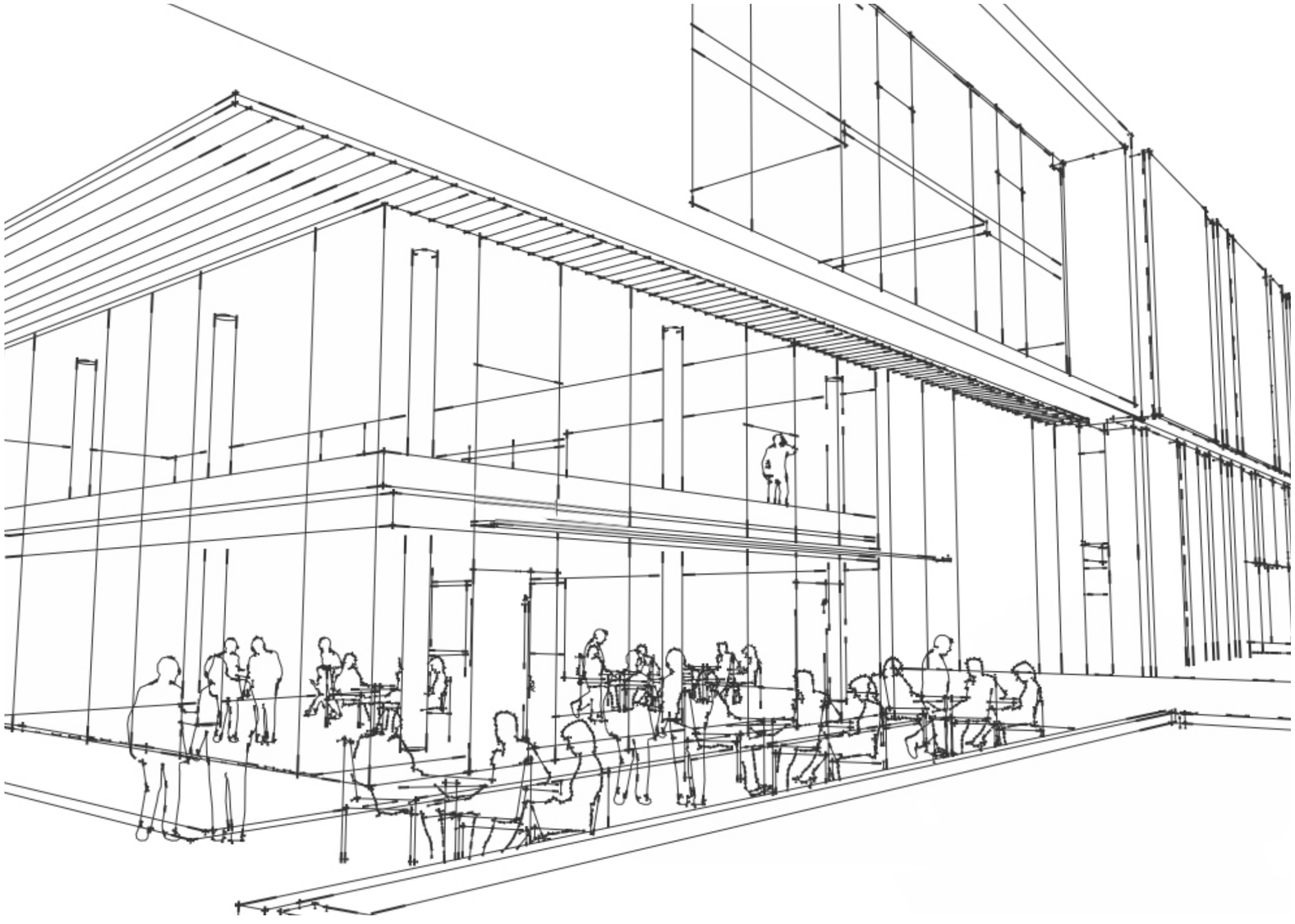


1818 FAIRVIEW OFFICE / LAB BUILDING - EARLY DESIGN GUIDANCE

WASHINGTON REAL ESTATE HOLDINGS, LLC

PERKINS + WILL OCTOBER 27, 2011

CONTENT

1. Development Objectives
    - Approximately 197,000 SF of Office/Lab
    - Approximately 3,000 SF of Retail
    - Approximately 200 Parking stalls

2. Urban Design Analysis

    - Vicinity Map (Surrounding Uses, Structures and zoning)
    - 9 Block Area Map,
    - Aerial Photographs
    - Photo montage of the streetscape

3. Design Guidelines

4. Site Analysis

    - Zoning Map
    - Topography and tree survey (Existing Conditions)
    - Site photos
    - Map of access | Opportunities and Constraints

5. Architectural Concepts

    - Alternative Schemes (Pros/Cons)
    - Proposed Schemes

6. Street Level Sketches

SEATTLE LAND USE CODE

Proposed Area
72,159 SF

Zoning Map:
Map 91
C1-40
Urban Maritime Environment

SMC 23.47A.004 Permitted and prohibited uses: Laboratories, Research and development is permitted according to the table A for section 23.47A.004 Uses in Commercial Zone

SMC 23.60.730 - (A.9-10) Permitted are Offices except in the Lake Union area, and Research and development Laboratories

SMC 23.47A.013 (Table A) Floor Area Ratio: Total permitted for single purpose structure containing no residential 3.0(FAR) x 72,159SF. = 216,477SF.

SMC 23.47A.016 (Table D-L) Landscaping and Screening Standards: Table D-L: A 5' deep landscape area along the street lot line; or screening by the exterior lot of the structure; or 6' high screening between the structure and the landscaped area for a parking garage occupying any portion of the street level street facing facade between 5 and 8' above side walk grade.

SMC 23.47A.014 Setback requirements: No Setback required

SMC 23.54.035 (Table A) Loading Berth Requirements: Min. Berth required for specific use shall be set forth from Table A. For a research and development laboratory, which has a medium loading demand and that is between an aggregate gross floor area of 160,001 to 264,000 the project requires 3 loading berths at 10'(W) x 35'(D).

SMC 23.48.010 (A-1) General Structure Height: The height of a structure may exceed the otherwise applicable limit by up to 4', provided a floor to floor height of 13' or more is provided for non residential uses at street level.

SMC 23.54.015 (Table A) Required parking: Table A of this section is used to determine parking for laboratories, research and development. Accordingly, 1 space parking space for each 1,500 sq.ft is required

URBAN DESIGN ANALYSIS

VICINITY MAP

9 BLOCK AREA

The project site is bounded by Fairview Ave, Eastlake Ave E., Blaine Street and a vacated Howe St. to the North.

The site is located at the current edge transition between recent commercial and new housing developments south of the site - extending to the South Lake Union area - and the existing Eastlake neighborhood residential zone to the North.

A North-South public transportation corridor along Eastlake Avenue is juxtaposed against pedestrian trails and connectors for walking, biking and jogging through the Cheshiahud loop around South Lake Union and up to Capitol Hill through the Howe Street Connector that passes under I-5 .

Along the Eastlake Ave E, a well-appointed pedestrian environment is created through appropriately scaled storefronts and building articulation as well as the location of a neighborhood commercial core at the intersection of Eastlake Avenue and Blaine street.

Additional opportunities exist along Fairview Avenue to create a strong urban edge with building form and landscaping while taking advantage of the additional right of way area due to the curving Fairview Avenue for recreational and sustainable landscape features. Views of the lake are prevalent from the site, over the site's future massing due to the lower building height zoned for the block, and along the Blaine and Howe side streets.

ADJACENT BUILDINGS
1. Azteca Restaurant
2. Lake Union Terrace Apartments
3. Lake Union Terrace Apartments
4. KIRO Seattle
5. Fred Hutchinson Cancer Research Center
6. Bank of America
7. Gilead Sciences
8. Allozyne
9. Wilson and Hayes
10. Delta Vista Apts.
11. Abbey Park Apartment
12. Villa Capri Apartment
13. WCI Voice and Data Service
14. Hart Crowser
15. Arts Conservation Service

- Bus Stop
- Bike Street Lane
- Views
- Neighborhood commerical core
- Howe St. Connection
- Future Streetcar
- Cheshiahud Lake Union Loop

VIEW A

VIEW B

VIEW C

AERIAL PHOTOGRAPH

PHOTO MONTAGE OF STREETSCAPE

FRED HUTCHINSON CANCER RESEARCH CENTER

Image A Eastlake Ave. E

KIRO SEATTLE

LAKE UNION TERRACE

Image B Eastlake Ave. E

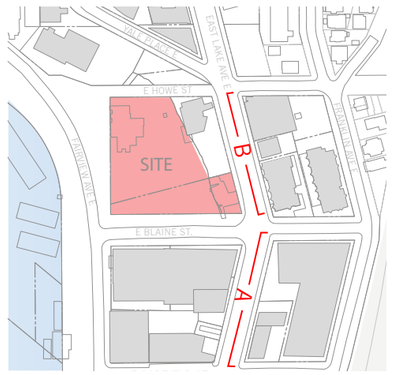


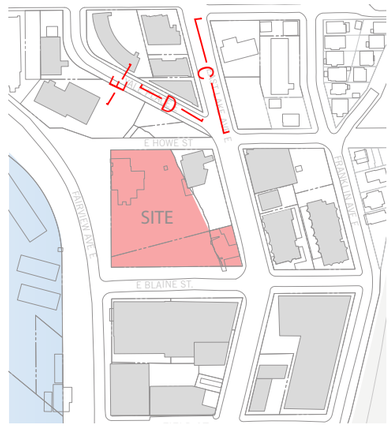
Image C Eastlake Ave. E

DELTA VISTA APTS

Image D Yale Pl E

WCI VOICE AND DATE SERVICES

Image E - Yale Pl E



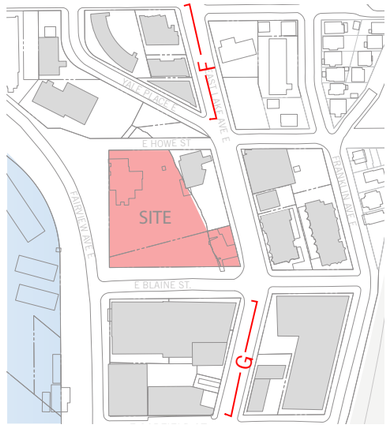
DELTA VISTA APT

ABBEY PARK APT

Image F Eastlake Ave. E

GILEAD SCIENCES

Image G EastLake Ave. E

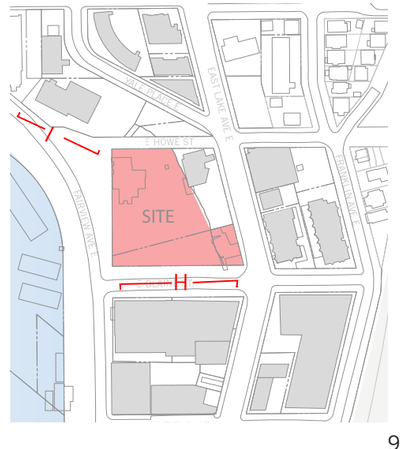


GILEAD SCIENCES

Image H E Blaine St.

HART CROWSER

Image I Fairview Ave. E



DESIGN GUIDELINES

The following Seattle design guidelines, Design Review Guidelines for Multifamily and Commercial Buildings effective October 1993, updated November 1998, will be the priority guidelines for the design and development of the project. Listed below are the guidelines that we believe are applicable to this project. As of this date, neighborhood design guidelines have not been officially adopted for the Eastlake neighborhood. However, the design team does recognize that the Eastlake Community Council has drafted neighborhood design guidelines which have been submitted to the City for approval and have incorporated these recommendations into our concept design.

A-1 Respond to Site Characteristics

A-2 Streetscape Compatibility

A-3 Entrances Visible from the Street

B-1 Height Bulk and Scale

C-1 Architectural Context

C-3 HumanScale

C-4 Exterior Finish material

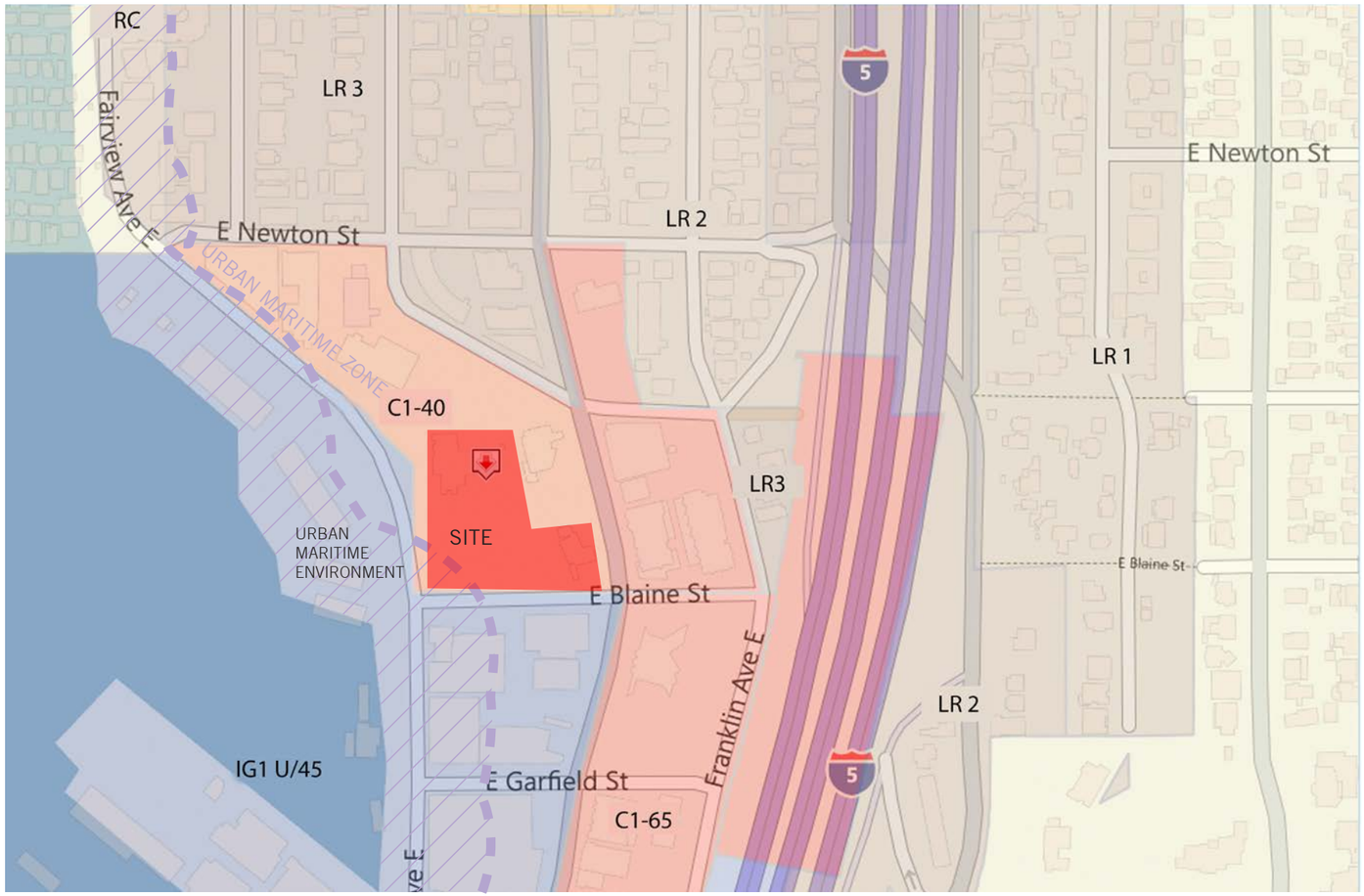
C-5 Structural Parking Entrance

D-1 Pedestrian open space and Entrances

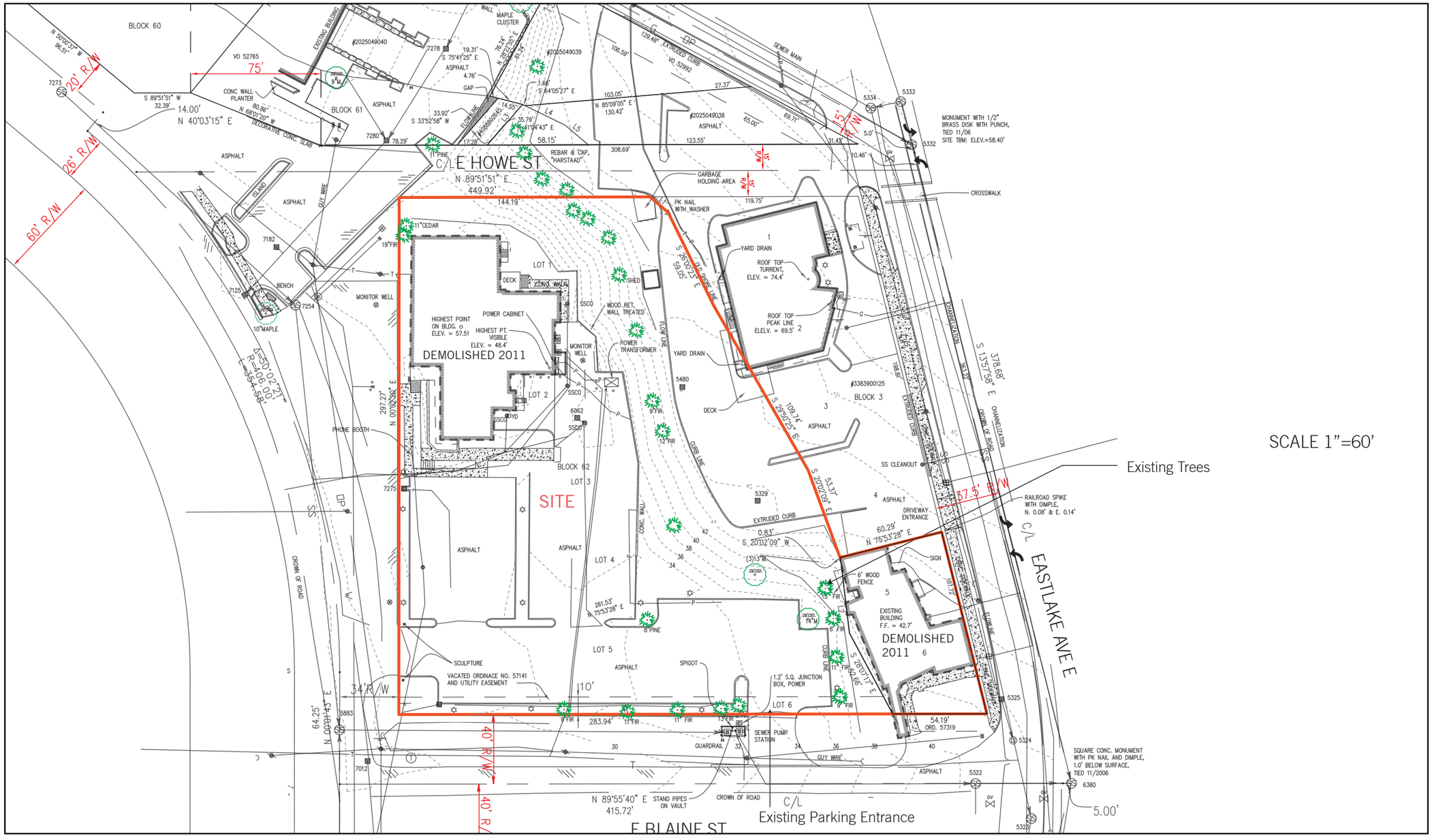
D-7 Design for Personal Safety and Security

SITE ANALYSIS

ZONING MAP



TOPOGRAPHY AND TREE SURVEY



SITE PHOTOS

IMAGE 1

IMAGE 2

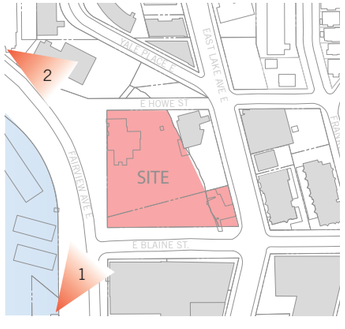
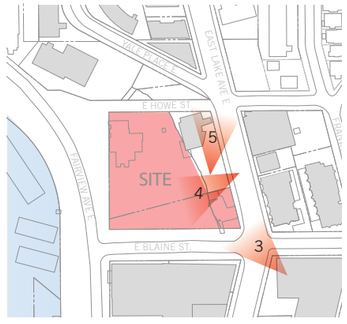


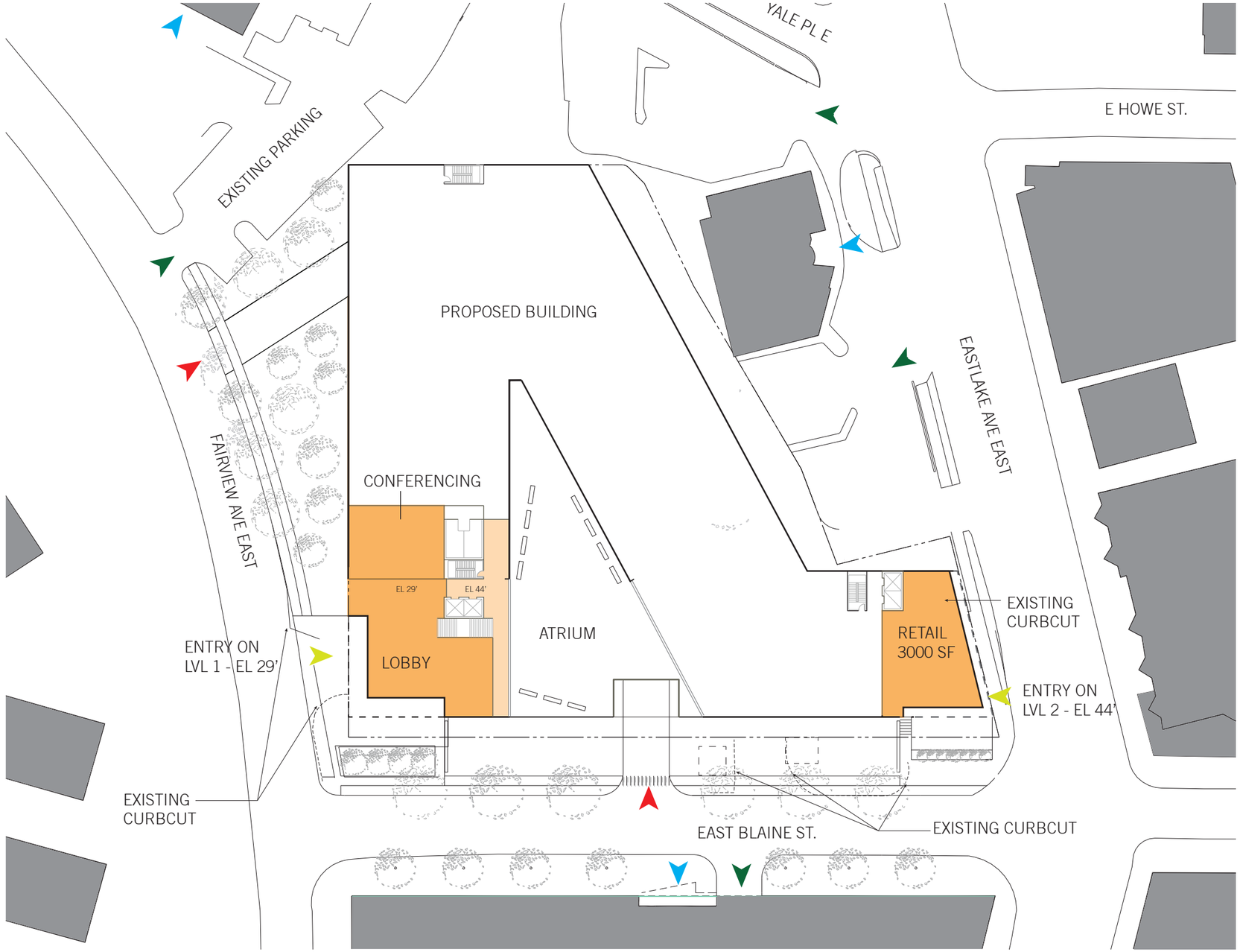
IMAGE 4

IMAGE 5

IMAGE 3

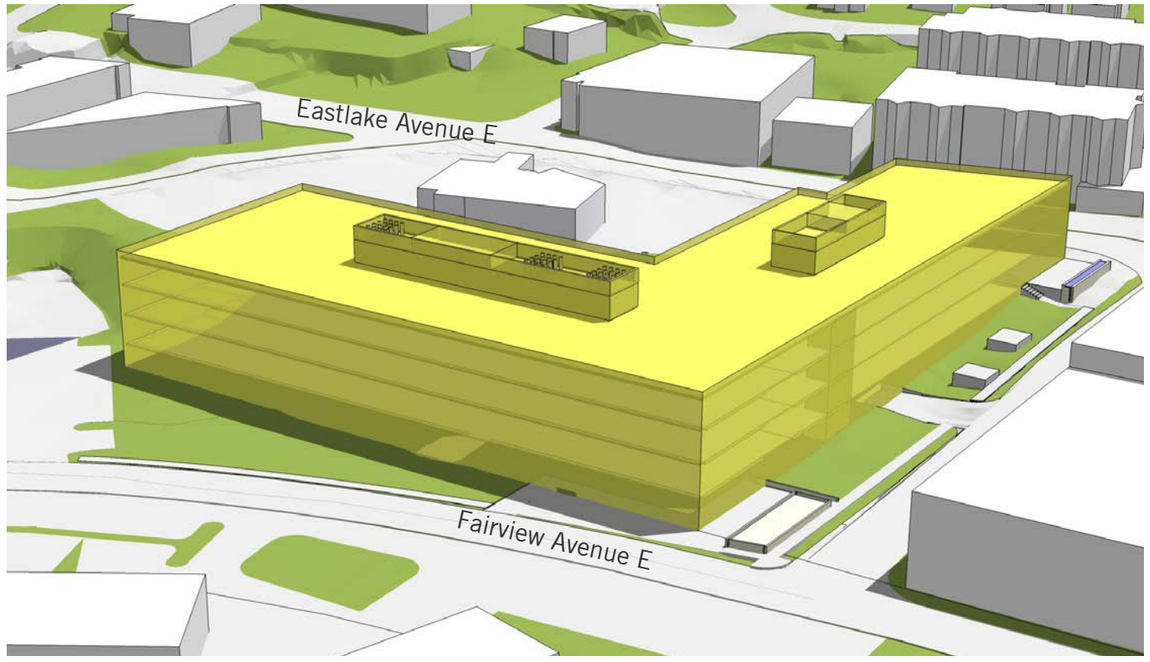


MAP OF ACCESS



ARCHITECTURAL CONCEPTS

OPTION 1



Pros:
- Eastlake Avenue engaged with building form at street corner
- large courtyard/ landscaped space located on Eastlake Avenue
- efficient floorplan/ simplified massing
- building height is more compatible with context

Cons:
- long street walls on Blaine St. and Fairview Ave. require articulation
- buiding form does not engage Eastlake Avenue

OPTION 2

Pros:
- efficient economical construction
- Eastlake Avenue engaged
- maximizes allowable square footage on site

Cons:
- deep floor plates that are difficult to plan
- large building form that is less sensitive to urban context
- long street walls on Blaine St. and Fairview Ave. require articulation

OPTION 3 (PREFERRED OPTION)

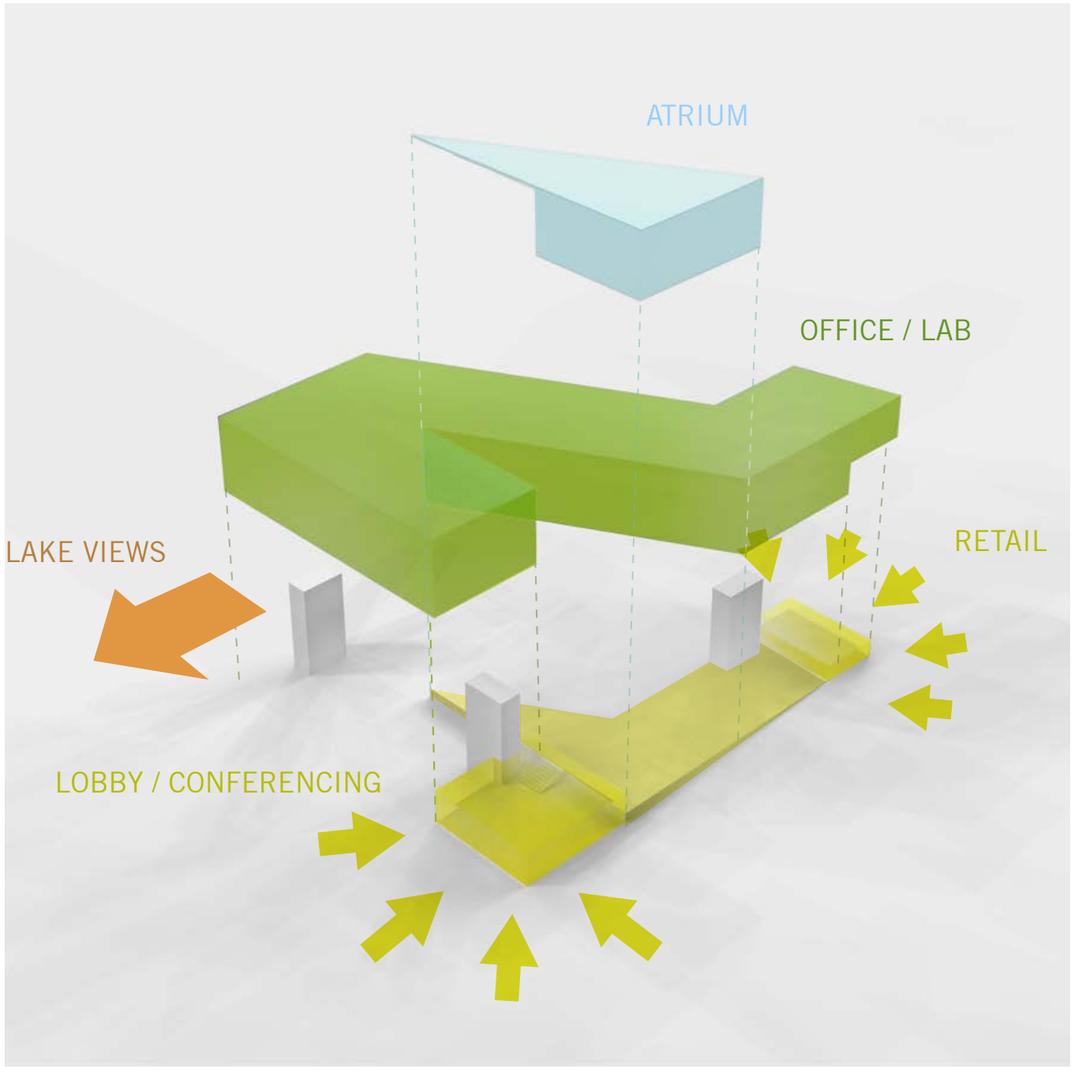
Pros:

- Eastlake Avenue engaged at SW corner and along street walls
- atrium reduces scale of development on Blaine Street

Cons:

- deep floor plates created at plan intersections are difficult to program

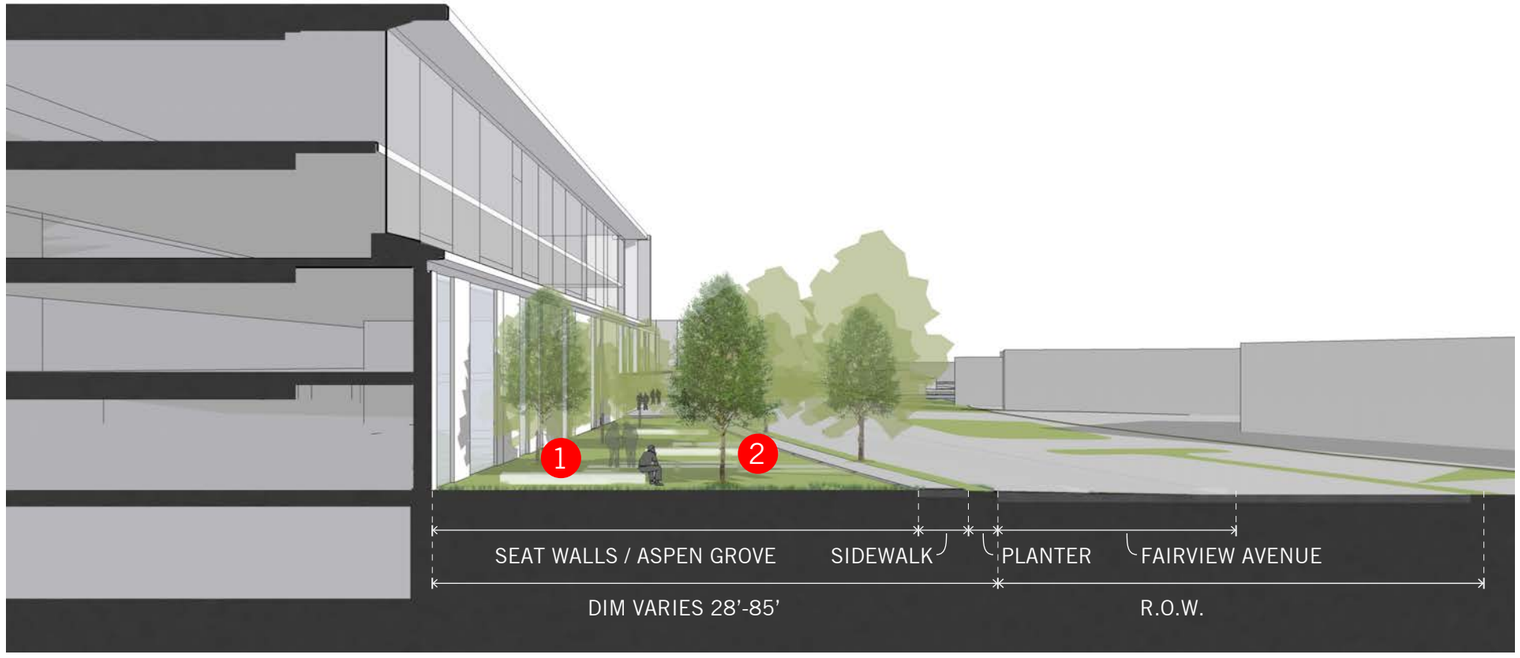
OPTION 3 MASSING CONCEPT



OPTION 3

LANDSCAPE PLAN

A) SECTION THROUGH FAIRVIEW AVENUE



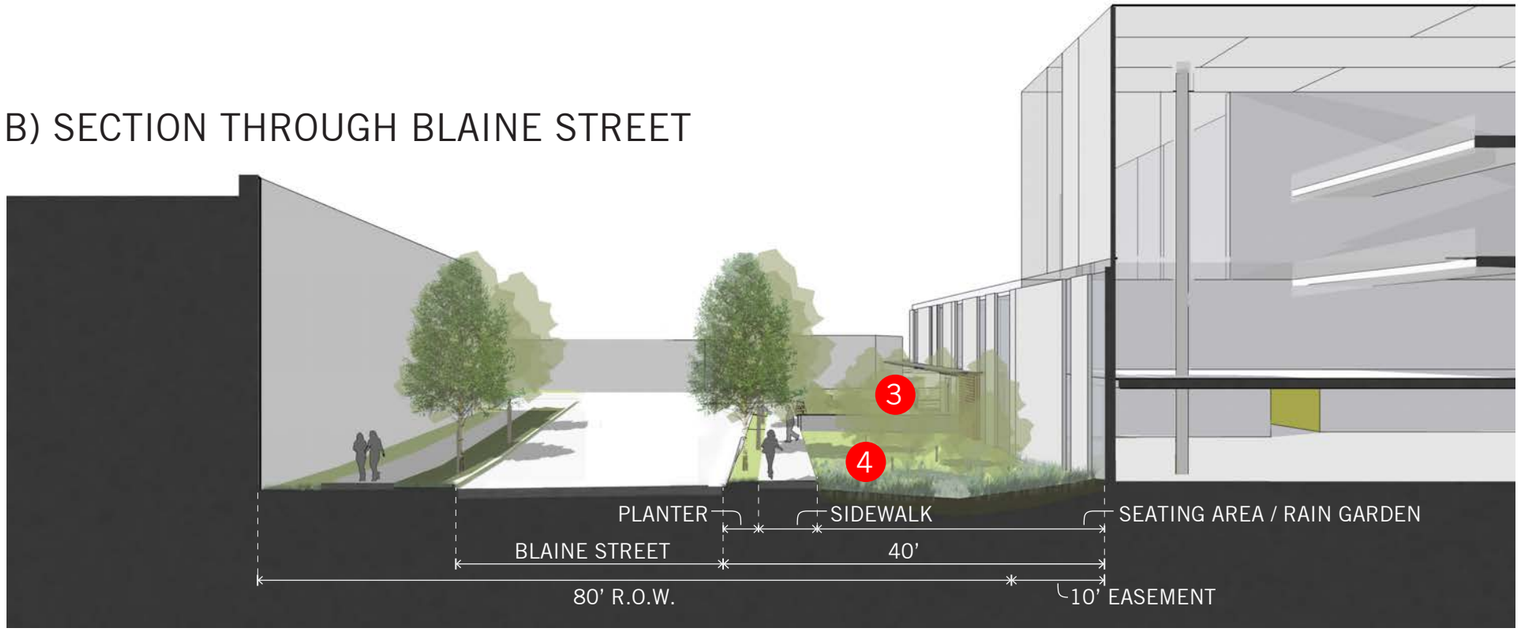
1 garden seat walls

2 aspen grove

3 covered entry & seating areas

4 rain gardens

B) SECTION THROUGH BLAINE STREET



OPTION 3

AERIAL VIEWS


E. Blaine Street
Eastlake Avenue E

STREET PERSPECTIVES

Southwest Perspective from Fairview Avenue

Key:
1 Covered Entries and entry storefront glazing
2 Wood Design Elements, use of natural materials
3 Vertical Fenestration to create scale and rhythm
4 Roof terraces and stepbacks
5 Screened seating areas
6 Atrium
7 Retail space at Neighborhood commercial core

Southeast Perspective from Eastlake Avenue