

DPD PROJECT No: 3019542  
1920 TERRY AVENUE

**Design Recommendation**

Downtown Design Review Board Meeting on 04/05/2016



**BUILDING CURE**  
SEATTLE CHILDREN'S RESEARCH INSTITUTE

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*“Seattle Children’s Research Institute is dedicated to making breakthrough discoveries that help prevent, treat and cure childhood disease.*

*Our Immunotherapy program is one of a very small few in the country, and the only one in the Western United States doing this work which seeks to cure children with cancer and other diseases without the need for chemotherapy or radiation.”*

*– James Hendricks, PhD, President*



# 01 DEVELOPMENT OBJECTIVES



**Building Cure** is a purpose built institutional research building, dedicated to transformative therapies with immediate impact on saving lives. The program at all levels, must honor very specific functional and technical requirements and relationships, made visible to the public where practical. The location of the building within the city and within its immediate environs, will communicate both the identity and mission of Seattle Children’s Research Institute, while creating an exemplary streetscape and open space experience.

The development objectives of Building Cure are:

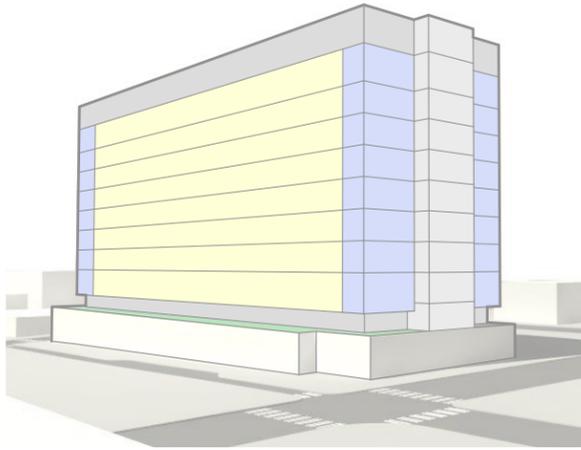
- To ensure functional excellence for each research center within a generic whole**
- To provide a clear and memorable identity of Research**
- To be a forum for life science discovery and dissemination**
- To contribute to a safe, lively, and user-friendly streetscape**
- To ensure stewardship of institutional resources**

The Building Cure research development is sited on the half block bordered by Stewart and Virginia Streets, Terry Avenue, and the Alley. The project will include a 13 level research building of approximately 380,000 gsf above grade. Approximately 160,000 gsf below grade on four levels which will accommodate research facilities, building operations, and parking for about 300 vehicles.

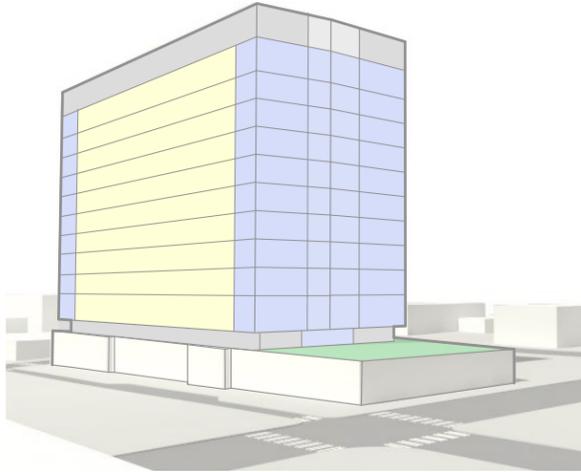
<b>Lot Area</b>	<b>42,360 sf</b>
<b>Research Building</b>	<b>~380,000 gsf</b>
<b>Below Grade Research</b>	<b>~40,000 gsf</b>
<b>Below Grade Parking</b>	<b>~120,000 gsf</b>

# 02 EDG RECAP - FOR REFERENCE

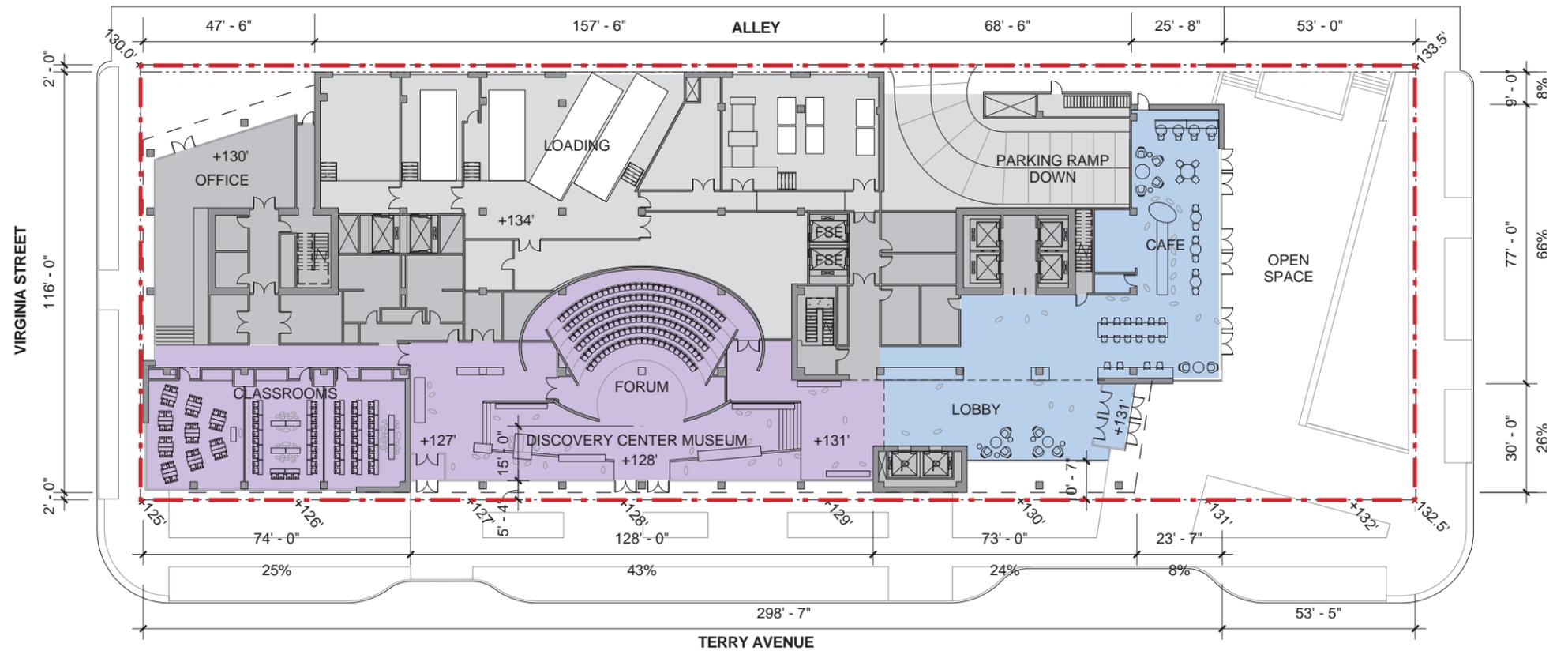
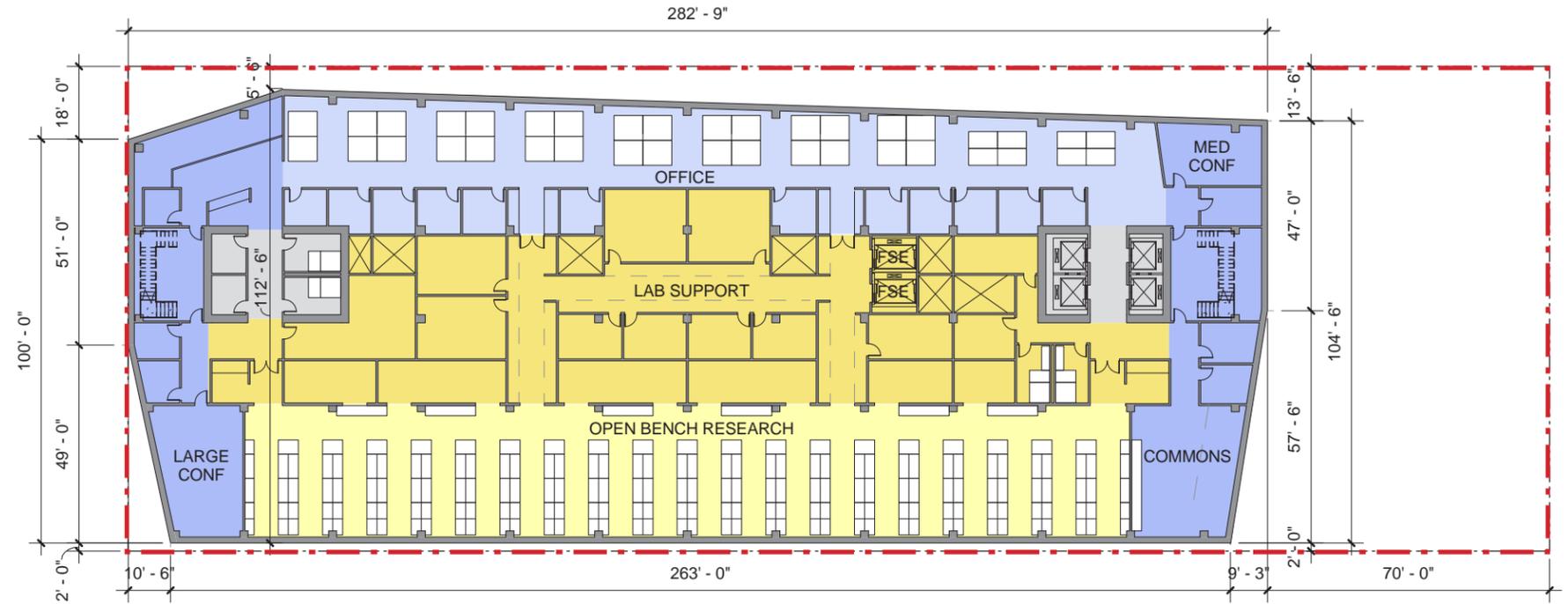
1 - LAMINATE



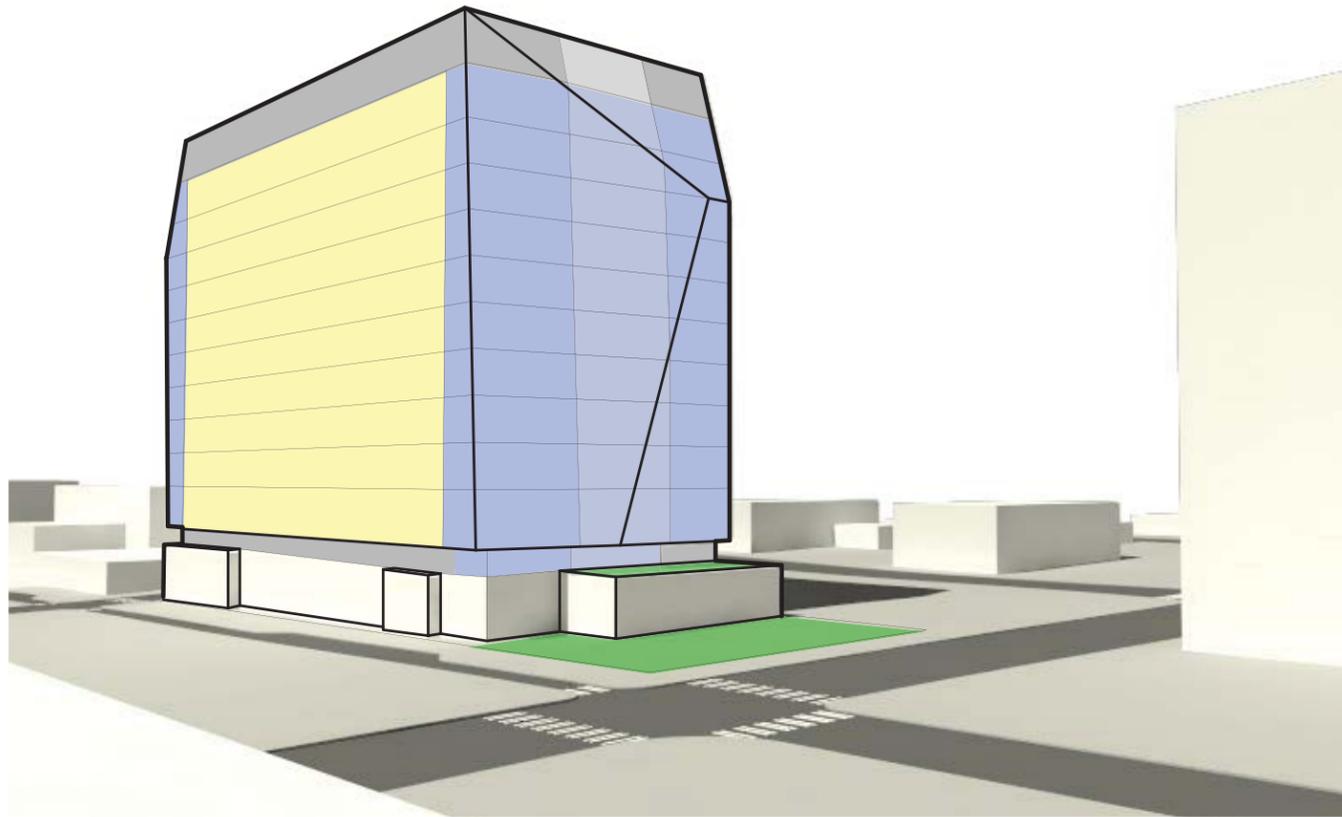
2 - COMPACT



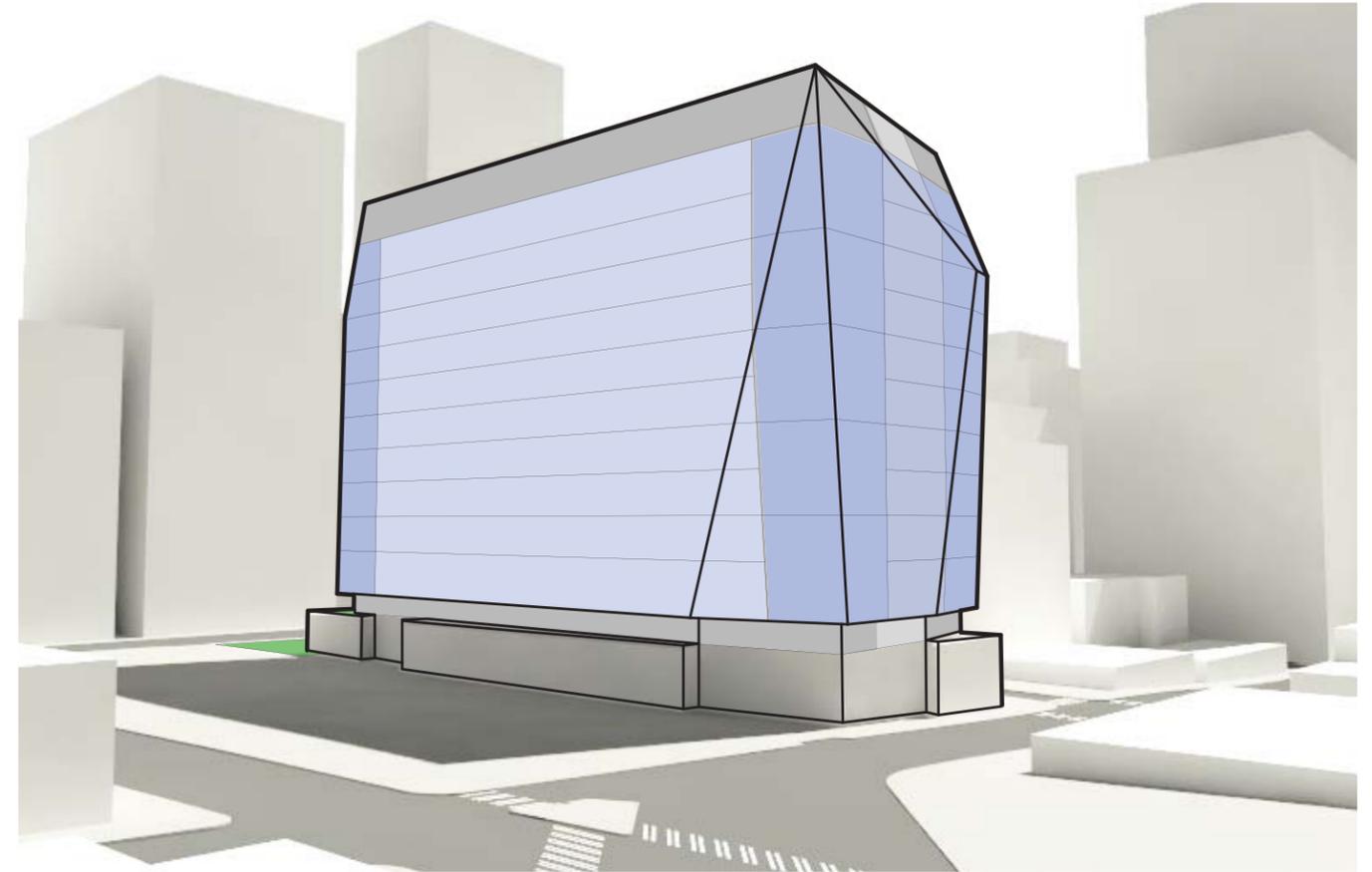
3 - SHAPE



02 EDG RECAP - FOR REFERENCE

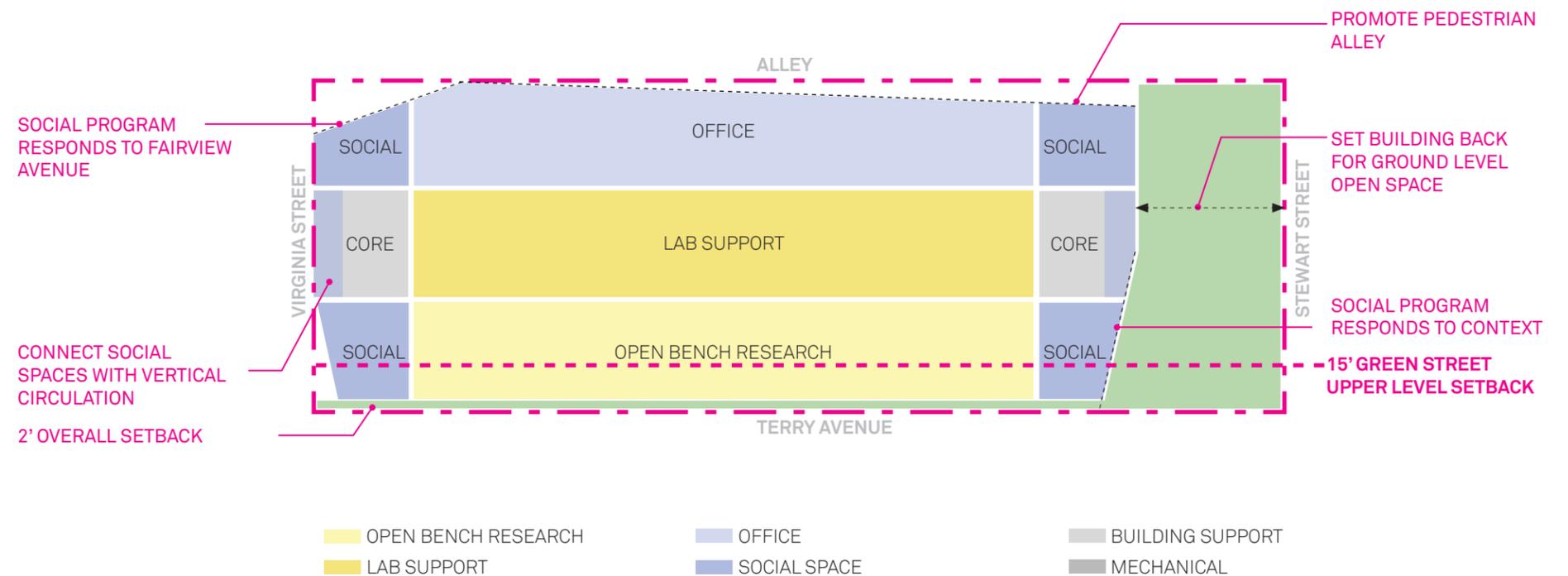


CORNER OF TERRY AVENUE + STEWART STREET

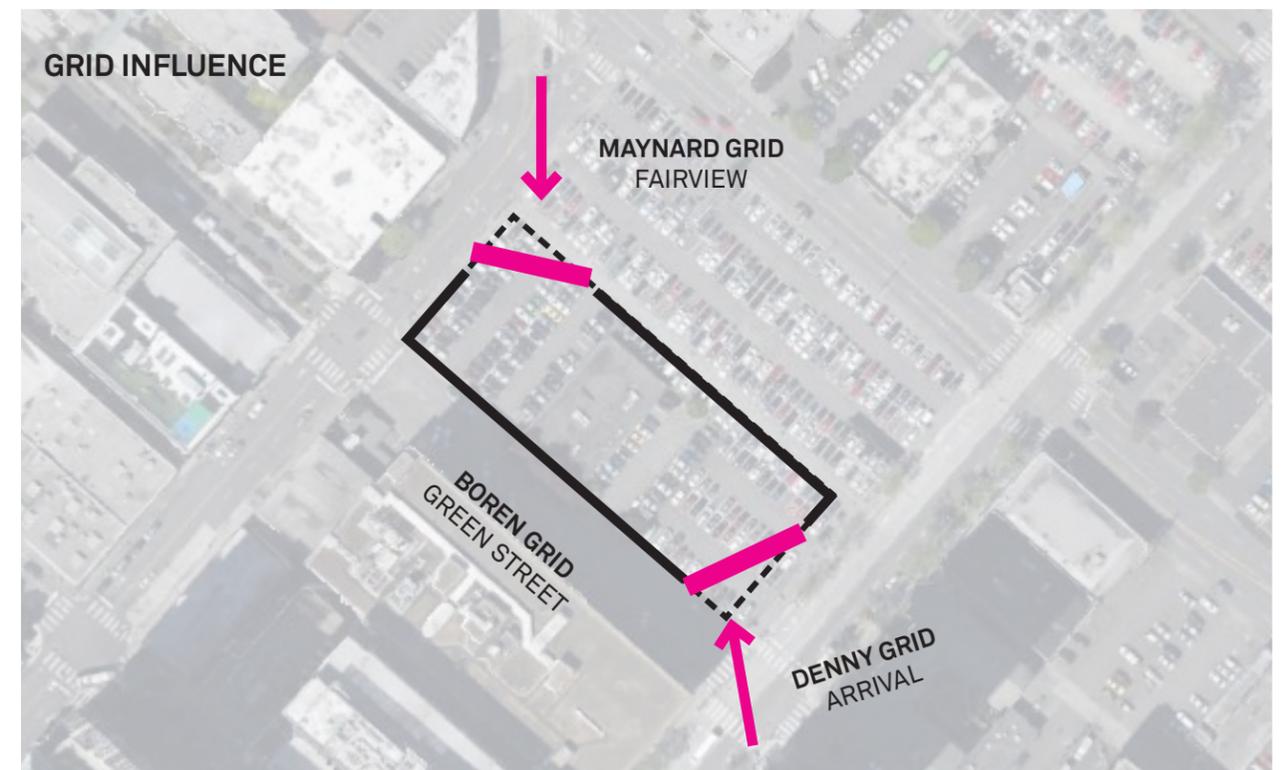
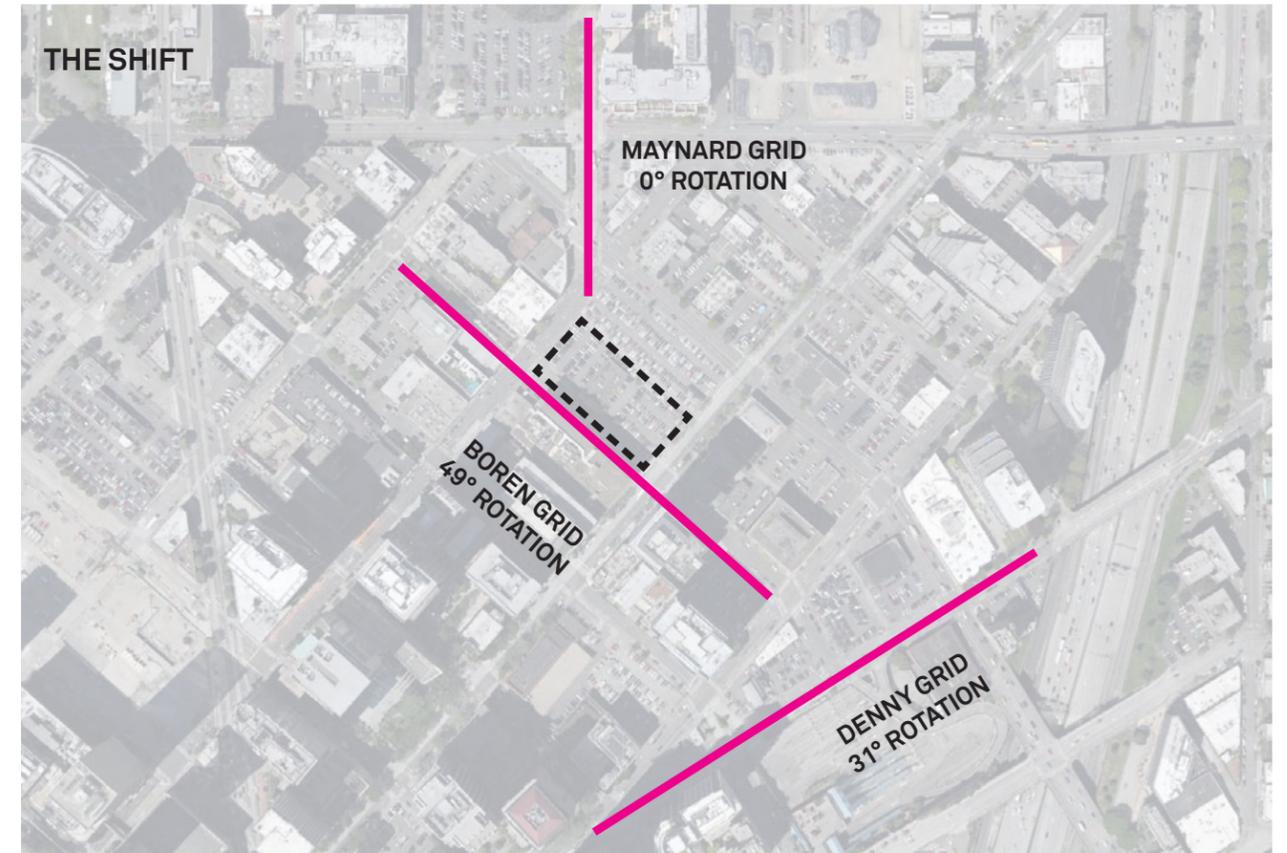
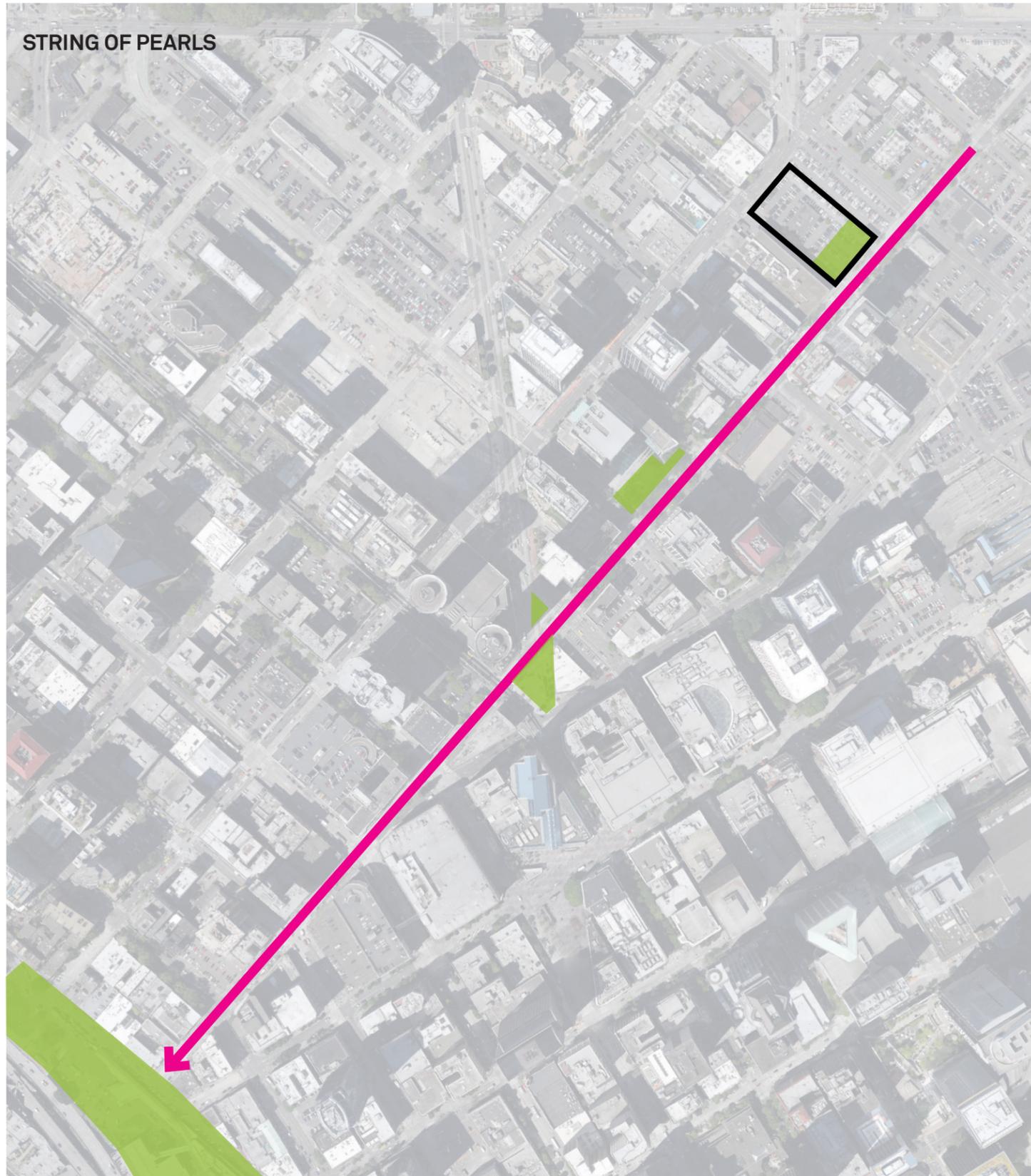


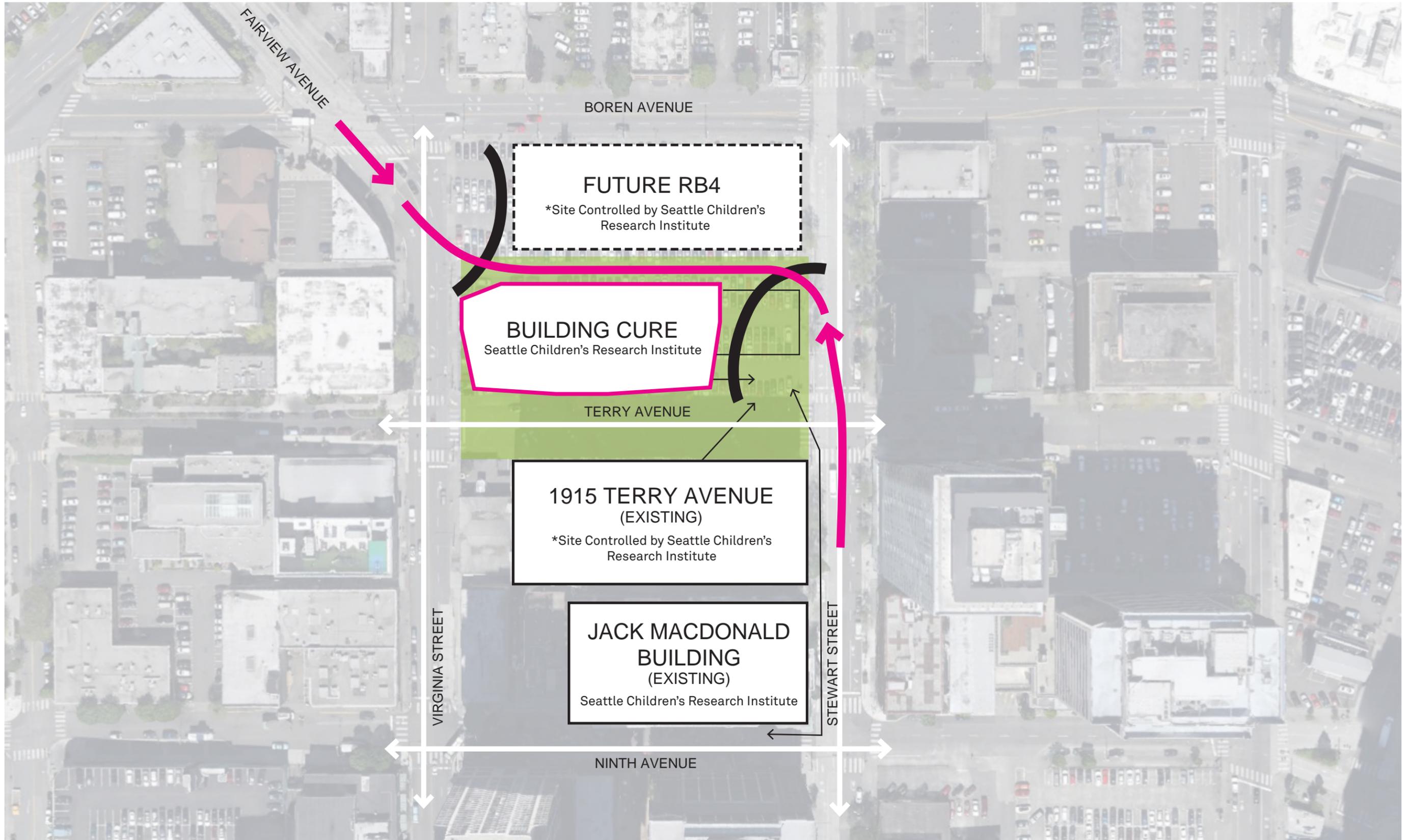
CORNER OF BOREN AVENUE + VIRGINIA STREET

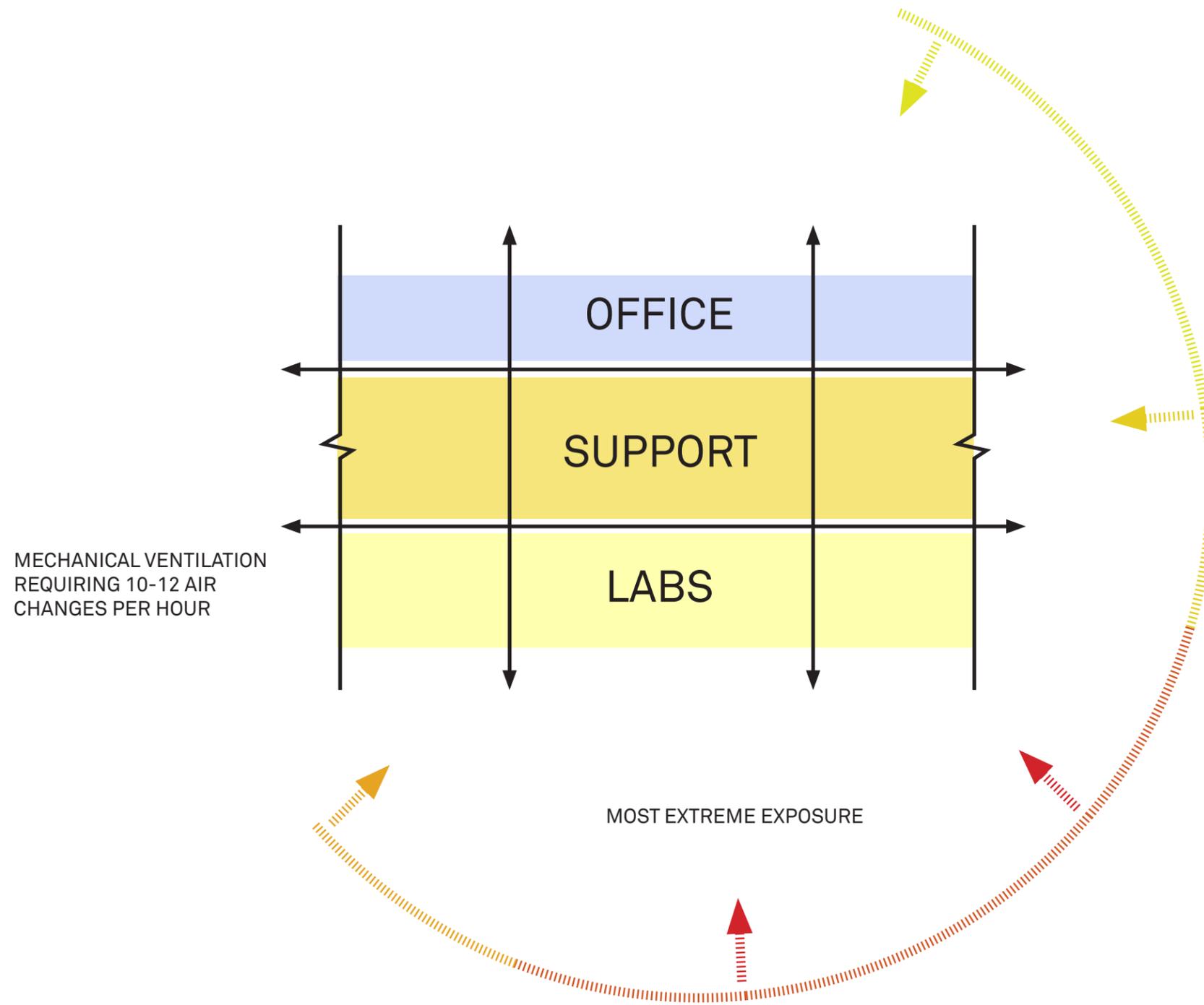
BUILDING HEIGHT	210'-0"
ABOVE GRADE LEVELS	13
TYPICAL RESEARCH FLOOR AREA	~30,000 sf
TOTAL ABOVE GRADE AREA	~390,000 sf
GROUND LEVEL OPEN SPACE	5000-7000sf
UPPER LEVEL OPEN SPACE	1,000-2000 sf



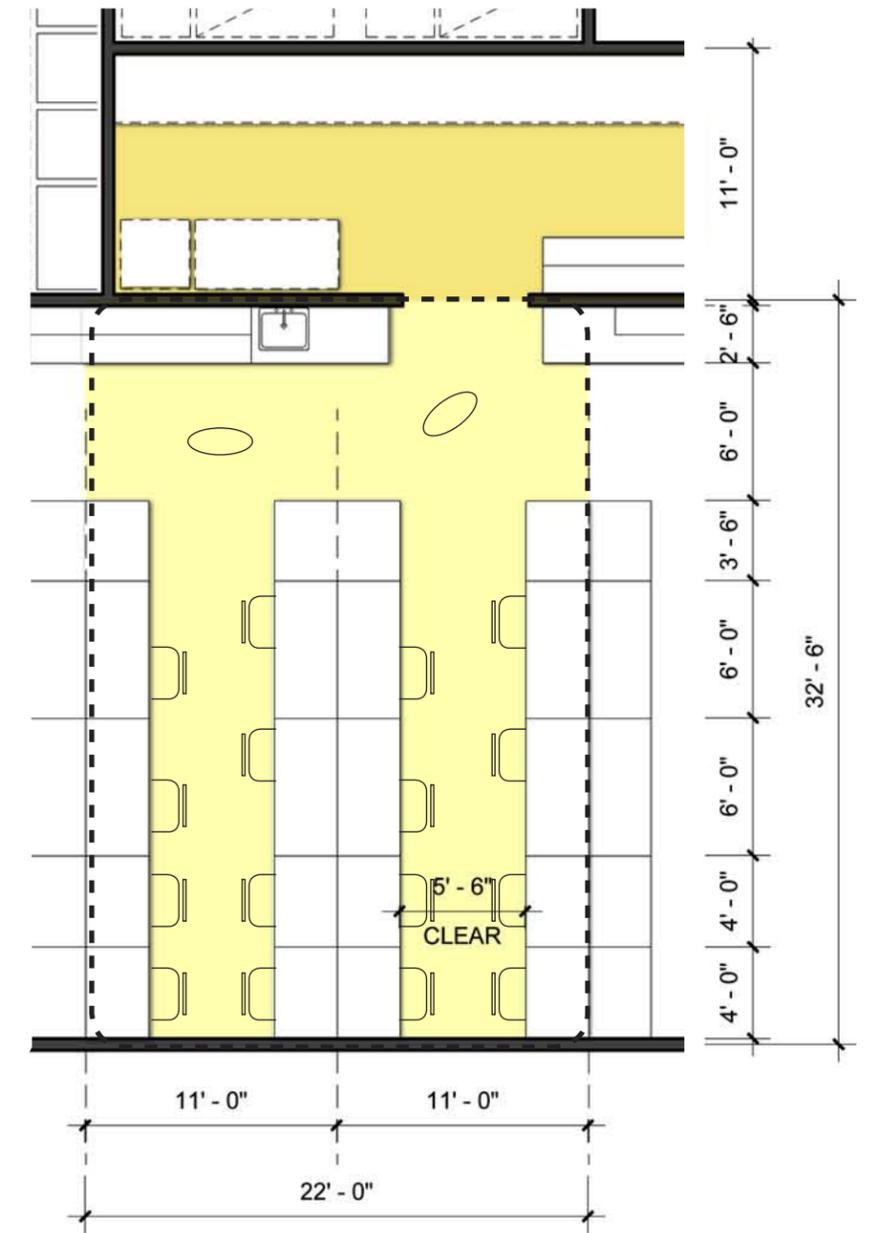
\*SEE APPENDIX FOR ADDITIONAL SITE AND CONTEXT ANALYSIS







LAB PROGRAM



PROGRAM MODULE

## 04 LAB PLANNING CRITERIA

### LAB PLANNING CRITERIA

#### LAB PROGRAM RELATIONSHIPS AND SOLAR ORIENTATION

Ideal siting of the research program places the mechanically intensive open bench toward the harshest conditions for solar heat gain on the south and west. Offices, which have less intensive mechanical need, are best located to the north and east.

#### THE LAB PROGRAM MODULE

The basic lab module is based on a 22' wide by 32'-6" open bench. The bench is composed of two 4' tech stations, two 6' lab benches, 3'-6" end cap for shared equipment, a 6' corridor, and a 2'-6" wet wall.

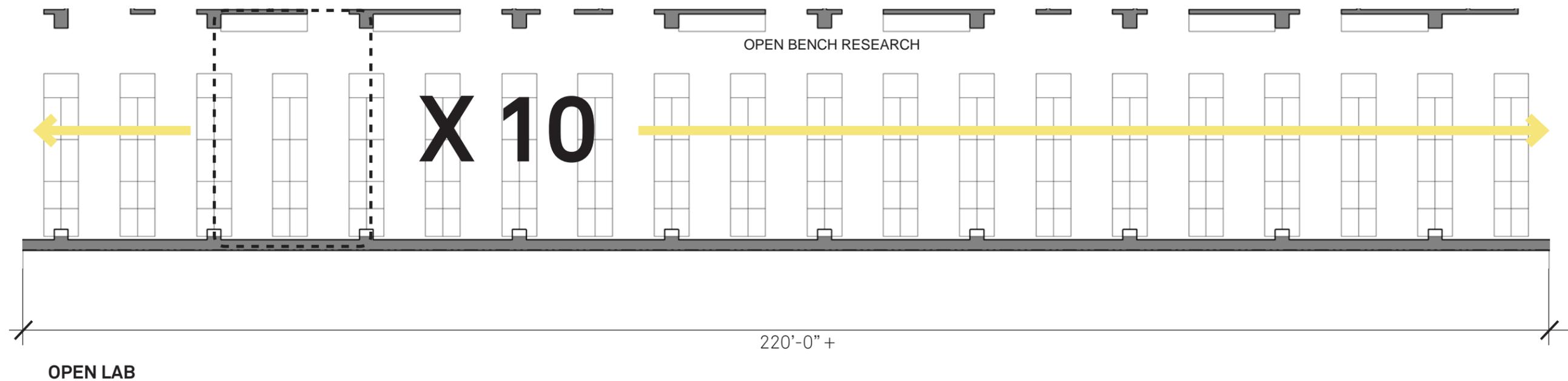
#### THE OPEN LAB

A large, open lab is critical to support the ever-changing needs of research. The introduction of walls, setbacks of the facade, or other monuments has serious effects on the productivity, flexibility and longevity of the research lab. Through an extensive programming process, a 10 module open lab is ideal for Children's research program.

*"Our eight interdisciplinary centers address areas central to pediatric health and use an 'open lab' format to foster a rich collaborative environment. Investigators draw from different departments, divisions and disciplines to find new cures for childhood diseases more quickly." - SCRI*



SCRI TYPICAL OPEN LAB



## 05 CONCEPTUAL APPROACH

The conceptual approach is a series of logical responses to environmental, urban, contextual, and programmatic influences. From the broad site and urban scale, to localized facets and shifts, the steps below - and as depicted to the right - describe in simple diagram the challenge/opportunity and the corresponding design response.

**01. SITE:** The site, located in the Denny Triangle on the *Boren Grid* is rotated 49° off axis from true north. As a result the corner at the Stewart & Terry intersection faces due south. This orientation is the basis for subsequent massing decisions.

**02. PROGRAM:** The program is arrayed in three laminations with the lab spaces to the harshest exposure and the office to the most mild.

**03. COMPACT:** The building is compacted and shifted to the north creating open space at the sunny south end of the site and allowing more daylight to reach the Green Street.

**04. EXTRUDE:** The program is extruded to the meet the envisioned building area.

**05. SHIFT:** The office and lab program is shifted and social program is introduced at the north and south corners.

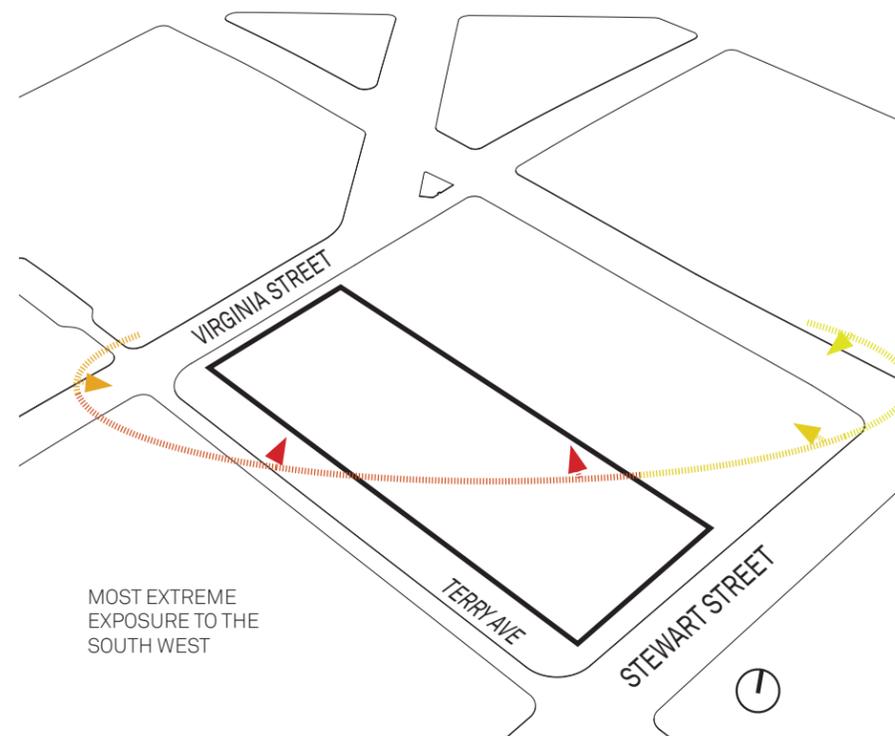
**06. SHAPE:** The building mass is shaped at the malleable social program in response to broader urban context and the shifting of city grids.

**07. FOLD:** In response to the Green Street, setback, and modulation requirements, the Terry Avenue facade is folded twice, completing the faceted form.

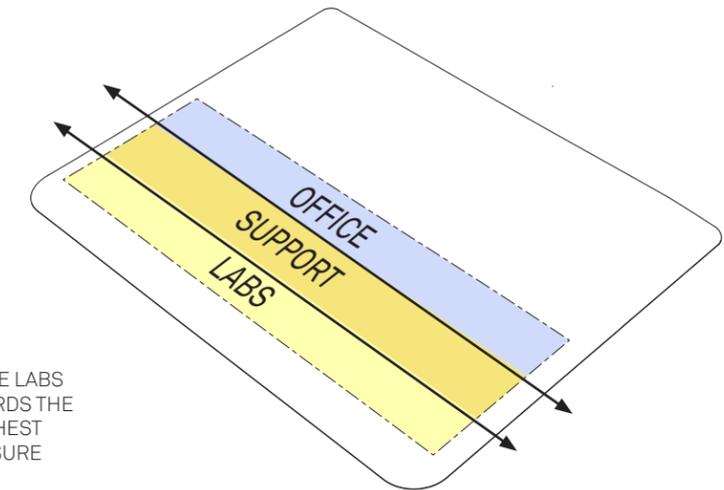
**08. LIFT:** The building is lifted to separate tower and base and to allow connection - both visual and physical - to the Green street and open space.

**09. GROUND:** *Grounding Elements* that relate to and enclose grade level program are a rectilinear counterpoint to the faceted tower form. The grounding elements relate to the local street face and create the framework for the street wall and streetscape experience.

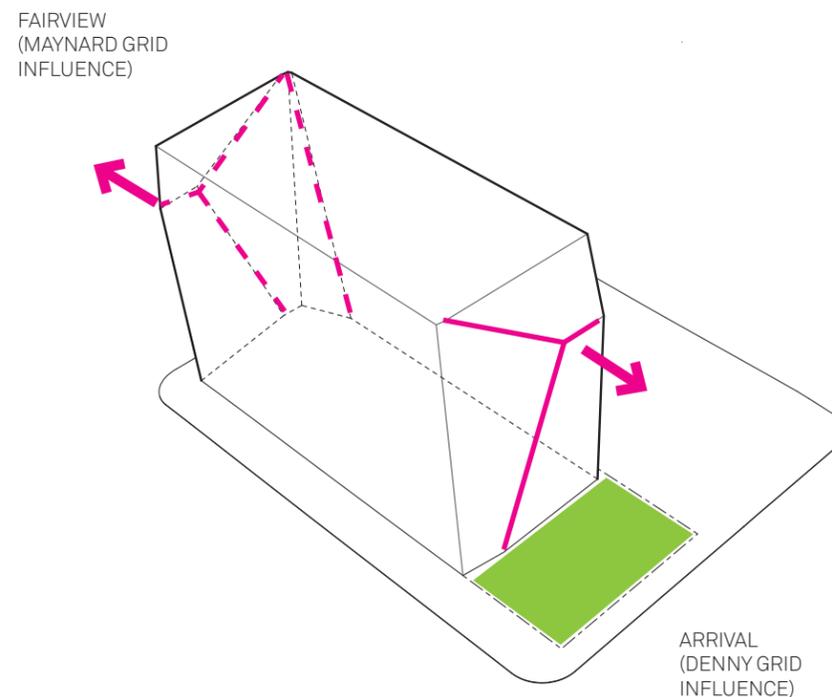
**10. LIFT #2:** The southern end of the tower form is lifted to express entry and to provide a double height lobby space with connection to common space and the two south facing outdoor open spaces, the entry plaza and roof terrace.



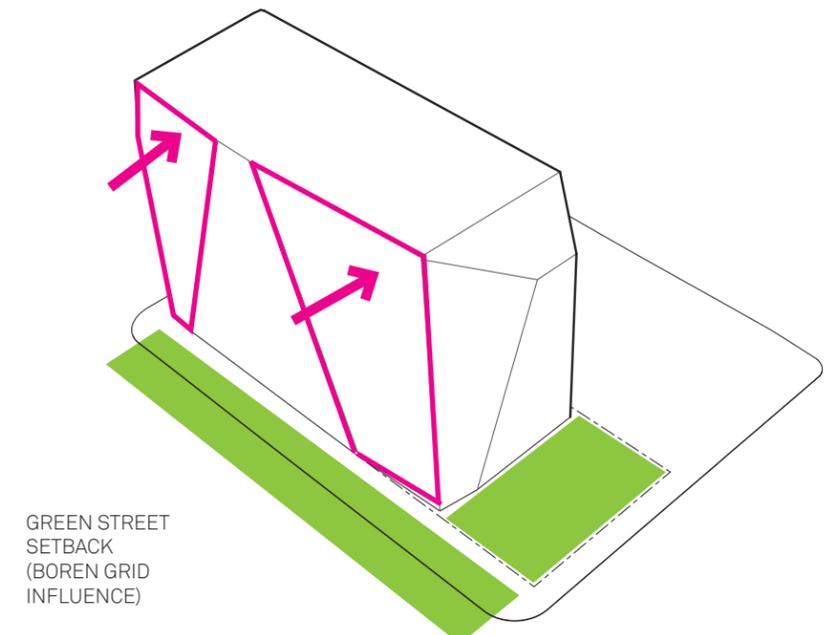
01. SITE



02. PROGRAM AND ORIENTATION

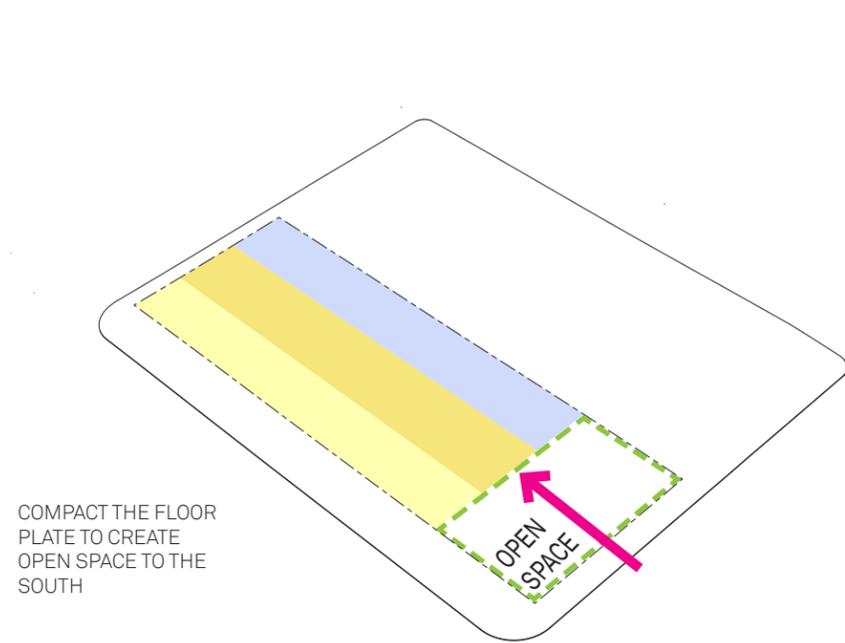


06. SHAPE - SOCIAL PROGRAM

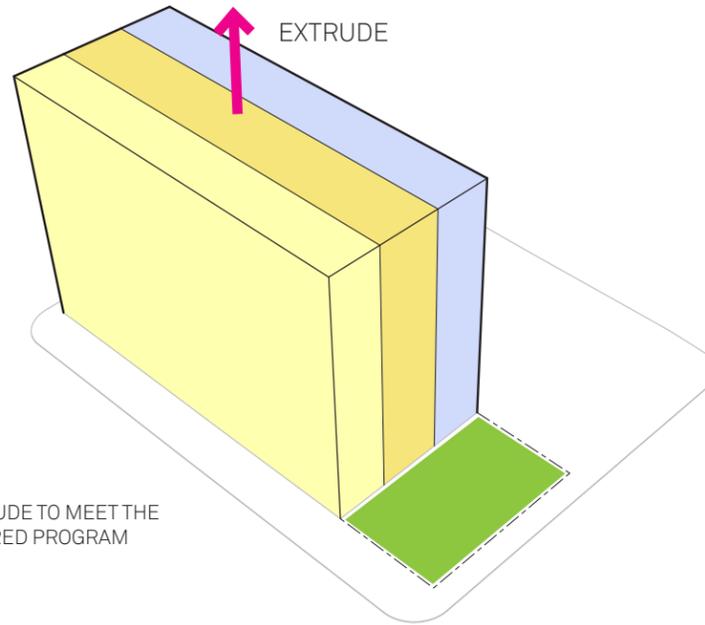


07. FOLD - GREEN STREET SETBACK

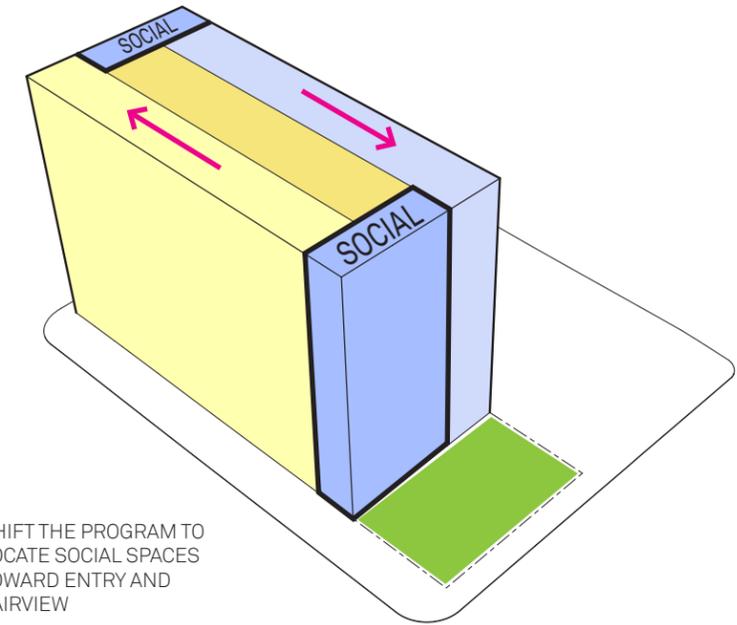
# 05 CONCEPTUAL APPROACH



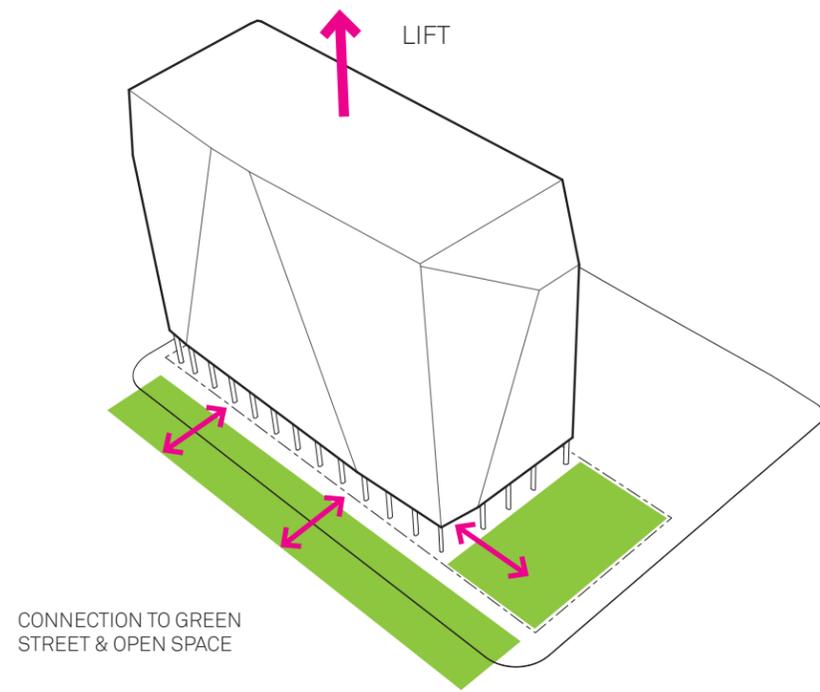
03. COMPACT / OPEN SPACE



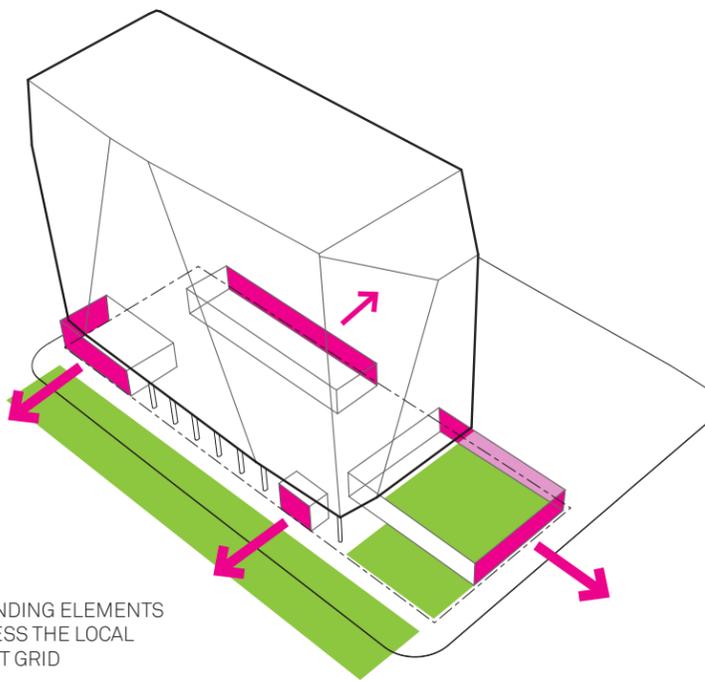
04. EXTRUDE



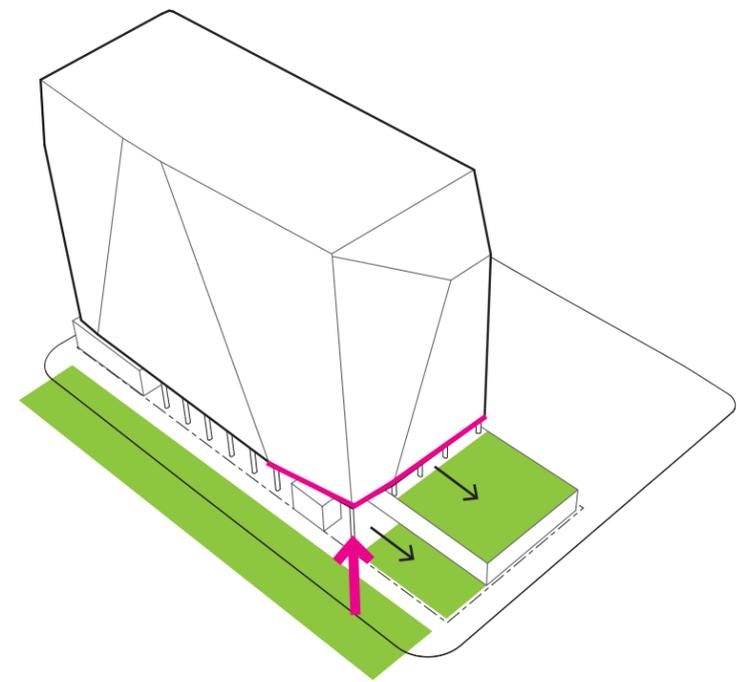
05. SHIFT / LOCATE SOCIAL PROGRAM



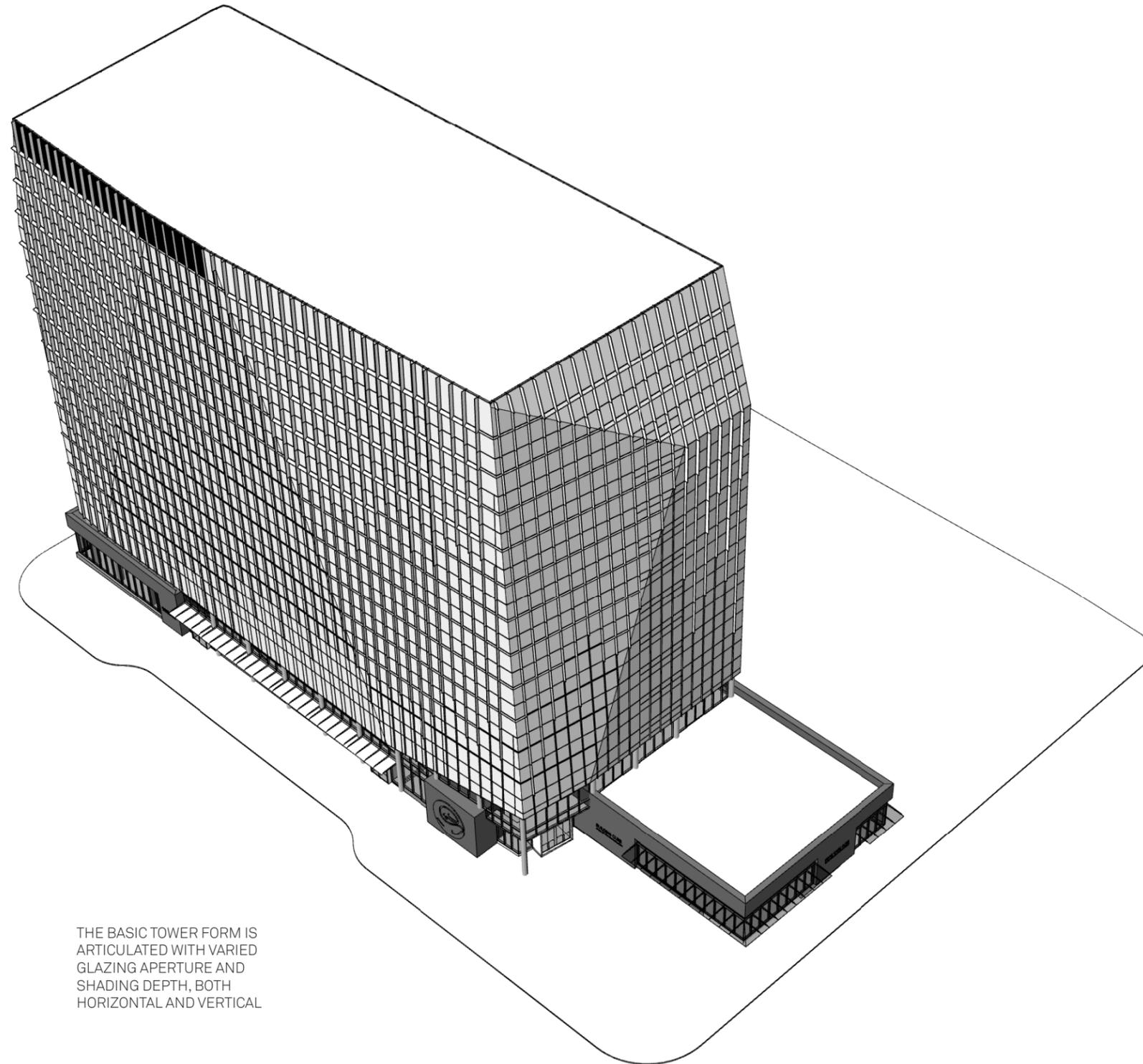
08. LIFT - DIFFERENTIATE THE BASE



09. GROUND - ESTABLISH THE STREET WALL



10. LIFT - OPEN TO THE ENTRY, PLAZA, AND TERRACE



THE BASIC TOWER FORM IS  
ARTICULATED WITH VARIED  
GLAZING APERTURE AND  
SHADING DEPTH, BOTH  
HORIZONTAL AND VERTICAL

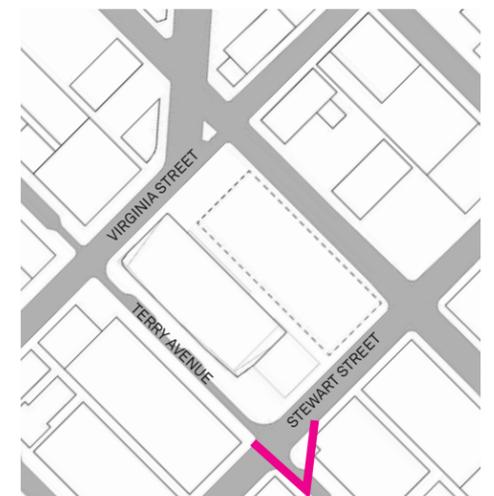
11. ARTICULATE

## 05 SOUTHWEST CORNER OF TERRY AVENUE AND STEWART STREET



The faceted building mass responds to the broader city context and gives shape and dynamism to the building program.

The material density of the facades will evolve with orientation, elevation, and program to maximize occupant comfort and environmental response.



## 06 EDG PRIORITY DESIGN GUIDELINES

While all of the design guidelines are important, the board highlighted the following as priorities for this project:

### A-1 Respond to the physical environment

Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

### B-3 Reinforce the positive urban form & architectural attributes of the immediate area

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

### B-4 Design a well-proportioned & unified building

Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building which exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

### C-1 Promote pedestrian interaction

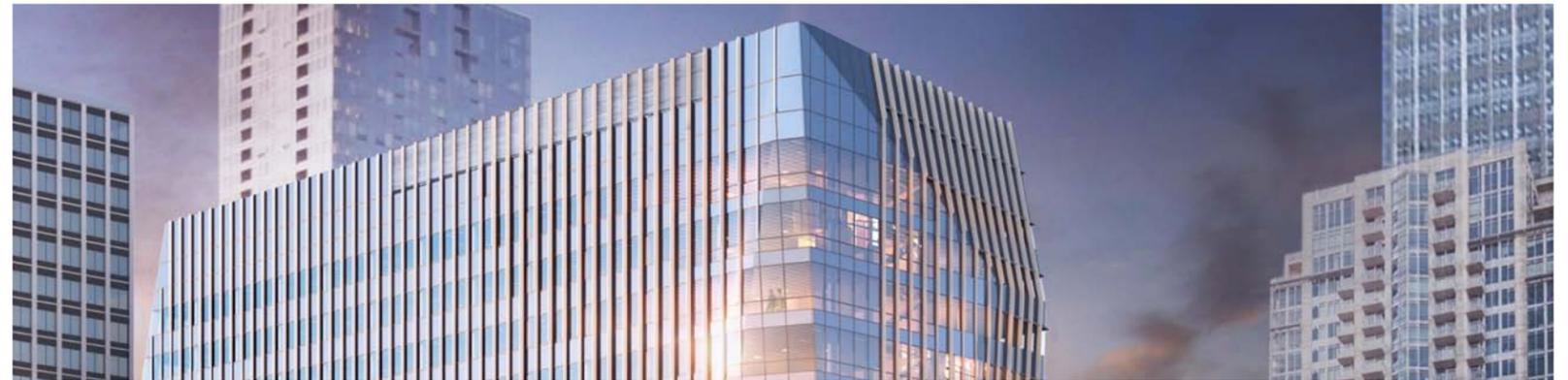
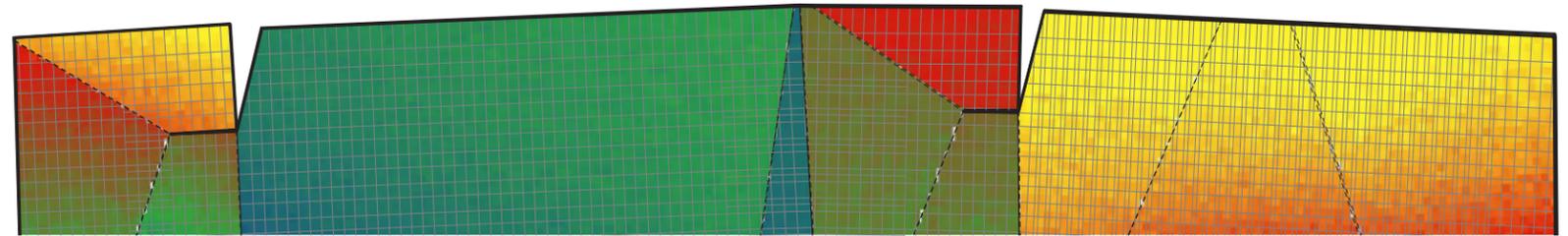
Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

### C-2 Design facades of many scales

Design architectural features, fenestration patterns, and materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

### C-3 Provide Active - Not Blank - Facades

Buildings should not have blank walls facing the street, especially near sidewalks.



## 06 EDG PRIORITY DESIGN GUIDELINES

### C-5 Encourage Overhead Weather Protection

Project applicants are encouraged to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

### D- 1 Provide inviting & usable open space

Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

### D- 2 Enhance the building with landscaping

Enhance the building and site with substantial landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

### D- 3 Provide elements that define the place

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

### D-4 Provide Adequate Lighting

To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.

### D- 6 Design for personal safety & security

Design the building and site to enhance the real and perceived feeling of personal safety and security in the immediate area.

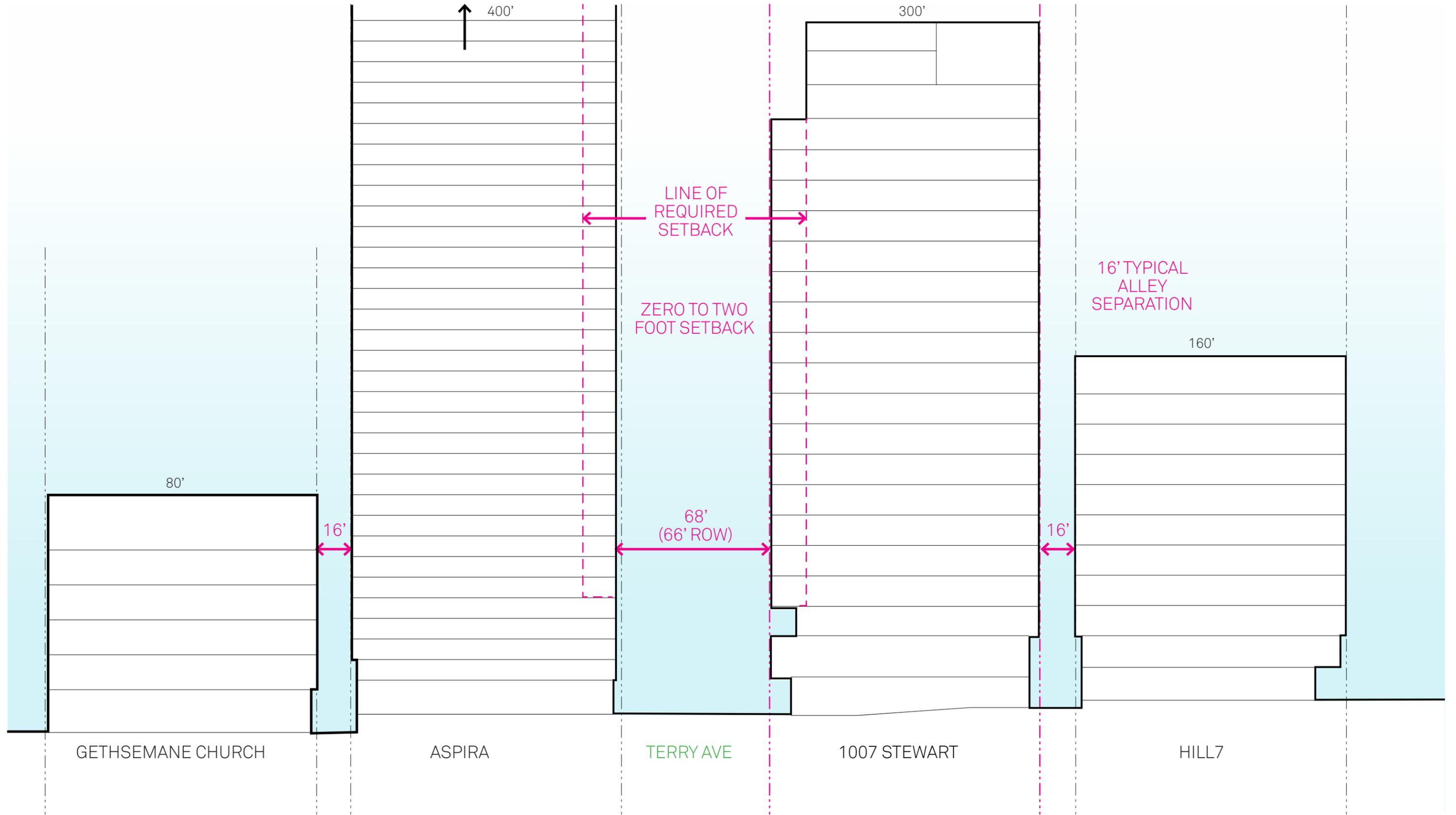




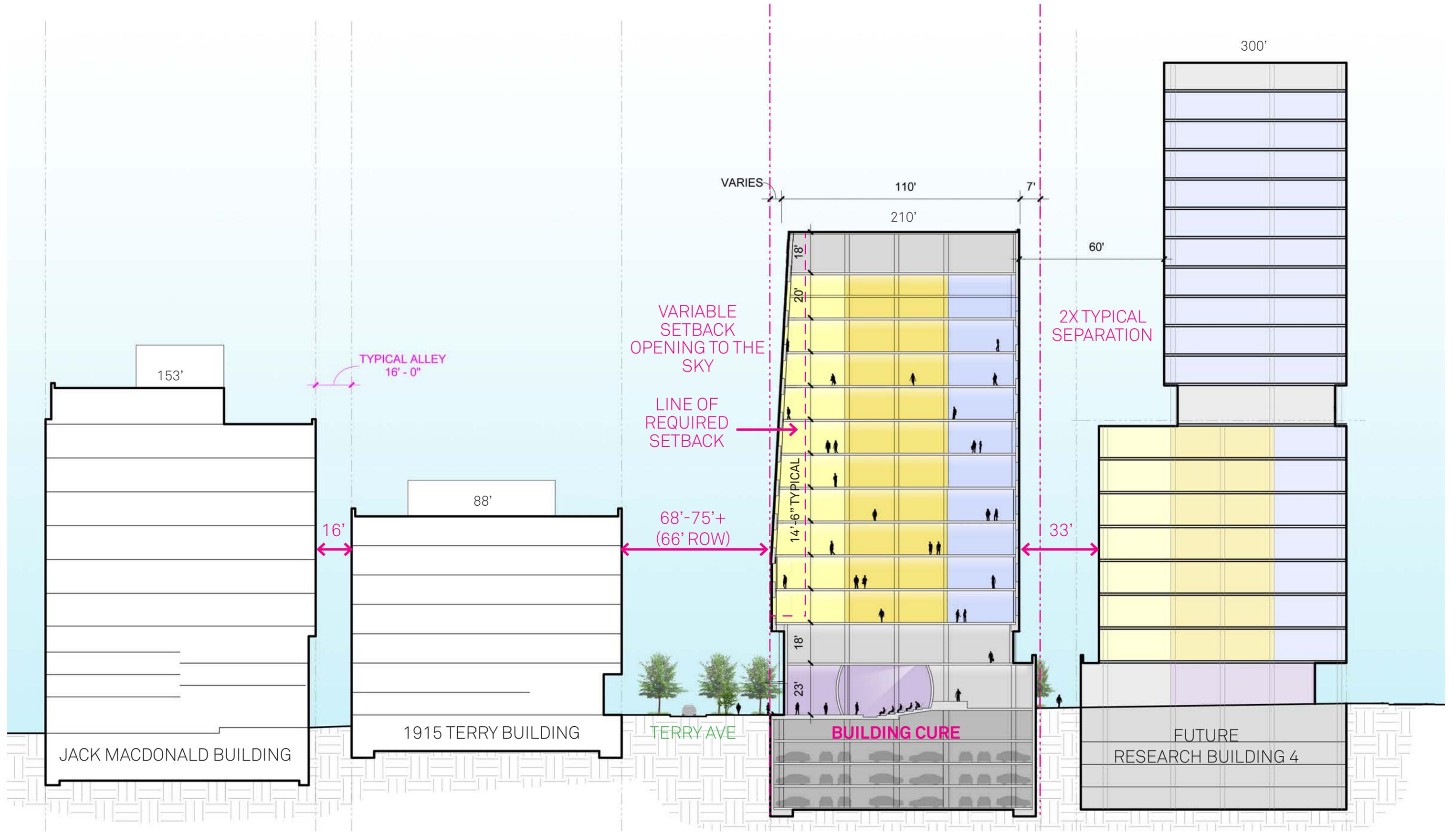
07 MASSING AND TOWER - SCRI CAMPUS (2 BLOCK) PLAN



07 MASSING AND TOWER - NEIGHBORHOOD CONTEXT - SECTION (A)



07 MASSING AND TOWER - PROPOSED - SECTION (B)



### EDG BOARD GUIDANCE #3A & DEPARTURE #1:

3A - The Board supported the option 3 massing with the faceted treatments at the two ends, but agreed the tower should shift fully to the alley and thus afford 7 -15 ft of setback along Terry Avenue. The façade along Terry should be shaped within that setback to create a unified faceted form, with stronger, legible creases and/or breaks in the proposed 260 ft length (which addresses the code modulation requirement). This can be accomplished by varying the depth and offsets of the cladding system in the setback, and/or by angling or joggging the lab modules within. (B-3, B-4)

DEPARTURE #1 - The Board indicated no support for such a small setback, nor for the entire wall being flat at that dimension, but was receptive to portions less than 15 ft if the tower is shifted and the majority of the Terry façade is setback 7-15 ft and the overall facade creates a unified, faceted building form concept. (Guidelines B-3, B-4, C-2)

### APPLICANT RESPONSE:

The surrounding buildings are generally composed of simple, rectilinear forms. The architectural concept for Building Cure is informed both by internal forces (the research program) and external forces (the natural environment and the city context). The street and pedestrian alley sides of the building organize the lab and office program, while the ends of the building provide social connection across the program, and respond to shifts in the city grid.

Following the Board's guidance and several positive work sessions with our planner, two additional facets have been introduced in the Terry Avenue facade to address both the facade setback and facade modulation intent. The new facets along the Green Street start much closer to the ground than required for more impact and create a unified expression rather than an arbitrary break in the building.

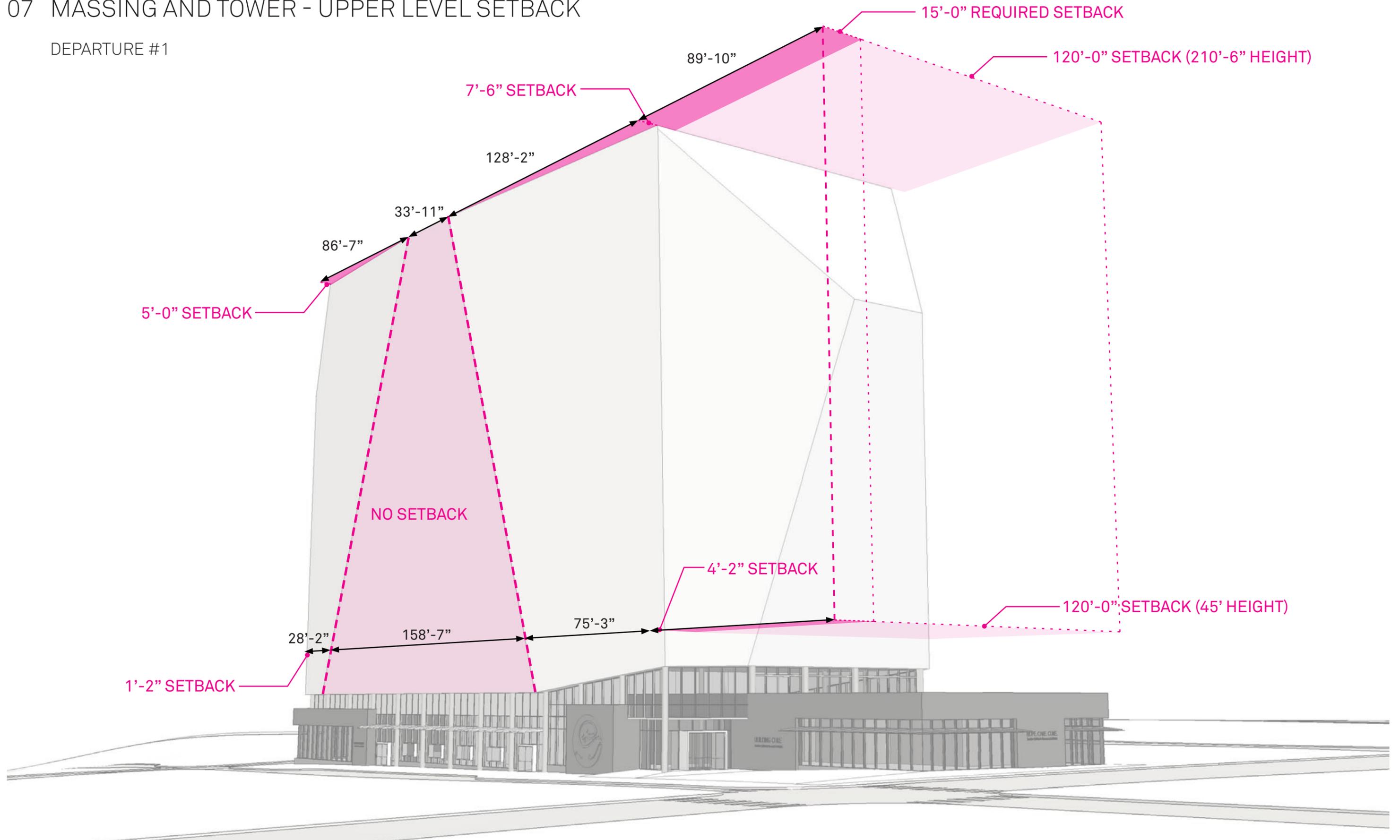
As a result, the proposed tower allows MORE light and air to reach the street than a code compliant scheme and the faceted facade provides a varied and dynamic tower form.

### EDG MASSING FOR REFERENCE

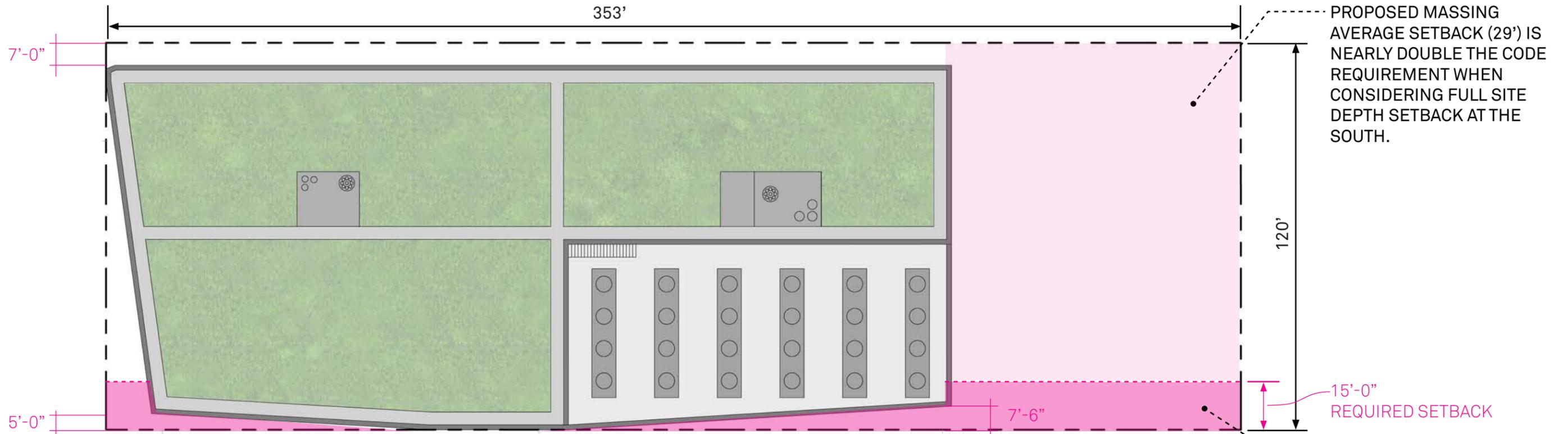


# 07 MASSING AND TOWER - UPPER LEVEL SETBACK

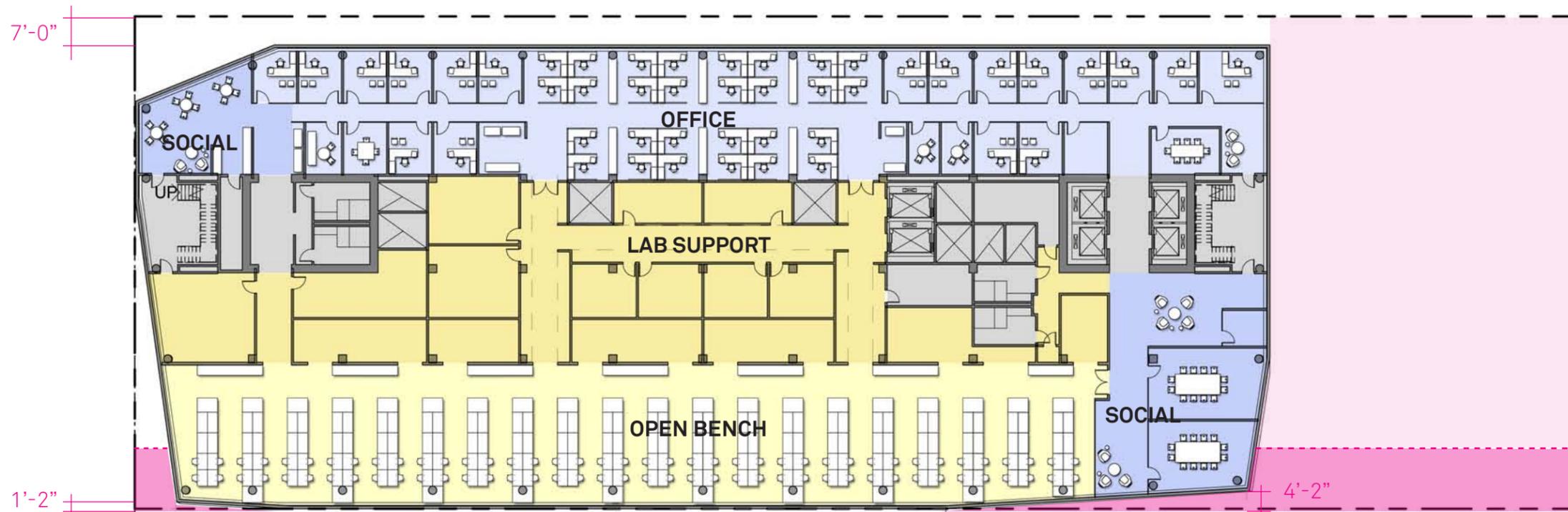
DEPARTURE #1



# 07 MASSING AND TOWER - UPPER LEVEL SETBACK



ROOF PLAN



TYPICAL LAB PLAN (LEVEL 3 SHOWN)

WITHIN THE 15' REQUIRED SETBACK ZONE, THE AVERAGE SETBACK IS 5 FEET.



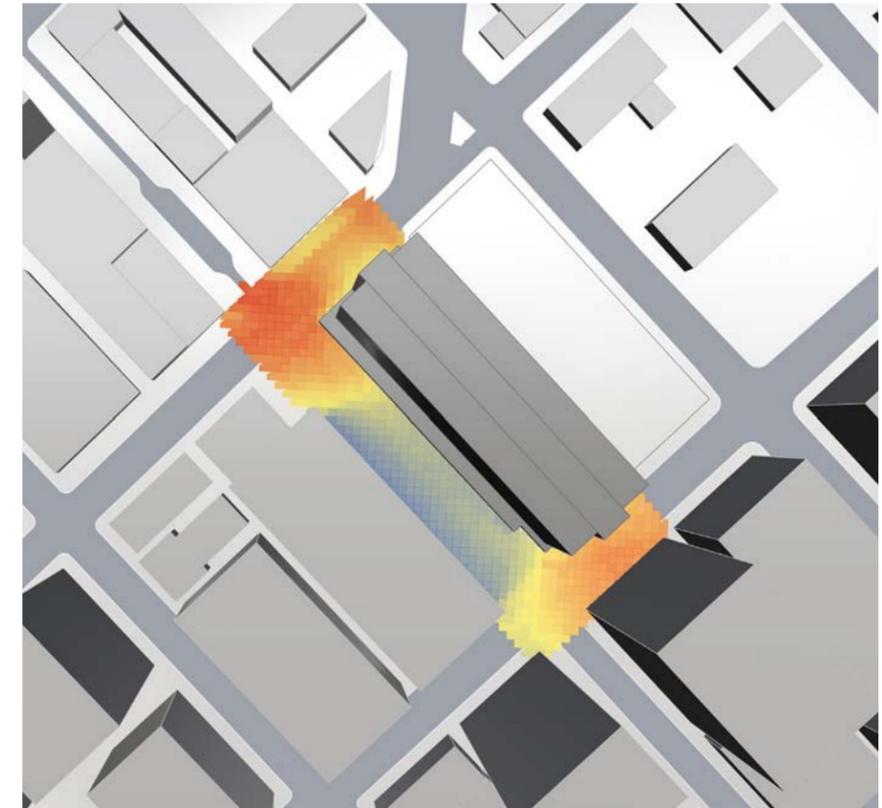
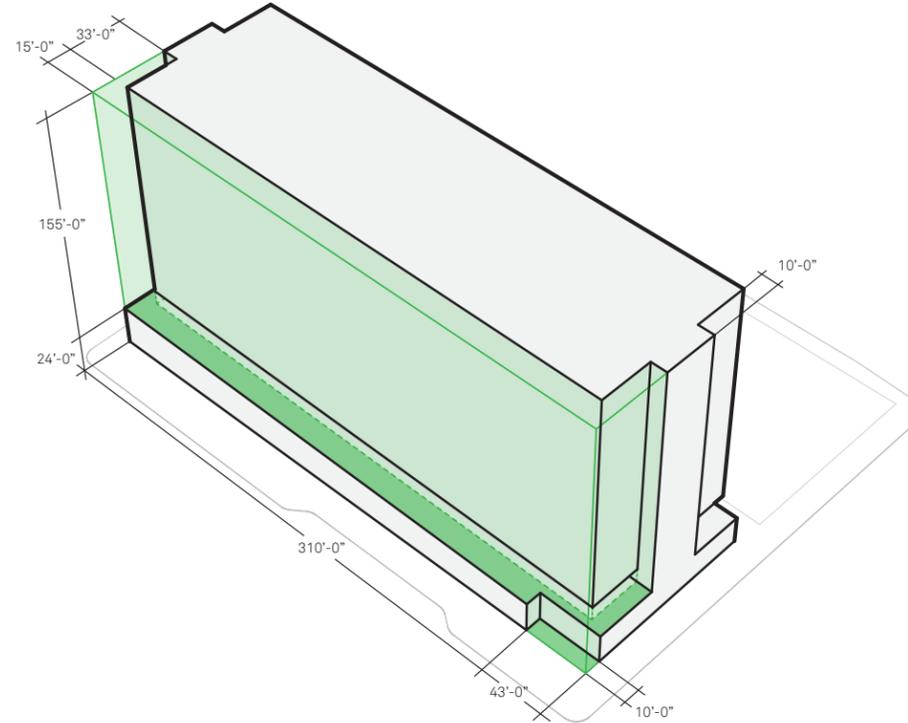
## 07 MASSING AND TOWER - UPPER LEVEL SETBACK

### Massing Per Code

Code compliant, 15' Green Street setback

**LIGHT & AIR VOLUME = 923,000 ft<sup>3</sup>**

**BASELINE INSOLATION = 100%**



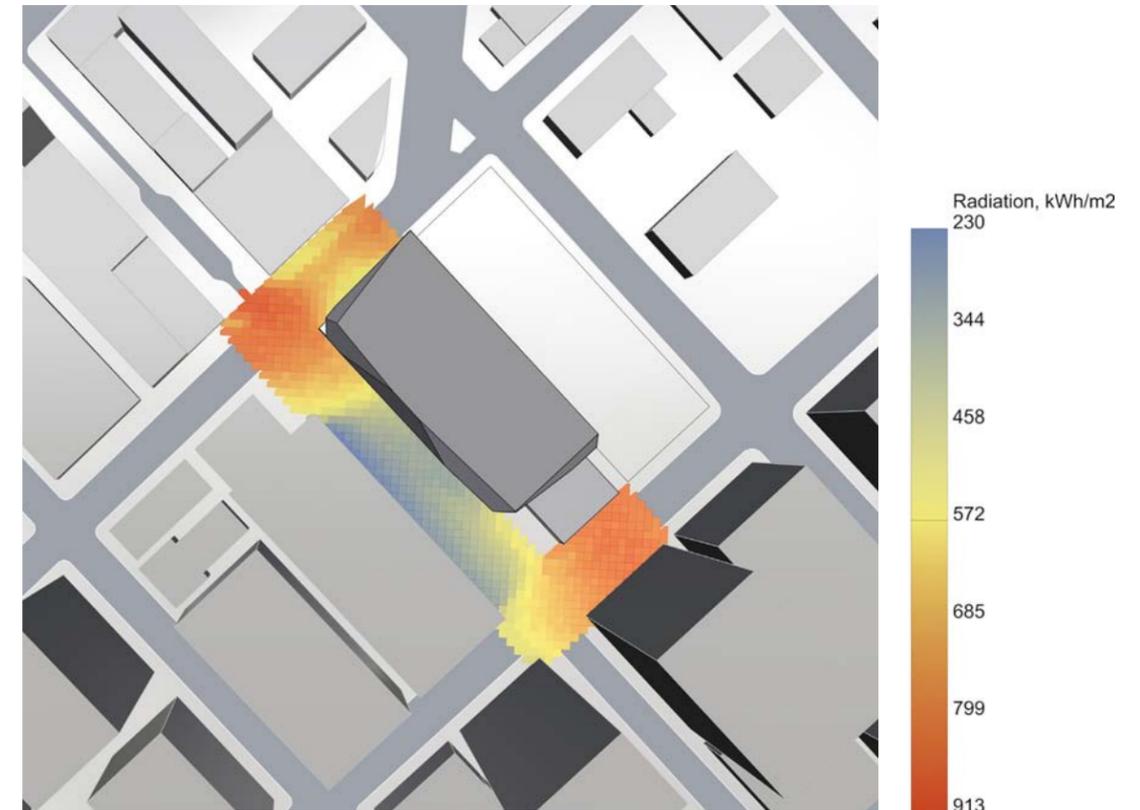
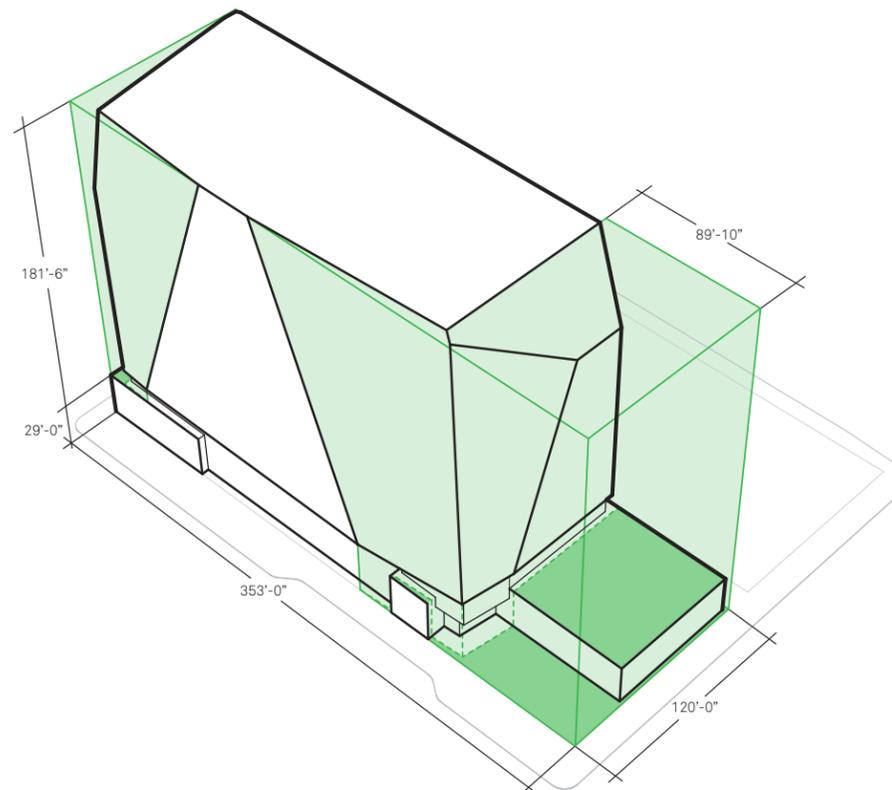
### Proposed Massing

Variable encroachment into the Green Street setback

**LIGHT & AIR VOLUME = 1,961,200 ft<sup>3</sup>**

**(DOUBLE THE CODE COMPLIANT OPTION)**

**INSOLATION = 101.2% OF BASELINE**



The volume of light and air on the site measured to the top of the proposed building is doubled in the preferred option.

The benefit of this is evidenced by an overall increase in the insolation – the amount of the sun's energy – that reaches the ground over the course of a year. The proposed option is better than the baseline, code-compliant setback condition.

Rhinoceros v 5.0 & DIVA for Rhino v2.2 were used for the insolation modeling and calculations.

**EDG BOARD GUIDANCE DEPARTURE #2:**

The Board indicated no support for the absence of modulation for a 260 ft long wall, but they are receptive to portions encroaching into the 15 ft zone as part of a unified, faceted building form. Any folds, creases or offsets should approximate and affect the code required facade length criteria. (B-3, B-4, C-2)

**APPLICANT RESPONSE:**

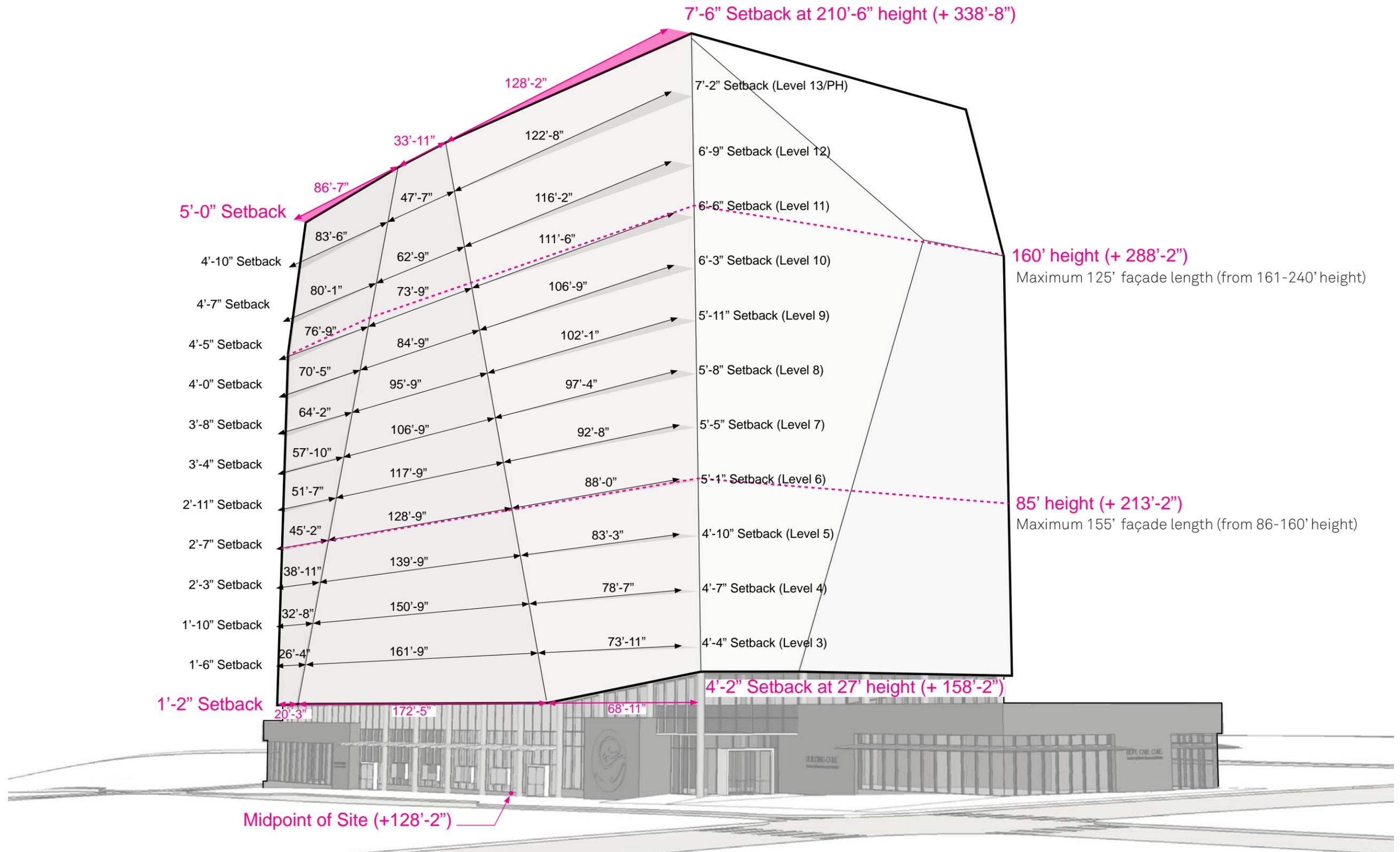
Building Cure will be a geometrically dynamic tower with a coherent envelope that responds simultaneously to specific programmatic requirements and environmental orientation. The Terry Avenue facade has been carefully considered to provide facets that closely approximate the code required facade length criteria. As with the setback described above, the modulation starts much closer to the ground than prescribed by code, thereby magnifying their effect and presence in the pedestrian realm.

EDG MASSING FOR REFERENCE



# 07 MASSING AND TOWER - FACADE MODULATION

DEPARTURE #2



### BOARD GUIDANCE #3B & 3C:

3B - Exterior Materiality: The Board supported the preliminary tower materiality and cladding approach, in particular the variable blades/shades, and diverse gradient of glazing ratios, which respond to environmental micro-climate and contribute scale and visual interest.

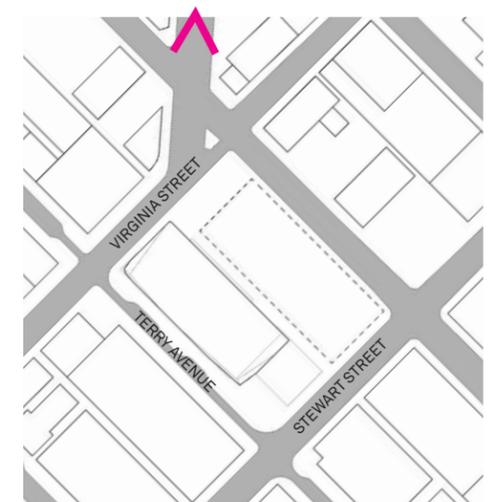
3C - Program Expression: The Board was intrigued with expressing the tower program more overtly on the exterior, in particular the corner social spaces on both ends. This could be accomplished with a more distinctive glazing system tuned to the less sensitive functions within, and/or a more aggressive faceting or complex folds at those key locations. (A-2, C-2)

### APPLICANT RESPONSE:

The immediate context is rapidly developing. Positive features include simple form, textured facades, and positive streetscape development. Building Cure will build upon these attributes with the prominent additions of a grade level open space and green street development.

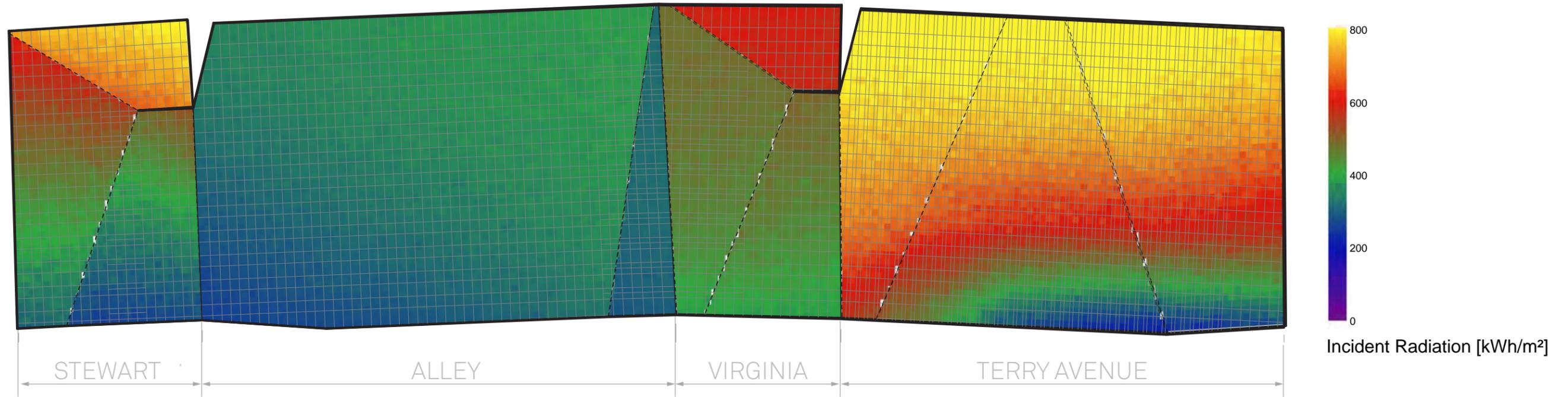
Described in detail in subsequent pages, the facade is articulated by way of variable glazing aperture and shading device depth, both defined by exposure and use.

### EDG RENDERING FOR REFERENCE

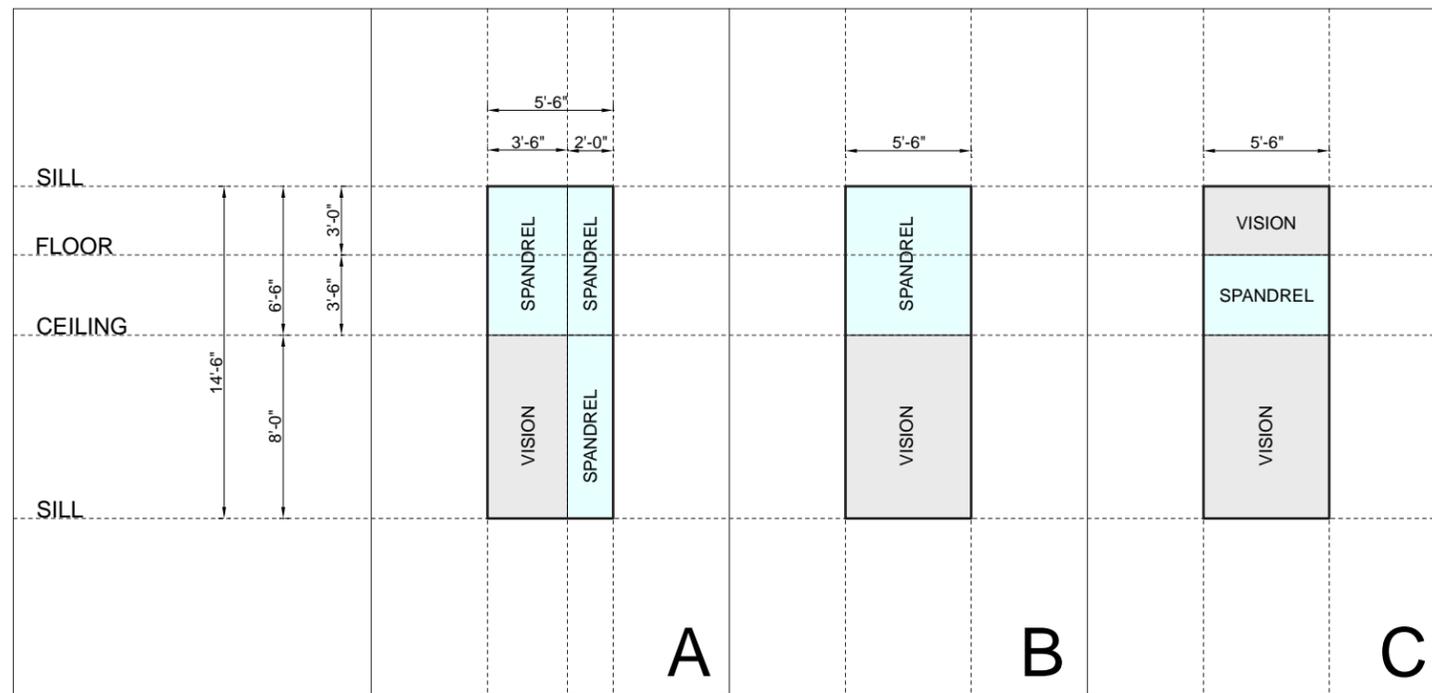




# 08 TOWER MATERIALITY - ENVIRONMENTAL RESPONSE



ENVIRONMENT - UNFOLD - ESTABLISH GRID



MODULE DEVELOPMENT

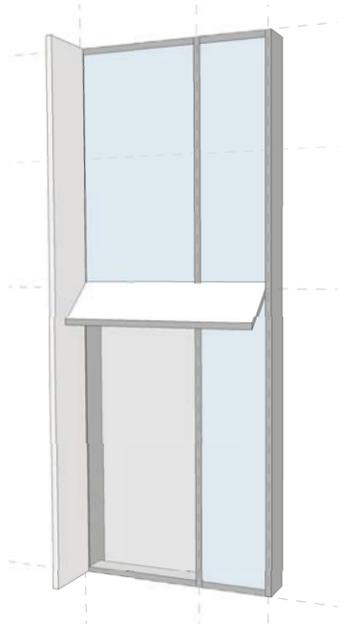
The facades are composed of three basic modules and several combinations of shading depth.

**Module A** relates to the labs and the harsh western exposure. The vision glass aperture is the smallest in this module to control heat gain and glare.

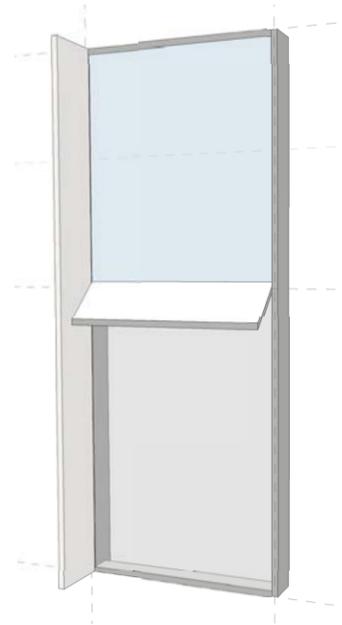
**Module B** covers most of the remaining surface in the north, east, and south exposures. Vision glass accounts for about half of this module.

**Module C** is the most open and is placed on the north facade to take advantage of views and mild exposure.

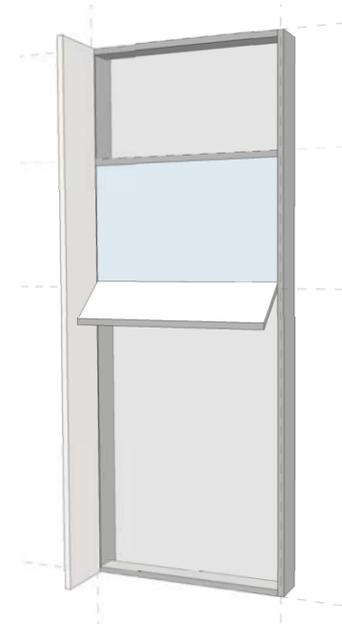
# 08 TOWER MATERIALITY - MODULE DEVELOPMENT



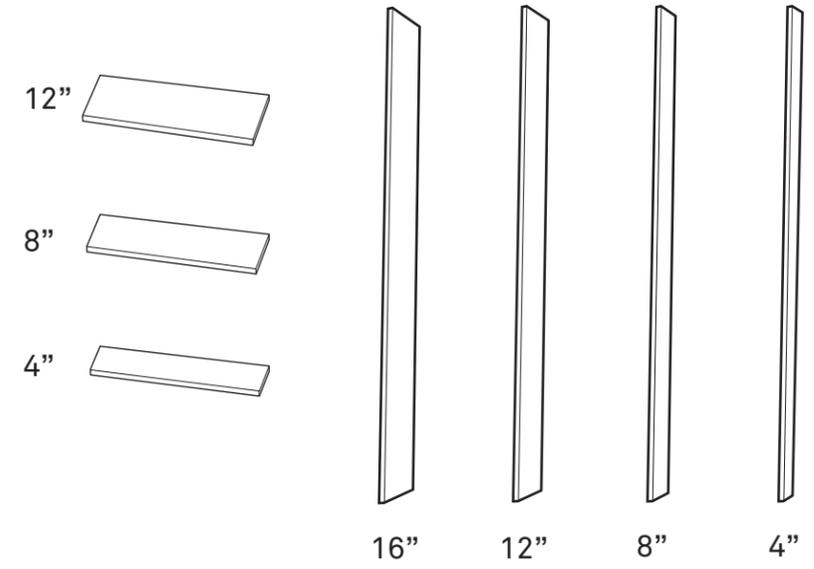
MODULE A1



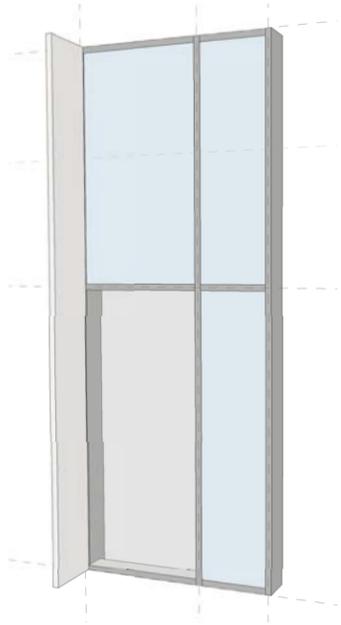
MODULE B1



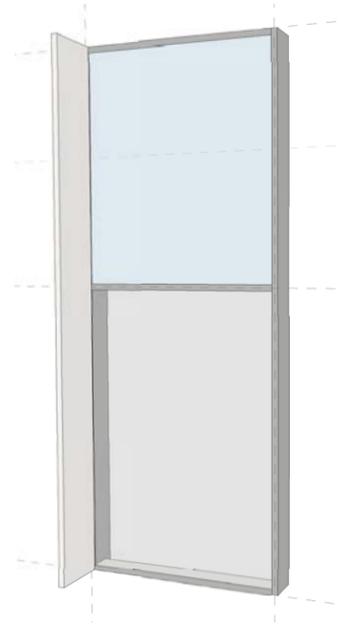
MODULE C1



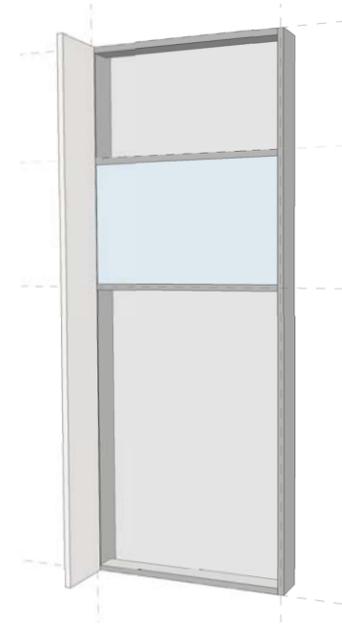
SHADING DEPTHS



MODULE A4



MODULE B4

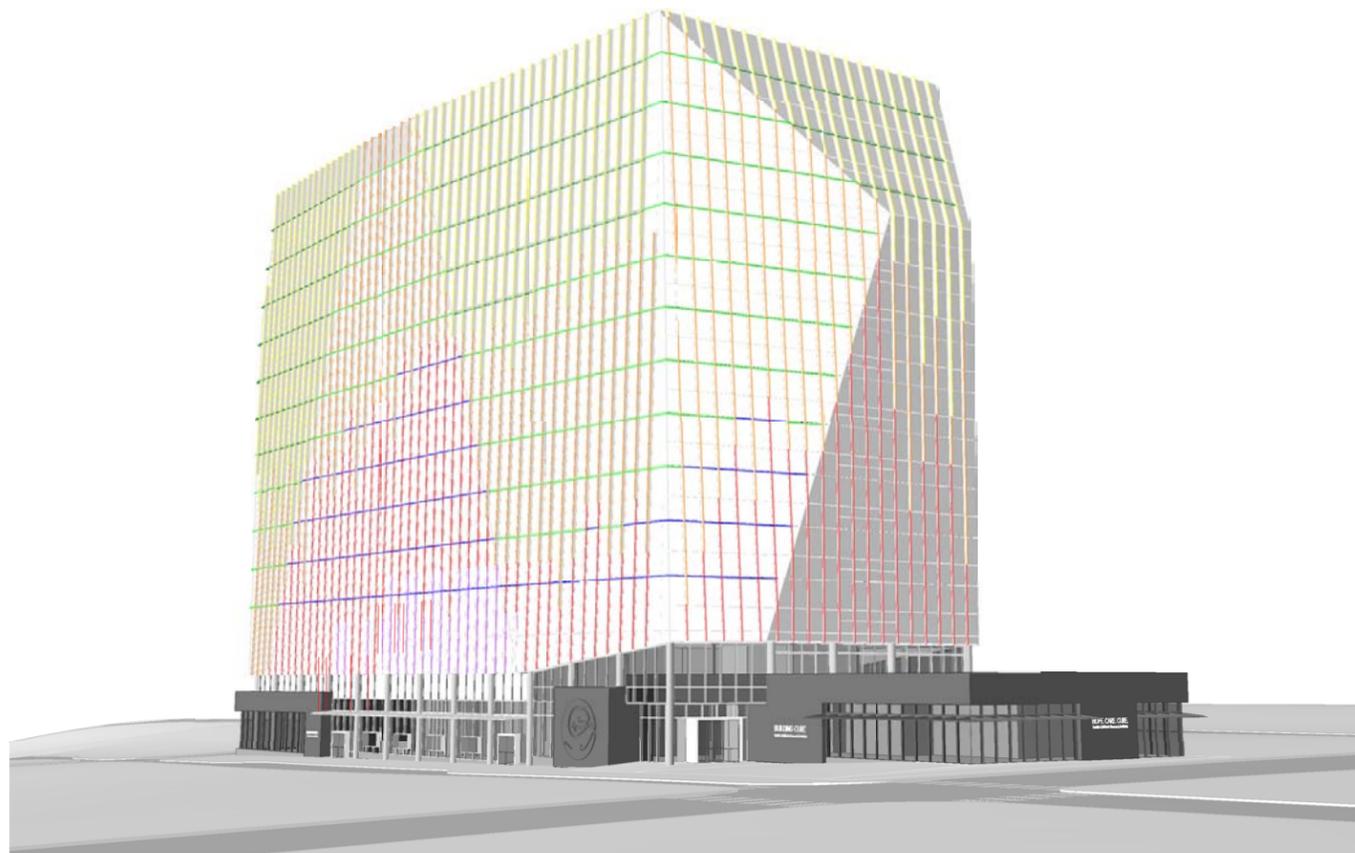
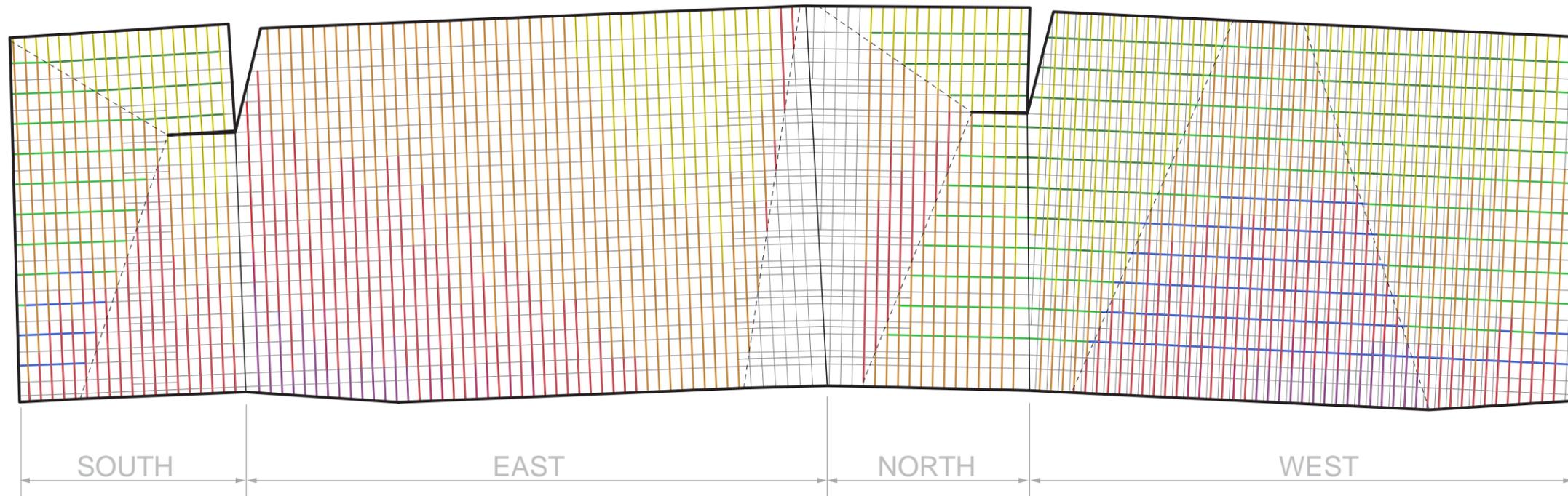


MODULE C4

The shading on the building carries a predominantly vertical expression. The depth of these shades varies with exposure and desired solar control and typically diminishes in scale lower in the building.

Sloped horizontal shading is introduced on the harsh south and west exposure. These shades will be slightly darker in color than the vertical shades. The slope is used to increase the shading efficacy, to mitigate bird roosting, and to divorce it from the predominant vertical.

# 08 TOWER MATERIALITY - ENVIRONMENTAL RESPONSE

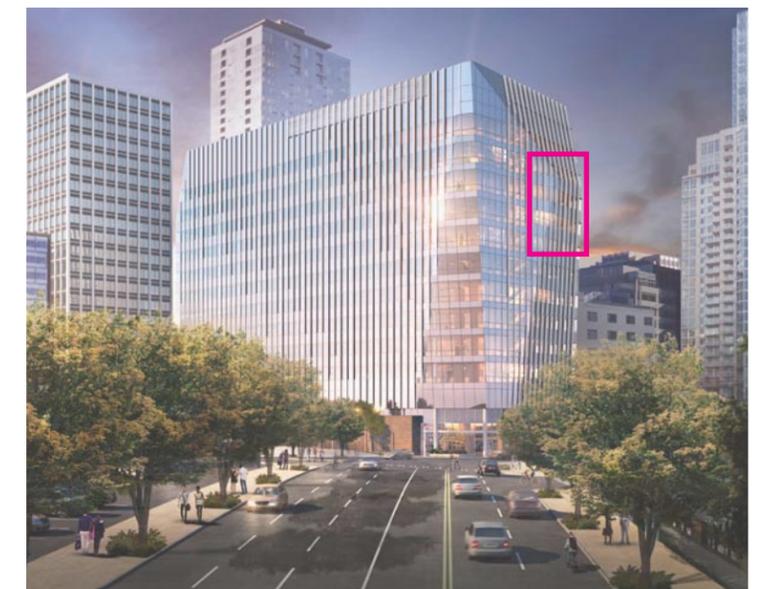
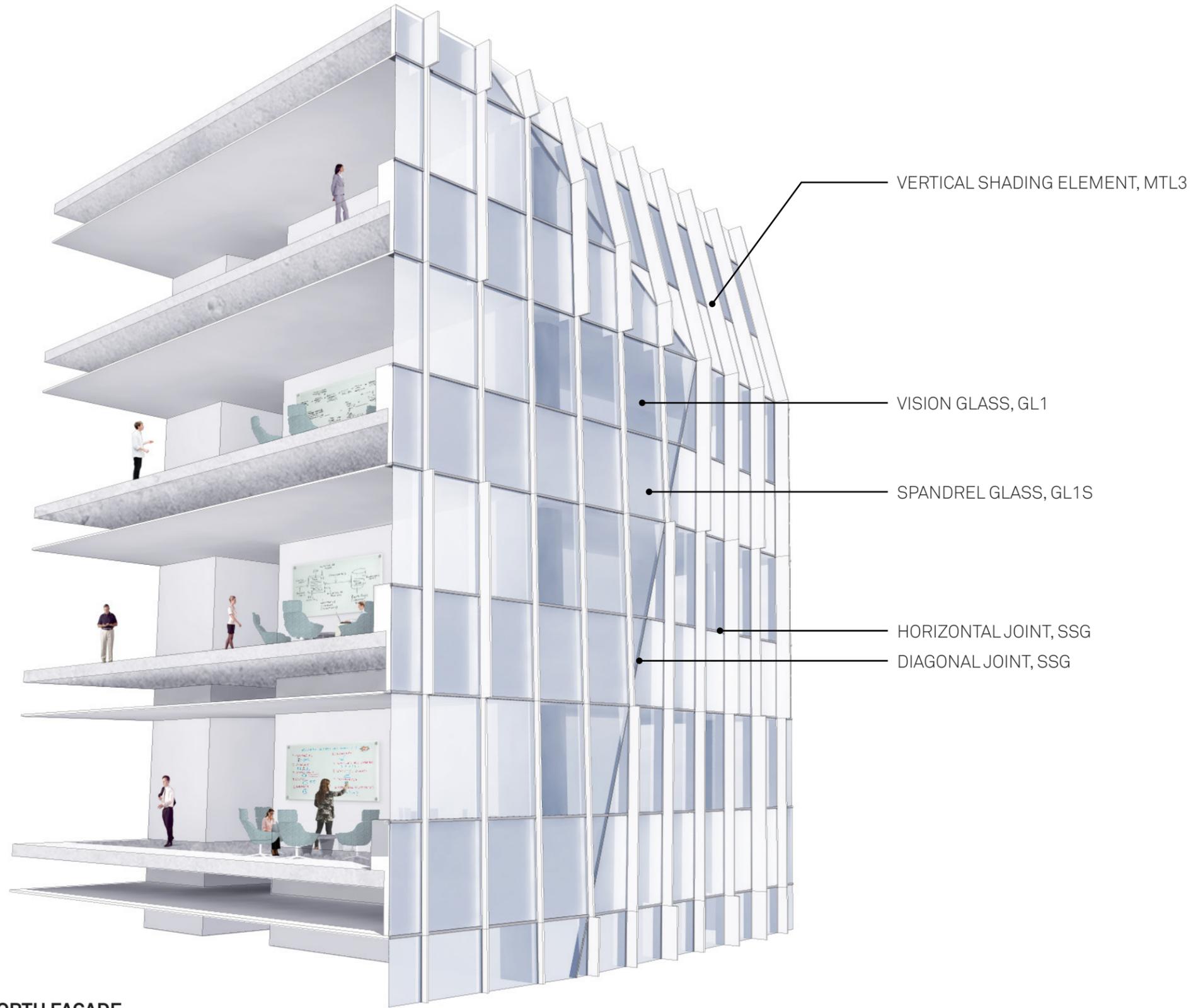


## SHADING DEPTHS & COVERAGE

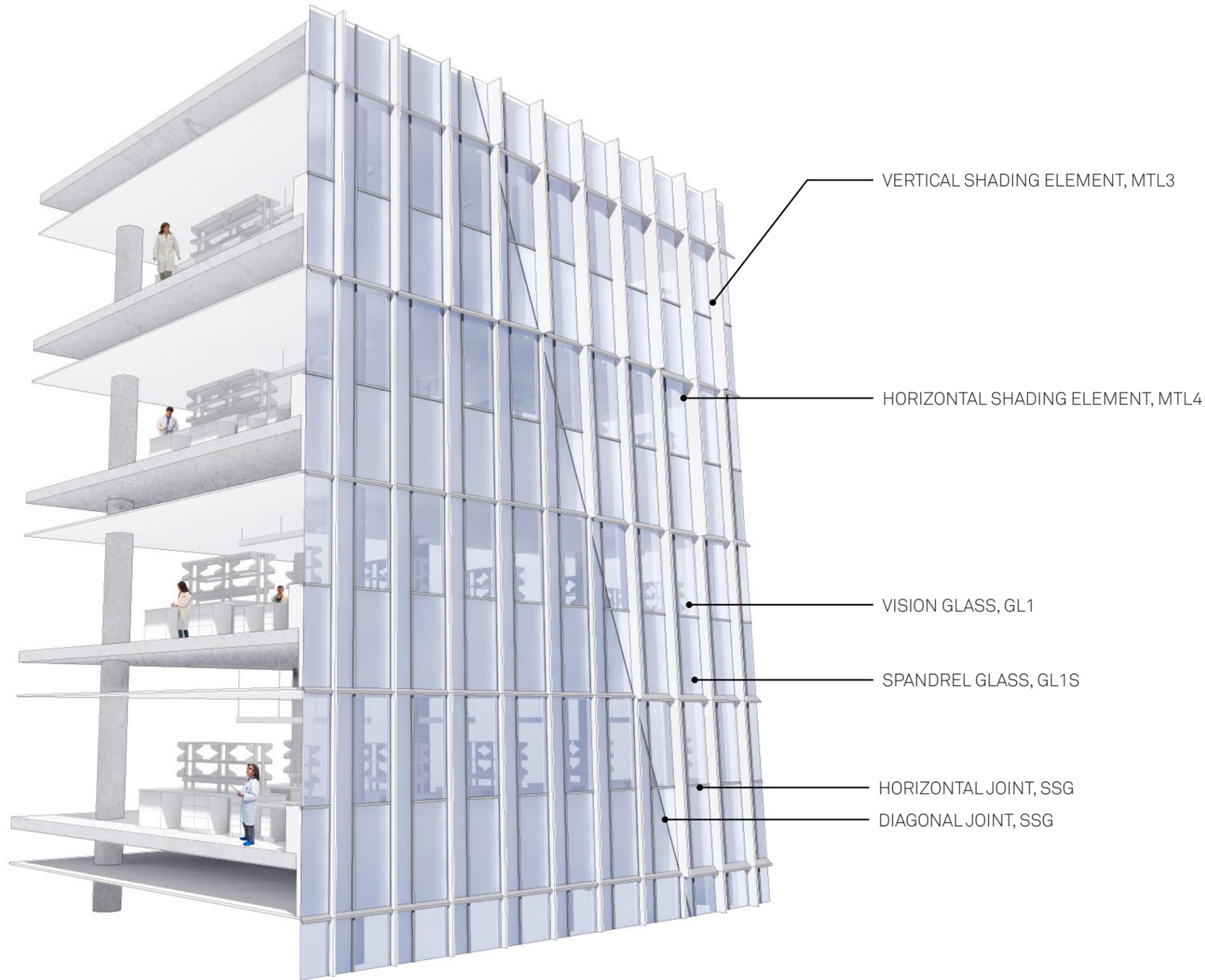
VERTICAL		APPROX. COVERAGE %
—	0"	20%
—	4"	5%
—	8"	25%
—	12"	40%
—	16"	15%
HORIZONTAL		APPROX. COVERAGE %
—	0"	50%
—	4"	15%
—	8"	20%
—	12"	15%



# 08 TOWER MATERIALITY - CURTAIN WALL DETAIL



# 08 TOWER MATERIALITY - CURTAIN WALL DETAIL



WEST FACADE





08 TOWER MATERIALITY - CURTAIN WALL DETAIL

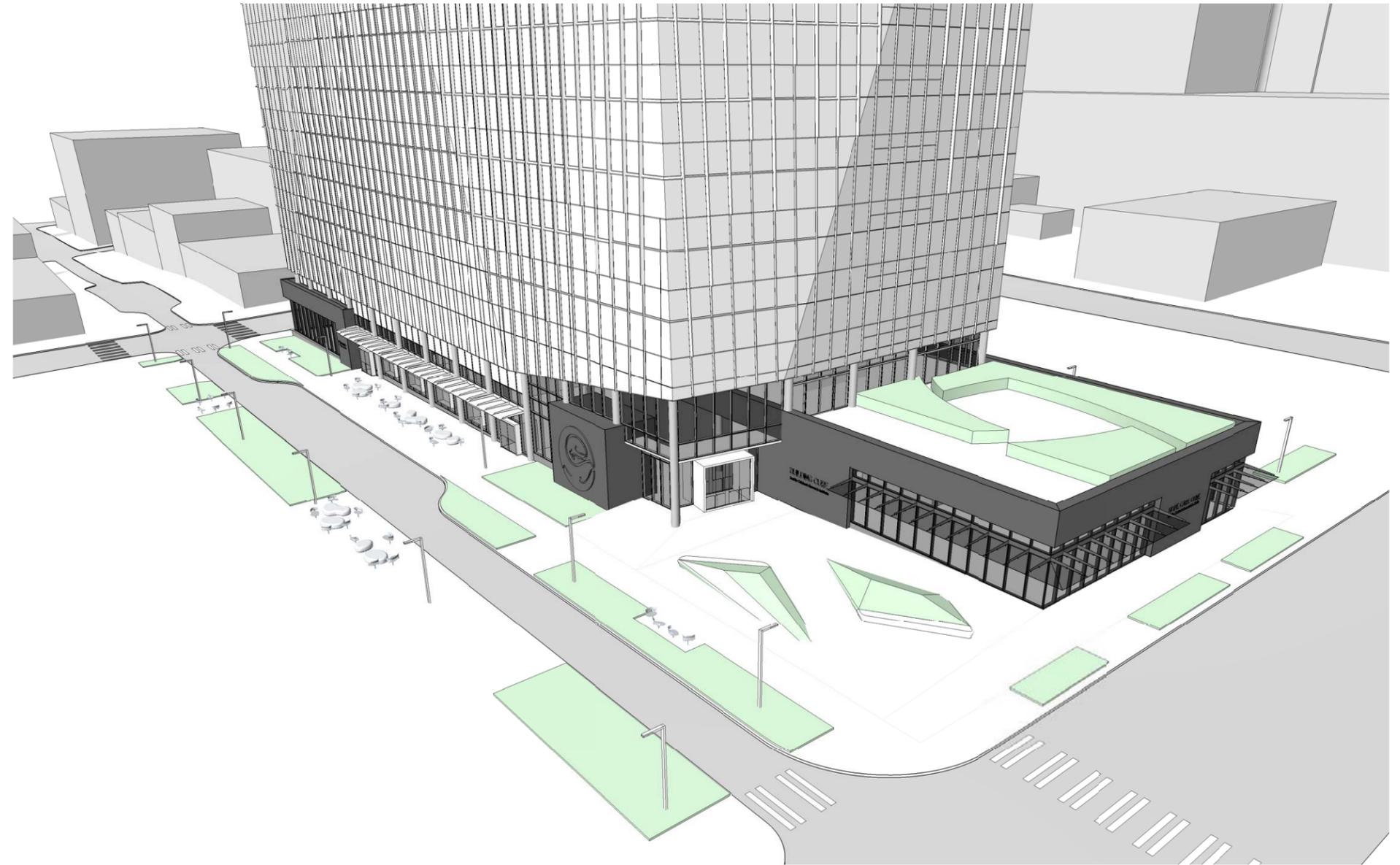


### BOARD GUIDANCE DEPARTURE #3:

DEPARTURE #3- The Board indicated cautious support for the proposed uses along Terry, pending large scale elevations and revised landscape plans that emphasize transparency and activation at the southwest corner. The café frontage is supportable pending confirmation that the plaza meets the cited Amenity Standards and thus allows the setback greater than 10ft. (C-1, D-1,D-3)

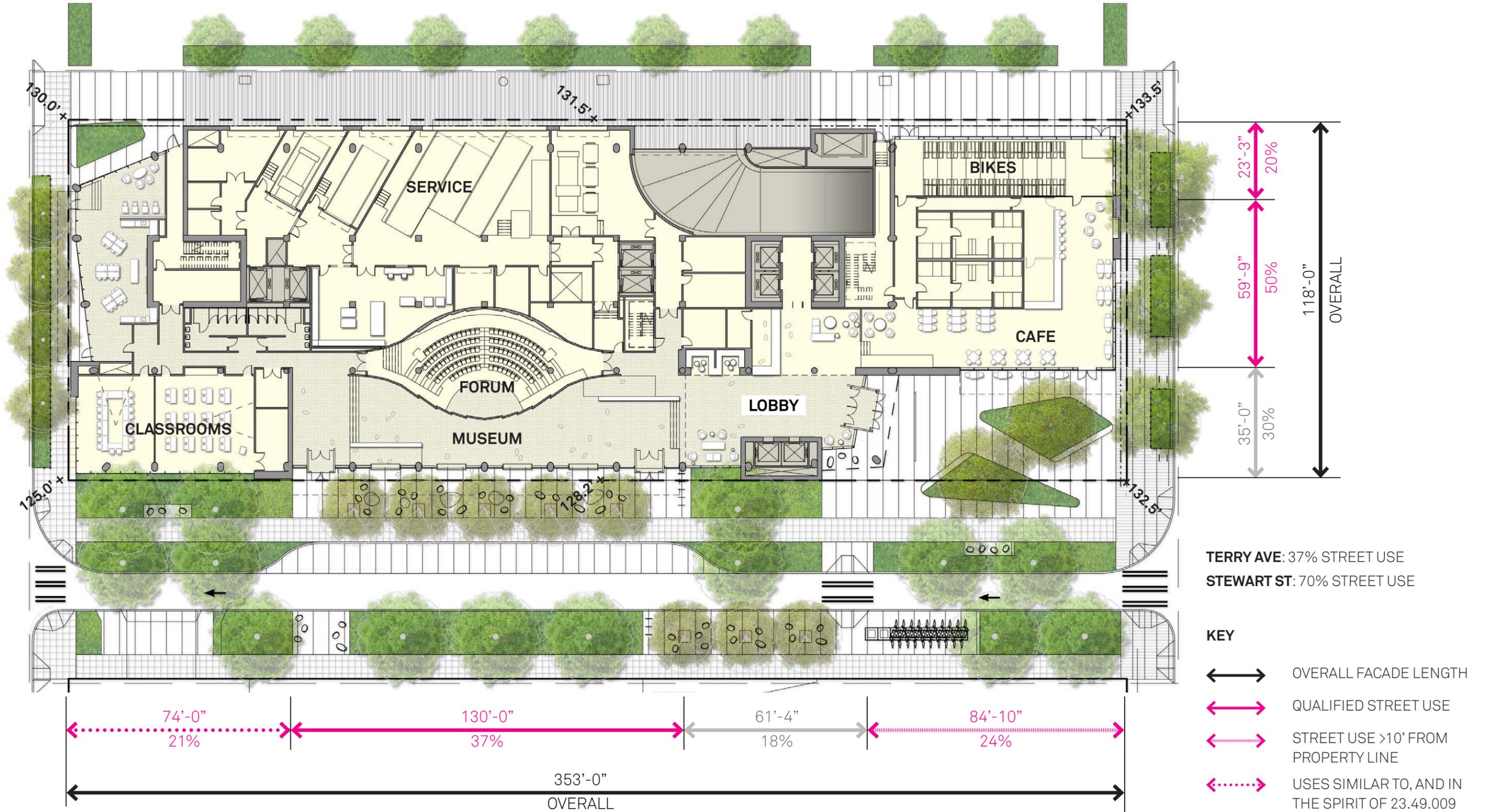
### APPLICANT RESPONSE:

The south facing Plaza and Cafe have reoriented somewhat to provide a more continuous street wall and direct connectivity from Stewart Street. The plaza contains raised planters with seat walls and lighting to accommodate the anticipated pedestrian movement and provide opportunity for repose. The entry is framed by the Cafe and Lobby grounding elements and is articulated by a large, recessed volume and threshold element. The recessed entry wraps the corner to visually connect to Terry Avenue and the proposed mid-block pedestrian crossing. Building signage (discussed in more detail in subsequent sections) is integrated with the grounding elements, creating a common architectural language and signage location.



# 09 GROUND LEVEL USES AND STREET ACTIVATION

DEPARTURE #3



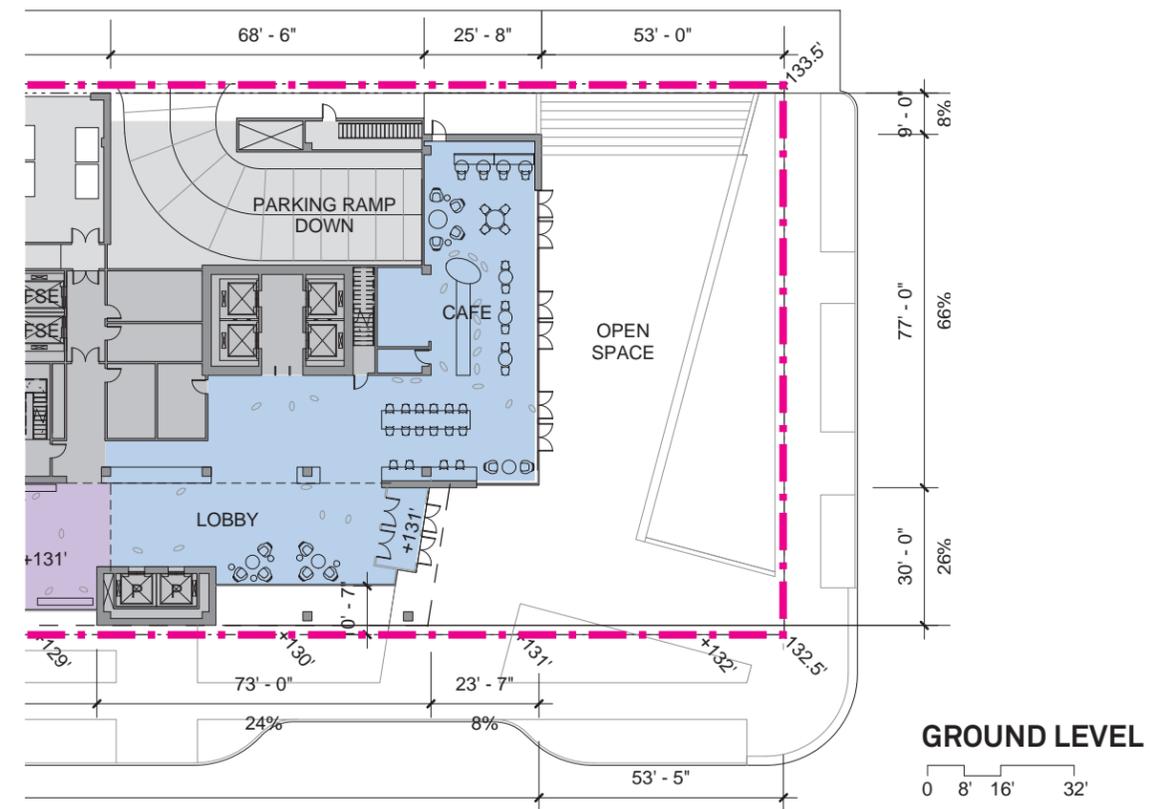
**BOARD GUIDANCE #1A & 1B:**

1A - Plaza & Café: The Board supported the option 3 plaza and basic ground floor plan as it places a valuable open space in a sunny location, and at the core of the multi-building Seattle Children’s cluster. The Board strongly supported the publicly accessible Café, its activation of the plaza, and its height and transparency. (A-1, C-1, D-1)

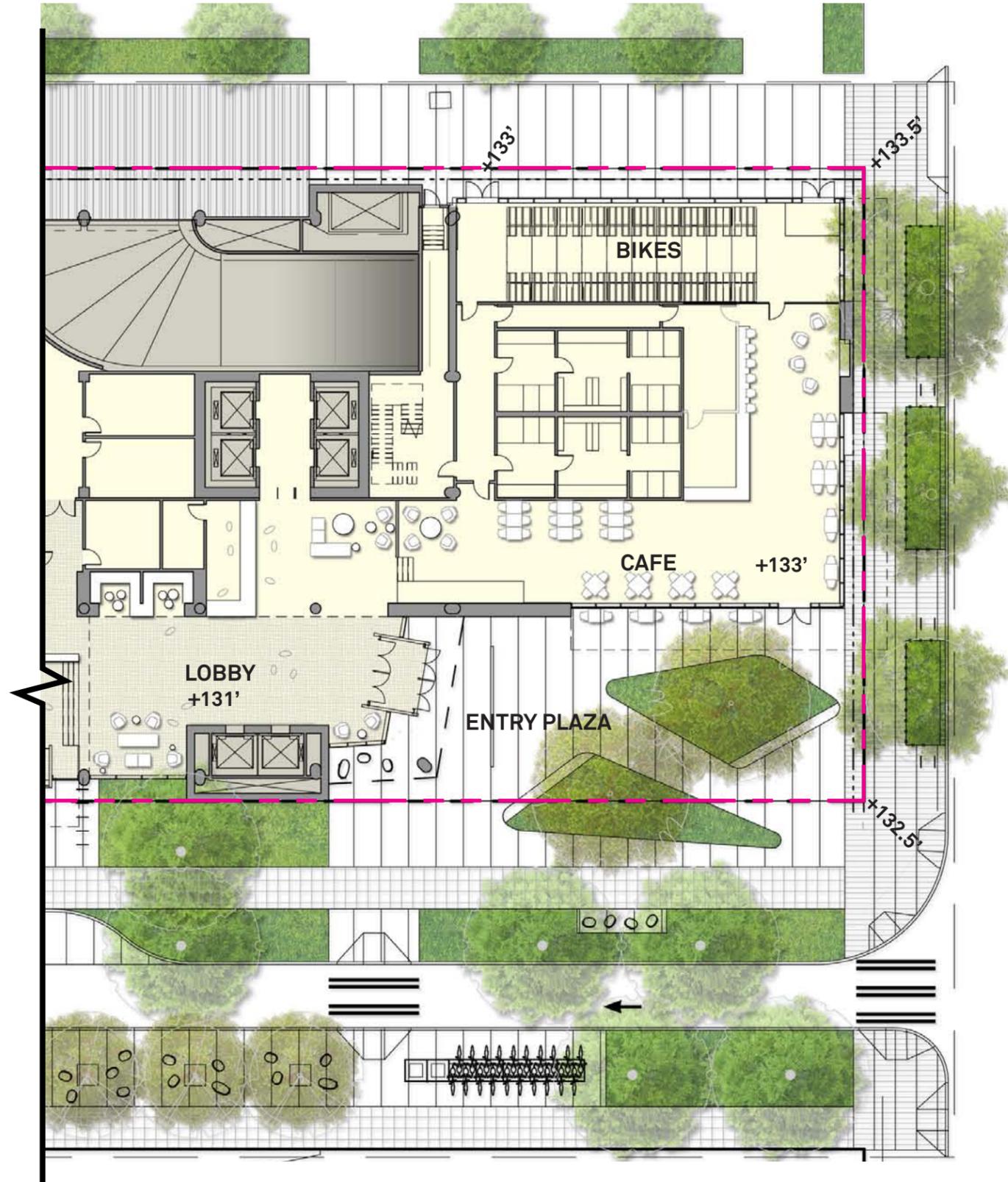
1B - Lobby: The Board supported the transparent and double height primary lobby entrance at the southeast corner, as long as strong, legible elements mark that entry and extend between the entry doors and the Terry Avenue sidewalk (such as canopies, lighting, signage and/or site walls).

**APPLICANT RESPONSE:**

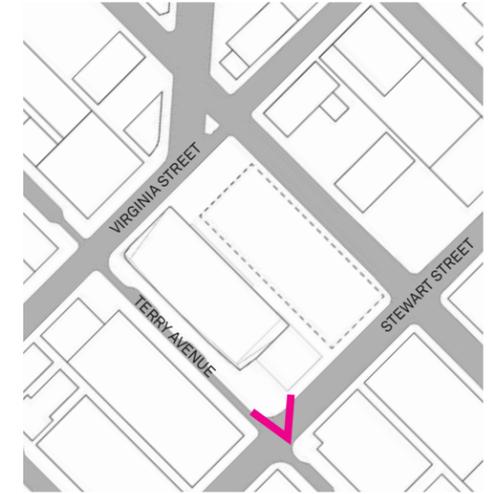
The south facing Plaza and Cafe have reoriented somewhat to provide a more continuous street wall and direct connectivity from Stewart Street. The plaza contains raised planters with seat walls and lighting to accommodate the anticipated pedestrian movement and provide opportunity for repose. The entry is framed by the Cafe and Lobby grounding elements and is articulated by a large, recessed volume and threshold element. The recessed entry wraps the corner to visually connect to Terry Avenue and the proposed mid-block pedestrian crossing. Building signage (discussed in more detail in subsequent sections) is integrated with the grounding elements, creating a common architectural language and signage location.



09 GROUND LEVEL USES AND STREET ACTIVATION - PLAZA, CAFE, AND LOBBY



09 GROUND LEVEL USES AND STREET ACTIVATION - PLAZA, CAFE, AND LOBBY



09 GROUND LEVEL USES AND STREET ACTIVATION - PLAZA, CAFE, AND LOBBY

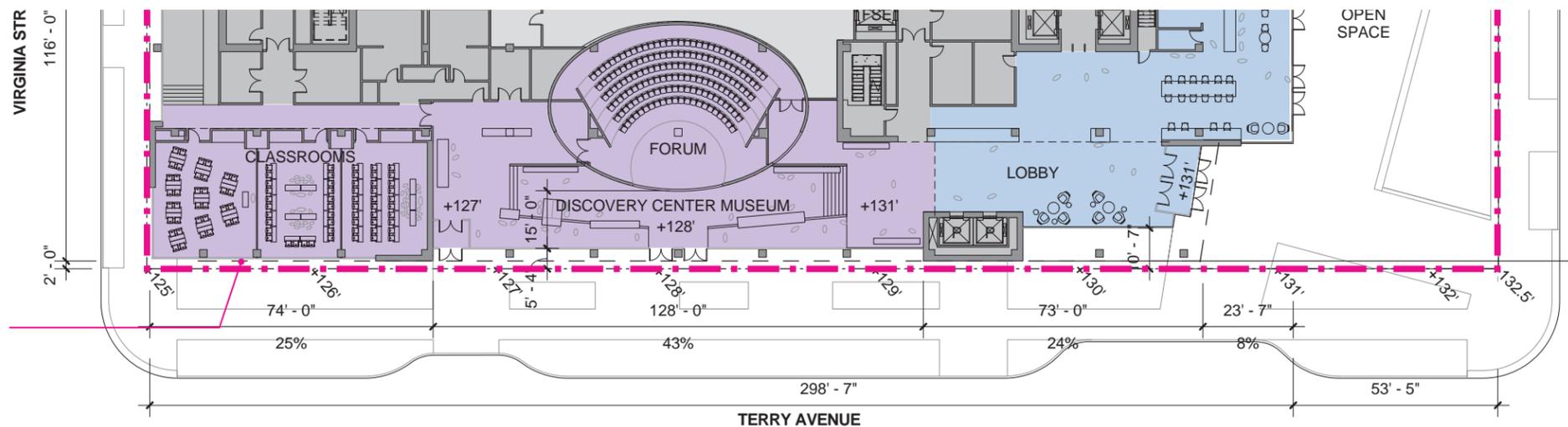


**BOARD GUIDANCE:#1C:**

1C - The Board strongly endorsed a transparent and porous edge along all of Terry Avenue, and cautiously supported the museum and forum functions shown there. Those uses should have multiple and generous public doors, and the exhibits within (preferably changing) should be well-lit and captivating to sidewalk pedestrians. The Board strongly endorsed a rich interaction between these uses and the adjacent green street, and fully expressing the mission of Seattle Children’s Research Institute (SCRI) beyond the building walls (see streetscape comments below). (C-1, D-3).

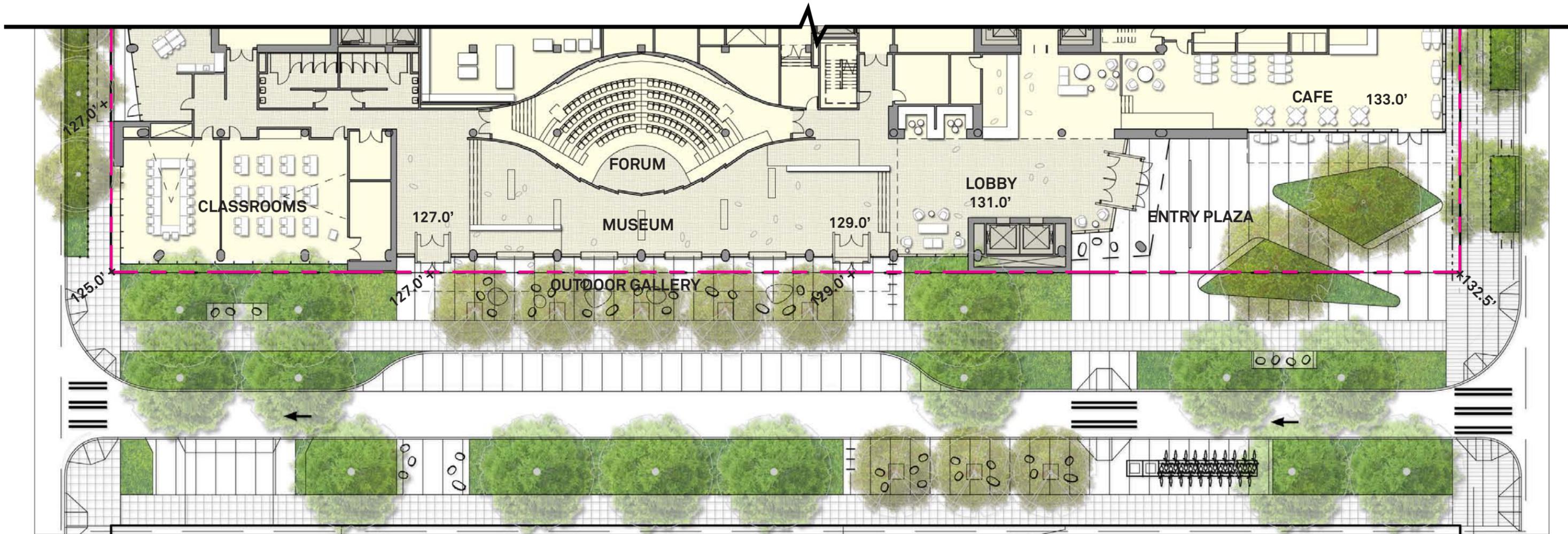
**APPLICANT RESPONSE:**

The entire frontage of Terry Avenue is envisioned to remain as transparent as practical, encouraging a visual connection to the Lobby, Museum, Forum, and Classrooms. The Museum and Forum are served by two sets of double doors on Terry Avenue to allow for direct connection to the program within and to activate the street edge. Further activation of Terry is provided through the Museum vitrines that create opportunity for two-way displays and exhibits that graphically bring the Research Institute’s mission to the street edge and into the outdoor galleries envisioned in the landscape.



PLAN AT EDG FOR REFERENCE

09 GROUND LEVEL USES AND STREET ACTIVATION - TERRY AVENUE PLAN



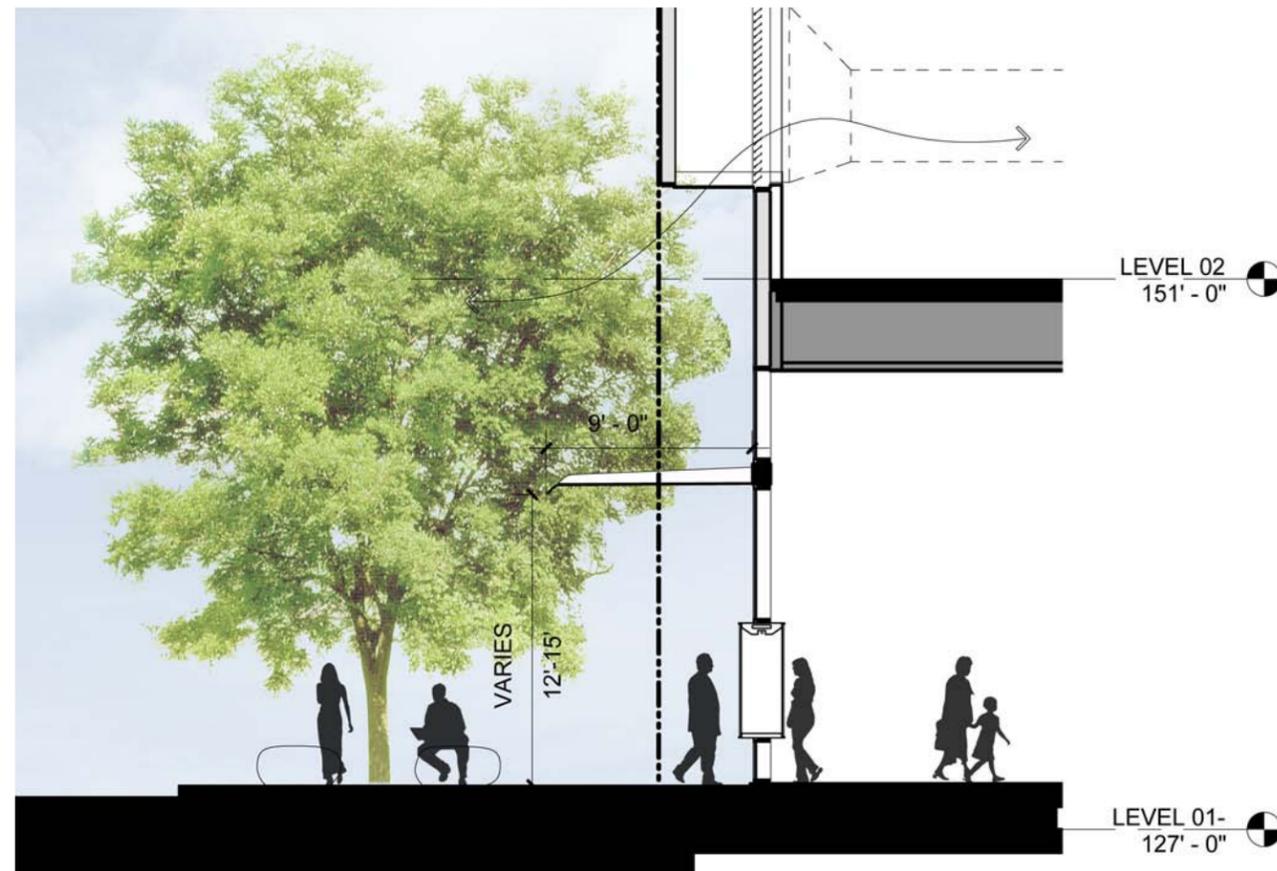


PARTIAL WEST ELEVATION

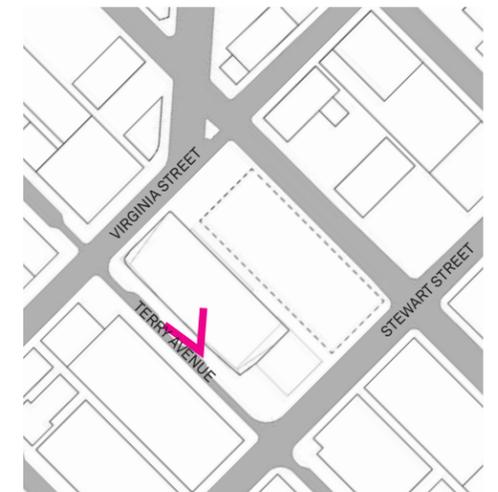
The Terry Avenue facade is defined by a highly transparent glass wall subdivided by the obround concrete columns supporting the tower above. The Museum is framed by the Lobby and Classroom *Grounding Elements* to the north and south respectively.

A series of vitrines further articulate the Museum facade bringing the mission of Seattle Children's to the public realm by way of outdoor galleries. The vitrines are three dimensional - two sided displays so that content may be viewed from inside and out any time of day or night.

Beyond the glass are additional displays and the Forum, which takes a dynamic, curvilinear form. It is currently envisioned the forum to be clad in wood, but several materials are under consideration.



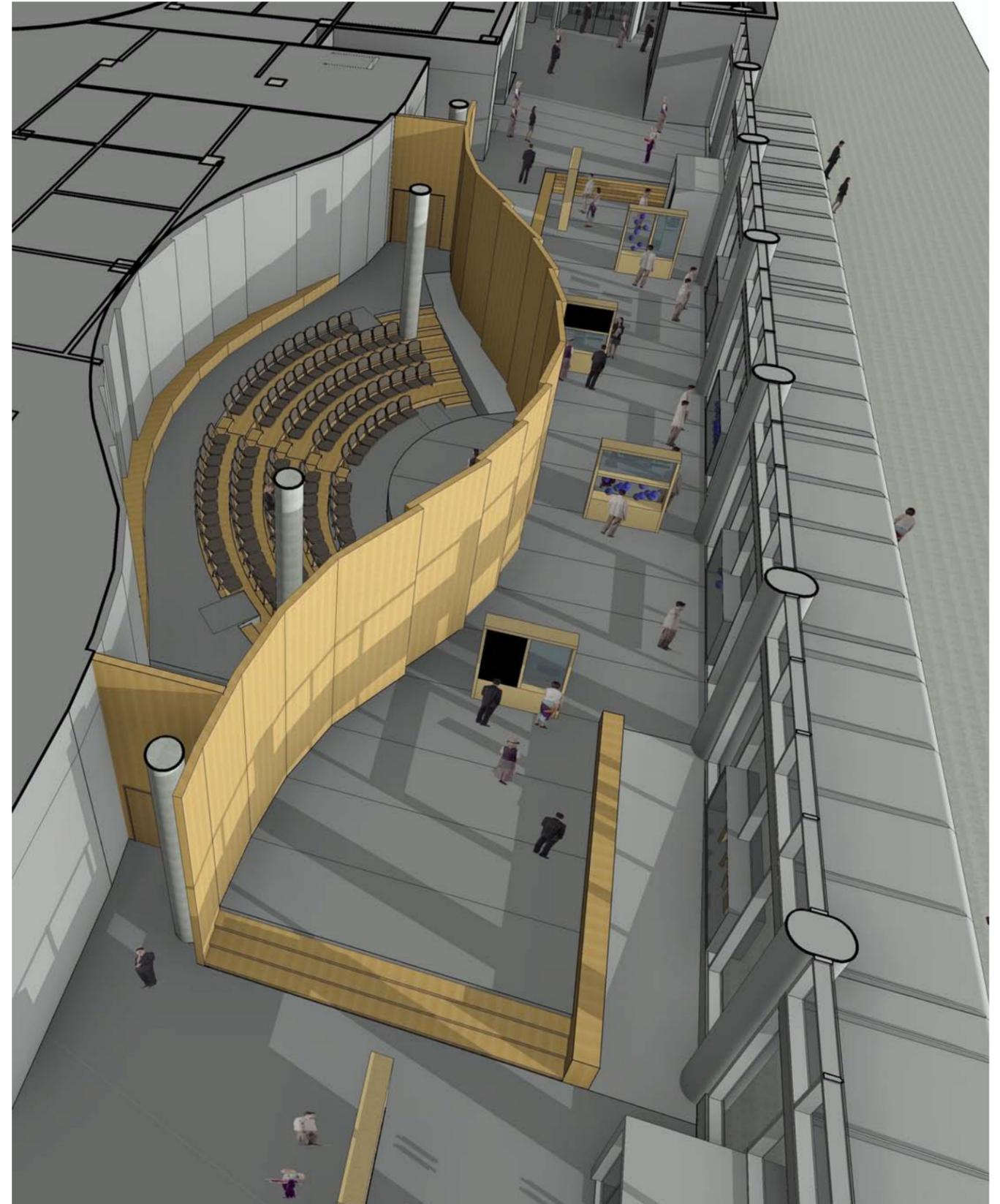
VITRINE SECTION







09 GROUND LEVEL USES AND STREET ACTIVATION - POTENTIAL MUSEUM AND FORUM DEVELOPMENT

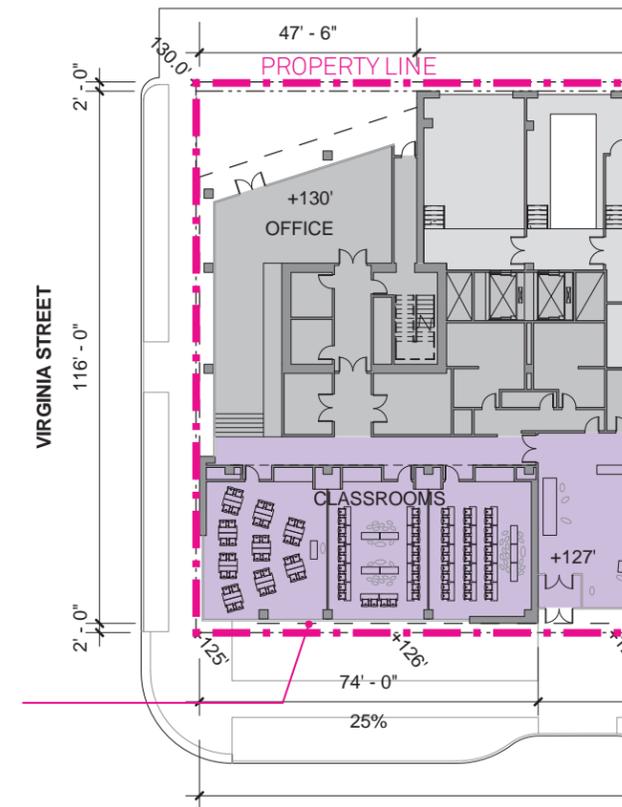


**BOARD GUIDANCE #1D:**

1D - Virginia Frontage: The Board agreed the Virginia Street frontage could be architecturally distinct from the Terry frontage, but still provide transparency and activation, particularly at the southwest corner. The Board supported a northwest corner public entry, as a context response to the Fairview Avenue axis, but if that entry is not pursued and/or public, porous and transparent retail should occur at that corner and the majority of the Virginia frontage. (B-1, C-1, C-2)

**APPLICANT RESPONSE:**

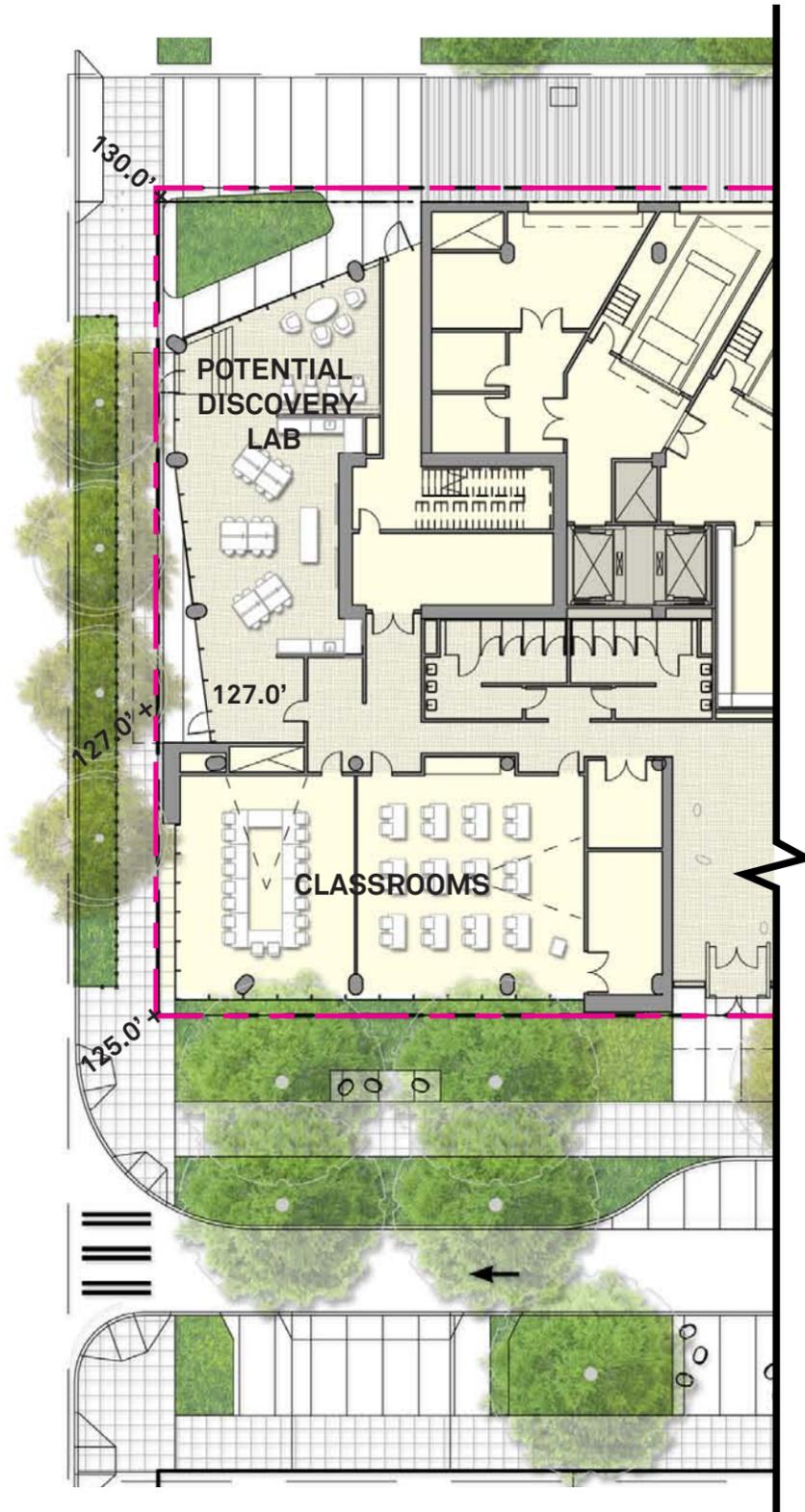
The Virginia frontage is defined by the Classroom *Grounding Element* to the west which in keeping with the grounding element language is composed of stone and glass. Though retail is not required on Virginia the street facade is conceived as completely transparent and may potentially house the Science Discovery Lab or other Children's Research function. For security reasons, the northeast corner may not function as building entry, but the design will accommodate two doors on Virginia to accommodate potential future uses that may desire a discrete, separate entrance.



PLAN AT EDG FOR REFERENCE

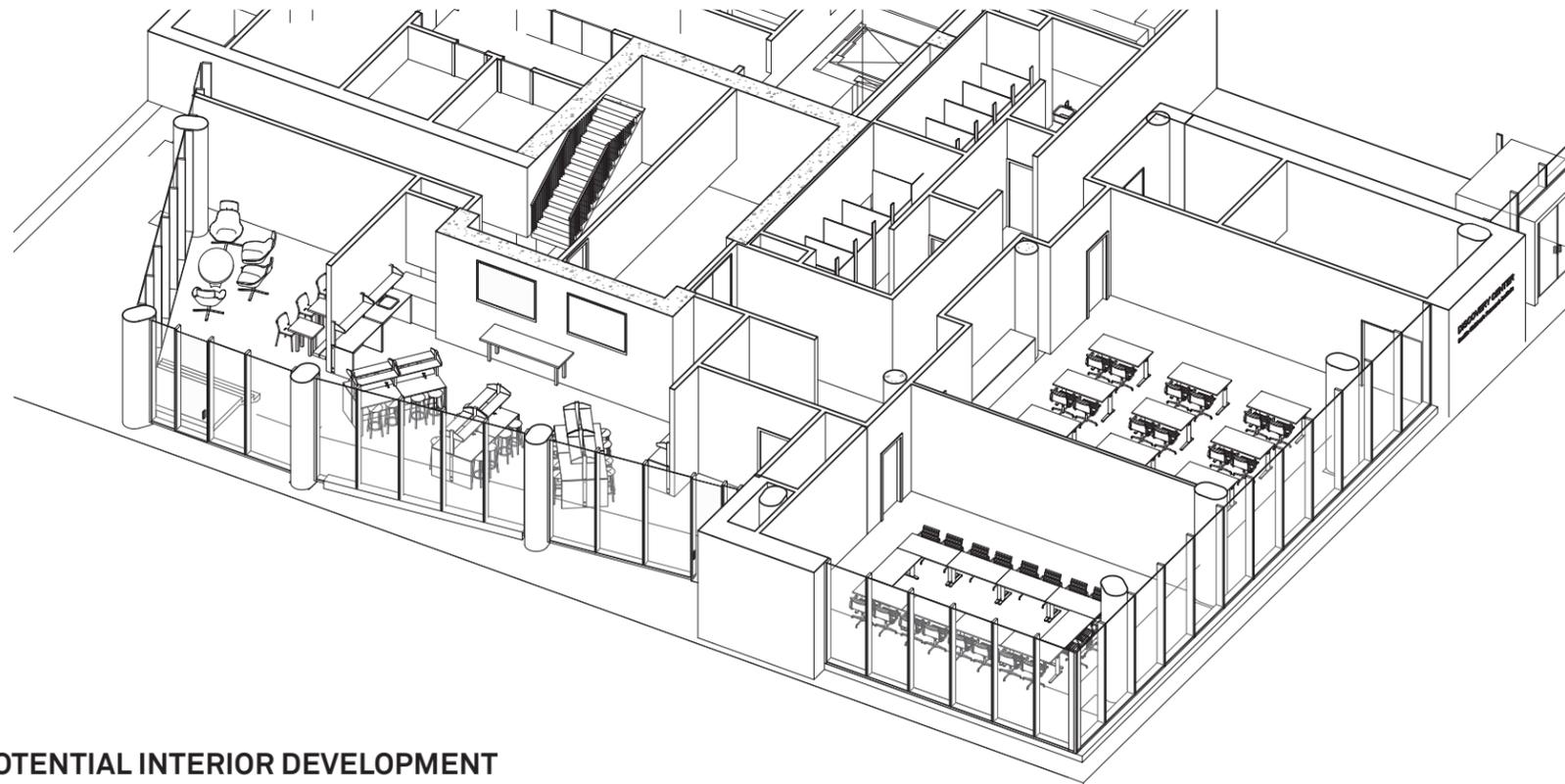


09 GROUND LEVEL USES AND STREET ACTIVATION - VIRGINIA STREET PLAN



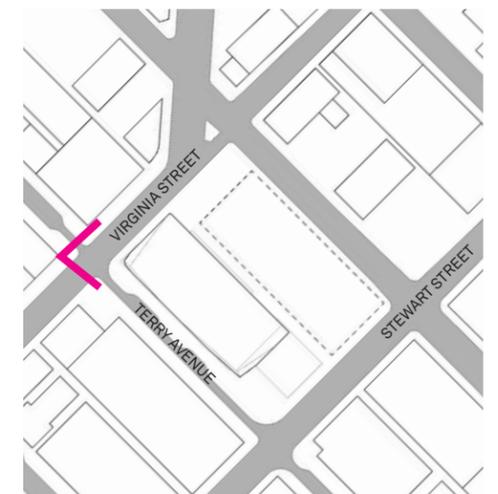


PARTIAL NORTH ELEVATION



POTENTIAL INTERIOR DEVELOPMENT

KEY PLAN



09 GROUND LEVEL USES AND STREET ACTIVATION - VIRGINIA STREET AND TERRY RENDERING



## 09 GROUND LEVEL USES AND STREET ACTIVATION - THE PEDESTRIAN ALLEY

### BOARD GUIDANCE #1F:

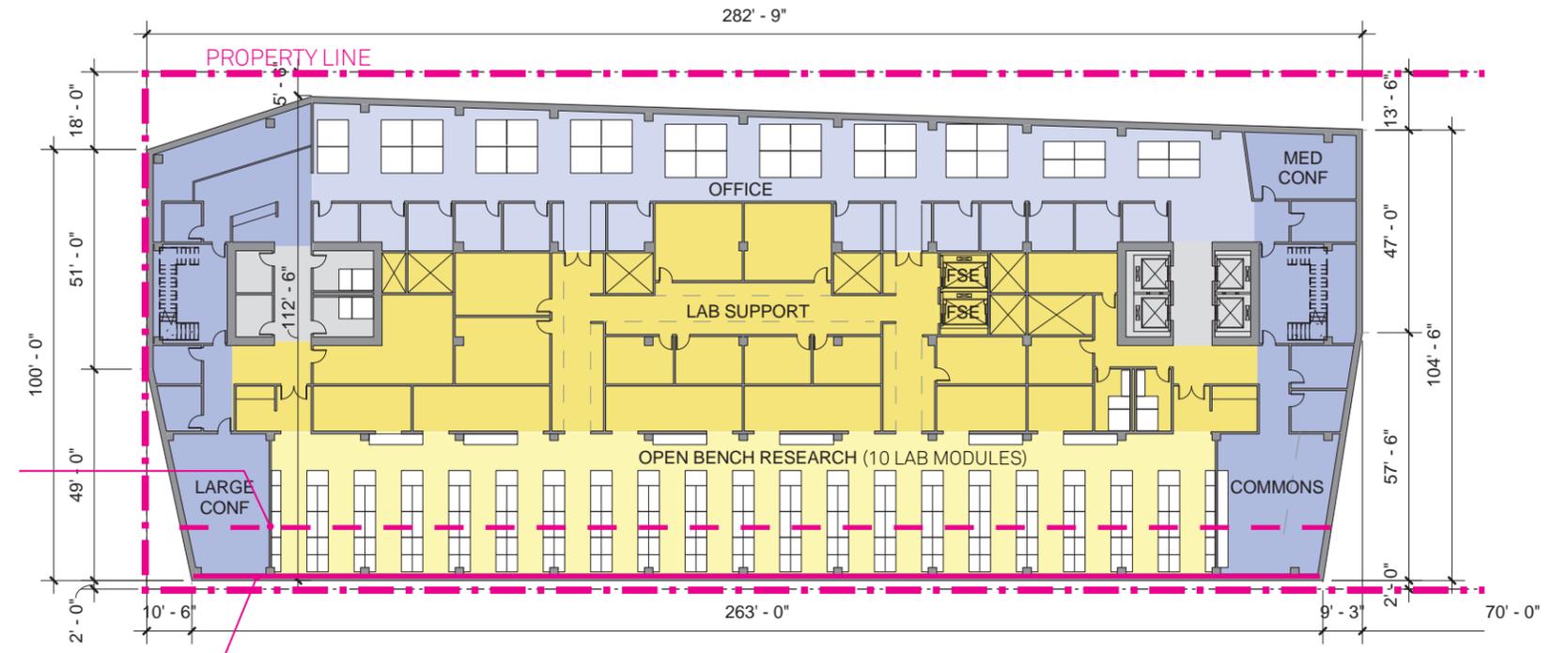
1F - Alley: The Board agreed a safe and attractive alley is desirable, but that its function is primarily for vehicles and services, so the massing above does not need to be widened. Enhancements to the alley lighting, wall treatments, and paving are welcome – particularly to the alley ends adjacent to the plaza and northwest corner – but the alley should not be a form driver that creates negative impacts on the other three, more visible public street frontages. (C-6, D-6)

### APPLICANT RESPONSE:

Pedestrian oriented alleys are critical to creating livable cities. Studies show that if alleys are given modest enhancements and designed to accommodate both service and pedestrian uses, the open space in Seattle could be increased by roughly 50%. For this reason, the building is set back to allow more daylight to illuminate the alley and active program is wrapped from the primary street faces into the alley. The alley will receive plants and pedestrian scaled lighting in a similar manner to the other street frontages.

Last, analysis shows that more daylight reaches Terry Avenue in the proposed building than a code compliant scheme with the 15' Green Street setback. This building is located to afford the highest amount of light and air, not just on one street, but on all sides. Tower separation is a growing concern in Seattle with many tall buildings built just 16' apart from each other - Building Cure aims to double that.

More daylight and a dynamic facade on Terry coupled with more daylight and air space between buildings on the same block is a better urban strategy than a code compliant scheme. The massing strategy and the pedestrian level enhancements create a better project with positive impacts and consideration for all edges of the building.



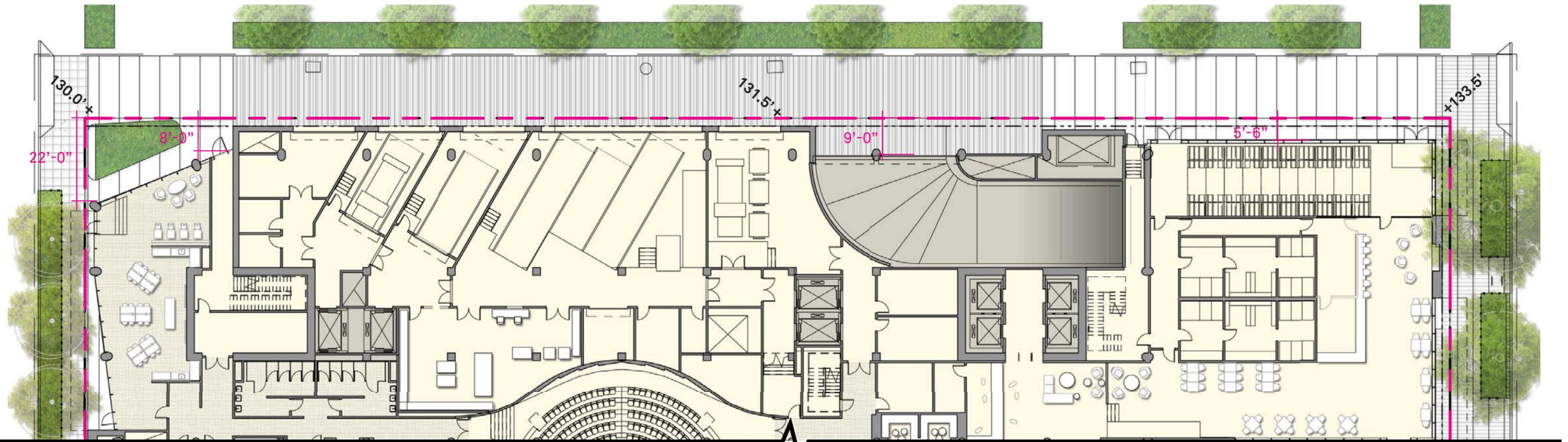
UPPER LEVEL PLAN AT EDG FOR REFERENCE



# 09 GROUND LEVEL USES AND STREET ACTIVATION - THE PEDESTRIAN ALLEY



Photo by Mira Poling, courtesy International Sustainability Institute



## 09 GROUND LEVEL USES AND STREET ACTIVATION - THE PEDESTRIAN ALLEY

Building Cure is part of an urban campus that is a collection of four buildings. The Alley provides connection from the Fairview Avenue terminus to the Open Space at Stewart and Terry.

The design follows a strong, citywide focus on positive alley development including Post Alley, Nord Alley, Canton Alley, and Alley 24.

Additionally, several City of Seattle programmes are aimed at enhancing the importance of alleys.

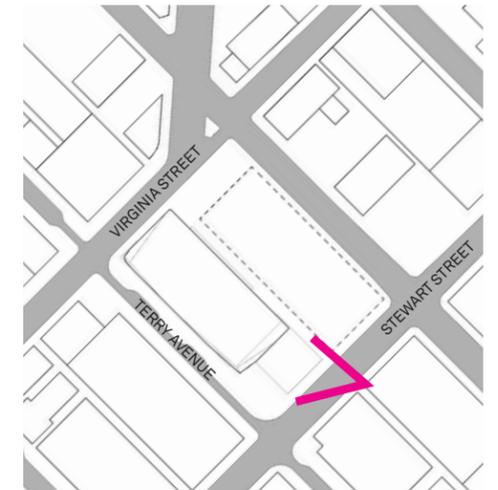
SDOT Directors Rule 2-2012 - The aim of the directors rule, in part, is to create active alleys that can be used for festivals/events.

Seattle Clear Alleys Program - Create cleaner, safer business districts, Reduce uncivil behaviors and illegal activities in alleys, and Increase the attractiveness of alleys for pedestrian use

International Sustainability Institute: Seattle Integrated Alley Handbook - Provides recommendations for enhancing Alleys.

The upper level setback from the alley increases the light and air around the entirety of the site, and creates a safe, more user friendly alley. It creates a better sight line from Fairview; a better interior work environment; a better environmental response; better daylighting in the tower; usable loading dock; and usable parking.

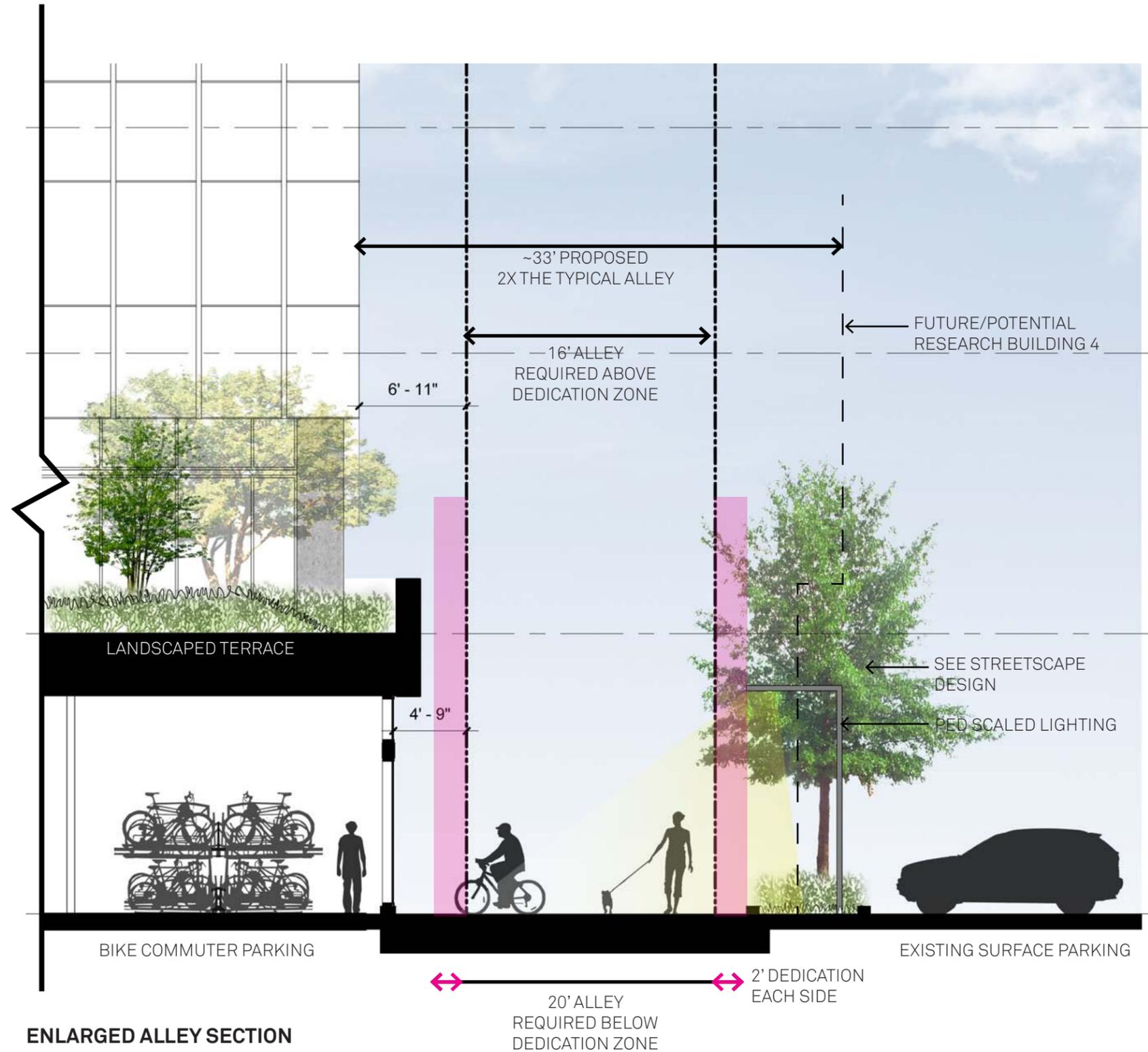
**“By seriously considering our alleys as potential for great public spaces within the city, we can increase our public space by 50% in downtown Seattle alone!”**  
-Integrated Alley Handbook



09 GROUND LEVEL USES AND STREET ACTIVATION - STEWART STREET AND THE PEDESTRIAN ALLEY

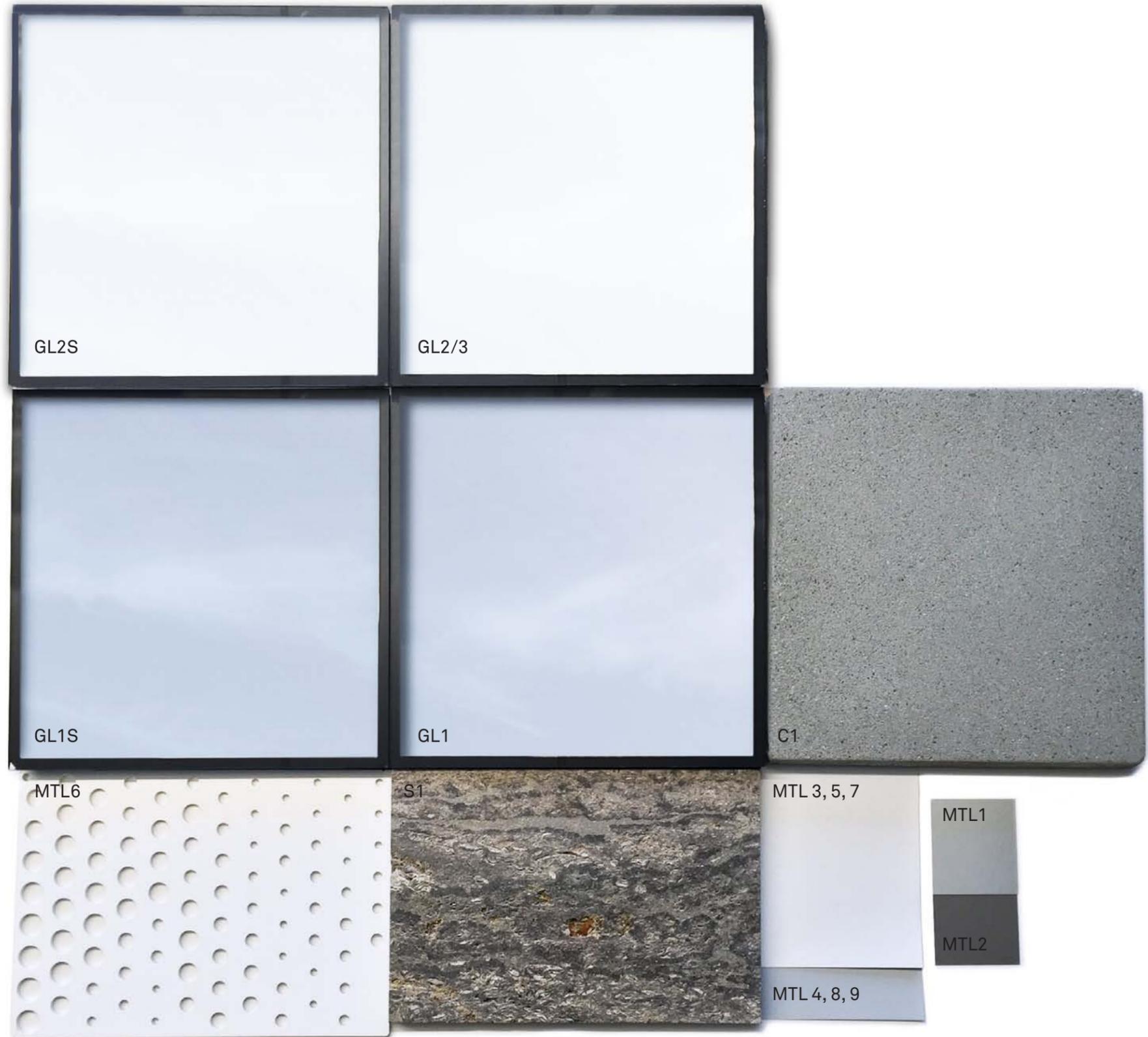


09 GROUND LEVEL USES AND STREET ACTIVATION - THE PEDESTRIAN ALLEY

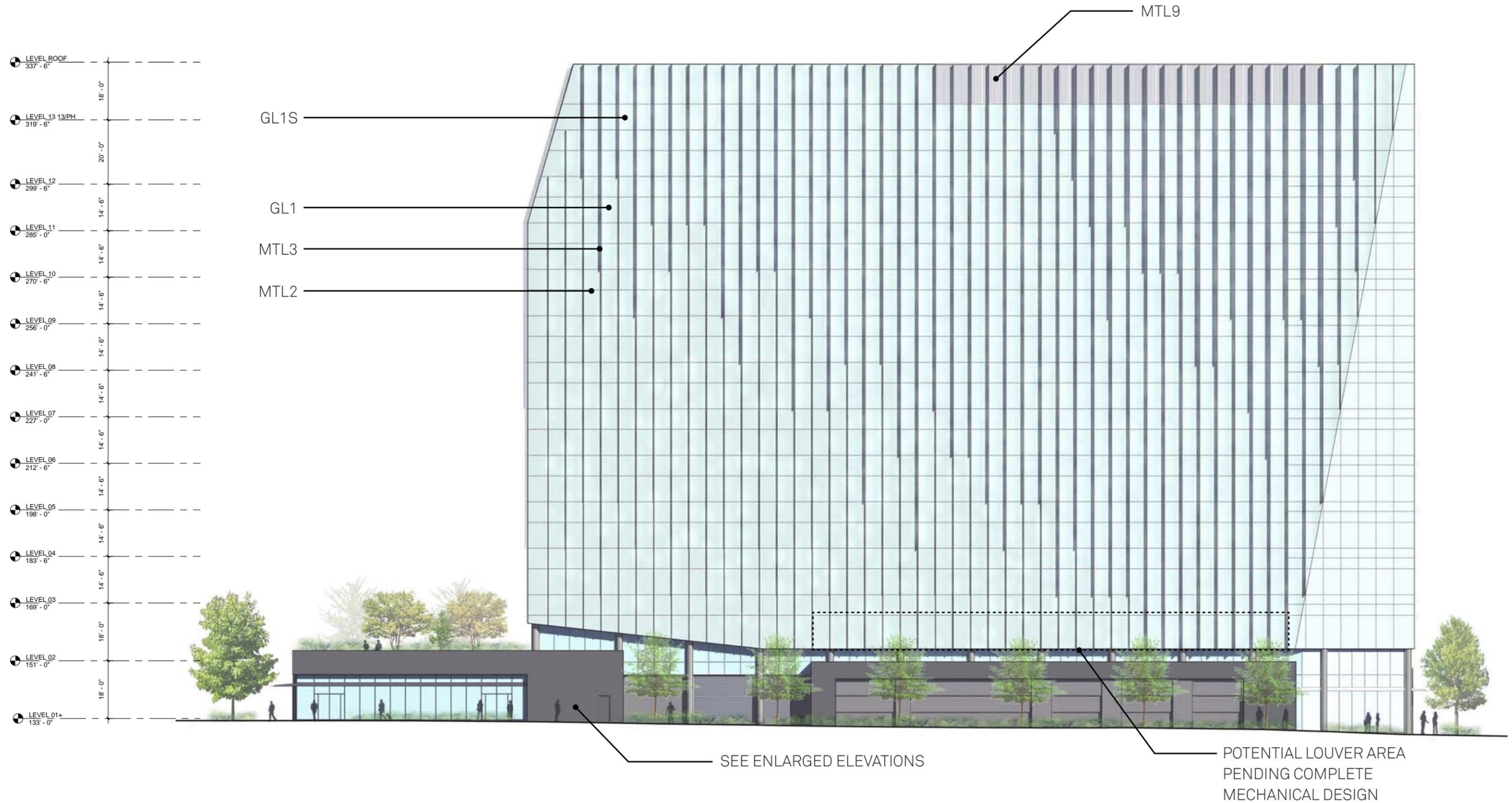


# 10 BUILDING MATERIALS

- S1 STONE - DARK GRAY
- C1 ARCHITECTURAL CONCRETE
- GL1 REFLECTIVE VISION GLASS - TOWER
- GL1S REFLECTIVE SPANDREL GLASS - TOWER
- GL2 CLEAR VISION GLASS
- GL3 CANOPY GLASS
- MTL1 ALUMINUM MULLION - GRAY
- MTL2 ALUMINUM MULLION - SILVER
- MTL3 SHADING ELEMENT - VERTICAL
- MTL4 SHADING ELEMENT - HORIZONTAL
- MTL5 METAL CANOPY
- MTL6 PERFORATED METAL SOFFIT
- MTL7 METAL WALL PANEL
- MTL8 METAL GARAGE DOOR
- MTL9 METAL LOUVER



# 10 ELEVATIONS

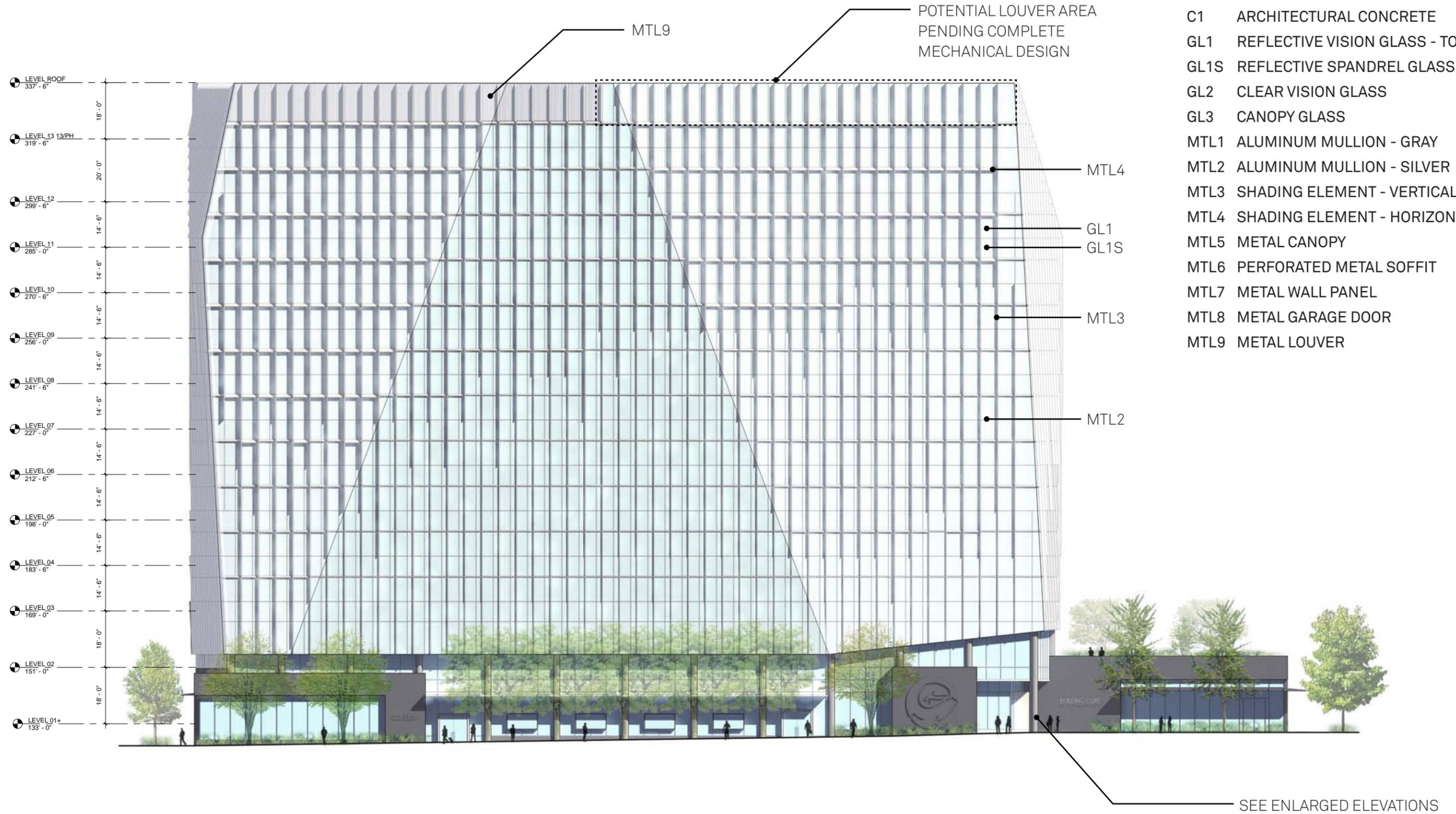


**EAST ELEVATION**

# 10 ELEVATIONS

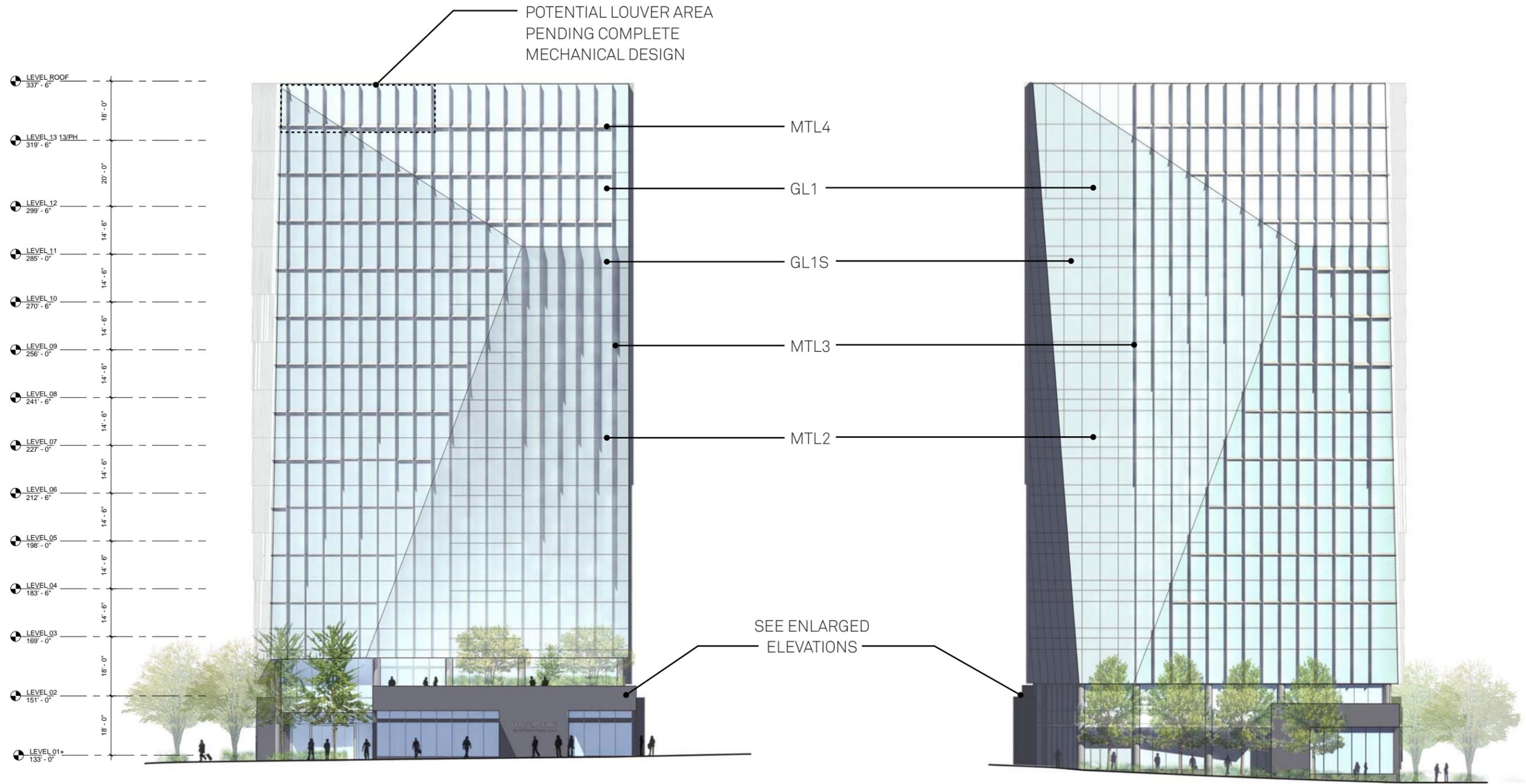
## MATERIAL KEY

- S1 STONE - DARK GRAY
- C1 ARCHITECTURAL CONCRETE
- GL1 REFLECTIVE VISION GLASS - TOWER
- GL1S REFLECTIVE SPANDREL GLASS - TOWER
- GL2 CLEAR VISION GLASS
- GL3 CANOPY GLASS
- MTL1 ALUMINUM MULLION - GRAY
- MTL2 ALUMINUM MULLION - SILVER
- MTL3 SHADING ELEMENT - VERTICAL
- MTL4 SHADING ELEMENT - HORIZONTAL
- MTL5 METAL CANOPY
- MTL6 PERFORATED METAL SOFFIT
- MTL7 METAL WALL PANEL
- MTL8 METAL GARAGE DOOR
- MTL9 METAL LOUVER



WEST ELEVATION

# 10 ELEVATIONS



SOUTH ELEVATION

NORTH ELEVATION

# 10 ENLARGED ELEVATIONS

## DEPARTURE #5 - SOUTH ELEVATION FACADE HEIGHT



**SOUTH ELEVATION**

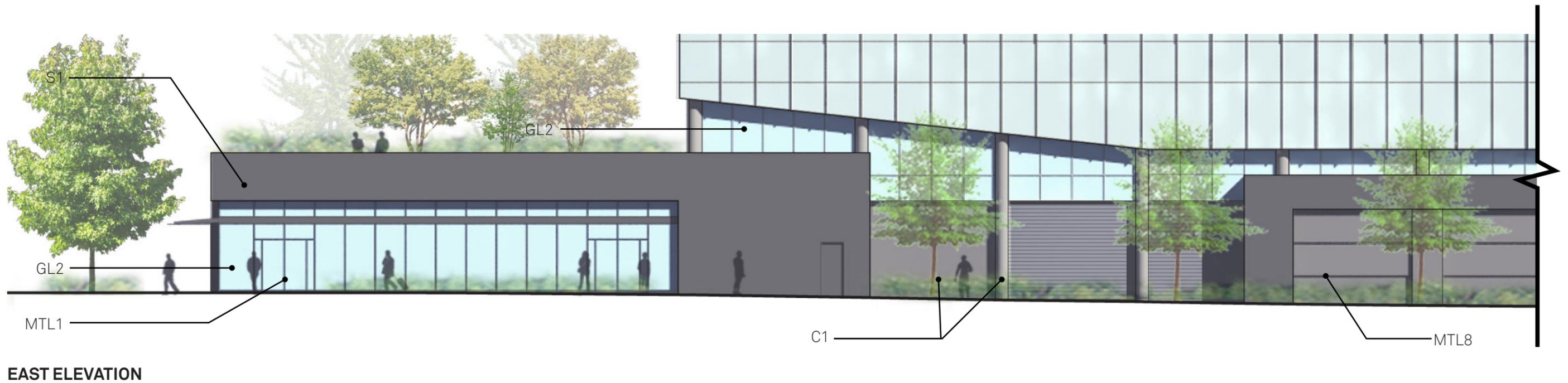
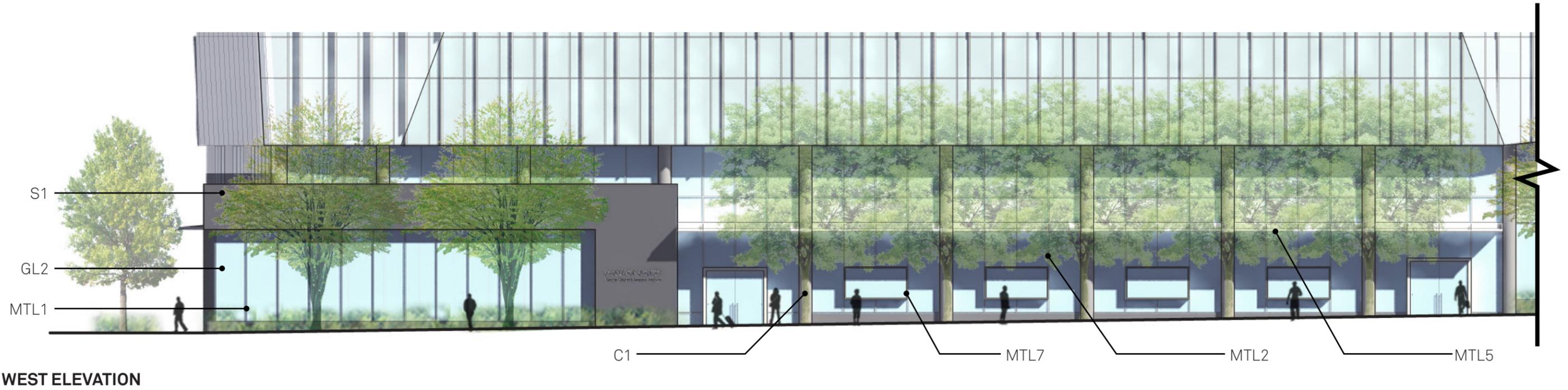
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- MTL5 METAL CANOPY
- MTL6 PERFORATED METAL SOFFIT
- MTL7 METAL WALL PANEL
- MTL8 METAL GARAGE DOOR
- MTL9 METAL LOUVER

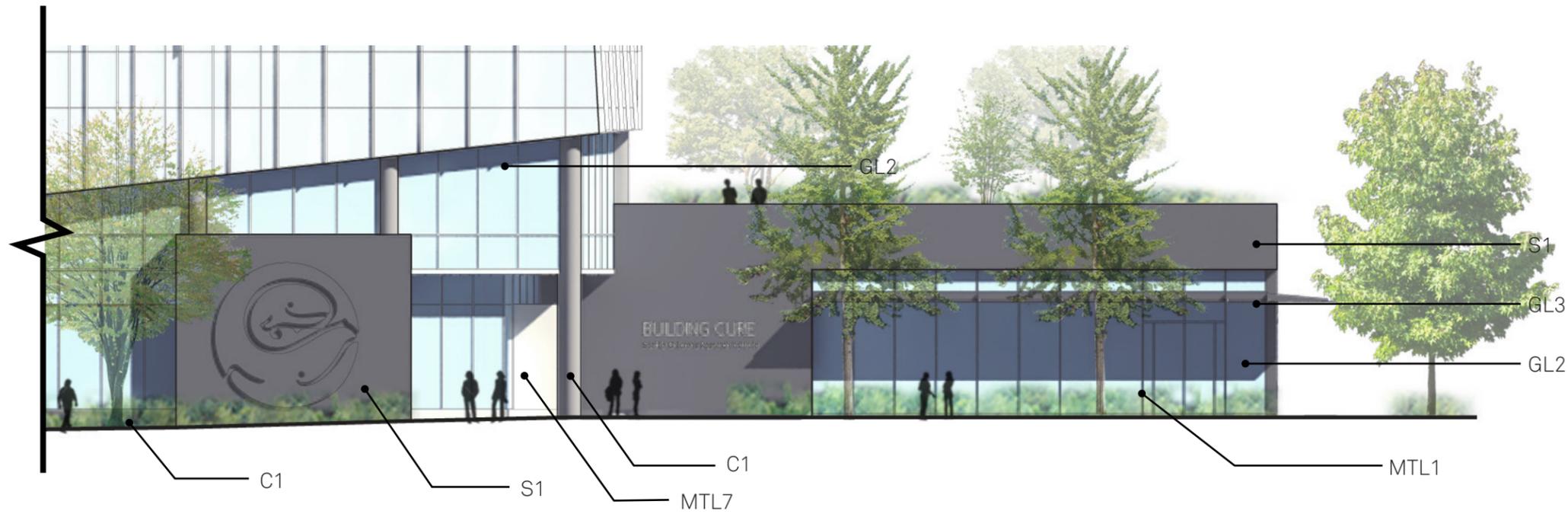


**NORTH ELEVATION**

# 10 ENLARGED ELEVATIONS

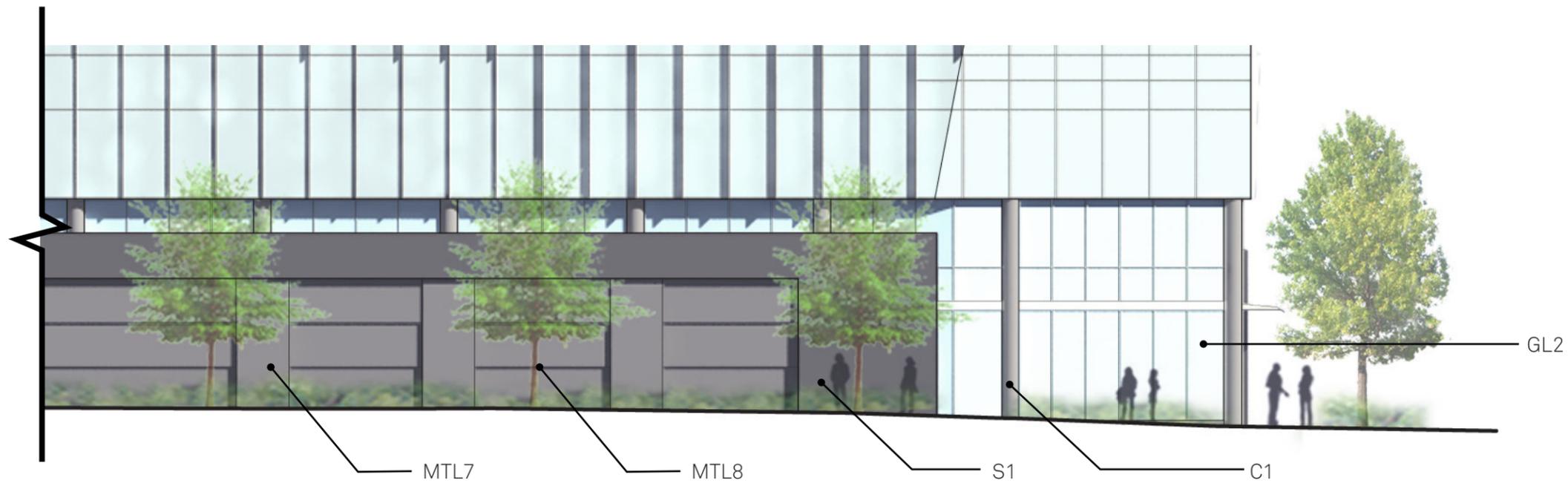


# 10 ENLARGED ELEVATIONS

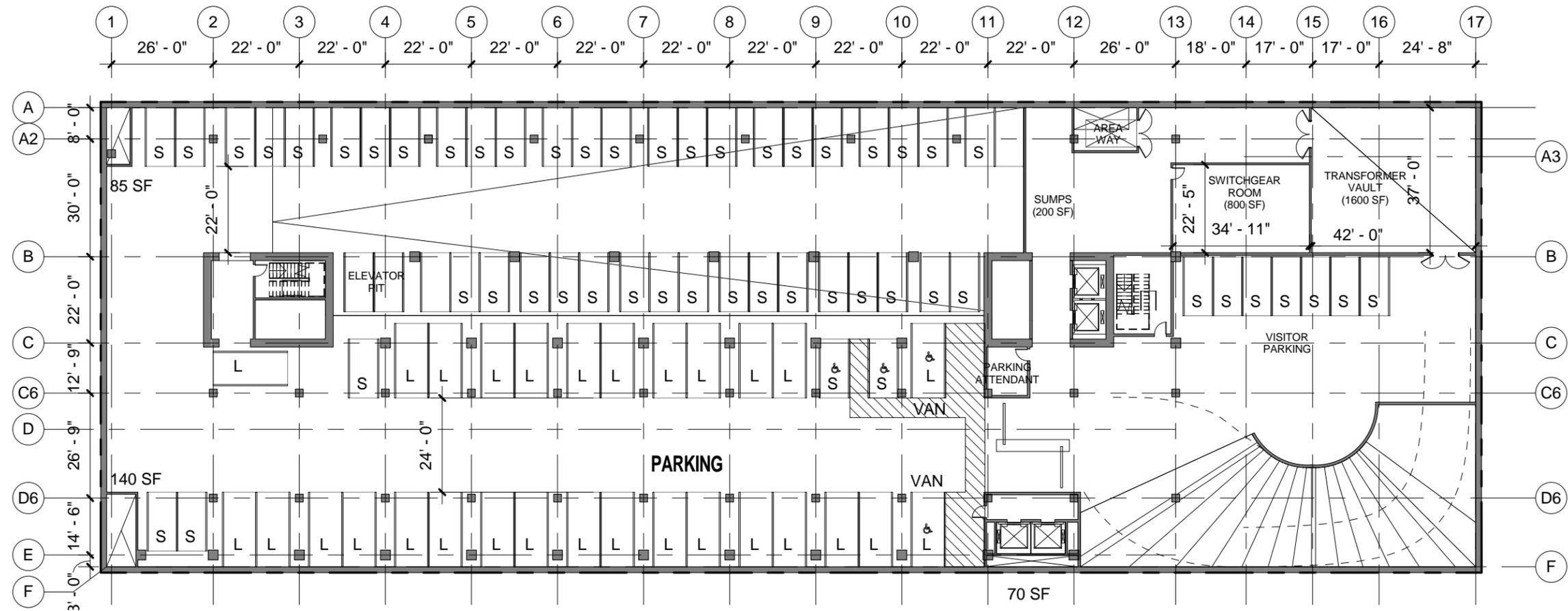


## MATERIAL KEY

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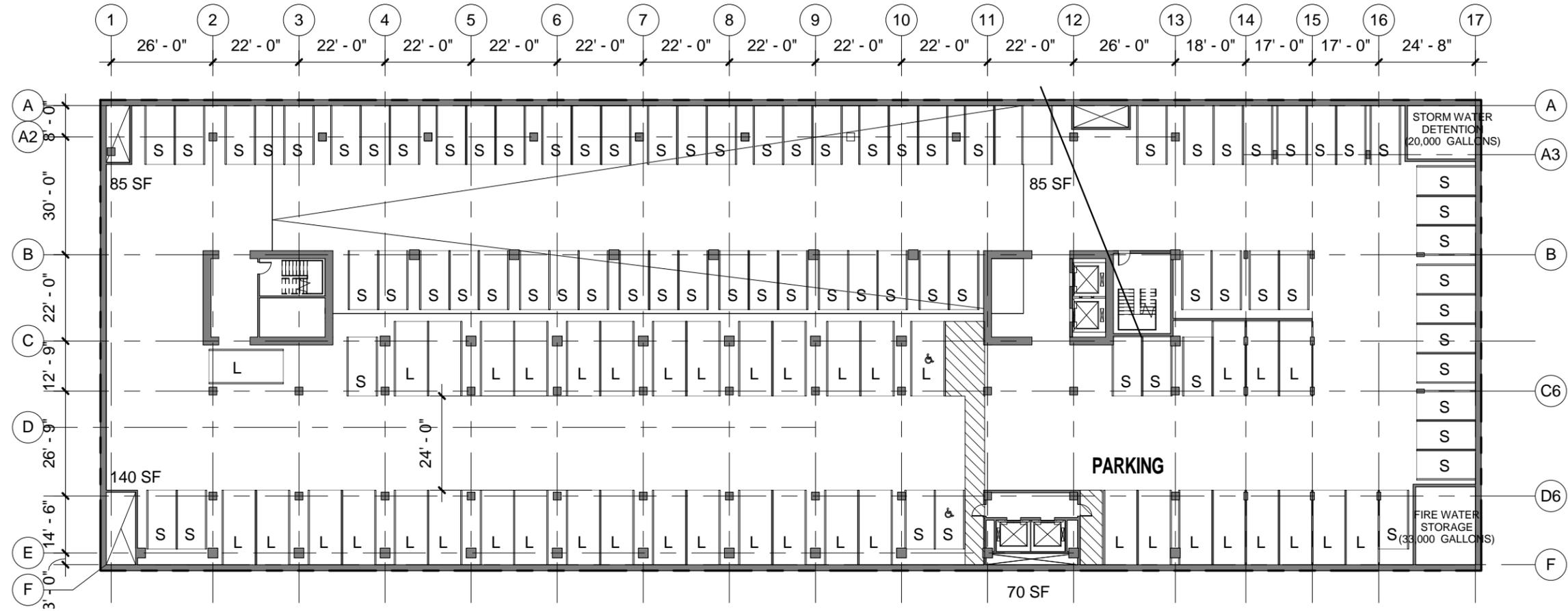
# 10 BUILDING DESIGN - FLOOR PLANS



PARKING LEVEL 1

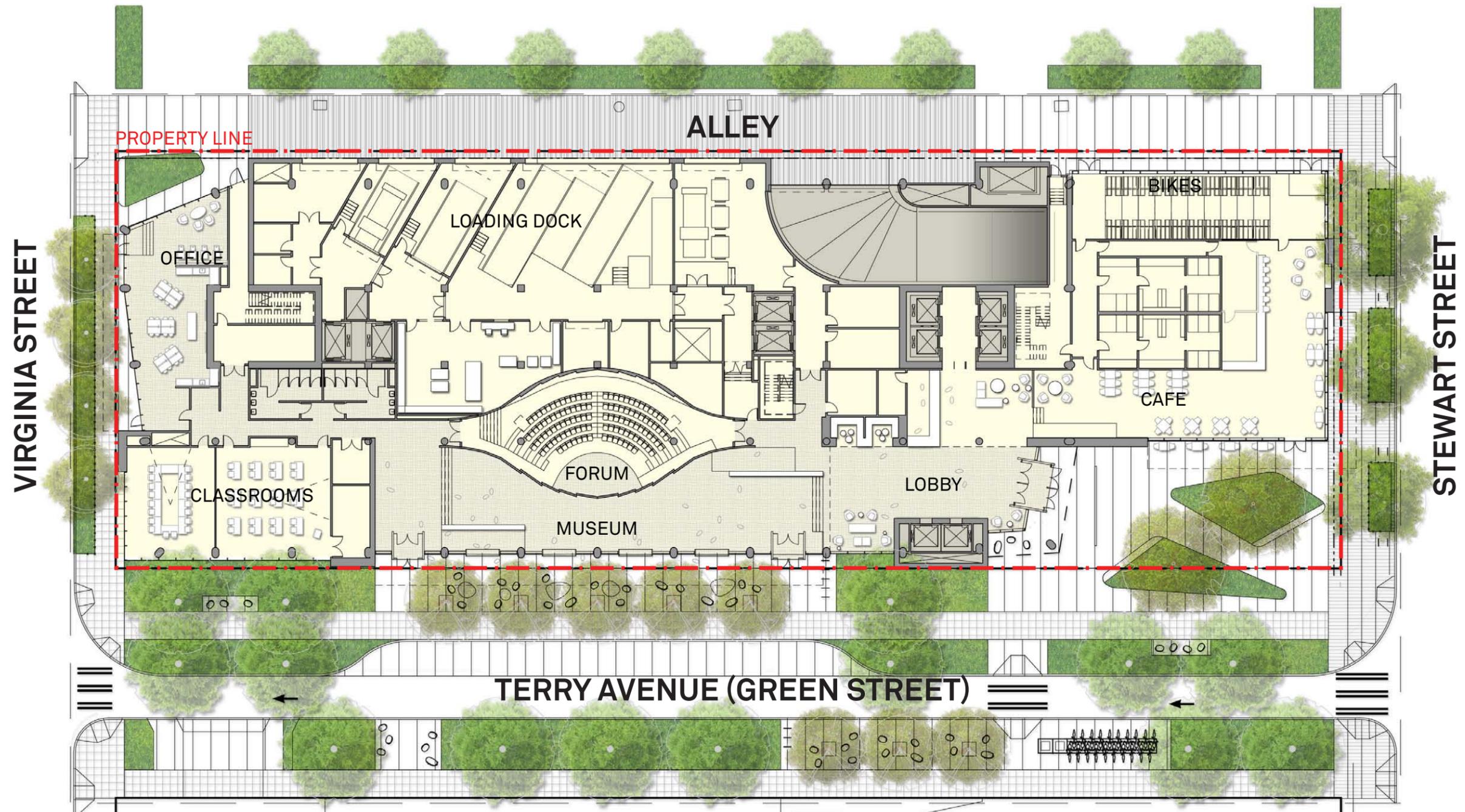


# 10 BUILDING DESIGN - FLOOR PLANS



TYPICAL PARKING LEVEL





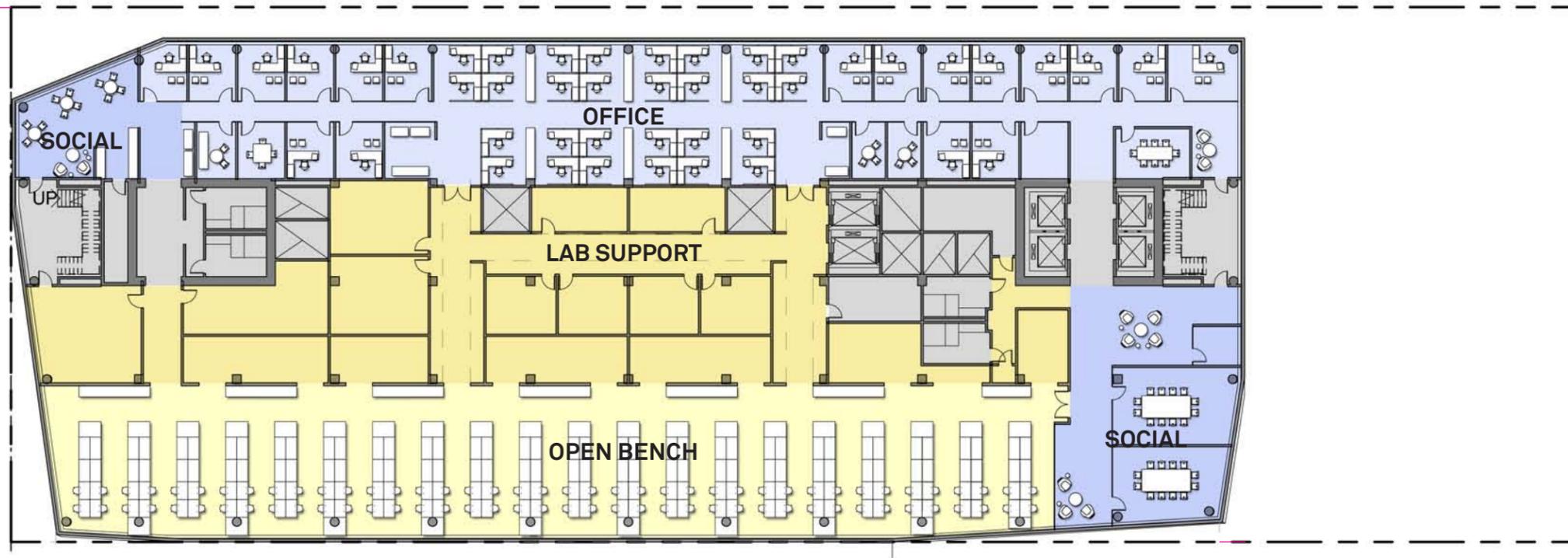
GROUND FLOOR





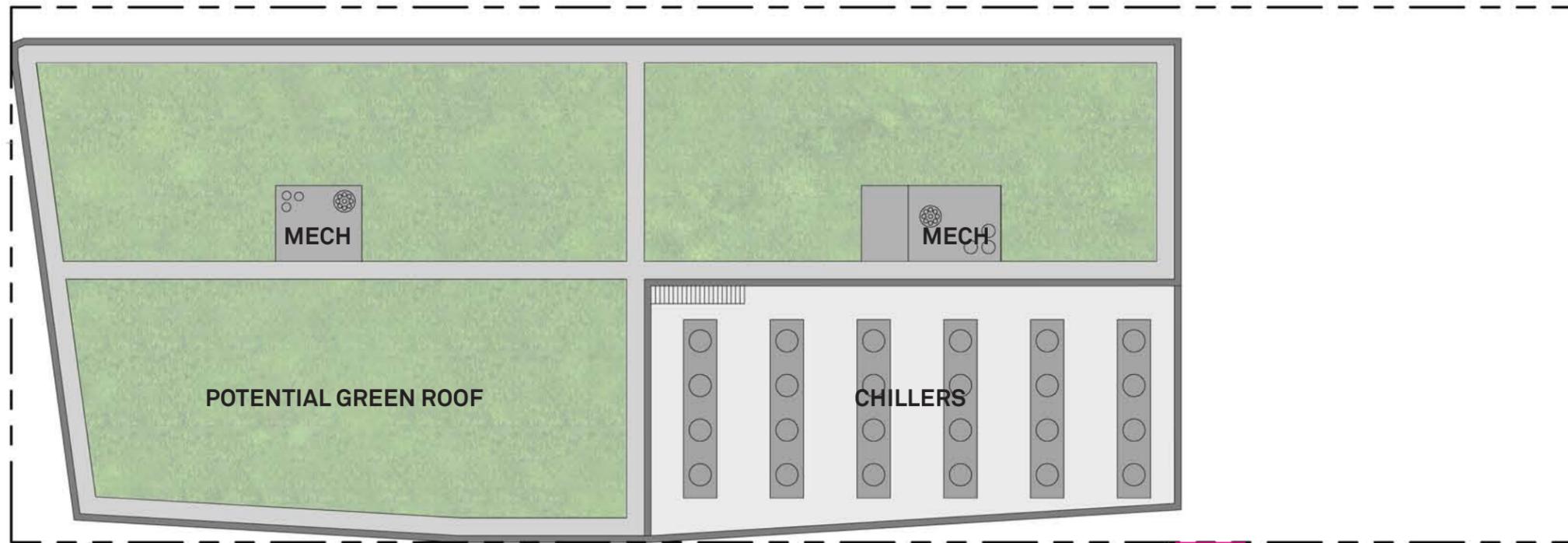
LEVEL 2





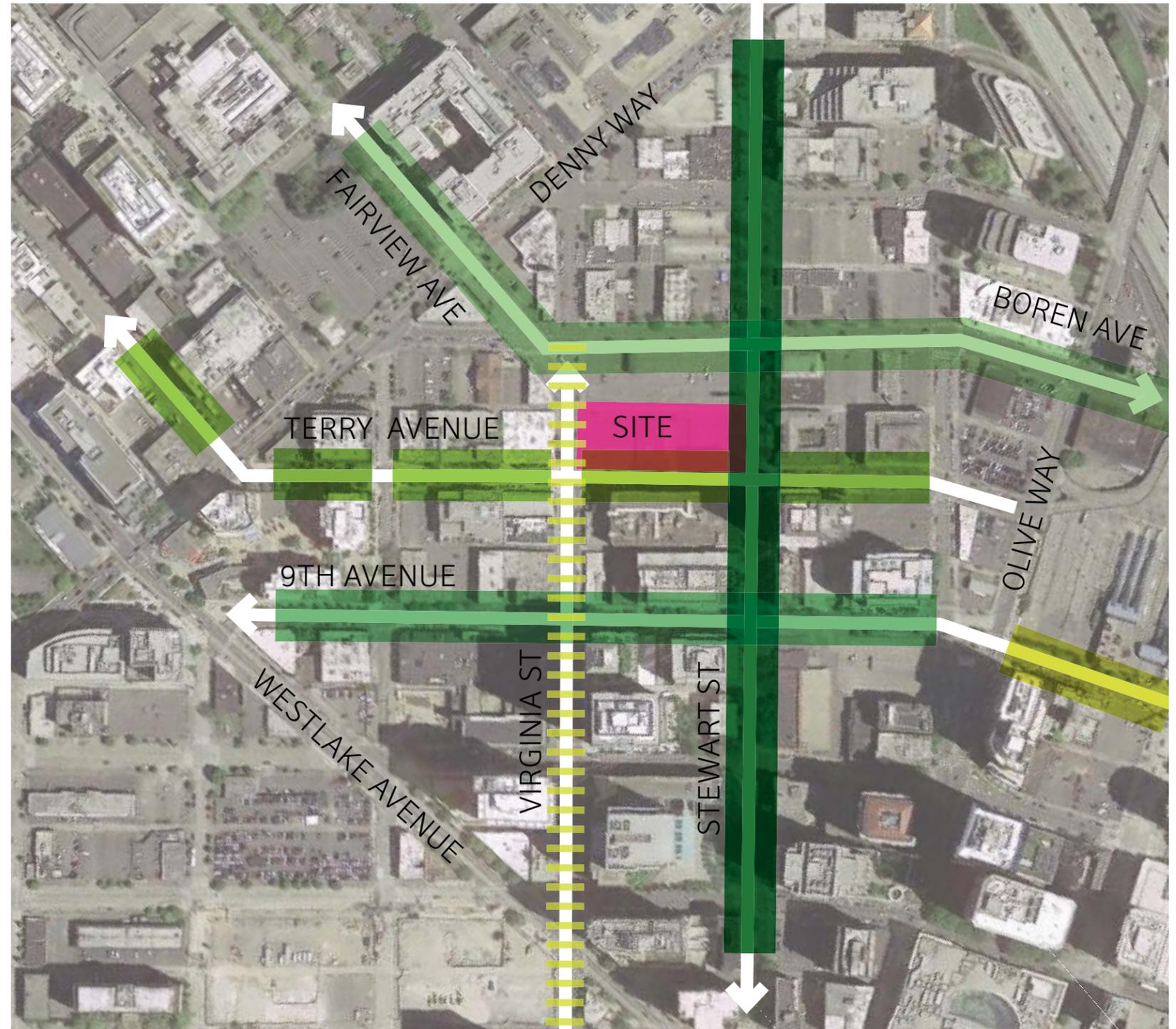
TYPICAL LAB (LEVEL 3 SHOWN)





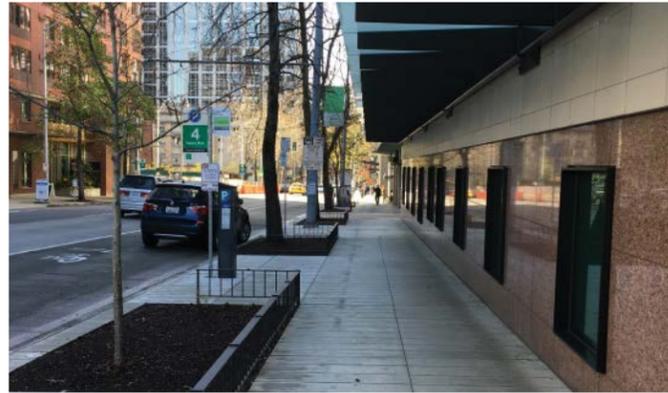
ROOF LEVEL

# 11 STREETScape EXPERIENCE: CONTEXT PLAN

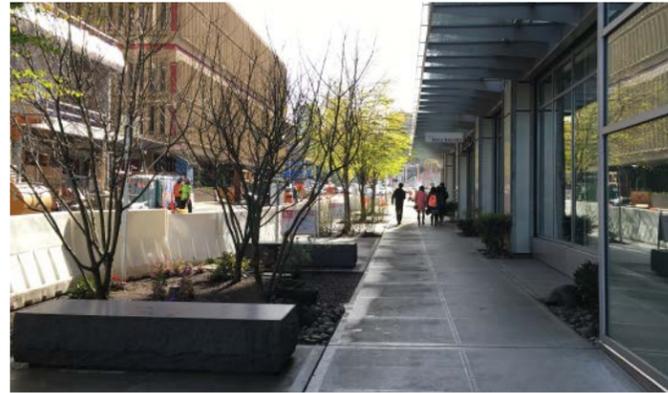


# 11 STREETScape EXPERIENCE: CONTEXT

**Stewart Street:**  
**Consistent Character**  
 TREES:  
 Liquidambar Trees (SDOT replacing with Red Oak)  
 FURNISHINGS:  
 Standard bike racks, no seating



**Terry Ave Green Street:**  
**Varied Character**  
 TREES:  
 Mix of Ash, Katsura, Dogwood, Honeylocust  
 FURNISHINGS:  
 Mixture of custom seating elements on each block, standard bike racks



Terry Ave, south of Stewart Street



Terry Ave, north of Virginia Street

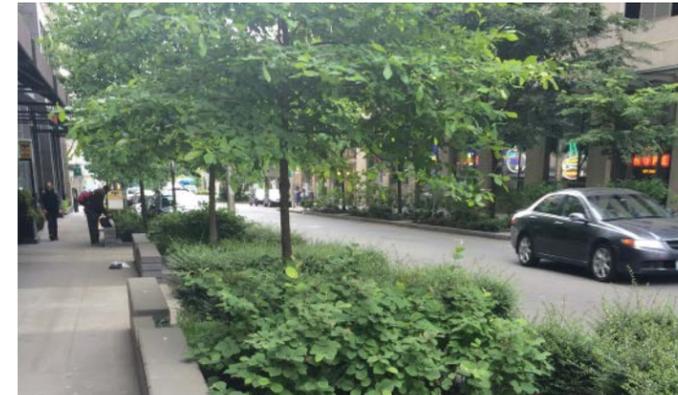
**Virginia Street:**  
**Inconsistent Character**  
 TREES:  
 Very few street trees, some existing  
 Maples  
 FURNISHINGS:  
 Narrow sidewalk, no seating elements



**Fairview - Boren Streets:**  
**Inconsistent character**  
 TREES:  
 Few street trees  
 FURNISHINGS:  
 Narrow sidewalk, few custom seating elements at new buildings



**9th Ave Green Street:**  
**Varied Character**  
 TREES:  
 Varied tree species  
 FURNISHINGS:  
 Varies, Custom seating per block



# 11 PUBLIC SPACE: LANDSCAPE AND STREETScape CHARACTER



## VIRGINIA STREET

- + clear sidewalks
  - + planting protection fences
  - + robust, native planting
  - + healthy urban environment
- (C-1, D-2.1, D-2.2, D-6)



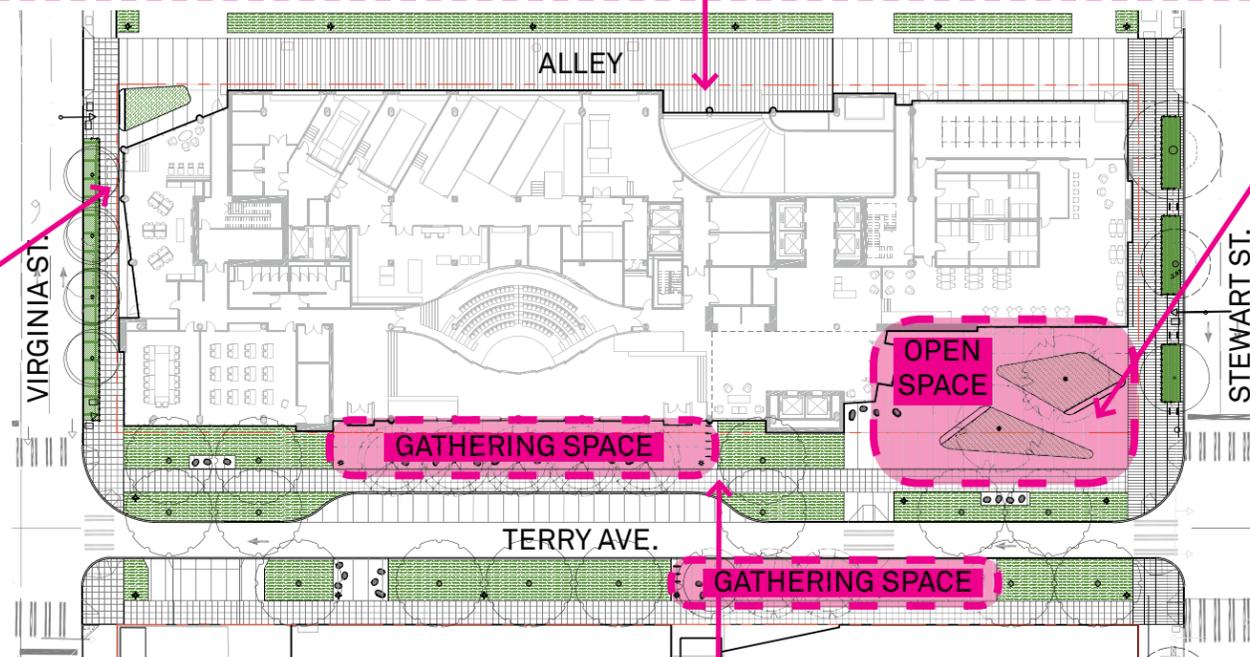
## PEDESTRIAN ALLEY

- + textured paving surface
  - + unique paving at alley entries
  - + planting along alley edge
  - + lighting
  - + visibility and access
- (D-2, D-6)



## STEWART STREET & OPEN SPACE

- + lush understory planting
  - + fixed & movable seating
  - + beautiful environment
  - + public Open Space
  - + building amenity
  - + special events and everyday use
  - + visibility and activity
- (D-1, D-2, D-3)



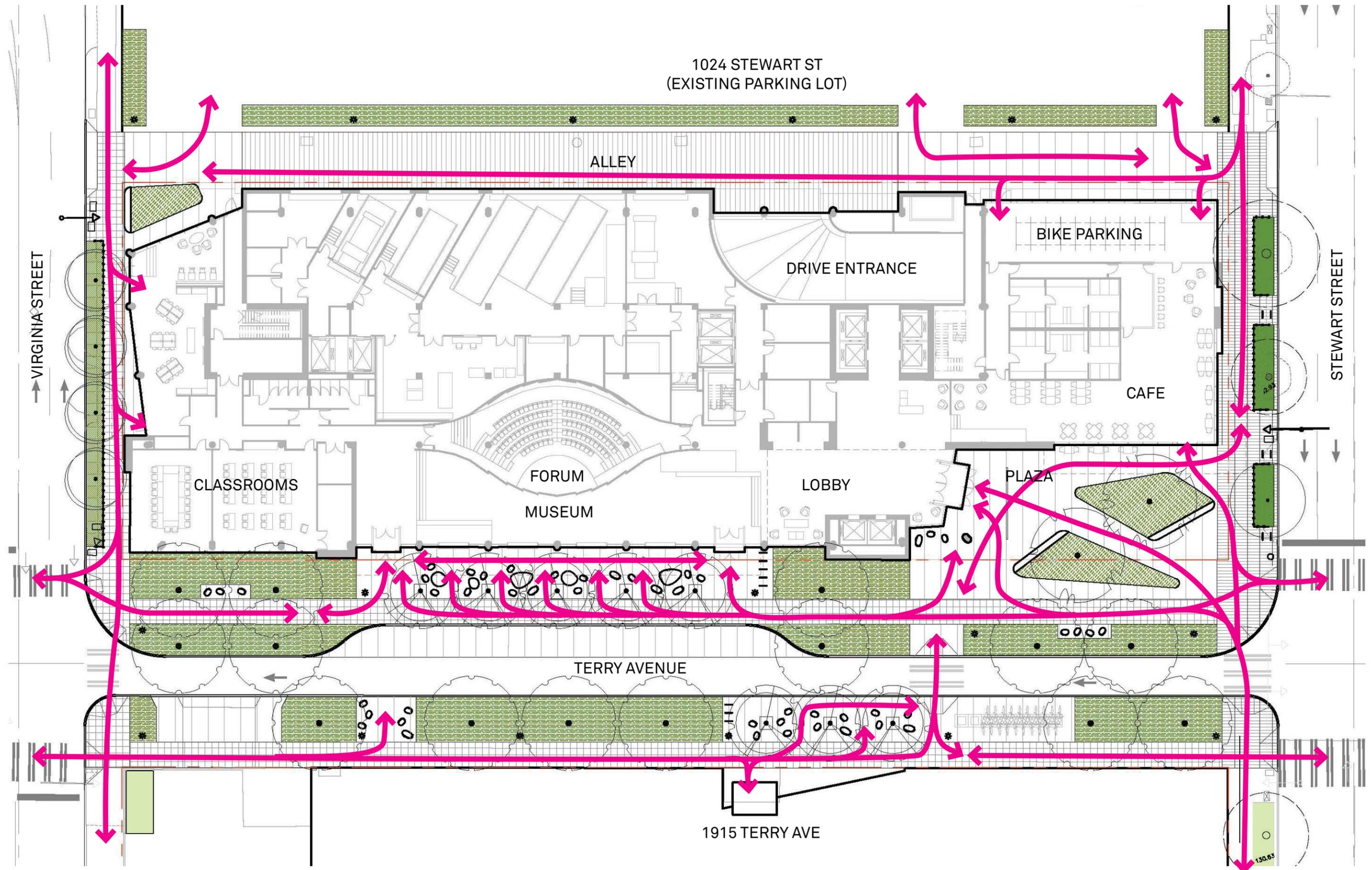
## TERRY AVE GREEN STREET

- + paved and planted areas
  - + multiple gathering spaces along path
  - + unique seating areas
  - + tree canopy
  - + bike parking
  - + comfortable pedestrian experience
  - + oasis in the urban environment
- (C-1, B-3.3, D-1, D-2, D-3, D-6)





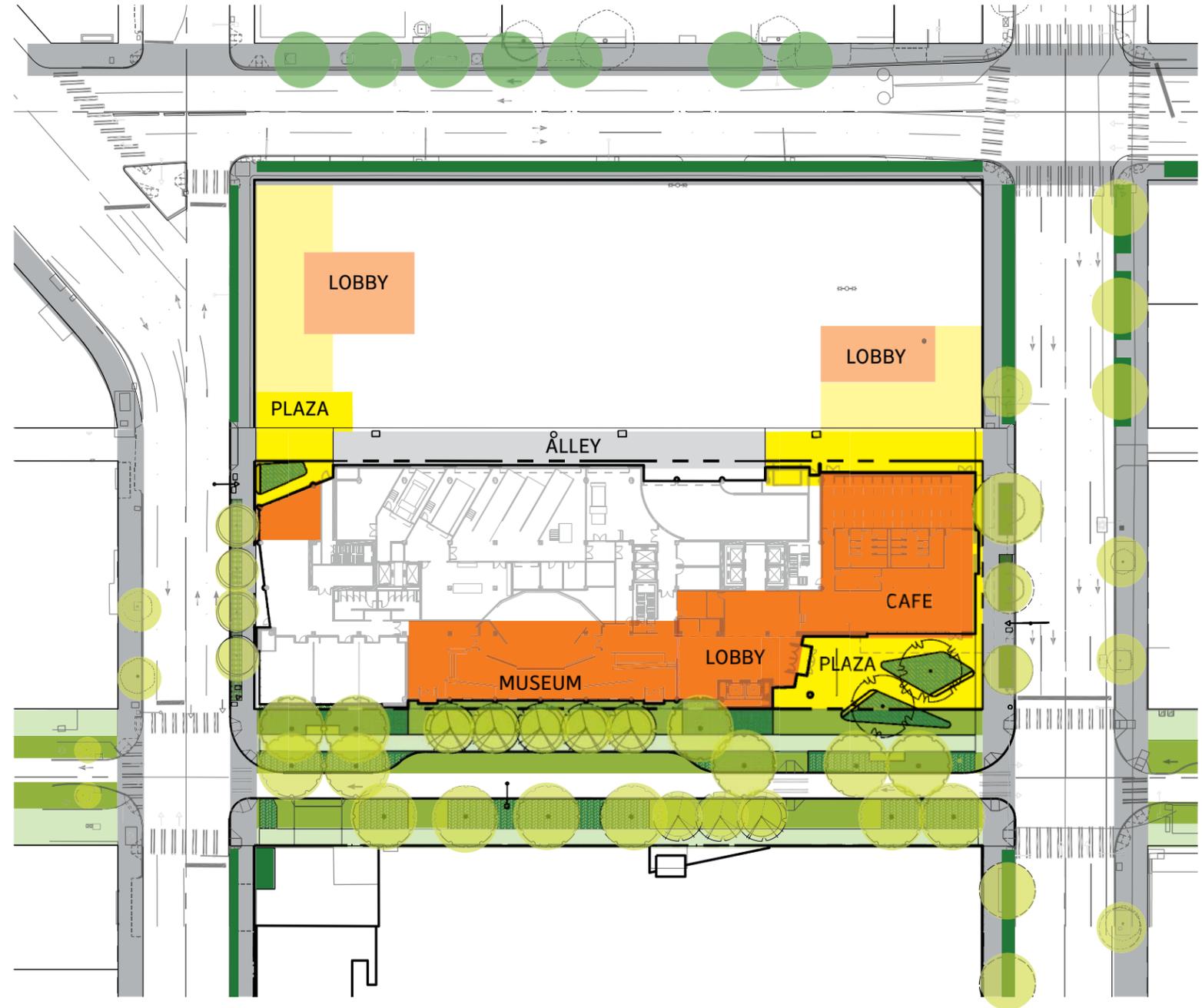
# 11 PUBLIC SPACE: COMPOSITE PEDESTRIAN CIRCULATION



# 11 PUBLIC SPACE: FUTURE CONNECTIONS

## FUTURE CONNECTIONS:

- + The Cafe forms the center of a public space that bridges the alley to the future SCRI building on the east.
- + Another plaza bookends the site on the north, creating clear entries to a future pedestrian-focused alley.



**BOARD GUIDANCE # 2A:**

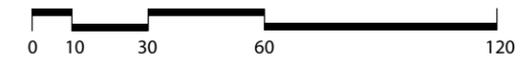
The Board strongly supported the location and proportion of the east plaza (and the usable deck above), but encouraged a more porous edge along Stewart than shown. The Board suggested more pedestrian ‘gaps’ along Stewart Street, with landscape pockets that retain the hardscape/planting ratio shown. The Board encouraged a ‘jump’ of the plaza across the alley to a future SCRI facility/entrance to the north and also requested detailed studies of integrated seating, lighting and other scale elements, including those that are specific to SCRI and give a distinct sense of place to the plaza. (D-1, D-3)

**APPLICANT RESPONSE:**

The plaza has been designed to have porous edges so access to the building entries is clear and fluid. Raised planters with integrated seating edges define the plaza circulation and create focused gathering spaces in the plaza. The design of the planters will be unique to the identity of SCRI. Movable cafe seating and unique site benches complement the integrated planter seating.

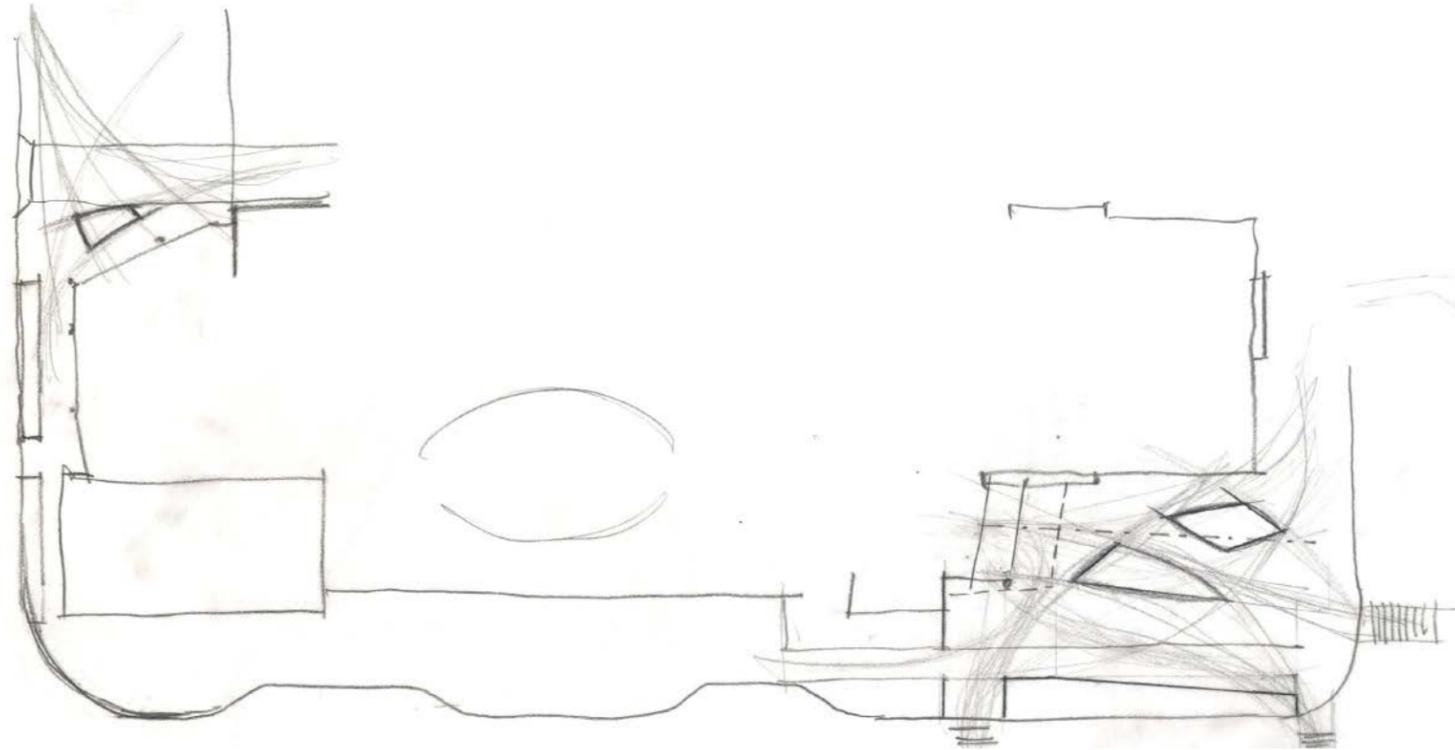


PLAN AT EDG FOR REFERENCE

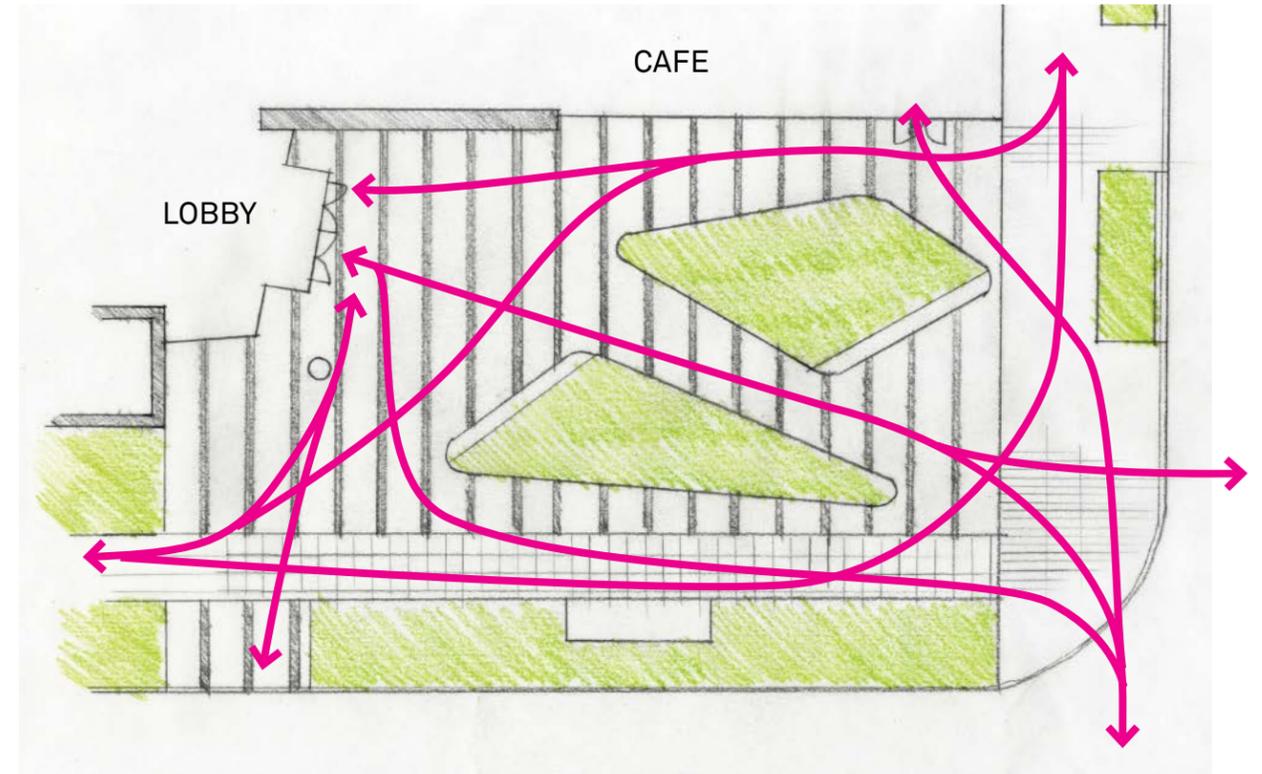


# 11 PLAZA DESIGN: CONCEPT

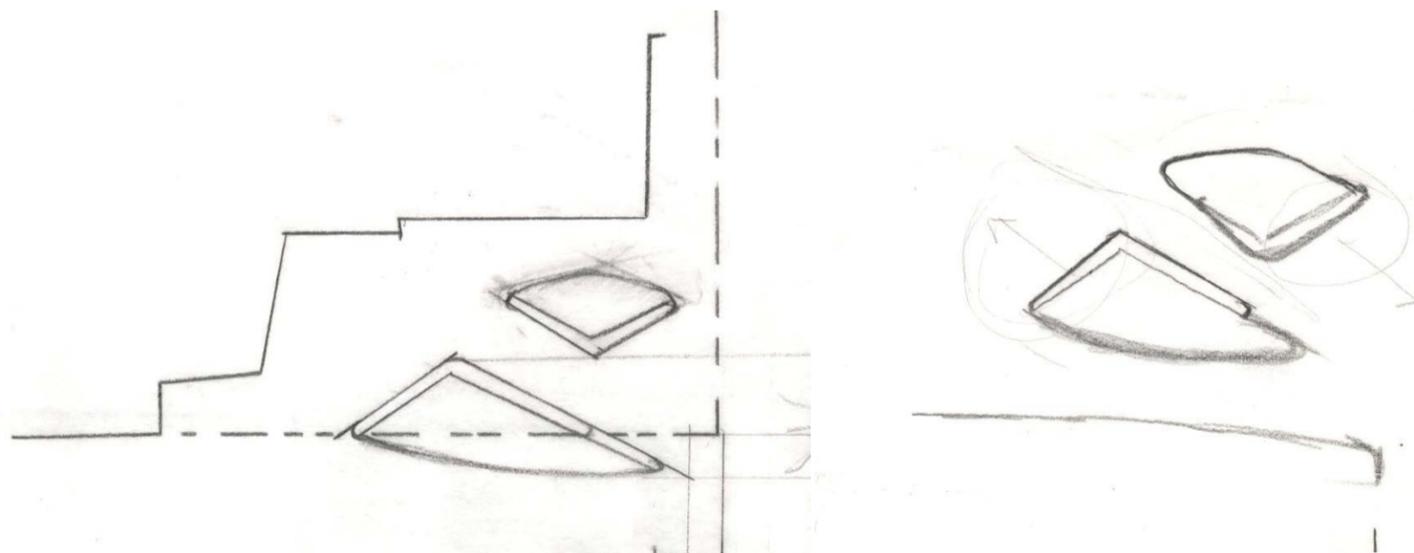
- + The forms of the plaza are unique to the site
- + Plaza components are shaped by movement patterns and sight lines to and from building and site entries



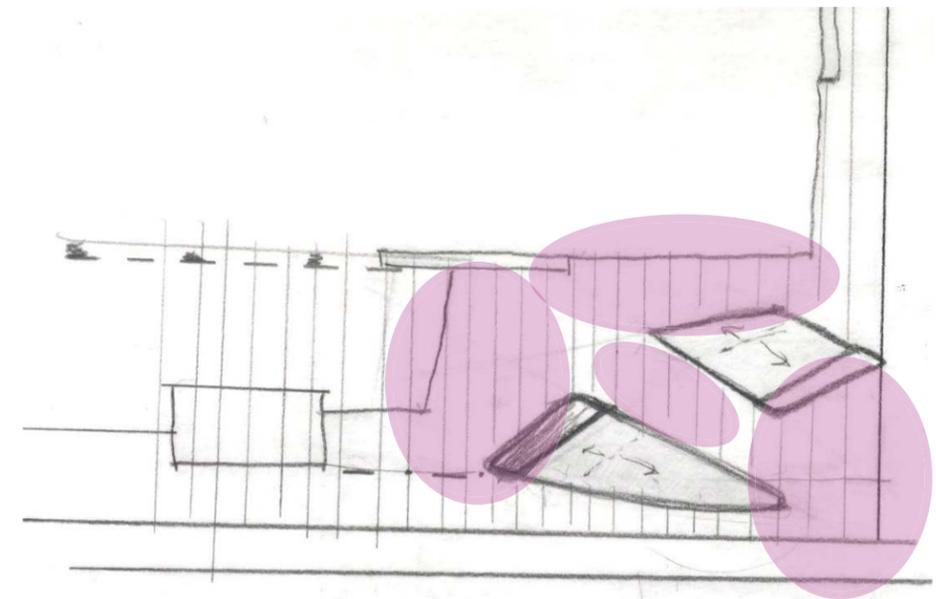
SITE CIRCULATION STUDY



PLAZA CIRCULATION PATTERNS

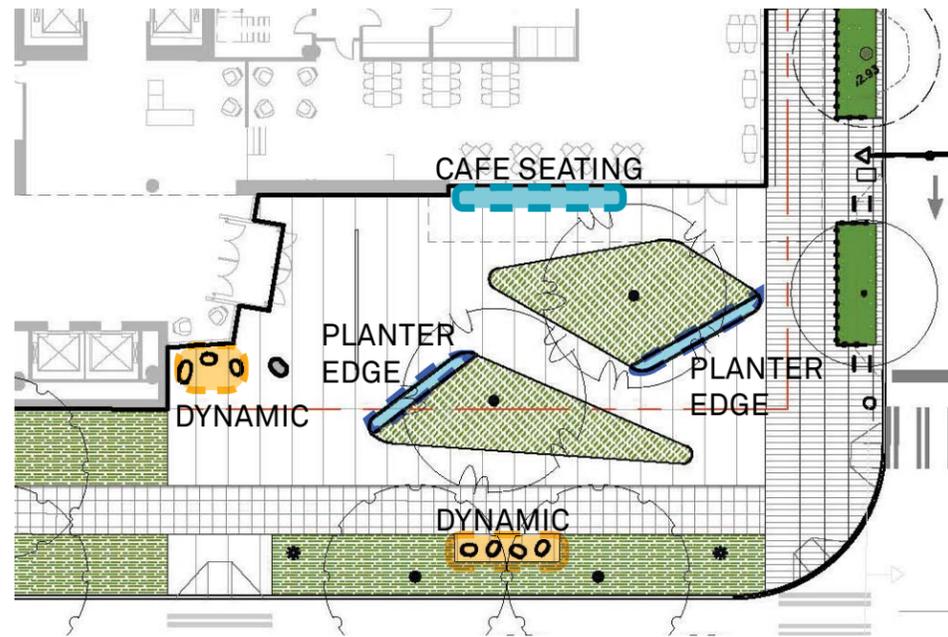


PLAZA FORM STUDIES



SPACES IN THE PLAZA

# 11 PLAZA DESIGN: SEATING TYPES



PLAZA SEATING TYPES



 INTEGRATED SEATING AT PLANTER EDGE



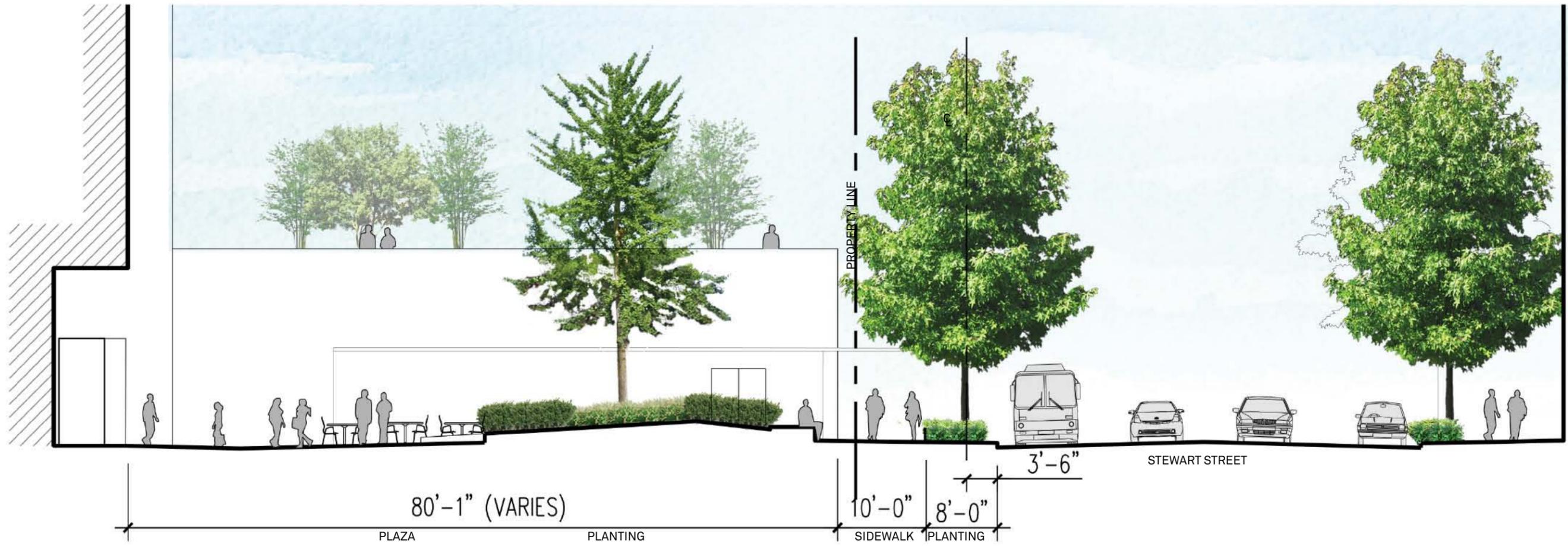
 CAFE SEATING



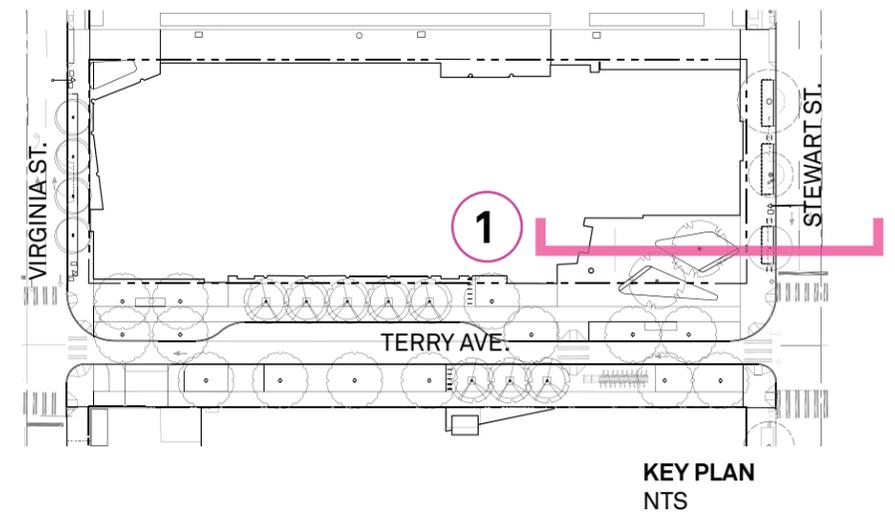
 DYNAMIC ROTATING SEATS



# 11 PLAZA DESIGN: VIGNETTE SECTION

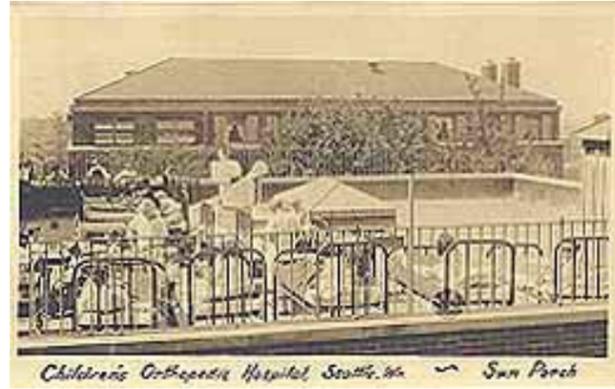


**1** STEWART STREET



KEY PLAN  
NTS

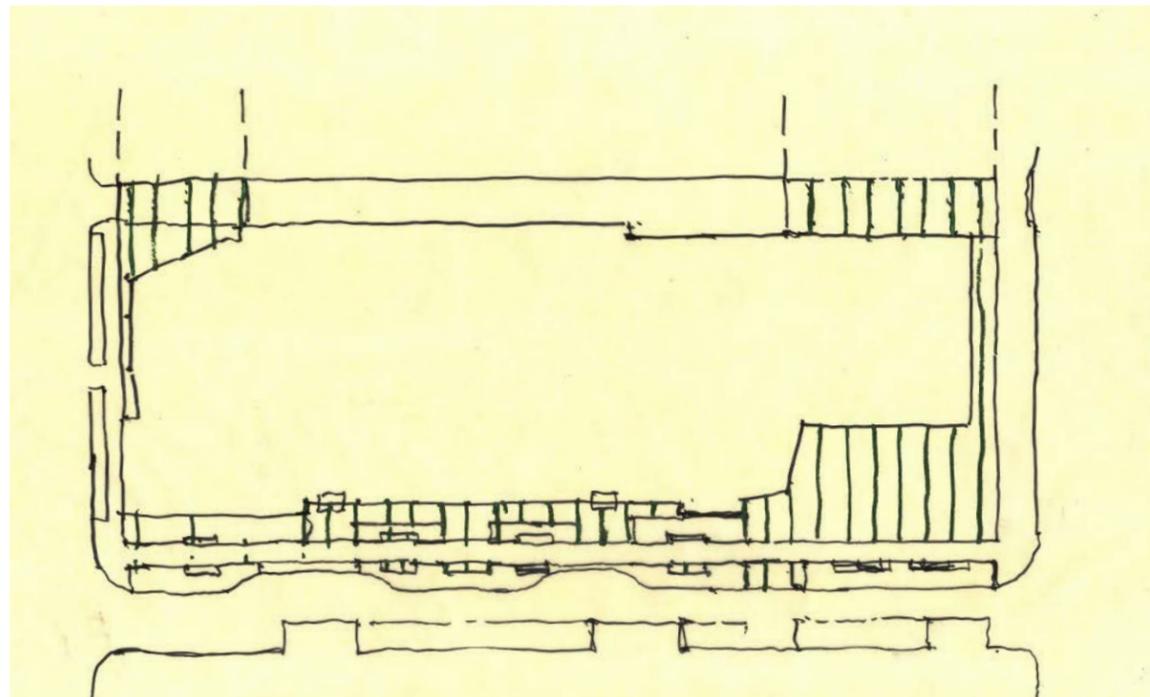
# 11 PLAZA DESIGN: GROUNDPLANE CONCEPT



SCRI: Historical "Fresh-Air Porch"



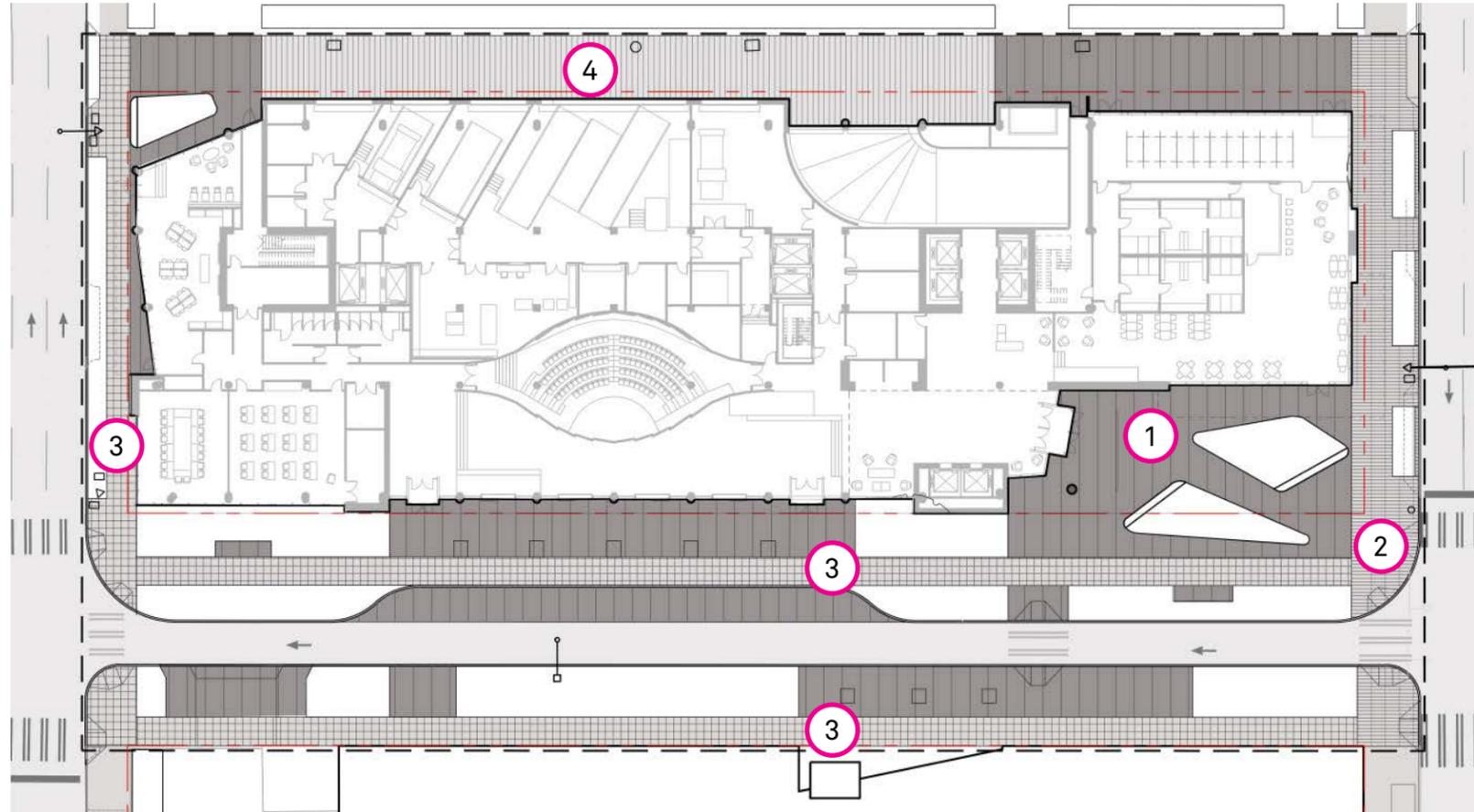
Historical Context: Denny re-grade created a taut plane of flat land



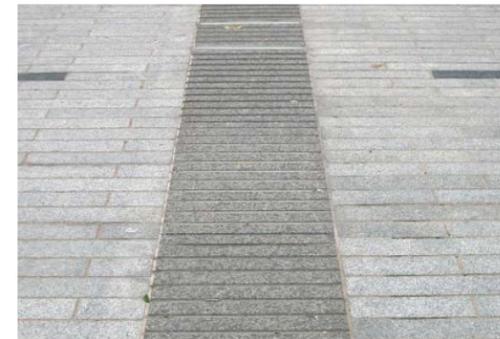
**SITE PAVING CONCEPT:**  
+ Taut, constructed ground plane marks the building entries and gathering spaces around the site



# 11 PLAZA DESIGN : SITE PAVING MATERIALS



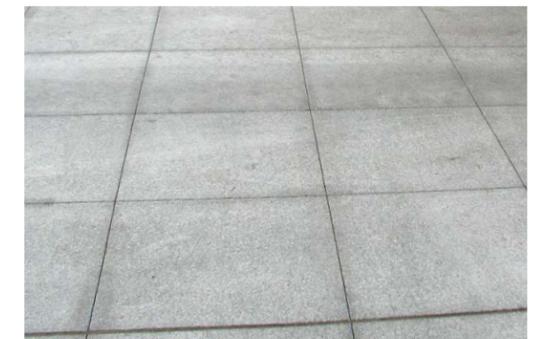
**1** SITE PAVING: Stone or concrete slabs with inset bands of contrasting, textured stone or concrete



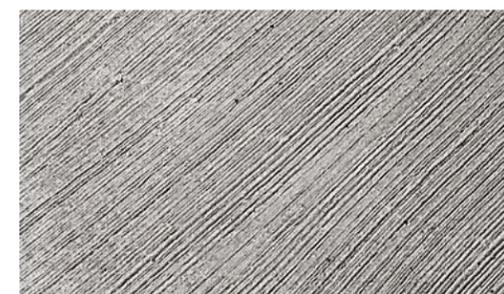
**2** STEWART SIDEWALK: Custom scored concrete



**3** VIRGINIA AND TERRY SIDEWALKS: City of Seattle Standard Concrete



**4** ALLEY: textured concrete



11 PLAZA DESIGN: PLANTING CHARACTER



*Polystichum munitum*, Sword Fern



*Taxus baccata cuspidata*, English Yew



*Hakonechloa macra 'All Gold'*, All Gold Japanese Forest Grass



*Erythronium oregonum*, White Fawn Lily



*Erythronium revolutum*, Pink Fawn Lily



## 11 PLAZA DESIGN: PLAZA TREE

TREE OF LIFE: *Ginkgo biloba*

Ginkgo Tree,

+ 50'-80' Mature height

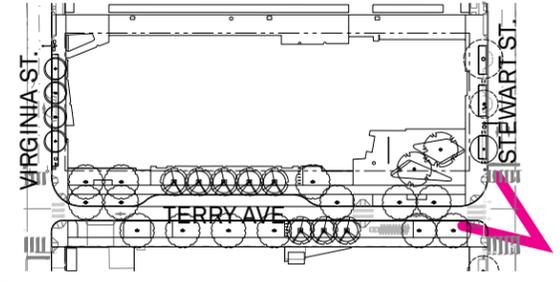
+ 30'-40' spread

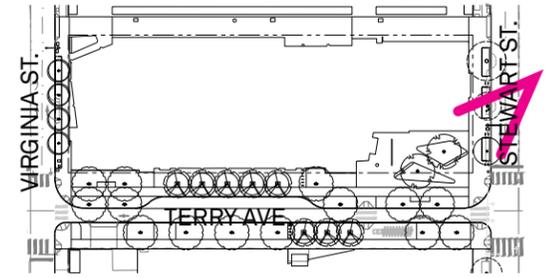
+ Yellow fall color

+ Only surviving member of a group of ancient plants believed to have inhabited the earth up to 150 million years ago

+ Flavonoids extracted from Ginkgo protect the nerves, heart muscle, blood vessels, and retina from damage. Terpenoids also extracted from Ginkgo improve blood flow.







## BOARD GUIDANCE # 2B:

The Board endorsed the basic lush character, species and planted proportion along the Green Street, as shown in the plans and sections. However, the Board agreed that the design reinforced only the linear sidewalk experience and did not fully engage or activate the adjacent building edge enough, especially at the mid-block.

The Board suggested the sidewalk ‘meander’ or split, and create memorable places-on-the-path; these should relate to the museum glazing/entries, integrate outdoor exhibits and other SCRI themes, and integrate lighting, seating and other amenity components. (B3.3, C-1, D-2, D-3)

## APPLICANT RESPONSE:

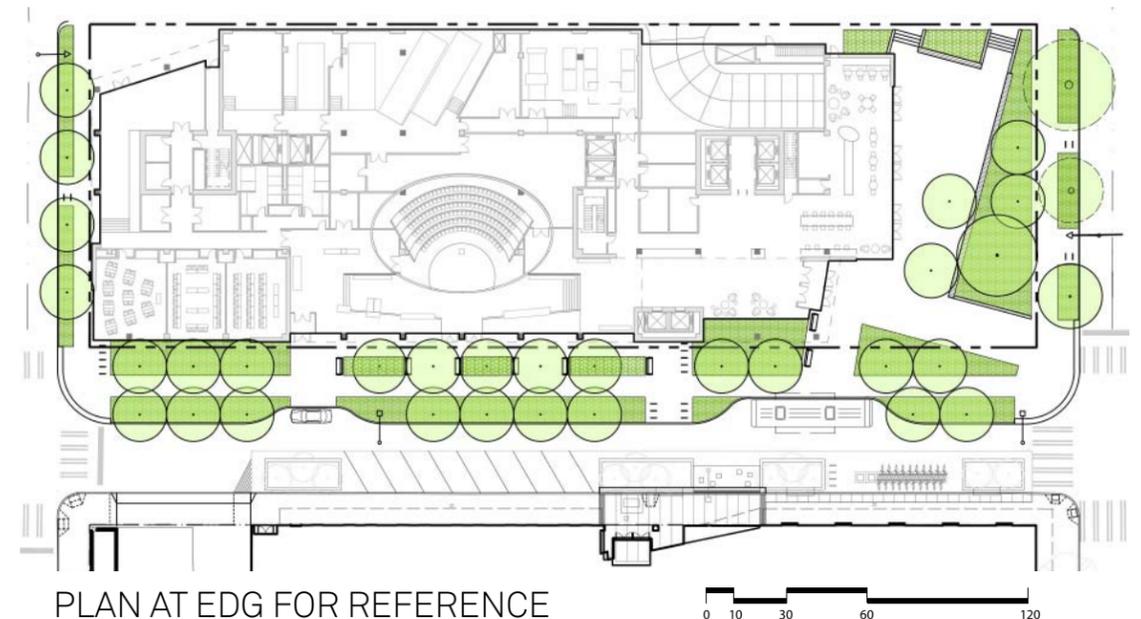
Terry Avenue streetscape has been designed to create a variety of places opening off the path on both sides of the street. Two main gathering spaces are framed by planting. On the east side of the street a gathering space is centered on the Museum facade. A combination of fixed, rotating benches and fixed sculptural benches that will be unique to SCRI provide seating and gathering spaces below the shade of flowering trees. On the west side of the street a gathering space with the same seating elements frames the entry to 1915 Terry and a mid-block crossing between the two buildings.

## BOARD GUIDANCE # 2C:

Complete Green Street Treatment: Considering that SCRI occupies the building across the Green Street, functional connections and streetscape continuity are highly probable and a comprehensive streetscape design for the full street is warranted. Rather than the interim parklet design, the Board requested a full-block streetscape design for a more complete evaluation of the proposed Green Street streetscape.

## APPLICANT RESPONSE:

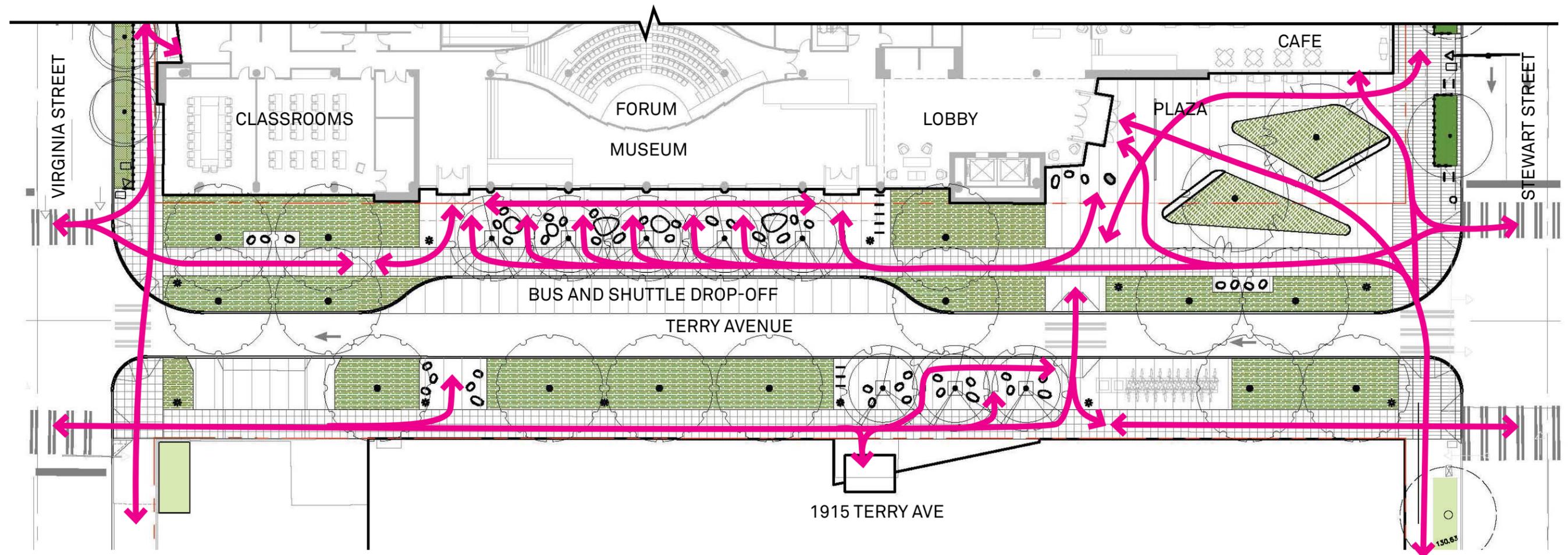
The full-block streetscape is now included as part of this project. The same types of paving, planting and furnishings will be used on both sides of the street.

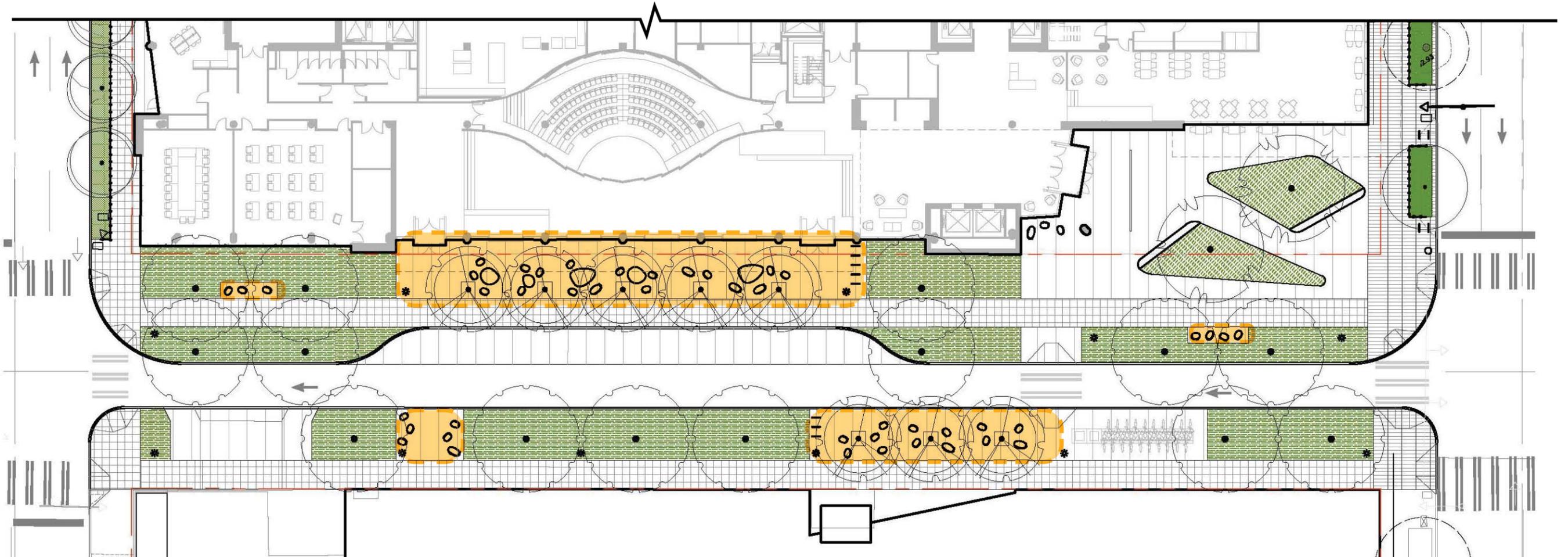


# 11 GREEN STREET: PEDESTRIAN CIRCULATION

## TERRY AVENUE - GREEN STREET

- + Lush understory planting on both sides of the sidewalk.
- + Tree canopy that complements adjacent Green Street blocks and enhances the character of the street
- + Gathering space in front of the Museum with integrated seating and flowering tree species
- + Gathering space in front of 1915 Terry with integrated seating and flowering tree species
- + Seating elements that are unique to this site
- + Bus and Shuttle drop-off integrated with gathering space





GREEN STREET MIXED SEATING:

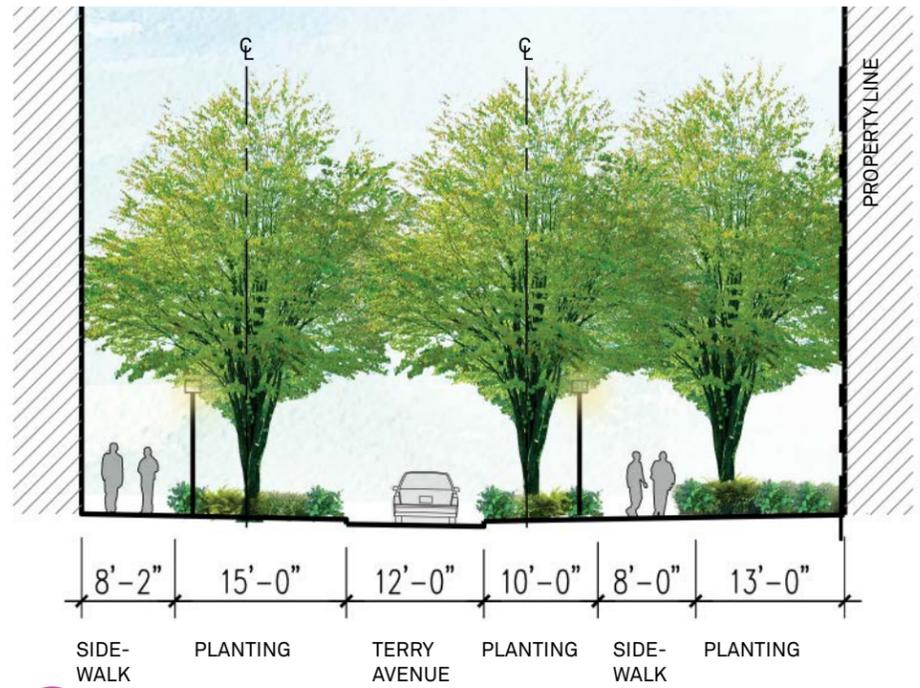
FIXED BENCHES



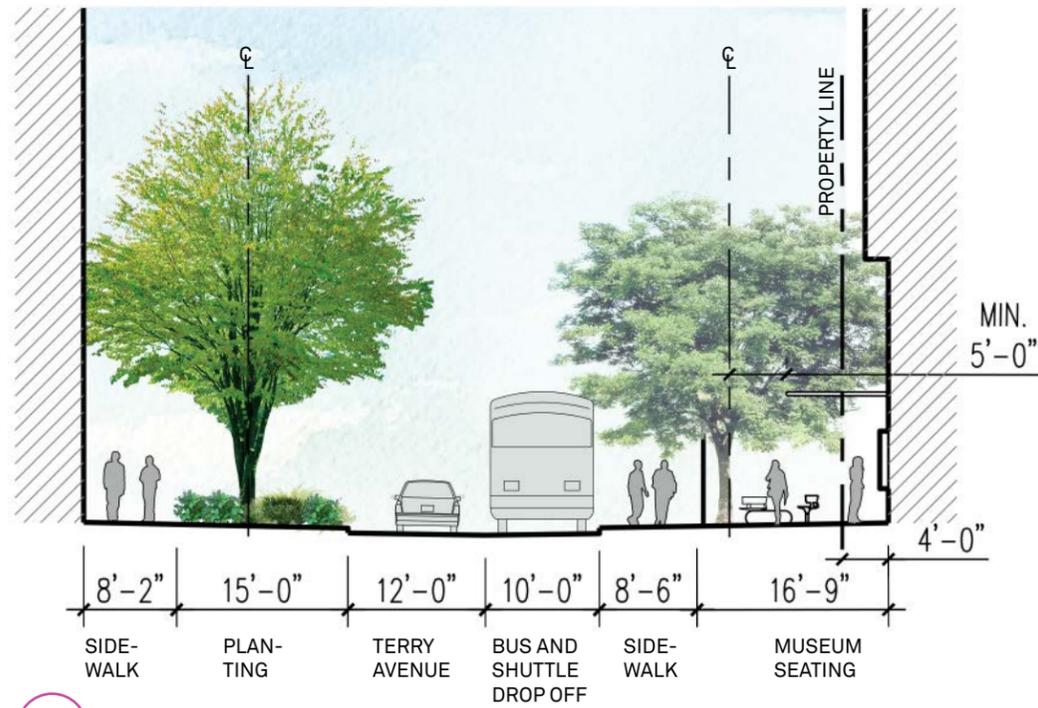
DYNAMIC ROTATING BENCHES



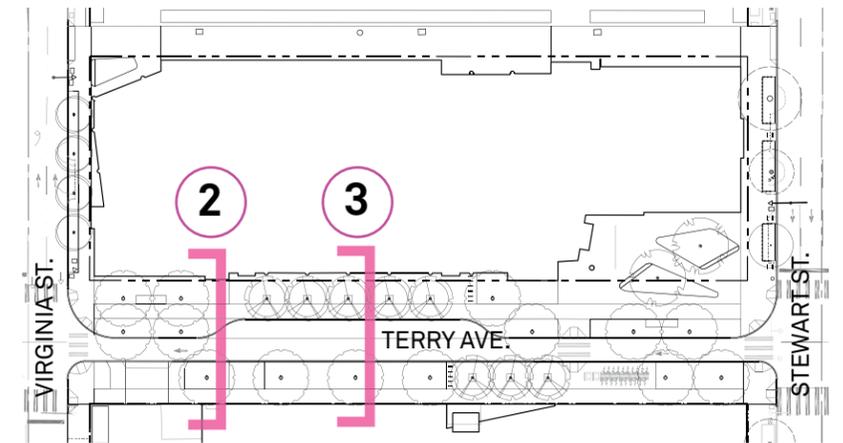
# 11 GREEN STREET : VIGNETTE SECTIONS



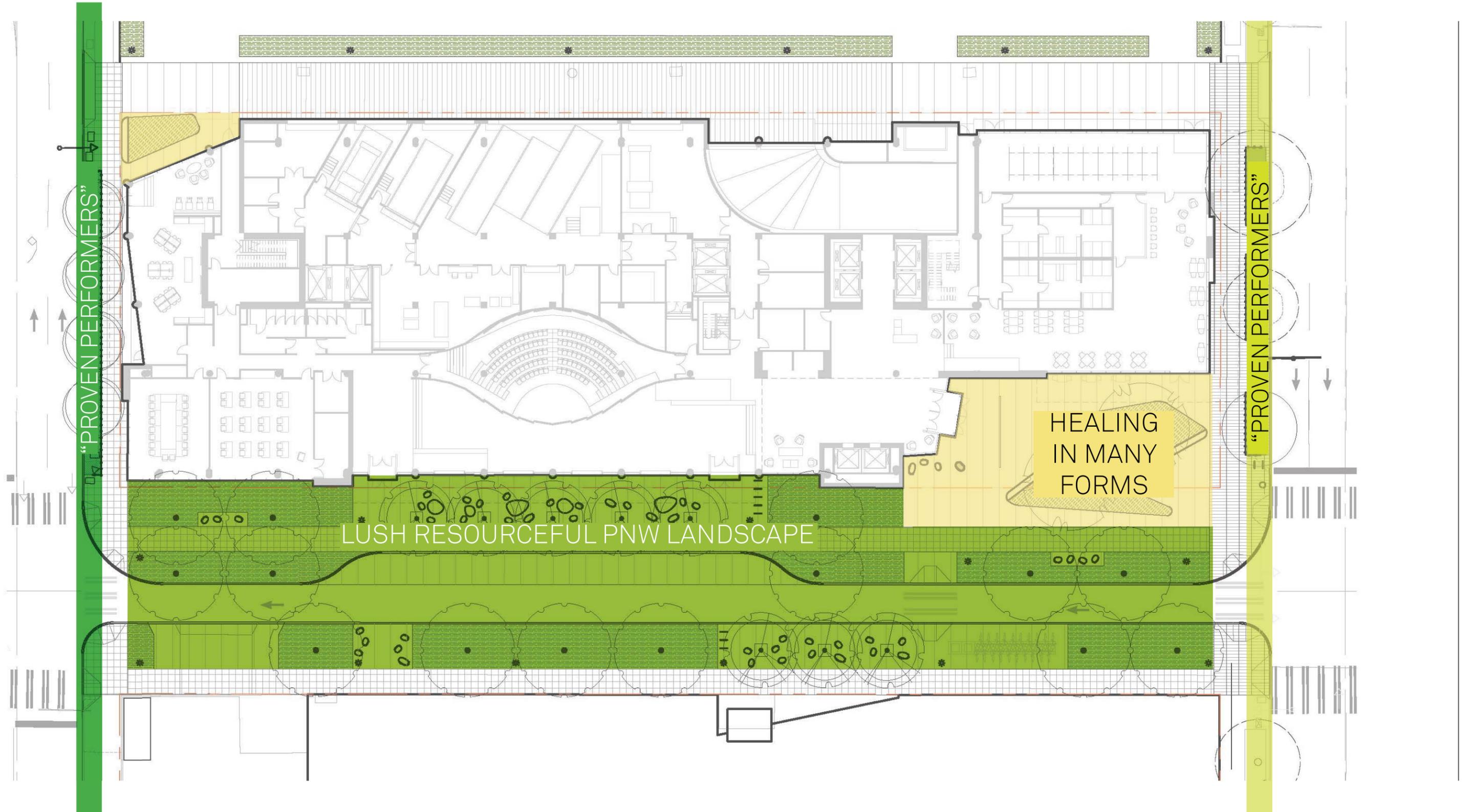
**2 TERRY AVENUE AT PLANTED FACADE**



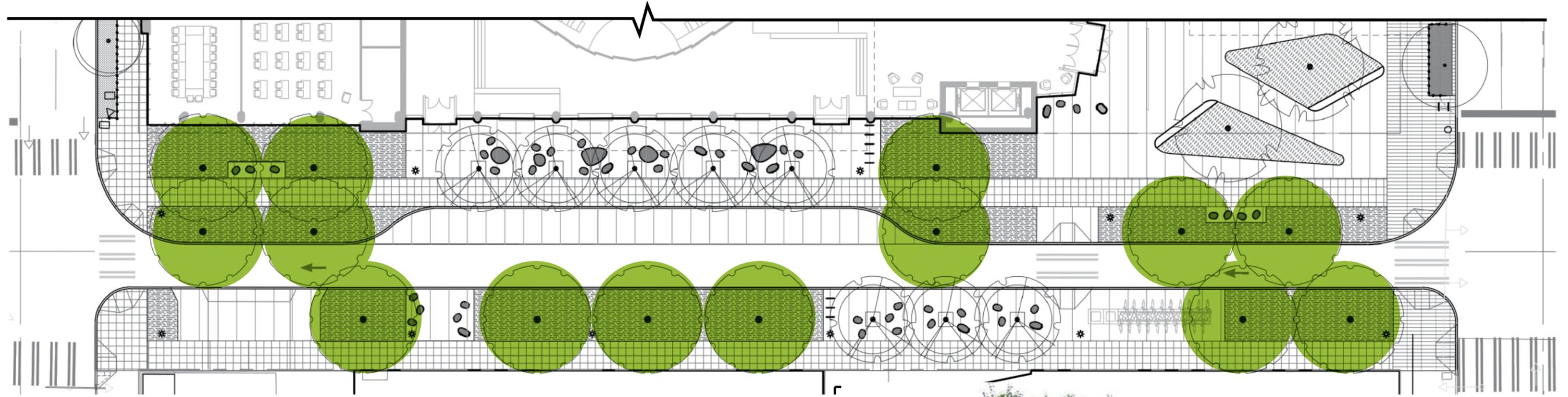
**3 TERRY AVENUE AT MUSEUM**



11 STREETScape EXPERIENCE : PLANTING CONCEPT



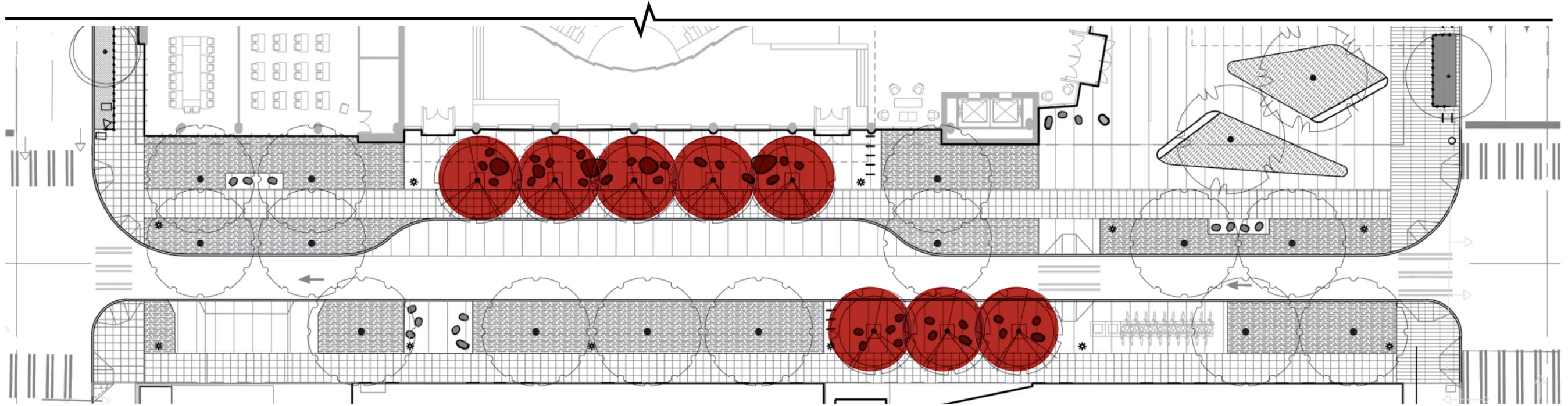
# 11 GREEN STREET: STREET TREES



**TERRY AVENUE TREE: *Cercidiphyllum japonicum***  
(Katsura Tree)  
+ 40' Mature height, 40' Spread  
+ Exists further south on Terry,  
+ Beautiful Red/Orange Fall Color  
+ Fragrant in fall



## 11 GREEN STREET: STREET TREES



### FLOWERING ACCENT TREE: *Oxydendron arboreum* (Sourwood)

- + 20-30' Height.
- + Brilliant red, maroon, & yellow fall foliage color, late-summer flowers.
- + Flowers have a slight fragrance



11 GREEN STREET : TERRY AVENUE SEASONAL INTEREST

Spring

Summer

Fall

Winter

*Cercidiphyllum japonicum* (Katsura)



*Oxydendron arboreum* (Sourwood)



*Mahonia nervosa* (Oregon Grape)



*Gaultheria shallon* (Salal)



*Polystichum munitum* (Sword Fern)



*Athyrium filix-femina* (Lady Fern)



*Tiarella trifoliata* (Foamflower)



*Philadelphus lewisii* (Mock Orange)



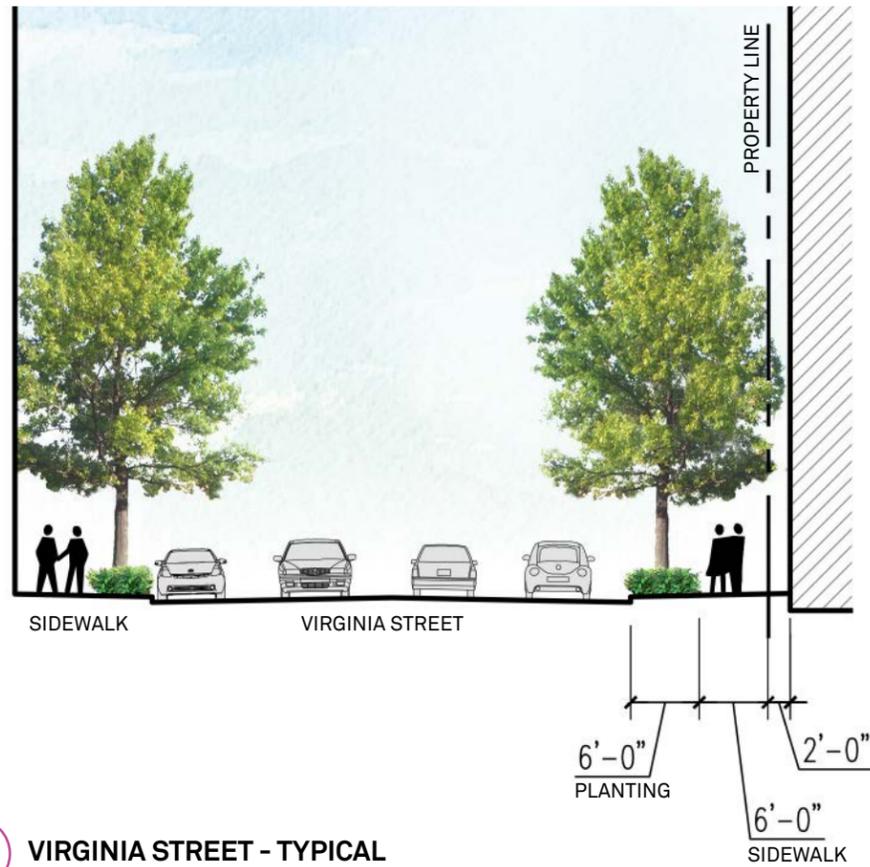
*Arunus dioicus* (Goatsbeard)



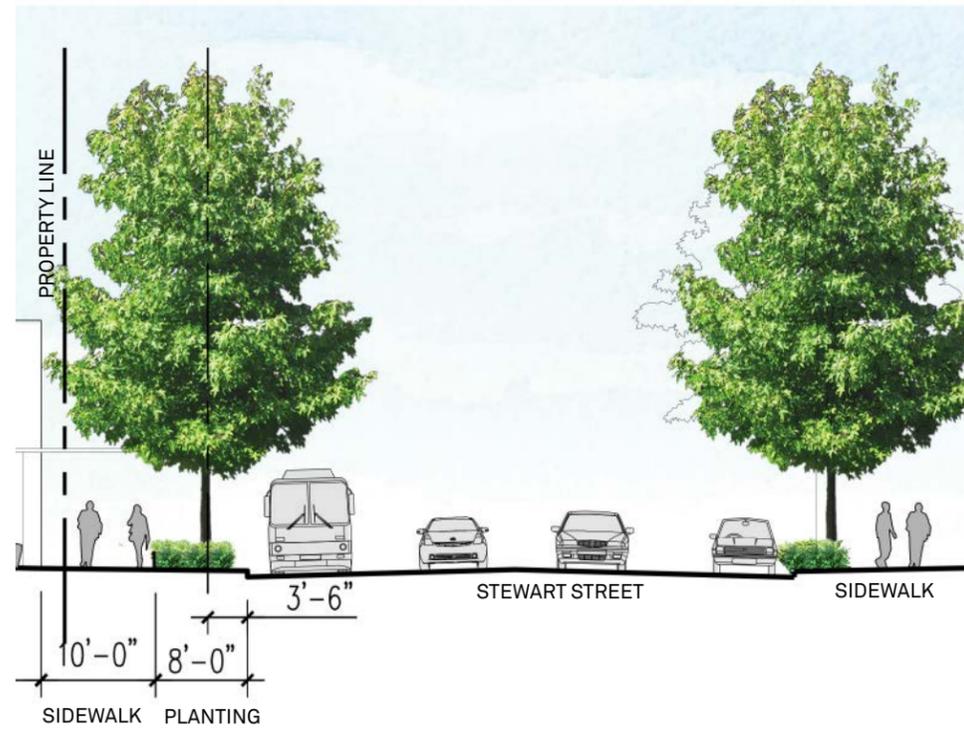
*Anemone tomentosa* 'Robustissima'  
*Anemone* 'Honorine Jobert'



# 11 STREETScape EXPERIENCE: VIRGINIA AND STEWART VIGNETTE SECTIONS

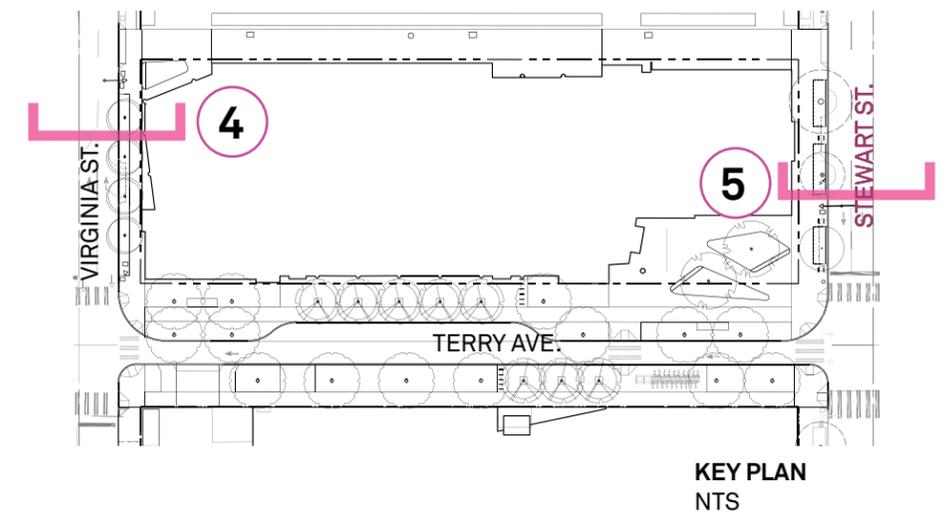


**4** VIRGINIA STREET - TYPICAL



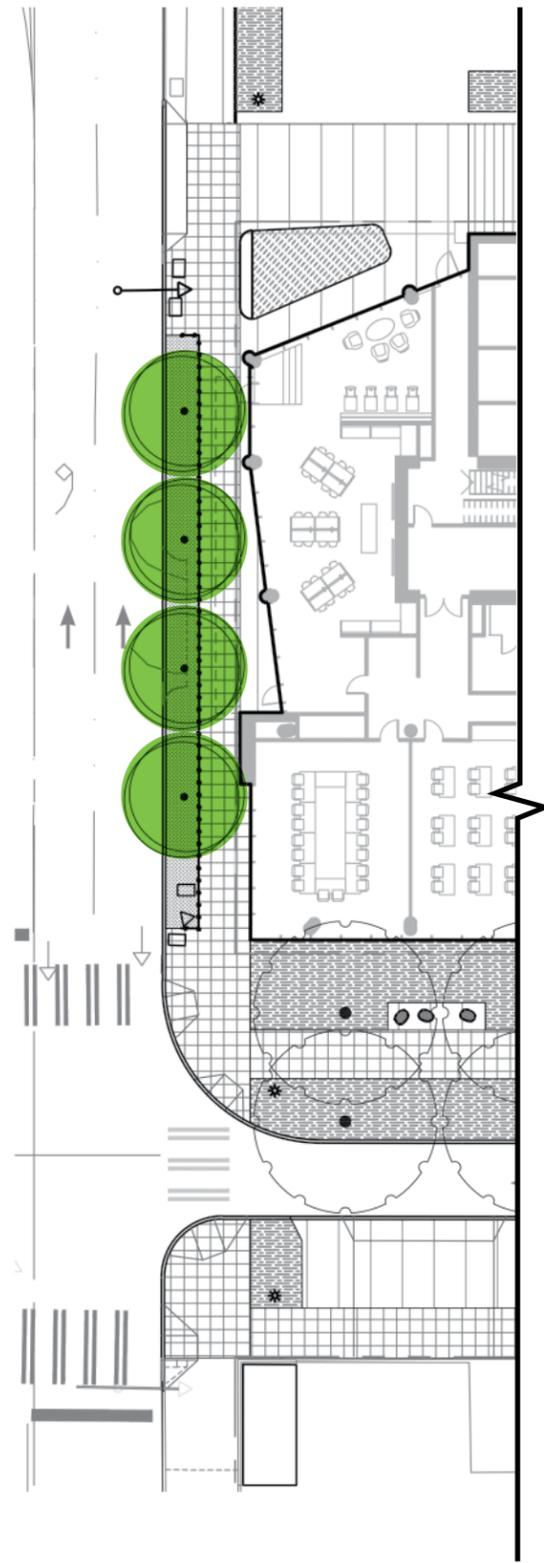
**5** STEWART STREET - TYPICAL

- VIRGINIA STREET & STEWART STREET:**
- + Street tree species maintain continuity with adjacent city street trees
  - + Generous planted pedestrian buffer between the sidewalk and the curb
  - + Standard street furniture that fits into context

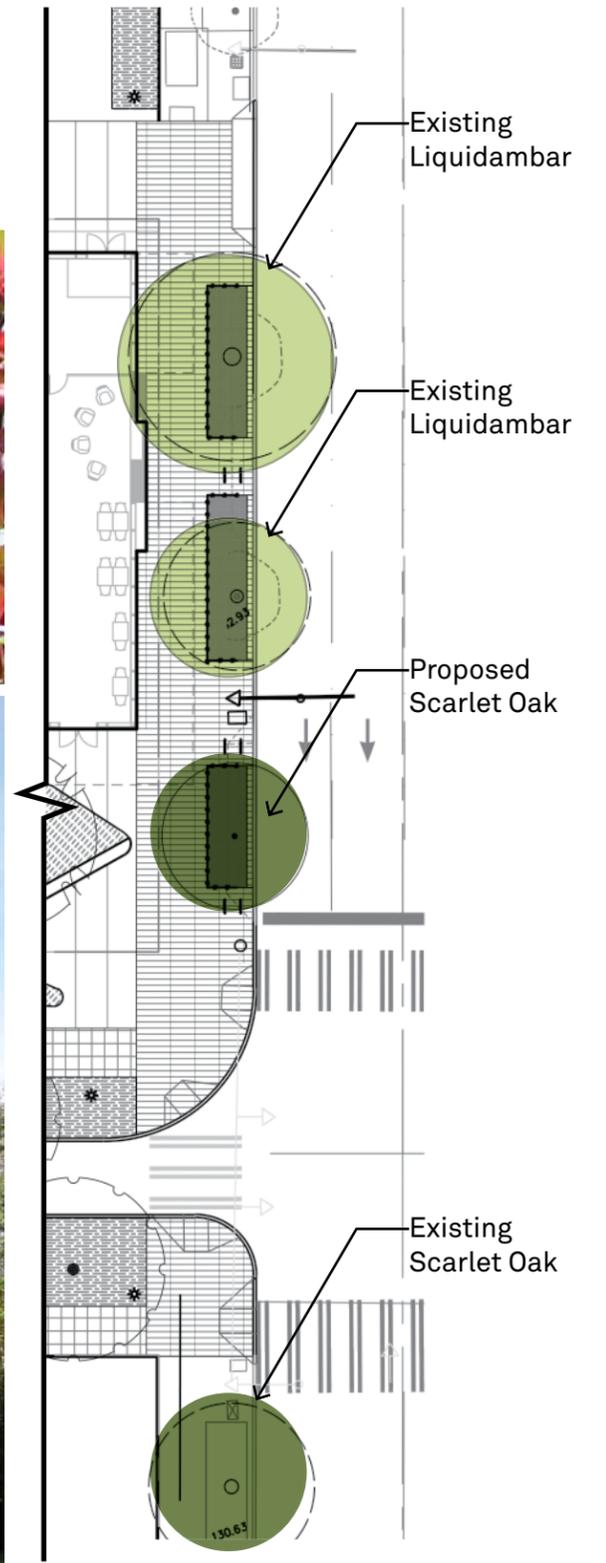


# 11 STREETScape EXPERIENCE: STREET TREES

**VIRGINIA STREET TREE:** *Acer rubrum*,  
 'Armstrong' Red Armstrong Maple  
 + 50' Height,  
 + 15-25' Spread, columnar  
 + Other maples along Virginia Street



**STEWART STREET TREE:** *Quercus coccinea*,  
 Scarlet Oak  
 + Species selected by SDOT to replace Liquidambar  
 + Red Fall color



# 11 STREETScape EXPERIENCE: VIRGINIA AND STEWART UNDERSTORY PLANTING

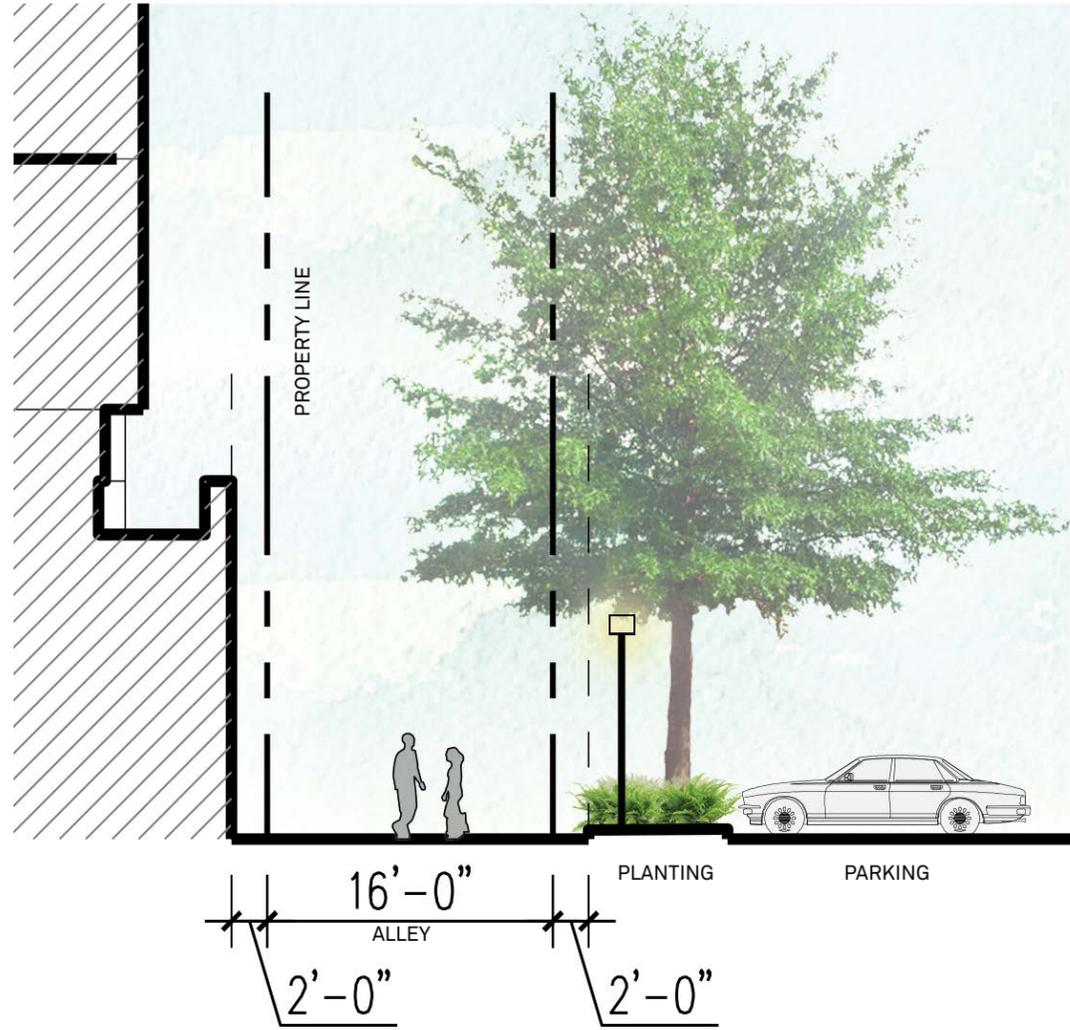
Virginia Street Streetscape Planting- Proven Performer Streetscape Plants with Seasonal Interest

	Spring	Summer	Fall	Winter
<i>Gaultheria shallon</i> (Salal)				
<i>Fragaria chiloensis</i> (Beach Strawberry)				

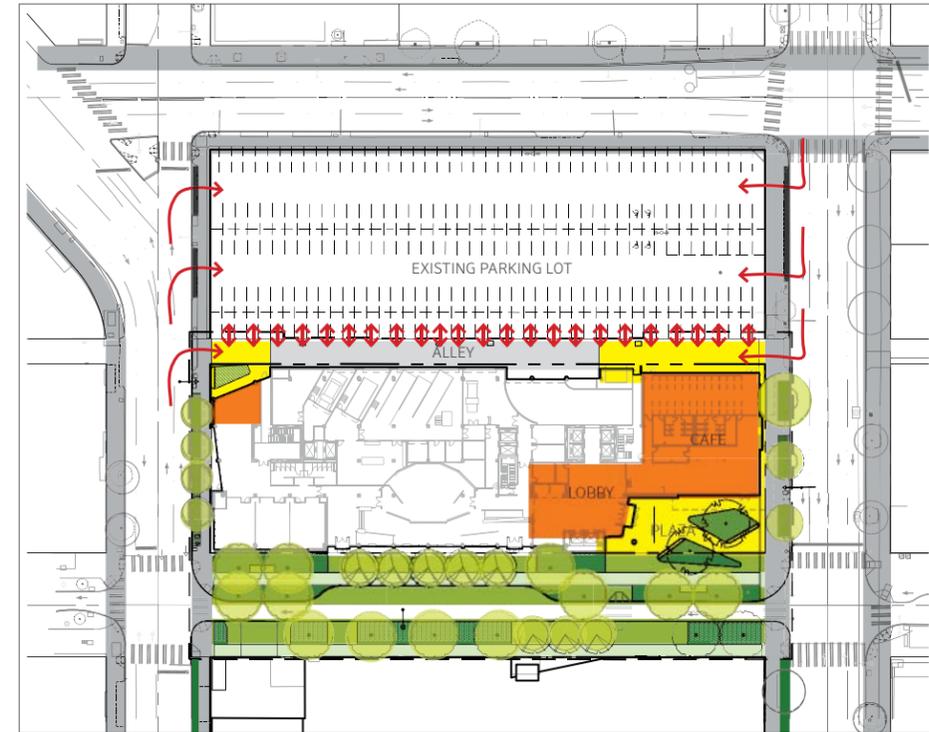
Stewart Street Streetscape Planting- Proven Performer Streetscape Plants with Seasonal Interest

	Spring	Summer	Fall	Winter
<i>Cornus sericea</i> 'Arctic Fire' (Kelsey's Dwarf Red-twigged Dogwood)				
<i>Arctostaphylos uva-ursi</i> (Kinnikinnick)				
<i>Fragaria chiloensis</i> (Beach Strawberry)				

# 11 STREETScape EXPERIENCE: ALLEY TREATMENT



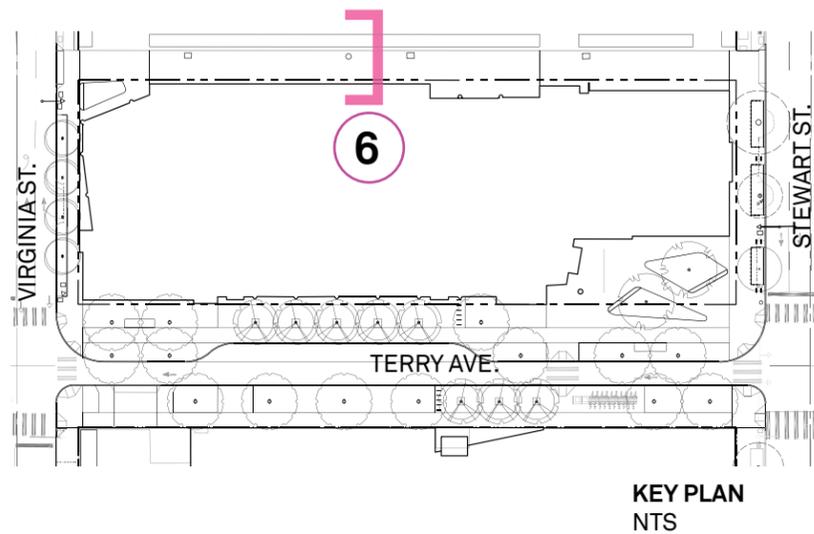
CURRENT PARKING ACCESS:



TREAT PARKING LOT EDGES

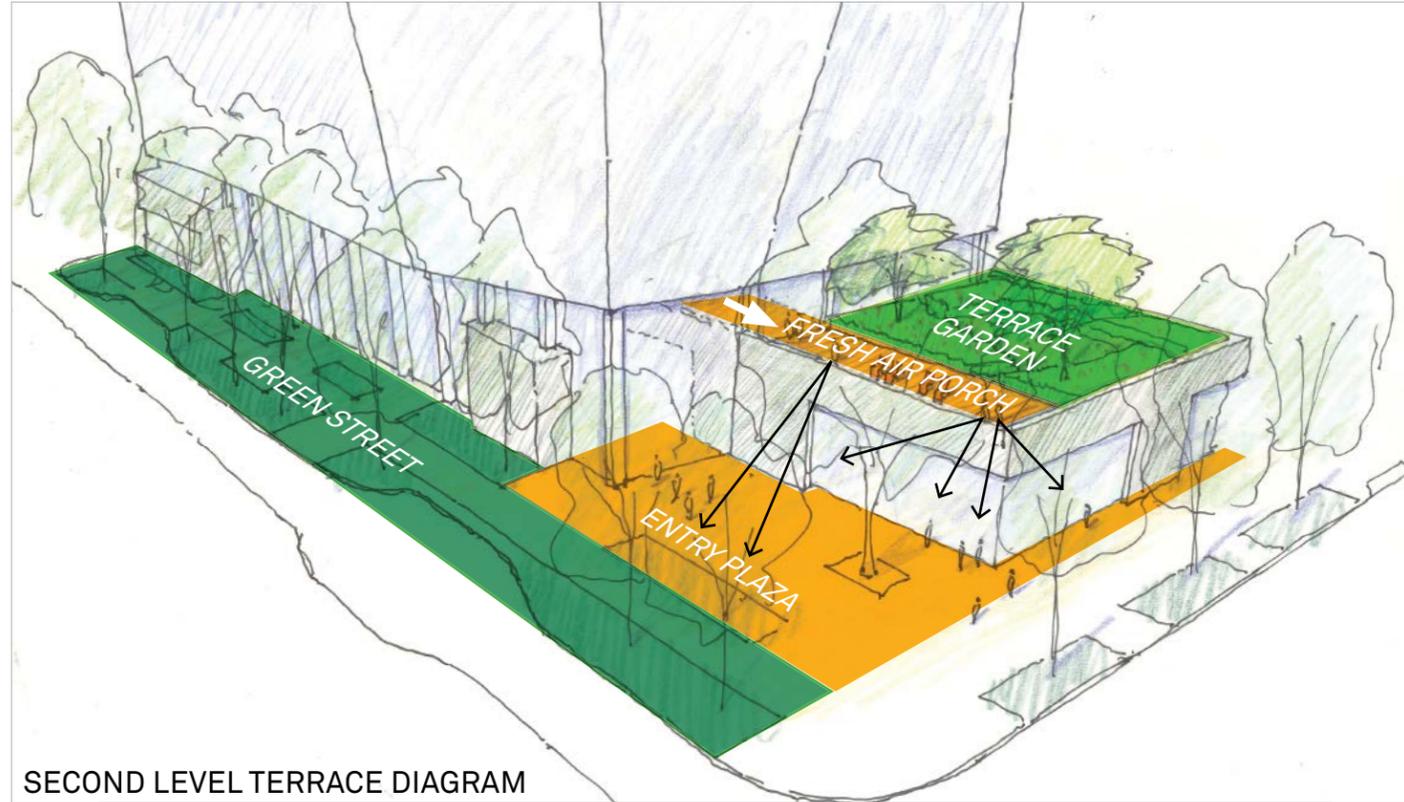
- Surround all edges of parking lot with planting and trees
  - Shift parking striping so only one row is removed
  - Removes about 45 parking spaces
  - Pedestrian lighting could go along alley
  - Pedestrian lighting could go along alley
- FUTURE DESIGN INTENT FOR ALLEY EDGE AND PARKING ACCESS:**

## 6 INTERIM ALLEY TREATMENT

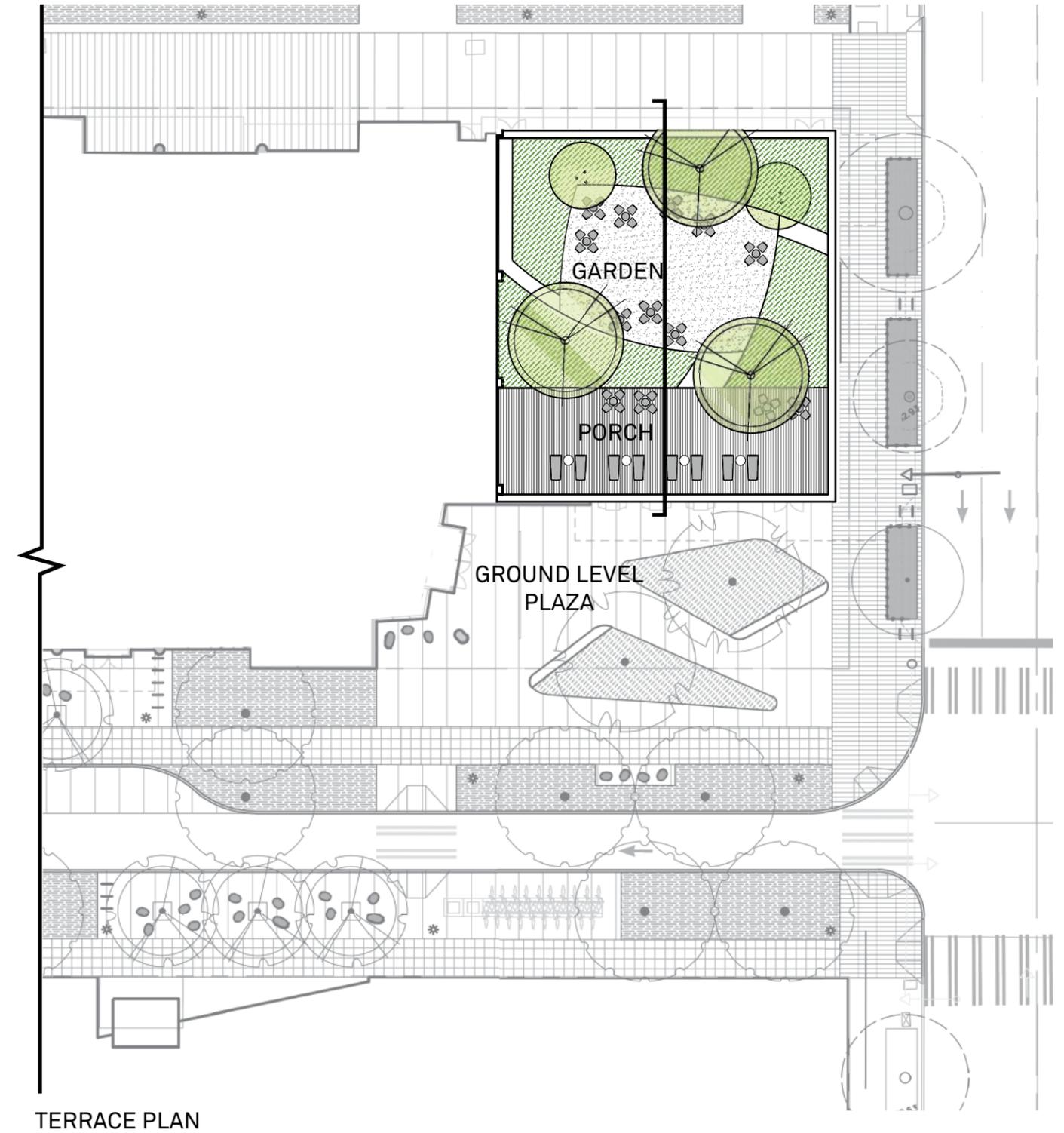


# 11 SECOND LEVEL TERRACE: DIAGRAM AND PLAN

- + At the 2nd level of the building the character of the interior common space pulls out to form a west-facing 'Fresh Air Porch' on the 2nd level.
- + This 'Fresh Air Porch' engages with the plaza below and focuses views towards the west down Stewart Street.
- + The eastern portion of the 2nd Level Terrace is a more intimate, inward-focused garden gathering space.



## TERRACE CHARACTER REFERENCE IMAGES

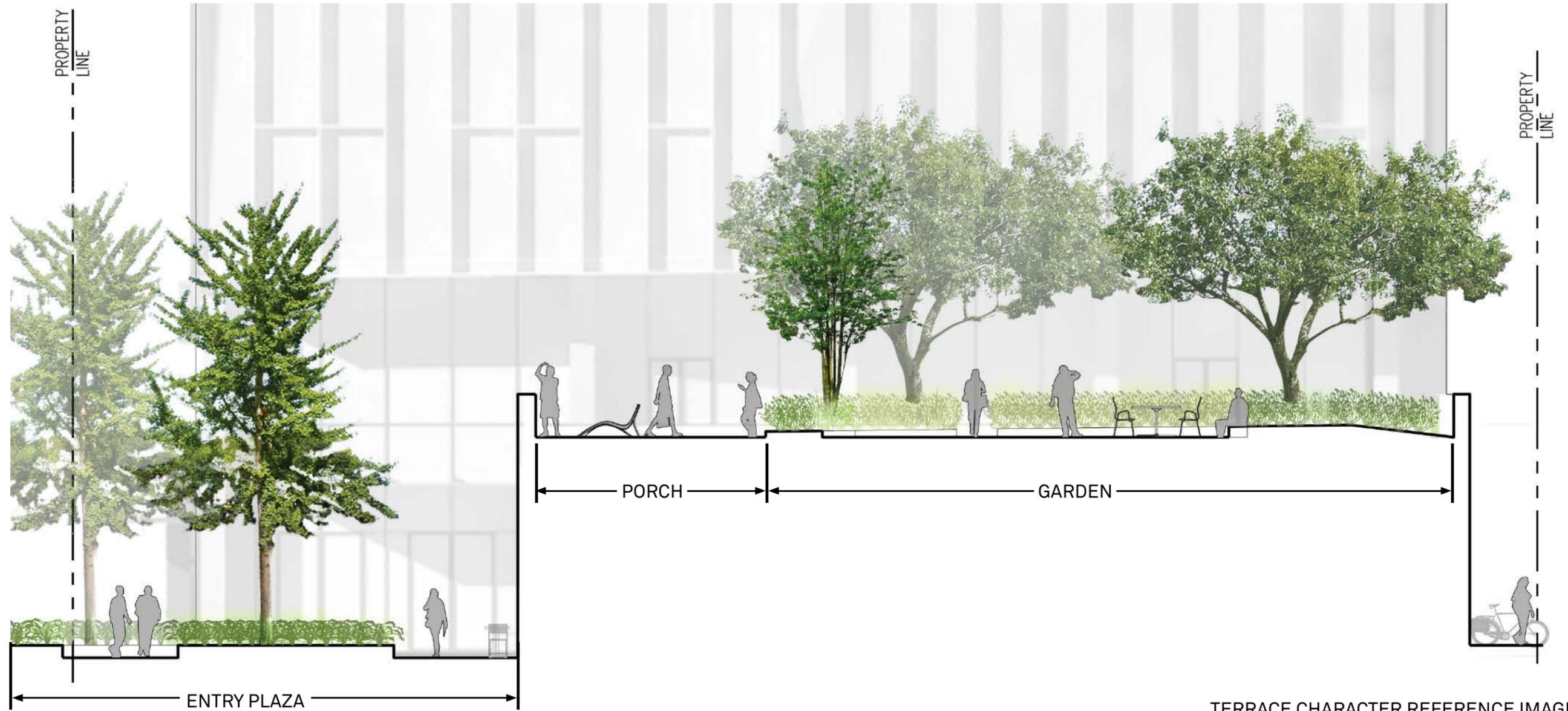


# 11 SECOND LEVEL TERRACE: SECTION

The 2nd Level Terrace is composed of two zones:

- + An open, flexible 'Porch' space that pulls out from the common space within the building
- + A more intimate Garden Gathering space.

Scale 0 2 4 8 16 32 feet



TERRACE CHARACTER REFERENCE IMAGES



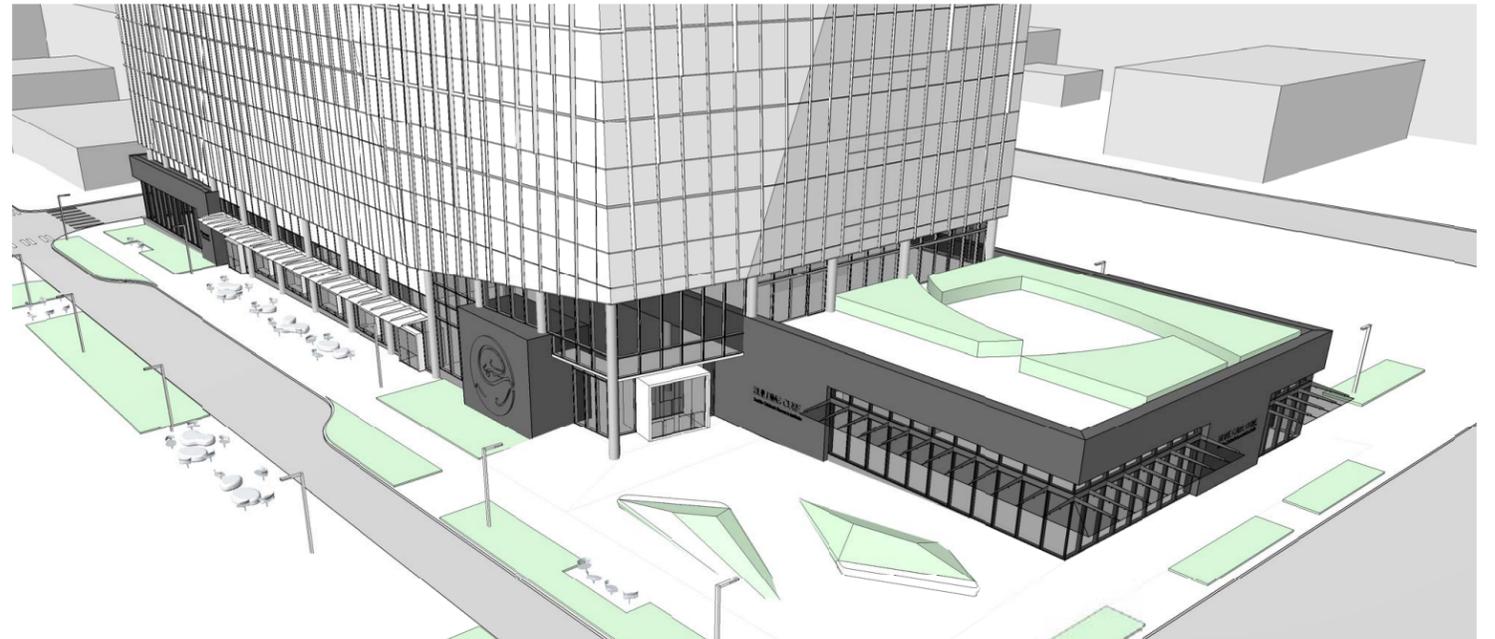
## 11 STREETScape EXPERIENCE - OVERHEAD WEATHER PROTECTION

### BOARD GUIDANCE #1E:

1E - Canopies: The Board did not support the limited extent of overhead canopies because they would not provide consistent protection over the sidewalks, especially along Virginia where the building wall is along the sidewalk. The Board is strongly committed to the intent of Design Guideline C-5, but will consider alternative overhead protection via recessed canopies with fully public walkways inside the property line. (C-5)

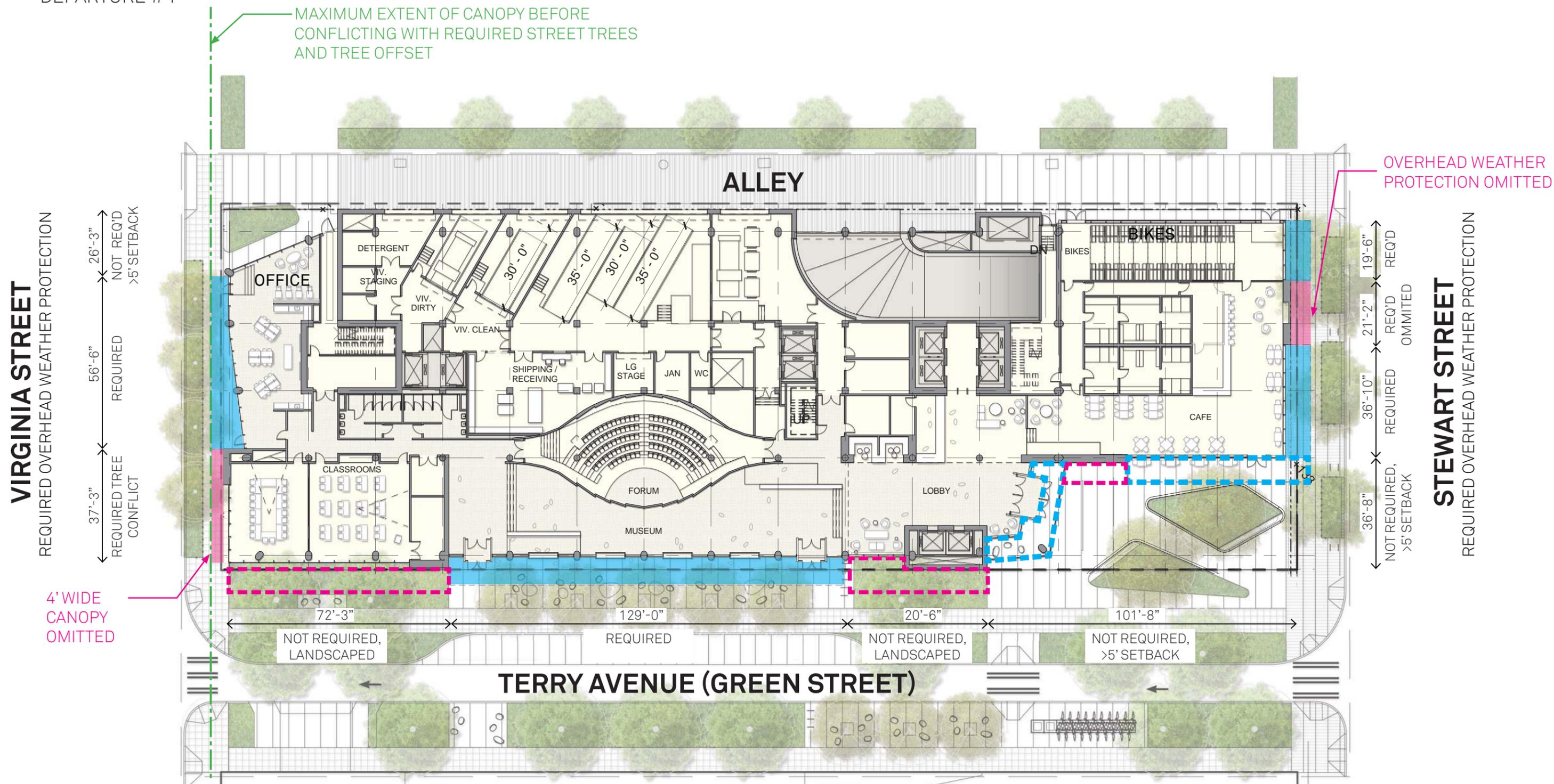
### APPLICANT RESPONSE:

Overhead weather protection is provided wherever practical and in harmony with the architectural concept and character. On Stewart, the break in the canopy relates to the cafe and bike grounding element, communicating the individual uses and allowing the stone cladding to reach the ground - an integral feature to providing weight and heft to the base of the building. The intent of the Green Street is to provide more planting adjacent to the building. Where planting is provided, the canopies are naturally omitted. Last, on Virginia Street, the right of way is rather narrow and the desire for street trees conflicts with the requirement for canopies. In order to maintain the 5' offset from the street tree centerline, much of the building facade was set back, affording a 6 to 8 foot wide canopy. At the corner, where the classroom grounding element is located, a canopy is impractical. The physical constraints would allow for a meager 4' canopy that would be ineffective and ill proportioned.



# 11 STREETScape EXPERIENCE - OVERHEAD WEATHER PROTECTION

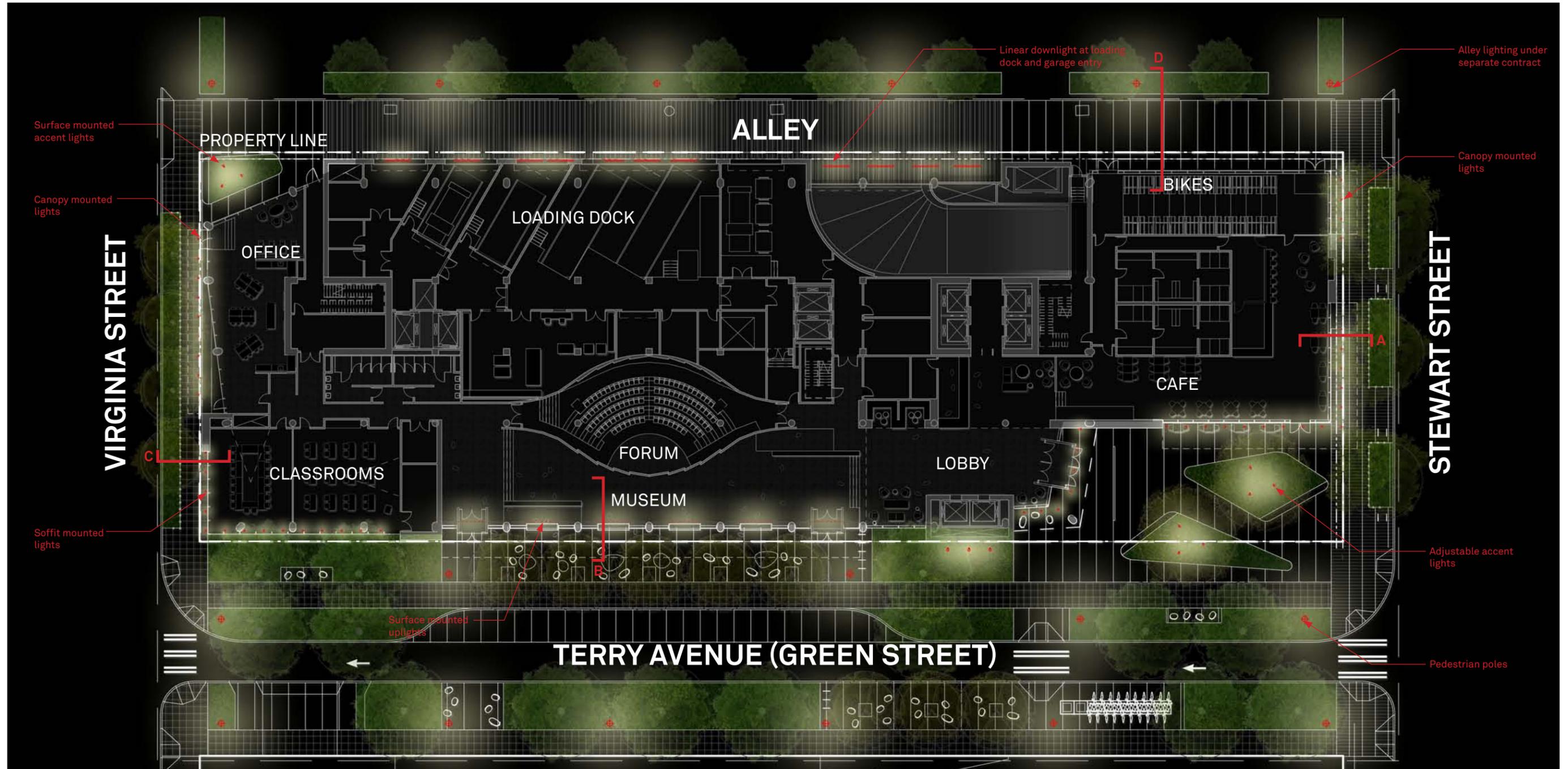
DEPARTURE #4



GROUND FLOOR



# 11 STREETScape EXPERIENCE - SITE LIGHTING PLAN



SITE LIGHTING PLAN





A) STEWART STREET AT CAFE

B) TERRY AVENUE AT MUSEUM

C) VIRGINIA STREET AT CLASSROOMS

D) ALLEY AT BIKES

## BOARD GUIDANCE 1G & DEPARTURE #4:

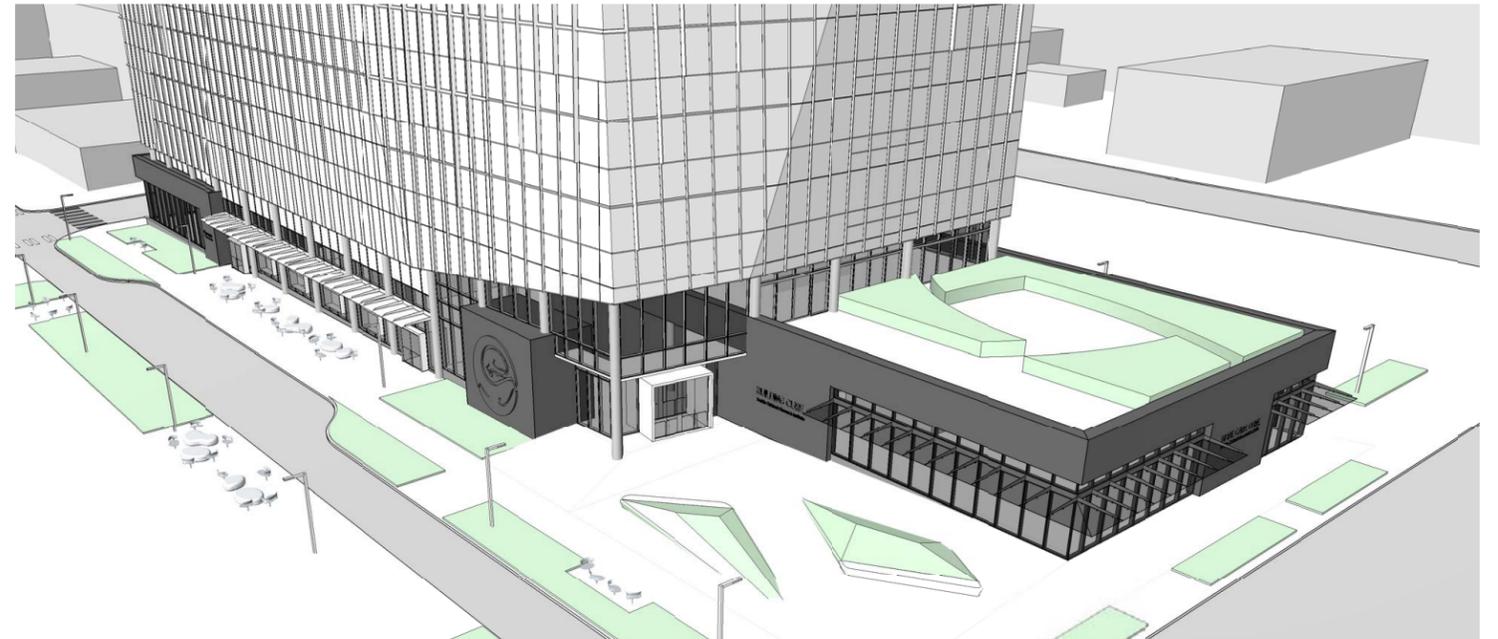
1G - Blank Facade, Type 1 Director Decision: The applicants presented this as departure #4 however it is actually an administrative Type 1 DPD Director determination. A 'grounding element' is proposed on Terry Avenue that is between 24 and 30 ft wide, with embossed or additive art element(s) that cover a large percentage of the street facing surface (pg 53). To exceed the 15 ft code maximum blank wall, "enhancements to provide visual interest" will be confirmed via large scale elevations and details of the materials and lighting of the artwork, and evaluated by staff.

DEPARTURE #4 - To exceed the 15 ft code maximum blank wall, "enhancements to provide visual interest" will be confirmed via large scale elevations and details of the materials and lighting of the artwork, and evaluated by staff.

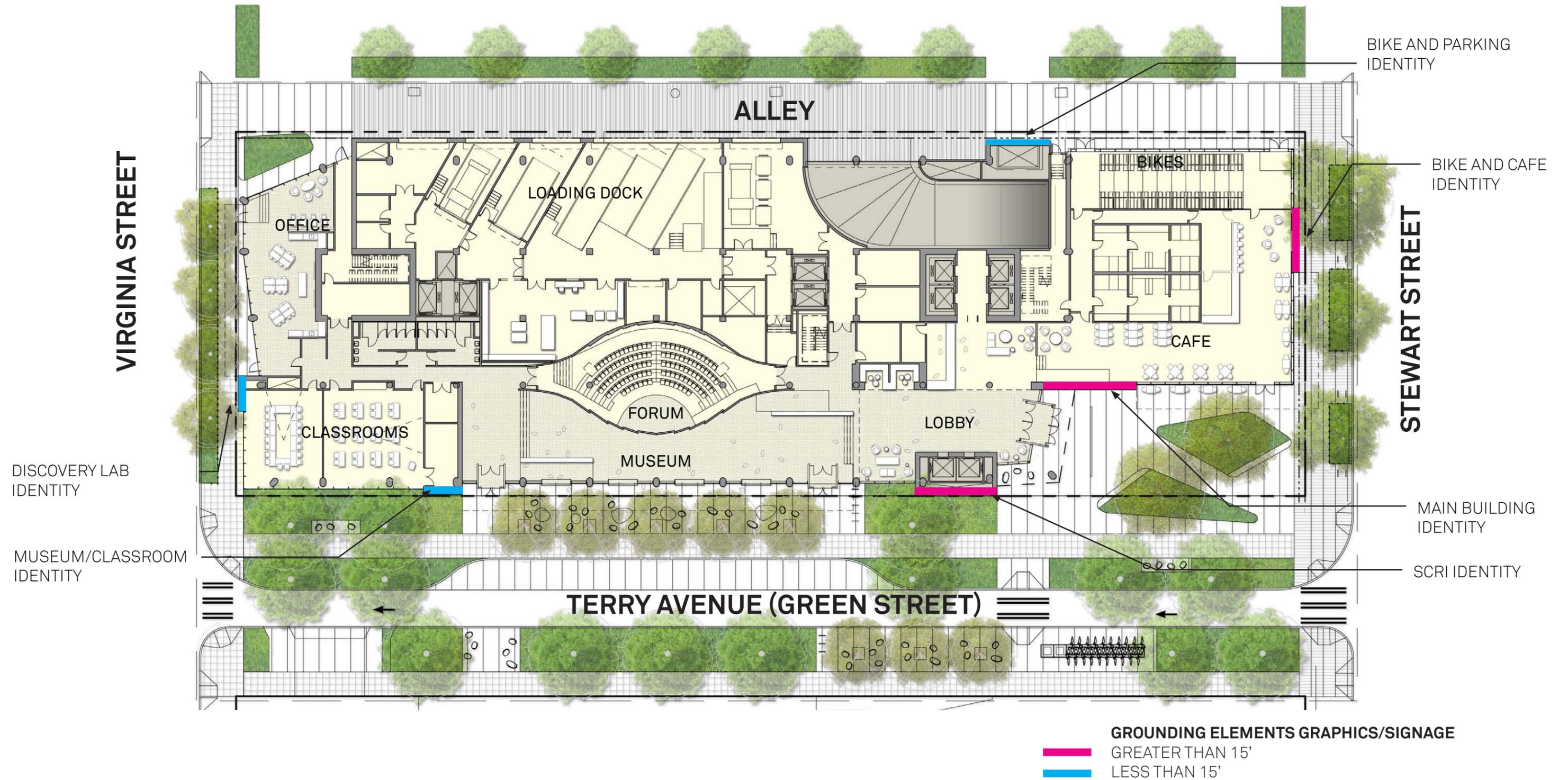
## APPLICANT RESPONSE:

The concept introduces "grounding elements" that give scale to the streetscape experience and serve to define more transparent building entries as well as the program within, promoting pedestrian interaction. The relationship of the grounding elements, transparent spaces, and the tower above combine to create a well-proportioned and unified building. The grounding elements relate to programmatic use within the building and the stone material is envisioned both inside and out. Where the stone reaches the ground there is an architectural opportunity and location for building signage and graphics.

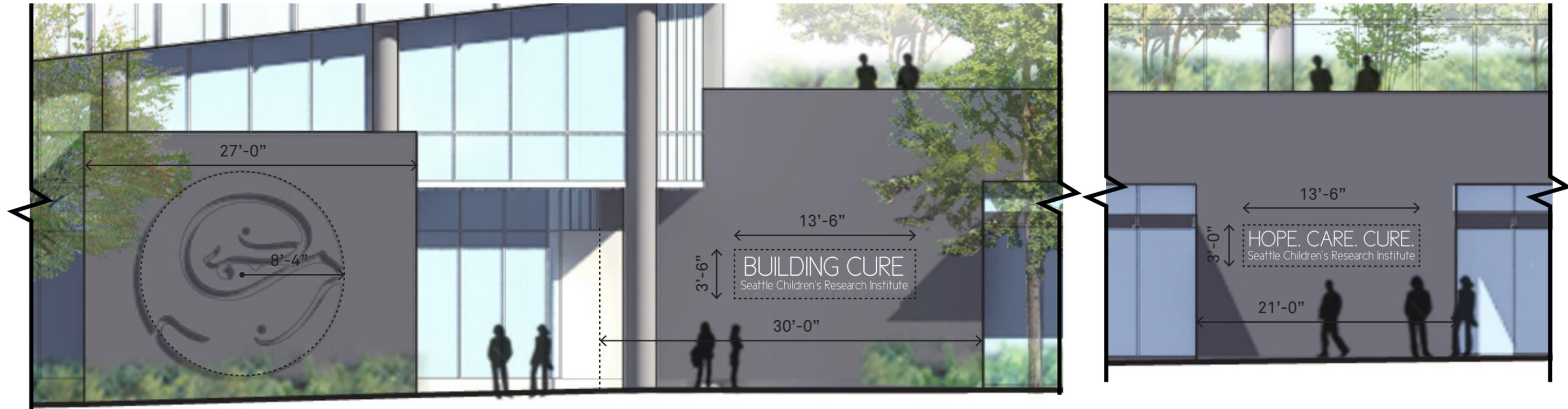
Any blank wall surfaces exceeding 15' will be artfully detailed to include the identity and messaging of the Institute in bas relief or graphic text.



# 11 STREETScape EXPERIENCE - SIGNAGE



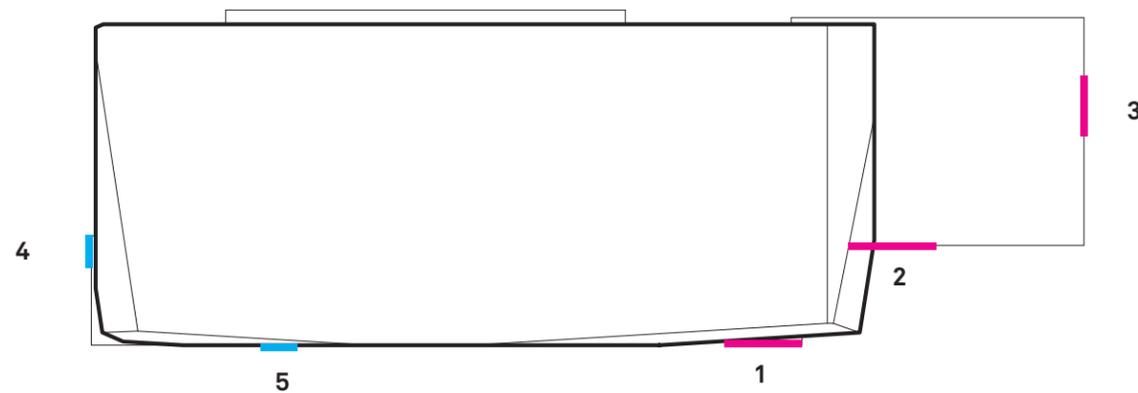
# 11 STREETScape EXPERIENCE - SIGNAGE



**1. MAIN IDENTITY BAS RELIEF**  
SEATTLE CHILDREN'S LOGO

**2. PRIMARY BUILDING ID SIGN**  
BUILDING CURE

**3. SCRI MESSAGING (TBD)**  
HOPE. CARE. CURE.



The signage is conceived as dimensional, back lit letters in either stainless steel or painted aluminum. The signage will convey the mission and message of the Institute as well as mark the entrances to various program elements.

The Children's logo will be a bas relief in the stone on the Lobby *Grounding Element*.

Possible messaging:

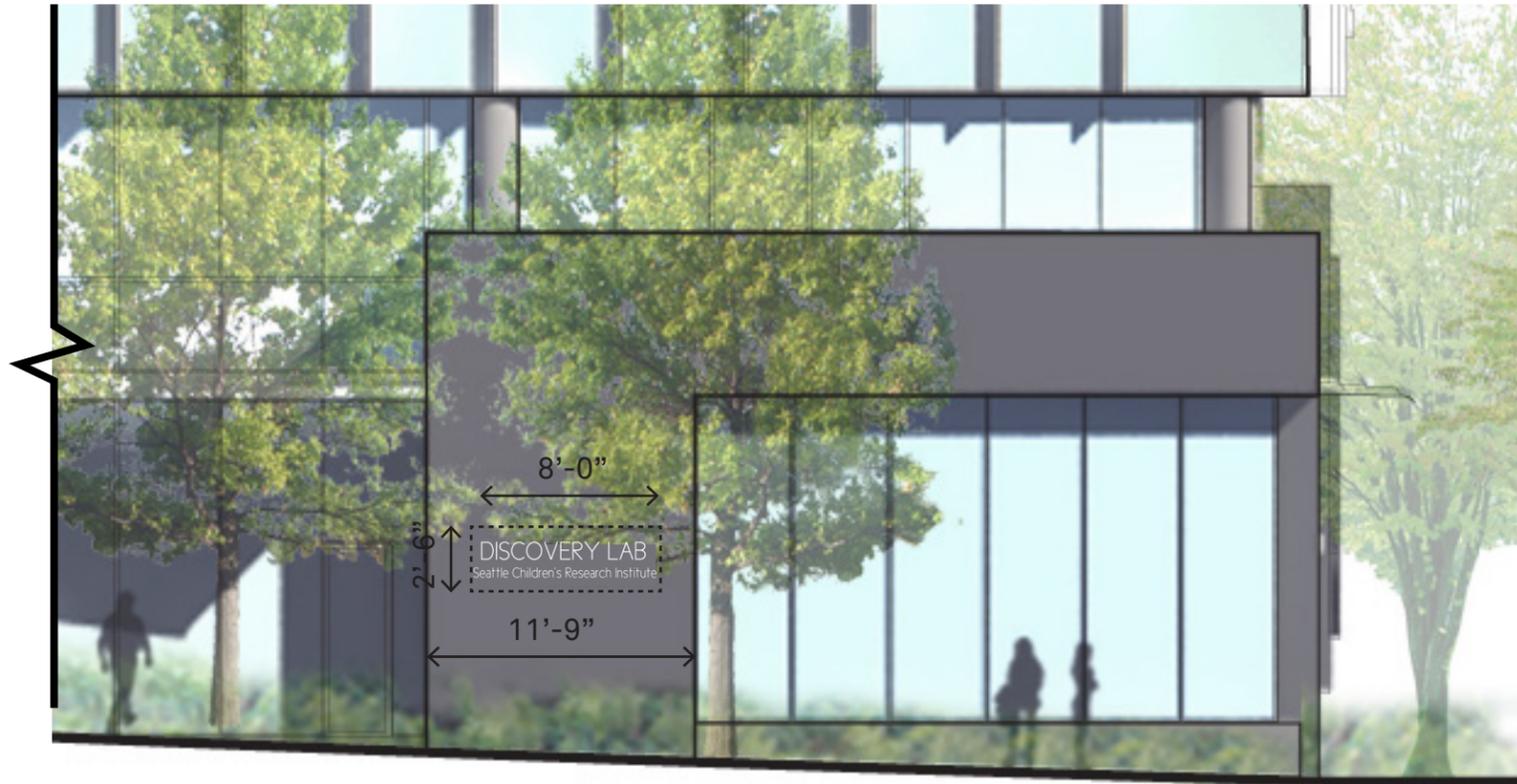
BUILDING CURE  
Seattle Children's Research Institute

HOPE. CARE. CURE.  
Seattle Children's Research Institute

DISCOVERY CENTER / DISCOVERY LAB (TBD)



11 STREETScape EXPERIENCE - SIGNAGE



4. SUITE ID SIGN (TBD)  
DISCOVERY LAB



5. MUSEUM ID SIGN (TBD)  
DISCOVERY CENTER



# 12 DEPARTURES : #1 UPPER LEVEL SETBACK

	DEVELOPMENT STANDARD	REQUIREMENT	DEPARTURE	RATIONALE (Design Guidelines promoted by the departure in parentheses)
1	23.49.058-F2 Upper Level Development, Upper Level Setback at Green Street	When a lot in a DMC or DOC2 zone is located on a designated green street, a continuous upper-level setback of fifteen (15) feet shall be provided on the street frontage abutting the green street at a height of forty-five (45) feet.	A variable 2' - 120' setback along Terry Avenue	<p>Setting back at the southern end of the site better achieves the intent of the upper level setback- more light and air at the street level. The volume of setback provided is approximately double the code requirement. The streetscape experience is improved <b>(D-2)</b> for both the Green Street and Stewart by bringing more light and air to the ground.</p> <p>Additionally, it provides a lively open space <b>(D-1)</b> and defined entry to the Institute. The proposed departure better meets the intent of the setback and provides much needed grade level open space in a rapidly developing neighborhood.</p> <p>A variable 0'-120' foot setback on Terry Avenue is more consistent with nearby neighborhood context <b>(B-1)</b>, whereas the Aspira Tower and 1007 Stewart (across Stewart to the south) are built on or very near, the property line.</p> <p>The partial departure of the setback along Terry Avenue allow for the compaction of the program, reducing the overall length of the building <b>(B-3, B-4)</b> and allows room for the open space.</p>

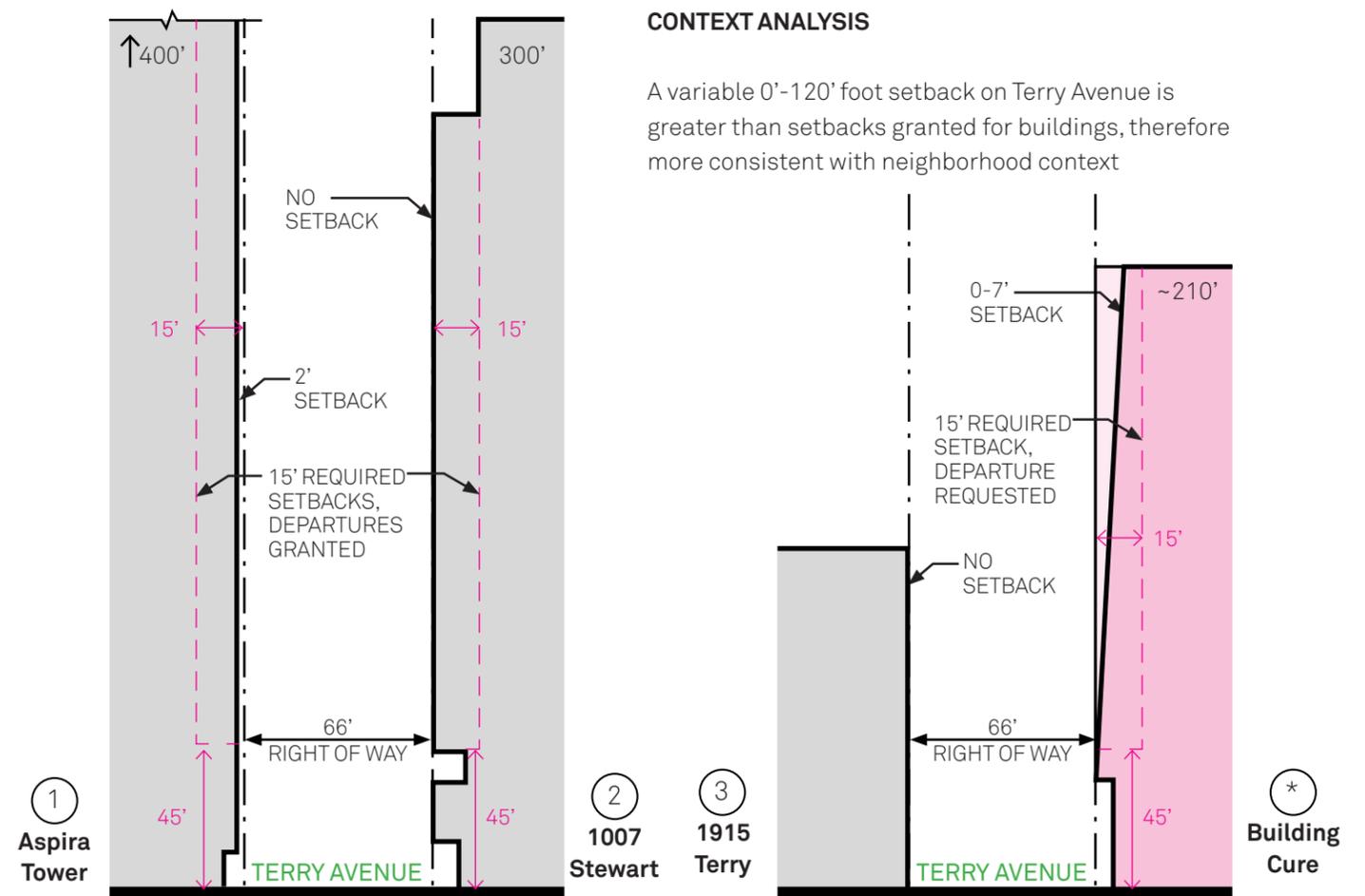
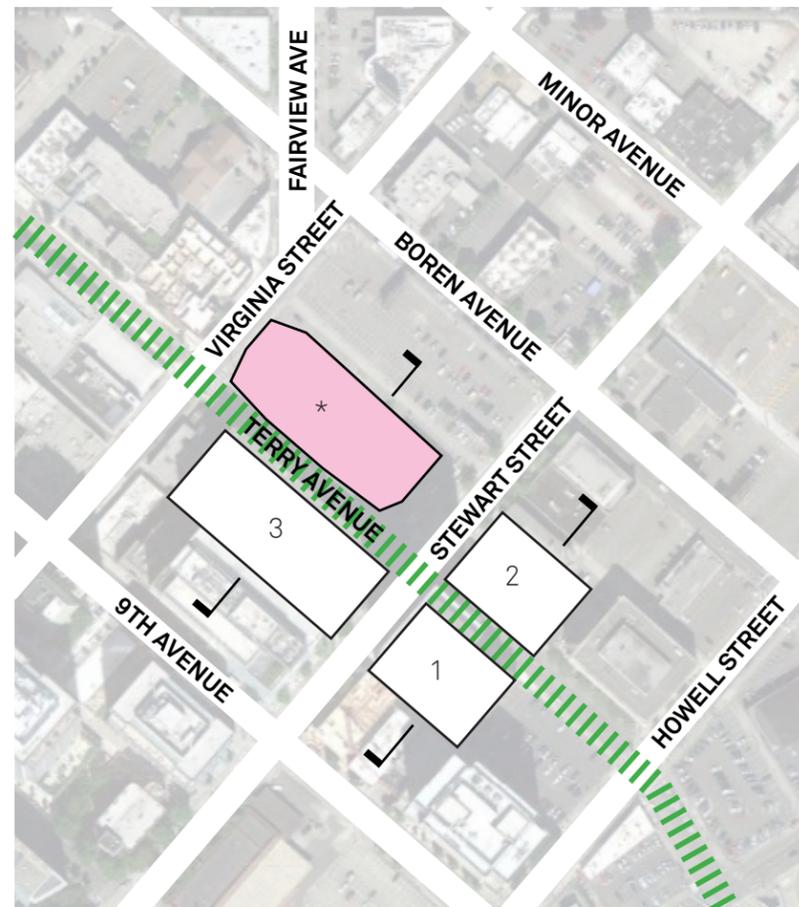
### EDG BOARD GUIDANCE

DEPARTURE #1 - The Board indicated no support for such a small setback, nor for the entire wall being flat at that dimension, but was receptive to portions less than 15 ft if the tower is shifted and the majority of the Terry façade is setback 7-15 ft and the overall facade creates a unified, faceted building form concept. (Guidelines B-3, B-4, C-2)

### APPLICANT RESPONSE

Following the Board's guidance and several positive work sessions with our planner, two additional facets have been introduced in the Terry Avenue facade to address both the facade setback and facade modulation intent. The new facets along the Green Street start much closer to the ground than required for more impact and create a unified expression rather than an arbitrary break in the building.

As a result, the proposed tower allows MORE light and air to reach the street than a code compliant scheme and the faceted facade provides a varied and dynamic tower form.



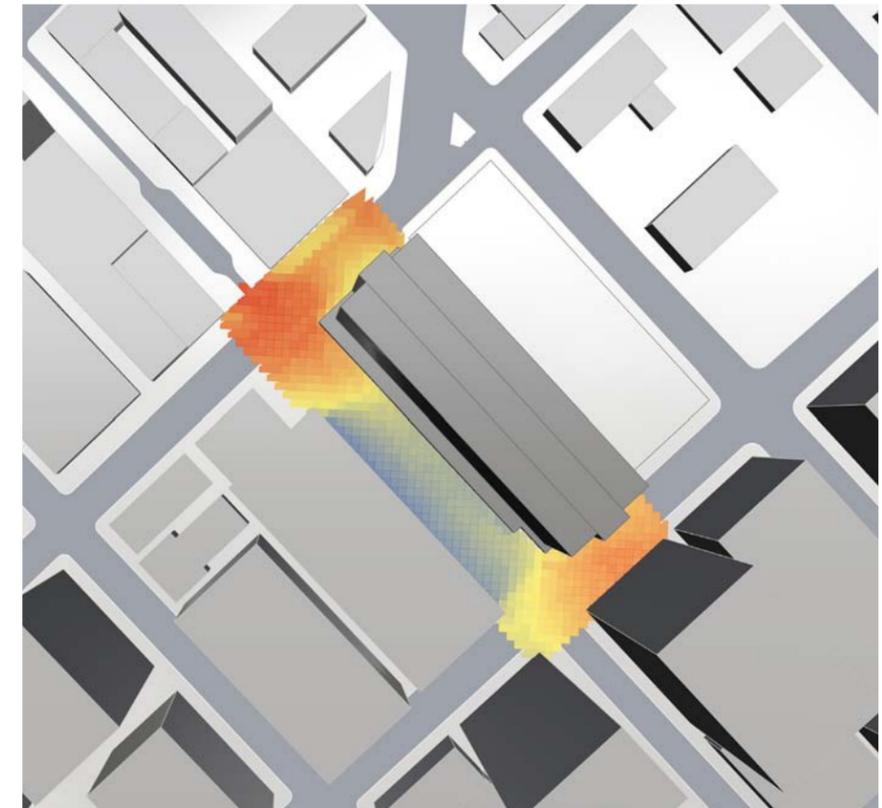
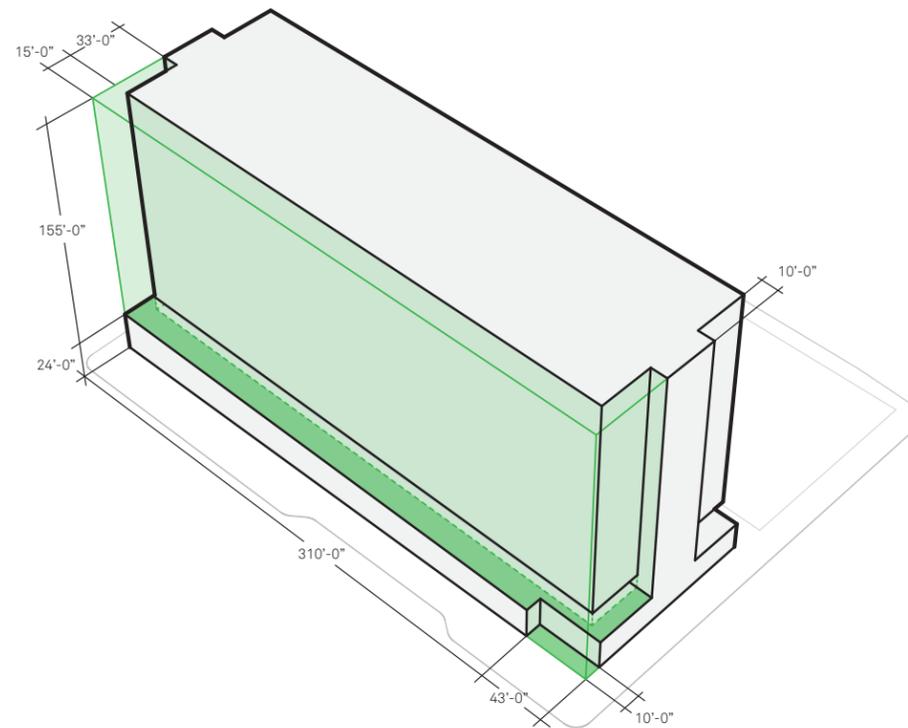
## 12 DEPARTURES : #1 UPPER LEVEL SETBACK

### Massing Per Code

Code compliant, 15' Green Street setback

**LIGHT & AIR VOLUME = 923,000 ft<sup>3</sup>**

**BASELINE INSOLATION = 100%**



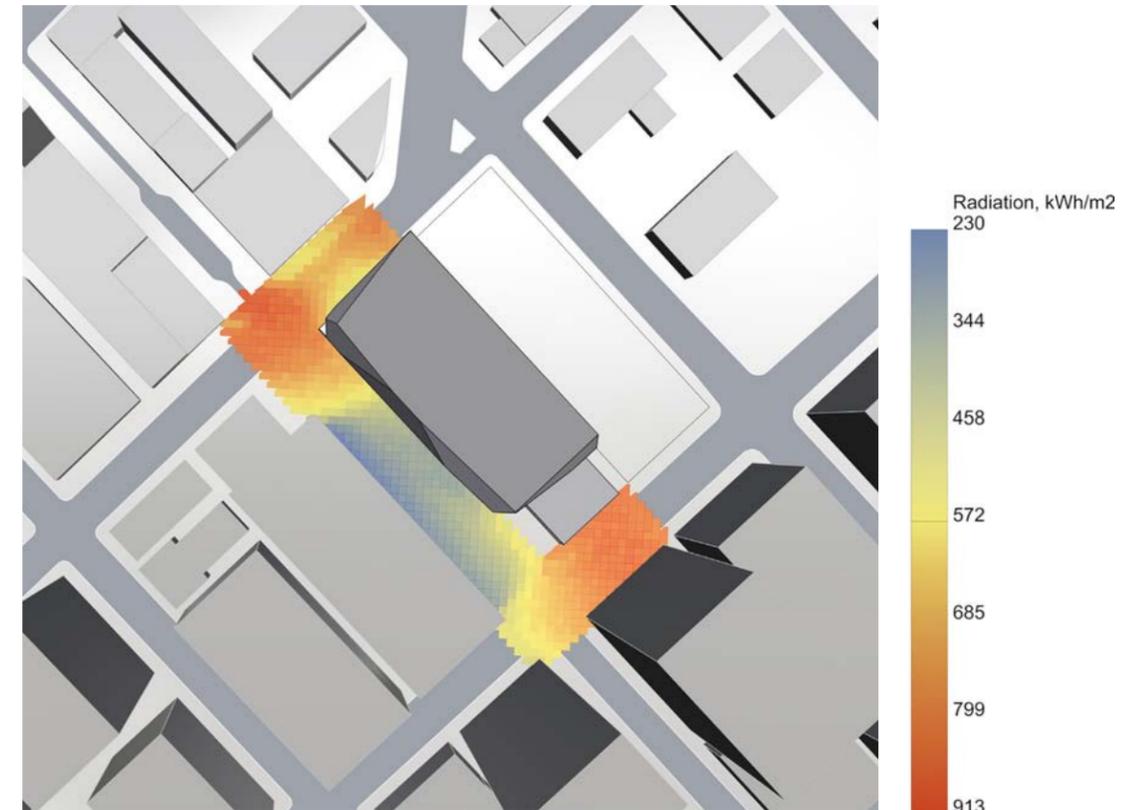
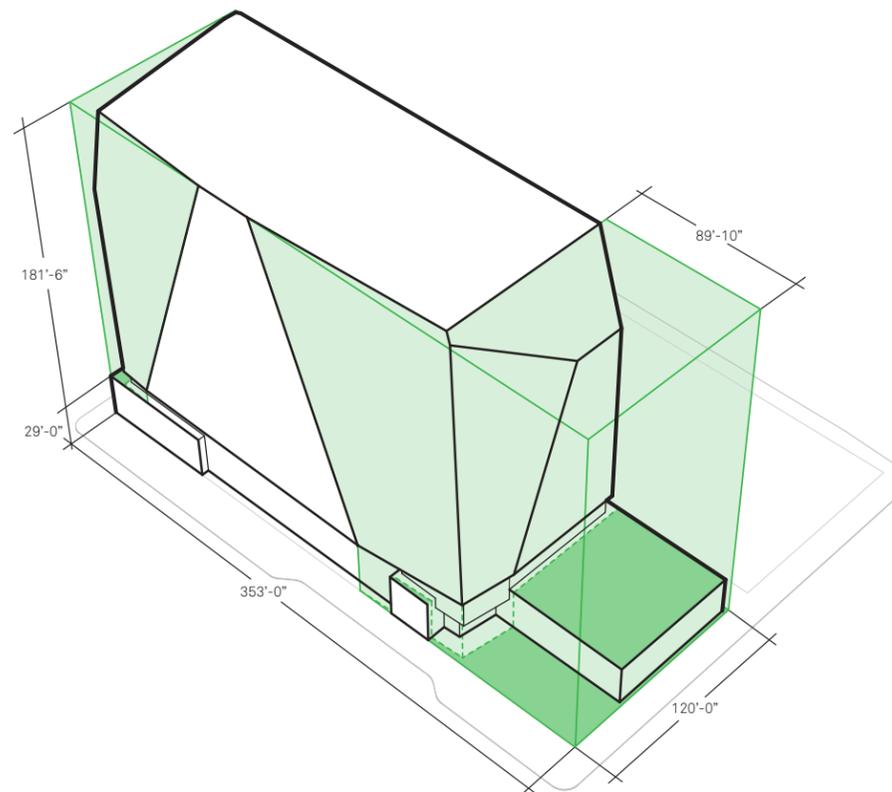
### Proposed Massing

Variable encroachment into the Green Street setback

**LIGHT & AIR VOLUME = 1,961,200 ft<sup>3</sup>**

**(DOUBLE THE CODE COMPLIANT OPTION)**

**INSOLATION = 101.2% OF BASELINE**

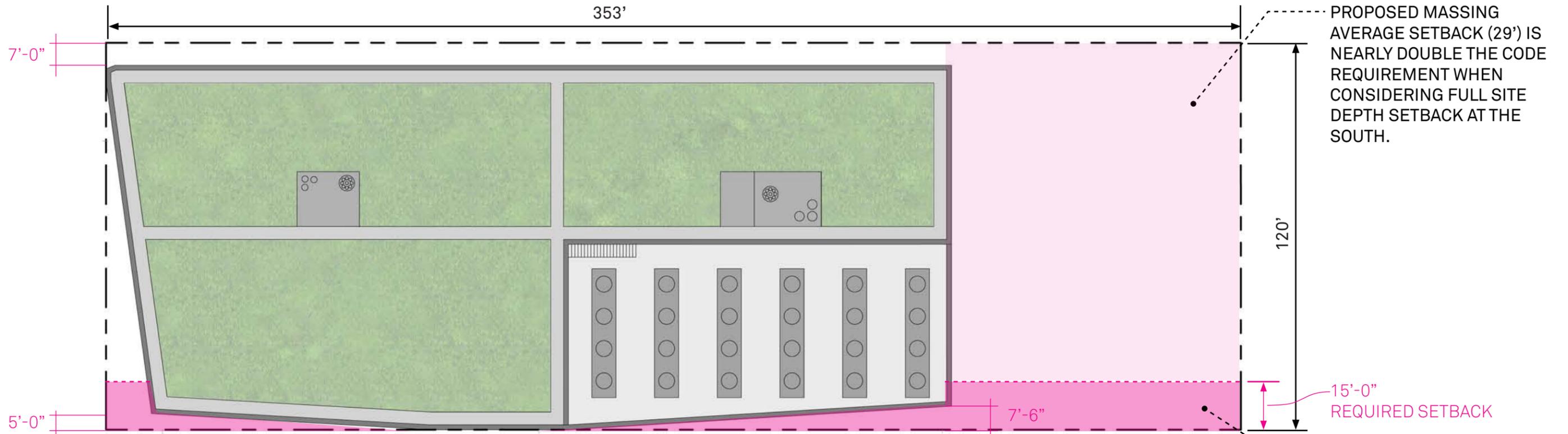


The volume of light and air on the site measured to the top of the proposed building is doubled in the preferred option.

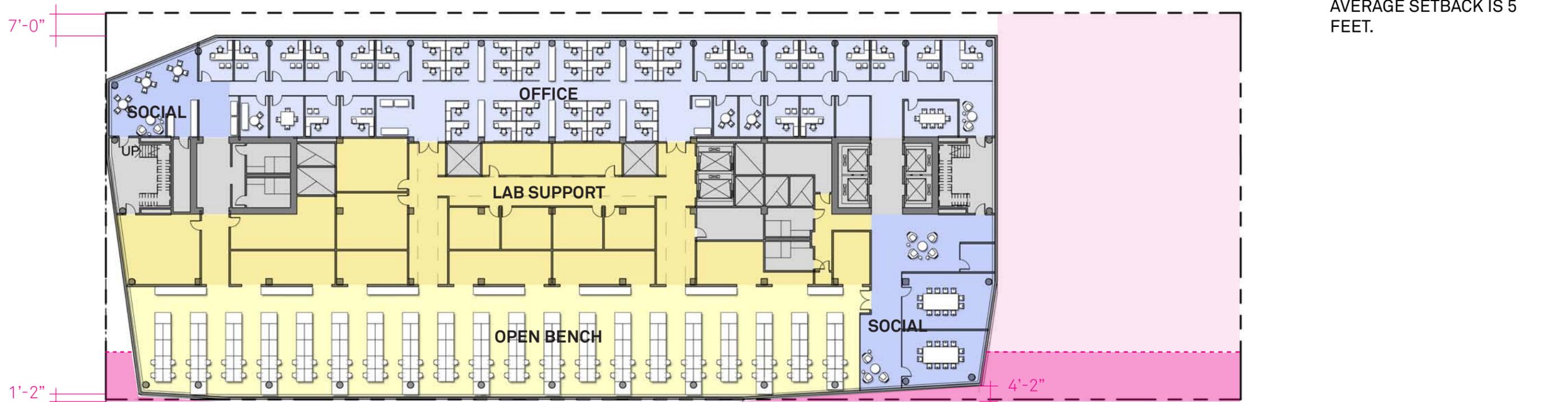
The benefit of this is evidenced by an overall increase in the insolation – the amount of the sun's energy – that reaches the ground over the course of a year. The proposed option is better than the baseline, code-compliant setback condition.

Rhinoceros v 5.0 & DIVA for Rhino v2.2 were used for the insolation modeling and calculations.

# 12 DEPARTURES : #1 UPPER LEVEL SETBACK



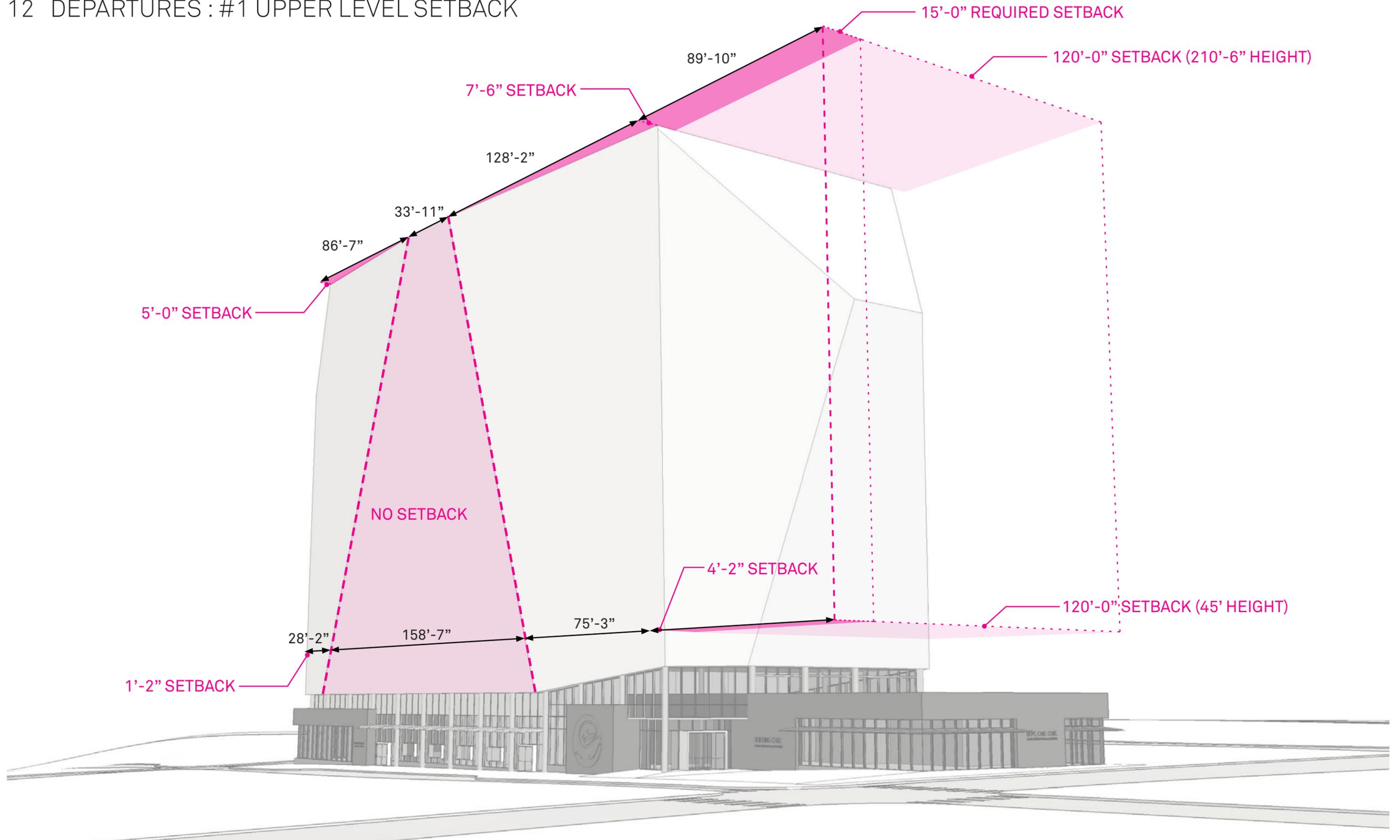
ROOF PLAN - HIGHEST LEVEL



TYPICAL LAB PLAN (LEVEL 3 SHOWN) - LOWEST TOWER LEVEL



12 DEPARTURES : #1 UPPER LEVEL SETBACK



## 12 DEPARTURES - #2 FACADE MODULATION

	DEVELOPMENT STANDARD	REQUIREMENT	DEPARTURE	RATIONALE (Design Guidelines promoted by the departure in parentheses)
2	23.49.058-B Upper Level Development, Facade Modulation	Facade modulation (15 ft deep x 60 ft long minimum) is required above a height of 85 ft above the sidewalk for any portion of a structure located within 15 ft of a street property line, to achieve a maximum facade length of 155 ft (from 86 -160 ft height) and 125 ft (from 161-240 ft height). No modulation is required for portions of a facade set back fifteen (15) feet or more from a street property line.	Variable facade modulation with facade widths ranging from 21'-1" min / 70'-9" max located 30' above grade to 39'-2" min / 126'-7" max located 215' above grade. The set back ranges from 0' to 7'-9".	<p>In our design of a well proportioned and unified building (<b>B-4</b>), the preferred option proposes a dynamic and variable building which responds to context and the physical environment. The large scale building facets respond to orientation and grid of the larger urban context (<b>A-1</b>). The envelope is envisioned to respond dynamically to external and internal environmental factors including temperature, glare, daylighting and ventilation (<b>C-2</b>).</p> <p>As a mid rise building, Building Cure is primarily experienced on the oblique, at street level, at the prominent ends of the building. The upper level setback as prescribed, does not enhance these views or the experience of the building; nor does it enhance the pedestrian experience.</p> <p>The proposed large facet on Terry Avenue sufficiently breaks the length of the facade to approximate the maximum facade lengths at the elevation thresholds defined by code. Additionally the modulation starts just 30' above grade as a unified expression of the tower.</p>

### EDG BOARD GUIDANCE DEPARTURE #2:

The Board indicated no support for the absence of modulation for a 260 ft long wall, but they are receptive to portions encroaching into the 15 ft zone as part of a unified, faceted building form. Any folds, creases or offsets should approximate and affect the code required facade length criteria. (B-3, B-4, C-2)

### APPLICANT RESPONSE:

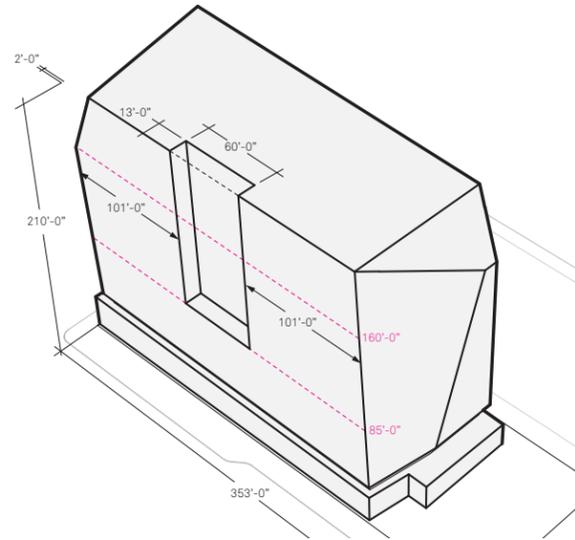
Building Cure will be a geometrically dynamic tower with a coherent envelope that responds simultaneously to specific programmatic requirements and environmental orientation. The Terry Avenue facade has been carefully considered to provide facets that closely approximate the code required facade length criteria. As with the setback described above, the modulation starts much closer to the ground than prescribed by code, thereby magnifying their effect and presence in the pedestrian realm.



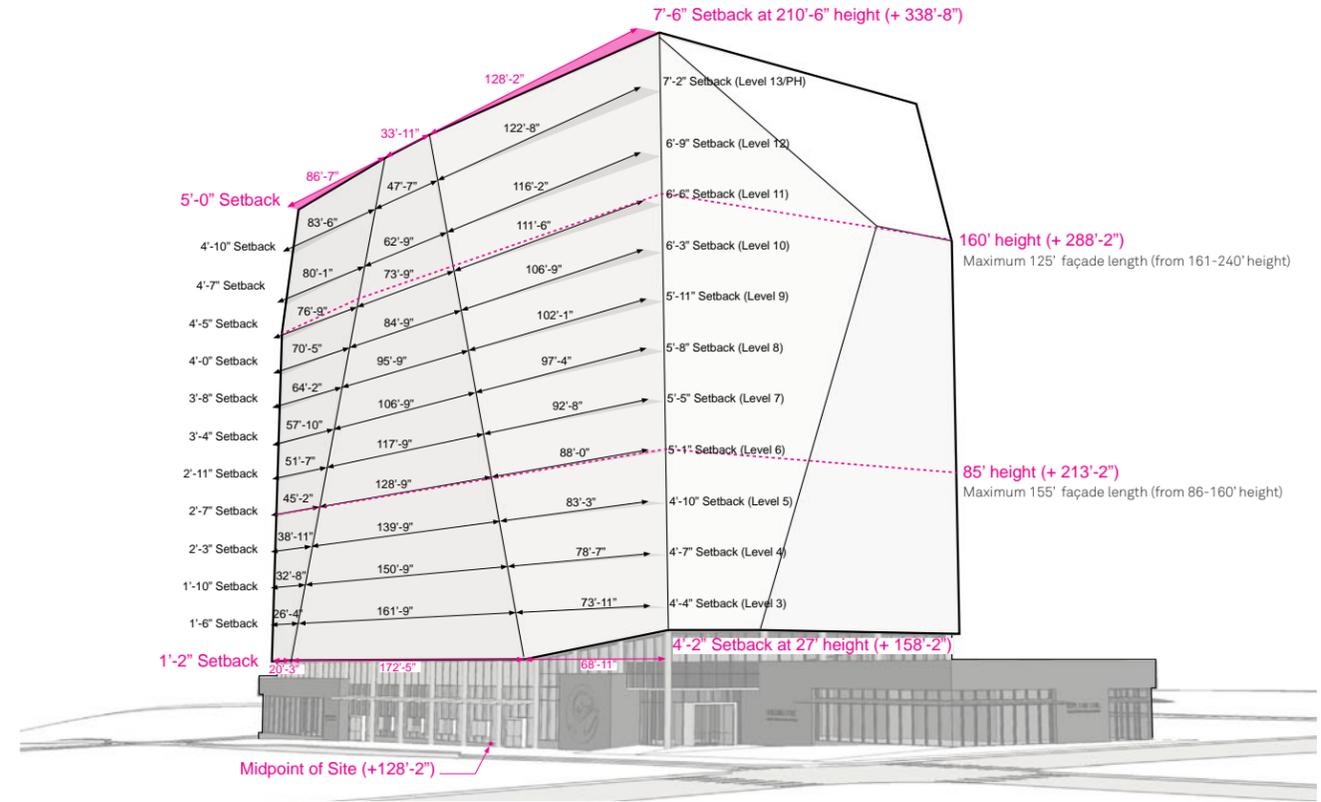
FLOOR PLATE DEVIATION DIAGRAM



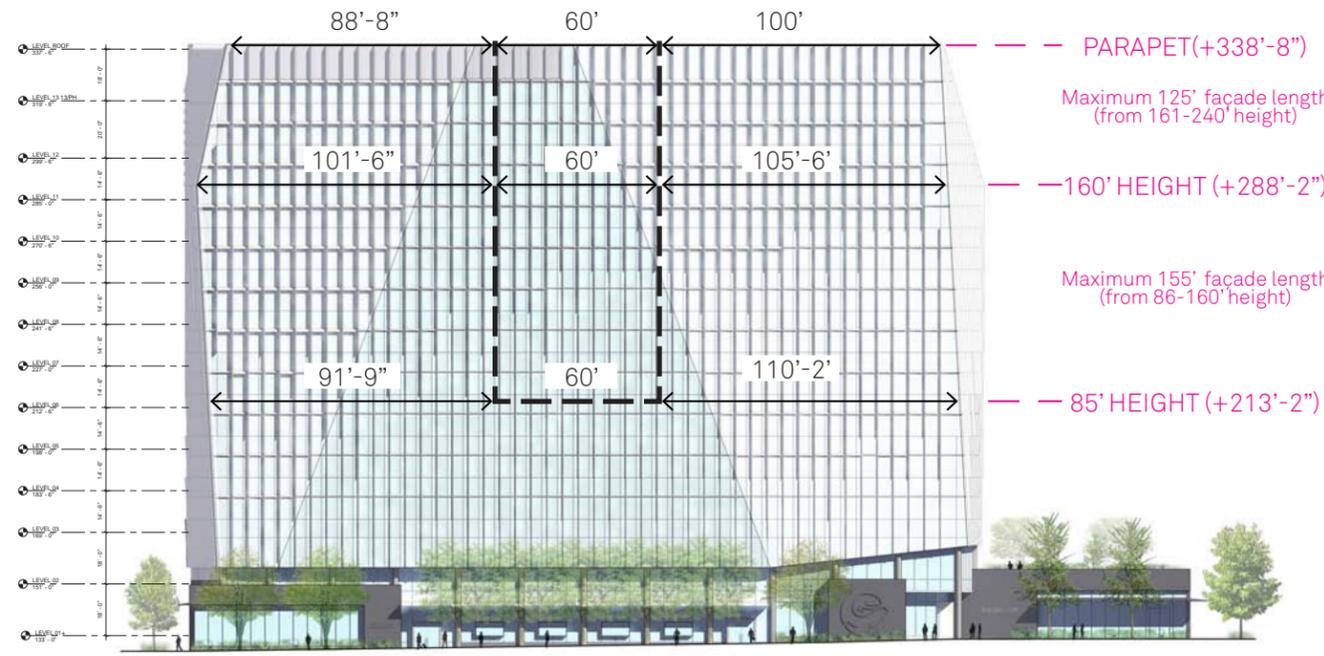
# 12 DEPARTURES - #2 FACADE MODULATION



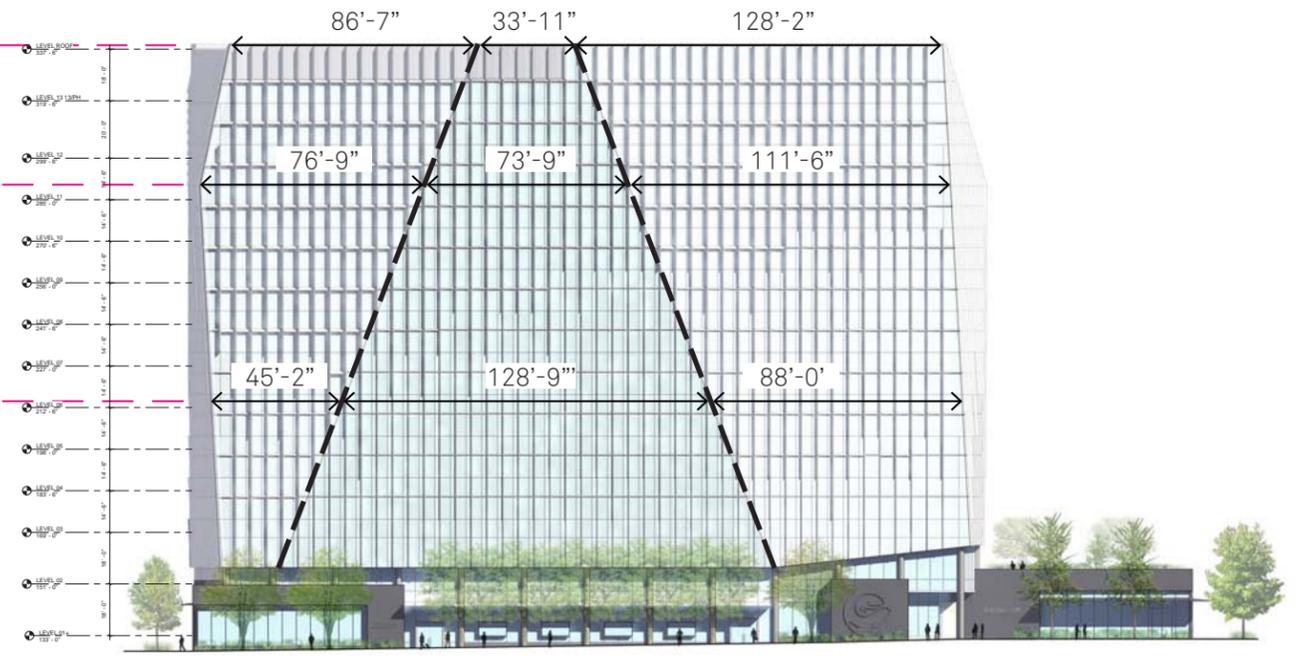
3D MODULATION EXAMPLE FROM EDG PACKET



3D MODULATION DIAGRAM (SEE SECTION 7 FOR ENLARGED VERSION)



ELEVATION WITH PRESCRIPTIVE MODULATION OVERLAY



ELEVATION WITH PROPOSED MODULATION FACETS

## 12 DEPARTURES - #3 STREET USE

	DEVELOPMENT STANDARD	REQUIREMENT	DEPARTURE	RATIONALE (Design Guidelines promoted by the departure in parentheses)
3	23.49.009.B.1.a Street-level use requirements	75% minimum of each street frontage at street level where street level uses are required (in this case on both Terry and Stewart, per map 1G) must be occupied by the following uses:  General sales and services; Human service uses and child care centers; Retail sales, major durables; Entertainment uses; <b>Museums;</b> Libraries; <b>Elementary and secondary schools,</b> and colleges; Public atriums; <b>Eating</b> and drinking establishments; Arts facilities; Religious facilities; and Bicycle parking.	37% Street Use on Terry Avenue; Museum use (per city definition 23.84A.018, Institution, 9.) 24% is proposed as retail, though located greater than 10' from the property line. An additional 21% proposed for Classroom use. 70% Street Use on Stewart: Retail is proposed for 50%, Bike Parking / Lounge for 20%.	On Stewart, the preferred alternative provides inviting and usable grade level open space <b>(C-6)</b> at the corner of Stewart & Terry. The cafe abuts the entire frontage of the open space and 50% of the frontage abutting Stewart to activate both Stewart and the open space and to define a sense of place <b>(D-3)</b> . Both the cafe and the open space <b>(D-1)</b> are open to the public during business hours.  The Bike Lounge provides 20% frontage on Stewart and continues more than 50' down the alley to activate and enliven the alley. The building is held off of the alley property line so that the landscape may wrap the corner and enhance the alley <b>(C-6)</b> , while also providing for better sight lines and a safe place to mount and dismount bicycles.  On Terry Avenue, there are several educational program components which promote pedestrian interaction <b>(C-1)</b> . Collectively, the Discovery Center Museum, the Forum, and the Classrooms invite, engage, and inform the public of the mission, history, and outcomes of the Institute.  While not explicitly qualified as a street use, the classrooms, serve the Science Adventure Lab - a program that brings science education to 4th - 12th grade students throughout Washington. On Science Days, the classrooms will be a bustle of activity with students, their teachers, and Children's faculty. If both the classrooms and the portion of the cafe which is greater than 10' from the property line were included in the Street Use calculation, Building Cure would exceed the minimum requirement (82%).

### BOARD GUIDANCE DEPARTURE #3:

DEPARTURE #3- The Board indicated cautious support for the proposed uses along Terry, pending large scale elevations and revised landscape plans that emphasize transparency and activation at the southwest corner. The café frontage is supportable pending confirmation that the plaza meets the cited Amenity Standards and thus allows the setback greater than 10ft. (C-1, D-1, D-3)

### APPLICANT RESPONSE:

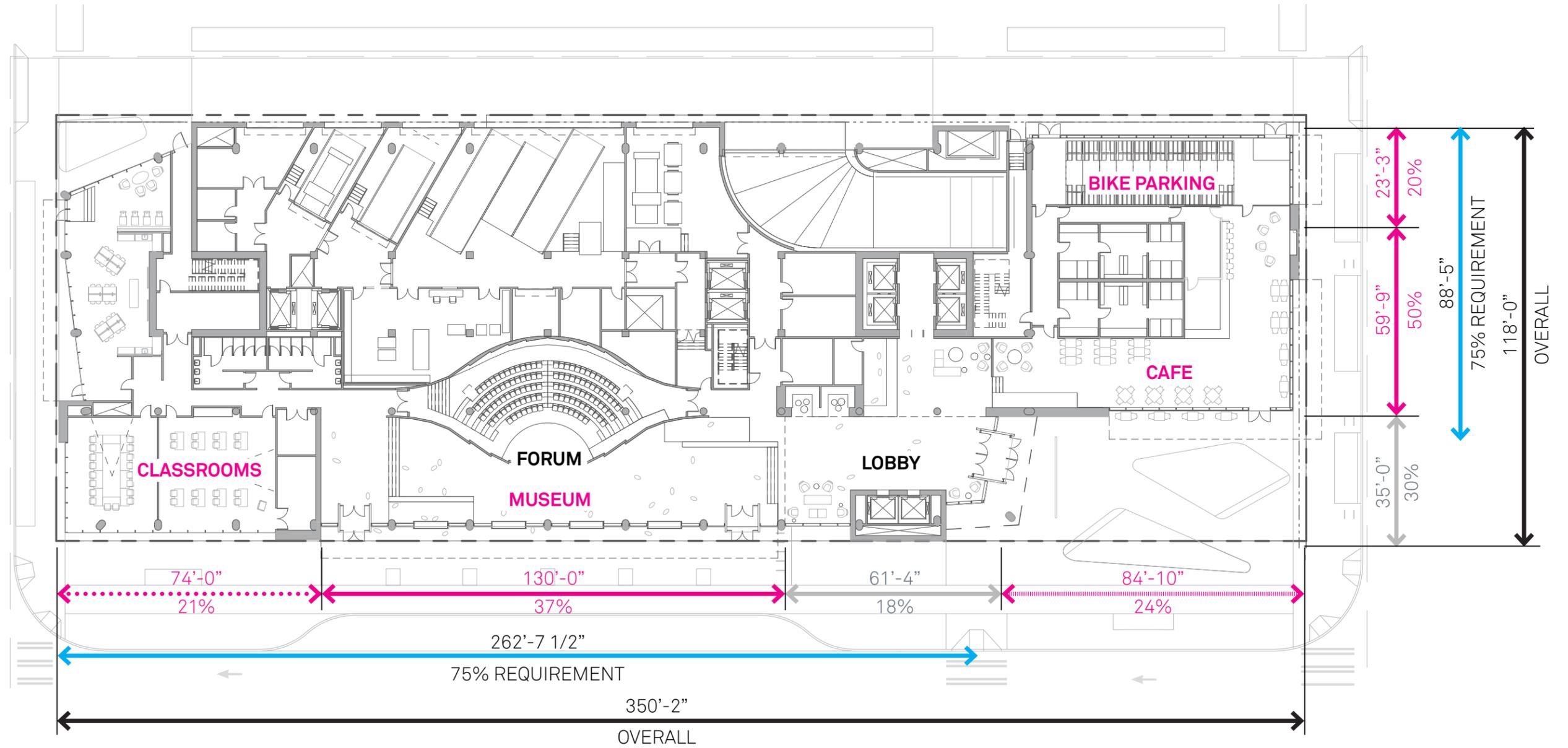
The south facing Plaza and Cafe have reoriented somewhat to provide a more continuous street wall and direct connectivity from Stewart Street. The plaza contains raised planters with seat walls and lighting to accommodate the anticipated pedestrian movement and provide opportunity for repose. The entry is framed by the Cafe and Lobby grounding elements and is articulated by a large, recessed volume and threshold element. The recessed entry wraps the corner to visually connect to Terry Avenue and the proposed mid-block pedestrian crossing. Building signage (discussed in more detail in subsequent sections) is integrated with the grounding elements, creating a common architectural language and signage location.

### KEY

-  OVERALL FACADE LENGTH
-  QUALIFIED STREET USE
-  STREET USE >10' FROM PROPERTY LINE
-  USES SIMILAR TO, AND IN THE SPIRIT OF 23.49.009

**TERRY AVE:** 37% STREET USE  
**STEWART ST:** 70% STREET USE

# 12 DEPARTURES - #3 STREET USE



## 12 DEPARTURES - #4 OVERHEAD WEATHER PROTECTION

	DEVELOPMENT STANDARD	REQUIREMENT	DEPARTURE	RATIONALE (Design Guidelines promoted by the departure in parentheses)
4	23.49.018.A-B Overhead Weather Protection	<p>A. Continuous overhead weather protection shall be required along the entire street frontage except portions of the structure facade: are located more than 5' from a property line, abut a bonused open space amenity feature, or are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width.</p> <p>B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.</p>	<p>A. There are two locations where a departure from continuous overhead protection is requested. The first is on Stewart Street adjacent to grid B, where 21'-1" of frontage is open to the sky. The second is on Virginia Street between grids D and F where 39'-6" of frontage is open to the sky.</p> <p>B. A 6'-3" deep canopy is requested on Virginia Street.</p>	<p>A. The building canopies relate and respond to the architectural language established by the grounding elements that address the streets frontage. The grounding elements are composed of a figural solid element that is carved at the corners to reveal interior program. The location on Stewart where the canopy is omitted relates to the solid portion of the grounding element, whereas the canopies are related to the glassy, carved area. Furthermore, continuous canopy coverage on Stewart is not possible as the entry plaza further to the west is set back from the corner. This small disruption in coverage is typical of the conditions elsewhere on Stewart.</p> <p>On Virginia, the building face is at the property line with a narrow sidewalk and required street trees. Honoring the setback required by SMC 15.10.050 and discussion with Bill Ames, the remaining width available for canopy is only 4' wide. This is not adequate width to provide weather protection and is vestigial of the intent, therefore it has been omitted. Additionally, and related to the rationale on Stewart, the canopy would relate to the carved corner glass. It is not possible to turn the canopy to the South on Terry as there is a landscaped Green Street Setback.</p> <p>The requested departure is better for architectural cohesion and canopy effectiveness.</p> <p>B. As discussed above, on Virginia, the canopy width is limited by street tree offsets per SMC 15.10.050 and discussion with Bill Ames.</p>

### BOARD GUIDANCE #1E:

1E - Canopies: The Board did not support the limited extent of overhead canopies because they would not provide consistent protection over the sidewalks, especially along Virginia where the building wall is along the sidewalk. The Board is strongly committed to the intent of Design Guideline C-5, but will consider alternative overhead protection via recessed canopies with fully public walkways inside the property line. (C-5)

### APPLICANT RESPONSE:

Overhead weather protection is provided wherever practical and in harmony with the architectural concept and character. On Stewart, the break in the canopy relates to the cafe and bike grounding element, communicating the individual uses and allowing the stone cladding to reach the ground - an integral feature to providing weight and heft to the base of the building. The intent of the Green Street is to provide more planting adjacent to the building. Where planting is provided, the canopies are naturally omitted. Last, on Virginia Street, the right of way is rather narrow and the desire for street trees conflicts with the requirement for canopies. In order to maintain the 5' offset from the street tree centerline, much of the building facade was set back, affording a 6 to 8 foot wide canopy. At the corner, where the classroom grounding element is located, a canopy is impractical. The physical constraints would allow for a meager 4' canopy that would be ineffective and ill proportioned.

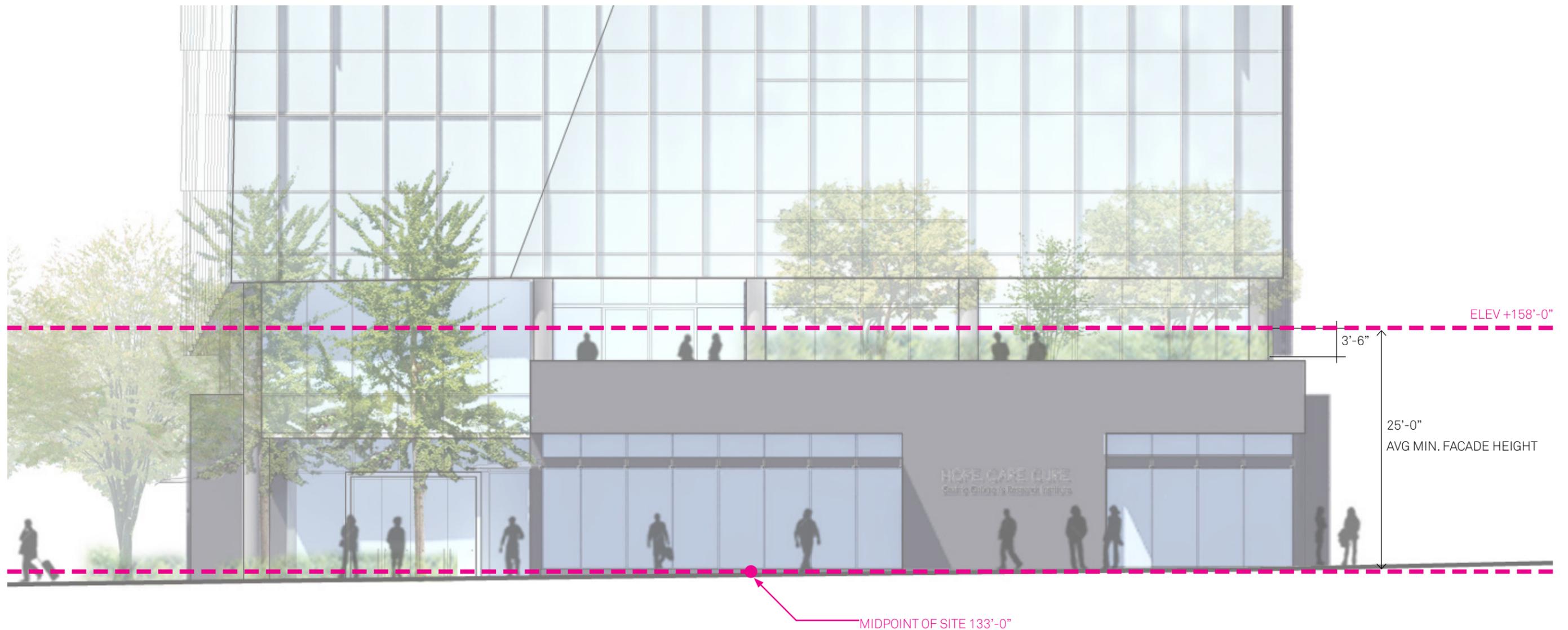
### KEY

	REQUIRED AND PROVIDED
	REQUIRED, NOT PROVIDED
	NOT REQUIRED PROVIDED
	NOT REQUIRED NOT PROVIDED



## 12 DEPARTURES - #5 FACADE HEIGHT

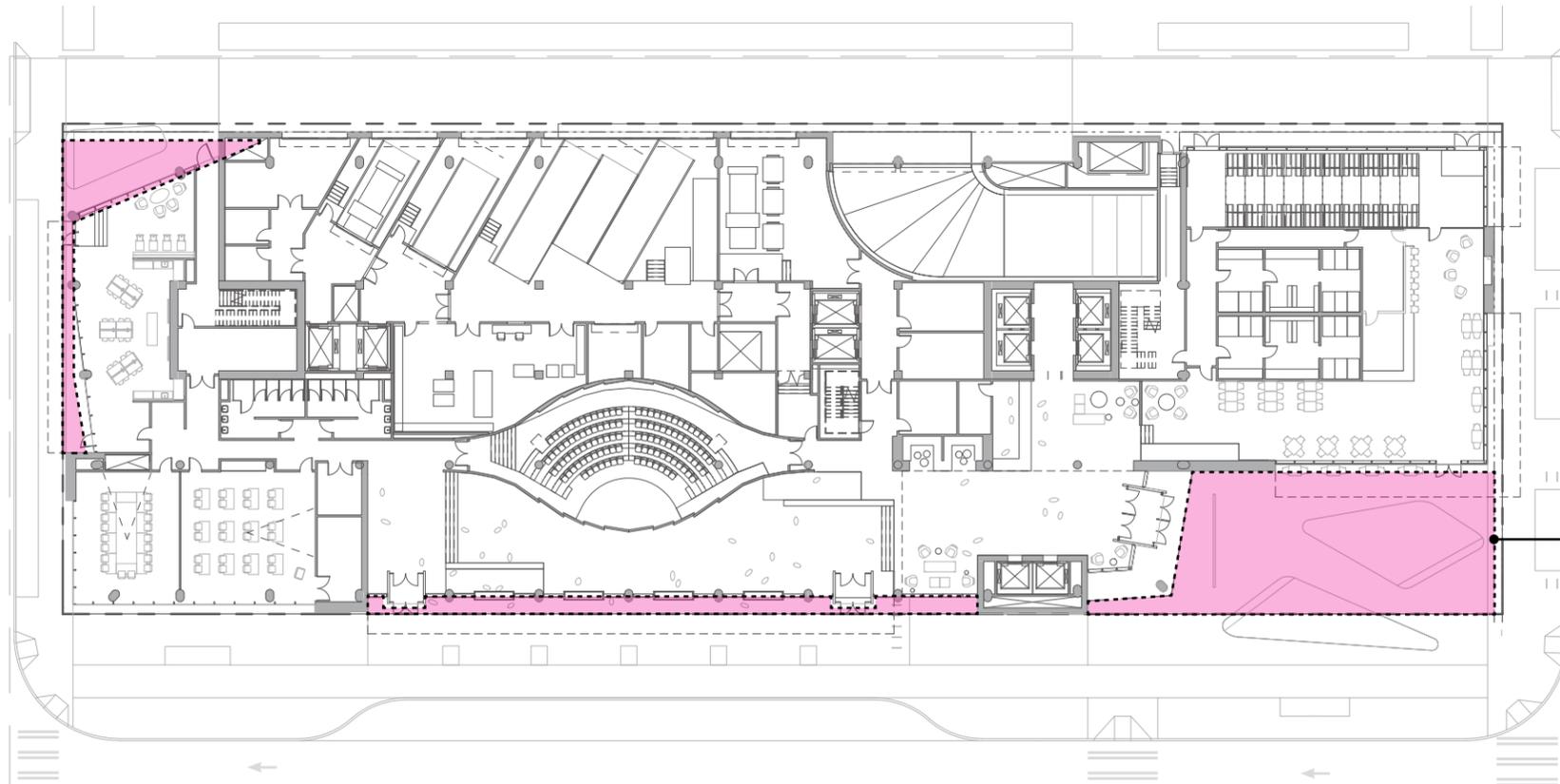
	DEVELOPMENT STANDARD	REQUIREMENT	DEPARTURE	RATIONALE (Design Guidelines promoted by the departure in parentheses)
5	23.49.056.A Facade Height	Minimum facade heights in zone DMC requires that Class I pedestrian streets have a facade height of 25', and Class II pedestrian streets have a facade height of 15'.	A departure is requested on Stewart Street, a Class I pedestrian street, where the facade height is 3'-6" below the minimum.	The facade at Stewart Street is related to the 1-story cafe and bike lounge program that architecturally is part of a series of low scale, Grounding Elements that activate the streetscape.



ENLARGED SOUTH ELEVATION

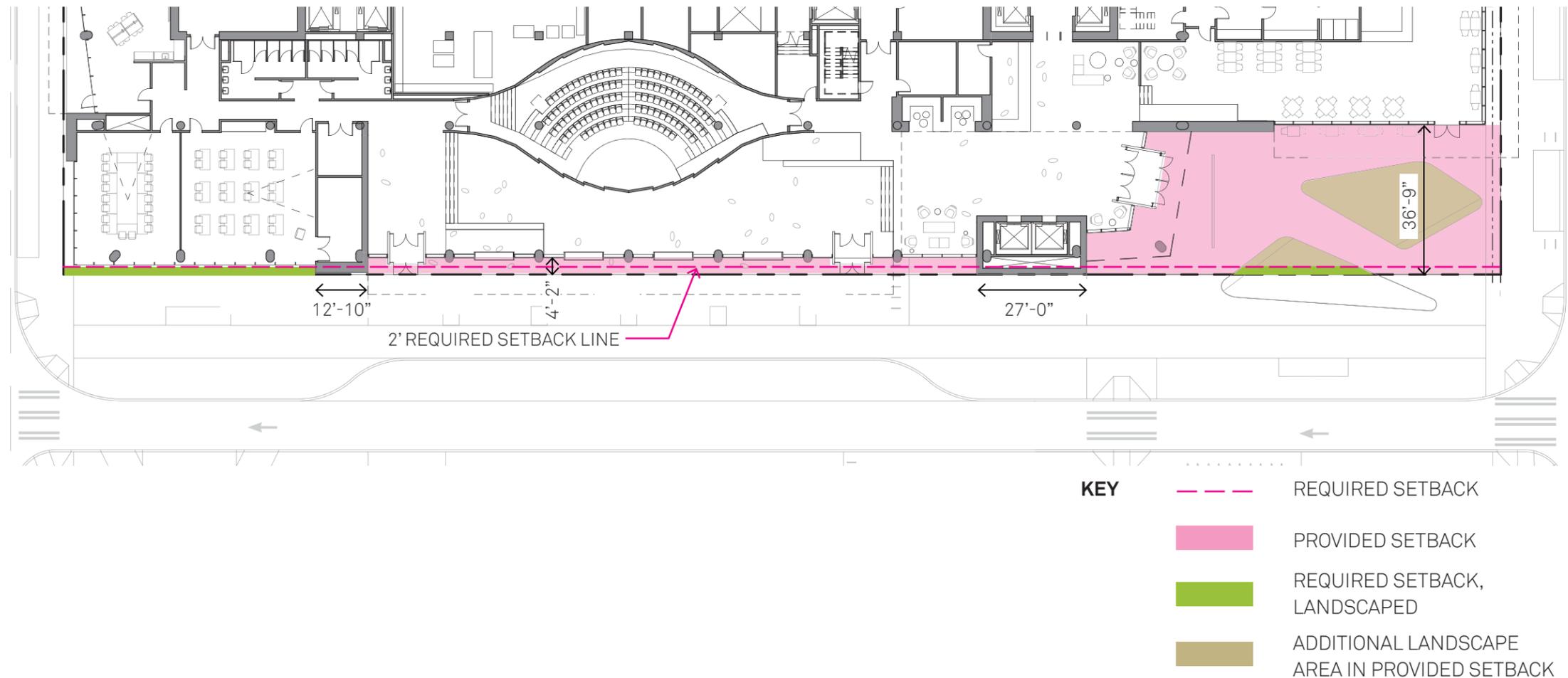
## 12 DEPARTURES - #6 FACADE SETBACK LIMITS

	DEVELOPMENT STANDARD	REQUIREMENT	DEPARTURE	RATIONALE (Design Guidelines promoted by the departure in parentheses)
6	23.49.056.B.2 Facade Setback Limits	<p>B. The maximum area of all setbacks between the street lot line and facade along each street frontage of a lot shall not exceed the area derived by multiplying the averaging factor by the width of the street frontage of the structure along that street. The averaging factor is five on Class I pedestrian streets and ten on Class II pedestrian streets and designated green streets.</p> <p>C. The maximum width, measured along the street lot line, of any setback area exceeding a depth of 15 feet from the street lot line shall not exceed 80 feet, or 30 percent of the lot frontage on that street, whichever is less.</p> <p>D. The maximum setback of the facade from the street lot lines at intersections is 10 feet. The minimum distance the facade must conform to this limit is 20 feet along each street.</p>	<p>B. Stewart Street: Maximum setback area is 600 sf. A departure is requested for a setback area of 2,770 sf to be used as Open Space and an Entry Plaza.</p> <p>C &amp; D. The entry plaza at the intersection of Stewart and Terry comprises 31% of the Stewart frontage (37') and 24% of the Terry Frontage (84'-10").</p>	The departure allows for a large, south facing entry plaza, which provides much needed open space in a rapidly densifying neighborhood.



## 12 POTENTIAL DEPARTURES - GREEN STREET SETBACK AND LANDSCAPING

	DEVELOPMENT STANDARD	REQUIREMENT	DEPARTURE	RATIONALE (Design Guidelines promoted by the departure in parentheses)
7	23.49.056.F.4 Green Street Setback and Landscaping	A 2' wide setback from the street lot line is required along Terry and 9th Avenue Green Streets within the Denny Triangle Urban Center Village. Fifty percent of the setback area shall be landscaped. The setback may be averaged.	Landscaping: 32% of this setback area is landscaped, 50% required.	<p>Two portions of the building extend into the setback area - one is 27'-0" wide, the other, 12'-10" wide. The setback on Terry varies from 0' to 36'-9" with an average setback of 12 feet. As the setback may be averaged, no departure required.</p> <p>With regard to landscaping, much of the area within the setback is comprised of the Entry Plaza and adjacent to the Museum street use. The Entry Plaza has an appropriate mix of planted and hardscape area to allow for pedestrian flow and landscaping, with both fixed and moveable street furniture. Adjacent to the Museum, the design intent is to encourage pedestrian interaction with the Museum content. Planting here would inhibit this interaction and engagement.</p>



# APPENDIX

# 13 ZONING CODE ANALYSIS

**Site Location:** The western half Block 41 bound by Terry, Stewart, Virginia, and the alley.

**Zoning:** DMC-340/290-400  
Downtown Mixed Commercial  
Downtown Fire District  
Denny Triangle Urban Center Village

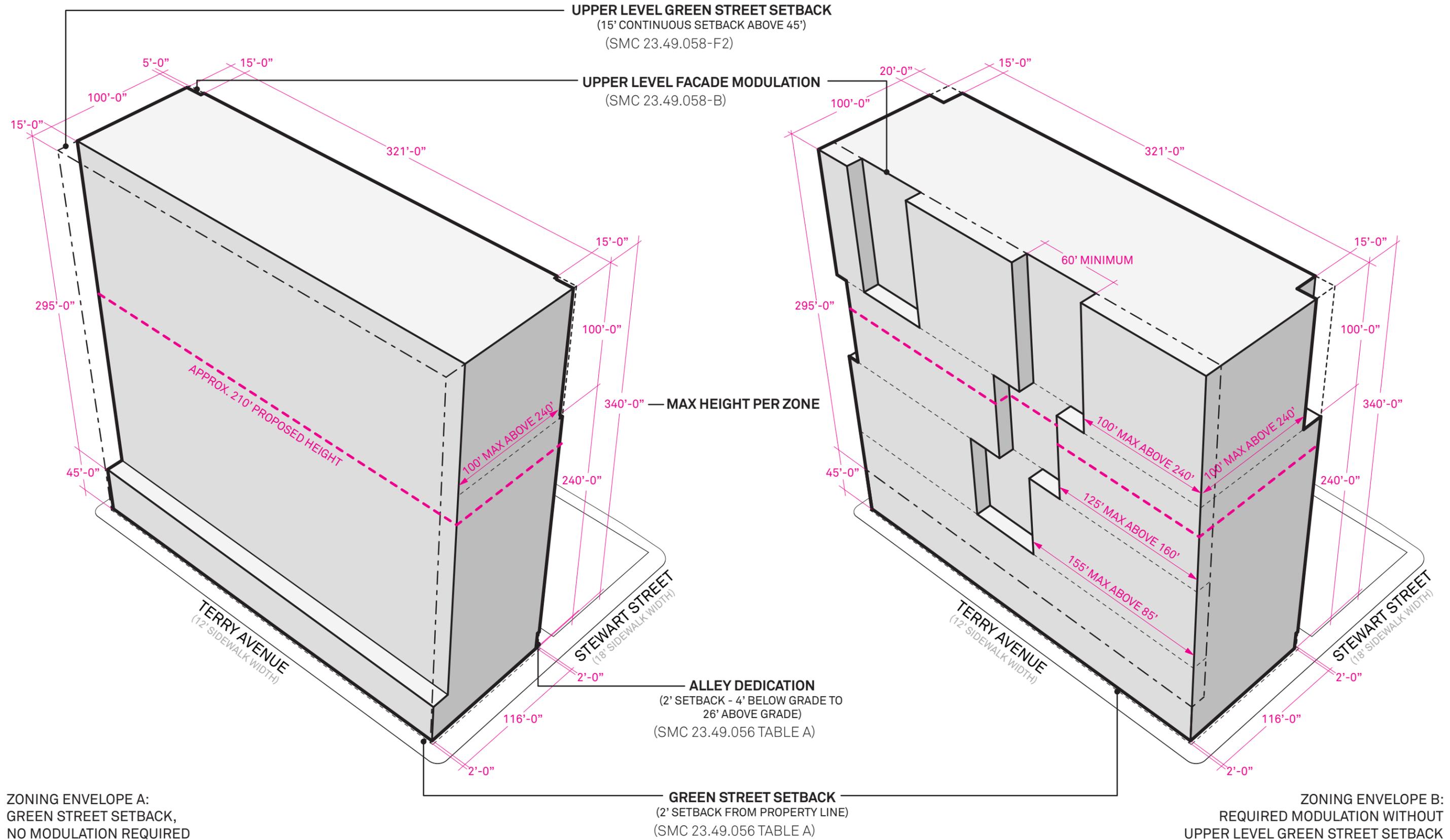
**Site Dimensions:** 120 x 353

Standard	Description
<b>23.49.008</b>	<b>Structure Height</b>
A.3	Maximum Height for Non Residential Use = 340' <i>The proposed structure height is ~210'</i>
<b>23.49.009</b>	<b>Street Level Use Requirements</b>
Map 1G B	Required on Terry Avenue and Stewart Street Minimum 75% of each frontage must be occupied by qualifying street uses <i>The applicant intends to seek a departure to the minimum street use frontage</i>
<b>23.49.011</b>	<b>Floor Area Ratio</b>
Table A	Base = 5, Max = 10 <i>The applicant intends to exceed the base FAR through a mix of TDR's and bonuses as required by development standards</i>
<b>23.49.016</b>	<b>Open Space</b>
B C.2	20 SF required per 1000 GSF Office floor area Includes Green Street setback and ROW improvements <i>Public open space will be provided as Green Street improvements on Terry Avenue. Private open space will include a landscaped plaza and level 2 terrace.</i>
<b>23.49.018</b>	<b>Overhead Weather Protection</b>
A	Not required on Stewart per A.1-3, Not required on Terry per A.3. Required on Virginia.  <i>Glass canopies are planned to delineate building entry and public programs like the café and museum.</i>

Standard	Description
<b>23.49.019</b>	<b>Parking</b>
A.1. C	No parking required 1:1000 Max Office use <i>Below grade parking will be provided below the maximum allowable.</i>
E & F	Bike parking and Shower facilities required <i>Bicycle parking and showers will be provided per development standards</i>
G	Off Street Loading per SMC 23.54.035, Table A <i>(4) off street loading berths will be provided off the alley.</i>
<b>23.49.022</b>	<b>Minimum Sidewalk Width</b>
Map 1C	Stewart: 18', Terry: Variable, subject to Green Street Standards, Virginia: 12' <i>The existing sidewalks on Stewart and Virginia meet the standard. The Terry Avenue sidewalk width will be determined through the Green Street development process with SDOT.</i>
<b>23.49.056</b>	<b>Street Facades, Landscape, and setbacks</b>
A.1/Table A	Per 23.46.338-1F, Pedestrian Street Classification as follows: 25' minimum façade height, Stewart & Terry 15' minimum façade height, Virginia <i>The proposed façade heights exceed the minimums</i>
B.1	Setback Limits for property line facades <i>The proposed exterior, open space is not considered part of the setback area</i>
C	Façade Transparency = 60% minimum, Stewart & Terry, 30%, Virginia <i>Façade transparency will exceed the minimums</i>
D	Blank façade 15' wide max, Stewart & Terry, 30' max on Virginia  <i>(1) blank wall on Terry Avenue will exceed 15'</i>

Standard	Description
<b>23.49.056</b>	<b>(Continued)</b>
E	Street Trees required on Stewart, Terry, and Virginia
F.1	Landscaping on Stewart = 1.5 SF per 1 LF of lot line
F.2	Landscaping on Terry per Green Street standards
F.3	Any setback on Stewart to be landscaped per calculation <i>Landscaping will be provided on all frontages per development standards</i>
F.4	Green Street Setback = 2' from street lot line, 50% landscaped <i>Setback provided</i>
<b>23.49.058</b>	<b>Upper level development standards</b>
B	Maximum length of unmodulated façade within 15' of the property line: 0-85 feet above grade = no max length 86-160 feet = 155 feet max length 161-240 feet = 125 feet max length 241-500 feet = 100 feet max length <i>The applicant will seek a departure for façade modulation on Terry Avenue</i>
E4	For towers over 160 feet, all portions of the tower that exceed 125 feet must be separated by 60 feet from adjacent towers that are above 125 feet in height. <i>There are no other towers on the block.</i>
F2	15' continuous setback on Terry above a height of 45' due to green street designation <i>The applicant will seek a departure from the development standards for the upper-level green street setback</i>
<b>23.53.030</b>	<b>Alley Improvements</b>
D	Minimum R.O.W. for downtown zones is 20'
F.1	If the existing Alley does not meet the minimum width, a dedication of 2 feet is required. Underground and overhead portions of the structure may be allowed to extend into the dedication area per SDOT approval. Alley must be improved per section E.1. <i>At minimum, a 2 foot dedication 4' below grade and 26' above grade will be provided.</i>

# 13 MASSING ENVELOPE



# 13 CONTEXT ANALYSIS : VICINITY MAP + AERIAL PHOTOGRAPH



## ZONING OVERVIEW:

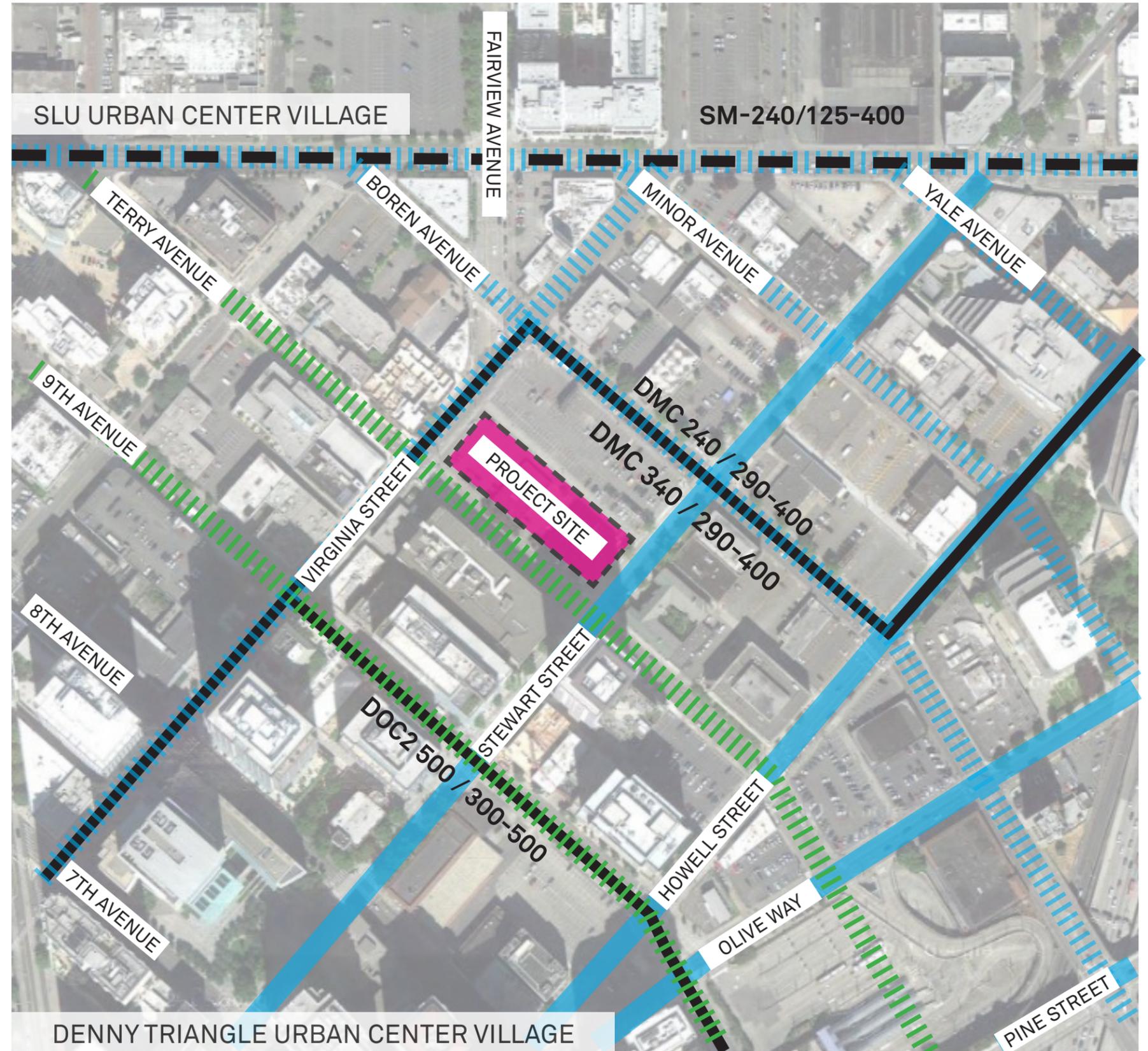
**SITE:** The half block bound by Stewart Street, Terry Avenue, Virginia Street, and the alley.

**ZONING:** DMC-340/290-400  
Denny Triangle Urban Center Village

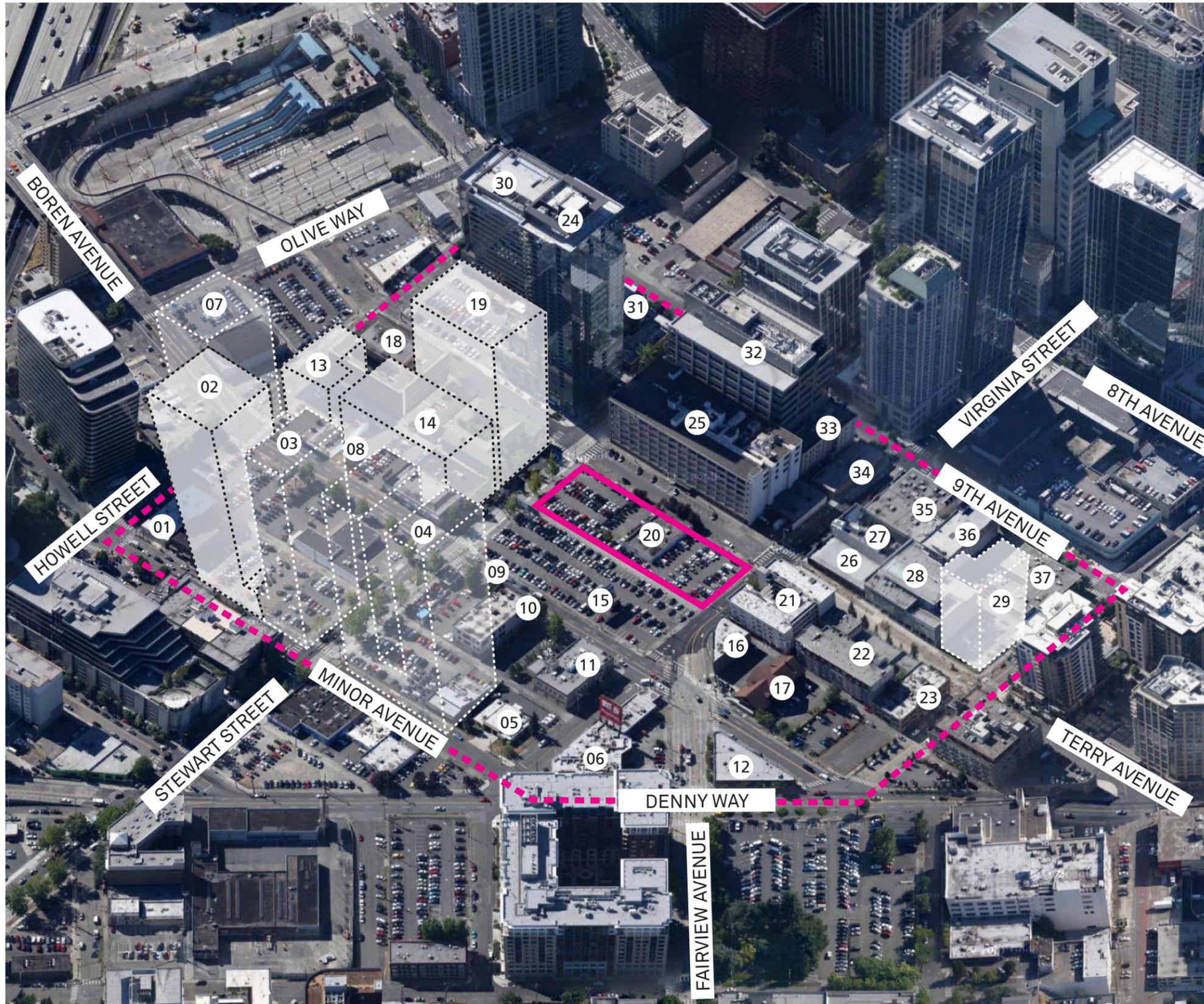
**SITE DIMENSIONS:** 120' x 353'  
**SITE AREA:** 42,360 SF  
**BASE FAR (5):** 211,800 SF  
**FAR MAX (10):** 423,600 SF

## KEY:

-  Zoning Boundary
-  Urban Center Village Boundary
-  Class I Pedestrian Street
-  Class II Pedestrian Street
-  Green Street



# 13 CONTEXT ANALYSIS : NINE BLOCK AXONOMETRIC (LOOKING SOUTH) - SURROUNDING USES



1. Retail, 1 story (Re-Bar)
2. Future Hotel and Residential, 40 story (Kinects Tower)
3. Future Hotel and Residential, 42 story (Daola Tower)
4. Future Residential, 39 story (Crescent Heights Tower)
5. City Motor Pool Service, 1 story
6. Retail, 1 story
7. Future Residential, 36 story (Tilt 49)
8. Future Office Building, 11 story (Tilt 49)
9. Car Rental, 1 story
10. Office, 3 story
11. Social Service, 2 story
12. Retail, 1 story (Recovery Cafe)
13. Hotel, 14 story (Hilton Garden Inn)
14. Office, 11 story (hill7)
15. Parking & (2) Billboards
16. Office, 2 story
17. Performance Venue, 2 story (Raisbeck)
18. Self Storage, 5 story
19. Future Office Building, 21 story (1007 Stewart)
- 20. Fitness Center, 1 story (demolition DPD#6461616)  
\*Project Site, with existing building**
21. Centennial Lab, 1 story (Cornish College of the Arts)
22. Residential, 4 story
23. Notion Building, 3 story (Cornish College of the Arts)
24. Retail/Residential, 38 story (Aspira)
25. Office, 7 story
26. Office, 1 story
27. Spruce Street School, 3 story
28. Residential, 4 story
29. Future Student Housing, 16 story (Cornish College)
30. Retail/Office, 15 story (Regence)
31. Religious/Residential, 7 story
32. Research/Retail, 11 story (SCRI)
33. Social Services, 5 story
34. Retail, 1 story
35. Cornish Commons, 2 story (Cornish College of the Arts)
36. Beebe Building, 3 story (Cornish College of the Arts)
37. Office, 2 story

- KEY:**
- █ Project Site
  - - - - - 9 Block Analysis Area
  - Building Under Construction
  - Planned Building

13 CONTEXT ANALYSIS : NINE BLOCK AREA - CONTEXT IMAGERY



07  
Tilt 49 (future development)



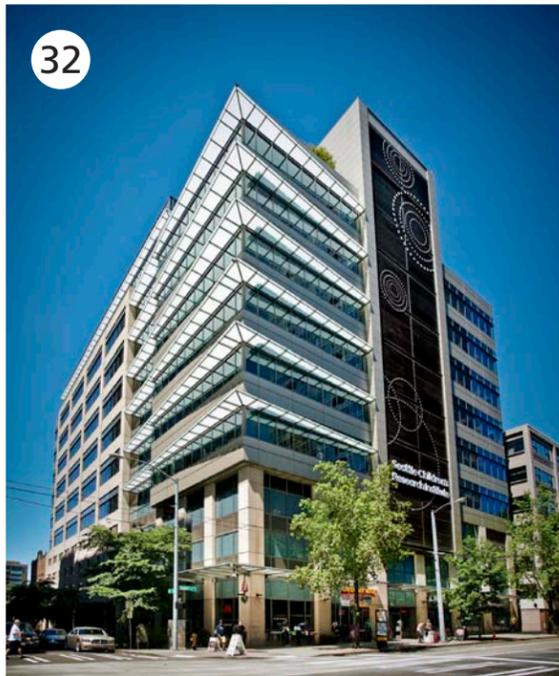
14  
hill7



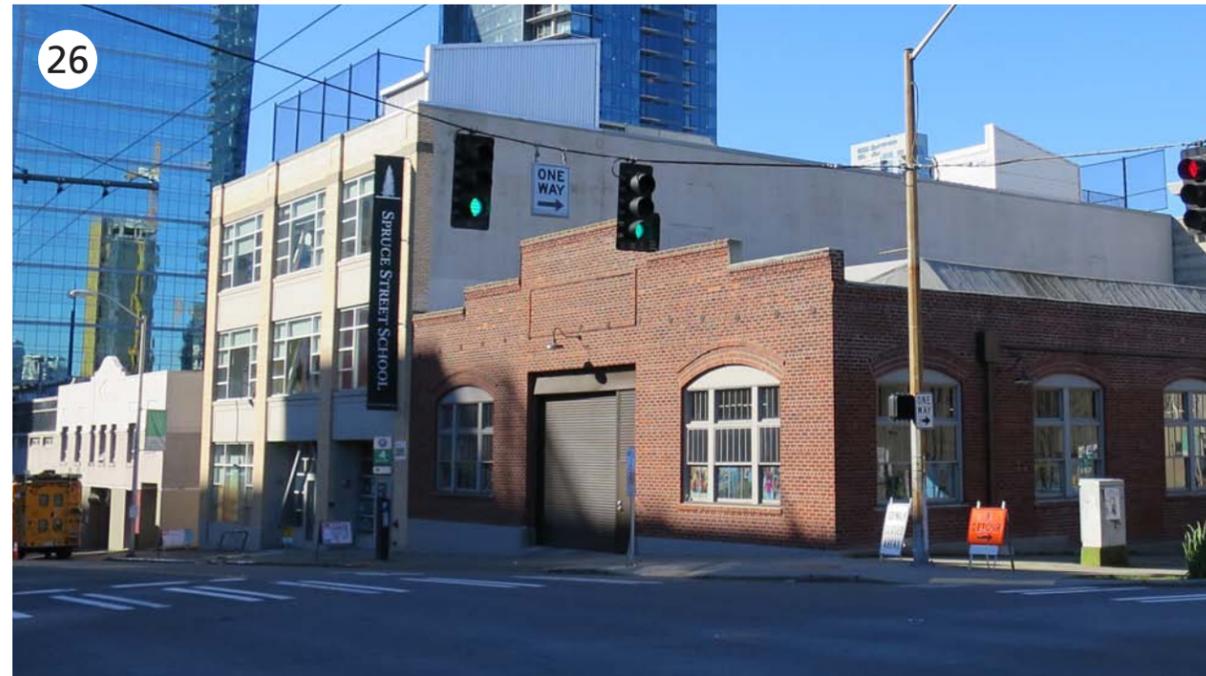
19  
1007 Stewart (future development)



24  
Aspira Tower



32  
Jack MacDonald Building

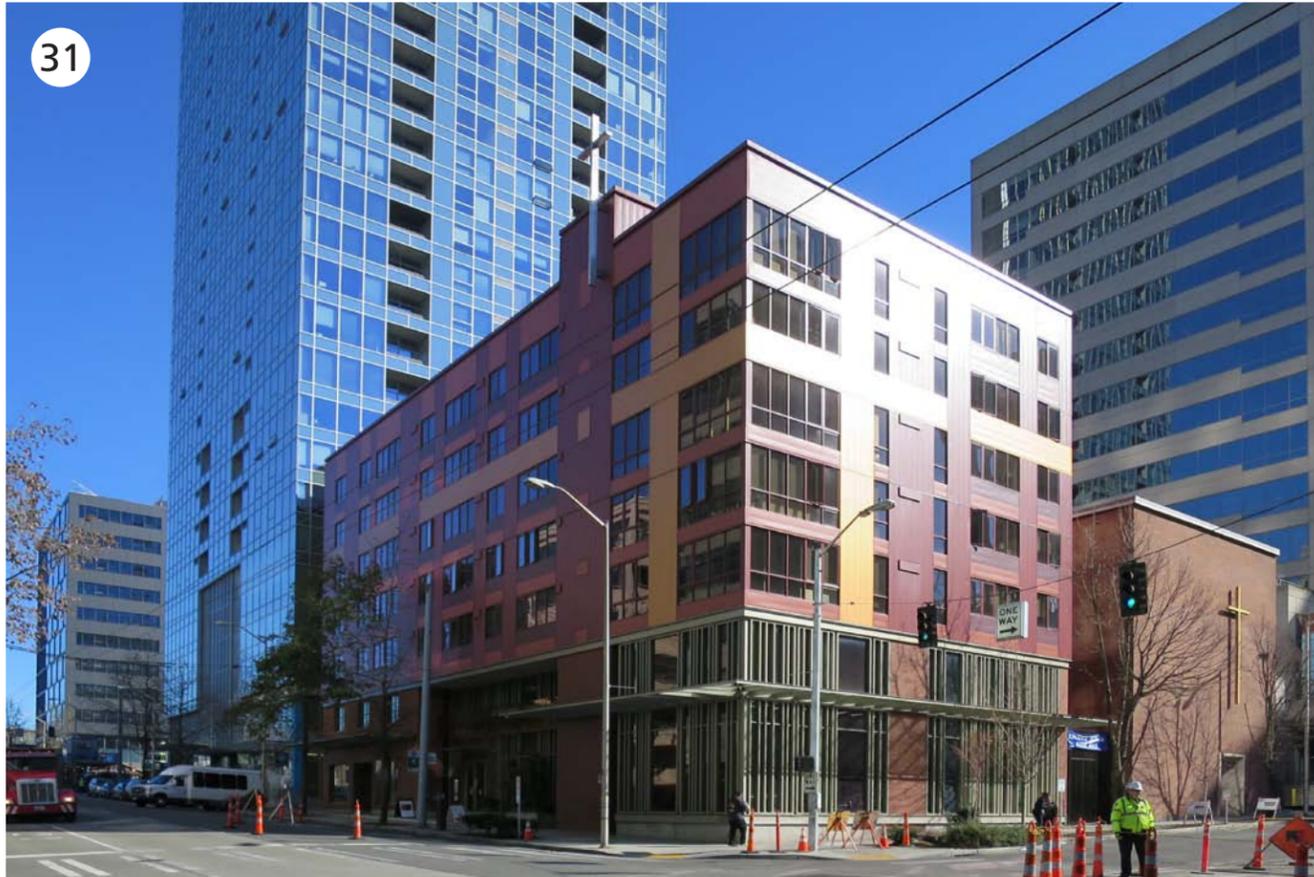


26  
Spruce Street School



28  
Carbon 56 Apartments

13 CONTEXT ANALYSIS : NINE BLOCK AREA - CONTEXT IMAGERY



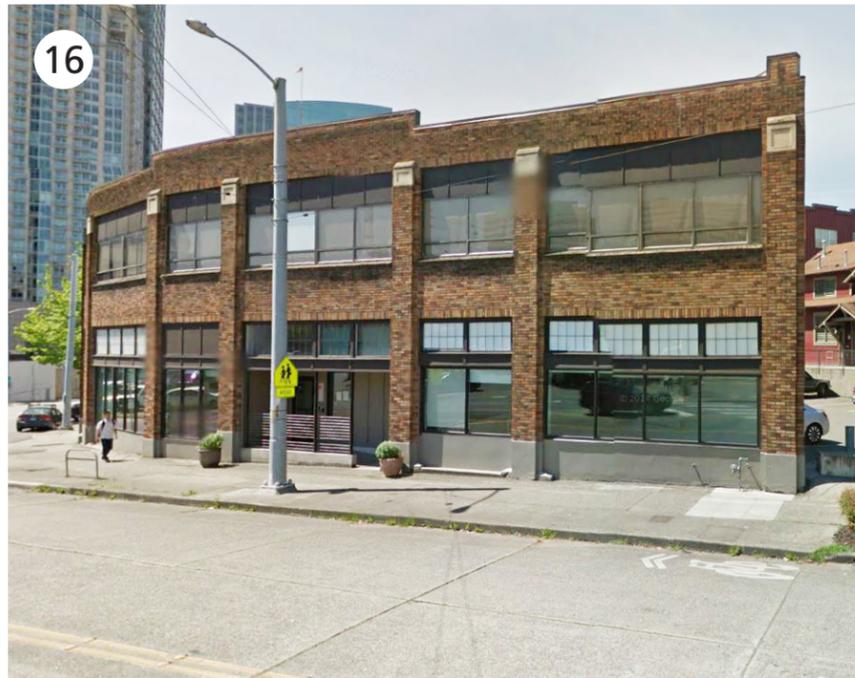
Gethsemane Lutheran Church



1915 Terry Avenue



Cornish College of the Arts



2 Story Office Building

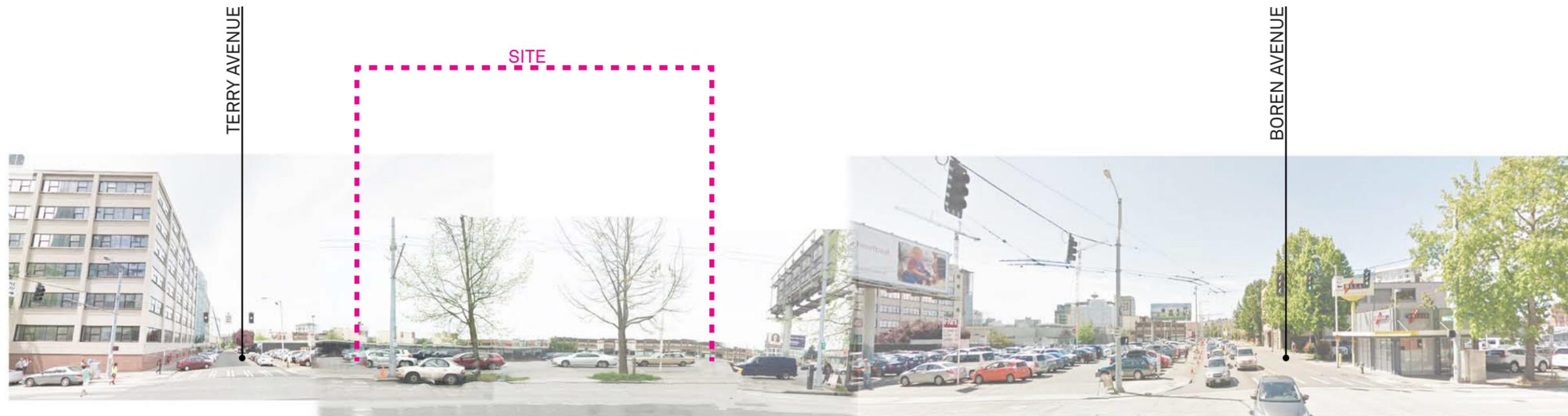


1916 Boren Avenue Office

# 13 CONTEXT ANALYSIS : STREETScape



TERRY AVENUE (LOOKING NORTHEAST)



STEWART STREET (LOOKING NORTHWEST)

# 13 CONTEXT ANALYSIS : STREETScape



VIRGINIA STREET (LOOKING SOUTHEAST)



BOREN AVENUE (LOOKING SOUTHWEST)

# 13 CONTEXT ANALYSIS : MOVEMENT PATTERNS

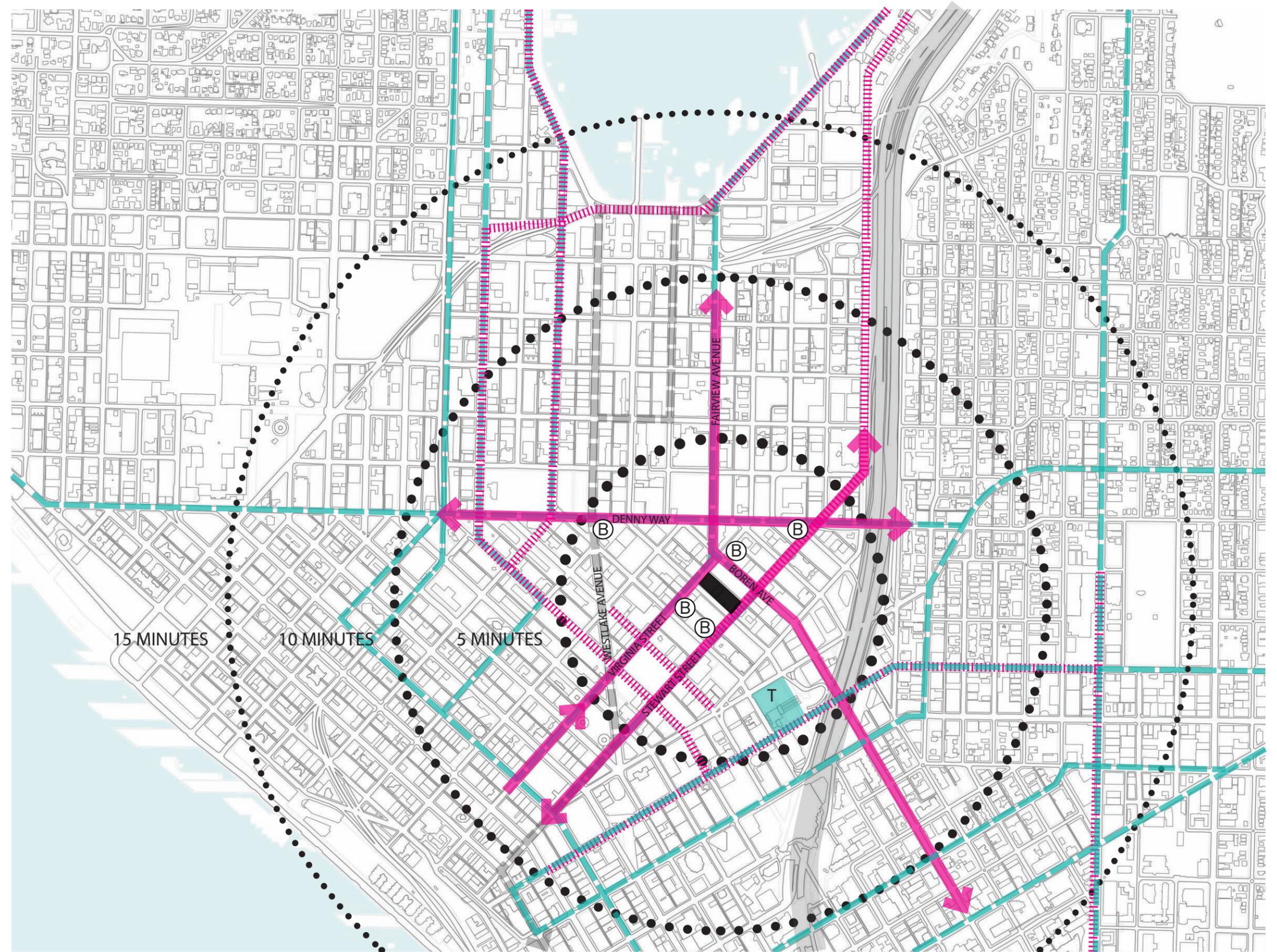
- MAJOR STREETS  

- BUS AND TRANSIT HUB  

- BIKE LANES,  

- STREET CAR  

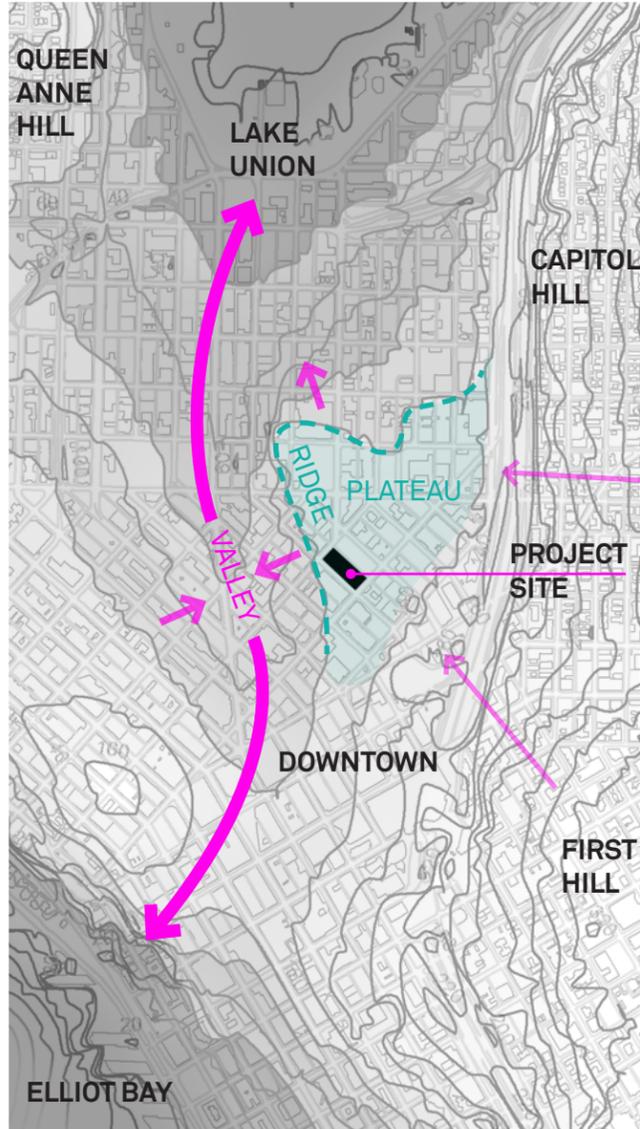
- BUS STOPS  

# 13 CONTEXT ANALYSIS : CONNECTIONS



# 13 EXISTING SITE CONDITIONS : LANDFORM + TOPOGRAPHY



FAIRVIEW AVENUE-  
LOOKING SOUTH



VIRGINIA STREET-  
LOOKING NORTHEAST



STEWART STREET-  
LOOKING SOUTHWEST

OBSERVATIONS & OPPORTUNITIES:

**The site sits at the center of a plateau in the Denny Triangle neighborhood.**

- This forms an opportunity to be a central space in the neighborhood

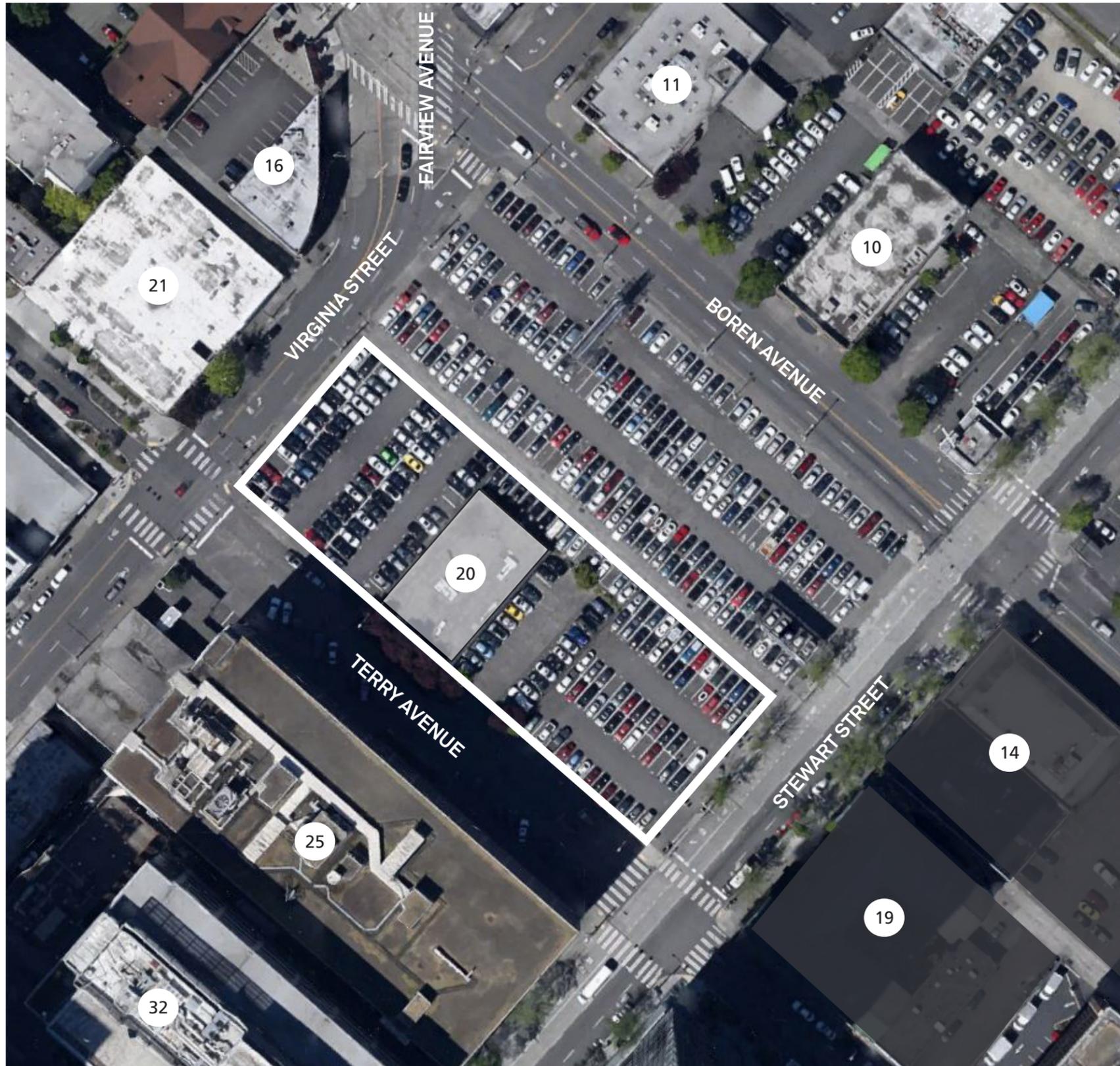
**The site will be seen from both hills and valleys that surround it.**

- Contribute an important lush and populated component to the Capitol Hill, First Hill, Downtown, and South Lake Union city views.
- Draw people to the site from blocks around.

**Adjacent constrained thoroughfares Virginia Street and Stewart Street will focus attention at street level.**

- Street planting and trees can set the tone for a greener & healthier pedestrian zone within the neighborhood.
- Establish strong pedestrian realm along Stewart Street and Virginia Street.
- Create high activity & visibility in the public realm.

13 EXISTING SITE CONDITIONS : EXISTING USE + STRUCTURES



Existing 1920 Terry Building (1 story)



Existing Parking Lot

# 13 EXISTING SITE CONDITIONS : EXISTING SITE & TREE SURVEY

## VIRGINIA STREET:

There are no existing trees abutting the property.

The City Arborist will approve proposed species for this street.

## TERRY AVENUE:

There are four (4) *Prunus cerasifera* (Thundercloud' Purpleleaf Plum) trees abutting the property.

The City Arborist recommends removal of all four trees due to the facts that they are short-lived trees, only one of them is in decent condition, and for the Green Street program, a variety of genus and species is recommended.



TERRY AVENUE

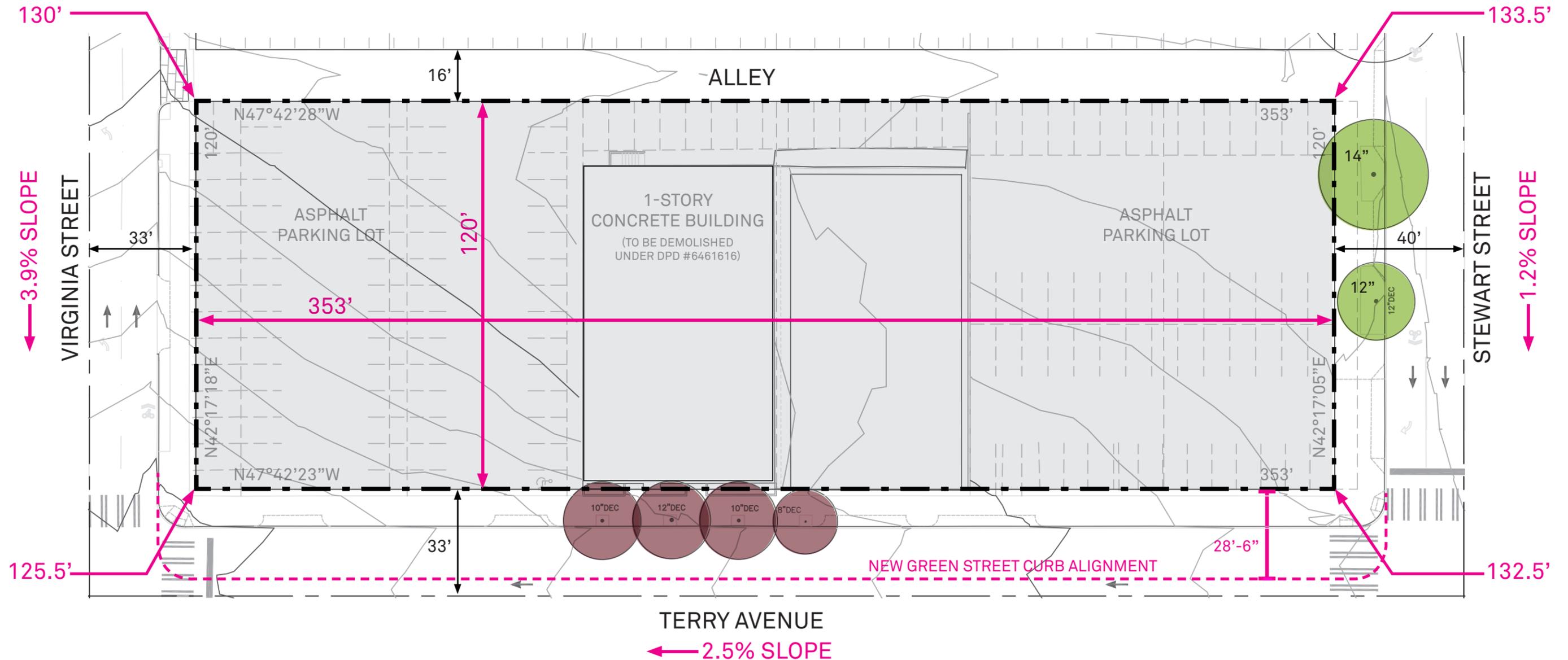


STEWART STREET

## STEWART STREET:

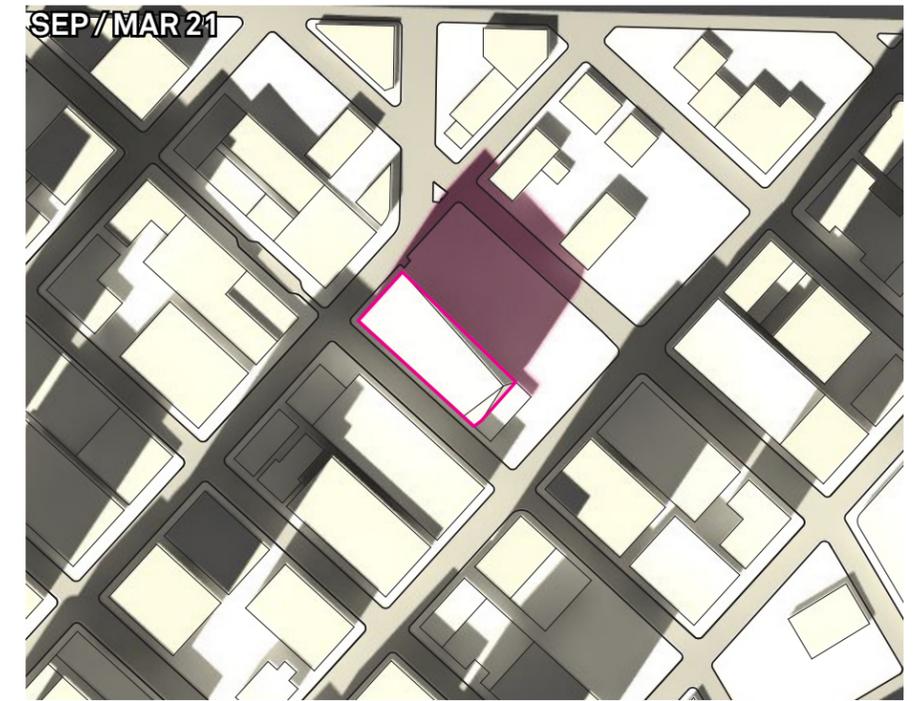
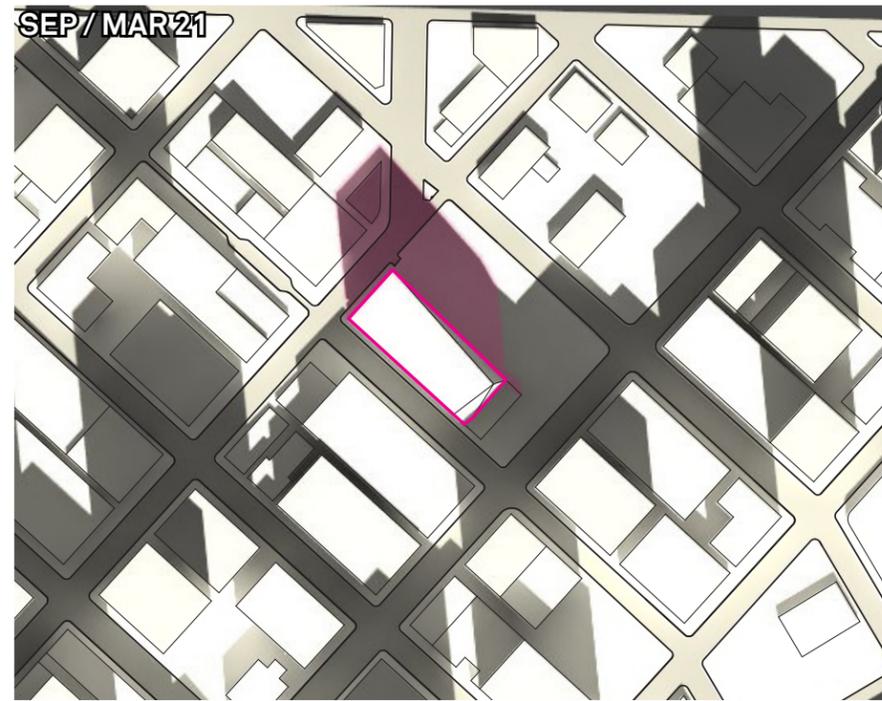
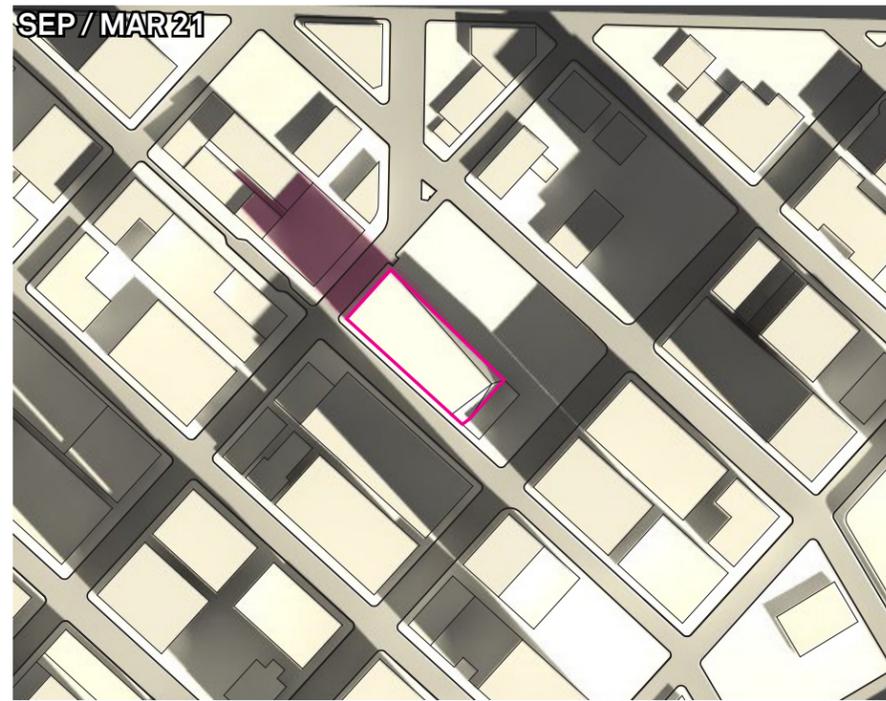
There are two (2) *Liquidambar styraciflua* (Sweetgum) trees abutting the property.

The City Arborist reports that both of these trees are in good condition, will remain, and will be adequately protected during construction.

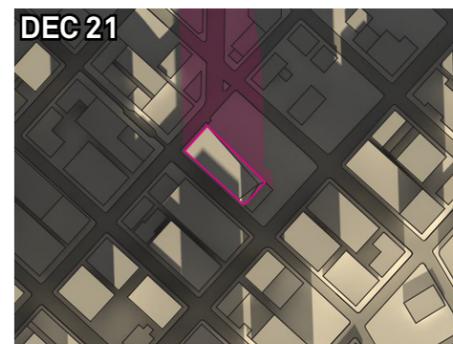


# 13 EXISTING SITE CONDITIONS : SUN/SHADOW ANALYSIS

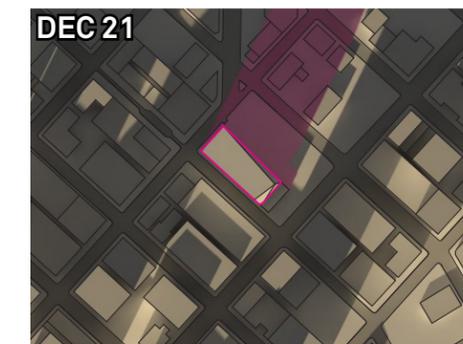
\*DISPLAYING PREFERRED MASSING ALTERNATIVE (#3)



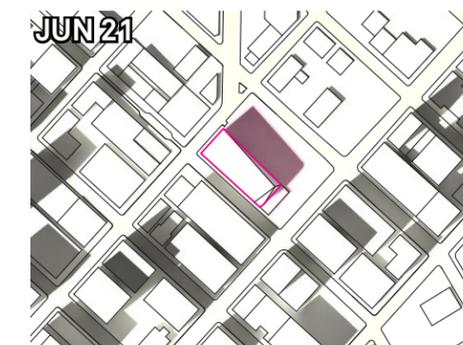
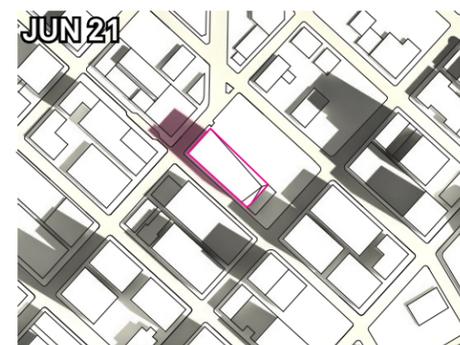
10:00



12:00



14:00



# BUILDING CURE

## SEATTLE CHILDREN'S RESEARCH INSTITUTE

*Seattle Children's creates an inspiring environment for discovering how to prevent, treat and cure childhood diseases.  
"Our facilities play an integral role in bridging the gap between laboratory research and patient care."  
~ Victoria Cleator, Senior Director, Research Facilities*



Aedas  
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Gustafson Guthrie Nichol