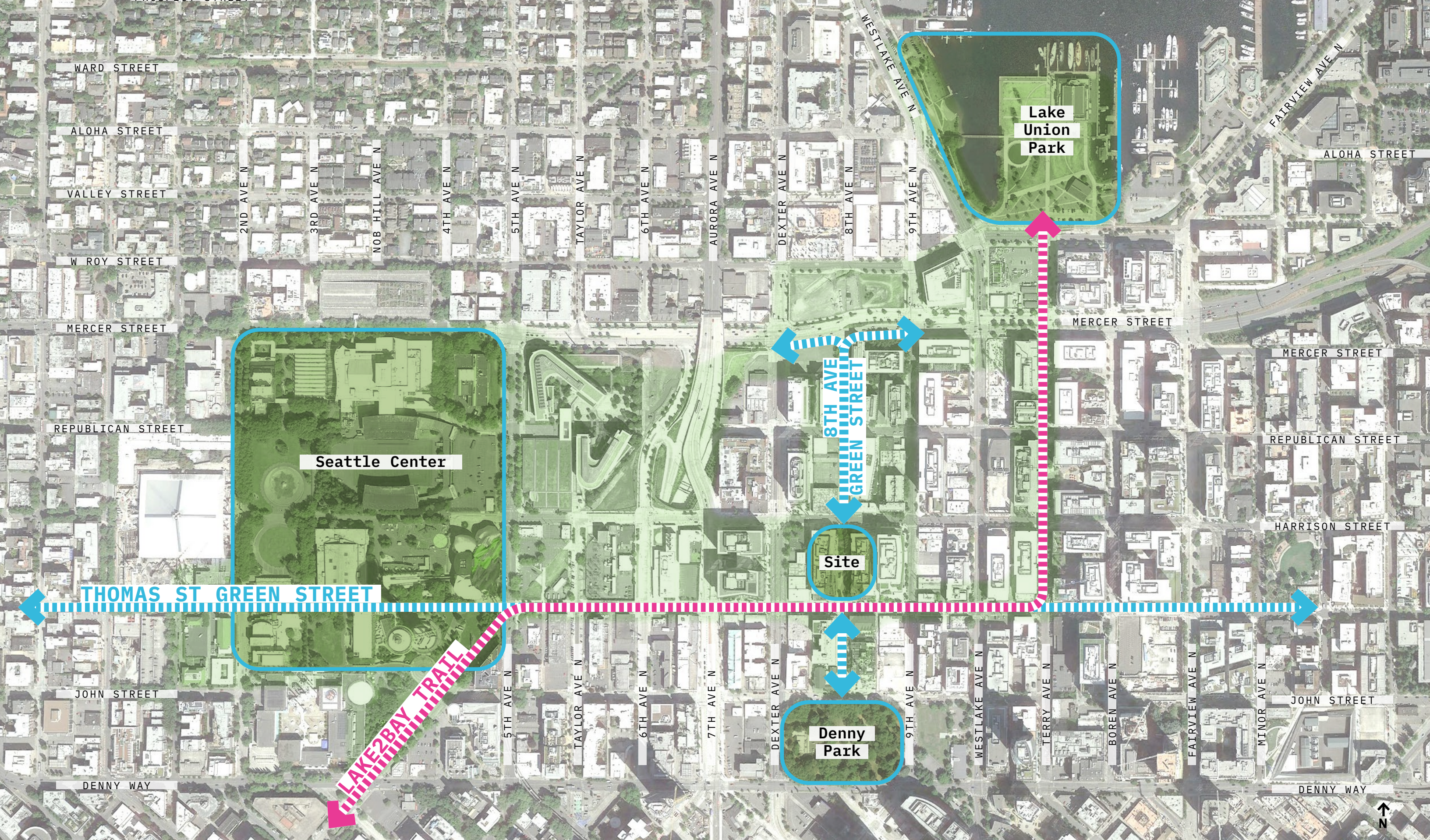




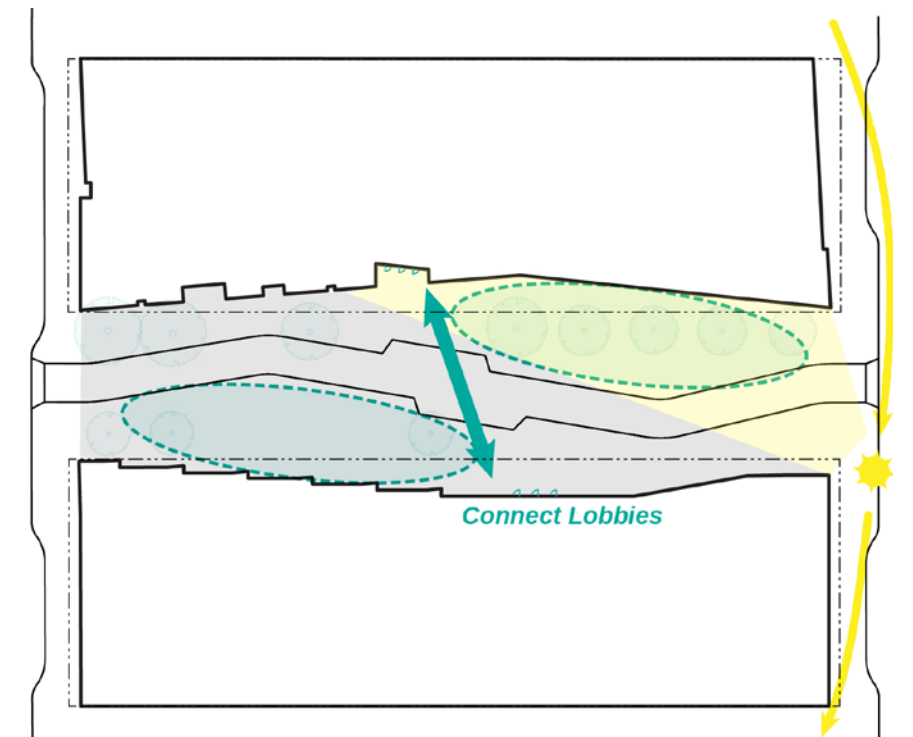
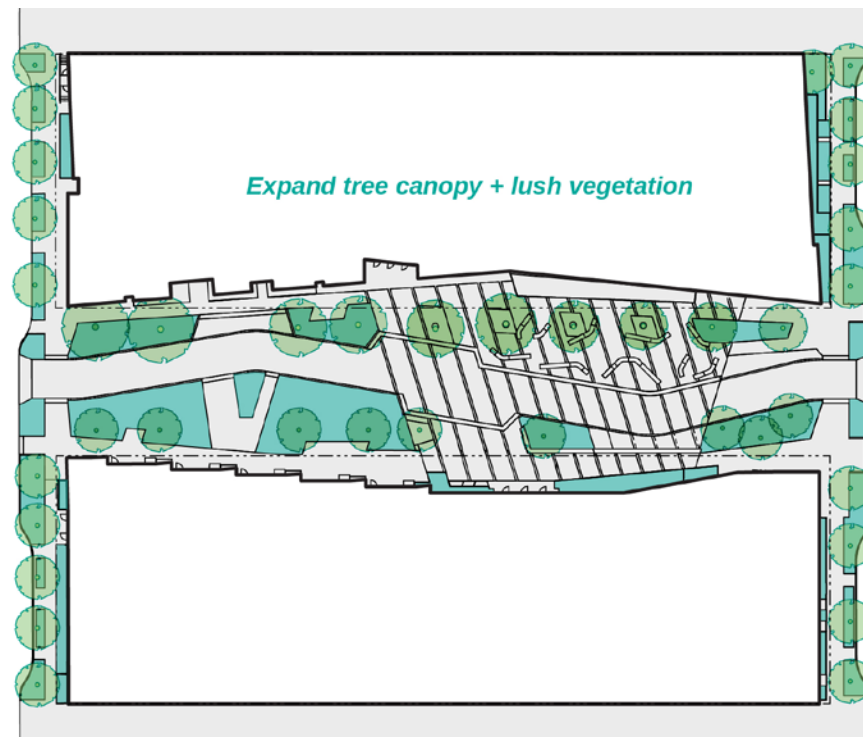
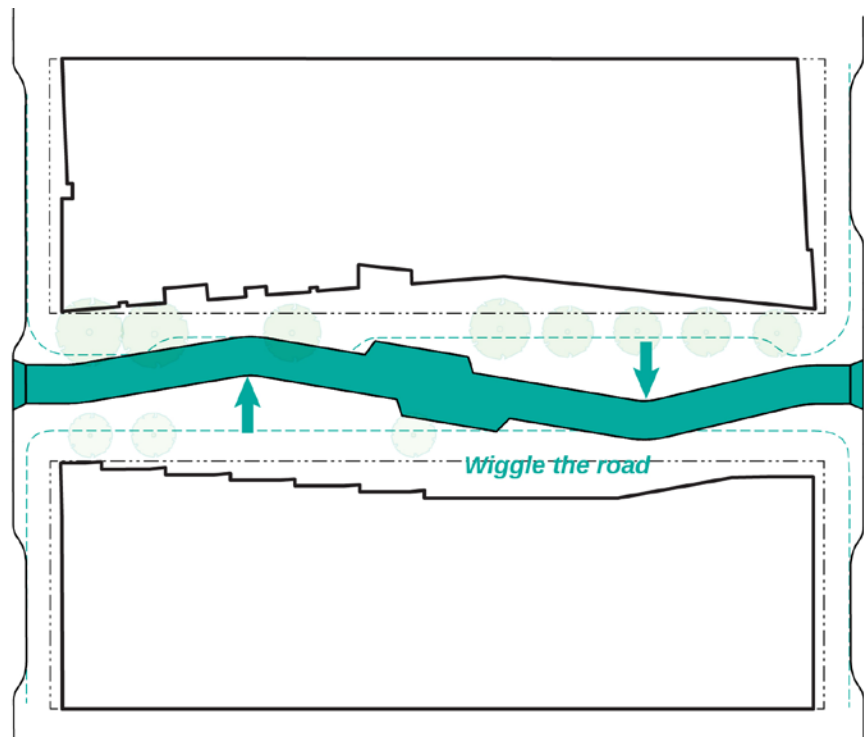
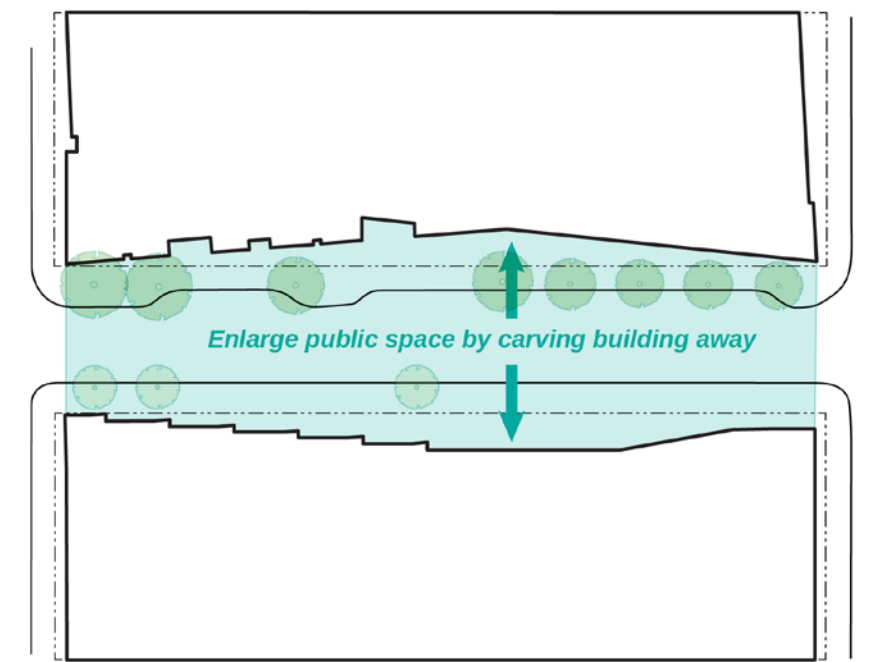
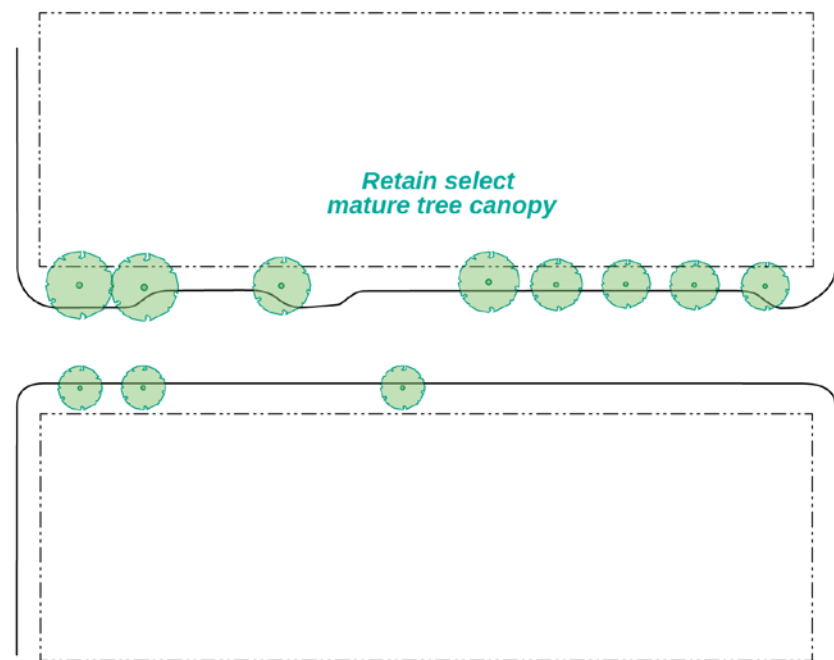
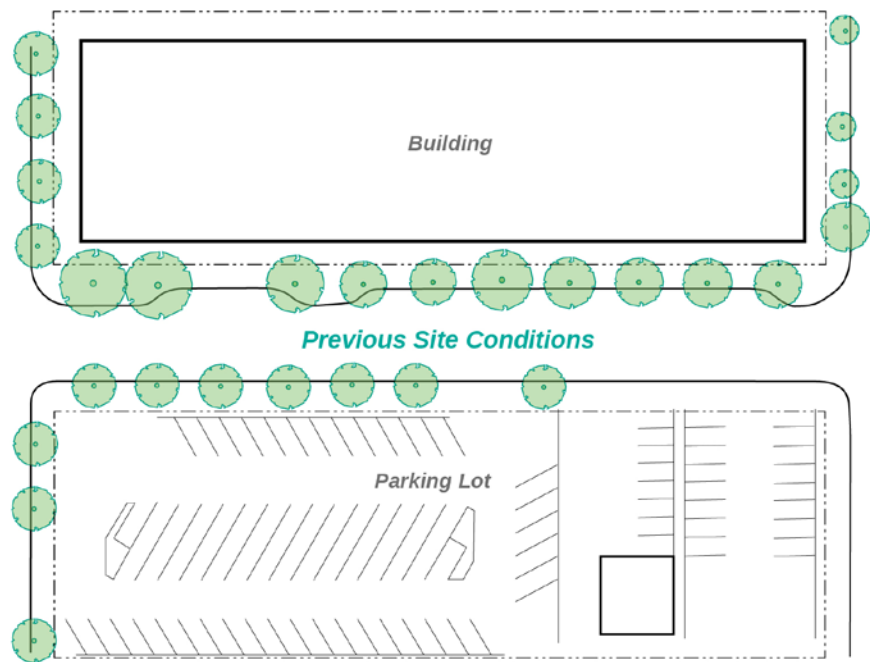
Gentle inflections in architecture defer to the existing trees, while the road bends from the typical street grid to clearly signify that this is a slow place meant first for pedestrians and bikes.



A node on an urban trail system and crossroads in neighborhood habitat corridors, the site provides respite for pedestrians, birds and pollinating insects, while connecting between Lake Union, Seattle Center and Puget Sound.



The Dutch term woonerf, describing a 'living street', reprioritizes right-of-way from auto-dominated to pedestrian-focused, supported by the cues of curb-ramped entry and road wiggle. The valley profile street section and continuous paving pattern erase the edges of pedestrian space.



Pedestrian space and soil volume both grew by over 200%, while preserving the existing mature sweetgums. Public space was massed in two rooms to take advantage of solar aspect and maximum contrast, shady and verdant vs sunny and warm.



Porous pavement directly doubles the available soil and water to the existing trees. Playful bench forms inspired by fallen tree limbs provide warmth, interest and a place to soak up the sun.



A tailored paving pattern draws connections between lobbies, nearly erasing the road between. Canopy replacement is also in sway where there are gaps in the existing mature trees.



Colorful ceramic Dangoes, by Jun Kaneko, dance the length of the block, drawing the eye while reinforcing the bends in the road. The alley profile of the road enhances the sense that this surface is more sidewalk than road.



The community living room format has reset the rhythm of the space, with pedestrians looking to move more quickly taking advantage of the road, while those likely to linger more frequently wander the perimeter sidewalks.





The lush landscape gains a new warmth in the evening as lighting from adjacent buildings and a playful array of pedestrian light fixtures highlight pools of interest - take a stroll!



The former curbline is only apparent when looking down the length of existing trees and finding the moment they all line up.



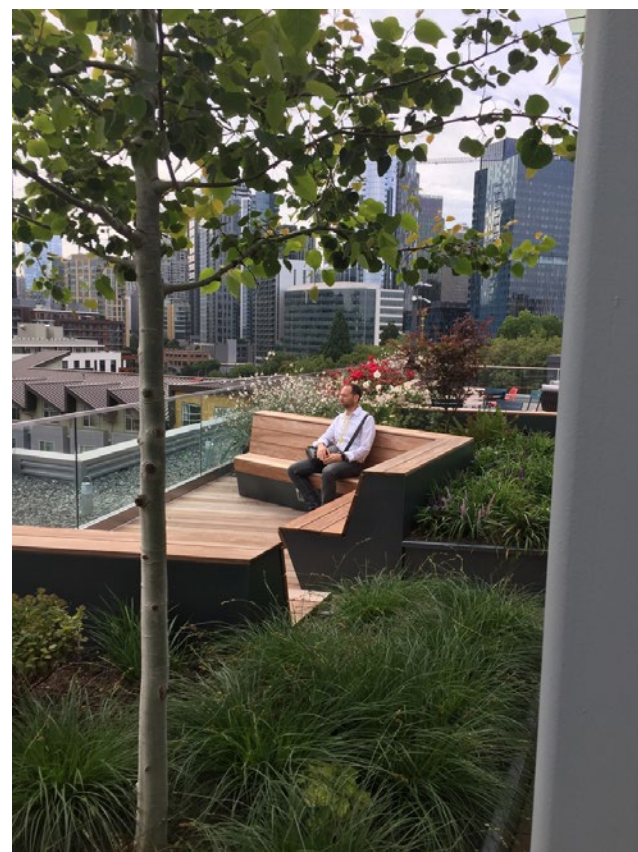
One surprise benefit of having the building set back from the trees is that reflected light provides a playful dappling of additional light in the sun plaza where deeper shade would have otherwise been dominant.



Watch the world go by from perches lingering over the edge of a stormwater planter, the choreographed intersection of architecture and landscape.



Human scale hops between the terrace levels, extending its rhythm to the street below. While softening the building and modulating its mass, the sloping nature of the adjacent streets also provides clear visual connections between street and terrace.



Terrace rooms are rich and varied taking advantage of aspect and elevation to inform different personalities, from the quiet library room, to the covered coffee corner and the sunny work station with a view.



A tree-lined living room with a wiggle in the middle welcomes you to sit, whether you prefer the sun or the shade. A successful case study for a typology whose time has come - reclaim the street!