EARLY DESIGN GUIDANCE

T6 INNOVATION CENTER

OWNER
BRE-BMR 6th LLC.
4570 Executive Dr.
Suite 400
San Diego, CA 92121

ARCHITECT
Perkins + Will
1301 Fifth Avenue
Suite 2300
Seattle, WA 98101

LANDSCAPE ARCHITECT
Berger Partnership
1927 Post Alley, Ste. 2
Seattle, WA 98101

PROJECT ADDRESS
(West) – 200 Taylor Ave N.

(East) – 205 6th Ave N.

PROJECT NUMBER
EDG #3038156-EG

BioMed Realty

Perkins&Will

0.0 | CONTENTS

BioMed Realty Perkins&Will


HARRISON STREET
THOMAS STREET
SITE
JOHN STREET
DENNY WAY
5TH AVENUE N
TAYLOR AVE N
6TH AVENUE N
7TH AVENUE N
BROAD ST

DEVELOPMENT OBJECTIVES

The proposed development will be two Life Science buildings with two public plazas and below grade parking. Located in between both the Seattle Center and South Lake Union, these buildings pull inspiration from the rich history of the World's Fair while at the same time looking towards the future in order establish itself as a world class innovation center for Life Science. An emphasis on the pedestrian realm will provide opportunities to educate the public on the significance of the Seattle scientific community and further help this project to make a significant contribution to the neighborhood experience.

DEVELOPMENT SUMMARY

- Total Area above grade: 492,000 GSF
- Two Buildings
- 8 Stories above grade
- 3 Stories below grade
- Approx. 426 below grade parking stalls

BioMed Realty Perkins&Will

COMMUNITY MEETING WEBSITE IMAGES

WEBSITE ANALYTICS

Outreach Summary

Design

100 percent of survey respondents noted that relationship to neighborhood character and environmentally-friendly features are the most important elements for a new design. When visiting a building or office, 50 percent of survey respondents said thoughtful design that is open and welcoming inspires them to return; and 50 percent said a sense of openness and natural light.

Exterior

50 percent of survey respondents said landscaping was the most important consideration for the exterior space of the property; 50 percent said seating options and places to congregate; and 50 percent said bike parking. One respondent noted that they value public space the most as new developments are built in their neighborhoods, with amenities like ping-pong tables or volleyball beach courts.

Height & Scale

One respondent noted that height and scale is the most important thing about the design of a new building on this site.

2.0 I SITE
EXISTING SITE PLAN

	PARCEL (A) WEST	PARCEL (B) EAST
Address:	200 TAYLOR AVE. N, SEATTLE, WA 98109	205 6TH AVE. N, SEATTLE, WA 98109
Owner's name:	BRE-BMR 6TH LLC	BRE-BMR 6TH LLC
Legal Description:	LOTS 7 THROUGH 12, INCLUSIVE, BLOCK 67, D.T. DENNY'S PARK ADDITION TO NORTH SEATTLE LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 67 D.T. DENNY'S PARK ADDITION TO NORTH SEATTLE	LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 67 D.T. DENNY'S PARK ADDITION TO NORTH SEATTLE
Parcel Number:	199120-0495, 199120-0505, 199120-0515, 199120-0520, 199120-0540	199120-0495, 199120-0505, 199120-0515, 199120-0520

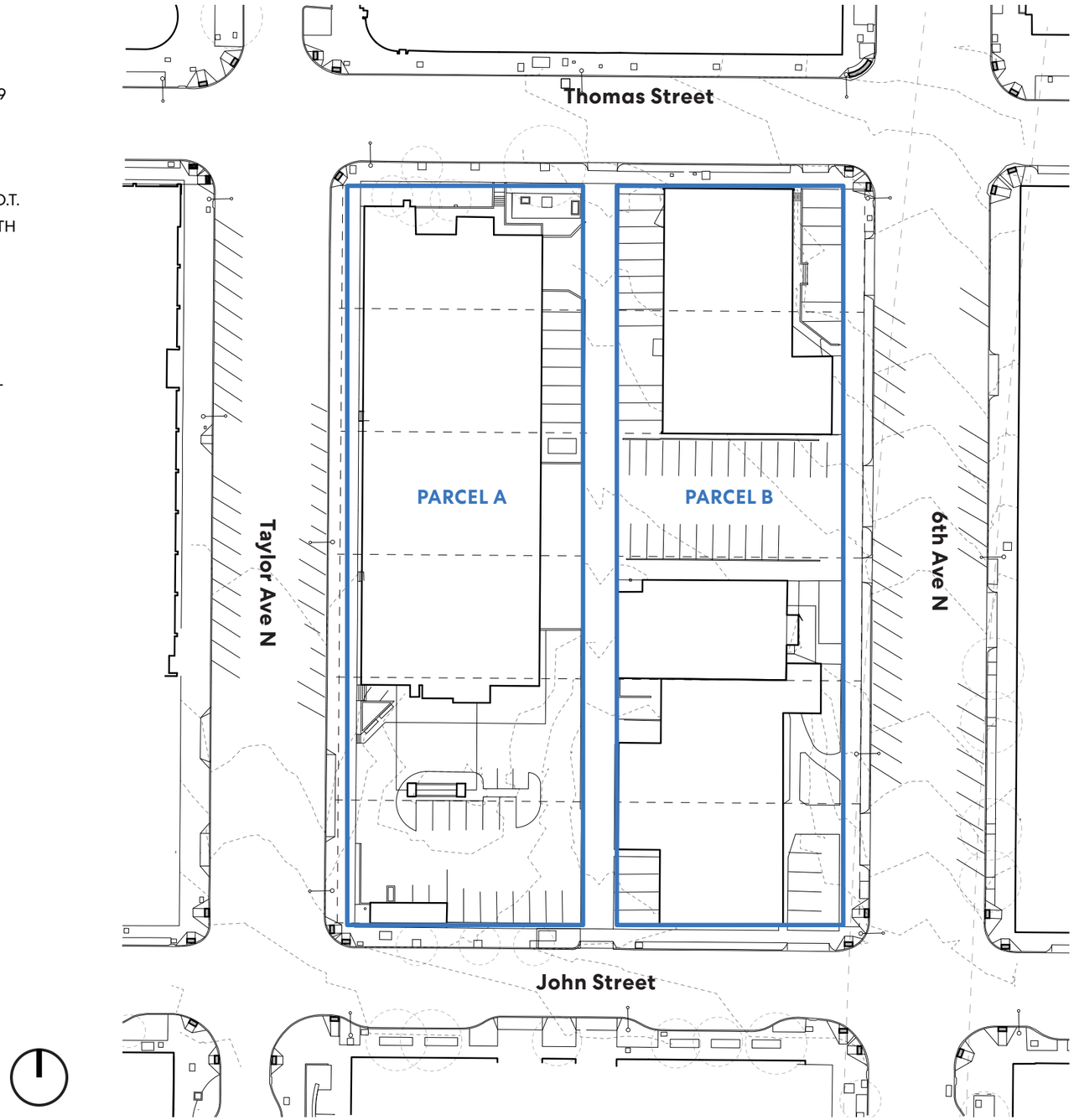
AREA: 77,840 COMBINED TOTAL AREA (PARCEL A+PARCEL B)

ZONE: SM-UP 160 (M)

OVERLAY: Uptown Urban Village

HEIGHT LIMIT: 160'

FAR: 7 (for building height under 125')



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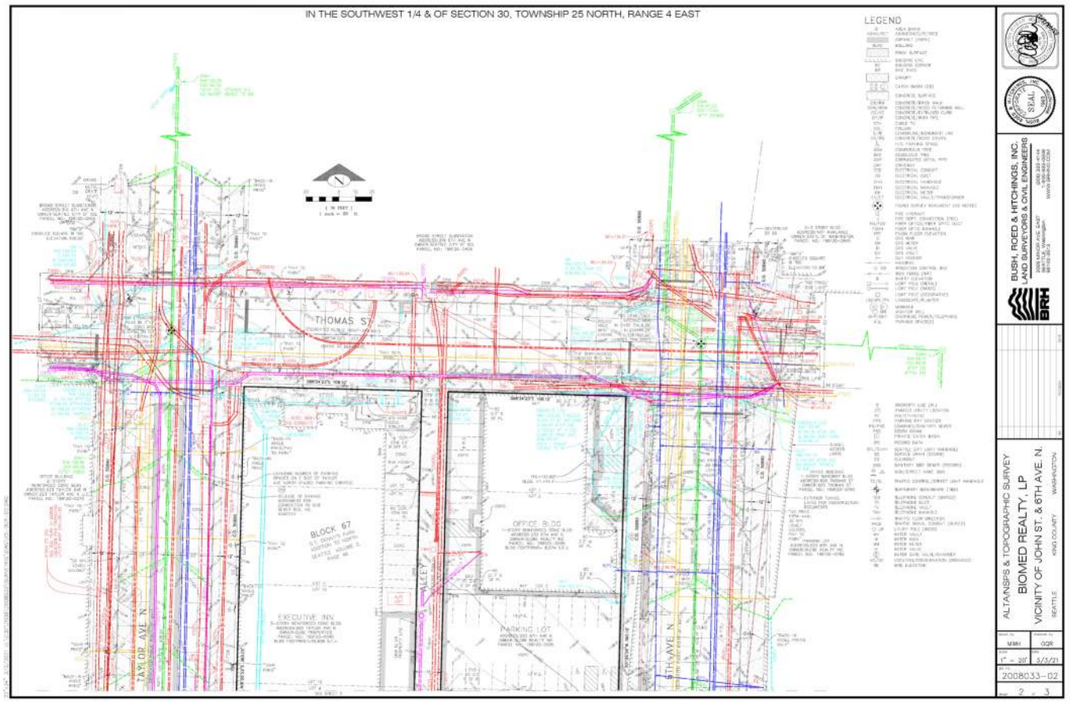
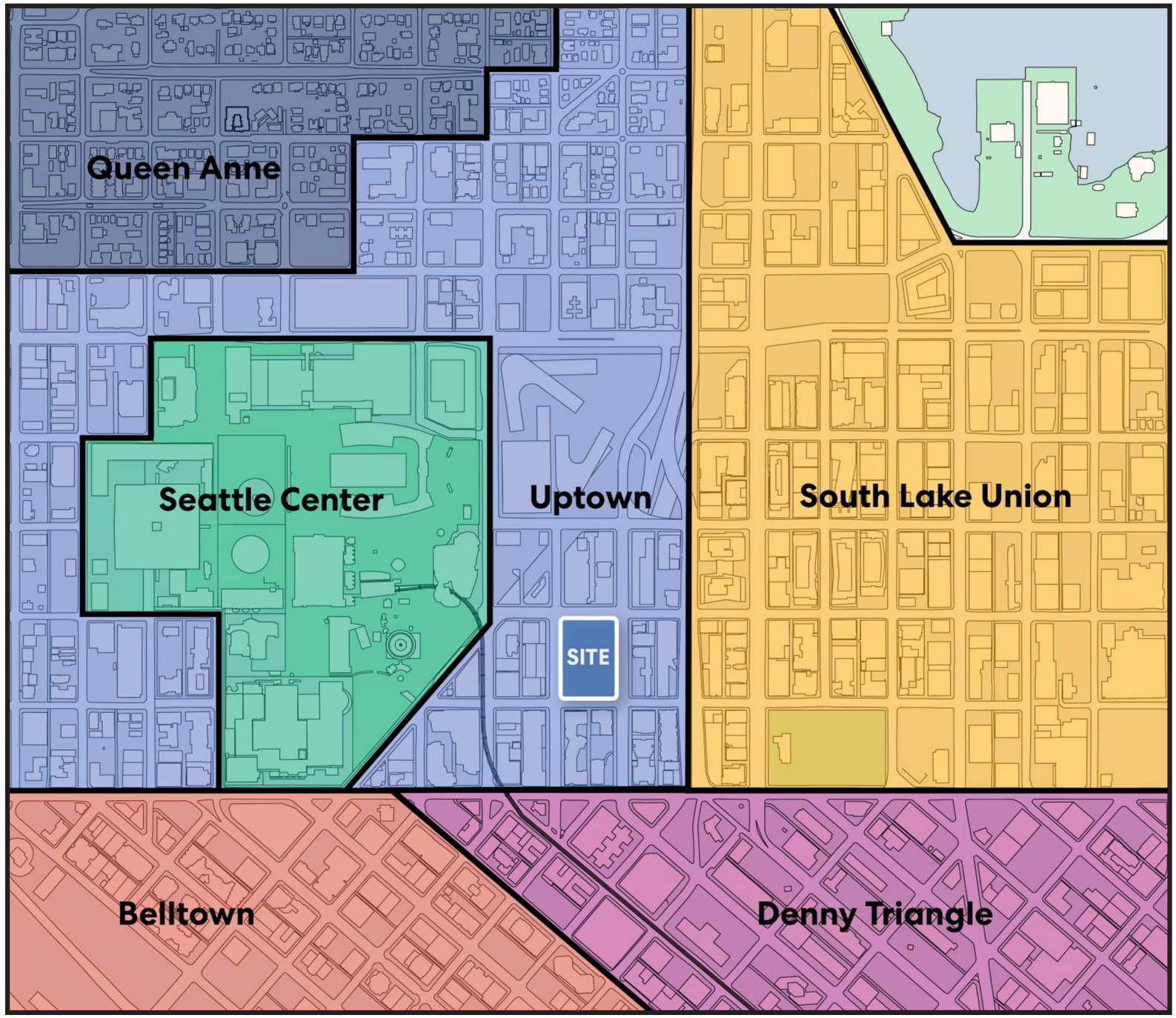

IN THE SOUTHWEST 1/4 & OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 EAST
LEGEND
THOMAS ST
JOHN ST
TAYLOR AVE N
6TH AVE N
ALLEY
BLOCK 67
EXECUTIVE INN
OFFICE BLDG
PARKING LOT
SPACE NEEDLE CORPORATE OFFICE
BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
ALTA/NSPS & TOPOGRAPHIC SURVEY
BIOMED REALTY, LP
VICINITY OF JOHN ST. & 6TH AVE. N.
SEATTLE
KING COUNTY
WASHINGTON
MRH
DGR
1" = 20'
3/3/21
20080333-02

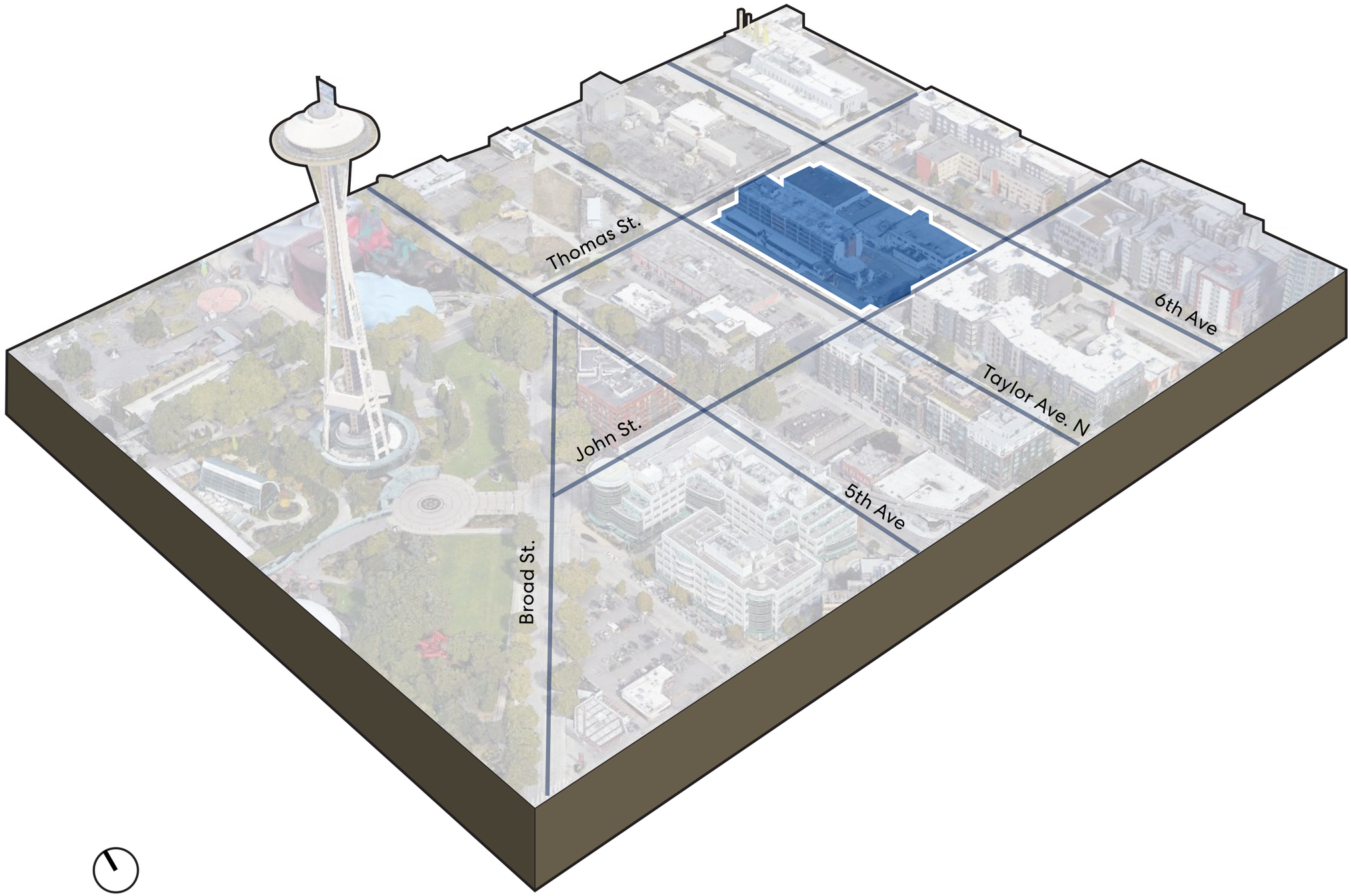
3.0 | URBAN DESIGN ANALYSIS

NEIGHBORHOOD MAP

The project site is located on the eastern edge of the Uptown neighborhood. With the recent revision of US-99/Aurora Avenue, this is the first project with the **opportunity to connect** the Uptown neighborhood, the Life Science rich zone of South Lake Union, and the vibrant historical context from the nearby Seattle Center.



BioMed Realty Perkins&Will


Thomas St.
6th Ave
Taylor Ave. N
John St.
5th Ave
Broad St.

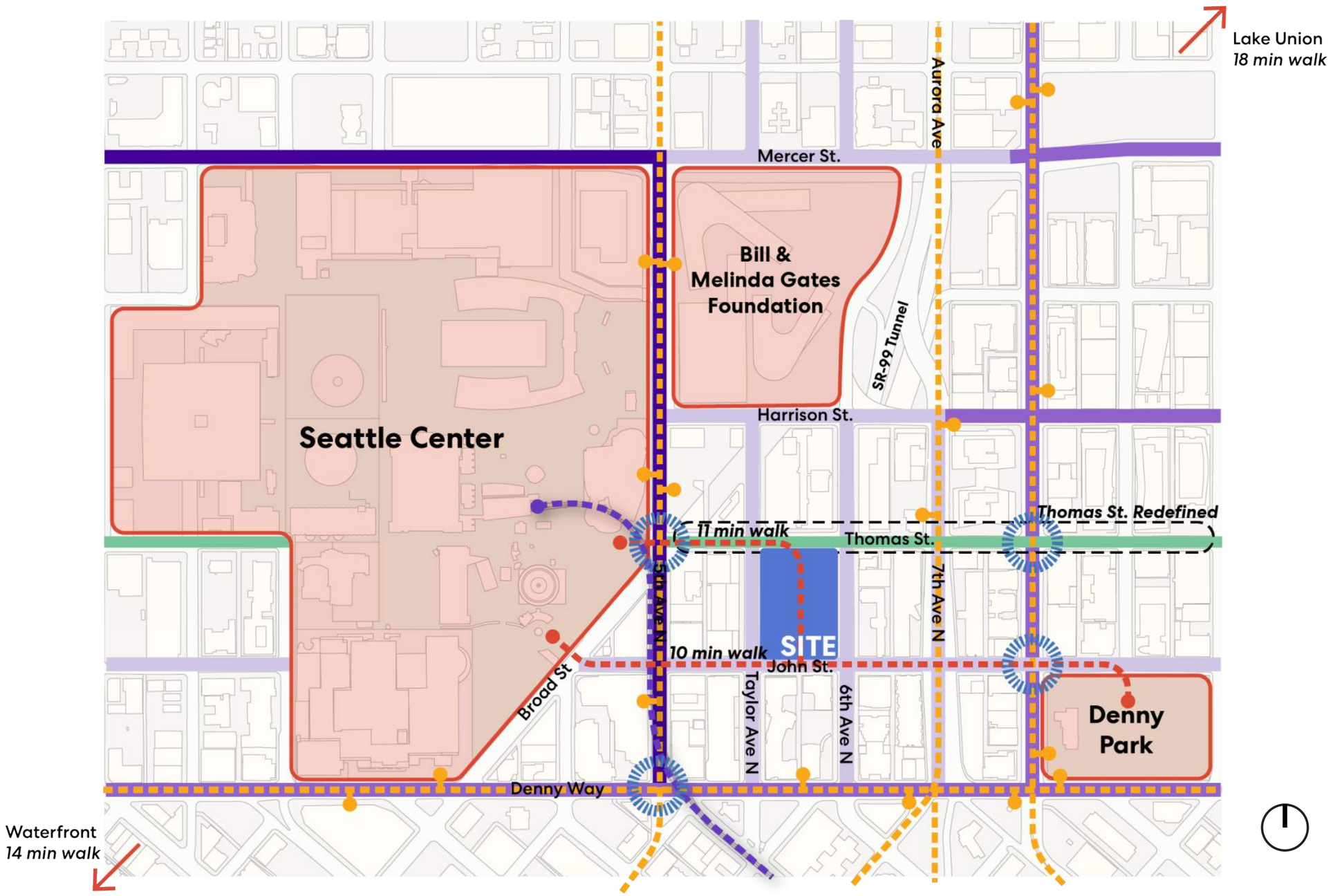
VICINITY MAP

TRANSPORTATION/PEDESTRIAN VICINITY MAP

The site is located along Thomas Street which is a principal green street connection downtown to the Seattle Center. The streets east and west to the site are 6th Ave. and Taylor Ave., with John St. to the south.

Bus service is available a block away on 5th Ave, 7th Ave and Denny Way, in addition to Dexter Ave. just 2 blocks away.

The project looks to engage the public at the pedestrian level and help **stitch adjacent neighborhoods together.**



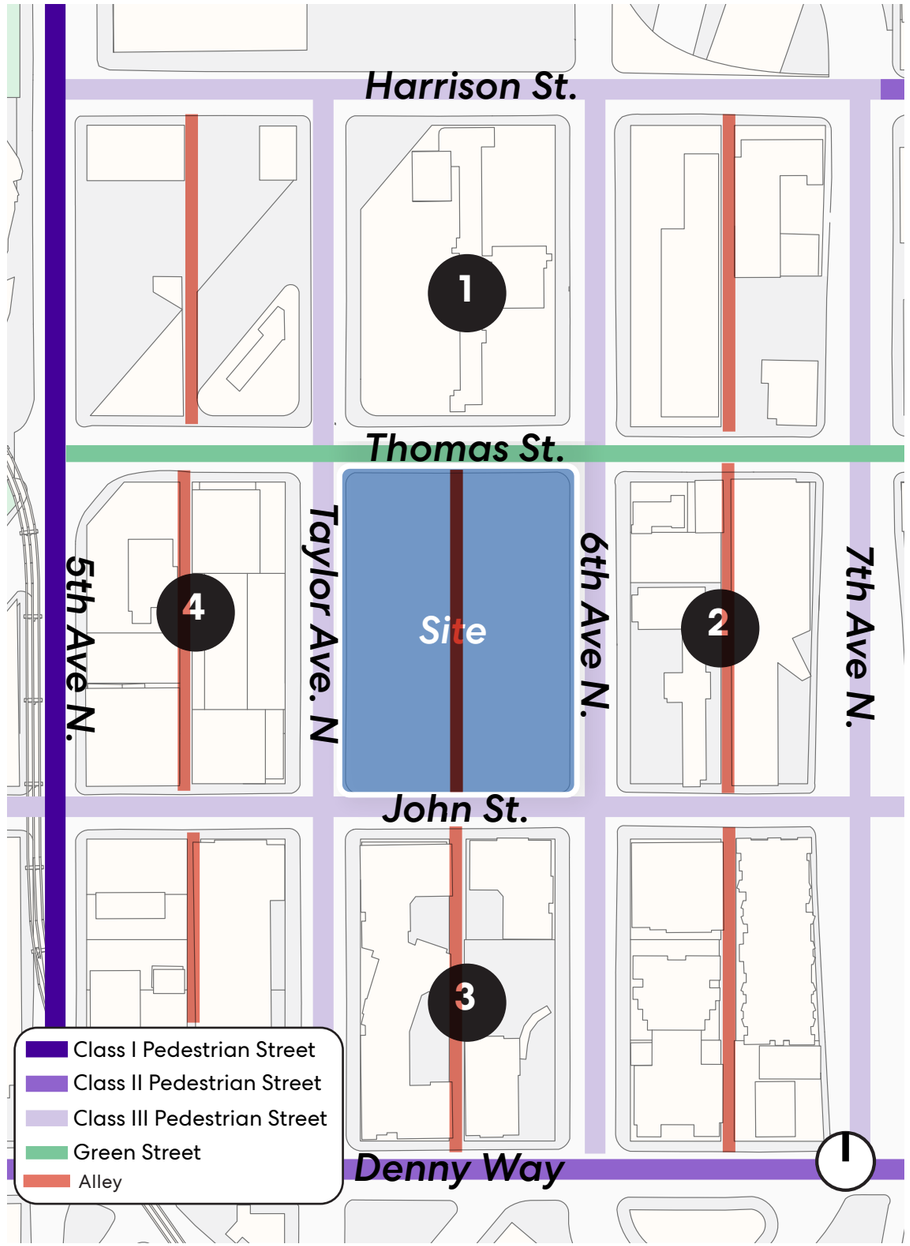
BioMed Realty Perkins&Will

1. Seattle City Light Sub Station

2. Travelodge Hotel

3. Taylor 28 Apartments

4. Seattle Center Offices



3.0 | URBAN DESIGN ANALYSIS

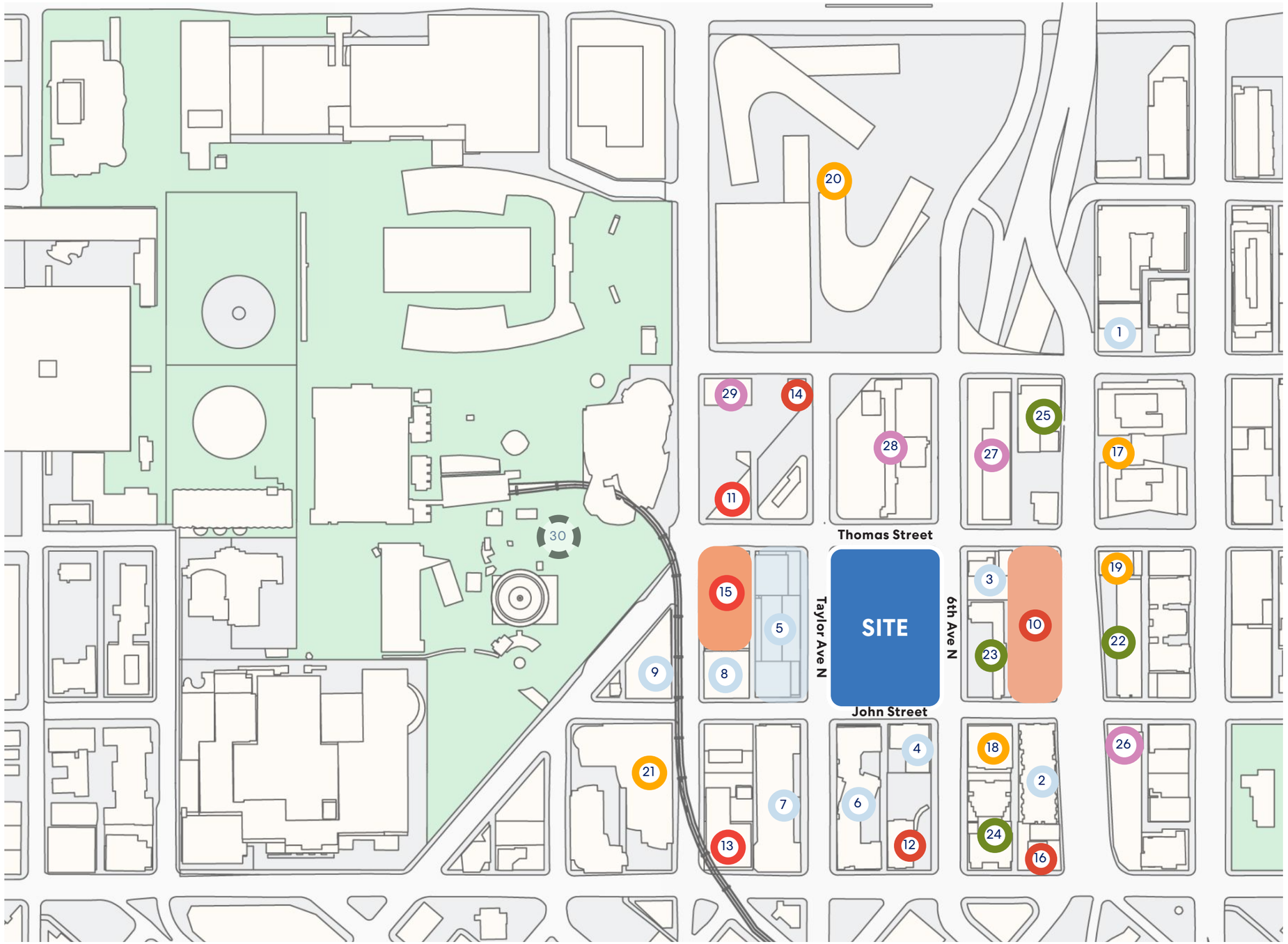
CONTEXT VICINITY MAP

ALLEY DIRECTION/
NEIGHBORHOOD CHARACTER:

Neighborhood has a strong presence of half block projects that are oriented north-south

Immediate 9-block vicinity has function service alleys running north-south

Area is at the edge transition between neighborhoods, with **strong connections to both Uptown, Seattle Center, and South Lake Union**



BioMed Realty Perkins&Will

Residential | Commercial / Retail | Office Space | Hospitality | Light Industrial/Warehouse | Seattle Center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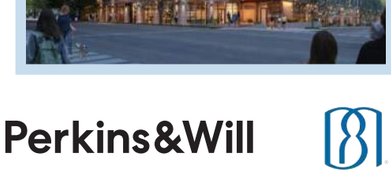
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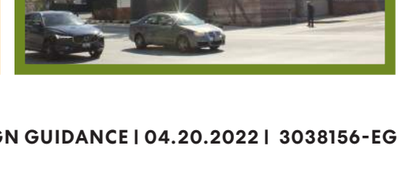
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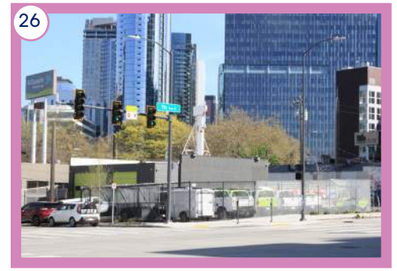
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URBAN CONTEXT AND CHARACTER

BioMed Realty Perkins&Will

Seattle Center

Historic

Iconic

Arches

Intentional

Playful

South Lake Union

Pedestrian Oriented

Efficient

Tech Focused

Orthogonal

Innovative

A fusion of SLU & the Seattle Center

Contextually influenced by both South Lake Union and the Seattle Center, this project seeks to be a hybrid, blending inspiration from the historic worlds fair with the cutting edge scientific community found in SLU while setting the tone for a new type of zoning.

6th Ave - West Street Elevation

6th Ave - East Street Elevation

BioMed Realty Perkins&Will

Taylor Ave - East Street Elevation

Taylor Ave - West Street Elevation

STREET PHOTOMONTAGE

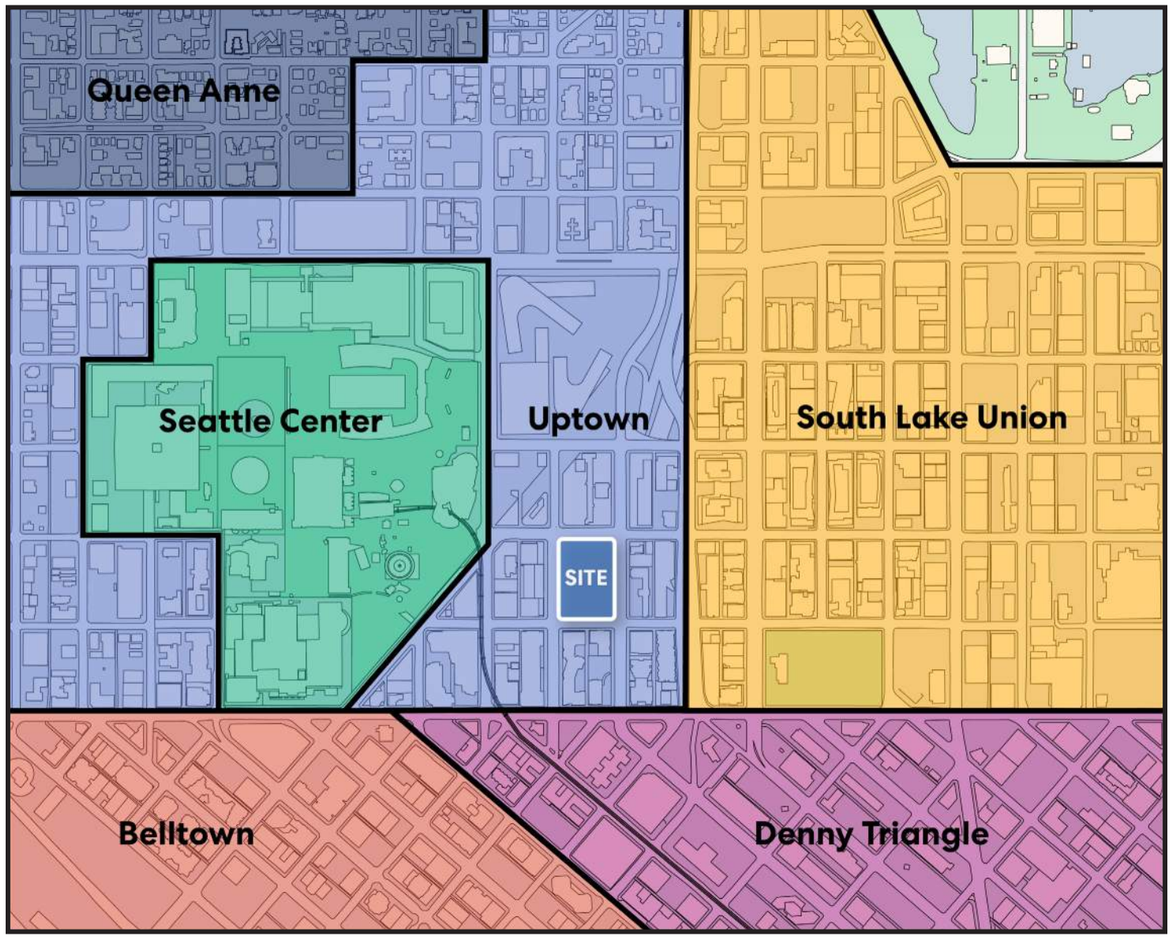
Thomas St - South Street Elevation

Thomas St - North Street Elevation

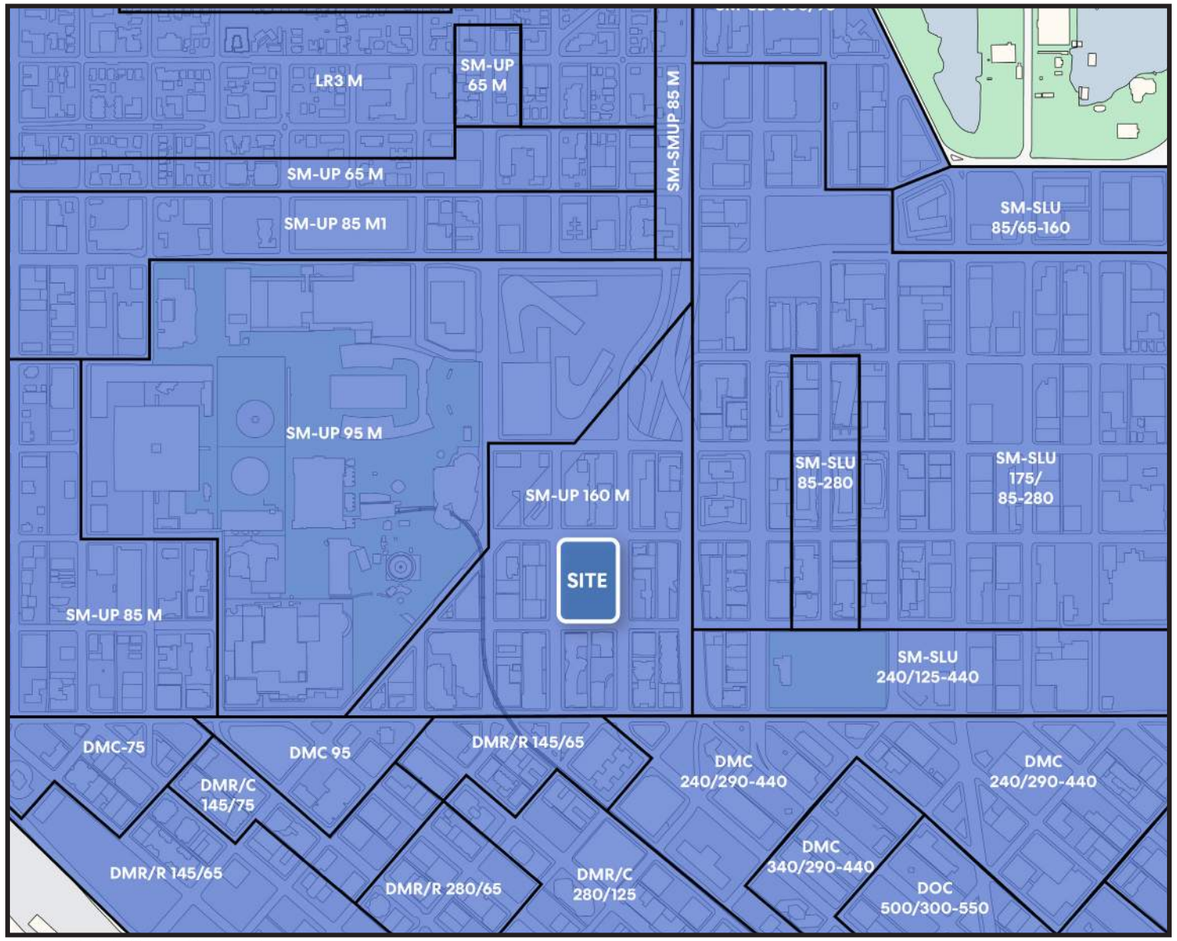
BioMed Realty Perkins&Will

John St - East Street Elevation

John St - West Street Elevation



URBAN VILLAGES

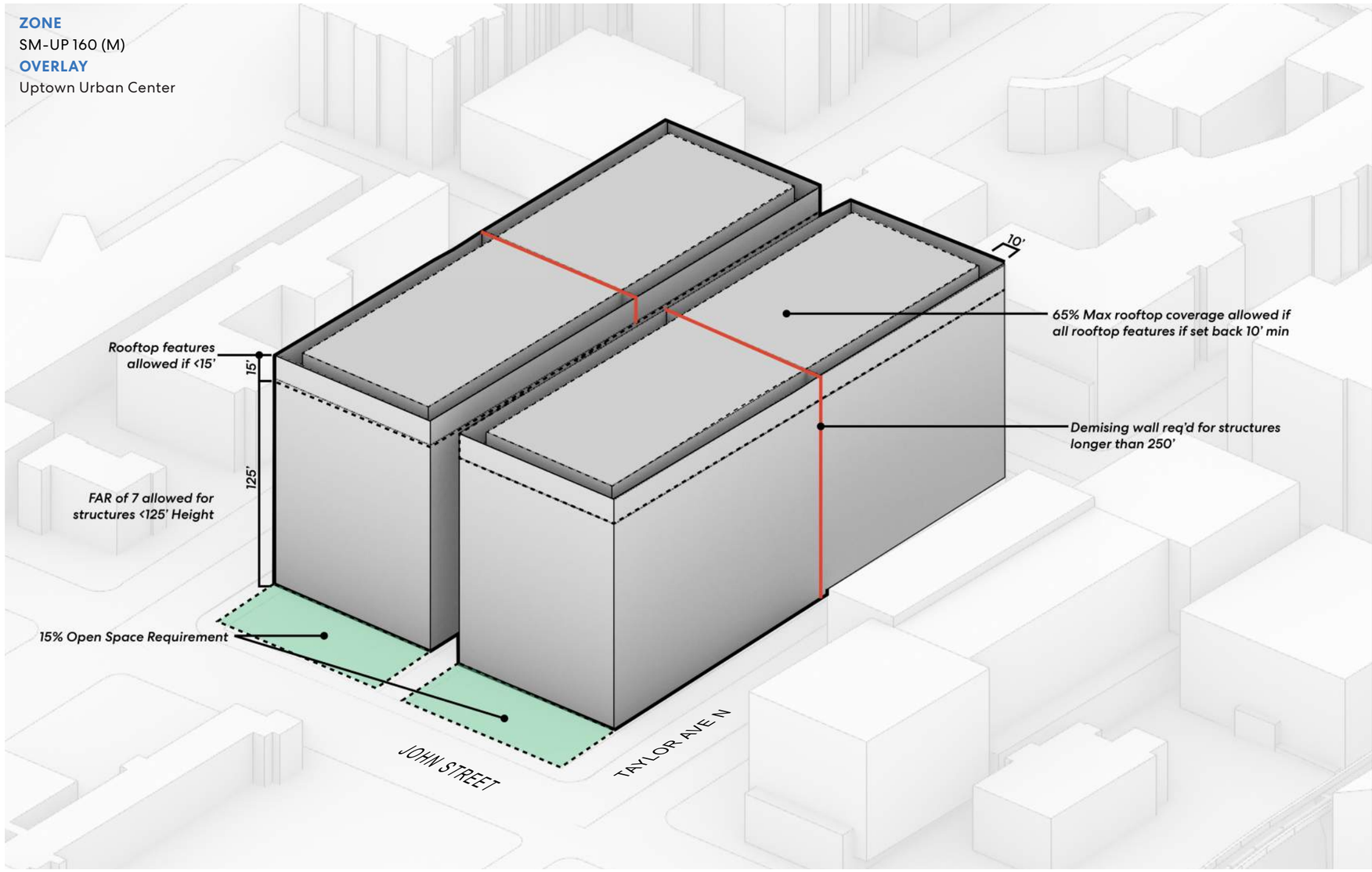


ZONING DESIGNATION MAP

BioMed Realty Perkins&Will

ZONING DIAGRAM

ZONE
SM-UP 160 (M)
OVERLAY
Uptown Urban Center



23.48.720 - Floor area ratio (FAR) in SM-UP zones
Base FAR of 5; Max FAR of 7

In the SM-UP 160, zone structures that do not exceed 125 feet in height are permitted an FAR of 7 for non-residential uses.

SMC 23.48.025 Structure Height
The following rooftop features may extend up to 15' above the maximum height limit so long as combined total coverage does not exceed 25% of total roof area: solar collectors, stair and elevator penthouses, mechanical equipment.

Combined total coverage of all features may be increased to 65% of roof area if all mechanical equipment is screened and all rooftop features are at least 10' from roof edge.

23.48.732 - Maximum structure width and depth in SM-UP zones
Maximum width and depth of a structure is 250'. Width and depth limits do not apply to below-grade construction.

The width and depth limits of stories in separate structures or structures on the same lot that abut but are not internally connected are measured separately.

SMC 23.48.740 Facade Transparency & Blank Facade
Minimum 60% transparency at all streets, with a max 15' blank facade

SMC 23.48.740.A.3 Street Level Setbacks
Not required. May be set back up to 12'.

SMC 23.48.740.A.3 Open Space
Minimum amount of required open space must be equal to 15% of lot area and shall be accessible at street level. Average horizontal dimension is 20' and minimum horizontal dimension is 10'. Up to a maximum of 20 percent of the required usable open space may be covered, if the open space abuts a street lot line and is open and accessible to pedestrians along the sidewalk. Open space under this section may qualify as open space required for office use under 23.48.750.

Open space in the amount of 20 SF for each 1,000 SF in office use is required.

EDG DESIGN GUIDELINES

Uptown Design Guidelines

CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Adjacent Sites

Buildings adjacent to the Seattle Center campus should be sited to create synergistic relationships and reinforce connections between the Seattle Center and the surrounding Uptown neighborhood.

Project Response

By providing a generous public entry plaza space directly off the Thomas green street, the project reinforces the pedestrian connection from the neighborhood to the Seattle Center. Another public open space is located to the south and connects to the north through a vegetated woonerf.

Seattle Design Guidelines

CS3 ARCHITECTURAL CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood

Emphasizing Positive Neighborhood Attributes

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Local History & Culture

Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

Project Response

The site is located within a transitional area of the uptown neighborhood between South Lake Union and the Seattle Center. Inspiration was drawn from both the future of science and biotech in South Lake Union and how the rich history of the World's Fair and Seattle Center looked toward the future through innovations in forms and building materials.

Uptown Design Guidelines

PL1 CONNECTIVITY

Compliment and contribute to the network of open spaces around the site and the connections among them.

Enhancing Open Spaces

Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street. Where publicly accessible plazas abut private open space, use special paving materials, landscaping, and other elements to provide a clear definition between the public and private realms.

Project Response

The primary design concept revolves around the creation of two linked plazas on the North and South that seek to enhance pedestrian flow through the site towards the Thomas Green street and Seattle Center.

Uptown Design Guidelines

PL3 STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street level with clear connections to building entries and edges.

Entries

a. 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.

c. The use of distinctive paving, detailing, materials and landscaping, and artistic designs with cultural references is strongly encouraged.

Project Response

Main entries to both buildings are located directly off the north plaza adjacent to the Thomas green street.

Carved away and overhung arches are utilized on this project to emphasize primary entries and to reinforce pedestrian wayfinding through the site.

Uptown Design Guidelines

DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

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.

Project Response

Recognizing the unique and historical significance of the Uptown neighborhood, the design concept draws its main inspiration from the iconic forms and modulation of the Pacific Science Center. Arched forms and facade articulation are used in a modern way to both activate the pedestrian level and, the upper volume through scale and movement.

Uptown Design Guidelines

DC4 EXTERIOR ELEMENTS & FINISHES

Use appropriate and high-quality elements and finishes for the building and open spaces.

Building Materials

b. Quality exterior finish materials should be incorporated at all levels and on all exterior walls. Materials at the street level should be of the highest quality.

c. Use materials, colors, and details to unify a building's appearance; buildings and structures should be clad with compatible materials on all sides. Where buildings have side setbacks adjacent to other buildings, materials and design treatments should intentionally 'wrap the corner' of window and door openings, and at building corners, so cladding materials and treatments appear substantial, and not two-dimensional or paper thin.

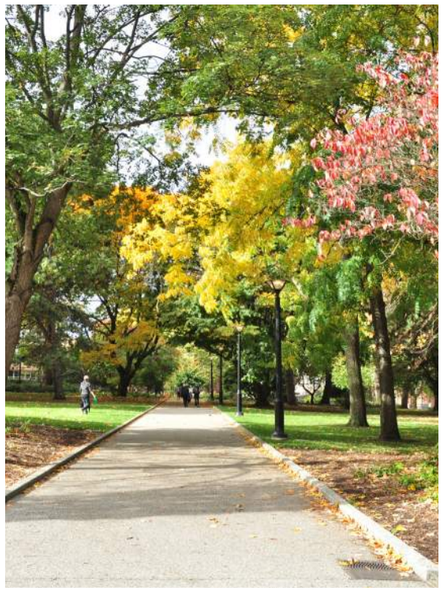
Project Response

With a project that focuses heavily on the pedestrian experience on all sides of the buildings, materials are a key element to enhancing that street level experience.

BioMed Realty Perkins&Will

ARCHITECTURAL CONCEPT

STREET LEVEL INTERACTION



PEDESTRIAN GREENSPACE

EXTERIOR ELEMENTS & FINISHES

SCULPTED

URBAN PATTERN & FORM

THOMAS STREET CONCEPT PLAN

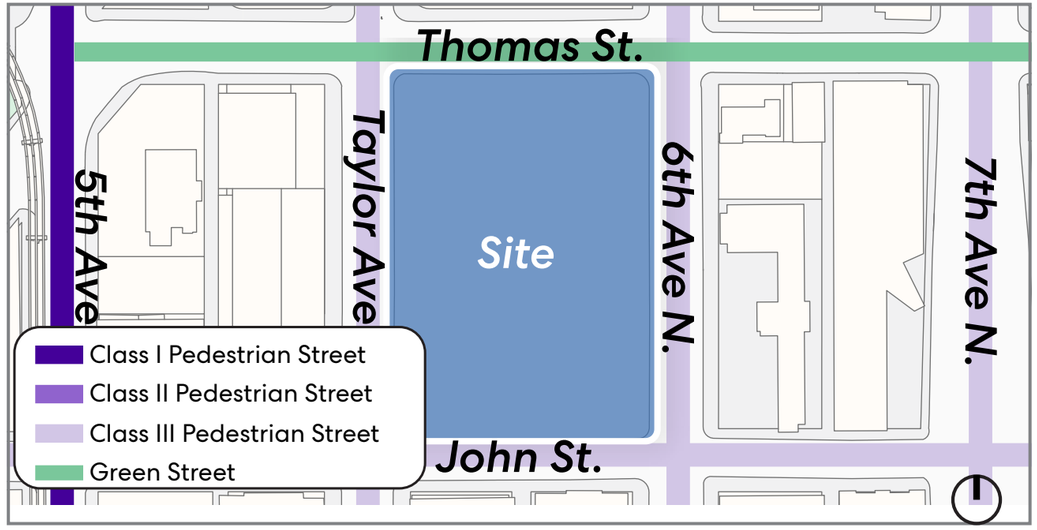
Thomas St Redefined

"Thomas St is an important east/west green street and public realm connection, ***linking the Cascade neighborhood through South Lake Union to the Seattle Center.***

Improvements along Thomas St east of Seattle Center are planned to occur in phases primarily based on milestones of planned improvements of other projects along this corridor and funding availability. SDOT is continuing to seek development partnership and grant opportunities along this corridor.

Street closures for vehicular through traffic at 5th Ave N and at Dexter Ave N along Thomas St will be the first step for this corridor towards realizing Thomas Street Redefined. As a continuation of the current restriction of vehicular traffic along Thomas St from 5th Ave N to Dexter Ave N, and before opening of 7th Ave N and Thomas St signalized intersection by Washington State Department of Transportation (WSDOT), this project will construct an interim closure of 5th Ave N and Thomas St and install an interim turn/through restriction at Dexter Ave N and Thomas St. This work is planned to be completed in 2019."

- from seattle.gov

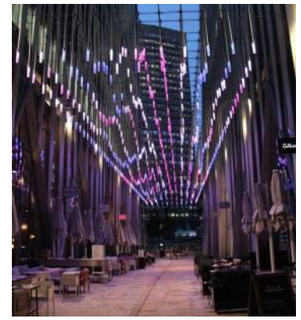


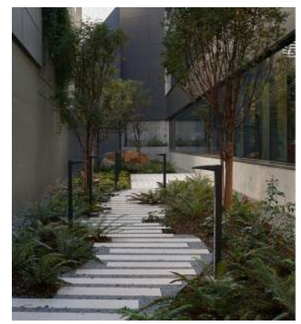
VICINITY PLAN

THOMAS STREET SECTION

THOMAS STREET CONCEPT PLAN

BioMed Realty Perkins&Will





PREVIOUS ALLEY VACATION PLAN
REVIEWED 9/01/2021 WITH SDCI AND SDOT

6.0 | ARCHITECTURAL MASSING CONCEPTS
INSPIRATION

SCIENCE AS EDUCATION

In and around the Seattle area, new medical and scientific breakthroughs are happening every day, this theme will focus on telling stories of scientific breakthroughs in the neighborhood leveraging education programs and interactive installations.

Telling Seattle science success stories

fighting back (B&M gates/Fred Hutch)

mapping

Education

QR codes

interactive Installations

data driven

data processing

Open-source information

Geneomic

THE NEW SCIENCE EXPO

What does the future look like? What does the future hold for the biotech industry? This themes focus is to show off the future of labs in a forward thinking project that showcases the innovation currently surrounding the biotech industry.

If this building were a pavilion at the expo, what would it show off?

What does the future of labs look like?

Innovate here

Showcase for New technologies

innovation center landmark (from space needle)

forward looking

future of ...

Lab experience & the tech experience

What is the future of science?

DISCOVER THE UNEXPECTED

The process of discovery is how we learn new things about the world we live. Leveraging public & private partnerships, this theme explores the act of discovery as a basis for new knowledge and experiences that put science on display.

not been done before

Path of the unexpected

science on display

Discovery

(science , site , space needle)

Discover -here!

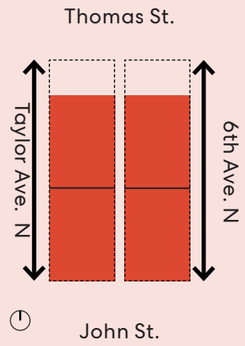
collisions of different programs & sciences

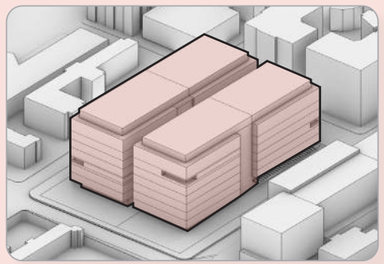
Region Specific Discoveries

Innovation space

BioMed Realty Perkins&Will

SCHEME 01 (baseline)

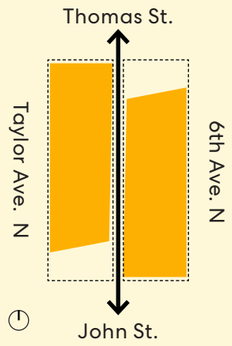


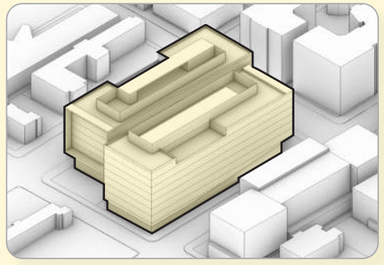


Pros:
- Provides a plaza
- Maximizes FAR on site

Cons:
- Masses appear bulky and concentrated
- Pedestrian experience is at perimeter only
- Singular isolated plaza only activates one side of site.
- Internally focused
- Not ideal for life-science program, multiple cores
- Eliminates pedestrian woonerf with loading in alley
- Does not take advantage of green street

SCHEME 02

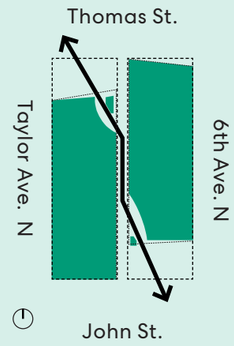


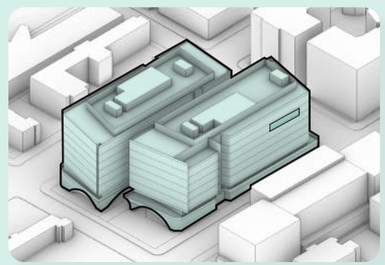


Pros:
- Reduces building mass and gives more than required green space
- Pulls pedestrian activity onto Green Street
- Orientation aligned with the context buildings
- Creates opportunity for 2 unique plazas
- Unified pedestrian scale with pedestrian activation on street and alley
- Massing that works well with life-science program

Cons:
- Potential for long building facades

SCHEME 03 (preferred)

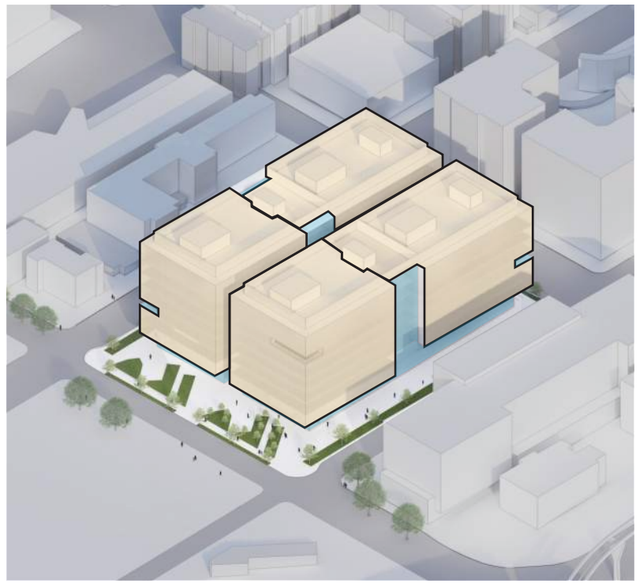




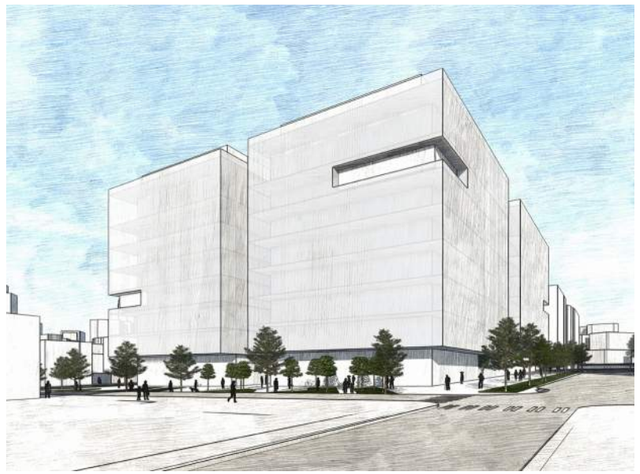
Pros:
- Reduces alley distance providing more connection to green spaces
- Pulls pedestrian activity onto Green Street
- Orientation aligned with the context buildings
- Creates opportunity for 2 unique plazas
- Unified pedestrian scale with pedestrian activation on street and alley
- Massing that works well with life-science program
- Reduces overall building mass and gives more than required green space
- More massing flexibility

CONCEPT OVERVIEW

SCHEME 01 (baseline)



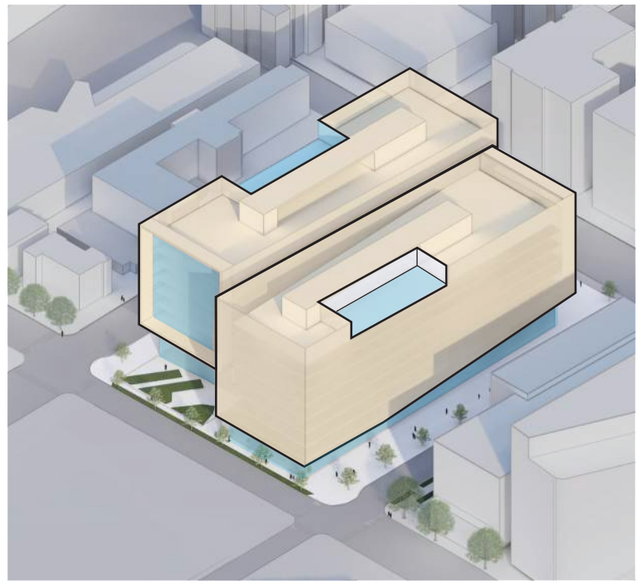
- 8 Stories
- 528,100 GSF
- 0 Departures



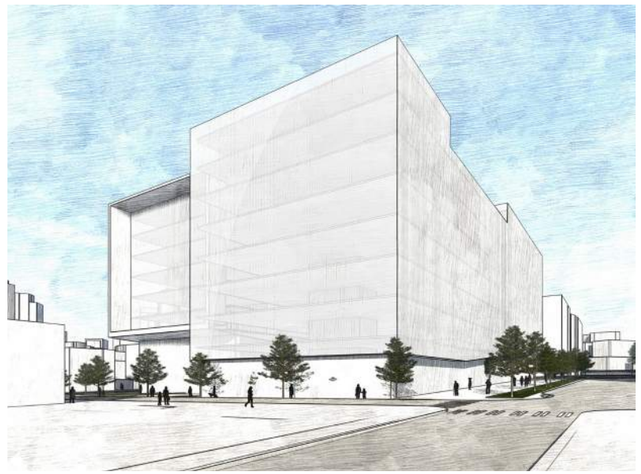
Pros:
- No departures required
- Setback from Thomas St.

Cons:
- Less open space
- Service alley in lieu of pedestrian woonerf
- Alley curb cut on Green Street
- Demising wall makes floor plates unusable for lab / high-tech tenant uses

SCHEME 02



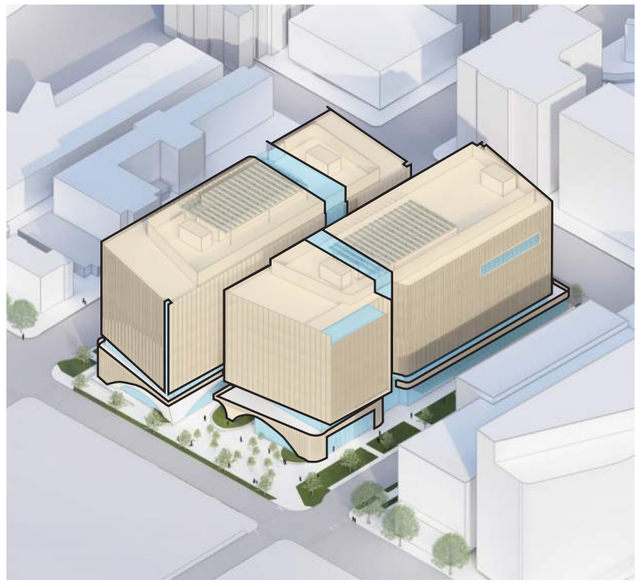
- 8 Stories
- 519,910 GSF
- 3 Departures
- 60' Length Departure



Pros:
- North & South Plazas
- Woonerf
- Pedestrian friendly
- Set back from Thomas

Cons:
- Departures Required

SCHEME 03 (preferred)

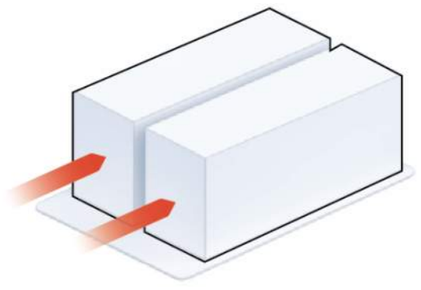


- **8 Stories**
- **492,343 GSF**
- **3 Departures**
- **24' Length Departure**

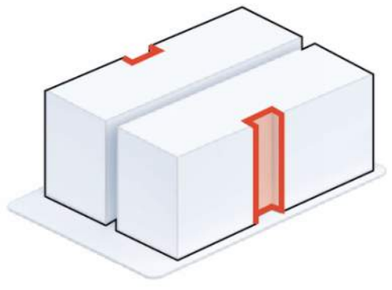
Pros:
- North & South Plazas
- Woonerf
- Pedestrian friendly
- Set back from Thomas.
- Culturally and Contextually significant
- Engaging pedestrian experience

Cons:
- Departures Required

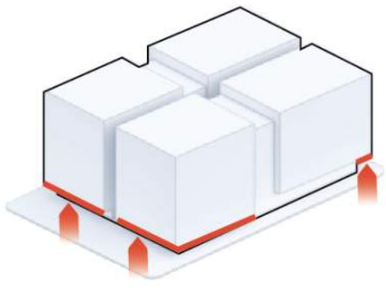
SCHEME 01



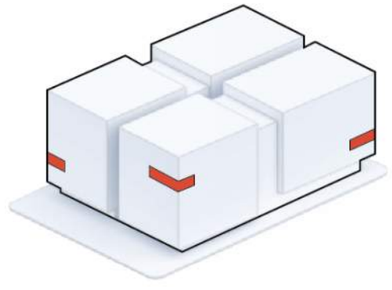
Frame
to focus views



Subtract
to distinguish function



Lift
to enhance pedestrian experience



Carve
to create tenant balconies

Form

Modulation

Texture

BioMed Realty Perkins&Will

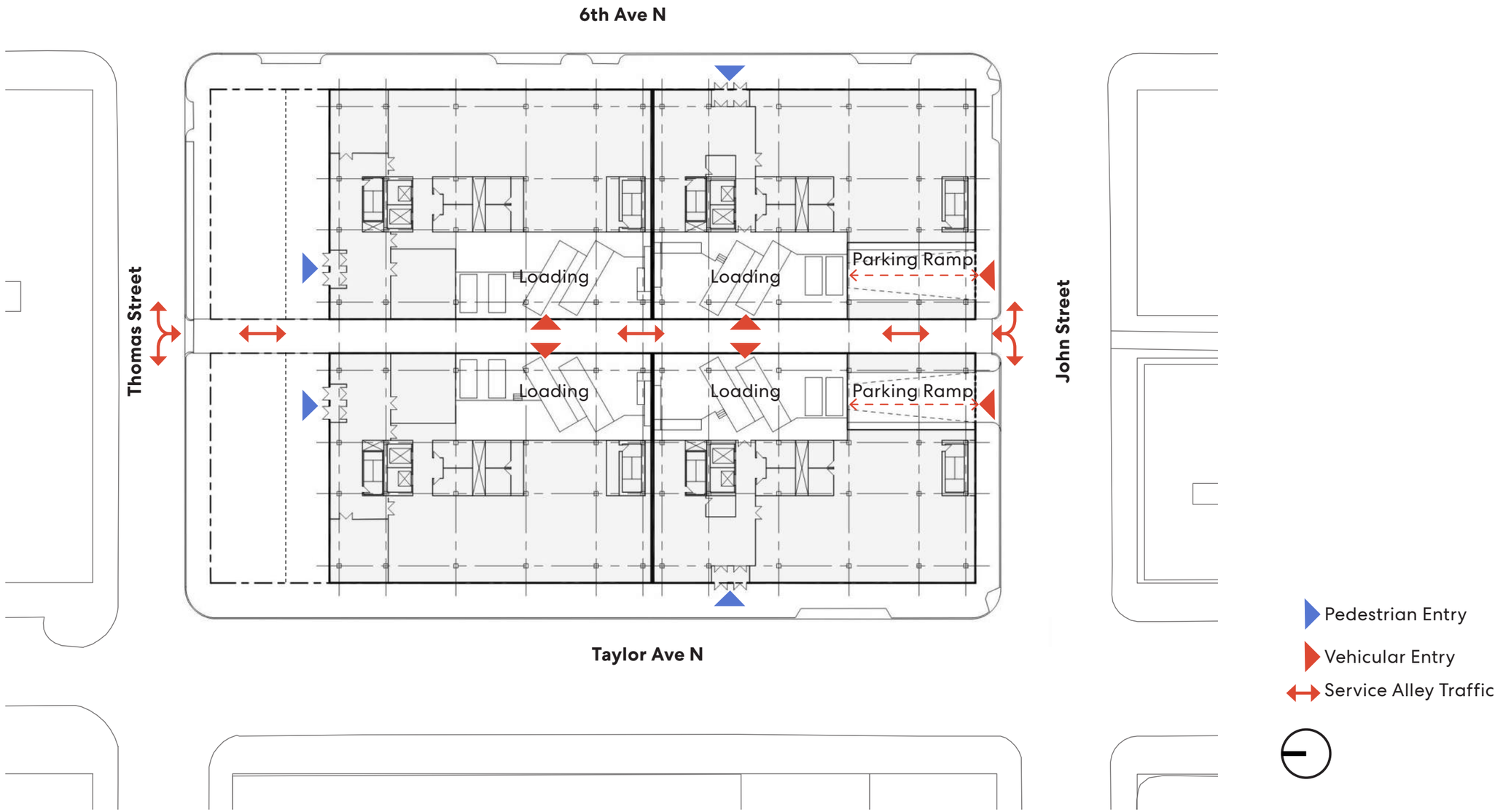
SCHEME 01

Concept

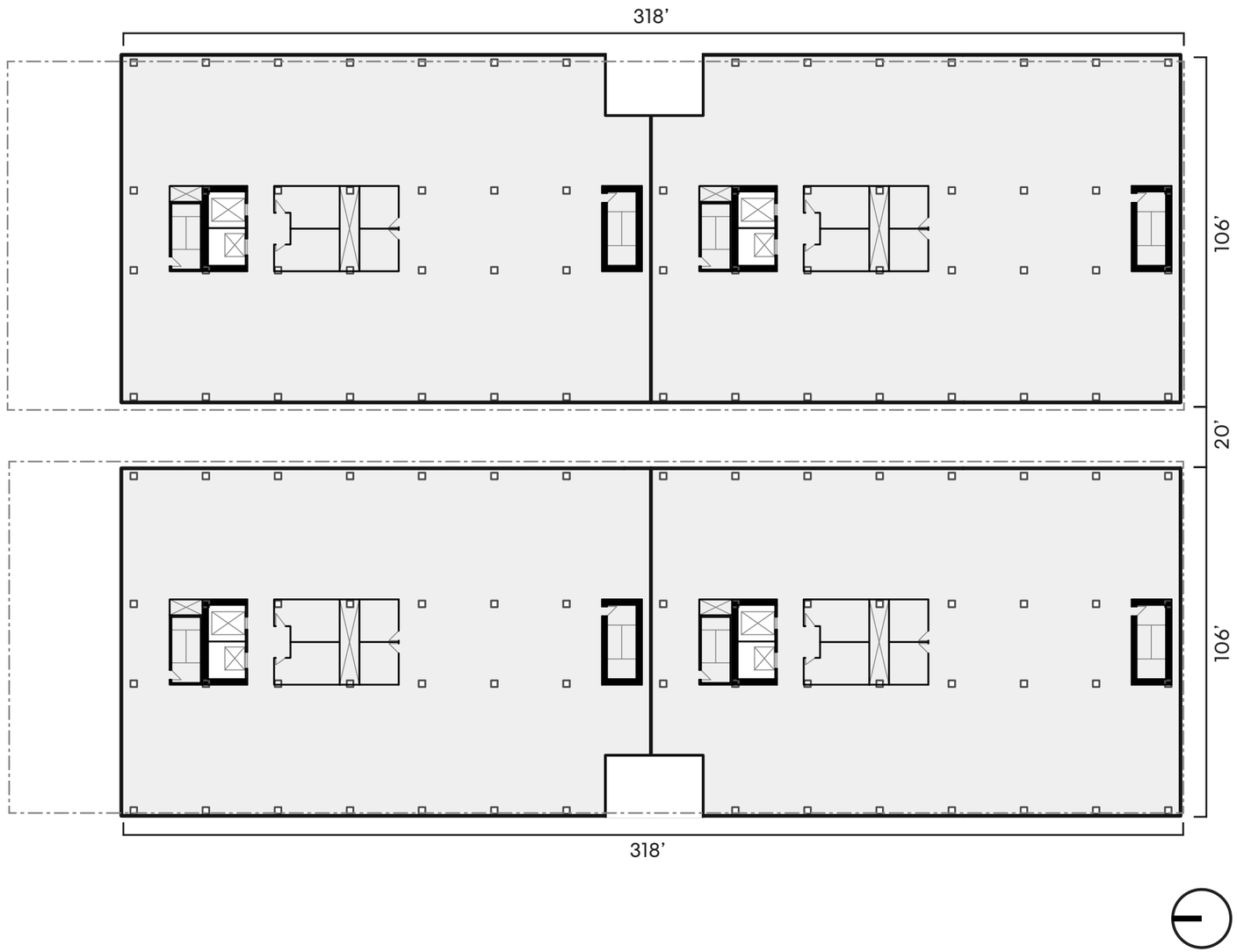
This compliant 4 building scheme joins together 2 buildings on each side of the block with a party wall. A large plaza space is create along Thomas Street at the north side of the site. Simple gaskets are subtracted between each building to distinguish the massing. This scheme is challenged by the redundant cores of each building, and the service alley with at grade loading that detracts from a more pedestrian friendly ground level. In this option, the two buildings create a long facade along both Taylor and 6th Avenues with a minimal amount of open space.

SCHEME 01

GROUND LEVEL

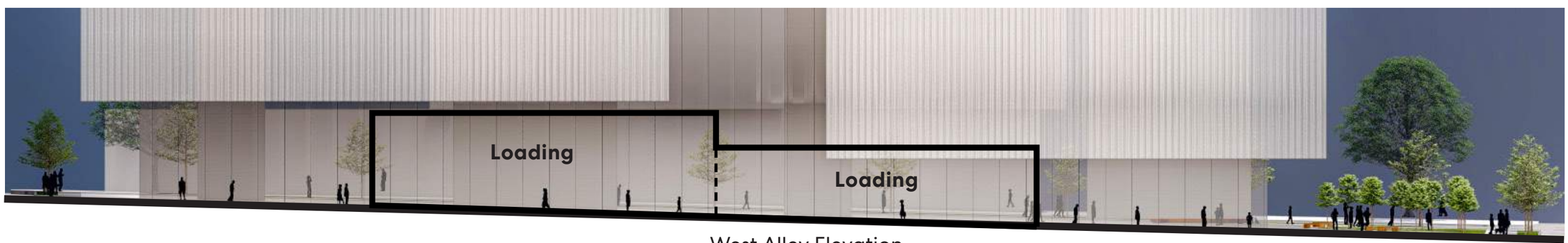


BioMed Realty Perkins&Will

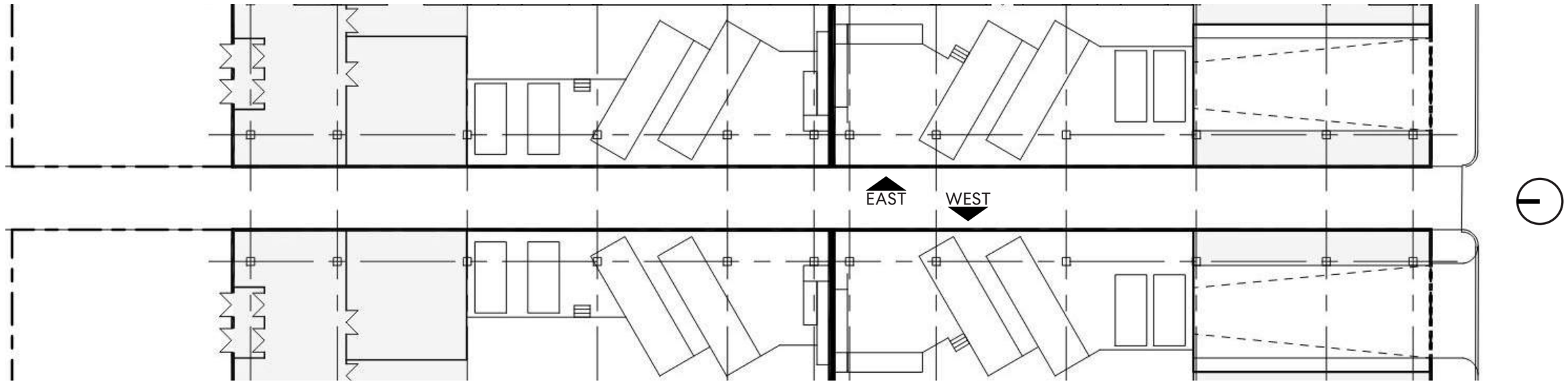

318’
106’
20’
106’
318’

SCHEME 01

East Alley Elevation

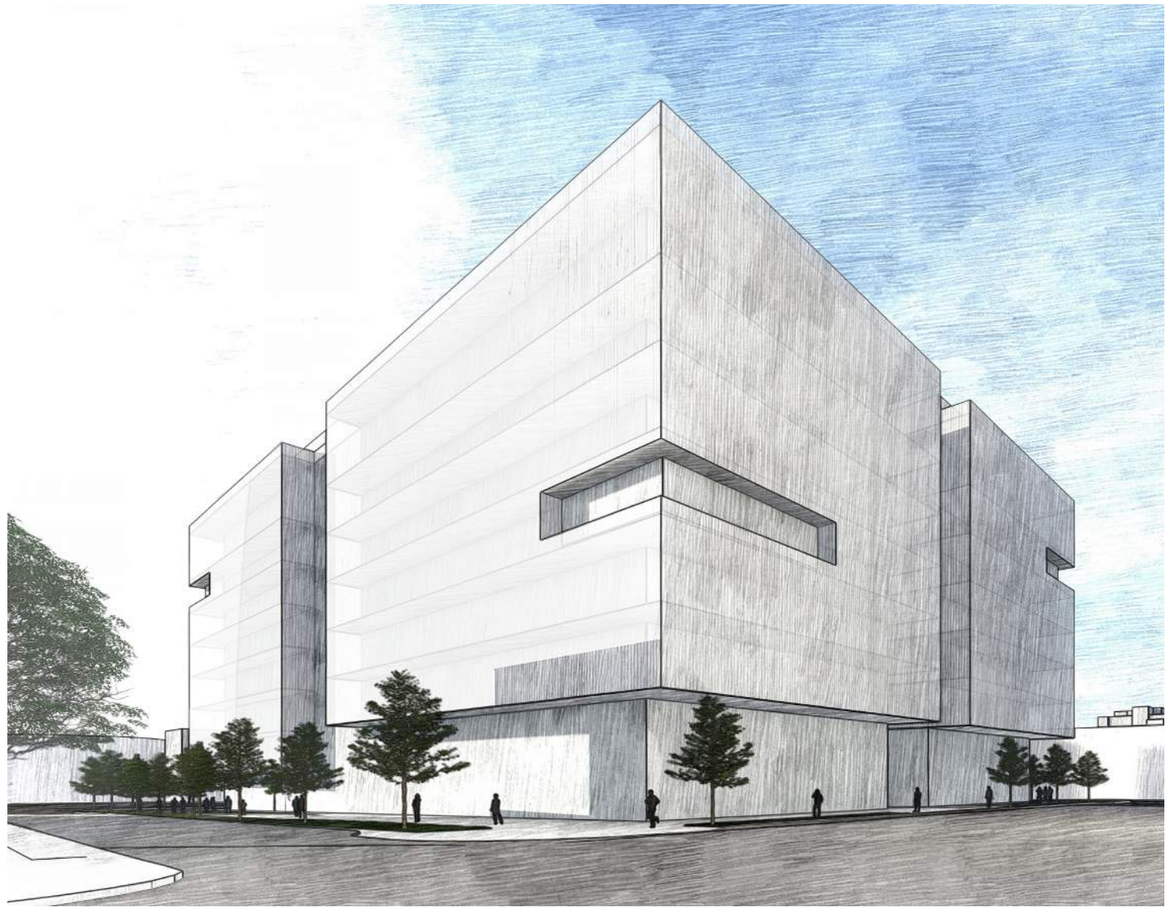


West Alley Elevation



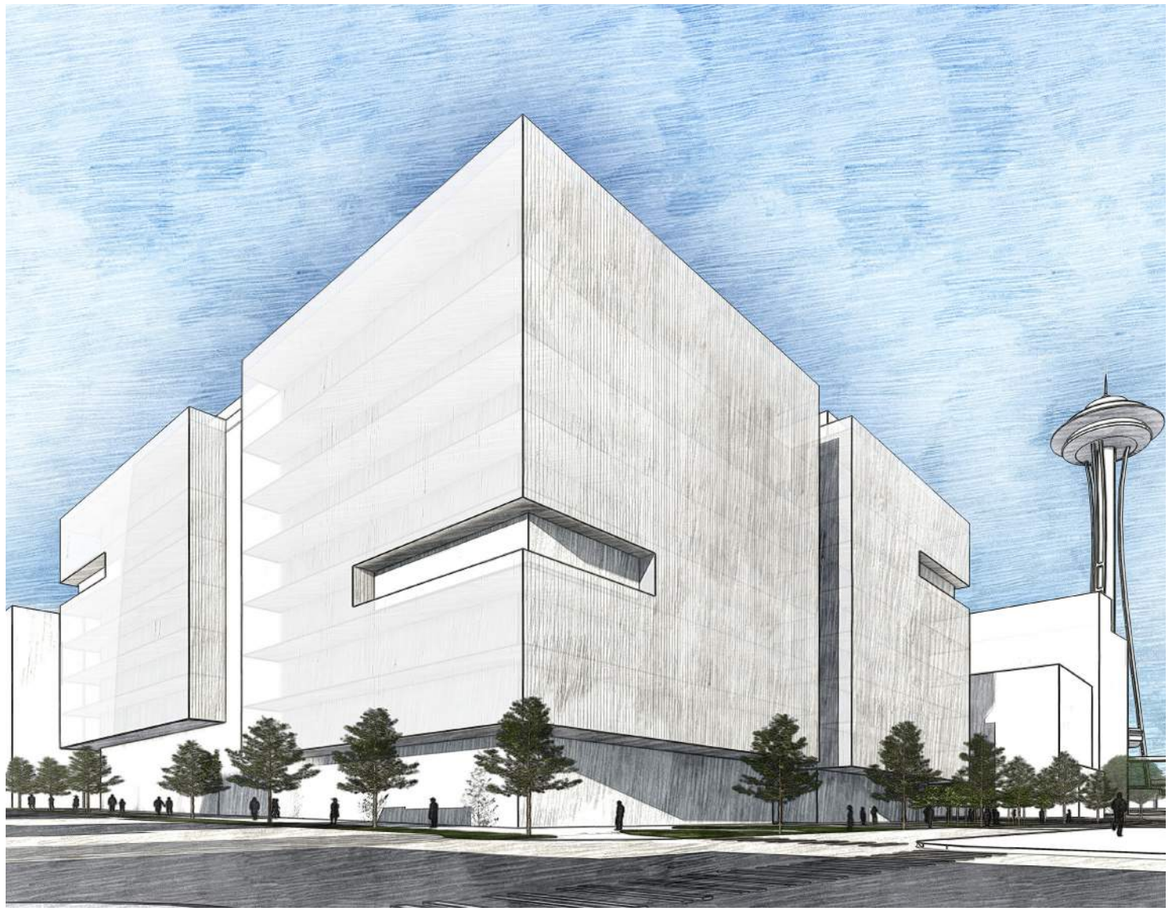
BioMed Realty Perkins&Will

SOUTHEAST

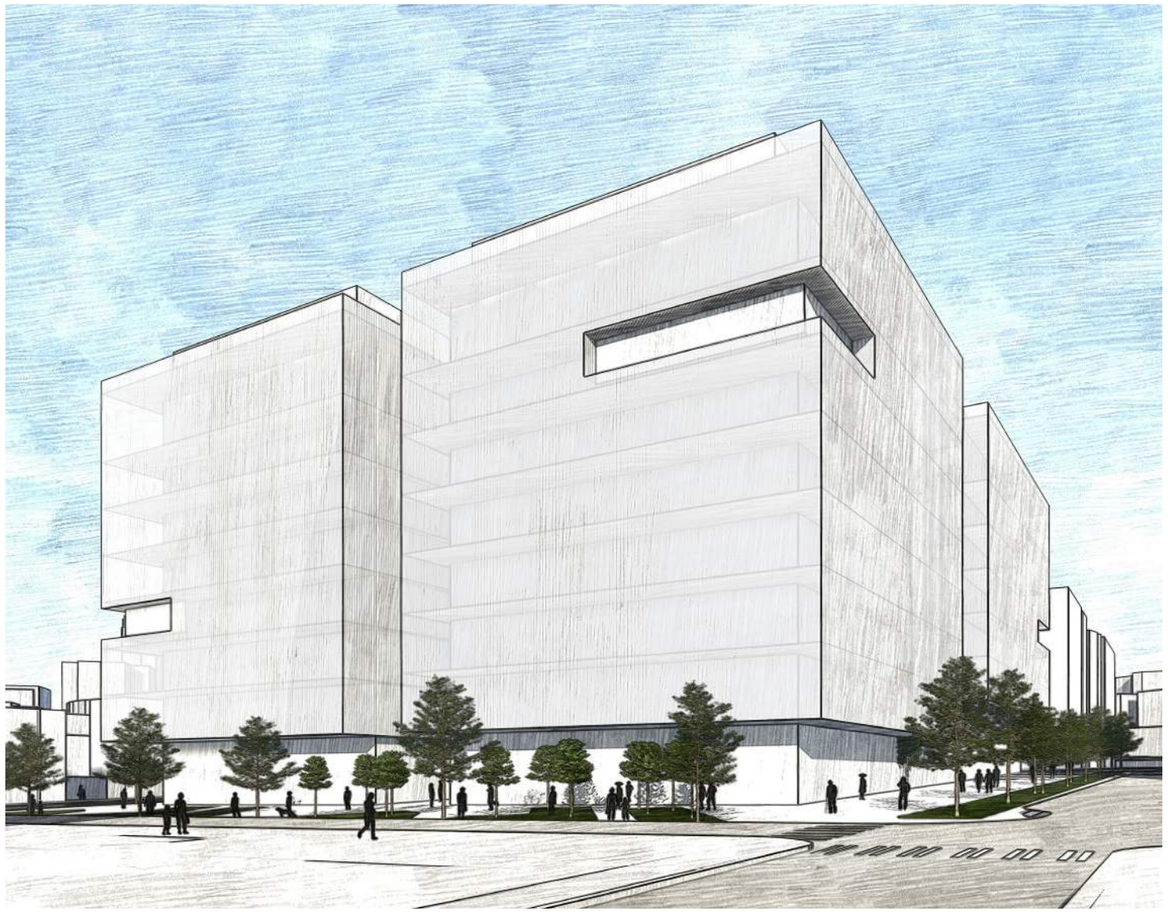


SOUTHWEST

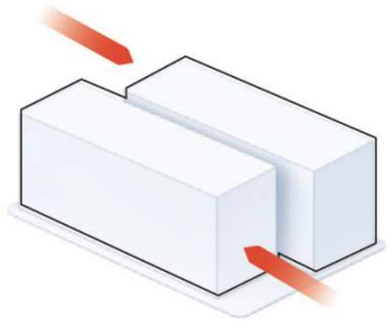
BioMed Realty Perkins&Will



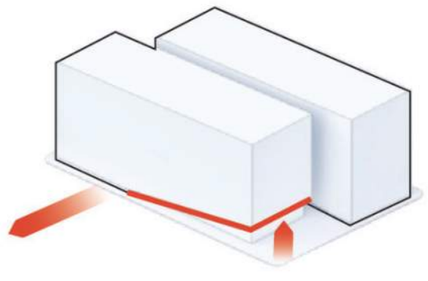
NORTHEAST



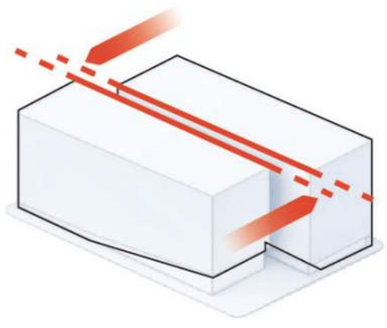
NORTHWEST



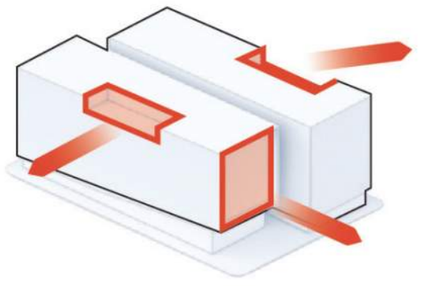
Shift Blocks
to create plazas



Lift
to enlarge plaza



Push
to widen alley



Frame
to focus views

Pedestrian Green Space

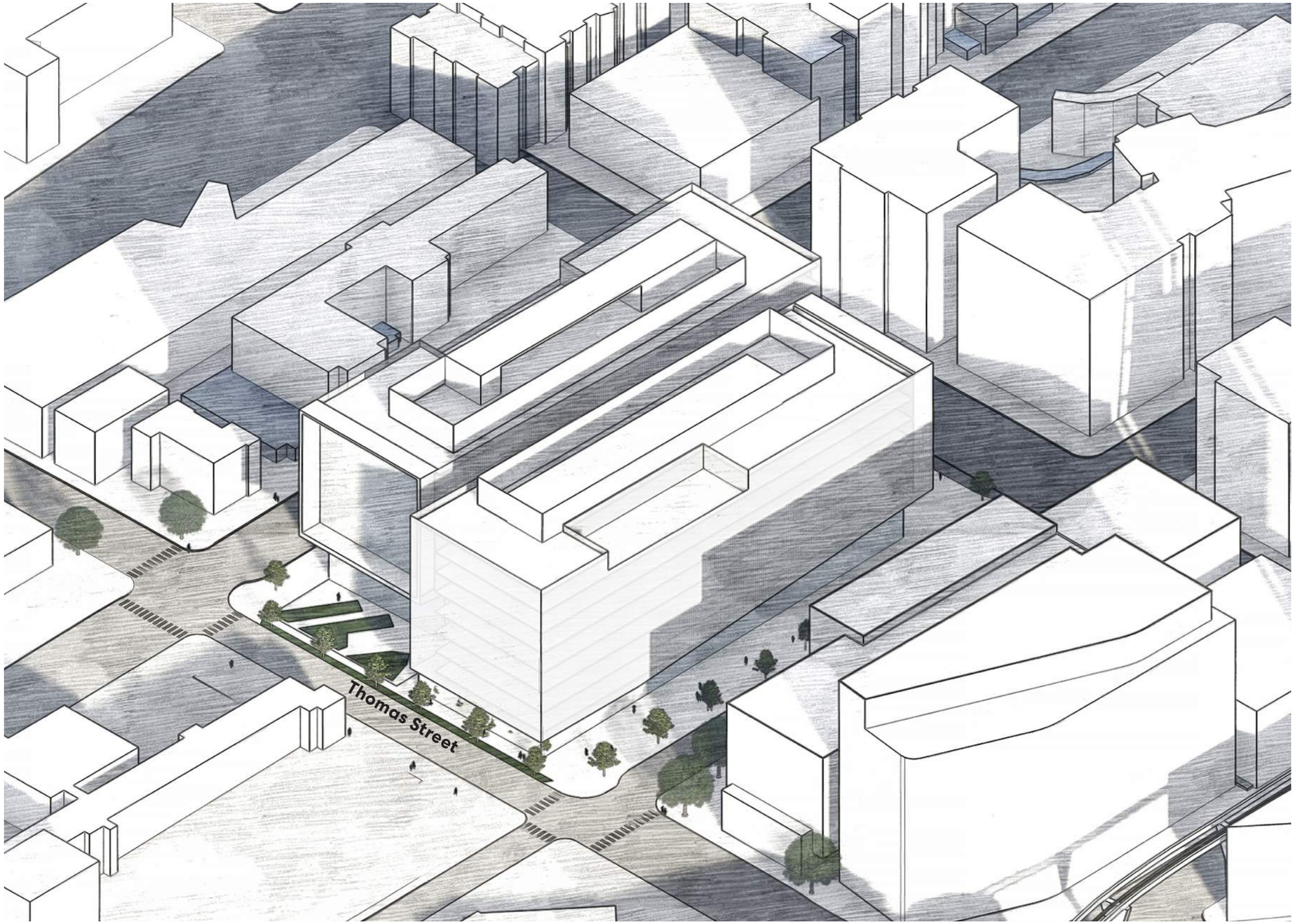
Form

Modulation

Texture

BioMed Realty Perkins&Will

SCHEME 02

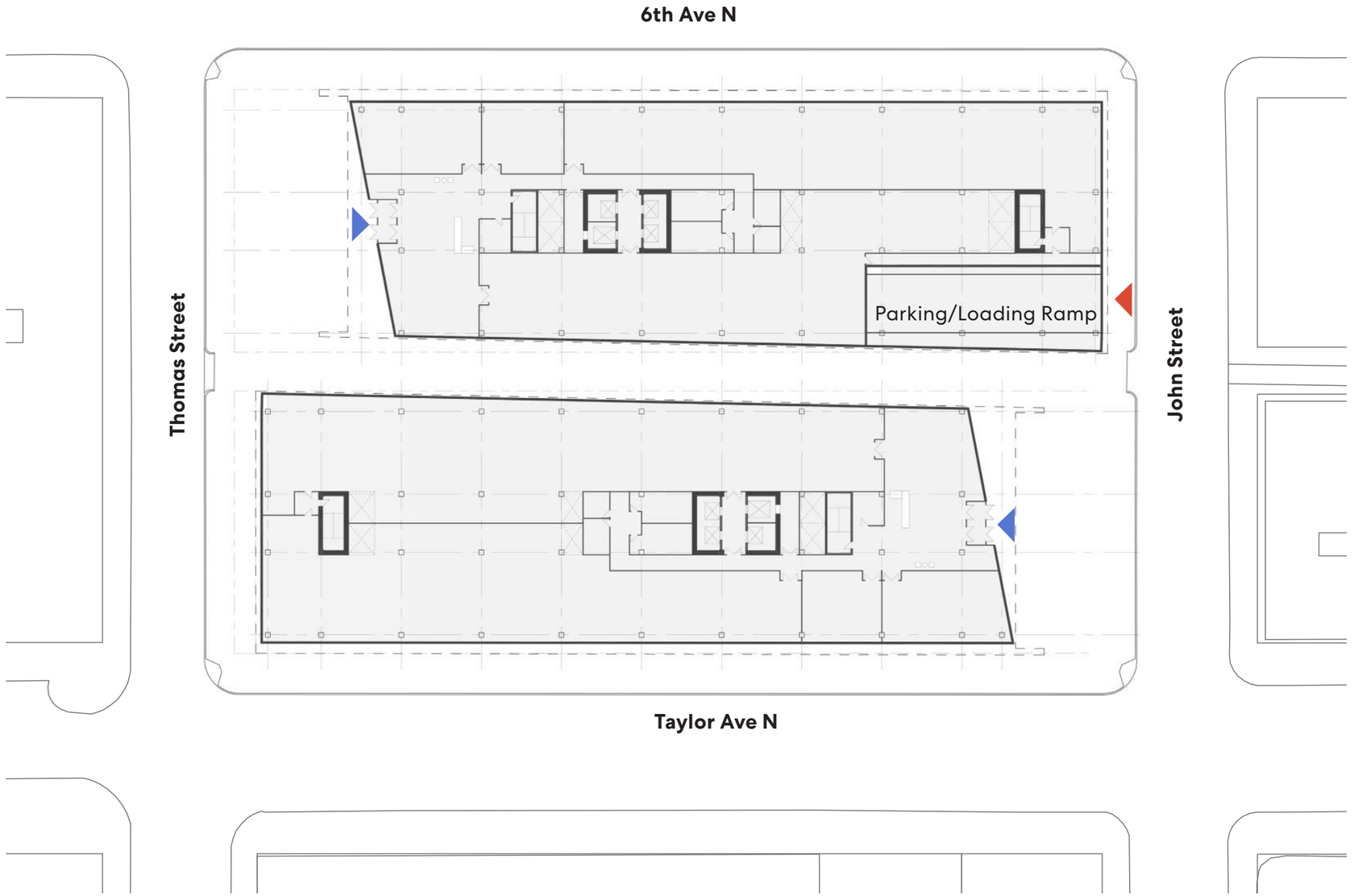


Concept

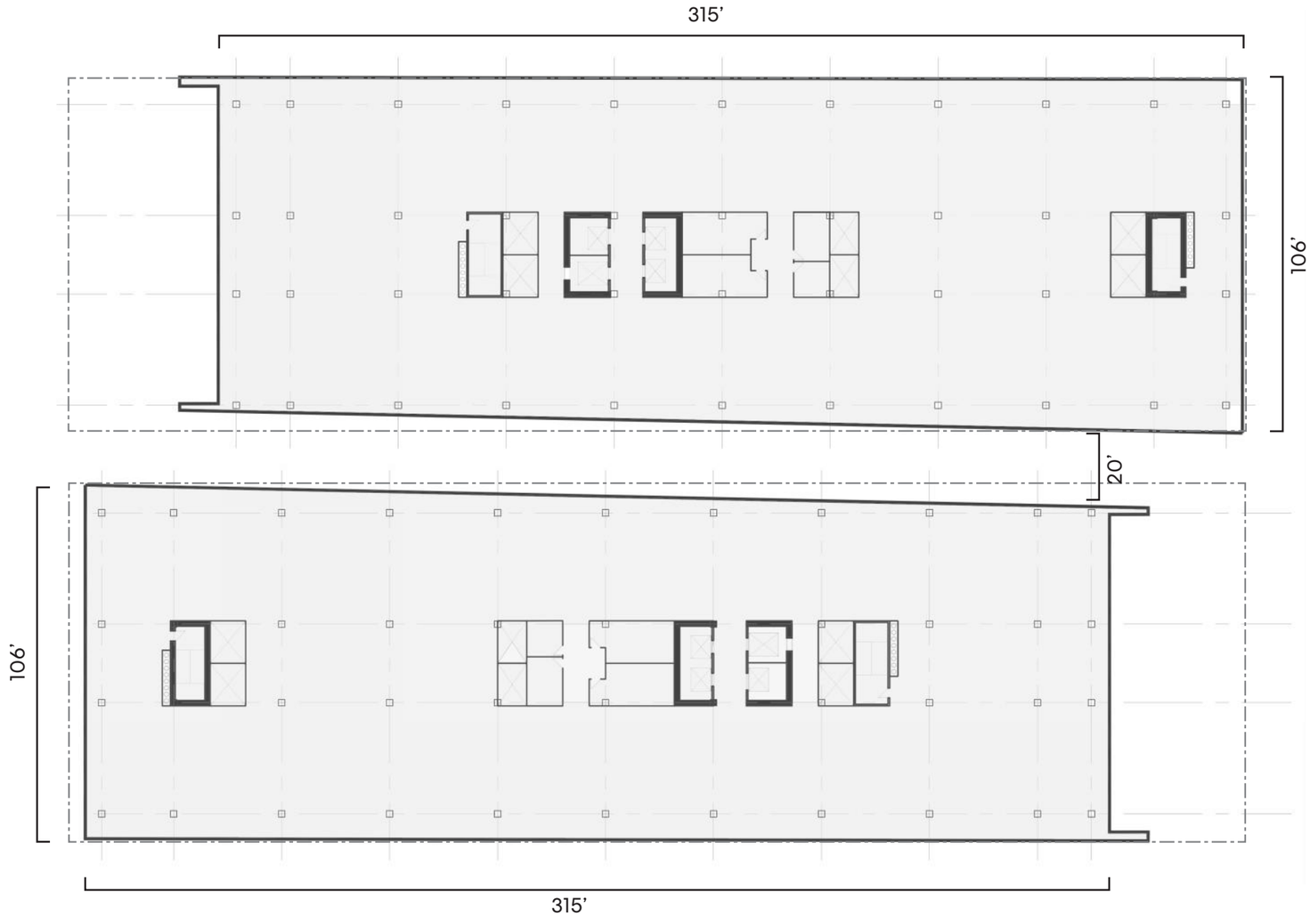
Framed ends aligned with North & South public plazas help this scheme to create prominent entries that encourage pedestrian interaction on both north and south ends of the site.

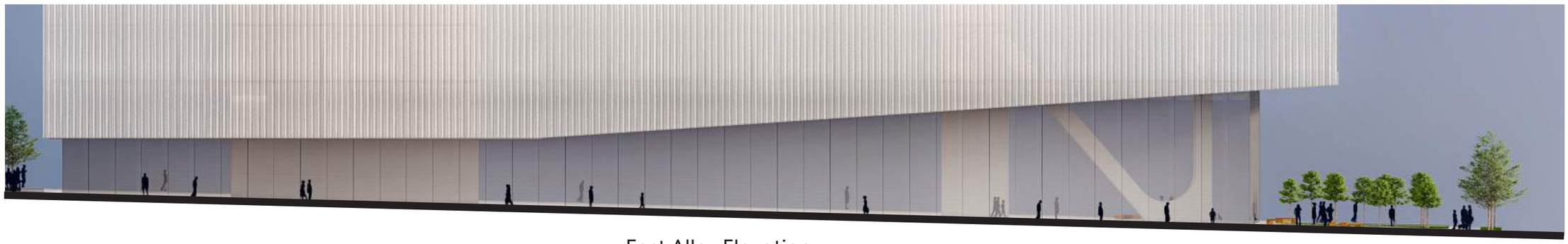
SCHEME 02

GROUND LEVEL

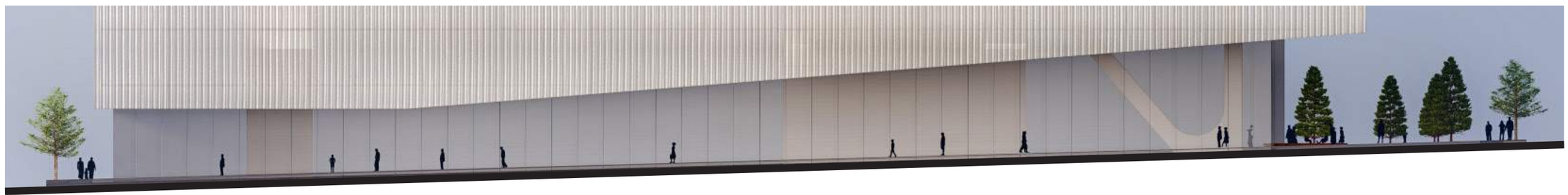


BioMed Realty Perkins&Will

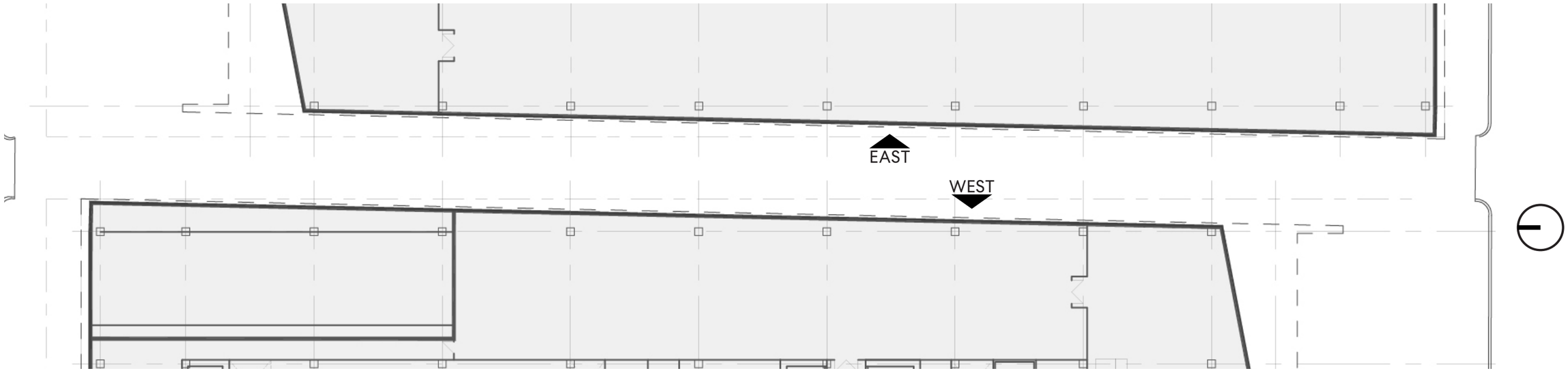

315’
106’
20’
106’
315’



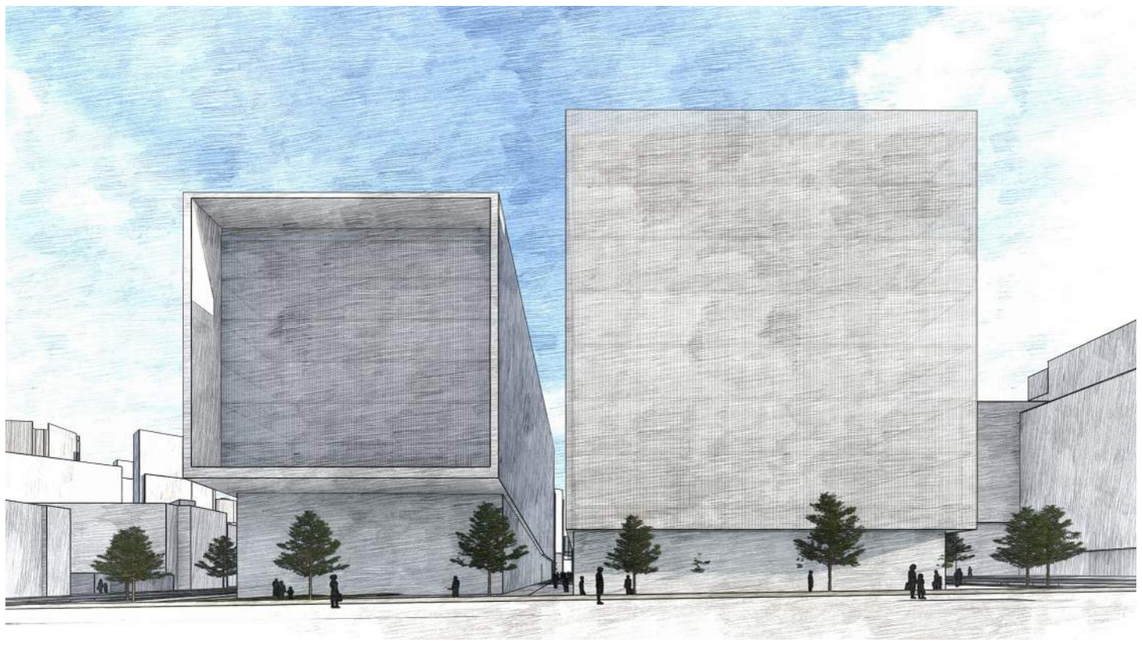
East Alley Elevation

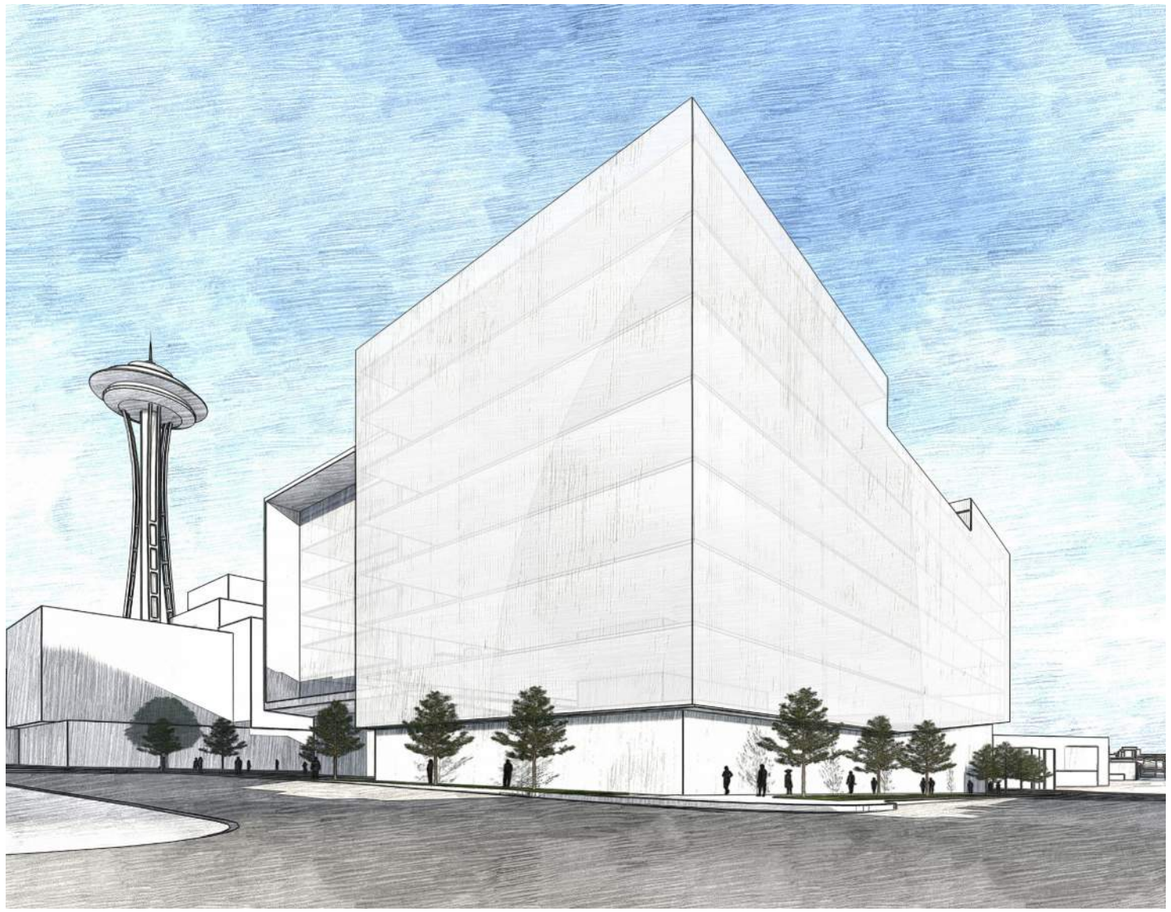


West Alley Elevation



BioMed Realty Perkins&Will





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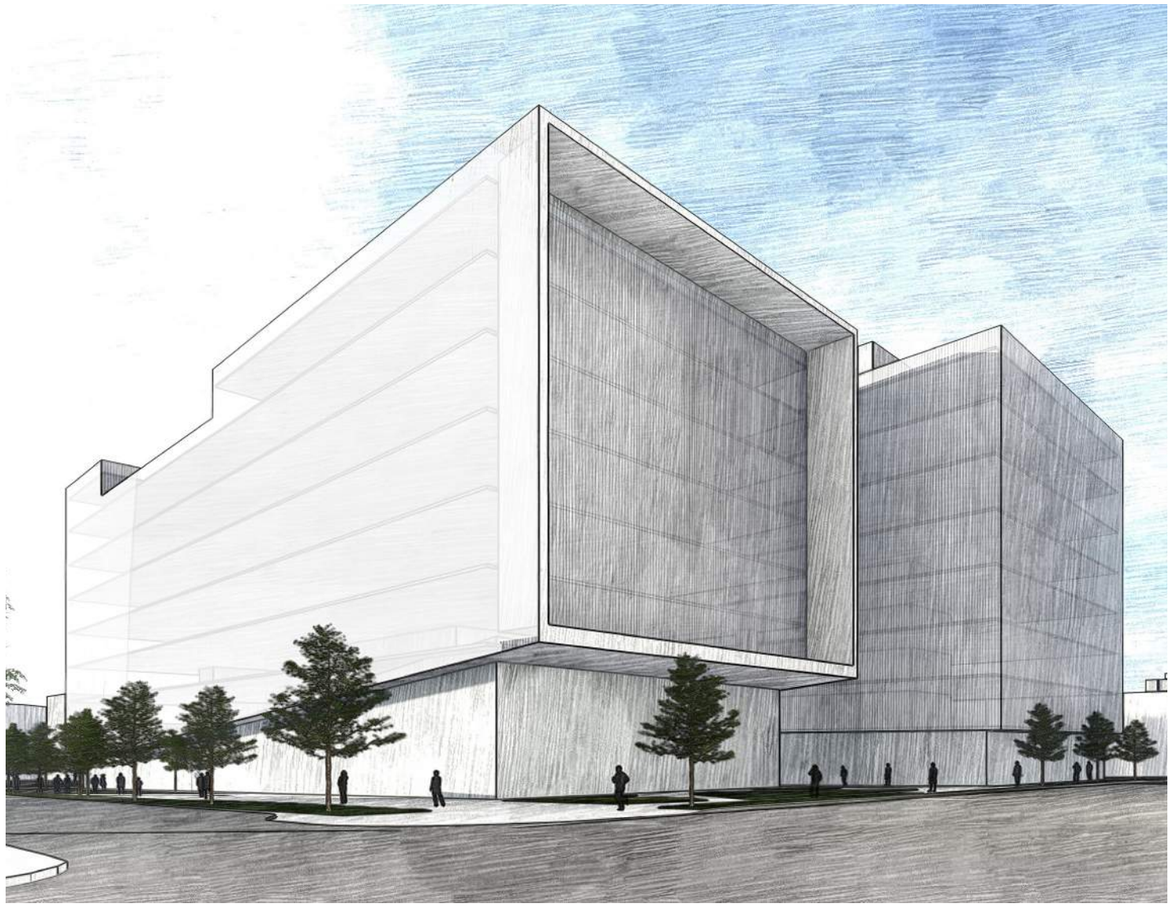
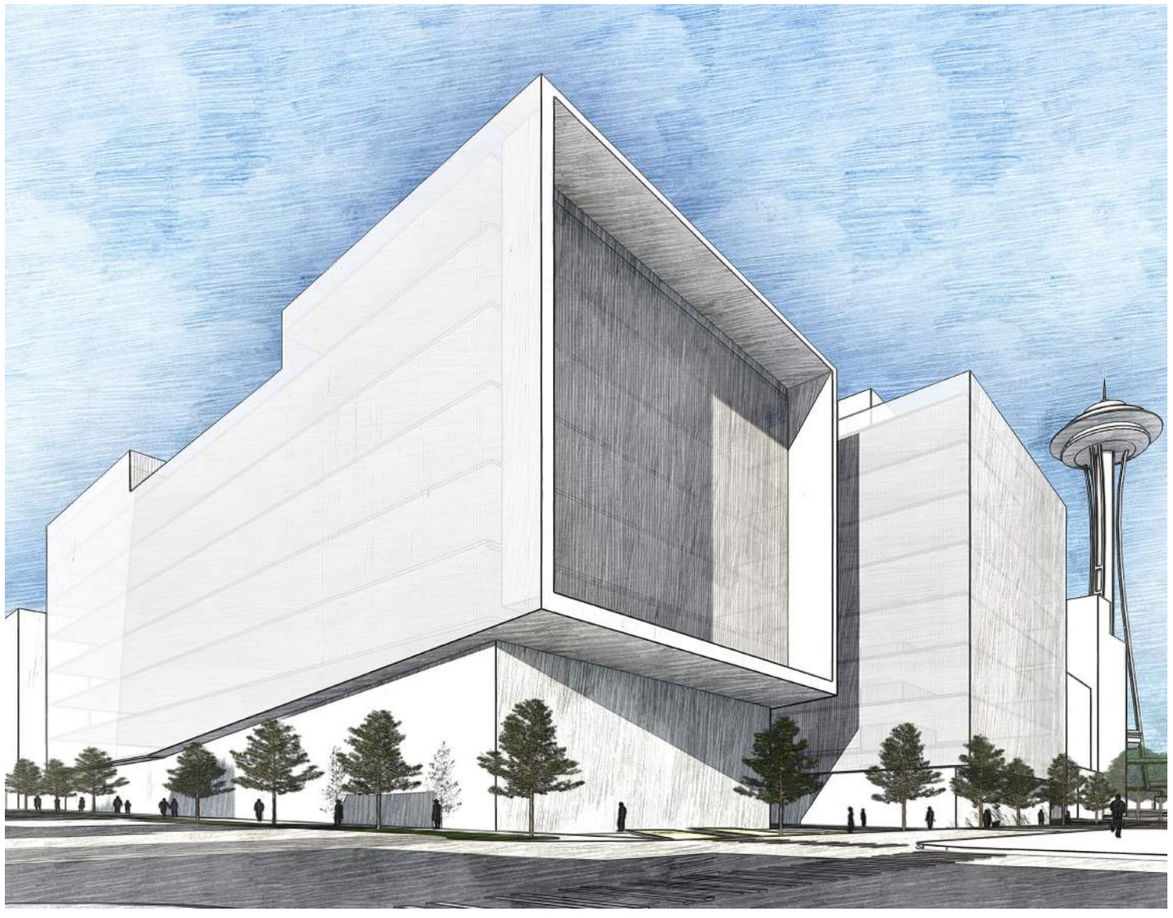
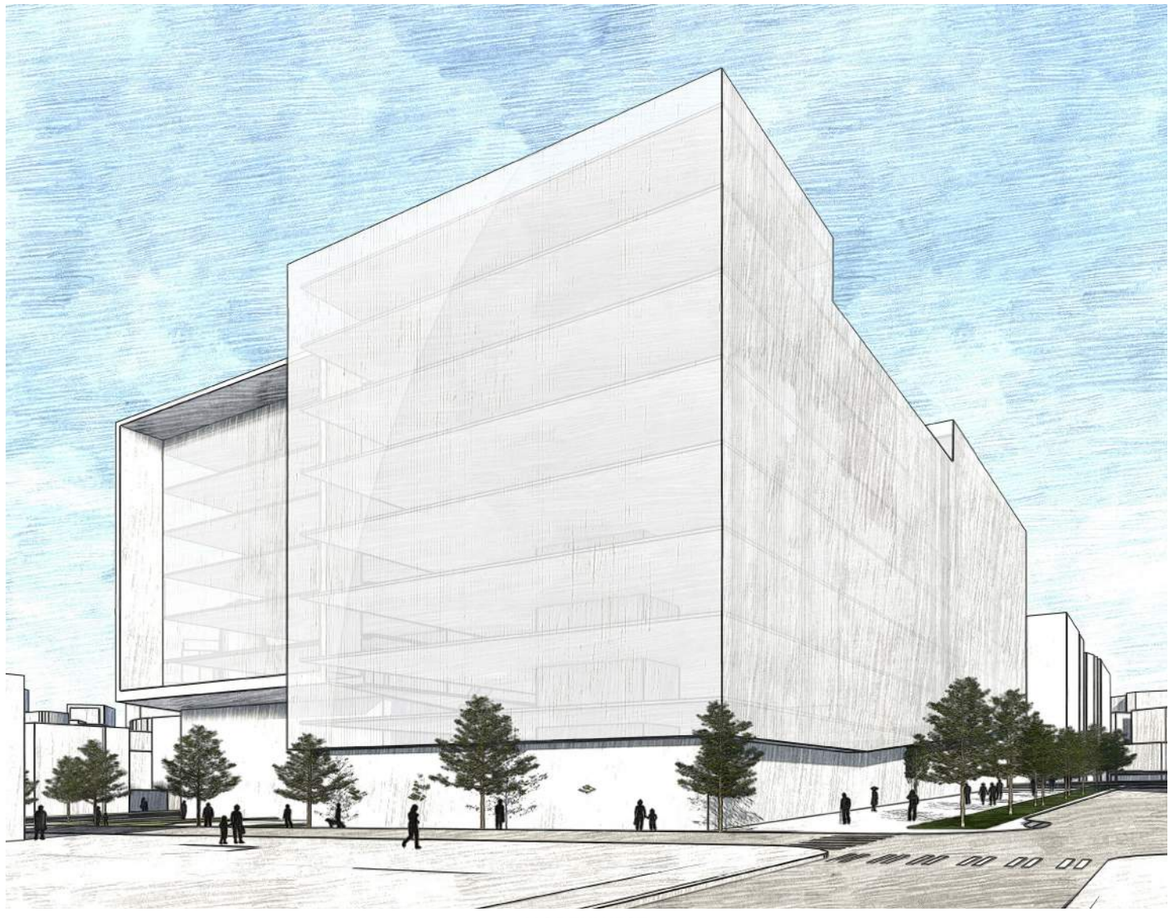


SOUTHWEST

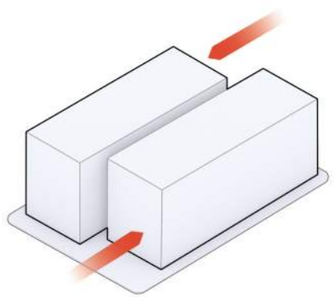
BioMed Realty Perkins&Will



NORTHEAST

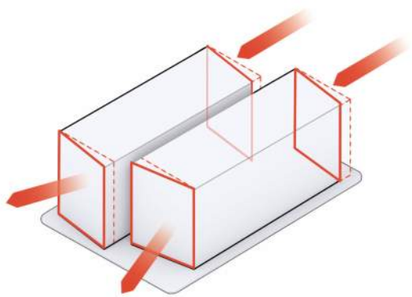


NORTHWEST



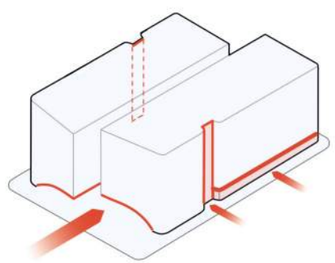
Shift

to create plazas



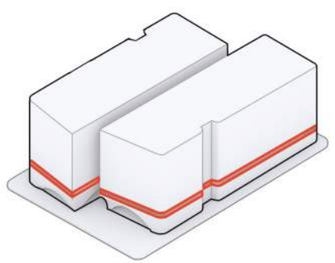
Angle

to enhance and direct views



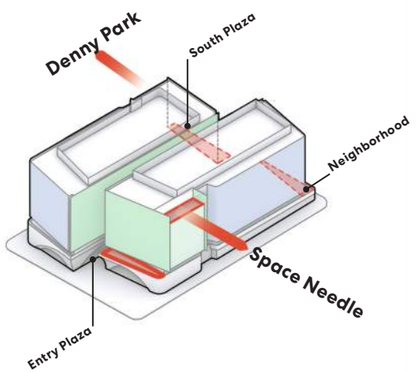
Carve

making entries and breaking down length of building



Slice

creating a podium and breaking down the vertical mass of the building



Neighborhood

mass articulated into smaller building forms that align and focus on neighborhood vistas and patterns

Pedestrian Green Space

Form

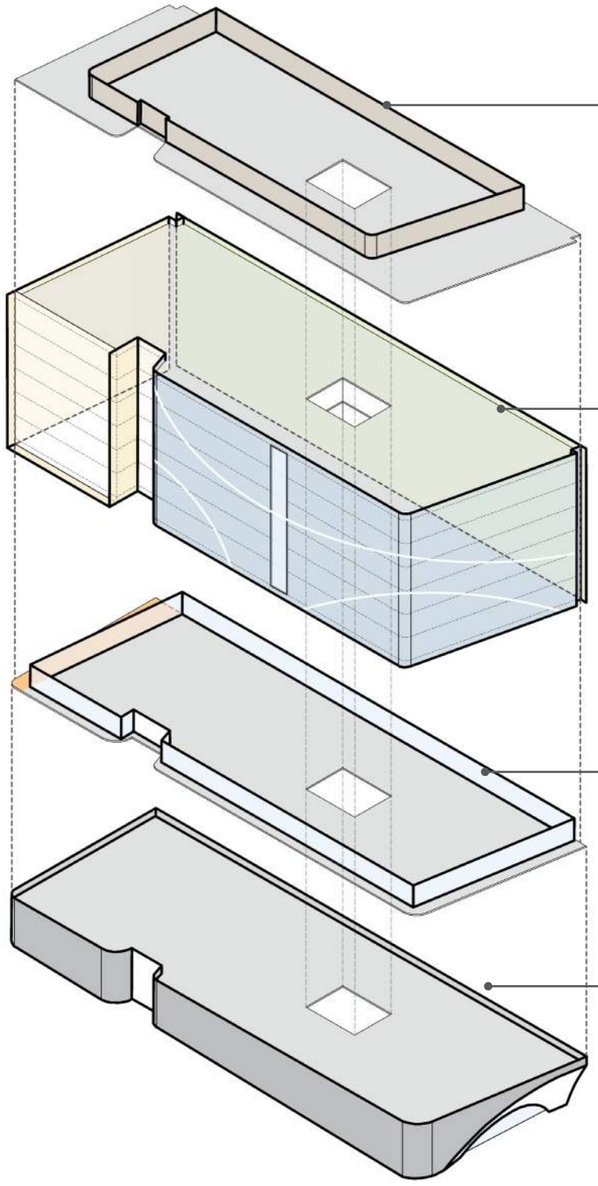
Modulation

Texture

Historical Context

BioMed Realty Perkins&Will

EAST



Roof - Mechanical Screen

The mechanical screen and penthouse will be of a similar material to feel like a portion of the overall form and not something that was added later. Particular care will be taken in how the rooftop equipment is organized for overhead views.

L3-8 - Tenant Floors and Amenity

The upper level volumes are modulated in order to focus attention towards key neighborhood features, like the Seattle Center and Denny Park. The north facades are angled and oriented away from the neighboring substation, while the south facade is angled toward the water on the west, and the east facade is angled toward Denny Park and the downtown core on the east. Amenity space on the top level will have an accessible deck with a direct view of the Space Needle. **The different facade treatments will be carefully developed to create buildings that are related, but with individual expressions**.

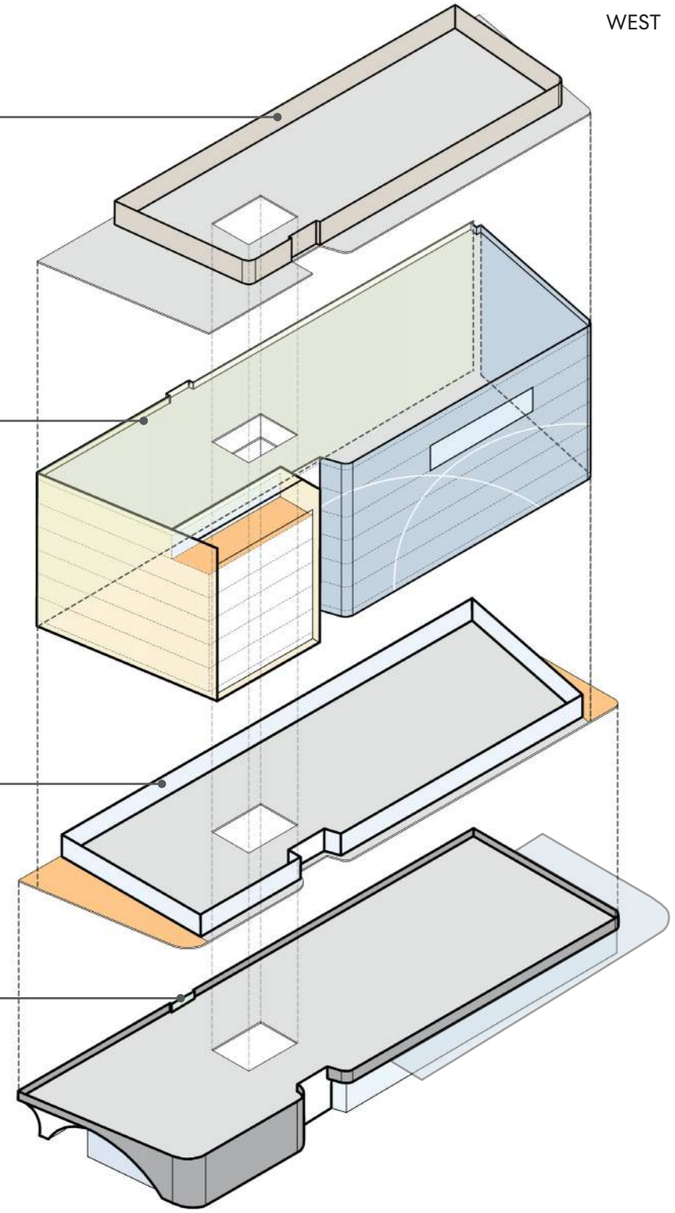
L2 - Transition Zone

At Level 2, the facade is recessed back to create a transition zone between the more solid base form and the lighter tower levels above. Exterior decks provide a space for tenants to step outside with views to the plazas and the neighborhood surroundings.

L1 - Pedestrian Experience

Arches designate primary building entry points and enhance way-finding at the pedestrian connection between the north and south plazas. The ground level architecture also includes facade offsets, overhead protection and variation in materiality to create visual interest and a welcoming pedestrian experience.

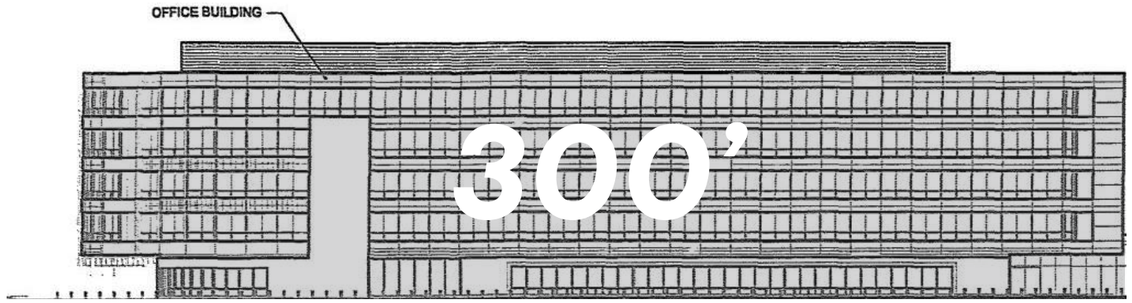
WEST



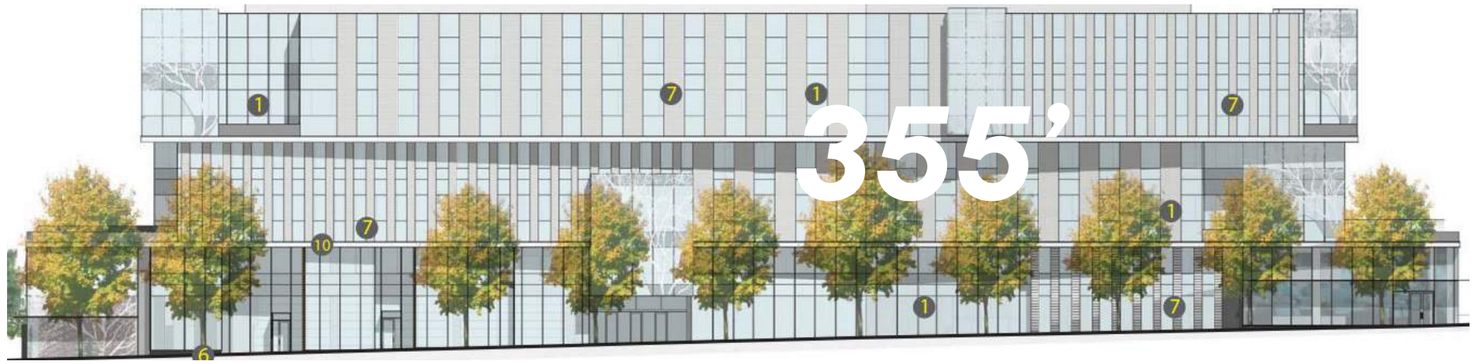
6.0 | ARCHITECTURAL MASSING CONCEPTS

NEIGHBORHOOD FULL-BLOCK CONTEXT

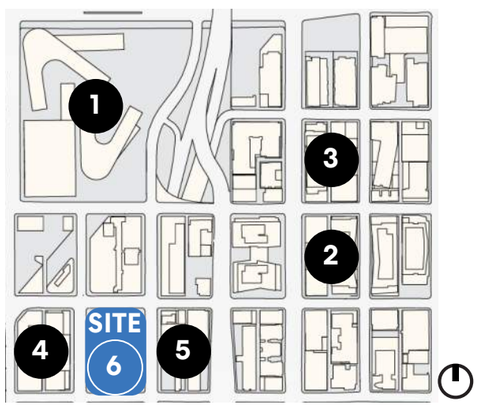
A sample of buildings nearby that are all in excess of 300' long. Many recent developments in the neighborhood are typical Seattle **half blocks, with single building frontages that are in excess of 300' long**. Selected building elevations here highlight the urban fabric and neighborhood character of the area.



1 Bill & Melinda Gates Foundation



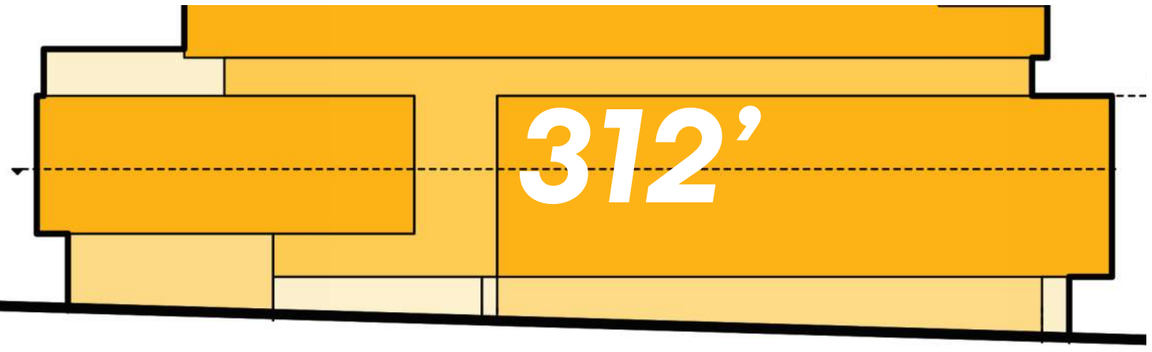
2 333 8th Ave N



3 400 Dexter

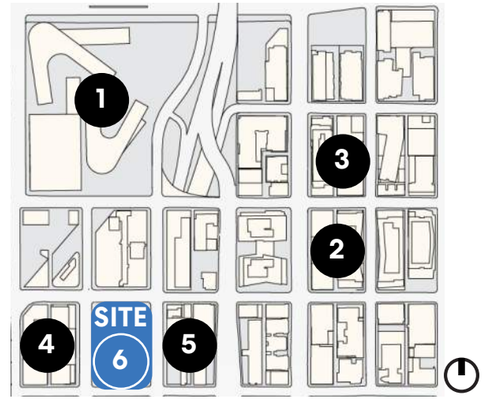
BioMed Realty Perkins&Will

4 223 Taylor



5 618 John St

6 T6



CS2 Urban Pattern & Form

Adjacent Sites

By providing a generous public entry plaza space directly off the Thomas green street, the project reinforces the pedestrian connection from the neighborhood to the Seattle Center. Another public open space is located to the south and connects to the north through a vegetated woonerf. toards the Seattle Center.

PL3 Street Level Interaction

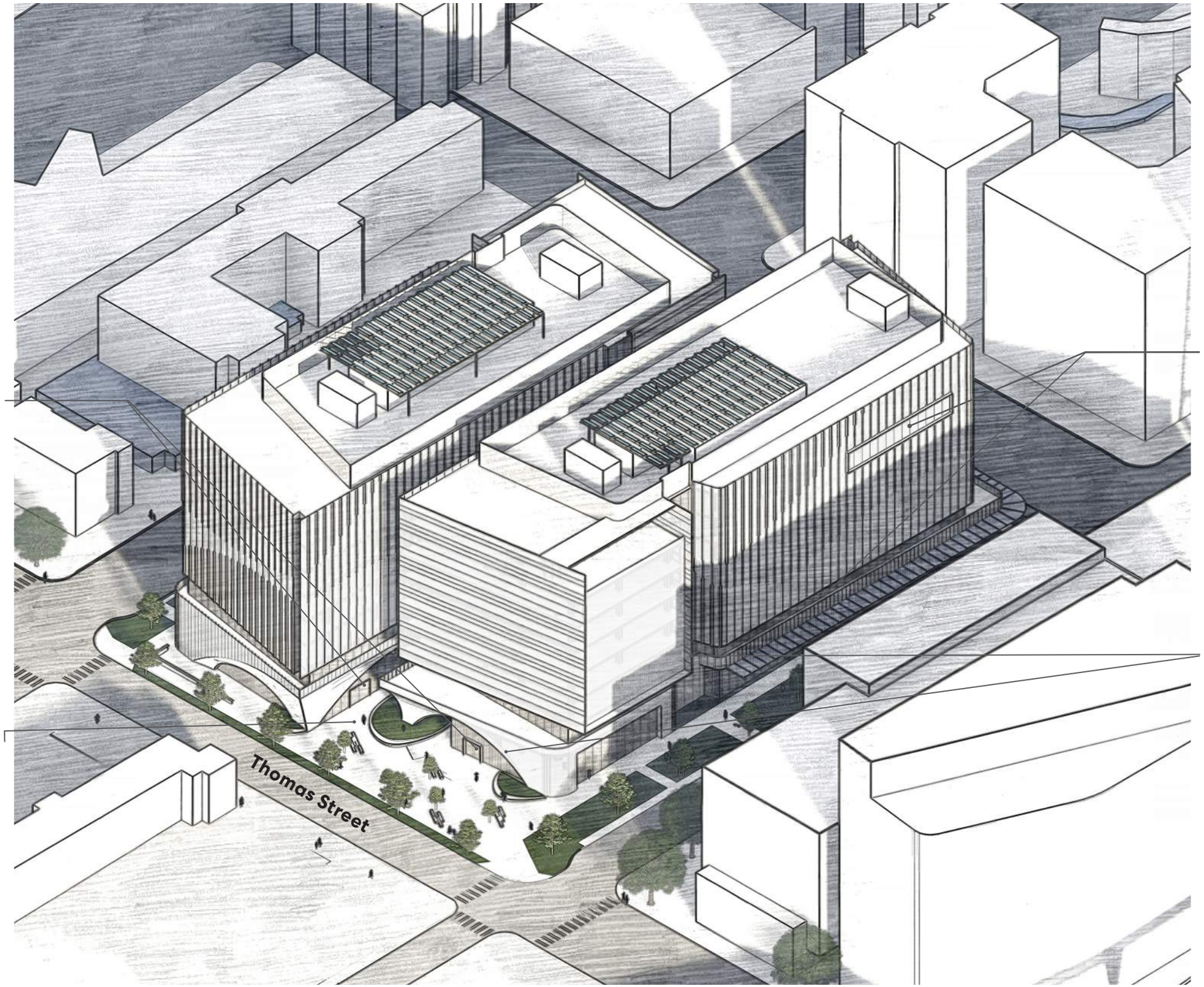
Entries

Main entries to both buildings are located directly off the north plaza adjacent to the Thomas green street. Carved away and overhung arches are utilized on this project to emphasize primary entries and to reinforce pedestrian wayfinding through the site.

PL1 Connectivity

Enhancing Open Spaces

The primary design concept revolves around the creation of two linked plazas on the North and South that seek to enhance pedestrian flow through the site towards the Thomas Green street and Seattle Center.



CS3 Architectural Context & Character

The site is located within a transitional area of the uptown neighborhood between South Lake Union and the Seattle Center. Inspiration was drawn from both the future of science and biotech in SLU and how the rich history of the World's Fair and Seattle Center looked toward the future through innovations in forms and building materials.

DC4 Exterior Elements & Finishes

Building Materials

With a project that focuses heavily on the pedestrian experience on all 5 facades, materials and modulation are key elements to enhancing the street level experience, different types of articulation at the upper facade, and how the roof area is perceived from above.

DC 2 Architectural Concept

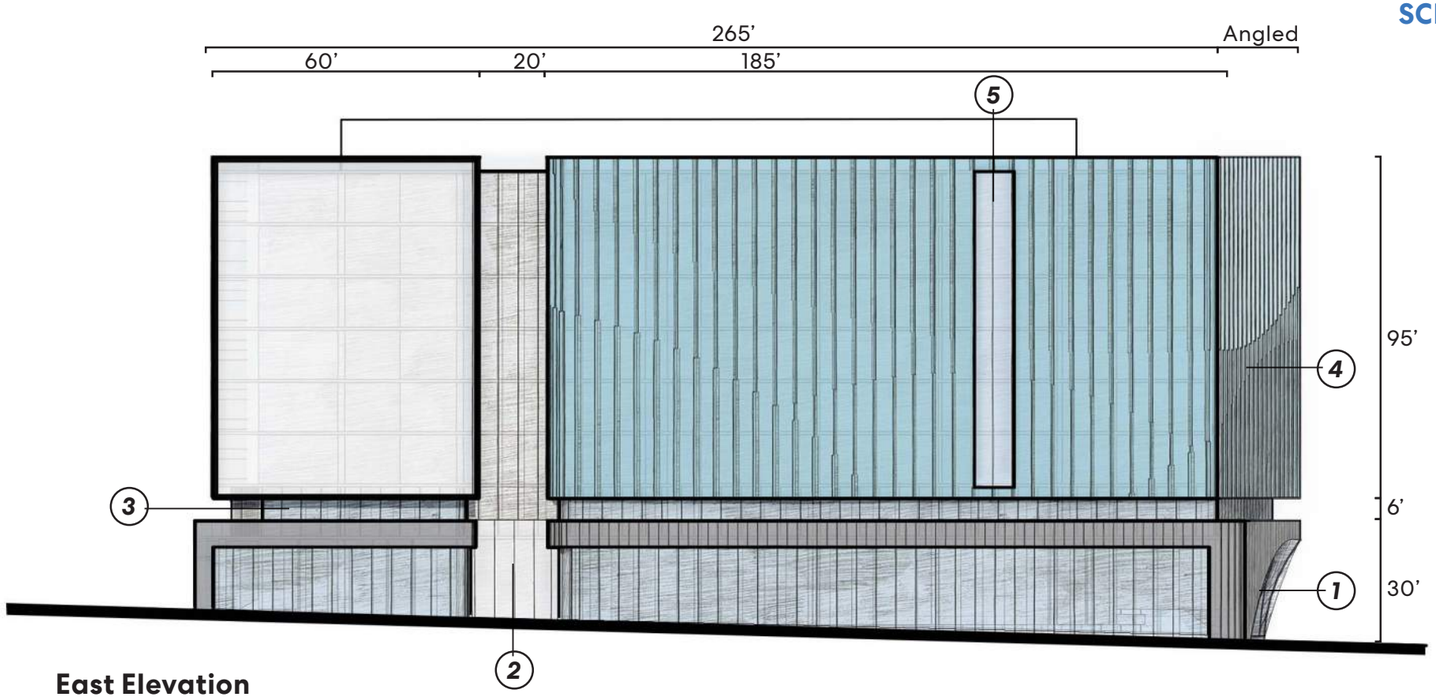
Context

Recognizing the unique and historical significance of the Uptown neighborhood, the design concept draws its main inspiration from the iconic forms and modulation of the Pacific Science Center. Arched forms and facade articulation are used in a modern way to both activate the pedestrian level the upper volume through scale and movement.

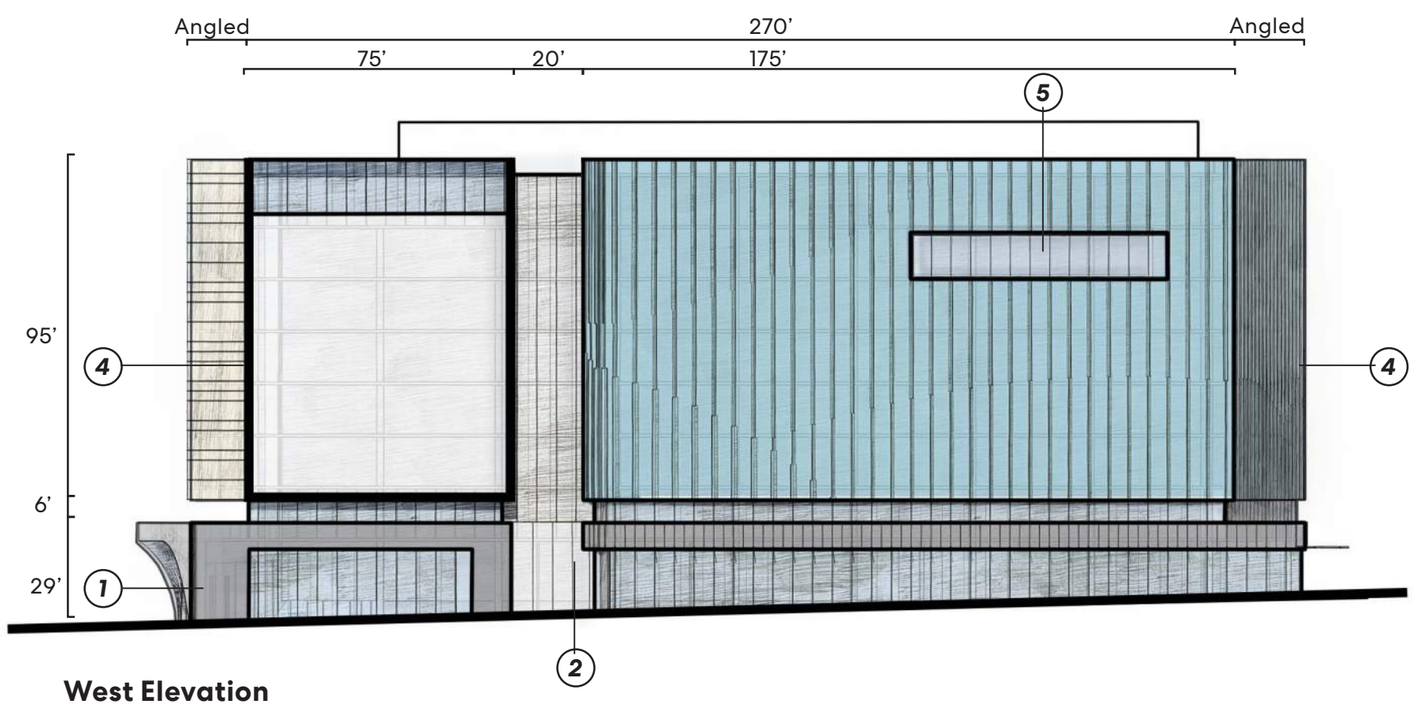
Massing Modulation

The street facing east and west facades are modulated to break down the scale of the full block. This includes:

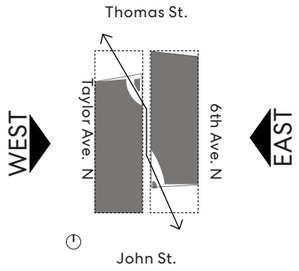
1. Similar **arch elements at main pedestrian way finding points** (primary entries and mid-block corridor)
2. **Vertical carves** to accent the plaza end of the building
3. Creating a podium set back zone at Level 02 which **breaks down the bulk** of the building
4. **Angled north and south facades that step back** at Level 02 to reduce bulk at the street facade
5. Unique slot windows and exterior decks which identify each **East and West building as independent masses**



East Elevation



West Elevation



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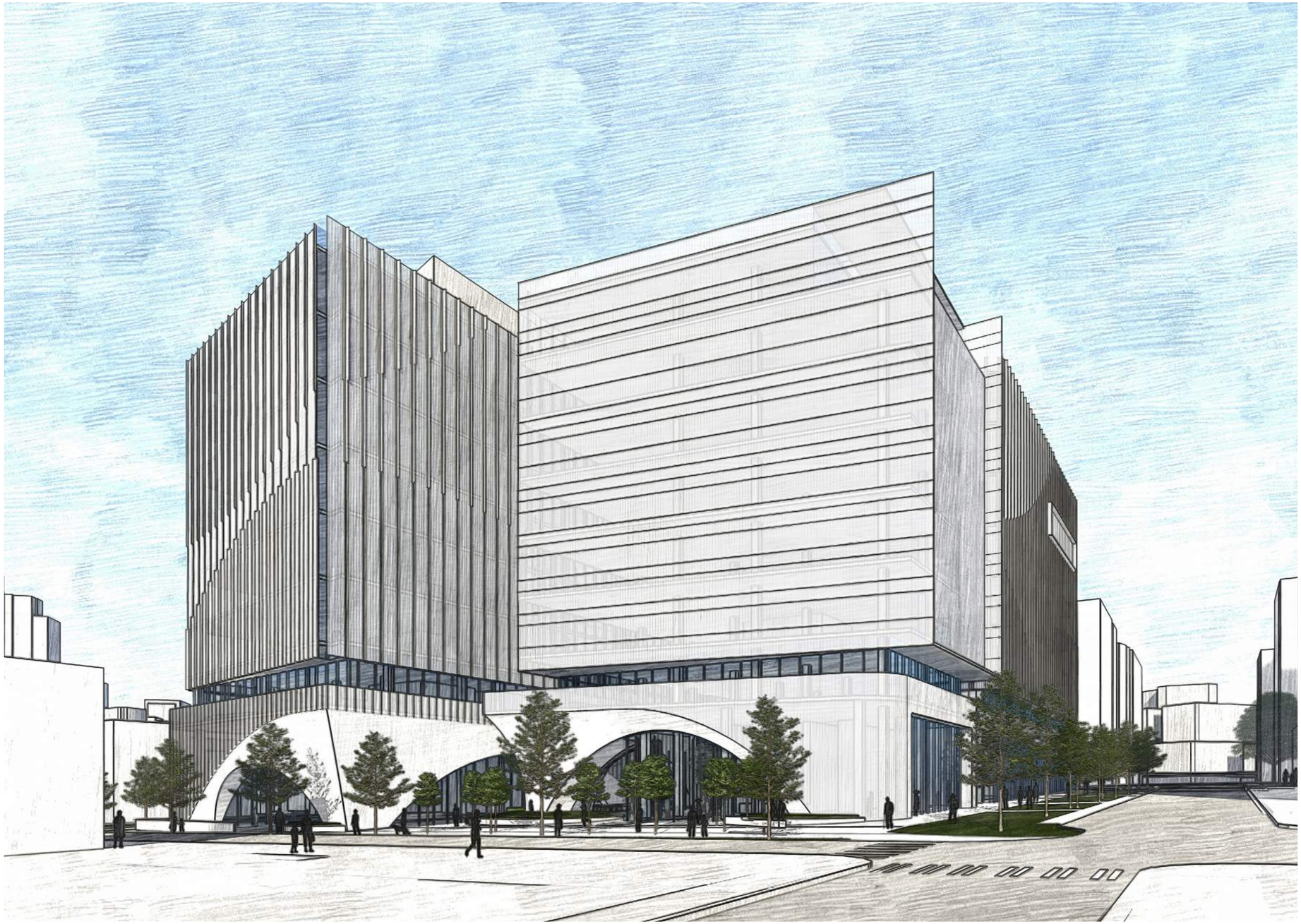
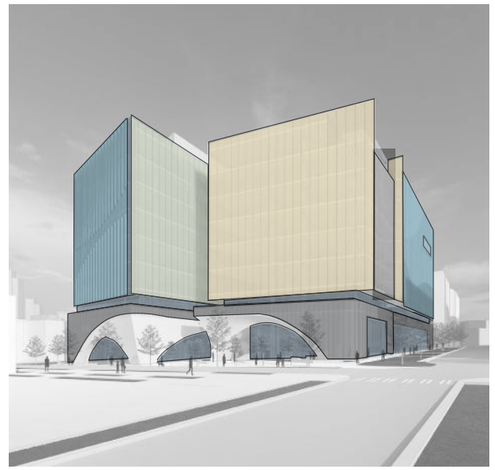
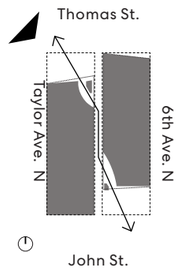


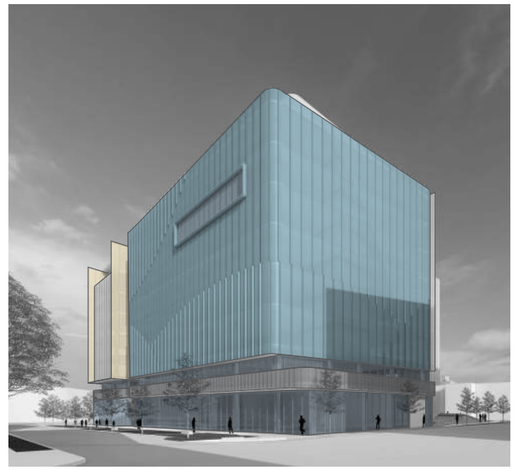


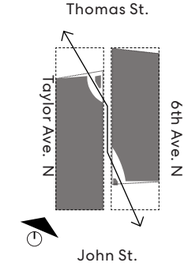


NORTHWEST

BioMed Realty Perkins&Will

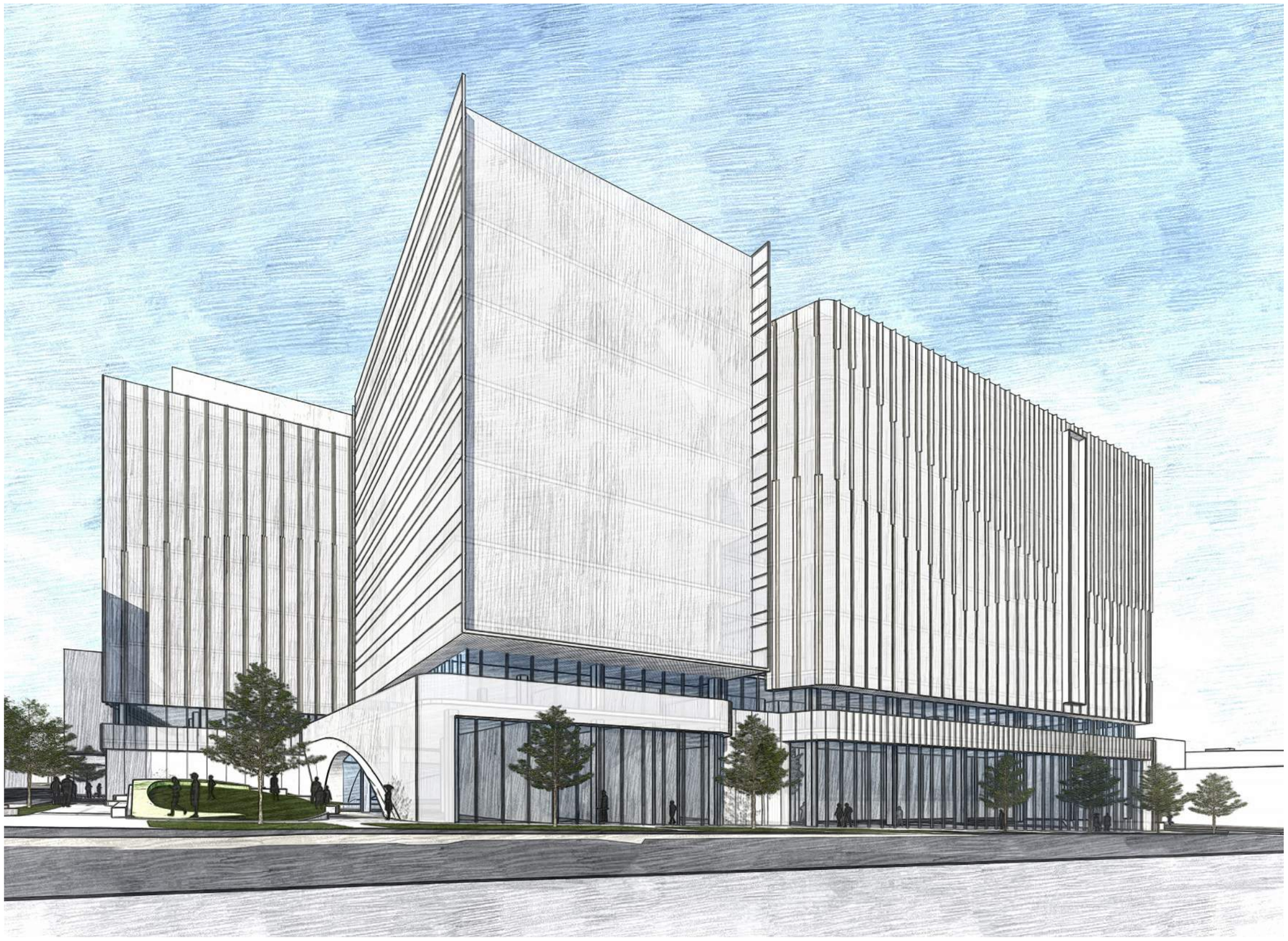
SCHEME 03 PREFERRED



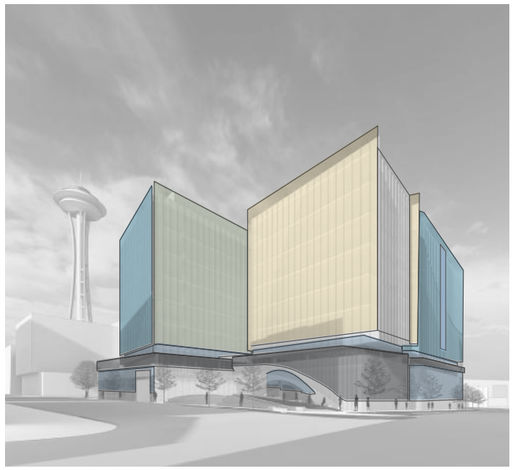


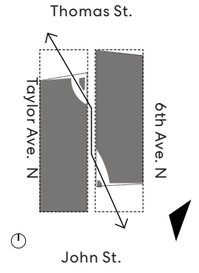
SOUTHWEST

SCHEME 03 PREFERRED

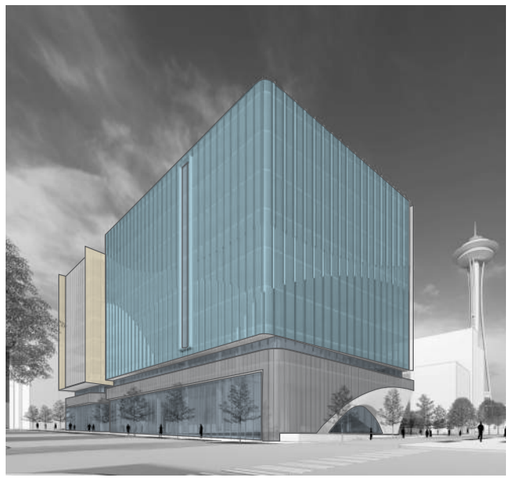


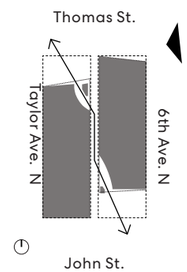
SOUTHEAST





BioMed Realty Perkins&Will



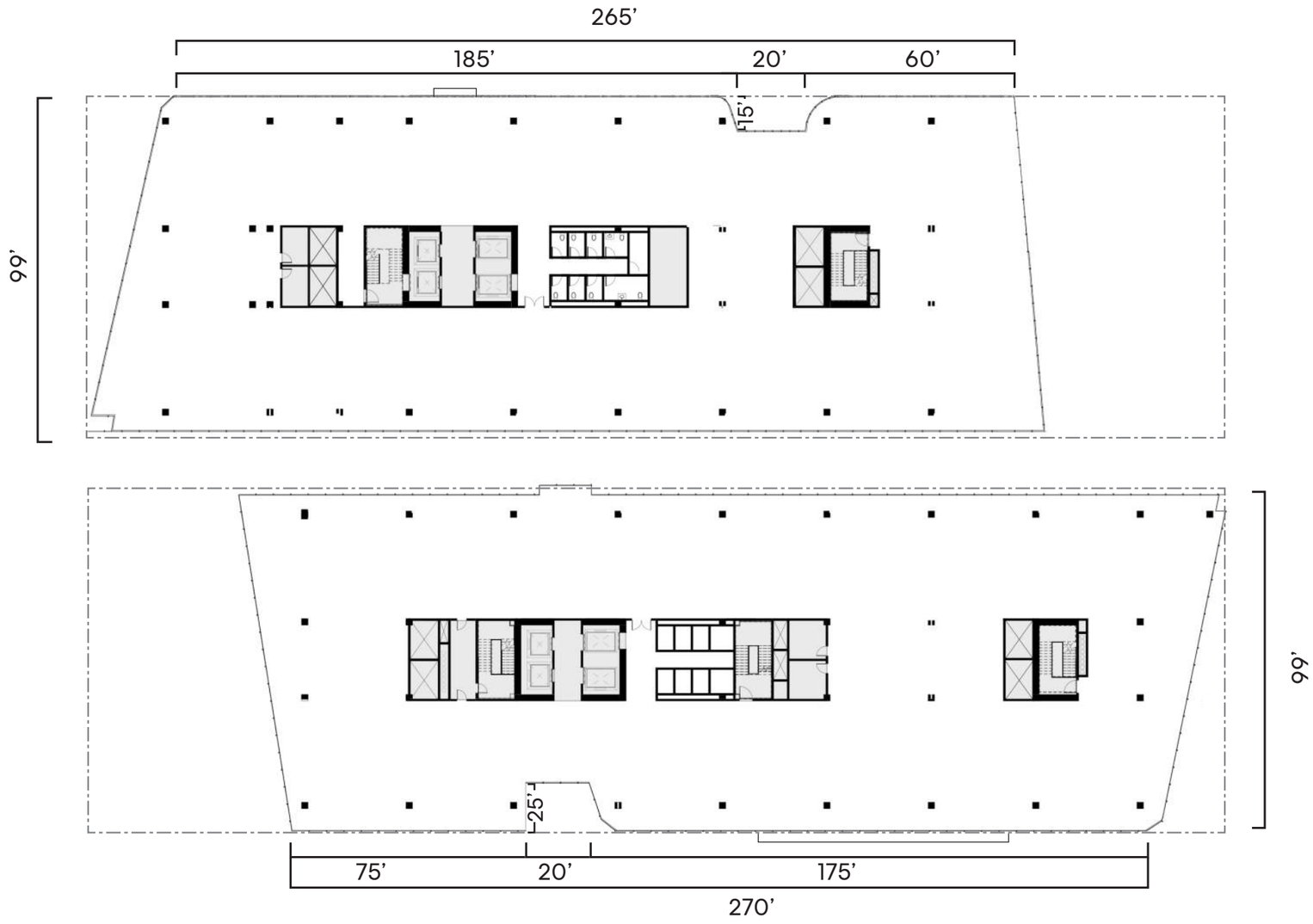


NORTHEAST

SCHEME 03 PREFERRED

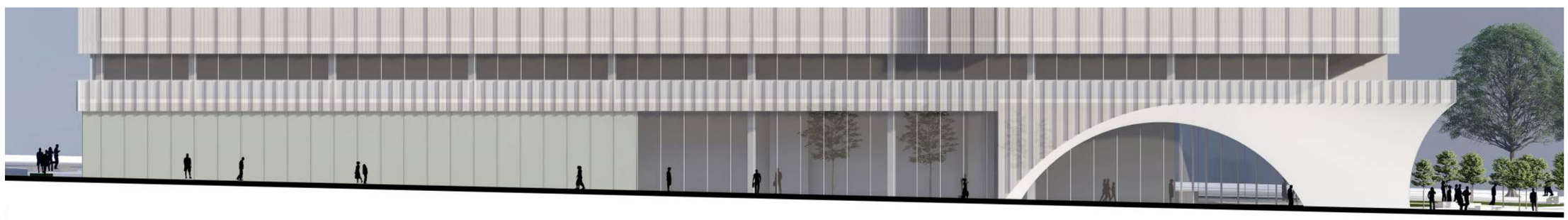
GROUND LEVEL

BioMed Realty Perkins&Will


265’
185’
20’
60’
15’
99’
99’
25’
75’
20’
175’
270’

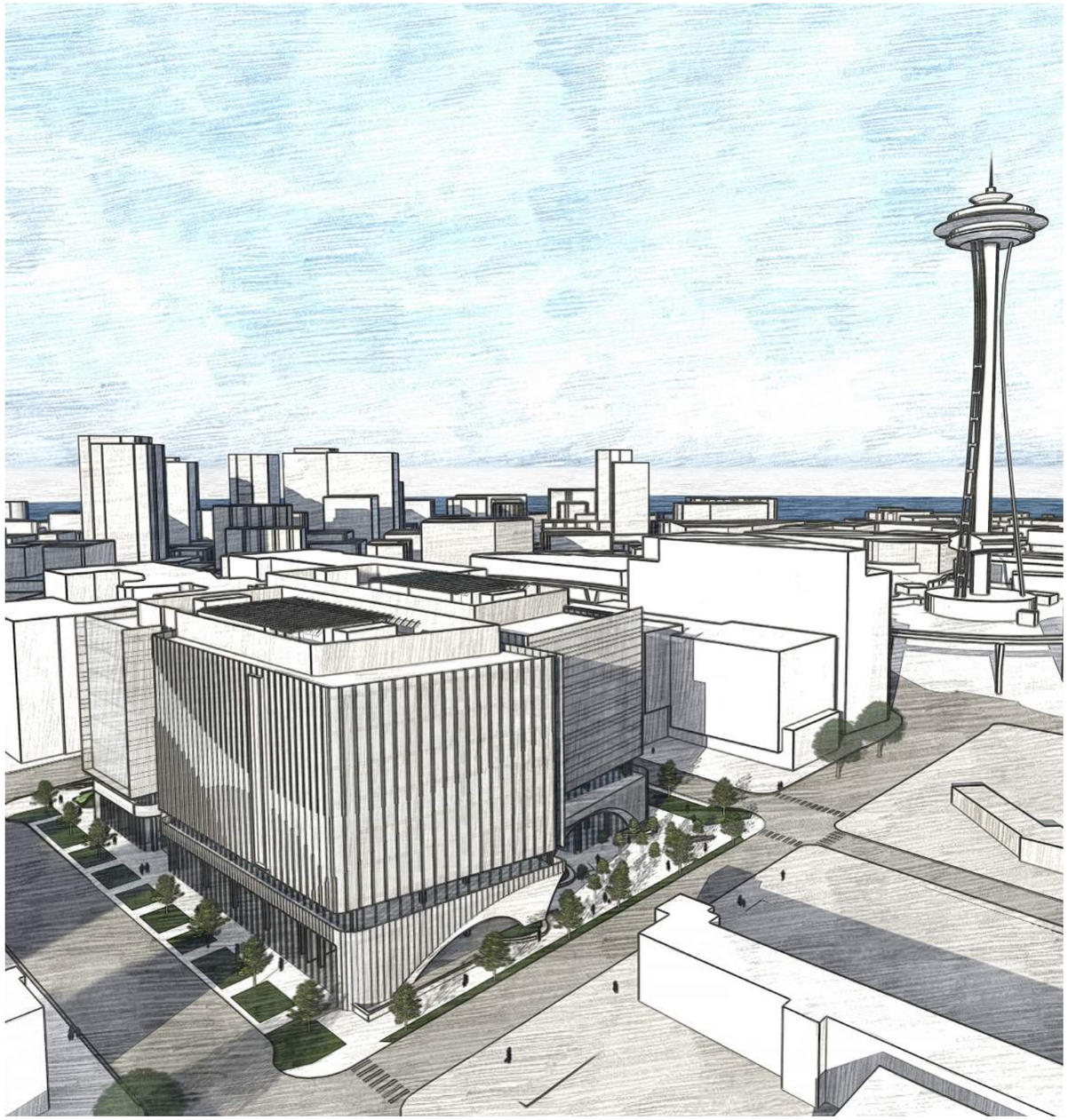
SCHEME 03 PREFERRED

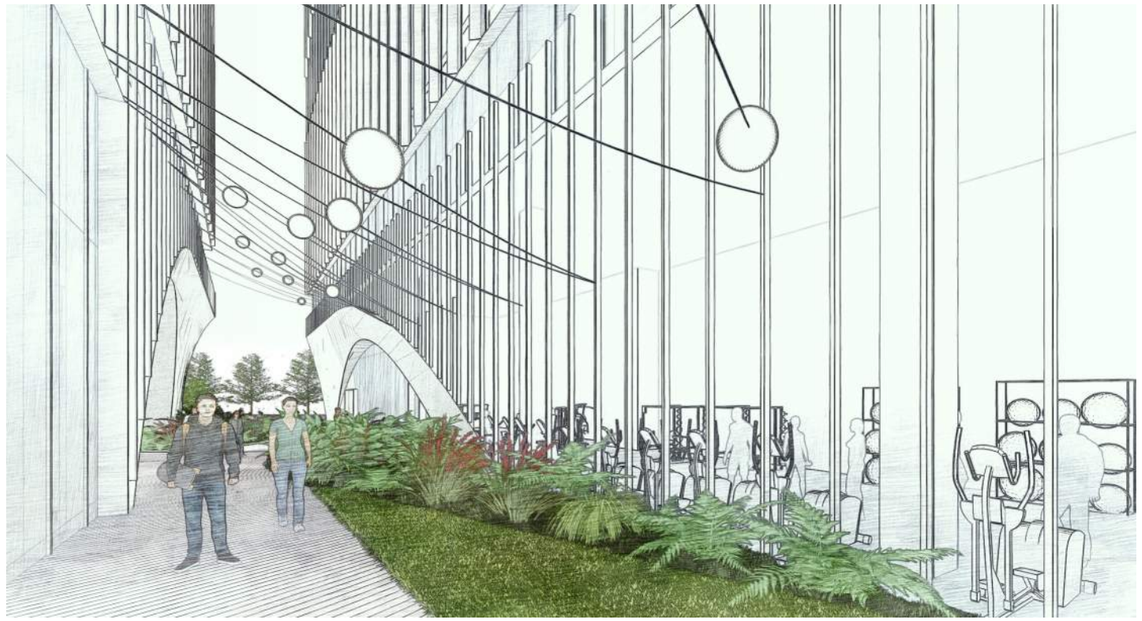
East Alley Elevation

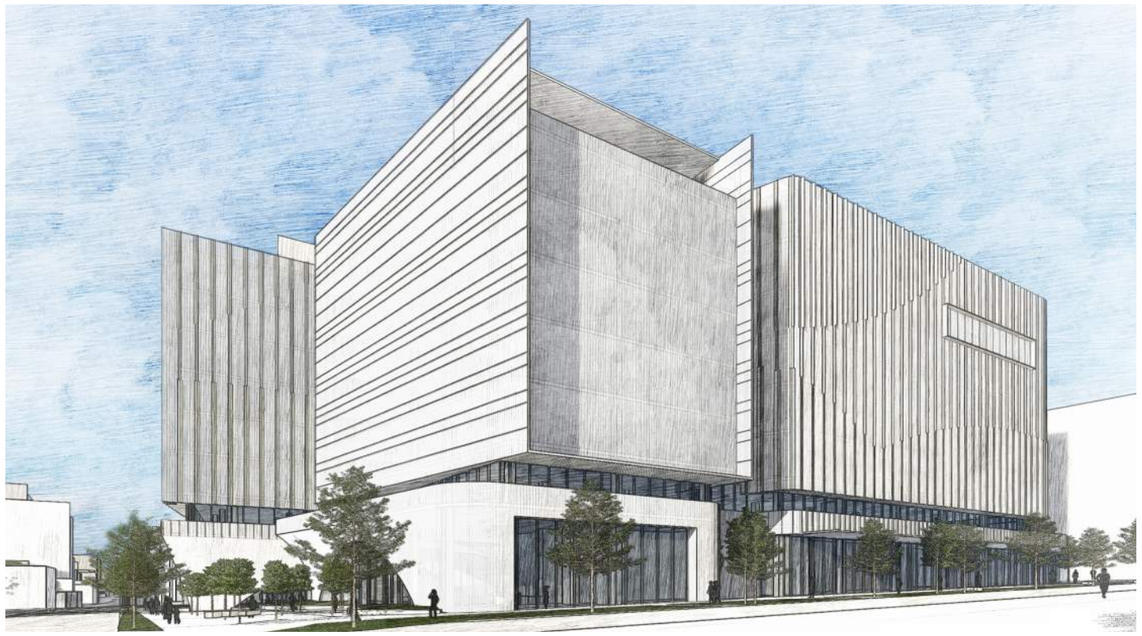


West Alley Elevation

BioMed Realty Perkins&Will

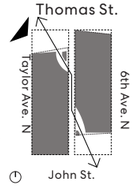






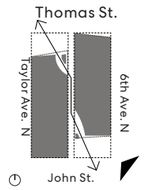
SCHEME 03 PREFERRED

NORTH PLAZA



BioMed Realty Perkins&Will

SOUTH PLAZA



6.0 | ARCHITECTURAL MASSING CONCEPTS
SCHEME 03 PREFERRED
LANDSCAPE

The landscape design is organized around the two forecourt plazas created by setting back the buildings at the north and south ends of the site, which are connected by a strong **pedestrian alley passage woven through the building entry portals**.

The north plaza, edged by Thomas St with its future Green Street Promenade to the north, is **an urban mixing zone** with open paving punctuated by a loose array of deciduous canopy trees, planters, and sculptural seating elements.

The south plaza is anchored by a central grassy landform with integrated stepped seat walls providing informal amphitheater type seating, which can serve as breakout space for events within the building or just **small gathering space for day to day outdoor hangout space**.

The alley passage is expressed as a wide boardwalk pathway bordered by lush planting beds and passing under each building's entry overhang, extending into the north and south plazas. Lighting will activate the space and create the sense of a linear room; color can be incorporated into the light or potentially public art pieces, including sonic installations that evoke natural landscapes.

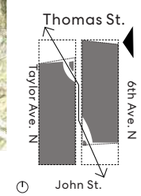
BioMed Realty Perkins&Will


6TH AVE N
CAFE SEATING
THOMAS STREET
ALLEY PLANTING AREA
BIORETENTION OR CHARACTER PLANTING
FOOD TRUCK PARKING
DECIDUOUS SHADE TREE W/ SCULPTURAL BENCH
BIORETENTION PLANTER & WALL-MOUNTED BENCH
SLOPED LAWN OR LAWN MOUND
FOOD TRUCK PARKING
AMPHITHEATER
BOARDWALK
TIERED SEATING
SPECIMEN TREE OR CONIFER GROVE
JOHN STREET
Pedestrian Entry
Vehicular Entry
TAYLOR AVE N

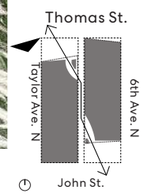
SCHEME 03 PREFERRED

PEDESTRIAN REALM

NORTH EAST PLAZA



BioMed Realty Perkins&Will

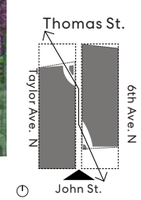


TAYLOR AVE LOOKING SOUTH

SCHEME 03 PREFERRED

PEDESTRIAN REALM

ALLEY LOOKING NORTH



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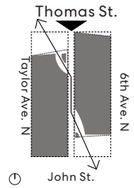
ALLEY LOOKING SOUTH



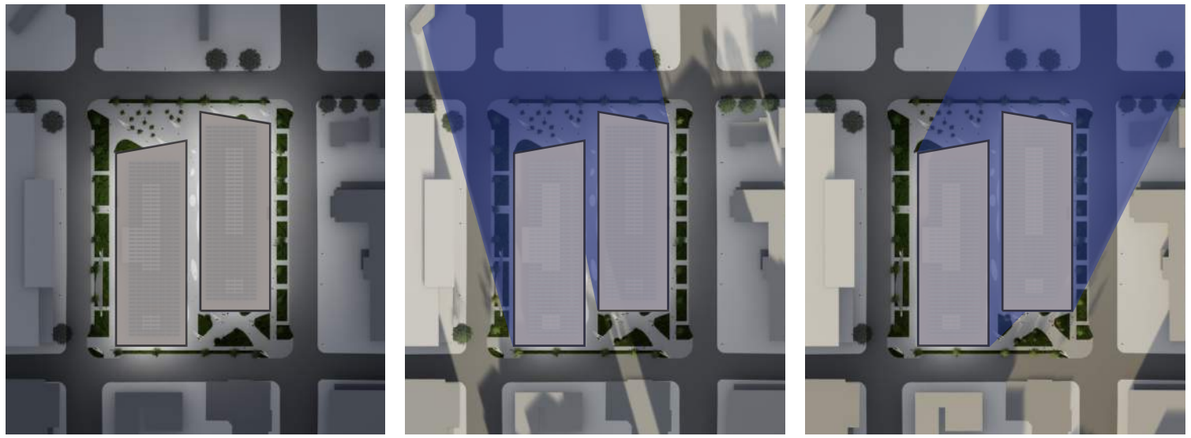
7.0 | DEPARTURES

SCHEME 03 PREFERRED

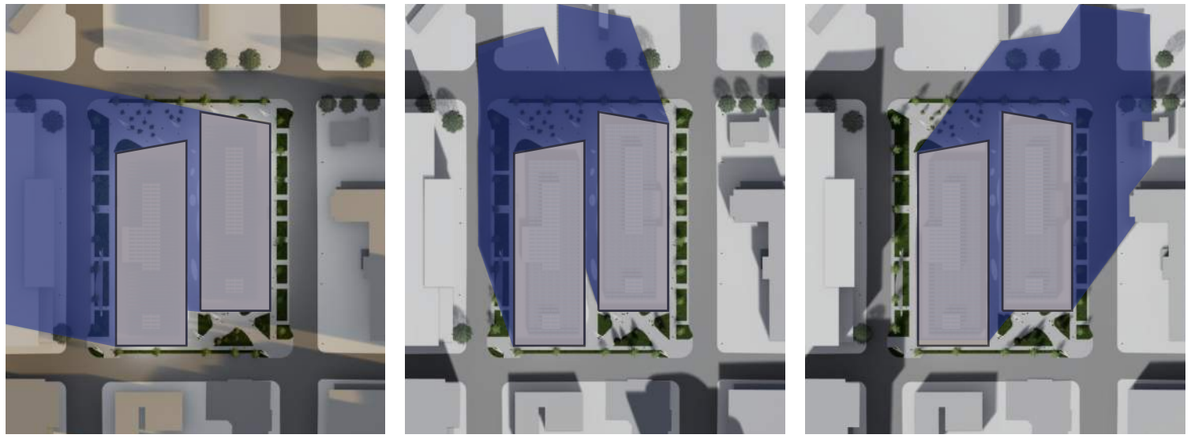
SHADOW STUDY

8AM | 12PM | 3PM

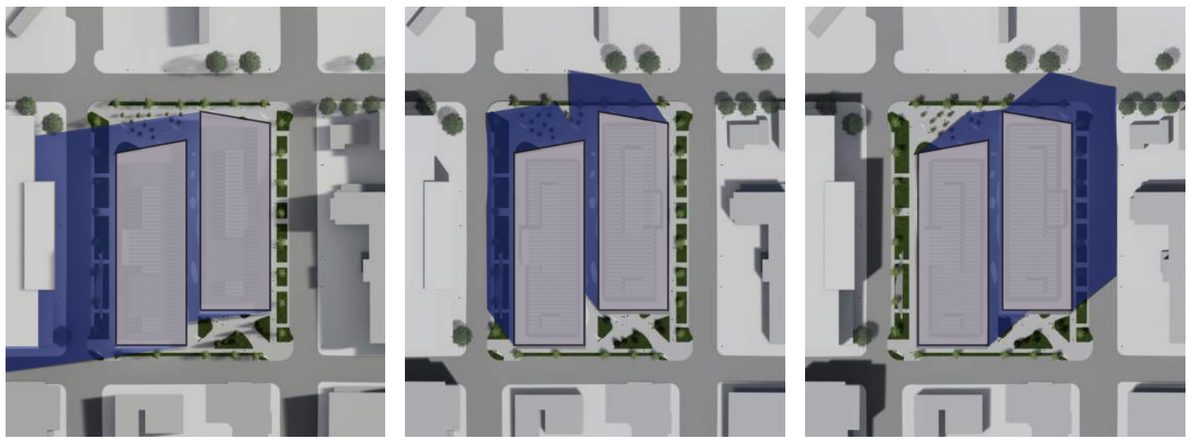
WINTER SOLSTICE

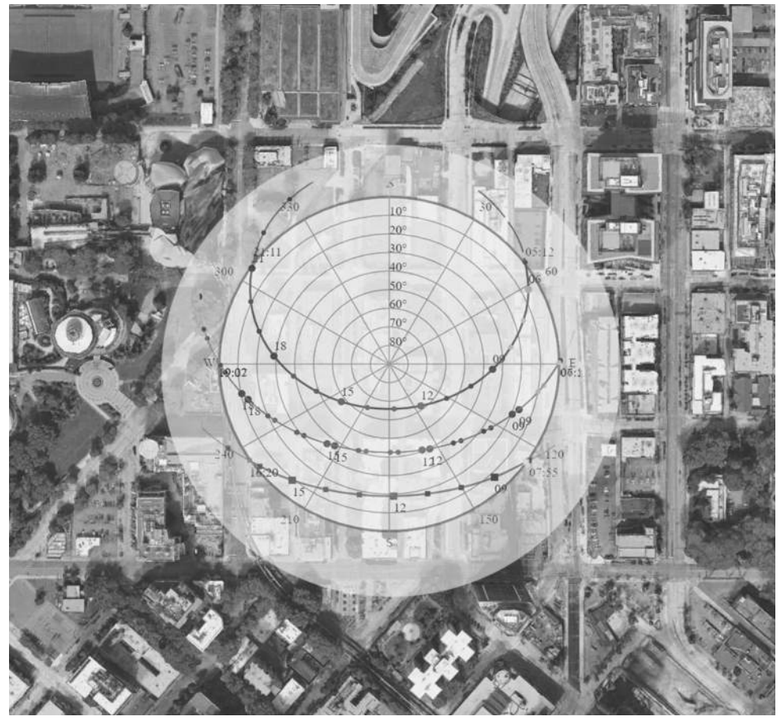


EQUINOX



SUMMER SOLSTICE



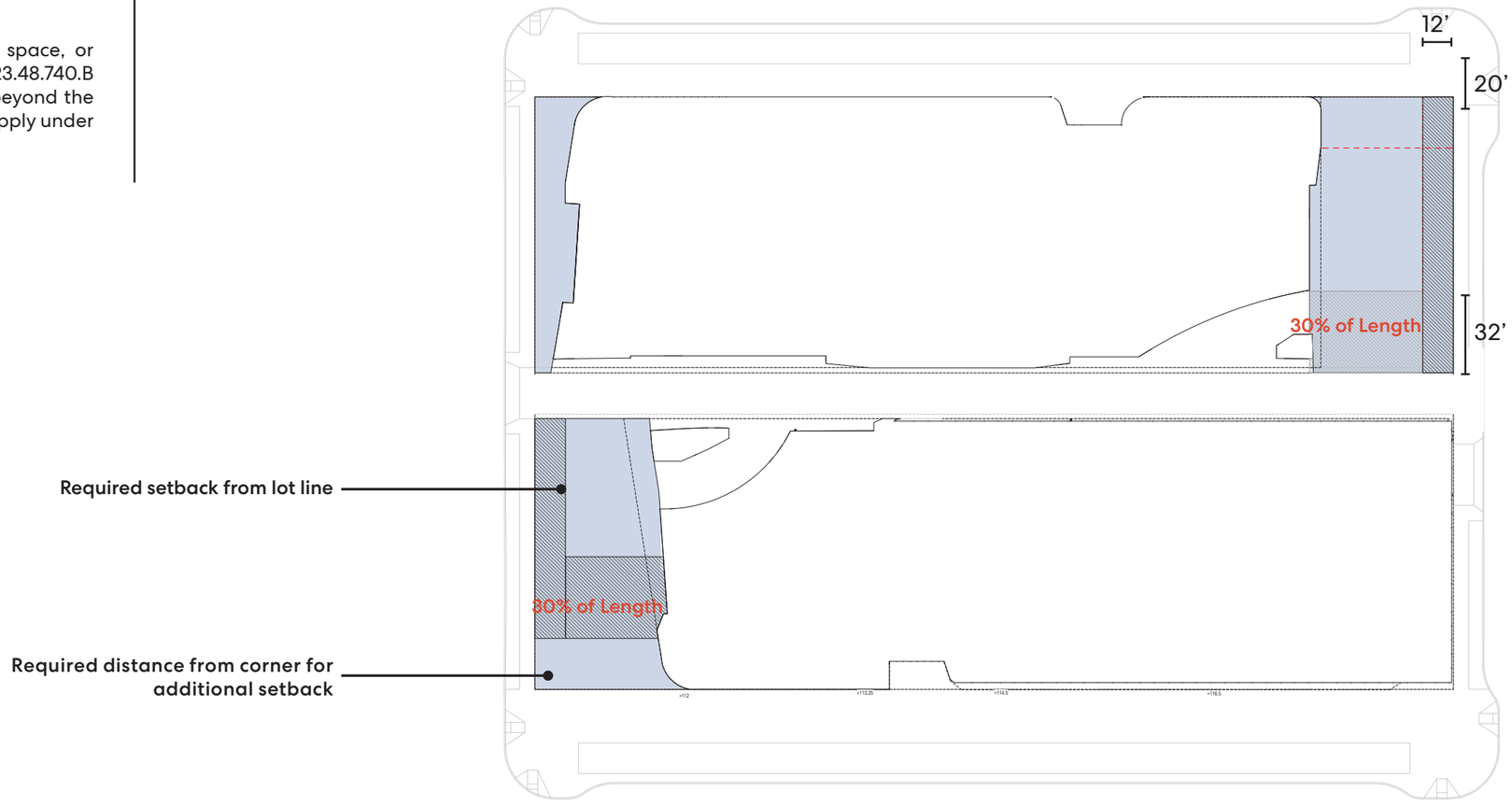


LEGEND

- Proposed Building Shadow
- Existing Buildings Shadows

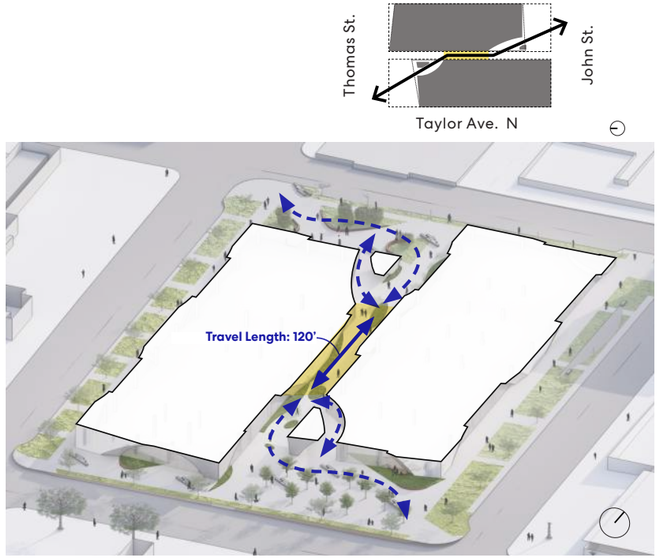
BioMed Realty Perkins&Will

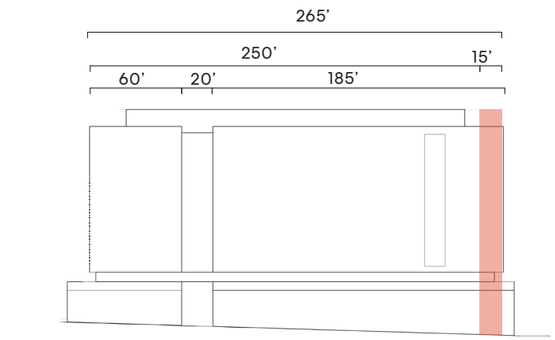
Code Citation & Requirement (Excerpt)	Proposed Departures	Rationale
23.48.740 - Street-level development standards in SM-UP zones 3.For streets designated as Class II and Class III Pedestrian Streets and Green Streets as shown on Map A for 23.48.740, and as specified in subsection 23.48.740.B.1, the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following (as shown on Exhibit B for 23.48.740): a.The setback area shall be landscaped according to the provisions of subsection 23.48.055.A.3; b.Additional setbacks are permitted for up to 30 percent of the length of portions of the street-facing facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner; and c.Any required outdoor amenity area, other required open space, or usable open space provided in accordance with subsection 23.48.740.B is not considered part of the setback area and may extend beyond the limit on setbacks from the street lot line that would otherwise apply under subsection 23.48.740.B.	Allow for setbacks beyond 12' for the two plazas. Per 23.48.740.3.c, the required open space for this site can extend beyond the setback requirements from the street lot line.	In order to create two public, landscaped plazas the project is requesting a departure from the maximum setback requirements at street edges and corners. Per the Uptown Neighborhood Design Guidelines on Connectivity (PL1.1-Enhancing Open Spaces), plazas are intended for public use and should have a visual and physical connection to the street. By locating plazas at the corners of the block, it reduces the overall mass, enhancing the connection to the green street and entry plaza to the north, and creates a sunny space on the south that engages the neighborhood, directing pedestrian flow along John and downtown to the Space Needle at the Seattle Center. This Departure will be able to maintain a smaller footprint that enables more pedestrian oriented activities on the new Thomas green Street as well as John Street



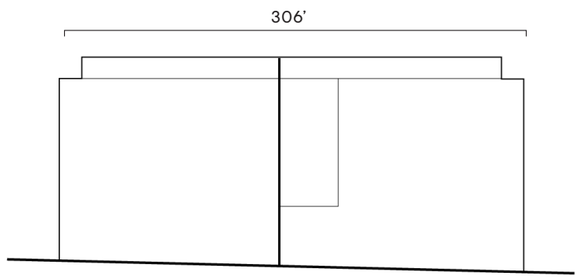
7.0 | DEPARTURES
SCHEME 03 PREFERRED

Code Citation & Requirement (Excerpt)	Proposed Departures	Rationale
23.48.732 - Maximum structure width and depth in SM-UP zones A.The maximum width and depth of a structure is 250 feet, except as provided in this Section 23.48.732. The width and depth limits do not apply to below-grade or partially below-grade stories having street-facing facades that do not extend more than 4 feet above the sidewalk, measured at any point above the sidewalk elevation to the floor above the partially below-grade story, other than locations of access to the building.	Allow for extra length beyond the 250' maximum structure requirement. The project proposes to extend the length by a maximum of 20' on the west building along Taylor Ave. and 15' on the east building along 6th Ave to 270' and 265' respectively. The upper tower portion is broken into 2 sections by a large deep vertical gasket that breaks the mass down into facades of less than 250'.	On page 20/21, a number of buildings are illustrated in the near vicinity of this site, that are longer than 300' in length, due to the size of the blocks in this area. Keeping with the context of a number of long buildings in the area, including the new development directly across Taylor Ave., the proposed departure looks to extend the length along the street at the upper level, but then carving away at the base to increase pedestrian activity around and through the site. A baseline proposal that meets the 250' requirement with a demising wall separation could be 36' longer than the maximum proposed for this site. The Seattle Design Guidelines DC2-A.2 (Reducing Perceived Mass) and CS2-C.3. (Full Block Sites) looks to use secondary architectural elements to reduce the perceived mass of larger projects and break up long facades of full-block buildings to avoid a monolithic presence. Additional consideration include providing detail and human scale at street-level, and including repeating elements to add variety and rhythm to the façade and over-all building design. Also consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block. This is done through various setback depths along the length of the facade, creating a strong horizontal datum line at the second floor gasket and providing overhead protection for pedestrians, and through a series of varied facade treatments with texture and materiality.

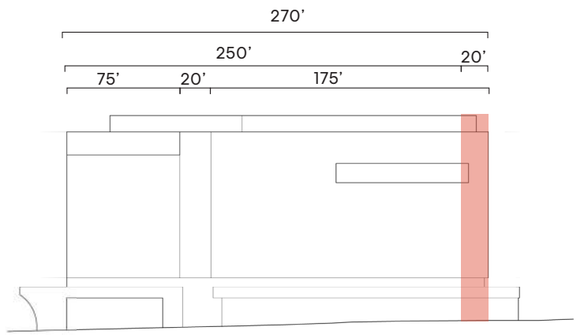




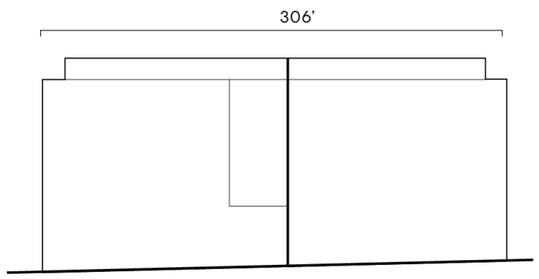
Elevation along 6th Ave. N



East Building- Baseline (Scheme- 01)



Elevation along Taylor Ave. N



West Building- Baseline (Scheme- 01)

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Code Citation & Requirement (Excerpt)	Proposed Departures	Rationale
23.48.745 - Upper-level development standards in SM-UP 160 zones D.Facade modulation. For all structures exceeding 95 feet in height, facade modulation is required for the street-facing facade of a structure located within 15 feet of a street lot line and exceeding the podium height specified for the lot in subsection 23.48.745.C. No modulation is required for portions of a facade set back 15 feet or more from a street lot line or below the podium height.	Allow for modulation to be distributed over height and length of facade in lieu of prescribed requirement between 45' and 125' in height.	The proposed project has taken special consideration to develop the ground level pedestrian experience in a transitional section of the uptown neighborhood through scale and hierarchs of carves and setbacks. In Section DC2.5 (Tall Buildings) in the Uptown Neighborhood Design Guidelines, much care is written about modulating the building in response to context, avoiding long unmodulated slabs by using appropriately sized moves to match taller view distances, and including intermediate scales along with an adjusted base scale to feel proportional to the rest of the massing. By modulating the facade on all sides of the development, the public has visual interest from the street, the alley Woonerf and the public open spaces. Through the use of horizontal and vertical cuts and gaskets of varying width, height and depth, the facade provides a volume of modulation beyond the prescribed amount in the code, almost doubling the amount at a minimum. This also creates a scale of articulation both at a close proximity and from distant views.

Elevation along 6th Ave. N

Total East Modulation: 80,540 CU.SF

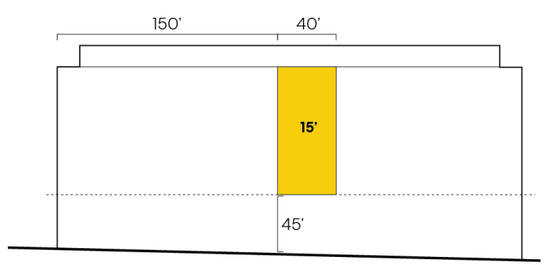
- Massing Modulation: 49,385 CU.SF
- End Modulation: 31,155 CU.SF

Angled facade to reduce perceived overall mass of the building

Elevation along Taylor Ave. N

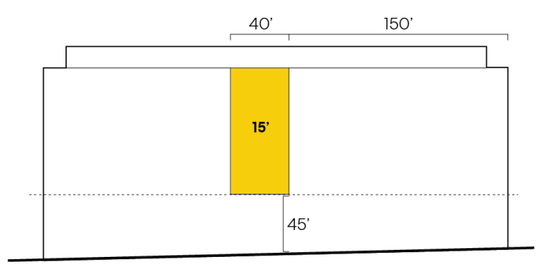
Total West Modulation: 138,984 CU.SF

- Massing Modulation: 63,904 CU.SF
- End Modulation: 76,090 CU.SF



East Building- East Facade Baseline Modulation (Scheme- 01)

48,000 CU.SF



West Building- West Facade Baseline Modulation (Scheme- 01)

48,000 CU.SF