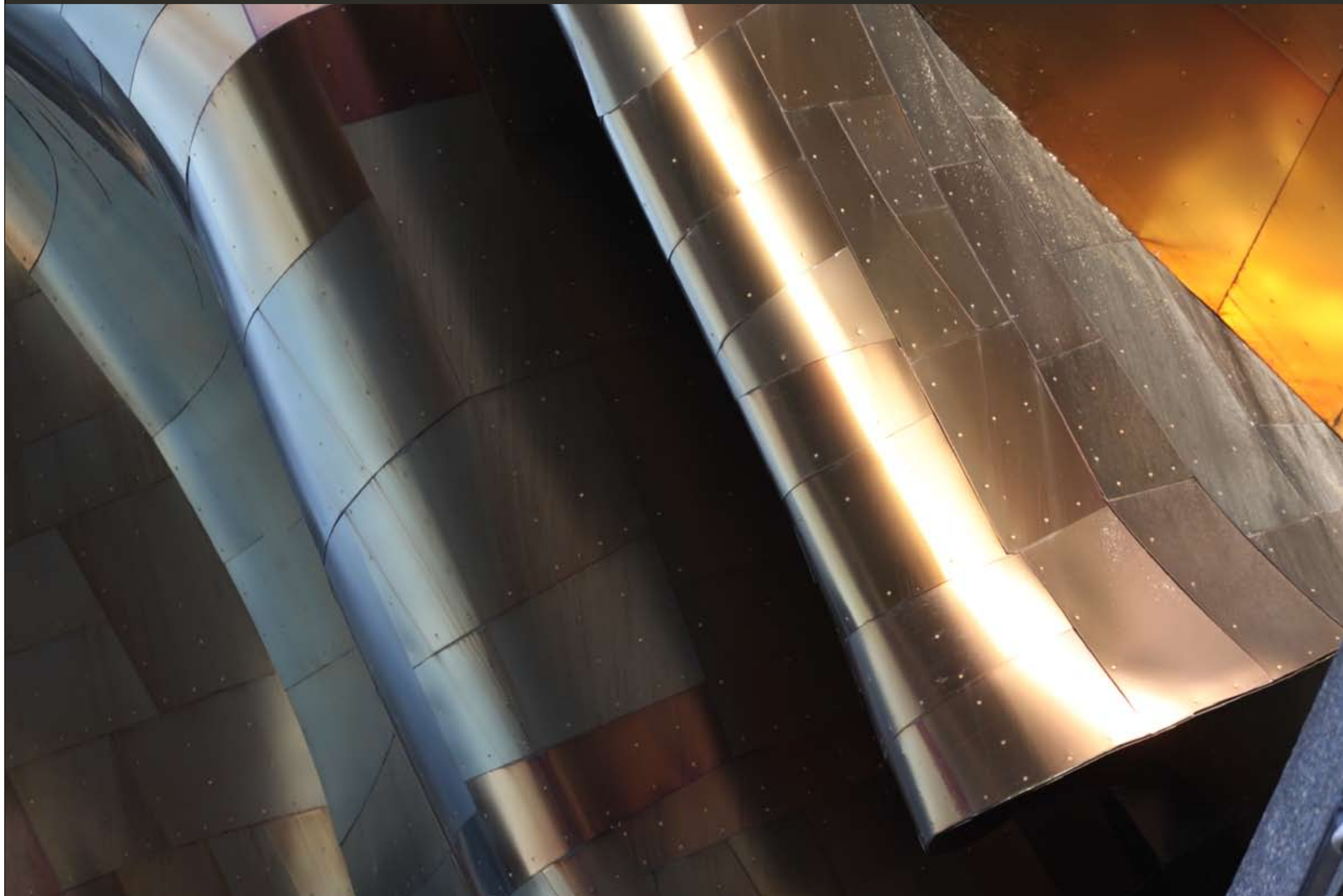


EMP|SFM Administrative Office Building
APPLICATION FOR EARLY DESIGN GUIDANCE



Development Objectives

EMP Administrative Office Building

Experience Music Project is a leading-edge non-profit museum dedicated to the ideas and risk-taking that fuel contemporary popular culture. With its roots in rock-and-roll, EMP reaches out to multigenerational audiences through its collections, exhibits and educational programs. At EMP, artists, audiences and ideas converge, bringing understanding, interpretation and scholarship to the popular culture of our time.

Construction of the North Portal of the Alaskan Way Tunnel Project requires the relocation of EMP's administrative office functions, currently located at 330 6th Ave. N. This development proposal is to build a new administrative building for EMP staff. The new building will provide a home for the creative development of ideas and the fabrication of exhibits, educational interactive displays and live production sets. In addition, the building will provide a secure location for the EMP memorabilia collection, allowing the preservation of the more than 150,000 rare artifacts from recent popular culture.

The intent of the proposed project is to build a commercial structure that optimizes the use of the site while remaining sensitive to the adjacent residences, views, and street-level environment. This will be accomplished by balancing the functional program with the site's urban and potentially busy street-level presence.



Design Guidelines

Site Analysis - Zoning and Code

Site Analysis - Access Opportunities and Constraints

Urban Design Analysis - Surrounding Uses

Urban Design Analysis - Neighborhood Context

Urban Design Analysis - 9 block Study

Urban Design Analysis - Streetscapes

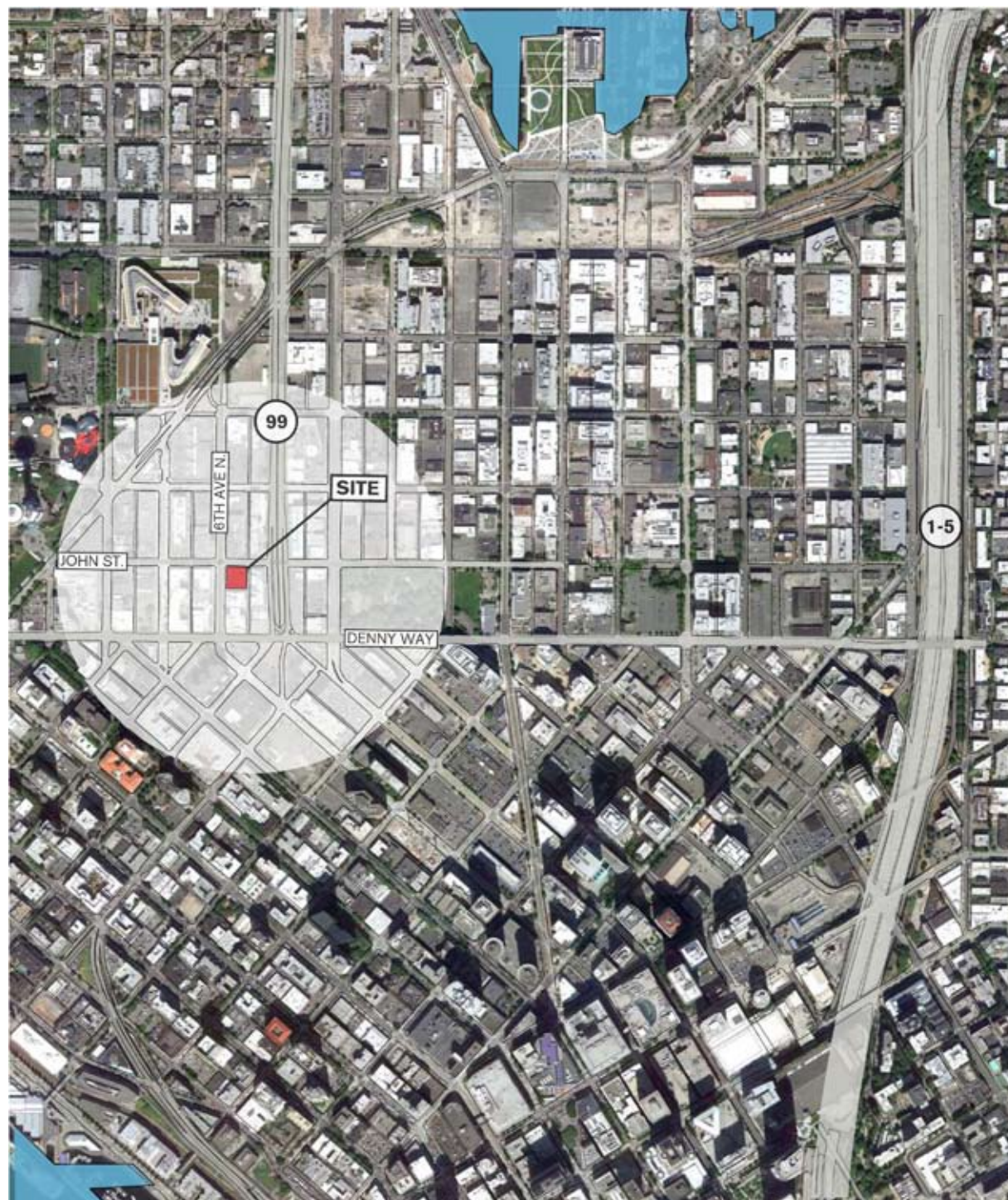
Site Analysis - Existing Conditions

Scheme 1 (Preferred)

Scheme 2

Scheme 3

Representative Projects



High-Priority Design Guidelines

CS2 Adjacent Sites, streets, and open spaces

Evaluate adjacent sites, streetscapes and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use to determine how best to support those spaces through project siting and design.

Special attention is being given to the existing open space separating the site from the adjacent residences to the south. The goal is to maintain or enhance the relationship between the two sites as well as the street front by providing an attractive and potentially habitable space.

PL2 Safety and Security

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

The proposed design will create street level security by utilizing appropriate lighting, minimalizing hidden areas off the sidewalk, and by providing a secure loading dock off the alley.

DC1 Treatment of Alleys

Ensure alleys are designed to be clean, maintained spaces. Recessed areas for recyclables and disposables should be provided.

The proposed design enhances the current condition of the alley by allowing the ability to close off and secure the loading dock, restricting access to any recessed areas after hours. Easy access to trash and recyclables is also provided through the alley, minimizing its public visibility.

DC2 Architectural Concept and Consistency

Throughout Uptown, buildings and landscaping should strive to create projects with an overall neat and cohesive appearance.

Being a relatively small building in comparison with its neighbors, the architectural design is envisioned as a simple massing reflecting the diagrammatic separation of primary programming elements.

Land Use Code Analysis (SM-85 Zone, Uptown Urban Center)

Address:
120 6th Ave N
Seattle WA 98109

SMC 23.48.010 GENERAL STRUCTURE HEIGHT

Maximum Height Allowed: 85'

*Provided: 62' from average grade to top of parapet
10'-6" from top of parapet to top of mechanical enclosure & penthouses
72'-6" total height*

SMC 23.48.016 STANDARDS APPLICABLE TO SPECIFIC AREAS

Maximum FAR: 4.5 *Proposed FAR: 3.82*

SMC 23.48.032 REQUIRED PARKING AND LOADING

Off street parking for 42 stalls is not required because the proposed project is located in the Uptown urban center.

SMC 23.48.24 SCREENING AND LANDSCAPE STANDARDS

Requirement: Street trees shall be provided in all planting strips. Existing street trees may count toward meeting the street tree requirement.

Provided: Existing Street trees to be evaluated with City Arborist to verify the condition of these trees. If determined appropriate, existing trees will be replaced with species and caliper recommended by City Arborist. Open space on south side of building will be provided with hardscape and landscape.

SMC 23.48.014 GENERAL FAÇADE REQUIREMENTS

Requirement: Primary building entrance is required to be from the street or street-oriented courtyard and shall be no more than three (3) feet above or below the sidewalk grade. Structures may be set back up to twelve (12) feet from the property line provided the setback is landscaped according to the provisions of Section 23.48.024. On non-pedestrian classified streets, all facades shall have a minimum height of) fifteen (15) feet.

Provided: Primary building entrance is from predominate street and level with the existing side walk. Structure is set on the property lines, except at the south side where it is held back above grade to comply with existing property use easements. All facades are at least 59.25' high.

SMC 23.48.032 REQUIRED PARKING AND LOADING

B. Loading berths must be provided pursuant to Section 23.54.035, Loading Berth Requirements and Space Standards.

Provided: B. One loading berth for a thirty-five (35) foot truck is provided on the east side of the property with access from the alley.



- NC3 - Neighborhood Commercial
- DMR - Downtown Mixed Residential
- SM - Seattle Mixed

Design Guidelines

Site Analysis - Zoning and Code

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Urban Design Analysis - Surrounding Uses

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Urban Design Analysis - 9 block Study

Urban Design Analysis - Streetscapes




Site Analysis - Existing Conditions

Scheme 1 (Preferred)

Scheme 2

Scheme 3

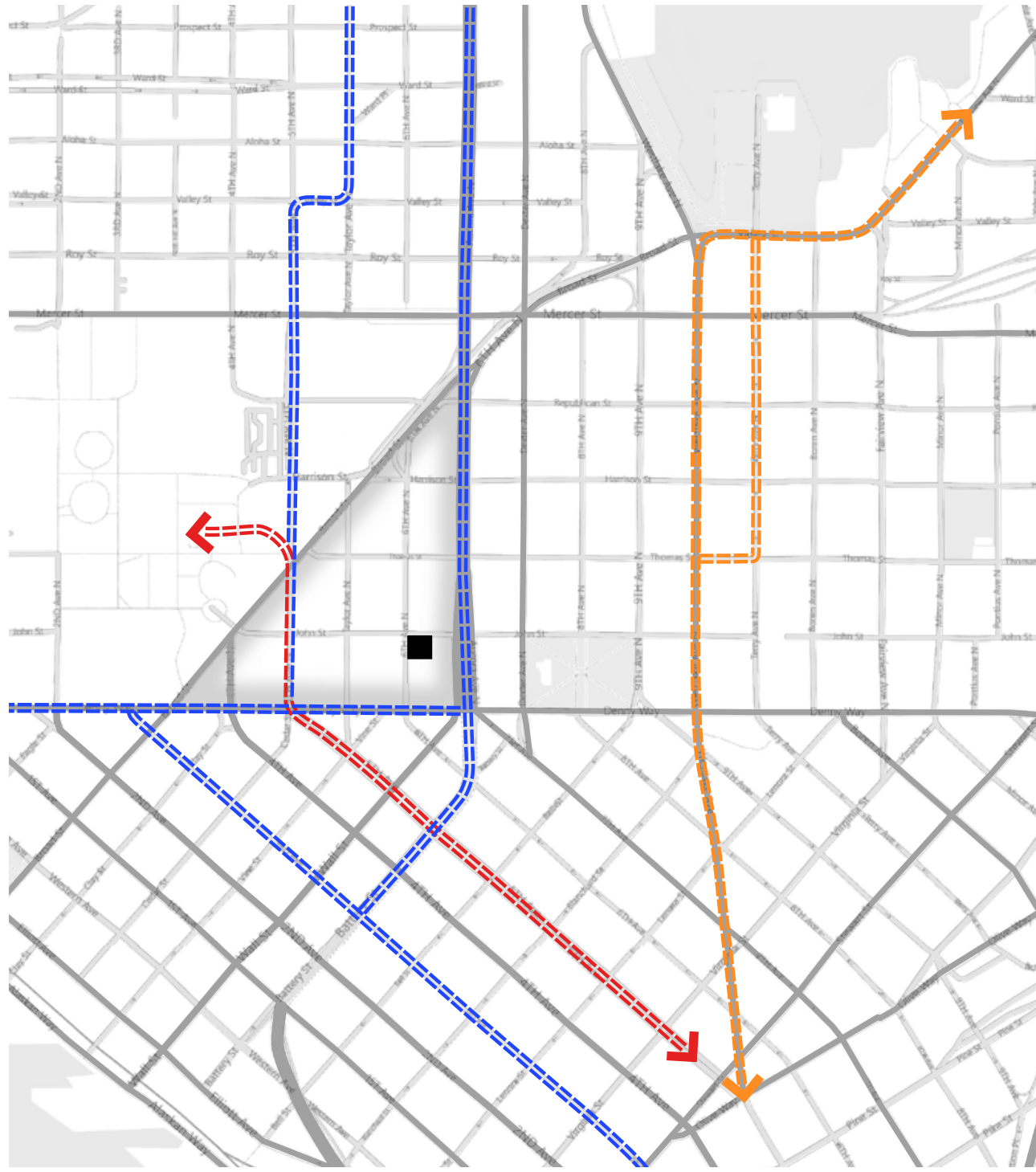
Representative Projects

-  Bus Route
-  Monorail
-  Light Rail

- Design Guidelines
- Site Analysis - Zoning and Code

Site Analysis - Access Opportunities and Constraints

- Urban Design Analysis - Surrounding Uses
- Urban Design Analysis - Neighborhood Context
- Urban Design Analysis - 9 block Study
- Urban Design Analysis - Streetscapes
- Site Analysis - Existing Conditions
- Scheme 1 (Preferred)
- Scheme 2
- Scheme 3
- Representative Projects



Access Opportunities

Vehicular Access

The site faces onto 6th Ave N. (a minor arterial) and John St. (a non-arterial street). Currently, 6th Avenue would be the primary approach to the site, most likely from the south. However, upon completion of the Mercer Corridor project, 6th Avenue will become a direct link in the north/south direction to Mercer Street, making it a much more prominent than it is right now. Connecting with Mercer may also bring increased traffic from north to south along 6th Avenue.

Parking in the area is a mix of private garages and street parking. A number of stalls in the adjacent building's garage have been dedicated to the use of the proposed project.

Transit

The surrounding area is served very well by bus service on all sides. In the east/west direction, service is concentrated off of Denny Way or south to downtown then across many of the other streets which pass over or through I-5. In the north/south direction, bus service is primarily along Aurora Avenue or along 5th Ave to stops north such as Queen Anne, Ballard, or the Green Lake area.

Within a five-minute walk, one could also connect to either the downtown monorail or the Seattle Streetcar servicing the South Lake Union area and downtown.

Pedestrian

The best opportunity for pedestrian access to the site is likely to come from the immediate area surrounding the site, including those coming from the Seattle Center or soon from the north, coming from the direction of the Gates Foundation buildings and some of the other new construction in the area.

Access Constraints

Currently, easy access to the site is being hindered by some major arterials blocking movement towards the site. Denny Way is the main obstacle when trying to access the site from the direction of downtown. Along Denny Way, the downtown grid rotates to meet the grid to the north. Because of this, many difficult intersections are created which disrupts connections to downtown.

The Seattle Center is both an amenity and a barrier to areas northwest of the site. Because of its size and adjacency to the proposed project, it works to diminish movement from the Queen Anne area and beyond.

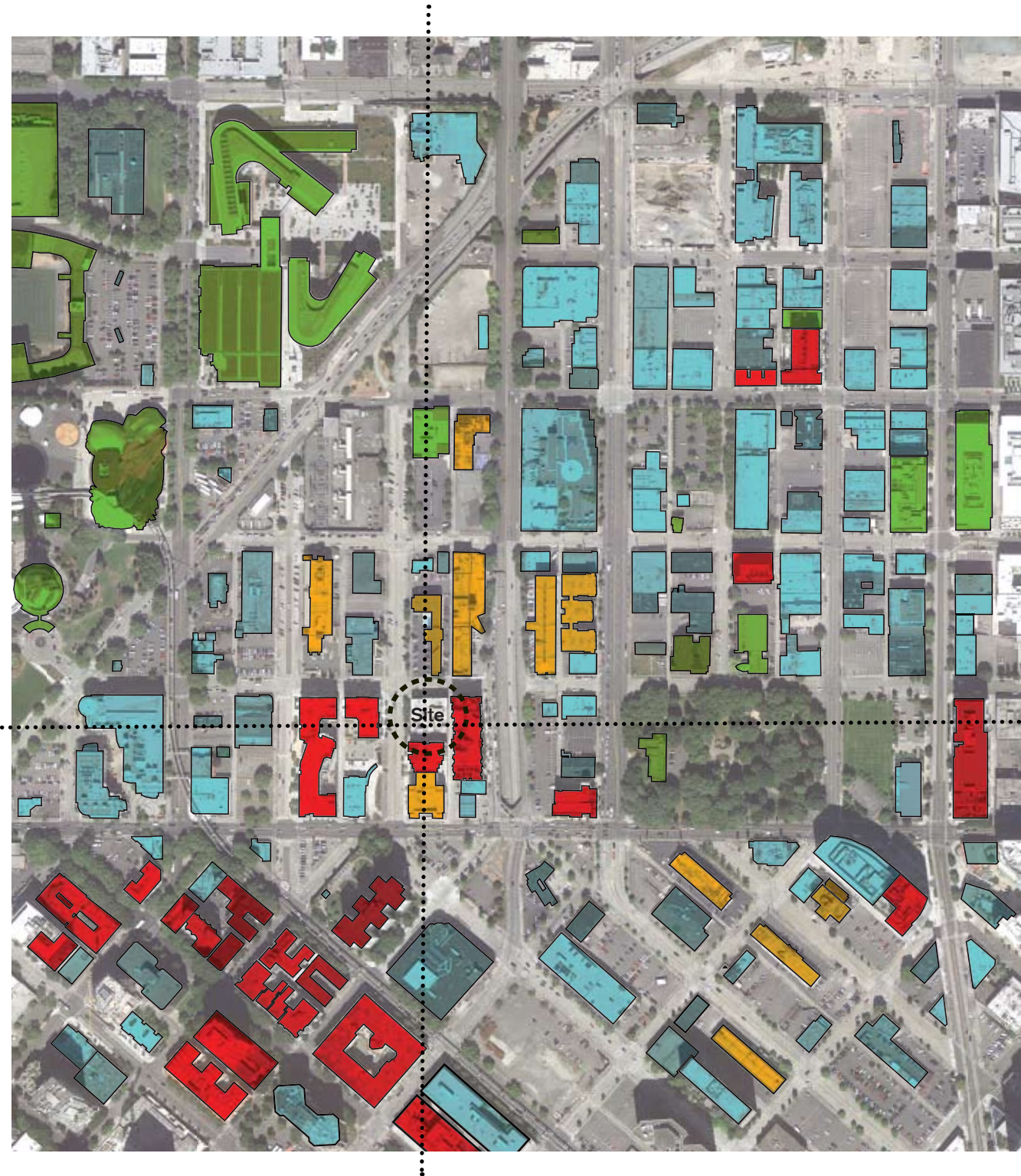
The third barrier to the site is Aurora Avenue, immediately to the west of the site. Because Aurora Avenue is not crossable in the east/west direction, it creates a wall restricting easy access to the South Lake Union area.

Surrounding Uses

The immediate context is an even mix of residential, hotel, and minor commercial uses. Directly adjacent to the site on the south, east and west sides are recently constructed mid-rise residential buildings. Directly north of the site is a low-rent hotel. Just beyond the adjacent buildings, there is a collection of low-rise multi-tenant commercial buildings.

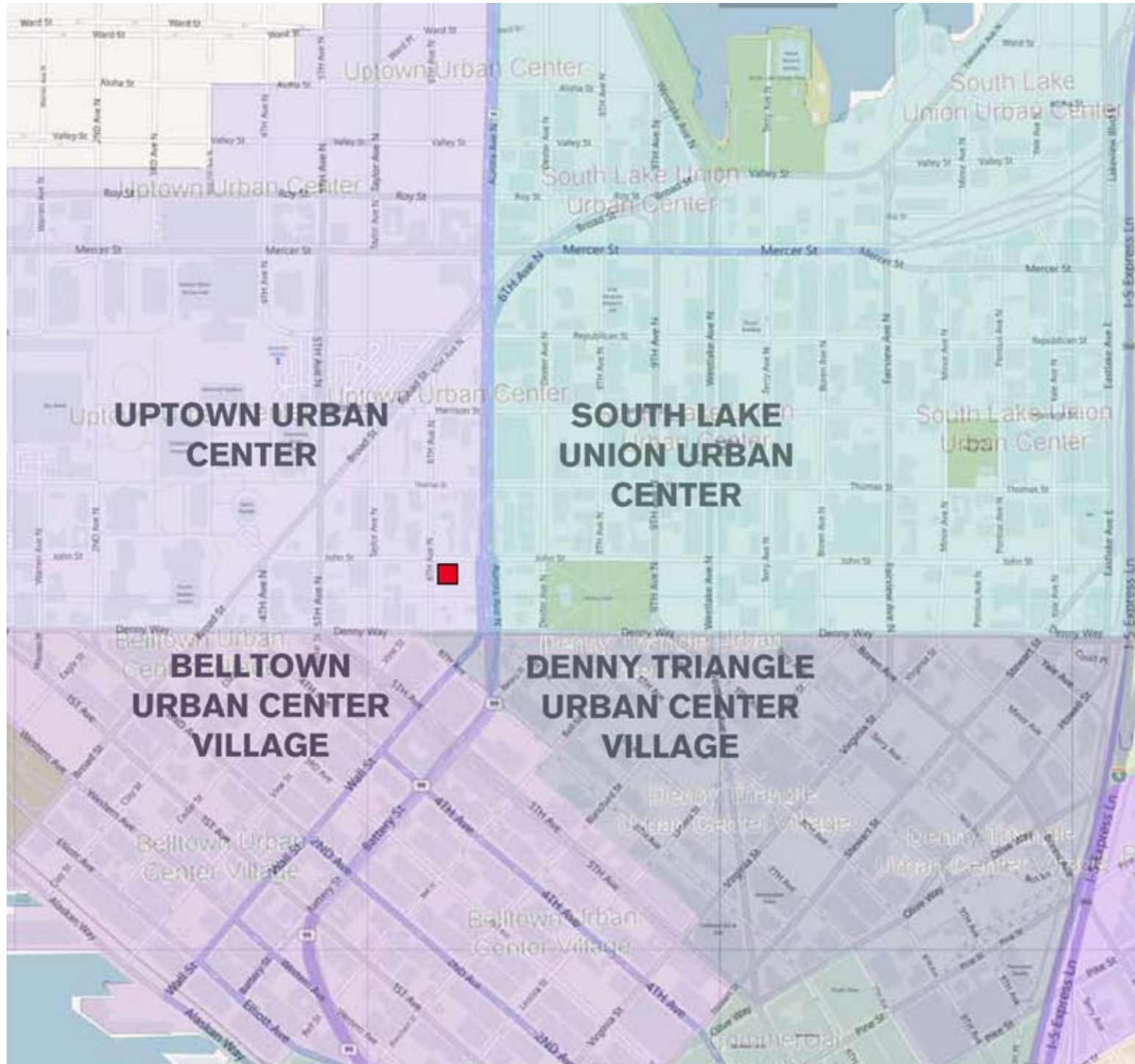
Currently the site is somewhat cut off from other amenities in the area due to the barrier-like nature of Aurora Avenue to the east, Denny Way to the south and the Seattle Center to the northwest.

With the future Mercer Corridor construction and the addition of the new Gates Foundation campus nearby, the character of this area is likely to change drastically in the coming years. These changes suggest a transition from small private businesses and low-rent hotels to more pedestrian-oriented retail and mixed-use environments, which will feed off the increased foot traffic and easier access to the area.



- Institutional
- Residential
- Hotel
- Commercial

- Design Guidelines
- Site Analysis - Zoning and Code
- Site Analysis - Access Opportunities and Constraints
- Urban Design Analysis - Surrounding Uses**
- Urban Design Analysis - Neighborhood Context
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- Urban Design Analysis - Streetscapes
- Site Analysis - Existing Conditions
- Scheme 1 (Preferred)
- Scheme 2
- Scheme 3
- Representative Projects



The Regrade / Belltown Urban Center Village

Significant place /features:

- Elliott Bay waterfront
- Density of mid-rise residential
- Popular restaurants and bars
- KIRO-TV headquarters

Seattle Center / Queen Anne / Uptown Urban Center

Significant place /features:

- Gates Foundation
- Seattle Center, Space Needle, McCaw Hall, Memorial Stadium, EMP
- KOMO and KCTS-TV headquarters
- Monorail
- Future North Portal Alaskan Way tunnel project

Primary building types:

- New mid-rise residential condo /apartment & hospitality mixed with low-rise motel
- Some light industrial / utility
- Nightclubs and bars

Aurora Corridor / South Lake Union Urban Center

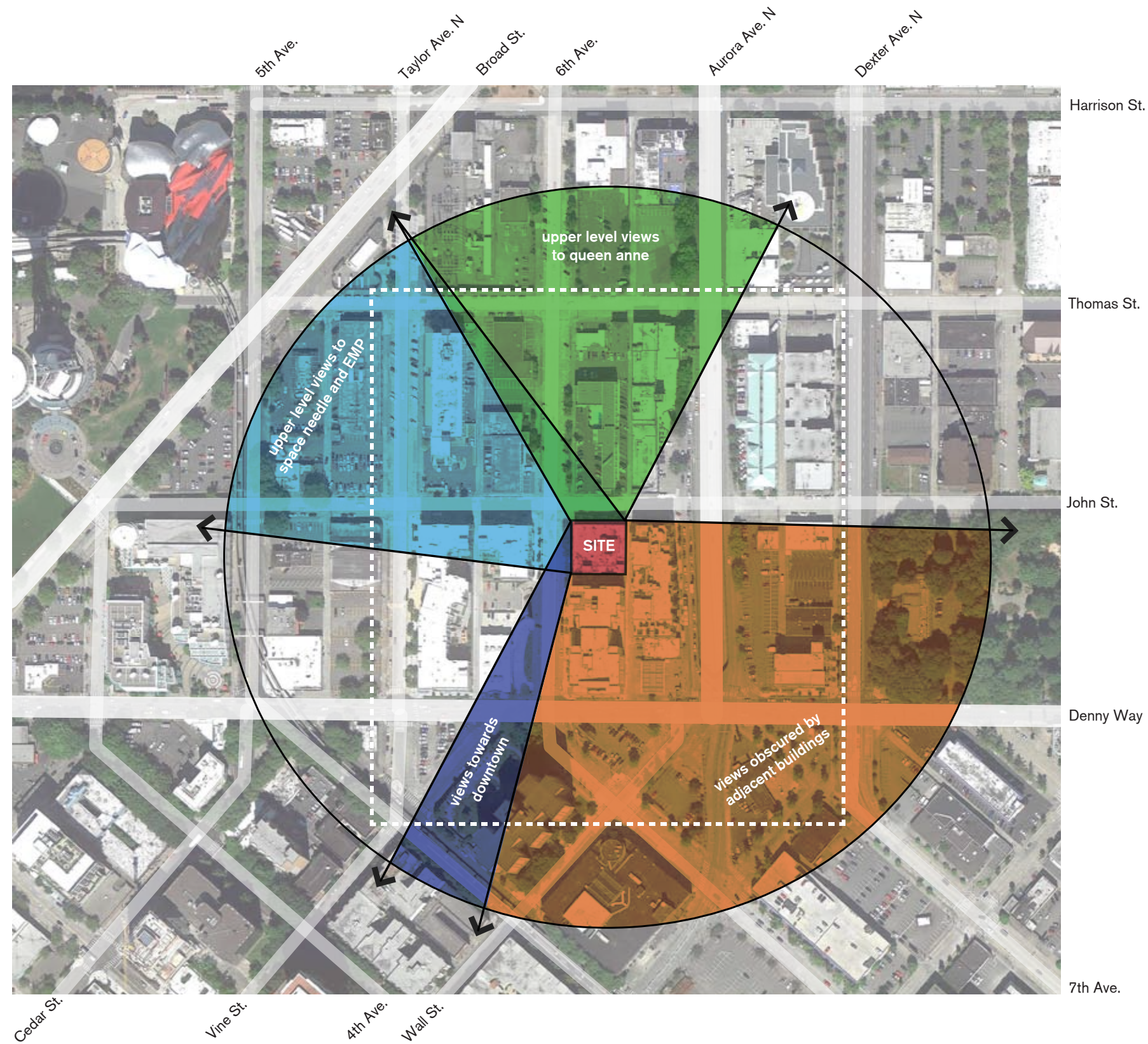
Significant place /features:

- Denny Park
- Amazon
- Lake Union Park
- KING 5-TV headquarters

Denny Triangle Urban Center Village

Significant place /features:

- Chief Seattle plaza
- Monorail



- Design Guidelines
- Site Analysis - Zoning and Code
- Site Analysis - Access Opportunities and Constraints
- Urban Design Analysis - Surrounding Uses
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- Scheme 3
- Representative Projects

1

View

2

Panorama



5 Min Walk Radius

Design Guidelines

Site Analysis - Zoning and Code

Site Analysis - Access Opportunities and Constraints

Urban Design Analysis - Surrounding Uses

Urban Design Analysis - Neighborhood Context

Urban Design Analysis - 9 block Study

Urban Design Analysis - Streetscapes

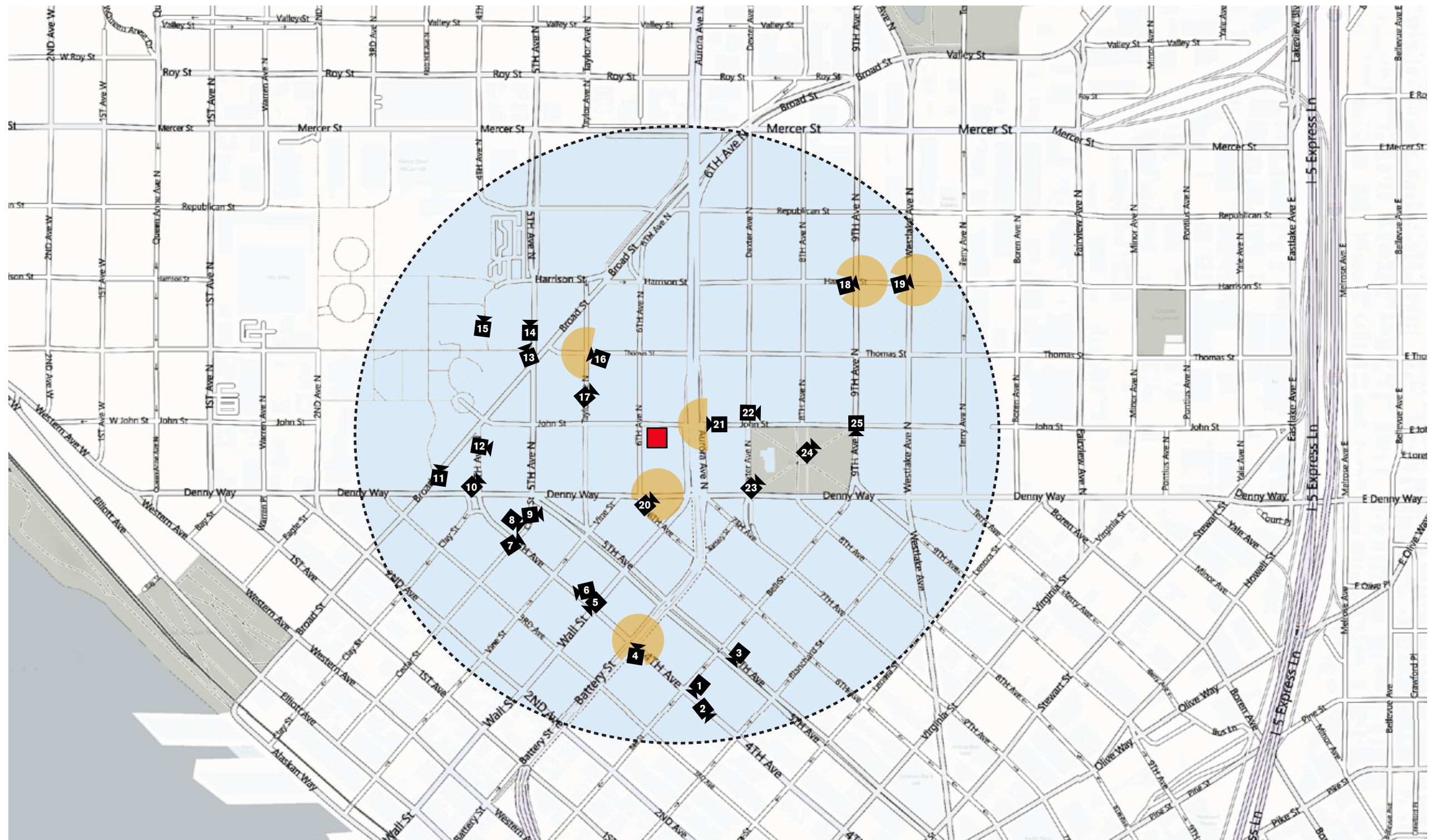
Site Analysis - Existing Conditions

Scheme 1 (Preferred)

Scheme 2

Scheme 3

Representative Projects





1 4th and Bell looking west



2 4th and Bell looking south



3 5th and Bell looking west



- Design Guidelines
- Site Analysis - Zoning and Code
- Site Analysis - Access Opportunities and Constraints
- Urban Design Analysis - Surrounding Uses
- Urban Design Analysis - Neighborhood Context
- Urban Design Analysis - 9 block Study

Urban Design Analysis - Streetscapes

- Site Analysis - Existing Conditions
- Scheme 1 (Preferred)
- Scheme 2
- Scheme 3
- Representative Projects



4 4th and Battery



Design Guidelines

Site Analysis - Zoning and Code

Site Analysis - Access Opportunities and Constraints

Urban Design Analysis - Surrounding Uses

Urban Design Analysis - Neighborhood Context

Urban Design Analysis - 9 block Study

Urban Design Analysis - Streetscapes

Site Analysis - Existing Conditions

Scheme 1 (Preferred)

Scheme 2

Scheme 3

Representative Projects



5 4th and Wall looking west



6 4th and Wall looking northwest



7 4th and Cedar looking east



8 4th and Cedar looking south



9 4th and Cedar looking southeast



20 6th and Denny Way

- Design Guidelines
- Site Analysis - Zoning and Code
- Site Analysis - Access Opportunities and Constraints
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- Urban Design Analysis - Neighborhood Context
- Urban Design Analysis - 9 block Study

Urban Design Analysis - Streetscapes

- Site Analysis - Existing Conditions
- Scheme 1 (Preferred)
- Scheme 2
- Scheme 3
- Representative Projects



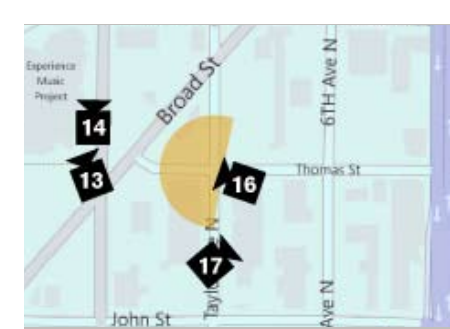
10 Clay and Denny Way looking northeast



11 Denny Way and Broad St. looking northwest



12 7th and John looking east



Design Guidelines

Site Analysis - Zoning and Code

Site Analysis - Access Opportunities and Constraints

Urban Design Analysis - Surrounding Uses

Urban Design Analysis - Neighborhood Context

Urban Design Analysis - 9 block Study

Urban Design Analysis - Streetscapes

Site Analysis - Existing Conditions

Scheme 1 (Preferred)

Scheme 2

Scheme 3

Representative Projects



13 5th and Broad looking northwest



14 5th Ave along east side of EMP



15 West side of EMP looking north



17 John and Taylor Ave north looking northeast



16 Taylor Ave N and Thomas Street

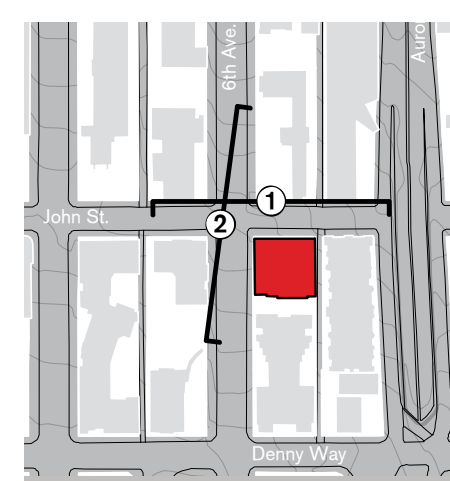


18 9th Ave N and Harrison St.



19 Westlake Ave N and Harrison St.

- Design Guidelines
- Site Analysis - Zoning and Code
- Site Analysis - Access Opportunities and Constraints
- Urban Design Analysis - Surrounding Uses
- Urban Design Analysis - Neighborhood Context
- Urban Design Analysis - 9 block Study
- Urban Design Analysis - Streetscapes**
- Site Analysis - Existing Conditions
- Scheme 1 (Preferred)
- Scheme 2
- Scheme 3
- Representative Projects



- Design Guidelines
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- Urban Design Analysis - Streetscapes

Site Analysis - Existing Conditions

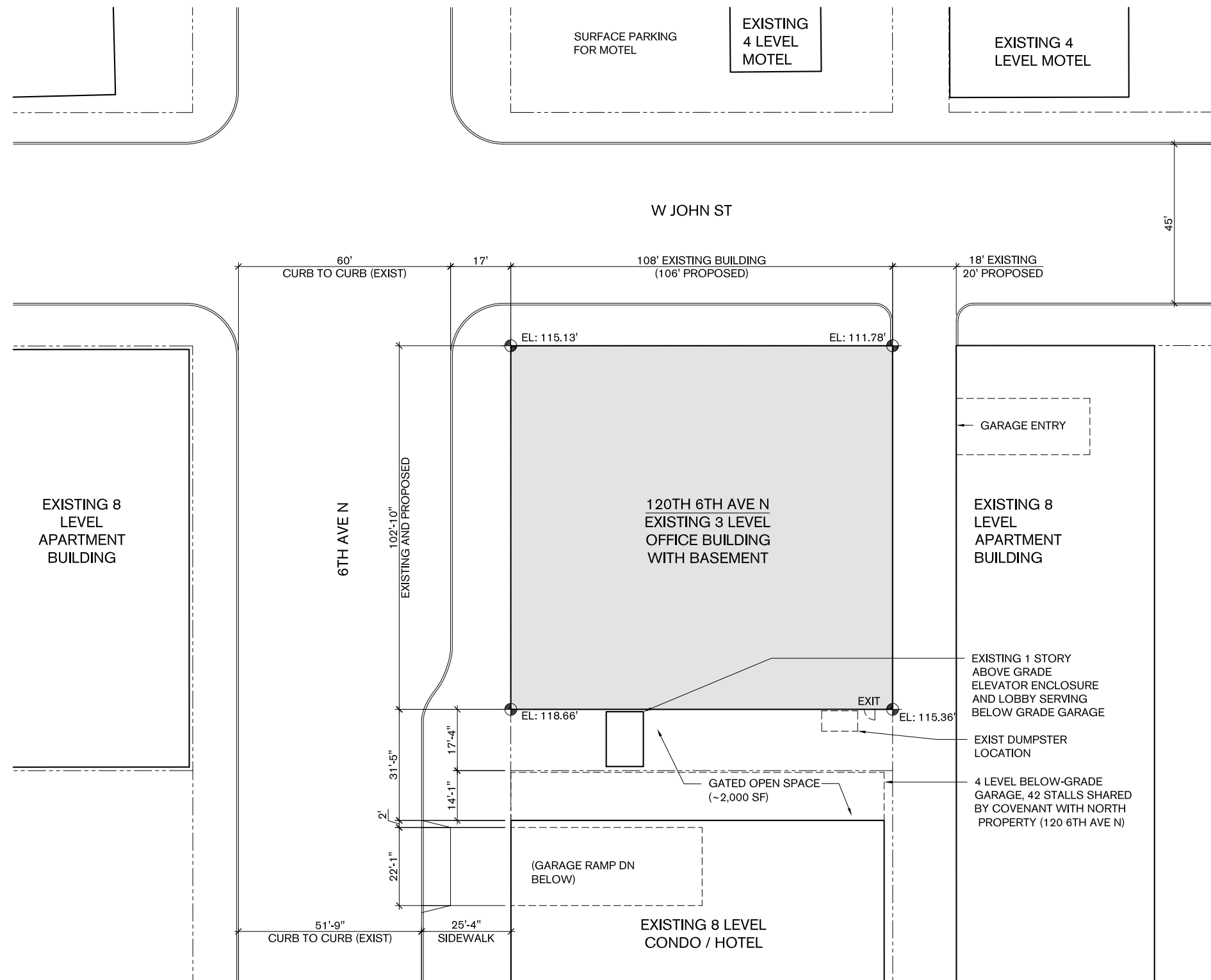
- Scheme 1 (Preferred)
- Scheme 2
- Scheme 3
- Representative Projects



① 6th & John St. looking south



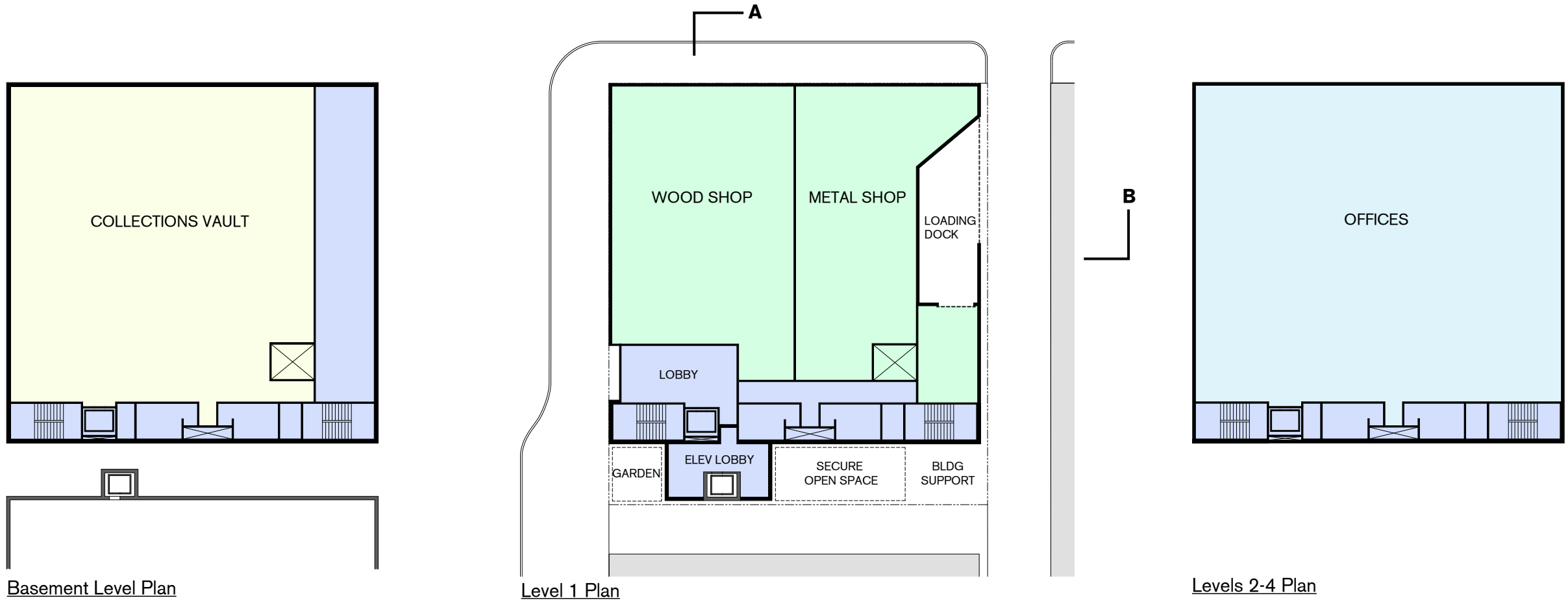
② 6th & John St. looking east



- Design Guidelines
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Site Analysis - Existing Conditions

- Scheme 1 (Preferred)
- Scheme 2
- Scheme 3
- Representative Projects



Architectural Massing

The proposed design will occupy a similar floorplate in size to the existing building as well as maintain the separation to the eight story residential building to the south. Stacking full floorplates of this area allows the program to occupy only four above-grade floors, keeping the building well below the 85' height limit. The design also will accommodate an existing elevator connection to the below grade garage to the south. The new building main entry is placed to the southwest to provide proximity to this important link (identical to existing entry location).

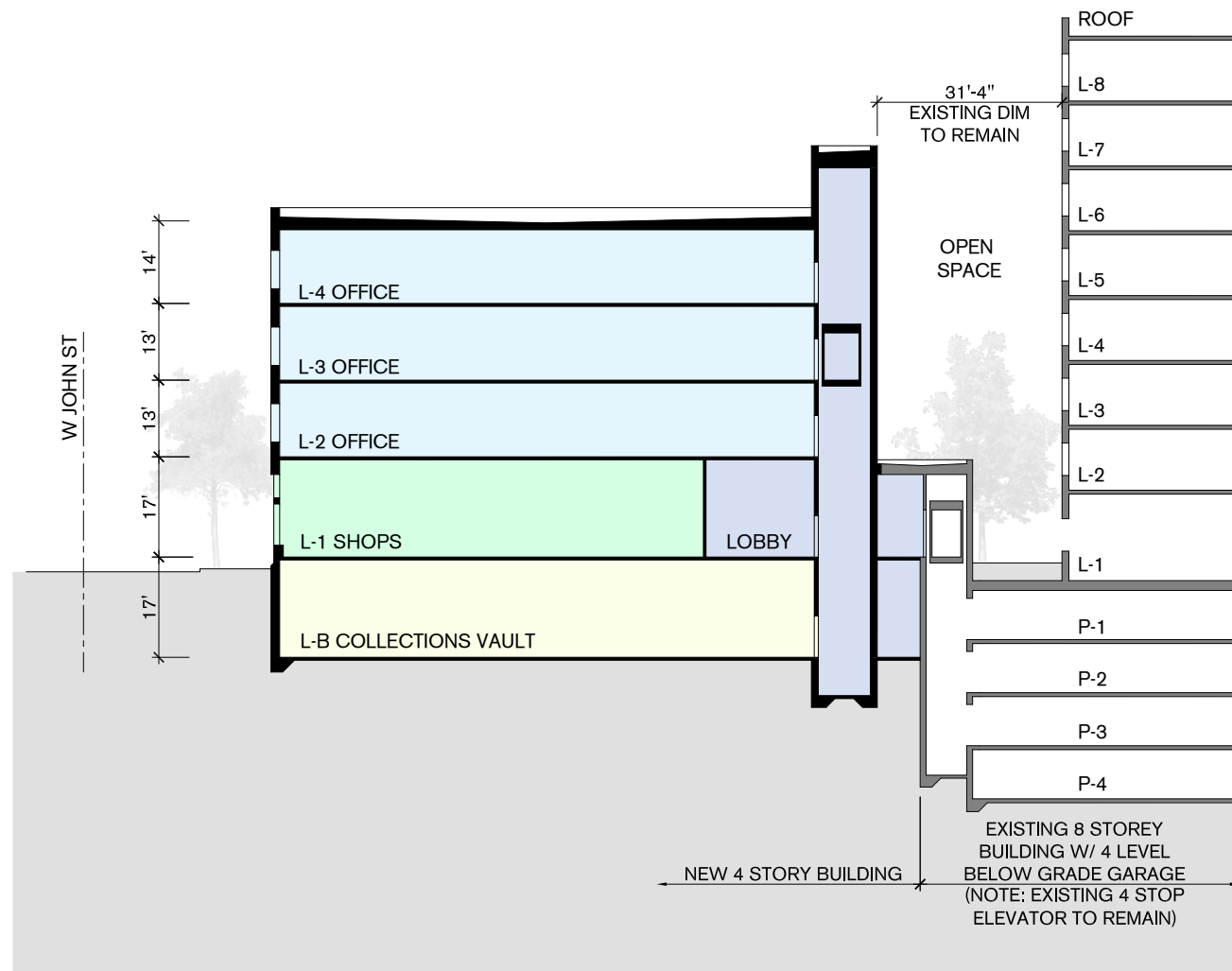
Horizontal Relationships

The small floorplate affords much higher efficiency with a non-central building core. Consequently, we have placed vertical circulation and building support elements in a compact linear arrangement along the south edge of the building. Adjacent to the building entry lobby, this edge core block also provides an important privacy buffer between building program spaces and the adjacent residences.

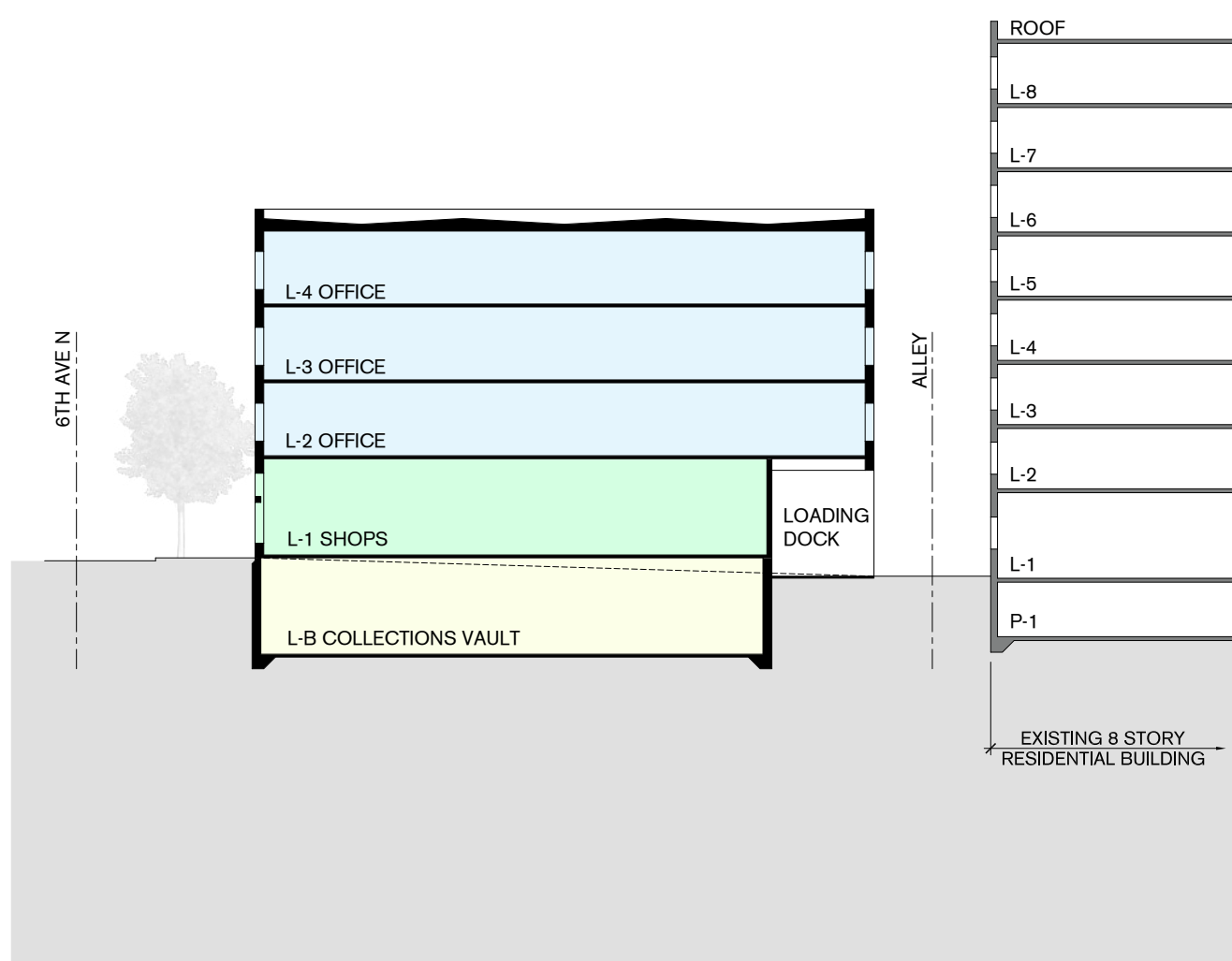
Vertical Relationships

The program elements that benefit from a close relationship to grade are located at the base of the building. Essentially, these are: 1) wood and metal shops (creating exhibit designs), 2) loading dock and 3) a vault for the EMP artifact collection. With additional excavation, the void of the existing basement is capable of securely housing the large, opaque, environmentally-controlled vault. By utilizing this level below grade, the overall height of the structure is kept compact and reduces impact to neighboring residential unit views. At level one, the exhibit shops are situated adjacent to loading receiving, minimizing vertical lifting of material. Administrative offices and their support functions are on the elevated floors of 2-4 above, provided better views and access to daylight. The roof will house screened mechanical equipment and the visibility of this fifth façade from above will be considered and designed accordingly.

In summary, the new building will be approximately 53,000 square feet spread over four above-grade levels and a basement. The average height of the building, at approximately 60 feet, is well within the allowable height of 85 feet. Forty-two parking stalls for the building, though not required, are provided in the garage of the adjacent building to the south. This is a continuation of the relationship between the existing building at this site and the neighboring hotel/apartment building.



Section A



Section B

Potential Departure Request

30% Transparency

Both the fabrication of the EMP exhibits and the preservation of valuable artifacts require security and concealment from the public eye. As such, the applicant may request a departure from SMC 23.48.018 to provide for approximately 20-25 per cent transparency at ground level sidewalk façades.

The design team understands the importance of this provision and will be sensitive to the need to have an inviting pedestrian environment. We believe there are a number of creative ways to meet both the intent of this provision and privacy requirements of the EMP program. We look forward to presenting our ideas at the next Design Review Board meeting.

Design Guidelines

Site Analysis - Zoning and Code

Site Analysis - Access Opportunities and Constraints

Urban Design Analysis - Surrounding Uses

Urban Design Analysis - Neighborhood Context

Urban Design Analysis - 9 block Study

Urban Design Analysis - Streetscapes

Site Analysis - Existing Conditions

Scheme 1 (Preferred)

Scheme 2

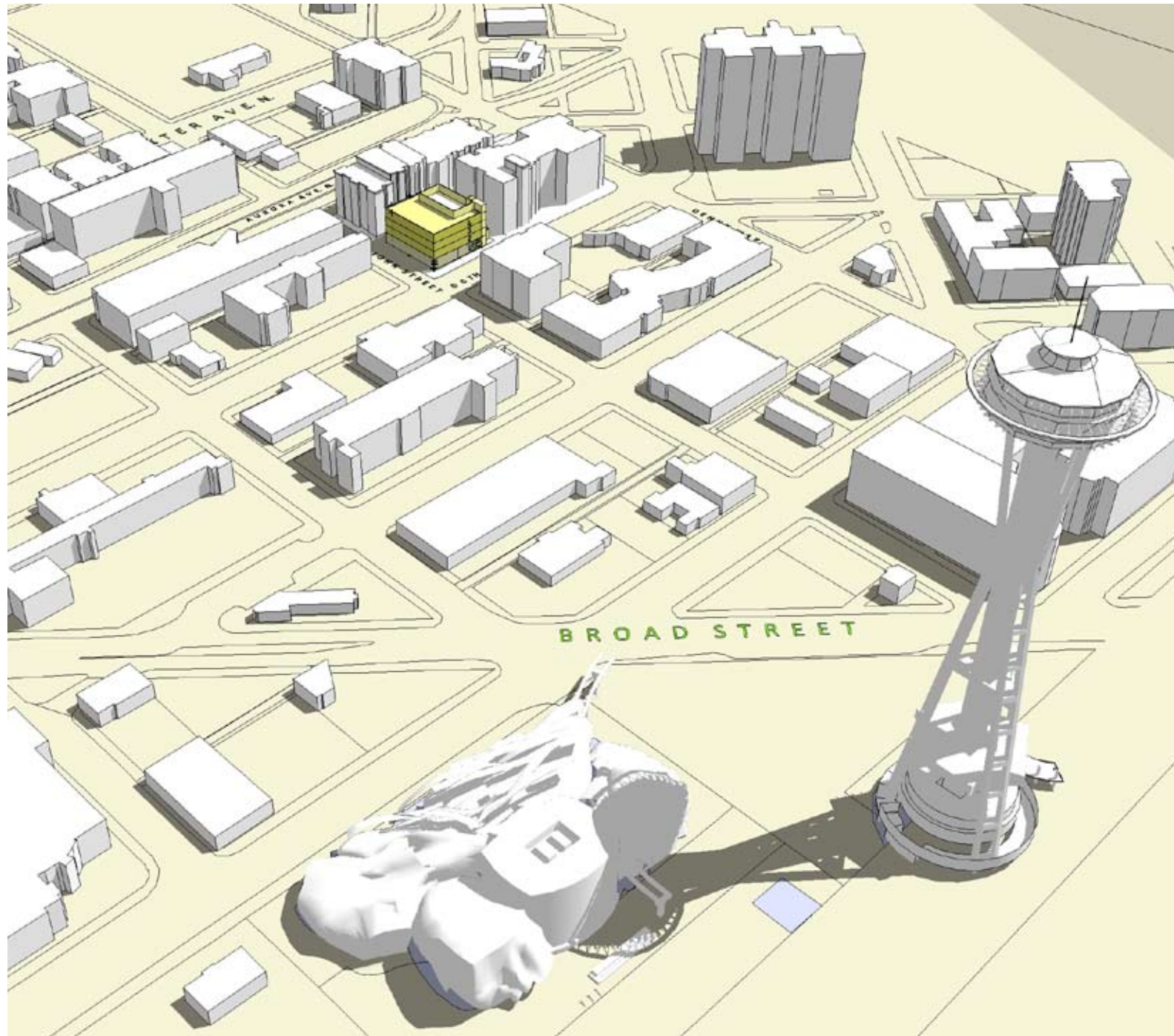
Scheme 3

Representative Projects

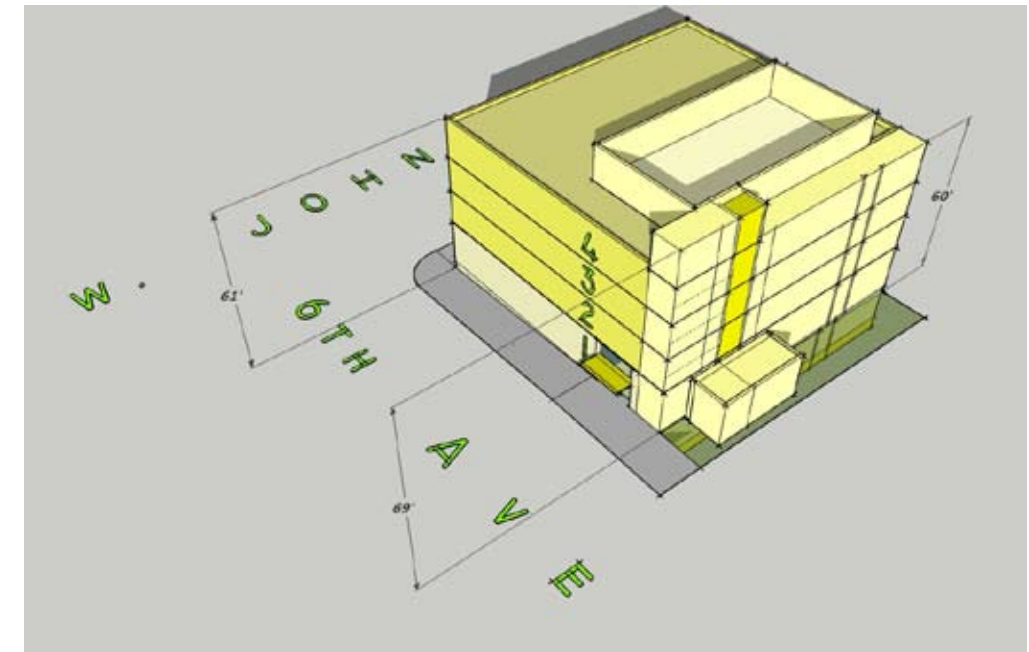
- Design Guidelines
- Site Analysis - Zoning and Code
- Site Analysis - Access Opportunities and Constraints
- Urban Design Analysis - Surrounding Uses
- Urban Design Analysis - Neighborhood Context
- Urban Design Analysis - 9 block Study
- Urban Design Analysis - Streetscapes
- Site Analysis - Existing Conditions

Scheme 1 (Preferred)

- Scheme 2
- Scheme 3
- Representative Projects



Site Aerial



Northeast-facing Aerial View



Looking northeast from 6th Ave.

Significant features

- Entry off 6th Ave
- Edge core
- Full basement
- 53,000 GSF

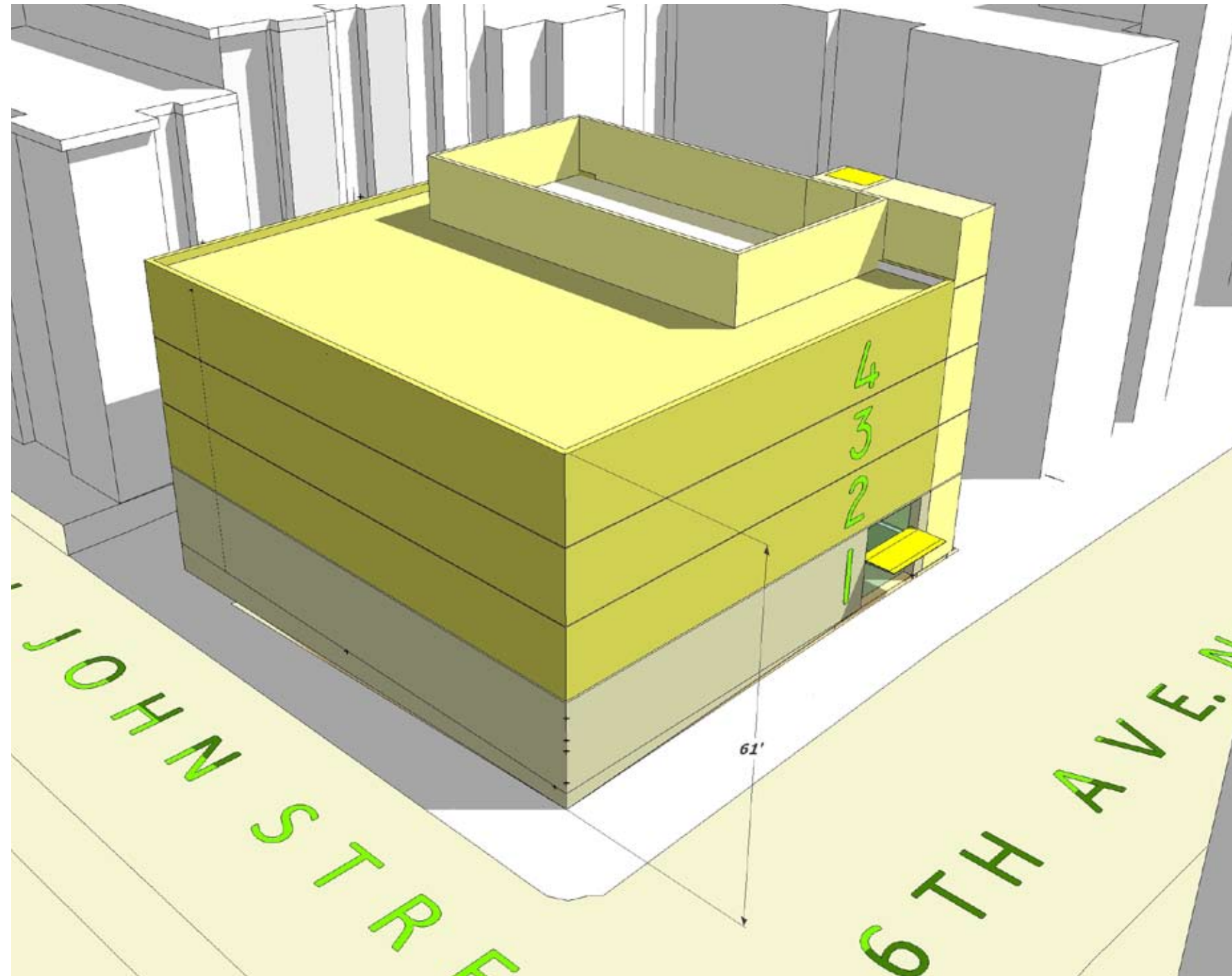
Opportunities

- + Edge core allows for maximum open floorplate
- + Edge core provides buffer to and privacy for residential neighbor / open space
- + Main entry adjacent to existing garage elevator
- + Main entry at site high point allows loading to work off the alley efficiently
- + Captured SW space provides additional corner office exposure / combined L1 lobby
- + Utilizes existing basement excavation
- + Large, opaque program element is below grade

Challenges

- Security needs of ground level program may require transparency departure.

-  Offices
-  Shops



Corner at 6th Ave. and John St.

Design Guidelines

Site Analysis - Zoning and Code

Site Analysis - Access
Opportunities and Constraints

Urban Design Analysis -
Surrounding Uses

Urban Design Analysis -
Neighborhood Context

Urban Design Analysis -
9 block Study

Urban Design Analysis -
Streetscapes

Site Analysis - Existing
Conditions

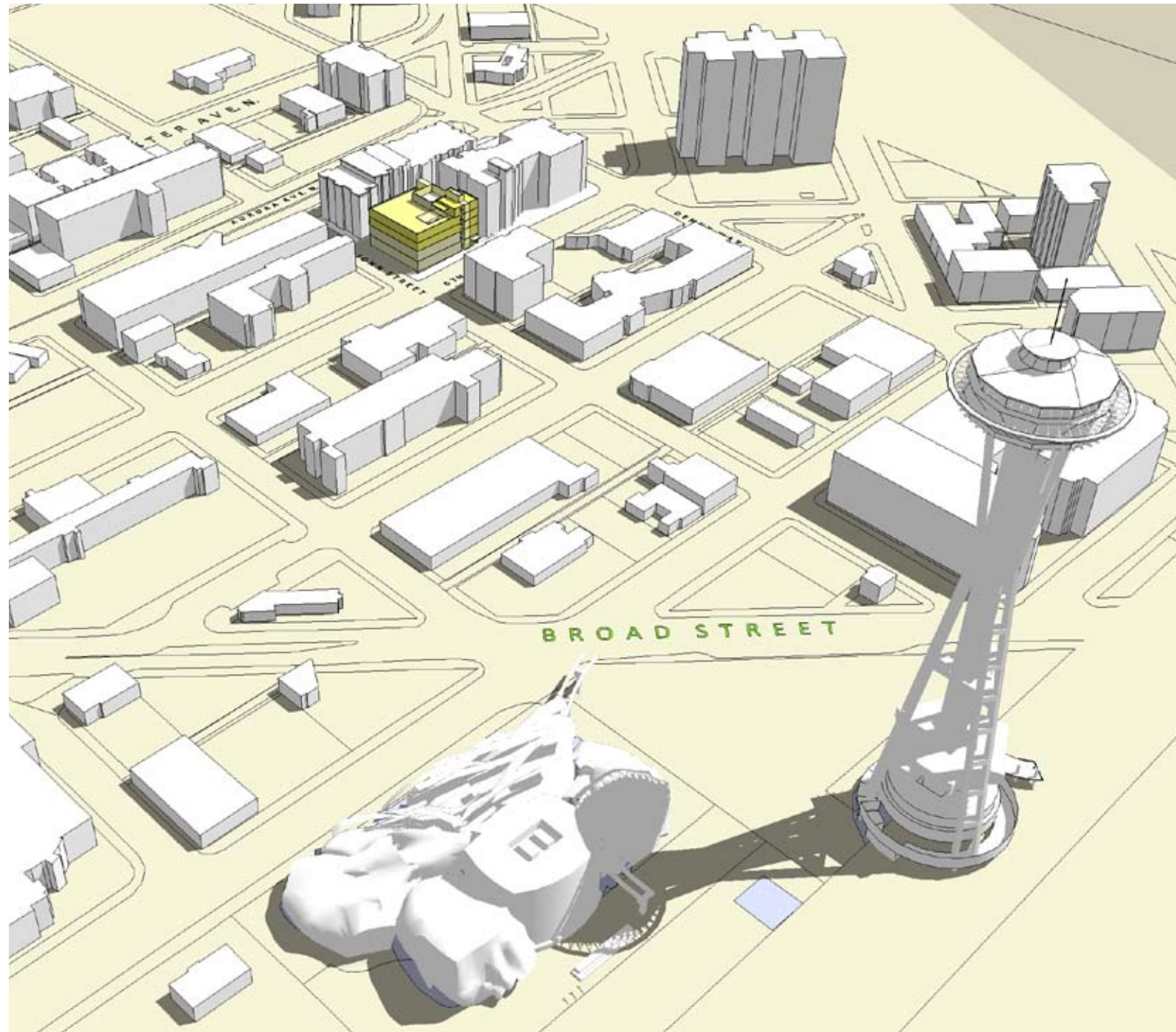
Scheme 1 (Preferred)

Scheme 2

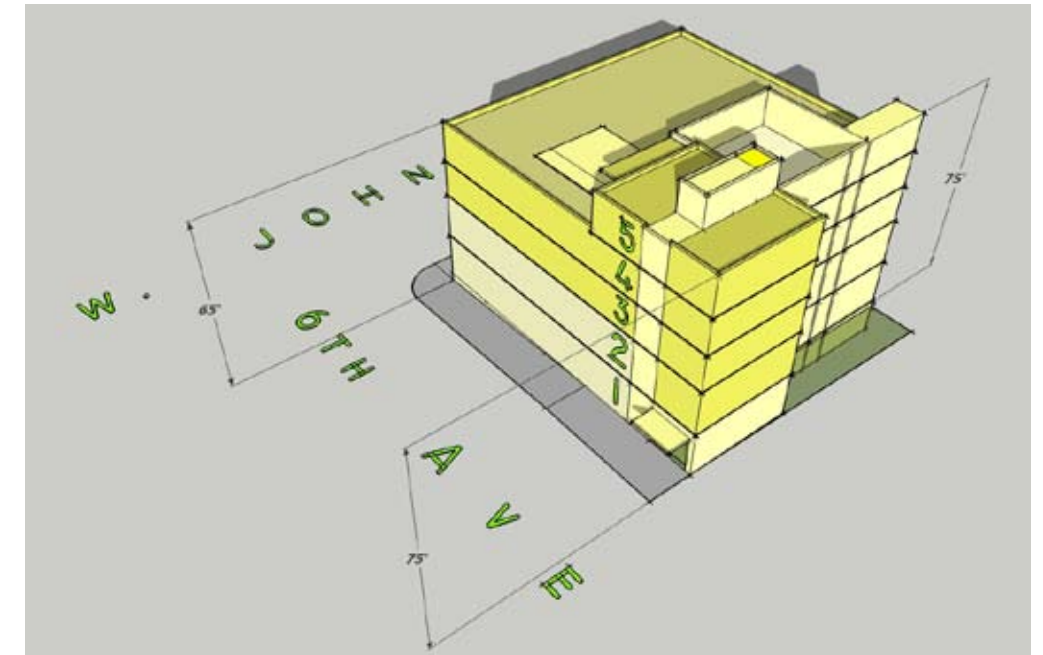
Scheme 3

Representative Projects

- Design Guidelines
- Site Analysis - Zoning and Code
- Site Analysis - Access Opportunities and Constraints
- Urban Design Analysis - Surrounding Uses
- Urban Design Analysis - Neighborhood Context
- Urban Design Analysis - 9 block Study
- Urban Design Analysis - Streetscapes
- Site Analysis - Existing Conditions
- Scheme 1 (Preferred)
- Scheme 2**
- Scheme 3
- Representative Projects



Site Aerial



Northeast-facing Aerial View



Looking northeast from 6th Ave.

Significant features:



- Entry off 6th Avenue
- Semi-edge core
- Small basement
- 53,000 GSF

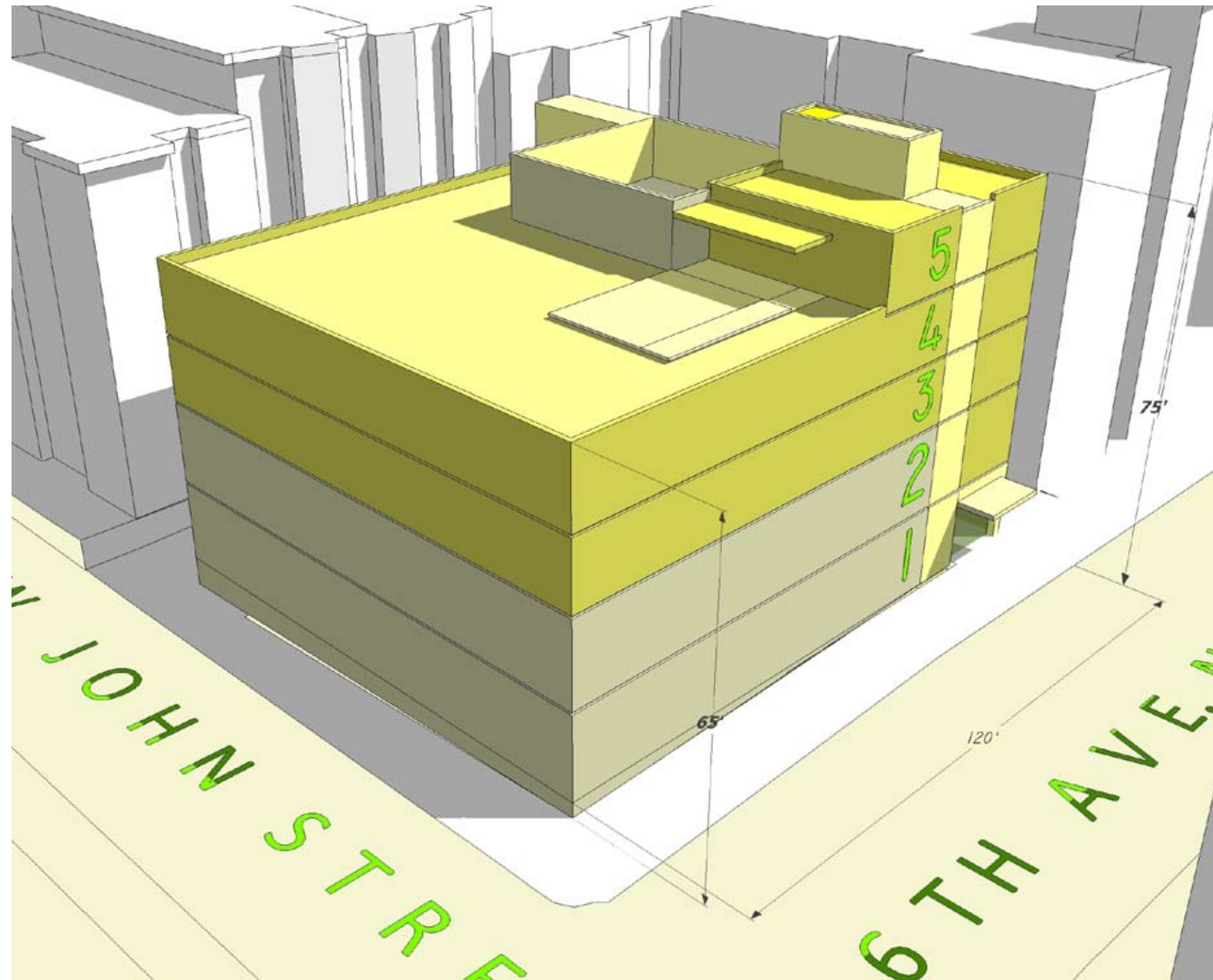
Opportunities

- + Edge core allows for maximum open floorplate
- + Edge core provides buffer to and privacy for residential neighbor / open space
- + Main entry adjacent to existing garage elevator
- + Main entry at site high point allows loading to work off the alley efficiently
- + Captured southwest space provides additional corner office exposure / combined L1 lobby

Challenges

- SW massing further limits open space from daylight
- Does not utilize existing basement excavation
- Two 17' floors off sidewalk
- Some office use at oversized 17' floor (L2)
- Security needs of ground level program may require transparency departure.
- Least transparent program requirements (vault and shops) occupy the lower two floors.

-  Offices
-  Shops and Vault



Corner at 6th Ave. and John St.

Design Guidelines

Site Analysis - Zoning and Code

Site Analysis - Access Opportunities and Constraints

Urban Design Analysis - Surrounding Uses

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Urban Design Analysis - 9 block Study

Urban Design Analysis - Streetscapes

Site Analysis - Existing Conditions

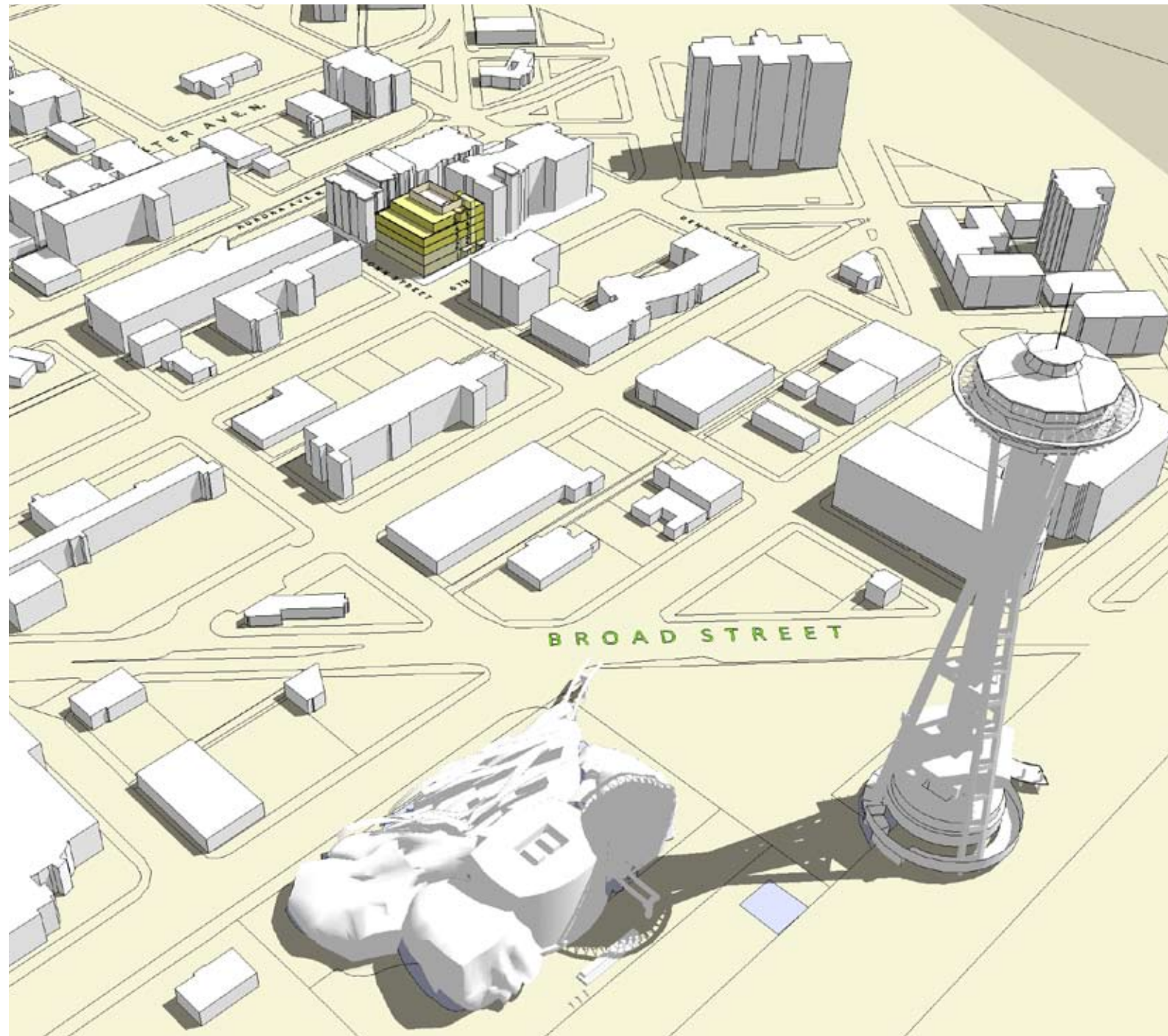
Scheme 1 (Preferred)

Scheme 2

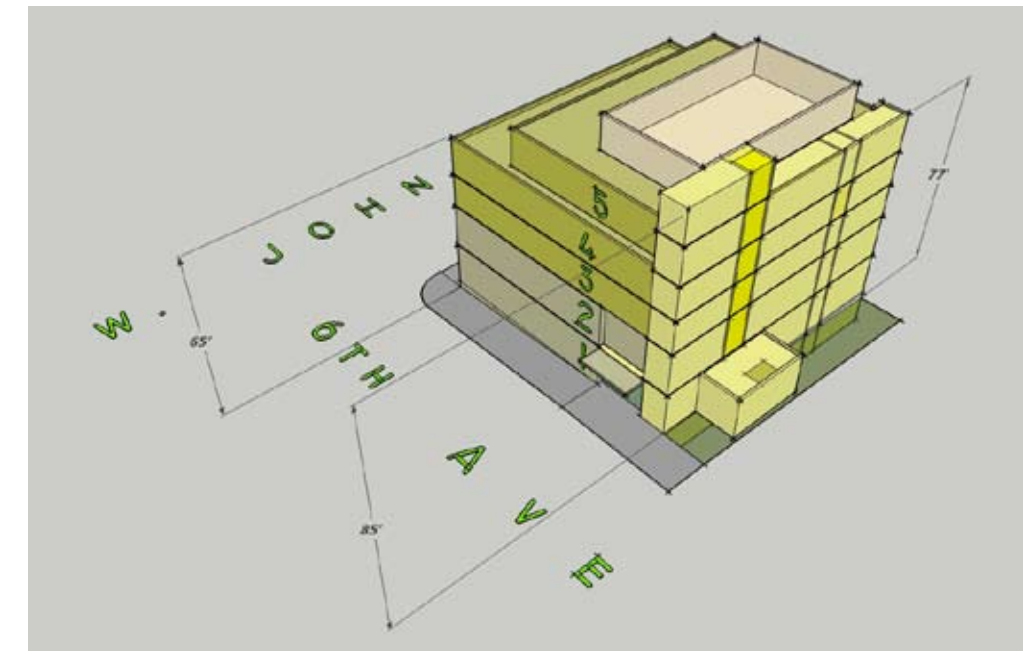
Scheme 3

Representative Projects

- Design Guidelines
- Site Analysis - Zoning and Code
- Site Analysis - Access Opportunities and Constraints
- Urban Design Analysis - Surrounding Uses
- Urban Design Analysis - Neighborhood Context
- Urban Design Analysis - 9 block Study
- Urban Design Analysis - Streetscapes
- Site Analysis - Existing Conditions
- Scheme 1 (Preferred)
- Scheme 2
- Scheme 3**
- Representative Projects



Site Aerial



Northeast-facing Aerial View



Looking northeast from 6th Ave.

Significant features:

- Entry off 6th Avenue
- Edge core
- Basement (minimalized)
- 53,000 GSF

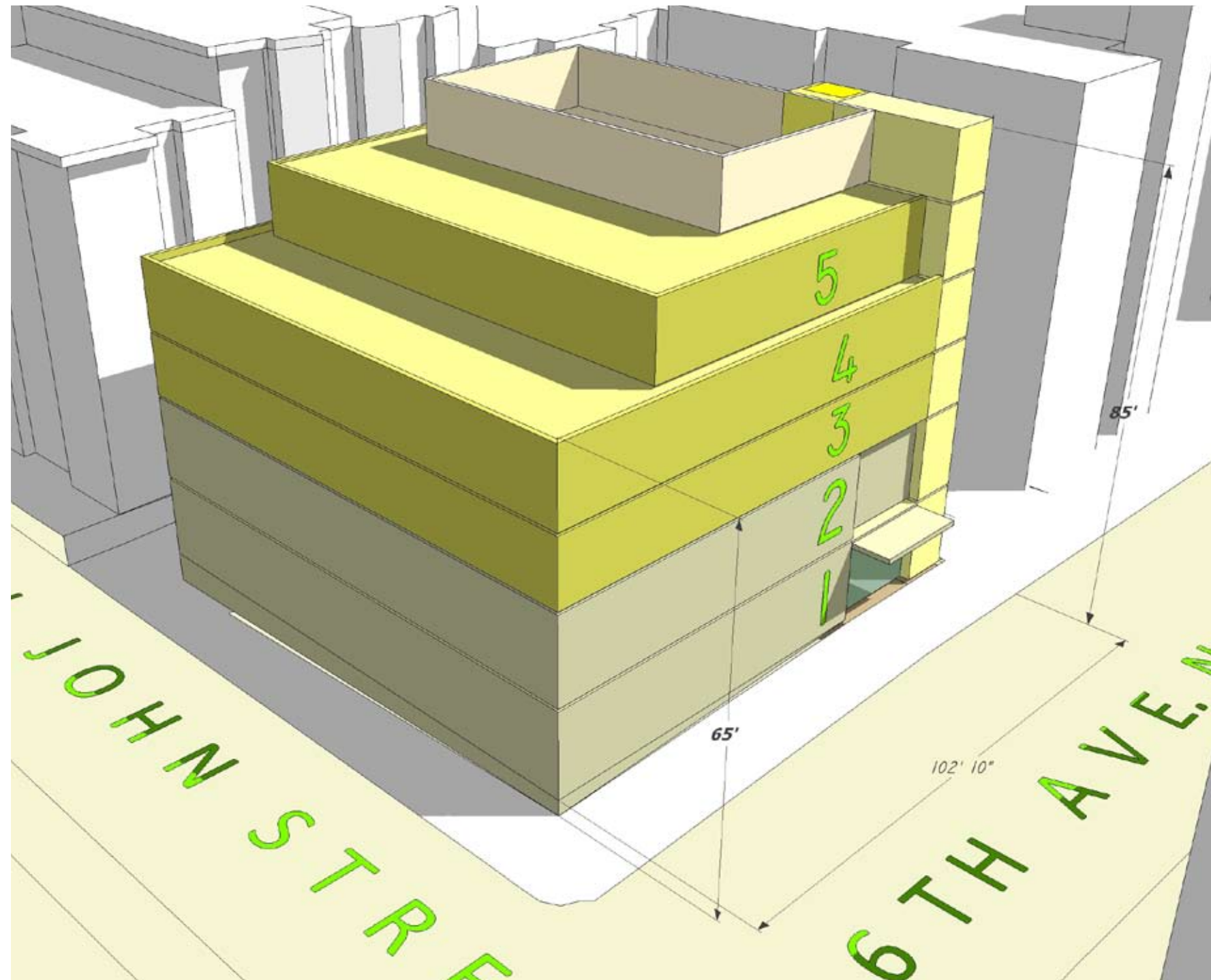
Opportunities

- + Edge core allows for maximum open floorplate
- + Edge core provides buffer to and privacy for residential neighbor / open space
- + Main entry adjacent to existing garage elevator
- + Main entry at site high point allows loading to work off the alley efficiently

Challenges

- Does not utilize existing basement excavation
- Two 17' floors off sidewalk
- Some office use at oversized 17' floor (L2)
- Some complexity w/minimal massing impact
- Security needs of ground level program may require transparency departure.
- Least transparent program requirements (vault and shops) occupy the lower two floors.

- Offices**
- Shops and Vault**



Corner at 6th Ave. and John St.

Design Guidelines

Site Analysis - Zoning and Code

Site Analysis - Access Opportunities and Constraints

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Site Analysis - Existing Conditions

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Representative Projects

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Urban Design Analysis - Neighborhood Context

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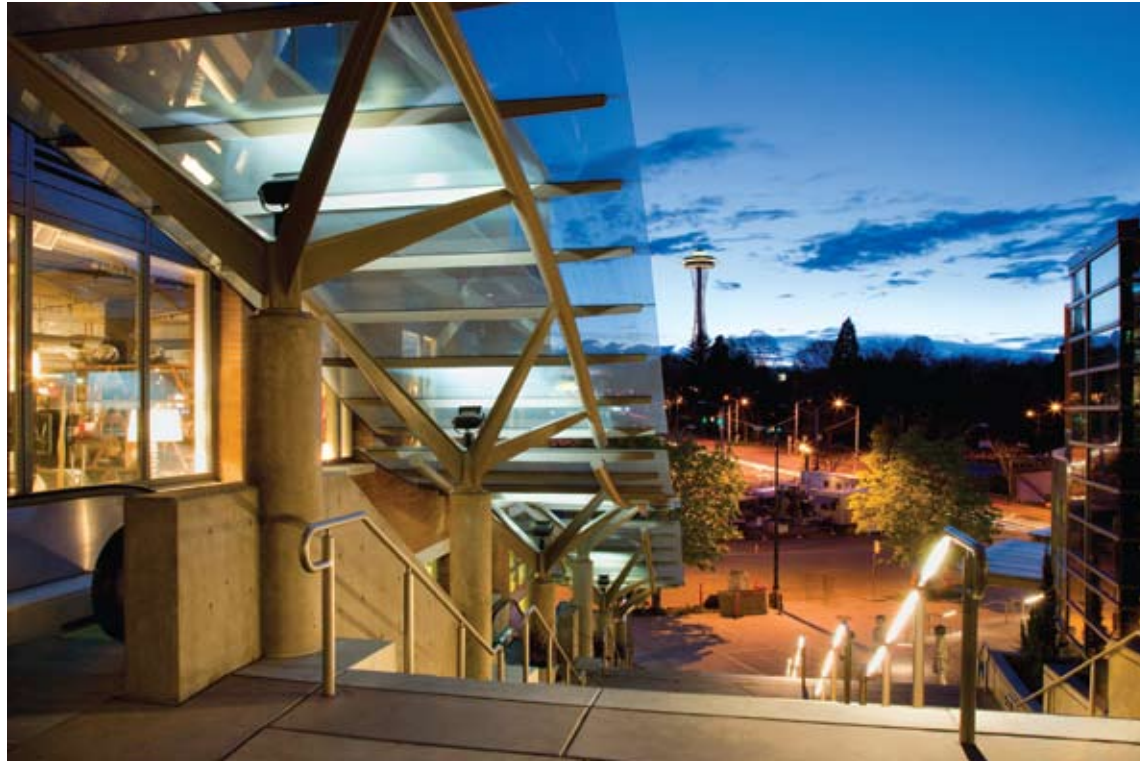
Site Analysis - Existing Conditions

Scheme 1 (Preferred)

Scheme 2

Scheme 3

Representative Projects



2200
Seattle WA



As the largest development in South Lake Union's history and one of the largest mixed-use projects in downtown Seattle, 2200 was designed to spark progress in a traditionally industrial neighborhood, previously untested for mixed-use. Occupying a high-profile location at the gateway to South Lake Union between downtown Seattle's central business district and scenic Lake Union, and offering a wide array of amenities (many never before seen in Seattle), the development presents a new living style and an opportunity to forge a true mixed-use community.

character reinforced by three towers (12, 15 and 18 stories housing 261 residences and the Pan Pacific Hotel) and anchored by Whole Foods Market, 2200 epitomizes a new neighborhood aesthetic, one that embraces comfort, ease and style.

PROJECT FEATURES

- ▶ 550,000 sf mixed-use project with retail, residential and hotel
- ▶ 261 residences
- ▶ 160-room Pan Pacific Hotel
- ▶ 50,000 sf Whole Foods Market
- ▶ Other retailers include: Bank of America, Bella Cleaners, Cloverhouse, F.K. Kirsten Tobacconist, Kelley-Ross Pharmacy, Scraps Dog Bakery, Seva Home, and Starbucks
- ▶ Completed in 2006
- ▶ Project sold 90% of its properties one month after opening

Accepting the challenge of its five-sided site and dramatic sloping topography, 2200 flows into its surroundings and enhances its environment by incorporating a roof terrace, a grand plaza designed for community events, plenty of outdoor "open" space, and bordering shops and dining into its design. With its distinct architectural

Tommy Bahama at 428 Westlake

Seattle WA



When the building came in hundreds of thousands of dollars under budget and ahead of schedule, 428 Westlake was sharing its core value with its new tenant and proving how effectively a design-build project could produce impressive results.

One of the most efficient, cost-effective office buildings in the region, it boasts innovatively designed floor plates that lower occupancy costs. High window heights and a unique core layout allows natural light to flow further into the interior, reducing energy consumption and providing a more pleasant atmosphere.

With its flowing lines, graceful structure and rigid frame, 428 Westlake is so economical, so occupancy-friendly,

it was one of the few office buildings to be constructed during one of the worst office vacancy markets the region has ever seen. In fact, Tommy Bahama chose it as their corporate headquarters before it was completed based simply on the staggering efficiency of the building itself and the deft execution of its design.

PROJECT FEATURES

- ▶ Six stories, 82,500 sf of office space
- ▶ 5,000 sf of street-level retail space
- ▶ 125 above- and below-grade parking spaces
- ▶ Completed in 2004
- ▶ Completed \$300,000 under budget



Design Guidelines

Site Analysis - Zoning and Code

Site Analysis - Access Opportunities and Constraints

Urban Design Analysis - Surrounding Uses

Urban Design Analysis - Neighborhood Context

Urban Design Analysis - 9 block Study

Urban Design Analysis - Streetscapes

Site Analysis - Existing Conditions

Scheme 1 (Preferred)

Scheme 2

Scheme 3

Representative Projects

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Representative Projects



Lake Union I, LLC, UW School of Medicine

Institute for Quantitative Systems Biology, Seattle WA



This adaptive reuse of a 60,000 sf, four-story 1928 warehouse building includes new state-of-the-art laboratories, DNA sequencing facilities and lab support space to house the Institute for Quantitative Systems Biology and other UW

School of Medicine programs. Designed in collaboration with MBT. Winner, Laboratory of the Year award (renovation), R&D Magazine.

Seattle Biomedical Research Institute

Seattle Washington



With major support from the Gates Foundation, SBRI is focused on research covering many of the world's infectious diseases (malaria, tuberculosis and AIDS, as well as others). SBRI's new facility was the third project to be constructed as part of Paul Allen's South Lake Union vision. The building was designed to fit the future urban fabric of South Lake Union with activated retail on the first floor, a learning lab for children and conference areas available for neighborhood meetings.

At five stories and 120,000 square feet, the new Seattle Biomedical Research Institute Building is the region's first speculatively-built, privately-financed, grant-based research facility and the **nation's first lab building to receive LEED certification (silver)** under the LEED-CS pilot program.

Design for the South Lake Union Neighborhood

The green design of the building significantly reduces the negative impact the project has on the environment and improves the indoor quality for the building's occupants.

Visually, the building massing was reduced by using the historic lot lines as references to break the building into a north research building and a south office pod.

SBRI's Phased Occupancy

SBRI's Phase I program totaled 50,000 square feet. With a strategic plan that called for aggressive growth over the next five years, SBRI's solution was to design 120,000 square feet of flexible, adaptable research space that could be leased to a second institution (later Children's Hospital & Regional Medical Research Center). SBRI has since grown into the leased space with very minor modifications.

Flexible Lab Support Areas

SBRI knew that curing infectious disease would require research tools and techniques that would evolve over time. The SBRI Building accommodates the changing requirements of this mission. We recently completed the BSL-3 Tuberculosis Research space. **Cost and time were minimized due to flexible, adaptable infrastructure.**

Tool for attraction and retention

The facility was planned and **designed to support multi-disciplinary team research and to serve as an attraction and recruiting tool for the best infectious disease researchers globally.**

PROJECT FEATURES

- ▶ 120,000 square feet, five stories
- ▶ LEED Silver certified
- ▶ The first lab building to receive LEED certification



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Representative Projects

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Representative Projects

ORIX/Touchstone - Fifth and Bell Building

Seattle WA



A six-story, 204,000 sf office building in Seattle's Belltown neighborhood with 83,000 sf of subgrade parking for 213 cars. Feature 5,000 sf of streetfront retail space. The project received six departures from the Land Use Code in the DRB process and earned the first City of Seattle "Green Streets" approval. The team moved the project from MUP submittal to start of construction in only 8-1/2 months. \$29 million.



Vulcan, Inc., Sammamish Parkplace

Issaquah WA



Lead planner and architect for a three-building Class A office campus totaling 600,000 sf. Architect and interior designer for two buildings totaling 440,000 sf.

Cascade Mountain foothills, as well as easy pedestrian access to a park, and Issaquah Creek Conservatory greenbelts and jogging/walking paths. Completed 2001.

Large floorplates, deep bays, and minimal fixed core elements combine to provide maximum planning flexibility. Campus balances demands of suburban parking requirements (3.9 spaces per 1,000 NSF) with urban streetscape amenities. Buildings offer unobstructed views of Lake Sammamish and

Tenant improvements: CollinsWoerman also designed 440,000 sf of tenant improvements in Sammamish Parkplace for a major Eastside software developer.



