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500 Fairview Development Objectives

The proposal is for a 7 story 108,500 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. A pedestrian colonnade will link both buildings from an at grade entry at the corner of Republican Street and 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 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 143 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 15,500 gross square feet. The building will be constructed of cast in place concrete and have a metal composite panel and glass curtain wall 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. The owner is also interested in developing a retail or cafe space at street level fronting the colonnade and Republican Street that would serve the public as well as occupants of the building.

Design Response to Second Early Design Guidance Meeting

On December 1st 2010 the second EDG meeting was conducted. In response to comments made at this meeting specific changes have been made to the design. This package reflects the current design with the following changes:

1. Study corner crossing at Fairview / Republican. Discuss the widening of Fairview, loss of existing street trees.

- The current design reflects the widening of Fairview avenue. The design team discussed modifying the corner crossing at Fairview & Republican with SDOT. SDOT’s response was that modifications to the standard crossing arrangements are not permitted. We feel that the work required to widen Fairview will provide a new crossing at that location that will be more functional and aligned with the streets.
- Widening of Fairview results in the loss of existing street trees. Our design adds 4 trees with seat level planting areas on our project site. We studied replacing the street trees, but the distance from curb to the edge of our development is too narrow to allow an allee of trees.

2. Lab layouts, relationship of views to apartments across the alley.

- This package includes two proposed layouts of Laboratory spaces. Due to the speculative nature of this development, these plans are shown for functional use and are not necessarily the layouts that the tenants will design for their spaces.

- The narrow width of the area in the northeast corner of the plan will restrict the types of uses in that area.
- The lab layouts show a single tenant and a multi tenant floor. In both plans, the northeast corner of the plan directly across from the Pete Gross House project is shown used for conferencing functions. In addition, we have redesigned the facade of the building in that location to reduce the amount of vision glass. Adjustable blinds will be provided in those spaces.

3. Development of facades, materials, exterior lighting.

- The package reflects the current design of the facades and exterior materials. It also shows exterior lighting intent, street furniture, and planting materials.

We feel that these changes greatly enhance the design and address the concerns and comments made by the Design Review Board at the Early Design Guidance meetings.

A-1 Responding to Site Characteristics

The entry plaza and colonnade proposed in the design extends the outdoor space created in the 530 Fairview project onto the Republican Street edge and connects to the existing 530 Fairview pedestrian connection which terminates in an overlook of Lake Union 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 entry plaza from the corner of Fairview and Republican offers pedestrians a choice of paths to the main entry and potential access to retail/cafe space and outdoor seating overlooking Republican Street. The new trees and seating along Fairview give a shaded and secure passage along the western edge of the site. 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-3 Entrances Visible from the Street

Entrance to the Cafe / Retail space is clearly visible from Fairview and Republican Street. Moving the building toward Fairview Avenue makes the main entry more visible. Balconies above the entry provide a visual marker that highlights the entry.

A-4 Human Activity

As previously stated in A-2 above, an on-grade connection to the entry 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. This stair has been modified to include a ramp from the south. This will further reduce the apparent height of the site wall along the western edge of the plan. The colonnade and 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

A-5 Respect for Adjacent Sites

The proposed design moves the major massing of the building to the center of the site allowing more distance along the alley side of the project for light and air access to the adjacent sites.

A-8 Parking and Vehicle Access

The proposed design removes all existing curb cuts from Fairview Avenue and Republican Street. It relies on the existing parking entry to 530 Fairview for its access to parking. Access to service vehicles will be from the alley on the east side of the site. There is an opportunity for parking for service and delivery vehicles along the alley.

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 building design and location on the site complies with the setback provisions of the zoning code. We believe that the narrow floors proposed provide opportunities for a better indoor and urban environ-

ment by allowing more daylight access to the interior and more space for the colonnade, entry plaza and seating for the retail/ cafe uses. The building facades are highly articulated and will be constructed of metal panels, glass and metal curtain wall, glass and metal sunshades. On the south facade a series of planters at levels 2, 4, and 6 are designed to act as part of the storm water mitigation system.

C-2 Architectural Concept and Consistency

The roof-line and fenestration elements of the building are distinctive and well proportioned and configured based on orientation to communicate an obvious response to the environmental conditions. Window shading is designed to be effective against unwanted summer sunlight while allowing in beneficial winter sun. The proportion, rhythm, and materiality of the facades reference the existing 530 Fairview project to the north without replecating it to strengthen the campus image of buildings for a single owner.

C-3 Human Scale

The proportion of glazing, height of sills, location of street furnishings, and landscaped areas are intended to enhance the pedestrian experience and relationship to human scale around the building.

C-4 Exterior Materials

The building facades are highly articulated and will be constructed of metal panels, glass and metal curtain wall, glass and metal sunshades. The base of the building will have cast in place concrete walls under the window sills to continue the aesthetic that was established at 530 Fairview.

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-2 Blank Walls

There are no blank walls facing the street.

D-3 Retaining Walls

A retaining wall at the mid-block entry has been treated to reduce its apparent height. The entry stair has been configured to incorporate a ramp from the south so the wall is visibly reduced in height.

D-6 Screening of Dumpsters, Utilities, and Service Areas

All dumpsters are located within a designated waste/recycling room near the Service Dock Area which has alley access. The emergency generator will be located in an acoustically shielded area inside the building and its exhaust will be muffled and screened from view. The service dock will be secure and have an exterior overhead door.

D-7 Treatment of Alleys

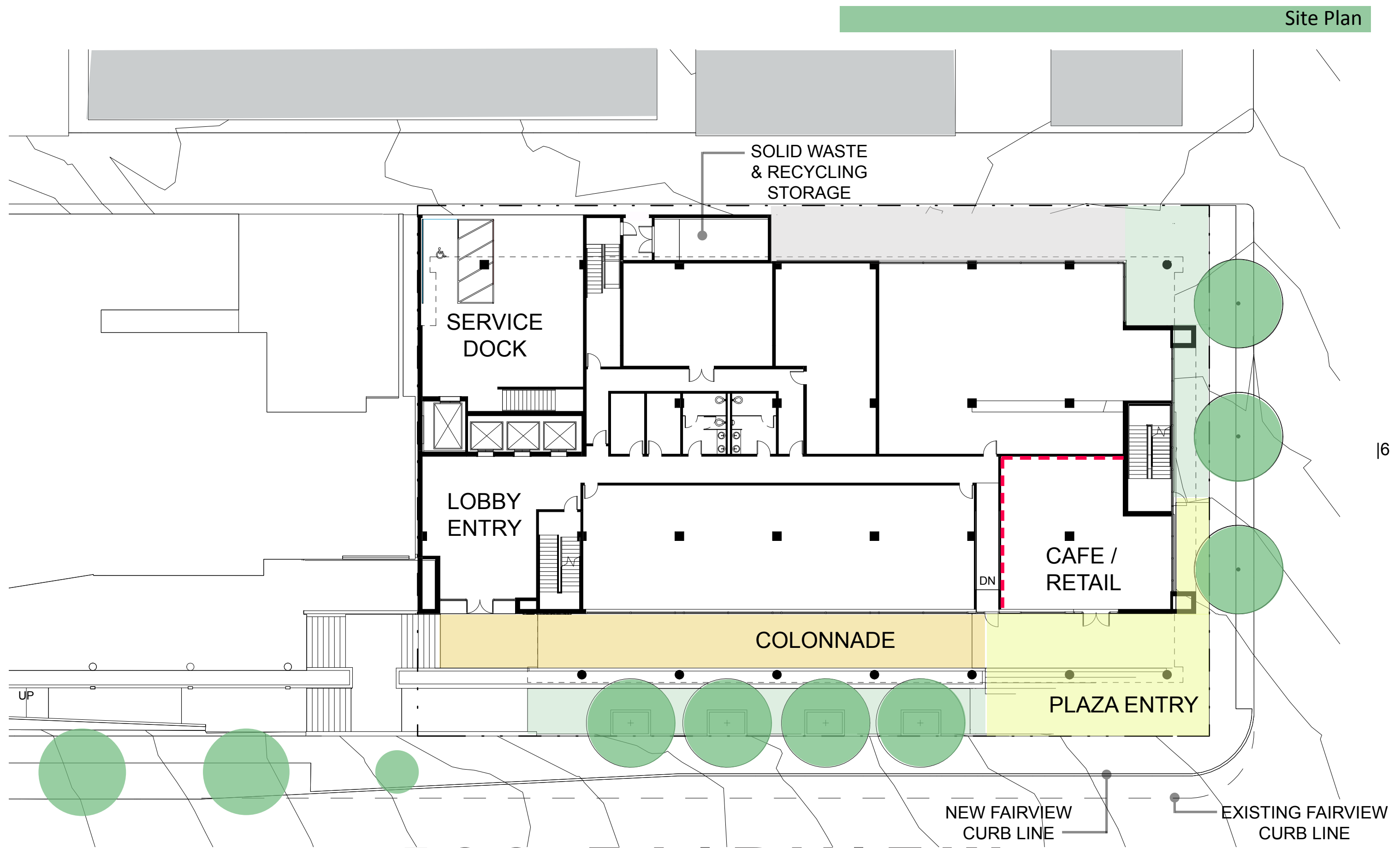
The alley on the eastern edge of the property has been widened by the movement of the building to the west. Landscape zones on the south edge of the building extend to the entry to the alley.

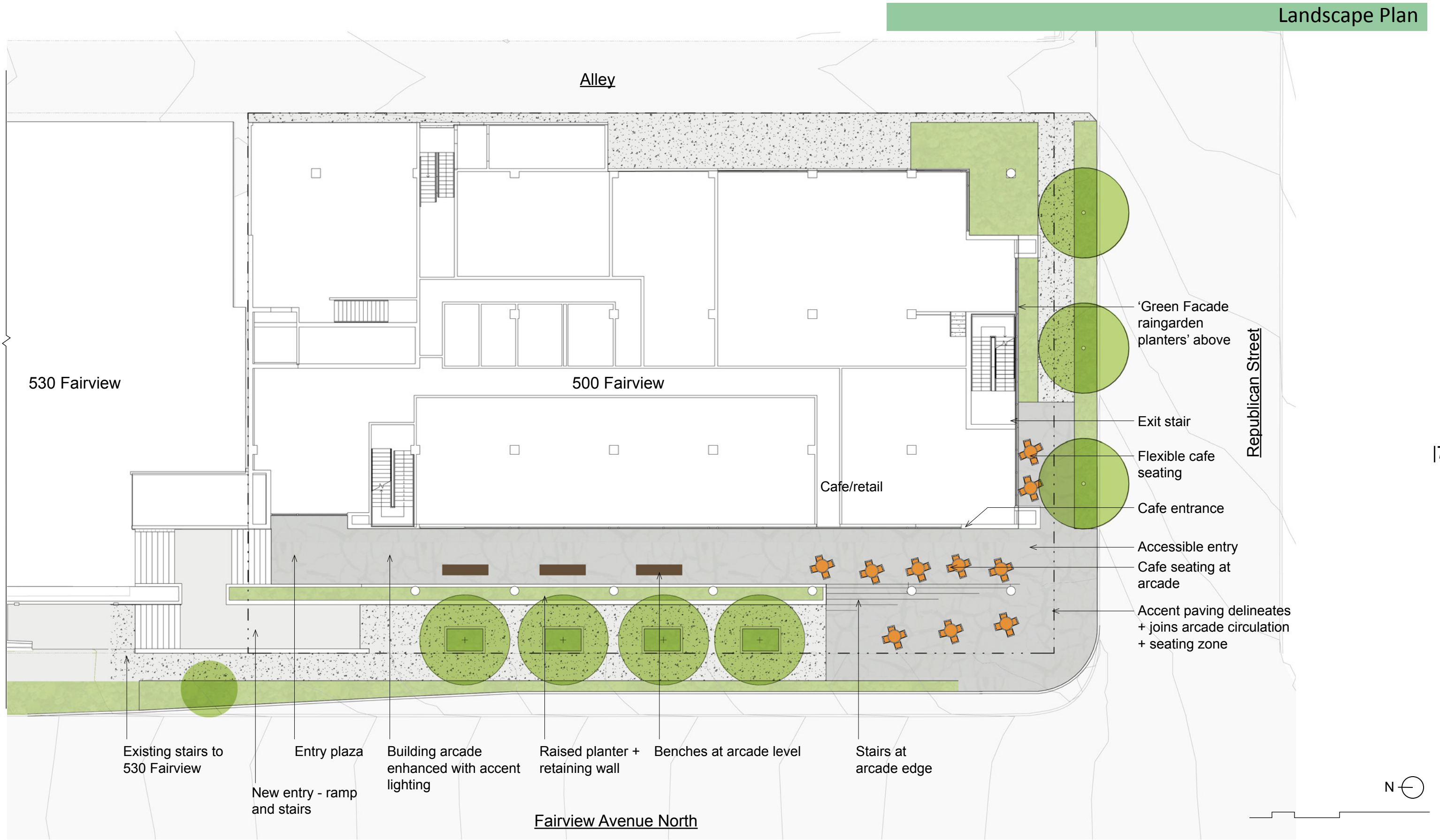
E-2 Landscaping to Enhance the Building and/or Site

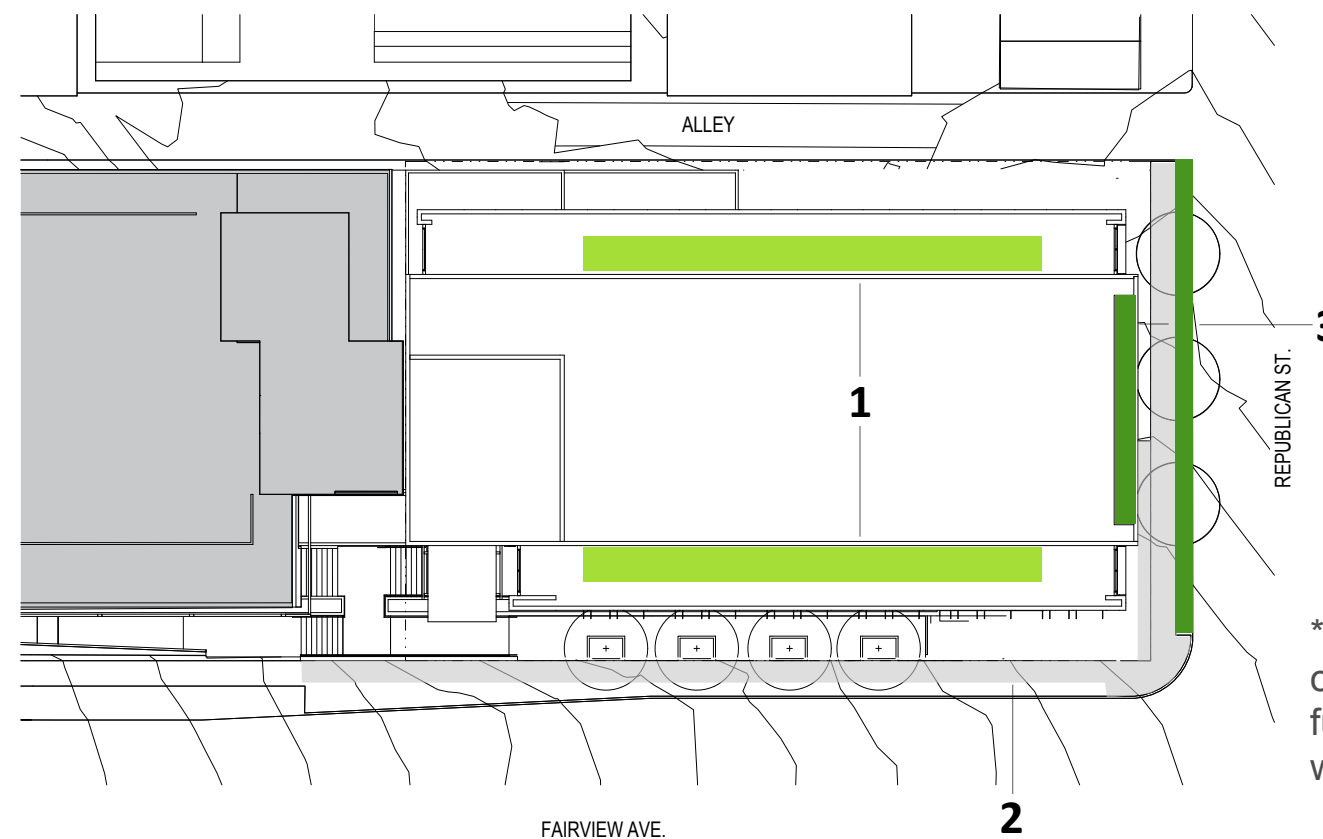
Plant selection in the landscape design will be based upon native species and species that are draught tolerant to minimize irrigation. Elevated planters are designed on the southern facade of the building at levels 2, 4, and 6.

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 entry plaza area on the southwestern corner 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 building entry. On-grade accessible access can be made at the southern end of the site at the corner of Fairview and Republican and proceeds through a colonnade to the main building entry. The building has been set back from Republican and the landscape / hardscape of the entry plaza has been extended to include the area along the southern face of the building allowing outdoor seating next to the Cafe / Retail space. This set back also enhances the views down Republican Street to the west. Views of Lake Union and the downtown skyline will be visible from these public spaces.







* The project will implement a combination of the outlined strategies - not necessarily all three. The full design team will evaluate the site in terms of which strategies will best support site function.

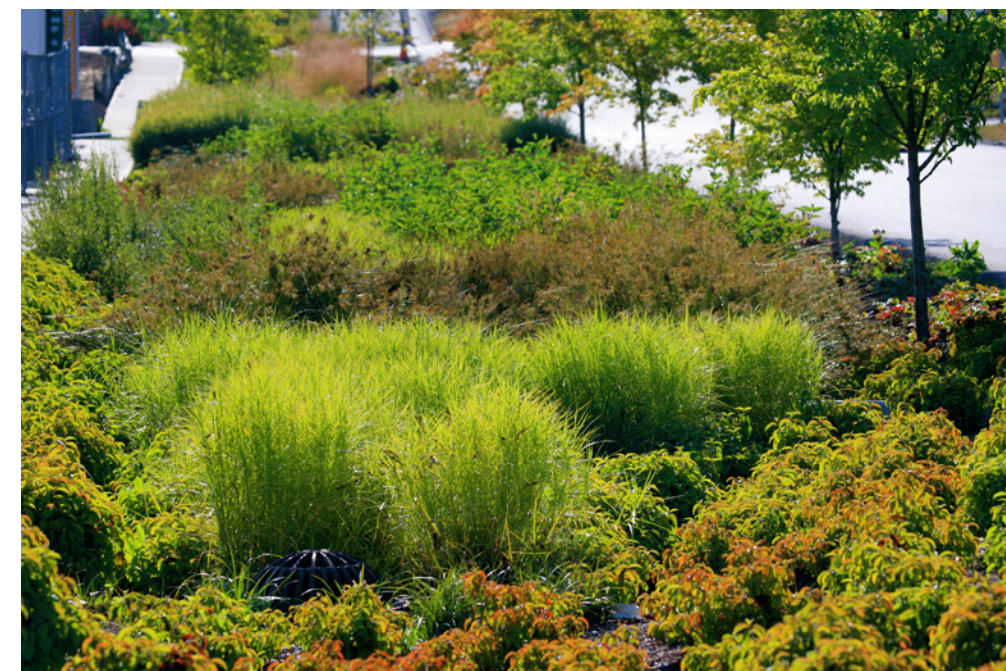
Opportunities for on site stormwater management include:



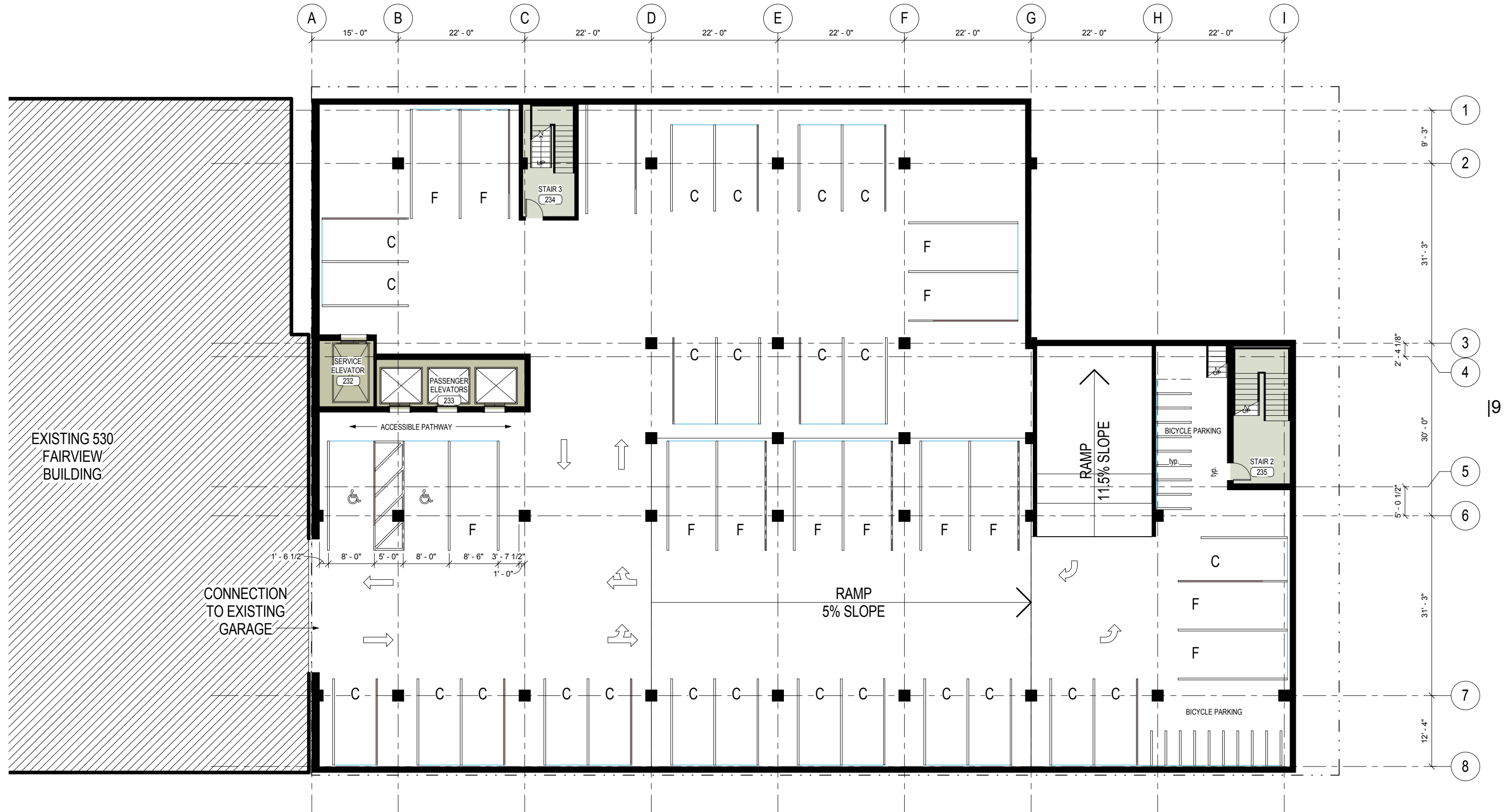
1. Intensive greenroof

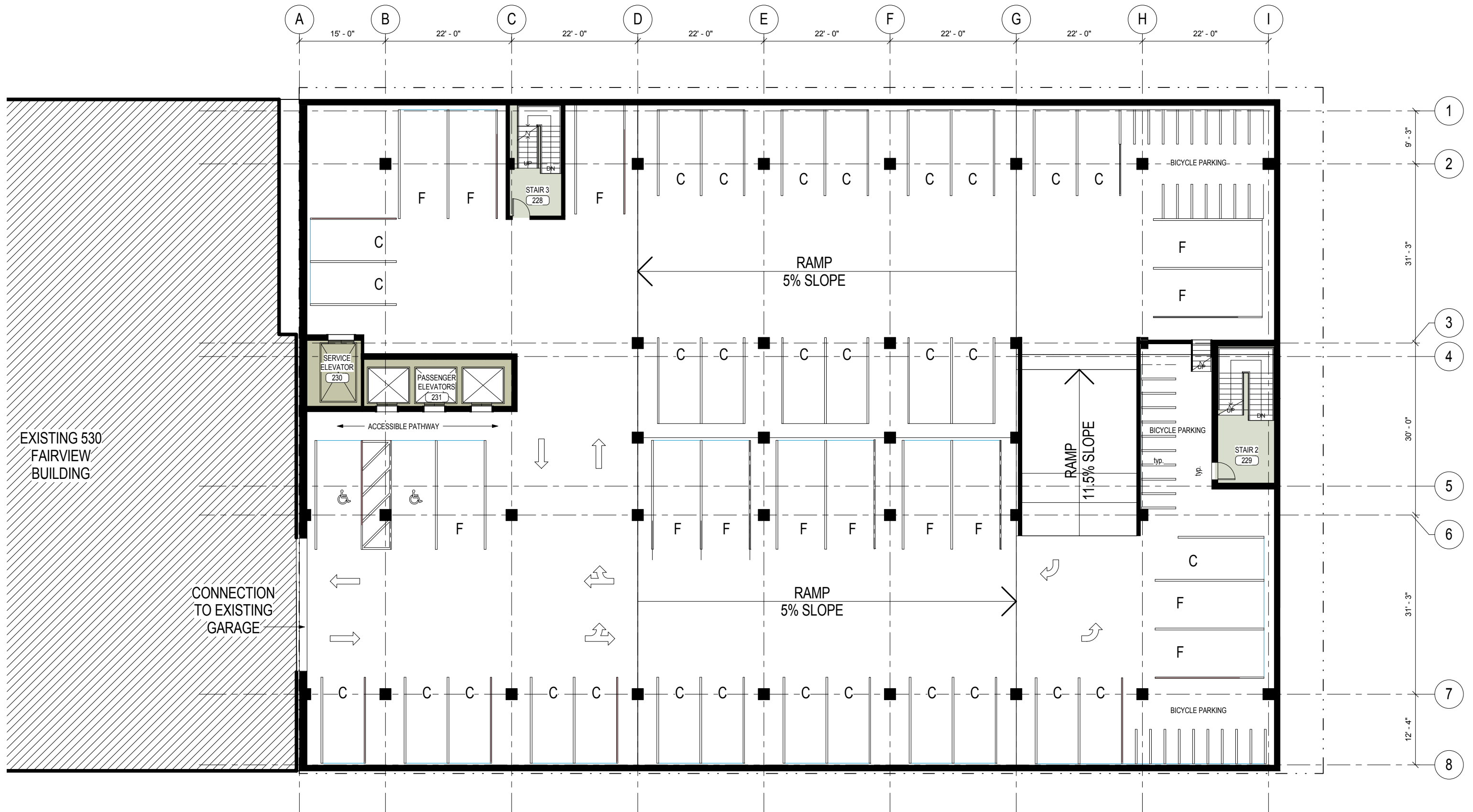


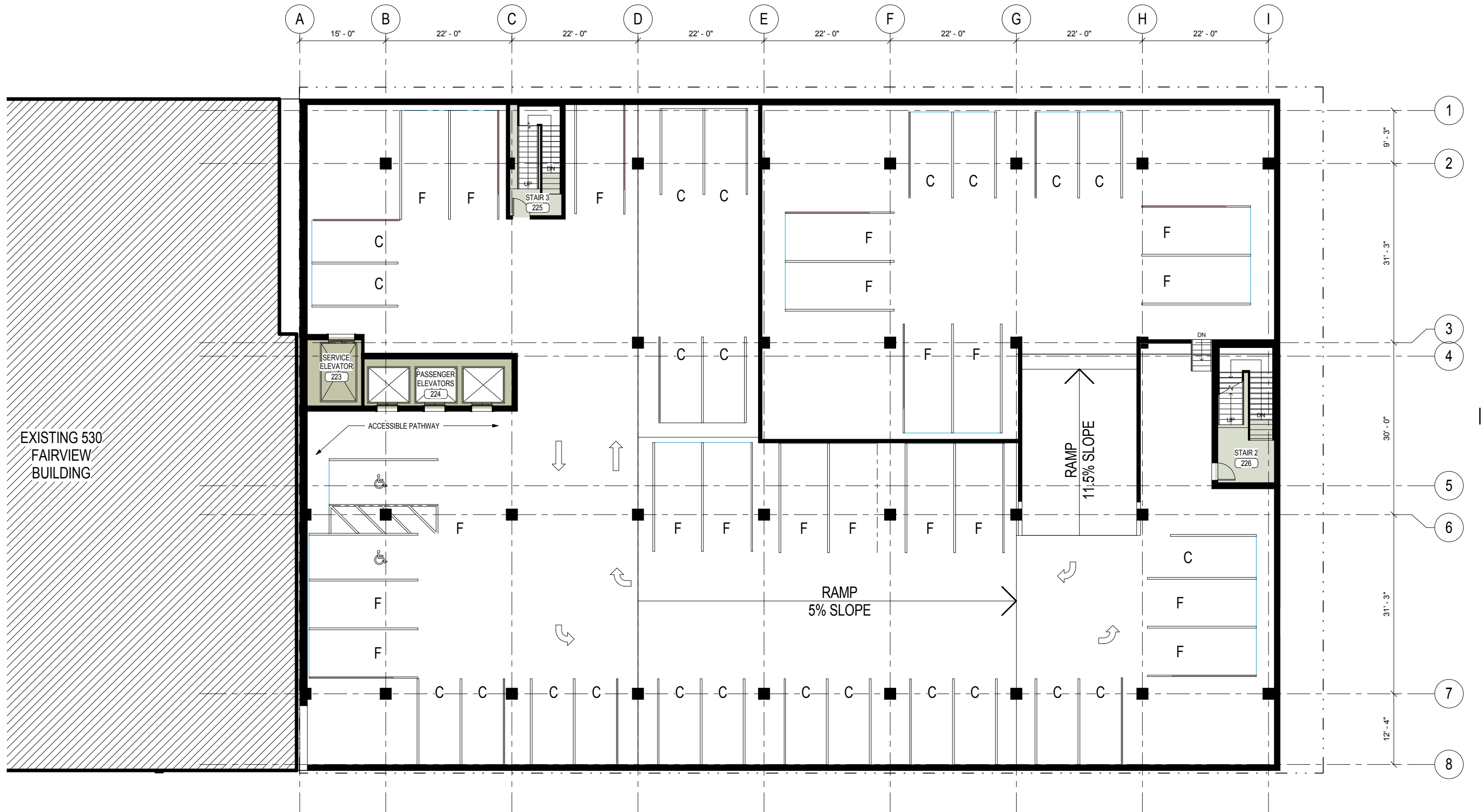
2. Permeable paving in the Right of Way

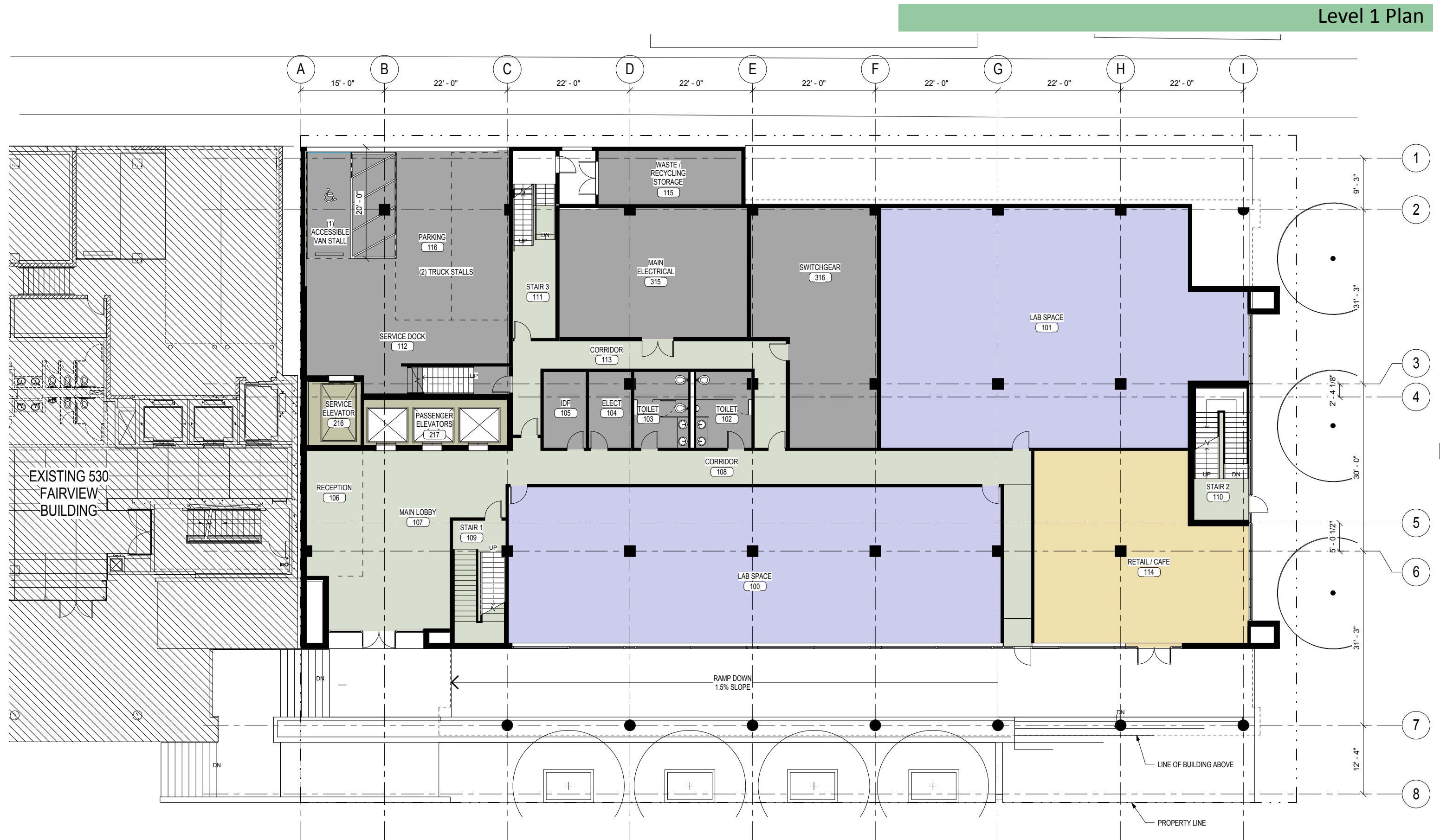


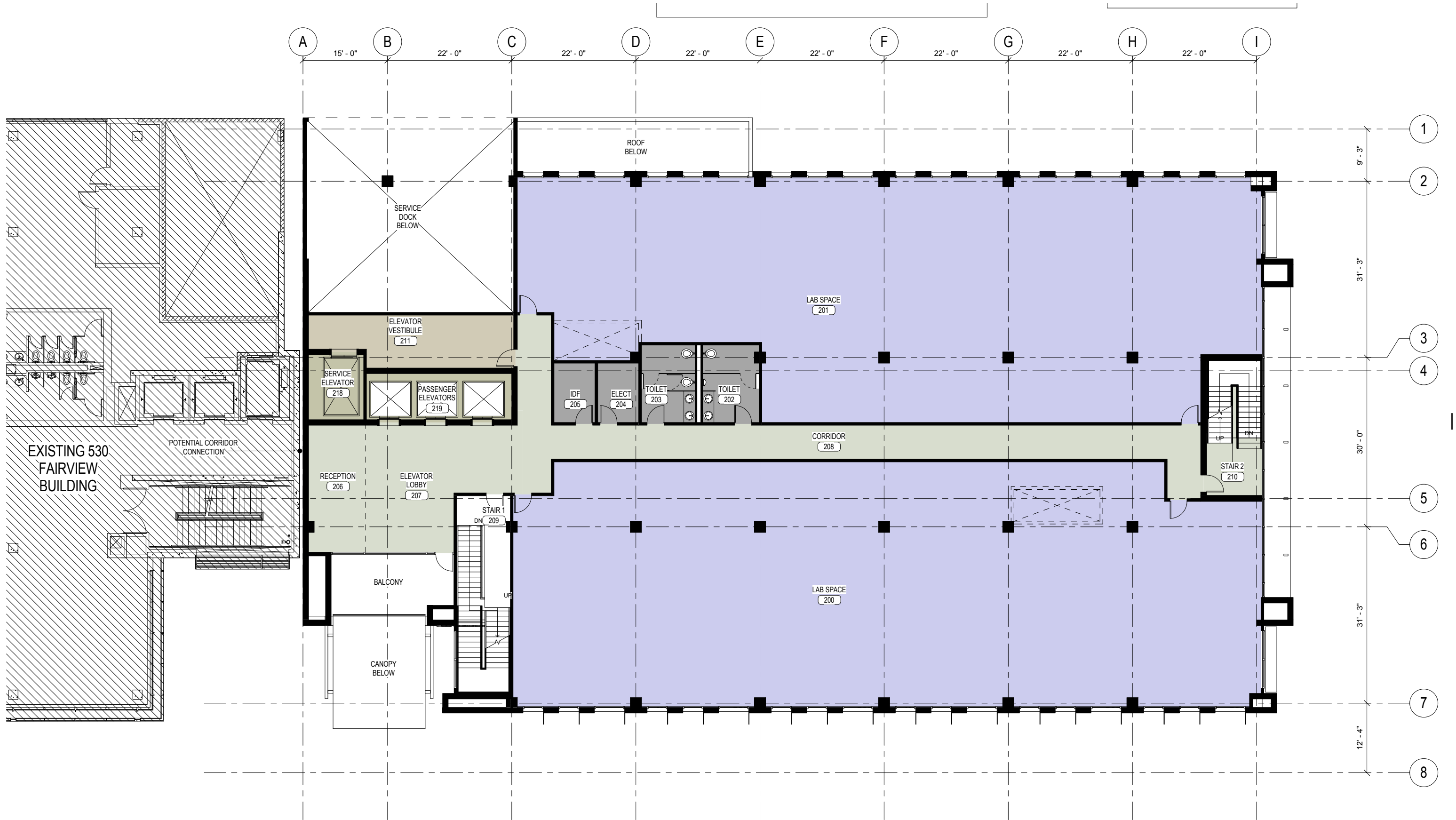
3. Bioretention in the Right of Way and facade planters.



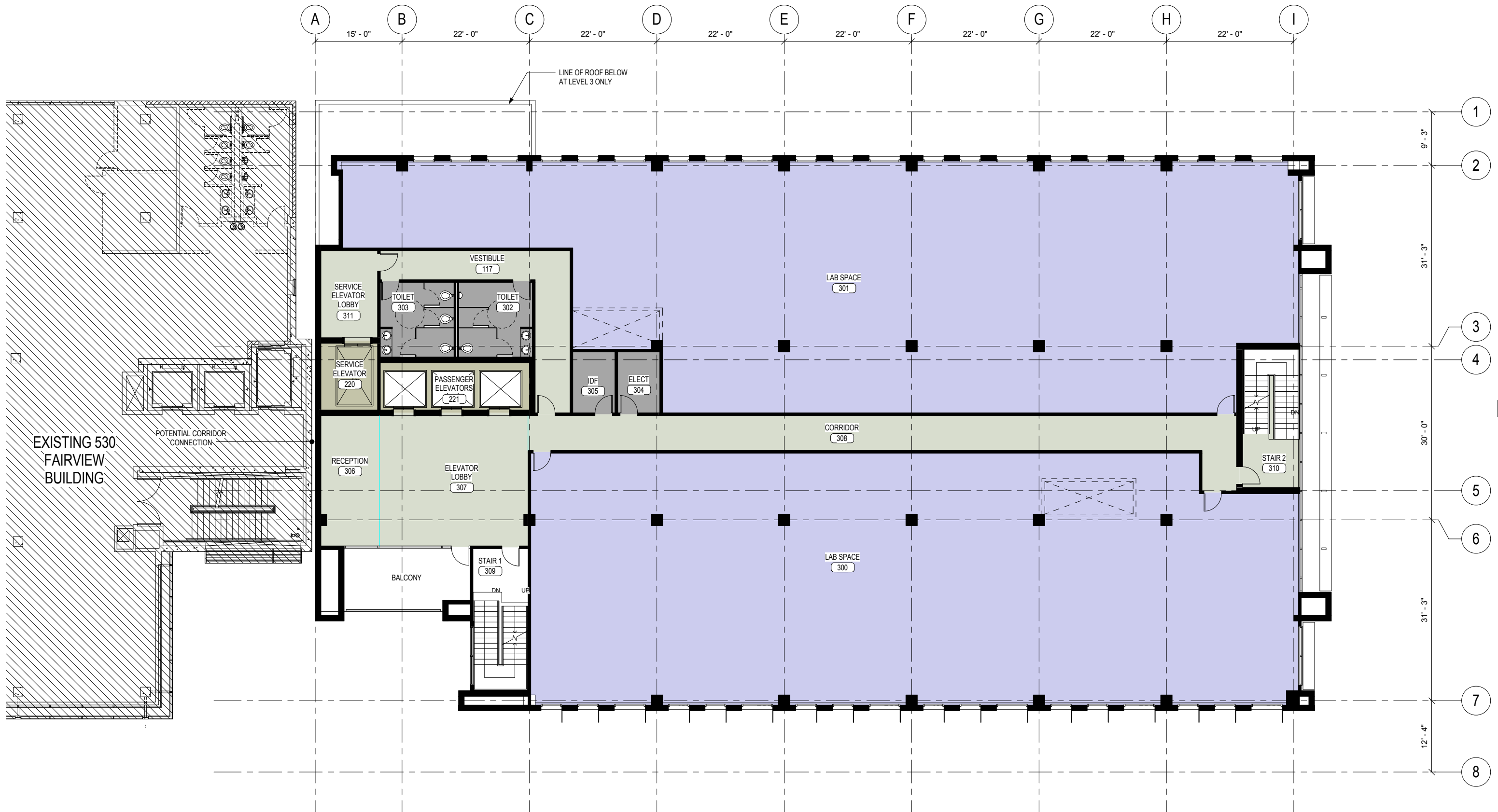




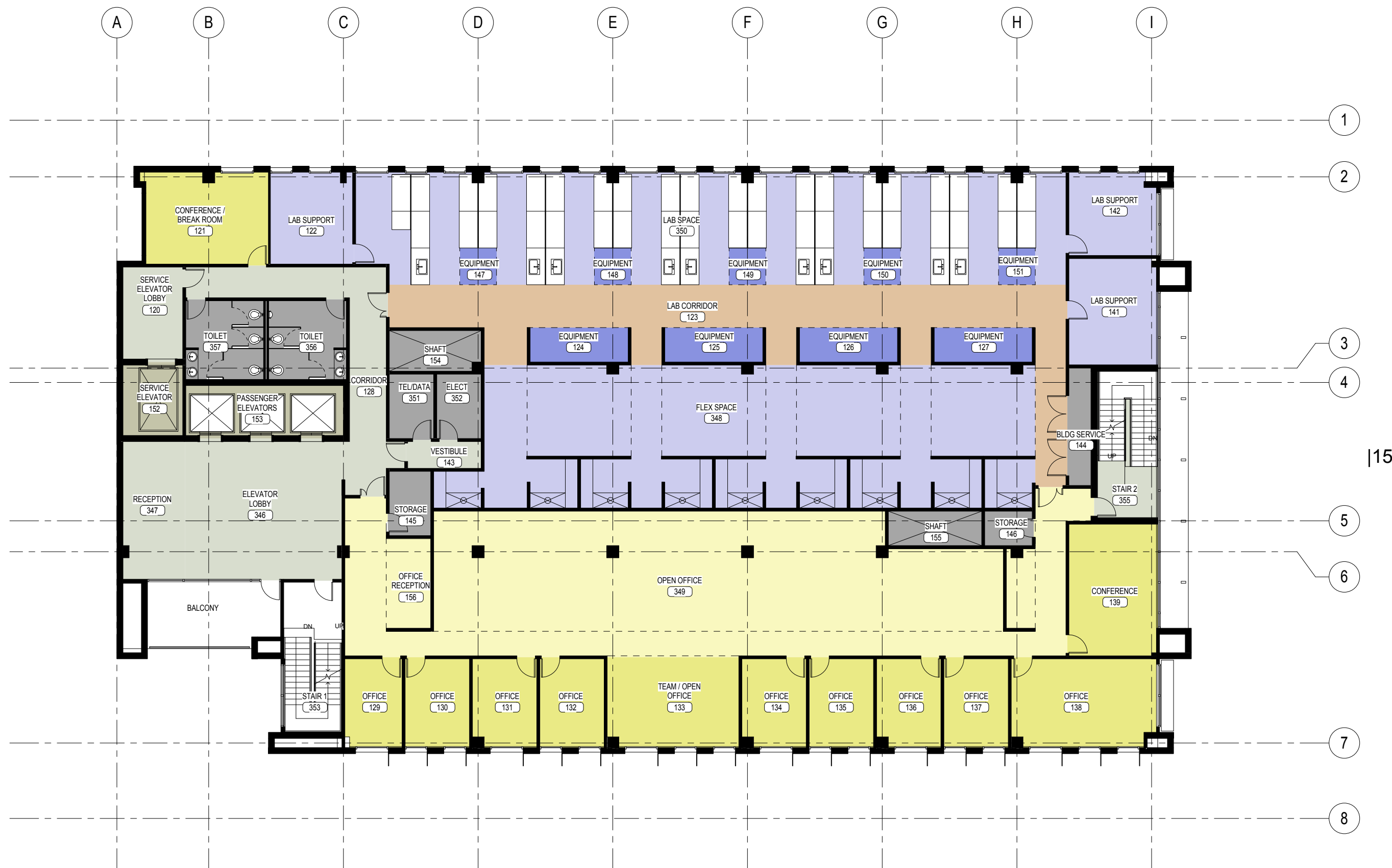




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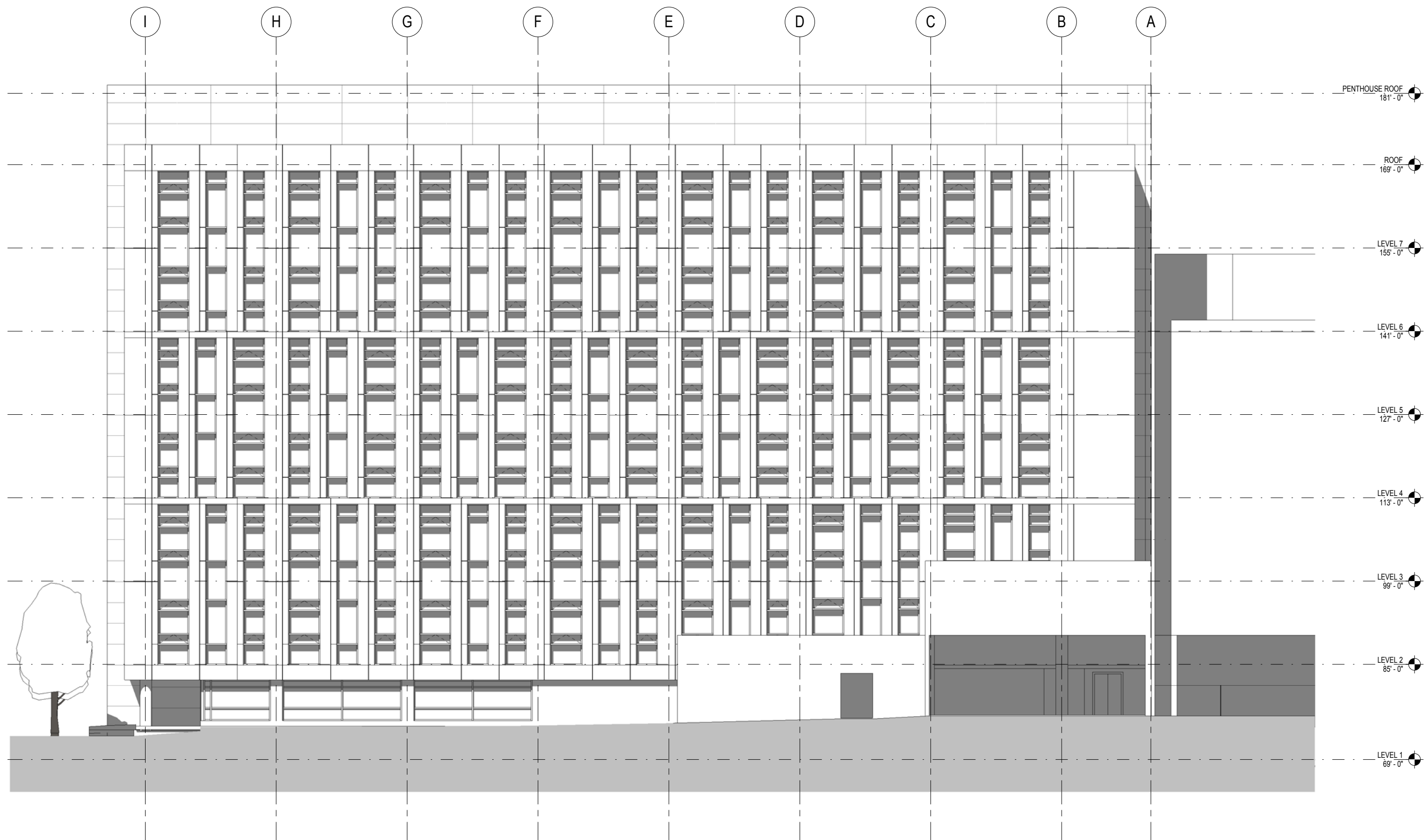
Typical Single Tenant Plan



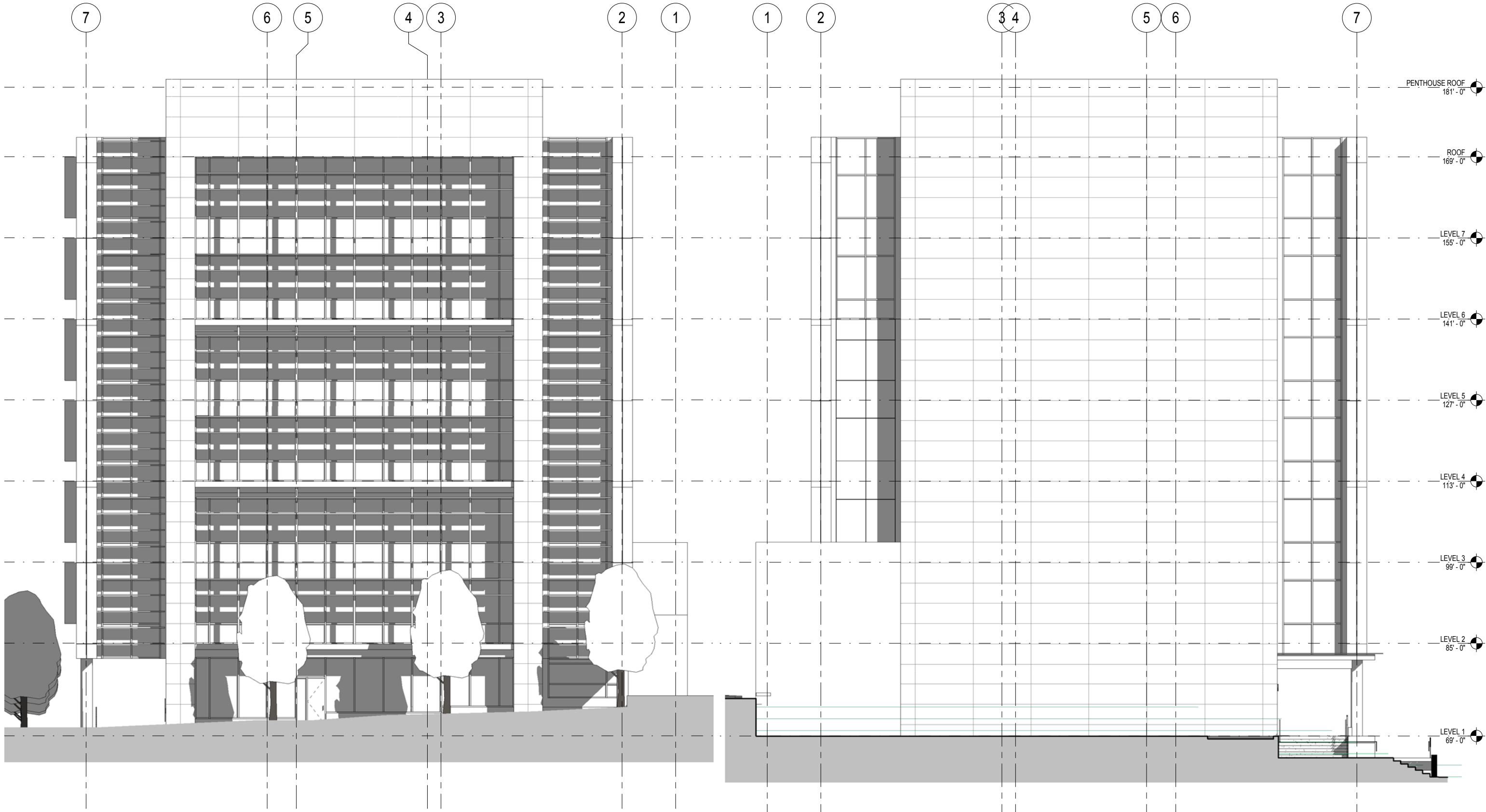


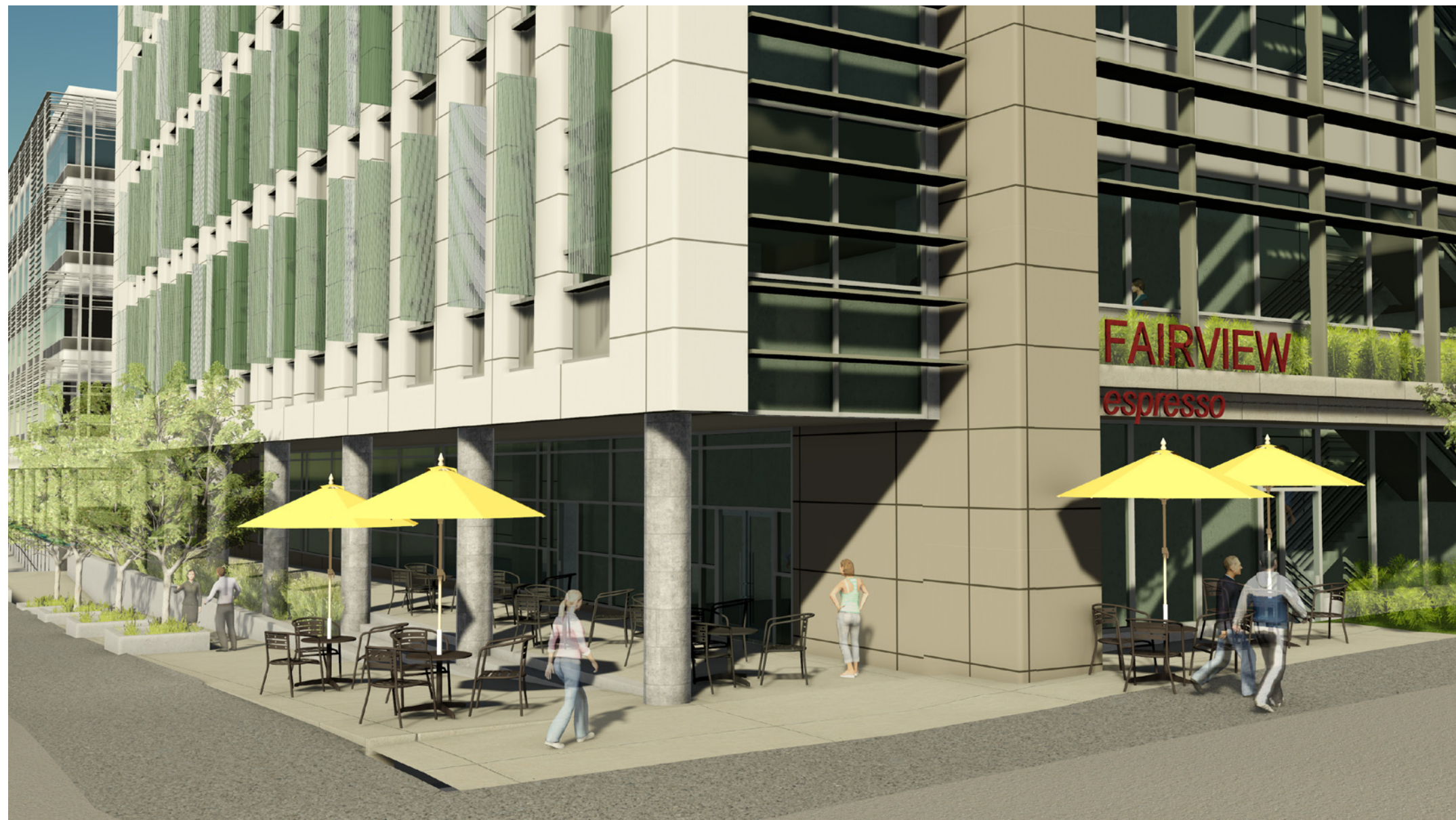
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North & South Building Elevations







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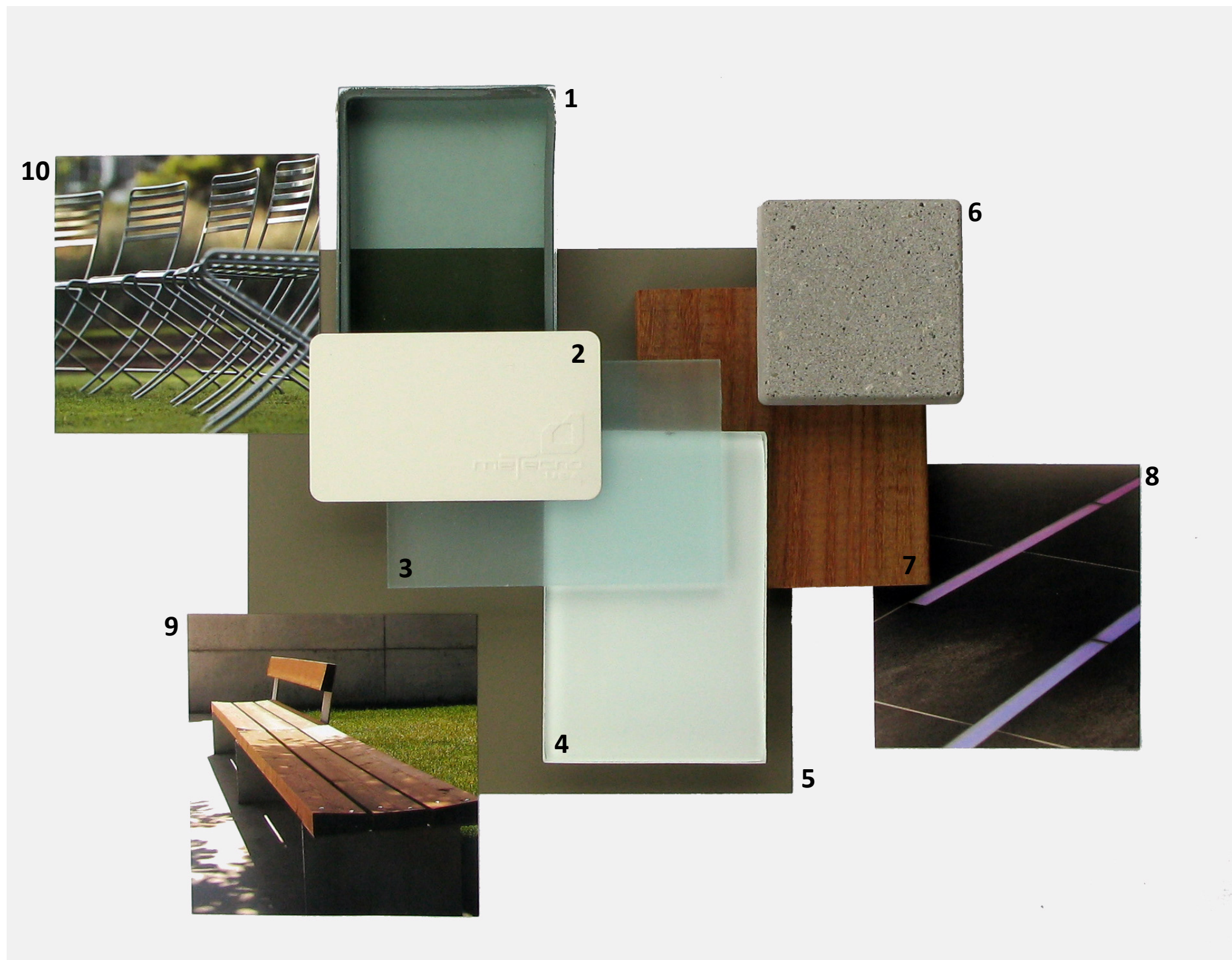


IMAGE KEY:

1. Vision Glass
2. Metal Panels - Bone White
3. Spandrel Glass - Obscure
4. Spandrel Glass - Opaque
5. Metal Panels - Light Bronze
6. Cast in Place Concrete - Natural Grey
7. Wood - Ipe
8. Recessed Lighting - Colonnade
9. Wood Benches - Colonnade
10. Cafe Seating

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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 aproximately 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.