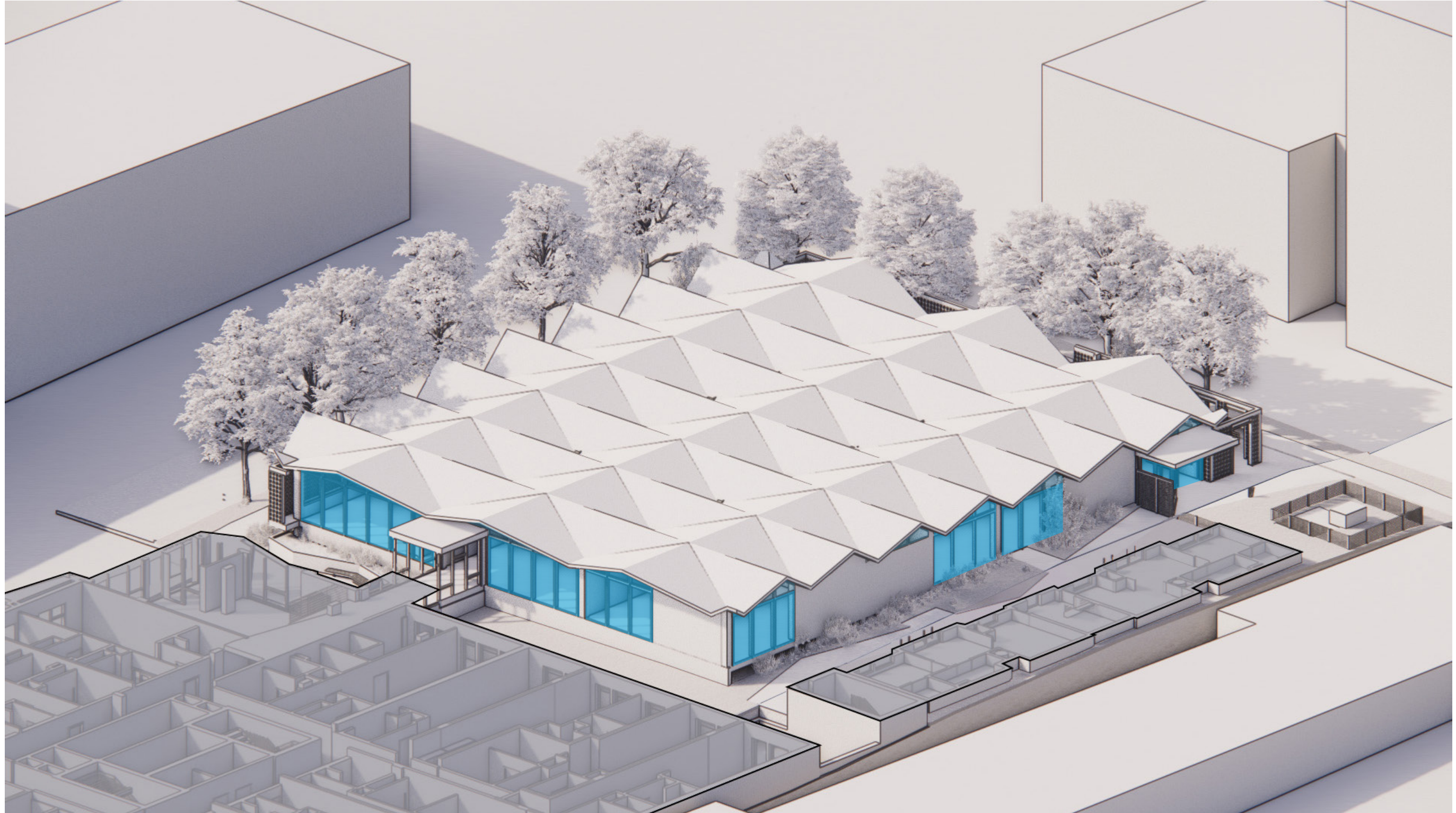
WEST ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED



SOUTH AND EAST ELEVATION GLAZING DIAGRAM



COMMENTARY: THIS ALTERATION INCREASES THE GLAZING ALONG THE EAST AND SOUTH FACADES IN ORDER TO CREATE A MORE INVITING INTERIOR SPACE. NEW STOREFRONT SYSTEMS WILL HAVE A HORIZONTAL MULLION ALIGNED WITH THE CONCRETE HEADER OF THE CONCRETE SCREEN. VERTICAL MULLION SPACING WILL ALIGN WITH THE GRID SYSTEM CREATED FROM EXISTING CLERESTORY AND STOREFRONT WINDOWS.

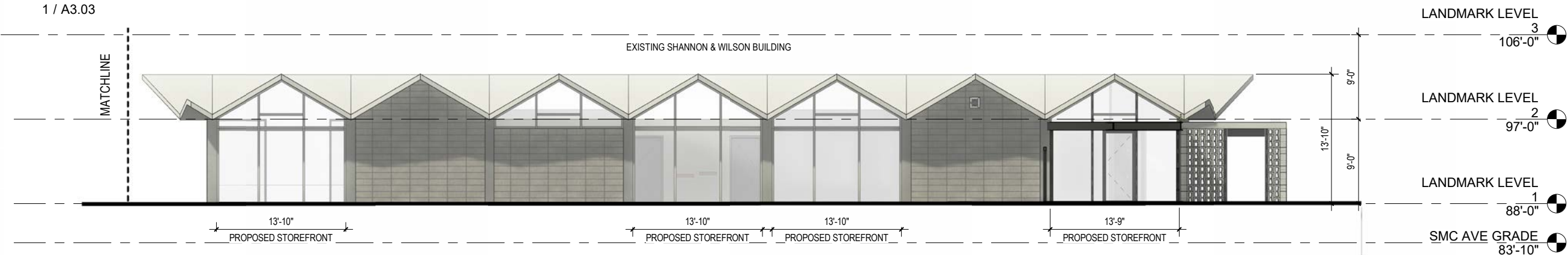
EXISTING CONDITIONS - EAST ELEVATION



PROPOSED LANDMARK ALTERATIONS - EAST ELEVATION



EAST ELEVATION
(Existing)



EAST ELEVATION
(Proposed)

- Remove existing CMU wall to allow for more visibility and access to future cafe space

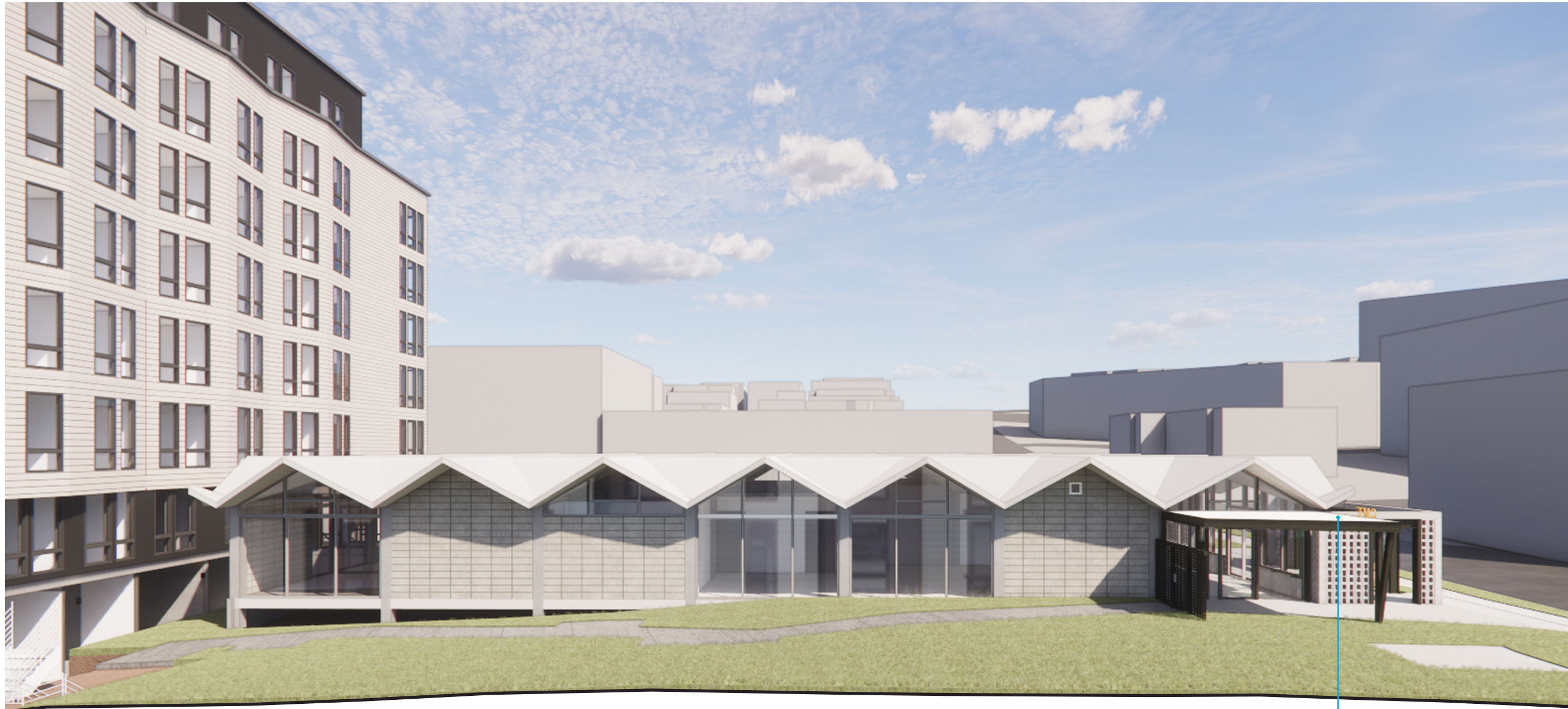
- Install new storefront windows. Frames to be anodized to match existing.

BUILDING ELEVATIONS | GROUND PERSPECTIVE



EAST ELEVATION CAFE ENTRANCE

EAST ELEVATION - PROPOSED



FREESTANDING
CANOPY

EAST ELEVATION - PROPOSED



FREESTANDING
CANOPY

EXISTING CONDITIONS - SOUTH ELEVATION



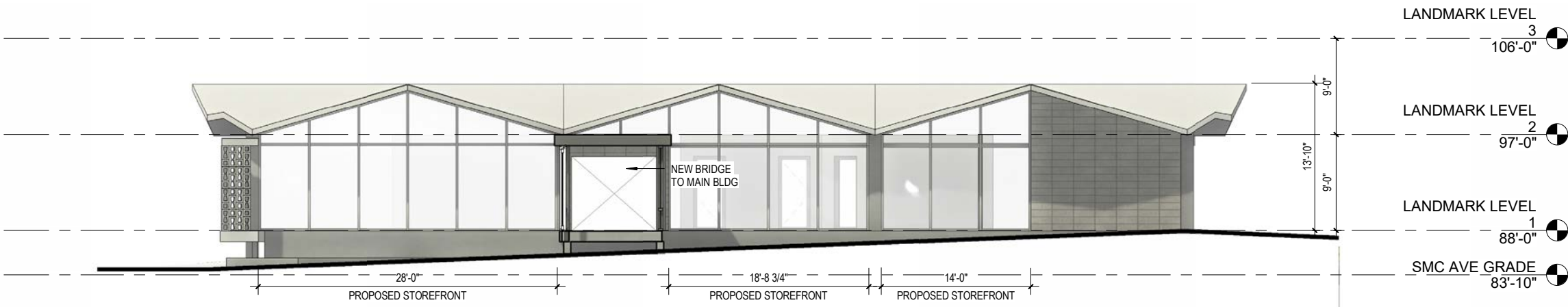
PROPOSED LANDMARK ALTERATIONS - SOUTH ELEVATION

SOUTH ELEVATION
(Existing)



SOUTH ELEVATION
(Proposed)

- Remove Existing CMU wall at Southwest corner of building.
- Remove loading dock and shed roof at Southeast corner of building.



- Install New Storefront Windows. Frames to be anodized to match existing.

SOUTH ELEVATION - PROPOSED



BUILDING ELEVATIONS | GROUND PERSPECTIVE



PROPOSED LANDMARK ALTERATIONS ELEVATIONS



NORTH ELEVATION

PROPOSED LANDMARK ALTERATIONS ELEVATIONS



WEST ELEVATION