

|1

Early Design Guidance Package
500 FAIRVIEW

500 Fairview Development Objectives

The proposal is for a 7 story 108,000 gross square foot speculative laboratory building. This will be developed adjacent to the 530 Fairview project which was developed by the same owner. The owner would like these two properties to operate as a campus of laboratory buildings. Quasi-public plaza space will link the two projects together bordering Fairview Avenue.

The site is currently occupied by an office building that sits on about half of the site and borders Fairview Avenue. The remainder of the site is used for vehicle parking.

The current zoning of the site is IC 65. There is a rezoning process underway for the entire South Lake Union District. The IC zoning for this site is no longer considered to be the appropriate zoning for this part of South Lake Union. The owner intends to apply to the the City of Seattle DPD for a contract rezone to SM85. In addition they intend to take advantage of the 20 feet of additional height allowance under the bio-tech amendment of the Seattle Zoning Code which would increase the allowable building height on the site to 105 feet.

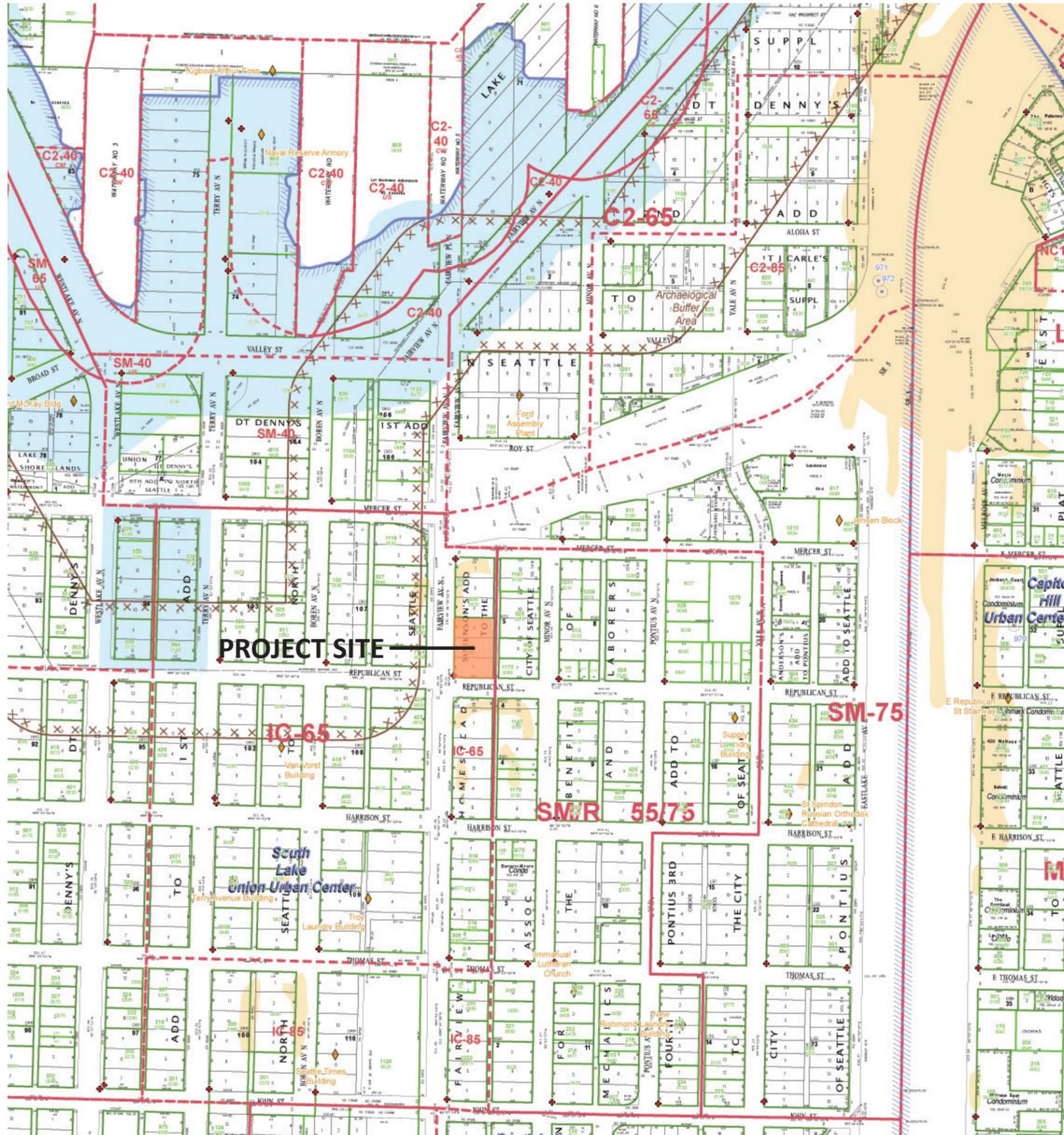
The proposed building will be 7 levels above grade with a 3 level secure sub-grade parking structure, which will accommodate approximately 130 cars. Access to the underground parking will be made through the garage entry of the adjacent building (530 Fairview) minimizing the curb cuts on the block to 1 at the northern end of the 530 Fairview site. The owner intends to implement a reciprocal access easement to allow access through the 530 Fairview site. The first floor height will be 16 feet and levels 2 through 7 will be 14 feet high, for a total height of 100 feet (excluding penthouse screening).

Each floor of the laboratory building will be approximately 15,000 gross square feet. The building will be constructed of cast in place concrete and have a metal and glass curtainwall skin.

The design approach will keep the building floors as narrow as possible while still allowing efficient functional laboratory space with the intent of maximizing daylight access and the opportunity for natural ventilation of the space. Narrowing the building footprint has several benefits beyond those just discussed. It provides for quasi-public plaza area at street level, more view corridor along Fairview Avenue allowing views to Lake Union from properties south of the site. The owner is also interested in developing a retail or cafe space at street level fronting the plaza that would serve the public as well as occupants of the building.

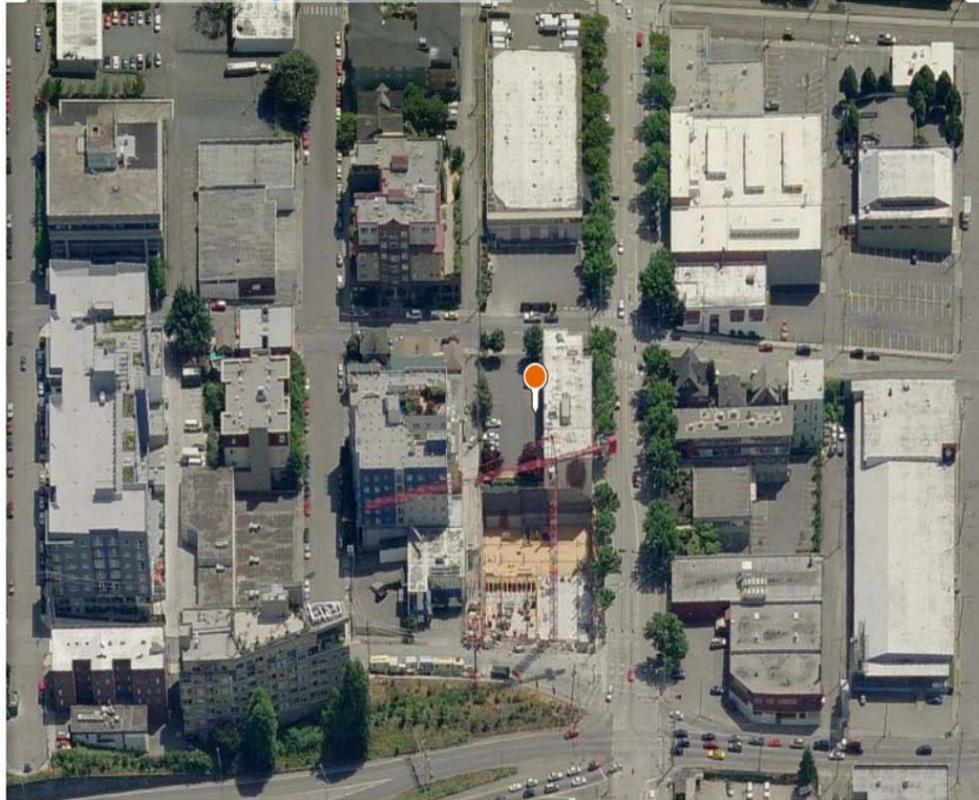
Site Zoning & Overlay Information

Site Location:	500 Fairview Avenue
Site Zoning:	IC65 - Existing, contract rezone is being applied for to SM 85.
SEPA Review:	Checklist Required CAM 208
Permitted Uses:	All (except those specifically prohibited) SMC 23.48.004
Height: (SM85)	85 Feet increased to 105 Feet through the bio-tech amendment SMC 23.48.010 SMC 23.48.017
Height of Rooftop Features:	Not counted in height limit provided they are more than 10 feet from the building edge and screened. SMC 23.48.010
General Facade Req'mts.:	Primary entrance no more than 3 ft. above or below sidewalk grade. Setback max. 12 foot setback from street. Landscape provisions of SMC 23.48.024 are required. SMC 23.48.024
Max. FAR & No. of Floors:	FAR = 5, Floors allowed above grade = 8 SMC 23.48.017
Upper Level Setbacks:	N/A (Property is not on streets where req'd.)
Parking & Loading Location Access & Curb Cuts:	1 space for ea. 1500 s.f., Table A for Section 23.54.015 SMC 23.48.034
Loading:	Medium demand - 2 Loading Docks required Table A for Section 23.54.035
Street Trees:	Required in all planting strips SMC 23.48.024
Solid Waste & Recyc. Stor:	225 s.f. SMC 23.48.031

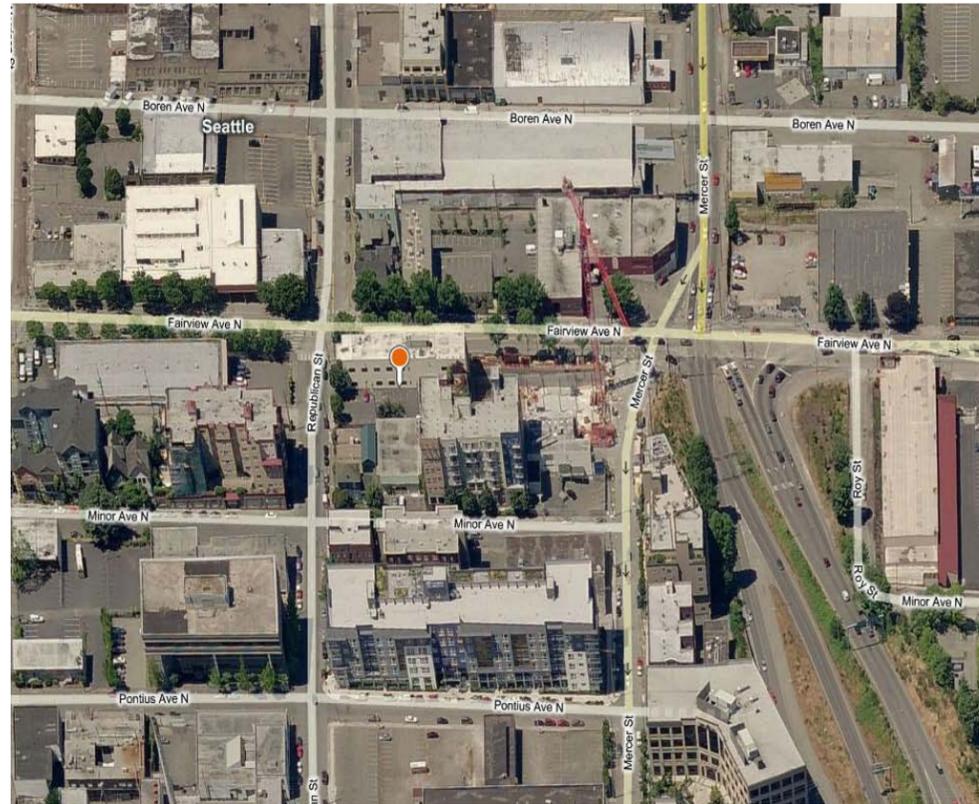




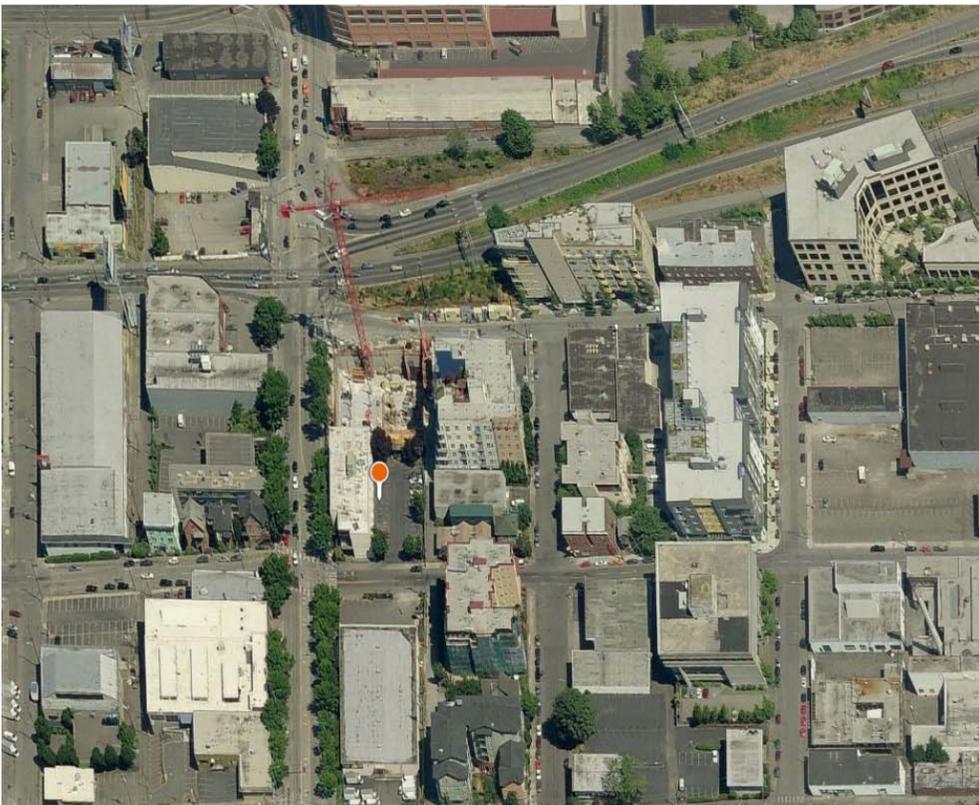
- LEGEND**
- SITE: 500 FAIRVIEW
 - 98 PUBLIC TRANSPORTATION
 - 97 WALKSCORE (OUT OF 100)
 - COMMUNITY + OPEN SPACE
 - RETAIL
 - FUTURE RETAIL
 - HOUSING



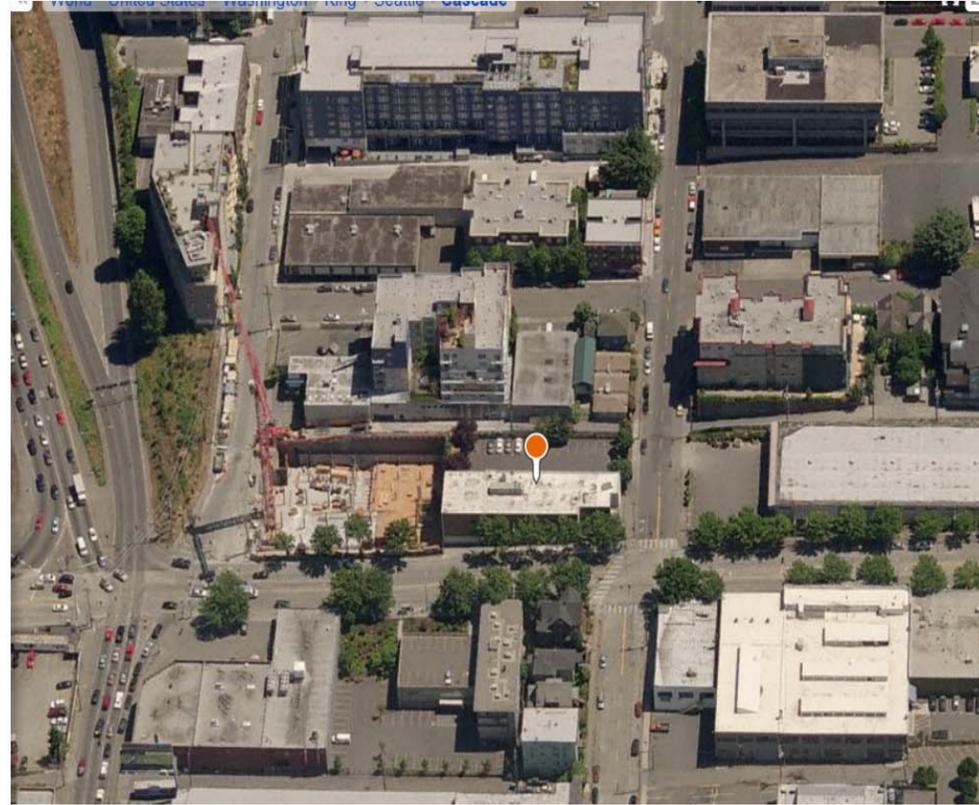
1.



3.



2.

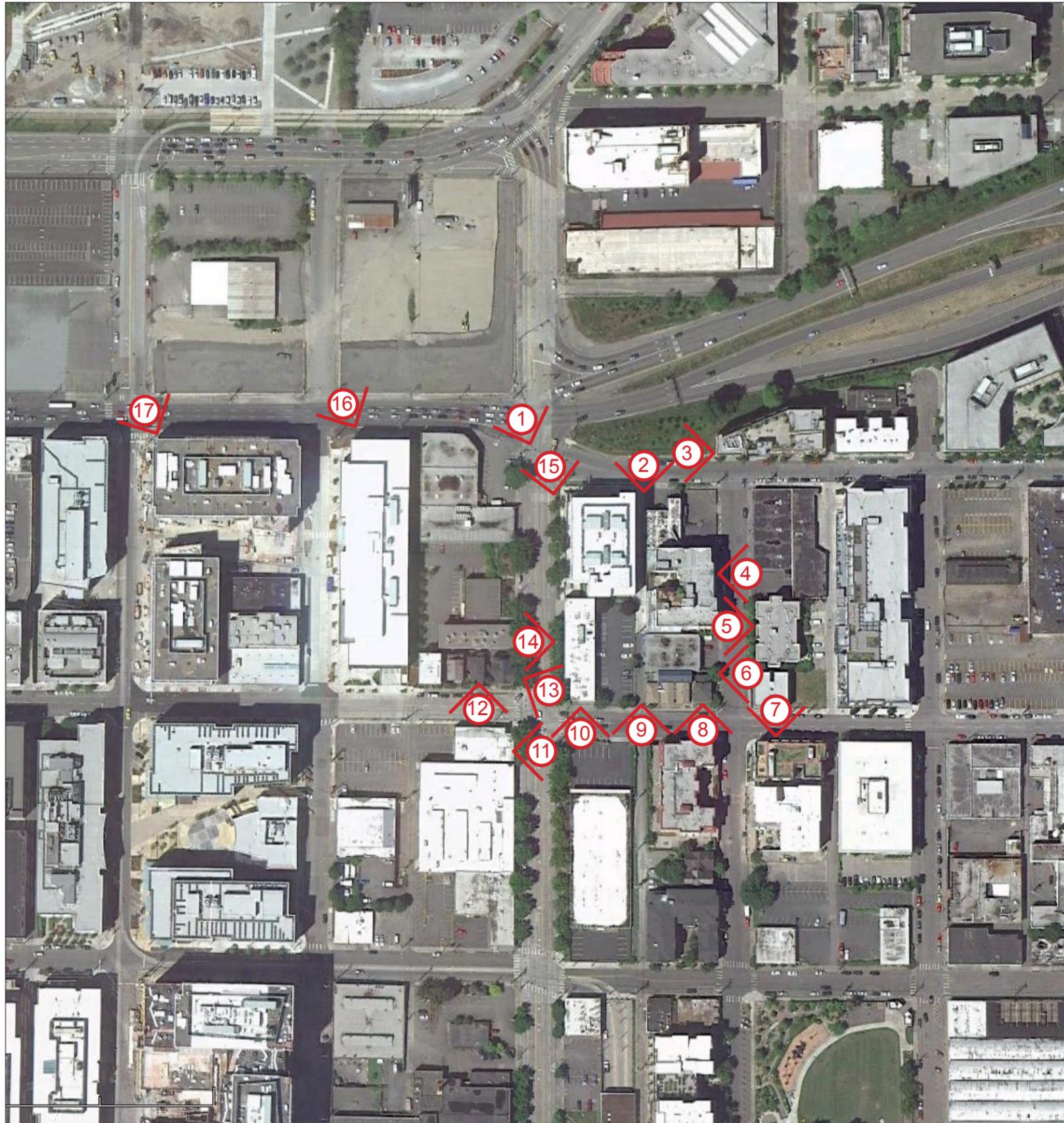


4.

AERIAL SITE VIEWS:

1. View from North
2. View from South
3. View from East
4. View from West

* Note - 530 Fairview Project under construction at the time the photographs were made.





1.



3.



5.



2.



4.



6.



7.



9.



11.



8.



10.



12.



13.



15.



14.



16.



17.

A-1 Responding to Site Characteristics

The plaza proposed in the design extends the outdoor space created in the 530 Fairview project which terminates in an overlook at the northern end of the site. The narrow floorplate proposed in the design maximizes daylight penetration and allows the opportunity for natural ventilation.

A-2 Streetscape Compatibility

Access to the plaza from the corner of Fairview and Republican offers pedestrians a choice of paths through the plaza with potential access to retail/cafe space and outdoor seating overlooking Fairview Avenue. The ground floor perimeter will be glazed allowing views into the activities inside. The entrance will be recessed. A direct on-grade pedestrian connection to 530 Fairview is at the northern end of the site.

A-4 Human Activity

As previously stated in A-2 above, an on-grade connection to the plaza is made at the south end of the site and a mid block stair connection is made to access the building entry at the north end of the site. This stair access is shared with the 530 Fairview property to encourage interaction between the occupants of the buildings. The plaza areas will be well lit and landscaped to provide a feeling of enclosure and appropriate relationships to the street, as well as views to downtown and Lake Union

B-1 Height, Bulk, and Scale Compatibility

As stated in the development objectives section, the project is applying for a Contract Rezone for the site.

Changing it from IC-65 to SM-85. The height bulk and scale is compatible with the requirements of that zoning. The setbacks proposed will require departures from the zoning code language, but we believe that they provide opportunities for a better indoor and urban environment by allowing more daylight access to the interior and more space for the quasi-public plaza and retail/cafe uses.

C-1 Architectural Context

The architecture of the development will be consistent with its immediate context and that of the recently completed commercial development of South Lake Union.

C-2 Architectural Concept and Consistency

The roof-line and fenestration elements of the building will be distinctive and well proportioned and communicate an obvious response to the environmental conditions. Window shading will be designed to be effective against unwanted summer sunlight while allowing in beneficial winter sun.

D-1 Pedestrian Open Spaces and Entrances

Access to building entries will be well lit and secure. There will be no blank walls facing the street. Retaining walls along Fairview Avenue will be minimized to the greatest extent possible, and those that must remain will be designed to incorporate landscape elements and seating. All parking for the project is located below grade. Access to dumpsters and the service dock is made from the alley to the east and will be appropriately screened.

D-7 Personal Safety and Security

All pedestrian access to the building will be made along

Fairview Avenue in a well lit, safe and secure atmosphere. The building lobby will be staffed with security personnel.

E-1 Reinforce Existing Landscape Character of Neighborhood

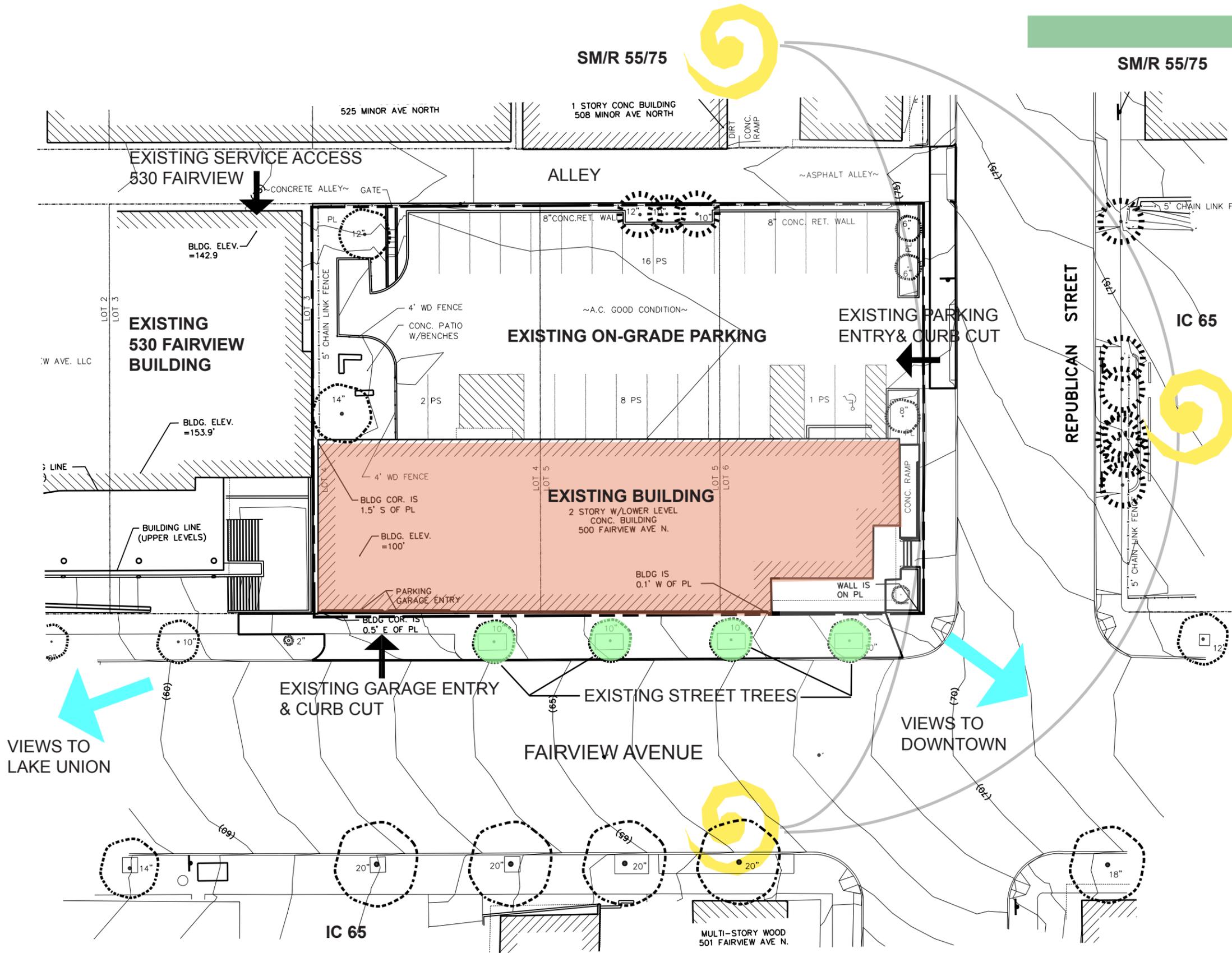
The design creates a larger outdoor space by combining and making contiguous the two outdoor entry areas for both 530 and 500 Fairview properties. The landscape design will integrate a stormwater mitigation strategy. Trees and shrubs will be incorporated in the plaza design.

E-2 Landscaping to Enhance the Building and/or Site

Plant selection in the landscape design will be based upon native species and species that are draught tolerant to minimize irrigation. A green wall is being considered on the southern facade of the building.

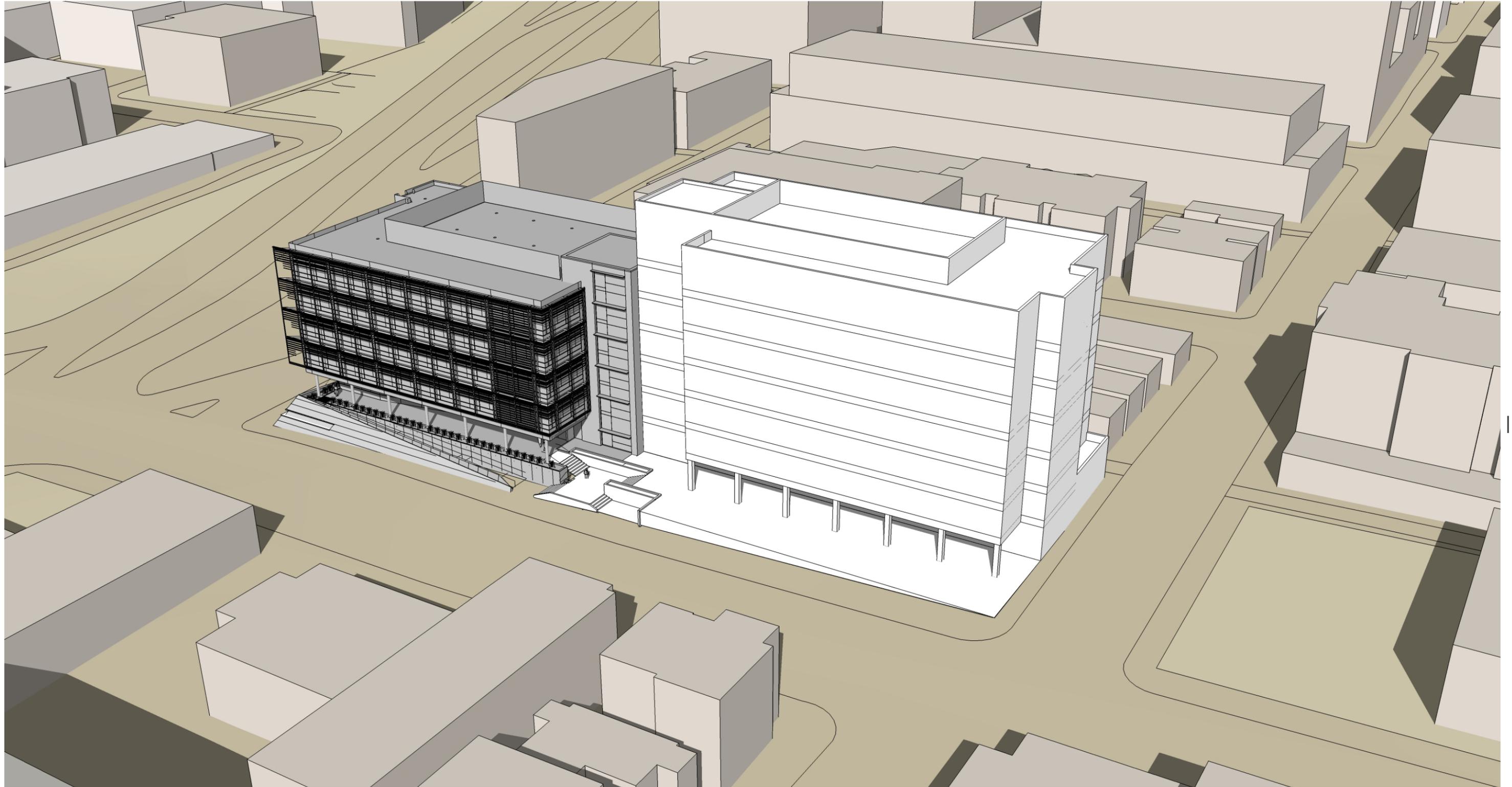
E-3 Landscape Design to Address Special Site Conditions

To enhance the view corridor down Fairview Avenue, the building massing is set back from the street allowing for significant landscaping and plaza area on the western edge of the site. The downward slope of Fairview Avenue presents particular challenges. The design proposes to access the plaza at the northern end of the site via a stair that leads to the entry to both 500 and 530 Fairview properties. This minimizes the height differential between the sidewalk and the plaza. On-grade accessible access can be made at the southern end of the site at the corner of Fairview and Republican.

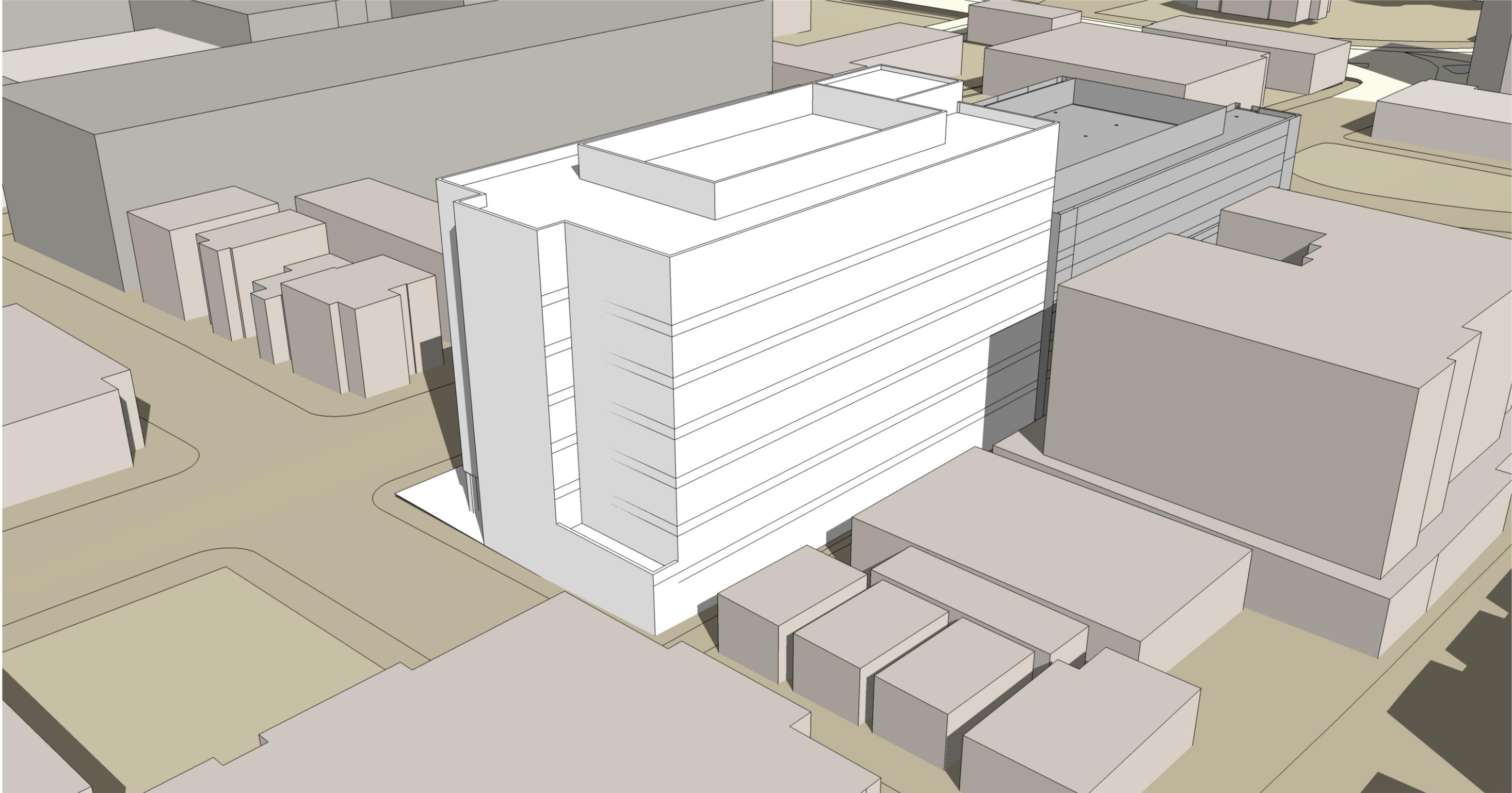


1. Fairview Ave. Slope
The street slopes significantly to the north. At the south end of the site at the intersection of Fairview and Republican, the grade is approximately equal to the finished floor of the first level. At the north end, there is an approximately 5 foot differential between the sidewalk and the first floor level.
2. Fairview Traffic
A major arterial with connection to the I-5 freeway at Mercer, traffic will be a substantial noise generator at peak hours.
3. Solar Access
Good unobstructed southern access. East and west elevations will need to make an appropriate response to control heat gain and glare.
4. Building Massing
Proposed building should have a proper relationship to existing 530 Fairview massing, established podium level datum and should respond to view corridors down Fairview to Lake Union. Quasi-public plaza space on Fairview is desirable.
5. Views
Major view opportunities to Lake Union to the north and downtown to the south. Views to Queen Anne hill and some views to mountains beyond at higher floors. Views to east limited by topography and the I-5.
6. Amenities
Close to new park at Lake Union. 2 blocks from Cascade Park and playground.
7. Parking Access & Service
Existing subgrade parking at north end of 530 Fairview can be used to access underground parking at the site. Existing service for 530 Fairview at north east corner of site off of alley.

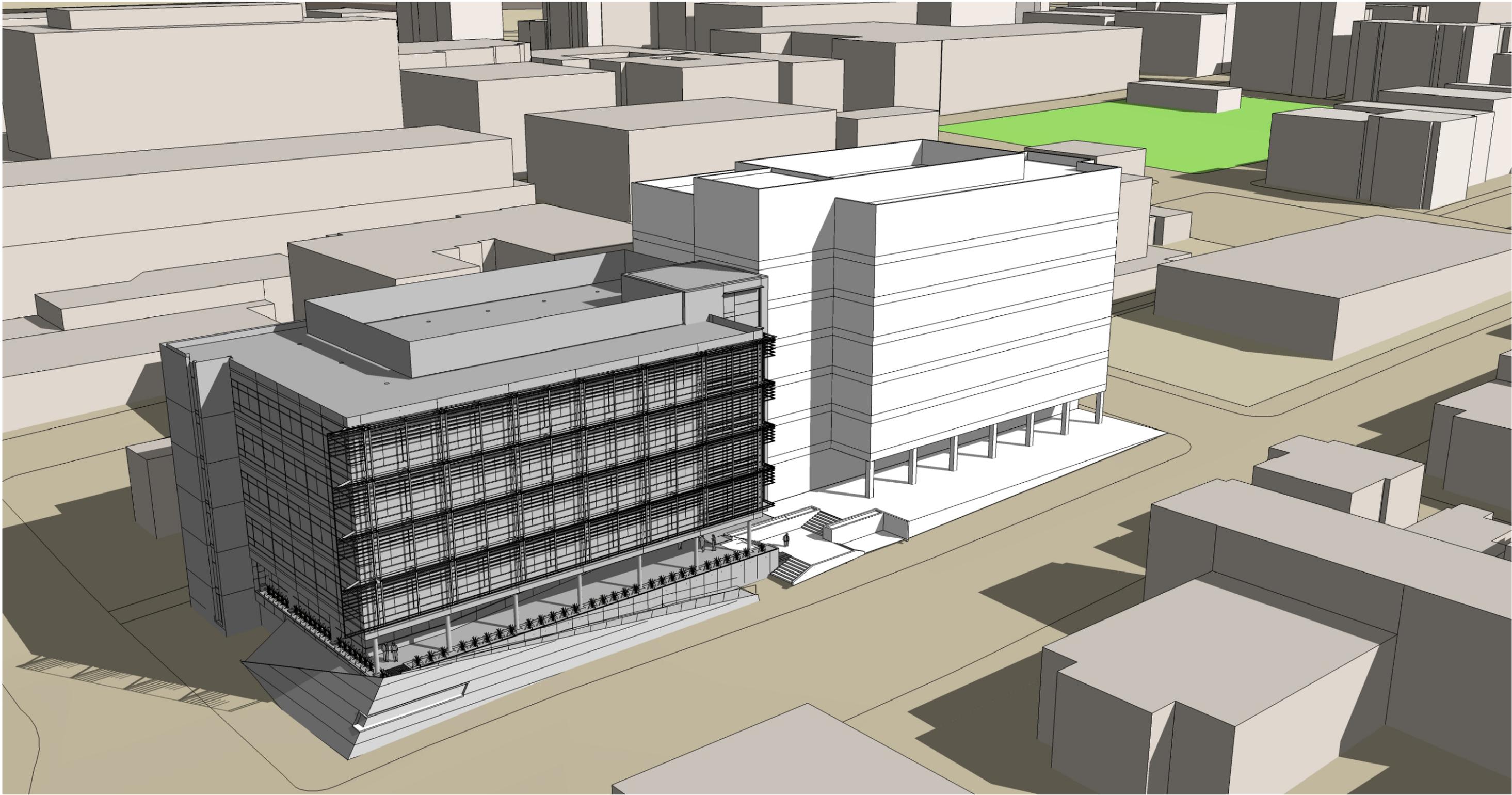




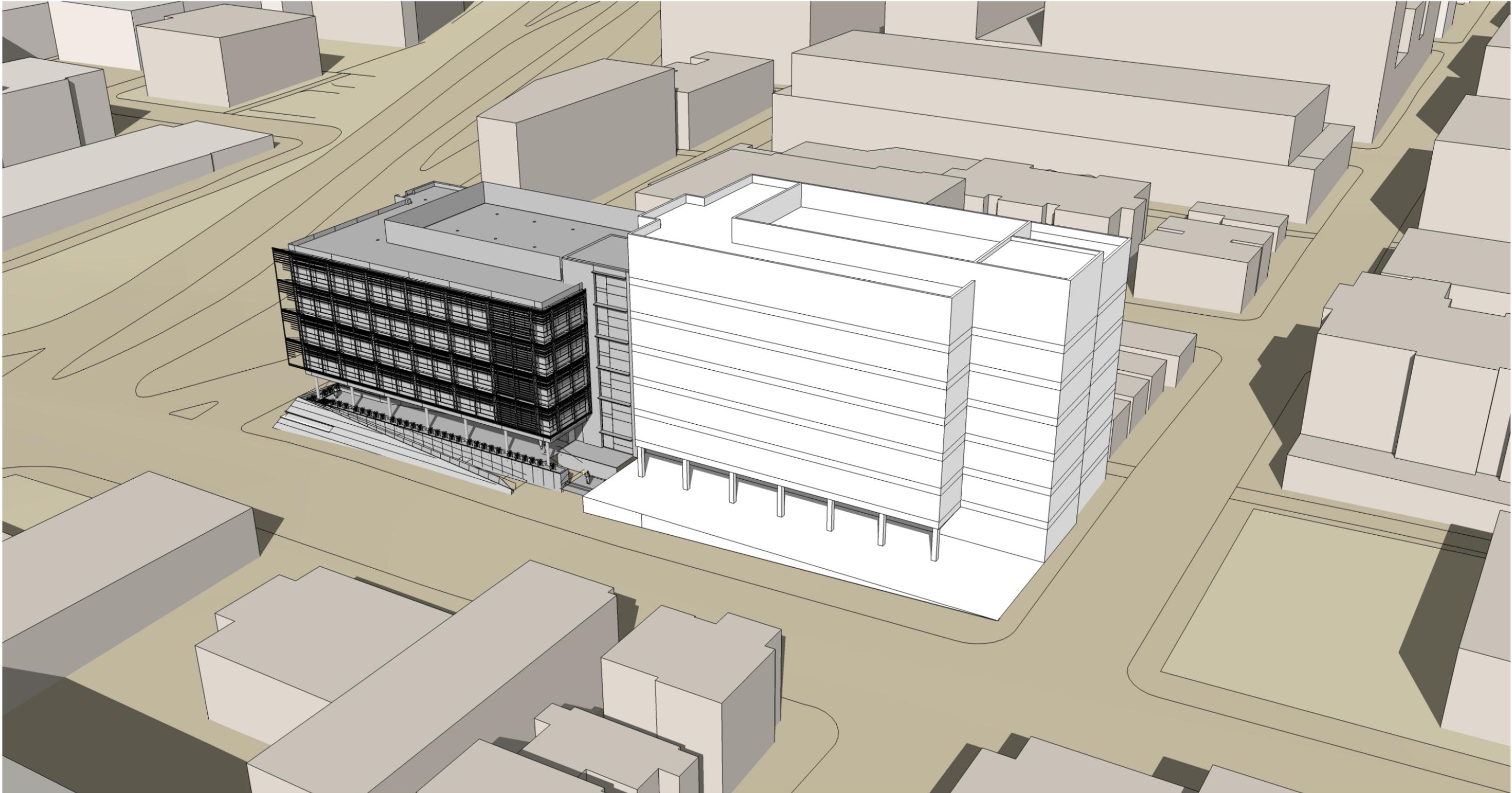
|12



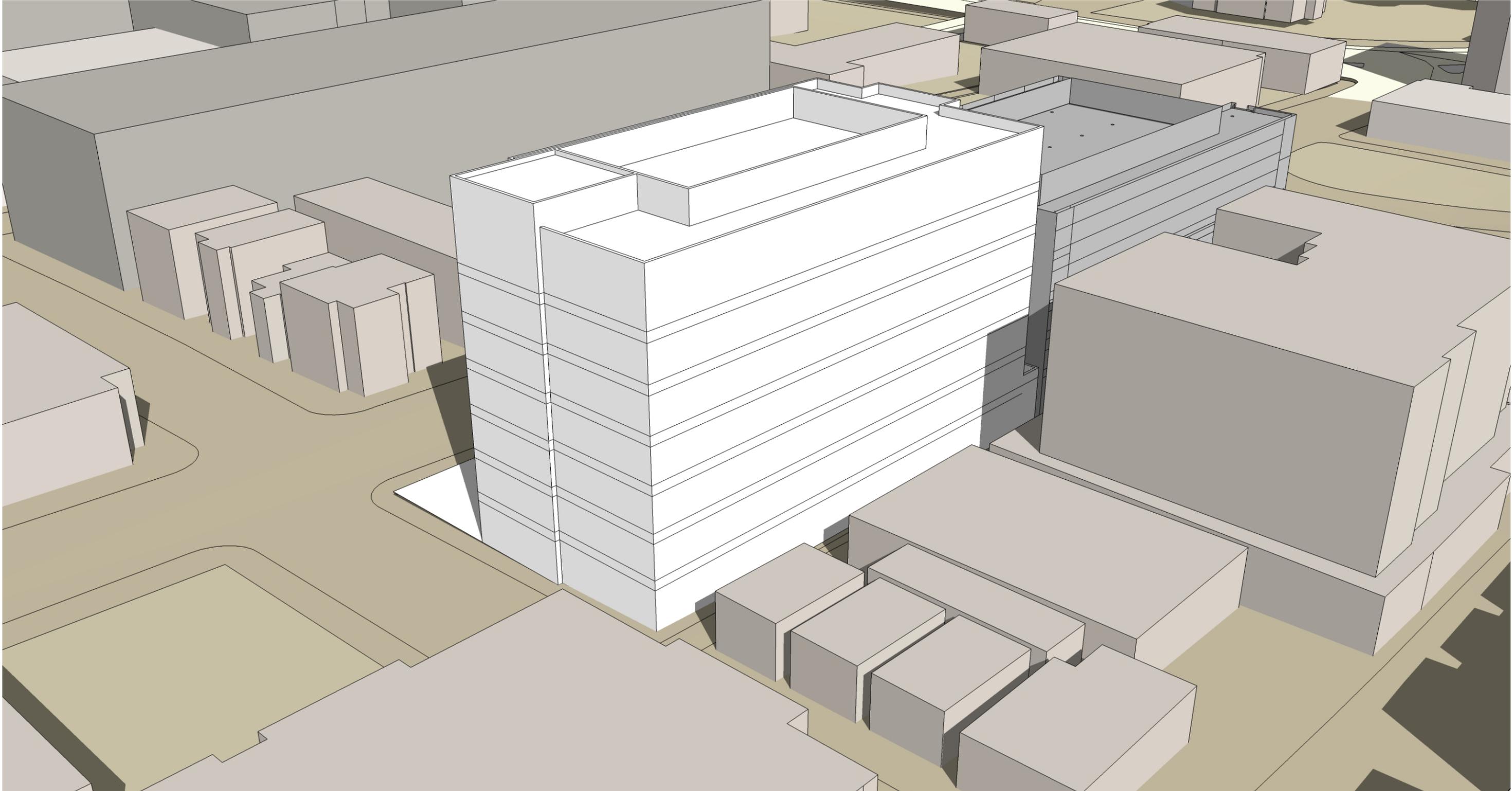
|13



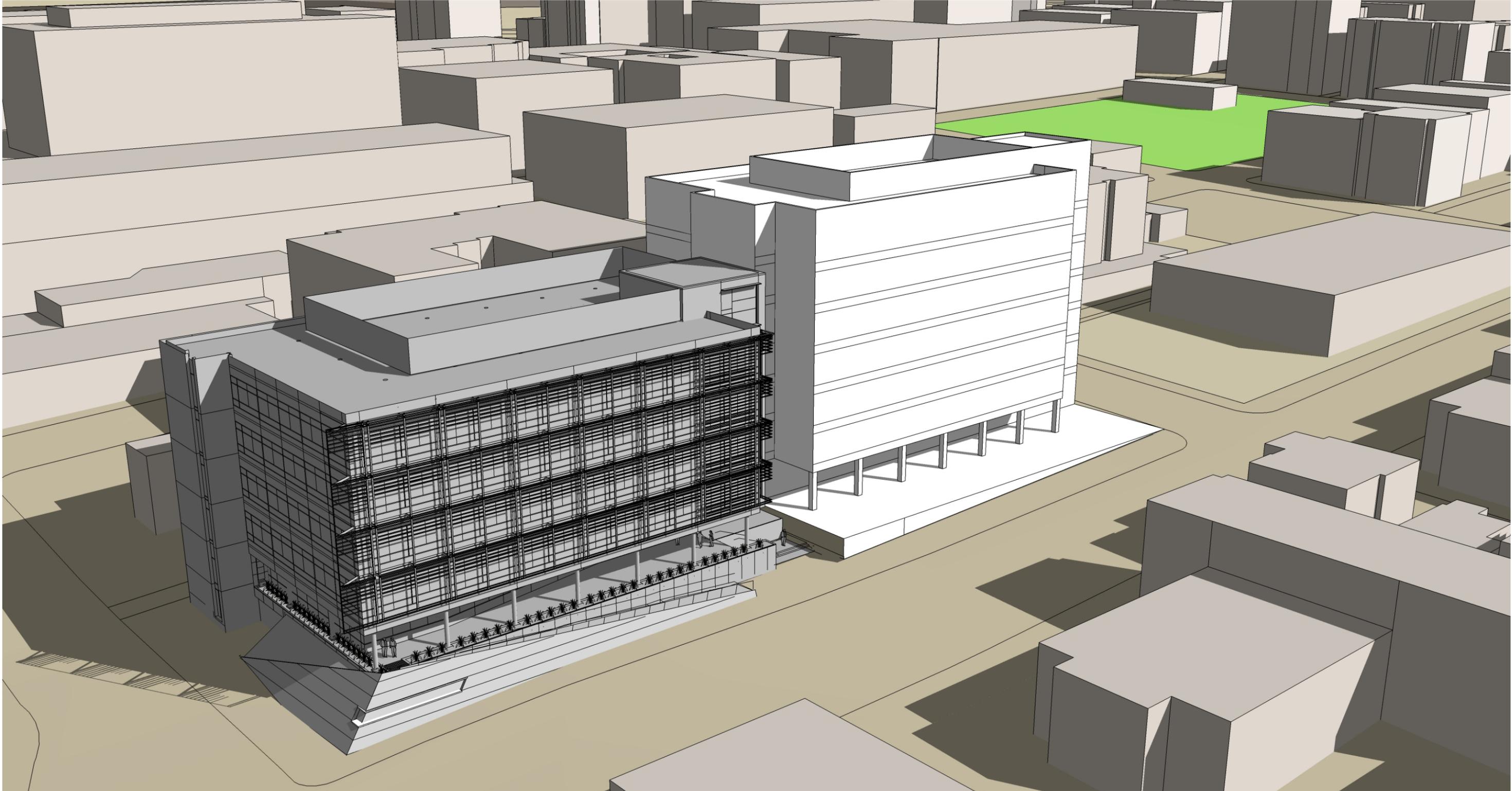
|14



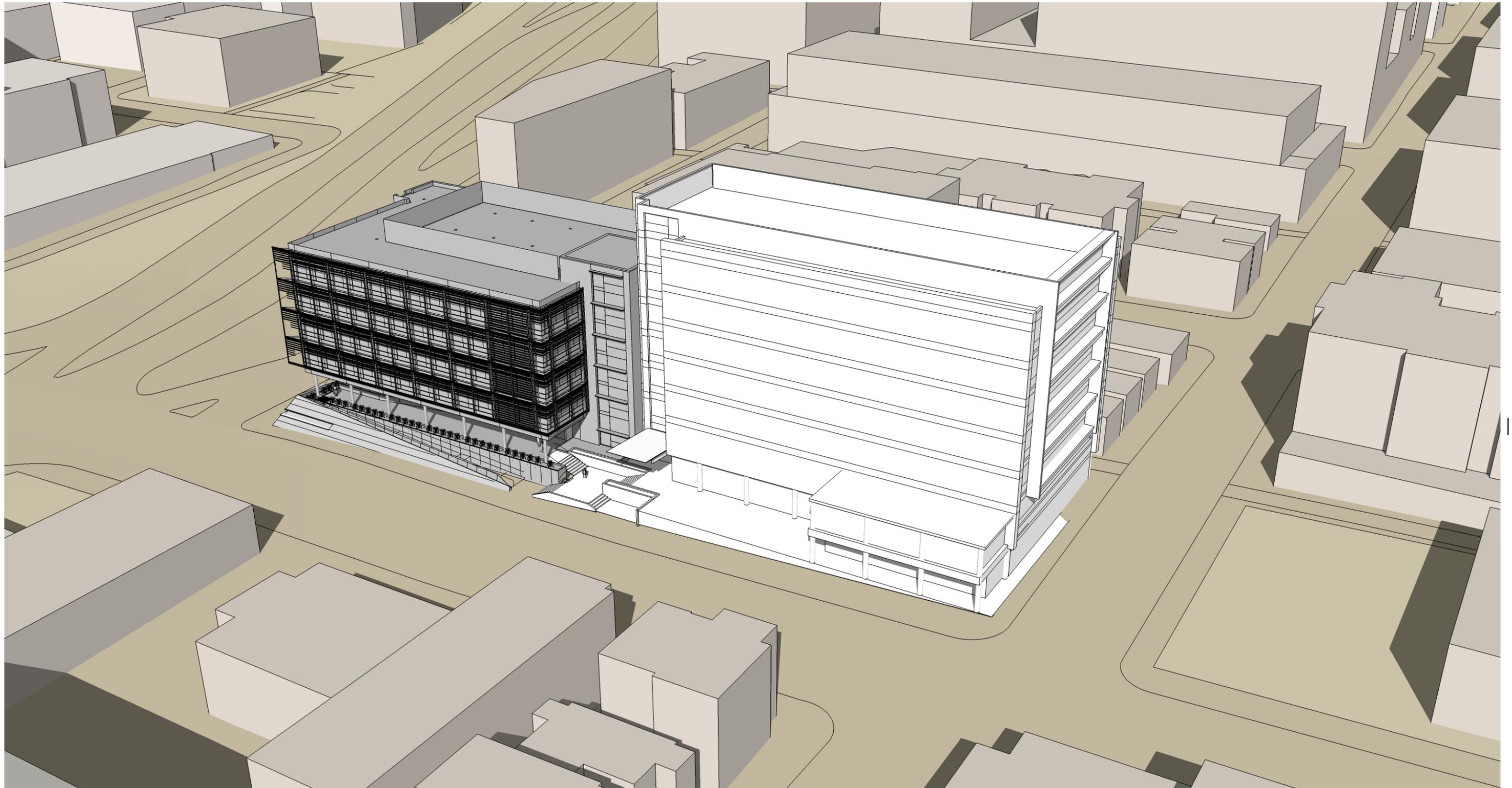
|15



|16



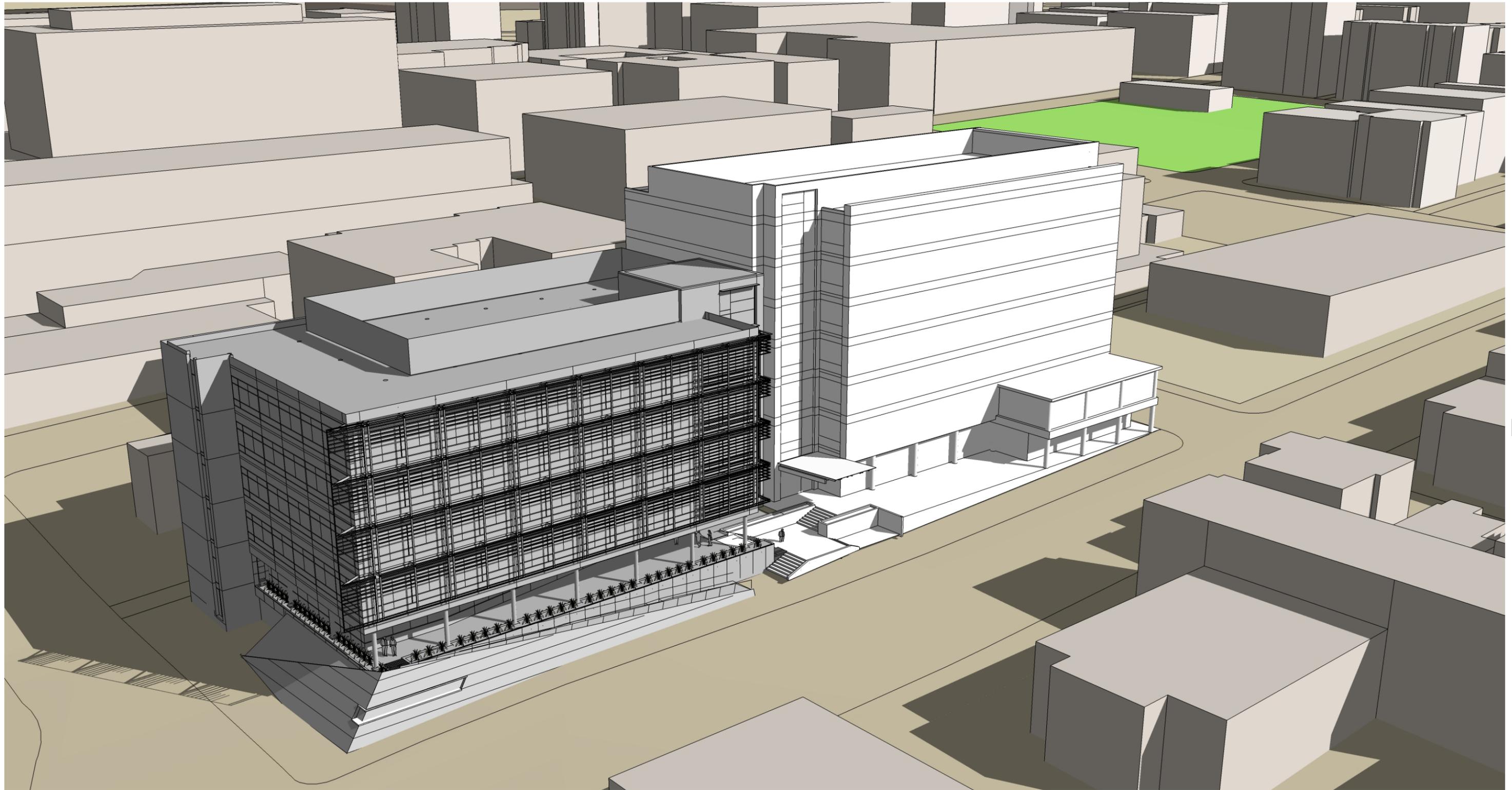
|17



|18



|19



120



Architectural Concept - Alternative 1

Pros:

1. Entry adjacent to 530 Fairview, strengthening campus image.
2. Quasi-public plaza.
3. Narrow floors, good interior access to daylight.
4. Good internal connectivity to 530 Fairview.
5. Maintains view corridors down Fairview Ave.
6. No new curb cuts.

Cons:

1. Stair limits access to daylight for occupants on southern side of floor.
2. Less leasable space on ground floor.
3. Less activity at street level.



Architectural Concept - Alternative 2

Pros:

1. Building entry on corner of Fairview & Republican.
2. Quasi-public plaza.
3. Narrow floors, good interior access to daylight.
4. Maintains view corridors down Fairview Ave.
5. No new curb cuts.

Cons:

1. Less occupied space with access to daylight.
2. Less connectivity to 530 Fairview - Internal connections.
3. Service areas separated from 530 Fairview.
4. Weaker campus image.
5. Less leasable space on ground floor.



Architectural Concept - Alternative 3 (Preferred)

Pros:

1. Entry adjacent to 530 Fairview, strengthening campus image.
2. Retail/Cafe space.
3. Quasi-public plaza.
4. Narrow floors, good interior access to daylight on all east, south, & west.
5. Good internal connectivity to 530 Fairview.
6. Maximized leasable area and activity at street level.
7. Maintains view corridors down Fairview Ave.
8. Opportunity for vegetated wall on south facade.
9. No new curb cuts.

Cons:

1. Smaller quasi-public plaza.





REQUESTED DEPARTURES

SMC 23.48.014 General facade requirements.

A. A primary building entrance shall be required from the street or street-oriented courtyards and shall be no more than three (3) feet above or below the sidewalk grade.

Due to a significant amount of sloping grade along the Fairview Avenue side of the site the elevation of the proposed plaza is approximately 5 feet above grade at the location of the entry to the building. We propose to have a "mid-block" entry by means of a stair at that location. The entry to the existing accessible ramp for 530 Fairview is located there as well. At grade access to the plaza can be made at the corner of Republican and Fairview.

D. Street-level Setback. Except on Class 1 Pedestrian Streets, as shown on Map B, structures may be set back up to twelve (12) feet from the property line subject to the following (Exhibit B 23.48.014:

1. The setback area shall be landscaped according to the provisions of Section 23.48.024.

2. Additional setbacks shall be permitted for up to thirty (30) percent of the length of the set-back street wall, provided that the additional setback is located a distance of twenty (20) feet or greater from any street corner.

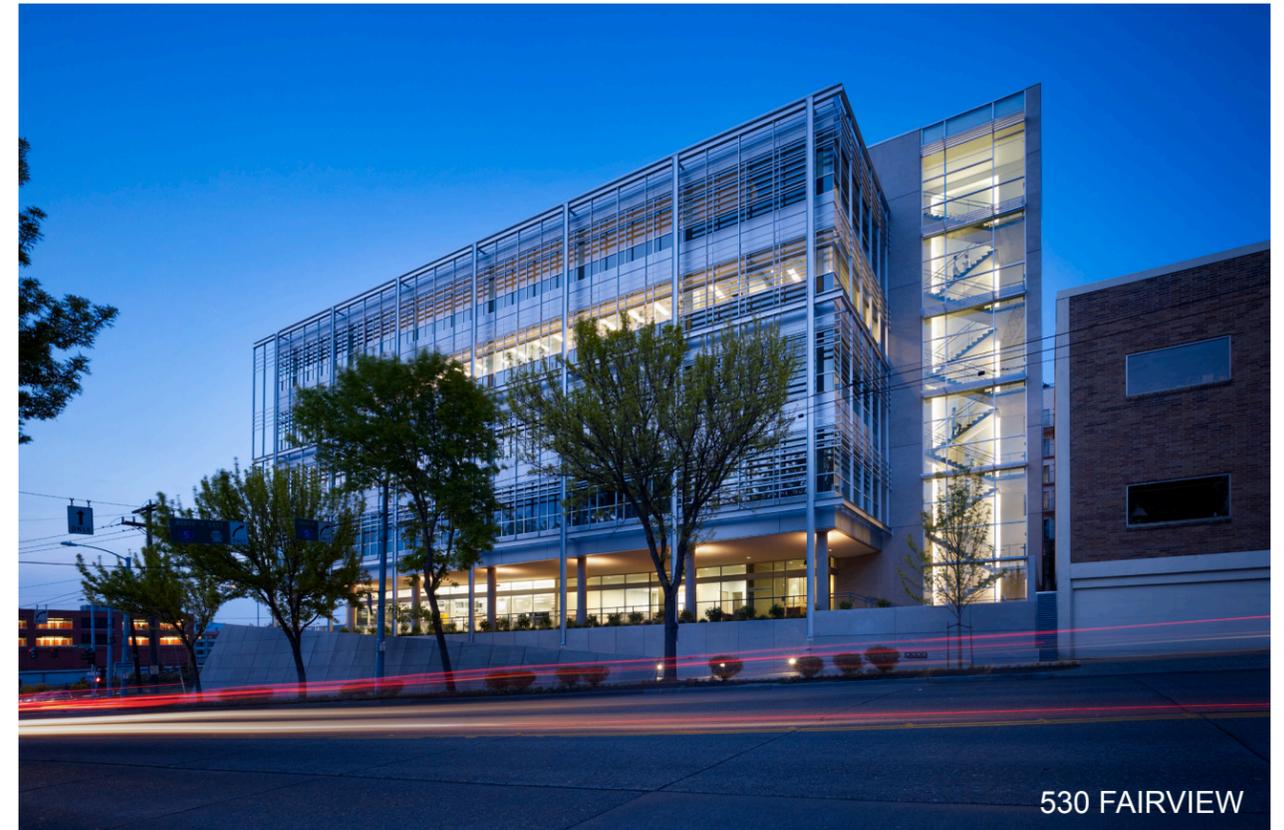
To achieve a narrow floorplate with flexible uniform functional spaces, the entire building is set back from Fairview Avenue in excess of 12 feet from the property line. The proposed 1 story retail / cafe space will be within the 12 foot setback, but the remainder of the building (greater than 30%) will be set back more than 12 feet.



PUYALLUP CITY HALL



530 FAIRVIEW



530 FAIRVIEW



PUYALLUP CITY HALL



UCI - MEDICAL EDUCATION BUILDING



UCI - MEDICAL EDUCATION BUILDING



NOVELTY HILL WINERY



NOVELTY HILL WINERY



TULALIP ADMINISTRATION BUILDING



MOSLER LOFTS



MOSLER LOFTS



TULALIP ADMINISTRATION BUILDING