



11 TH AVENUE NE

- MEWS
- ROOFTOP AMENITIES
- THROUGH BLOCK CONNECTION

Bridges@11th is a transit-oriented residential development in the heart of Seattle's University District, fostering active community living with a focus on the health and well-being of its residents and surrounding neighborhood.

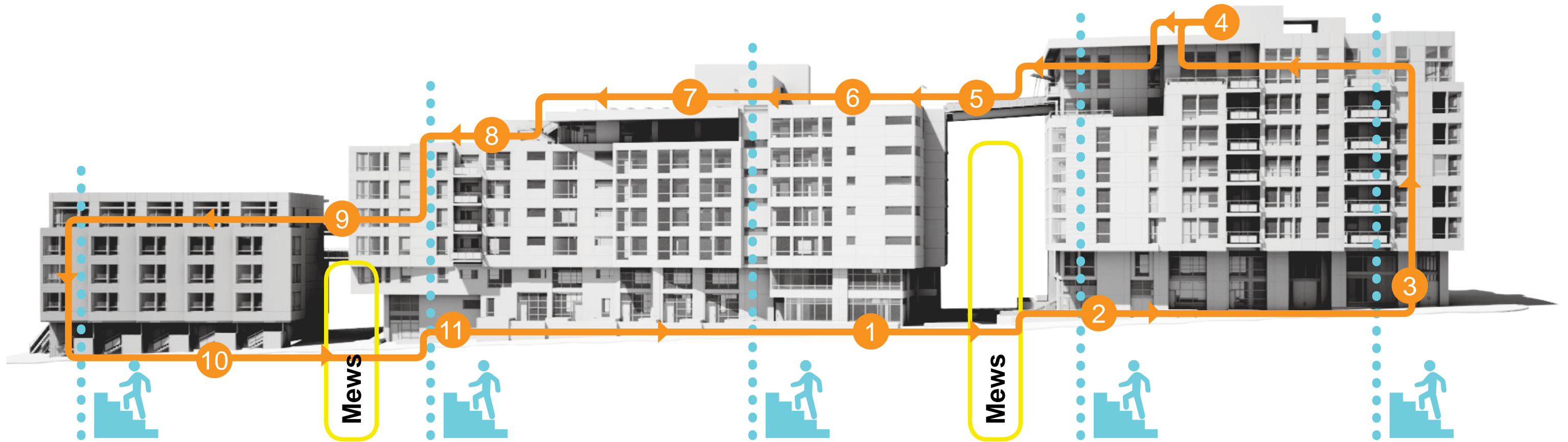


Public Realm Site Plan demonstrating the narrow, long block and urban design response of breaking the block into three buildings for permeability, pedestrian scale and contextual fit with the neighborhood.



Urban sky trail and bridges link parklets to attract families and reduce sprawl to the suburbs. Parklets include an outdoor lounge, turf run for pets, veggie bins for urban gardening, and dining terraces for al fresco family dining.

# ELEMENTS OF ACTIVE DESIGN STRATEGIES



- |   |        |   |                     |   |              |    |                            |
|---|--------|---|---------------------|---|--------------|----|----------------------------|
| 1 | Lobby  | 4 | View Terrace        | 7 | Urban Ag     | 10 | Ground Related Residential |
| 2 | Mews   | 5 | Bridge              | 8 | View Terrace |    |                            |
| 3 | Retail | 6 | Dog Walk   Pet Area | 9 | Bridge       | 11 | Bike Room                  |

Healthy, active living is promoted with a circulation system of stairs, ramps and pathways that directly connect building residents to amenities, while providing a convenient and comfortable alternative to elevators.



Stair Connection



Direct Street Entries



Street Connectivity



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Linear Open Space



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Street Connectivity



Street view of publicly accessible ground level open spaces and streetscape with pedestrian and bike amenities – consistent rhythm of pedestrian-scale lighting, street trees, bike racks, bike fix-it station, building transparency and permeability.



Residential stoops activate the streetscape, with artist designed steel panels and open stairs giving a nod to stormwater infiltrating soils and planting.



Publicly viewable art is woven throughout the project, giving a nod to the core components of everyday urban living – bikes, dogs, passage of time and a result of car-free culture: an innate, daily immersion in weather.





The project is a catalyst for an emerging urban neighborhood with a streetscape that sets a standard of quality for subsequent development to follow.



A diversity of seating including bar top, bistro tables and seat walls provide hang-out places for residents throughout the mews.



Approachable, texture-rich materials include crushed rock, weathered steel, concrete, native and adaptive planting in an intentionally warmer and brighter palette.



Embracing Seattle's climate, rain gardens bring residential character to the mews, infiltrate run-off from the roof, and provide a through block connection for the neighborhood to connect residents to nearby grocery stores, movie theaters, and yoga studios.



A network of accessible paths, stairs, sidewalks and plazas connect residents to each other, nature, and a diversity of amenities both within the buildings and in the neighborhood.



An integrated approach to design yielded open spaces that preserved the best views for common gathering spaces.



A place for the family dog, with every roof-level amenity space oriented to provide views to the surrounding neighborhood. As much attention went into a direct, clear, comfortable connecting 'trail' as into the amenity spaces themselves.