

PROJECT *OF THE* WEEK

November 2, 2020

The Lookout and Shake Shacks

By [JOURNAL STAFF](#)

When the developer purchased this 4,200-square-foot site on 22nd Avenue in Seattle's Central District, the team came up with two concepts to make use of the steep lot.

The Lookout is a 1,050-square-foot, private home. Elevated above the alley to provide off-street parking for vehicles below, the space includes a full bath and a powder room, hall storage and flexible space with movable wardrobes to allow for either one large bedroom, two smaller bedrooms, or a bedroom/office mix.

The upper level has an open living space with kitchen and dining areas, expansive views and access to the rooftop deck.

The Shake Shacks are a set of three townhomes with ADUs. The name comes from their traditional cedar shake siding, which is common in the neighborhood. Units have three bedrooms, two full baths plus powder room, and range from 1,500 to 1,650 square feet. Each is equipped with solar panels, electric vehicle charging and a high performance building envelope to help achieve 4-Star Built Green certification. The units have rooftop decks, exposed wood ceilings and views of downtown. Each incorporate ground-level flex space with a separate entrance to allow for use as an accessory unit or home office.

Separating the two concepts is a shared green space, preserving a cherry tree growing on the lot.

Developer, designer: Hybrid

Construction: Hybrid Assembly

Engineering: Malsam Tsang



Photos from Hybrid [\[enlarge\]](#)

