

UW MEDICINE LAKE UNION PHASE 3.1+3.2
DESIGN REVIEW BOARD RECOMMENDATION FOR PROJECT #3011312

PERKINS
+ WILL
08.04.2010

PROJECT INFO

Contact Info:

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

Project Number:
#3011312

Owner:
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Seattle, WA 98104

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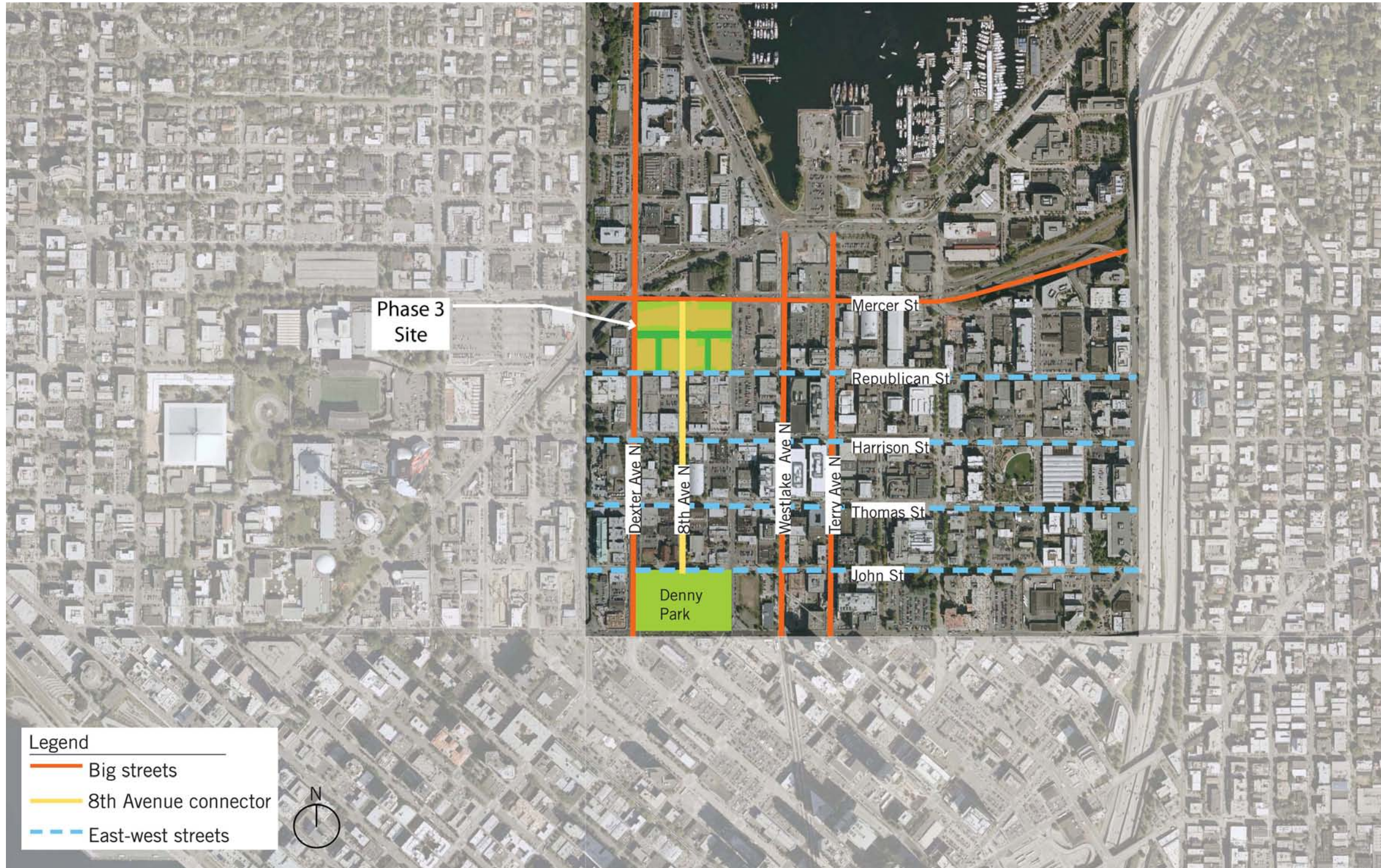
Contact:
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Project Summary

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 LOCATION



DEVELOPMENT OBJECTIVES / GUIDING PRINCIPLES

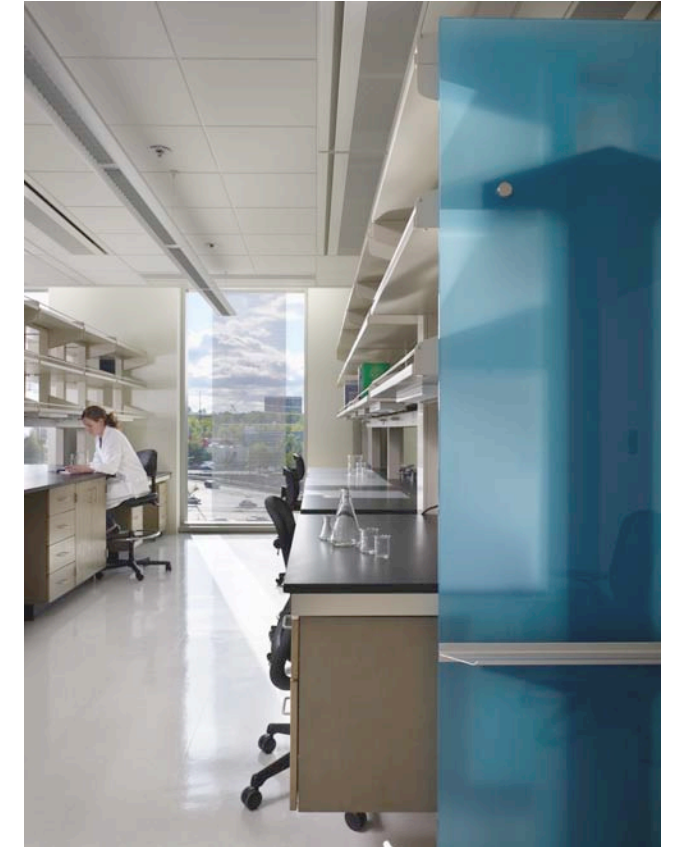
Development Objectives

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

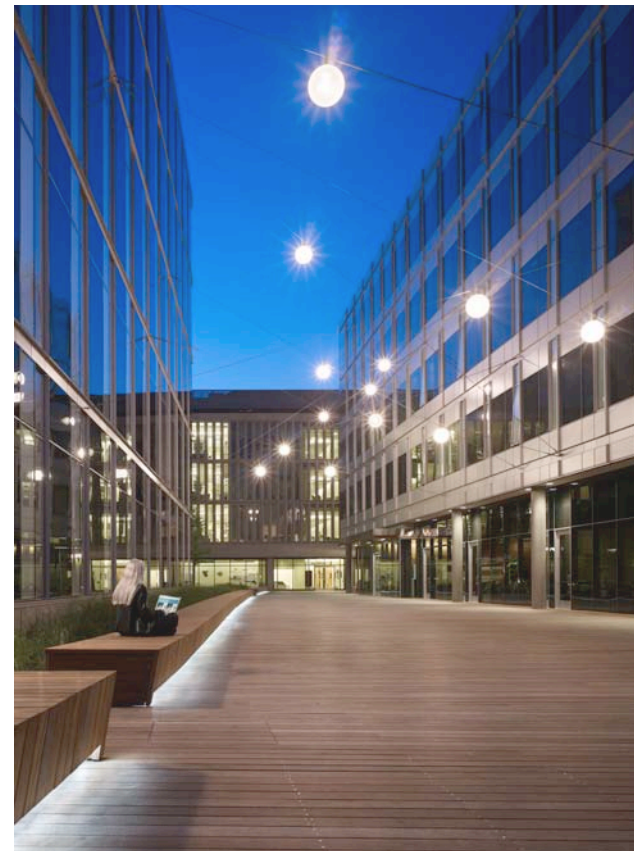
Connect to the South Lake Union Community

- 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

(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-3 Entrances Visible from Street:* Entries should be clearly identifiable and visible from the street.
- *A-4 Human Activity:* 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.

Architectural Elements and Materials:

- *C-1 Architectural Context:* New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting patterns of neighboring buildings.
- *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-3 Human Scale:* The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

Architectural Elements and Materials:

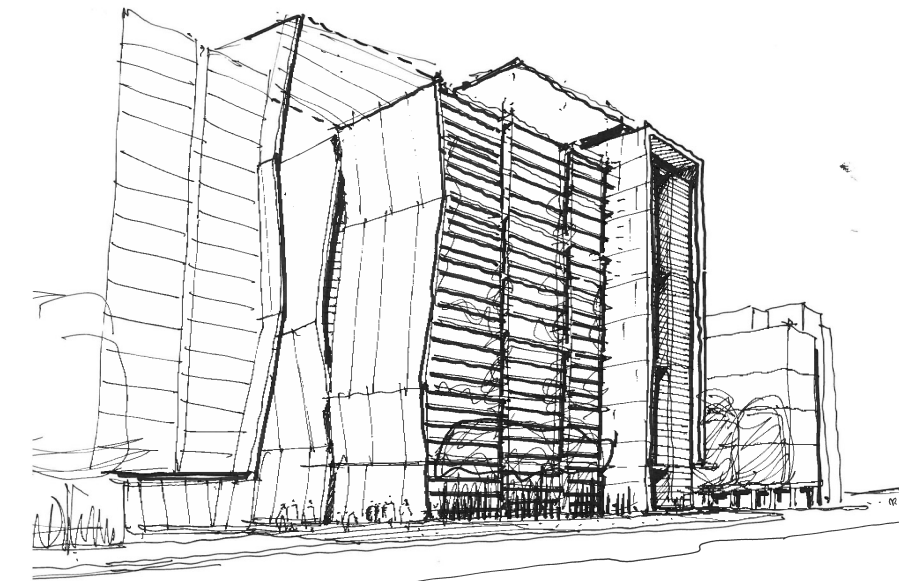
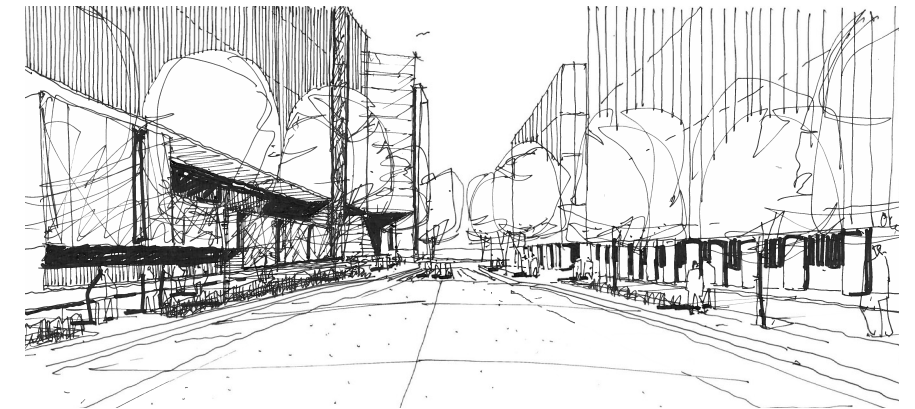
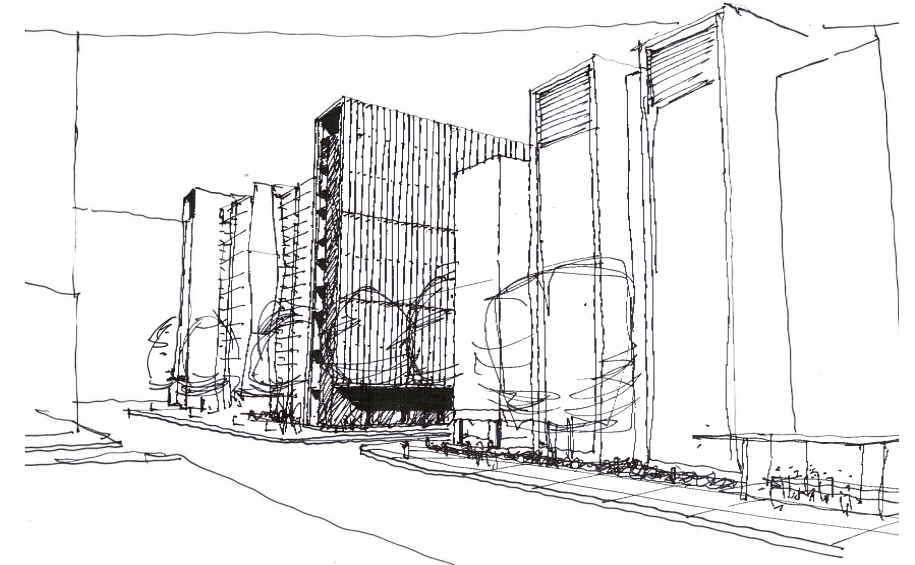
- *C-4 Exterior Finish Materials:* Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, **pattern**, or lend themselves to high quality of detailing are encouraged.
- *C-5 Structured Parking Entrances:* The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

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.
- *D-7 Personal Safety and Security:* Project design should consider opportunities for enhancing personal safety and security in the environment under review.
- *D-10 Commercial Lighting:* Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours.
- *D-11 Commercial Transparency:* Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

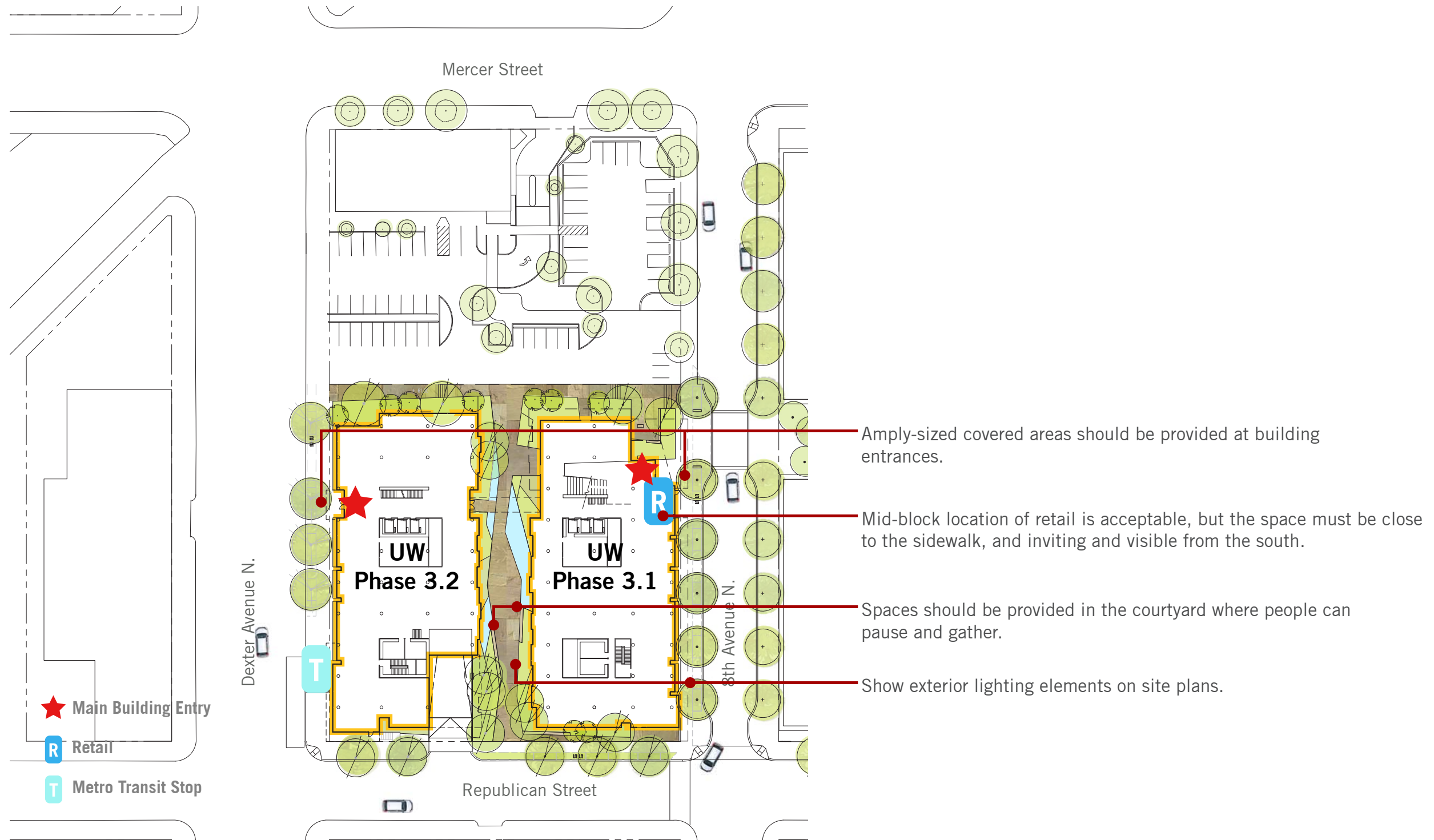
Landscaping:

- *E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites:* Where possible, landscaping should reinforce the character of neighboring properties and abutting streetscape.
- *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.



EARLY DESIGN GUIDANCE HIGHLIGHTS

June 2, 2010



EARLY DESIGN GUIDANCE HIGHLIGHTS

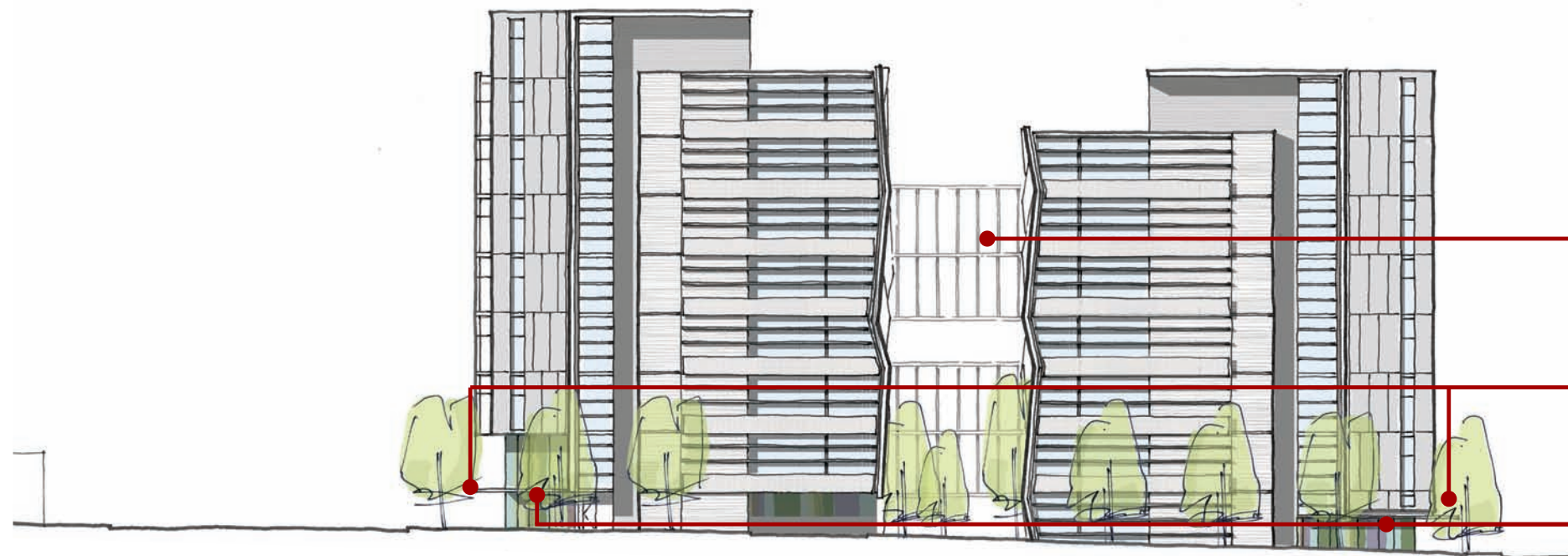
June 2, 2010



The height of first floors above grade should be kept high to provide an adequate base to the buildings.

A large proportion of clear glass should be located at grade.

Phase 3.1 East Elevation - 8th



Pedestrian bridges should be evaluated and clearly presented.

Canopies should be used to bring down the scale of the building and provide an architectural connection to surrounding sidewalks.

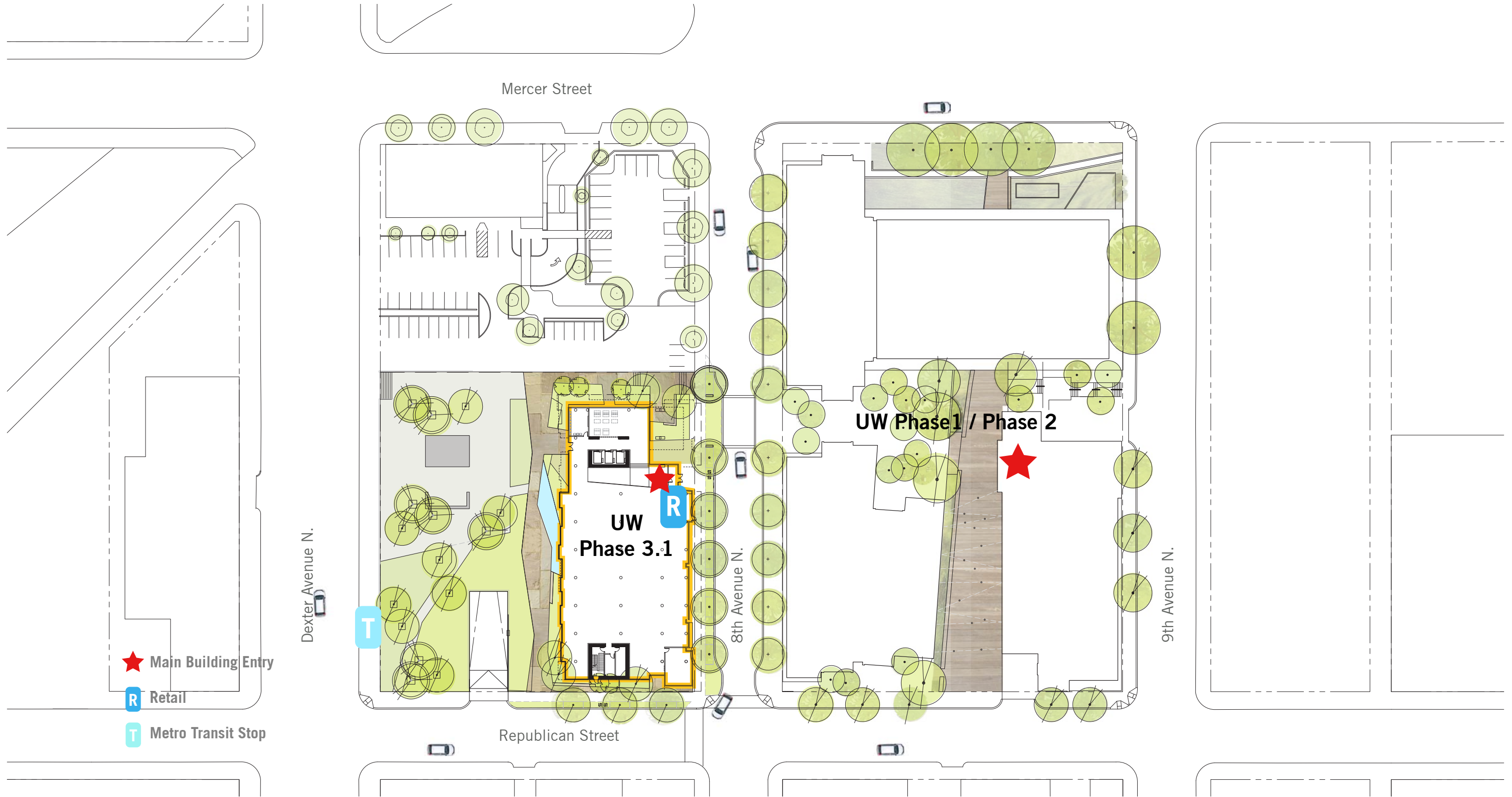
The corners at Republican should have high levels of transparency and some kind of projection from the building mass.

Phase 3.2 South Elevation
Republican

Phase 3.1 South Elevation
Republican

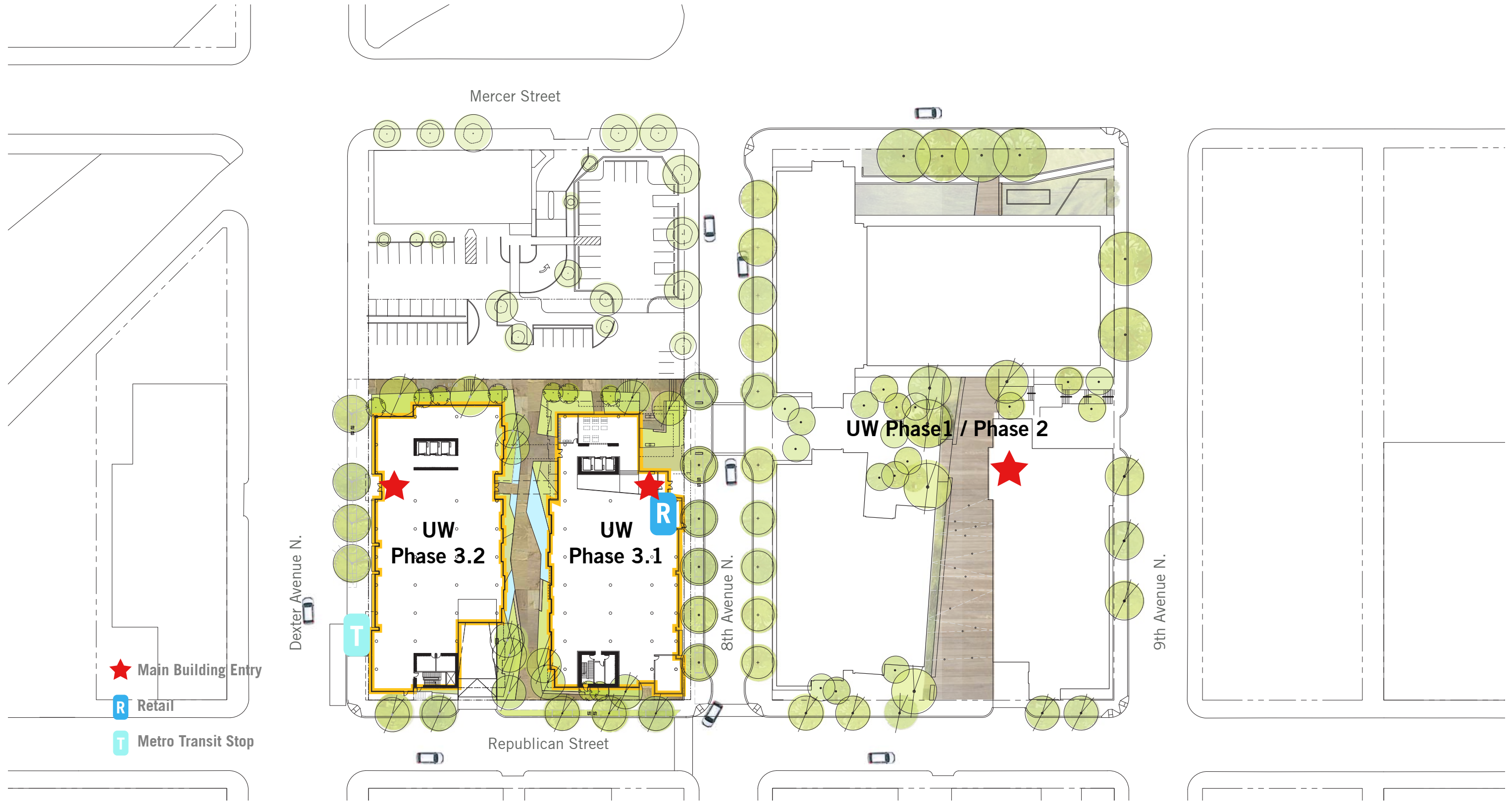
SITE PLAN

Phase 3.1



SITE PLAN

Phases 3.1+3.2



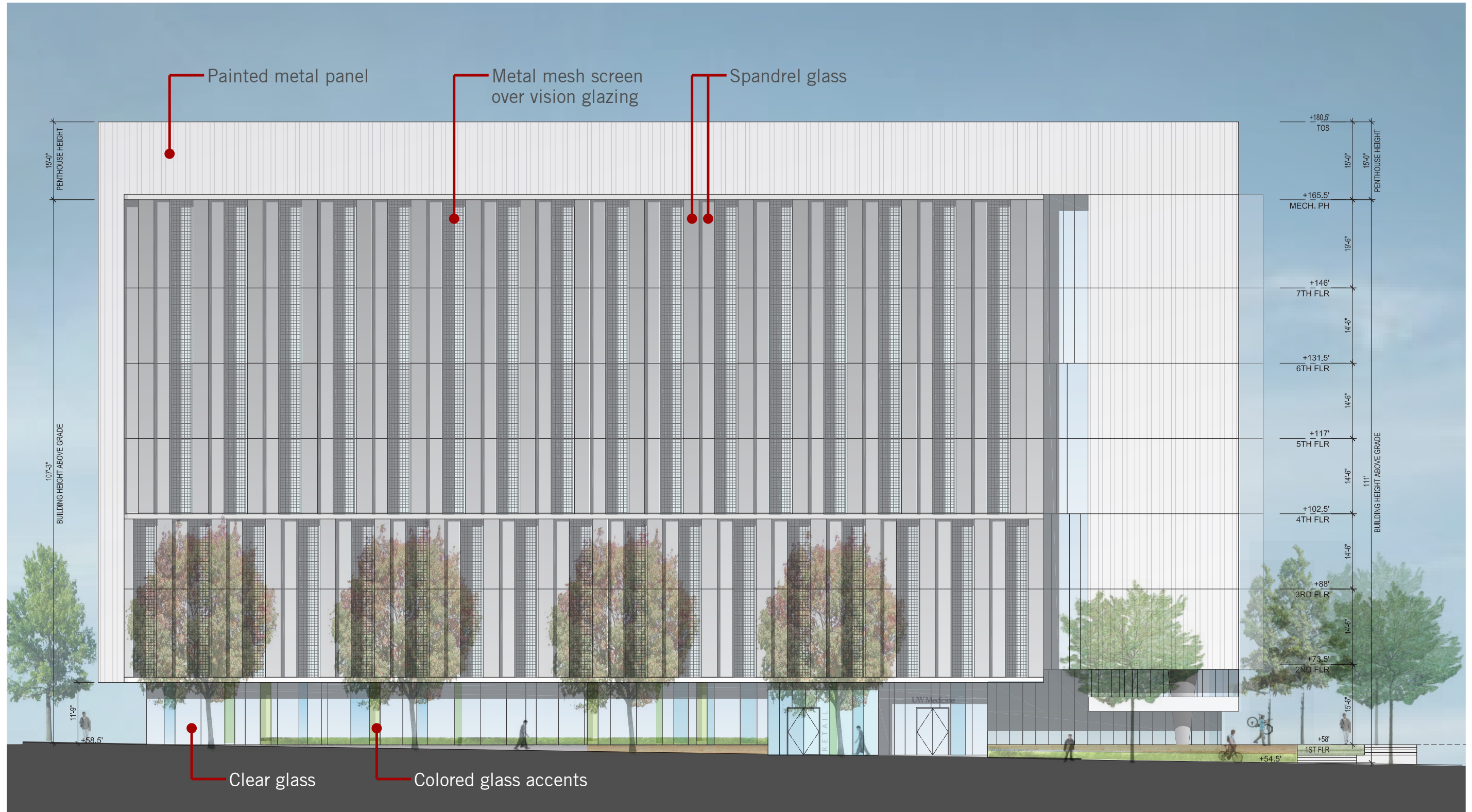
SITE PLAN - MASTER PLAN FOR BLOCK

Phases 3.1+3.2+3.3



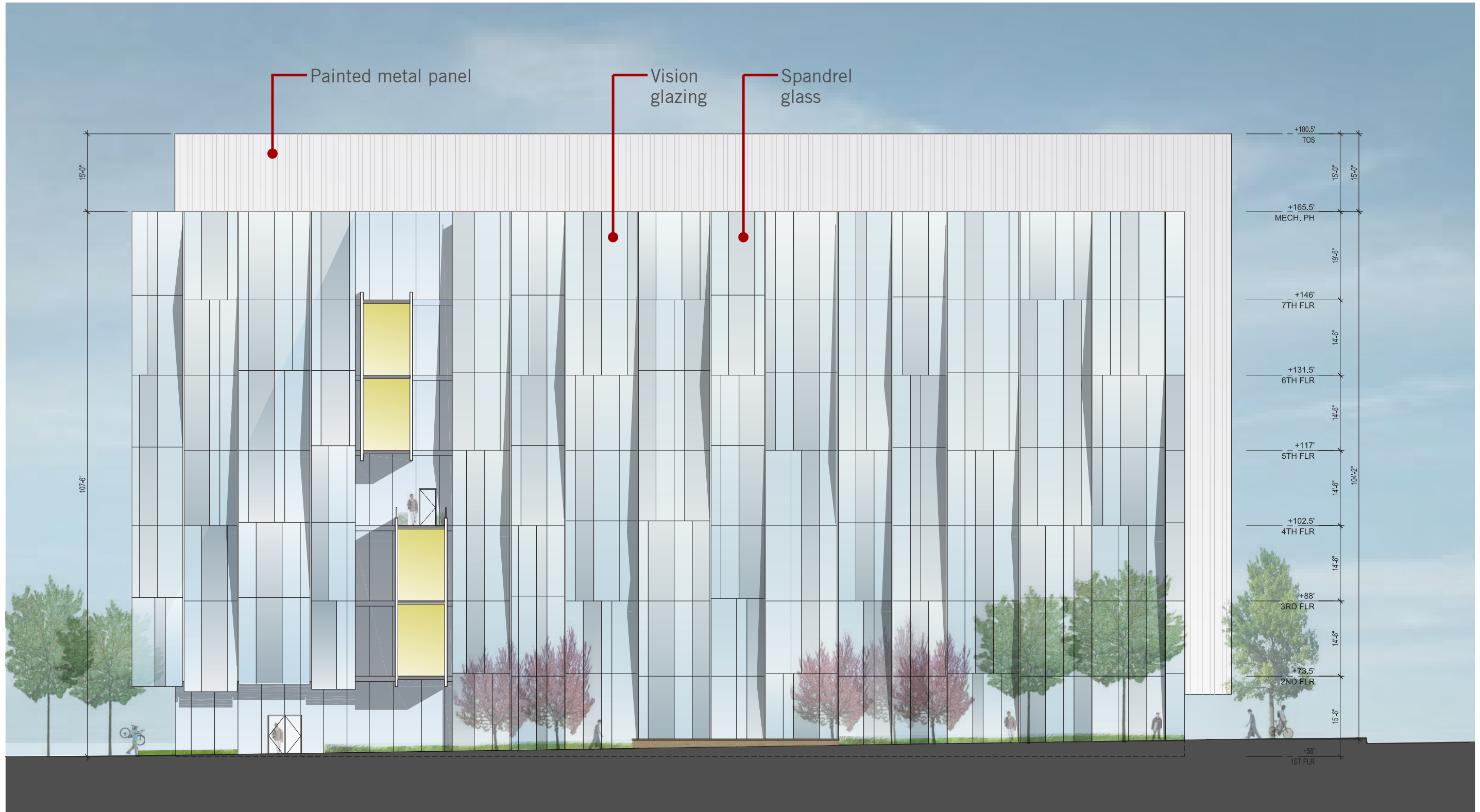
BUILDING ELEVATION

Phase 3.1 East Elevation along 8th Avenue N



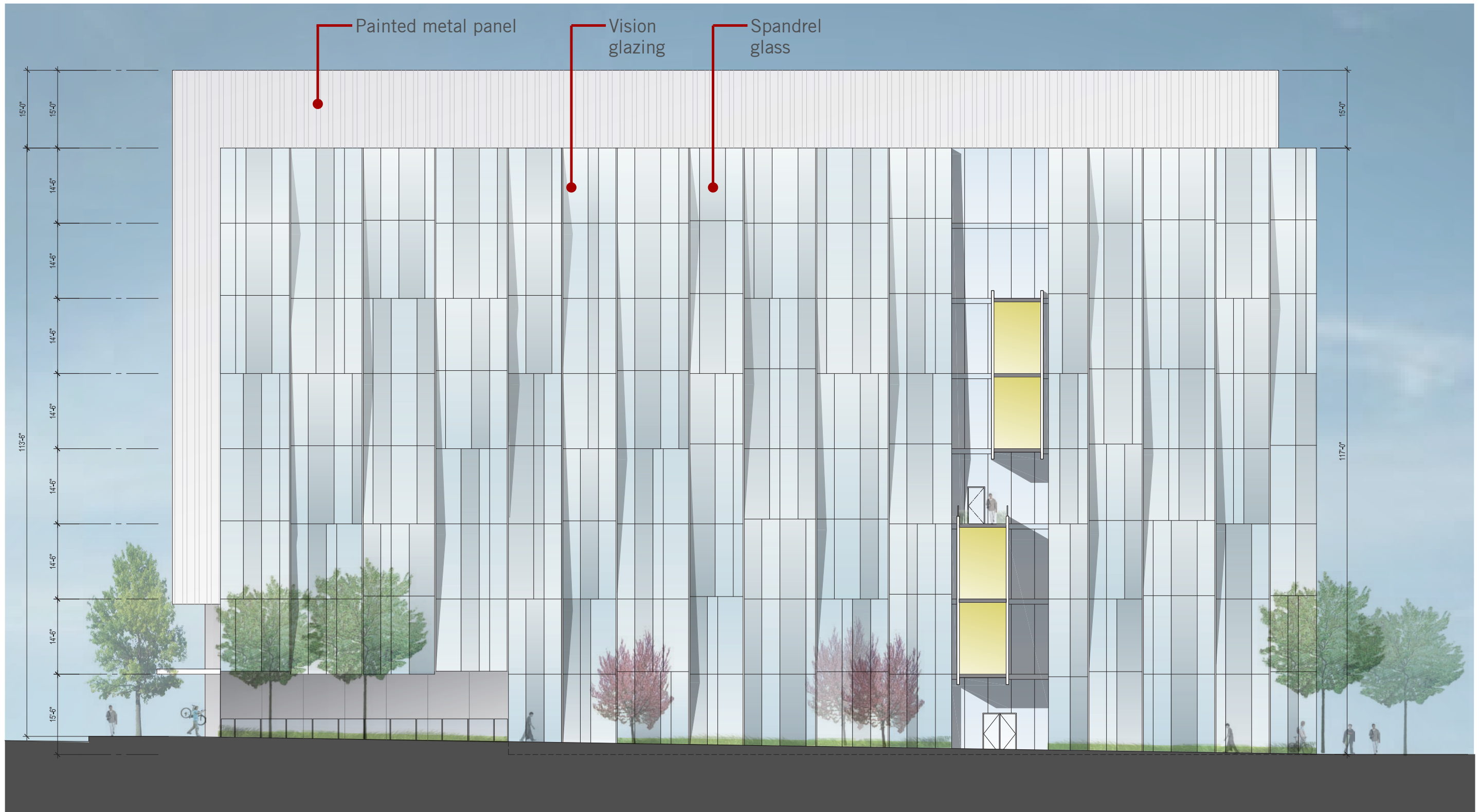
BUILDING ELEVATION

Phase 3.1 West Elevation along Courtyard



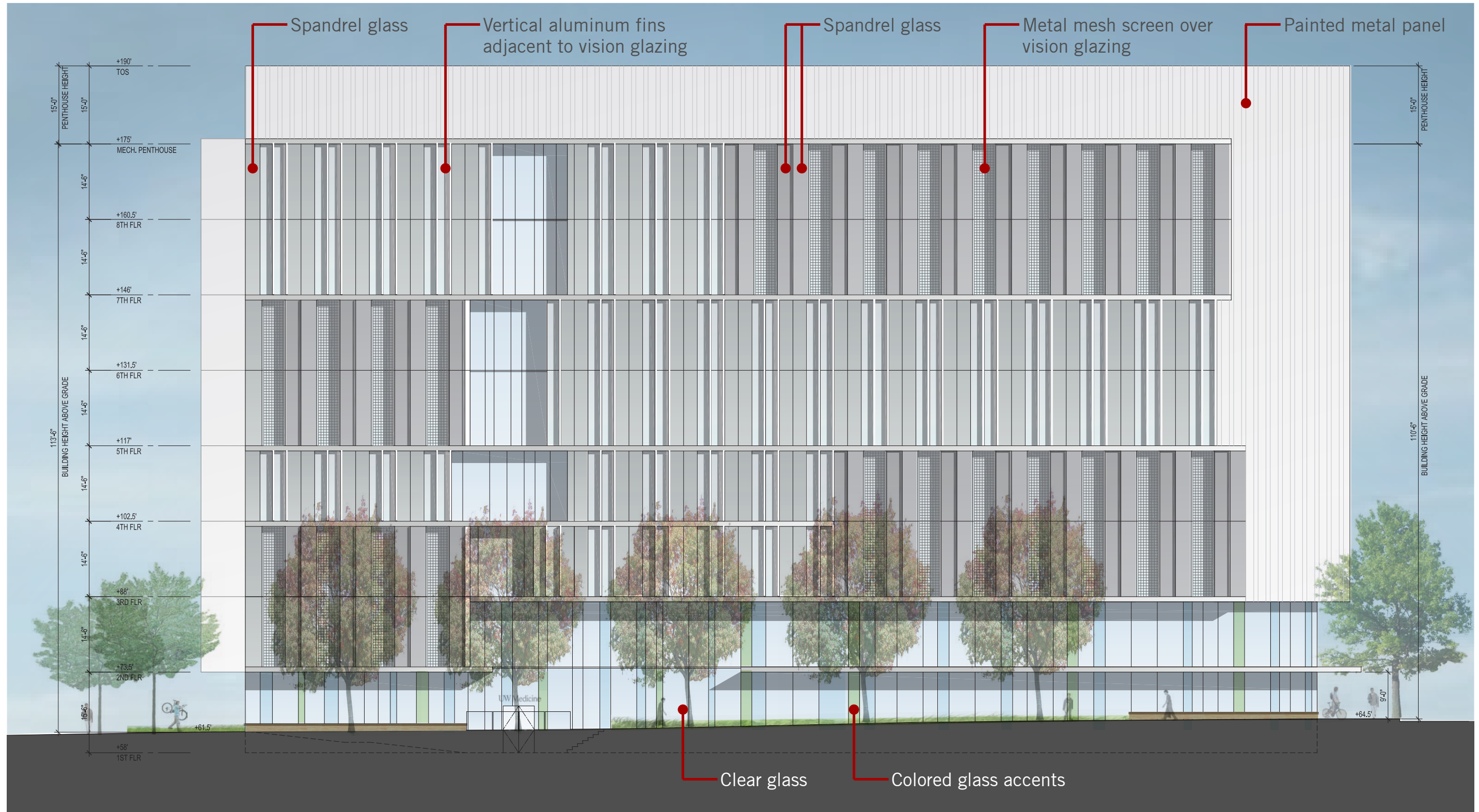
BUILDING ELEVATION

Phase 3.2 West Elevation along Courtyard



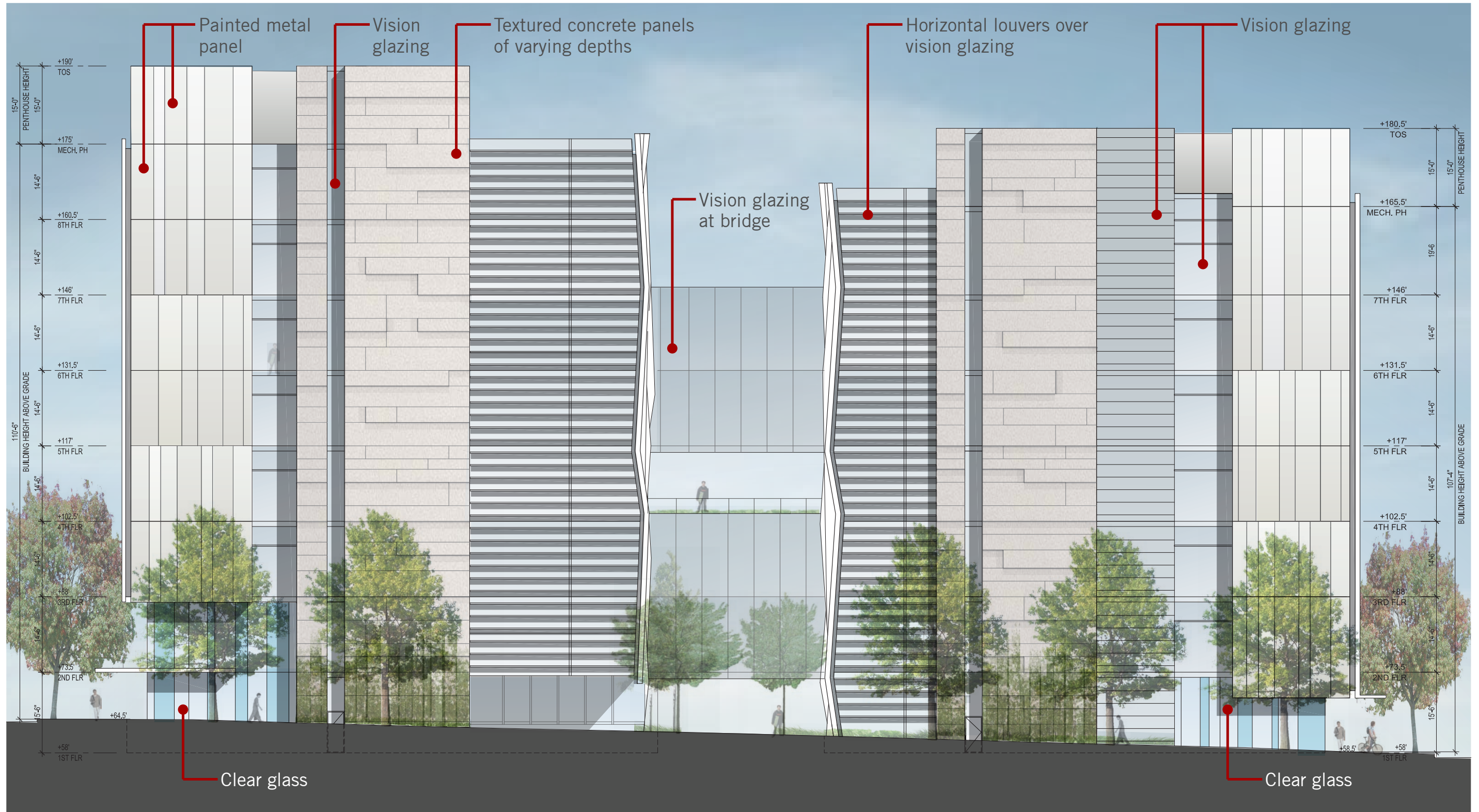
BUILDING ELEVATION

Phase 3.2 West Elevation along Dexter Avenue N



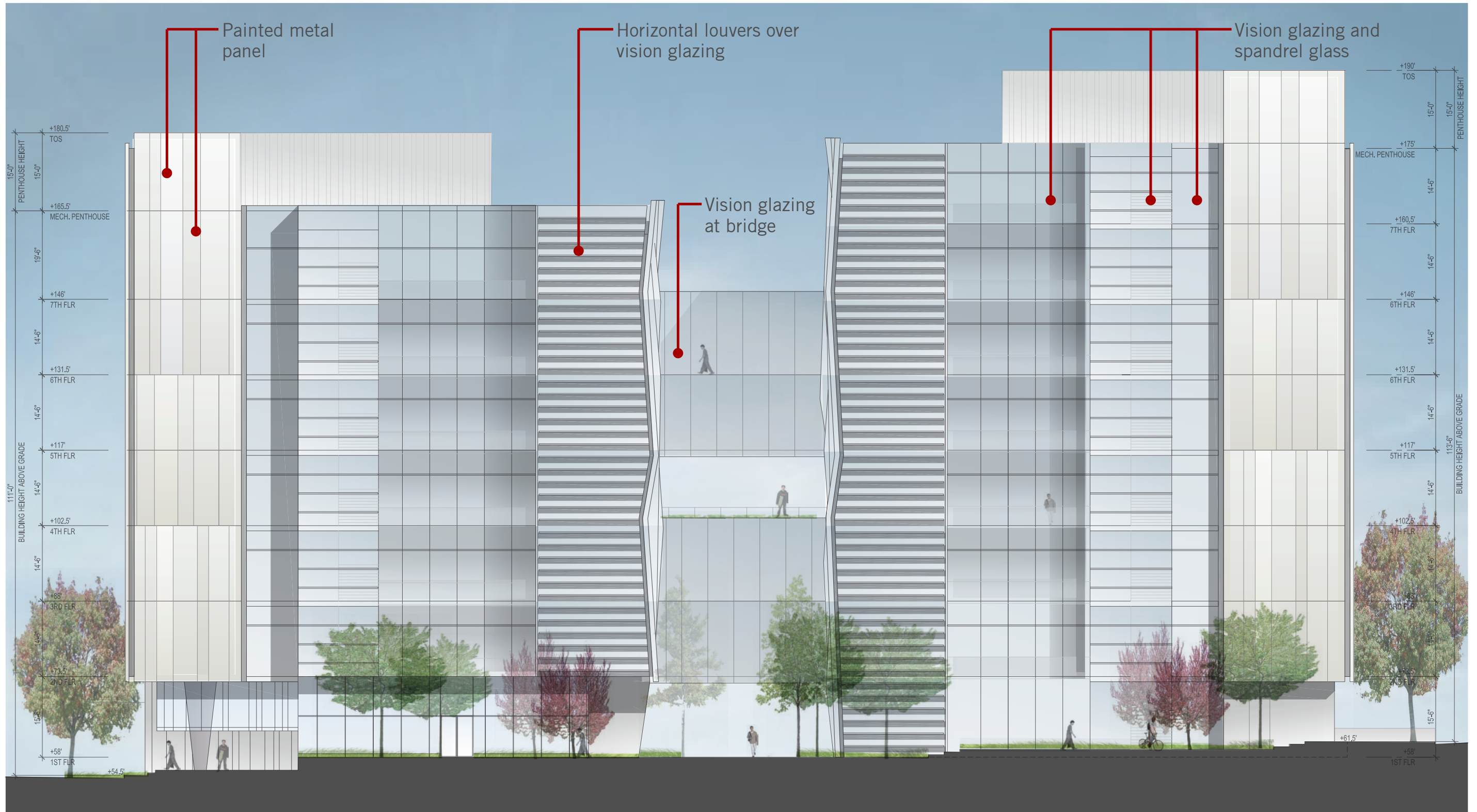
BUILDING ELEVATION

Phase 3.1 / 3.2 South Elevation along Republican Street



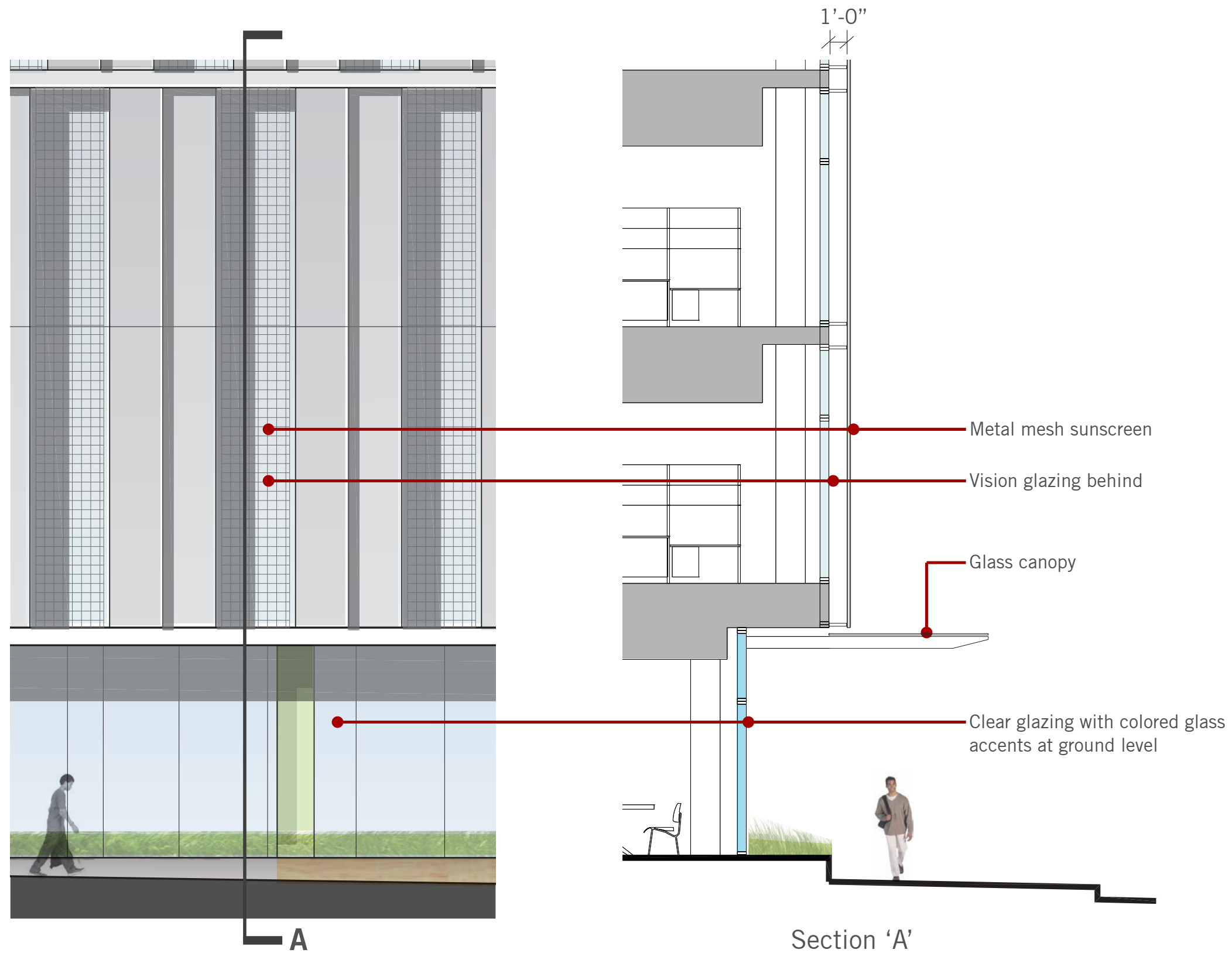
BUILDING ELEVATION

Phase 3.1 / 3.2 North Elevation along Mercer Street



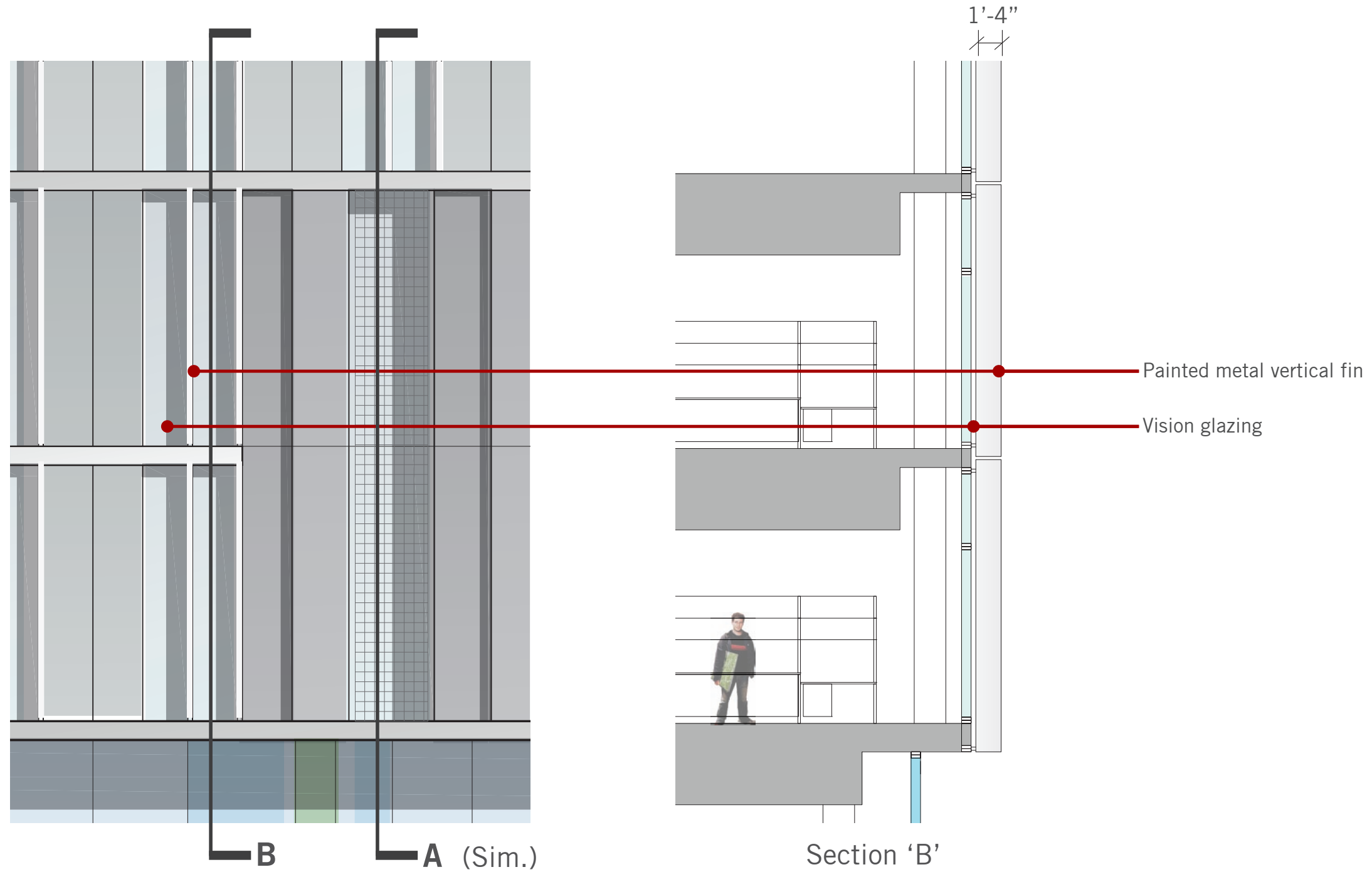
ENLARGED ELEVATION / SECTION

Phase 3.1 East Elevation along 8th Avenue N

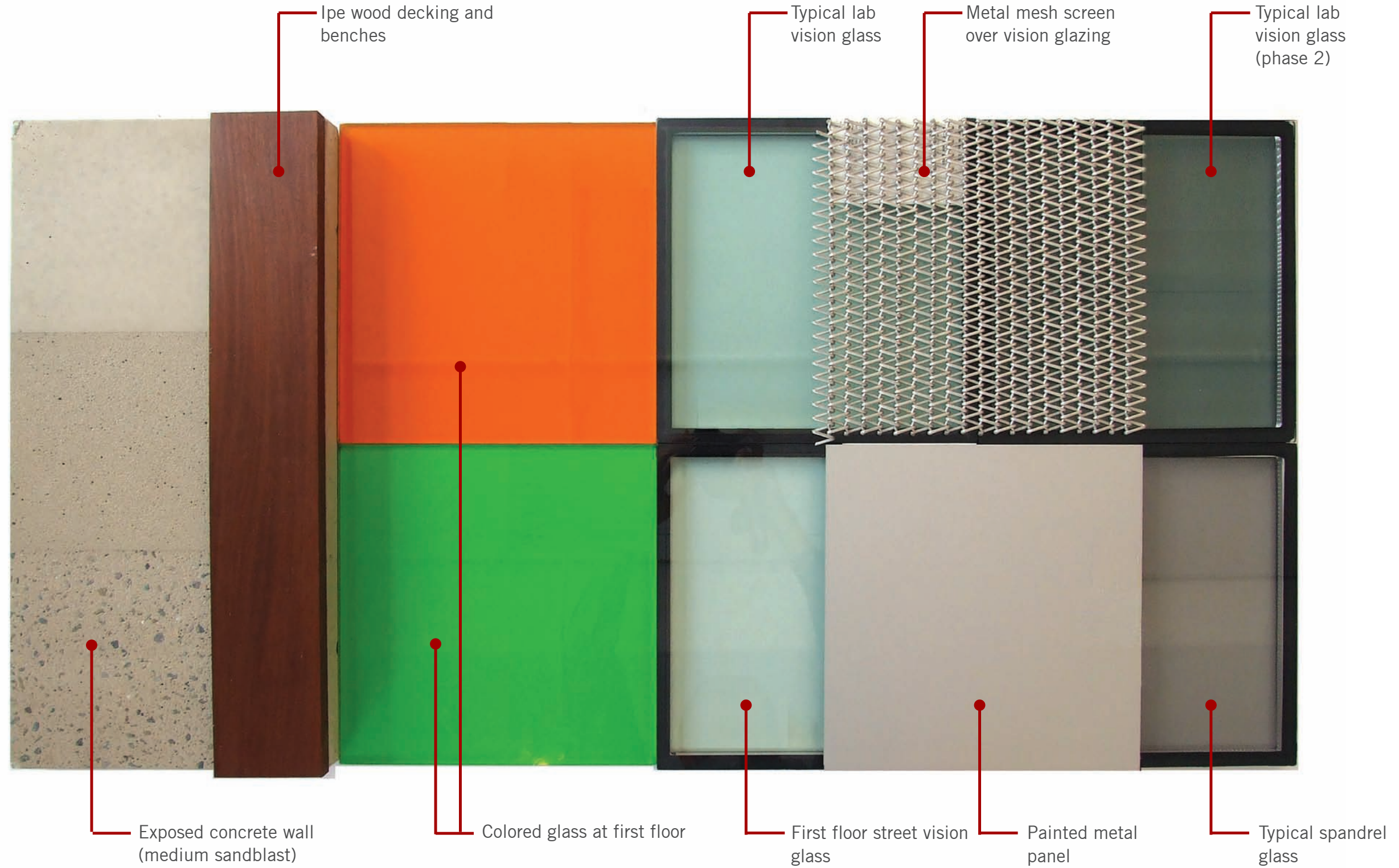


ENLARGED ELEVATION / SECTION

Phase 3.2 West Elevation along Dexter Avenue N



EXTERIOR MATERIALS



PERSPECTIVE VIEW

8th Avenue N and Mercer Street



PERSPECTIVE VIEW

8th Avenue N and Republican Street



PERSPECTIVE VIEW

Dexter Avenue N and Republican Street



PERSPECTIVE VIEW

Republican Street



URBAN DESIGN ANALYSIS

Neighborhood Streetscape: East/West Streets



Thomas Street



Harrison Street



Republican Street



Republican Street



Harrison Street

URBAN DESIGN ANALYSIS

Neighborhood Streetscape: North/South Streets



Dexter Avenue N



Westlake Avenue N



8th Avenue N

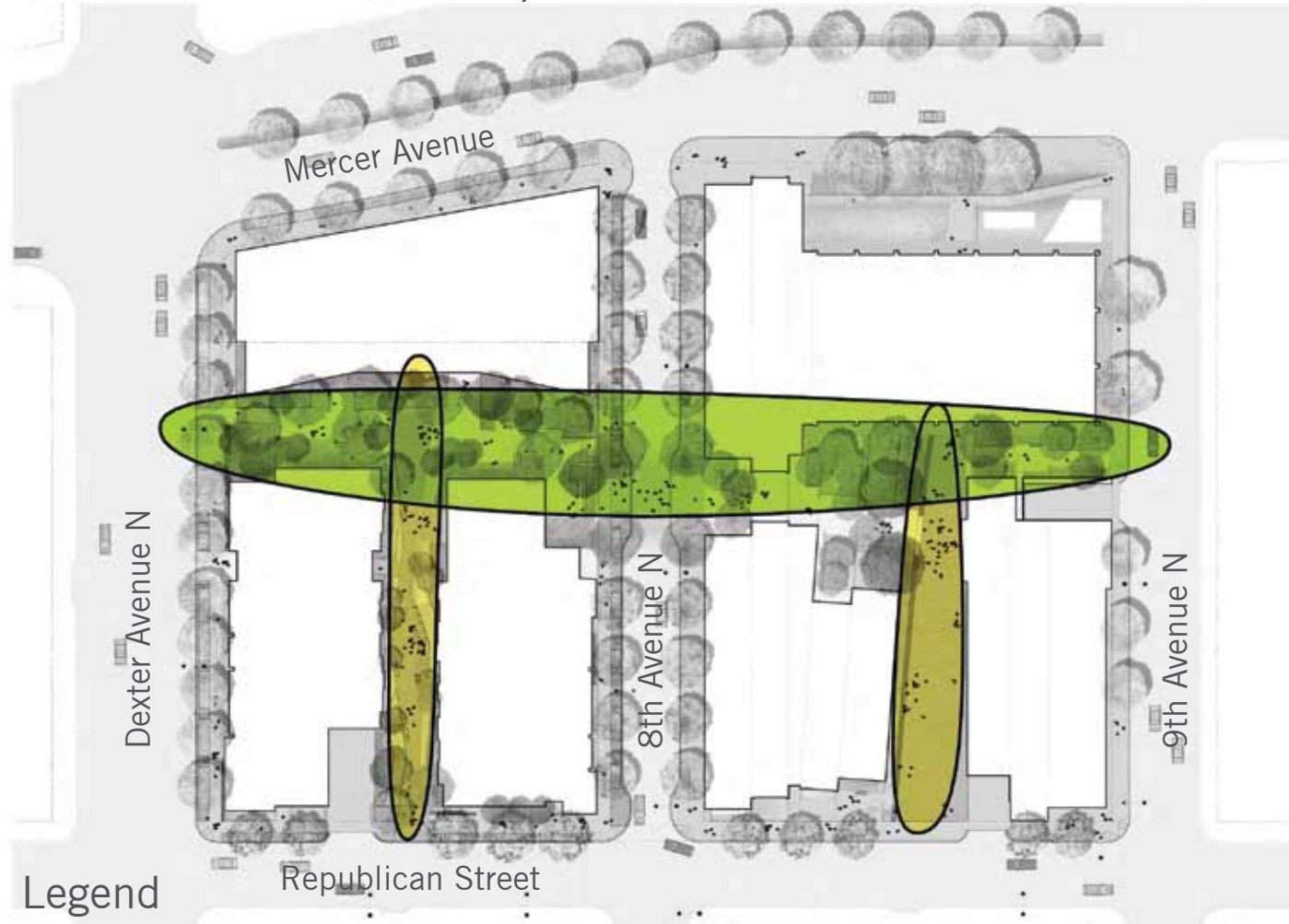


8th Avenue N

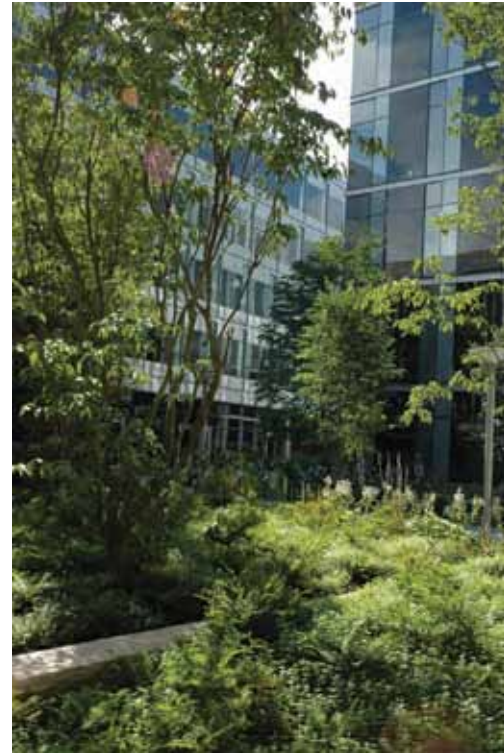
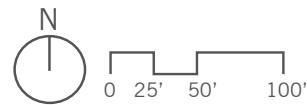


8th Avenue N

CONCEPT DIAGRAM, INSPIRATIONAL IMAGES



Legend
 East-West Connection
 North-South Axes

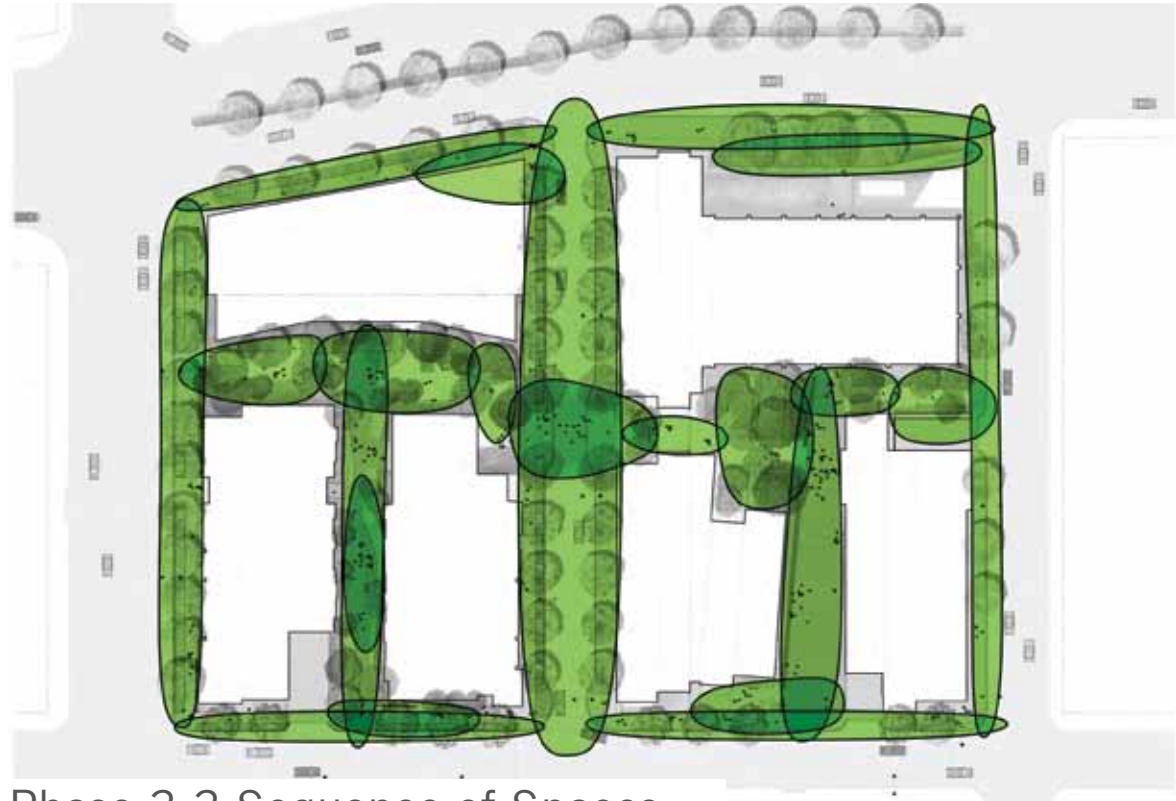


East - West Connection : Earth, Fertile Ground

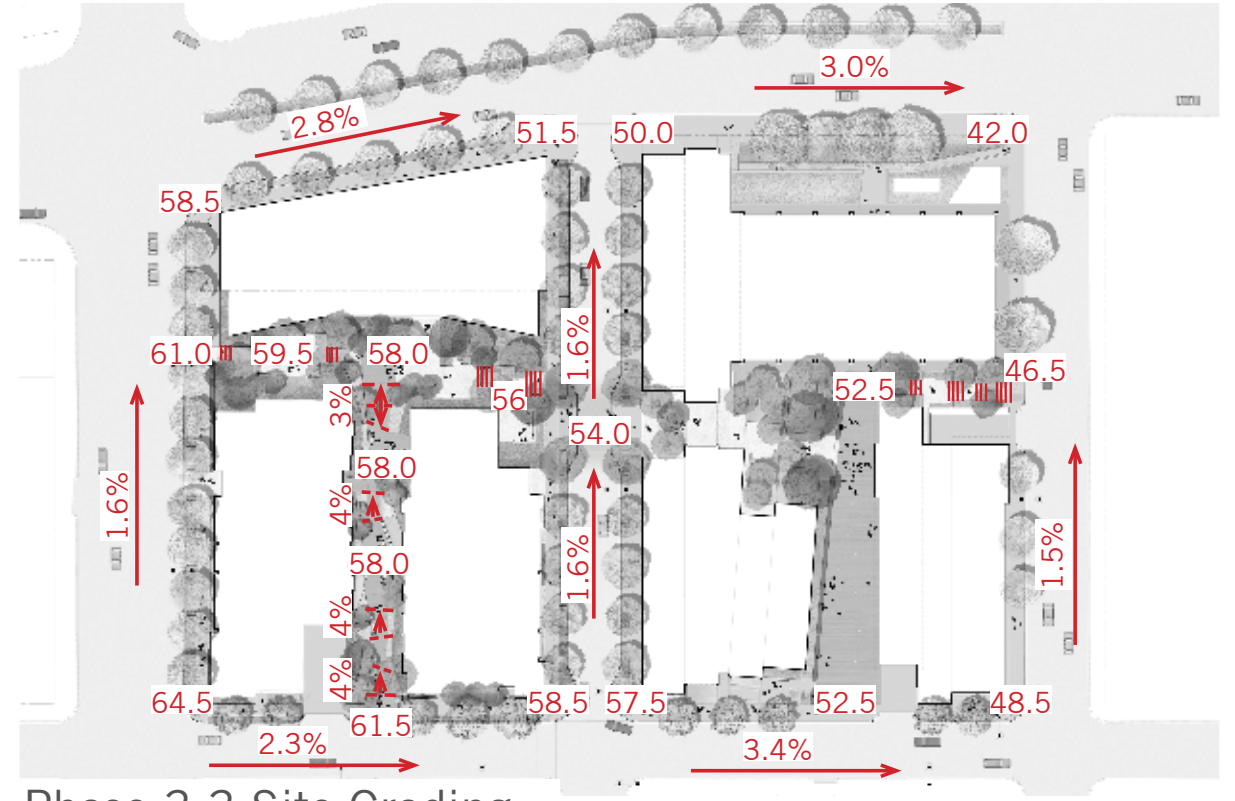


North - South Axis : Air, Light, and Water

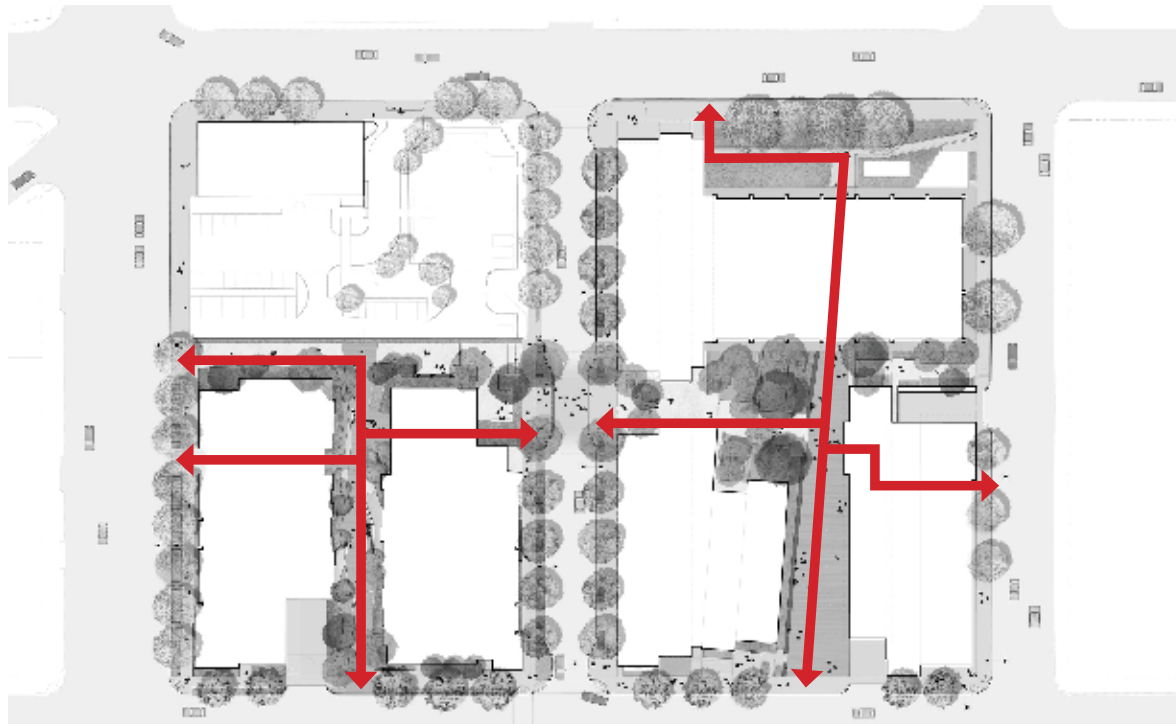
SITE DIAGRAMS



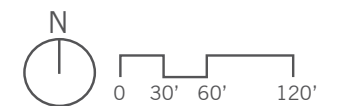
Phase 3.3 Sequence of Spaces



Phase 3.3 Site Grading



Phase 3.2 Accessible Route, all ramps 4% or less



SITE PLAN: FULL BUILD-OUT



SITE PLAN: PHASE 3.1+3.2



Section A: 8th Avenue Streetscape



Section B: Republican Streetscape



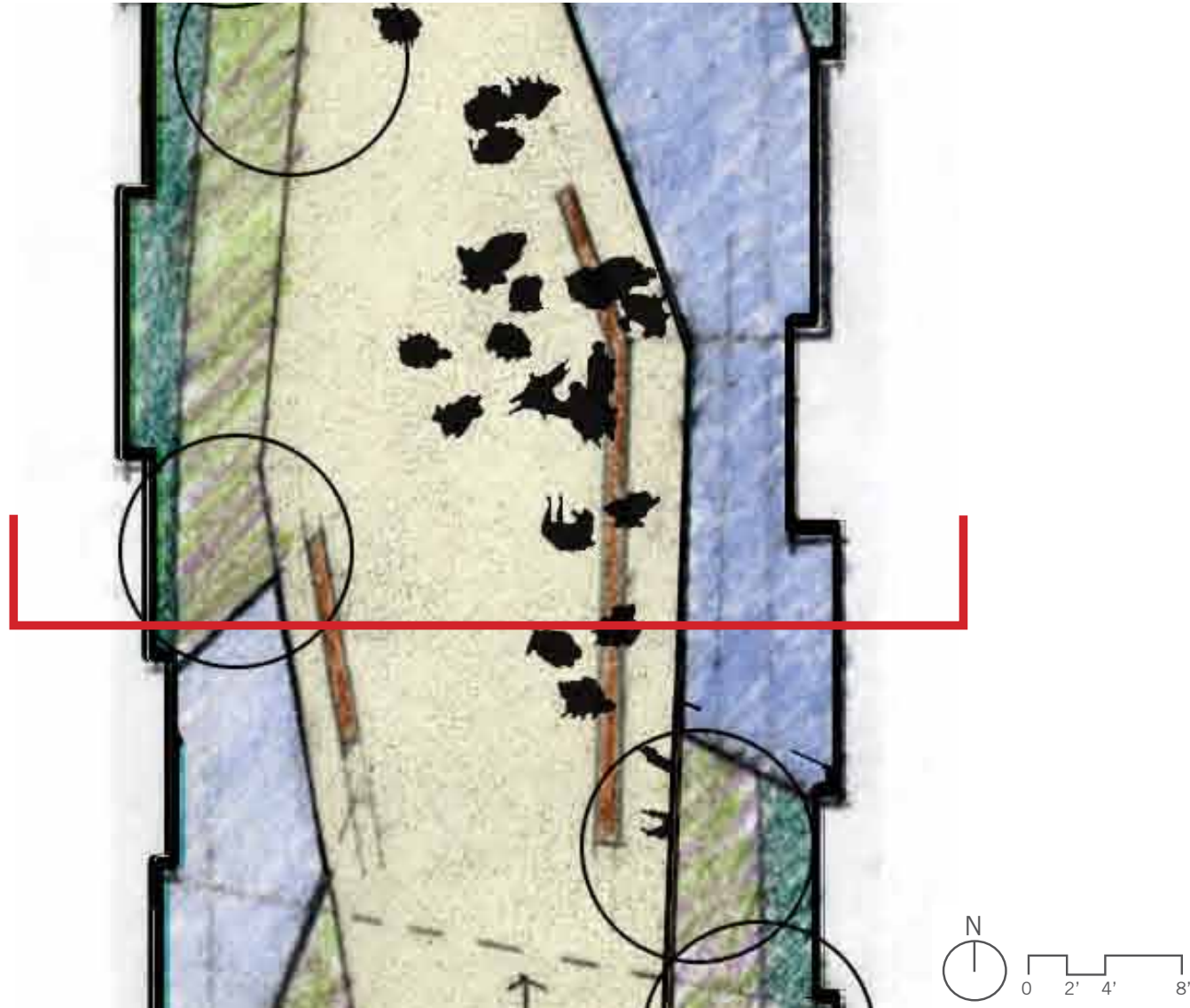
Section C: Dexter Streetscape



SITE LIGHTING

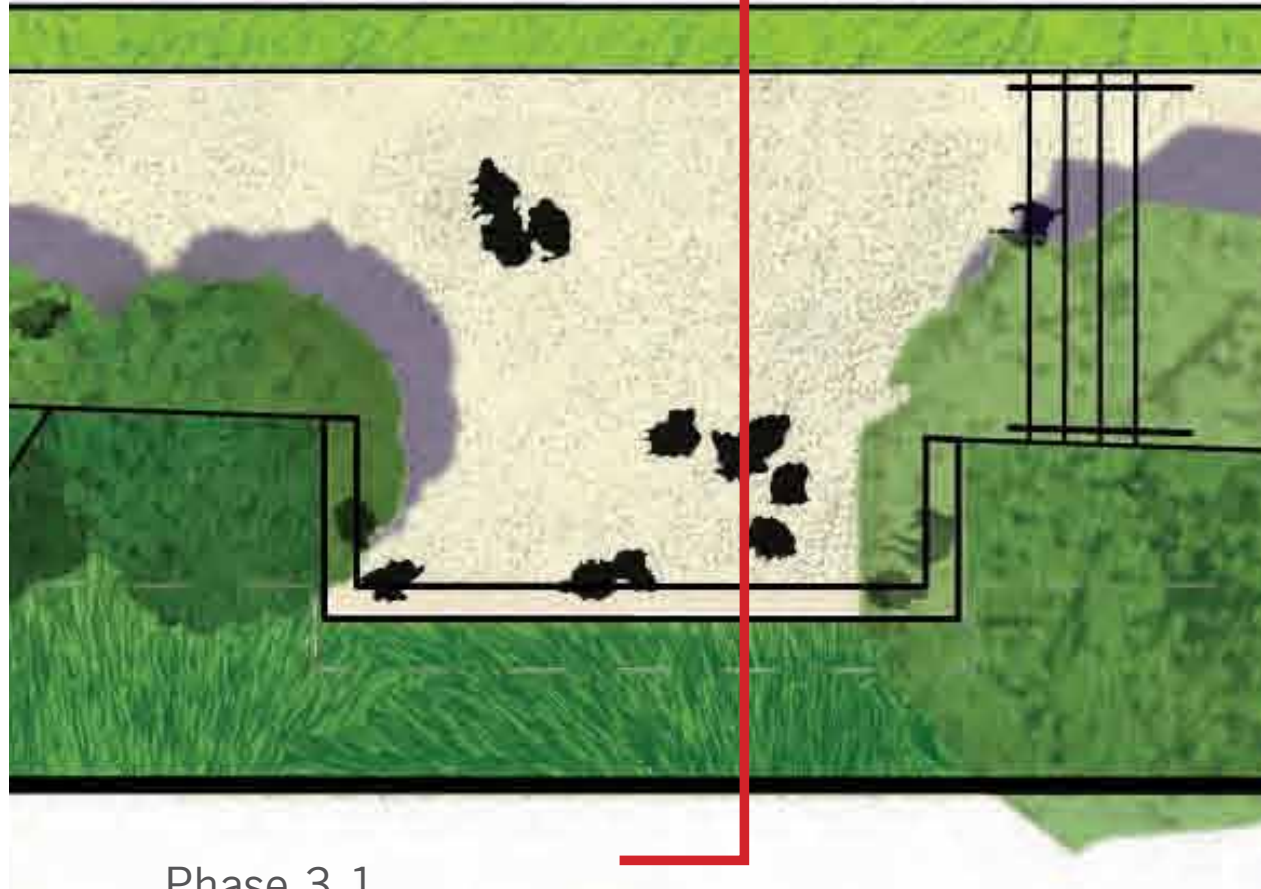


COURTYARD CHARACTER

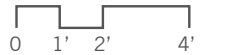
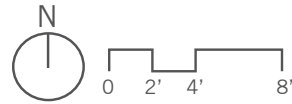


GREEN BAND CHARACTER

Future Phase 3.3



Phase 3.1



STREETSCAPE PALETTE

Street Trees



Liquidambar styraciflua
Sweetgum

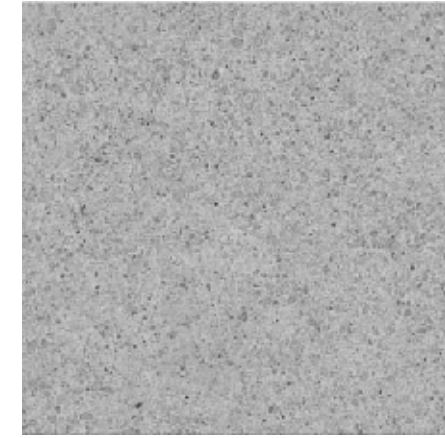


Cercidiphyllum japonicum
Katsura



Quercus rubra
Red oak

Materials



Concrete Sidewalk



Permeable Unit Paver System

Street Planters



Liriope muscari
Big Blue Lily Turf



Rubus calycinoides
Creeping Raspberry



Arctostaphylos uva ursi
Kinnick Kinnick



Fragaria chiloensis
Beach Strawberry



Cornus serica 'Arctic Fire'
Arctic Fire Dogwood



Nandina domestica
Heavenly Bamboo



Viburnum davidii
David Viburnum

Vine Wall



Parthenocissus quinquefolia
Virginia Creeper



Lonicera sempervirens
Coral Honeysuckle

Furnishings



Wood Benches



Sidewalk Bench

GREEN BAND PALETTE

Trees



Cornus kousa
Kornus Dogwood



Styrax japonica
Japanese Snowbell

Materials



Concrete Paving



Planting



Viburnum plicatum tomentosum
Doublefire Viburnum



Hamamelis mollis
Witchhazel



Hosta spp
Plantain Lily



Arctostaphylos uva ursi
Kinnick Kinnick

Furnishings



Stone Bench



Integration of seating and planting



Gallium odoratum
Sweet Woodruff



Blechnum spicant
Deer Fern



Polygonatum spp
Solomon's Seal



Adiantum pedatum
Maidenhair Fern

COURTYARD PALETTE

Trees



Cercidiphyllum japonicum
Katsura



Styrax japonica
Japanese Snowbell



Cercis canadensis
Redbud

Materials



Stone Paving



Planting



Viburnum sargentii
Sargent Viburnum



Hydrangea quercifolia
Oakleaf Hydrangea

Water Feature



Stone Water Feature



Calamagrostis x acutiflora
Reedgrass

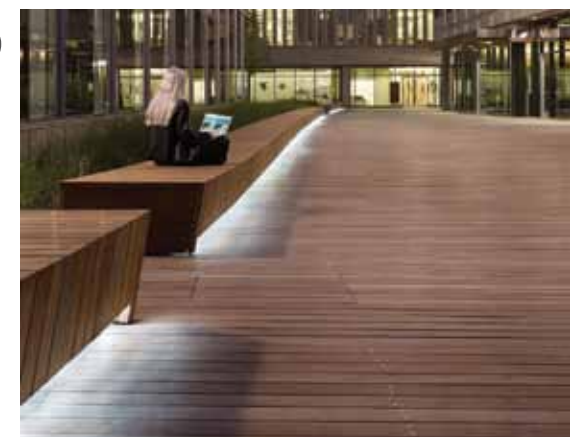


Perovskia atriplicifolia
Russian Sage



Astilbe chinensis
Astilbe

Furnishings



Wood Bench

DESIGN DEPARTURE #1

CODE:

23.48.010.b

REQUIRED:

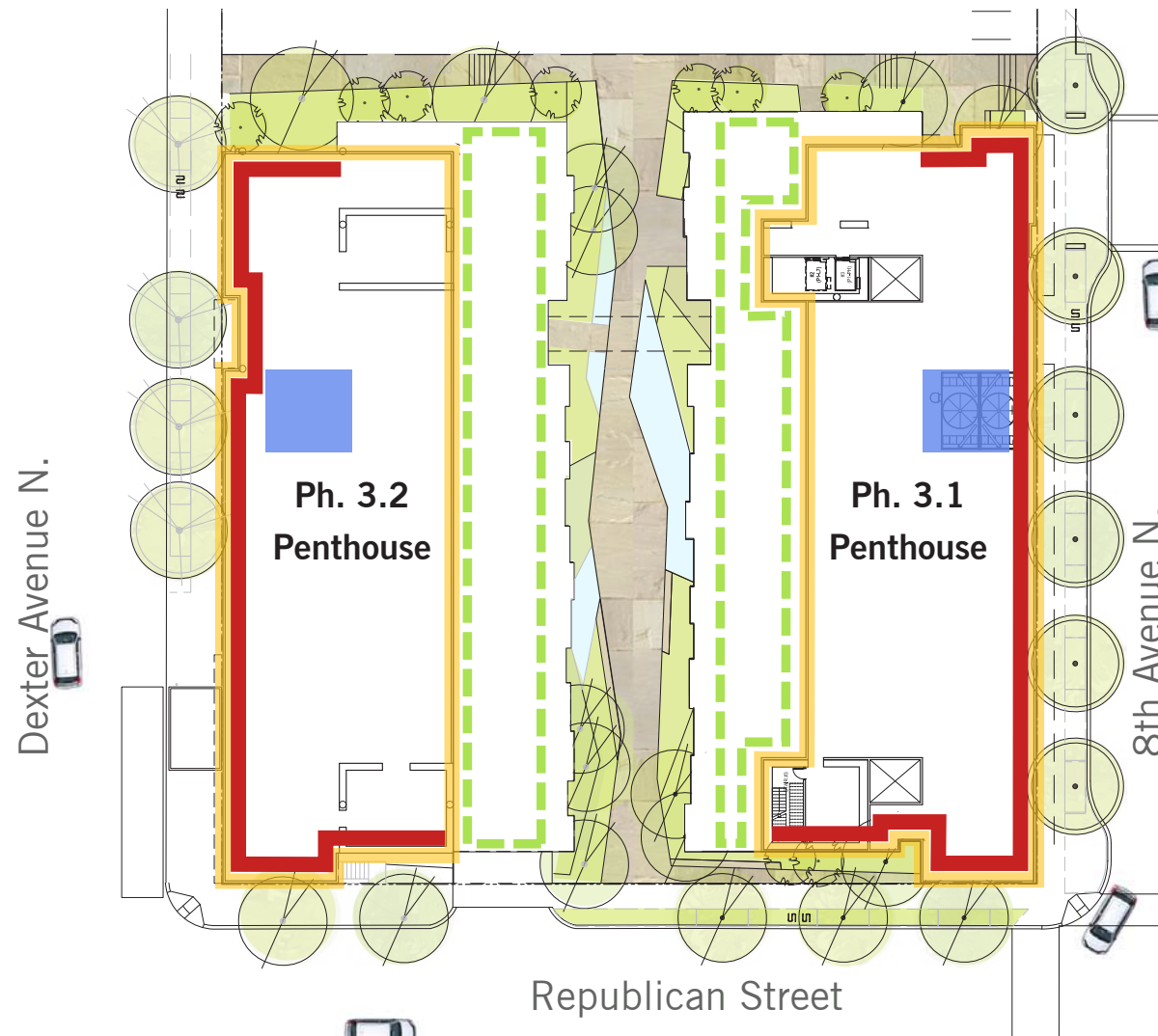
No rooftop features may be located closer than 10 feet to the roof edge.

PROPOSED:


Portions of the penthouse are brought out to the roof edge on Phases 3.1 and 3.2.


RATIONALE:


This maintains our architectural concept of 'laminations' and prevents the mechanical penthouse from feeling like a separate, applied piece on the building's roof (in accordance with South Lake Union Design Guideline C-2). Penthouse spaces would read as part of the building volume, producing taller laminations at the outer edges of the site. Grouping the penthouse space on one side of the roof also allows us more usable space for a green roof, since 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; the shadow study which follows demonstrates that this does not increase shadowed area on the sidewalk. Note that a similar approach was allowed at the adjacent UW Medicine Phase 2 site.




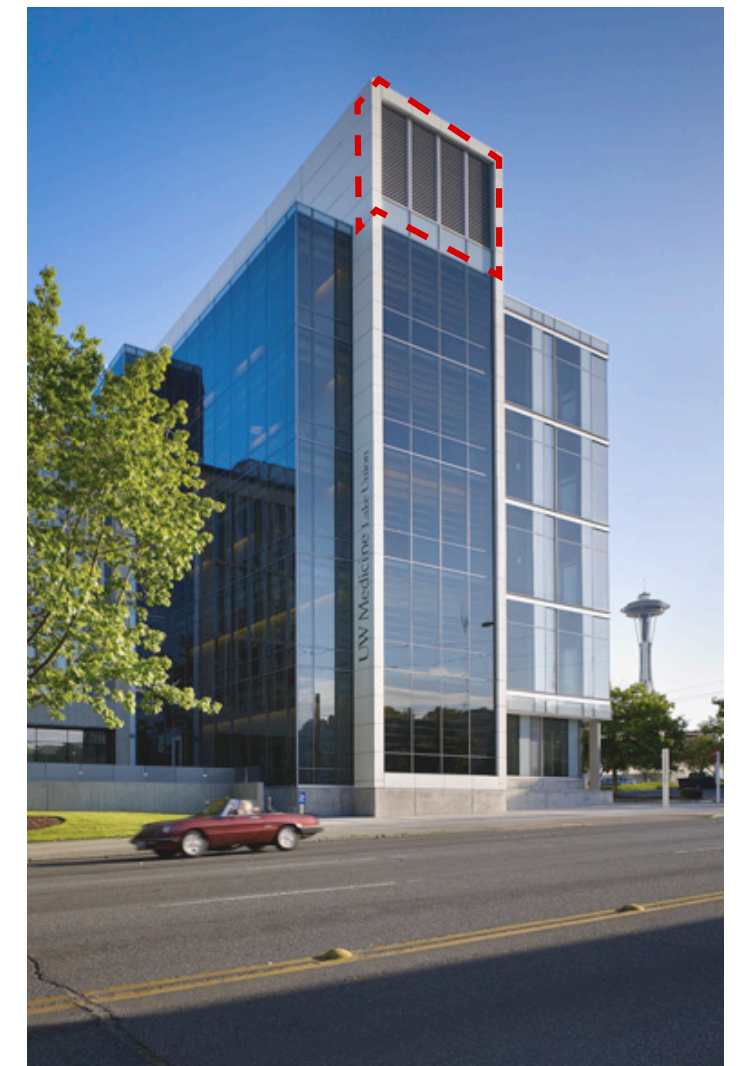
Phase 3.1/3.2 Roof Plan

 Outline of mechanical penthouse space (+15 feet above roof level)

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

 Denotes potential green roof area.

 Denotes location of most noise-intensive mechanical equipment.



UW Medicine Lake Union Phase 2

SUN / SHADOW STUDIES

10' Setback for Penthouse at Roof Edge



March 21st, 9 am



March 21st, 12 pm



March 21st, 3 pm



June 21st, 9 am



June 21st, 12 pm



June 21st, 3 pm

SUN / SHADOW STUDIES

Penthouse Alignment with 8th Avenue and Dexter Facades



March 21st, 9 am



March 21st, 12 pm



March 21st, 3 pm



June 21st, 9 am



June 21st, 12 pm



June 21st, 3 pm

DESIGN DEPARTURE #2

CODE:

23.54.030.B2.c

REQUIRED:

A minimum of 35% of parking spaces shall be striped for large vehicles.

PROPOSED:

20% of parking spaces would be striped for large vehicles; the remainder would be sized per small and medium standards.

RATIONALE:

Decreasing the proportion of large parking spaces allows for a more efficient garage layout and eliminates the need for an additional story of below-grade parking, thereby minimizing the impact of automobile parking on the site (in accordance with South Lake Union Design Guideline A-8). It is also in better alignment with occupant needs; it has been found that the majority of cars driven by occupants at the adjacent UW Phase 2 site are smaller, more fuel-efficient vehicles.

DESIGN DEPARTURE #3

CODE:

23.48.018.B2

REQUIRED:

On Class 1 and 2 Pedestrian Streets (Republican Street and Dexter Ave N), 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. 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.

PROPOSED:

Portions of the south facades of Phases 3.1 and 3.2 (along Republican) will have blank facade lengths of 22' and 24'.

RATIONALE:

The location of large structural core elements along the south facade necessitates the blank facades, but these walls will be made visually interesting and texturally rich through the use of patterned concrete panels and tall landscape elements.

