



City of Seattle

early design guidance #2

project information

Property Address:
400 Fairview Ave. N
Seattle, WA
DPD Project#: 3013102

Owner: Skanska USA Commercial Development Inc.
Owner / Applicant: Murphy McCullough

Architect: SkB Architects
2333 3rd Ave. Seattle, WA 98121
Architect Contact: Brian Collins-Friedrichs
206.903.0575
bcollinsfriedrichs@skbarchitects.com



working program

- Zoning: project would utilize anticipated new zoning proposed for South Lake Union
- Office: 301,000 SF / 13 Floors (varies with slope)
- Retail: Approximately 30,000 SF
- Parking: 4-5 floors below grade (1.75 per 1000 SF)
- 160' height max
- 7.0 FAR
- Targeting LEED Platinum+

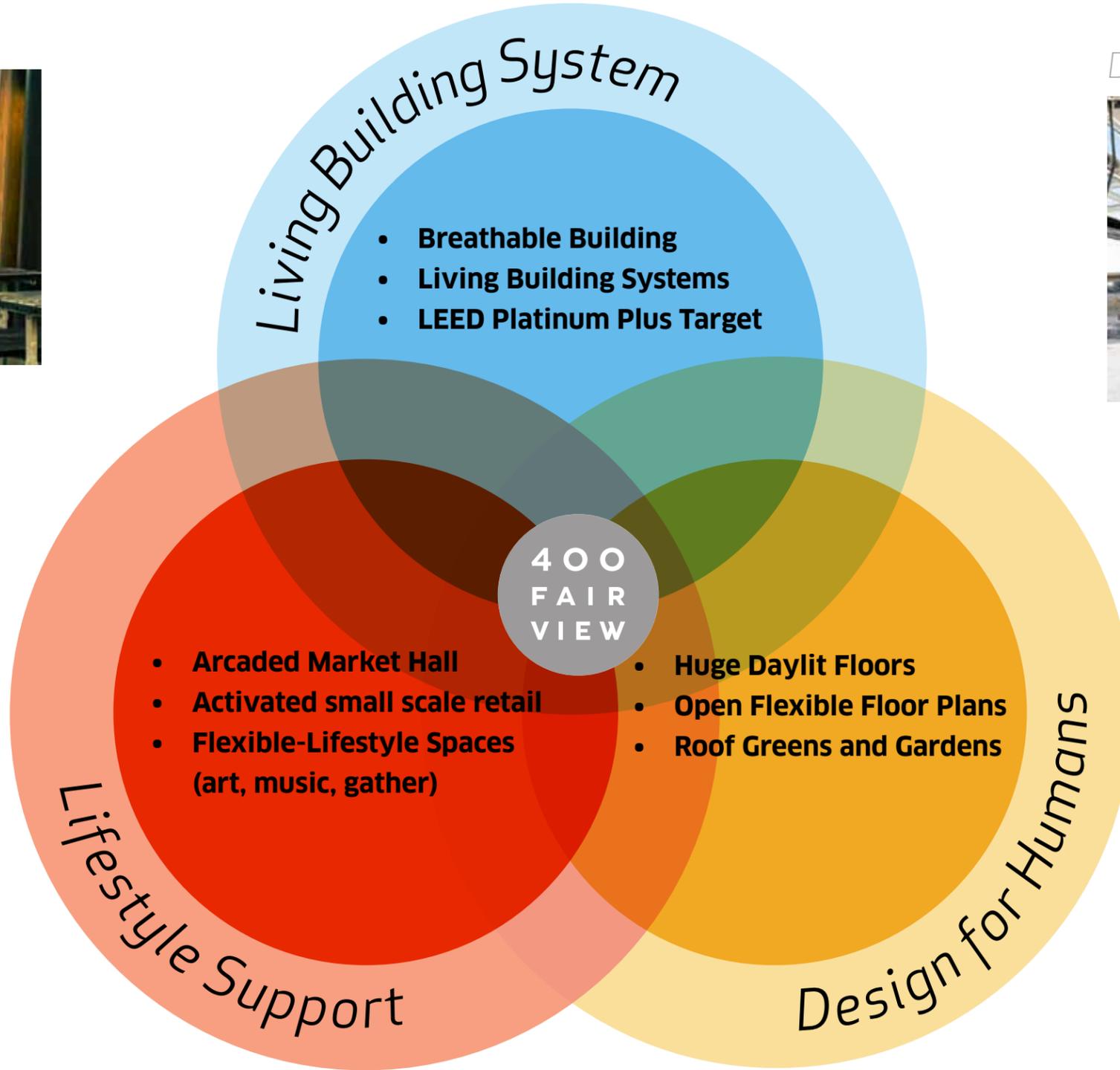


vision: *how do you cultivate creative invention?*

Lifestyle Support



Design for Humans





context: neighborhood & site

South Lake Union neighborhood uses



400 Fairview site



preferred massing: *shown at EDG #1*

Key Design Pros:

Massing off Fairview opens the view corridor to Lake Union

Roof-top greenroofs minimize runoff and soften urban visual experience

Light monitors bring daylight into the center of the community level

Address grade change along Fairview with ramps and steps



Key Building Pros:

Office Levels:
Sided core maximizes light and tenant flexibility

Sided core allows a more open floorplan at the community level. (core at alley side)

Community Level:

- Curated local retail
- Large restaurant
- Neighborhood meeting area
- Convertible indoor/outdoor space (minimal emphasis on office lobby)

Cons:

Sided office volume creates compressed alley condition

160' massing creates shadows on residences to East



priorities & EDG board recommendations:

with corresponding guidelines

street level:

	a. Demonstrate active street frontage (A-2, A-4, D-1)
	b. Demonstrate human scale (A-4, C-3)
	c. No blank walls at Fairview (D-2)

alley:

	a. Explore south-bound alley traffic (A-8)
	b. Develop successful multi-use alley (A-8, D-8)
	c. Relate alley use to existing conditions (A-4, D-1)

upper building:

	a. Test massing moved to west (A-5, B-1, C-1)
	b. Address “human activity” at street (A-4)
	c. Reduce scale of facades (B-1)
	d. Minimize glare (B-1)
	e. Develop east facade treatment (C-4)
	f. Keep massing setbacks to east (C-3)



street level *pedestrian experience*

recommendation checklist

✓	a. Demonstrate active street frontage
✓	b. Demonstrate human scale
✓	c. No blank walls at Fairview



Perspective sketch: corner of Fairview and Harrison

street level revised plan

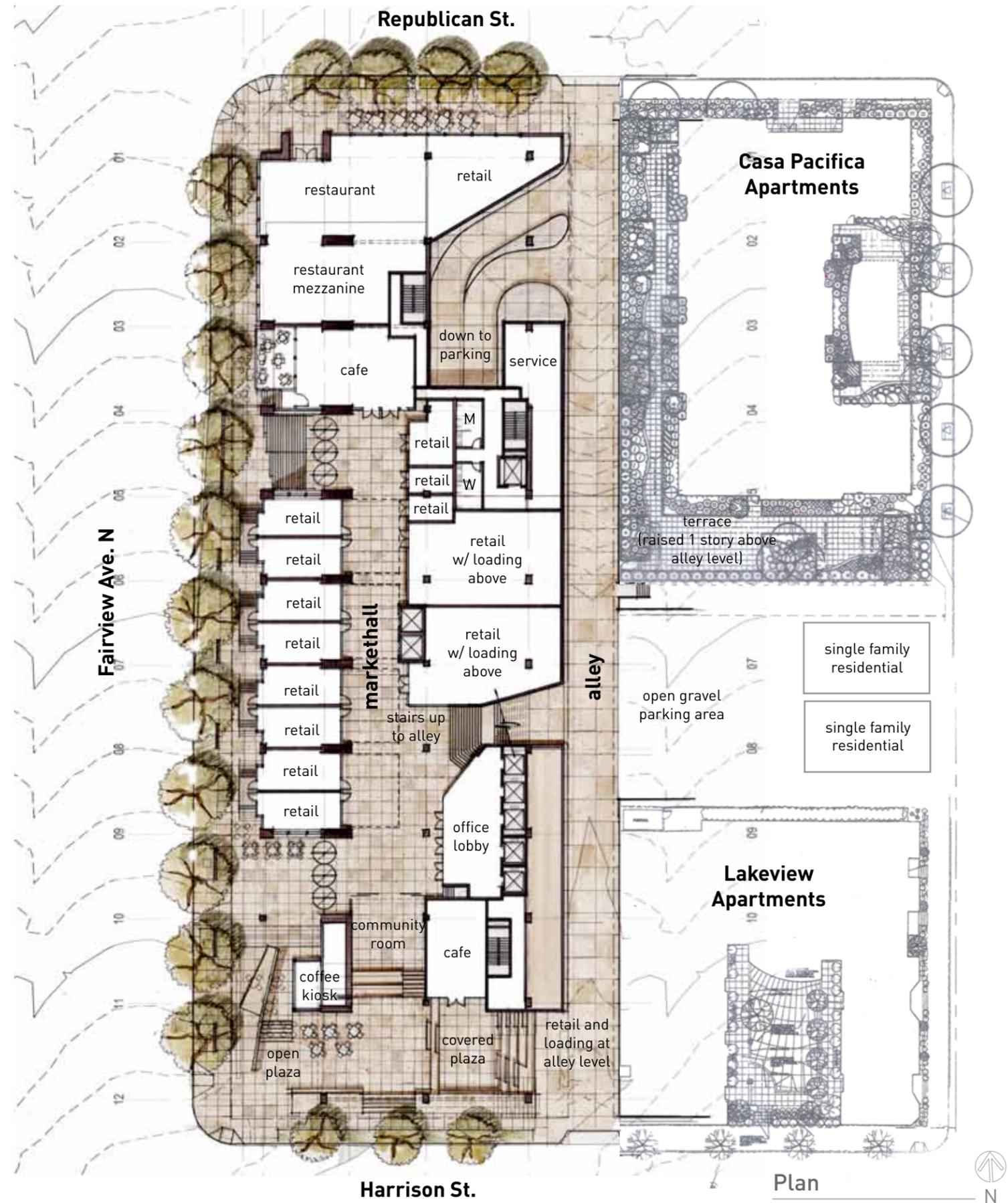
market precedents



Melrose Market, Capitol Hill Seattle



Chelsea Market, Manhattan NYC





street level *markethall experience*

recommendation checklist

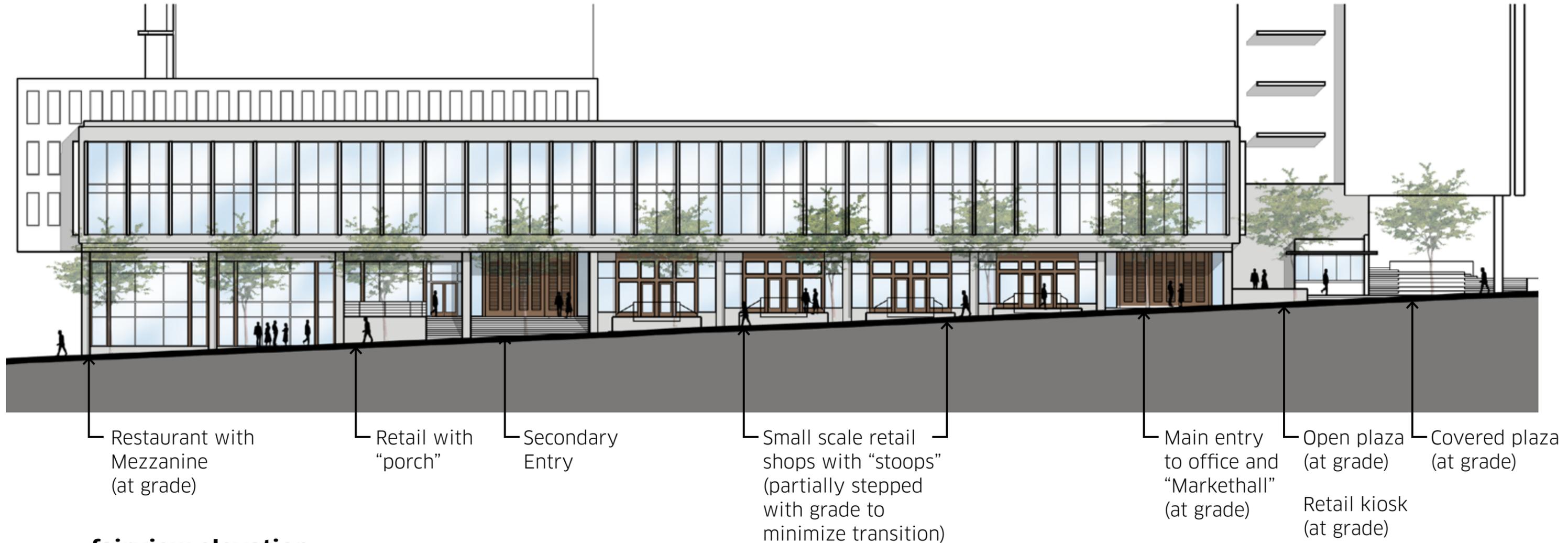
✓	a. Demonstrate active street frontage
✓	b. Demonstrate human scale
✓	c. No blank walls at Fairview



Perspective sketch: interior Markethall

400
FAIR
VIEW

street level elevation along Fairview

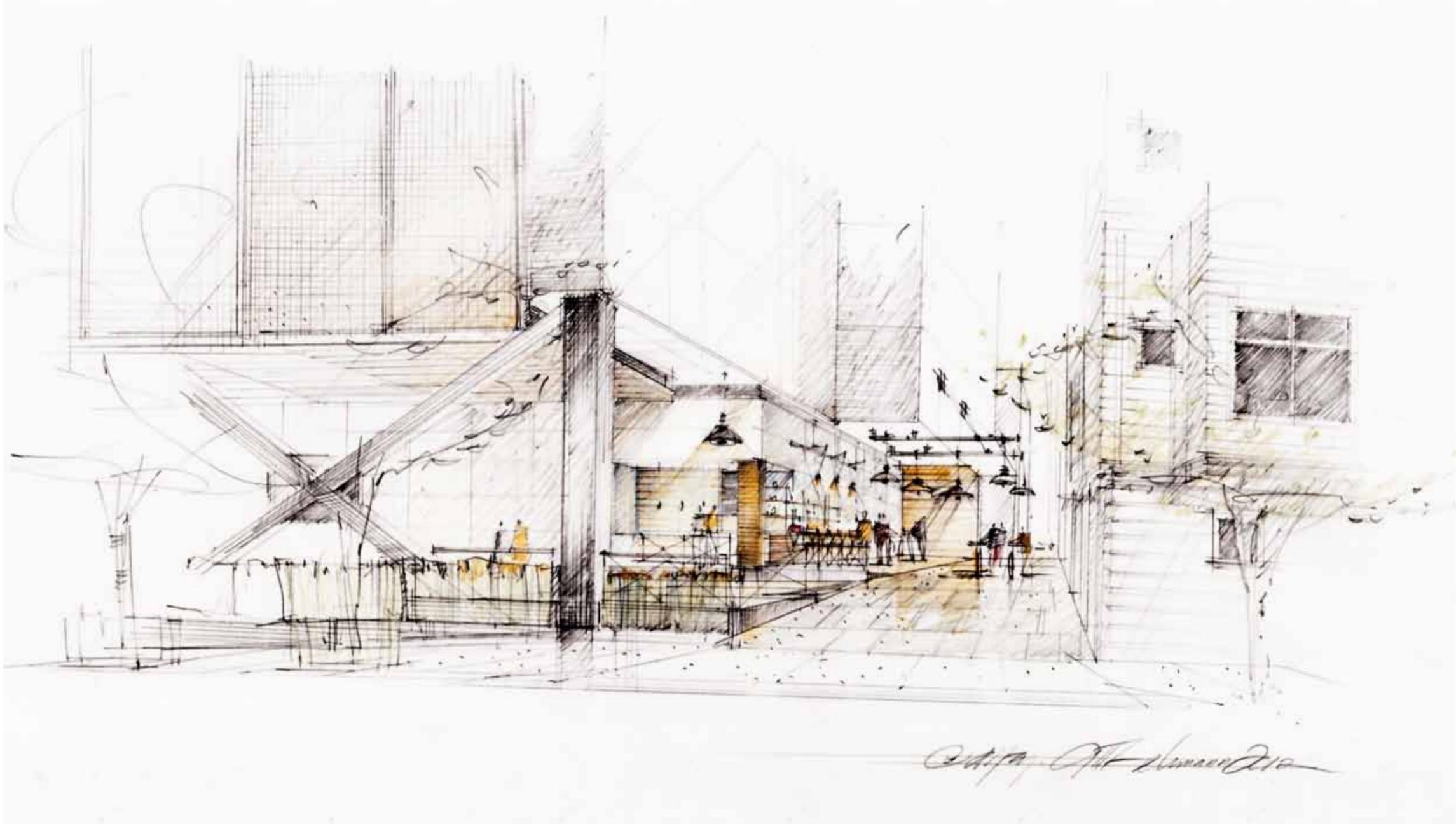


fairview elevation

alley *pedestrian experience*

recommendation checklist

✓	a. Explore south-bound alley traffic
✓	b. Develop successful multi-use alley
✓	c. Relate alley use to existing conditions



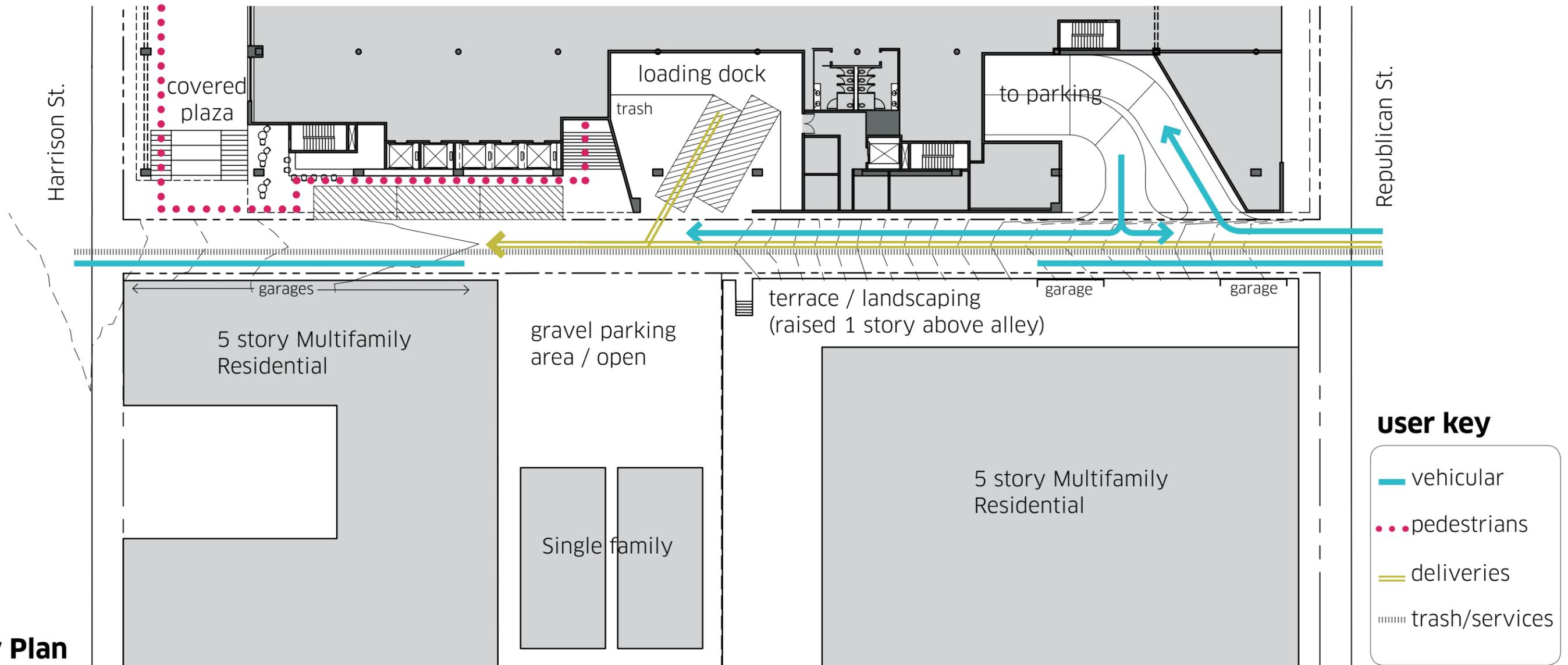
Perspective sketch: alley looking from Harrison street

alley zones of use

pedestrian zone located at south end for ease of pedestrian access to the plaza

loading zone functionally located in the middle at the flattest part of the alley

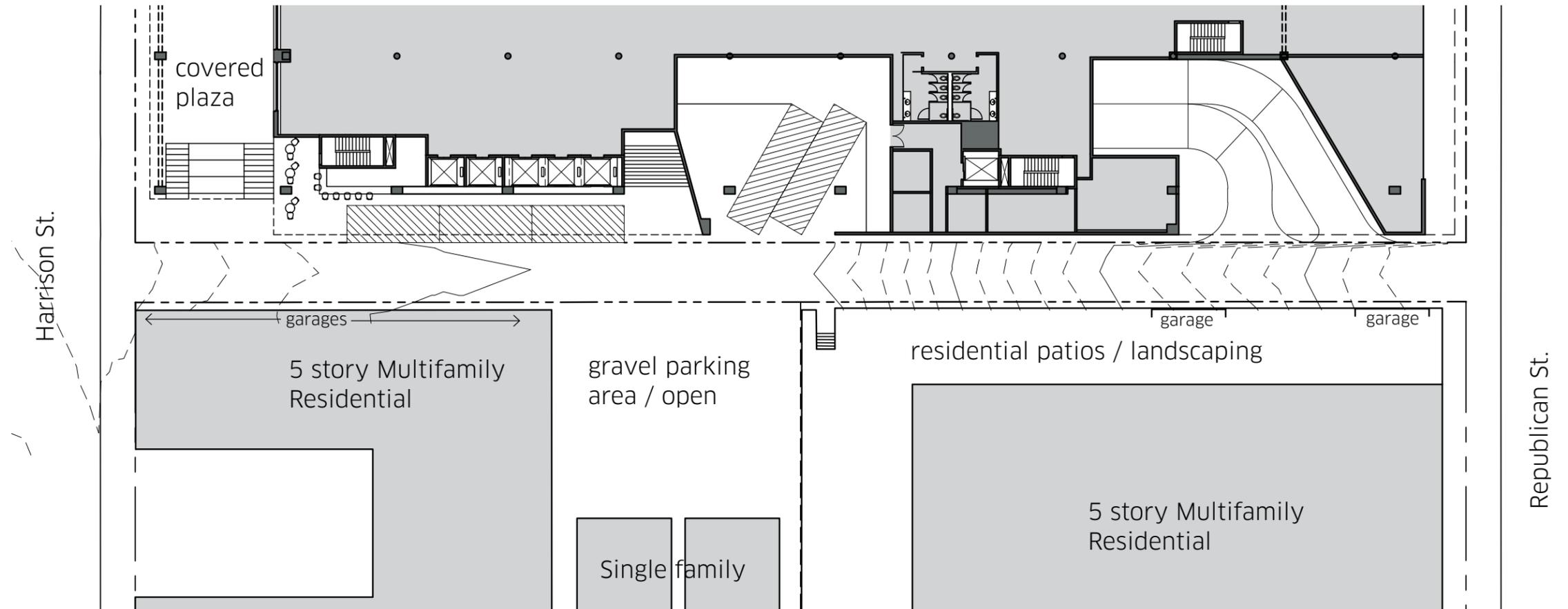
parking zone located at the steepest and lowest part of the alley; per traffic consultant



alley existing conditions

recommendation checklist

✓	a. Explore south-bound alley traffic
✓	b. Develop successful multi-use alley
✓	c. Relate alley use to existing conditions



pedestrian experience at opposite side of alley



looking East at south end

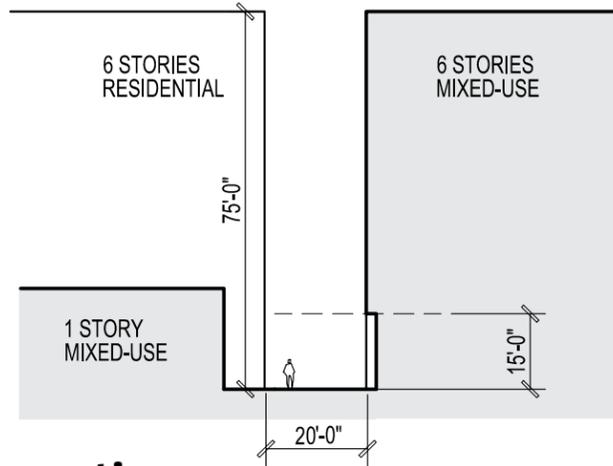


looking East mid-alley



looking East at north end

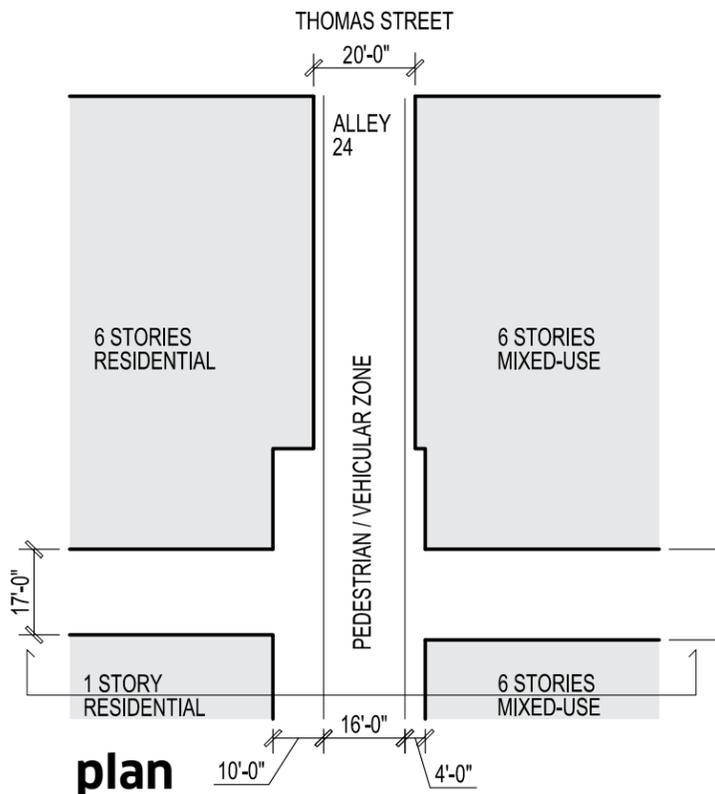
Alley 24



section

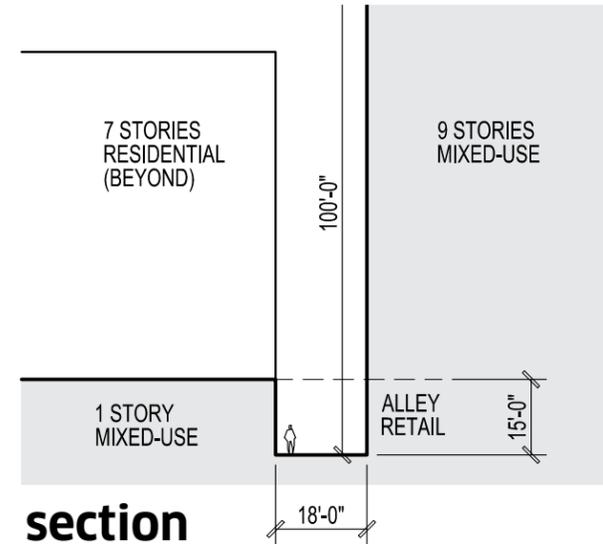


South end of alley - looking North

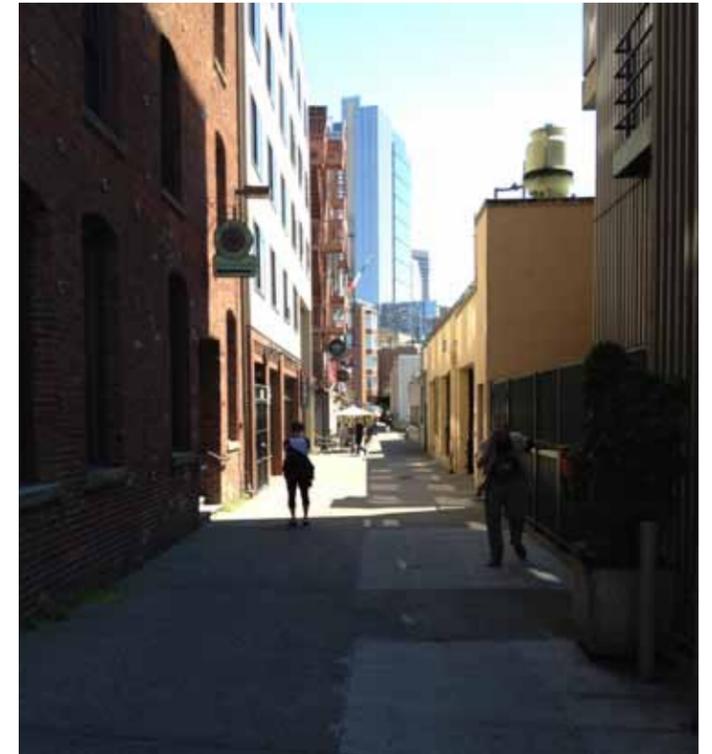


plan

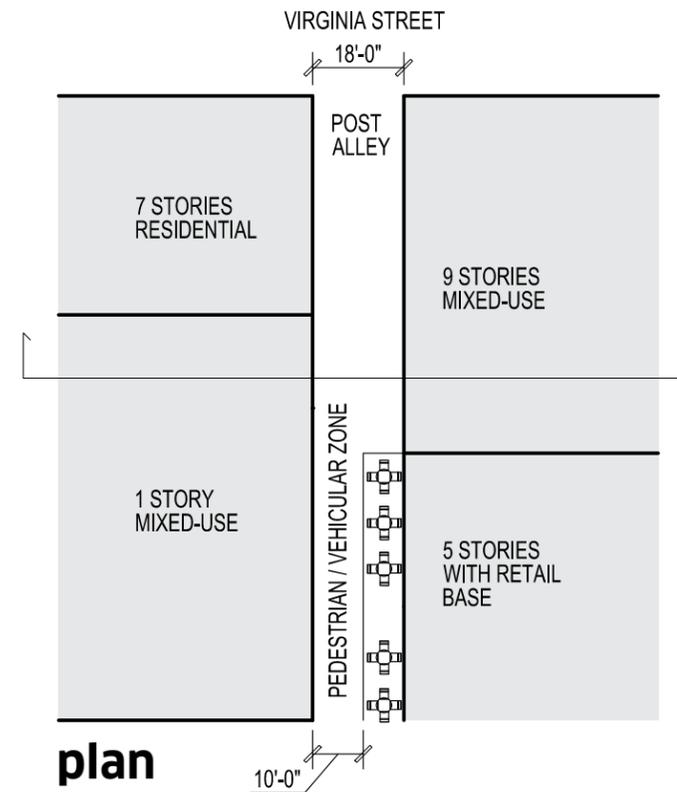
Post Alley



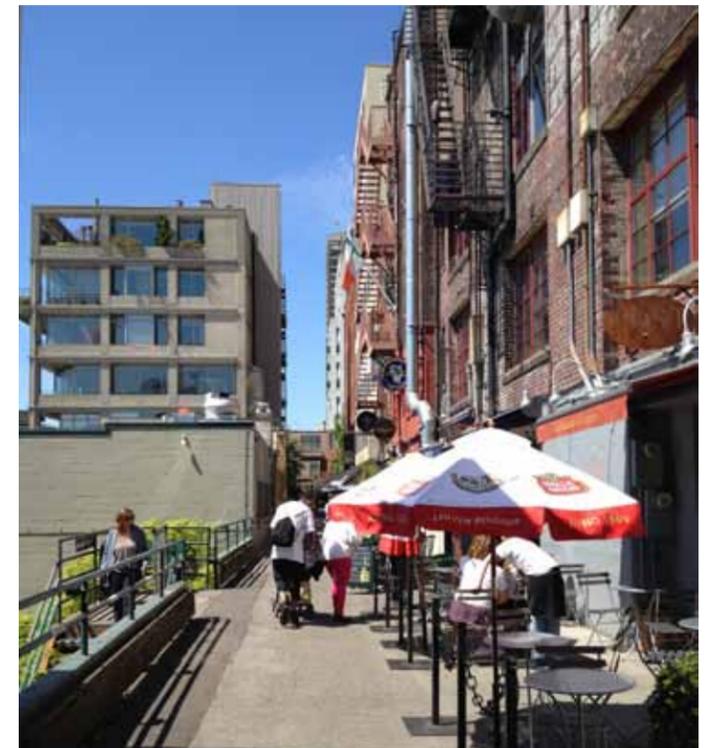
section



North end of alley - looking South



plan



South end of alley - looking North

upper building plan diagrams

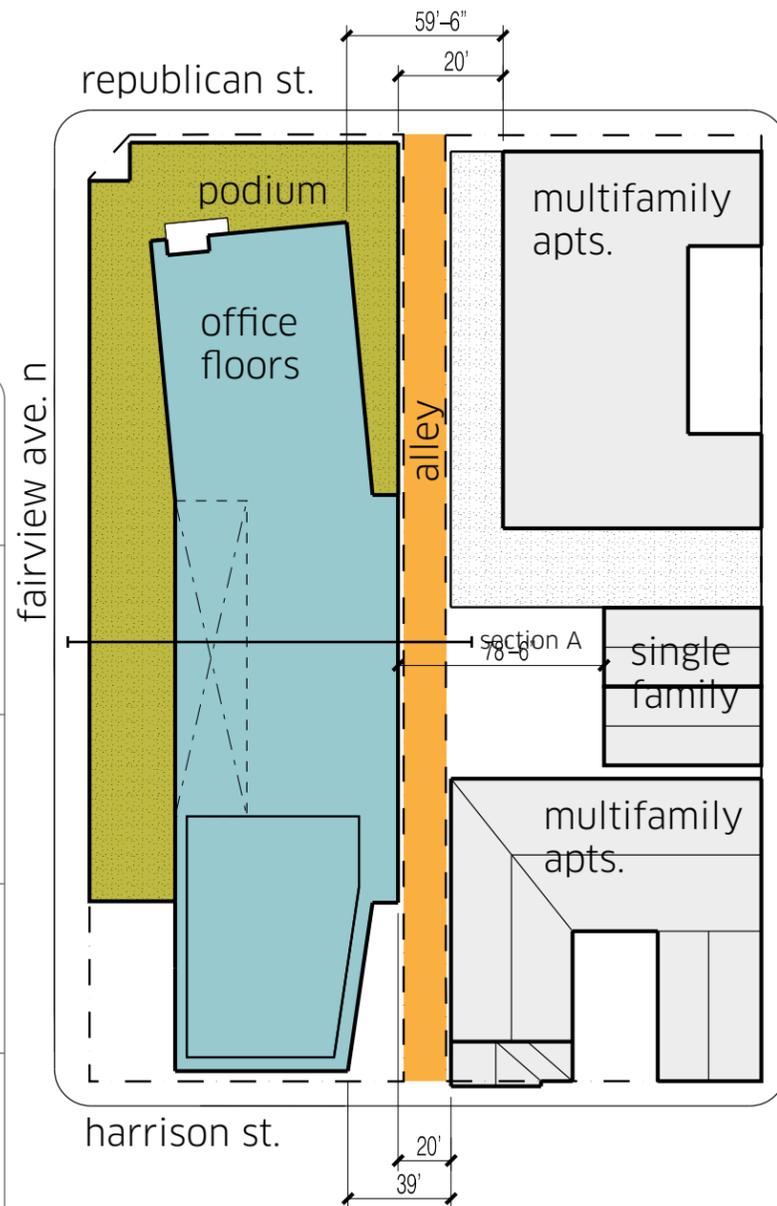
preferred from EDG #1

massing moved to center

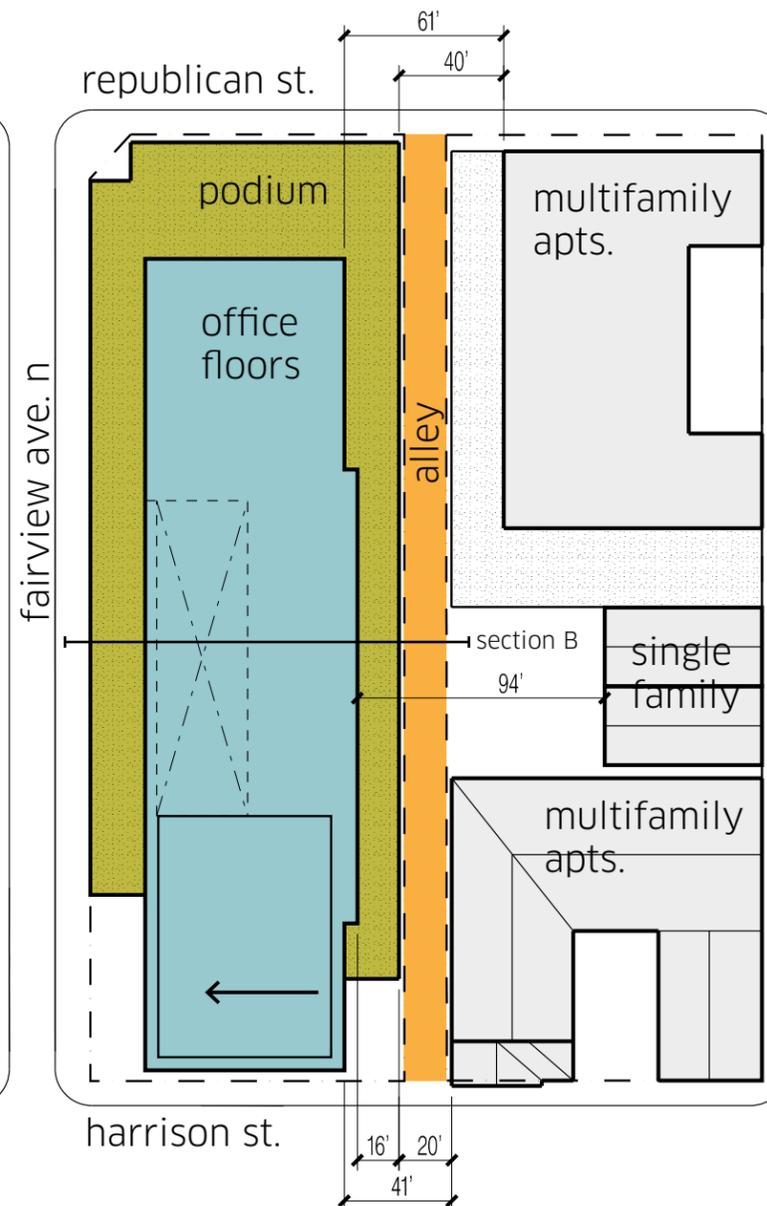
modified preferred massing (EDG #2 response)

recommendation checklist

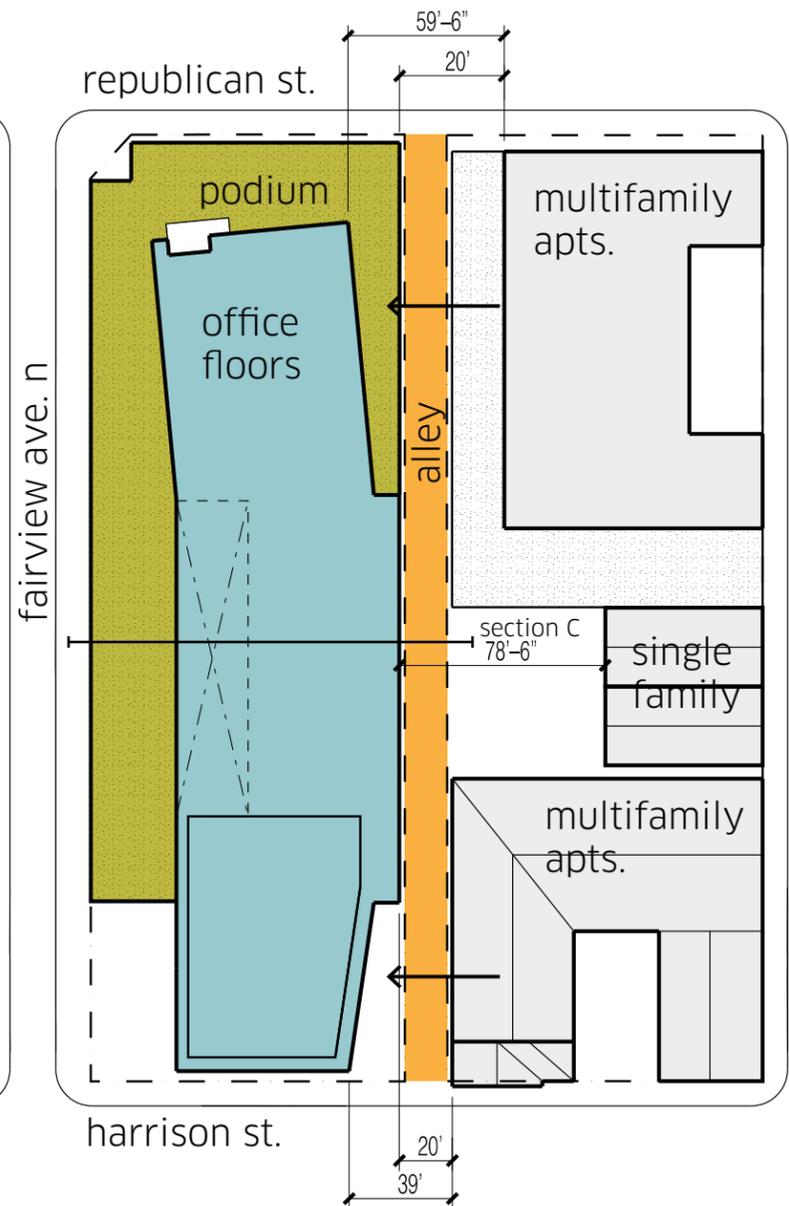
✓	a. Test massing moved to west
✓	b. Address "human activity" at street
✓	c. Reduce scale of facades
✓	d. Minimize glare
✓	e. Develop east facade treatment
✓	f. Keep massing setback at alley



- office floor massing at alley
- 5' setback at North and South end
- best light quality for plaza and markethall



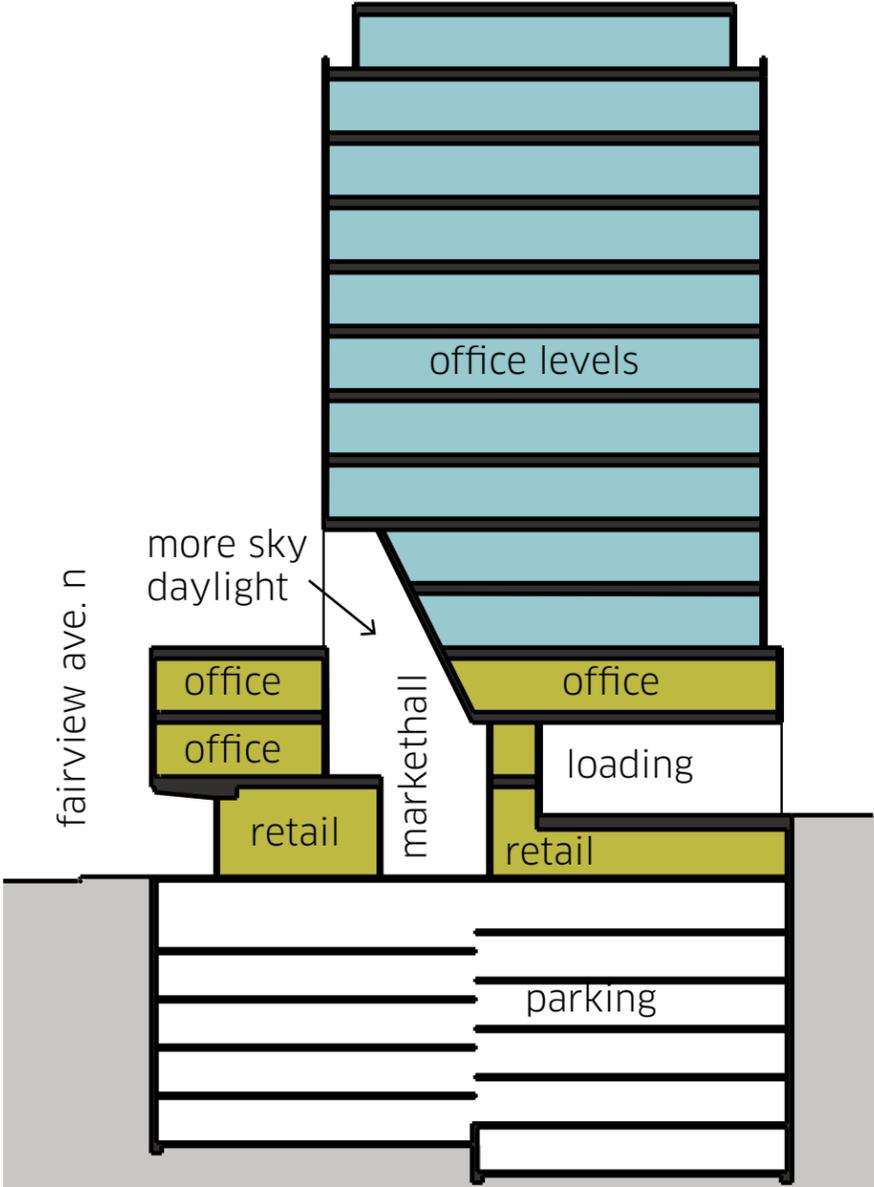
- office floor massing at center
- equal setbacks east and west
- marginal light quality for markethall
- inefficient floor plates
- reduced southwest plaza



- office floor massing at alley
- greater setback at North and South end for light and air
- best light quality for plaza and markethall

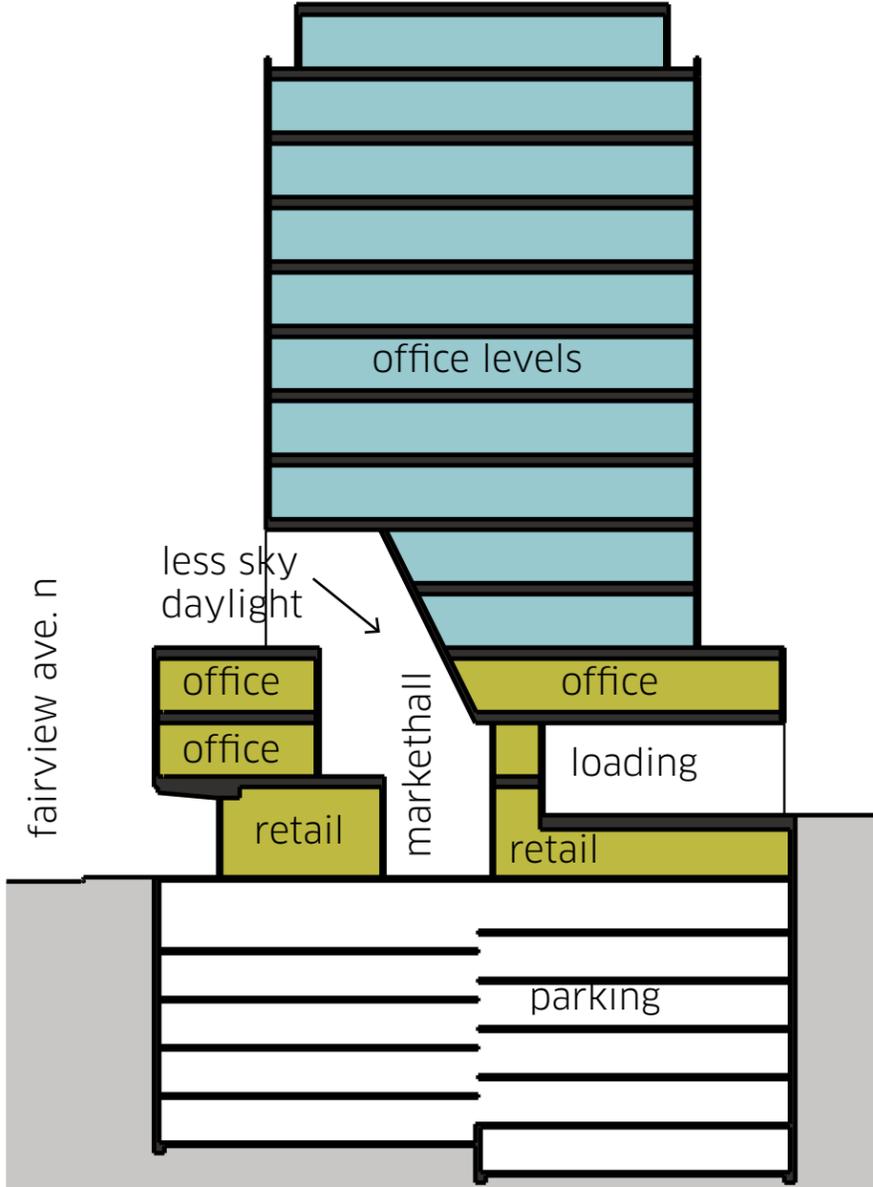
upper building section diagrams

preferred from EDG #1



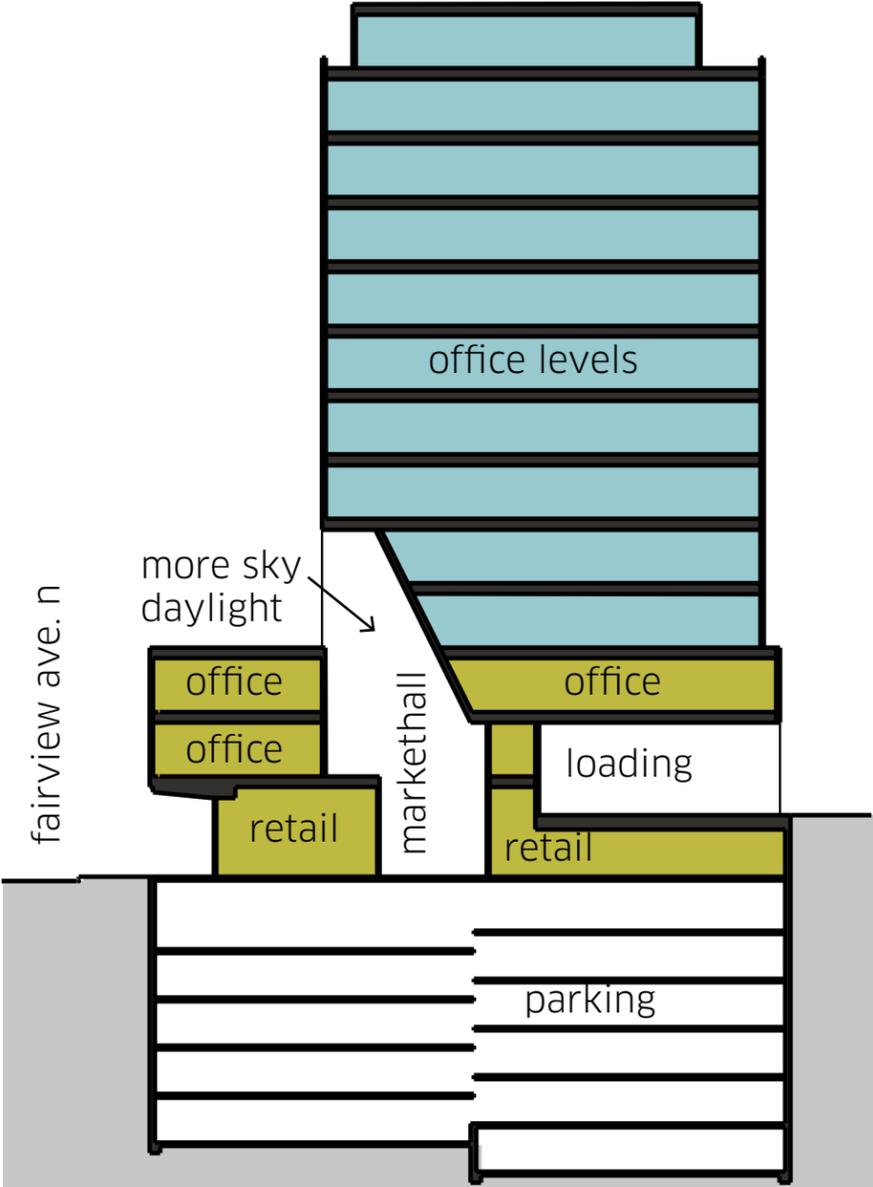
section A

massing moved to center



section B

modified preferred massing (EDG #2 response)



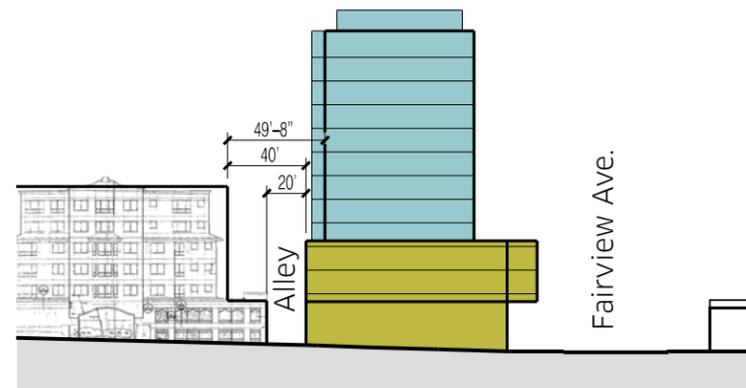
section C

upper building elevation diagrams

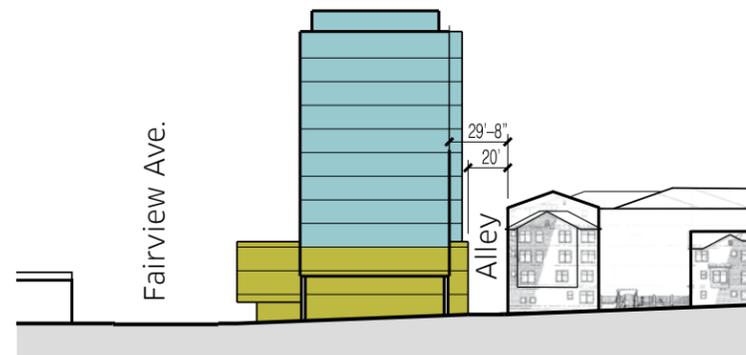
recommendation checklist

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✓	e. Develop east facade treatment
✓	f. Keep massing setback at alley

preferred from EDG #1

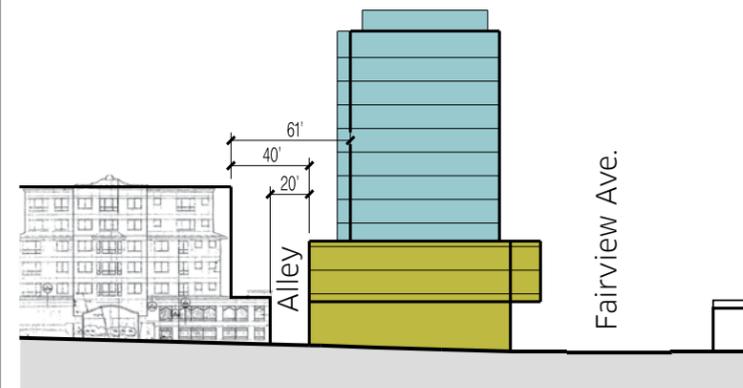


North elevation

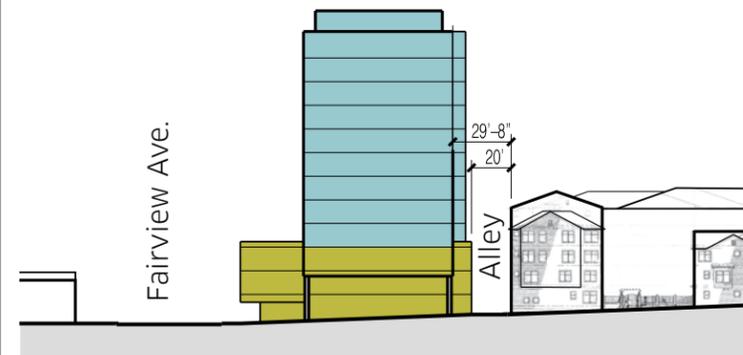


South elevation

massing moved to center

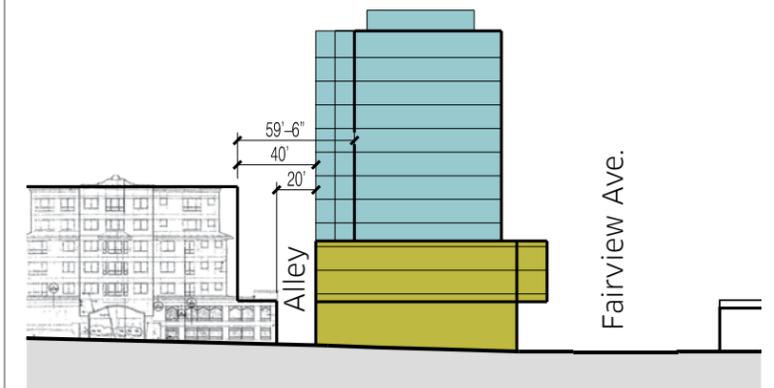


North elevation

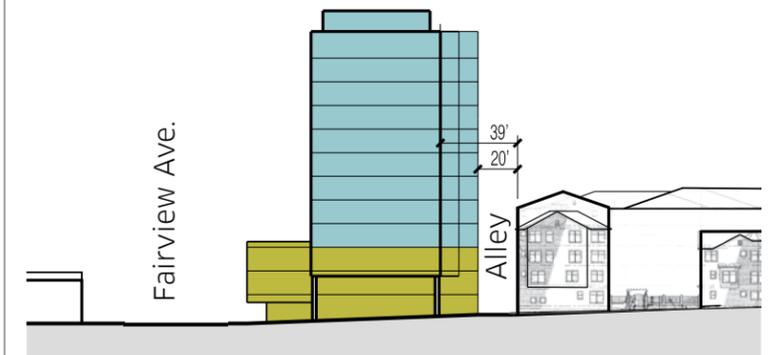


South elevation

modified preferred massing (EDG#2 response)



North elevation

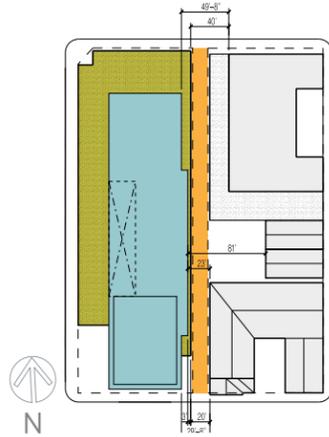


South elevation

upper building

sun / shadow study

preferred
from
EDG #1

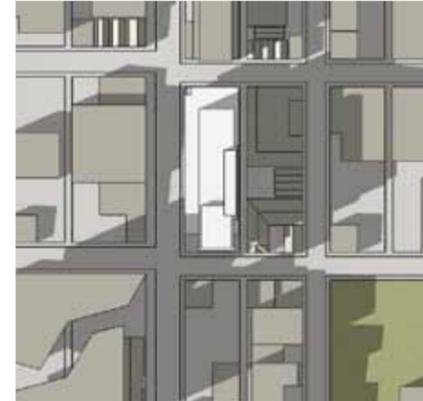


summer solstice



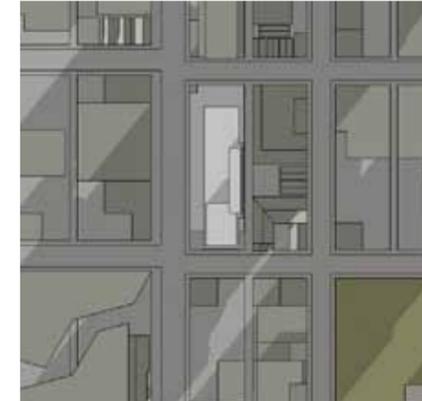
3:00pm

equinox



3:00pm

winter solstice

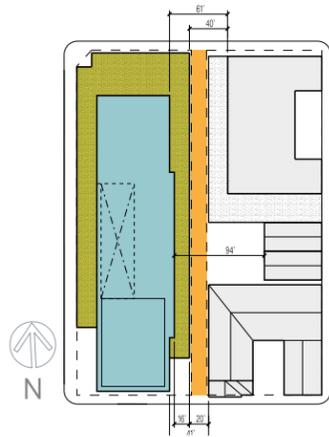


3:00pm

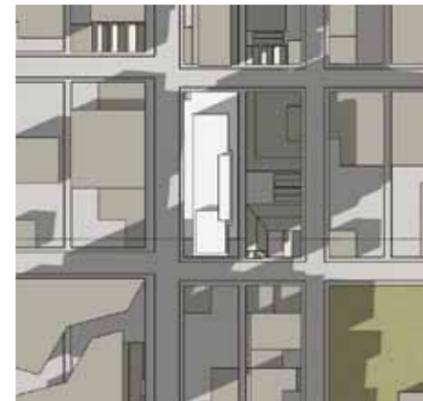
observations

- Shadow cast by 400
- More sunlight to others (to west)
- Less sunlight to residences (to east)

massing
moved to
center



3:00pm



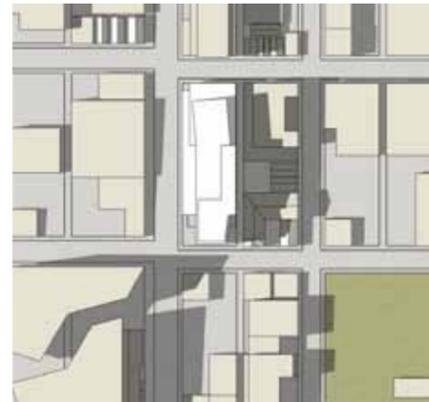
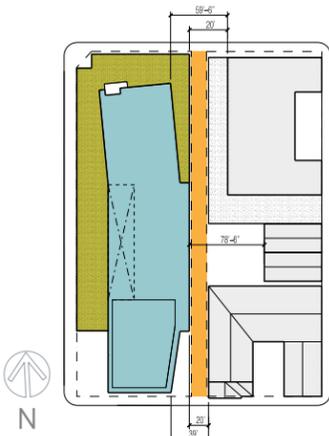
3:00pm



3:00pm

- Shadow cast by 400
- Extra sunlight to residences: 15 minutes more per day (to east)
- Less sunlight to others (to west)

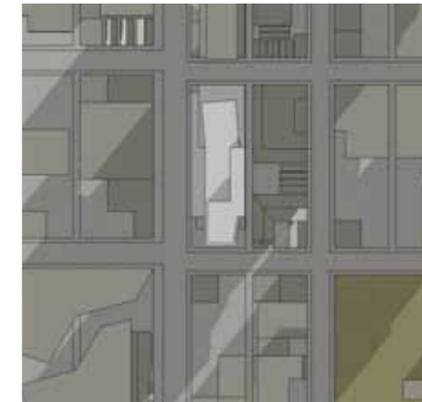
modified
preferred
massing
(EDG #2
response)



3:00pm



3:00pm



3:00pm

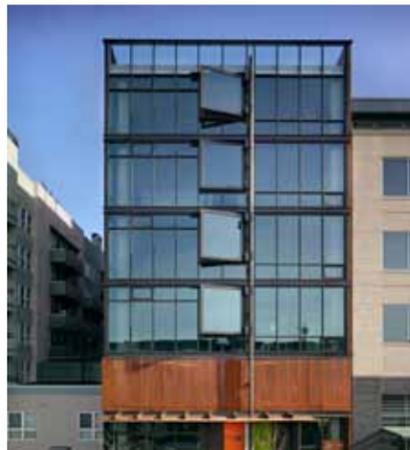
- Shadow cast by 400
- More sunlight to residences (to east)
- More sunlight to others (to west)



upper building *SLU facade study*

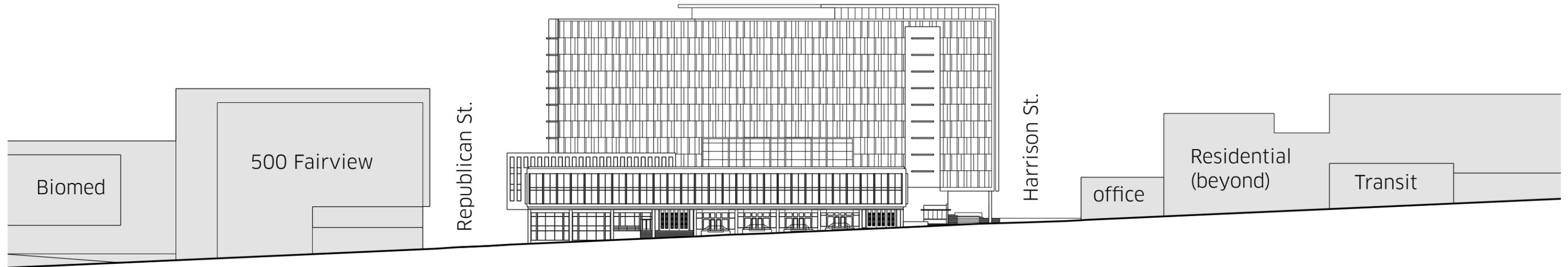
recommendation checklist

	a. Test massing moved to west
	b. Address "human activity" at street
	c. Reduce scale of facades
	d. Minimize glare
	e. Develop east facade treatment
	f. Keep massing setback at alley

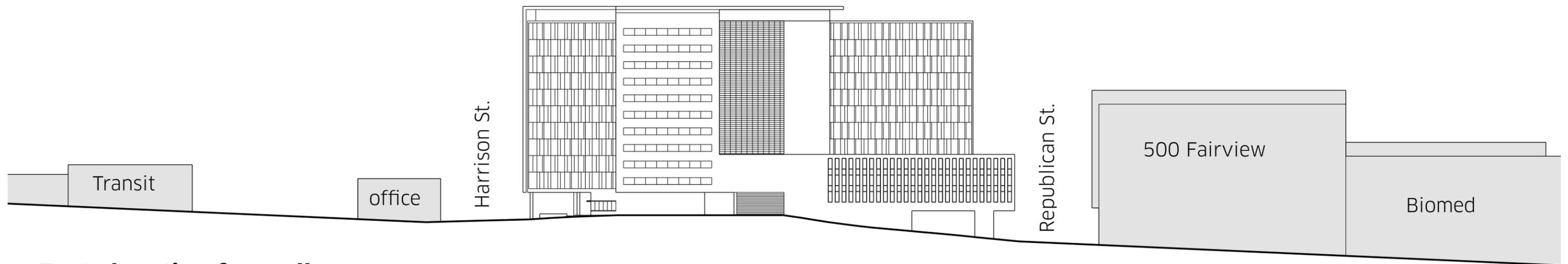




upper building *treatment & context*



West elevation from Fairview



East elevation from alley



summary: *board recommendations*

street level:

✓	a. Demonstrate active street frontage (A-2, A-4, D-1)
✓	b. Demonstrate human scale (A-4, C-3)
✓	c. No blank walls at Fairview (D-2)

alley:

✓	a. Explore south-bound alley traffic (A-8)
✓	b. Develop successful multi-use alley (A-8, D-8)
✓	c. Relate alley use to existing conditions (A-4, D-1)

upper building:

✓	a. Test massing moved to west (A-5, B-1, C-1)
✓	b. Address “human activity” at retail (A-4)
✓	c. Reduce scale of facades (B-1)
✓	d. Minimize glare (B-1)
✓	e. Develop east facade treatment (C-4)
✓	f. Keep massing setbacks to east (C-3)

400
FAIR
VIEW

thank you.

