570 MERCER

SEATTLE, WA 98109
SDCI# 3035337-LU

DESIGN REVIEW BOARD:
DESIGN RECOMMENDATION MEETING **#2**
FEBRUARY 16, 2022

COLLINS WOERMAN

SCHNITZER WEST

SiteWorkshop

Project Information

ADDRESS
570 Mercer St
Seattle, WA 98109

PARCELS
5458300405
5458300415
5458300425

SDCI PROJECT # 3035337-LU

OWNER
Schnitzer West
920 5th Ave
Seattle, WA 98104

Ross Cobb
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ARCHITECT
CollinsWoerman
710 2nd Ave
Seattle, WA 94107-1710
Tim Bissmeyer
206.245.2047
tbissmeyer@collinswoerman.com

LANDSCAPE DESIGN
Site Workshop
3800 Woodland Park Ave N.
Seattle, WA 98103

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Table of Contents

Project Site

Development Goals

- **Complementary Forms** enhance the existing fabric of the neighborhood with appropriate materials that promote place making.
- **Distinctive Expressions** provide the opportunity to creatively relate to South Lake Union & Uptown while offering transitional architecture.
- **Advocate for Change** by providing a strong precedent for a new building typology in the Uptown neighborhood which celebrates heroic sustainability goals.

  On-site Energy Production

  Water Conservation

  Red List Free Materials

  Bees/Pollination

- **Celebrate Beauty** by expressing sustainable goals and making them self evident to the public and the building users.
- **Physically Connect** Mercer street to 6th Ave in two locations to provide porosity and encourage new pedestrian routes.

  Lower Lobby Entry

  Stair Climb Connection

- **Embrace Arts/Culture** by providing a two story lobby experience open to the public that includes curated pieces of art/sculptures alongside a commissioned artistic mural in the 6th Ave cul-de-sac. These design moves directly respond to the Uptown Arts & Cultural District.

Design Proposal - Metrics

Site Area	29,183 SF
Office	198,735 SF
Retail	10,868 SF
Parking	169 Stalls

REC1 DESIGN

Renderings

Renderings of Previous Design Iteration

Contextual Recap

SITE CONDITIONS

Historical Analysis

Little Lake

1860s

The Cascade Neighborhood's beginnings date back to the 1860s when David Denny and Thomas Mercer first laid claim to portions of the heavily forested slopes descending to the shores of the Duwamish people's "little lake," meman hartshu, or "tenas chuck" in Chinook trading jargon.

NATIVE DUWAMISH

The Duwamish called it – comparing it with what is now known as Lake Washington – "Small Lake" or "Little Lake" (Lushootseed: XáXu7cHoo or Ha-AH-Chu, literally "small great-amount-of-water," the diminutive form of the word used for Lake Washington).[4] In Chinook, an intertribal trading language, it was called Tenas Chuck ("small water").[5]

Queen Anne Neighborhood

The community of Queen Anne is one of Seattle's oldest residential neighborhoods. By the mid-1880s, the growing suburb had acquired the name Queen Anne Town in reference to its showy domestic architecture. The character of this thoroughly urban neighborhood today is the result of several key influences, both physical and human.

Waterways at the base of the hill virtually assured adjacent industrial growth from an early date. At the same time, steep topography limited the spread of large-scale commercial and industrial land uses on the hill itself. Instead, the hill became attractive as an early residential suburb because of its spectacular territorial and water views and its relative accessibility to the city.

The close-in location and unsurpassed views continue to stabilize the high value of real estate on the hill. The over arching goal of the neighborhood today remains the preservation of its vibrant, human-scaled sense of place. (Prepared by Florence K. Lentz and Mimi Sheridan for the Seattle Department of Neighborhoods, Historic Preservation Program and the Queen Anne Historical Society October 2005)

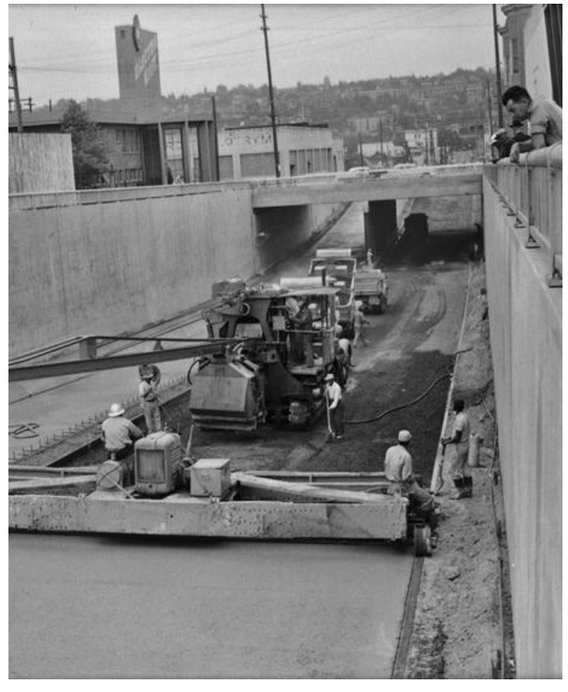
Mercer Street Infrastructure

EARLY DAYS

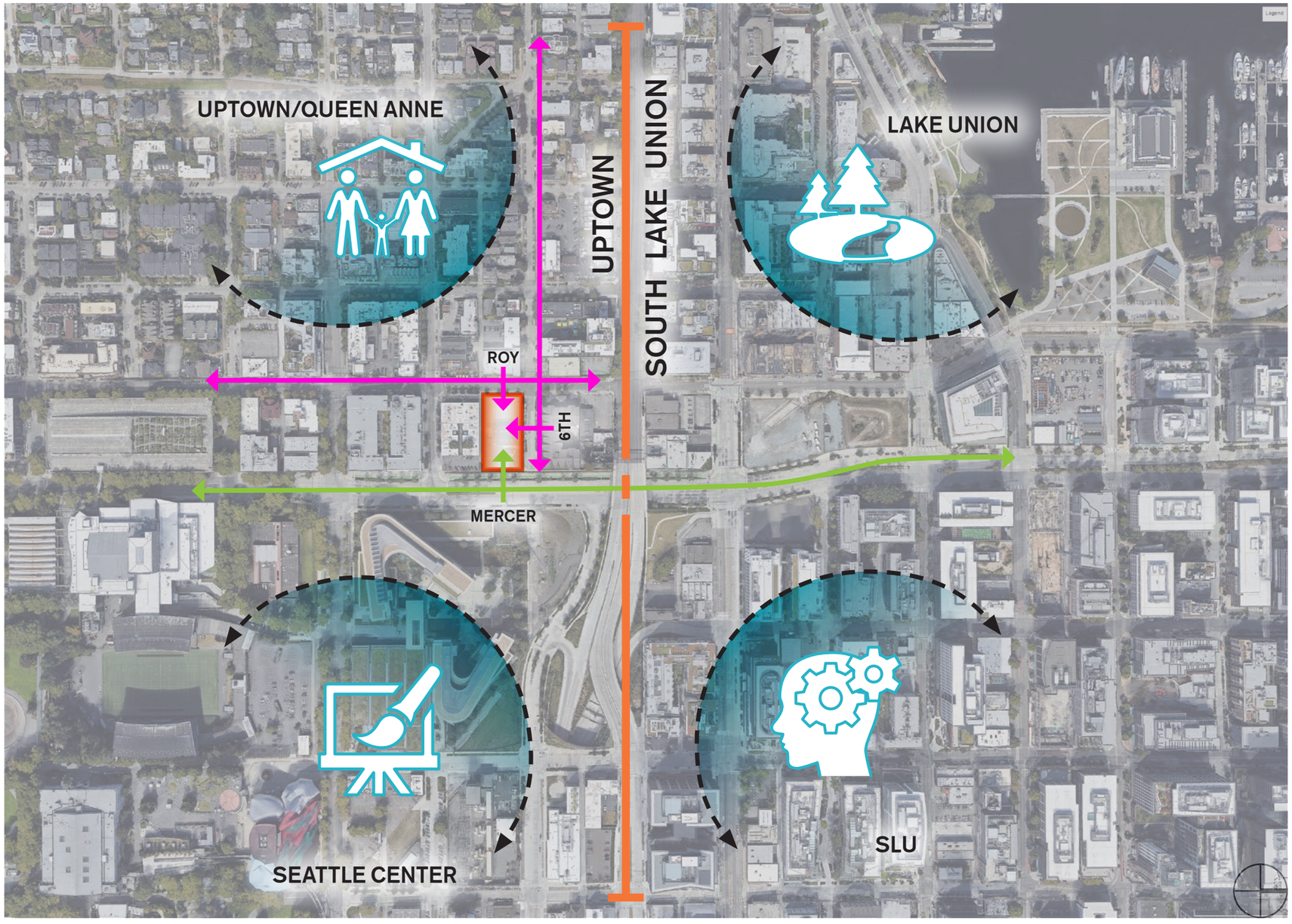
Mercer Street, named for the settler Thomas Mercer, was planned in the early 1860s as part of the initial street grid of Lower Queen Anne. A wagon road along what is now Mercer Street was constructed between Lower Queen Anne and Farm Street (later Aurora Avenue) in 1885.

2010s

In the 2010s, the Seattle Department of Transportation embarked on a $190.5 million project to widen and improve Mercer Street, which would be restored to bi-directional traffic between Aurora Avenue and Interstate 5. Mercer Street is a major east–west thoroughfare in the Lower Queen Anne and South Lake Union neighborhoods, connecting Elliott Avenue to the west and Interstate 5 to the east.



Vicinity Diagram



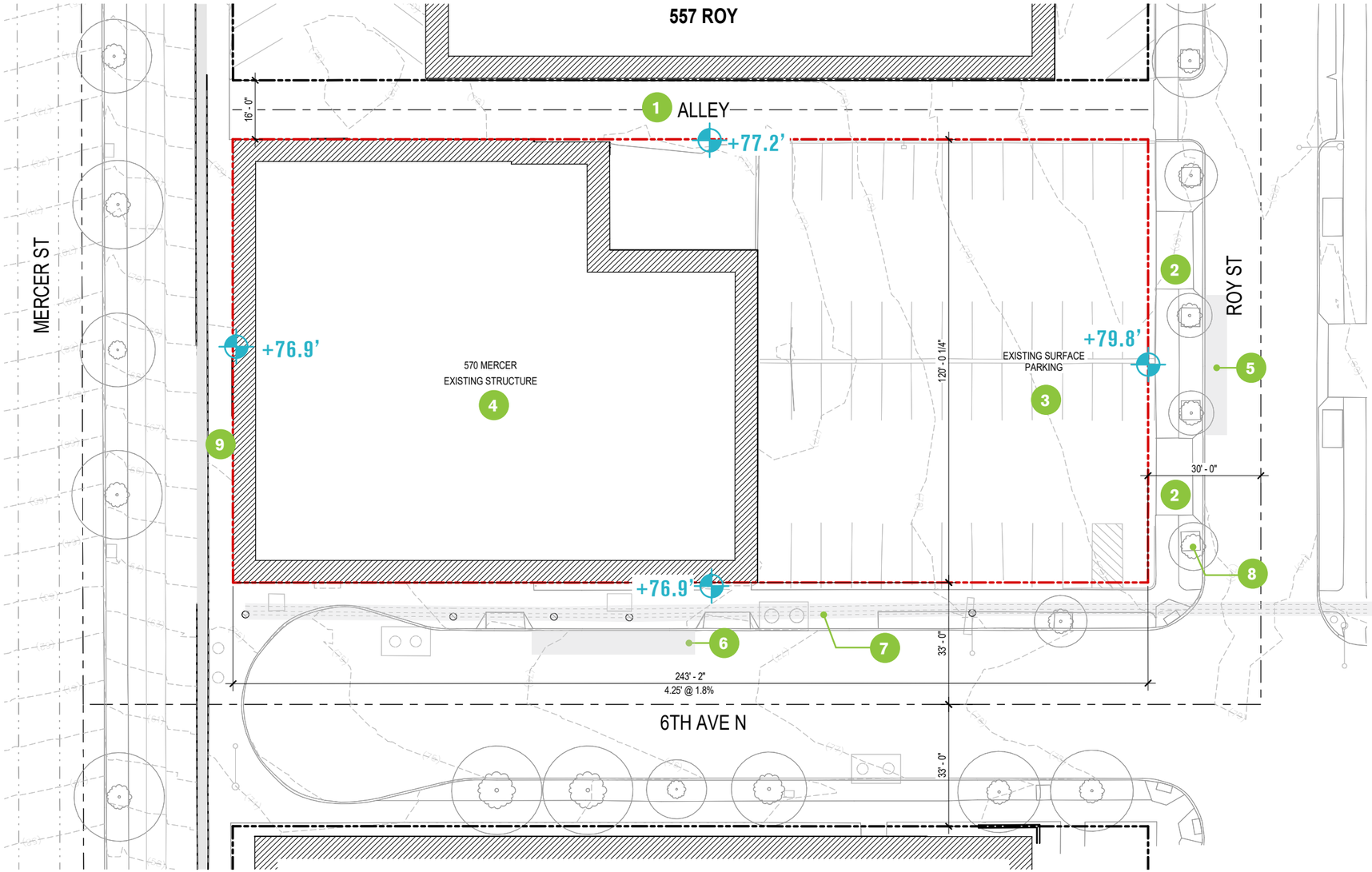
Observations

- **Site Borders** include close proximity to the SLU neighborhood, Lake Union waterfront, the lower Queen Anne neighborhood, and the Seattle Center
- **Physical Connections** to SLU are challenging since any access or opportunity for physical relationships exist only along Mercer street. However, it provides a unique opportunity to provide new pedestrian routes in the neighborhood that do not currently exist.
- **Strong Relationships** exist to Uptown/Queen Anne along 6th Avenue & Roy Street and provide ample opportunity to provide an enlivened streetscape and appropriate contextual response to a lower scale and more quite residential neighborhood.
- **Social/Cultural Opportunities** can be strengthened by acknowledging the sites proximity to the neighborhoods different users and natural amenities. The project should provide complimentary and distinctive architecture with enhanced ground level programming that encourages the mixing of building tenants and other users within the neighborhood.

SITE CONDITIONS

Site Survey

Site Plan/Survey



Project Information

570 MERCER

Address:	570 Mercer St, Seattle WA
Parcel:	5458300405, 5458300415, 5458300425
Legal Description:	Mercers 2nd replat of blocks 44 to 53 lot 3 & southern half of lot 4, mercers 2nd replat of blocks 44 to 53 northern half of 4 & all of 5 through 12
SDCI Project #:	3035337-LU

Keynotes

1. Current unimproved alley width is 16' wide, 2' dedication required
2. Existing curb cuts for surface parking access
3. Existing surface parking lot
4. Existing one story building
5. Existing passenger loading zone
6. Existing temporary loading zone
7. Existing utility poles & overhead power line
8. Existing street trees (to be removed/replaced)
9. Existing 6' sidewalk (Mercer)

SITE CONDITIONS

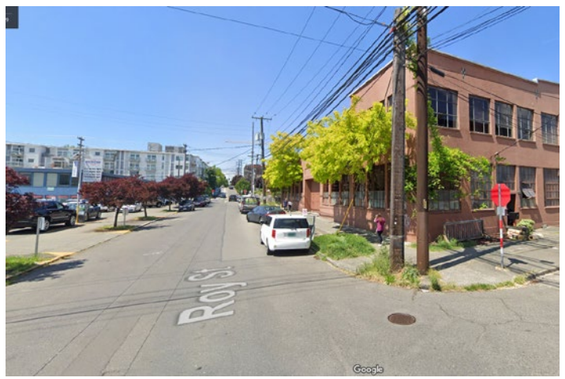
Site Photography

1 Roy & Taylor Facing NW

2 Mercer & Taylor Facing NE

6 Aerial View Facing NW

3 Roy St Facing West



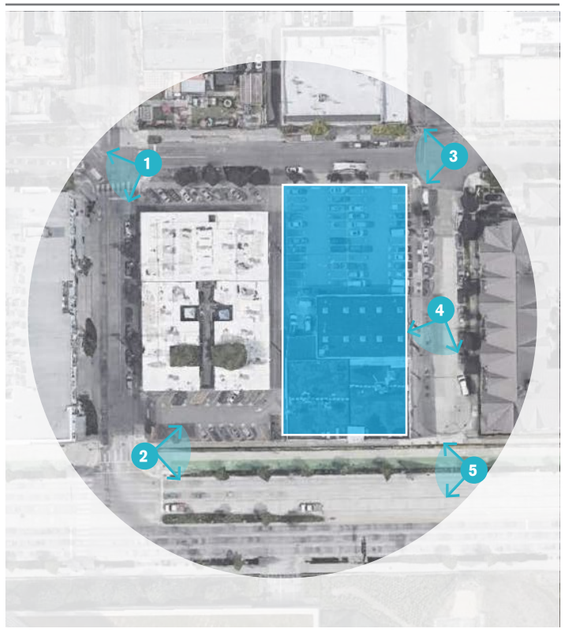
4 6th Ave Facing South

5 Mercer St Facing West

Observations

- **Mercer St** sits anywhere between 5'-12' lower than the ground level of the proposed site. The lower portion includes a sidewalk and bike lane which abuts a very busy 6 lane ROW.
- **6th Ave** is a relatively quite street and includes a single story building on-site. The proposed site is flanked by a four story hotel to the east.
- **Roy St** is also a relatively quite street with multiple existing surface parking lots and single story buildings to the south. To the north, includes a range of one to 4 story buildings that is a mix of neighborhood commercial and residential uses.
- **Alley** is currently a dead end ROW that provides access to the proposed site as well as the adjacent parcel to the west.

Key Map



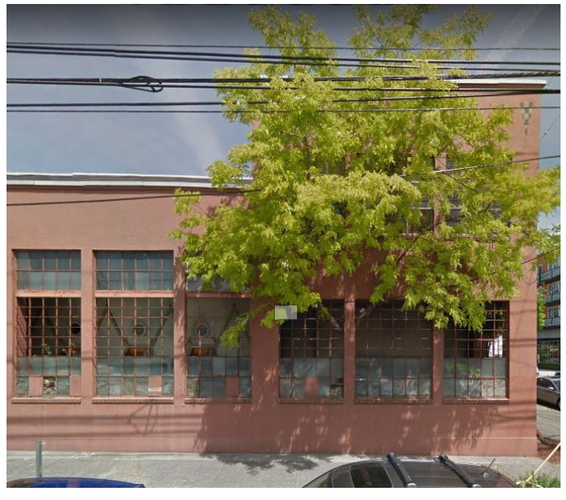
CONTEXT ANALYSIS

Neighboring Existing & Proposed Commercial Projects

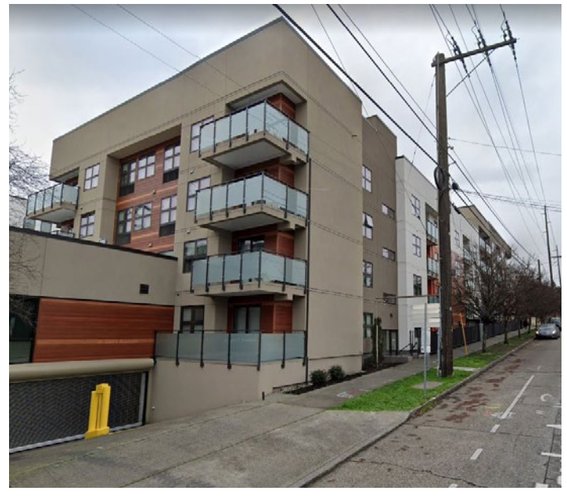
Keynotes

1. Brick accents
2. Balcony modulation/glass railings
3. Low rise neighborhood buildings
4. Ground level retail
5. Two story pedestrian scale
6. Glass curtainwall expression

1 3 THE RUINS

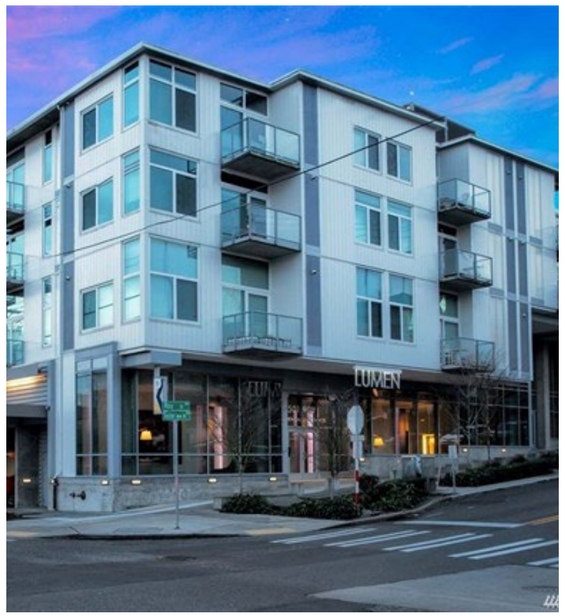


2 HAMPTON INN & SUITES

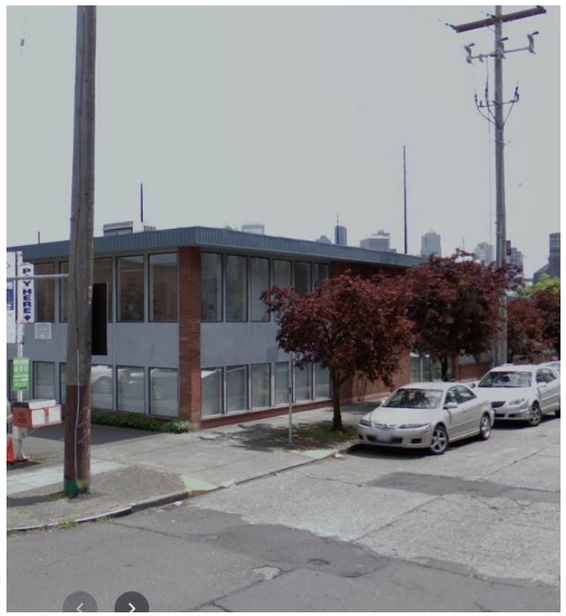


1 3 FOUR POINTS BY SHERATON

2 4 500 MERCER (LUMEN)



5 557 ROY (SEATTLE BUSINESS CENTER)



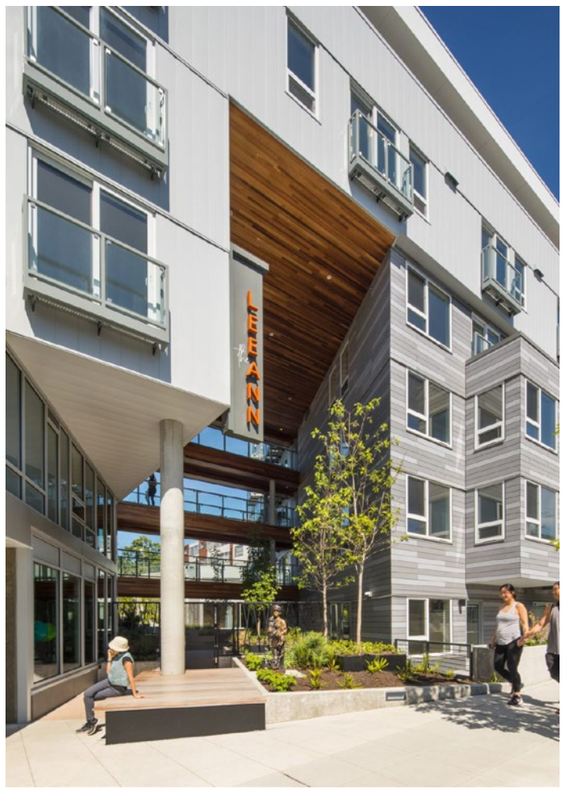
6 BILL AND MELINDA GATES FOUNDATION

CONTEXT ANALYSIS

Neighboring Existing & Proposed Retail Projects

1 EXISTING RESTAURANTS ALONG ROY STREET

2 THE LEEANN



1 3 CITIZEN COFFEE & CREPERIE

3 BOUNTY KITCHEN

1 SMALL RETAIL ON 5TH AVE N

1 5 UPTOWN THEATER

Keynotes

1. One or two story neighborhood structures
2. Wood accent/soffit
3. Brick materiality
4. Vertical window proportions

CONTEXTUAL HEIGHT DIAGRAM

X Height Datum

Existing Setback

Setback Opportunity

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Response to EDG2 & Rec1

RESPONSE TO EDG GUIDANCE

EDG1 & EDG2 - Massing

Guidance

EDG1

- Staff appreciates...the intent to create a composition of distinctly legible elements but finds the **very small changes in plane, parapet height and exterior expression to be insufficient to achieve this result**. The architectural detail and treatments should be accompanied by both **massing moves and articulation of the facades**. ***(DC2-A, DC2-B)***

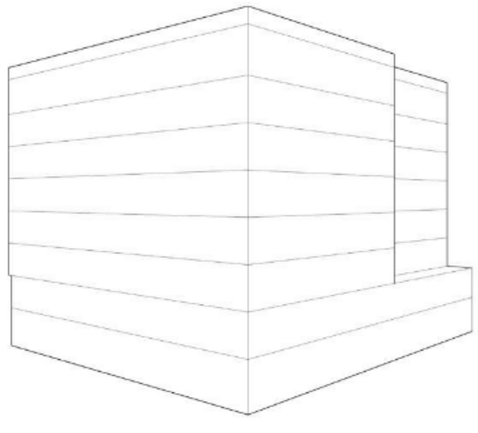
EDG2

- Review board was unanimously **concerned by the limited magnitude of proposed massing offsets**...Project of this size **required massing definition** and noting the potential for this project to read as two undifferentiated boxes ***(CS2, CS3, DC2)***
- Board members agreed that although not a strong preference, **Massing Concept C (Pivot) had the best potential to positively evolve** and be supported at the next review phase.
- The Board noted the pattern of facade modulation, **projecting balconies, street edges and roof expression** in particular as design elements that, if strengthened, **could result in a design with a clear architectural concept that responds to context.** ***(DC2, DC4, CS3, PL3, CS2)***

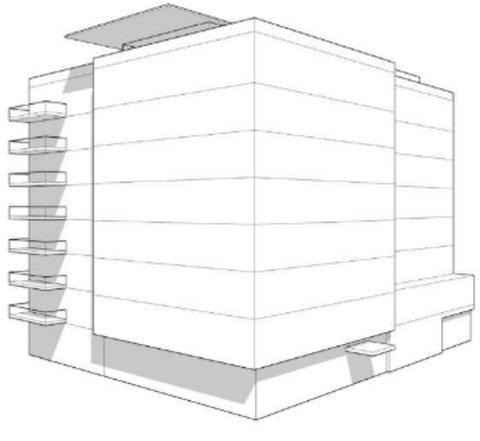
RELEVANT PUBLIC COMMENTS

- Supported the **Mercer Street balconies** and suggested **increasing their size and distinction.**

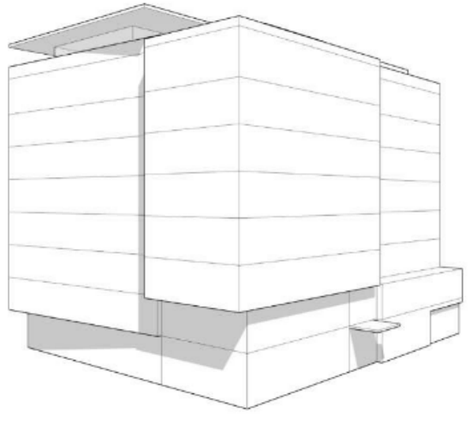
EDG2 PREFERRED MASSING SCHEME & FENESTRATION PATTERNS



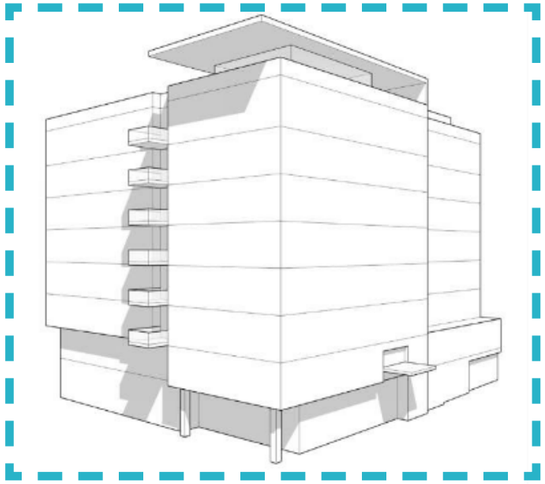
BASE ZONING



MASSING CONCEPT A – **PERCH**



MASSING CONCEPT B – **WEDGE**



MASSING CONCEPT C – PIVOT
(PREFERRED)

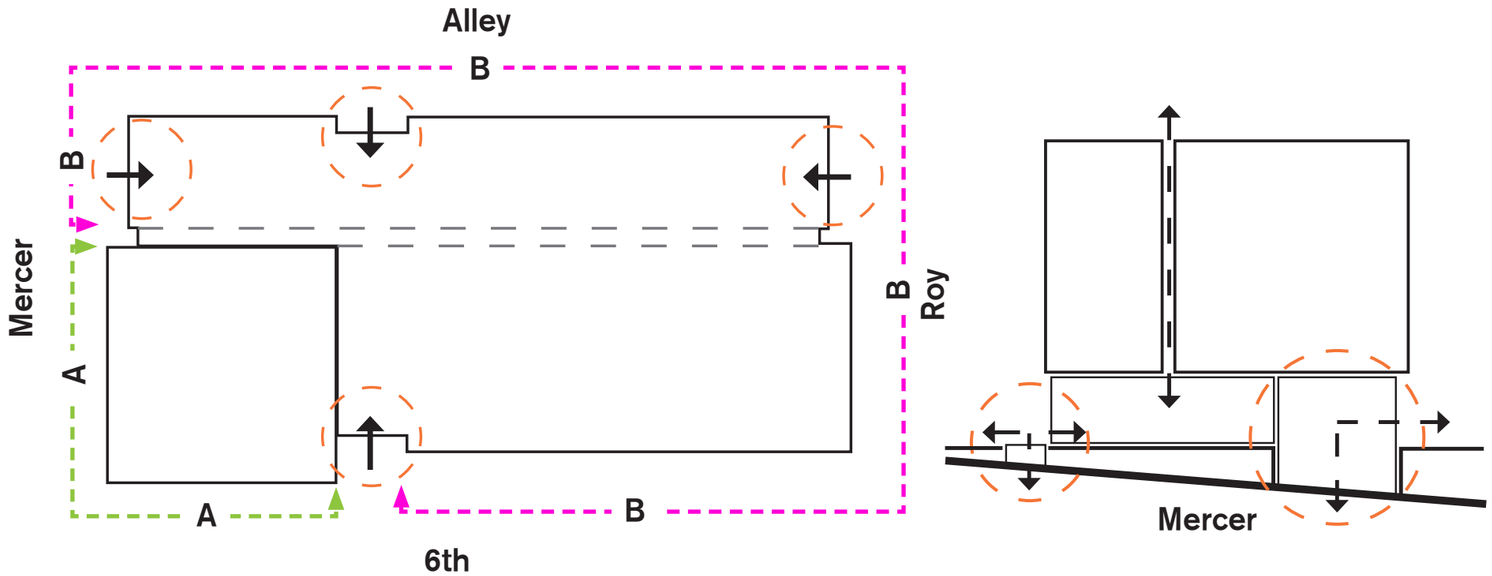
Rec2 - Massing

Response

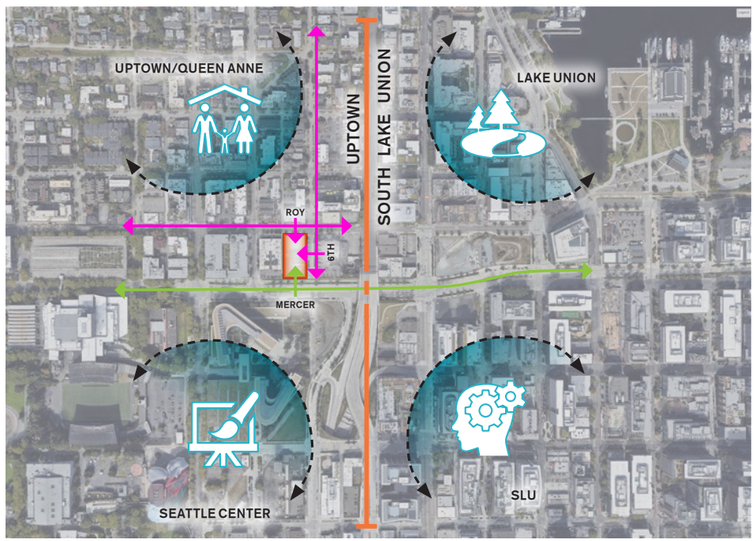
MASSING OFFSETS CONCEPT

- Site locaiton borders **Uptown and SLU** and sets up a **massing parti that reacts to 6th & Roy differently than Mercer.**
- **Massing offsets** create significant **physical breaks in the facade** to provide opportunities for **clear and deliberate transitions between facade expressions**.
- **Expression A** represents a gateway to **Uptown from SLU** and provides new and heroic openings in the Mercer retaining wall to give **new pedestrian access through a stair climb on the west and a lower building entry on the east** that physically connects Mercer to 6th.
- **Expression B** represents the frontage to **Uptown** and provides for varying levels of **massing offsets** that includes **two/four story datums, setbacks at street level, balconies, and variations in fenestration patterns** to create transitional architecture.

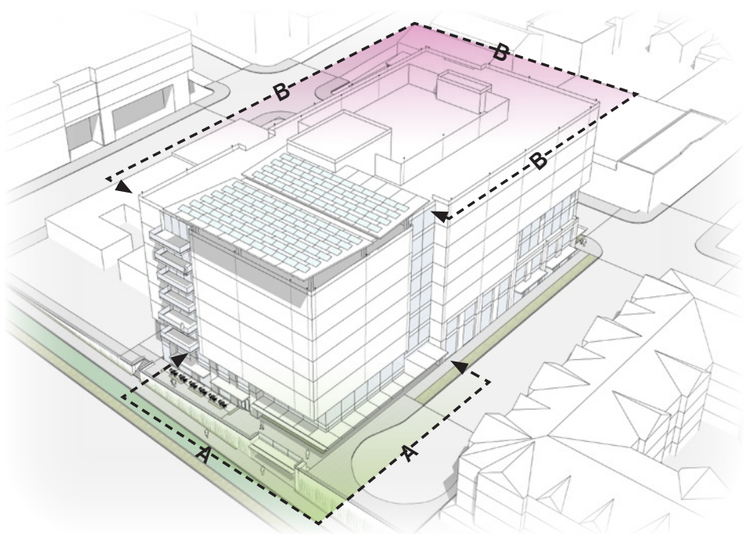
REVISED MASSING DIAGRAMS



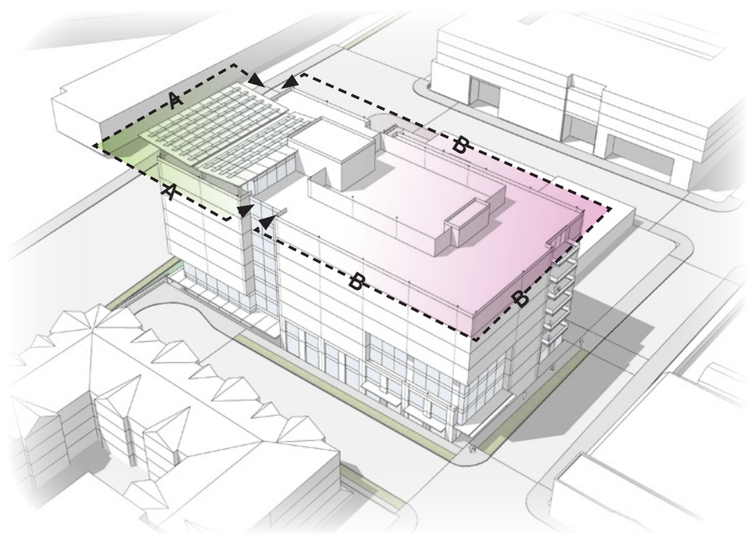
VICINITY CONCEPT DIAGRAMS



CONCEPT DIAGRAM AERIAL VIEW - FACING NW



CONCEPT DIAGRAM AERIAL VIEW - FACING SW



RESPONSE TO EDG GUIDANCE

Rec2 - Massing

Response

MASSING OFFSET EVOLUTION - MERCER & 6TH

- **Utility poles removed** and underground to **enhance 6th Ave streetscape**
- **Sizeable massing offsets** occur along street edges to create **distinctive breaks** between facade expressions
- **Additional** secondary and tertiary **massing offsets** occur at street level to **provide outdoor space for retail and generous sidewalks**
- **Secondary massing recesses** occur at levels 2-4 to create datums that **relate to the scale of existing buildings in context**
- **Balconies** are integrated into the massing by **recessing them into the facade**
- **Solar and rain collection roof** is scaled to **integrate the form** into the massing and **celebrate the projects sustainability goals**

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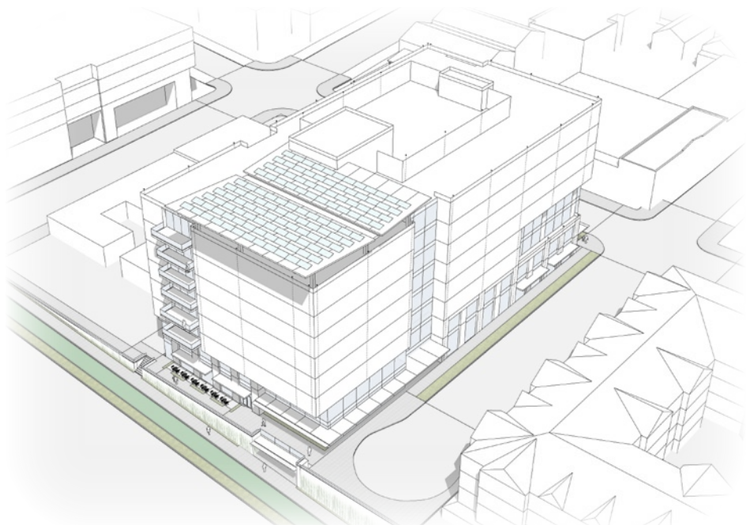
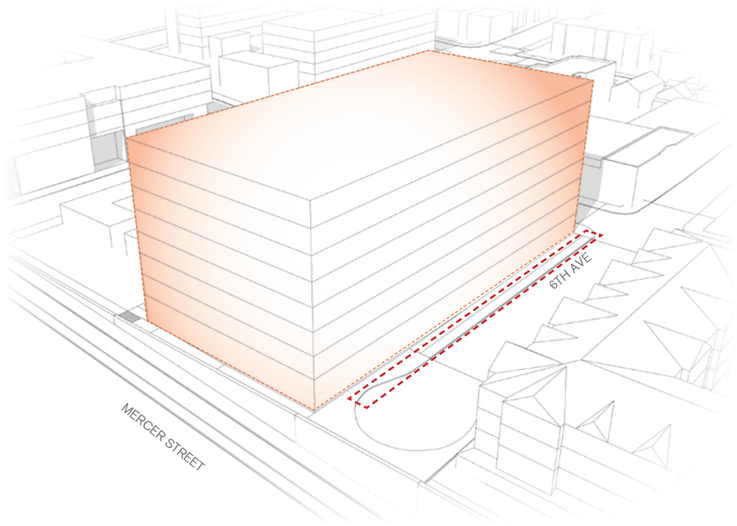
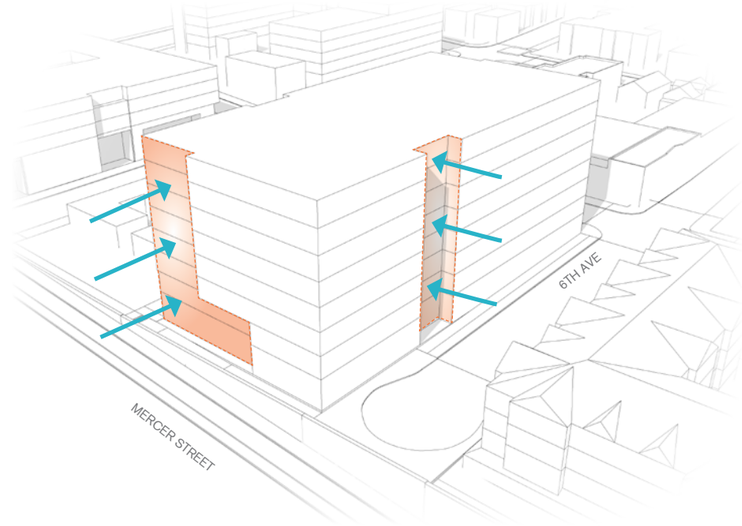
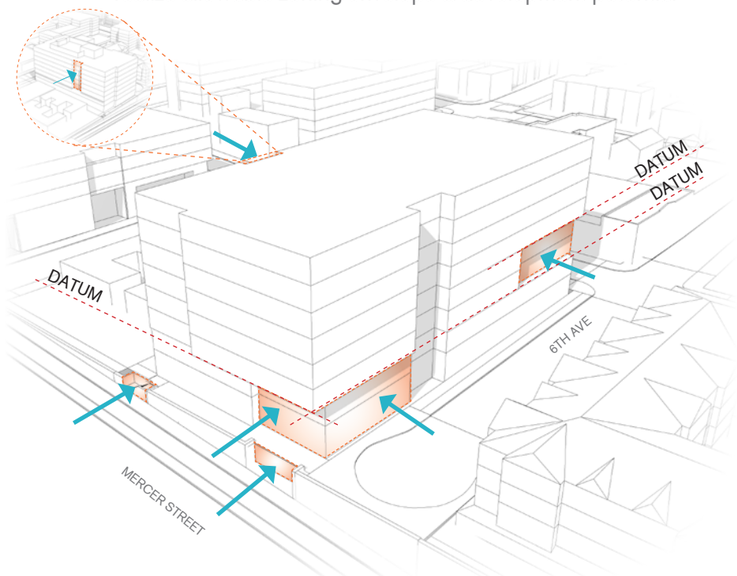




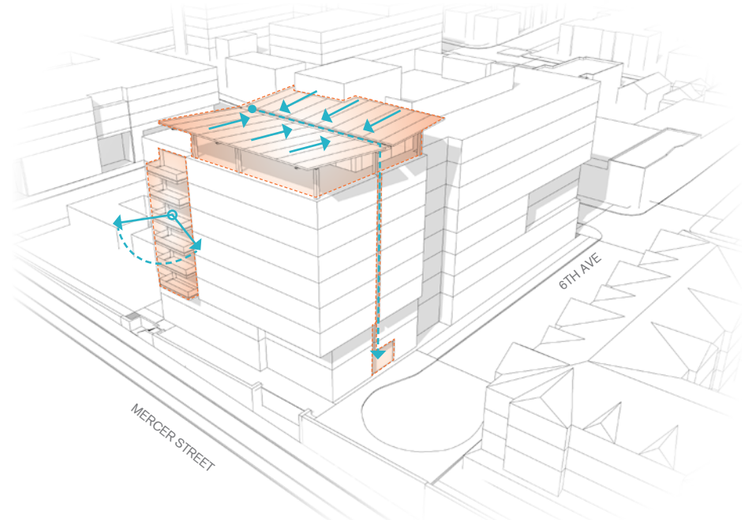
1. Mass: Remove utility poles & power lines to enhance 6th Ave and realize allowable zoning envelope & development potential



2. Modulate: Carefully place modulation to emphasize distinct & complimentary facade expressions



3. Setback: Setback ground level facades, provide room to activate the streetscape, & respond to contextual datums



4. Integrate: Integrate secondary & tertiary design elements to respond to available views and sustainability goals

Rec2 - Massing

Response

MASSING OFFSET ARTICULATION - MERCER & 6TH

1. **8’ Setback** between A & B expressions
2. **5’ Setback** between A & B Expressions
3. **5’ Setback** at west facing balcony
4. **2’ Recess** at north & south balconies
5. **9’-6” Setback** at street level
6. **8’ Setback** at street level
7. **5’ Setback** at street level
8. **4’ Recess** at 2 & 4 story datum
9. **3’ Setback** at Mercer entry
10. **7’ Recess** at Mercer Stair
11. **2’ Setback** at two story datum

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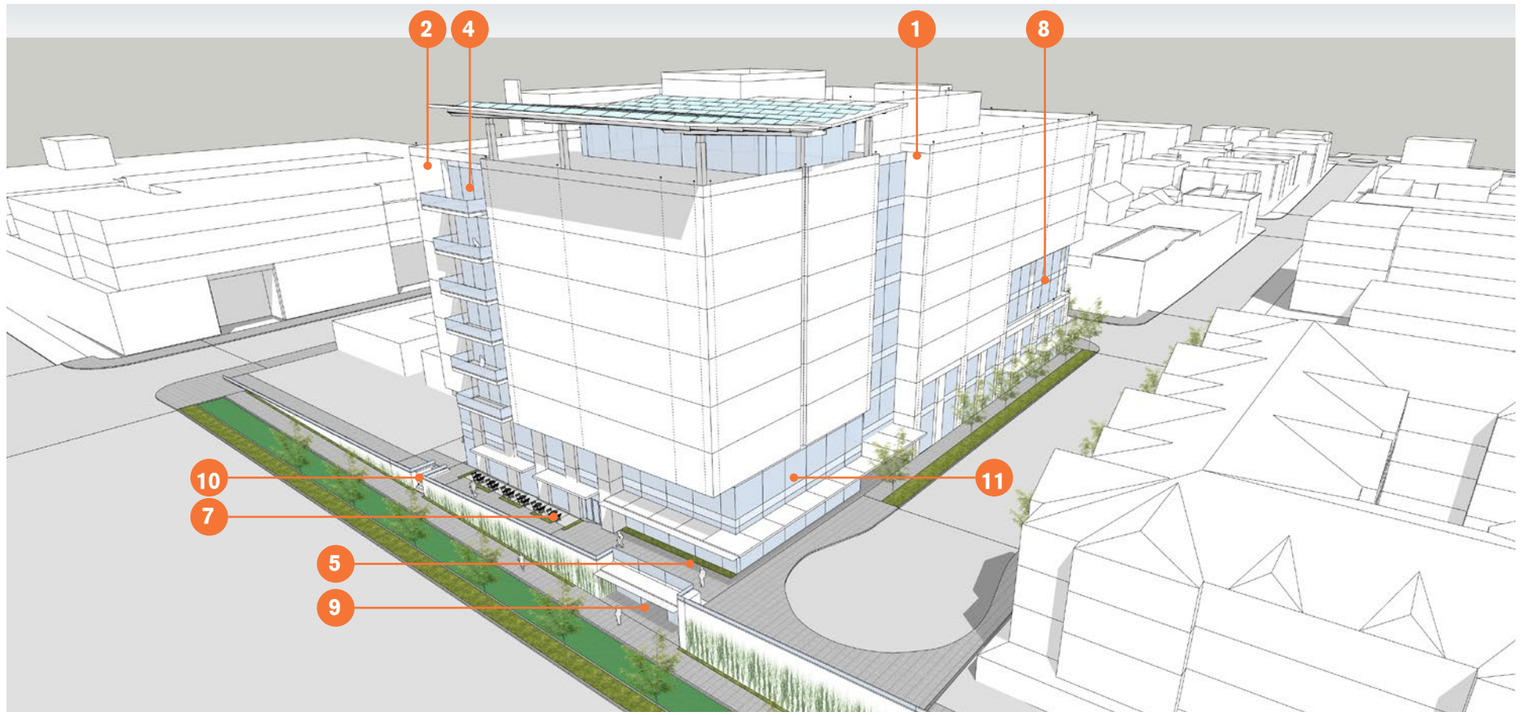
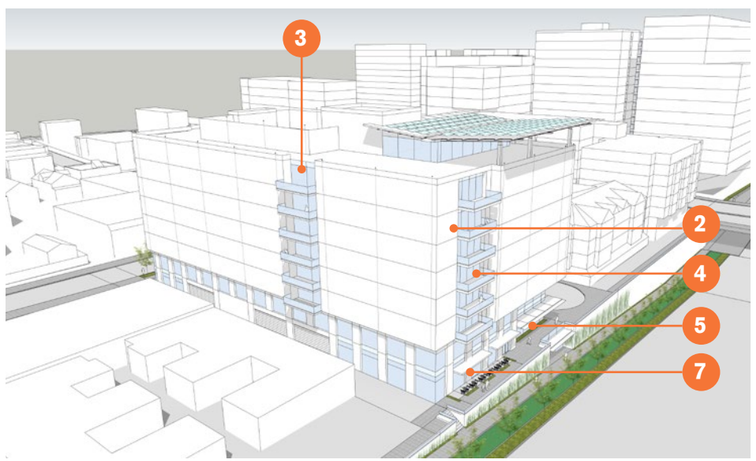
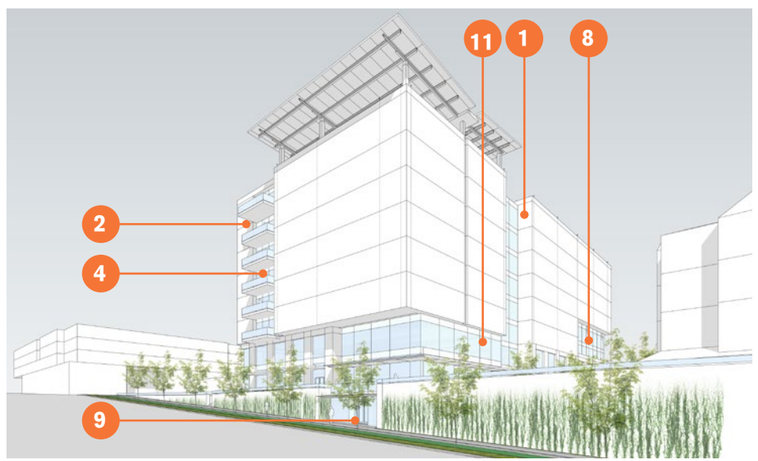


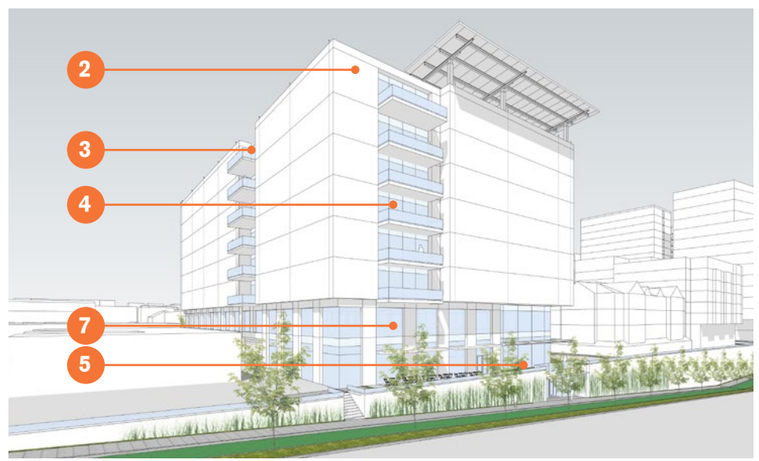
MASSING - AERIAL VIEW FACING NE



MASSING - STREET VIEW FROM MERCER FACING NW



MASSING - STREET VIEW FROM MERCER FACING NE



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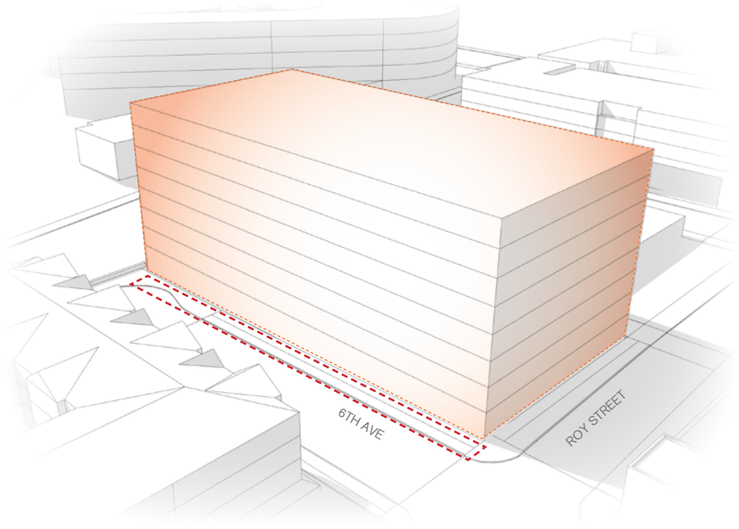

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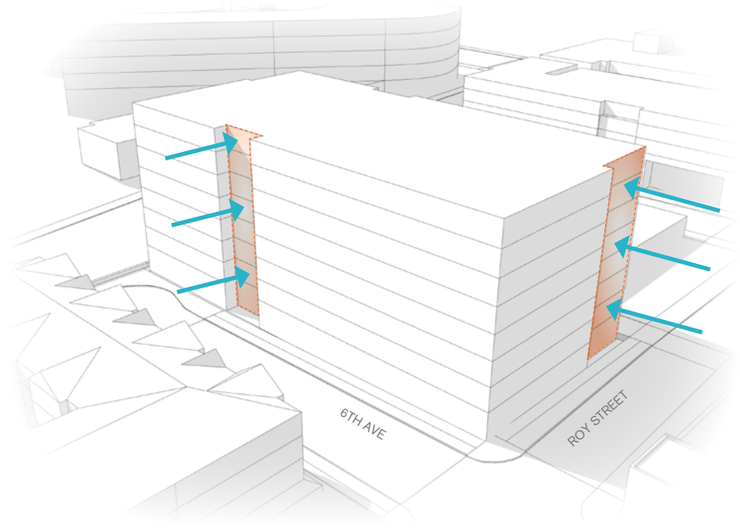

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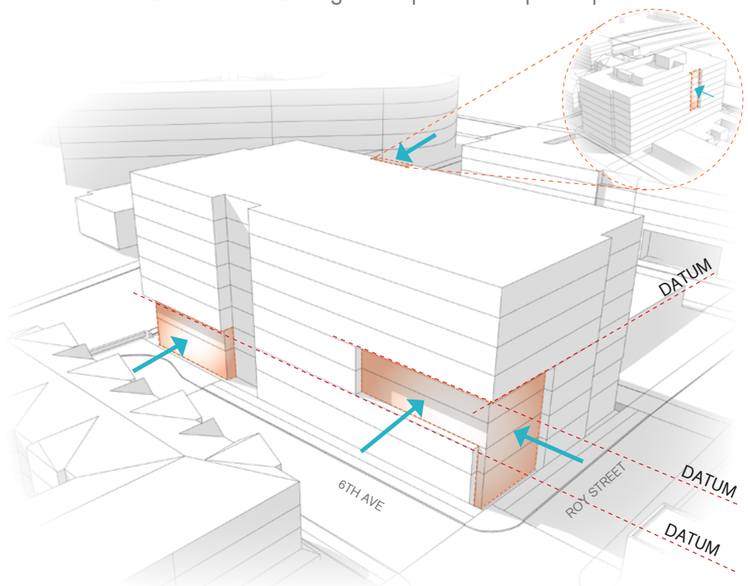

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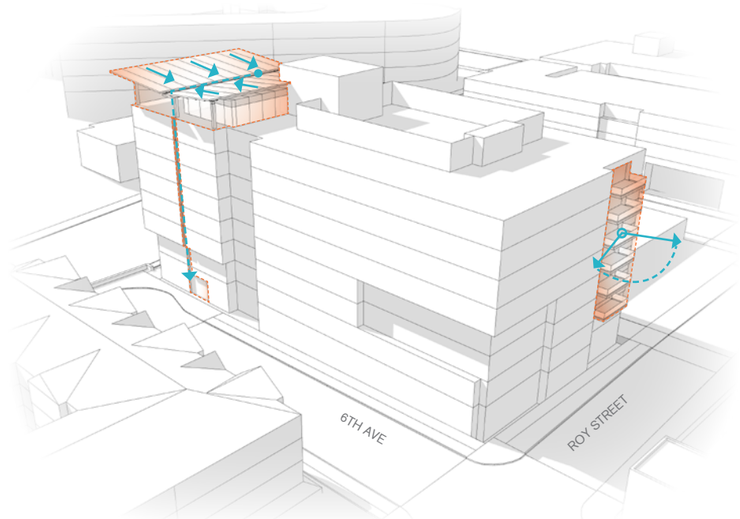

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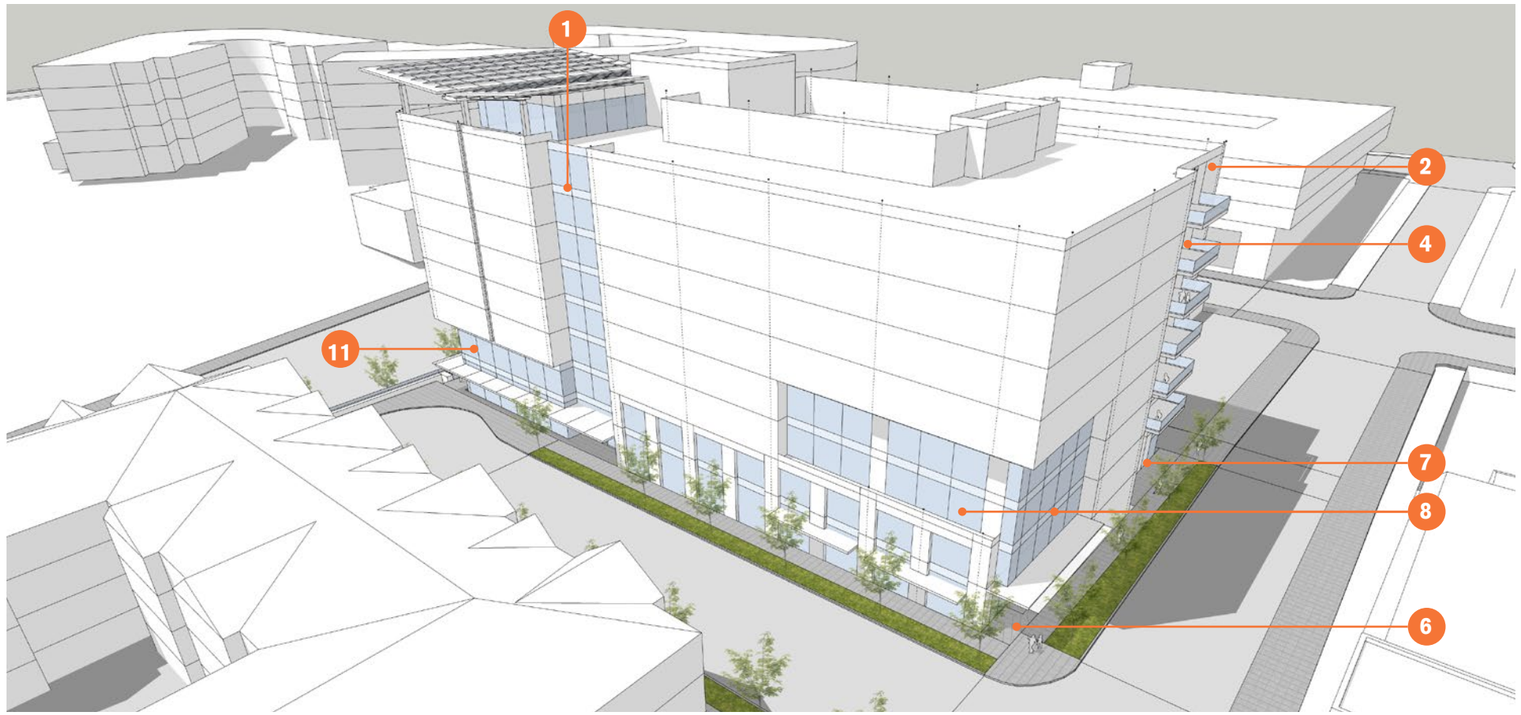
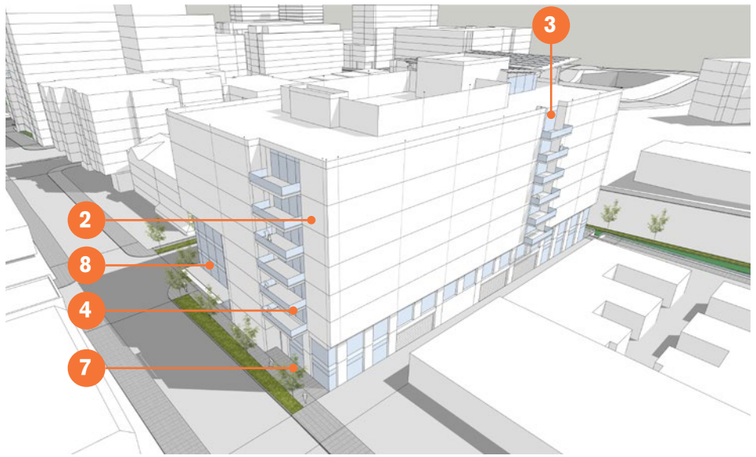
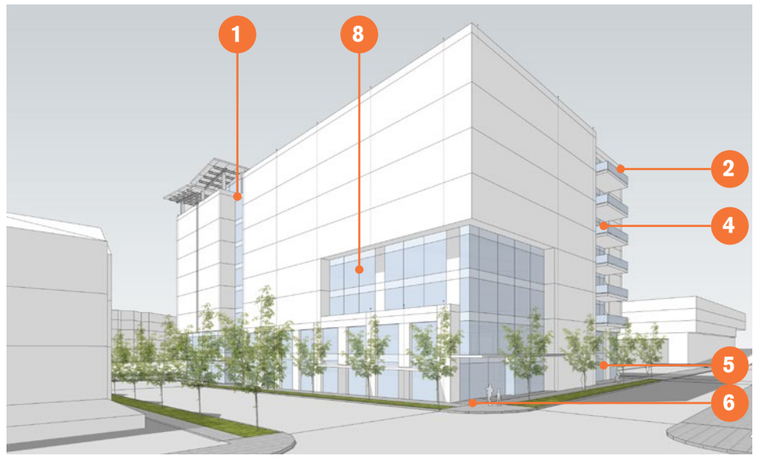


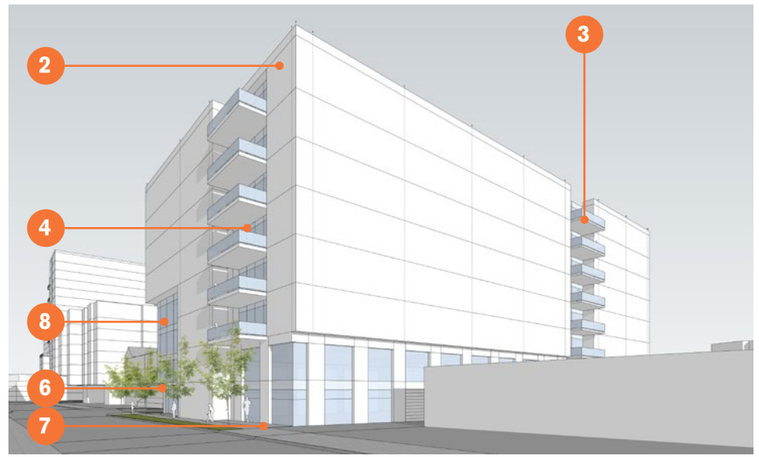
MASSING - AERIAL VIEW FACING SE



MASSING - STREET VIEW FACING SW



MASSING - STREET VIEW FACING SE



EDG2 - Massing & Design Concept

Guidance

EDG2

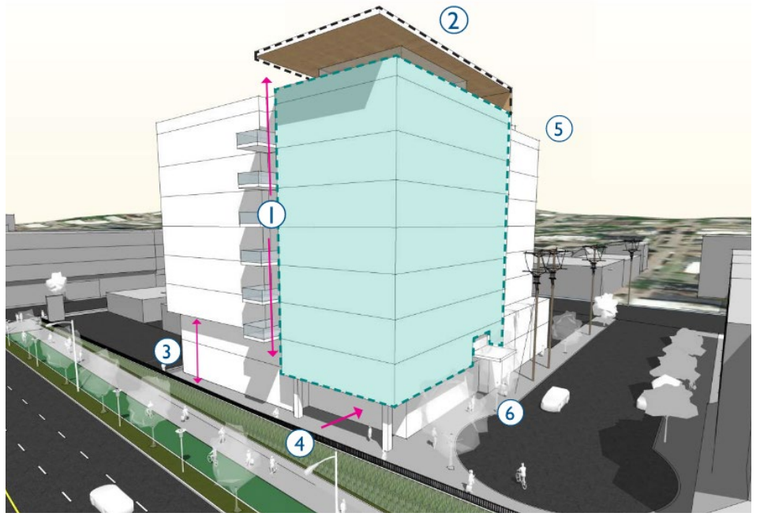
- The Board agreed that their support for Massing Concept C (Pivot) was predicated on **strengthening the legibility of the massing elements** which will likely **require more significant changes in plane** than currently proposed. ***(DC2)***
- The Board noted again the importance of **creating distinction in the expression of the project's compositional components** to create the **recognizable elements at multiple levels of scale** called for in the Guidelines. ***(DC2, DC2.1-6)***
- The Board agreed...required the combination of multiple strategies including an **increase in the magnitude of the massing offsets, strengthening discrete elements** (balconies, roof, etc.), and the **development of distinctly different architectural expressions** for the compositional elements using **material, fenestration pattern, and depth, shadow and texture**. ***(DC2, DC2-1, DC2-5, DC2-6)***
- The Board **questioned the choice to 'return' the solarium roof** down the north elevation as it seemed to weaken the strong expression of this element. ***(DC2, DC4)***

RELEVANT PUBLIC COMMENTS

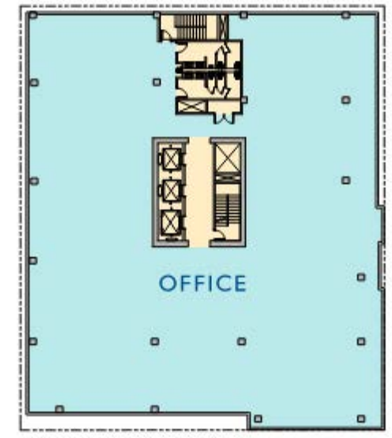
- **Concerned by** the proliferation of **glass boxes in Seattle.**
- Suggested **brick cladding** with **punched openings.**
- Supported the **Mercer Street balconies** and suggested **increasing their size and distinction**.

EDG2 - STREET LEVEL VIEWS & FACADE DESIGN

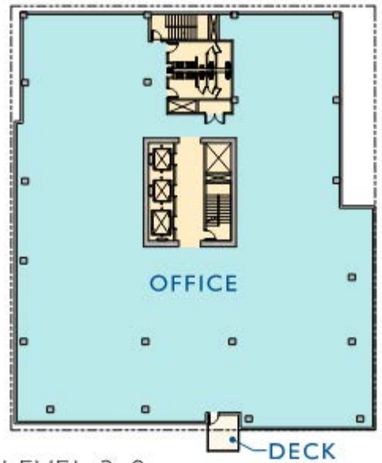
EDG2 - MASSING OVERVIEW



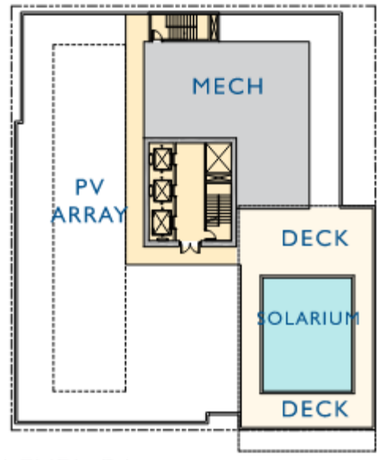
EDG2 - FLOOR PLANS



LEVEL 2



LEVEL 3-8



LEVEL R1

Rec2 - Massing & Design Concept

Response

REC2 - DESIGN CONCEPT

In order for the building design to appropriately react to its context and **create distinctive facade expressions of the highest quality**, it was critical to develop an over arching design concept.

Interval represents this projects ability to develop design moves that occur at **varying scales on all sides of the building**.

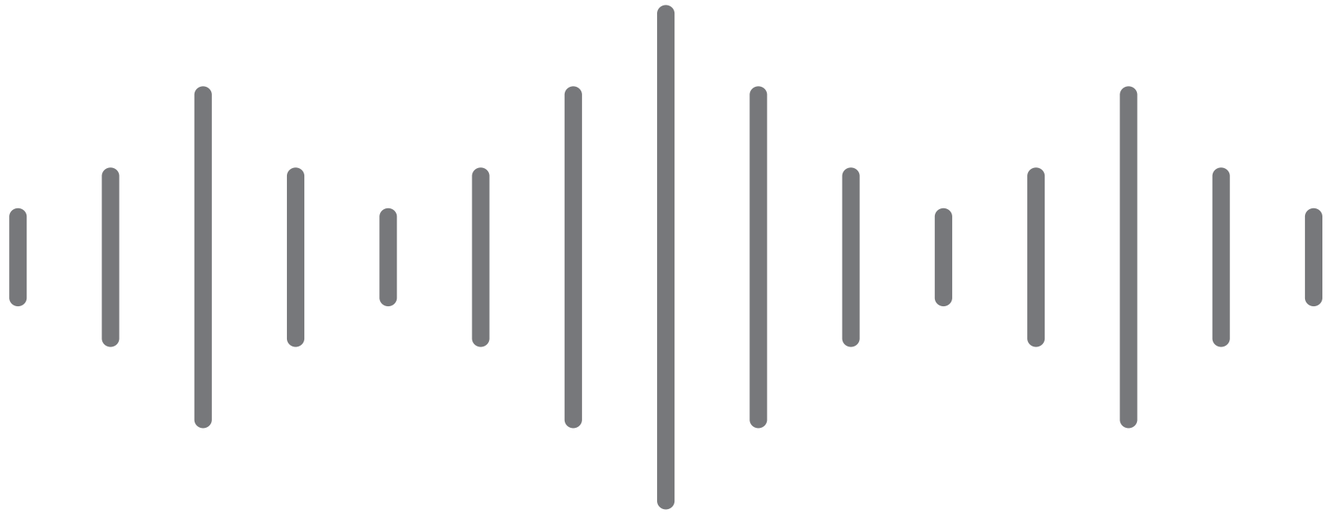
The facade expressions were developed to **provide different vernaculars that compliment the buildings massing moves**.

Therefore, these expressions should include **contrasting material choices, rhythmic patterns, and distinctive textures** that provide **intermediate scales** within themselves **while remaining harmonious** with each other.

Design expression A relates more directly to **SLU/Mercer** and its ability to be seen as a **gateway element** for the Uptown neighborhood.

Design expression B relates more directly to **Uptown** and its surrounding **neighborhood to the East, North, and West** sides of the project.

INTERVAL



A **Gateway** to define a break in time, and create a **distinct** and **complimentary** difference in itself and its surroundings.

Rec2 - Massing & Design Concept

Response

DEFINING THE DESIGN CONCEPT

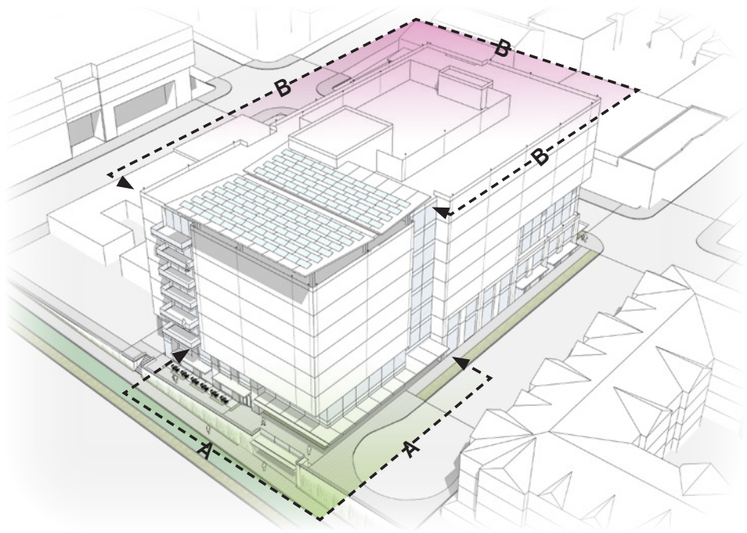
Design Expression A: South Lake Union

- Gateway element with strong relationship to SLU
- Material choices that evoke a clean, clear, glassy, and reflective language
- Fenestration patterns that create movement and activity

Design Expression B: Uptown

- Transitional architecture that represents Uptown
- Material choices that create a creative and textured language
- Fenestration patterns that evoke a calm, quiet, and rhythmic response with vertical proportions

CONCEPT DIAGRAM AERIAL VIEW - FACING NW



DESIGN EXPRESSION A: SOUTH LAKE UNION

Water

Clean

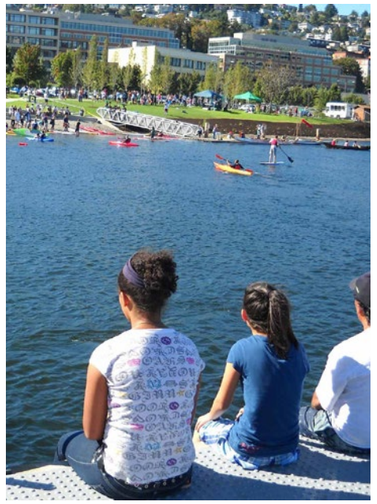
Active

Reflective

Movement

Clear

Glassy



DESIGN EXPRESSION B: UPTOWN

Quiet

Calm

Rhythmic

Creative

Transitional

Verticality

Textured

Rec2 - Massing & Design Concept

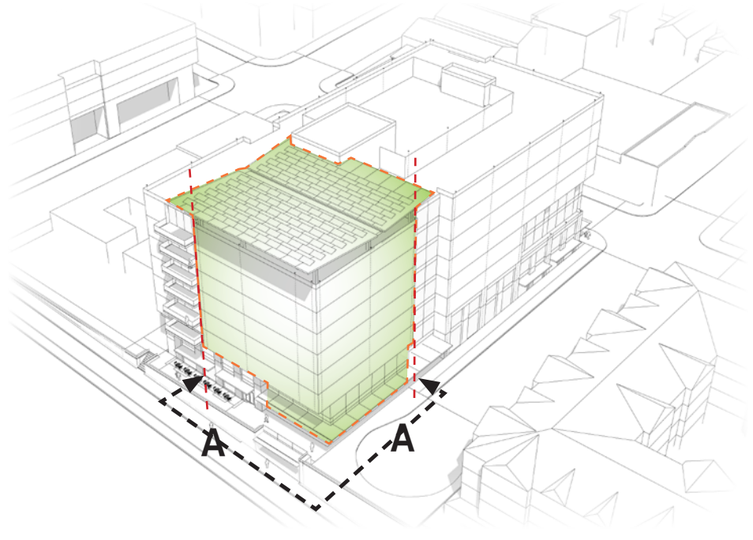
Response

DESIGN EXPRESSION PRECEDENTS: TYPE A

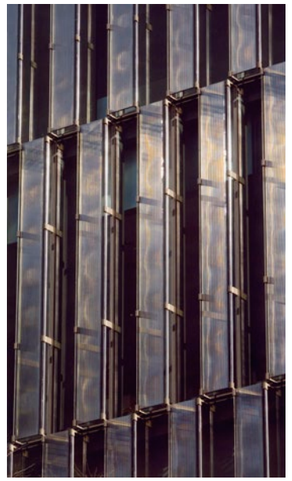
To achieve the conceptual expression, the design team researched examples that can evoke the desired qualities.

- Clean & clear unitized curtain wall systems that give a lightweight and high quality appearance and strong presence to this gateway element.
- Surface quality that allows slight reflections of the sky, clouds, and other surroundings to conceptually mimic water.
- A vertical glass fin pattern that is applied to the curtain wall system that creates varying scales, depth, shadow, and vertical proportions, which conceptually represents rainfall and reinforces the rainwater collection goals of the project.

CONCEPT DIAGRAM AERIAL VIEW - FACING NW



DESIGN EXPRESSION A: PRECEDENT IMAGERY



Rec2 - Massing & Design Concept

Response

DESIGN EXPRESSION: TYPE A - FACADE

To **strengthen the legibility** of this massing element, significant **modulation offsets** are applied to both sides of the building to create a transition and allow the southeast corner and its **fenestration patterns to stand proud of the rest of the building**. It was also critical to study how the design could best integrate a facade pattern that added **variation, changes in scale, verticality, and depth** using glass fins.

Option 1: Randomized facade language with limited repeating patterns

Option 2: Offset facade language with obvious repeating pattern

Option 3 (preferred): Repeating pattern that incorporates some random qualities but still repeats itself every 20'

STREET LEVEL VIEW - FACING NW

AERIAL DETAIL - FACING NW

OPTION 1 - RANDOMIZED

OPTION 2 - OFFSET

OPTION 3 - REPEATING (PREFERRED)

Rec2 - Massing & Design Concept

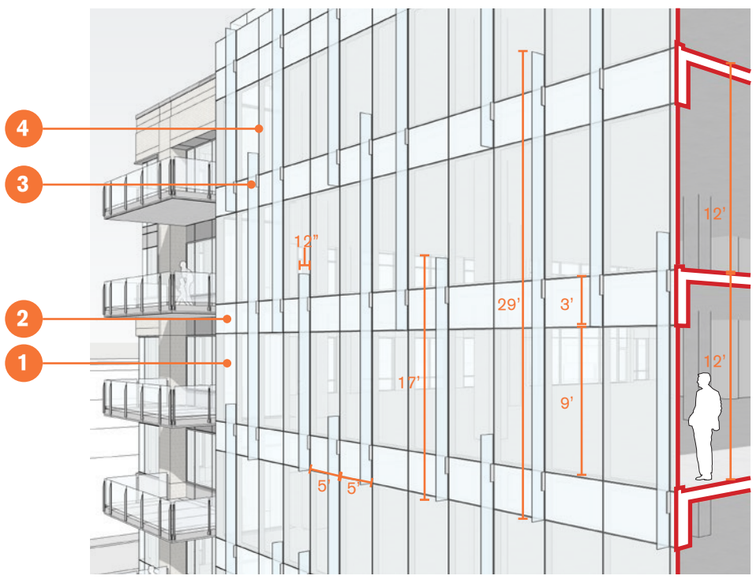
Response

DESIGN EXPRESSION: TYPE A - FACADE

To successfully execute the **Interval** concept, it was important for the design to provide **exterior glass fins** of the highest quality. The fins are comprised of **ultra-clear glass with a clear interlayer and a frit pattern** that gives them a translucent visual affect. The pattern serves to provide **depth, shadow, and texture** while reinforcing this portion of the building as a **gateway element**.

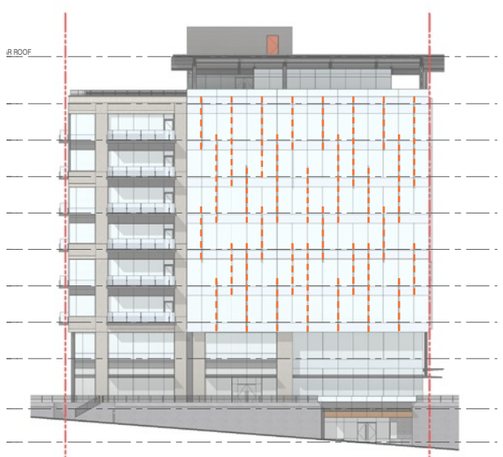
1. Vision Glass
2. Spandrel Glass
3. Glass Fin w/Exposed Curtain Wall Attachment
4. Silicon Butt-Glazing
5. Rain Collection Leader Specialty Lighting

TYPICAL SE CURTAIN WALL SECTION

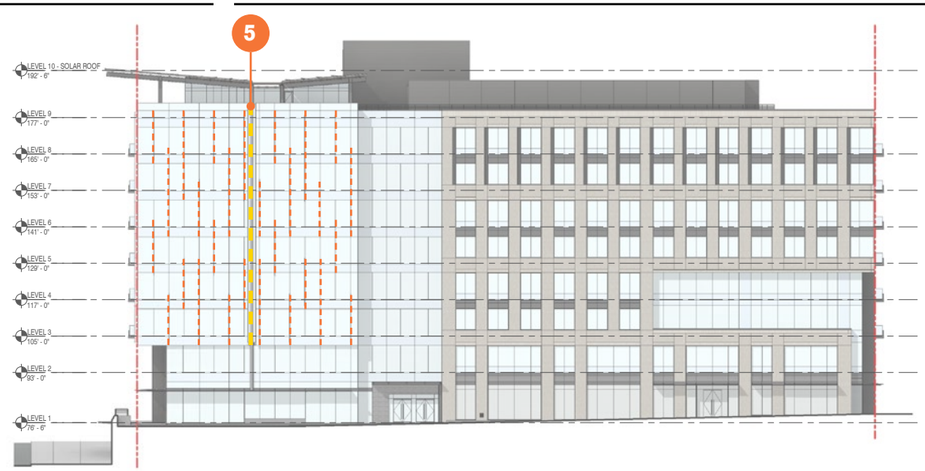


VIEW FROM MERCER FACING NE

FIN DIAGRAM - SOUTH ELEVATION



FIN DIAGRAM - EAST ELEVATION



Rec2 - Massing & Design Concept

Response

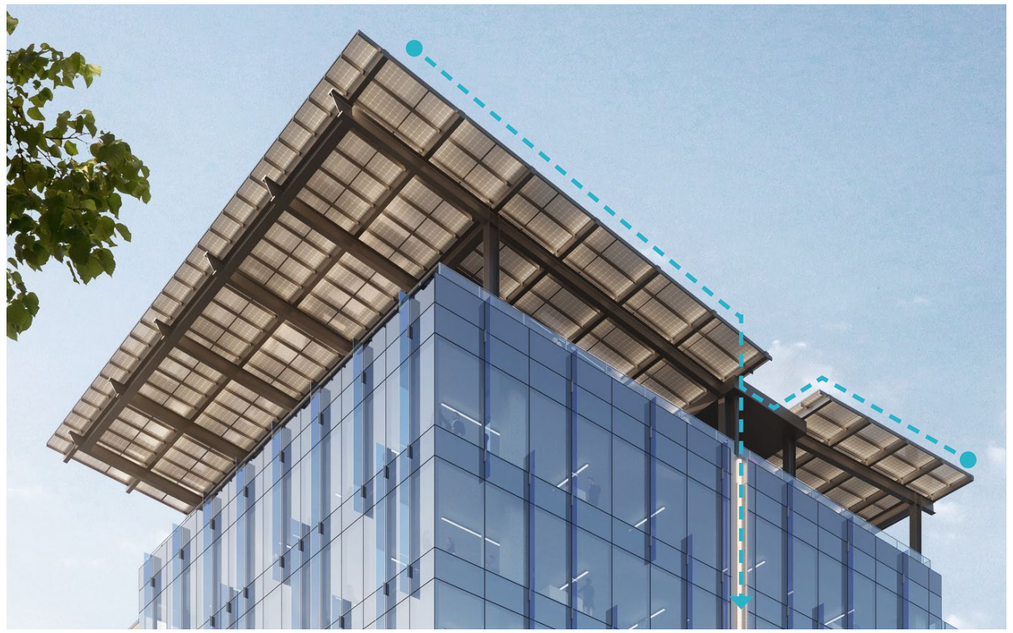
DESIGN EXPRESSION: TYPE A - SOLAR/RAIN COLLECTOR

To further **strengthen the legibility** of this massing element, a **solar and rain water collection array roof form** was carefully placed to be perfectly paired with the massing at the southeast corner of the building. This roof form reinforces this part of the building as a gateway element.

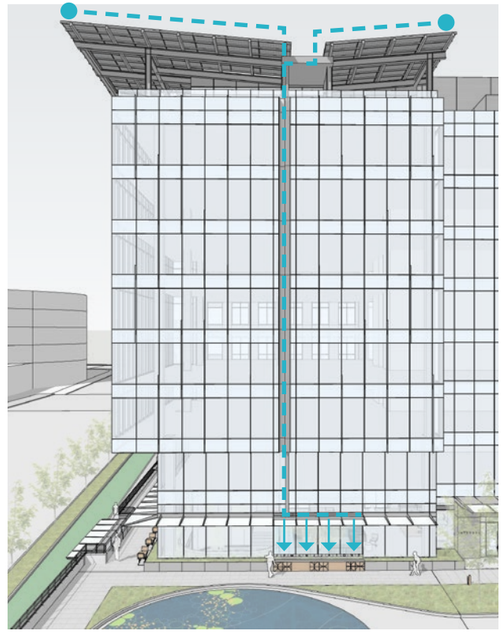
The shape of the roof is also **functional in nature**, by providing a butterfly shape to facilitate **rainwater collection**, which funnels water to a **rain leader that connects to a ground level water collection feature** that can be viewed by pedestrians. This leader and its associated ground level feature are **emphasized with exterior lighting accents**.

The roof form is also comprised of **Bifacial PV panels** to achieve the **aggressive energy targets** for the project. The underside of the array **will feature up-lighting and down-lighting** for the occupied roof deck.

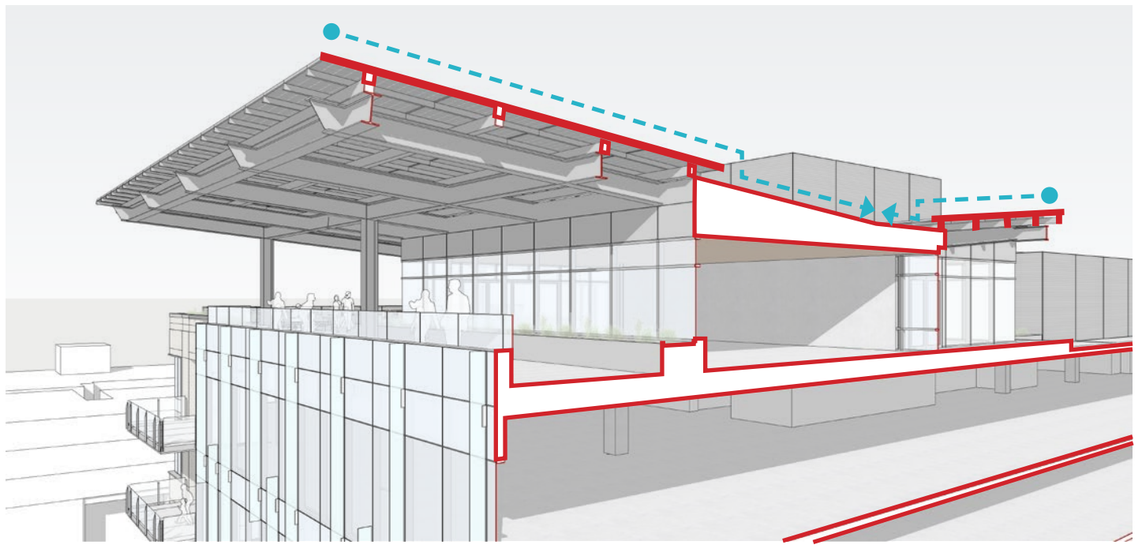
DETAIL VIEW OF SOLAR & RAIN COLLECTOR



RAIN COLLECTION DIAGRAM



SOLAR ARRAY - SECTION PERSPECTIVE FACING WEST



STREET LEVEL VIEW OF WATER COLLECTION FEATURE

Rec2 - Massing & Design Concept

Response

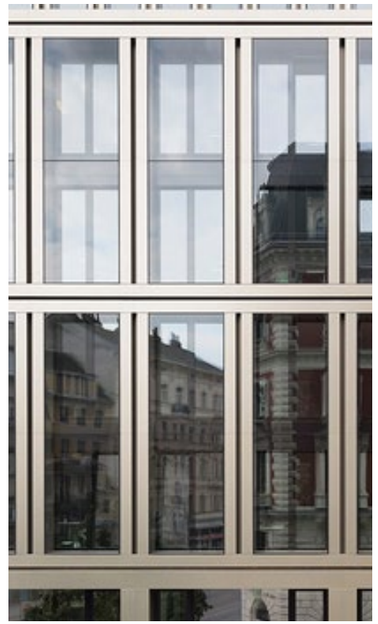
DESIGN EXPRESSION PRECEDENTS: TYPE B

To achieve the desired conceptual expression, the design team researched examples that can evoke the desired qualities.

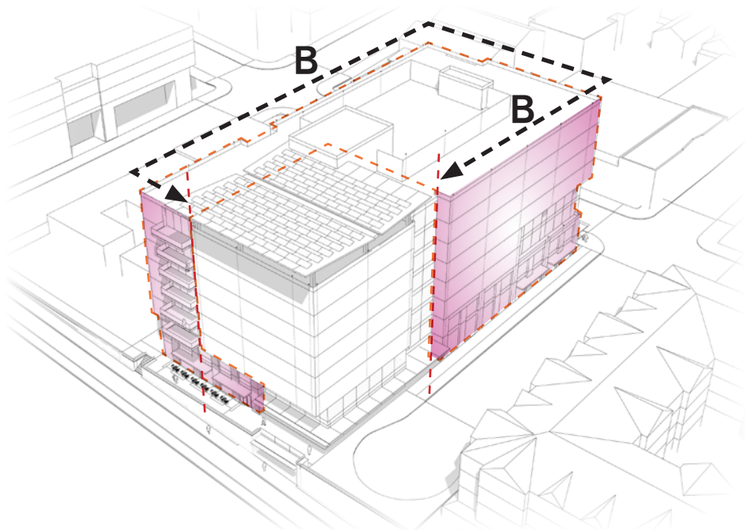
- Warm, light colored brick materials that are high quality and provide opportunities to add texture to the facade.
- Vertically proportioned punched openings of varying scales and depths that break down the mass of the building and relate to contextual datums in the neighborhood.
- Opportunities to carve voids into a brick facade to increase the lightness, reduce scale, and add significance to specific locations on-site.

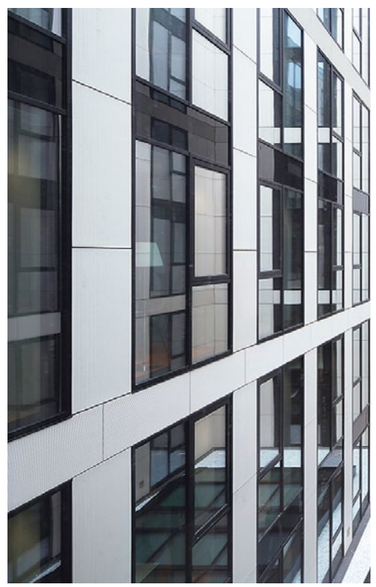
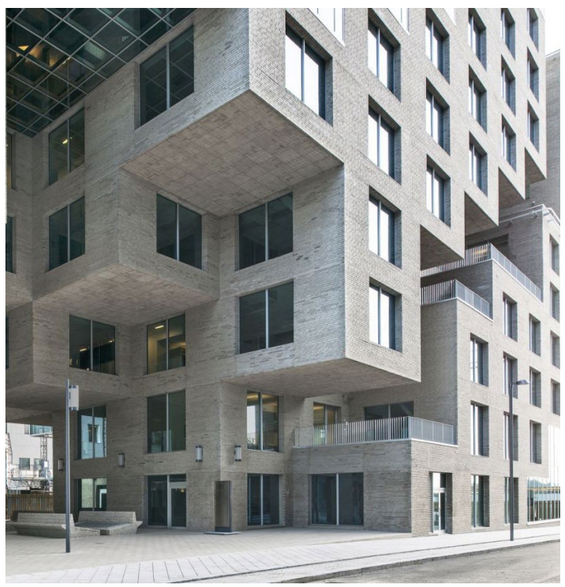
DESIGN EXPRESSION PRECEDENTS: TYPE B





CONCEPT DIAGRAM AERIAL VIEW - FACING NW



RESPONSE TO EDG GUIDANCE

Rec2 - Massing & Design Concept

Response

DESIGN EXPRESSION: TYPE B

To **strengthen the legibility** of the massing facing Uptown, significant **modulation offsets** are applied to the building to create a transition between exterior expressions and allow for significant relief to occur on both the NE and NW corners of the building. It was also critical to study how the design could best integrate a facade pattern that added **variation, changes in scale, verticality, depth and texture** by using brick in different orientations across the facade.

Option 1: Two story openings that are relatively the same size in width, with a smaller massing recess at the NE corner.

Option 2: Combination or one or two story openings relatively the same width, recess at the NE corner paired with a full length recess occurring along the East at level 3.

Option 3 (preferred): Two story openings varying in width at ground level, varying in depth at ground level and top levels, paired with a recess at the NE corner that extends to half of the East elevation at levels 3 & 4 to allow the base and upper levels to remain connected.

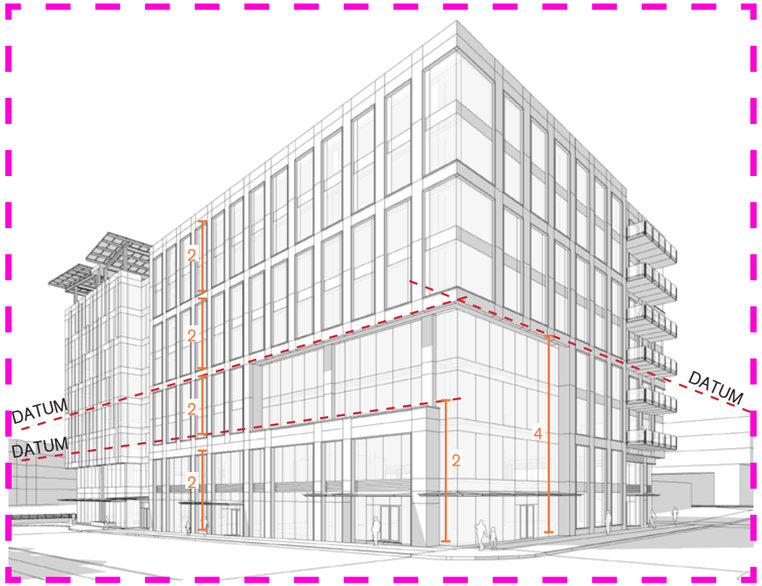
VIEW FROM 6TH & ROY FACING SW

VIEW FROM 6TH & TAYLOR FACING SE

OPTION 1 - 2 STORY OPENINGS + SMALL 2/4 STORY DATUMS

OPTION 2 - 1 & 2 STORY OPENINGS + 2/3 STORY DATUMS

OPTION 3 - 2 STORY OPENINGS + LARGE 2/4 STORY DATUMS



Rec2 - Massing & Design Concept

Response

DESIGN EXPRESSION: TYPE B - FACADE

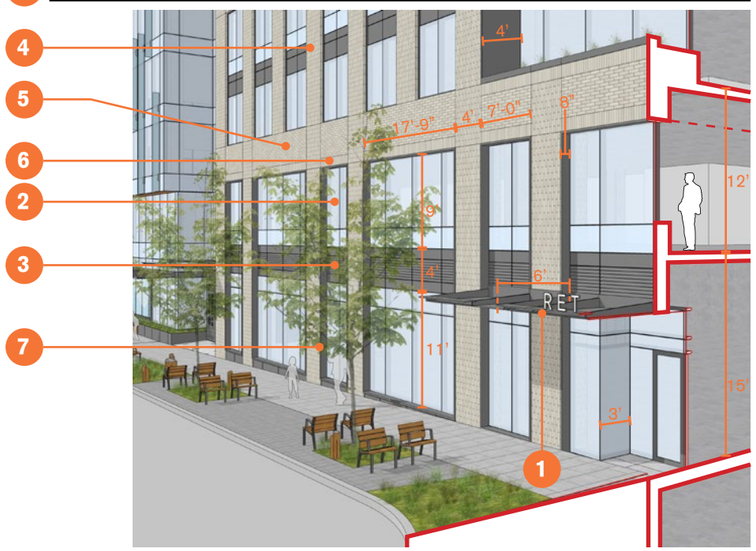
Given that **design expression B** encompasses a larger portion of the site, it was critical to provide **multiple changes in scale and variety** within the expression to provide **depth, texture, and relief** to add visual interest. This was accomplished by providing **three distinctive types of punched openings**.

1. Solid steel plate canopy with retail signage
2. Vision/Spandrel Glass
3. Metal Panel/Louvers
4. Vertical Brick Coursing
5. Horizontal Brick Coursing
6. Soldier Brick Coursing
7. Mullion Cap Extension
8. Tapered Metal Panel Jamb

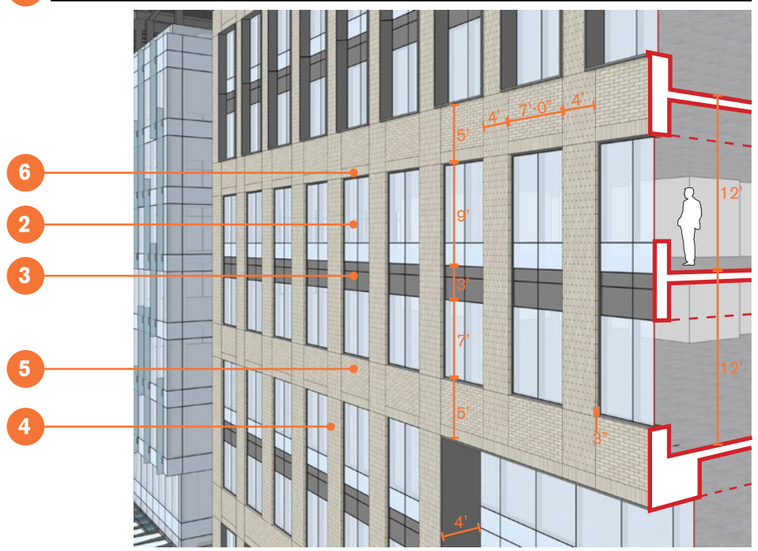
VIEW FROM 6TH & ROY FACING SW

VIEW FROM ROY & TAYLOR FACING SE

B1 LEVELS 1-2: BASE/RETAIL PUNCHED OPENINGS



B2 LEVELS 3-6: TYPICAL PUNCHED OPENINGS



B3 LEVELS 7-8: TOP LEVEL PUNCHED OPENINGS

Rec2 - Massing & Design Concept

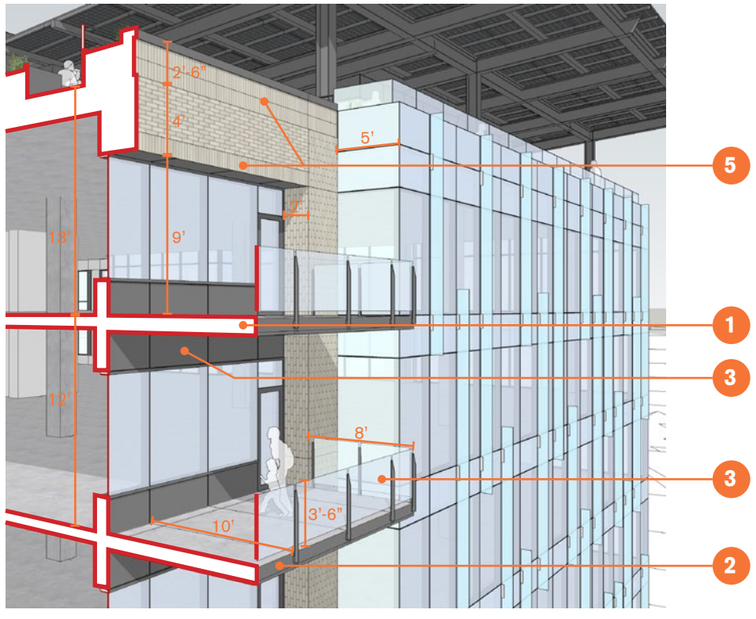
Response

DESIGN EXPRESSION: TYPE B - BALCONIES

As a means to provide additional **intermediate scale** to the design, **modulation and depth** changes have also been accomplished by providing **balconies** on the office floors for the **North, South, and West elevations**. These balconies break up the massing and help the project relate to other balconies commonly seen in the surrounding residential neighborhood.

1. Cantilevered Concrete Balcony
2. Plate Metal Fascia
3. Glass Railing System w/Vertical Stanchions
4. Metal Panel
5. Soldier Coursing

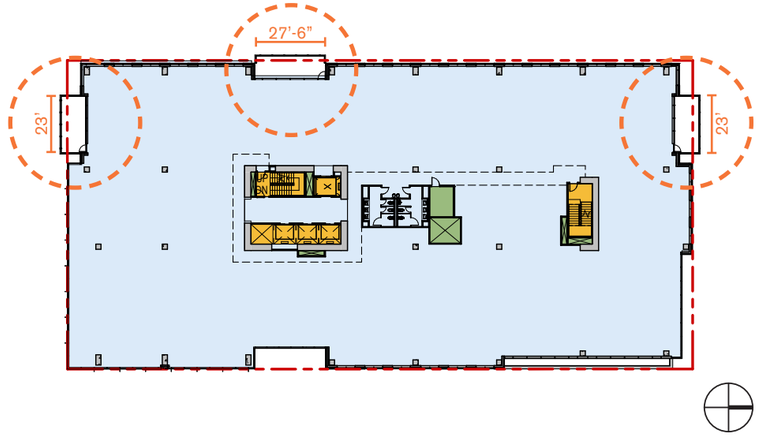
TYPICAL BALCONY SECTION



VIEW FROM MERCER FACING NE

VIEW FROM ROY & TAYLOR FACING SE

TYPICAL FLOOR PLAN - BALCONY LOCATIONS



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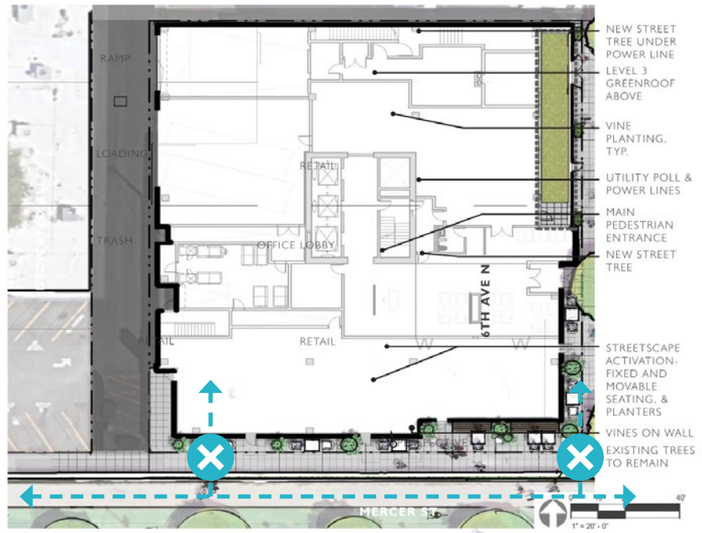
EDG2 - Massing & Design Concept

Guidance

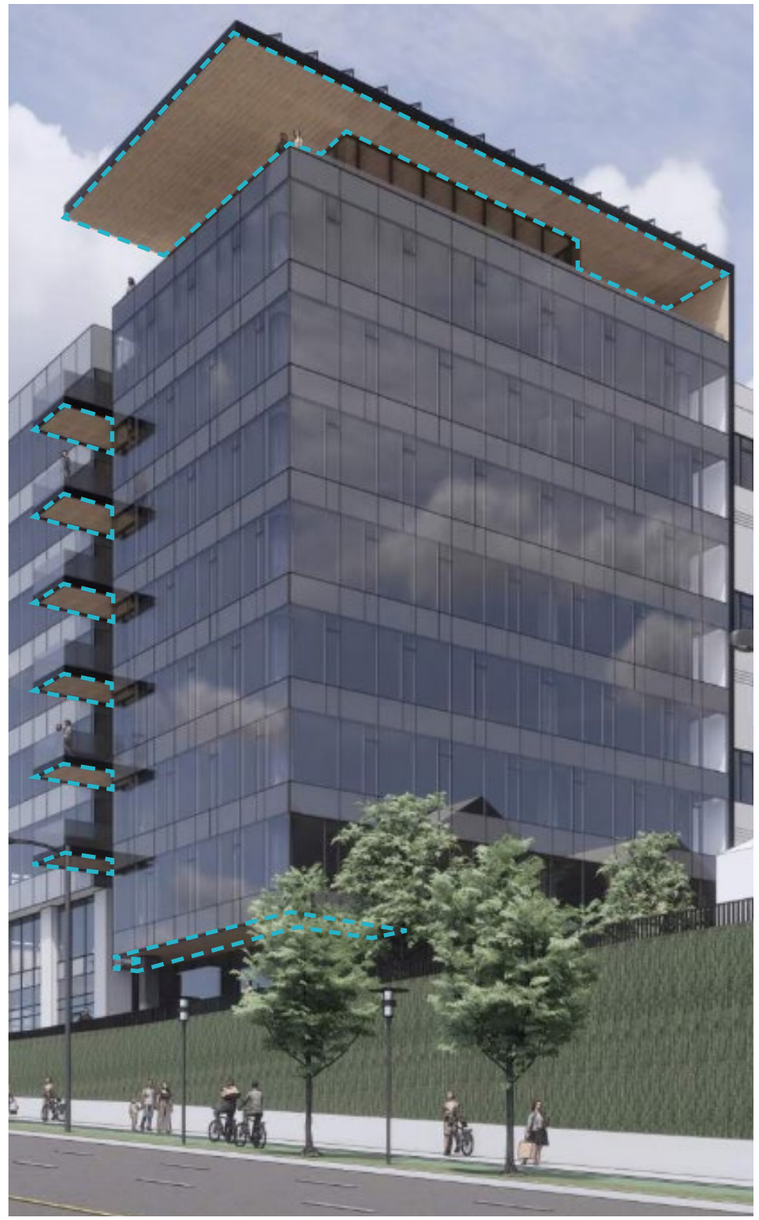
EDG2

- The Board recognized the **projects location above or away from well-traveled pedestrian routes**, noted the project's participation in the Living Building Pilot Program and echoed public comment in suggesting a **bolder approach to the design of this project that would make it a destination** in the neighborhood. ***(CS2, CS3, DC2)***
- The Board appreciated the recognition demonstrated in the packet of the **understory (the elements visible from street level, looking up)** and their expectation of strong design choices and complete details of how this important feature will be realized for the next review phase. ***(DC2, DC2-2, DC2-4-i.)***

EDG2 - LANDSCAPE PLAN



VIEW FROM MERCER FACING NW - UNDERSTORY



VIEW OF UNDERSTORY FROM MERCER ST

Rec2 - Massing & Design Concept

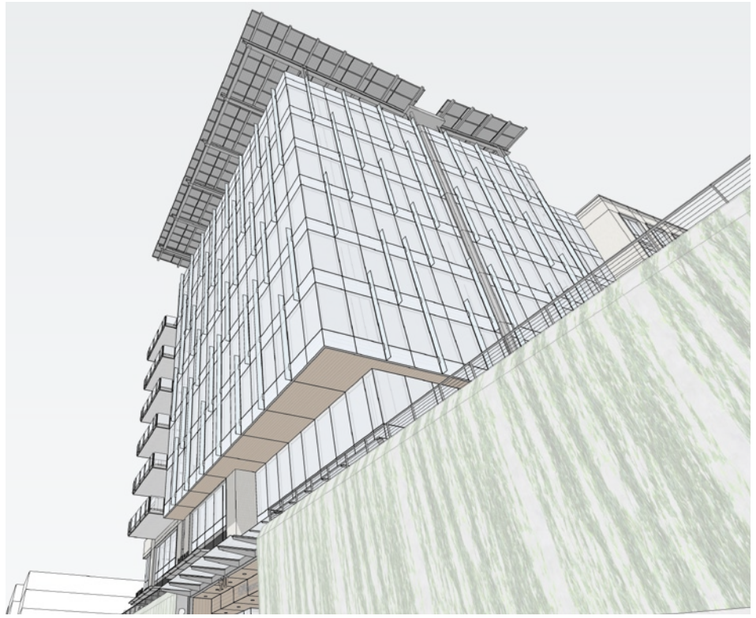
Response

DESIGN “BOLDNESS” & “UNDERSTORY”

This part of the neighborhood **suffers from a lack of connectivity** and the design team recognized the need to **provide a bold approach to the design of the street level**, especially as it relates to Mercer. Therefore, the project proposes a **stair climb on the west** side of the site, and a **visually prominent secondary entrance** along Mercer that will allow pedestrians bicyclists to access the high-side of Mercer and the streetscape along 6th and Roy.

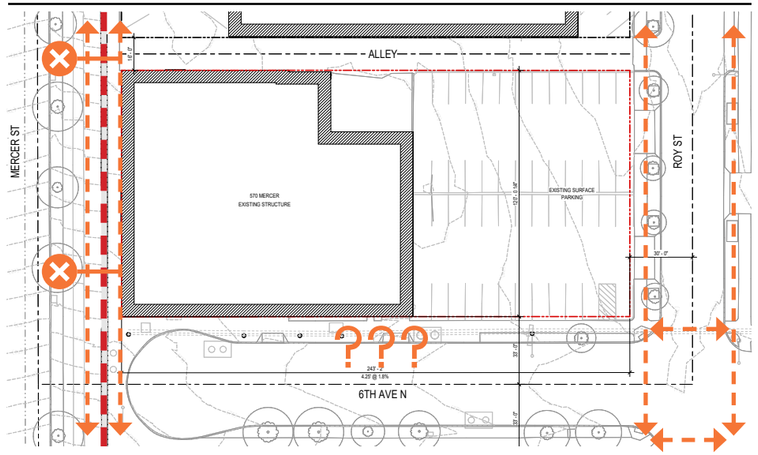
To draw pedestrians through these new connections, the notion of an **understory** is maintained with the use of **warm wood soffits, glass canopies, and the distant solar and rain collector above**. In addition, the Mercer entry provides a much needed break in the relentless retaining wall.

VIEW OF “UNDERSTORY” FROM MERCER

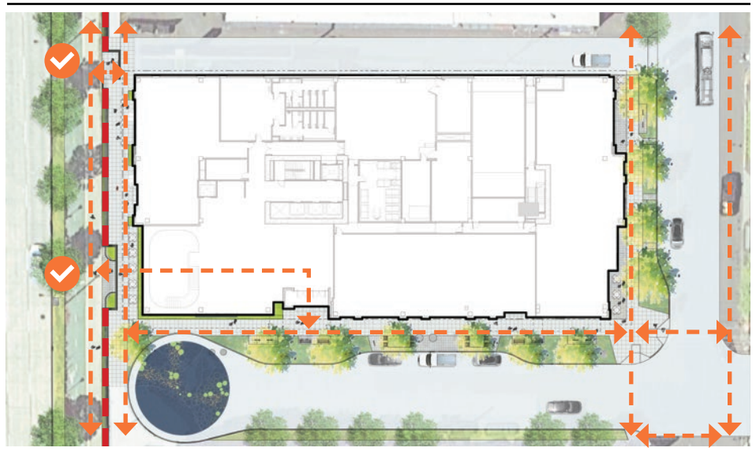


VIEW OF MERCER ENTRANCE

EXISTING PEDESTRIAN ROUTES



PROPOSED PEDESTRIAN ROUTES



RESPONSE TO EDG GUIDANCE

EDG2 - Site & Context

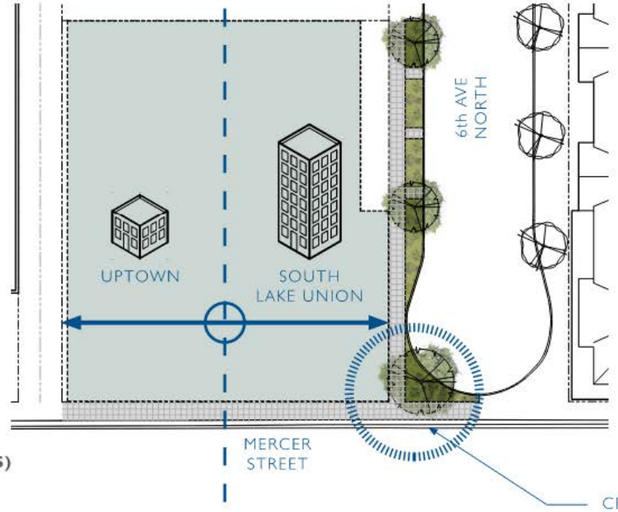
Guidance

EDG2

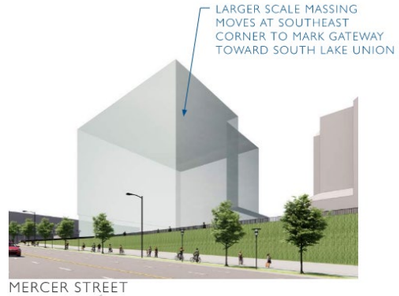
- The Board agreed that the **connection between context and architectural composition was unclear** on the two less-visible elevations at west and north, and that these should be **developed to be both clearly connected to their unique contexts and to the over arching design concept** as articulated on the more prominent south and east elevations. (CS2, CS3, DC2, DC2-B-1)

CONTEXTUAL DIAGRAMS

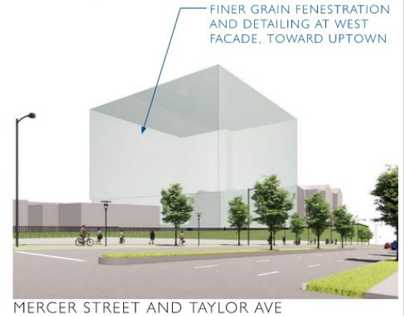
TEXTURAL
(LUMEN CONDOMINIUMS)



MONUMENTAL
(333 DEXTER)



MERCER STREET



MERCER STREET AND TAYLOR AVE

EDG2 PERSPECTIVES

Rec2 - Site & Context

Response

CONTEXT & COMPOSITION

As stated earlier in the design, the project now caries a stronger relationship to the Uptown neighborhood, and **has a clearer relationship to its context**. This was achieved by **modulating** the facade to relate with other **two and four story neighboring buildings**. Additionally, the use of **Brick functions to create transitional architecture and texture**.

In addition, **existing properties** near the site have **setback portions of their frontage** along Roy street. This was seen as a good opportunity to **setback the Northeast and Northwest corners** of the site anywhere between 4' and 8' from the sidewalk to **facilitate street level activation** and allow for future retail spill out space.

VIEW FROM 6TH & ROY FACING SW

ENLARGED VIEW OF NE CORNER

VIEW FROM ROY & TAYLOR FACING SE

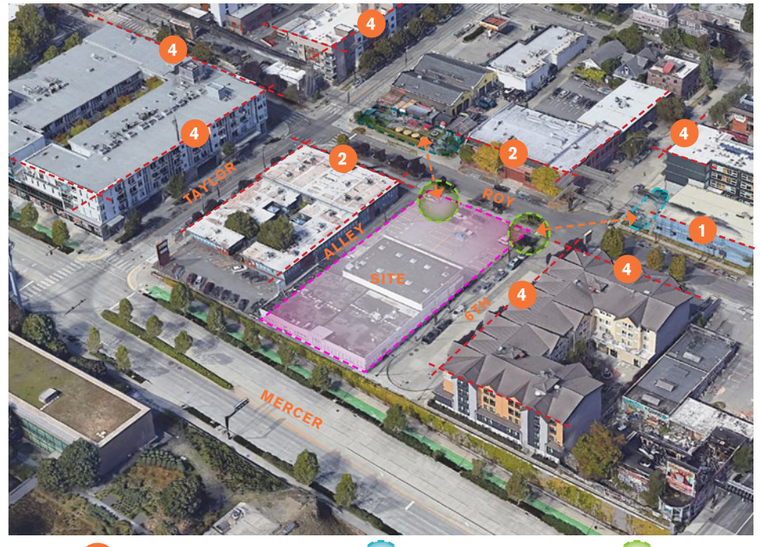
CONTEXTUAL DIAGRAM - MASSING AERIAL VIEW FACING SW

X Height Datum

Existing Setback

Setback Opportunity

CONTEXTUAL DIAGRAM - VICINITY AERIAL VIEW FACING NW



X Height Datum

Existing Setback

Setback Opportunity

RESPONSE TO EDG GUIDANCE

EDG2 - Street Edges

Guidance

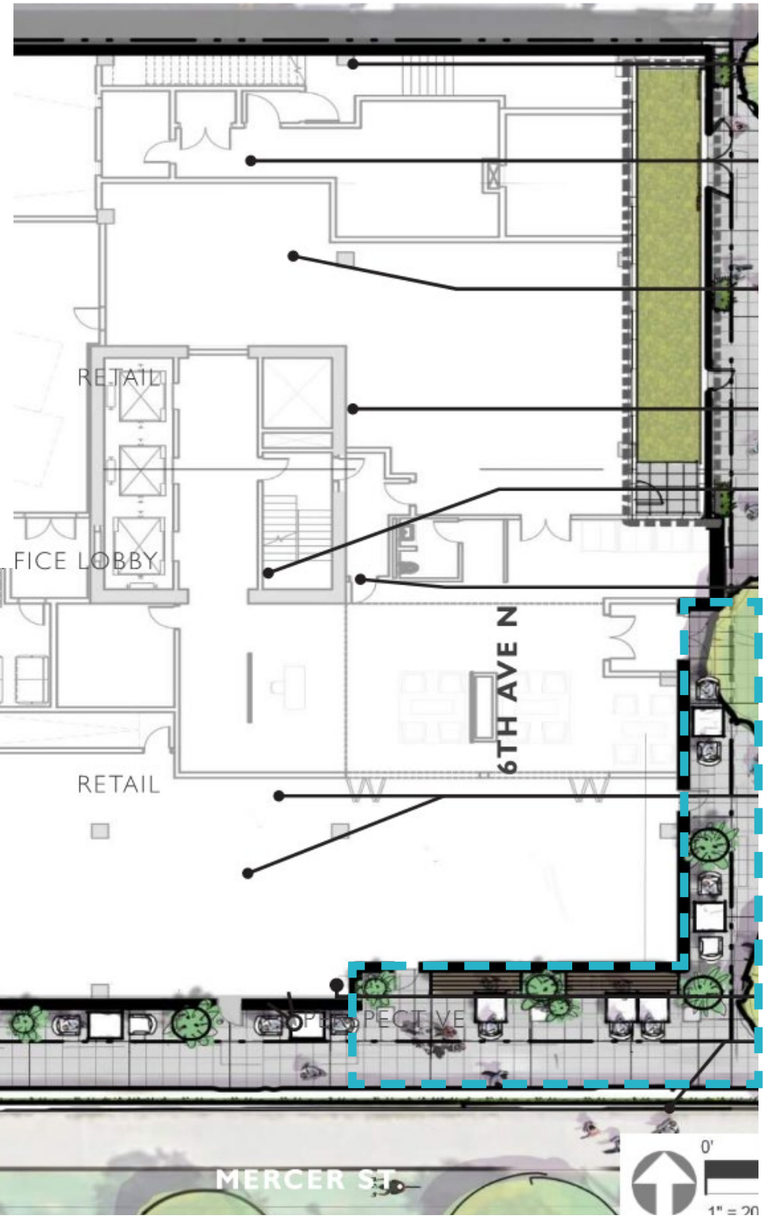
EDG2

- The Board agreed that the **primary entrance required strengthening and increased distinction** to read clearly and meet criteria in the guidelines. ***(PL3-A, PL3-1)***
- Echoing public comment, the Board noted the importance of creating **usable outdoor space at the street edge** and agreed that the scale and articulation of the outdoor space at the southwest corner appeared **under-scaled and less articulated than would be expected**, given its proximity and association with the two-story expression on Mercer (p.60). The Board noted that the **other exterior spaces at street level should also be clearly represented** at the next review phase with a clear rationale for their disposition. ***(CS2, CS3, PL3)***

RELEVANT PUBLIC COMMENTS

- Requested more and larger open space at ground level to draw pedestrians to this block.
- Expressed support for the pedestrian amenities that this project would bring to the neighborhood.

EDG2 SITE PLAN & STREET LEVEL VIEWS



Rec2 - Street Edges

Response

MERCER ENTRANCE

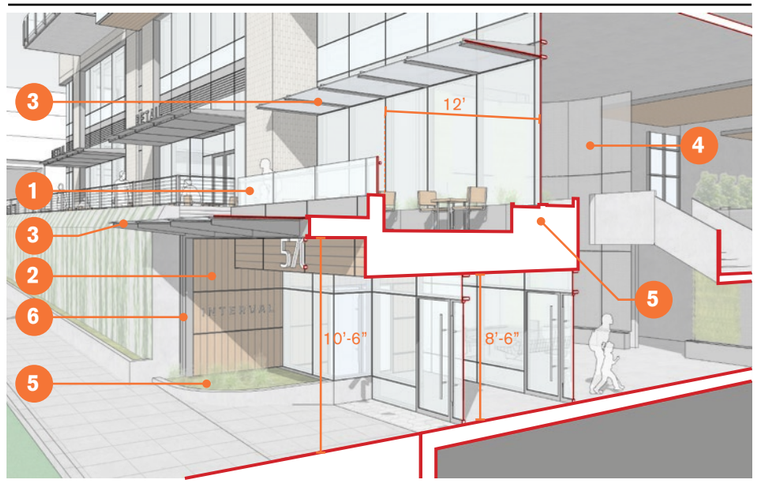
The proposed secondary **entrance on Mercer serves to increase pedestrian connectivity to Uptown** and this site. The design has been significantly **strengthened by breaking down the mass of the existing retaining wall**, and inserting an entrance that includes **warm colored wood, exposed & painted steel, dark stone, and a glass canopy that extends over the sidewalk** to better announce this opportunity from afar. Pedestrians can access a **two story experience that is connected by a grand stair and elevator**, which takes them to the main level and 6th ave.

1. Glass railing
2. Stained Wood
3. Glass Canopy
4. Green Wall
5. Interior/Exterior Planter
6. Exposed Steel

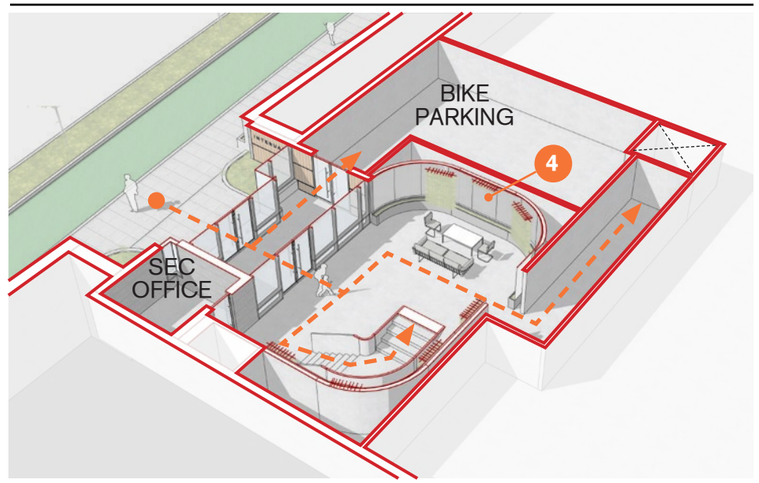
VIEW OF MERCER ENTRY

ENLARGED VIEW OF MERCER ENTRY

SECTION PERSPECTIVE - MERCER ENTRY



SECTION PERSPECTIVE - LEVEL P1 ENTRY



Rec2 - Street Edges

Response

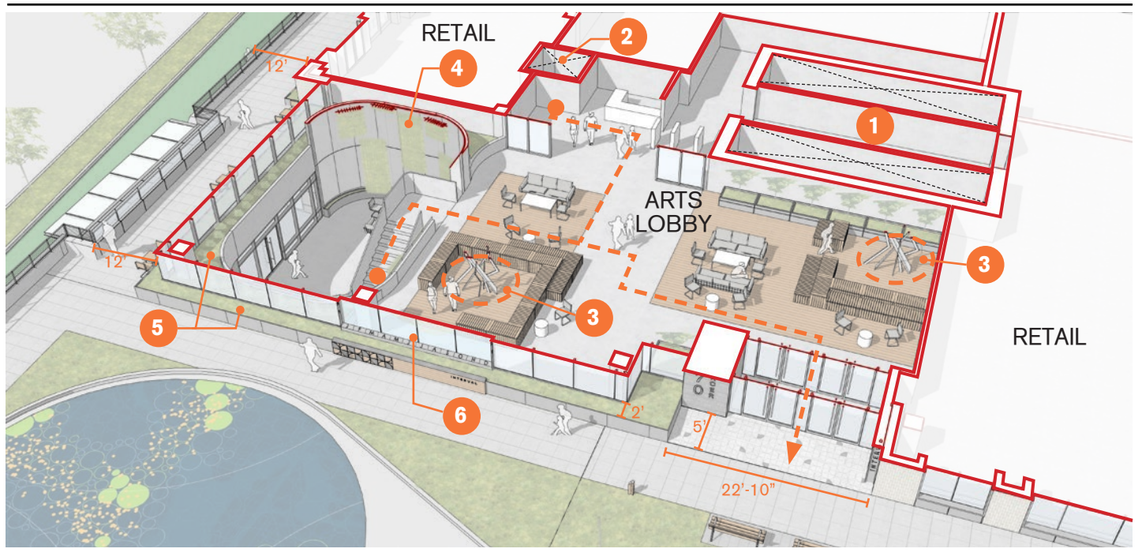
6TH AVE ENTRANCE

Both the **main and secondary lobby** entrances carry the same language and material use, to visually connect them. Their **vernacular is distinctive from other design languages** being used in the project by using **stained wood, exposed steel, glass canopies, and a dark stone**. The main lobby now functions as a much larger **“open space” for public use**. It will include full access during regular business hours to an **“Arts Lobby”** that will provide seating adjacent to **curated and rotating art displays** throughout the year.

1. Main Elevator Bank
2. Garage Elevator
3. Rotating Art/Sculptures
4. Green Wall
5. Interior/Exterior Planter
6. Water Feature

VIEW FROM 6TH AVE & MERCER FACING WEST

SECTION PERSPECTIVE - LEVEL 1 ENTRY



ENLARGED VIEW OF MAIN ENTRY

Rec2 - Street Edges

Response

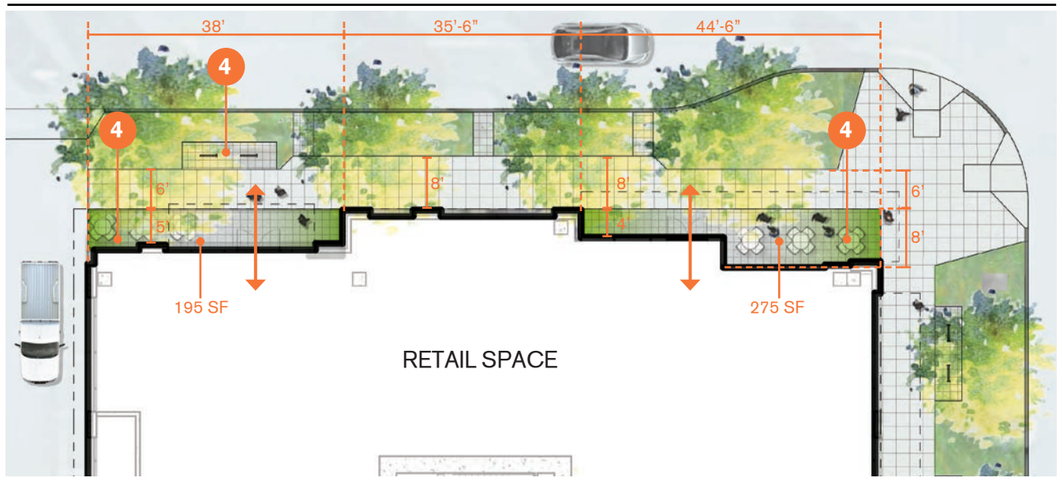
6TH & ROY

Given the growth of the building and new opportunities to **engage the street along 6th & Roy**, the designs frontage has developed to provide **usable outdoor space at ground level**. The various setbacks **facilitate street level activation and retail spill out area** by providing approximately **470 SF of sidewalk extensions & outdoor seating area**. The design of the street level maintains the aesthetics of **design expression type B**, previously mentioned.

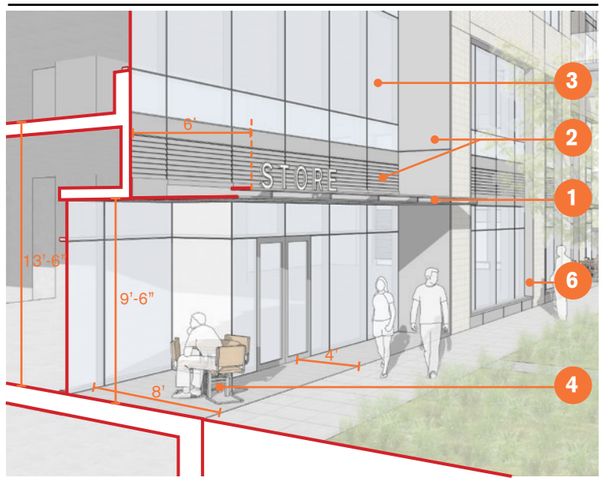
1. Plate Steel Canopy w/Retail Sign
2. Metal Panel/Louvers
3. Vision/Spandrel Glass
4. Outdoor Seating
5. Bike Parking
6. Mullion Cap Extension
7. Cantilevered Office Balcony

VIEW OF MERCER ENTRY

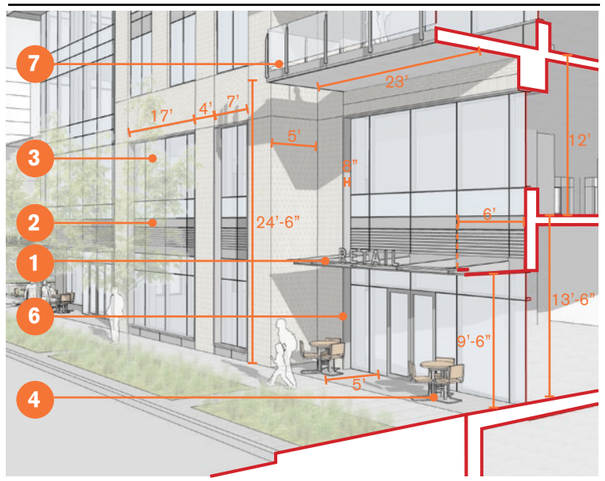
ENLARGED LANDSCAPE PLAN - ROY STREET



SECTION PERSPECTIVE - ROY RETAIL



SECTION PERSPECTIVE - ROY RETAIL



Rec1 - Context & Architectural Concept

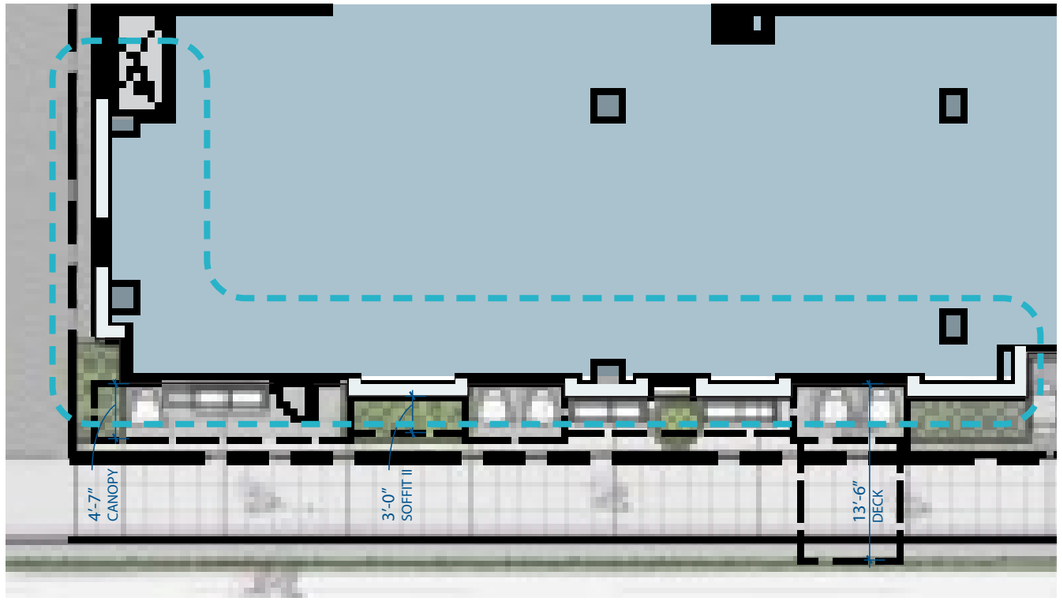
Guidance

REC1

- The Board agreed that the **southwest corner of the project would be highly visible**, particularly to those travelling east, and agreed that the current design at street level **lacked appropriate distinction and appeared disconnected** from the larger architectural composition. ***(CS2-A, DC2-B)***
- The Board **recommended a condition** to revise the composition of the **southwest corner to create greater distinction and cohesion with the larger composition by increasing the degree of transparency at street level** in a manner reflective of the corner above. ***(CS2-A, DC2-B)***

REC1 PERSPECTIVES FACING NORTHEAST

REC1 PARTIAL GROUND LEVEL PLAN



REC1 VIEW AT SIDEWALK LEVEL ALONG MERCER FACING NORTHEAST

Rec2 - Context & Architectural Concept

Response

SOUTHWEST CORNER AT MERCER

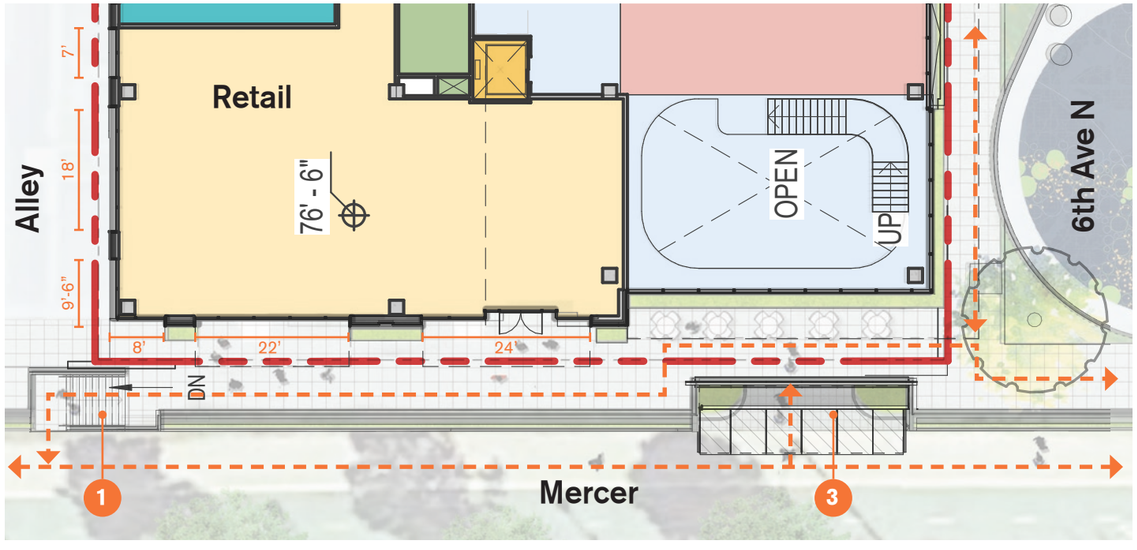
The Southwest corner of the proposed design near street level now has a more **direct connection to the massing** by carrying down **large window openings that align with the pattern above**. Glazing is now able to wrap the corner at the first two levels into the alley and **provides more transparency for the retail space** along the upper sidewalk. In addition, the design team also proposes **adding a small stair climb at this corner to promote pedestrian circulation** and add more relief to the Mercer retaining wall.

1. Proposed Mercer Street Stair
2. Plate Metal Canopy w/Signs
3. Mercer Street Entry
4. Outdoor Seating

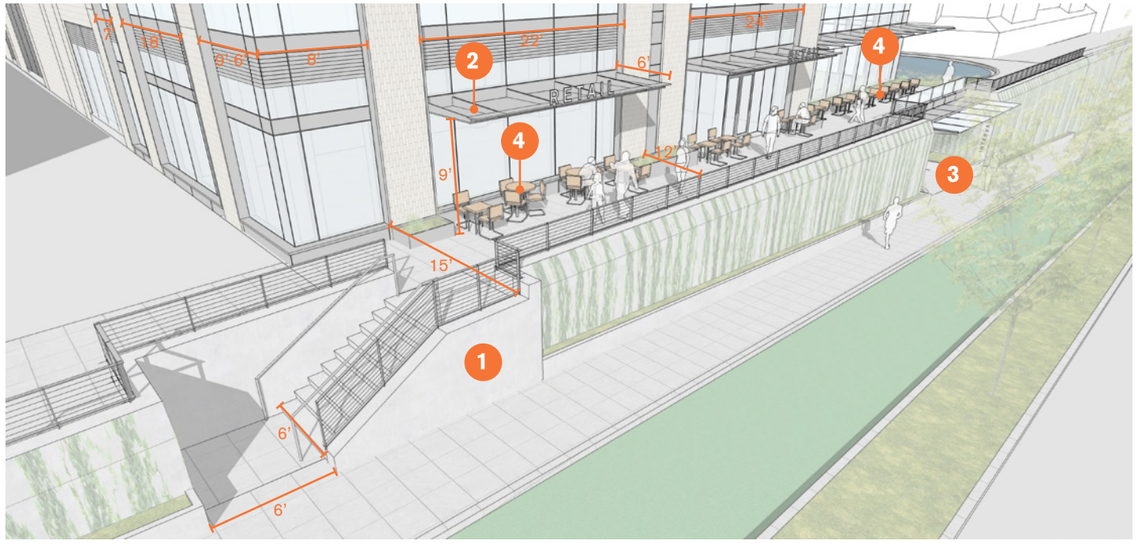
VIEW FROM MERCER FACING NORTHEAST

AERIAL VIEW OF MERCER SIDEWALK

PARTIAL LEVEL 1 FLOOR PLAN



AERIAL VIEW OF MERCER SIDEWALK



Rec1 - Entry & Architectural Concept

Guidance

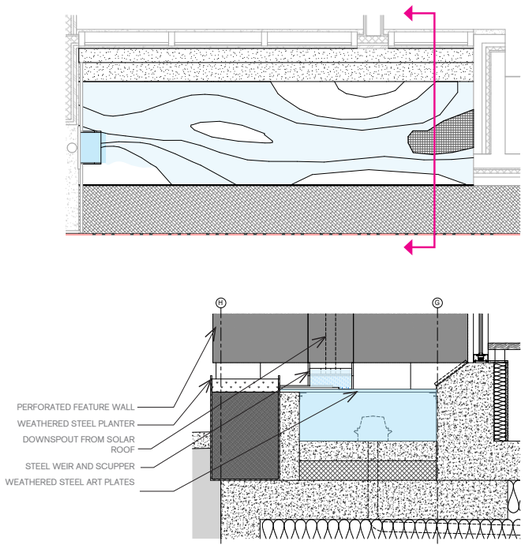
REC1

- The Board discussed at length the composition of elements at the **primary entry on 6th Avenue N**. and agreed that the legible sustainability elements driving the story of the building **lacked cohesion at this critical area**. The Board noted in particular the **physical disconnection** of the entry from the conceptually-critical roof water collection system and the potential for **landscape elements to obscure the proposed water feature**. ***(PL3-A, DC2)***
- The Board **recommended a condition** to **revise the ensemble of elements at the entry** to be more **clearly connected to the water system and architectural concept and create a greater degree of identity and distinction** at this principal building entrance. (PL3-A, DC2)

REC1 - VIEW OF MAIN ENTRANCE

REC1 - STREET VIEW OF WATER FEATURE

REC1 - WATER FEATURE DETAILS



REC1 - VIEW OF SOUTHEAST ELEVATION

Rec2 - Entry & Architectural Concept

Response

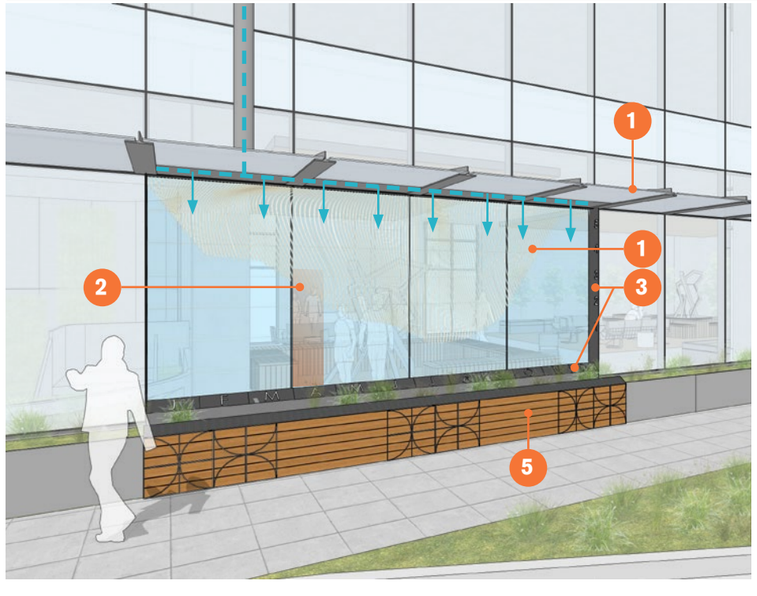
MAIN ENTRY & WATER COLLECTION FEATURE

The water collection element has been revised to be more prominent along street level. The **collected water form the roof form**, when raining, will be distributed above the canopy and **wash down an etched glass face with an educational graphic** on it. In addition, the **main entry design** has been revised to have a **form that opens up towards the water feature, and shares a similar use in materials**.

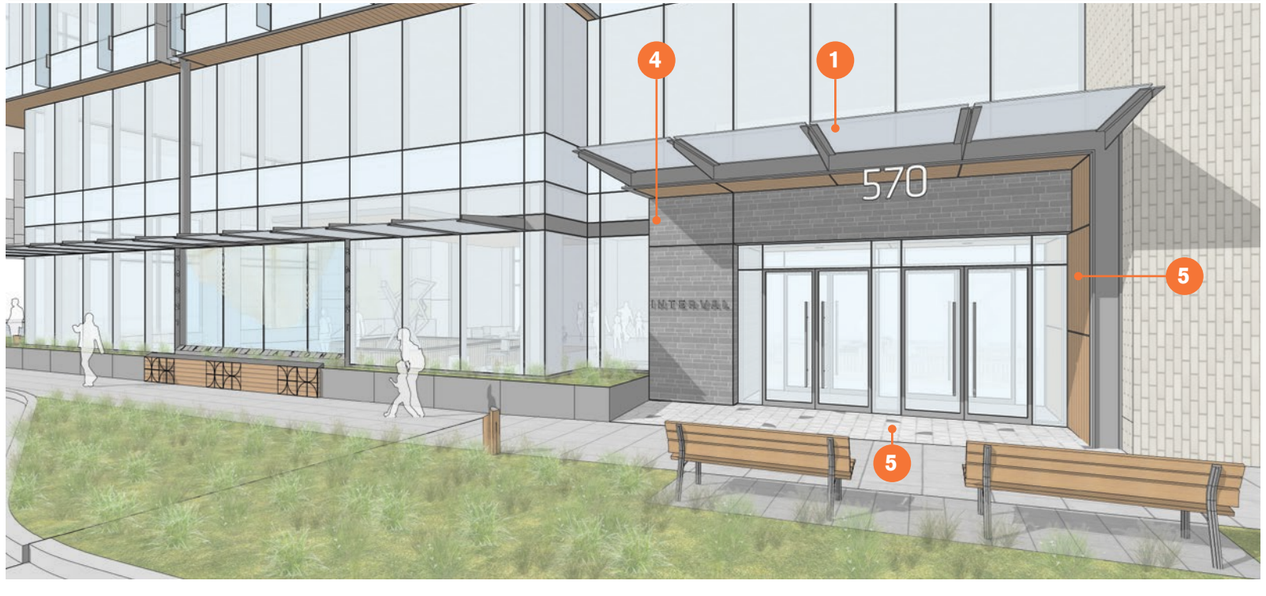
1. Etched Glass w/Annual Rain Fall Graph
2. LED lighting to track the rainfall throughout the year
3. Metal Plate Fins w/Rainfall Amount & Month of The Year
4. Dark Stone w/Building Sign
5. Stained Plank Wood
6. Metal & Glass Canopy
7. Custom Paver Inlay At Entry Threshold

ENLARGED RENDERING OF MAIN ENTRY & WATER COLLECTION FEATURE

WATER COLLECTION FEATURE



VIEW OF BUILDING MAIN ENTRY



Living Building Pilot Program

| 570 MERCER | SCHNITZER WEST | COLLINSWOERMAN

44

Seattle Living Building Pilot Program

The pilot programs allow applicants to request additional departures from the Seattle Land Use Code through Design Review. They provide height and floor area incentives for buildings in exchange for meeting high-performance green building requirements.

REQUIREMENTS

- Achieve Petal Certification via meeting at least three of the seven LBC petals, with one of the three being either **energy, water, or materials.** The project is currently registered under LBC v3.1, and may opt to partially or fully upgrade to v4.0 at a later time.
- **Reduce total energy usage by 25 percent**, or more based on the Energy Use Intensity (EUI) targets in the Target Performance Path of Seattle Energy Code Section C401.3 and use no fossil fuel for space and water heating.
- **Reduce potable water demand** by using only non-potable water to meet demand for toilet and urinal flushing, irrigation, hose bib, cooling tower (make up water only), and water features, except to the extent other applicable local, state, or federal law requires the use of potable water.

INCENTIVES

- Up to 25 percent more floor area
- 15 feet of additional height for non-residential construction in zones with height limits of 85 feet or less
- Additional design departures for the pilot programs as specified in SMC 23.41.012D

PETALS BEING PURSUED

- **PLACE**
- **MATERIALS**
- **BEAUTY**

LIVING BUILDING PILOT PROGRAM

Response to EDG2

1 SOLARIUM AND PHOTOVOLTAIC ARRAY ROOF FORM

2 PROJECTING BALCONIES

3 LANDSCAPE MARKERS

4 WOOD PANEL ACCENTS

Guidance

- The Board concurred with previous guidance from staff that **there was little evidence of the project's intent to participate in the Living Building Pilot Program** and suggested **strengthening the related features** as a means of distinguishing and strengthening elements in the design concept per the guidance above. Among those features, the Board particularly noted the **projecting balconies, the photo-voltaic array, the solarium, and landscape**. ***(CS1, DC2)***
- The Board recognized the current early stage of design but expressed concern that there was **so little evidence of how the Petals identified in the materials would be achieved**, and their expectation of strong solutions and details at the next review phase. ***(CS1, DC2)***

Response

- The **large solar array roof form** highlights the project's assertion of sustainability. Beyond energy production, the **butterfly form serves to collect rainwater for non-potable uses**. Set atop a large solarium, it also **provides weather protection** for portions of the adjacent **outdoor deck space**.
- **Balconies** serve a dual purpose to **modulate the building facade while also providing passive shading**. **The sizes of these have been increased** to provide tenants with more outdoor space on each floor.
- Landscaping has been expanded to match the growth of the project. **Pollinator plants will be located along the pedestrian realm** on 6th Ave N and Roy St as well as the new Mercer St entrance. A **planted setback at Level 3 on the NE corner** will also serve this funciton.
- **Materials** used in the project will comply with **red list restrictions**. **Wood & stone accent** used at entries, the Level 3 soffit, as well as landscape markers are a **natural and warm and soften the pedestrian experience**.

Integration Diagram

Sustainability and Education

A major tenet of the The Living Building Pilot Program is education. 570 Mercer uses both **conceptual and apparent features** to provide an interesting, informative and evolving **educational experience to everyone**; those who pass by at street level, or those who work on the office floors above.

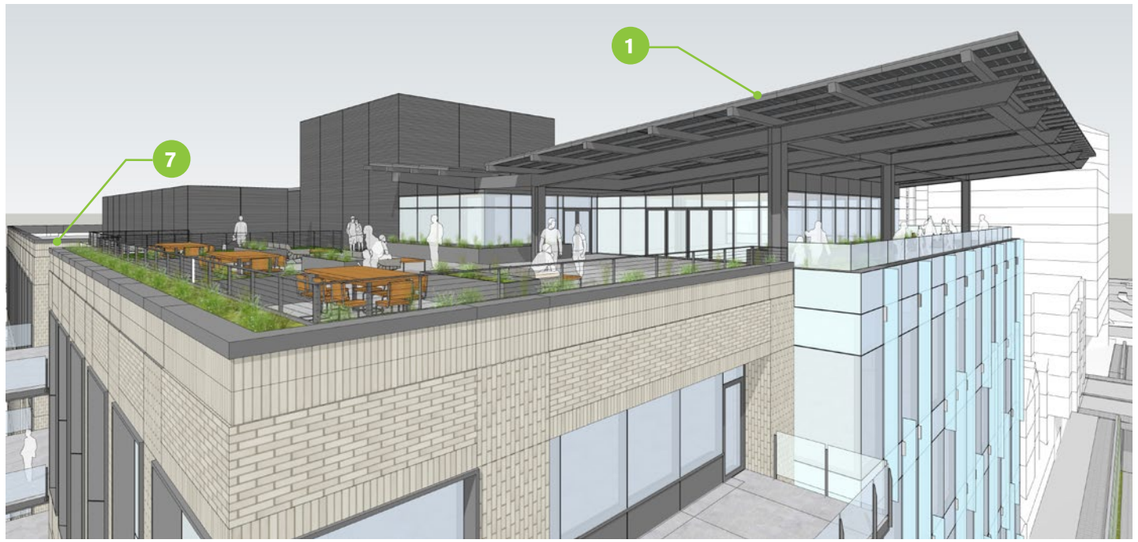
These pages illustrate the many public art components and educational features incorporated into 570 Mercer, and provides more detailed views for a selected few.

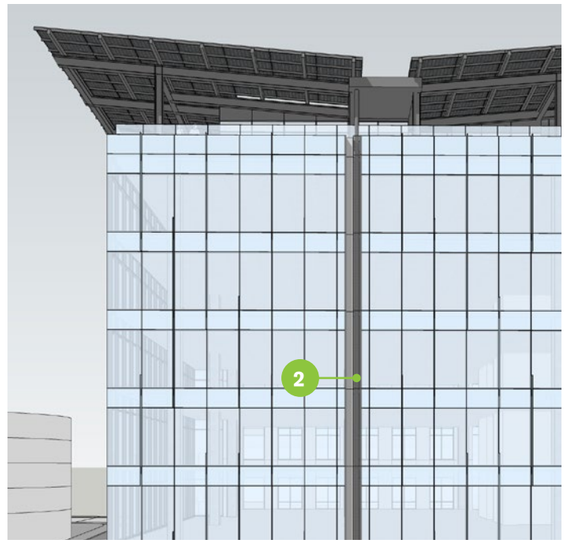
Keynotes

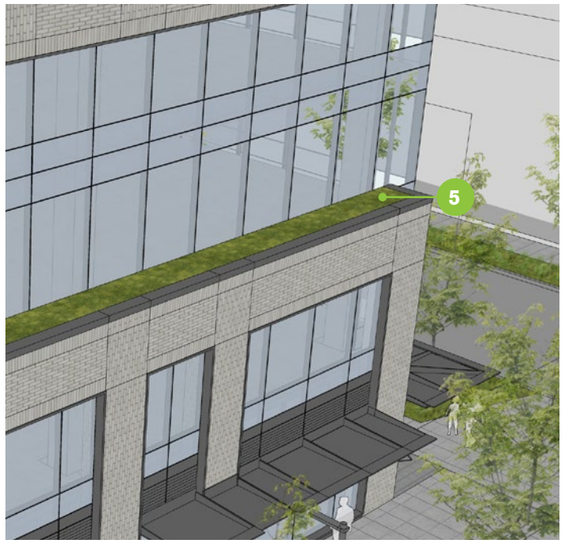
1. Solar array roof form
2. Rain leader
3. Glass fin rain pattern
4. Street mural
5. Landscaping terrace for pollinator plants
6. Water collection element
7. Beehives at roof level
8. Mercer St entrance provides access for bike commuters
9. Landscape markers
10. Stair to connect Mercer sidewalk to upper walkway
11. Balconies to provide outdoor space for tenants

LIVING BUILDING PILOT PROGRAM

Elements





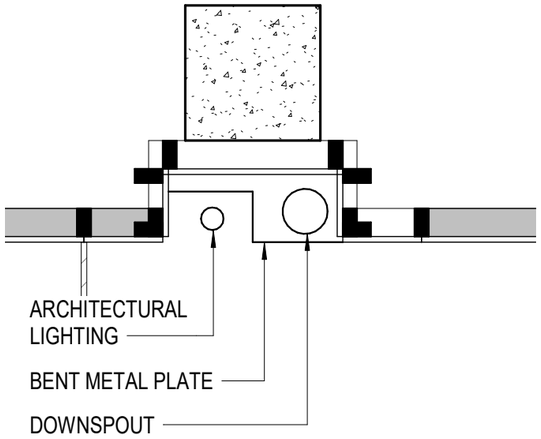


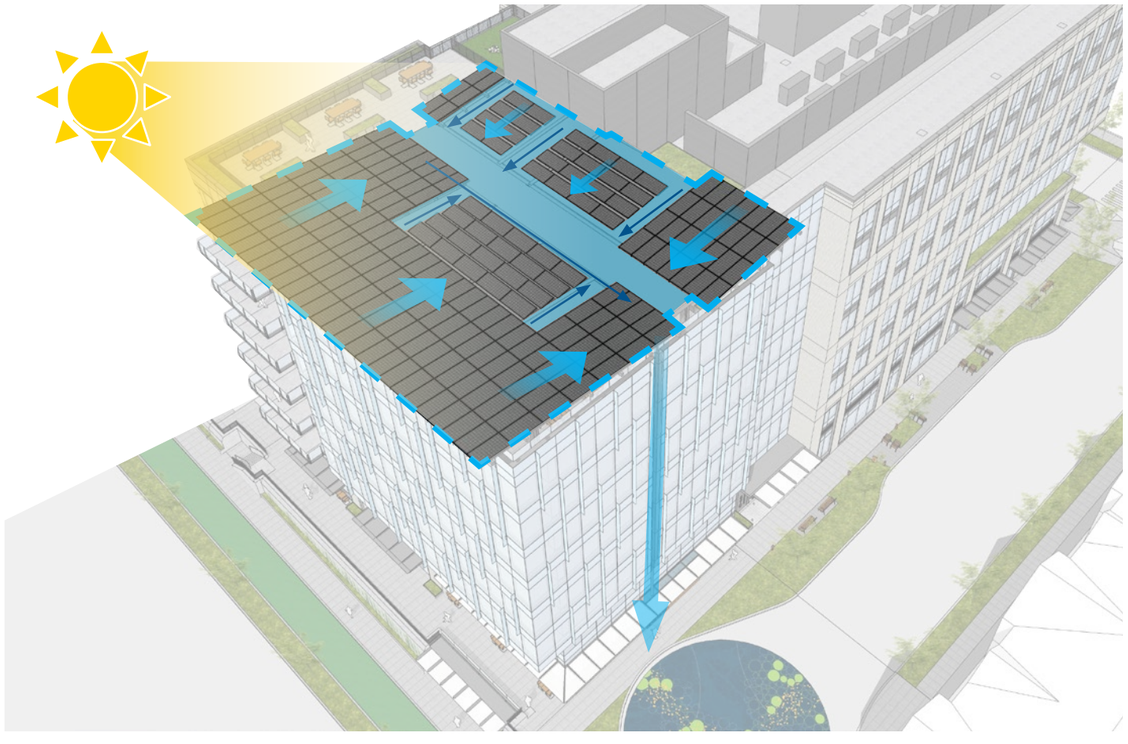
A Roof Form

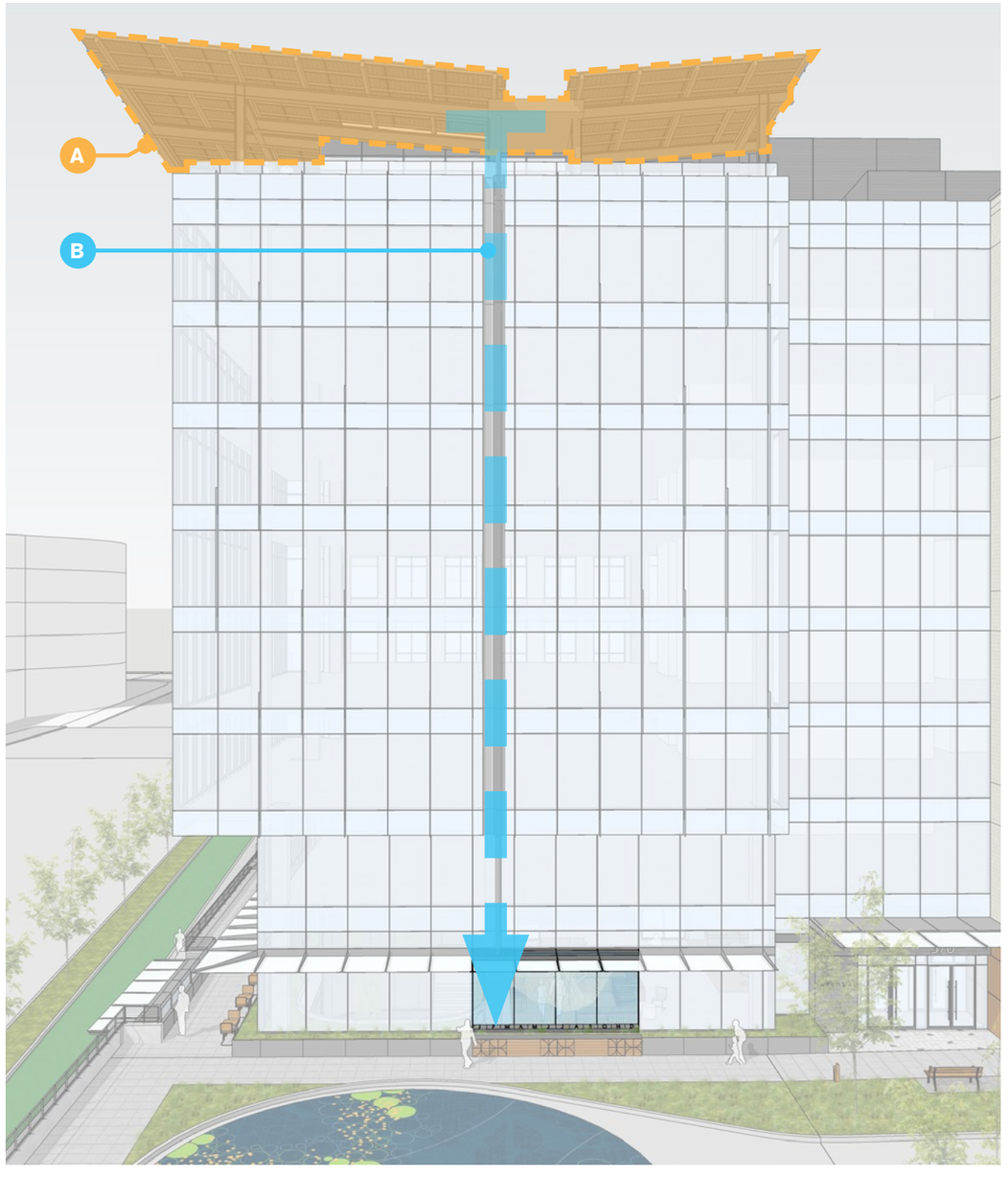
The butterfly roof located over the southwest corner serves a dual purpose to both **harvest solar energy** via pv solar arrays and **collect rainwater**

B Rain Leader

Rain water is guided through an architectural rain leader to a **water feature** at the ground level, and then to a **below grade cistern**



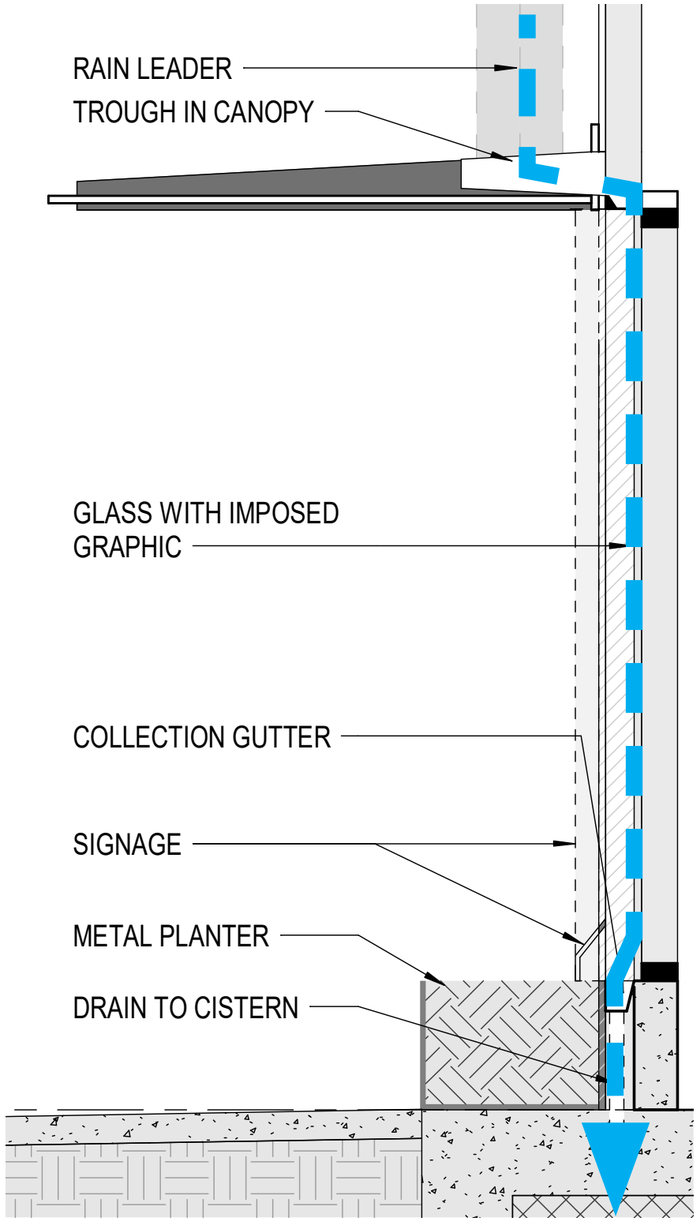




LIVING BUILDING PILOT PROGRAM

Water Use Educational Element

Section



Water Usage Education

A Graphic on glass

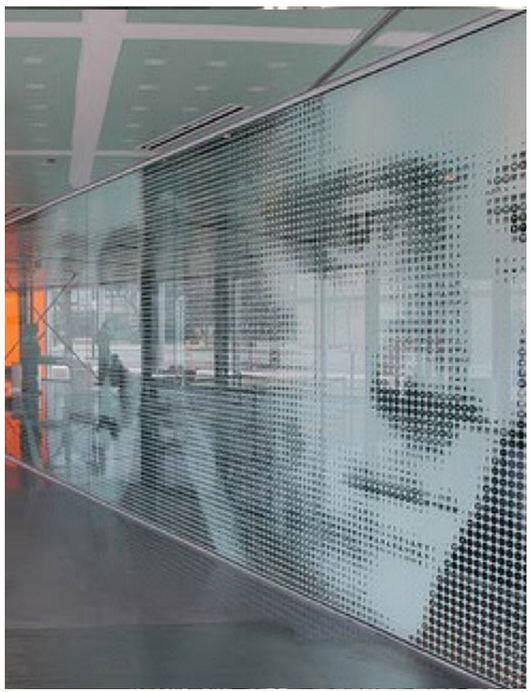
Graph that displays average annual rain fall for Seattle. This to be accompanied with LED lights that can be programmed to track actual rainfall so viewers can see the comparison to average precipitation values.

B Rain Gauge

Simple metal fins provides calibration scale that relates to the graphic on the glass

C Month Labels

Metal panel across the bottom edge indicates the months of the year that will be lit up as the year progresses



1 Lobby Entrance on Mercer

The building will provide a lobby entrance directly on Mercer St to allow easy access to commuters and visitors traveling along this major thoroughfare. A monumental stair will bring users up to the upper arts lobby

2 Mercer Stair

Besides the entrance provided, there will also be a pedestrian stair that will allow users to move between the high and low walkways of Mercer.

3 Bike Storage

A bicycle storage facility adjacent to the lower lobby will serve commuters. It is directly accessed by the lower entrance on Mercer St.

In addition to bike storage, the project further incentivizes human powered living by providing users with showers and lockers adjacent to the main lobby on level one.

1 MERCER ST CONNECTION

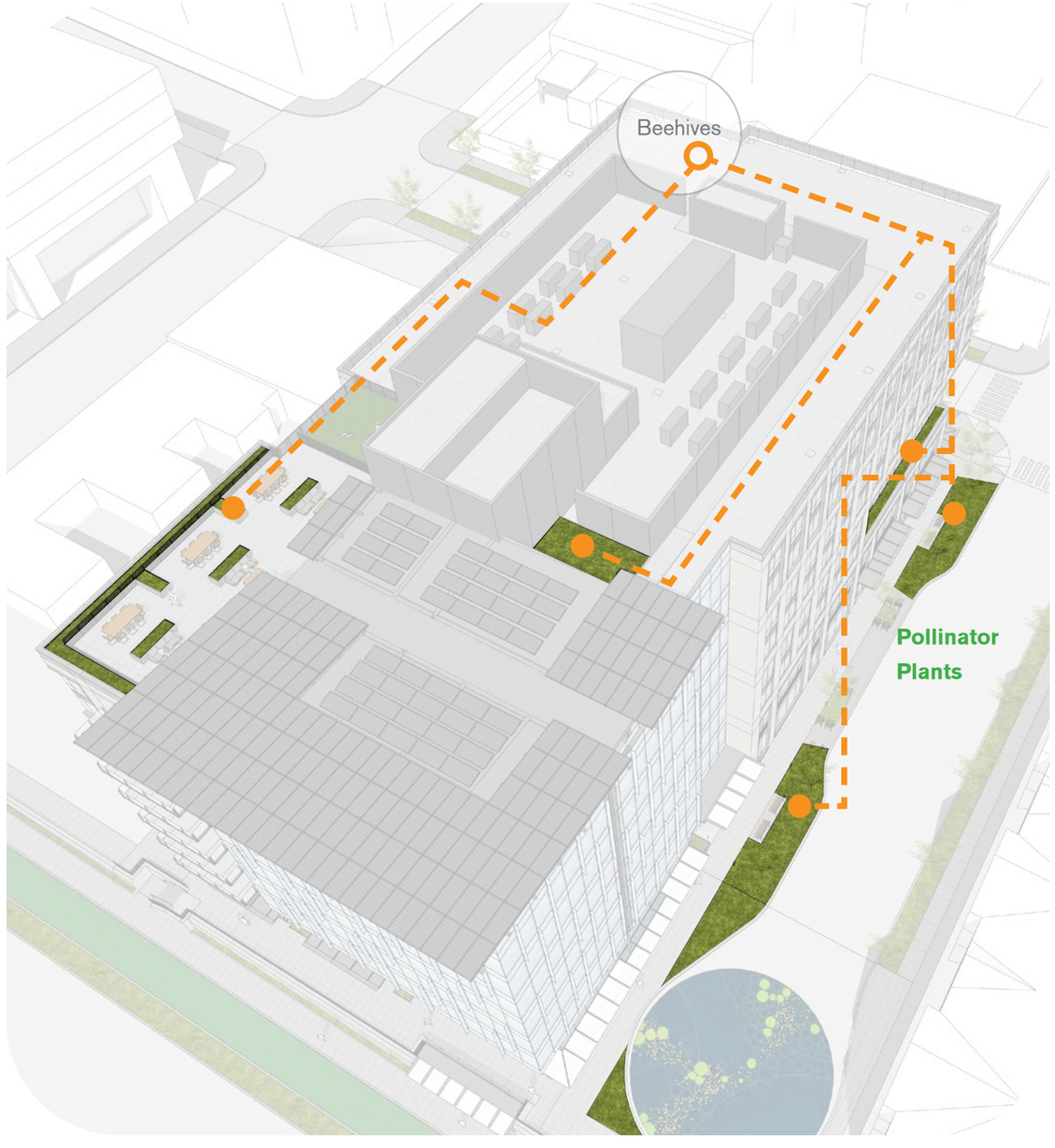
2 MERCER ST STAIR

3 BIKE STORAGE

LIVING BUILDING PILOT PROGRAM

Bee Habitat

Beehive / Pollinator Plant Locations



Signage

Components

1 Beehives

Beehives located on the roof level in an area that provides a safe and comfortable environment.

2 Pollinator Plants

Throughout the expanded curb bulb area on 6th Ave N, pollinator plants have been introduced into the landscape to complement the roof top bee hives.

3 Plant Markers

In select locations around the planting beds, locally-sourced basalt markers will identify the pollinator plants in the landscaped area.

Design Proposal

RENDERINGS

Aerial View - Facing NW

Mercer St - Facing NW

RENDERINGS

Mercer St - Facing NE

Roy St - Facing SW

RENDERINGS

Roy St - Facing SE

6th Ave N Lobby & Main Entry

RENDERINGS

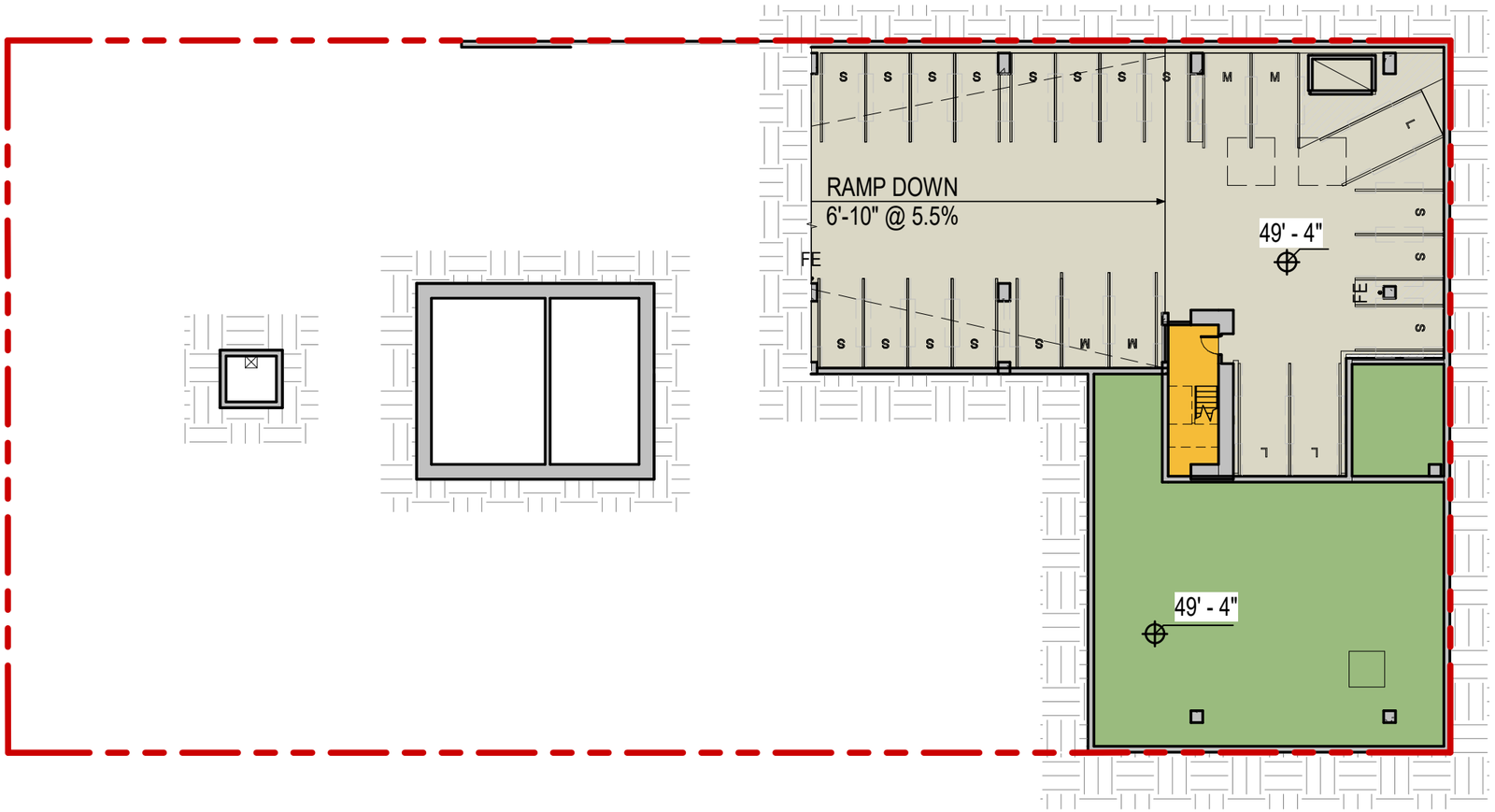
Mercer Level P1 Entry

Roy St - NE Retail

FLOOR PLANS

Level P2.5

1" = 25'



Keynotes

1. Garage entry gate
2. Multi-story green wall
3. Stair access to Mercer St
4. Stair access to arts lobby
5. Retail entry
6. Balcony
7. Solarium
8. Mech. Equipment / Screening
9. Roof Deck / Planting

Use

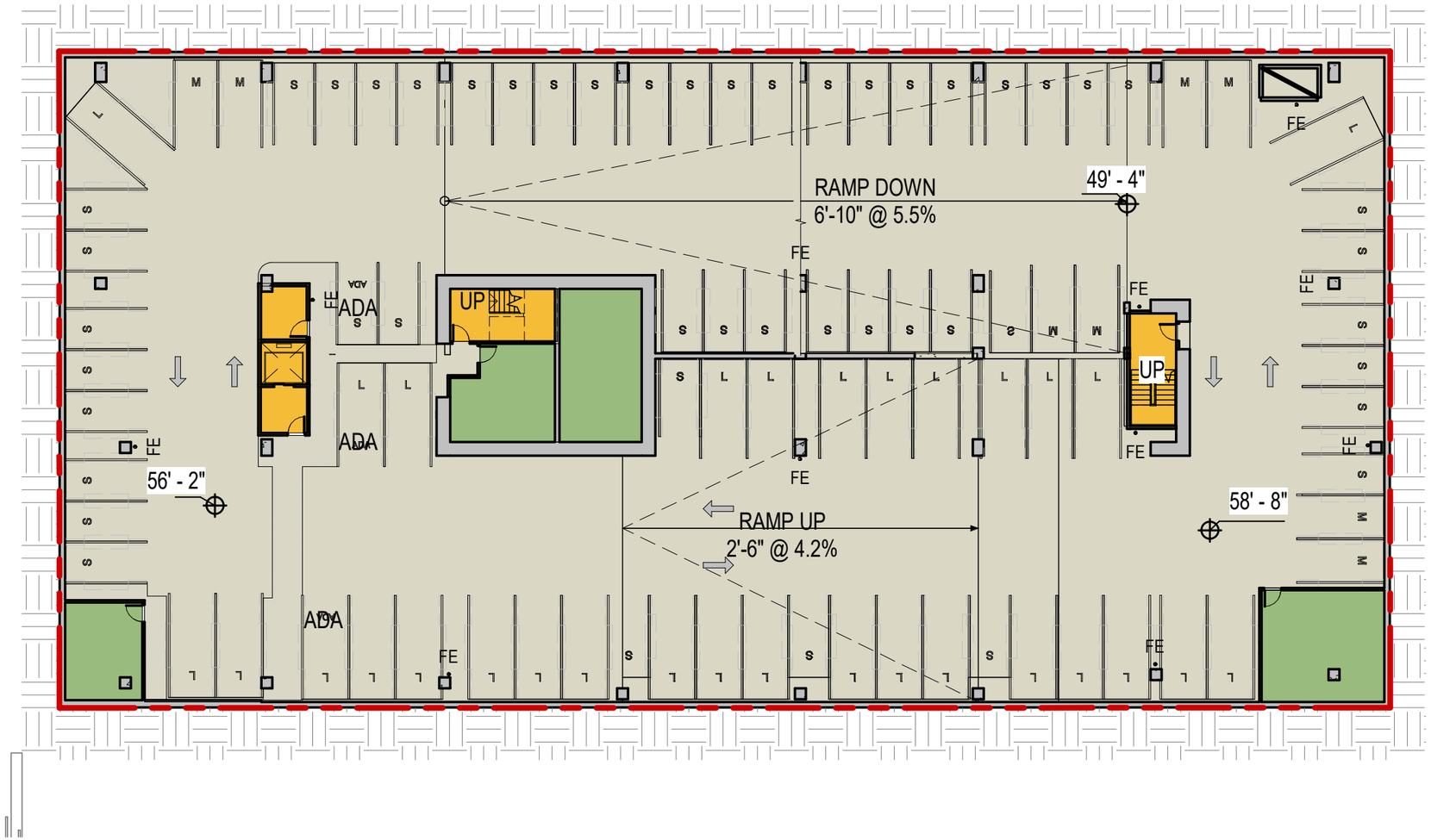
- Retail
- Office
- Arts Lobby
- Circulation
- Mechanical / service
- Parking
- Amenity
- Outdoor space
- Bike Storage

Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

Level P2

1" = 25'



Keynotes

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Use

- Retail
- Office
- Arts Lobby
- Circulation
- Mechanical / service
- Parking
- Amenity
- Outdoor space
- Bike Storage

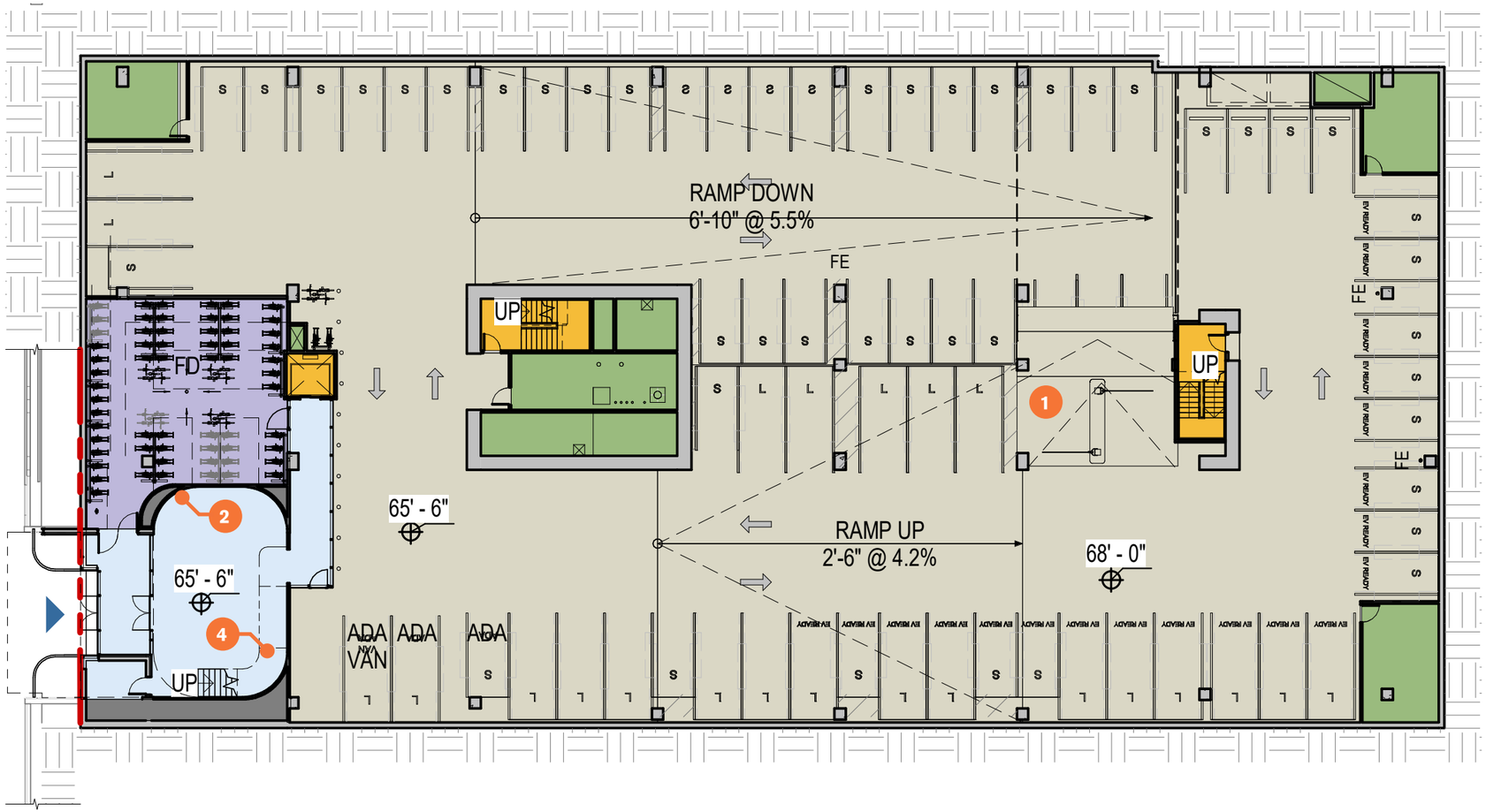
Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

FLOOR PLANS

Level P1

1" = 25'



Keynotes

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Use

- Retail
- Office
- Arts Lobby
- Circulation
- Mechanical / service
- Parking
- Amenity
- Outdoor space
- Bike Storage

Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

Level 1

1" = 25'

Keynotes

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Use

- Retail
- Office
- Arts Lobby
- Circulation
- Mechanical / service
- Parking
- Amenity
- Outdoor space
- Bike Storage

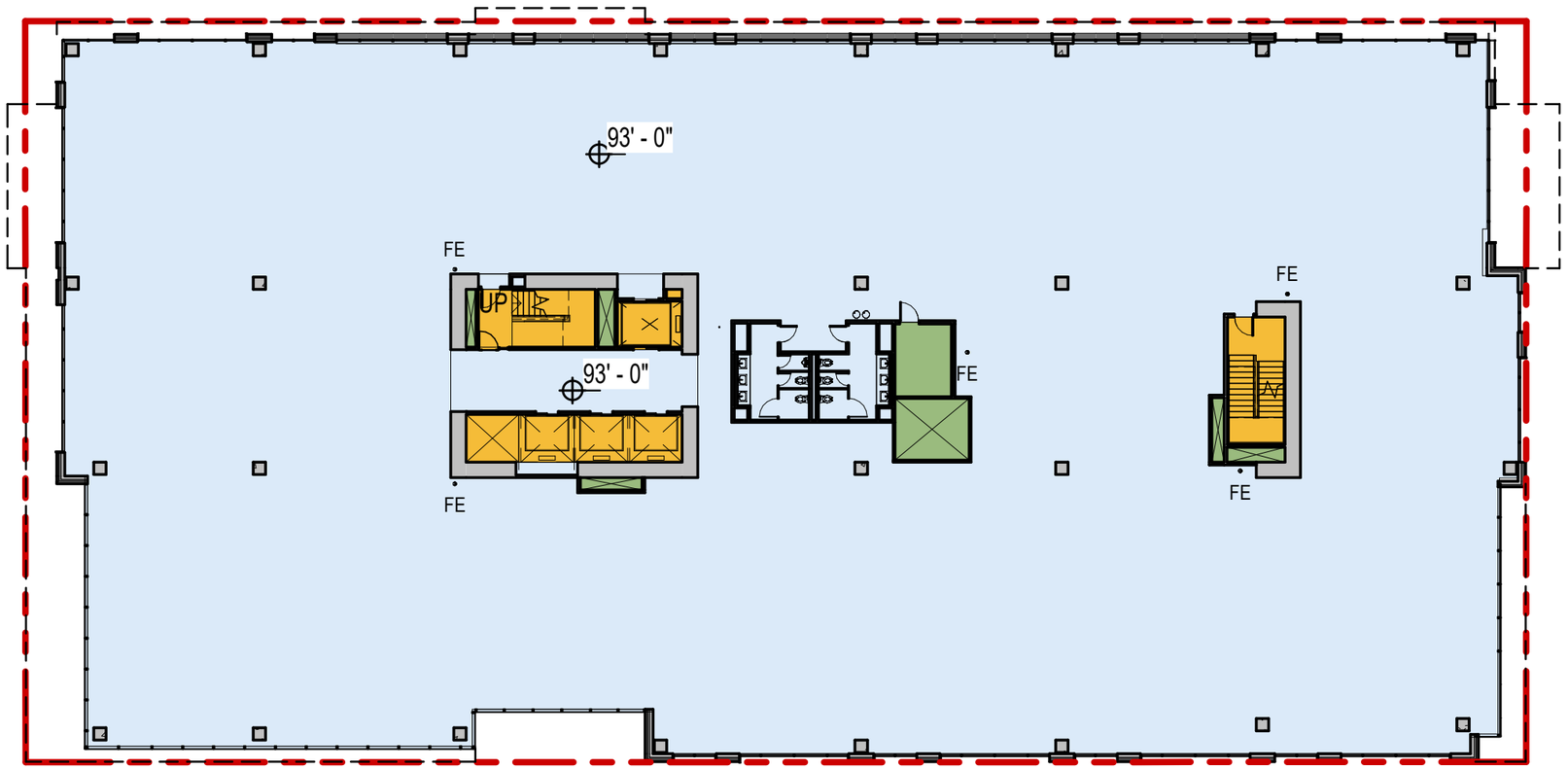
Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

FLOOR PLANS

Level 2

1" = 25'



Keynotes

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5. Retail entry
6. Balcony
7. Solarium
8. Mech. Equipment / Screening
9. Roof Deck / Planting

Use

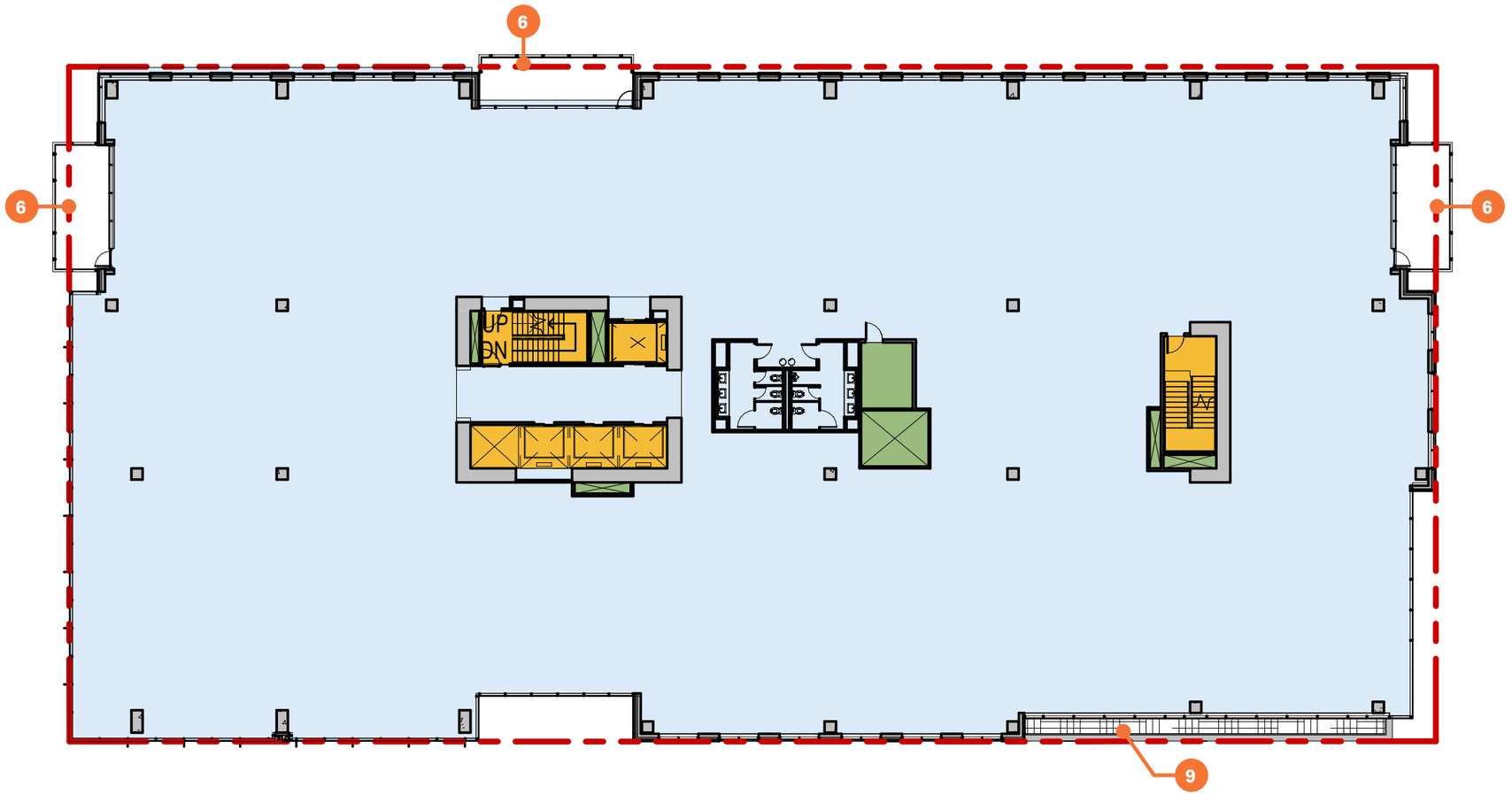
- Retail
- Office
- Arts Lobby
- Circulation
- Mechanical / service
- Parking
- Amenity
- Outdoor space
- Bike Storage

Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

Level 3-4

1" = 25'



Keynotes

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3. Stair access to Mercer St
4. Stair access to arts lobby
5. Retail entry
6. Balcony
7. Solarium
8. Mech. Equipment / Screening
9. Roof Deck / Planting

Use

- Retail
- Office
- Arts Lobby
- Circulation
- Mechanical / service
- Parking
- Amenity
- Outdoor space
- Bike Storage

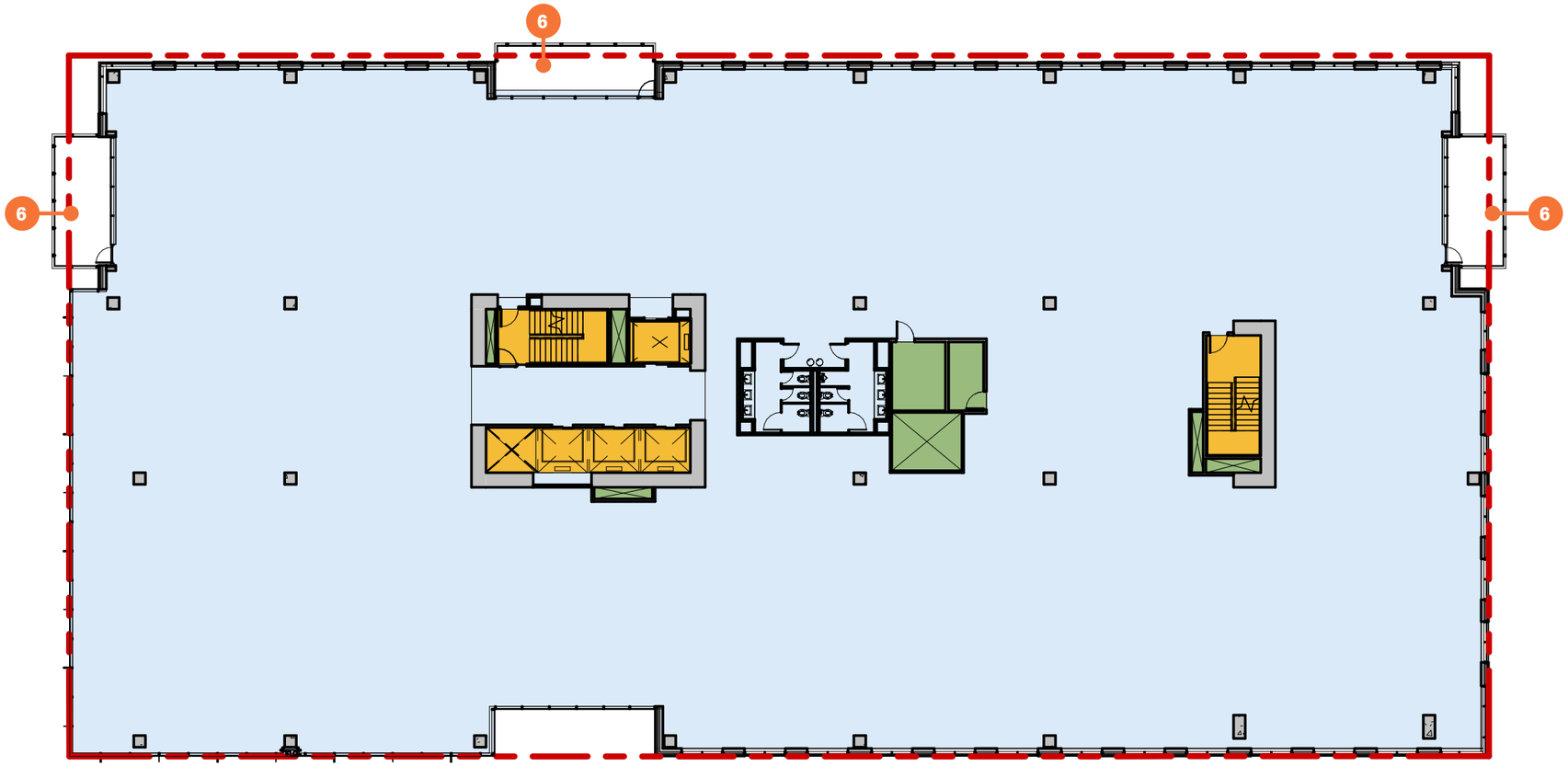
Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

FLOOR PLANS

Level 5-8

1" = 25'



Keynotes

1. Garage entry gate
2. Multi-story green wall
3. Stair access to Mercer St
4. Stair access to arts lobby
5. Retail entry
6. Balcony
7. Solarium
8. Mech. Equipment / Screening
9. Roof Deck / Planting

Use

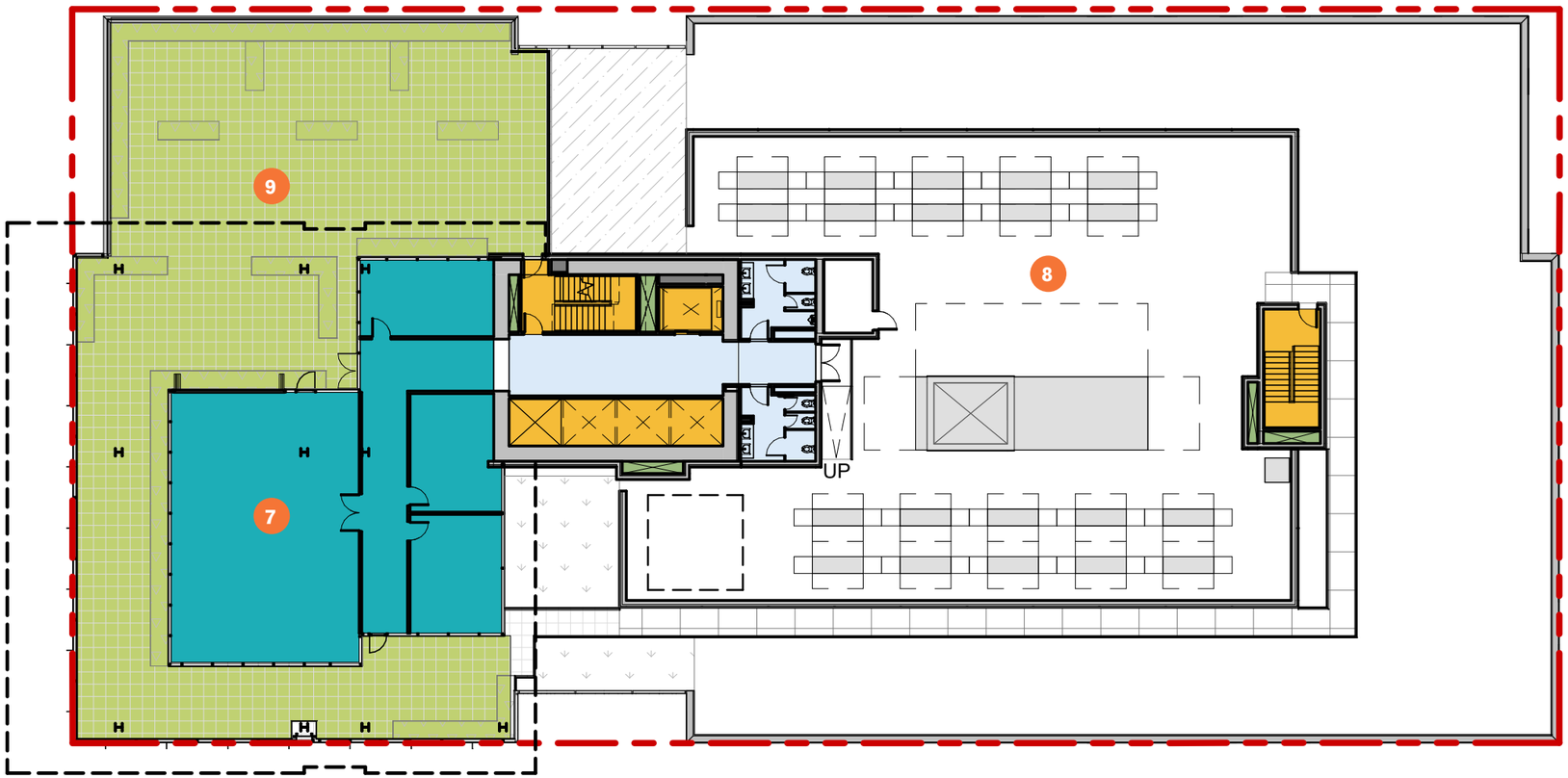
- Retail
- Office
- Arts Lobby
- Circulation
- Mechanical / service
- Parking
- Amenity
- Outdoor space
- Bike Storage

Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

Level 9 - Roof Level

1" = 25'



Keynotes

1. Garage entry gate
2. Multi-story green wall
3. Stair access to Mercer St
4. Stair access to arts lobby
5. Retail entry
6. Balcony
7. Solarium
8. Mech. Equipment / Screening
9. Roof Deck / Planting

Use

- Retail
- Office
- Arts Lobby
- Circulation
- Mechanical / service
- Parking
- Amenity
- Outdoor space
- Bike Storage

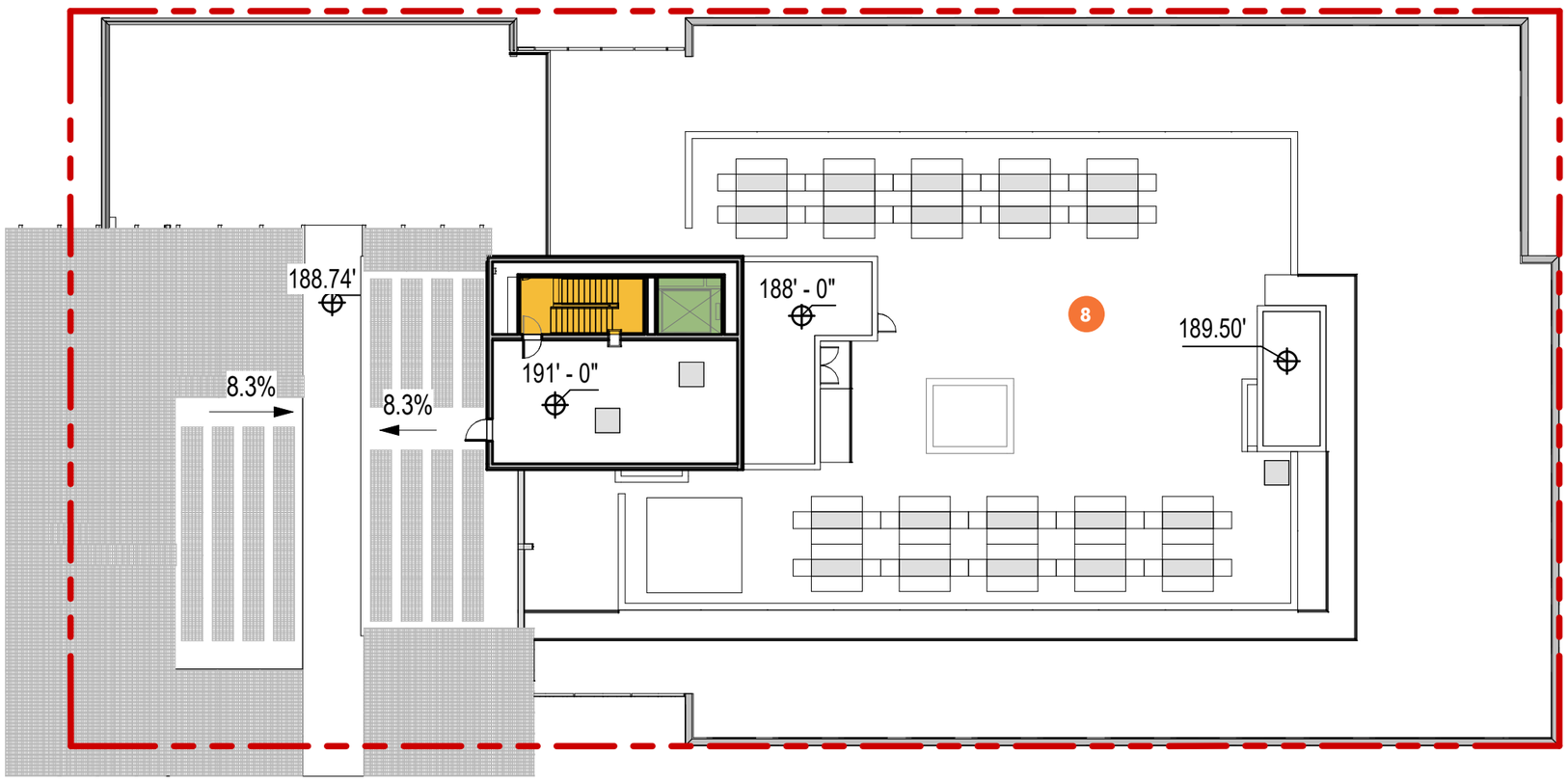
Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

FLOOR PLANS

Level 10 - Solar Roof

1" = 25'



Keynotes

1. Garage entry gate
2. Multi-story green wall
3. Stair access to Mercer St
4. Stair access to arts lobby
5. Retail entry
6. Balcony
7. Solarium
8. Mech. Equipment / Screening
9. Roof Deck / Planting

Use

- Retail
- Office
- Arts Lobby
- Circulation
- Mechanical / service
- Parking
- Amenity
- Outdoor space
- Bike Storage

Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

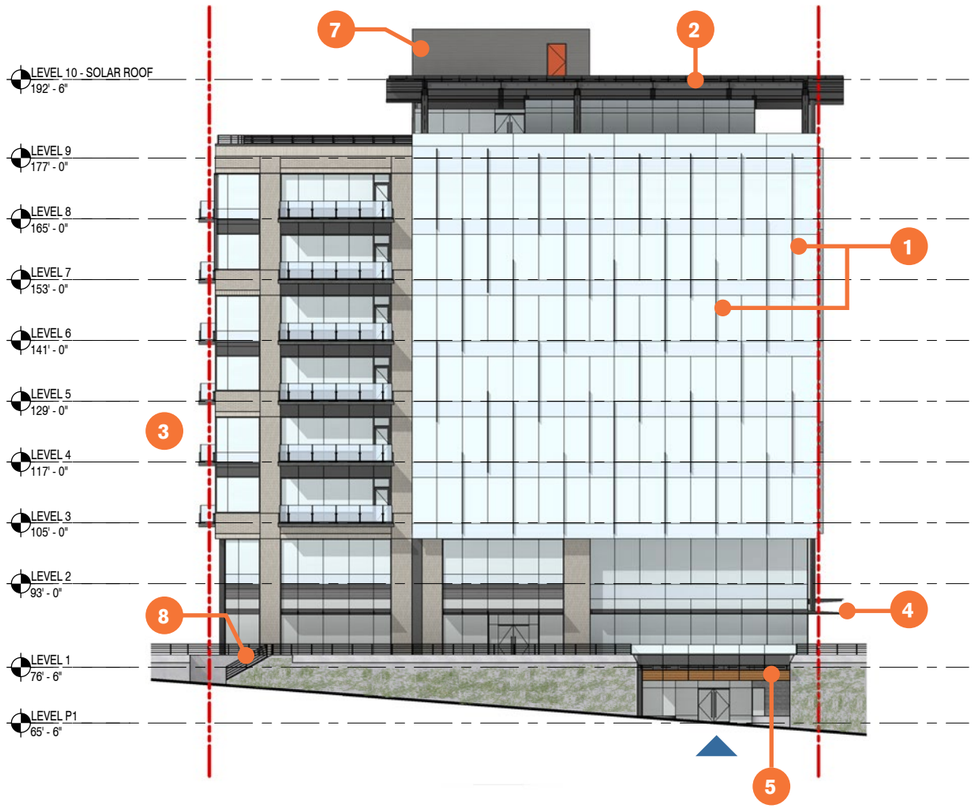
Exterior Materials

71

ELEVATIONS

South Elevation

1" = 25'



Key Notes

1. Vertical glass fins
2. Bifacial photovoltaic array
3. Balcony
4. Retail Canopy, typ
5. Main entry canopy, typ
6. Rain collection leader feature
7. Mechanical screening/ Elevator overrun
8. Stair access to Mercer St

Materials

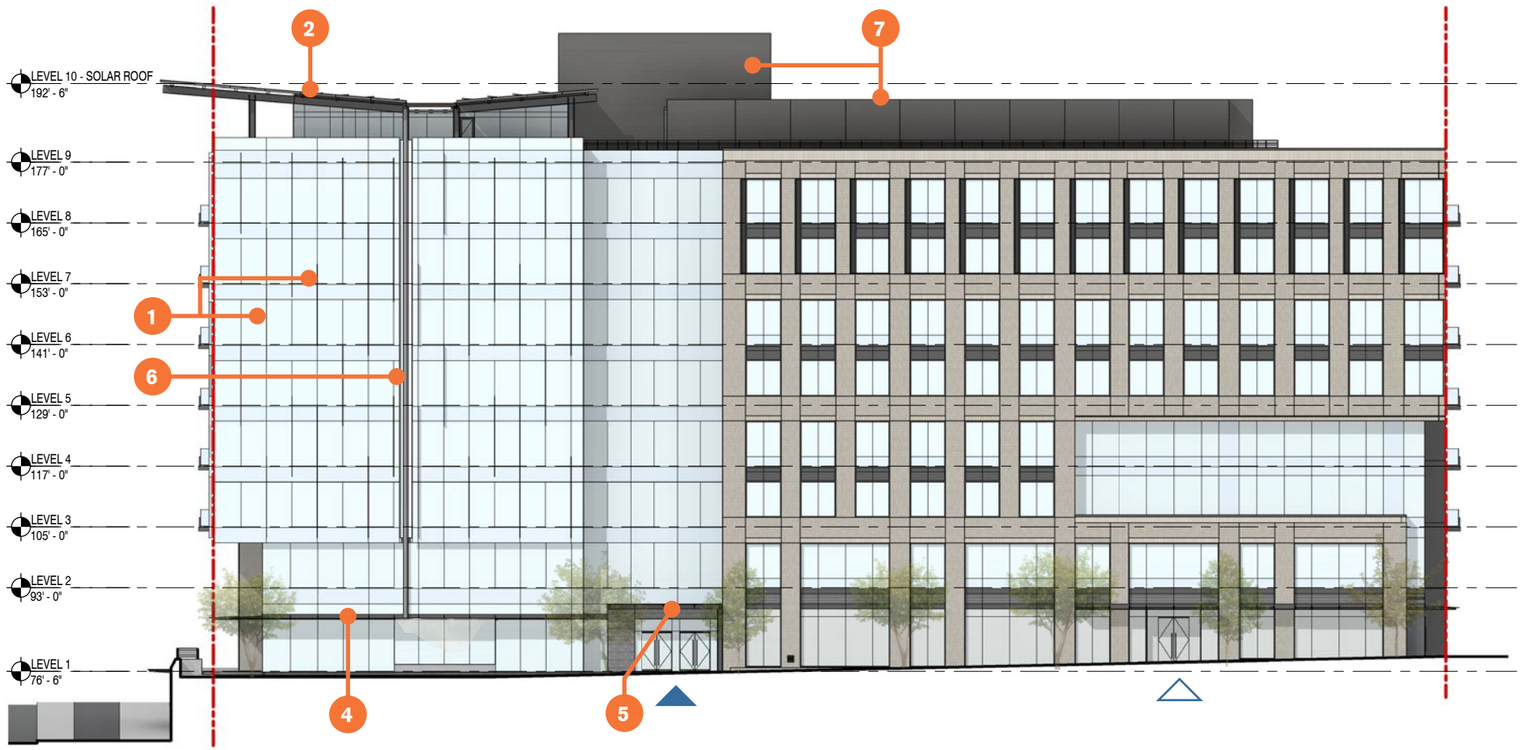
- Light Brick
- Vision Glazing
- Spandrel
- Retail Glazing
- Wood Panel
- Ribbed Metal Panel
- Gray Metal Panel
- Cast in Place Concrete
- CMU

Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

East Elevation

1" = 25'



Key Notes

1. Vertical glass fins
2. Bifacial photovoltaic array
3. Balcony
4. Retail Canopy, typ
5. Main entry canopy, typ
6. Rain collection leader feature
7. Mechanical screening/ Elevator overrun
8. Stair access to Mercer St

Materials

- Light Brick
- Vision Glazing
- Spandrel
- Retail Glazing
- Wood Panel
- Ribbed Metal Panel
- Gray Metal Panel
- Cast in Place Concrete
- CMU

Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

ELEVATIONS

North Elevation

1" = 25'

Key Notes

1. Vertical glass fins
2. Bifacial photovoltaic array
3. Balcony
4. Retail Canopy, typ
5. Main entry canopy, typ
6. Rain collection leader feature
7. Mechanical screening/ Elevator overrun
8. Stair access to Mercer St

Materials

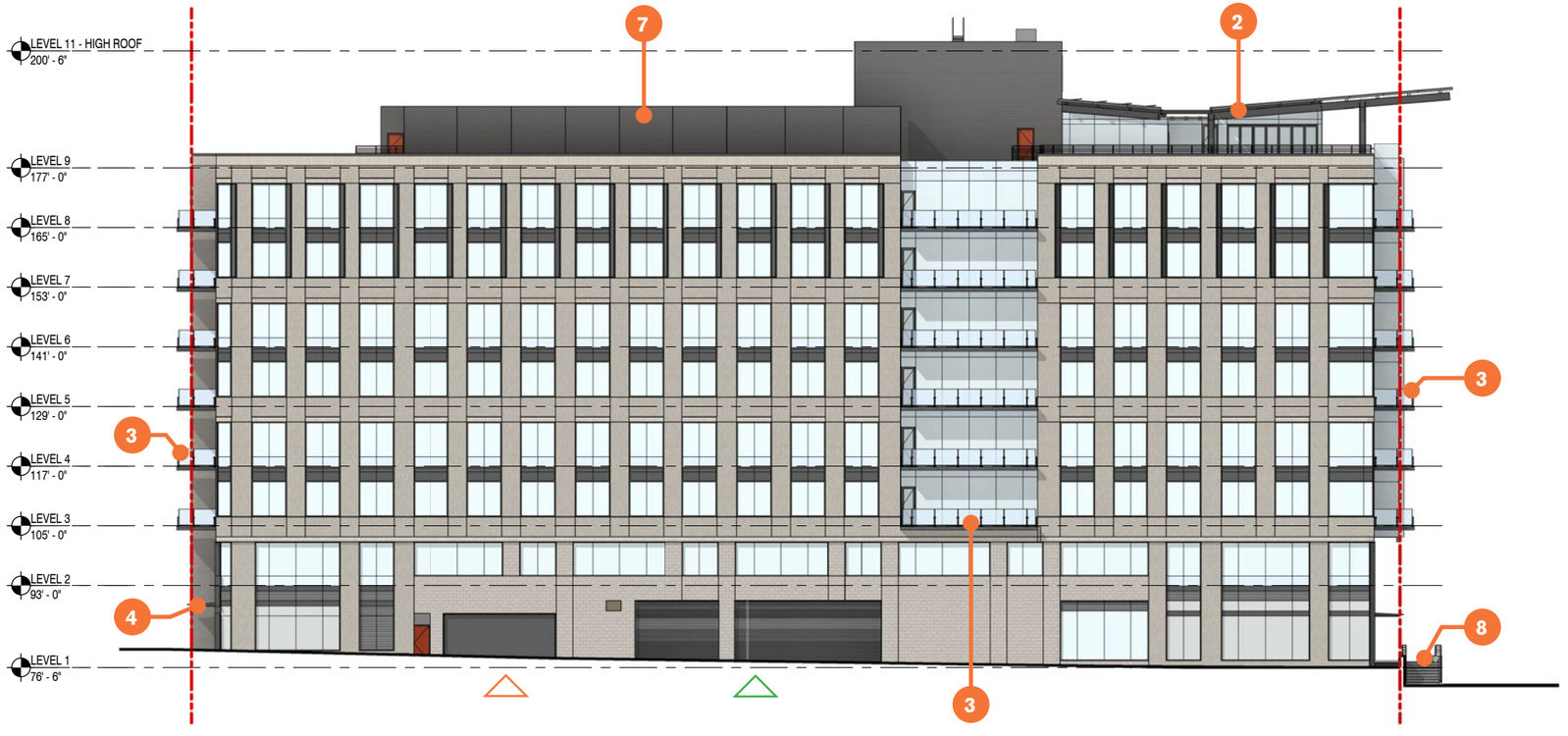
- Light Brick
- Vision Glazing
- Spandrel
- Retail Glazing
- Wood Panel
- Ribbed Metal Panel
- Gray Metal Panel
- Cast in Place Concrete
- CMU

Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

West Elevation

1" = 25'



Key Notes

1. Vertical glass fins
2. Bifacial photovoltaic array
3. Balcony
4. Retail Canopy, typ
5. Main entry canopy, typ
6. Rain collection leader feature
7. Mechanical screening/ Elevator overrun
8. Stair access to Mercer St

Materials

- Light Brick
- Vision Glazing
- Spandrel
- Retail Glazing
- Wood Panel
- Ribbed Metal Panel
- Gray Metal Panel
- Cast in Place Concrete
- CMU

Legend

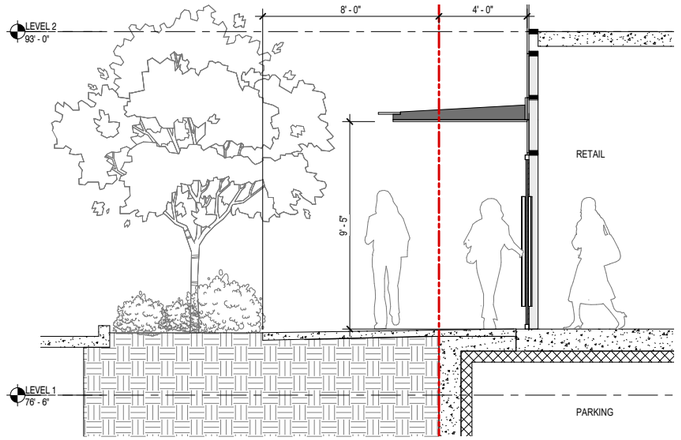
- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

ENLARGED SECTIONS

Roy St Retail

View Facing Southwest from Roy St

Street Section - Roy St (Looking East)



Enlarged Elevation - Roy St

Key Notes

1. Retail canopy, typ
2. Main entry canopy, typ
3. Balcony
4. Water collection feature

Materials

- Light Brick
- Vision Glazing
- Spandrel
- Retail Glazing
- Wood Panel
- Ribbed Metal Panel
- Gray Metal Panel
- Cast in Place Concrete
- CMU

Legend

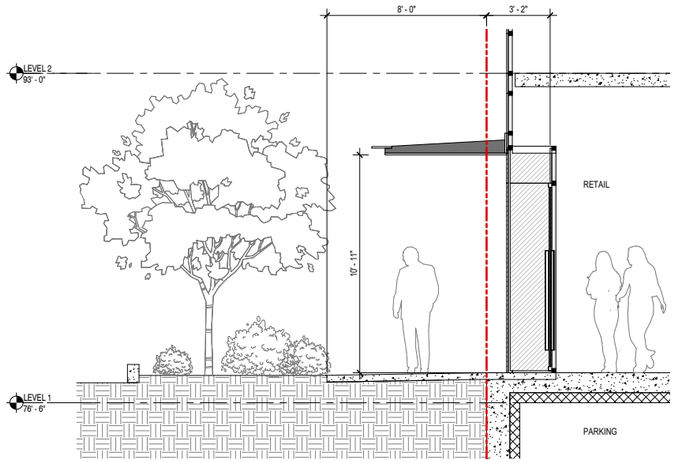
- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

ENLARGED SECTIONS

6th Ave Retail

View Facing West From 6th Ave

Street Section - 6th Ave



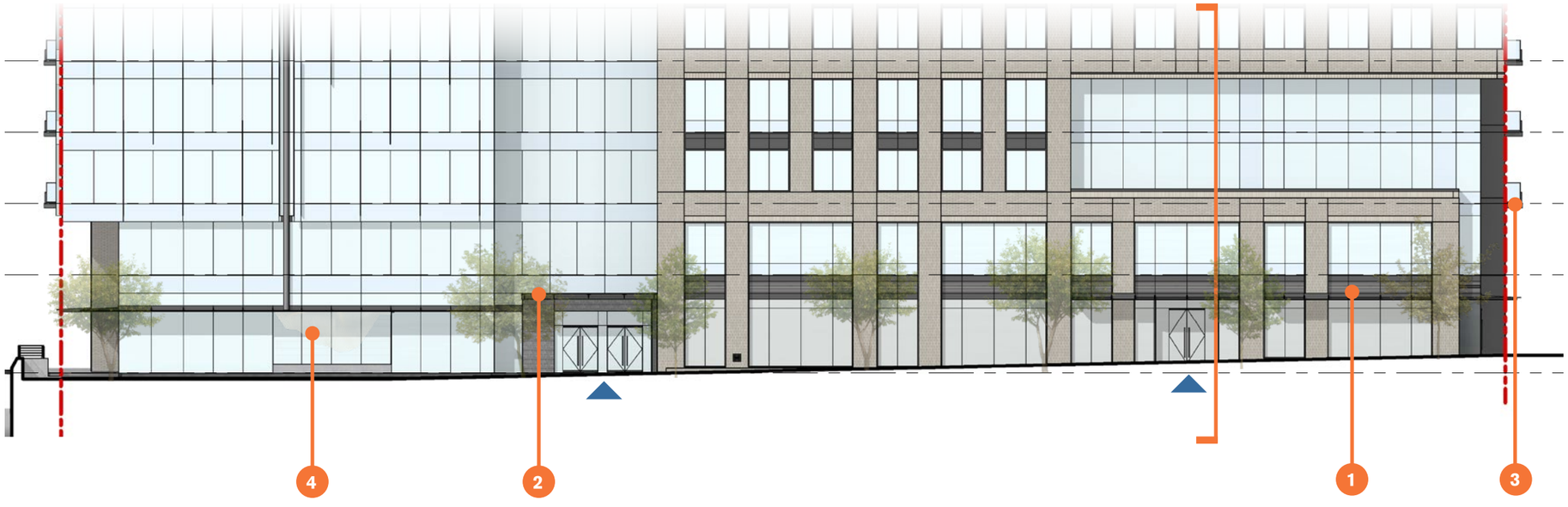
Key Notes

1. Retail canopy, typ
2. Main entry canopy, typ
3. Balcony
4. Water collection feature

Materials

- Light Brick
- Vision Glazing
- Spandrel
- Retail Glazing
- Wood Panel
- Ribbed Metal Panel
- Gray Metal Panel
- Cast in Place Concrete
- CMU

Enlarged Elevation - 6th Avenue North



Legend

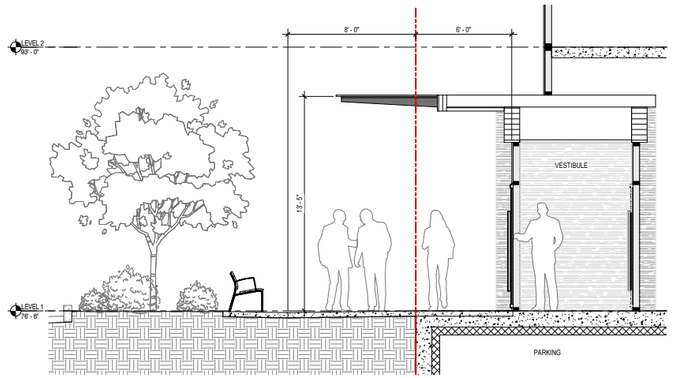
- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

ENLARGED SECTIONS

Main Building Entry

View Facing West From 6th Ave

Street Section - 6th Ave



Key Notes

1. Retail canopy, typ
2. Main entry canopy, typ
3. Balcony
4. Water collection feature

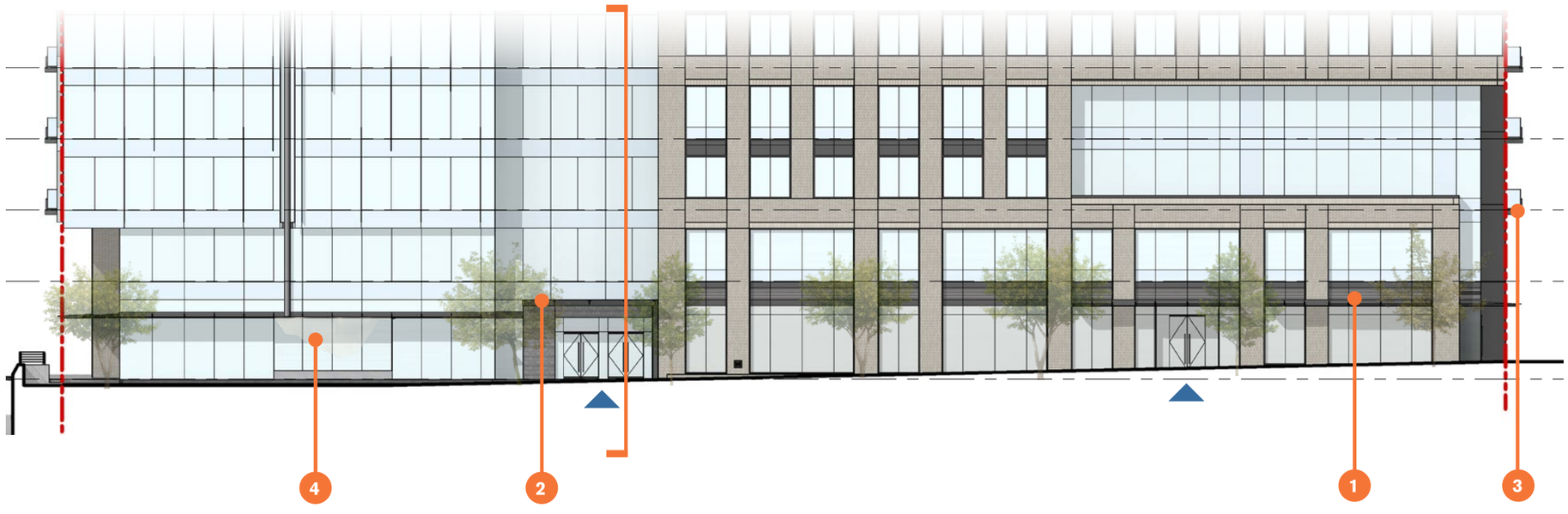
Materials

- Light Brick
- Vision Glazing
- Spandrel
- Retail Glazing
- Wood Panel
- Ribbed Metal Panel
- Gray Metal Panel
- Cast in Place Concrete
- CMU

Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

Enlarged Elevation - 6th Avenue North

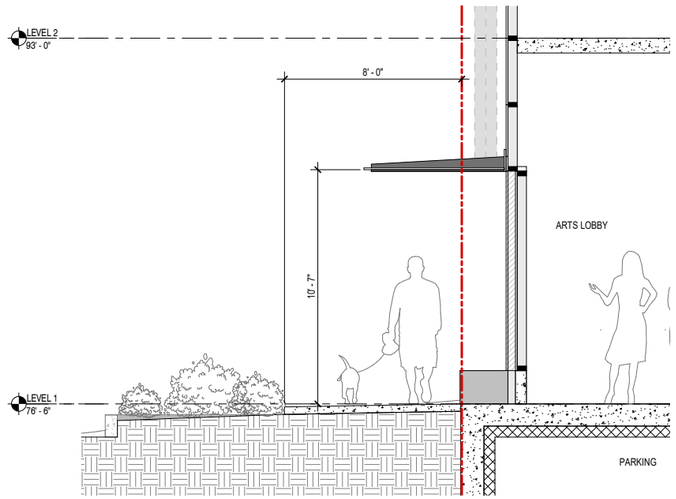


ENLARGED SECTIONS

Water Feature

View Facing West From 6th Ave

Street Section - 6th Ave



Key Notes

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4. Water collection feature

Materials

- Light Brick
- Vision Glazing
- Spandrel
- Retail Glazing
- Wood Panel
- Ribbed Metal Panel
- Gray Metal Panel
- Cast in Place Concrete
- CMU

Enlarged Elevation - 6th Avenue North

Legend

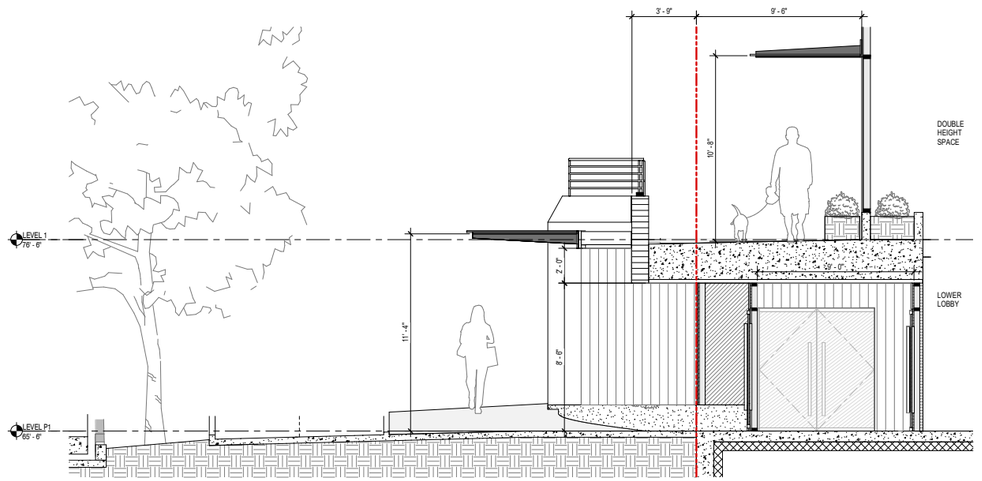
- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

ENLARGED SECTIONS

Mercer St Entrance

View Facing West From 6th Ave

Street Section - 6th Ave



Key Notes

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3. Balcony
4. Water collection feature

Materials

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- Wood Panel
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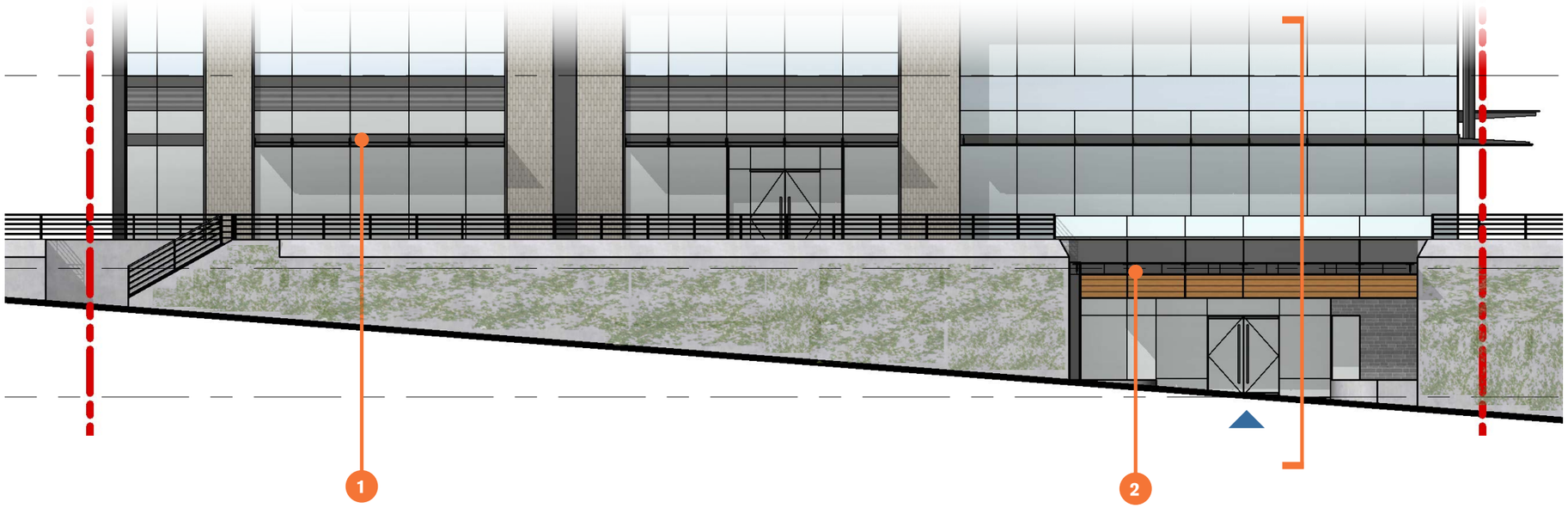
- Cast in Place Concrete
- CMU

Enlarged Elevation - 6th Avenue North



Legend

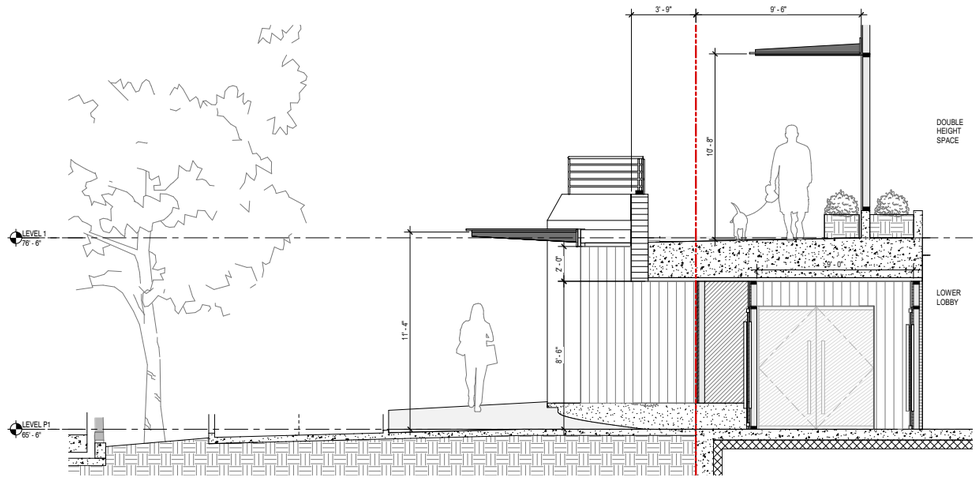
- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

ENLARGED SECTIONS

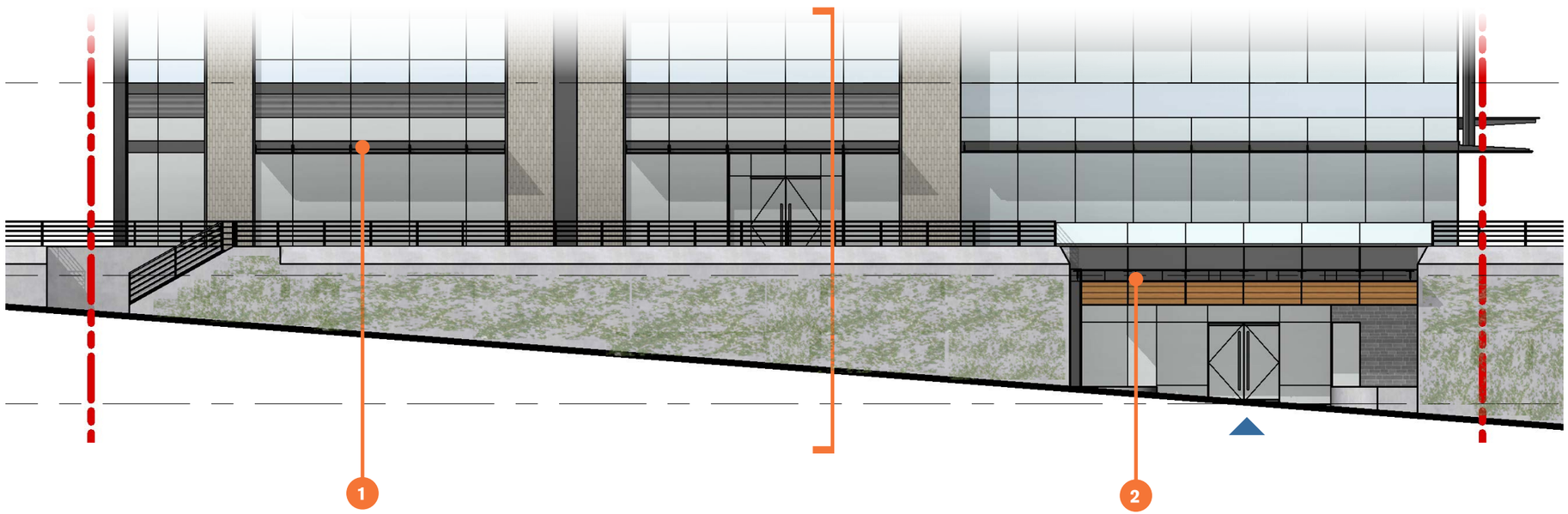
Mercer St Retail

View Facing West From 6th Ave

Street Section - 6th Ave



Enlarged Elevation - 6th Avenue North



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- CMU

Legend

- Property line
- Entry
- Retail Entry
- Vehicle Entry
- Service Entry

COLLINSWOERMAN | SCHNITZER WEST | 570 MERCER | DECEMBER 17, 2021

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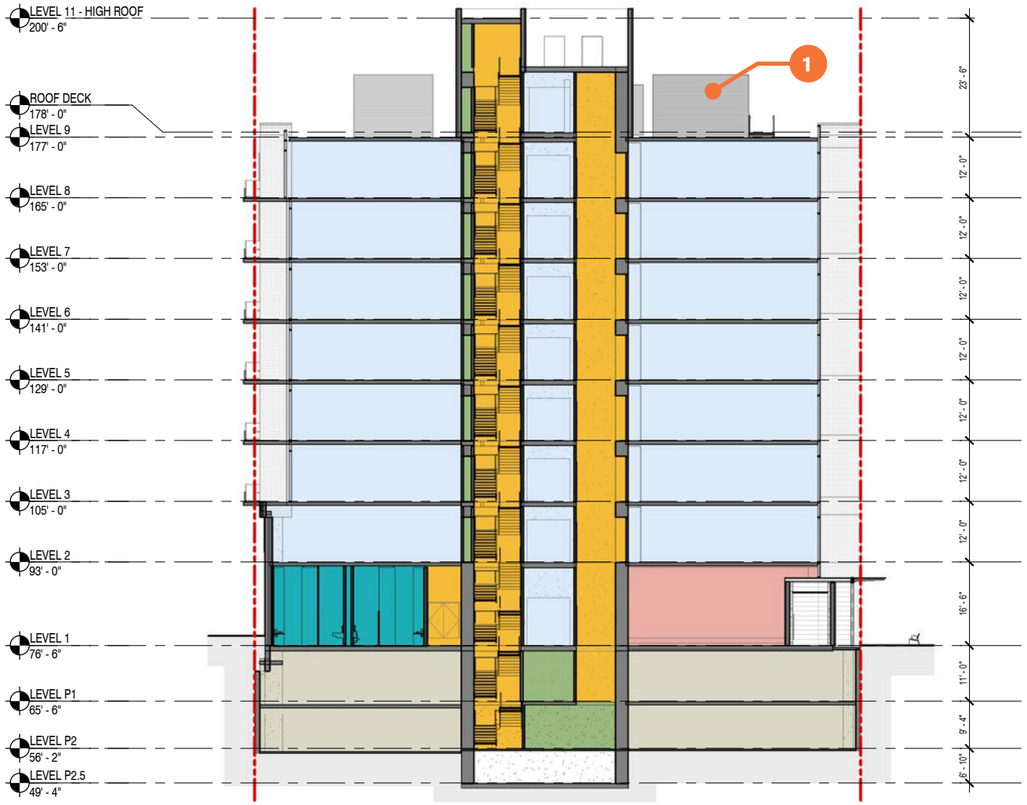
SECTIONS

NS Section - Facing North

Scale: 1” = 30’-0”



Keynotes

1. Mechanical Screening
2. Bifacial photovoltaic array
3. Stair access to arts lobby

Use

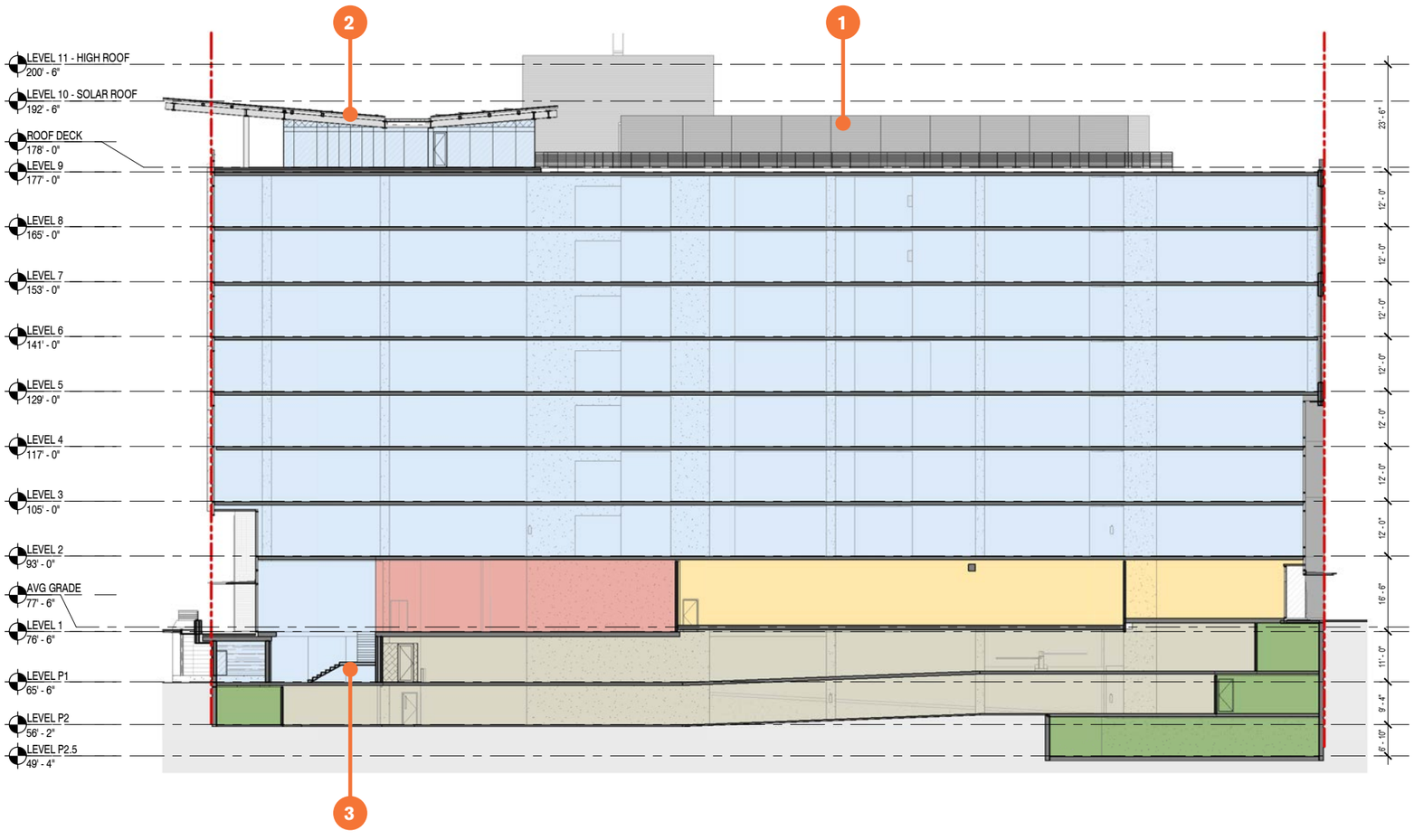
- Retail
- Office
- Arts Lobby
- Circulation
- Mechanical / service
- Parking
- Amenity
- Bike Storage

Legend

- Property line

EW Section - Facing West

Scale: 1" = 30'-0"



Keynotes

1. Mechanical Screening
2. Bifacial photovoltaic array
3. Stair access to arts lobby

Use

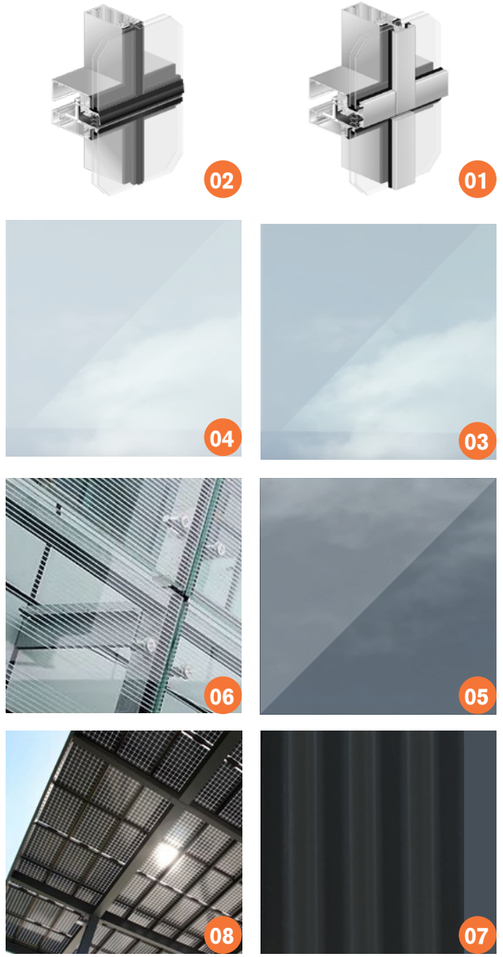
- Retail
- Office
- Arts Lobby
- Circulation
- Mechanical / service
- Parking
- Amenity
- Bike Storage

Legend

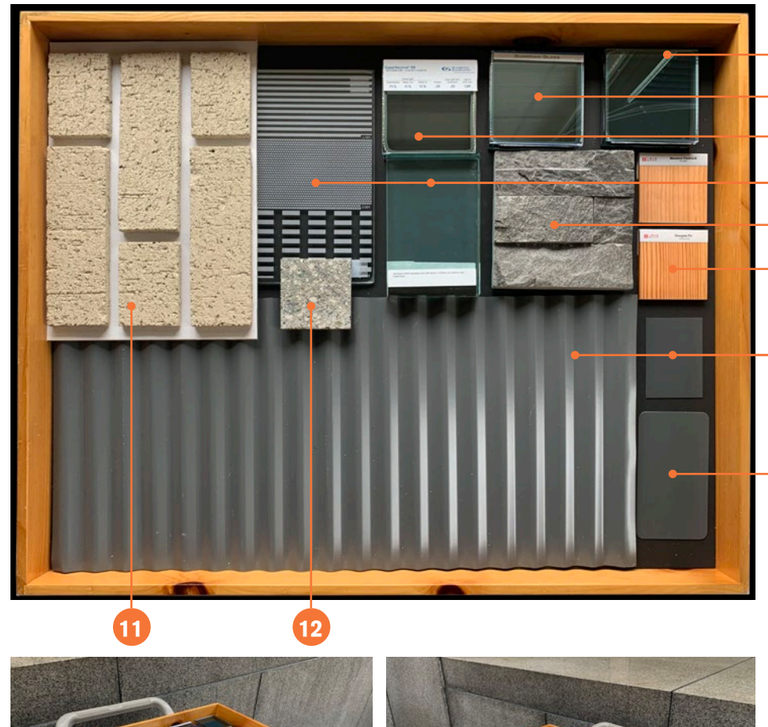
- Property line

MATERIAL + COLOR PALETTE

Digital Material Board



Live Material Board



Material Keynotes

01 **Oldcastle:** Reliance Unit Wall: Silicon Butt-glazed

02 **Oldcastle:** Reliance TC: Stick Framed/Capped

03 **Guardian:** SNE 50/25: Ultra Clear Vision Glazing (Office)

04 **Guardian:** SN 68: Ultra Clear Vision Glazing (Retail)

05 **Guardian:** SNE 50/25: Dark Gray Spandrel Glazing (Office)

06 **NW Industries:** Ceramic Frit: Glass Canopy/Glass Fins

07 **Metal Sales:** Corrugated Metal Panel/Plate Metal Panel: Charcoal

08 **LG:** NeON 2: Bifacial PV Panels

09 **Norstone:** Slimline: Charcoal Stone

10 **TBD:** Stained Dimensional Wood: Soffits/Entries

11 **Mutual Materials:** Norman Brick: Modified Granite

12 **Mutual Materials:** Carbon Cure CMU: Natural

Material Notes

The proposed design will incorporate a high quality, durable, and simple material palette that will accomplish the following criteria:

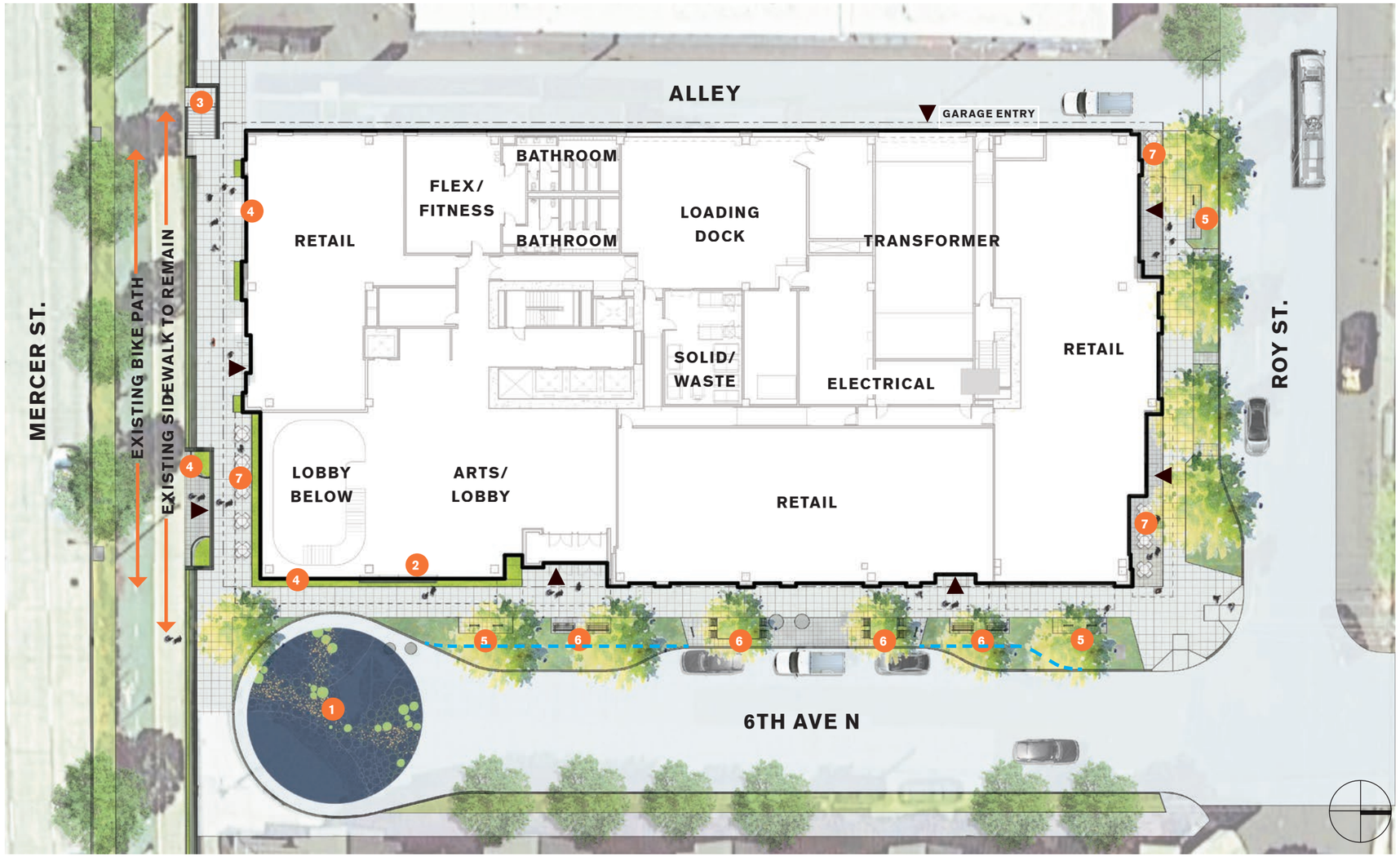
- Strengthen massing moves with contrasting materials
- Red list free materials that are locally sourced
- Use materials uniquely to provide depth, texture, warmth, and scale
- Compliment the existing neighborhood charachter

Landscape Design

LANDSCAPE DESIGN

Overall Landscape Plan

Landscape Plan



Entrance / Exit

SDOT Preferred Curb Line

Description

- Site and landscape design are designed to achieve the Urban Village Neighborhood Access street designation of 6th Ave N. and Roy St.
- Generous landscape and furniture zones adjacent to the street with large curb bulbs and soil volume for street trees provide a garden like edge in the public right-of-way.
- Building setbacks on Roy allow for outdoor retail spill out.
- The main building entry on 6th Ave N is highlighted by building foundation planters and a “Rain Water” harvesting feature element that tells the story of this important Living Building design element.
- Street level landscapes are pollinator habitat enhancements and the story of bee migration and bee keeping is told in interpretive elements from the cul-de sac street mural to integrated information signage in the right-of-way plantings.
- Strong indoor outdoor landscape connections are present. The indoor lobby experience is rich in interior landscaping from the Mercer street level up to the main lobby that is visible from the street through the facade.

Keynotes

1. Street Mural
2. Rain Harvesting demonstration garden
3. Mercer Stair Connection
4. Raised Planter
5. ROW Bike Parking
6. ROW Seating Element
7. Movable Furnishings

Description

- The Mercer Street frontage provides a landscaped entry portal into the new building through a wide street level opening in the existing Mercer Street wall.
- This entry provides direct access to a large indoor bike facility and an multi story lobby experience up to the 6th Ave street level through a grand landscaped stairway and elevators.
- At the project's west edge, a new stairway is proposed from the Mercer Street sidewalk to the upper Mercer fronting sidewalk, further breaking down the scale and impenetrability of the existing wall.
- The existing London Plane trees on Mercer remain protected in place as does the Ivy wall planting along the wall that will remain.
- The upper level sidewalk along Mercer provide a generous sidewalk width with raised planters along the buildings retail and entry facade.

1 Raised Planters

2 Walkway Above

▶ Entrance / Exit

Pedestrian Views

Mercer Street: West View

Mercer Street Lobby Entry

Mercer St Connection

LANDSCAPE DESIGN

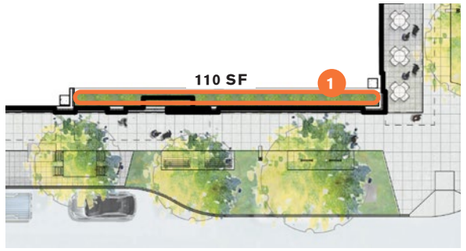
Rooftop

Roof Plan

Description

- The Roof top spaces are designed to accommodate groups in landscape room settings.
- Simple raised steel planters provide enclosure to each “outdoor room” and allow different groups of office workers to meet and work outside.
- A large portion of the rooftop space is covered by a Solar Array roof providing additional opportunities for outdoor gathering in all seasons.
- A rooftop Dog Zone and large areas of Pollinator friendly meadow plantings are proposed to support the Bee Hives that will occupy the roof top area.

Level 3 Planter



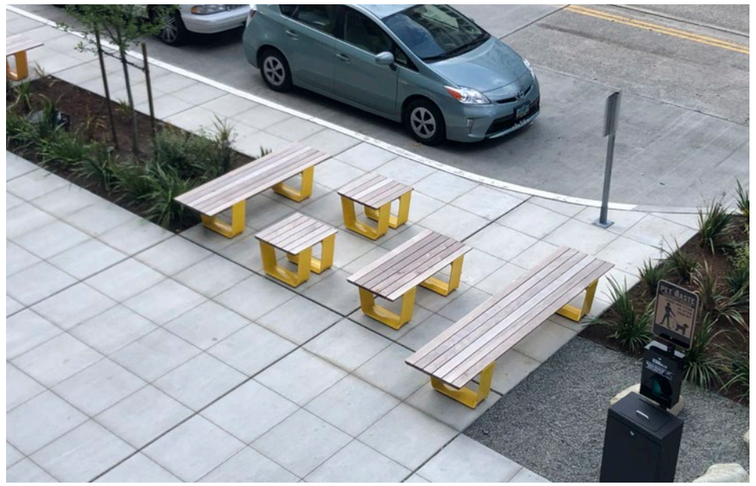
Keynotes

1. Pollinator Planting / Bee Hives
2. Raised Planters
3. Outdoor Amenity Space
4. Outdoor Furnishings
5. Dog Park Area
6. Mechanical / Service area

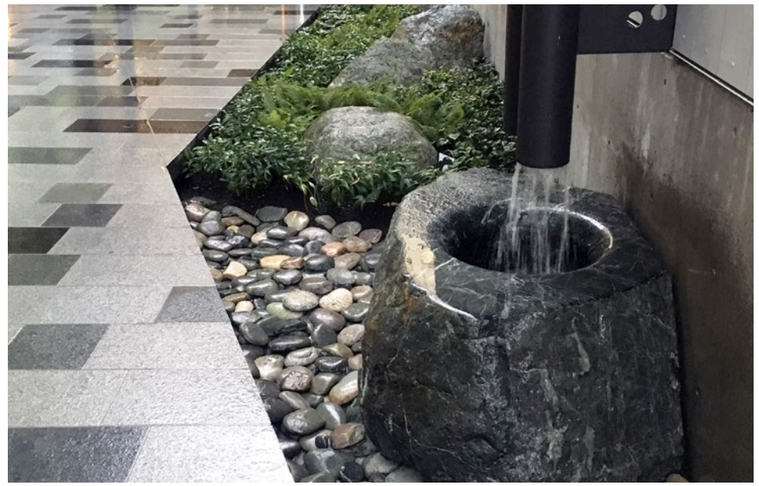
▶ Entrance / Exit

ROW Planting and Sidewalk

ROW Furnishing



Water Harvest system artfully displayed



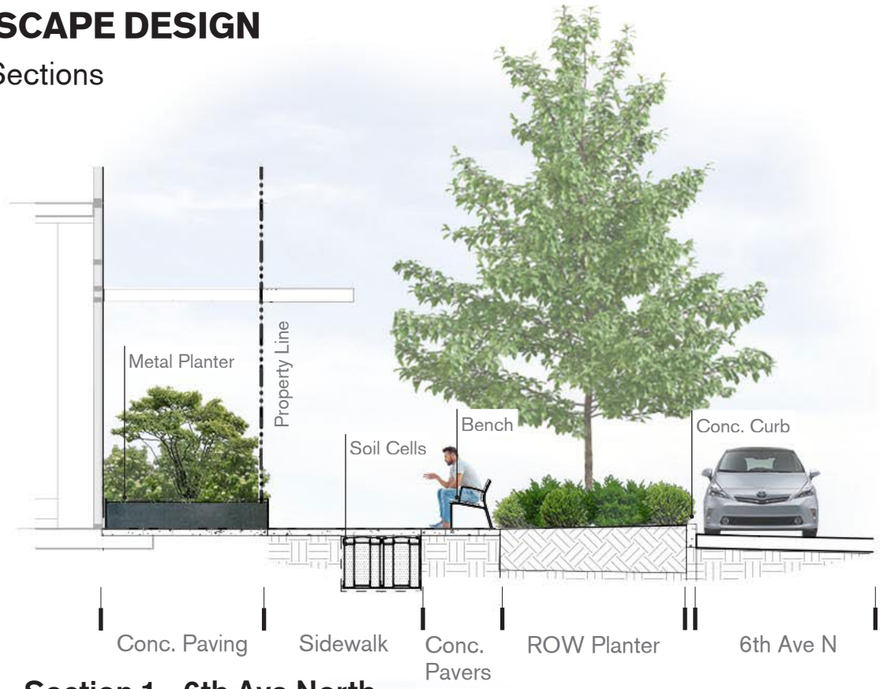
Streetscape Site Furnishing

Furnishing is integrated into landscape planting zone.

Interior Landscape Zones provide a connection to the exterior

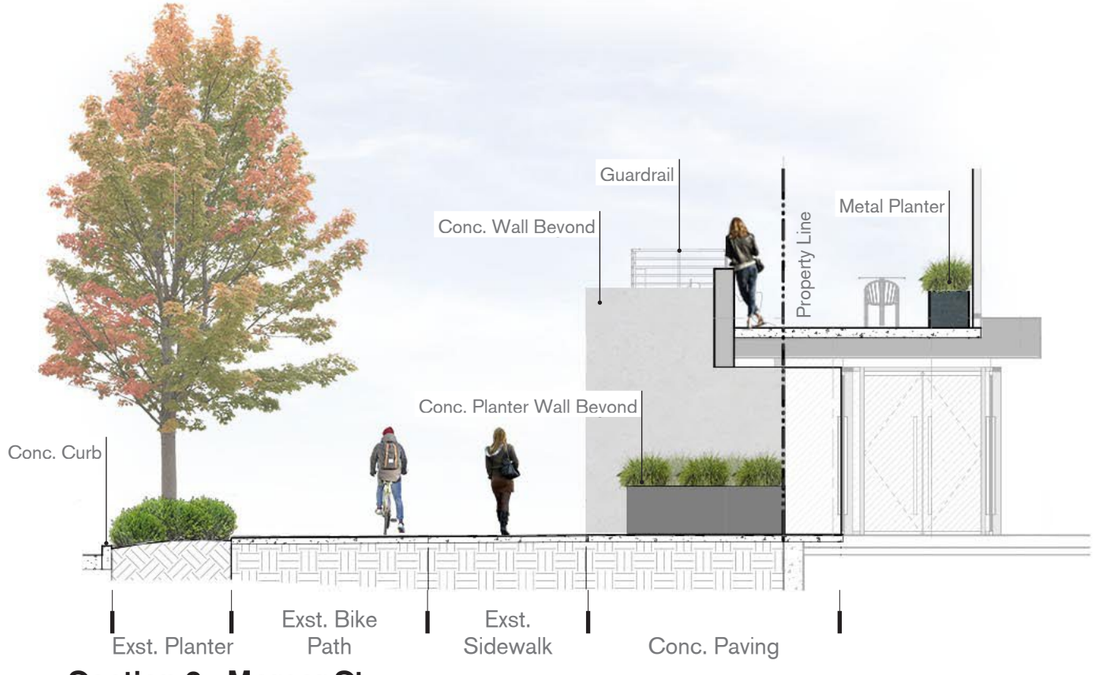
LANDSCAPE DESIGN

Street Sections

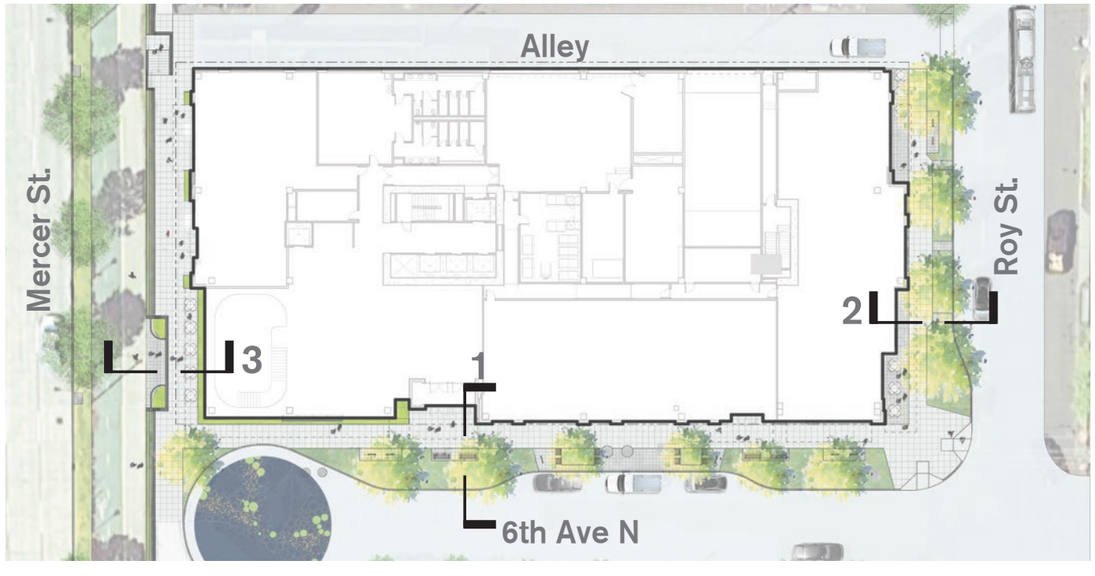


Section 1 - 6th Ave North

Section 2 - Roy St.



Section 3 - Mercer St.



Keymap

Street Level Trees

Quercus hypoleucoides
Silver Leaf Oak

Quercus chrysolepis
Canyon Live Oak

Nyssa sylvatica 'n. splendor'
Sour Gum

ROW Plantings

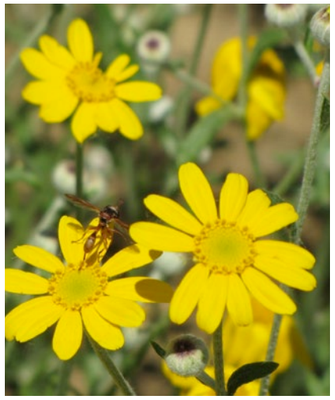
Dryopteris erythrosora
Autumn Fern

Epimedium pinnatum colchicum
Barrenwort

Grasses & Allium

Pollinator Plantings

Achillea millefolium
Common Yarrow



Eriophyllum lanatum
Oregon Sunshine

Dichelostemma congestum
Ookow

Roof Plantings

Arbutus Marina
Marina Strawberry Tree

Carex praegracilis
Field Sedge

Iris Tenax
Oregon Iris

Lighting & Signage

EXTERIOR LIGHTING PLAN

Lighting Glow Plan

Lighting Glow Plan

Fixture Summary

1. Slimline Linear Down light
2. Direct-indirect Wall Sconce
3. Outdoor spotlight
4. Linear Rubber 3D Optic
5. Floodlight
6. Linear LED Channel
7. Step Light
8. Performance Wall-mounted Down

*Final fixture selections are pending with consideration of Living Building Pilot

Goals Summary

The lighting is designed to respectfully accent the architecture while creating a strong pedestrian experience that is both safe and inviting. The pedestrian way is illuminated with downlighting hidden in the storefront canopies. The southeastern corner of the facade provides a dramatic statement with an illuminated rain leader running vertically up to the rooftop as well as up lit soffit. The columns throughout are highlighted with pedestrian scale direct-indirect sconces creating visual interest and pattern. The alleyway utilizes performance wall sconces.

SIGNAGE CONCEPTS

Interpretation

Living Building Interpretation

A major tenet of the The Living Building Pilot Program is education; to illustrate to both daily users and the general public what the LBPP is and how the building is meeting its environmental goals. 570 Mercer uses both conceptual and apparent features to provide an interesting, informative and evolving educational experience to everyone; those who pass by at street level, or those who work on the office floors above.

These pages illustrate the many public art components and educational feature incorporated into 570 Mercer, and provides more detailed views for a selected few.

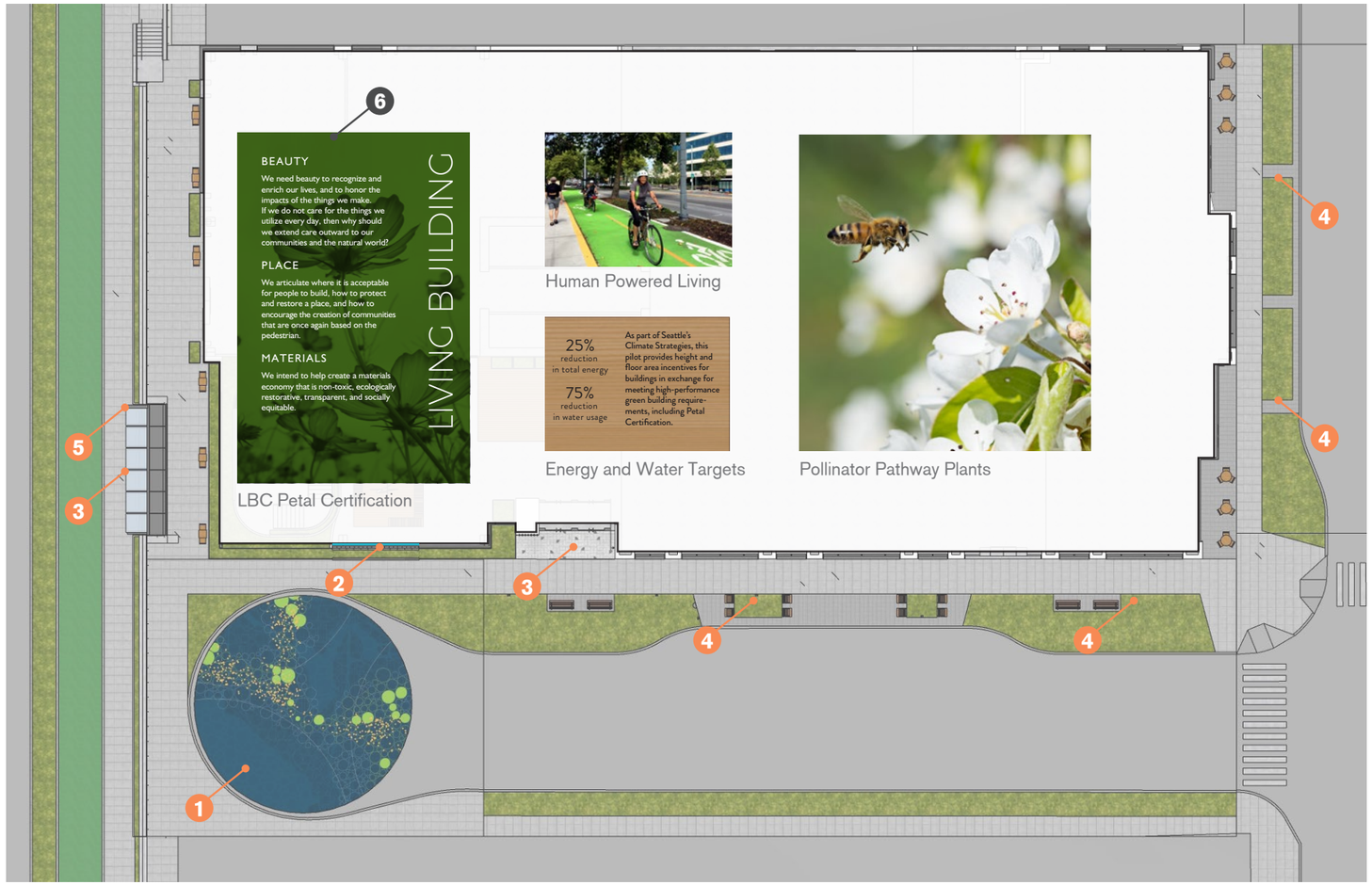
Integrated Living Building interpretive elements will reflect the energy and innovation of this unique building and site. Interpretive elements
featured along the 6th Ave N approach and Mercer sidewalk will provide insightful touchpoints to engage visitors and provide context for Living Building Pilot Program strategies and building features. The interpretive elements will inform but also inspire curiosity and a desire to learn and understand more about this place.

It is our design intent to provide interpretive elements that beautify the streetscape, but also enhance the public experience through insightful bits of knowledge that emphasize the commitments sustainability and neighborhood improvements.

Interpretation Touchpoints

The focal points in the public facing space that work together to convey the Living Building attributes and placemaking.

Living Building Key Plan



Interpretives

1 Pollinator Pathway Map Mural
2 Water Collection Feature
3 Entry Threshold LB Intro and Metrics
4 Markers for Pollinators and Irrigation
5 Bike Room Wayfnding
6 Lobby Directory LBC Content

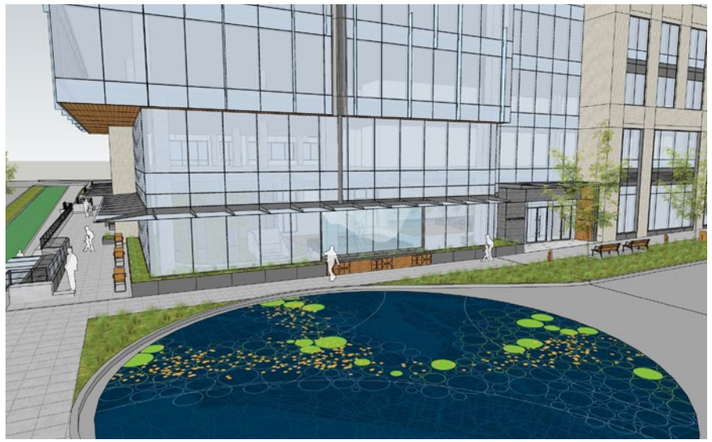
Content

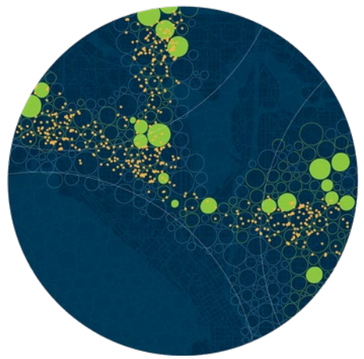
- Building Performance
- Biophilic Benefits
- Place & Culture

Living Building Interpretation

1 – Pollinator Pathway Map Street Mural

The street mural is imagined as a map of the area pollinator pathway. The “reorganized landscape” street mural demonstrates the position of 570 Mercer as a crucial link in a well-connected pathway across the city. Graphics feature green spaces along the pathway and the anticipated movement of the pollinators through this area.





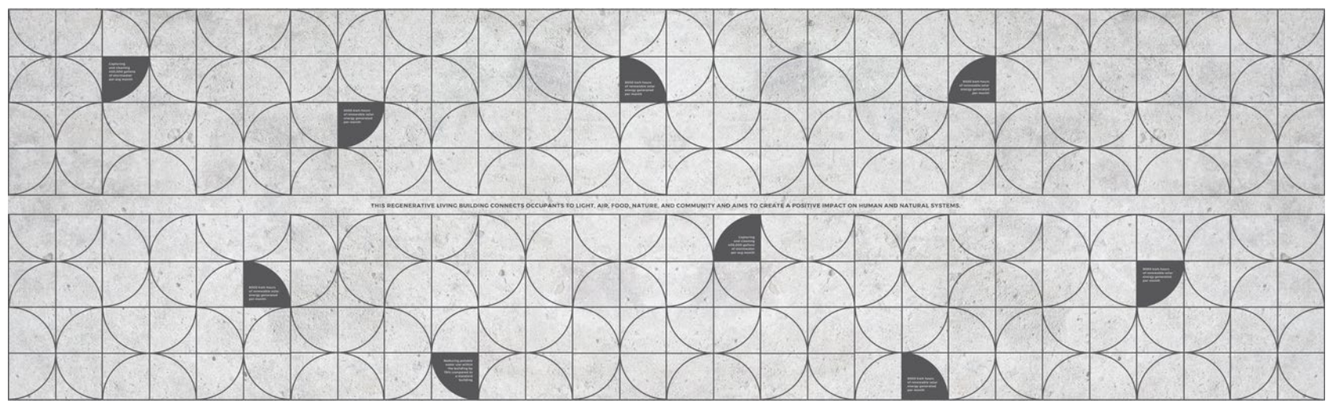
POLLINATOR MAP AREA GRAPHIC

2 – Water Collection Feature

This expression of the water collection is designed into the entry experience and visibly aligned with a featured downspout on the facade of the building and water running over the glass. Here an understated text will complement the basin with an insights about water use on site. The water over the glass is accompanied by a graphic of typical yearly rainfall totals for the Seattle area.

3 – Entry Threshold LB Intro and Metrics

Living Building educational signage supporting the Materials, Beauty and Place petal requirement is integrated into this entry threshold experience as both an introduction to the Living Building Challenge accompanied by metrics supporting the goals of the program.



ENTRY THRESHOLD AREA

SIGNAGE CONCEPTS

Interpretation

Living Building Interpretation

4 – Landscape Markers for Pollinators and Irrigation

Throughout the expanded curb bulb area on 6th Ave N and Roy St, pollinator plants have been introduced into the landscape to attract pollinators. In select locations amongst the planting beds, wood and metal markers identify pollinator plants and smart irrigation practices such as drought tolerant plantings.

LANDSCAPE MARKER GRAPHICS

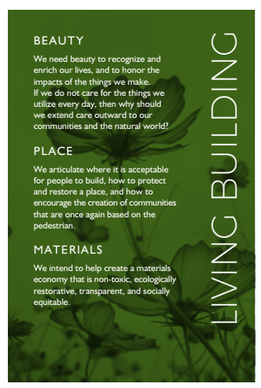
5 – Bike Room Wayfinding

To support the human powered living imperative of the place petal, the bike access and wayfinding have been prioritized to maximize use of the on-site bike storage.

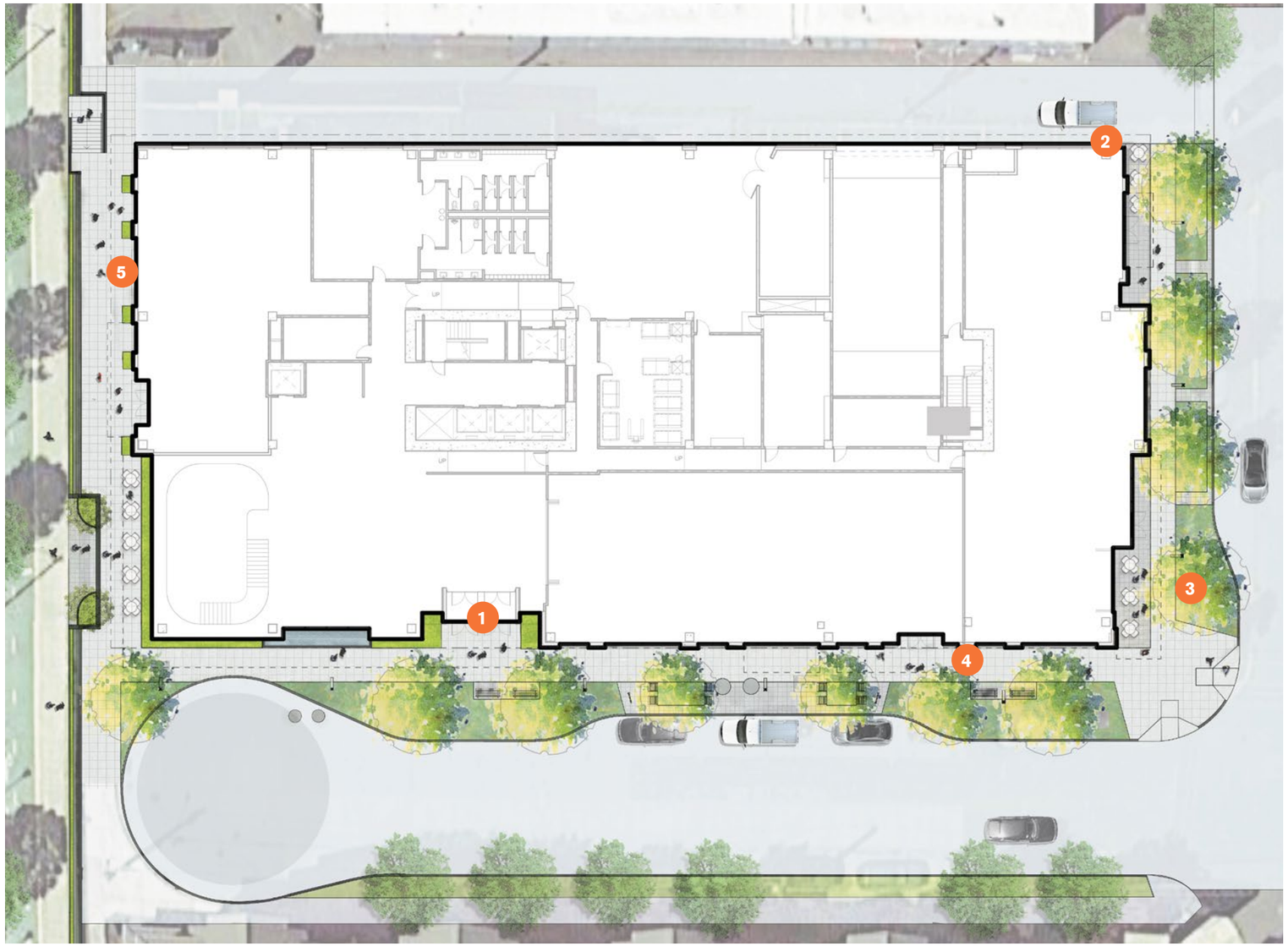
WAYFINDING

6 – Lobby Directory LBC Content

In support of the beauty petal, a lobby directory will be programmed with educational content to feature building performance and highlight key features of this living building.



Signage Plan



Keynotes

1 

Building ID at main entry

2 

Garage entry ID

3 

Primary retail tenant with entry ID sign parallel to street - vehicular orientation

4 

Primary retail tenant blade perpendicular to street /pedestrian orientation

5 

Upper level tenant signage

Signage will be oriented for both pedestrian and vehicular orientation as viewed from 12th Avenue as well as the alley.

SIGNAGE CONCEPTS

Building Entries

Building Signage Approach

1. Placemaking at 6th Ave N street end creates a people friendly space with artful, iconic and human-scale elements that supports the 570 Mercer design language and integrates Living Building narratives. Visual depth and interest, is an attraction for the pedestrian and encourages active street life and window shopping (in retail areas).

2. The project site's presence along Mercer Street affords an opportunity to serve as a gateway from the larger scaled South Lake Union neighborhood to the dynamic and varied urban fabric of the Uptown neighborhood.

1 ENTRY - 6TH AVE

2 ENTRY - MERCER ST, LOWER LEVEL

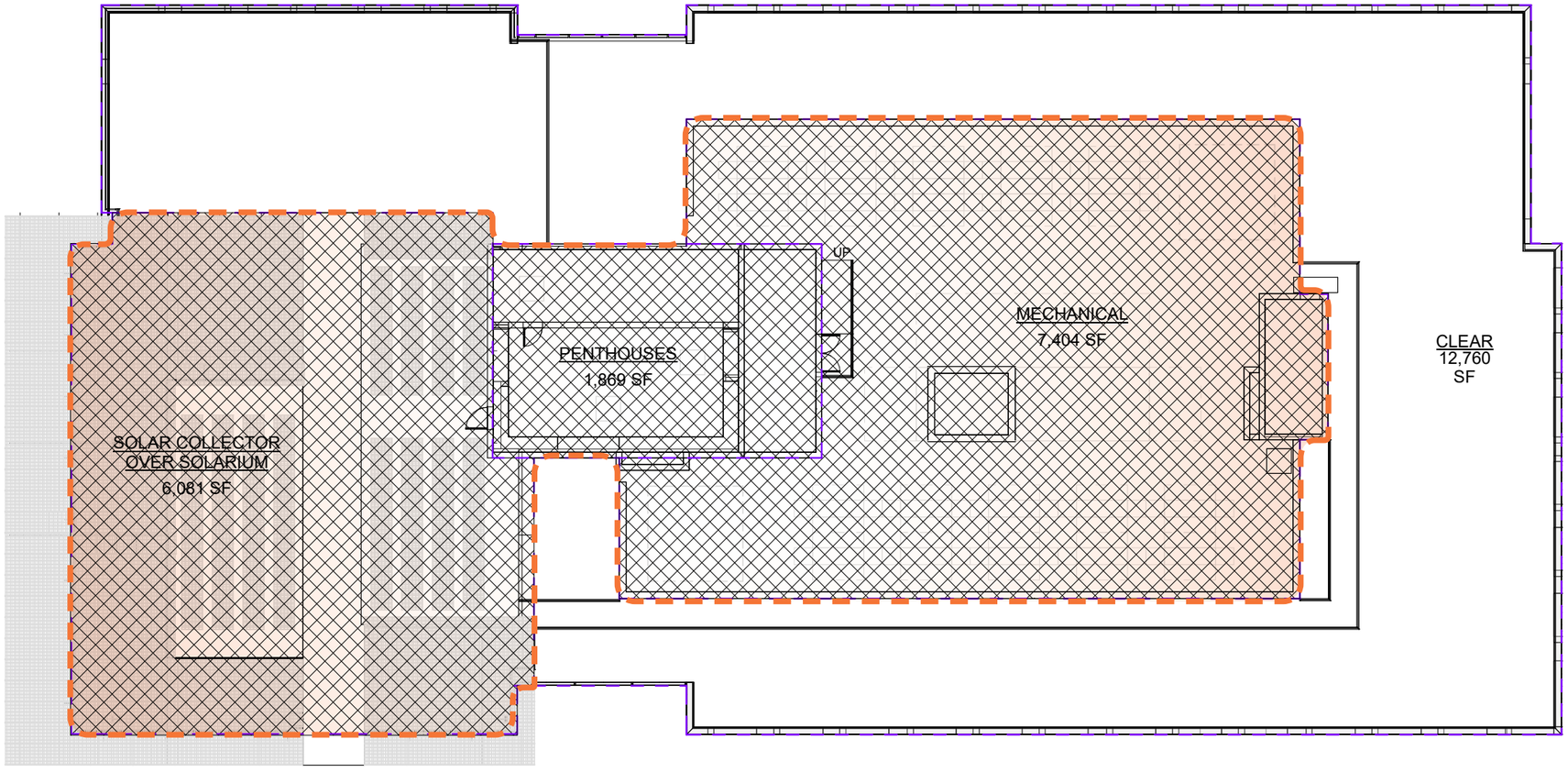
Departures

99

DESIGN DEPARTURES

Departure #1

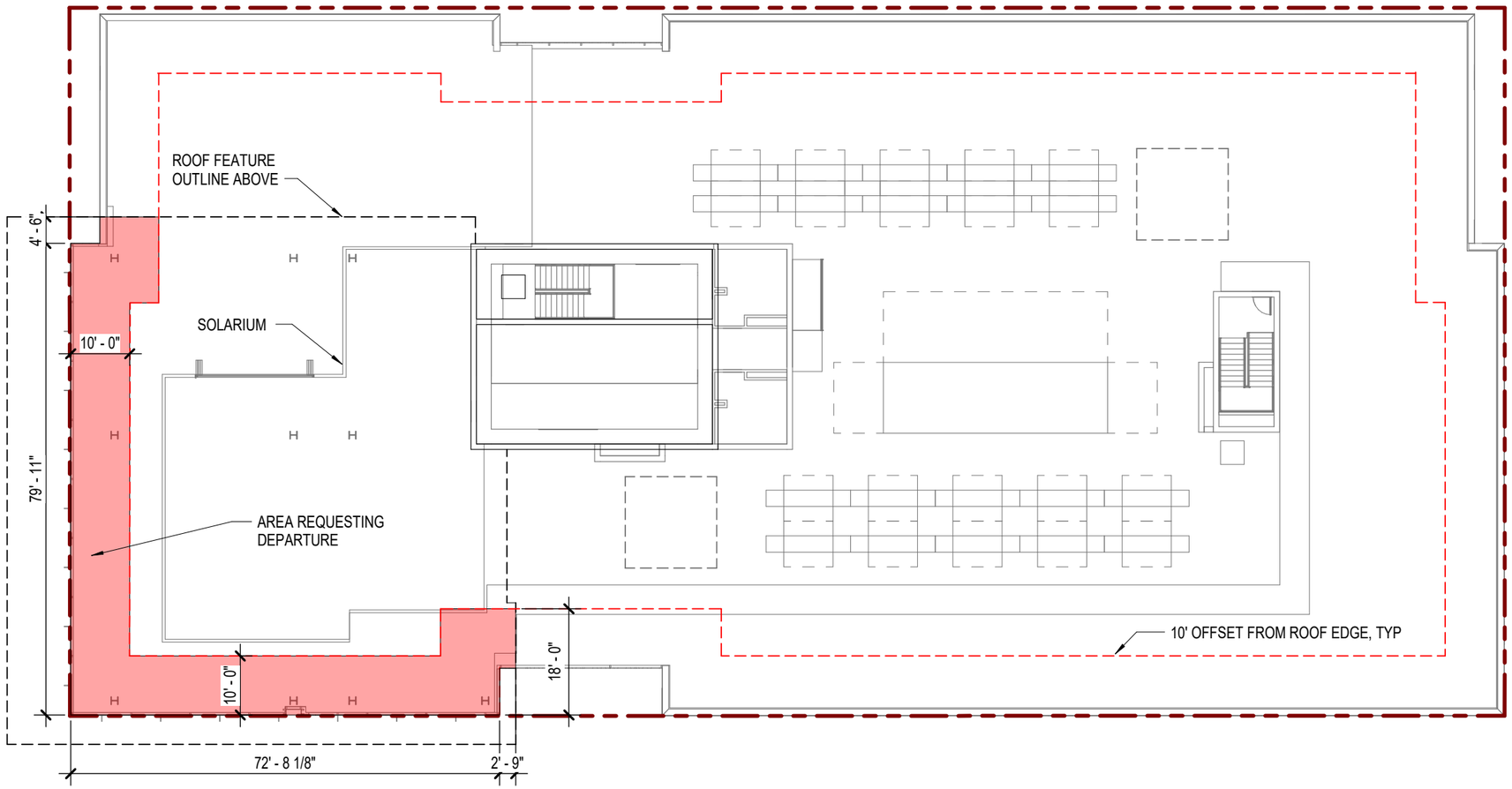
Rooftop Coverage Area



Rooftop Coverage		
Type	**Area**	**Percent of Total**
Clear	12,760 SF	45%
Rooftop Coverage	15,353 SF	55%
Total Roof Area	28,113 SF	

REQUIREMENT	REQUEST	RATIONALE	RELEVANT DESIGN GUIDELINES
1 23.48.025.C.4 Rooftop Features			
The combined total coverage of all features listed in this subsection does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment	The allowable rooftop features area be **increased to 55 percent**	The project more efficiently meets the large solar and water collection needs of the LBPP while avoiding the need for additional mechanical equipment and screening to the west of the exit pathway. In addition, there are MEP efficiencies created by localizing the solar array into a single location, which helps reinforce the massing concepts of the building.	CS1-A: Energy Use CS1-B: Sunlight & Ventilation CS1-E: Water DC2-5: Tall Buildings

Rooftop Coverage Encroachment

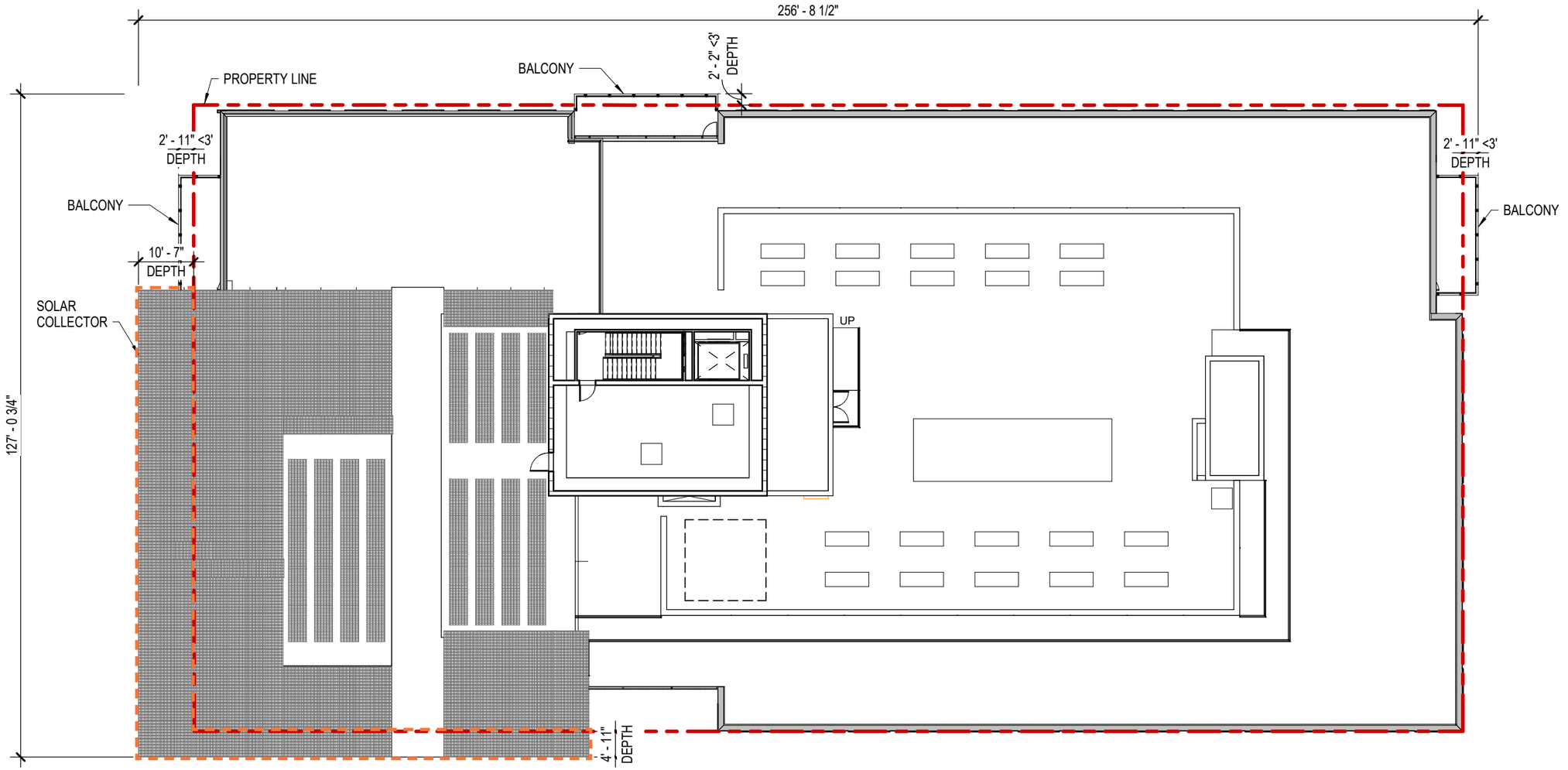


REQUIREMENT	REQUEST	RATIONALE	RELEVANT DESIGN GUIDELINES
2 23.48.025.C.7 Rooftop Feature - Encroachment			
Total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area.	All mechanical equipment is screened. The solar roof encroaches on the 10 ft setback on the southeast corner.	1. It provides an unobstructed area for solar capture 2. It extends our building footprint for water capture 3. The solar collector roof creates an architectural terminus to the gateway corner of the building while calling attention to the high performance sustainability goals	CS1-A: Energy Use CS1-B: Sunlight & Ventilation CS1-E: Water DC2-5: Tall Buildings

DESIGN DEPARTURES

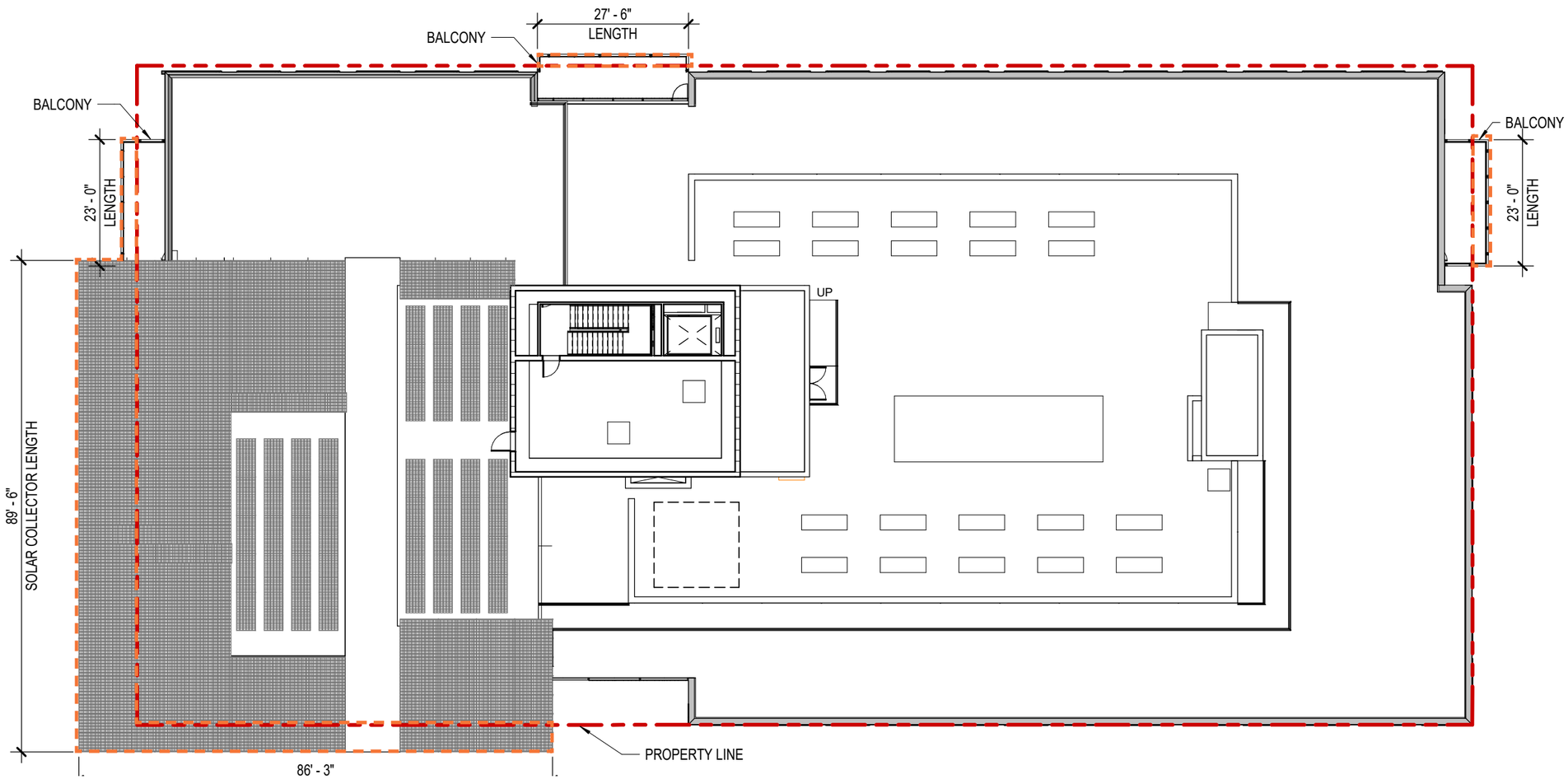
Departure #3

Structural Building Overhang - Depth



REQUIREMENT	REQUEST	RATIONALE	RELEVANT DESIGN GUIDELINES
3 23.53.035.B.5 Structural Building Overhang			
Depth: The maximum horizontal projection for a structural building overhang, measured to the furthest exterior element, shall be 3 feet, and the projection shall in no case be closer than 8 feet to the centerline of any alley (see Exhibit B for 23.53.035).	The south balconies and solar roof overhang be allowed to extend 2'-10" on the east and 7'-8" on the south in depth over the maximum 3' allowed per code.	23.41.012.D.2.h allows for the requirements under SMC 23.53.035.B.5 to be modified if they better meet the goals of the LBPP. The solar roof above the R1 level better meets the intent of the LBPP by providing optimal location for PV panels, increased rainwater capture area, shading and solar heat gain mitigation for the southern facade while providing an intuitive termination to the building massing.	CS1-B: Adjacent sites, streets and open spaces DC2-C1: Visual Depth & Interest DC2-C2: Dual purpose elements

Structural Building Overhang - Length

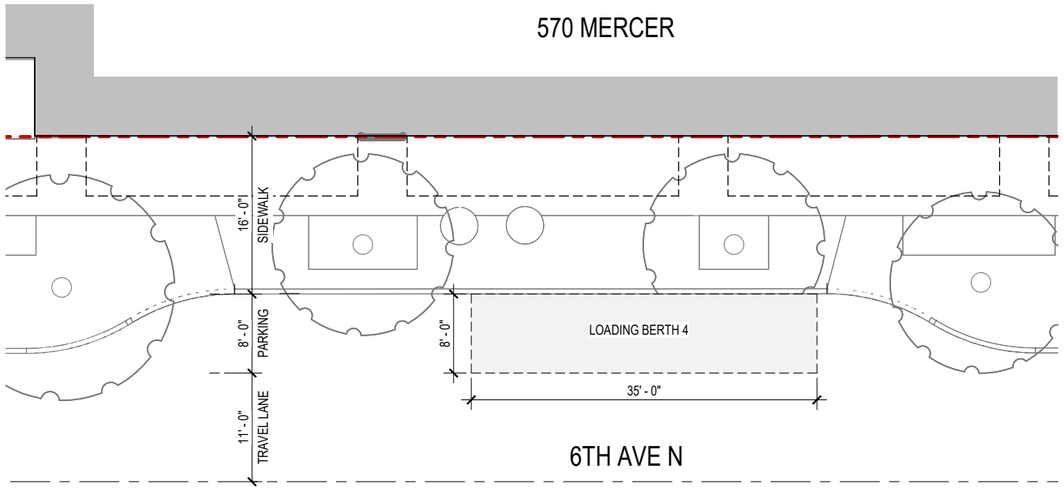


REQUIREMENT	REQUEST	RATIONALE	RELEVANT DESIGN GUIDELINES
4 23.53.035.B.7 Structural Building Overhang			
Length: The maximum length of each structural building overhang shall be 15 feet measured at any location that is beyond the property line. The bay or other projection may be shaped in any way that remains within the 3 foot by 15 foot envelope beyond the property lines (see Exhibit D1 for 23.53.035).	Solar roof overhang be allowed to extend 74'-5' on the south and 71'-2" on the east over the maximum 15' length allowed Balconies be allowed to extend 12'-6" on the west and 8'-0" on the north and south.	The solar roof above the R1 level better meets the intent of the Living Building Challenge Extended balconies will provide access to outdoor space on l3-8, better meeting the intent of the Living Building Challenge without impacting rainwater and solar capture on the roof.They also provide shading and solar heat gain mitigation for the office spaces along the southern facade (CS1-B) while providing additional modulation to the massing creating visual depth and interest.	CS2-2: Adjacent sites DC2-4: Dual purpose elements

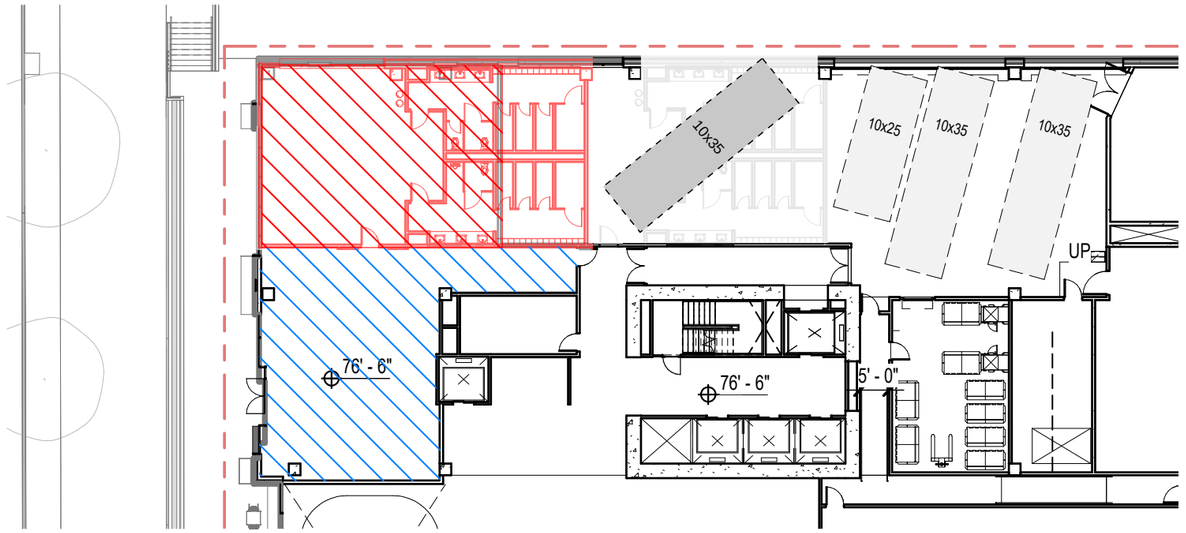
DESIGN DEPARTURES

Director Decision #1

Proposed 4th Loading Berth Location

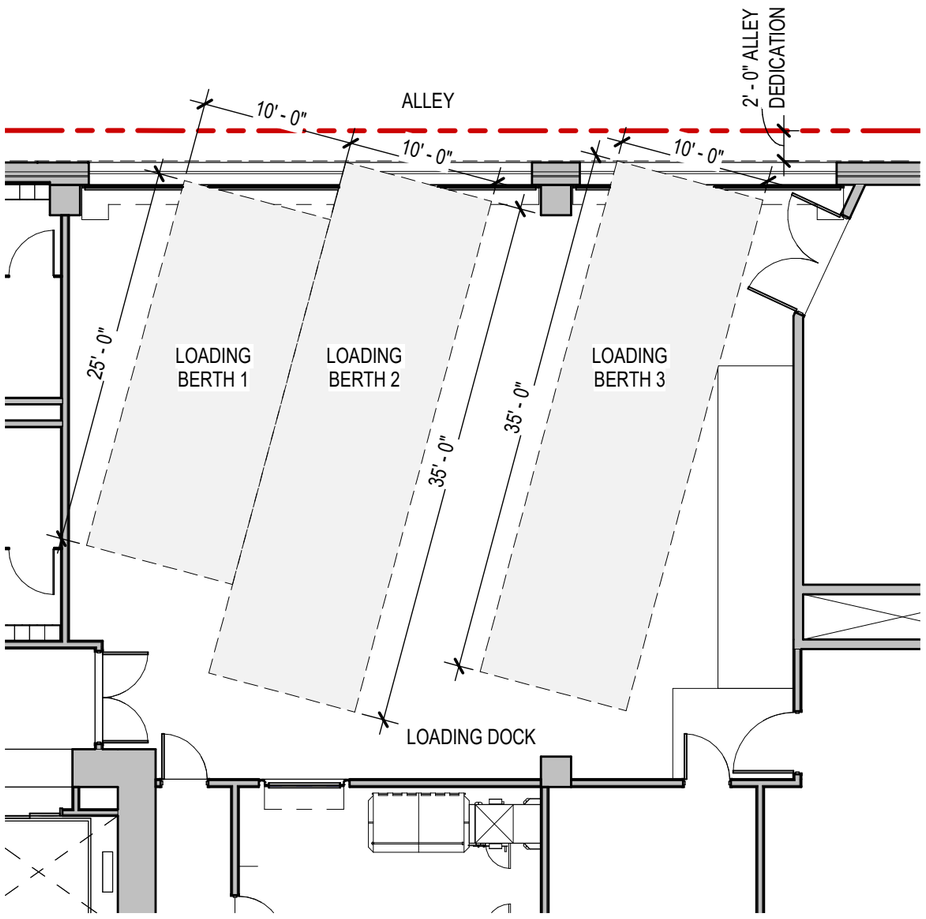


Code Compliant Loading Berth Locaiton

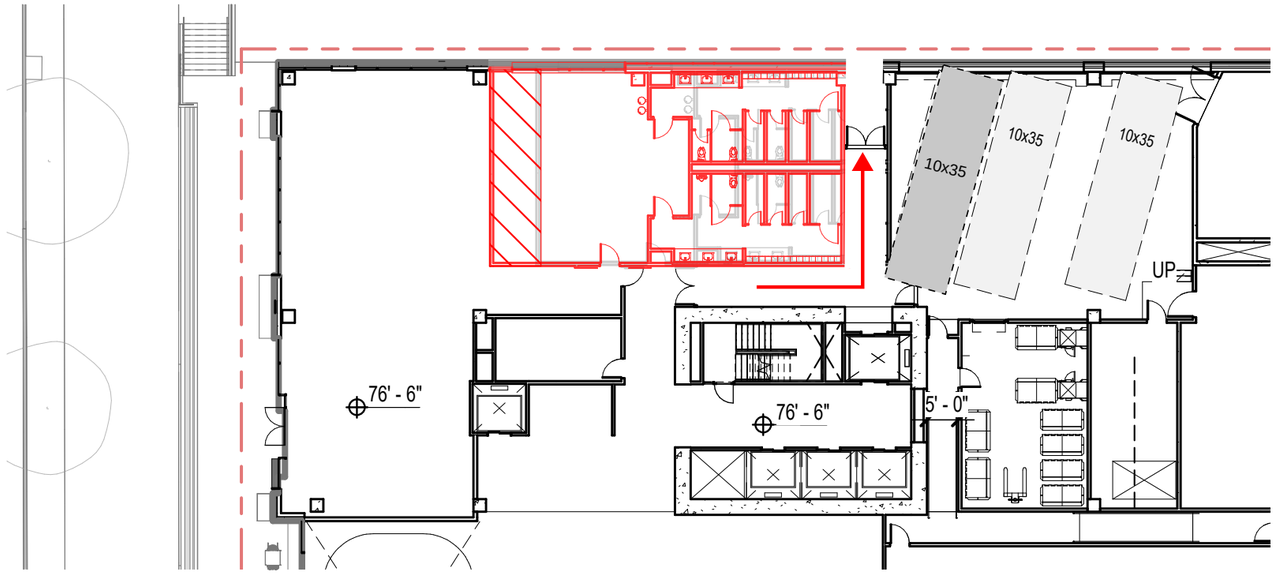


REQUIREMENT	REQUEST	RATIONALE
1 SMC 23.54.035.B.1		
For uses with less than 16,000 square feet of gross floor area that provide a loading space on a street or alley, the loading berth requirements may be waived by the Director if, after review, the Director of Transportation finds that the street or alley berth is adequate.	Project is seeking director decision for **3 loading berths** in loading dock off the alley + loading berth 4 on 6th ave	The expansion of the current loading dock to include a fourth loading dock would impinge on the adjacent bike commuter facilities and consequently reduce the depth of the retail space on the SW corner.

Proposed Loading Beth Depths



Code Compliant Loading Berth Depths



REQUIREMENT	REQUEST	RATIONALE
2 SMC 23.54.035.C.2.C		
Exceptions to Loading Berth Length. Where the Director finds, after consulting with the property user, that site design and use of the property will not result in vehicles extending beyond the property line, loading berth lengths may be reduced to not less than the following: (i) High-demand Uses. Thirty-five (35) feet when access is from a collector arterial or local access street; and forty-five (45) feet when access is from a principal or minor arterial street; (ii) Low- and Medium-demand Uses. Twenty-five (25) feet.	Project is seeking director permission for loading berth 1 to be **25 feet long**.	A full sized loading berth of 35’ would require the current dock access door to shift south. A necessary corridor would force the amenity space to also migrate south and reduce viable retail space along the SW corner at Mercer St.

Appendix

JANUARY 31, 2022 | 570 MERCER | SCHNITZER WEST | COLLINSWOERMAN

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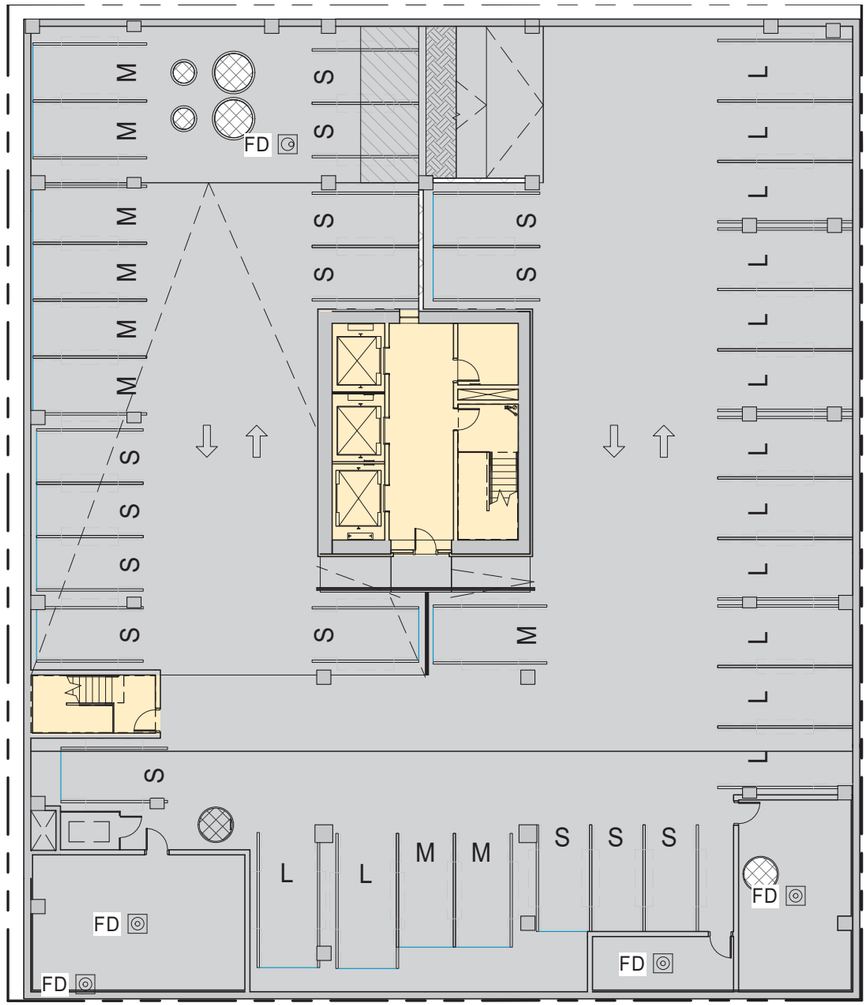
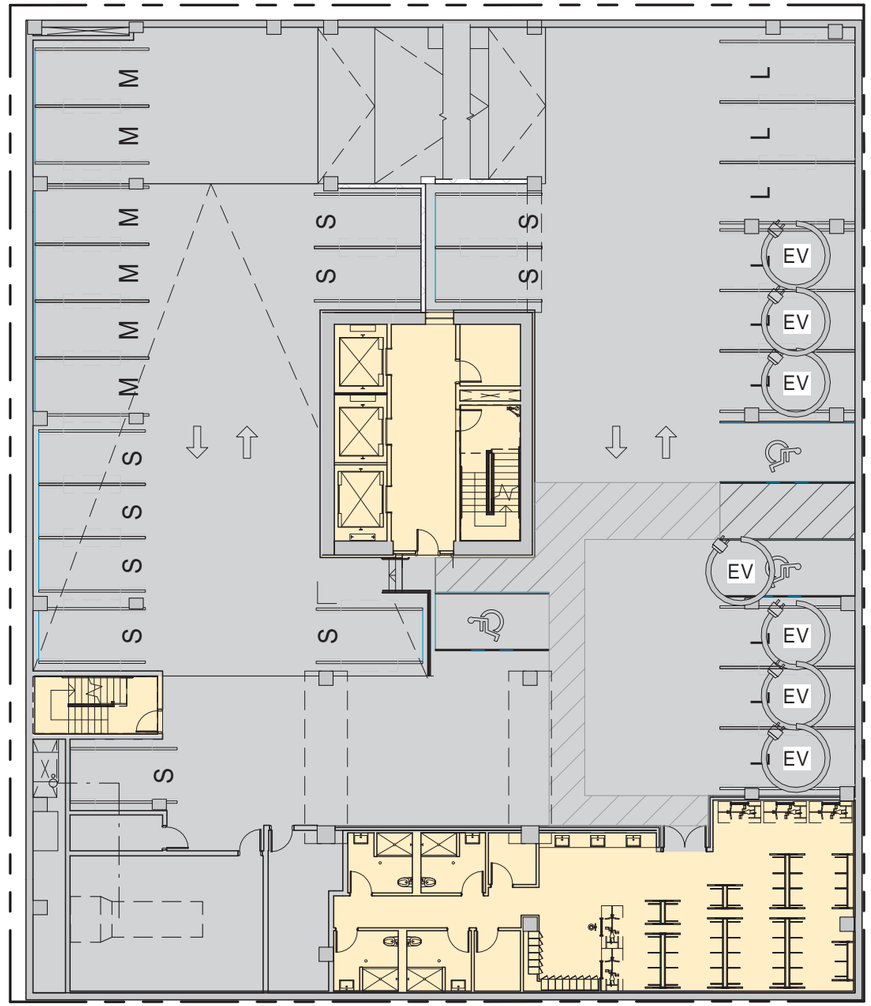
Parking Level P2



Parking Level P1



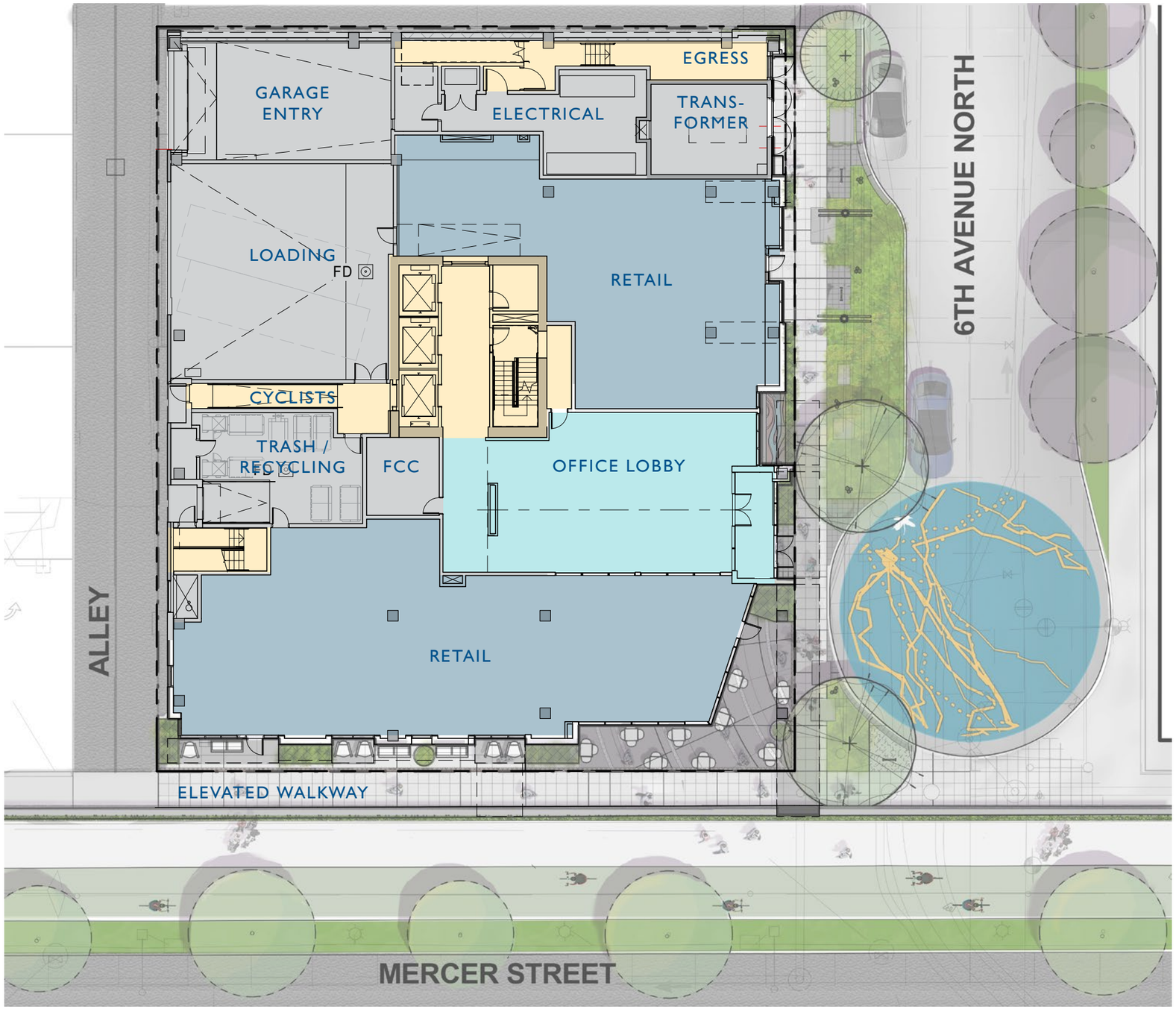
N

OFFICE CIRCULATION BOH RETAIL

APPENDIX

Ground Floor Plan

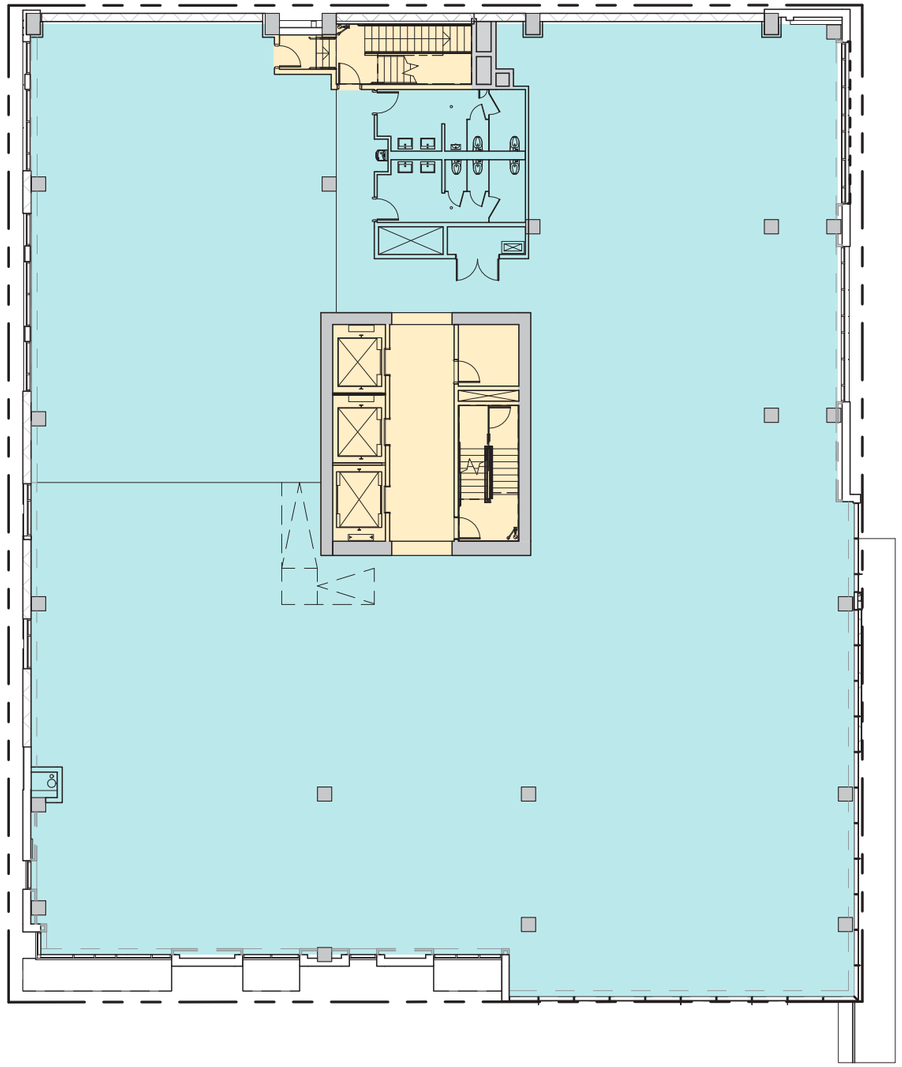
Level 1 Floor Plan



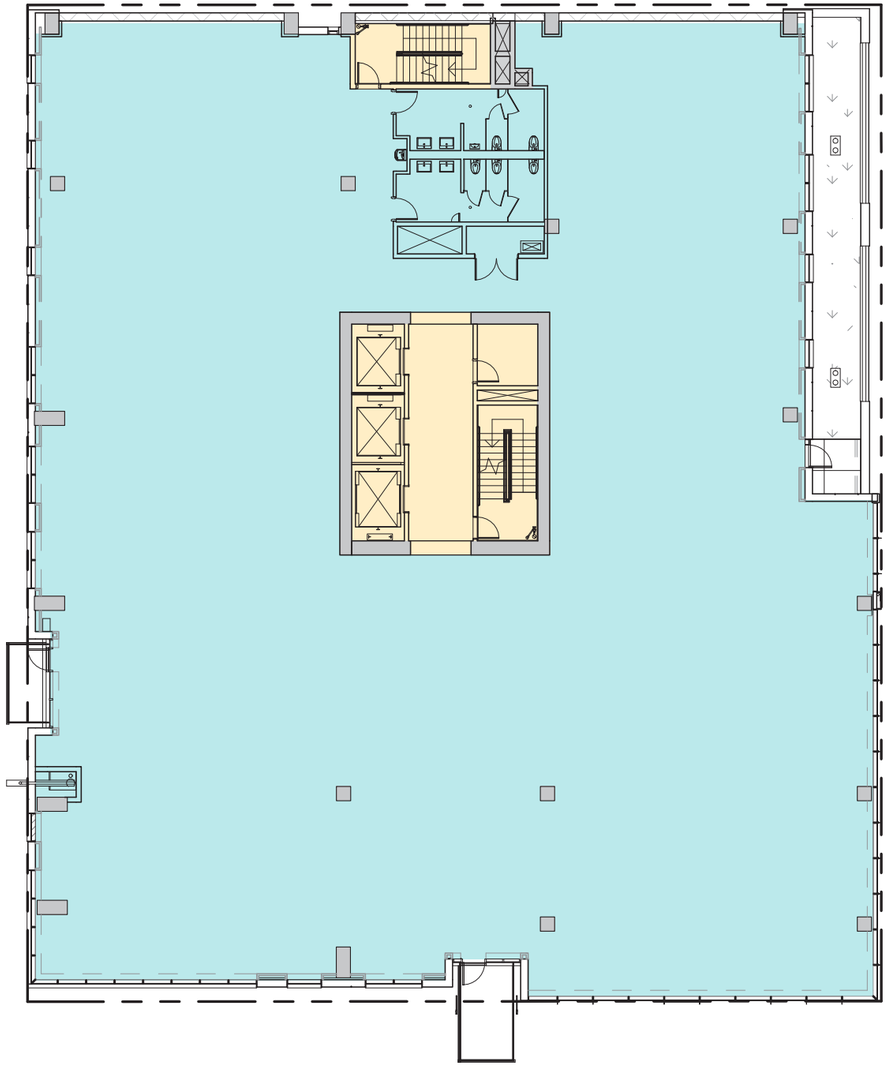
N

OFFICE CIRCULATION BOH RETAIL

Level 2 Floor Plan



Level 3 Floor Plan



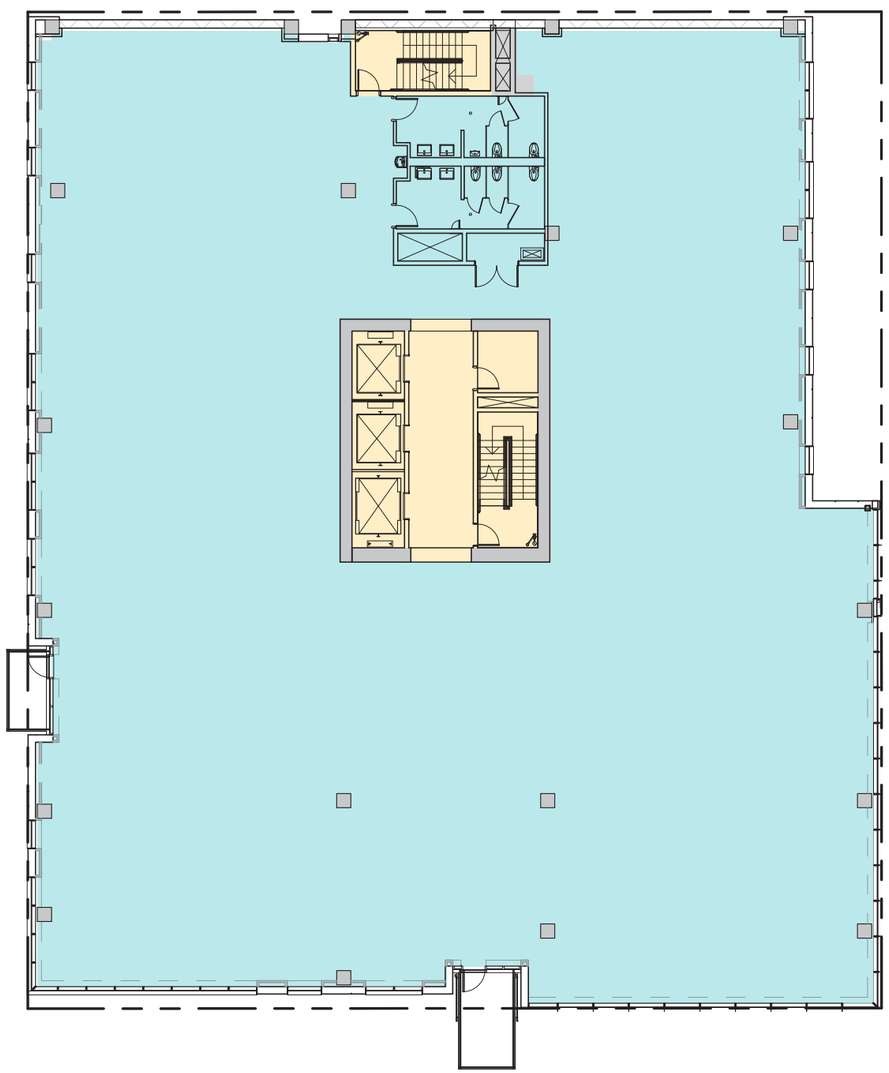
N

OFFICE CIRCULATION BOH RETAIL

APPENDIX

Floor / Roof Plan

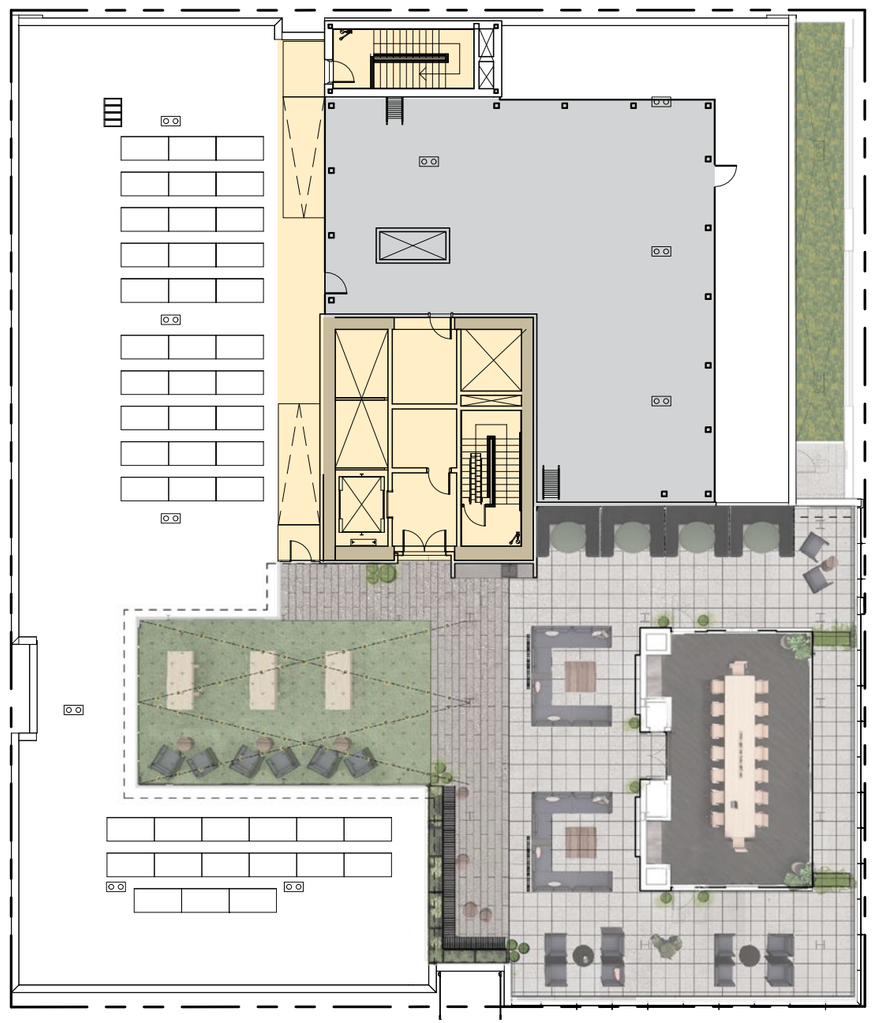
Levels 4-8 Floor Plan



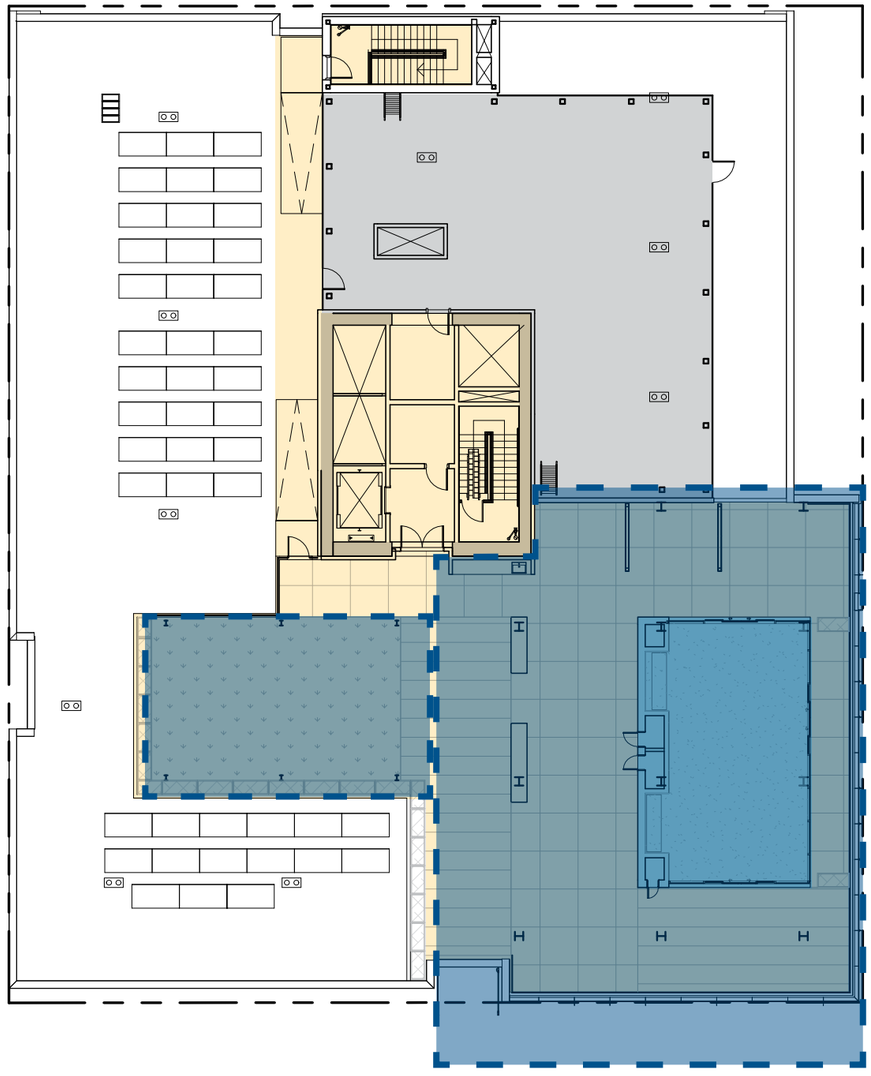
N

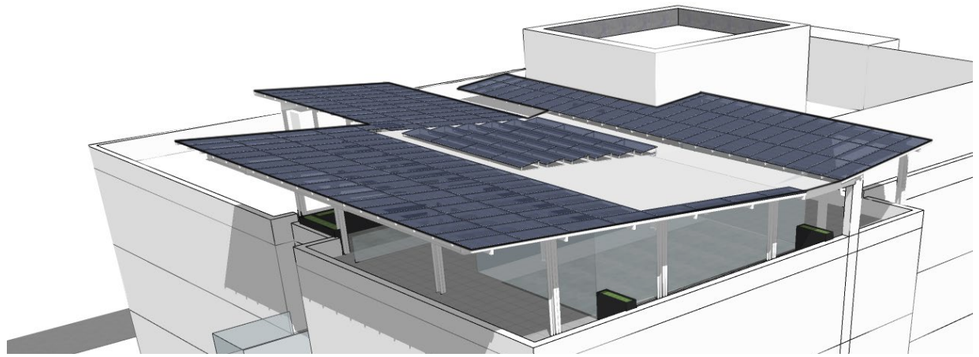
OFFICE CIRCULATION BOH RETAIL

Level R1 Floor/Roof Plan



Level R2 Roof Plan

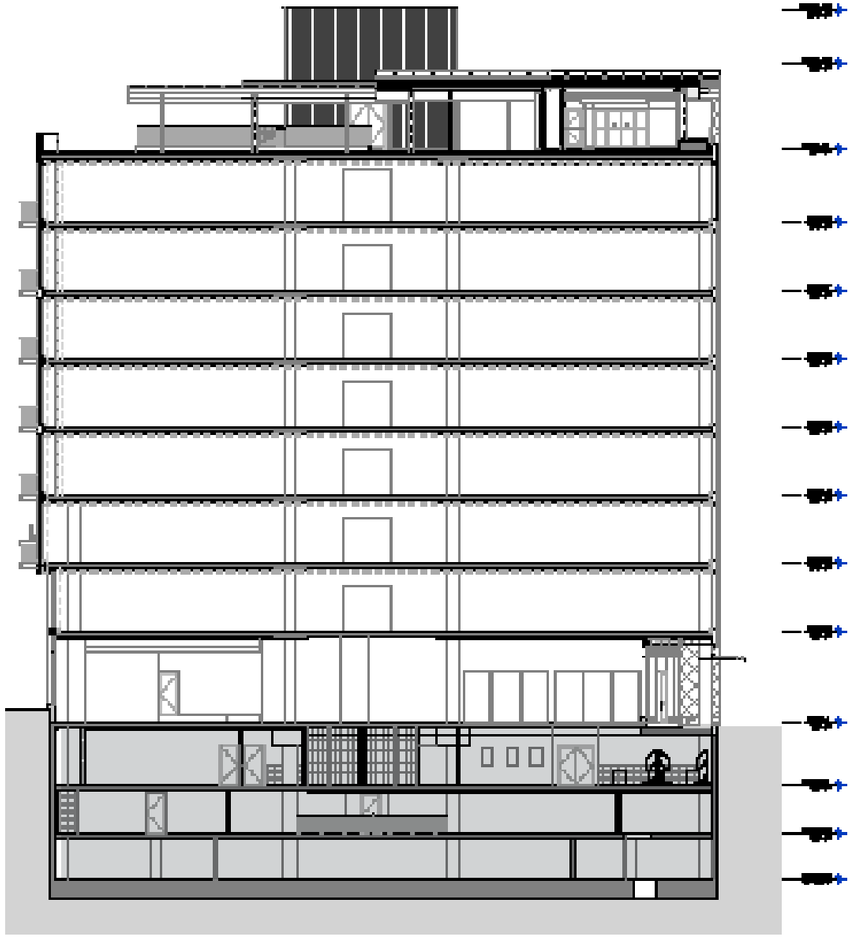




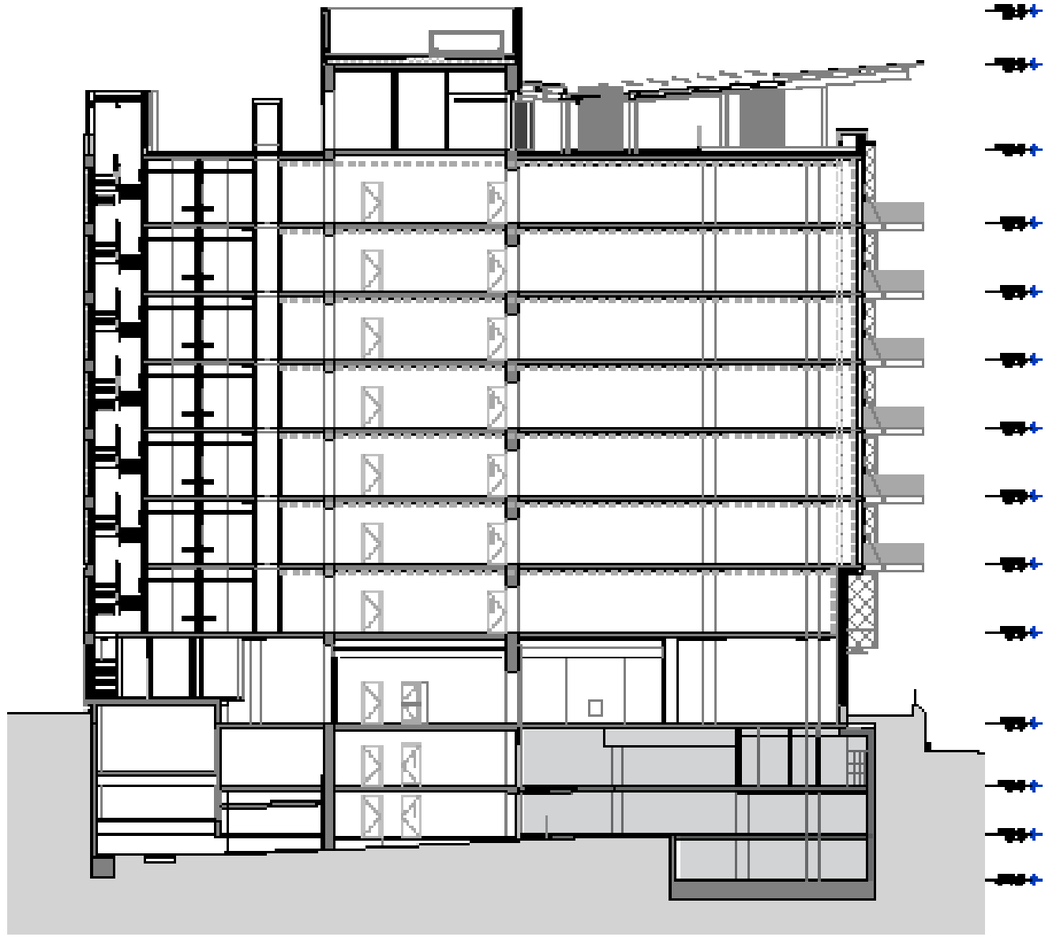
APPENDIX

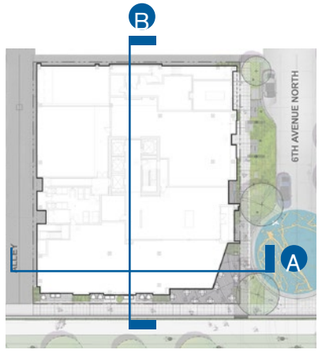
Building Sections

Section A



Section B



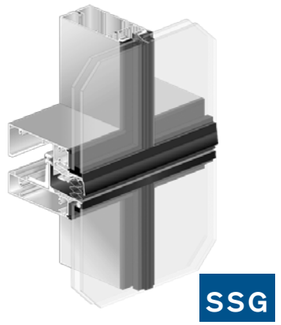


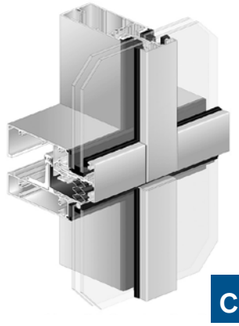
N

OFFICE CIRCULATION BOH RETAIL

Material Composition

- **1A** Clear Glass - Moderate Transmittance, Low Reflectivity
- **2A** Spandrel Glass - Dark Grey (To Match 1a)
- **3A** Balcony Railing - Black
- **4A** Canopy Steel - Medium Grey
- **5A** Mullion - Light Grey
- **5B** Mullion - Dark Grey
- **6A** Metal Panel (Curtainwall) - Light Grey
- **6B** Metal Panel (Curtainwall) - Dark Grey
- **7A** Metal Panel (Framed) - Light Grey
- **7B** Metal Panel (Framed) - Dark Grey
- **7C** Metal Panel (Framed) - Med Grey
- **7D** Metal Panel (Framed) - Med Grey (Perf)
- **8A** Profile Metal Panels - Dark Grey
- **9A** Louver - Dark Grey
- **10A** Misc. Metals - Light Grey
- **10B** Misc. Metals - Dark Grey
- **10C** Misc. Metals - Med Grey
- **11A** Architectural Concrete Finish
- **11B** Standard Concrete Finish
- **12A** Cmu - Light Grey Smooth Face
- **12B** Cmu - Light Grey Split Face
- **12C** Cmu - Med Grey Smooth Face
- **12D** Cmu - Med Grey Split Face
- **12E** Cmu - Light Grey Painted To Match Brick
- **13A** Brick - Dark Brown Wire Cut
- **14A** Soffit - L1 - Metal
- **14B** Soffit - Balconies - Metal (Perf)
- **14C** Soffit - R1 - Exterior Plaster
- **15A** Porcelain Tile


SSG


CAP

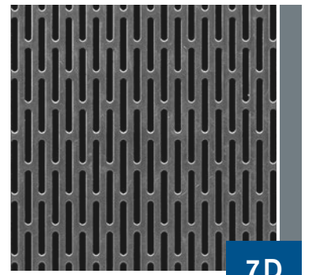

1A


2A


5/6/7/10A


5/6/7/10B


7/10C


7D


8A

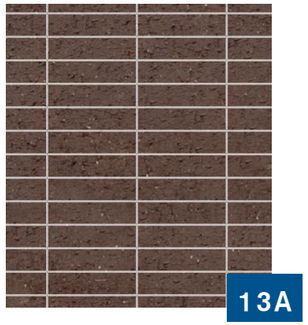

12A

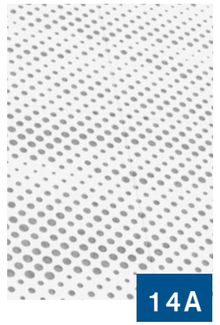

12B


12C


12D


12E


13A


14A


14B


14C


15A

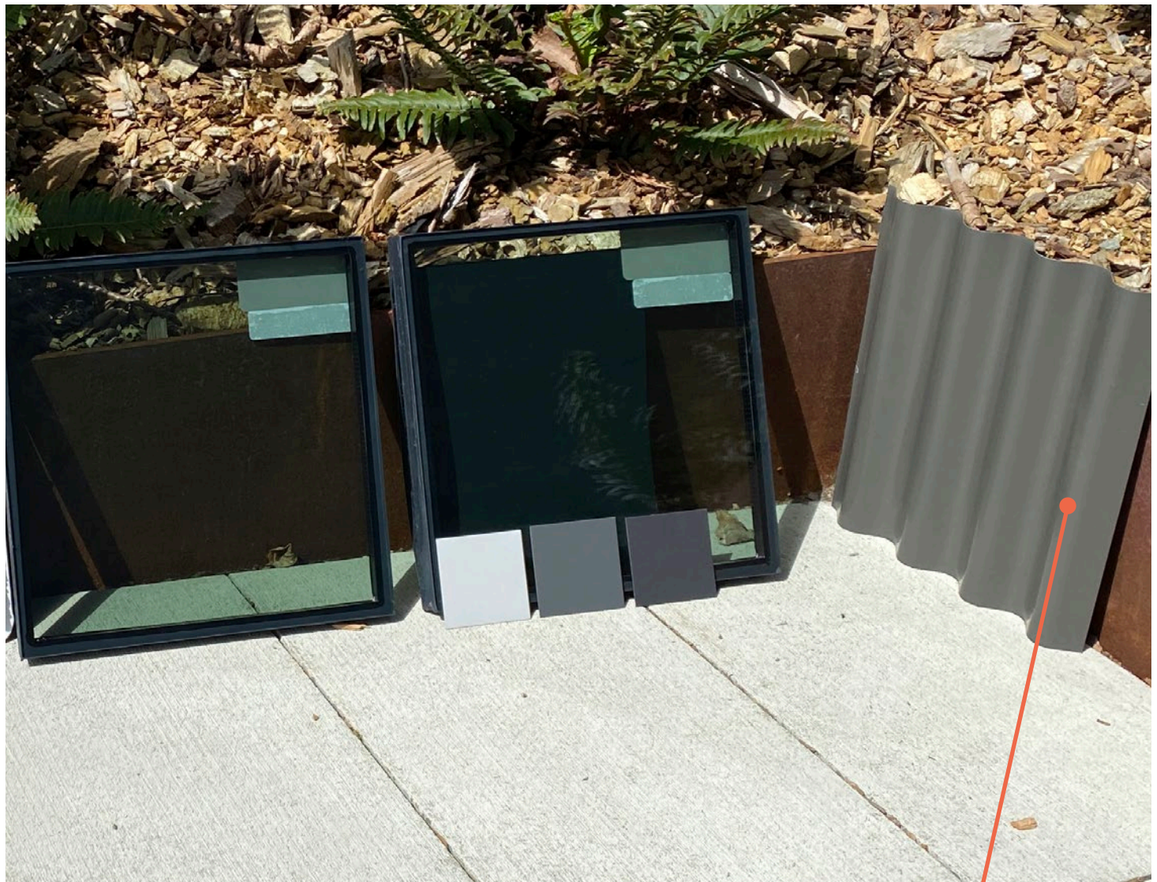
APPENDIX

Material Composition

- 5A — Metal Fin Mullion Cap Light Grey
- 7D — Rain Leader Shroud Perforated
- 1A — Clear Glass
- 2A — Spandrelglass Dark Grey (To Match 1a)
- SSG — Ssg Curtain Wall
- 7B — Metal Panel Dark Grey
- 7D — Perforated Metal Panel Medium Grey
- 4A — Painted Steel Canopy Medium Grey
- 1A — Clear Glass
- SSG — Ssg Curtain Wall

- 5B — Mullion Extention Surround Dark Grey
- 6A — Metal Panel Light Grey
- 7A — Metal Panel Light Grey
- 1A — Clear Glass
- 2A — Spandrel Glass Dark Grey
- 7B — Metal Panel Dark Grey
- 5B — Mullion Cap Dark Grey
- 13A — BrickDark Brown Wire Cut
- 9A — Louver Dark Grey
- 7D — Metal PanelMed Grey With Custom Perforations Over Painted Backer Surface
- 7D — Perforated Metal Panel Med Grey
- 11A — Architectural Concrete

Sun Angle – From The Left



* Corrugated Panel Representative For Profile Only, Color To Be Dark Grey

APPENDIX
Material Composition

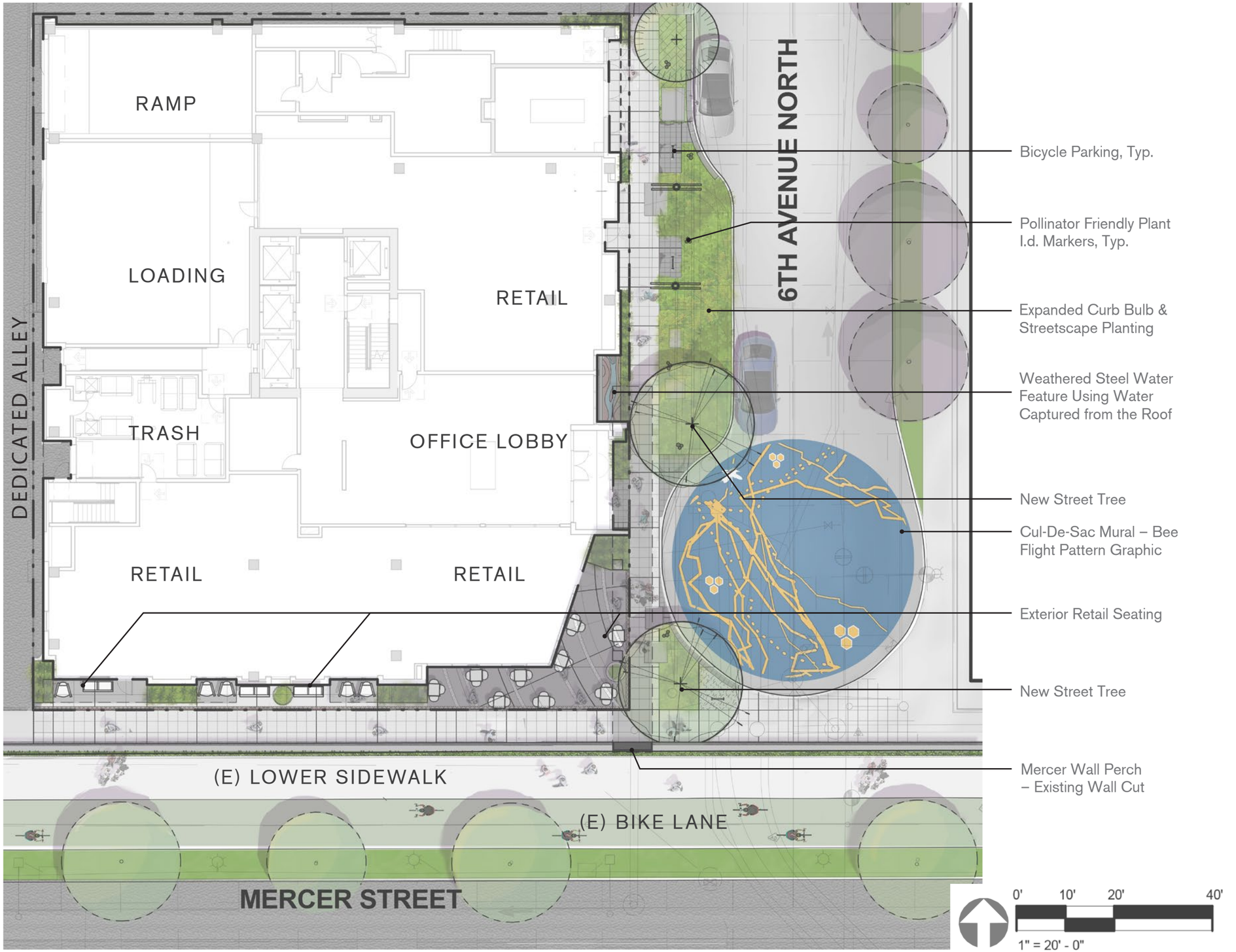
Sun Angle – Facing

* Corrugated Panel Representative For Profile Only, Color To Be Dark Grey

On Site Improvements

Right-of-way Improvements

Existing Right-Of-Way



APPENDIX

CS2-2 Architectural Presence

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

CS2-3 Corner Site

While the site marks the corner of Mercer Street and 6th Avenue N, the grade change down to the Mercer right-of-way changes the typical character of corner sites. The project aims to treat the corner as an opportunity for an overlook, thus the corner setback to increase room for passers-by and retail entries.

CS3-2 Contemporary Design

Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS2-D1 Height, Bulk And Scale

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

PL1-3.C Connectivity

All of Uptown should be considered a “walking district.” New development should strive to support outdoor uses, activities and seating that create an attractive and vibrant pedestrian environment. Consider widening narrow sidewalks though additional building setback at street level.

PL3-1A Entries

Design entries to be pedestrian-friendly. Consider how the position, scale, architectural detailing, and materials will create an entry that is clearly discernible to the pedestrian.

PL3-C.3 People-Friendly Spaces

Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.

DC2-1 Architectural context

Architecture that emphasizes human scale, streetscape rhythm, quality detailing and materials is more important than consistency with a particular period or style. Uptown’s evolving and dynamic architectural context embraces a range of historical styles, and modern innovative design that reflects the Uptown Arts and Cultural District.

DC2-2A Blank Walls and Retaining Walls

Artwork and murals, created in collaboration with the Uptown Arts and Cultural Coalition, are encouraged for any temporary or permanent blank walls

DC2-4 Dual Purpose Elements

The use of exterior canopies or other weather protection features is favored throughout Uptown for residential and commercial uses. Canopies and awnings should be sized to the scale of the building and the pedestrian, and blend well with the building and surroundings.

DC5-2.C Exterior Elements & Finishes

Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floor plates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.

DC2-C.1 Visual Depth and Interest:

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). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes

Design Guidelines – Project Response

CS2-2 Architectural Presence

The project will be very prominent from its position above the Mercer St cut. The facade will be sculpted and proportioned to be elegant and the cladding system will be of the highest quality to meet the aggressive energy targets set by the Living Building Pilot Program.

CS2-3 Corner Site

While the site marks the corner of Mercer Street and 6th Avenue N, the grade change down to the Mercer right-of-way changes the typical character of corner sites. The project aims to treat the corner as an opportunity for an overlook, thus the corner setback to increase room for passers-by and retail entries.

CS3-2 Contemporary Design

The proposed building will employ a very clean, modern aesthetic, reflecting its high-performance goals. The immediate neighborhood is eclectic in nature, with great diversity in nearby uses. A contemporary design will reflect a building that is of its time period, and not trying to blend in with historic precedents.

CS2-D1 Height, Bulk And Scale

The existing site is in an under-utilized transition zone between Uptown and South Lake Union with few buildings realizing the current zoning potential. The proposed building will establish a contemporary character in this area. With the primary public experience being from Mercer Street and downtown to the south, building modulation that breaks down the scale will be focused on the those appropriate facades.

PL1-3.C Connectivity

Along 6th Ave, the building sets back to allow for a wider sidewalk adjacent to the retail spaces. 6th Ave N terminates in a widened bulb at a dead-end – the architecture adjusts to this condition by allowing more space at the sidewalk with setbacks. In tandem with canopies, the setback areas will be unique, pedestrian friendly spaces that support the pedestrian experience.

PL3-1A Entries

The building entries will be clearly identifiable and incorporate secondary design elements such as canopies for pedestrians along 6th Ave N.

PL3-C.3 People-Friendly Spaces

Canopies will be incorporated into the public facing building facades, supporting a scenario of active retail ‘spilling out’ onto 6th Ave N.

DC2-1 Architectural Context

A simple, balanced massing approach is in keeping with the evolving skyline of the neighborhood. Stylistically, the building will reflect the high-performance characteristics inherent within the project goals.

DC2-2A Blank Walls And Retaining Walls

The northern wall of the project is a lot-line condition and the parcel to the north can build to the lot line as well. The project will break down the scale of the wall by expressing the structural frame and a patterned concrete masonry facade infill.

DC2-4 Dual Purpose Elements

Canopies will provide the overhead weather protection that pedestrians need, but also add a secondary design element at the street-facing facades to help break-down the scale and provide more human-scaled elements.

DC5-2.C Exterior Elements & Finishes

The proposed design will have a stoicism in its building shape, a simple sophistication that will age gracefully over time. Over-articulation often erodes an over-arching concept – a simple, well-proportioned massing will remain relevant over time.

DC2-C.1 Visual Depth And Interest:

Balconies are incorporated into the Mercer Street facade as secondary design elements, and to provide building occupants south-facing outdoor spaces to enhance their daily lives.

APPENDIX

Queen Anne to South Lake Union

Mercer St: The Connection Of Neighborhoods

QUEEN ANNE

Queen Anne Hill is an affluent neighborhood and geographic feature in Seattle, northwest of downtown. The neighborhood sits on the highest named hill in the city, with a maximum elevation of 456 feet (139 m). It covers an area of 7.3 square kilometers (2.8 sq mi), and has a population of about 28,000. Queen Anne is bordered by Belltown to the south, Lake Union to the east, the Lake Washington Ship Canal to the north and Interbay to the west.

Queen Anne became a popular spot for the city's early economic and cultural elite to build their mansions, and the name derives from the architectural style typical of many of the early homes. (Wikipedia)

SOUTH LAKE UNION

Lake Union is known in Chinook Jargon as Tenass Chuck ("little water", as against Lake Washington, Hyas Chuck, "big water"). It is similarly known in Duwamish as meman hartshu, "little lake".

Pioneer David Denny (of the Denny Party) staked a claim in 1853. Denny's claim ran from South Lake Union (where the lake extended farther to the south and west than it does today) south to what is now Denny Way and west to include the area that is now the Seattle Center grounds. In 1882, the Lake Union and Lumber Company established a sawmill (the city's largest) on the south shore of the lake, near what is now the corner of Mercer and Westlake; Denny bought it in 1884, renaming it the Western Mill. (Wikipedia)

Today, SLU is a tech and biotech hub for several large companies, and a living area for Seattleites.

SEATTLE CENTER

Seattle Center is an arts, educational, tourism and entertainment center in Seattle, Washington, United States. Spanning an area of 74 acres (30 ha), it was originally built for the 1962 World's Fair. Its landmark feature is the 605 foot (184 m) tall Space Needle, which at the time of its completion was the tallest building west of the Mississippi River. Seattle Center is located just north of Belltown in the Uptown neighborhood.

Neighboring Buildings

Existing Buildings On Site

1A Foley Sign Company

1B Commercial Building – Vicis

Buildings within 3x3 Block Perimeter

2 Young Child Academy

3 QFC / Apartments

4 Hampton Inn and Suites

5 Citizen Coffee and Creperie

6 Shell Gas Station

7 Commercial Building

8 Residential Buildings

9 708 Uptown Apartments

10 Downtown Automotive

11 Commercial Building (destroyed by fire)

12 Four Points by Sheraton

13 Bill and Melinda Gates Foundation

Future / Planned Buildings

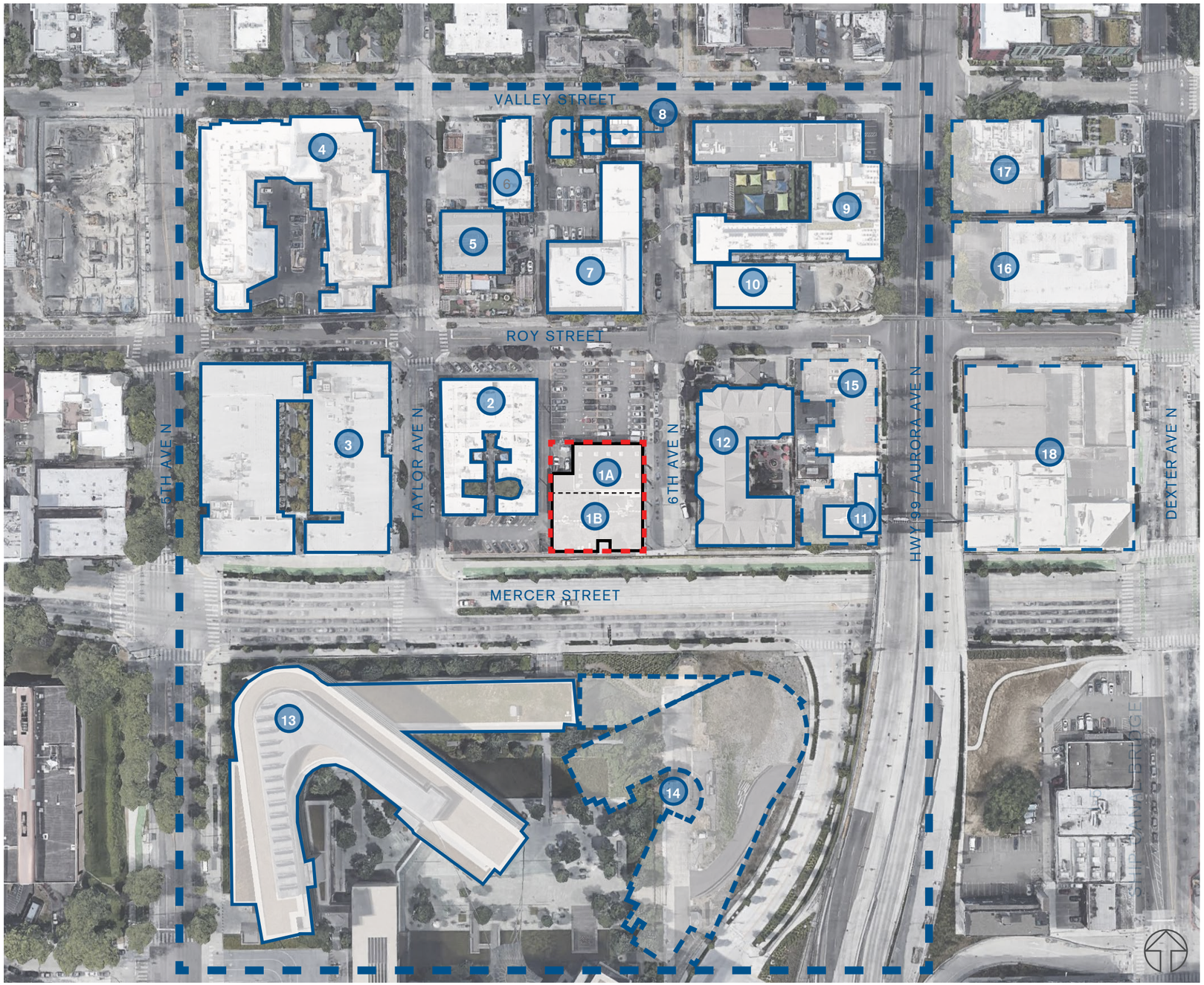
14 Proposed addition to Bill and Melinda Gates Foundation

15 Proposed Mixed Use Multifamily Building

16 Proposed High-Rise Commercial Office Building

17 Proposed Mixed Use Multifamily Building

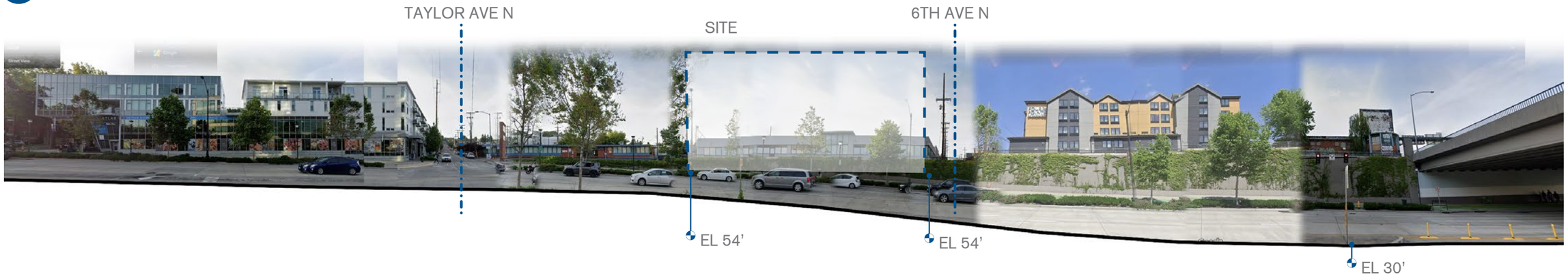
18 Proposed High-Rise Commercial Office Building



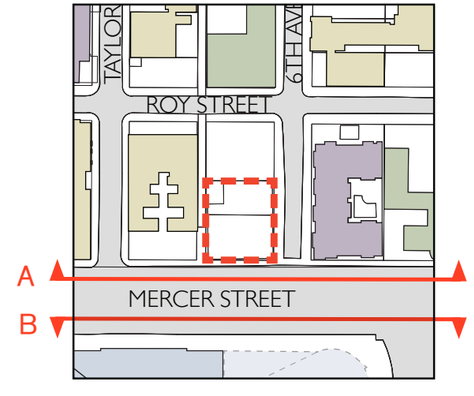
APPENDIX

Streetscape Montage

A Mercer Street – North Side (Site)

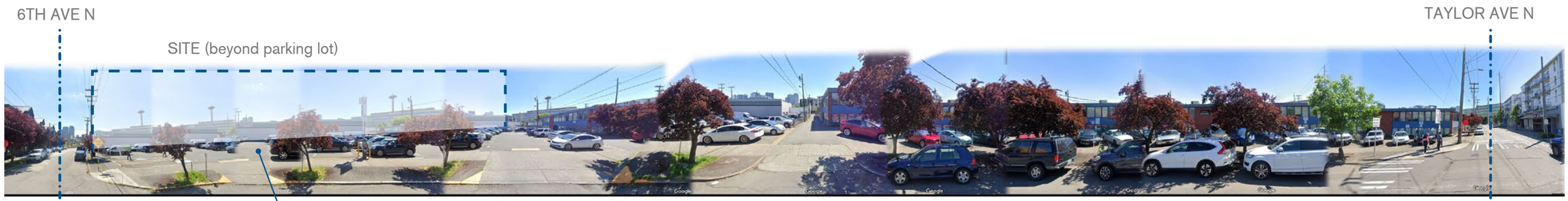


B Mercer Street – South Side

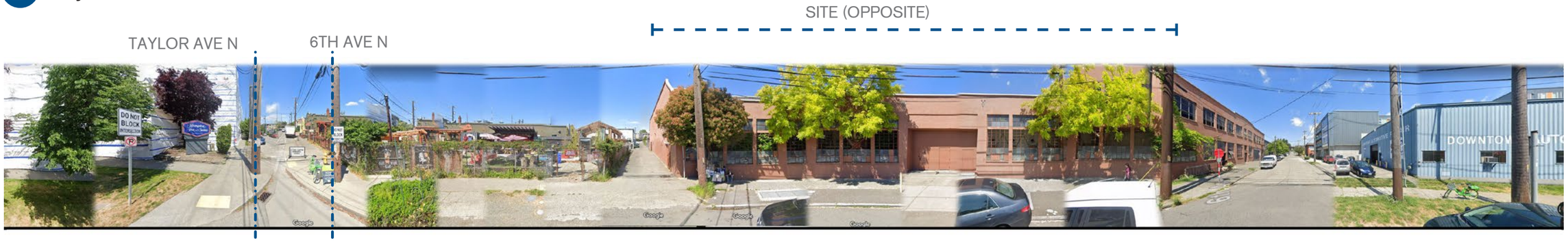


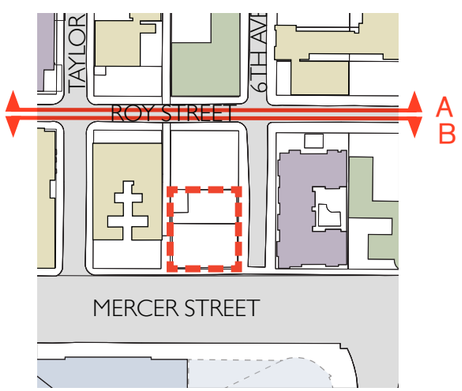
Streetscape Montage

A Roy Street – South Side (Site)



B Roy Street – North Side



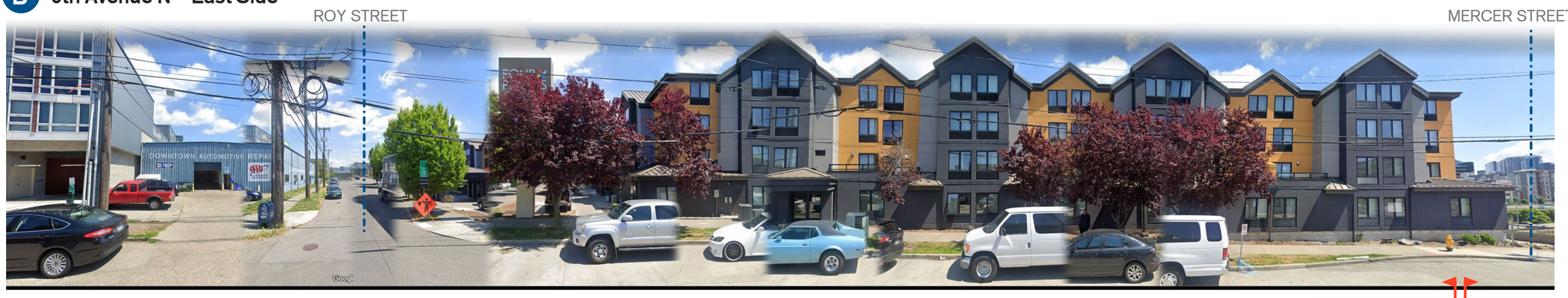


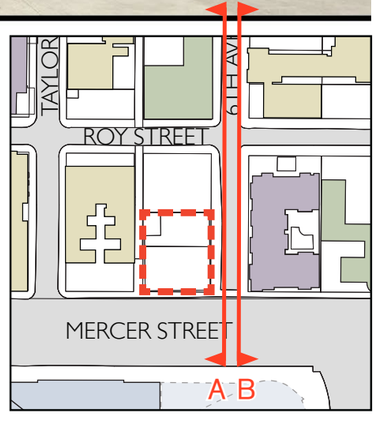
APPENDIX

Streetscape Montage

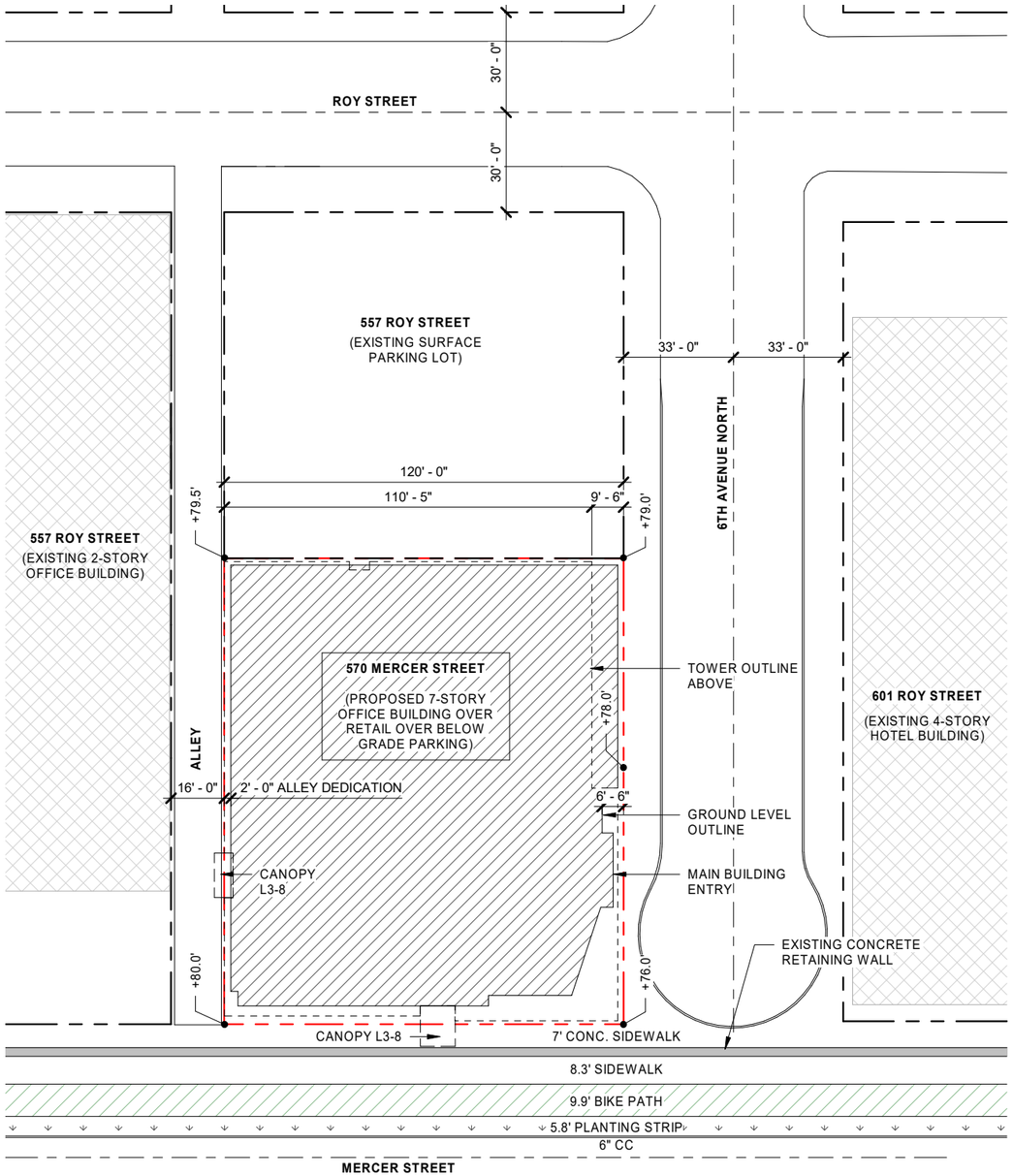
A 6th Avenue N – West Side (Site)

B 6th Avenue N – East Side





Zoning Summary



SITE: 570 Mercer St., Seattle

LOT AREA (PER GIS): 120' x 140'= 16,800 SF

ZONE: SM-UP 85 (M1), Seattle Mixed 85' height limit, Uptown overlay, Mandatory Housing Affordability Program (Medium), Design Review Required.

FAR: 5.25 Max Residential Use, Max 5.25 Non-residential Use.

BASE ZONING - 16,800 GSF lot area x 5.25 = 88,200 SF allowed development area

LIVING BUILDING PILOT PROGRAM ALLOWANCE = +25% FAR (88,200 SF X 125% = 110,250 SF)

FAR EXEMPTIONS: Subgrade levels, Bike commuter shower facilities required per 23.54.015.K.8 (over 100,000 sf of office), Required bike storage facilities for small efficiency/congregate housing units, and 3.5% allowance for mechanical equipment.

UPPER LEVEL SETBACKS: None required per Map A 23.48.735.

STREET CLASSIFICATION: Class 3 Pedestrian Street (Mercer/6th Ave n) per Map A 23.48.740.

PARKING REQUIREMENT: Parking not required. Max. Parking allowed 1 stall per 1000 GSF office use per 23.48.755B.

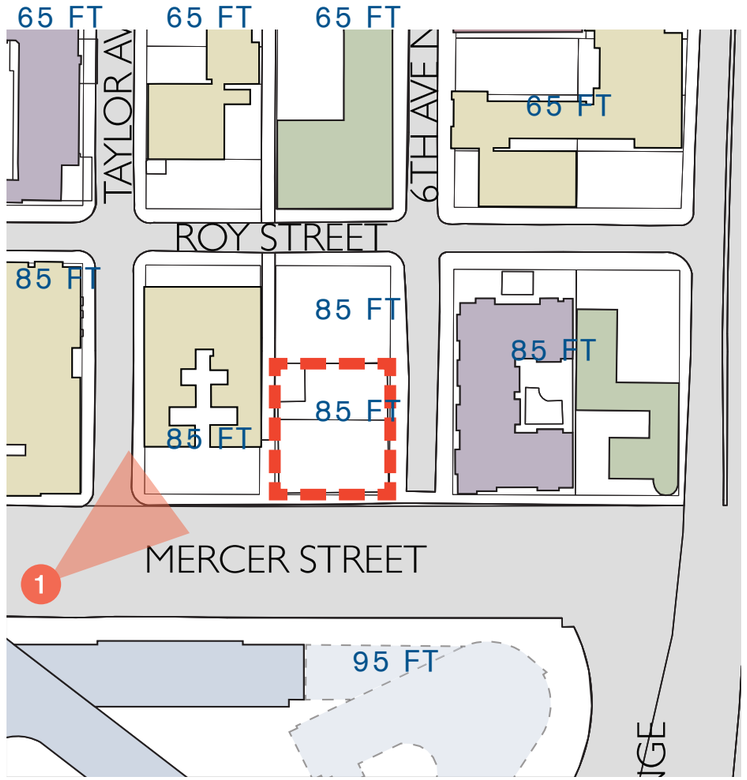
Parking not permitted at street level unless screened by another use.

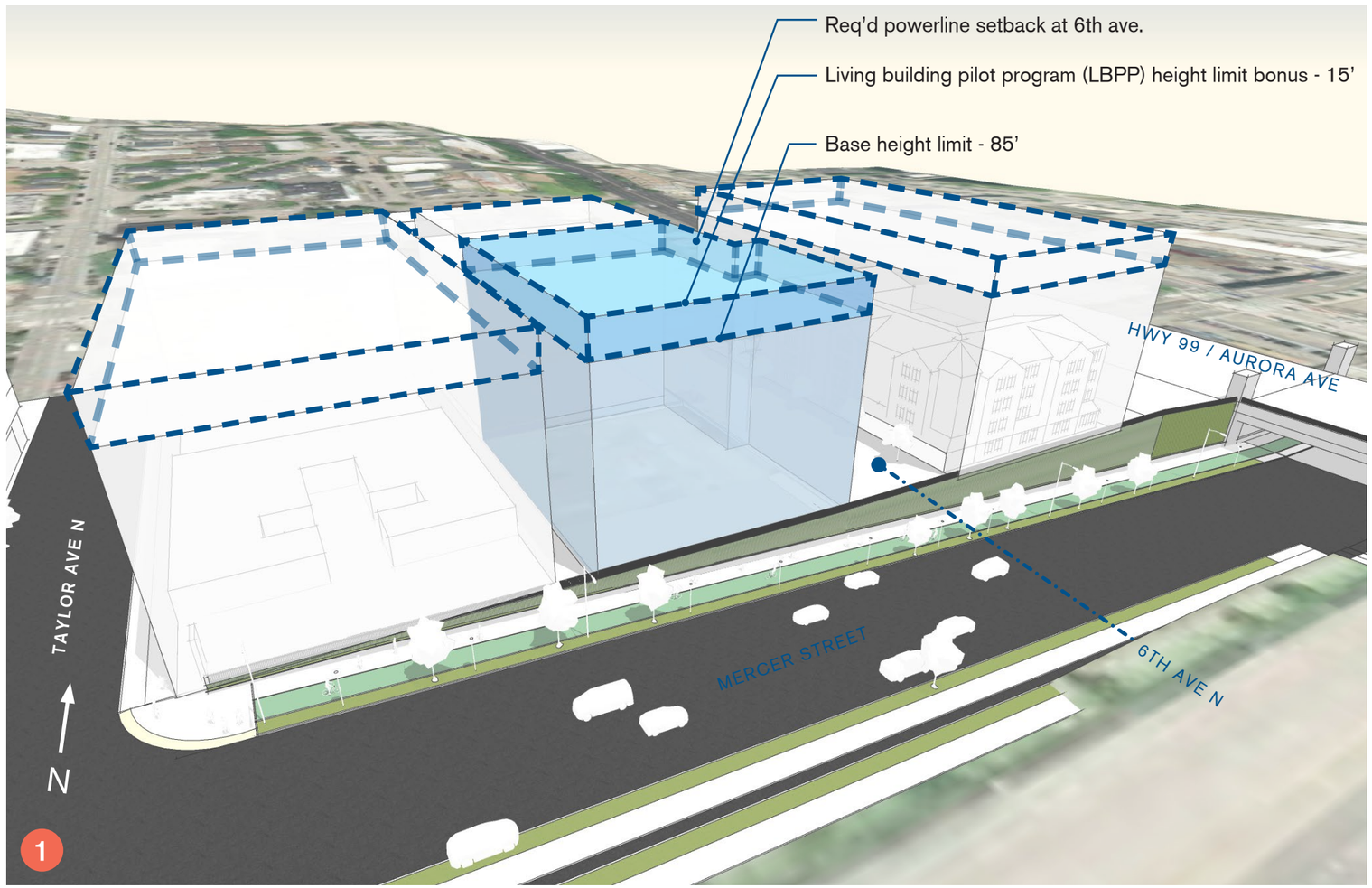
STREET LEVEL DEVELOPMENT STANDARDS: apply to Non-Residential Use only. See 23.48.040B for Transparency and Blank Façade requirements along ROW. STREET LEVEL SETBACKS Up to 12' setback from street lot line allowed if landscaped per 23.48.055A2.

Green Factor .30 or more required.

NOTE: Street Trees required on ROW, if not feasible, a 5' setback with landscaping required unless Director waives this requirement.

Development Potential





Code Compliant Development Studies

Adjacent properties are zoned under the same base height limit of 85ft per SM-UP-85 (M1).

Administrative Design Guidance 3.A

Staff notes the high volume of automobile, bicycle and (increasingly) pedestrian traffic at Mercer Street. The close proximity and slight elevation of this site will give this project a monumental appearance from Mercer Street. This degree of visibility and architectural presence will require a design solution of the highest quality. (CS2-A-2)

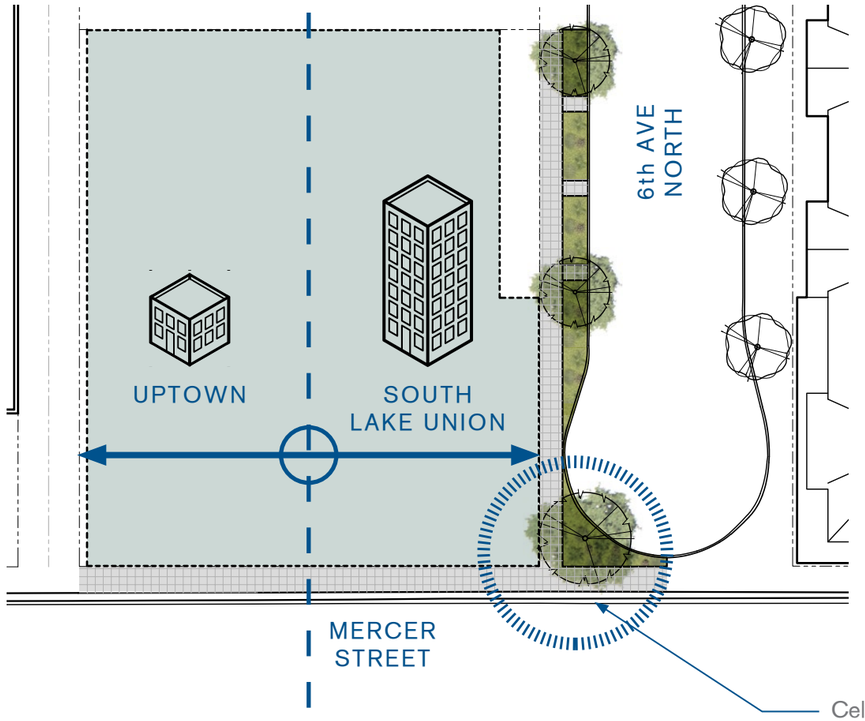
Design Team Response

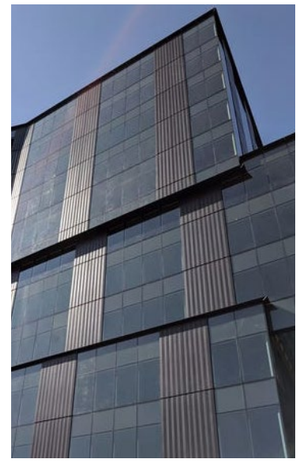
The project site's presence along Mercer Street affords an opportunity to serve as a gateway from the larger scaled South Lake Union neighborhood to the dynamic and varied urban fabric of the Uptown neighborhood.

The site will be experienced at multiple scales and speeds. The southeast corner will be highly visible from downtown and South Lake Union, as well as emerging from the SR-99 tunnel. This is an opportunity to mark the transition between neighborhoods. People travelling along Mercer Street will experience the building from below, so the underside of balconies, recesses and roof overhangs will be opportunites for high quality materials. This "understory" experience can also serve as a canvas to tell the story of the LBPP.

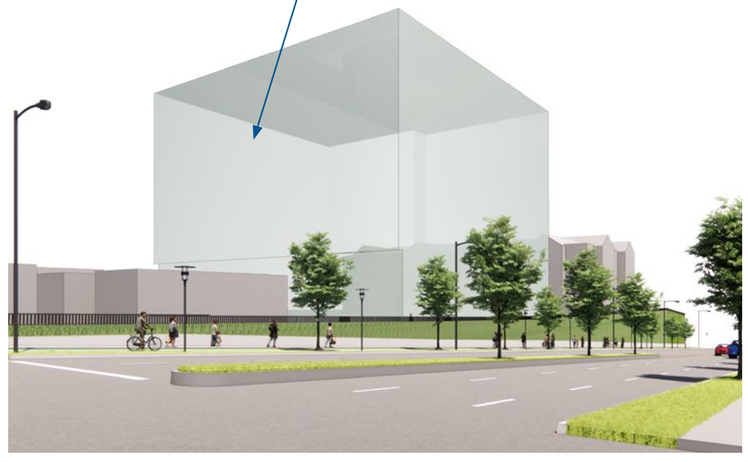
The north and west facades will face a growing Uptown neighborhood. While the north facade is a zero lot line condition with the adjacent property, the west facade will rise to face a diverse and densifying residential and cultural district. Although the project is a commercial office use, there is an opportunity to reflect the finer grain facade articulations of the surrounding area and scale down portions of the facade.

TEXTURAL (LUMEN CONDOMINIUMS)

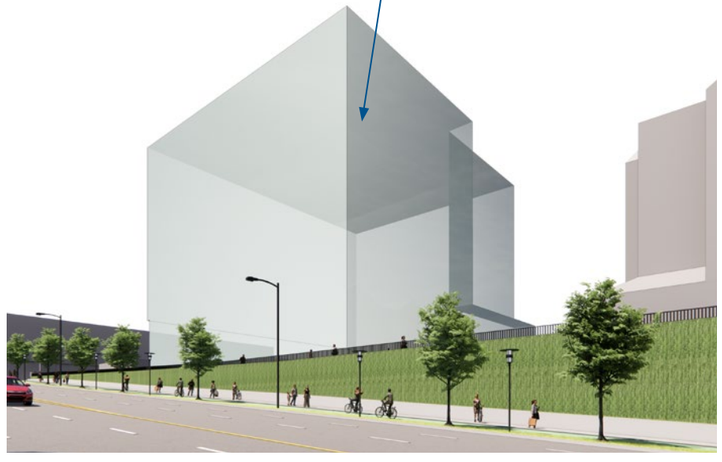




MONUMENTAL (333 DEXTER)

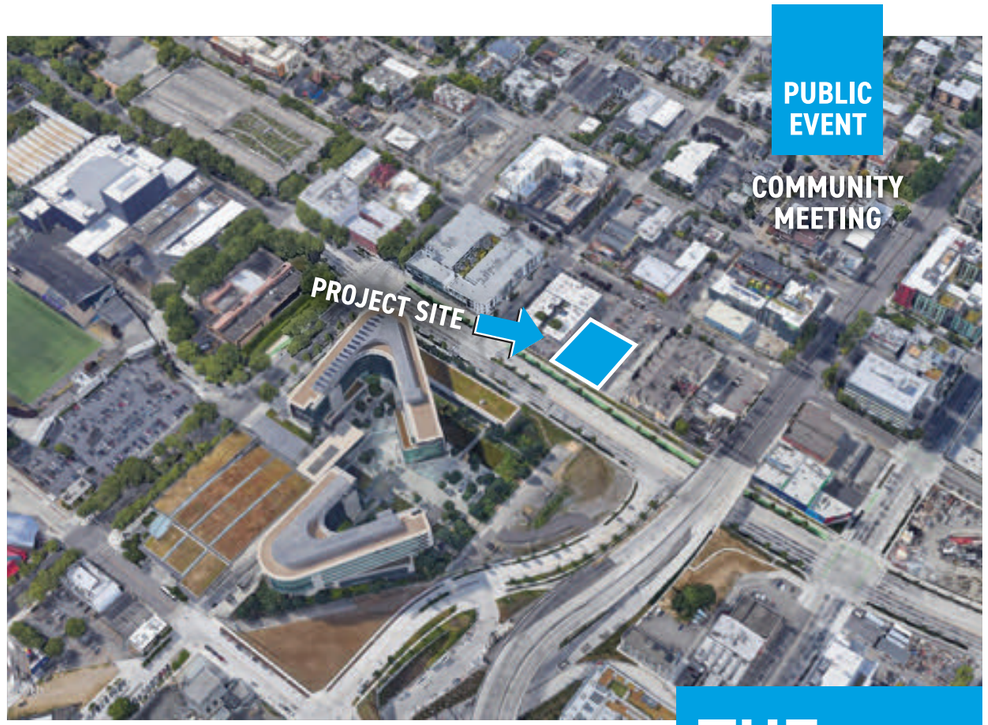


MERCER STREET & TAYLOR AVE (BASE ZONING ENVELOPE)



MERCER STREET (BASE ZONING ENVELOPE)

APPENDIX



JOIN US

Join Us for a Community Meeting to Provide Input on the

570 Mercer St Project.

This project proposes construction of an eight-story "Class A" office building featuring underground parking, retail spaces on the ground floor, and a covered roof deck area. The project site is zoned Seattle mixed.

What: **Let us know what you think!** Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

Time: Event begins promptly at 6pm and will end around 7pm

Date: **Tuesday, February 11, 2020**

Where: Mediterranean Inn, 425 Queen Anne Ave N, Seattle, WA 98109

TUE FEB 11

PROJECT HOTLINE:
206-357-0334

Project Address:
570 Mercer Street, Seattle, WA 98109

Contact: Natalie Quick

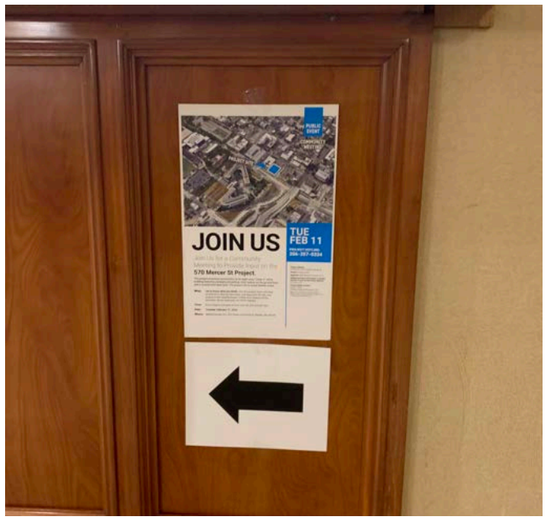
Applicant: SWB Seattle II Investors, LLC

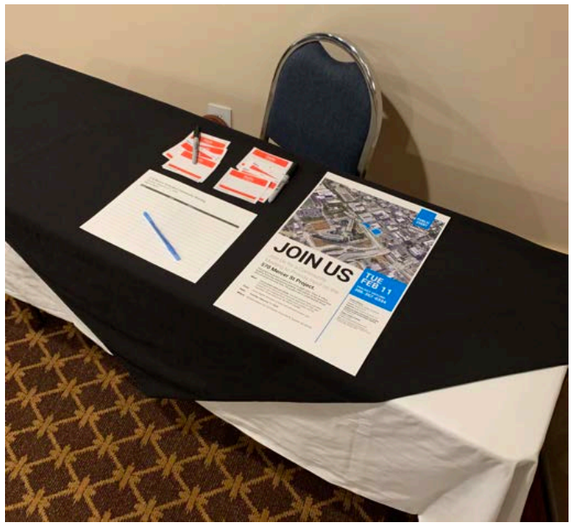
Additional Project Information on Seattle Services Portal via the Project Address:
570 Mercer St

Project Hotline & Email:
206-357-0334
570Mercer@earlyDRoutreach.com

Note: Calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.

Community Outreach Summary





Takeaways From Outreach Discussions

No comments were received via the hot line or email outreach methods

There were no attendees other than the project team at the public meeting.

As a result, there has been no Design Related comments, Non-Design Related comments, or Miscellaneous Comments.