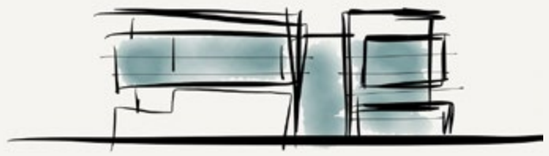
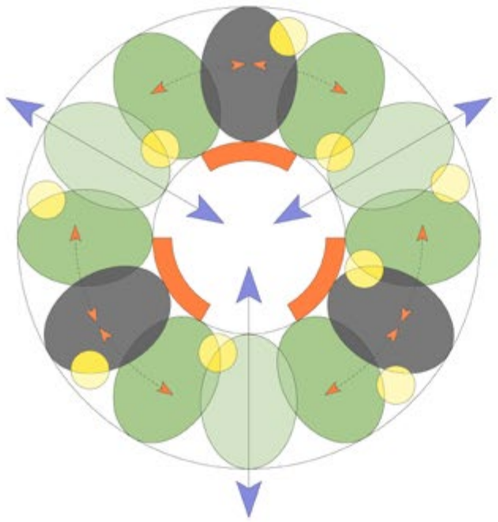
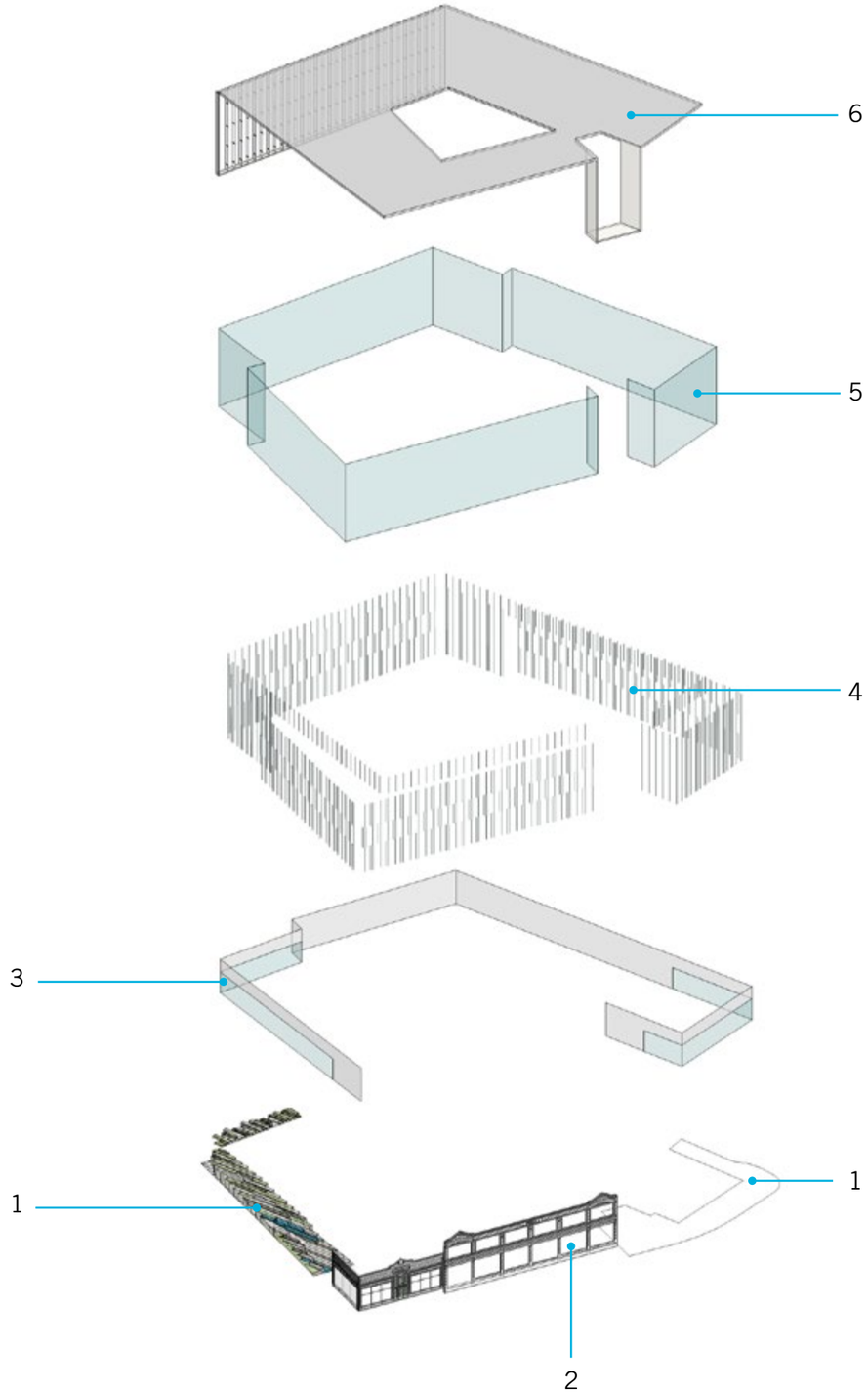


CONTENTS



The petal diagram describes the conceptual relationship between interior program areas of the building. The connectivity between spaces, as well as their relationship to both the interior atrium and exterior views is a priority.



CONCEPTS

Glass clad laboratory volumes are unified by a single “container” expressed as a metal clad folded plane with a “virtual surface” on it’s western face (6).

The three primary research lab ‘towers’ are expressed as distinct crystalline volumes (5).

Operable windows and shading devices provide additional texture and modulation with the introduction of perforated and woven metals onto the surface and embedded within the glazing system (4).

A podium clad in natural stone provides solidity and substance at the base of the building, establishing a scalar relationship to the reconstructed historic facades (3,2).

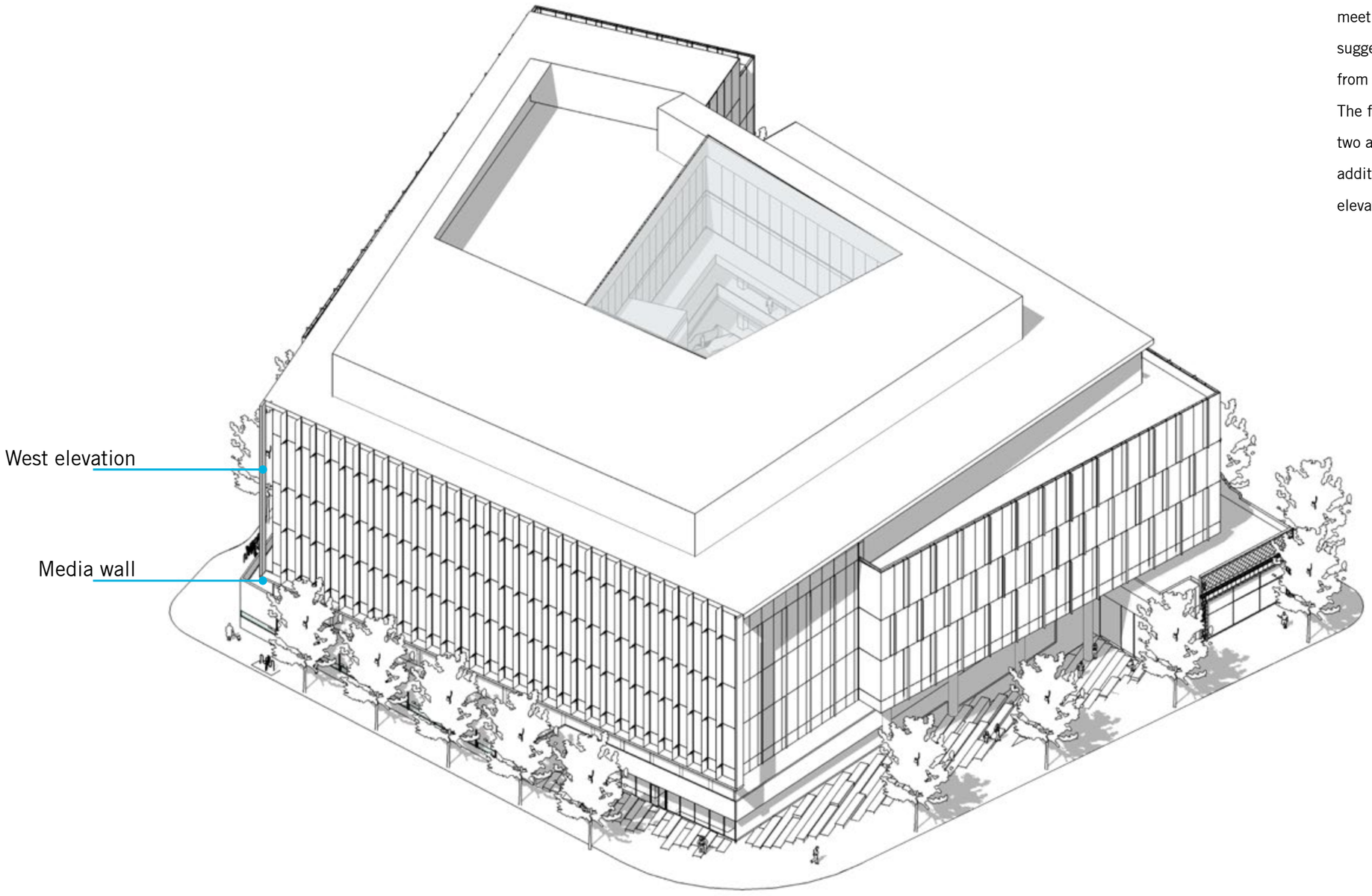
Significant public open spaces are provided including two paved plazas and a planted landscape space with water feature (1).

1. Public space
2. Historic facades
3. Podium
4. Modulated skin
5. Glass volumes
6. Container

1. Project site
2. Block 44
3. UW Medicine
4. Lake Union Park

DESIGN RESPONSE

This submittal includes the design response to our first recommendation meeting and incorporates direction and suggestions from that meeting as well as from subsequent discussions with DPD. The focus of this submittal is on the two areas for which the DRB requested additional design resolution - the west elevation along 9th and the media wall.

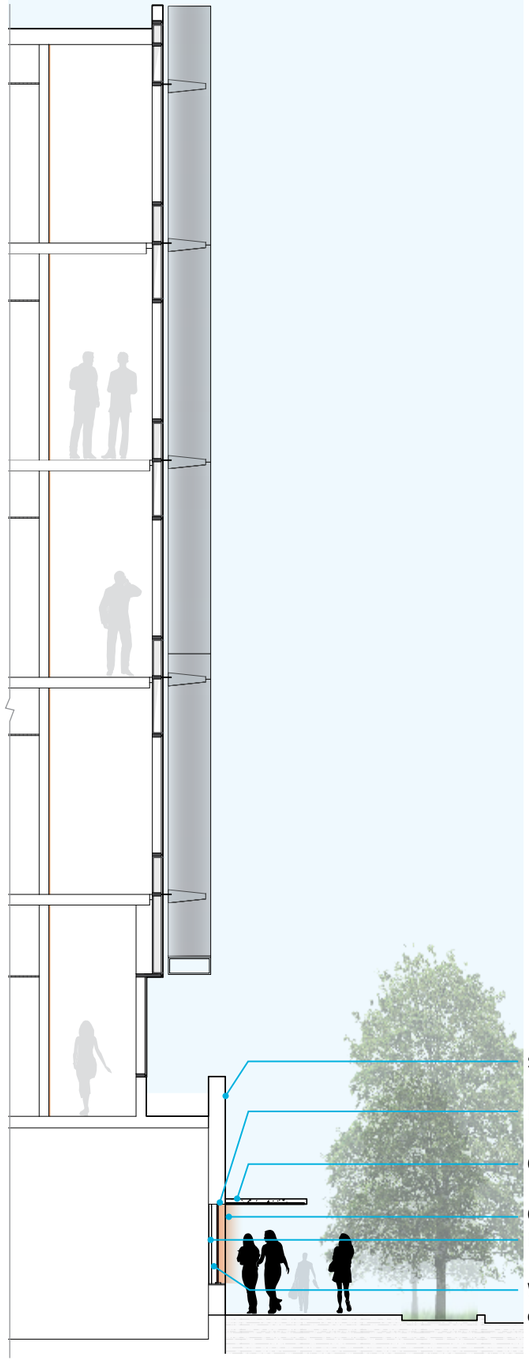


GROUND LEVEL

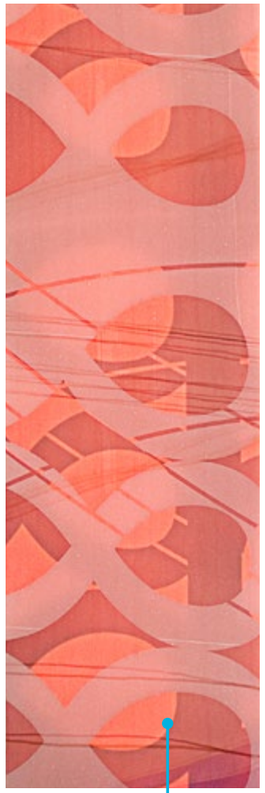
The ground floor creates connections to the community and integrates the historic Pacific and Ford McKay buildings. Opportunities for engagement of the community occur in public spaces such as the auditorium and retail spaces, the entry plaza, and the south facing public landscape and plaza. The media wall provides a significant element of public interest along 9th and Broad.

1. Entry plaza
2. Retail, Ford McKay
3. Retail, Pacific McKay
4. Lobby
5. Auditorium
6. Atrium
7. Electron microscopy
8. Secure research space
9. Landscape
10. Water feature
11. Public plaza
12. Media wall
13. Loading and parking ramp
14. Bike share station

Bike racks



Wall section at media wall

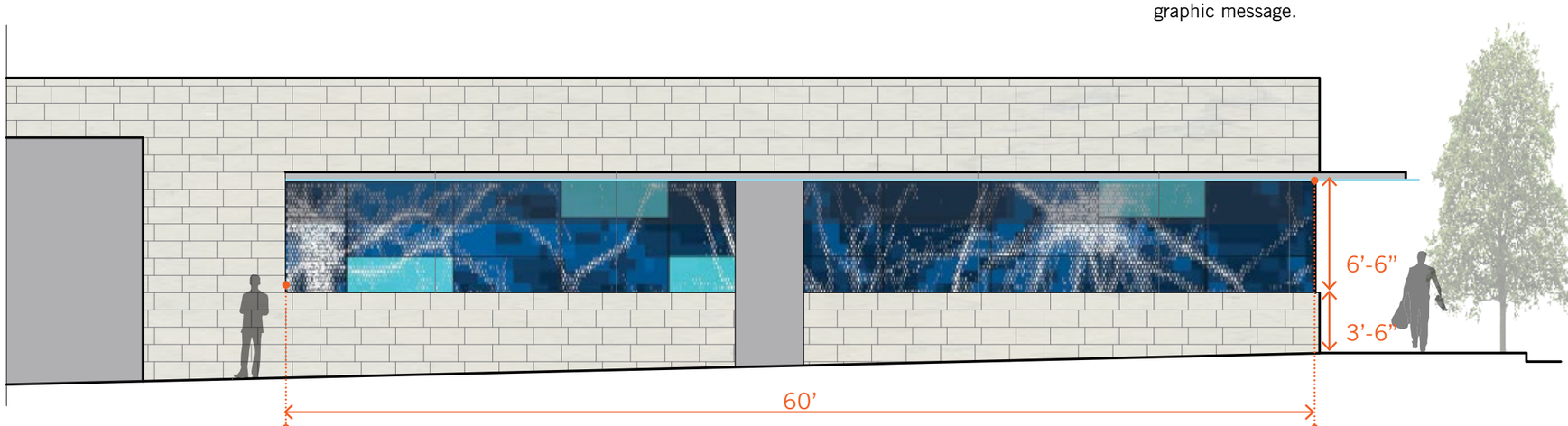


Built example of daytime effect

Built example of nighttime effect

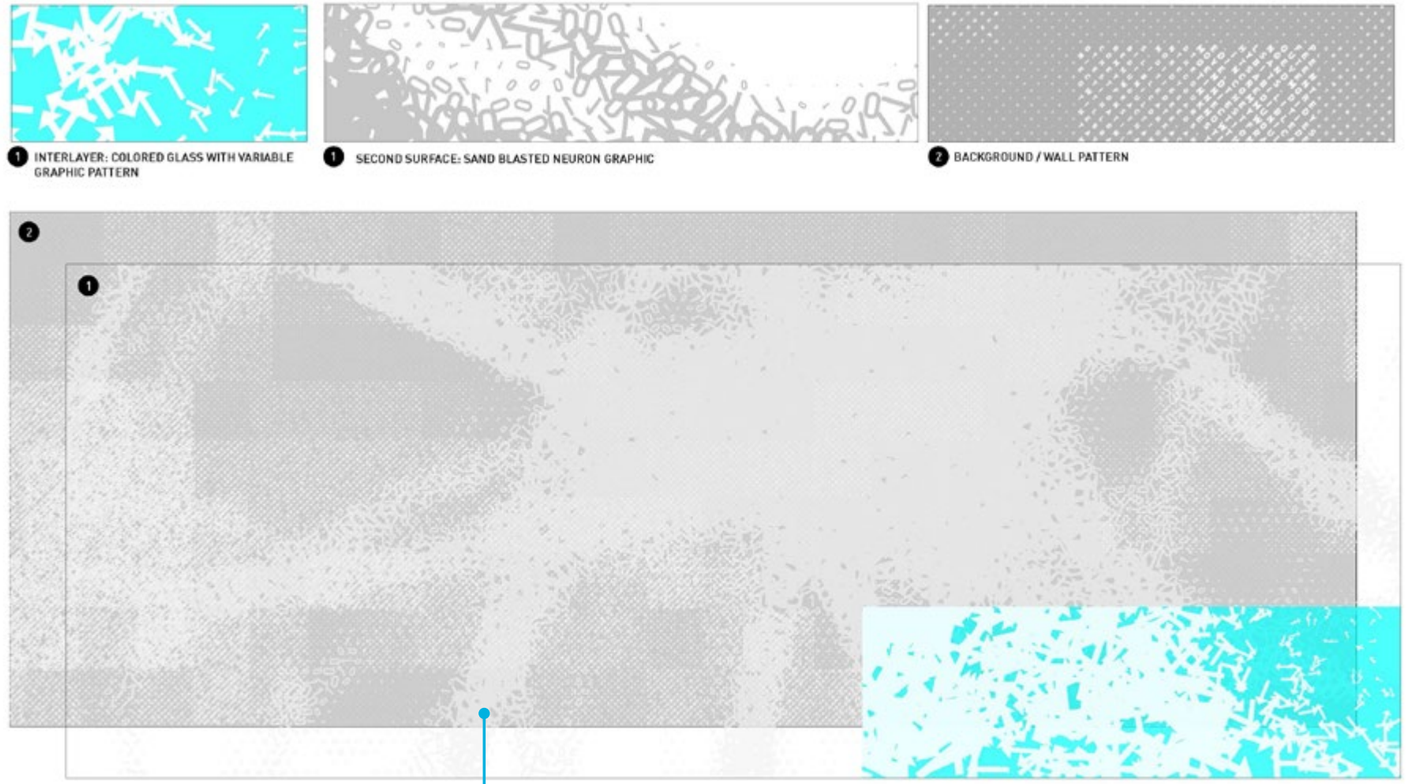
MEDIA WALL

The media wall is designed to provide pedestrian interest both day and night at a variety of scales and is constructed to provide flexibility for future re-adaptation including alternative graphic treatments as well as potential conversion to a vision glass system for future uses. A series of graphic layers are composed along the illuminated linear light/shadow box to provide an experience that has a dynamic and changing character reinforced by a graphic art solution that undergoes a ‘metamorphosis’ as the pedestrian moves along its length. A continuous glass canopy provides overhead weather protection and will reflect and transmit the imagery at night. The media wall design reflects an Allen Institute specific concept, but could be modified in the future for a potential future tenant or if the Allen Institute chose to refresh the graphic message.

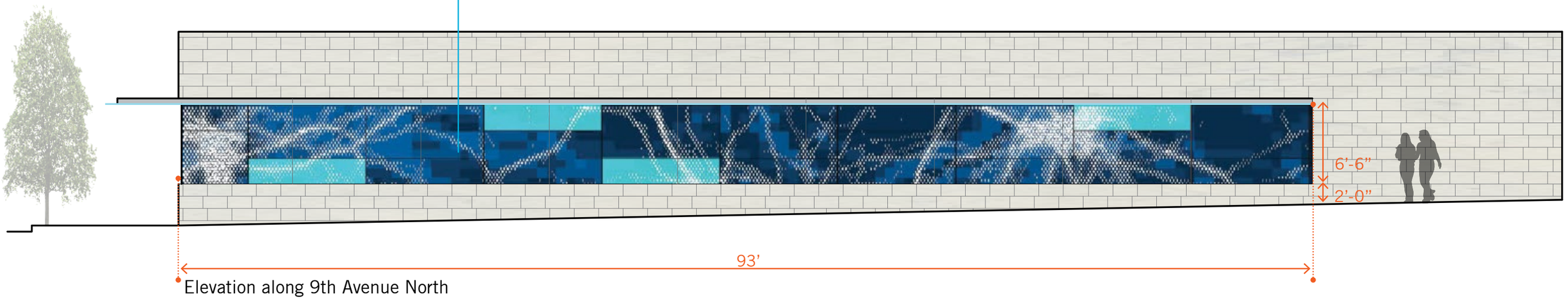


Elevation along Broad Street

enlarged example of proposed graphic layer



proposed graphic layers and materials



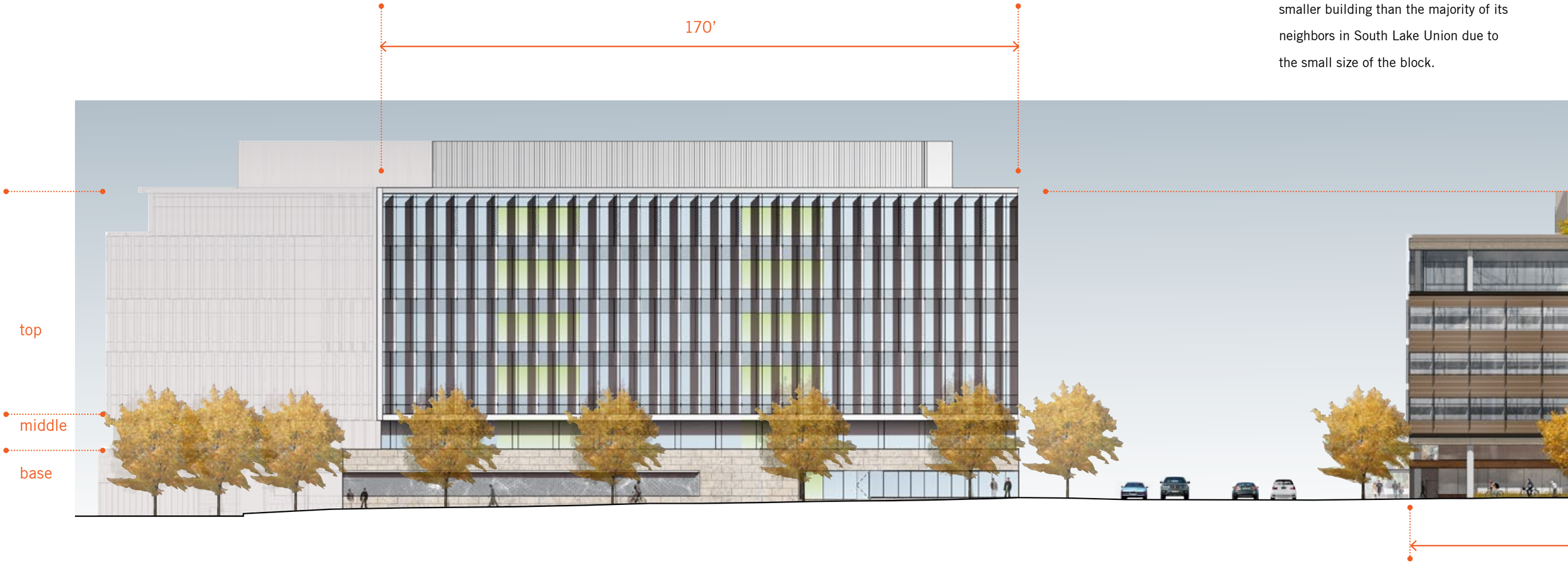
Elevation along 9th Avenue North

Media wall along 9th

Media wall at corner of 9th and Broad

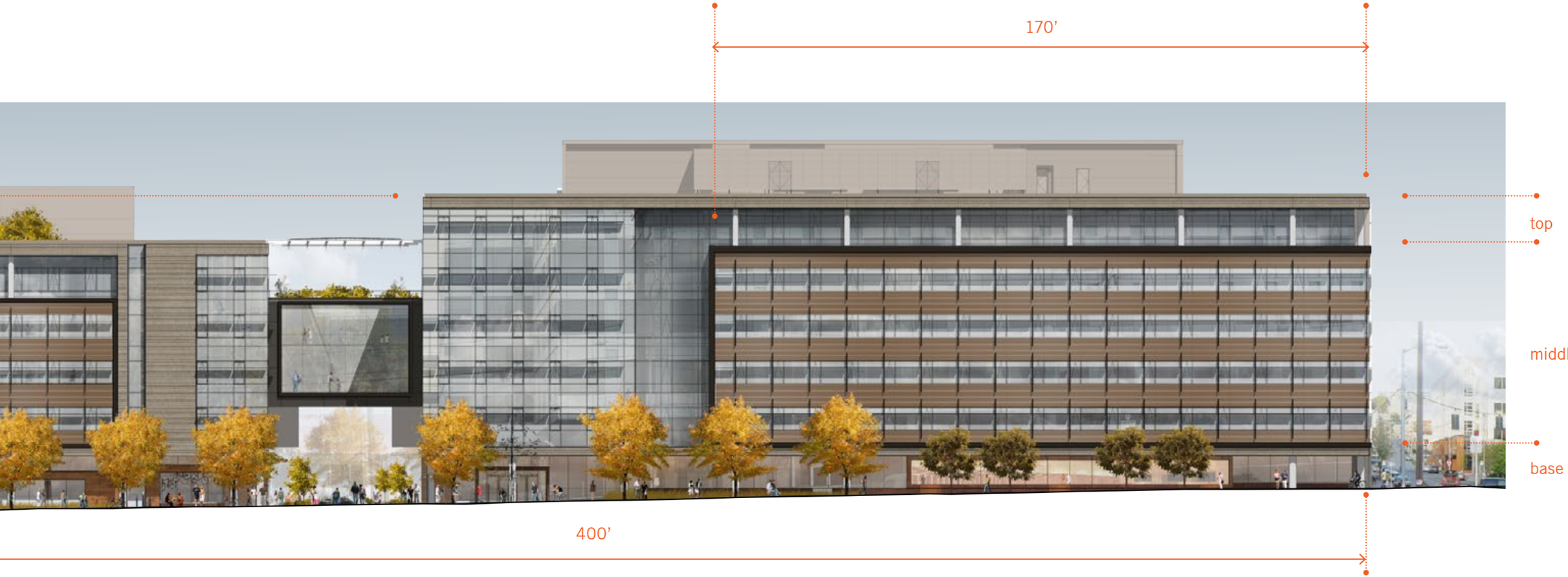
SCALE CONTEXT

The length of the Allen Institute along 9th Avenue is significantly less than the length of Block 44, to the south, thus creating an interesting scalar relationship within the emerging urban context.
The Allen Institute is a noticeably smaller building than the majority of its neighbors in South Lake Union due to the small size of the block.



Allen Institute for Brain Science

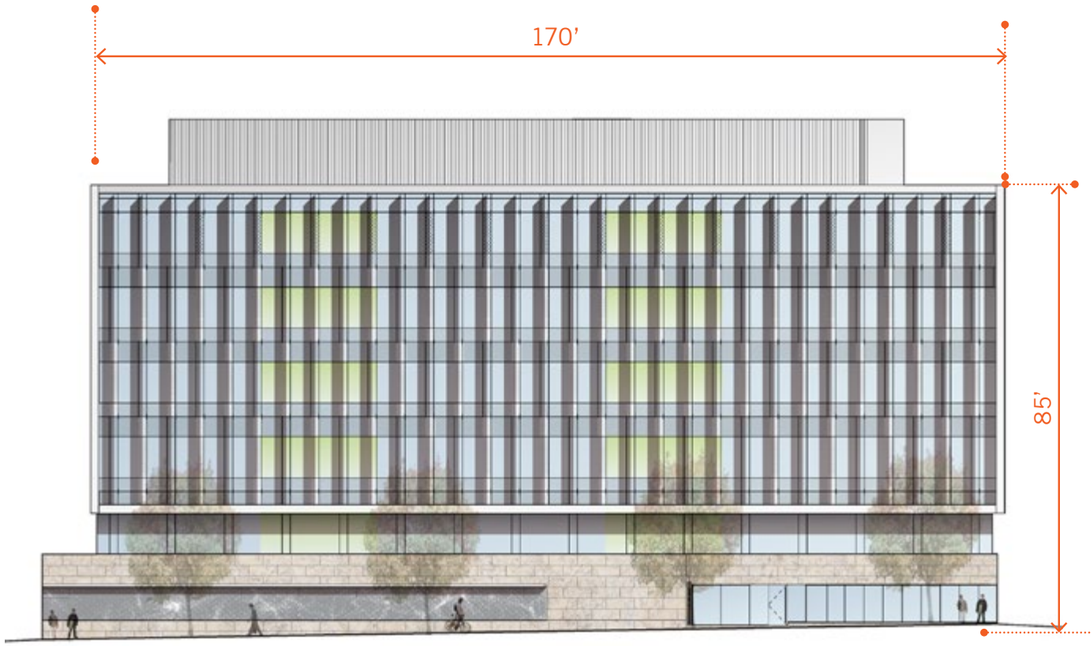
SCALE CONTEXT



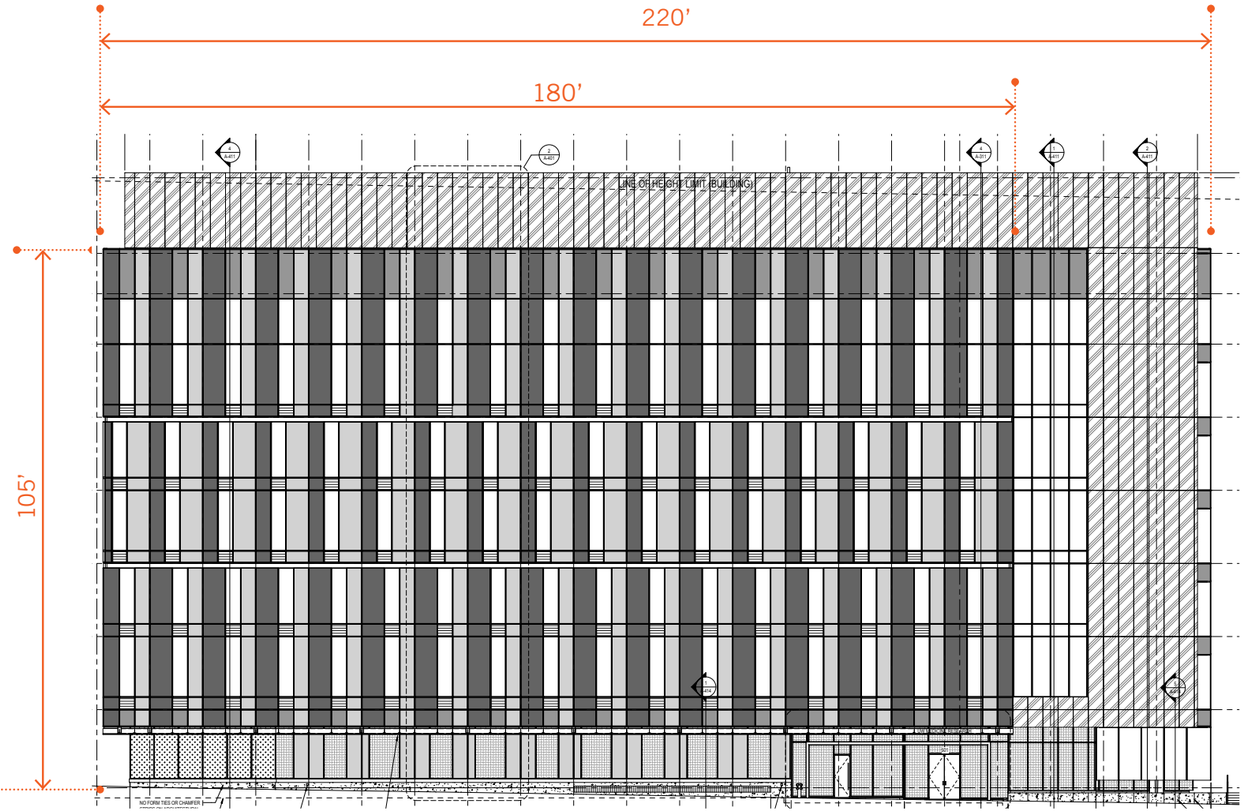
Block 44 Mixed Use Development

SCALE CONTEXT

The UW Medicine development adjacent to the Allen Institue has been cited by the Design Review Board and DPD as an exemplary design from which scale and modulation cues should be taken. A direct comparison demonstrates the highly articulated modulation and smaller relative scale of the Allen Institute.

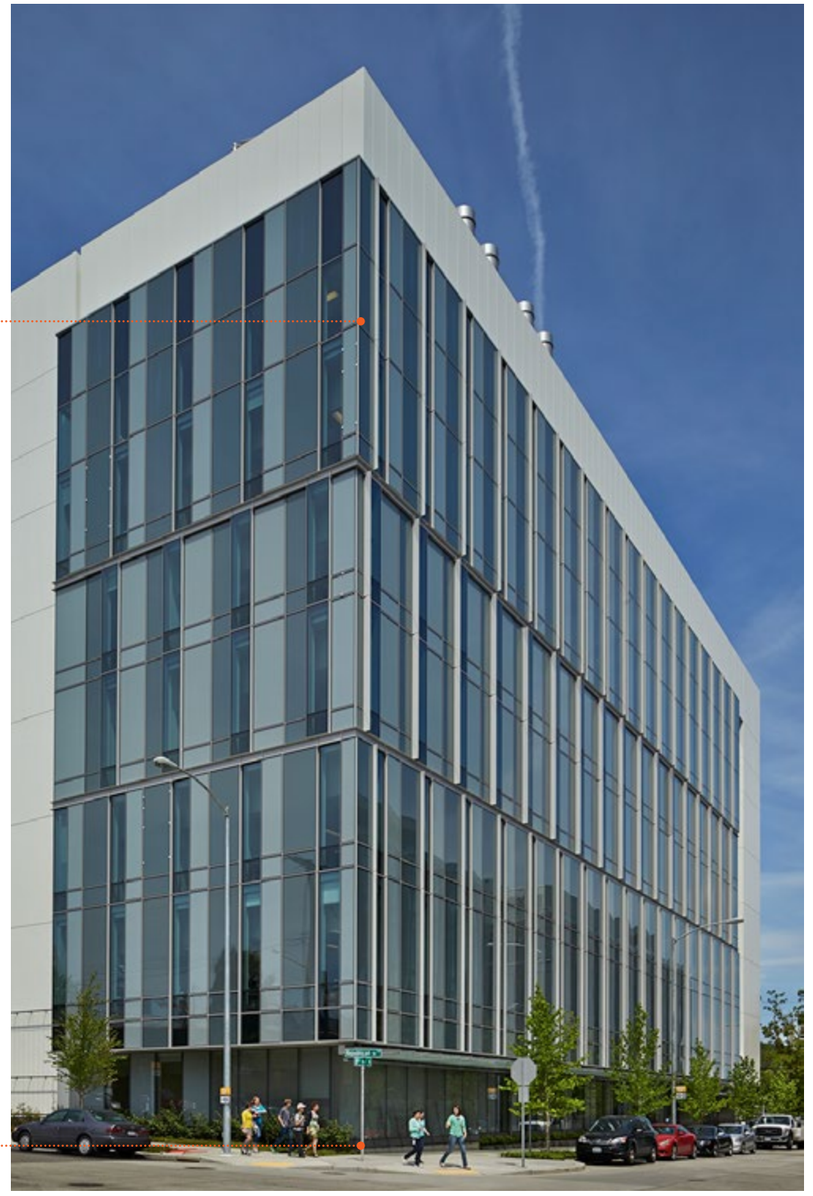


Allen Institute for Brain Science



University of Washington School of Medicine

Allen Institute for Brain Science

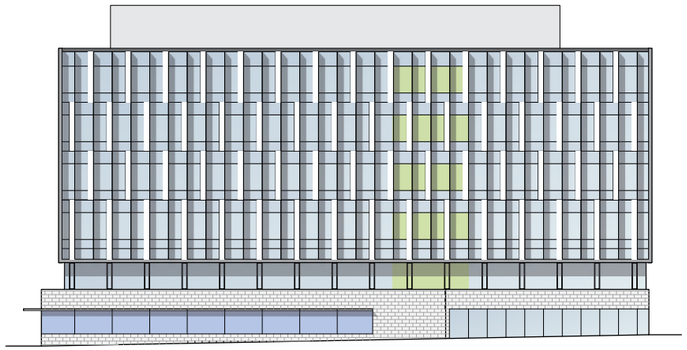


University of Washington School of Medicine

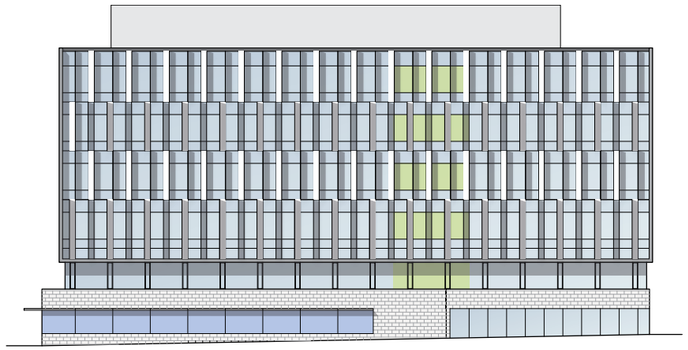
WEST ELEVATION: OPTIONS 1-6

1

- Sunshades regular.
- Mesh at operable windows.
- Wide horizontal spandrel shadow box.
- Single colored wall.



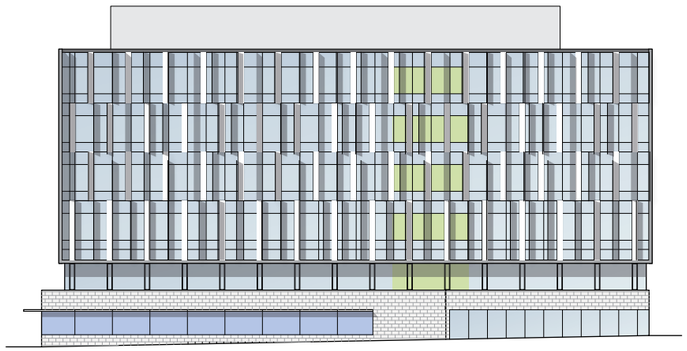
2



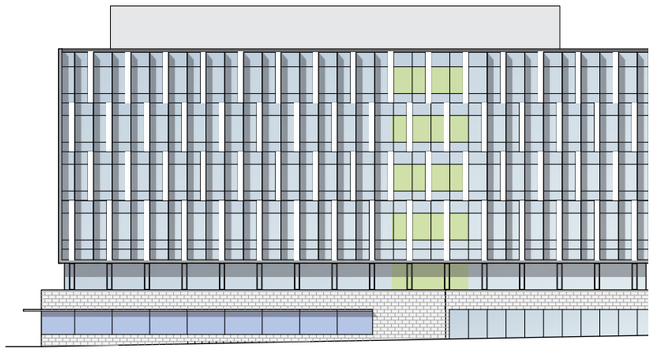
- Sunshades shifted.
- Mesh at operable windows.
- Wide horizontal spandrel shadow box.
- Single colored wall.

3

- Sunshade spacing ‘random’.
- Mesh at operable windows
- Wide horizontal spandrel shadow box.
- Single colored wall.



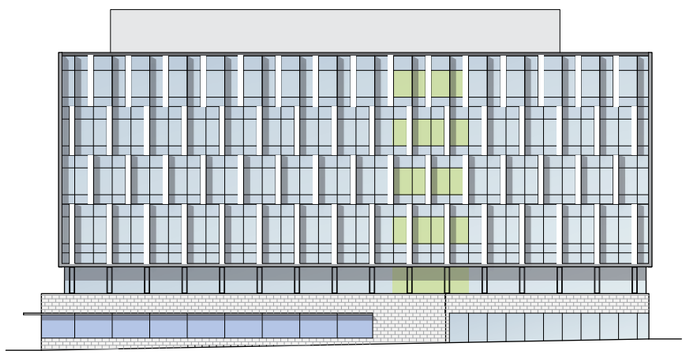
4



- Sunshades eliminated at shear wall.
- Mesh at operable windows
- Wide horizontal spandrel shadow box.
- Single colored wall.

5

- Sunshade spacing 2x and shifted.
- Mesh at operable windows
- Wide horizontal spandrel shadow box.
- Single colored wall.



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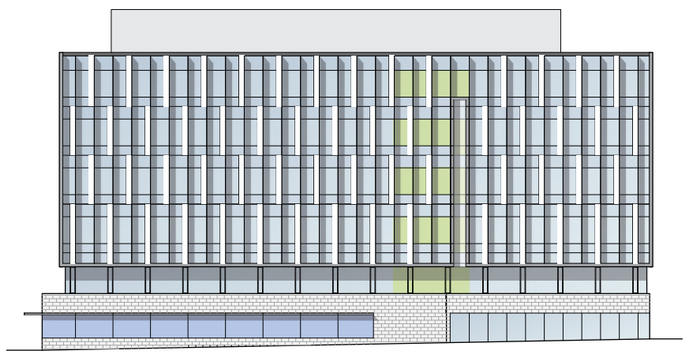
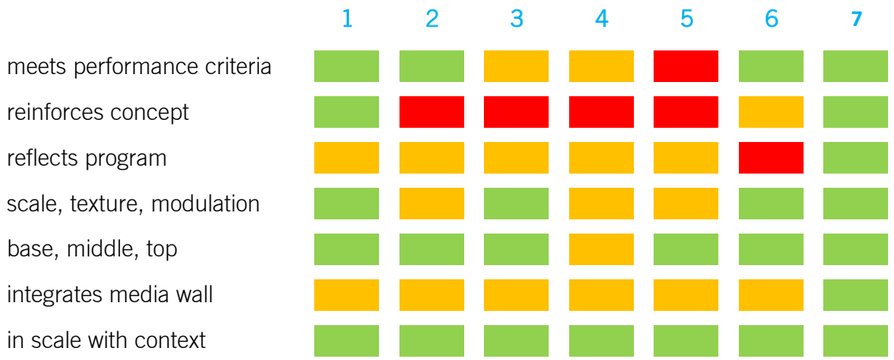


- Sunshades regular.
- ‘Container’ frame added.
- Mesh at operable windows
- Wide horizontal spandrel shadow box.
- Single colored wall.

WEST ELEVATION: OPTION 7 (PREFERRED)

A series of alternative exterior design approaches were considered to address scale and modulation along 9th. These alternatives were evaluated by the design team according to quantitaive (performance based) and qualitative (aesthetic) criteria as well as relevant design guidelines. The preferred option was informed by ongoing dialogue with DPD. The resulting preferred option provides significantly increased vision glass area, sunshades that are more transparent, substantial use of color and lighting, and intergates with the media.



Colored walls define laboratory zones. Illumination emphasizes effect at night. Coordinates with media wall.

Colored walls define laboratory zones. Illumination emphasizes effect at night. Coordinates with media wall.

Spandrel shadow box dimension minimized through integrated design of high performance enclosure - maximizes daylight and visibility of colored walls, simplifies composition and emphasizes verticality.

Media wall enlarged, designed for future flexibility.

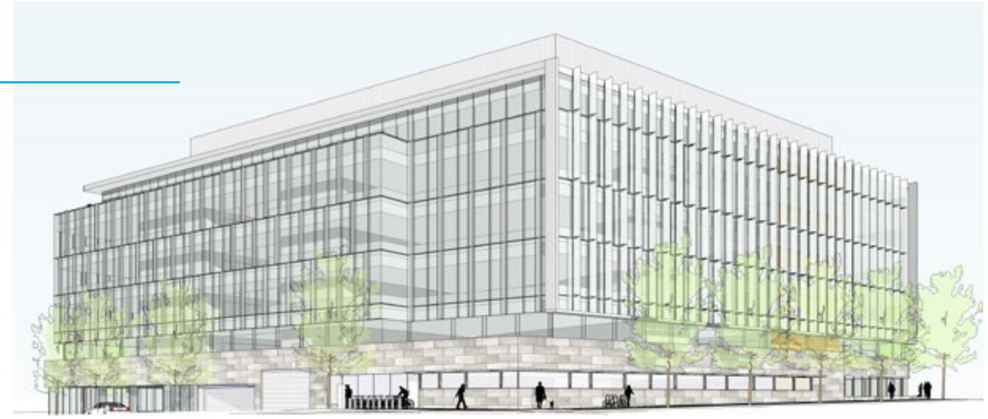
Sunshades spaced for optimal performance and consistency with overall concept. Sunshade material made more 'open' to enhance translucency and reading of modulated composition.

Operable windows accented with internal metal mesh, modulated to create visual interest and constistency with overall concept.

WEST ELEVATION: OPTIONS 1-3

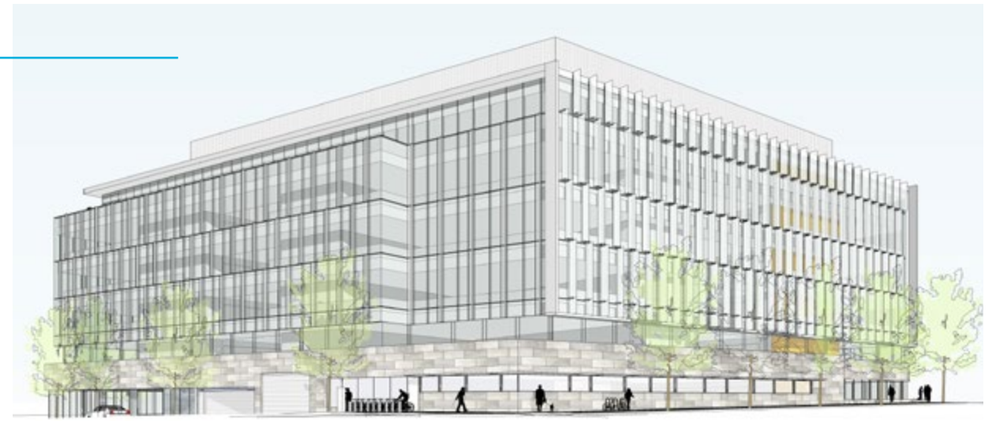
1

- Sunshades regular.
- Mesh at operable windows.
- Wide horizontal spandrel shadow box.
- Single colored wall.



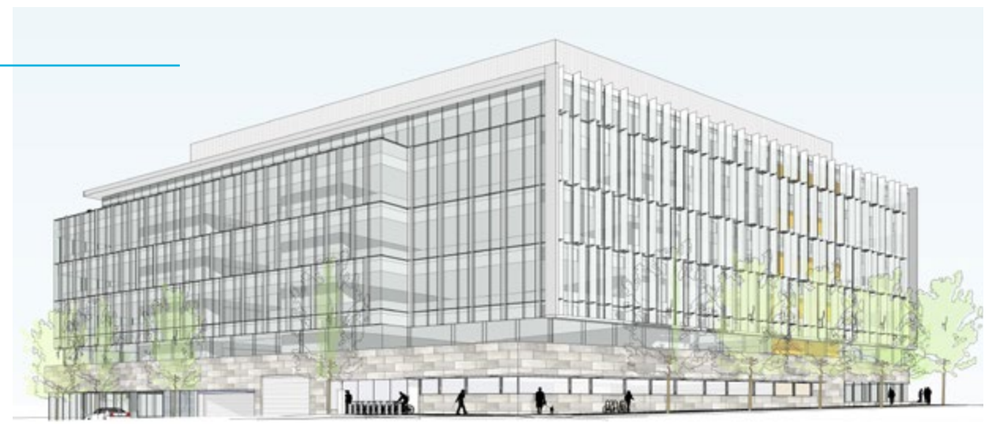
2

- Sunshades shifted.
- Mesh at operable windows.
- Wide horizontal spandrel shadow box.
- Single colored wall.



3

- Sunshade spacing ‘random’.
- Mesh at operable windows
- Wide horizontal spandrel shadow box.
- Single colored wall.



	1	2	3
meets performance criteria			
reinforces concept			
reflects program			
scale, texture, modulation			
base, middle, top			
integrates media wall			
in scale with context			

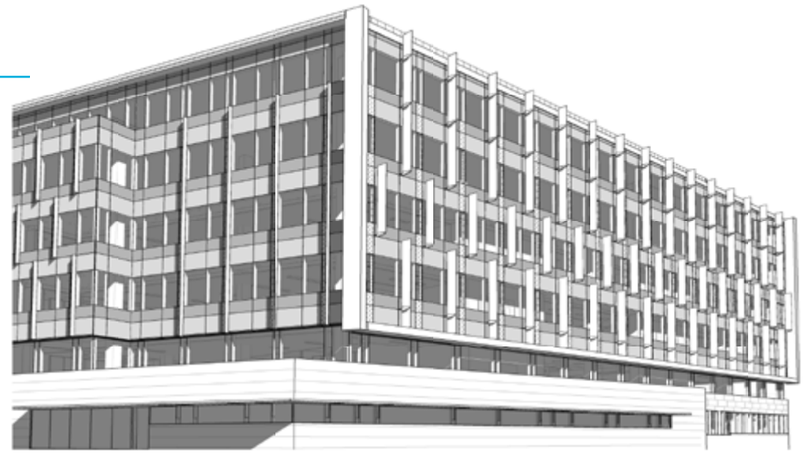
WEST ELEVATION: OPTIONS 4-6

4

- Sunshades eliminated at shear wall.
- Mesh at operable windows
- Wide horizontal spandrel shadow box.
- Single colored wall.

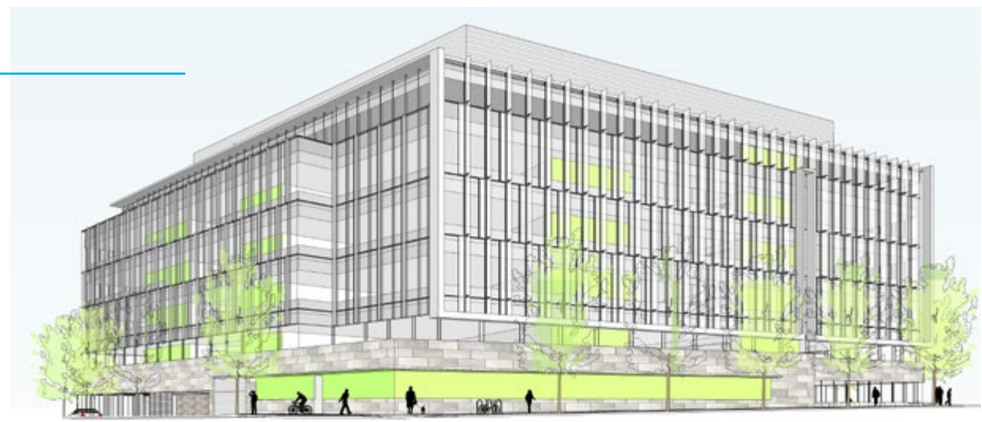
5

- Sunshade spacing 2x and shifted.
- Mesh at operable windows
- Wide horizontal spandrel shadow box.
- Single colored wall.

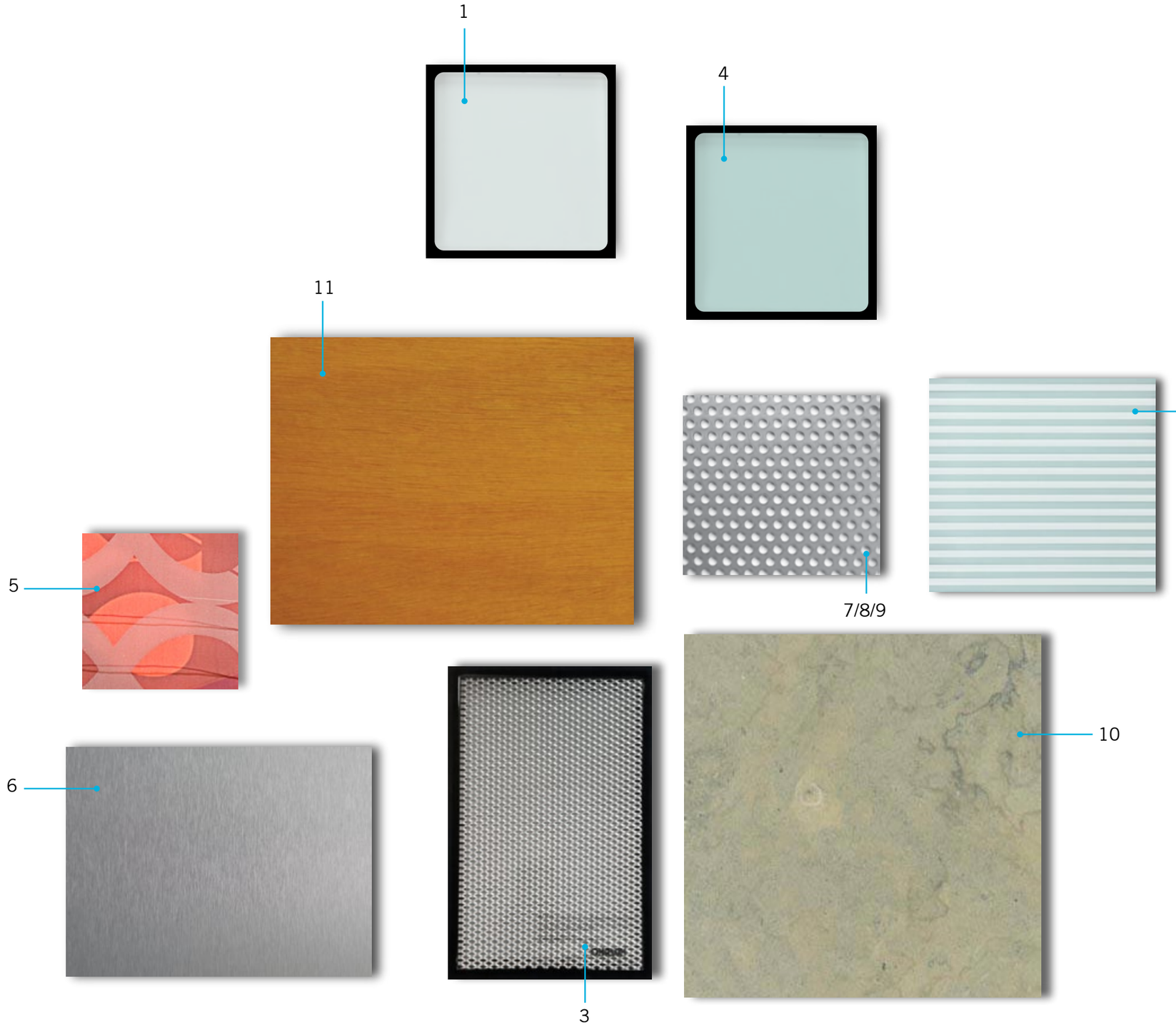


6

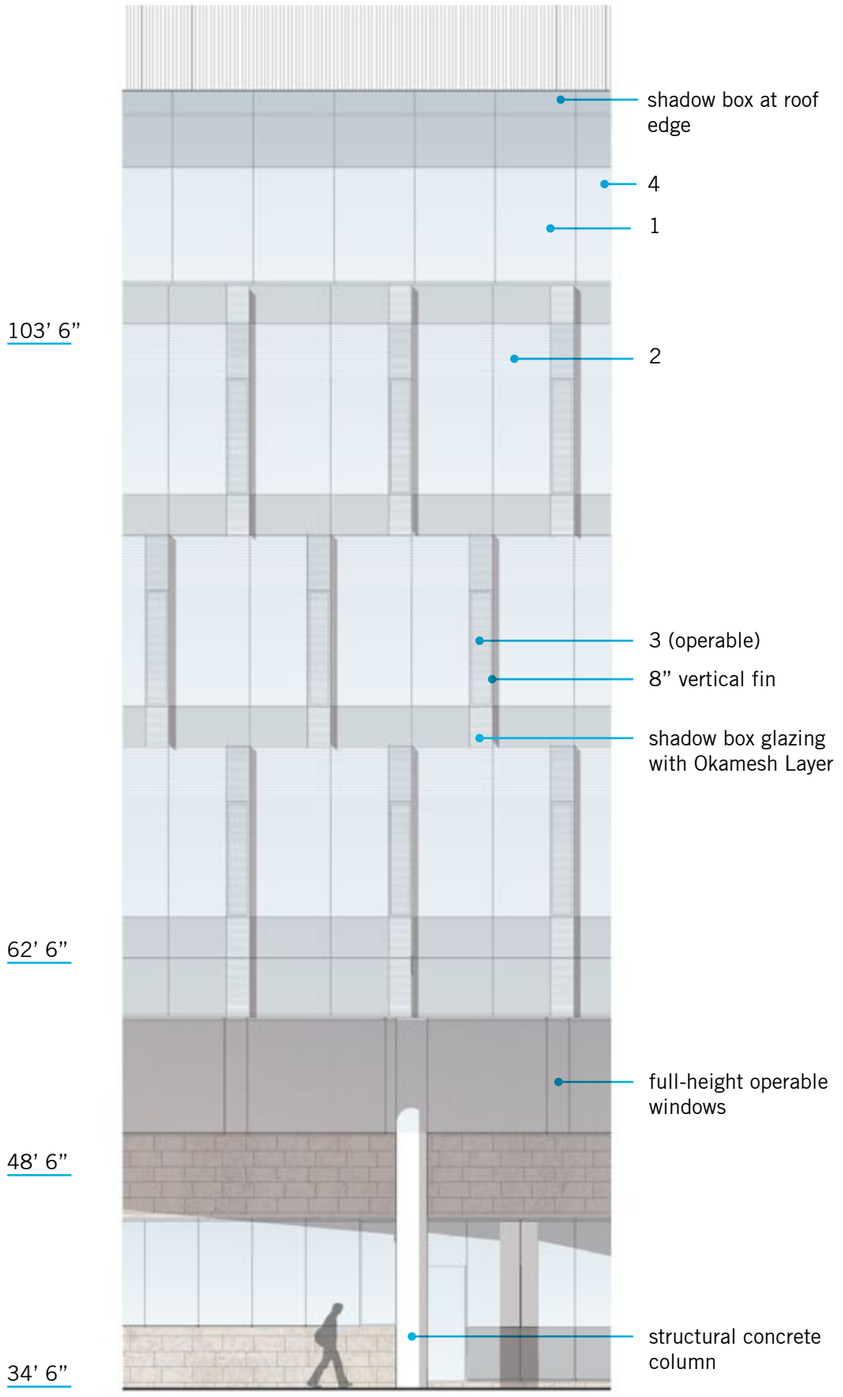
- Sunshades regular.
- ‘Container’ frame added.
- Mesh at operable windows
- Wide horizontal spandrel shadow box.
- Single colored wall.



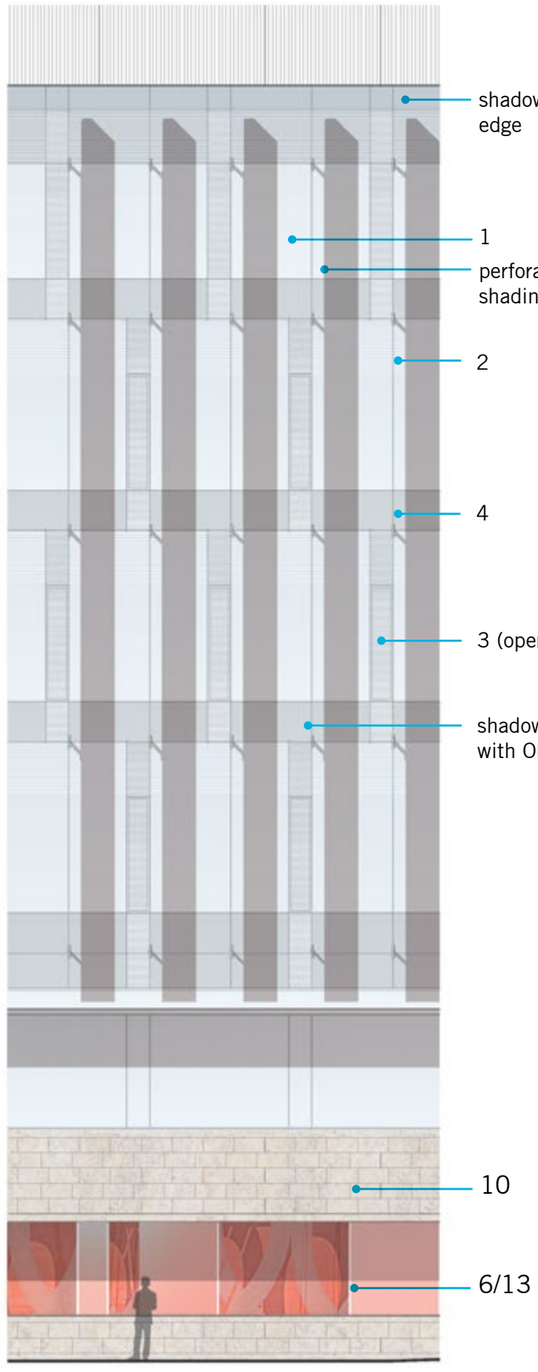
	4	5	6
meets performance criteria			
reinforces concept			
reflects program			
scale, texture, modulation			
base, middle, top			
integrates media wall			
in scale with context			



1. Vision Glazing
2. Vision Glazing with Line Frit
3. Okamesh (vision glazing with integrated metal mesh)
4. Shadow Box
5. Colored Glazing
6. Metal Panel
7. Perforated Metal Panel
8. Perforated Metal Fin
9. Perforated Metal Sunshade
10. Stone
11. Composite Wood Panel (at soffit)



Enlarged South Elevation



Enlarged West Elevation

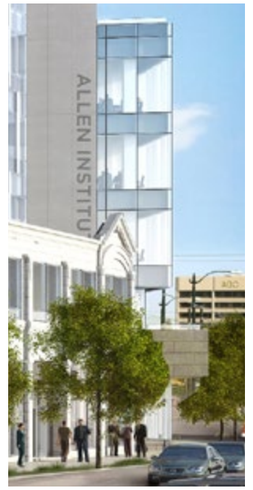
1. Vision Glazing
2. Vision Glazing with Line Frit
3. Okamesh Glazing
4. Shadow Box
5. Colored Glazing
6. Metal Panel
7. Perforated Metal Panel
8. Perforated Metal Fin
9. Perforated Metal Sunshade
10. Stone
11. Composite Wood Panel (at soffit)
12. Existing Terracotta Cladding
13. Media Wall


TAP
DUCATI SEATTLE

SITE SIGNAGE

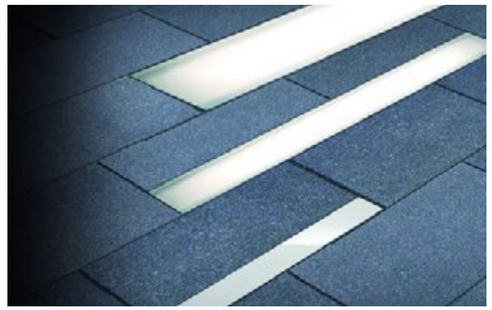
Proposed building identity signage

Proposed building identity signage



Proposed retail signage

Proposed retail signage



1. In-pavement lighting
2. Stone benches
3. Bike racks

DEVELOPMENT STANDARD DEPARTURE REQUESTS, PROJECT 3014287

	SMC DEVELOPMENT STANDARDS	DEPARTURE REQUEST	HOW THE CODE DEPARTURE BETTER MEETS DESIGN GUIDELINES	APPLICABLE DESIGN GUIDELINES
1	**SMC 23.48.014D** **Street Level Setbacks** Structures may be set back up to twelve (12) feet from the property line...the setback area shall be landscaped according to the provisions of Section 23.48.024 2. Additional setbacks shall be permitted for up to thirty (30) percent of the length of the set-back street wall, provided that the additional setback is located a distance of twenty (20) feet or greater from any street corner.	**Request for departure from street level setback requirements** Request to set back more than 12 feet from the property line at more than 30% of the length of Mercer Street and less than 20 feet from the street corner	The unique site conditions related to the reconstructed historic Pacific McKay Building provide an opportunity for a meaningful public open space and landscape buffer at the southern frontage of the site along Mercer Street. This landscaped space extends from the southwest corner and gracefully grows in dimension to create a terrace that connects to the retail use in the McKay Building. The space features a meandering path from which to experience the natural environment including plantings, a water feature, and stone seat walls.	A-1 Responding to Site Characteristics A-2 Streetscape Compatibility A-4 Human Activity D-1 Pedestrian Open Spaces and Entrances E-1 Reinforce Existing Landscape Character of Neighborhood E-2 Landscaping to Enhance the Building and/or Site E-3 Landscape Design to Address Special Site Conditions
2	**SMC 23.48.019B** **Street Level Uses** A minimum of seventy-five (75) percent of each street frontage at street level where street level uses are required must be occupied by uses listed in subsection A. The remaining twenty-five (25) percent of the street frontage at street level may contain other permitted uses and/or pedestrian or vehicular entrances. The frontage of any exterior outdoor common recreation area required for residential uses, shall not be counted in street frontage A. The following uses qualify as required street level uses: 1. General sales and service uses; 2. Eating and drinking establishments; 3. Entertainment uses; 4. Public libraries; and 5. Public parks	**Request for departure from requirement for street level uses in subsection A** The proposed design provides street level uses at 62% of the street frontage along Westlake Avenue N, within the block's two historic buildings. The remainder of the Westlake street frontage is occupied by the building entry and the Allen Institute auditorium.	The mission and programs of the Allen Institute provide an opportunity to locate the auditorium at a prominent location that relates well to other scientific and cultural activities including Lake Union Park. The auditorium is visible to the public through extensive glazing and will provide programs that are of interest to a broad demographic.	A-4 Human Activity A-2 Streetscape compatibility D-1 Pedestrian Open Spaces and Entrances
3	**SMC 23.48.018.B.3.a** **Street Level Transparency at Broad and 9th - blank facades** Blank facades shall be limited to segments thirty (30) feet wide, except for garage doors which may be wider than thirty (30) feet. Blank facade width may be increased to sixty (60) feet if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest.	**Request for a departure from maximum length of blank facades at street level.** Request to consolidate the blank facades in a manner that responds to the research and security requirements of the Allen Institute. The Institute has certain programs that require light controlled and secure spaces to be located in a single location on the first floor. These programs result in the need for a blank wall at street level.	Requirements for total width and percentage of transparency are met - the departure is for the contiguous length of allowable blank wall only. The consolidation of the blank walls into a single zone provides an opportunity to offer pedestrians a visually engaging 'media wall' that integrates artist designed graphic information with architectural details and integral lighting. Overhead weather protection will be provided along the extents of the media wall for pedestrian scale and comfort.	A-4 Human Activity C-2 Architectural Concept and Consistency C-3 Human Scale C-4 Exterior Finish Materials D-2 Blank Walls

DEVELOPMENT STANDARD DEPARTURE REQUESTS, PROJECT 3014287

	SMC DEVELOPMENT STANDARDS	DEPARTURE REQUEST	HOW THE CODE DEPARTURE BETTER MEETS DESIGN GUIDELINES	APPLICABLE DESIGN GUIDELINES
4	**SMC 23.48.034.C.3 & SMC 23.54.030.F.2.b.2** **Parking and Loading access limited to one two way curb cut and 22' minimum curb cut width** If the lot does not abut an improved alley, parking and loading access may be permitted from the street. Such access shall be limited to one two-way curb cut. In the event the site is too small to permit one two-way curb cut, two one way curb cuts shall be permitted. One curb cut greater than 10 feet but in no case greater than 20 feet in width may be substituted for each two curb cuts permitted by subsection 23.54.030.F.1.a;	**Request for a departure from quantity and minimum size of curb cuts** Request to provide a separate curb cut for service vehicle access, and to size the service curb cut to a smaller than minimum size. The design and configuration of the vehicle related access to the development has been carefully coordinated with SDOT and the recommendations of the civil engineer. The shape of the site, the topography, and the lack of an alley limit options for servicing and vehicle and bicycle ingress and egress. Site and program requirements require separate vehicle and service entries for operational security, and for safe vehicle maneuvering within the structure.	Separating the service and vehicle drives provides the best overall safety for pedestrians, cyclists, motorists, and service vehicles. Care has been taken to minimize the width of curb cuts, provide maximum landscaping, and use signage, color, and visual cues to ensure safety and a pleasant pedestrian experience. A 5' wide pedestrian refuge zone between the truck and vehicle entries has been provided.	A-8 Parking and Vehicle Access C-5 Structured Parking Entrances D-7 Personal Safety and Security
5	**SMC 23.48.014.B.1 & SMC 23.48.014.B.2** **Minimum Façade Height at Westlake** On Class 1 Pedestrian Streets all facades shall have a minimum height of forty-five (45) feet. 2. On Class 2 Pedestrian Streets, as shown on Map B, all facades shall have a minimum height of twenty-five (25) feet.	**Request for a departure from minimum façade heights of 45 feet on Westlake and 25 Feet on Mercer** Note that this request relates only to the facades of the historic buildings.	The landmarked Pacific McKay and Ford McKay are a valuable asset to the community and the site and are required to be reconstructed at their original heights of 25' and 34', which do not meet the current zoning requirement.	C-1 Architectural Context
6	**SMC 23.48.014.C** **Façade frontage at Westlake** All facades on Class 1 Pedestrian Streets shall be built to the street property line along a minimum of seventy (70) percent of the facade length.	**Request for a departure from building to the property line where the property line curves at the northeast corner.**	The Allen Institute design is an articulated assemblage of three volumes that reflect the 'petal concept' of the research organization within. The northeast corner of the building at Broad Street and Westlake Avenue N provides a strong visual termination and expression of this design logic by being set perpendicular to Broad Street. This creates additional public open space adjacent to the active, highly transparent auditorium.	A-1 Responding to Site Characteristics A-2 Streetscape Compatibility A-4 Human Activity A-10 Corner Lots C-2 Architectural Concept and Consistency D-1 Pedestrian Open Spaces and Entrances

Departure 4a: Parking/Loading Access (23.48.034.C.3)

- driveways limited to one two-way curbcut to access parking and loading
- proposal is for one two-way curbcut for vehicles and one reversible curbcut for trucks

Departure 4b: Curbcut Width (23.54.030.F)

- curbcuts to have a minimum width of 22’ and maximum widht of 25’
- proposal is for truck curbcut to have a width of 20’ (narrower than minimum)

Departure 6: Facade Frontage at Westlake (23.48.014.C)

- min. frontage at Westlake to be built at property line: 70%
- proposed frontage at Westlake to be built at property line: 62%

Departure 2: Street-Level Uses (23.48.019.B)

- min. frontage at Westlake to be occupied by street-level uses: 75%
- proposed frontage at Westlake to be occupied by street-level uses: 62%

Departure 1: Street-Level Setbacks (23.48.014.D)

- max. setback from property line: 12’
- max. amount of facade that is set back more than 12’: 30%
- proposed amount of facade that is set back more than 12’: 69%

Departure 5: Minimum Facade Height
(23.28.014.B.1)

- min. facade ht. at Westlake: 45’
- proposed (required by Landmarks) facade height at McKay: 24’-5” / 33’-11”

Westlake Avenue N Elevation

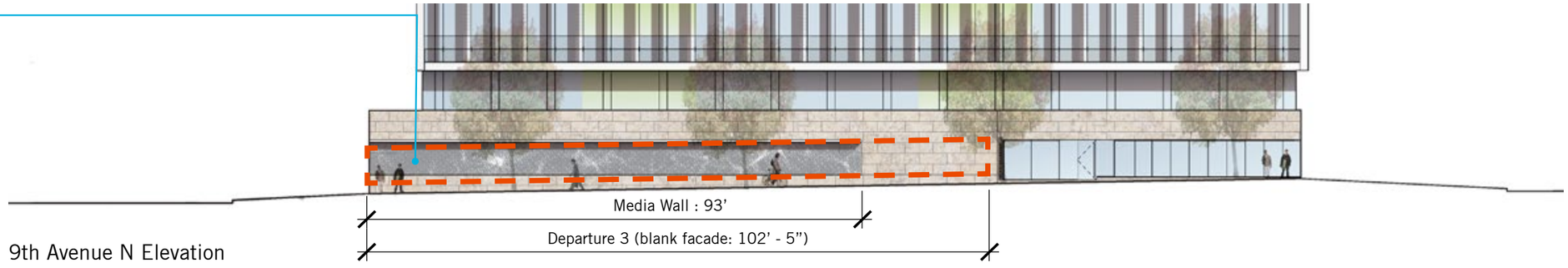
Departure 5: Minimum Facade Height
(23.28.014.B.2)

- min. facade ht. at Mercer: 25’
- proposed (required by Landmarks) facade height at McKay: 23’-8”

Mercer Street Elevation

Departure 3: Street-Level Transparency
(23.48.018.B)

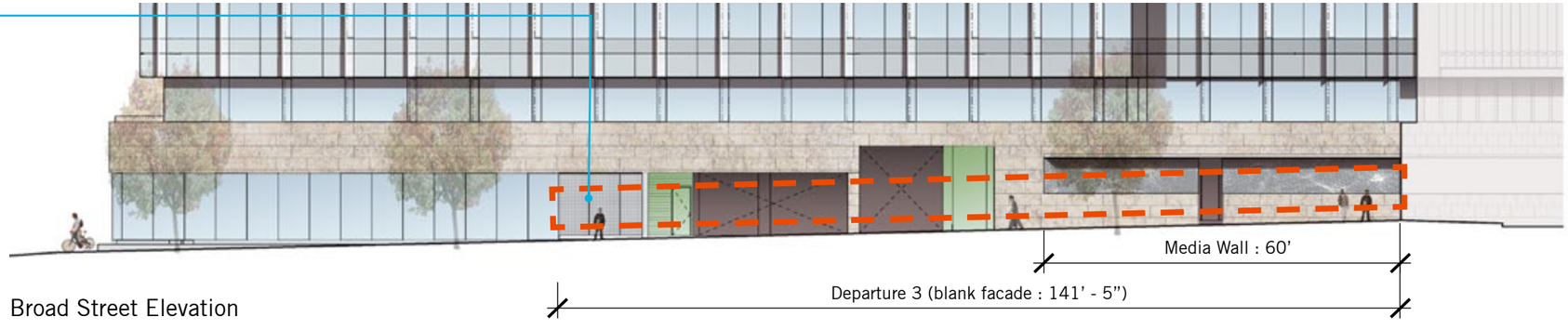
- max. length of any blank segment: 30’
- proposed length of blank segment: 102’-5”
- *note that requirements for percentage of overall transparency are met



9th Avenue N Elevation

Departure 3: Street-Level Transparency
(23.48.018.B)

- max. length of any blank segment: 30’
- proposed length of blank segment: 141’-5”
- *note that requirements for percentage of overall transparency are met



Broad Street Elevation