1124 COLUMBIA ST

Early Design Guidance

PROJECT #3014948

PREPARED BY COLLINSWOERMAN ON 05-24-13
710 SECOND AVE SUITE 1400
SEATTLE, WA 98104

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COLLINS WOERMAN

Project Design Approach and Philosophy

1124 Columbia provides a unique opportunity to reshape a development that has not been significantly altered for over 32 years.

Twentieth century development of this site began with the construction of Eklind Hall in 1945. An addition in 1961 increased the building which served as a nursing school and residence. In 1975 a 7-story, Brutalist-style, concrete laboratory was built along the north portion of the site. An underground Vivarium with entry driveway and parking lid was constructed in 1981-- completing the development to the arrangement which stands today. Many developers and property owners have contemplated the redesign of this site, but none have successfully attempted an adaptive reuse and modification until now.

Along with our primary goal of providing high quality architecture and urban design, it is the client's charge to change the perception of the site. We seek a cohesive, contemporary design for an additional 65,000 gsf of medical office space with parking for 400+ vehicles in a largely underground garage. The resulting new building volume -- replacing Eklind Hall and the Vivarium to the south -- will contrast in form, material, transparency and delicacy with the rejuvenated 1975 structure. Together with a comprehensive interior renovation, the exterior will undergo a modest enhancement -- but the stout, rectilinear and rugged nature of this edifice will remain. We intend to play off this character distinctly with the new building.

Regardless of the different design schemes provided in this book, Trammell Crow and the design team seek to develop a project that reinvigorates the site and remaining structure. We believe creating an addition that provides a sleeker, lighter, and more transparent mass as a counterpoint will positively change this urban block for the next 50 years.

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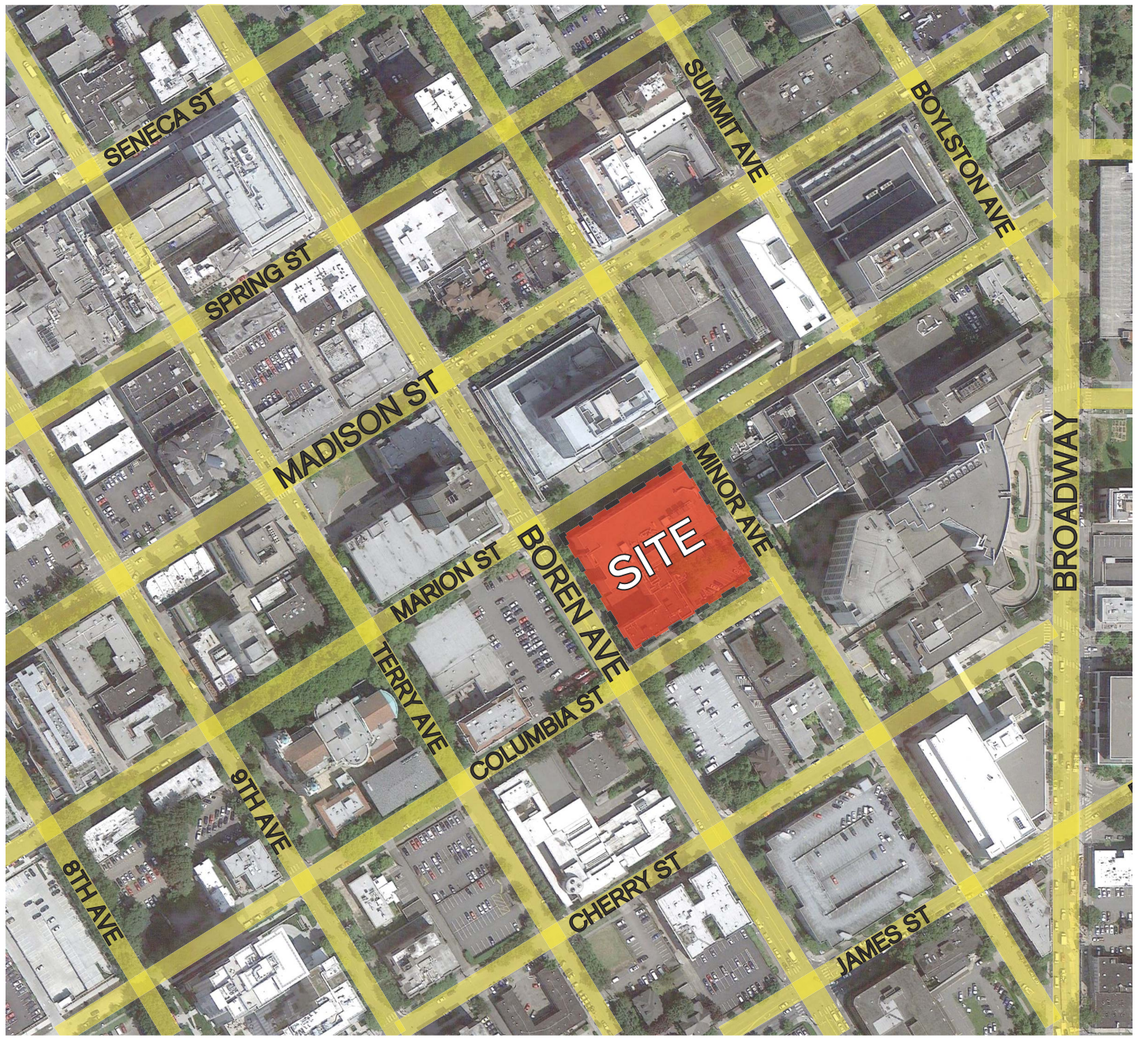


VICINITY PLAN SCALE: NTS

DEVELOPMENT OBJECTIVES

The site is currently comprised of three existing structures that are currently being used for a mix of laboratory uses. This includes a 7 storey laboratory research building, a connecting 5 story laboratory building (previous nursing facility), and a three story underground vivarium with a surface parking lot on top.

The intent of the proposed design will demolish the existing 5 story facility and underground vivarium, and in its place, it will provide a new and connecting 6 or 7 story addition to the south. This new addition will also include multiple levels of underground parking that will provide approximately 410 new parking stalls.

The main objective of this development is to provide state of the art laboratory and medical office space by remodeling the existing building and providing a new and adjoining medical office addition. The existing building along with it's new addition, will be approximately 100'-0" above grade and include 176,400 GSF of remodeled space and 65,000 GSF of new office space.

HIGH PRIORITY DESIGN GUIDELINES

B-1 Height, Bulk, and Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

C-2: Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

Buildings should exhibit form and features identifying the functions within the building.

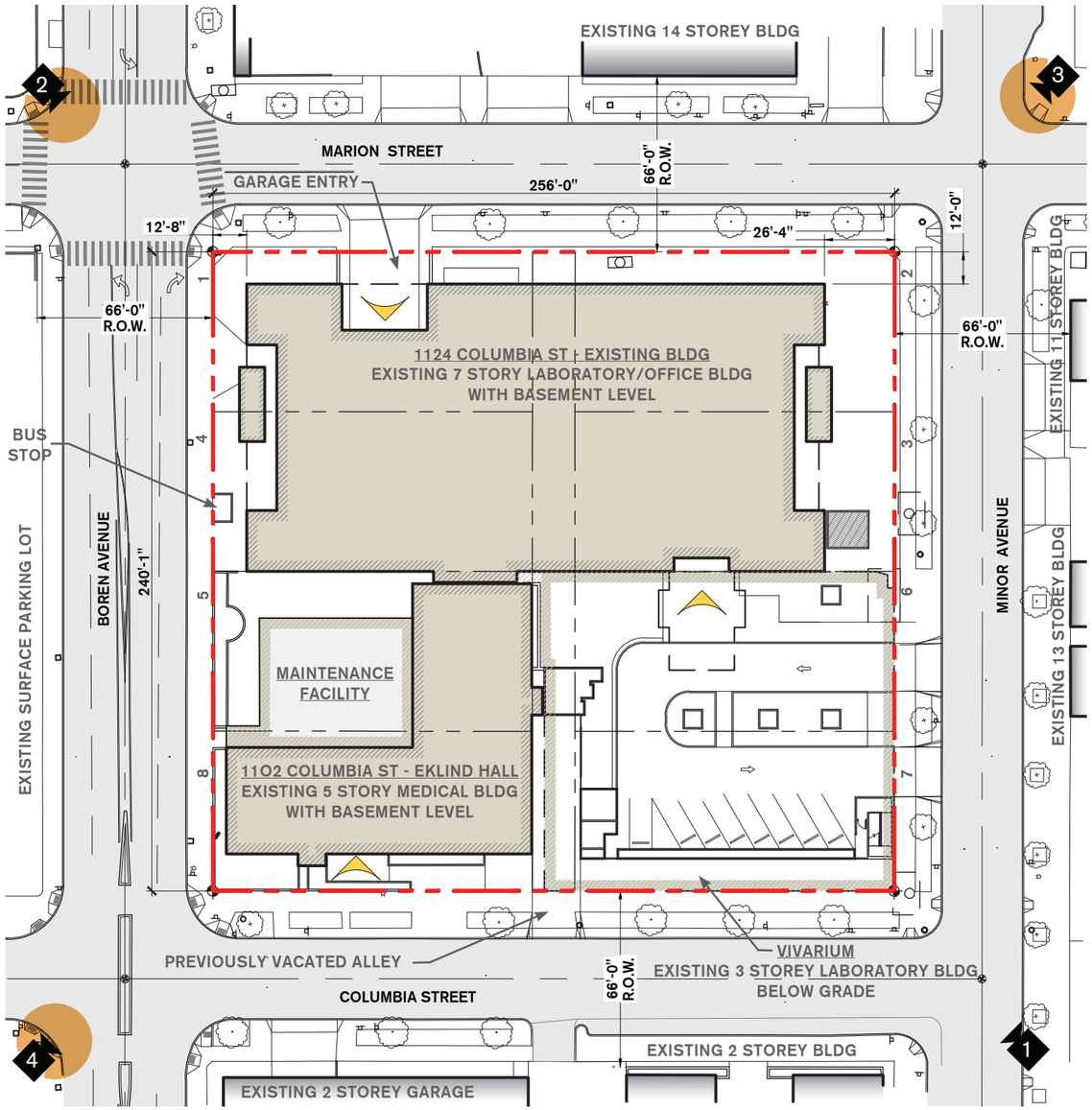
In general, the roofline or top of the structure should be clearly distinguished from its facade walls

D-1: Pedestrian Open Spaces and Entrance

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

*Note: See page 7 for existing site data and zoning

SITE ANALYSIS - EXISTING SITE PLAN



EXISTING SITE PLAN SCALE: NTS

: MAIN ENTRANCE

EXISTING SITE INFORMATION

The existing site is comprised of one single parcel with 8 lots and a previously vacated alley (V.O. 73797). There are three structures currently located on the site and are described below:

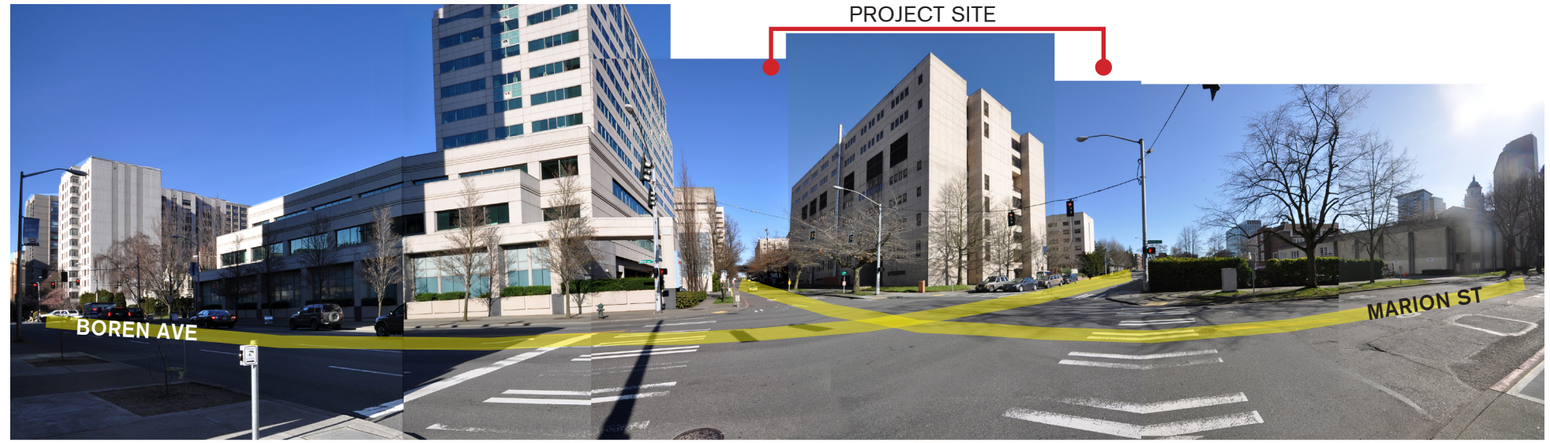
The "**Existing Building**" is 7 levels with a partial below grade basement. The basement level is accessed by a ramp off of Marion St and currently functions as a loading dock for the entire site and includes a few below grade parking stalls. The building's footprint is setback from the property line on all sides of the site a minimum of 10'. The structural system and exterior is comprised of cast in place concrete and it was originally completed in 1974. The first three levels are currently occupied by tenants and it will remain occupied through the construction of it's new phase. The building's main entrance is located on the south side of the building which faces a surface parking lot/drive court that is accessed off of Minor Ave through the use of two curb cuts and a "one way in" and "one way out" vehicular circulation.

"**Eklind Hall**" is a 5 story lab building that sits on the south west corner of the site. It is connected near the midpoint on the southern edge of the **Existing Building** through the use of an adjoining central stair that accommodates circulation between the buildings due to different floor elevations. **Eklind Hall** was originally built in the 1940's as an educational nursing facility and it's exterior envelope is comprised of white brick and glass block. It also has a lower level maintenance facility that is only one story which provides a small courtyard between the two buildings. It's currently setback approximately 5' from the west property line through the use of partial height walls with planting and several trees. The main entrance is on level one and faces onto Columbia St.

The "**Vivarium**" is a three story underground laboratory building that is connected along the south east side of the **Existing Building**. The top level serves as a surface parking area with 8 parking stalls and drive court for the main entrance to the **Existing Building**, which is accessed from Minor Ave. The top level is also setback approximately 10' from Columbia Street, and below grade it abuts the property line on the south and west sides of the site. The western edge of the **Vivarium** is flanked by a partial alley that has been previously vacated.

1 VIEW FROM MINOR AVE & COLUMBIA ST FACING SE

SITE ANALYSIS - EXISTING INFORMATION

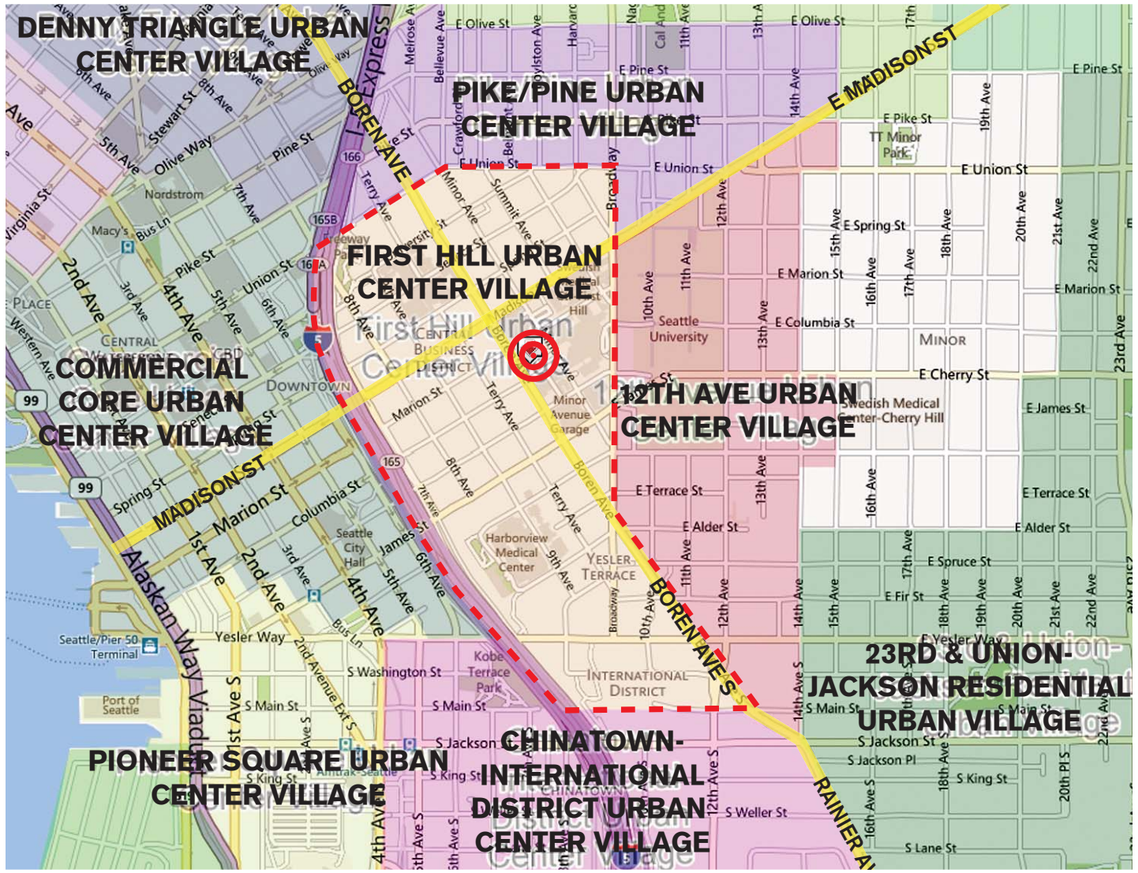


2 VIEW FROM BOREN AVE & MARION ST

3 VIEW FROM MINOR AVE & MARION ST

4 VIEW FROM BOREN AVE & COLUMBIA ST

URBAN DESIGN ANALYSIS - NEIGHBORHOOD CONTEXT



LEGEND

PIKE/PINE URBAN CENTER

Significant Features

- Seattle Central Community College
- Cal Anderson Park
- The Northwest School

COMMERCIAL CORE URBAN CENTER

Significant Features

- Seattle Public Library
- Pike Place Market
- Columbia Tower
- Seattle Art Museum

FIRST HILL URBAN CENTER

Significant Features

- Swedish Medical Center
- Viginia Mason Medical Center
- Harborview Medical Center

12TH AVE URBAN CENTER

Significant Features

- Seattle University
- Swedish Cherry Hill Medical Center
- Campanion Hall Japanese Tea Garden

CHINATOWN INTERNATIONAL DISTRICT URBAN CENTER

Significant Features

- Union Station
- Occidental Park
- Centruy Link Field
- King Street Station

NEIGHBORHOOD CONTEXT

The site is located within the First Hill Urban Center Village. It is immediately bordered by the Chinatown, 12th Ave, Commercial Core and Pike/Pine urban centers. When analyzing the significant features of these urban centers, it's apparent that the First Hill Urban Center is dominated by Medical Institutions that make up a majority of the significant Architectural features in that area. These significant features include the Swedish, Virginia Mason, and Harborview Medical Centers.

PROPERTY INFO

Address: 1124 Columbia St, Seattle WA 98104
Zone: MIO-160; NC3-160
Overlay: First Hill Urban Center Village
Parcel number: 8590900646
Lot size: 61,435 SF
Max FAR: 5 @ 160' Height Limit = 307,175 GSF
Proposed Use: Medical Office & Laboratory

USES AND DESIGN STANDARDS

Permitted Uses In NC3-160 Zone:

-Agricultural	-Restaurants	-Retail
-Entertainment	-Food Processing	-Institutional
-Laboratory	-Medical Services	-Live-Work

SMC 23.47A.005 Street Level Uses
Not located in pedestrian designated zone; No residential use proposed

SMC 23.47A.008 Street Level Development Standards
Street facing facades: *Shall be located within **10'** of the street lot line*

Blank facades: *Not to exceed 20 feet in width and total of all segments shall not exceed **40%** of façade width along street.*

Transparency: ***60%** required between 2 feet and 8 feet above grade*

Height and Depth: *Nonresidential uses at street level shall extend an average depth of **30'** and a minimum depth of **15'** from the street level facing facade. Nonresidential uses shall have a floor-to-floor height of at least **13'** (*Possible Design Departure)*

SMC 23.47A.14 Setback Requirements
Green Factor: ***.30 or greater required***

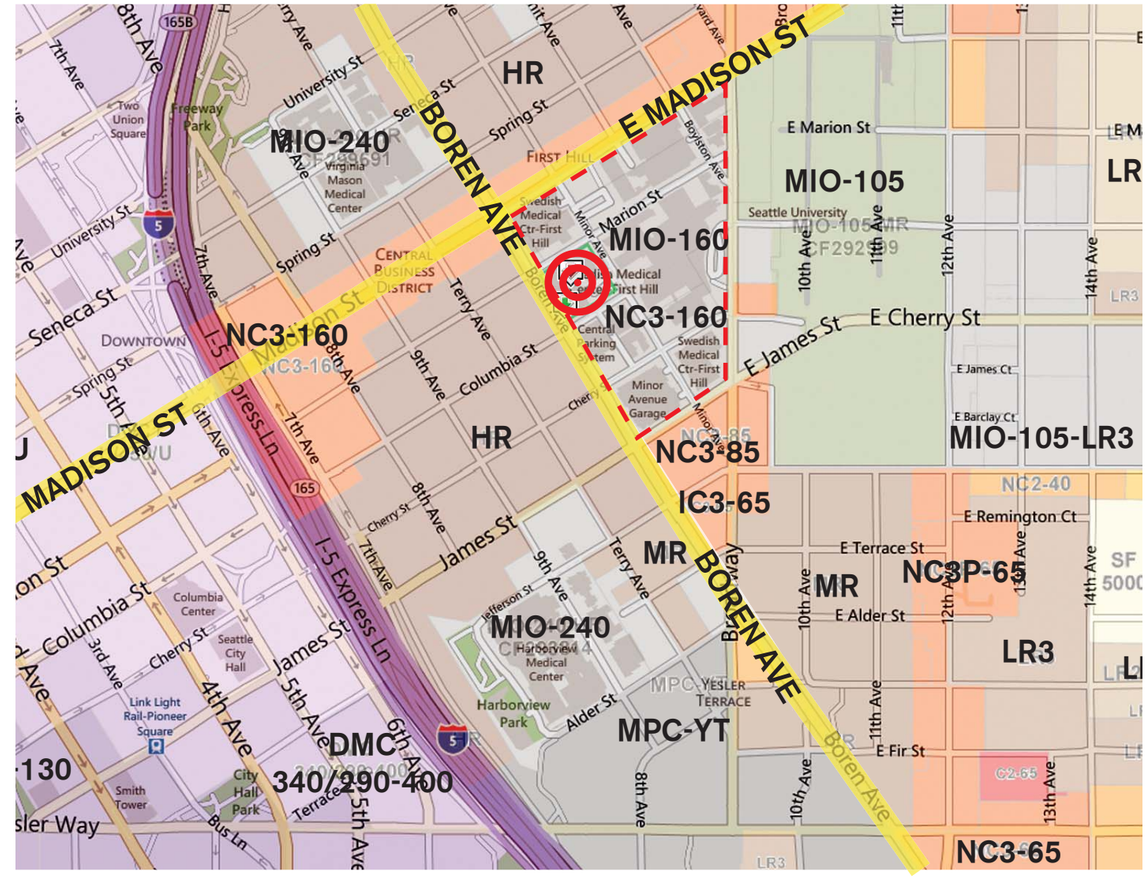
A setback is required along any rear or side lot line that abuts a lot in a residential zone
*-10' for portions of structures above **13'** in height to a maximum of **65'***
*-Additional setback at a rate of **1'** for every **10'** above **65'** in height*

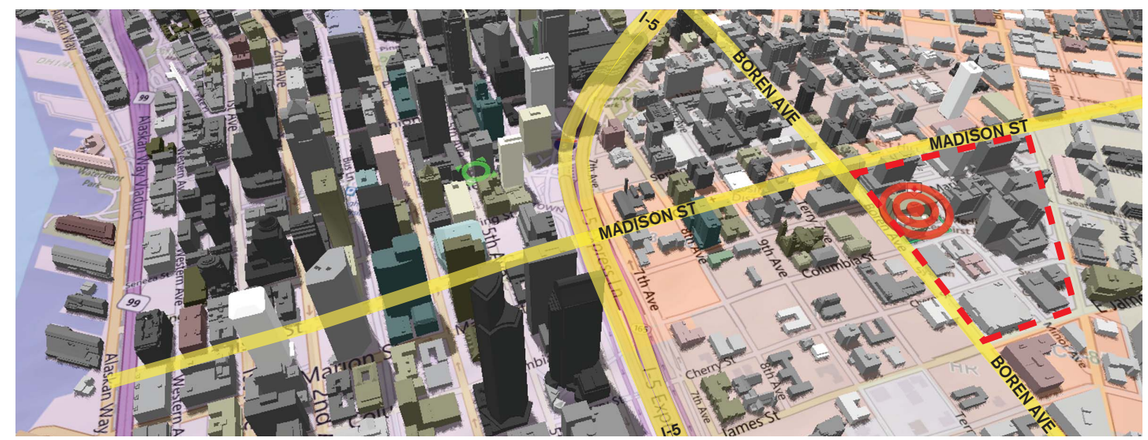
SMC 23.47A.16 Landscaping and Screening Standards
Street trees are required when any development is proposed.
Screening shall consist of fences, walls, hedges, or landscaped berms.

SMC 23.47A.32 Parking Access
*Parking shall not be located between a structure and a street lot line (*Possible Design Departure)*
*Parking to the side of a structure shall not exceed **60'** of street frontage*

SMC 23.54.015 Required Parking
Laboratory: 1 space per 1500 SF of laboratory space
Medical Services: 1 space for every 500

SMC 23.54.035 Loading Berth Requirements (*Medium demand uses (160,001-264,000 SF)*
*Each loading berth shall be 35' in length and 14' of vertical clearance. (*Possible Design Departure)*
Berths required = ***3***





VICINITY PLAN - VIEWS SCALE: NTS

VIEWS

The site has great opportunities to capitalize on available views from surrounding the property. With the new addition slated to be placed at the SW corner of the site (see vicinity plan) the best views fall to the southern and western portions of the immediate area. Buildings that flank the site to the south and the west, are generally low rise and mid rise buildings that will allow upper level views to Mt. Rainier, South Seattle, Downtown, and in some cases, portions of the water front.

Conversely, the site is bordered by several high rise and mid rise buildings to the north and east of the property. The Existing Building to remain has partial views of Capitol Hill in areas between adjacent high rise buildings. Given its proposed location, it will not be able to provide views towards Capitol Hill. Similarly, since the eastern side of the property is bordered by Swedish Medical Center, it will not be able to provide views towards the Central District.

SURROUNDING USES

In the broader vicinity of the site, there is a plethora of uses that create diverse surroundings. These uses include Major Institutional and Medical Services, Cultural and Educational Institutions, Mixed Use/ Residential, Commercial, and Retail.

Along the immediate northern, eastern, and southern edges of the site, building uses generally include a mix of Institutional and Medical services along with periphery parking garages. The site is also included in the Major Institutional Overlay that governs development of the Swedish Medical Campus. The site is more or less landlocked by Medical Services and the extremely busy vehicular arterial of Boren Ave. This Institutional zone has a urban character that is rather homogenous in nature. All the facilities and its services share programmatic relationships and similar architectural style.

The western edge of the property borders Boren Ave, which is a primary arterial for vehicular travel. Surrounding uses directly adjacent include a mix of Educational, Religious, and Cultural institutions. Just outside of this pocket includes a mix of Residential, Retail, and other Commercial Office. The urban character west of Boren Ave is a much quieter and pedestrian friendly zone. The Architectural scale is smaller, less dense, and includes more gracious sidewalks and street trees that give it a softer presence.

Other Mixed Use/Residential, Commercial, and Retail uses fall further north of the site near the intersection of Madison St and Boren Ave. This intersection represents a pocket of appropriately placed commercial and retail nodes that are sited to face mostly onto Madison St. This promotes and urban character that is more diverse at the street level and includes more transparency and canopy coverage than anywhere else in the neighboring vicinity.

USES LEGEND

- CULTURAL/EDUCATIONAL
- MAJOR INSTITUTIONAL/MEDICAL
- RESIDENTIAL/MIXED USE
- COMMERCIAL/AUXILIARY MEDICAL
- RETAIL NODE

VICINITY PLAN - ADJACENT USES SCALE: NTS

URBAN DESIGN ANALYSIS - ACCESS & OPPORTUNITIES

VICINITY PLAN - ACCESS & OPPORTUNITIES SCALE: NTS

ACCESS AND OPPORTUNITIES

Vehicular Access

The site is in close proximity to three primary arterials; Madison St, Boren Ave, and James St. Vehicular Access to the site in the north/south direction will generally be from Boren Ave. Similarly, access in the east/west direction will be coming from Madison and James St. The primary arterial that most affects the site, is Boren Ave. It's presence is very large and is heavily dominated by traffic during peak hours. Consequently, Boren Ave is not a pedestrian friendly zone.

Public Transit

The site generally has good access to public transit from multiple locations. The most immediate bus stop sits directly in front of the **Existing Building** located near the midpoint of the western property line. Buses from this stop generally travel in the north/south direction. Transit in the east/west direction can be accessed by a short walk to several bus stops along Madison St.

Bicycle/Pedestrian

The site is flanked by several roads with dedicated bike lanes. Access in the north/south direction can be achieved by using 9th Ave or Broadway. Similarly, access in the east/west direction can be achieved by traveling along Marion St.

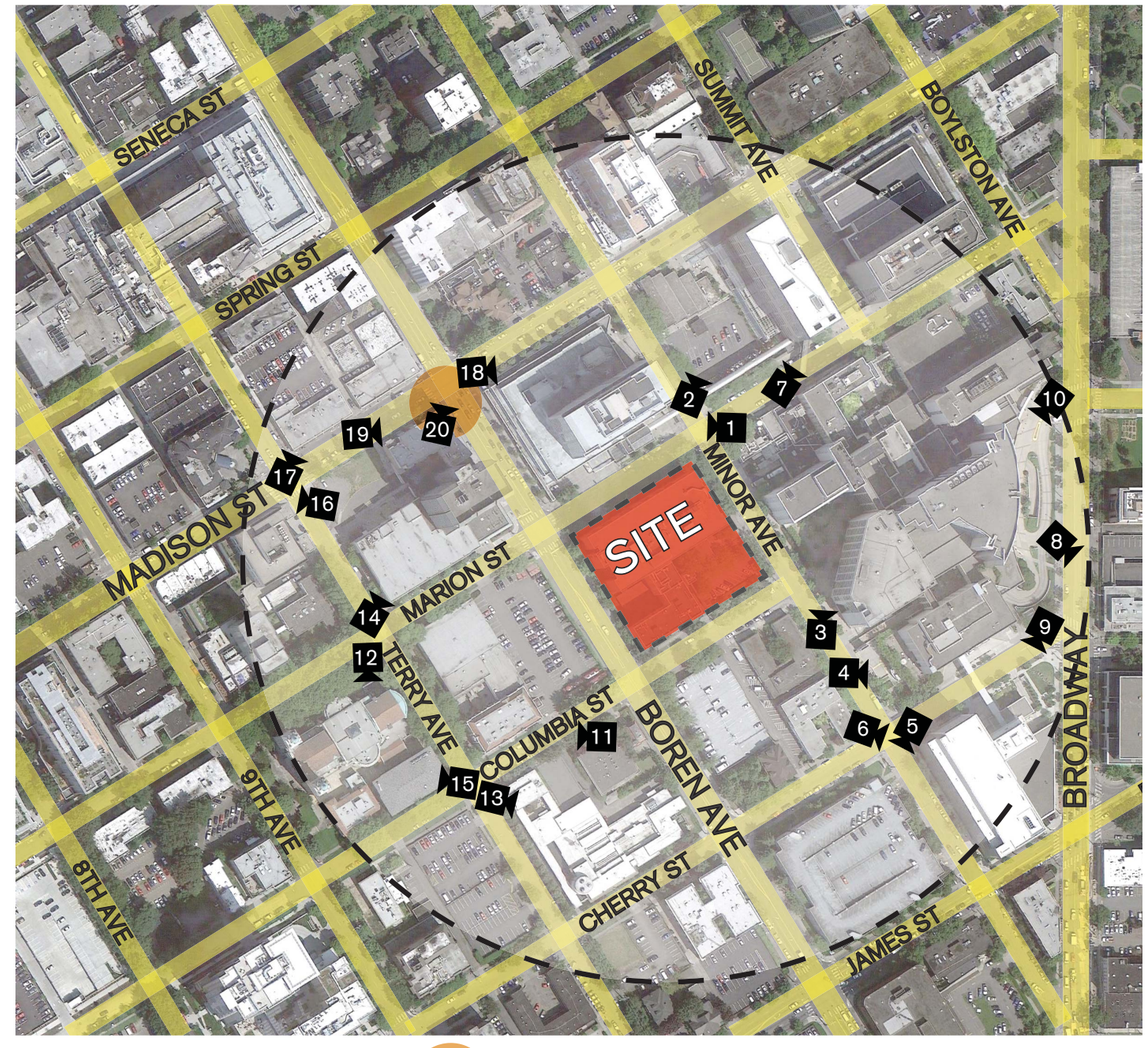
Pedestrian access will generally be coming from the Swedish Medical campus and the commercial/retail pocket along Madison St. Since Boren Ave is a very busy, vehicular dominated street, pedestrians traveling to the site are most likely to use Minor Ave. It's a quieter street with ample sidewalks and street trees and it maintains a strong connection to Madison St.

Constraints

The site has a few specific constraints concerning site access. Since Boren Ave is a primary arterial, it has a median along the middle that prevents easy access to the site in the east/west direction. Therefore, individuals traveling to the site only have occasional opportunities to cross Boren Ave. The site is further limited to access in the east/west direction since Columbia St does not continue through and past the Swedish Medical Center to Broadway.

CONTEXT LEGEND

1. Swedish Medical Center (Marion St)
2. Swedish Cancer Institute
3. Swedish Medical Center (Minor Ave)
4. Swedish Emergency Room
5. Swedish Orthopedic (Minor Ave)
6. Swedish Parking Garage (Minor Ave)
7. Swedish Cancer Institute (Marion St)
8. Northwest Kidney Center (Broadway)
9. Swedish Orthopedic (Broadway)
10. Swedish Medical Center (Broadway)
11. O'Dea High School
12. St. James Cathedral
13. Frye Art Museum
14. Cabrini Center
15. Washington State Catholic
16. Sorrento Hotel
17. Retail (Madison St & Terry Ave) - North
18. Retail (Madison St & Boren Ave)
19. Retail (Madison St & Terry Ave) - South
20. Panoramic View of Madison St & Boren Ave



X : CAMERA LOCATION

: 5 MIN WALK

VICINITY PLAN - CONTEXT PHOTOS KEY SCALE: NTS

URBAN DESIGN ANALYSIS - STREETSCAPES

Views 1-5 represent a majority of the buildings that surround the North, South, and Eastern edges of the site. On three sides it is surrounded by Institutional and medical facilities that vary in Architectural style. Most of the building forms immediately adjacent to the site are rectilinear in shape and vary in height between 2 and 14 stories tall. Building materiality consists mainly of concrete (precast & cast in place), brick, stone, some metal panel, and glass. They all use similar color pallets in which the body of the building is mainly beige or white with occasional changes in color.

1 SWEDISH MEDICAL CENTER (MARION ST)

2 SWEDISH CANCER INSTITUTE

3 SWEDISH MEDICAL CENTER (MINOR AVE)

4 SWEDISH EMERGENCY ROOM

5 SWEDISH PARKING GARAGE (MINOR AVE)

Views 6-10 represent other Institutional and Medical Facilities that do not directly border the site but are also located to the North, South, and Eastern portions of the neighboring area. The majority of these buildings have a more contemporary style that range from the late 20th Centruy to now. The majority of them are rectilinear with the exception of the Swedish Medical Center which carries a soft and broad curving east facade that provides a nice counterpoint to neighboring buildings. Building materiality ranges from concrete (precast & cast in place), metal panel, and varying types of glass. The proposed design intends to draw on these influences of form and materiality.

6 SWEDISH ORTHOPEDIC (MINOR AVE)

7 SWEDISH CANCER INSTITUTE (MARION ST)

10 SWEDISH MEDICAL CENTER (BROADWAY)

8 NORTHWEST KIDNEY CENTER (BROADWAY)

9 SWEDISH ORTHOPEDIC (BROADWAY)

URBAN DESIGN ANALYSIS - STREETSCAPES

Views 11-16 represent significant buildings that are located to the west on the other side of Boren Ave. The vast majority of these buildings are disconnected from the site by the large primary arterial and surface parking lot adjacent to O'Dea High School. Their massing and Architectural character vary greatly. Their styles range from traditional/gothic to late 20th century contemporary designs. Their materiality is comprised of brick, stucco, stone. concrete, and glass. These buildings seem to have a tenuous relationship to the medical services to the east and therefore, this project does not intend to draw heavily from the materiality and building forms seen below.

11 O'DEA HIGH SCHOOL

12 ST. JAMES CATHEDRAL

13 FRYE ART MUSEUM

14 CABRINI CENTER

15 WASHINGTON STATE CATHOLIC

16 SORRENTO HOTEL

Views 17-20 represent the retail pocket that exists on Madison St and Boren Ave. The building forms are all rectilinear and provide minimal amounts of relief at the street level. They all also provide canopies that offer cover for pedestrian traffic. With the exception of the small retail frontage on Madison & Terry (17), their Architectural style is generally modern. They also provide a high degree of transparency at the street level to encourage pedestrian interaction. However, most of this retail faces directly onto Madison St and it does not hold a strong connection to Boren.

17 RETAIL ON MADISON ST (NORTH) & TERRY AVE

18 RETAIL ON MADISON ST & BOREN AVE

19 RETAIL ON MADISON ST (SOUTH) & TERRY AVE

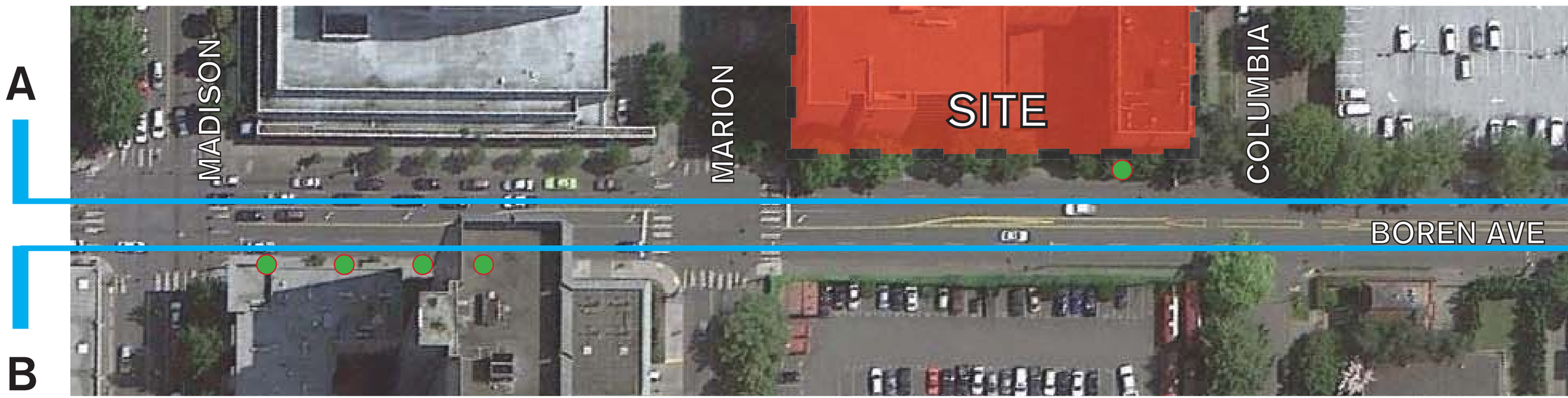
20 PANORAMIC VIEW FROM MADISON ST & BOREN AVE

URBAN DESIGN ANALYSIS - STREETSCAPES

GARAGE ENTRANCE

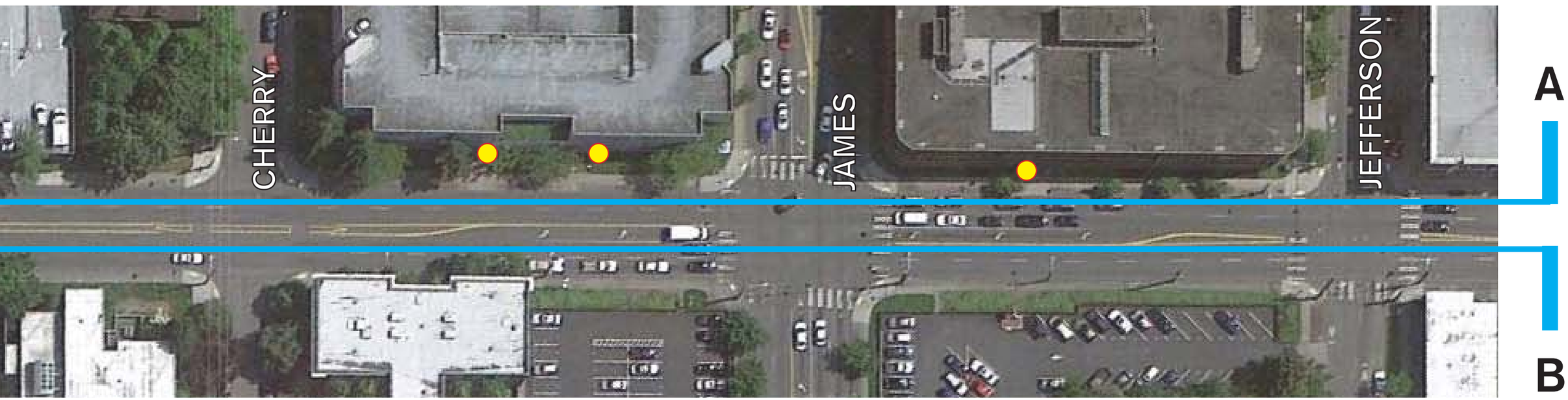
PEDESTRIAN ENTRANCE

A BOREN AVE ELEVATION - FACING EAST

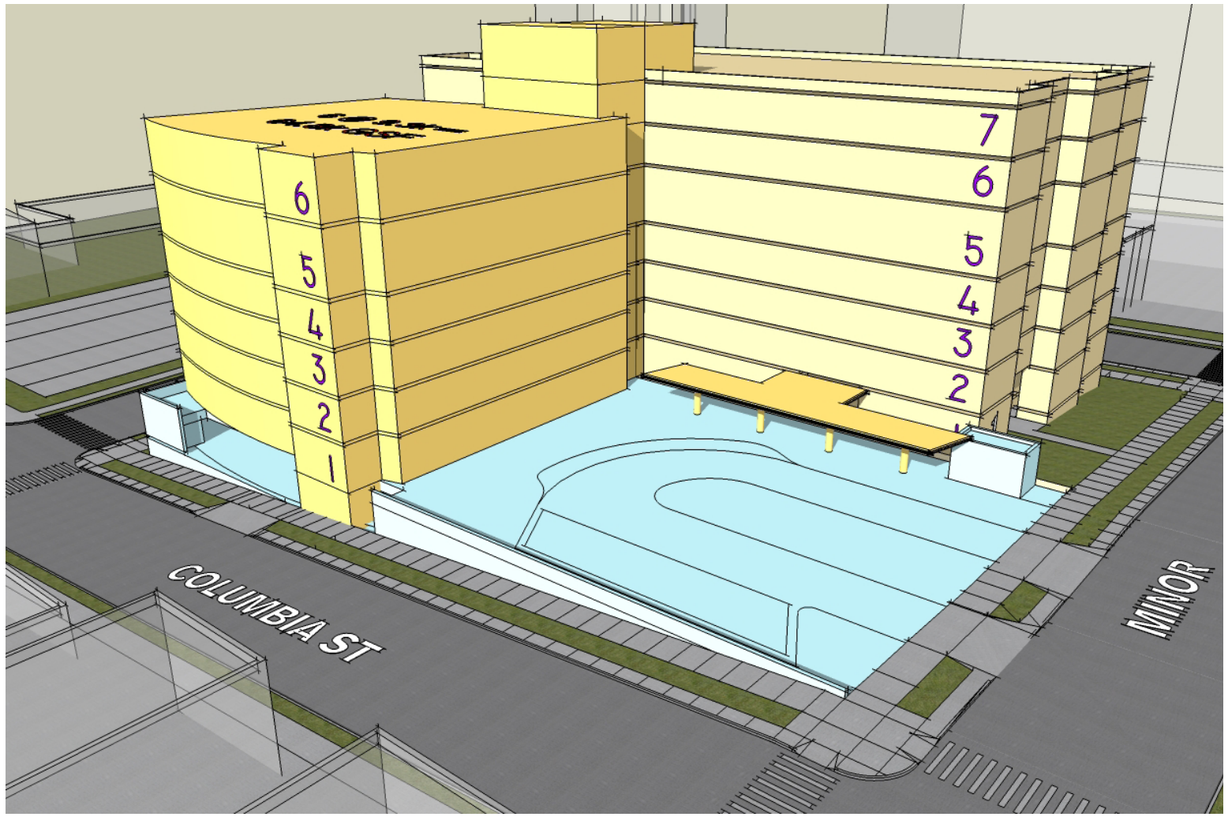


B BOREN AVE ELEVATION - FACING WEST

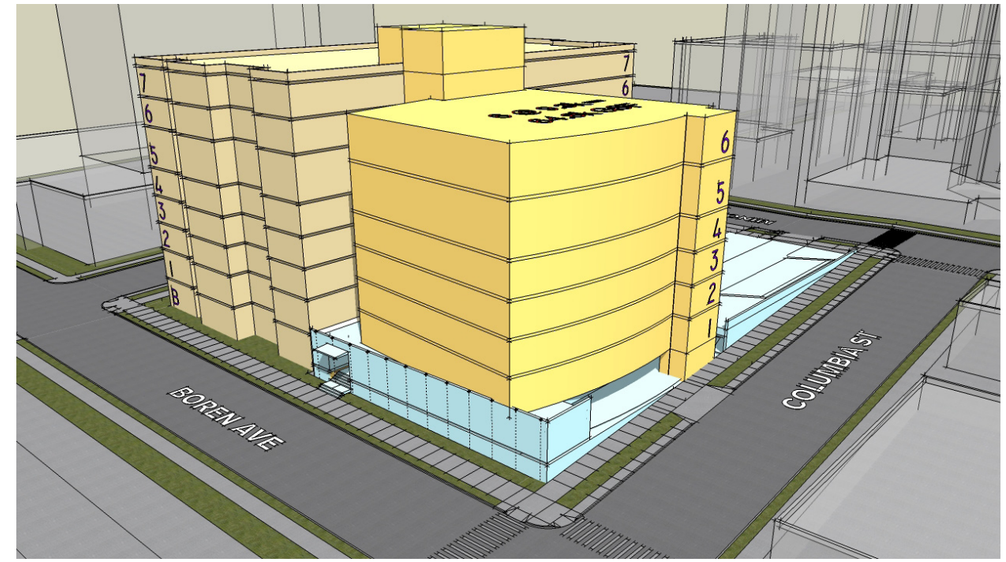
Along the primary arterial of Boren Ave, building use types at the street level provide an environment that is generally dominated by surface parking lots, parking garages, and some miscellaneous retail that is immediately adjacent to Madison St. As seen below, there are very few building entrances the can be accessed by pedestrians that relate to retail or any other occupied space. This is an arterial that is heavily dominated by vehicular traffic, with very few opportunities to promote a safe and welcoming pedestrian environment.



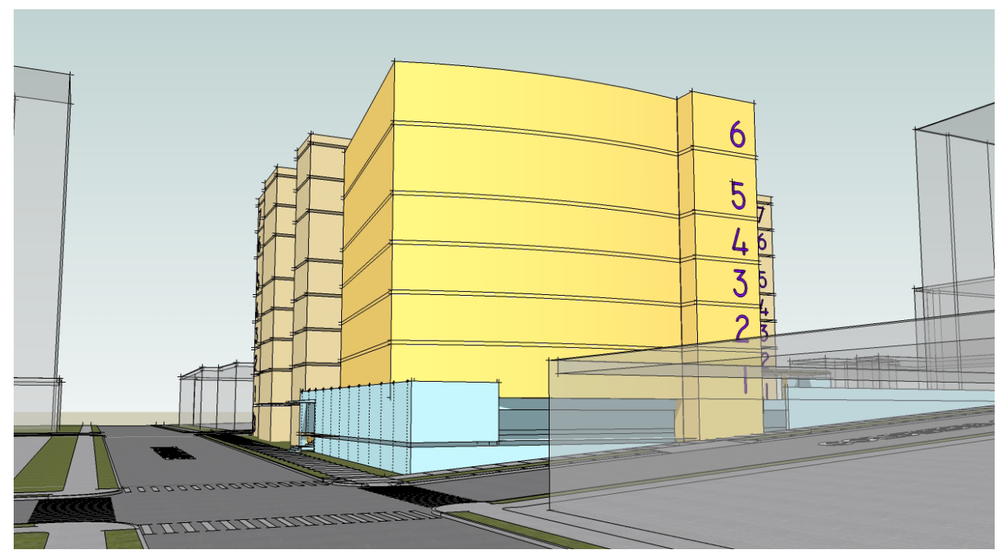
ARCHITECTURAL MASSING - SCHEME A (PREFERRED)



AERIAL VIEW FROM COLUMBIA ST & MINOR AVE FACING NW



AERIAL VIEW FROM BOREN AVE & COLUMBIA ST FACING NE

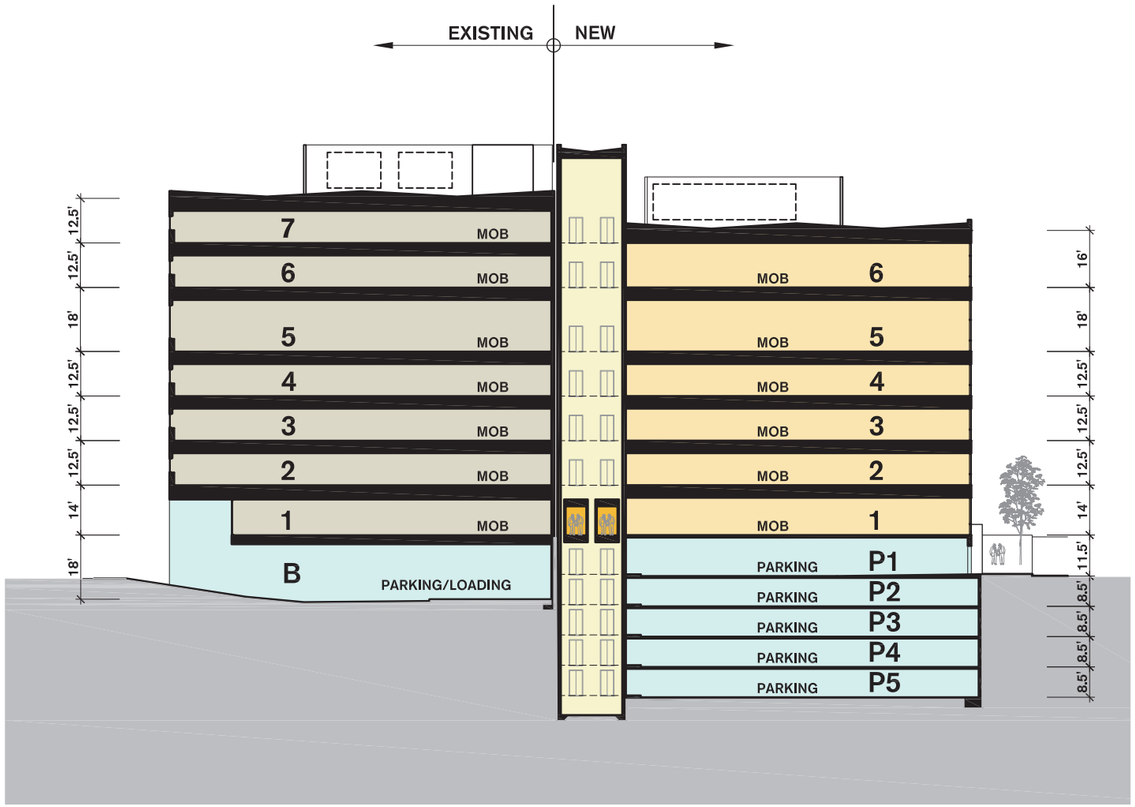


VIEW FROM BOREN AVE FACING NORTH

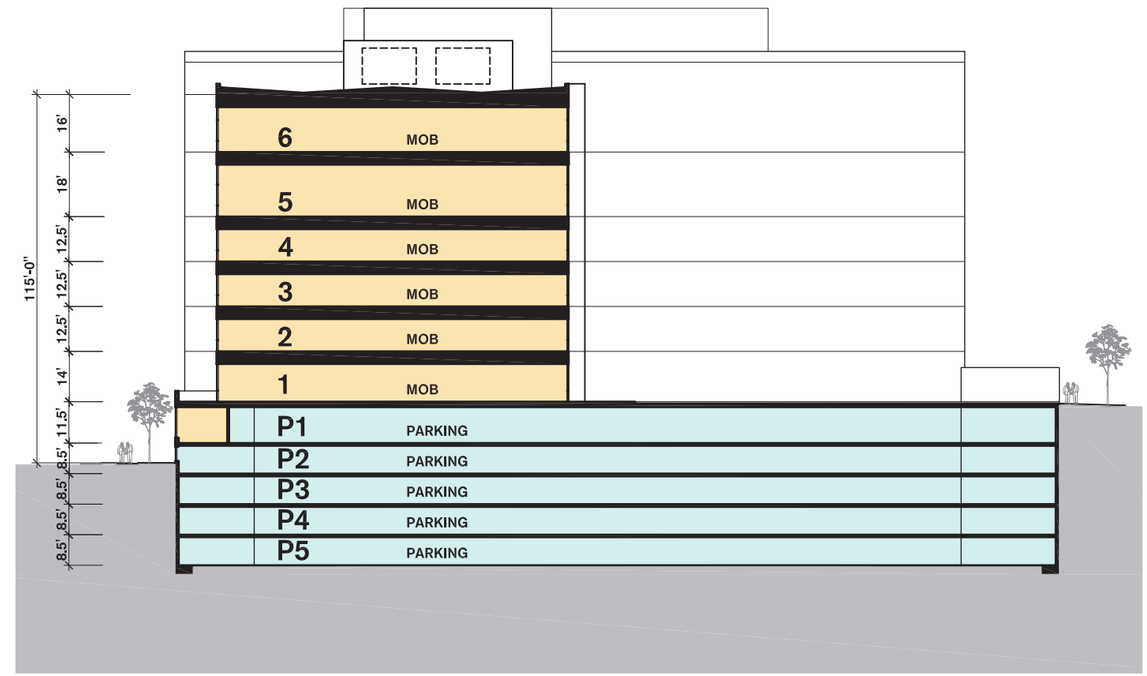
Significant Features

- Provides 6 new levels of office at 11k GSF per floor
- Preserves open site area on the SE corner of the site
- Majority of parking (400+ stalls) is below grade with the entrance located off of Columbia St
- Allows the majority of the south side of the existing building to retain access to daylight
- Provides a juxtaposed curving building form in contrast to the existing building
- Provides a new building entry at Level 1 while maintaining the existing entrance and the functionality to short term parking and a drop off area

ARCHITECTURAL MASSING - SCHEME A (PREFERRED)



SECTION A - FACING EAST SCALE: NTS

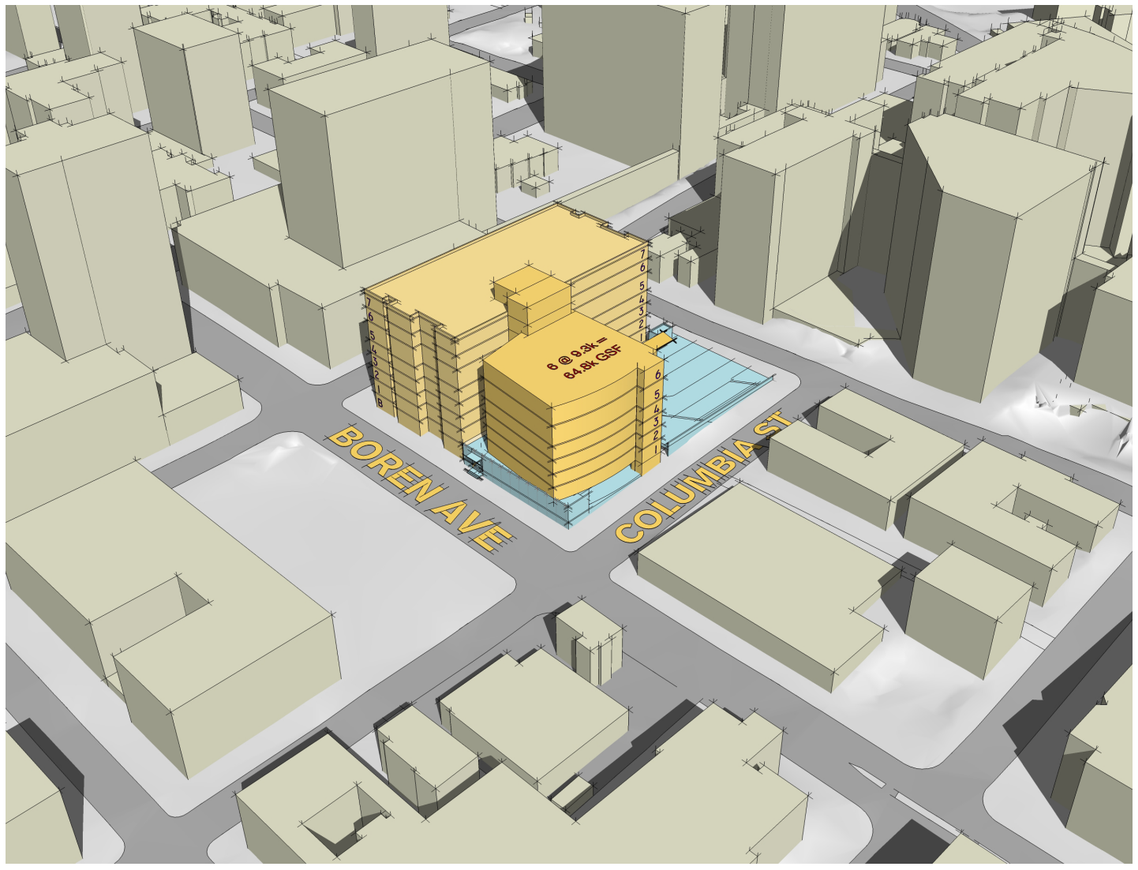


SECTION B - FACING NORTH SCALE: NTS

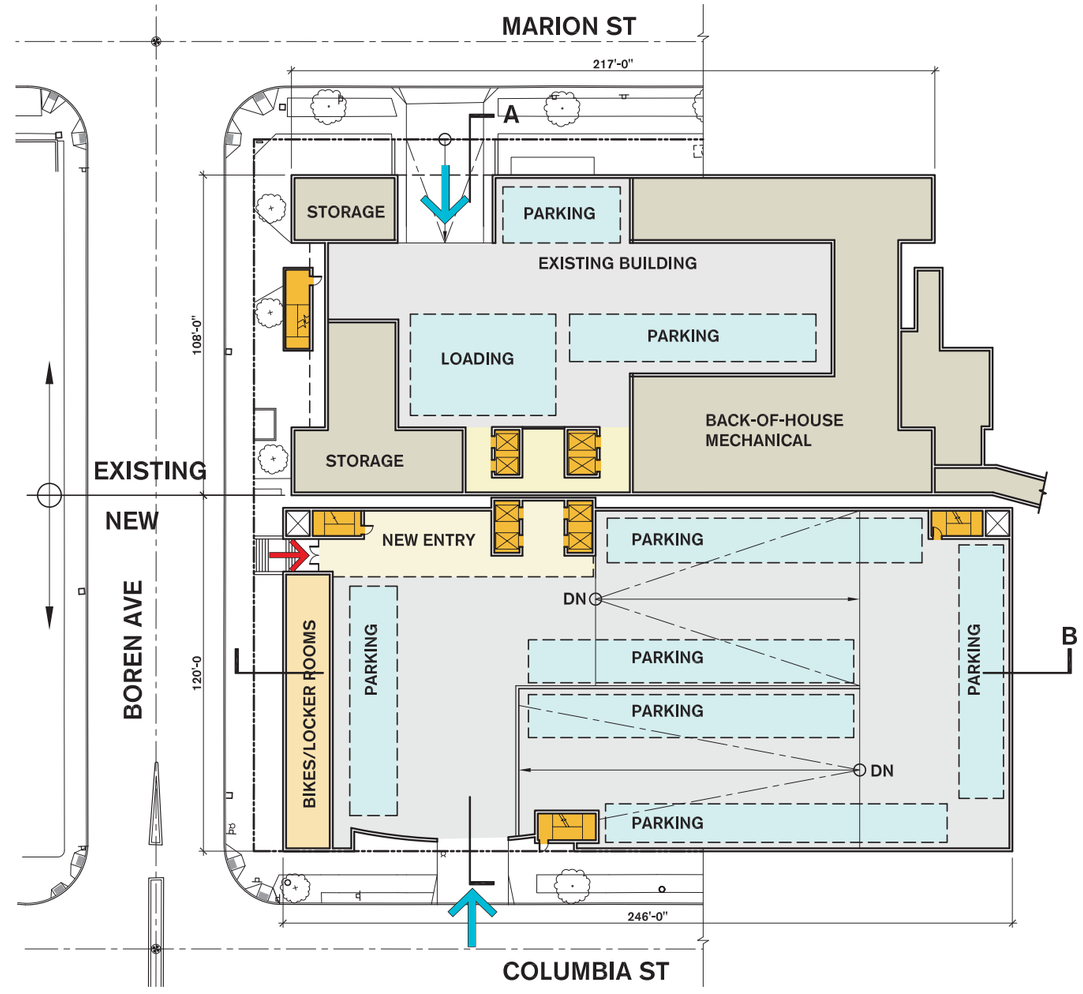
LEGEND

- PARKING + LOADING
- EXISTING MEDICAL OFFICE
- LOBBY + COMMON AREAS
- ELEVATORS + STAIRS
- NEW MEDICAL OFFICE

ARCHITECTURAL MASSING - SCHEME A



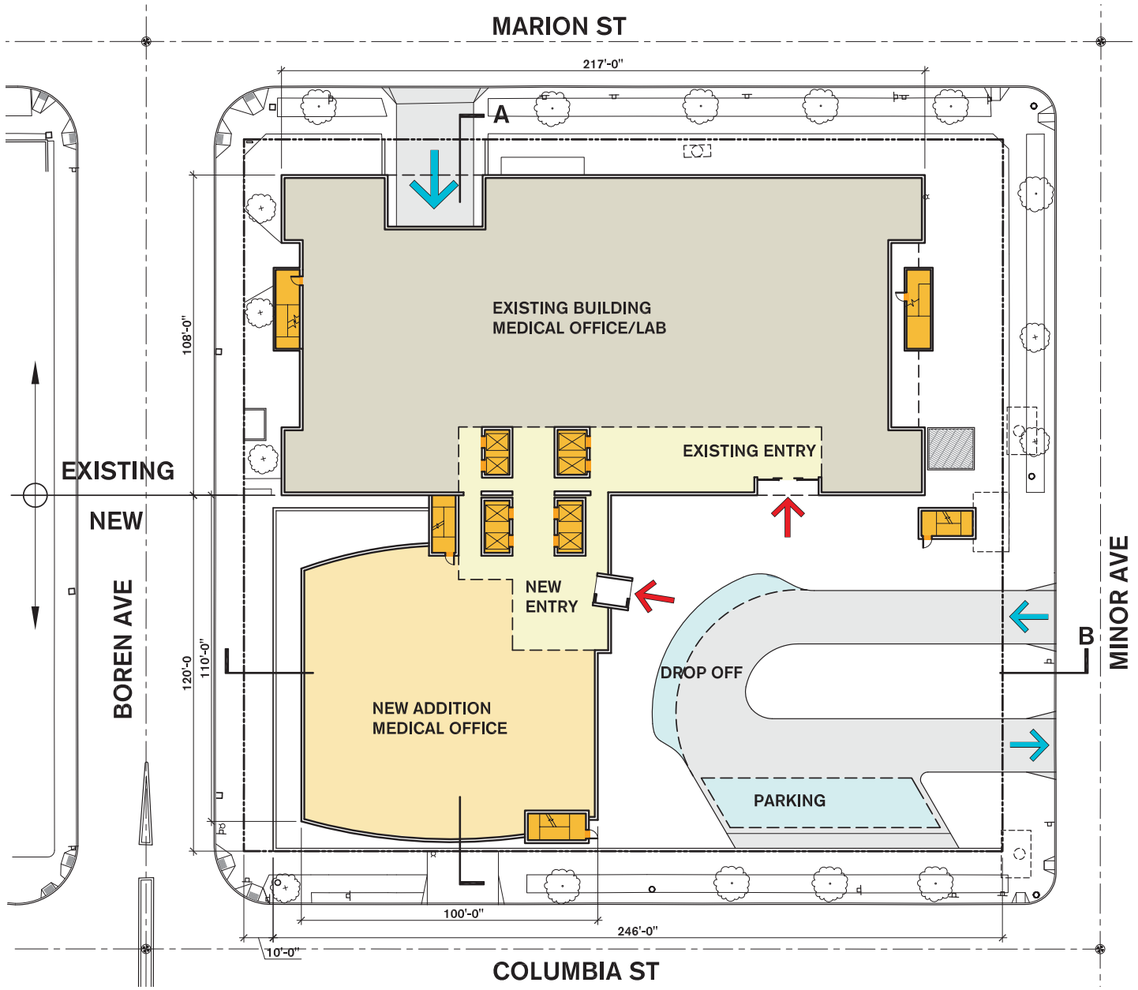
AERIAL VIEW OF VICINITY



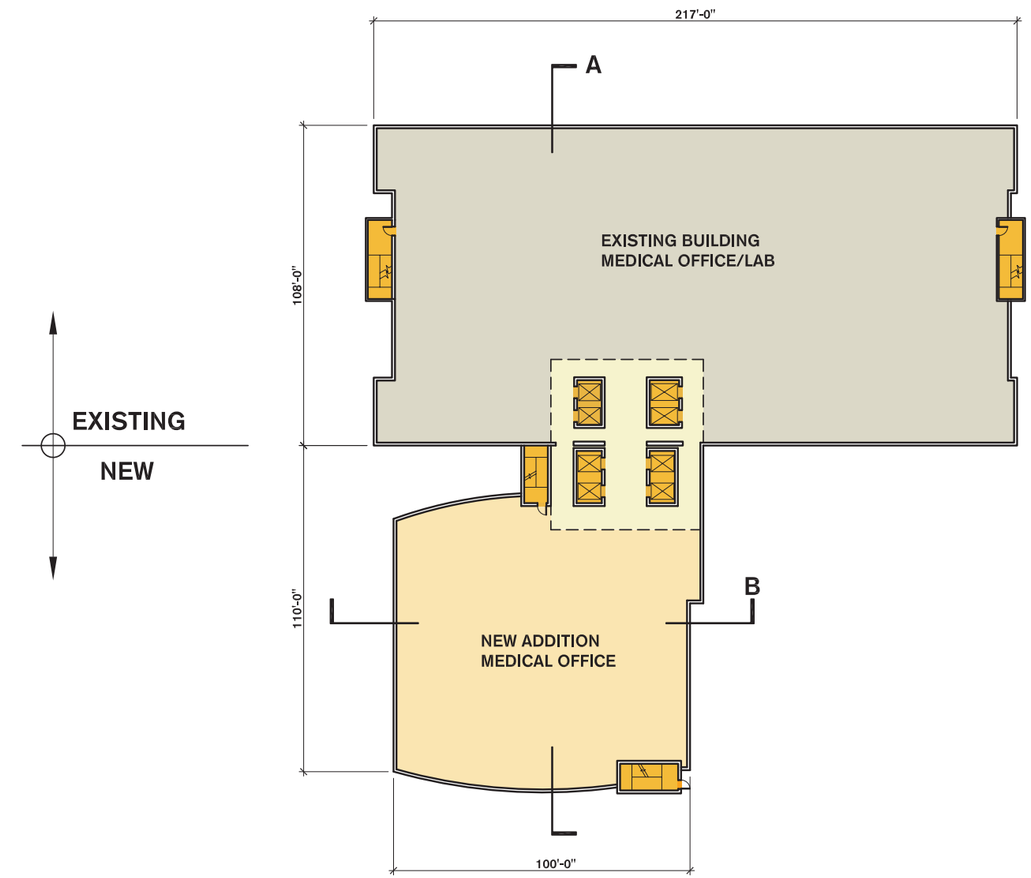
LEVEL P1 FLOOR PLAN SCALE: NTS

LEGEND

- PARKING + LOADING
- EXISTING MEDICAL OFFICE
- LOBBY + COMMON AREAS
- ELEVATORS + STAIRS
- NEW MEDICAL OFFICE
- PEDESTRIAN ENTRY
- VEHICULAR ENTRY



LEVEL 1 FLOOR PLAN SCALE: NTS



TYP OFFICE FLOOR PLAN SCALE: NTS

DESIGN OPPORTUNITIES

+Centralized elevator location provides efficient circulation and a maximized floor plate

+Elevator Lobby on level P1 provides for a pedestrian entrance off of Boren Ave

+Location of MOB addition provides a massing comparable in height to the existing building and a strong presence on Boren Ave

+Location of MOB addition provides for ample open space that is naturally lit on the SE side of the site to accommodate a pedestrian friendly environment and patient drop off

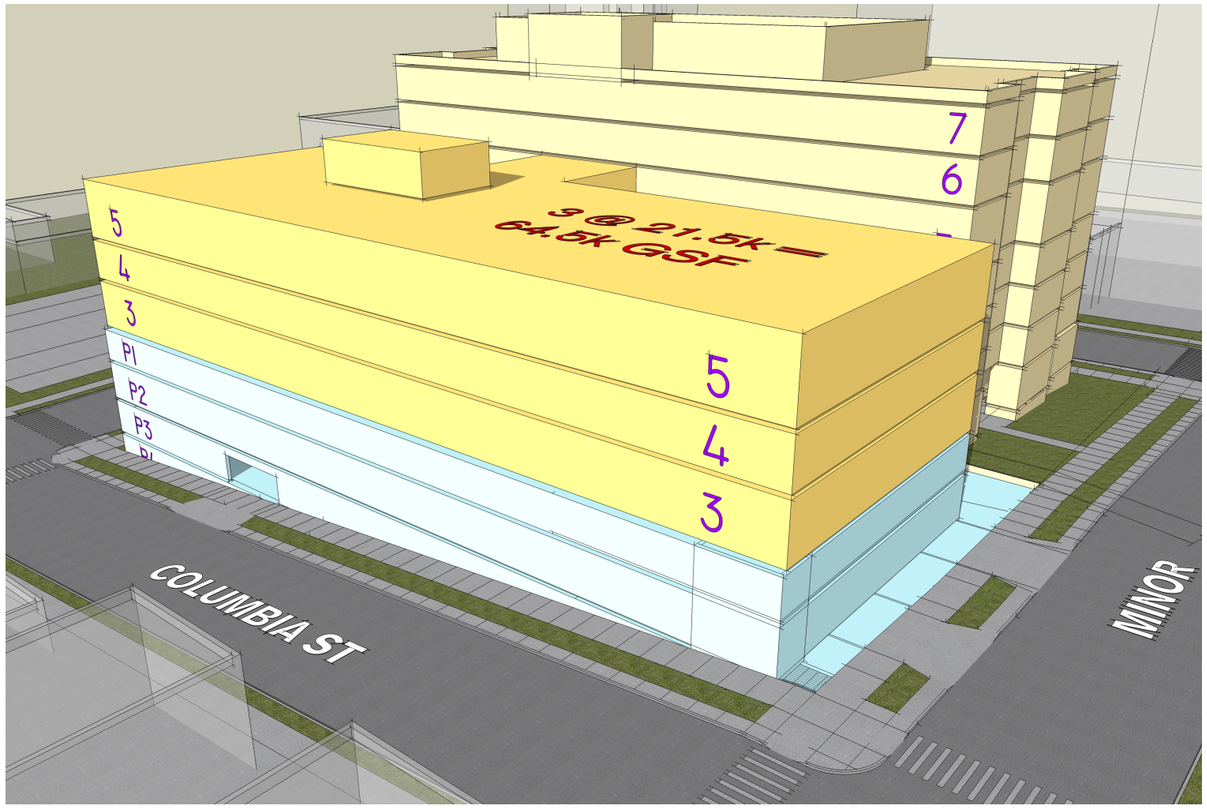
DESIGN CHALLENGES

- Location of partially submerged P2 level may require screening and additional relief at street level (*possible design departure*)

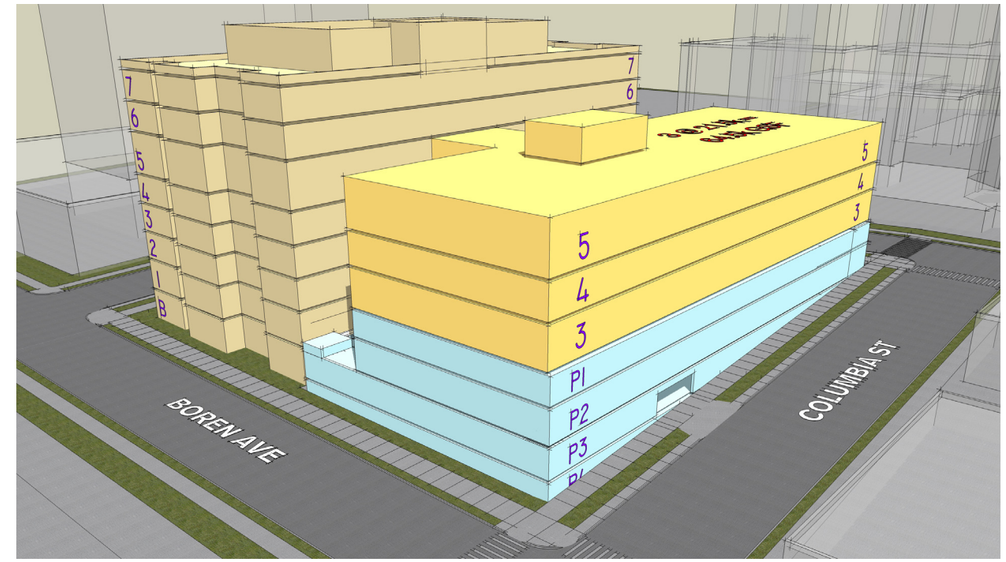
- Bike storage & locker rooms do not meet height & depth requirements for street level uses (*possible design departure*)

- Location of parking on SE corner of site not allowed in NC3 zone (*possible design departure*)

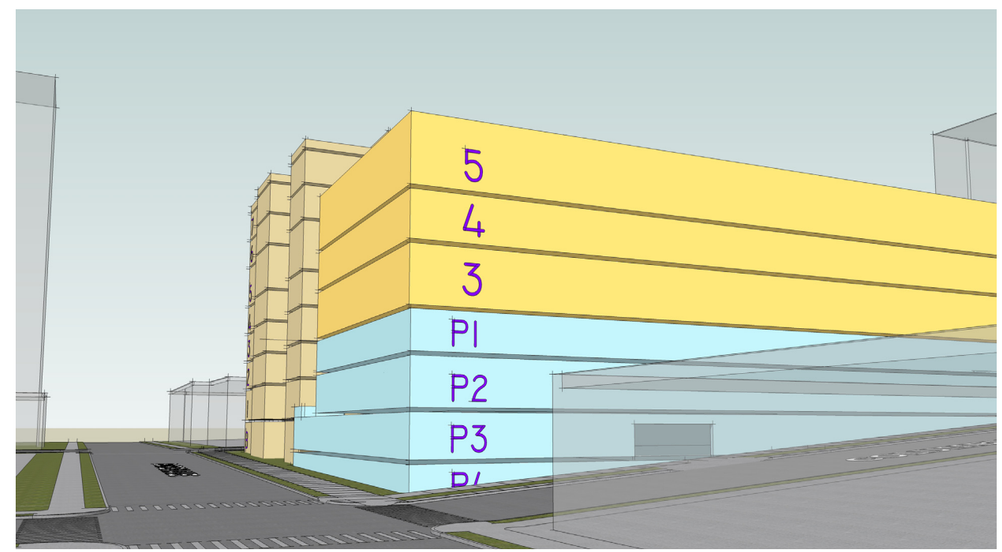
ARCHITECTURAL MASSING - SCHEME B



AERIAL VIEW FROM COLUMBIA ST & MINOR AVE FACING NW



AERIAL VIEW FROM BOREN AVE & COLUMBIA ST FACING NE

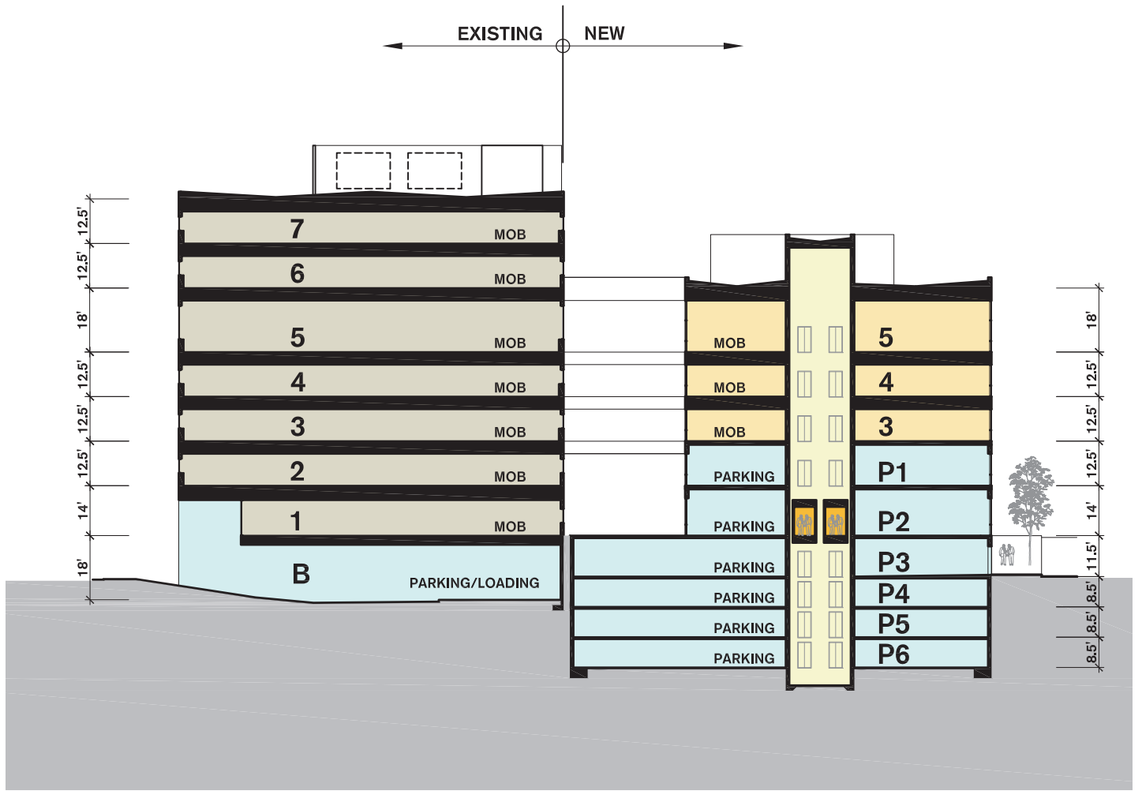


VIEW FROM BOREN AVE FACING NORTH

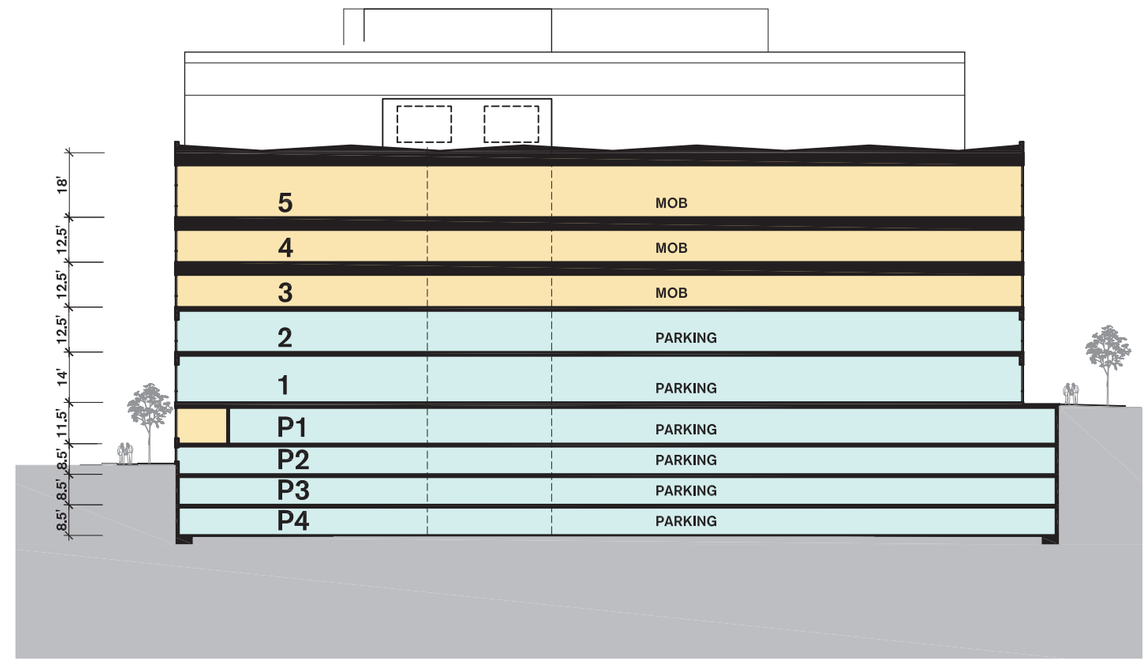
Significant Features

- Building mass extends the entire length of the Columbia St
- Provides 3 levels of office above grade at 21.5K GSF per floor
- Approximately 3 levels of parking above grade that is accessed off of Columbia St, and 3 levels below grade (6 total)
- New structure is adjoined to the existing through the use of a connecting bridge between the two buildings at levels 3-5
- Main building entrance is located in the existing 1975 structure and is accessed off of minor

ARCHITECTURAL MASSING - SCHEME B



SECTION A - FACING EAST SCALE: NTS

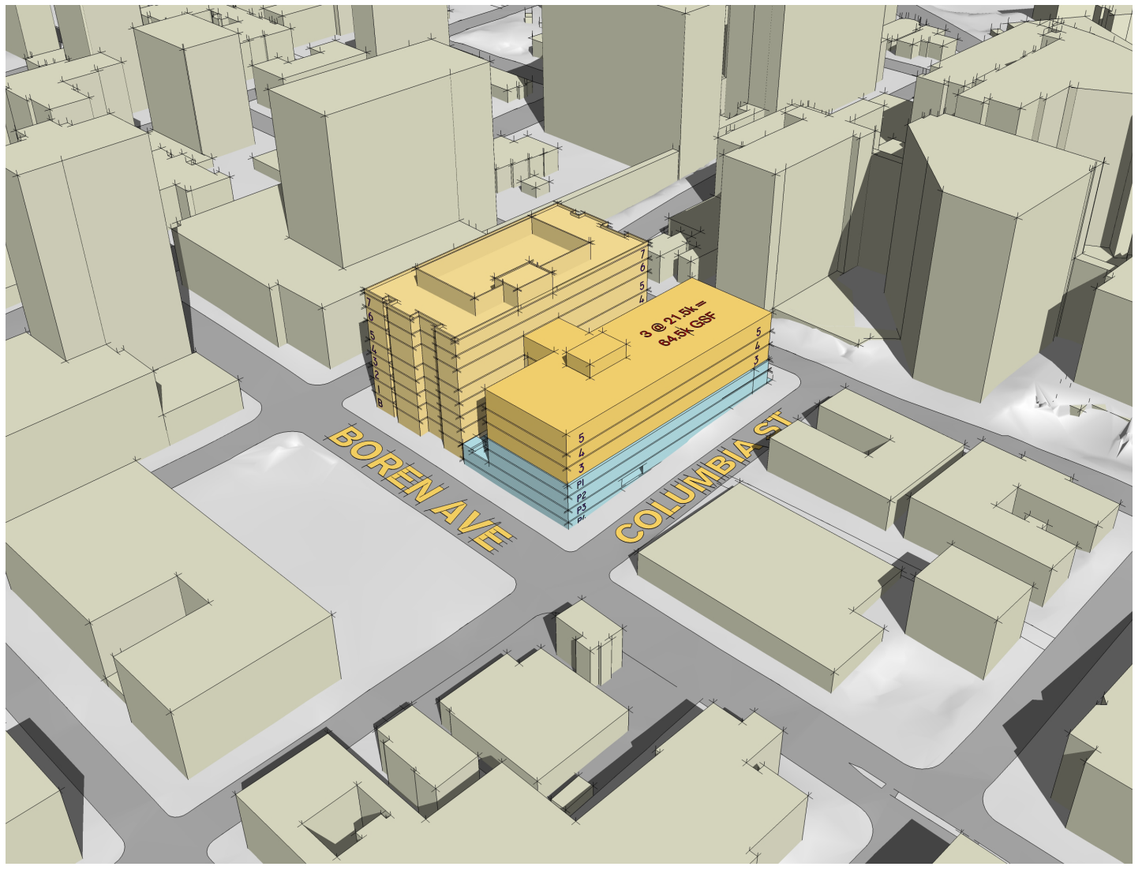


SECTION B - FACING NORTH SCALE: NTS

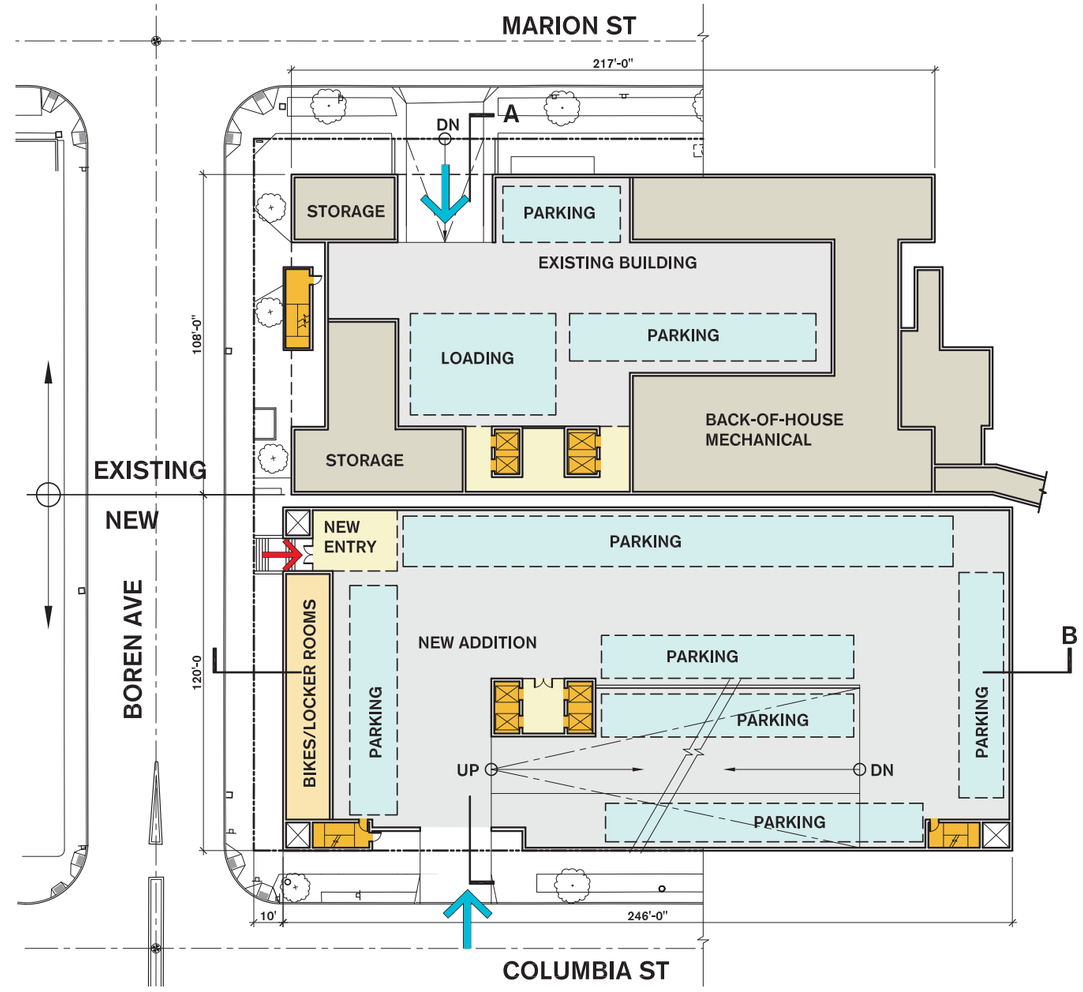
LEGEND

- PARKING + LOADING
- ELEVATORS + STAIRS
- EXISTING MEDICAL OFFICE
- NEW MEDICAL OFFICE
- LOBBY + COMMON AREAS

ARCHITECTURAL MASSING - SCHEME B



AERIAL VIEW OF VICINITY

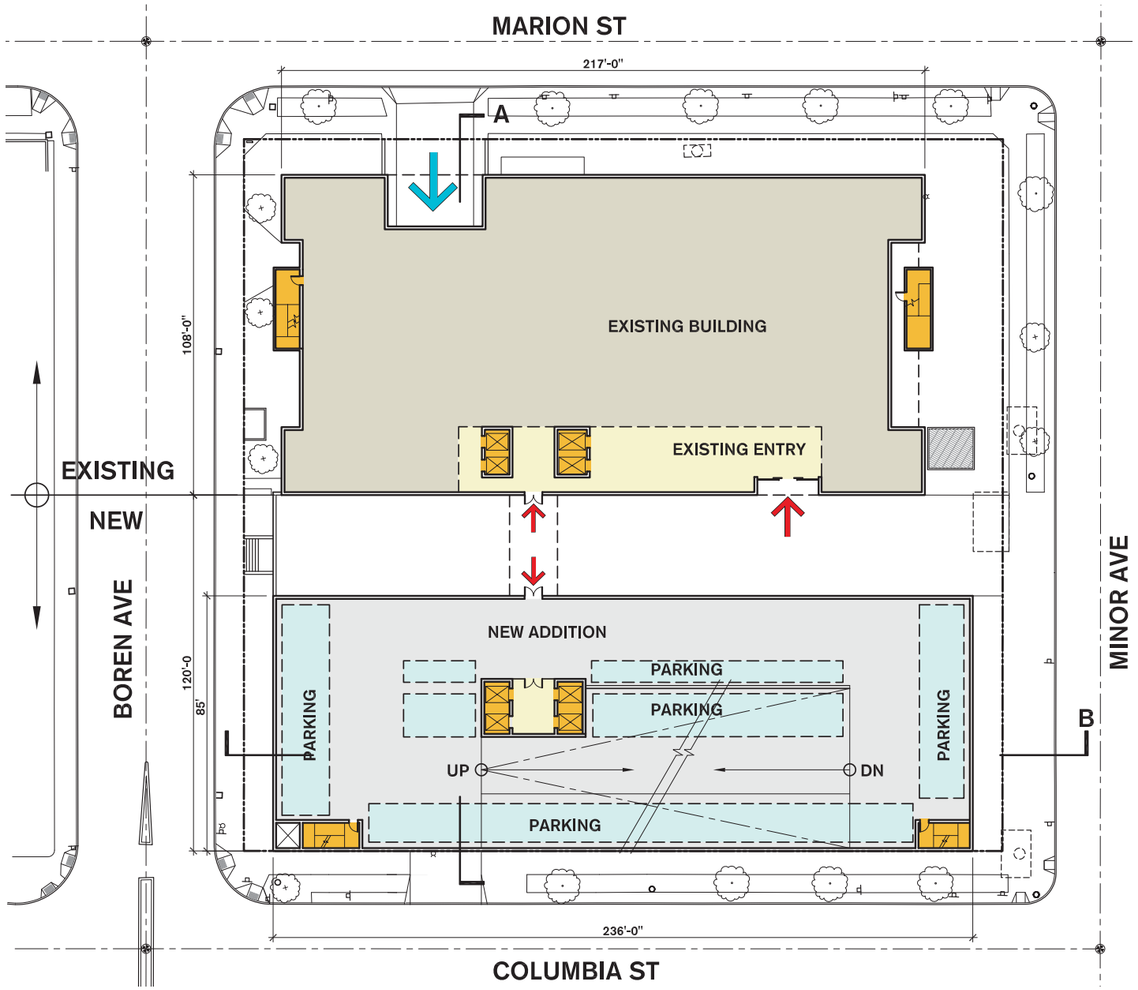


LEVEL P1 FLOOR PLAN SCALE: NTS

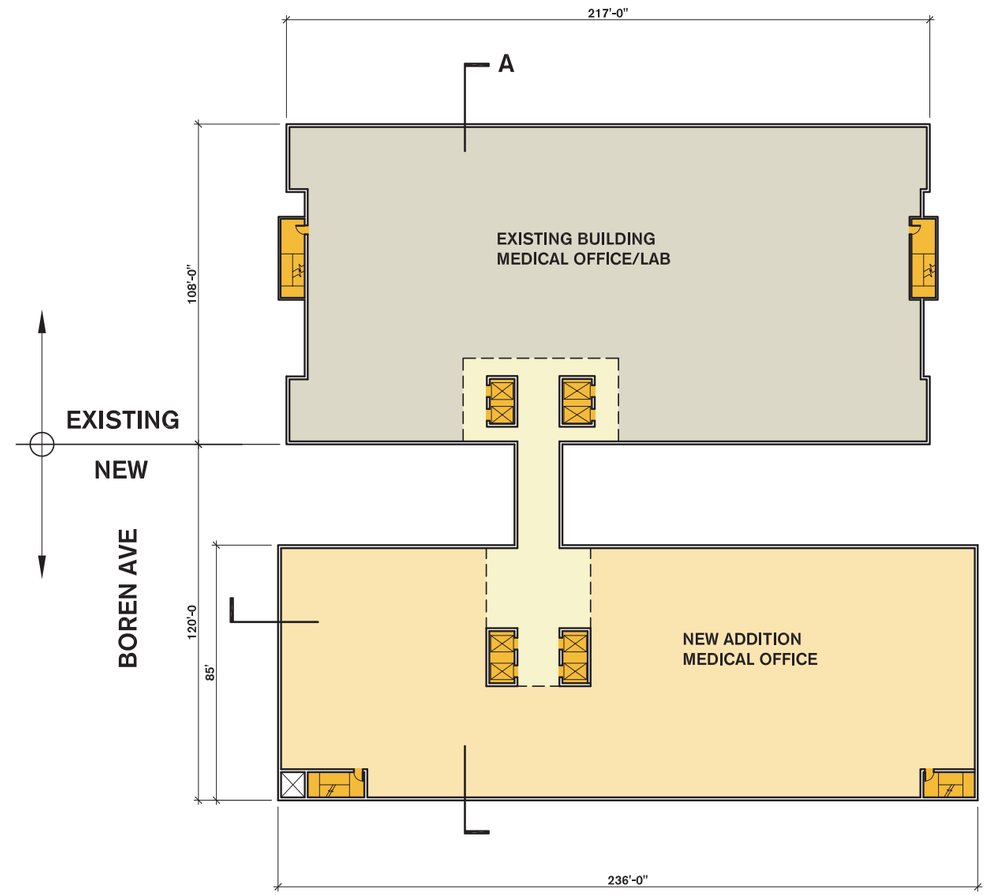
LEGEND

- PARKING + LOADING
- EXISTING MEDICAL OFFICE
- LOBBY + COMMON AREAS
- ELEVATORS + STAIRS
- NEW MEDICAL OFFICE
- PEDESTRIAN ENTRY
- VEHICULAR ENTRY

ARCHITECTURAL MASSING - SCHEME B



LEVEL 1 FLOOR PLAN SCALE: NTS



TYP OFFICE FLOOR PLAN SCALE: NTS

DESIGN OPPORTUNITIES

+The windows on the south elevation of the existing building remain uncovered by new addition

+Level P1 provides for a pedestrian entrance off of Boren Ave

+New addition provides for a floating connecting bridge

+Location of MOB addition provides an open space between itself and the existing building that runs the full length of the site

DESIGN CHALLENGES

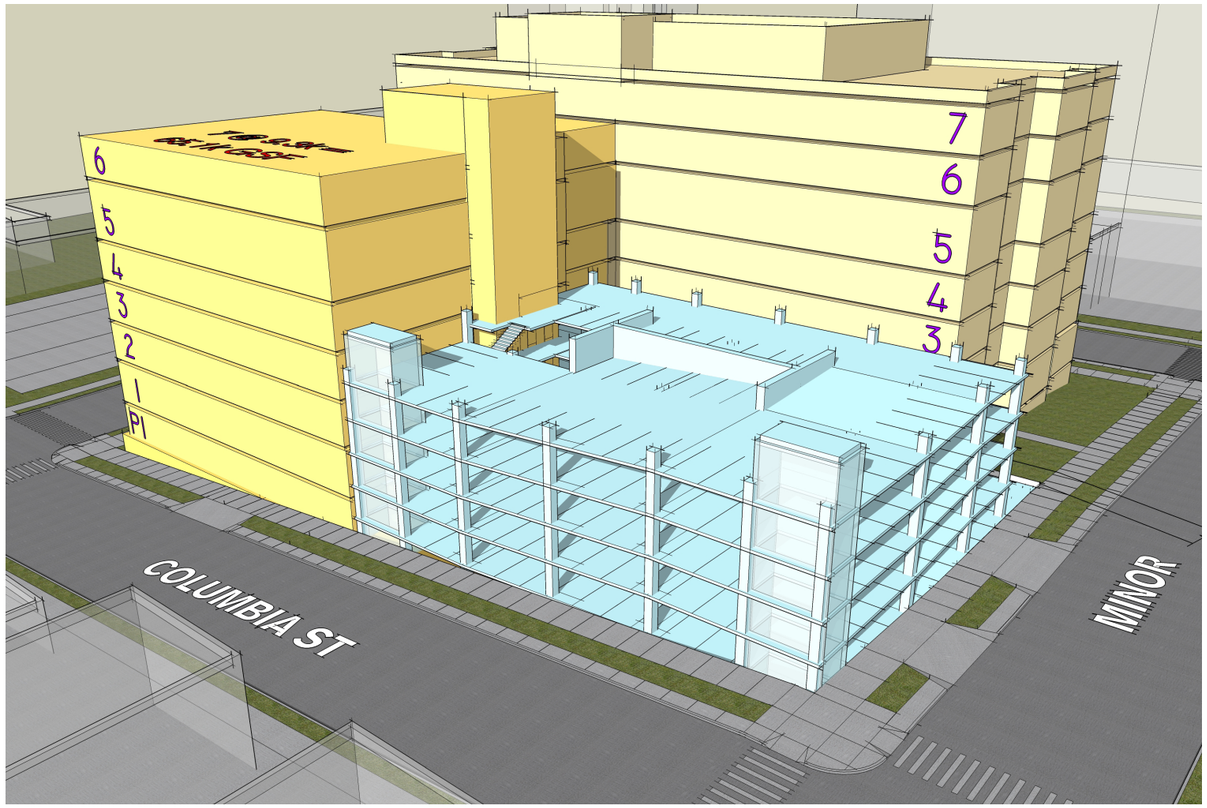
- Location of partially submerged P2 level may require screening and additional relief at street level (*possible design departure*)

- Bike storage & locker rooms do not meet height & depth requirements for street level uses (*possible design departure*)

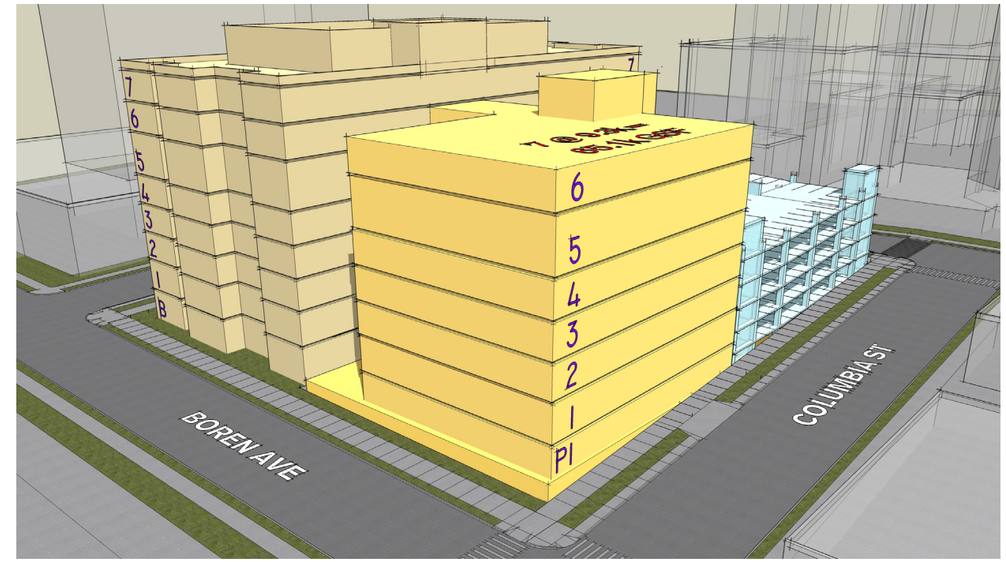
- Open space between existing and new structure does not retain access to ample direct natural light

-Multiple above grade parking levels creates challeneges in providing a strong connection to the street

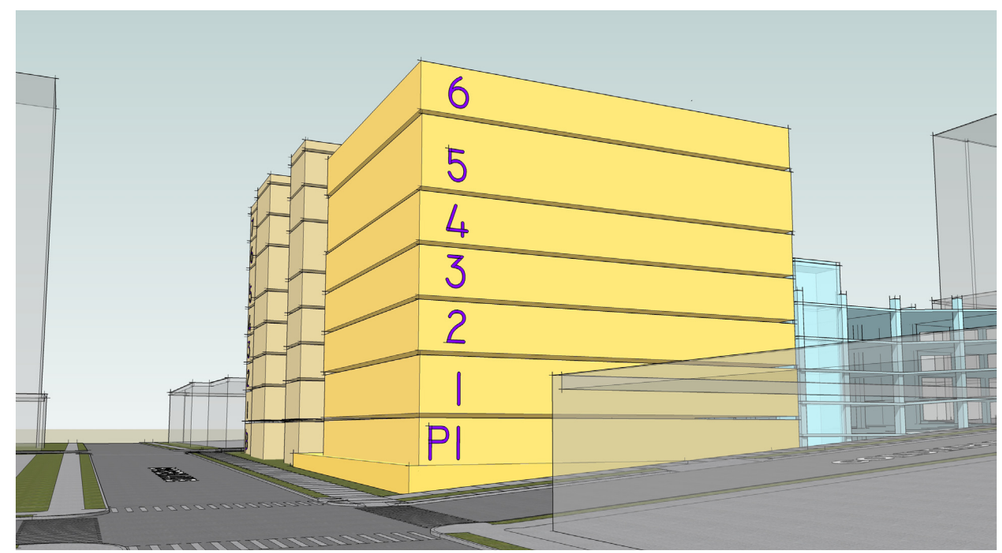
ARCHITECTURAL MASSING - SCHEME C



AERIAL VIEW FROM COLUMBIA ST & MINOR AVE FACING NW



AERIAL VIEW FROM BOREN AVE & COLUMBIA ST FACING NE

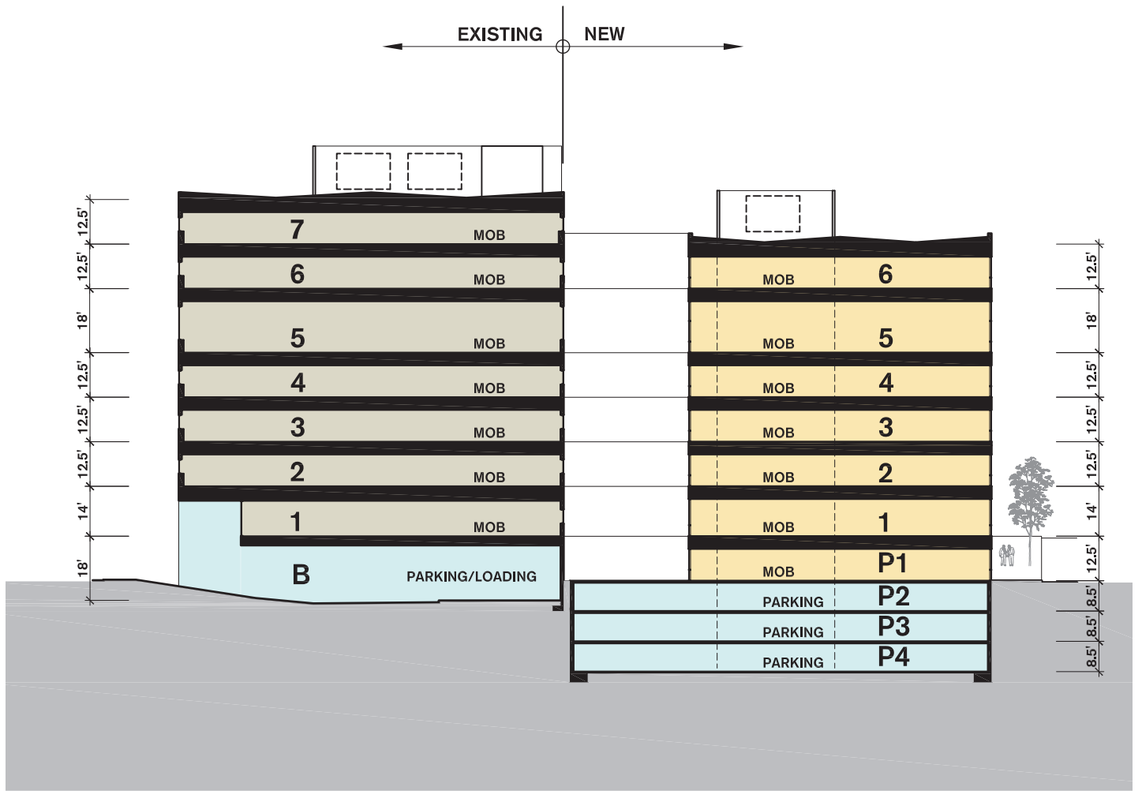


VIEW FROM BOREN AVE FACING NORTH

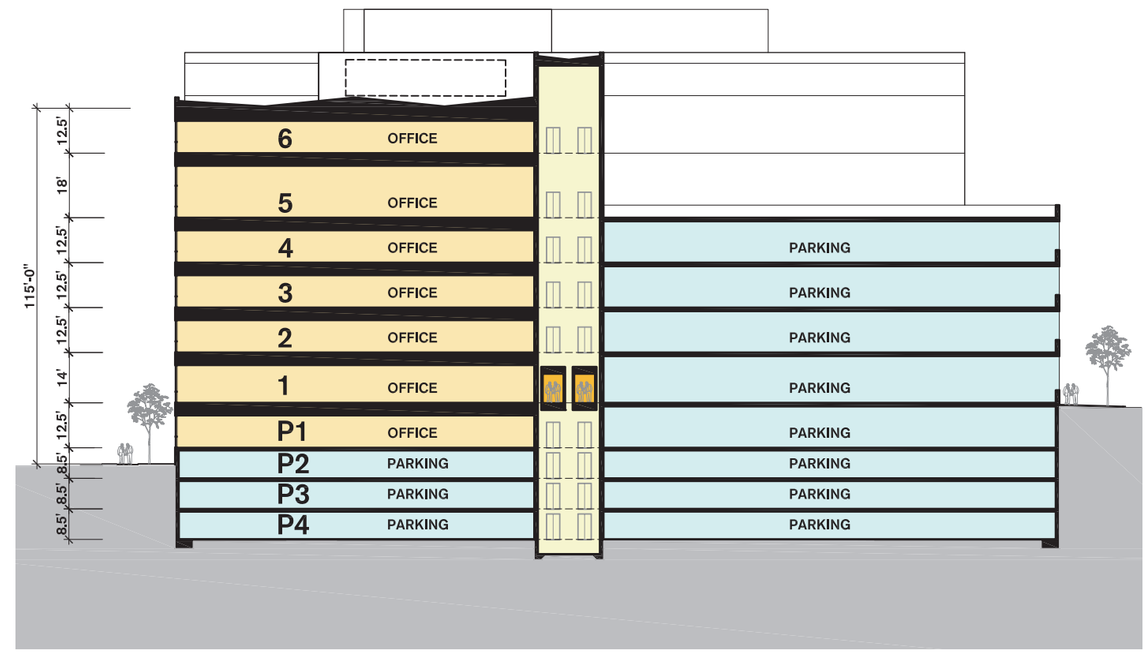
Significant Features

- New structure is 7 Levels at 9.3k GSF
- Building mass for the addition is the smallest footprint of the three schemes
- Small garage footprint requires 5 Levels of above grade parking and 4 levels below grade
- Garage entrance is located off of Columbia
- Main building entrance is located on the existing structure and accessed off of Minor Ave
- New addition and garage are connected through an adjoining floorplates that span between the new and existing structure

ARCHITECTURAL MASSING - SCHEME C



SECTION A - FACING EAST SCALE: NTS

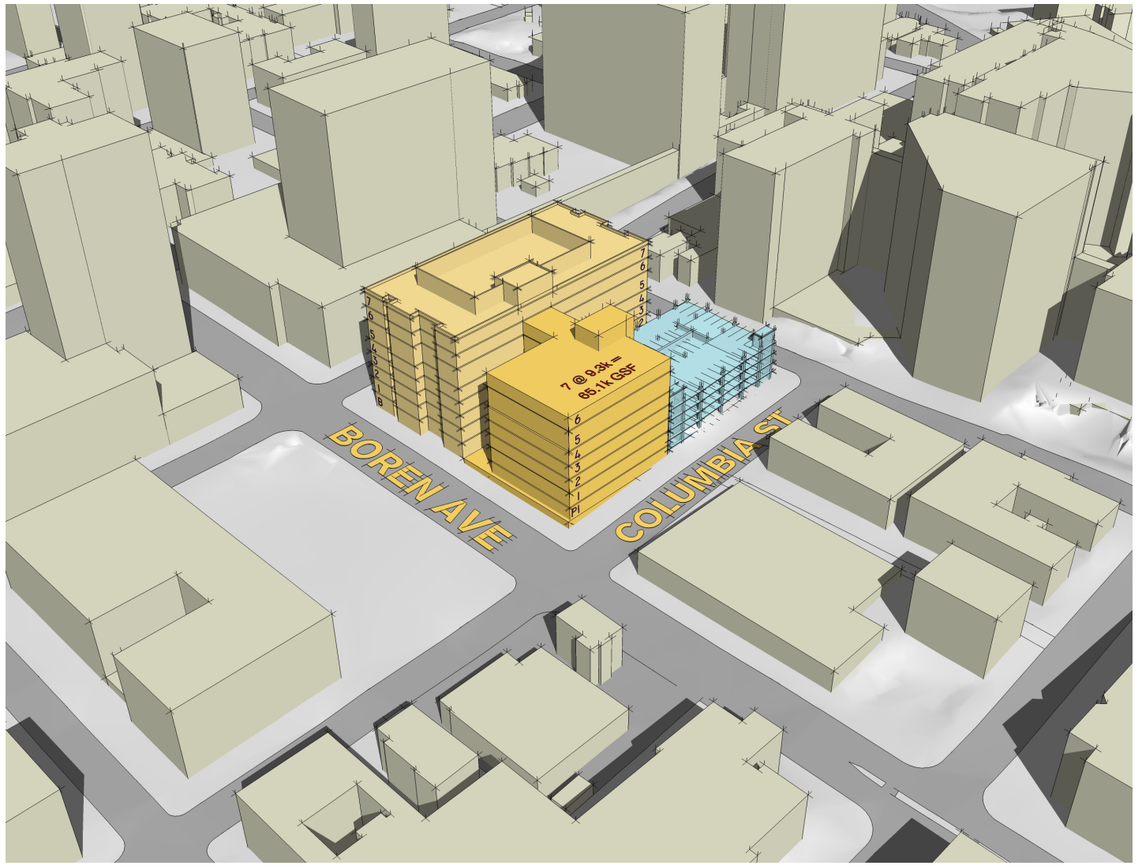


SECTION B - FACING NORTH SCALE: NTS

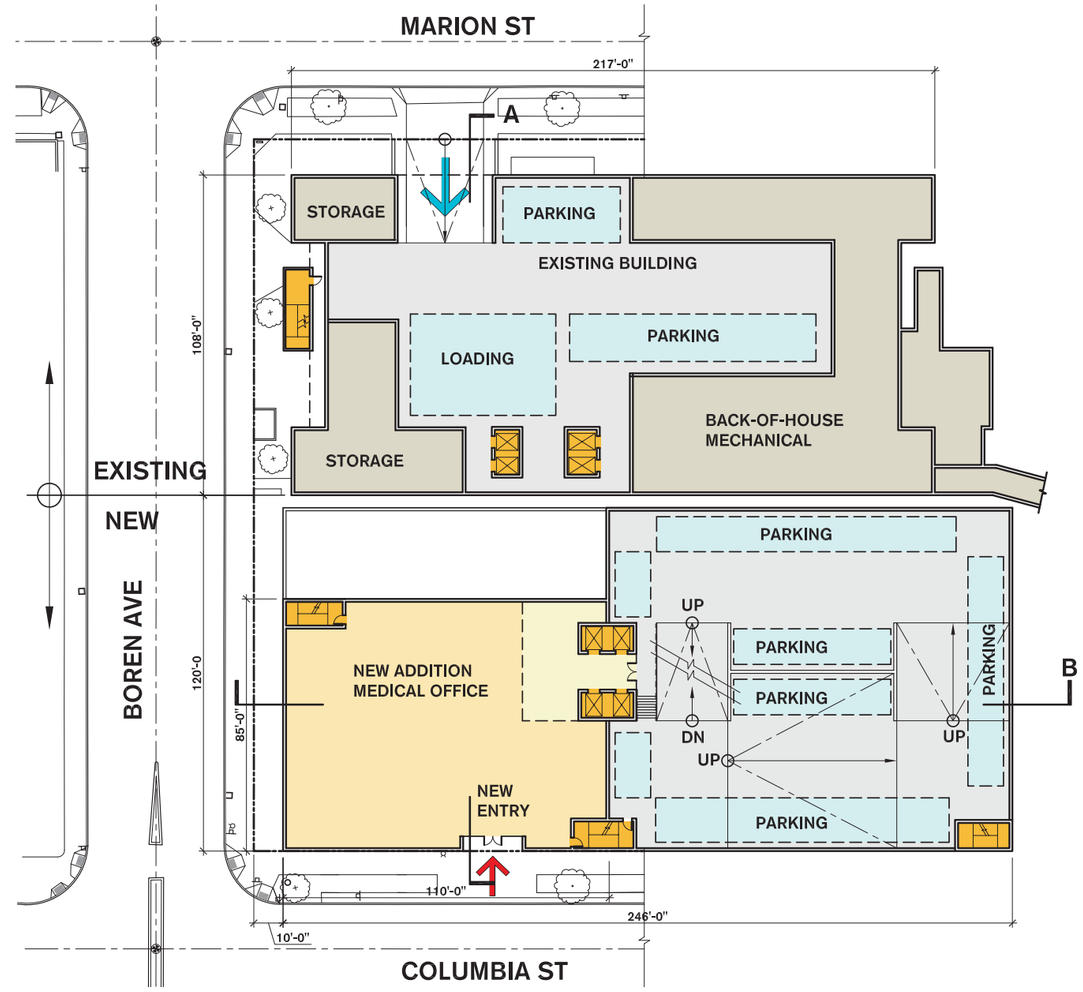
LEGEND

- PARKING + LOADING
- ELEVATORS + STAIRS
- EXISTING MEDICAL OFFICE
- NEW MEDICAL OFFICE
- LOBBY + COMMON AREAS

ARCHITECTURAL MASSING - SCHEME C



AERIAL VIEW OF VICINITY

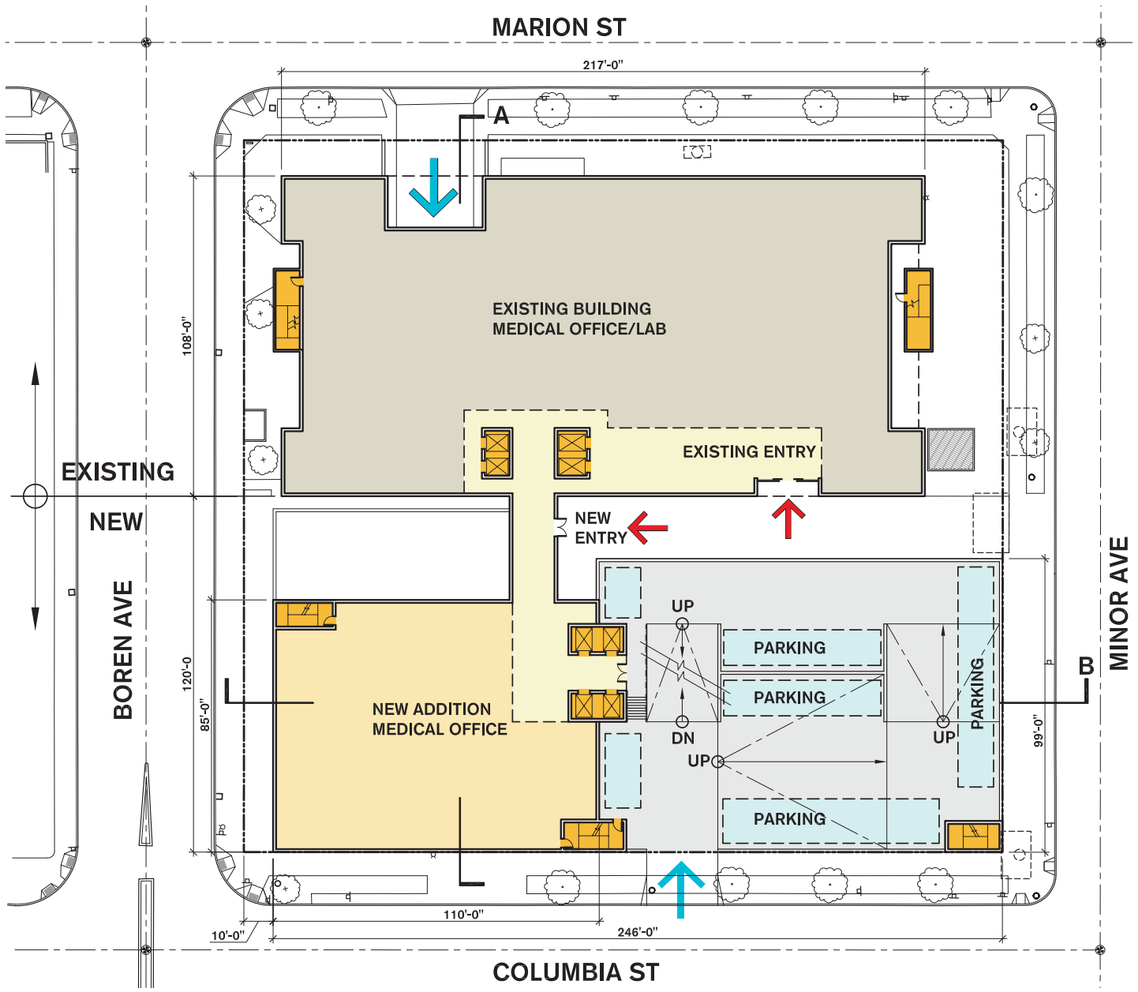


LEVEL P1 FLOOR PLAN SCALE: NTS

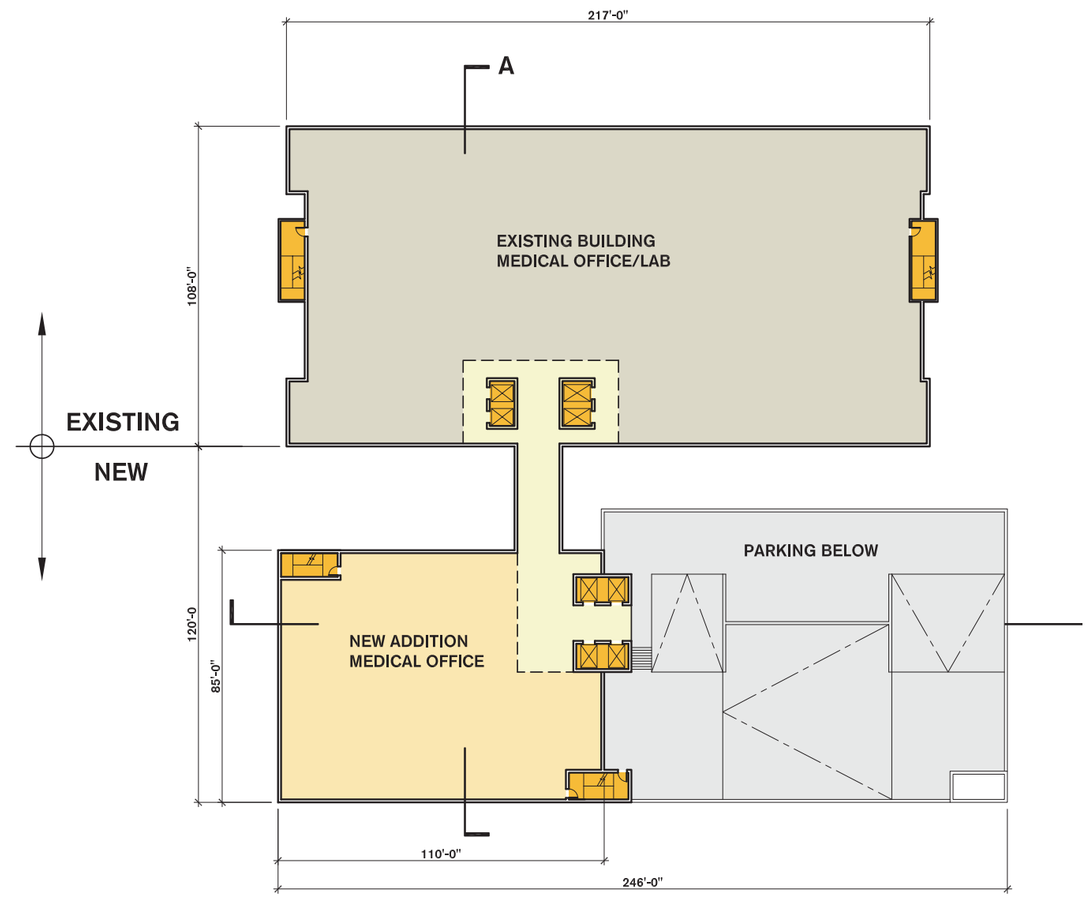
LEGEND

- PARKING + LOADING
- EXISTING MEDICAL OFFICE
- LOBBY + COMMON AREAS
- ELEVATORS + STAIRS
- NEW MEDICAL OFFICE
- PEDESTRIAN ENTRY
- VEHICULAR ENTRY

ARCHITECTURAL MASSING - SCHEME C



LEVEL 1 FLOOR PLAN SCALE: NTS



TYP OFFICE FLOOR PLAN SCALE: NTS

DESIGN OPPORTUNITIES

+The windows on the south elevation of the existing building remain uncovered by new addition

+Level P1 (+ levels 1-6) provides occupied Medical Office space along Boren Ave

+New addition provides for a connecting bridge at all levels

+Location of MOB addition provides an open space between itself and the existing building both at Marion street as well as an elevated podium along Boren Ave

+New entry to additon created along Columbia St

DESIGN CHALLENGES

- Above grade parking extends 5 levels above grade and is not setback from Minor Ave (*possible design departure*)

- Location of partially submerged P2 level may require screening and additional relief at street level (*possible design departure*)

- Open space between existing and new structure is only 20' wide, and presents challenges in providing a unified and generous pedestrian open space

- Multiple above grade parking levels creates an eye sore along Columbia St and Minor Ave

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.

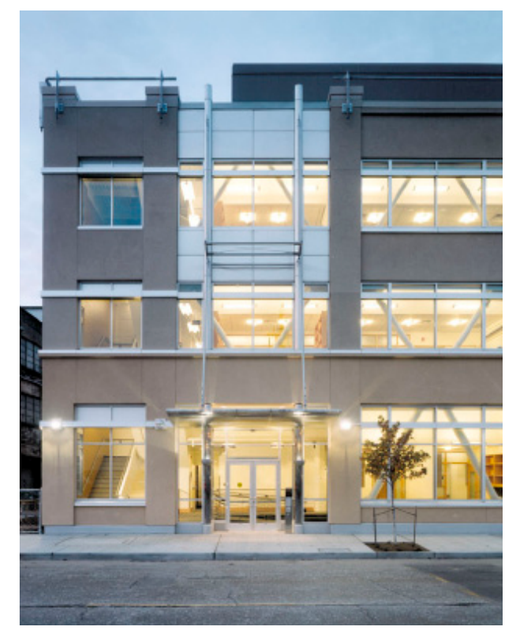
University of Washington, School of Medicine

INSTITUTE FOR QUANTITATIVE SYSTEMS BIOLOGY, SEATTLE WA

SEATTLE WA

This adaptive reuse of a 60,000 sf, four-story 1928 warehouse building included 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. The $20 million project was a key early component of the Institute, an ambitious public/private venture at the forefront of pioneering the new discipline of systems biology – a field that marries biology, computer science, mathematics and other disciplines to make use of the complex data produced by the Human Genome Project.

Winner, Laboratory of the Year award (renovation), R&D Magazine.



University of Washington
Benjamin D. Hall Interdisciplinary Research Building

SEATTLE WA

CollinsWoerman / Mortenson / Johnson Controls worked together to deliver a memorable, efficient scientific research facility quickly and cost-effectively. The 151,000 sf building provides 90,000 sf of leasable research space including laboratories for nanotechnology, photonics, biometrics, neurology and other disciplines. The seven-level structure includes below-grade parking for 67 cars.

The project utilized an Integrated Design Process (IDP), in which all team members, under the direction of the prime DBOM team, were actively engaged in the design from the outset. Flexibility was key to the design; labs had to be flexible enough to allow for a variety of research and technology tenants, most of them unknown at the time of building design and construction.

The shell and core had to be designed with the utmost flexibility but focused on specialty science and technology laboratories, there were no known tenants. However, the building comfortably contains a vast array of research labs such as bio science wet labs, clean rooms, static free electronic and manufacturing labs, Class III & IV intensity laser optics labs, and high security research labs serving the Department of Defense.

The facility was the first higher education building on the West Coast to receive LEED Gold, Shell & Core certification and the University of Washington's first LEED Gold certified building.

Group Health Cooperative Clinic Prototype

PUYALLUP AND BURIEN WA

Group Health Cooperative embarked on a strategic initiative to create a new delivery model of care, expand its clinical portfolio, and modify and/or replace existing facilities. They asked CollinsWoerman to develop an outpatient medical center prototype based on lean design principles to provide a new, effective "medical home" model for patient care.

Since the project launch, CollinsWoerman has worked closely with Group Health administrators, clinicians, nurses, and operational staff in a series of collaborative design charettes, 3P (production-preparation-process) programming events, and full-scale mock-up events to synthesize architecture, planning, and interior design with effective business and clinical practices.

As part of this process, CollinsWoerman has designed the first clinic, a 52,000 sf facility in Puyallup. The project is being delivered under a three-party integrated project delivery agreement and includes a developer-driven shell and core. Subsequently, the "medical home" model will be implemented in other Group Health facilities throughout the Puget Sound.