3400 STONE WAY

RECOMMENDATION MEETING
DPD #3012601 March 19, 2012

STONE 34
INTERSECT / CONNECT

SKANSKA
LMN
SWIFT COMPANY LLC

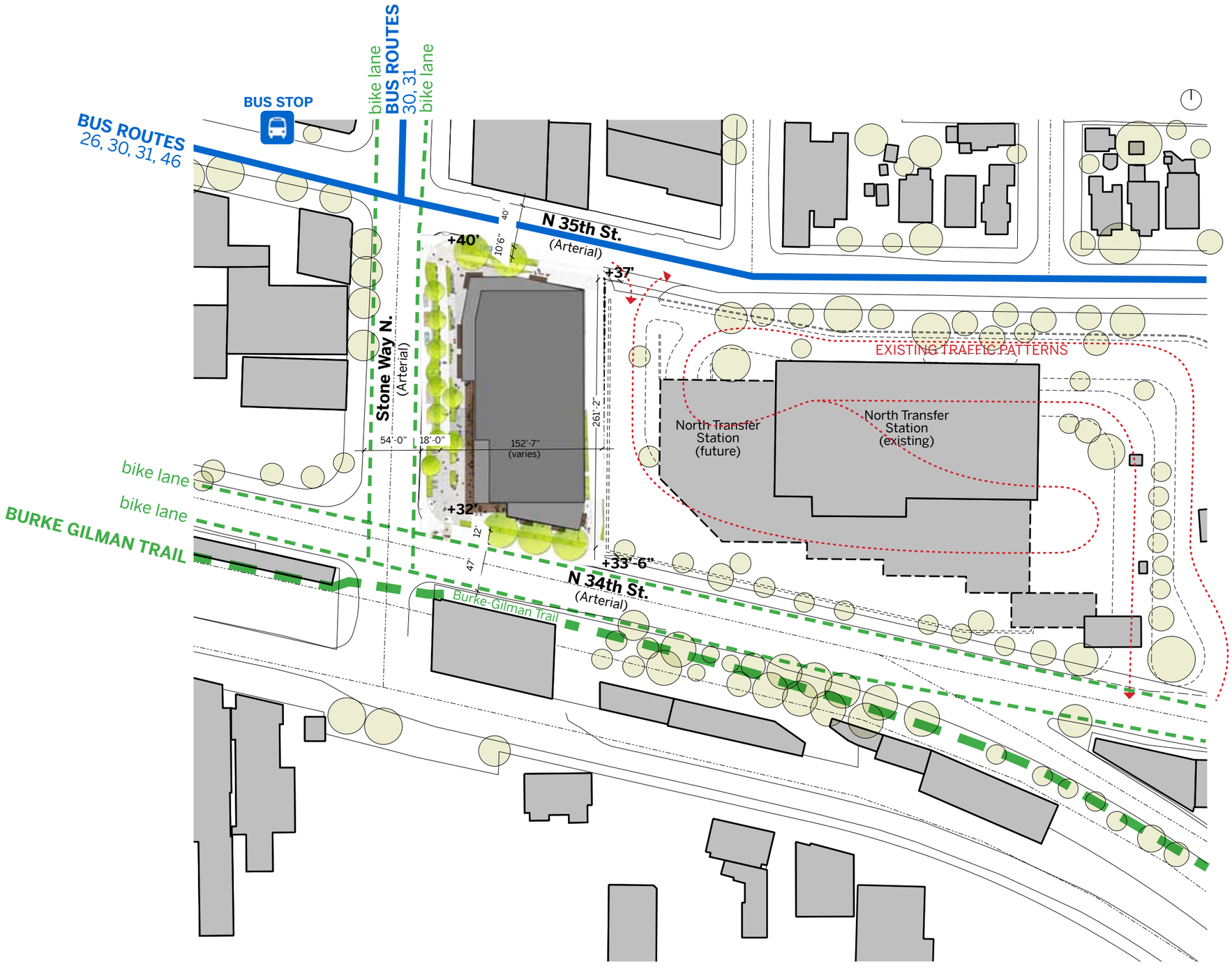
PROJECT DESCRIPTION

The project site, located at the corner of 34th Street and Stone Way, is at the intersection of two distinct neighborhoods, Fremont and Wallingford. The site is highly visible and offers opportunities for community place-making and vibrant community connections, particularly with the Burke Gilman Trail.

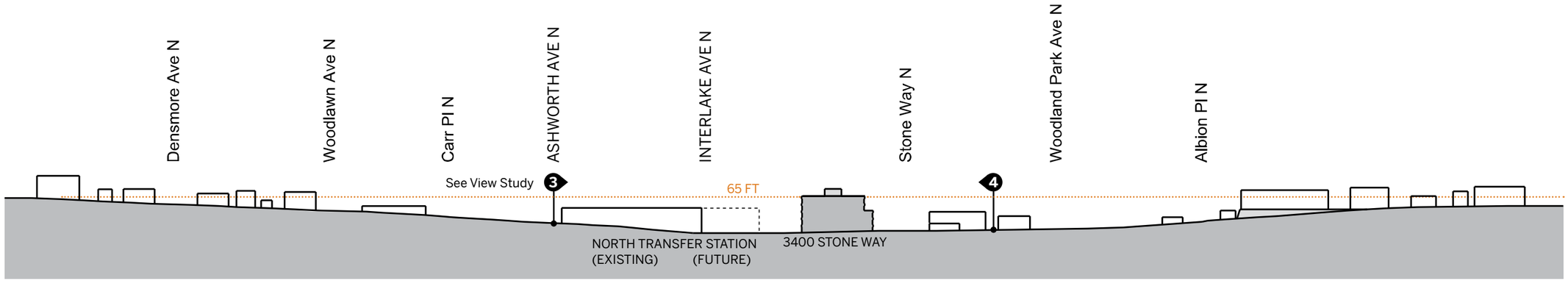
The community is diverse in its mix of land uses including maritime functions and industrial, commercial and residential uses. The site is in close proximity to Lake Union and is bounded on three sides by city designated arterials and, on the fourth side, the north transfer station. Views south on Stone Way connect the community to Lake Union and the city.

The project includes the following:
113,850 sq ft FAR of office
18,000 sq ft of ground level retail
8,000 sq ft neighborhood open space

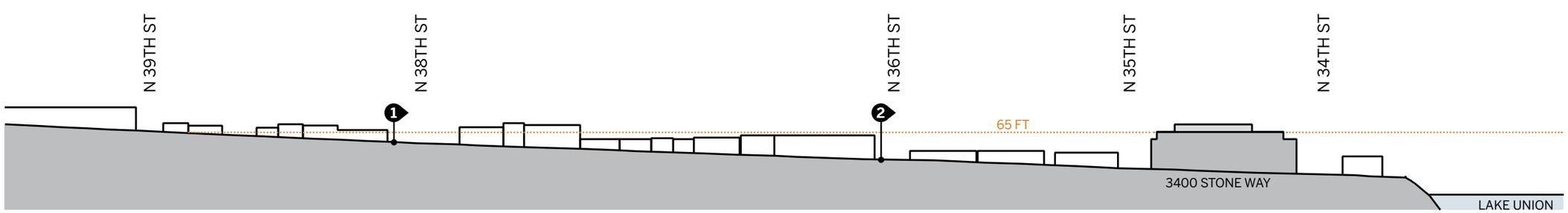
PROJECT SITE



SITE CONTEXT



East/West Site Section through N 35th St, Looking South



North/South Site Section through Stone Way, Looking East

N 34th Street Panorama from the west side of Stone Way

PROJECT VIEW STUDIES
(from EDG-2)

1 VIEW SOUTH ON STONE WAY AT N 38TH ST

Existing view

View with current massing of 3400 Stone Way

2 VIEW SOUTH ON STONE WAY AT N 36TH ST

Existing view

View with current massing of 3400 Stone Way

3 VIEW WEST ON N 35TH ST AT ASHWORTH AVE N

Existing view

View with current massing of 3400 Stone Way

4 VIEW EAST ON N 34TH ST

Existing view

View with current massing of 3400 Stone Way

PROPOSED DESIGN

The proposed building has developed using a balanced approach informed by both the performance based criteria of Seattle's Living Building Pilot Program ("LBPP") as well as the Citywide Design Guidelines. The site is highly visible and offers opportunities for community place making and vibrant neighborhood connections, particularly given the intersection with the Burke Gilman Trail.

The project includes office uses on the upper floors and an active retail environment at the ground level. Integral to the project are the extensive open areas which enliven the building uses and connect to the activity of the community.

DESIGN EVOLUTION SINCE THE SECOND EARLY DESIGN GUIDANCE MEETING

Building Form
The building is set back substantially from the property lines on all four sides and sculpted at the SE, SW and NW corners to enhance the ground level pedestrian oriented activity spaces, give scale to the building with adjacent neighborhoods preserving corridor views down Stone Way.

Step backs in the building form are used to reduce the scale of the building and connect human activity on building terraces with the natural environment and the community. An additional step back is placed at the fifth floor of the SW corner to signify the corner and give a softer scale to the pedestrian perspective.

Open Spaces
The extensive open areas create place and connect the building to the Wallingford and Fremont communities, a key strategy for achieving the LBPP. The feature corner plaza in combination with the diversity of connecting spaces along all street frontages engage the pedestrian with places for activity, gathering, meeting, rest and relaxation.

Central to these spaces is promoting human activity. Amenities for bicyclists, runners, walkers and urban pedestrians include an bicycle amenities and extensive parking around the site and within the building, drinking fountain, stretching bars and variously sized furnishings to engage various groups in sunny and shady locations.

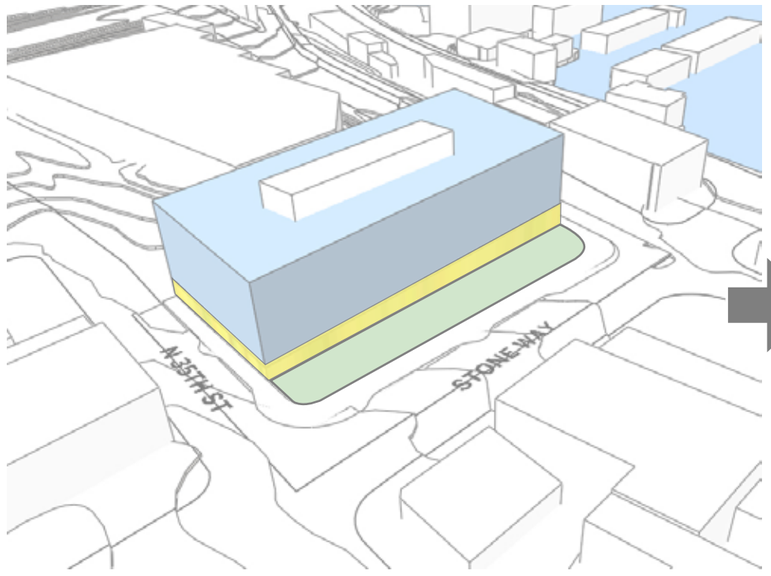
To erode and reduce the transitions between the outdoor and indoor environments, transparent, full height retail storefronts and overhead weather protection reinforce connection between spaces. A cadence of street trees and diverse landscape including vertical vine poles further reduce the edges.

Building Entry and Stair
The highly visible stair at the building entry is a signature element of the project. Complete transparency on the east and west enclosure walls of the stair allow for views into the building from the pedestrian perspective. Use of this focal circulation element enhances building user connectivity to the street and community (and vice-versa) while fostering physical well-being. In addition to transparency and helping to establish the corner, the stair is differentiated from the building façade through a transition in materials including a steel-like frame beginning at the building base and extending to the top of the stair with dramatic lighting on the interior wood north and south enclosure walls.

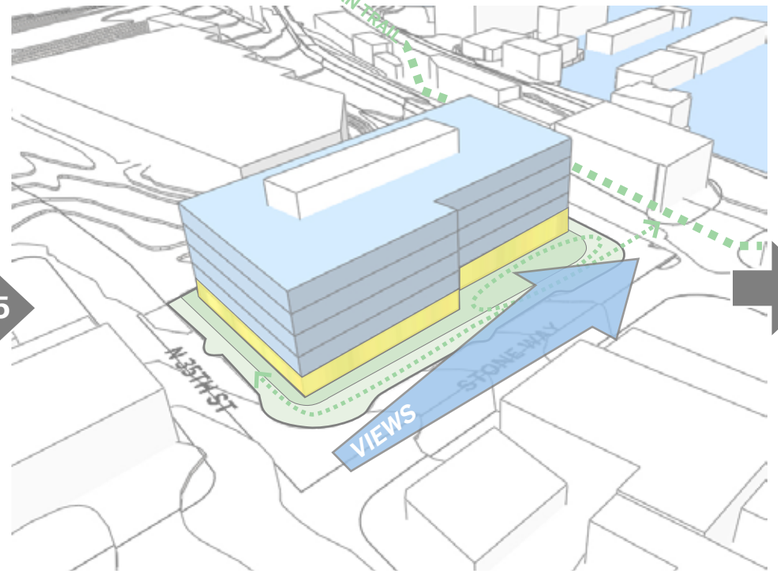
The building entry sequence engages the public sidewalk through distinct paving, trees framing the entry and primary building stair and other pedestrian amenities including overhead weather protection, site furnishings and exterior lighting.

Architectural Expression
Although the building form is substantially set back, sculpted and stepped, the architectural expression is a cohesive whole grounded by an urban street edge building base and topped by a lighter and airier upper level. Materiality and detailing at the ground level recall the neighborhood character with a strong desire for the success of retail interest. Animated patterns of two-tone green spandrel glass dominate the mid-section of the building and transition at key areas to highlight the predominant corner (SW) and neighborhood corners (SE and NE) where vertical landscaping becomes an integral element of the pattern. At the upper level a pattern of sky blue spandrel glass, unique to this floor of the building, recedes into the background of the sky.

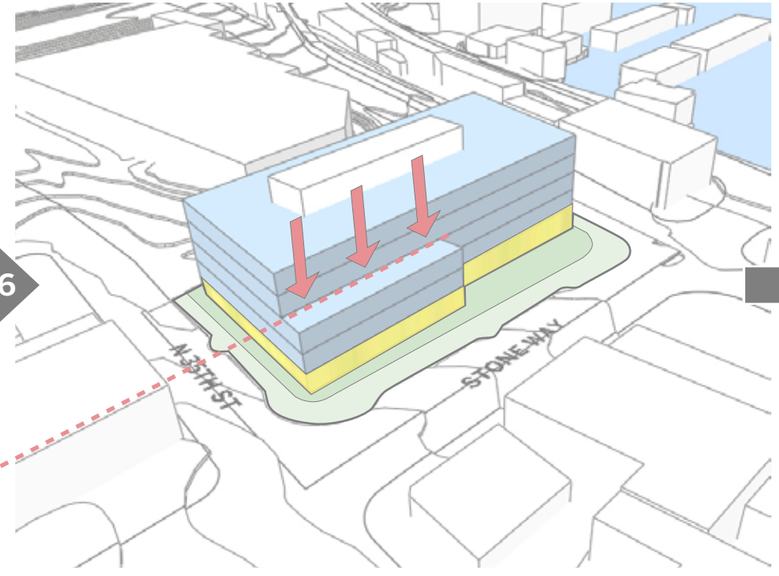
MASSING STRATEGY



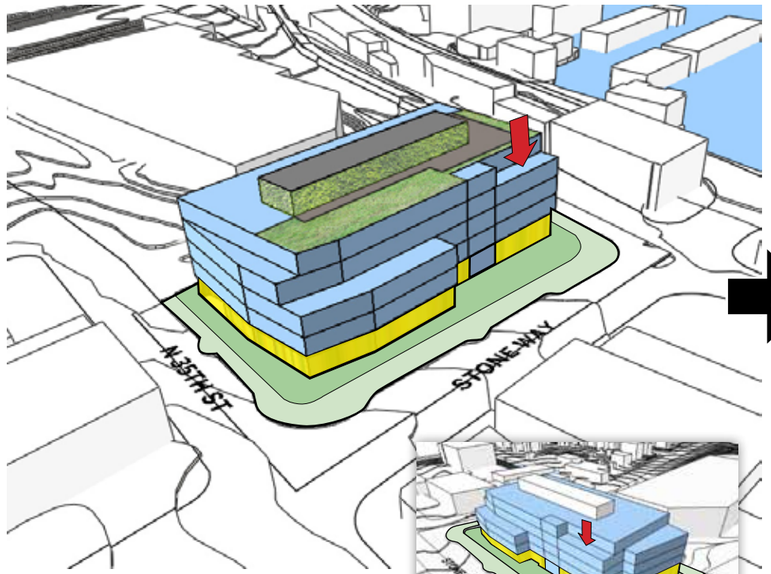
Limit and consolidate rooftop mechanical coverage



Reconfigure open space to bolster Burke-Gilman connection;
open up corner to scenic views



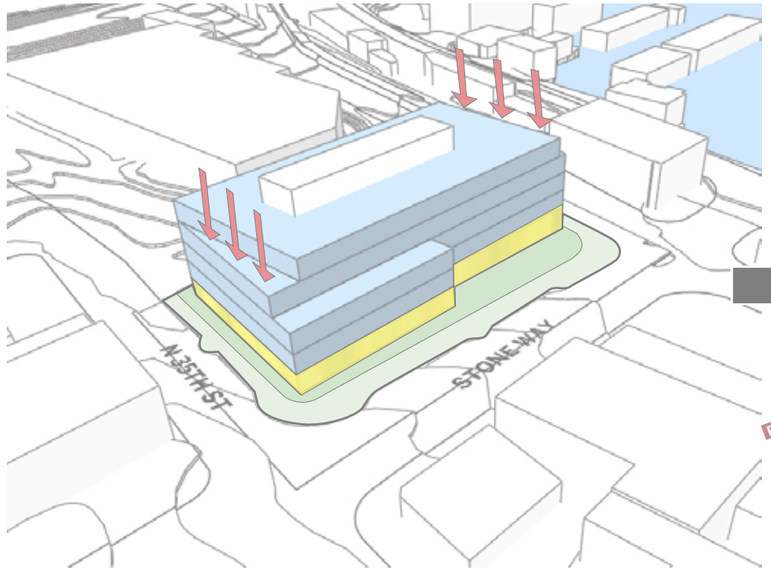
Step back along Stone Way to address existing scale;
Create exterior terrace to add to street character



Building Form

Neighborhood Open Spaces

Building Entry and Stair



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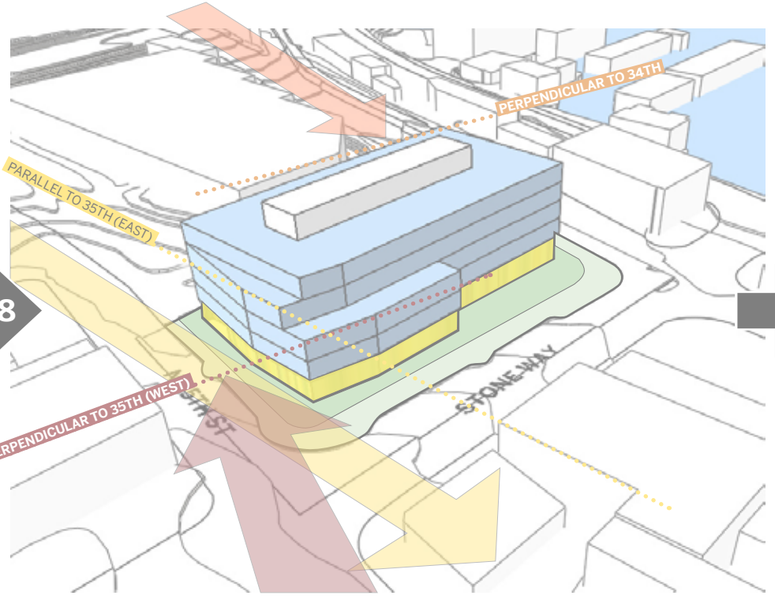
Set back Fifth Floor in response to neighborhood context;
Create upper level terraces



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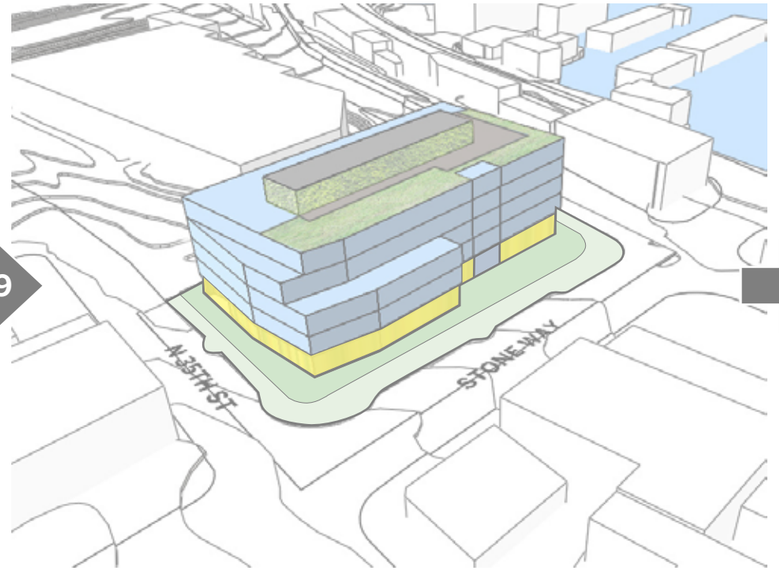
Sculpt corners to unique conditions of project site



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Introduce Feature Stair at Building Entry; Clad mechanical screen with vegetation

Architectural Expression

14

et Voila!

DEEP GREEN

SUSTAINABLE DESIGN VISION

The goal of this Project is to achieve the highest level of sustainable design practice within the parameters of market rate tenancy in commercial office space, using the Living Building Pilot Program as a baseline. The Project team is dedicated to encouraging market acceptance of DEEP GREEN development strategies.

THE LIVING BUILDING CHALLENGE

The Living Building Challenge is a performance-based standard that creates the next stage in understanding the relationships between a built project and the natural and human systems in which they are embedded. The Living Building Challenge establishes benchmarks for project teams seeking to move beyond current green building standards, such as the LEED Rating System, into a performance-based, post-occupancy evaluation of a project's efforts to maximize efficiency and sustainability. Projects striving to meet these criteria will need to employ innovative strategies and systems. The program is organized around twenty imperative grouped into seven distinct petals.

A compelling distinction of The Living Building Challenge versus the LEED Rating System is its inclusion of human and cultural factors of the built environment beyond just maximizing resource efficiency, as reasonable decisions regarding resources must be made by healthy people.

SEATTLE LIVING BUILDING PILOT PROGRAM

The goal of the Living Building Pilot Program is to encourage the development of buildings that meet the Living Building Challenge by allowing departures from code requirements that might otherwise discourage or prevent buildings from meeting this standard.

Per the Seattle Land Use Code, projects participating in the Pilot Program must achieve a minimum of:

1. 60% of the Living Building Challenge imperatives
2. Energy Use that is equal to 75% or less of an average comparable building;
3. Water Use that is equal to 75% or less of an average comparable building;
4. Stormwater onsite capture/reuse that is equal to 50% or greater than comparable building.

The Project is being designed to meet 100% of Seattle's Living Building Pilot Program (as baseline minimum). The Project will pursue greater levels of achievement for the Living Building Challenge elements as time and budget permit. ***THE key goal of the Project is to push Deep Green development strategies (beyond LEED) into market acceptance AND into becoming market standards.***

Seattle's Living Building Pilot Program (LBPP) provides flexibility in city codes to help projects pursue Living Building challenges. Specifically the codes challenge:

a) Natural daylighting;
b) Natural ventilation;
c) Solar energy;
d) Water collection;
e) Other Living Building Challenge features.

CODE AMENDMENT TO SEATTLE LIVING BUILDING PILOT PROGRAM

In the process of developing design concepts for this project, the applicant team identified additional areas of potential code departure that would provide strong incentives for the development of living buildings in a manner that promotes neighborhood quality and increases market performance. Specifically, current regulations do not go far enough to promote the inclusion of pedestrian oriented uses at the street level in living building projects. By expanding the scope of available departures to exempt from FAR the area of such street level pedestrian uses and to allow additional building height to accommodate properly proportioned street level spaces, the pilot program can support living buildings that will better fit into existing neighborhoods. Such additional height provides the added benefit of increasing the opportunity for natural light penetration into upper building floors.

For these reasons and to facilitate the development of other living buildings, DPD is considering the concept of amending the Living Building Pilot Program regulations to incorporate these additional departure authorizations. Under this potential Code Amendment, the area of street level pedestrian oriented uses would not be charged against building FAR, as a departure. Additional height of up to 20 feet could be granted as a departure as well. Since these additional departures are critical to the feasibility of the project, we are assuming their adoption as part of this design review process, just as a project asking for a contract rezone would assume the eventual code requirements of the future zone.

SUSTAINABLE DESIGN STRATEGIES

PILOT PROGRAM MATRIX

PETAL	INTENT	IMPERATIVE	IDENTIFIED STRATEGY	PILOT PROGRAM	TBD
SITE	The intent of the Site Petal is to clearly articulate where it is acceptable for people to build, how to protect and restore a place once it has been developed, and to encourage the creation of communities that are once again based on the pedestrian rather than the automobile.	Limits to Growth	●		
		Urban Agriculture	●		
		Habitat Exchange	●		
		Car Free Living	●		
WATER	The intent of the Water Petal is to realign how people use water and redefine 'waste' in the built environment, so that the water is respected as a precious resource.				
	The Seattle Living Building Pilot Program calls for the project to use 75% less water than a comparable non-living building.	Net Zero Water		●	
	The Seattle Living Building Pilot Program calls for50% of the project's stormwater to be captured & reused onsite.	Ecological Water Flow		●	
ENERGY	The intent of the Energy Petal is to signal a new age of design, wherein the built environment relies solely on renewable forms of energy and operates year round in a pollution-free manner.				
	The Seattle Living Building Pilot Program calls for the project to use 75% less energy than a comparable non-living building.	Net Zero Energy		●	
HEALTH	The intent of the Health Petal is to focus on the major conditions that must be present to create robust, healthy spaces, rather than to address all of the potential ways that an interior environment could be compromised.	Civilized Environment			●
		Healthy Air	●		
		Biophilia	●		
MATERIALS	The intent of the Material Petal is to induce a successful materials economy that is non-toxic, transparent, and socially equitable.	Red List			●
		Embodied Carbon Footprint	●		
		Responsible Industry			●
		Appropriate Sourcing			●
		Conservation + Reuse	●		
EQUITY	The intent of the Equity Petal is to correlate the impacts of the design and development to its ability to foster a true sense of community.	Human Scale + Humane Places	●		
		Democracy + Social Justice	●		
		Rights to Nature	●		
BEAUTY	The intent of the Beauty Petal is to recognize the need for beauty as a precursor to caring enough to preserve, conserve, and serve the greater good.	Beauty + Spirit	●		
		Inspiration + Education	●		

TECHNICAL ADVISORY GROUP (TAG) SUMMARY MATRIX

The Energy and Water imperatives of the LBPP represent "prerequisites" of the program, but also define the biggest technical challenges for a LBPP project. Therefore TAG discussions centered around strategies required to meet the goals for Energy Savings, Water Savings and Ecological Water Flow. As noted below, the TAG confirmed the design strategies used.

The Technical Advisory Group (TAG) reviewed all technical criteria of the LBPP presented by the Project team and accepted the strategies developed and Project's need for departures requested. The "Pilot Program Matrix" illustrates the other imperatives (both qualitative and quantitative) being pursued by the Project that intend to exceed the LBPP requirements.

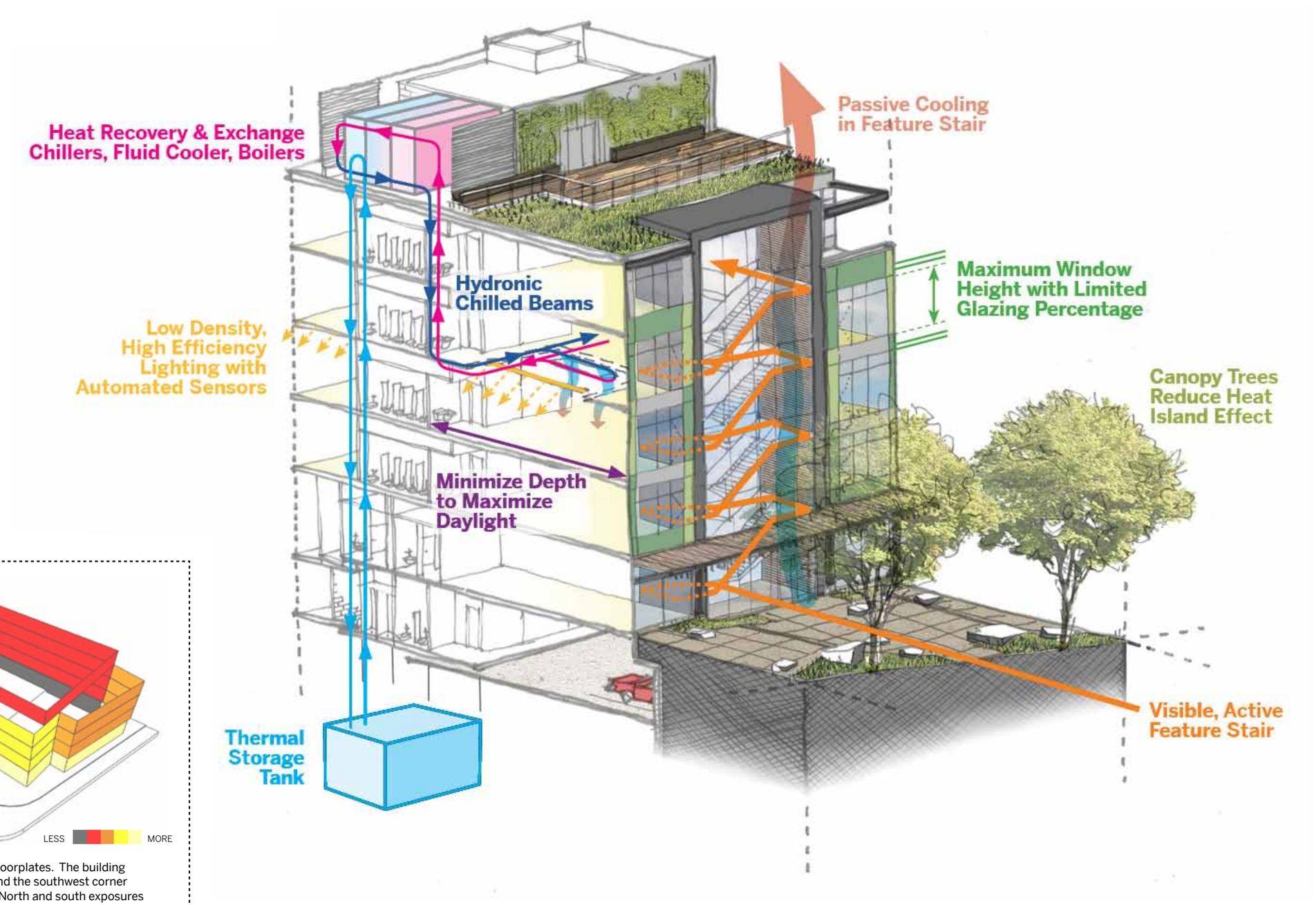
SEATTLE LIVING BUILDING PILOT PROGRAM *(Objectives)*	STONE34 Design Response to meet LBPP	TAG REVIEW + RESPONSE *(TAG Response to strategies presented in current project design to meet Seattle's Living Building Pilot objectives)*
ENERGY STRATEGIES ***(minimum reduction of energy consumption by 75%)***	1) Increased Daylight Strategy: Reduce glass to core dimensions, smaller floor plate size and increased envelope efficiency and costs.	CONFIRMED: Discussed and agreed on effectiveness of narrowing floor plate on site to allow more daylight to penetrate into floor.
	2) Energy Demand Reduction Strategy: Tenant energy budget following completing of tenant demand study and current use in existing premises)	CONFIRMED: Confirmed energy strategy; impressed at level of research and data on tenant's energy usage.
WATER + STORMWATER STRATEGIES: ***(minimum reduction of water consumption by 75% and to capture/reuse at lease 50% of storm water).***	3) Stormwater Strategy: Collection, storage and treatment of Stormwater for reuse on site (irrigation and toilets).	CONFIRMED: Water strategies are innovative and can be a path to Net Zero water once the legal jurisdictions permit the reuse of water for potable sources.
	4) Greywater Reuse Strategy: Collection, storage and treatment of greywater for on site (irrigation and toilets).	
	5) Dewatering diversion Strategy: Reuse of any groundwater dewatering into building systems.	

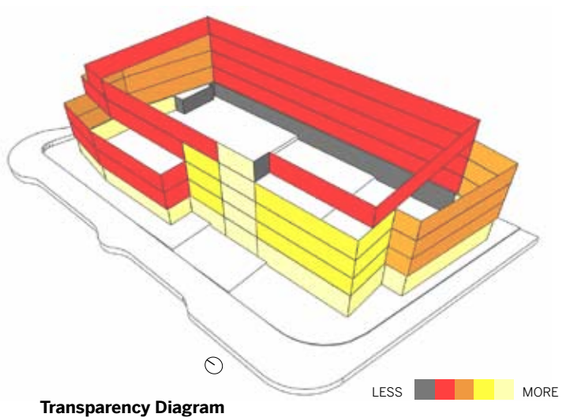
Design Review Recommendation Meeting

SUSTAINABLE DESIGN STRATEGIES

The Seattle Living Building Pilot Program calls for the Project to use 75% less energy than a comparable non-living building.

ENERGY DIAGRAM





Transparency Diagram

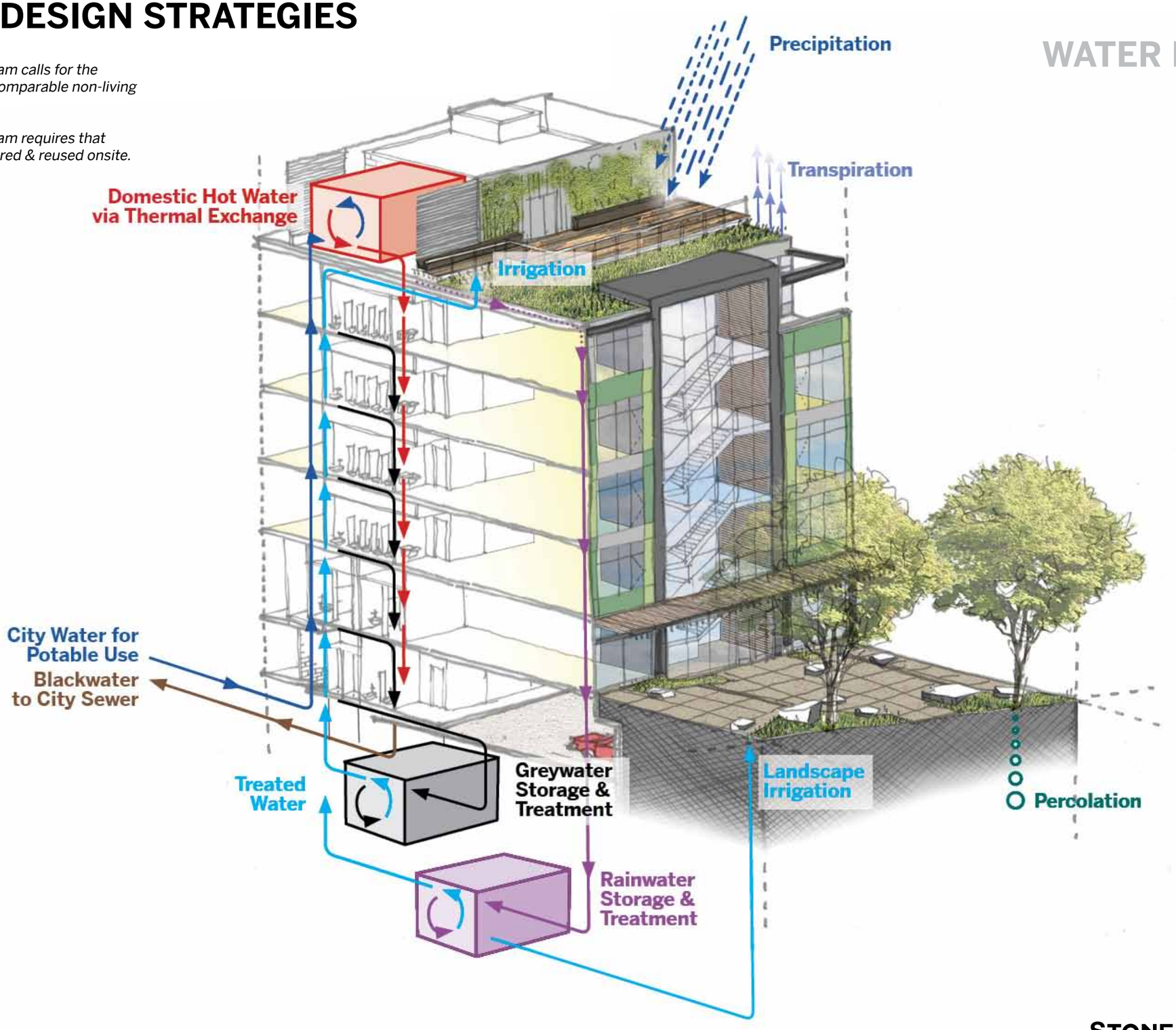
Exterior envelope shown without floorplates. The building entry, ground level retail spaces, and the southwest corner elevations have the most glazing. North and south exposures are more transparent than east and west.

SUSTAINABLE DESIGN STRATEGIES

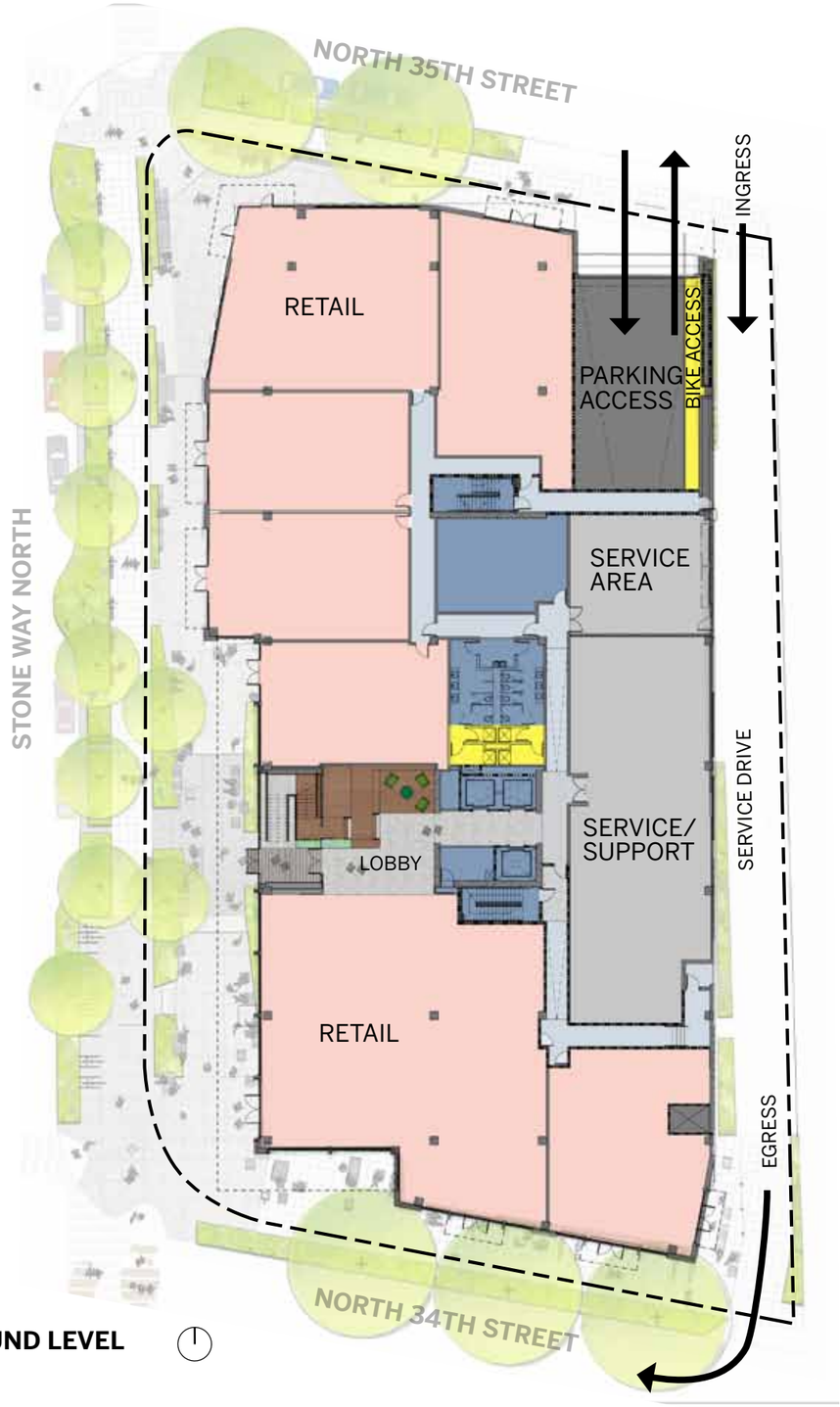
The Seattle Living Building Pilot Program calls for the Project to use 75% less water than a comparable non-living building.

The Seattle Living Building Pilot Program requires that 50% of the stormwater must be captured & reused onsite.

WATER DIAGRAM

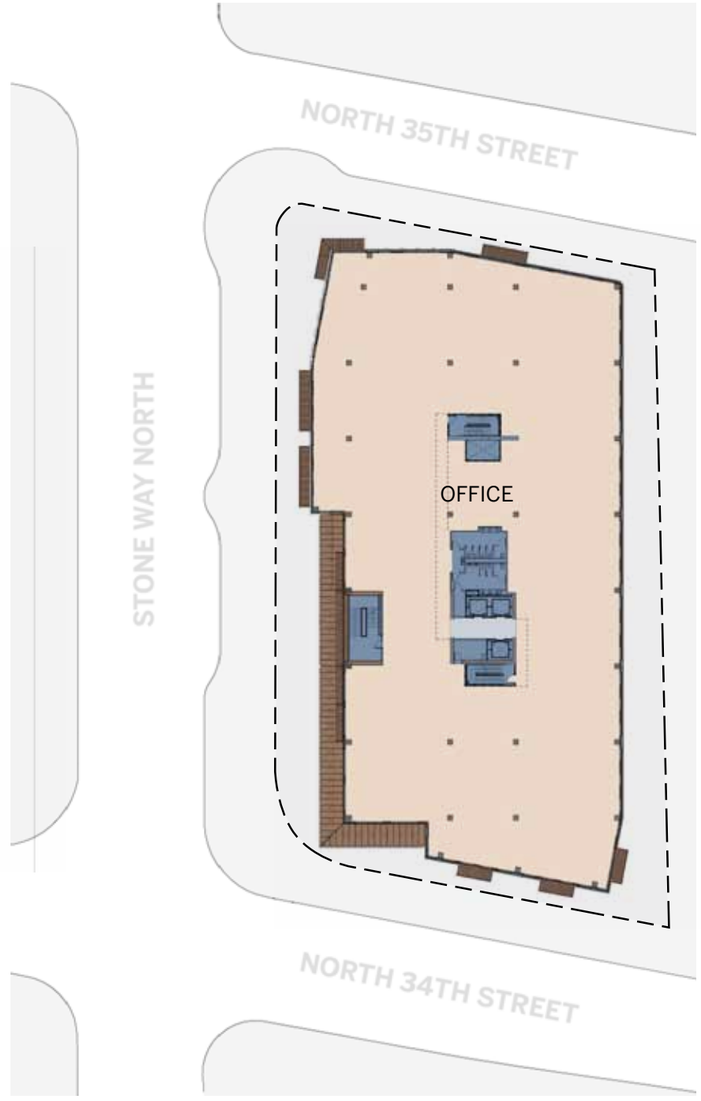


PLANS

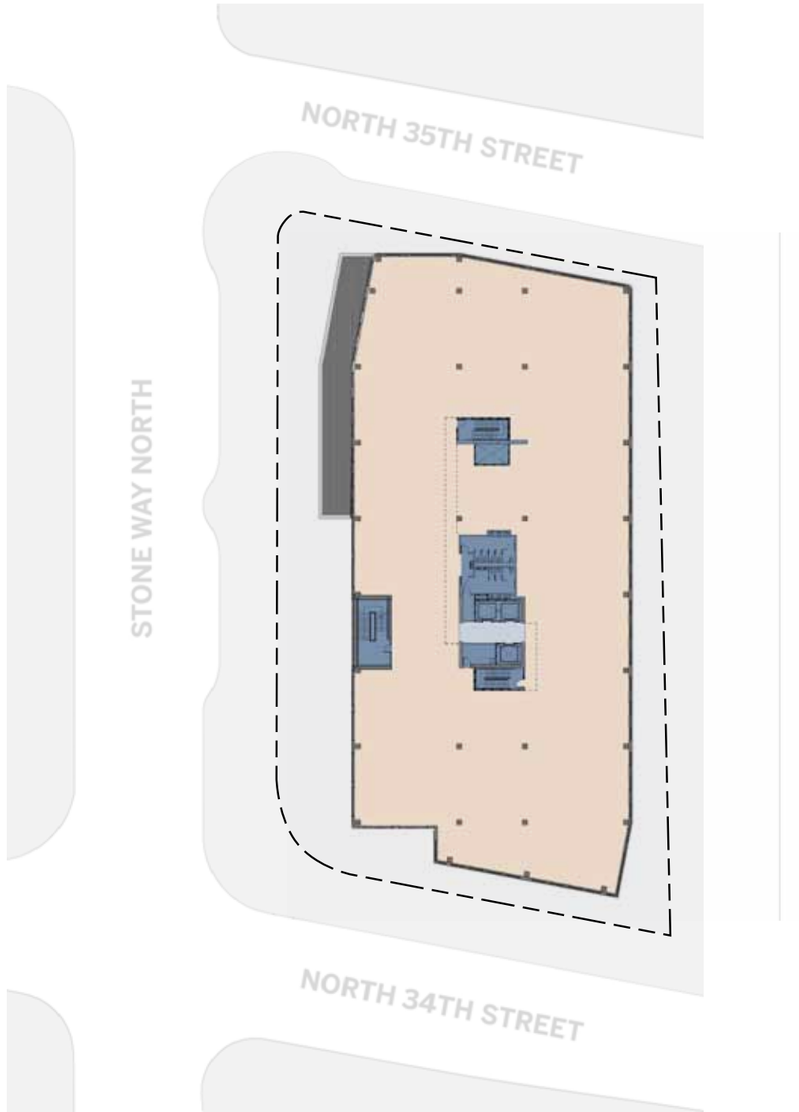


GROUND LEVEL

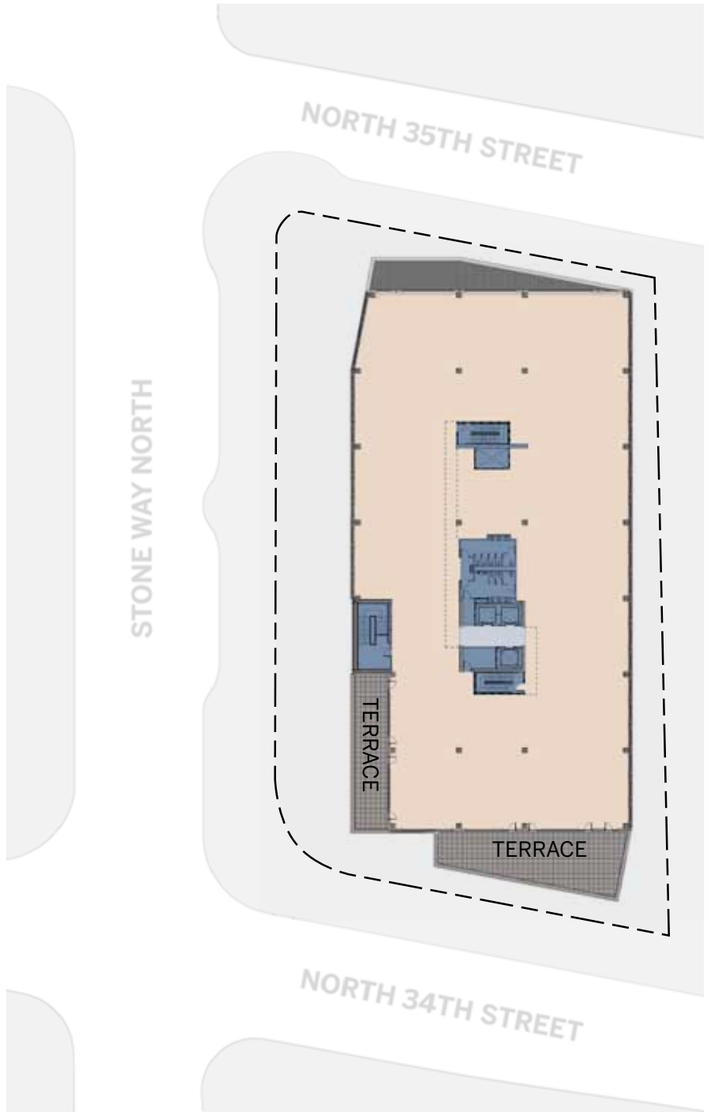
PARKING LEVEL 1



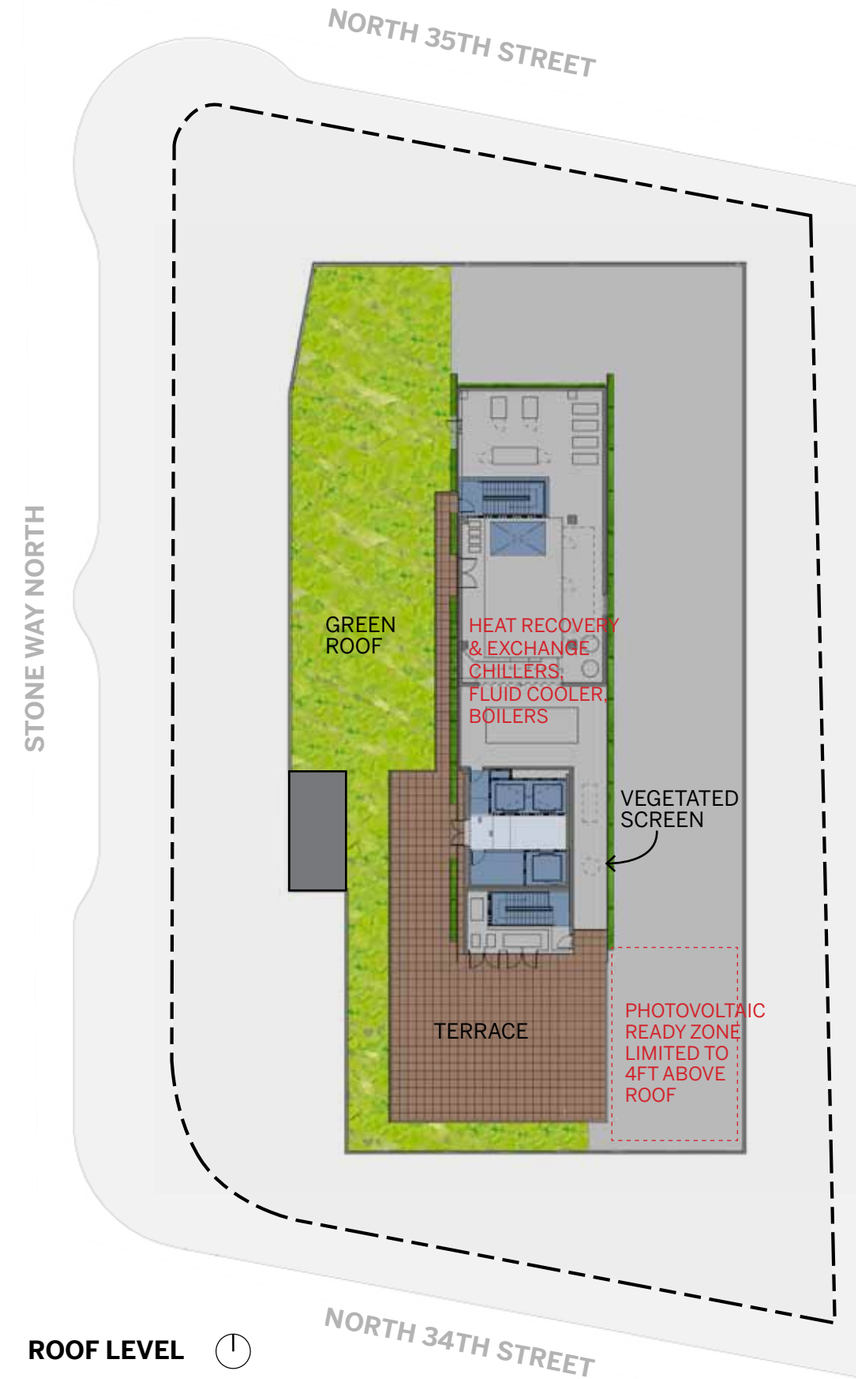
LEVELS 2-3



LEVEL 4



LEVEL 5



ROOF LEVEL

SITE USE DIAGRAMS

DAY-TO-DAY USE

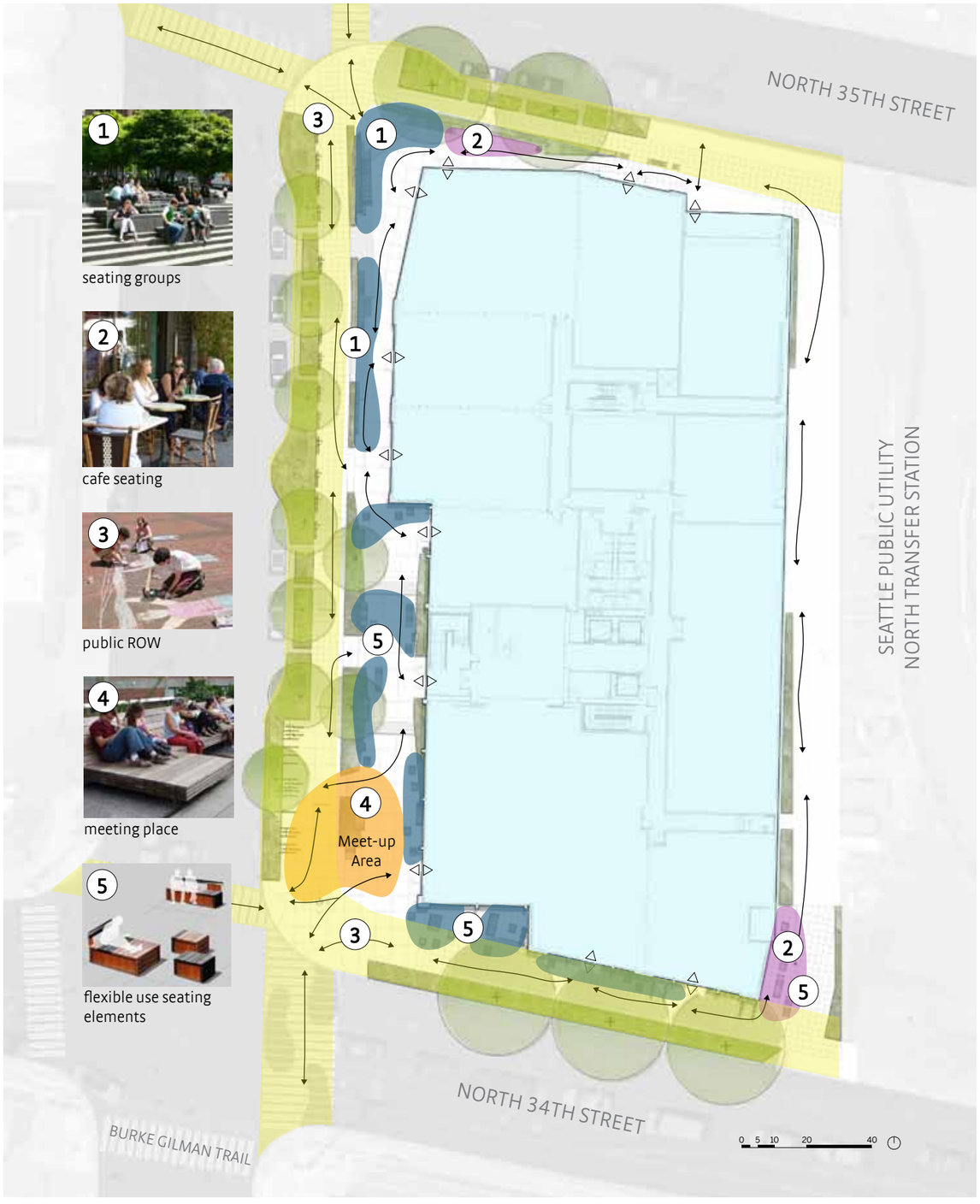
seating groups

cafe seating

public ROW

meeting place

flexible use seating elements



CYCLISTS

street racks

bike lanes

art racks

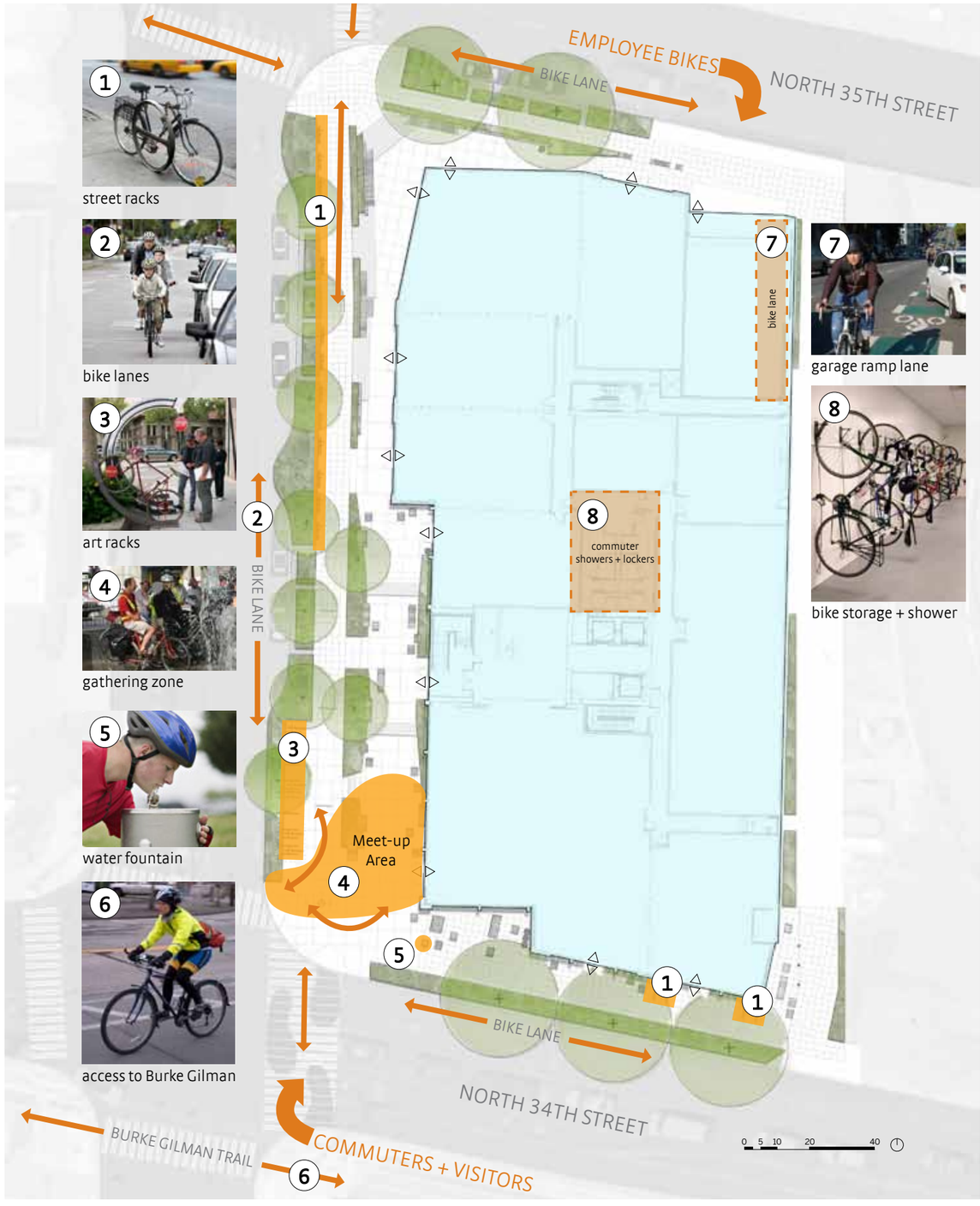
gathering zone

water fountain

access to Burke Gilman

garage ramp lane

bike storage + shower



TRAIL USERS

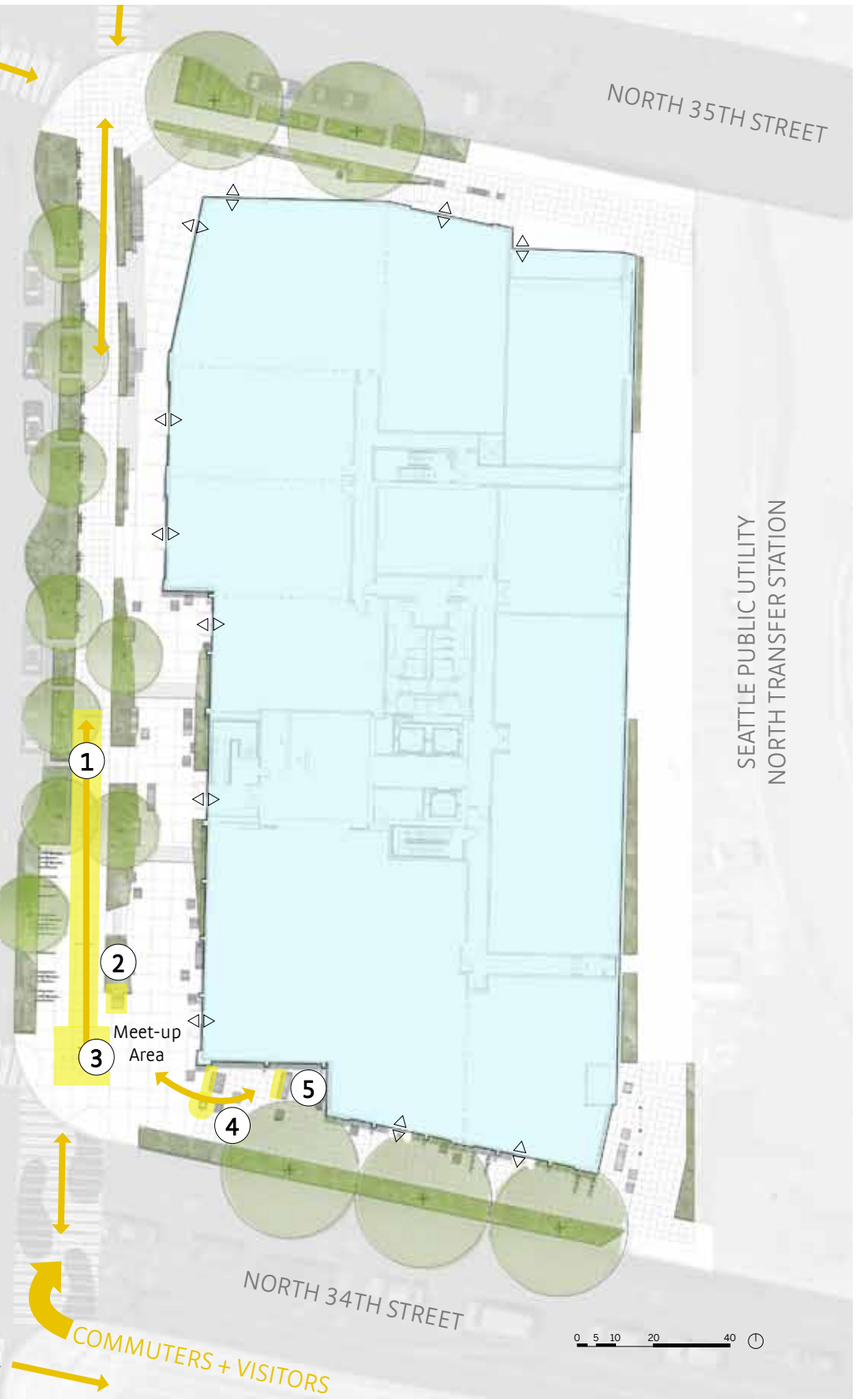
sprinting marks

podium

compass / station point

multi-use water fountain

stretching features



EVENTS + CELEBRATIONS

plaza tents

staging area tents

event watching

parades

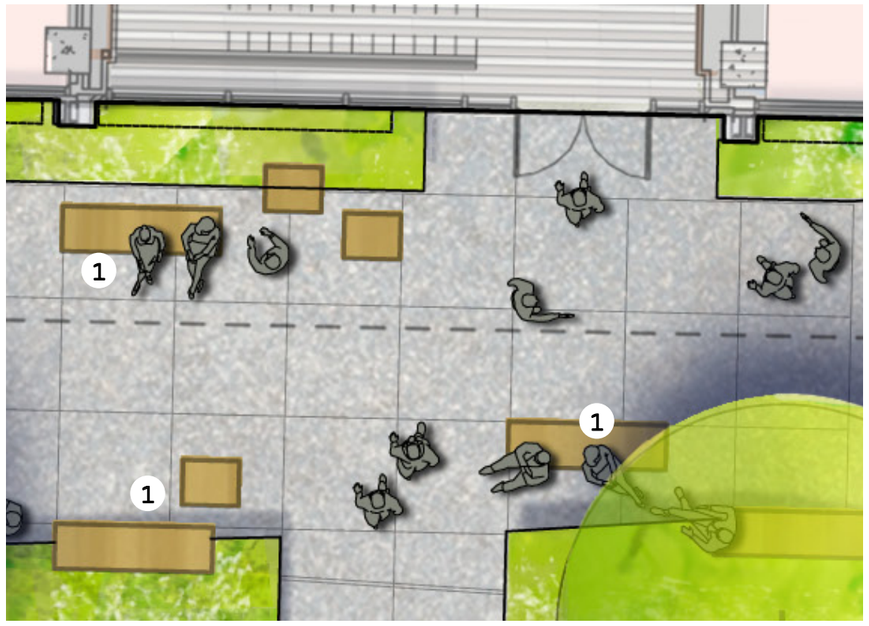
public celebrations

SITE PLAN

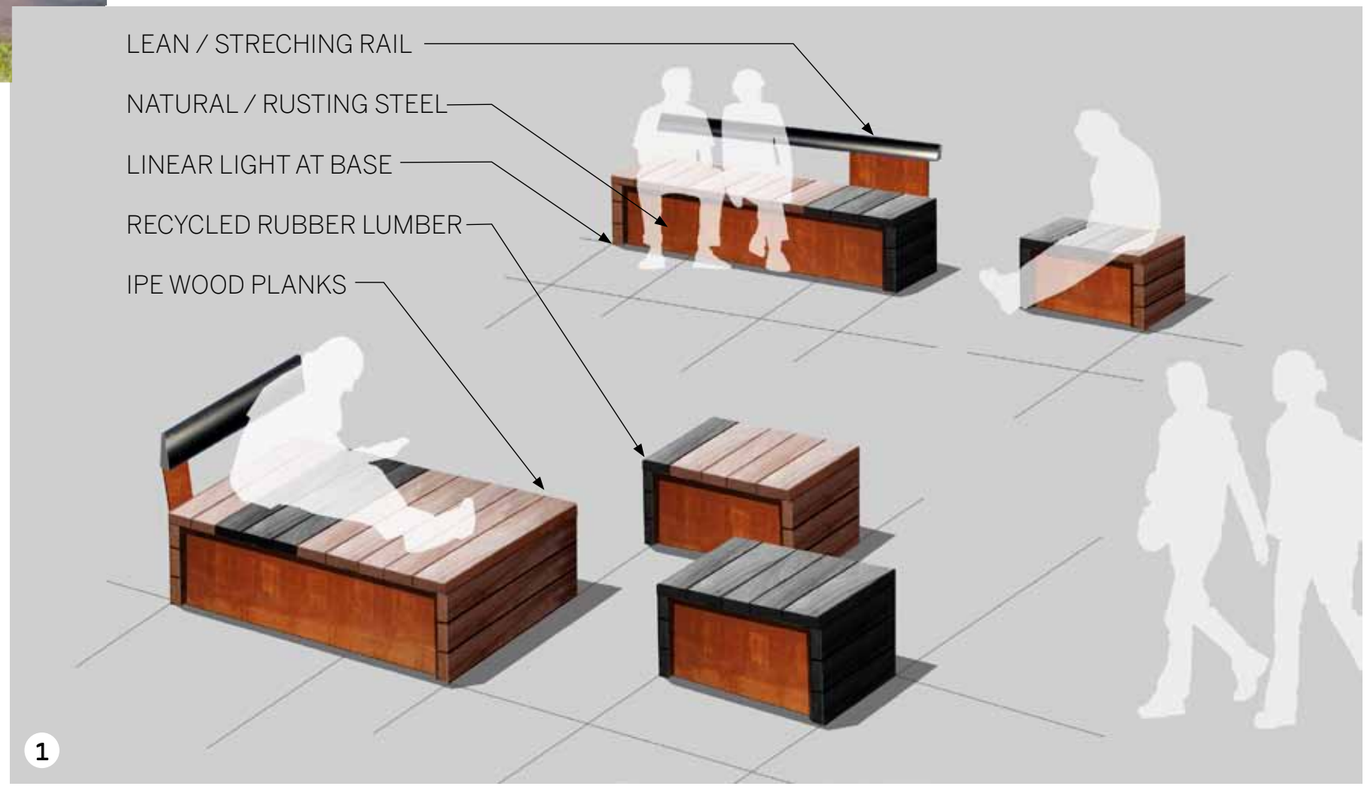

RETAIL COURT
1
PARKING ACCESS
SERVICE AREA
RETAIL
RETAIL
7'-6"
10' - 19'
LOBBY
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
14' - 20'
RETAIL COURT
12'-6"
25'-6"
1
ENTRY COURT
PLAZA
1
SEATING

DETAIL RENDERINGS OF LANDSCAPE FEATURES

VIEW TOWARD LOBBY ENTRY PLAZA



ENLARGED PLAN OF LOBBY ENTRY SEATING



DETAIL OF FLEXIBLE USE SEATING ELEMENTS

PLANTING PALETTE

TREES 1

Raywood Ash

Crabapple

VINES 3

Hops (L)

Boston Ivy (R)

STREET EDGE 4

Blueberry

Thyme

Chives (L)

Oregano (R)

Winter Savory

PLAZAS 5

Maidenhair (L)

Holly (R)

Sage (L)

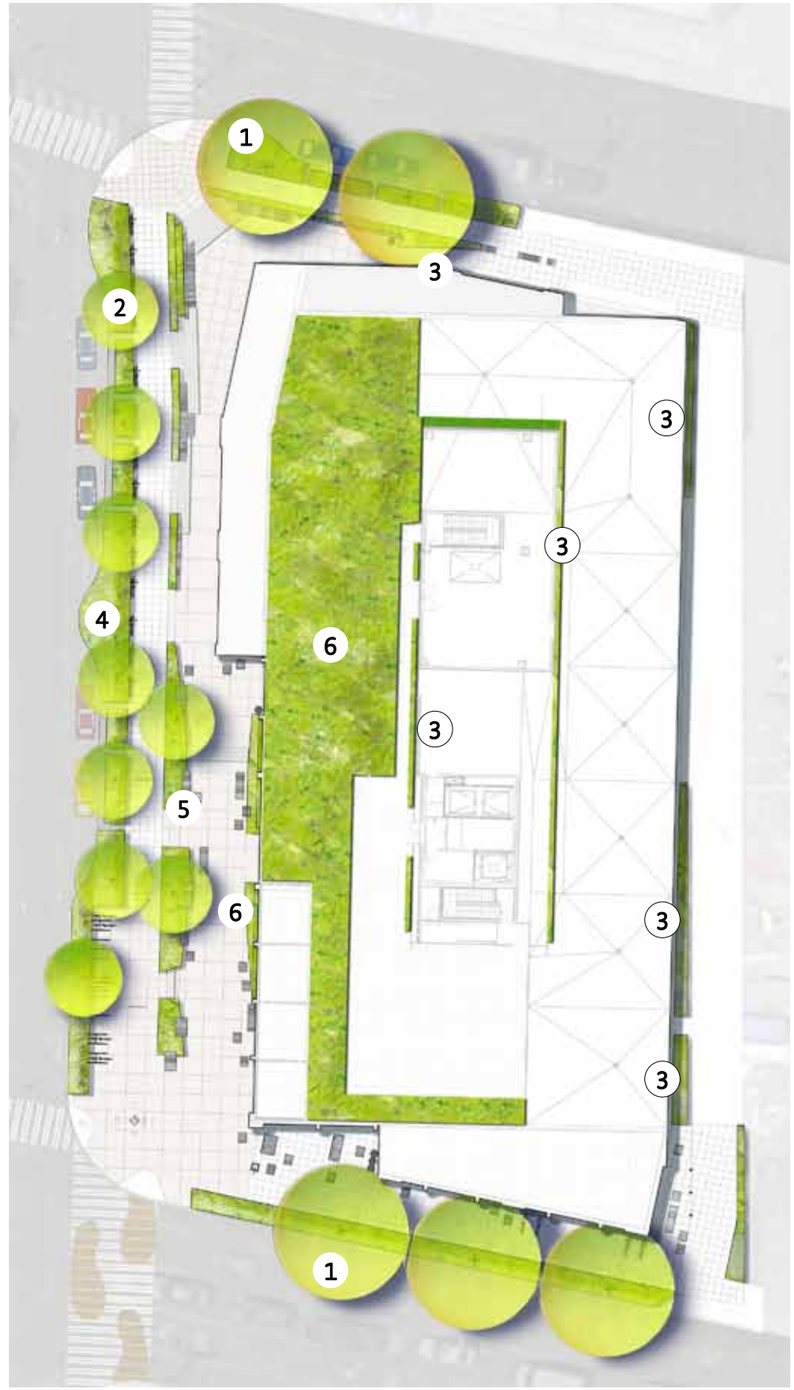
Brass Buttons (R)

Stipa (L)

Miscanthus (R)

GREEN CARPET 6

Sedum spp.



SITE MATERIAL PALETTE

FURNISHINGS 1

Custom Benches

Reclaimed Rubber

Wood

WALLS + STAIRS 2

Seat Walls and Stairs

Concrete (L)

Steel (R)

Green Carpet

BICYCLE AMENITIES 3

Custom Bike Racks

Custom Water Fountain

PAVING + CUSTOM INLAY 5

Sidewalk Inlays

SITE LIGHTING

Create a hierarchy of light levels to reinforce way-finding and to create a safe and dynamic night time environment.

Highest light levels are provided at the main building entrance and retail entrances via canopy mounted lighting elements.

Plaza areas are illuminated to a slightly lower light level via low level lighting elements integrated into landscape handrails and benches.

Sidewalk lighting is provided by streetlights.

Downlights mounted at exterior canopies

Grazing footlights at landscape benches

Handrail integrated light fixtures

1 Main canopy light:
Light fixtures are mounted to the main canopy to light the office entrance and to provide higher light levels at the 34th/ Stoneway building corner

2 Retail Entrance light:
Light fixtures are mounted to the entrance canopy to hightlight entry door locations

3 Landscape feature light:
Linear LED fixtures are concealed under landscape benches to create a grazing footlight along paving

4 Landscape Stair light:
Linear LED light fixtures are integrated into the stair handrail to illuminate stair treads

5 Alley light:
Full-shielded LED wall mount area light fixtures provide safe light levels at the Alley. 30’ on center spacing, 10’ to 14’ aff (de-pending on slope of alley)

6 Garage Entry Light:
Linear lensed fluorescent fixtures are mounted within the garage doors to illumi-nate the garage entry when garage doors are open

7 Street light:
Existing streetlights are reused and moved to correspond to project site design. Fixture are fully shielded

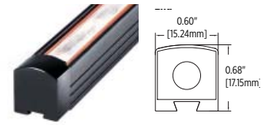
Building Lighting

Feature Stair
Linear LED fixtures wash the feature stair wood walls evenly with light

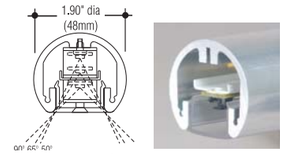
Lobby Light:
A combination of acccentlights, grazing wallwashers and ingrade uplights highlight distinct areas within the lobby

Roof Level Light:
Shielded low level steplights provide safe tasklight at the roof deck

Canopy mount downlight



Bench mounted foolight

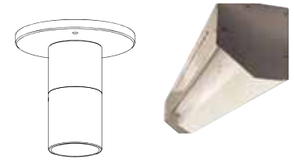


Handrail light fixture

Wall mount area light at alley

Garage entry light fixture

Existing streetlight



Building LIght fixtures

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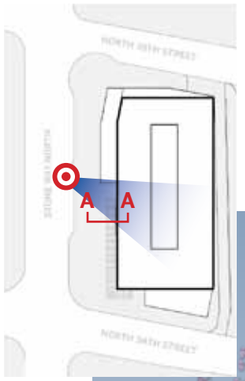
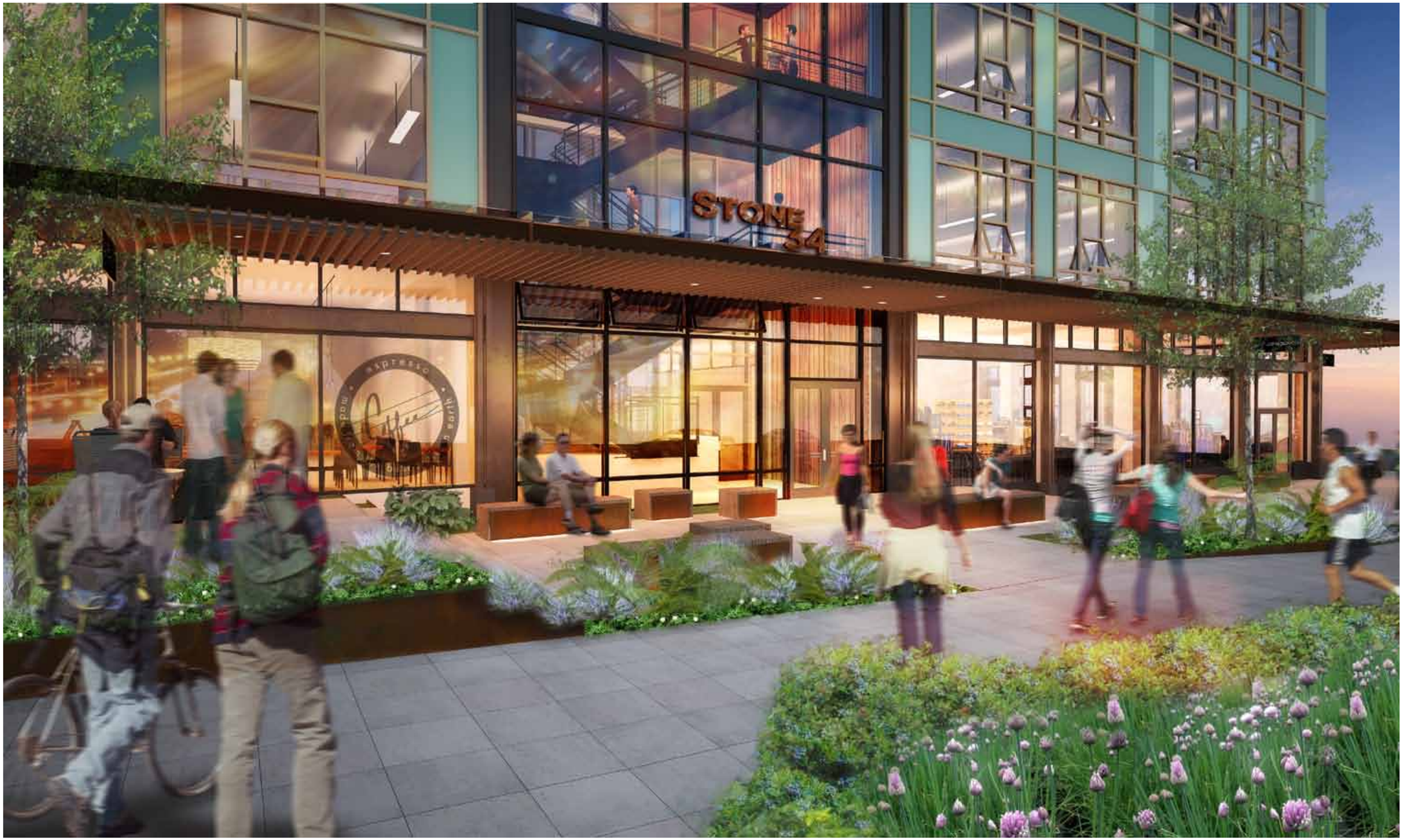
Office Lobby and Entry Sequence



Section A-A through Entry Lobby



Rendering with site trees shown at full growth.

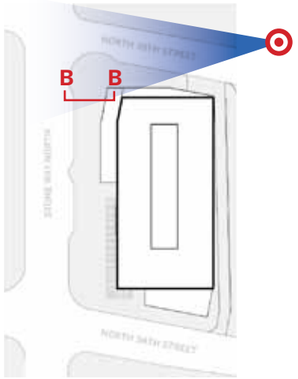
N 35th St and Stone Way

This rendering at Stone Way and N 35th St was shown at EDG-2.

Rendering with site trees hidden.

Rendering with site trees shown at full growth.

North 35th Street



Significant setbacks at the northwest corner open up views to the Aurora Bridge and help to build a sense of connection to the street life along Stone Way.

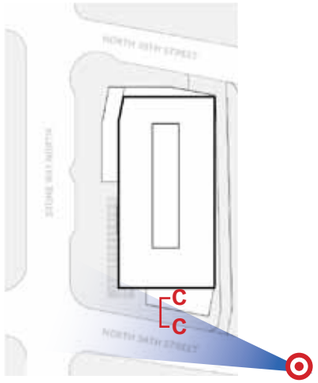
North retail elevation.

Section B-B through Northwest Corner at Street Level

Rendering with site trees hidden.

Rendering with site trees shown at full growth.

North 34th Street



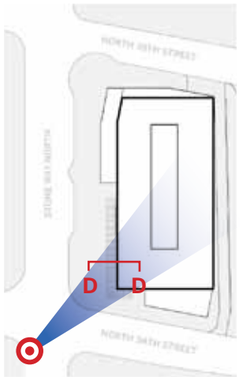
South retail elevation.

Section C-C through South Elevation at Street Level

Rendering with site trees hidden.

Rendering with site trees shown at full growth.

N 35th St and Stone Way



West retail elevation.

Section D-D through Southwest Corner at Street Level

Rendering with site trees hidden.

Rendering with site trees shown at full growth.

Elevations (no trees shown)

GLAZING SYSTEM WITH LIGHT BLUE SPANDREL GLASS

WARM, NEUTRAL PRECAST

GLAZING SYSTEM WITH LIGHT AND DARK GREEN SPANDREL GLASS

WOOD SLIDING WINDOWS AND WOOD PANELING

STEEL FRAME CANOPY SUPPORT STRUCTURE

EXTERIOR MATERIALS PALETTE SEE PAGE 38

GLAZING SYSTEM WITH LIGHT BLUE SPANDREL GLASS

WARM, NEUTRAL PRECAST

GLAZING SYSTEM WITH LIGHT AND DARK GREEN SPANDREL GLASS

STEEL TRIM WITH COLOR

STEEL FRAME CANOPY SUPPORT STRUCTURE

CHARCOAL PRECAST

WOOD SLIDING WINDOWS AND WOOD PANELING

Elevations (no trees shown)

SOUTH ELEVATION

GLAZING SYSTEM WITH LIGHT BLUE SPANDREL GLASS

WARM, NEUTRAL PRECAST

GLAZING SYSTEM WITH LIGHT AND DARK GREEN SPANDREL GLASS

CHARCOAL PRECAST

STEEL FRAME CANOPY SUPPORT STRUCTURE

EXTERIOR MATERIALS PALETTE SEE PAGE 38

EAST ELEVATION

GLAZING SYSTEM WITH LIGHT BLUE SPANDREL GLASS

WARM, NEUTRAL PRECAST

GLAZING SYSTEM WITH LIGHT AND DARK GREEN SPANDREL GLASS

STEEL FRAME CANOPY SUPPORT STRUCTURE

CHARCOAL PRECAST

Elevations (trees shown)

GLAZING SYSTEM WITH LIGHT BLUE SPANDREL GLASS

WARM, NEUTRAL PRECAST

GLAZING SYSTEM WITH LIGHT AND DARK GREEN SPANDREL GLASS

WOOD SLIDING WINDOWS AND WOOD PANELING

STEEL FRAME CANOPY SUPPORT STRUCTURE

EXTERIOR MATERIALS PALETTE SEE PAGE 38

GLAZING SYSTEM WITH LIGHT BLUE SPANDREL GLASS

WARM, NEUTRAL PRECAST

GLAZING SYSTEM WITH LIGHT AND DARK GREEN SPANDREL GLASS

STEEL TRIM WITH COLOR

STEEL FRAME CANOPY SUPPORT STRUCTURE

CHARCOAL PRECAST

WOOD SLIDING WINDOWS AND WOOD PANELING

Elevations (trees shown)

SOUTH ELEVATION

GLAZING SYSTEM WITH LIGHT BLUE SPANDREL GLASS

WARM, NEUTRAL PRECAST

GLAZING SYSTEM WITH LIGHT AND DARK GREEN SPANDREL GLASS

CHARCOAL PRECAST

STEEL FRAME CANOPY SUPPORT STRUCTURE

EXTERIOR MATERIALS PALETTE SEE PAGE 38

EAST ELEVATION

GLAZING SYSTEM WITH LIGHT BLUE SPANDREL GLASS

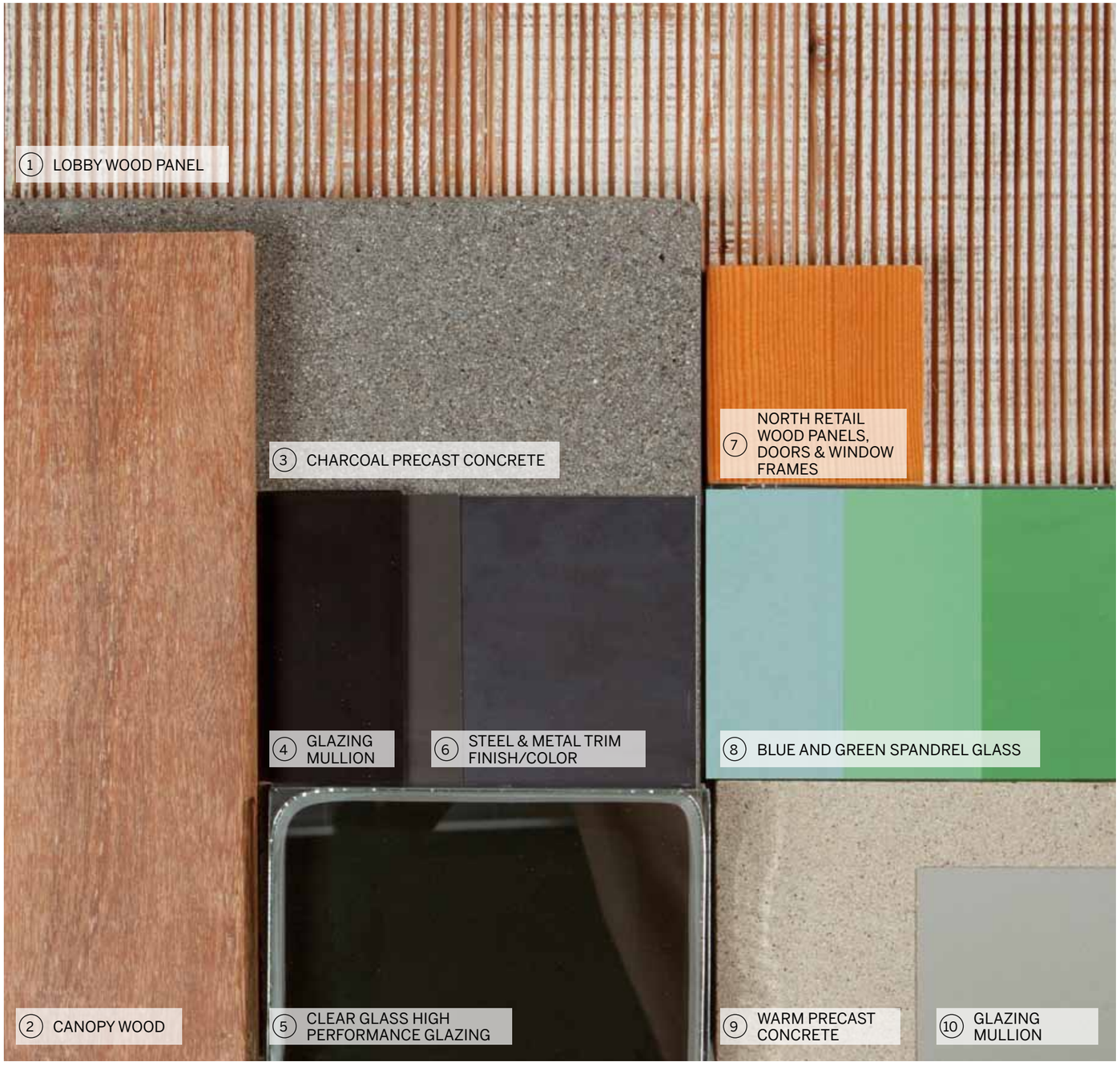
WARM, NEUTRAL PRECAST

GLAZING SYSTEM WITH LIGHT AND DARK GREEN SPANDREL GLASS

STEEL FRAME CANOPY SUPPORT STRUCTURE

CHARCOAL PRECAST

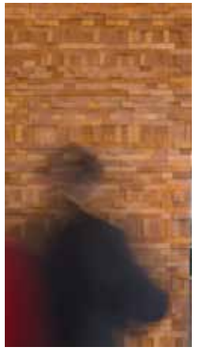
Building Material Palette



Site Material Palette

Examples

RETAIL BASE



UPPER FLOORS

DESIGN REVIEW RESPONSES

OVERALL CONTEXT RESPONSES

A-1 RESPONDING TO SITE CHARACTERISTICS.

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

At the Second Early Design Guidance Meeting, the Board discussed these issues and extensively focused on the site level analysis – see guidance provided under B-1.

A-8 PARKING AND VEHICLE ACCESS

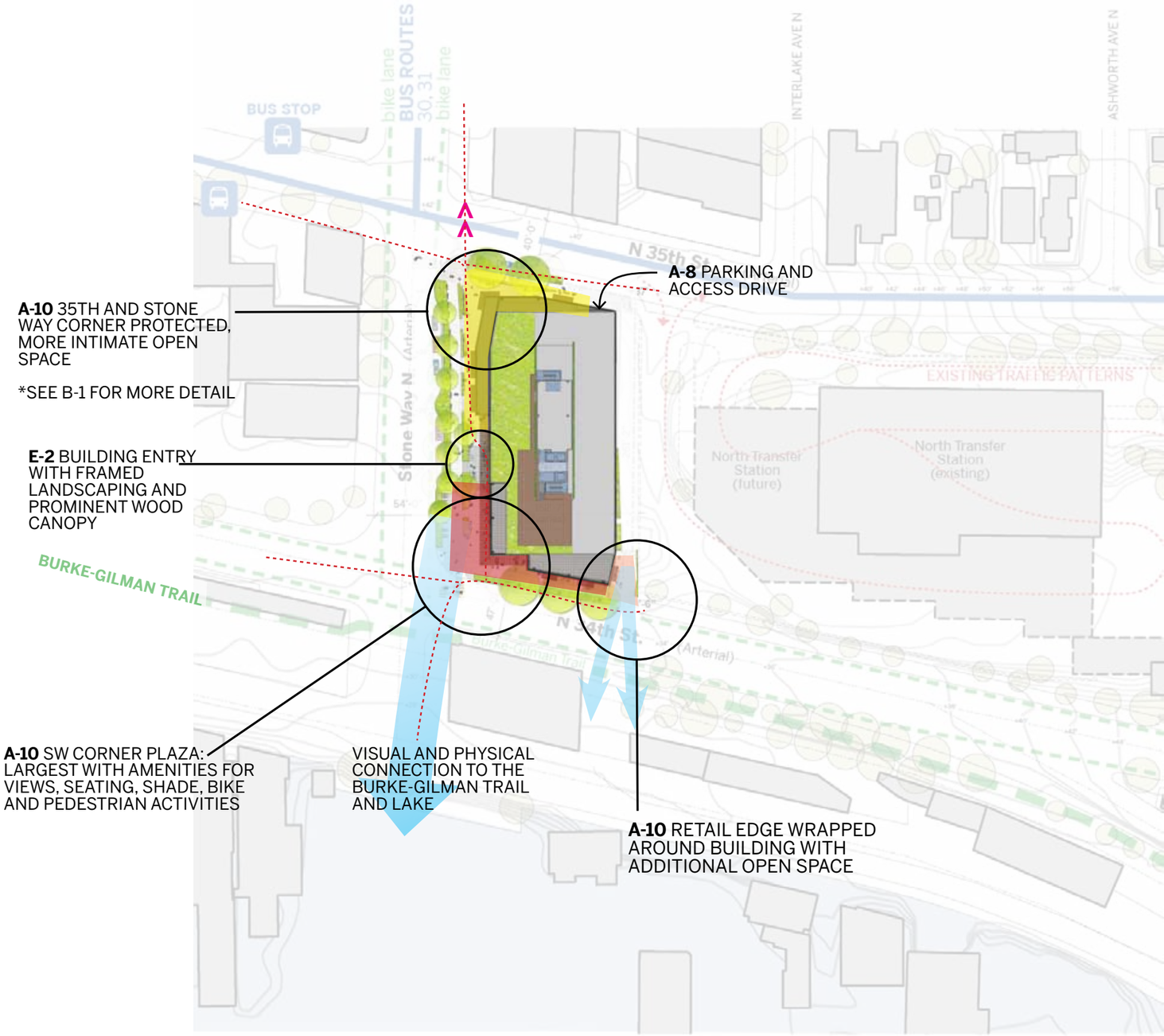
Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

- The approach to the one way access drive and parking entrance remains as presented and appreciated by the Board at the Second Early Design Guidance Meeting.

A-10 CORNER LOTS.

Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

- Since the Second Early Design Guidance Meeting, there has been additional erosion of the fifth floor at the prominent corner (Stone Way and 34th Street). In addition to reducing the sense of scale of the building, this erosion also provides an opportunity for a terrace and outdoor human activity that better connects the building occupants with the natural environment and the community.
- A series of ground level pedestrian oriented outdoor "rooms" have resulted from the setback and sculpting of the building form and directly respond to the character of the immediate context:
  - The SW corner is the largest plaza area directly connected to the prominent building corner, building entry, crosswalk to the Burke Gilman trail and views to the Lake. The plaza includes large open space for gathering/events, landscaping, and various pedestrian and bicyclist amenities.
  - The south façade and SE corner have been setback from the property line and reoriented to open the views to the lake and extend the activated retail edge to the east side of the building.
  - The north façade and NW Corner have been setback from the property line and reoriented to take advantage of the grade to offer a quieter protected space that will enhance more leisurely dining activity.



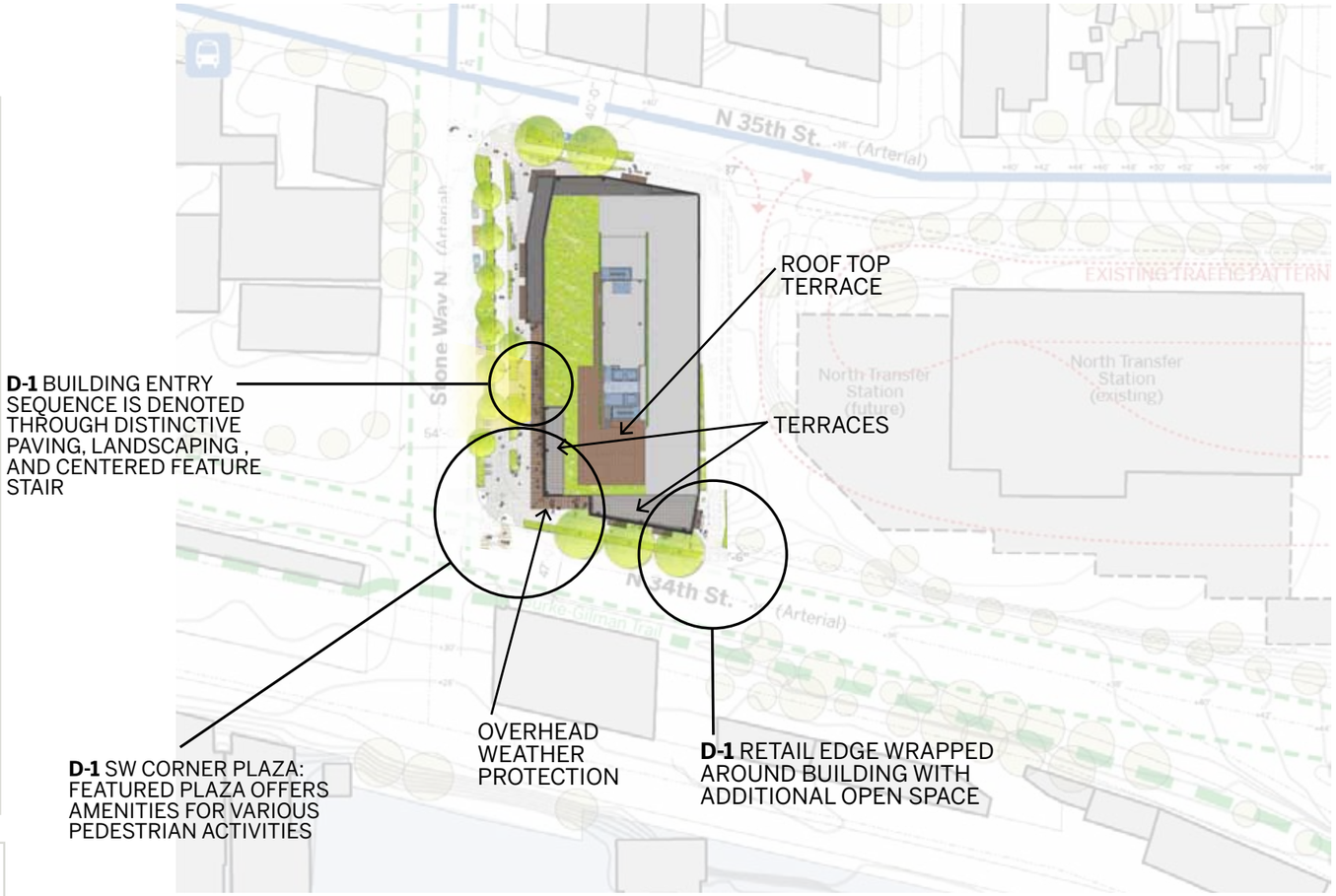
DESIGN REVIEW RESPONSES

OVERALL CONTEXT RESPONSES

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.

- The extensive open areas create place and connect the building with the Wallingford and Fremont communities, a key strategy for achieving LBPP. The feature corner plaza in combination with the diversity of connecting spaces along all street frontages engage the pedestrian with places for activity, gathering, meeting, rest and relaxation.
- The corner plaza reinforces strong visual access to Lake Union and the Burke Gilman Trail by framing sight lines and clear connections to the street crossing.
- Central to these spaces is promoting human activity. Amenities for bicyclists, runners, walkers and urban pedestrians include a bicycle amenities and extensive parking around and within the building, drinking fountain, stretching bars and variously sized furnishings to engage various groups in sunny and shady locations.
- A cadence of street trees and diverse landscape including vertical vine poles further reduce the edges.
- The highly visible stair at building entry is a signature element of the project. Complete transparency on the east and west enclosure walls of the stair allow for views into the building from the pedestrian perspective. Use of this focal circulation element enhances building user connectivity to the street and community (and vice-versa) while fostering physical well-being. In addition to transparency and helping to establish the corner, the stair is differentiated from the building facade through a transition in materials including a steel-like frame beginning at the building base and extending to the top of the stair with dramatic lighting on the interior wood north and south enclosure walls.
- The building entry sequence engages the public sidewalk through distinct paving, trees framing



E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE.

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

At the Second Early Design Guidance Meeting, the Board noted that the proximity to Lake Union is an unusual site condition that should be explored as part of the landscape design. The Board would like to see more information and details of how the users of the Burke Gilman Trail will be attracted to and use the ground level open spaces. See A-3, A-4, C-3 and D-1.

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS.

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.

At the Second Early Design Guidance Meeting, the Board continued their guidance from the first meeting and discussed these issues under A-3, A-4, C-3 and D-1.

DESIGN REVIEW RESPONSES

OVERALL CONCEPT

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY.

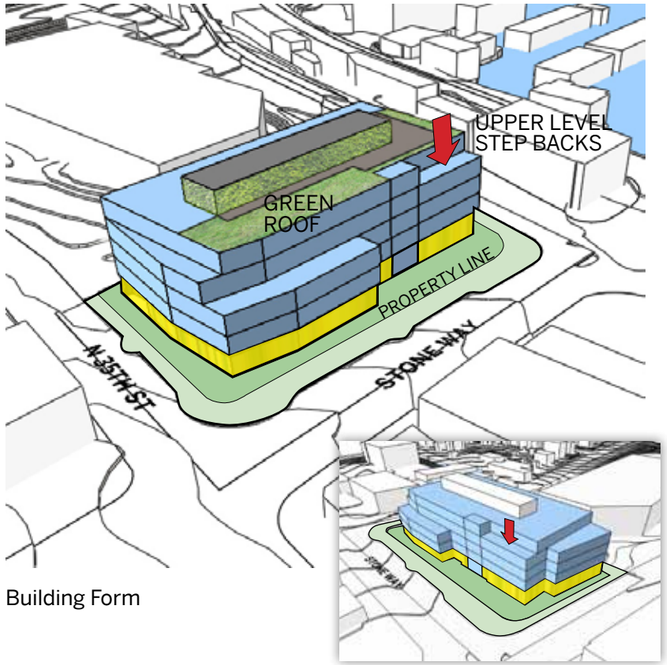
Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

- The building is set back from the property lines on all four sides and sculpted at the SE, SW, and NW corners to enhance the ground level pedestrian activity spaces, give scale to the building with adjacent neighborhoods preserving corridor views down Stone Way. See page 18 for setback dimensions.
- Substantial step backs at the 4th and 5th levels are oriented towards the major pedestrian view points from the north (35th), west (Stone Way), and south (34th) further reducing the scale of the building form and connecting human activity on building terraces with the natural environment and the community.
- An additional setback is placed at the fifth floor of the SW corner to signify the corner and give a softer scale to the pedestrian perspective.
- The scale of the facades has been further articulated through the use of materials, window patterning, vertical landscape material, and terraces.

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.

- Although the building form is substantially set back, sculpted and stepped, the architectural expression is a cohesive whole grounded by an urban street edge building base and topped by a lighter and airier upper level:
  - Materiality and detailing at the ground level recall the neighborhood character with the strong desire for the success of retail interest.
  - Animated patterns of two-tone green spandrel glass dominate the mid-section of the building and transition at key areas of the building to highlight predominant corners (SW) and neighborhood corners (SE and NE) where vertical landscaping becomes an integral aspect of the pattern.
  - At the upper level a pattern of sky blue spandrel glass, unique to this floor of the building, recedes into the background of the sky.
- The architectural expression of the building is informed by the imperatives of the Living Building pilot program and includes:
  - A pattern of vertical fenestration configured and positioned to maximize daylight penetration while remaining responsive to the energy reduction goals of the project;
  - Operable windows and terraces at key locations to connect users with the natural environment, fresh air and blur the boundaries between in and outdoors;
  - Strong connections to the outdoor natural and recreational environment through its use of natural materials, ample landscaping, green roof, vegetated walls and amenity rich and varied open spaces.
- The building promotes physical health through recreational activity by the amenities provided at the pedestrian levels, extensive bicycle facilities, and the highlighted focus of the main circulation stair centered above the building entry.
- At the pedestrian level, users are invited to engage in the recreation focused amenities within the open spaces (stretch bars, functional artwork, water fountains both for people and pets, bicycle parking, opportunities for outside dining, and seating in the sun and shade, see detail ped/bike experience on page 42).



Building Form

Architectural Expression

RENDERING FROM PAGE 33, SW CORNER

DESIGN REVIEW RESPONSES

DETAILED PEDESTRIAN/BICYCLIST EXPERIENCE

A-3 ENTRANCES VISIBLE FROM THE STREET.

Entries should be clearly identifiable and visible from the street.

At the Second Design Guidance Meeting, the Board reinforced the unique site conditions – see guidance provided under D-1.

A-4 HUMAN ACTIVITY.

New development should be sited and designed to encourage human activity on the street.

- The pedestrian experience along 35th Street, Stone Way and 34th Street is diverse and is engaged through a distinctive series of spaces that are enlivened by extensive transparent retail facades and pedestrian level signage and lighting but differentiated by select locations of large sliding retail windows, a variety of site furnishings incorporated into varied seasonally diverse planting areas, and amenities for a range of human activities.

C-3 HUMAN SCALE.

The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

- Amenities in the SW corner pedestrian open space include stretching bars incorporated into site furnishings and features, seating for sun and shade, ample bicycle parking, functional bike maintenance sculpture, water fountain, artful recreation themed sidewalk inlays.
- The SE corner provides additional retail oriented open space with seating, lighting and bollards protecting the pedestrian from alley traffic
- The NW corner includes operable retail windows along a protected open space to enhance opportunities for drinking and dining.

D-7 PERSONAL SAFETY AND SECURITY.

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

- Designated areas for various pedestrian and bicyclist activity.
- The inclusion of various users and modes of travel along the pedestrian facades increase activity along the street.
- The retail uses at the pedestrian level increase “eyes on the street” on evening and weekend hours.
- Pedestrian-scaled lighting is incorporated on all four sides of the building to increase safety for all users.

SECTION FROM PAGE 32, SW CORNER AT STREET LEVEL

RENDERING FROM PAGE 25, SW CORNER AT STREET LEVEL

DESIGN REVIEW RESPONSES

ELEMENT DETAILS

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 a high quality of detailing are encouraged.

- The dominant elements of the building are high-quality, long lasting, locally focused, natural materials: wood, glass, steel and concrete. See diagram for locations and types of the proposed palette.
- The pedestrian level combines extensive areas of transparency with steel, concrete and wood, engaging the character of the neighborhood and providing texture and scale to the human experience and activity within the open spaces and pedestrian areas.
- Animated patterns of two-tone green spandrel glass provide a strong identity to the building and transition at key areas to highlight predominant corners (SW) and neighborhood corners (SE and NE) where vertical landscaping becomes an integral aspect of the pattern. At the upper level a pattern of sky blue spandrel glass, unique to this floor of the building, recedes into the background of the sky.
- The rooftop design includes areas of vegetated roof, a terrace and areas where future photovoltaic cells may be installed. The mechanical spaces are extensively screened with vertical landscape plantings.

D-9 COMMERCIAL SIGNAGE.

Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

- The entry canopy will accommodate a prominent building sign mounted above the overhead canopy to mark the lobby entrance.
- Blade signs associated with the retail establishments will be incorporated below the overhead canopy, between window bays.
- Additional appropriately scaled window signage will be encouraged for retail establishments to personalize their storefront.

D-10 COMMERCIAL LIGHTING.

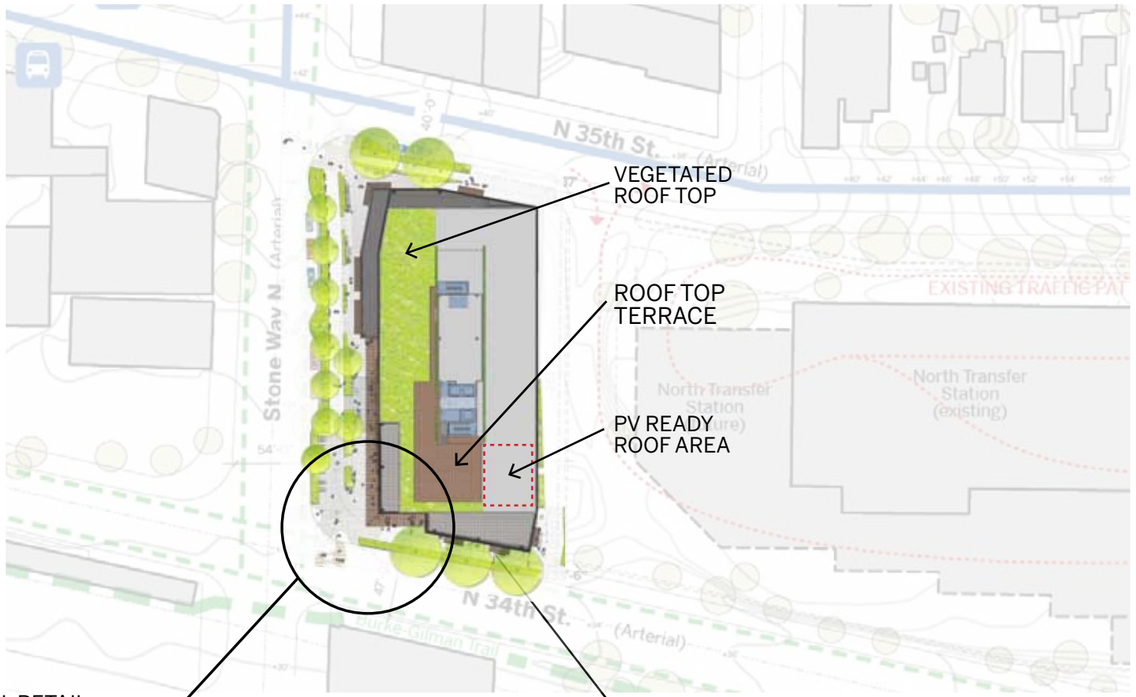
Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

- The lighting design includes a hierarchy of light levels that reinforces wayfinding, creates a safe pedestrian environment and provides a dynamic nighttime experience.
- Light fixtures are discreetly located within overhead canopies and site furnishings. Building mounted service access lighting is appropriately shielded.
- Reference lighting plan on page 22 for further detail.

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.

- Transparent, full height retail storefront windows wrap the three street facades. Additionally, this treatment wraps the corner of the SE facade maximizing retail frontage at the pedestrian level and acknowledging there are no “back sides” to this building. The east façade also incorporates vertical landscape elements at corner locations where windows are not practical.
- The retail glazing includes large areas of glazing at locations of direct sight into the commercial spaces supplemented by smaller scale transom type windows that respond to the character of the neighborhood and pedestrian scale.



RENDERING FROM PAGE 31, SE CORNER AT STREET LEVEL

REQUESTS FOR LAND USE CODE DEPARTURES

DEPARTURES ASSOCIATED WITH THE SEATTLE LIVING BUILDING PILOT PROGRAM

Code Reference	Existing Standard	Proposed Departure	Rationale
SMC 23.50.026 Structure Height in IC Zones	Maximum building height in an IC-45 zone is 45 feet	Projects participating in the Living Building Pilot Program pursuant to SMC 23.40.060 may be allowed departure to structure height. Proposed code amendment to SMC 23.41.012.D.2.f would allow the Board to grant departures of up to 20' of additional height on sites in IC zones with height limits of 45 feet or less, if the sites are located in an Urban Village or Urban Center. We are proposing to obtain a departure for the 20 additional feet per this proposed code amendment.	Additional height is necessary to meet the goals and objectives outlined in SMC 23.40.060 D.2.f Living Building Pilot Program Ordinance. Additional height helps to address Imperatives associated with human comfort, health, community connection, and car-free living. The departure also facilitates allowing the building to have a narrower floor plate, opening up the public plaza and better meeting the intent of design review guidelines A-4 (human activity), B-1 (height bulk and scale), C-3 (human scale), D-1 (pedestrian open spaces and entrances), E-2 (landscaping to enhance building/site), E-3 (landscape design to address special site conditions)
SMC 23.50.028 Floor Area	FAR of 2.5	Projects participating in the Seattle Living Building Pilot Program pursuant to SMC 23.40.060 may be allowed departure to FAR limitations to allow up to 15% above the FAR limit of the zone. See SMC 23.41.012.D.2.d.1. We propose a departure from the FAR limitation in the IC zone. Under the IC zone, we would be limited to FAR of 99,000 s.f.; with the departure to allow an additional 15%, we would be allowed FAR of 113,850 s.f.	The project seeks to use 15% FAR Departure for Incorporating Advanced Building Systems (Design + Technology Allowances). These Advanced Design Concepts and Green Technologies will be utilized to create a Market Rate Building seeking LBPP Petals such as Energy [>75%Energy Reduction];Water [Storm + Water Usage]; Health [Civilized Environment]; Beauty [Inspiration + Education] through the use of rain water & gray water collection cisterns, water filtration systems, thermal storage, mechanical system & heat recovery unit). The FAR increase provides an offset to the additional costs associated with advanced environmental building systems and Pilot Program projects, allowing the project to financially viable (costs associated with Providing Energy Reduction and Systems for Storm and Water Reduction). Without FAR increase, the project is no longer market rate or financially viable (Issues will all Petals of LBPP).
SMC 23.50.028 Floor Area	FAR of 2.5 does not allow exemption for ground level retail uses in IC zones	Proposed code amendment to SMC 23.41.012.D.2.d would allow all gross floor area for street level retail general sales and services, eating and drinking establishments, or entertainment uses when located in an IC-45 zone, and located within an urban village or urban center. The project proposes to pursue this departure to exempt ground floor retail uses from FAR calculation. The ground floor retail would not be provided without the departure. Ground floor retail FAR totals 14,600 s.f. and Total FAR including 15% FAR departure and ground floor retail departure would be 128,450 s.f. Total square footage allowed without departure would be 113,850 s.f.	Additional areas is necessary to meet the goals and objectives of the Living Building Pilot Program. The addition of ground floor retail will help meet the human scale/humane places petal, democracy and social justice petal, and beauty and spirit petal. The addition of ground floor retail (which would not occur if it were not FAR exempt) will also allow the building to better meet the following design review guidelines: A-2 streetscape compatibility, A-4 (human activity), C-3 (human scale), D1 (Pedestrian open spaces and entrances), D-12 (commercial transparency).
SMC 23.50.020.A.4.a.2: Structure Height Exceptions and Additional Restrictions	SMC 23.50.020.A.4.a.2: The following rooftop features may extend up to 15 feet above the applicable height limit: Stair and Elevator Penthouses	Proposed code amendment to SMC 23.41.012.D.2.f would allow the board to grant departures for rooftop features allowed in the underlying zone to extend above the approved structure height. The proposed departure would allow the elevator over-ride penthouse, of approx. 100 sq. ft. in roof area, to extend 18 feet above the 65 foot height limit to allow access to the green roof and provide an accessible route to the roof terrace.	The departure is necessary to allow for elevator access to rooftop. Access to the rooftop via an elevator is be necessary to provide maintenance for sustainability features [green roofs, green walls, mechanical equipment, and future PV array] as well as provide an accessible route for mobility-impaired individuals accessing the roof terrace. This departure helps address Imperatives associated with ecological water flow, energy, democracy and social justice.

Departure Request

1. Additional 20 feet in height in IC-45
2. Ground floor Retail Exemption

Strategy and Objective

STRATEGY: Use Height Departure to CREATE a vibrant pedestrian connection and amenity at a HIGHLY traveled multi-modal intersection; Over 8,000 square feet carved away from each floor plate to create pedestrian areas

OBJECTIVE: Take lost square footage on ground floor and add to 5th Floor; Create Narrower Floor Plate to increase day light into building (reduce artificial lighting)

BETTER MEETS THE LBPP GOALS

Health: Civilized Environment;
[Allow access to daylight]
Equity: Human Scale + Humane Places;
[Allows for public open space]
Site: Car Free Living;
[Multi-use building allows for neighborhood retail]
Beauty: Beauty + Spirit
[Larger plaza allows for site anmenities]

DESIGN GUIDELINES BETTER MET

A-1: Corner plaza activates and connects to highly visible intersection and Burke-Gilman Trail;
A-4: Open space and ground level retail promote active streetscape;
A-10: Open space orients to corner and provides transition to the building;
B-1: Diverse open space provides set back of building mass and offers transition from the mass to the existing neighborhood context;
C-2: Site design and open space differentiate ground level uses from office;
C-3: Open space design provides human scale detail and experience;
D-1: Corner plaza offers community gathering space and enhances pedestrian oriented activity;
E-2: Generous open area offers diversity of spaces and landscape design.
D-11: Commerical Transparency

ENVIRONMENTAL RESULTS WITHOUT DEPARTURE

Compromises spatial quality and daylight penetration effecting human comfort, health, and productivity (issues with Civilized Environment).

Precludes corner open spaces, eliminating community amenity that addresses key intersection and precludes opportunities for the meeting LBPP petals related to Health and Equity

No Ground Floor Pedestrian Areas decreases Community Connection and increases auto-dependency (issues with Human Places and Car-Free Living)

Departure Request

Living Building Pilot Program 15% increase in Floor Area

Strategy and Objective

STRATEGY: Use 15% FAR Departure for Incorporating Advanced Building Systems (Design + Technology Allowances)
OBJECTIVE: Incorporate Advance Design Concepts and Green Technologies to create a Market Rate Building that meets LBPP (e.g. rain water & gray water collection cisterns, water filtration systems, thermal storage, mechanical system & heat r

BETTER MEETS THE LBPP GOALS

Energy: Energy Reduction (>75%);

Water: Storm (>50%) + Water Usage; (>75%)

Health: Civilized Environment;

Beauty: Inspiration + Education

[Bonus FAR offsets some of the cost of providing advanced sustainability features and systems]

DESIGN GUIDELINES BETTER MET

N/A Related to pilot program/environmental goals, but not inconsistent with design guidelines.

ENVIRONMENTAL RESULTS WITHOUT DEPARTURE

Does not allow room for sustainable building systems

Unable to offset of added costs awith sustainable building systems or unable to meet Energy and Water reduction goals

Unable to be financially viable or market rate
(Issues with all Petals of LBPP)

APPENDIX: LIVING BUILDING IMPERATIVES

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Seattle Living Building Pilot Program

SITE PETAL

The intent of the Site Petal is to clearly articulate where it is acceptable for people to build, how to protect and restore a place once it has been developed and to encourage the creation of communities that are based on the pedestrian rather than the automobile.

1. Limits to Growth
Projects may only be built on grayfields, brownfields, or previously developed sites.

The current site for the project is located on a previously developed piece of land. The site is not located near any sensitive habitat areas. Site design concepts include landscape planting using all native plant species.

2. Urban Agriculture
All projects must integrate opportunities for agriculture appropriate to the scale and density of the project using its Floor Area Ratio as the basis for calculation.

The project site, as determined by transect methodology, is classified as Transect L5 Urban Center Zone which is defined as medium to high density mixed-use development found in the first ring of a larger city. The L5 transect includes a requirement for urban agriculture when the building floor area is equal to or less than 2.99 times the project site area. The effective building floor area for this project is in excess of 2.99 and therefore there is no urban agriculture requirement. However, the project seeks to incorporate selective agricultural elements which will demonstrate to the community that urban food production is possible on a commercial site.

Plant species will be installed in the public realm that provides agricultural benefit. Edible shrubs and groundcovers, such as blueberry and oregano, will be located along the sidewalk of Stone Way North that can be harvested by both the building users and the public. Hop vines will also be planted on three poles at the NW corner to provide an example of how vertical farming can be integrated into an urban setting. The roof will provide further agricultural planting with additional hop vines on the north, west and east façades of the mechanical screen, as well as edible shrubs in a raised planter.

3. Habitat Exchange
For each hectare of development, an equal amount of land must be set-aside in perpetuity as part of a habitat exchange.

The project team is working with the Biomimicry Institute, a not-for-profit organization that promotes the study and imitation of nature's designs through Habitat Exchange programs, to review opportunities for project participation in one of the Institution's Habitat Exchange programs.

4. Car Free Living
For Building and Neighborhood projects, with the intent to increase walkability, the proposed development may not lower the development density of the existing site or the catchment area of the Transect.

The Project is a market rate commercial office building designed with a community-centric, vibrant retail base and incorporates multiple features to encourage Car Free living. Given the project's close proximity to the Burke Gilman Trail, encouraging cycling to and from the site is a natural fit. Multiple bike racks are proposed along the public spaces adjacent to the building, some of which are sheltered. Included in the underground parking garage is more formal bike storage for building tenant employees.

Currently, parking demand requested by tenants within the Fremont/Wallingford area averages 2.0 stalls per 1000 square feet of office area. The project provides parking well below the market-desired ratio. To ensure project financing, tenant leasing, and the promotion of Car Free Living, the project provides a reasonable level of parking THEN reduces parking demand with an active pedestrian base connected to the community which supports a car free lifestyle. The project strategy is to wean the market from its auto dependency and over time, dedicate more garage space for alternative modes of transportation, other creative uses, or added living building features.

Lastly, the project will provide 300 jobs in a diversely zoned area that includes residential uses, encouraging a greater number of trips to work to be achieved via walking, bicycling, or transit, further reducing the demand for parking.

WATER PETAL

The intent of the Water Petal is to realign how people use water and redefine ' waste' in the built environment, so that water is respected as a precious resource.

5. Net Zero Water
The Seattle Living Building Pilot Program calls for the Project to use 75% less water than a comparable non-living building.

The Project will meet this criterion. The Project will capture and treat rainwater, and will reuse greywater for non-potable uses. Water will be stored in a cistern located below grade. Other, more standard, water conserving features, such as low flow toilets, automatic faucets, etc. will be incorporated into the building design.

Because City of Seattle requirements stipulate potable water must come from city supplied water, the building will not achieve net zero water initially. However, true "net zero water" usage will be viable given the project's built in systems should on-site treatment for potable use be allowable in the future.

The irrigation demands for the site are to be satisfied with captured rainwater after plants have been established. Plants have been selected for specific characteristics including low water need.

The planting irrigation design will support the rich planting areas with high efficiency irrigation supplied by captured rainwater. This system will include water efficient sprinklers, low-flow dripline and a smart controller that can adjust watering to account for actual moisture needs of the planting areas based on current weather data.

6. Ecological Water Flow
The Seattle Living Building Pilot Program requires that 50% of the stormwater must be captured and reused onsite.

The project will meet this criterion and implement this goal by:

a. Capturing and reusing rainwater;
b. Reducing the amount of impervious surfaces to increase natural percolation ; and
c. Reducing storm water run-off through methods that would be consistent with the site objectives (e.g. green roof, site evaporation, etc).

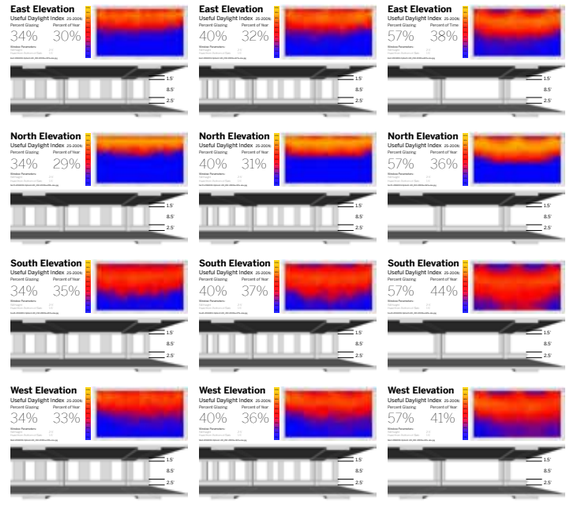
ENERGY PETAL

The intent of the Energy Petal is to signal a new age of design, wherein the built environment relies solely on renewable forms of energy and operates year round in a pollution free manner.

7. Net Zero
The Seattle Living Building Pilot Program calls for the Project to use 75% less energy than a comparable non-living building.

The Project will meet this criterion. Current applications utilized in the Project design to reduce energy consumption include:

1. A highly efficient building envelope;
2. Maximum building glazing of 40%;
3. Optimization of the building form (taller and narrower to improve daylighting);
4. Optimization of floor plate configuration and floor to floor heights to maximize effective daylighting;
5. Advanced energy metering and consumption management systems;
6. Hydronic Free Cooling;
7. Hydronic Chilled Beams;
8. Diurnal phase change thermal storage system with heat recovery chiller;
9. Dedicated outdoor air ventilation system with heat recovery of building exhaust; and
10. High performance lighting design.



Useful Daylight Index Studies

Seattle Living Building Pilot Program

HEALTH PETAL

The intent of the Health Petal is to focus on the major conditions that must be present to create robust, healthy spaces, rather than to address all of the potential ways that an interior environment could be compromised.

8. Civilized Environment
Every occupied space must have operable windows that provide access to fresh air and daylight.

With the additional floor to floor height allowed by the LBPP and code amendment departures, the project seeks to provide a workplace environment that maximizes daylight penetration into occupied areas of the proposed floor plates and that has spatial characteristics that are beneficial to human comfort and productivity. Analysis and implementation are an iterative balancing act for this project. The project improves daylight penetration to decrease ambient lighting requirements and provide better, natural light for the occupants. However, extensive glazing creates higher solar gain and potentially higher peak loads for cooling. A higher percent of glazing enhances the occupant experience and comfort by creating more connectivity to the outdoors. All of these factors have been weighed and the locations and size of the openings carefully selected in order to maximize the occupant comfort and address the concepts that include a civilized environment while not precluding the objectives from other imperatives.

This project sits adjacent to the transfer station and is bordered on three sides by arterial roads. This presents a situation where exemption from the fresh air imperative is justified because of traffic and transfer station noise, as well as significant concerns about odors and particulates created at the transfer station. Despite this, our team continues to review incorporateion of operable windows in strategic locations while not relying on this feature as a primary function of our HVAC system. Instead, the primary air ventilation will be achieved through a ducted air ventilation system.

9. Healthy Air
To promote good indoor air quality, renovations, buildings and buildings completed as part of neighborhood projects must meet the following criteria:

- *Entryways must have an external dirt track-in system and an internal dirt track-in system contained within a separate entry space.*
- *All kitchens, bathrooms, copy rooms, janitorial closets and chemical storage spaces must be separately ventilated and exhaust directly to outside air.*
- *Ventilation rates must be designed to comply with ASHRAE 62 and equipment must be installed to monitor level of carbon dioxide, temperature and humidity.*
- *Smoking must be prohibited within the project boundary.*
- *Conduct air quality testing at pre-occupancy and after nine months of occupancy to measure levels of Respirable Suspended Particulates (RSP) and Total Volatile Organic Compounds (TVOC).*

The project design will meet the above criteria established for this imperative.

10. Biophilia
The Project must be designed to include elements that nurture the innate human attraction to natural systems and processes. Each of the six established Biophilic Design Elements must be represented for every 2,000 m2 of the Project: environmental features, natural shapes and forms, natural patterns and processes, light and space, place-based relationships, and evolved human-nature relationships.

The project design integrates all six elements at a variety of scales. Environmental features include the careful stewarding of water with a living roof, plants supporting habitat function, and the use of natural materials ranging from rusting steel to recycled wood.

Natural form and shapes are integrated in the layers of plant species throughout the site including the living roof where installation will reflect natural patterns and species relationships. Open space furnishings are informally located throughout the site to support gathering and address natural behavioral patterns of use including protection and overview. The design includes the carefully crafted and idiosyncratic use of materials to reflect the history of maritime craft and the spirited neighborhoods of Wallingford and Fremont. Materials such as recycled wood provide texture, scale and reflect natural processes. Vines are planted on building walls bringing seasonal color, pattern and scale to the building facades.

Natural patterns and processes are integrated into the project using plant species providing agricultural and habitat functions along with seasonal variation. Additionally plants are used to enhance the experience of climatic change including light and shadow patterning. The living roof and open space planting will include a sedum mix that will evolve and adapt, distributing species within each specific microclimate

Light and space elements include the use of selective sun and shade tools such as trees, plants, canopies, trellises and screens to provide a light filled habitable experience in the Pacific Northwest. The use of space ranging from the public sidewalk to gathering areas and the building lobby is scaled and furnished to provide for gatherings and community use. The layers of planting and furnishings establish separation from the street, supporting pedestrian activities.

The combination of a continuous public gathering open space with direct access to the Burke Gilman Trail, Lake Union and the influences of the surrounding communities creates a strong relationship to place which is a uniquely Seattle circumstance. Views of the surrounding city, wooded hillsides and water are maintained. Using the maritime craft tradition, all furnishings are carefully crafted but include idiosyncratic design elements reflecting the close proximity to Fremont, the well-known 'center of the universe'. Pavement insets continue this tradition and connect runners and bicyclists with the larger world with marked distances circumnavigating the globe. The building ground floor uses are designed to spill into generous exterior spaces, enlivening the street.

Evolved human- nature relationships grow out of situations where plants provide food, where the visual and experiential connection to the region's seasons and climate is direct and where people can stop, gather and experience the day. Above grade outdoor decks provide access to the exterior environment with views of the lake and mountains beyond. Vines climbing walls give occupants a visual connection to nature with changing seasonal color and pattern. The experience of natural processes day in and day out throughout the project makes human-nature relationships a central part of the experience.

Custom water fountain serves humans and pets, while making a feature of water flow from faucet to drain.

MATERIALS PETAL

The intent of the Materials Petal is to induce a successful materials economy that is non-toxic, transparent and socially equitable.

11. Red List
The building cannot contain any of a list of 13 materials that have been determined to be unhealthy at some stage in their life cycle.

The project is committed to create the first market rate product to achieve a high level of attainment for the City of Seattle's Living Building Pilot Program. Skanska is working collaboratively with other LBC participants to continue to expand local knowledge of products that are available and are not on the Red List for LBC use. Although achieving 100% of this imperative is likely financially infeasible (and not collectively required for the Pilot Program), the Project will seek to increase its attainment level during the design and construction process and receive a high level of percentage compliance.

12. Embodied Carbon Footprint
The Project must account for the total footprint of embodied carbon (tCO2e) from its construction and projected replacement parts through a one-time carbon offset tied to the project boundary.

The project will seek to meet the criteria and account for the total embodied carbon, likely through a one-time carbon offset.

13. Responsible Industry
The Project must advocate for the creation and adoption of third-party certified standards for sustainable resource extraction and fair labor practices. Applicable raw materials include stone and rock, metal and timber. For timber, all wood must be certified by the Forest Stewardship Council (FSC), from salvaged sources or from the intentional harvest of timber onsite for the purpose of clearing the area for construction.

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14. Appropriate Sourcing
The Project must incorporate place-based solutions and contribute to the expansion of a regional economy rooted sustainable practices, products and services.

The project is committed to create the first market rate product to achieve a high level of attainment for the City of Seattle's Living Building Pilot Program. Skanska is working collaboratively with other LBC participants to continue to expand local knowledge of products that are available and are available for LBC use. Although achieving 100% of this imperative is likely financially infeasible (and not collectively required for the Pilot Program), the Project will seek to increase its attainment level during the design and construction process and receive a high level of percentage compliance.

15. Conservation + Reuse
All Project teams must strive to reduce or eliminate the production of waste during design, construction and operation in order to conserve natural resources.

The design and construction process implemented by the project will meet the requirements of this criterion. The strong benefit of the team is that the developer and the general contractor are one and understands and knows all requirements to integrate strong source reduction techniques and to aid in the achievement of this imperative.

EQUITY PETAL

The intent of the Equity Petal is to correlate the impacts of design and development to its ability to foster a true sense of community.

16. Human Scale and Humane Places
The Project must be designed to create human-scaled rather than automobile-scaled places, so that the experience brings out the best in humanity and promotes culture and interaction. In context of the character of each Transect, there are specific maximum (and sometimes minimum) requirements for paved areas, street and block design, building scale and signage that contribute to livable places.

The project is sited to create human-scaled places on the site and enhance the existing pedestrian and bicycle oriented activity that is such a staple in the Wallingford/ Fremont neighborhood. The project includes active ground level retail spaces and associated entries distributed on all three street frontages. An engaging building entry, stair and lobby design creates an open and welcoming feel on the sidewalk. There are a diversity of open spaces located within both the project boundaries and in the streetscape, supporting a variety of activities, ranging from more public to more intimately scaled. Trees, low shrubs, vegetative ground cover, seating, water elements and artwork contribute to the pedestrian experience. The focal civic space at the corner of 34th Street and Stone Way creates a vibrant pedestrian node, gathering venue and direct connection to the Burke Gilman Trail.

The pedestrian (public) sidewalk along Stone Way is scaled to provide more than the required width to accommodate multiple uses and modes of travel toward the BG Trail. The open space is (universally) accessible to the public with multiple points of entry to each sub-space with clear sightlines for safety and comfort. A broad variety of seating invite people of all shapes, ages and sizes to enjoy the place. Generous bicycle parking is provided along the western side of the site and on the SW corner (at the intersection of the project and the BG Trail).

17. Democracy + Social Justice
For all Projects types located in Transect L3-L6, street furniture (such as benches) must be provided for and accessible to all members of society.

This project will incorporate an array of design features that are accessible to all members of society. Public amenities are being reviewed throughout the design process. The design of the public sidewalk and open space creates a continuous public gathering area accessible to the broad community. The carefully crafted furnishings and drinking fountain invite people to use the space at all times of day.

18. Rights to Nature
The Project may not block access to, nor diminish the quality of, fresh air, sunlight and natural waterways for any member of society or adjacent developments.

This project will not diminish the quality of fresh air or natural waterways to any neighboring population. The proposed project does not share a party wall with an adjacent property; therefore, analysis of access to sunlight is limited to an evaluation of shading on adjacent properties on the Winter Solstice (Dec. 21) between 10 a.m. and 2:00 p.m.

The analysis diagram to the right illustrates that the proposed massing, incorporating setbacks on the north and west facades as well as a step along Stone Way, has been designed to avoid shadowing on any adjacent facades or rooftops above the established criteria of 15 meters. Additionally, the proposed design provides publicly accessible open space and preserves views of the lake and the city.

BEAUTY PETAL

The intent of the Beauty Petal is to recognize the need for beauty as a precursor to caring enough to preserve, conserve and serve the greater good.

19. Beauty and Spirit
The Project must contain design features intended solely for human delight and the celebration of culture, spirit and place appropriate to its function.

This Project creates a civic space for the Wallingford and Fremont neighborhoods at the access to the Burke Gilman trail with an active, vibrant, generous and connected site design. Extensive furnishings, lighting and planting will support the "theater" that is created at the base of 34th and Stone. The building design responds to the community context and highlights human movement and activity.

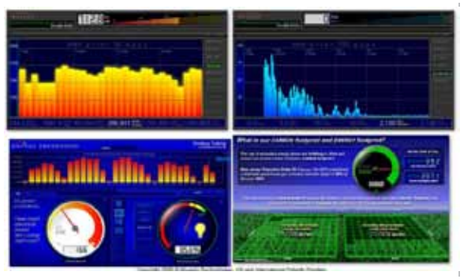
The open spaces on the site are developed to accommodate gatherings of various sizes. Small "rooms" or "nooks" are created throughout the site to provide safe, comfortable spaces for people to find a place for themselves, or gather in groups. The plaza on the south end of the site is divided into three levels that step down with the grade of the sidewalk, each providing a universally accessible route to the building entrances from the public realm. The level change between each stepped plaza is 2 feet, creating distinction without a strong division. The intent is that the entire southern half of the site could accommodate a large event without impacting the public realm. The plaza spaces are furnished with a variety of elements to allow building occupants and the passer-by a place to rest, meet, or prepare to embark on a trail experience. Ultimately, the plaza is conceived to be a trailhead, a place for active use of the Burke Gilman Trail to begin, a pit-stop along the way and a destination.

In Transect L5, shading of the development potential on adjacent properties is limited to 15 meters (~49 feet). The yellow block north of the project site represents the 45 ft zoning envelope. Shadows cast by 3400 Stone Way fall well below the roofline.

Many features described in the Biophilia section parallel / reflect the goals of this section. The design assumes that the site features will work together to harmonize the goals of the Living Building Challenge with multiple layers of benefit and cultural meaning.

20. Inspiration + Education
Educational materials about the performance and operation of the project must be provided to the public to share successful solutions and to motivate others to make change.

Given the Project's prominence, the opportunities to incorporate discreet, yet visible, education about the Project's features will seek to inspire users and the marketplace. Given the increased foot traffic existing and anticipated in the area and around the site, the Project incorporates public spaces that share green features and sustainable actions. We are excited to share information with the public regarding the first market rate Living Building in Seattle and hope to inspire other market-rate office developments to commit to Deep Green.



Monitoring and displaying energy through dashboarding can can help change user behaviors to meet performance targets.