



UW MEDICINE PHASE 3.2
500 DEXTER N
DESIGN REVIEW BOARD RECOMMENDATION

PERKINS + WILL
UW SCHOOL OF MEDICINE

MUP REVISION #3021696
April 20, 2016

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An aerial photograph of a city block, likely in Los Angeles, showing a mix of existing buildings and parking lots. Overlaid on the image are architectural renderings of a new development. The renderings include a prominent blue glass skyscraper, several white and grey rectangular buildings of varying heights, and a large, low-profile white building in the foreground. The surrounding area includes older commercial buildings, parking lots, and a large green field in the upper left. A white banner with the text '1. PROJECT OVERVIEW' is positioned in the upper right corner.

1. PROJECT OVERVIEW



1.1 PROJECT BACKGROUND

The UW Medicine Lake Union Phase 3.2 project is the next step in implementing the long-standing plan to establish a multi-phase, biotechnical research and administrative office hub on the two-block area between Republican St., Dexter Ave N., Mercer St. and 9th Ave N.

In 2004, Phase 1 of the plan renovated the former Washington Energy Building on the northern portion of the eastern block. Phase 2 included new buildings on the remainder of the eastern block and was completed in 2008.

Phase 3 of the plan covers the western block. In 2010, a Master Use Permit #3011312 was obtained for Phase 3.1 (new building along 8th Ave N.) and 3.2 (new building along Dexter Ave N.). The construction of Phase 3.1 and the parking garage under Phase 3.2 were completed in 2013.

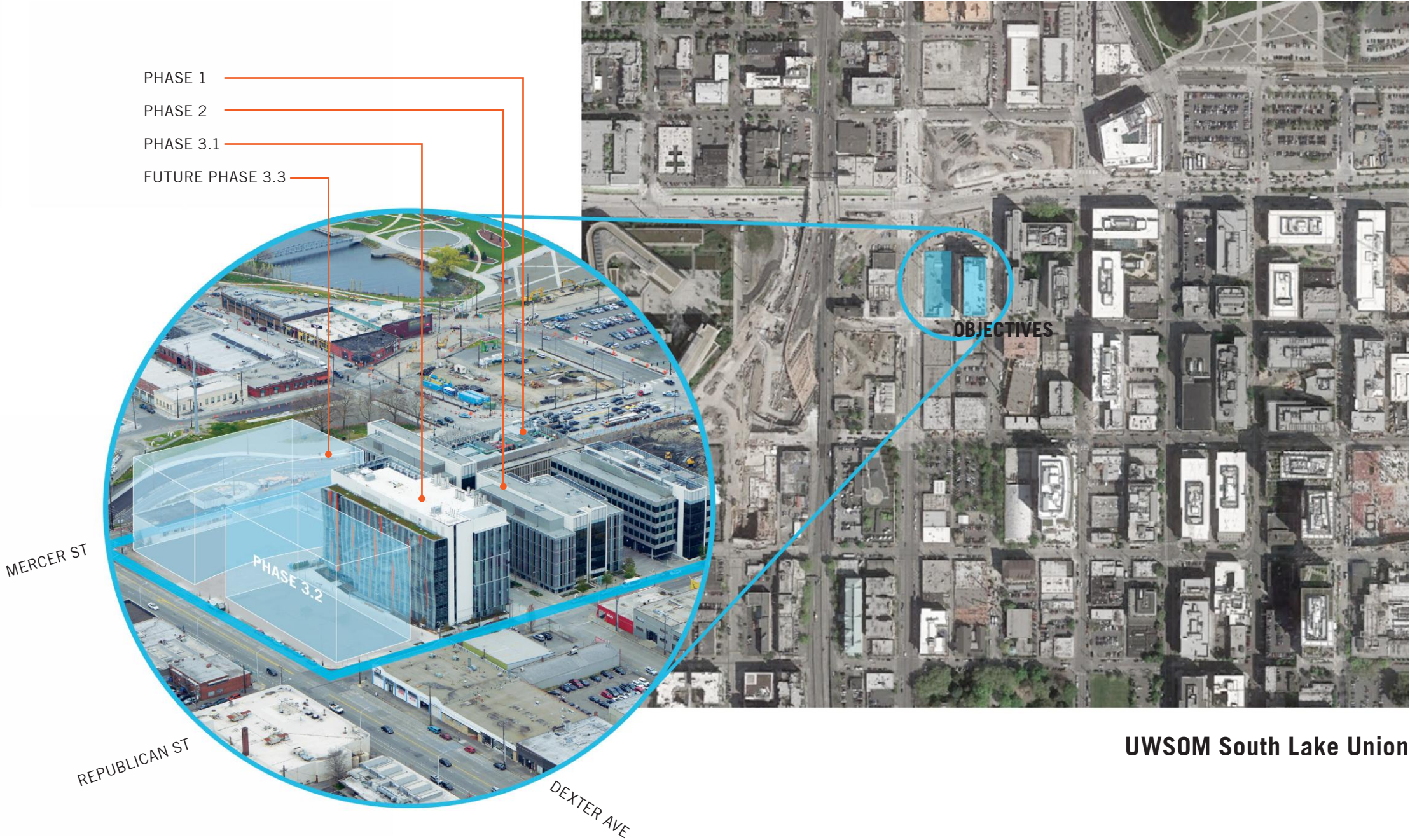
As detailed in Section 1.2, the present proposal changes some elements of the Phase 3.2 building, and that is the proposal which is subject to the current Design Review process. The site is zoned SM-160/85-240.

The basic program for Phase 3.2 includes one 8-story building, consisting of:

- 25,000 sf of research clinic and outpatient clinic space
- 139,030 sf of research laboratory and associated office space
- One aerial connection to the already-constructed adjacent UW Phase 3.1 building.

Tenants and users of Phase 3.2 will make use of the existing below-grade parking garage on the site (no change to the 231 existing parking spaces).

In the future, the Phase 3.3 building on the northern half of the western block will be proposed for review.



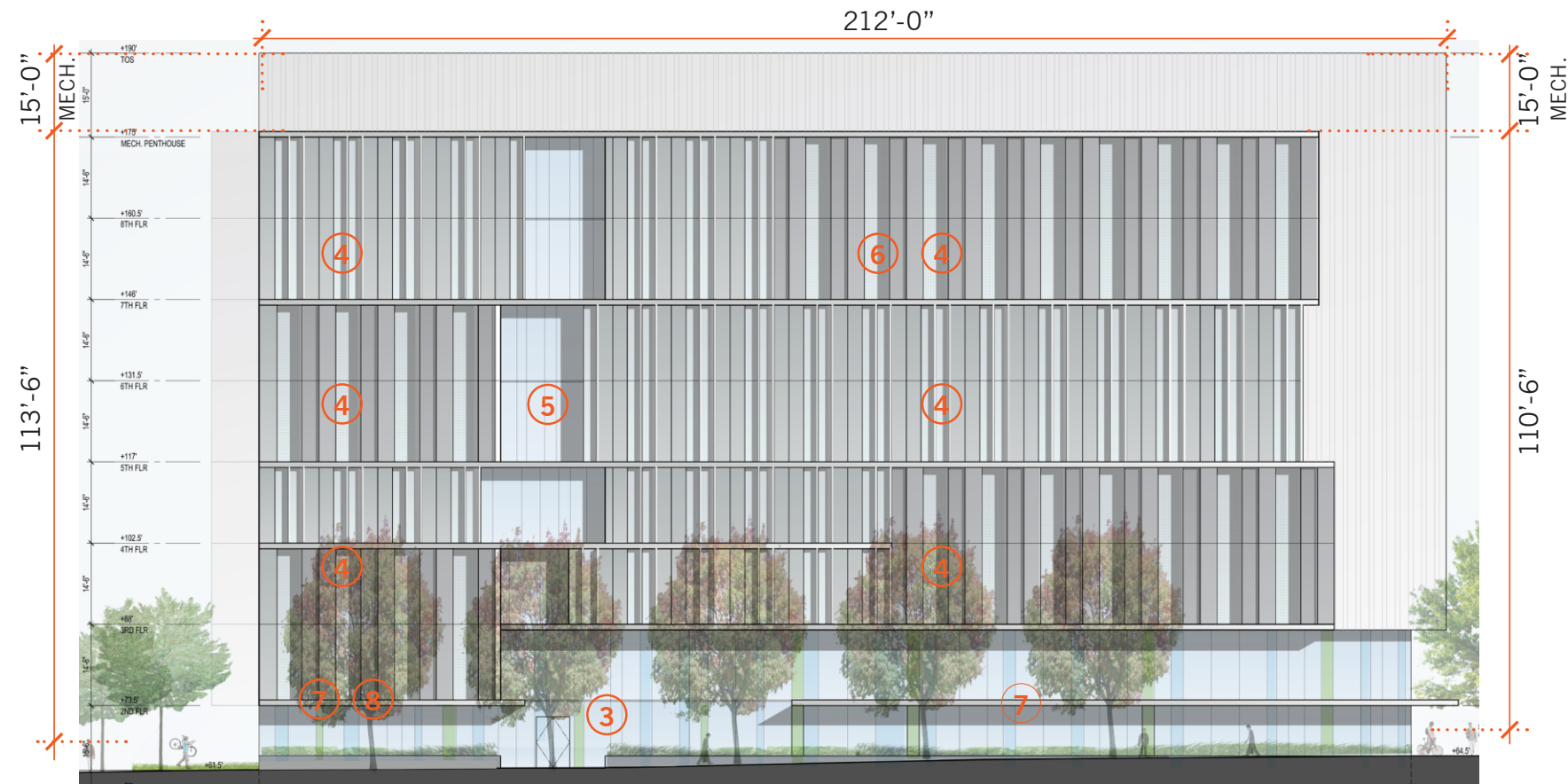
1.2 REVISIONS TO APPROVED MUP: WEST

APPROVED MUP 3011312

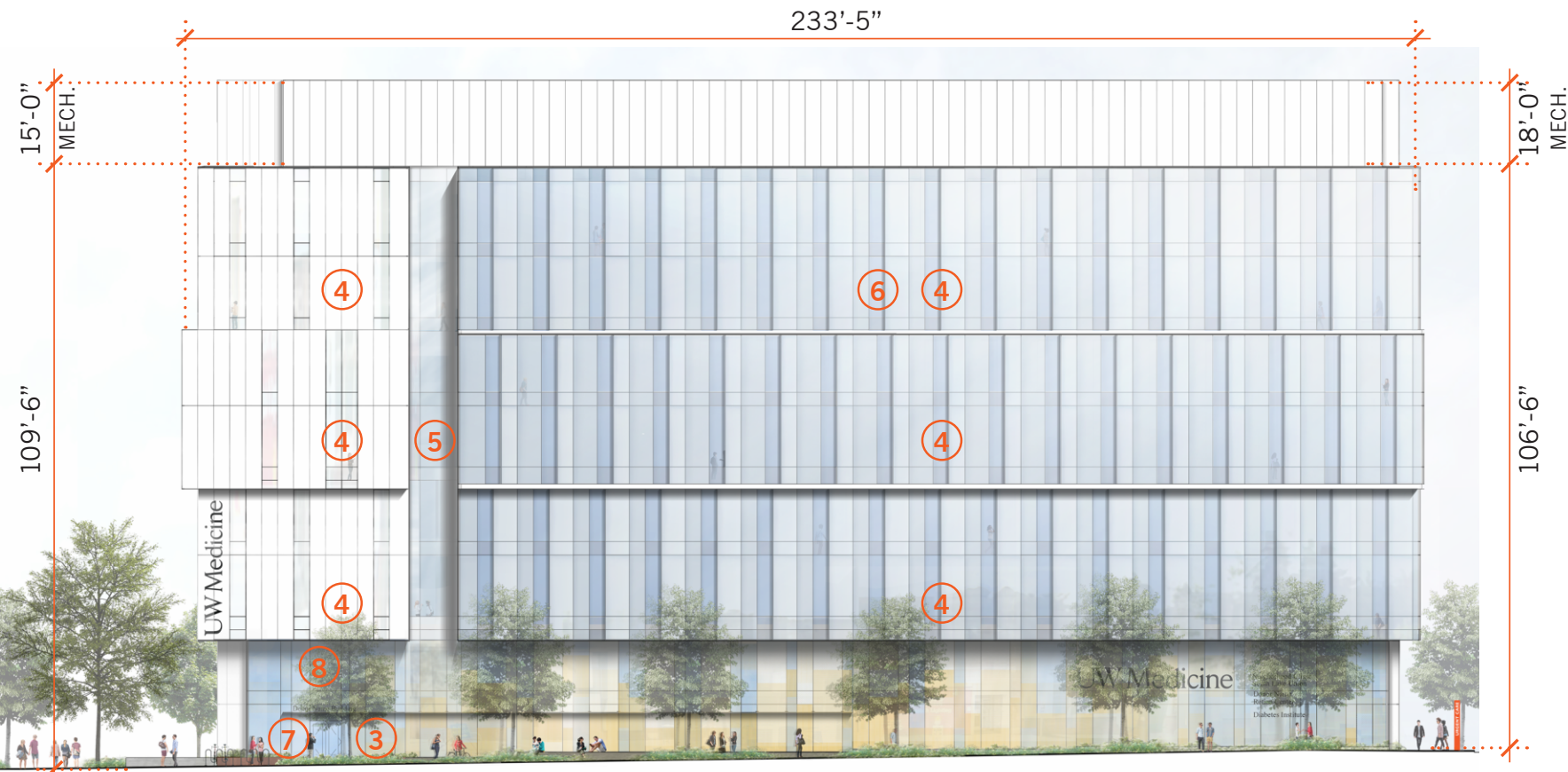
- ① Building height = 113'-6"
- ② Primary facade length = 212'-0"
- ③ Building entrance located 45' south of NW corner
- ④ Irregular glazing pattern across facade
- ⑤ Glazing "slot" irregular
- ⑥ Stainless steel mesh at some vision glazing
- ⑦ Canopy at north and south ends of facade
- ⑧ Northeast volume overhangs level 2

PROPOSED MUP 3021696

- Building height = 109'-6"
- Primary facade length = 233'-5"
- Building entrance located 15' south of NW corner
- Glazing pattern more regular, to reflect interior program
- Glazing 'slot' more ordered, aligned with Phase 3.1
- Vertical aluminum fins at vision glazing
- Canopy only at north end of facade
- Northeast volume overhangs level 3



PHASE 3.2 WEST ELEVATION: MUP 3011312



PHASE 3.2 WEST ELEVATION: MUP 3021696

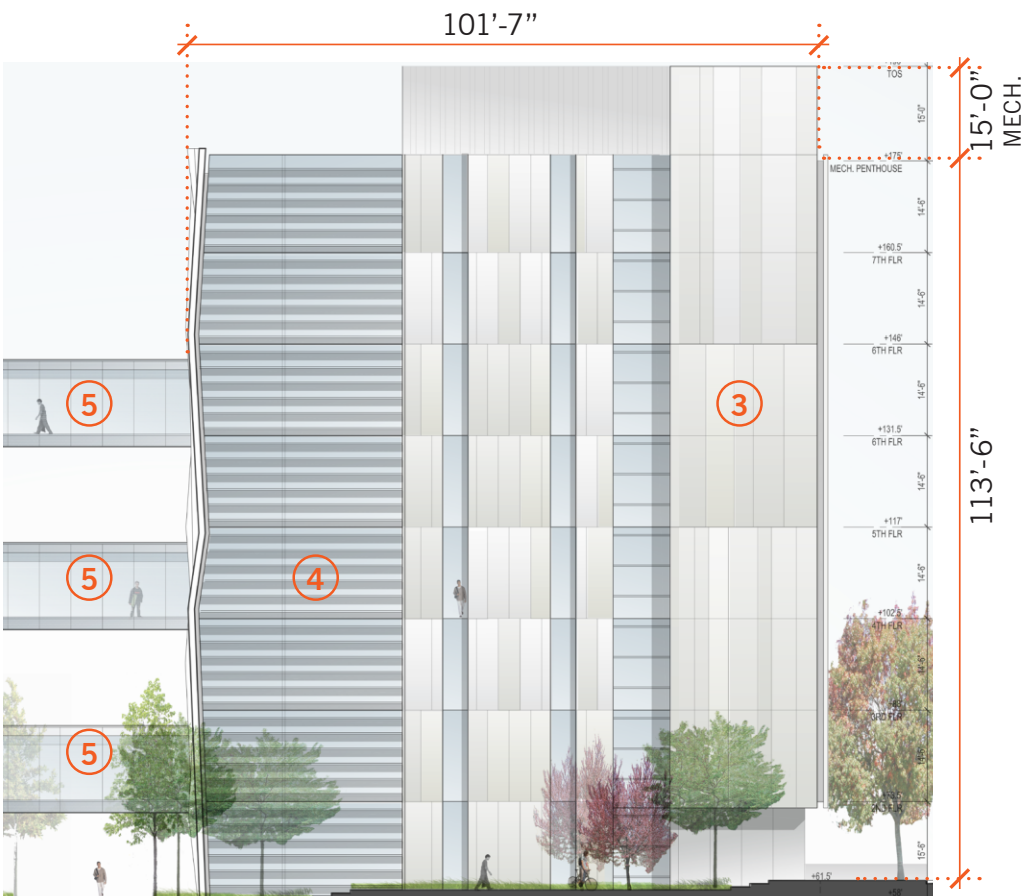
1.2 REVISIONS TO APPROVED MUP: NORTH

APPROVED MUP 3011312

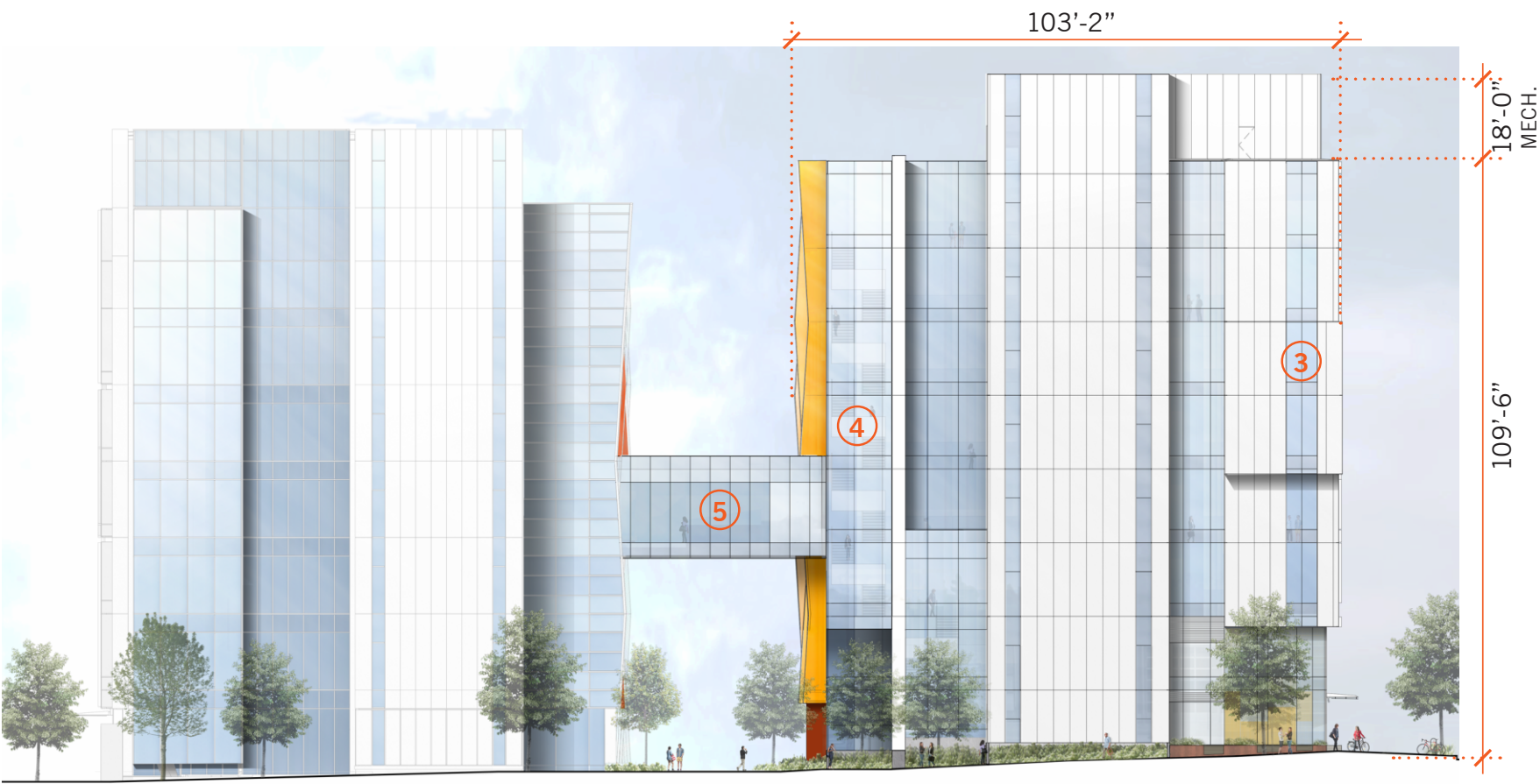
- ① Building height = 113'-6"
- ② Primary facade length = 101'-7"
- ③ Solid metal at westernmost volume
- ④ Horizontal fins at easternmost volume
- ⑤ 3 aerial connections

PROPOSED MUP 3021696

- Building height = 109'-6"
- Primary facade length = 103'-2"
- Glass curtainwall within metal panel volume
- Glass curtainwall with cantilevered stair enclosure
- 1 aerial connection



PHASE 3.2 NORTH ELEVATION: MUP 3011312



PHASE 3.1 (EXISTING)

PHASE 3.2 NORTH ELEVATION: MUP 3021696

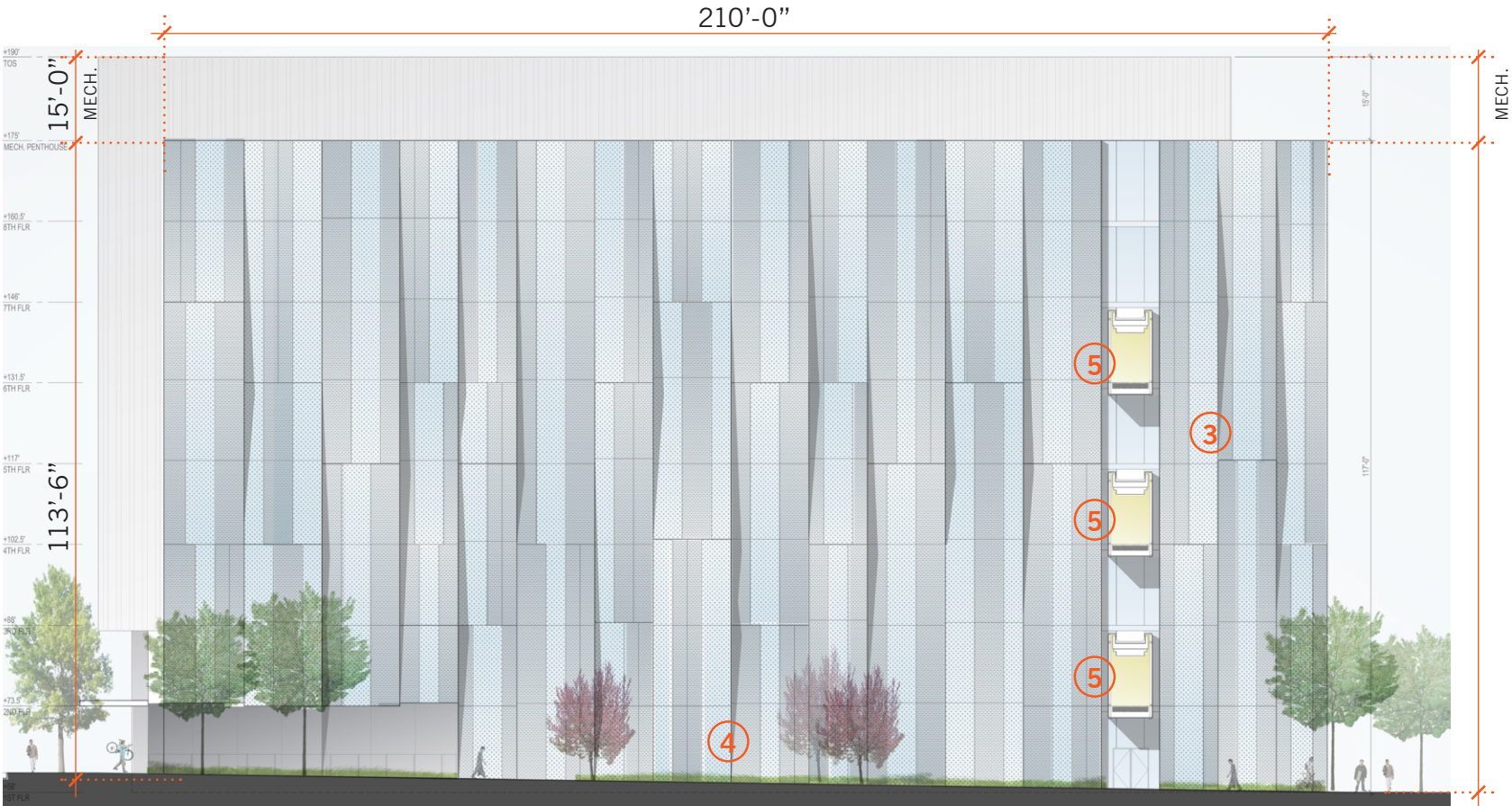
1.2 REVISIONS TO APPROVED MUP: EAST

APPROVED MUP 3011312

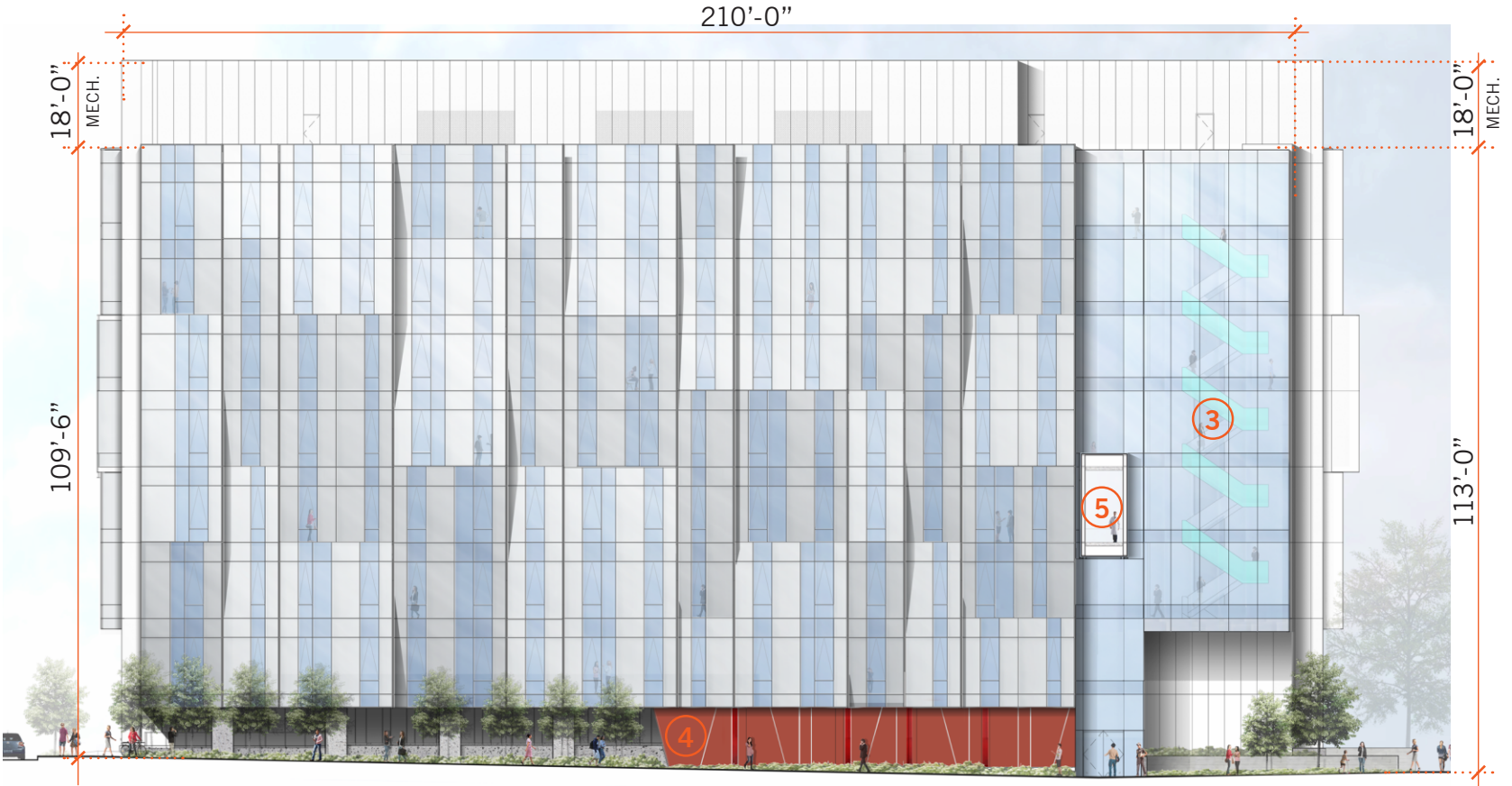
- 1 Building height = 117'-0"
- 2 Primary facade length = 210'-0"
- 3 Undulating glass curtain wall at northeast corner
- 4 Undulating glass curtain wall at level 1
- 5 3 aerial connections

PROPOSED MUP 3021696

- Building height = 113'-0"
- Primary facade length = 210'-0"
- Glass curtainwall with cantilevered stair enclosure
- Metal panel and inset glazing at level 1
- 1 aerial connection



PHASE 3.2 EAST ELEVATION: MUP 3011312



PHASE 3.2 EAST ELEVATION: MUP 3021696

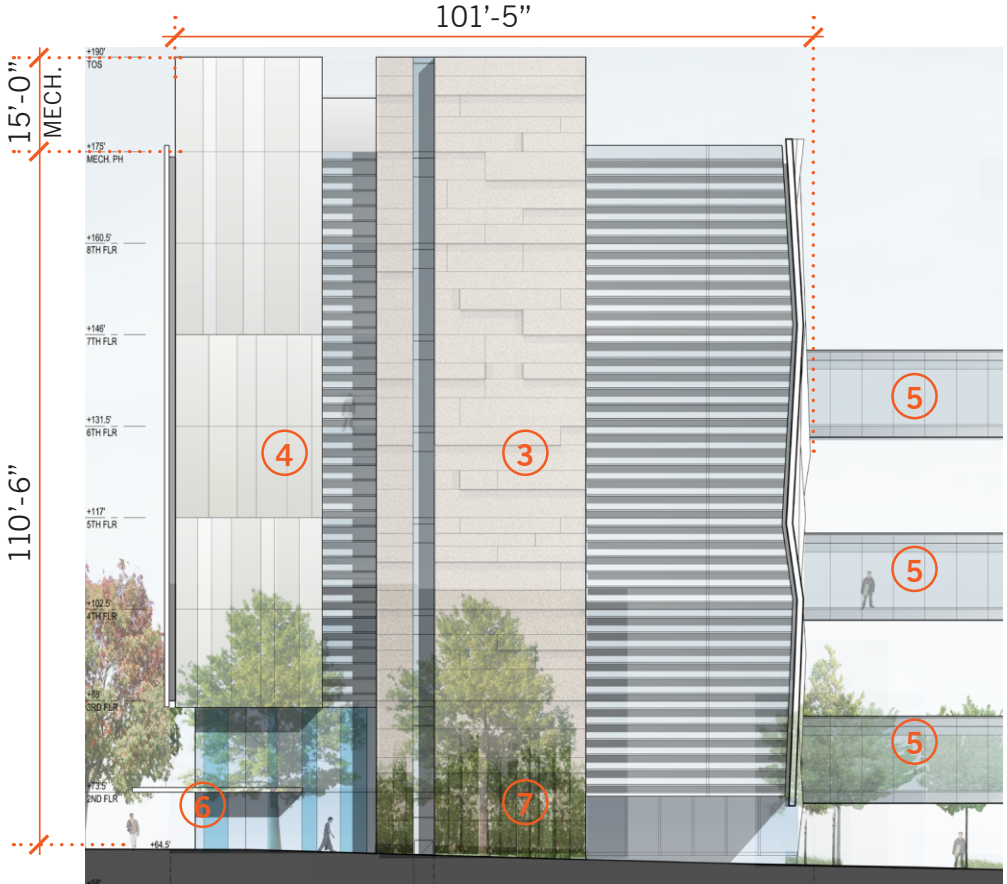
1.2 REVISIONS TO APPROVED MUP: SOUTH

APPROVED MUP 3011312

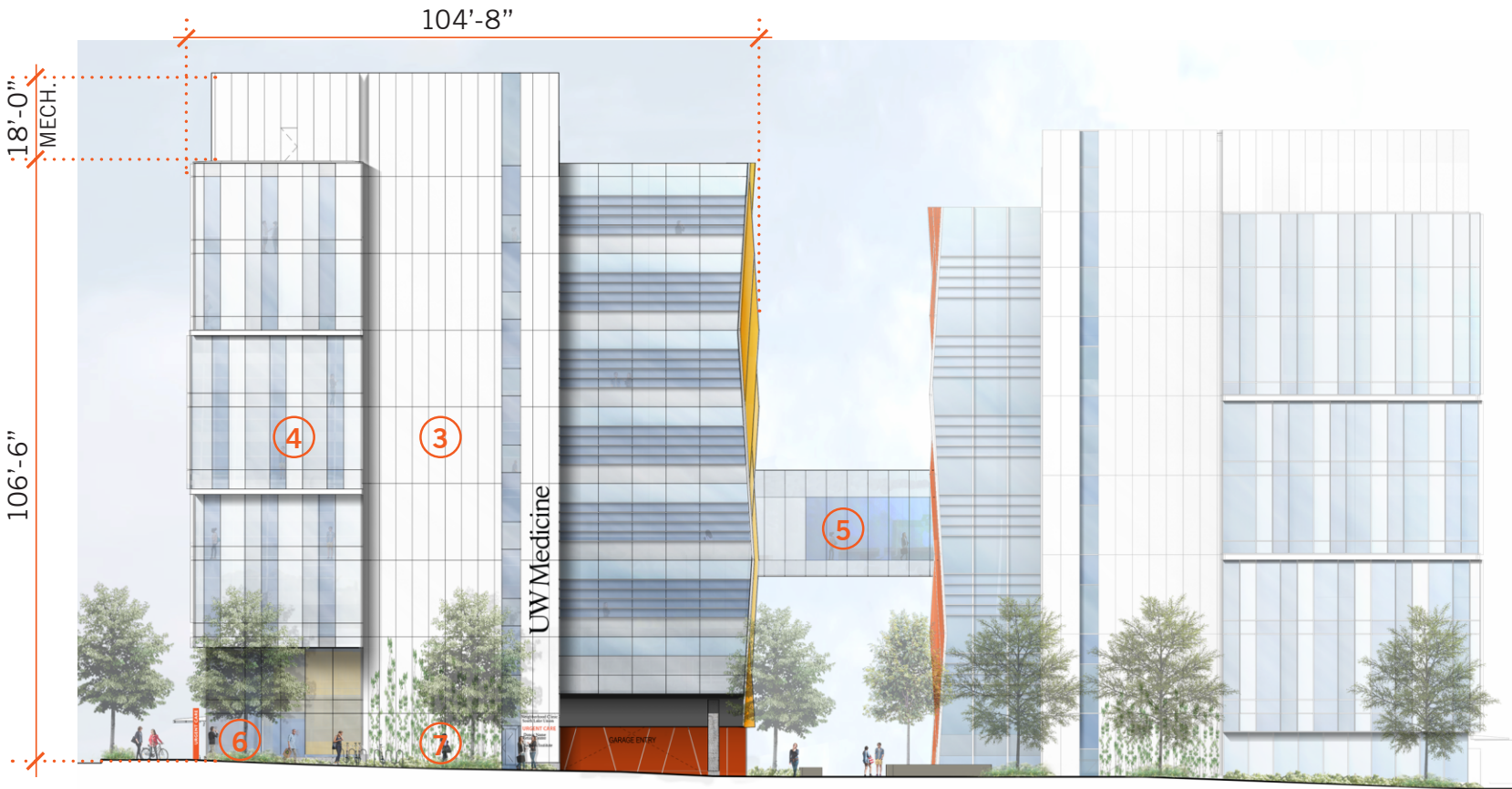
- ① Building height = 110'-6"
- ② Primary facade length = 101'-5"
- ③ Concrete panels on south core
- ④ Metal panel at westernmost volume
- ⑤ 3 aerial connections
- ⑥ Canopy at south facade
- ⑦ Blank facade length of 24' (departure granted)

PROPOSED MUP 3021696

- Building height = 106'-6"
- Primary facade length = 104'-8"
- Metal panel on south core
- Glazed curtainwall at westernmost volume
- 1 aerial connection
- No canopy at south facade
- Blank facade length of 25'-7" (departure requested)



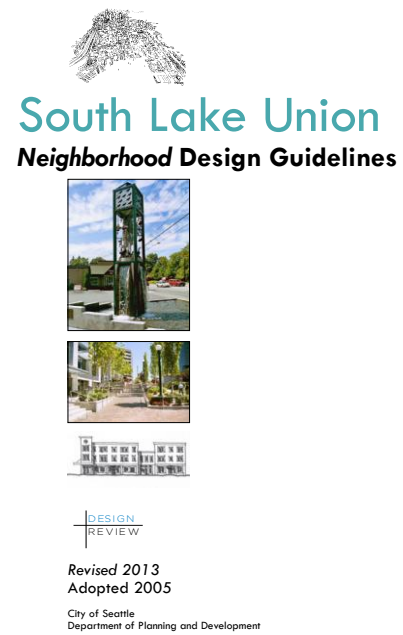
PHASE 3.2 SOUTH ELEVATION: MUP 3011312



PHASE 3.2 NORTH ELEVATION: MUP 3021696

PHASE 3.1 (EXISTING)

1.3 URBAN ANALYSIS: REFERENCED DOCUMENTS



Seattle Design Guidelines

South Lake Union Neighborhood Design Guidelines

South Lake Union Street Concept Plans



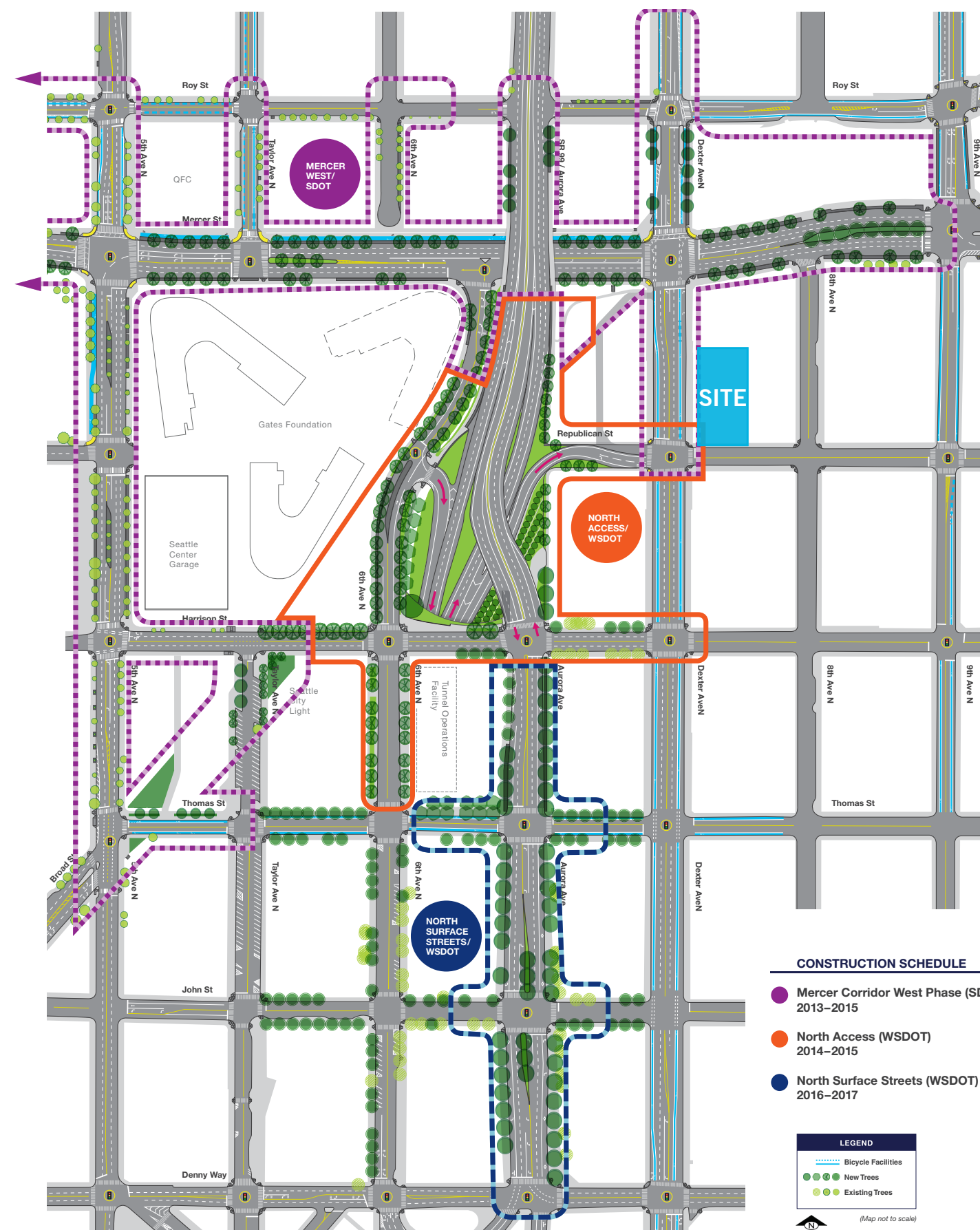
South Lake Union Mobility Plan

South Lake Union Urban Design Framework

1.3 URBAN ANALYSIS: NORTH PORTAL PROJECT



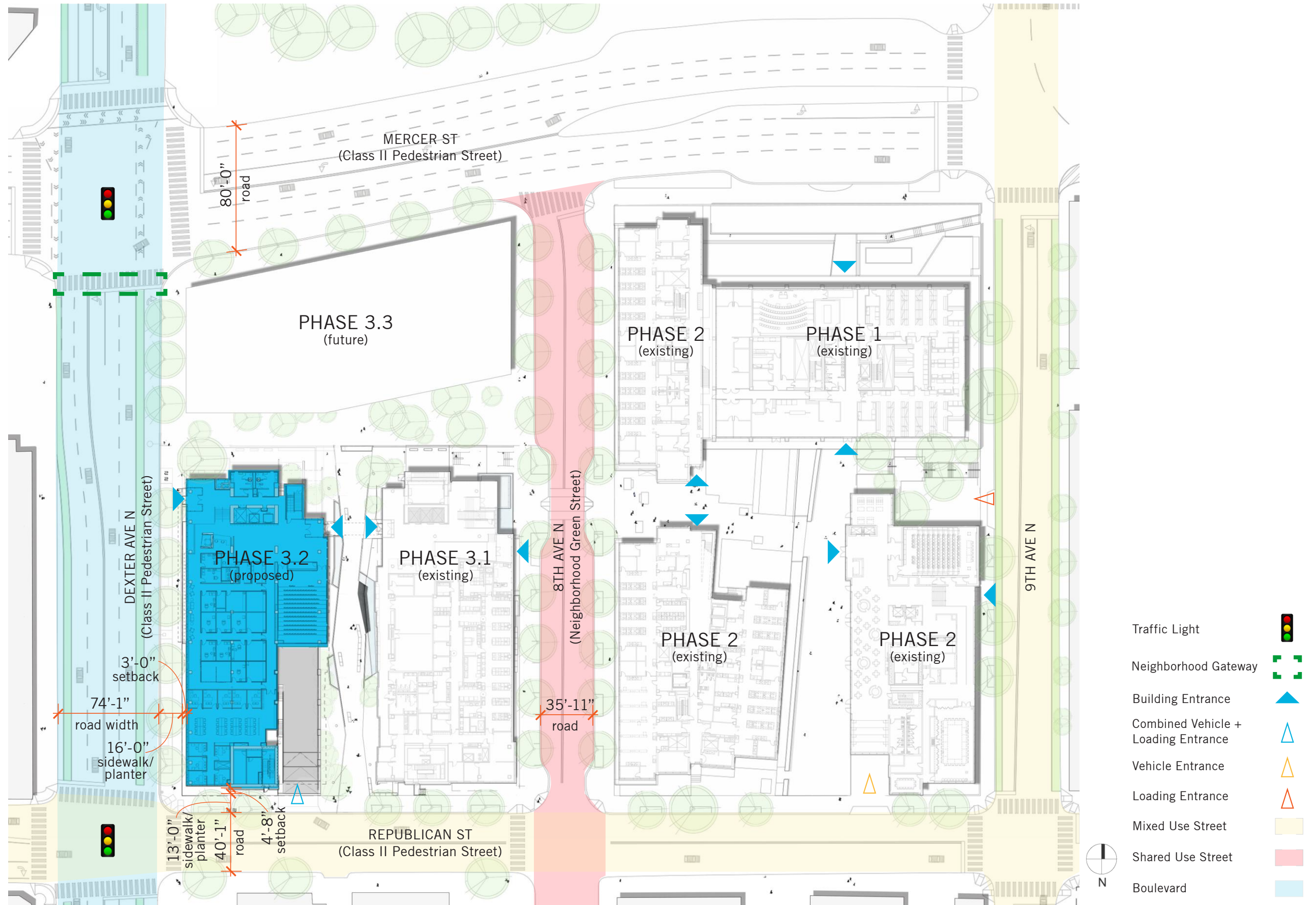
New Portal Exit



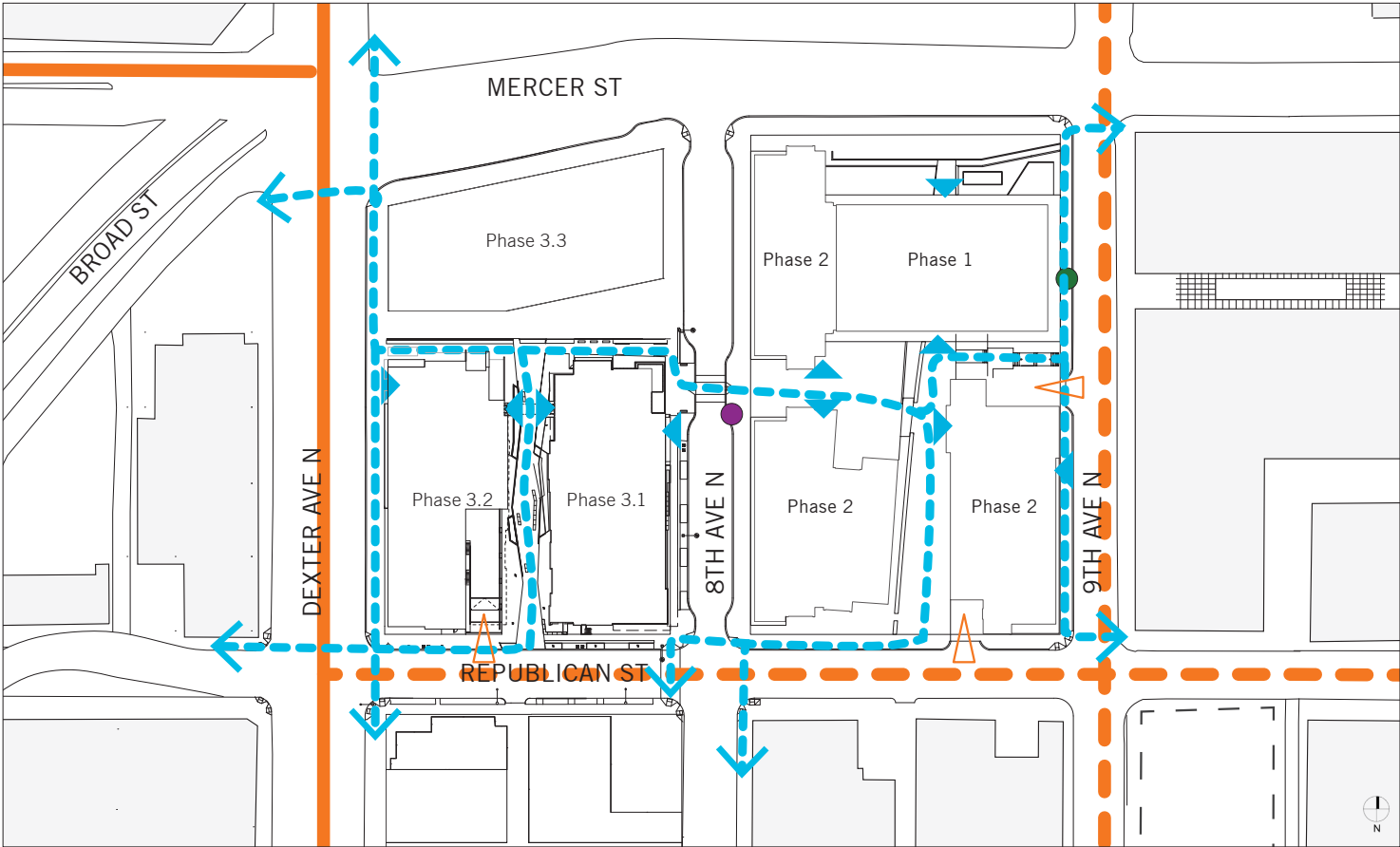
1.3 URBAN ANALYSIS: TRANSIT AND CIRCULATION



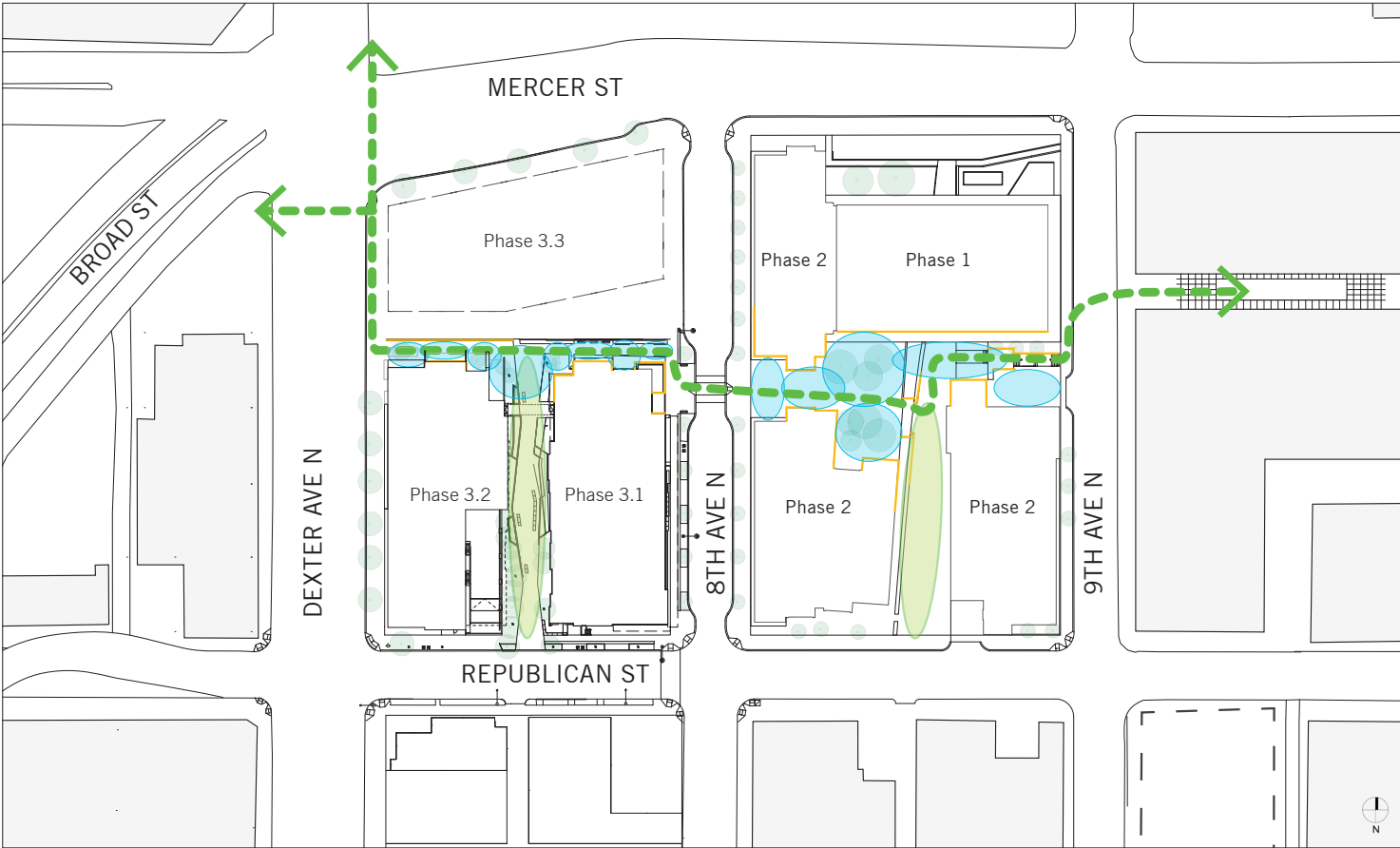
1.3 URBAN ANALYSIS: STREETS AND SIDEWALKS












1.3 SITE ANALYSIS: CIRCULATION



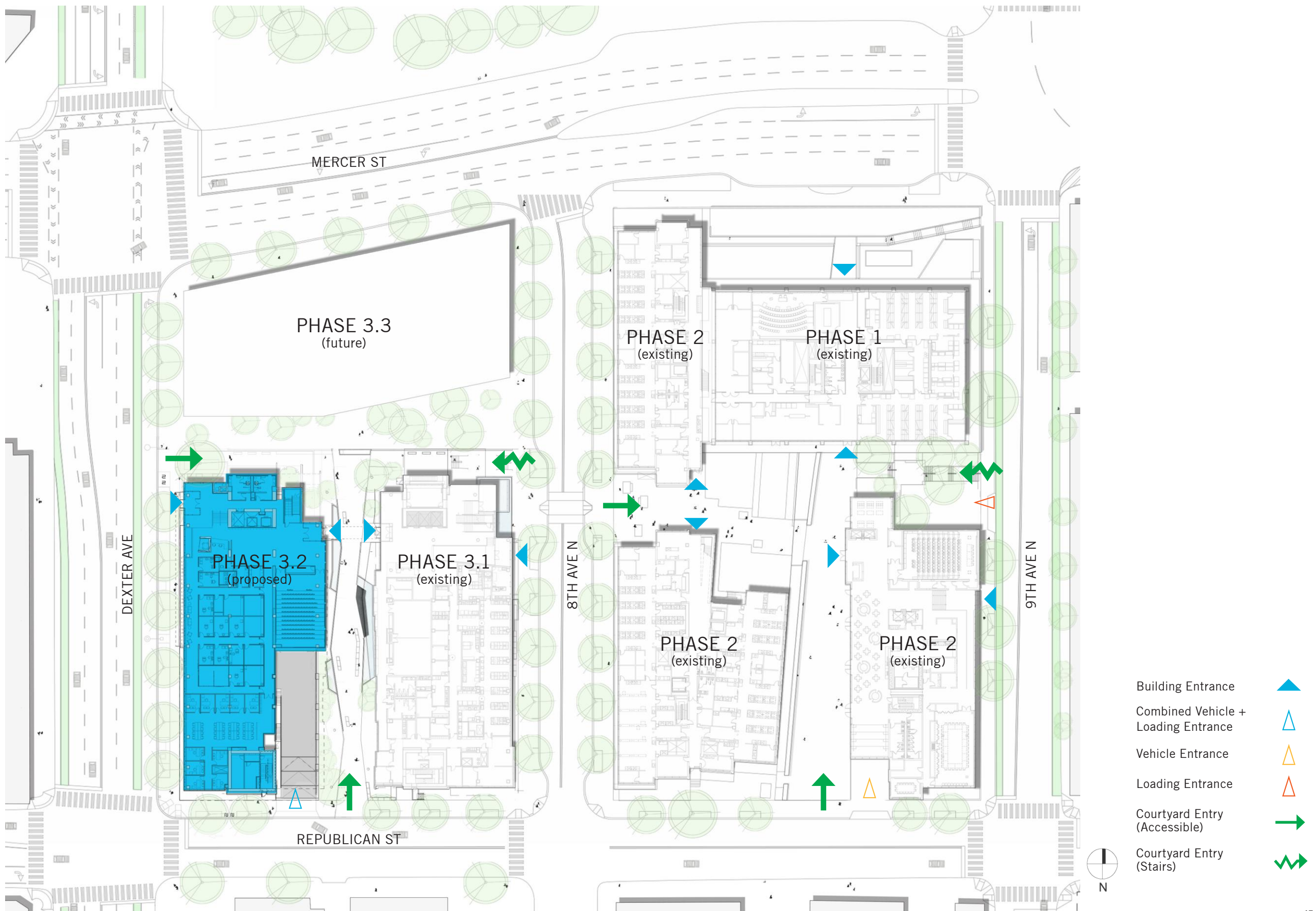
SITE CIRCULATION



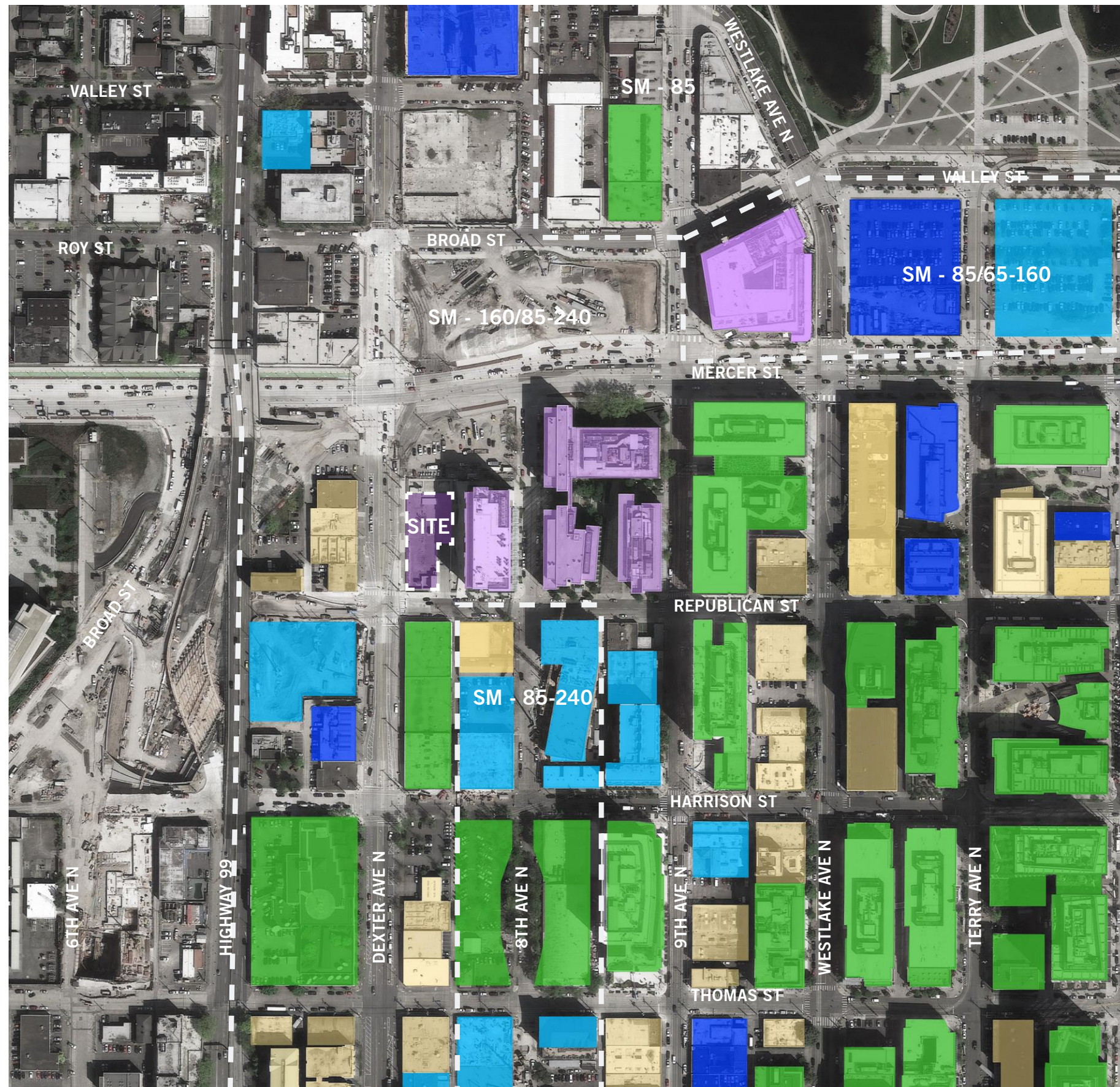
EAST-WEST CORRIDOR

- Outdoor Rooms 
- Pedestrian Circulation 
- Green Path 
- Existing Bike Path 
- Proposed Bike Path 
- Building Entrance 
- Vehicle Entrance 
- UW Shuttle Stop 
- Bus Stop 

1.3 SITE ANALYSIS: ENTRIES

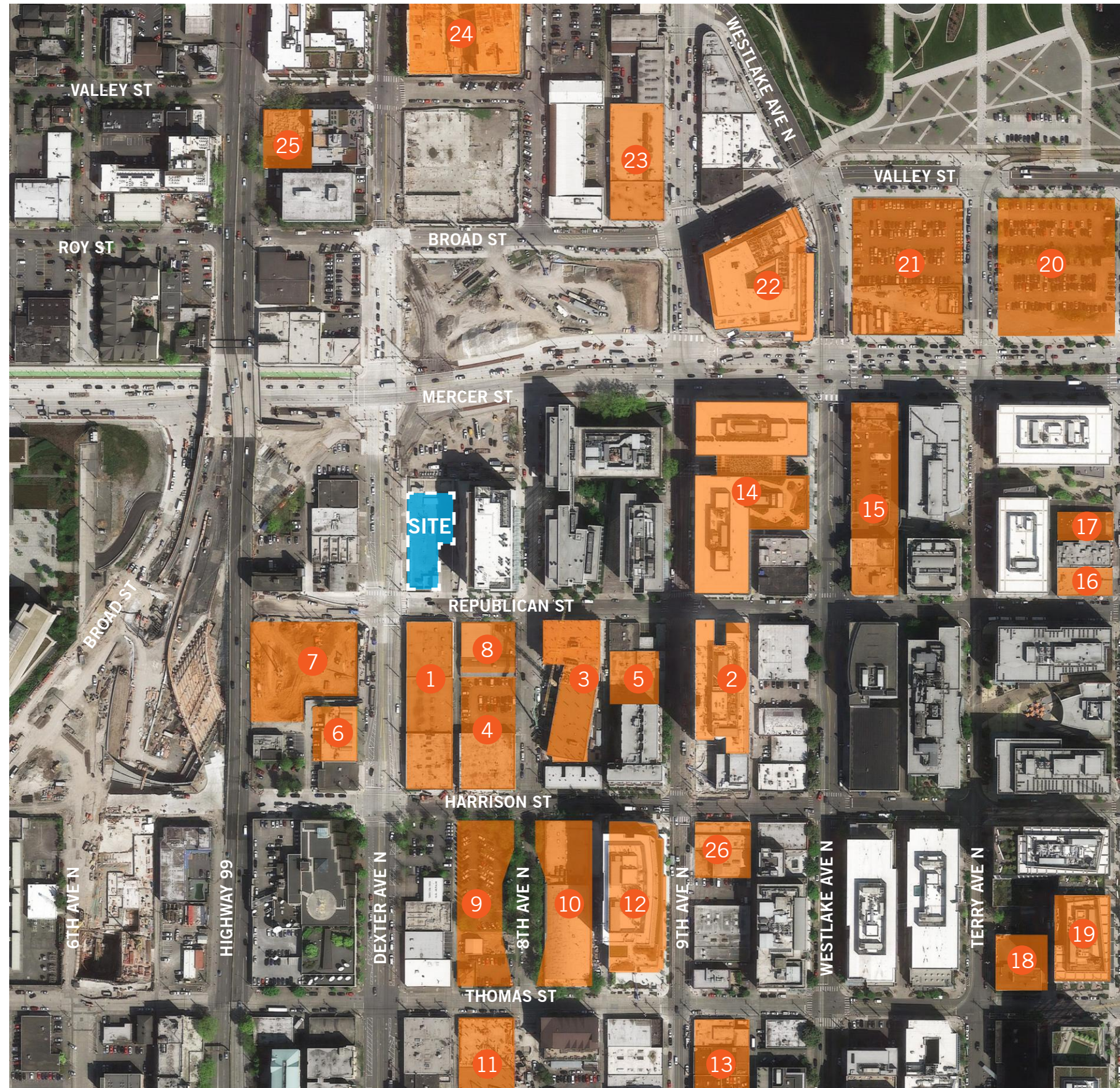


1.3 URBAN ANALYSIS: SURROUNDING ZONING + USES



Institutional / Research	Office Tower
Residential	Mixed Use
Commercial	

1.3 URBAN ANALYSIS: RECENTLY COMPLETED / PROPOSED PROJECTS



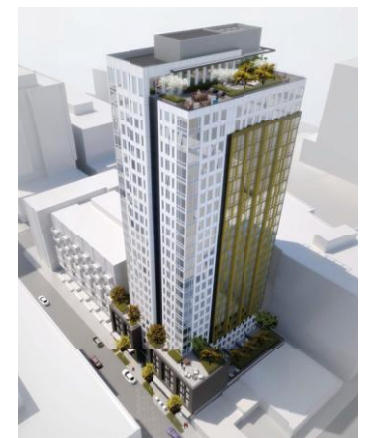
1 400 Dexter Office Tower



4 401 8th Ave N



2 400 9th Ave N



5 427 9th Ave



3 8th + Republican

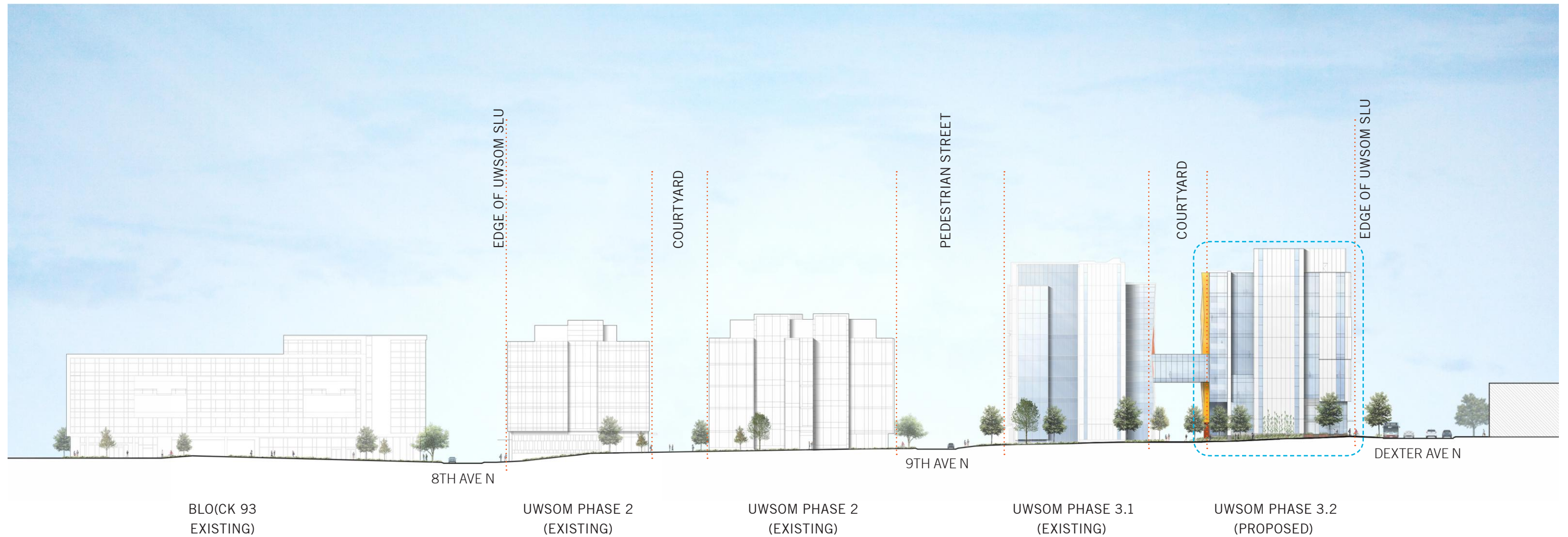


6 403 Dexter N

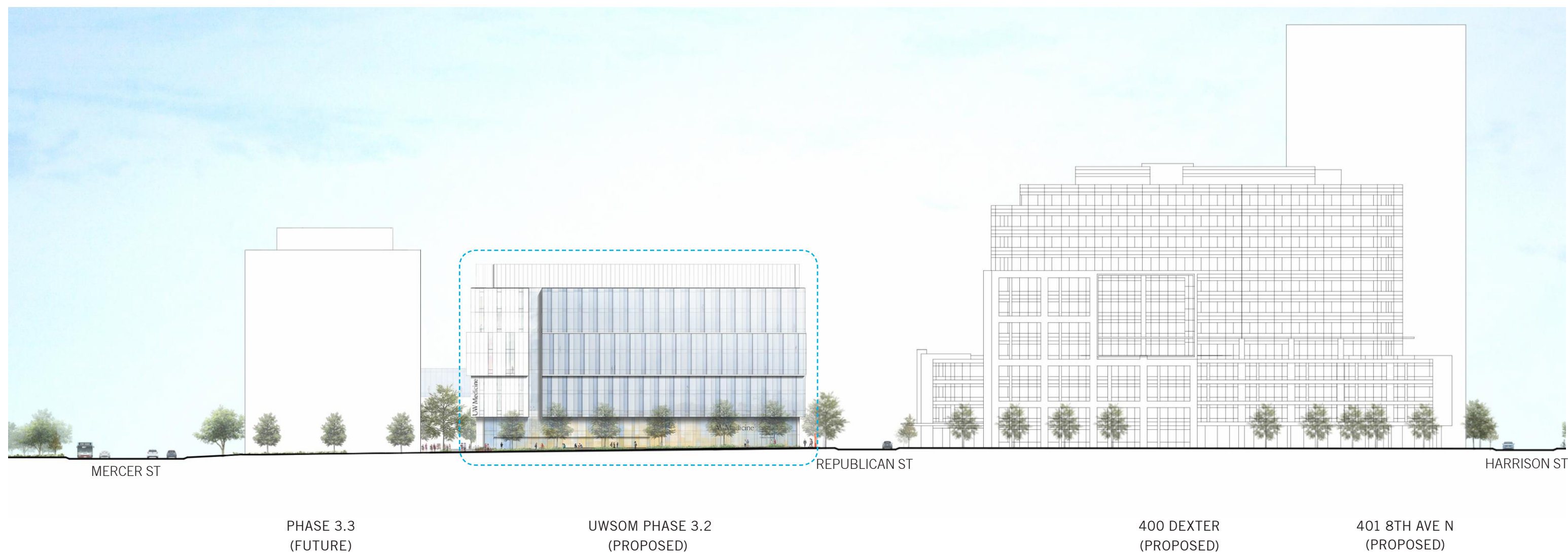
- | | | |
|--------------------|-----------------------|---------------------|
| 7 435 Dexter Ave N | 14 500 9th Ave N | 21 971 Valley St |
| 8 433 8th Ave N | 15 520 Westlake Ave N | 22 601 Westlake Ave |
| 9 333 8th Ave N | 16 1016 Republican St | 23 820 Roy St |
| 10 300 8th Ave N | 17 525 Boren Ave N | 24 901 Dexter Ave N |
| 11 777 Thomas St | 18 300 Terry Ave N | 25 701 Valley St |
| 12 325 9th Ave N | 19 333 Boren Ave N | 26 901 Harrison St |
| 13 234 9th Ave N | 20 624 Terry Ave N | |



1.3 URBAN ANALYSIS: CONTEXTUAL ELEVATION (FACING SOUTH)



1.3 URBAN ANALYSIS: CONTEXTUAL ELEVATION (FACING EAST)



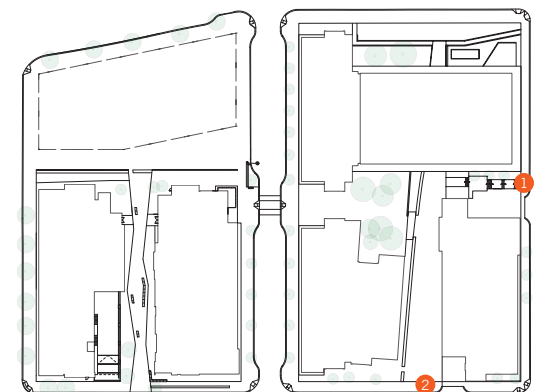
1.3 URBAN ANALYSIS: ADJACENT CONTEXT



UWSOM PHASE 1



UWSOM PHASE 2



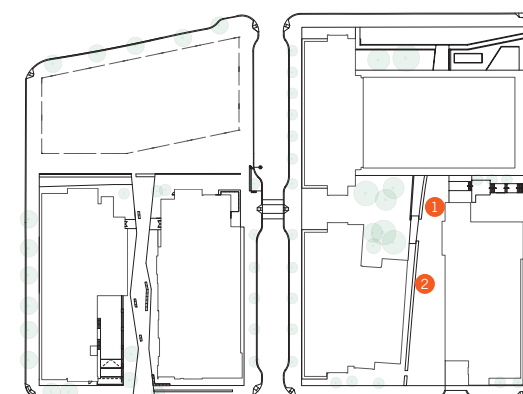
1.3 URBAN ANALYSIS: ADJACENT CONTEXT



UWSOM PHASE 2



UWSOM PHASE 2



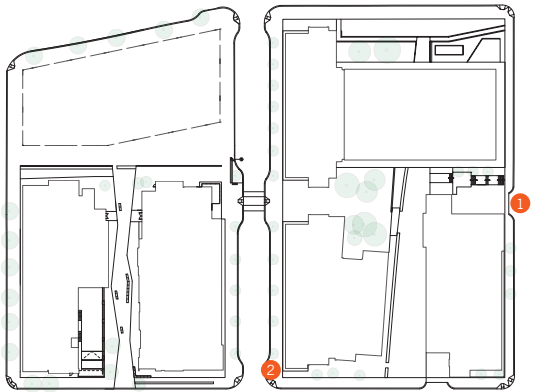
1.3 URBAN ANALYSIS: ADJACENT CONTEXT



UWSOM PHASE 2



UWSOM PHASE 3.1



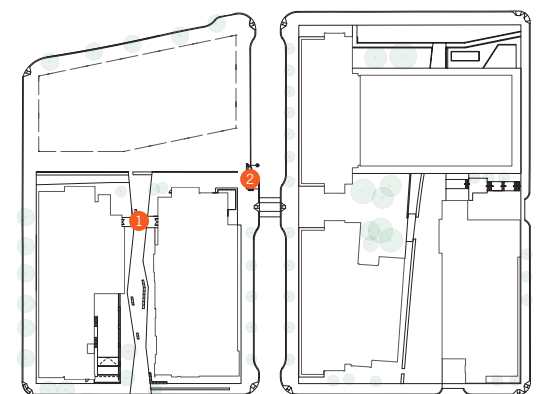
1.3 URBAN ANALYSIS: ADJACENT CONTEXT



UWSOM PHASE 3.1



UWSOM PHASE 3.1



1.3 URBAN ANALYSIS: ADJACENT CONTEXT



400 DEXTER (IN CONSTRUCTION)



1.3 URBAN ANALYSIS: ADJACENT CONTEXT



435 DEXTER AVE N (IN DESIGN)



8TH + REPUBLICAN (IN CONSTRUCTION)



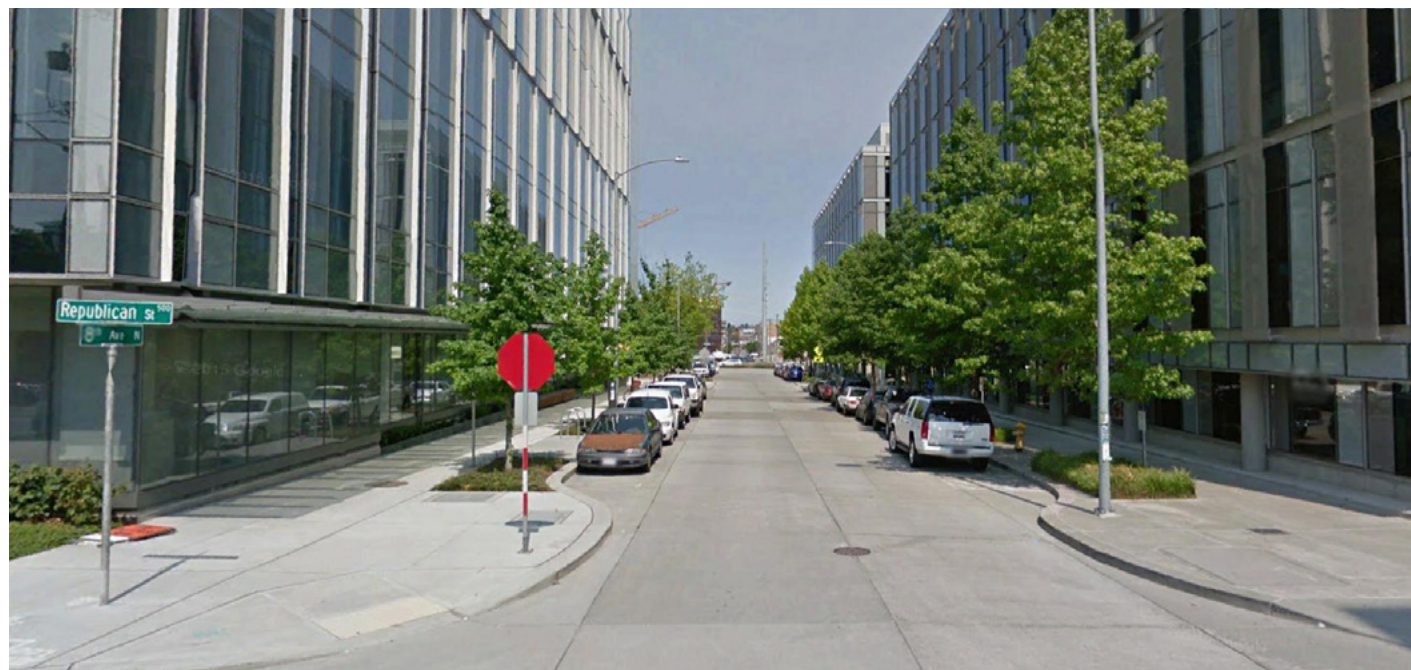
1.3 URBAN ANALYSIS: STREETScape CONTEXT, NORTH-SOUTH



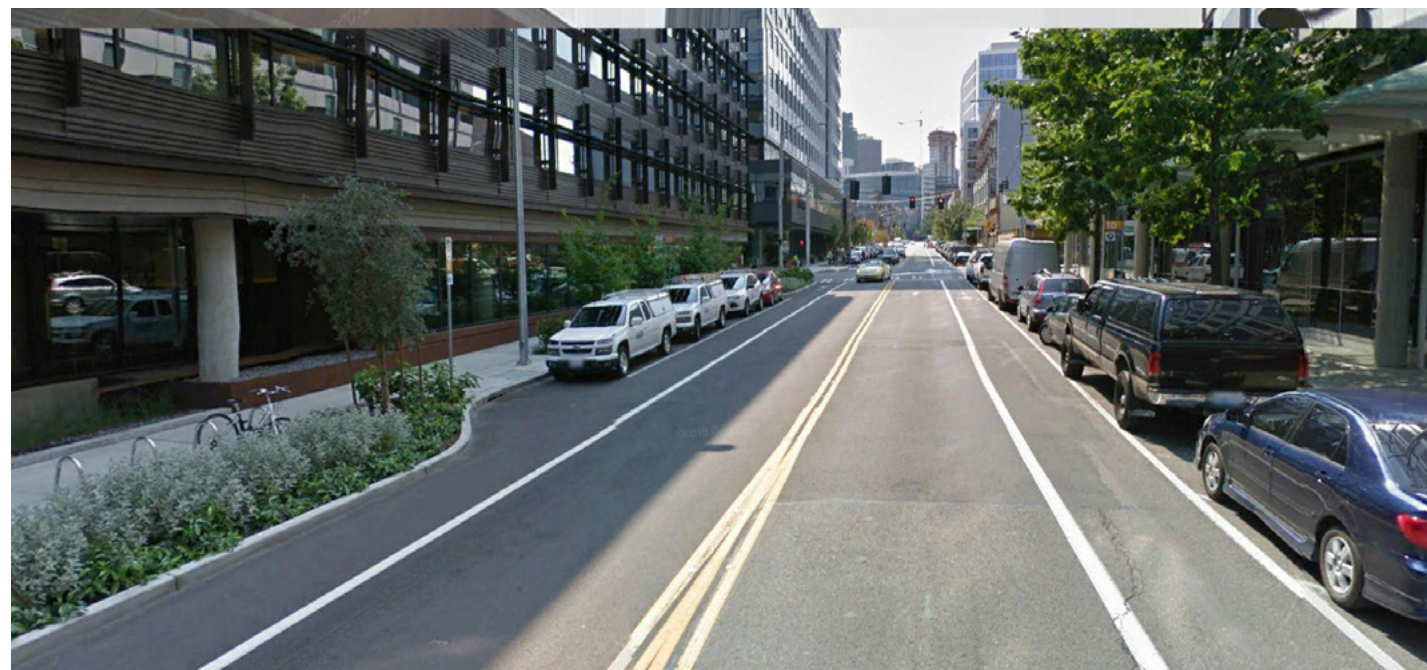
Dexter Avenue North



Westlake Avenue North



8th Avenue North



9th Avenue North

1.3 URBAN ANALYSIS: STREETScape CONTEXT, EAST-WEST



Republican Street



Thomas Street



Harrison Street



1.4 EDG / DESIGN GUIDELINE SUMMARY AND RESPONSE

Per SDCI direction, this project will utilize the 06/02/2010 Early Design Guidance from the original MUP 3011312. The Phase 3.2 project will be evaluated per that Guidance and the current Design Guidelines.

Building Base

Early Design Guidance

- Keep the first floor above grade high enough to provide an adequate, attractive base.

Design Response: The building is set back from the property line at levels 1 and 2 to provide a two-story pedestrian-level base.

Building Entrances

Early Design Guidance

- Entrances should be visible from the surrounding streets, even when not placed directly on them.

Citywide Guidelines

- PL3: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.
- PL3-A-1: Design Objectives. Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

Design Response: Building entrances are located on the west facade at Dexter Ave N and on the east facade along the north-south courtyard. Large-scale signage and a glazed canopy clearly mark the Dexter entrance; wayfinding signage and colored metal panels at the auditorium draw pedestrians toward the courtyard entry.

Street-level Transparency

Early Design Guidance

- The corners along Republican should have a high level of transparency into interior uses. Human activity should be clearly visible within the building at these corner locations in order to provide a sense of engagement with surrounding areas.
- The corners of the building should be highly transparent.
- Use large amounts of clear glass at grade (the glass in School of Medicine Phase 2 was too dark).

Citywide Guidelines

- CS2-B-2: Connection to the Street. Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.
- DC1-A-1: Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

Design Response: The two-story base of the building contains a large percentage of transparent glazing; proportions of transparency are highest at the southwest and northwest corners of the building (Dexter+Republican and Dexter+courtyard).

Building Massing

Early Design Guidance

- It is appropriate to locate mechanical equipment penthouses along Dexter. Architectural measures should be used use limit the apparent height, bulk, and scale of the building.

Citywide Guidelines

- CS2-A-2: Architectural Presence. Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

Design Response: Architectural massing is consistent with the language that was established along Republican Street in UW Phases 2 and 3.1, as programmatic volumes are expressed as a series of vertical “laminations” that vary in plane and material. Mechanical penthouses are carefully integrated into these volumes to strengthen this concept and to prevent rooftop features from feeling like applied, separate elements. The facade along Dexter is articulated as a series of two-story curtainwalls; the curtainwall changes plane and the glazing pattern shifts every two levels to bring down the scale of this facade.

Building Context

Early Design Guidance

- It is appropriate to look at School of Medicine Phase 2 and other buildings in SLU for contextual reference.
- The design should generally continue the concept that was established in School of Medicine Phase 2 (including the use of the aerial pedestrian connections).

Citywide Guidelines

- CS2: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.
- CS2-A-1: Sense of Place. Emphasize attributes that give Seattle, the neighborhood, and / or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.
- CS3-A-1: Fitting Old and New Together. Create compatibility between new projects and existing architectural context.
- DC2-C-3: Fit with Neighboring Buildings. Use design elements to achieve a successful fit between a building and its neighbors.

Design Response: Architectural massing is consistent with the language that was established along Republican street in UW Phases 2 and 3.1, as programmatic volumes are expressed as a series of vertical “laminations” that vary in plane and material. An aerial connection at level 4 between Phases 3.1 and 3.2 makes reference to the aerial connection that was constructed in UW Phase 2. The siting of the building allows for a continuation of the east-west network of cross-block connections that exists across SLU.

1.4 EDG / DESIGN GUIDELINE SUMMARY AND RESPONSE

Pedestrian Comfort and Safety

Early Design Guidance

- There should be wide canopies over adjacent sidewalks, and the canopies should be used to bring down the scale of the building at the pedestrian level and provide a strong architectural connection to the surrounding sidewalks.
- The entrances should have “amply-sized” covered areas.
- The driveway and public courtyard should be designed to address pedestrian comfort and safety.

Citywide Guidelines

- DC2-C-1: Visual Depth and Interest. Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).
- DC2-D-1: Human Scale. Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.
- PL1: Complement and contribute to the network of open spaces around the site and connections among them.
- PL2-C-1: Location and Coverage. Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity.

SLU Supplemental Guidelines

- PL1-I-ii: Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.

Design Response: A canopy along the north half of the building’s west facade denotes building entry and provides shelter for pedestrians on Dexter. Wood benches and textured site walls bring human scale to the public realm and provide seating for pedestrians. The siting of the building allows for a continuation of the east-west network of cross-block connections that exists across SLU. Sight triangles at either side of the driveway on Republican increase pedestrian safety.

Building Materials

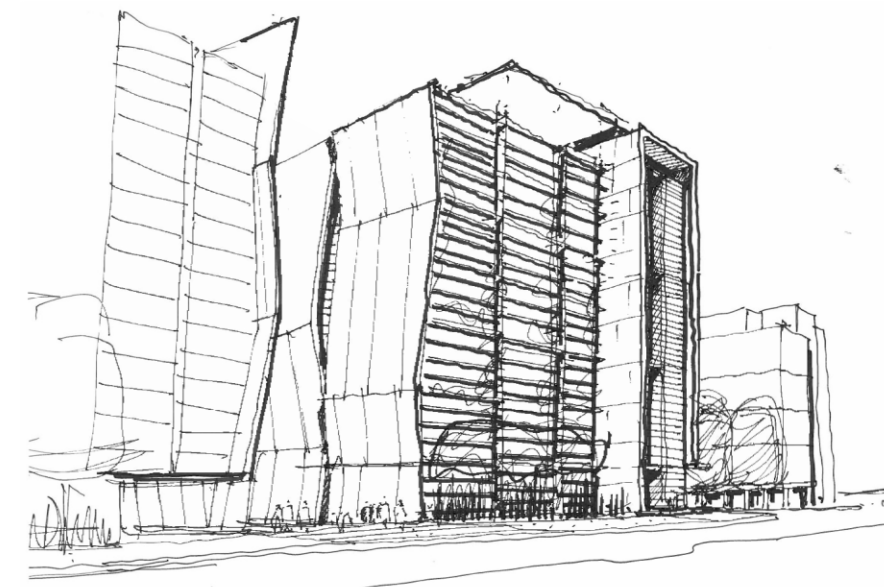
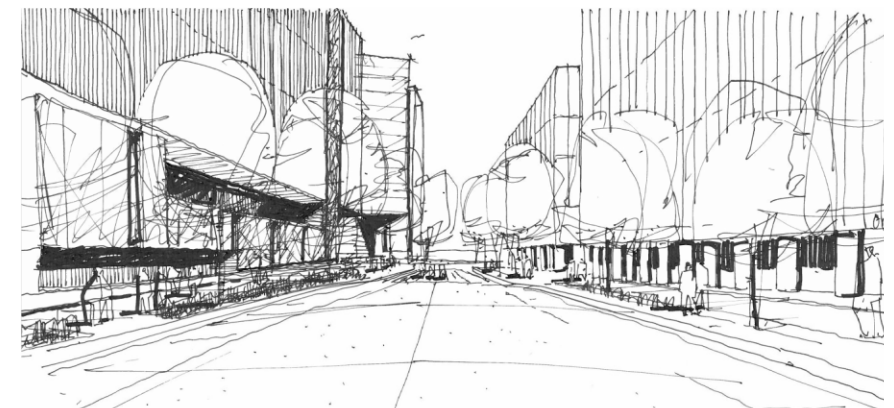
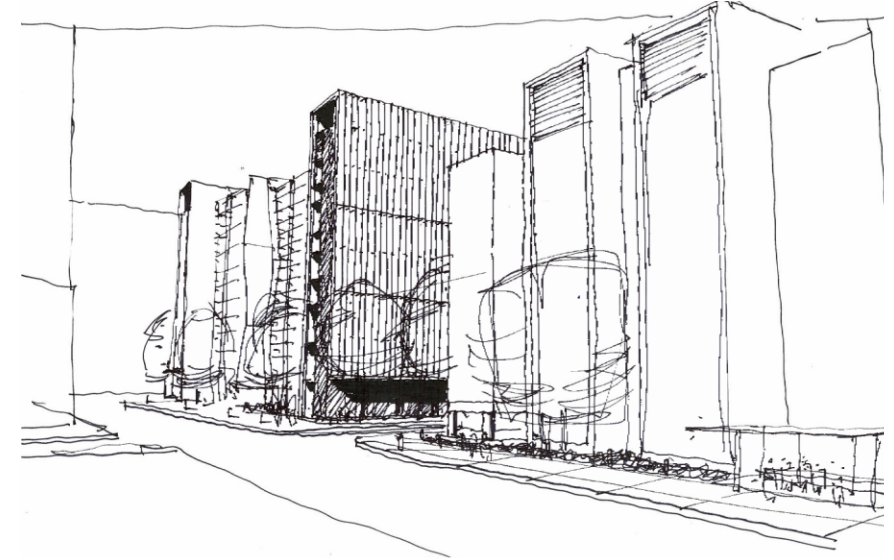
Early Design Guidance

- Building materials should convey warmth and permanence.

Citywide Guidelines

- DC4-A-1: Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Design Response: Primary facade materials are curtainwall glazing and metal panel, carefully detailed to express the highly technical research occurring within the building. Color is used to emphasize unique building geometry and program elements (orange panels at courtyard facade, red panels at auditorium). Wood benches and textured site walls along Dexter and at the courtyard add warmth to the pedestrian environment.



1.4 EDG / DESIGN GUIDELINE SUMMARY AND RESPONSE

Open Space

Early Design Guidance

- Courtyard space should contain “rooms” in the east-west corridor and contain a water feature and path along the north-south courtyard.

Citywide Guidelines

- PL1-A-1: Enhancing Open Space. Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.
- DC3: Open Space Concept. Integrate open space design with the design of the building so that each complements the other.

SLU Supplemental Guidelines

- PL1-I-ii: Pedestrian Network. Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods.
- PL1-I-i: Human Activity. Keep neighborhood connections open, and discourage closed campuses.
- DC3-I-iv: Water features are encouraged including natural marsh-like installations.

Design Response: The siting of the building allows for a continuation of the east-west network of cross-block connections that exists across SLU. The building pushes and pulls along its north and south edges to provide a series of landscaped outdoor “rooms” along the east-west corridor. A water feature in the north-south courtyard contributes to the vibrancy of the space.

Landscaping

Early Design Guidance

- Landscaping should reflect the context of the larger UW School of Medicine project and new SLU projects.
- Landscaping should also take safety and security into consideration.
- Use landscaping to emphasize the idea of “outdoor rooms” in the courtyard.

Citywide Guidelines

- PL1: Complement and contribute to the network of open spaces around the site and connections among them.

SLU Supplemental Guidelines

- PL1-I-ii: Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.
- PL1-II-i: Landscaping to Reinforce Design Continuity with Adjacent Sites. Support the creation of a hierarchy of passive and active open space within South Lake Union.

Design Response: The landscape design continues the concept that was established in the adjacent Phase 2 block: a lushly planted east-west corridor and a bright, airy north-south courtyard. The building pushes and pulls along its north and south edges to provide a series of landscaped outdoor “rooms” along the east-west corridor.

Site Lighting

Early Design Guidance

- Lighting of sidewalks, pedestrian paths and open spaces need to take safety and security into consideration.

Citywide Guidelines

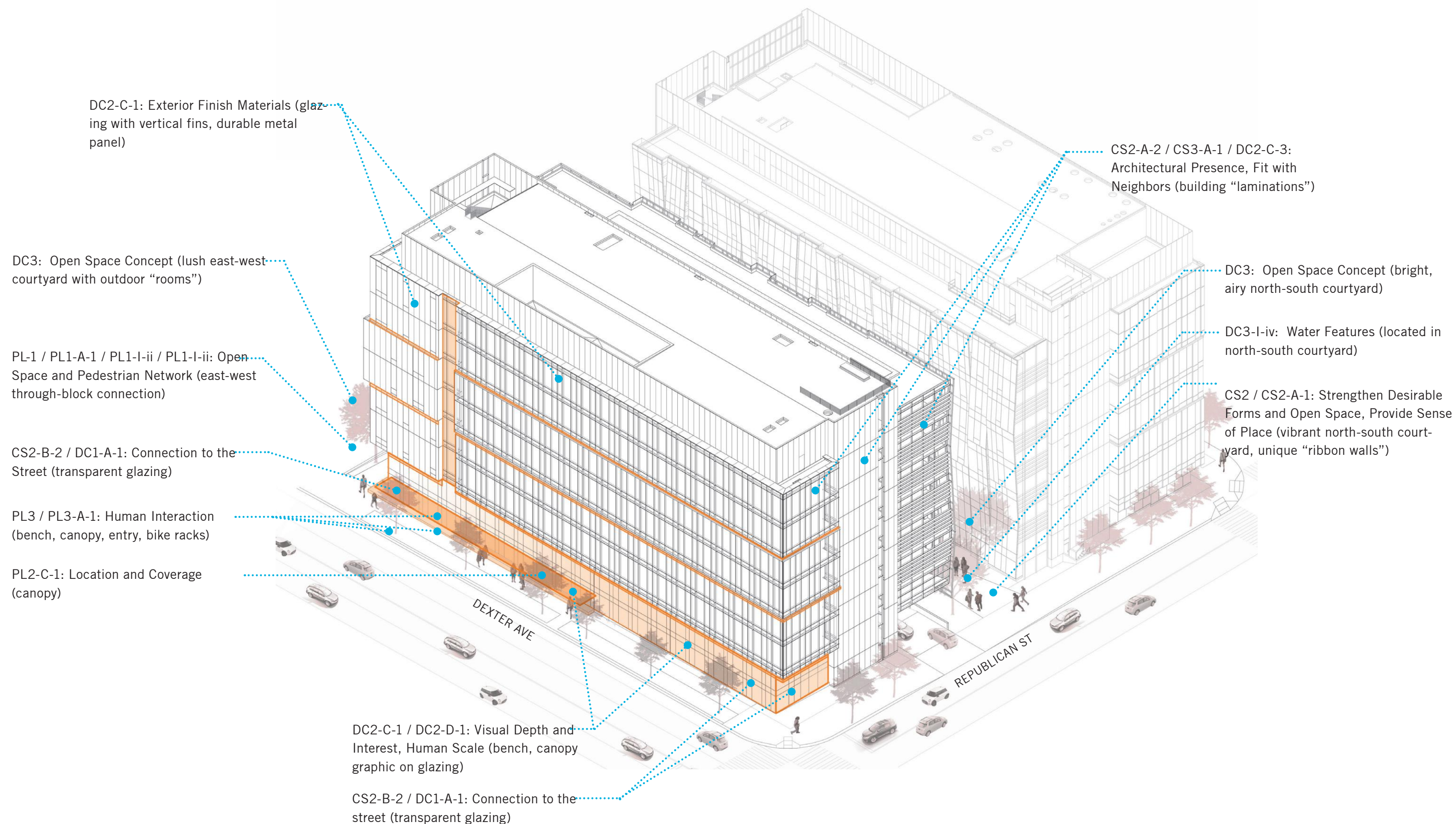
- DC4-C-1: Functions. Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, paintings, and art.
- PL2-B-2: Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and / or security lights.

SLU Supplemental Guidelines

- PL1-I-iii: Lighting. Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

Design Response: North-south and east-west pedestrian pathways through the site are lit to provide pedestrian safety and comfort. The Dexter Avenue canopy is articulated with lighting. The courtyard entry at Dexter is emphasized through uplighting of landscape elements.

1.4 EDG / DESIGN GUIDELINE SUMMARY AND RESPONSE



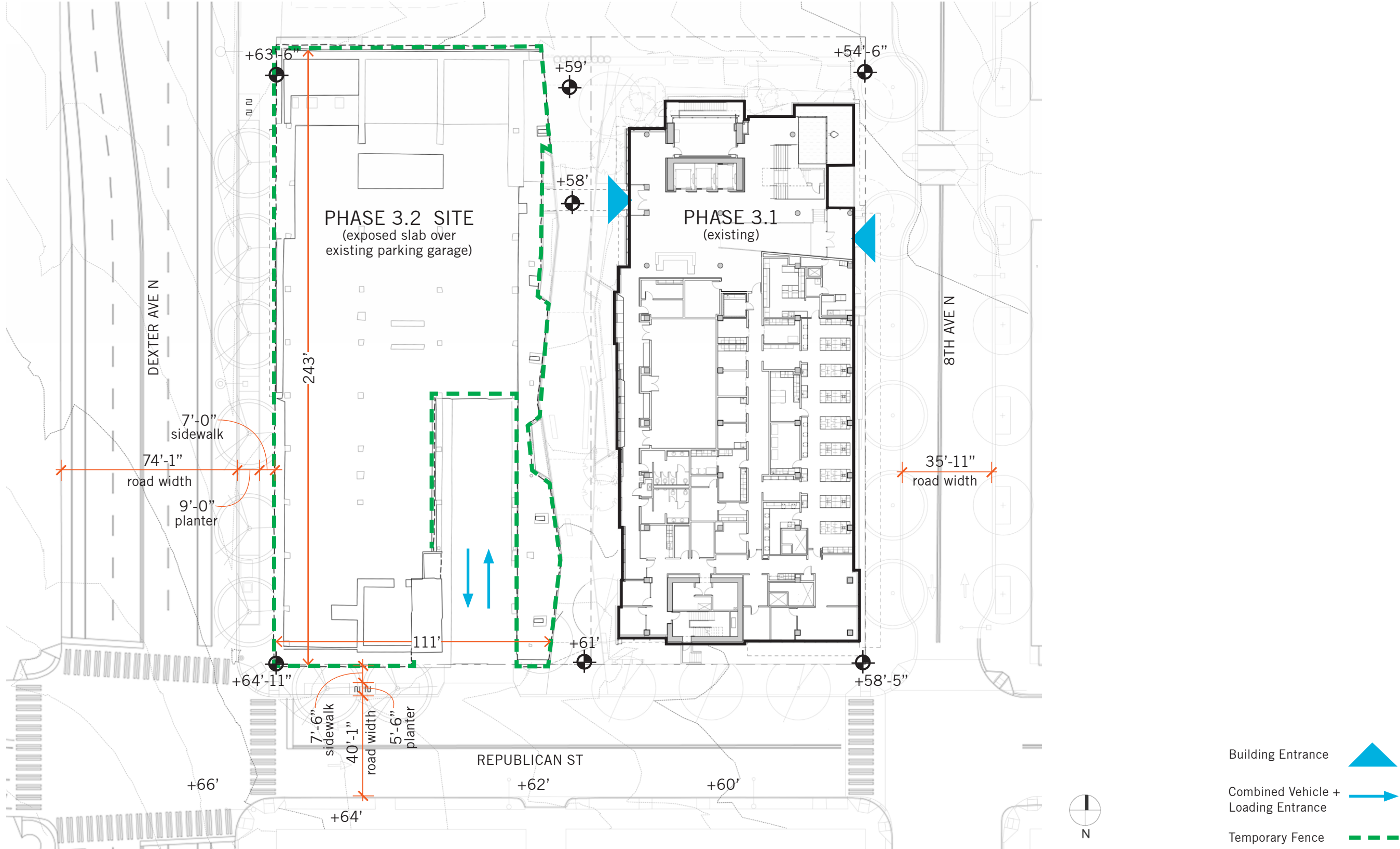
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2.

BUILDING PROPOSAL



2.1 EXISTING CONDITIONS: LEVEL 01 FLOOR PLAN



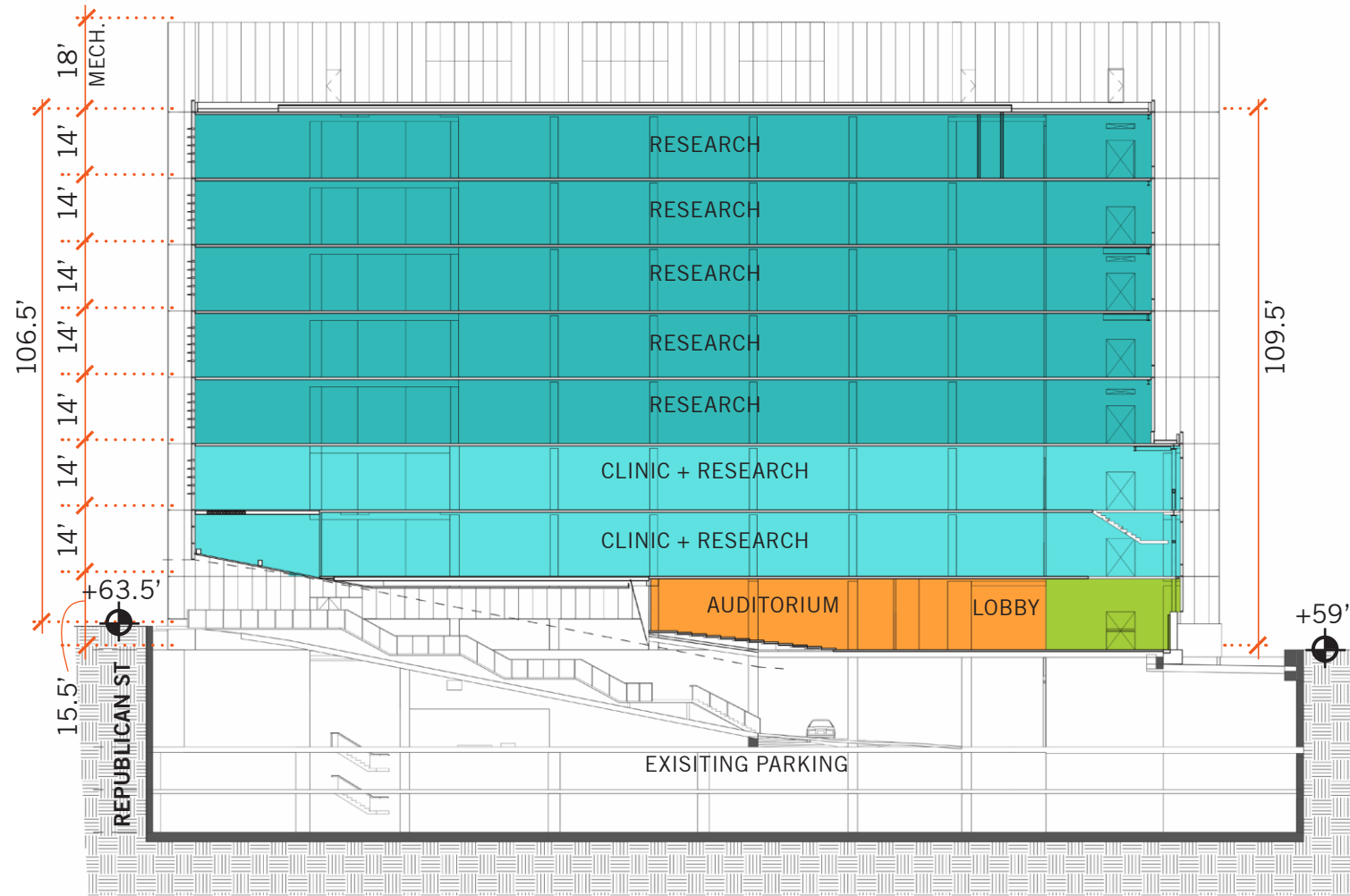
2.1 PROPOSAL: LEVEL 01 FLOOR PLAN



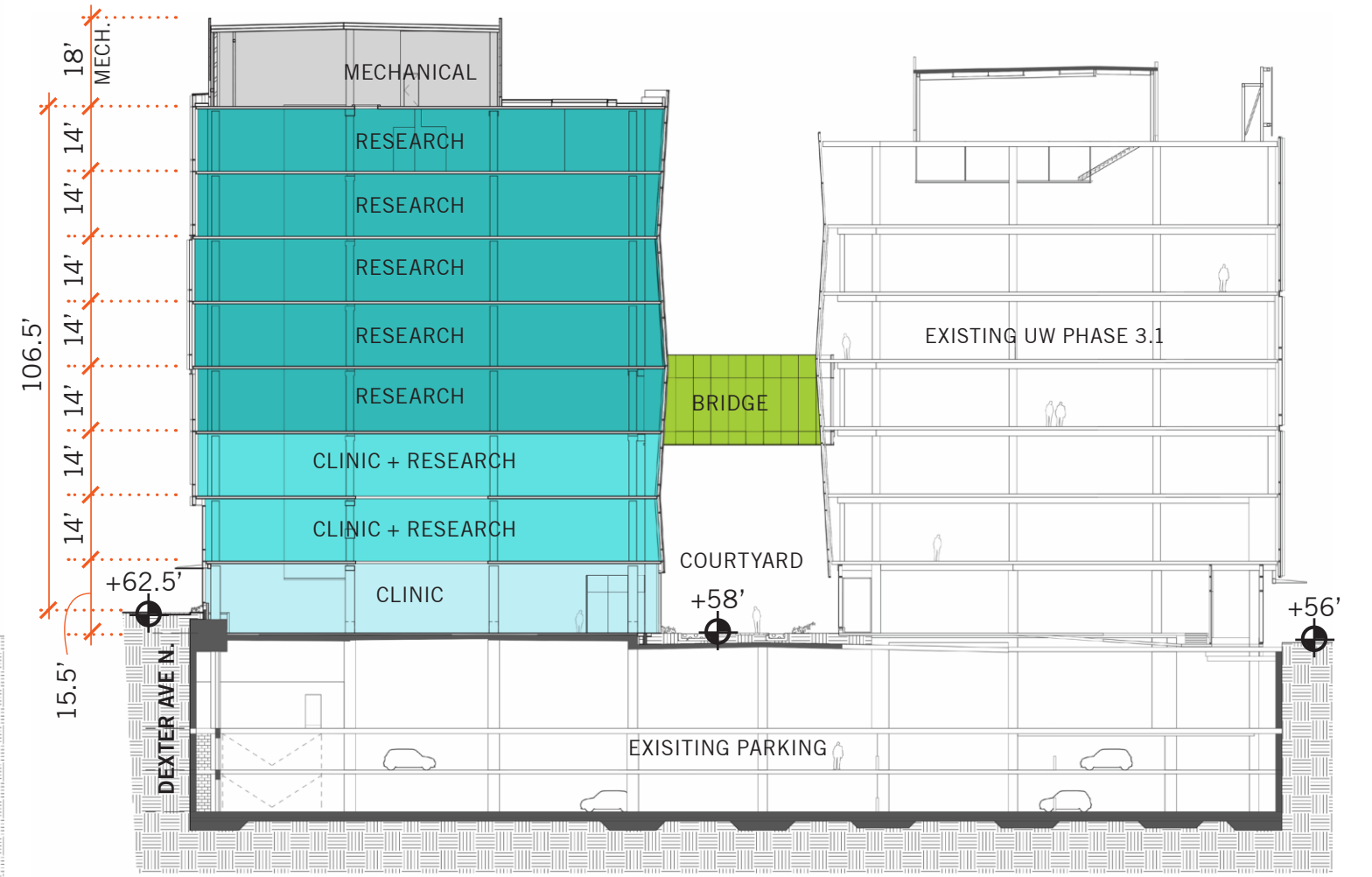
2.1 PROPOSAL: LEVEL 04 FLOOR PLAN (TYPICAL LABS)



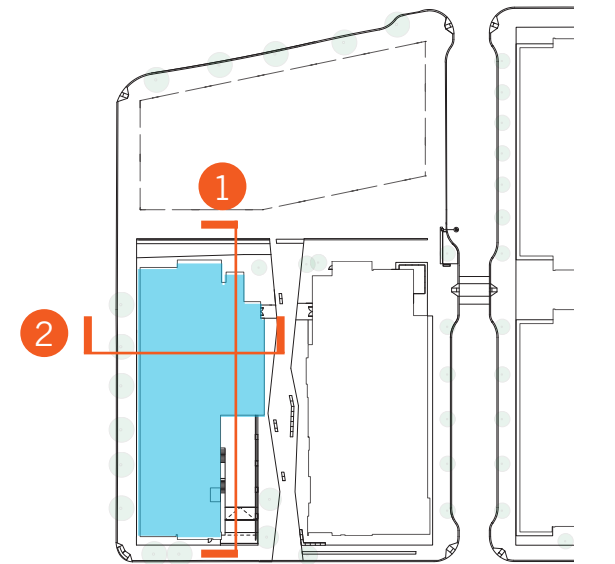
2.1



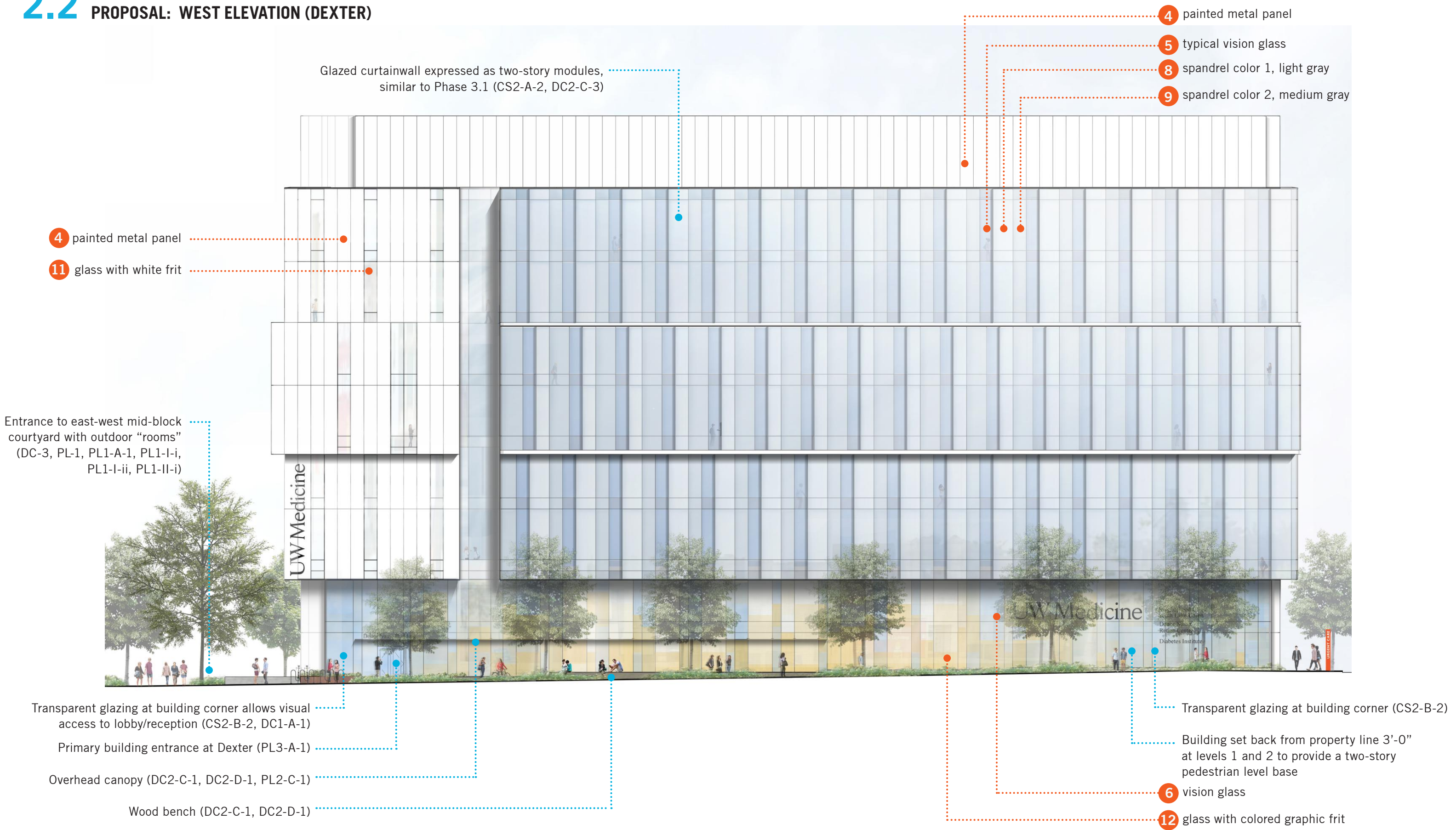
1 NORTH-SOUTH BUILDING SECTION



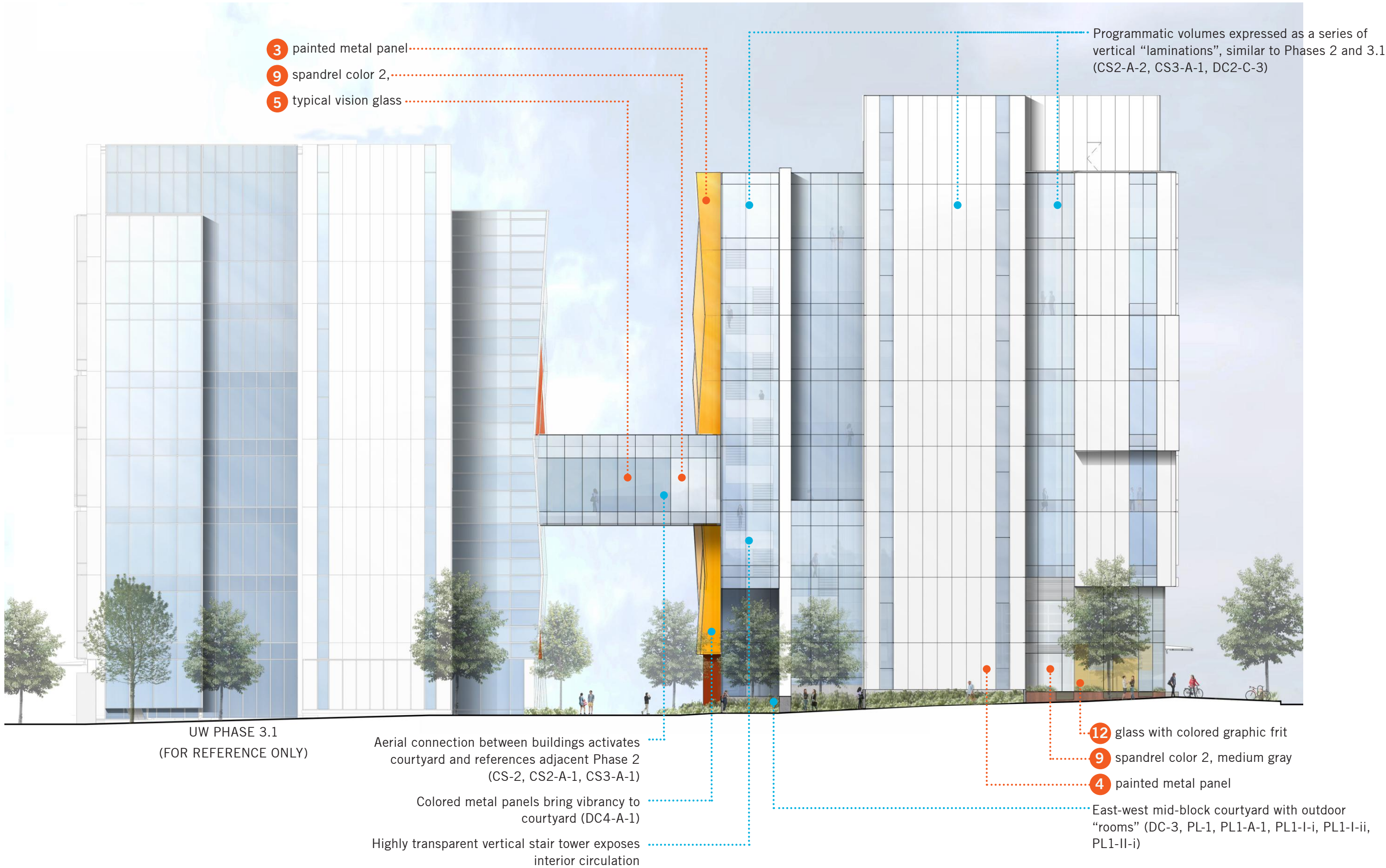
2 EAST-WEST BUILDING SECTION



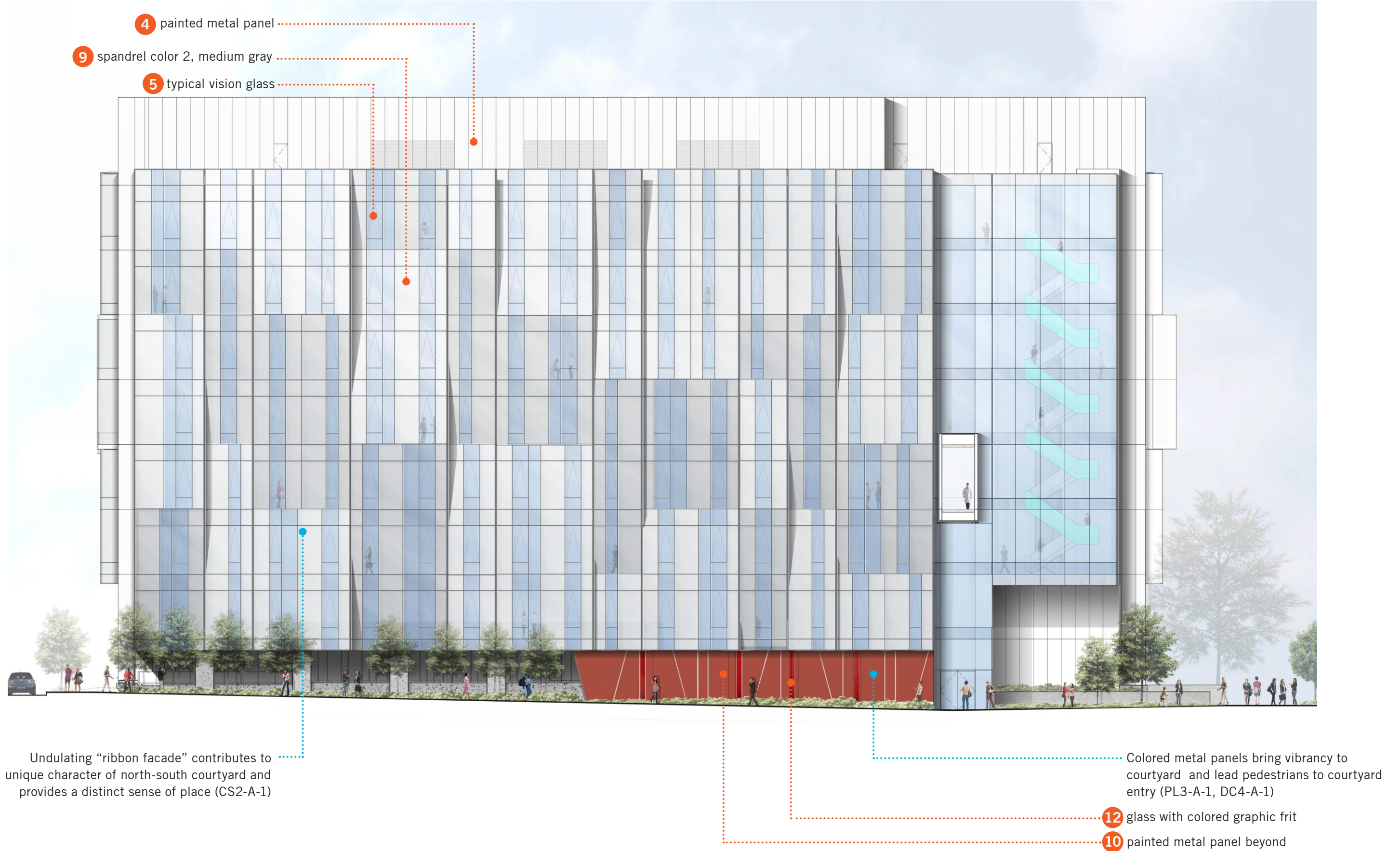
2.2 PROPOSAL: WEST ELEVATION (DEXTER)



2.2 PROPOSAL: NORTH ELEVATION (MERCER)

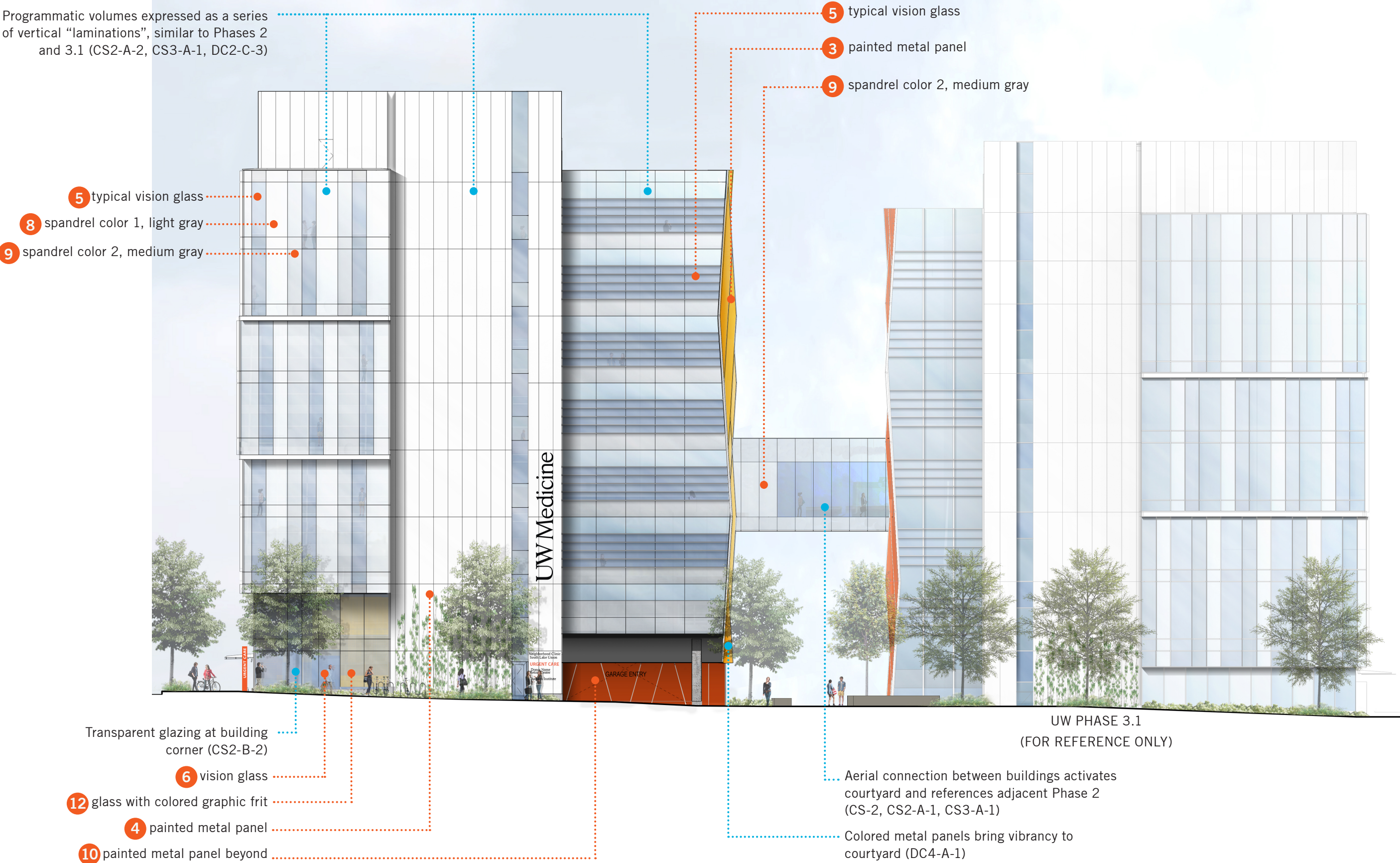


2.2

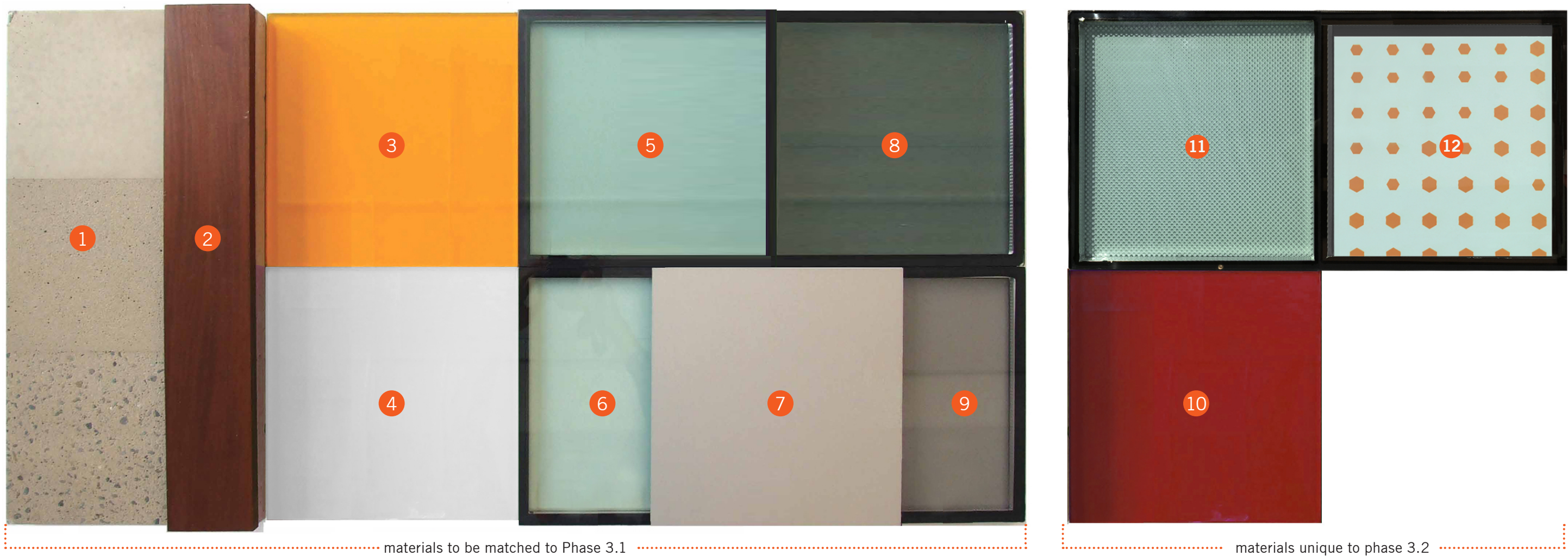


2.2 PROPOSAL: SOUTH ELEVATION (REPUBLICAN)

Programmatic volumes expressed as a series of vertical “laminations”, similar to Phases 2 and 3.1 (CS2-A-2, CS3-A-1, DC2-C-3)



2.3 PROPOSAL: EXTERIOR MATERIALS BOARD



1 exposed concrete (sill walls)

2 ipe wood (benches)

3 painted metal panel (ribbon wall, color shown is for 3.2 - corresponding 3.1 color is darker orange)

4 painted metal panel (cores/penthouse)

5 typical vision glass (upper floors)

6 vision glass (first floor at street)

7 painted metal fins (west facade)

8 spandrel color 1, light gray (upper floors)

9 spandrel color 2, medium gray (upper floors)

10 painted metal panel (auditorium)

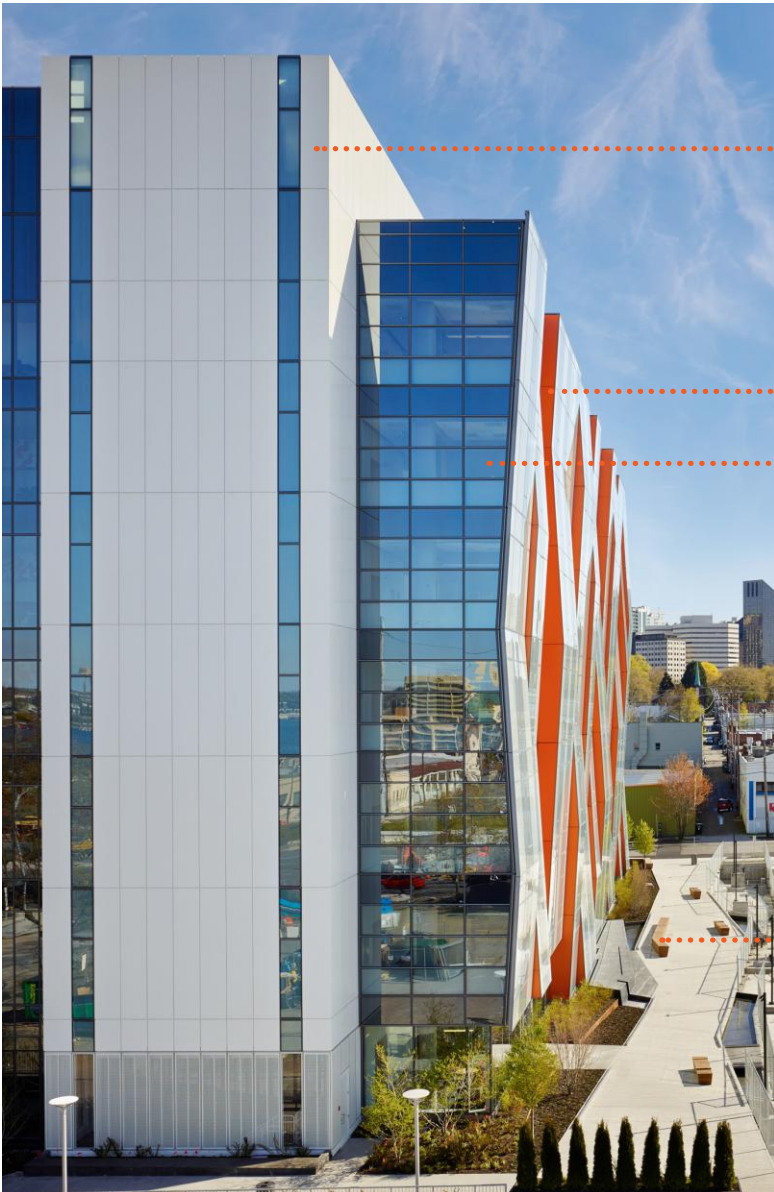
11 glass with white frit (upper levels)

12 glass with colored graphic frit (street level)

2.3 PROPOSAL: EXTERIOR MATERIALS TO MATCH PHASE 3.1



UW PHASE 3.1 SOUTH ELEVATION



UW PHASE 3.1 NORTH ELEVATION

- 1

exposed concrete (sill walls)
- 2

ipe wood (benches)
- 3

 painted metal panel (ribbon wall)
- 4

 painted metal panel (cores/penthouse)
- 5

 typical vision glass (upper floors)

6

 vision glass (first floor at street)

7

 painted metal fins (west facade)

8

 spandrel color 1, light gray (upper floors)

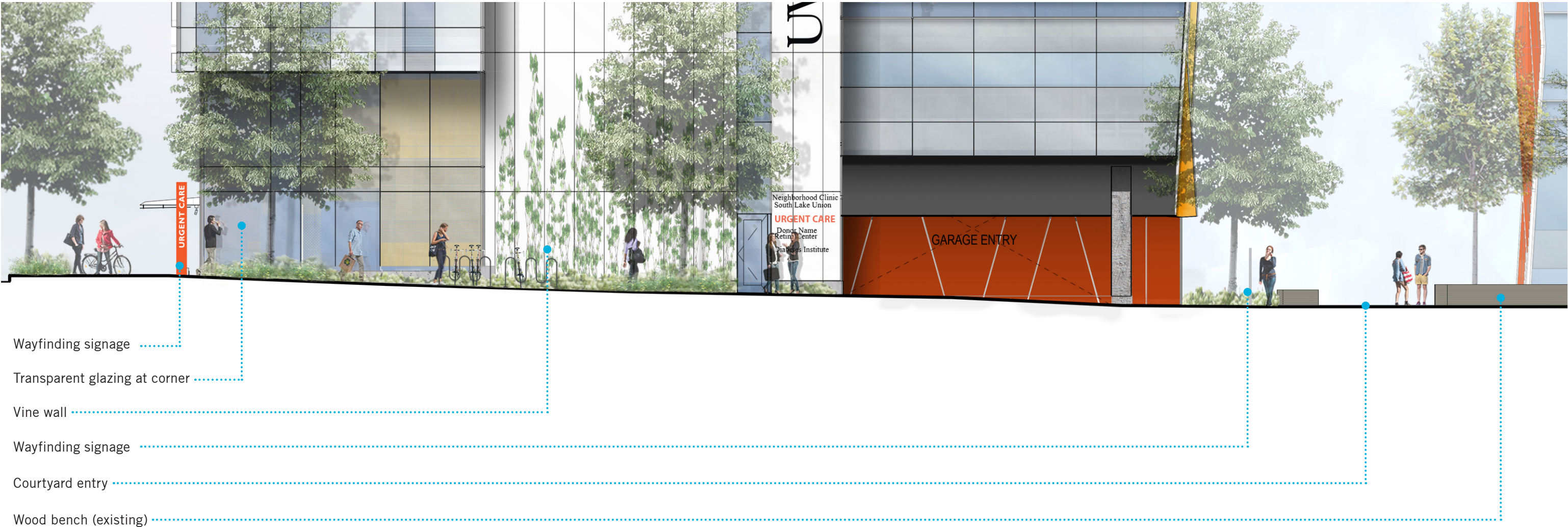
9

 spandrel color 2, medium gray (upper floors)

2.4 PROPOSAL: REPUBLICAN ST



2.4 PROPOSAL: REPUBLICAN STREET (PEDESTRIAN EXPERIENCE)



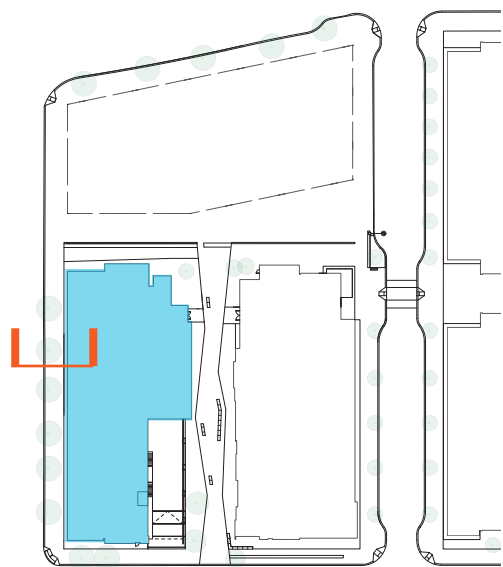
2.5 PROPOSAL: DEXTER AVE (FACING NORTHEAST)



2.5 PROPOSAL: DEXTER AVE (FACING SOUTHWEST)



2.5 PROPOSAL: DEXTER AVE (PEDESTRIAN EXPERIENCE)



- Glazed canopy
- Graphic on glazing
- Building entry
- Wood bench
- Bike racks



2.5 PROPOSAL: DEXTER AVE (MID-BLOCK CONNECTION)



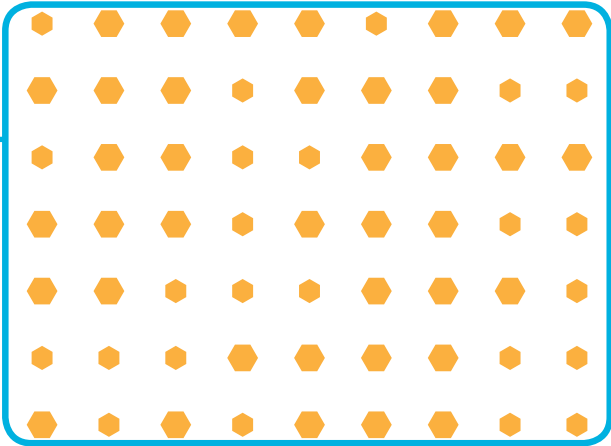
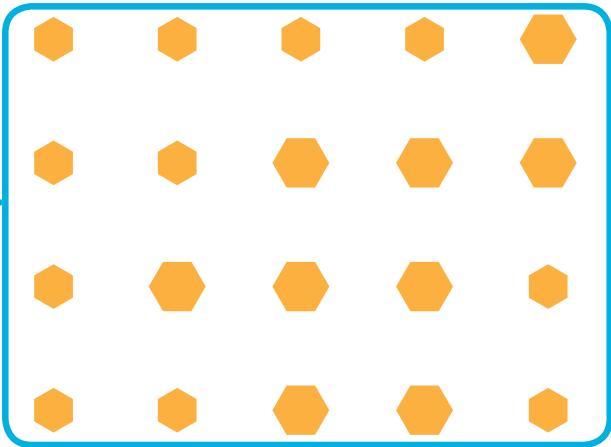
2.5 PROPOSAL: DEXTER AVE (SIGNAGE + GRAPHICS)



WEST ELEVATION GRAPHICS

A colored frit will be applied to vision glazing at levels 1 and 2 to enliven the pedestrian zone and provide varying degrees of privacy for occupants inside the building.

This graphic will wrap the north and south facades of the building at the courtyard and Republican. Final composition of the graphic is under development.



2.6 PROPOSAL: COURTYARD (MID-BLOCK CONNECTION)



2.6 PROPOSAL: COURTYARD (ENTRY AND AUDITORIUM)



2.6 PROPOSAL: COURTYARD



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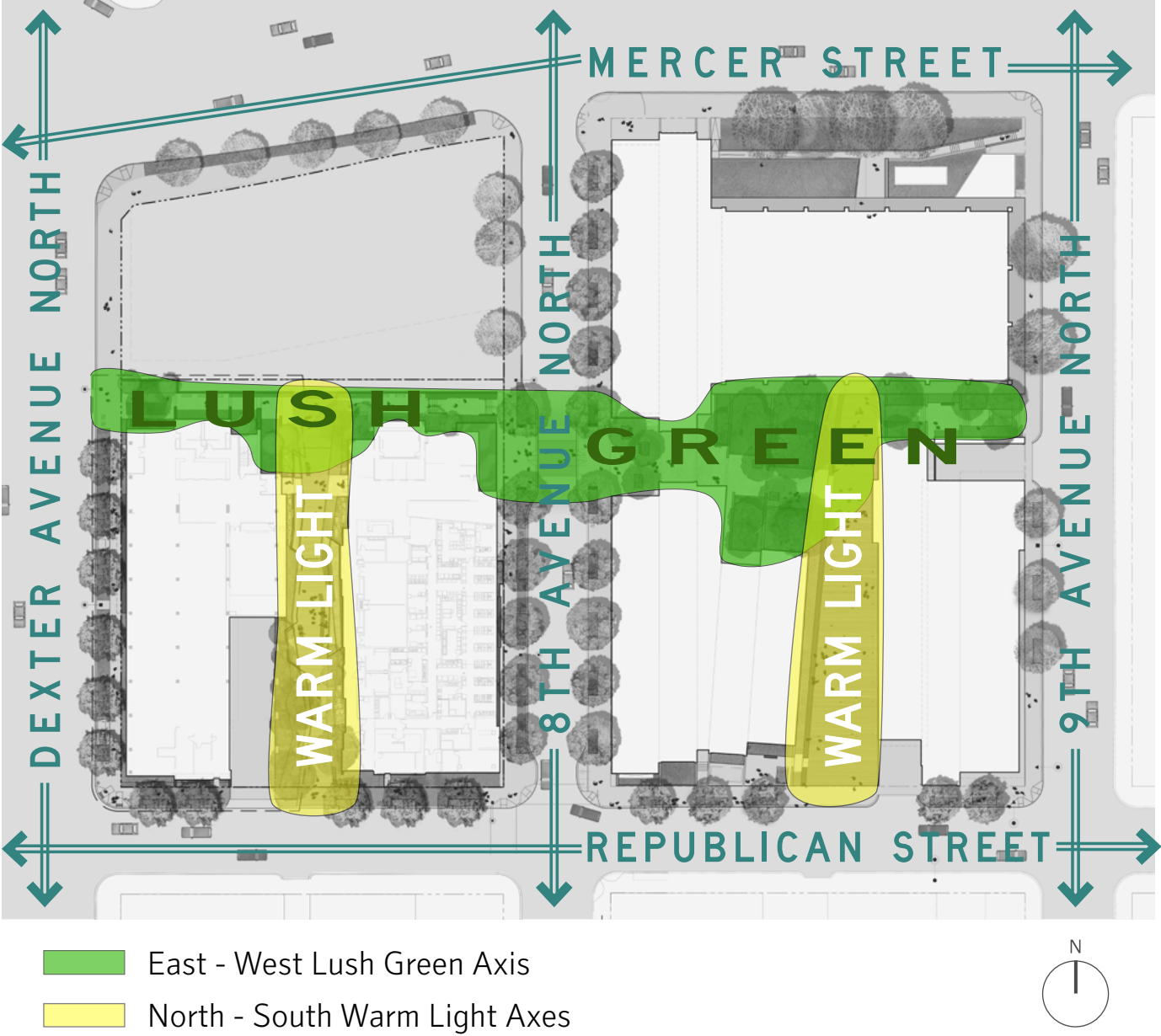
3. LANDSCAPE / SITE



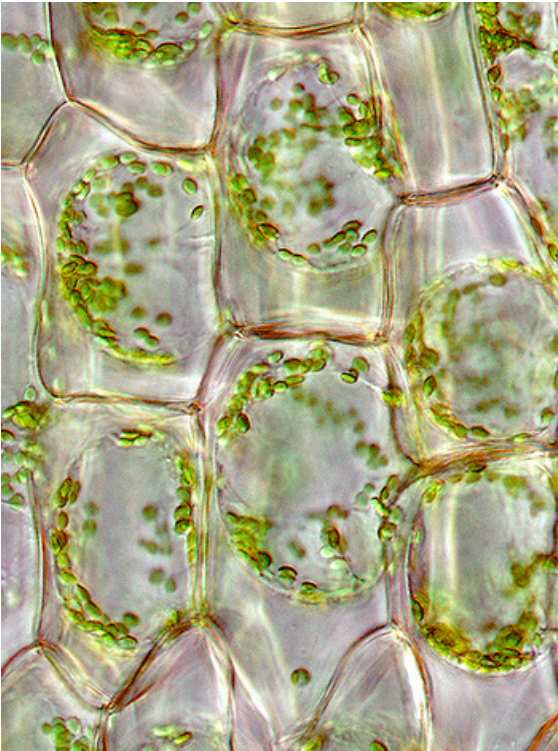
3.1 LANDSCAPE: SITE PLAN



3.2 LANDSCAPE: CONCEPT

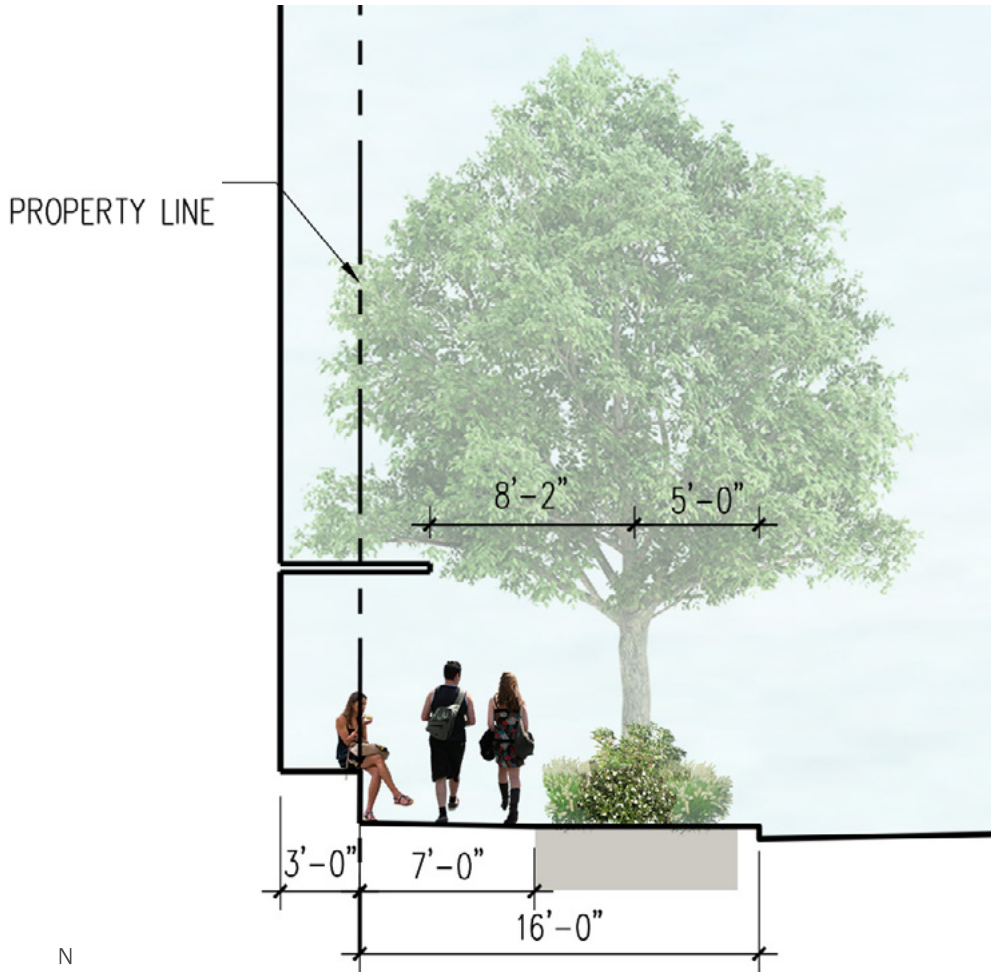


East - West Lush Green Axis: Earth, Fertile Ground

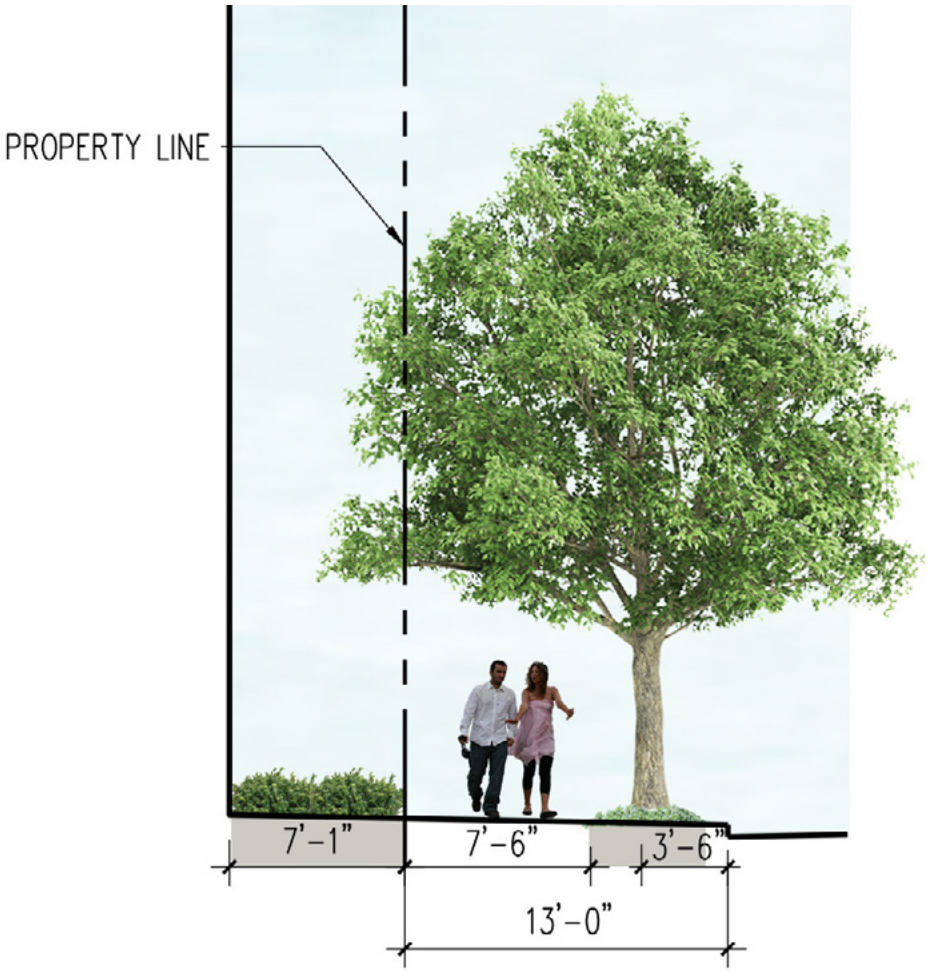


North - South Warm Light Axes : Air, Light, and Water

3.3 LANDSCAPE: RIGHT OF WAY



Section A: Dexter Avenue North



Section B: Republican Street

3.3 LANDSCAPE: RIGHT OF WAY

Streetscape Palette
Street Trees



Quercus frainetto
Italian Oak

Dexter Avenue North Planting



Viburnum davidii
David viburnum



Vaccinium ovatum
Evergreen huckleberry



Cornus sanguinea 'Midwinter Fire'
Blood-twig dogwood



Fothergilla gardenii
Dwarf witchalder



Pennisetum alopecuroides 'Hameln'
Fountain grass



Taxus x media 'Densiformis'
Dense yew



Republican Street Planting

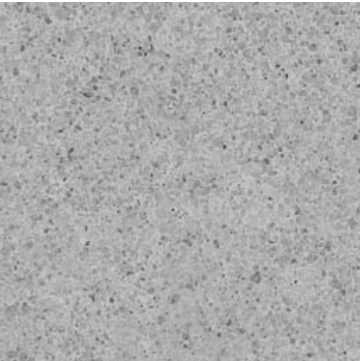


Rubus calycinoides
Green carpet raspberry



Lonicera sempervirens
Coral honeysuckle

Materials



Concrete Sidewalk



Permeable Paving

Furnishings



Hardwood Bench



Bike Rack

3.4 LANDSCAPE: NORTH-SOUTH AXIS

North- South Warm Light Axes Character



3.4 LANDSCAPE: NORTH-SOUTH AXIS

North - South Warm Light Axes Palette

Trees



Cercidiphyllum japonicum
Katsura



Acer circinatum
Vine maple



Styrax japonicus
Japanese snowbell



Planting



Hydrangea paniculata 'Little Lime'
Panicle hydrangea



Fragaria chiloensis
Beach strawberry



Arctostaphylos uva-ursi
Kinnikinnick

3.5 LANDSCAPE: EAST-WEST AXIS

East - West Lush Green Axis Character



3.5 LANDSCAPE: EAST-WEST AXIS

East - West Lush Green Axes Palette

Trees



Ginkgo biloba 'Autumn Gold'
Maidenhair tree



Styrax japonicus
Japanese snowbell



Acer circinatum
Vine maple

Planting



Polystichum munitum
Western sword fern



Dryopteris sp.



Pteridium aquilinum
Bracken fern



Hydrangea anomala ssp. *petiolaris*
Climbing Hydrangea

Materials



Concrete Paving



Concrete Boardform Site Walls

Furnishings



Hardwood Bench



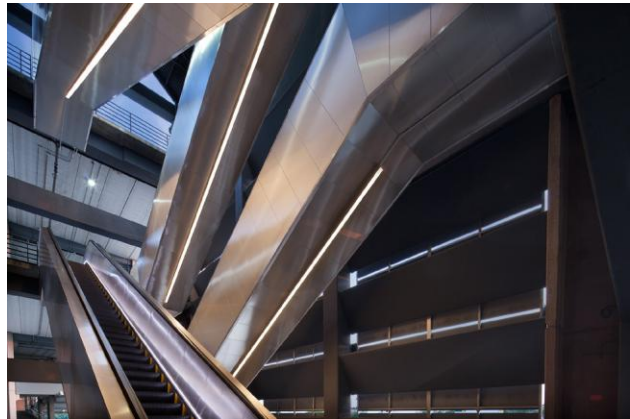
Metal Bench



3.6 LANDSCAPE: SITE LIGHTING



CANOPY LIGHTS



LINEAR LIGHTING AT UNDERSIDE OF BRIDGE

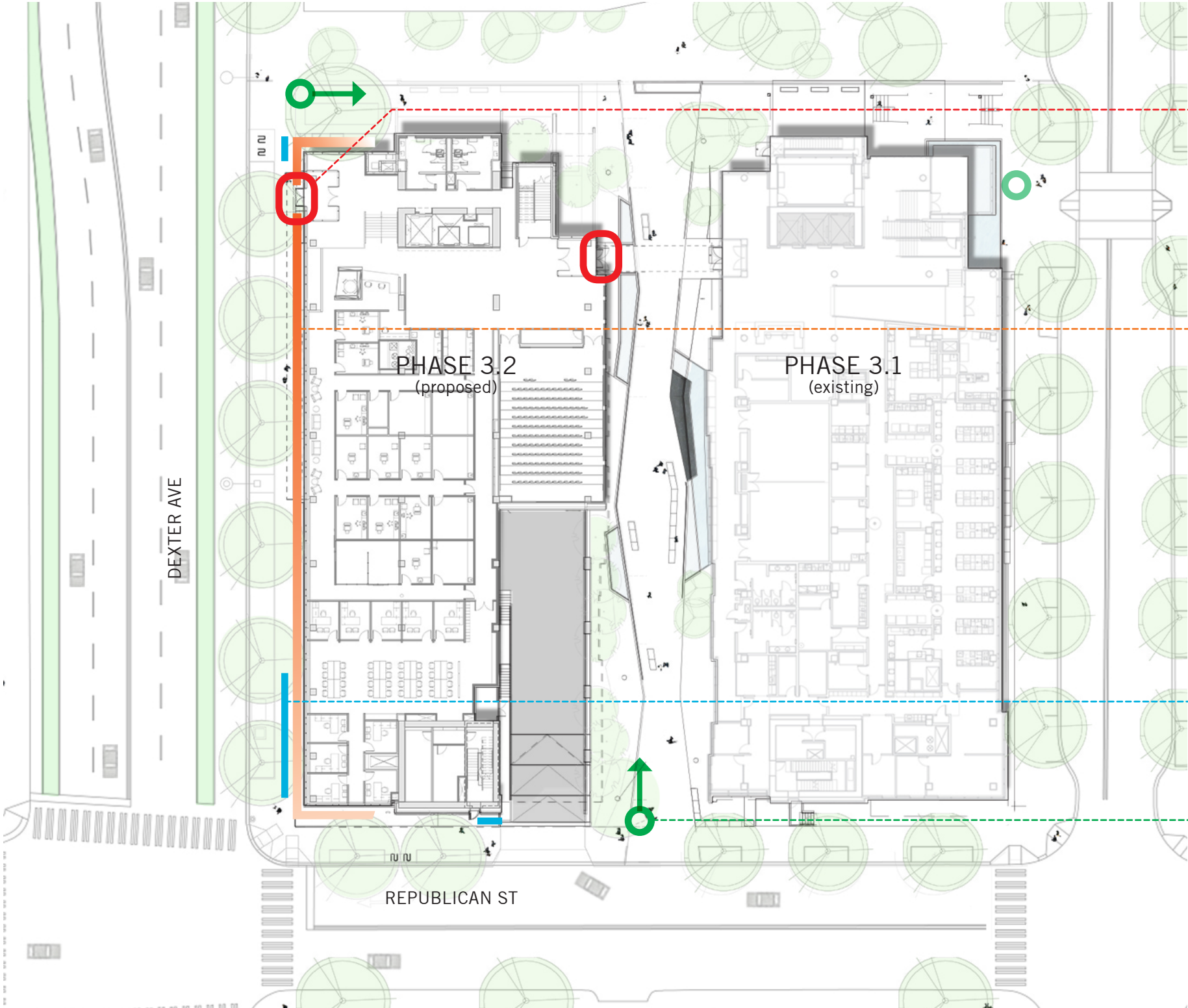


POLE LIGHTING AT PATHWAYS

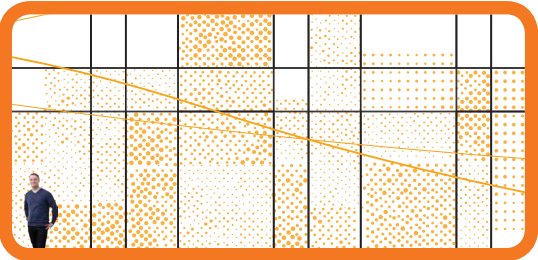


RECESSED LIGHTING AT BENCHES

3.6 SITE SIGNAGE



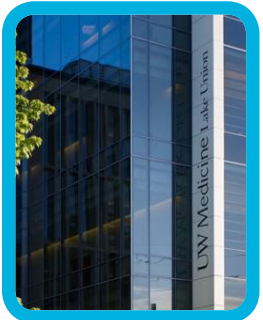
Entry door signage



Art graphic on glazing



Building identity on glazing or metal panel



Wayfinding signage

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4. DEPARTURES

4.1 DEPARTURE 1: ROOFTOP FEATURES

CODE:

SMC 23.48.025.C

Rooftop Features

REQUIRED:

No rooftop features may be located closer than 10 feet to the roof edge.

PROPOSED:

Request to bring portions of the screened mechanical penthouse and stair enclosure out to the roof edge.

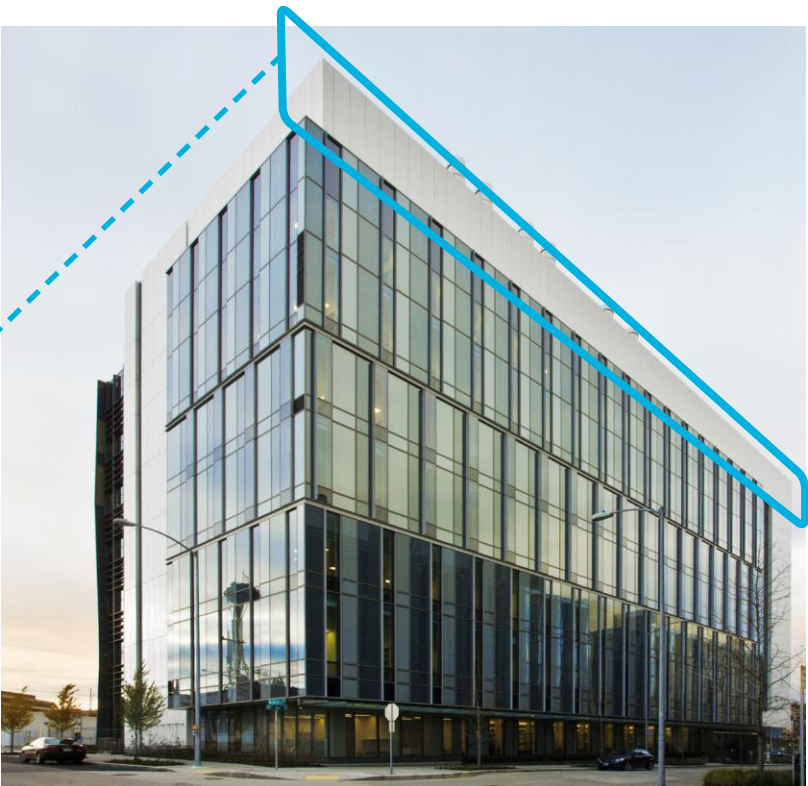
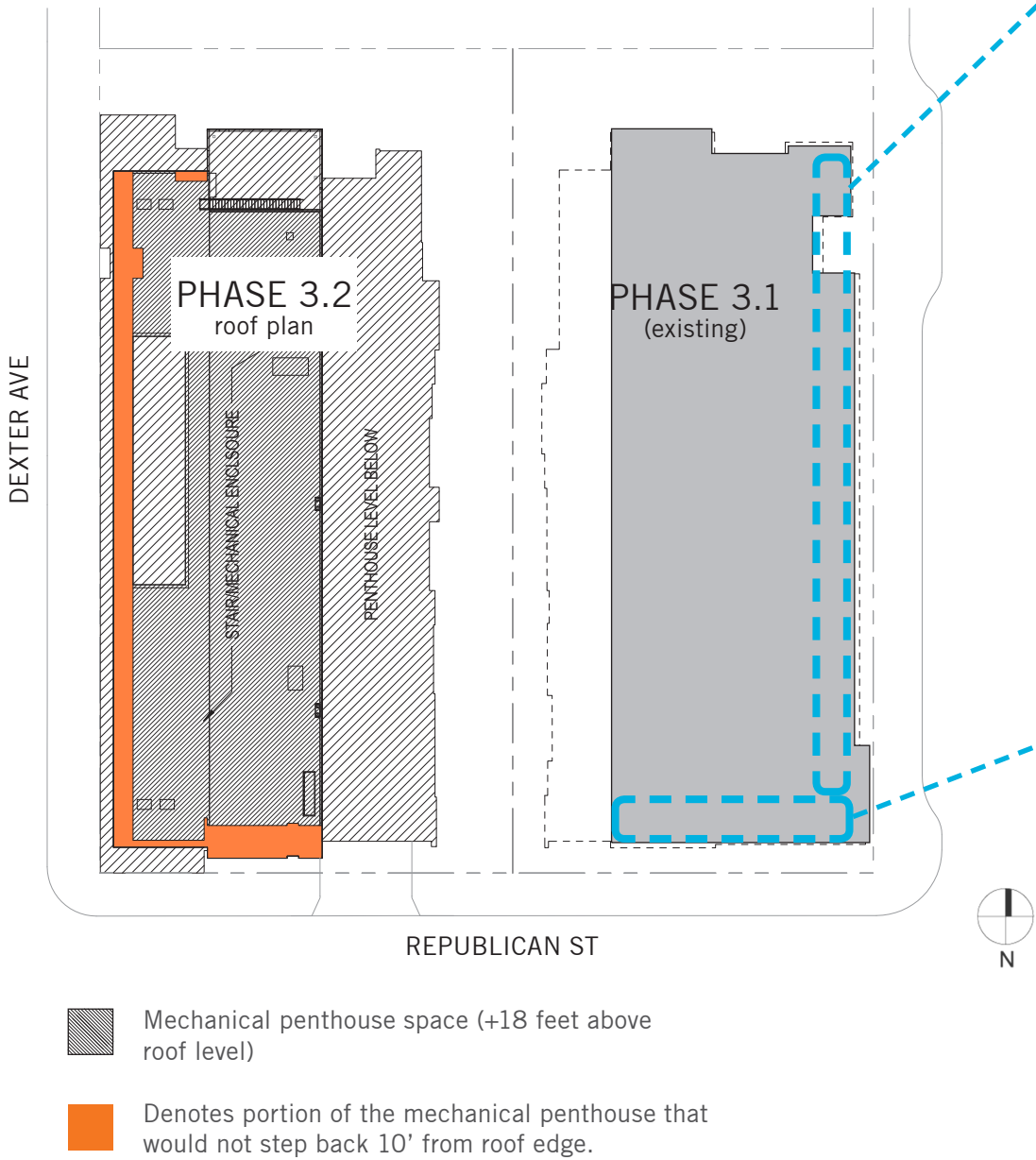
RATIONALE:

The proposed design integrates the mechanical penthouse and stair enclosure into the overall building massing, to provide consistency with the adjacent UW Medicine buildings and to reinforce the architectural concept of building “laminations”.

Note that a departure was granted in approved MUP 3011312 that allowed for rooftop features to come out to the roof edge along the south and west faces of Phase 3.2.

APPLICABLE DESIGN GUIDELINES:

CS3.II.iv - Architectural Context



SIMILAR DEPARTURE AT UW MEDICINE PHASE 3.1



SIMILAR DEPARTURE AT UW MEDICINE PHASE 3.1

4.2 DEPARTURE 2A / 2B: TRANSPARENCY AND BLANK FACADE

CODE:

SMC 23.48.040.B

Transparency and Blank Facade Requirements

REQUIRED:

2A: Blank facades shall be limited to segments 15 feet wide on Class 2 Pedestrian Streets (Dexter Ave N and Republican St), except for garage doors. Director may permit increase to 30' if facade is enhanced by landscaping.

2B: A minimum of 60% of the façade must be transparent on Class 2 Pedestrian Streets (Dexter Ave N and Republican St).

PROPOSED:

2A: Request to provide a blank façade 25'-7" in length at south façade on Republican Street, at south structural core.

2B: Request to provide a façade along Republican Street that is 49% transparent.

RATIONALE:

This core element reinforces the architectural concept of building “laminations” and provides a backdrop for a vertical vine wall, which will add texture and color at the pedestrian level. This core element and vine wall is consistent with the design of the adjacent UW Phase 3.1 building.

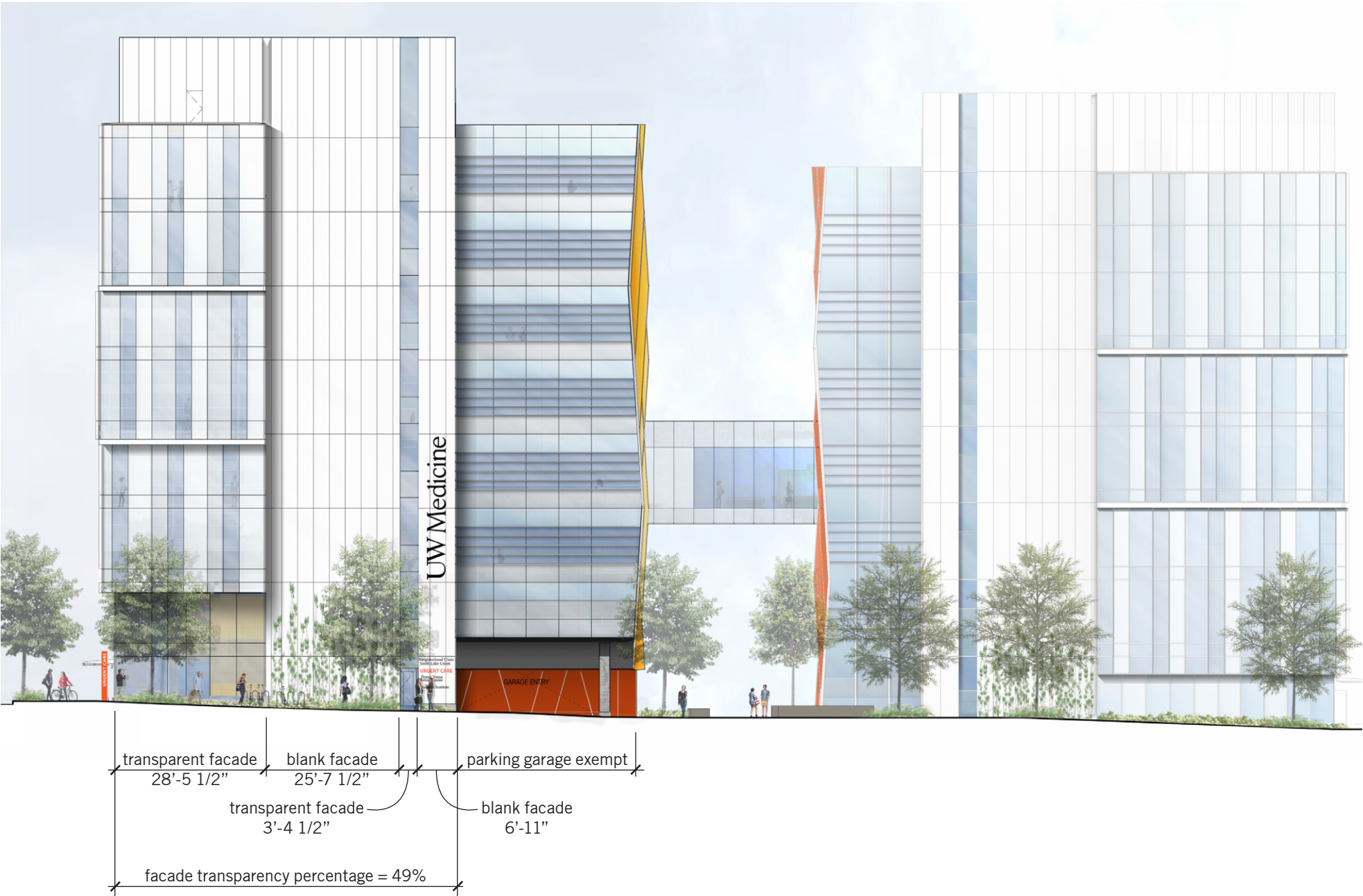
Note that a departure was granted in approved MUP 3011312 that allowed for a blank facade length of 24' on Republican, at south structural core.

APPLICABLE DESIGN GUIDELINES:

CS3.II.iv - Architectural Context

DC2.I - Architectural Concept

DC3.I - Landscaping to Reinforce Design Continuity



4.3 DEPARTURE 3: FAÇADE MODULATION

CODE:

SMC 23.48.245.D.1, Façade Modulation

REQUIRED:

For all structures with non-residential uses exceeding 85 feet in height, facade modulation is required for the street-facing portions of a structure located within 15 feet of a street lot line and exceeding podium height. Maximum length of unmodulated facade for stories up to 125 feet is 150 feet.

PROPOSED:

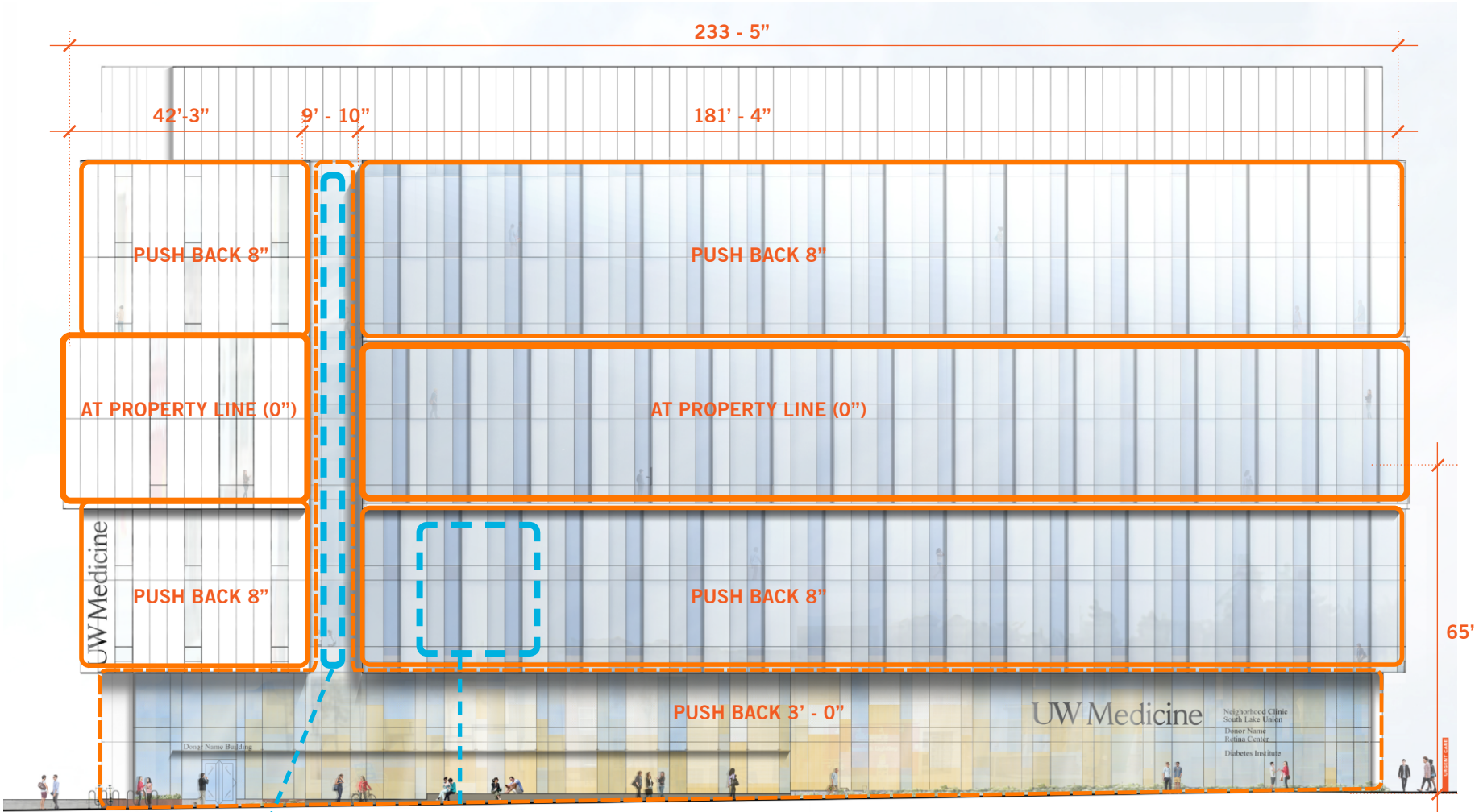
Request to provide a west façade along Dexter Ave N that is 181'-4" long at property line, steps back 3'-0" for a length of 9'-10", and then steps back out to property line for a length of 42'-3".

RATIONALE:

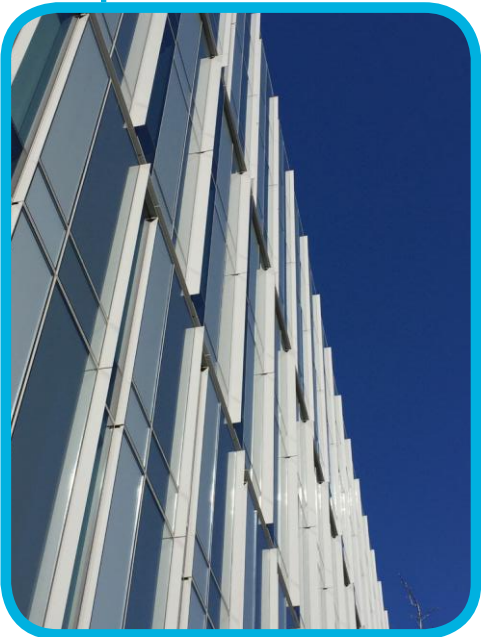
Facade articulation is program driven; materials and patterns relate closely to the functions within the building and reinforce the architectural concept (guideline DC2.I). The west facade is modulated by a clear “slot” of glazing that is pushed back 3’ from the primary facade, signifying the strong east-west circulation axis across the site. The glazing pattern of the primary lab façade is modulated on a finer scale through plane changes at levels 5 and 7 (the 8” push-backs), the use of vertical fins at vision glazing, and two-story shifts in the glazing pattern; this is consistent with the articulation of the east facade of Phase 3.1 on 8th Ave N, thus advancing fit with neighboring buildings (DC2.C.3) and architectural context (CS3.II.iv). These design elements achieve the intent of the code to avoid an overly long, undifferentiated facade.

APPLICABLE DESIGN GUIDELINES:

- CS2.B.iii - Height, Bulk, and Scale
- CS3.II.iv - Architectural Context
- DC2.I - Architectural Concept
- DC2.C.3 - Fit with Neighboring Buildings

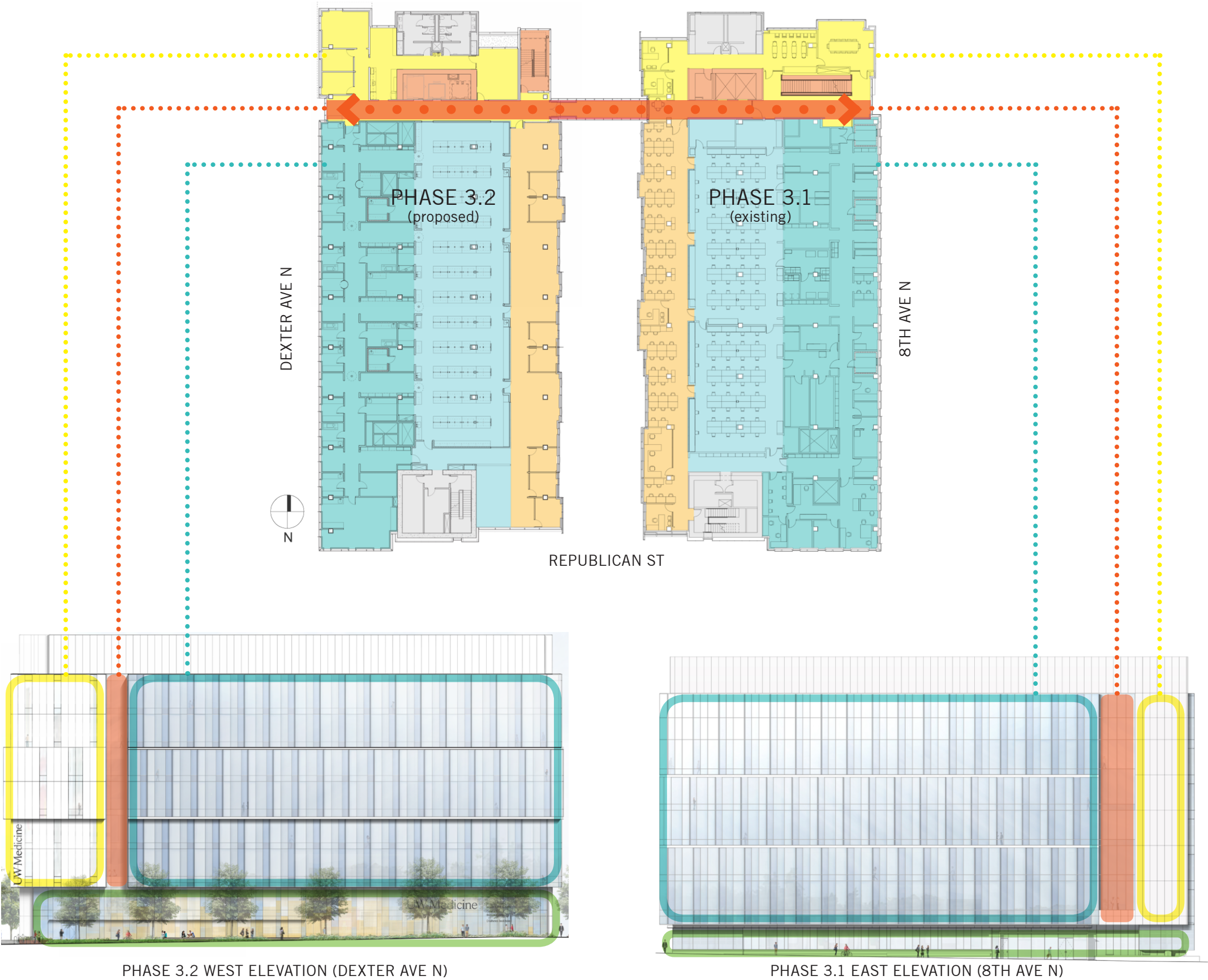


Articulation of corridor at similar Phase 3.1 facade



Articulation of lab glazing/vertical fins at similar Phase 3.1 facade

4.3 DEPARTURE 3: FAÇADE MODULATION



Facade materiality and articulation are driven by the program within the building. Lab spaces have a mix of vision and spandrel glazing set at regular modules while circulation corridors end at zones of vision glazing to allow for views into and out of the building.

- Lab program
- Main circulation corridor, set back from adjacent facades to provide modulation and delineate a change in program
- Conference program
- Pedestrian zone

4.4 DEPARTURE 4: LANDSCAPING AT STREET-LEVEL SETBACKS

CODE:

SMC 23.48.240.B.1

Street-level Setbacks

REQUIRED:

The street-facing facade of a structure may be set back up to 12 feet from the street lot line if the setback area is landscaped according to the provisions of subsection 23.48.055.B.2.

PROPOSED:

Request for a departure to allow setback from Dexter that does not fully meet landscaping requirements within setback

The west façade along Dexter Ave N is set back 3'-2" from the property line, and the south façade along Republican is set back 7'-0" from the property line. The area of the south setback meets the landscaping requirements of 23.48.055.B.2, but the area of the west setback does not, as 30% of it is covered with a wood bench.

RATIONALE:

The addition of a bench at the area between the property line and the level 1 Dexter façade (instead of additional landscaping) provides an important pedestrian amenity and creates a transition between the public sidewalk and the building itself.

APPLICABLE DESIGN GUIDELINES:

PL2.I.ii - Streetscape Compatibility

PL3.II.i - Human Activity



4.5 DEPARTURE 5: PRIMARY PEDESTRIAN ENTRANCE

CODE:

SMC 23.48.040.A.1

General Facade Requirements, Primary Pedestrian Entrance

REQUIRED:

Class II pedestrian streets must have a primary building entrance for pedestrians from the street or a street-oriented courtyard. Both Dexter Ave N and Republican St are Class II pedestrian streets.

PROPOSED:

Building entries are proposed off of Dexter Ave N on the west side of the project and off of the courtyard on the east side of the project rather than at Dexter and Republican.

RATIONALE:

This entry configuration is proposed to meet internal building requirements, to strengthen the east-west circulation corridor that was established in Phase 3.1, and to encourage pedestrian activity in the courtyard. Given the slope of grade relative to the first floor level, an entry door at Republican would be 6'-6" above the interior floor, creating an awkward entry sequence that is removed from the main building lobby and reception, posing concerns about security and wayfinding. An entry door at Republican is also undesirable due to the proximity to the parking garage entrance; our desire is to separate the flow of pedestrians and vehicles. Finally, the presence of a building entry at the courtyard rather than Republican draws people into the open space and encourages the public to utilize the space, thereby promoting human activity per design guideline PL1.I.

APPLICABLE DESIGN GUIDELINES:

PL1.I.i - Connectivity and Human Activity

DC2 - Architectural Concept (fits well within its surroundings)

