



City of Seattle

design recommendation meeting #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
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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 Gold



table of contents

Purpose	3
Recap	
Ground Plane Concept	4
Project Massing Plan	5
Market Hall View	6
Parti Clarification	
Southwest View	8
Northwest View	11
Northeast View	13
Southeast View	14
Materials	16



purpose of revisit to recommendation

Lifestyle Support



Material / Skin Revisions

- to strengthen the primary project vision around the pedestrian experience.
- to clarify the architectural parti



Design for Humans

**400
FAIR
VIEW**

APPROVED

recap: ground plane concept

- porous retail
- activated pedestrian environment
- varied experience - texture, detail, warmth
- south entry indoor/outdoor experience
- ample circulation width at stoops
- improved circulation at Fairview & Alley

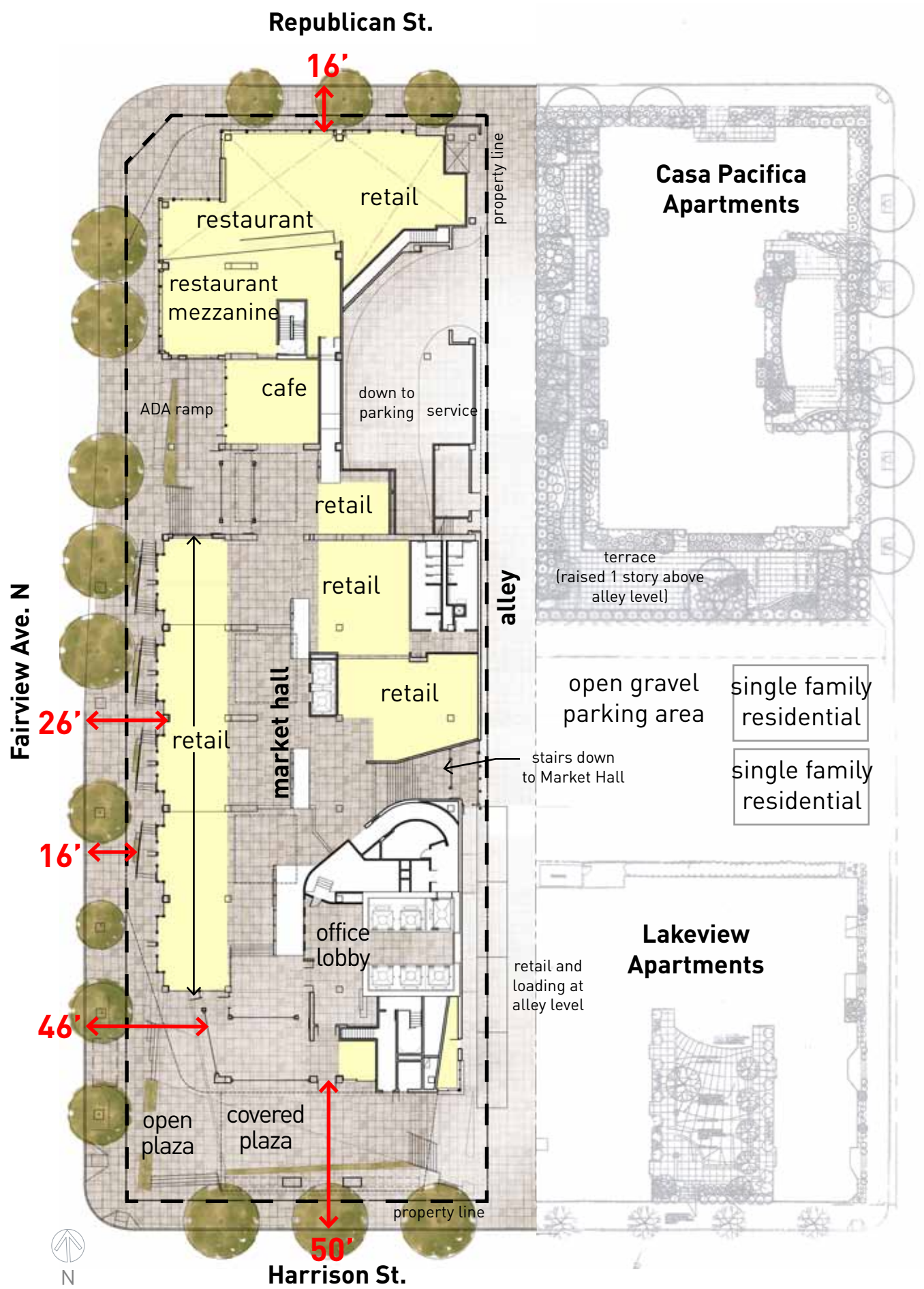
market precedents



Melrose Market, Capitol Hill Seattle



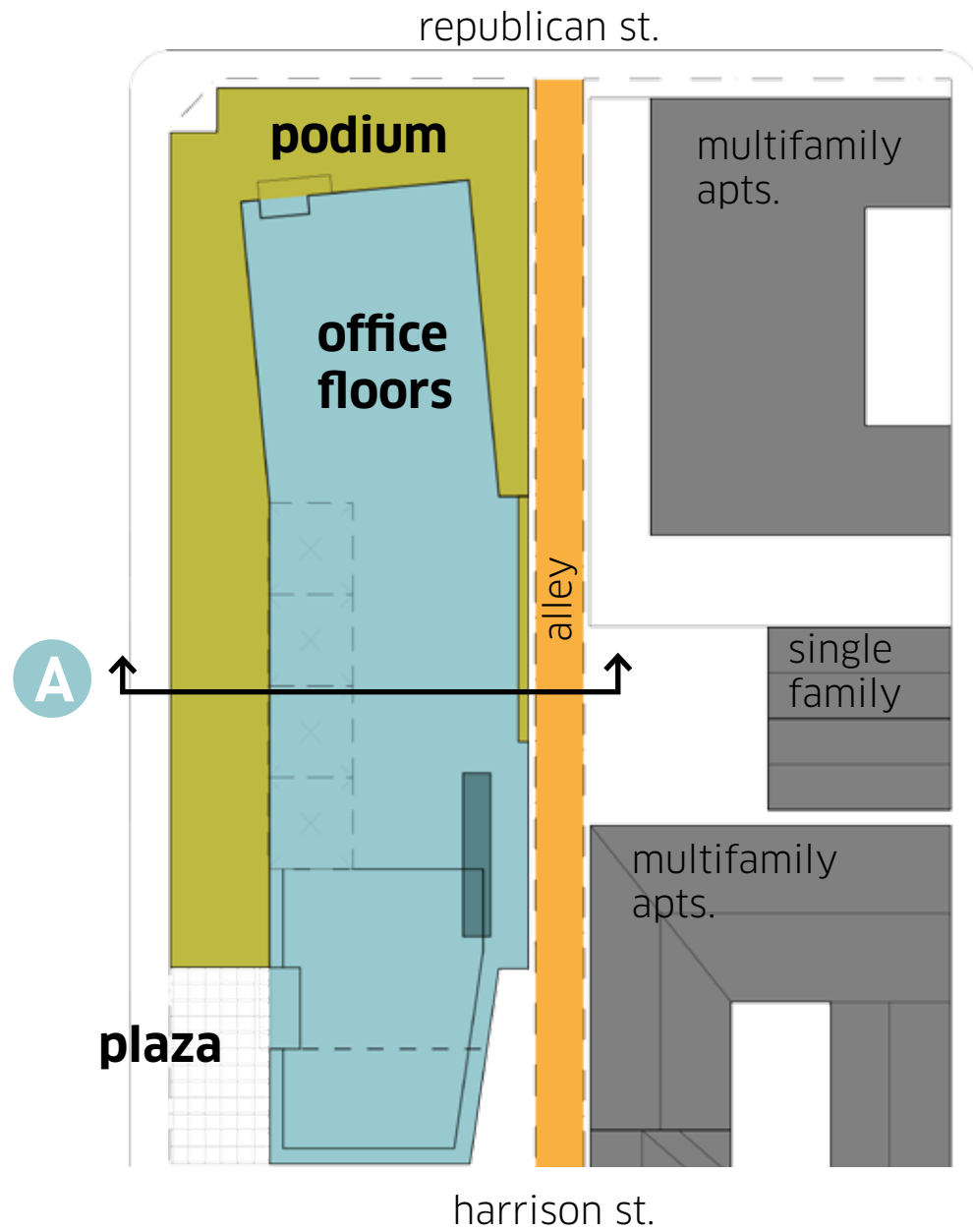
Chelsea Market, Manhattan NYC





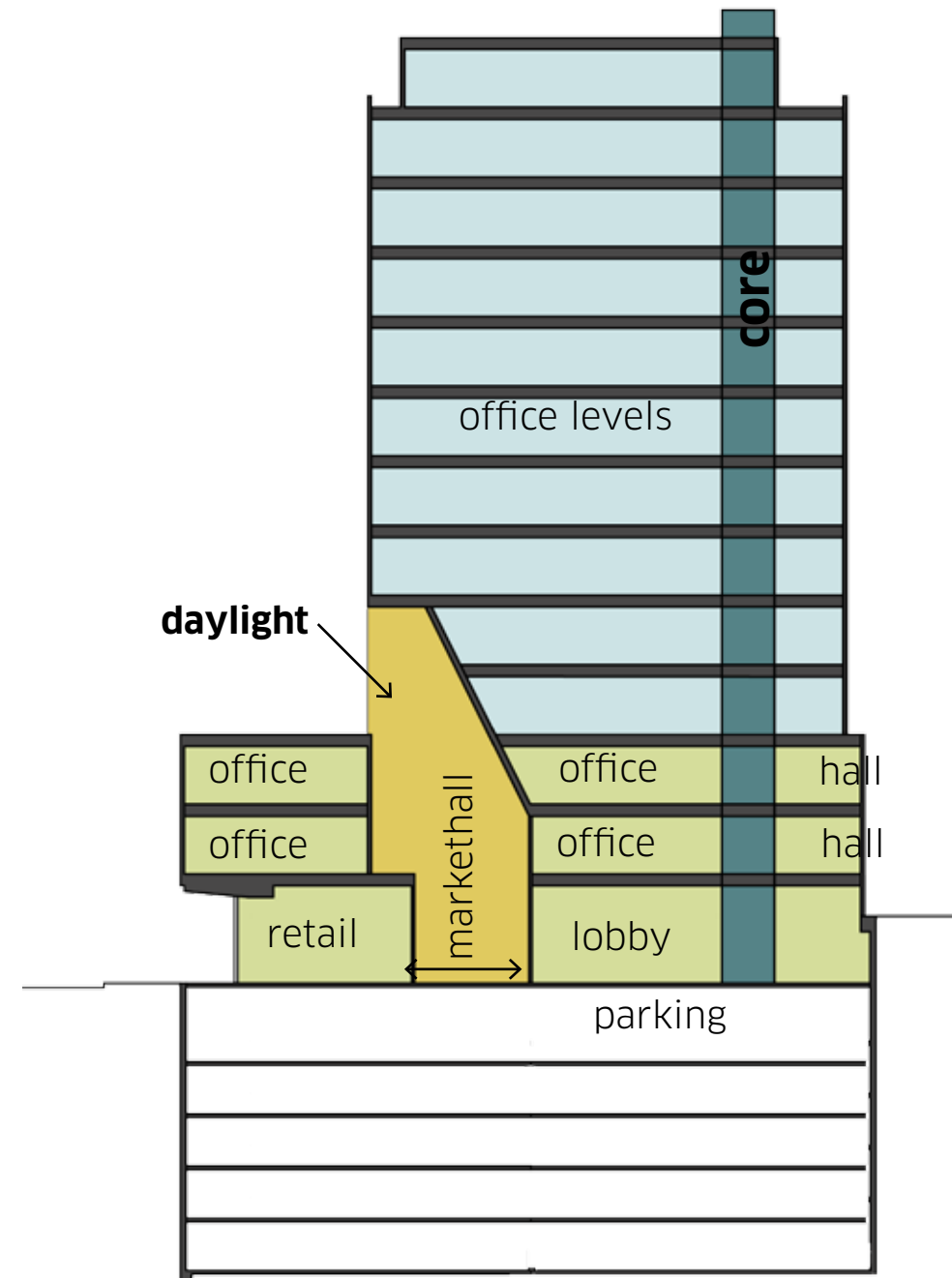
recap: project massing

plan diagram



- modulated massing at alley
- great light quality at markethall
- efficient floor plates
- large southwest plaza

A section diagram







parti clarification



southwest view: main entry



BEFORE

Challenge: Tower Complexity

Response: Clarify parti and emphasize pedestrian experience. Building doesn't need a hat.

Challenge: West Facade Glare (DRB Comment)

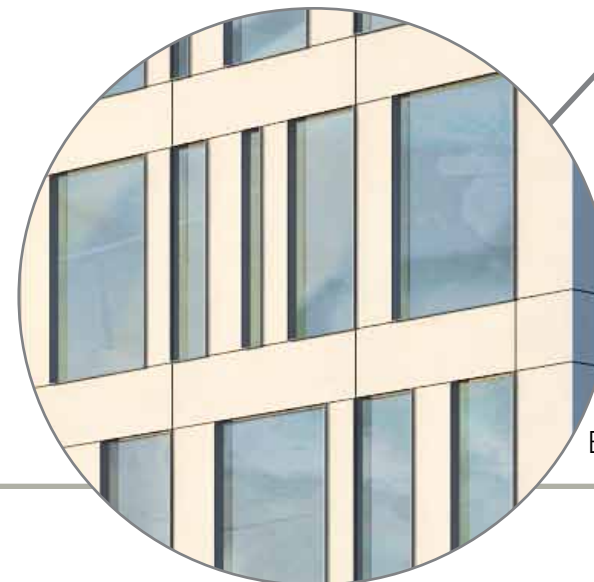
Response: Continue material expression and detail to west facade "Quiets" the tower and drives interest to pedestrian experience. (50% glass reduction.)

Challenge: Podium Strength

Response: Continue podium around entire base. Richer tone and texture provides a human scale. Also provides weather protection at entries.



CURRENT



Extended million detail



southwest view: main entry



southwest view: main entry

northwest view



BEFORE

Challenge: West Facade Glare (DRB Comment)
Response: Continue material expression and detail to west facade "Quiets" the tower and drives interest to pedestrian experience. (50% glass reduction.)

Challenge: Podium Strength
Response: Continue podium around entire base. Richer tone and texture provides a human scale. Also provides weather protection at entries.



CURRENT



northwest view

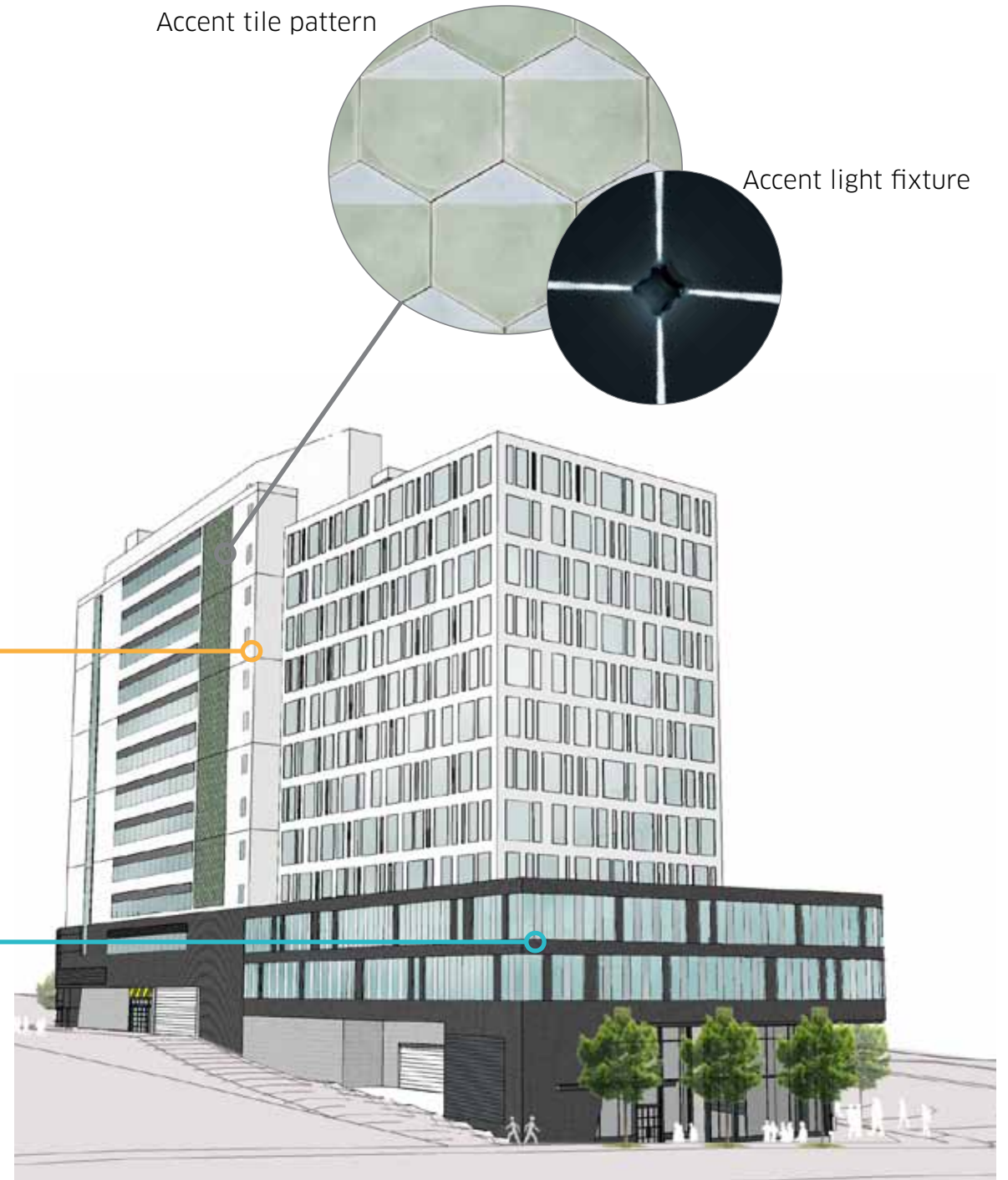
northeast view



BEFORE

Challenge: Dark East Facade
Response: Lighten facade to strengthen parti and create greater ambient light to east.

Challenge: Podium Clarity
Response: Continue podium around entire base. Richer tone and texture provides a human scale. Also provides weather protection at entries.



CURRENT

southeast view

Challenge: Southeast Corner Integration (DRB Comment)

Response: Incorporate corner into new podium. Wrap retail window at corner and provide weather protection.



BEFORE

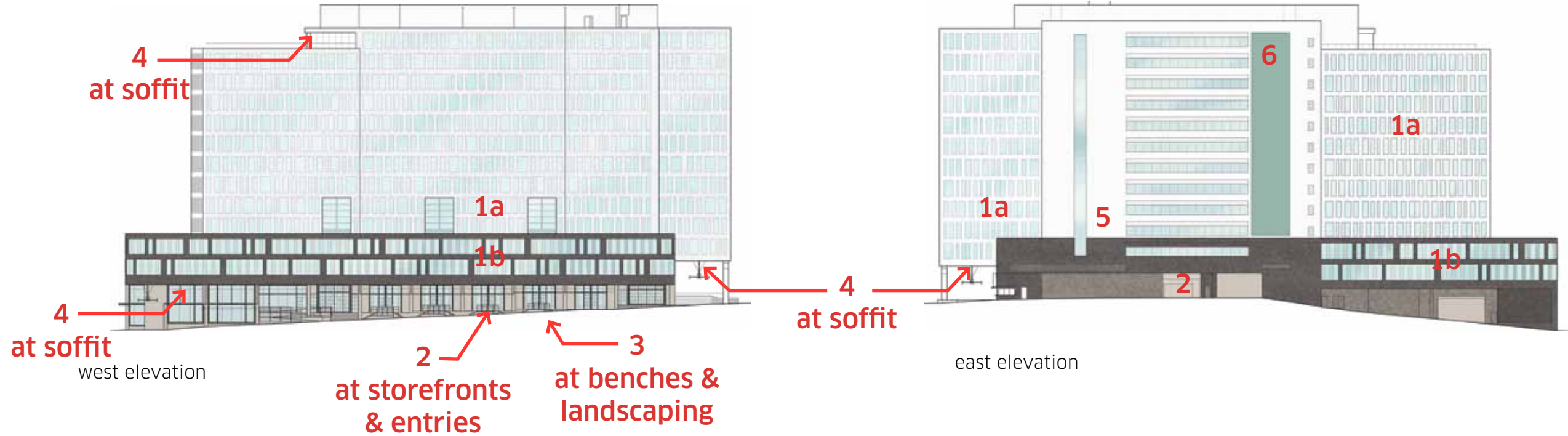


CURRENT



southeast view

materials: proposed exterior



1a textured pre-cast concrete panels



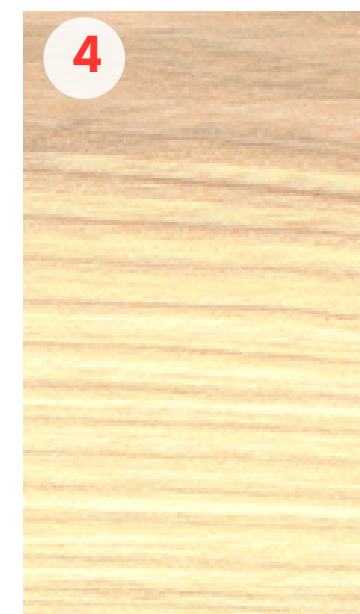
1b



2 steel



3 salvaged fir



4 ash



5 metal panel



6 colored accent tile