

AUGUST WILSON PLACE

PROJECT HIGHLIGHTS

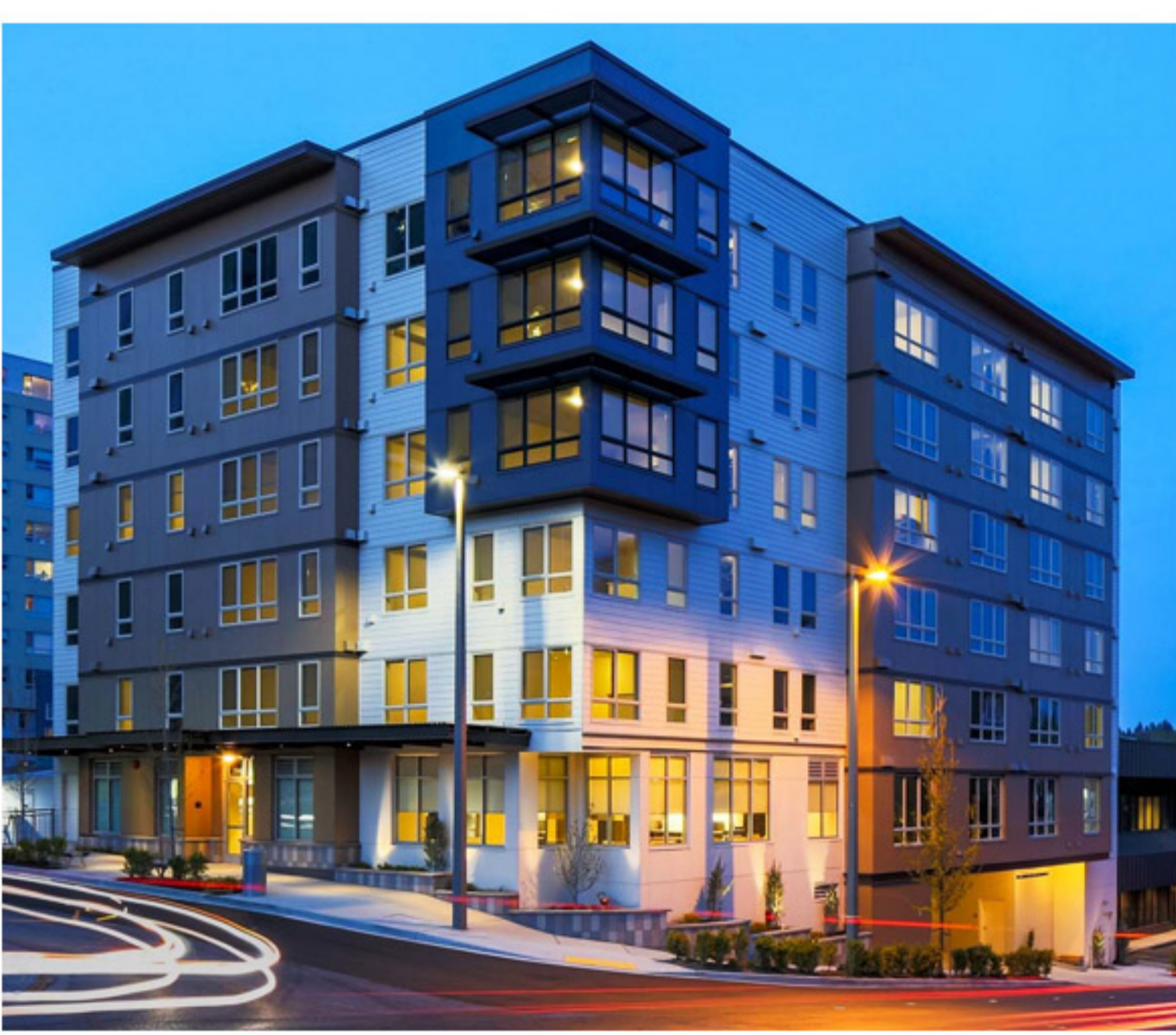
Type: Multi-Family Housing
Location: Bellevue, WA
Size: 57 Units / 6 Levels
Architect: GGLO Architects

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THE PROJECT

August Wilson Place is a 57-unit apartment building in downtown Bellevue. Constructed to house low income and workforce tenants, the structure consists of one level of underground parking and six levels of residential apartments along with shared amenity space for residents such as a computer lab and a counseling office. It is named after famed playwright August Wilson, who once lived in Seattle.

The owner of August Wilson Place envisioned an island oasis of affordable housing amidst the ocean of expensive market rate buildings in the affluent Bellevue neighborhood. But when the project was initially rejected by the neighborhood, it was clear that it would take some extra effort to move forward. Through broad community outreach efforts, the Project Team was able to articulate and explain the many positive aspects of the building such as providing affordable housing for local workers, deserving veterans and the homeless as well as contributing an engaging design to the Bellevue skyline. Eventually public opinion was influenced, the project was openly welcome, and construction began.



"Ultimately, the project's true achievement is the provision of high-quality, well-built housing close to the jobs for people who are most in need."

-Jeff Foster, AIA - GGLO, Managing Principal

THE PROCESS

Since the site was surrounded by a busy arterial street on one side, a neighboring construction project, a retail car sales lot and an occupied commercial building on the remaining sides, one major challenge we faced was mitigating exterior site factors such as traffic control, pedestrian safety, noise, material deliveries and equipment operation. By taking the lead during the project planning phase, we were able to ensure continuous dedicated traffic control supervision throughout the entire project. Detailed advanced scheduling of all site activities and deliveries allowed cohesive coordination with neighbors on relevant noise and pedestrian impacts.



Another project impact due to the site location was a City of Bellevue requirement to complete acoustic enhancements to the building as well as noise level testing at the end of the project for verification. Such enhancements included upgrading to high performance windows, installation of specialty z-vents in lieu of more typical integrated fresh air vents and separation of all wiring and piping from crossing through or even touch framing members of adjoining units. In order to lessen costs associated with the required enhancements, we worked diligently with the Acoustic Consultant and the rest of the Project Team to identify and price any necessary adjustments as early as possible during the preconstruction phase. We succeeded in passing the final sound testing with flying colors, and we did so without having to make any acoustic-related changes during active construction.

The site utility work posed several challenges throughout the duration of the project. All of the new utilities for the building were shown to cross the busy arterial street just to the South of the site and to be located underground. During the course of work, we found several unknown obstructions including an 8" sewer force main and two abandoned underground septic tanks. In addition, the entire site rested on a severe steep incline. Through active coordination of all utility contractors involving weekly meetings and schedule updates, we were able to strategically sequence the work to be completed in time to meet the owner's scheduled move-in date.



"Synergy Construction stands by the buildings they have built and returns for owner concerns long after warranty periods have expired. This is in tribute to the company's culture and mission of sustaining what they've built and providing housing opportunities for all."

-Sharon Lee, Executive Director - Low Income Housing Institute

THE OUTCOME

We also want to highlight that this project wholeheartedly embraced compliance with the Evergreen Sustainable Development Standard. Green building features include Energy Star appliances, water conserving fixtures, enhanced building envelope design to conserve energy and prevent water intrusion, use of locally produced and environmentally preferable materials, construction waste management techniques to encourage recycling and reducing landfill waste, and a location in walking distance to Bellevue Transit Center and two future Sound Transit light rail stations.

This beautiful building truly showcases the advantages of how employing strategic planning and implementing a collaborative team approach to address challenges can lead to a successful conclusion.



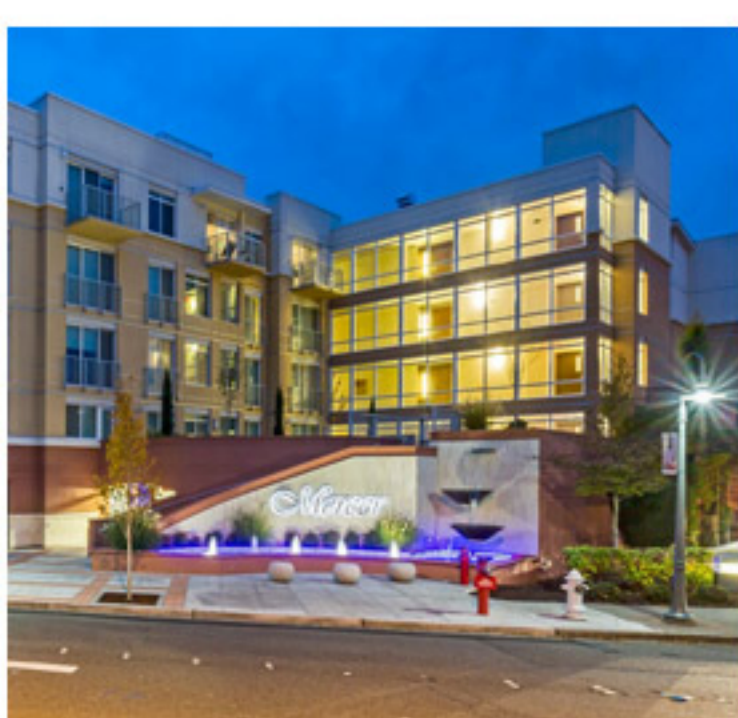
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"The August Wilson Place project demonstrates that through the superior design and construction, low income housing can be a community asset and attractive neighbor. The project maintains 100% occupancy due in large part to affordability and quality."

-Sharon Lee, Executive Director - Low Income Housing Institute

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