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ZGF
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

500 FAIRVIEW

DESIGN REVIEW BOARD SUBMITTAL

APRIL 24 2013
PROJECT : 3015059

PROJECT HISTORY

EXECUTIVE SUMMARY

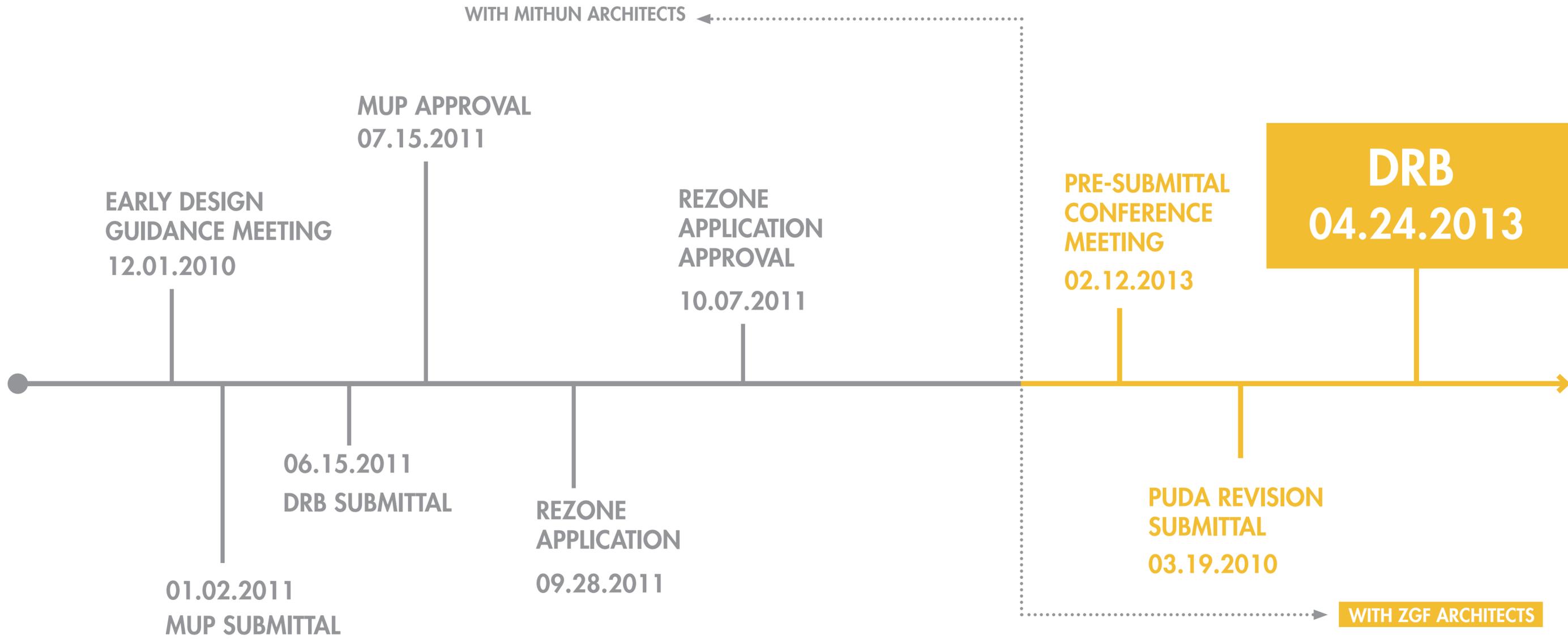
SITE CONTEXT

BUILDING DESIGN

STREETSCAPE DESIGN

DESIGN GUIDANCE / RESPONSES

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The approved MUP is a contract rezone from IC-65' to SM-85'. The rezone also allows the height to be increased from 85' to 105' when a minimum two floors in the structure are at least 14' and when the additional height is used to accommodate mechanical equipment. Since the rezone, a new architect has been brought on and a potential tenant for the lab/office portion of the project has been identified.

Changes are being considered to improve the functionality of the building and to enhance the public realm, without changing the MUP approved Guidelines for building height and massing.



THE PROPOSED DESIGN ENHANCES THE APPROVED DESIGN BY:

- **shifting the elevated entrance** at mid-block to an on-grade entrance at Fairview and Republican, thereby increasing visibility and pedestrian access
- **enclosing the external elevated colonnade** with a transparent and secure, high-ceiling gallery/lobby
- **extending corner retail** with patio seating to the South setback, activating the pedestrian experience along Republican
- **increasing glazing** to provide greater transparency and a lighter street presence
- **creating scale and visual interest** through the use of fenestrations, richer materials and building detail

THE PROPOSED DESIGN SEEKS TO:



celebrate the urban context



activate the pedestrian experience



beautify the streetscape

FAIRVIEW ELEVATION LOOKING EAST



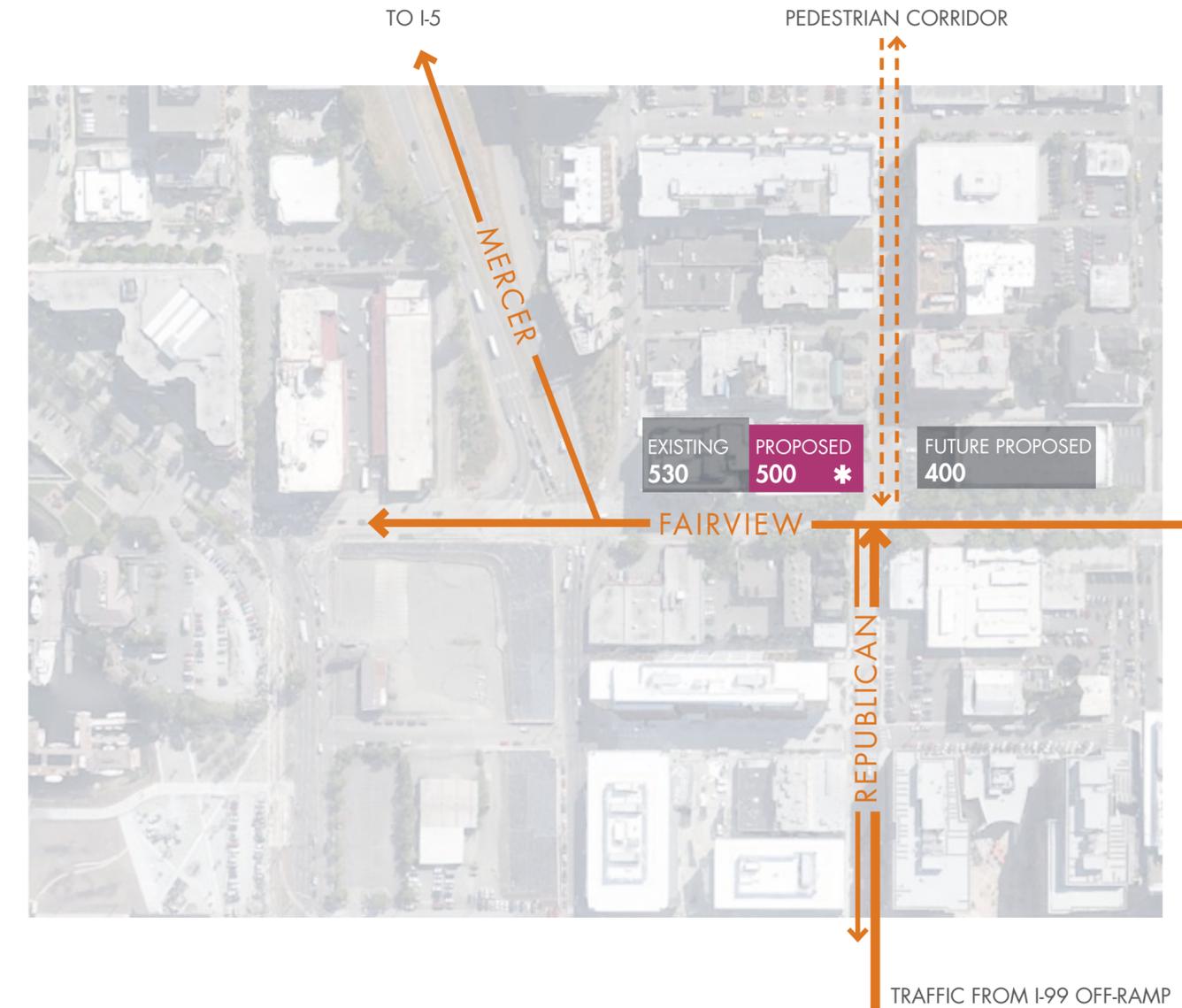
FAIRVIEW ELEVATION LOOKING WEST



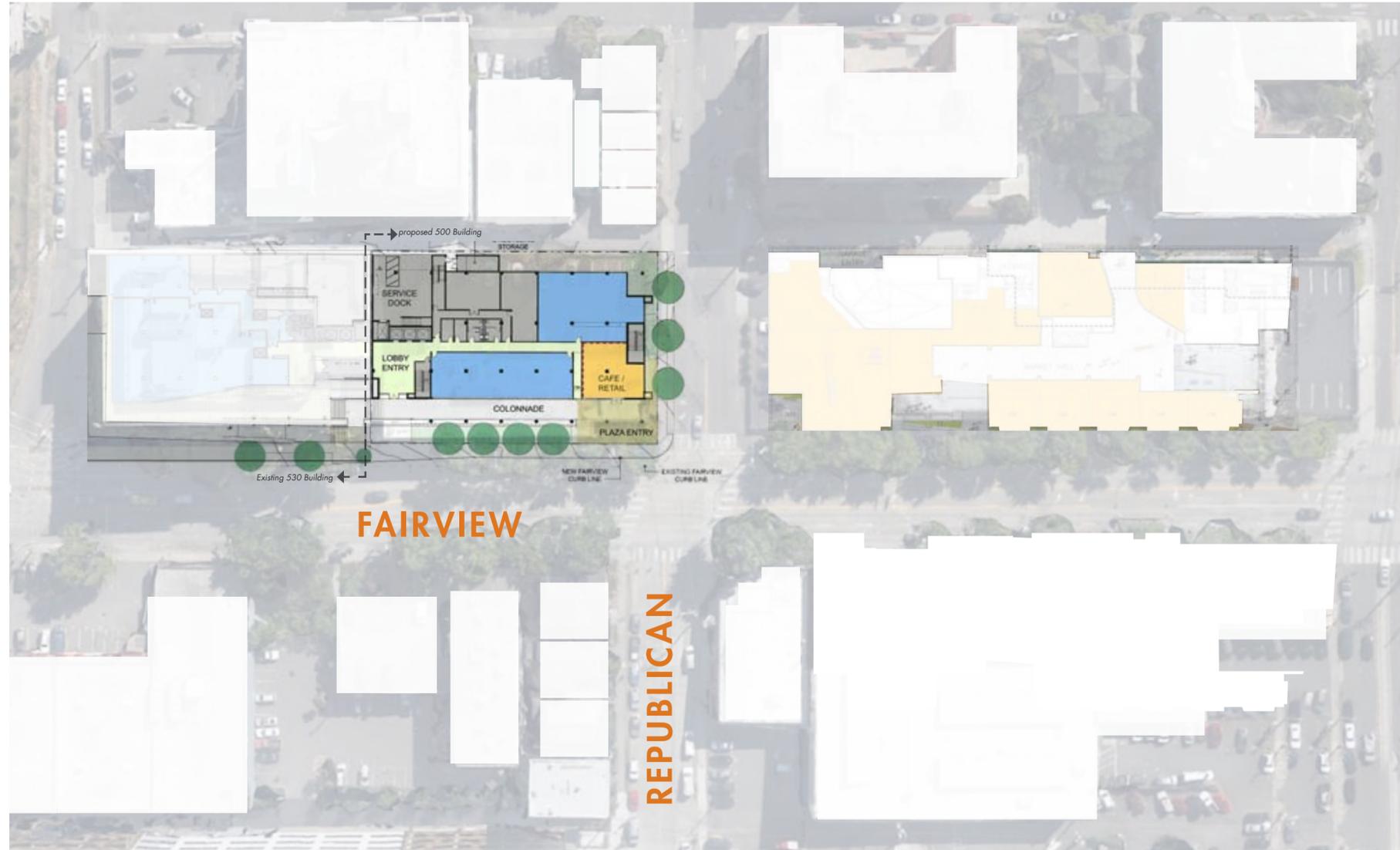
REPUBLICAN ELEVATION LOOKING NORTH



REPUBLICAN ELEVATION LOOKING SOUTH



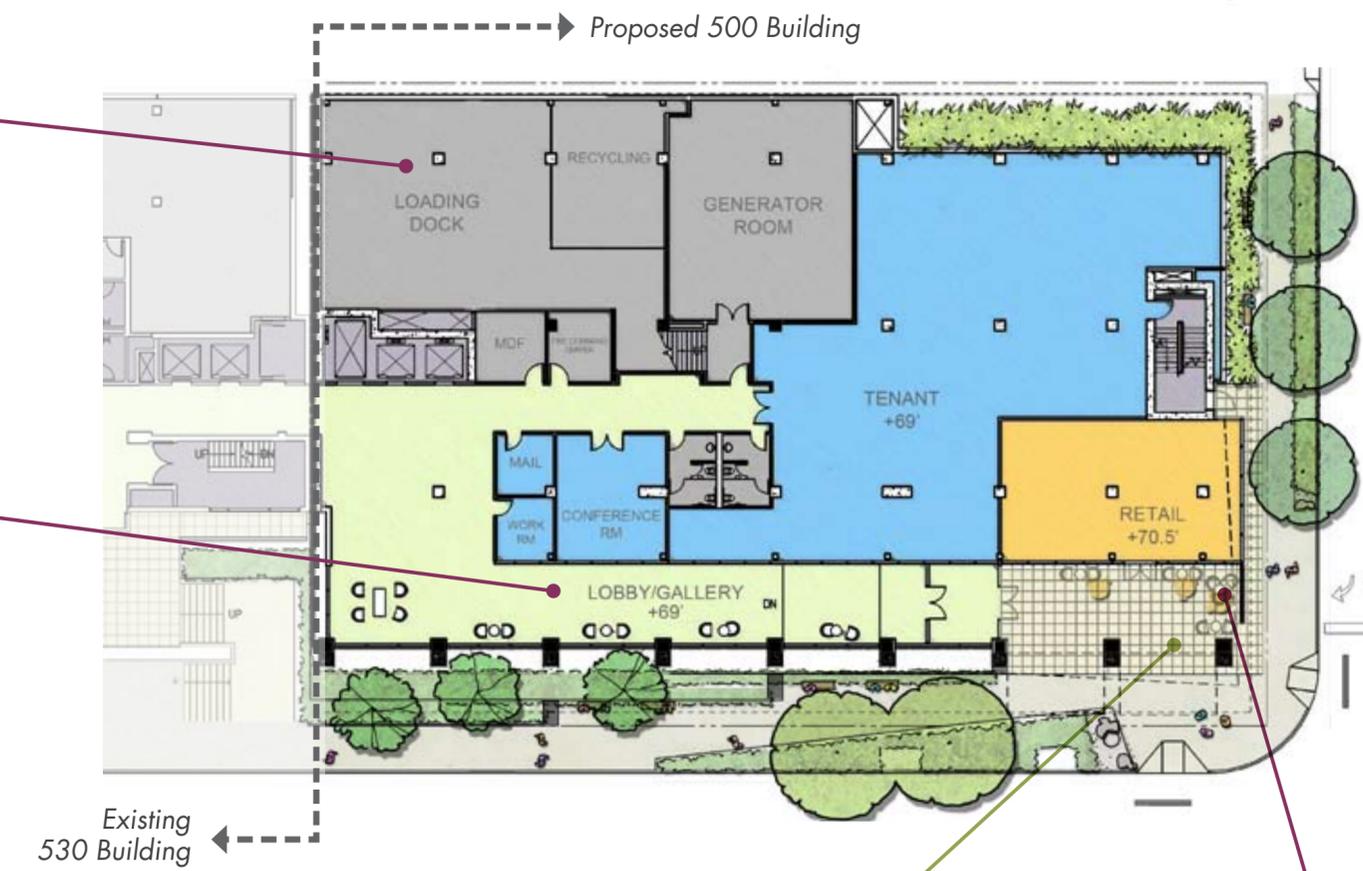
The project site is located at the intersection of Fairview Avenue and Republican Street, adjacent to an existing five story laboratory building, and at the juncture between the high-tech and research-centric development to the west and multi-family housing to the east. Fairview Avenue and Mercer Street provide direct and primary access to downtown Seattle and the Interstate 5 freeway. Immediately to the south is a proposed SM-160 commercial project that spans the entire block along Fairview Avenue.





A-8 VEHICLE ACCESS
 The proposed design improves vehicle access by increasing the area of the existing loading dock to accommodate a truck's turning radius. This reduces traffic in the alley.

A-4 HUMAN ACTIVITY
 The current proposal improves upon the building-street connection by offering a highly visible interior gallery along Fairview.

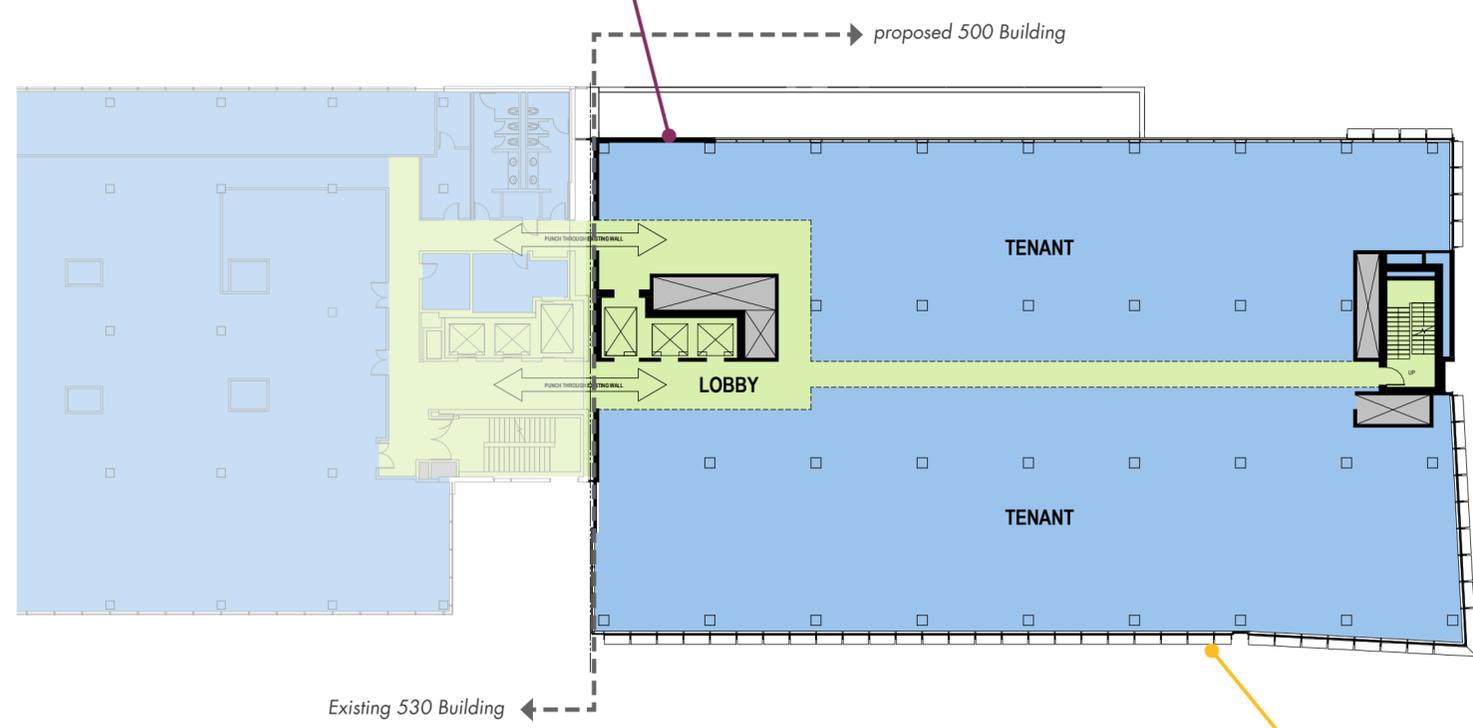


D-1 PEDESTRIAN OPEN SPACES & ENTRANCES
 The proposed design clarifies site circulation and visibility of the main entrance while maintaining retail at the corner.

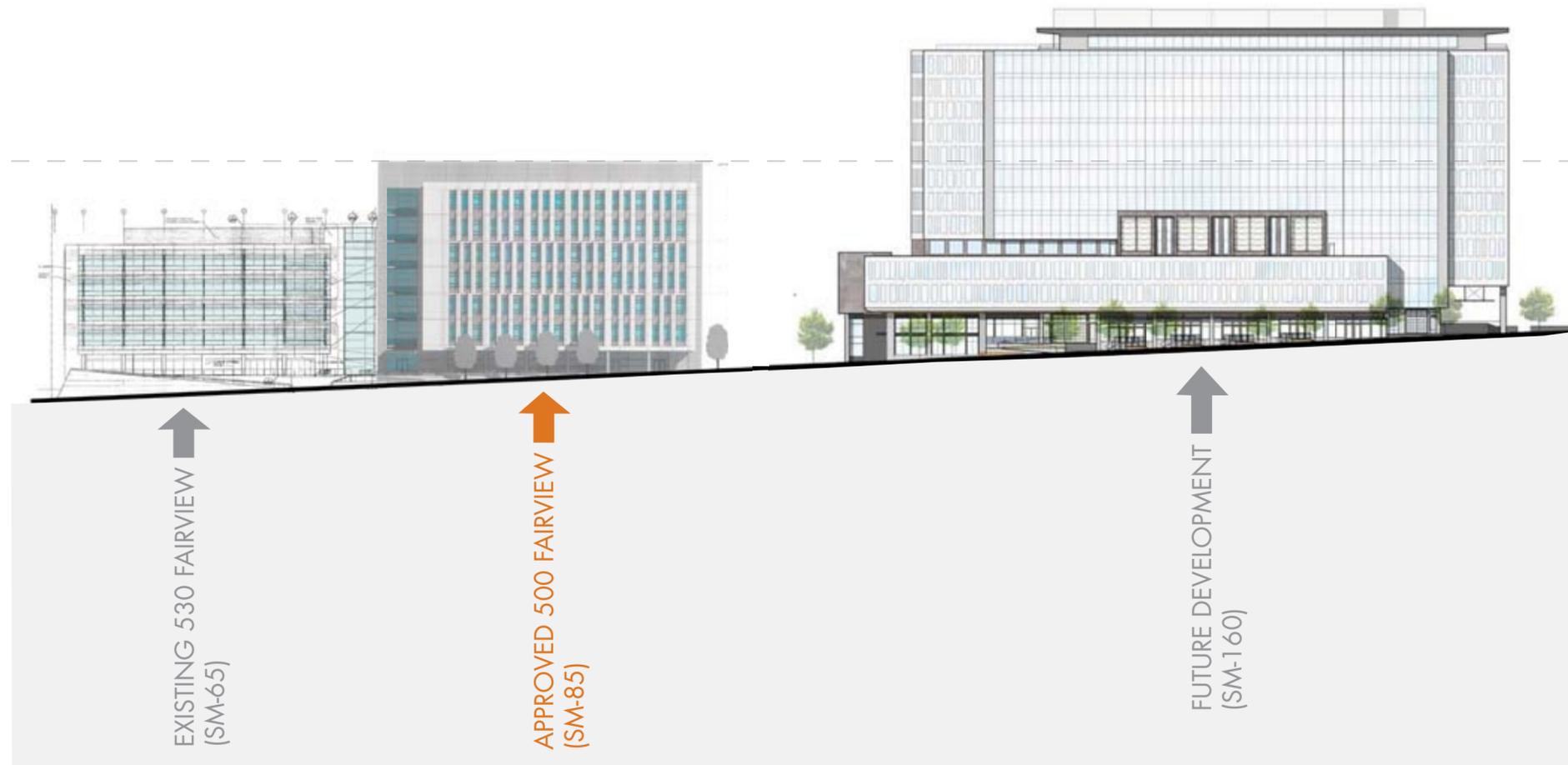
A-4 HUMAN ACTIVITY
 The current proposal activates the pedestrian corridor by extending transparent retail with patio seating to the South setback on Republican.



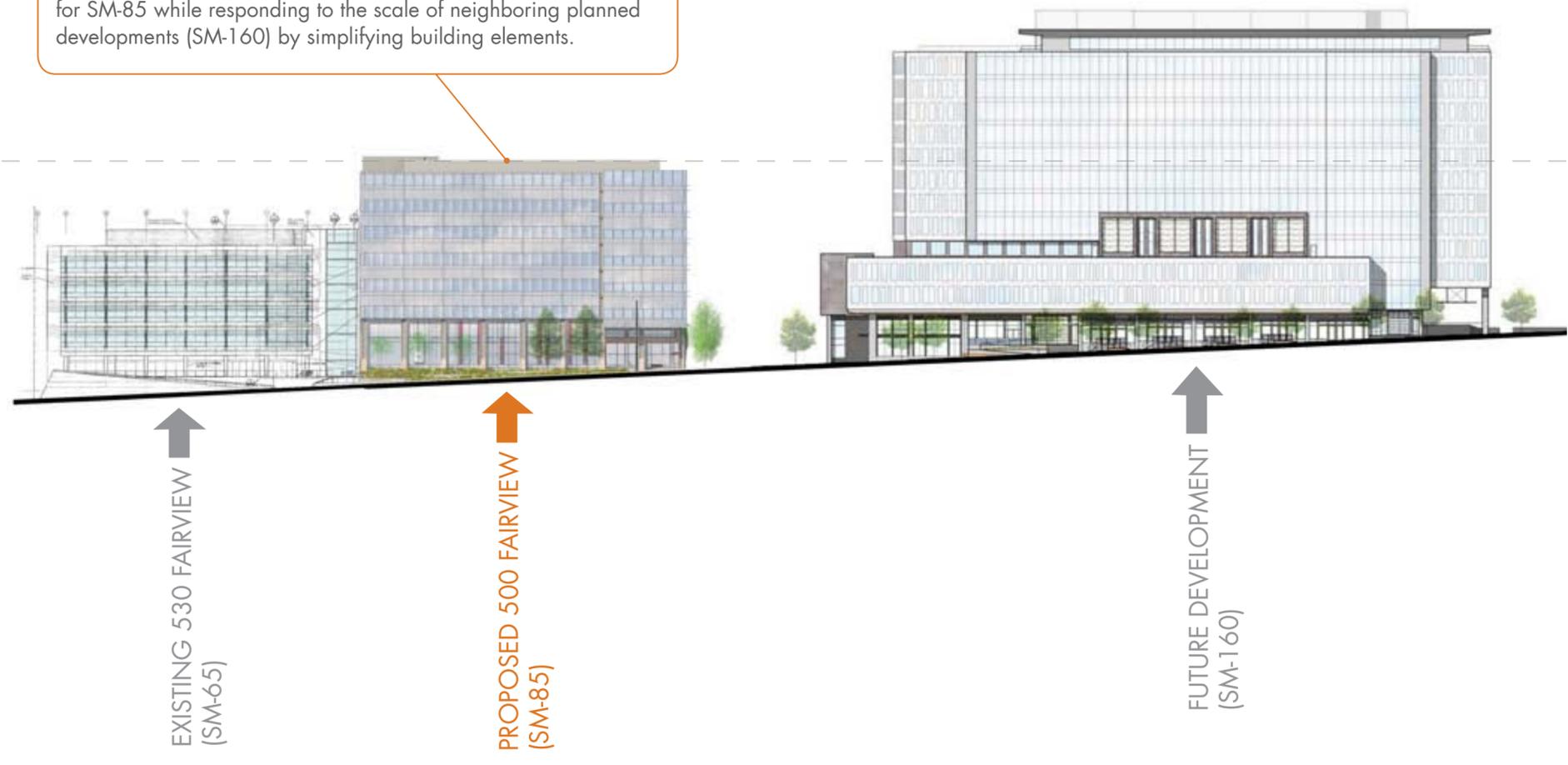
A-5 RESPECT FOR ADJACENT SITES
 The proposed design maintains the increased setbacks and expands the opaque privacy-wall area established in the approved design



C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY
 Increased use of glass and spandrel in lieu of opaque, heavy material creates a lighter street presence and greater access to daylight



B-1 HEIGHT, BULK & SCALE COMPATIBILITY
 The proposed building maintains the height and massing permitted for SM-85 while responding to the scale of neighboring planned developments (SM-160) by simplifying building elements.





15 PREVIOUS FAIRVIEW (WEST) ELEVATION



PROPOSED FAIRVIEW (WEST) ELEVATION

BUILDING DESIGN



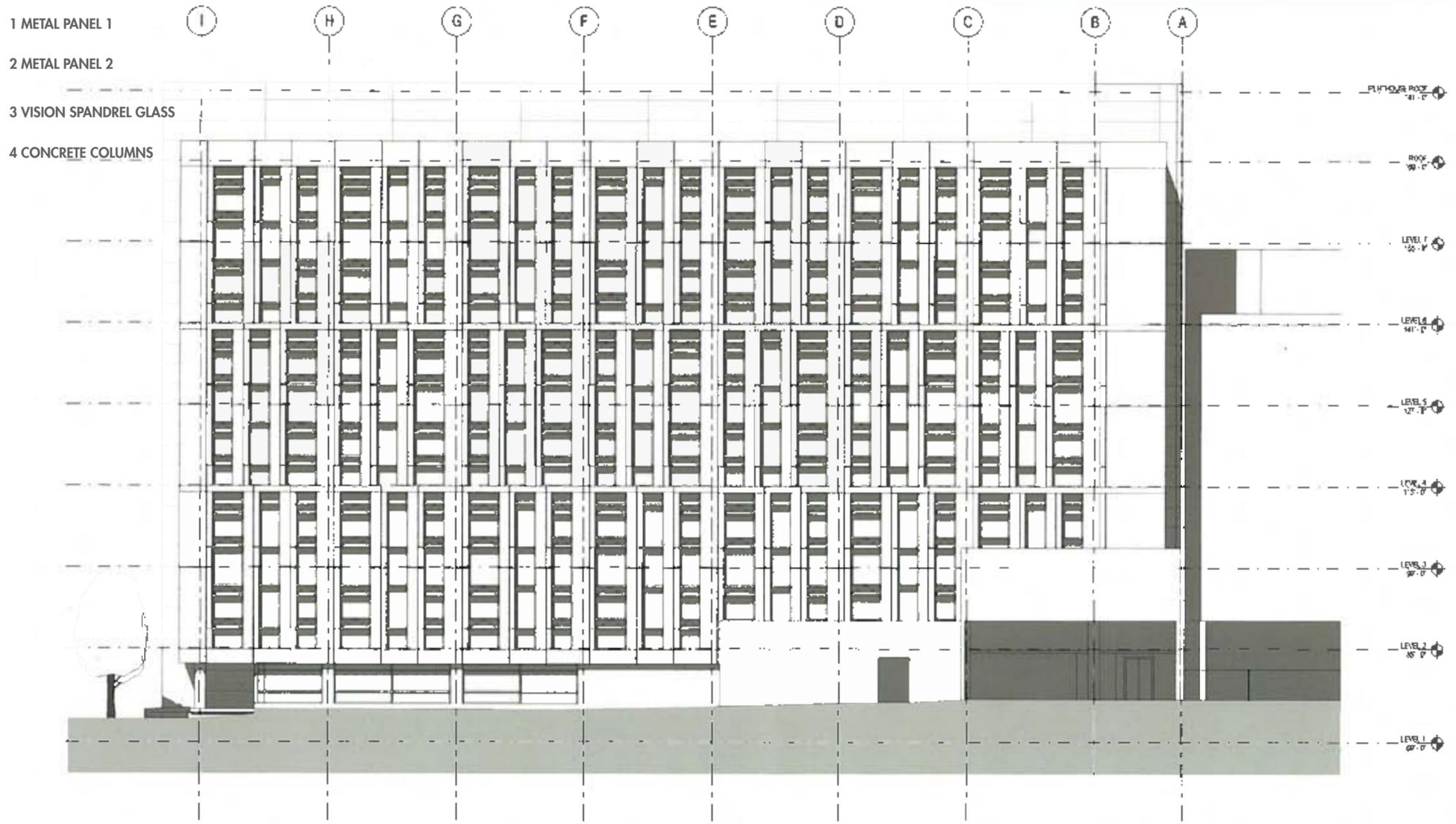
C-2 ARCHITECTURAL CONCEPT & CONSISTENCY

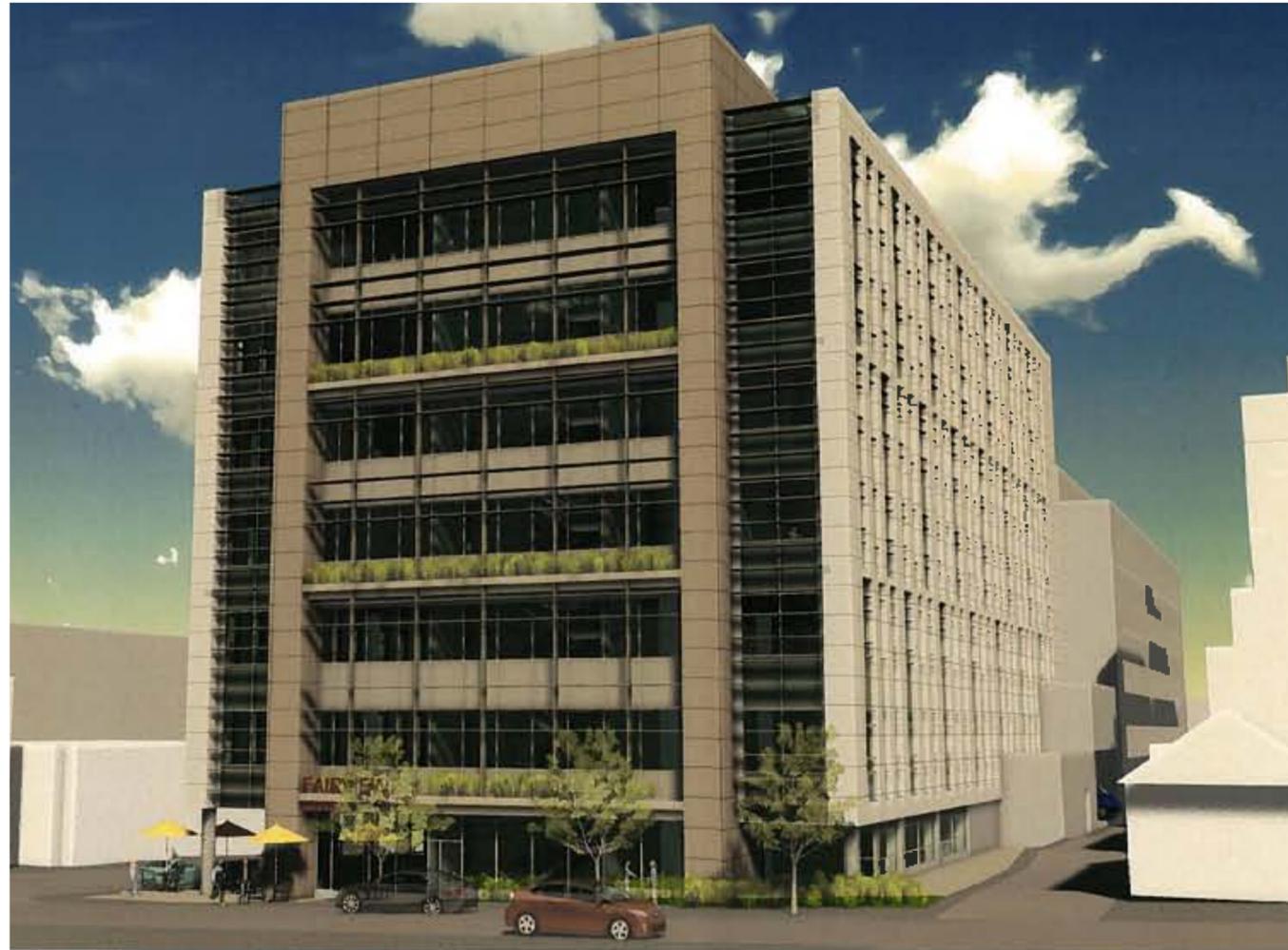
The proposed building improves upon the approved design's urban response with a more transparent facade.

C-3 HUMAN SCALE

Fenestrations and screening elements in both the horizontal and vertical direction improve upon the approved design's intent to relate to the human-scale.







A-5 RESPECT FOR ADJACENT SITES

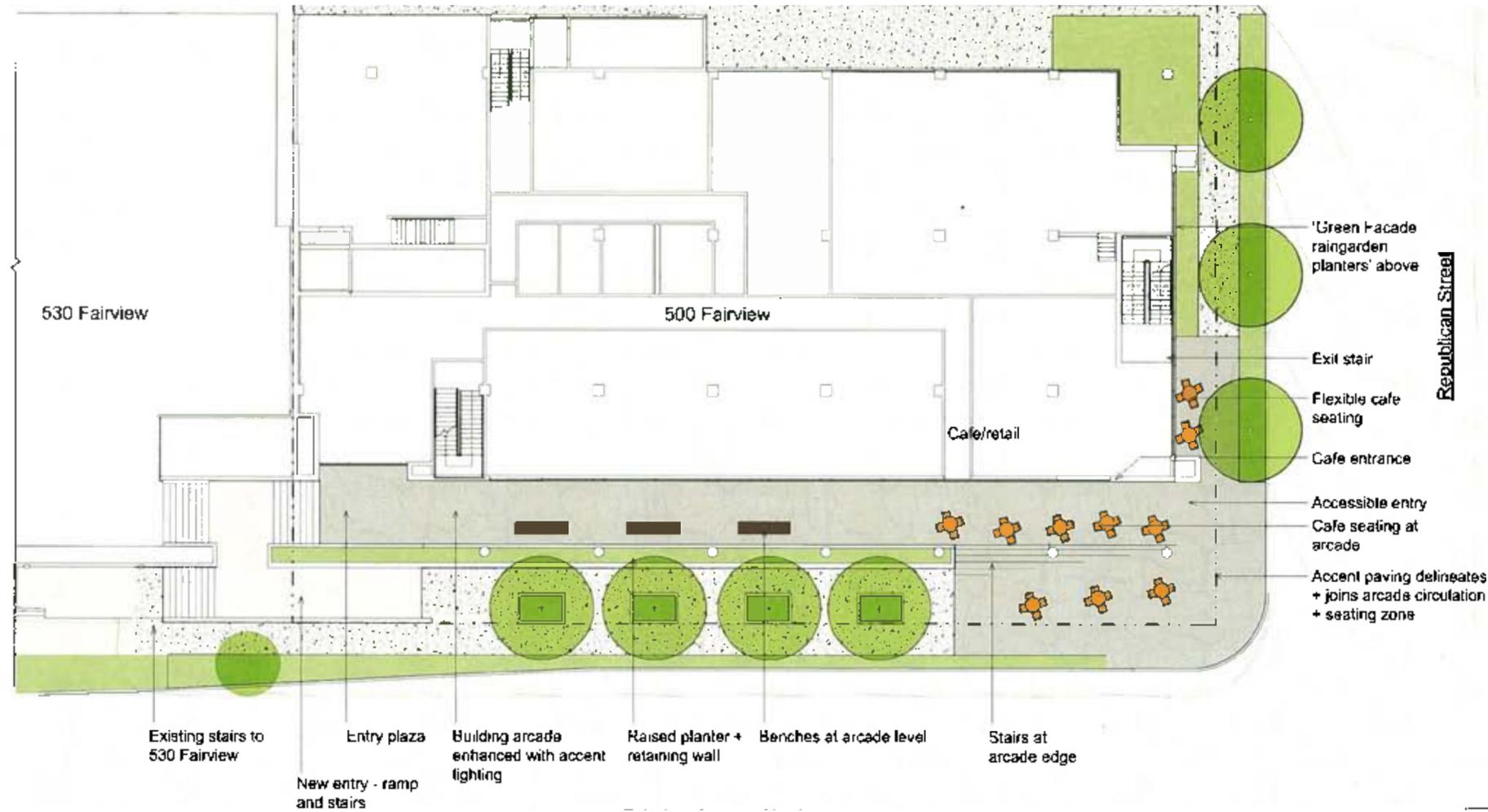
The proposed design maintains the desire for privacy for residents of Pete Gross House by strategically locating opacity in the East facade.

E-2 LANDSCAPING TO ENHANCE THE BUILDING & SITE

The proposed design provides rich landscaping at the ground level with additional landscape screening for residentially-scaled neighboring buildings.

D-2 BLANK WALLS

The proposed design improves the South facade along Republican with increased transparency as well as rich landscaping and materials to promote pedestrian activity



STREETSCAPE

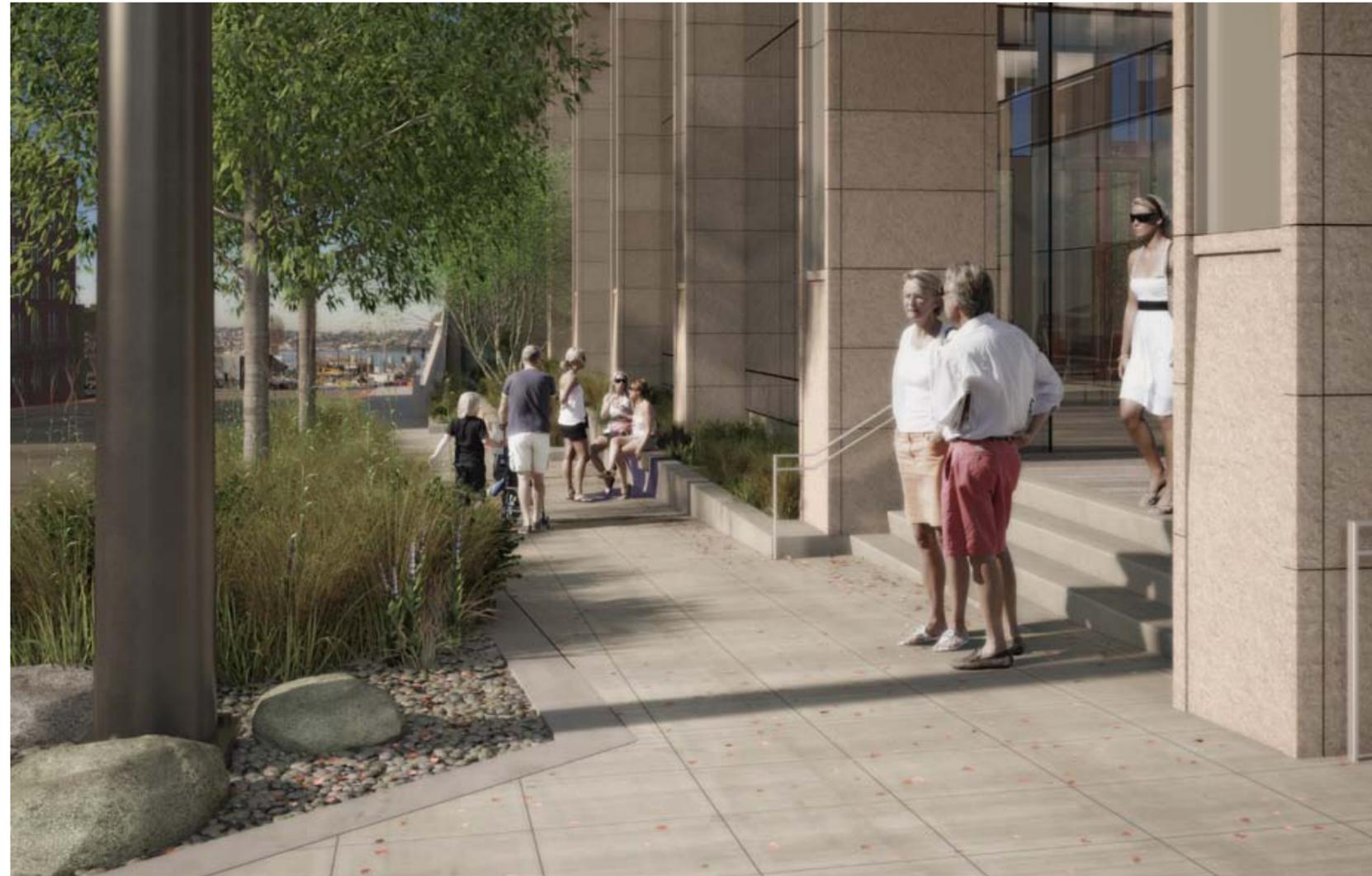


D-1 ENTRANCES VISIBLE FROM THE STREET

The main entry has been shifted to the prominent corner, next to retail, thereby improving visibility, public activity and reinforcing safety.



SLU STREET PRECEDENTS



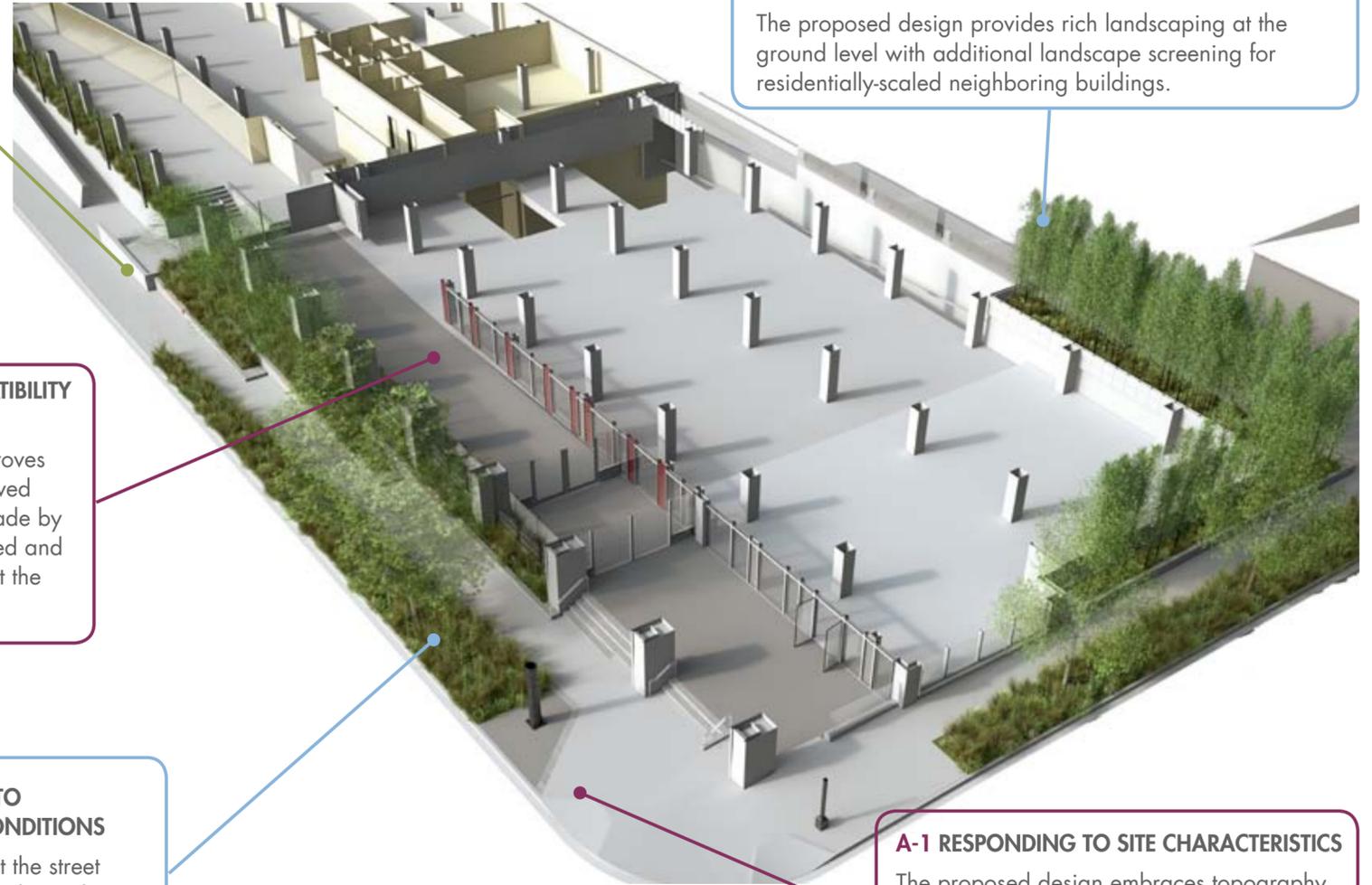
D-3 RETAINING WALLS
The approved retaining wall at mid-block has been replaced with a cascading landscape, thereby increasing the interior connection to the street.

A-2 STREETScape COMPATIBILITY
A transparent, high-ceiling interior gallery/lobby improves upon the previously approved exterior plaza and colonnade by offering a secured, sheltered and transparent public space at the street edge.

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS
Continuous landscaping at the street edge significantly expands the pedestrian buffer and continues established landscape pattern on Fairview.

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND SITE
The proposed design provides rich landscaping at the ground level with additional landscape screening for residentially-scaled neighboring buildings.

A-1 RESPONDING TO SITE CHARACTERISTICS
The proposed design embraces topography and arterial conditions by shifting the main entry from mid-block to the prominent corner of Fairview and Republican.

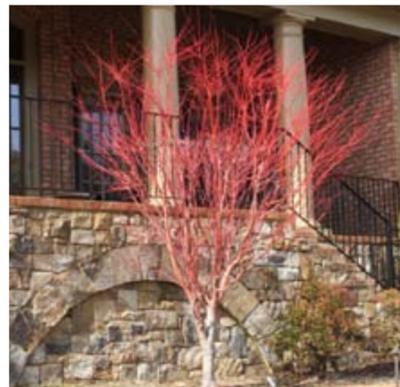




ASSORTED GROUNDCOVERS AND PERENNIALS



CIMMARON ASH (FAIRVIEW STREET TREE)



CORAL BARK JAPANESE MAPLE



STARLIGHT DOGWOOD



BLACK BAMBOO

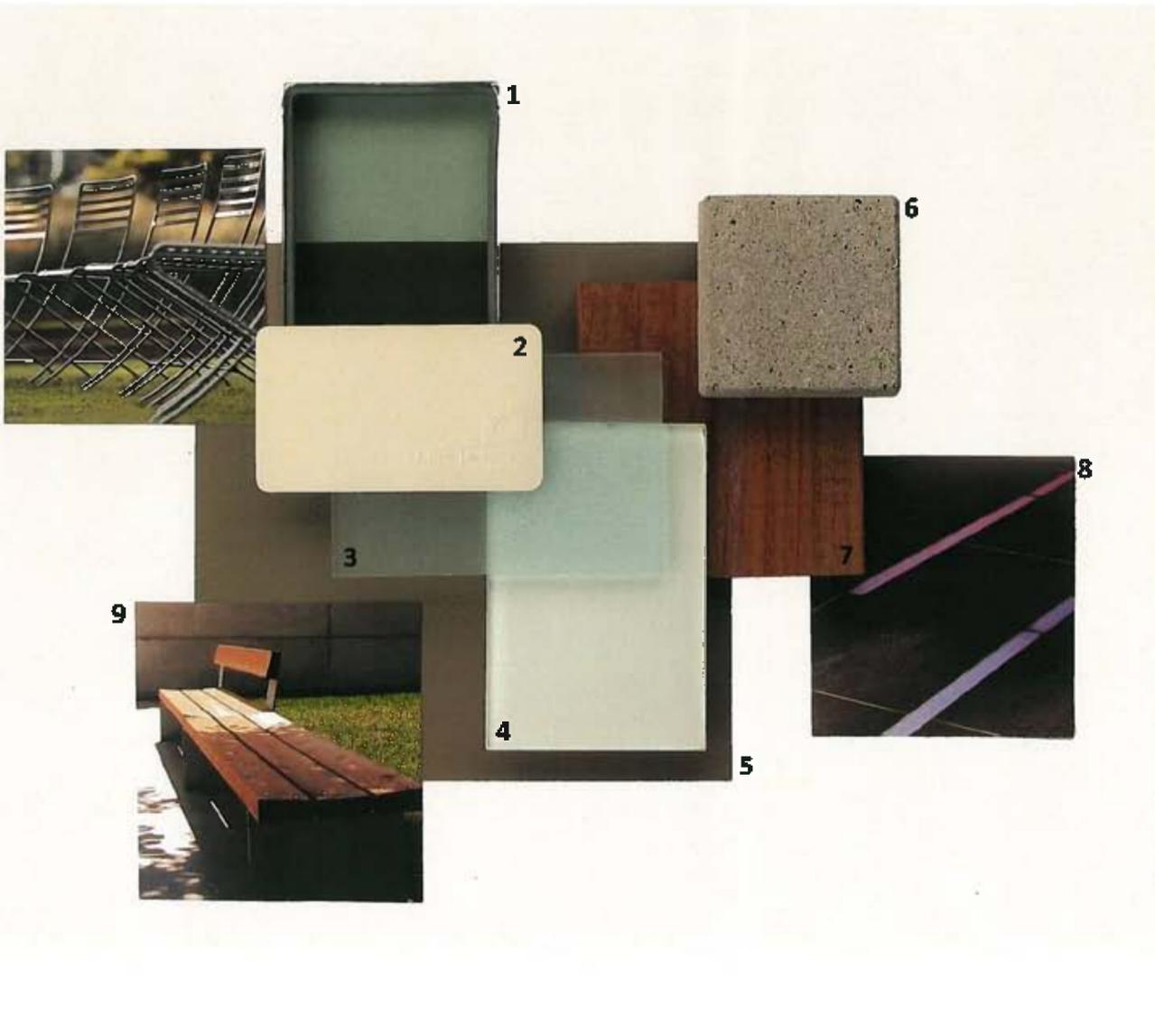
The landscape design for 500 Fairview places an emphasis on pedestrian experience by providing seating and attractive foliage that contributes color and texture to the streetscape throughout the year.

In keeping with the established Fairview Avenue street tree theme, Cimmarron Ash will be provided in the planting strip of the Fairview frontage. The streetscape will also be enhanced by Coral Bark Japanese Maples positioned in the bed behind the sidewalk.

On Republican Street the Starlight Dogwood is proposed which provides profuse flowering and vivid fall color. A stand of bamboo against the building will also contribute striking color and texture.

On both frontages a variety of grasses and groundcovers are proposed, punctuated by low shrubs, perennials, and decorative rockery to create an attractive, low landscape that maintains open sight lines. Seating will be provided on surfaces inset into low walls in locations that afford views of the street and do not obstruct the pedestrian zone of the sidewalk.

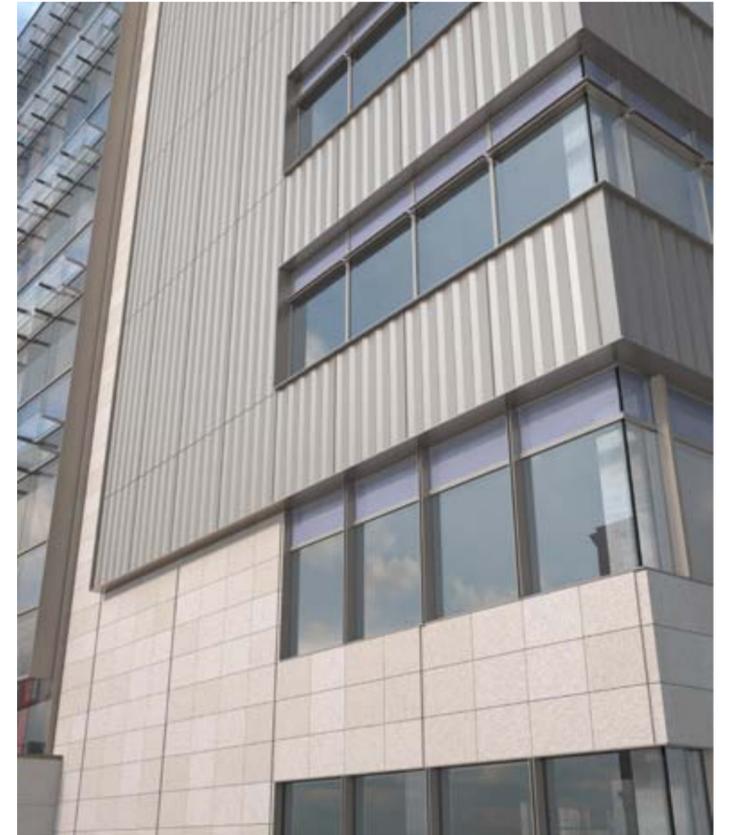




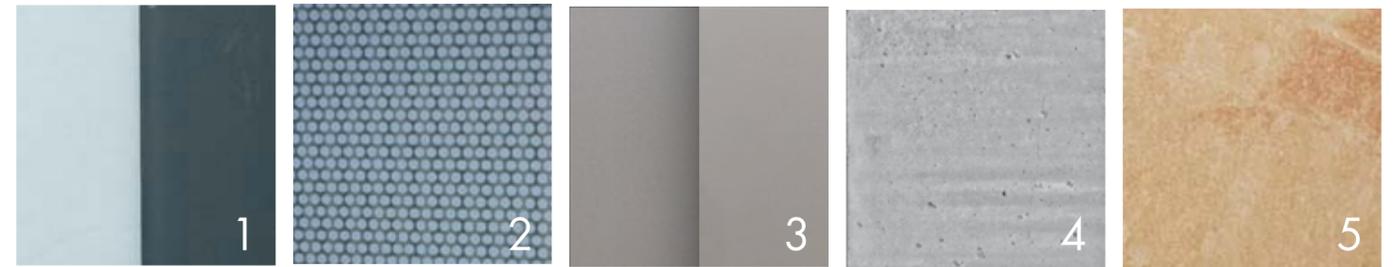
- IMAGE KEY:**
- 1. Vision Glass
 - 2. Metal Panels - Bone White
 - 3. Spandrel Glass - Obscure
 - 4. Spandrel Glass - Opaque
 - 5. Metal Panels - Light Bronze
 - 6. Cast in Place Concrete - Natural Grey
 - 7. Wood - Ipe
 - 8. Recessed Lighting - Colonnade
 - 9. Wood Benches - Colonnade
 - 10. Cafe Seating

C-4 EXTERIOR MATERIALS

The proposed building improves upon the approved design by maximizing vision glass, and replacing opaque materials with spandrel glass and light metal panel.



- 1. VISION GLASS / SPANDREL GLASS
- 2. FRITTED GLASS FINIS
- 3. ALUMINUM PANELS
- 4. CAST IN PLACE CONCRETE
- 5. STONE CLADDING AT GROUND LEVEL



PREVIOUS

6-15-2011



A-1 RESPONDING TO SITE CHARACTERISTICS

"The entry plaza and colonnade proposed in the design extends the outdoor space created in the 530 Fairview project onto the Republican Street edge and connects to the existing 530 Fairview pedestrian connection which terminates in an overlook of Lake Union at the northern end of the site. The narrow floor plate proposed in the design maximizes daylight penetration and allows the opportunity for natural ventilation."

The proposed design integrates existing topography, arterial and corner conditions by shifting the main entry and retail from mid-block to the prominent corner of Fairview and Republican, reinforcing and enlivening established pedestrian patterns.

A-2 STREETScape COMPATIBILITY

"Access to the entry plaza from the corner of Fairview and Republican offers pedestrians a choice of paths to the main entry and potential access to retail/cafe space and outdoor seating overlooking Republican Street. The new trees and seating along Fairview give a shaded and secure passage along the western edge of the site. The ground floor perimeter will be glazed allowing views into the activities inside. The entrance will be recessed. A direct on-grade pedestrian connection to 530 Fairview is at the northern end of the site."

A transparent, double-height interior gallery improves upon the previously approved exterior plaza and colonnade by offering a secure, sheltered and transparent public space at the street

A-3 ENTRANCES VISIBLE FROM THE STREET

"Entrance to the Cafe / Retail space is clearly visible from Fairview and Republican Street. Moving the building toward Fairview Avenue makes the main entry more visible. Balconies above the entry provide a visual marker that highlights the entry."

The main entry has been shifted to the prominent corner, next to retail, thereby improving visibility and concentrating pedestrian traffic at the double height vestibule and outdoor seating area.

A-4 HUMAN ACTIVITY

"As previously stated in A-2 above, an on-grade connection to the entry plaza is made at the south end of the site and a mid block stair connection is made to access the building entry at the north end of the site. This stair access is shared with the 530 Fairview property to encourage interaction between the occupants of the buildings. This stair has been modified to include a ramp from the south. This will further reduce the apparent height of the site wall along the western edge of the plan. The colonnade and plaza areas will be well lit and landscaped to provide a feeling of enclosure and appropriate relationships to the street, as well as views to downtown and Lake Union."

The proposed design enhances the pedestrian experience by locating the building entry, retail and patio seating along Republican, as well as utilizing rich materials, landscape and transparency to create scale and activity at the street level.

A-5 RESPECT FOR ADJACENT SITES

"The proposed design moves the major massing of the building to the center of the site allowing more distance along the alley side of the project for light and air access to the adjacent sites."

The proposed design maintains the increased setbacks of the approved design and increases privacy for residents of Pete Gross House by increasing the amount of opaque area on the north end of the East facade.

A-8 PARKING AND VEHICLE ACCESS

"The proposed design removes all existing curb cuts from Fairview Avenue and Republican Street. It relies on the existing parking entry to 530 Fairview for its access to parking. Access to service vehicles will be from the alley on the east side of the site. There is an opportunity for parking for service and delivery vehicles along the alley."

The proposed design improves vehicle access by increasing the area of the approved design's loading dock to accommodate a truck's turning radius, thus reducing the necessity of servicing the building directly from the alley.

PREVIOUS
6-15-2011 →

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

"As stated in the development objectives section, the project is applying for a Contract Rezone for the site. Changing it from IC-65 to SM-85. The height bulk and scale is compatible with the requirements of that zoning. The building design and location on the site complies with the setback provisions of the zoning code. We believe that the narrow floors proposed provide opportunities for a better indoor and urban environment by allowing more daylight access to the interior and mores pace for the colonnade, entry plaza and seating for the retail/cafe uses. The building facades are highly articulated and will be constructed of metal panels, glass and metal curtain wall, glass and metal sunshades. On the south facade a series of planters at levels 2,4, and 6 are designed to act as part of the storm water mitigation system."

PROPOSED
4-24-2013 →

The proposed building maintains the massing permitted for SM-85 while responding to the scale of neighboring planned developments (SM-160) by simplifying building elements and utilizing fenestration, rich materials, and building detail.

C-2 ARCHITECTURAL CONCEPT & CONSISTENCY

"The roof-line and fenestration elements of the building are distinctive and well proportioned and configured based on orientation to communicate an obvious response to the environmental conditions. Window shading is designed to be effective against unwanted summer sunlight while allowing in beneficial winter sun. The proportion, rhythm, and materiality of the facades reference the existing 530 Fairview project to the north without replicating it to strengthen the campus image of buildings for a single owner."

The proposed building improves upon the approved design's urban response by creating a lighter and more transparent facade. The double height gallery activates the Fairview facade while the use of stone and landscape responds to the pedestrian-oriented Republican Street.

C-3 HUMAN SCALE

"The proportion of glazing, height of sills, location of street furnishings, and landscaped areas are intended to enhance the pedestrian experience and relationship to human scale around the building."

Fenestrations and screening elements in both the horizontal and vertical direction, rich materials improve upon the approved design's intent to relate to the human-scale.

C-4 EXTERIOR MATERIALS

"The building facades are highly articulated and will be constructed of metal panels, glass and metal curtain wall, glass and metal sunshades. The base of the building will have cast in place concrete walls under the window sills to continue the aesthetic that was established at 530 Fairview."

The proposed building improves upon the approved design by maximizing vision glass, and replacing opaque materials with spandrel glass and light metal panel. Stone will be used primarily at the ground floor to bring scale and richness to pedestrian experiences.

PREVIOUS
6-15-2011 →

D-1 PEDESTRIAN OPEN SPACES & ENTRANCES

"Access to building entries will be well lit and secure. There will be no blank walls facing the street. Retaining walls along Fairview Avenue will be minimized to the greatest extent possible, and those that must remain will be designed to incorporate landscape elements and seating. All parking for the project is located below grade. Access to dumpsters and the service dock is made from the alley to the east and will be appropriately screened."

D-2 BLANK WALLS

"There are no blank walls facing the street."

PROPOSED
4-24-2013 →

The proposed design clarifies site circulation and the visibility of the main entrance while maintaining a landscape buffer at the street edge.

The proposed design improves the South facade along Republican with greater glazing at the SW corner, rich materials and landscaping.

D-3 RETAINING WALLS

"A retaining wall at the mid-block entry has been treated to reduce its apparent height. The entry stair has been configured to incorporate a ramp from the South so the wall is visibly reduced in height."

The approved retaining wall at mid-block has been replaced with a cascading landscape, thereby softening the shared building/pedestrian edge.

D-6 SCREENING OF DUMPSTERS & SERVICE AREAS

"All dumpsters are located within a designated waste/recycling room near the Service Dock Area which has alley access. The emergency generator will be located in an acoustically shielded area inside the building and its exhaust will be muffled and screened from view. The service dock will be secure and have an exterior overhead door."

No alterations.

D-7 PERSONAL SAFETY & SECURITY

"The alley on the eastern edge of the property has been widened by the movement of the building to the west. Landscape zones on the South edge of the building extend to the entry to the alley."

No alterations.

PREVIOUS
6-15-2011 →

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR THE SITE

"Plant selection in the landscape design will be based upon native species and species that are draught tolerant to minimize irrigation. Elevated planters are designed on the southern facade of the building at levels 2,4, and 6."

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

"To enhance the view corridor down Fairview Avenue, the building massing is set back from the Street allowing for significant landscaping and entry plaza area on the south western corner of the site. The downward slope of Fairview Avenue presents particular challenges. The design proposes to access the plaza at the northern end of the site via a stair that leads to the entry to both 500 and 530 Fairview properties. This minimizes the height differential between the sidewalk and the building entry. On-grade accessible access can be made at the southern end of the site at the corner of Fairview and Republican and proceeds through a colonnade to the main building entry. The building has been set back from Republican and the landscape / hardscape of the entry plaza has been extended to include the area along the southern face of the building allowing outdoor seating next to the Cafe Retail space. This set back also enhances the views down Republican Street to the west. Views of Lake Union and the downtown skyline will be visible from these public spaces."

PROPOSED
4-24-2013 →

The proposed design provides rich landscaping at the ground level with additional landscape screening for residentially-scaled neighboring buildings.

The proposed corner-entry clarifies the entry sequence and employs landscaping to frame the entry and enhance the pedestrian experience at the building's South and West perimeter.