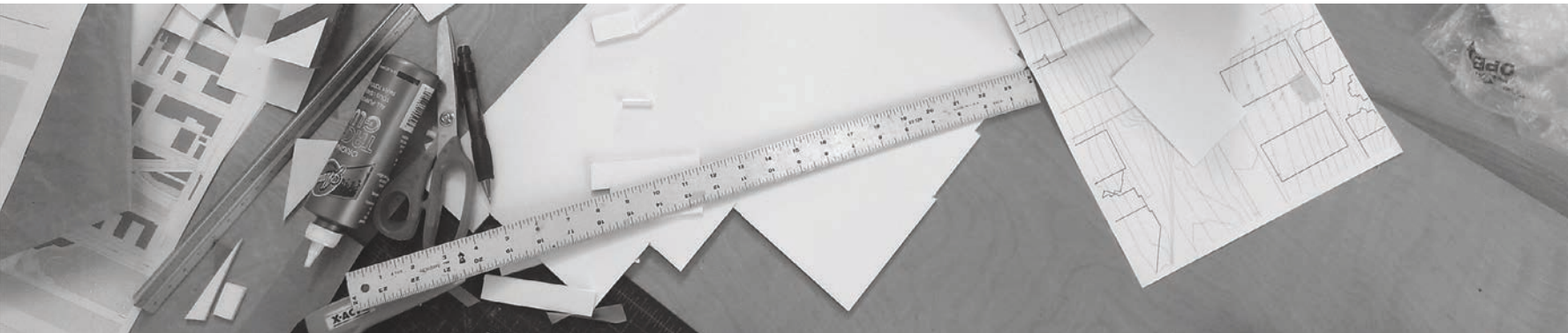


waterfront seattle **BELLTOWN**

MANDRUP MASTER STUDIO
University of Washington 2013



INTRODUCTION

During spring quarter 2013, students and faculty of the UW Department of Architecture welcomed Dorte Mandrup as the Scan|Design Foundation Visiting Distinguished Professor. For the second year in a row, the founder and owner of the award-winning firm Dorte Mandrup Arkitekter, based in Copenhagen, Denmark, came to the University of Washington and led a group of students in an advanced graduate architecture studio, co-taught by Associate Professor Peter Cohan. The primary goal of the studio was to examine how architectural ideas could reinforce the human scale and space of the city. In order to explore critical issues involved in the creation of public space and to contribute in some relevant way to the current architectural debate in Seattle, the studio focused on the Belltown Bluff portion of the new Waterfront Seattle Plan.

Design Project

The city of Seattle has decided to take down the Alaskan Way Viaduct and re-establish stronger connections to Elliott Bay. The Seattle Waterfront Plan envisions a series of public amenities along the waterfront, stretching from Pioneer Square to the south to Belltown to the north. Demolition of parts of the Viaduct has already begun, and portions of the design are well underway. However, little attention has yet been paid to the northern end of the plan. Other than the initial conceptual proposal by Field Operations in the July 2012 Seattle Waterfront Concept Design, the Belltown Bluff region remains largely unplanned.

The goal of the Mandrup studio was to propose design strategies to connect Belltown with the already developed portions of the Seattle Waterfront Plan, while providing amenities for and responding to its strong neighborhood context. Students were asked to encompass both urban and building scales through the development of specific urban design proposals and explorations of their architectural consequences. Urban design strategies were developed in teams, then students addressed the building scale with individual projects. Working within the context created in their urban design proposal, each student determined his or her own site and program, leading to a series of unique and dynamic interventions.

The Studio

The studio was structured around two intensive design charrettes coinciding with Dorte's visits to Seattle: one during the third week of the quarter and another during the ninth. Students spent the time prior to her first visit on site analysis and developing urban design concepts. They began by gathering site information: documentation of the areas to be vacated by the viaduct; history research; identification of open spaces; vehicular, bicycle, pedestrian and transit mapping; documentation of neighborhood building uses and typologies; collection of historical maps and census data; identification of yearly neighborhood events and activities; daylighting analysis; and various means of capturing the unique experiential qualities of the Belltown neighborhood.

Students were then asked to develop urban design concepts in teams, considering connections to the overall plan, the waterfront and the Belltown neighborhood. Each urban plan was required to address the Waterfront Seattle goals of providing democratic public space and access to the waterfront for all. At the same time, they were to reflect the historical importance of the neighborhood, elevate the role of sustainable design by exposing natural systems, and be flexible enough to accommodate future changes.

Dorte's first day in studio began with site analysis presentations followed by a review of the urban design concepts. The three concept proposals were documented using massing models, building programming

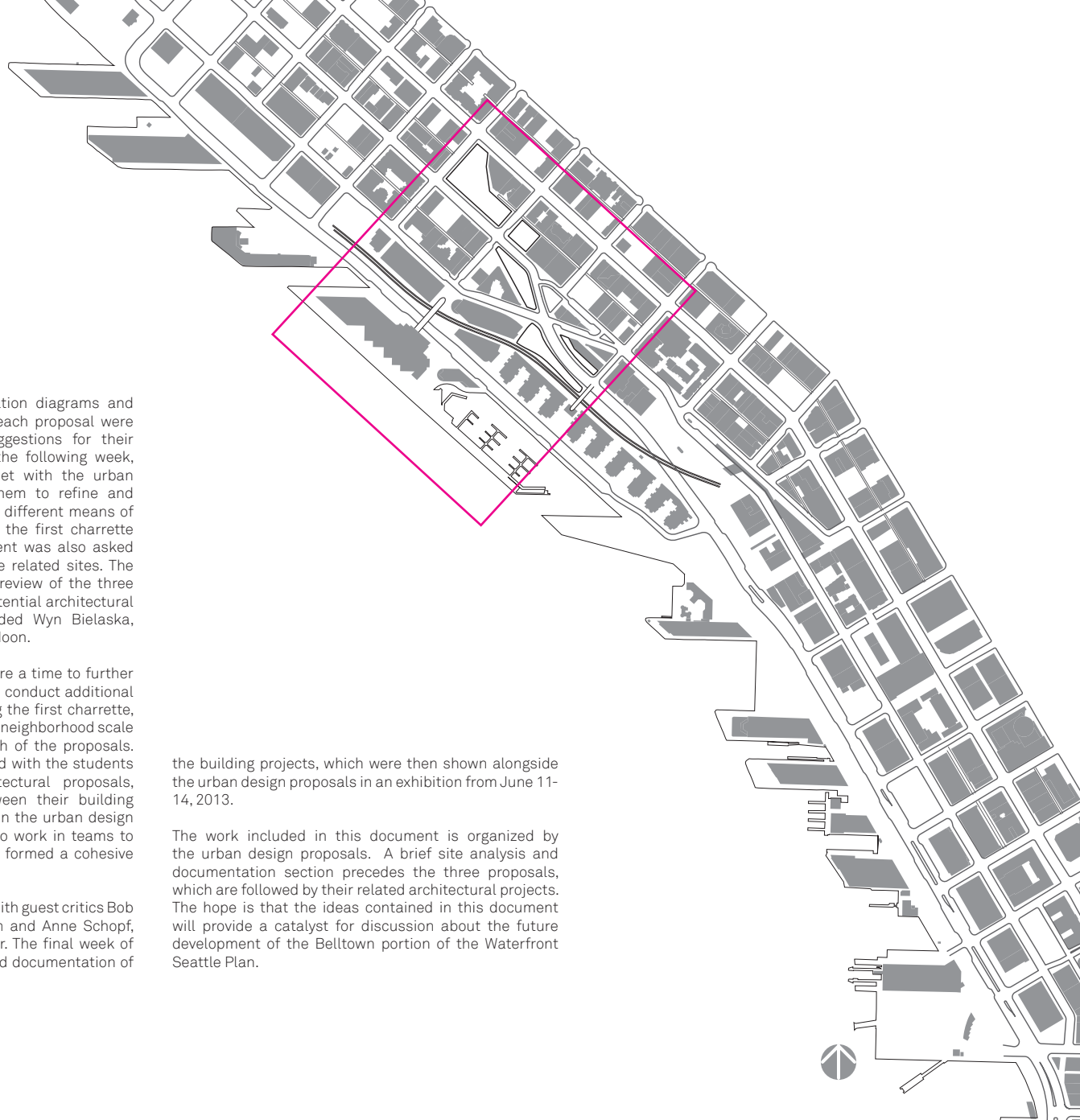
information, street sections, circulation diagrams and sketch perspectives. The merits of each proposal were discussed at length, including suggestions for their further development. Throughout the following week, Professors Mandrup and Cohan met with the urban design teams daily, encouraging them to refine and develop their strategies by exploring different means of implementation. While the focus of the first charrette week was urban design, each student was also asked to develop building concepts for the related sites. The first week concluded with a public review of the three urban design proposals and their potential architectural manifestations. Guest critics included Wyn Bielaska, Susan Jones, David Miller, and Cary Moon.

The weeks between Dorte's visits were a time to further refine the urban design proposals, to conduct additional research on issues that arose during the first charrette, and to shift the design focus from the neighborhood scale to the specific building sites in each of the proposals. During her second visit, Dorte worked with the students to develop their individual architectural proposals, emphasizing the connections between their building ideas and the strategies developed in the urban design schemes. Students also continued to work in teams to ensure that their individual projects formed a cohesive whole.

A final studio review, held on May 31 with guest critics Bob Hull, Susan Jones, Mark Reddington and Anne Schopf, was followed by a celebratory dinner. The final week of studio was devoted to refinement and documentation of

the building projects, which were then shown alongside the urban design proposals in an exhibition from June 11-14, 2013.

The work included in this document is organized by the urban design proposals. A brief site analysis and documentation section precedes the three proposals, which are followed by their related architectural projects. The hope is that the ideas contained in this document will provide a catalyst for discussion about the future development of the Belltown portion of the Waterfront Seattle Plan.



SITE ANALYSIS

Waterfront Plan

After years of study and contentious public discussion, Seattle has decided to take down the Alaskan Way Viaduct and re-connect the city to Elliott Bay. In place of the viaduct, the Seattle Waterfront Plan envisions a series of public amenities along the waterfront, stretching from Pioneer Square to Belltown. James Corner and Field Operations, the designers of the High Line in New York City, have been selected to lead the design team. Portions of the design, such as Overlook Walk near the Pike Place Market, are well underway, and demolition of parts of the viaduct has already begun.

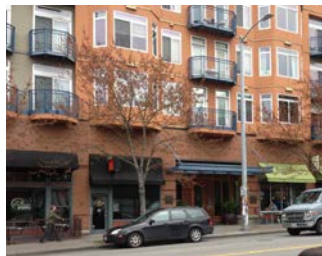
The northernmost section of the Seattle Waterfront Plan is called Belltown Bluff. This is where the Alaskan Way Viaduct descends to enter the Battery Street Tunnel. The affected area is bounded by Lenora Street to the south, Battery Street to the north, First Avenue to the east and Alaskan Way to the west. With the removal of the viaduct, the closing of the tunnel and the re-alignment of Elliott Way, a number of new building sites will be created.

This portion of the Waterfront Seattle Plan is unique in two ways. First, due to its steep east-west grade change,

it is higher in elevation and further removed from the waterfront than the other areas of the plan. This makes integration with the waterfront, as well as the rest of the plan, quite difficult. Second, it is embedded in a dense residential neighborhood with its own character as well as residents with strong opinions regarding design interventions in their area. Our site is in the heart of this area, bounded by Lenora Street to the south, Battery Street to the north, First Avenue to the east, and Alaskan Way to the west.



Urban Context



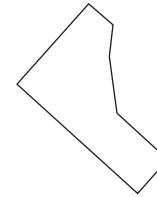
The Belltown neighborhood is the densest residential area in Seattle. However, it lacks many of the amenities and gathering places that give a neighborhood its sense of identity. Instead, the area is characterized by its contrasts: urban professionals share the streets with a large homeless population and nightclubs vie with social services.

Once an area of light industry and film production, Belltown housed a bohemian population before its recent steps towards gentrification. Many art galleries, restaurants, and music venues speak to this past. Despite, or perhaps because of, its density, the neighborhood has few children and lacks schools, civic institutions, and significant exterior public spaces. The creation of the Bell Street Park is the first step towards adding green space, but the residents still strive for more and larger areas for leisure, nature, and recreation.

The Sites

With the upcoming removal of the Alaskan Way Viaduct, new building sites will be created on the areas once occupied by infrastructure. The Waterfront Seattle Plan identified five parcels that would open up to development with the removal of the Viaduct. Each parcel will be publicly owned and developed as such. In addition to the five sites named in the Waterfront Seattle Plan, the studio identified an additional site that lies adjacent to two of the Waterfront Seattle sites on a public parking lot. These sites became the focus for the individual design projects. The task of the urban design teams was to create a scheme to tie the sites together and improve the urban fabric.

Not all sites were chosen or used in the ways suggested by the Waterfront Seattle Plan. The small parcel of land at the junction of Western Ave and Blanchard was not chosen for development, while the long site to the west of Elliott Way was combined with the site to the east of Elliott Way. With these reinterpretations of the Waterfront Seattle sites, the studio investigated four distinct project locations.



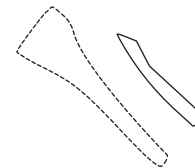
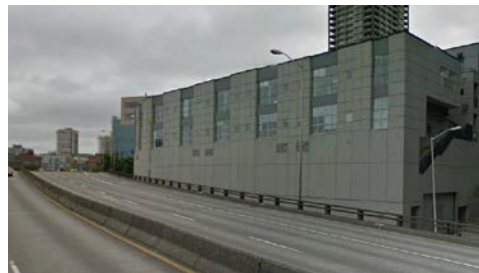
Battery St. & Western Ave.



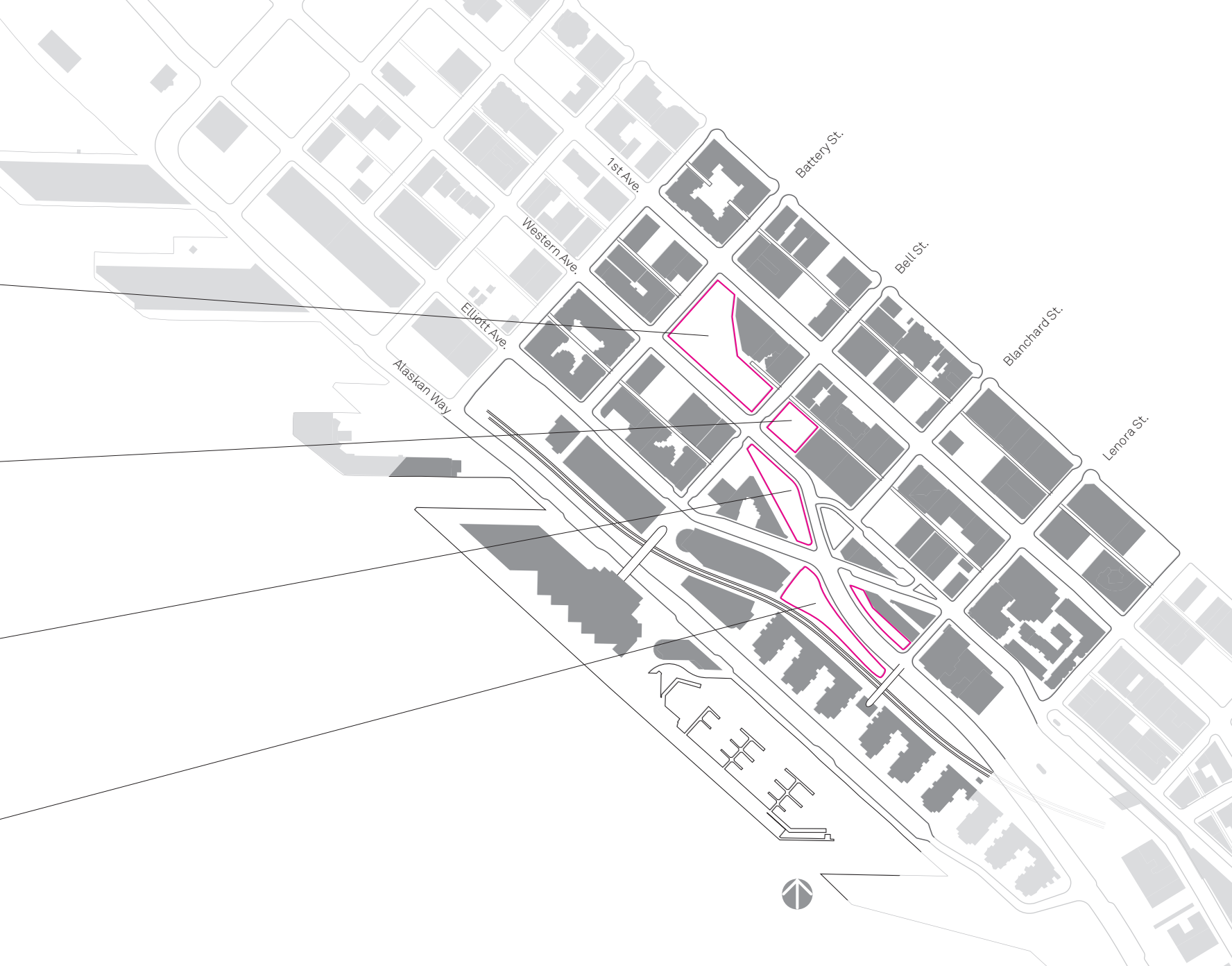
Bell St. & Western Ave. (east)



Bell St. & Western Ave. (west)



Lenora St. & Elliott Ave.



BELLTOWN



Seattle: 1900

TEAM A

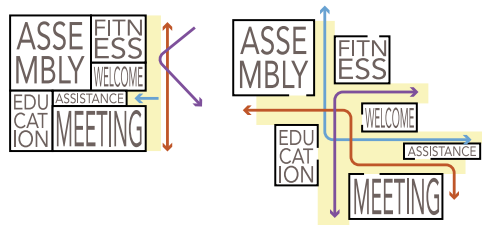
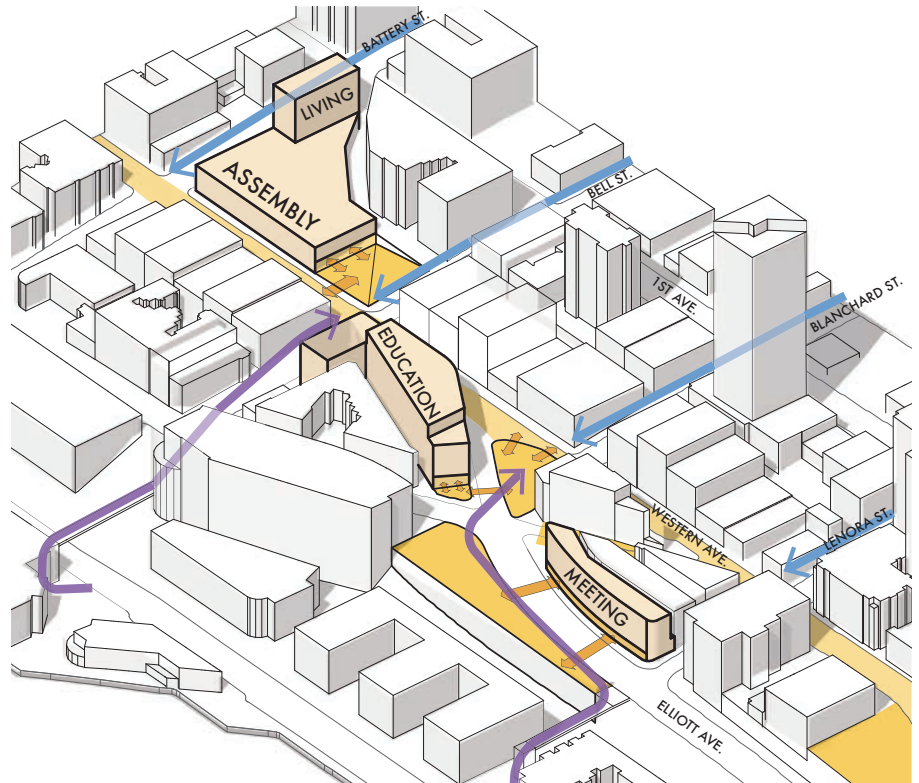
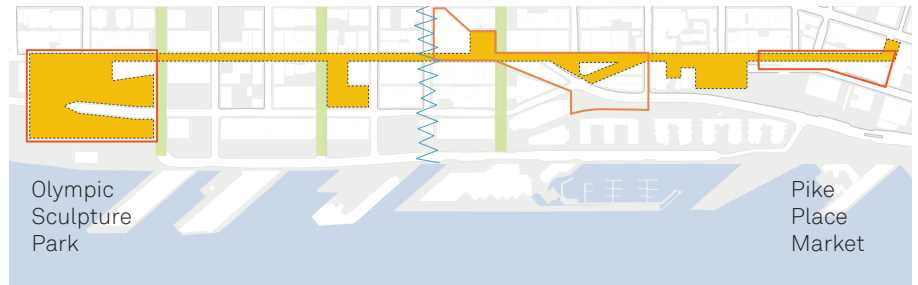
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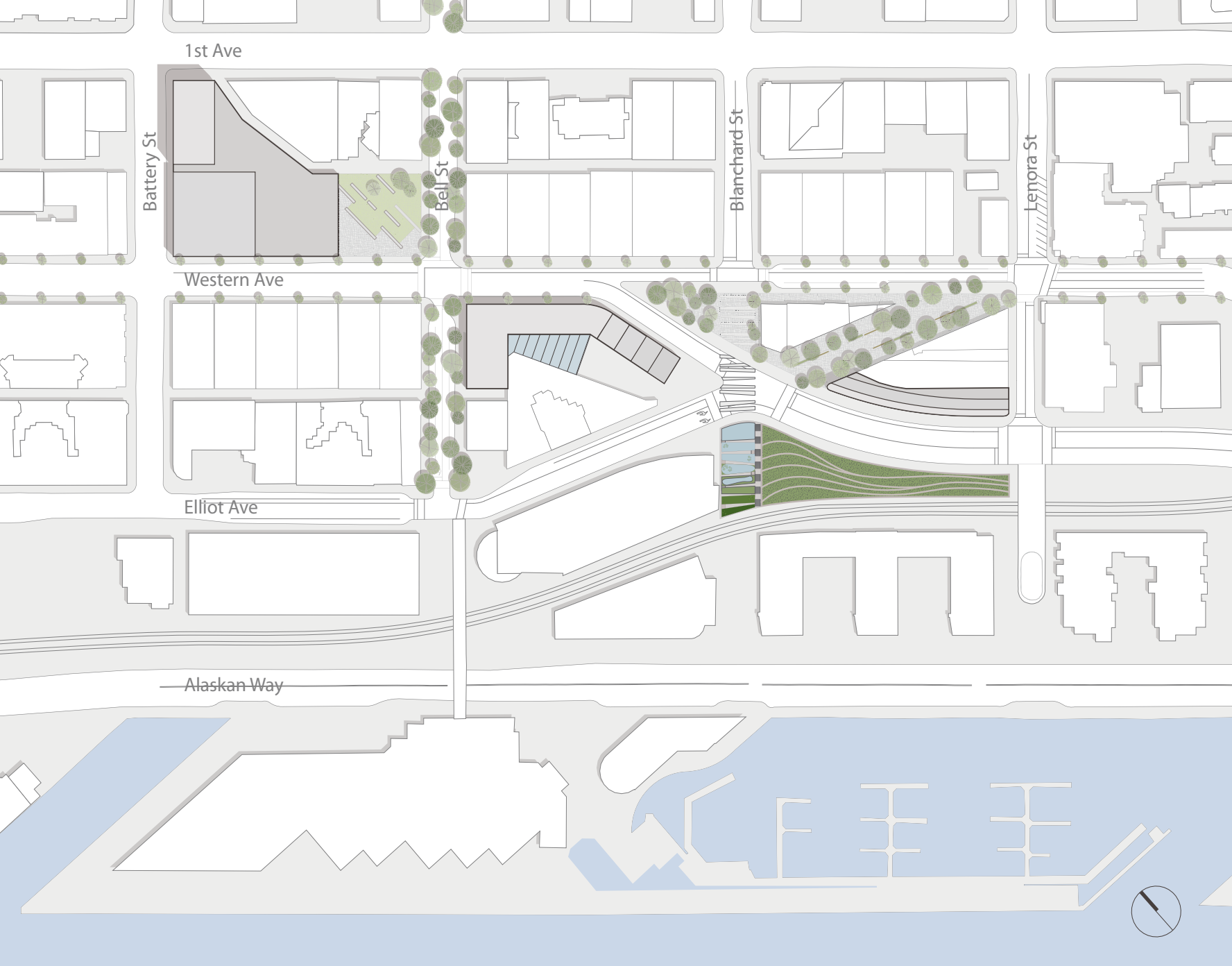


THE CULTURAL CORRIDOR

Graesser | Schmidt | Maestas | Jorgensen

The Belltown Cultural Corridor lies along Western Avenue and links the activity of Pike Place Market to the Olympic Sculpture Park. It also acts as Belltown's gateway to the waterfront. The corridor is lined with pedestrian activities at the ground level, including retail spaces, restaurants and a theater. Public parks and plazas punctuate this strong line of activity and act as eddies along the way, allowing for an overflow of public activities as well as giving Belltown some much needed green space. Realizing that this is the only part of the Waterfront Seattle plan that is not directly adjacent to the water, efforts have been made to allow for views out to Puget Sound and the Olympic Mountains as well as to make strong connections to the existing links to the waterfront. As a point of departure, the master plan looked at the program components of a community center and split these components up among the various sites.





1st Ave

Battery St

Bell St

Blanchard St

Lenora St

Western Ave

Elliot Ave

Alaskan Way





View of pedestrianized street down Western Avenue

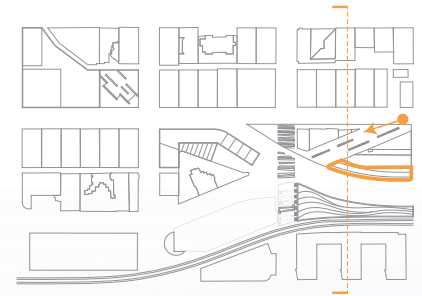
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Chorstraat-Netherlands-Exterior Benches



Food Carts



Section A





View of plaza from across Elliott Avenue

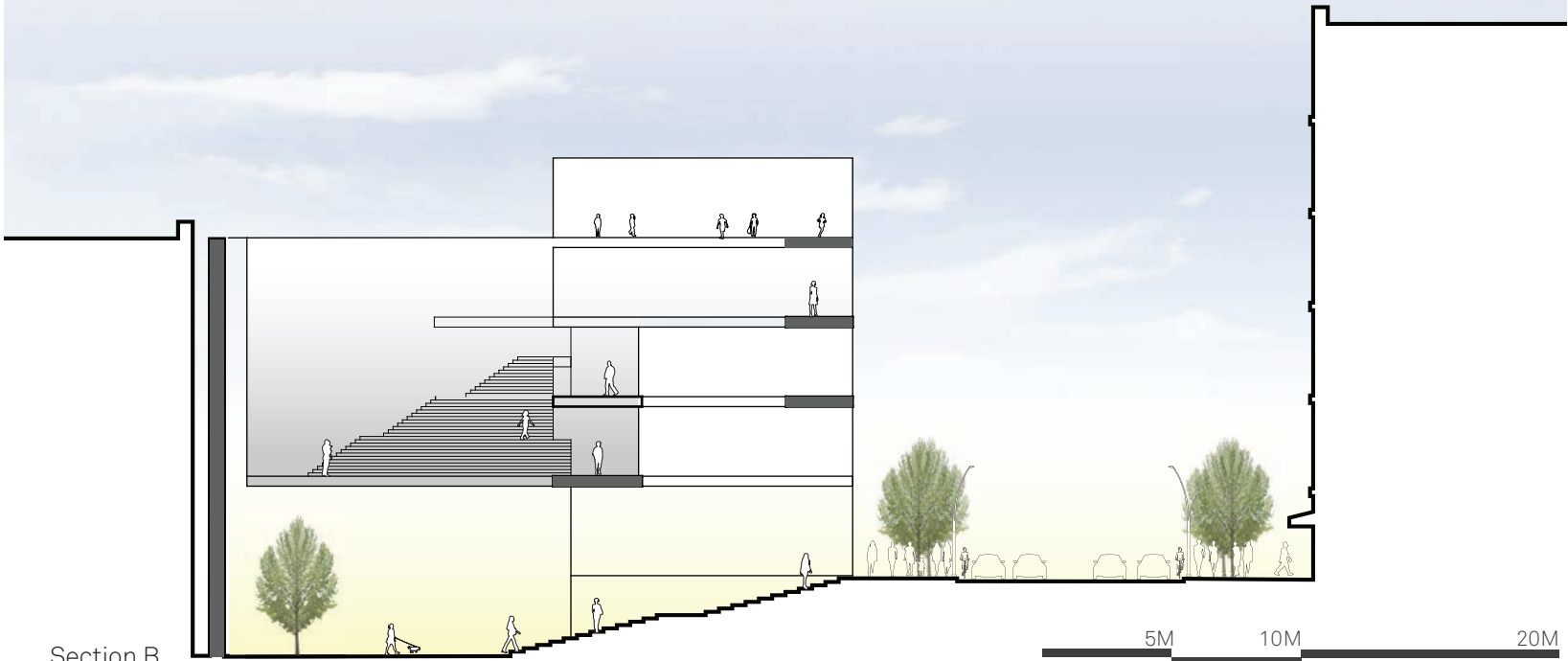
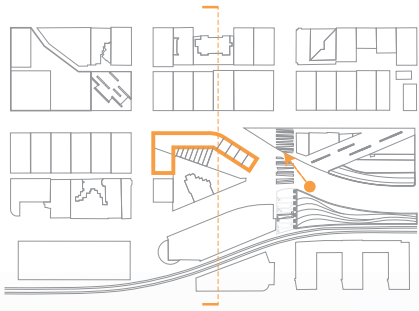
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Arboreal Eye-Westlake Plaza



Cobble Stone Street Treatment



Section B



View of plaza at Bell Steet and Western Avenue

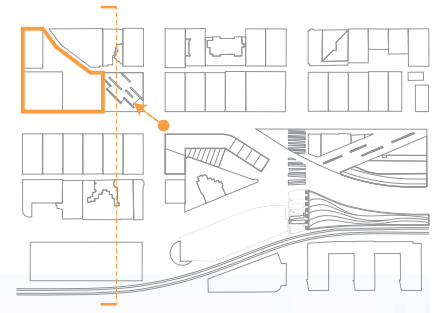
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Exterior Plaza at Lincoln Center



Sudliche Lohmuhleninsel-Berlin-Wide Steps



Section C

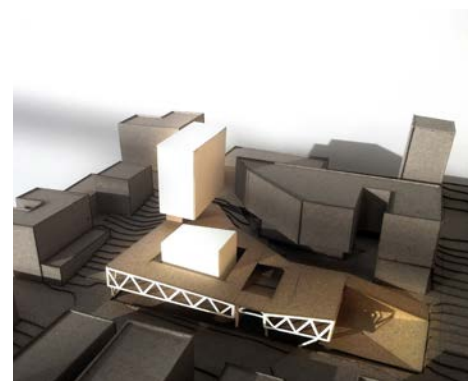
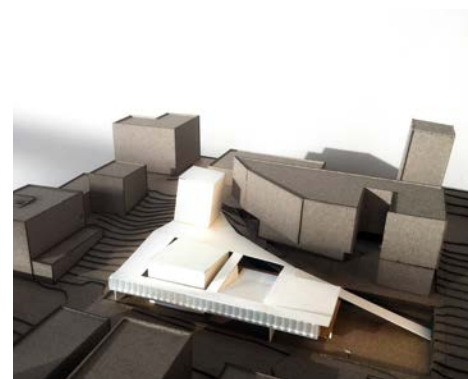
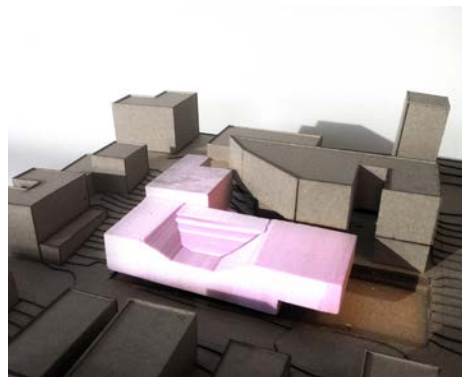
CHRIS GRAESSER

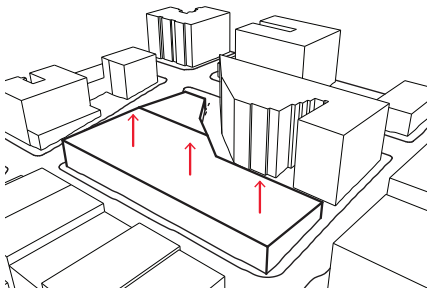
Belltown Culturehouse

The Belltown Culturehouse plays a key role in the Western cultural corridor, forming key node on the axis between Pike Place Market and the Olympic Sculpture Park. The Culturehouse features a variety of performance and gathering spaces, including a 350 seat black box theater, a 150 seat lecture hall, and a recital hall, that will be used by visiting performers and the community alike. Additionally, there are several practice spaces which serve both the Belltown community and the Seattle population as a whole.

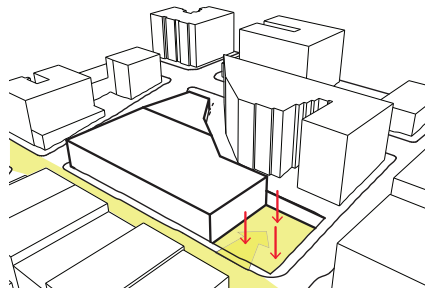
Beyond the performance spaces, a key aspect of the program of the building is the public park which wraps up from a plaza at the intersection of Bell and Western to the roof of the building. Finally, the Culture House features a large apartment tower whose development will help finance the very public aspects of the program.



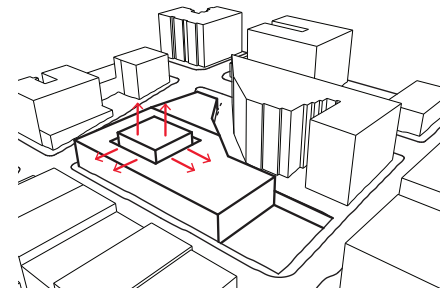




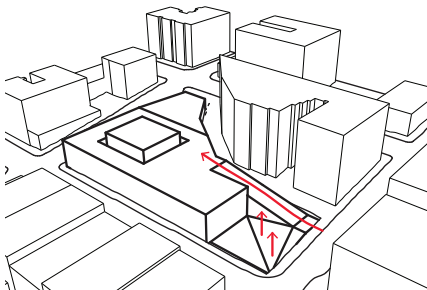
Public space pulled up to level of 1st



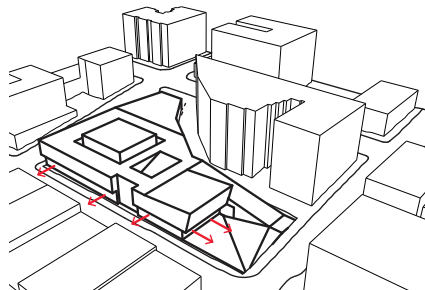
Create public plaza at corner of Western and Bell



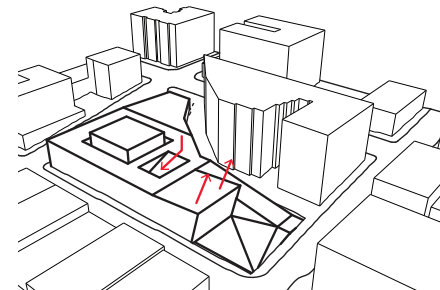
Black box theater projects out as beacon



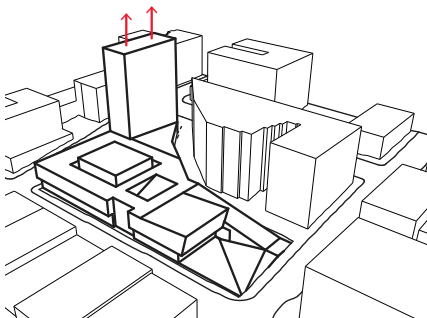
Pull plaza up, and onto roofscape



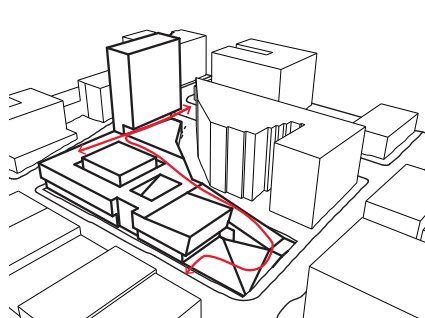
Public program addresses street on first floor



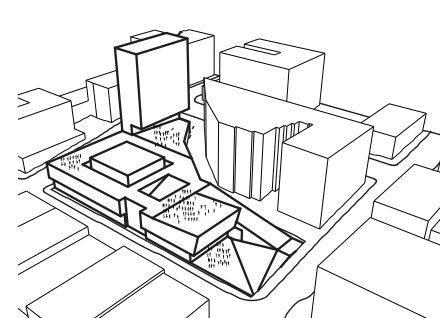
Pull roofscape into building, and pull up roof to accommodate the lecture hall



Pull up residential tower



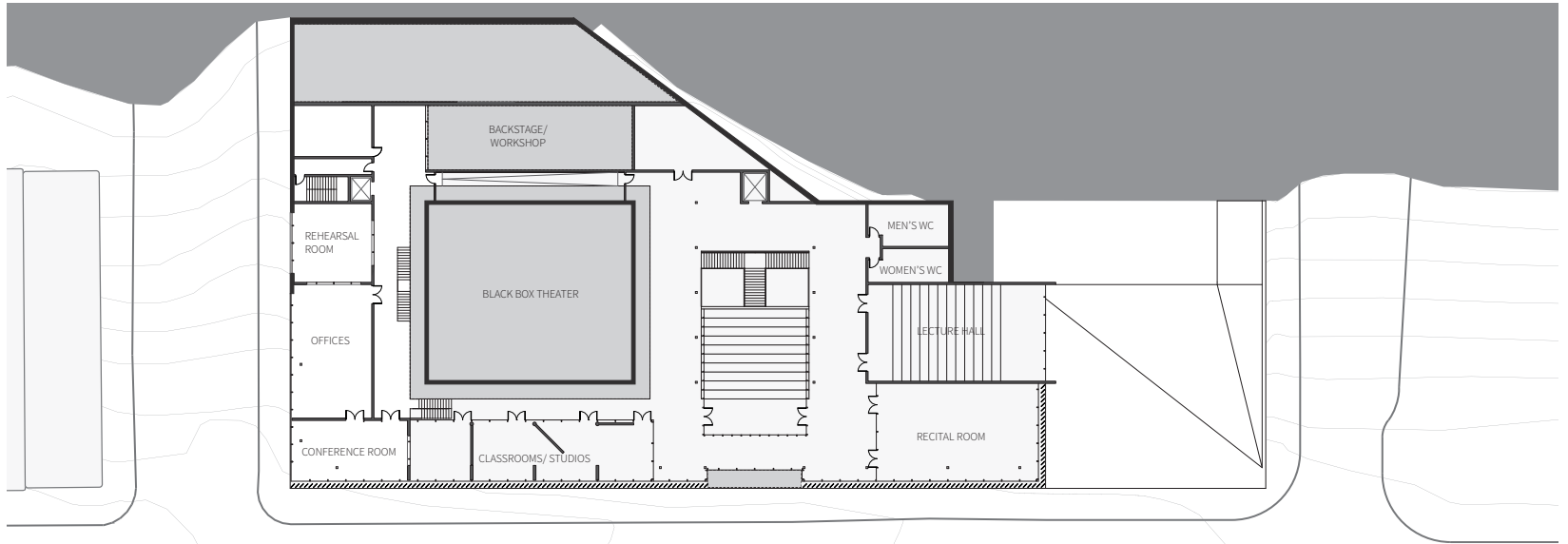
Lift up edge of tower to allow for access from 1st



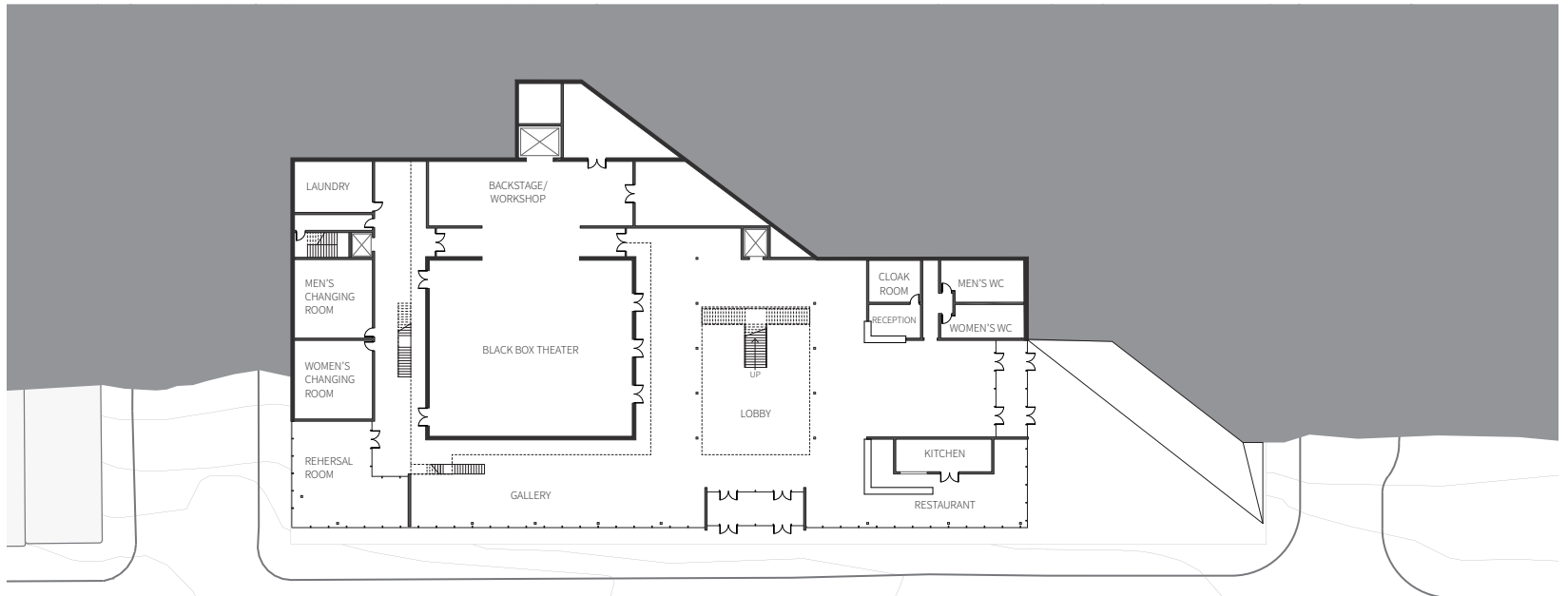
Roof as public space with views of city and sound



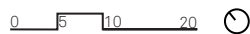




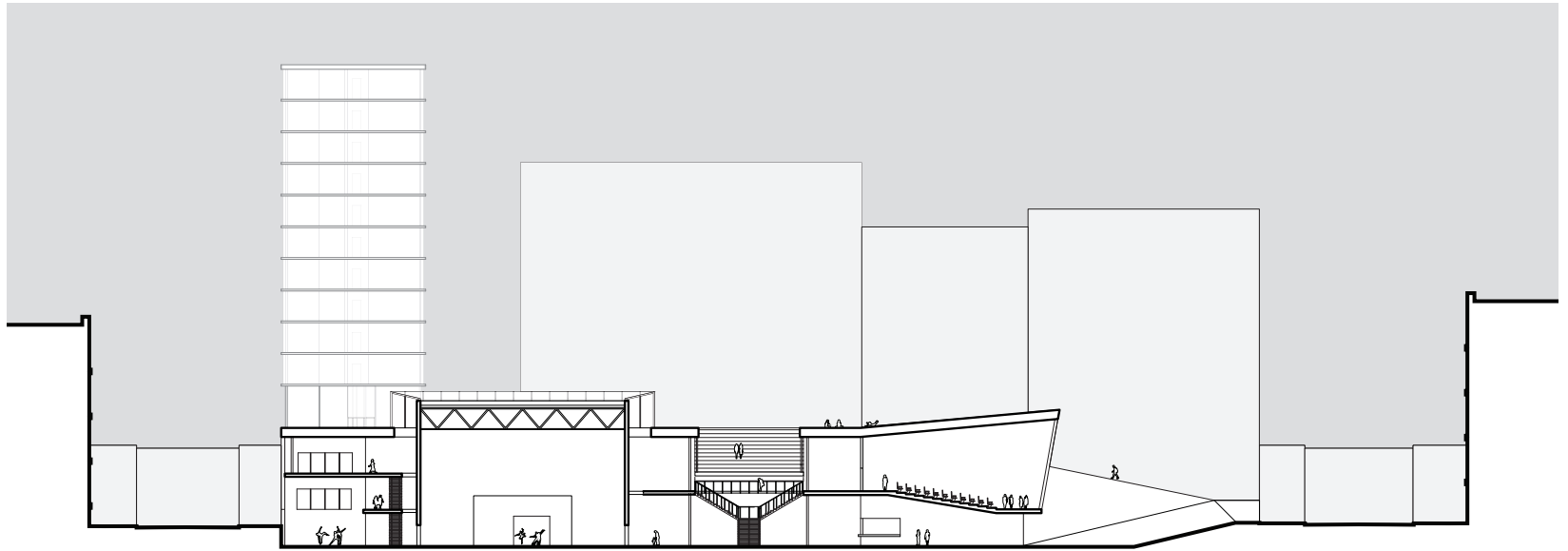
Second Level Plan



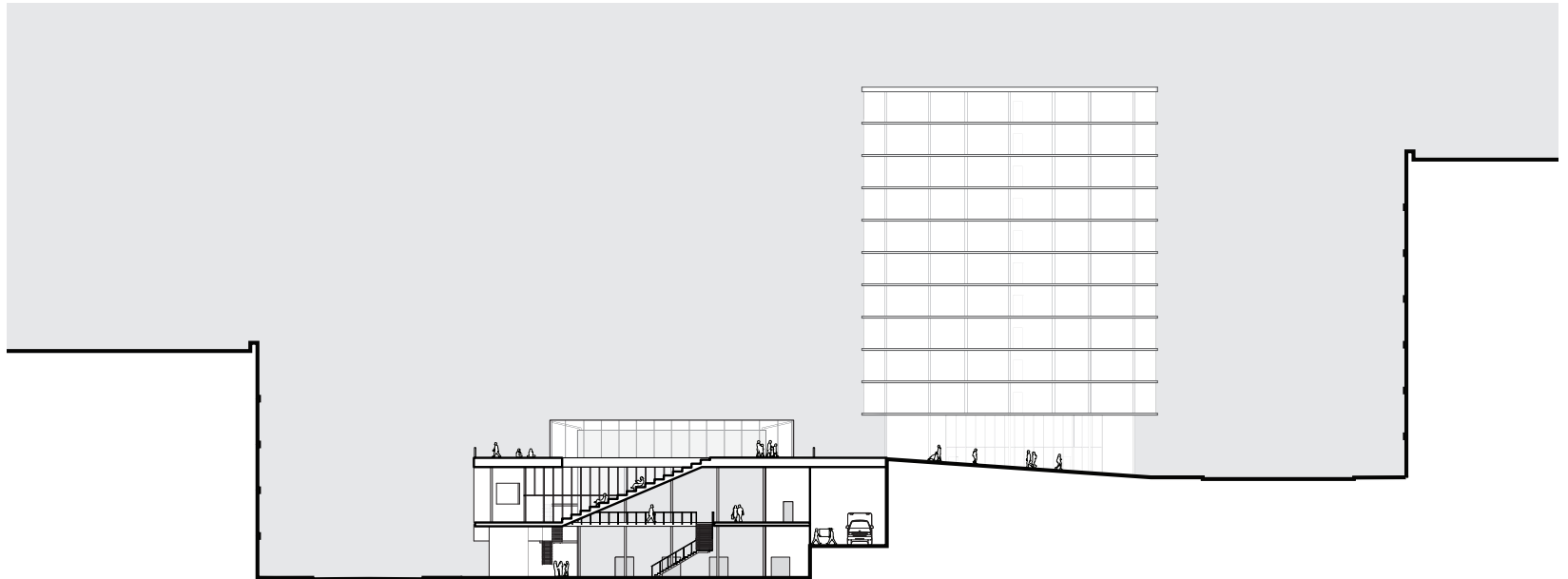
First Level Plan







Section Looking Northeast 0 5 10 20



Section Looking Northwest 0 5 10 20

MAKI TSUCHIYA SCHMIDT

Belltown Elementary School: Space Between

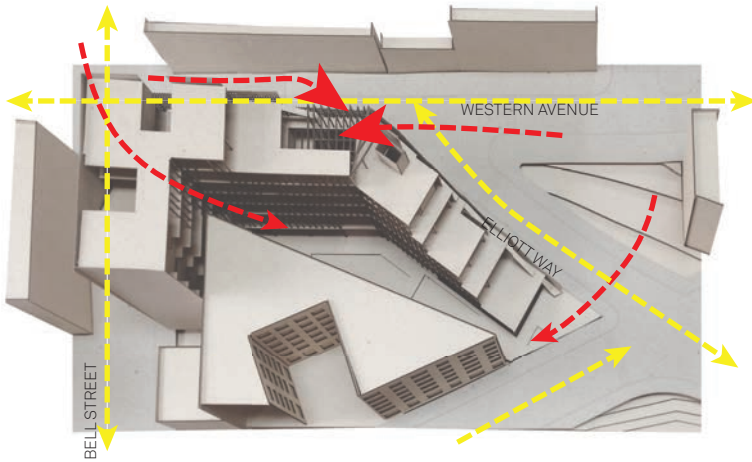
The Belltown community is in need of places to gather, and a school can be an activator for the future growth of the community. The demographic research shows that only 3% of family households in Belltown have children. The community hopes to bring families into their neighborhood by building an elementary school.

Belltown Elementary School (BES) will be located along Western Avenue between Bell Street and Elliott Way. BES is a K-5 elementary school with a focus on science studies. As the public interest in environmental issues such as climate change and acidification increases, an educational institution needs to provide a creative curriculum and a space for children to learn about these issues and explore potential solutions by experiencing them through a rain garden in the courtyard, green roofs and underground farming fields. BES provides flexible three home classrooms for each grade (two for kindergarten), experiment rooms for a variety of uses including science studies, a kitchen laboratory, art and music studies, a cafeteria, a rooftop playground, a gymnastic space and administrative offices.

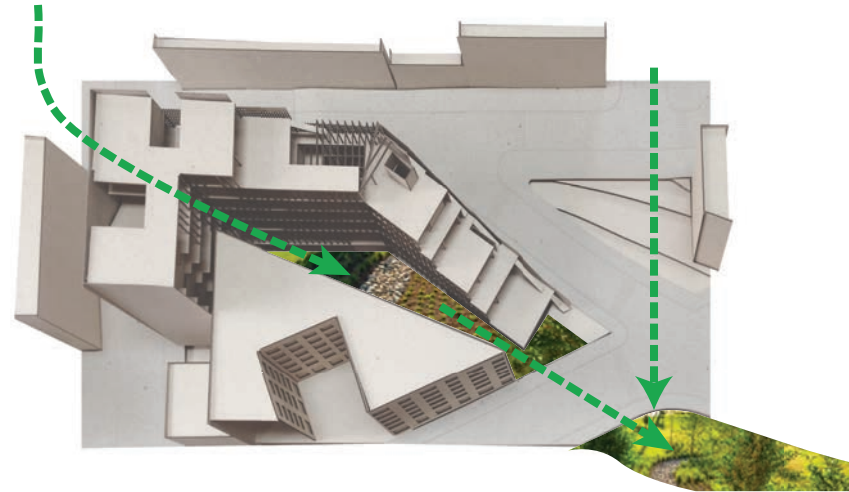
All programs are connected with a "space between" where students can study and explore in informal settings. Signature stairs throughout the school create several such areas that work as a lounge, a library and a meeting space.



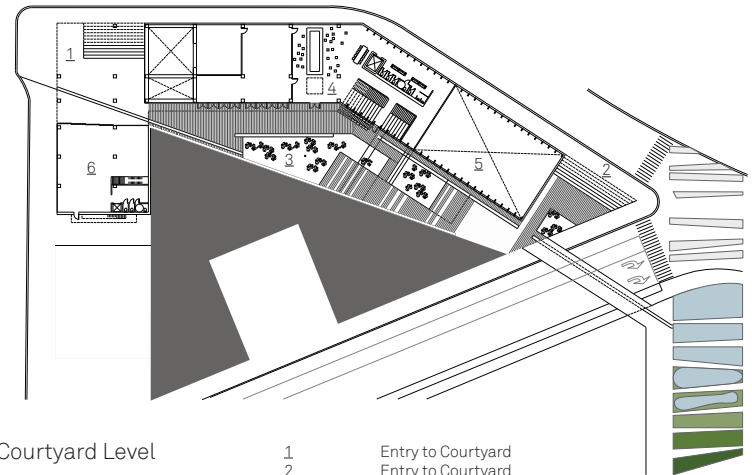




Entry points: main entry on Western Avenue
Side entries to courtyard

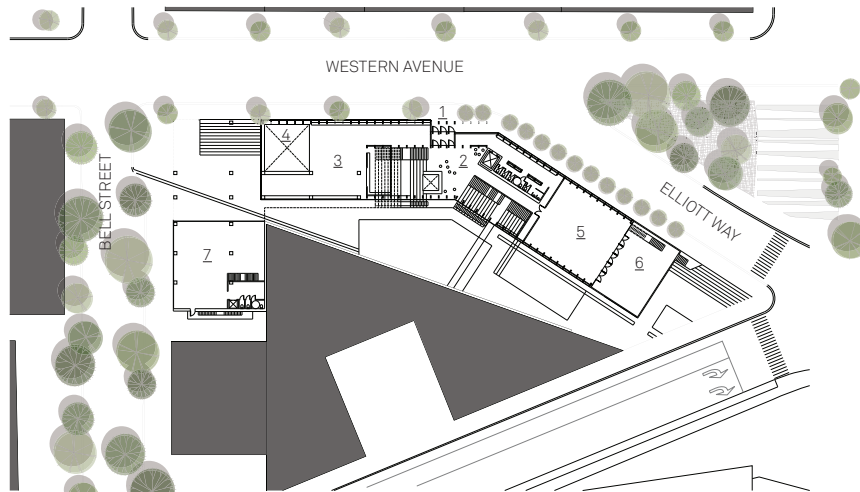
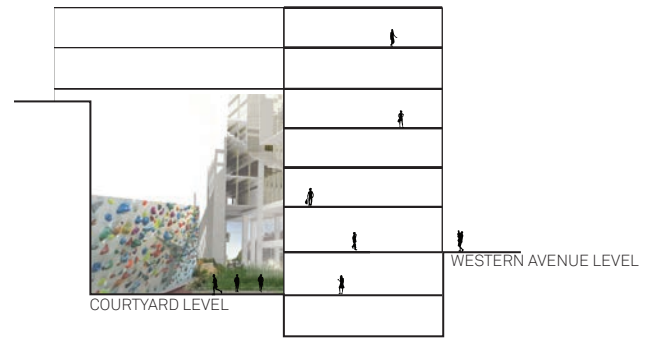


Courtyard as a community rain garden:
Filtered water will be used in p-patch garden off the cliff



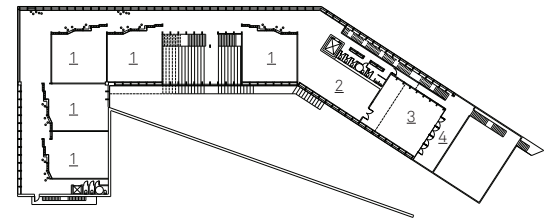
Courtyard Level

- 1 Entry to Courtyard
- 2 Entry to Courtyard
- 3 Rain Garden
- 4 Lobby
- 5 Open to Gym below
- 6 Gallery



Western Avenue Level

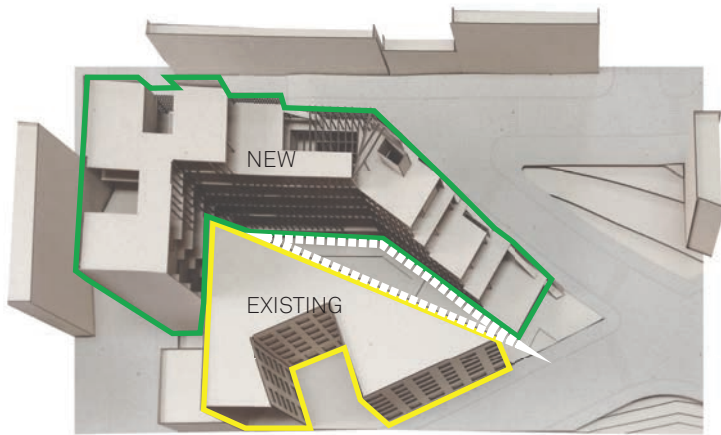
- | | |
|---|------------------------------------|
| 1 | Entry |
| 2 | Lobby |
| 3 | Cafe |
| 4 | Open to underground farming fields |
| 5 | Kitchen Lab |
| 6 | Green roof |
| 7 | Gallery |



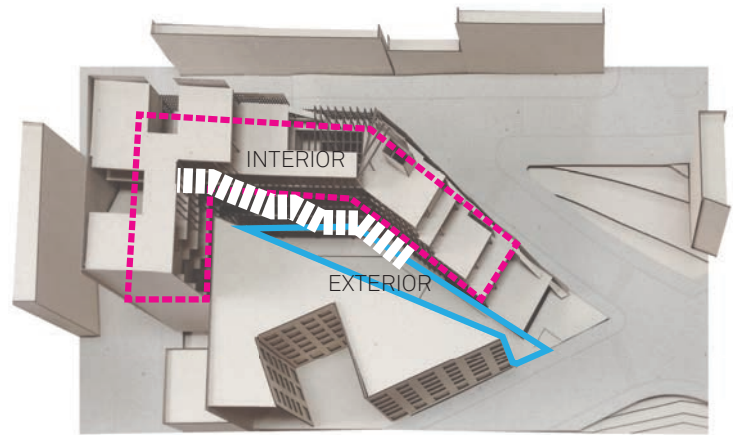
2nd -6th Level

- | | |
|---|-----------------|
| 1 | Home Classroom |
| 2 | Meeting Area |
| 3 | Experiment Room |
| 4 | Green Roof |

0 10M



Space between: existing and new



Space between: interior and exterior

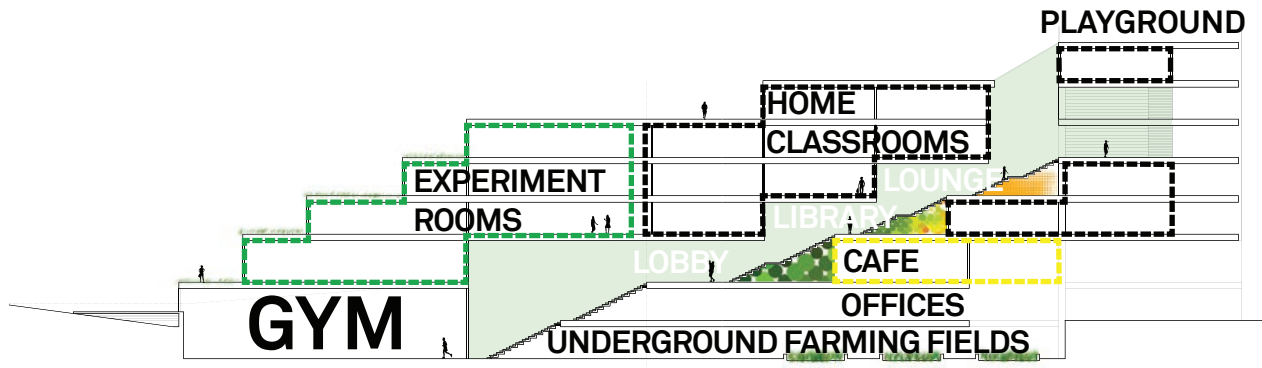


Upper floor: a view of Puget Sound

Maki Tsuchiya Schmidt



Space between: exterior stairs



Section



Space between: play area under stairs

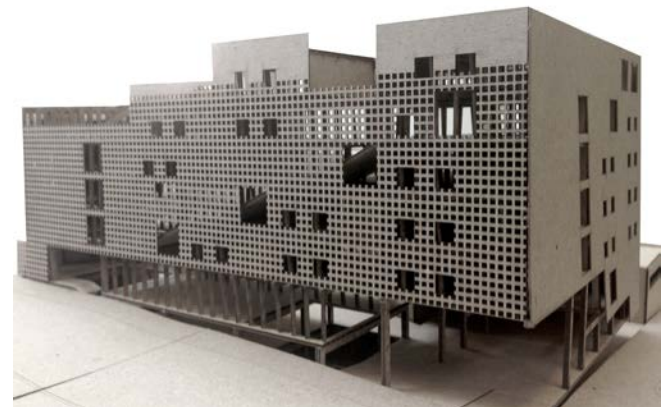


Space between: outside of home classrooms





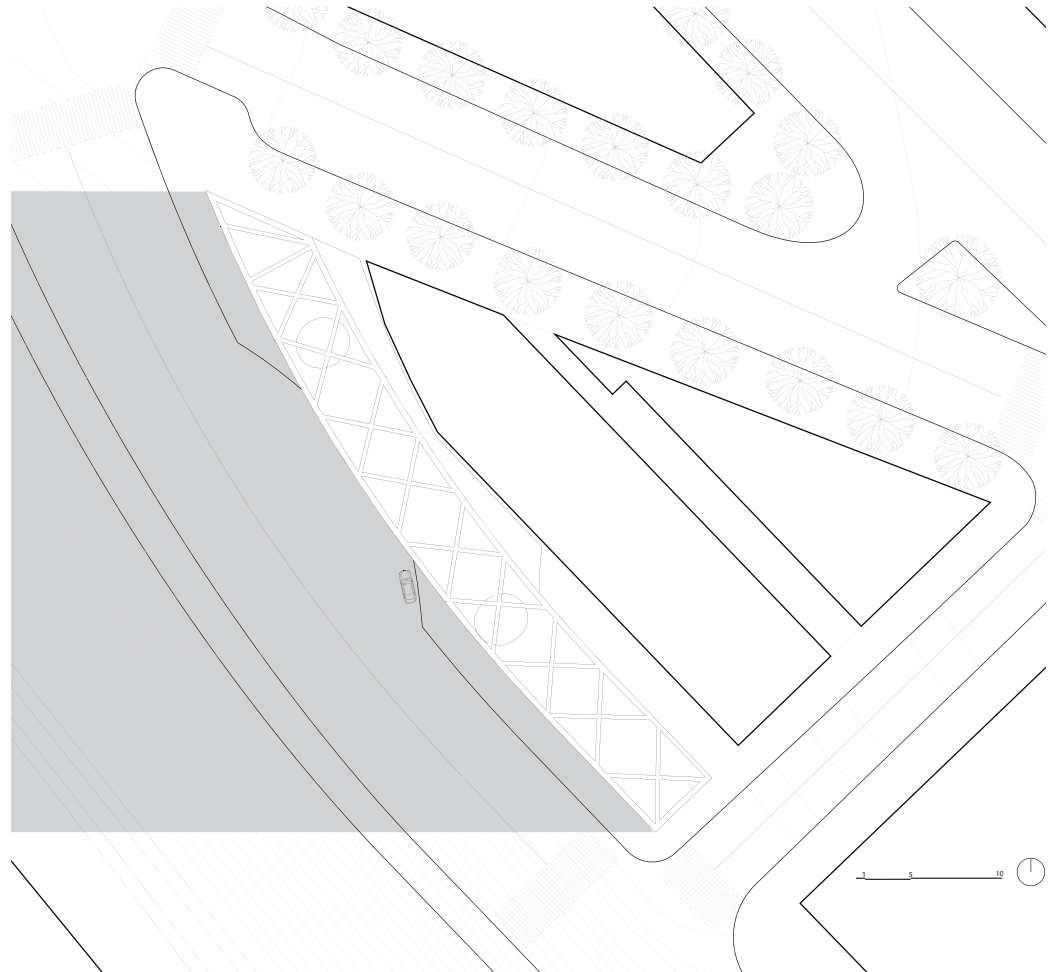
Entry at Western Avenue



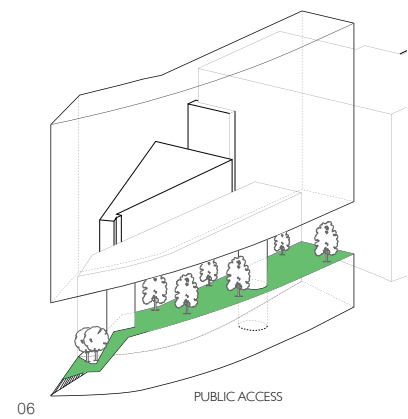
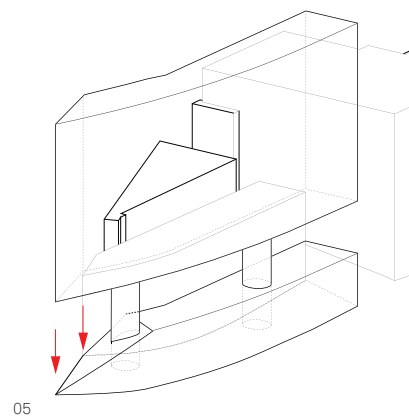
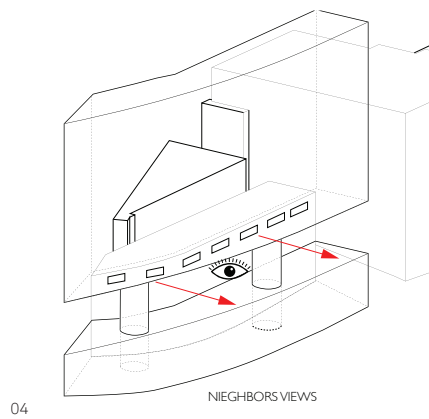
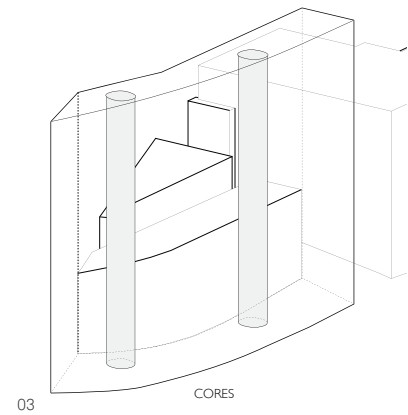
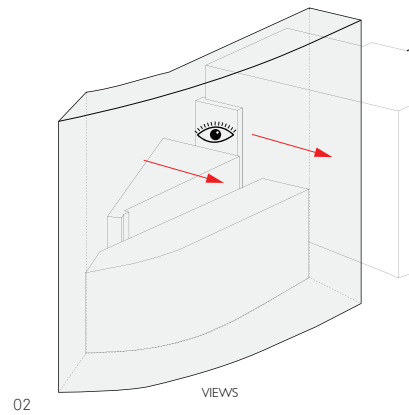
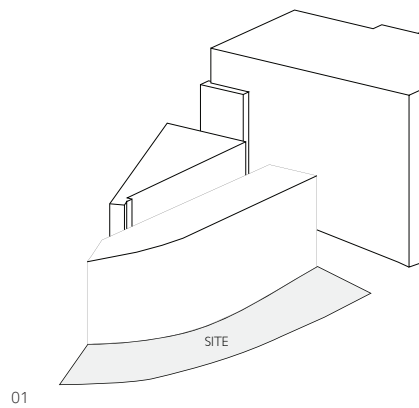
BENJAMIN MAESTAS

The Billboard Hotel

All the land vacated by the Alaskan Way Viaduct is meant for public space. Realizing the difficulties of the following site I chose the stance of leasing the site to create a high-end hotel that would take advantage of the views. This in turn will help finance the other programs and public spaces of the master plan including a primary school and theater. The ground level of The Billboard caters to those staying at the hotel by carving out a space for valet. There is a lobby, gallery, restaurant and bar on or near the ground level that is all open to the public. By raising the rooms up above the level of the adjacent building, a space for an outdoor garden has been created that acts as a wonderful public plaza. This public park connects to the master plan's pedestrianized street to the north via an accessible ramp. The rooms themselves are kept as translucent as possible, creating a sense of voyeurism that is carried throughout the hotel, culminating in a glass-sided pool on the rooftop deck that looks out onto Western Avenue, Puget Sound and the Olympic Peninsula.







DIAGRAMS

Benjamin Maestas

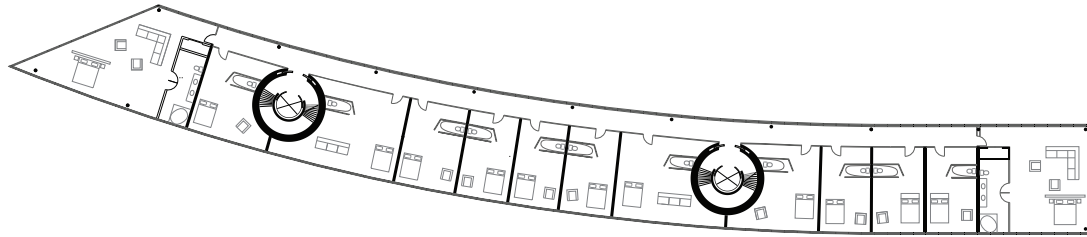


SECTION

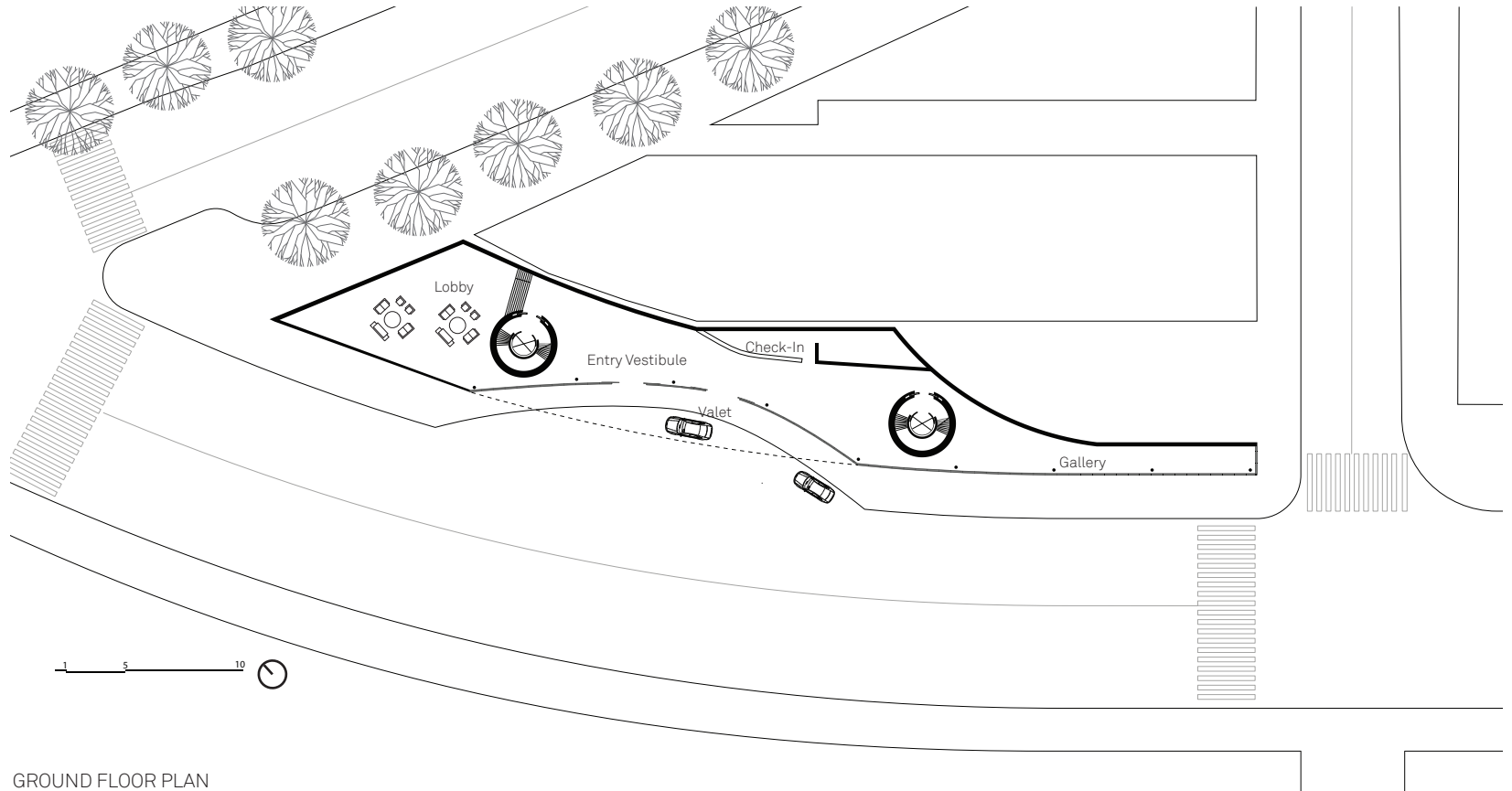


PARK LEVEL VIEW

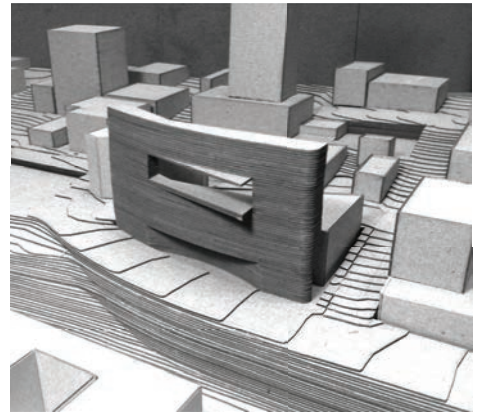
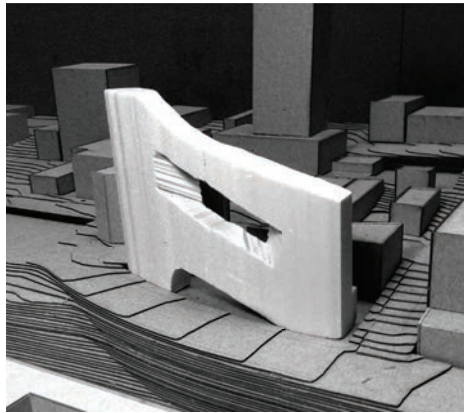
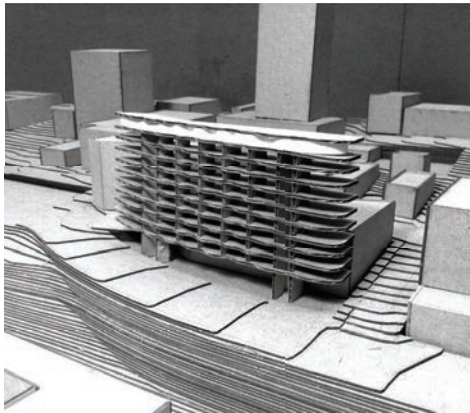
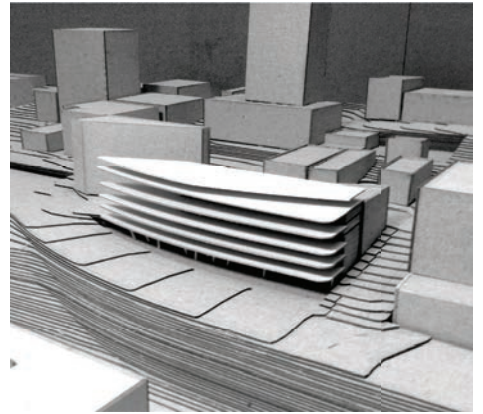
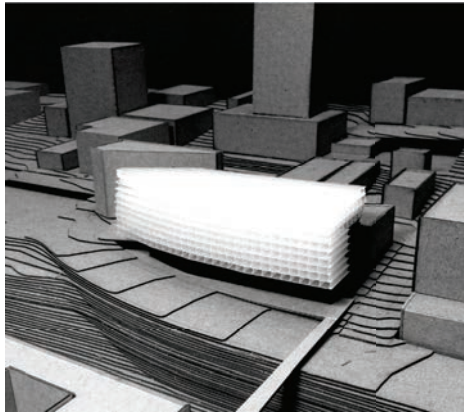
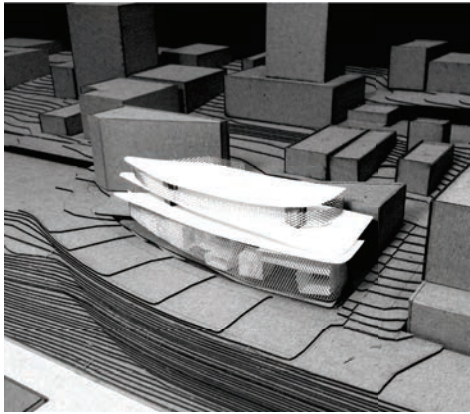
Benjamin Maestas



TYPICAL ROOM PLAN

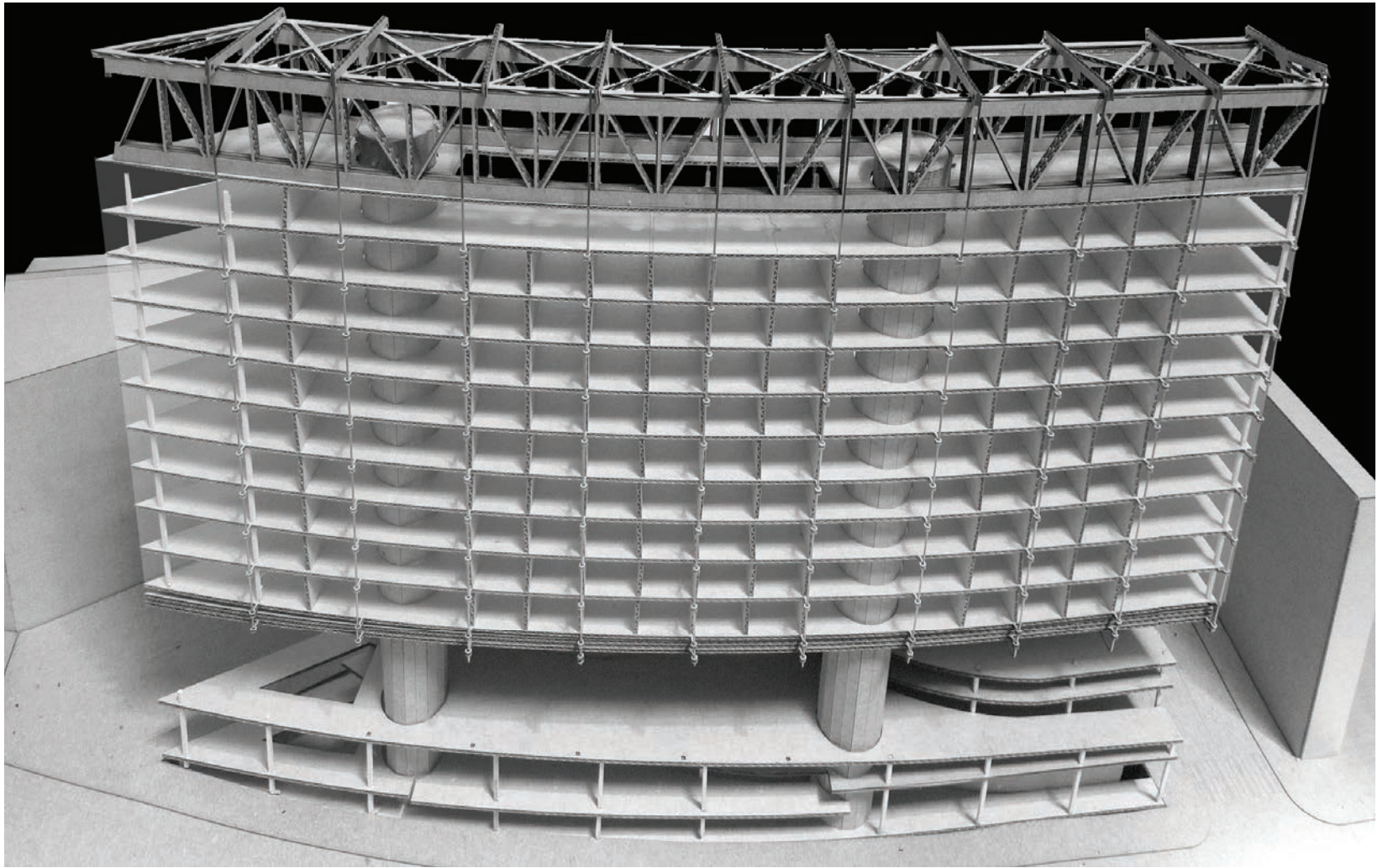


GROUND FLOOR PLAN



MODEL PHOTOS

Benjamin Maestas



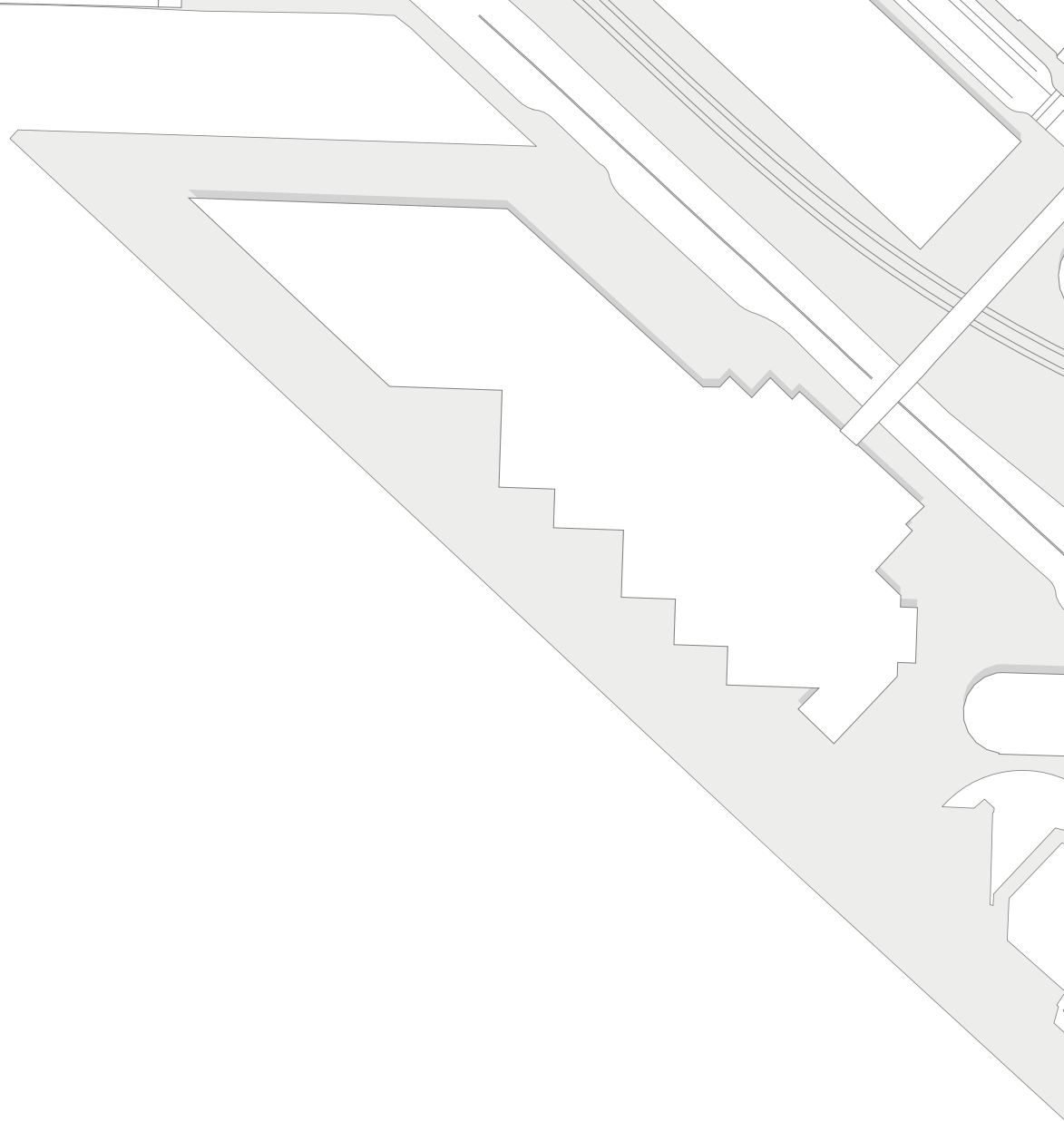
RYAN NELS JORGENSEN

Belltown Community Space

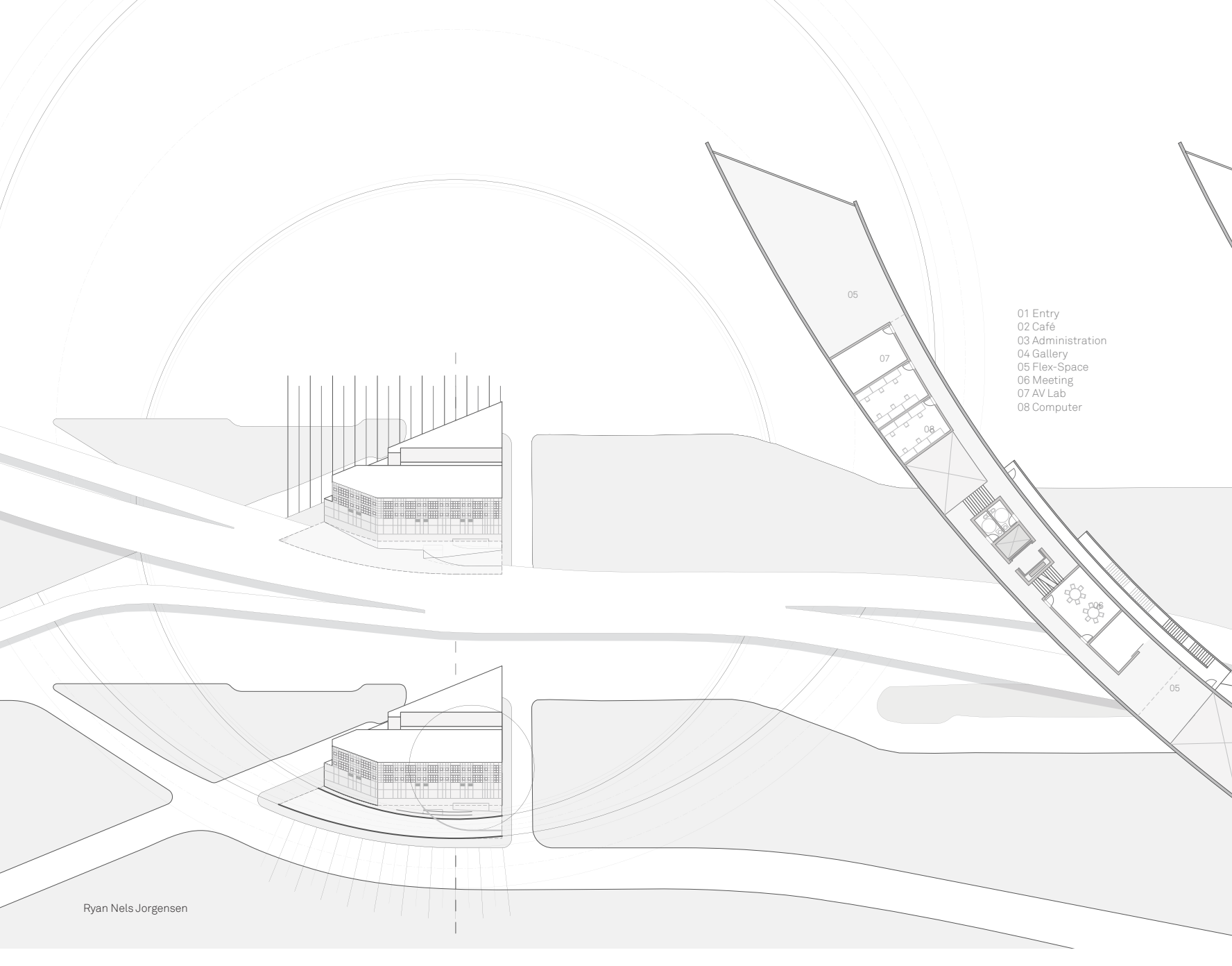
This project was an exploration into the possibilities of extremely restrictive site conditions. After the Viaduct is removed, many acres of land will be free to be developed for public use. One such lot is a narrow strip of land wedged in between the existing conditions of the Cost Plus office building and the proposed extension of Elliott Avenue. The site might have been eliminated from the master plan project if it were not for the sweeping, panoramic views of the Seattle Waterfront, Puget Sound, and the Olympic Mountains.

The irregularly shaped site is approximately 800' long and ranges in width from 40' at its widest down to 30' at its narrowest. Topography plays a large role with a grade change of 12' north to south and 6' east to west. The neighboring office building has fenestration and ventilation along the property line in addition to a 100' long parking entrance ramp that envelops the southern end of the site. At its northern end, the site terminates in an acute angle where the proposed, four-lane thoroughfare intersects with an existing road.

These seemingly impossible logistics made this site an attractive challenge. How can existing conditions be extrapolated and reinterpreted to inform architecture? And how can this forgotten sliver of land unearthed by the removal of the Viaduct become an asset to a growing community?







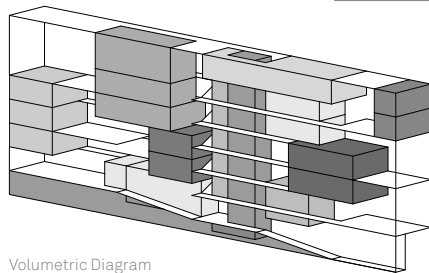
- 01 Entry
- 02 Café
- 03 Administration
- 04 Gallery
- 05 Flex-Space
- 06 Meeting
- 07 AV Lab
- 08 Computer



Top Floor

Middle Floor

Ground Floor



Volumetric Diagram

Because of the difficulty of the site the programmatic elements were kept simple. Smaller enclosed volumes contain highly specific programmatic elements such as kitchens, AV labs, and super computers that support activities in the larger unprogrammed flex-spaces.



Longitudinal Sect



Transverse Section

Approach From North	Interior Flex Spaces
	Approach From Southwest



Ryan Nels Jorgensen



BELLTOWN



Seattle: 1917

TEAM B

Aune | Simonsen | Wilhelm



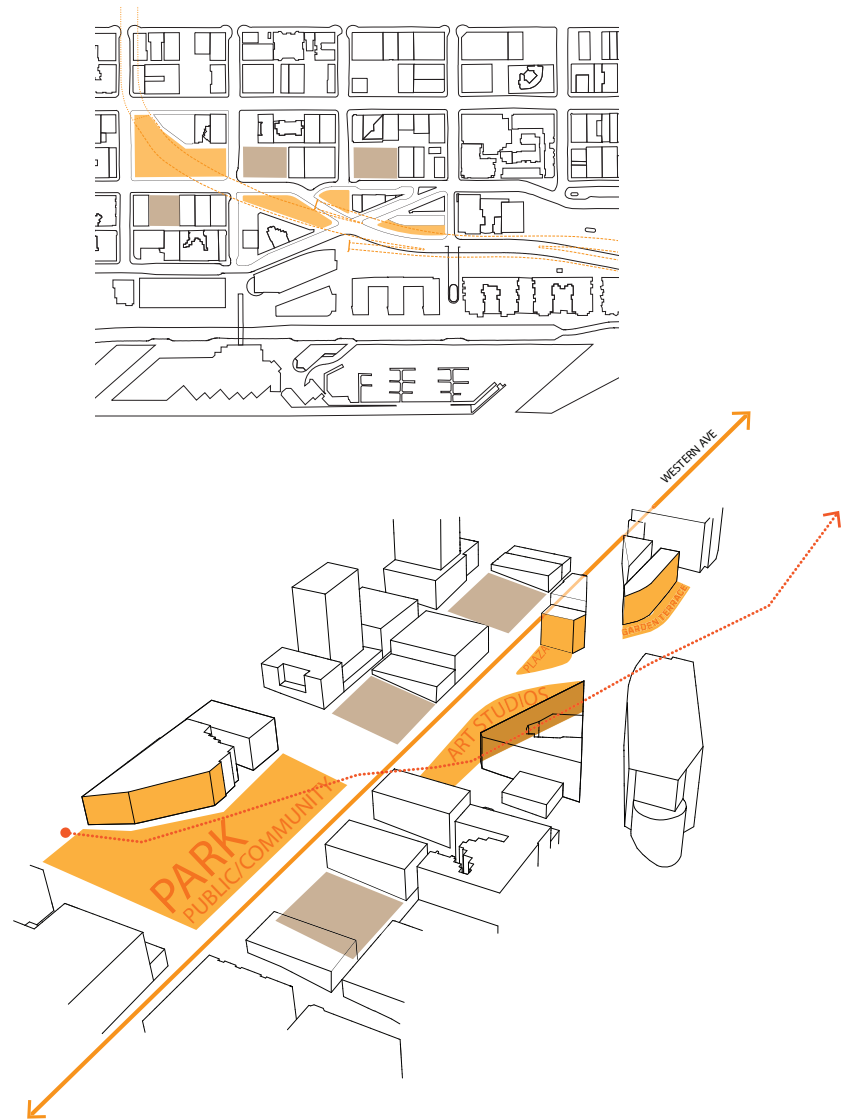
TWO PATHS

Aune | Simonsen | Wilhelm

With the removal of the Alaskan Way Viaduct, an area of Belltown that has been divided for fifty years will again be opened up, creating large amounts of land for public use. It is important that this land be used to enhance the experience of the waterfront, as well as to support the large Belltown community. In order to achieve this, development will occur along two paths. The first, a rambling pedestrian path with stunning views of Elliot Bay, will connect Belltown to the rest of the Waterfront Seattle pedestrian route. The second, an urban path along Western Avenue, will encourage significantly more retail density in order to help the neighborhood thrive.

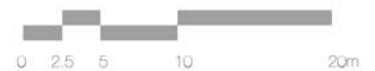
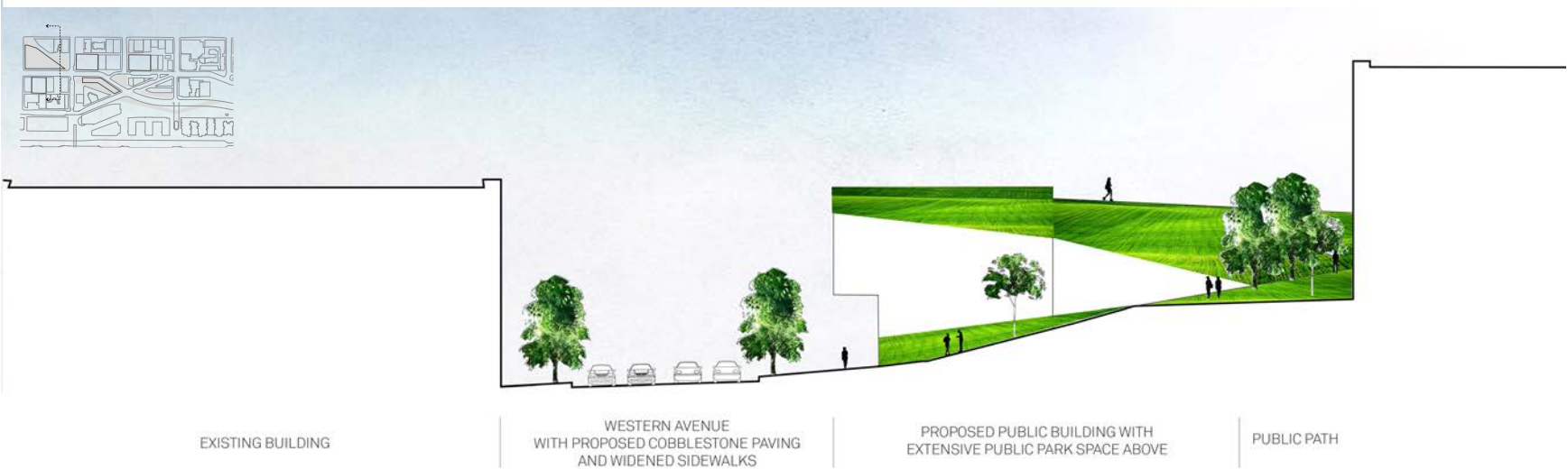
In addition, an element of historical awareness will be part the rambling path, as it will run through the scars that remain after the removal of the viaduct. The sites around these scars will be built up to provide the area with thriving public spaces, but in allowing for pockets of space between old and new, the memories of the viaduct and the powerful way in which such infrastructure projects shape our cities will remain.

Programmatically, the master plan provides spaces to entice pedestrian tourists to the area and spaces to benefit the Belltown community. A terraced community pea patch takes over the southernmost site, providing a space for Belltown residents to grow food, and creating a visual attraction from the pedestrian path. The middle site consists of artist live/work lofts as well as extensive gallery space, creating a new art node on the path between the SAM and the Olympic Sculpture Park. The large site to the north provides exterior park space for the community, while also serving a public function that has been interpreted in one scheme as a public bath, and in another as a hybrid school and community center.

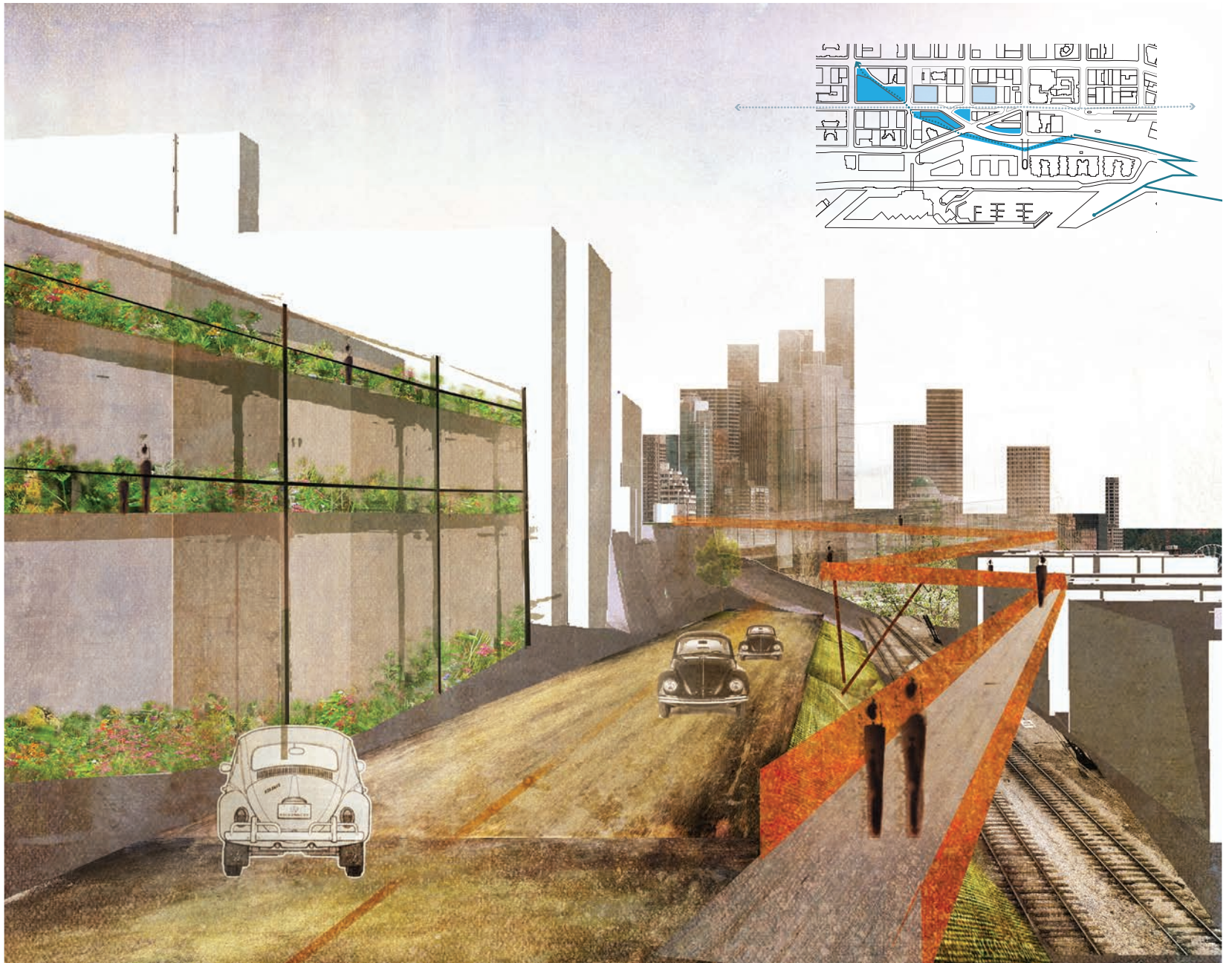


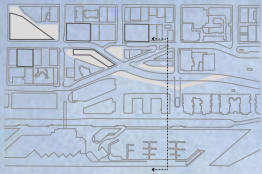










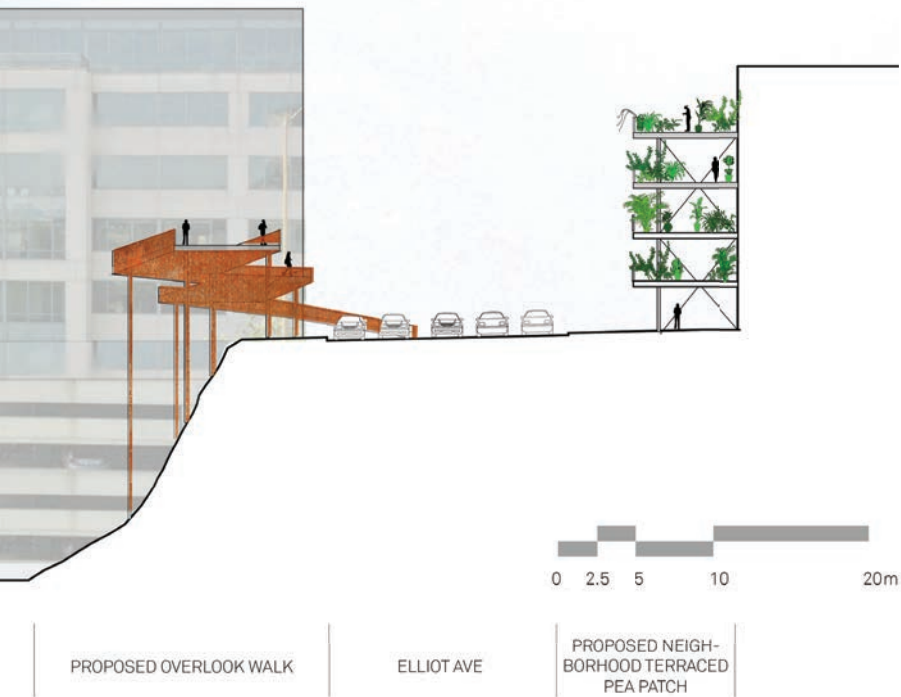


Aune | Simonsen | Wilhelm

ALASKAN WAY/
NEW WATERFRONT

WATERFRONT CONDOS

BNSF RAILROAD



EMILY AUNE

Belltown Academy of Arts and Sciences

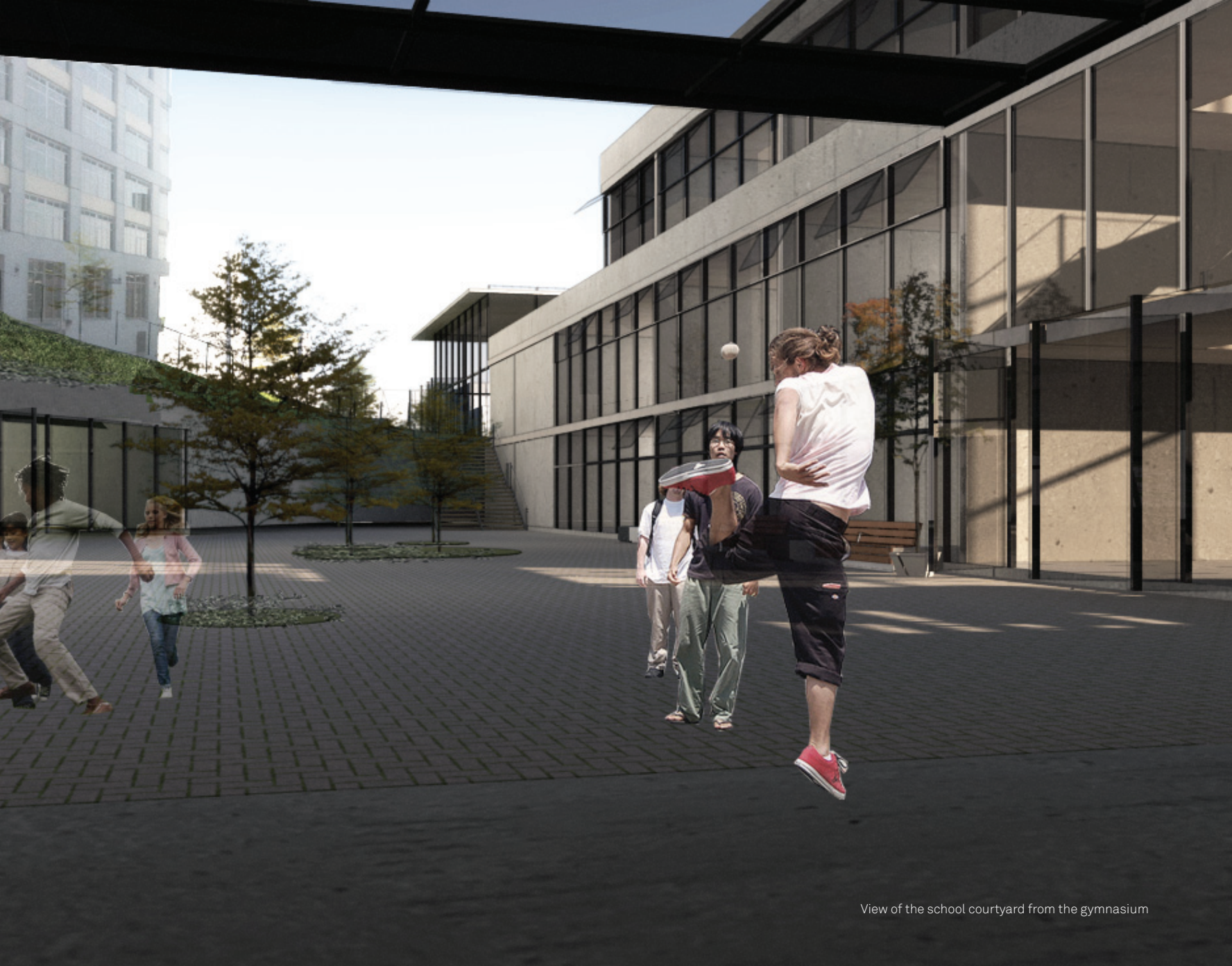
A primary goal of the master plan was to create architecture that would benefit the community of Belltown, as well as entice more tourists to the area. In studying Belltown's demographics, it became clear that the lack of schools makes it difficult for the area to retain families, making Belltown more of a stop for younger, transient populations than a permanent residence. For this reason, I propose a charter school that can begin to attract a wider variety of people to the area. The site will also contain a large, welcoming, public park that will serve the community at large as well as passing tourists. In fitting with another master plan goal, this park will serve as a pedestrian path that connects Western Avenue up to First.



Educational Concept:

Foster collaboration between the arts and sciences by creating shared lounge spaces between science labs and art studios





View of the school courtyard from the gymnasium



park for belltown



hold street edges



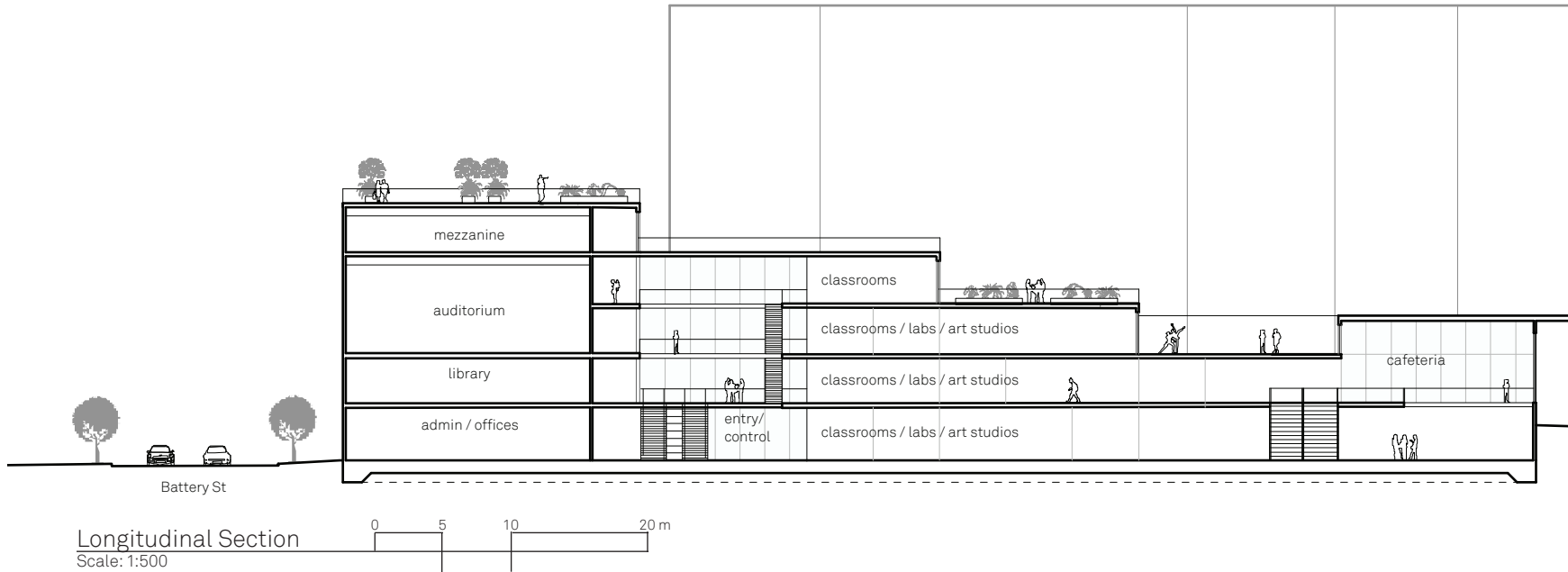
public path behind

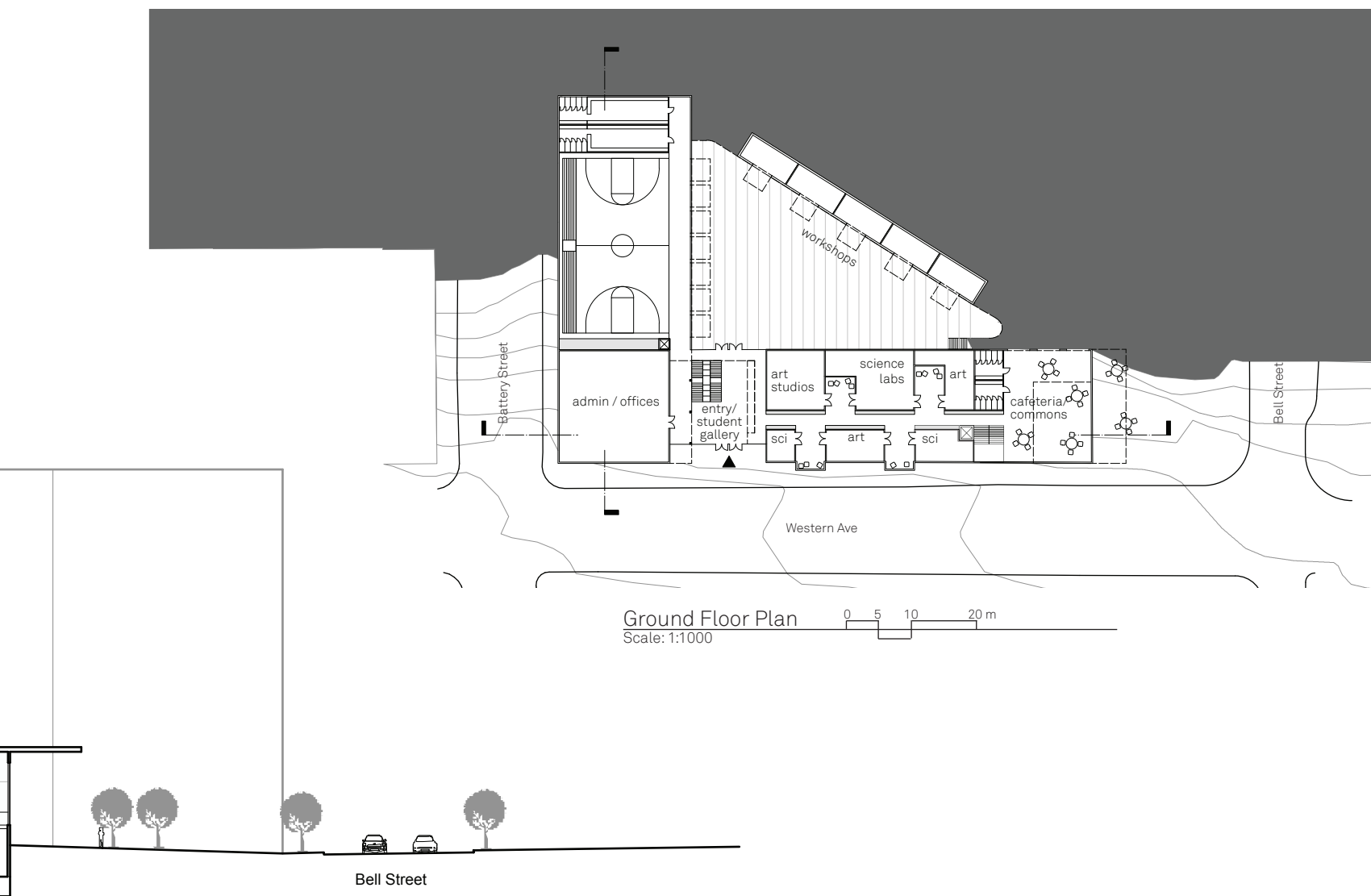


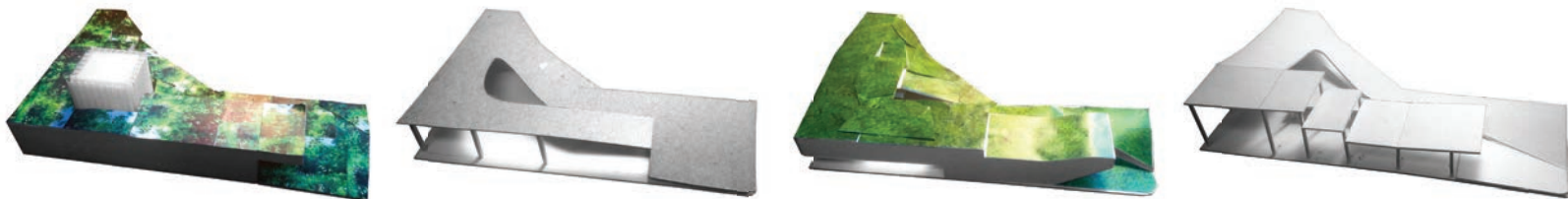
finer grain along western



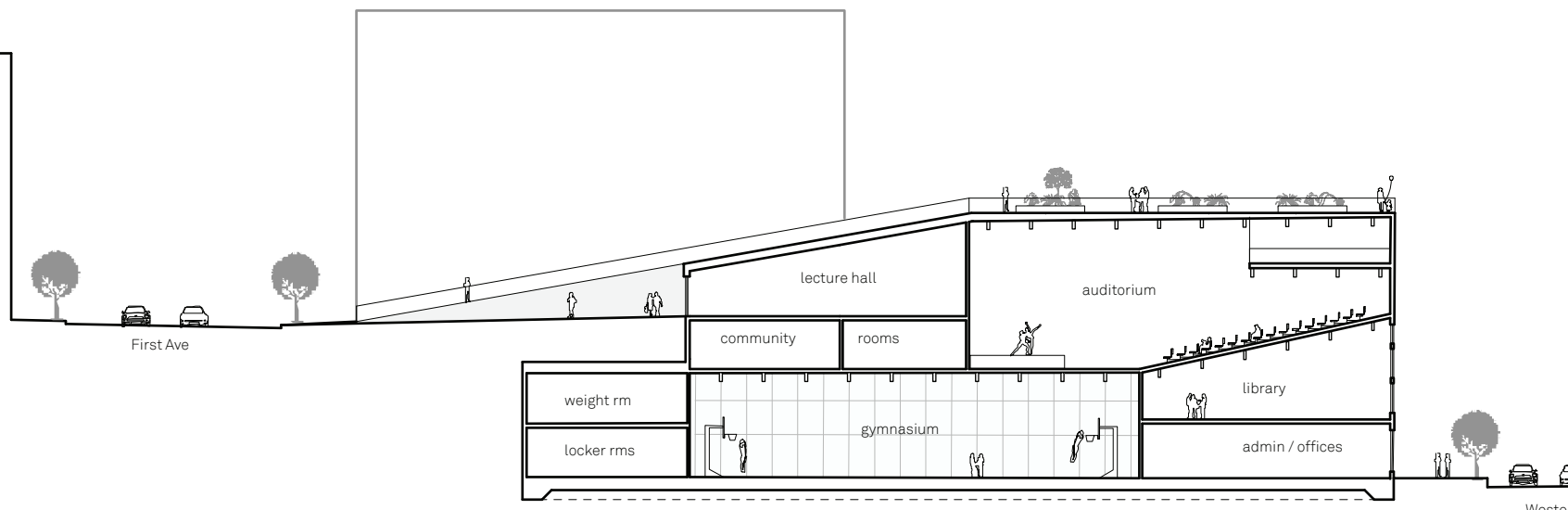
split apart for entry;
private park for school



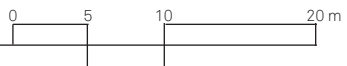


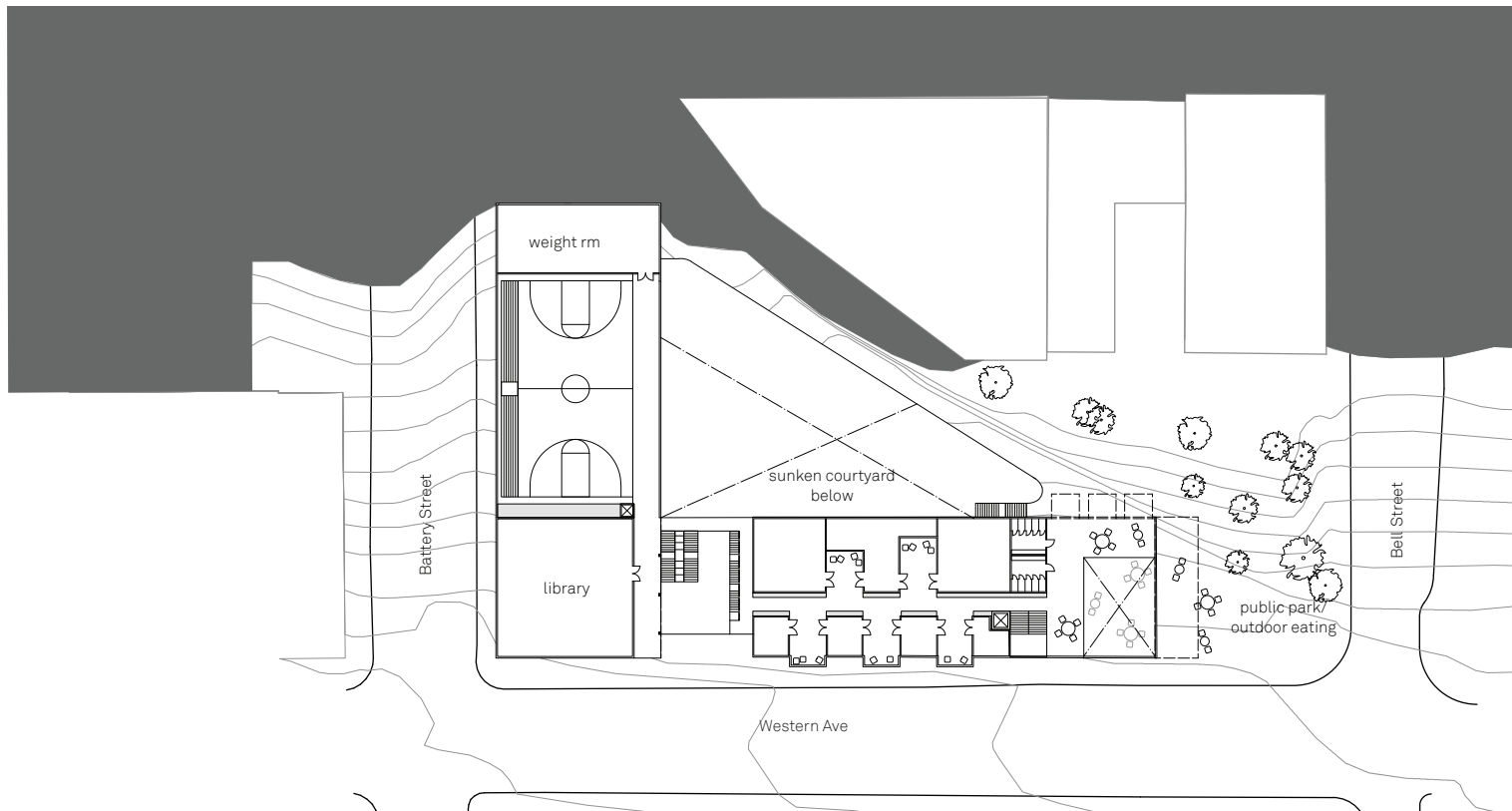


Sequence of study models



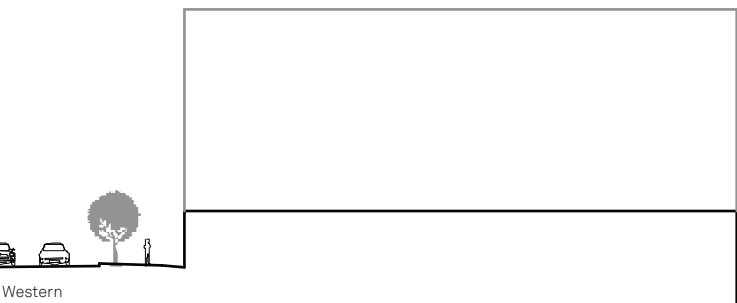
Transverse Section
Scale: 1:500

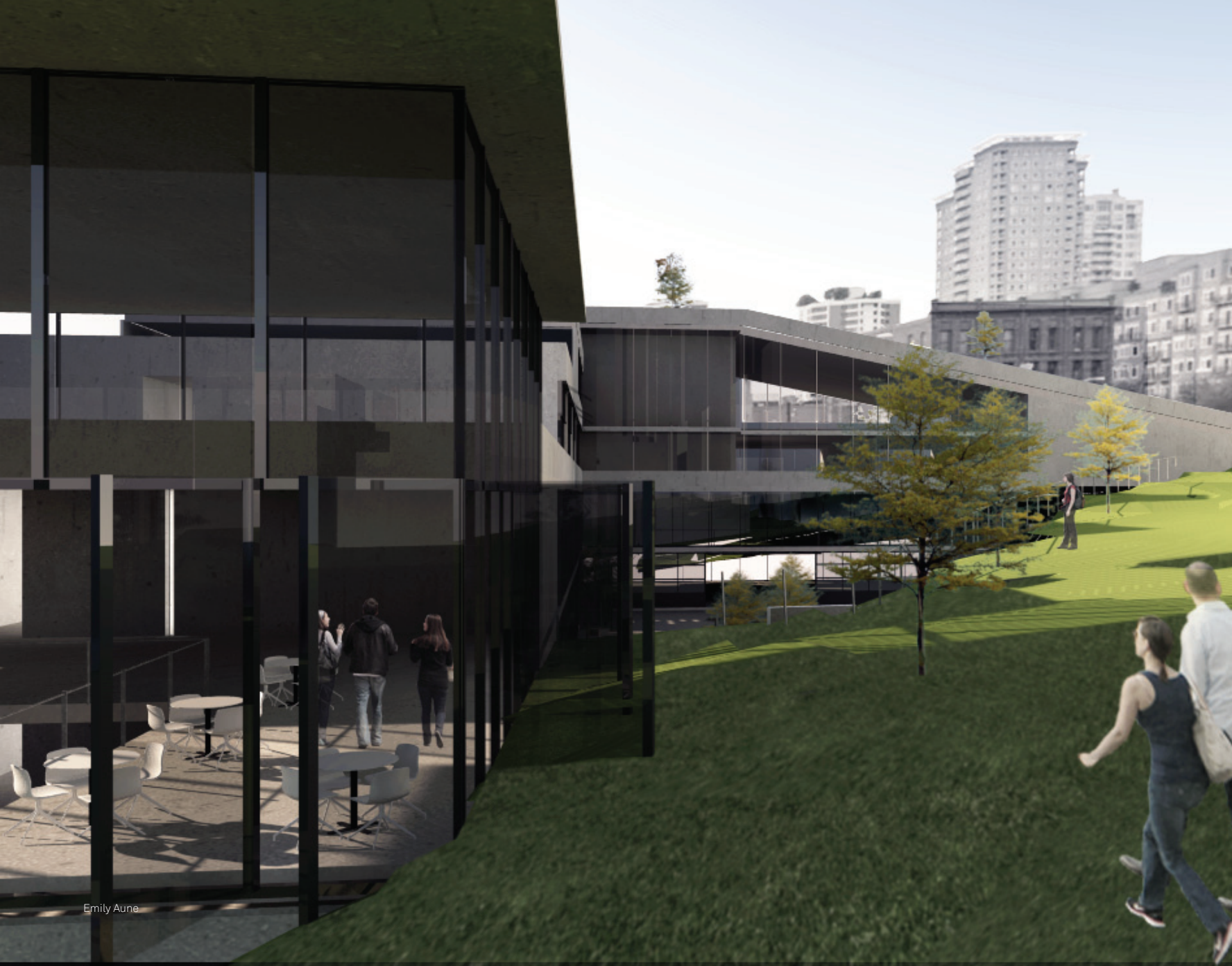




Second Floor Plan
Scale: 1:1000

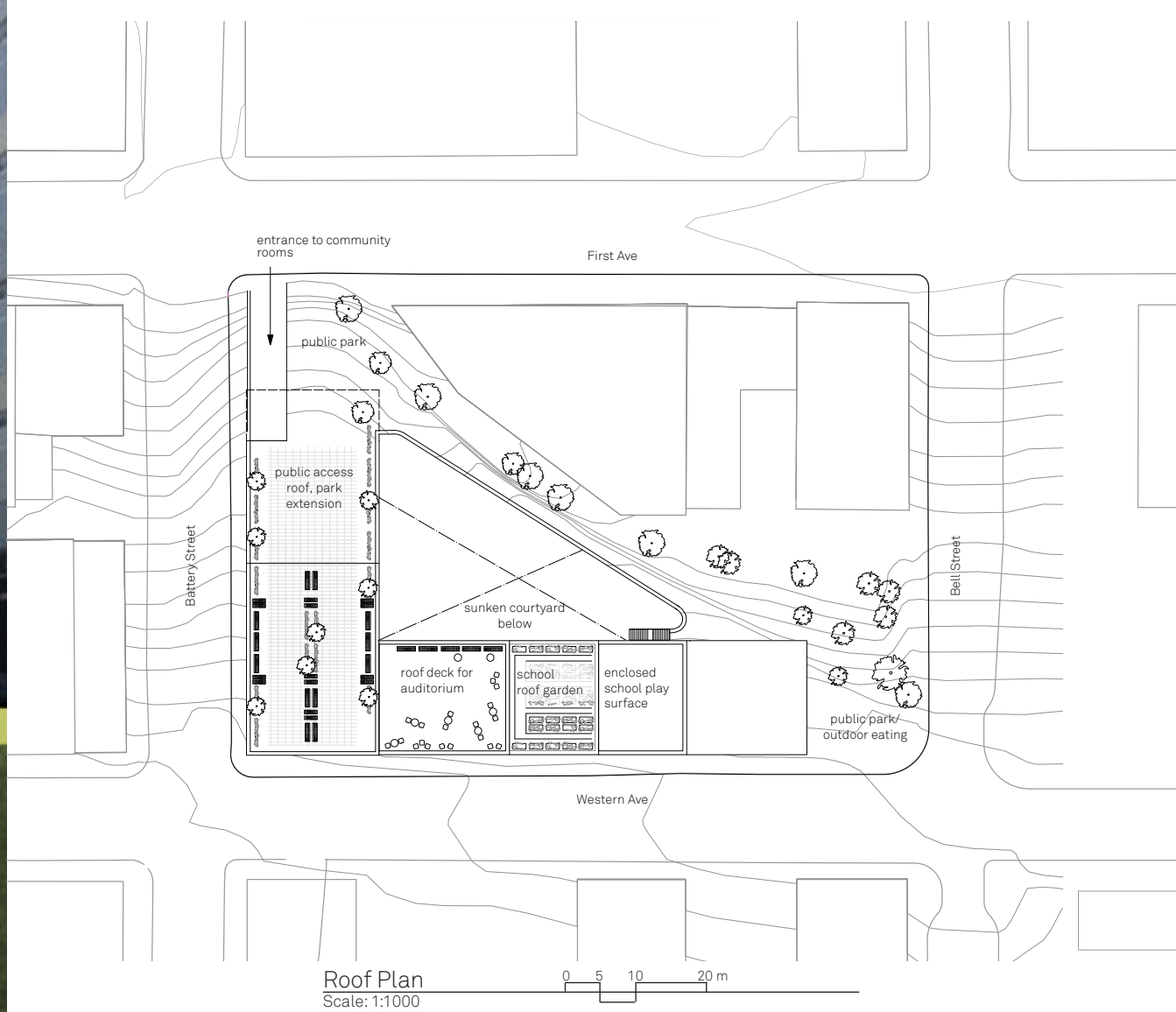
0 5 10 20 m







View from park at Bell Street



GAUTE SIMONSEN

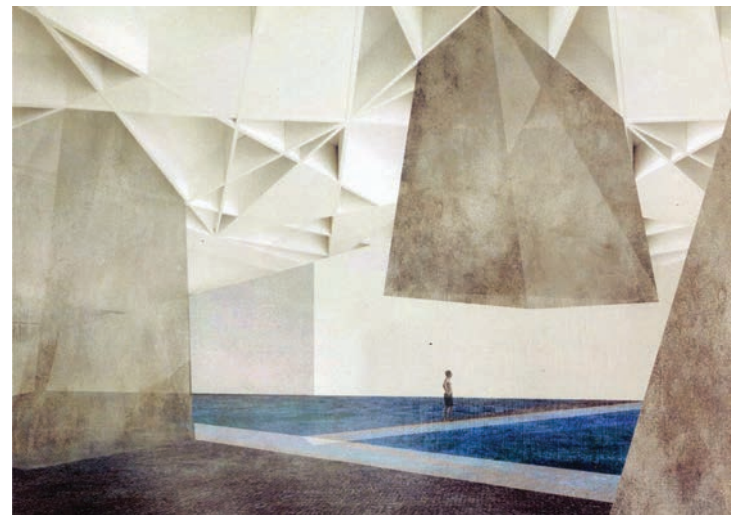
Bath in Belltown

An urban bath in Belltown will serve as a gathering place for local residents in downtown Seattle, but also as an anchor point for tourists visiting Seattle. The idea of an urban bath is already well established in several European cities, especially places where the climate encourages indoors activity. It acts as an alternative to an outdoor park.

The master plan ambitions are to strengthen Western with more commercial use at 1 floor and to allow people to move across the site freely. A strong desire from the locals in Belltown is to use the site as a park. This desire is respected by taking advantage of the height difference between 1. Ave and Western, using the roof as a park that is easily accessible from both streets.



vision: park on top, bath underneath

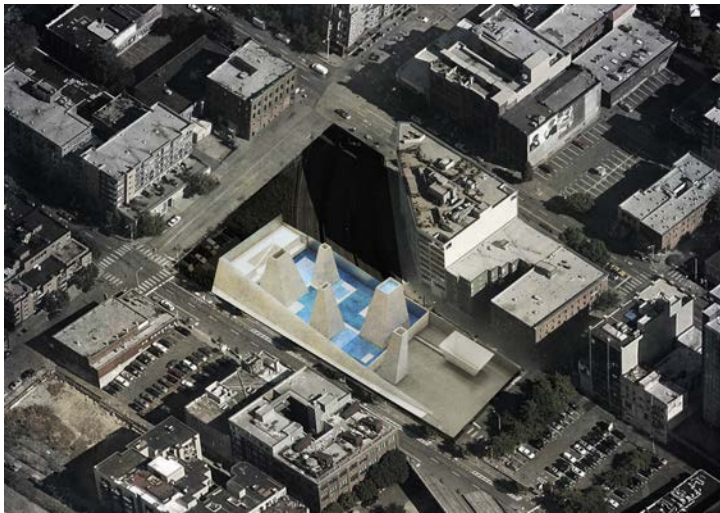




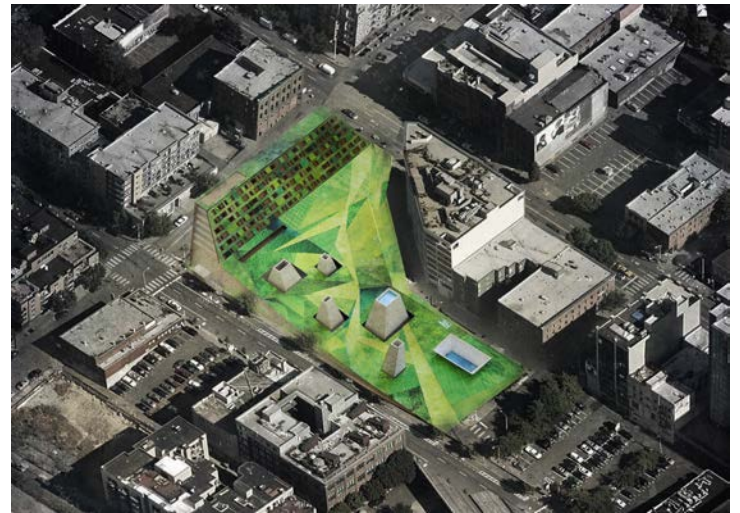
site as it is today. the picture shows how the viaduct disappears into the Battery street tunnel.



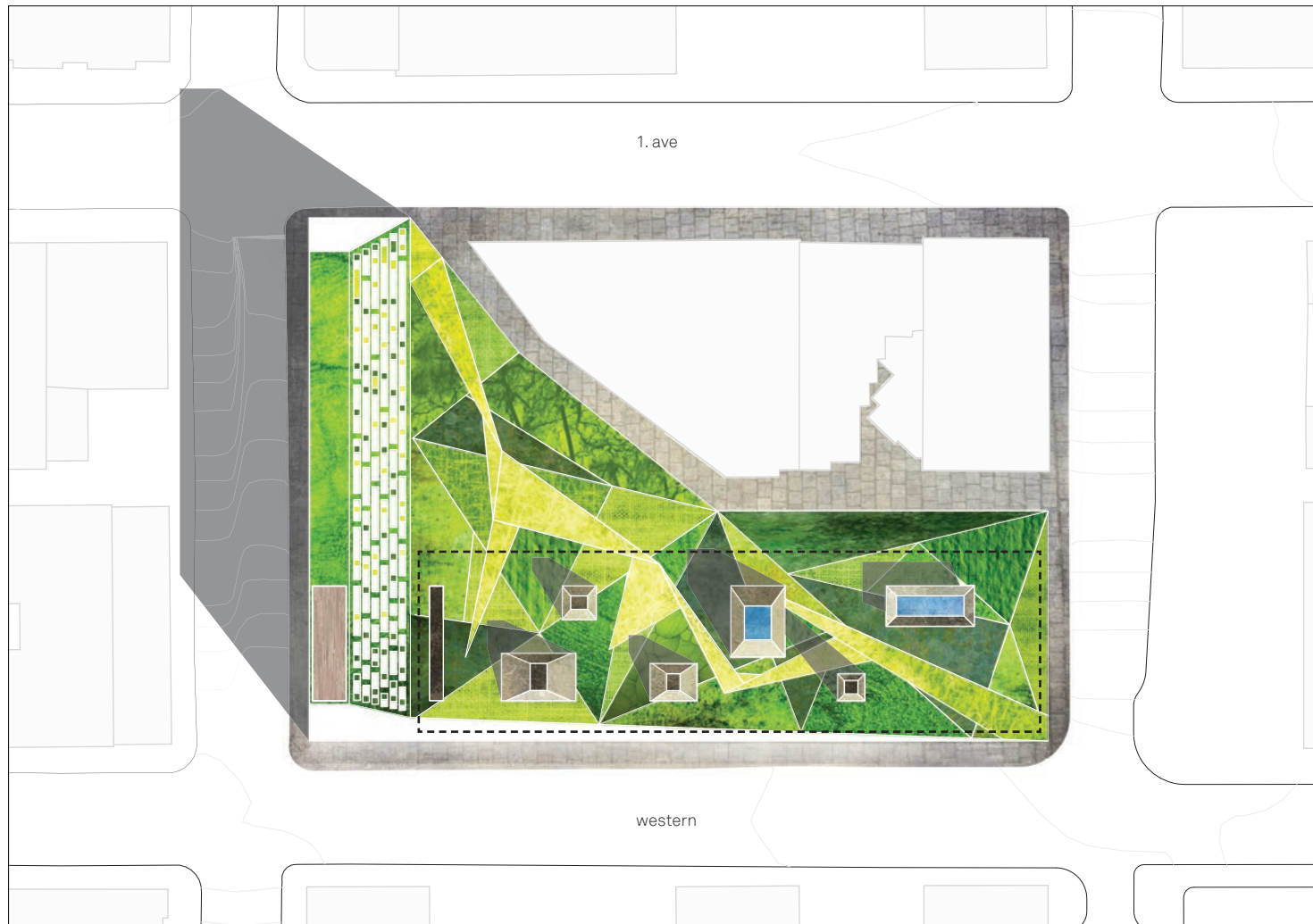
the residents in the area would like the site to be a city park.

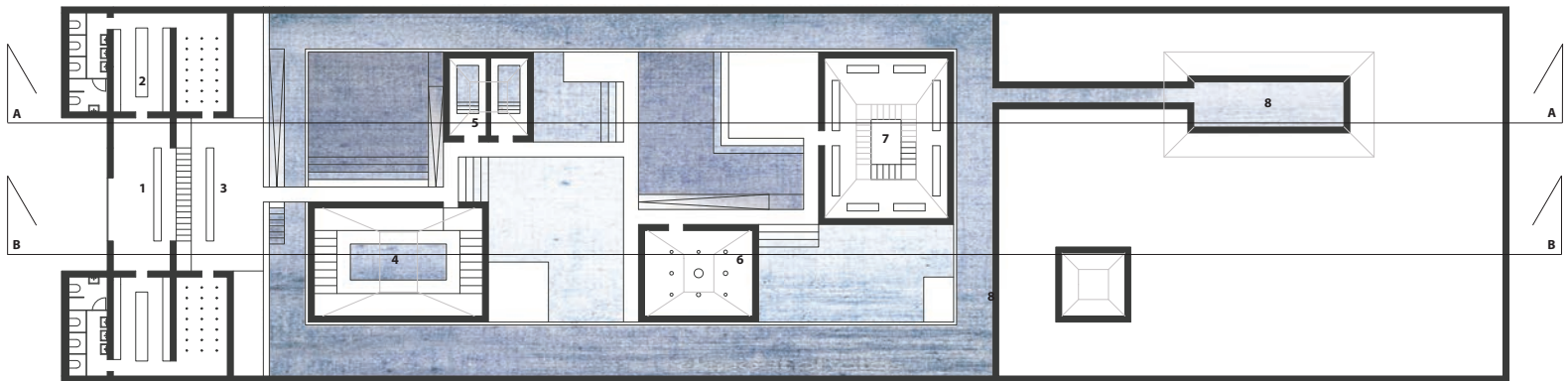


the bath on the site.



final project.

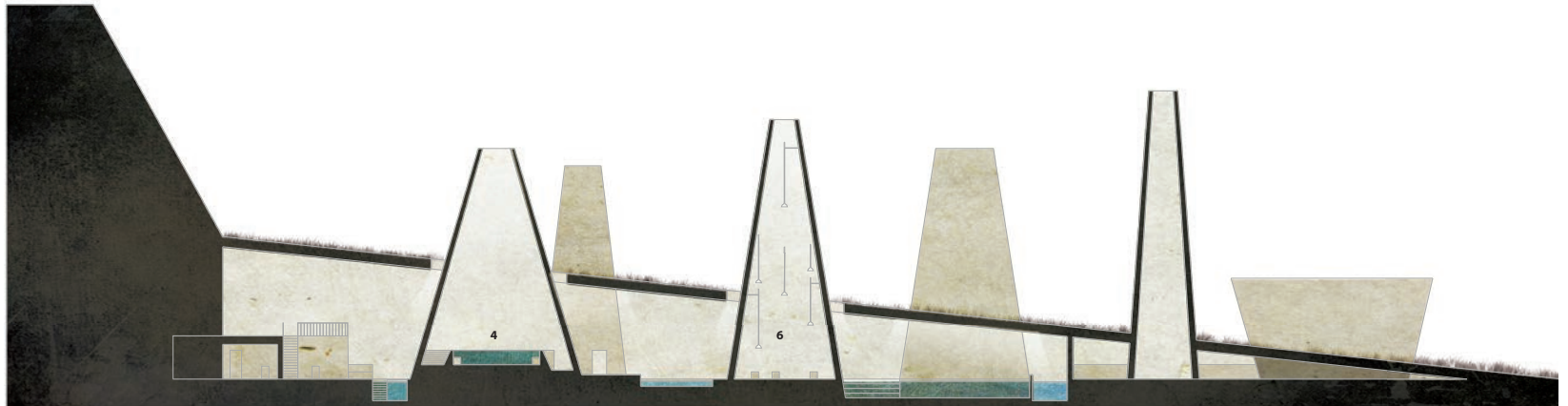




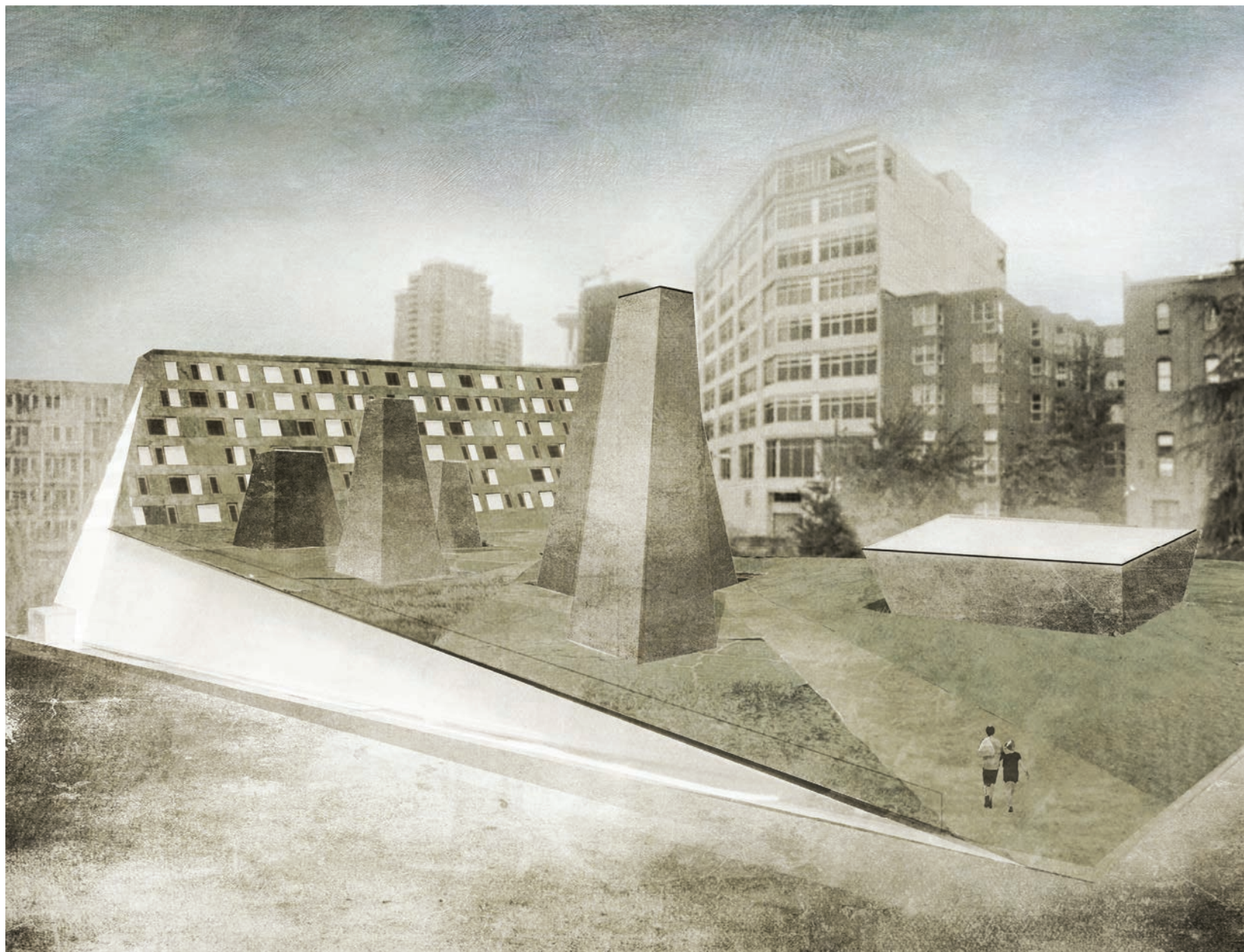
- 1 reception
- 2 lockers
- 3 cafe
- 4 elevated hot tub
- 5 hot and warm pools
- 6 shower room
- 7 steam tower
- 8 outdoor pool



AA



BB





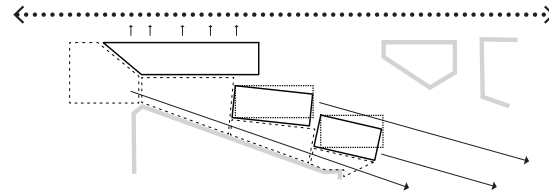


PATRICIA WILHELM

Belltown Artists' Work Studios & Gallery for Art and Design

The Belltown Artists' Work Studios and Gallery sits on a site that links the two paths of the Master Plan Design for this area of Belltown. To promote the new urban plan for building up Western Ave, the building design pulls itself up to Western Ave in an urban manner, leaving a courtyard between the building and the adjacent existing building. This courtyard is an active space, intended to link the promenade overlooking the water to the intersection of Western Ave & Bell Street Park.

The program for the building promotes community and social activity along the building's front to Western Ave, with a gallery, restaurant and bar. These spaces connect to the semi-public courtyard in back, a space where artists are working and presenting art, where the residents of Belltown and tourists to Seattle can interact with the artists of this building. On the upper levels, the artists' workshops, studios and live/work lofts are located, connected by an exterior circulation that cuts back and forth above the courtyard, creating different points of view for gathering spaces, smoke breaks, conversations and socializing.



BUILDING POSITION DIAGRAM

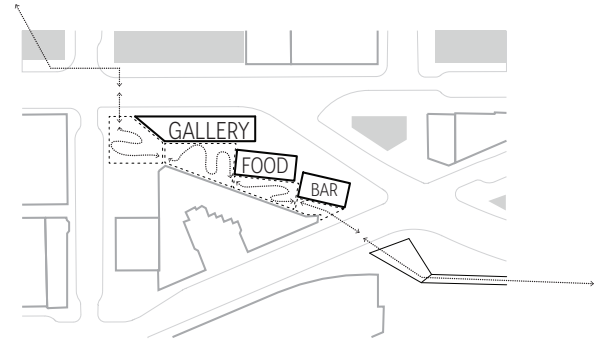


BUILDING POSITION MODELS

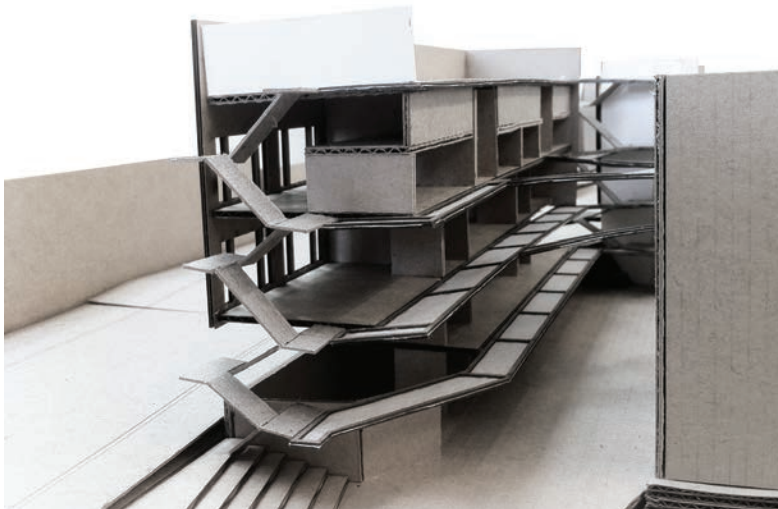




FORMAL BUILDING FACE TO WESTERN



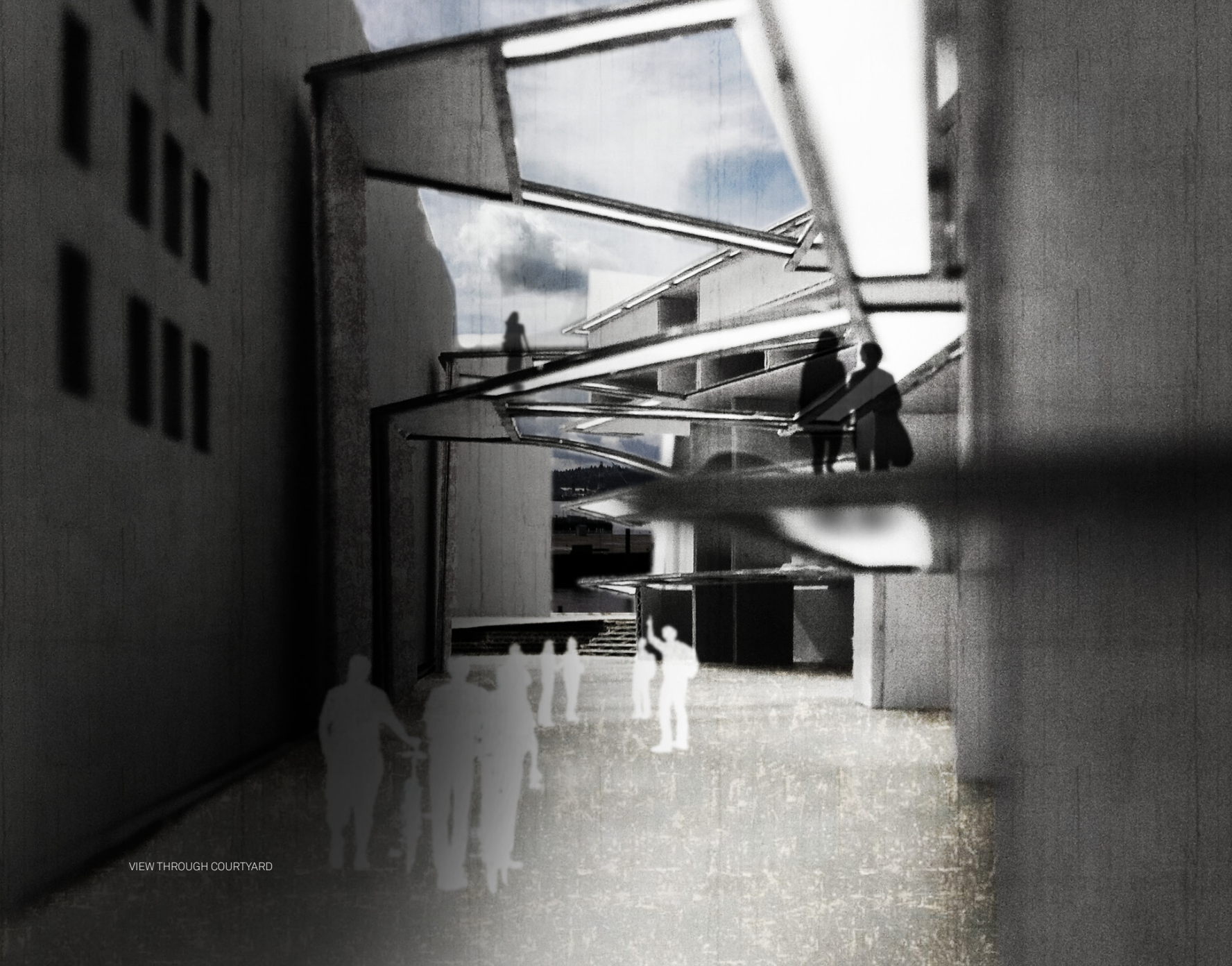
CONNECTING THE PATH FROM THE MASTER PLAN



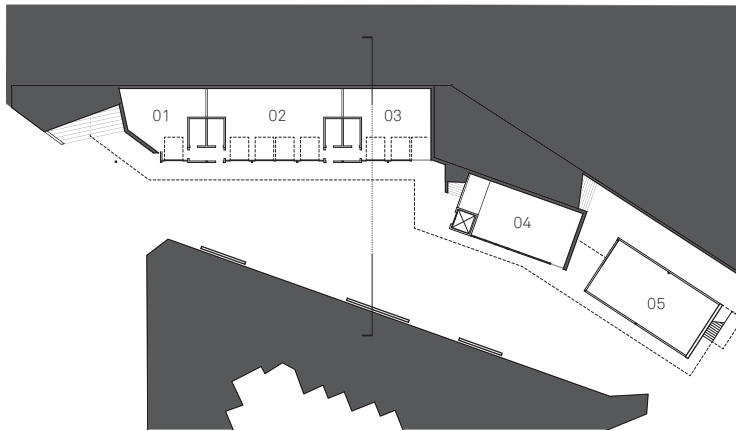
CIRCULATION & ACTIVITY IN BACK, TOWARDS THE COURTYARD



PROGRAMMATIC DIAGRAM
COMMUNAL SPACES LOCATED AT THE STREET & COURTYARD LEVEL
WORK SPACES LOCATED ABOVE

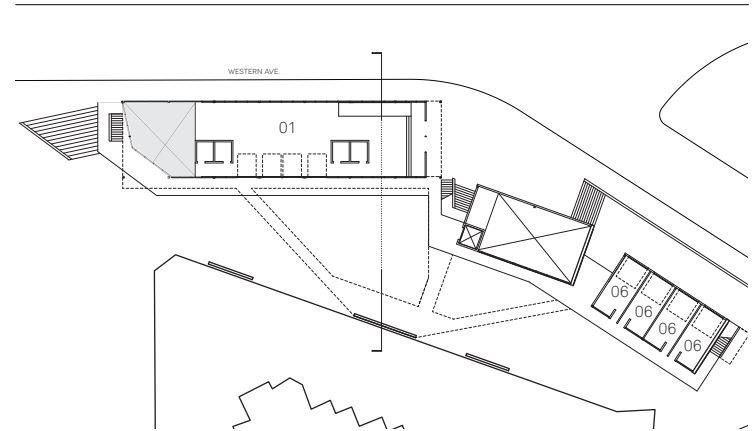


VIEW THROUGH COURTYARD

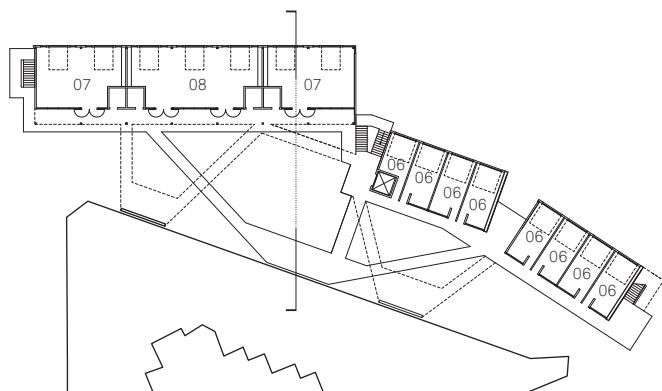


1 COURTYARD LEVEL

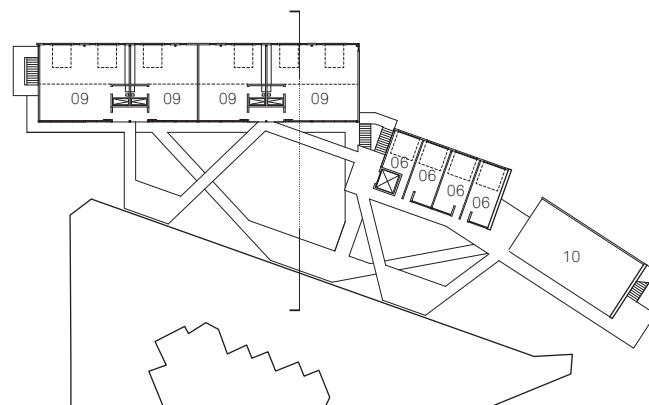
- 01 GALLERY
- 02 WOOD SHOP
- 03 METAL SHOP
- 04 RESTAURANT
- 05 BAR
- 06 ARTIST STUDIO - 1 PERSON
- 07 ARTIST WORKSHOP - 10 PERSON
- 08 ARTIST WORKSHOP - 15 PERSON
- 09 ARTIST LIVE/WORK LOFT
- 10 ROOF TERRACE



2 WESTERN AVE LEVEL

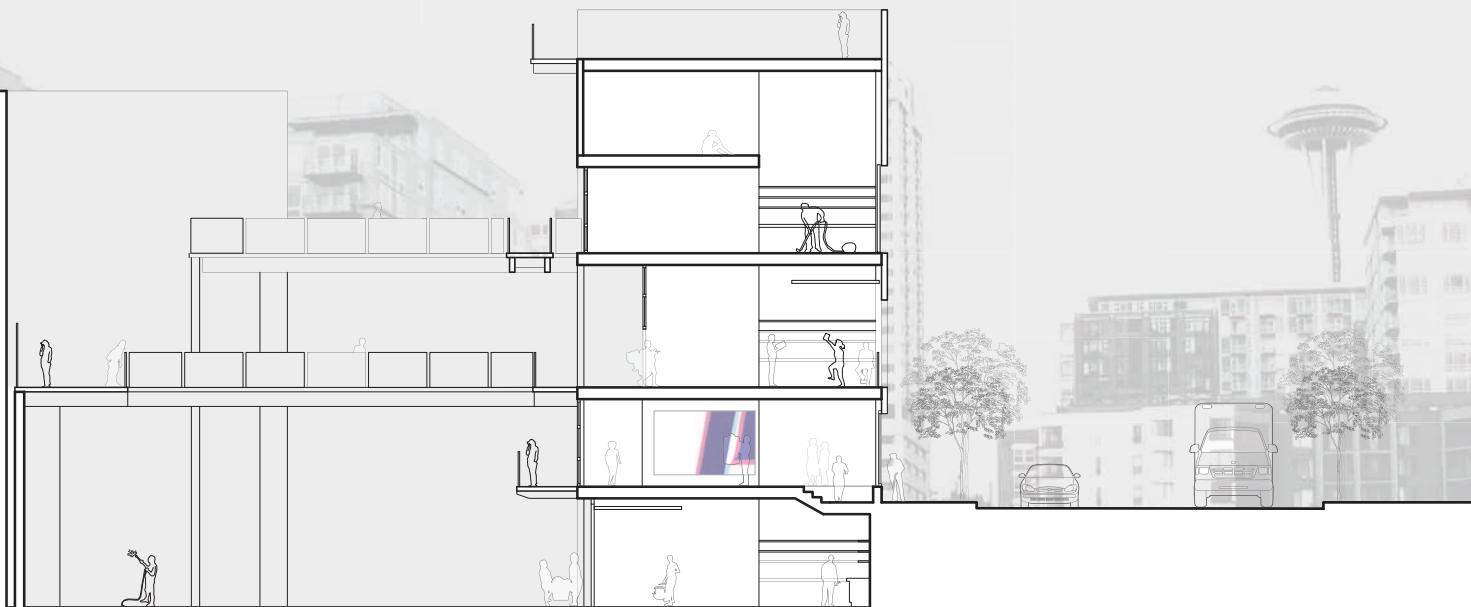


3 UPPER LEVEL



4 TOP LEVEL





SHORT SECTION



BELLTOWN



TEAM C

Syvvertsen | Thami | Fukutani | Garland



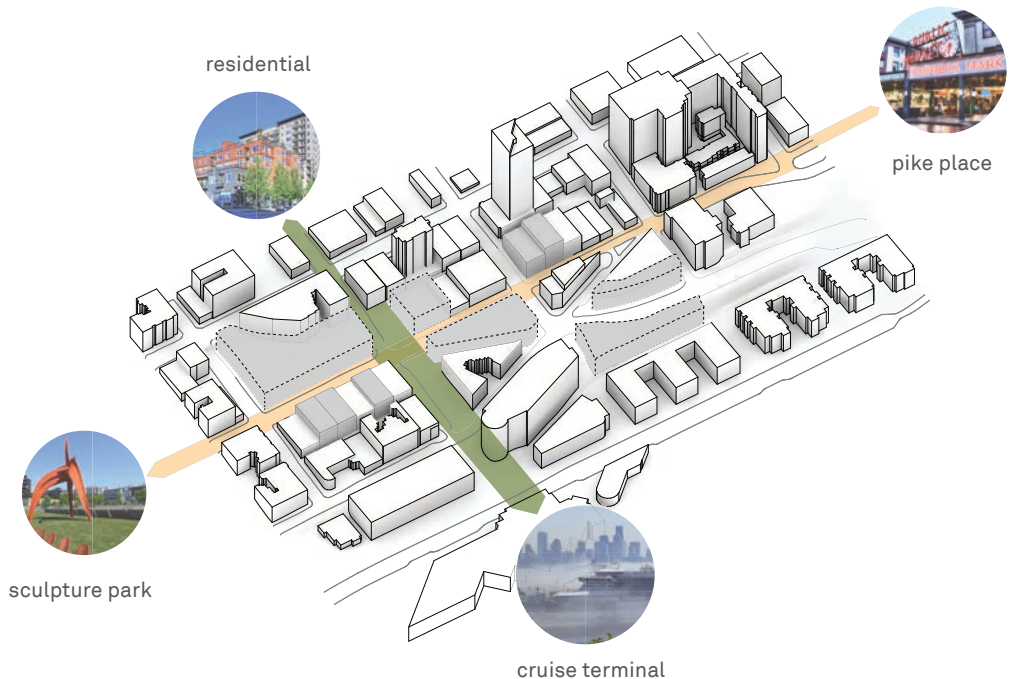
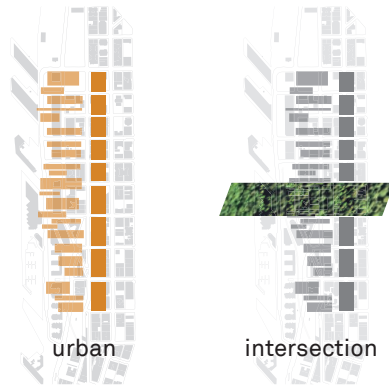
URBAN INTERSECTIONS

Syvvertsen | Thami | Fukutani | Garland

The life of a city is in its intersections. Cities are defined by diversity, unexpected crossings, odd pairings, and heterogeneity. The Belltown neighborhood is a place that is characterized by difference. Here, residents of the densest neighborhood in Seattle cross paths with cruise ship passengers. Well-heeled diners overlap with social service workers, and trips to the hair salon intersect with tourist trajectories to the Pike Place Market and Olympic Sculpture Park. This is an urban neighborhood, full of potential and personalities.

Given these existing energies, the site strategy becomes to enhance what is urban and to create a space for dynamic intersections. The street fabric of Western Avenue is built up and filled in to become more active. Working with the topography, the east side of the street encourages taller, more large-scale projects. The west side of the street, which opens out the water, has lower height limits to encourage smaller-scale development. In this way, the two sides of the street acquire their own unique character, creating moments of intersection every time one crosses the street.

Yet the strategy goes beyond increasing urban activity. To be sustainable, cities must be concentrated zones of energy, broken up by pockets of relief. Thus, the density of Western is offset by a major urban park at Bell Street. The plan extends the proposed Bell Street Park to fully encompass the street. This concentrated public space becomes a place of intersection, an informal venue of interaction, and a destination for visitors and residents alike. Here, the potential of the neighborhood is realized in a series of spontaneous connections.

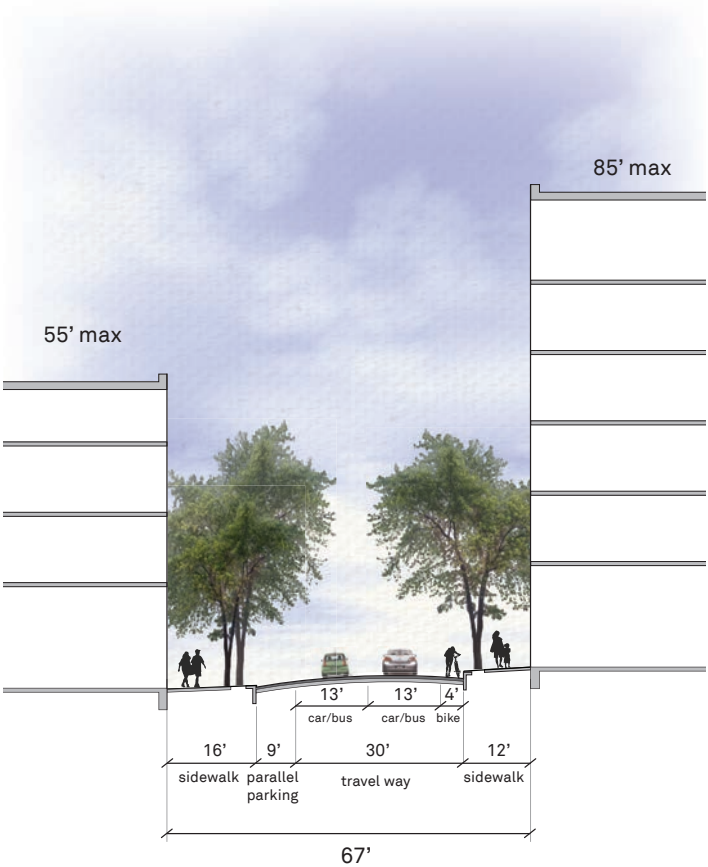
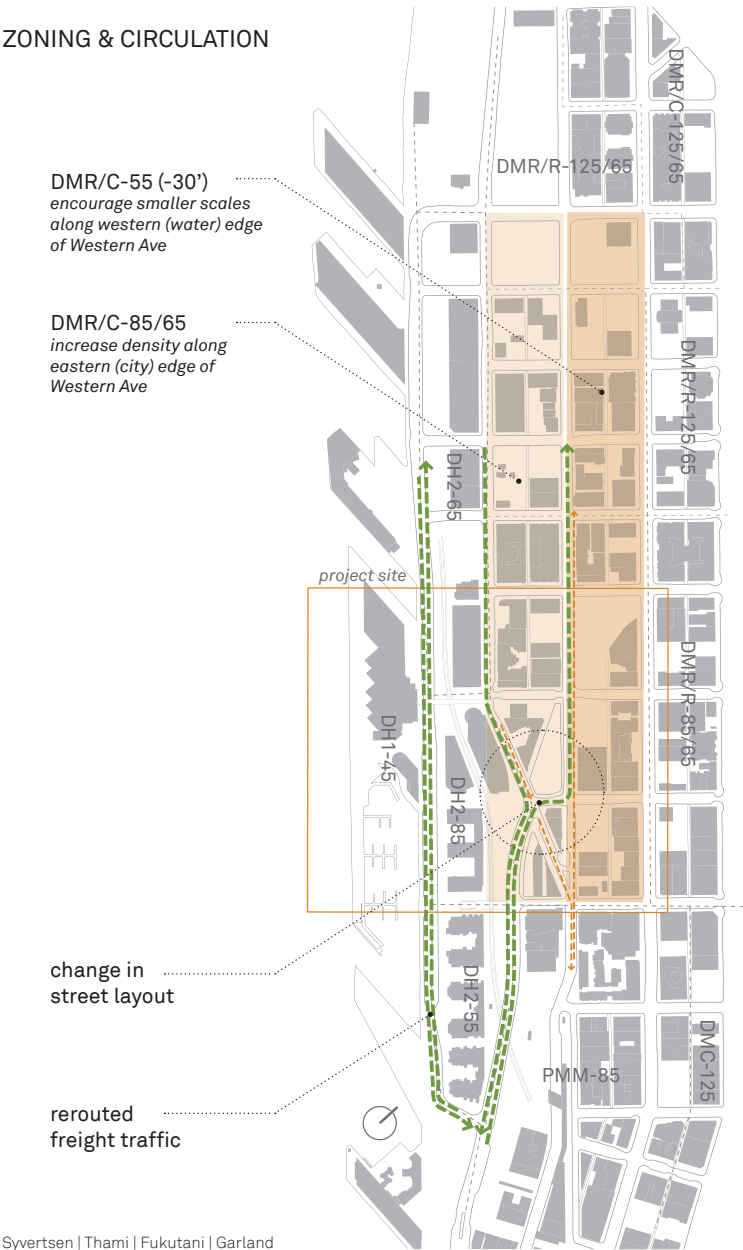


SITE STRATEGY

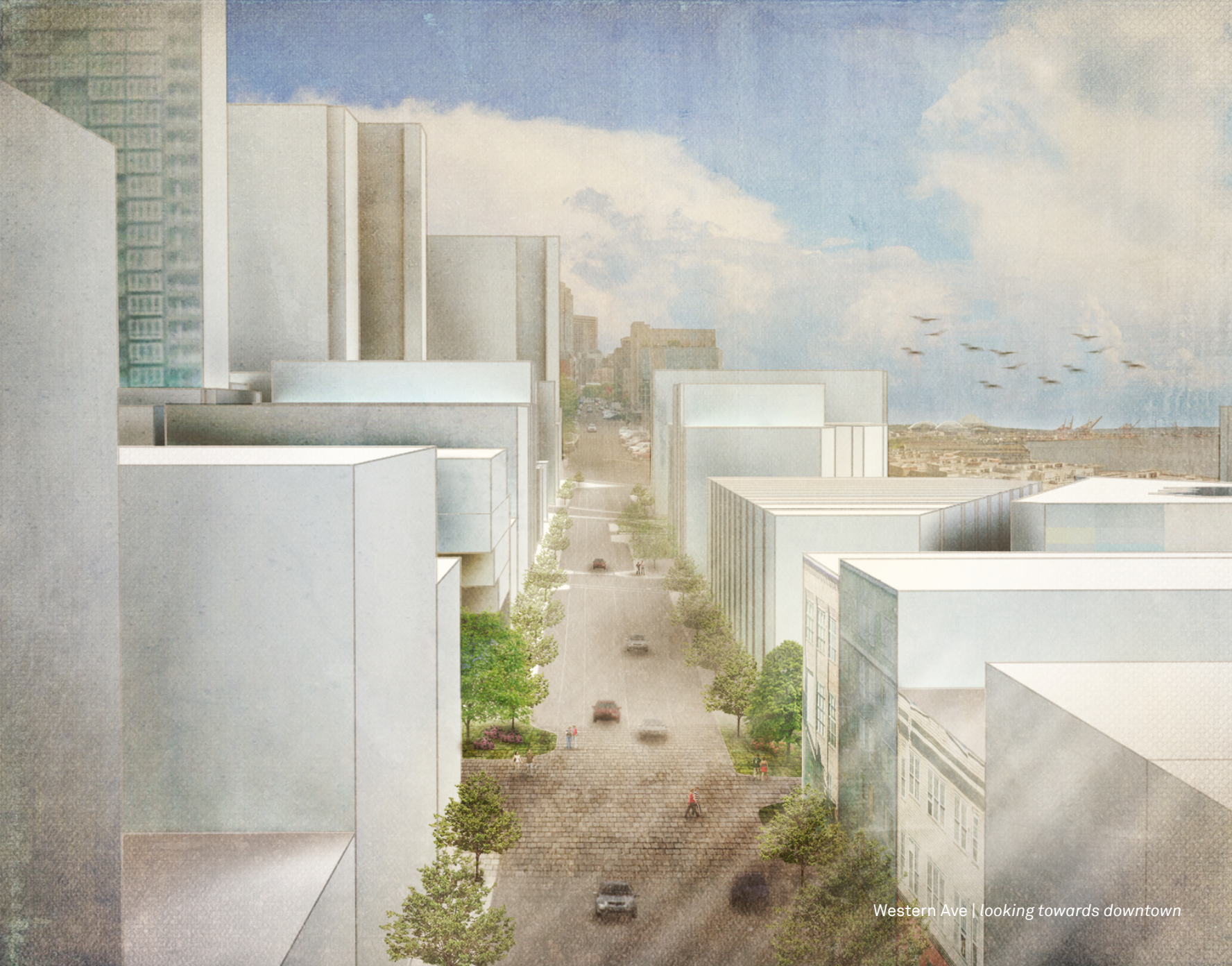
SITE PLAN



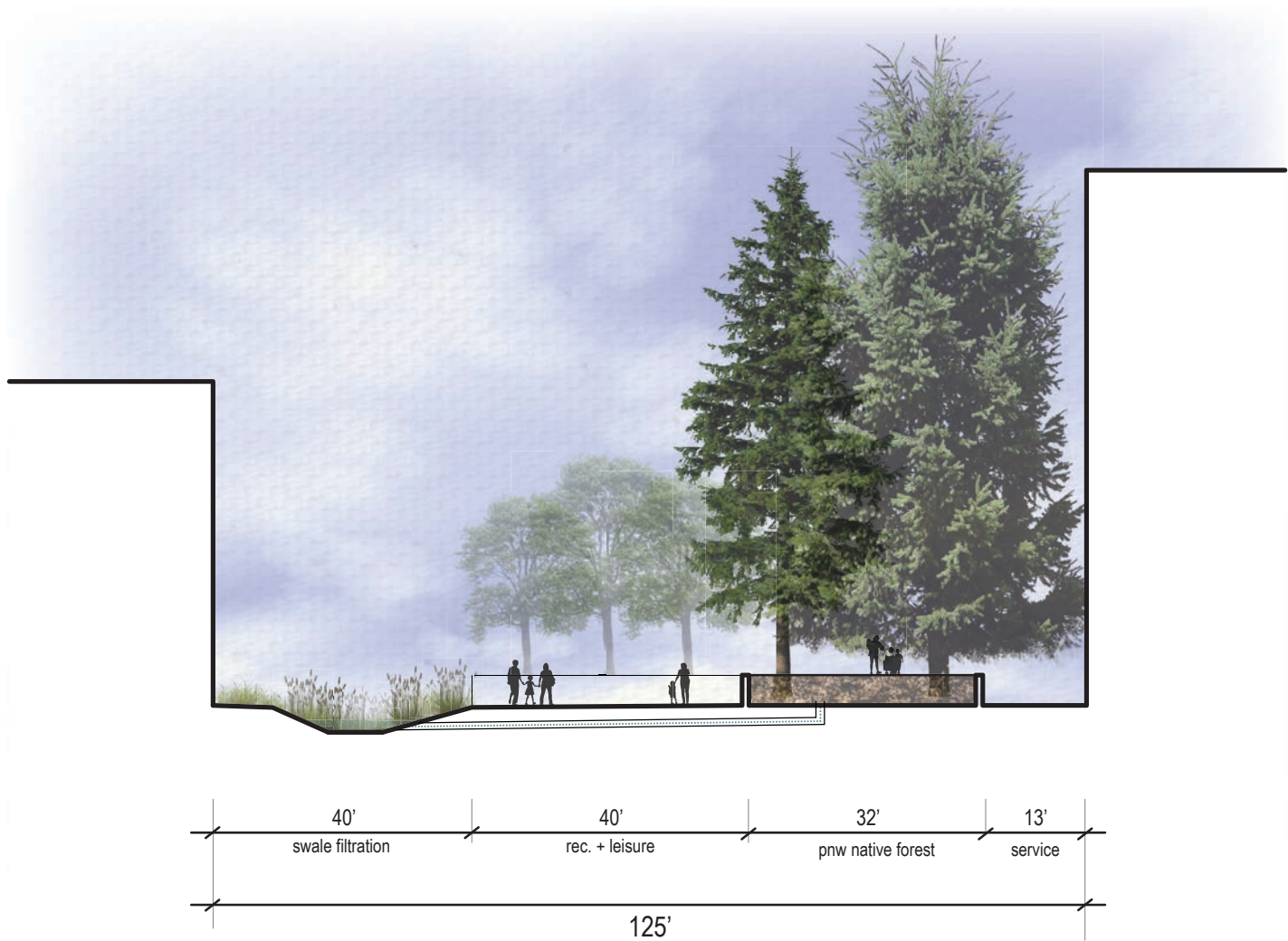
ZONING & CIRCULATION



Western Avenue: street section showing differing character of east and west sides



Western Ave | looking towards downtown





Bell St Park | looking east

A green, textured, irregular shape resembling a stylized animal or abstract form. The shape is primarily green with a mottled, fibrous texture. It has a jagged, irregular outline with several protrusions and indentations. Notable features include a long, thin, slightly curved protrusion on the left side, a small, rounded bump on the top right, and a larger, more complex protrusion on the right side that resembles a tail or a leg. The overall shape is somewhat elongated and horizontal.

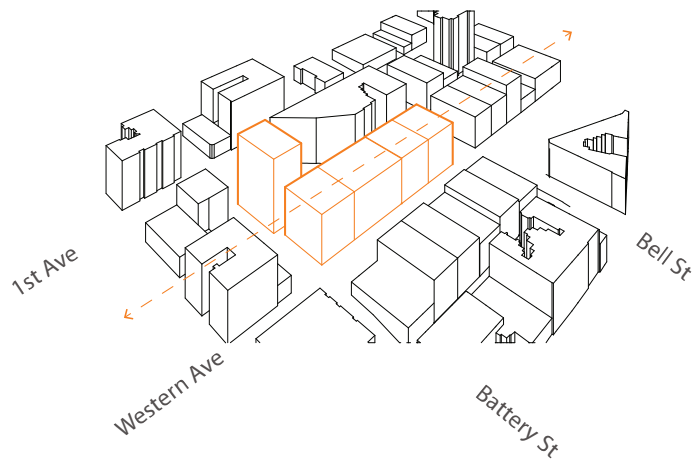
Hand-drawn architectural section drawing of a building. The drawing shows a cross-section with various rooms, including a large central hall with a staircase, and smaller rooms on either side. Dimensions are marked in feet and inches. The drawing is signed "J. H. H. 1911" in the bottom right corner.

[illegible]

backyard concept sketches

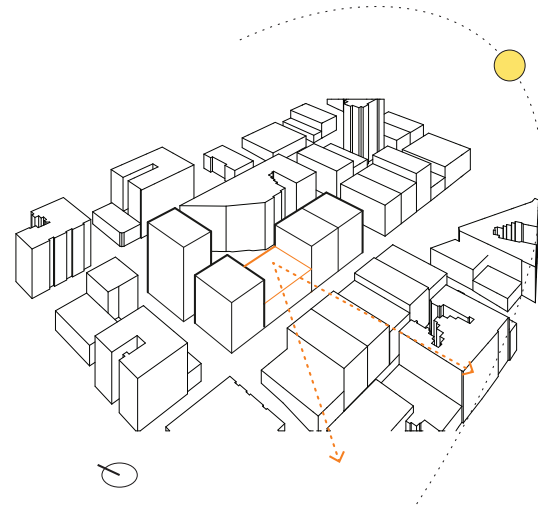


masterplan massing scheme

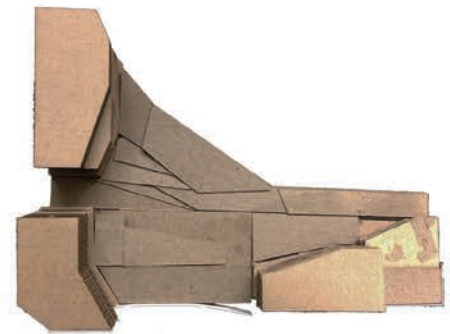


site diagrams

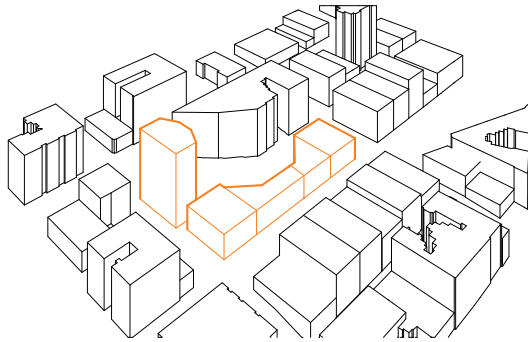
maintain the alley and massing on western ave



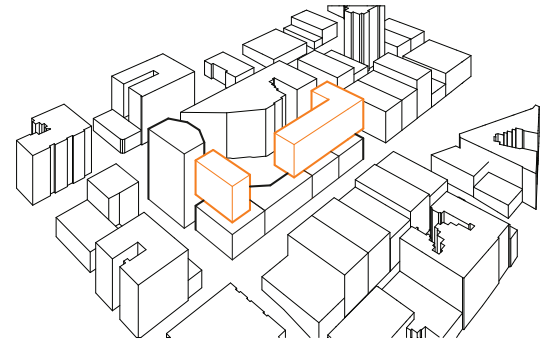
maintain views and consider solar access



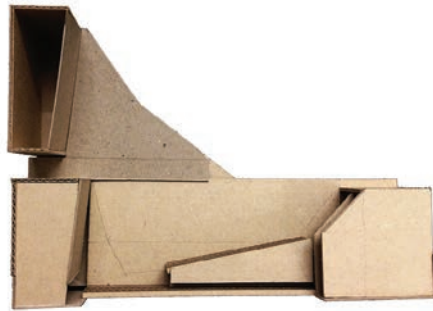
study models

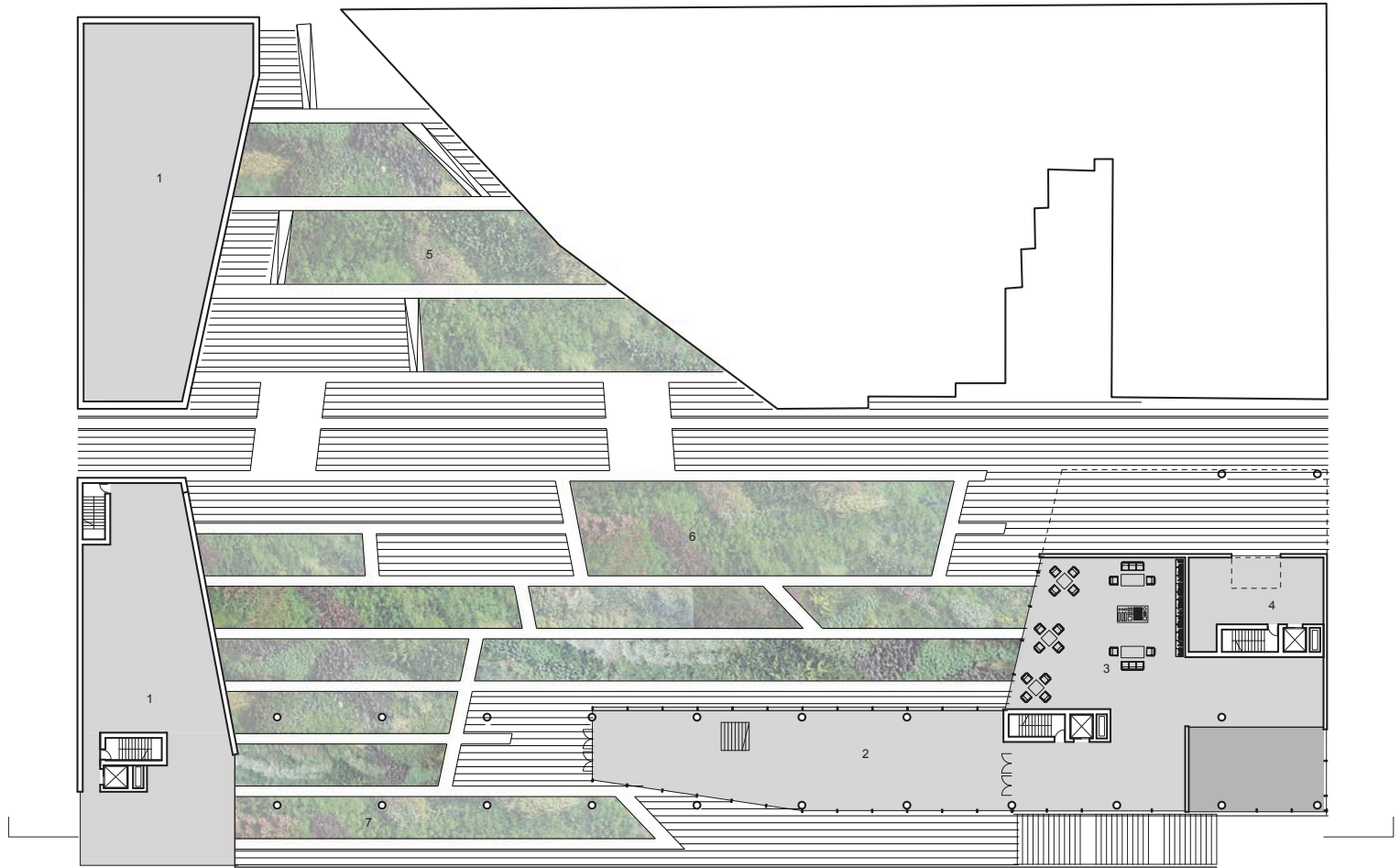


carve community space



lift residential units above



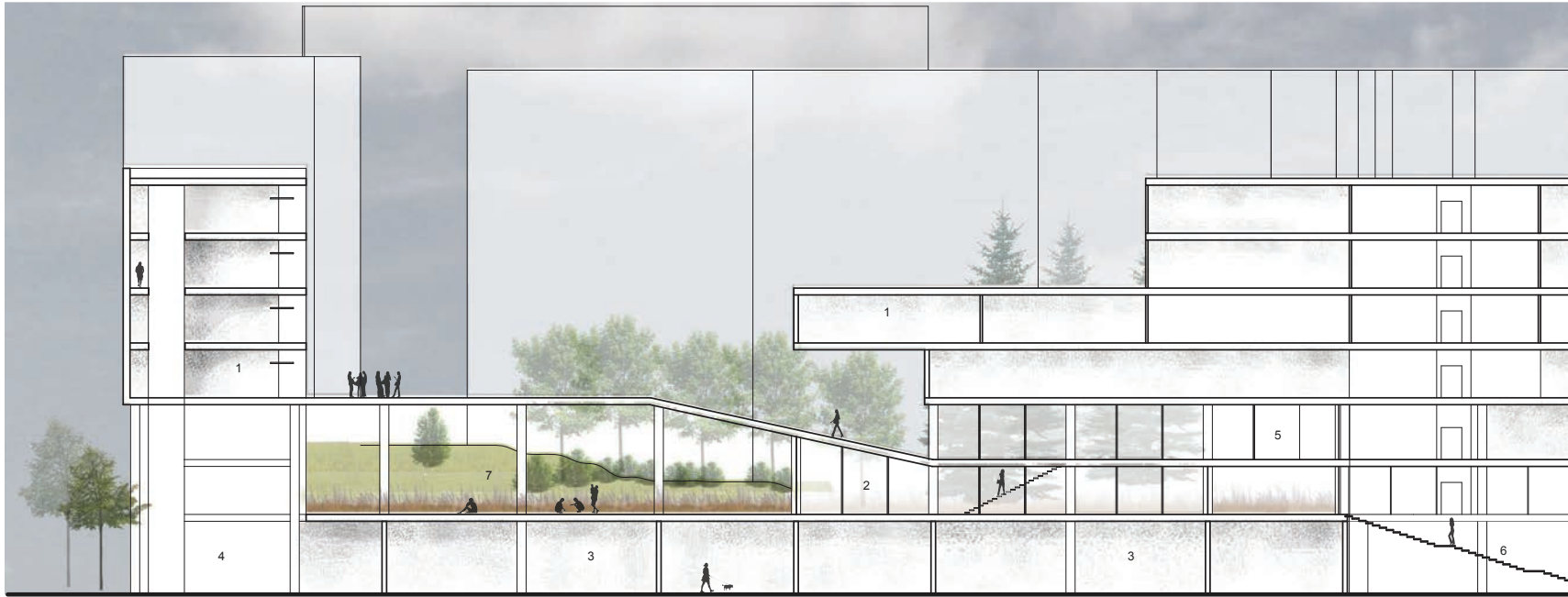


2nd level plan

- 1 residential
- 2 event space
- 3 belltown reading room
- 4 loading
- 5 community garden
- 6 community park
- 7 olympic mountains overlook

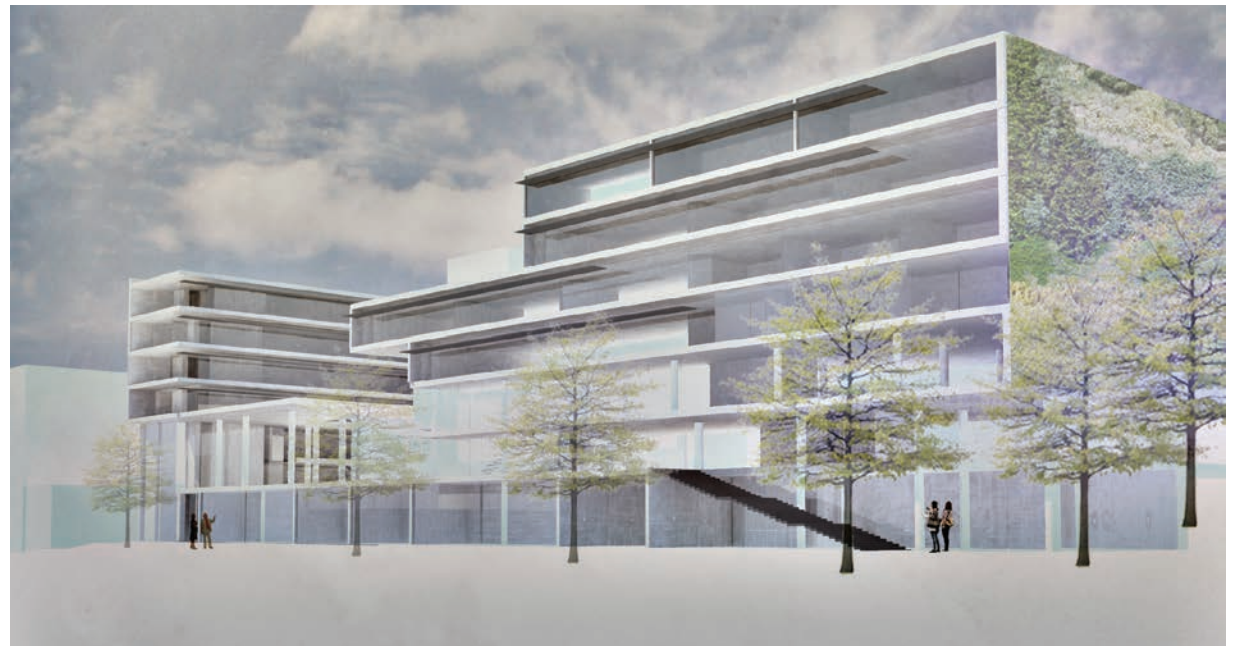


backyard perspective



section

- 1 residential
- 2 event space
- 3 retail
- 4 cafe / restaurant
- 5 community center
- 6 community park access
- 7 olympic mountains overlook



street perspective from western ave and bell st

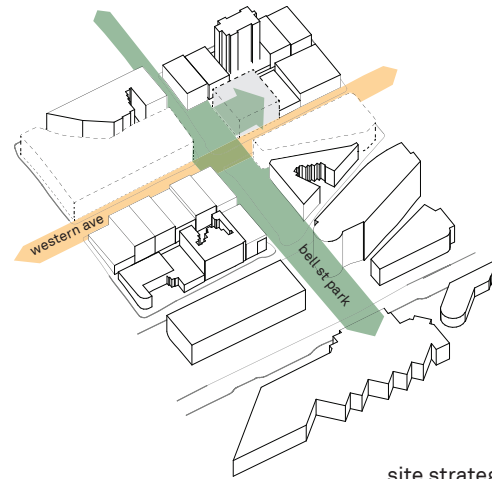
MAZOHRA THAMI

The Living Room

Belldowntown is a 24-hour neighborhood. It is also one of the most diverse areas in Seattle: home to wealthy empty nesters, creative offices, a large homeless population, young professionals, numerous social services, and some of the city's most popular restaurants and night clubs. What this area, the most densely populated in Seattle, lacks is public space and a sense of identity. This project aims to address those needs, creating a space that is both amenity and identity for this complex, urban neighborhood.

First and foremost, the project provides all-weather, all-hours public space. Located along the Bell Street Park, the project draws the energy of this major public space into the building at ground level, creating a large, flexible public space for all: the living room. Here, residents, neighbors, and visitors can gather on even the wettest Seattle days to read, watch Sounders games, have a coffee, check out local art, and enjoy the urban experience. The space functions as an indoor park and as an extension of the home, an urban place to entertain and be entertained.

The public experience of the park continues throughout the building as the landscape climbs to the roof, which has free and public access. Eighty-five feet above Western Avenue, views open out over the city and Elliott Bay, providing an unparalleled venue for outdoor movies, concerts, and conversations and a restaurant with the best view in the city. Library spaces, a cinema, rentable sound labs and tech workshops, and a large event space activate the project around the clock. In the city's living room, the residents of Belldowntown, the people of Seattle, and the city's visitors become a thriving urban community.



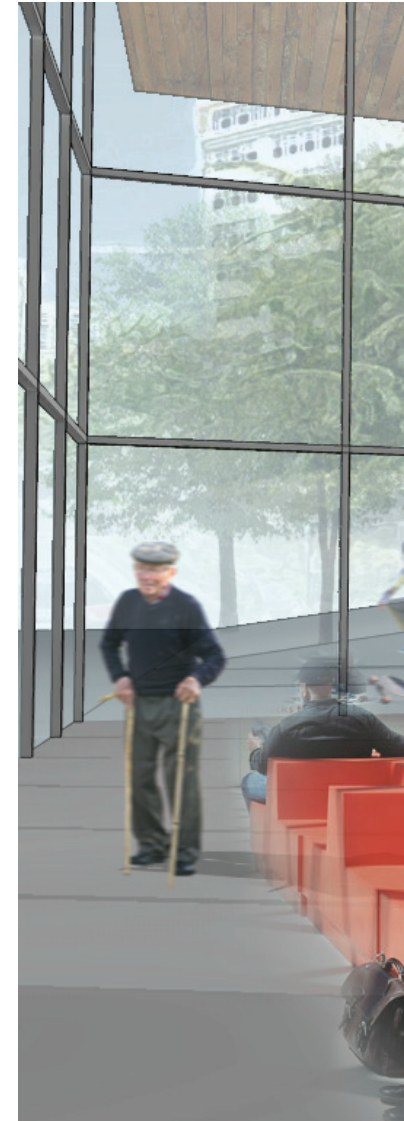
site strategy



all-seasons park

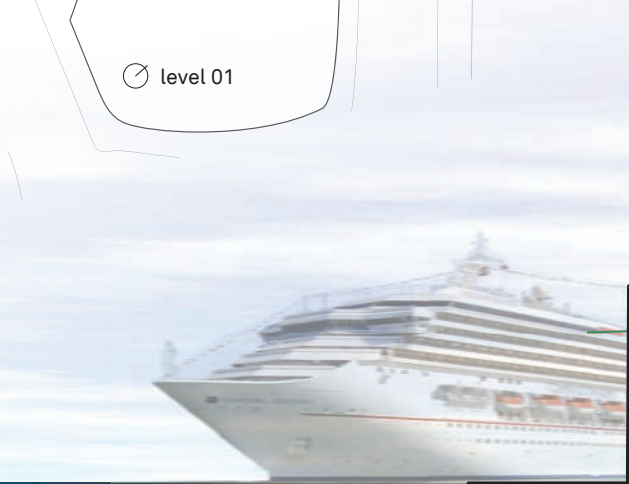
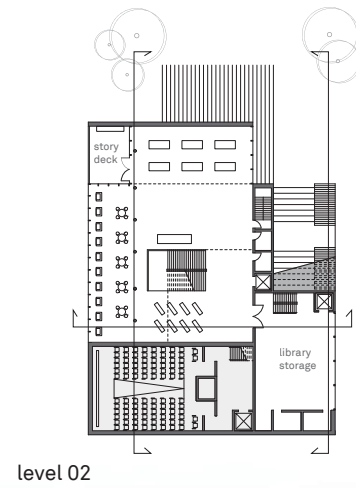
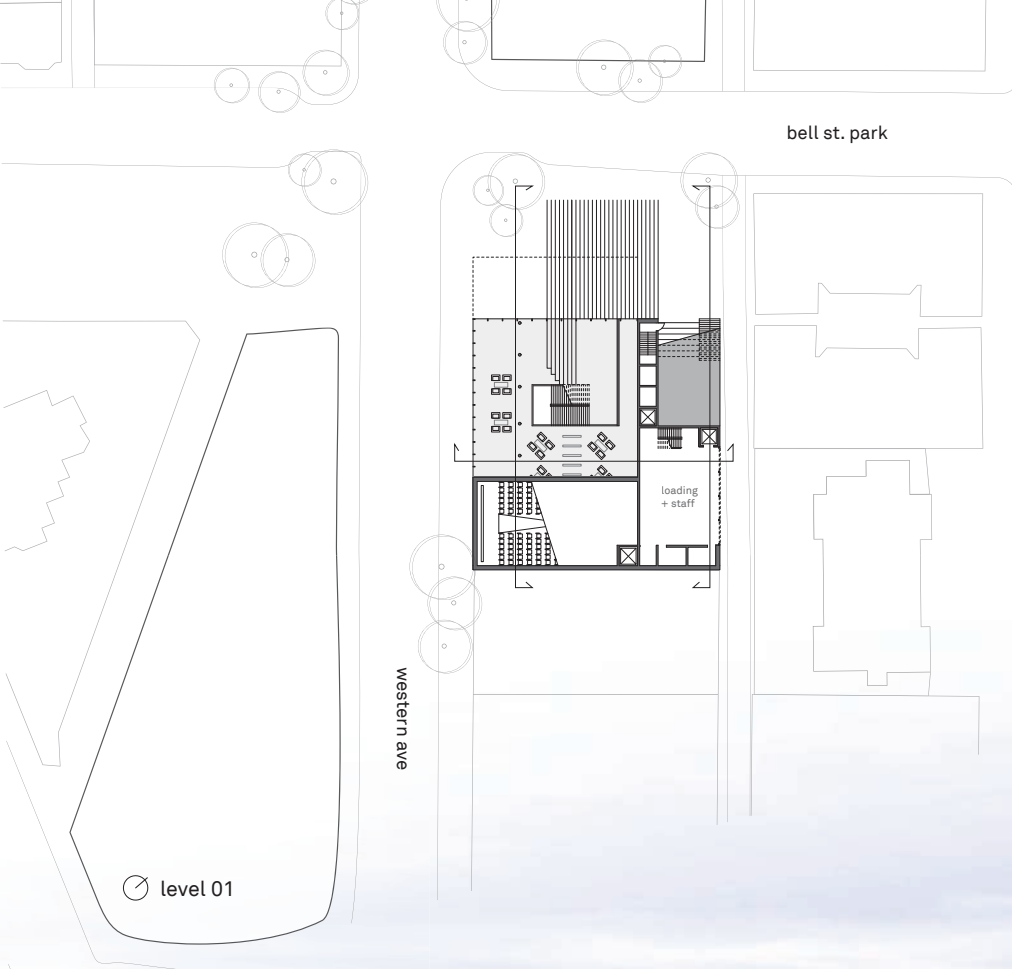


all-hours activity



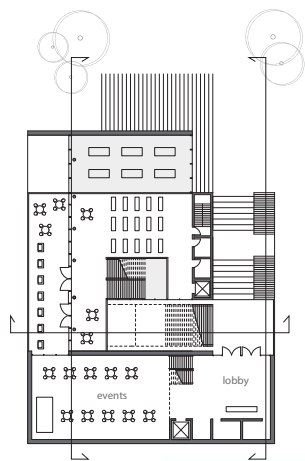


the living room

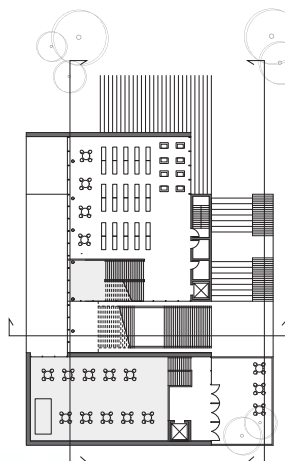


Mazohra Thami

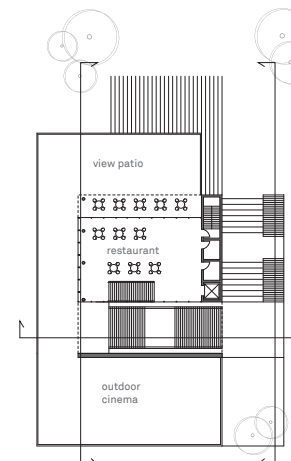




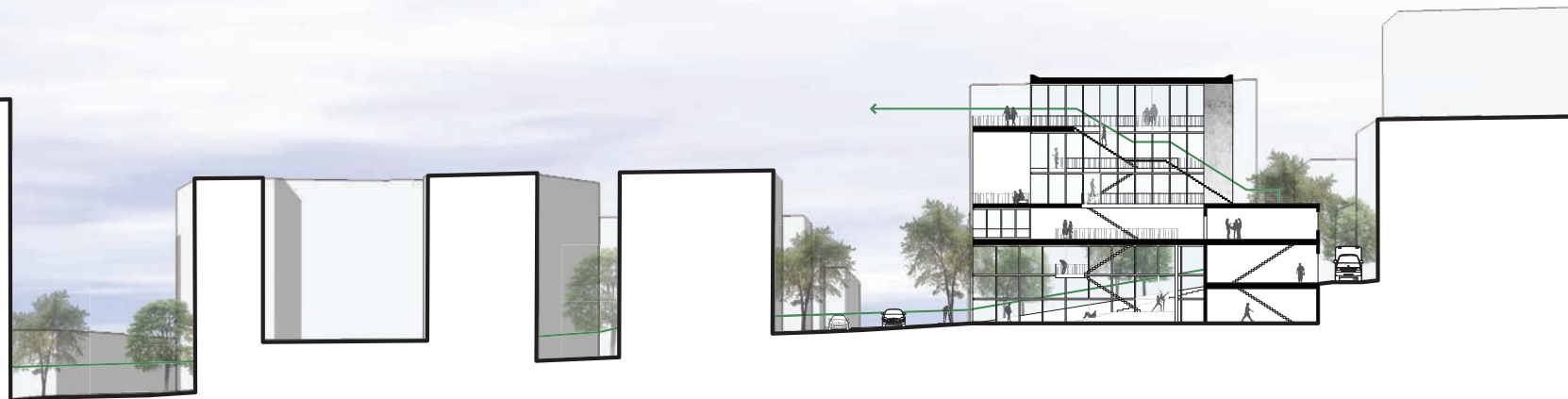
level 03



level 04



level 05

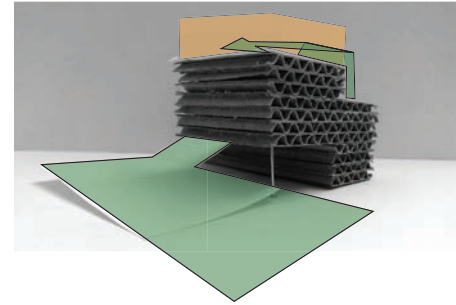


site section looking northwest

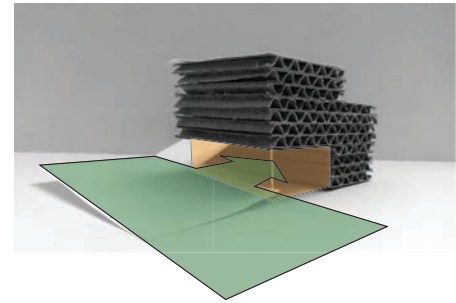


the beacon

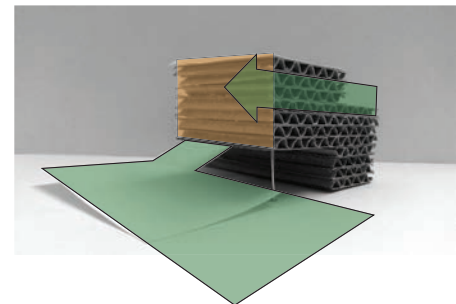
Mazohra Thami



park climbs building, occupies roof



park enters building



building creates beacon over park



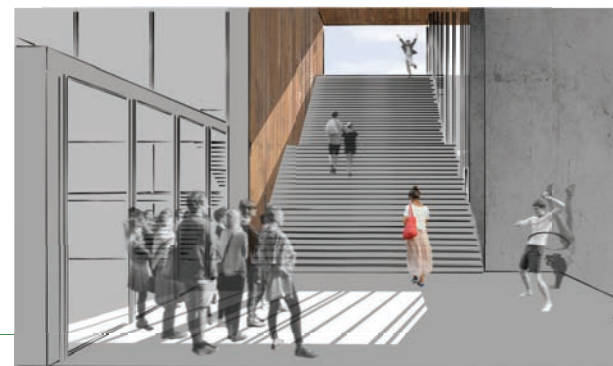
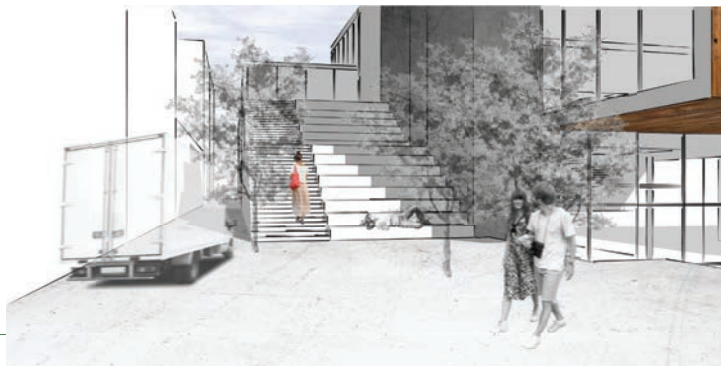
section looking east



circulation sequence



section looking west





the lookout

MIDORI FUKUTANI

Belltown Artisan, Live + Work Building

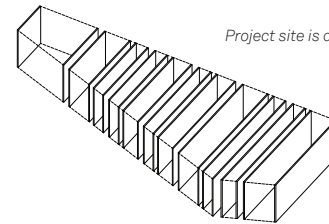
The Live + Work Building project seeks to provide affordable housing and working for local artists and craftsmen. Located at Western Avenue between Blanchard and Bell Street, the project site is currently beneath the Alaskan Way Viaduct and planned for redevelopment as part of the Belltown extension of the Seattle Central Waterfront Project.

The proposed design provides a solution to housing in an urban core by creating a traditional row house, mixed-use development. The goal of the project is to address the integration of the building into the urban fabric. The site is rhythmically divided into strips where programs are slotted in between. These programs are organized in sequences of residential and commercial units, concluding with an exhibit/gallery space. Courtyards are then positioned within these program strips, breaking the length of the section, and bringing in light and spatial relief.

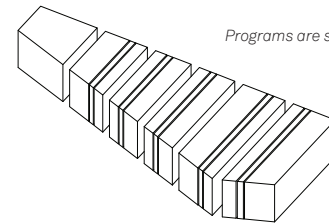
The project preserves the solidity of Western Avenue while addressing porosity through the buildings to the artisan alleyway. Porosity is created by means of corridors that connect the 'front yard' street, through the courtyard to the 'backyard' alleyway. These semi-public corridors provide access to the residential and workshop units, as well as through to the artisan alleyway, where much of the workshop activities are concentrated. Finally, the exhibit/gallery space at the corner of Western and Bell Street creates an urban focal point, where the resident artisans display their work to the public.



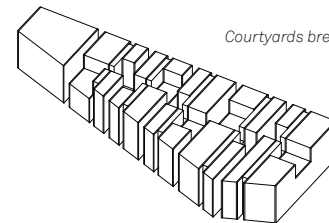
Site Plan
1:9000



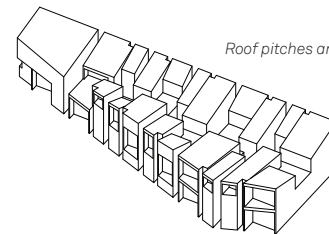
Project site is divided into parallel strips



Programs are slotted between the strips



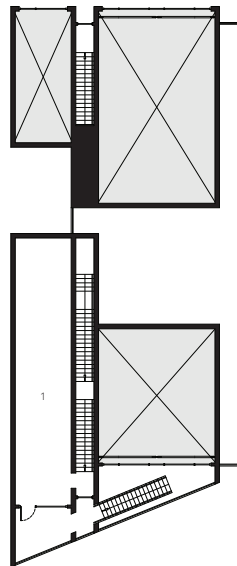
Courtyards break the length of the strips



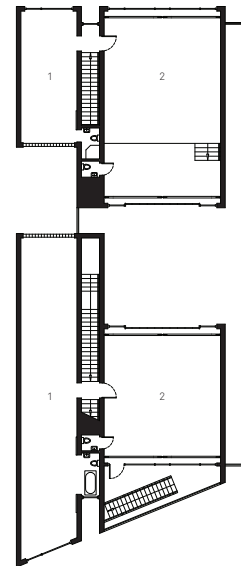
Roof pitches and balconies maximize bringing in light

Program Description

- 1 Residence
- 2 Workshop
- 3 Retail
- 4 Exhibit/Gallery and Café

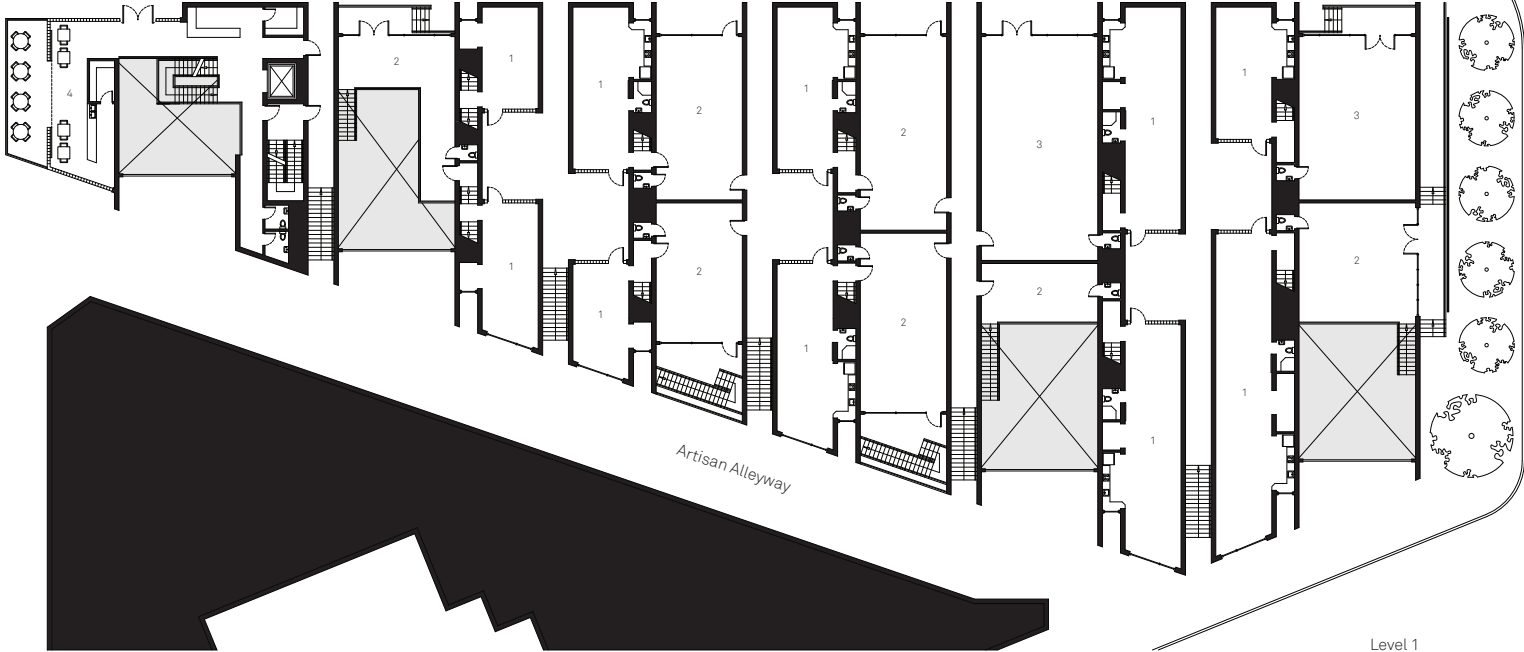


Level 3

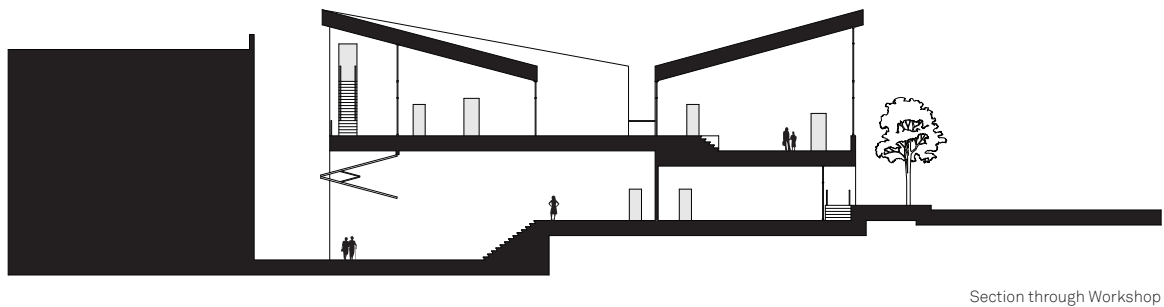
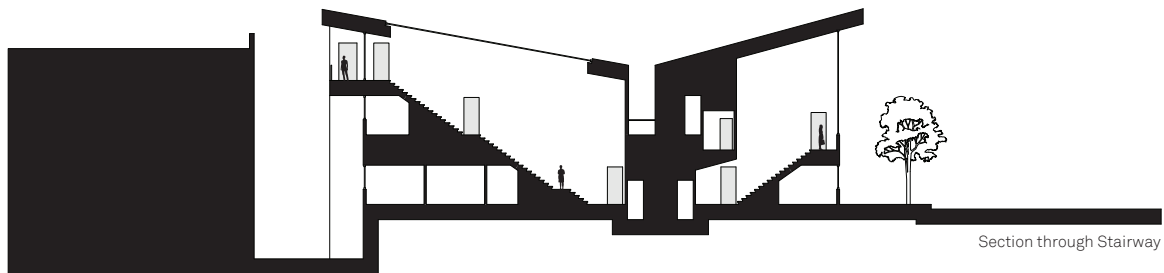


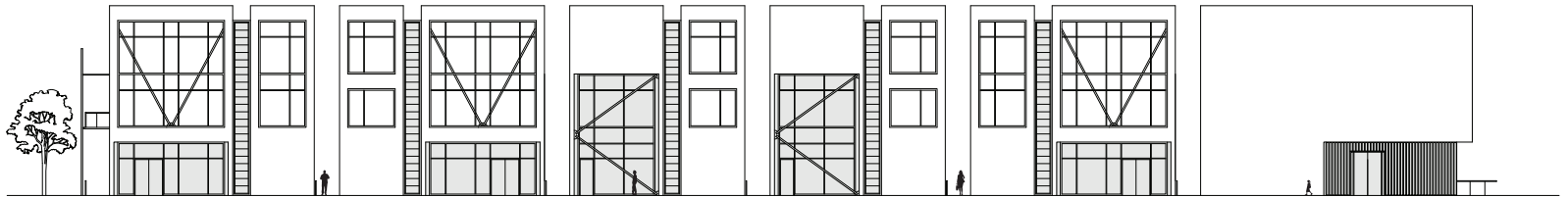
Level 2

Western Ave.



Level 1
1:500

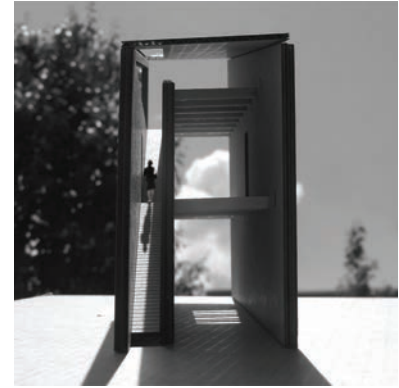
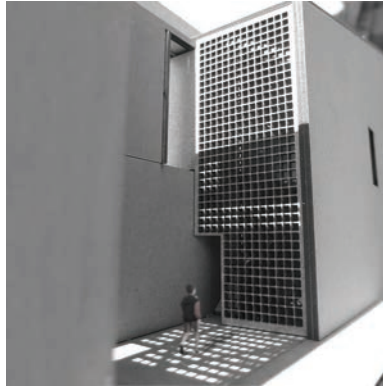
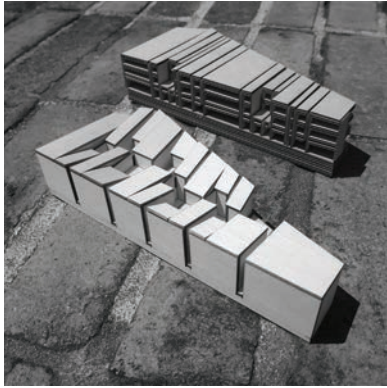


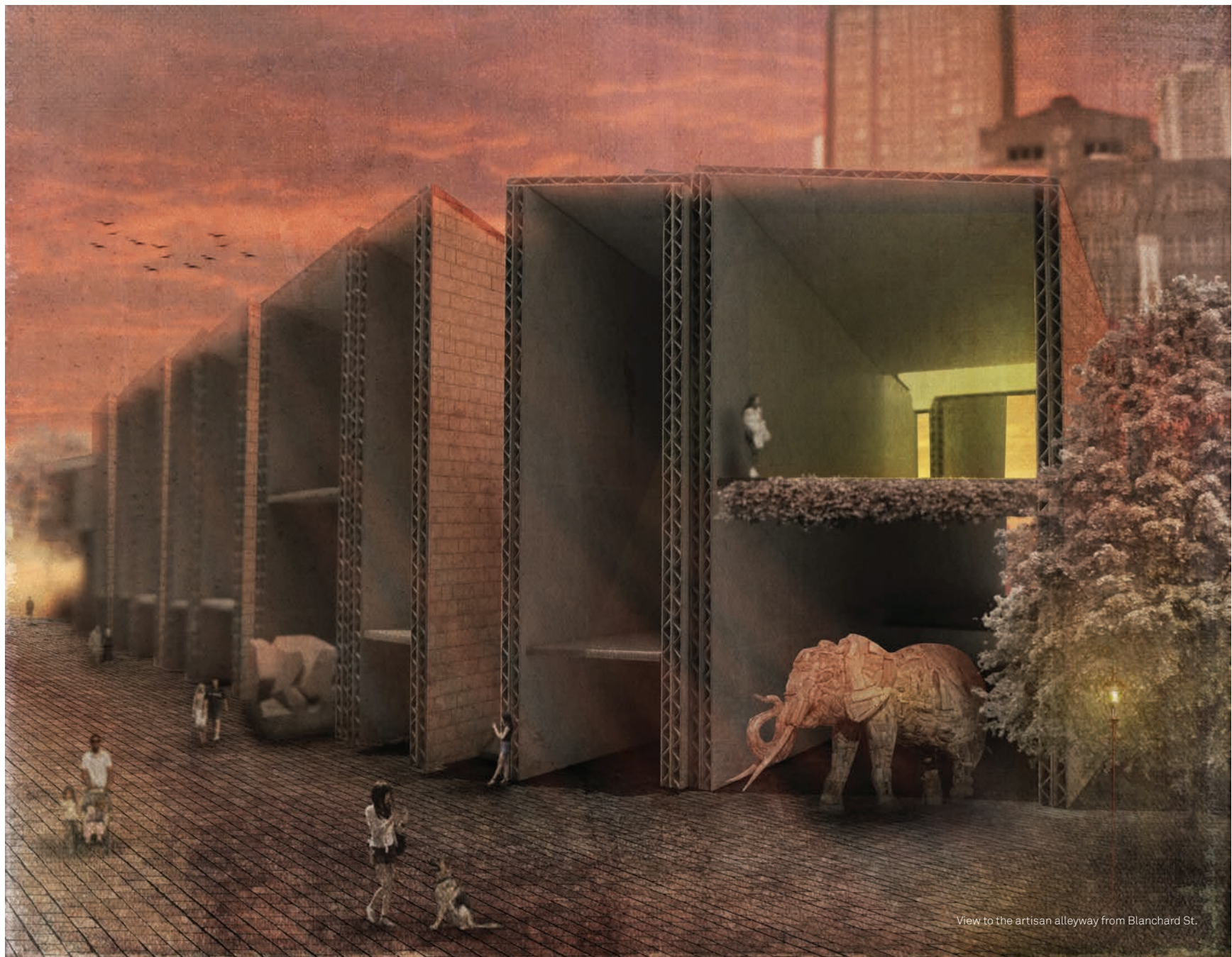


Elevation from Western Ave.



Elevation from Artisan Alleyway



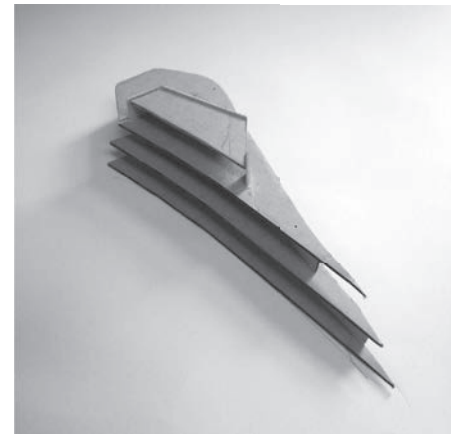
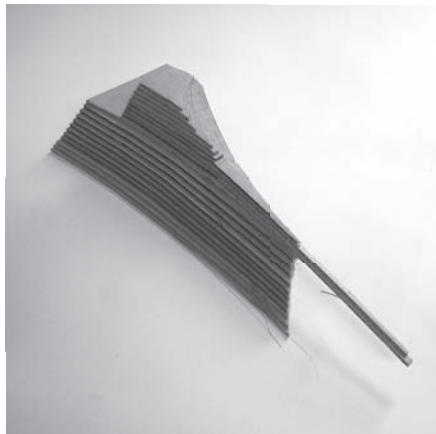
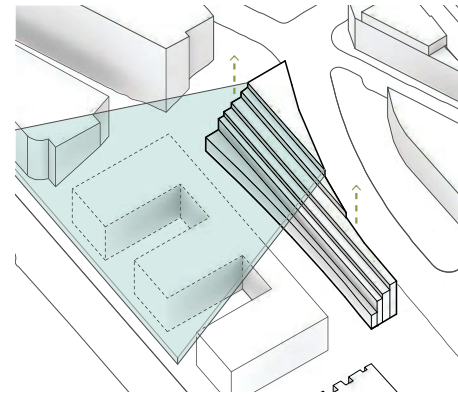
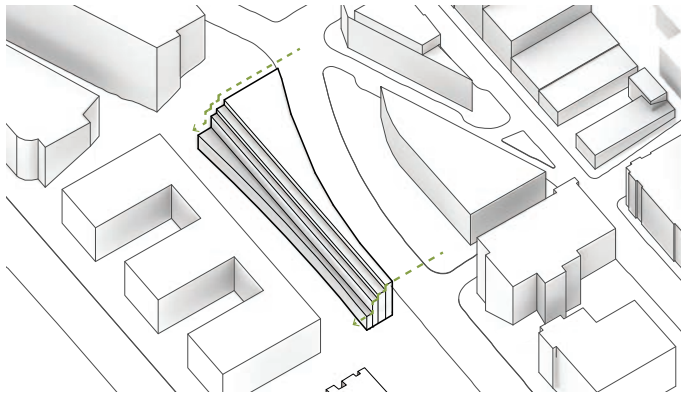


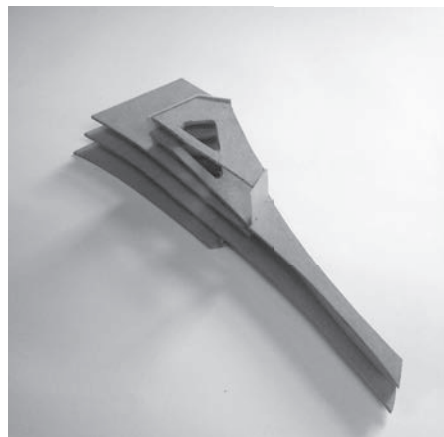
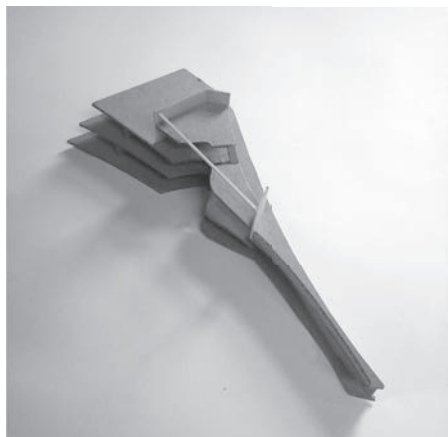
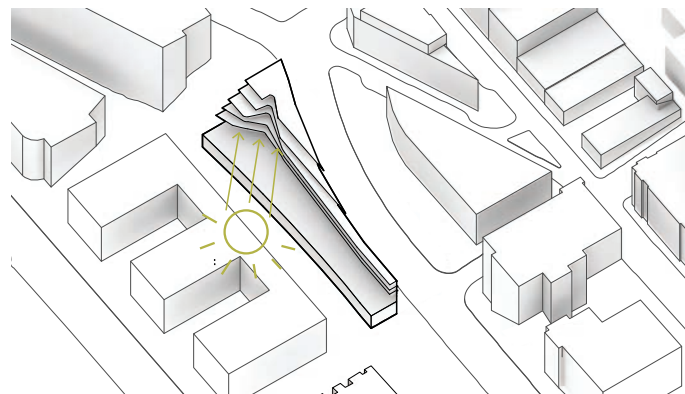
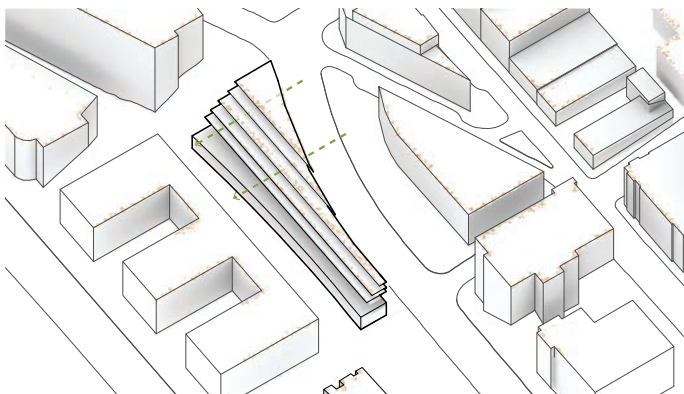
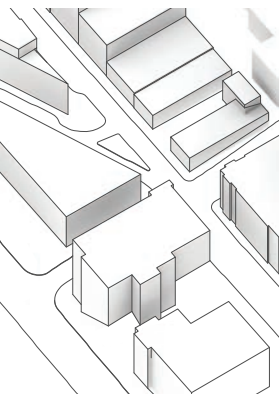
View to the artisan alleyway from Blanchard St.

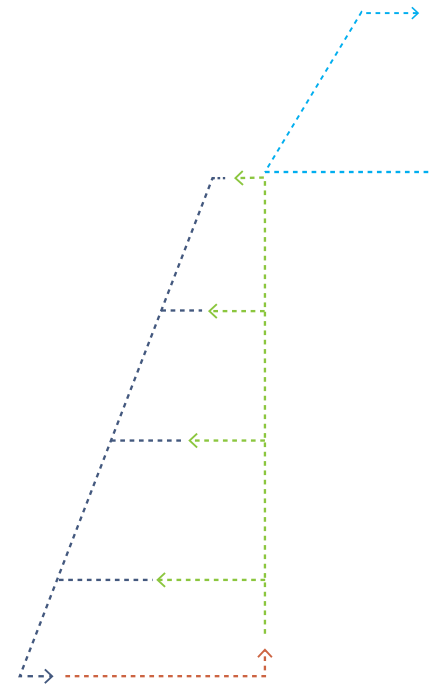
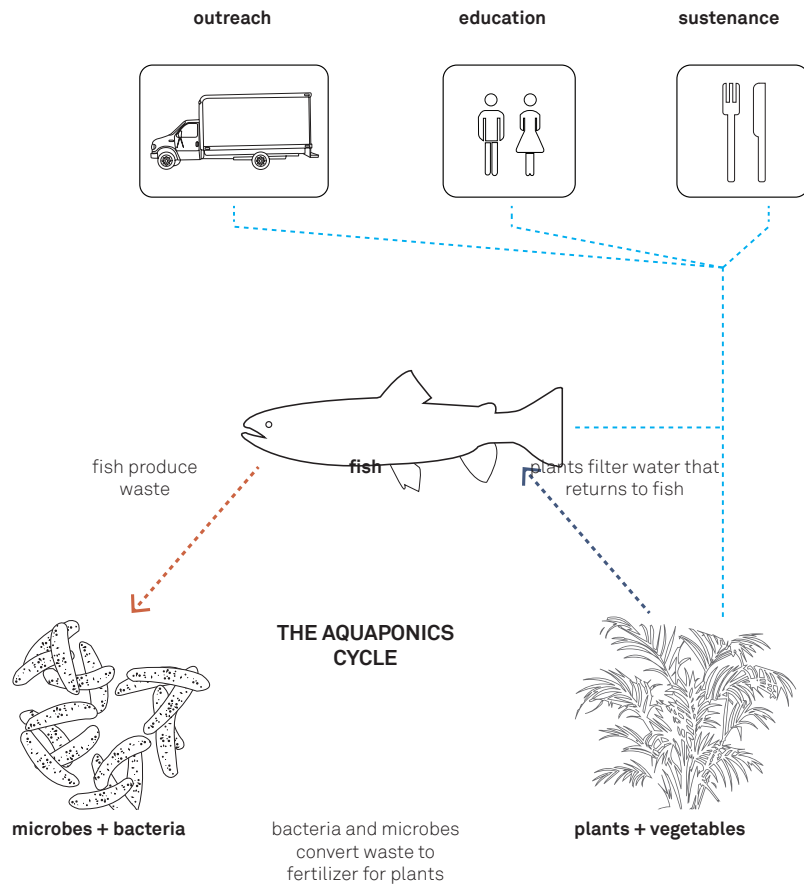
CHRISTOPHER GARLAND

Belltown Community Gardens

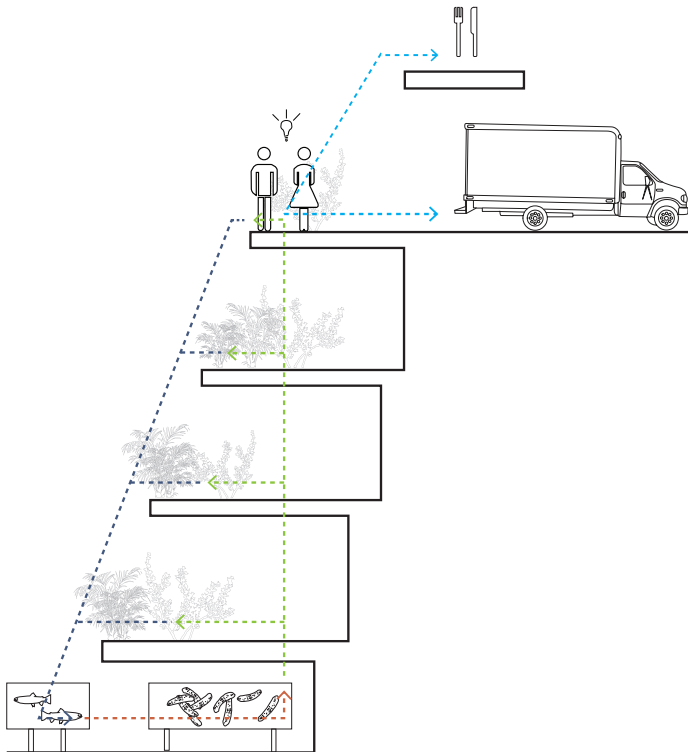
Currently there are huge disparities in the residents' income levels in Belltown; many low income residences and many high income residences, with few places in between. The principle behind this building is to give residents of the developing Belltown neighborhood a place to meet on an even playing-field with a program that gets at one of our most basic needs: sustenance. This concept of sustenance is achieved through exposing and expressing the functions of a developing growing practice known as aquaponics. Combined with growing spaces for individuals and their families, this exposition is to foster a larger understanding of our communities and growth. A large central atrium carves through the terraced levels to provide better solar exposure while connecting the various programs vertically through the building. These programs are: growing beds (supported by aquaponics), a communal kitchen that can serve as a educational component, a space for a CSA to operate out of, a store and seed bank where individuals can purchase supplies for growing, a restaurant that is driven off the produce that is grown in the gardens and an event space on the roof which offers spectacular views of Puget Sound. The Belltown Community Gardens are to be located just south of the Elliott and Blanchard intersection.







INTERCONNECTED CYCLES OF GROWTH,
EDUCATION AND OUTREACH

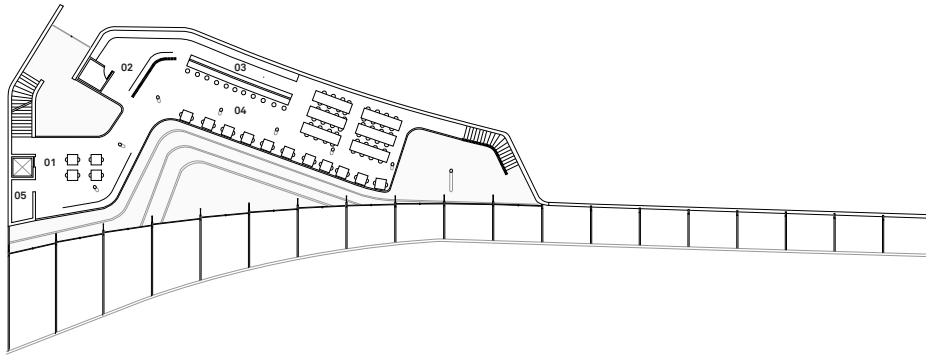


CENTRAL TERRACED ATRIUM EXPOSES
AND CONNECTS PROGRAM ELEMENTS OF
GROWTH, EDUCATION, OUTREACH AND
SUSTENANCE



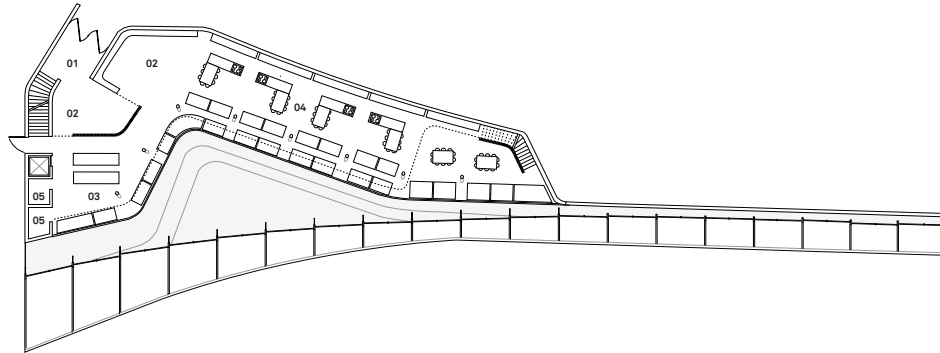
second floor
restaurant

- 01 queue space / bar
- 02 kitchen / back of house
- 03 kitchen galley
- 04 dining space
- 05 bathrooms



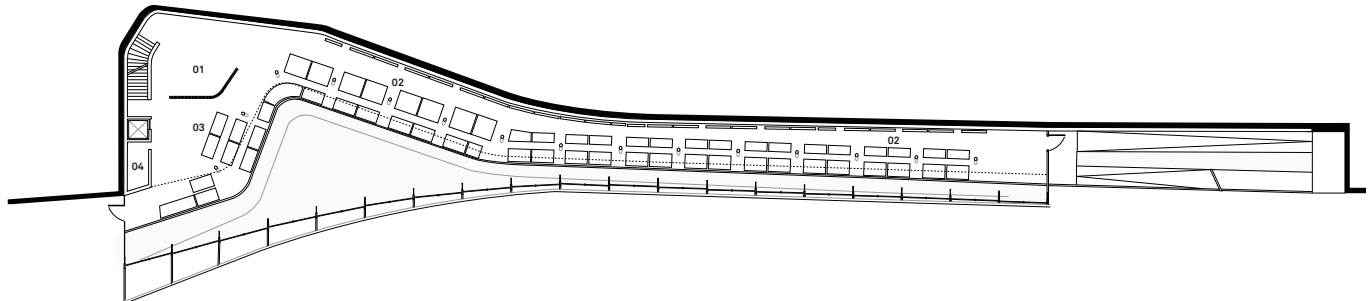
ground floor
community kitchen

- 01 entry
- 02 seed bank / store
- 03 csa prep space
- 04 community kitchen and dining
- 05 bathrooms



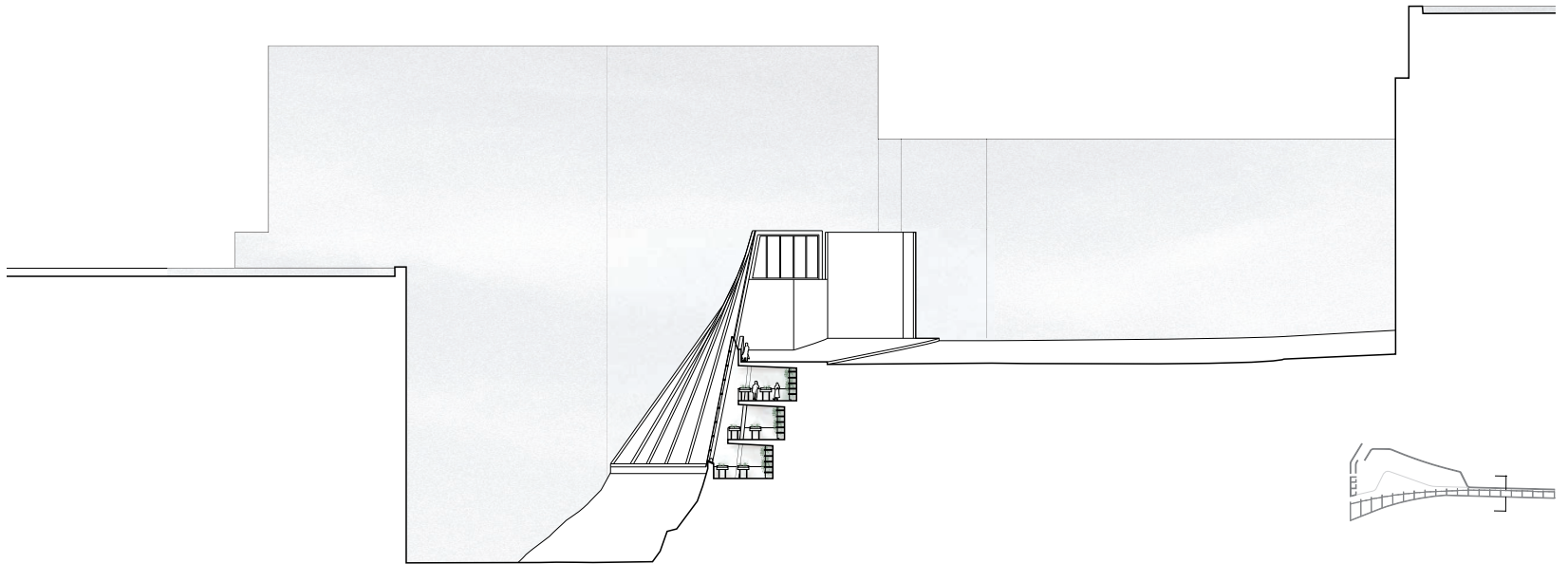
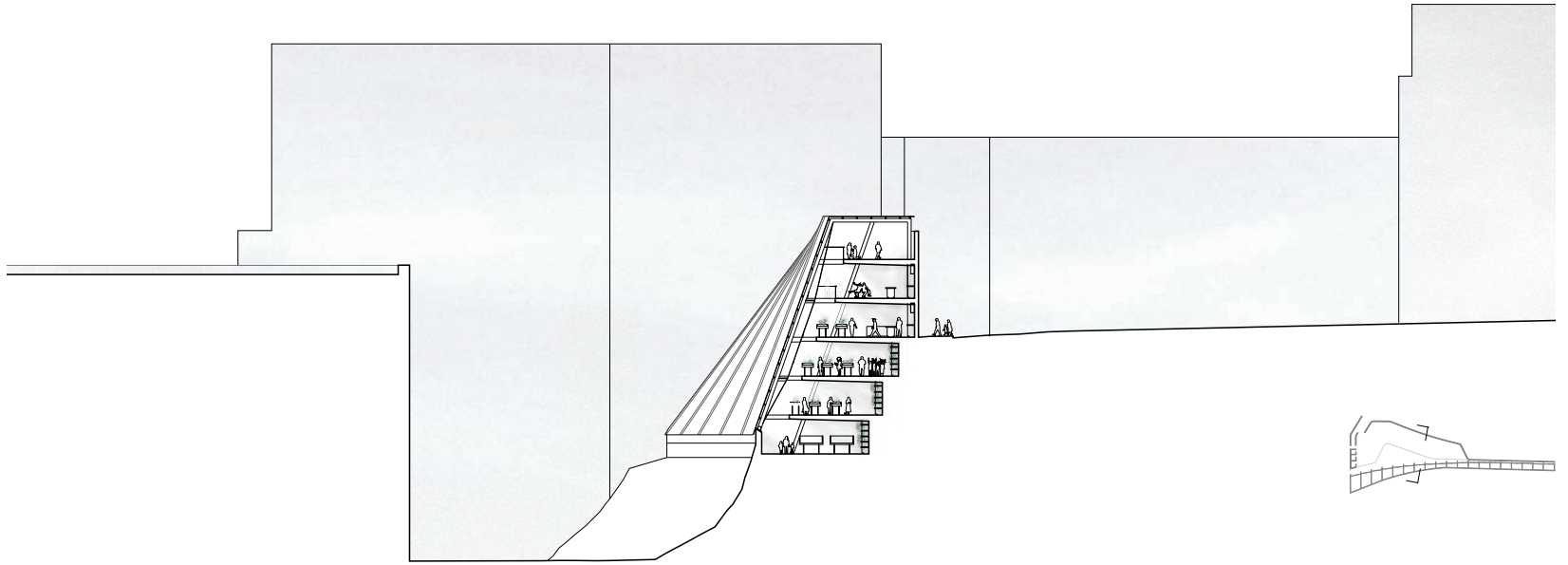
lower floor / typical
grow space

- 01 storage / garden shed
- 02 growing containers
- 03 prep space
- 04 bathrooms









DORTE MANDRUP

Dorte Mandrup Arkitekter

Dorte Mandrup is the founder and owner of Dorte Mandrup Arkitekter in Copenhagen. The firm engages in a wide variety of projects, including cultural institutions, buildings for children and youth, sports facilities, education, housing, office buildings and master plans, as well as the renovation and alteration of historic buildings. The office seeks to combine the tactile and poetic experience of space with conceptual clarity and accuracy, in both large projects and the smallest detail. The projects of the office have been published widely and have been shown at many architectural exhibitions.

Dorte Mandrup has been awarded numerous national and international awards, including the Bauwelt Prize, the AR Award for Emerging Architecture and the prestigious C.F. Hansen Medal. She has served on a number of international juries, has lectured and has taught widely. She has been a Professor of Architecture at the Royal Danish Academy and is a board member at Louisiana Museum of Modern Art.



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