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### Urban Connective Tissue

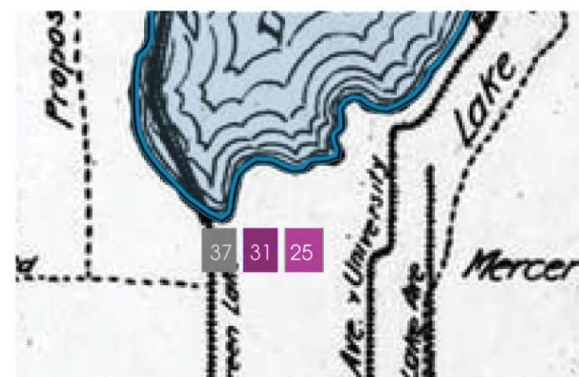
With a goal of creating a landscape greater than the sum of its parts, the design team studied context for this two-square block project, which directly informed this design, celebrating authentic connection at civic and human scale.



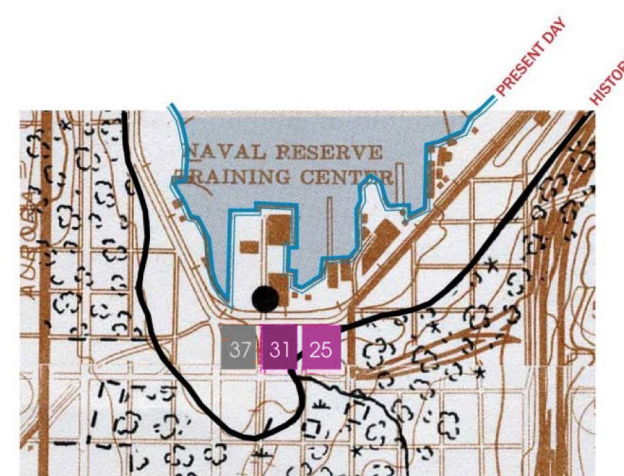




CIRCA 1855



CIRCA 1900



CIRCA 1965 (WITH HISTORIC SHORELINE)

## A History Revisited

As Seattle first cleared the landscape, a lumber mill developed astride the lake edge, located where this project now exists. Lake Union Park across the street from the project is developed on fill, primarily sawdust from the mill.



**A Gateway to the Lake**  
Lakefront Blocks are a gateway between the waterfront and the South Lake Union neighborhood. As a hybrid office, retail, and housing complex—the team leaned into principles of walkability and human scale to craft a hallmark destination.

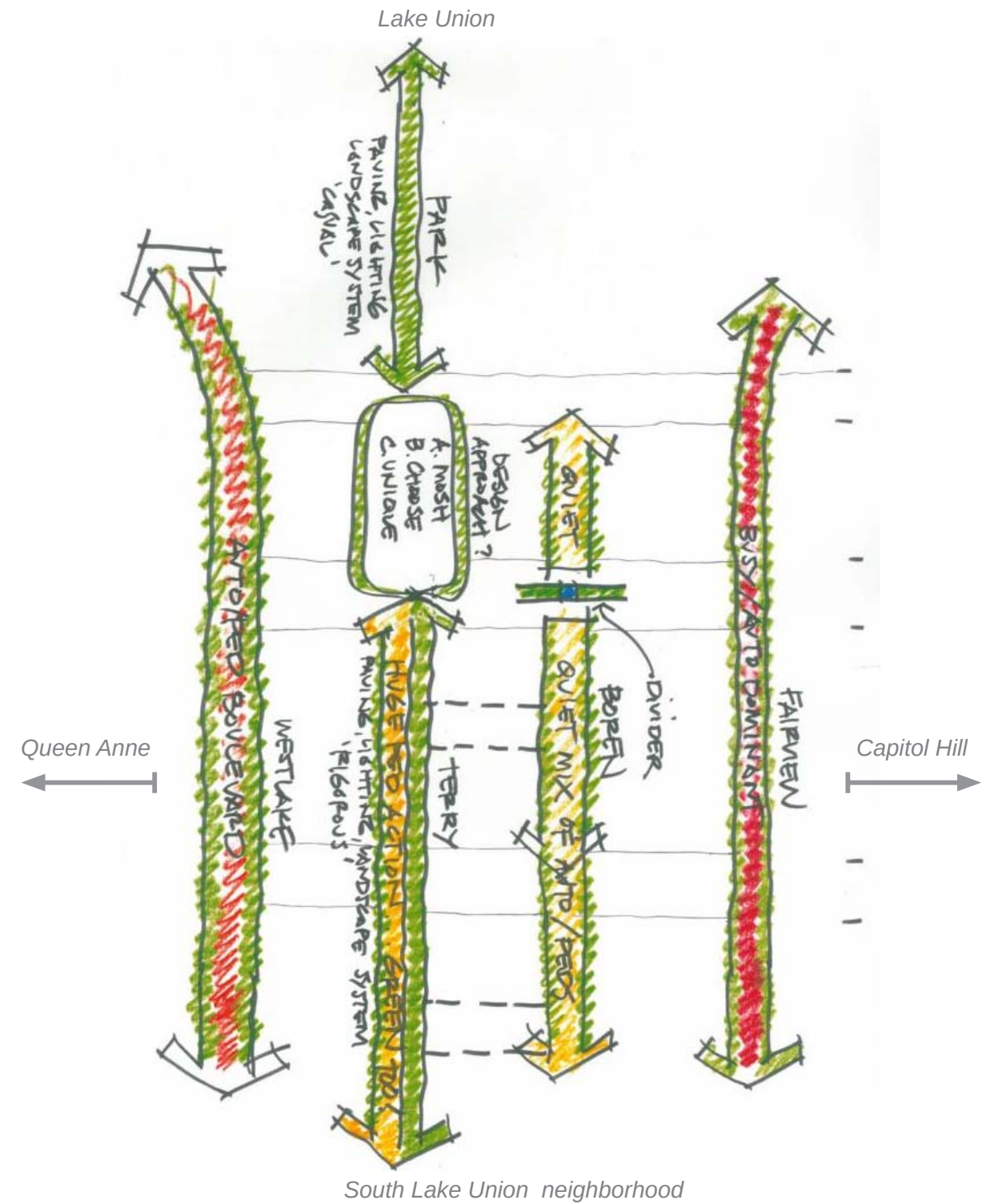






### Filter

The design team observed these streetscapes act as filters and observable thresholds through which the public passes and deserve acknowledgement.



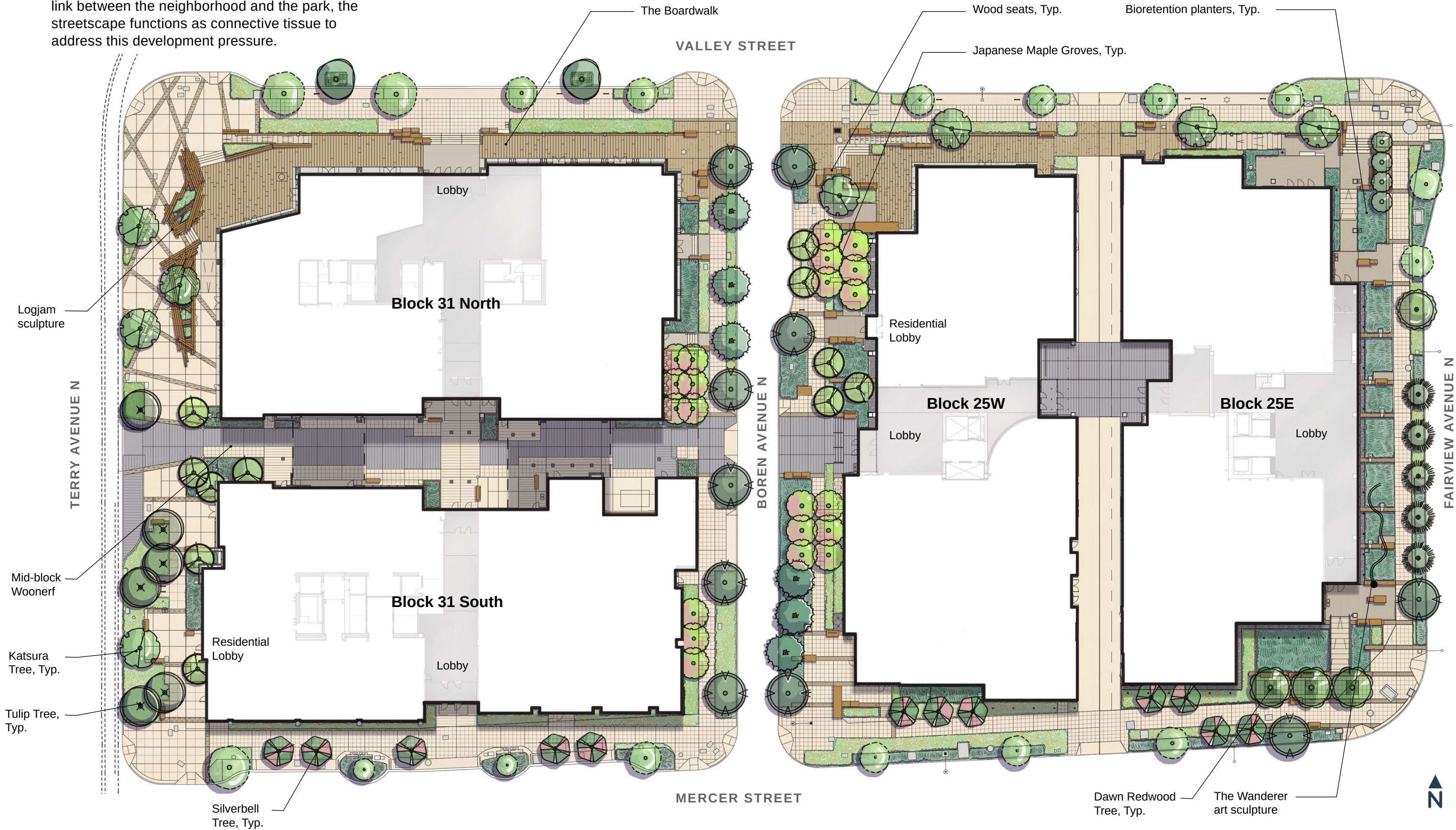
### Flow

The north/south streets framing these blocks each have their own personality coming from the neighborhood to the south.



Connecting Urban Fabric

Over the past decade, the South Lake Union neighborhood transformed dramatically, with few remaining undeveloped blocks. As the missing link between the neighborhood and the park, the streetscape functions as connective tissue to address this development pressure.

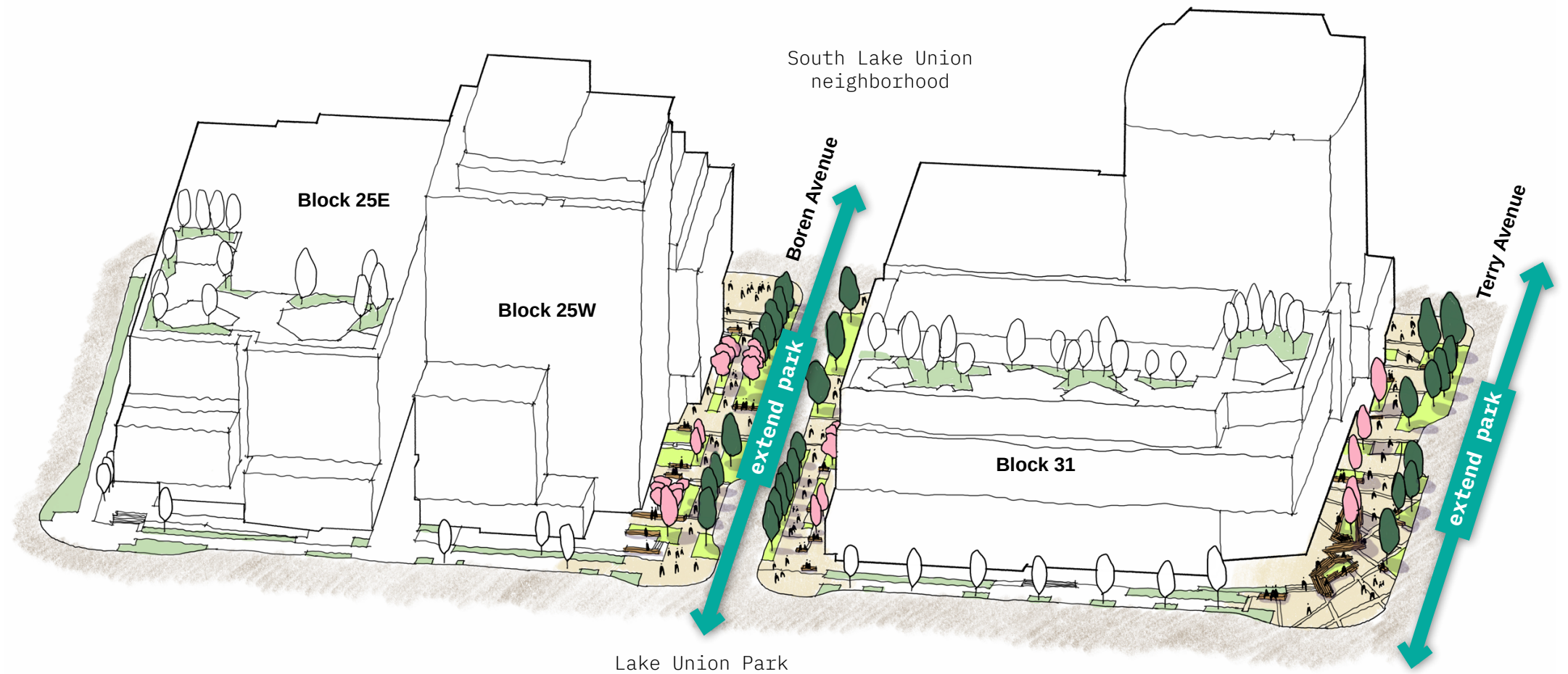






### Extend the Park

Boren and Terry Avenue extend the Park's welcome to Mercer Street, providing dynamic contrast to the dense urban neighborhood beyond. This move works in both directions, acting to entice that neighborhood to promenade to the water's edge.



### Boren Avenue Neighborhood Arboretum



*Nyssa sylvatica*  
Black tupelo



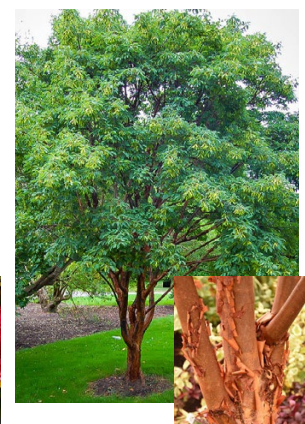
*Ulmus 'Morton Glossy'*  
Morton Glossy elm



*Parrotia persica 'Ruby Vase'*  
Ruby Vase Parrotia



*Acer palmatum 'Wolff'*  
Emperor Japanese Maple



*Acer griseum*  
'Paper Bark' Maple

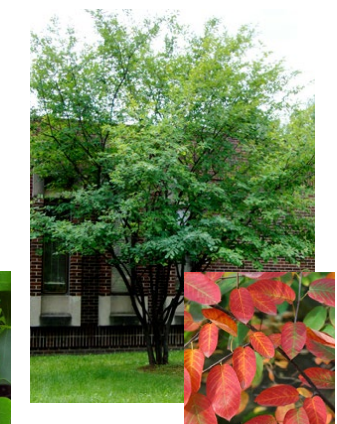
### Terry Avenue Civic Promenade



*Cercidiphyllum japonicum*  
Katsura tree



*Liriodendron tulipifera*  
Tulip tree



*Amelanchier x grandiflora*  
'Autumn Brilliance'  
Autumn Brilliance Serviceberry





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### **Extend the Park**

The lushly planted Boren Avenue corridor offers a quieter experience with ample seating and views to the lake. Integrating a rich planting approach to both sides of the street transforms the streetscape into an immersive garden passage.

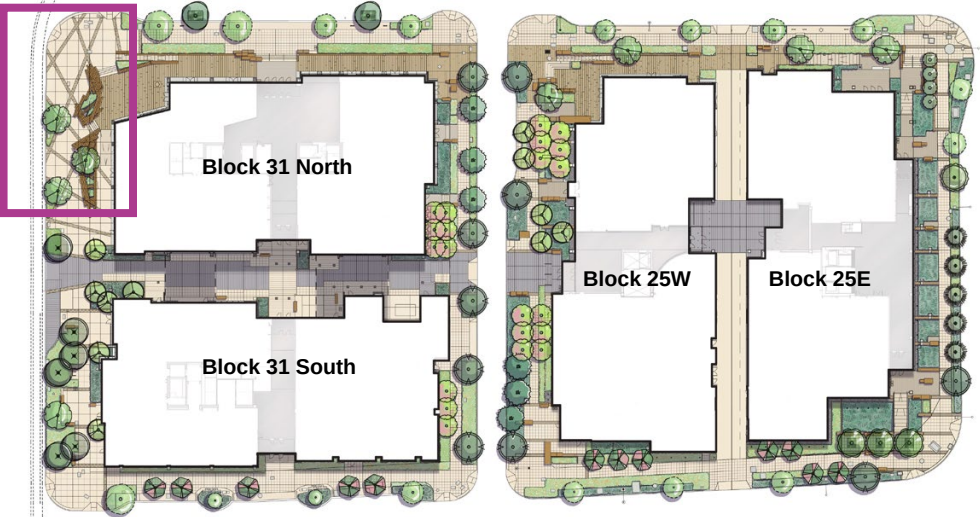




### Making of the Log Jam

Pulling reference from the historic mill's log flume, the team further reference this history, crafting a timber "log jam" floating on the lake edge transition between sidewalk and elevated retail space.

Key Plan







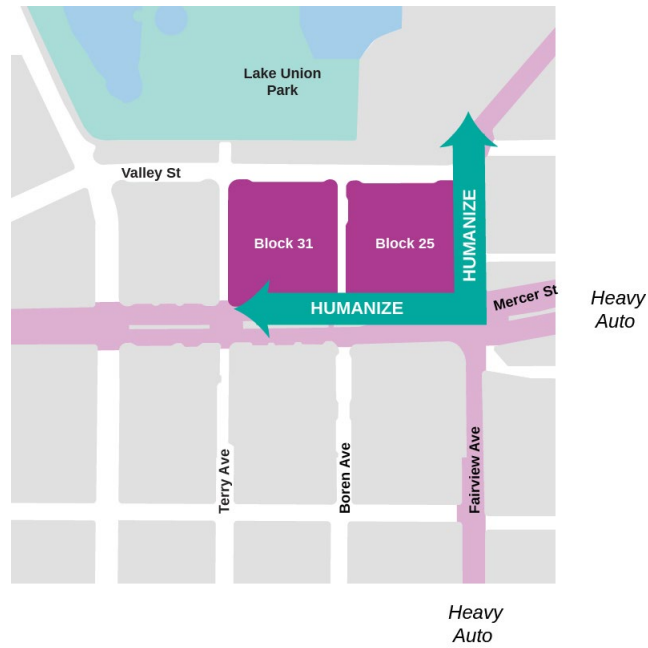
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### **Extend the Park**

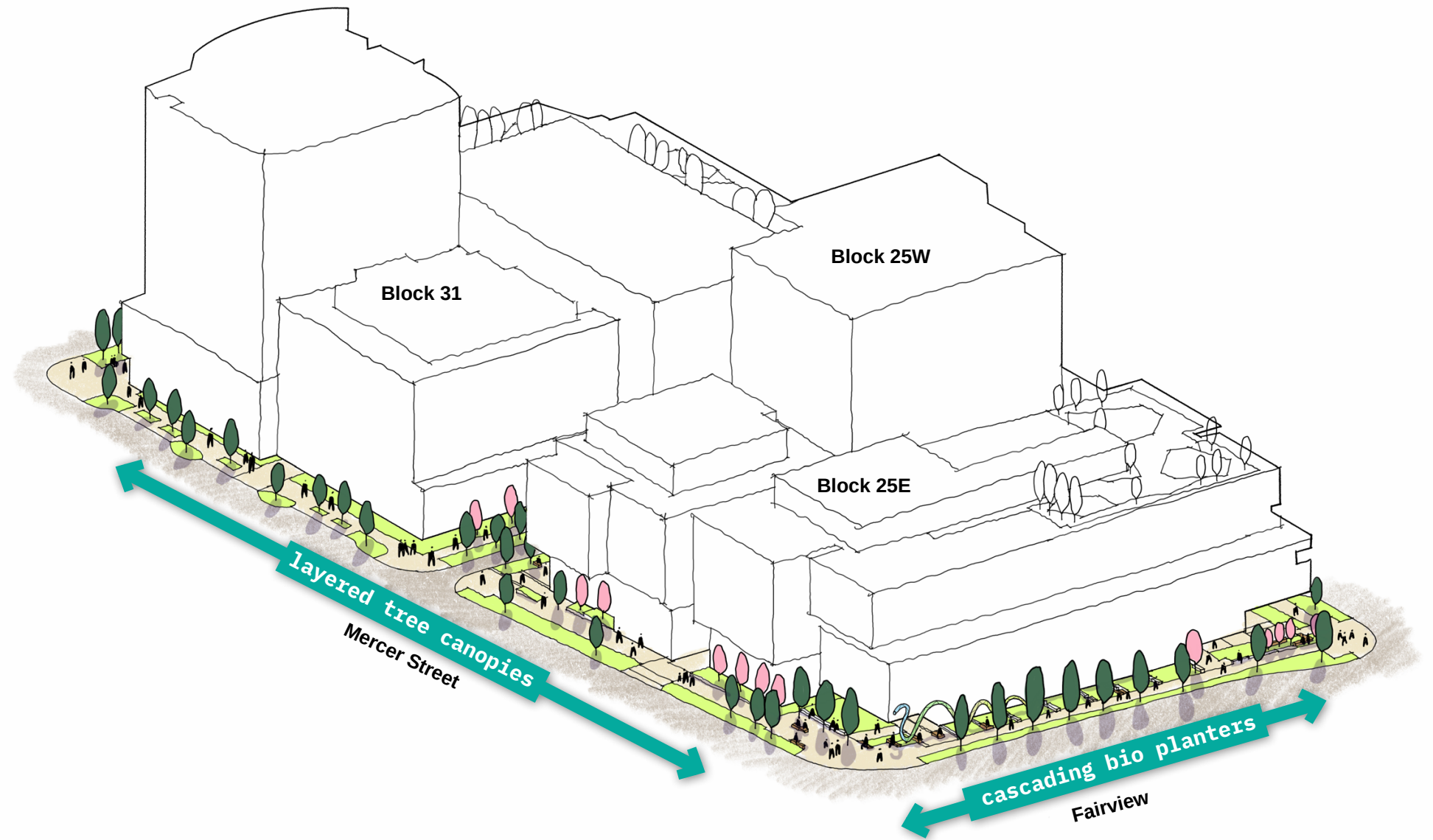
Active Terry Avenue is a primary pedestrian corridor connecting the neighborhood to Lake Union Park and the waterfront. The neighborhood adopted the logjam, from bleachers for the Fourth of July fireworks to hosting impromptu dance parties.



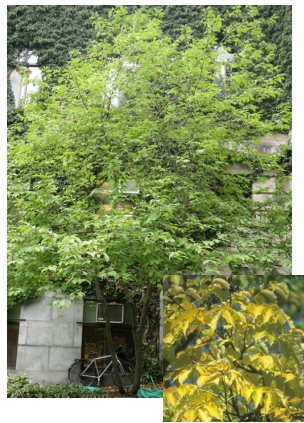




**Humanize**  
Rows of trees and expansive bioretention planters create a human scaled experience on the heavily trafficked streets of Fairview and Mercer. The Wanderer by local artists SuttonBeresCuller, brings charm and delight into the intersection of these two prominent streets.



## Mercer Street Trees



*Halesia carolina* 'Rosy Ridge'  
Rosy Ridge silverbell



*Metasequoia glyptostroboides*  
Dawn Redwood



*Ulmus parvifolia* 'Allee'  
Allee Elm

## Bioretention Cascade



*Magnolia virginiana* 'Moonglow'  
Moonglow sweet bay magnolia



*Acer circinatum*  
Vine maple



*Camassia quamash*  
Common camas



*Iris douglasiana*  
Douglas iris



*Juncus patens* 'Elk Blue'  
Elk Blue California gray rush



*Mahonia nervosa*  
Dwarf Oregon grape






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### **Mercer**

The mature trees that walk along the busy street edge of Mercer Street are buffered with understory trees.

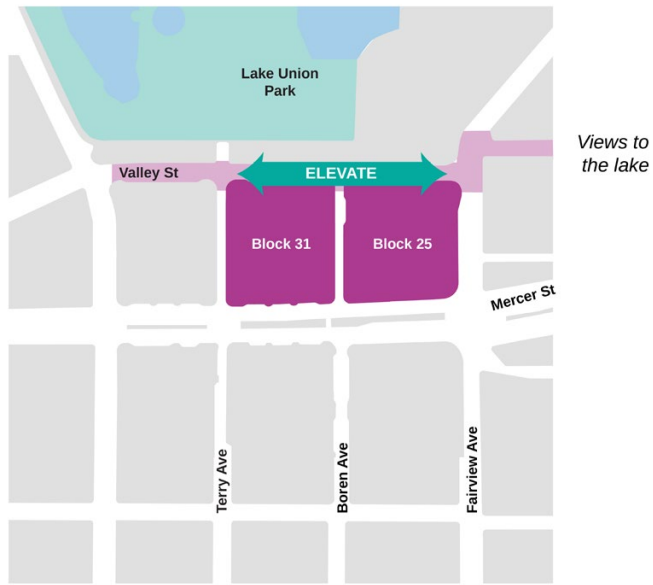



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### **Fairview**

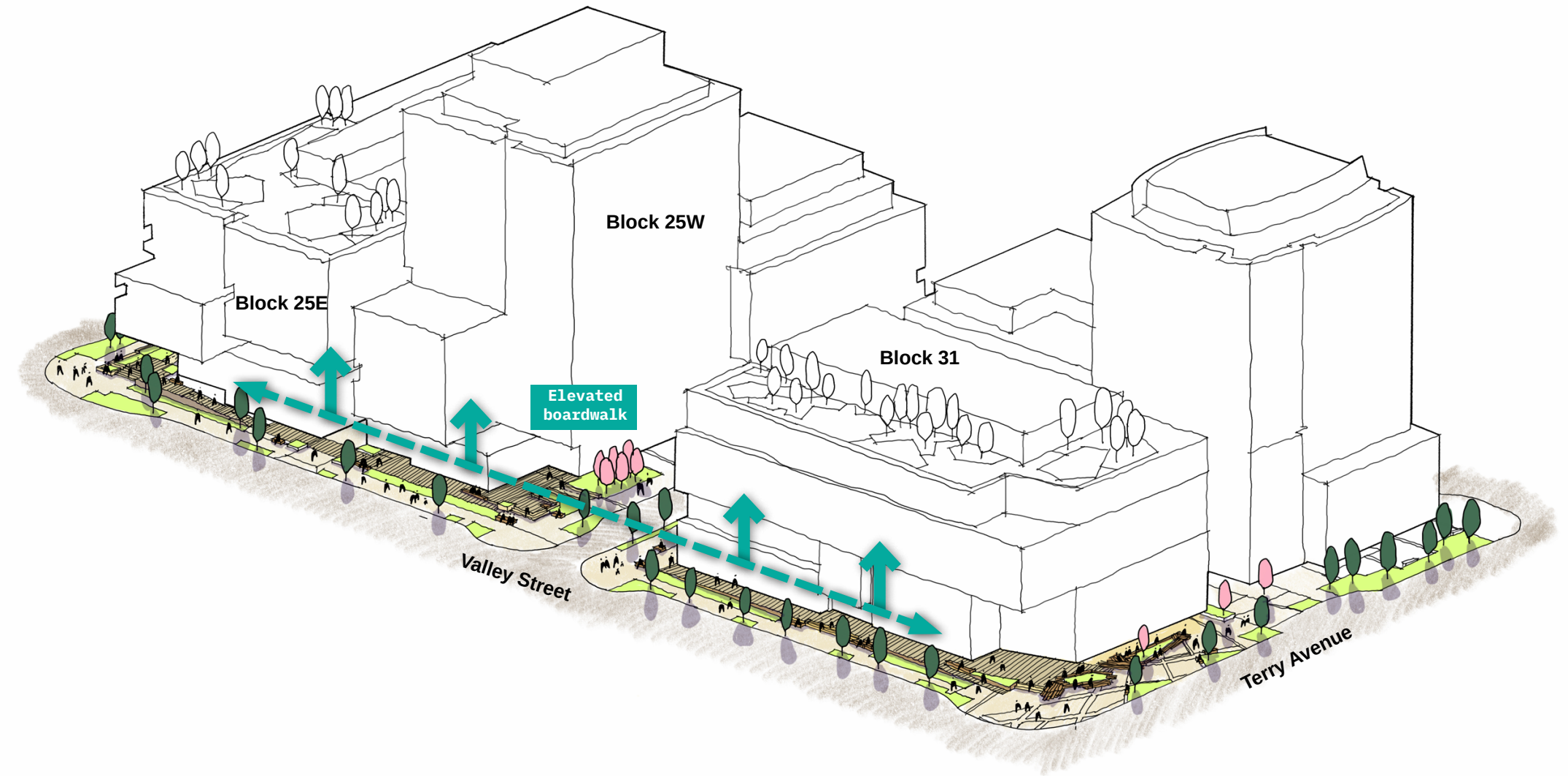
Fairview Avenue is calmed by a cascade of bioretention planters that collect and filter stormwater while providing needed visual relief at a civic scale.





## Elevate

Turning a high-water table into a design advantage, this perched "boardwalk" blurs the public-private boundary offering a secondary pedestrian pathway that accentuates Lake Union Park views. A small elevation change foreshortens the view to the water.



## The Boardwalk

The Fairview bioretention cascade ends in a raised plaza with the first notes of the boardwalk. A diversity of seating options and clear visual connections into the building create a layered vibrant setting.



## Transitions

Playful seating transitions between the raised retail and the streetscape, bringing energy to the middle of the block.






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### **The Boardwalk**

The elevated boardwalk along Valley strengthens the visual connection to the park and lake while providing additional public circulation space.




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### **Transitions**

Nautical references brought into the circulation system, in the form of lit "gangways" hovering over lush plantings.

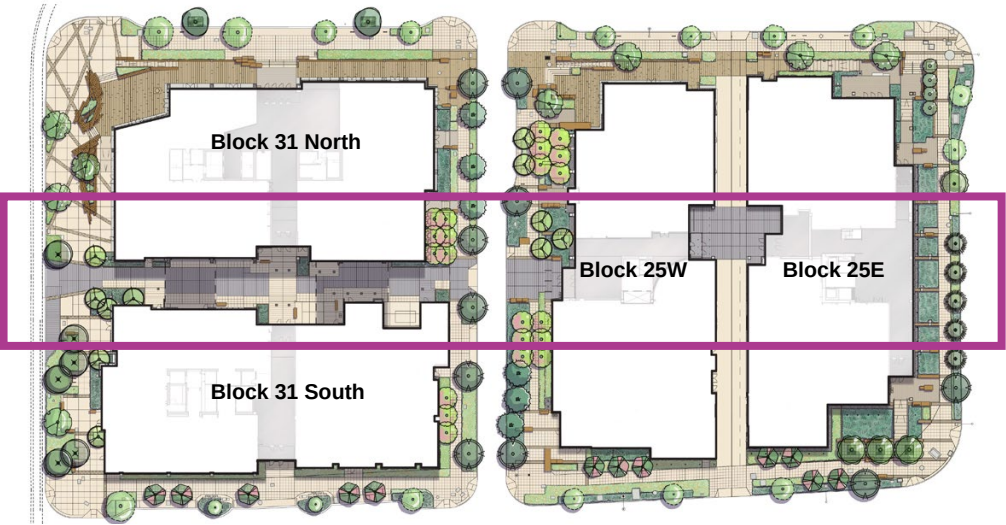


**Midblock Woonerf**

The woonerf, pedestrian-priority shared space, allows people and vehicles to occupy the space, with paving patterns clarifying areas of spill out and through passage. This open space becomes the central corridor for social connection on this technology campus.



**Key Plan**







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**Midblock Woonerf**

A surprise between buildings, this warm volume turns what would have been a dark, back-of-house space into a welcoming pedestrian promenade offering covered connection between buildings.