



THE ATRIUM - DRB RECOMMENDATION SUBMITTAL

WASHINGTON REAL ESTATE HOLDINGS, LLC PERKINS+WILL

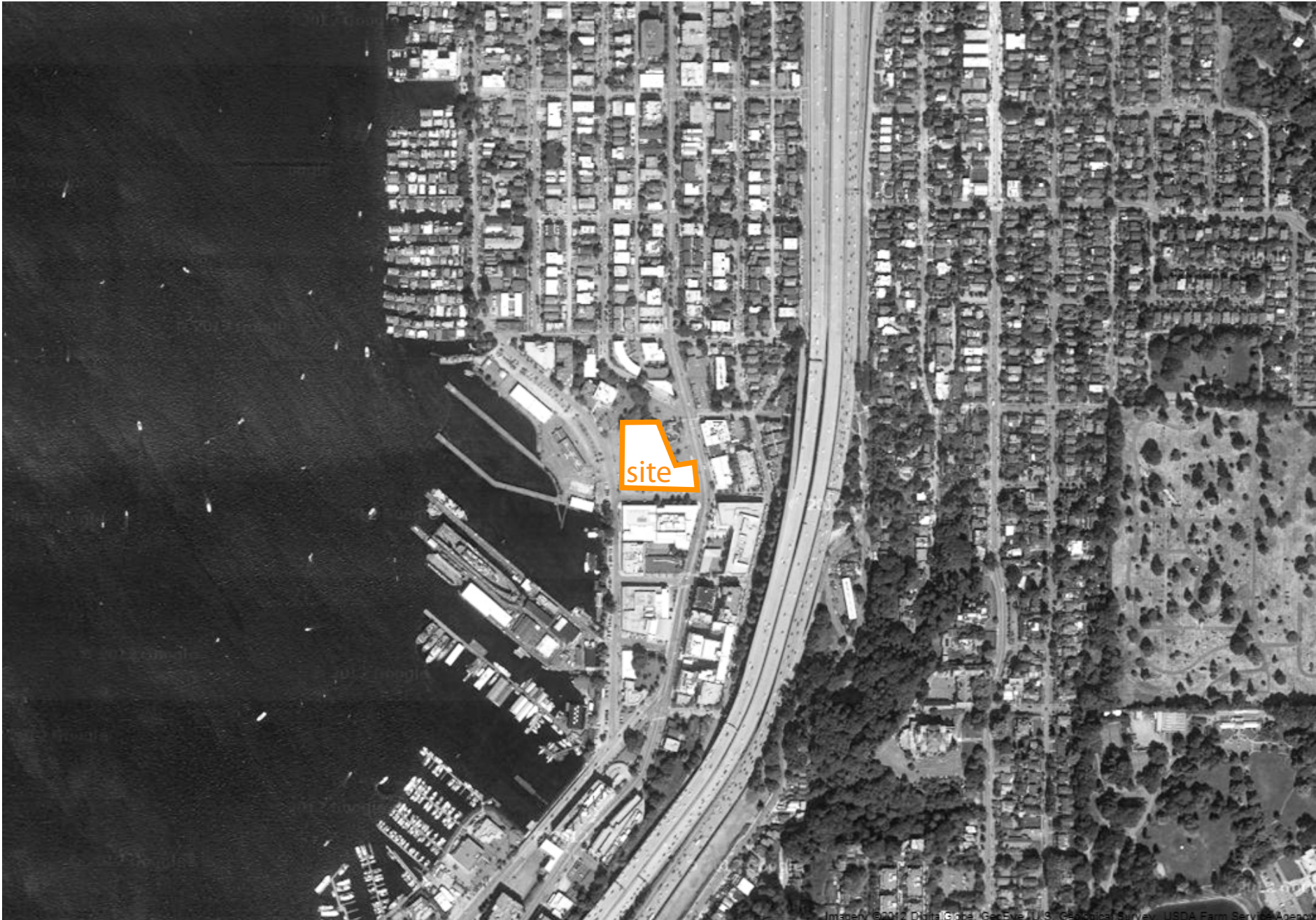
SEPTEMBER 05, 2012

Recommendation Materials (04-33):

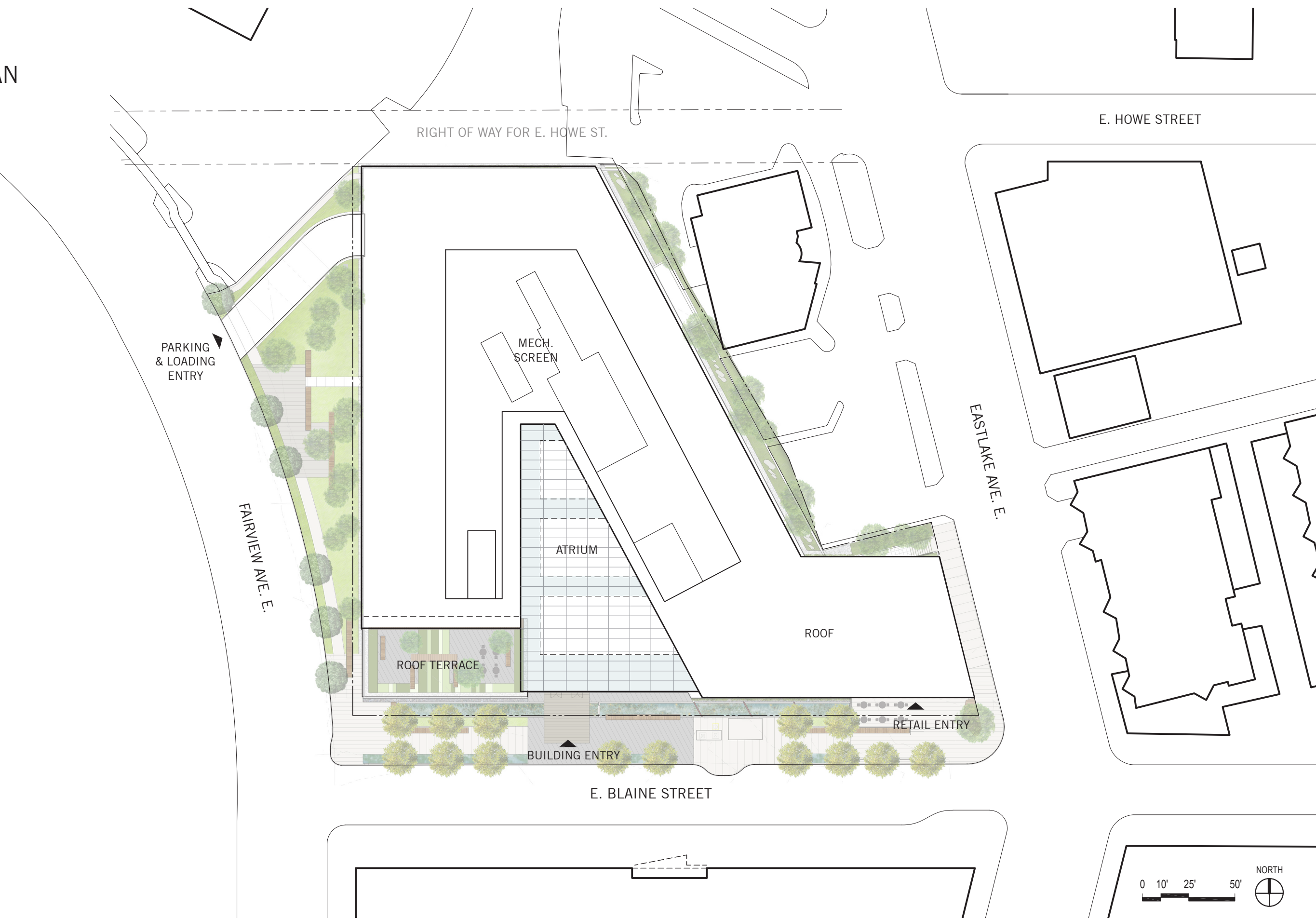
- Site Plan
 - Site Section
 - Architectural Drawings:
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 - Level 2
 - Level 3
 - Level 4
 - Level P1 + P2
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 - Elevations
 - Retail Context
 - Atrium Entry Context
 - Architectural Material Palette
 - Building in Context
 - Annotated Landscape Plan
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 - Photo Montage of Streetscapes
- Site Analysis:
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 - Topography and Tree Survey (Existing Conditions)
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 - Proposed Scheme
- Street Level Sketches

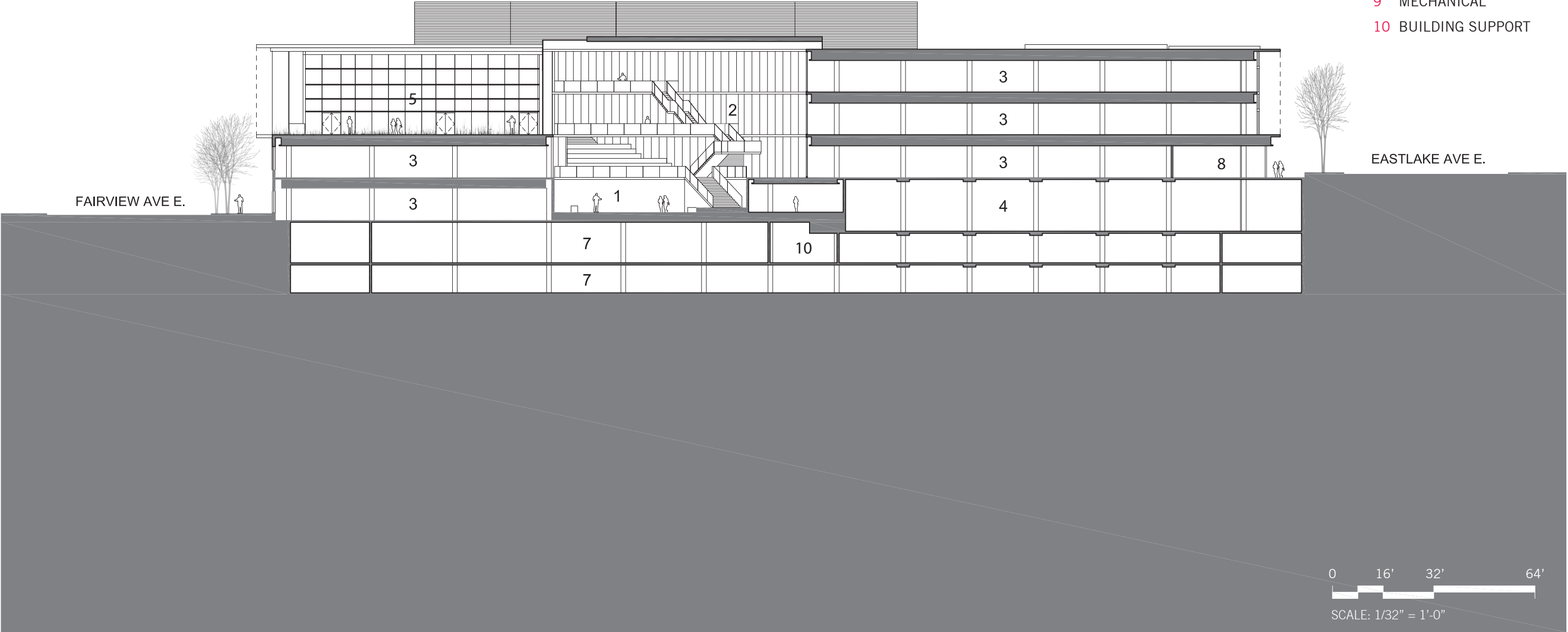


SITE PLAN



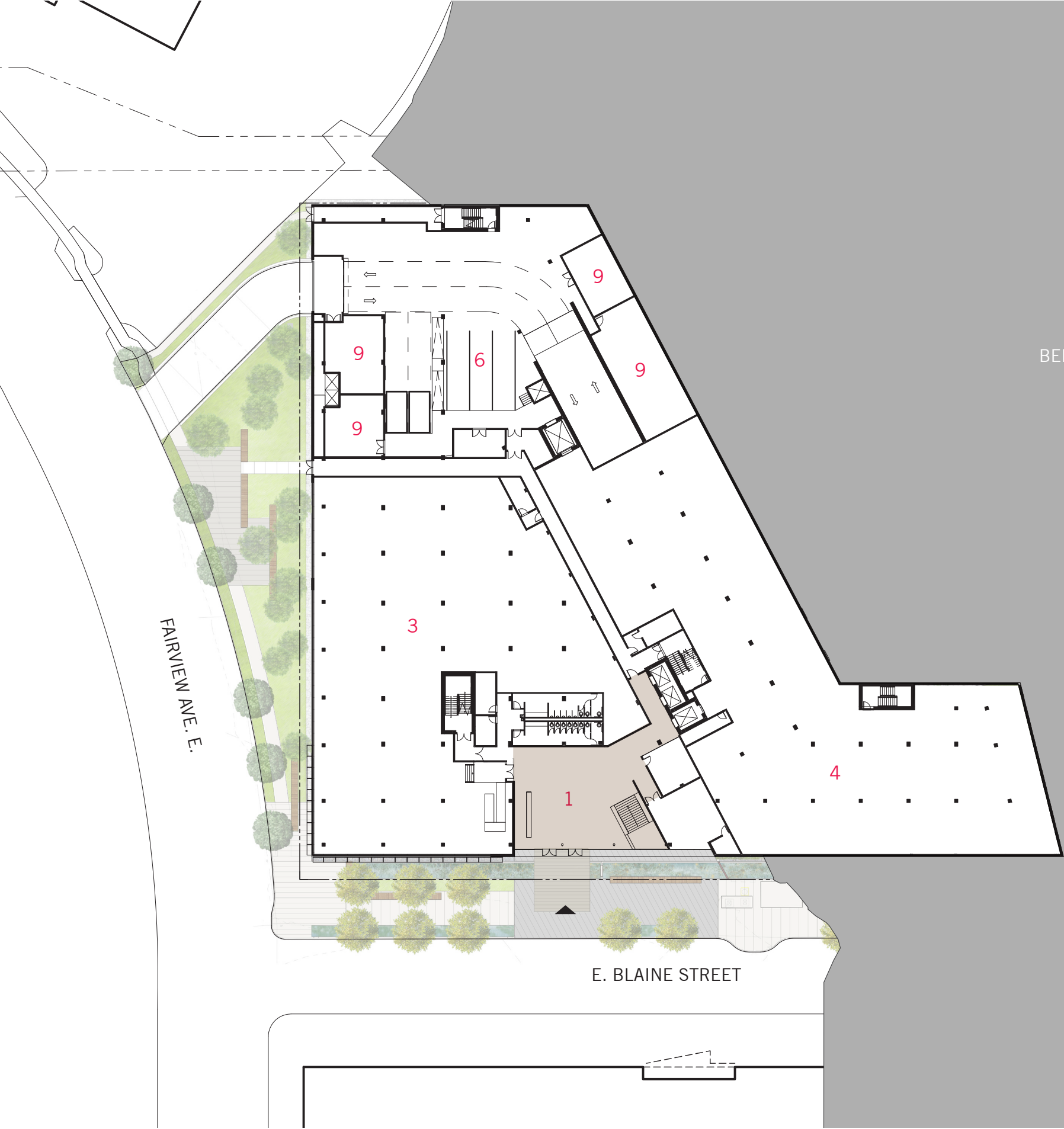
SITE SECTION

- 1 LOBBY
- 2 ATRIUM
- 3 TENANT
- 4 LAB SUPPORT
- 5 ROOF TERRACE
- 6 LOADING
- 7 PARKING
- 8 RETAIL
- 9 MECHANICAL
- 10 BUILDING SUPPORT



PLAN LEVEL 01

- 1 LOBBY
- 2 ATRIUM
- 3 TENANT
- 4 LAB SUPPORT
- 5 ROOF TERRACE
- 6 LOADING
- 7 PARKING
- 8 RETAIL
- 9 MECHANICAL
- 10 BUILDING SUPPORT



PLAN LEVEL 02

E. HOWE STREET

EASTLAKE AVE. E.

E. BLAINE STREET

FAIRVIEW AVE. E.

RIGHT OF WAY FOR E. HOWE ST.

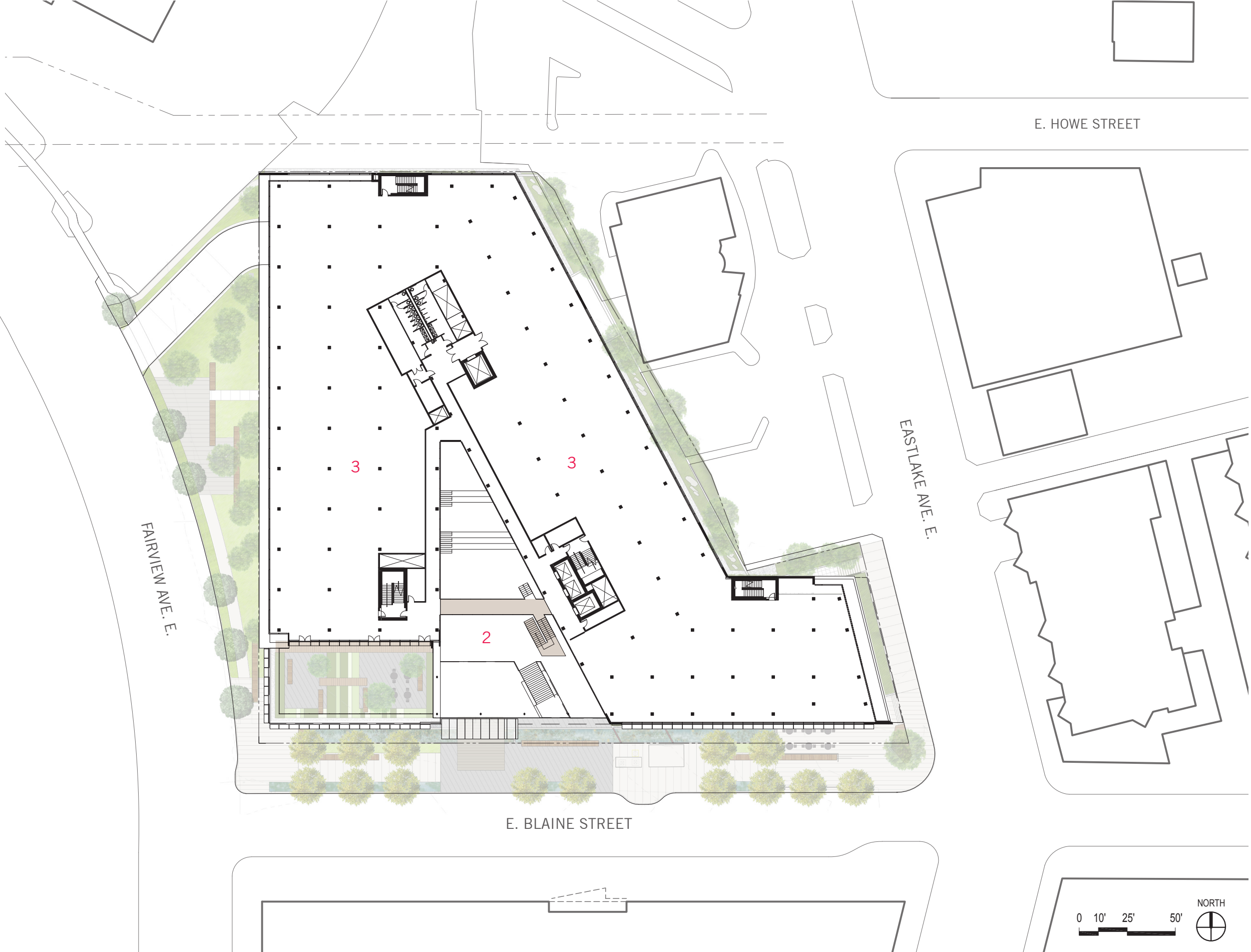
- 1 LOBBY
- 2 ATRIUM
- 3 TENANT
- 4 LAB SUPPORT
- 5 ROOF TERRACE
- 6 LOADING
- 7 PARKING
- 8 RETAIL
- 9 MECHANICAL
- 10 BUILDING SUPPORT

RETAIL ENTRY



PLAN LEVEL 03

- 1 LOBBY
- 2 ATRIUM
- 3 TENANT
- 4 LAB SUPPORT
- 5 ROOF TERRACE
- 6 LOADING
- 7 PARKING
- 8 RETAIL
- 9 MECHANICAL
- 10 BUILDING SUPPORT



PLAN LEVEL 04

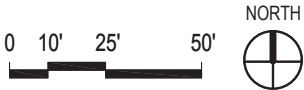
E. HOWE STREET

EASTLAKE AVE. E.

FAIRVIEW AVE. E.

E. BLAINE STREET

- 1 LOBBY
- 2 ATRIUM
- 3 TENANT
- 4 LAB SUPPORT
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PARKING LEVELS



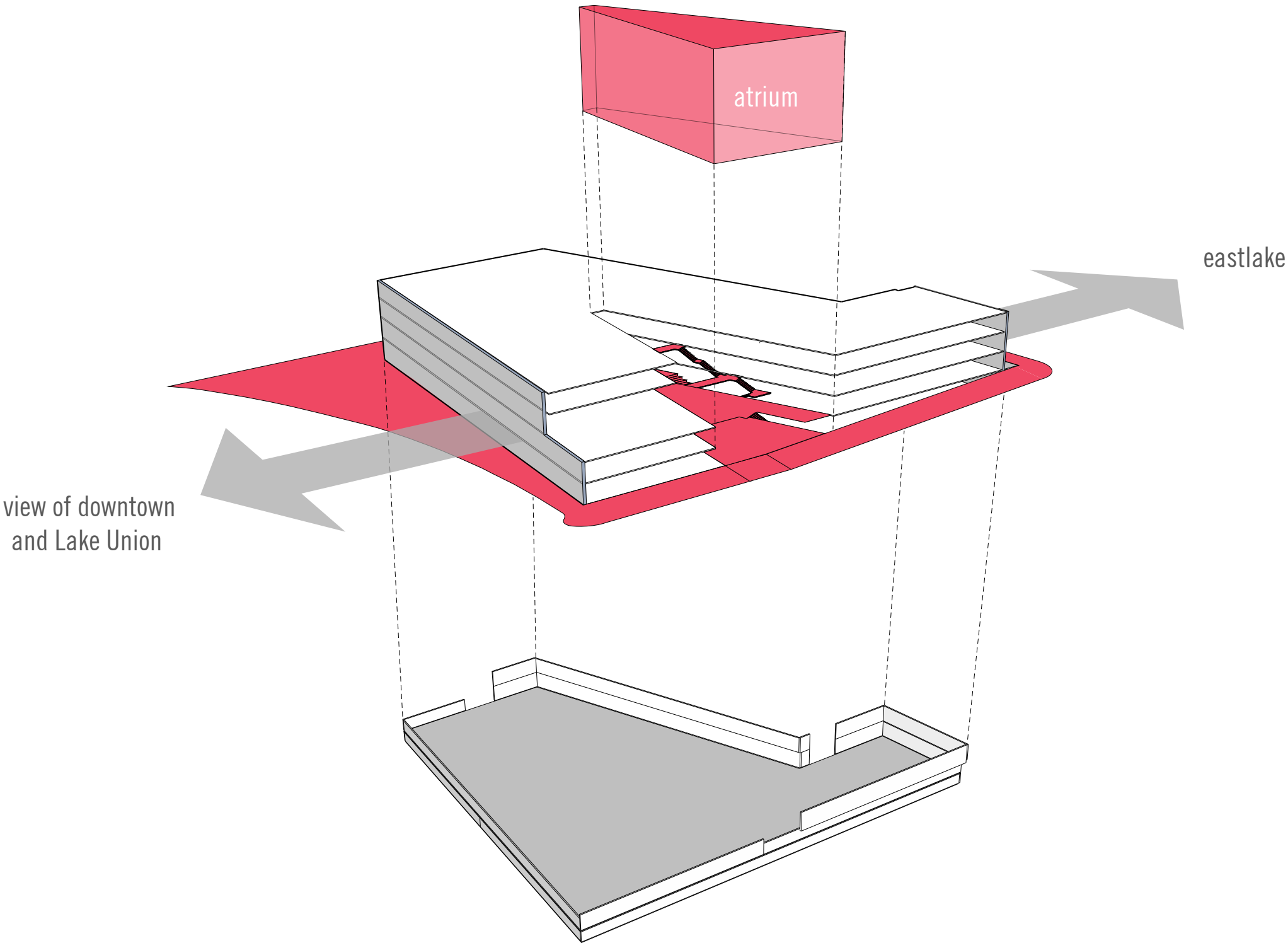
PARKING LEVEL 1



PARKING LEVEL 2



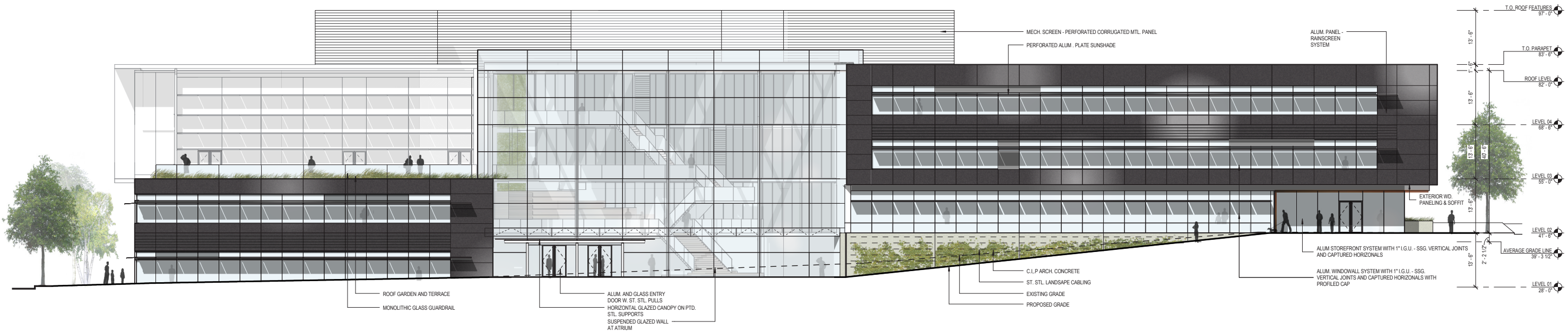
COMPOSITIONAL CONCEPT - EXPLODED AXON



ELEVATIONS

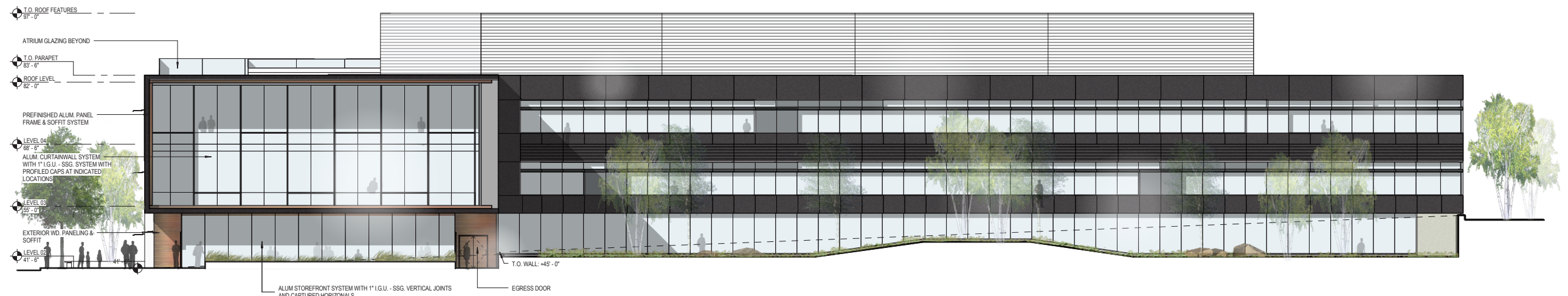


WEST ELEVATION

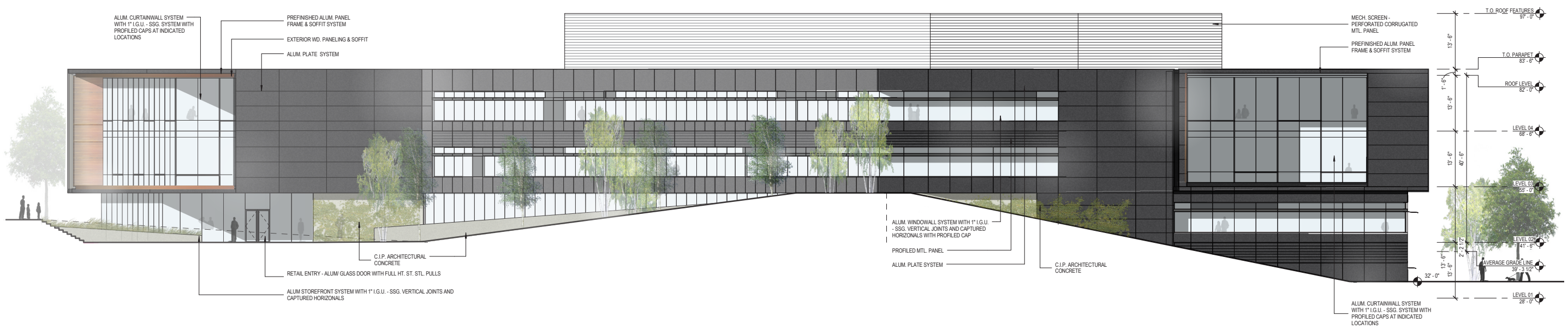


SOUTH ELEVATION

ELEVATIONS



EAST ELEVATION

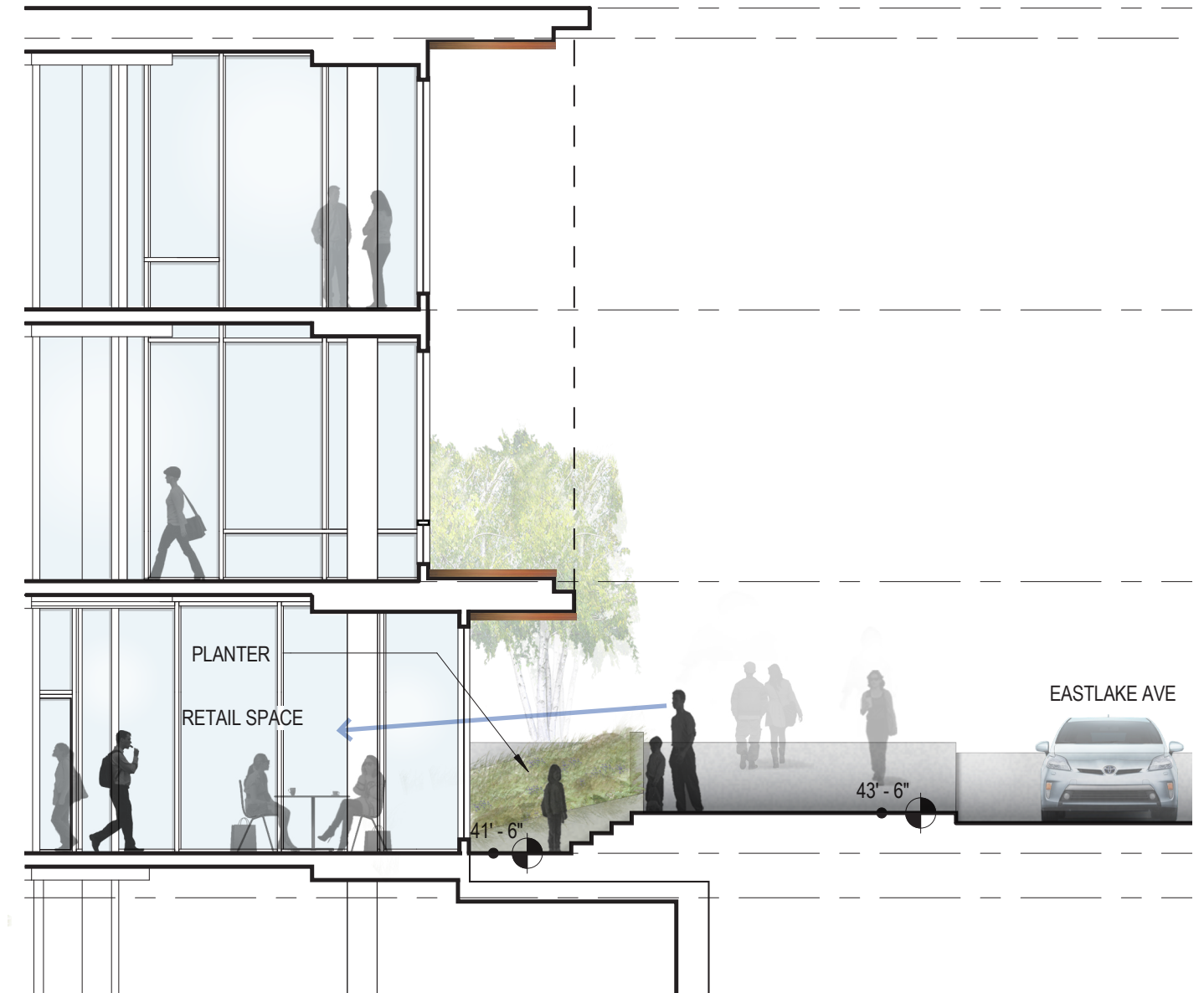


NORTH ELEVATION

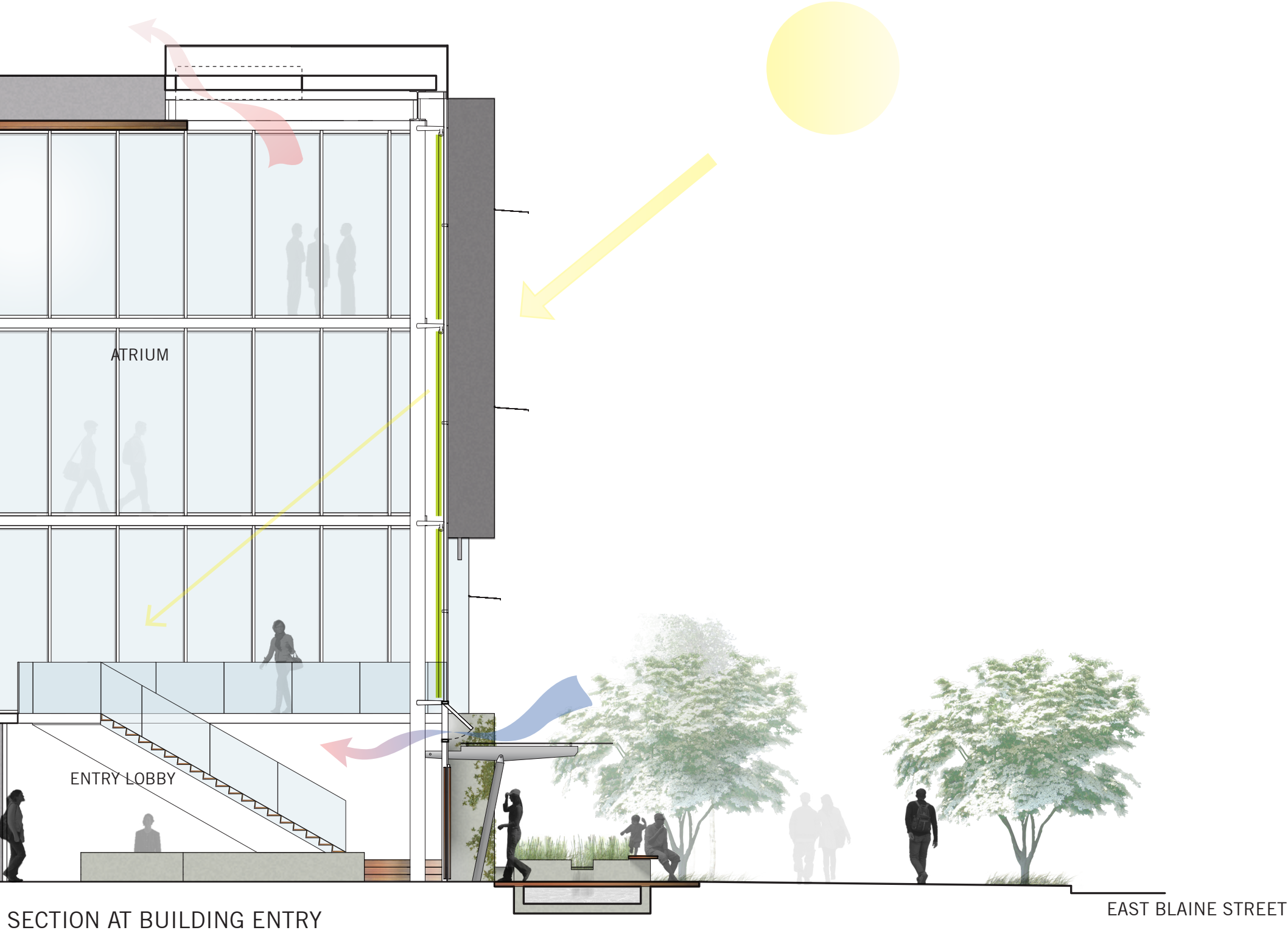
RETAIL CONTEXT



NORTH RETAIL ENTRY



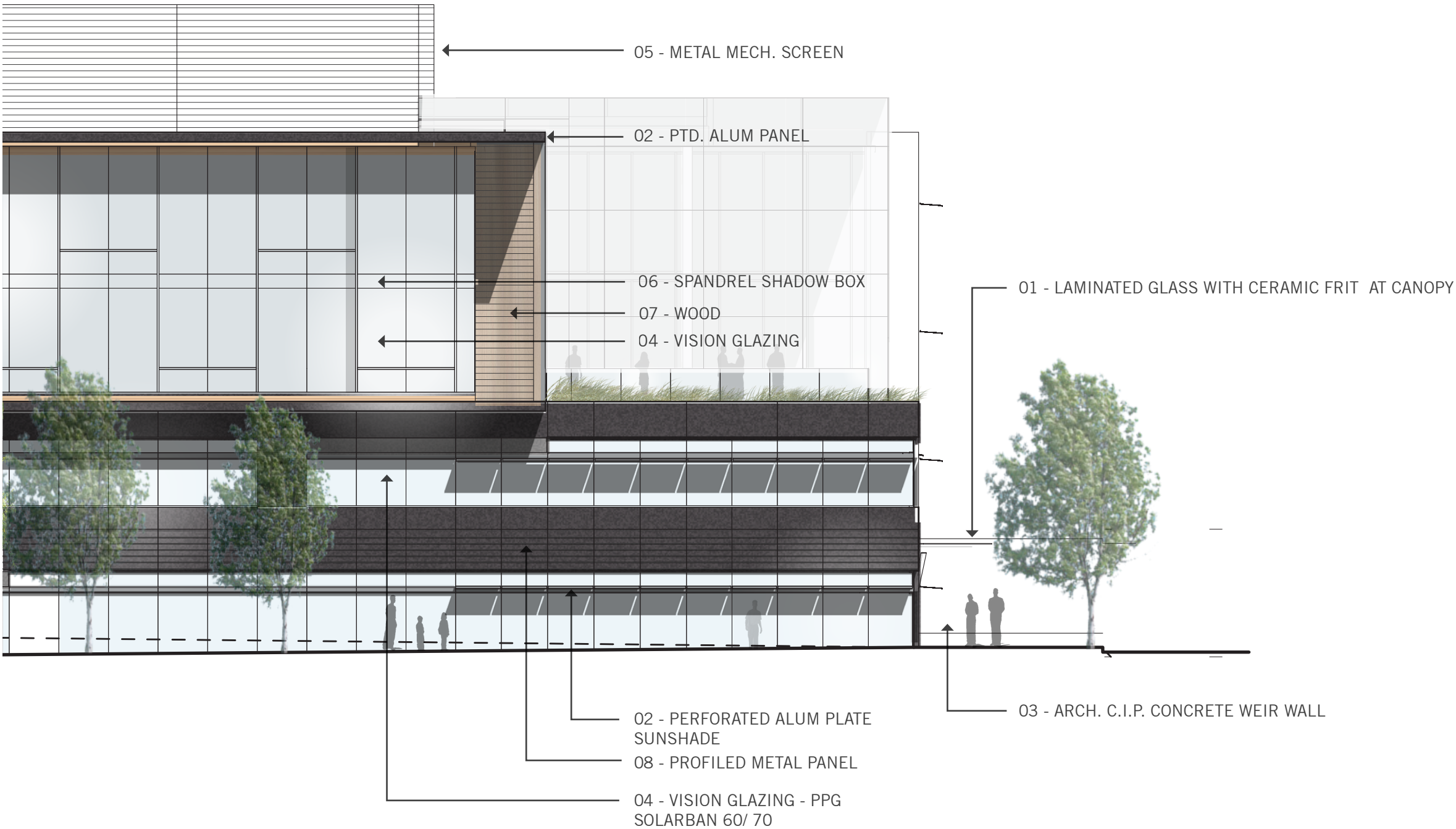
SECTION AT SOUTH RETAIL ENTRY



SECTION AT BUILDING ENTRY

EAST BLAINE STREET

ARCHITECTURAL MATERIAL PALLETTE



ARCHITECTURAL MATERIAL PALLETTE



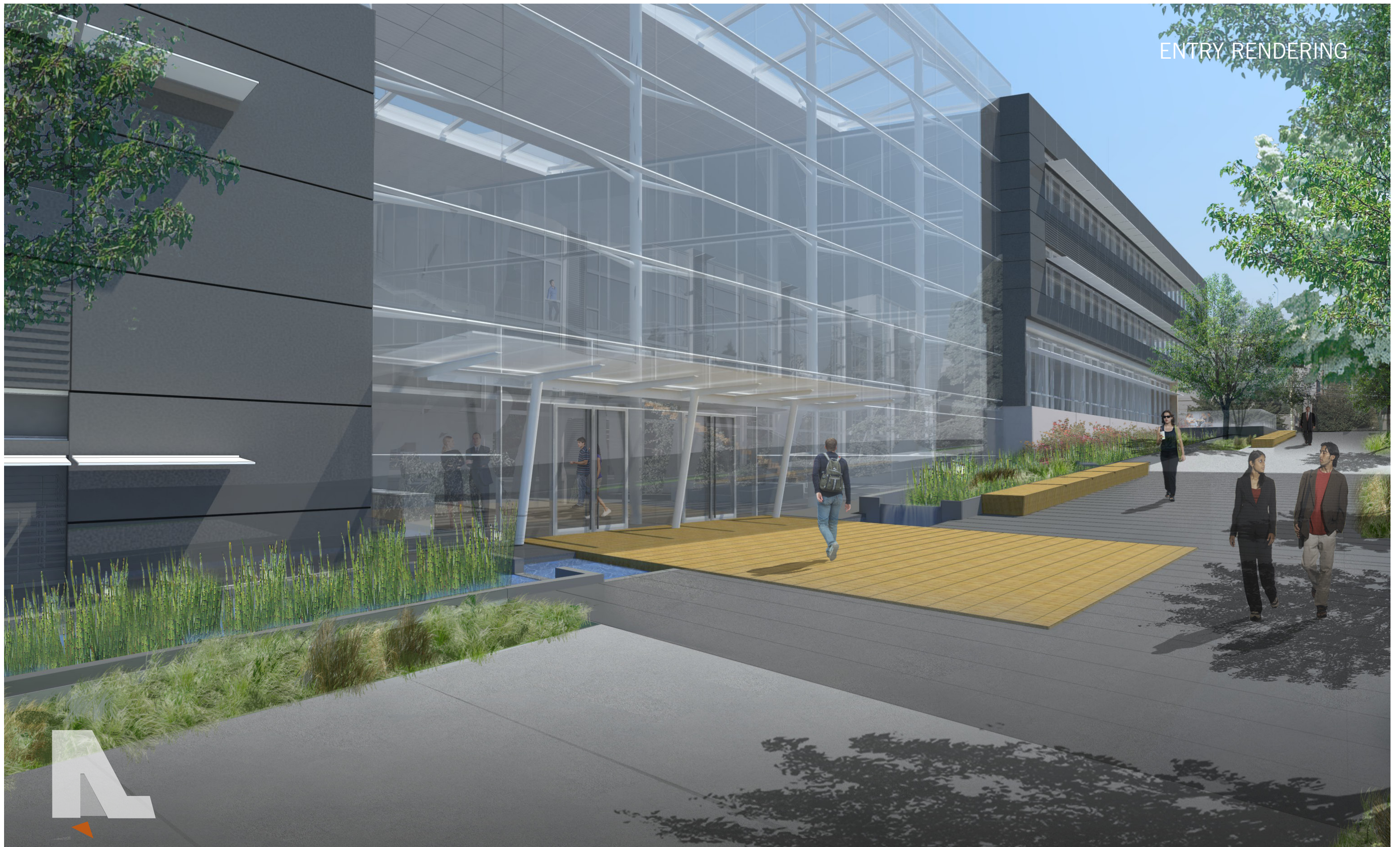
SOUTHWEST PERSPECTIVE



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THE ATRIUM | WASHINGTON REAL ESTATE HOLDINGS, LLC

ENTRY RENDERING



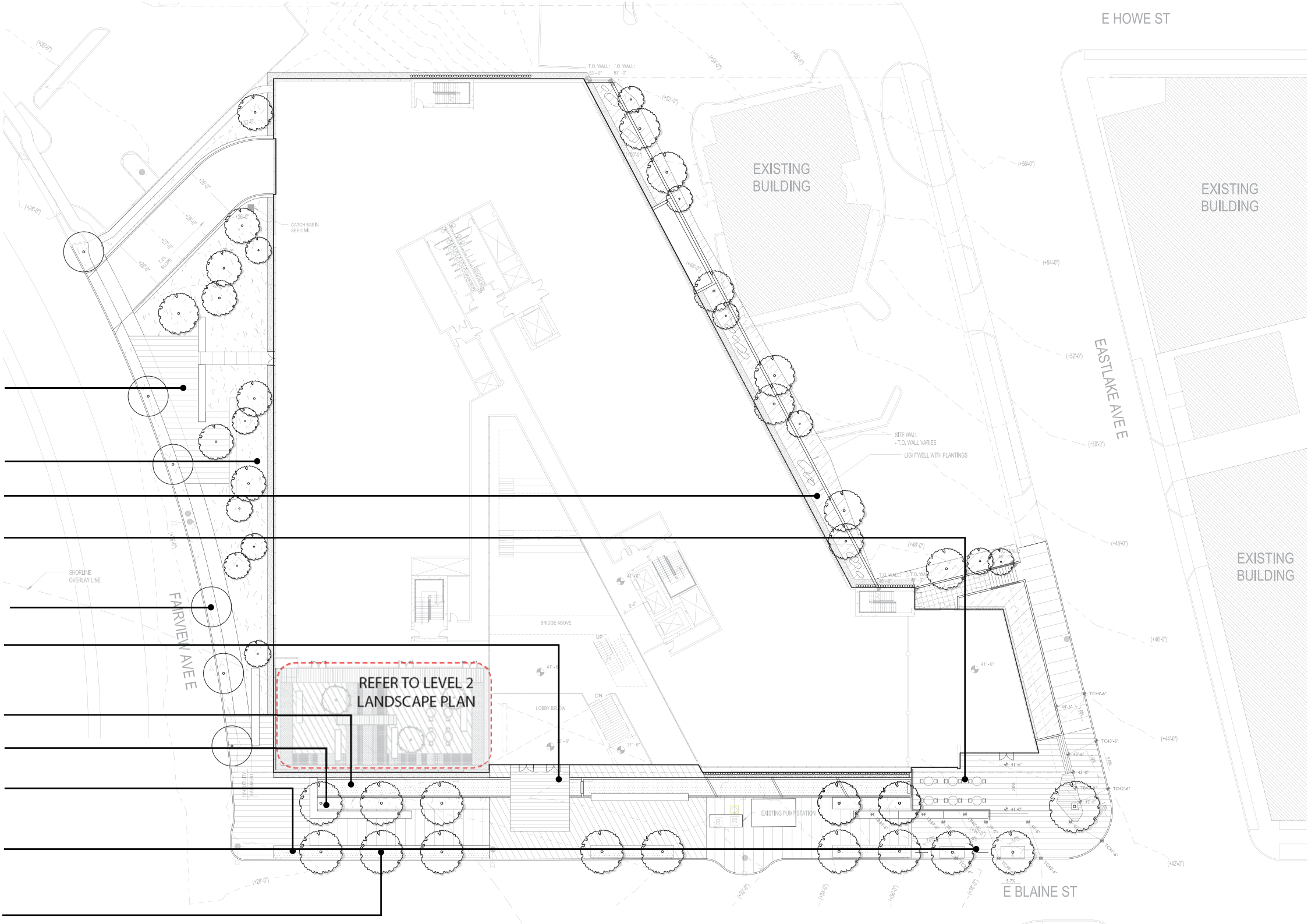
ANNOTATED LANDSCAPE PLAN STREET LEVEL

EASTLAKE AVENUE STREETSCAPE includes a corner plaza with platform seating at the corner of Eastlake and Blaine and a specimen tree planting. There are street trees and birch massings with a fern understorey along the building edge. A planter with massing of ferns slopes down to the corner retail.

BLAINE STREET STREETSCAPE includes separate swales for streetscape and on-site stormwater capture integrated with benches and a double row of street trees. There are three gathering places along the street, a cafe terrace at Blaine and Eastlake, a midblock entry plaza, and an informal gathering place at Blaine and Fairview.

FAIRVIEW AVENUE STREETSCAPE includes a plaza with three staggered underlit benches within birch groves and a feather-grass massing. Street trees line the sidewalk.

- FAIRVIEW AVENUE PLAZA WITH SPECIAL PAVING AND UNDERLIT SEATING
- BIRCH GROVES AND FEATHERGRASS UNDERSTOREY
- BIRCH GROVES AND FERN UNDERSTOREY WITH STAGGERED BOULDERS
- EASTLAKE AVENUE OUTDOOR CAFE WITH SEATING AND SPECIMEN TREE
- STREET TREES
- BLAINE STREET ENTRY PLAZA WITH SPECIAL PAVING AND UNDERLIT SEATING
- SWALE FOR ON SITE STORMWATER CAPTURE
- UNDERLIT BENCH
- SWALE FOR STREETSCAPE STORMWATER CAPTURE
- BICYCLE PARKING
- STREET TREES



E BLAINE STREET
PLANTINGS



EQUISETUM HYEMALE
ROUGH HORSETAIL



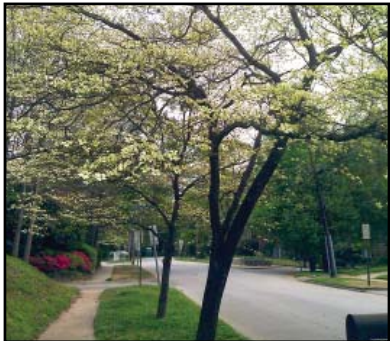
TYPHA LATIFOLIA
BULRUSH



PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY



BETULA JACQUEMONTII
WHITE BARKED HIMALAYAN BIRCH



CORNUS KOUSA X NUTTALLII
'STARLIGHT'
STARLIGHT DOGWOOD

FAIRVIEW AVE E
PLANTINGS



STIPA TENUISSIMA
MEXICAN FEATHER GRASS



BETULA JACQUEMONTII
WHITE BARKED HIMALAYAN BIRCH



CARPINUS BETULUS
EUROPEAN HORNBEAM



CAMMASIA QUAMASH
COMMON CAMAS



JUNCUS ENSIFOLIUS
DAGGERLEAF RUSH

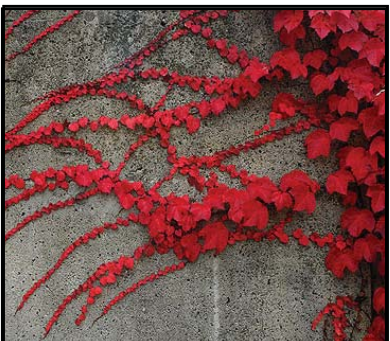
EASTLAKE AVE E
PLANTINGS



BLECHNUM SPICANT
DEER FERN



BETULA JACQUEMONTII
WHITE BARKED HIMALAYAN BIRCH



PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY



LIRIODENDRON TULIPIFERA
'FASTIGIATUM'
FASTIGIATE TULIP TREE

STREET LEVEL PLANTING

The proposed landscape plan abstracts three neighbourhood ecologies into three basic plant palettes: the historic Wetlands of Southeast Lake Union, the Bluff Meadow, and the Bluff Forest.



WETLAND - East Blaine Street
The Wetland is characterized on East Blaine St., where rainwater is filtered and infiltrated within two formal stormwater trenches planted with formal massings of native species: *Typha latifolia* (Cattail) and *Equisetum hyemale* (Horsetail) are located against the building while *Cammassia quamash* (Common Camas) and *Juncus ensifolius* (Daggerleaf Rush) line the street edge.

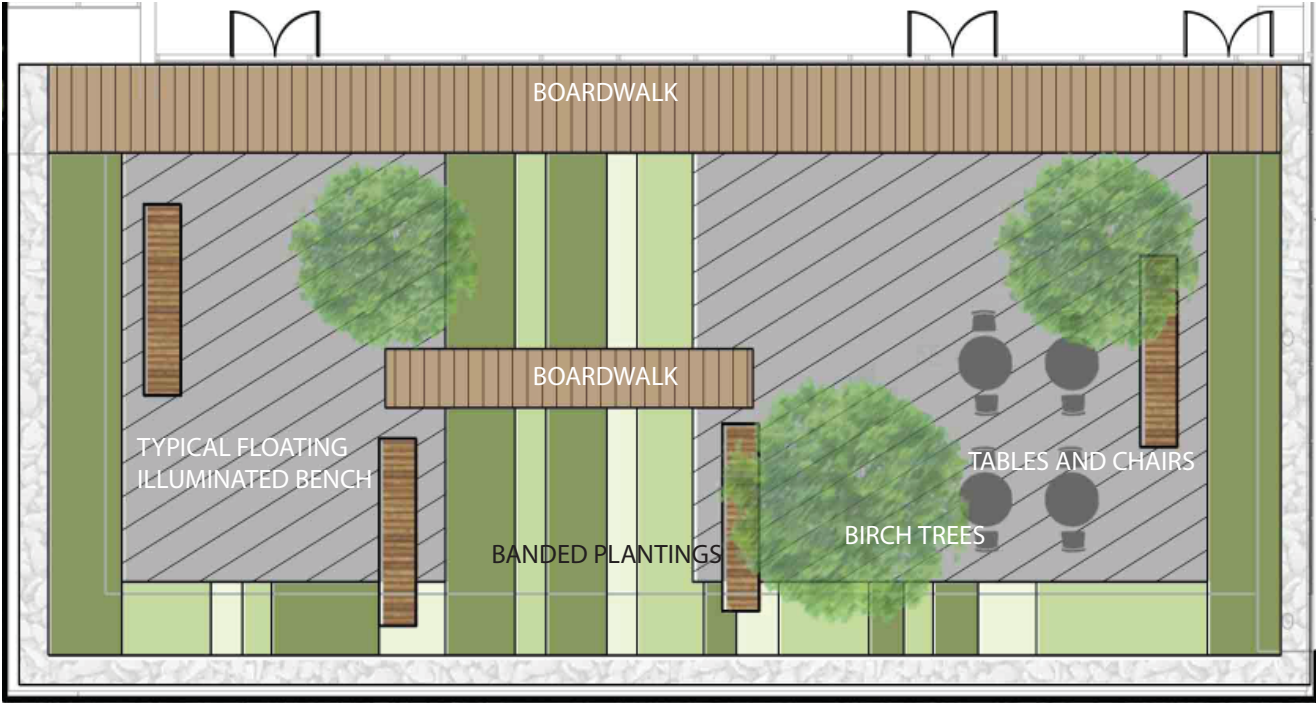


BLUFF FOREST - Eastlake Avenue
Along Eastlake Avenue, the bluff is referenced. A lush strip of *Belchnum spicant* (Deer Fern) is dotted with *Jacquemontii Birch* to enhance the façade and provide some screening from the adjacent lot. *Parthenocissus tricuspidata* (Boston Ivy) is planted on two concrete walls that extend up the façade of the building, adding seasonal interest with its intense colour and dramatic growth pattern.



BLUFF MEADOW - Fairview Avenue
Along Fairview Avenue, the Bluff Meadow is interpreted as a field of *Stipa tenuissima* (Feather grass) and small groves of white-barked *Betula jacquemontii* (Jacquemontii Birch).
Street trees are added along East Blaine and Fairview to both buffer the pedestrian and slow traffic.

ANNOTATED LANDSCAPE PLAN LEVEL TWO
Two separated stone decks are joined by wood boardwalks over banded fern, grass and sedum plantings. Seating and birch plantings on the decks provide amenity for the tenants. The terrace also provides outdoor access to views of Lake Union.



STREET LEVEL DETAILS



BUILDING EDGE RAIN GARDEN



STREETSCAPE RAIN GARDEN



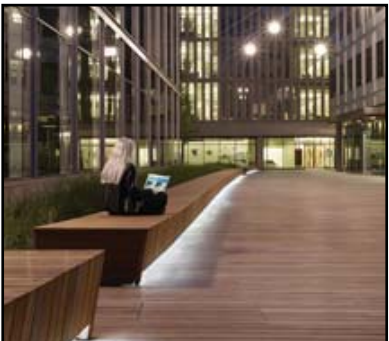
MAIN ENTRANCE WOOD AND
STONE SPECIAL PAVING



RAIN GARDEN WEIR



WOOD PLATFORM AND PLANTING



UNDERLIT BENCHES



BETULA JACQUEMONTII
WHITE BARKED HIMALYAN BIRCH



STIPA TENUISSIMA
MEXICAN FEATHER GRASS



BLECHNUM SPICANT
DEER FERN



SEDUM ALBUM 'CORAL CARPET'
CORAL CARPET STONECROP



SEDUM REFLEXUM 'GREEN SPRUCE'
GREEN SPRUCE SEDUM



SEDUM SPURIUM 'COCCINEUM'
DRAGON'S BLOOD STONECROP

BOARD PRIORITY DESIGN GUIDELINES

The Board identified the following Citywide Design Guidelines of highest priority for this project:

A	Site Planning
A-1	Responding to Site Characteristics
A-2	Streetscape Compatibility
A-3	Entrances Visible from the Street
B	Height, Bulk and Scale
B-1	Height, Bulk, and Scale Compatibility
C	Architectural Elements and Materials
C-2	Architectural Concept and Consistency
C-3	Human Scale
D	Pedestrian Environment
D-2	Blank Walls
D-6	Screening Dumpsters, Utilities and Service Areas
D-11	Commercial Transparency
E	Landscaping
E-3	Landscape Design to Address Special Site Conditions

Overview

Attachment B
Project No. 3012732

1. Please describe the proposal in detail, including types of uses; size of structure(s), location of structure(s), amount, location and access to parking; special design treatment of any particular physical site features (e.g., vegetation, watercourses, slopes), etc.

The proposed project is to construct a four-story life sciences building containing office and laboratory space of approximately two hundred and thirteen thousand square feet above two below-grade parking levels and an internal loading area. The structure will occupy the majority of the property at 1818 Fairview, as described on the site plan. Approximately 266 parking stalls will be provided, which are proposed to be accessed from Fairview Avenue East at the northwest edge of the property. The parking garage and loading entry have been combined in this proposal.

The site is sloped diagonally across the site with the grade change of approximately 22’ from the southwest corner to the northeast corner. Our design solution addresses the site slope by placing the retail at the second floor, on grade at the southeast corner of the site with Eastlake Avenue, and within the neighborhood commercial core. The building entry is located in the mid-block area of Blaine Street at the first floor with good visual connection to both Eastlake Avenue and Fairview Avenue.

2. Please indicate in text and on plans any specific requests for development standard departures, including specific rationale(s) and a quantitative comparison to a codecomplying scheme. Include in the MUP plan set initial design response drawings with at least four (4) colored and shadowed elevation drawings and site/ landscape plan.

Three development departures are requested. The first is a floor to floor measurement departure for the loading and trash area to accommodate a reduced floor to floor height of 17’ instead of the required 17’ to 21’ clear. The second departure is for a blank section of the Fairview Avenue East facade that exceeds the 20’ maximum length allowed by code currently designed to accommodate mechanical louvers. All other aspects of this facade are compliant in terms of amount of blank facade quantity and transparency. The third departure is for the blank facade uninterrupted length and quantity of transparency for the North Facade along the unimproved and inaccessible Howe Street elevation.

3. Please describe how the proposed design responds to the early design guidance provided by the Design Review Board.

The proposed design responds to the early design guidance provided by the Design Review Board in multiple ways, to be elaborated on at the recommendation meeting with respect to particular design guidelines, but generally as follows:

Engaging the lake with the Fairview Facade

The upper two floor’s façade treatments reflect the opening of the building to the views of Lake Union and beyond. A large roof terrace inhabits the Southwest corner of the building and is landscaped to conceptually create a series of outdoor rooms with plantings of varied heights. This roof terrace also relieves the ‘view canyon’ created between 1818 Fairview and the adjacent structure across Blaine Street to the South by opening the Western aperture at the intersection of Blaine and Fairview to the view of the lake and the horizon. The expansive glazing on the third and fourth floors are contained within a framing element composed of aluminum panels and lined with wood that shades and orients the views from the building. This framed element also recalls a similar treatment on the Southeast corner of the site conceptually linking the two opposing facades of the building – East and West – and the connection between city and lake. In addition to the glazing module and pattern on this facade, active vertical sunshades on the upper two floors further animate the façade as the building dynamically reacts to the sun by lowering and raising, opening and closing the perforated shades.

**Allow the Atrium to energize the structure
Don’t allow the atrium to get lost in the massing and architectural expression**

The façade for the atrium is unique and treated separately from the expression of the rest of the building through its glazing module, rhythm, spacing and construction. The atrium’s suspended glazing system, which spans from the landscaped court to the overhead roof glazing, is highly transparent and features large glazed panels with minimal support connections. This transparency further connects the interior of the space to the exterior pedestrian experience. This façade treatment wraps the Southwest corner of the atrium connecting to the roof garden/ terrace and allowing for views into the building’s atrium from Fairview Avenue.

The atrium roof’s overhead glazing and the Southern facade glazing bring daylight deep into the atrium and the building floor plates. Centered in the overhead glazing, opaque sections of the atrium ceiling feature wood panels, visible from the outside and visually connecting them to the other wood soffits on the building’s exterior - at the two focal points of the Southeast corner of Eastlake Avenue and the Western upper façade along Fairview Avenue. Mechanically operated vertical shades deploy on the interior vertical surfaces of the atrium, reducing solar heat gain in the summer and providing a dynamic visual component to the façade with their movement and color within the space. In addition, the atrium is a naturally ventilated space and features motorized operable windows on the upper clerestory areas and at the ground floor that open and close, allowing the building to breathe and connect to the city and environment.

BOARD PRIORITY DESIGN GUIDELINES:

SITE PLANNING

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.

RESPONSE:

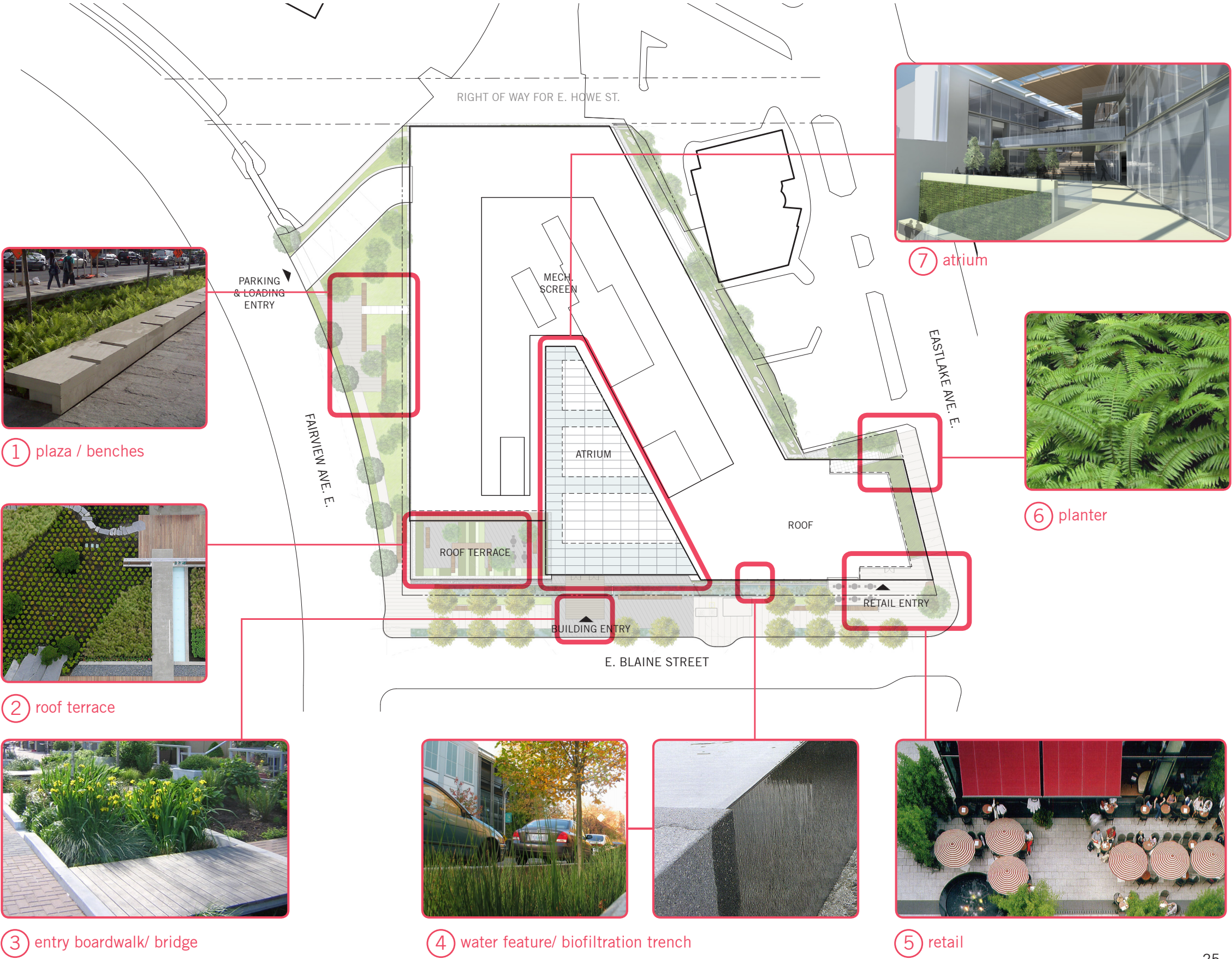
The building takes advantage of the unusual property line configuration and topography to form a unique 'v' shape centered around a new atrium space. The atrium becomes a focal point internally for the building and externally serves as the building entry with highly transparent glazing and operable windows. The pedestrian experience along Blaine Street and Eastlake Avenue East is anchored by a retail location with an exterior plaza, located at grade on the Southeast corner the site.

A-2 STREETScape COMPATIBILITY

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

RESPONSE:

Street trees, entry and retail plazas, wood benches and a biofiltration trench create a memorable urban landscape within the Blaine Street right of way, while continuing around to Eastlake Avenue. The landscape within the Fairview Avenue right of way reflects the recreational aspect of the Cheshiahud trail and the nature and beauty of Lake Union with a more informal seating area and a planting palette composed of taller grasses and small groves of Birch trees. The Howe Street right of way is currently unimproved and inaccessible and therefore has limited recommended project improvements.



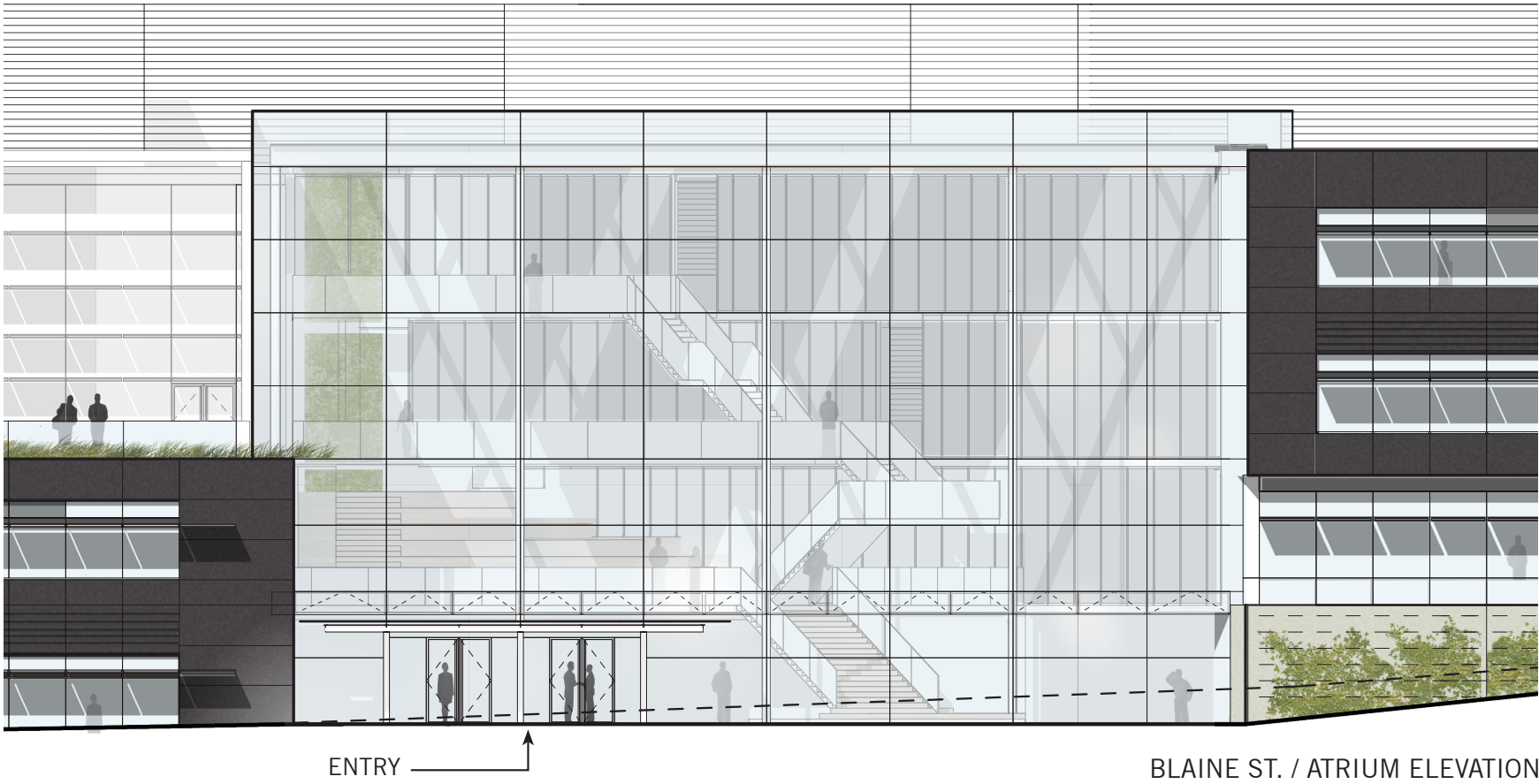
BOARD PRIORITY DESIGN GUIDELINES:

SITE PLANNING

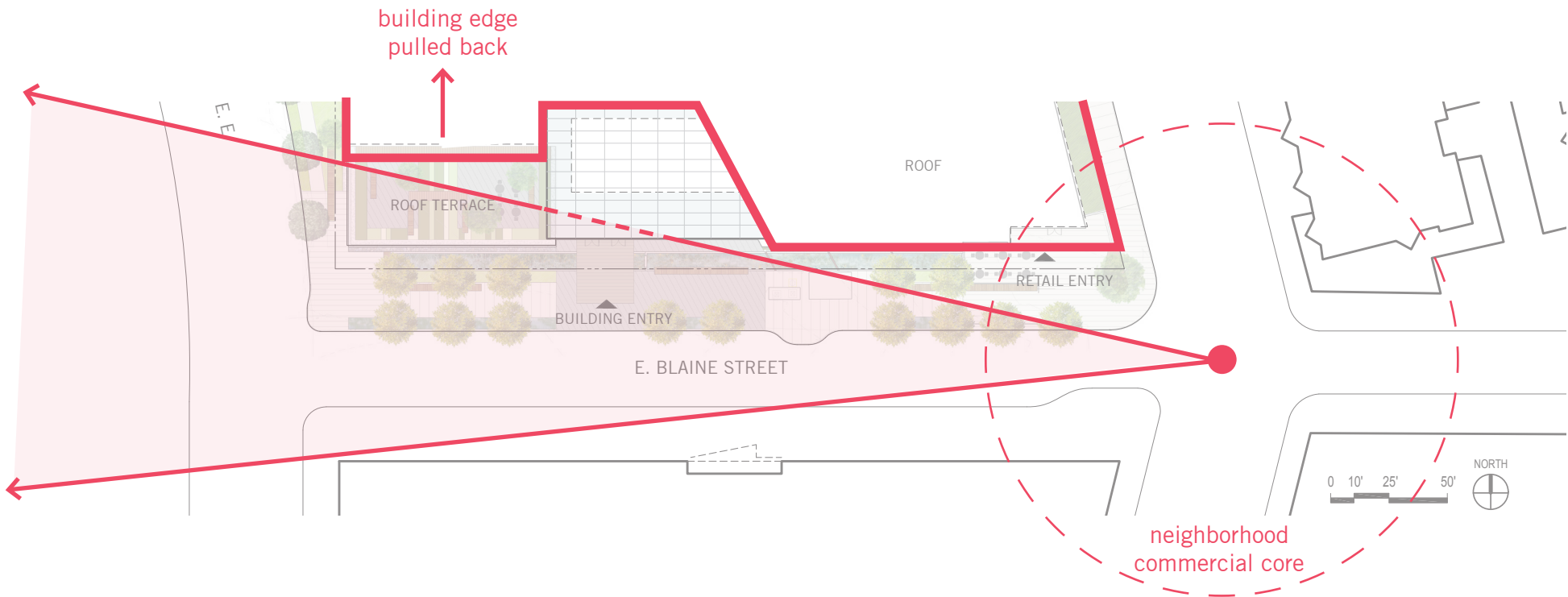
A-3 ENTRANCES VISIBLE FROM THE STREET

Entries should be clearly identifiable and visible from the street.

RESPONSE: By relocating the lobby from the Southeast corner of the building to the atrium, this new location allows all users to experience the atrium space and strengthens the atrium’s visual and pedestrian connection to Blaine Street.



view towards lake union



BOARD PRIORITY DESIGN GUIDELINES:

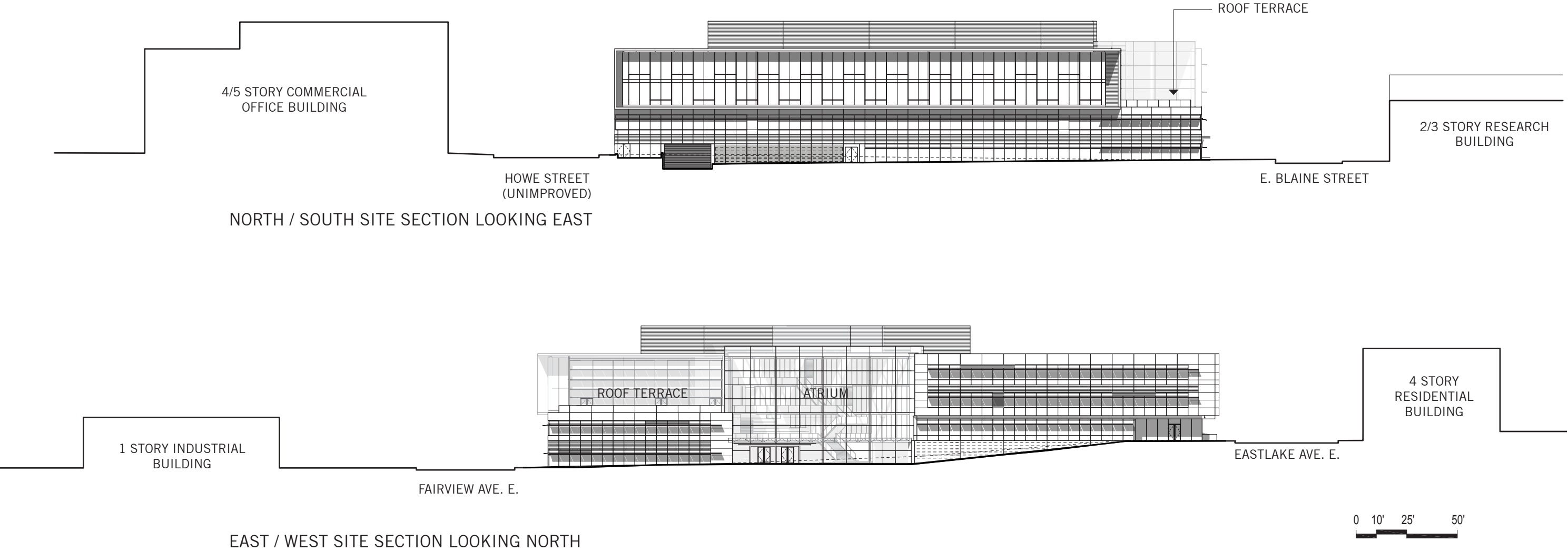
HEIGHT, BULK AND SCALE

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.

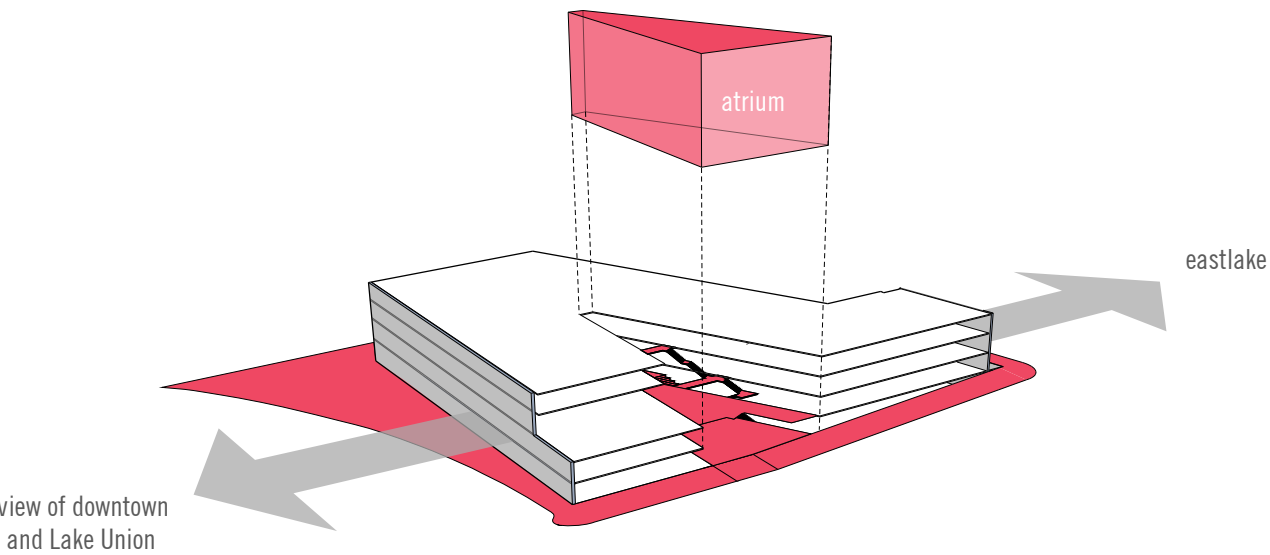
RESPONSE:

The surrounding context consists of buildings of varying heights and density due to the shoreline height limitations, commercial zoning and height measurement, and the neighborhood’s transition from single, multi-unit residential and retail to denser commercial, retail and mixed-use projects along the Eastlake Corridor. The Atrium’s massing transitions from a 3 story massing bordering Eastlake Avenue and the designated neighborhood commercial core zone to a 4 story massing along Fairview Avenue. The Southwest corner of the site is stepped back to open the view corridor along East Blaine Street and creates a roof terrace on the upper level. A highly transparent atrium and entry facade further atriculate and reduce the bulk and scale of the development along the Blaine Street facade.



BOARD PRIORITY DESIGN GUIDELINES:

ARCHITECTURAL ELEMENTS AND MATERIALS



CONCEPTUAL DIAGRAM

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 roofline or top of the structure should be clearly distinguished from its facade walls.

RESPONSE:

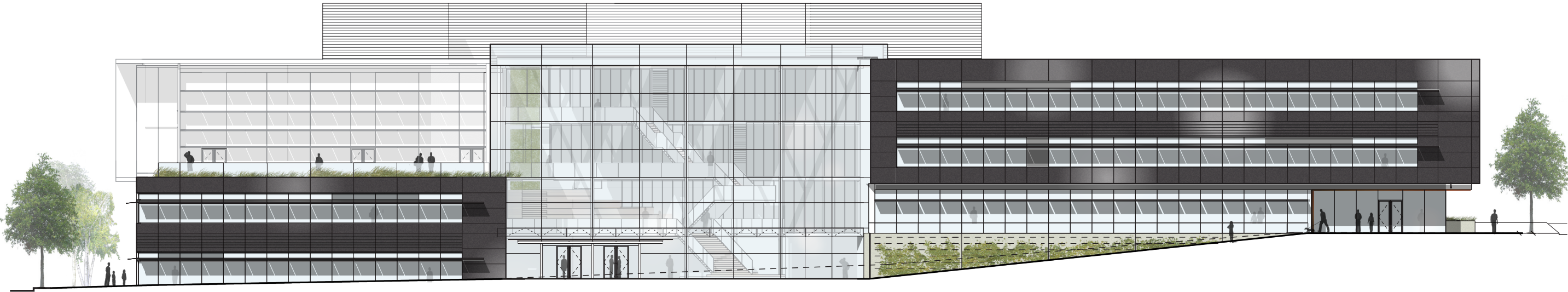
The building's concept reflects a unique 'v' shape generated by the unusual site geometries, centered around a new atrium space. The interior of the atrium is designed to be a vibrant active space with communicating stairs and bridges crossing the atrium reflecting the energy of the programs and users of the building. Large framed openings clad in aluminum panel and wood create portals that look out on the Lake and back to the City, conceptually linking the two driving forces for the project.

C-3 HUMAN SCALE

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

RESPONSE:

The design seeks to balance a strong conceptual form reflecting the dynamic urban setting for the project with architectural moments that incorporate beautiful materials and details. Large glazed areas at the ground level floors - populated by tenant, atrium lobby and retail areas allow for generous views into and out of the structure towards the new landscaped gardens and urban environment. At the retail location, the soffit and vertical opaque walls are clad in wood. Along the vertical transition zones at the south facade, a cast-in-place architectural concrete wall acts as a backdrop for boston ivy plantings. A series of infill panels within the glazed window and clerestory areas create rhythm around the building and break up the horizontal lines of glazing. Aluminum profiles add texture and depth to the curtainwall sections and custom perforated aluminum sunshades protect the facades while providing a lively interaction of dappled sunlight on the building.



BLAINE STREET FACADE

BOARD PRIORITY DESIGN GUIDELINES:

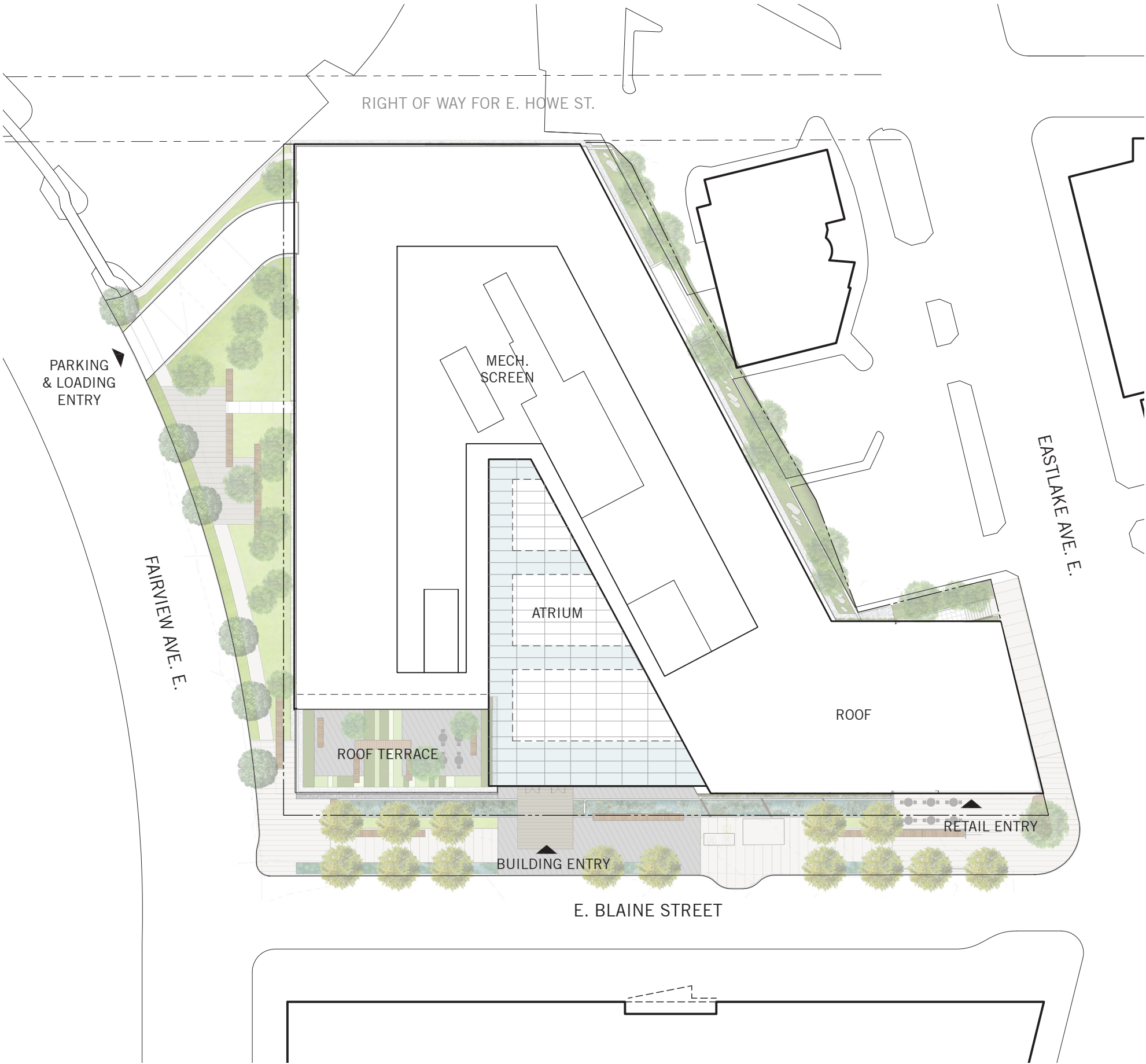
LANDSCAPING

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

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

RESPONSE: Cradled between the building and Fairview Avenue is a new generous landscape area utilizing the narrative concept of the Bluff Meadow which is interpreted as a field of *Stipa tenuissima* (Feather grass) and small groves of white-barked *Betula jacquemontii* (Jacquemontii Birch). Street trees have been added along Fairview to buffer the pedestrian from the street and slow traffic. Paved areas featuring benches blend into the landscaping along Fairview Avenue creating places for relaxation and contemplation.

The street treatment along the atrium façade and Blaine Street utilize a conceptual narrative of the historic Wetlands of Southeast Lake Union. The Wetland is characterized on East Blaine St., where rainwater is filtered and infiltrated within an architectural stormwater channel planted with formal massings of *Typha latifolia* (Cattail) and *Equisetum hyemale* (Horsetail). Where the atrium meets this new landscape, a new hardscape entry court populated by illuminated wood benches and a generous boardwalk entrance greets visitors.



BOARD PRIORITY DESIGN GUIDELINES:

PEDESTRIAN ENVIRONMENT

D-2 BLANK WALLS

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

RESPONSE: The Design Review Board recommended that the team avoid having ‘too much wall’ along Fairview Avenue and creating a façade which is ‘too monolithic’ and ‘...just a blank wall.’ The design solution therefore has split the elevation horizontally between the second and third floors. This split is reflected in two different façade approaches to the building, each responding to their immediate contextual environment and experiential properties. In addition, the concept of the bluff meadow informs the landscape design along the Fairview elevation allowing for a beautiful landscape that incorporates seating benches, native grasses and groves of birch trees.

D-6 SCREENING DUMPSTERS, UTILITIES AND SERVICE AREAS

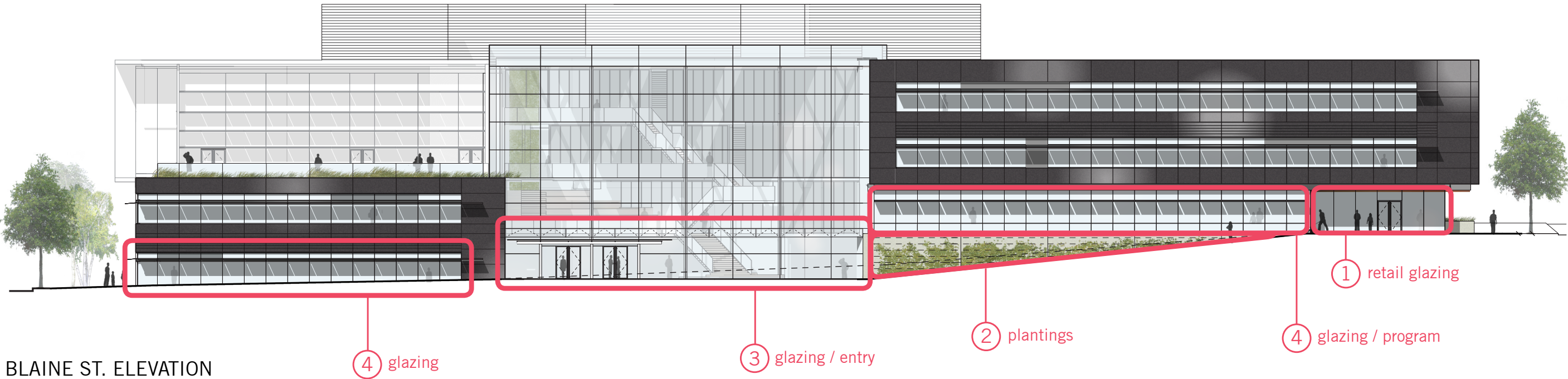
Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible.

RESPONSE: One of the major changes from the EDG submittal has been the relocation of the garage and loading entries from Blaine Street to the Northwest corner of the site, off of Fairview Avenue. The new design embraces the atrium as the heart of the building both from a planning, façade treatment and pedestrian experience and removes the service elements to the perimeter of the site while internalizing support, trash and mechanical areas.

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.

RESPONSE: The lower two floors (first and second) are aligned with the pedestrian experience along Fairview Avenue and Eastlake Avenue and seek to create a visual connection through the glazed walls between the neighborhood/ nature and the inhabitants of the building. A prime example of this is the corner retail location with its full height glass and covered areas located within the neighborhood commercial core at the corner of Eastlake Avenue East and Blaine street.





① retail seating and glazing



② plantings



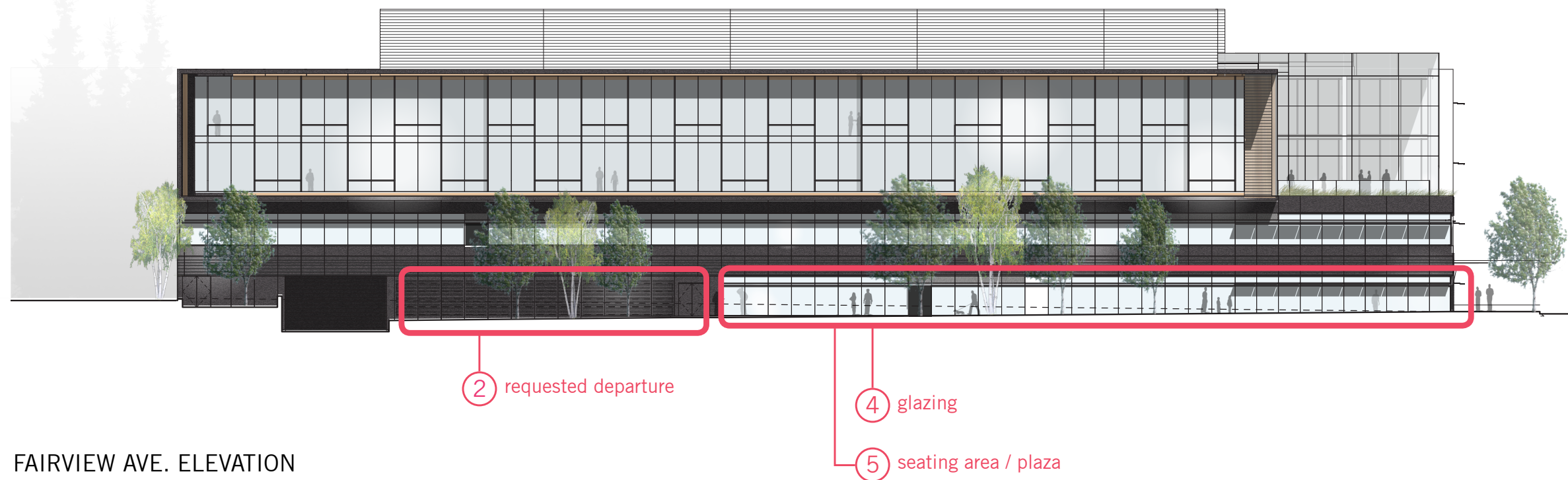
③ glazing / entry



④ glazing / program



⑤ seating and plaza areas



FAIRVIEW AVE. ELEVATION

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

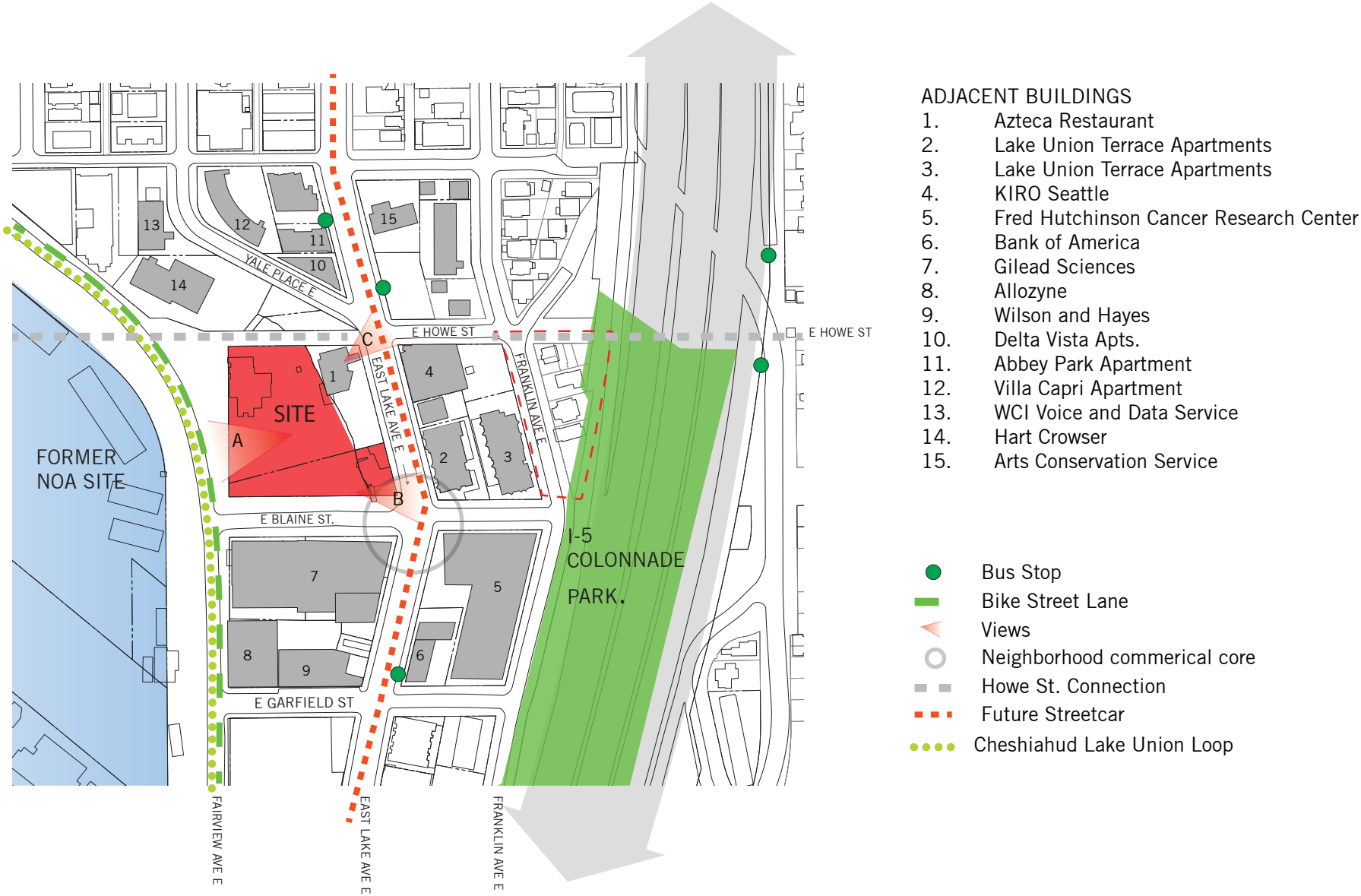
The project site is bounded by Fairview Ave, Eastlake Ave E., Blaine Street and a vacated Howe St. to the North.

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.



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

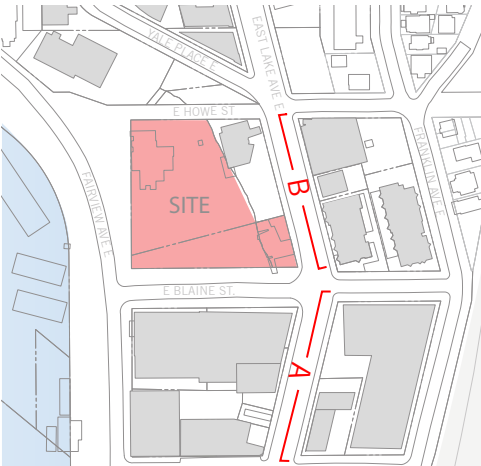




Image C Eastlake Ave. E

DELTA VISTA APTS

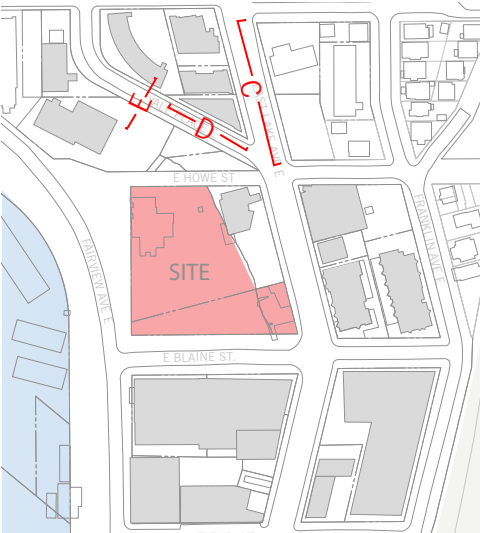


Image D Yale Pl E

WCI VOICE AND DATE SERVICES



Image E - Yale Pl E



DELTA VISTA APT

ABBEY PARK APT

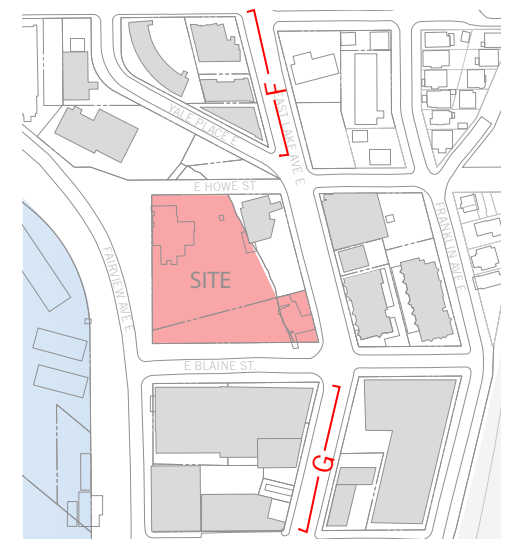


Image F Eastlake Ave. E

GILEAD SCIENCES



Image G EastLake Ave. E



GILEAD SCIENCES

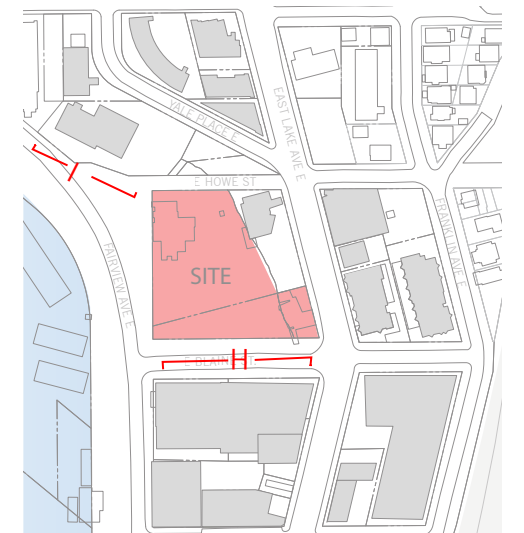


Image H E Blaine St.

HART CROWSER



Image I Fairview Ave. E



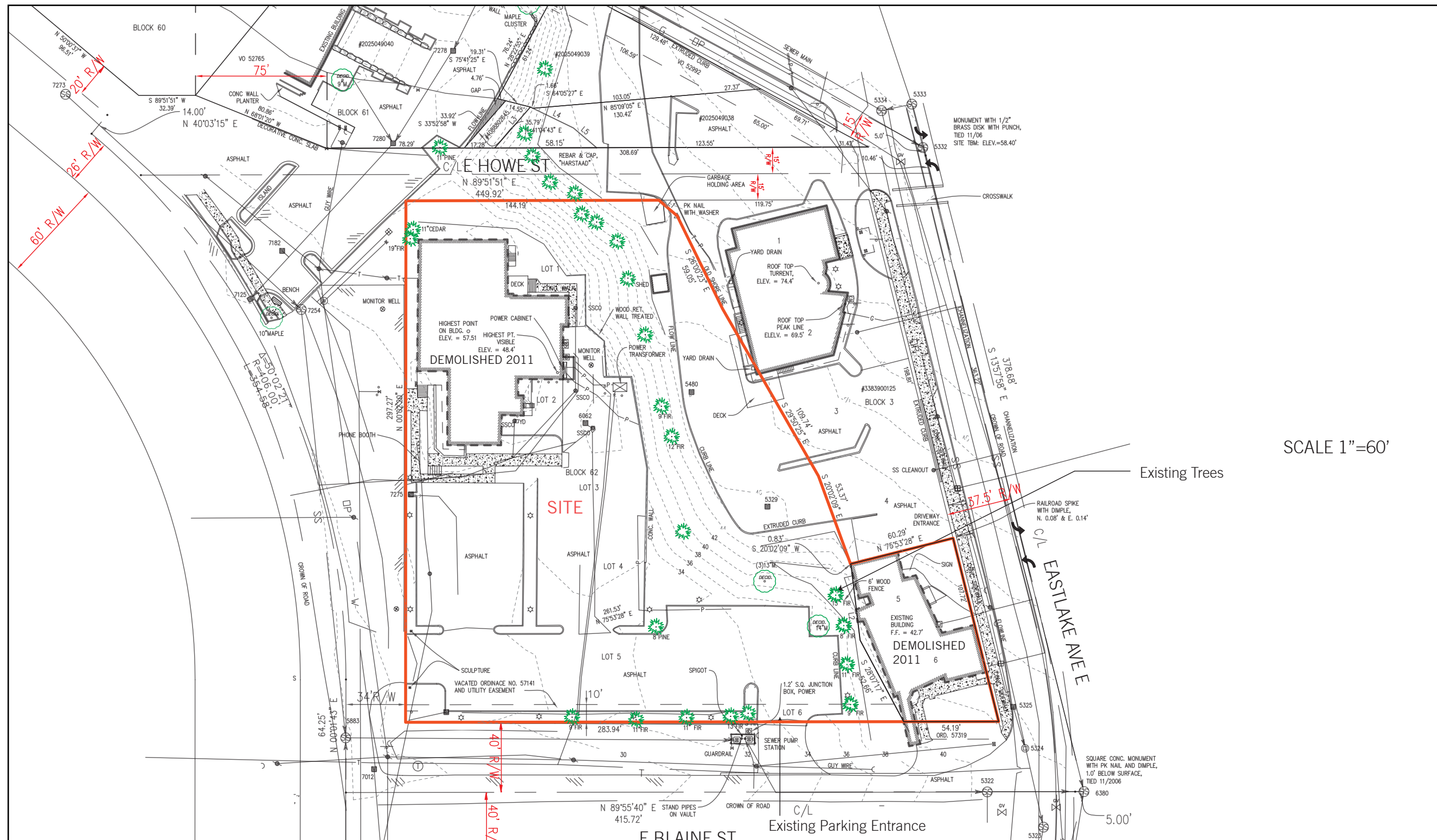
DESIGN GUIDELINES

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



TOPOGRAPHY AND TREE SURVEY



SITE PHOTOS



IMAGE 1



IMAGE 2

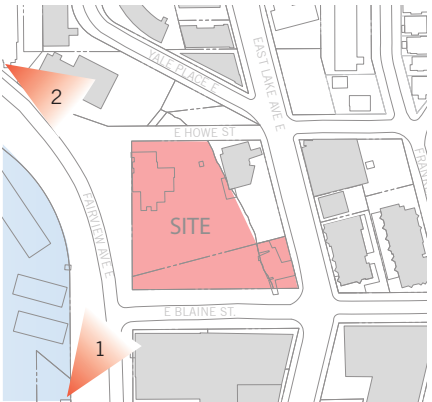




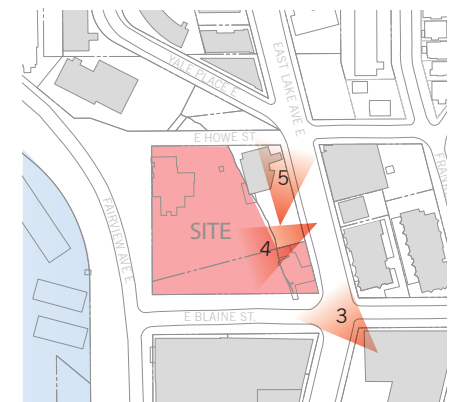
IMAGE 4



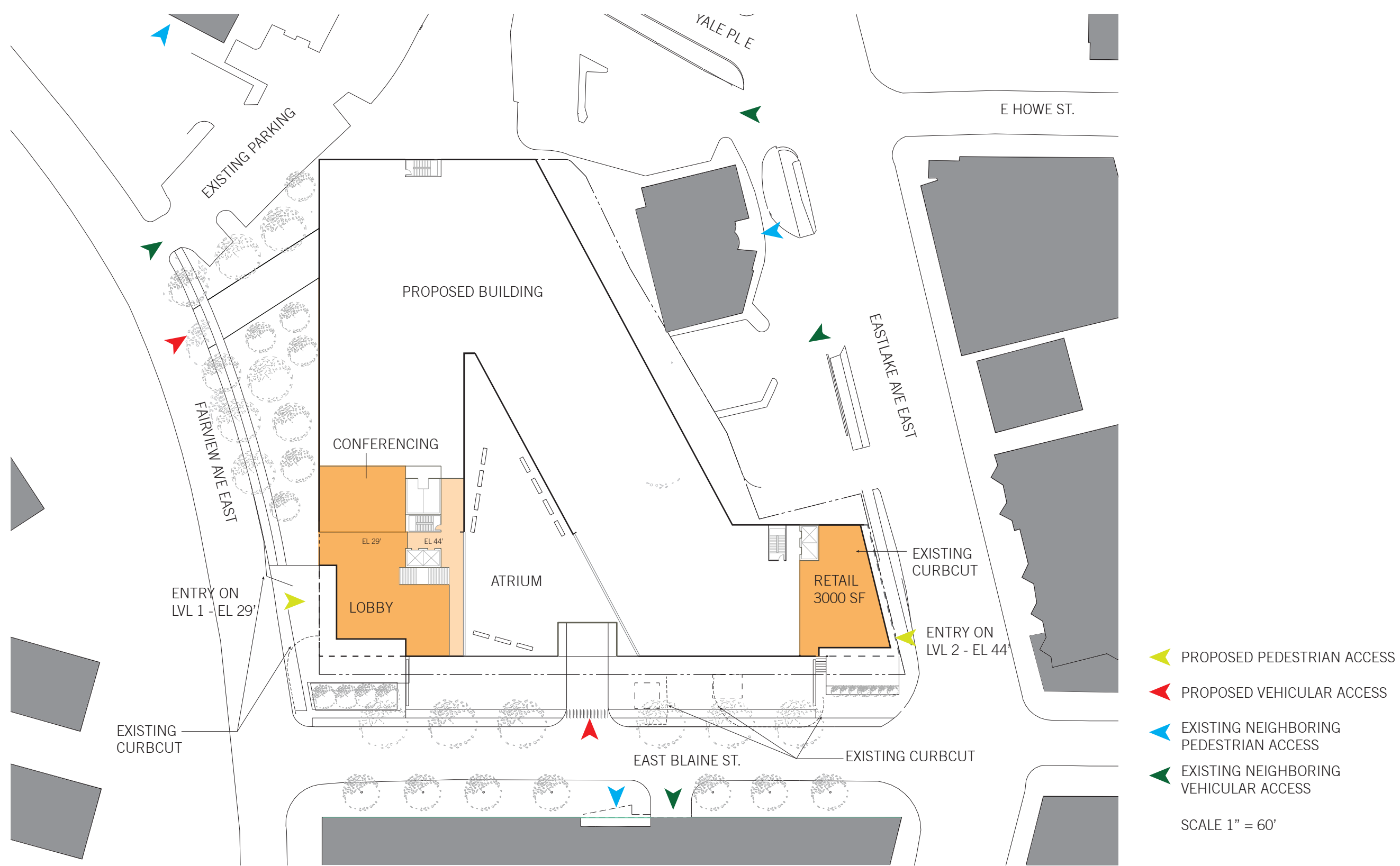
IMAGE 5



IMAGE 3

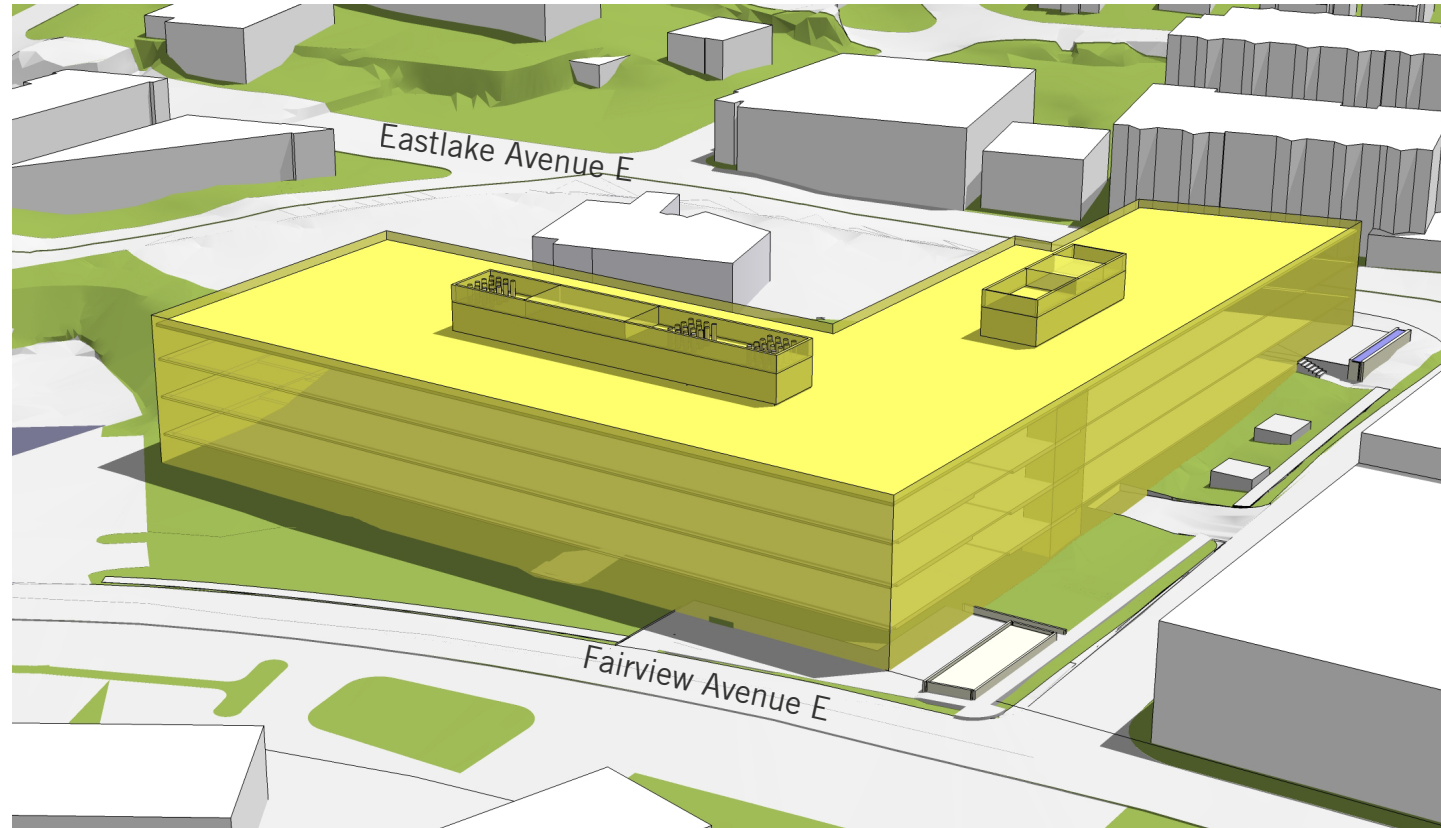


MAP OF ACCESS



ARCHITECTURAL CONCEPTS

OPTION 1



Pros:

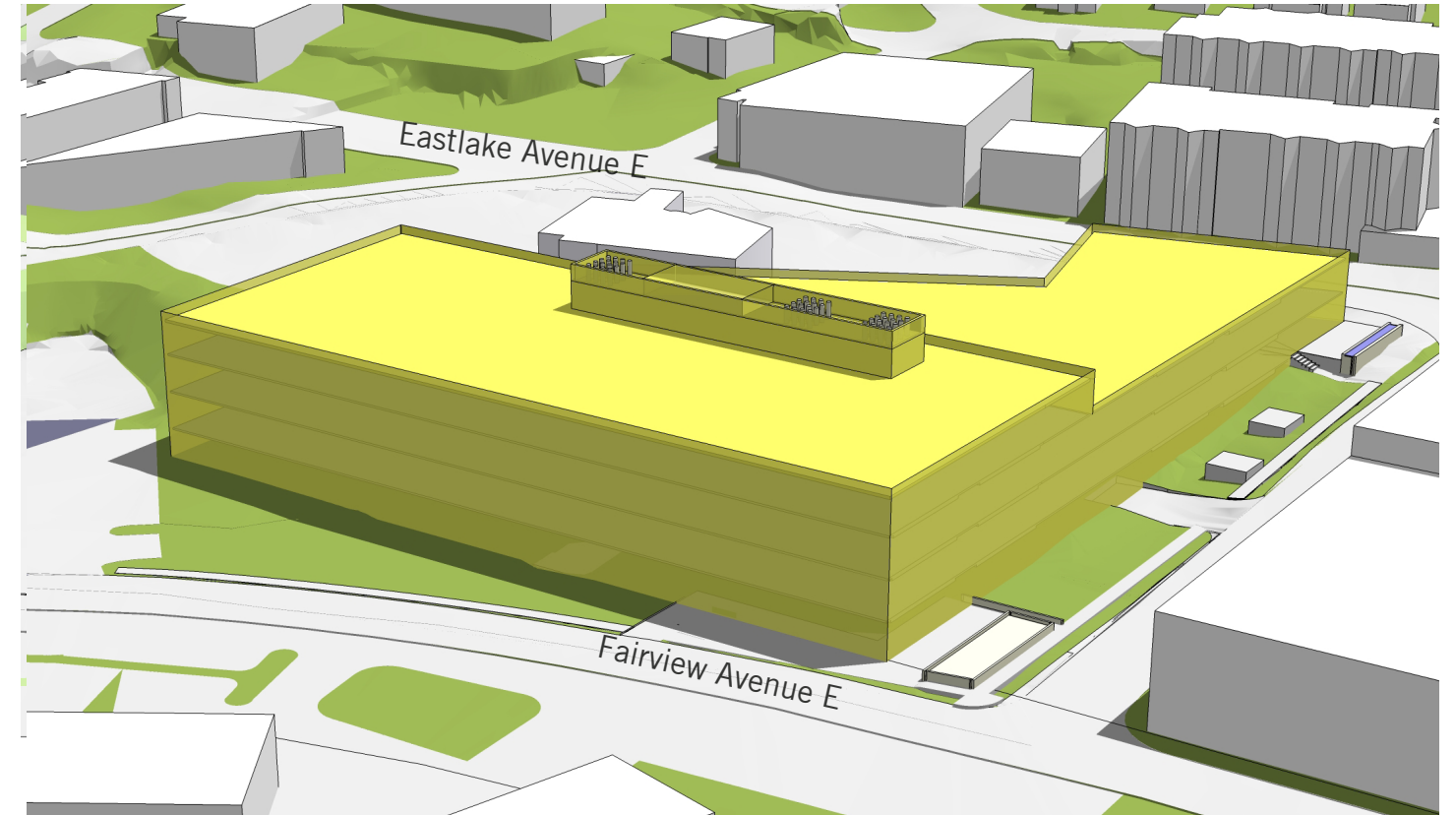
- Eastlake Avenue engaged with building form at street corner
- large courtyard/ landscaped space located on Eastlake Avenue
- efficient floorplan/ simplified massing
- building height is more compatible with context

Cons:

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



OPTION 2



Pros:

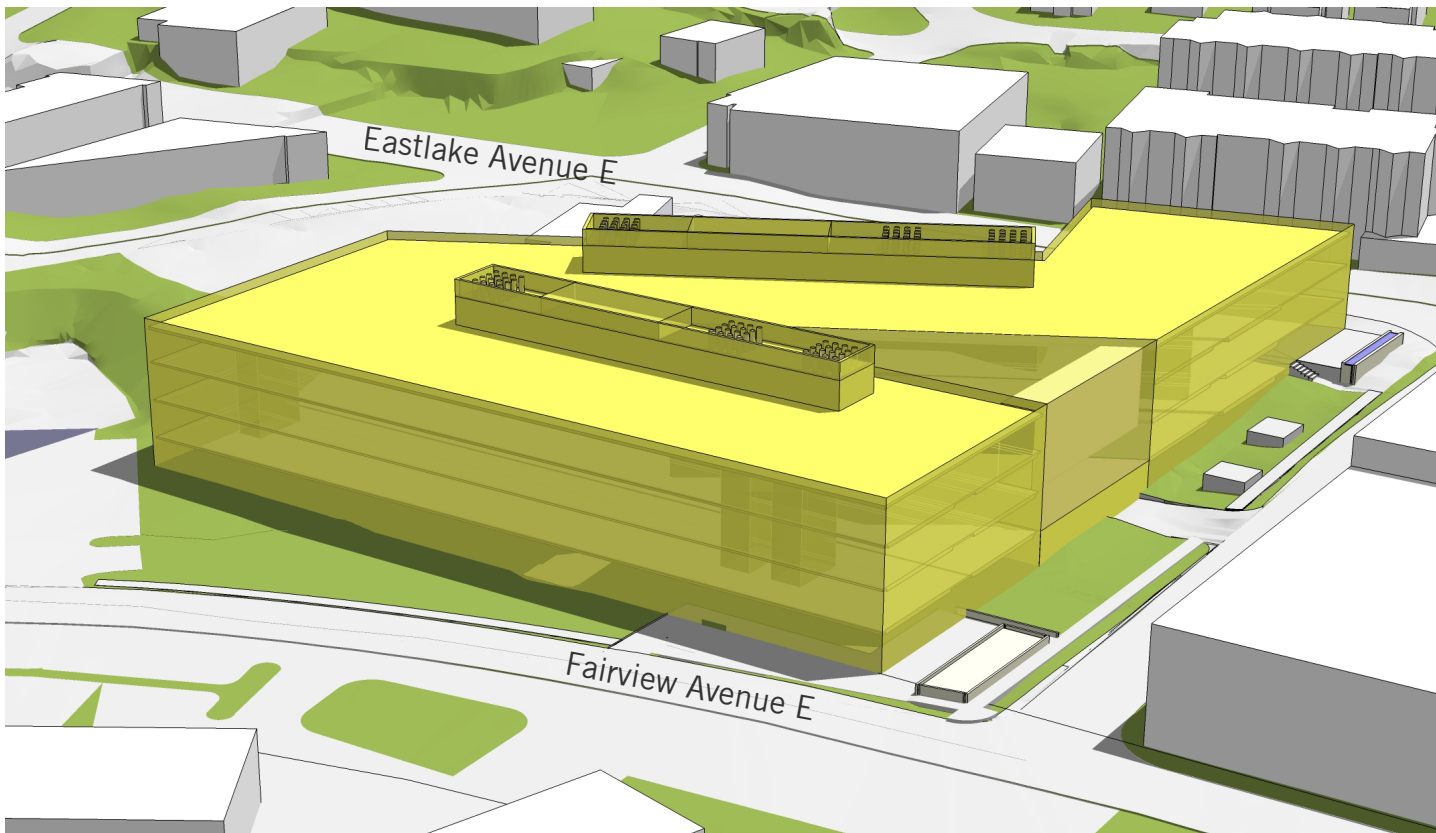
- efficient economical construction
- Eastlake Avenue engaged
- maximizes allowable square footage on site

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



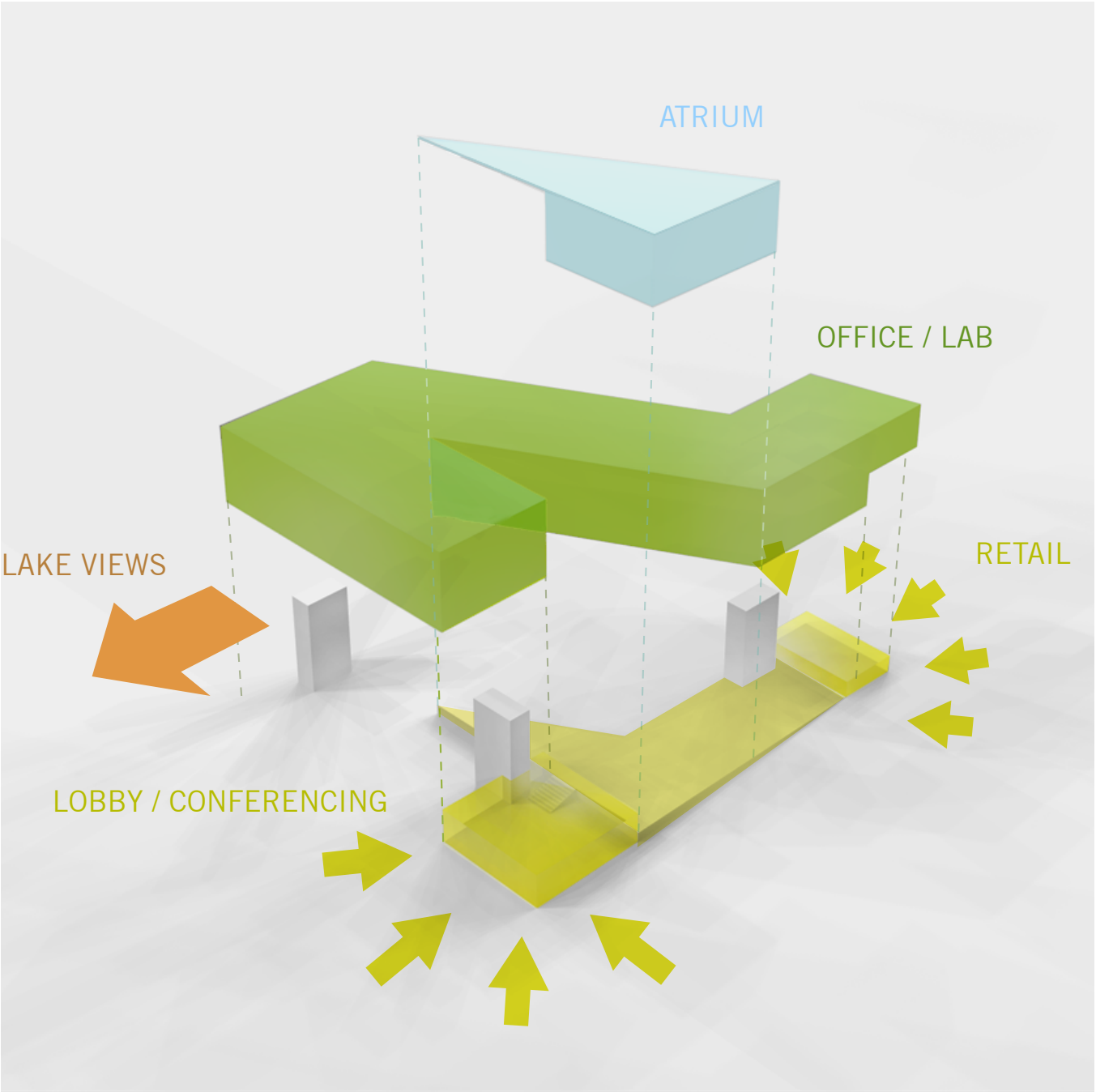
OPTION 3 (PREFERRED OPTION)



- 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

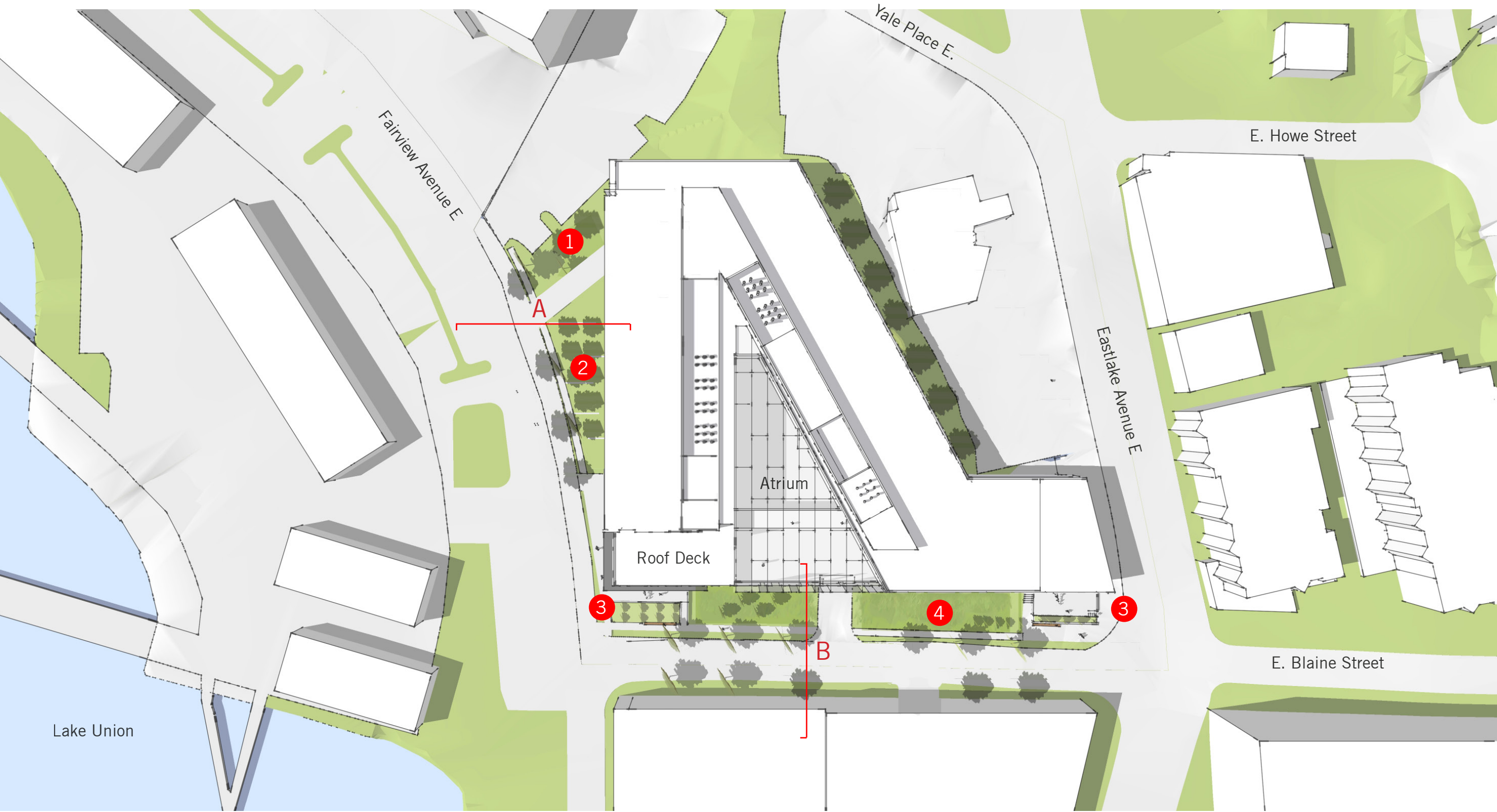


OPTION 3 MASSING CONCEPT

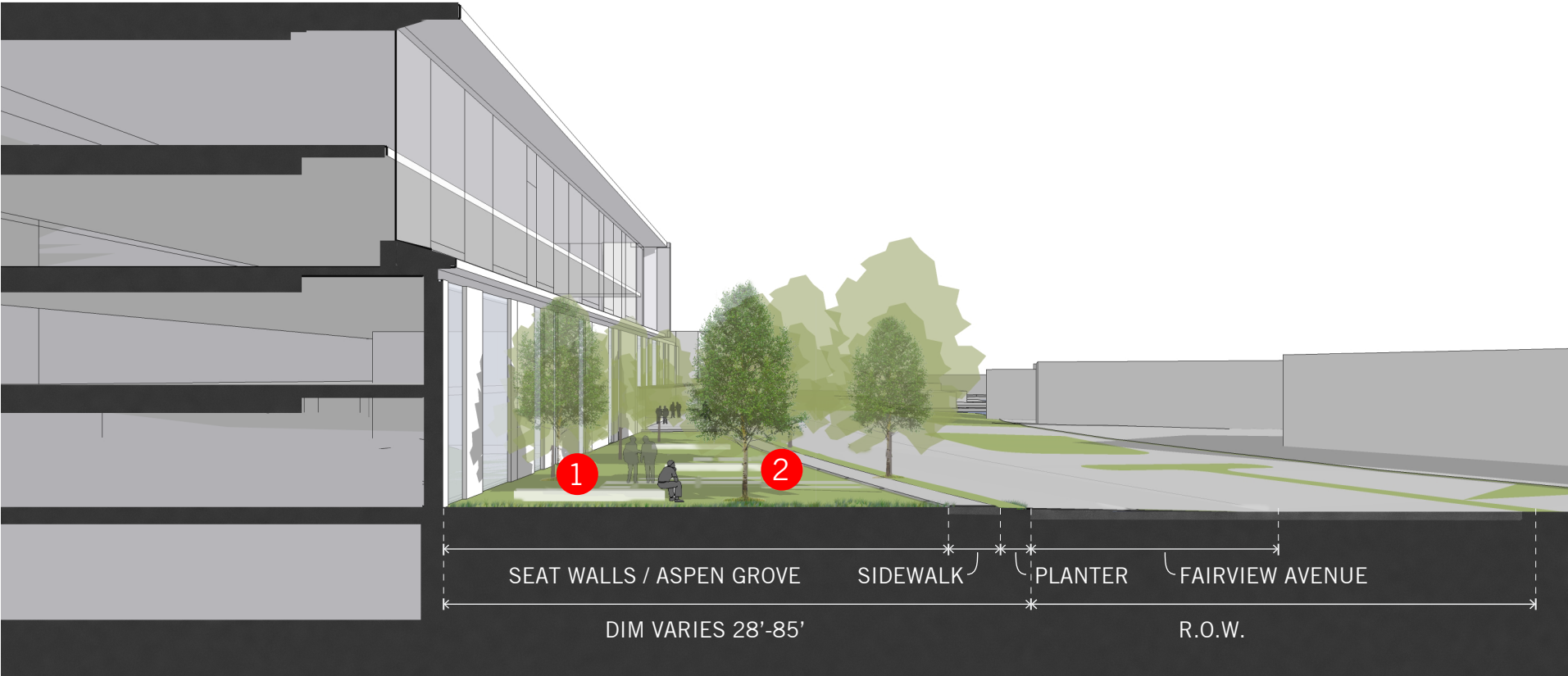


OPTION 3

LANDSCAPE PLAN



A) SECTION THROUGH FAIRVIEW AVENUE



1 garden seat walls



2 aspen grove

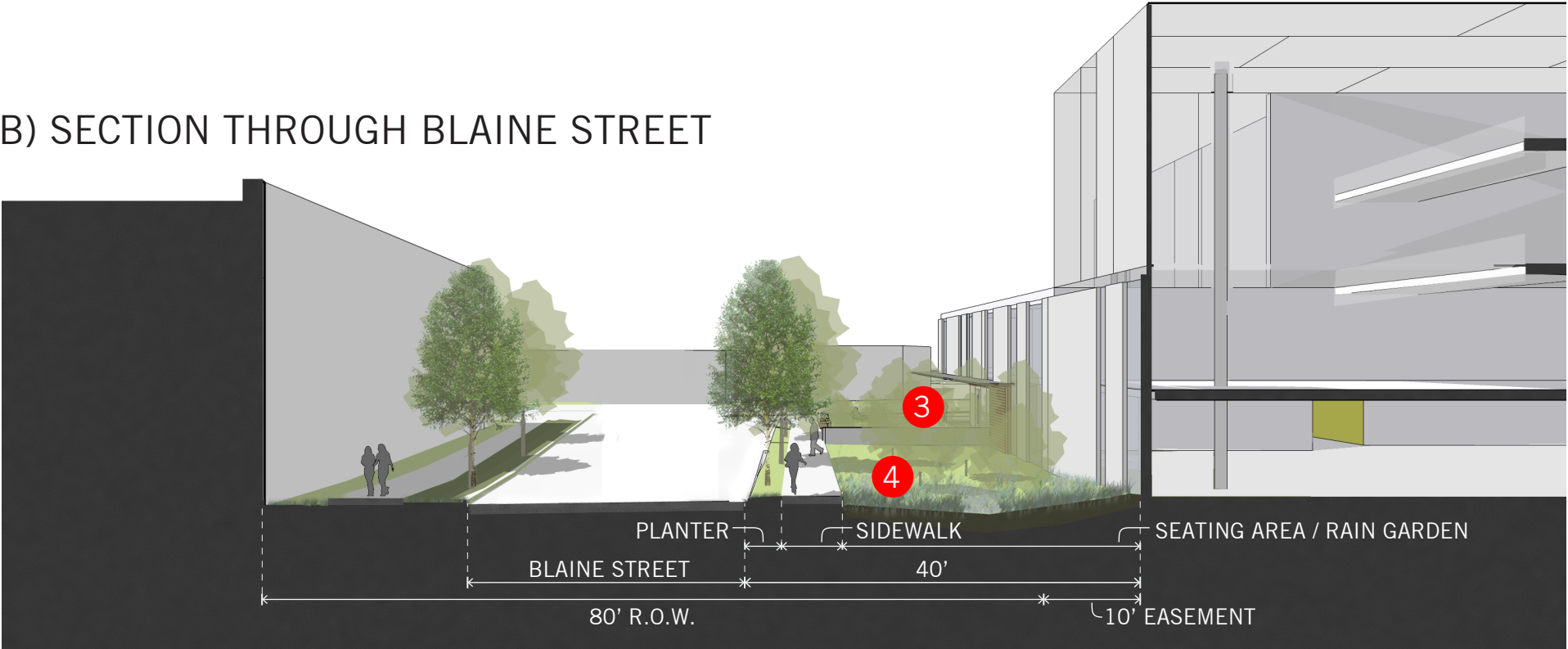


3 covered entry & seating areas



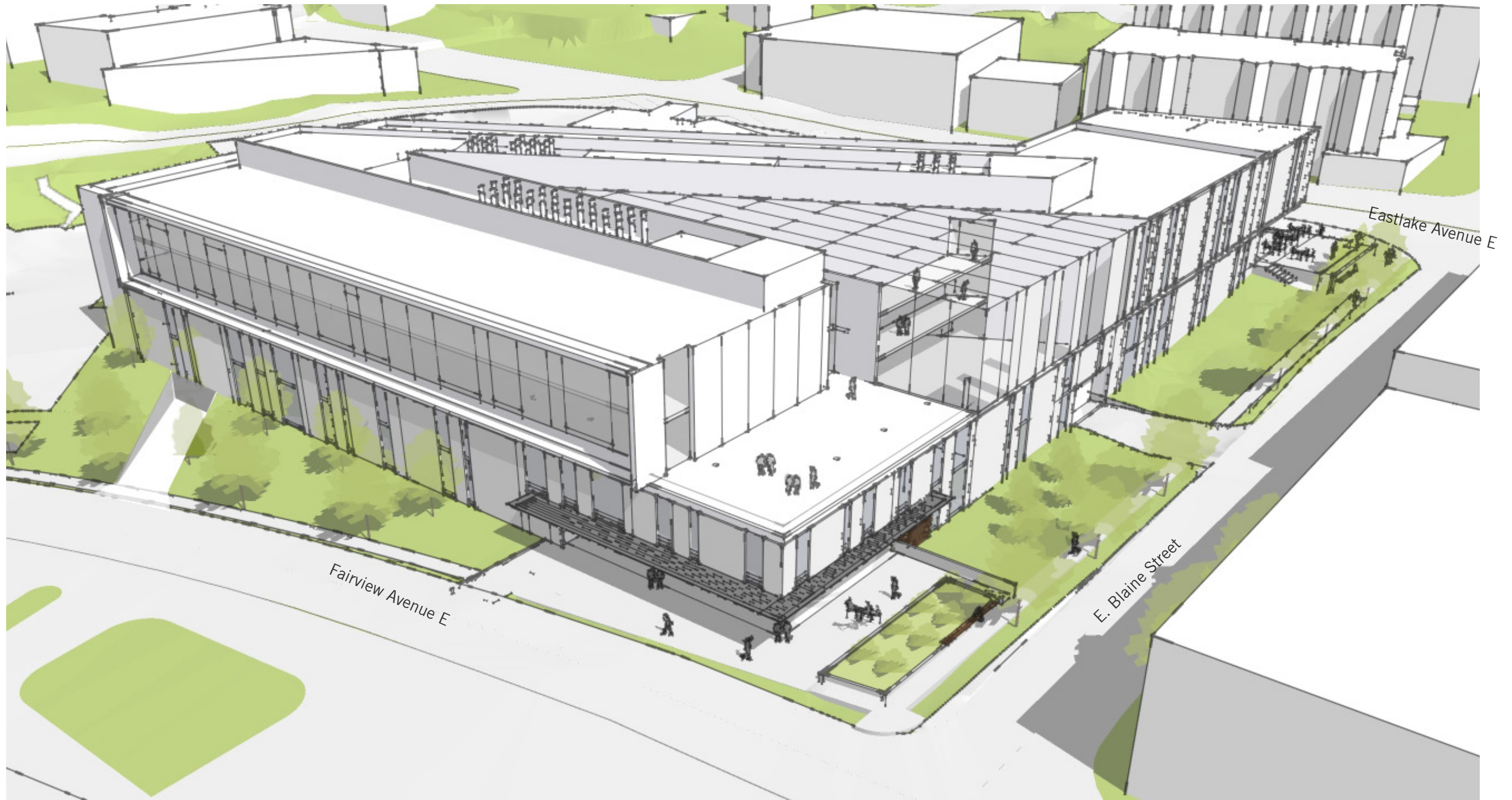
4 rain gardens

B) SECTION THROUGH BLAINE STREET



OPTION 3

AERIAL VIEWS

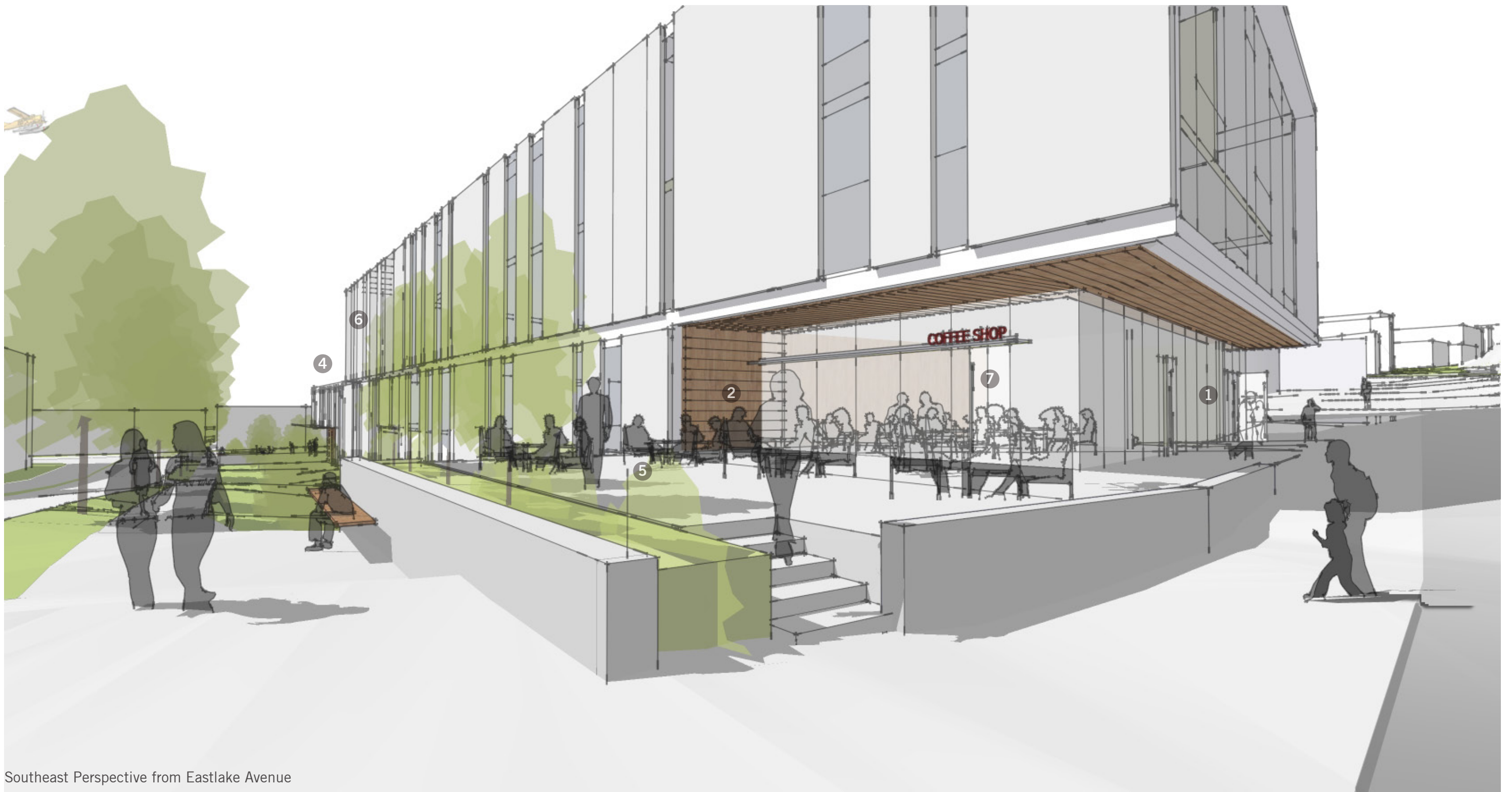




STREET PERSPECTIVES



Southwest Perspective from Fairview Avenue



Southeast Perspective from Eastlake Avenue