

UW MEDICINE LAKE UNION PHASE 3.1+3.2

EARLY DESIGN GUIDANCE FOR PROJECT #3011312

PERKINS
+ WILL
05.24.2010

Contact Info:

Property Address:
501 8th Avenue N.
Seattle, WA 98109

Project Number:
#3011312

Owner:
City Investors XII, LLC
505 5th Avenue South, Suite 900
Seattle, WA 98104

Owner Contact/Applicant:
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Project Summary

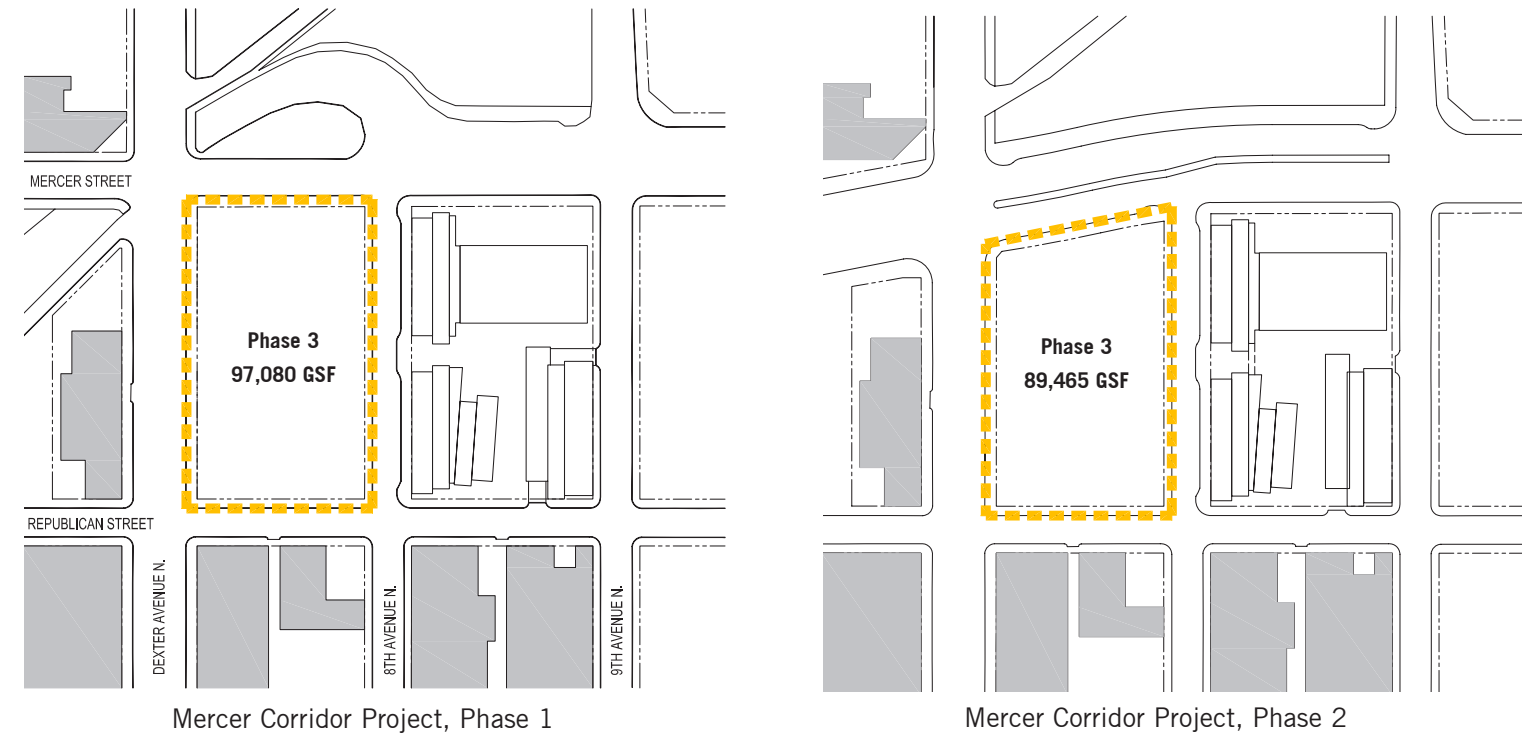
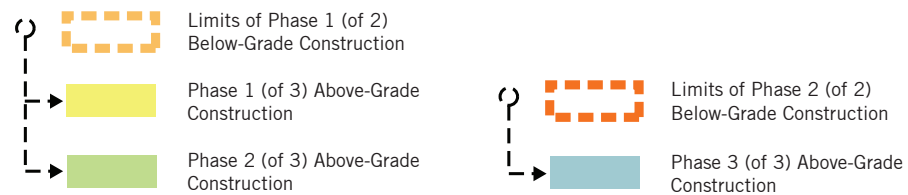
Phase 3 is located in South Lake Union and is part of the Life Science/Biotech Hub. UW Medicine enhances the synergistic co-location of Life Sciences in South Lake Union along with the Fred Hutchinson Research Center, Seattle Biomedical Research Institute, PATH, Nova Nordisk, and Merck/Rosetta Informatics. The building occupant is UW Medicine and the facilities support their biomedical research. The facilities and use are consistent with the City's Comprehensive Plan and the South Lake Union Urban Center goals and policies to support the growth of innovative industries in the South Lake Union Urban Center. Phase 3 is a continuation of the UW Medicine research complex in South Lake Union. Phase 1 was completed in 2004 and Phase 2 was completed in 2008. The project site is bordered by Dexter Avenue North, Mercer Street, 8th Avenue North and Republican Street.

PROJECT BACKGROUND



Phase 3 Master Plan

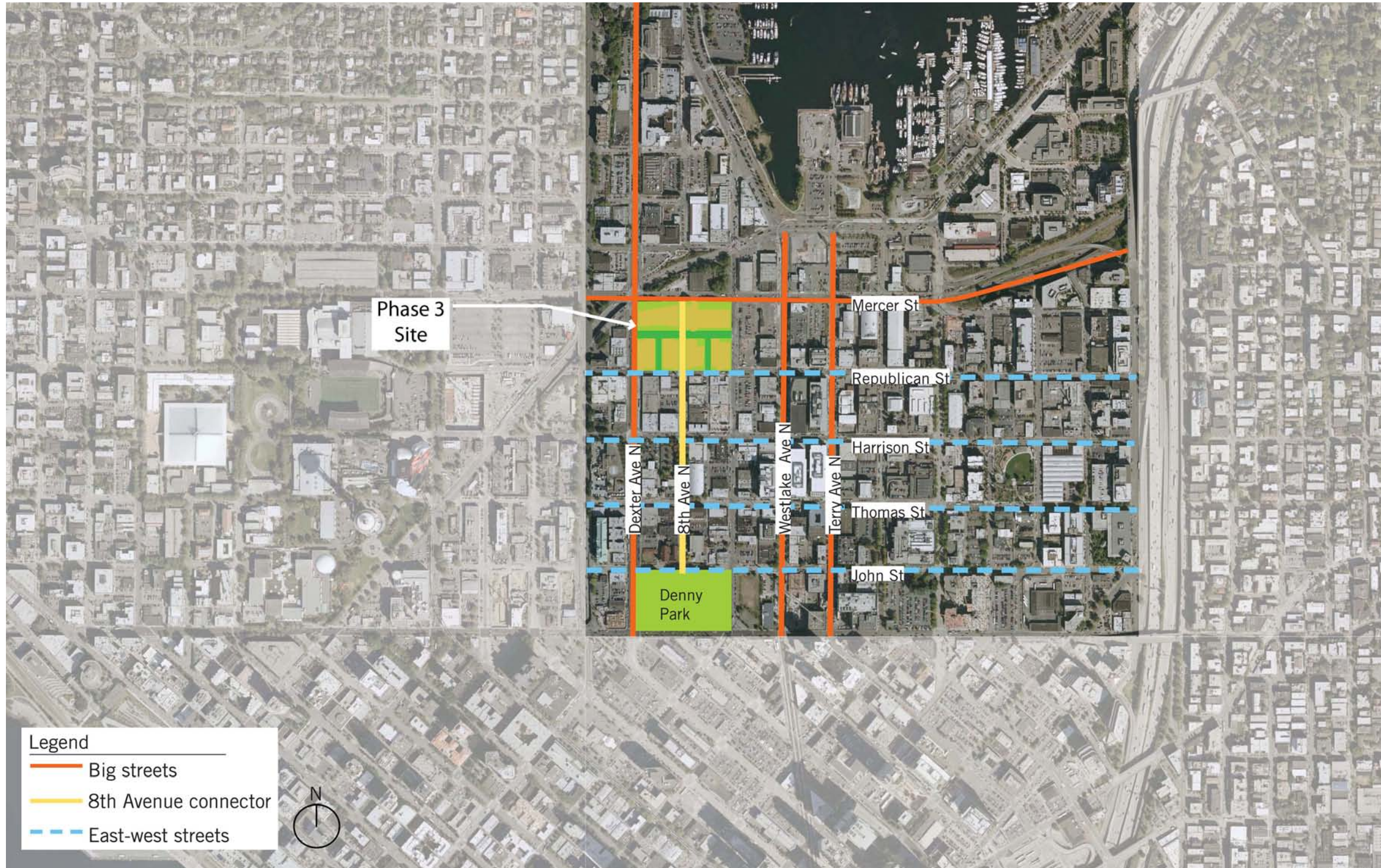
The Master Plan for the entire block consists of three buildings, built over a 3-story below-grade structure. Phase 3.1 includes build-out of the 3-story below-grade research and parking structure on the southern two-thirds of the block, as well as completion of the 7-story research building on the southeast corner of the site. Phase 3.2 includes build-out of the 8-story research building on the southwest corner of the site.



Mercer Corridor Improvements

Phase 1 of the Mercer Corridor project does not directly affect the Phase 3 property. However, Phase 2 of the Mercer Corridor Project converts Mercer into a two-way street which will cut across the northwest corner of the site. Therefore, the City has acquired this triangular portion of the site by eminent domain. Site plans for the block have been adjusted accordingly. Note that none of this work affects Phases 3.1 or 3.2, which will be built on the southern portion of the site.

PROJECT LOCATION



URBAN DESIGN ANALYSIS

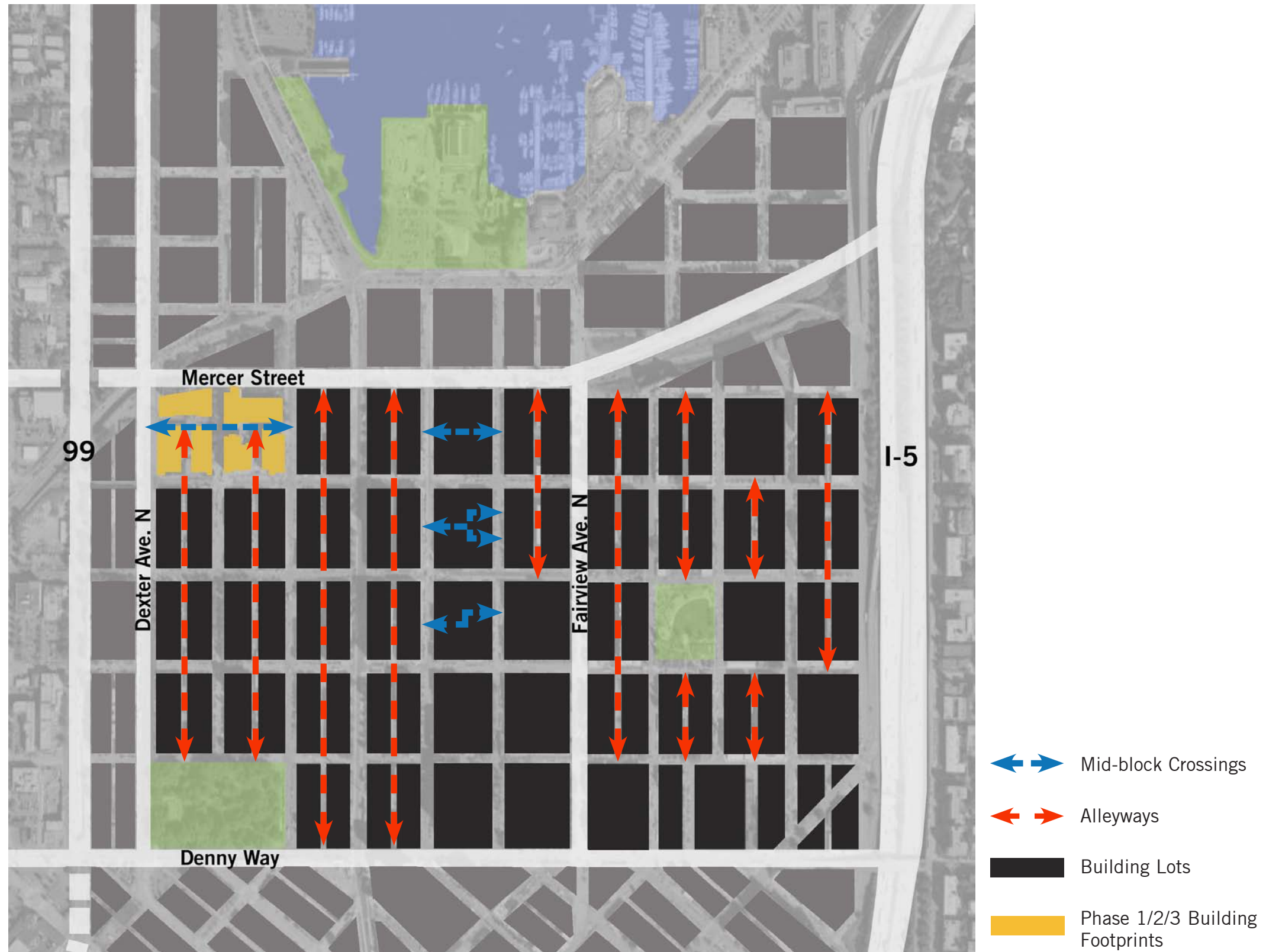
South Lake Union Transit and Pedestrians



- Primary Pedestrian Routes
- Primary Bicycle Routes
- Metro Bus Routes
- - - - - SLU Streetcar Route
- — — — — Future *RapidRide* E-Line Route
- UW Shuttle Stop

URBAN DESIGN ANALYSIS

South Lake Union Urban Grain: Alleyways and Cross-Block Connections



URBAN DESIGN ANALYSIS

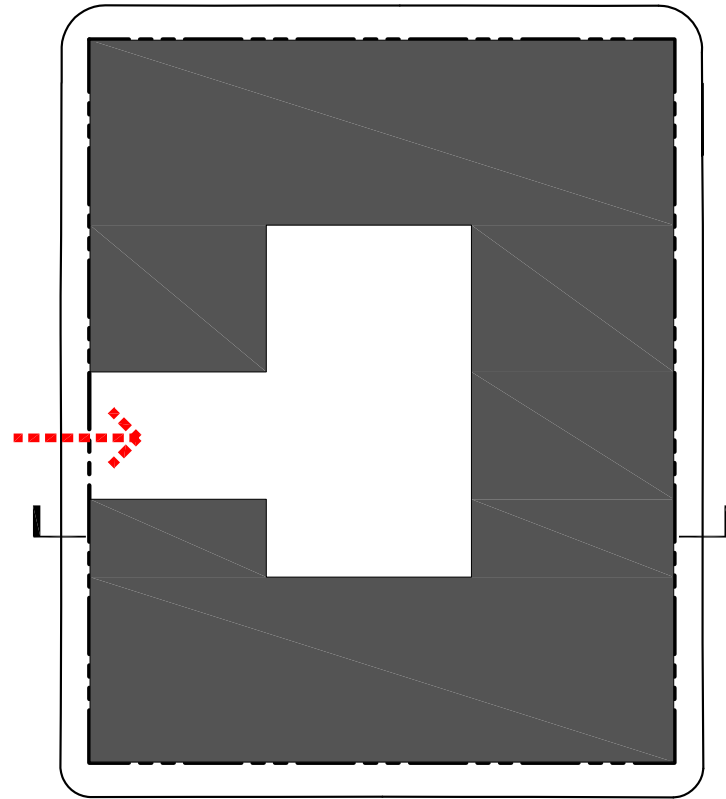
Recent Lot-Line to Lot-Line Developments



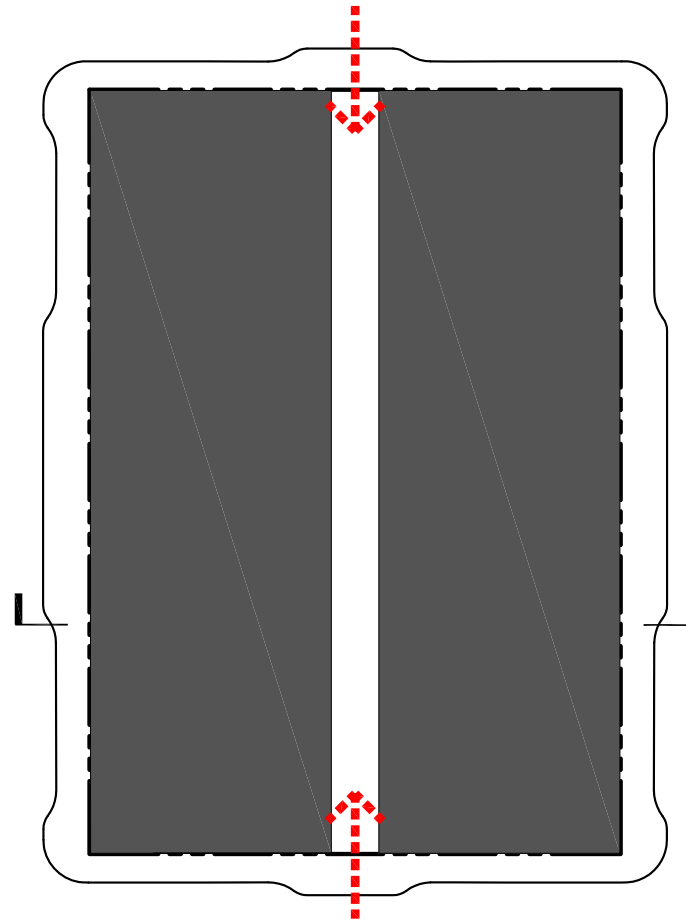
* See next page for building footprint and massing information.

URBAN DESIGN ANALYSIS

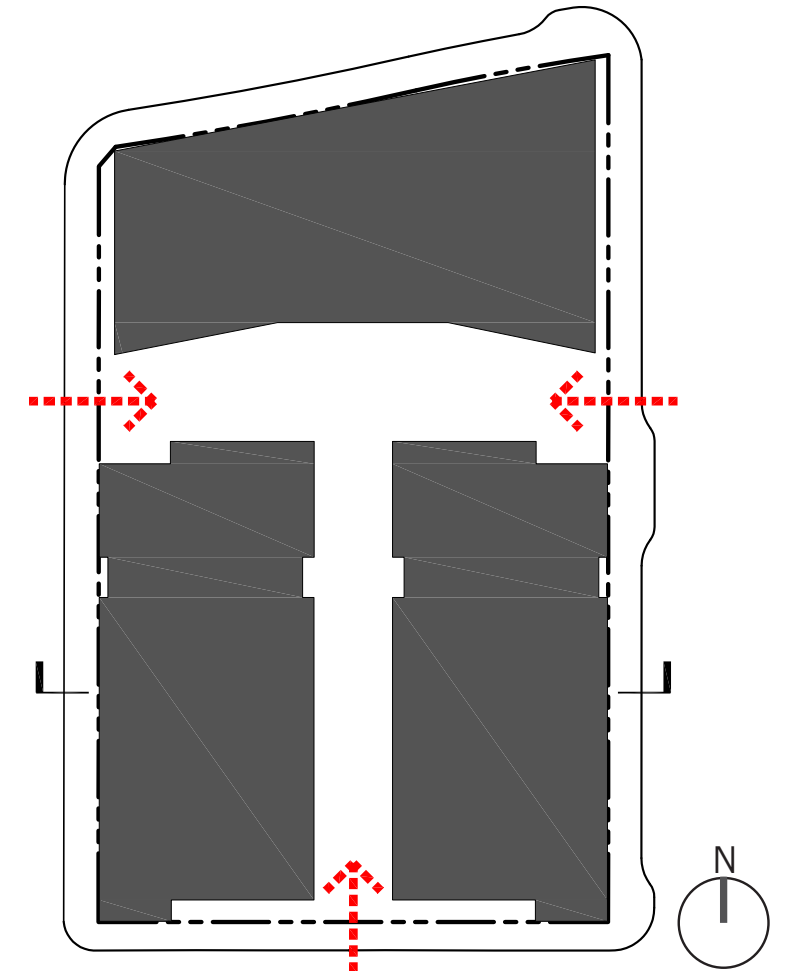
Recent Lot-Line to Lot-Line Developments



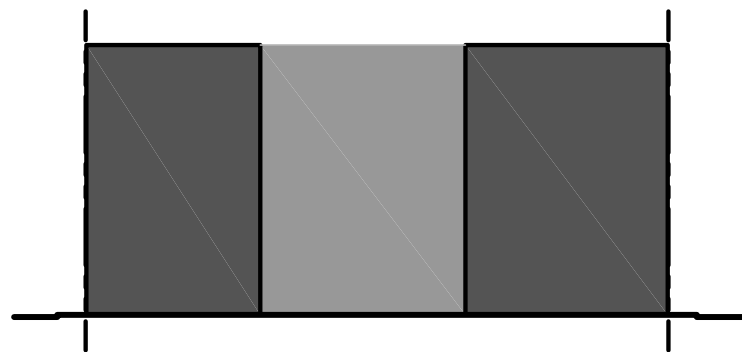
* Building Footprint - **Mirabella**



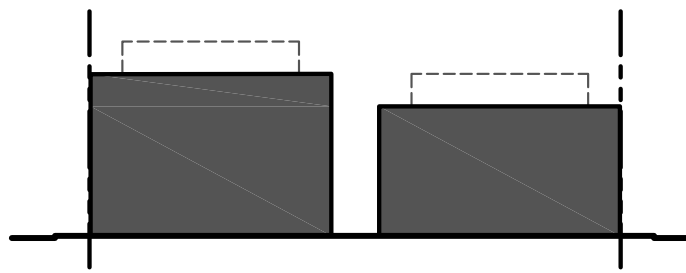
* Building Footprint - **Westlake/Terry**



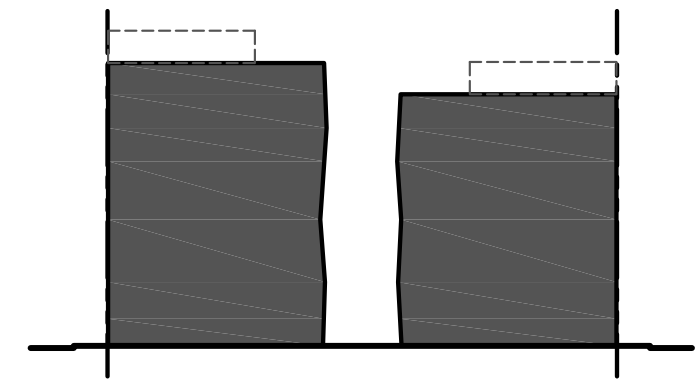
* Building Footprint - **Phase 3**



Massing Profile - **Mirabella**



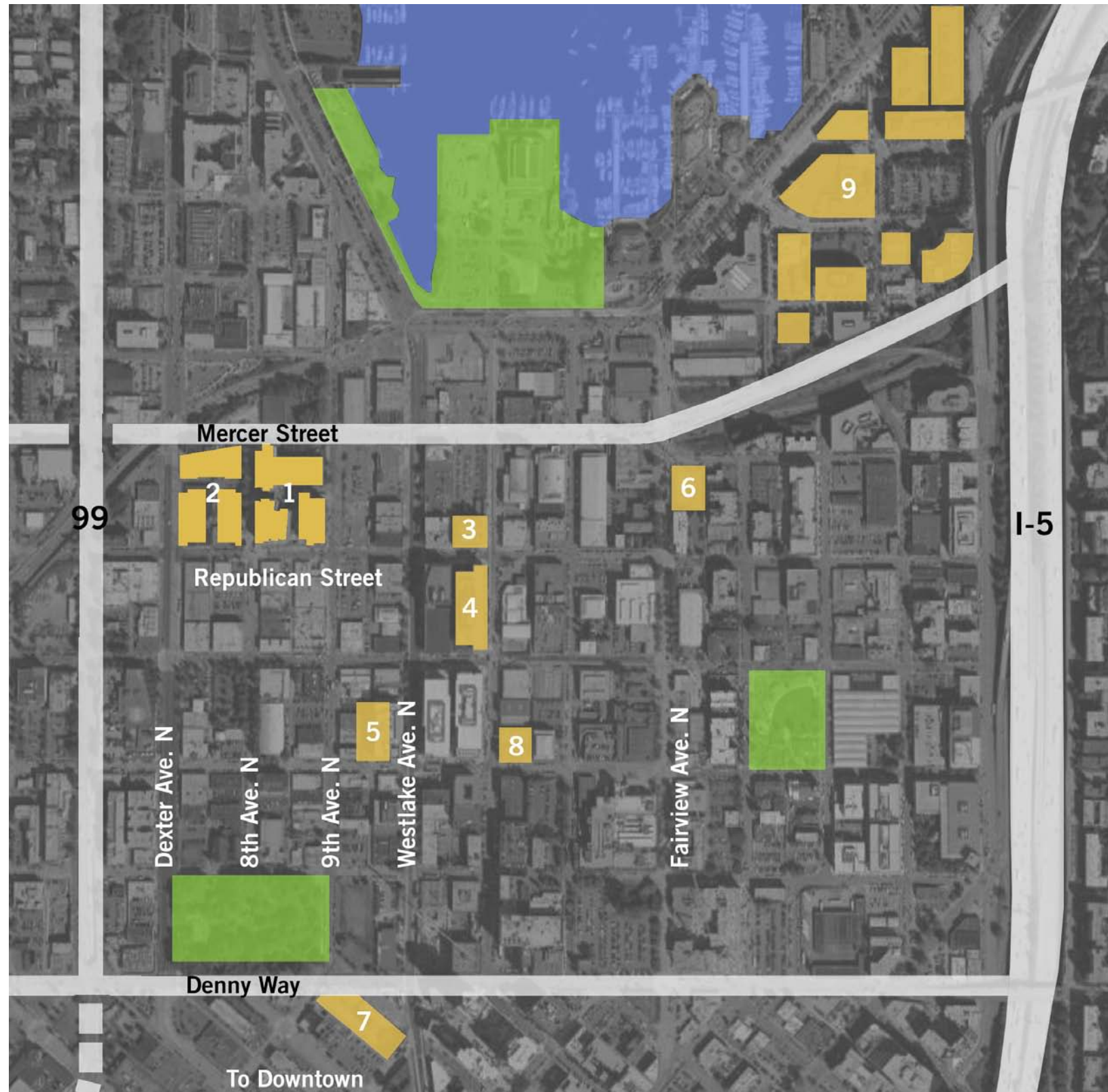
Massing Profile - **Westlake/Terry**



Massing Profile - **Phase 3**

URBAN DESIGN ANALYSIS

South Lake Union Research Buildings



Unique Lab Building Characteristics

- Greater-than-typical floor-to-floor height
- Large demand for rooftop mechanical equipment
- Requirement for stiffer structure
- Occupant desire for access to daylight

- 1: UW Phases 1 and 2
- 2: UW Phase 3 Site
- 3: UW Rosen Building
- 4: Covance
- 5: SBRI
- 6: Novo Nordisk
- 7: PATH
- 8: Bio-Rad
- 9: Fred Hutch

URBAN DESIGN ANALYSIS

South Lake Union Research Buildings



UW Phase 2



UW Rosen



Covance



SBRI



Novo Nordisk



Fred Hutch

URBAN DESIGN ANALYSIS

Site Context



Surrounding Uses/Site Context

The blocks surrounding the Phase 3 site are primarily composed of existing one and two-story retail and office buildings. The facades of these buildings are largely made up of brick and stucco. Recent developments in the area include 5 and 6-story residential, office and lab buildings. The UW Medicine Phase 2 project, directly across the street from the Phase 3 site, will directly inform the articulation and materiality of our project.



URBAN DESIGN ANALYSIS

Site Context



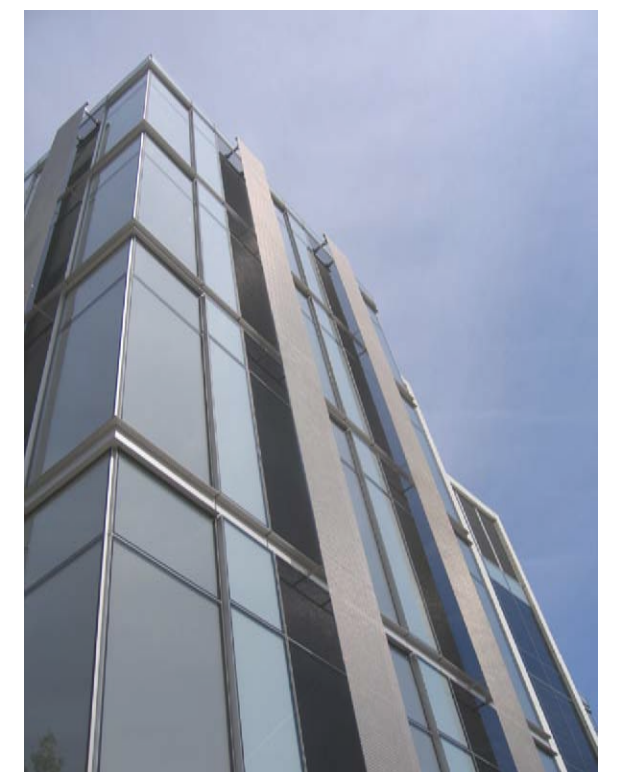
① Athletic Awards Shop on Republican St.



② Office Building on 8th Ave N.



③ Phase 2 Courtyard



④ Phase 2 Curtainwall



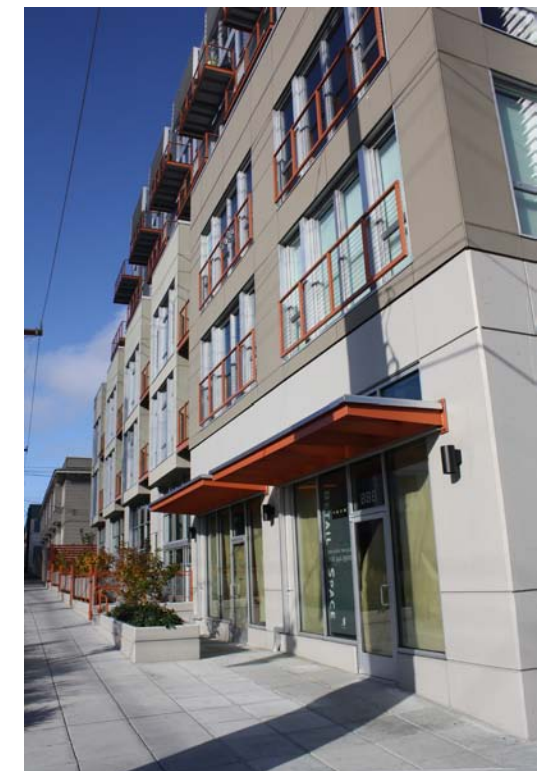
⑤ Street front along Dexter Ave N.



⑥ Glazer's on 8th Ave N.



⑦ Veer Lofts



⑧ Veer Lofts

URBAN DESIGN ANALYSIS

Neighborhood Streetscape: East/West Streets



Harrison Street



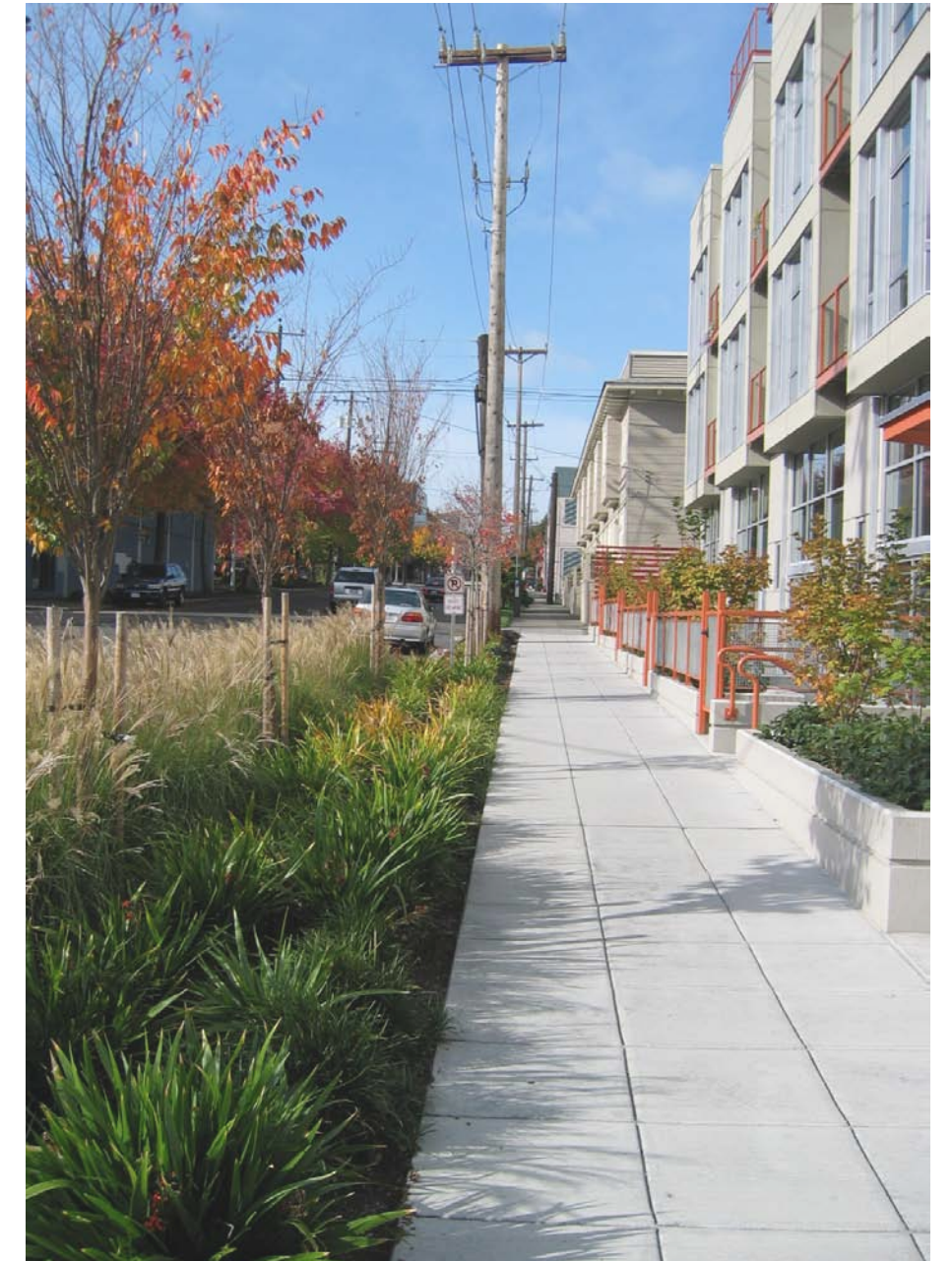
Thomas Street



John Street



Republican Street



Harrison Street

URBAN DESIGN ANALYSIS

Neighborhood Streetscape: North/South Streets



Dexter Avenue North



Westlake Avenue North



8th Avenue North



8th Avenue North

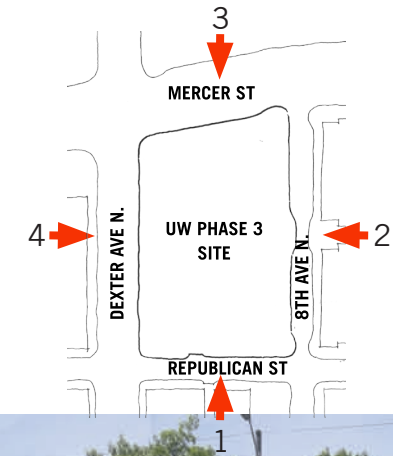


8th Avenue North

URBAN DESIGN ANALYSIS



Site Elevation 1 - Republican Street (facing north)



Site Elevation 2 - 8th Avenue N (facing west)



Site Elevation 3 - Mercer Street (facing south)

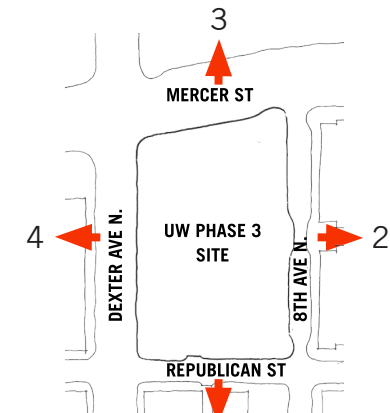


Site Elevation 4 - Dexter Avenue N (facing east)

URBAN DESIGN ANALYSIS



Adjacent Streetscape 1 - Republican Street (facing south)



Adjacent Streetscape 2 - 8th Avenue N (facing east)



Adjacent Streetscape 3 - Mercer Street (facing north)



Adjacent Streetscape 4 - Dexter Avenue N (facing west)

ZONING ANALYSIS



Source: City of Seattle DPD Map Books

Zoning Summary

- The site is currently zoned SM-65; per the additional height allowed in section 23.48.017, the building height limit is 120'.
- It is located in the South Lake Union Urban Center.



ZONING ANALYSIS

Zoning Requirements

Permitted Uses (23.48.004):

All uses are permitted outright, either as principal or accessory uses, except those specifically prohibited by Section 23.48.006 and those permitted only as conditional uses by Section 23.48.008. Research facilities, general office program, and below-grade parking are all permitted on this site.

General Structure Height (23.48.010):

See next section for height requirements, as passed in the recent text amendment.

The combined total coverage of the roof by solar collectors; stair and elevator penthouses; mechanical equipment; and atriums, greenhouses, and solariums may be 65% of the roof area, provided that all of the following are satisfied:

- a. All mechanical equipment is screened; and
- b. No rooftop features are located closer than 10 feet to the roof edge.

The features listed above may extend up to 15 feet above the maximum height limit.

Additional Height per Text Amendment (23.48.017):

Structures designed for research use have a maximum height of 120 feet, provided that:

- B. The structure is located on an SM-65 block, is bounded by arterial streets on at least two sides, and is between 60,000 and 100,000 square feet in size.
- C. Structures with a street-facing facade along 8th Avenue or a designated green street shall have a minimum of 10% of that street-facing facade occupied by retail uses.
- D. The maximum FAR is 5, and the maximum number of above-grade floors is 8.
- E. A LEED Silver or equivalent standard will be achieved, and the applicant will strive for LEED Gold.
- G. Landscaping will achieve a Seattle Green Factor score of .30 or greater.
- H. A minimum of 20% of the lot area shall be usable open space.
- H8. Public art or a water feature shall be included in the open space.
- I. A Transportation Management Program is included.
- J. An Energy Management Plan is included.

Upper Level Setbacks (23.48.012):

No upper level setbacks required.

General Facade Requirements (23.48.014):

- A. A primary building entrance shall be required from the street or street-oriented courtyards and shall be no more than 3 feet above or below the sidewalk grade.
- B2. On Class 2 Pedestrian Streets (Republican Street and Dexter Ave N) all facades shall have a minimum height of 25 feet.
- B3. On all other streets, all facades shall have a minimum height of 15 feet.

Transparency and Blank Facade Requirements (cont.):

Facade transparency and blank facade requirements shall apply to the area of the facade between two (2) feet and 8 feet above the sidewalk.

A1. Transparency shall be required as follows:

- a. Class 1 and 2 Pedestrian Streets (Republican Street and Dexter Ave N): A minimum of 60% of the width of the street level facade must be transparent.
- b. All other streets: A minimum of 30% of the width of the street-level facade must be transparent.

A2. Only clear or lightly tinted glass in windows, doors, and display windows shall be considered transparent.

B2. Blank Facade Limits for Republican Street and Dexter Ave N:

- a. Blank facades shall be limited to segments 15 feet wide. Blank facade width may be increased to 30 feet if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest.
- b. Any blank segments of the facade shall be separated by transparent areas at least 2 feet wide.
- c. The total of all blank facade segments, including garage doors, shall not exceed 40% of the street facade of the structure on each street frontage.

B3. Blank Facade Limits for all other streets:

- a. Blank facades shall be limited to segments 30 feet wide, except for garage doors which may be wider than 30 feet. Blank facade width may be increased to 60 feet if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest.

Street-Level Uses (23.48.019):

See retail requirements in section 23.48.017.C.

Screening and Landscaping Standards (23.48.024):

C1. Street trees shall be provided.

See Green Factor requirements in section 23.28.017.G.

Required Parking and Loading (23.54.020):

M. No parking for motor vehicles is required.

Parking and Loading Location (23.48.034):

Parking and loading access shall be limited to one two-way curb cut. The Director shall also determine whether the location of the parking and loading access will expedite the movement of vehicles.

Loading Berth Requirements and Space Standards (23.54.035):

- B2. Within the South Lake Union Urban Center and when multiple buildings have a central loading facility, loading berth requirements may be waived or modified if the Director and SDOT find the following:
 - a. All loading is proposed to occur on-site.

DEVELOPMENT OBJECTIVES / GUIDING PRINCIPLES

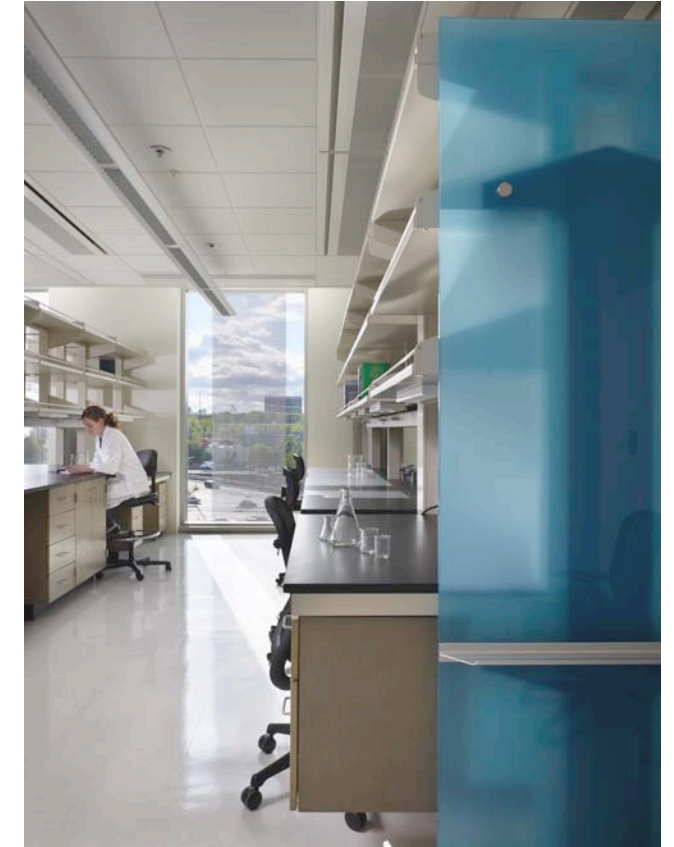
Development Objectives

The UW Medicine Lake Union Phase 3 project will be a valuable addition to the research community that is currently growing in South Lake Union. The following objectives were established in the Phase 3 Master Plan:

- Phased build-out of three research buildings within the block
- Appropriate floor plates optimized for laboratory use

The basic program for Phase 3.1/Phase 3.2 includes:

- 295,560 GSF of new above-grade research space
- One below-grade level of research and building support space
- Two below-grade levels of parking



Guiding Principles

Connect to the South Lake Union Community

- South Lake Union Design Guidelines
- Urban Design Framework

Grow the **Health Sciences Community** in South Lake Union

Celebrate the Science of UW Medicine Lake Union

- Provide **Transparency** in the Building Facade
- Engage the **Pedestrian**



DESIGN GUIDELINES

Pertinent Design Guidelines (from the **South Lake Union Design Guidelines**)

Site Planning:

- *A-1 Responding to Site Characteristics:* The siting of buildings should respond to specific site conditions and opportunities.
- *A-2 Streetscape Compatibility:* The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.
- *A-4 Human Activity Supplemental Guidelines:* Create graceful transitions at the streetscape level between public and private uses; Keep **neighborhood connections** open; Reinforce the pedestrian connections within the neighborhood and to other neighborhoods; Design for a network of safe and well-lit connections to encourage human activity.
- *A-8 Parking and Vehicle Access:* Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.
- *A-10 Corner Lots:* Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

Height, Bulk, and Scale:

- *B-1 Height, Bulk and Scale Compatibility:* Projects should be compatible with the scale of the development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones.
- Where stepping back upper floors is not practical or appropriate other design considerations may be considered, such as **modulations** or separations between structures.

Architectural Elements and Materials:

- *C-2 Architectural Concept and Consistency:* Building design elements, details and massing should create a well proportioned and unified building form and exhibit an **overall architectural concept**. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.
- *C-4 Exterior Finish Materials:* Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, **pattern**, or lend themselves to high quality of detailing are encouraged.

Pertinent Design Guidelines (cont.)

Pedestrian Environment:

- *D-1 Pedestrian Open Spaces and Entrances:* Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating **lively, pedestrian-oriented open space** should be considered.
- *D-2 Blank Walls:* Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

Landscaping:

- *E-2 Landscaping to Enhance the Building and/or Site:* Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

Pertinent Recommendations (from the **South Lake Union Urban Design Framework**)

Improved Pedestrian Connections:

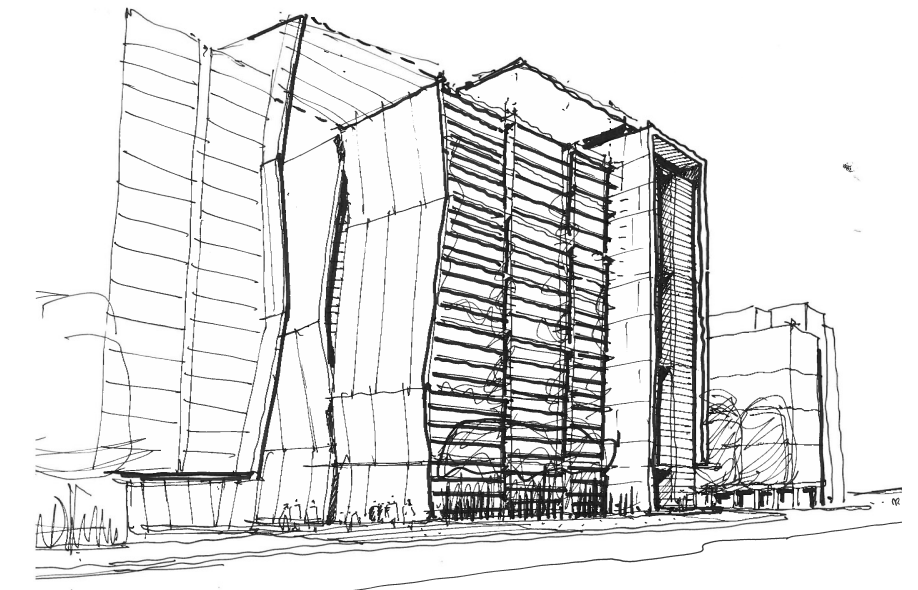
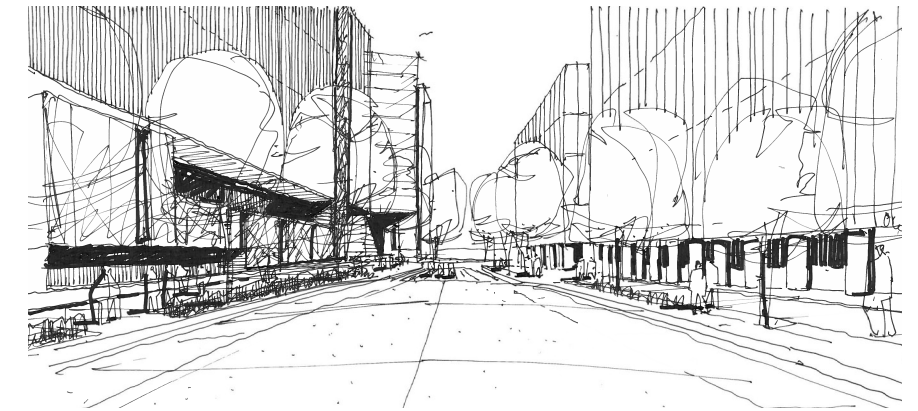
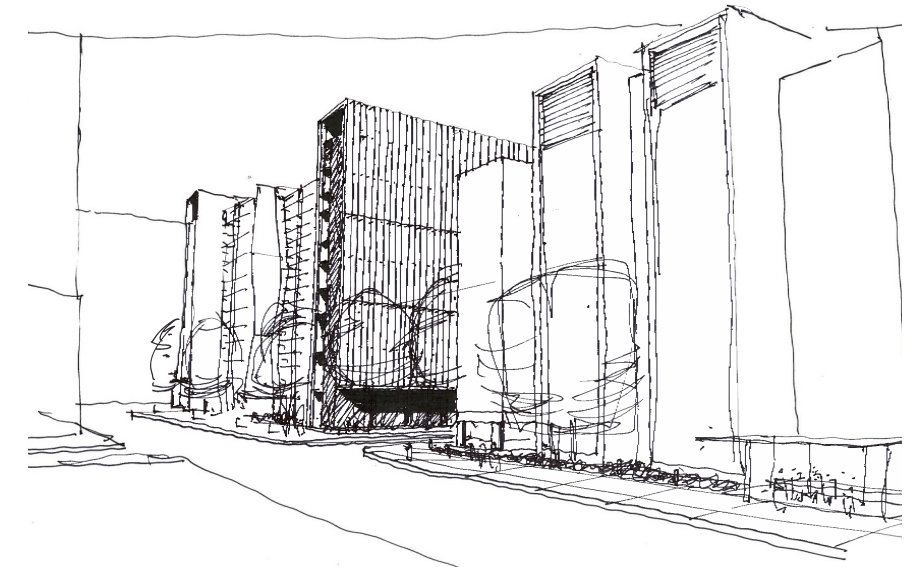
- UDF Principle #4: "...Cross-block connectors are a way to introduce pedestrian-only or woonerf style pathways in a series of connecting open spaces."

Street Character:

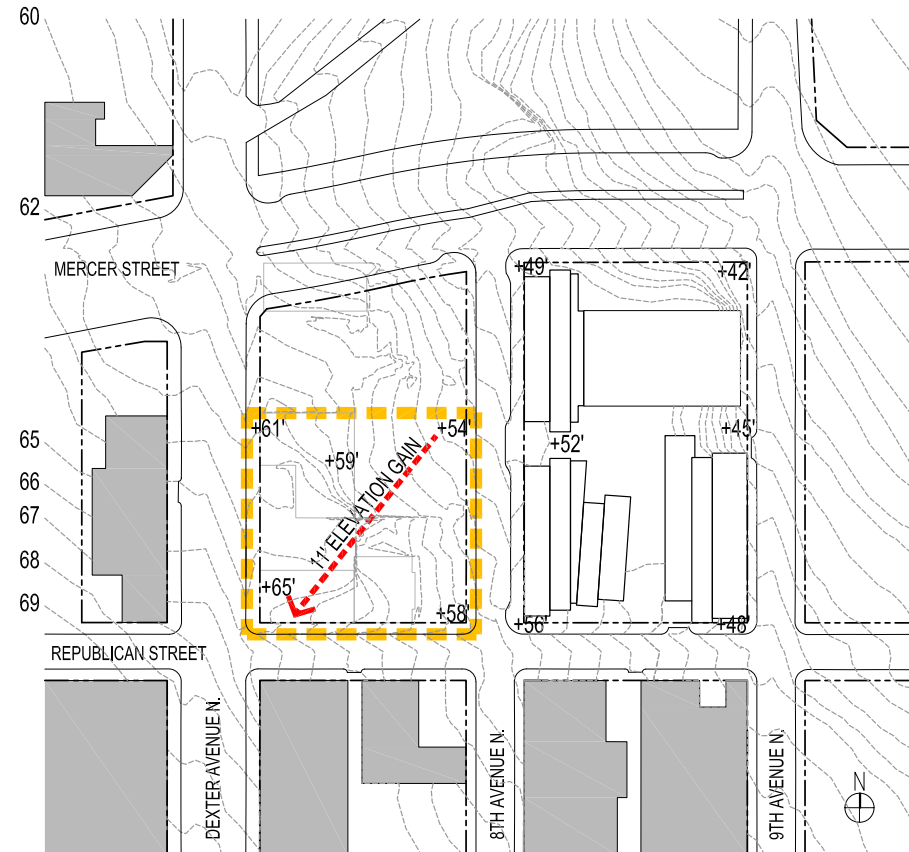
- UDF Principle #7: "Road Diet/Woonerf streets reduce the auto capacity of a street to emphasize the pedestrian or bicycle user."

Neighborhood Retail/Service:

- UDF Principle #5: "Because the locations shown for retail focus may exceed near term demand, other uses/partnerships may be proposed for these spaces with the idea that long term flexibility will allow for retail to grow with demand."

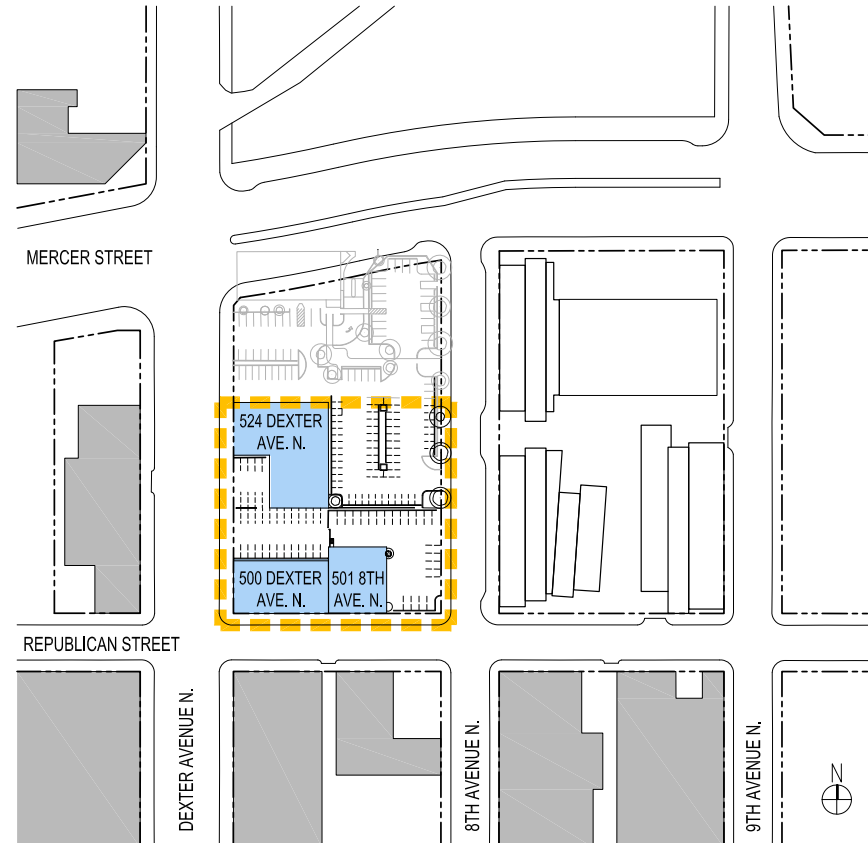


SITE ANALYSIS



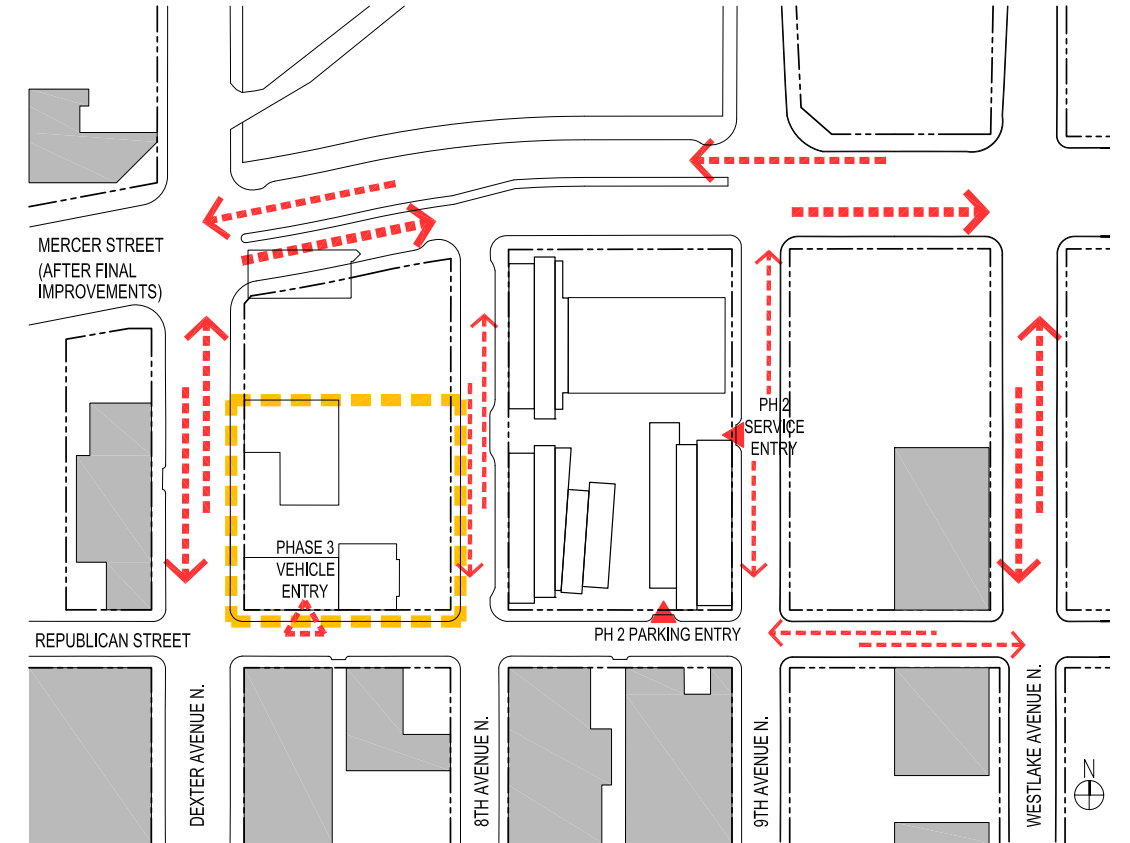
Topography

There is an elevation gain of approximately 11 feet from the northeast corner of the site to the southwest corner of the site. Mid-block site entries along Republican Street and Dexter Avenue North are at approximately the same level.



Existing Uses

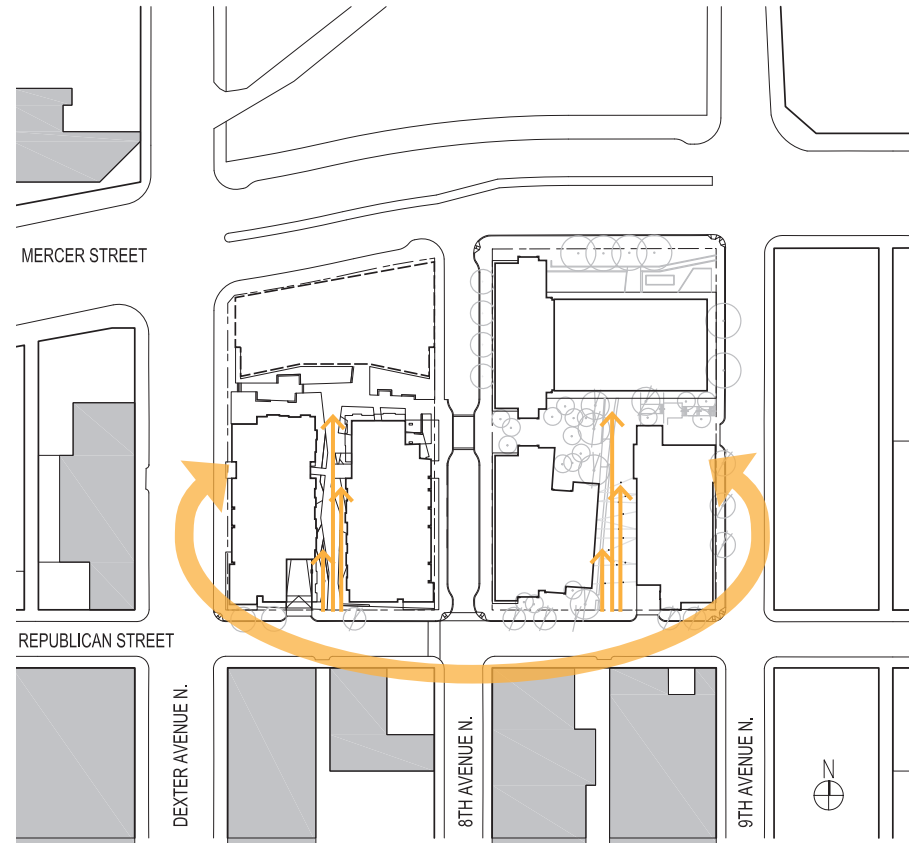
The Barking Lounge is currently located at the southwest corner of the site, at 500 Dexter Avenue N. There is a partially-occupied one-story brick building with an attached one-story wood-framed garage mid-block at 524 Dexter Avenue N. A vacant one-story concrete block building sits at 501 8th Avenue N. The remainder of the site is primarily composed of at-grade parking.



Site Access

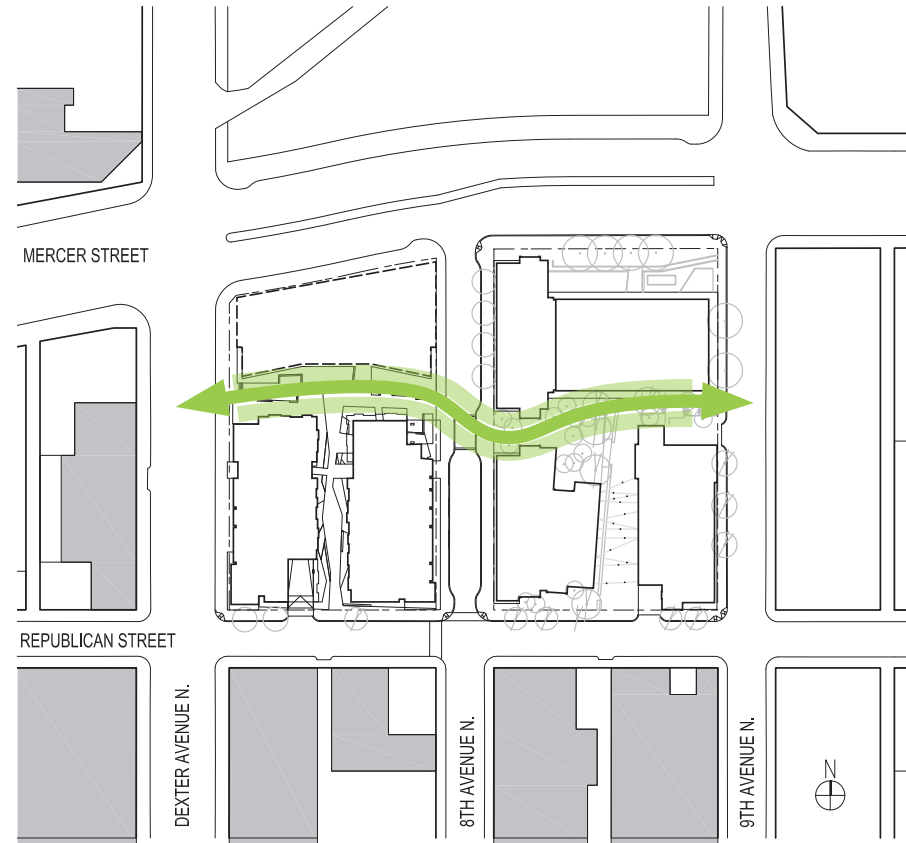
Due to the busy nature of Dexter Avenue N, and the quieter, pedestrian-oriented nature of 8th Avenue N, all vehicles (both service and parking) will enter the below-grade garage off of Republican Street. At the bottom of the parking ramp, trucks will be directed to the loading dock area, and cars will enter the parking area.

SITE ANALYSIS



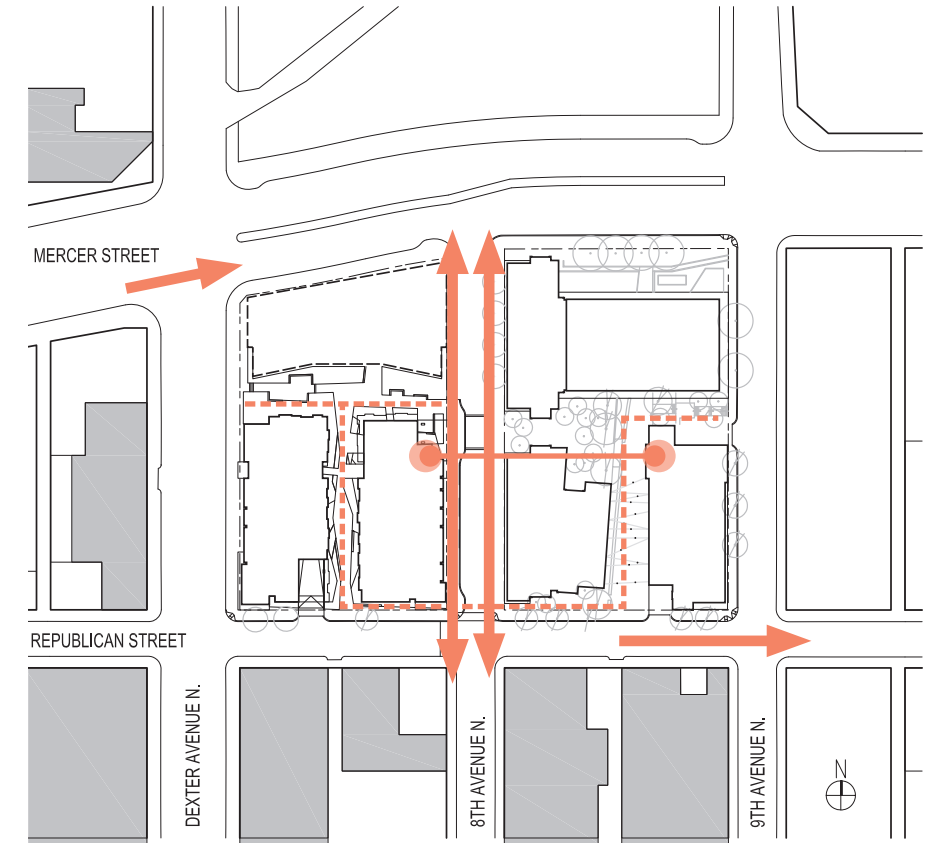
Sunlight

The buildings are oriented in way that allows mid-day sunlight to flow directly into the main north/south courtyard area.



East/West Green Axis

The Phase 1/2 and Phase 3 sites are linked via a strong east/west axis that will be heavily planted.



Pedestrian Circulation

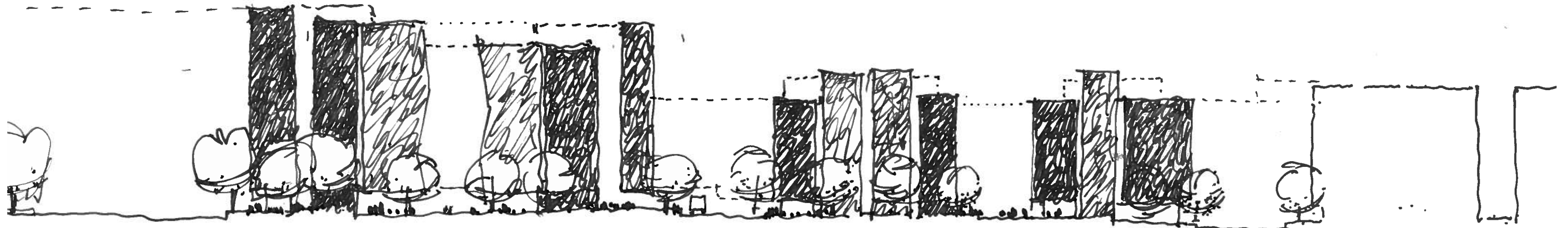
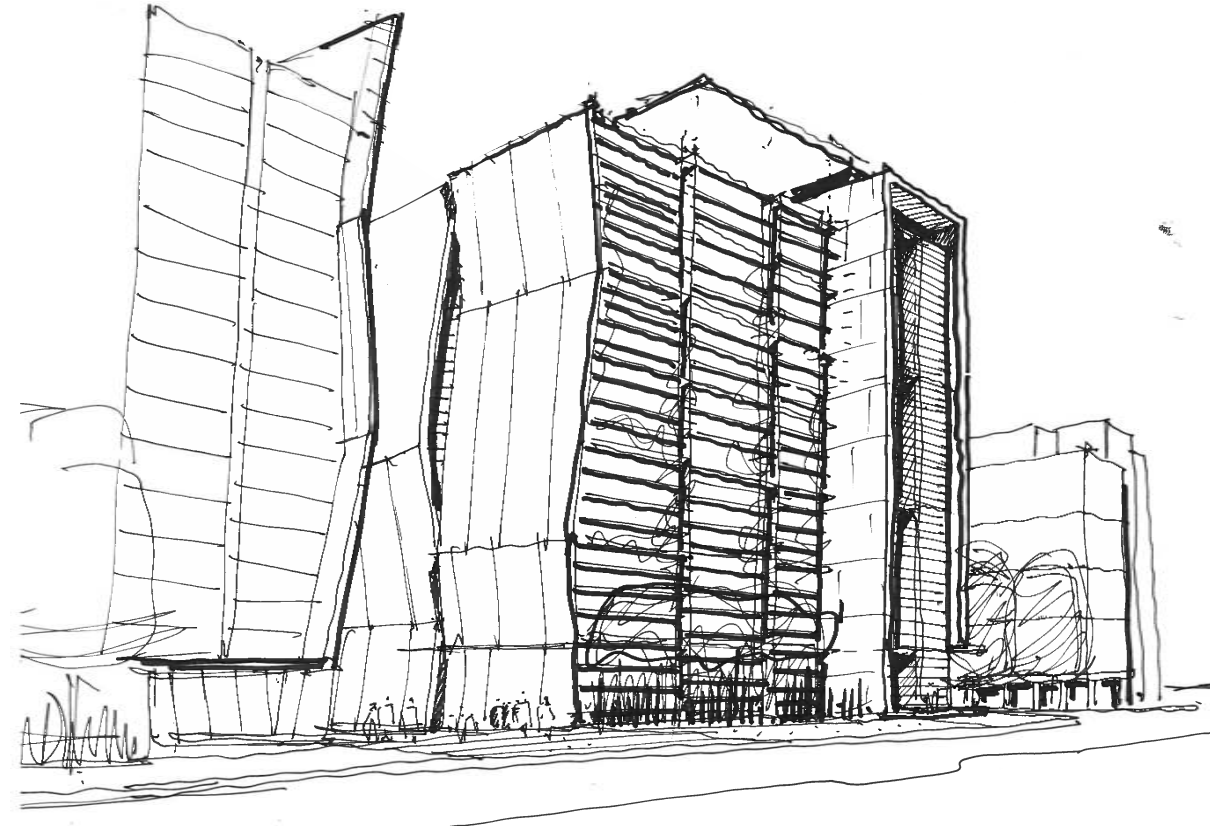
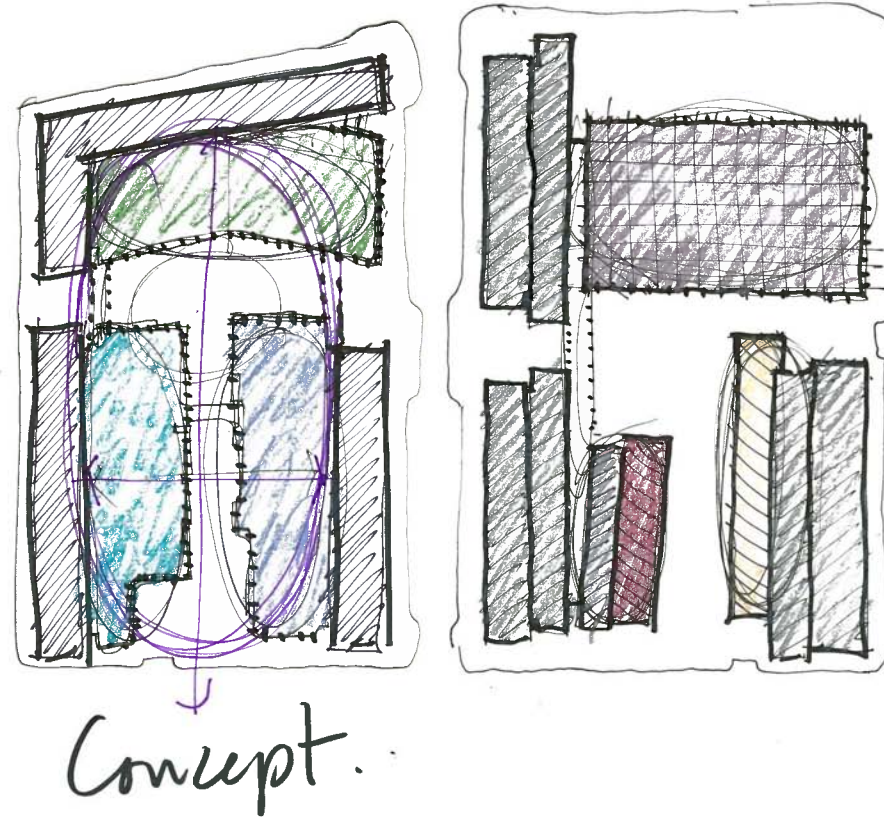
Through the planting of trees and the articulation of the ground-level facade, 8th Avenue's pedestrian-friendly character will be enhanced by this project.

CONCEPT DEVELOPMENT

Preferred Alternative

Design Drivers:

A facade which is **shaped** to **reflect light** deep into the courtyard; a form which mimics the **laminations** that were expressed in Phase 2; a focus on **transparency** to allow people to see in and out of the building; a place which encourages **innovation** and facilitates **discovery**.



SITE PLAN - MASTER PLAN

Phases 3.1+3.2+3.3



★ Main Building Entry

R Retail

T Metro Transit Stop

SITE PLAN

Phase 3.1



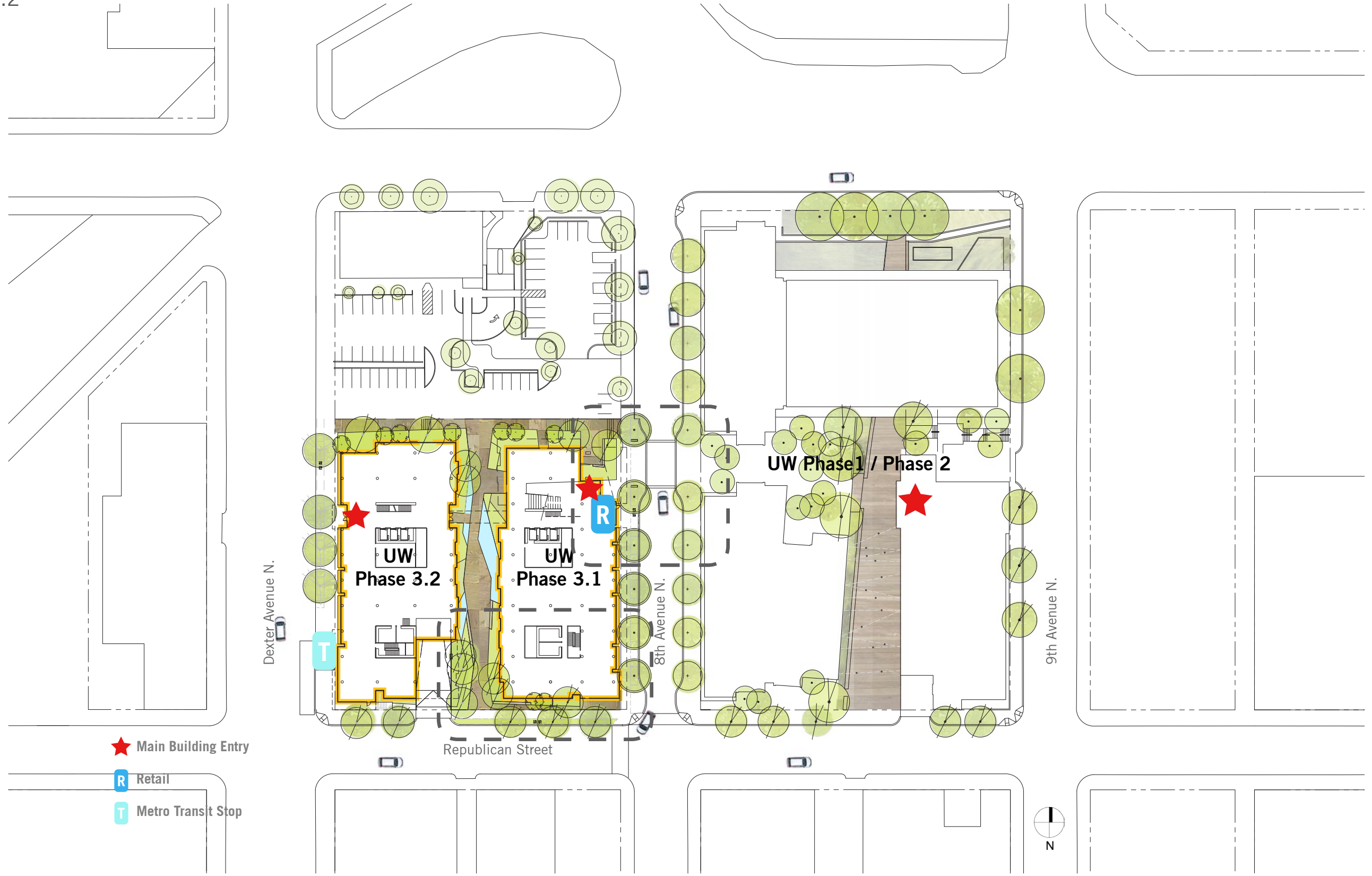
★ Main Building Entry

R Retail

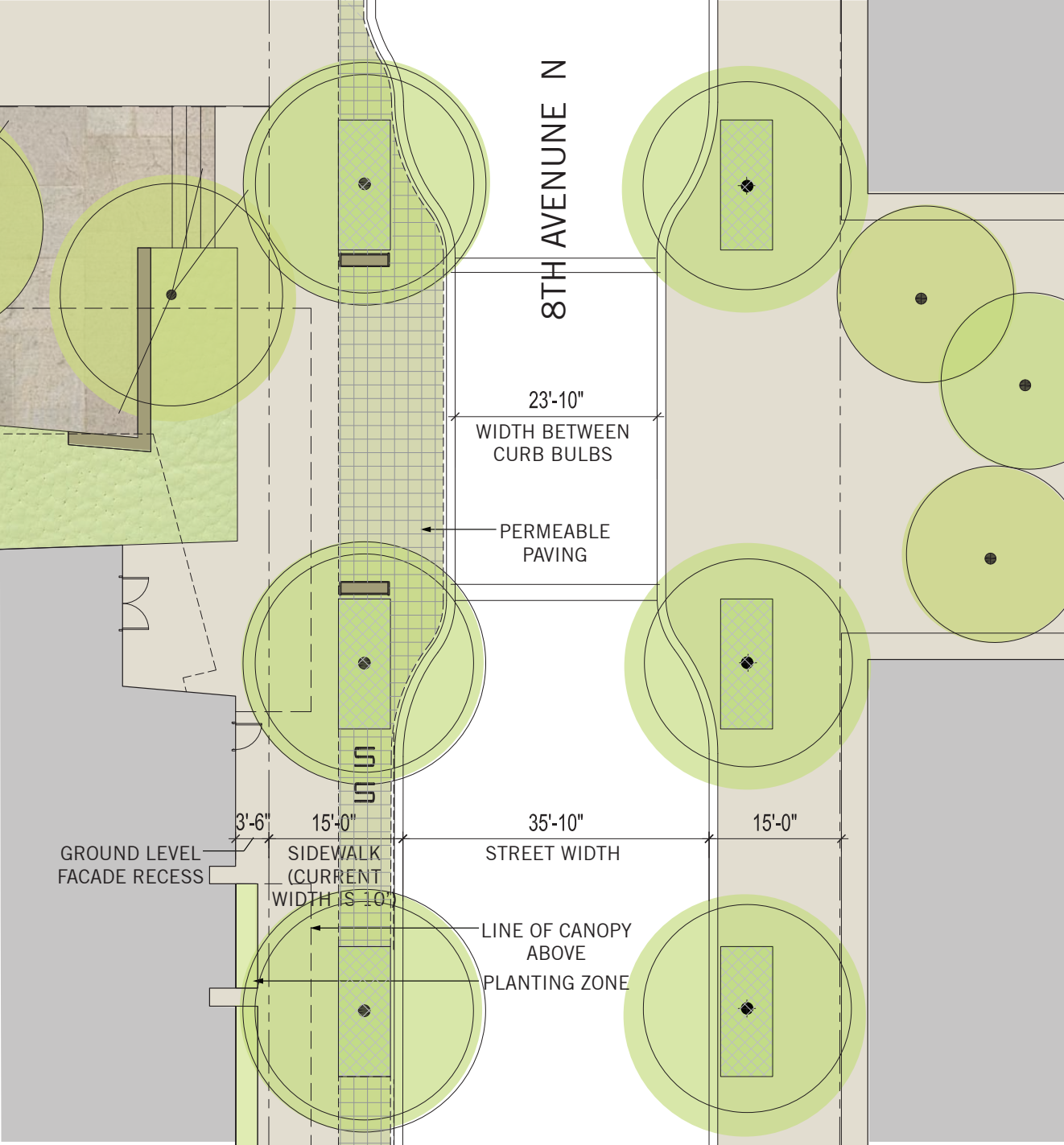
T Metro Transit Stop

SITE PLAN

Phases 3.1+3.2

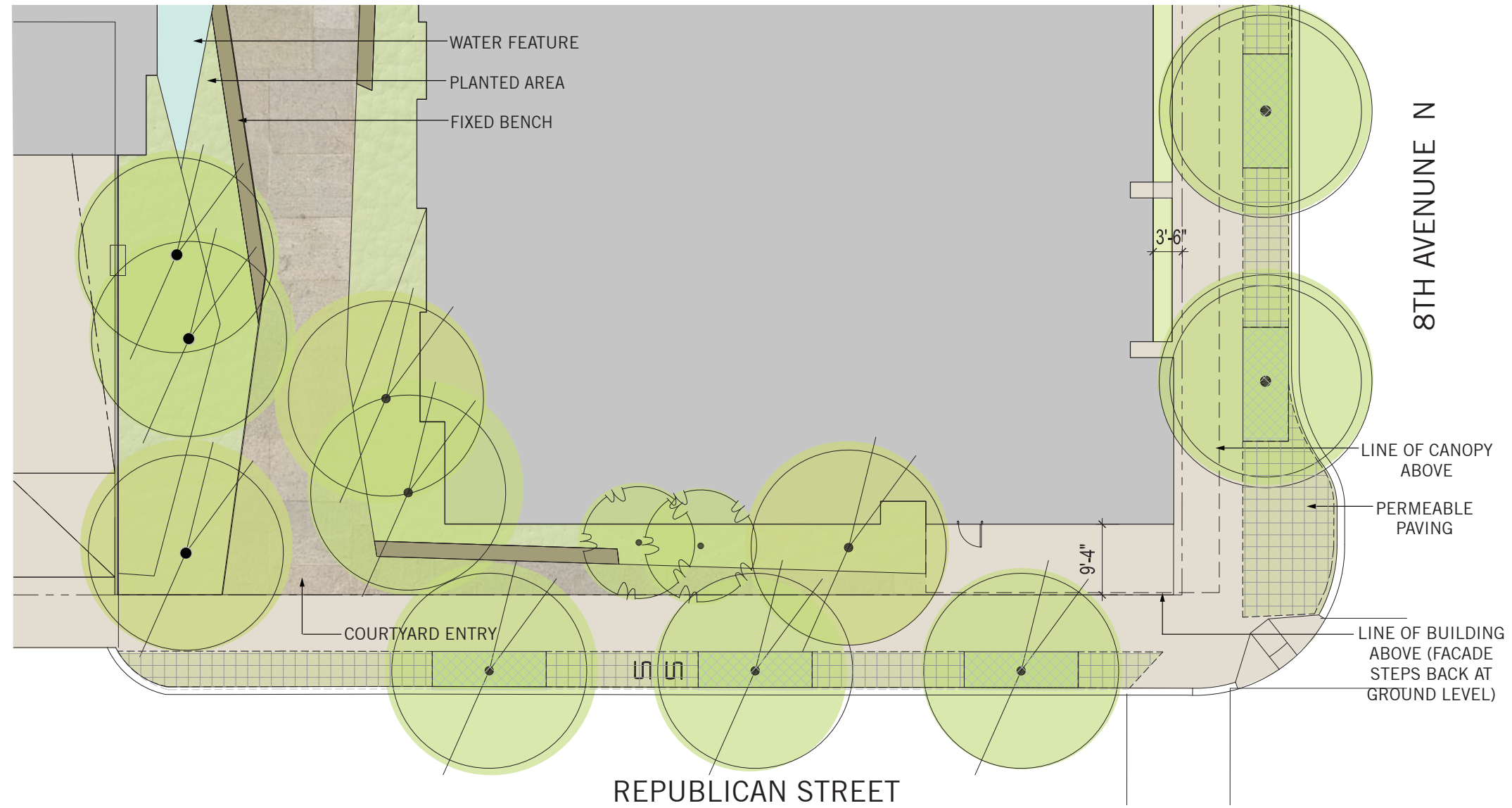


8th AVENUE SIDEWALK AND STREET



8th Avenue North Plan

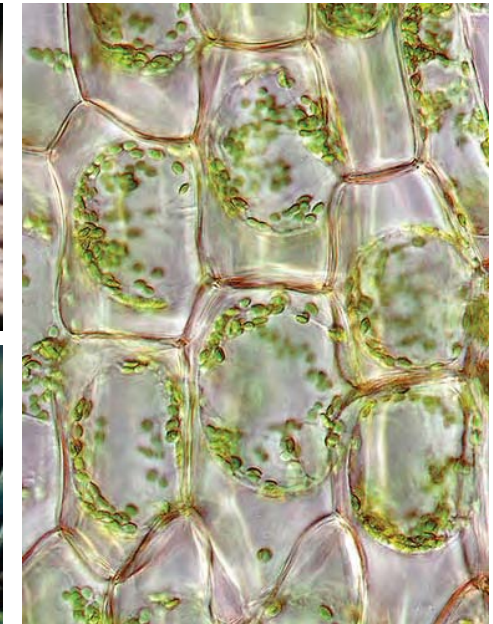
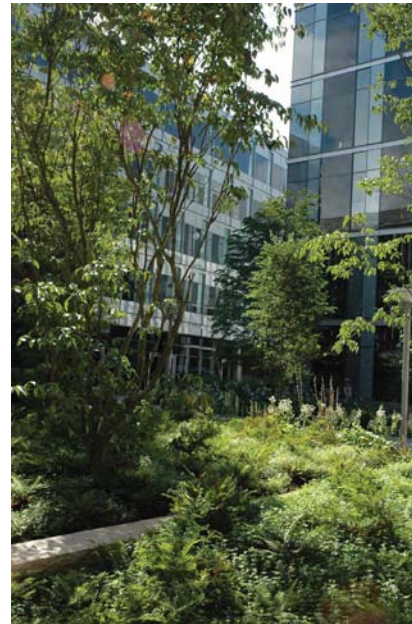
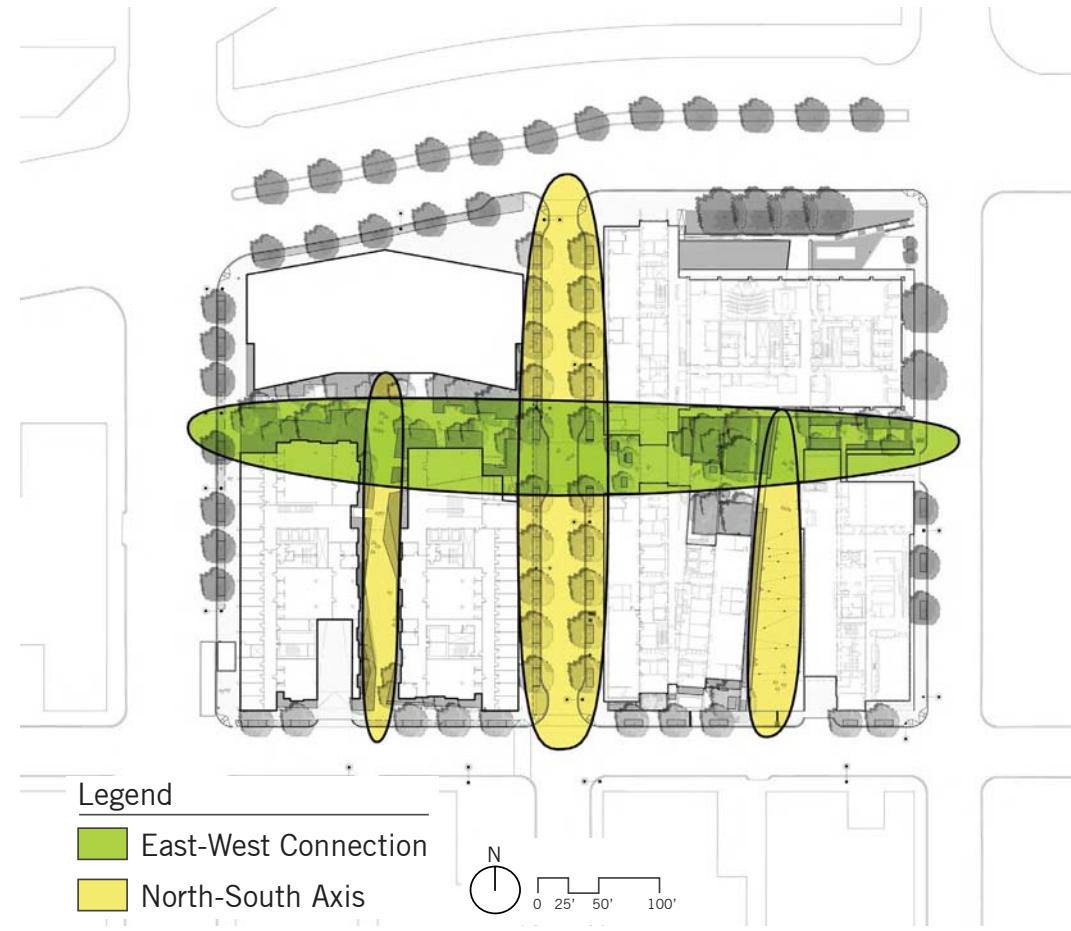
REPUBLICAN SIDEWALK AND COURTYARD



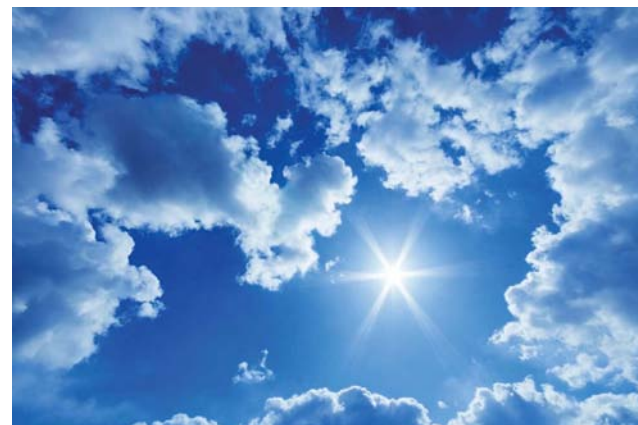
Republican Sidewalk and Courtyard Entrance Plan

LANDSCAPE CONCEPTS

CAMPUS CONCEPT DIAGRAM AND INSPIRATIONAL IMAGES



EAST-WEST CONNECTION - Earth / Fertile Ground



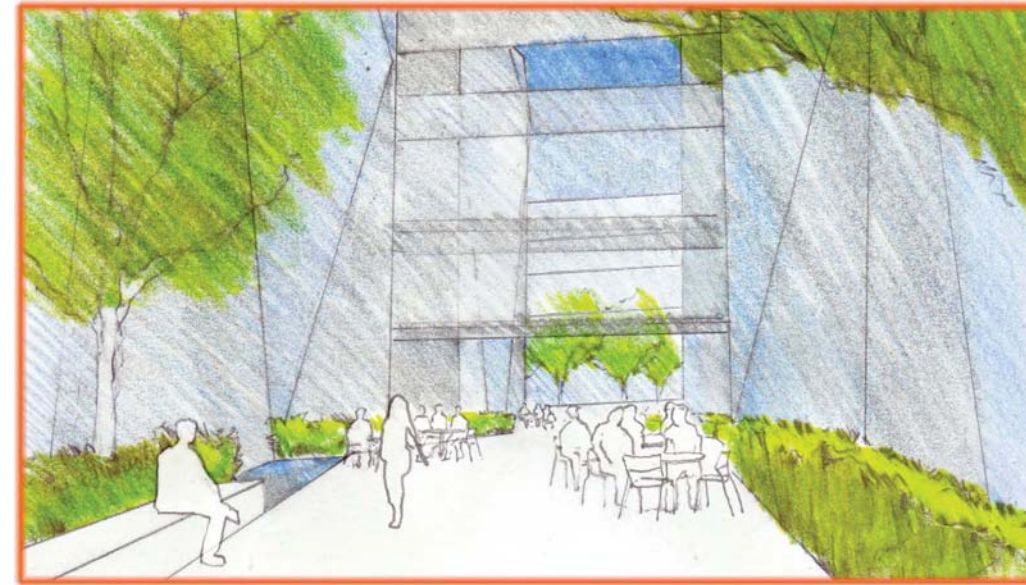
NORTH-SOUTH AXIS - Air, Light, and Water

LANDSCAPE CONCEPTS

LANDSCAPE VIGNETTES AND SITE DIAGRAMS



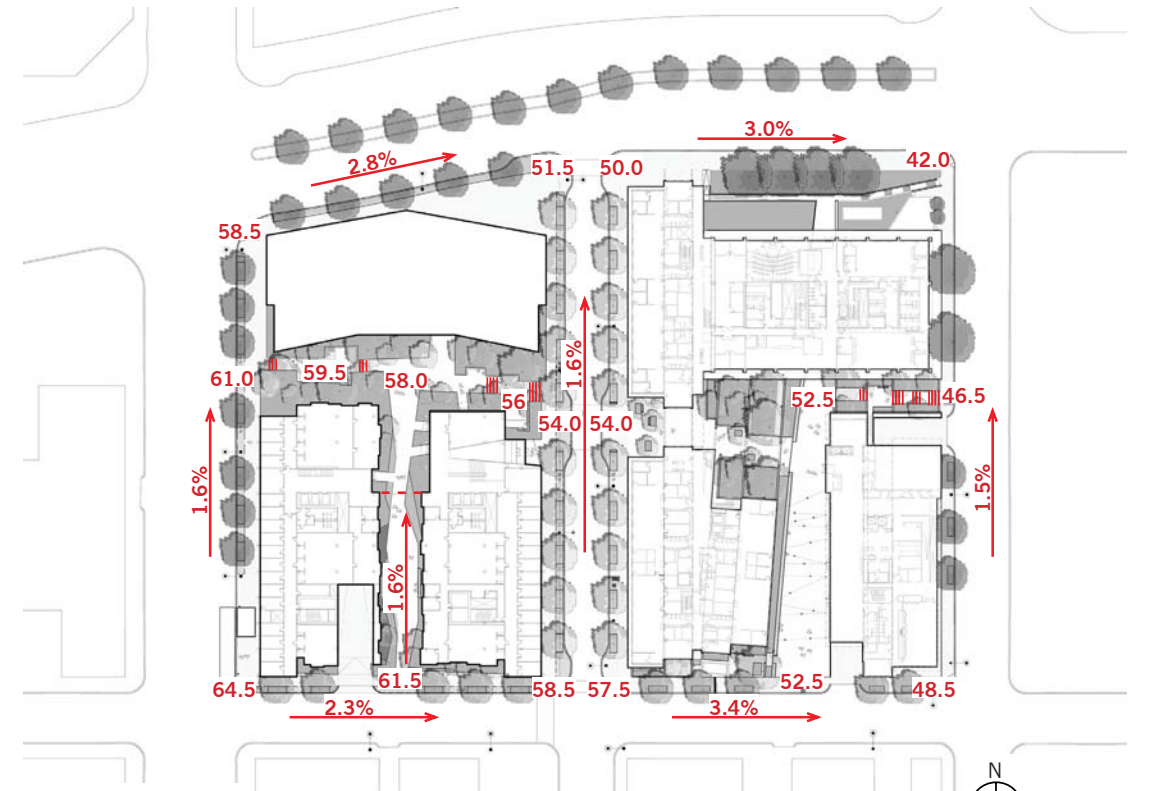
East-West connection from 8th Avenue sidewalk



North-South axis from Republican Street



Outdoor "Rooms"



Site Grading

DESIGN PRECEDENT

UW Medicine Phase 2



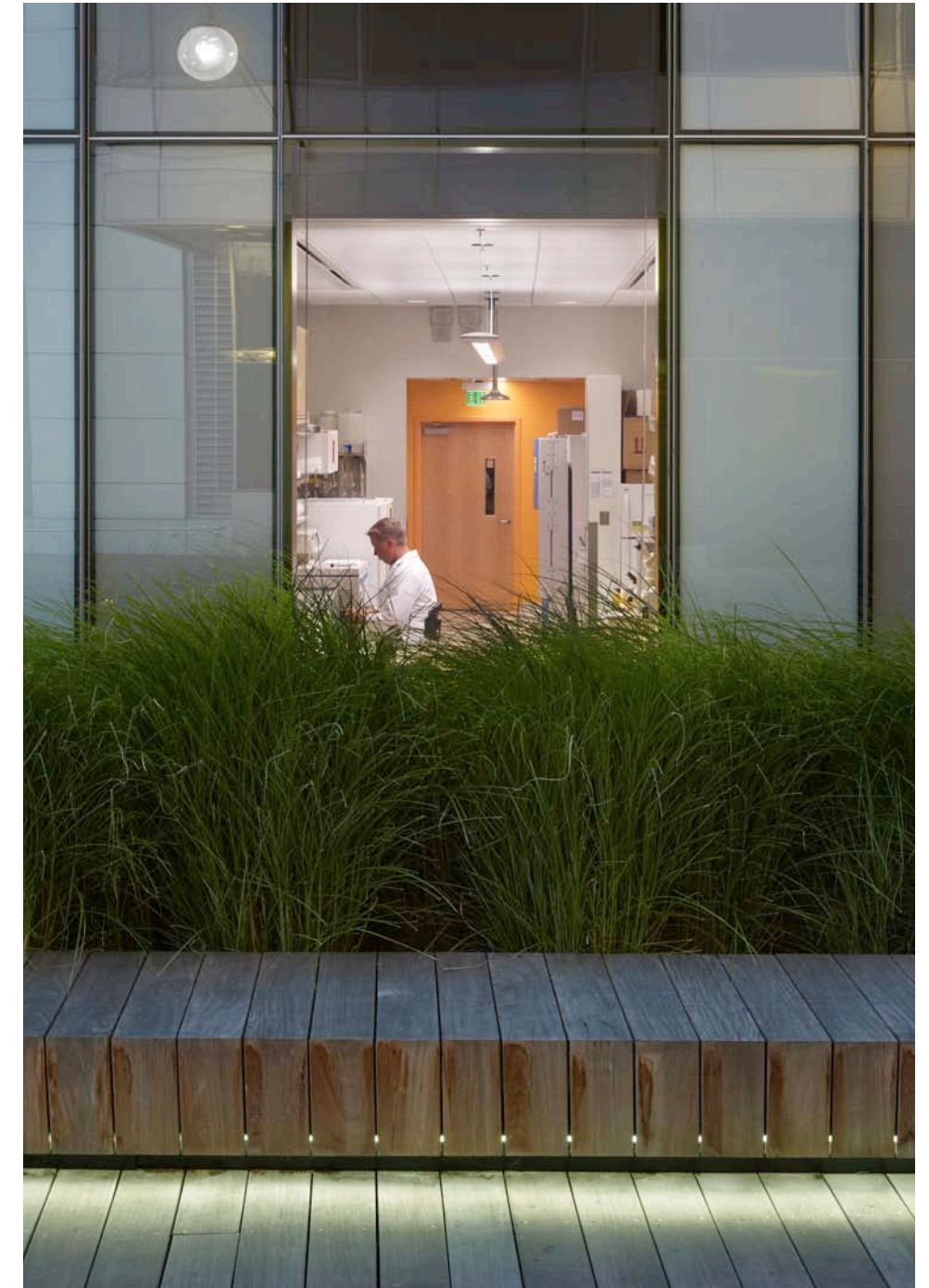
Variation in color and pattern of exterior materials



Push and pull of building volumes



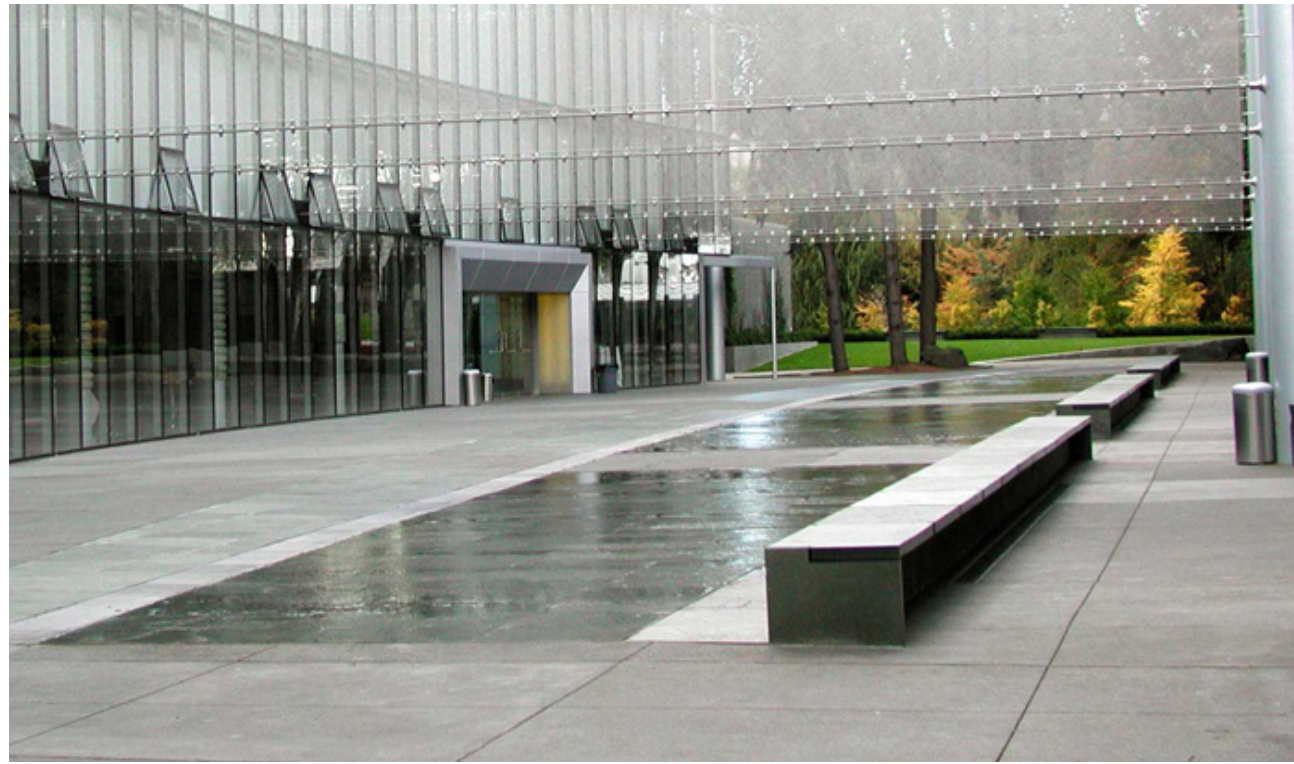
Separations between structures



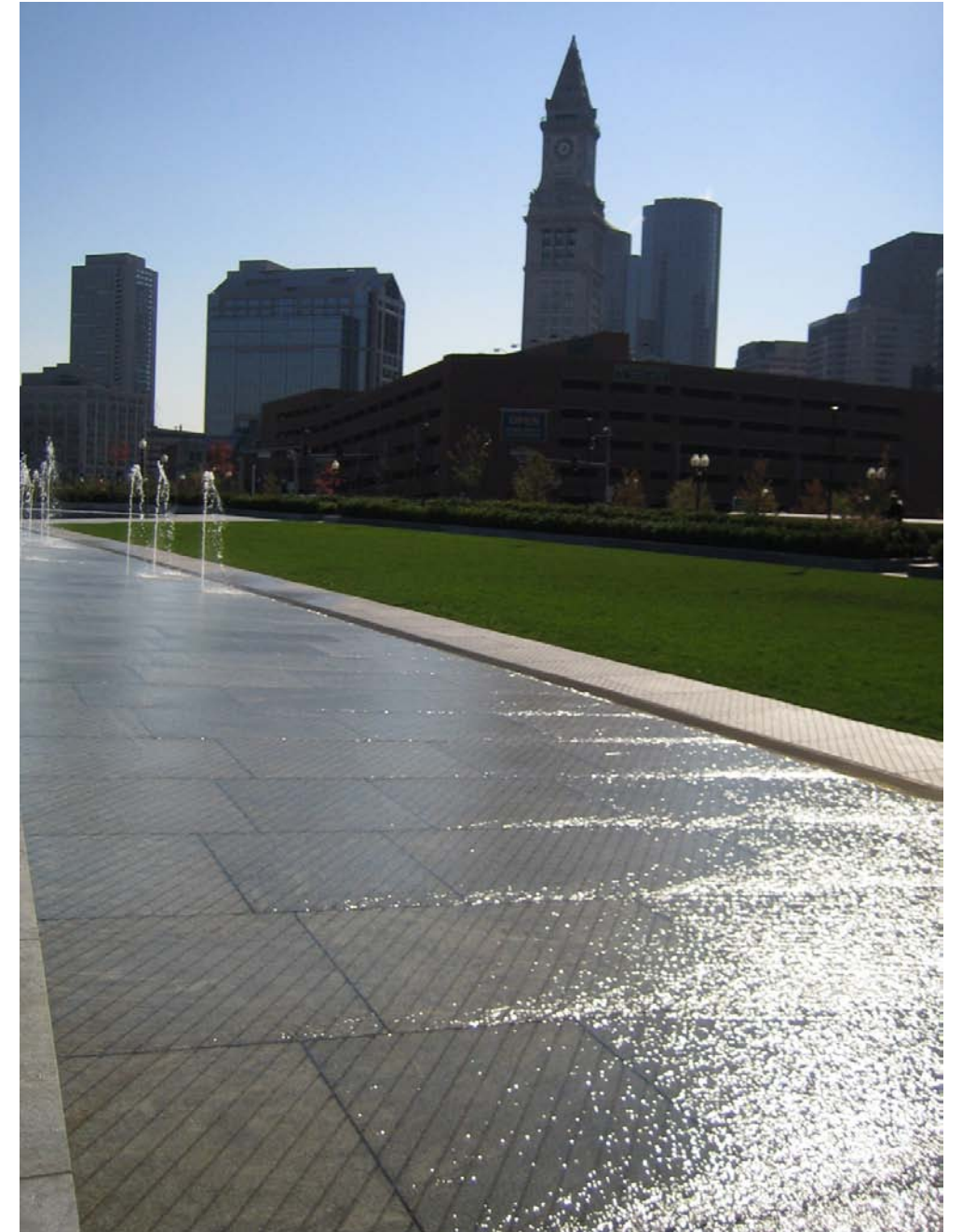
Transparency of glass at ground level

DESIGN PRECEDENTS

Landscape



Utilization of water - McCaw Hall, Seattle



Utilization of water - North End Parks, Boston



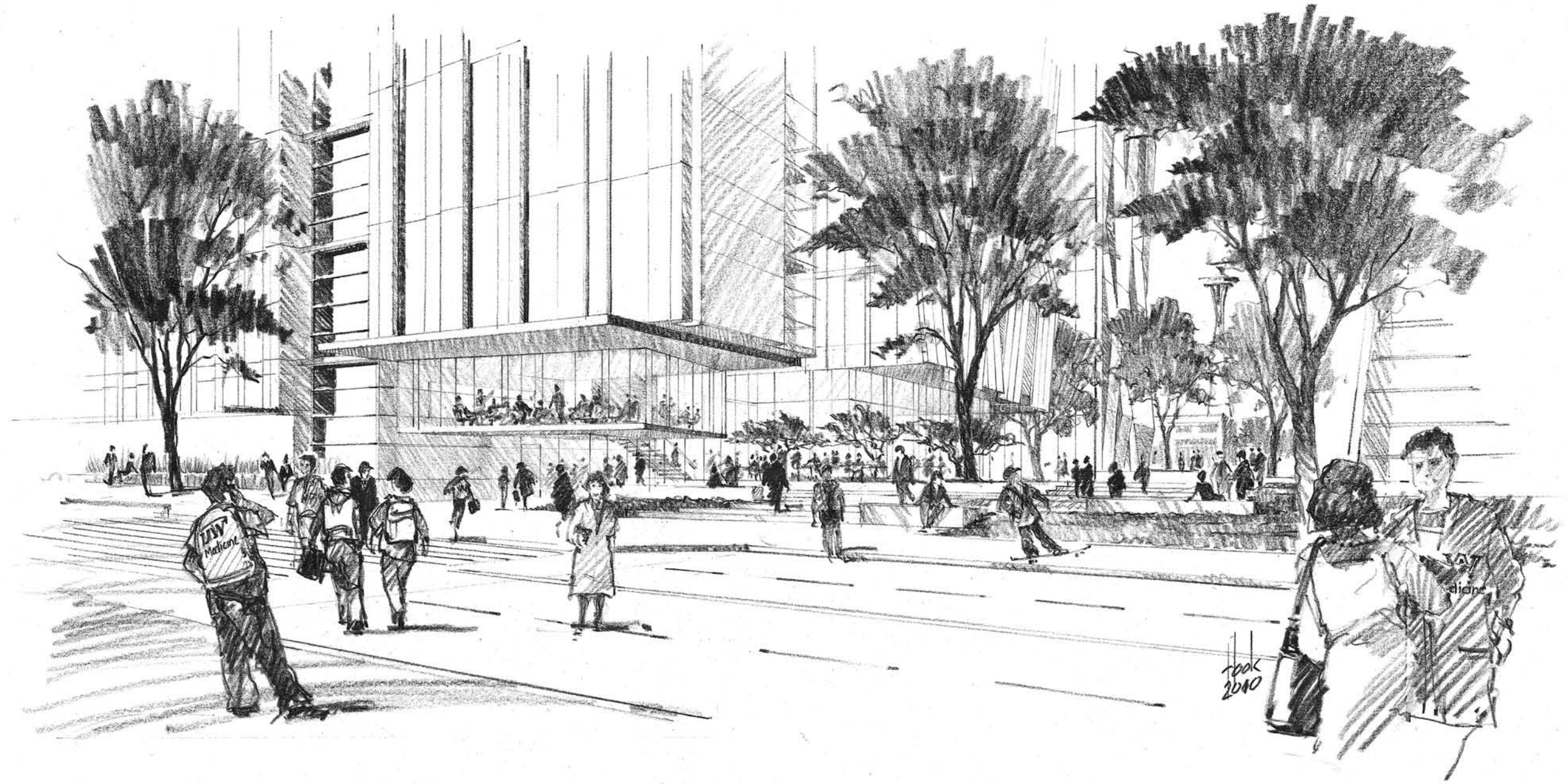
Courtyard seating - UW Phase 2



Variation in materials and planting - UW Phase 2

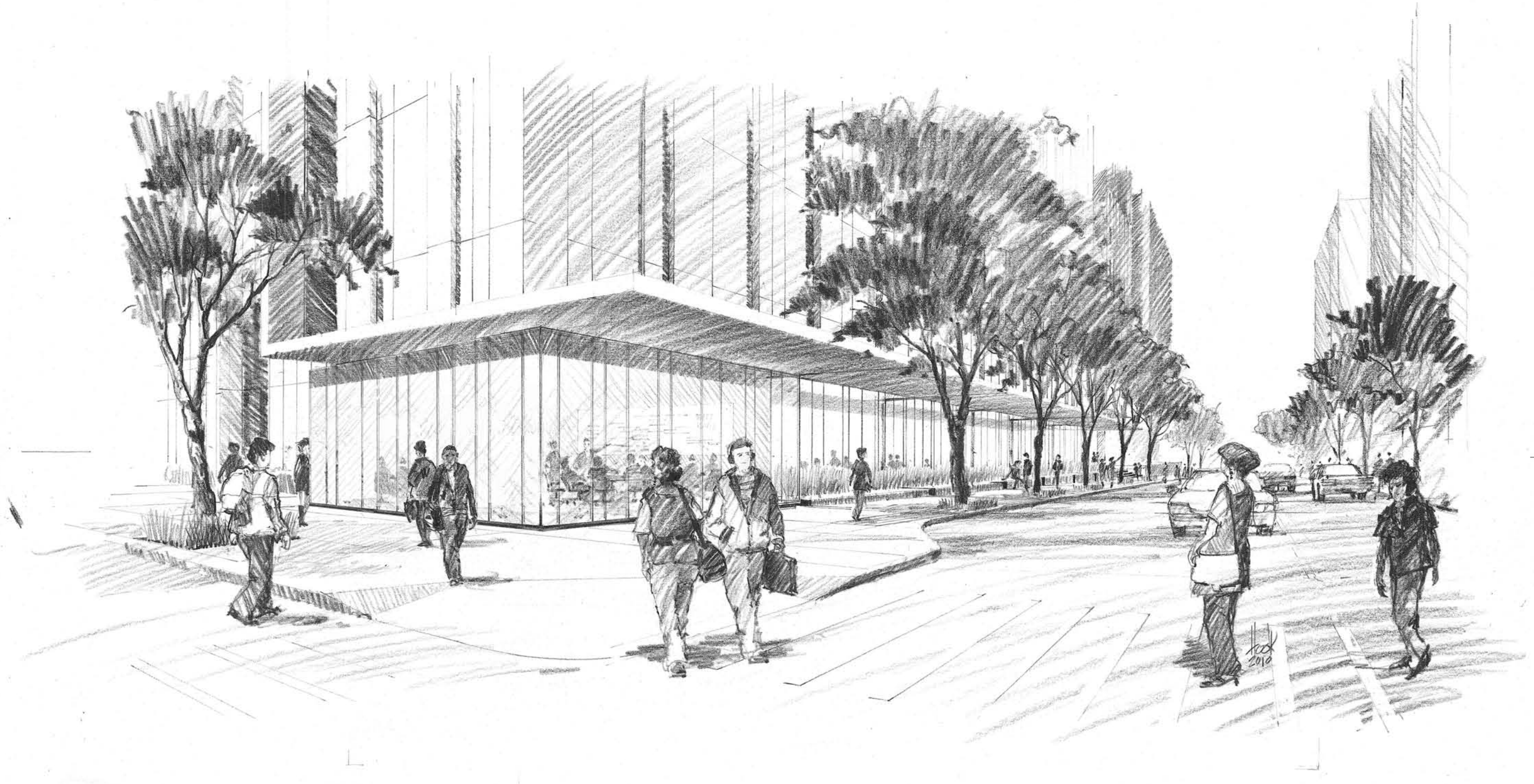
PEDESTRIAN EXPERIENCE

8th Avenue N and Mercer Street



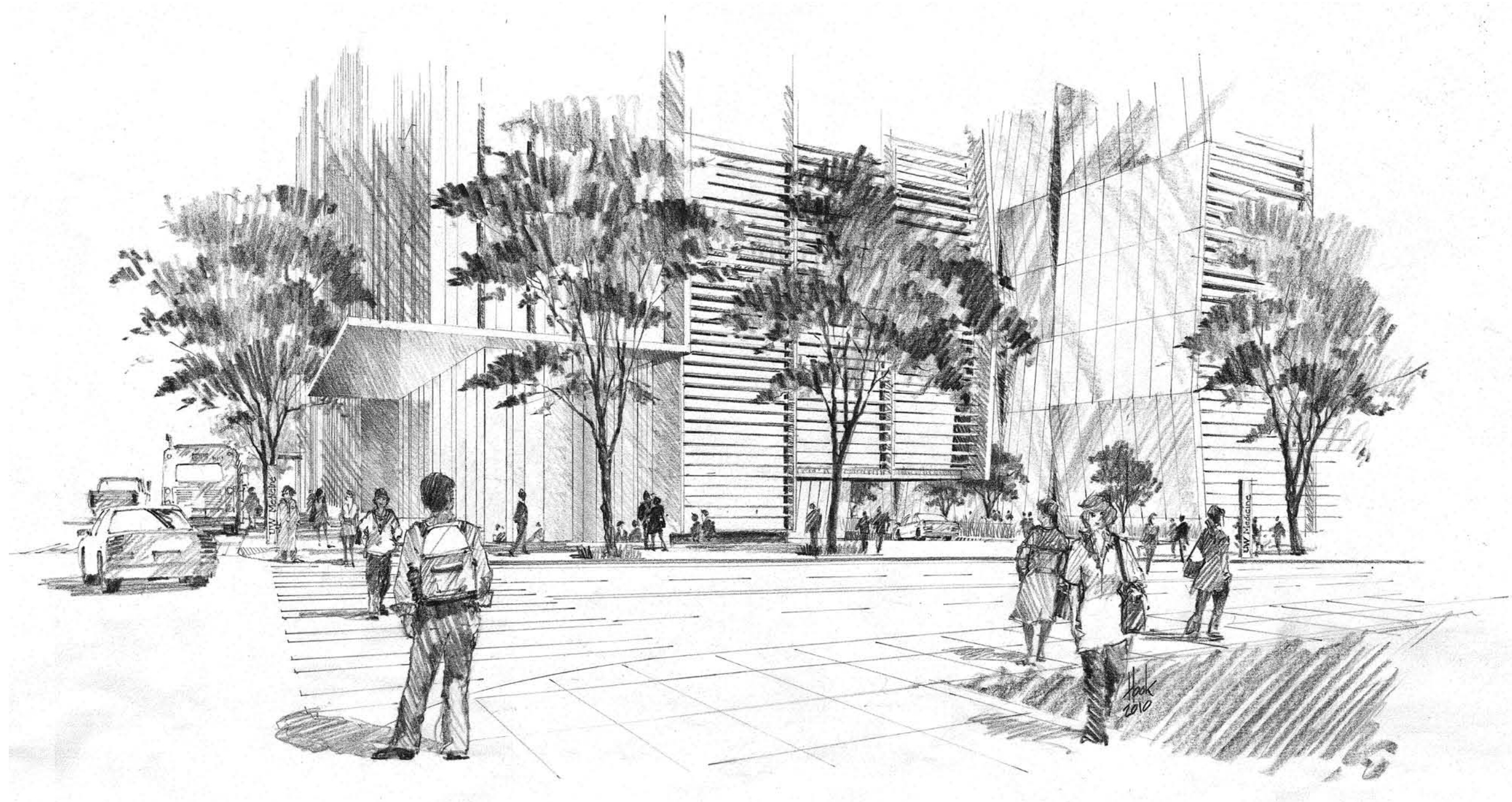
PEDESTRIAN EXPERIENCE

8th Avenue N and Republican Street

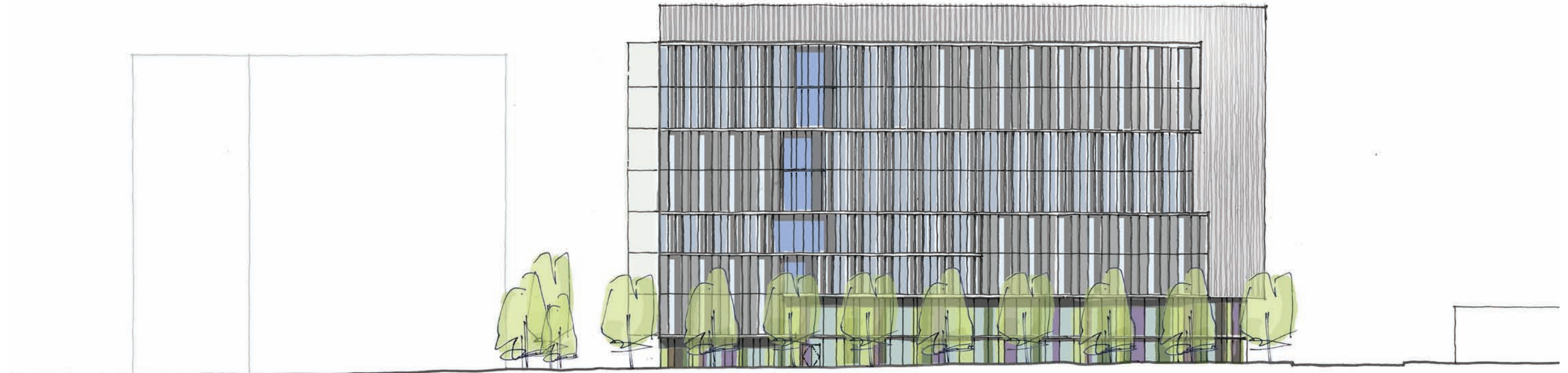


PEDESTRIAN EXPERIENCE

Dexter Avenue N and Republican Street

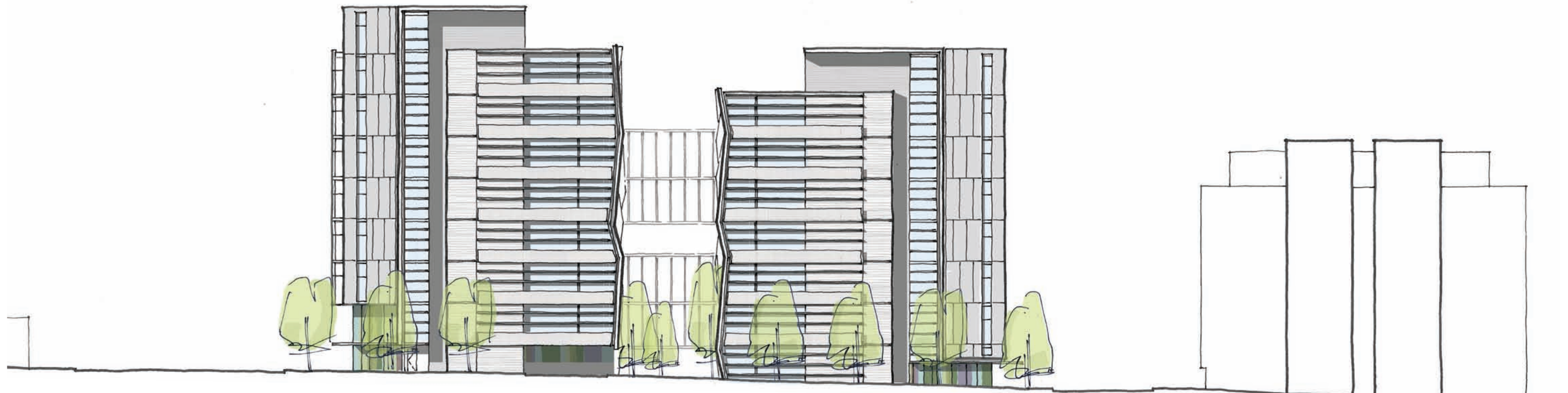


CONCEPT ELEVATIONS



Phase 3.3 (Future)

Phase 3.2 West Elevation - Dexter



Phase 3.2 South Elevation - Republican

Phase 3.1 South Elevation - Republican

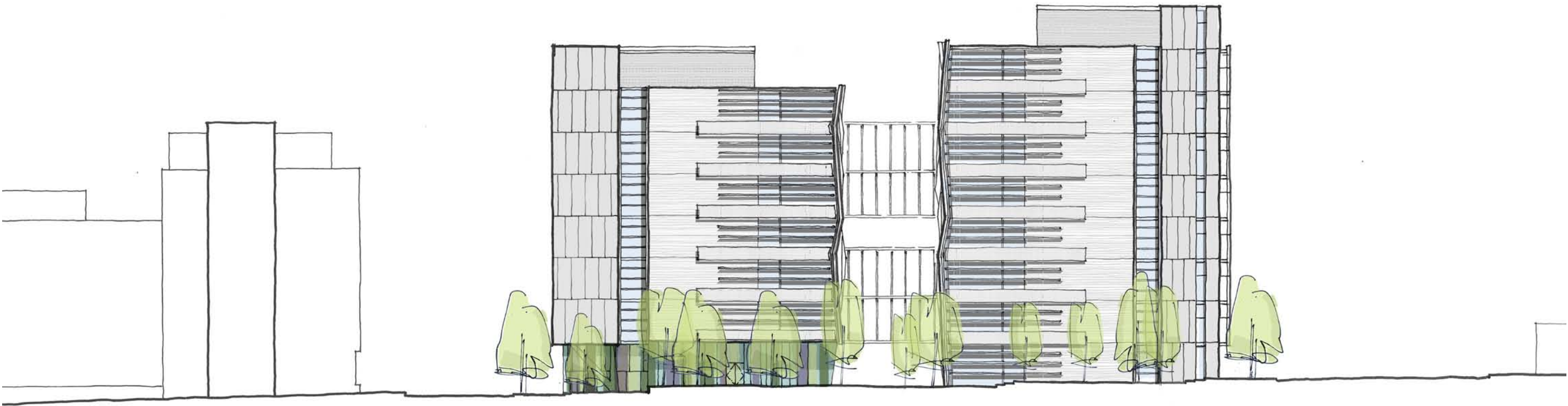
UW Phase 2

CONCEPT ELEVATIONS



Phase 3.1 East Elevation - 8th

Phase 3.3 (Future)



UW Phase 2

Phase 3.1 North Elevation - Mercer

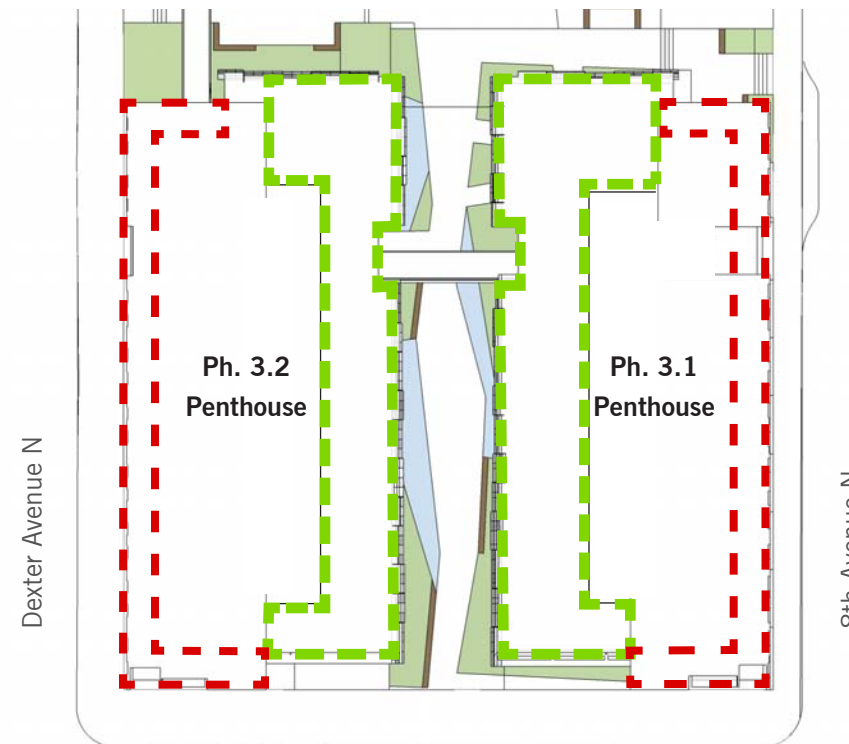
Phase 3.2 North Elevation - Mercer

DESIGN DEPARTURES

We are requesting a departure from the following portion of zoning code 23.48.010:

No rooftop features may be located closer than 10 feet to the roof edge.

In order to maintain our architectural concept and prevent the mechanical penthouse from feeling like an 'applied piece' on the building's roof, we are proposing that portions of the penthouse are brought out to the roof edge on Phases 3.1 and 3.2. This will allow the penthouse spaces to read as part of the building volume. Grouping the penthouse space on one side of the roof also allows us more usable space for a green roof, for having to plant a green roof in a 10-foot wide zone around the penthouse perimeter would be inefficient and difficult. Given building height and sight lines, this does not negatively impact the neighborhood. Note that a similar approach was allowed at the adjacent UW Medicine Phase 2 site.



Phase 3.1/3.2 Roof Plan

Red dashed line Denotes portion of the mechanical penthouse that would not step back 10' from roof edge.

Green dashed line Denotes potential green roof area.



UW Medicine Lake Union Phase 2