

# Seattle Design Commission

May 15, 2008

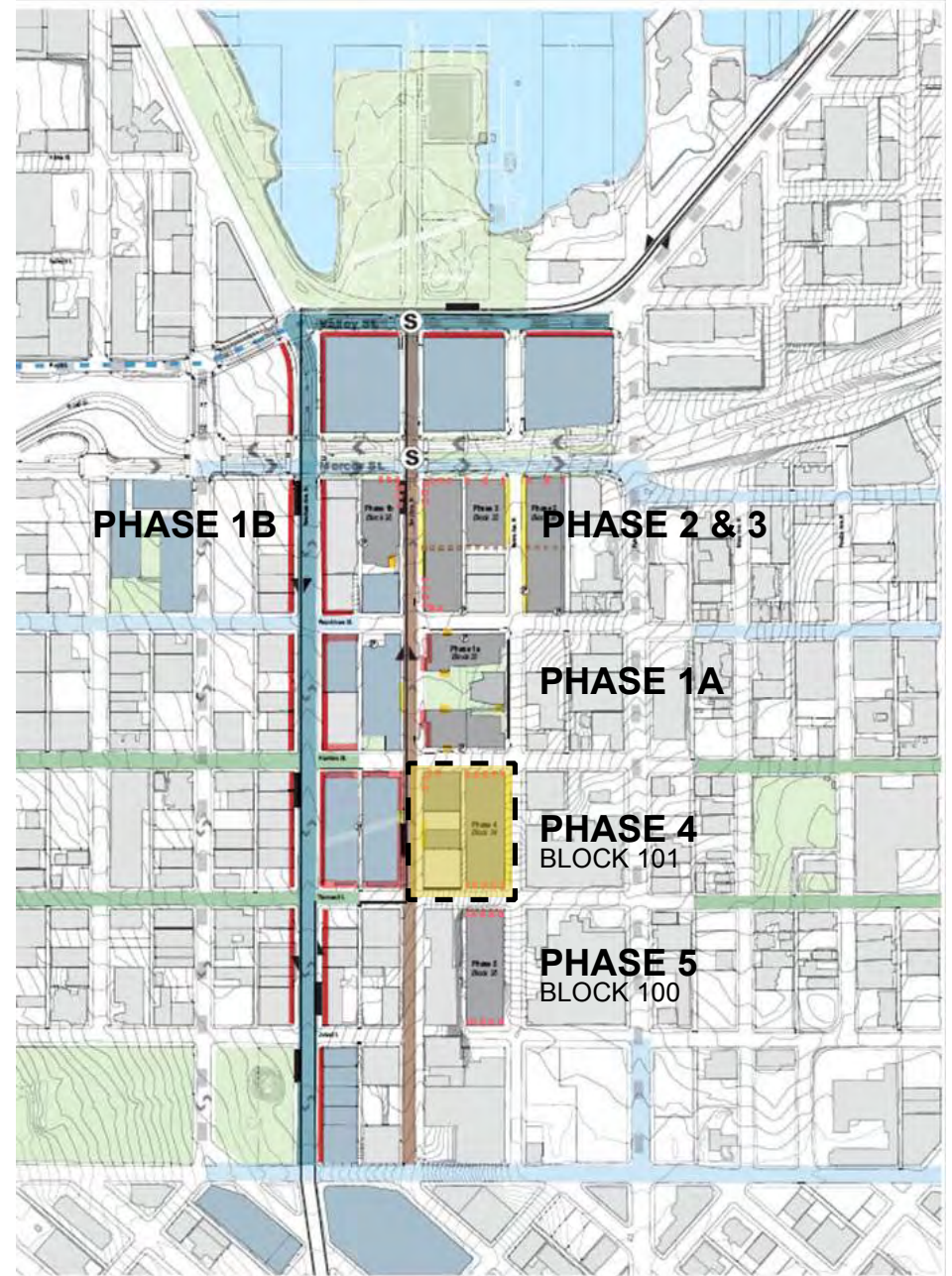
## Block 101

301 BOREN AVE. N.

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**DPD Project #: 3008521**



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BLOCK 101



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AERIAL PHOTO

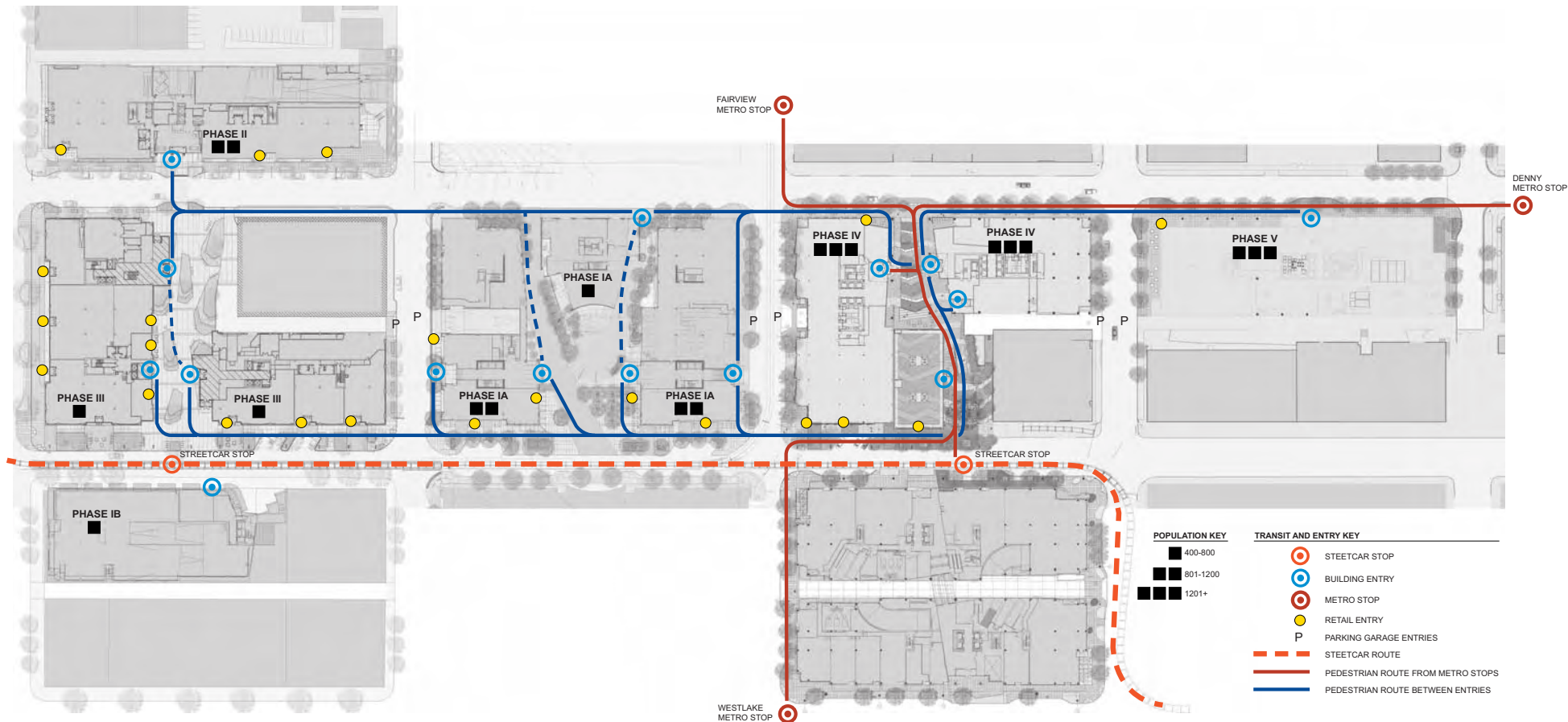




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VICINITY PLAN  
PHASES I - IV



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VICINITY  
CIRCULATION  
DIAGRAM





key plan



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OVERALL VIEW  
LOOKING EAST





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OVERALL VIEW  
LOOKING WEST





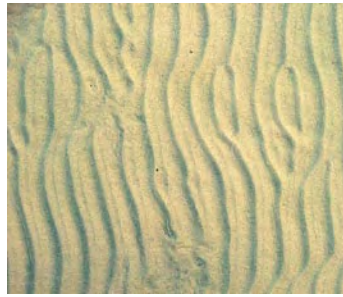
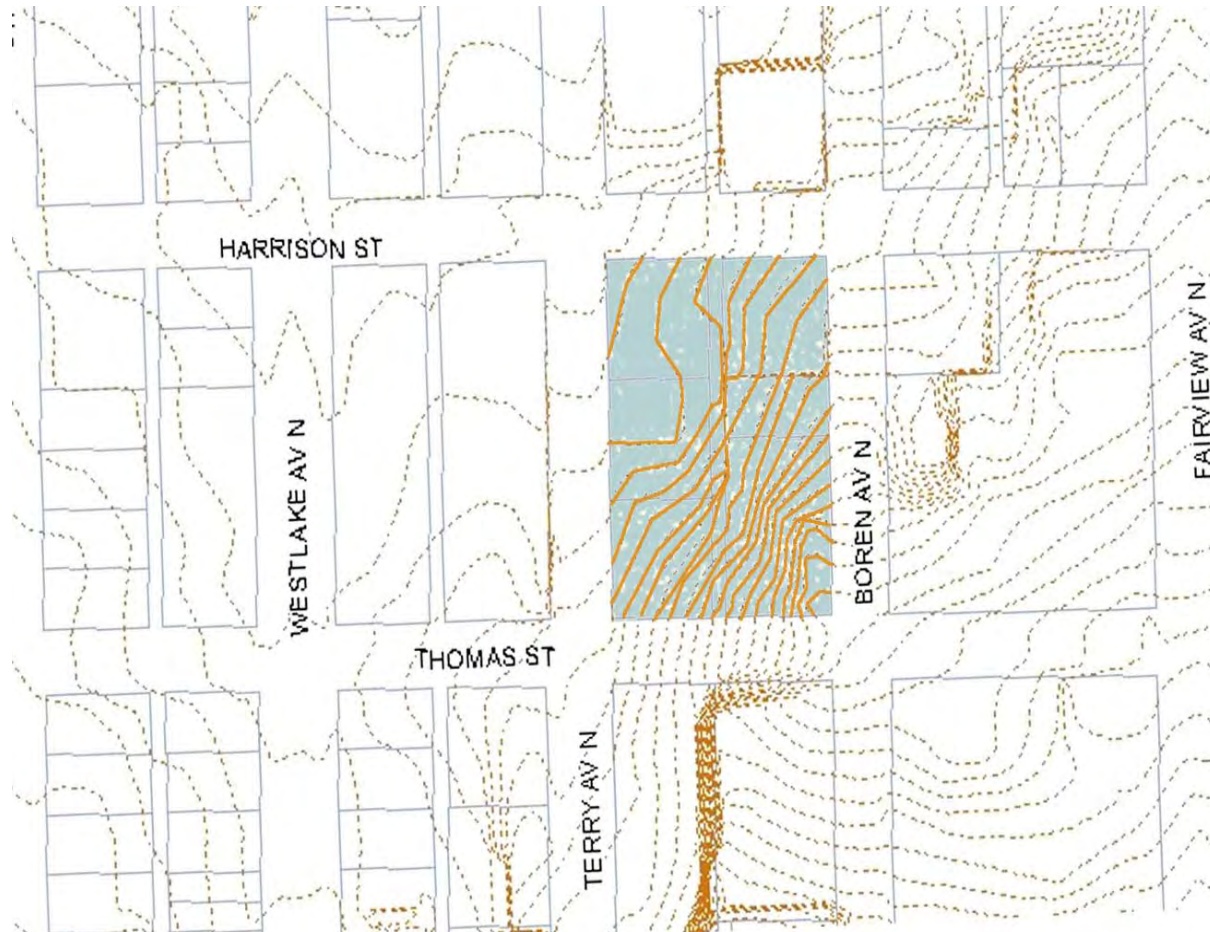
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BLOCK PLAN





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**PUBLIC BENEFIT:**  
Landscape Concept -  
Constructed Topography

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### PUBLIC BENEFIT: Perimeter Street Enhancements

#### Issue:

- Encourage enhancing perimeter streets, particularly at Thomas and Harrison.
- Address pedestrian safety at garage entry on Harrison Street.
- Address pedestrian safety at alley entry at Thomas Avenue.
- Try and match added sidewalk width at Westlake-Terry building on Harrison and Thomas.

#### Design Response:

- Curb bulbs are proposed at all three intersections to add landscape area and as traffic calming measures.
- Bulbs are also proposed at both the garage entrance on Harrison and alley entrance on Thomas to provide pedestrian refuge and add landscaping.
- A bulb is proposed at the main building entry on Boren.
- Sidewalks are proposed to be widened to match those of Westlake-Terry.



**Public Benefit**

**Sidewalk:**

- 31 feet wide in lieu of standard 11 foot required width.
- Concrete unit pavers in lieu of standard SDOT concrete paving.
- Bollards and 2 inch high curb in lieu of standard 6 inch high curb.

**Planting:**

- 11 street trees in 1,166 square feet of planted area in lieu of 6 trees in standard tree well for a total planted area of 240 square feet.

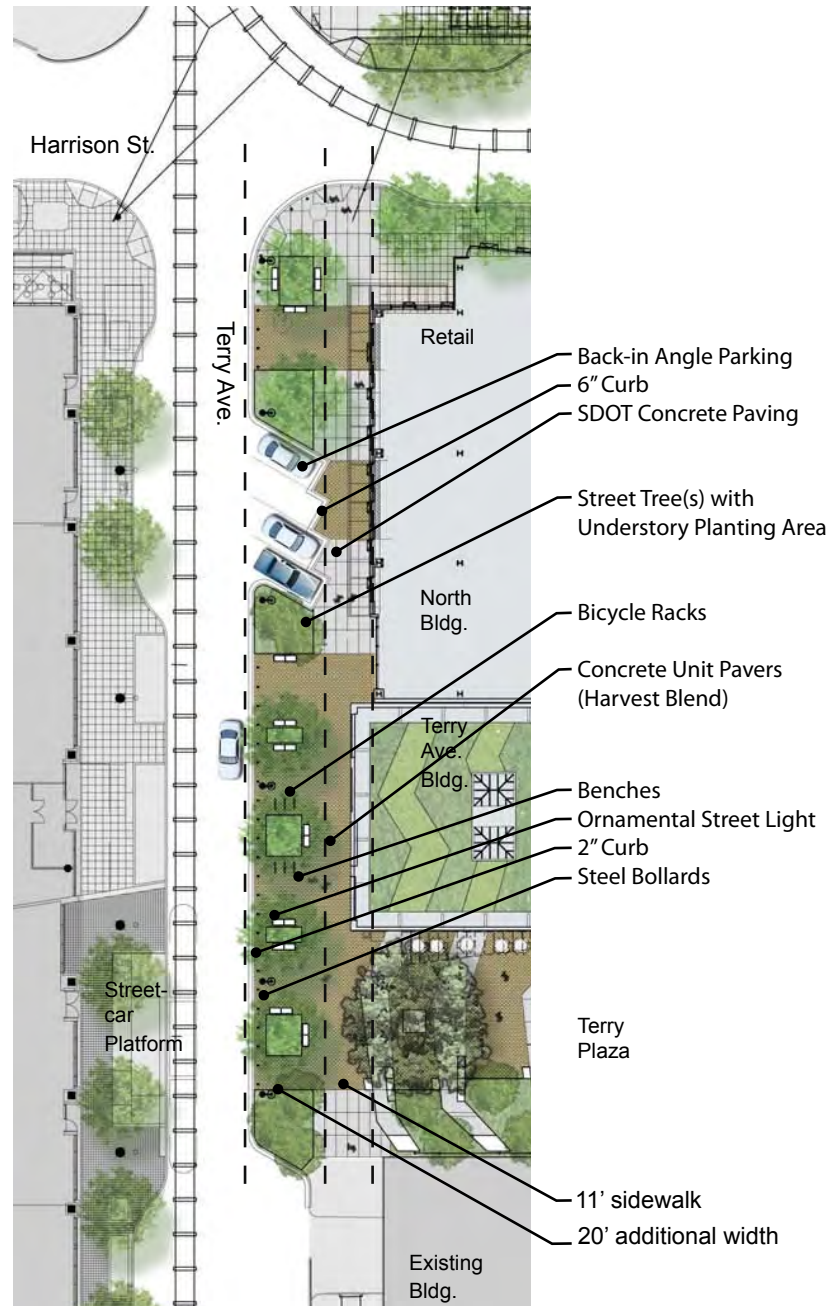
**Benches:**

- 72 lineal feet of fixed benches.

**Lighting:**

- 6 ornamental street lights in lieu of 2 cobra head fixtures

**Undergrounding Utilities**







key plan



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**PUBLIC BENEFIT:**  
View of  
Terry Avenue

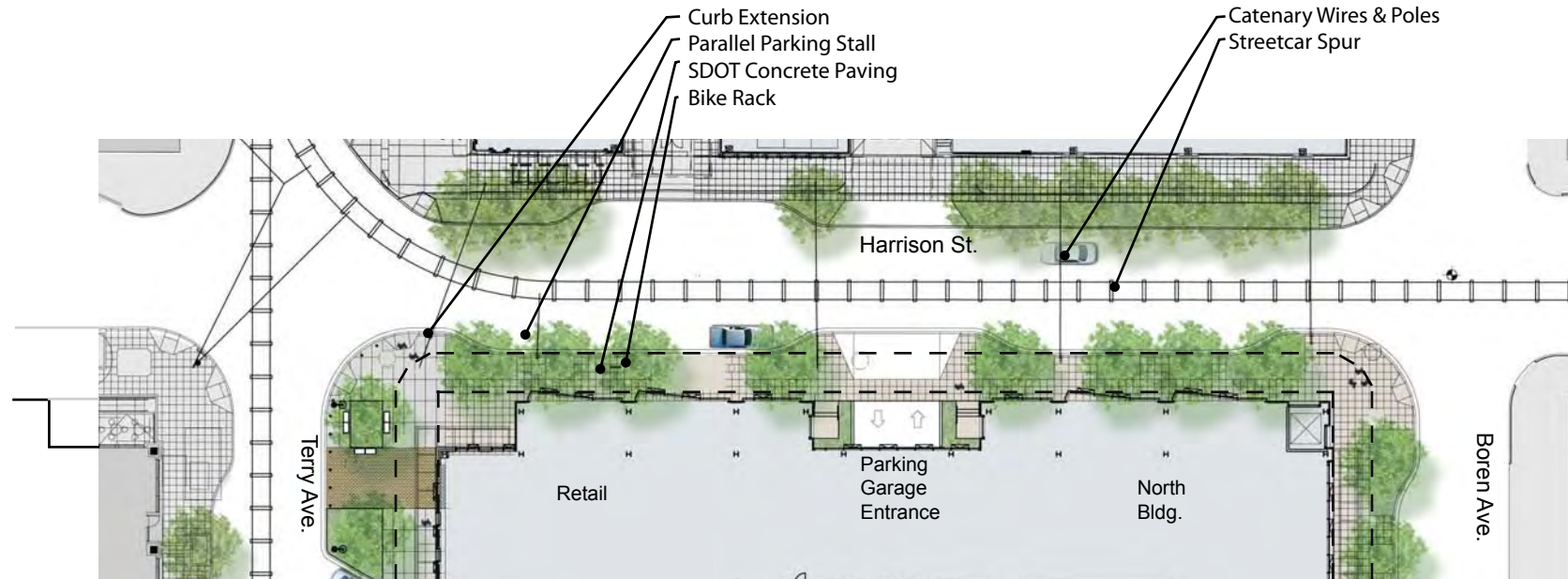
## Public Benefit

### Sidewalk:

- Curb Extensions, creating shorter crossing distance for pedestrian, traffic calming and additional planting area.

### Planting:

- Tree well planting areas 25% larger than required by SDOT.







key plan



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**PUBLIC BENEFIT:**  
View of  
Harrison Street

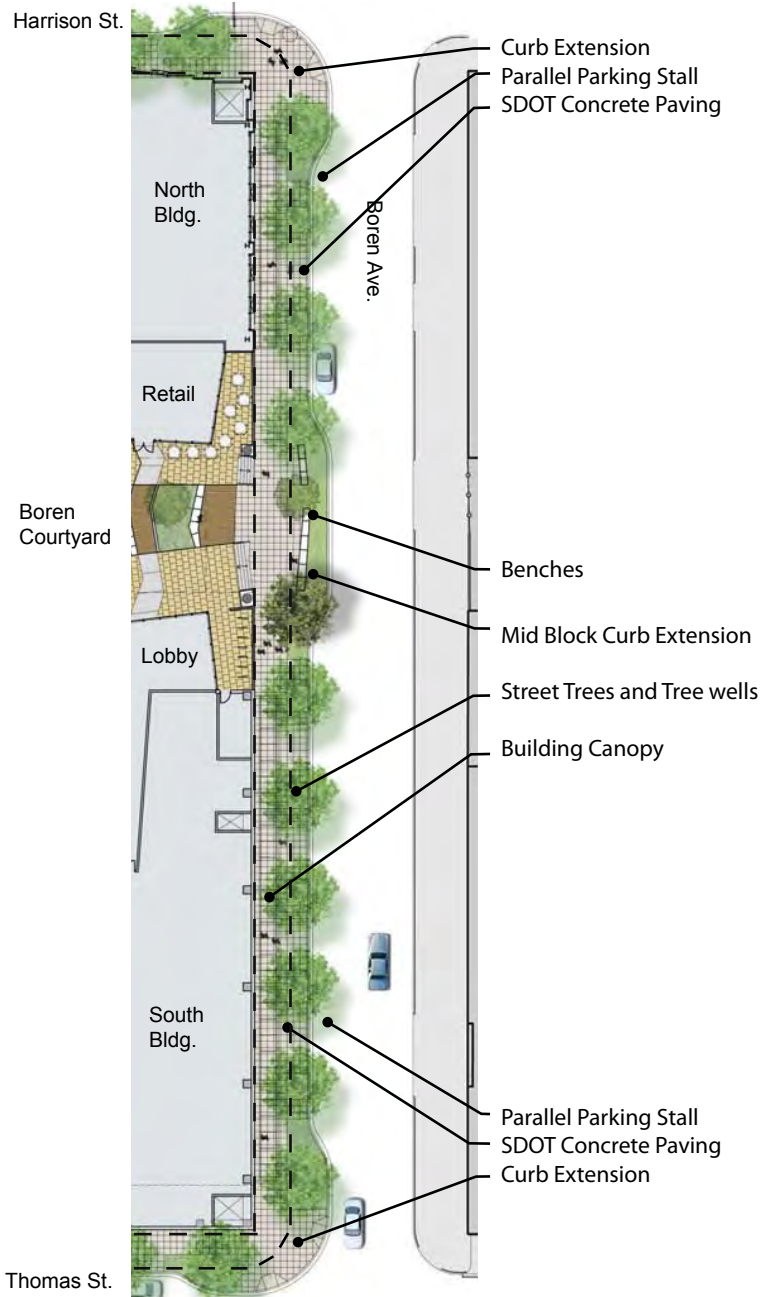
**Public Benefit**

**Sidewalk:**

- Curb Extensions, creating shorter crossing distance for pedestrian, traffic calming and additional planting area.

**Planting:**

- Tree well planting areas 25% larger than required by SDOT.







key plan



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**PUBLIC BENEFIT:**  
View of Boren Avenue

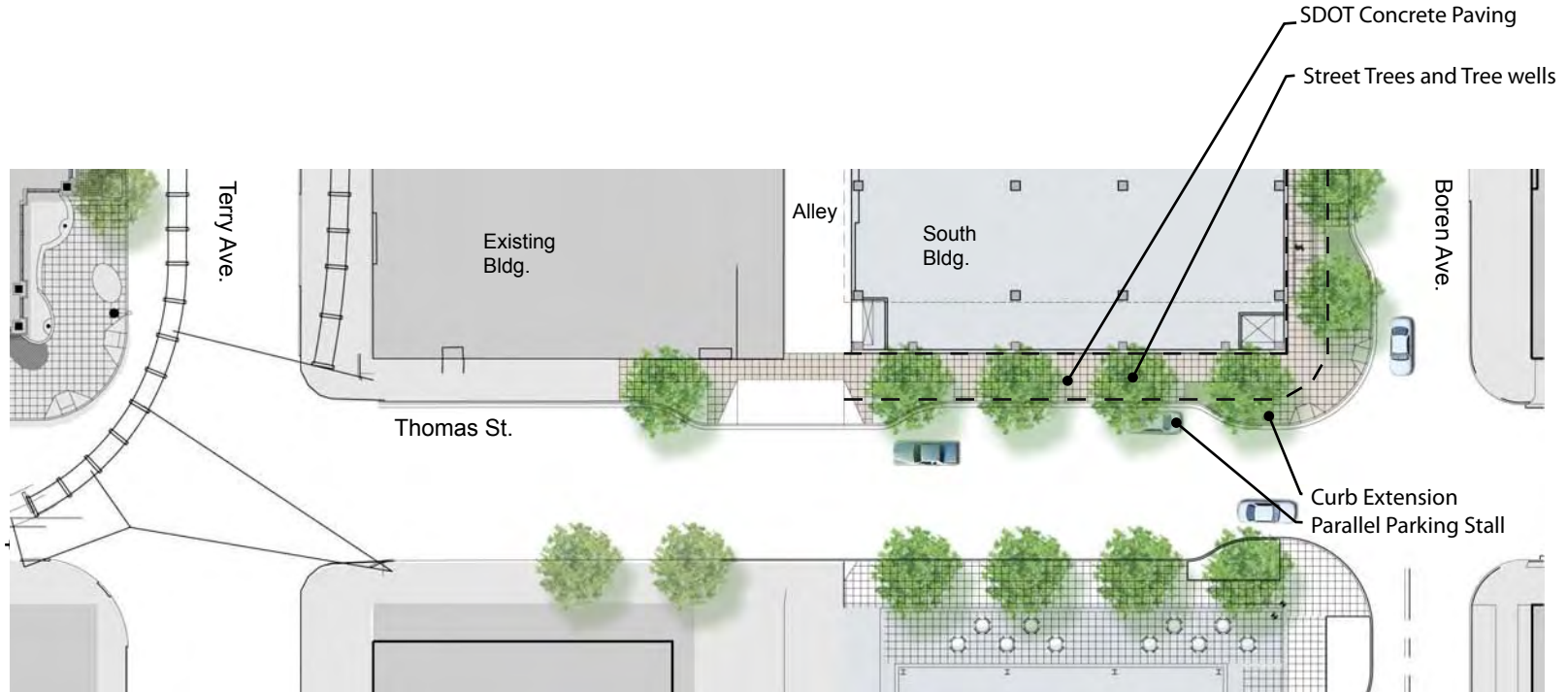
Public Benefit

Sidewalk:

- Curb Extensions, creating shorter crossing distance for pedestrian, traffic calming and additional planting area.

Planting:

- Tree well planting areas 36% larger than required by SDOT.







key plan

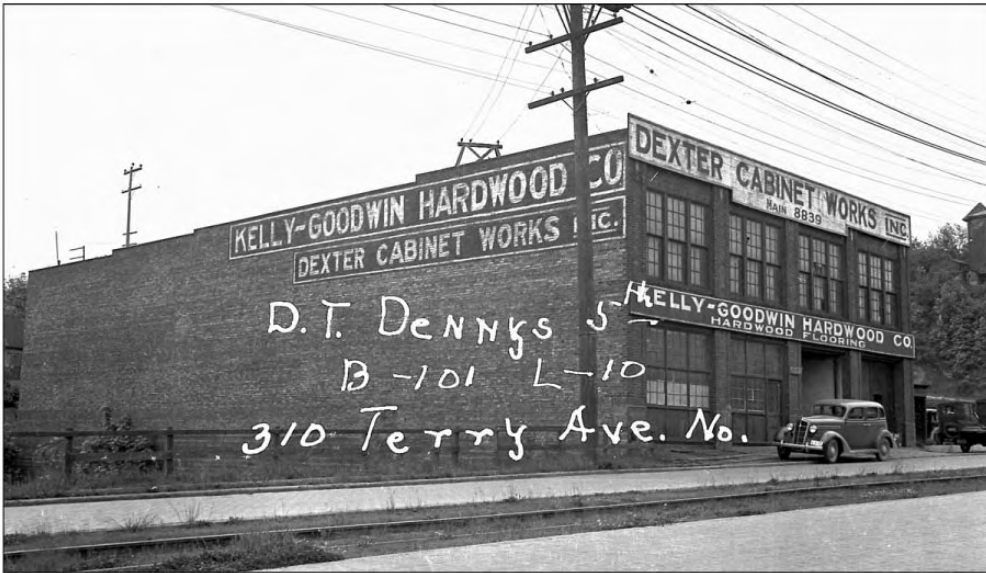


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**PUBLIC BENEFIT:**  
View of  
Thomas Street





Exterior circa 1937



Present Exterior

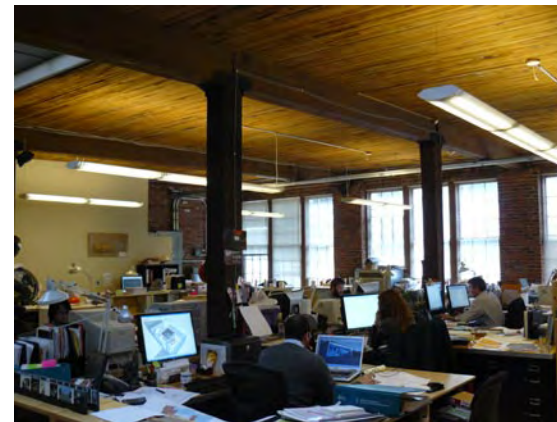
## PUBLIC BENEFIT: Terry Avenue Building Preservation

### Issue:

- Integrate Terry Avenue Building into overall development.
- Explore opportunities to occupy rooftop of Terry Avenue Building.
- Make "belvedere" element adjacent to the Terry Avenue Building more visible from Terry Avenue

### Design Response:

- The Terry Avenue Building has been developed as a flexible, accessible retail space on both levels. Both the West and upper East facade will be retained and preserved. New openings are proposed for the south facade to enhance the buildings functionality. Interior stair, elevator and mechanical system improvements are also part of the project.
- Upgrades to the roof of the building to allow for an occupied terrace have been studied, however they are not being pursued as they would require substantial alteration to the interior of the historic structure. Further, the roof does not align with any of the adjacent levels of new construction.
- The belvedere has been moved from the south of the stairs to the north, enhancing solar access and flexibility of use through a direct connection to the second level of the Terry Building.

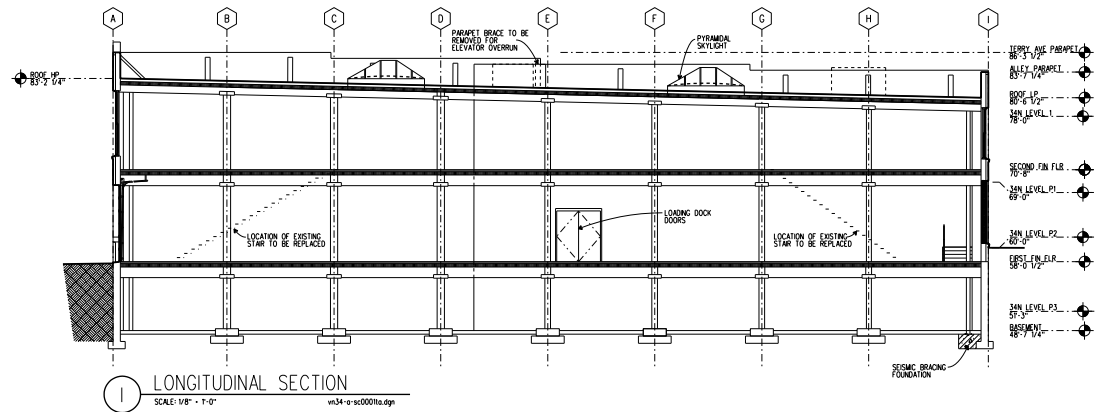
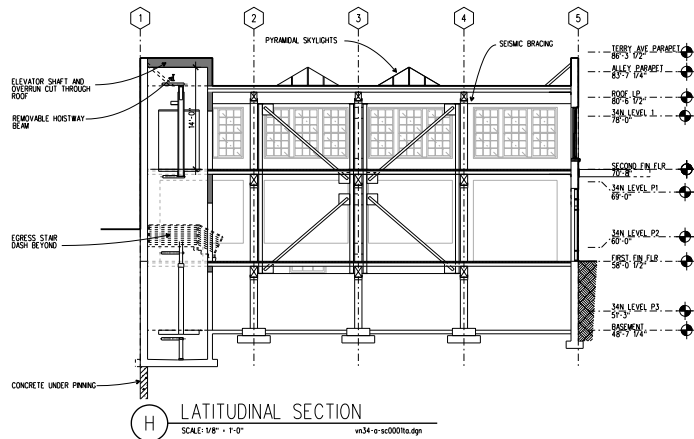
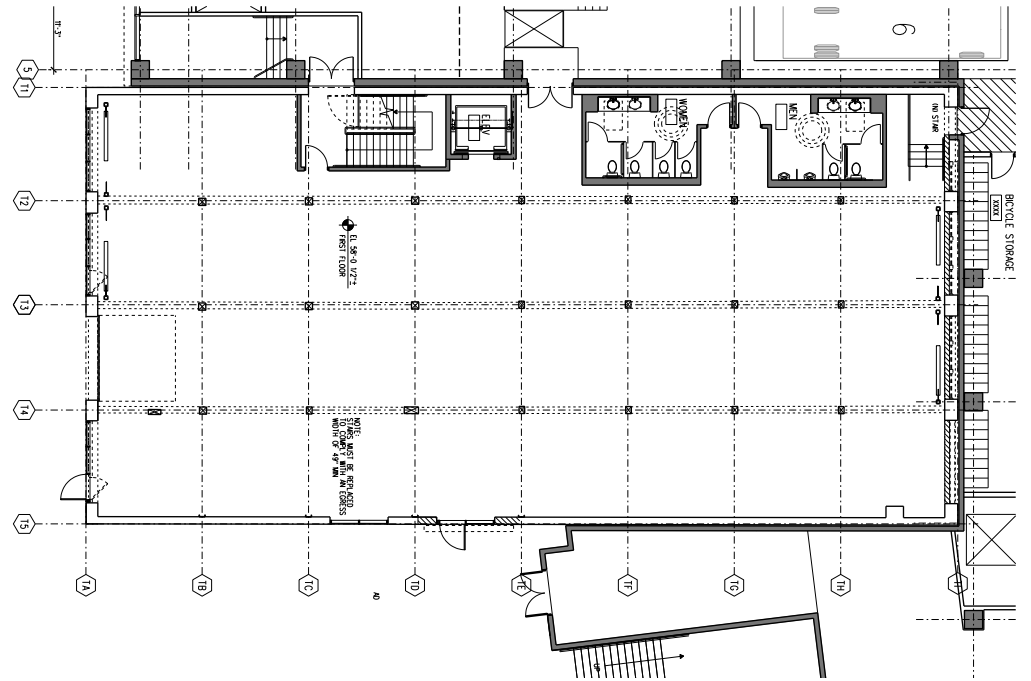


Present Interior





Perspective section showing relationship to adjacent building



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**PUBLIC BENEFIT:**  
Terry Avenue Building  
Preservation





Perspective section showing proposed structural improvements







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**PUBLIC BENEFIT:**  
Terry Avenue Building  
Preservation



## PUBLIC BENEFIT: Through-Block Connection and Open Spaces

### Issue:

- Clarify whether open spaces function as single open space or two separate entities.
- Find ways to enhance the design to make both open space feel more public and inviting.
- Ensure hill climb is open and inviting.
- Explore way-finding as a way to make accessible route more visible.
- Study open space relative to solar access and address how these function with sun availability.

### Design Response:

- The open spaces have been designed to function as two separate spaces, each with their own character. However certain design elements such as the paving pattern link the spaces thematically.
- The boundary between the Boren Avenue open space and the sidewalk has been made more inviting by pulling the landscaping into the plaza and allowing the sidewalk to “flow” into the space.
- The Boren Avenue entry canopy has been eliminated, as it was determined that this created a barrier to the space and made it feel too private.
- A large specimen tree is proposed for the Terry Avenue plaza. This tree will anchor the space and create a well-scaled outdoor room.
- A full solar analysis of the site has been done (see appendix) and planting has been selected that will thrive in the various daylight conditions of the individual spaces.
- Graphic and color elements are proposed to make the accessible elevators visible from Terry Avenue







Terry A

Terry Ave. Bldg.

Boren Ave.



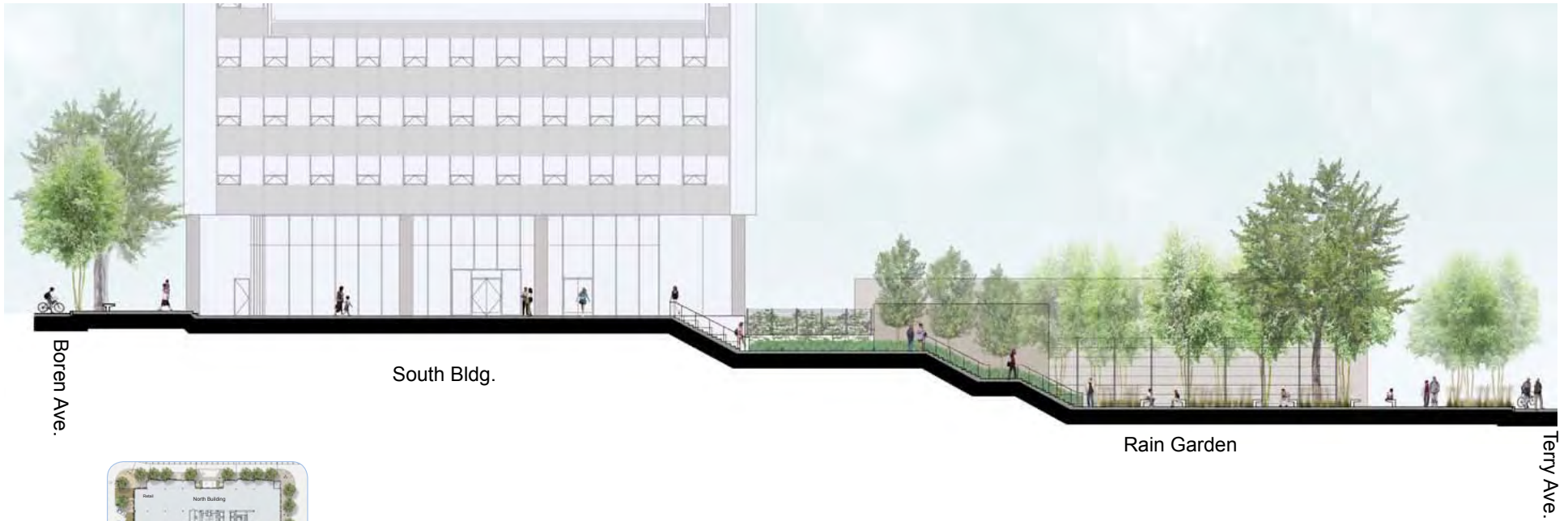
key plan



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**PUBLIC BENEFIT:**  
Sections at Through  
Block Connection



Boren Ave.

South Bldg.

Rain Garden

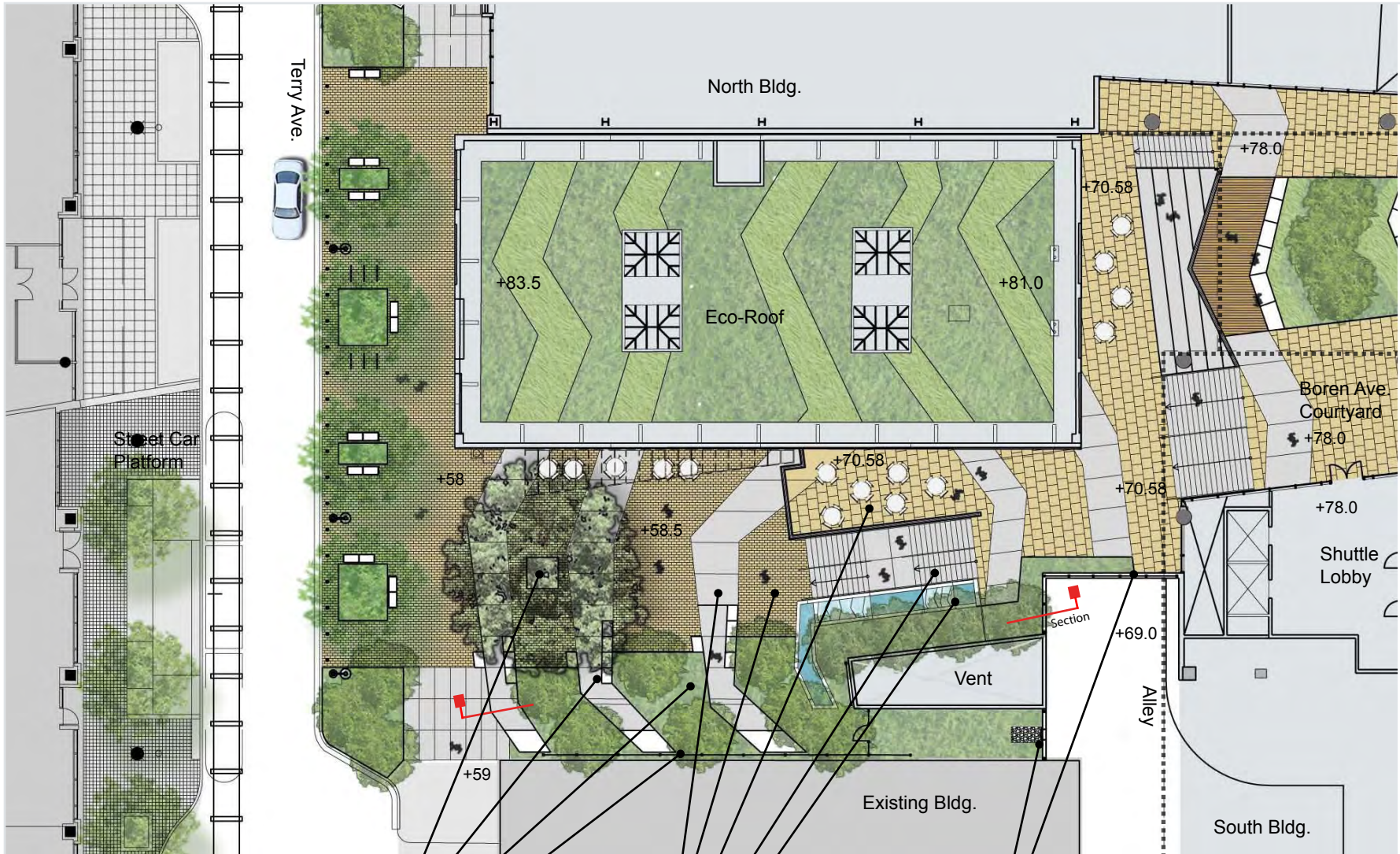
Terry Ave.



key plan







- Specimen Canopy Tree
- Fixed benches
- Stormwater Rain Gardens
- Vines Cover Existing Wall
- Accent Paving
- Field Paving
- 2nd Floor Terrace
- Stairs
- Stormwater Rain Stairs
- Emergency Overflow
- Wall and Trellis







- Specimen Canopy Tree
- Fixed benches
- Stormwater Rain Gardens
- Vines cover Existing wall
- Accent Paving
- Field Paving
- 2nd Floor Terrace
- Stairs
- Stormwater Rain Stairs
- Emergency Overflow Wall and Trellis
- Garage Shuttle Elevator Lobby





Terry Ave.

Rain Garden

Rain Stairs

Alley



key plan



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**PUBLIC BENEFIT:**  
Terry Avenue  
Plaza Section





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**PUBLIC BENEFIT:**  
Terry Avenue Plaza







key plan

Boren Ave.



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**PUBLIC BENEFIT:**  
**Boren Avenue**  
**Courtyard Section**





key plan



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**PUBLIC BENEFIT:**  
**Boren Avenue**  
**Courtyard View**





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**PUBLIC BENEFIT:**  
**Boren Avenue**  
**Courtyard View**



## TREES



NYSSA SYLVATICA  
Black Tupelo



ACER PALMATUM  
Japanese Maple



PLATANUS ACERIFOLIA  
London Plane Tree



POPULUS TREMULOIDES  
Quaking Aspen



MAGNOLIA KOBUS  
KOBUS MAGNOLIA



ULMUS 'HOMESTEAD'  
Homestead Elm

## SHRUBS | PERENNIALS | GRASSES



POTENTILLA FRUTICOSA 'Potentilla'  
Abbottswood Potentilla



PIERIS JAPONICA 'CAVATINE'  
Japanese Pieris



EUONYMUS JAPONICUS 'MICROPHYLLUS'  
Boxleaf Euonymus



ILEX 'LITTLE RASCAL'  
Little Rascal Holly



ILEX CRENATA 'HELLERI'  
Helleri Holly



CORNUS STOLONIFERA 'KELSEY'  
Kelsey Dogwood



RIBES SANGUINEUM 'WHITE ICICLE'  
White Flowering Currant



CAREX MORROWII 'ICE DANCE'  
Variegated Sedge



MISCANTHUS SINENSIS 'MORNING LIGHT'  
Maiden Grass



HAKONECHLOA MACRA  
Forest Grass



ERYNGIUM AMETHYSTINUM  
Amethyst Sea Holly



FESTUCA OVINA GLAUCA  
Blue Fescue



ECHINACEA ALBA  
Echinacea

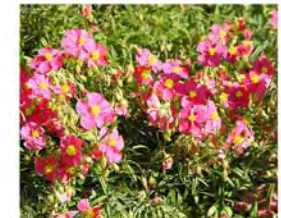
## GROUNDCOVERS



ARCTOSTAPHYLOS UVA-URSI  
Kivsiinnick



THYMUS PSEUDO-LANGUGINOSUS  
Woolly Thyme



HELIANTHEMUM NUMMULARIUM  
'BURGLUNDY DAZZLER'  
Common Sun Rose