COLLINS WOERMAN

400 DEXTER AVENUE NORTH

SEATTLE WA, 98109

DPD# 3016362

WEST DESIGN REVIEW BOARD:
DESIGN REVIEW MEETING ON
18 FEBRUARY 2015

CONTENTS

DEVELOPMENT SUMMARY

The owner proposes to demolish three existing single story buildings and replace with a new 12 story office building with 458,000 SF, including 269,700 sf of office, approximately 13,800 sf of retail and 174,500 sf of parking. All parking will be below grade, with 457 spaces on 5.5 levels. Garage entry & loading will be accessed off the existing alley to the east.

Primary public open space will be provided at the south end of the site along Harrison, with adjacent retail/restaurant space on the ground floor.

A new bus stop with shelter will be provided on Dexter.

The client intends to refurbish the existing street clock to working order per title 15 of the SMC.

PROJECT GOALS

- Enhance new gateway from SR99 to SLU;
- Take advantage of nearly 360 views;
- Respond to & enhance the character of current & future development;
- Enhance pedestrian experience along Dexter, Harrison and Republican
- Provide open space to enhance pedestrian experience on Harrison and Dexter
- Maximize development potential;
- Achieve minimum LEED Gold.
- Create a signature architectural statement

DESIGN STRATEGY

SITE & MASSING

This parcel and others along the east side of Dexter are 10-20% narrower than other South Lake Union blocks. This factor, with impacts above and below grade, influences the design direction we have pursued.

An early straightforward decision was the placement of the building so as to provide significant public open space with both good neighborhood and solar exposure. We elected to front the quieter Harrison Avenue with the plaza and bias the building placement to the north. With early design guidance approval a decision was also made to hold the tower massing back from Republican. Thus the vertical edge of buildings at the intersection was lessened in height and the positioning of the tower upon the podium became more centralized. The base of the building at this intersection was also setback to create a comfortable buffer for a sheltered sidewalk-adjacent outdoor space.

Dexter Avenue is a heavily trafficked thoroughfare of cars, trucks, buses and notably bikes. This vehicular activity creates a type of vitality but also influences the character of the public sidewalk. We have elected to set a majority of the building north and west facades back from the property line 5-10'. This additional width to the sidewalk presents opportunities for more comfortable outdoor seating and gathering areas due to extra dimension from vehicle traffic. The added width along the south portion of Dexter helps to link the open space plaza to the front door.

SIMPLE DESIGN OBJECTIVE

To successfully position a speculative office building on a neighborhood edge and entry site such as to provide welcoming, solar-exposed open space serving as both building and city amenity.

STREET LEVEL LANGUAGE

Transparency / Overhead weather protection / articulated main entry point / the paving motif / the grounding element interruption / signage / materials

Places at the ground level

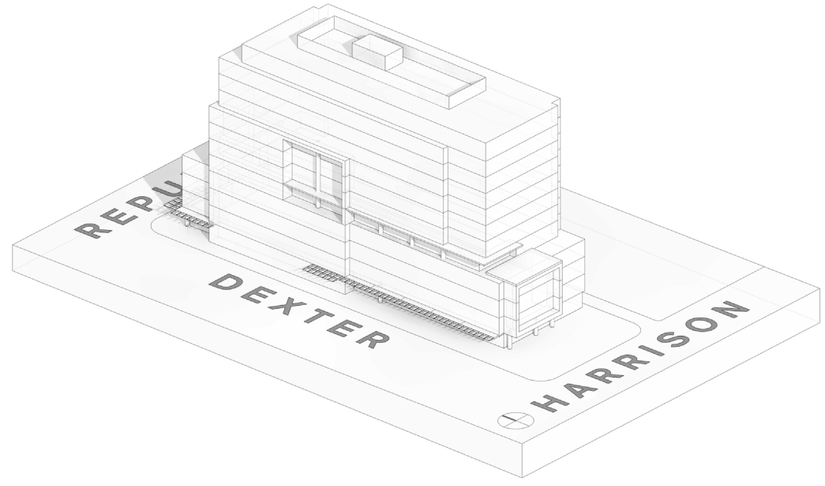
- Big open space to south
- NW corner carved in with tall, wide overhead cover
- Widened sidewalk connecting south open space to front door

PODIUM LANGUAGE

Recessed punched openings / Organized language / Platform for tower

TOWER LANGUAGE

Use of interlocking, thinner forms / skin treatment / ribbon floor vocabulary contrasted with expressed, multi-story framed apertures (portals)



PROJECT INFORMATION & TEAM

ZONE
SM 160/85-240

FAR
Base: 4.5/
Max: 7.0

SITE AREA
36,003

GSF
Office: 269,700
Retail: 13,800
Garage: 174,500

OPEN SPACE AREA
6,900 SF (+19%)

FLOORS
12 Above Ground
5 Below Grade

PARKING
Required: 295
Provided: 457

LOADING BERTHS
Required: 5
Provided: 5

LEED RATING
Required: Gold
Provided: Gold

GREEN FACTOR
Required: 0.30
Provided: 0.301

OWNER
Alexandria Real Estate - Seattle No 20 LLC
1600 Fairview Ave E, Suite 100, Seattle, WA
John Cox
tel: 206 408 1554 **email:** jcox@are.com

ARCHITECT
CollinsWoerman
710 2nd AVE, Seattle, WA 94107-1710
Joe Workman
tel: 206 245 2057 **email:** jworkman@collinswoerman.com

APPLICANT
Permits Conultants NW
26456 Marine View Drive S, Des Moines, WA 98198
Jodi Patterson-O'Hare
tel: 425 681 4718 **email:** jodi@permitcnw.com

GENERAL CONTRACTOR
BN Builders
2601 4th Ave #350, Seattle, WA 98121
Ron Monyoto
tel: 206 382 3443 **email:** ron.montoya@bnbuilders.com

CIVIL ENGINEER
KPFF
1601 5th Ave #1600, Seattle, WA 98101
Puja Shaw
tel: 206 926 0587 **email:** Puja.Shaw@kpff.com

LANDSCAPE DESIGN
Weisman Design Group
2329 East Madison St, Seattle, WA 98112
Nick Hagan
tel: 206 322 1732 **email:** nick@wdginc.com

GEOTECH
HART CROWSER
1700 Westlake Avenue N., Suite 200, Seattle, Wa. 98109
David Winter
tel: 206 826 44.28 **email:** nick@wdginc.com

STRUCTURAL ENGINEER
KPFF
1601 5th Ave #1600, Seattle, WA 98101
Jeff Creagan
tel: 206 926 0455 **email:** jeff.creagan@kpff.com

MECHANICAL DESIGN ASSIST
DB Engineering
16906 NE 101st Place, Redmond, WA 98052
Mark Harshman
tel: 425 563 3498 **email:** mharshman@dbengineering.net

BUILDING ENVELOPE
Morrison Hershfeld
10900 NE 8th St #810, Bellevue, WA 98004
Dave Matthews
tel: 425 289 5904 **email:** dmatthews@morrisonhershfeld.com

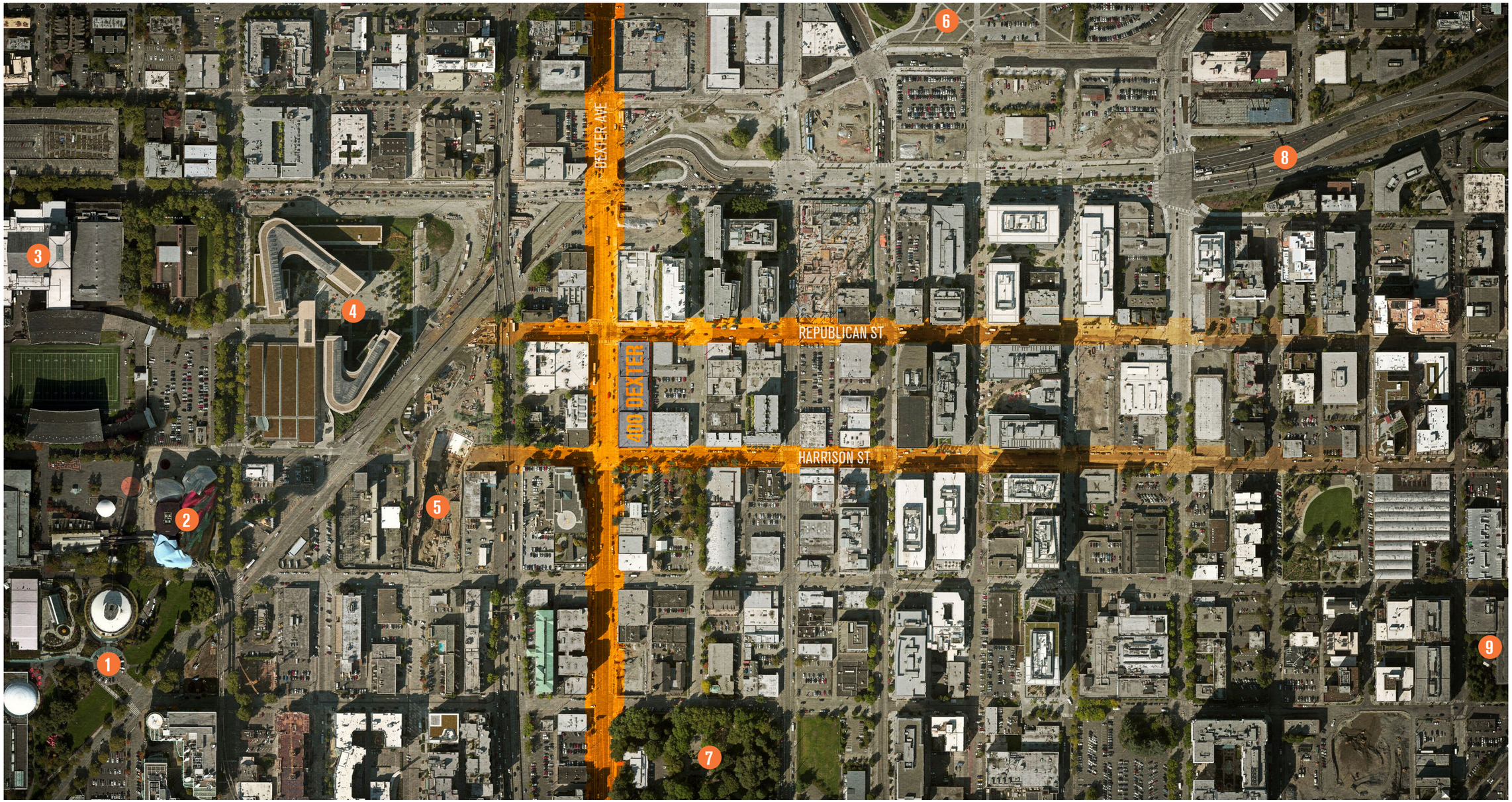
MECHANICAL DESIGN BUILD
PSF Mechanical
9322 14th Ave S, Seattle, WA 98108
John King
tel: 425 826 3552 **email:** jking@psfmech.com

ELECTRICAL DESIGN BUILD
Precision Electric
15323 NE 90th St, Redmond, WA 98052
Mark Davis
tel: 425 823 8600 **email:** markd@precisionelectricgroup.com

SPRINKLER DESIGN BUILD
Fire Sprinklers Inc
1524 54th St #102, Sumner, WA 98390
Greg Moffat
tel: 253 826 0099 **email:** greg@firesprinklersinc.com

VERTICAL TRANSPORTATION CONSULTANT
Architectural Elvator Consulting LLC
1326 5th Ave #630
Seattle, WA 98101
Bob Nicholson
tel: 206 527 2059 **email:** bob@architecturalelevator.com

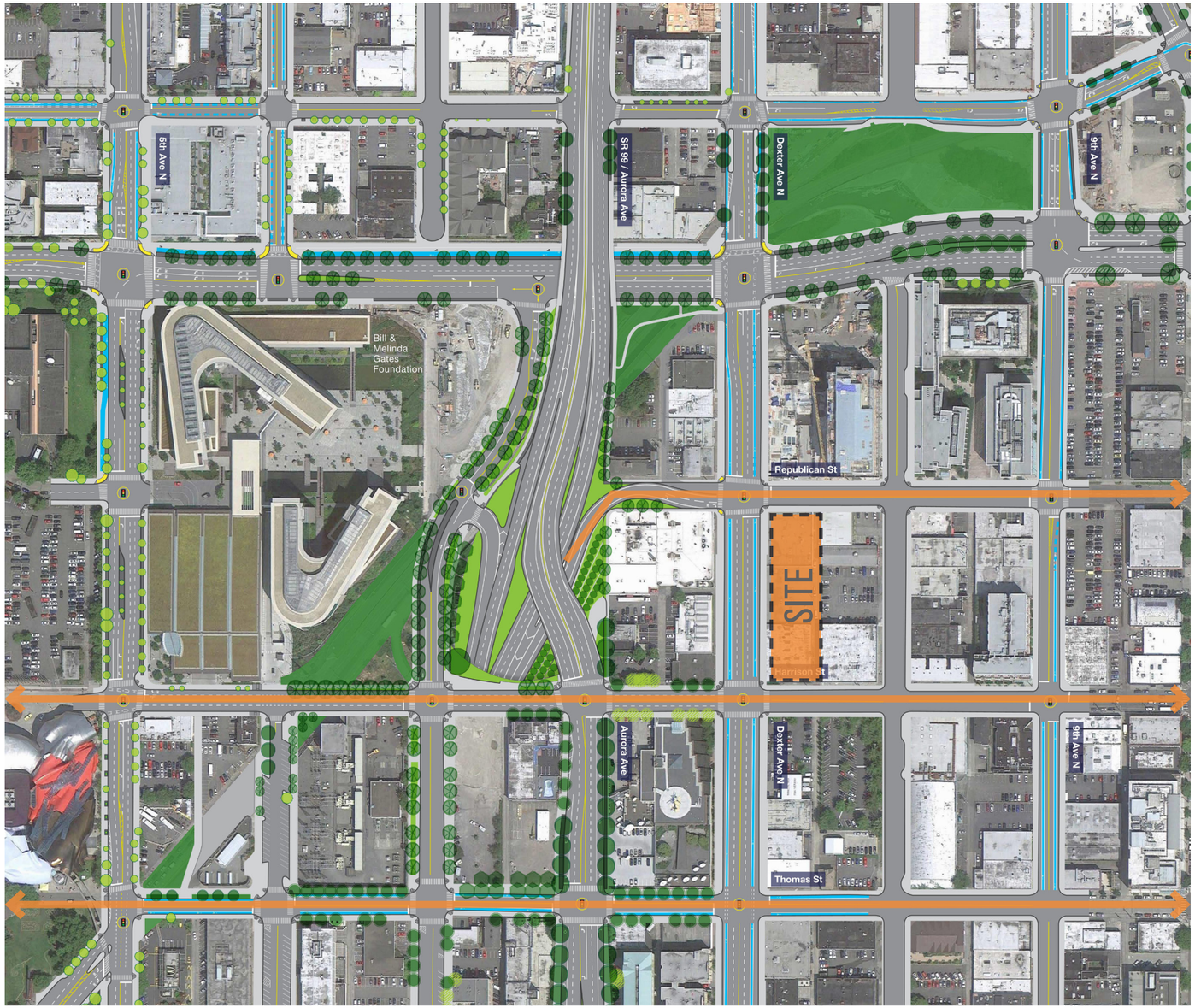
SITE LOCATION



1. Space Needle
2. EMP
3. McCaw Hall
4. Bill and Melinda Gates Foundation HQ
5. R 99 Tunnel Outlet
6. Lake Union Park
7. Denny Park
8. Mercer I-5 on Ramps
9. REI

The project site is located at the intersections of 3 significant thoroughfares along the west side of South Lake Union. SR-99 will ultimately have an exit which deposits traffic at Dexter & Republican. Harrison will the quieter and slower paced of the three.

STREET IMPROVEMENTS



As part of the current viaduct removal & tunnel project, major street improvements will be made immediately adjacent to the site within the next 5 years. The north portal for the tunnel will exit onto Republican St heading east, creating a new gateway to South Lake Union for traffic coming from the south. Aurora Ave N will change from a highway to a surface street, with new east/west connections on Harrison, Thomas, & John. This will signifiganly enhance the connection between SLU & LQA, particularly for pedestrians. Currently only Mercer & Denny Way link the two, and both streets are heavily oriented towards car traffic.

Republican St (SR99 off-ramp)

Harrison St

Thomas St

NEIGHBORS

Examples of existing buildings *(Mostly mid to high-rise)*

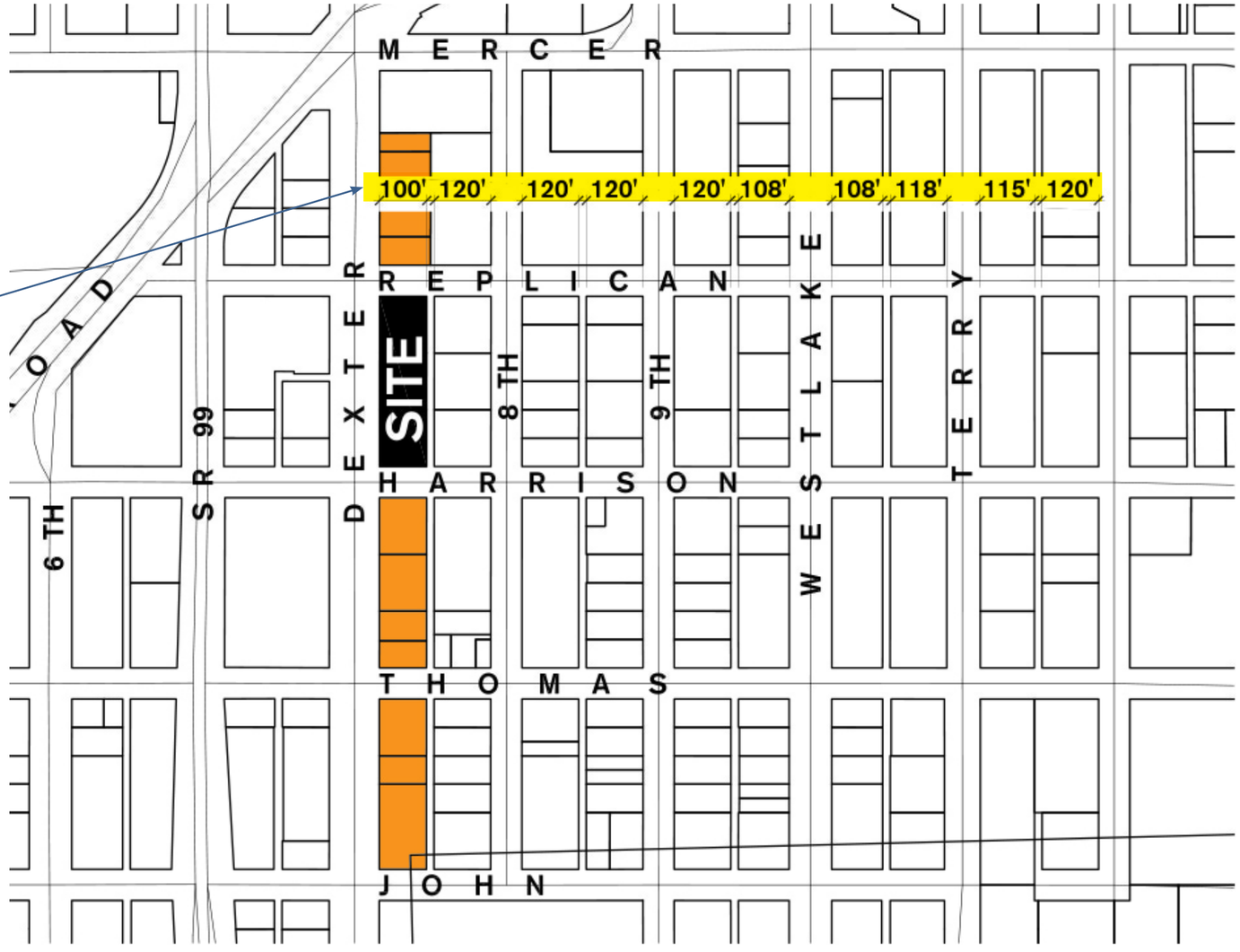
Existing low-rise buildings in this area tend to be diminishing. New structures are a mix of mid to high-rise institutional, office and residential uses.

The planned exit ramp from north-bound SR99 will deposit vehicles at the signaled intersection of Republican & Dexter. This will become a primary entry point for automobiles into South Lake Union. West-bound pedestrian traffic on Republican will effectively dead end or divert 1 block beyond at Aurora Avenue.

Future SR-99 + Aurora realignment *(Looking South)*

ADJACENT SLU BLOCKS

Other sites within the South Lake Union urban center have a more generous dimension in the east/west direction. This proposed site has a width of 100', which is 10-15' smaller in width than neighboring properties. This provides challenges with accommodating modulation requirements and large parking stalls below grade.



HISTORIC STRUCTURES

1. View From Dexter & Harrison

400 Dexter Ave N /
E.J. Towle Company
Historic Building
Parcel ID 1988201380

2. View From Dexter & Republican

430 Dexter Ave N / Seattle
Tent and Awning Company
Historic Building - 1928
Parcel ID 198821400

400 Dexter Ave N /
E.J. Towle Street
Clock Landmark

CLOCK HISTORY

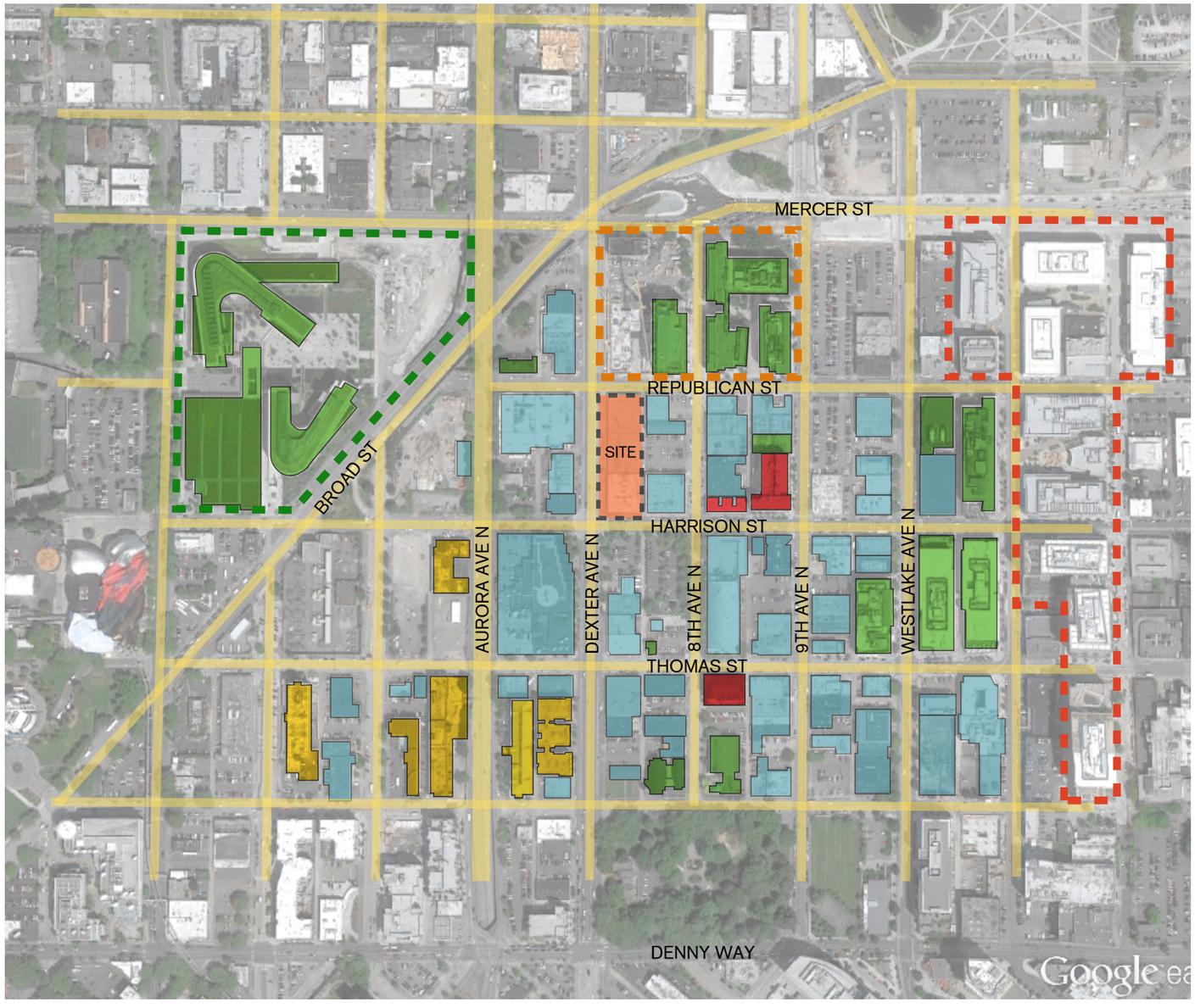
"Cast iron street clocks, once commonplace, have become increasingly rare. this is one of only 10 or 11 still extant within Seattle. Probably built by the Mayer Company of Seattle, this clock has graced the NE corner of Dexter Ave N & Harrison st since sometime after 1936. By that year Joseph Mayer had moved his company to this address. The E.J. Towle Company was also a tenant at 406 Dexter Ave N. By 1985 the building housed the West Earth Company. The clockworks, once visible within the clocks pedestal, are now hidden, and an electrical operation system has replaced the original weight-driven mechanism."

from http://www.historylink.org/cybertour/pdf/luwalkingtour.pdf

INTENT

Per Title 15 of the Seattle Municipal Code, the clock must be functioning if it is to remain. The owner is committed to restoring the clock to original working condition. It will be relocated and elevated on a pedestal base at the SW corner of the plaza.

SURROUNDING USES



Amazon Campus

Uw Medicine Campus

Gates Foundation Campus

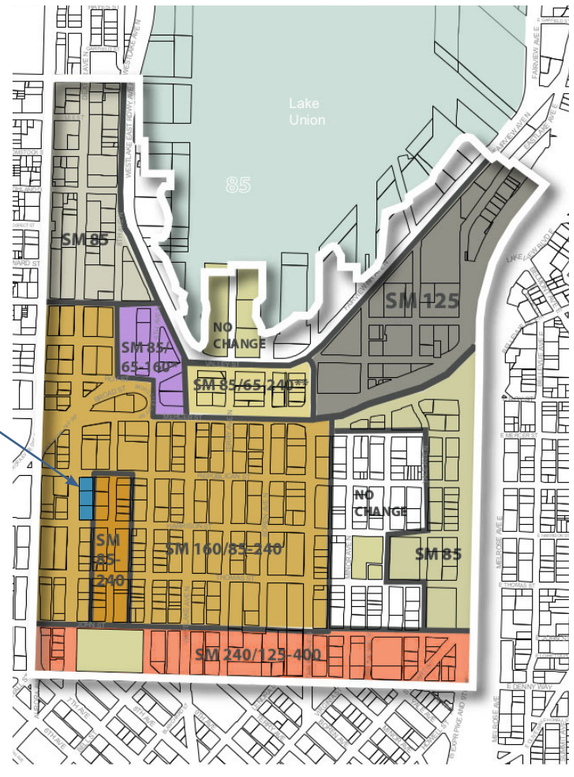
Institutional

Commercial

Residential

Hotel

Surrounding zones

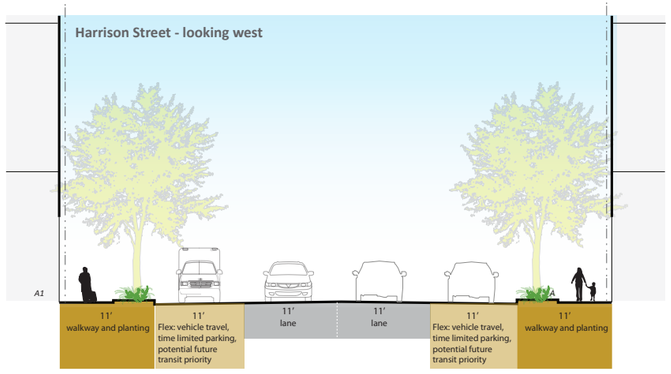


The immediate context consists of a mix of commerical and intitutional labratory uses. Directly to the north of the site lies the University of Washington Medicine facilities. To the east and west of the site reside small commerical facilities. The block to the southwest of the site houses the headquarters for KCTS-TV.

FUTURE TRAFFIC IMPROVEMENTS

STUDY AREA STREETSCAPE CONCEPTS

HARRISON STREET CONCEPT

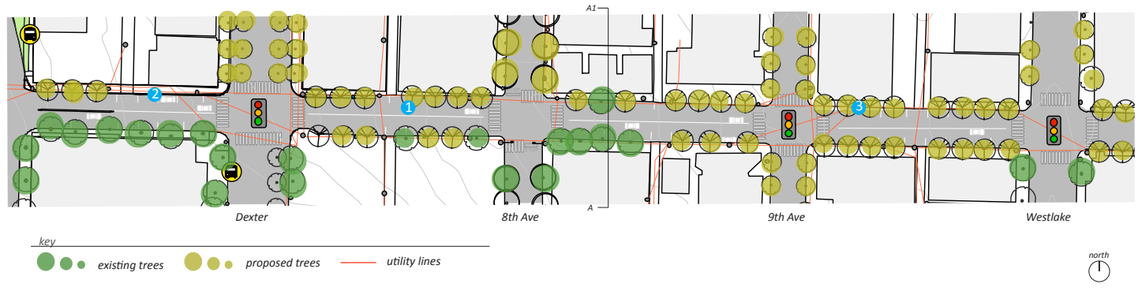


Proposed Configurations

1. Inside lane ---1 travel lane each way at 11′
2. curbside lane is flexible: may be used as time limited parking or future transit priority lane
3. 11′ sidewalk with planiting area - keep existing trees where healthy and add new Cimmarron Ash trees where possible

Encourage building setbacks near transit stops, and integration of transit zone features with building facades

Encourage undergrouding of utilities

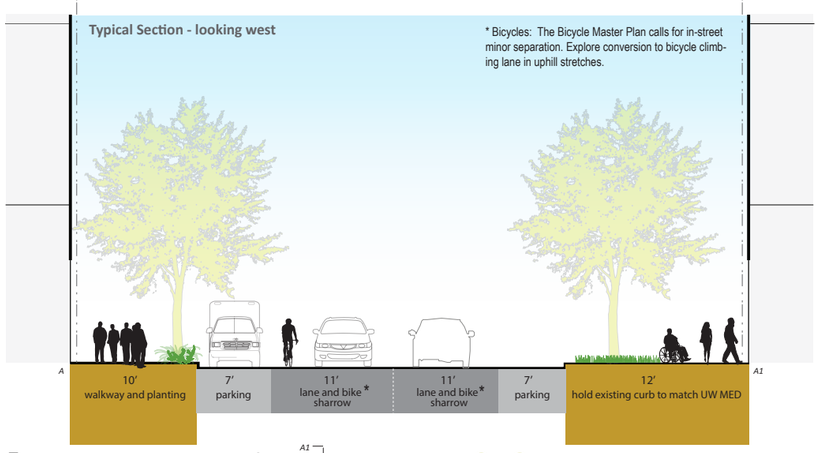


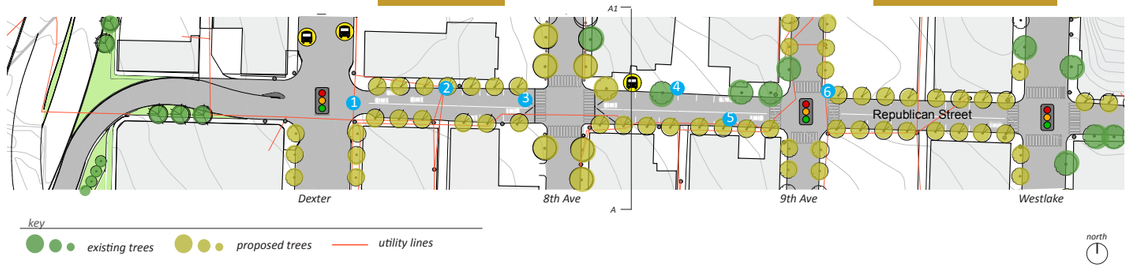
STUDY AREA STREETSCAPE CONCEPTS

REPUBLICAN STREET CONCEPT *

Proposed Configurations

1. 11′ travel lanes; one each direction
2. 7′ parallel parking both sides
3. Bicycles in shared roadway with addition of dedicated climbing lane in uphill sections of the roadway.
4. Keep north curb line set by UW Med development.
5. Extend landscape character from UW Medicine on north side of street
6. Encourage undergrounding of utilities with development





*Parking layout pending final WSDOT & SDOT decision. No new trees to be planted between Dexter & 8th Ave, per SDOT decision

PROJECT IN CURRENT CONTEXT

01 Looking South East

02 Looking North East

03 Looking South West

04 Looking South East

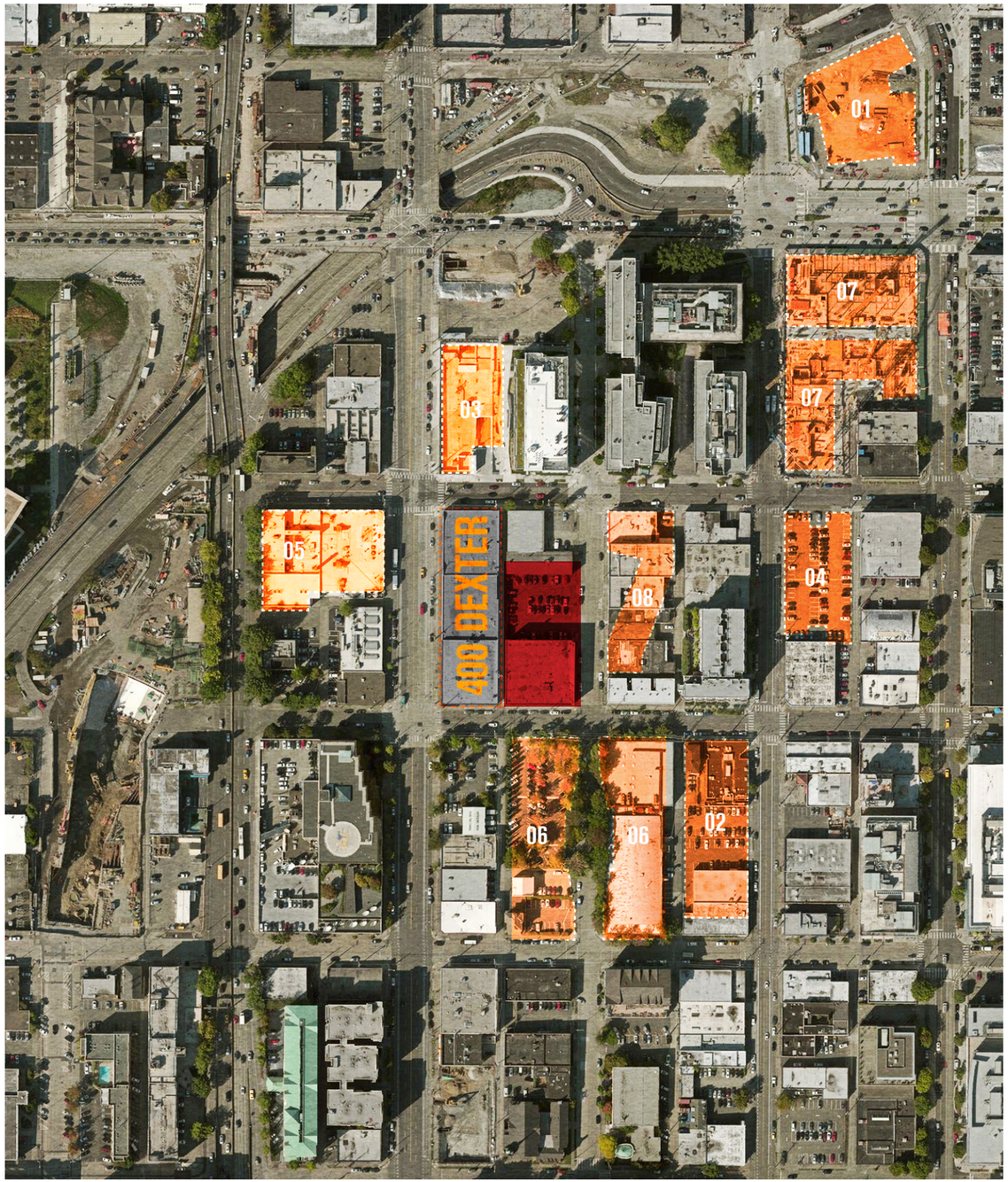
01 North East Aerial

02 North West Aerial

03 South East Aerial

04 South West Aerial

SOUTH LAKE UNION PROPOSED PROJECTS: WEST SIDE



01 Allen Institue For Brain Science

05 435 Dexter Apartments

02 Amazon.com World Headquarters: Phase 8

06 300 + 333 8th Avenue North

03 UW Medicine Phase 3.2 - DPD

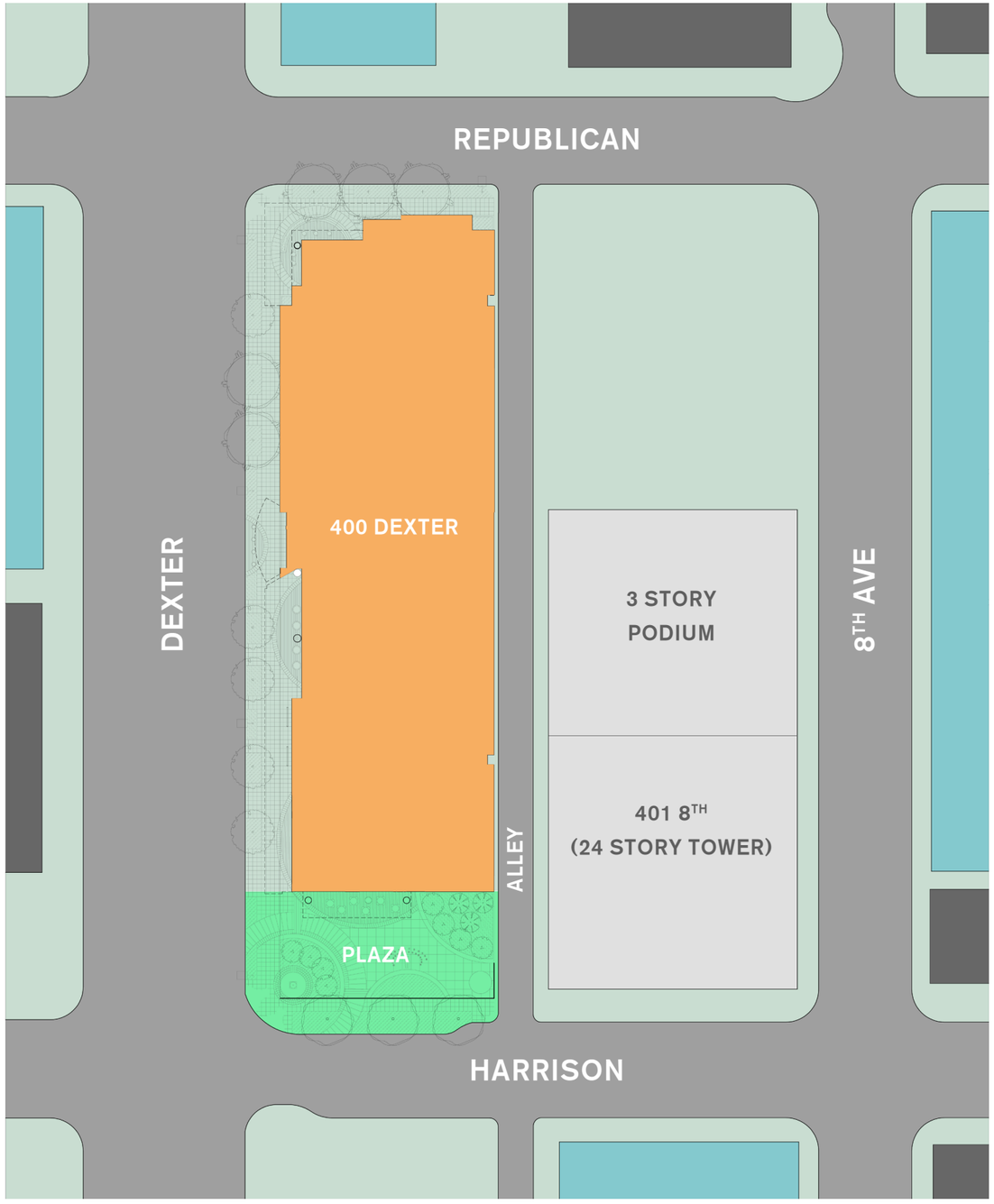
07 Block 93

04 400 9th Avenue North

08 430 8th Ave Apartments

ADJACENT PROPOSED PROJECT

(401 Eighth Ave., N)



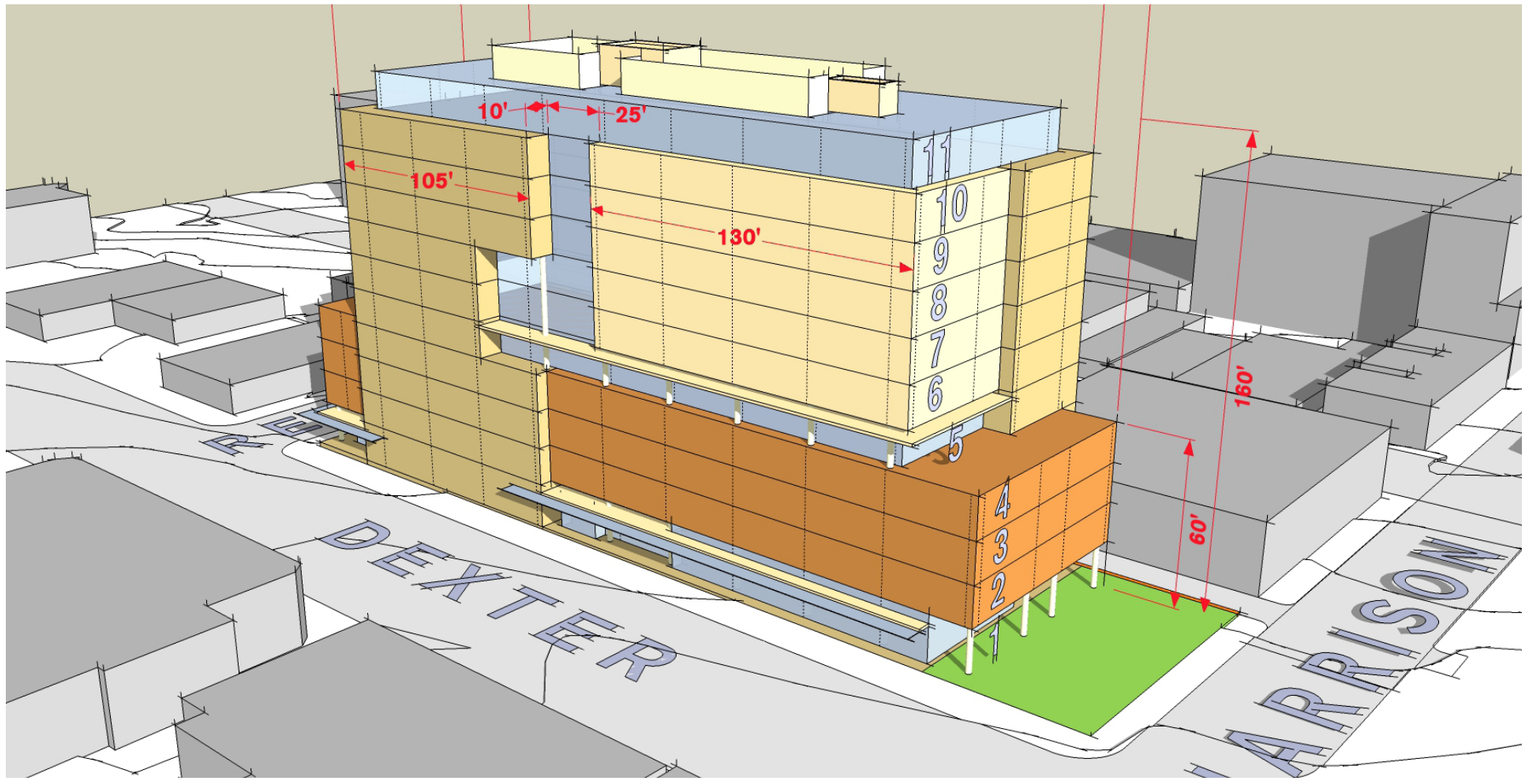
MASSING STUDY (SEPTEMBER 2014)

The neighboring parcel to the southeast (opposite side of the existing alley) proposes a 23-24-story residential development consisting of approximately 285-300 residential units, approximately 10,000sf of active residential amenity and parking for approximately 225 vehicles below grade, accessed from the common alley. Streetscape improvements such as curb bulbs and widened sidewalks are also proposed.

EDG PREFERRED SCHEME

View from Northwest

View from The Southeast



View from Southwest

DESIGN MASSING ATTRIBUTES

- 10 floors of office space + ground level retail ... 11 stories total
- Ground floor will have retail and amenity spaces
- Green space located at street level at south end of building
- Provides a tower setback on both the north and south sides of the site
- More mid-block modulation that meets the intent of the land use code, while also providing oppurtunities for exterior material changes
- A powerful and grounded massing element located mid-block that helps break up the long podium facade, and allows for the NW and SW corners of the site to have didfferent identities
- Generous Tower setbacks above the podium level
- Widened sidewalks alone majority of Dexter and at NW corner w/ Republican
- Departures Required
- More compact tower floor plate (265'L x 98'W)
- Grounding elements more central to the site

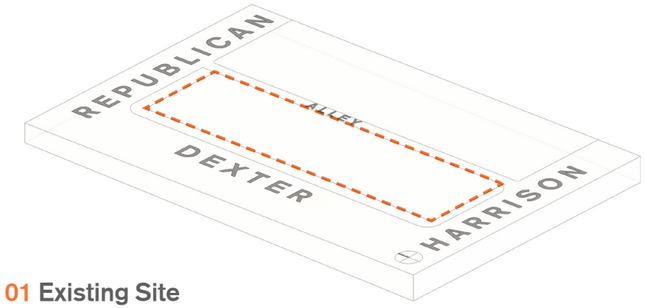
DRB ON EDG POTENTIAL DEPARTURES

1. **Maximum Façade Length**
   The Board indicated receptivity to this 10 ft length increase, if the notches and modulation are basically maintained.

2. **Modulation Width & Depth**
   The Board indicated receptivity to this reduced notch, since the overall modulation shown is successful at 10 ft deep and further notching to achieve the code dimensions on three floors creates a disorderly design

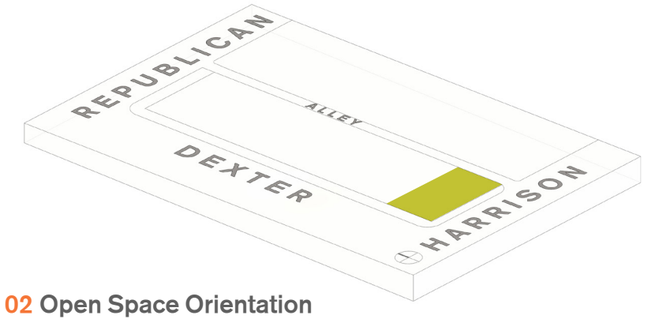
3. **Percentage of Large Parking Stalls**
   The Board indicated high receptivity to this request, as it ensures a structural system consistent with the supported tower form

FORM GENERATION



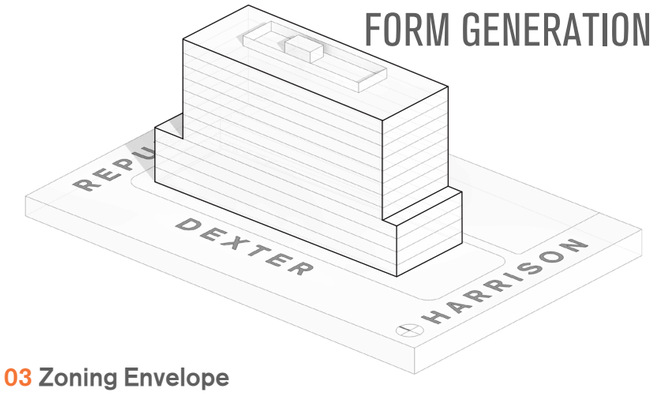
01 Existing Site

The site is narrow (100') and occupies apporximately 36,000 sf



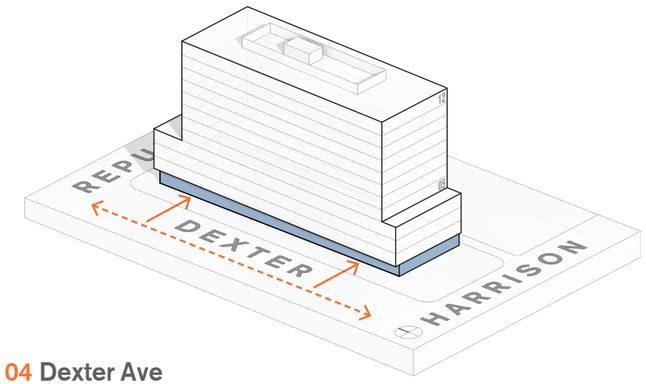
02 Open Space Orientation

15% Open space that is south-facing



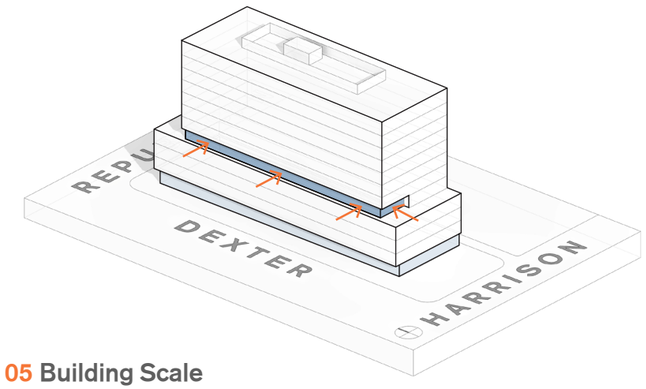
03 Zoning Envelope

The project intends to fill majority of zoning envelope. (Full F.A.R. Of 7)



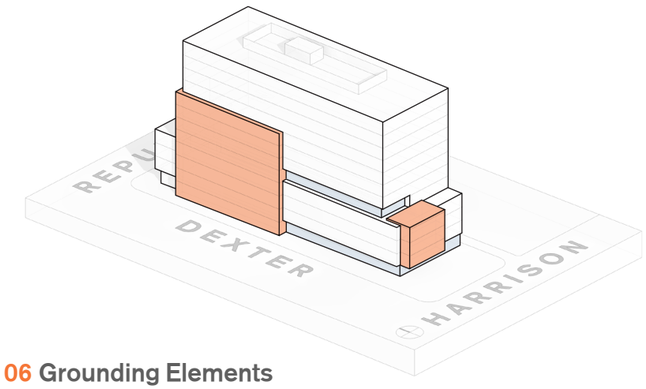
04 Dexter Ave

The building responds to Dexter by providing a setback for a wider sidewalk and more comfortable pedestrian experience.



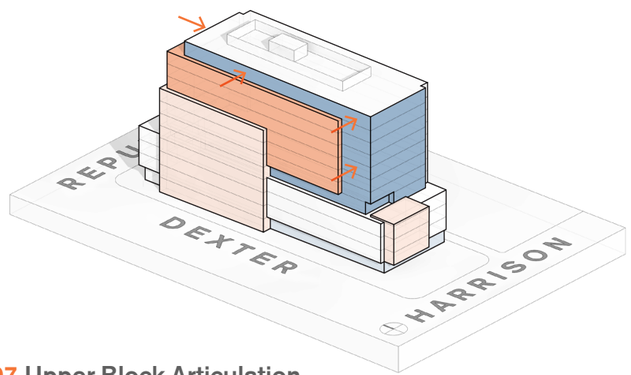
05 Building Scale

Land use requirements call for ways to break the scale of the building down into multiple pieces. The **Podium** and the **Tower**.



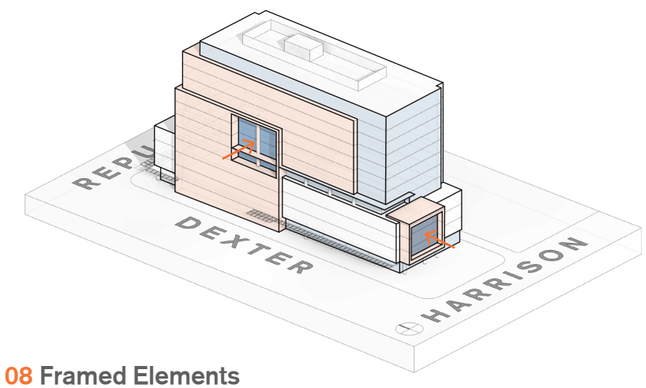
06 Grounding Elements

The seperation of the tower at the podium level needs to be grounded to the street.



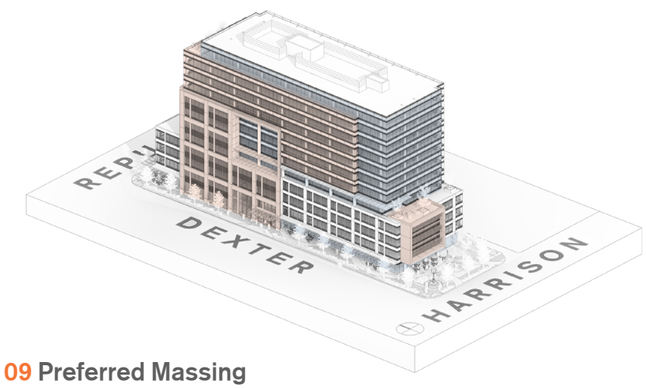
07 Upper Block Articulation

The Land Use Code Requires Upper Level Modulation.



08 Framed Elements

Recessed portions of the mass create large scale framed openings.



09 Preferred Massing

Orientation and cues from the surrounding area provide a rational, diverse & engaging massing.

EARLY DESIGN GUIDANCE: SUMMARY & RESPONSE

CONTEXT & SITE

CS1 Natural Systems and Site Features

…strongly supported the south facing plaza and L5 decks, as well as encouraged the exploration of operable windows for natural ventilation and exterior sun shades on the south, east and west facades.

We have maintained one deck to the south at L5 (overlooking the open space) but have elevated the north deck to the top floor (L12) and have made it part of an anticipated building-wide amenity array of uses at this level.

While the building is speculative at this point with no known tenant(s), operable windows are not included. The design of the curtain-wall and mullion placement can accommodate such in the future according to future tenant desire.

Sun-shading has been reduced from initial scope envisioned at the EDG phase but is still incorporated at select locations of these facades.

South Lake Union Supplemental Guidance:

CS2-A Location in the City and Neighborhood

…agreed that the building will be a minor gateway into the district along Dexter and at the future Republican off-ramp, and supported the strong 'grounding massing element' of the preferred option, with the tower setback about 35 feet off Republican.

We have "grounding element" to the north portion of the Dexter sidewalk and continue to locate the tower portion above the podium at close to 40' off the Republican property line.

CS2-C Relationship to the Block

…preferred architectural massing that is broken down in a carefully scaled way as this site is a full half block with two corners.

We have further developed the design to what we believe continues an appropriate range of proportions, scale and facade movement (in and out) with respect to limits of the somewhat narrow site.

CS2-D Height, Bulk, and Scale

…felt at this zone change location, the tower mass is better shorter in length (compared to alternate massing options presented), and facades should be broken down with notches or material changes.

The design incorporates different material languages for the major elements of the podium (precast & punched windows), the tower (glass curtain-wall, shadow-boxes) and the element which connects both to the ground (metal panel punched windows & window wall). Additionally there are expressed exterior columns, a distinctive projecting brow and feature, multi-story apertures on differing facades. Each of these works in concert to actively articulate and modulate the facades. Departures are sought for non-compliance with upper level development standards.

CS2-I Responding to Site Characteristics

…applauded the south-facing plaza and the roof decks above that provide outlooks and overviews.

These have been maintained and further developed as described above.

…agreed the plaza location reinforces the designated 'heart location' of Harrison Street, and encouraged the plaza landscape design to fully orient towards and engage that street.

Harrison is a future connector from Seattle Center to the I-5 edge of South Lake Union. The character of Harrison will likely be somewhat quieter and potentially less trafficked than Republican making it a more attractive pedestrian street. We have positioned the primary public open space to this side of the site and have opened access throats along Dexter, mid-way along Harrison and at the SE corner (Harrison and the alley). Planting beds, paving patterns and seat walls are curvilinear and flowing through this space. Both the SE and SW corners are marked with iconic elements (clock and sundial/sculpture) which relate to the history of the site and the notion of time-keeping.

CS3 Architectural Context and Character

…felt the proposed architectural character should not match exactly or be too derivative of other contemporary buildings in South Lake Union.

We have created a distinctive design which is not derivative of neighbors -- existing or planned.

CS3-B Local History and Culture

…agreed the Street Clock is a valuable historical reference, and it should be located near the property corner where the lack of tree canopies would ensure its visibility to all traffic modes. Other site or vicinity-specific research should explore local historic and/or cultural themes that might inform or activate the plaza and sidewalks.

We have followed this suggestion and have referenced a local history with a theme throughout the public spaces as described above.

PUBLIC LIFE

PL1-C Outdoor Uses and Activities

...applauded the voluntary setbacks along Dexter to the building entrance, and at the northwest corner, as valuable extensions of the public realm. The Board encouraged the plaza design to emphasize multi-use opportunities and to consider rain canopies for year round use.

The expanded areas adjacent to the public sidewalk have been maintained. Overhead weather protection is afforded at a portion of the plaza with a building overhang of approximately 600sf.

PL2-B Safety and Security

…emphasized a generous lighting plan to ensure safety in the plaza and setback zones, especially during the transitional years of this district. A tall and highly transparent ground floor on all sides is also important to create pedestrian interest, merchant visibility and ensure eyes on the street security.

A lighting plan is incorporated in this booklet for an understanding of the lighting anticipated at the public spaces around the ground level. The design provides high transparency along Dexter (86%) and Republican (60%). Facing the open space plaza 58% of the grade-aligned first floor is transparent. The opaque area to the east is planned to allow for back-of-house food service functions.

PL2-C Weather Protection

…supported the canopies and overhangs shown and encouraged a shorter gap in protection along Dexter Avenue.

We have provided over 4,000sf of overhead protection along the perimeter of the building. A number of protected areas are deep enough to accommodate outdoor seating and still allow for pedestrian cover. The gap between the NW corner and the majority of the Dexter façade to the south does not include canopy to further emphasize the grounding element described previously.

PL3-A Entries

…cautioned that the mid-block office lobby entry should be more obvious and pronounced to the street, using a distinctive canopy and/or vertical element.

The design has a higher, further projecting canopy which utilizes a curved language, contrasting with the straight, in-line canopies elsewhere.

PL3-C Retail Edges

…applauded the large amount of true commercial spaces along Republican and Dexter (rather than internally accessed ground level commercial), with multiple door entries activating the sidewalks, and encouraged a similar approach to the commercial frontage north of the plaza, and its proposed weather protection overhang.

The shell & core design currently shows 4 grade related entry points along the public sidewalks and/or open space plaza. The perimeter window wall is designed to accommodate the insertion of single or paired door entries as tenant allocation demands.

PL4 Active Transportation

…agreed this site is ideal for supporting alternate modes, especially since Dexter is a major commuter cycle route. The cyclist path from Dexter to office bike parking, lockers, etc should be generous and convenient, ideally not shared with vehicles on the alley.

The design provides for ample bike storage and cyclist locker facilities on the south end of the P1 level. A separate opening in the alley façade is for bikes and entry into the garage.

DESIGN CONCEPT

DC1 Project Uses and Activities

…supported the placement of parking, loading and services as shown, along the alley and well away from the plaza and Republican street; this affords deep commercial spaces and length for vehicle queuing.

Maintained and further developed.

DC2 Architectural Concept

…encouraged further exploration of these guidelines in the tower facades as well as along all sidewalk walls, especially so that the 'grounding element' at the property line along Dexter Avenue not be blank or lacking interest.

The facades have been developed and coordinated into a cohesive composition around the building. The ground plane has a high degree of compliant transparency (76%) from public sidewalks facing retail, food service or building lobby spaces.

DC3 Open Space Concept

…agreed the plaza and adjacent commercial frontage is a prime opportunity to create a district-energizing gathering space, not simply another semi-public space for tenants, and strongly encouraged an open, flexible landscape design that accommodates multiple uses and activities over time

The design attempts to strike a balance between large / small spaces which can accommodate individual or communal seating, gatherings in groups and landscaping that largely fulfills Green Factor requirements. There is a flush relationship with the Level 1 at the south end of the building to allow for a fluid outflow of potential use onto the plaza. Plane changes are kept to a minimum and stairs are held to the plaza edges to provide greater usable are for various uses.

DC3-III Landscape Design To Address Special Site Conditions

…encouraged the plaza design emphasize sustainable site and indigenous landscape design, showcase the street clock and other site specific historic/cultural themes, and integrate artwork or other strong place-making elements, possibly reinforcing the Harrison Street 'heart location' and its history.

Plant species will be native and to the extent possible, drought-tolerant. The street clock will be restored and repositioned to prominent position at the SW corner of the plaza (a much safer location than it currently occupies). The curb edge along Harrison will be expanded to provide a larger planting area to the south (beyond the site property line).

DC4-D-4. Place Making:

…agreed the basic pavement-to-landscaping ratio and café table approach shown is promising, and the paving materials and composition appear to define sub-areas, but the Board requests more rationale for the circular theme and details on all the materials and plant species

See above for information on the circular theme logic. Information regarding planting and hardscape design provided on p 26-28 of this booklet.

VIEW FROM SW

Highly transparent retail base / 2 story lobby / Large expanses of canopied sidewalk / Grounding element / Podium regularity / Articulated L5 break between Podium & Tower / Feature aperture boxes at W & S facades / Layered upper façade.

GROUND PLANE PLAN: MULTI TENANT SCENARIO

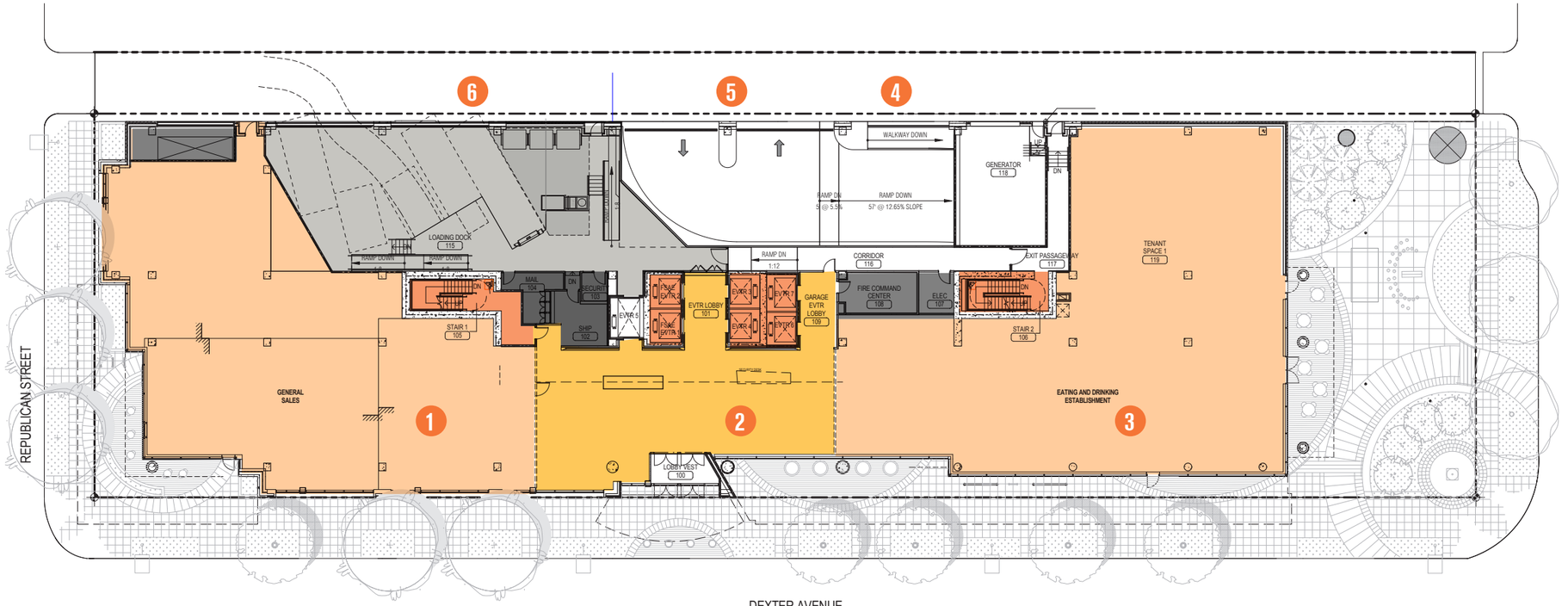
= Entry points

1. Recessed, covered seating opportunity
2. Grounding element with expressed piers and 18" deep recessed 2 story openings
3. Main entry with opening in street tree placement
4. Recessed, covered seating opportunity
5. West entry point to plaza off Dexter
6. Relocated street clock
7. Widened curb bulb at Harrison
8. South entry point to plaza off Harrison
9. SE entry point
10. Overhang from building above

VIEW FROM NW

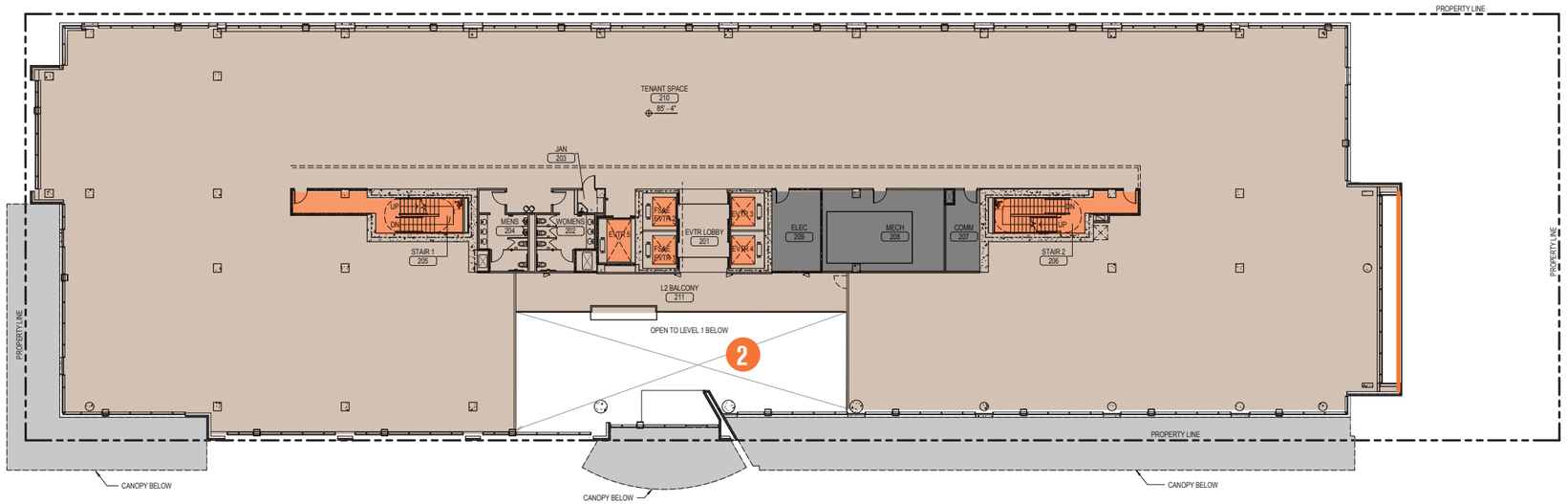
The NW site corner at Republican is a prominent location as a main vehicular entry point to South Lake Union. Utilizing a tall, canopied cover and a recessed ground level storefront provides an opportunity for outdoor, café-style seating. The recessed area provides potential for a gathering place, slightly removed from the automobile activity of the intersection.

PODIUM LEVEL PLANS



1. Retail or food service tenant(s) -- floorplate steps with grade
2. Two story central lobby
3. Retail or food service tenant(s) -- floorplate aligns with Plaza
4. Bicycle entry/exit from to garage
5. Automobile entry/exit from garage
6. Loading and Service bays

L1

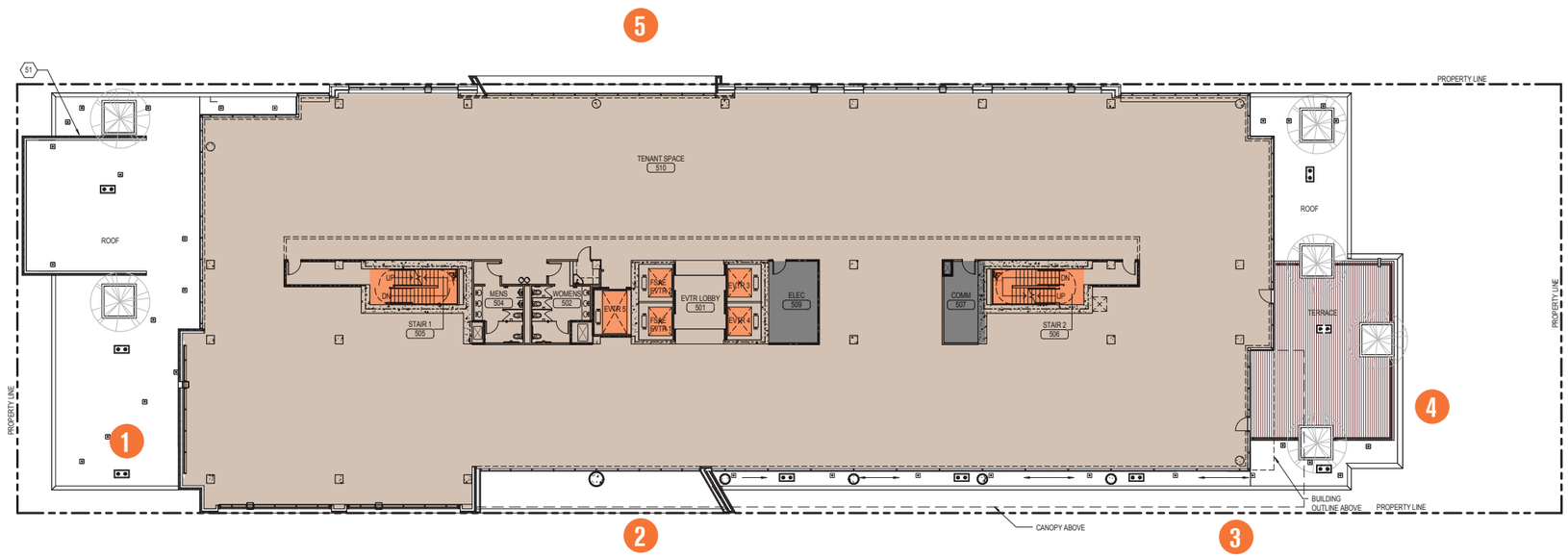


L2

VIEW FROM NE

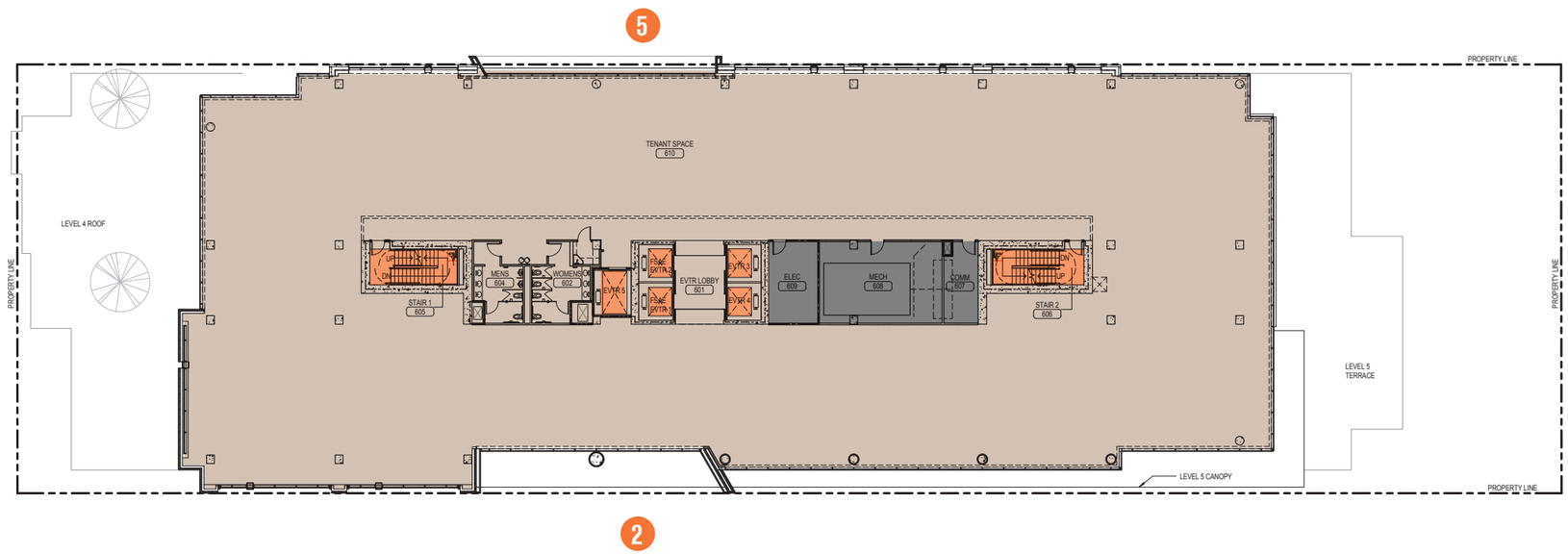
A similar Aperture Box feature is expressed through the building upon this façade. Vertical marker elements at north façade -- both low and high present signage possibilities orientated to the perspective of those in both east and south-bound vehicles. Rooftop planting atop the Amenity rooftop deck (L12) is planned with the potential for similar at the Podium roof (L5).

MID LEVEL PLANS



1. Podium roof with planting
2. West aperture box feature
3. Projecting canopy brow
4. Roof deck with adjacent planted roof
5. East aperture box feature

L5

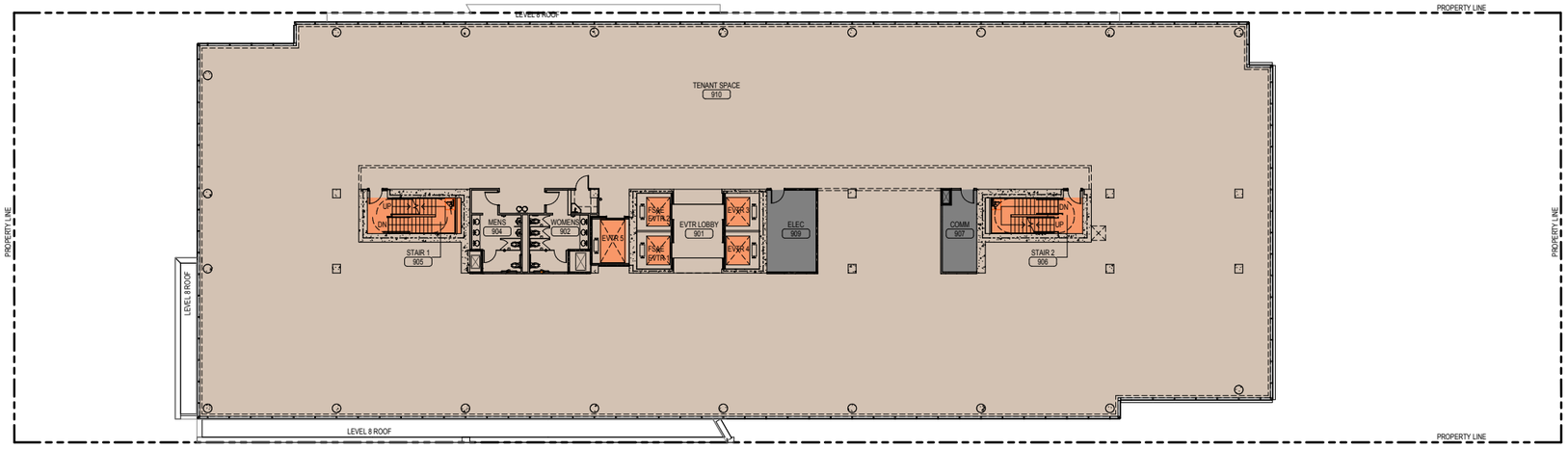


L6

VIEW FROM SE

The major feature of the south façade is a projecting Aperture Box. This provides limited cover at the edge of the open space Plaza. Green-factor planting, seating, the relocated clock and potential sculptural Art / designed vault exhaust element adorn this 24/7 space. The positive solar exposure of Level 5 roof deck overlooks this environment.

UPPER LEVEL PLANS



L7-9

L12

1. Roof deck
2. Building amenity assembly room
3. Building amenity conference room

THE OPEN SPACE AMENITY

View from Southwest

View from Harrison St

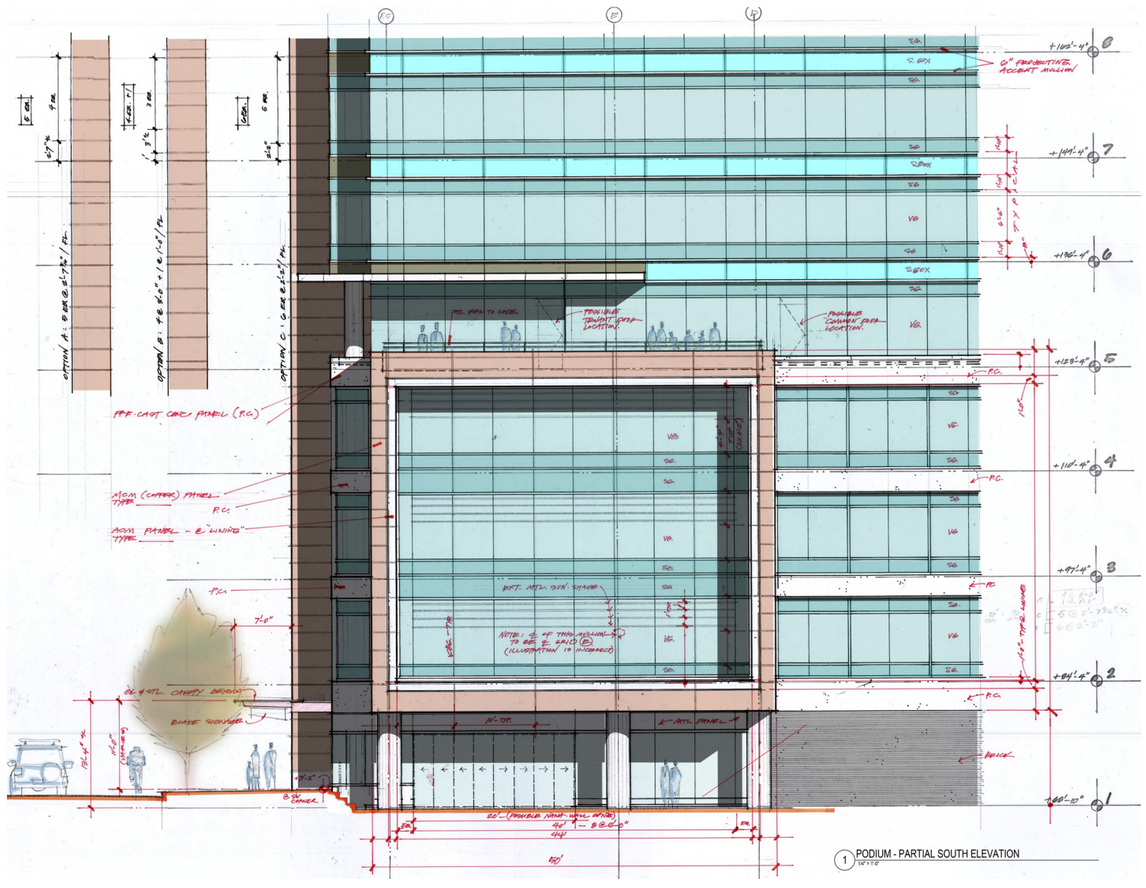
View from Dexter Ave

View from L1 SOUTH TENANT

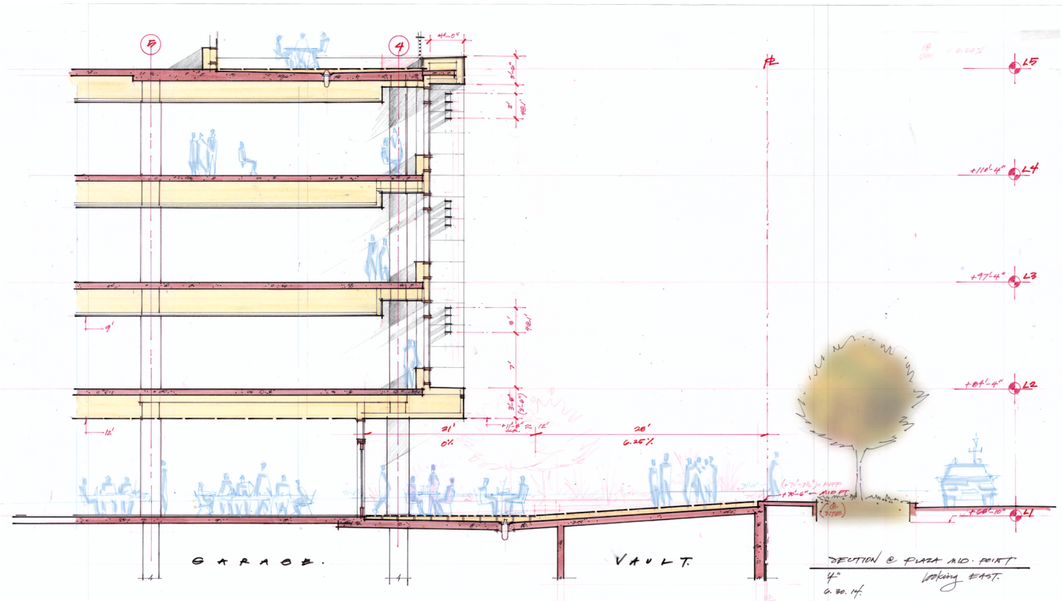
OPEN SPACE PLAN AND SECTION

RELATIONSHIP OF PLAZA

The plaza connects to the adjacent sidewalks via both a gently sloping plane (ADA access at SE corner) and 3-4 riser steps at west and south (Dexter and Harrison). See landscape plan (pg 35).



1 PODIUM - PARTIAL SOUTH ELEVATION



SECTION @ PLAZA AND POINT
4'
6.25%
LOOKING EAST

INTERIOR LOBBY

Looking South

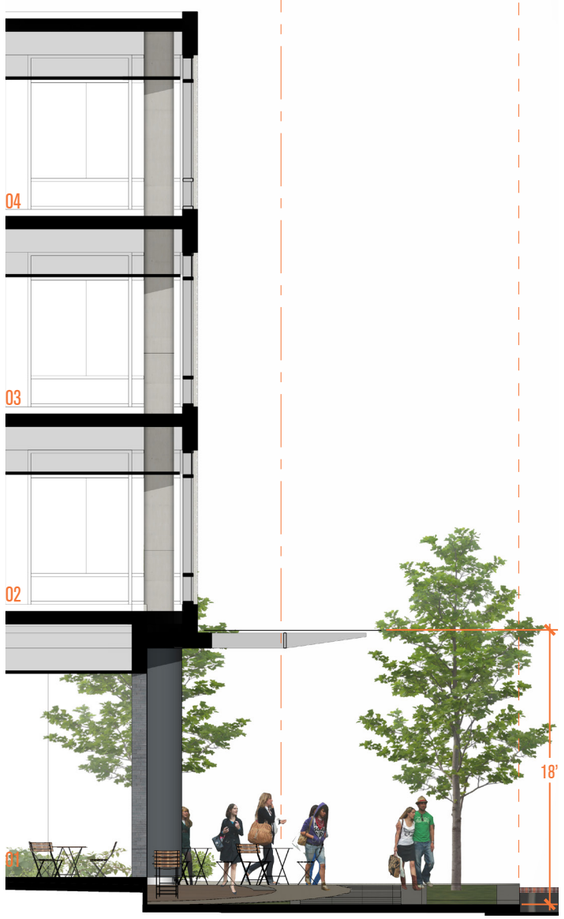
PUBLIC PLAZA

Tall glazing assemblies open 2 story space to the mid-block sidewalk. Copper building façade material clads angled wall and brings exterior into the main entry space.

SIDEWALK ENVIRONMENT

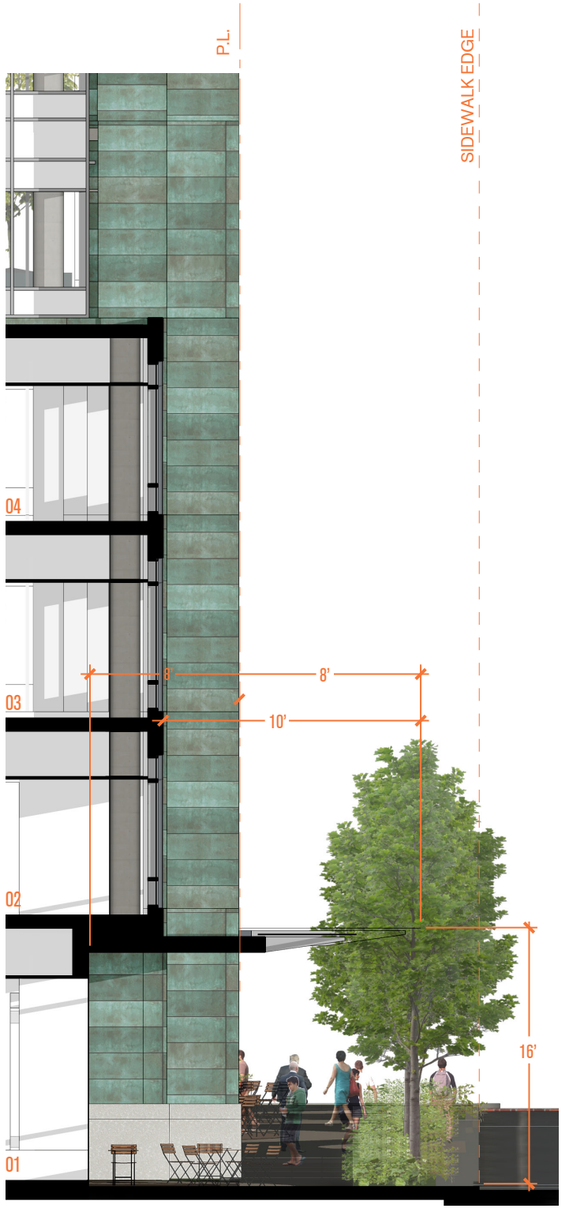
RELATIONSHIP TO THE STREET

The design is currently providing a generous amount of sidewalk or sidewalk-adjacent coverage along both Dexter and Republican streets (approximately 3,950sf). This intentionally occurs in 2 sections (97 and 175 feet in length) which are separated by the grounding element of the west facade (page 17 of DRB Recommendation booklet, attached) and associated large piers. The south canopy links the open space to the front door. The north canopy with it's large depth can accommodate outdoor seating areas comfortably along the narrow sidewalk of Republican near the active intersection with Dexter Avenue. We also believe additional canopy that interrupts the visual tie of this mass to the ground plane is less desirable compositionally.

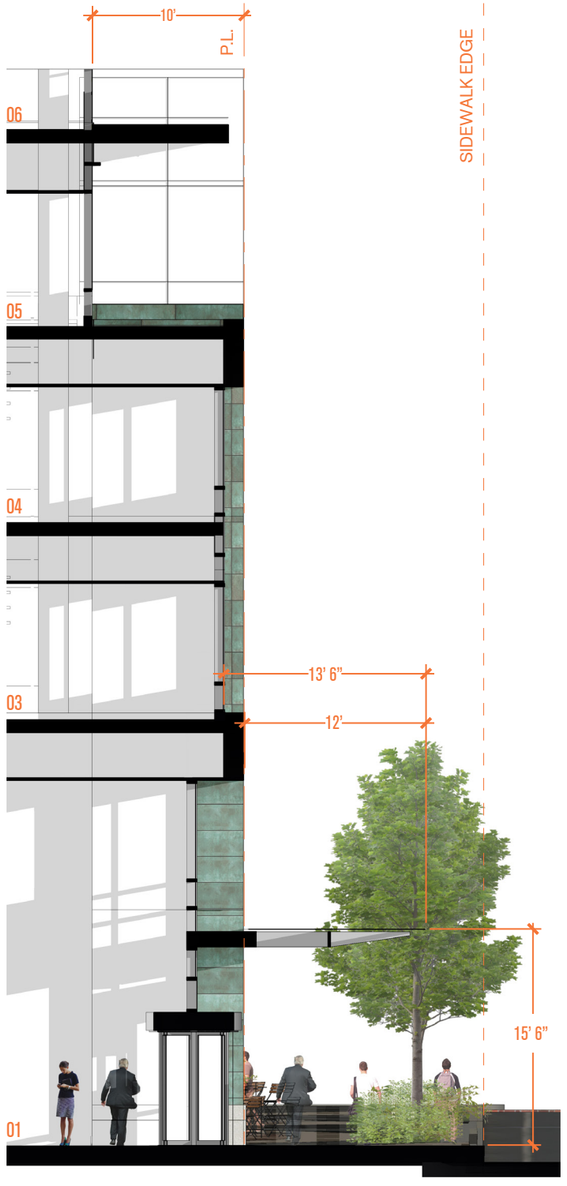


Section GG Looking West

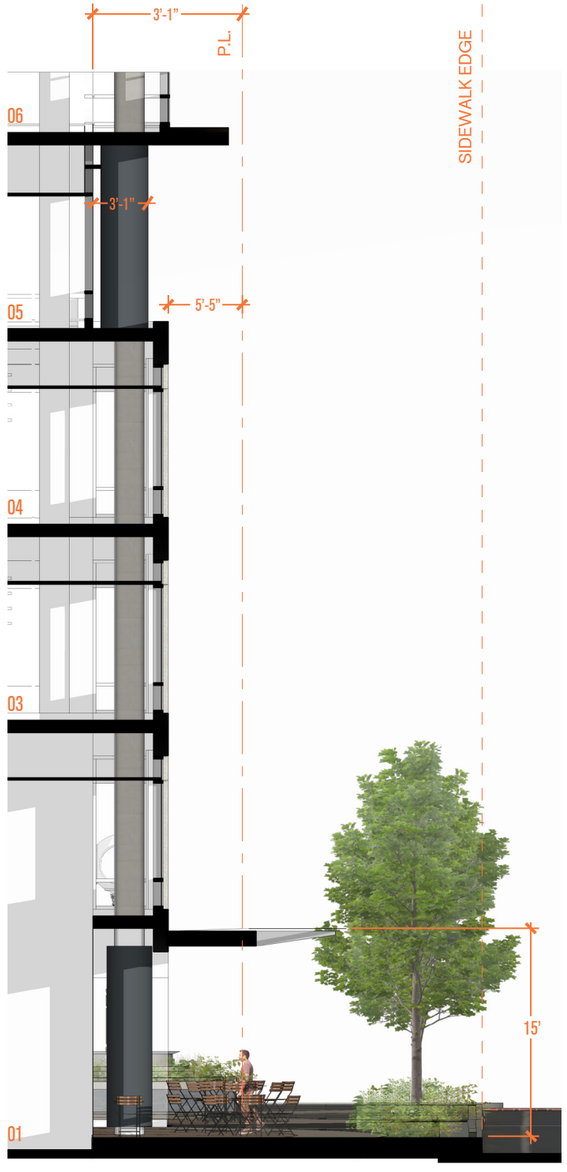
SIDEWALK ENVIRONMENT



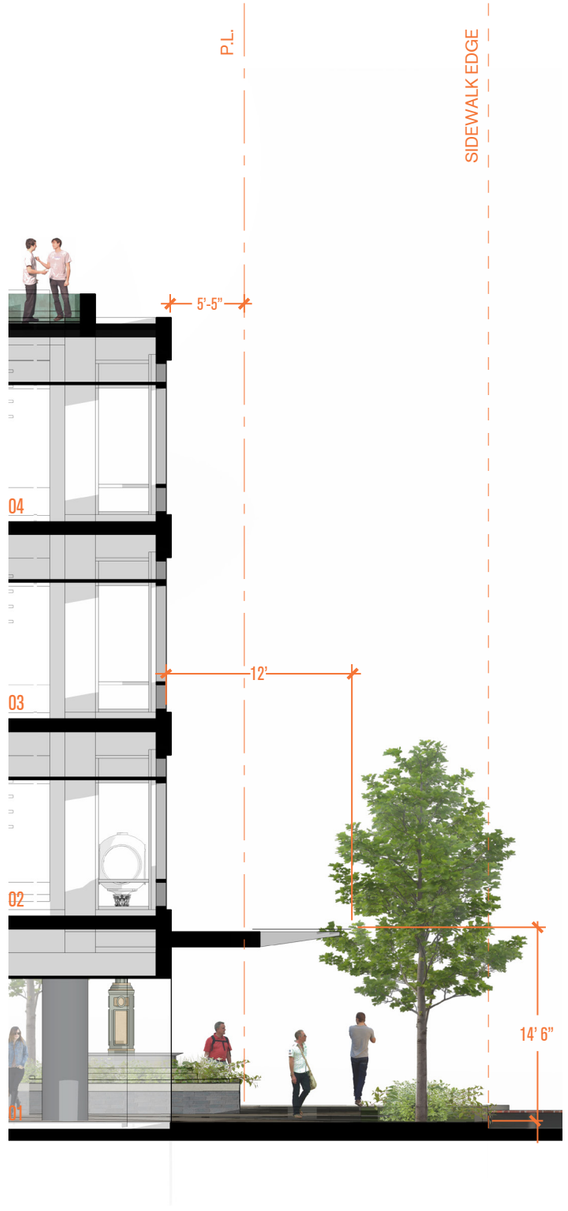
Section FF Looking South



Section EE Looking South

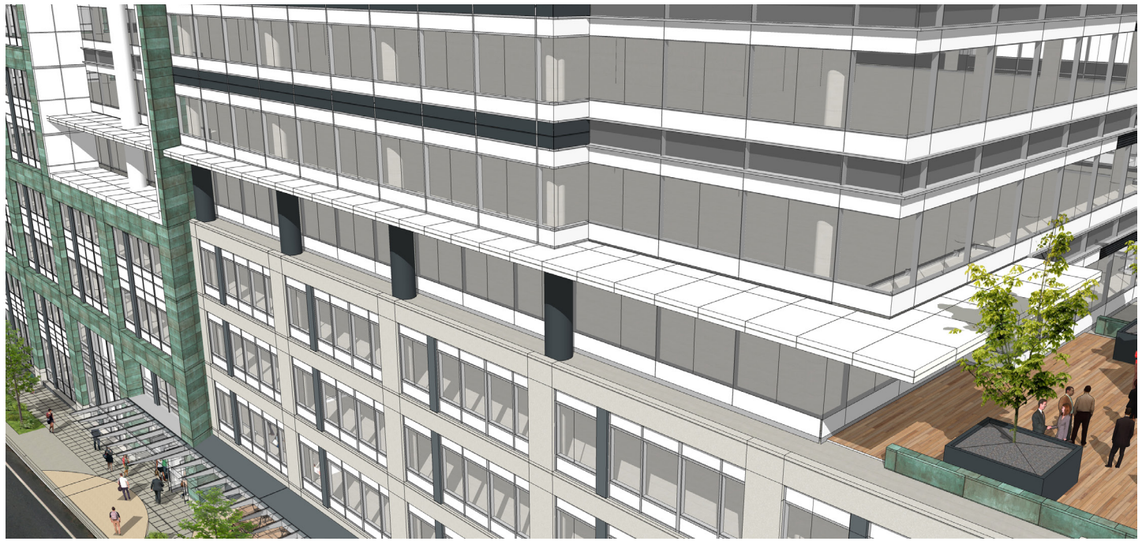


Section DD Looking South



Section CC Looking South

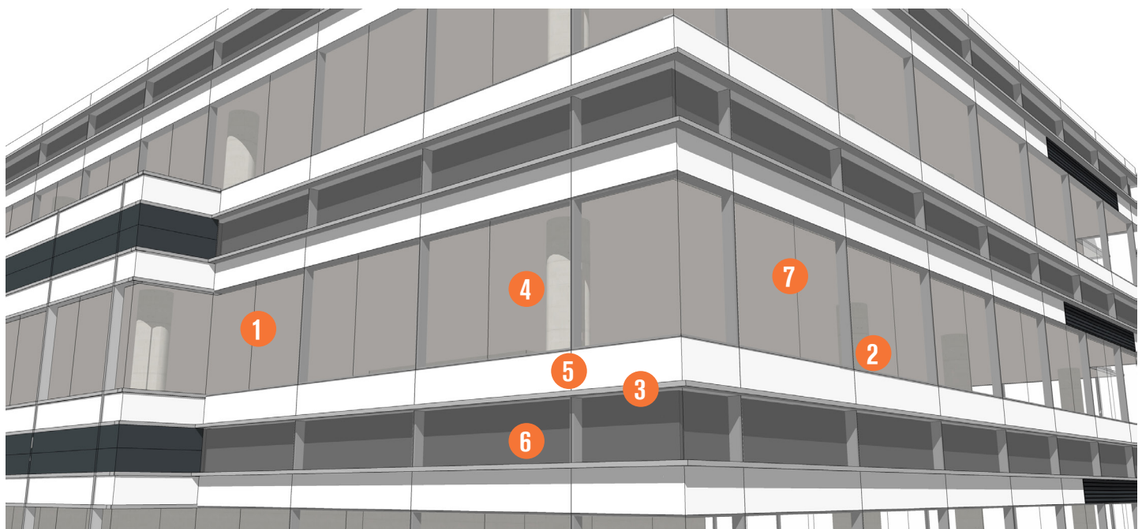
THE PODIUM



The Brow

West Feature Box

Level 5 Deck + South Feature Box



Roof Deck

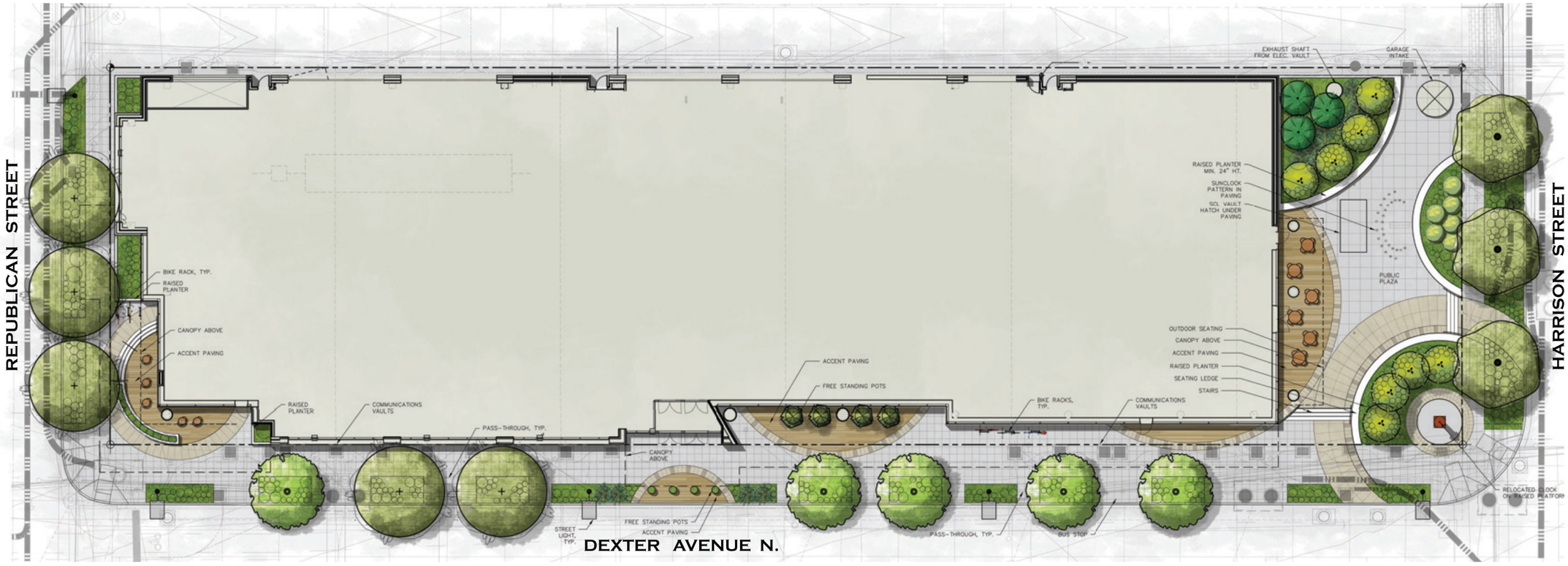
GLAZING SYSTEM

As part of the current viaduct removal & tunnel project, major street improvements will be made immediately adjacent to the site within the next 5 years. The north portal for the tunnel will exit onto Republican St heading east, creating a new gateway to South Lake Union for traffic coming from the south. Aurora Ave N will change from a highway to a surface street, with new east/west connections on Harrison, Thomas, & John. This will signifiganly enhance the connection between SLU & LQA, particularly for pedestrians. Currently only Mercer & Denny Way link the two, and both streets are heavily oriented towards car traffic.

1. Vertical operable window option
2. Horizontal operable window option
3. Horizontal mullion extension
4. Vision glass
5. Spandrel glass
6. Shadow box
7. Butt glazed mullion

Rooftop

LANDSCAPE




Cimmaron Ash

Magyar Ginko

Italian Oak

Shore Pine


Autumn Brilliance Serviceberry


Star Magnolia

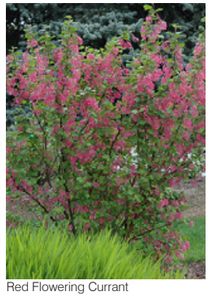

Eastern Redbud


Tall Oregon Grape


Tall Oregon Grape


Mock Orange


Pacific Rhododendron


Red Flowering Currant


Sword Fern


Birch leaf Spiraea


Common Snowberry


Evergreen Huckleberry


Salal


Paprika Yarrow


Kinnikinnick

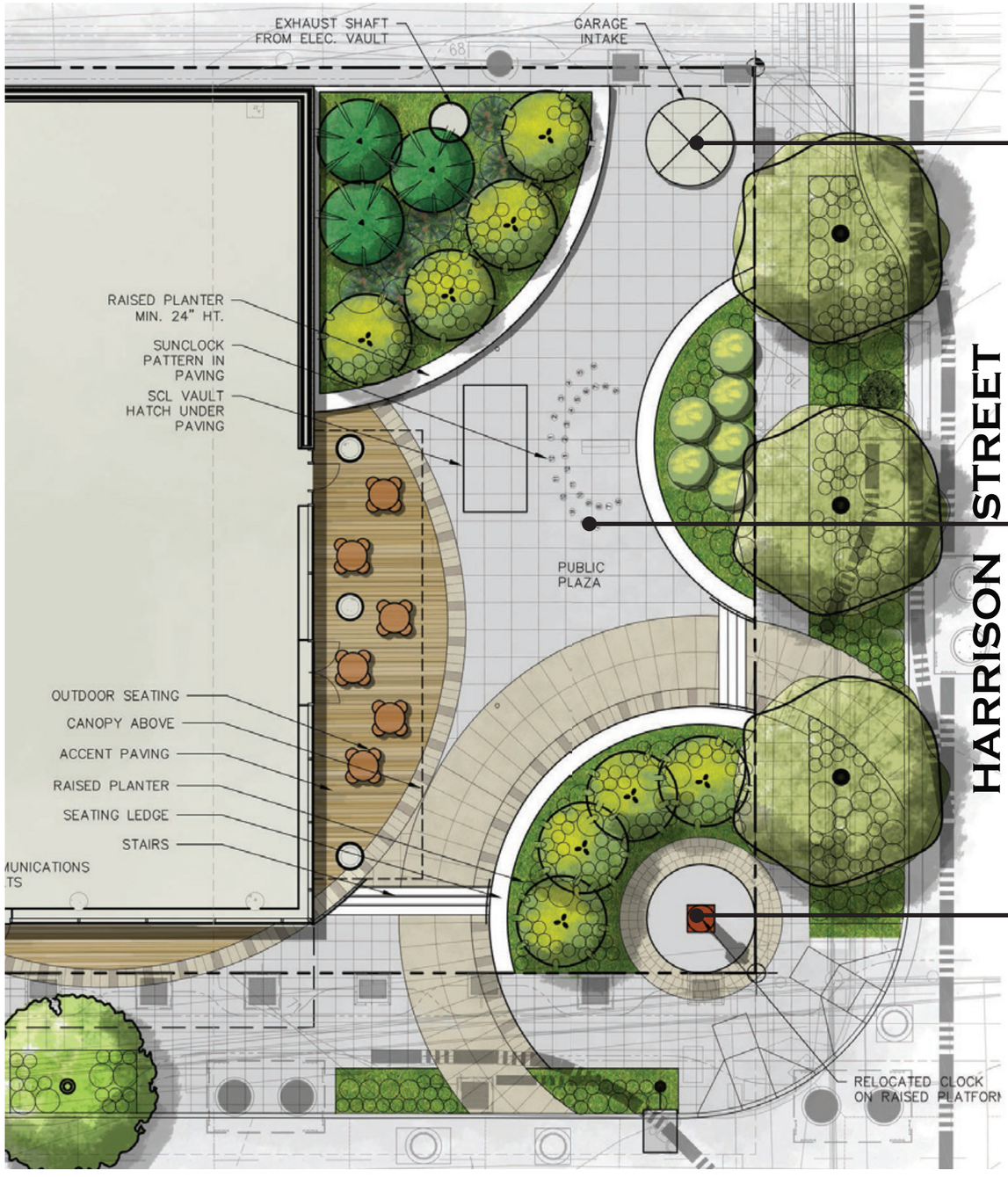

Bleeding Heart


Creeping Mahonia


Beach Strawberry

LANDSCAPE: SOUTH PLAZA

The planter plan configuration has been modified to enlarge the entry aperture to the plaza from the SE. We have designed the garage air intake as a low element which can serve as a base for a yet to be selected art feature -- potentially a kinetic sculpture or a sun-dial which would reference a theme of time-keeping which is a motif that applies across the open public space of the site. The intake grillage will be integrated into the circular element and kept to the minimum area requirement.

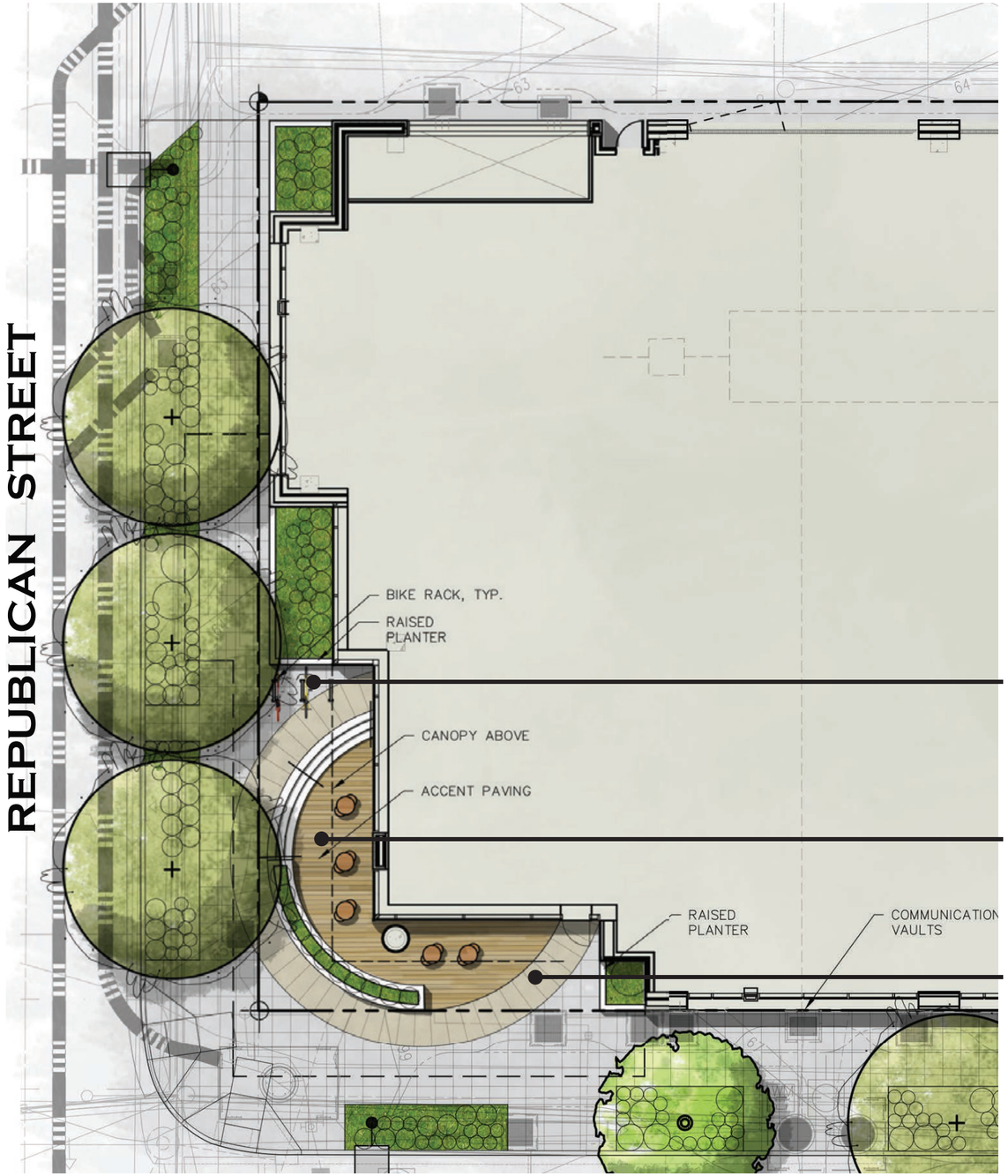


Decorative garage exhaust pylon

Plaza sundial

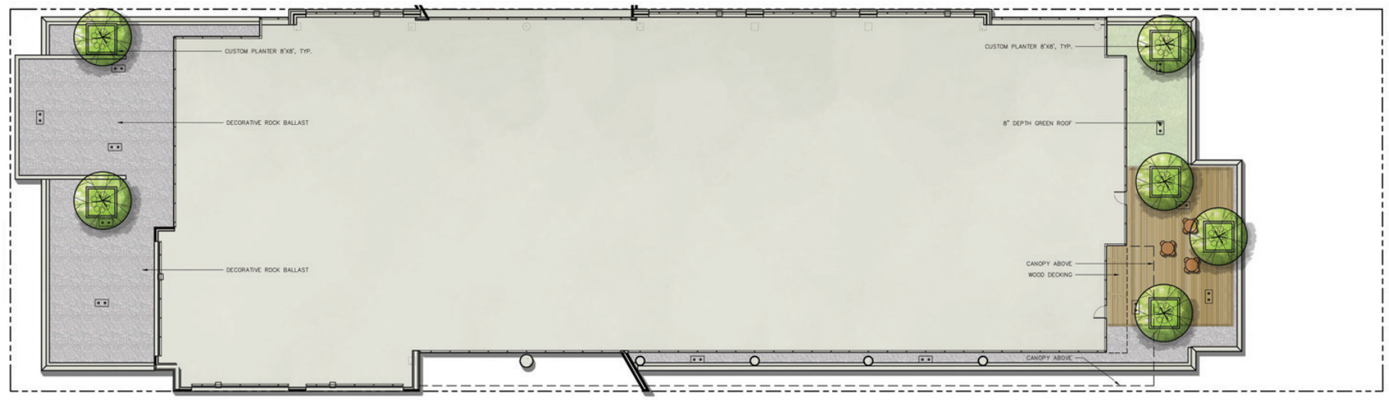
Restored plaza clock

LANDSCAPE: NORTH PLAZA



Level 12 Detail

Level 12 Roof Deck



Level 5 Roof Deck

The lower of these decks is designed with approximately 1,000sf of usable area and has a two doors based on size and occupant load. While tenants are unknown at this time this deck can be (but not necessarily will be) served from a common corridor. In contrast, the L12 exterior deck is intended to be a building amenity and will be available to all tenants for daily use.

SOUTH LAKE UNION OPEN SPACE NETWORK

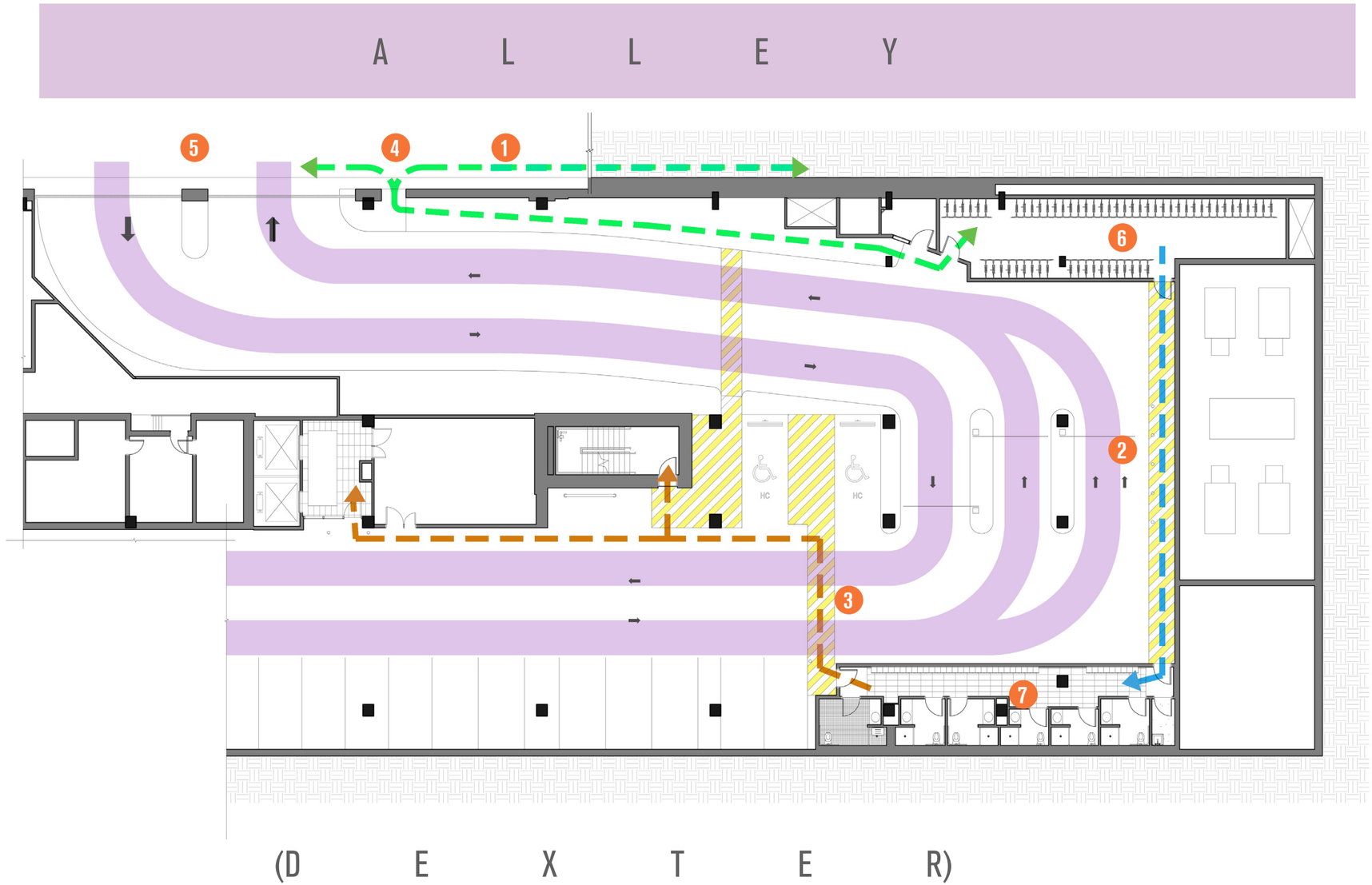
Project Site (11 Stories Proposed)

1-2 Story Building

5+ Story Building (P = Proposed)

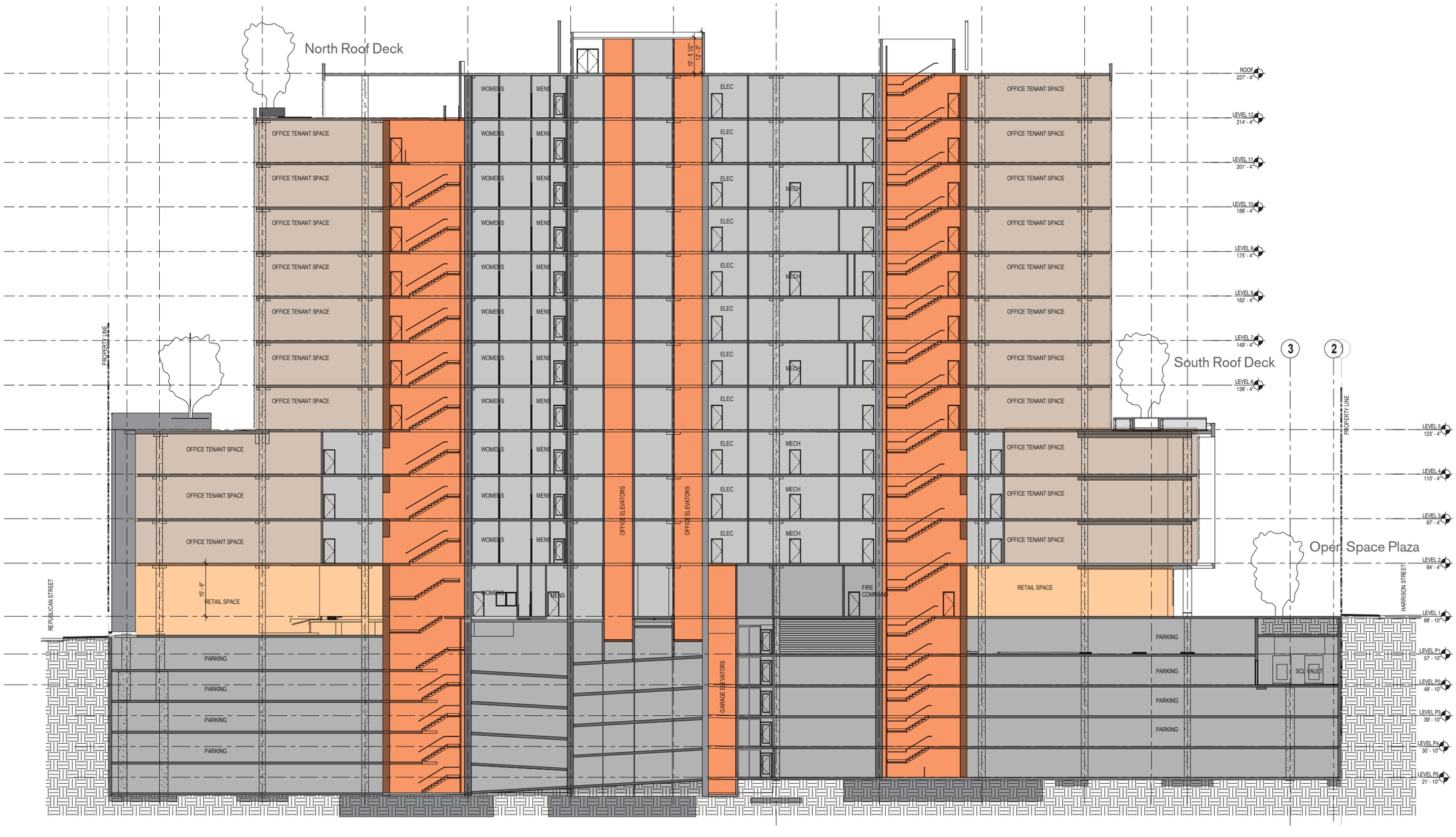
Green or Public Open Space

BIKE FACILITIES AND FLOW



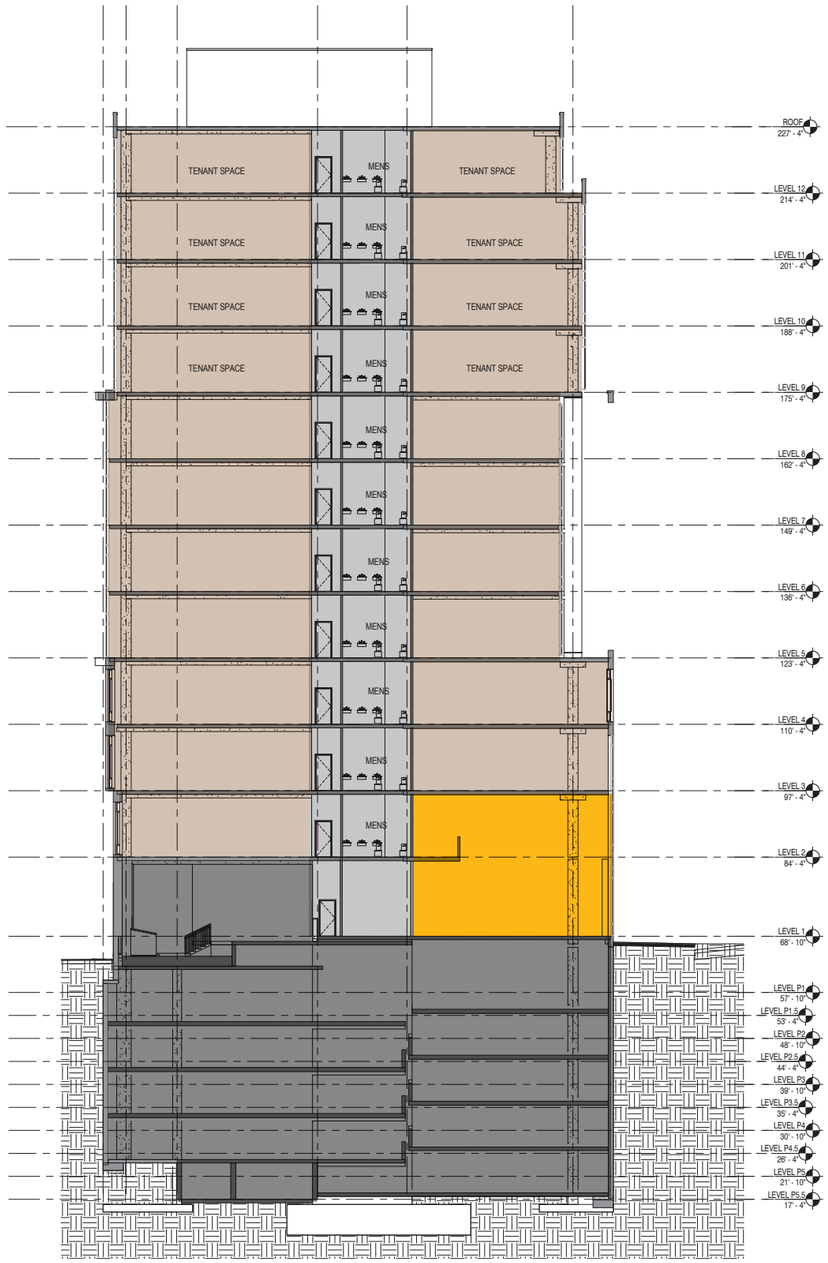
1. Bike arrival
2. Seperate Bike entry point
3. Storage
4. Path to showers
5. Lockers/Showers
6. Path to Vertical Transport
7. Car/Van Entry & Exit

N-S BUILDING SECTION



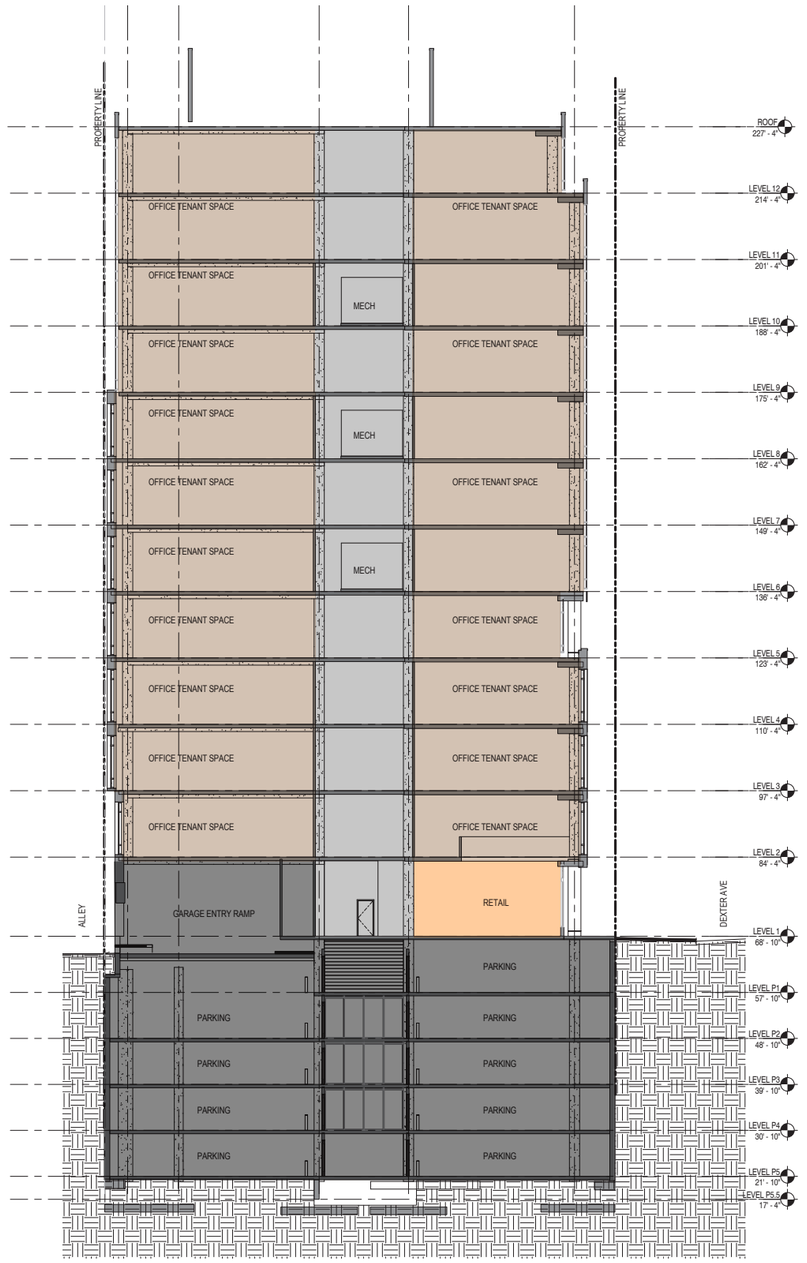
1 NORTH/SOUTH SECTION LOOKING EAST @ D.1
3/32" = 1'-0"

E-W BUILDING SECTIONS



EAST/WEST BUILDING SECTION @ 10.5 - LOOKING SOUTH

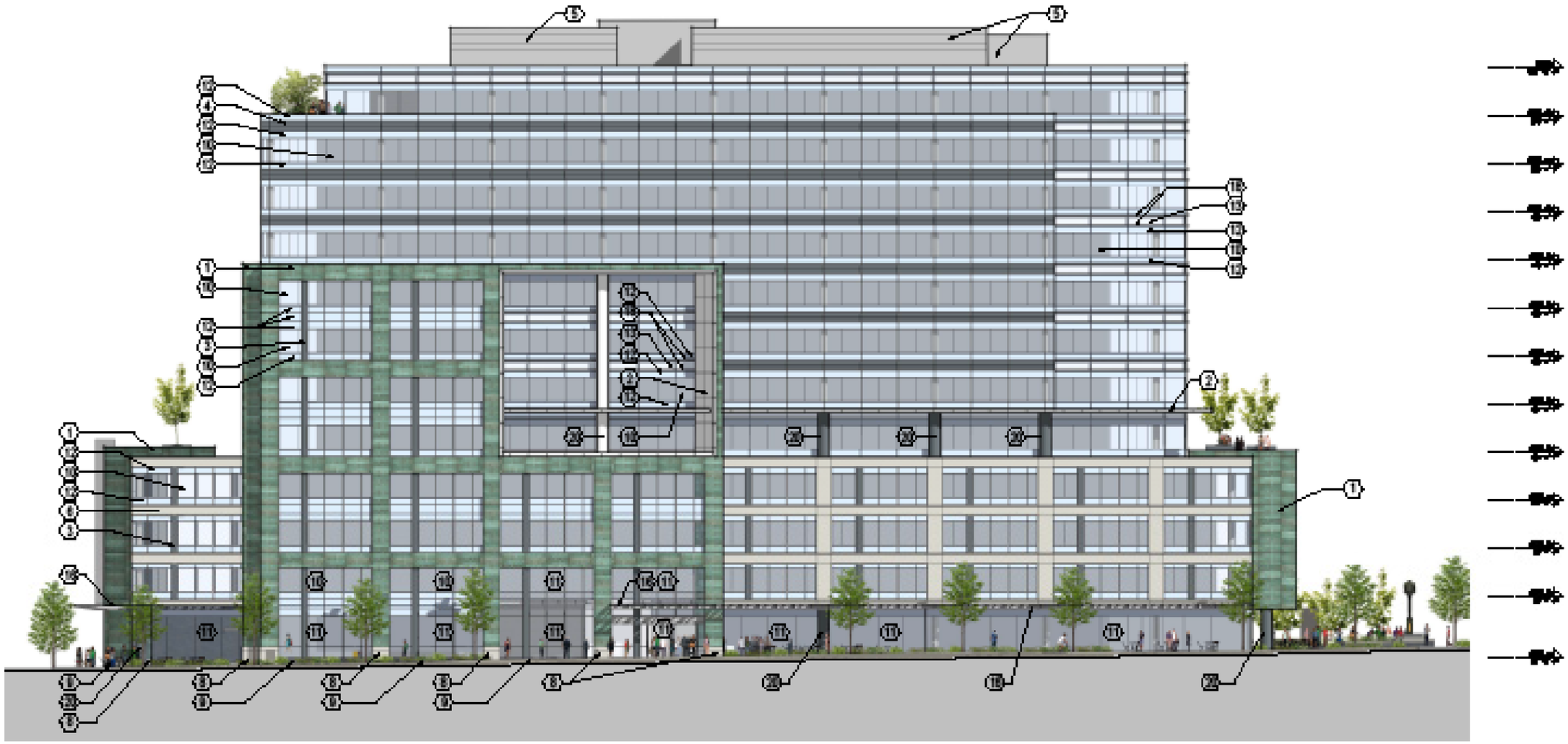
2 3/32" = 1'-0"



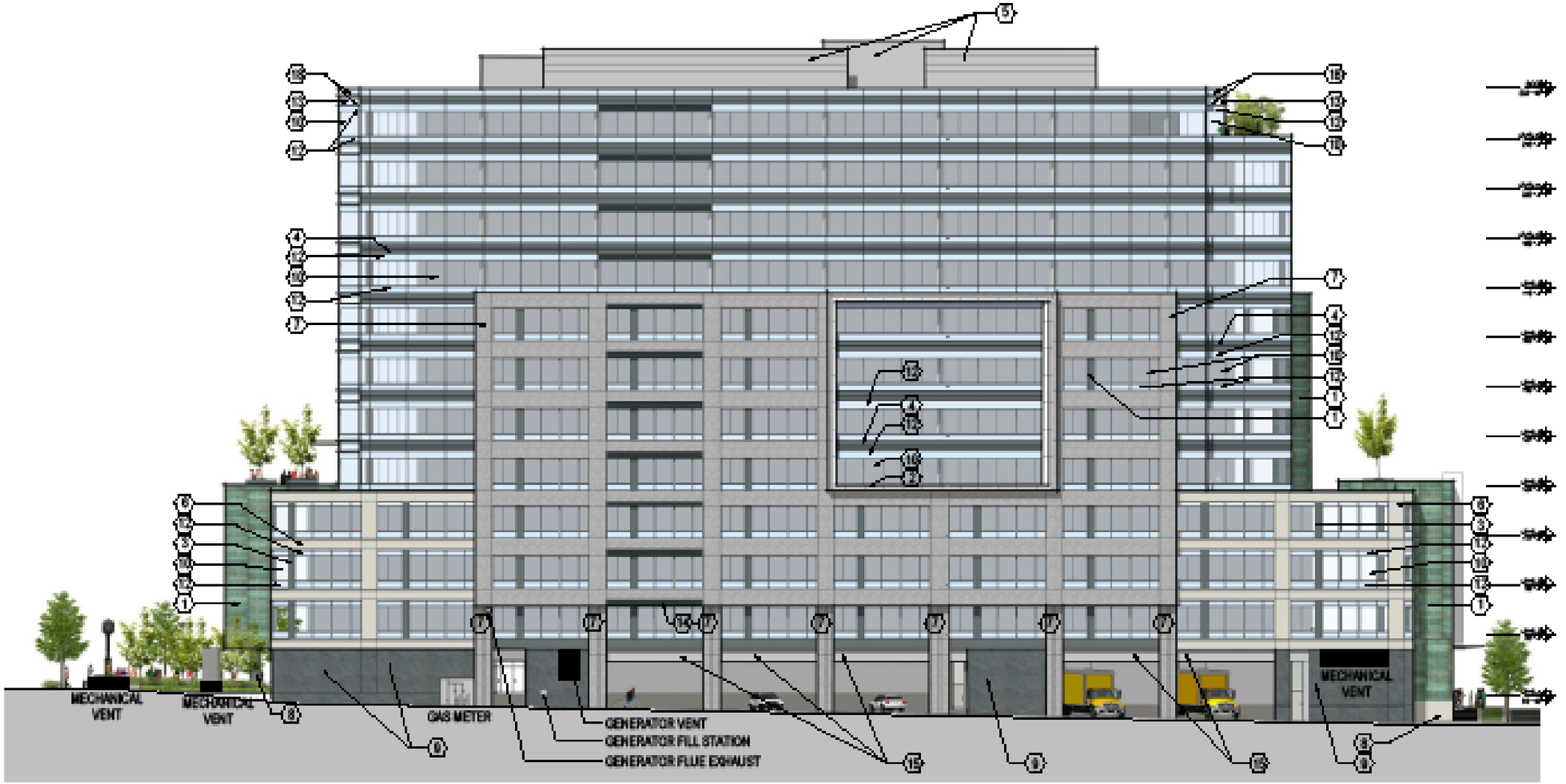
EAST/WEST SECTION LOOKING SOUTH @ 8.2

1 3/32" = 1'-0"

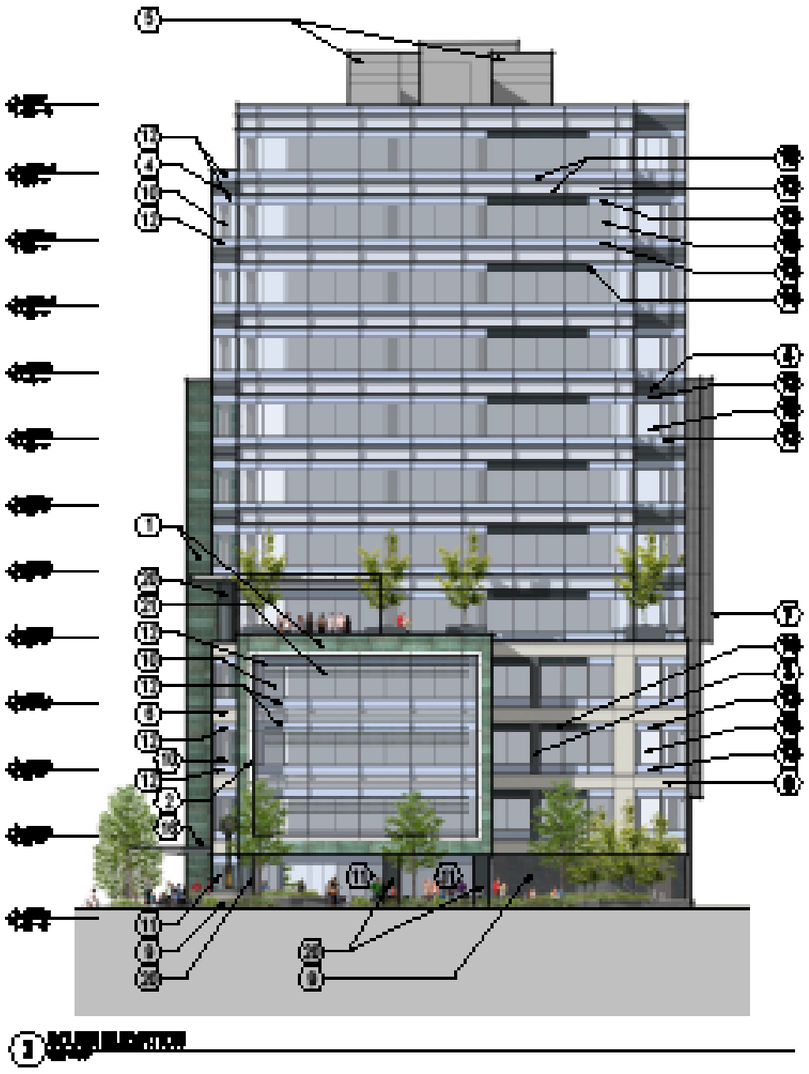
RENDERED WEST ELEVATION



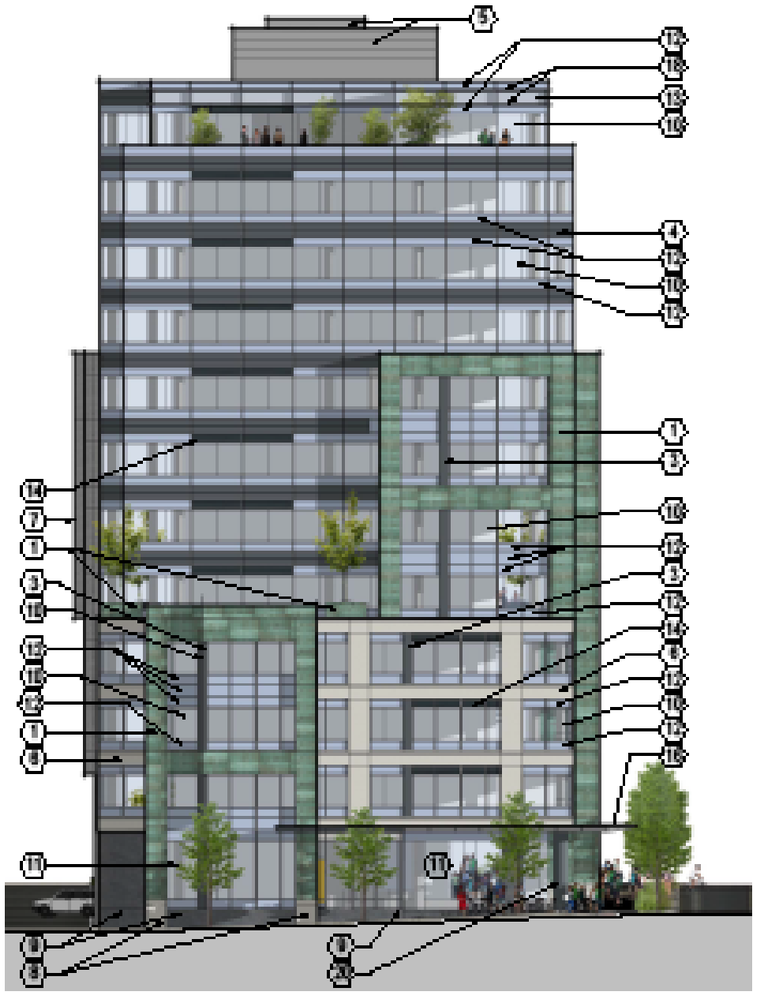
RENDERED EAST ELEVATION



RENDERED NORTH AND SOUTH ELEVATIONS



1 [illegible]



1 [illegible]

[illegible]

1 BRICK PANEL 1 - RED-COPPER
2 BRICK PANEL 2 - ASH
3 BRICK PANEL 3 - VERTICAL BRILLION PANEL
4 BRICK PANEL 4 - WINDOW PANEL
5 BRICK PANEL 5 - ROOF SCREEN
6 PRE-CAST CONCRETE PANEL 1
7 PRE-CAST CONCRETE PANEL 2
8 PRE-CAST CONCRETE PANEL 3
9 BRICK MASONRY 1
10 GLASS 1 - VISION
11 GLASS 2 - VISION
12 GLASS 3 - SPANDREL GLASS CHECKER
13 GLASS 4 - SKYLIGHTS
14 BRICK SOFFITS
15 OVERHEAD DOOR (OPEN METAL MESH, ROLL-UP)
16 GLASS 5 METAL PANEL CANOPY
17 MECHANICAL VENT
18 8" DEEP BULLNOSE CAP
19 COLUMN CASING 2
20 THIN SHADE BRICK BRICK PANEL 6

EXTERIOR MATERIALS

Placeholder Materials

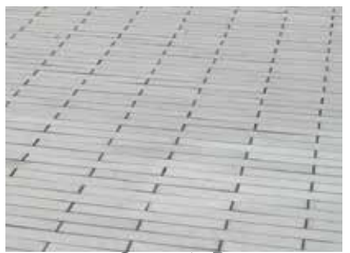
Vine Maple Trees

Ipe Wood

Basalt Stone Seating

Birch Trees

Wood Bench



Concrete Pavers

Stepped Planters

EXTERIOR LIGHTING: BUILDING IDENTITY

EXTERIOR LIGHTING GOALS

DRAW attention to the character of the building

CREATE a welcoming environment in the park

PROVIDE safe passage to entries under canopy

COVE FRAMING

COLUMN UPLIGHTS

LINEAR CANOPY DOWNLIGHTING

CLOCK UPLIGHT

TREE UPLIGHTS

EXTERIOR LIGHTING: PUBLIC PLAZA

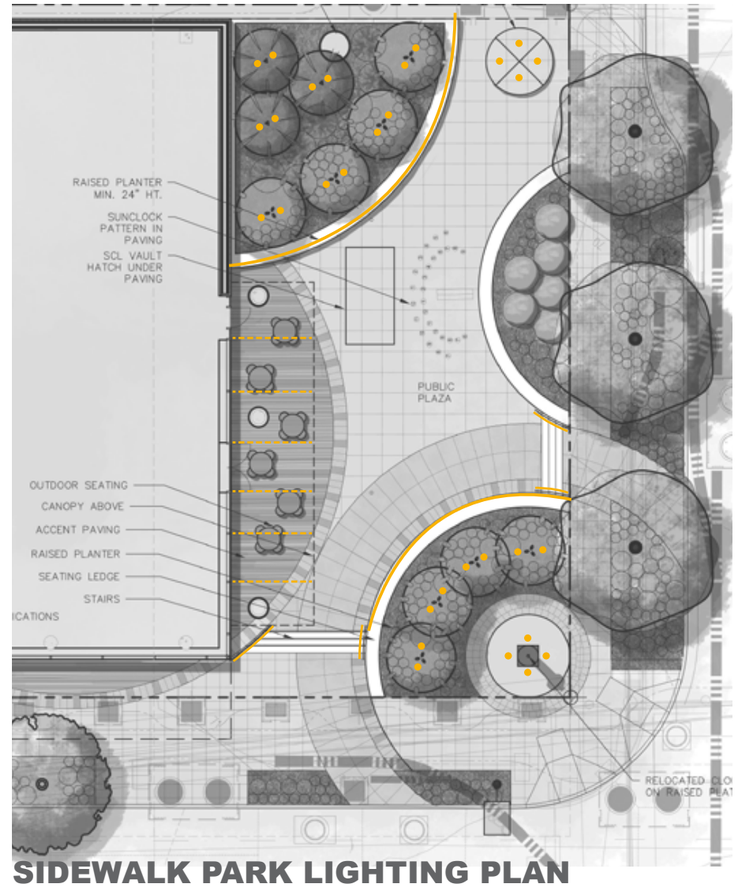
INTEGRATED BENCH LIGHTING

SCULPTURE UPLIGHTS

ILLUMINATED HANDRAIL

TREE UPLIGHTS

LINEAR CANOPY LIGHTING



SIDEWALK PARK LIGHTING PLAN

TWILIGHT RENDITION

dark | light

EXTERIOR SITE LIGHTING

1 Integral, recessed fixtures at seat/planter walls

2 Focused, accent fixtures at pedestal-mounted clock and art elements

3 Down-light fixtures at overhead canopy

4 Low-level area lighting at planting bed

5 Low-level area lighting at planting bed

6 Downlight fixtures at soffit above

7 SDOT-compliant roadway/sidewalk fixtures (example not shown)

UPPER LEVEL DEVELOPMENT CONFORMANCE

We believe the interplay of volumes, plane changes and modulation adhere to the spirit and intent of the Upper Level Development requirements while not following the prescriptive stipulation exactly. We have intentionally focused the in and out activity of the west facades on the lower and mid-level floors and have minimized the upper level modulation. While the depth request departure is for a dimension of 10' from the West property line (15' required) we have provided 25% more length than the required minimum of 40'. We are requesting a departure for this design and have presented our logic on page 37 of the DRB Recommendation Meeting booklet.

RATIONALE:

1. Follows intent: an active façade with in and out, rhythm and appropriate massing
2. Narrow site impact
3. Layering and overall larger gesture
4. Building electively setback to provide both more (and better) sidewalk experience & greater articulated façade at lower levels (Really 1-8).

DEPARTURES MATRIX

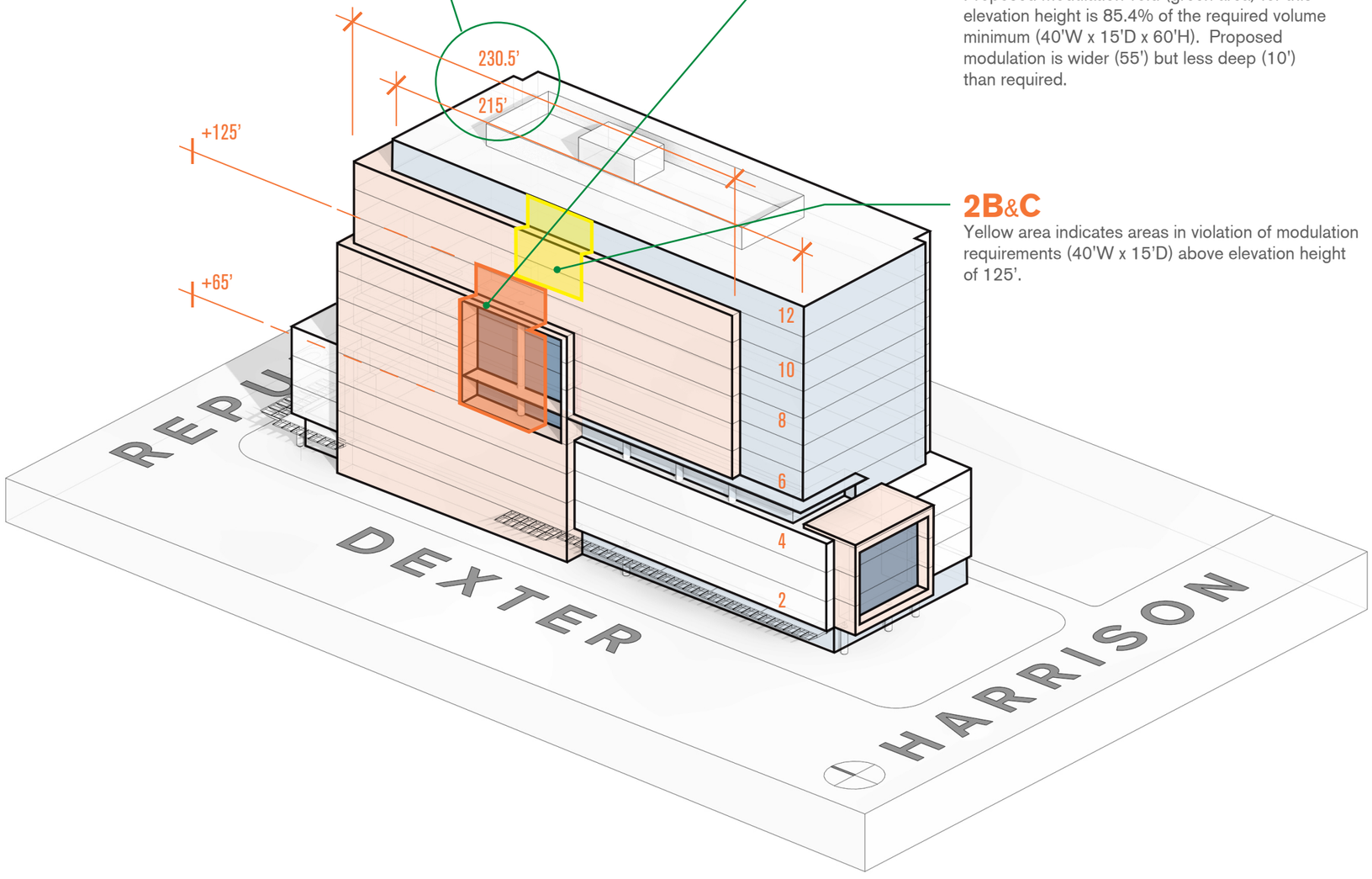
	REQUIREMENT	REQUEST	RATIONALE	RELEVANT DESIGN GUIDELINES	RE
1	**SMC 23.48.013.D.1 – Façade modulation (length)**				**p52-3**
	The maximum length of a facade without modulation is prescribed in Table B for 23.48.013. This maximum length shall be measured parallel to each street lot line, and shall apply to any portion of a facade (above 65' in height) that is located within 15 feet of street lot lines.	**Increase the maximum West facade width for the portion above 125' (Levels 10, 11 & 12) from 120' to 215'-230.5'.**	Façade movement has been primarily focused in this design to Levels 1-8 with an active interplay of recesses and projection (L5 brow). Design intent of creating a large identifiable gesture in the West facade is visually stronger with non-modulated upper floors as a contrasting counterpoint.	**DC2:** **B.1 Architectural / Façade Composition:** The emphasis on the well-proportioned and detailed major façade gesture is expressed through the building. This results in a language shown on the alley façade which due to scale and placement is visible from afar. **C.1 & 2 Secondary Architectural Features:** Within the large frame element are 2 features which provide visual depth and interest – a horizontal canopy (the brow) and a multi-level column. **DC4:** C.1 Exterior Elements: These highly visible architectural features will be illuminated adding another dimension of interest at dusk and night time.	
2	**SMC 23.48.013.D.2 – Façade modulation (width & depth)**				**p52-3**
	If a portion of a facade that is within 15 feet of the street lot line is the maximum length permitted for an un-modulated facade, the length of the facade may be increased only if additional portions of the facade set back a minimum of 15 feet from the street lot line for a minimum distance of 40 feet. If the required setback is provided, additional portions of the facade may be located within 15 feet of the lot line.	**A. For Levels 5-8 (between 65' and 125') of the west façade (Dexter Avenue) reduce the modulation depth from 15' with 40' minimum length, to a 10' depth, 55' in length.**	A. On this narrow site a modulation depth of 15' negatively impacts the depth of a leasable floor plate for tenanting purposes by reducing the distance between the elevator core and exterior wall to 23'-6". The proposed design requests this requirement be reduced to 10', (with a length of 55') to maintain 28' minimum dimension between the elevator core and exterior wall.	**DC2:** **B.1 Architectural / Façade Composition:** The emphasis on the well-proportioned and detailed major façade gesture is expressed through the building. This results in a language shown on the alley façade which due to scale and placement is visible from afar.	
		B. For Levels 10-11 (above 125') of the west façade (Dexter Avenue) reduce the modulation depth from 15' with 40' minimum length, to a 5'-6" setback for the entire length of facade.	B. The proposed design requests this to be reduced to 10' to maintain a 33' minimum dimension between the elevator core and exterior wall. Similar tenant dimension concerns as above as well as our belief that a simple, uninterrupted face at these 2 upper levels improves the composition by emphasizing the larger gesture of the feature box, central to this façade.	**C.1 & 2 Secondary Architectural Features:** Within the large frame element are 2 features which provide visual depth and interest – a horizontal canopy (the brow) and a multi-level column.	
		C. For Level 12 (above 125') of the west façade (Dexter Avenue) reduce the modulation depth from 15' with 40' minimum length, to a 10' setback for the entire length of facade.	C. Reducing this 15' dimension to 10' maintains a (less than optimum) 28' between the elevator core and exterior wall but limits this compressed clearance to a single floor. The stepped back floor helps to reduce the perceived height of the façade and articulates the top of the building.	**DC4:** **C.1 Exterior Elements:** These highly visible architectural features will be illuminated adding another dimension of interest at dusk and night time.	

DEPARTURES MATRIX

	REQUIREMENT	REQUEST	RATIONALE	RELEVANT DESIGN GUIDELINES	RE
3	**SMC 23.54.030.B.2.c – Parking space standards (ratio)**				p54
	A minimum of 35% of the off-street parking stalls required by the SMC shall be large parking stalls.	**Request that the minimum large parking percentage be applied to the required parking quantity only; that the overall percentage of large parking stalls be allowed at 22%.**	The narrowness of the site dictates how below grade parking can be used to provide an efficient parking garage and avoid excavating further. We can only provide a 22% distribution of large parking stalls (103), given the limited locations where the project can accommodate a 19' deep parking stall depth and an efficient drive aisle layout. In order to provide the code required large stall percentage, the central structural bay at gridlines D & E, measuring 17'-6", would have to be reduced to less than 15', making it impossible to provide enough width to accommodate two elevators. NOTE: The required quantity of stalls for office and street level uses is 295, The code requirements for 35% large stalls would be (295 x 0.35) = 103 large stalls, which is provided. Traffic study has indicates a peak parking demand of 370; and 457 stalls are provided. The overall proportion of small spaces is 41%, well within the limits of 65% allowed.	**CS1:** **A.1 Energy Choices:** The opportunity to allow slightly smaller total of Large stalls would result in less excavation and less export from the site needed to achieve an additional below grade level of parking.	
4	**SMC 23.48.014.G.1.b – Required usable open space (area)**				p54
	Up to a maximum of 10 percent of the required usable open space may be provided as an area abutting a sidewalk that extends the pedestrian area onto the lot.	**Expand the allowable qualifying area abutting a sidewalk by 81sf (623sf total) and increasing the percentage to 11.5%.**	This distribution provides a more distributed, usable public amenity around the project site which is accessible directly from the public sidewalk. *Note that overall the design provides approximately 1,500sf of ground level open space beyond the required minimum of 5,400sf.*	**PL1:** **A.2 Adding to Public Life:** With the distribution of open space across the site and adjacent to the public sidewalks of Dexter and Republican we will enhance opportunities to foster human interaction. Widened sidewalks and recessed entries allowing for gathering and seating areas are 2 means to achieve this. **B.3 Pedestrian Amenities:** Lively, pedestrian-oriented open spaces can enliven the areas along Dexter and the corner of Republican & Dexter -- attracting interest and interaction with the site and building in what otherwise is a strongly oriented car environment. **DC3:** B.2 & 3: Open Space Uses and Activities: Carving out open space and providing covered, weather-protected seating at the corner of Republican and Dexter will bring a pedestrian focus to this location. The western exposure will capture late afternoon sun and the erosion of the corner also allows for some daylight penetration to the north side.	
5	**SMC 23.48.014.G.1.d.2 – Required usable open space (height)**				
	Up to a maximum of 10 percent of the required usable open space may be provided as an area abutting a sidewalk that extends the pedestrian area onto the lot.	**If the space is covered by portions of the structure above, or is provided as an arcade open to the street, the minimum vertical clearance is 20 feet.**	The floor to floor height between the 1st and 2nd floors varies between 16'-6" & 22'-0". The larger of these heights (north end of the site) is quite generous and with the floor spacing above maximizes the structure at the allowed 160'. As the site slopes upward to the south, the somewhat compressed condition naturally occurs. The width of the projecting major architectural element is 12', with a 50' length and likely will cover outdoor space with seating. Additionally, this lower height provides a somewhat more sheltered space both from precipitation and from southern sun exposure as an overhang.	**PL2:** **A.1 Weather Protection location & coverage:** As the site is lower at the north end the relationship to level 2 is greatest here. Locating a broad canopy here will be ample in proportion to the covered area while staying below the 2nd floor windows. The height will afford adequate coverage from inclement weather while not being too high yet still expressing this space architecturally as a feature location.	

DEPARTURE DIAGRAMS

1, 2A, 2B FACADE MODULATION - 3D VIEW



1

Increase the maximum West facade width for the portion above 125' (Levels 10, 11 & 12) from 120' to 215'-230.5'.

2A

Orange area indicates areas in violation of modulation requirements (40'W x 15'D) between elevation height of 65 and 125'.

Proposed modulation void (green area) for this elevation height is 85.4% of the required volume minimum (40'W x 15'D x 60'H). Proposed modulation is wider (55') but less deep (10') than required.

2B&C

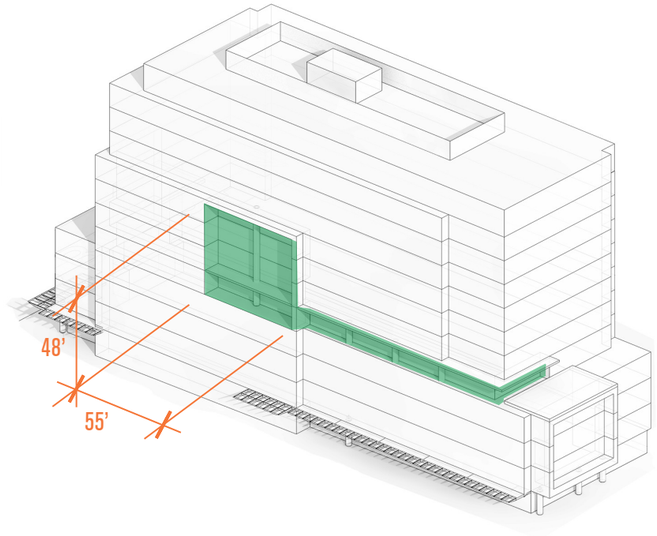
Yellow area indicates areas in violation of modulation requirements (40'W x 15'D) above elevation height of 125'.

2A.

For the 2.5 stories above 125' (Levels 10-12), we request the modulation depth and width be reduced from a slot 15' deep x 40' ft long, to a slot 10' minimum deep x 55' from elevation +65'-115').

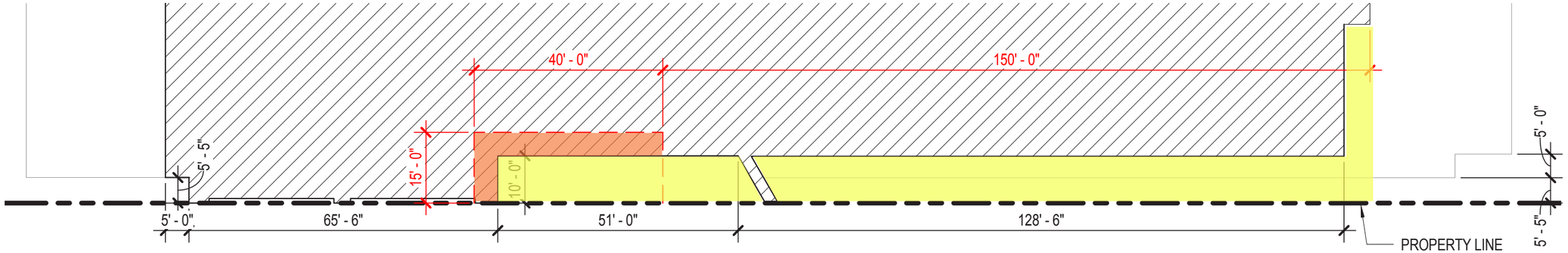
2C

For the top floor (Level 12), we request the modulation depth and width be reduced from a slot 15' deep x 40' long, to 10' for the entire length of facade.

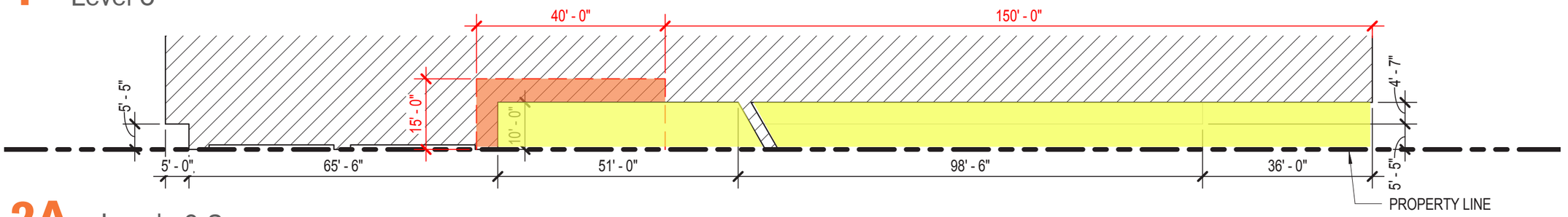


DEPARTURES: 1 & 2

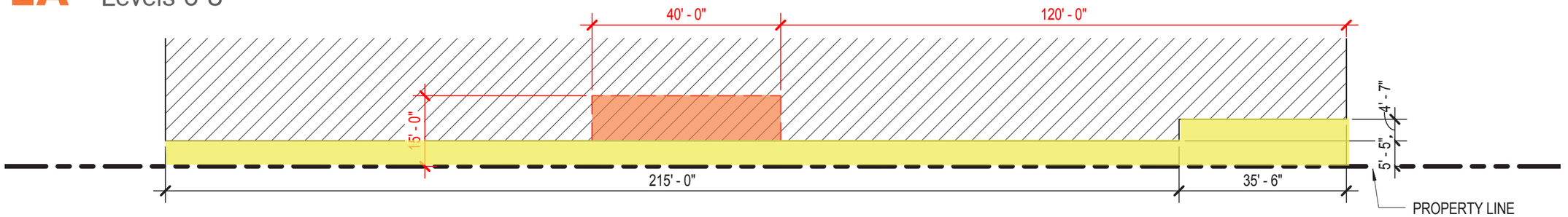
1 - Level 5



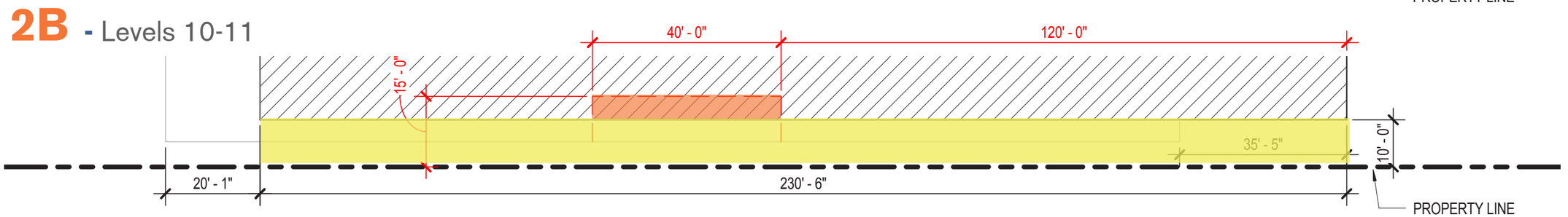
2A - Levels 6-8



2B - Levels 10-11

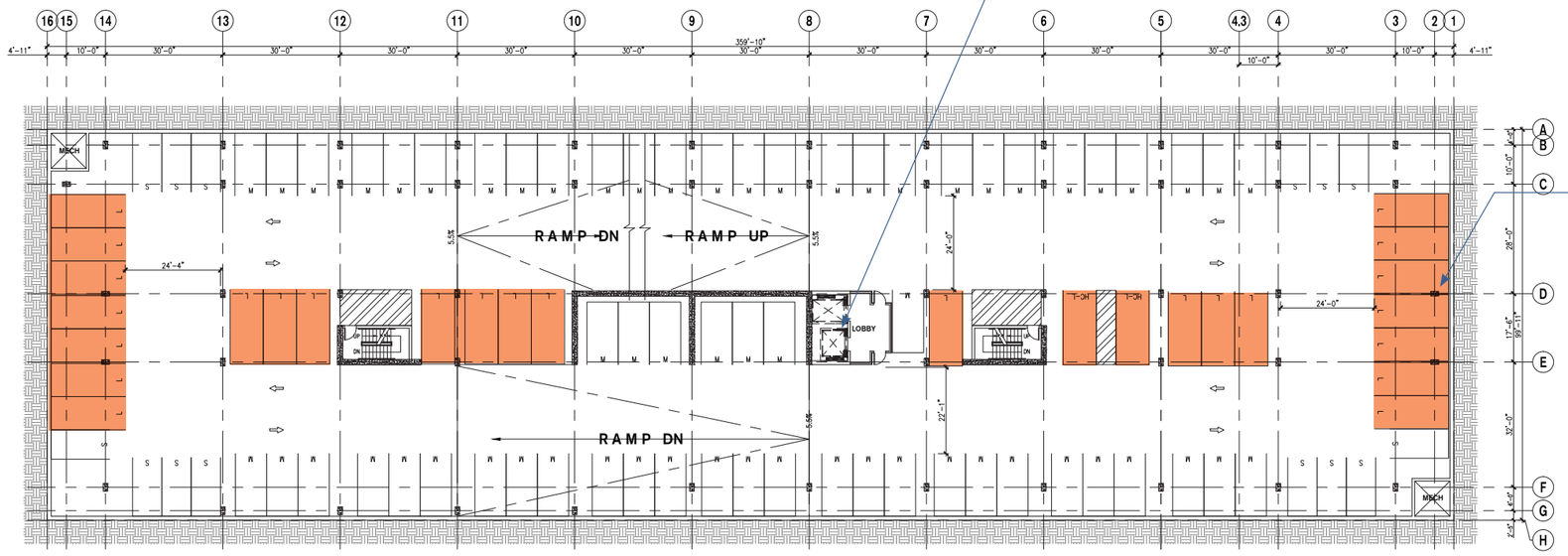


2C - Level 12



DEPARTURES: 3, 4 & 5

3 - Minimum 35% Large Parking Stalls

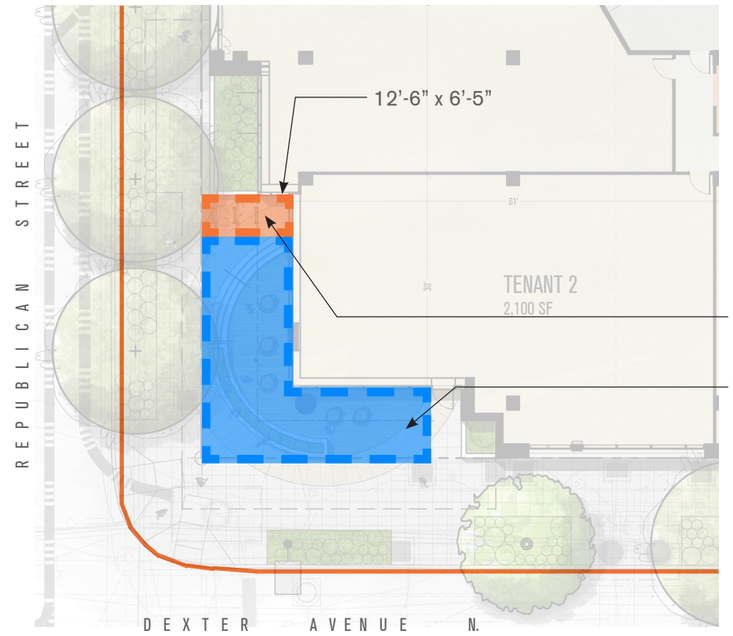


In order to provide code required large parking stalls, the structural bay betweed E & D would need to be reduced to less than 15', which would not be wide enough to accommodate two elevators.

Orange hatch indicates the locations in the garage that can accommodate large parking stalls. Large stalls in the current scheme would require drive aisle that are less than the SMC minimum width.

35% Code required = 35 large spaces per parking level floor plate
25% Request = 25 large spaces per parking floor plate

4 - Open Space (Area)

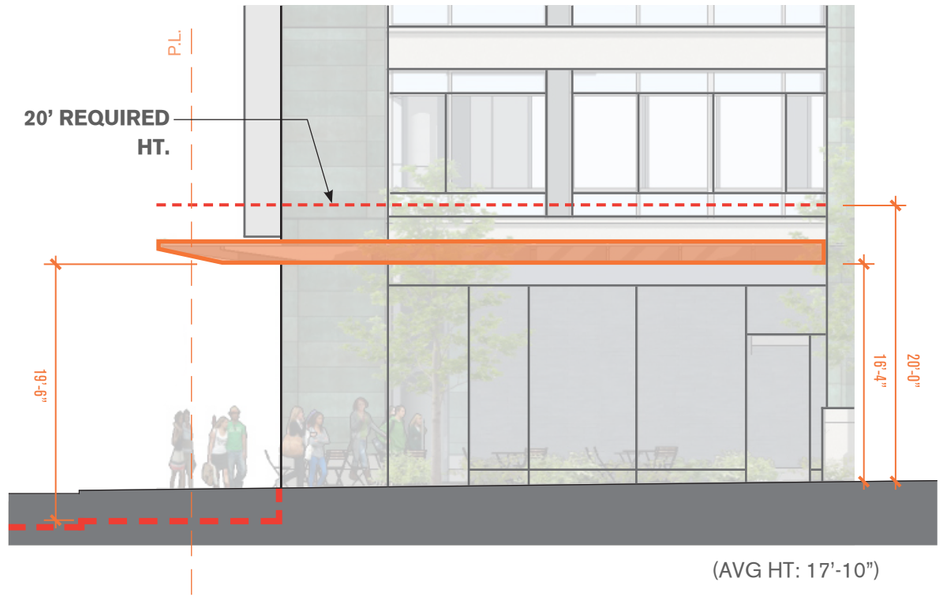


REQUIRED 15% SITE OPEN SPACE:	5412	
PROVIDED SITE OPEN SPACE:	6,940	
● **South Plaza:**	4,789	
● **Sidewalk - Adjacent:**	2,151	
⊕ ***Max Allowed Sidewalk Adjacent:***	542	*(10% of Required Total)*
⊕ ***Requested Sidewalk Adjacent:***	623	*(11.5% of Required Total or + 81 SF)*

81 sf = Requested additional area

542sf = 10% Max allowed as qualifying open space adjacent to public sidewalk.

5 - Open Space (Height)



(AVG HT: 17'-10")

COLLINS
WOERMAN