3400 STONE WAY

FINAL RECOMMENDATION MEETING
DPD #3012601 April 30, 2012

STONE 34
INTERSECT / CONNECT

SKANSKA
LMN
SWIFT COMPANY LLC

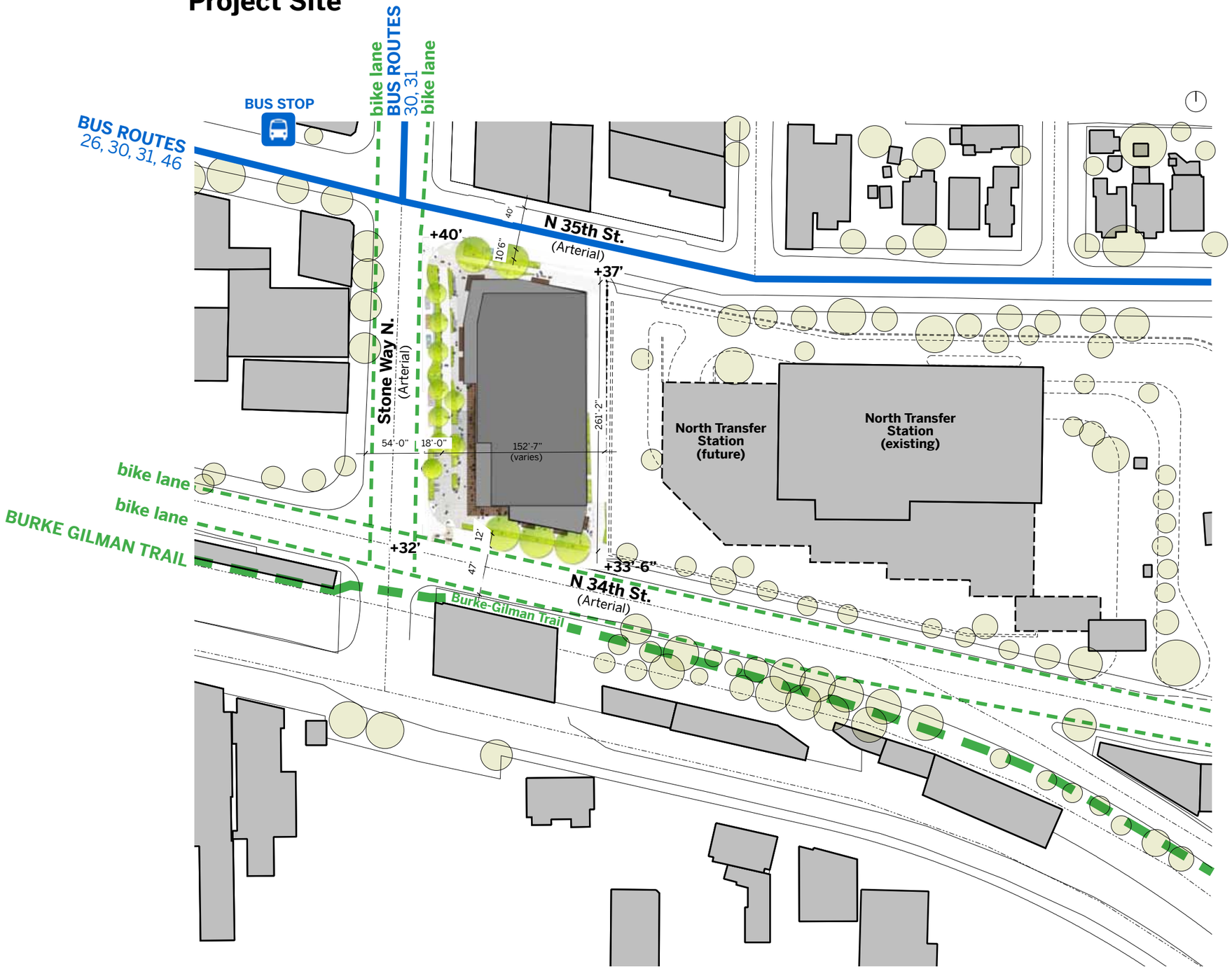
Project Description

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
14,800 sq ft of ground level retail
8,000 sq ft neighborhood space

Project Site



Priorities and Recommendations

PRIORITIES AT THE INITIAL RECOMMENDATION MEETING		STATUS
A-1	Responding to Site Characteristics	*(see B-1)*
A-3	Entrances Visible from the Street	*(see B-1)*
A-4	Human Activity	*(see B-1)*
A-8	Parking and Vehicle Access	Satisfied
A-10	Corner Lots	*(see B-1)*
B-1	Height, Bulk, and Scale Compatibility	See meeting notes
C-2	Architectural Concept and Consistency	*(see B-1)*
C-3	Human Scale	Satisfied
C-4	Exterior Finish Materials	Satisfied
D-1	Pedestrian Open Spaces and Entrances	*(see B-1)*
D-7	Personal Safety and Security	Satisfied
D-9	Commercial Signage	Satisfied
D-10	Commercial Lighting	Satisfied
D-11	Commercial Transparency	Satisfied
E-2	Landscaping to Enhance the Building and/or Site	Satisfied
E-3	Landscape Design to Address Special Site Conditions	Satisfied

From page 15 of the Initial Recommendation Meeting Report:

> *At the Initial Recommendation Meeting, the Board recommended the following refinements to the design:*
>
> 1. *Further distinguish the entry stair volume of the building with a slight recess to allow the elevation materials to wrap the façade materials around the corners to meet the entry stair elevation.*
>
> 2. *Step back the uppermost level of the building on the northwest portion of the building to recede from views at the pedestrian level at the intersection of Stone and 34th. Such a condition is very effectively shown with the perspective along the 35th Avenue shown on page 29. Decreasing the ground level open space at the north side of the project (along 35th) would be acceptable to the Board.*
>
> 3. *Eliminate or soften the appearance of the projecting trellis feature shown at the top of the southwest corner to reinforce the fading of the building height and mass.*
>
> 4. *Strengthen the cornice line at the fourth level to emphasize the capping of the building at this lower floor. The cornice designs should vary to reinforce the independent masses and avoid a singular continuous line or design.*
>
> 5. *The northern portion of the building along the Stone Way elevation should read as more distinct from the southern portion. This could be achieved by carrying the material language of the fourth level to the south and down the two bays which meet the retail level. Alternatively, the projecting second and third floor massing could be extended to the south to meet the central entry stair volume. The use of wood at the retail ground level retail should extend further south to complete the base of this northern module.*
>
> 6. *Provide a distinct canopy at the building entrance, at the base of the central stair volume.*
>
> 7. *A transition between materials should be accompanied by a change in plane:*
>   *a. See #5 above.*
>   *b. The other location where this condition occurs is at the top floor at the southwest corner.*

Entry Stair

Recommended refinement (1)(6)

(1) *Further distinguish the entry stair volume of the building with a slight recess to allow the elevation materials to wrap the façade materials around the corners to meet the entry stair elevation.*

At the Initial Recommendation Meeting, the west face of the entry stair volume was nearly in plane with the adjacent elevations. The design team explored a projected and recessed volume. The projected option is preferred because it provides more modulation to the facade.

(6) *Provide a distinct canopy at the building entrance, at the base of the central stair volume.*

The preferred projected stair is shown with a distinct glass canopy.

View from N 35th St and Stone Way, as shown at Initial Recommendation Meeting.

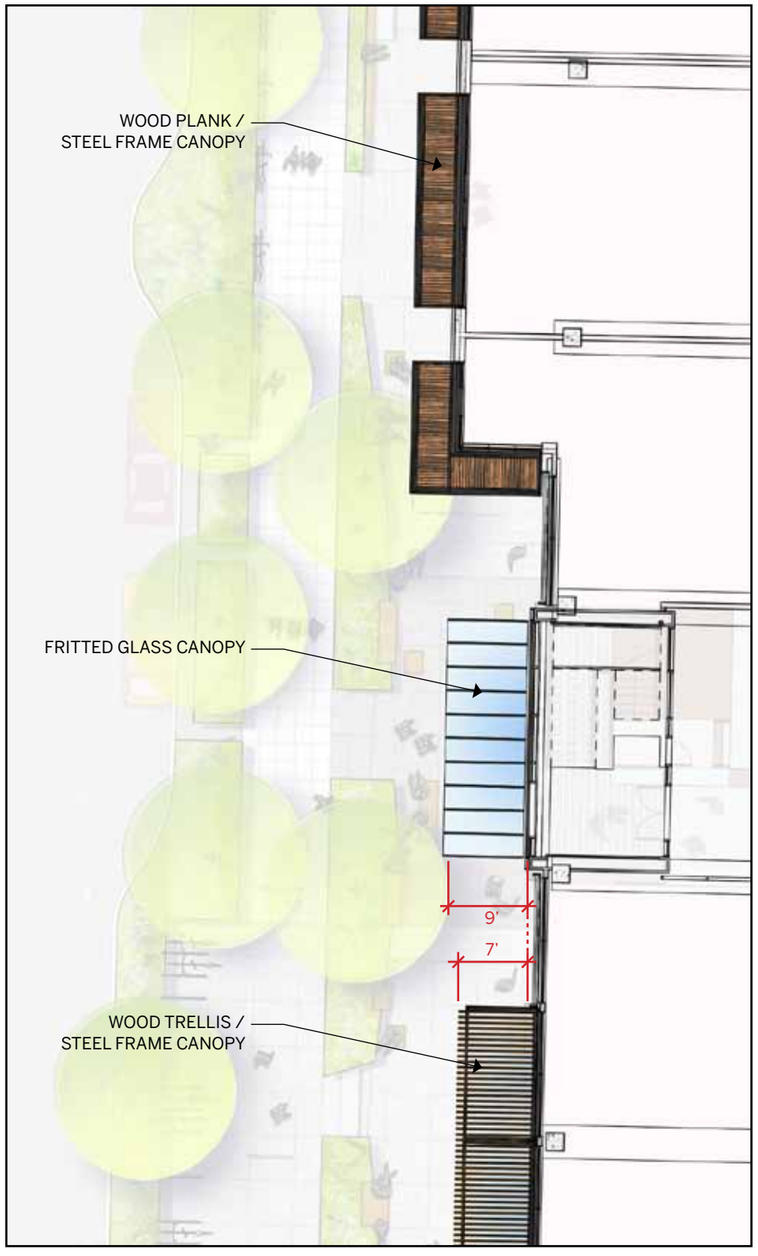
View from N 35th St and Stone Way with recessed entry stair volume, no trees shown.

View from N 35th St and Stone Way with projected entry stair volume, no trees shown. This is the preferred option.

Entry Canopy and Ground Plane

Recommended refinements (1) (6)

Revised ground plane with projected entry stair volume and change in massing to the north of the stair.



Revised Level 1 canopy plan.

Wood plank / steel frame canopy.

Wood trellis / steel frame canopy.

Fritted glass canopy.

Previous View from Southwest

Recommended refinements ① ② ③ ④ ⑤ ⑥ ⑦

View from the northeast, as shown on page 29 of the Initial Recommendation Meeting packet.

View from N 35th St and Stone Way, as shown at Initial Recommendation Meeting, no trees shown

Current View from Southwest

1 *See pages 4-5.*

2 *Step back the uppermost level of the building on the northwest portion of the building to recede from views at the pedestrian level at the intersection of Stone and 34th. Such a condition is very effectively shown with the perspective along the 35th Avenue shown on page 29. Decreasing the ground level open space at the north side of the project (along 35th) would be acceptable to the Board.*

The fifth level recedes from view by stepping back the west side.

3 *Eliminate or soften the appearance of the projecting trellis feature shown at the top of the southwest corner to reinforce the fading of the building height and mass.*

The impact of the projecting trellis at the top of the southwest corner is softened by lightening its color and reducing its size.

4 *Strengthen the cornice line at the fourth level to emphasize the capping of the building at this lower floor. The cornice designs should vary to reinforce the independent masses and avoid a singular continuous line or design.*

The fourth floor parapet now functions as a contemporary cornice, accentuating the change in plane that occurs between the fourth and fifth floors.

5 *The northern portion of the building along the Stone Way elevation should read as more distinct from the southern portion. This could be achieved by carrying the material language of the fourth level to the south and down the two bays which meet the retail level. Alternatively, the projecting second and third floor massing could be extended to the south to meet the central entry stair volume. The use of wood at the retail ground level retail should extend further south to complete the base of this northern module.*

The northern portion of the building along Stone Way is made more distinct from the fully glazed portion at the corner by changing its articulation to match the existing precast and green spandrel pattern.

6 *See pages 4-5.*

7 *A transition between materials should be accompanied by a change in plane:*
a. See #5 above.
b. The other location where this condition occurs is at the top floor at the southwest corner."

The fifth floor has been stepped back to provide a change in plane between the southwest corner expression and the fifth floor.

View from N 35th St and Stone Way with recommended refinements, no trees shown

Previous View from Northwest

Recommended refinements ① ② ③ ④ ⑤

View from N 35th St and Stone Way, as shown at Initial Recommendation Meeting, no trees shown

Current View from Northwest

1 *Further distinguish the entry stair volume of the building with a slight recess to allow the elevation materials to wrap the façade materials around the corners to meet the entry stair elevation.*

The stair projects beyond the plane of the adjacent facades.

2 *Step back the uppermost level of the building on the northwest portion of the building to recede from views at the pedestrian level at the intersection of Stone and 34th. Such a condition is very effectively shown with the perspective along the 35th Avenue shown on page 29. Decreasing the ground level open space at the north side of the project (along 35th) would be acceptable to the Board.*

The fifth level recedes from view by stepping back the west side.

3 *Eliminate or soften the appearance of the projecting trellis feature shown at the top of the southwest corner to reinforce the fading of the building height and mass.*

The impact of the projecting trellis at the top of the southwest corner is softened by lightening its color and reducing its size.

4 *Strengthen the cornice line at the fourth level to emphasize the capping of the building at this lower floor. The cornice designs should vary to reinforce the independent masses and avoid a singular continuous line or design.*

The fourth floor parapet now functions as a contemporary cornice, accentuating the change in plane that occurs between the fourth and fifth floors.

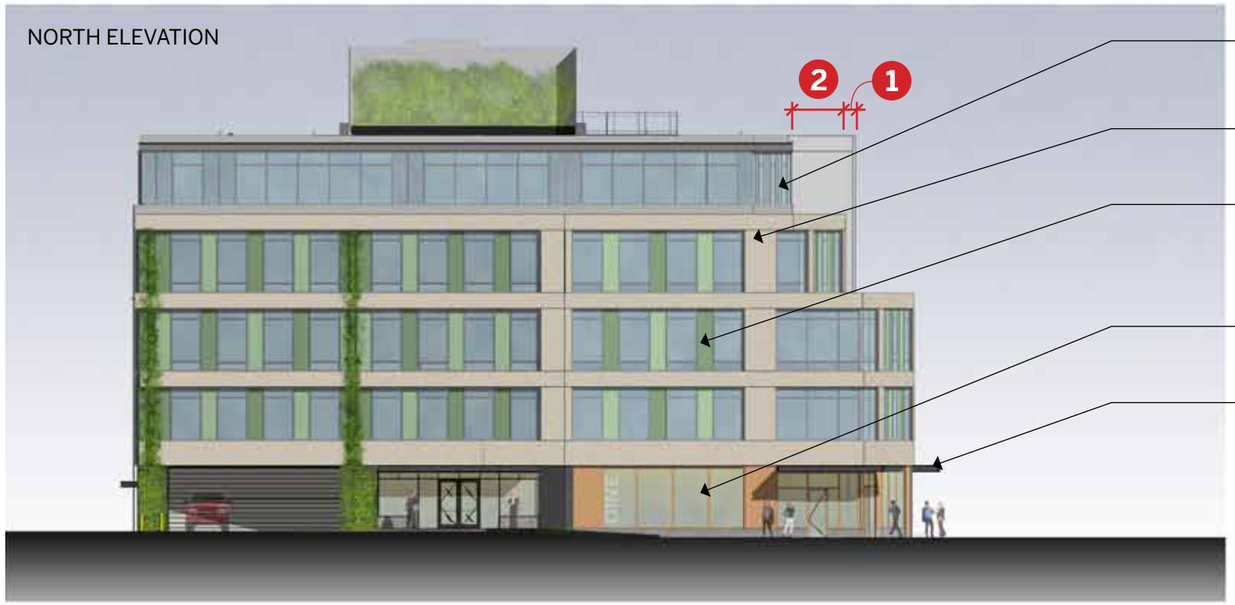
5 *The northern portion of the building along the Stone Way elevation should read as more distinct from the southern portion. This could be achieved by carrying the material language of the fourth level to the south and down the two bays which meet the retail level. Alternatively, the projecting second and third floor massing could be extended to the south to meet the central entry stair volume. The use of wood at the retail ground level retail should extend further south to complete the base of this northern module.*

The northern portion of the building along Stone Way is made more distinct from the fully glazed portion at the corner by changing its articulation to match the existing precast and green spandrel pattern.

View from N 35th St and Stone Way with recommended refinements, no trees shown

Reference Elevations (no trees shown)

Recommended refinements 1 2 3 4 5 6 7



GLAZING SYSTEM WITH LIGHT BLUE SPANDREL GLASS

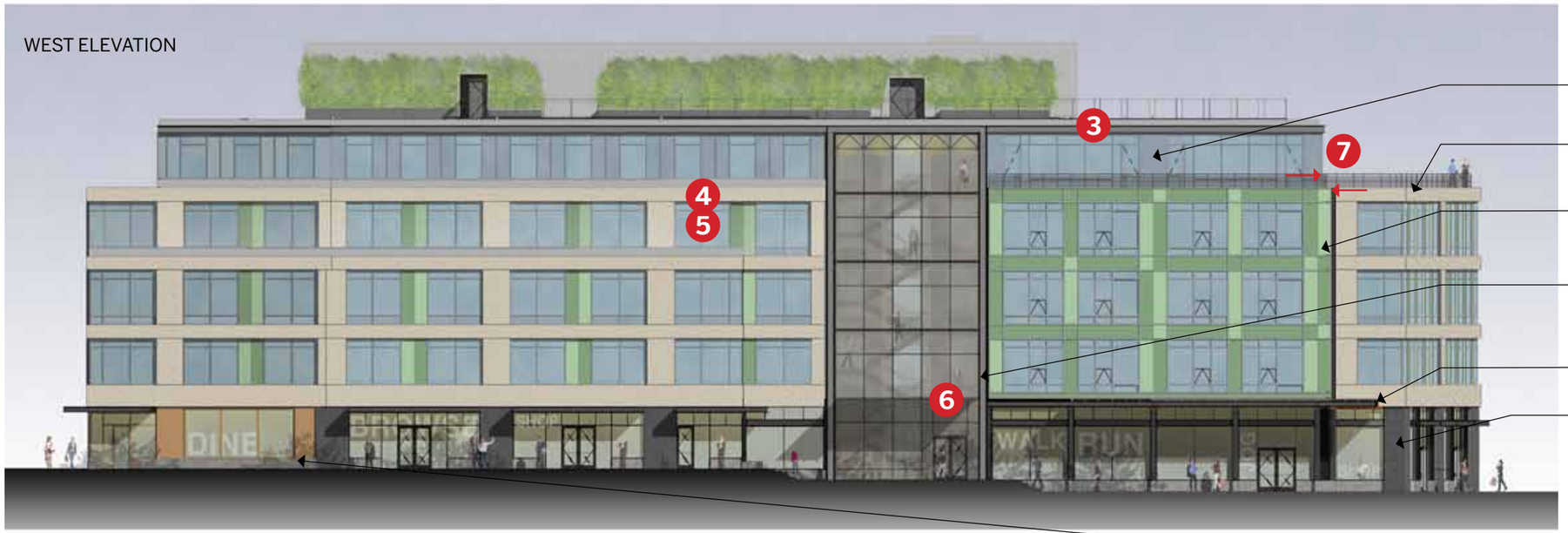
WARM, NEUTRAL PRECAST

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 10



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

Reference Elevations (no trees shown)

Recommended refinements (1)(3)(4)(7)

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 10

GLAZING SYSTEM WITH LIGHT BLUE SPANDREL GLASS

WARM, NEUTRAL PRECAST

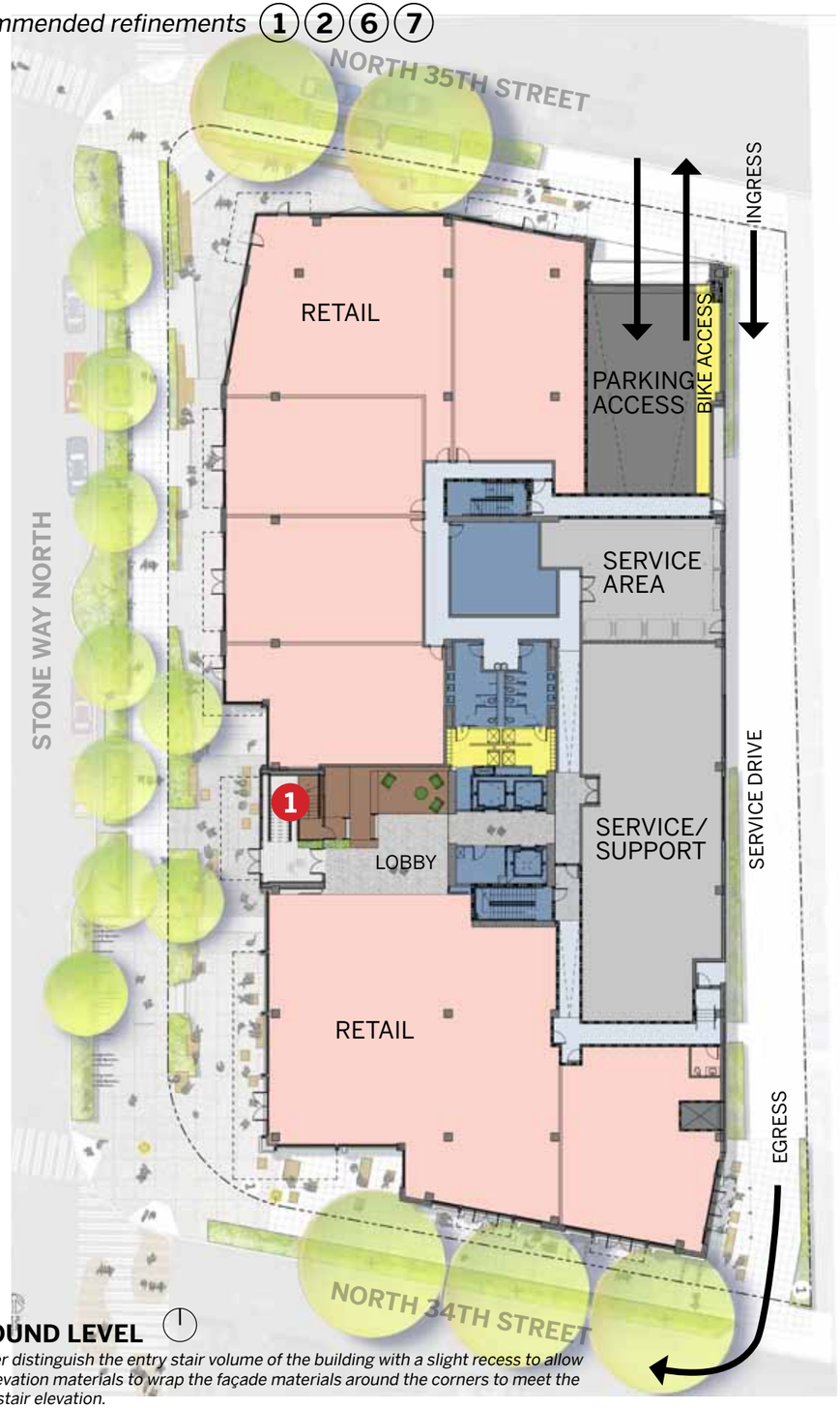
GLAZING SYSTEM WITH LIGHT AND DARK GREEN SPANDREL GLASS

STEEL FRAME CANOPY SUPPORT STRUCTURE

CHARCOAL PRECAST

Reference Plans

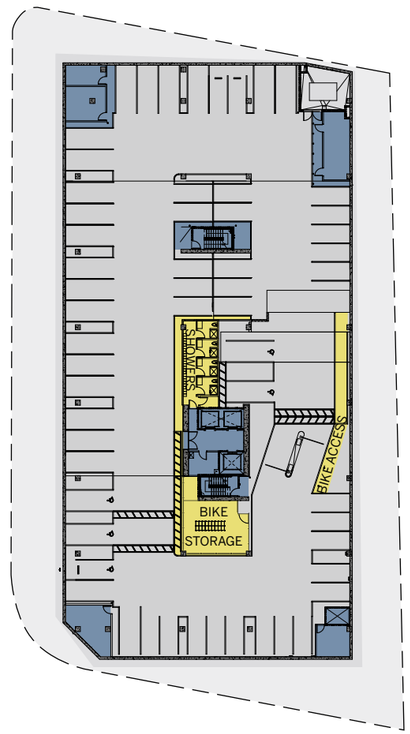
Recommended refinements 1 2 6 7



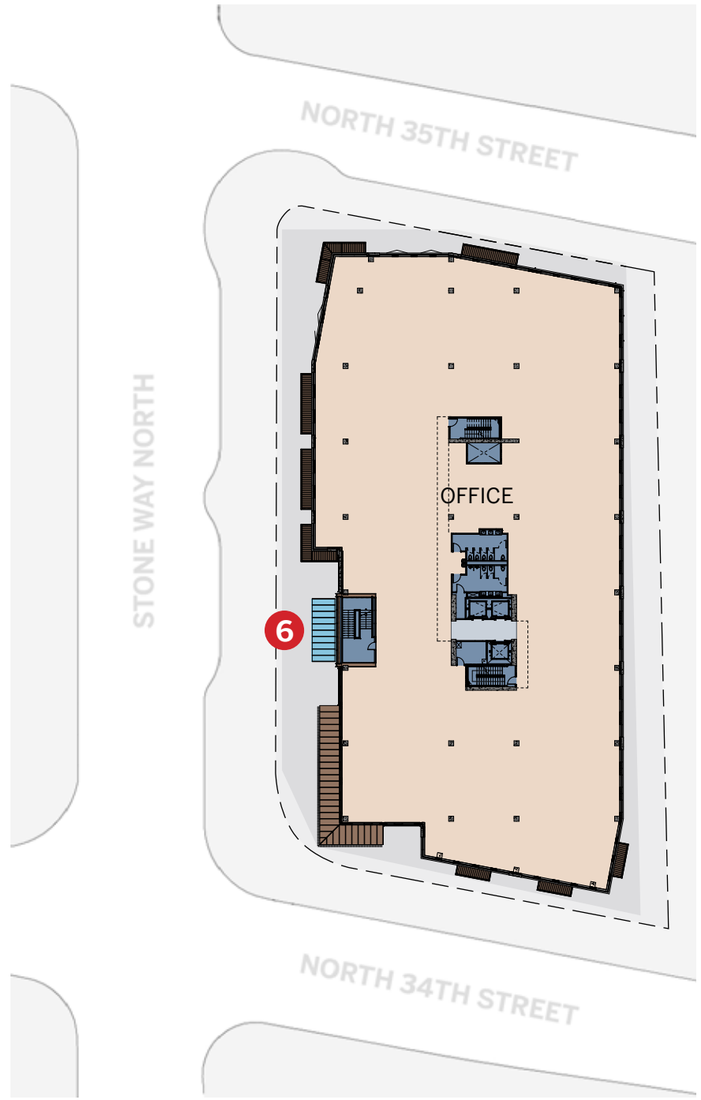
GROUND LEVEL

1 *Further distinguish the entry stair volume of the building with a slight recess to allow the elevation materials to wrap the façade materials around the corners to meet the entry stair elevation.*

The entry stair volume is distinguished by projecting out.



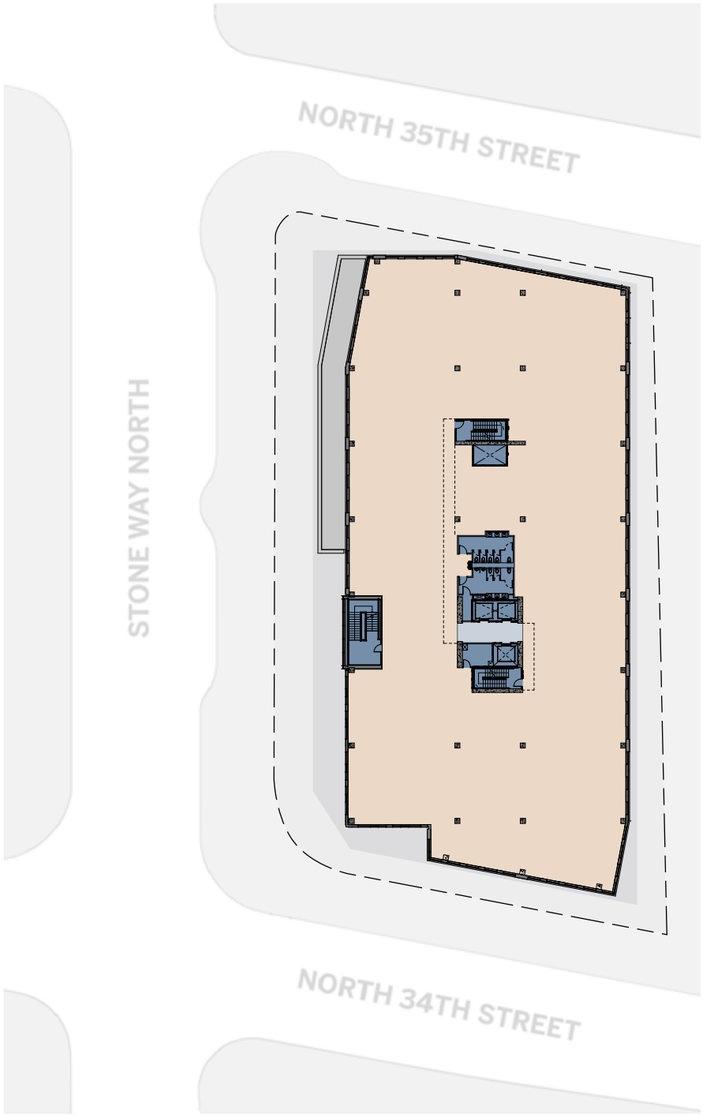
PARKING LEVEL 1



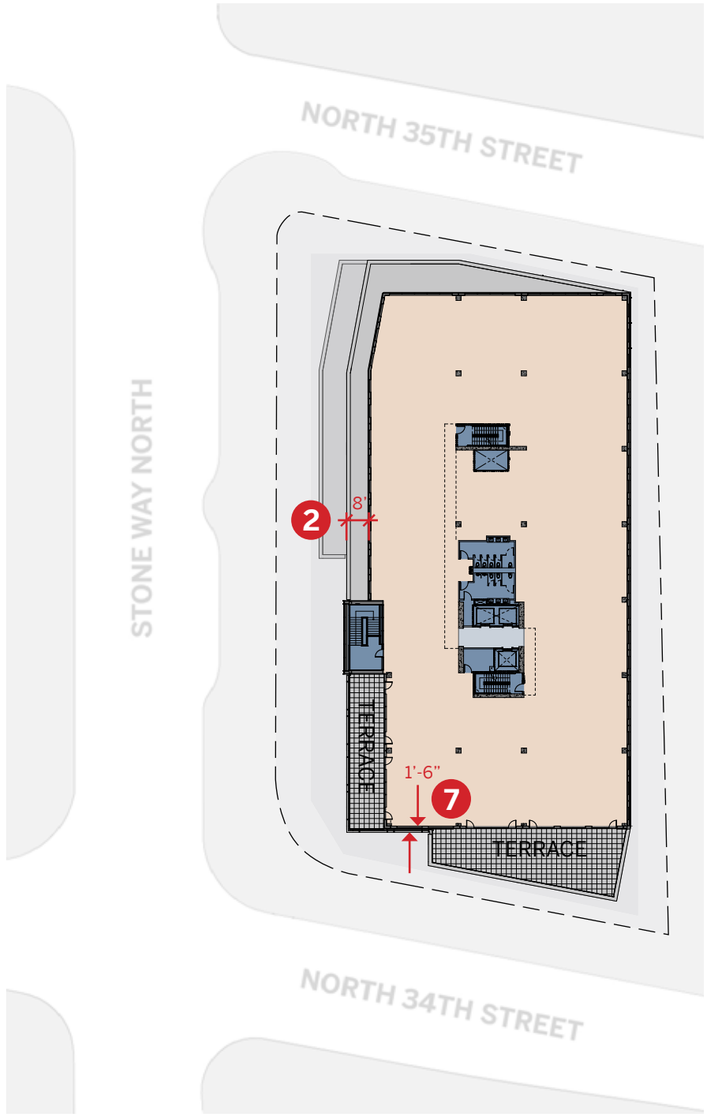
LEVELS 2-3

6 *Provide a distinct canopy at the building entrance, at the base of the central stair volume.*

A distinct, glass canopy is provided at the building entrance.



LEVEL 4



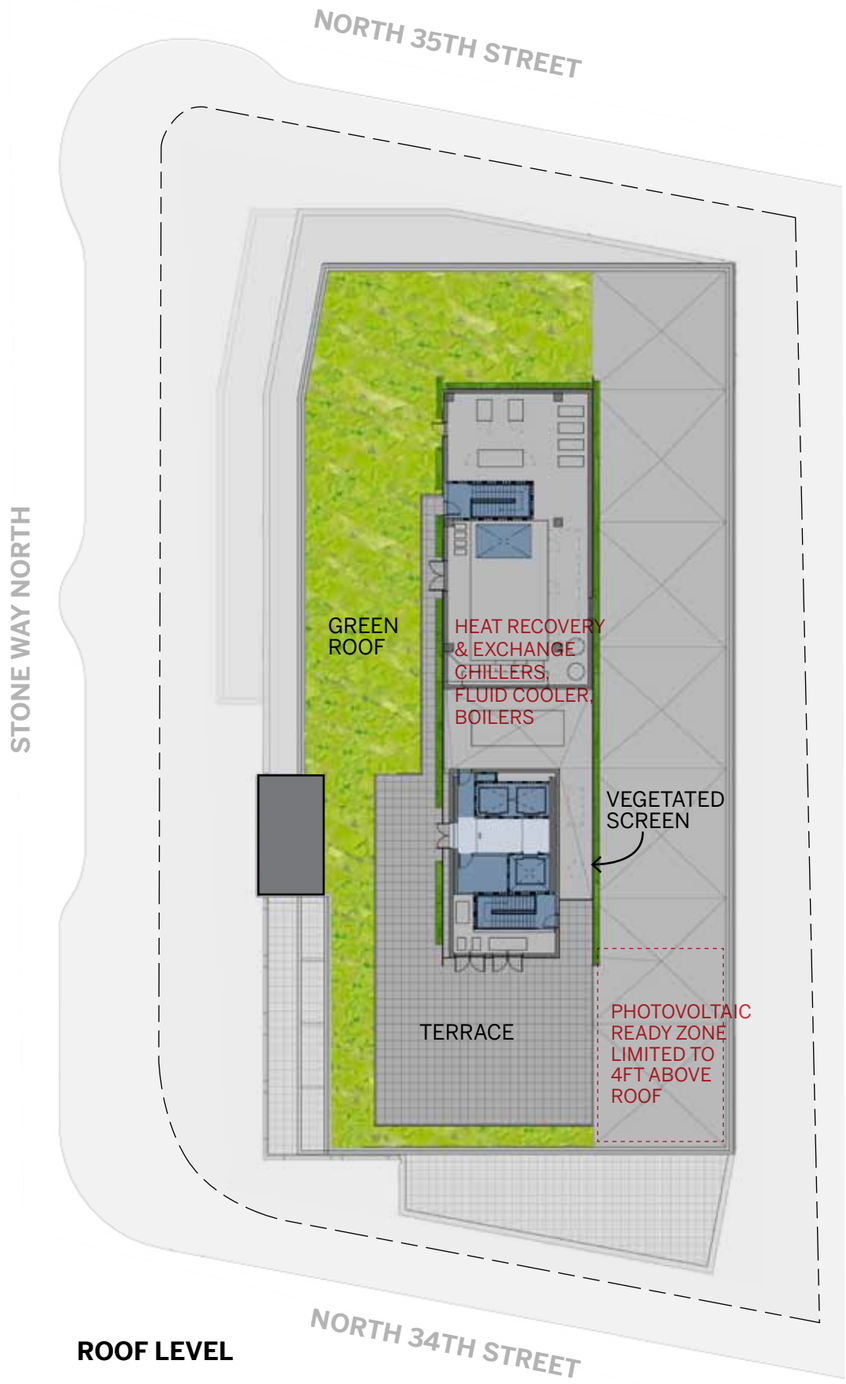
LEVEL 5

2 *Step back the uppermost level of the building on the northwest portion of the building to recede from views at the pedestrian level at the intersection of Stone and 34th. Such a condition is very effectively shown with the perspective along the 35th Avenue shown on page 29. Decreasing the ground level open space at the north side of the project (along 35th) would be acceptable to the Board.*

The fifth level recedes from view by stepping back the west side.

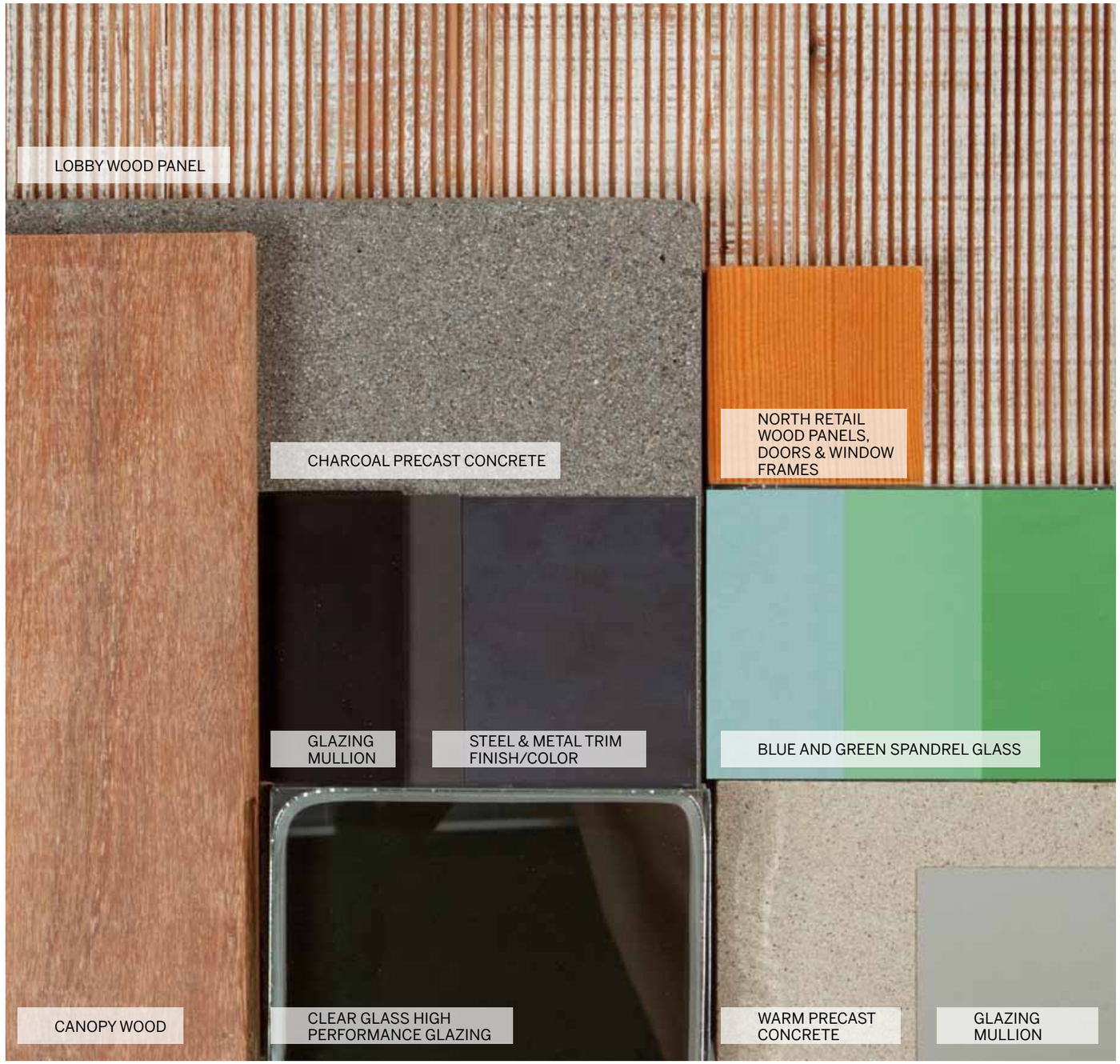
7 *A transition between materials should be accompanied by a change in plane:*
a. See #5 above.
b. The other location where this condition occurs is at the top floor at the southwest corner."

A change of plane on the south elevation accompanies a material transition at that level.



ROOF LEVEL

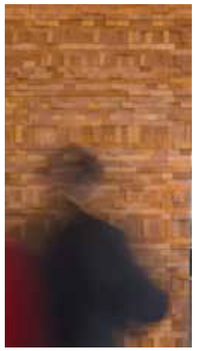
Reference Building Material Palette



Reference Site Material Palette

Examples

RETAIL BASE



UPPER FLOORS

DEPARTURES

Structure Height Departure

Code Reference

SMC 23.50.026 Increased 20 feet height Structure Height in IC Zones

Existing Standard

Maximum building height in an IC-45 zone is 45 feet

Proposed Departure

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.

Strategy/Rationale

STRATEGY: Use Height Departure to CREATE a vibrant pedestrian connection and amenity at a HIGHLY traveled multi-model intersection; 8,000 sq. ft. carved away from the ground floor to create pedestrian areas and to open up views down Stone Way.

OBJECTIVE: Utilize additional height to: Create fifth floor allowing the relocation of floor area lost when providing ground floor neighborhood space and opening up views on Stone Way; Provide narrower floor plates with taller floor-to-floor heights to increase daylight into the building.

Additional height is necessary to meet the goals and objectives outlined in SMC 23.40.060 D.2.f Living Building Pilot Program Ordinance. The departure also facilitates allowing the building to have a narrower floor plate, opening up the neighborhood plaza and better meeting the intent of design review guidelines.

Results of Departure

- Site design integration allows better flow and transition between indoors and outdoors.
- Added area opens up the corner, making pedestrian areas more accessible and inclusive to those with disabilities.
- Approximately 2,000 sf of exterior area dedicated to enhanced shower and locker facilities; secured, enclosed bicycle storage areas for non-motorized commuters.
- Added neighborhood area relieves the corner, opening up views on Stone Way for a variety of amenities for neighborhood use, including canopies, a water fountain, multi-functional seating, stretch bars, and bicycle racks.
- Plaza's location, centered around the Burke-Gilman Trail, provides a place where the community as well as trail users can meet and connect, reinforcing a place to go to, not go through.
- Narrower, taller floor plates provide greater connection to the outdoors, increased daylight penetration into the building, and greater emotional well-being of building occupants.

LBPP Imperatives Better Met

Car-Free Living

Biophilia

Human Scale + Humane Places

Beauty + Spirit

Design Guidelines Better Met

A-1: Corner plaza activates and connects to highly visible intersection and Burke-Gilman Trail;

A-4: Added neighborhood space and ground level retail promote active streetscape;

A-10: Added neighborhood space orients to corner and provides transition to the building;

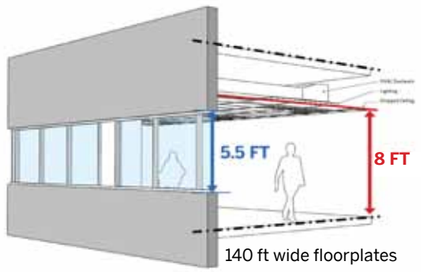
B-1: Diverse open space character provides setback of building mass and offers transition from the mass of the building to the existing neighborhood context;

C-3: Site design provides human scale detail and experience;

D-1: Corner plaza offers community gathering space and enhances pedestrian oriented activity;

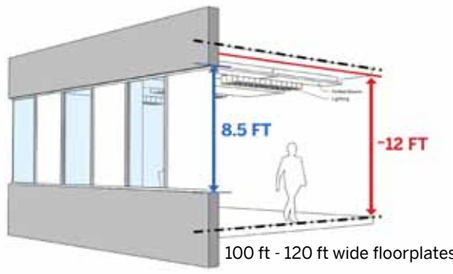
E-2: Generous open area offers diversity of spaces and landscape design

Typical Building without LBPP Height Departure

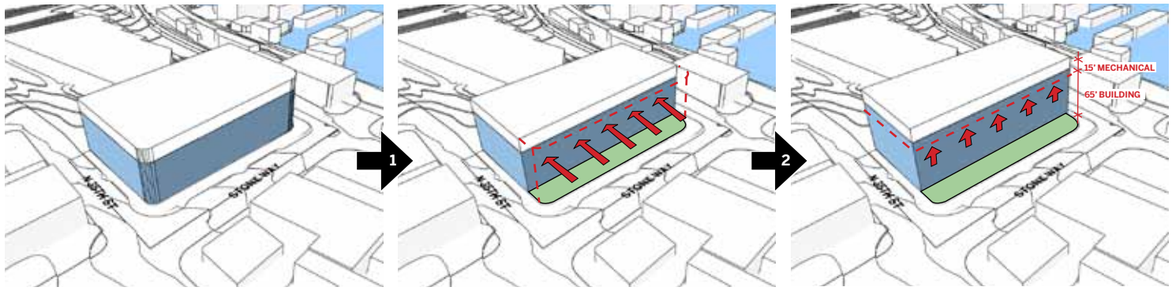


140 ft wide floorplates

Building with LBPP Height Departure



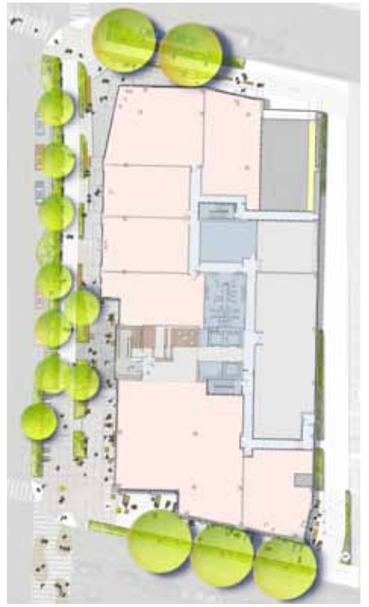
100 ft - 120 ft wide floorplates

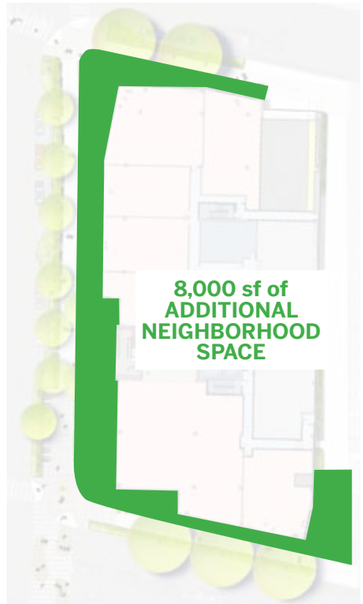


Existing Zoning Envelope.

Push the building back to provide significant neighborhood space at grade.

In exchange for neighborhood space at grade, allow additional building height and narrower floorplates, up to 65 ft in height.





The site design includes 8,000 sf of diverse neighborhood space, wrapping around all four sides of the building and culminating in a corner plaza at the key intersection of Stone Way and 34th Street.

Floor Area Departure: 15% Increase

Code Reference

SMC 23.50.028 FAR Bonus
Floor Area

Existing Standard

FAR of 2.5

Proposed Departure

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.

Strategy/Rationale

STRATEGY: Use 15% FAR Departure for Incorporating Advanced Building Systems [Design +Technology Allowances]

OBJECTIVE: Incorporate Advanced Design Concepts and Green Technologies to create a Market Rate Building that meets LBPP .

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 Imperatives through the use of rain water & gray water collection cisterns, water filtration systems, thermal storage, mechanical system & heat recovery units. The FAR increase provides an offset to the additional areas associated with these systems as well as the costs associated with advanced environmental building systems and Pilot Program projects, allowing the project to be financially viable. Without FAR increase, the project is no longer market rate or financially viable.

Results of Departure

The 15% FAR bonus provides an area and cost offset to provide for multiple LBPP features, including:

- 60,000 gallon stormwater cistern and associated filtration system prior to redistribution of the water. Added piping to collect rain water for re-use. Added piping to collect & redistribute to non-potable sources.
- Green Roofs to absorb storm water on-site.
- Various meathods to delay and capture stormwater, including planters and structured solutions.
- 65 ton Phase Change Tank and associated hydronic stystem, including chilled beams.
- Heat Recovery Chiller and Domestic Hot Water Heat Pump.
- Dedicated Outside Air System with Heat Recovery Wheel.
- Extensive building lighting controls for monitoring & dashboarding.
- Operable windows.
- Added walk-off mats, indoor & outdoor.
- Added 8,000 sf plaza (smaller building footprint) allows design features critical to the Pilot Program.

LBPP Imperatives Better Met

Car-Free Living

Net-Zero Water

Ecological Water Flow

Net Zero Energy

Healthy Air

Human Scale + Humane Places

Design Guidelines Better Met

A-1 Added corner plaza activates intersection

A-4 Added meet up area welcomes activity

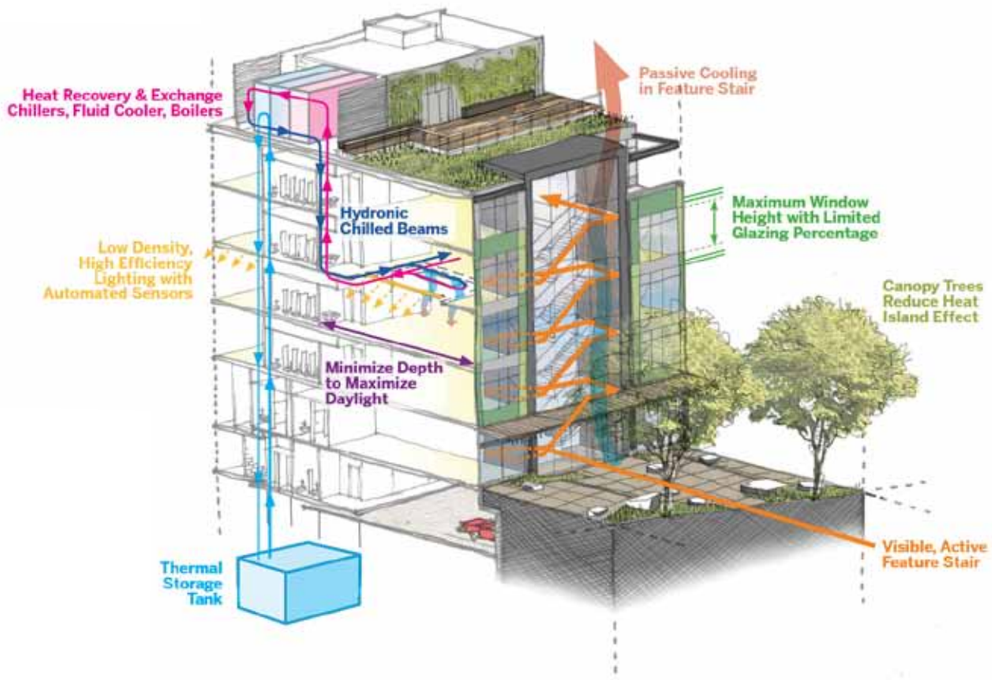
A-10 Added neighborhood space orients to corner

B-1 Added neighborhood space provides transition to building scale

D-1 Gracious and attractive entry is a continuation of the outdoor experience

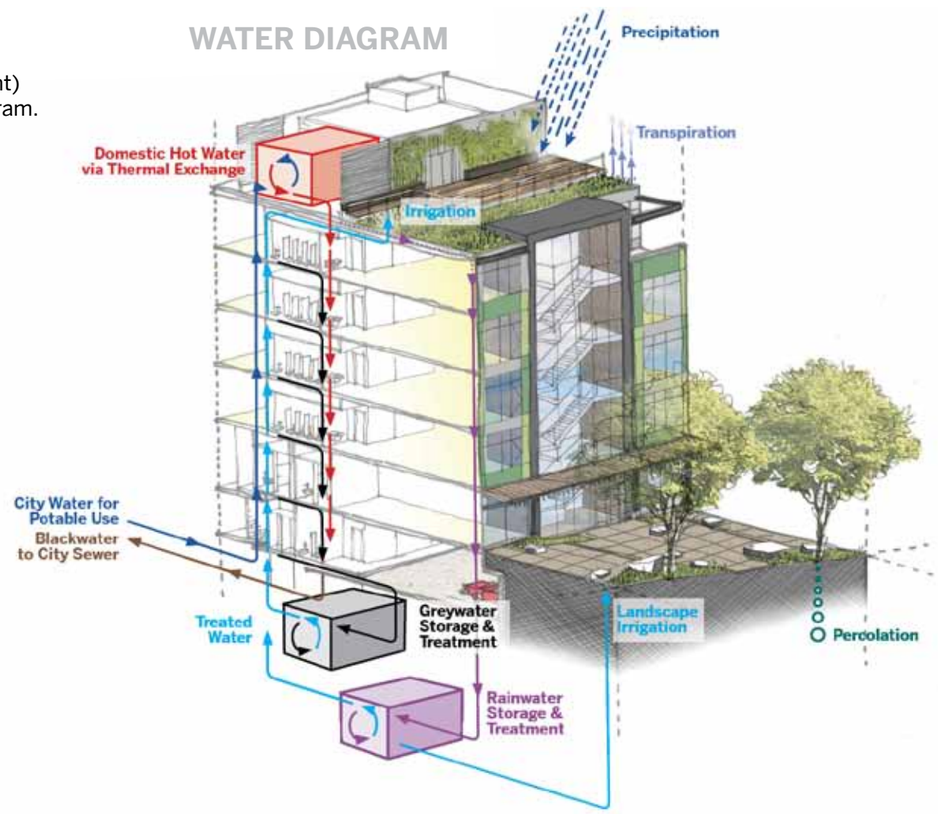
E-2 Diversity of open space character

ENERGY DIAGRAM



8,000 sf of developable area will function as a pedestrian area and neighborhood space.

WATER DIAGRAM



Floor Area Departure: Retail Exemption

Code Reference

SMC 23.50.028 Exempt Retail
Floor Area

Existing Standard

FAR of 2.5 does not allow exemption for ground level retail uses in IC zones

Proposed Departure

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 14,800 s.f. and Total FAR including 15% FAR departure and ground floor retail departure would be 128,650 s.f. Total square footage allowed without departure would be 113,850 s.f.

Strategy/Rationale

STRATEGY: Use FAR Retail Exemption Departure for Ground Floor Areas the Activate the Pedestrian Environment and Increase Walkability of the area and the site.

OBJECTIVE: Create an enhanced pedestrian environment by encouraging the Project to provide usable, accessible spaces within the public realm.

Additional area is necessary to meet the goals and objectives of the Living Building Pilot Program. The addition of ground floor retail (which would not occur if it were not FAR exempt) will also allow the building to better meet several design review guidelines.

Results of Departure

- The provision of ground floor retail enhances and activates the plaza and pedestrian space around the project.
- This ground floor retail promotes a more walkable, pedestrian-oriented community by providing a variety of neighborhood-oriented retail options (reduces car trips out of the community).
- Retail opportunities provide for human-scaled vs. automobile-scaled places and spaces and allow for direct interaction with the building through the varied retail experiences at the ground level.
- In addition to site amenities provided by the building (benches, drinking fountains, bike racks), retail provides an additional layer (tables and chairs, umbrellas) to promote human and community interaction.

LBPP Imperatives Better Met

Car-Free Living

Human Scale + Humane Places

Beauty + Spirit

Design Guidelines Better Met

A-1: Ground Level retail enhances plaza activity;

A-4: Ground Level retail promotes active streetscape experience;

A-10: Primary corner retail space orients building activity to key intersection;

B-1: Ground Level retail breaks down scale of building;

C-2: Retail uses provide diversity in architectural expresssion of building;

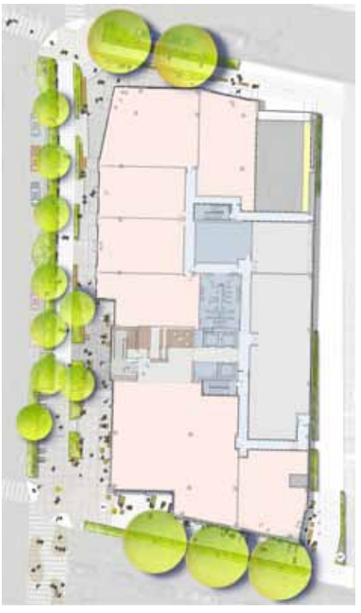
C-3: Retail articulation signage, and lighting provide human scale;

D-1: Retail detailing contributes to site diversity;

E-2: Corner retail activity and circulation engage building and plaza with the community.

View toward lobby entry plaza, as shown at Initial Recommendation Meeting

Views toward retail from (top to bottom): southeast corner, northwest corner, and southwest corner.



Retail spaces (shown in light pink) are accessible from all four sides of the building.

Structure Height Departure: Elevator Penthouse

Code Reference

SMC 23.50.020.A.4.a.2: Elevator Structure Height Exceptions and Additional Restrictions

Existing Standard

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 Departure

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 16'-6" above the 65 foot height limit to allow access to the green roof and provide an accessible route to the roof terrace.

Strategy/Rationale

STRATEGY: Use height exemption allowed in other zones of the city to provide needed height for elevator over-ride, which will facilitate the ongoing maintenance of the green roof, green walls on penthouse, and advanced mechanical systems. Additionally, the elevator will provide ADA access for mobility-impaired individuals to access the roof terrace.

OBJECTIVE: Create an active and enhanced roof top experience for both building users and those who will view the building from a distance. The departure is necessary to allow for elevator access to rooftop.

Access to the rooftop via an elevator is necessary to provide maintenance for sustainabile 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.

Results of Departure

- Provides ADA access to roof terrace.
- Allows rooftop access for maintenance of mechanical equipment.
- Allows rooftop access for maintenance of green roof and green walls.

LBPP Imperatives Better Met

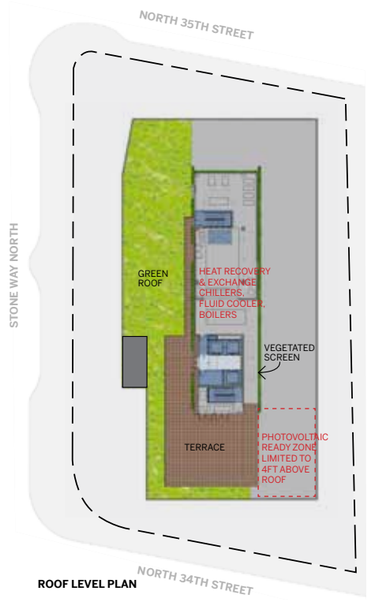
Ecological Water Flow

Net Zero Energy

Democracy + Social Justice

Design Guidelines Better Met

Does not conflict with guidelines.



ROOF LEVEL PLAN

Mechanical equipment, green roof, green walls, terrace, and the potential future PV array benefit from elevator access to the roof.

ENLARGED ROOF LEVEL PLAN

Area of over-run outlined in red.

SOUTH ELEVATION

Area of over-run outlined in red.

APPENDIX

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 14,800 s.f. and Total FAR including 15% FAR departure and ground floor retail departure would be 128,650 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 16'-6" 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.

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			●
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.	Conservation + Reuse	●		
		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.

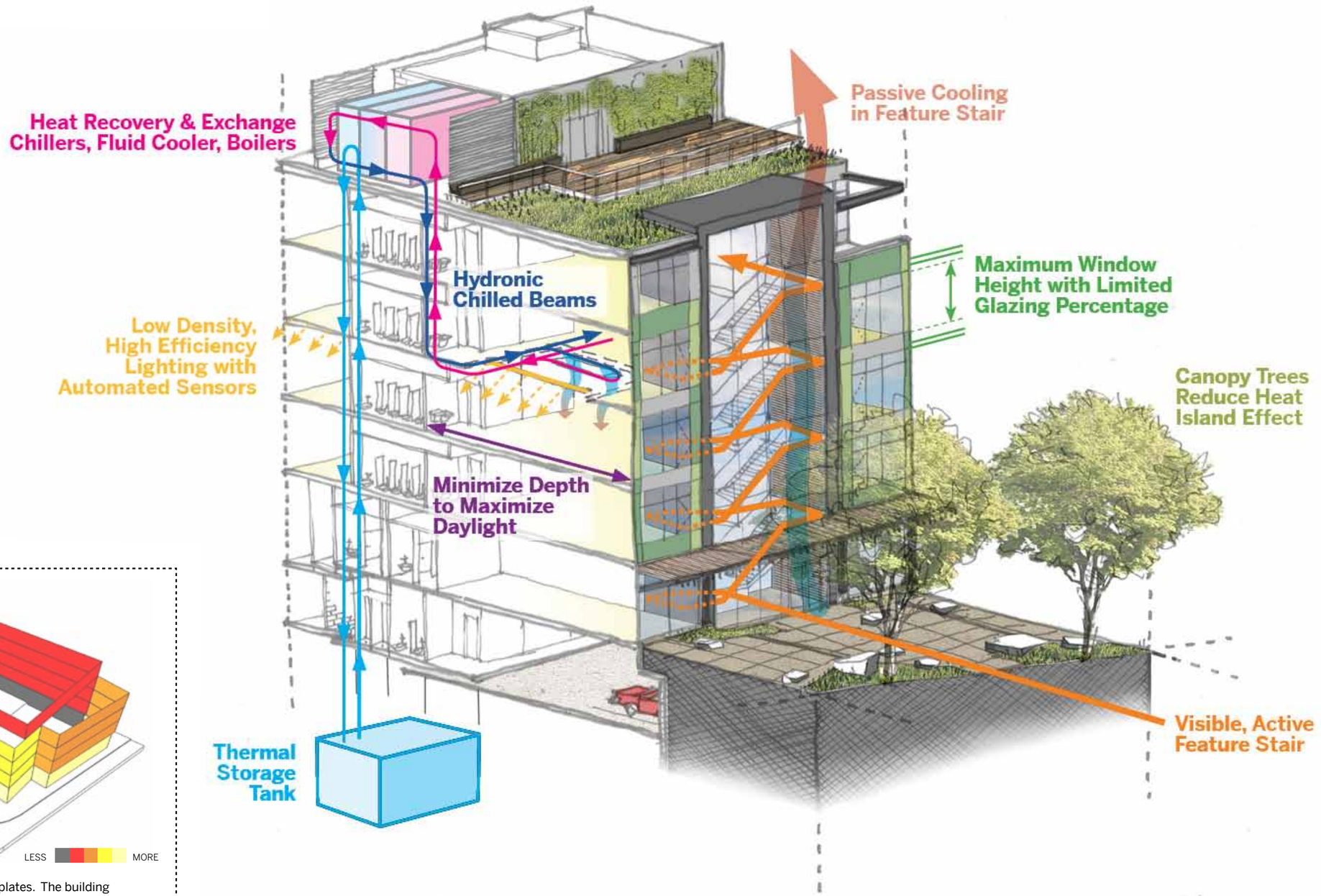
The Technical Advisory Group (TAG) reviewed all technical criteria of the LBPP presented by the Project team and accepted the strategies developed and Project's need for departures requested. The "Pilot Program Matrix" illustrates the other imperatives (both qualitative and quantitative) being pursued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

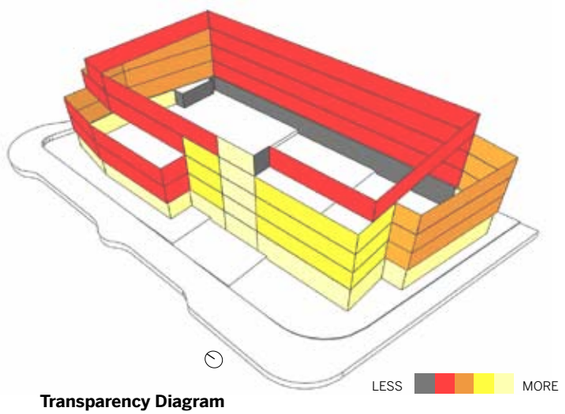
SEATTLE LIVING BUILDING PILOT PROGRAM *(Objectives)*	STONE34 Design Response to meet LBPP	TAG REVIEW + RESPONSE *(TAG Response to strategies presented in current project design to meet Seattle's Living Building Pilot objectives)*
ENERGY STRATEGIES ***(minimum reduction of energy consumption by 75%)***	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.	

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

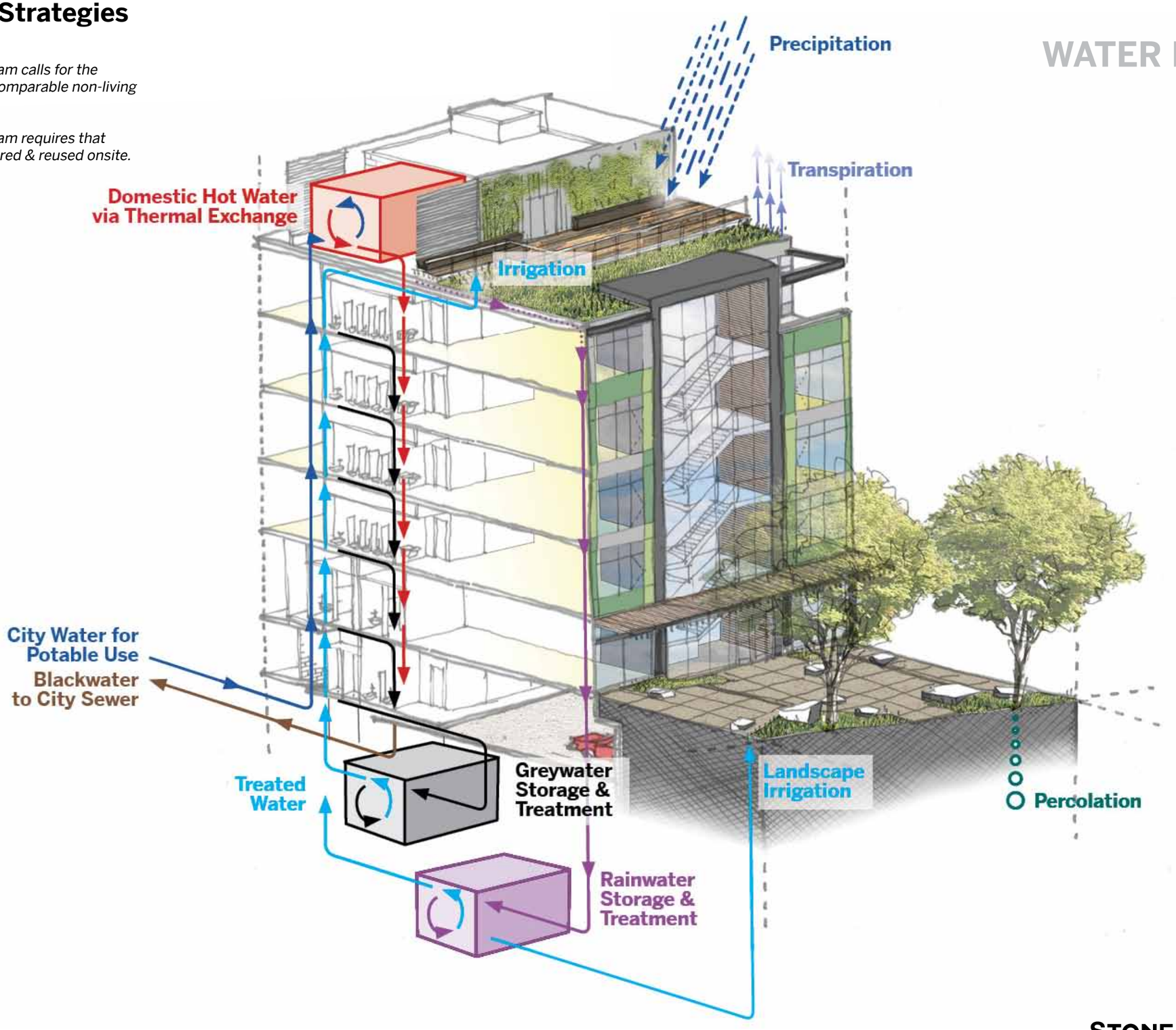
Exterior envelope shown without floorplates. The building entry, ground level retail spaces, and the southwest corner elevations have the most glazing. North and south exposures are more transparent than east and west.

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



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, locker rooms, and shower areas for building tenants and 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 is exploring the reuse of 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).

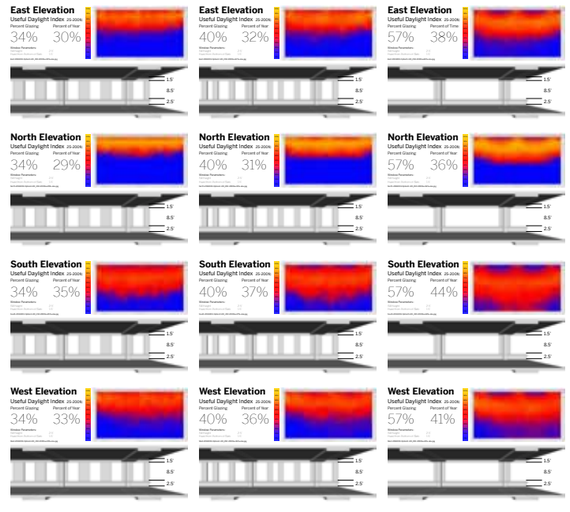
ENERGY PETAL

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. The project incorporates 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. Exterior 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 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 plantings in the neighborhood space 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 neighborhood 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.

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.

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 neighborhood 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.

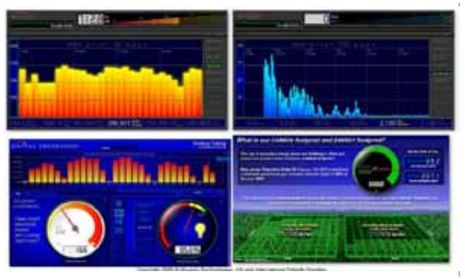
The pedestrian areas on the site are developed to accommodate gatherings of various sizes. Small "rooms" or "nooks" are created throughout the site to provide safe, comfortable spaces for people to find a place for themselves, or gather in groups. The plaza on the south end of the site is divided into 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.

END OF DOCUMENT