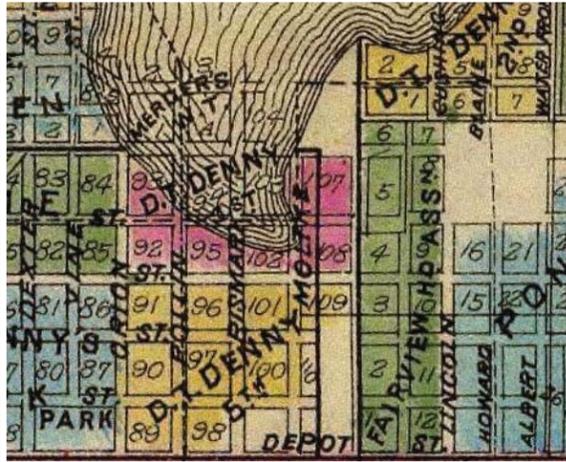


EARLY DESIGN GUIDANCE: BLUME 624 YALE



DPD Number: 3016059
December 11, 2013





TEAM



The Blume Company is one of the largest privately-held, independent commercial real estate development and management companies in Seattle. Committed to responsive management, enduring design and continued stewardship, it seeks to enhance the vitality of the urban area and protect the region's quality of life by building sustainable projects that complement the character of the community.



GGLO

Award-winning Seattle integrated design firm **GGLO** is providing architecture, interior design and landscape architecture. GGLO designs places and spaces that elevate the quality and spirit of life.



GGLO

architecture | interior design | landscape architecture | planning & urban design

VISION

The proposed development at 624 Yale seeks to revitalize and create a new energy in the northeast Cascade neighborhood of South Lake Union. Bordered by Yale, Roy and Mercer streets, the site has great potential to connect and enhance the urban qualities of its surroundings.

With an overall goal of fostering urban livability, the applicant seeks to realize the following opportunities in this redevelopment effort:

Urban Form

- Engage and strengthen the adjacent underutilized street frontages of Roy, Mercer and Yale.
- Permeate the mass of the development program into distinct and separate forms that contribute to and strengthen urbanism.

Open space connectivity

- Introduce open space opportunities throughout the development and connect them with enticing and walkable paths of travel.
- Support the existing context and public realm with the strategic placement and design of open spaces.

Street Level Interaction

- Create an activity cluster and visual punctuation at the terminus of Yale Street on its northern extent within South Lake Union.
- Focus on clear transition areas between street level uses and the public realm

Design concept

- Create a compelling design solution that presents a visually rich and varied roofline to the neighborhood.
- Leverage opportunities to connect building masses and roofs with bridges and other distinctive design features.



TABLE OF CONTENTS

- 01 Public Realm | page 5
- 02 Land Use Guidelines | page 11
- 03 Site Conditions | page 17
- 04 Design Options | page 23

01

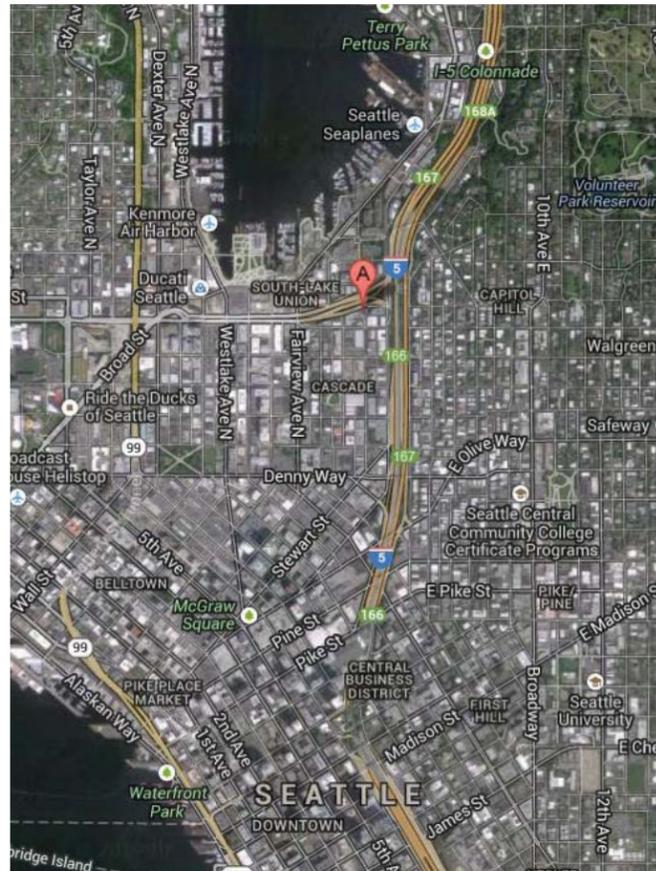
PUBLIC REALM



Public Realm

Urban Design Analysis

The site is located in the "Cascade" neighborhood of Seattle and within the Lake Union Hub Urban Village. The site is bounded by N Mercer Street to the South, Yale Ave N to the West, and the Mercer on-ramp & N Roy Street to the North.

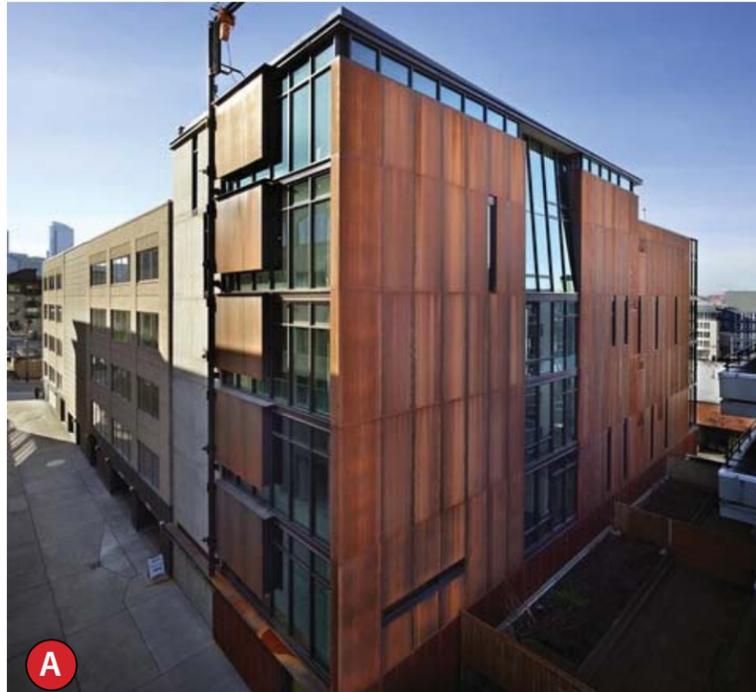


Vicinity Map



Aerial Photograph

MATERIAL SELECTION:



[www.olsonkundigarchitects.com]

Art Stable

A 7-story, five unit adaptive live-work space designed by Olson Kundig and developed by Point32. This notable project won the 2010 AIA Seattle Citation Honor Award.

OPEN SPACE/ACCESS TO NATURE:

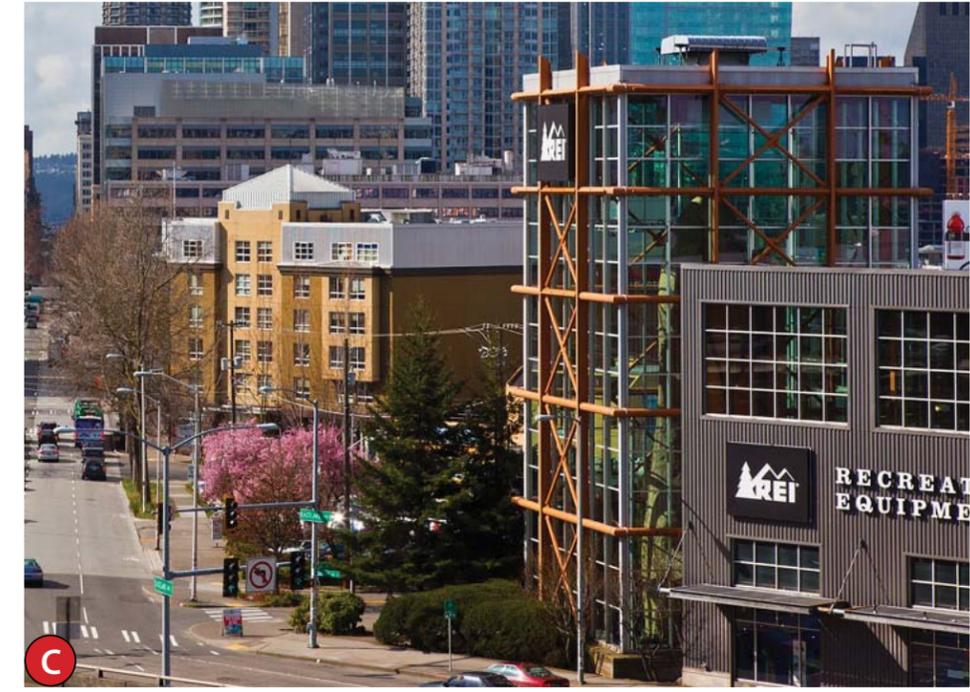


[GGLO Photo]

Cascade Park and Pea Patch

Originally the playground of the now-demolished Cascade School. The site has two play areas, a wide field, community gardens, and restrooms.

PUBLIC ICON:



[GLY Construction]

REI Flagship Store

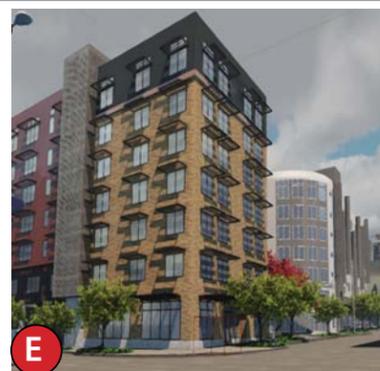
REI's iconic Seattle flagship store includes a 65-foot high climbing pinnacle, a 250-seat multipurpose room, specialty shops and parking.



[www.amli.com]

AMLI 535

AMLI 535 is a 5-story residential structure providing studio, 1-bedroom and 2-bedroom apartments.



[AMLI / GGLO]

AMLI South Lake Union

A 7-story residential structure with 175 apartments over retail and parking.



[Vulcan / Runberg Architecture]

Stack House

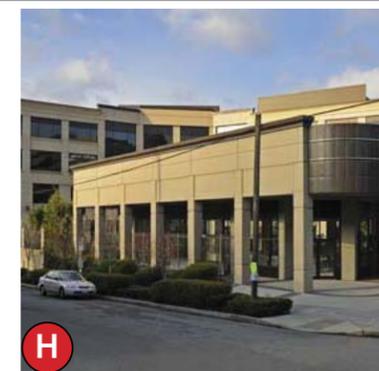
A mixed use project under construction with apartments, retail and parking. The design has a central corridor extending north across Republican Street.



[wikipedia.org]

Alley24

An anchor point for site orientation along the north/south pedestrian corridor.



[www.blumecompany.com]

Yale Campus - 1260 Mercer

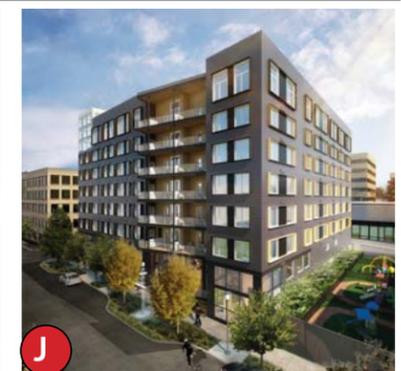
An adjacent 4-story office building serving as part of the Yale Campus.



[GGLO]

Alcyone

A 161 unit mixed use/multi-family development. Retail space sits adjacent to the Cascade Playground.



[AMLI/ GGLO]

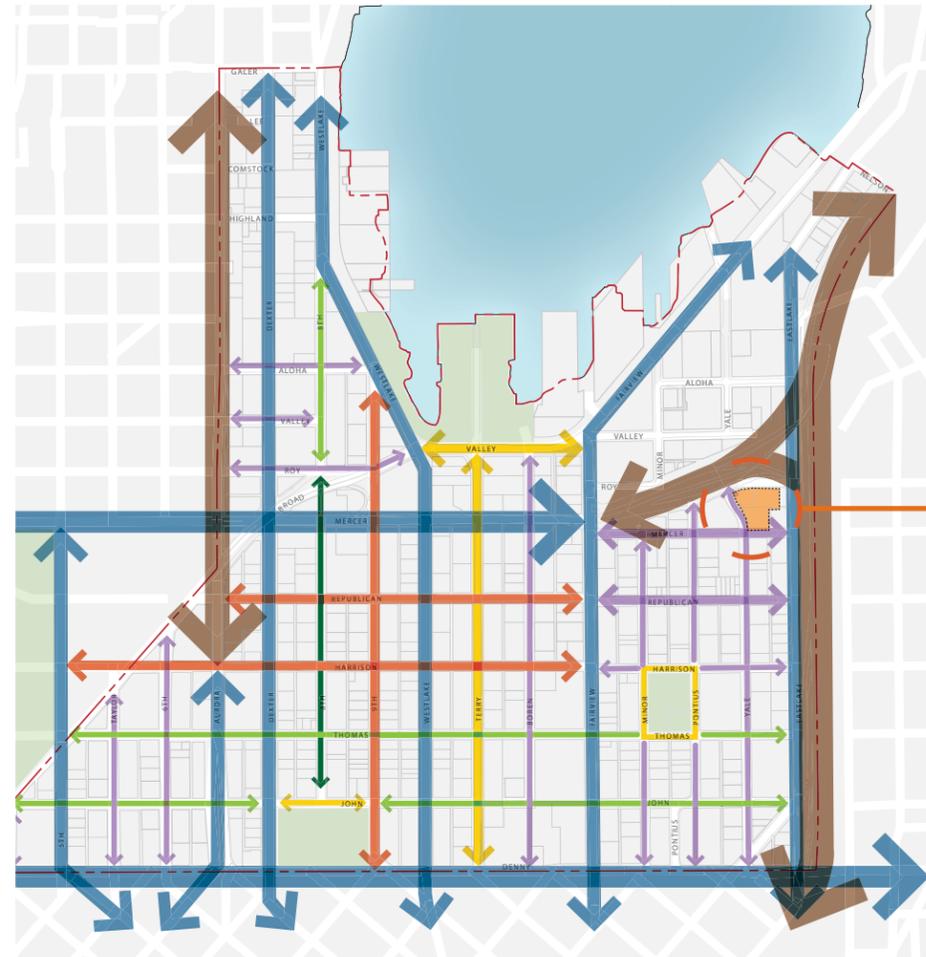
AMLI Phase 2

A 7-story residential structure with 118 apartments over parking.

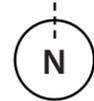
Public Realm Urban Design Analysis

The South Lake Union Urban Design Framework, adopted on December 31, 2010, charts a course for a range of specific actions, both public and private, needed to allow SLU to emerge as a thriving, sustainable and diverse urban center.

STREET CHARACTER

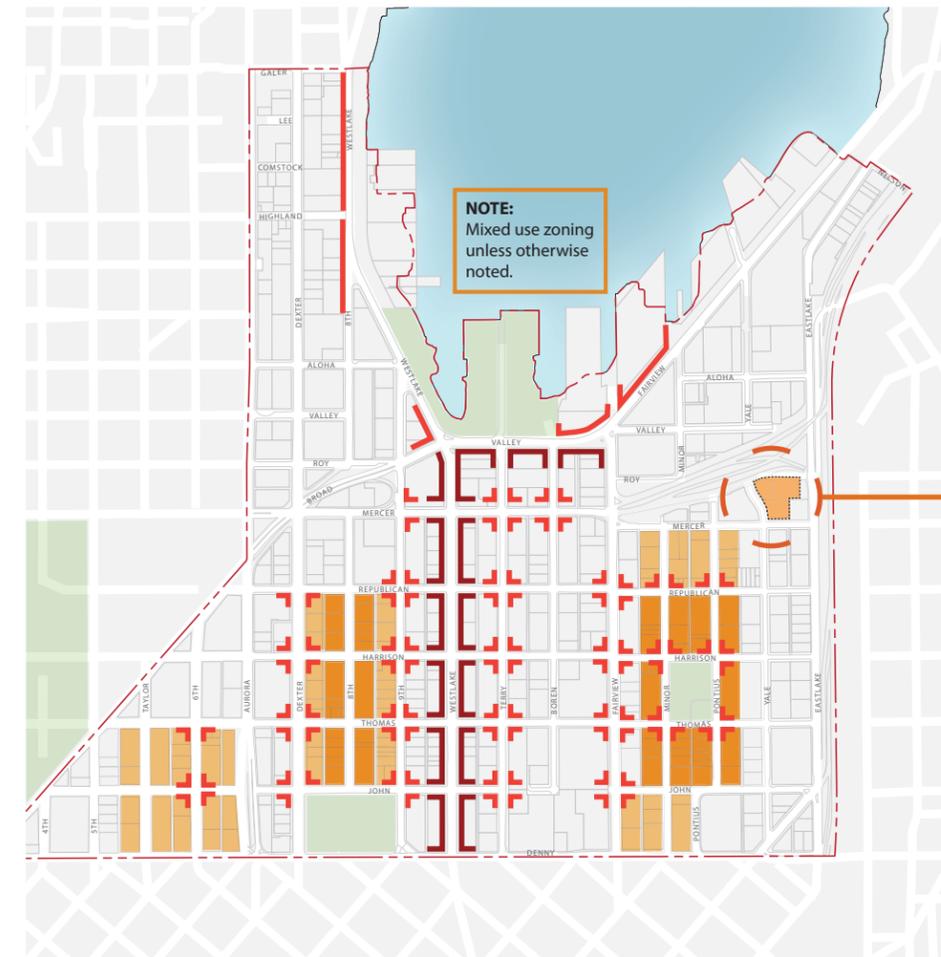


LEGEND			
	Freeway		Neighborhood Street
	Boulevard / Great Street		Green Street
	Mixed Use Street		Woonerf
	Festival Street (Mixed Use)		(Line weight represents traffic volume)



The site borders the Freeway directly to the north and nearly to the east, while also facing two neighborhood streets. The location calls for creating a buffer from the loud freeway, while also acknowledging the site as an edge to the neighborhood feel of eastern South Lake Union.

RESIDENTIAL AND RETAIL FOCUS AREAS



LEGEND	
	Primary Residential
	Mixed Use - Residential Emphasis
	Pedestrian-Oriented Retail & Services Required
	Neighborhood Retail & Service Incentives

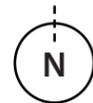


The Urban Design Framework emphasizes neighborhood retail and service at dynamic corners and view locations. Though our site is not designated as such, a good place to continue this public-private interaction would be at the most dynamic location on our site, where Yale Ave jogs westward.

PUBLIC SPACE NETWORK

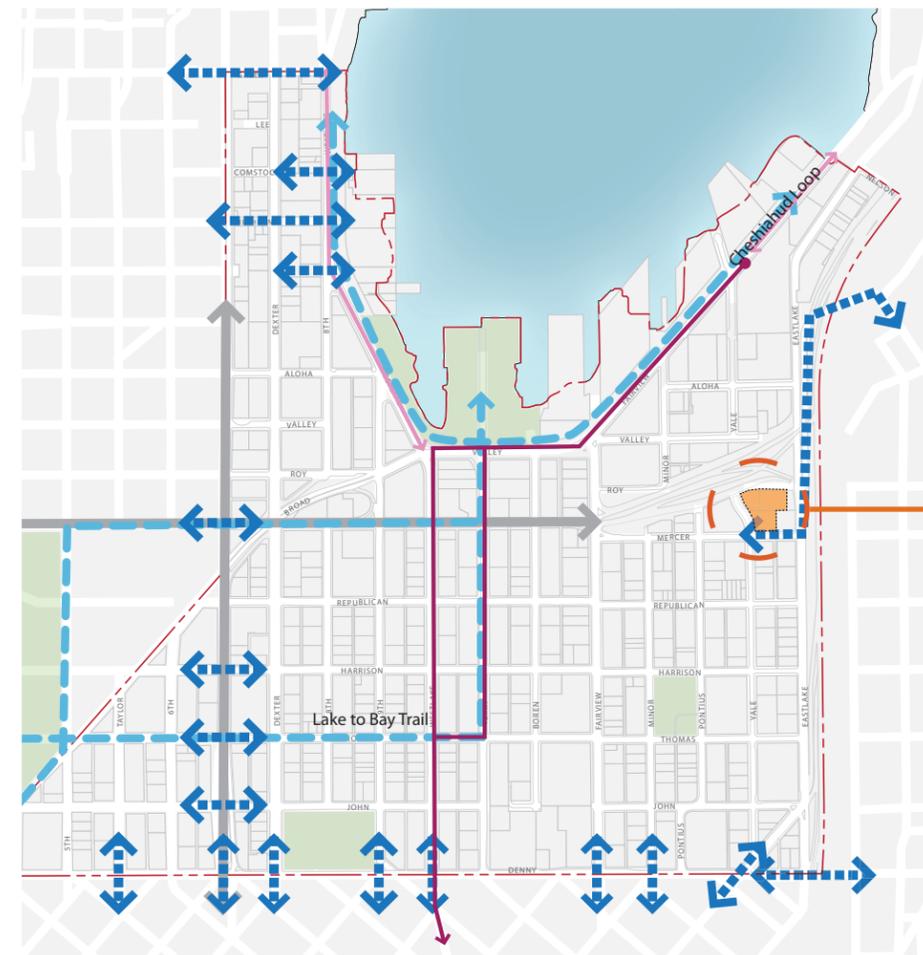


LEGEND	
	Hill Climb
	Mid-Block Ped Connections
	Urban Trail
	Festival Street (Mixed Use)
	Green Street
	Road Diet / Woonerf
	Potential Site for Civic Use
	Community Center
	Proposed Community Center
	Playground
	Active Recreation
	Other Recreation: Dog Runs, Gardens



The SLU Urban Design Framework emphasize Mid-Block Pedestrian Connections running east-west to break up the massiveness of the blocks. Our site could continue this permeability, allowing a private connection between Mercer St/Yale Ave and Roy St/Eastlake Ave.

NEIGHBORHOOD CONNECTIONS



LEGEND	
	Improved Pedestrian Connections
	Urban Trail
	Existing Streetcar
	Proposed Streetcar
	Major Infrastructure Improvements

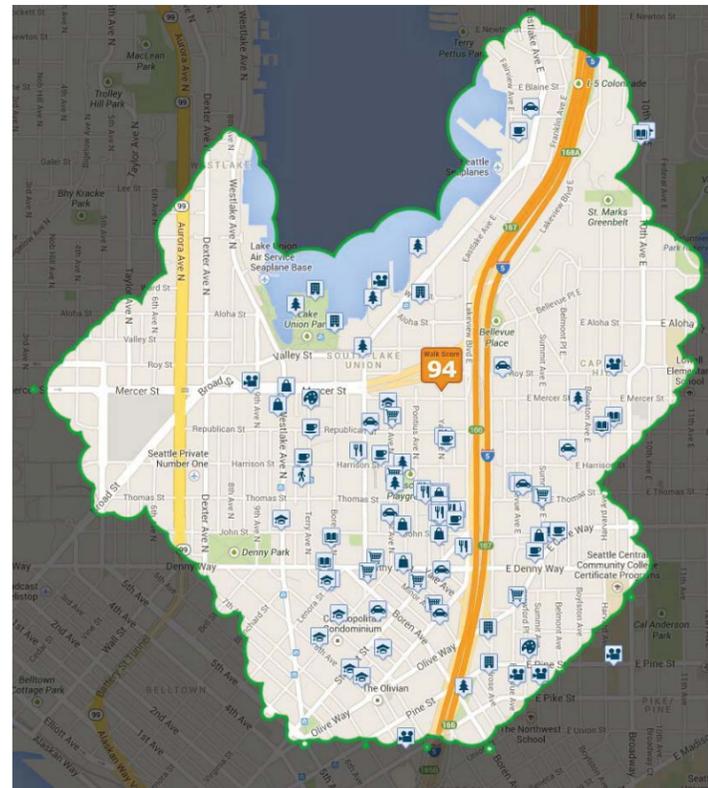


The Urban Design Framework call for Improved Pedestrian Connections at our site to facilitate a heavily-used pedestrian corridor that connects SLU and Capitol Hill via the Lakeview Blvd E Overpass over I-5.

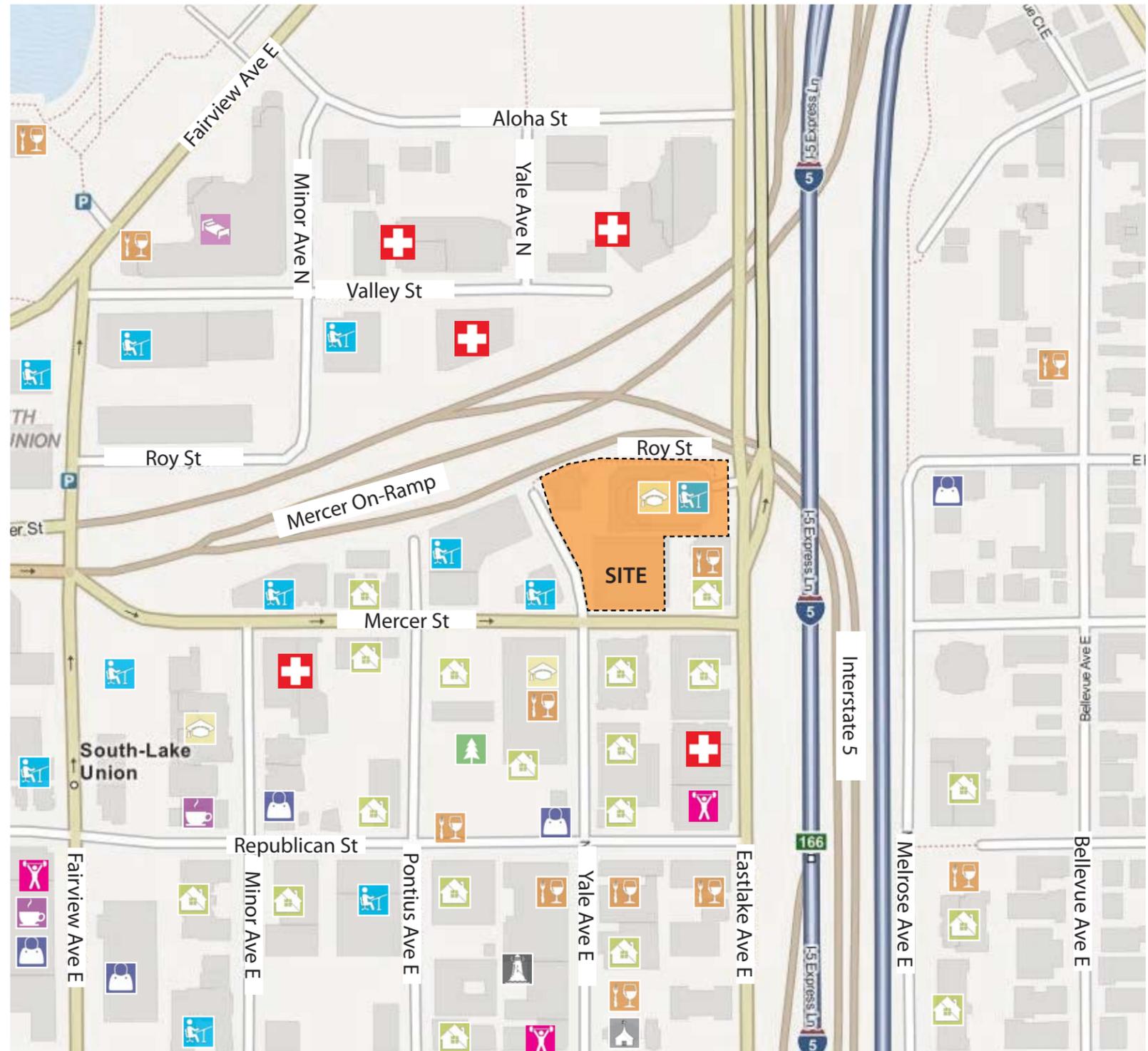
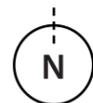
Surrounding Use Distribution

Urban Design Analysis

-  SHOPPING
-  FITNESS
-  OFFICE
-  RESIDENTIAL
-  COFFEE SHOP
-  BAR/RESTAURANT
-  HOSPITAL/HEALTH SERVICES
-  RECREATION
-  BANK
-  EDUCATION
-  RELIGIOUS
-  POINT OF INTEREST
-  HOTEL



Walk Score



Transportation and Access

Urban Design Analysis

The site is easily accessible by bus, light rail, bicycle, pedestrian and auto. Seven bus routes pass by the site by way of both Eastlake Ave E and Fairview Ave N. Bus routes include 25, 70, 71, 73, 83, and 309. All bike transportation shown refers to a shared roadway, open to both bicycle and motor vehicle traffic.

Interstate 5 is a major transportation arterial running north/south, linking downtown Seattle to the South Lake Union neighborhood.

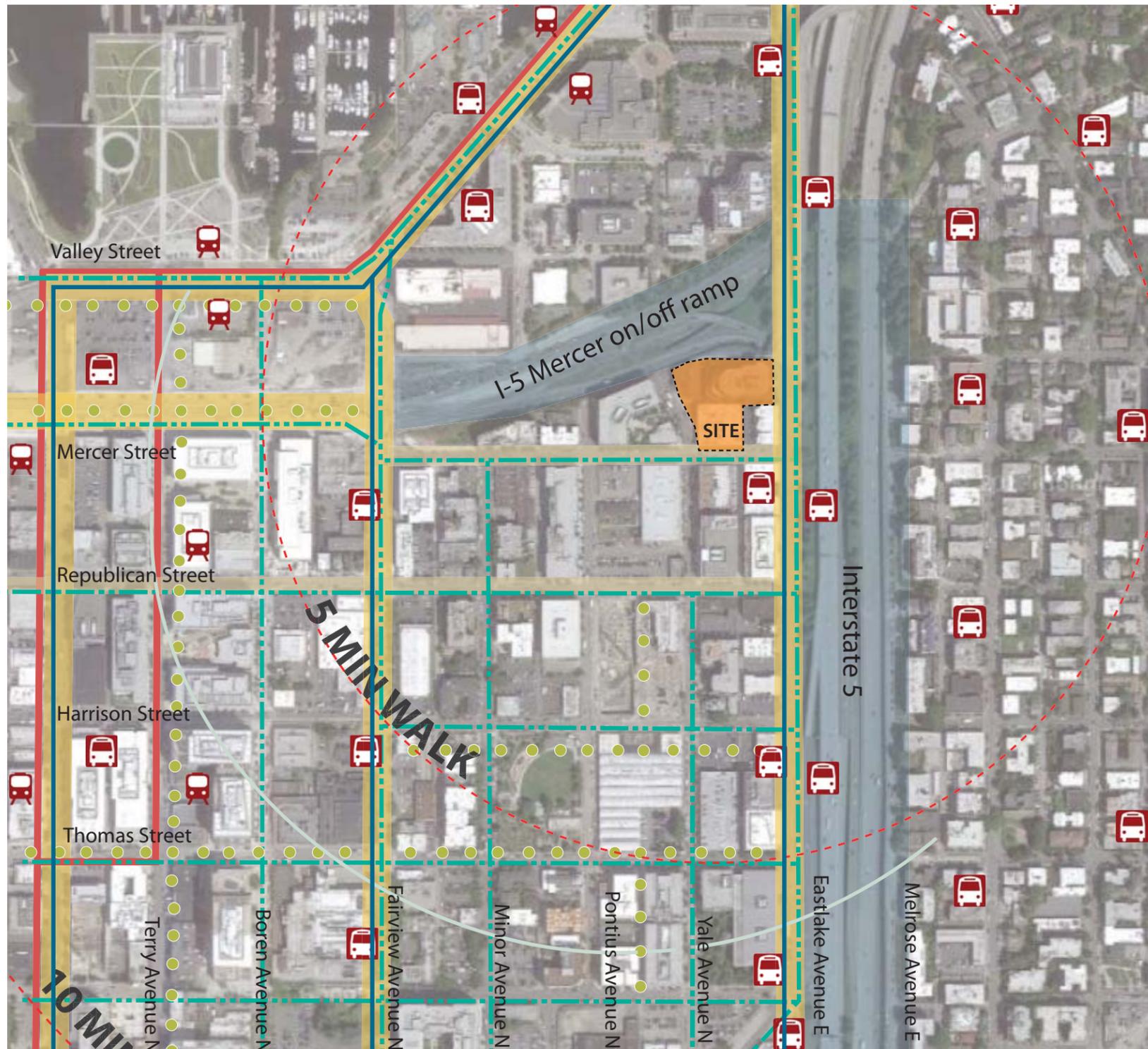
Mercer Street functions as a "short-cut to Capitol Hill" past this site via Lakeview Blvd East and Belmont Avenue East.

Street Classification:

- Mercer is a minor arterial street - one-way Eastbound.
- Yale Avenue is a residential access street.
- Eastlake Avenue is a Principal Arterial.

LEGEND:

-  Scheduled Bus Route
-  Bicycle Route
-  South Lake Union Trolley
-  Class 2 Pedestrian Street
-  Noise
-  Principal Arterials
-  Minor Arterials
-  Bus Stop
-  Trolley Stop



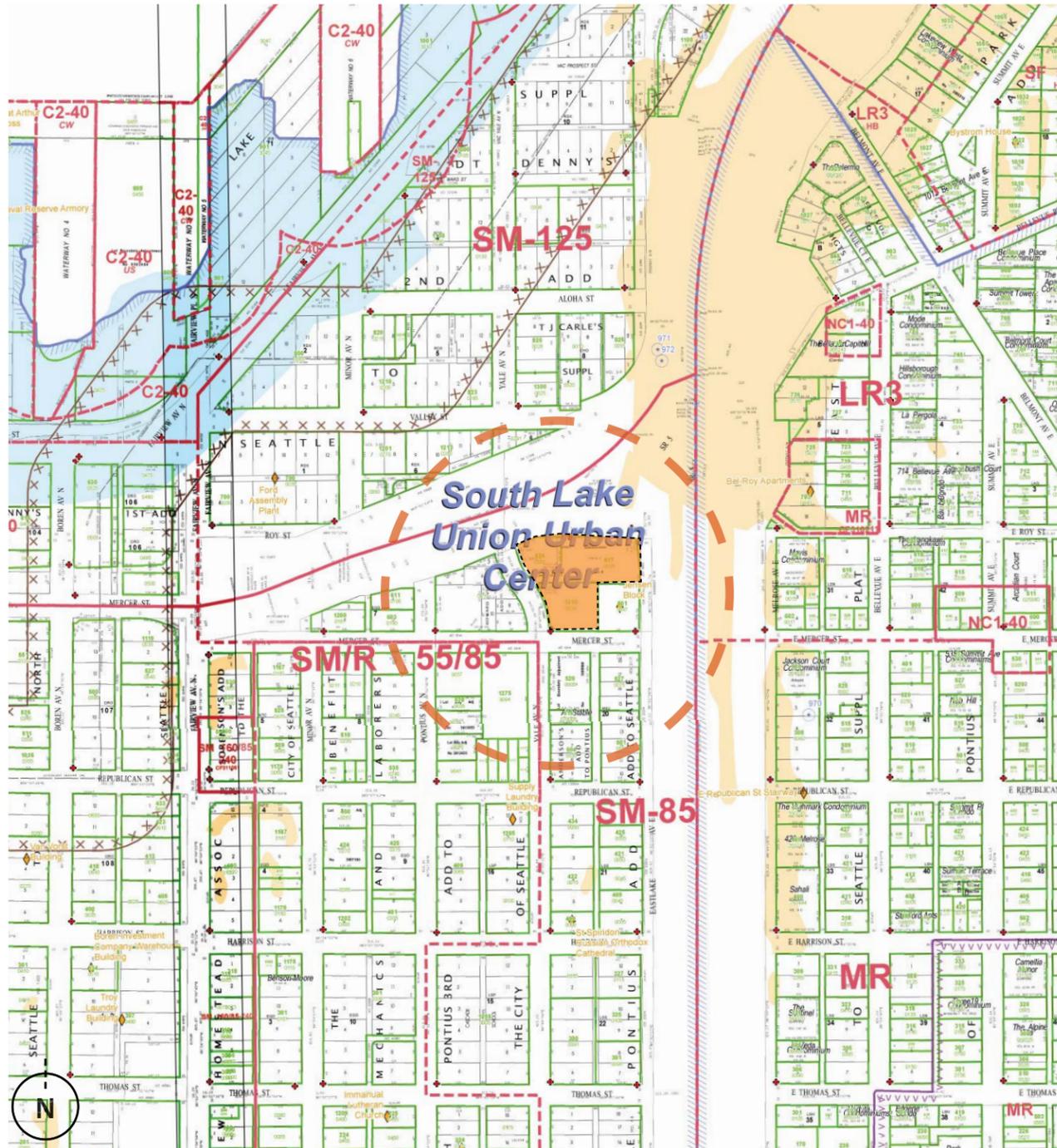
02

LAND USE & NEIGHBORHOOD DESIGN GUIDELINES



Zoning

Site Analysis



DPD Zoning Map

PRIMARY ZONING DESIGNATION:
SEATTLE MIXED/RESIDENTIAL SM-85

OVERLAYS:
SOUTH LAKE UNION URBAN CENTER

DEPARTURES REQUESTED:
NONE

PARCEL A (NORTH WEST PARCEL)
ADDRESS: 624 YALE AV N
PARCEL NUMBER: 348180-0055
AREA: 10,560 sf

PARCEL B (NORTH EAST PARCEL)
ADDRESS: 617 AND 701 EASTLAKE AVE E
PARCEL NUMBER: 292504-9098
AREA: 30,521 sf

PARCEL C (SOUTH PARCEL):
ADDRESS: 1310 MERCER ST
PARCEL NUMBER: 292504-9034
AREA: 19,089 sf

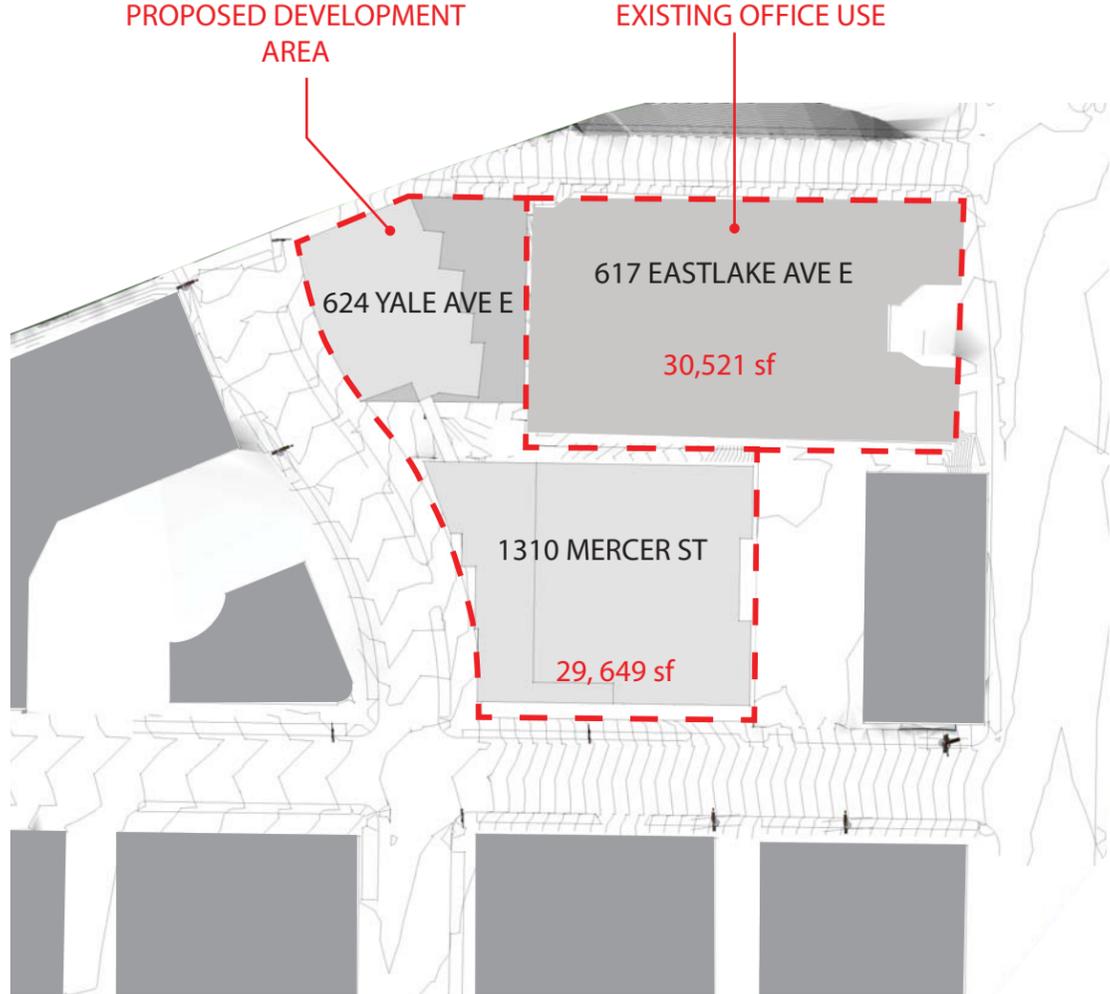
TOTAL SITE AREA: 60,190 sf

AVERAGE GRADE PLANE: 110.9'

MAXIMUM ALLOWABLE HEIGHT: 85'-0"
BUILDING TYPE: TYPE I - HIGH-RISE

CODE:	SEATTLE LAND USE & ZONING CODE
ZONE:	SM-85
OVERLAYS:	SOUTH LAKE UNION URBAN CENTER (SLU UC)
SECTION / TOPIC	REQUIRED / ALLOWED
23.48.004	PERMITTED USES: ALL USES PERMITTED OUTRIGHT, EXCEPT THOSE SPECIFICALLY PROHIBITED
23.48.009	FLOOR AREA RATIO BASE = 4.5. MAX = 6 MAY ACHIEVE BONUS THROUGH PUBLIC AMENITIES IN 23.48.011
23.48.011	EXTRA FLOOR AREA ADDITIONAL RESIDENTIAL FLOOR AREA FOR AFFORDABLE HOUSING MUST MEET LEED SILVER AND TRANSPORTATION AND ENERGY MANAGEMENT PLANS

23.48.010 A.1	STRUCTURE HEIGHT 85 FEET MAX
23.48.012 A	UPPER SETBACK NOT ON AN APPLICABLE LOT
23.48.014 A.1 A2 A3b A3b1 A3b2	FACADE REQUIREMENTS PRIMARY BUILDING ENTRANCE IS REQUIRED FROM STREET OR STREET-ORIENTED COURTYARDS, AND IS TO BE NO MORE THAN 3 FEET ABOVE OR BELOW SIDEWALK GRADE MINIMUM FACADE HEIGHT OF 15 FEET STREET LEVEL SETBACK UP TO 12 FEET FROM PROPERTY LINE SETBACK AREA SHALL BE LANDSCAPED ADDITIONAL SETBACK SHALL BE PERMITTED FOR UP TO 30% OF THE LENGTH OF THE SET-BACK STREET WALL, PROVIDED THAT THE ADDITIONAL SETBACK IS LOCATED AT LEAST 20 FEET FROM ANY STREET CORNER
D	30% TRANSPARENCY REQUIREMENT, BLANK FACADES = 30' MAX & 70% MAX (OR 78% IF ON 7/5% SLOPE OR GREATER)
23.48.017 A	SM ZONE HEIGHT INCREASE IN SLU UC NOT APPLICABLE AS NOT A RESEARCH AND DEVELOPMENT LABORATORY USE
23.48.020 B C1 C2 C3 C4	AMENITY AREA 5% OF GROSS RESIDENTIAL AREA TO BE PROVIDED IN STRUCTURES WITH OVER 20 DWELLING UNITS AMENITY SPACE AVAILABLE ON GROUND LEVEL OR ABOVE 50% OF AMENITY SPACE MAY BE ENCLOSED MINIMUM AREA OF 225 S.F. FOR EACH SPACE. MINIMUM 15 FEET CLEAR DIMENSION EXTERIOR PORTION TO BE LANDSCAPED W/ SOLAR ACCESS AND SEATING PER DIRECTOR
23.48.032	PARKING AND LOADING PER 23.54.015, TABLE A, LINE I & TABLE B, LINE L: NO MINIMUM AUTOMOBILE PARKING REQUIREMENT IN URBAN CENTERS PER 23.54.015: 1 LONG-TERM BICYCLE SPOT PER 4 RESIDENTIAL UNITS; COMMERCIAL USES BY TYPE (SEE TABLE E)
23.54.034 B1 D1 E1	PARKING AND LOADING LOCATION, ACCESS AND CURBCUTS PARKING IS NOT PERMITTED AT STREET-LEVEL UNLESS SEPARATED FROM THE STREET BY OTHER USES (GARAGE DOORS NEED NOT BE SEPARATED) DUE TO TOPOGRAPHIC CONSTRAINTS, PARKING IS PERMITTED IN STORIES THAT ARE PARTIALLY BELOW AND PARTIALLY ABOVE STREET LEVEL WITHOUT BEING SEPARATED FROM THE STREET IF: THE STREET IS NOT A CLASS 1 PEDESTRIAN STREET; THE STREET FRONT ABOVE STREET-LEVEL IS SCREENED; THE FACADE IS ARCHITECTURALLY ENHANCED. IF A LOT ABUTS MORE THAN ONE RIGHT-OF-WAY, THE LOCATION FOR PARKING AND LOADING SHALL BE DETERMINED BY THE DIRECTOR, WITH AN UNDESIGNATED STREET BEING THE MOST PREFERRED PERMITTED ACCESS SHALL BE LIMITED TO ONE TWO-WAY CURBCUT
23.54.040 TABLE A	WASTE AND RECYCLABLE STORAGE A BUILDING WITH OVER 100 DWELLING UNITS REQUIRES 575 S.F. OF STORAGE, PLUS 4 S.F. FOR EACH ADDITIONAL DWELLING UNIT OVER 100, AND MAY BE REDUCED BY 15% IF SPACE HAS MINIMUM HORIZONTAL DIMENSION OF 20 FEET



FAR CALCULATION

617 EASTLAKE AVE E FAR CALCULATION
 SITE AREA OF ADJACENT 617 EASTLAKE AVE E SITE 30,521 sf
 MAX BUILDING AREA USING FAR OF 4.5 137,344.5 sf
 ACTUAL SF OF BUILDING 77,953 sf
UNUSED FAR 59,391.5 sf

1310 MERCER ST/624 YALE AVE E FAR CALCULATION
 SITE AREA OF NORTH & SOUTH PARCELS & EASEMENT 29,649 sf
MAX BUILDING AREA USING FAR OF 4.5 133,420.5 sf

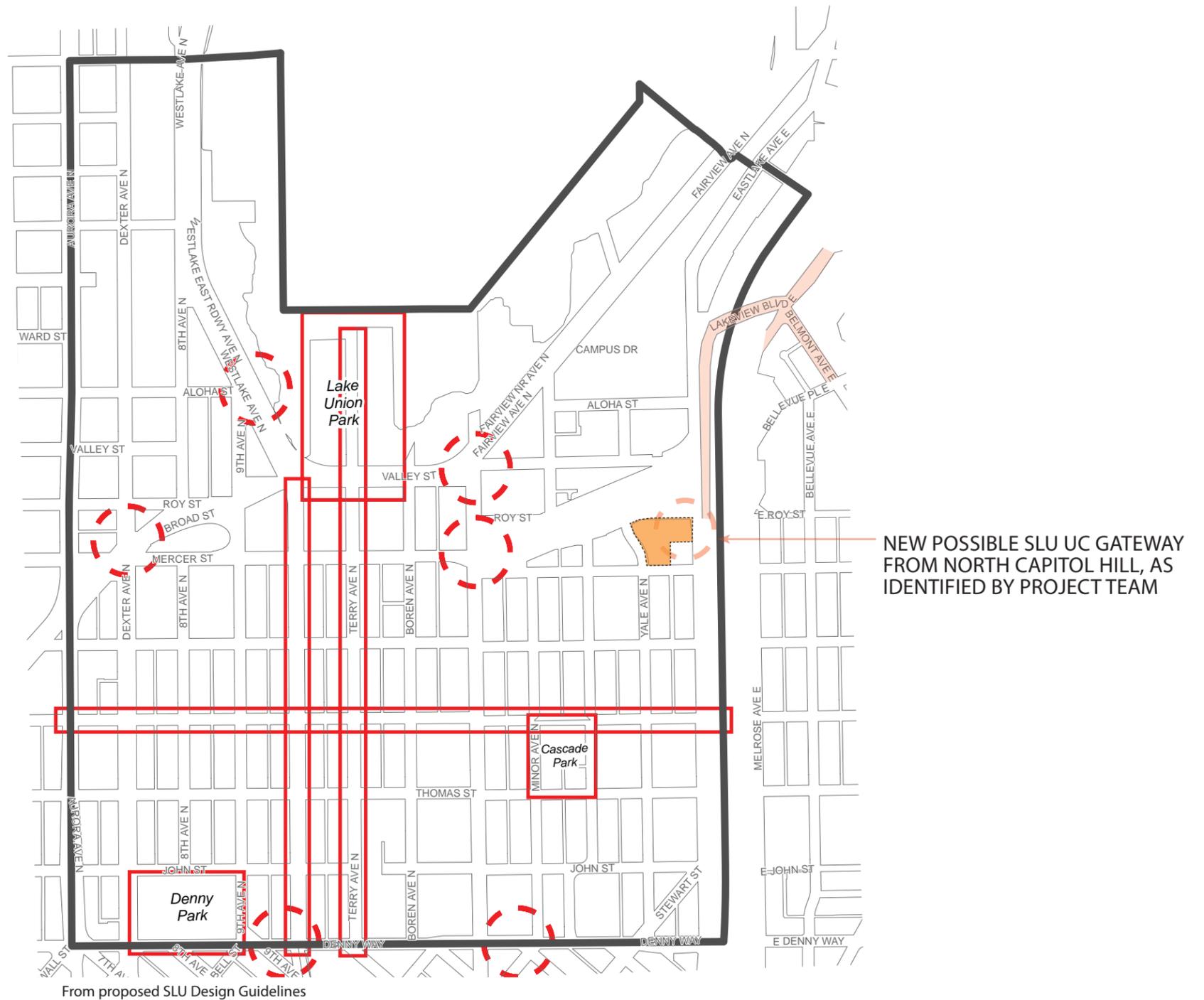
MAX TOTAL AREA USING SUM OF 1310 MERCER/624 YALE AVE E POTENTIAL FAR & UNUSED FAR FROM 617 EASTLAKE AVE E 192,812 sf

Design Guidelines

Site, Bulk and Scale

Developments in the Cascade neighborhood fall under the guidance of the South Lake Union Design Guidelines (effective May 26, 2005), which further elaborate on select aspects of the City's Design Guidelines for Multi-Family and Commercial Buildings.

The Cascade District has a rich history and has recently evolved into a technology center for employment, eliciting a groundswell of housing development. Historically, its citizens have developed neighborhood-specific design and development guidelines that are also being used as resources for the design of this project, including the Cascade Waterflow Handbook and the Cascade Neighborhood Council Design Guidelines: Sustainable Strategies.



- SLU URBAN CENTER (SLU UC) BOUNDARY
- SLU UC HEART LOCATIONS
- - - SLU UC GATEWAYS

A-1 RESPONDING TO SITE CHARACTERISTICS

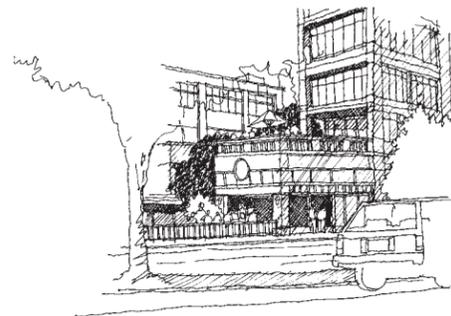
The siting of buildings should respond to specific site conditions and opportunities...

South Lake Union Supplemental Guidance:

- Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes
- Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. Gateways are transition locations, places that mark entry or departure points to a neighborhood for automobiles and pedestrians

Response:

- Engage and strengthen adjacent underutilized street frontages of Roy, Mercer and Yale
- Permeate the mass of the development program into distinct and separate forms that contribute to and strengthen urbanism.



A-4 HUMAN ACTIVITY

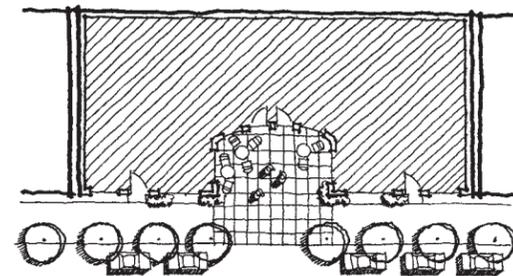
New development should be sited + designed to encourage human activity on the street.

South Lake Union Supplemental Guidance:

- Create graceful transitions at the streetscape level between public and private uses.
- Keep neighborhood connections open, and discourage closed campuses.
- Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.
- Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods.

Response:

- Create an activity cluster and visual punctuation at the terminus of Yale St on its north extent within South Lake Union.
- Create a pass-through to reinforce connections between Cascade and North Capitol Hill neighborhoods



C-2 ARCHITECTURAL CONCEPT & CONSISTENCY

Building design elements, details + massing should create a well-proportioned + unified building form and exhibit an overall architectural concept.

South Lake Union Supplemental Guidance:

- Design the “fifth elevation” — the roofscape — in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize view impacts from the freeway and elevated areas.

Response:

- Create a compelling design solution that presents a visually rich and varied roofline to the neighborhood.
- Leverage opportunities to connect building masses and their roofs with bridges and other distinctive design features.



D-1 PEDESTRIAN OPEN SPACES & ENTRANCES

Opportunities for creating lively, pedestrian-oriented open space should be considered.

South Lake Union Supplemental Guidance:

- Provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way.
- The Board is generally willing to consider a departure in the open space requirements if the project proponent provides an acceptable plan for features such as:
 - curb bulbs
 - pedestrian oriented-street lighting
 - street furniture

Response:

- Introduce open space opportunities throughout the development and connect them with enticing and walkable paths of travel.
- Support the existing context and public realm with the strategic placement and design of open spaces.



03

SITE CONDITIONS





N

S

Mercer Ramp to I-5

Proposed Development

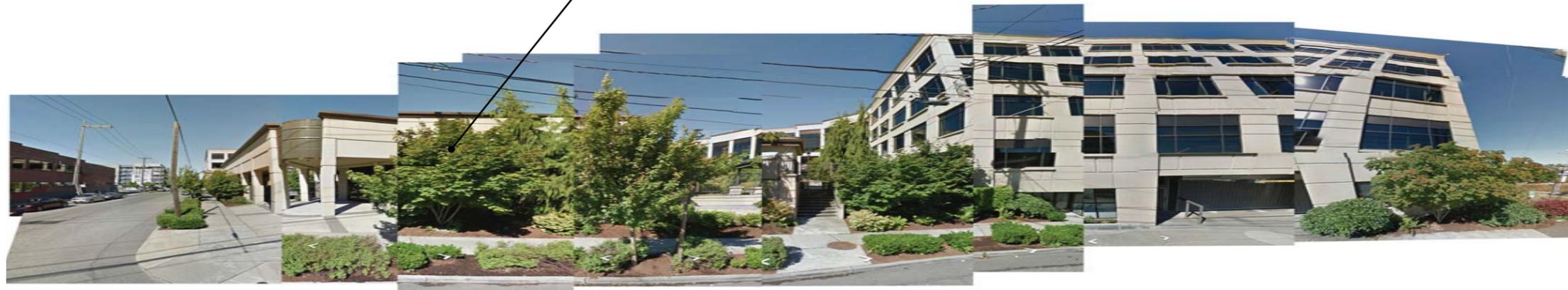
Mercer Street

YALE AVENUE LOOKING EAST

Yale Campus, an adjacent 4-story office building serving as part of the Yale life-sciences/biotech, office, and retail campus.

S

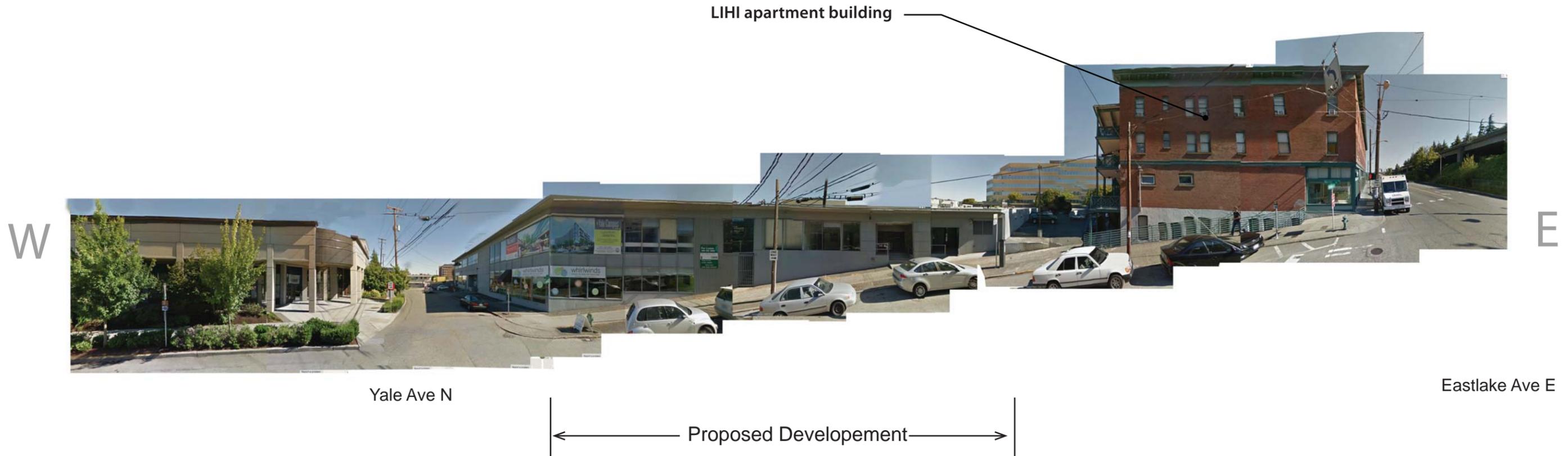
N



Mercer Street

YALE AVENUE LOOKING WEST

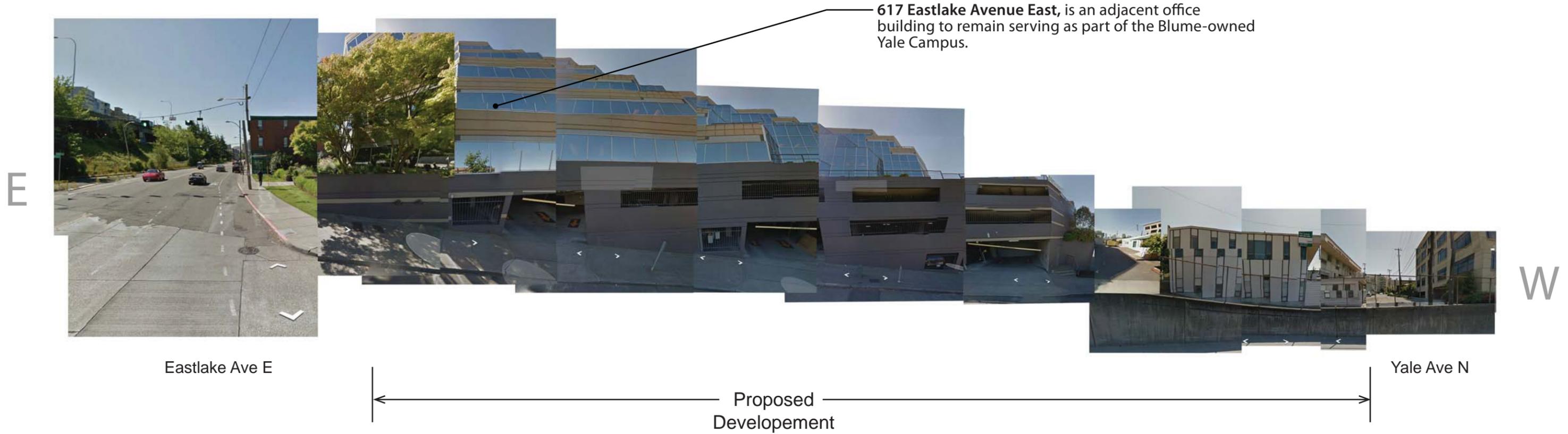




MERCER STREET LOOKING NORTH



MERCER STREET LOOKING SOUTH



ROY STREET LOOKING SOUTH



ROY STREET LOOKING NORTH

Site
Views, Sun and Wind



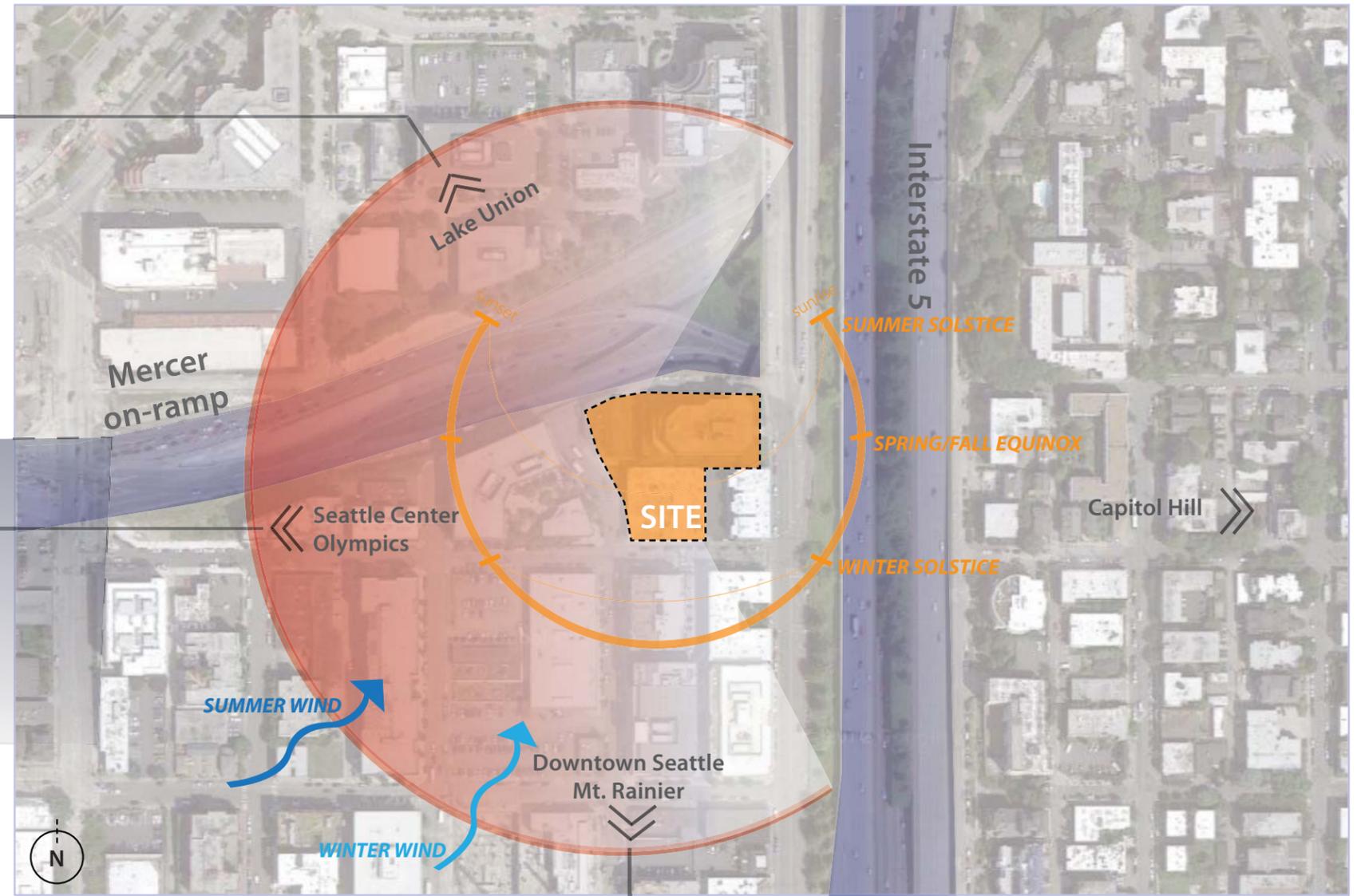
View from Site looking North



View from Site looking West



View from Site looking South



Site Aerial with View



IEWS



STREET NOISE

04

DESIGN OPTIONS



MASSING: OPTION 1

ADVANTAGES

- Maximize square footage
- Maximum density and yield

DRAWBACKS

- Resulting building envelope is one monolithic mass
- No street-level open space
- Monolithic roof limits roof deck opportunities and creates a wall-like massing

PROJECT DATA

GROSS SQUARE FOOTAGE

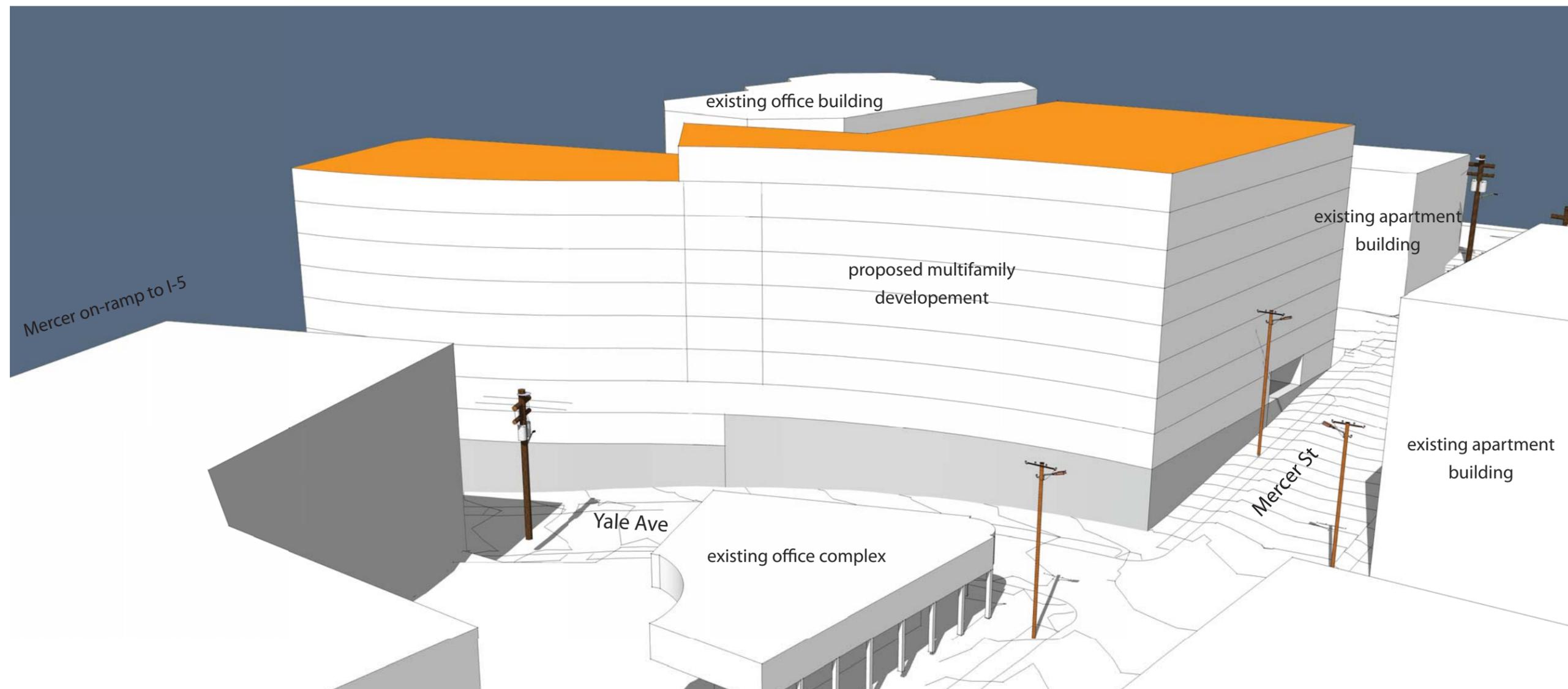
193,170 SF

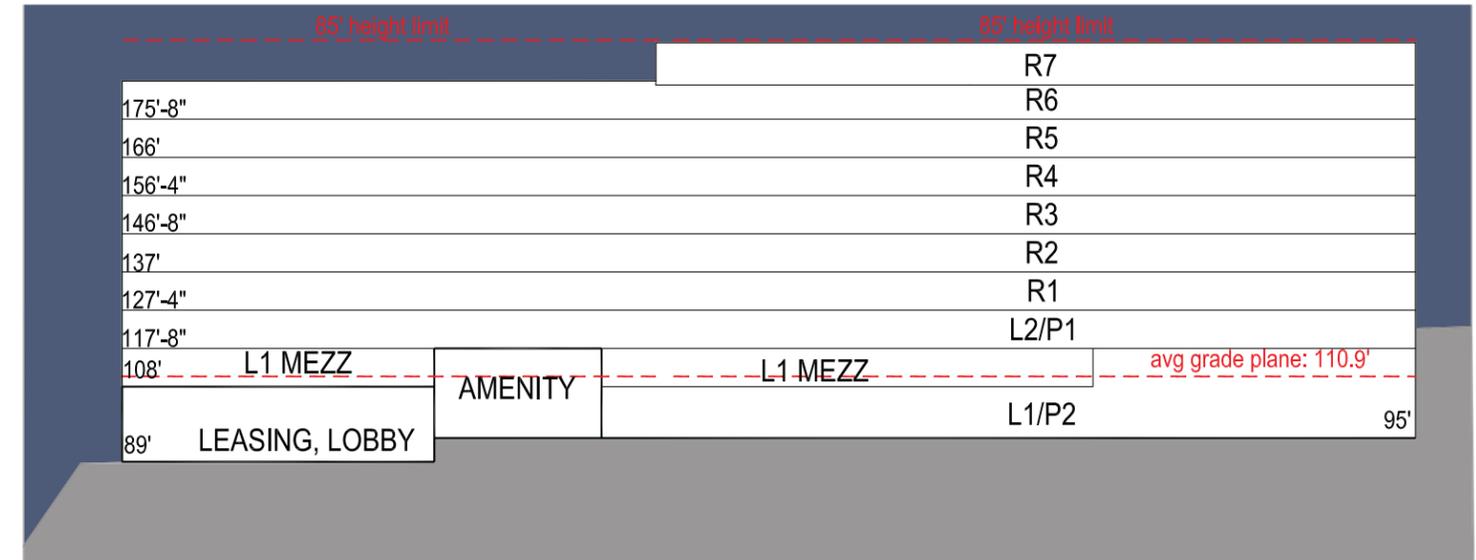
NET RENTABLE AREA

154,536SF

NUMBER OF UNITS

206 UNITS AT 750 SF/UNIT





- Pedestrian Entry
- Vehicular Entry

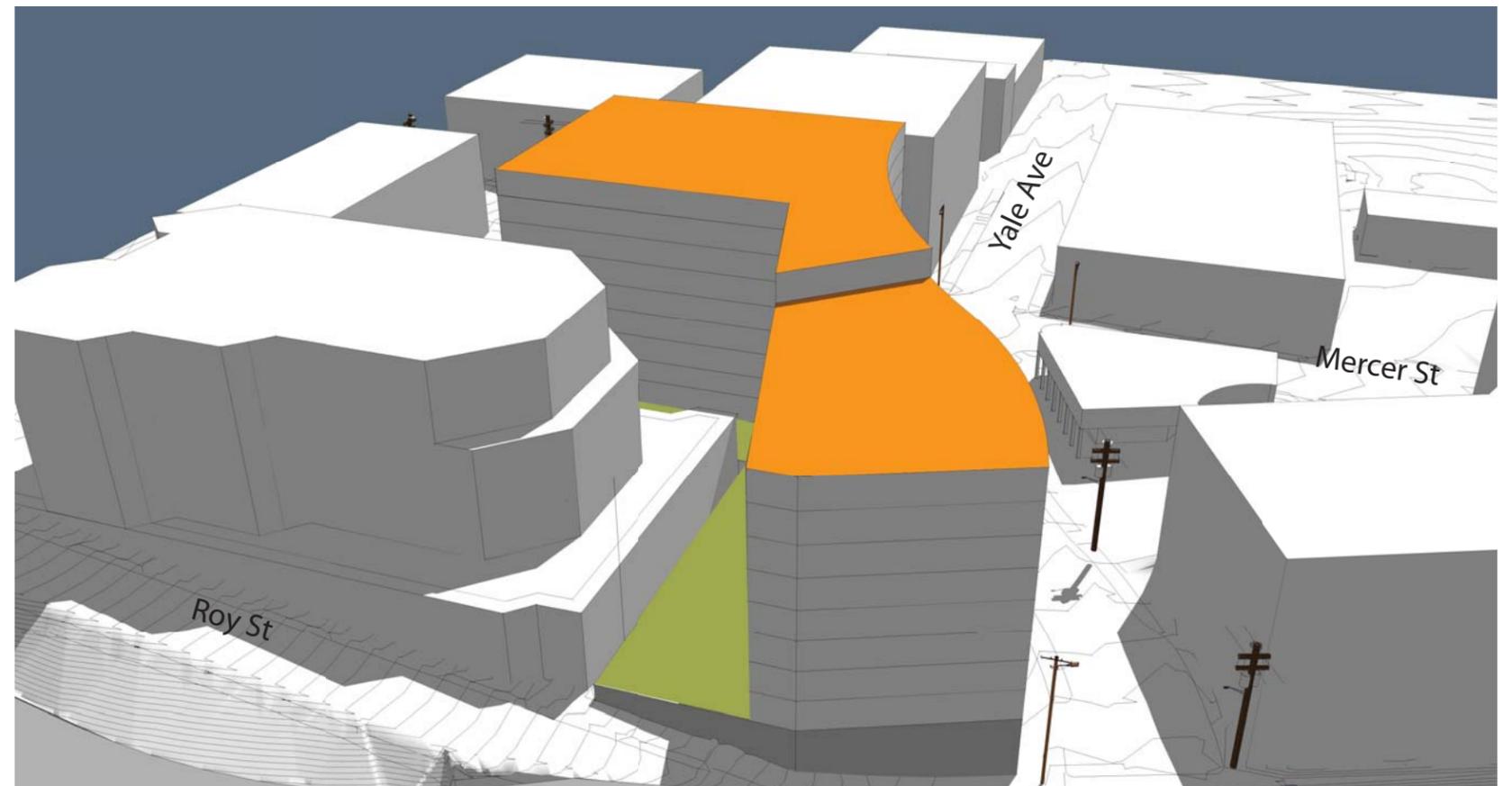
SLU DESIGN GUIDELINES

RESPONDS EFFECTIVELY TO:

- D-4 Design of Parking Lots near Sidewalks
 - Parking is placed away from street so that it is below ground as grade rises

DOES NOT RESPOND EFFECTIVELY TO:

- A-1 Responding to Site Characteristics
- A-4 Human Activity
- B-1 Height, Bulk and Scale Compatibility
- D-1 Pedestrian Open Spaces and Entrances



MASSING: OPTION 2

ADVANTAGES

- Interior courtyard increases available daylighting
- Open space at street edge with solar access

DRAWBACKS

- Does not step back at upper levels
- Lack of facade modulation
- Monolithic roof limits roof deck opportunities and creates a wall-like massing
- Open space is not readily accessible due to steep slope
- Open space located on noisy street

PROJECT DATA

GROSS SQUARE FOOTAGE

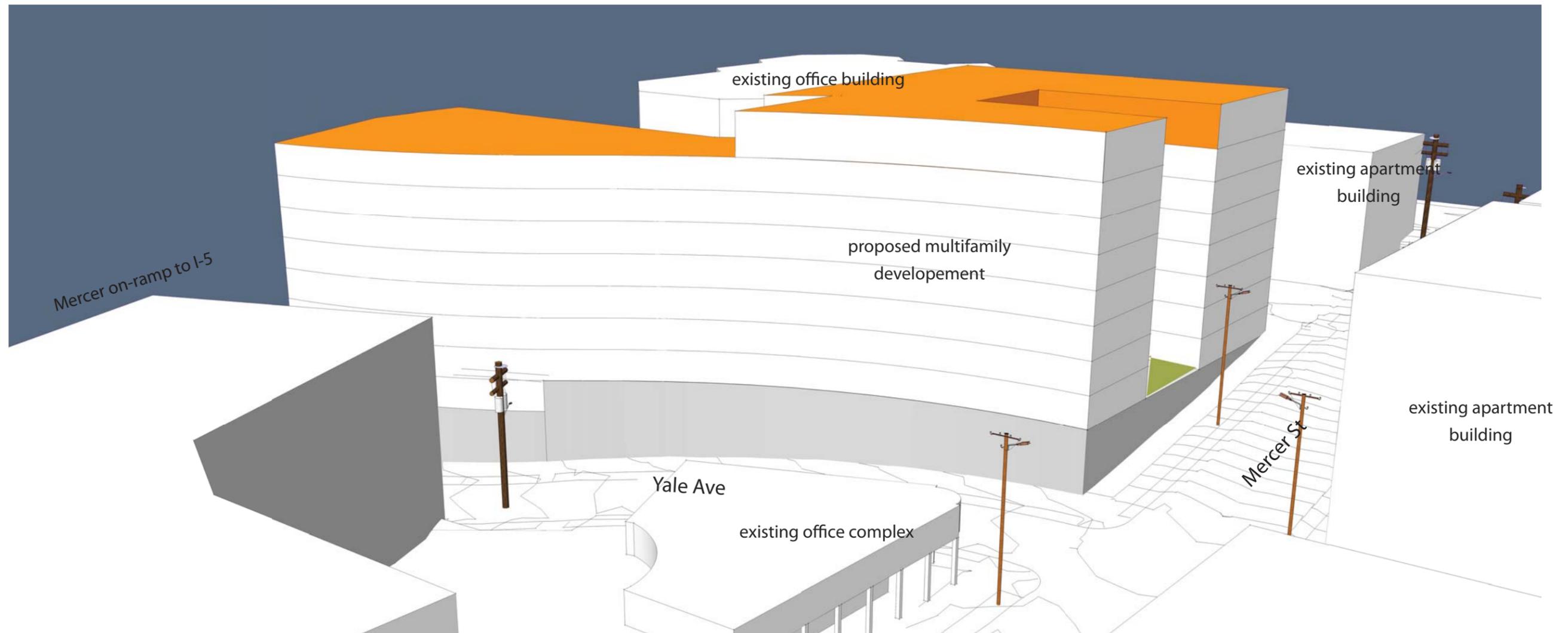
192,600 SF

NET RENTABLE AREA

154,080SF

NUMBER OF UNITS

205 UNITS AT 750 SF/UNIT





- ➔ Pedestrian Entry
- ➔ Vehicular Entry

85' height limit		85' height limit	
175'-8"	R7		R7
166'	R6		R6
156'-4"	R5		R5
146'-8"	R4		R4
137'	R3		R3
127'-4"	R2		R2
117'-8"	R1		R1
108'	L2		L2/P1
	L1 MEZZ	AMENITY	L1 MEZZ
			avg grade plane: 110.9'
89'	LEASING, LOBBY		L1/P2
			95'

SLU DESIGN GUIDELINES

RESPONDS EFFECTIVELY TO:

- D-4 Design of Parking Lots near Sidewalks Parking is placed away from street so that it is below ground as grade rises
- D-1 Pedestrian Open Spaces and Entrances

DOES NOT RESPOND EFFECTIVELY TO:

- A-1 Responding to Site Characteristics
- A-4 Human Activity
- B-1 Height, Bulk and Scale Compatibility



MASSING: OPTION 3 - PREFERRED OPTION

ADVANTAGES

- 2 buildings allow for a passage to existing office building @ Eastlake
- Open space & street-level interaction along Yale
- Multiple roof surfaces allow view opportunities and preserve views to and from surrounding buildings

DRAWBACKS

PROJECT DATA

GROSS SQUARE FOOTAGE

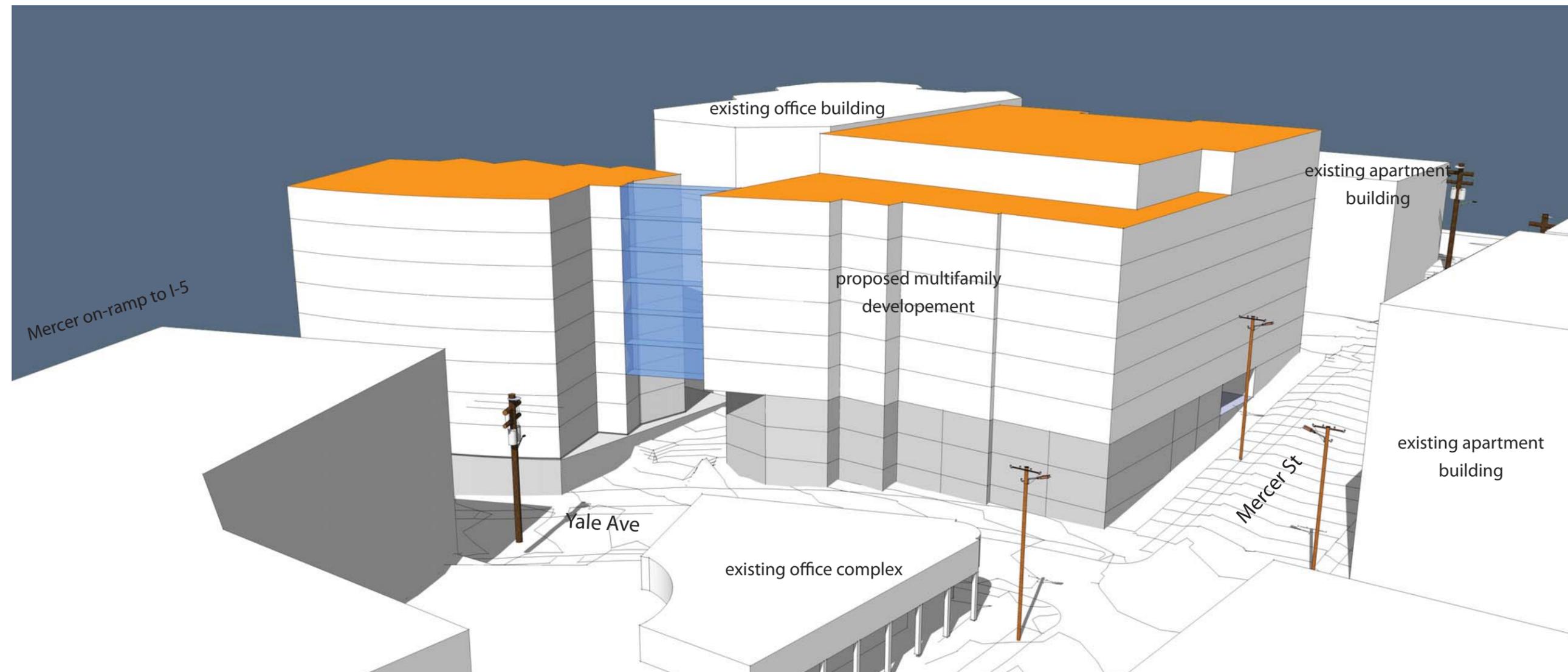
187,075SF

NET RENTABLE AREA

150,555SF

NUMBER OF UNITS

201 UNITS AT 750 SF/UNIT





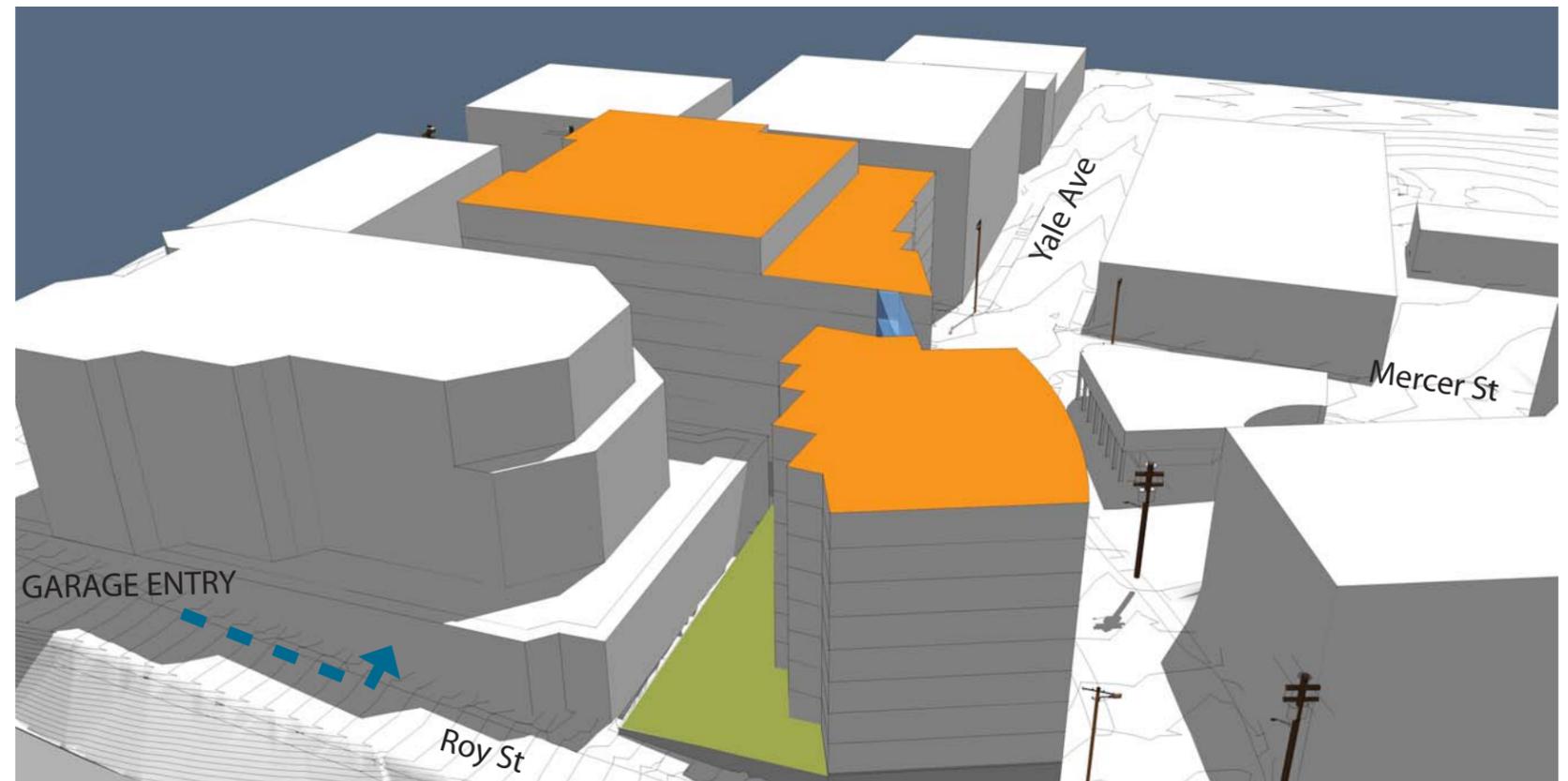
85' height limit		85' height limit	
175'-8"	R6	R7	185'-4"
166'	R5	R6	
156'-4"	R4	R5	
146'-8"	R3	R4	
137'	R2	R3	
127'-4"	R1	R2	
117'-8"	L2	R1	
108'	L1 MEZZ	L2/P1	avg grade plane: 110.9'
99'	LEASING, LOBBY L1	L1 MEZZ	
		L1/P2	95'

- Pedestrian Entry
- Vehicular Entry

SLU DESIGN GUIDELINES

RESPONDS EFFECTIVELY TO:

- A-1 Responding to Site Characteristics
 - Permeates the mass of the development program into distinct and separate forms that contribute to and strengthen urbanism.
- PL3 Street-Level Interaction
 - Keeps existing neighborhood connections open; reinforces pedestrian connections to adjacent neighborhoods, particularly North Capitol Hill)
- B-1 Height, Bulk and Scale Compatibility
 - Takes advantages of views to the north and west; separates structures to reduce development bulk
- C-2 Architectural Concept and Consistency
 - Creates a rich and varied roofline; consists of opportunities to connect building masses and their roofs with bridges and other distinctive design features.
- D-1 Pedestrian Open Spaces and Entrances
 - Offers open spaces throughout the development; connects them with enticing and walkable paths of travel
- E-3 Landscape Design to Address Special Site Conditions
 - Creates hillclimb on site to assist pedestrians along Mercer Street

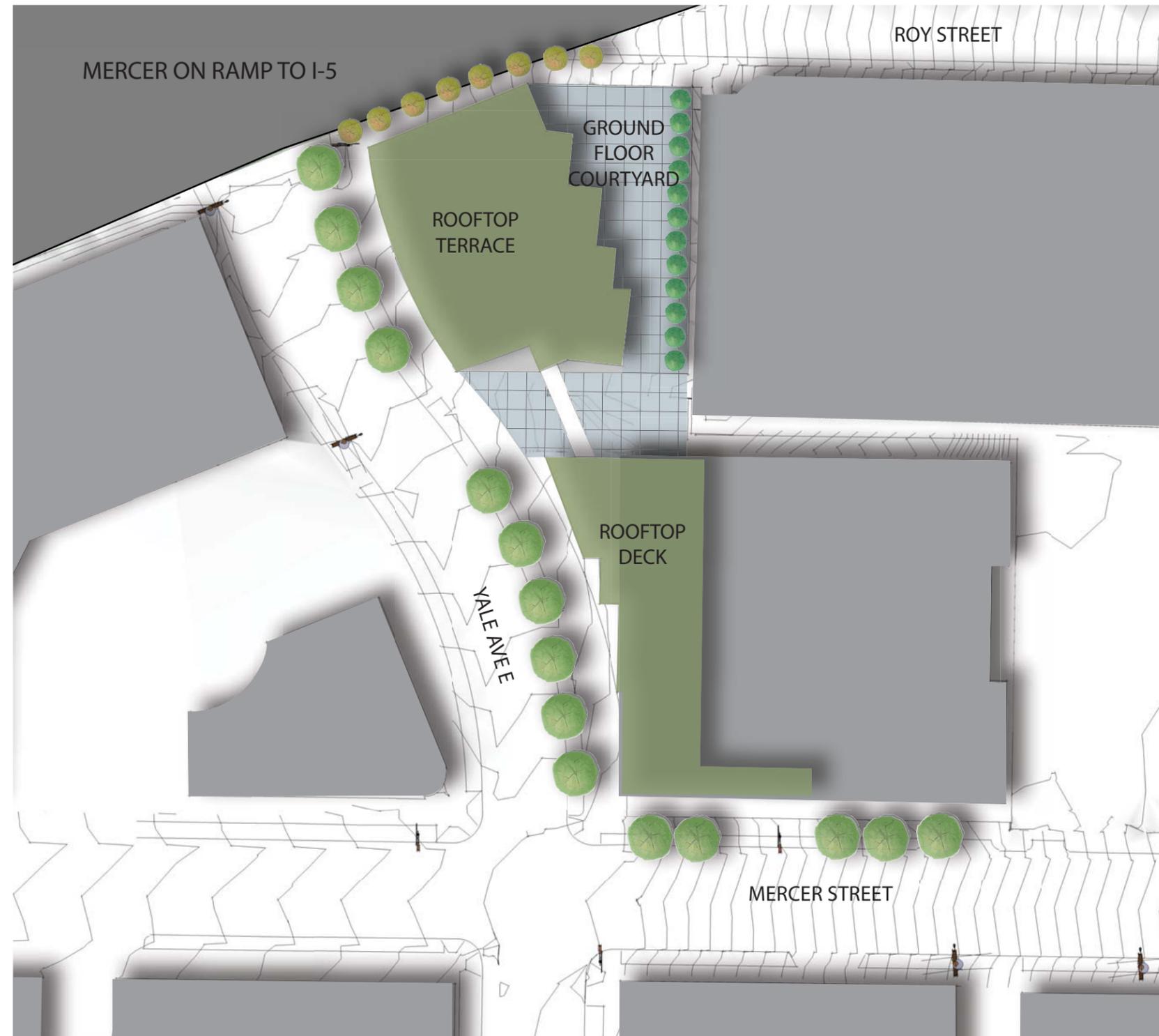


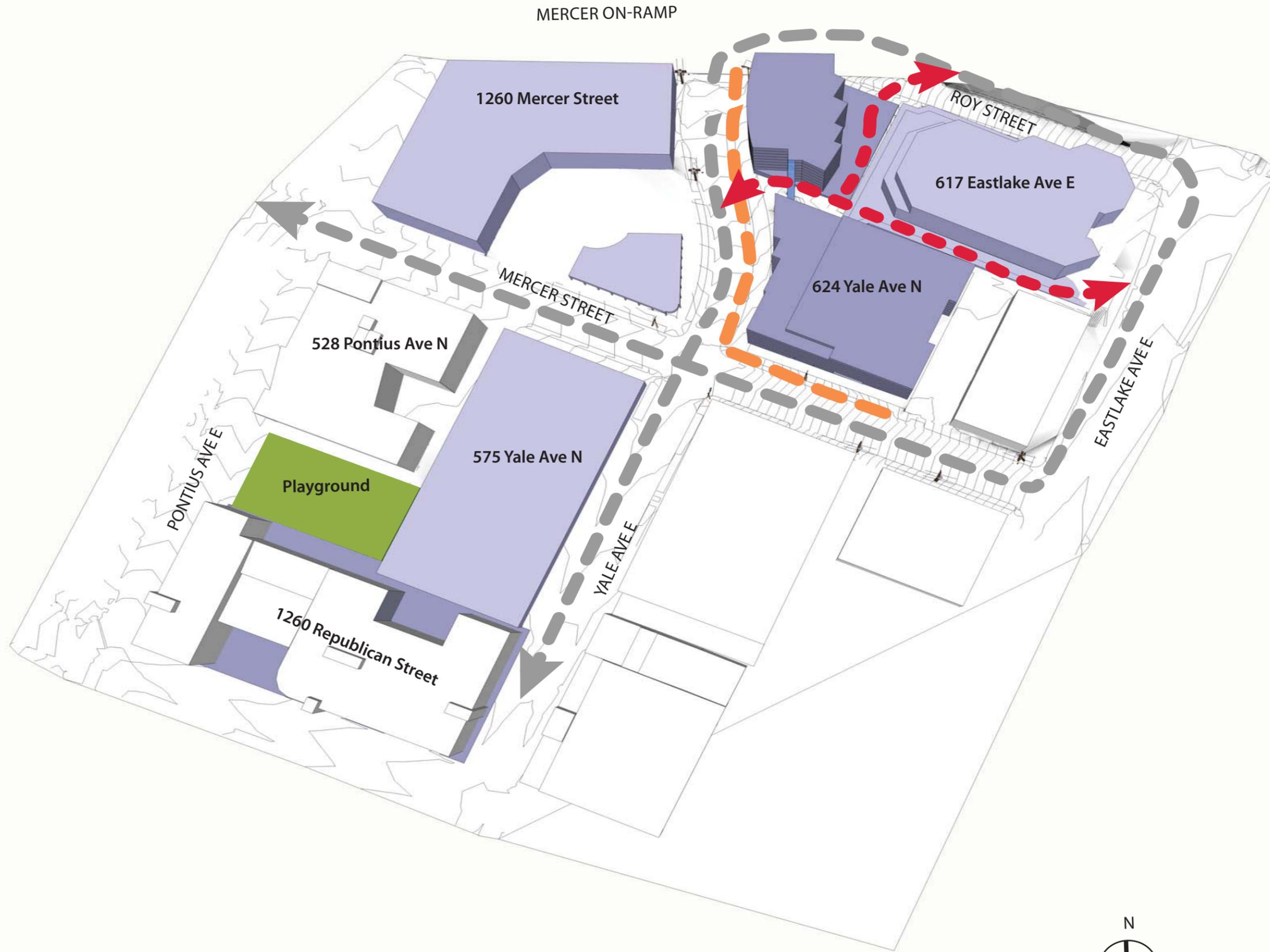
Design Options Landscape/Open Space

On the ground level, a courtyard connects Yale Street with Roy Street, introducing an easy connection between South Lake Union and North Capitol Hill.

A hillclimb along Mercer provides a better public connection between South Lake Union and Capital Hill.

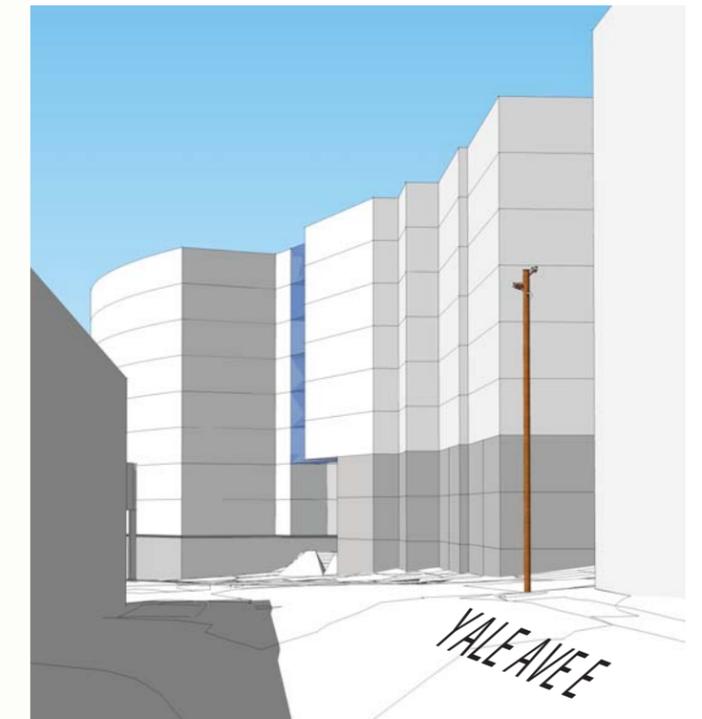
The rooftop takes advantage of the view to the south of downtown Seattle, to the west of the Space Needle and the Olympics, and to the north of Lake Union.





Design Options Blume Community

The common ownership the applicant has for this and neighboring properties (the "Yale Campus") allows for a longer term vision that will greatly benefit the Cascade neighborhood. At this conceptual level, it is envisioned that the higher degree of connectivity can successfully play out amongst this collection of properties.



view north down Yale Ave E

-  EXISTING PEDESTRIAN ROUTE
-  PROPOSED RESIDENT PEDESTRIAN CONNECTION
-  IMPROVED PEDESTRIAN ROUTE



Design Options

Site as a Connector

We feel the preferred alternative successfully addresses the design guidelines pertinent to the site. In particular:

Urban Form

- Engage and strengthen adjacent underutilized street frontages of Roy, Mercer and Yale
- Permeate the mass of the development program into distinct and separate forms that contribute to and strengthen urbanism.

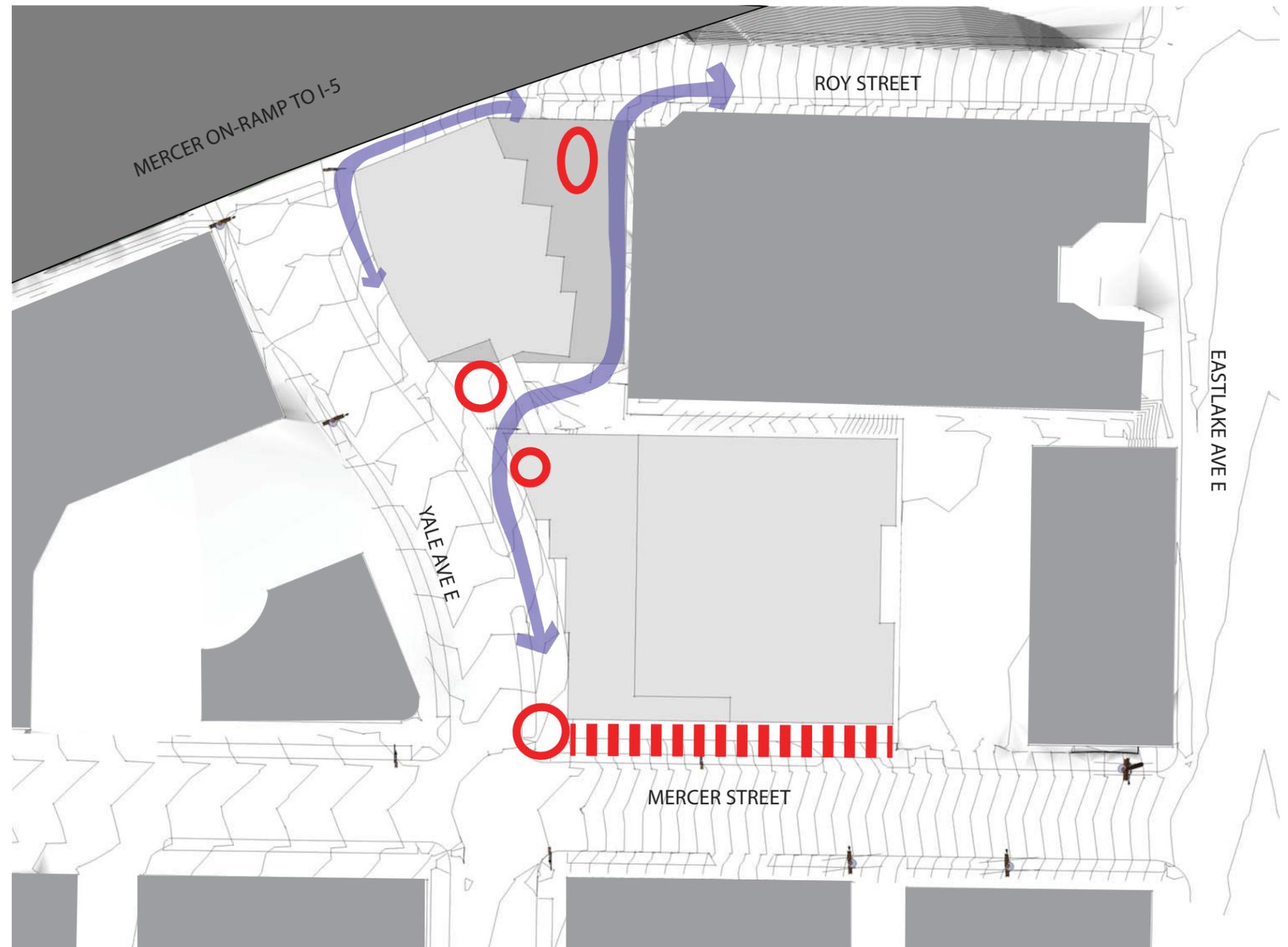
Open space connectivity

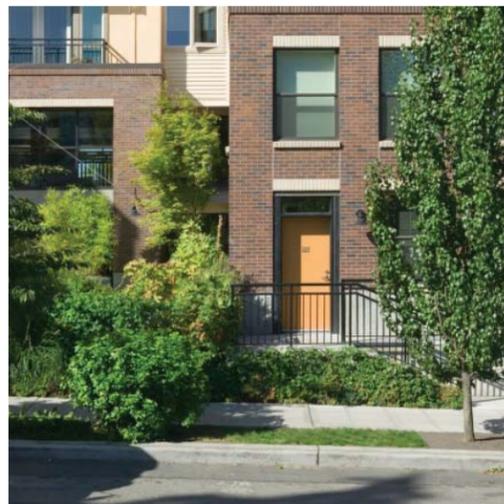
- Introduce open space opportunities throughout the development and connect them with enticing and walkable paths of travel.
- Support the existing context and public realm with the strategic placement and design of open spaces.

Street Level Interaction

- Create an activity cluster and visual punctuation at the terminus of Yale St on its north extent within South Lake Union.
- Focus on clear transition areas between street level uses and the public realm

-  HILLCLIMB
-  OPEN SPACE "NODE"
-  CONNECTOR "LINK"





OPEN SPACE NODE



HILLCLIMB



CONNECTOR

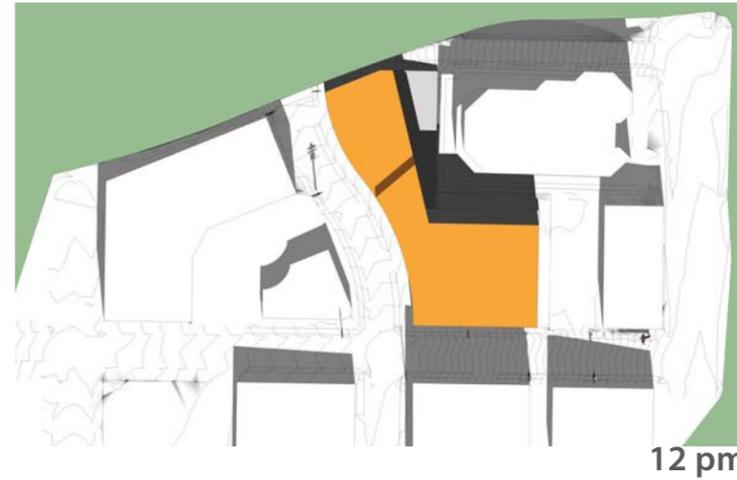
Design Examples Site as a Connector

The design option includes improving the pedestrian experience on adjacent streets as well as adding a Hillclimb along Mercer street. It also provides a connector link through the block and open space on the site.

OPTION 1
Sept/Mar 21



9 am



12 pm

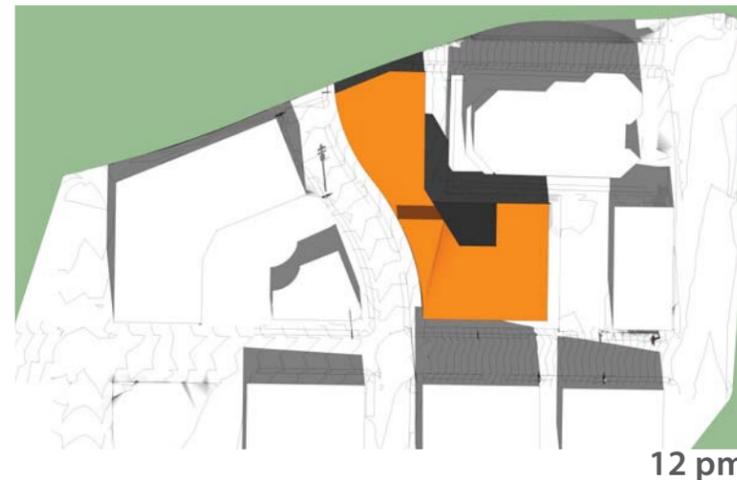


3 pm

OPTION 2
Sept/Mar 21



9 am

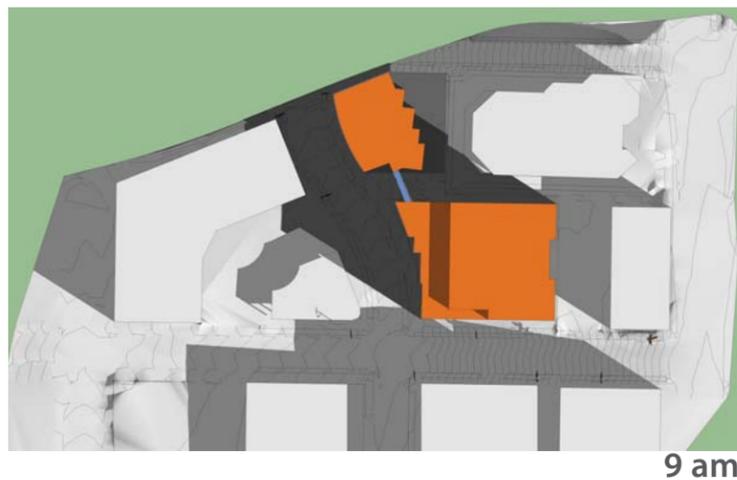


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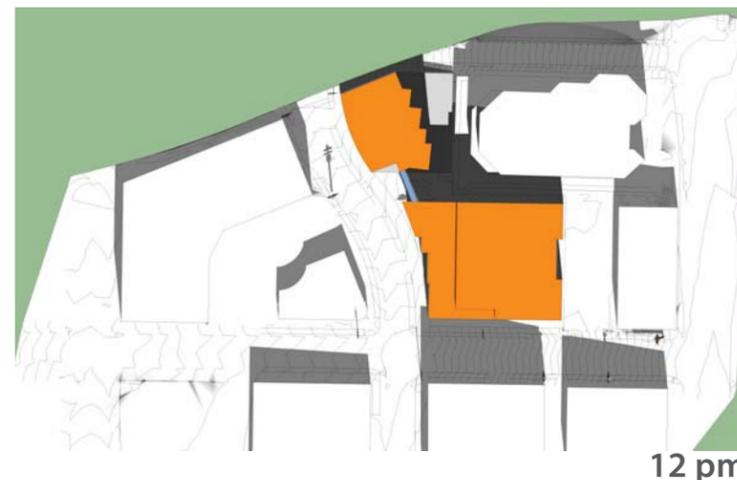


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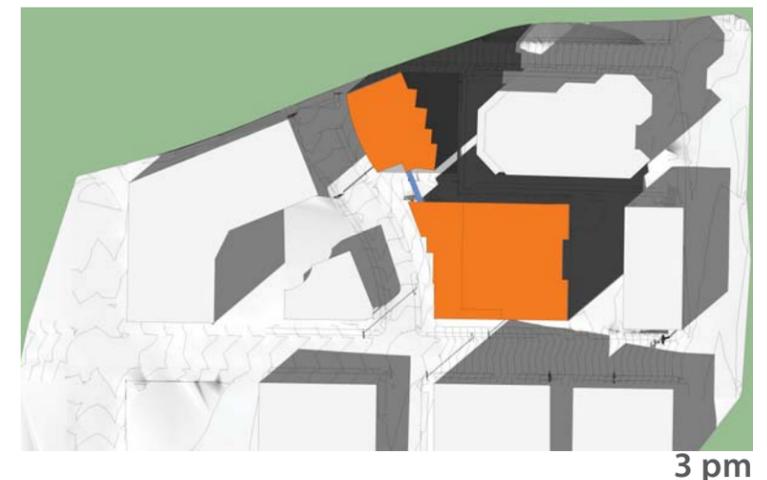
OPTION 3
Sept/Mar 21



9 am



12 pm



3 pm

