



# City of Seattle

## design recommendation meeting

### 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  
bcollins@skbarchitects.com



### working program

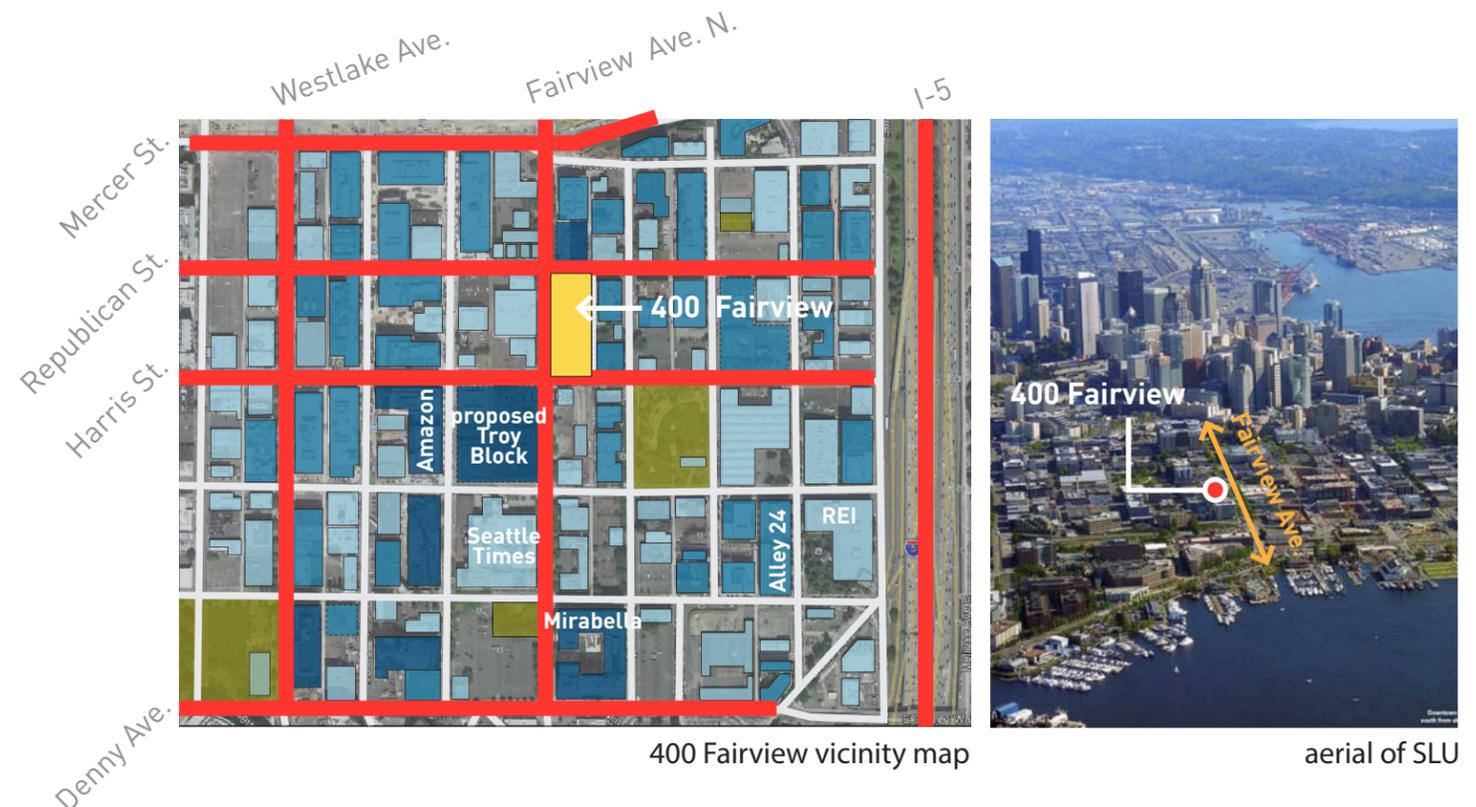
- Zoning: project would utilize new zoning for South Lake Union (SM 160/85-240)
- Office: Approximately 311,000 SF / 13 Floors
- Retail: Approximately 23,000 SF
- 468 Parking Spaces : 5 floors below grade (1.4 per 1000 SF to be persued by special exception)
- 160' height max
- 7.0 FAR
- Targeting LEED Platinum



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# responses to EDG #2 design comments: with corresponding guidelines

## street level:

	<p>a. Improve southwest entry clarity (A-1, A-2, A-4, D-1, D-2)</p> <ul style="list-style-type: none"> <li>- visibility of entry and sight lines</li> <li>- ease of pedestrian access</li> </ul>
	<p>b. Refine retail stoops (A-2, A-4, C-4, D-1, D-2, D-3, D-11, E-2)</p> <ul style="list-style-type: none"> <li>- sufficient circulation width</li> <li>- design human-scaled treatment</li> </ul>
	<p>c. Include ADA ramp at Fairview street frontage (D-1)</p>

## alley:

	<p>a. Improve pedestrian and vehicular zone separation (A-2, A-4, A-8)</p>
	<p>b. Provide pedestrian demarcation at north Alley entry (A-8, D-1, D-8)</p>
	<p>c. Demonstrate lighting safety and courtesy at Alley (A-5, D-10)</p>

## upper building:

	<p>a. refine West facade (A-5, B-1, C-3, C-4)</p> <ul style="list-style-type: none"> <li>-reduce perceived bulk and scale</li> <li>-reduced glazing</li> </ul>
	<p>b. refine East facade (D-2, A-5)</p> <ul style="list-style-type: none"> <li>-reduce blank facade</li> <li>-preserve neighbor's privacy</li> </ul>



# street level

## revised entry experience

- relocated entry provides clear sightlines to Market Hall
- relocated entry improves ease of access to Market Hall
- Tower support removes physical and visual obstructions from east and west corners

Response to EDG #2 comments:

	a. Improve southwest entry clarity
	b. Refine retail stoops
	c. Include ADA ramp at Fairview street frontage



Full building from Southwest corner

Perspective View: corner of Fairview and Harrison looking North

400  
FAIR  
VIEW

# street level revised plan

- relocated south entry minimized of obstructions
- ample circulation width at stoops
- added ADA ramp at Fairview entry
- improved circulation at Alley

Response to EDG #2 comments:

✓	a. Improve southwest entry clarity
✓	b. Refine retail stoops
✓	c. Include ADA ramp at Fairview street frontage

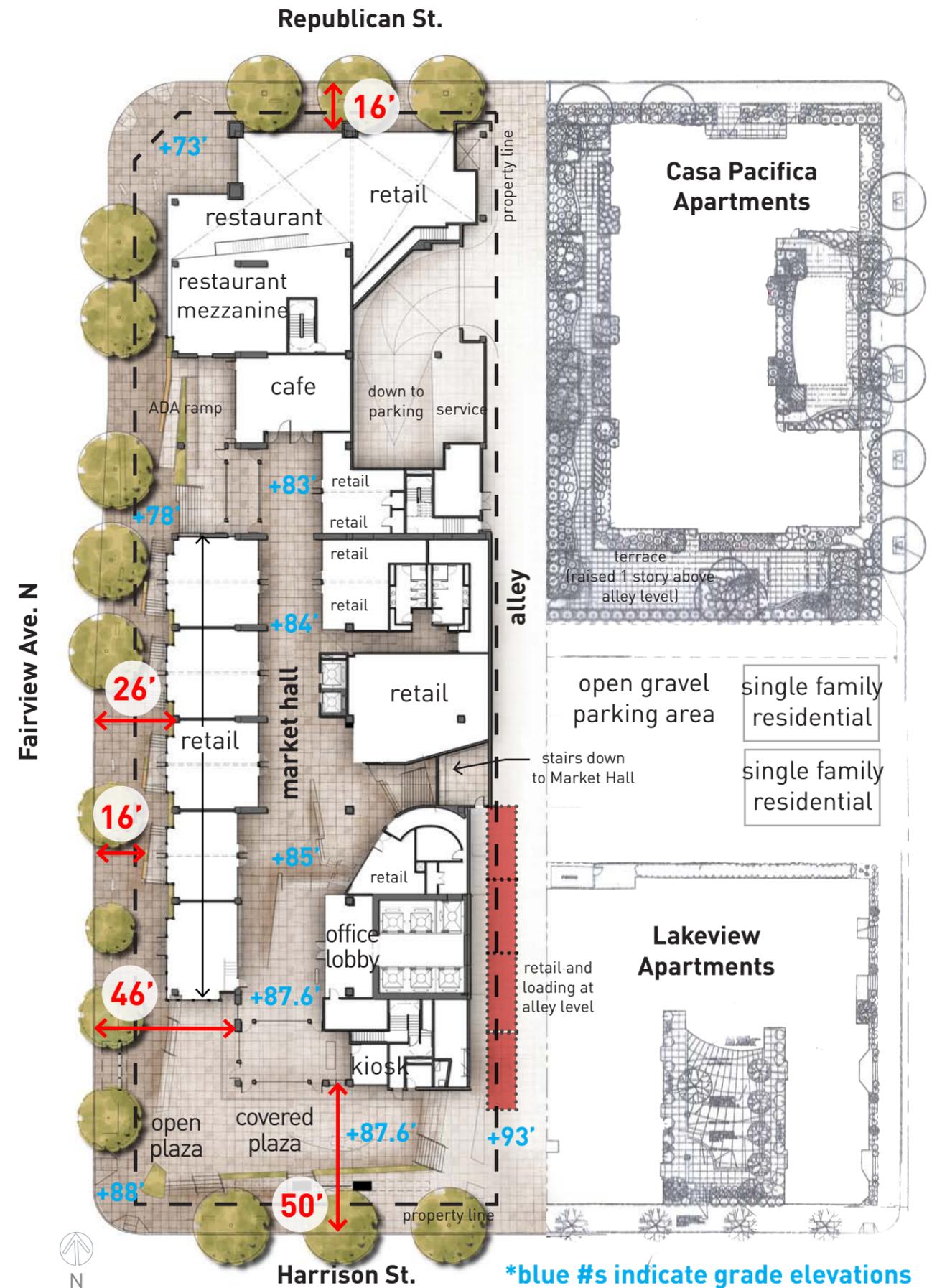
market precedents



Melrose Market, Capitol Hill Seattle



Chelsea Market, Manhattan NYC

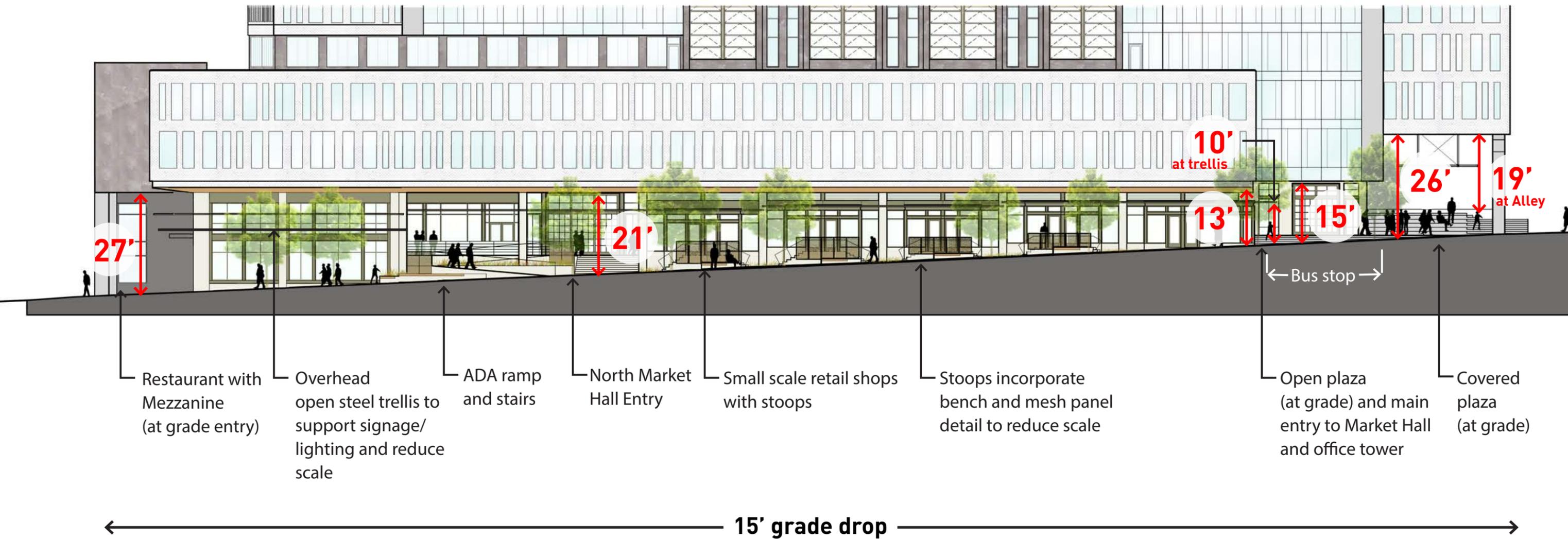




# street level

## revised Fairview & Podium elevation

- improved scale of podium facade
- created visual connection from podium to tower through similar windows and materials
- retail stoop design includes human-scaled treatment
- ADA ramp included at north Market Hall entry



- Restaurant with Mezzanine (at grade entry)
- Overhead open steel trellis to support signage/lighting and reduce scale
- ADA ramp and stairs
- North Market Hall Entry
- Small scale retail shops with stoops
- Stoops incorporate bench and mesh panel detail to reduce scale
- Open plaza (at grade) and main entry to Market Hall and office tower
- Covered plaza (at grade)



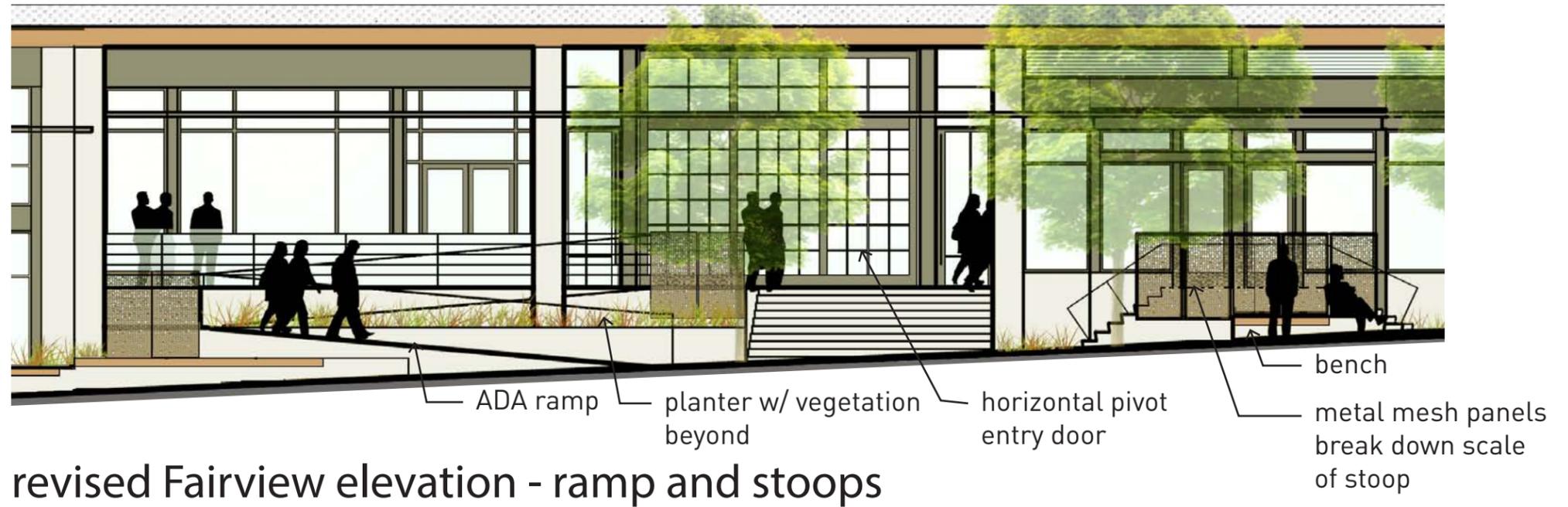
# street level

## revised Fairview entry and stoop experience

- ADA ramp included at Fairview entry to Market Hall
- retail stoop design includes human scaled treatment
- stoop stair width allows room for two people to pass comfortably

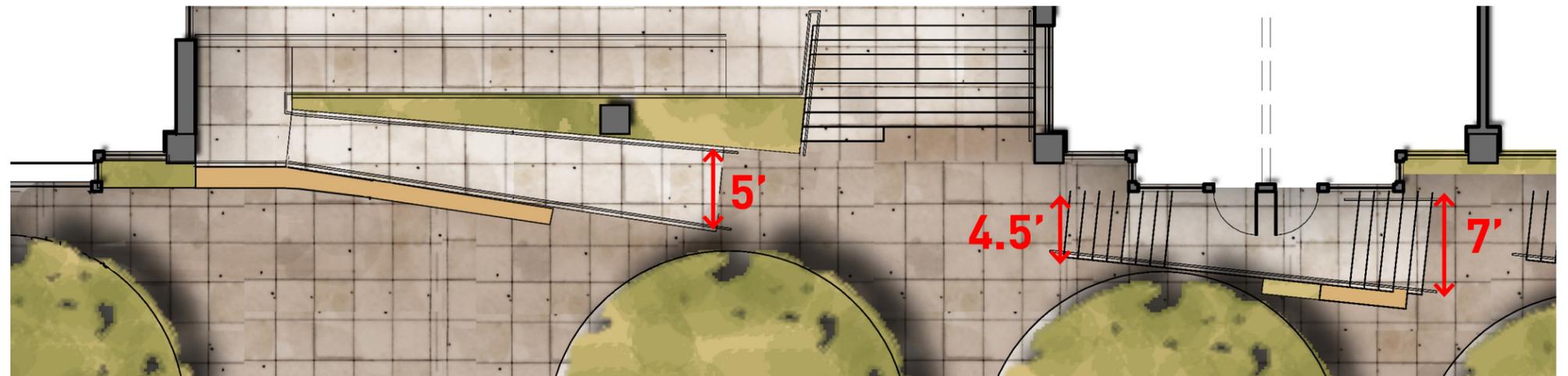
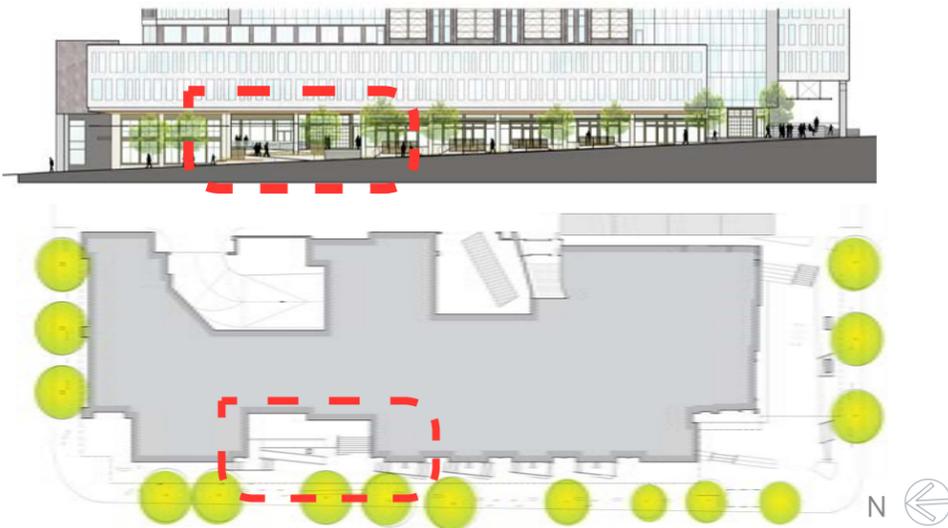
Response to EDG #2 comments:

✓	a. Improve southwest entry clarity
✓	b. Refine retail stoops
✓	c. Include ADA ramp at Fairview street frontage



revised Fairview elevation - ramp and stoops

Key podium elevation & plan



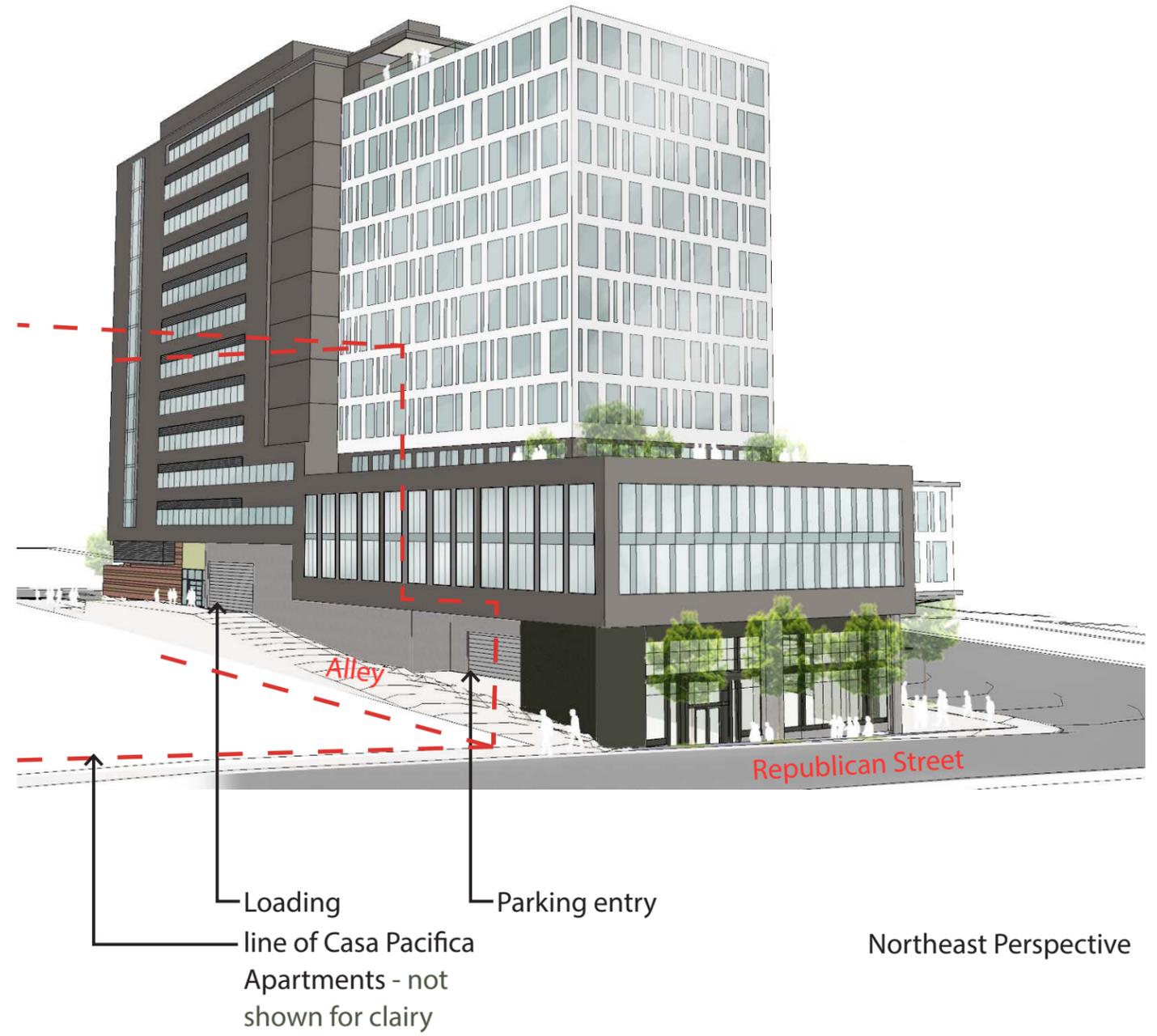
enlarged plan - ramp and stoops



street level

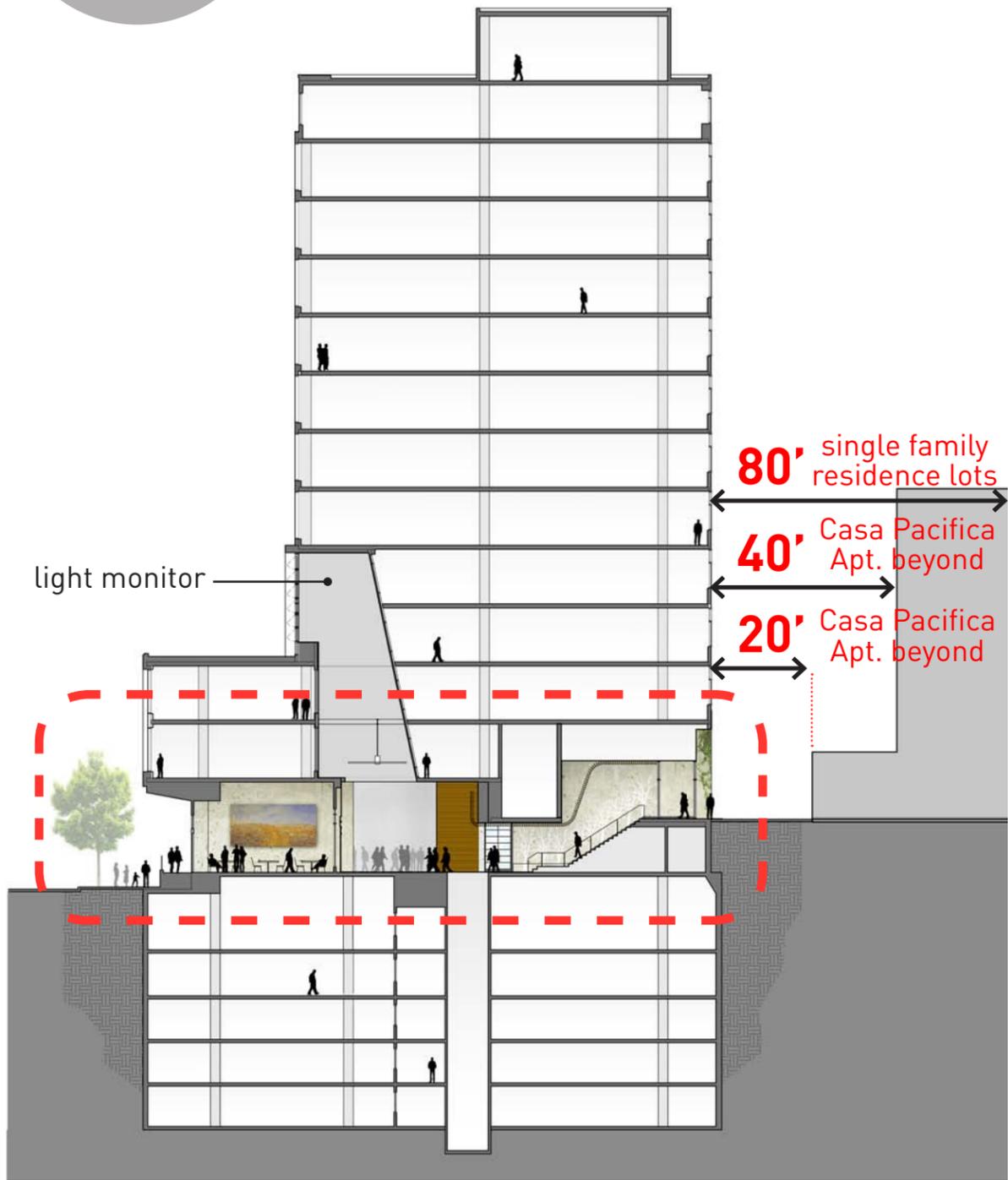
Fairview Ave. sidewalk perspective





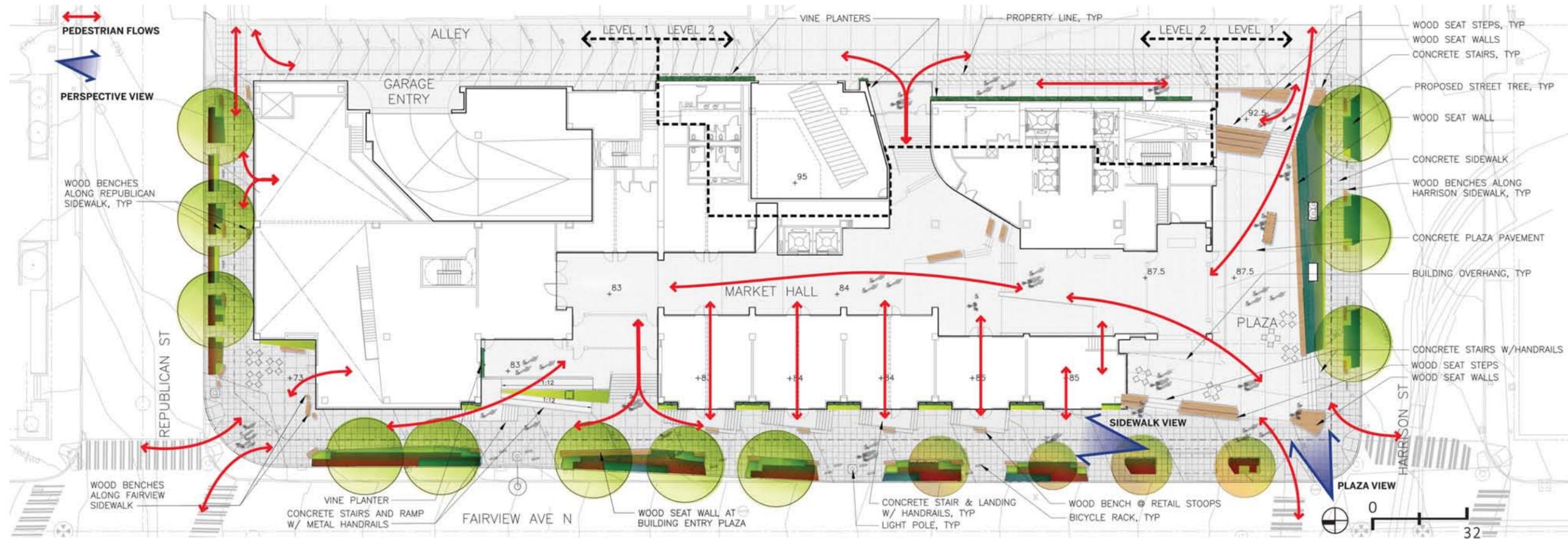
street level

street/alley/market hall relationship



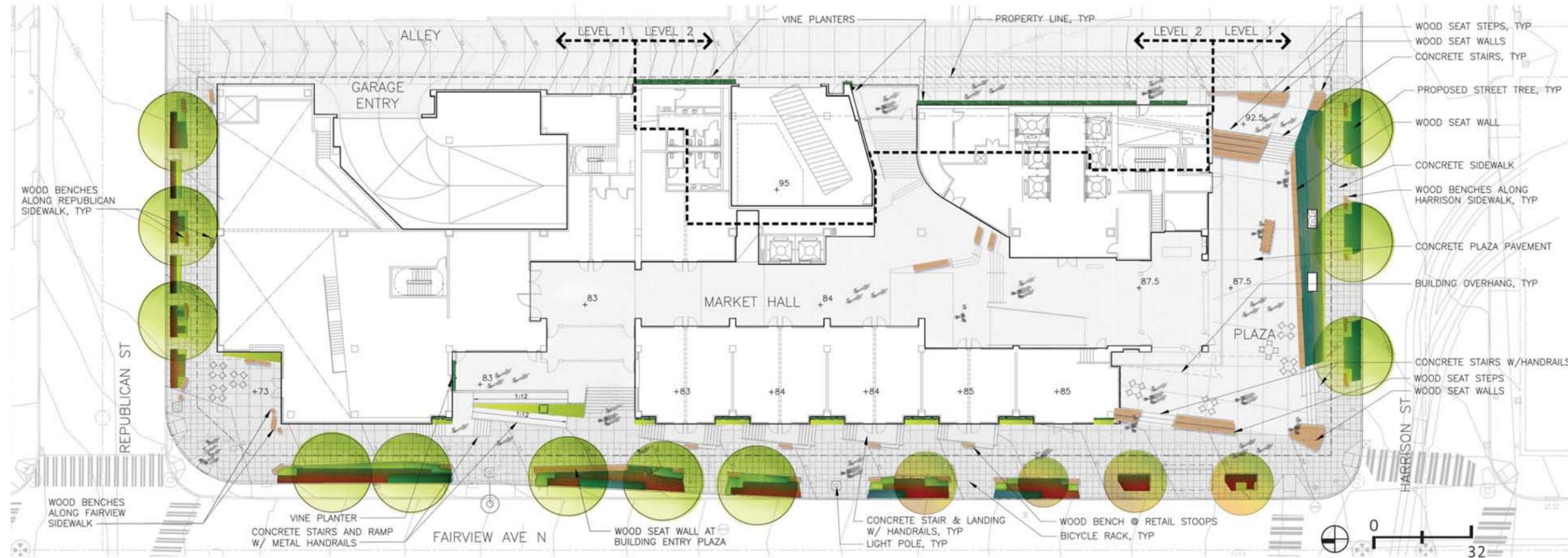
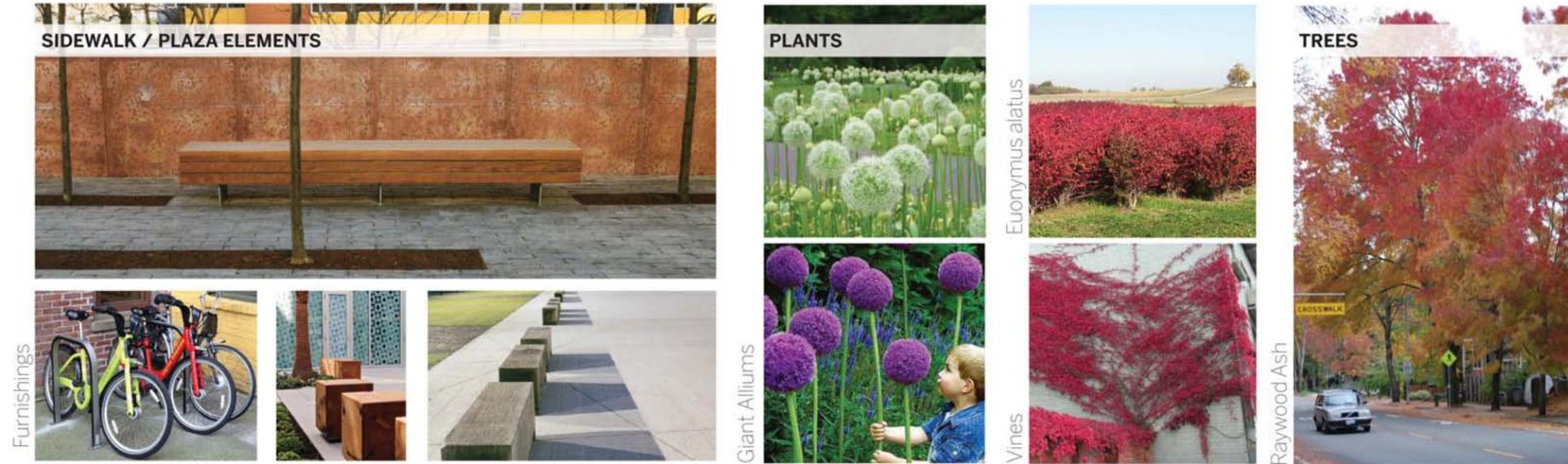
enlarged section

# street level pedestrian flow diagram and perspectives

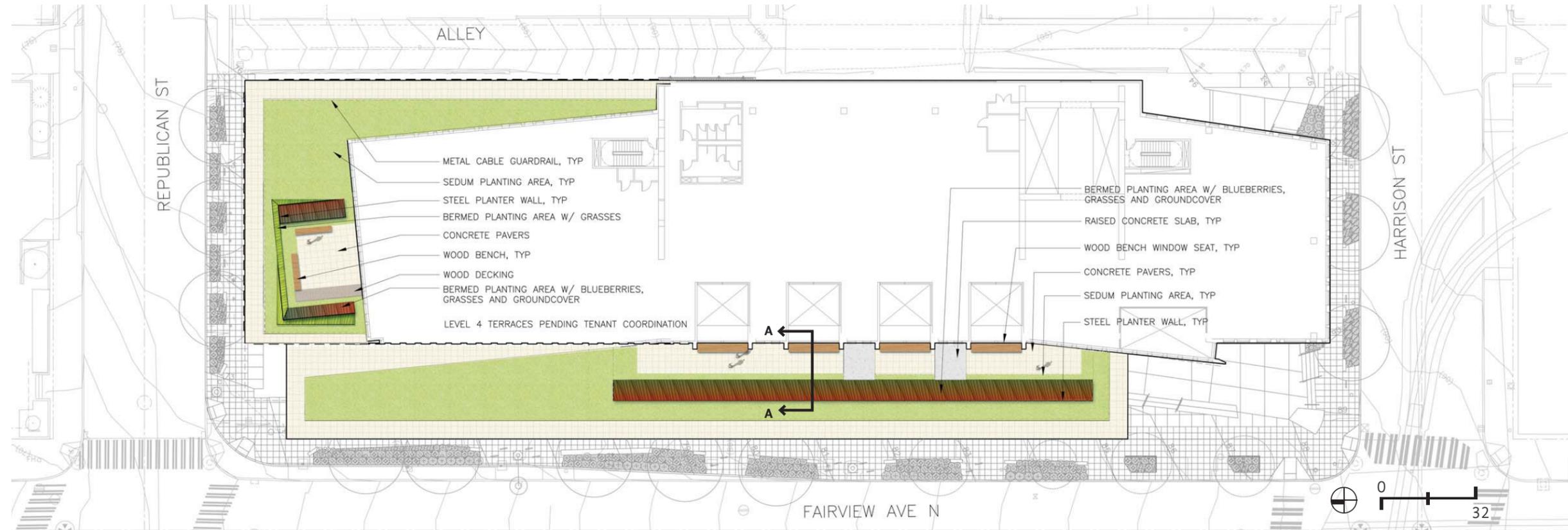


street level

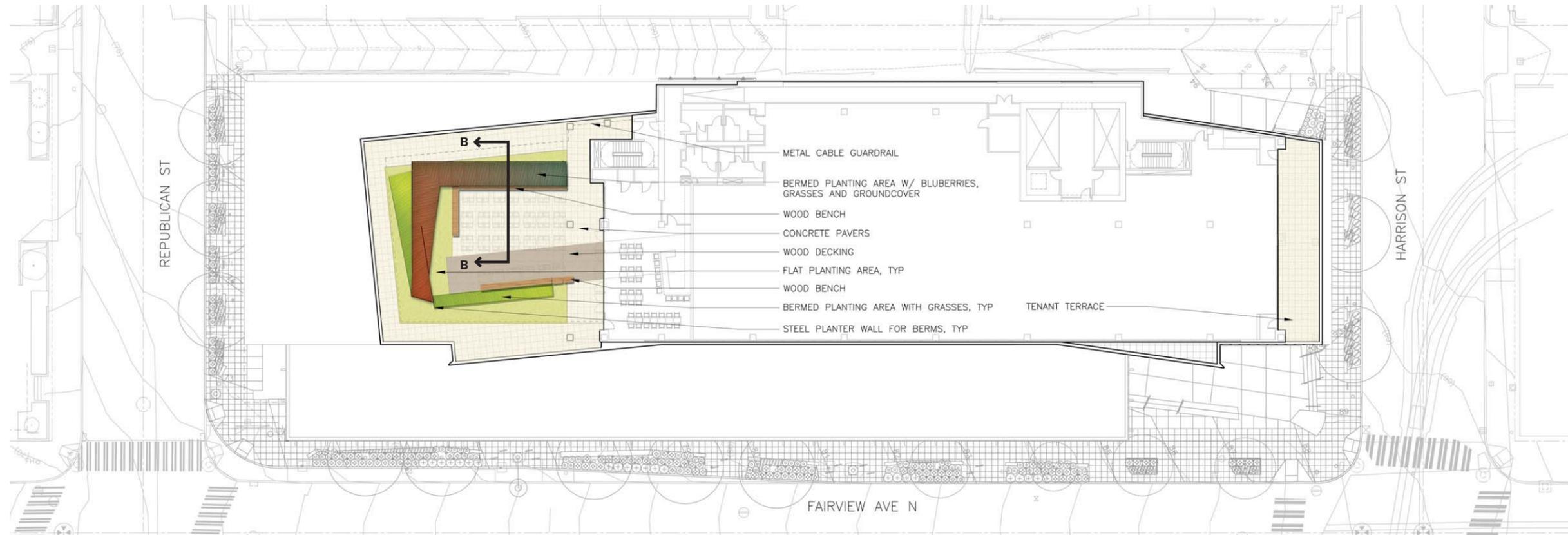
landscape plan - community level



# landscape plan - level 4

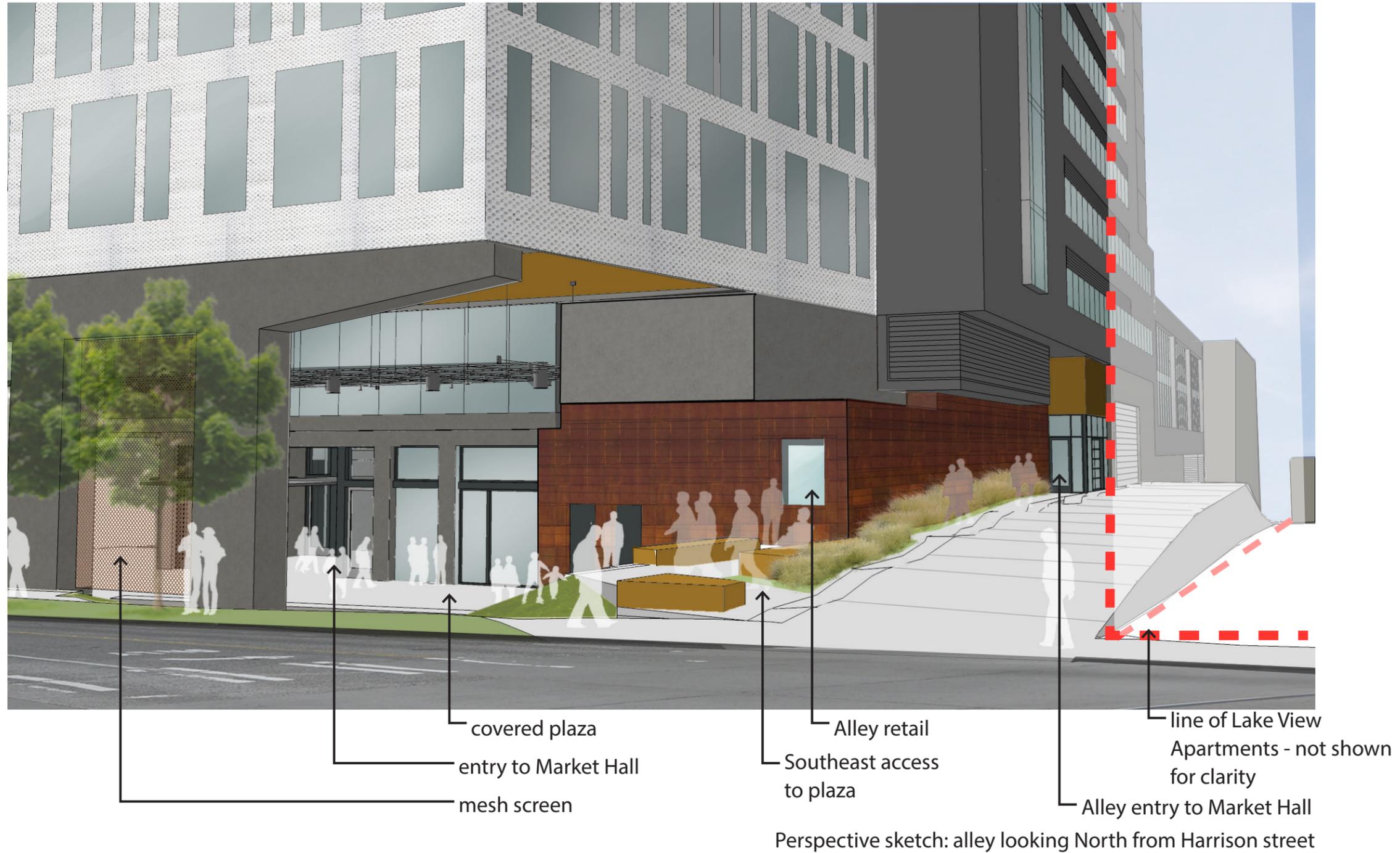


# landscape plan - level 13



Response to EDGE #2 comments:

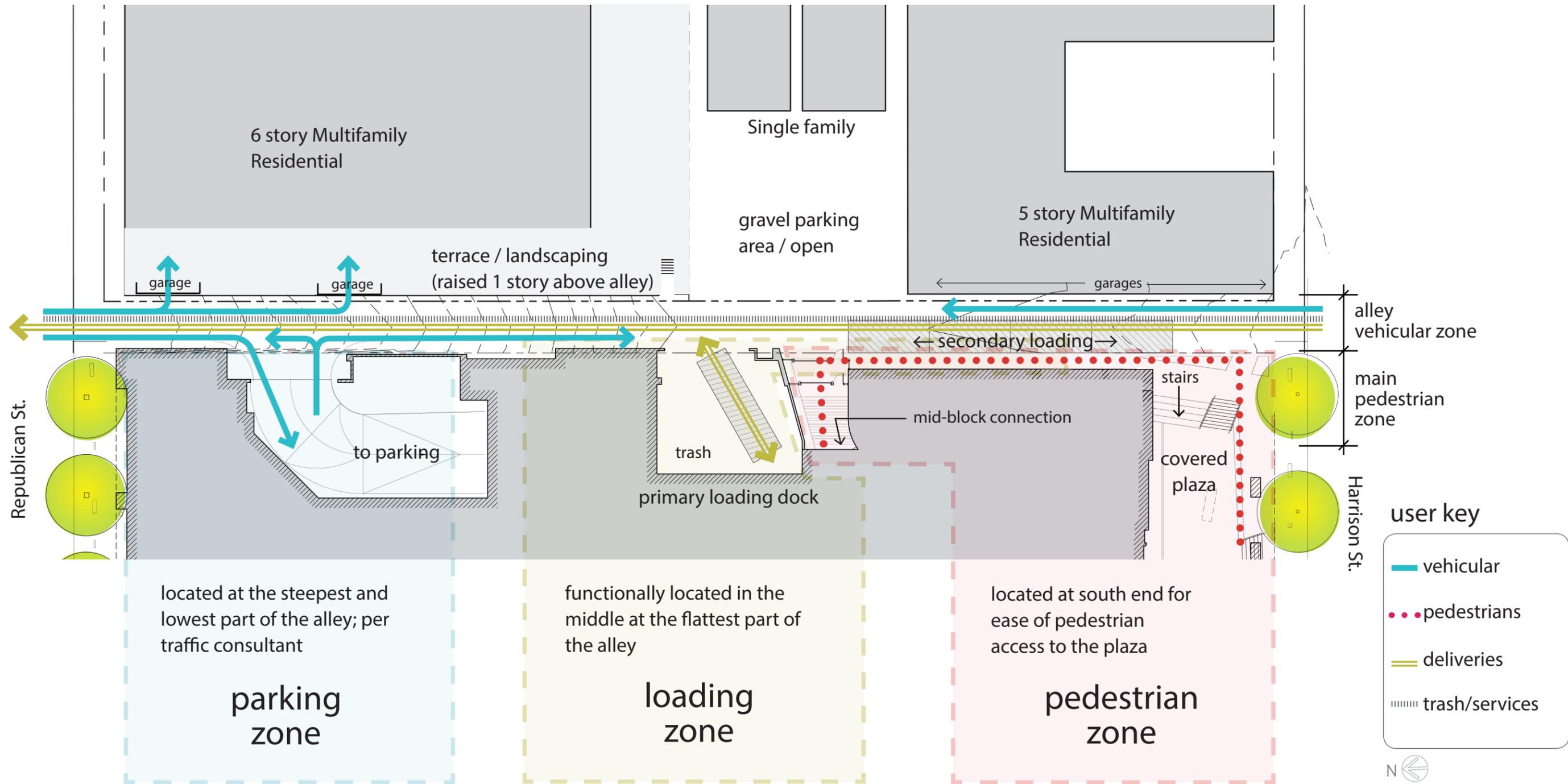
✓	a. Improve pedestrian and vehicular zone separation
✓	b. Provide pedestrian demarcation at Alley
✓	c. Demonstrate lighting safety and courtesy



# alley

## revised zones of use

- clear division and organization of pedestrian and vehicular zones at Alley
- activation of south portion of alley for pedestrian use



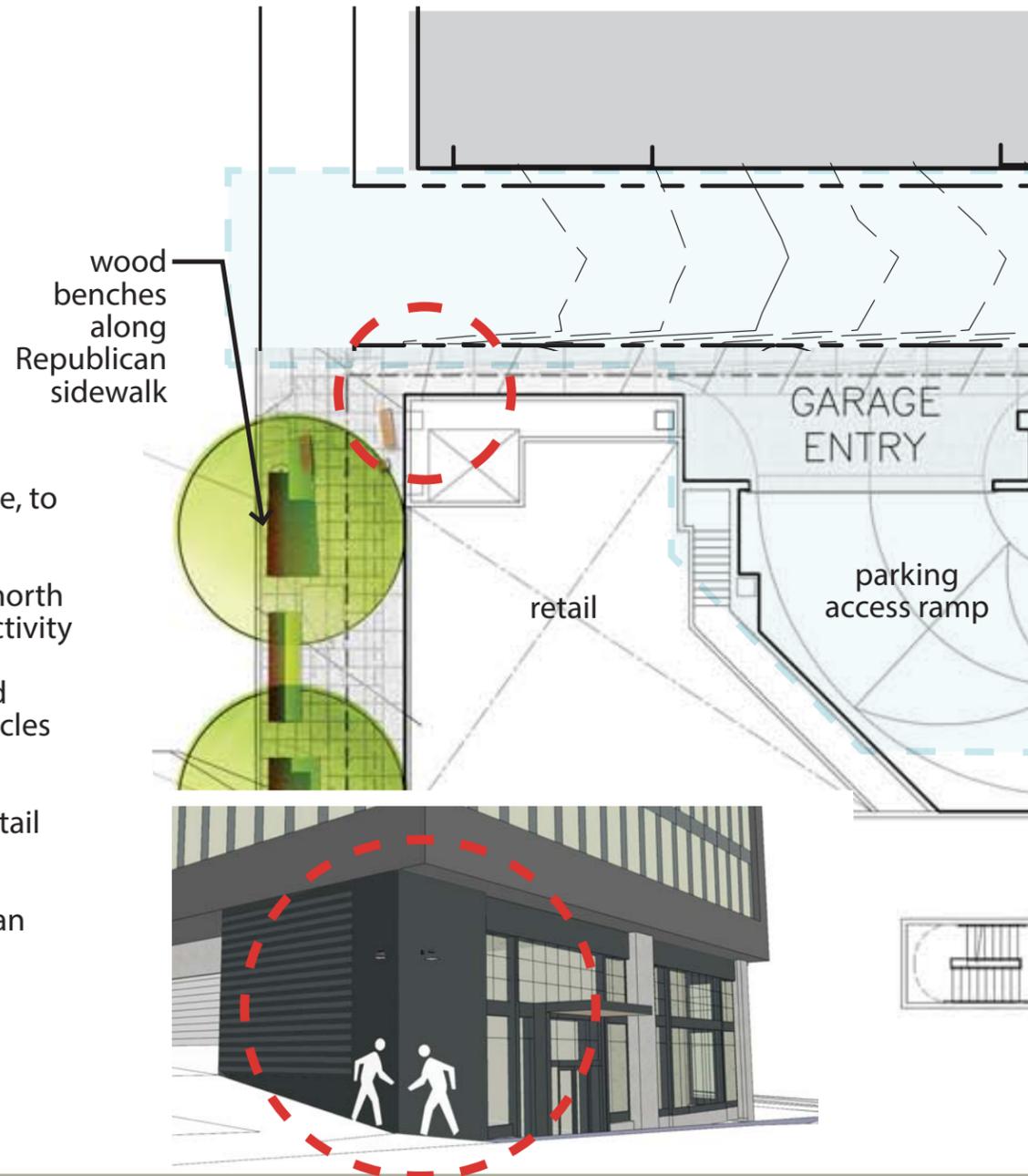
- provide clear demarcation of pedestrian and vehicular crossing

Response to EDG #2 comments:

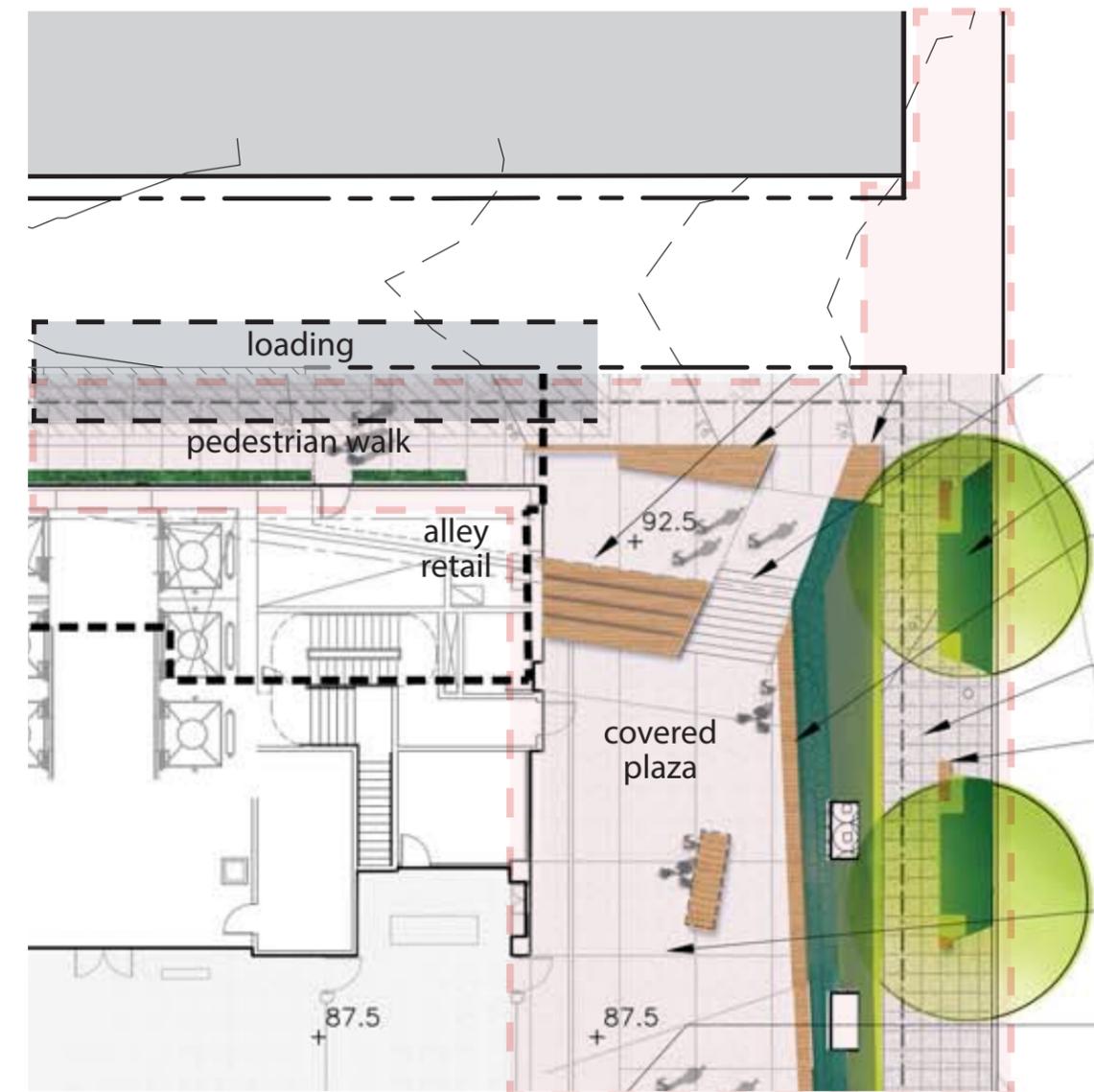
✓	a. Improve pedestrian and vehicular zone separation
✓	b. Provide pedestrian demarcation at Alley
✓	c. Demonstrate lighting safety and courtesy

- standard City of Seattle sidewalk scoring pattern continues across the alley entrance, to indicate pedestrian zone
- pedestrian furnishings along sidewalk at north alley entrance cue drivers to pedestrian activity
- pedestrian furnishings along sidewalk and alley at south alley entrance separate vehicles from pedestrians in plaza
- green walls provide pedestrian level of detail and character
- alley lighting provides improved pedestrian light levels
- "pedestrian" graphic applied to corner of building facing Alley and Republican St.

## enlarged parking zone



## enlarged pedestrian zone







# upper building

## west facade modifications

- reduced glazing area, reduces potential heat gain
- reduced perceived bulk
- enhanced human scale through window design
- provided textural elements in facade material treatment

Response to EDG #2 comments:

- ✓ a. Refine west facade
- ✓ b. Refine east facade



West elevation from Fairview - EDG #2



West elevation from Fairview - Current



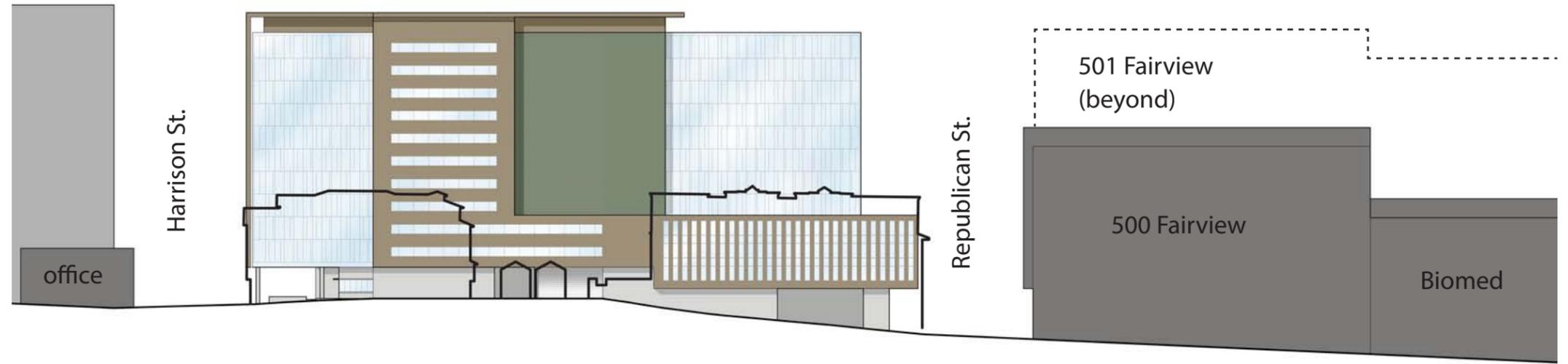
# upper building

## east facade modifications

- reduced blank facade through composition of windows
- limited glazing at multi-tenant corridor preserves privacy of neighbors

Response to EDGE #2 comments:

- a. Refine west facade
- b. Refine east facade



East elevation from alley - EDG #2



East elevation from alley - Current



# upper building

## north & south facade modifications

- movement of columns at south plaza, opens corners to public
- punched windows provide scale of floor to floor height



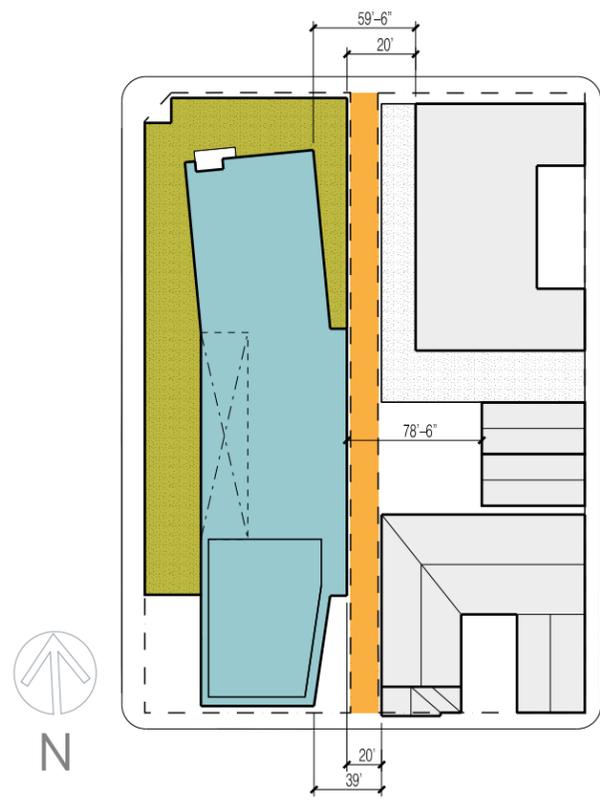
South elevation from Harrison St.



North elevation from Republican St.

# upper building

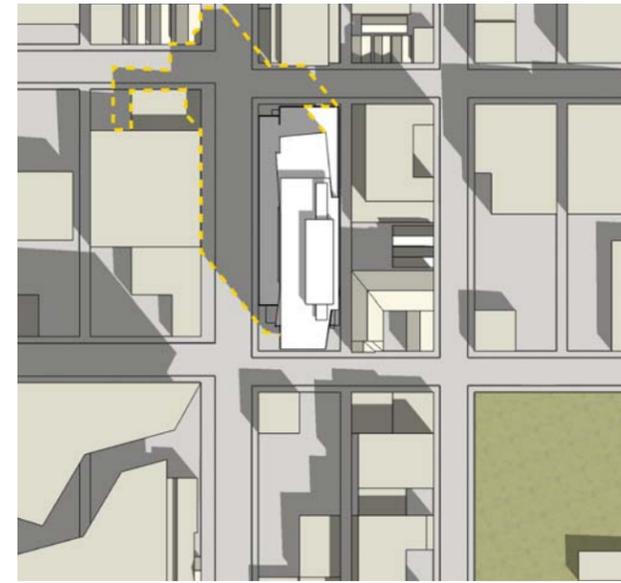
# sun/shadow study



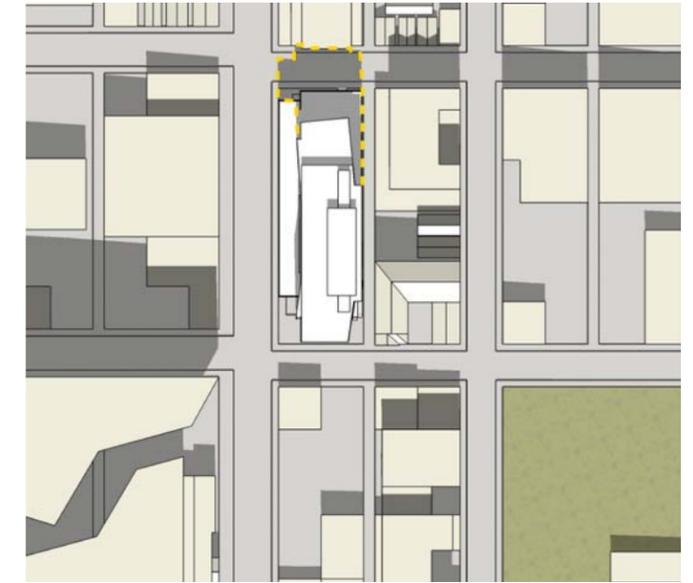
equinox



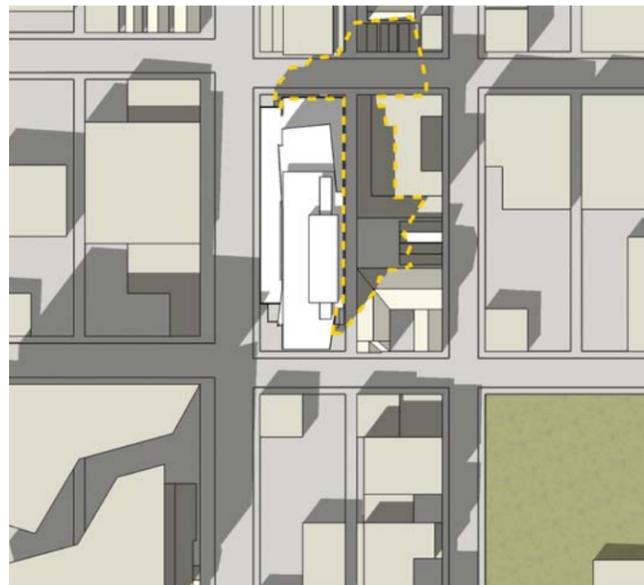
8:00am



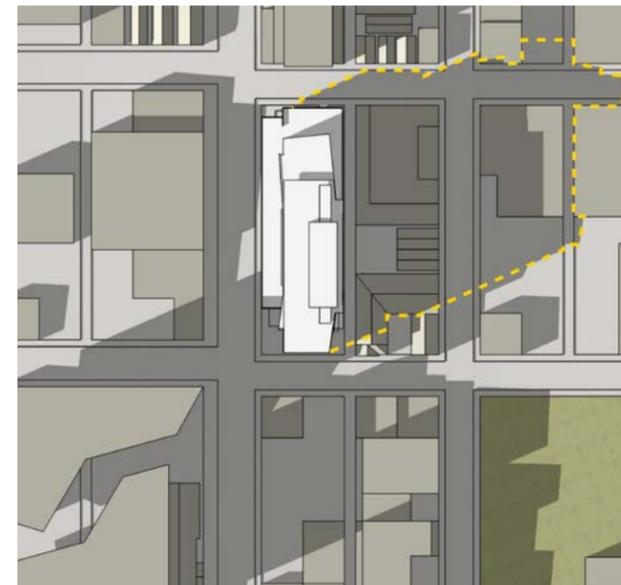
10:00am



12:00pm



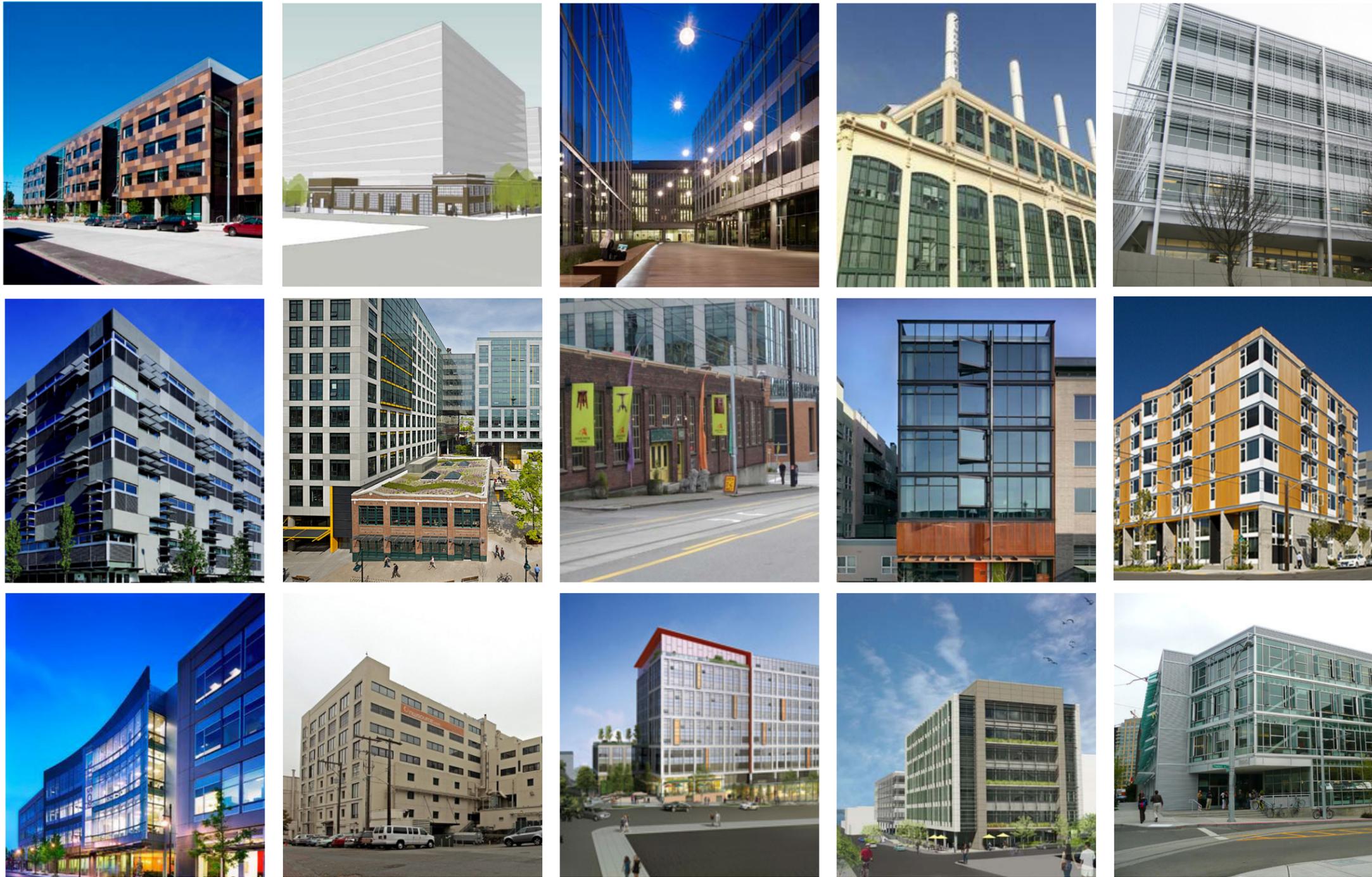
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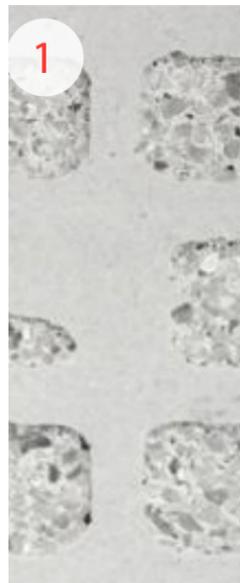
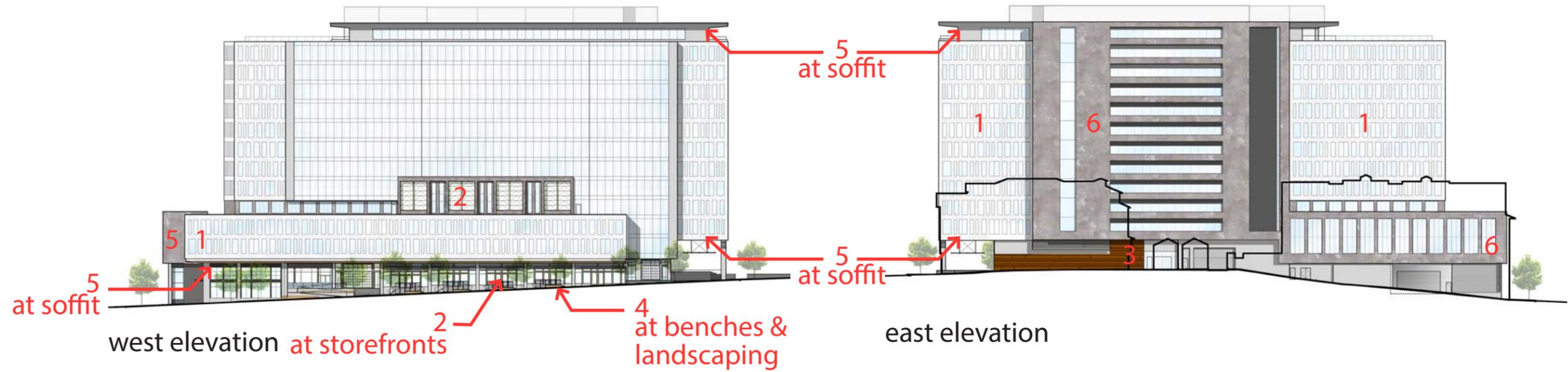
4:00pm

# materials

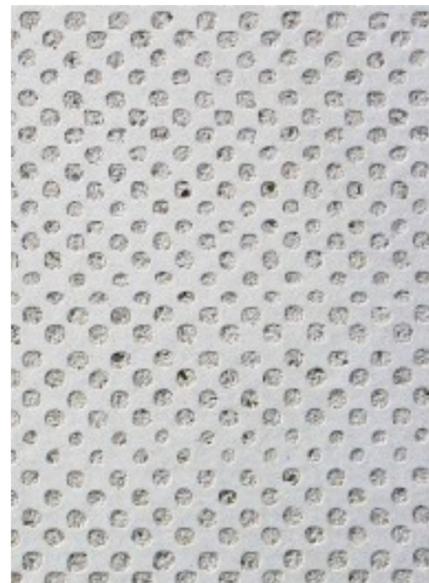
# SLU facade study (context & precedent)



# materials proposed exterior



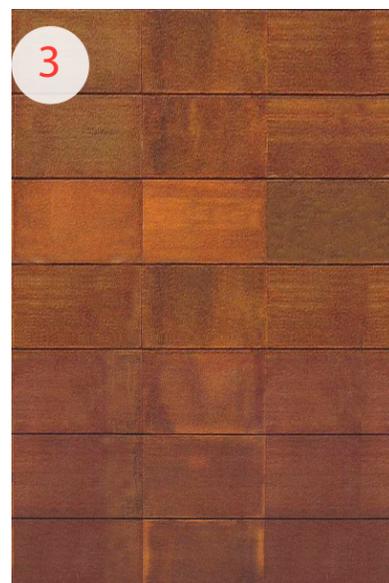
1 textured pre-cast concrete panels



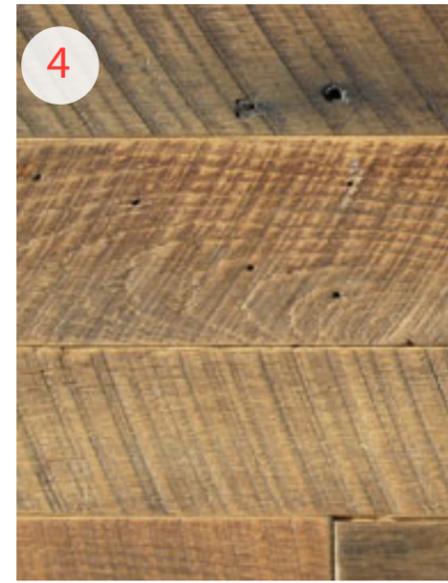
2 steel



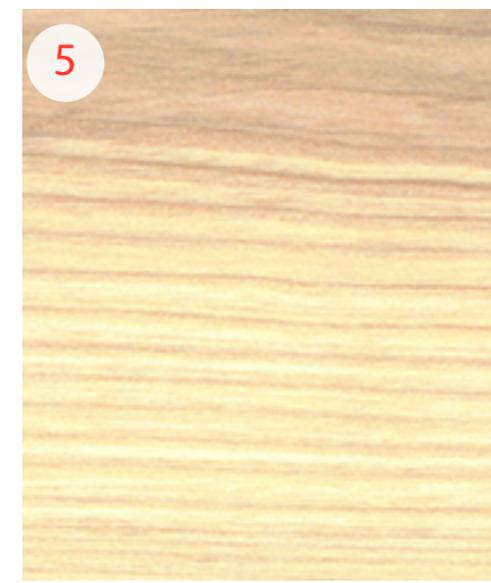
3 weathered steel



4 salvaged fir



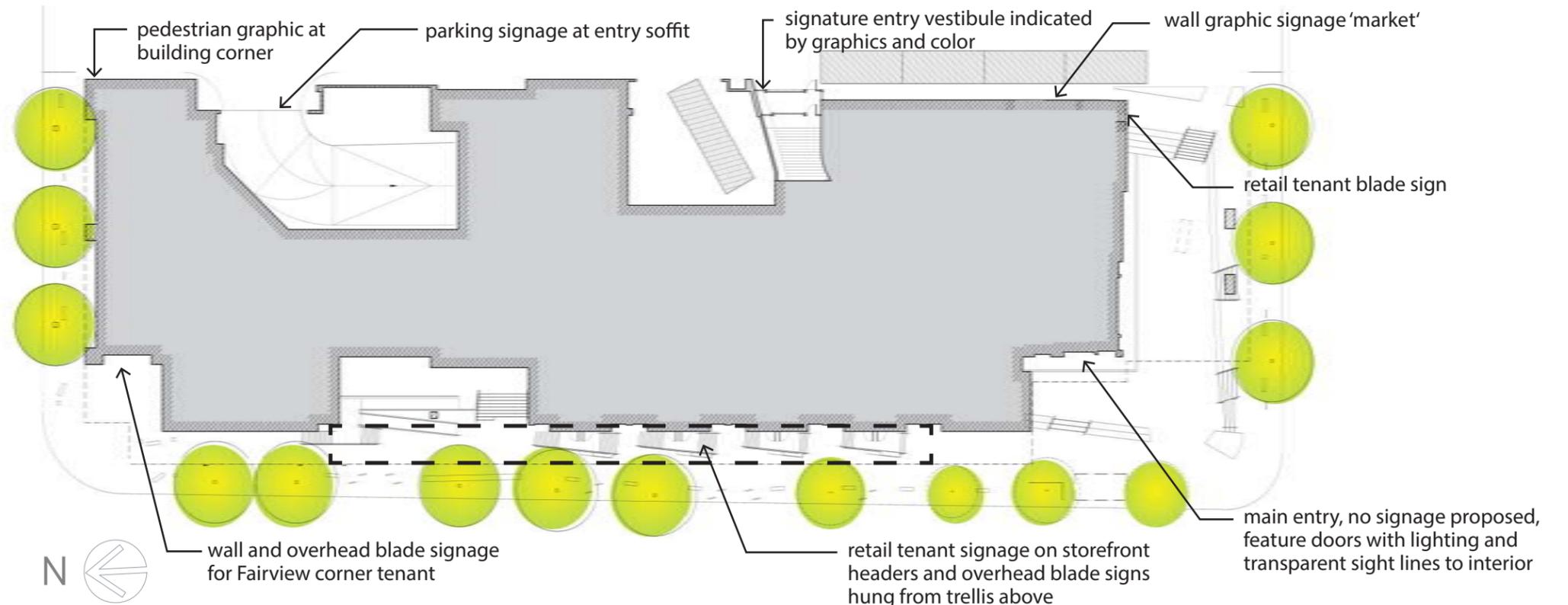
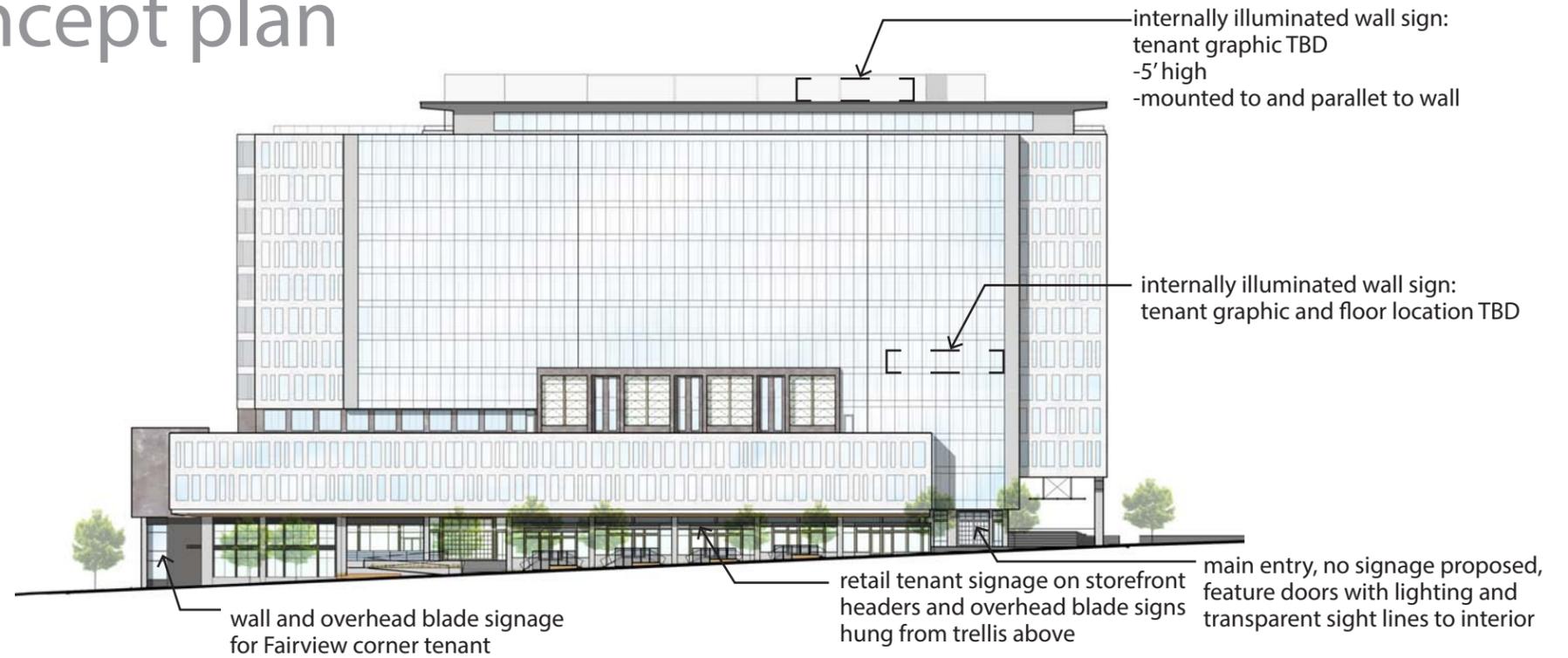
5 ash



6 metal panel

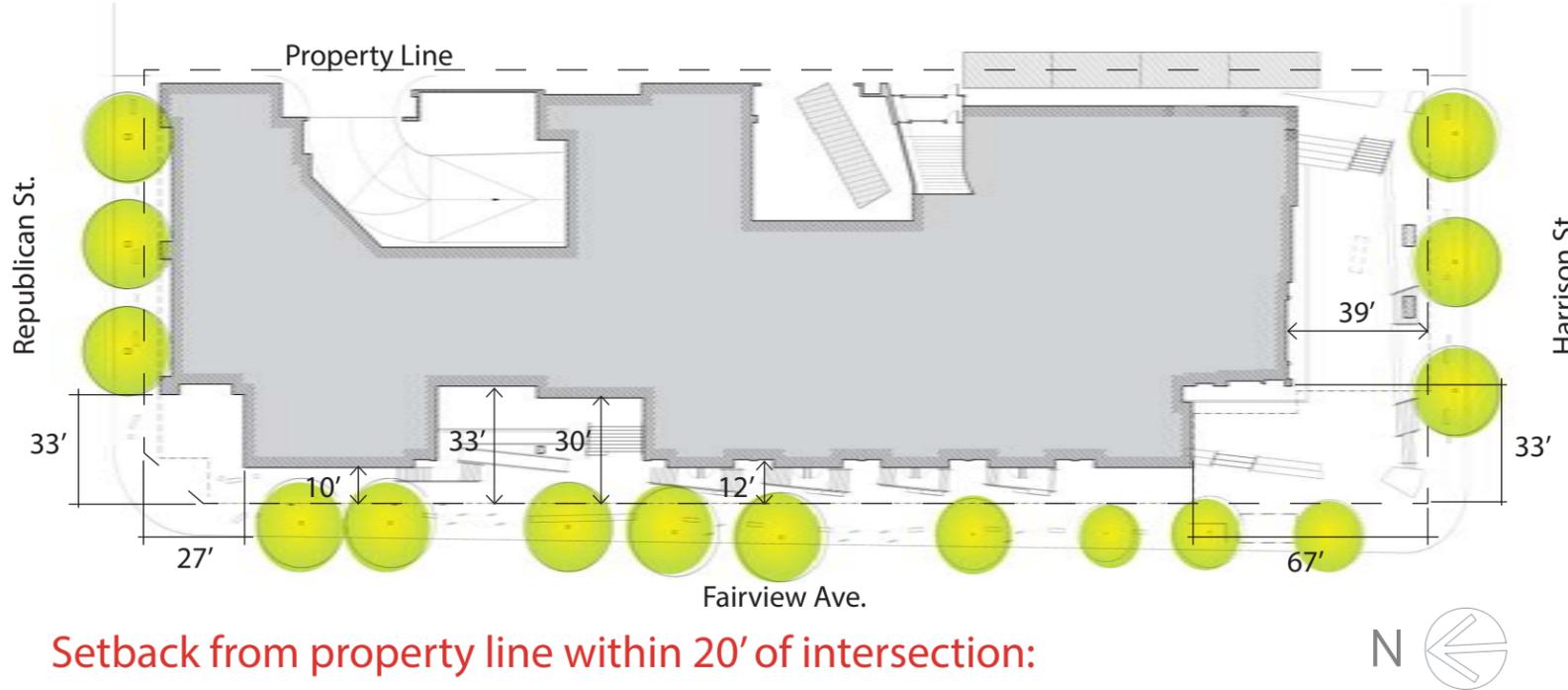
# signage

# concept plan



# proposed: departures

1. Departure from street-facing setback requirements: Seattle Mixed Section: 23.48.014 D



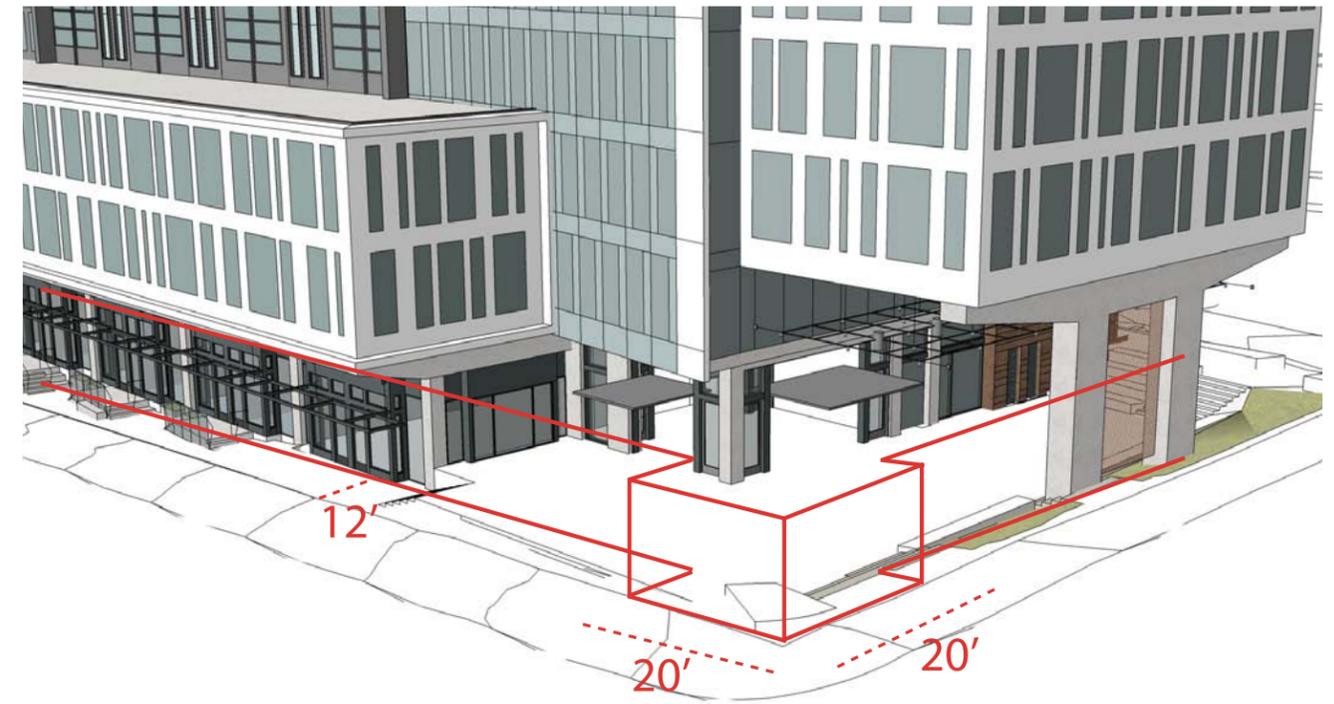
Setback from property line within 20' of intersection:

Required: 0' Proposed: SW: 67' & 33'  
NW: 27' & 33'

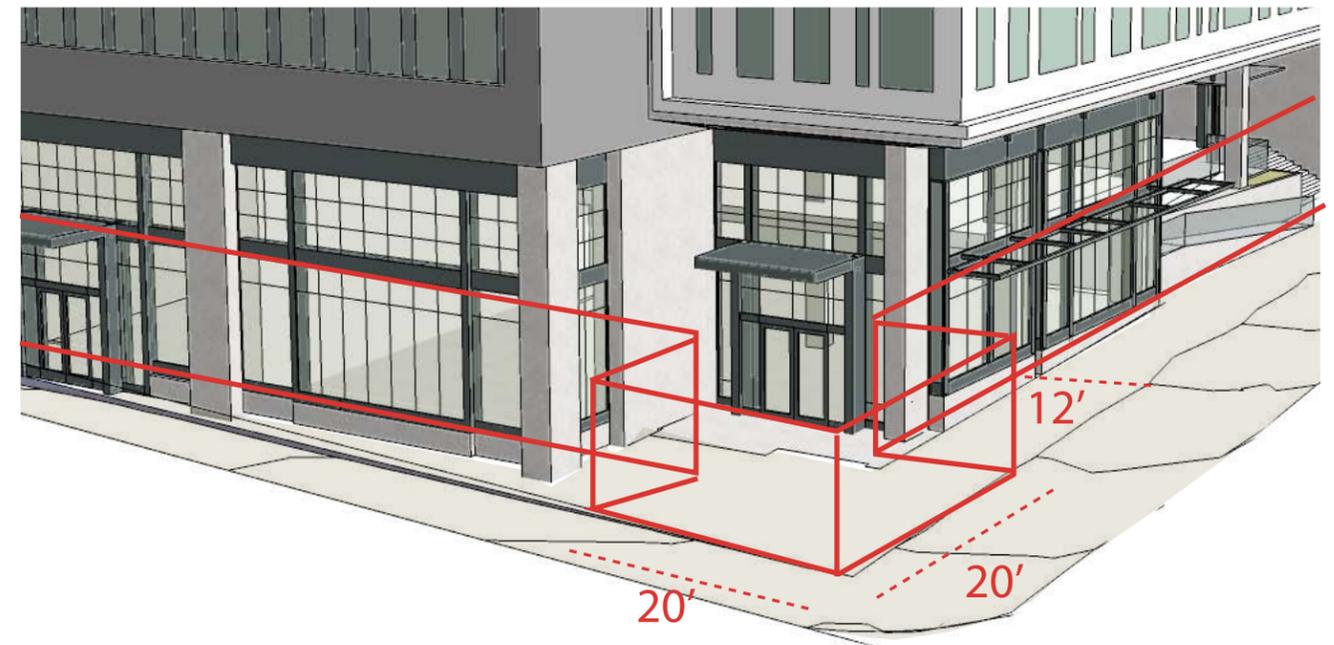
Setback from property line beyond 20' from intersection:

Required: 12' max. Proposed: North end: 10'  
West entry: 33' & 30'  
Retail entries: 12'  
Southwest entry: 39' & 33'

Reason: set backs to create sun-filled plaza and patios, strong public entries into Market Hall, and social public nodes along Fairview



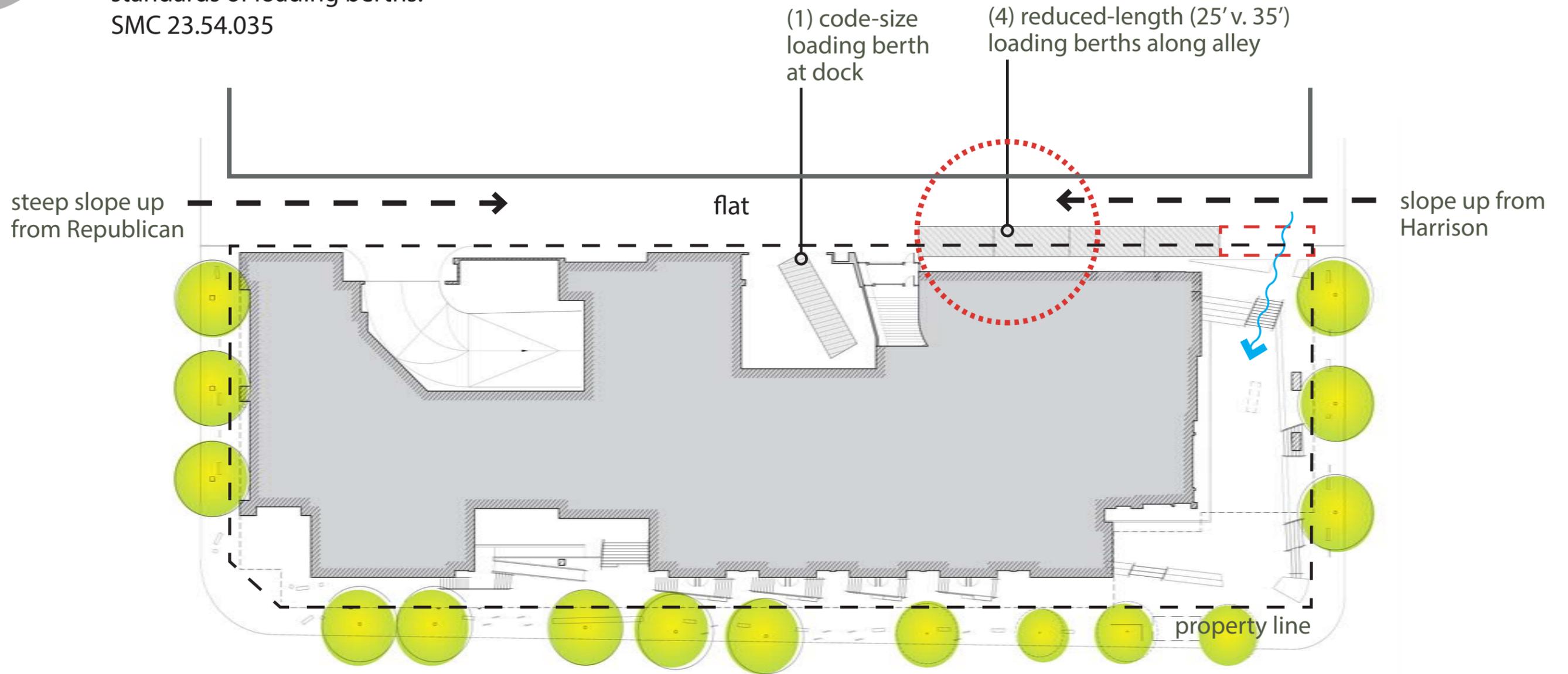
southwest corner



northwest corner

# proposed: departures

2. Departure from dimensional standards of loading berths:  
SMC 23.54.035



**Departure:** (4) loading berths along alley reduced in length only (25' vs. 35' by code)  
**Reason:** to reduce length of loading berth zone to promote ease of pedestrian flow to plaza

Level 2: loading level / office





# Fairview Ave. perspective - view to north from John St. intersection





# Fairview Avenue perspective - view to north from Thomas St. intersection





# Fairview Avenue perspective - view to north from Harrison St. intersection





# Fairview Ave. perspective - view to south from Mercer St. intersection

