



Vulcan Phase 3.3

Early Design Guidance

530 Dexter Ave North, Seattle, WA 98109

Project Information:

Address: 530 Dexter Ave North,
Seattle, WA 98109

Project #: 3039262-EG

Parcel #: 198820-1410

Zone: SM-SLU 175/85-280

Site Area: 30,166 SF

Project Team:



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Seattle, WA 98104
206-342-2000

Perkins&Will

Architect:
1301 Fifth Avenue, Suite 2300
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Landscape Architect:
101 Stewart Street, Suite 200
Seattle, WA 98101
206-624-8154

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Project Objectives & Public Outreach

Project Objectives

Description:

This project proposes a new 11-story above-grade building north of existing Phase 3.1 and Phase 3.2 buildings, with 4 levels of below-grade structure. Approximately 374,000 square feet of above grade shell and core construction for a research lab and around 124,000 square feet of underground parking and services.

Number of Residential Units:	0
Total Commercial SF:	374,109 sf
Total Gross Floor Area:	374,109 sf
Above Grade Floor Area:	250,080 sf
Below Grade Floor area:	124,029 sf
Below Grade Car Parking:	219 stalls
Below Grade Bike Parking:	126 long term stalls, 26 short term stalls

Project Goals:

The site is situated between a city-recognized Gateway intersection of Mercer Street and Dexter Avenue and a designated green street on Eighth Avenue. Mercer Street and Dexter Avenue are major streets with heavy vehicular and bicycle traffic.

Keeping the building use and unique site characteristics in mind, this project aims to respond and embody each of these unique site relationships, while completing the block development. In the greatest sense and scale, the project will be highly visible by its users, visitors, and neighbors using all means of transportation.



Summary of Community Outreach

Summary:

Outreach was conducted within the South Lake Union neighborhood and community stakeholders beginning February 1, 2022. Three methods of outreach were provided including a printed flier, an online survey and a website for public comment on the proposed project. **All outreach was completed by March 21, 2022.**

Feedback:

Website provided no comments.

Three responses were received from the survey.

Design Related Feedback (prioritized by responses from most to least important):

- Landscaping (sidewalk, plantings, etc.)
- Security and adequate lighting, pedestrian safety
- Public Art, Look & Feel
- Sustainability

Non Design Related Feedback:

- First floor retail option such as a coffee shop

Direct Mailer Flier

BLOCK 55

EARLY COMMUNITY OUTREACH ON NEW DEVELOPMENT



Vulcan Real Estate aims to collect early community input for construction of an office building at 530 Dexter Ave N in Seattle, WA.

Proposal Summary
This project proposes a new 10-story office and/or laboratory building with three levels of below-grade parking and services.

To provide input, visit our project website or take our online survey through March 20, 2022

www.vulcanrealestate.com/530Dexter.aspx
www.surveymonkey.com/r/Block55



Project Information
530 Dexter Ave N
Seattle, WA 98109

Contact Person
Karinda Harris
Vulcan Real Estate
ProjectInput@vulcan.com

Any information collected may be made public through the City of Seattle



Please post this flyer where residents and stakeholders can review it and learn how to provide their input on this new proposed project. Thank you!

Website

Early Community Outreach on New Development

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Contact Person
Karinda Harris
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Provide Input

To provide input, leave a comment below or take our [online survey](#) through March 20, 2022.


Add a comment

1 | 1

COMMENT ANONYMOUSLY

ADD COMMENT

Powered by [Commento](#)



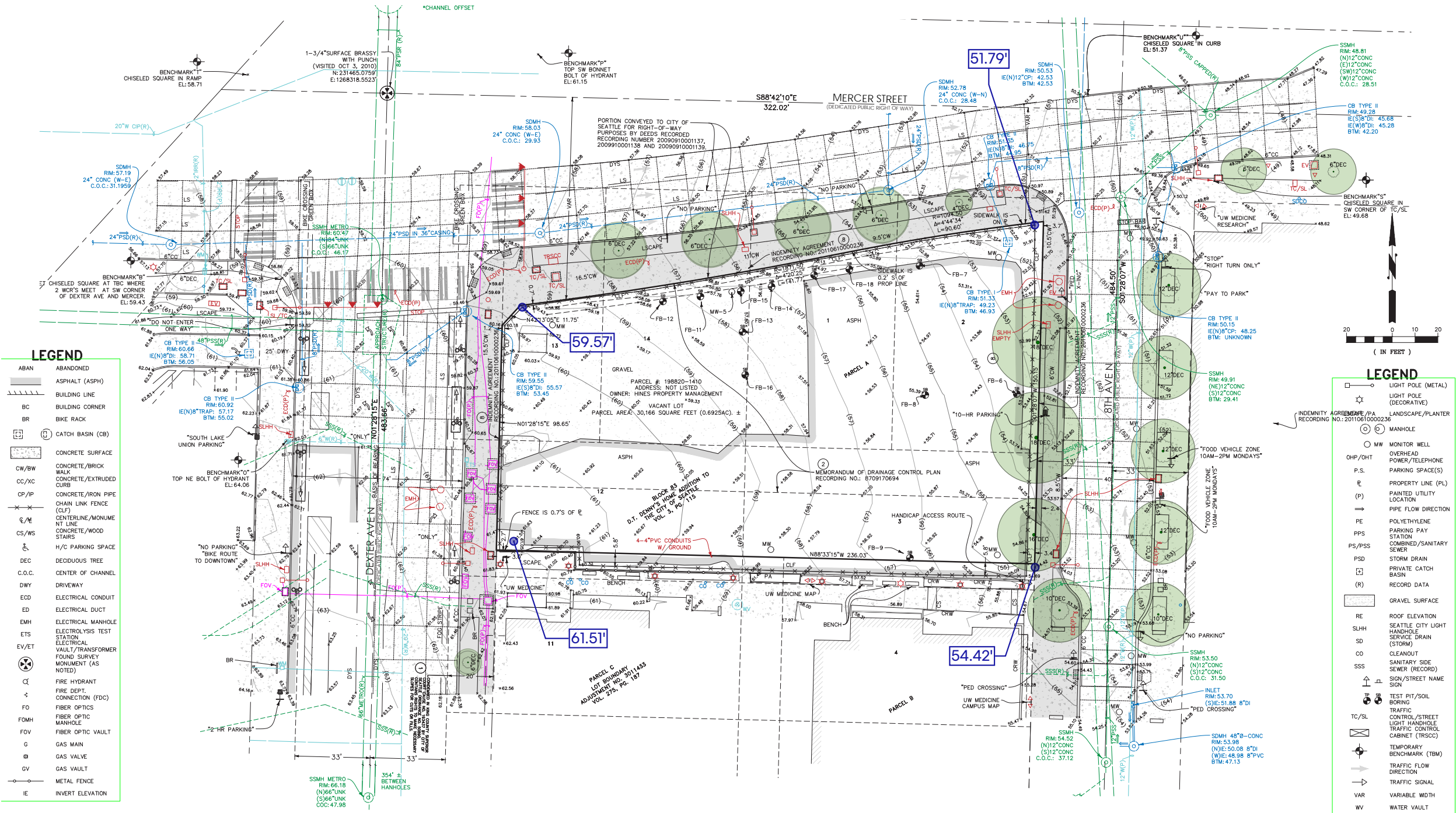
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Perkins&Will

Vulcan | Phase 3.3 | Early Design Guidance | #3039262-EG | June 15, 2022

Existing Site Survey & Plan

Site Survey



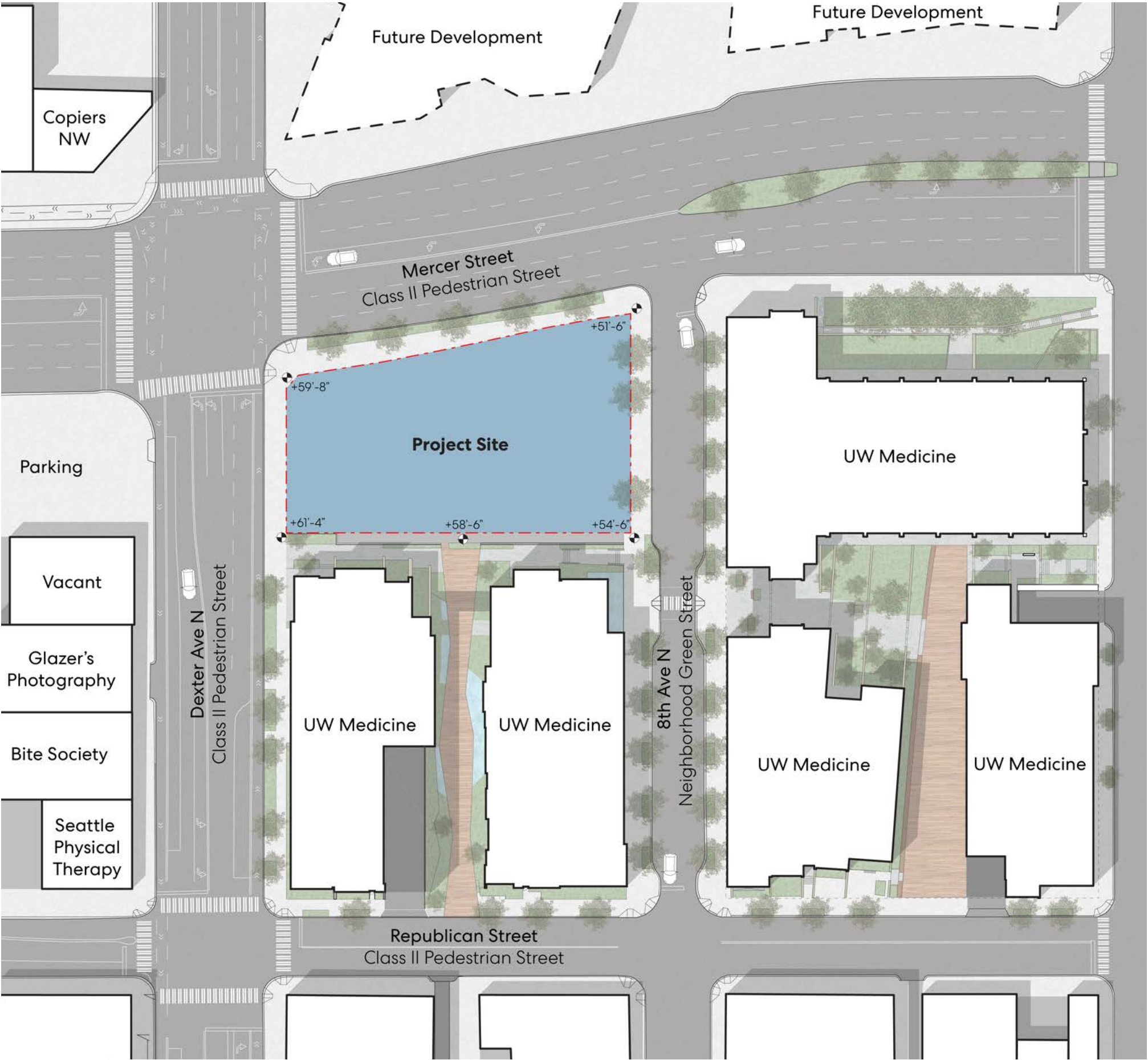
Existing Trees:

The three existing trees within project property along 8th Ave N are pin oaks and are not considered exceptional based on their size.

Legal Description:

DENNYS D T HOME ADD PCL A SEATTLE BLA #3011433 REC #20101020900007 SD BLA BEING LOTS 1 THRU 14 BLOCK 83 OF SD ADD LESS POR FOR RDS
PLAT BLOCK: 83
PLAT LOT: 1TO3 & 12TO14

Site Plan

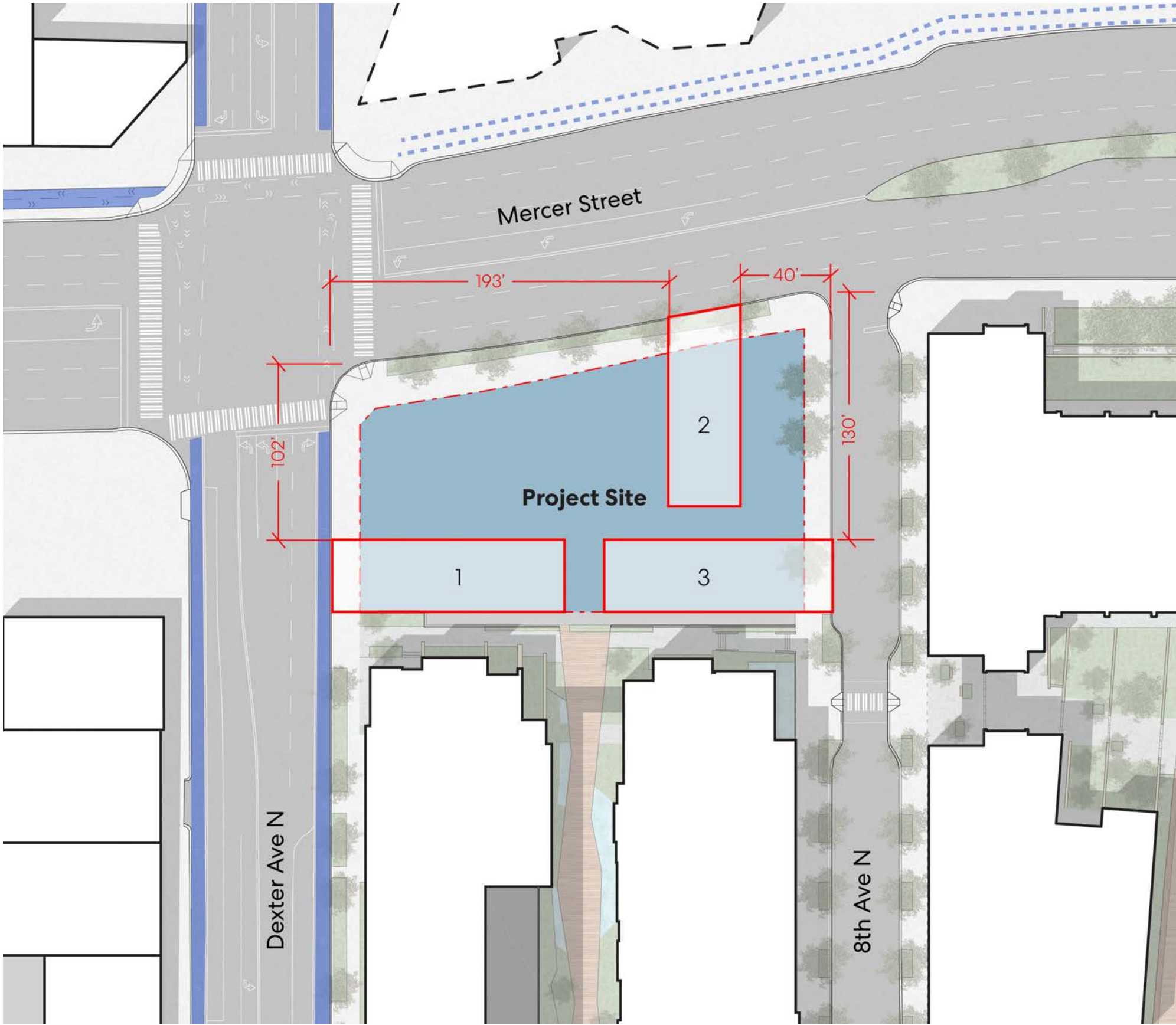


Curb Cut

- Bike Lane
- Future Bike Lane

Supported Curb Cut

- Option 1:
- Closest to the intersection but would be a right turn only and would cross over major bike path.
- Option 2:
- This option would be on a busy street and would be a right turn only.
- Option 3 (supported):
- Furthest away from the intersection but would enable left and right turns.



Urban Design Analysis

Neighborhood Vicinity



Existing Site



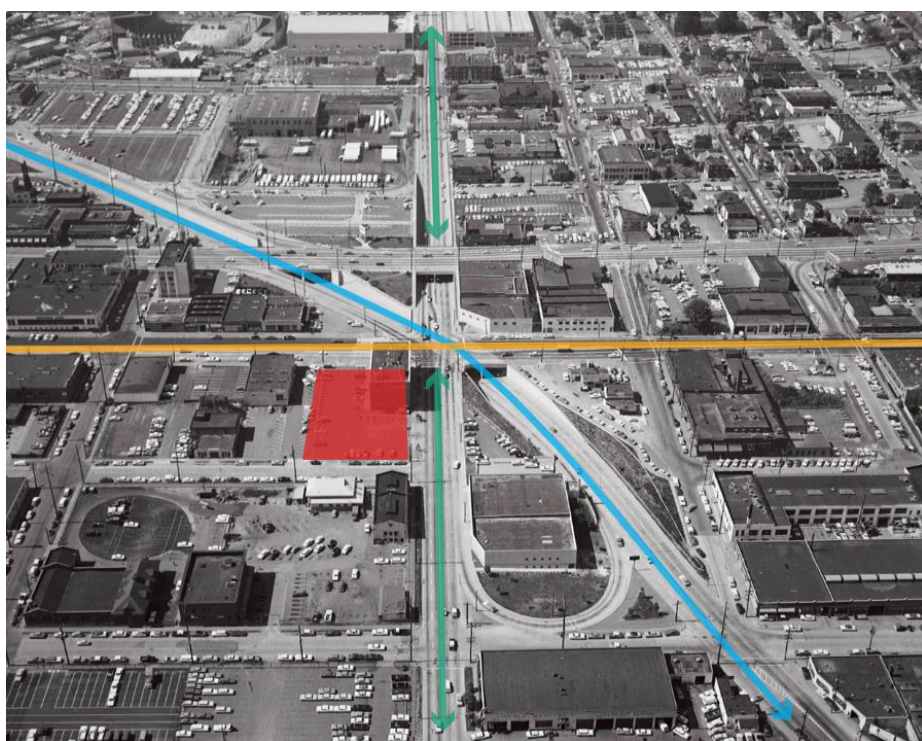
Historical Context - Shifting Street Grid

1924



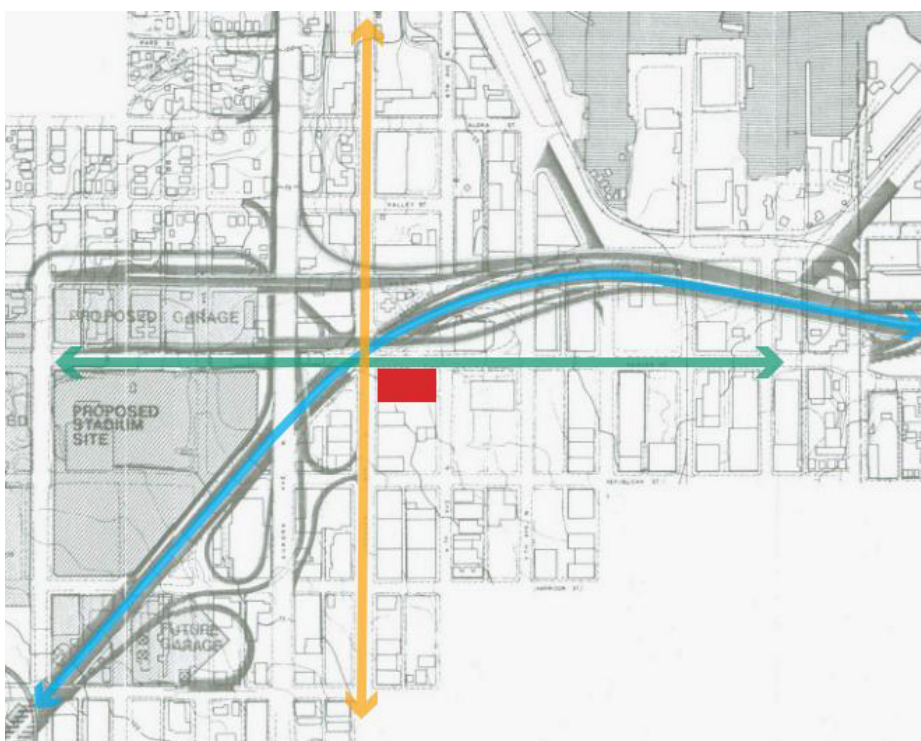
South Lake Union 1924 ①

1962



Aerial from 1962 highlighting Broad Street & Mercer Ave.

1970



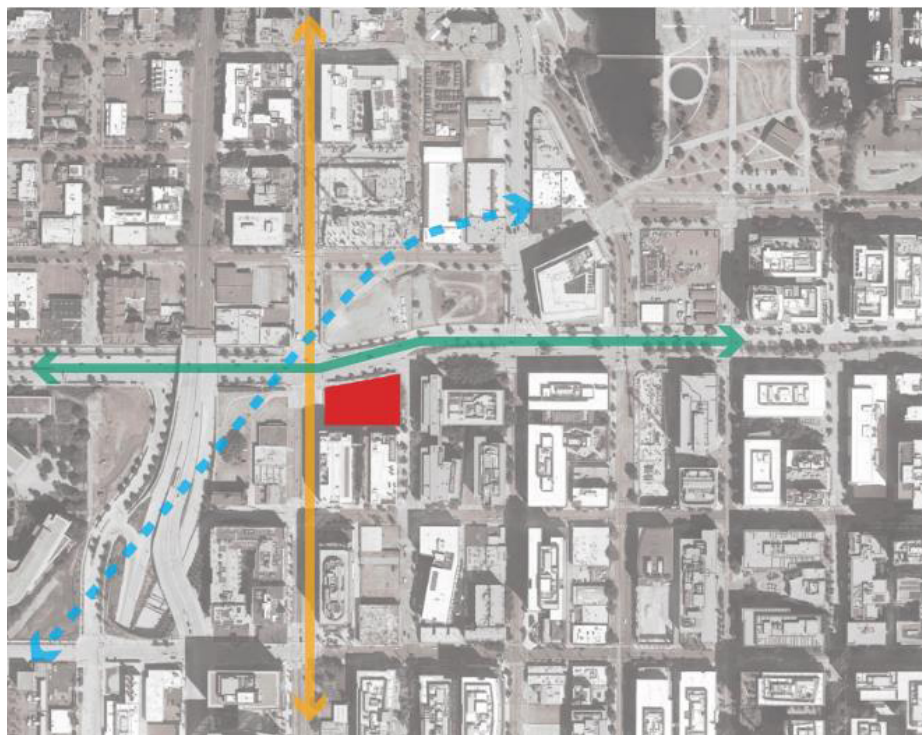
Bay Freeway 1970

1993



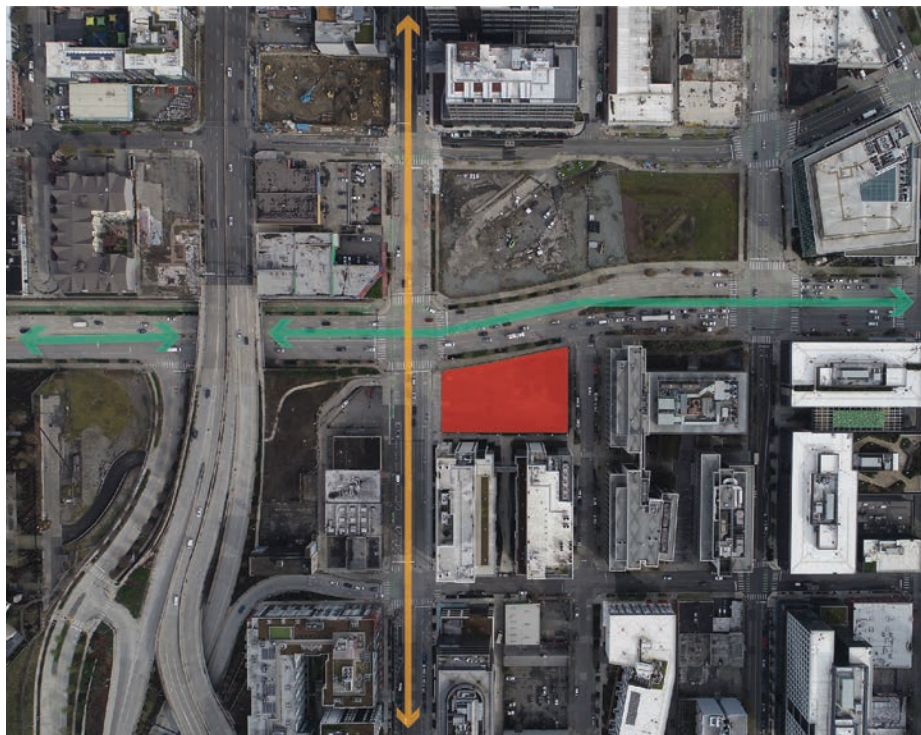
Seattle Commons Proposal 1993

2013



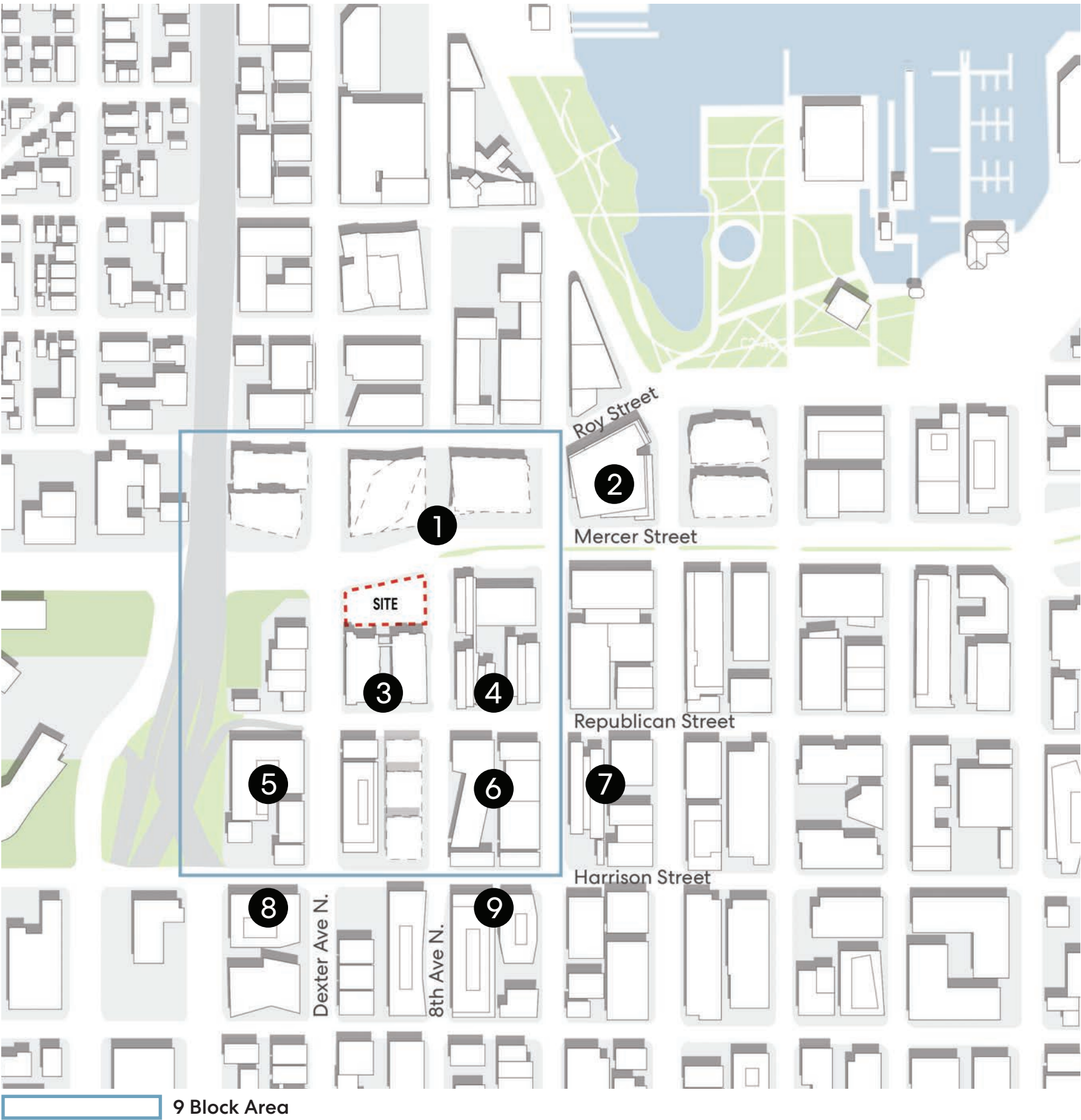
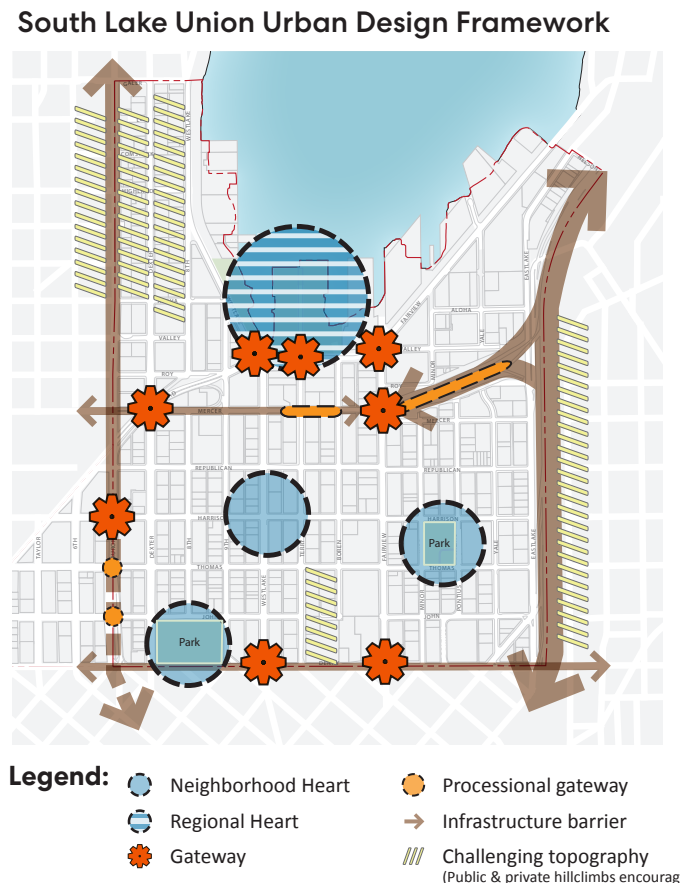
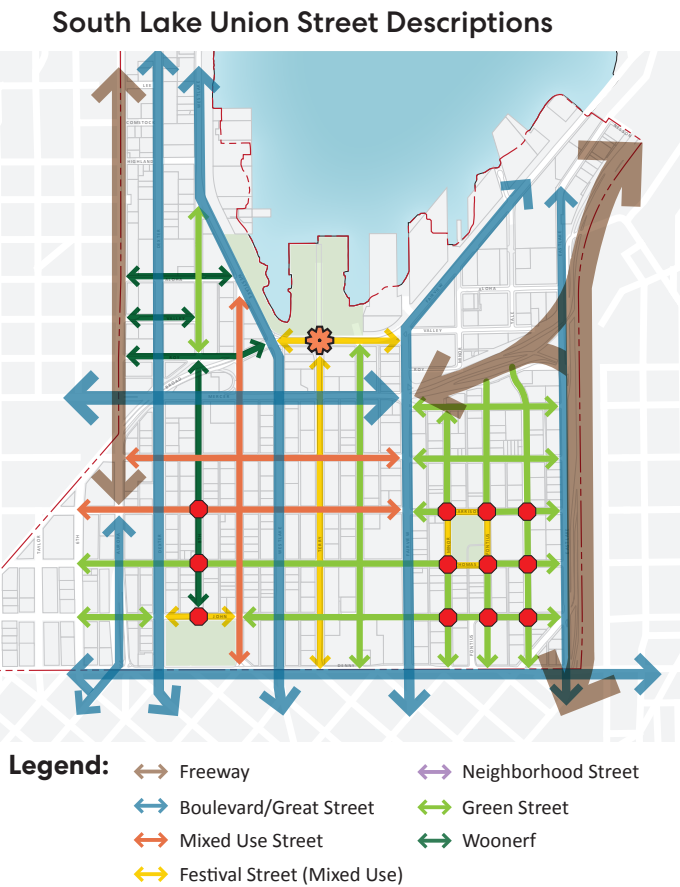
Mercer Corridor Plan 2013

2022

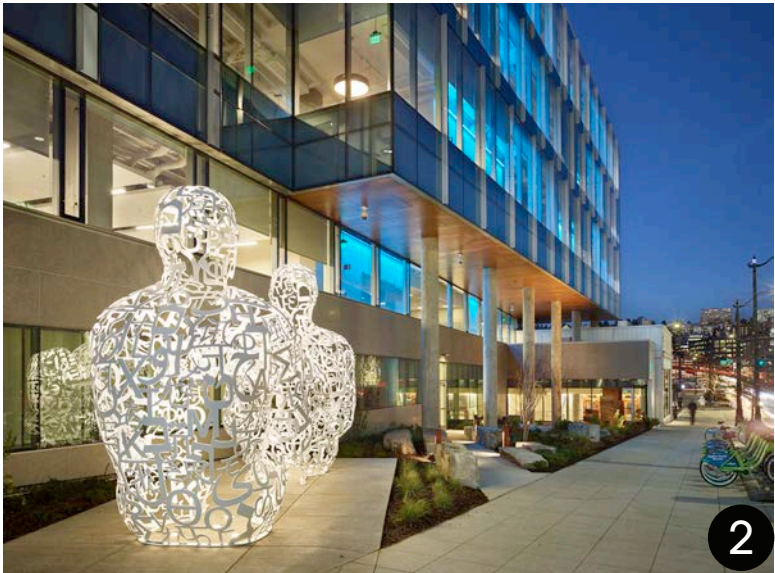


Contemporary aerial: Mercer Street and the updated corridor

Neighborhood Context



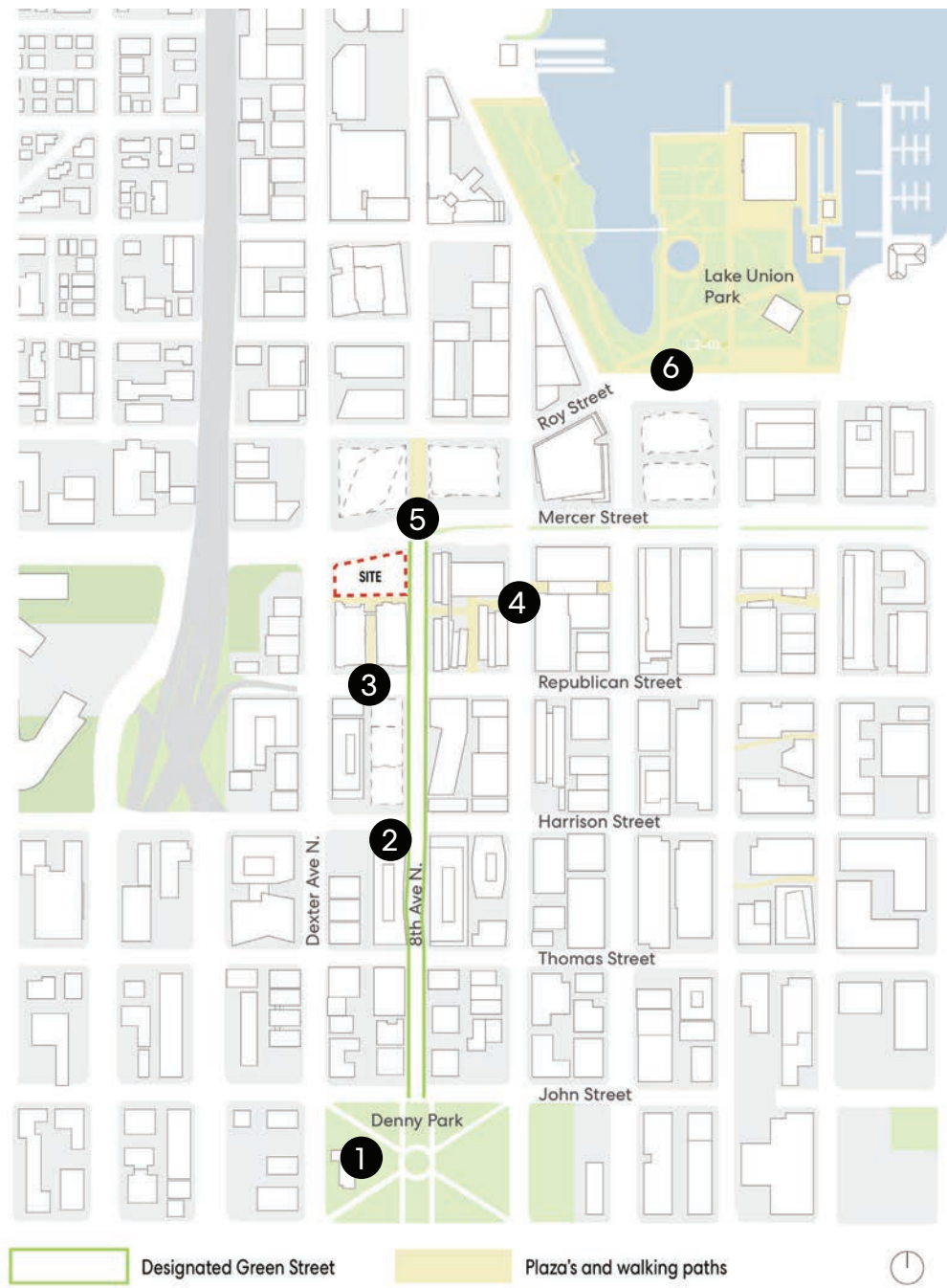
Surrounding Uses & Structures



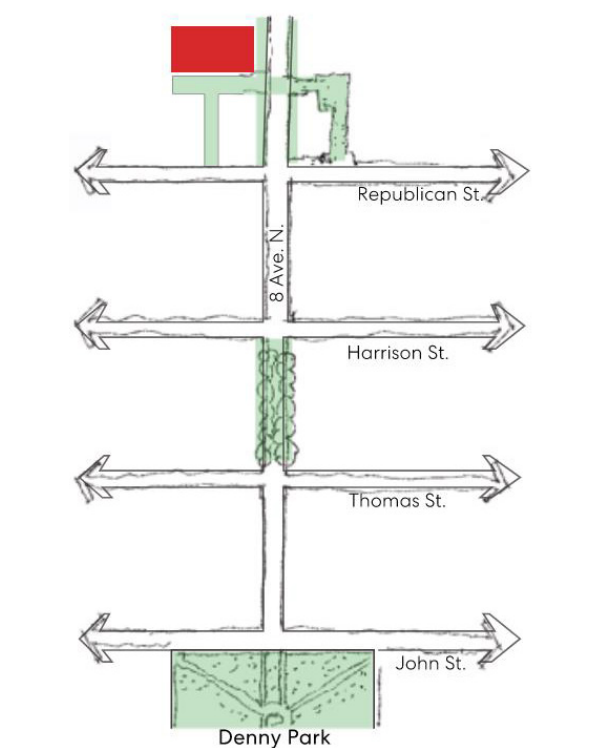
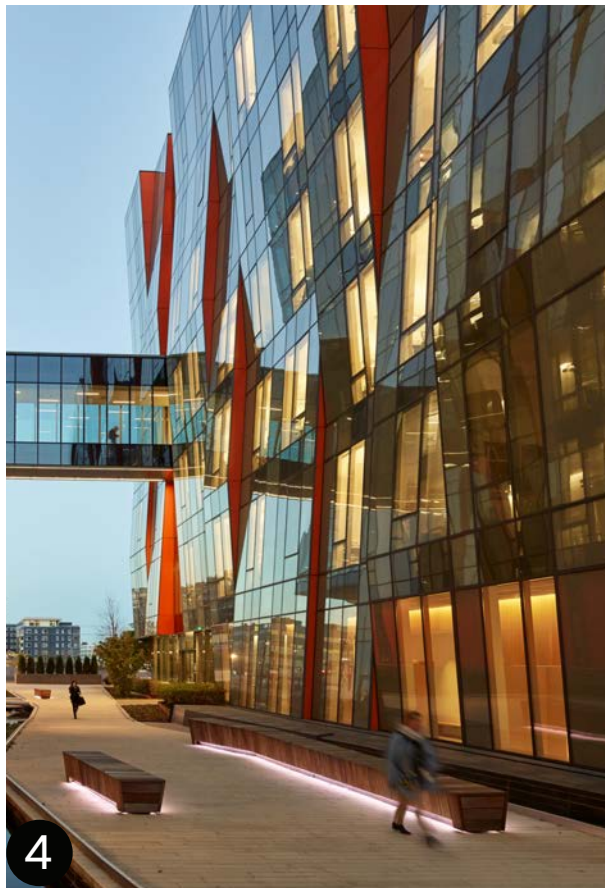
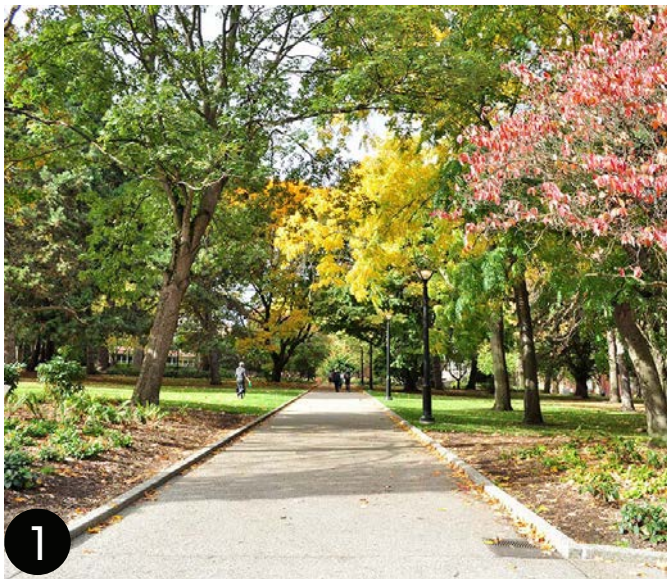
- Legend:**
- 1. Mercer Blocks
(Planned construction)
 - 2. Allen Institute for Brain Science
 - 3 & 4. UW Medicine Campus
 - 5. Modera South Lake Union
Apartments
 - 6. 8th and Republican Apartments
 - 7. Amazon Office Campus
 - 8. 333 Dexter
 - 9. Arbor Blocks (Hewitt Landscape)



Surrounding Green Spaces & Plazas

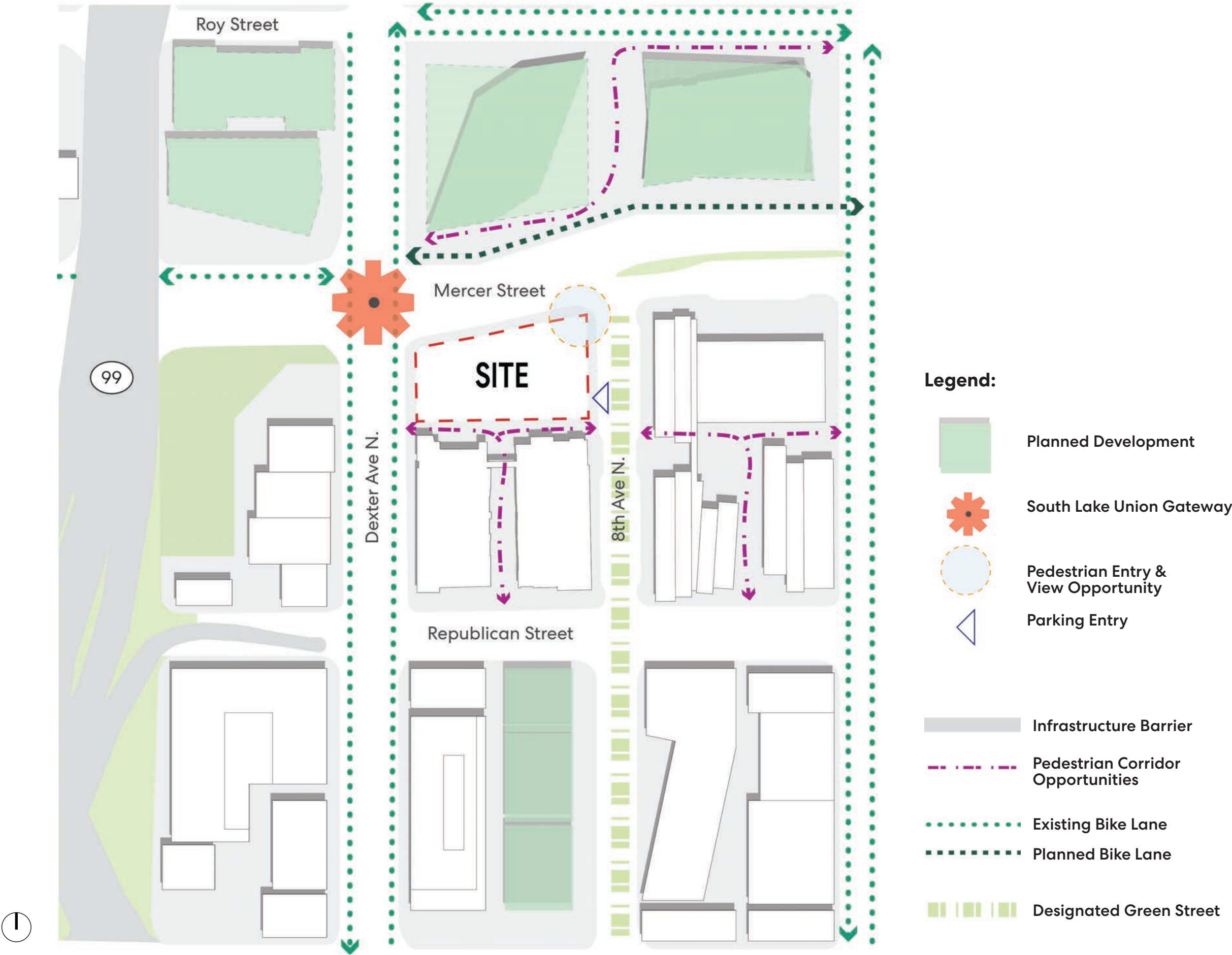


- Legend:**
- 1. Denny Park
 - 2. Arbor Blocks (Green Street)
 - 3 & 4. UW Medicine Plaza
 - 5. Planned Mercer Block pedestrian corridor
 - 6. Lake Union Park

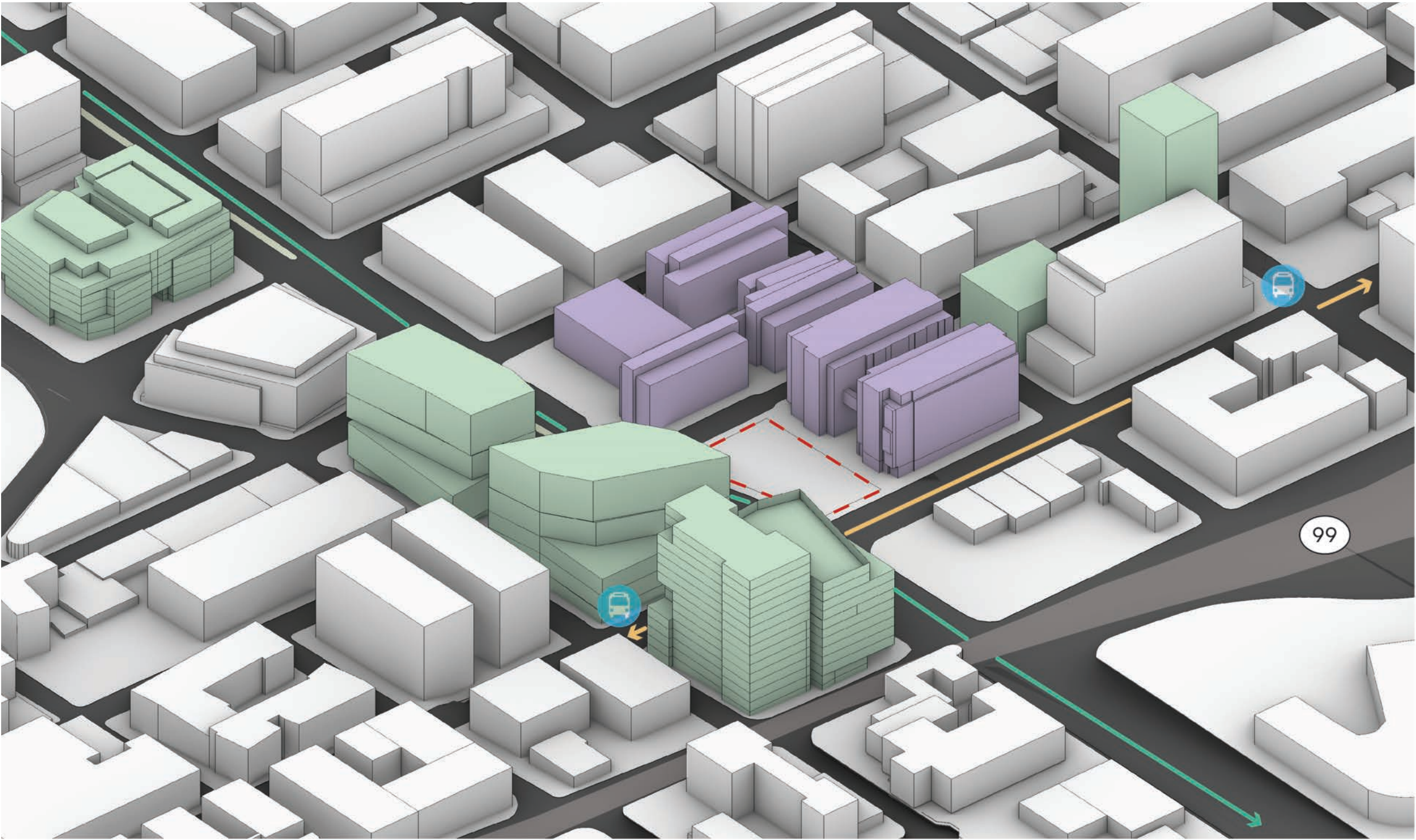


South Lake Union
Green Street Plan 2013

Nine Block Context

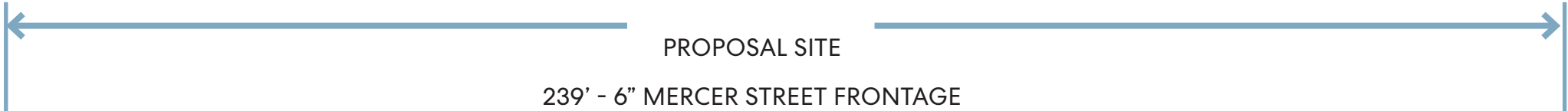
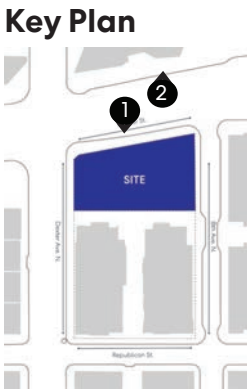


Nine Block Analysis: Urban Form, Existing and Future Development

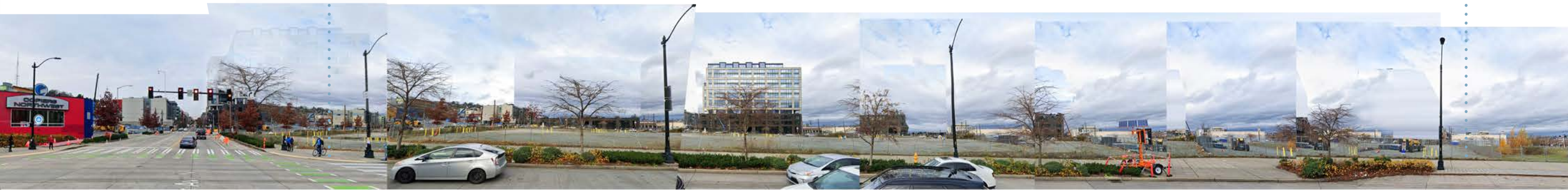


- Future Development
- UW Medicine
-  Bus Stop

Street Elevations



1 MERCER STREET / SOUTH ELEVATION



2 MERCER STREET / NORTH ELEVATION

Mercer Street / Context



601 Dexter Ave N



816 Mercer St - Mercer Blocks



Westlake



9th

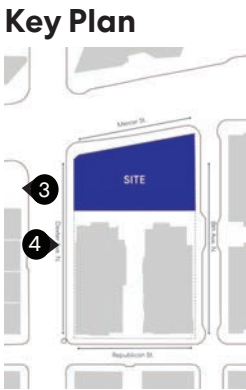


8th



Dexter

Street Elevations



3 DEXTER AVE. / WEST ELEVATION



4 DEXTER AVE. / EAST ELEVATION

Dexter Ave N / Context



601 Dexter Ave N



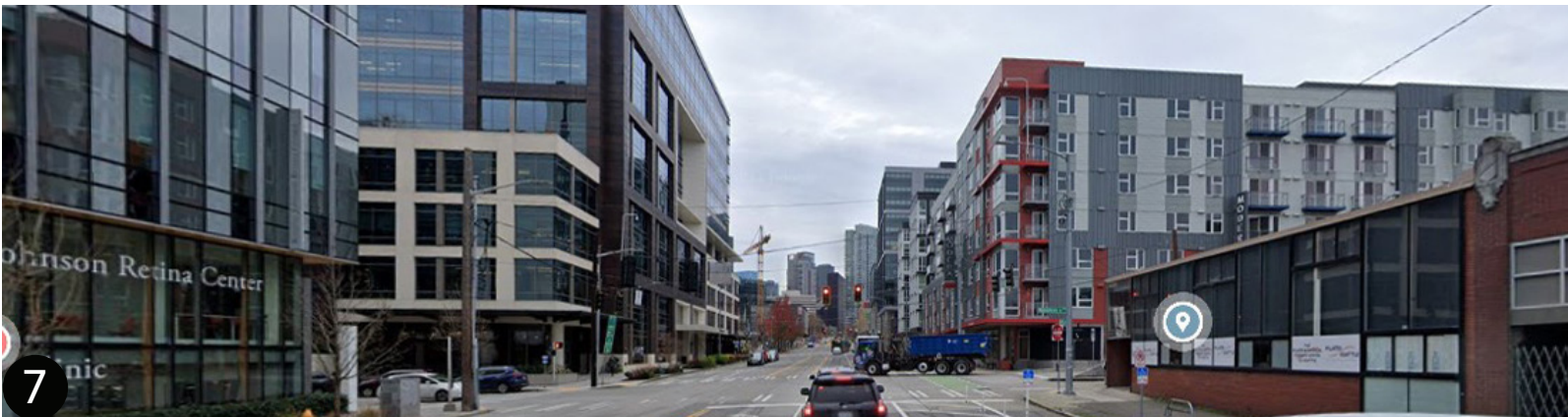
816 Mercer St - Mercer Blocks



Roy



Mercer

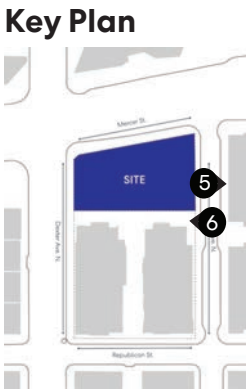


Republican



Harrison

Street Elevations

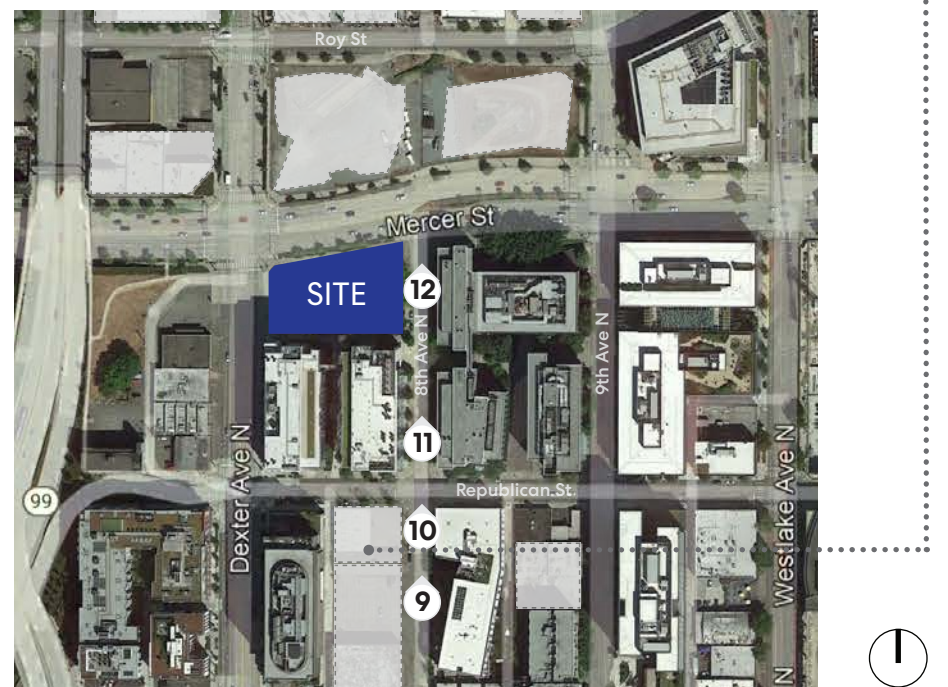


5 8TH AVE. / EAST ELEVATION

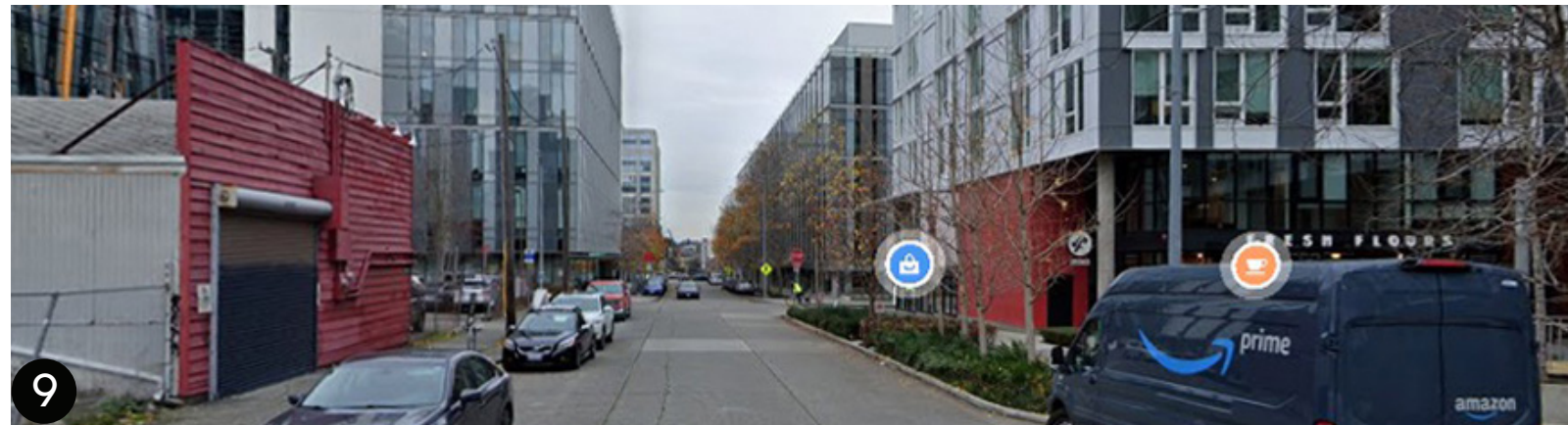


6 8TH AVE. / WEST ELEVATION

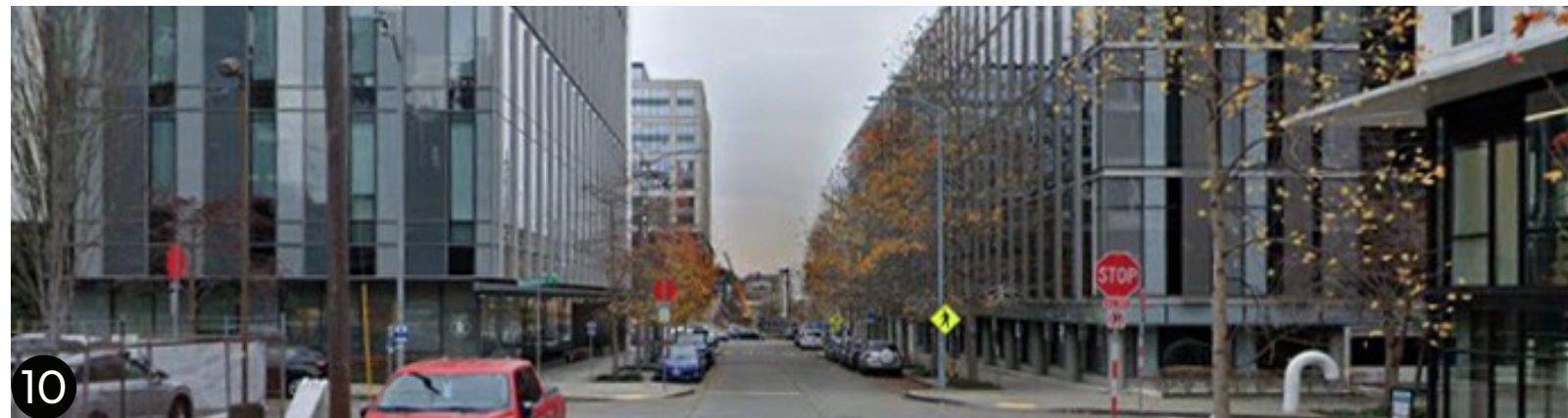
8th Ave N / Context



Mid-Block of
Harrison/
Republican



Republican



Mid-Block of
Republican/
Mercer

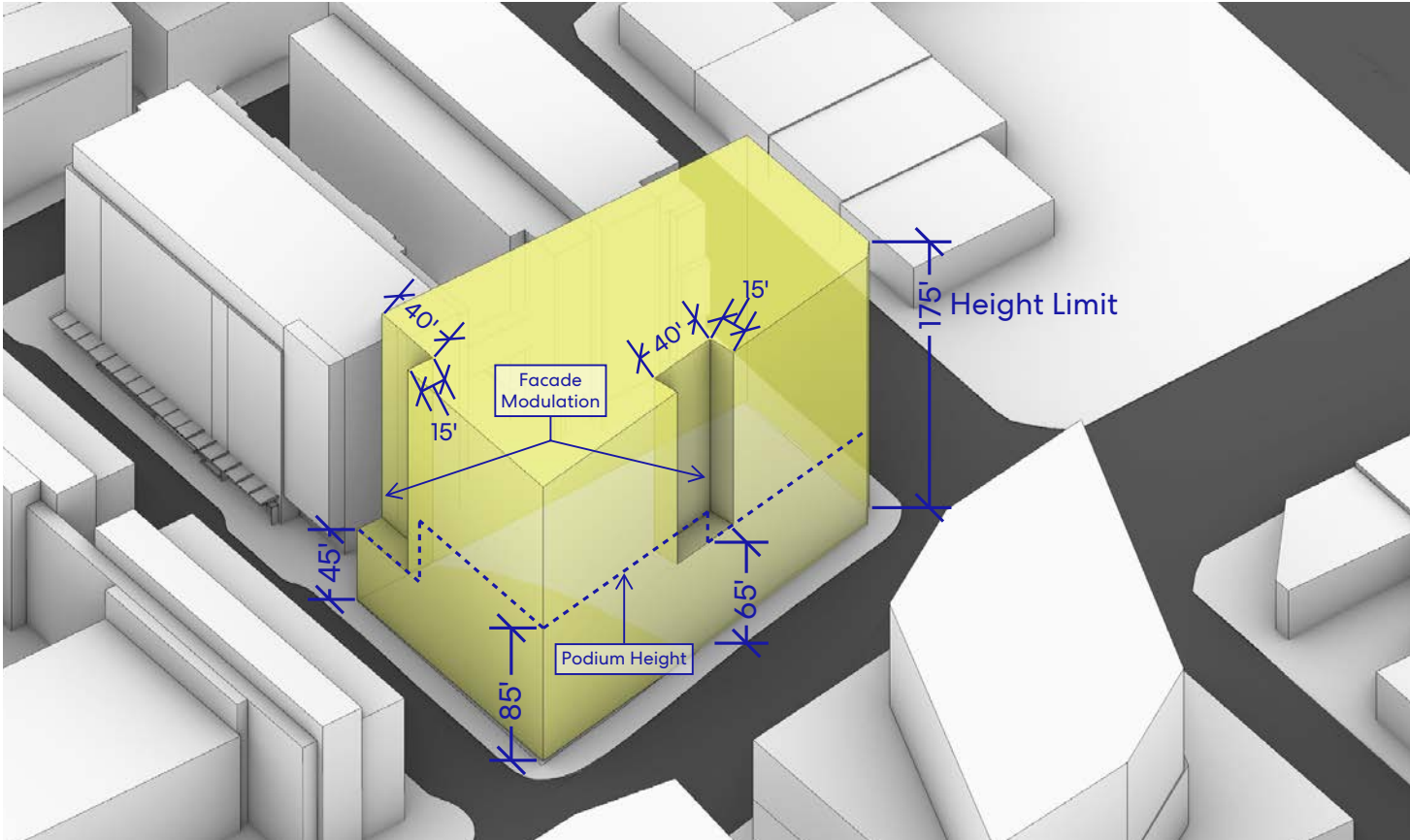
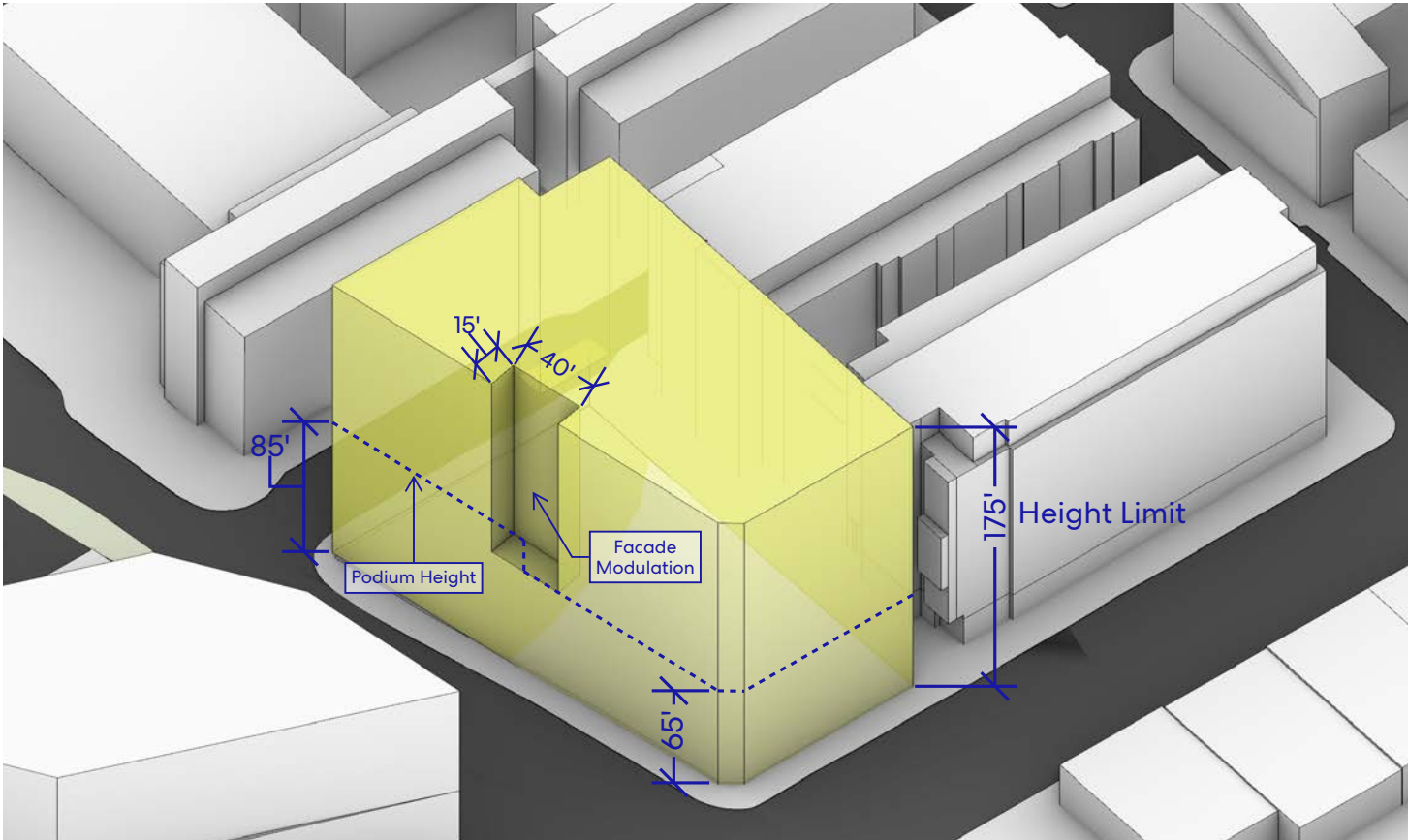


Mercer



Proposed Project Zoning Data

Site Area:	30,166 sf
Building Height:	172 ft
FAR:	8
Allowable GSF:	241,328 sf
3.5% Mechanical Allowance:	8,752 sf
Above Grade Floor Area:	250,080 sf
Below Grade Floor Area:	124,029 sf
Total Gross Floor Area:	374,109 sf
Required Open Space:	4,525 sf
Min Exterior Space Open to Sky:	2,036 sf
Below Grade Car Parking:	219 stalls
Below Grade Bike Parking:	126 long term + 26 short term

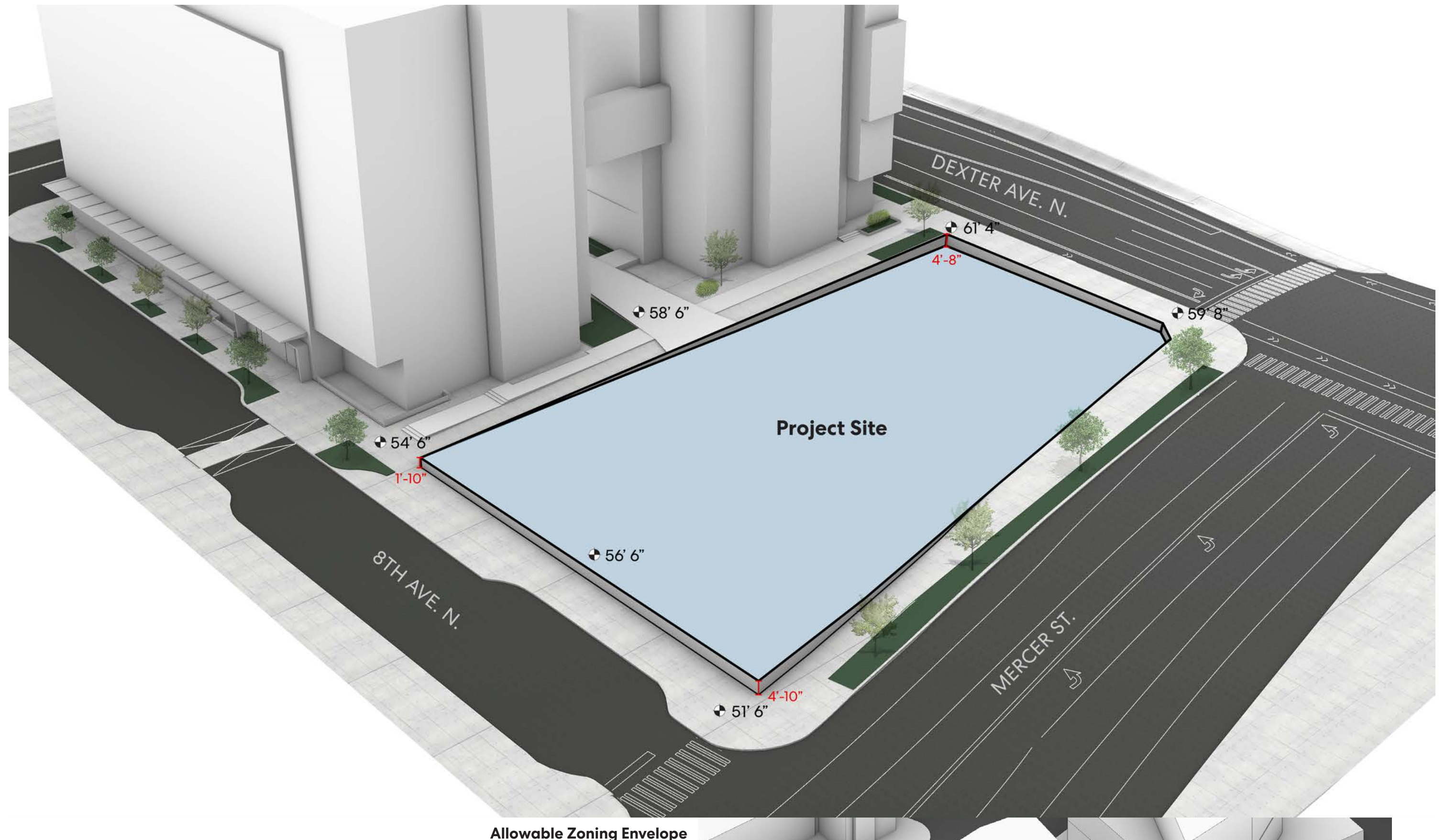


Allowable Zoning Envelope

Site Zoning Data

Zoning	SMC Map 101	SM-SLU 175/85-280, in South Lake Union Urban Center.
Street-Level Designations	SMC 23.48.240 Map A	8th Ave N: Neighborhood Green Street Republican St: Class II Pedestrian Street Dexter Ave N: Class II Pedestrian Street Mercer St: Class II Pedestrian Street
FAR	SMC 23.48.220 Table A SMC 23.48.220.B	Base FAR of 4.5; Max FAR of 8. Floor area for street-level uses is exempt from calculations.
Structure Height	SMC 23.48.225 SMC 23.48.025.C	175’ height limit for non-residential uses 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.
Upper-Level Setbacks	SMC 23.48.235 Map A	None
Street-Level Setbacks	SMC 23.48.240.B	May be set back up to 12’. Additional setbacks are permitted for up to 30% of the facade, provided that the additional setback is located 20 feet or more from any street corner.
Street-Level Uses	SMC 23.48.240.E	The minimum street frontage of required street-level uses is 10 percent for 8th Avenue N: General sales and service uses, eating and drinking establishments, or entertainment uses.
Open Space	SMC 23 48.240.G	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.
Through-Block Pedestrian Connections	SMC 23.48.240.H	Not required. Lot area of development is less than 60,000 sf.
Street Facing Facade	SMC 23.48.040.A	Min 25’ in height at all streets
Facade Transparency	SMC 23.48.040.B.1	2 feet and 8 feet above a sidewalk: min 60% at all streets
Blank Facades	SMC 23.48.040.B.2.a	2 feet and 8 feet above a sidewalk: max 15’ at all streets, total width shall not exceed 40%.
Floor Plate Limits	SMC 23.48.245.B.1.d	For structures or portions of structures with non-residential uses that exceed a height of 85 feet, each story of the structure above the specified podium height indicated for the lot on Map A for 23.48.245, is limited to a maximum gross floor area of 24,000 square feet per story.
Podium Height	SMC 23.48.245 Map A	Podium height at west portion of lot is 65’; podium height at east portion of lot is 85’; podium height at southeast corner of lot is 45’.
Upper Level Setback	SMC 23.48.245.C	None
Facade Modulation	SMC 23.48.245.D	Facade modulation required for the street-facing portions of a structure located within 15 feet of a street lot line and exceeding the podium height; maximum facade length for stories up to 145’ is 150’; maximum facade length for stories above 145’ is 120’ Facade must be modulated at a minimum depth of 15’ and a minimum length of 40’
Tower Limits	SMC 23.48.245.F	One only tower with non-residential uses exceeding 85’ is permitted on a block, unless the tower meets the requirements of SMC 23.48.230. Existing Phase 3.1 and Phase 3.2 were permitted under the provisions of 23.48.230 and do not have tower classification.
Open Space Office Uses	SMC 23.48.250	Provide at least 20 sf of open space for each 1,000 sf of gross office floor area. Private open space may satisfy this requirement.
Car Parking	SMC 23.48.280	Max limit for non-residential uses is 1 stall/1,000 GSF.
Bike Parking	SMC 23.54.015 Table D	For offices and laboratories, research and development: 1 long-term per 2,000 sf, 1 short-term per 10,000 sf
Loading	SMC 23.54.035	For both office and research/development laboratory, 3 berths required for buildings between 160,001 sf and 264,000 sf
Driveway	Right of Way Improvement Manual	Clearance between Driveway and Intersection is 40 feet.

Site Grading



Conclusions derived from Site Analysis:

Opportunities:

Respond to unique site conditions:

- Mercer alignment
- Topography
- Gateways at Dexter and Mercer Corner

Respond to existing Phase 3 buildings:

- Open space
- Architectural vocabulary
- Quality

Create a sense of place:

- Pedestrian scale
- Urban Village scale
- City Scale

Constraints:

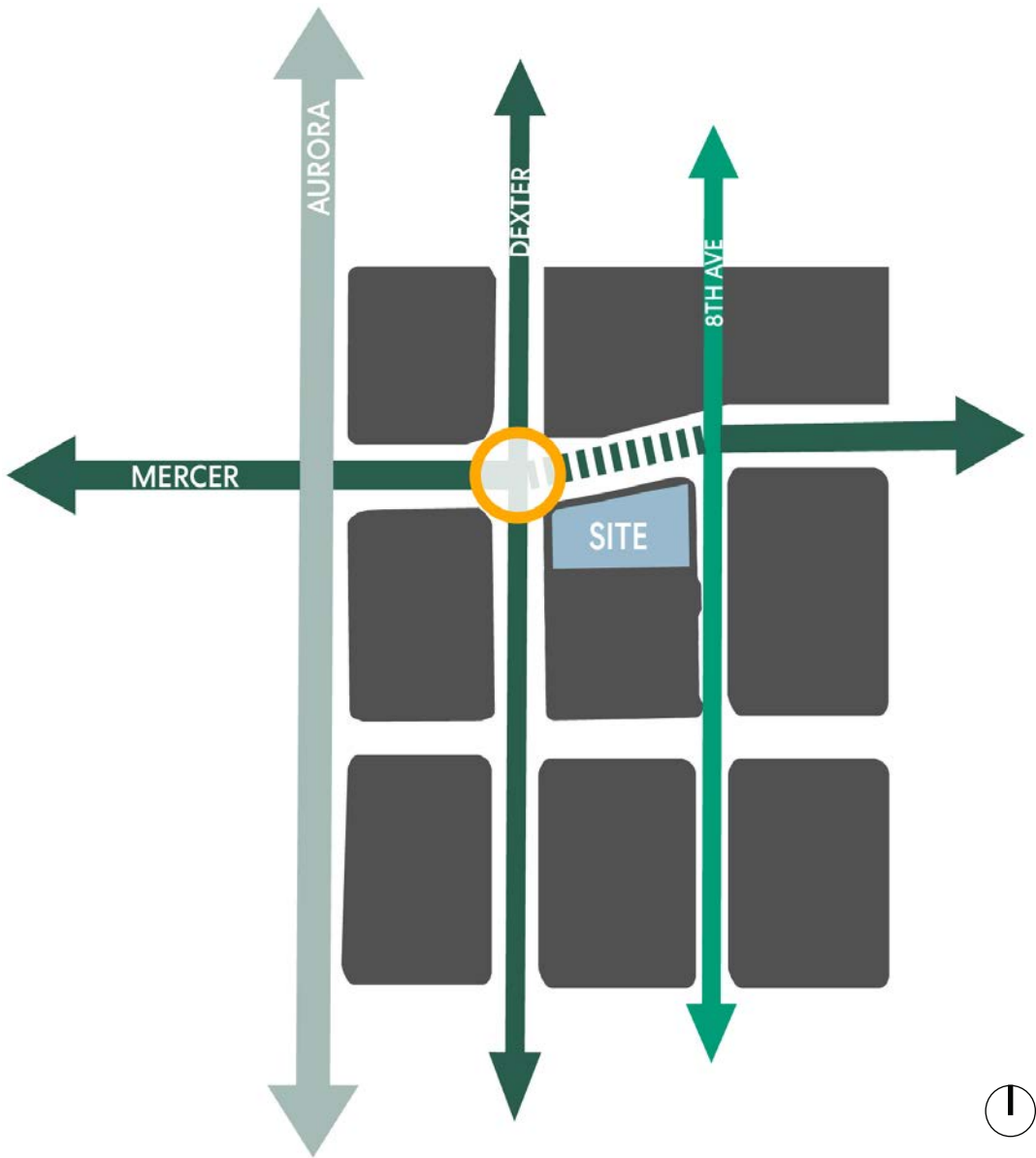
- No back side of the project
- Dexter and Mercer are major arterials

Design Guidelines

Design Guidelines - Neighborhood Inspiration

Chosen Guidelines and Supplemental Guidance to be embraced and emphasized:

CS2 - Urban Pattern & Form



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

- 1. Gateway Locations
- 3. Adjacent Streets
- 4. Relationship to the block

CS3 - Architectural Context & Character



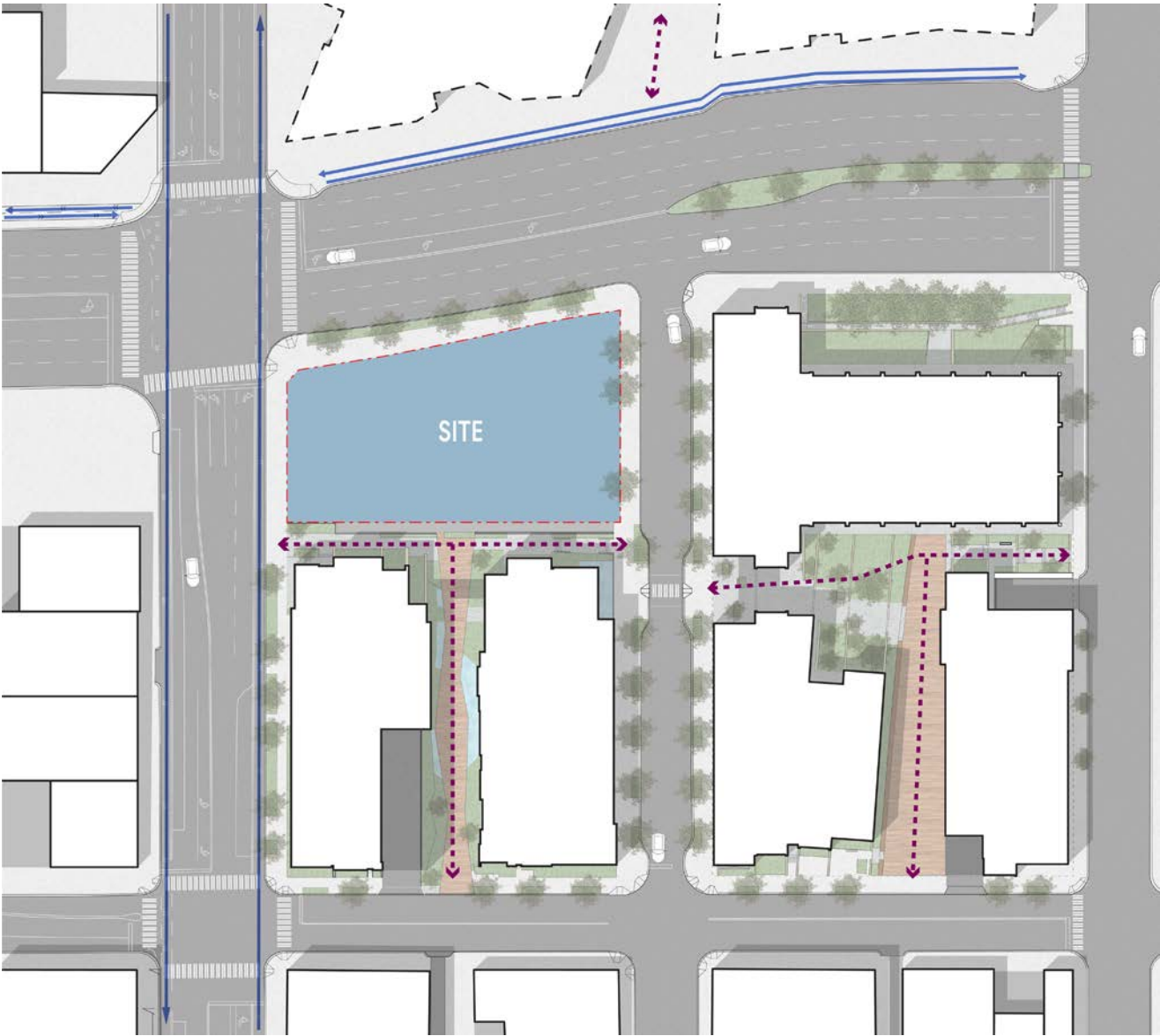
Contribute to the architectural character of the neighborhood.

- 1. Emphasizing Positive Neighborhood Attributes and challenges

Design Guidelines - Neighborhood Inspiration

Chosen Guidelines and Supplemental Guidance to be embraced and emphasized:

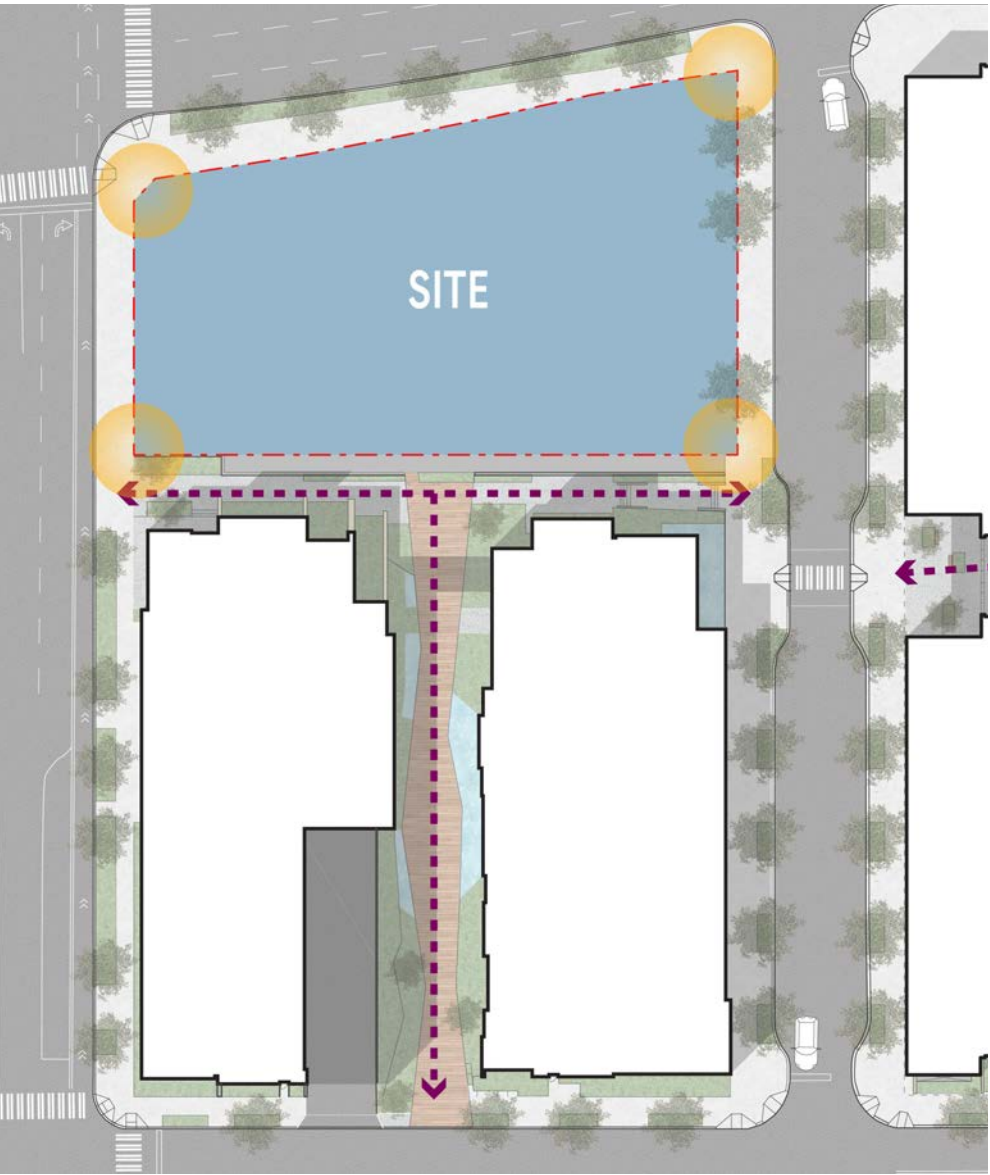
PL 1 - Public Life Connectivity



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

- 1. Network of Open Spaces
 - a. Mid-block connections
 - d. 8th Avenue North
- 2. Studying bike pathways and connections

PL 2 -Public Life Walkability



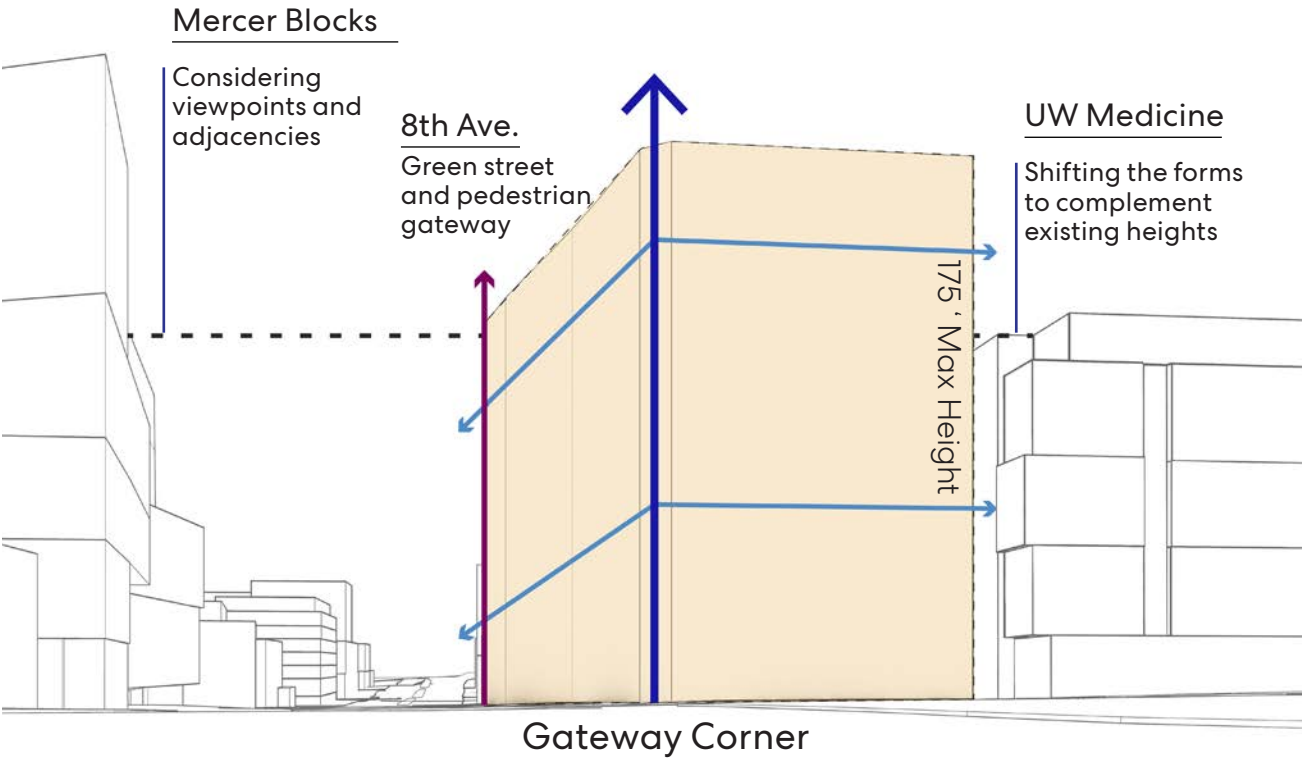
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

- 1. Walkways and pedestrian interest
- 2. Corner and passage opportunities

Design Guidelines - Neighborhood Inspiration

Chosen Guidelines and Supplemental Guidance to be embraced and emphasized:

DC 2 - 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.

- 1. Massing, Design, and Scale
- 2. Pedestrian Scale
- 4. Tall Buildings
- 5. Secondary Architectural Features
 - a. Visual Depths and Interest; Rooftops

DC 4 - Exterior elements and finishes



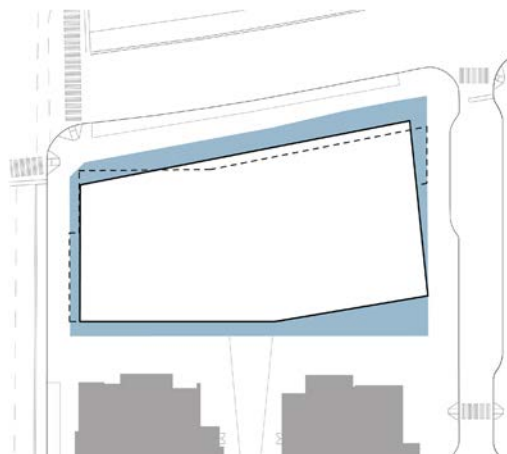
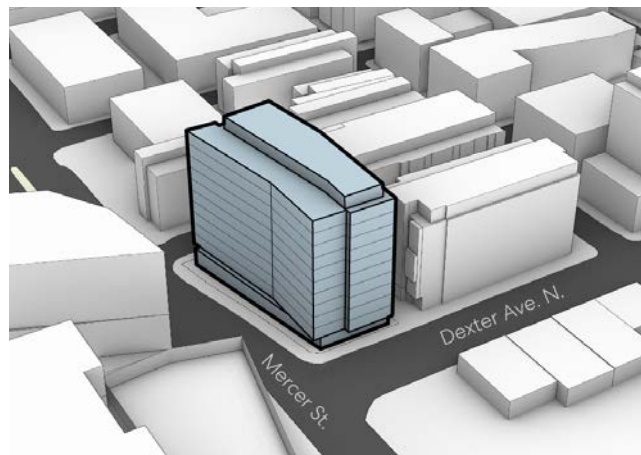
Use appropriate and high-quality elements and finishes for the building and its open spaces.

- 1. Exterior Building Materials
- 2. Trees, Landscape, and Hardscape Materials

Architectural Massing

Introduction of Massing Alternatives

Massing 1: Deflect



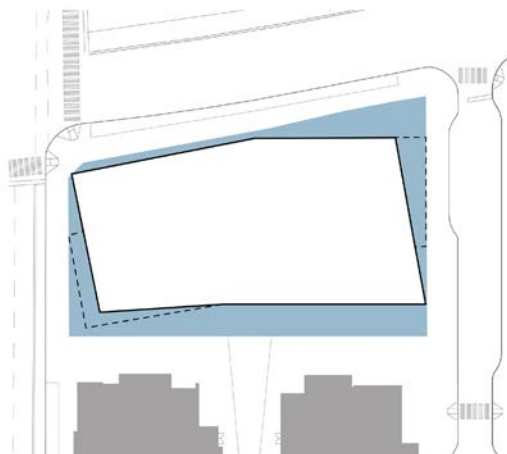
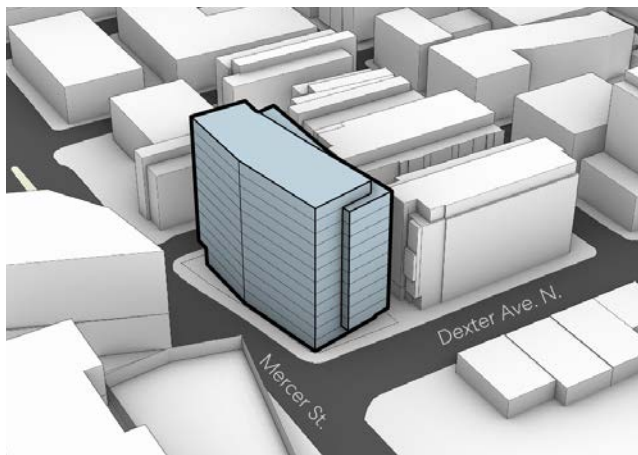
Advantages:

- No departures required
- Simple construction
- Clear concept

Disadvantages:

- Minimizes scale of mid-block pedestrian connection
- Abrupt scale shift from existing buildings on our block
- Emphasis on vertical expression of form lacks contextual scale
- Potentially too similar to existing campus buildings
- Widening Mercer public realm is less advantageous for pedestrians compared to open space in the mid-block connection and 8th Avenue.

Massing 2: Inflect



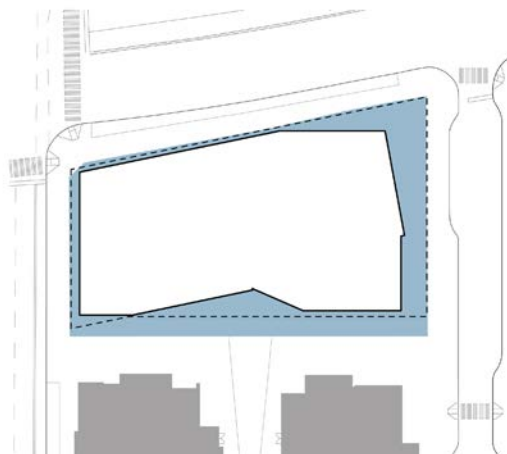
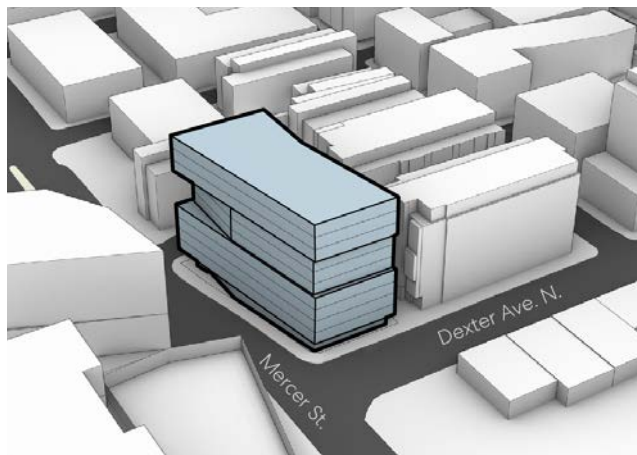
Advantages:

- Simple construction
- Clear concept
- Enhances courtyard and mid-block connection
- North facade reinforces Mercer alignment and 'gateway' from Dexter

Disadvantages:

- Modulation departure required along Mercer
- Abrupt scale shift from existing buildings on our block
- Emphasis on vertical expression of form lacks contextual scale
- Potentially too similar to existing campus buildings

Massing 3: Slipped Hinge (preferred)



Advantages:

- Clear concept, strongest response to all contextual cues
- Enhances courtyard and mid-block connection
- Creates distinct gateway expressions at both Dexter and 8th
- Best scale relationship to existing and future context
- Compatible with but differentiated from existing buildings on our block

Disadvantages:

- Adds construction complexity
- Modulation departure required along Mercer

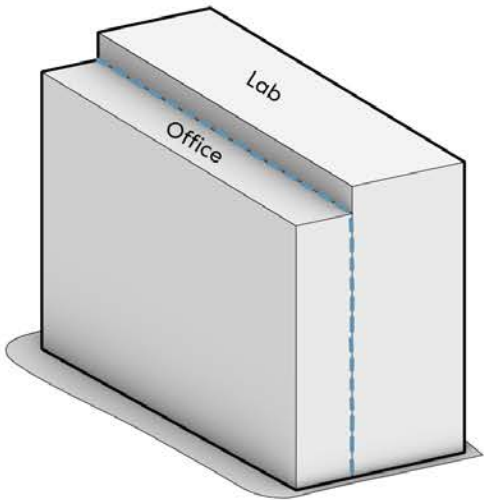
Massing 1

Deflect

Concept Development

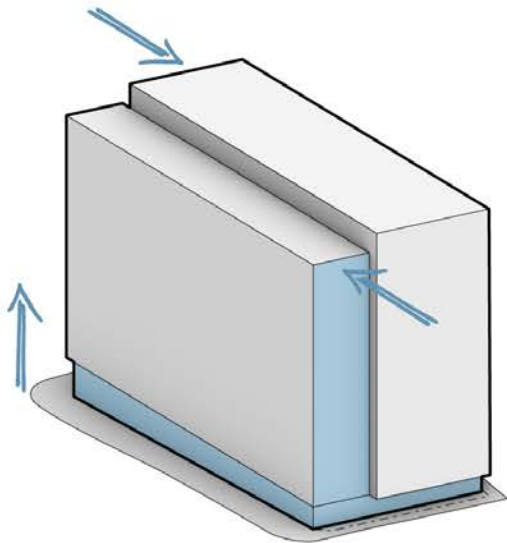
1 Define

Program is arranged and connected within the site



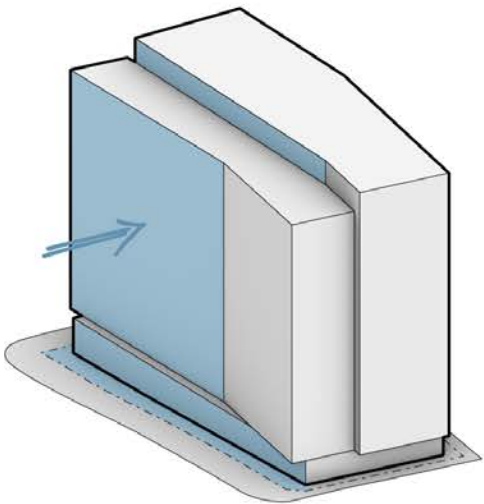
2 Slide

Spaces dynamically shift, gesturing to adjacent context buildings. The public ground floor is pronounced

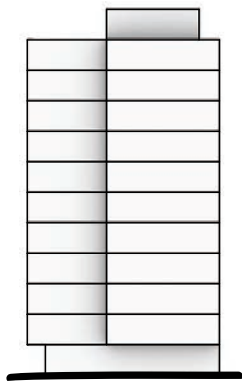


3 Deflect

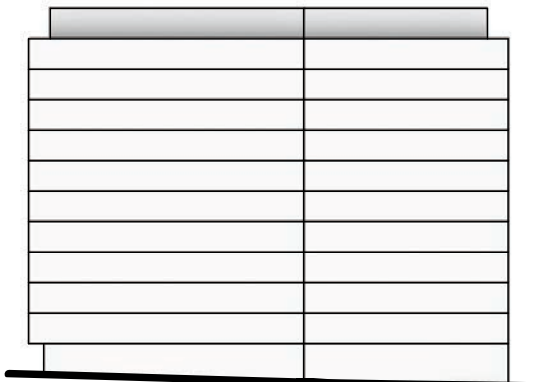
The building footprint pivots south, maximizing open space along Mercer Street



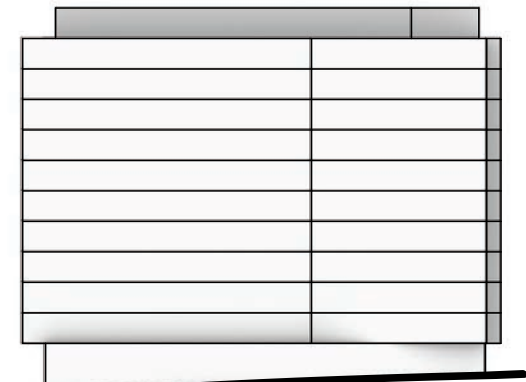
This parti responds to the existing buildings on the block with a similar architectural typology of a clearly expressed 'bar' building. The form **deflects** away from Mercer to widen the public realm on the north side of the building. Shifts aligned with the structural grid at the ends of the building emphasize the vertical proportions of the form.



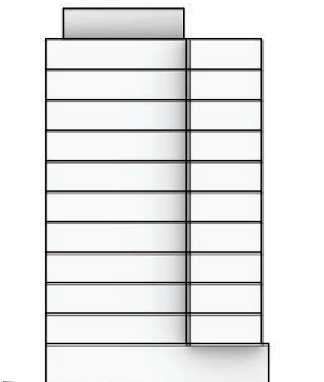
East elevation (8th Avenue)



South elevation (campus facing)



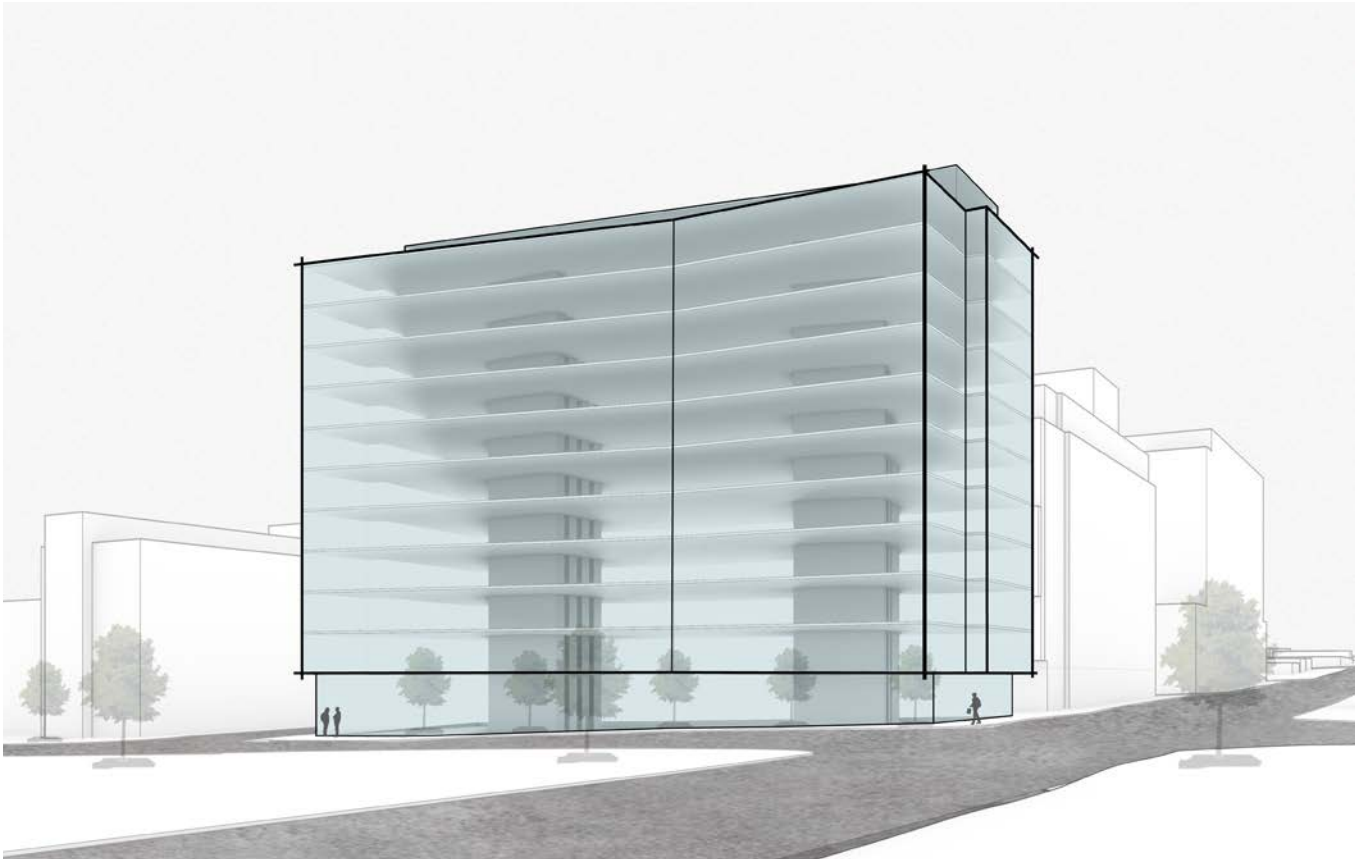
North elevation (Mercer Street)



West Elevation (Dexter Avenue)

Massing 1

Deflect



Northwest Corner - View from Dexter Ave.



Northeast Corner - View from Mercer Street

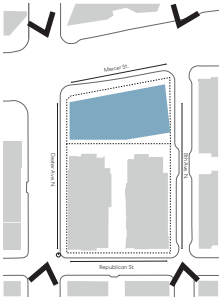


Southwest Corner - Dexter Ave.



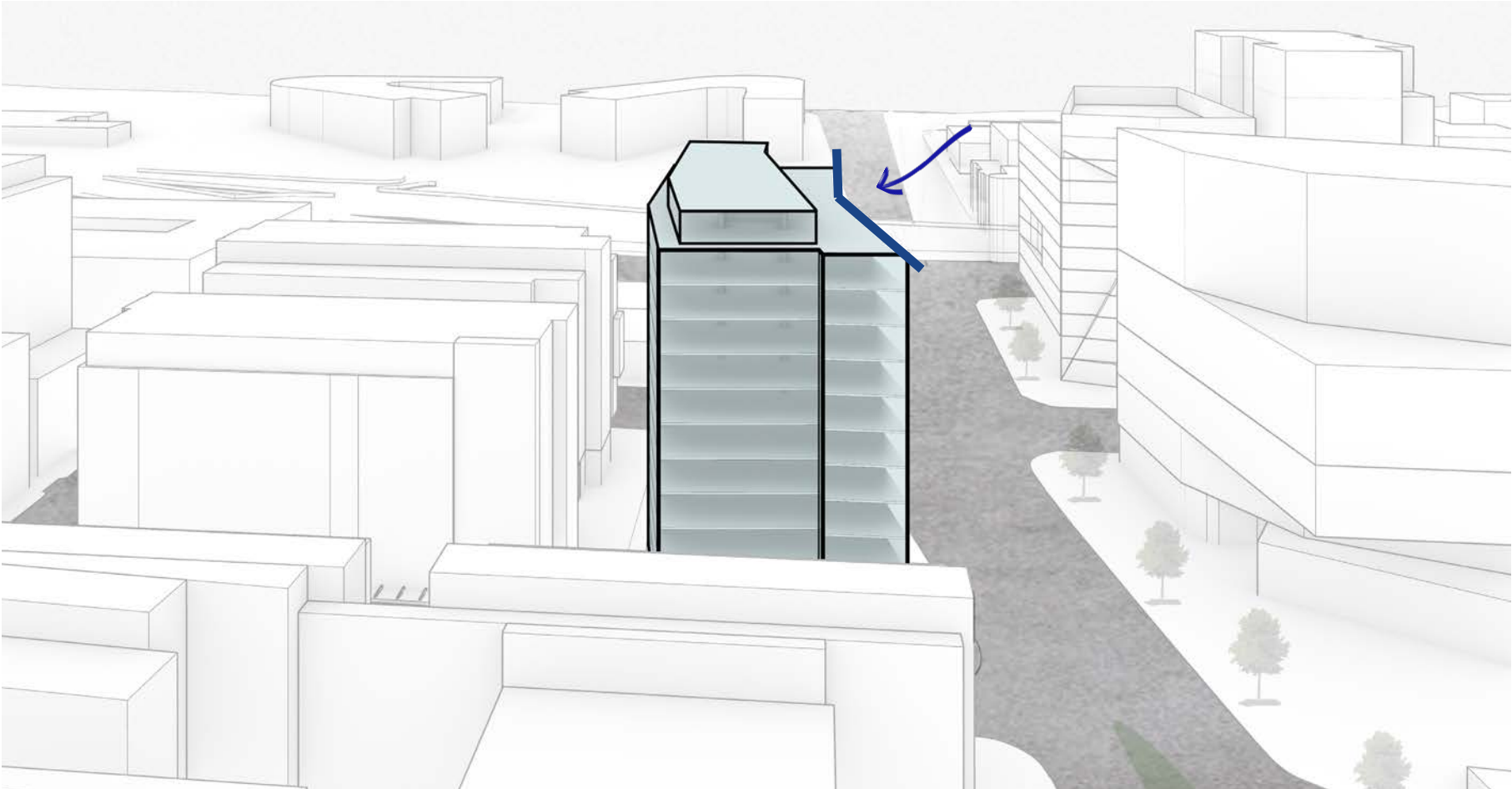
Southeast Corner - 8th Ave.

Key Plan



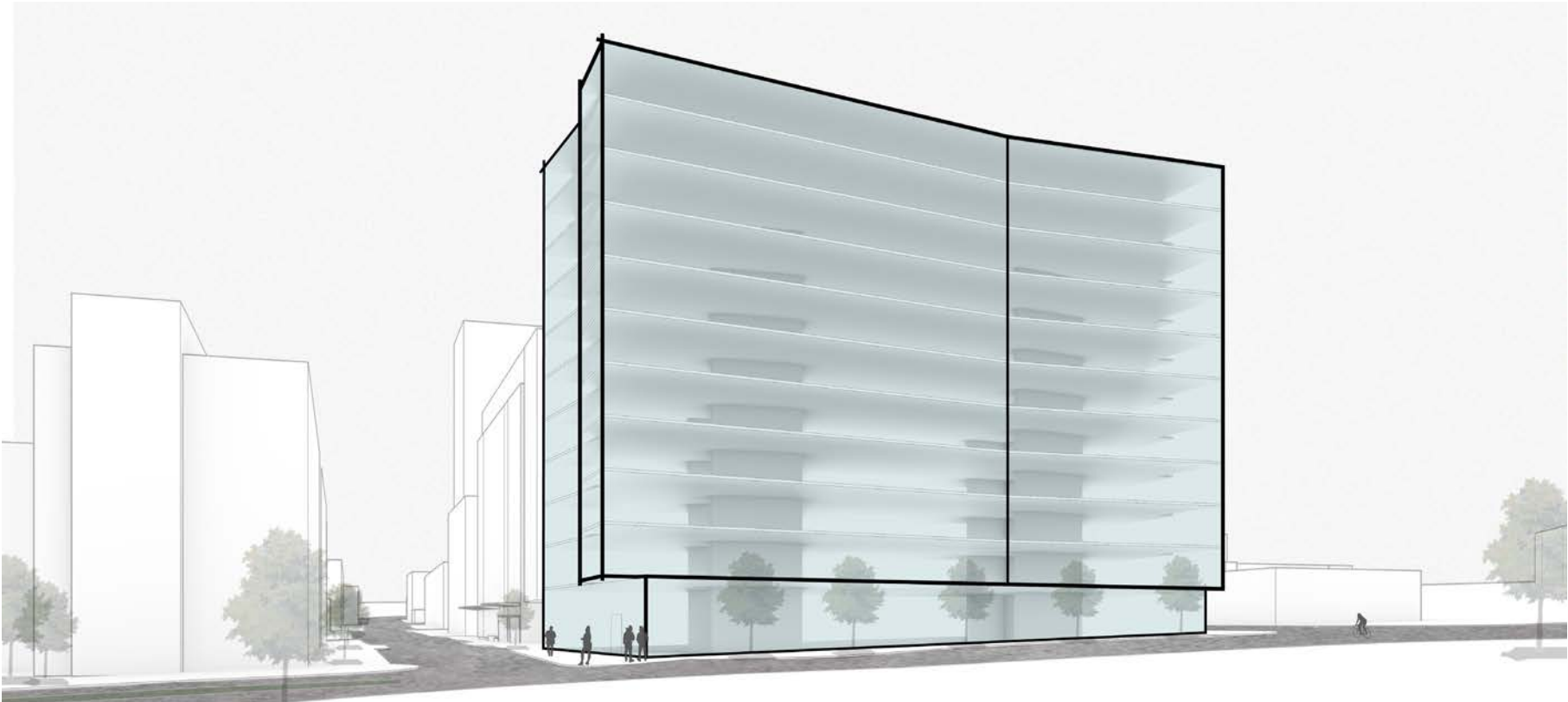
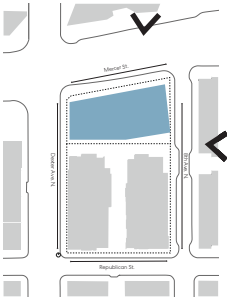
Massing 1

Deflect



View from East

Key Plan

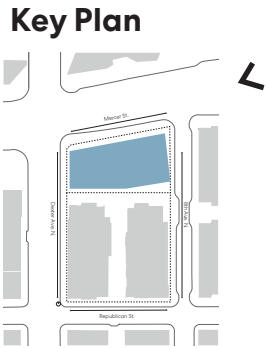


View from Across Mercer

Massing 1

Deflect

Streetscape Interactions
8th Ave. and Mercer Corner View



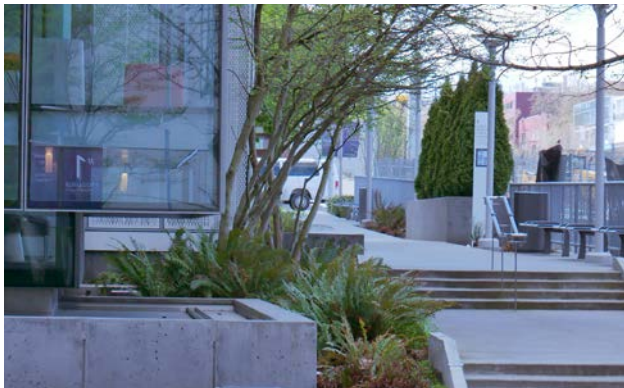
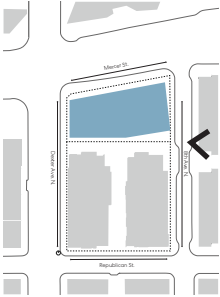
Massing 1

Deflect

Mid-block Connection View looking West



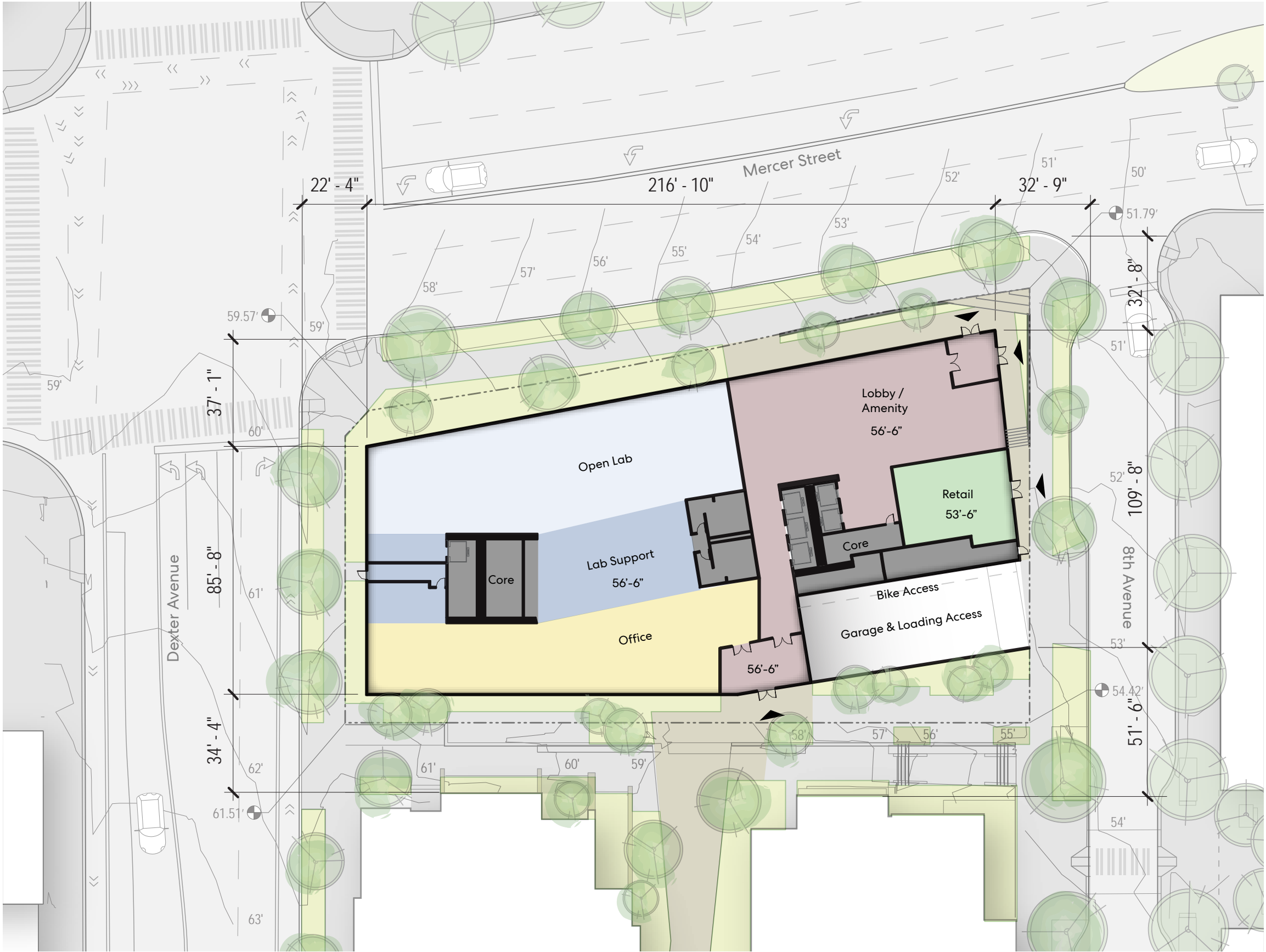
Key Plan



Existing Site Context

Massing 1

Ground Floor

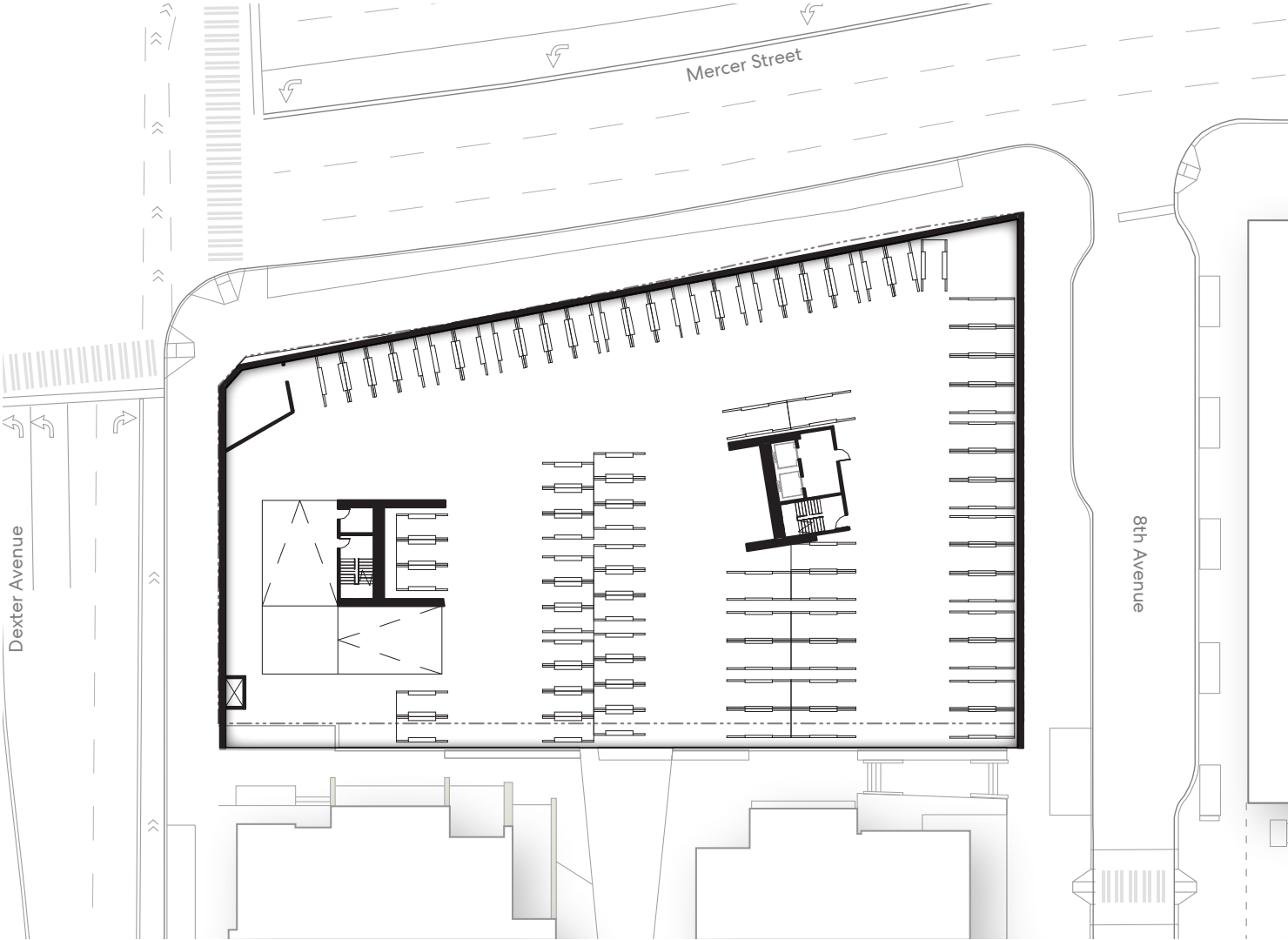


Massing 1

Typical Floor Plans



Lab Plan



Parking Plan

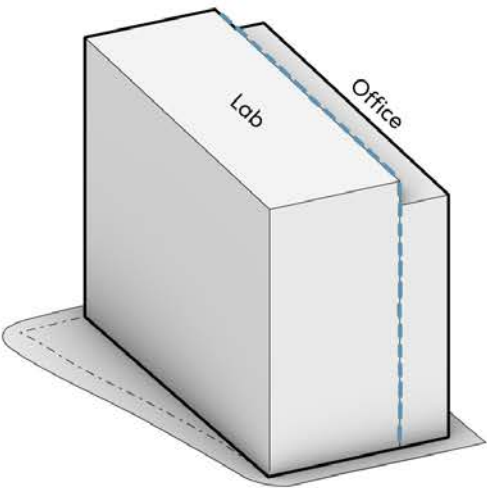
Massing 2

Inflect

Concept Development

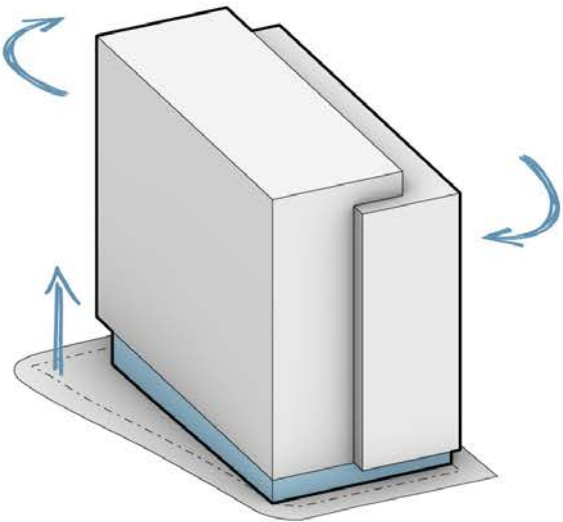
1 Define

Program is arranged and connected within the site



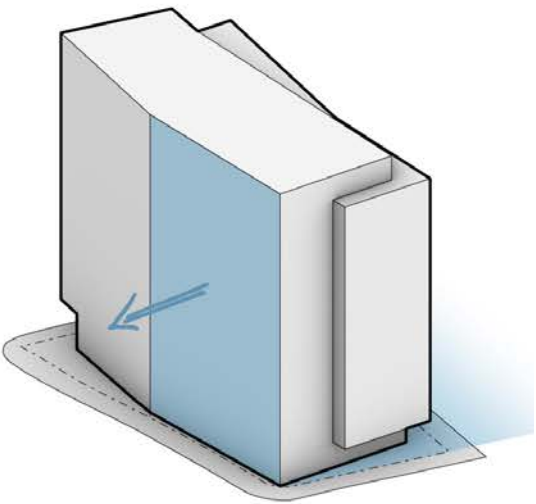
2 Combine

Spaces dynamically intersect, gesturing to adjacent context buildings
The public ground floor is pronounced

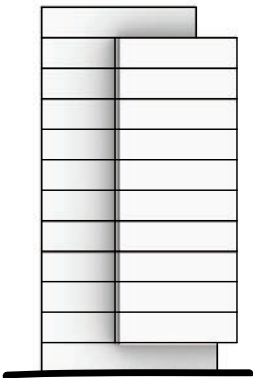


3 Inflect

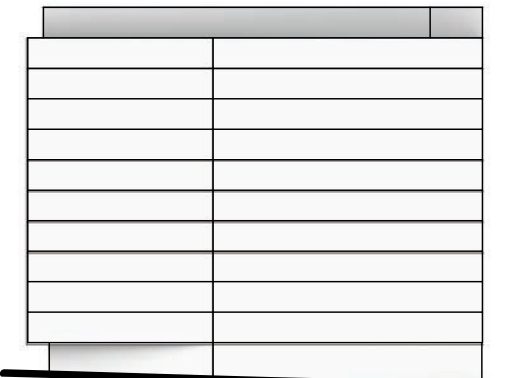
The building footprint pivots north, maximizing open space adjacent to the existing courtyard



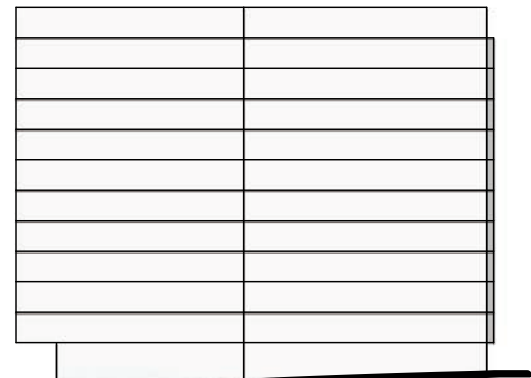
This parti responds to the existing buildings on the block with a similar architectural typology of a clearly expressed 'bar' building. The form **inflects** away from the campus courtyard towards Mercer to widen the mid block pedestrian connection. Shifts along the structural grid at the ends of the building emphasize the vertical proportions of the form.



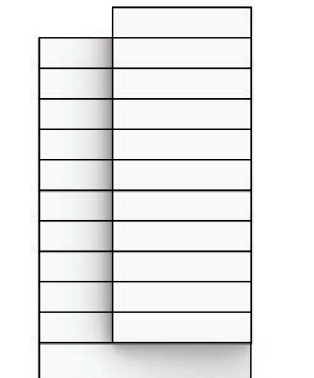
East elevation (8th Avenue)



South elevation (campus facing)



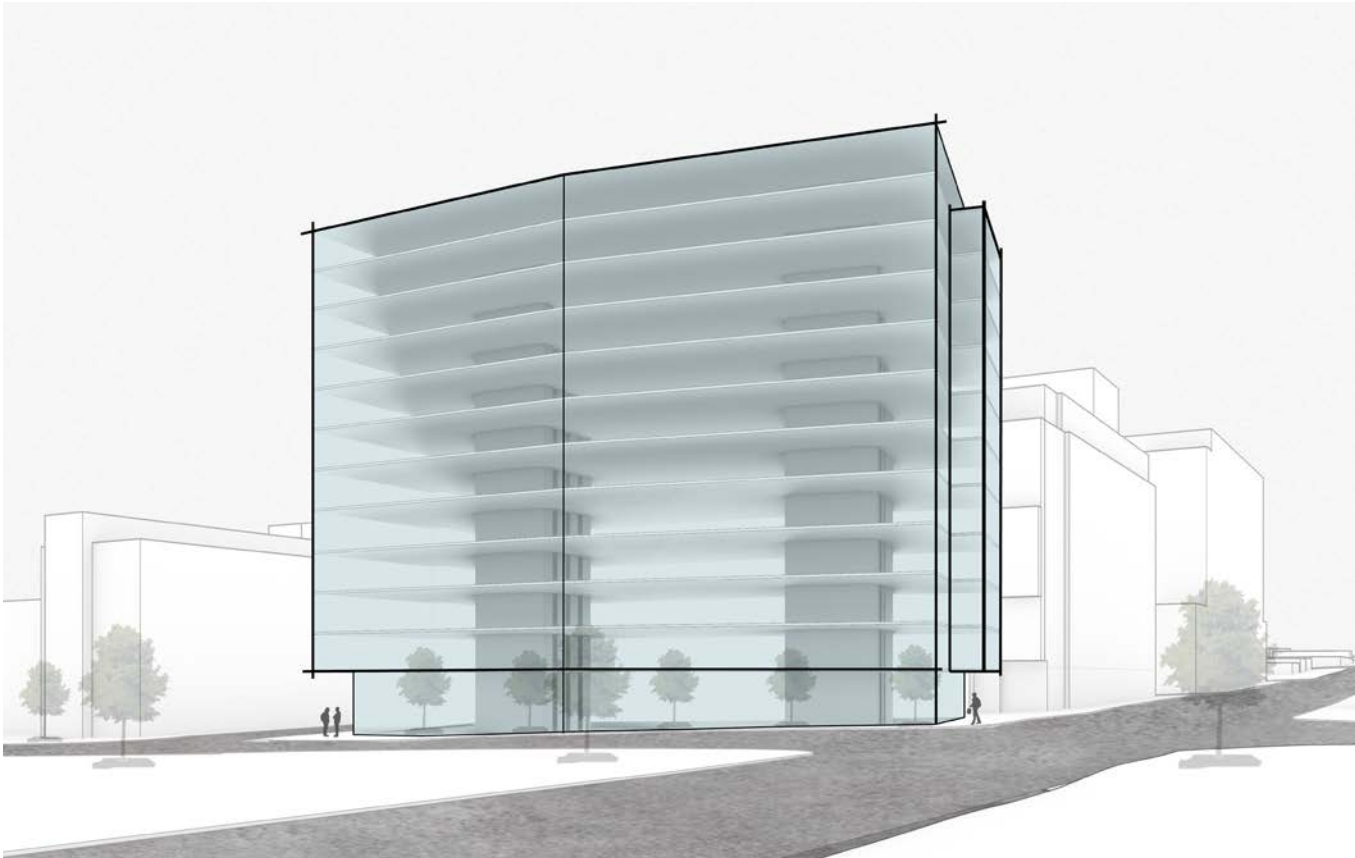
North elevation (Mercer Street)



West Elevation (Dexter Avenue)

Massing 2

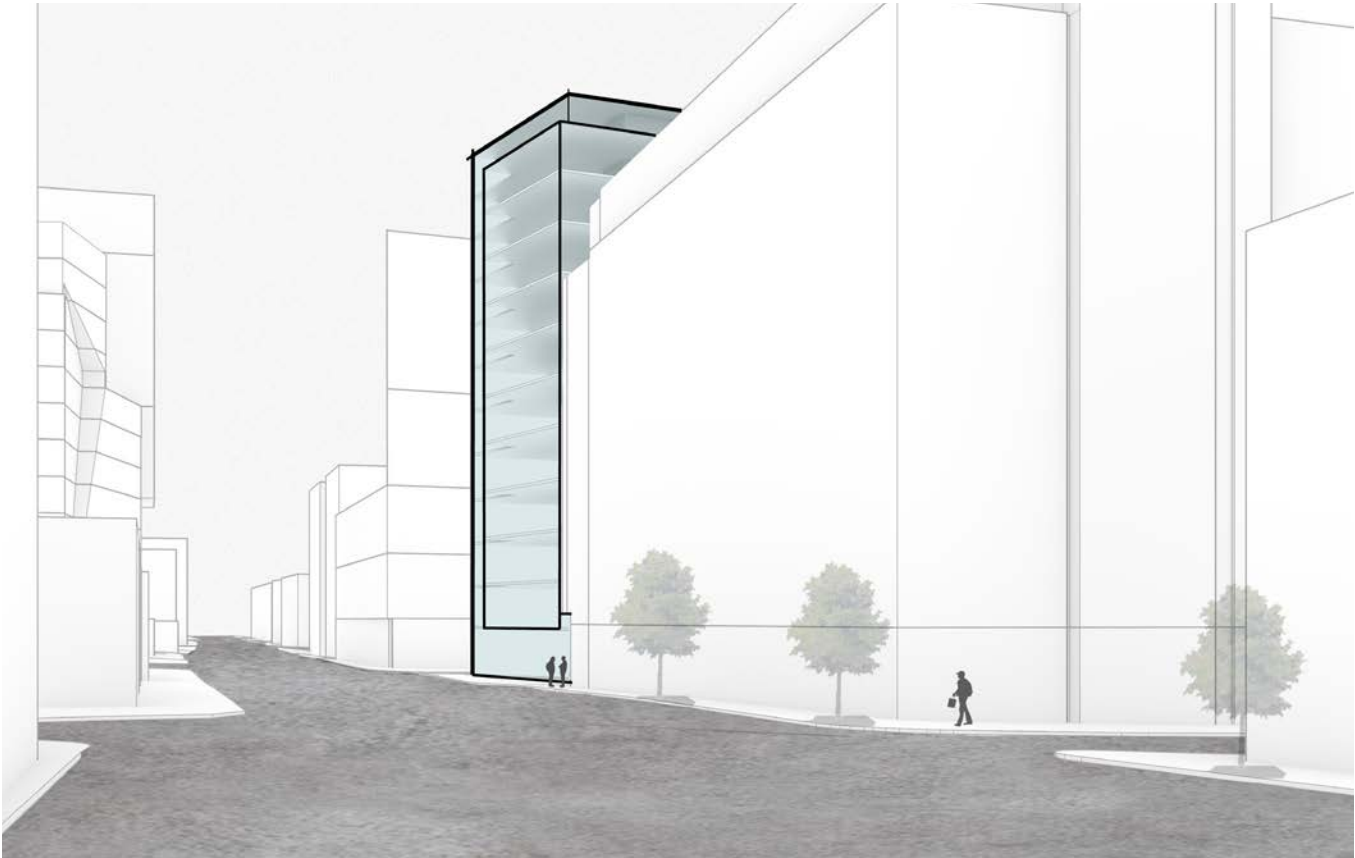
Inflect



Northwest Corner - View from Dexter Ave.



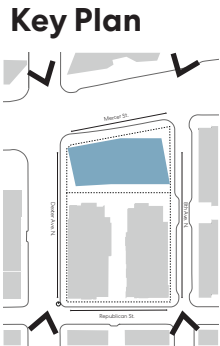
Northeast Corner - View from Mercer Street



Southwest Corner - Dexter Ave.



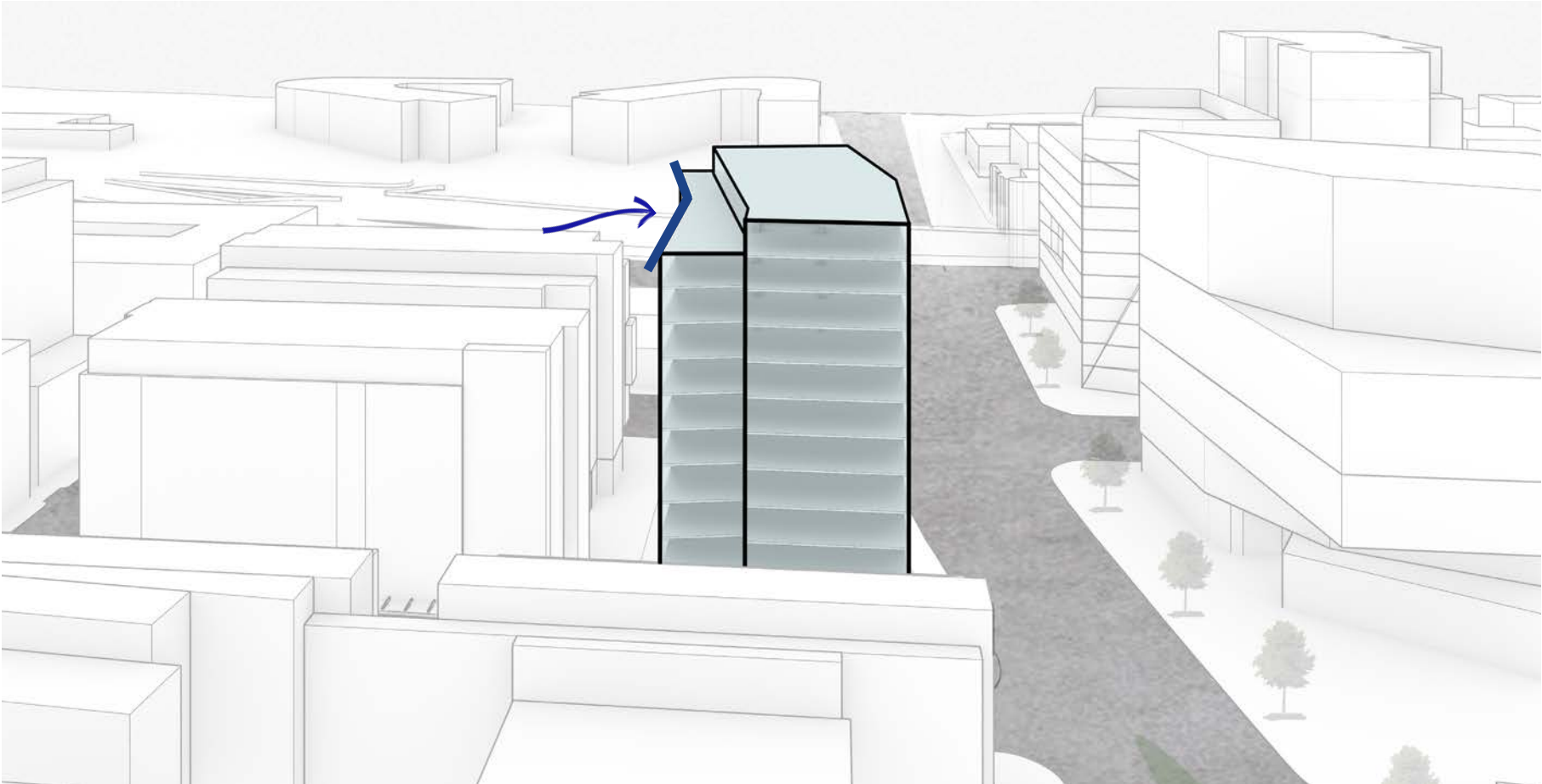
Southeast Corner - 8th Ave.



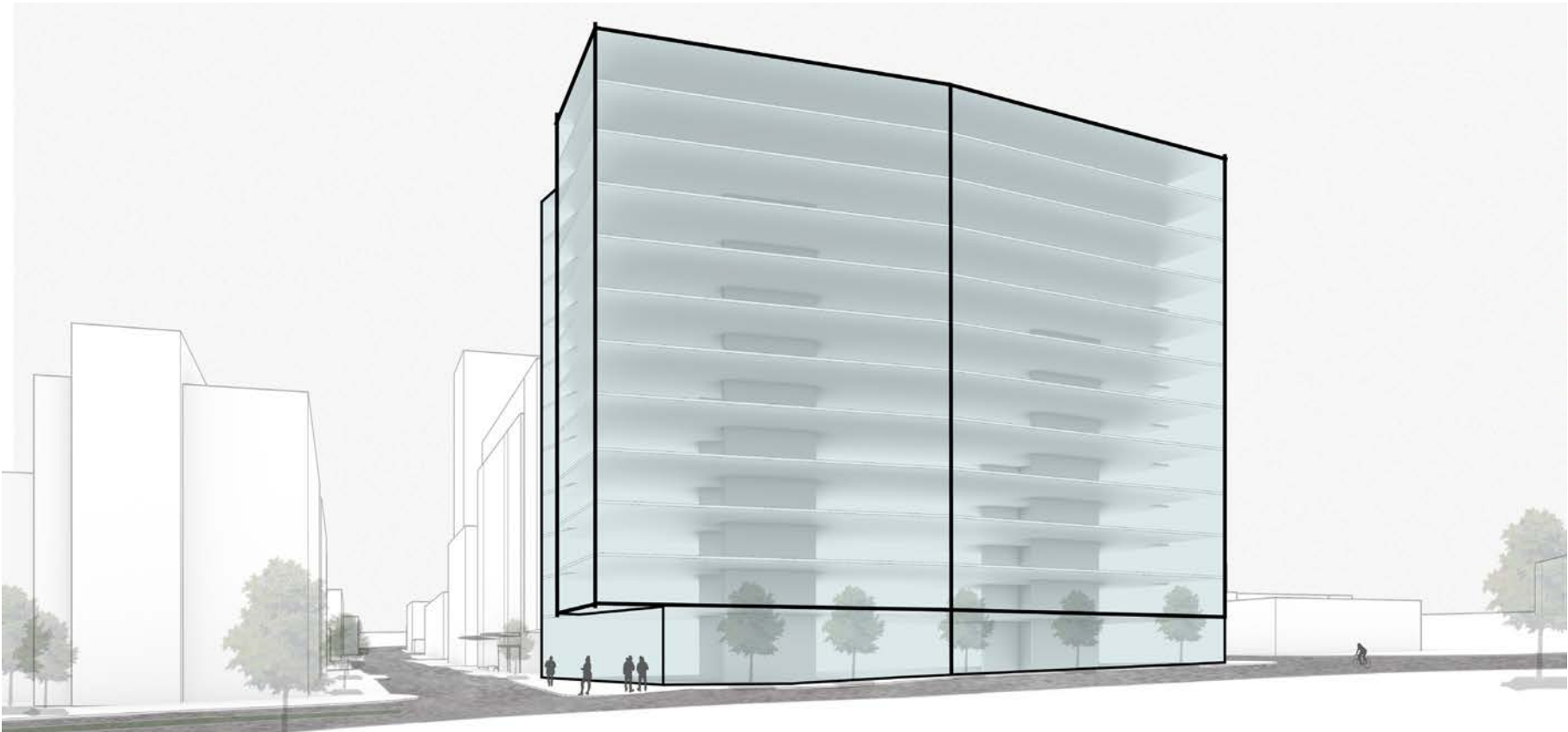
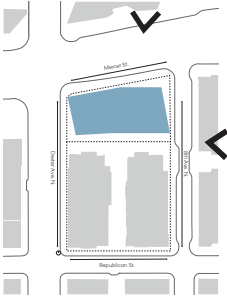
Key Plan

Massing 2

Inflect



Key Plan

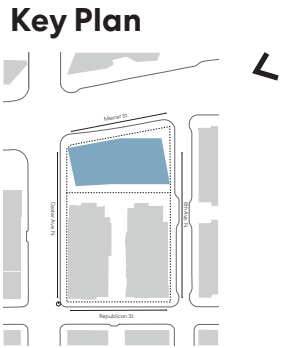
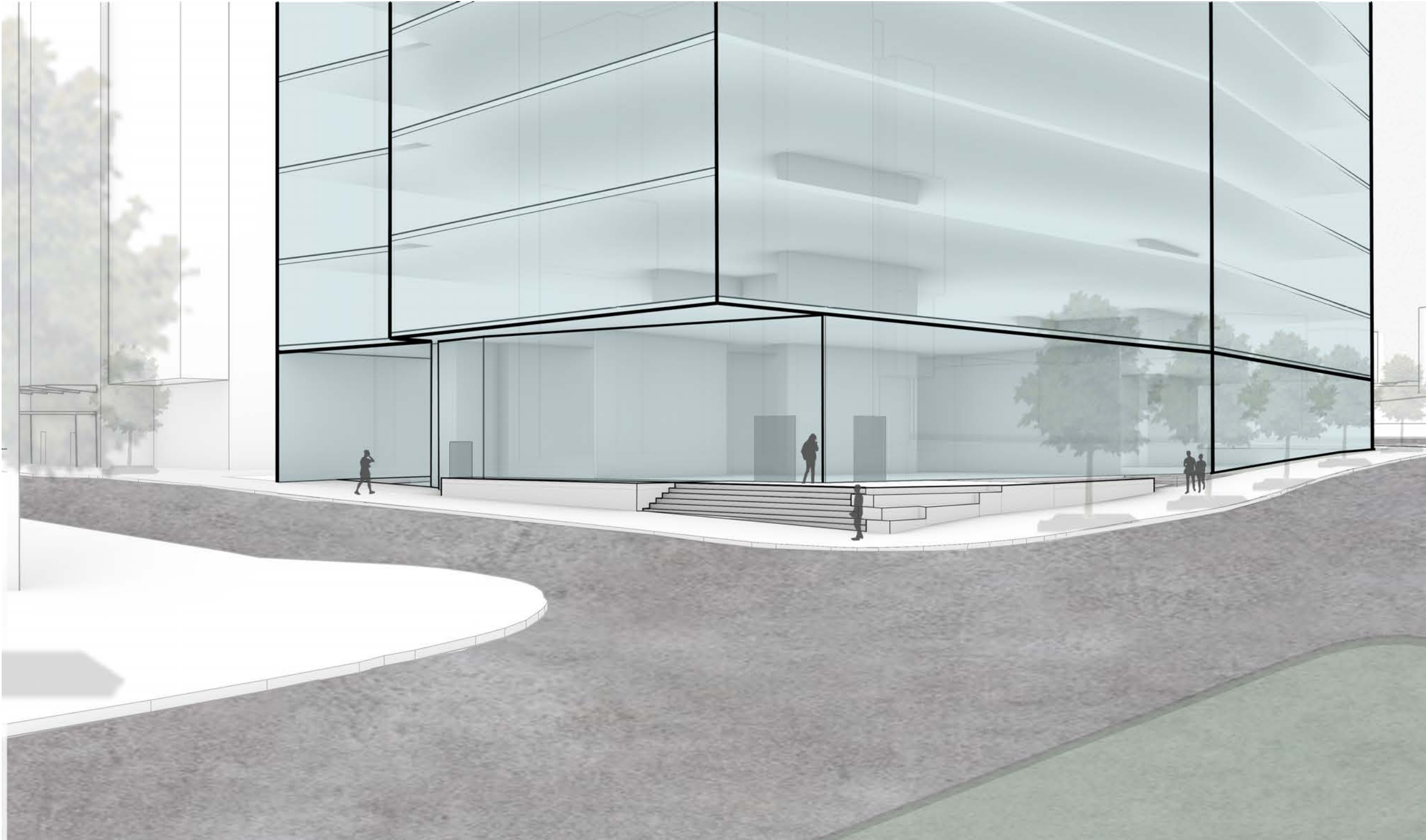


View from Across Mercer

Massing 2

Inflect

Streetscape Interactions
8th Ave. and Mercer Corner View



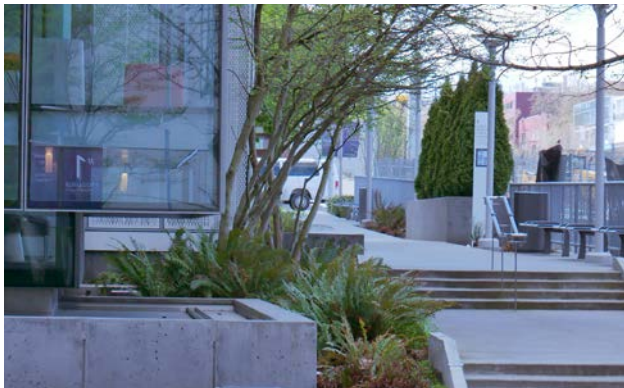
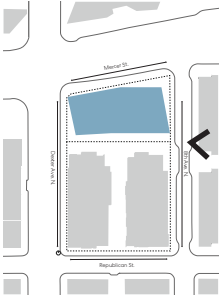
Massing 2

Inflect

Mid-block Connection View looking West



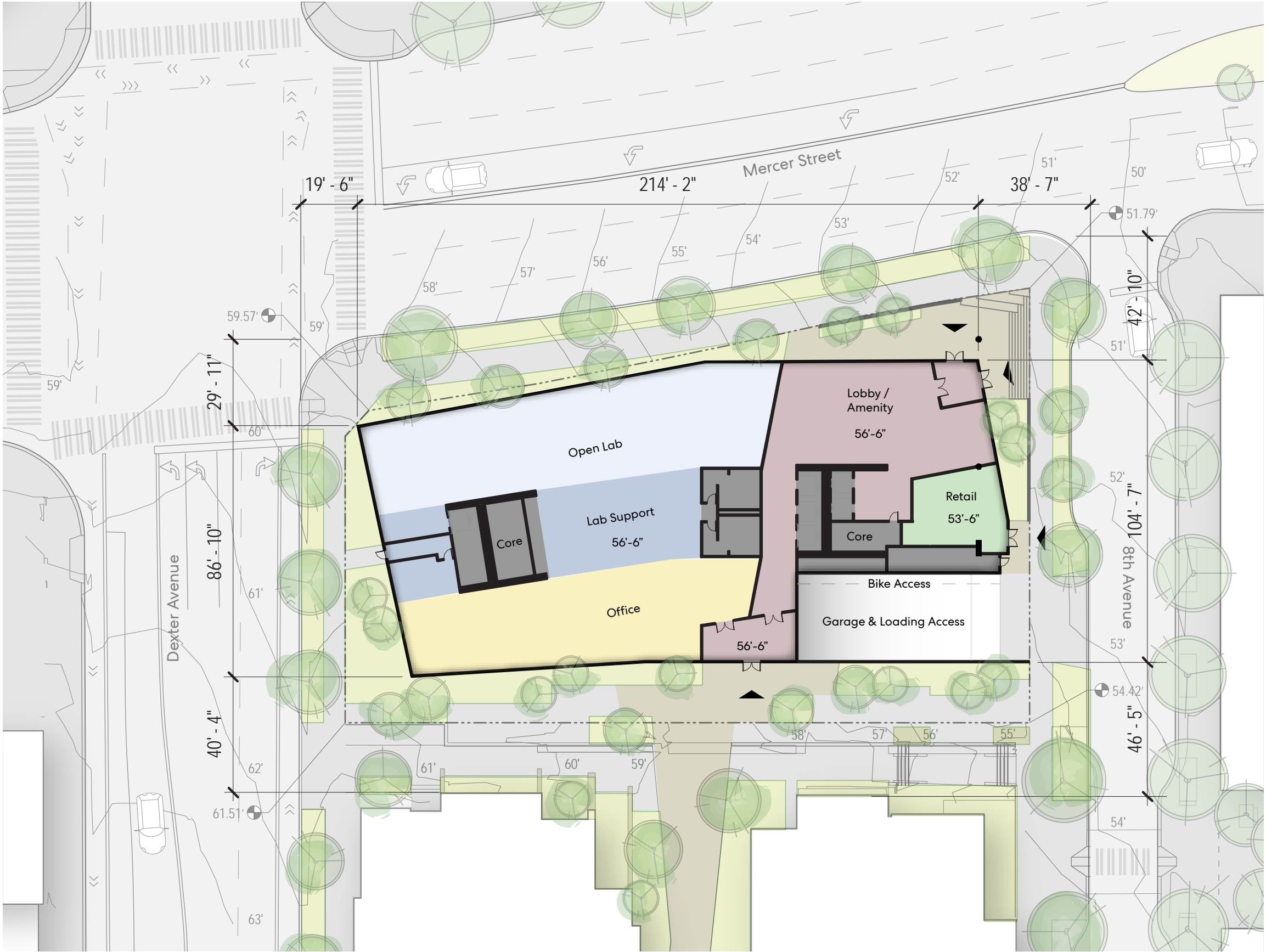
Key Plan



Existing Site Context

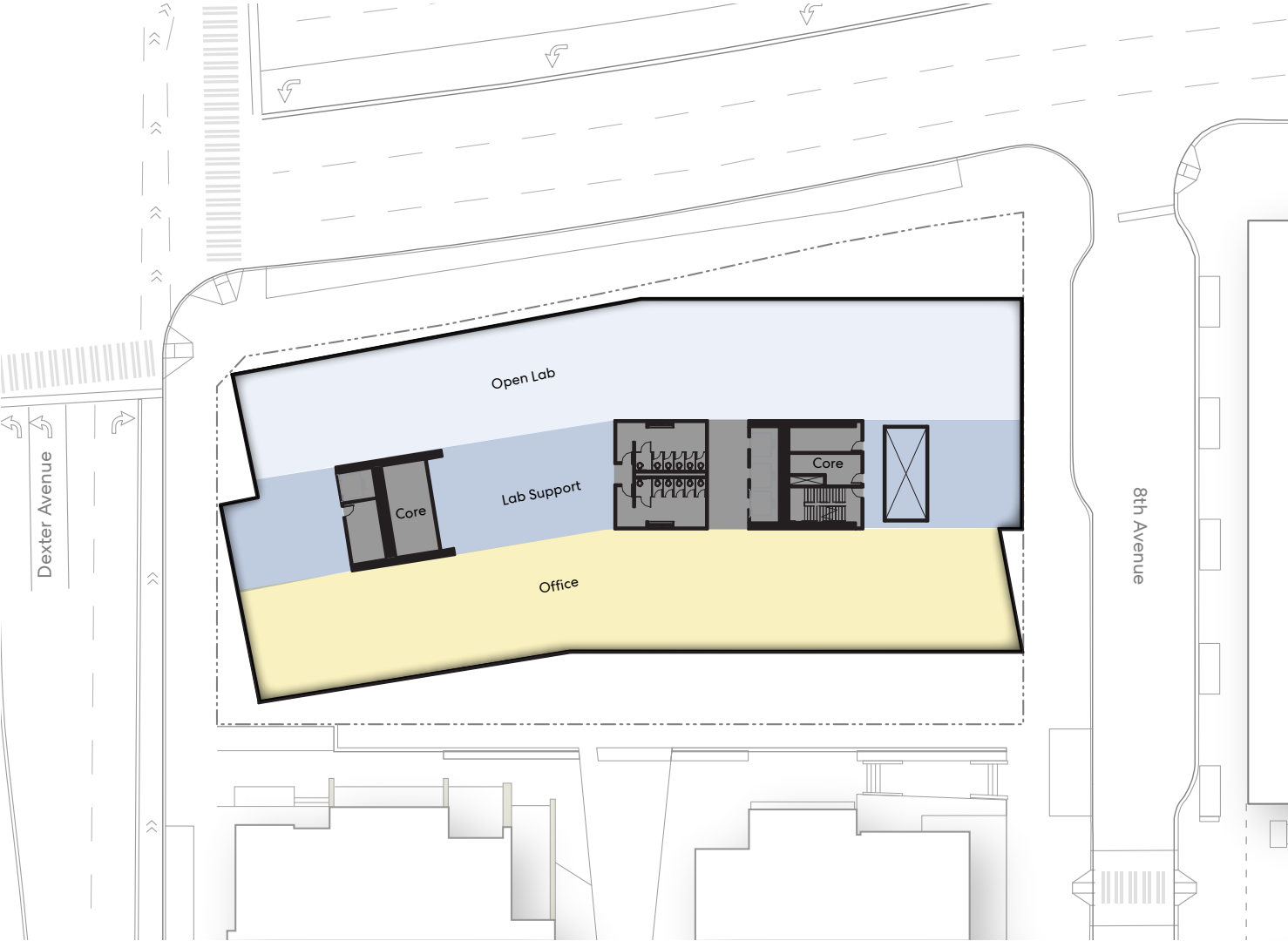
Massing 2

Ground Floor

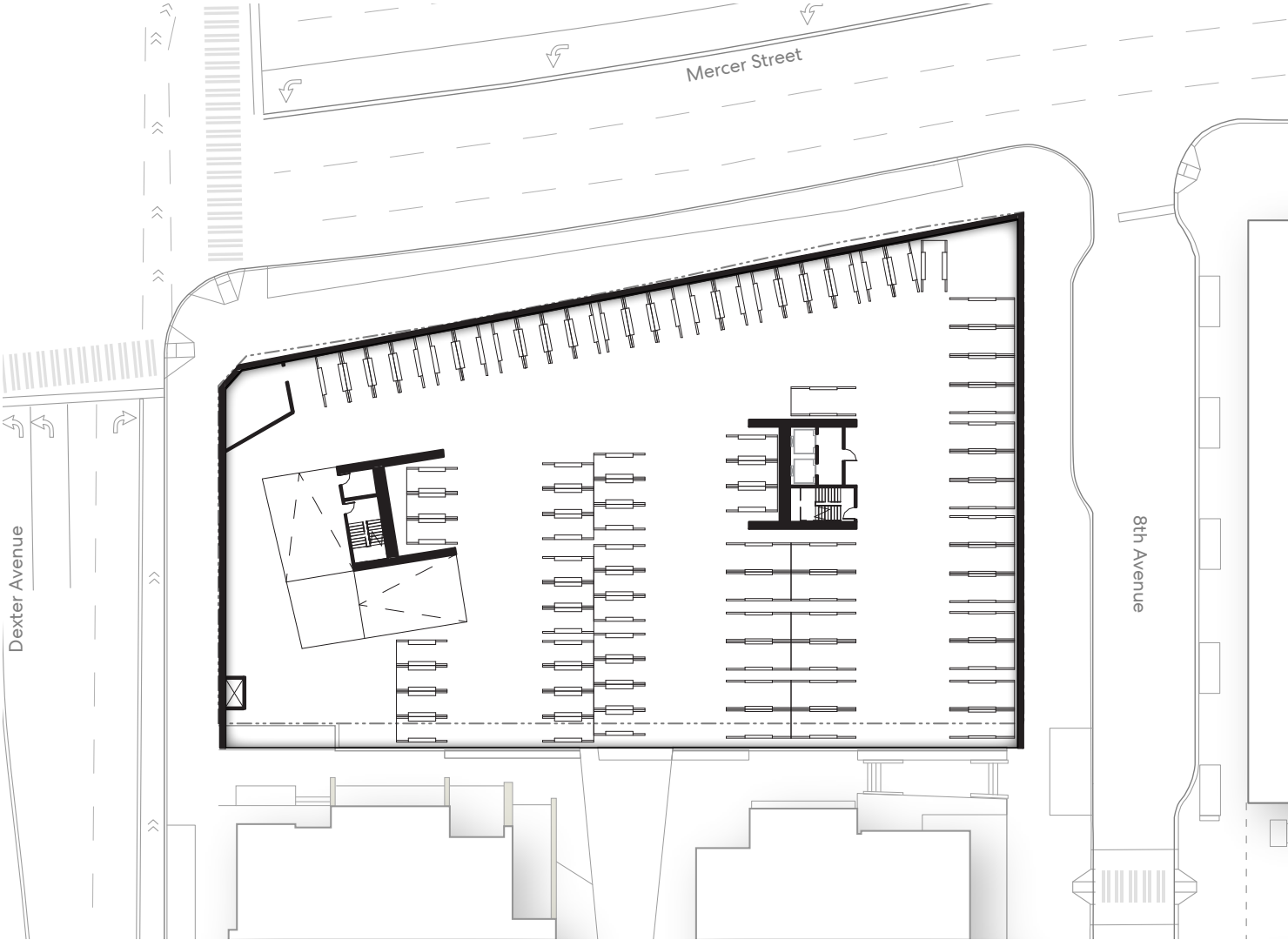


Massing 2

Typical Floor Plans



Lab Plan



Parking Plan

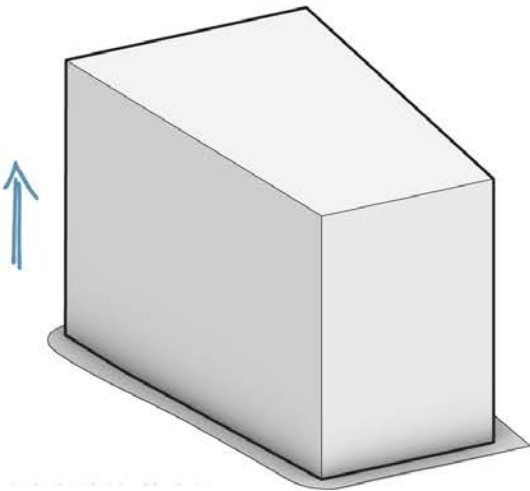
Massing 3 (preferred)

Slipped Hinge

Concept Development

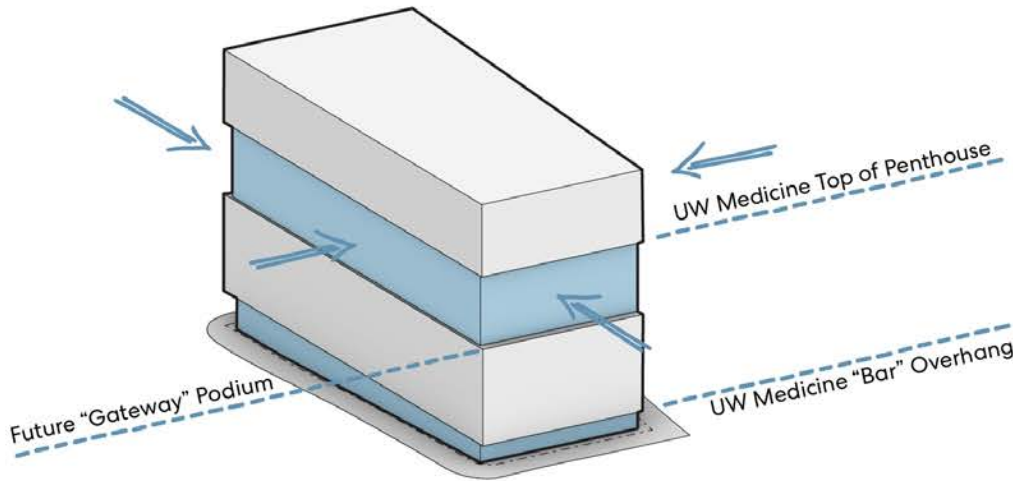
1 Sculpt

The site boundaries create an urban object



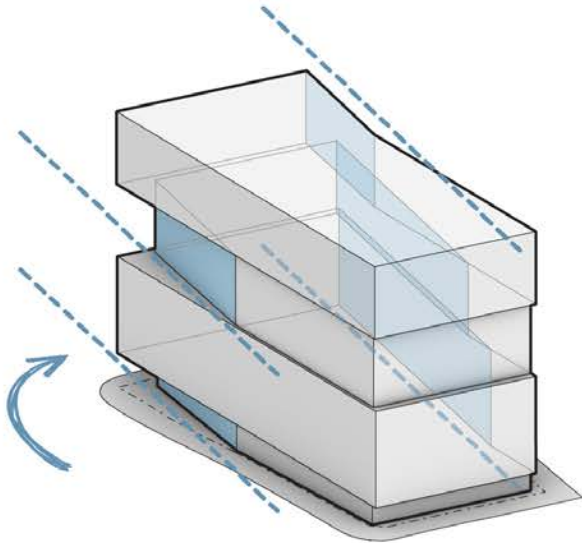
2 Slip

The mass is pushed into separate boxes to fit within the context of adjacent buildings

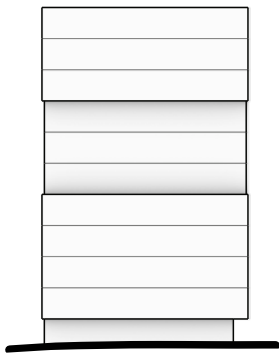


3 Hinge

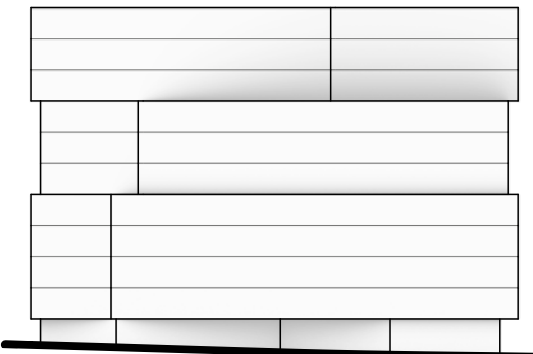
Selected boxes are rotated to fit within the context of Mercer as it turns to meet the street grid, and to create dynamic space at the existing UW courtyard



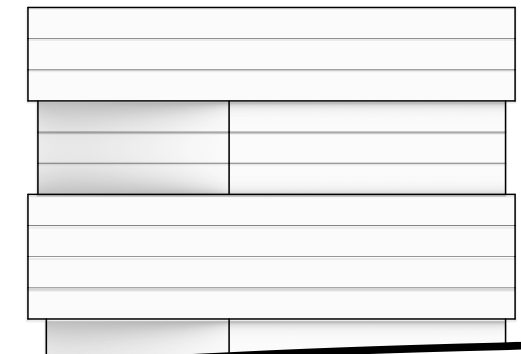
The parti responds to the inflection of Mercer as it joins the South Lake Union street grid. The dynamic of this contextual urban geometry provides the vectors to generate formal shifts in a stack of view oriented boxes. The datums of the shifts between boxes relate to context and re-interpret the “ribbon wall” facing the School of Medicine courtyard. The resulting sculptural stack appears to float over a programmed public open space and creates strong visual cues at the gateways of Dexter and Eighth Avenues.



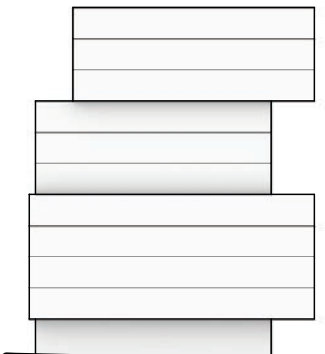
East elevation (8th Avenue)



South elevation (campus facing)



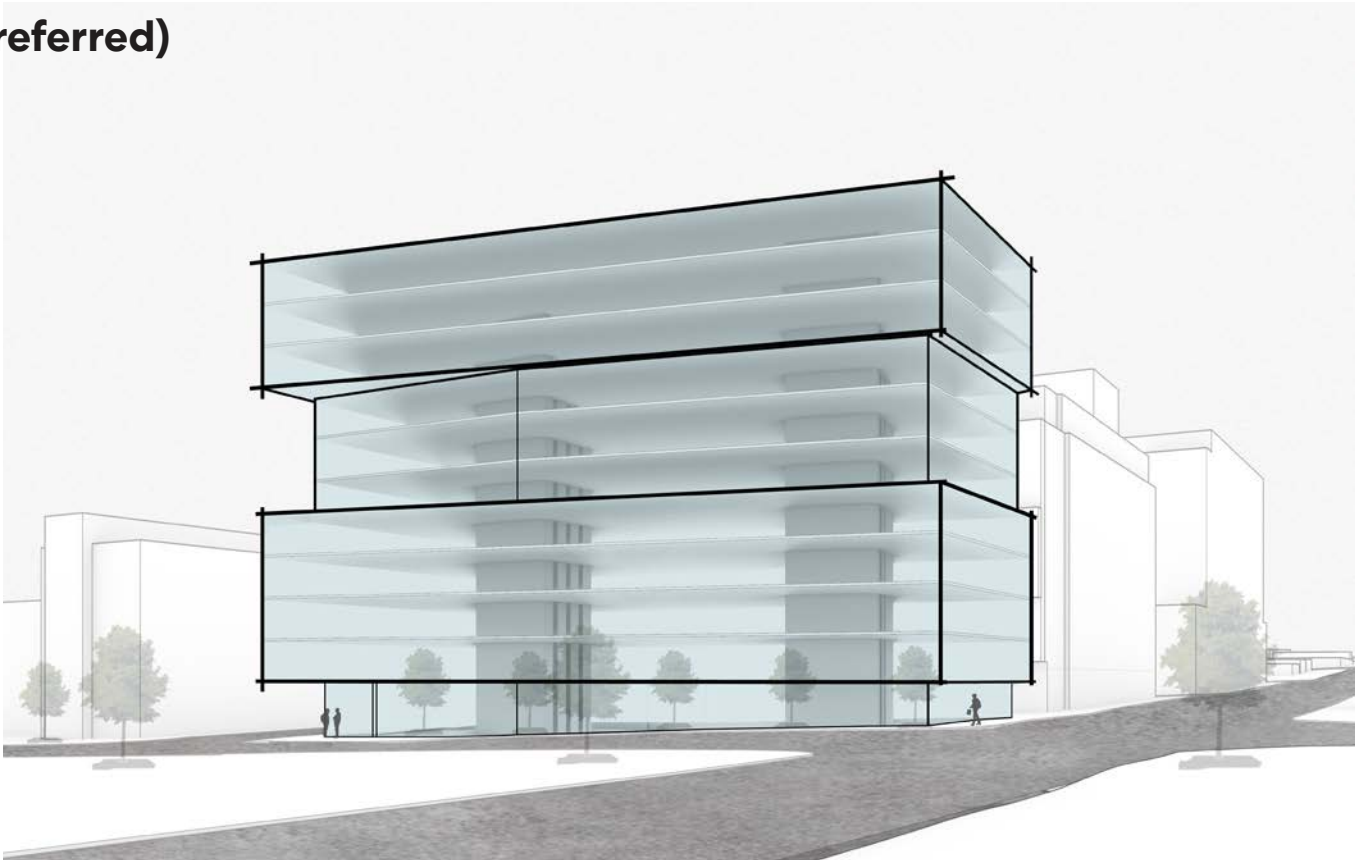
North elevation (Mercer Street)



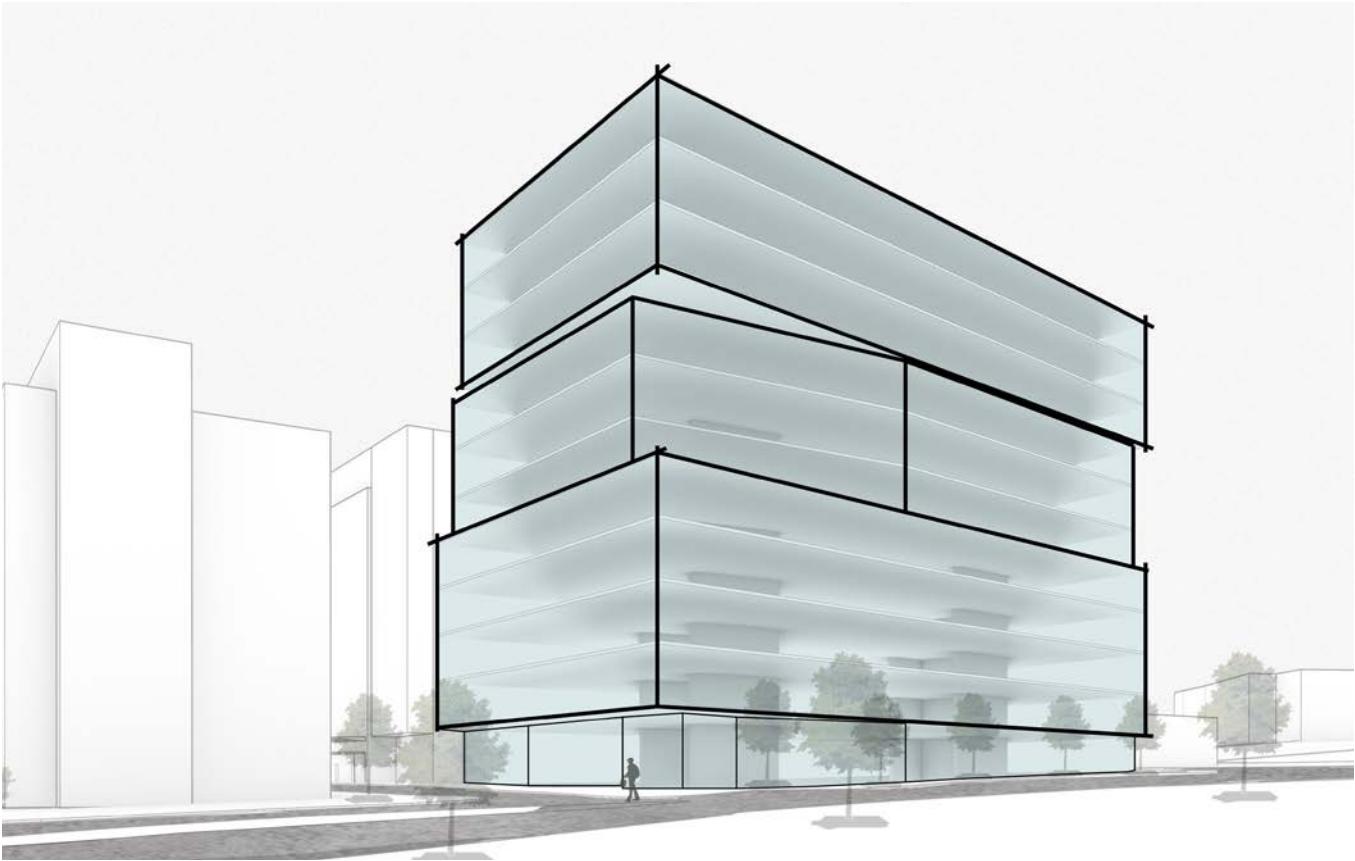
West Elevation (Dexter Avenue)

Massing 3 (preferred)

Slipped Hinge

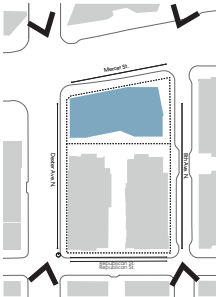


Northwest Corner - View from Dexter Ave.



Northeast Corner - View from Mercer Street

Key Plan



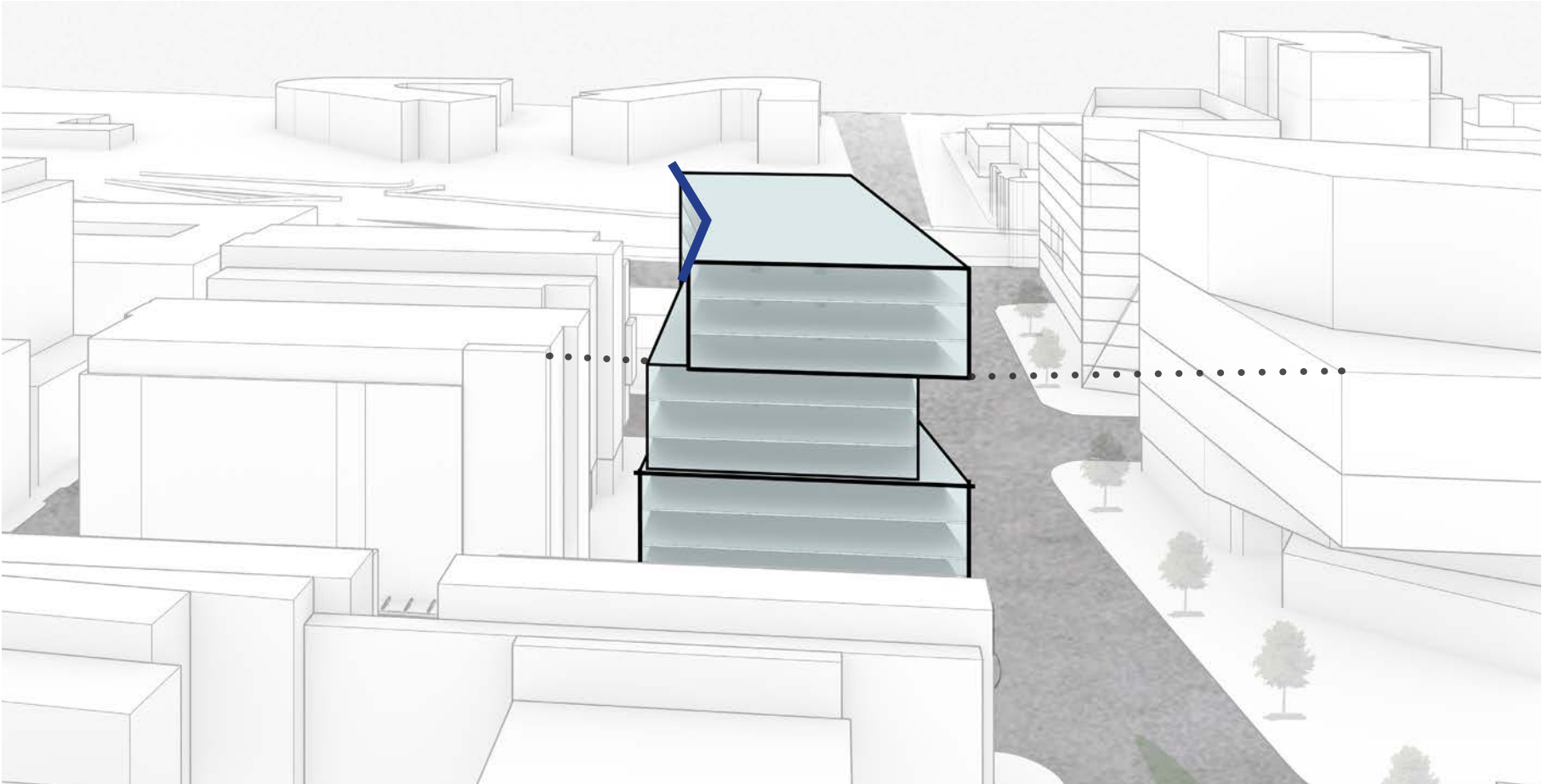
Southwest Corner - Dexter Ave.



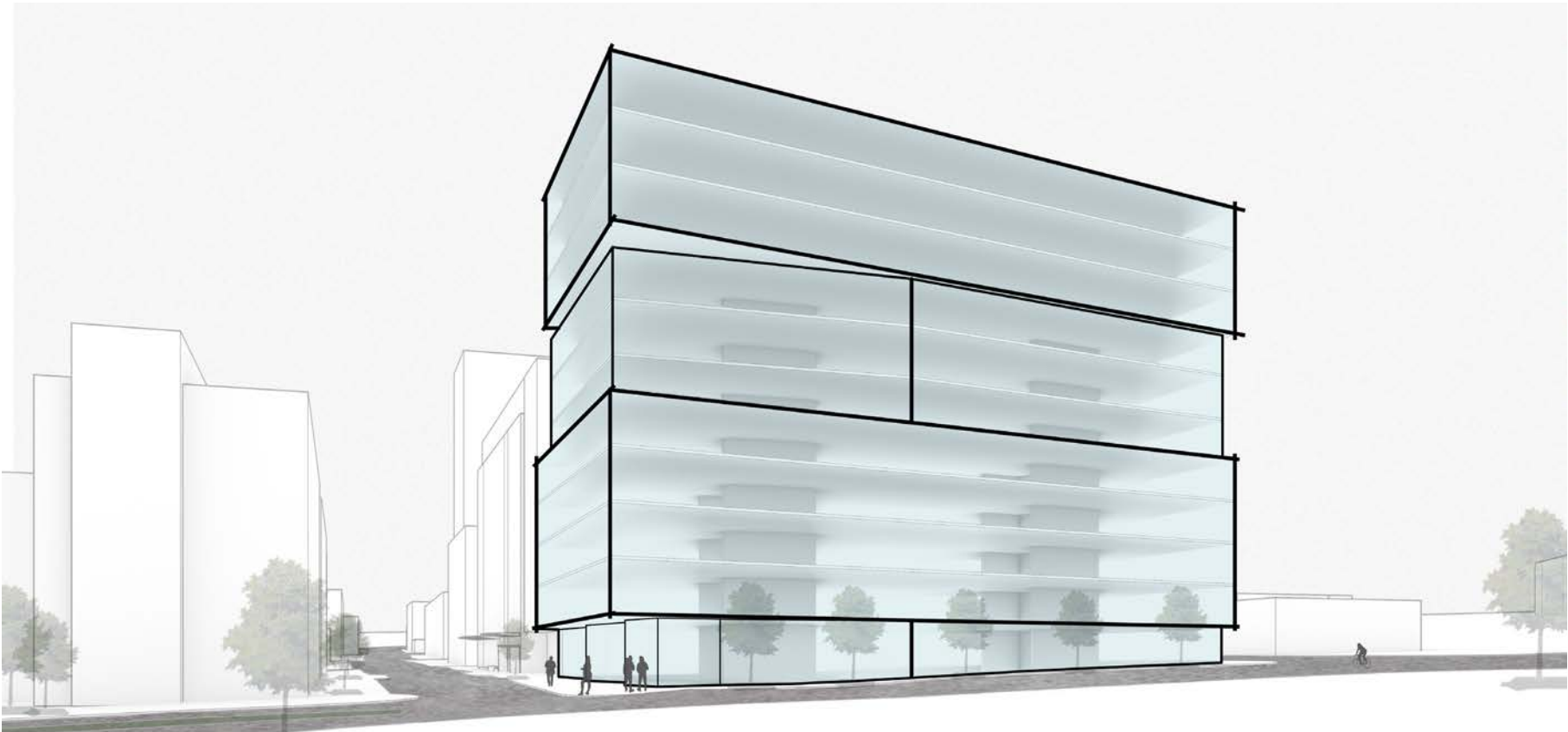
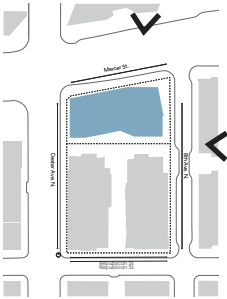
Southeast Corner - 8th Ave.

Massing 3 (preferred)

Slipped Hinge



Key Plan

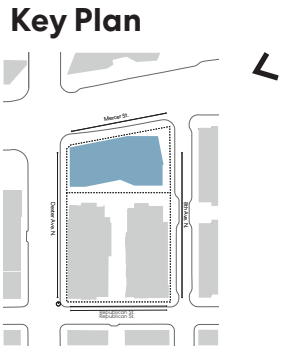
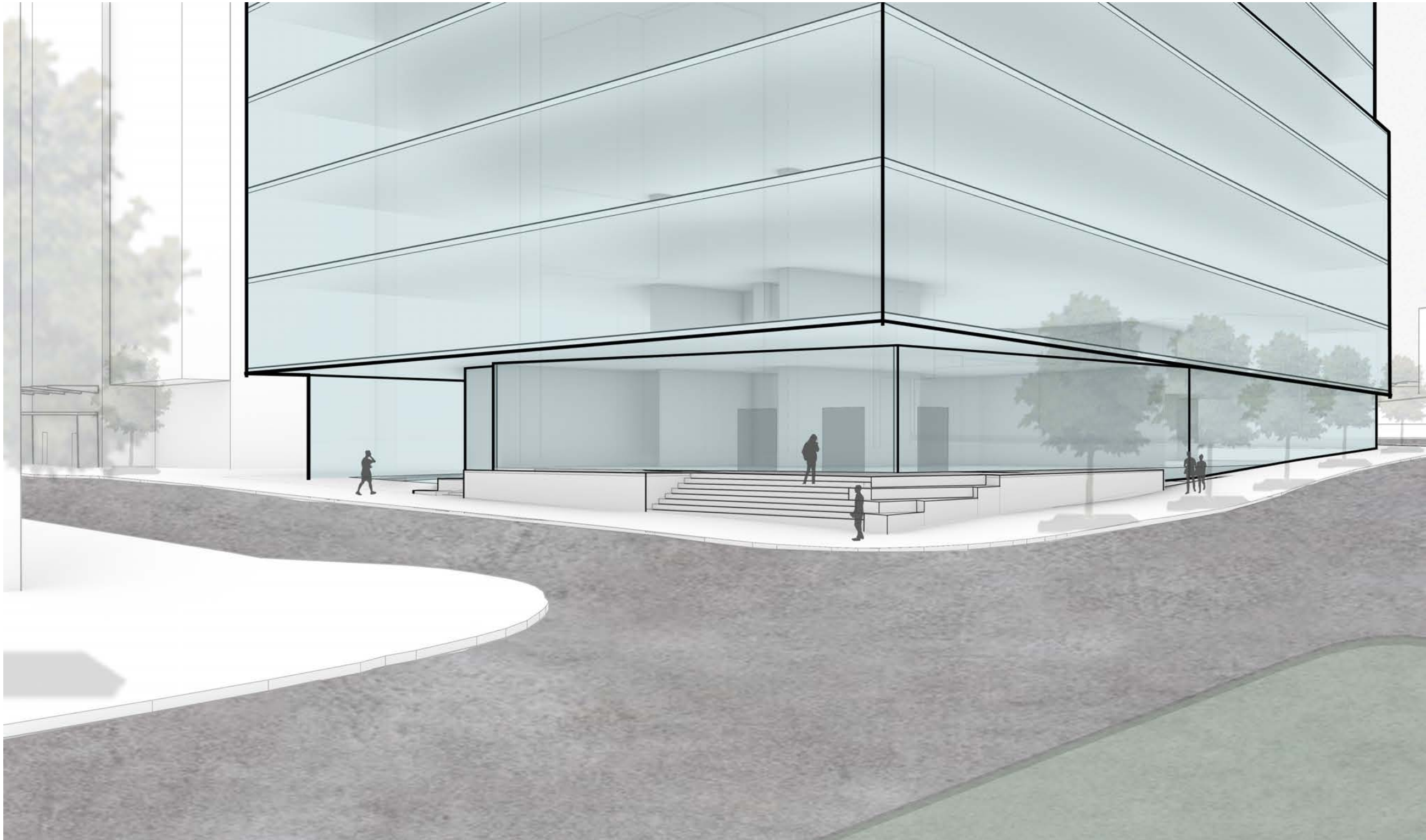


View from Across Mercer

Massing 3 (preferred)

Slipped Hinge

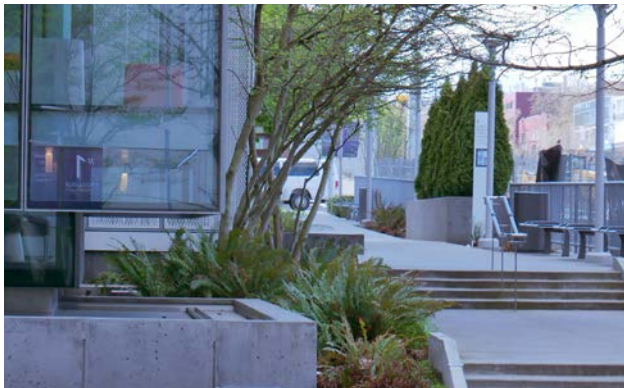
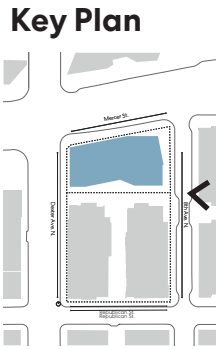
Streetscape Interactions
8th Ave. and Mercer Corner View



Massing 3 (preferred)

Slipped Hinge

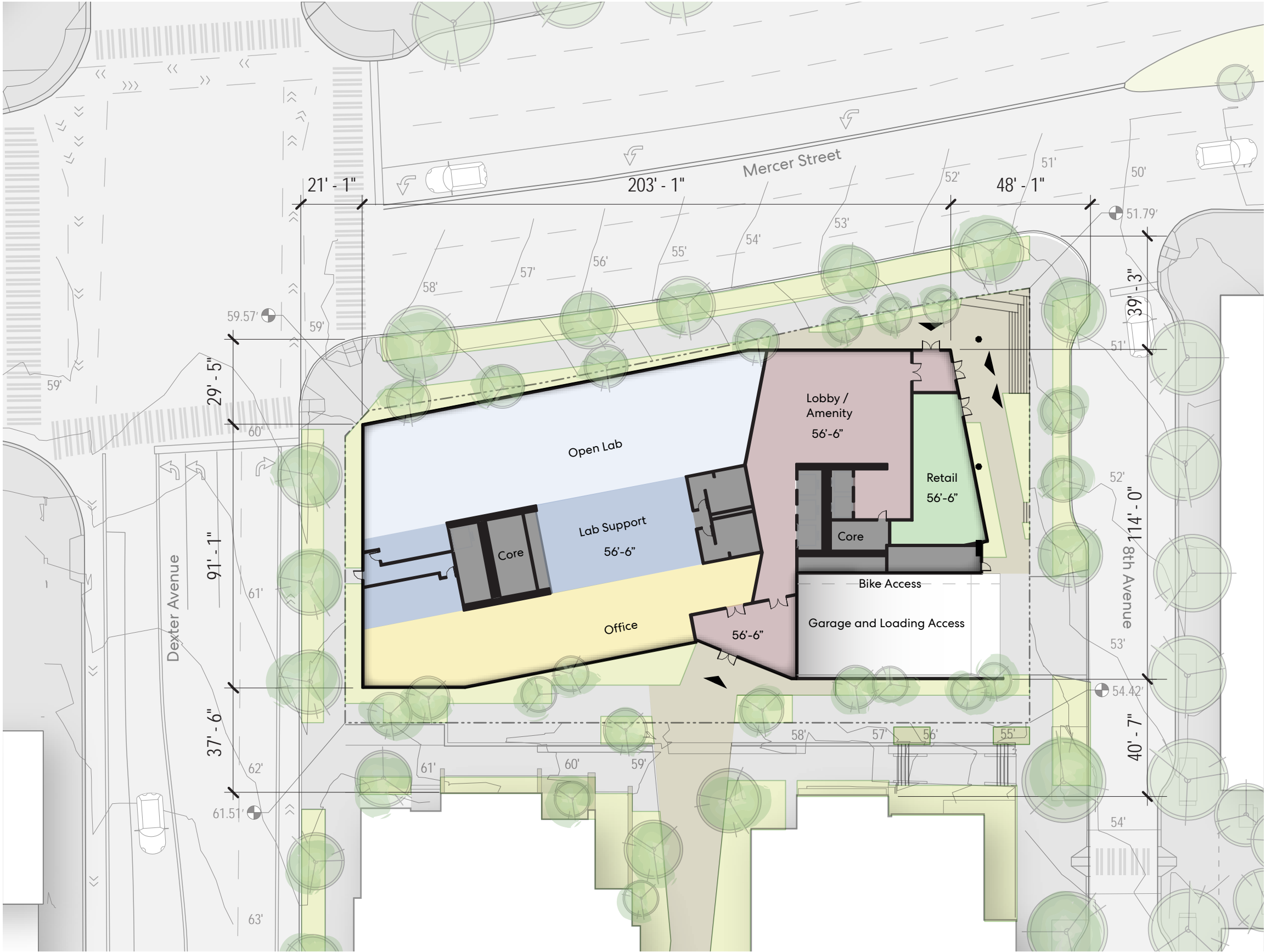
Mid-block Connection View looking West



Existing Site Context

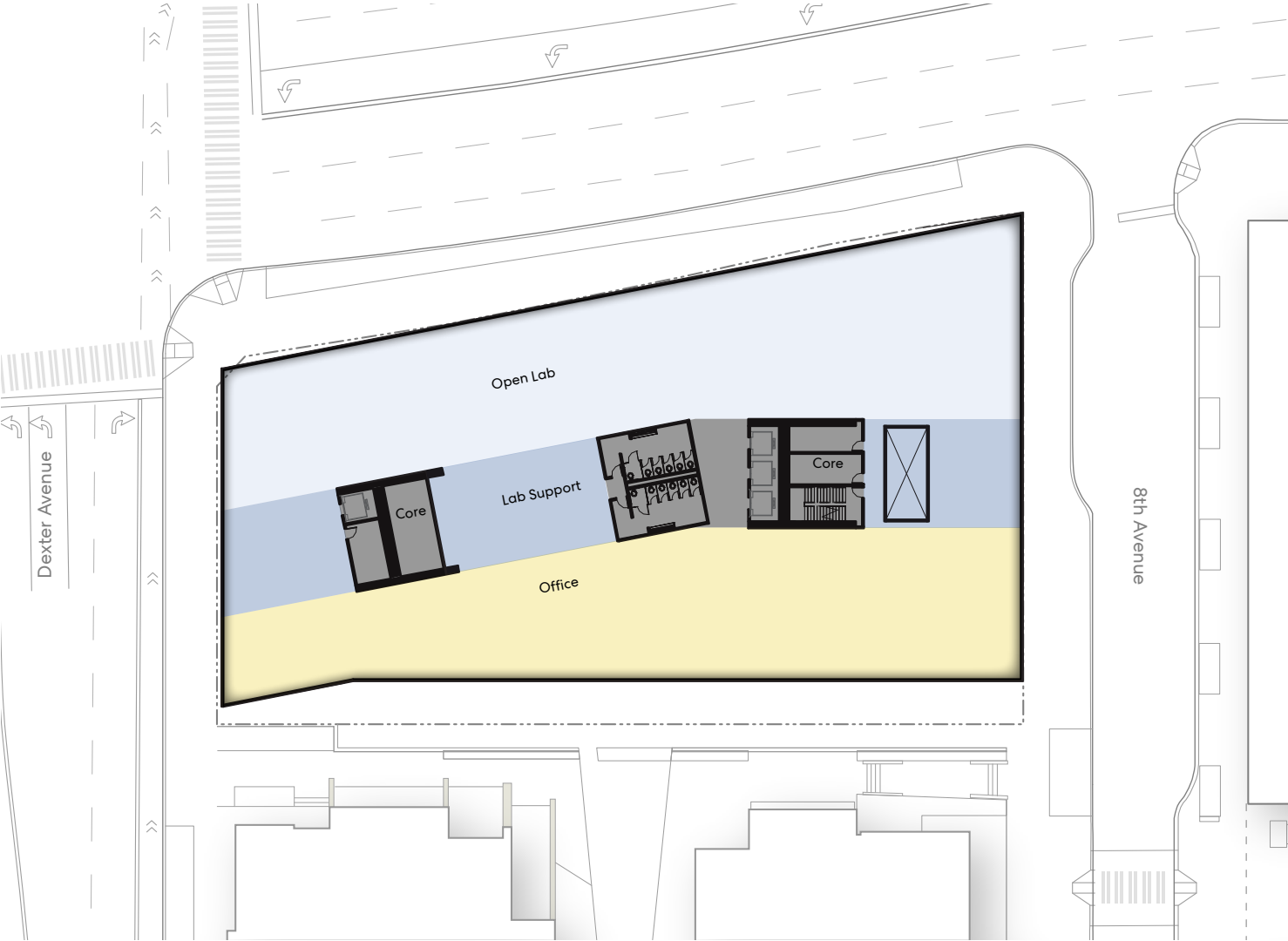
Massing 3 (preferred)

Ground Floor

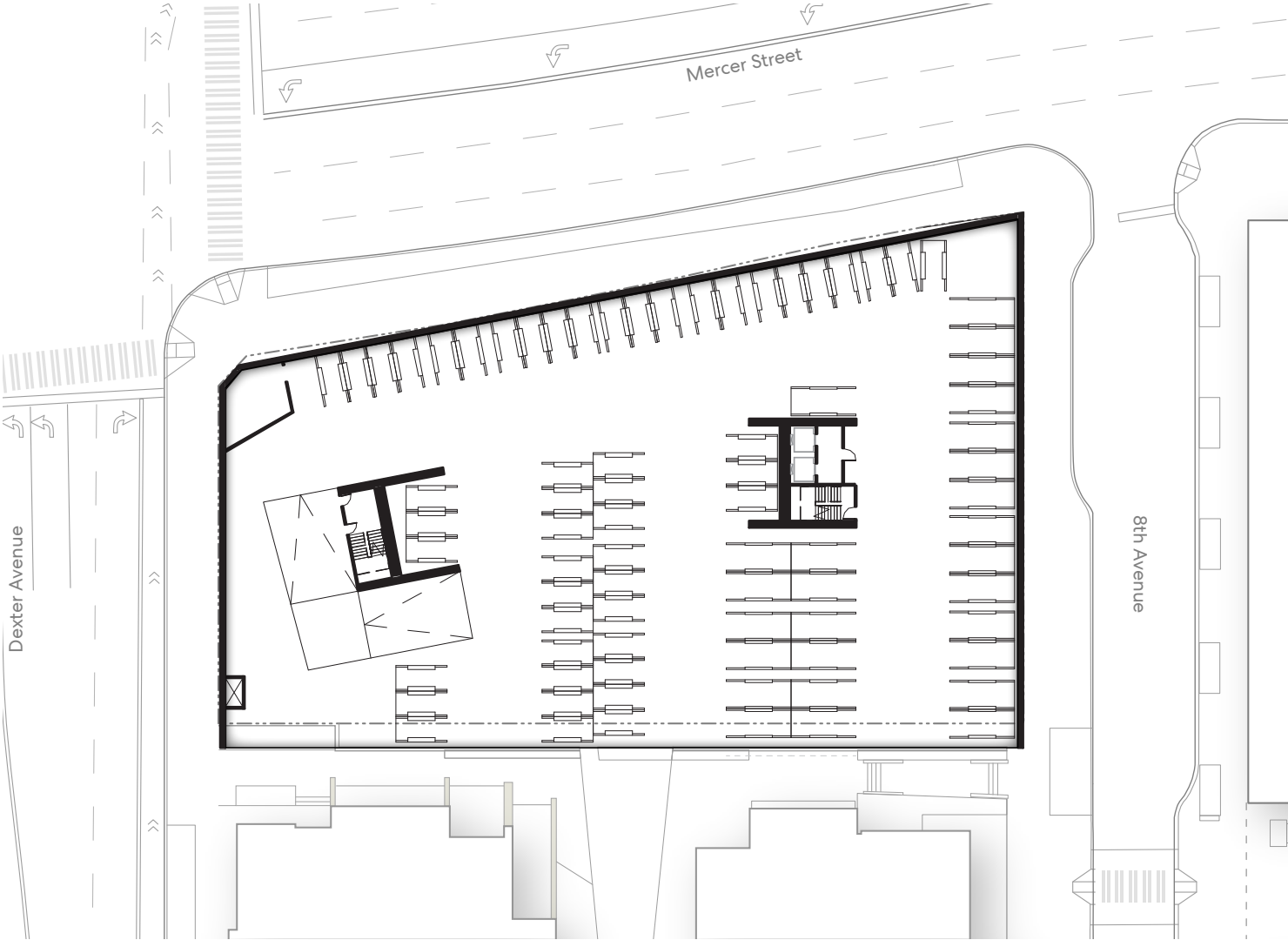


Massing 3 (preferred)

Typical Floor Plans



Lab Plan



Parking Plan

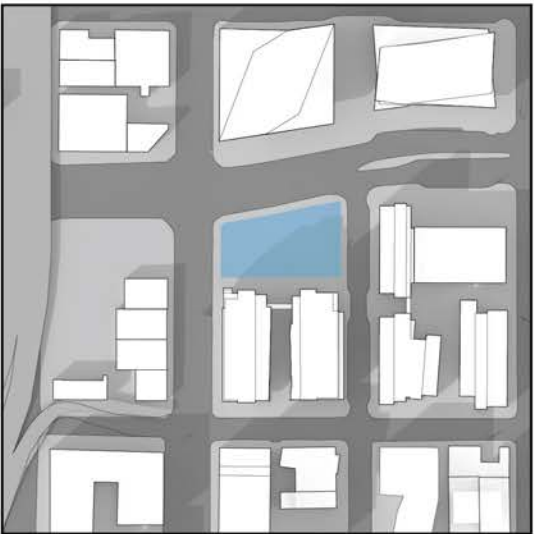
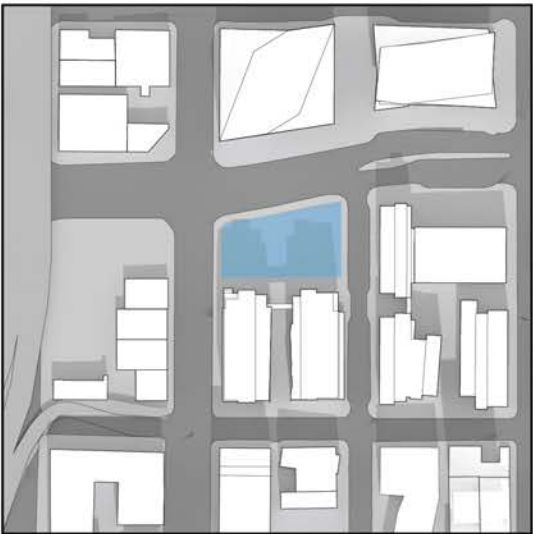
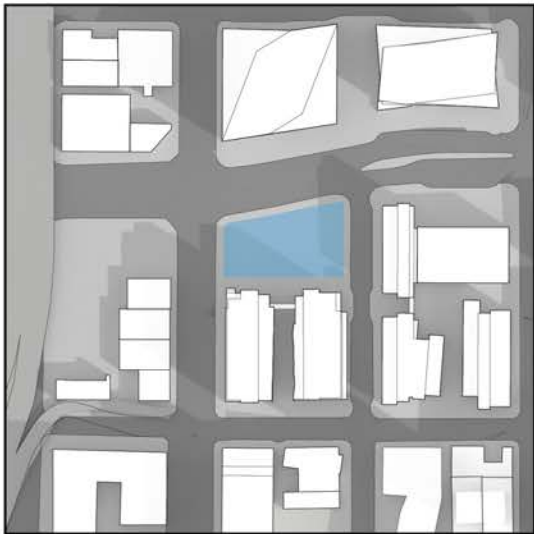
Existing Site:

Equinox
March 21st / Sep. 21st

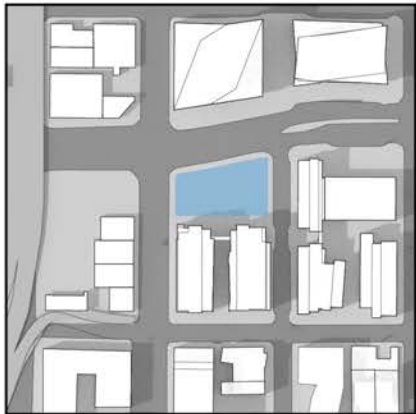
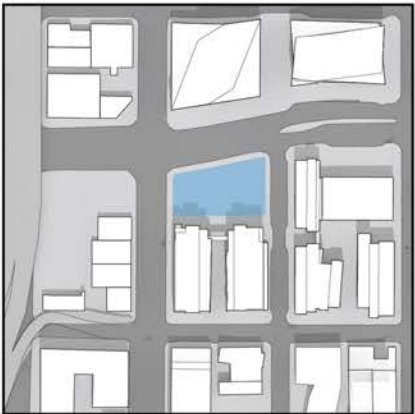
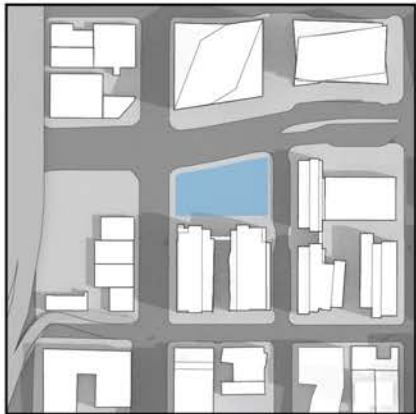
9 AM

12 PM

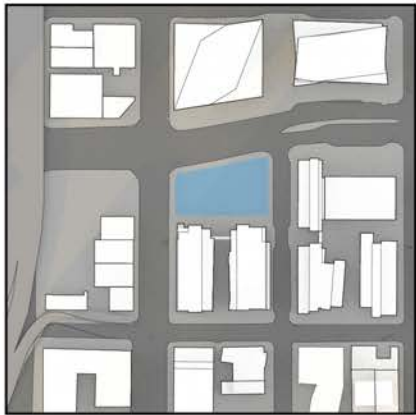
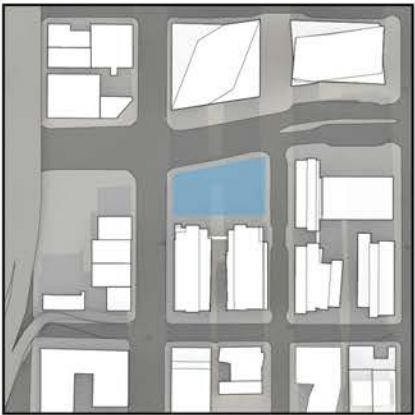
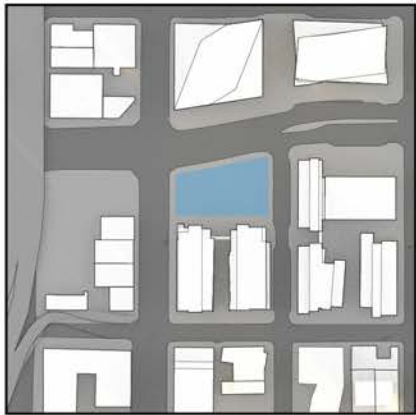
3 PM



Summer Solstice
June 21st



Winter Solstice
December 21st



*Almost the entirety of
ground plane is in
shadow at this time

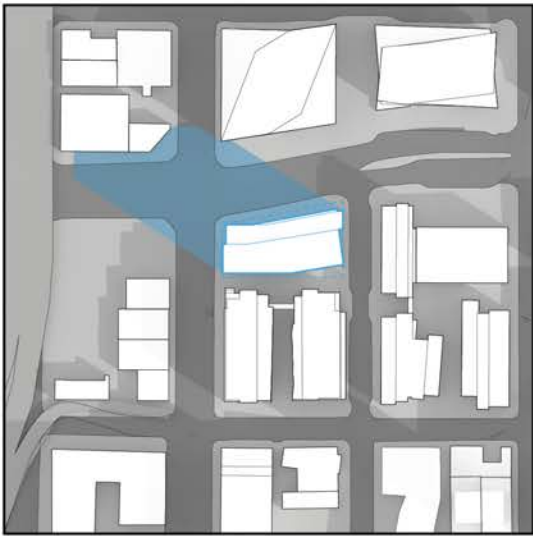


Massing 1:

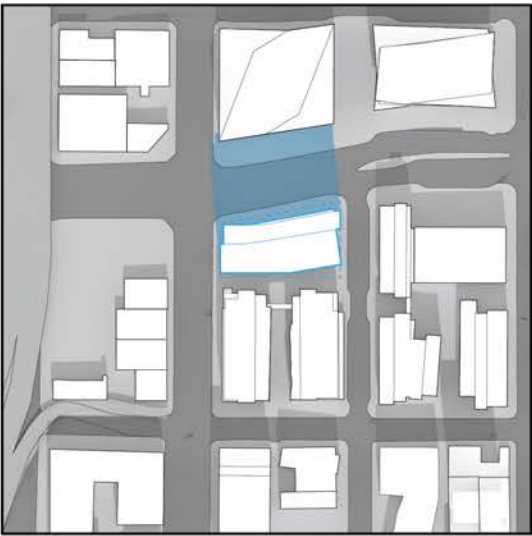
Deflect

Equinox
March 21st / Sep. 21st

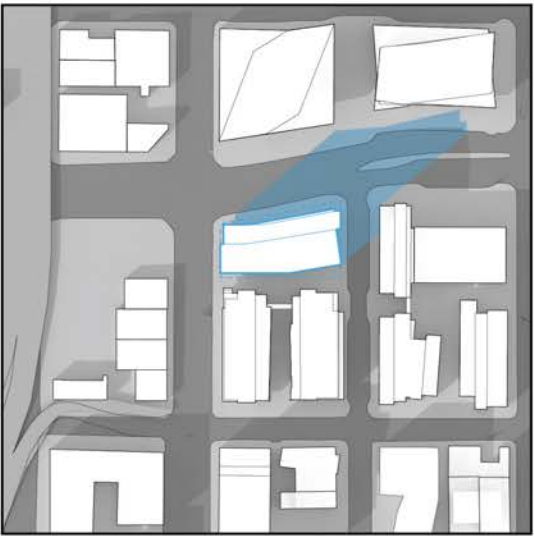
9 AM



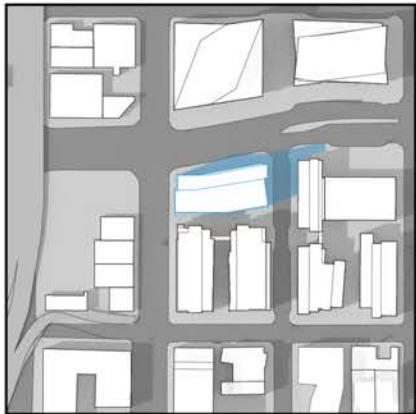
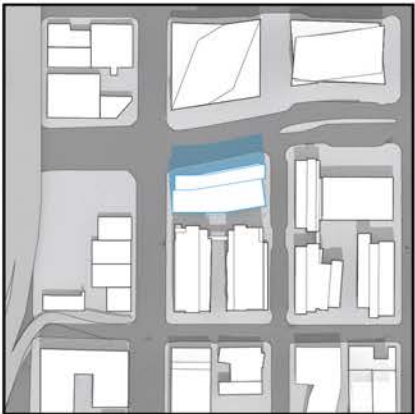
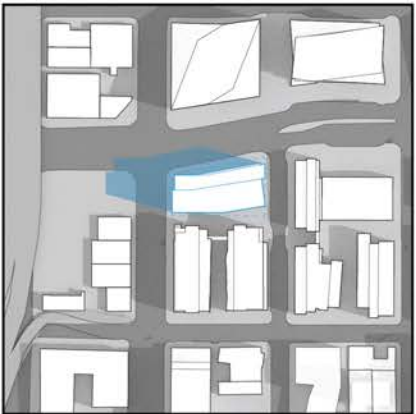
12 PM



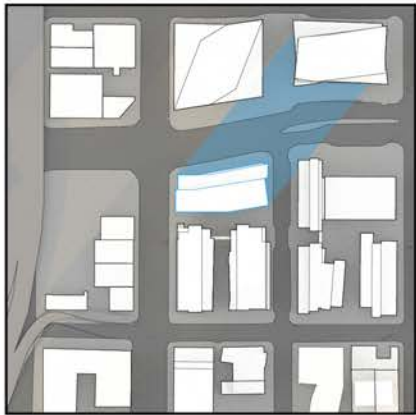
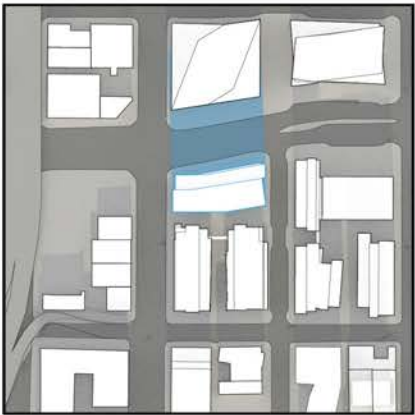
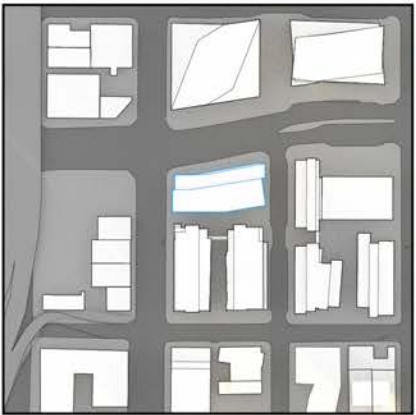
3 PM



Summer Solstice
June 21st



Winter Solstice
December 21st



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ground plane is in
shadow at this time

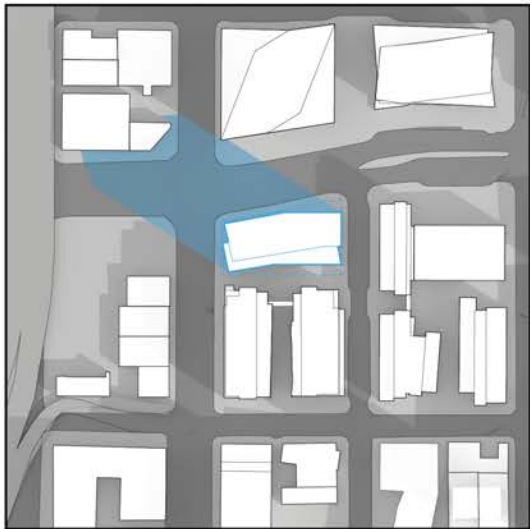


Massing 2:

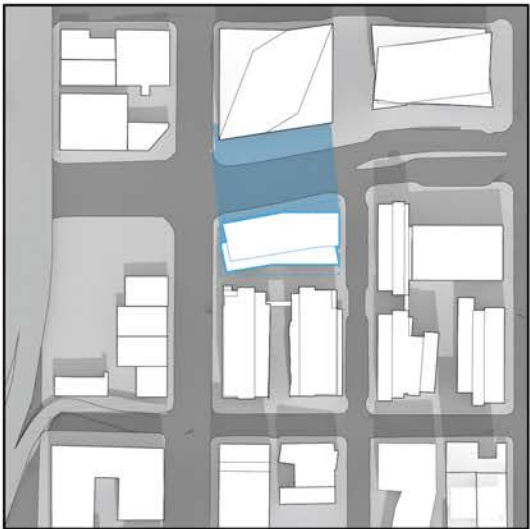
Inflect

Equinox
March 21st / Sep. 21st

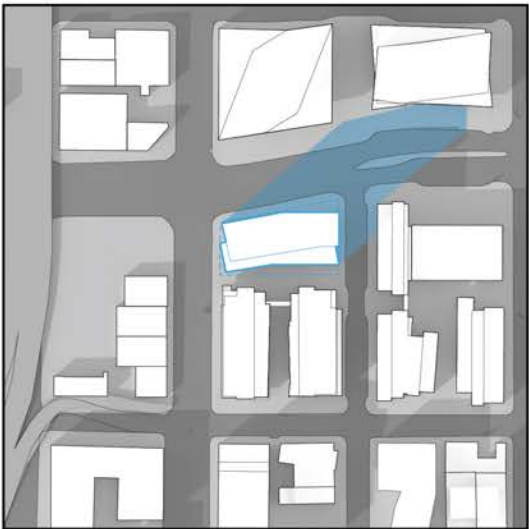
9 AM



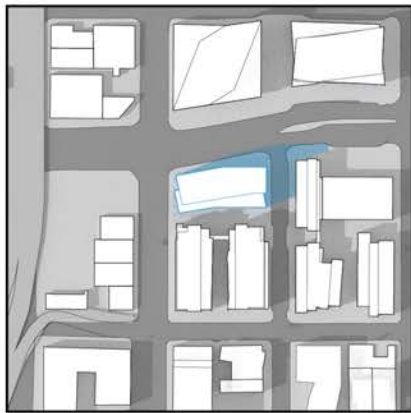
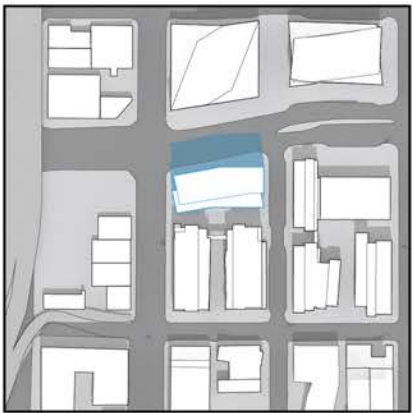
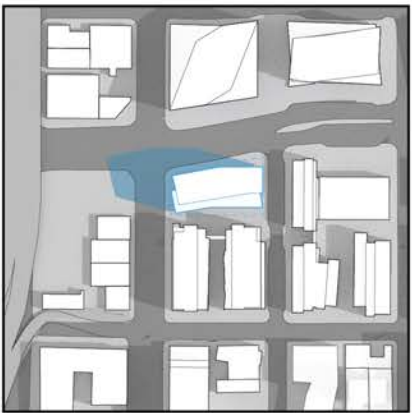
12 PM



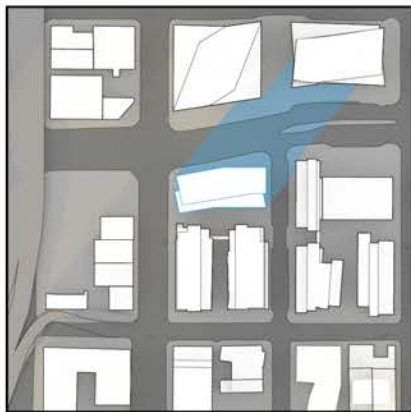
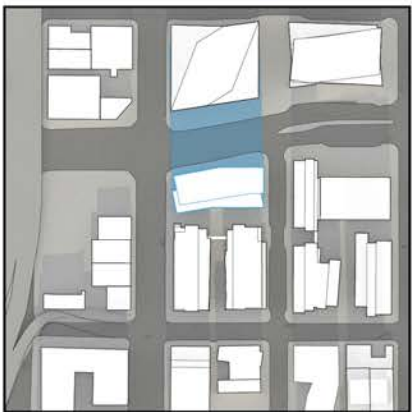
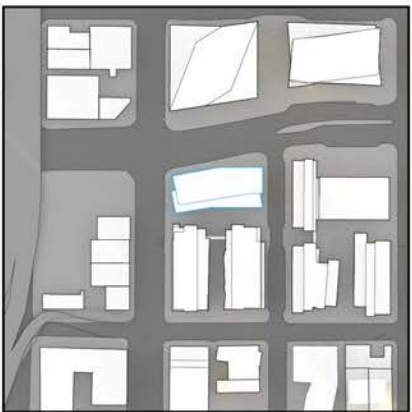
3 PM



Summer Solstice
June 21st



Winter Solstice
December 21st



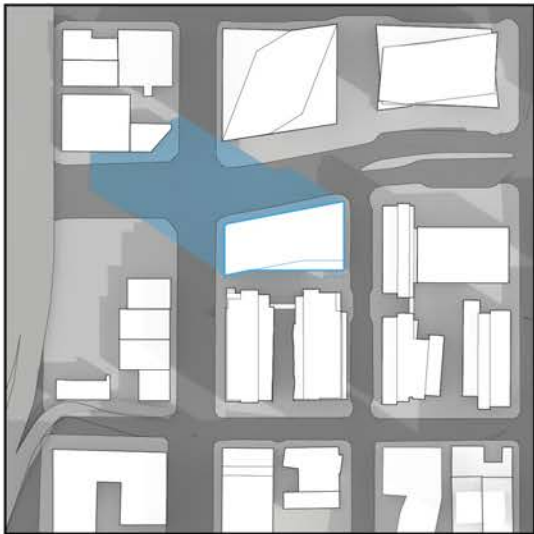
*Almost the entirety of
ground plane is in
shadow at this time



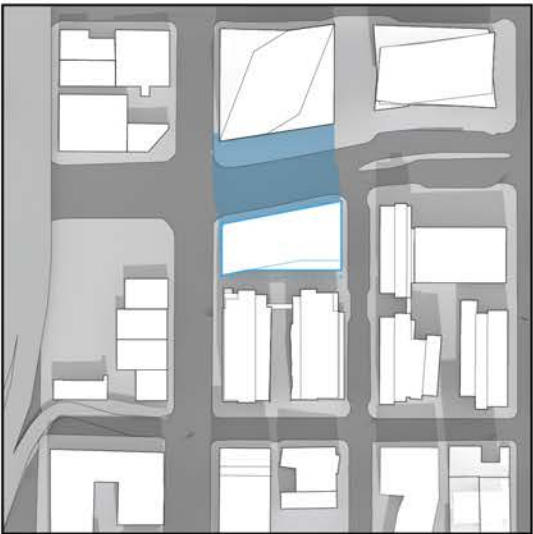
Massing 3:
Slipped Hinge

Equinox
March 21st / Sep. 21st

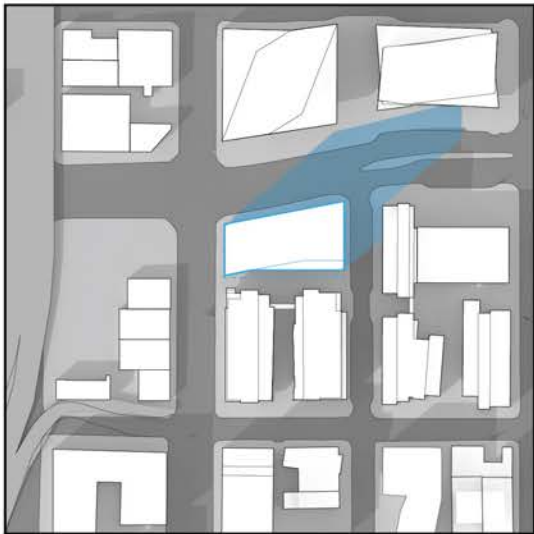
9 AM



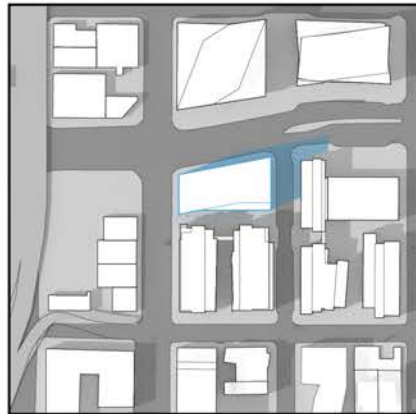
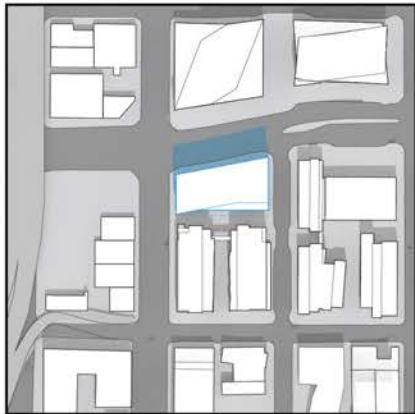
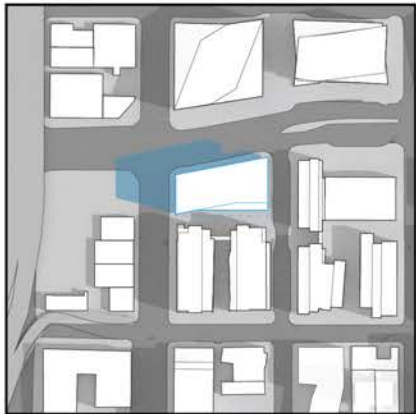
12 PM



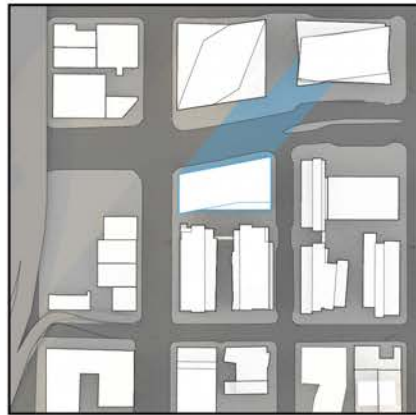
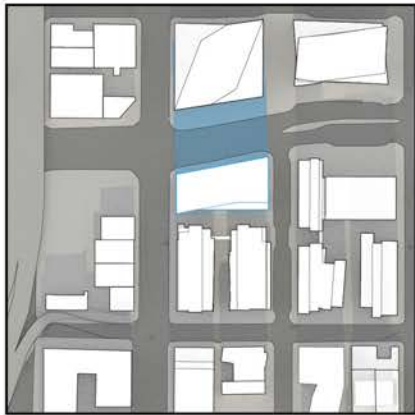
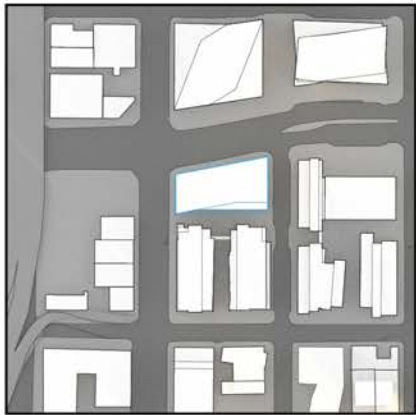
3 PM



Summer Solstice
June 21st



Winter Solstice
December 21st

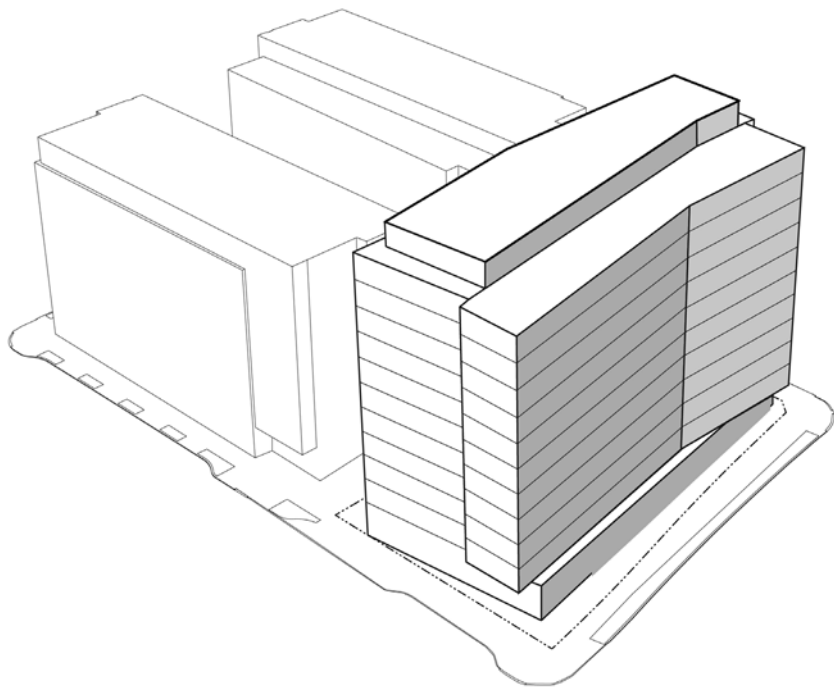


*Almost the entirety of
ground plane is in
shadow at this time



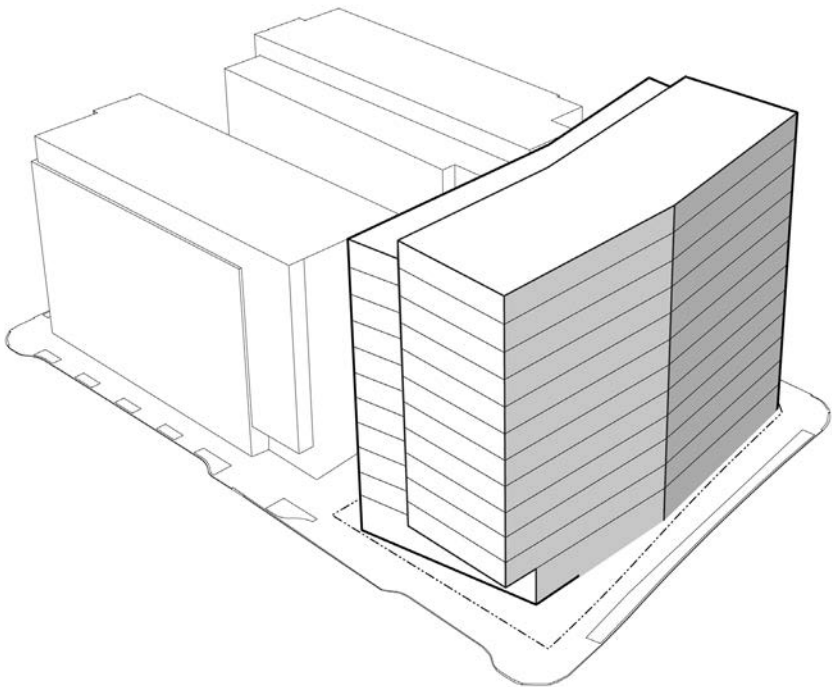
Departures

Massing 1: Deflect



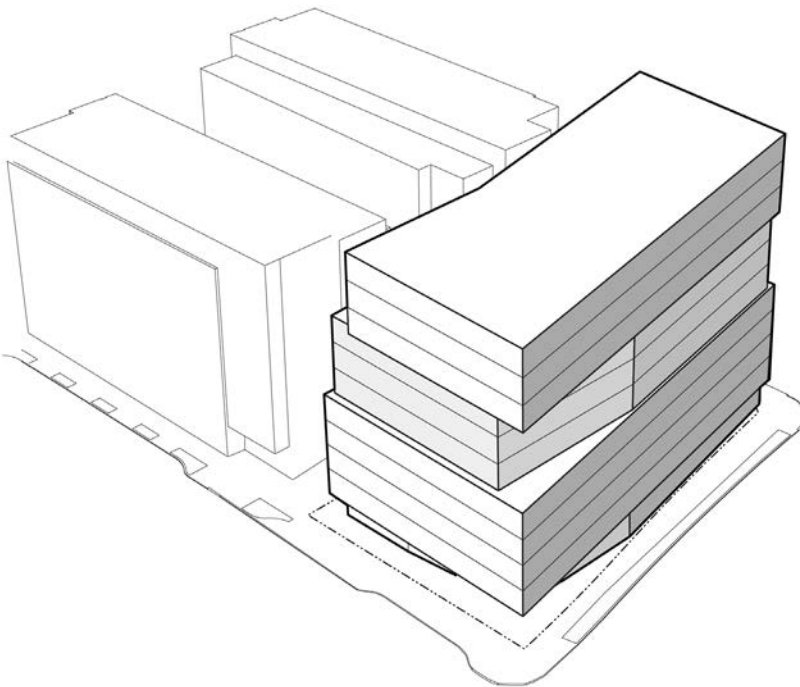
- Code compliant; no departure request.

Massing 2: Inflect



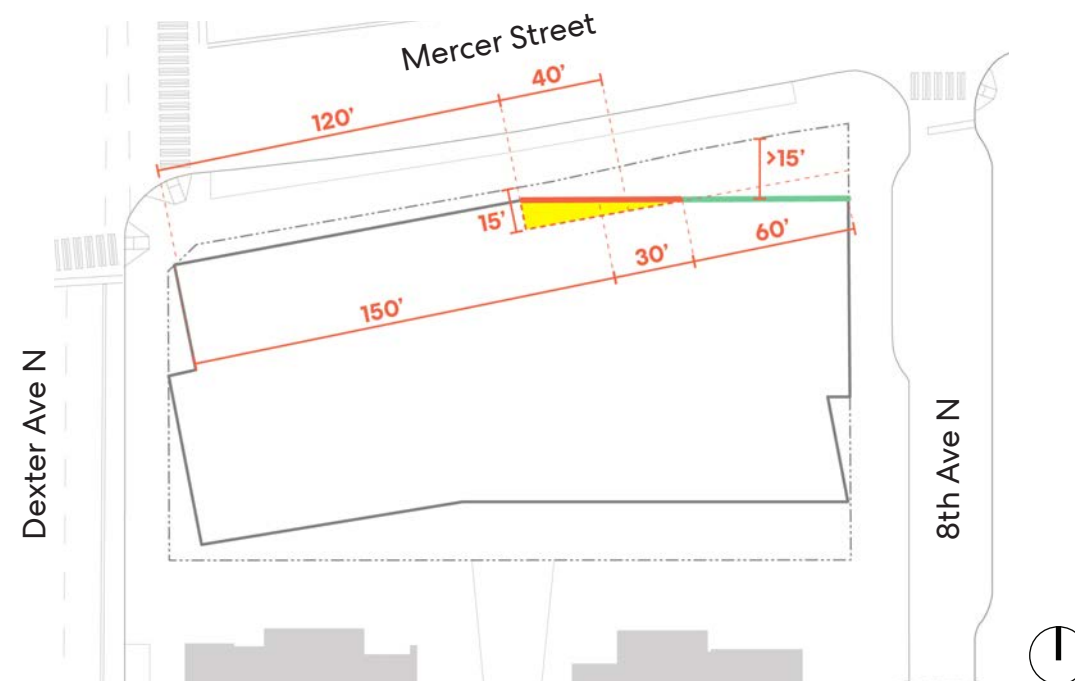
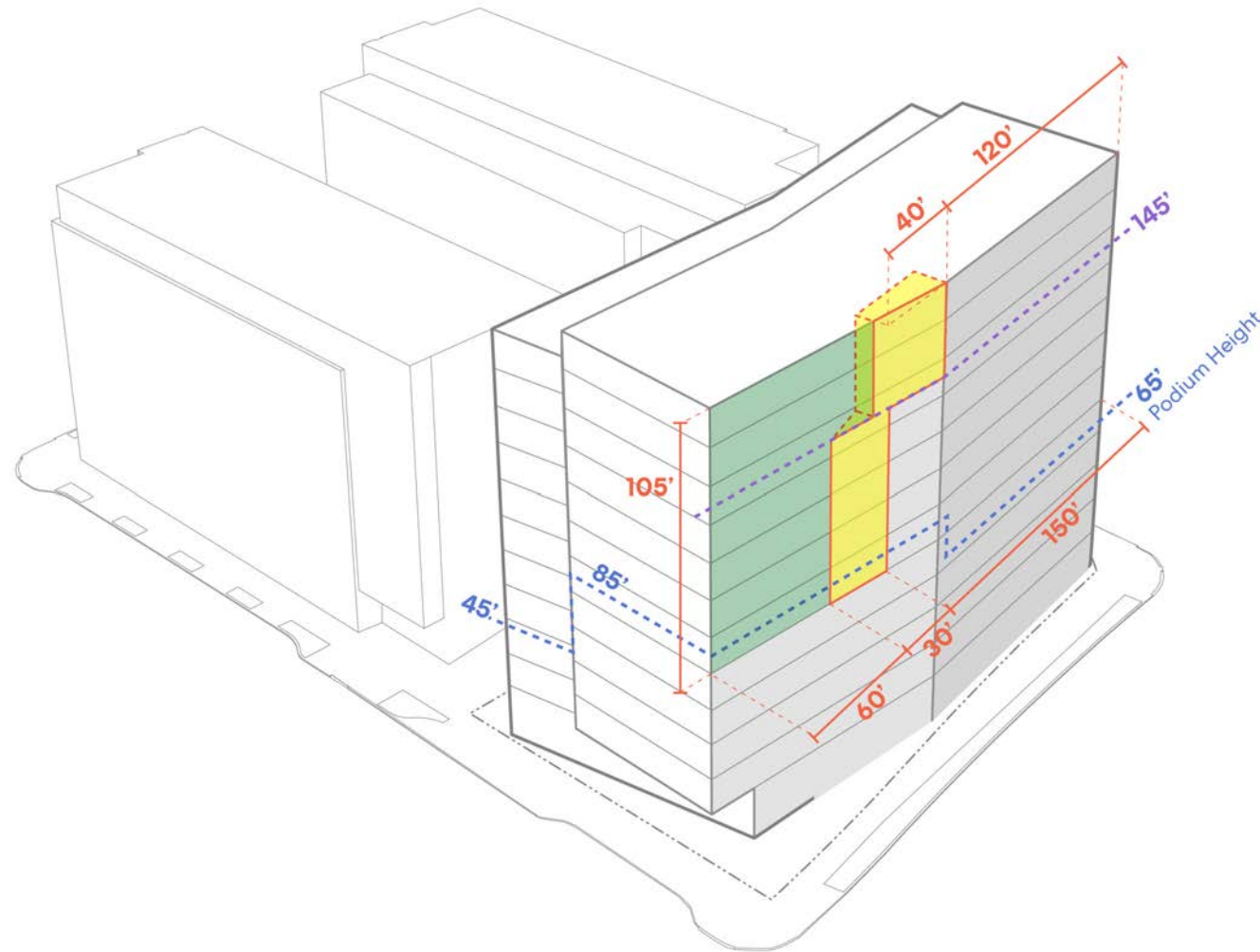
- Departure 1: SMC 23.48.245.D Façade Modulation
- Departure 2: SMC 23.48.025.C Rooftop Features
- Departure 3: SMC 23.48.240.B.1.b Street-Level Setbacks

Massing 3: Slipped Hinge (preferred)



- Departure 1: SMC 23.48.245.D Façade Modulation
- Departure 2: SMC 23.48.240.B.1.b Street-Level Setbacks

Massing 2 - Inflect - Departure 1: Facade Modulation



Code:

SMC 23.48.245.D Façade Modulation

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

Maximum length of unmodulated facade for stories up to 145 feet is 150 feet.

Maximum length of unmodulated facade for above 145 feet is 120 feet.

If a portion of a facade that is within 15 feet of the street lot line is the maximum length permitted for an unmodulated facade, the length of the facade may be increased only if additional portions of the facade are set back a minimum of 15 feet from the street lot line for a minimum distance of 40 feet.

Proposed:

Request to provide one portion of the north façade along Mercer Street that is 30 feet long beyond the maximum length of 150 feet for below 145 feet, and one portion that is 40 feet long beyond the maximum length of 120 feet for above 145 feet. The east portion to be more than 15' away from property line.

Rationale:

The form inflects away from courtyard to widen mid-block pedestrian connection and puts the west portion of the north facade closer to Mercer Street. The facade then inflects away from Mercer at the maximum length of unmodulated facade of 120 feet to break down the scale of the facade. These design elements achieve the intent of the code to avoid an overly long and undifferentiated façade by breaking and inflecting the façade at the maximum unmodulated length and expressing a contextual response to the street grid and gateway to 8th. This full height shaping is a stronger and more contextual massing response to the site than the zoning standard verbatim.

Applicable Design Guidelines:

CS1. Natural Systems and Site Features

CS2. Urban Pattern and Form

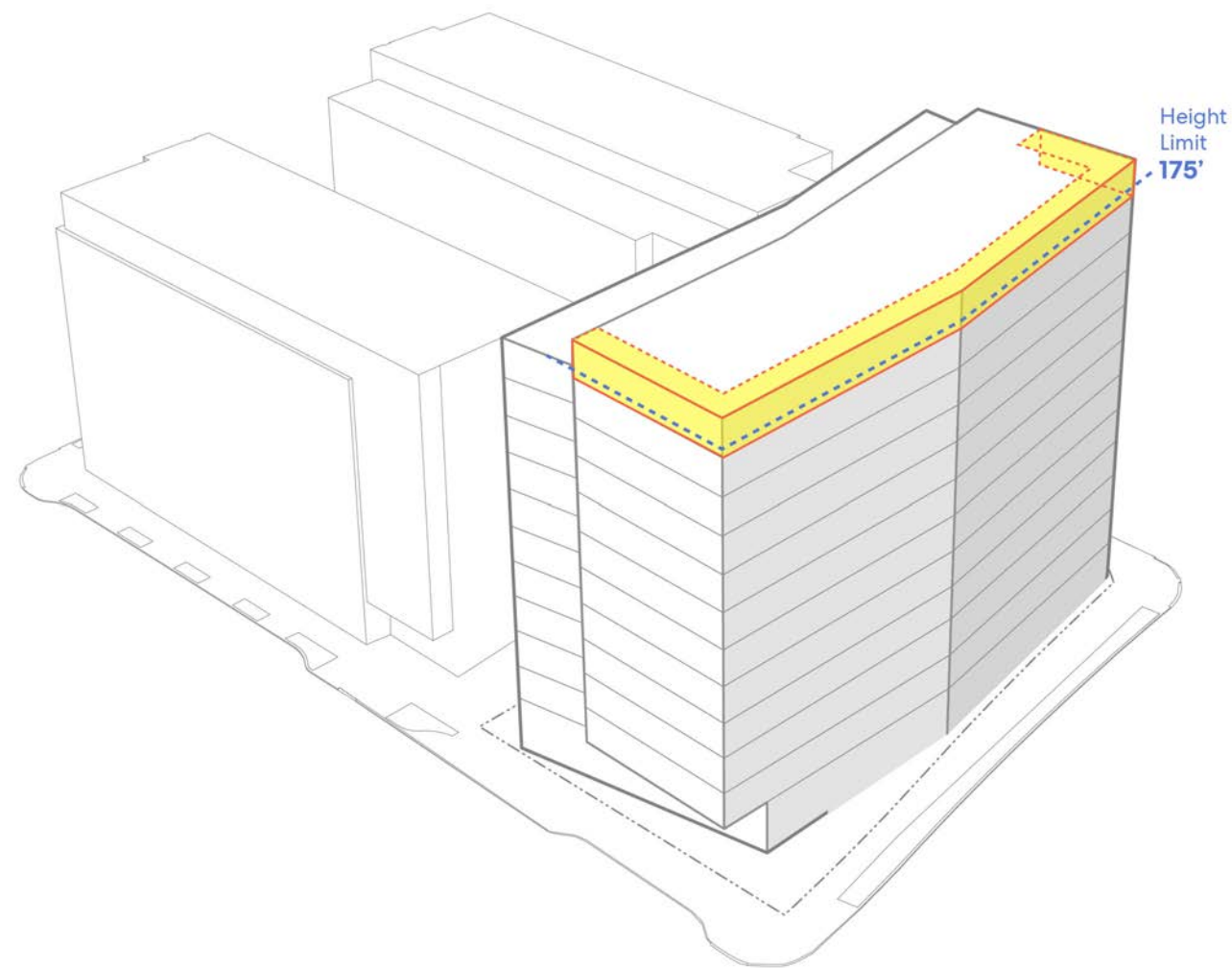
CS3. Architectural Context and Character

PL1. Connectivity

DC2. Architectural Concept

DC3 Open Space Concept

Massing 2 - Inflect - Departure 2: Rooftop Features



Code:
SMC 23.48.025.C Rooftop Features
No rooftop features are located closer than 10 feet to the roof edge.

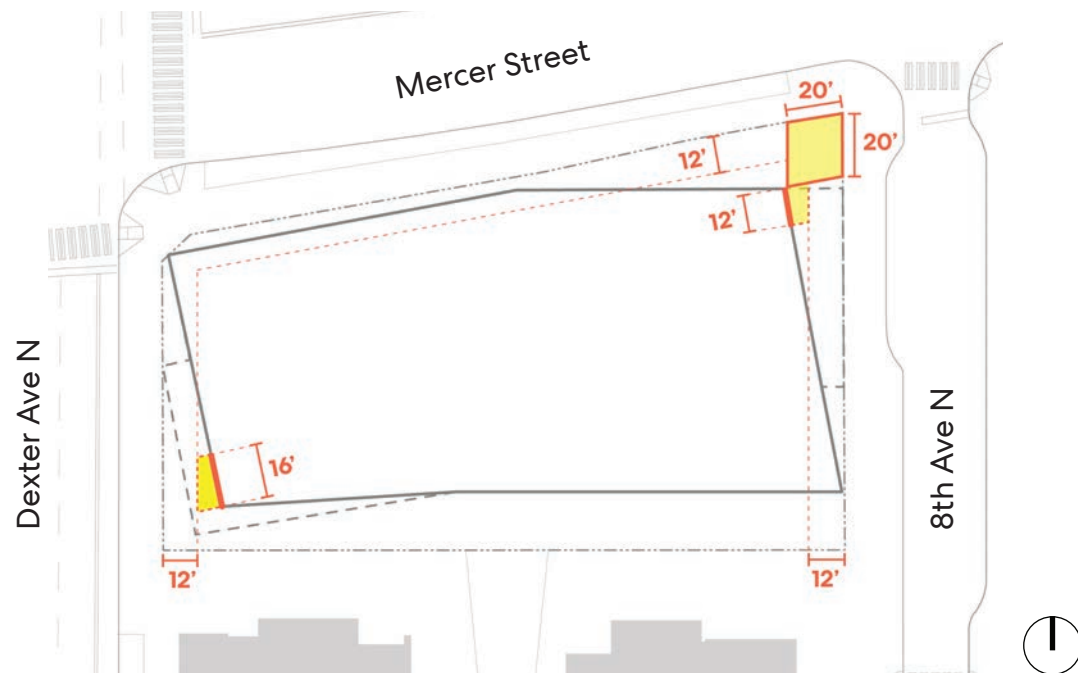
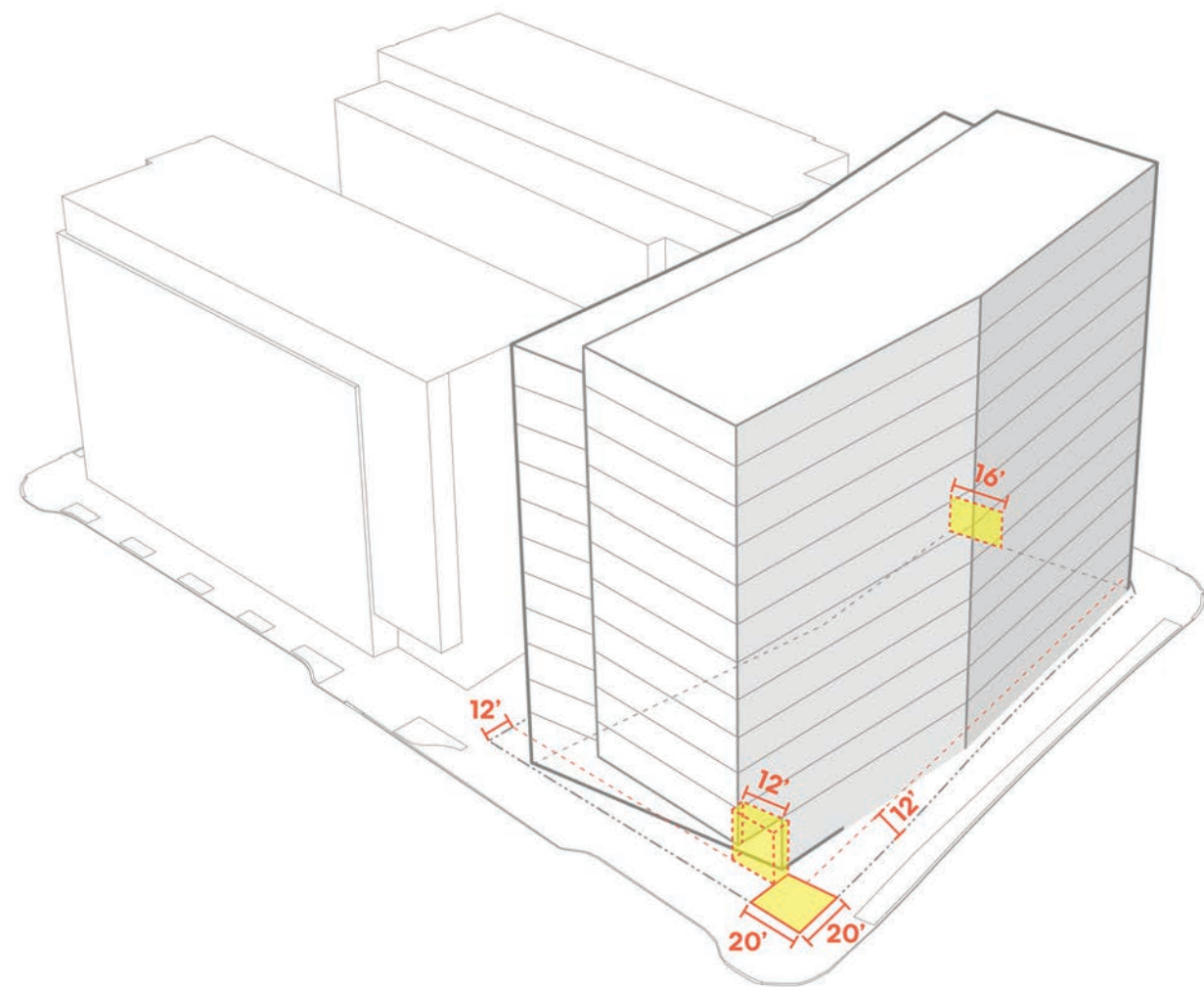
Proposed:
Request to bring the screened penthouse out to the roof edge.

Rationale:
The proposed design integrates the mechanical penthouse, stair and elevator penthouse, and covered common amenity area into the overall building massing, to provide consistency with the adjacent UW School of Medicine buildings. This response provides more sculptural clarity to the concept and is more consistent with context.

Applicable Design Guidelines:
CS3. Architectural Context and Character
DC2. Architectural Concept



Massing 2 - Inflect - Departure 3: Street-Level Setbacks



Code:

SMC 23.48.240.B.1.b Street-Level Setbacks

The street-facing facade of a structure may be set back up to 12 feet from the street lot line. 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.

Proposed:

Request to locate the northeast corner of the street-facing facade further than 20 feet from street corner. Request to have more than 30 percent of the length of portions of the street-facing facade along 8th Ave N and Dexter Ave N that are set back further than 12 feet from the street lot line.

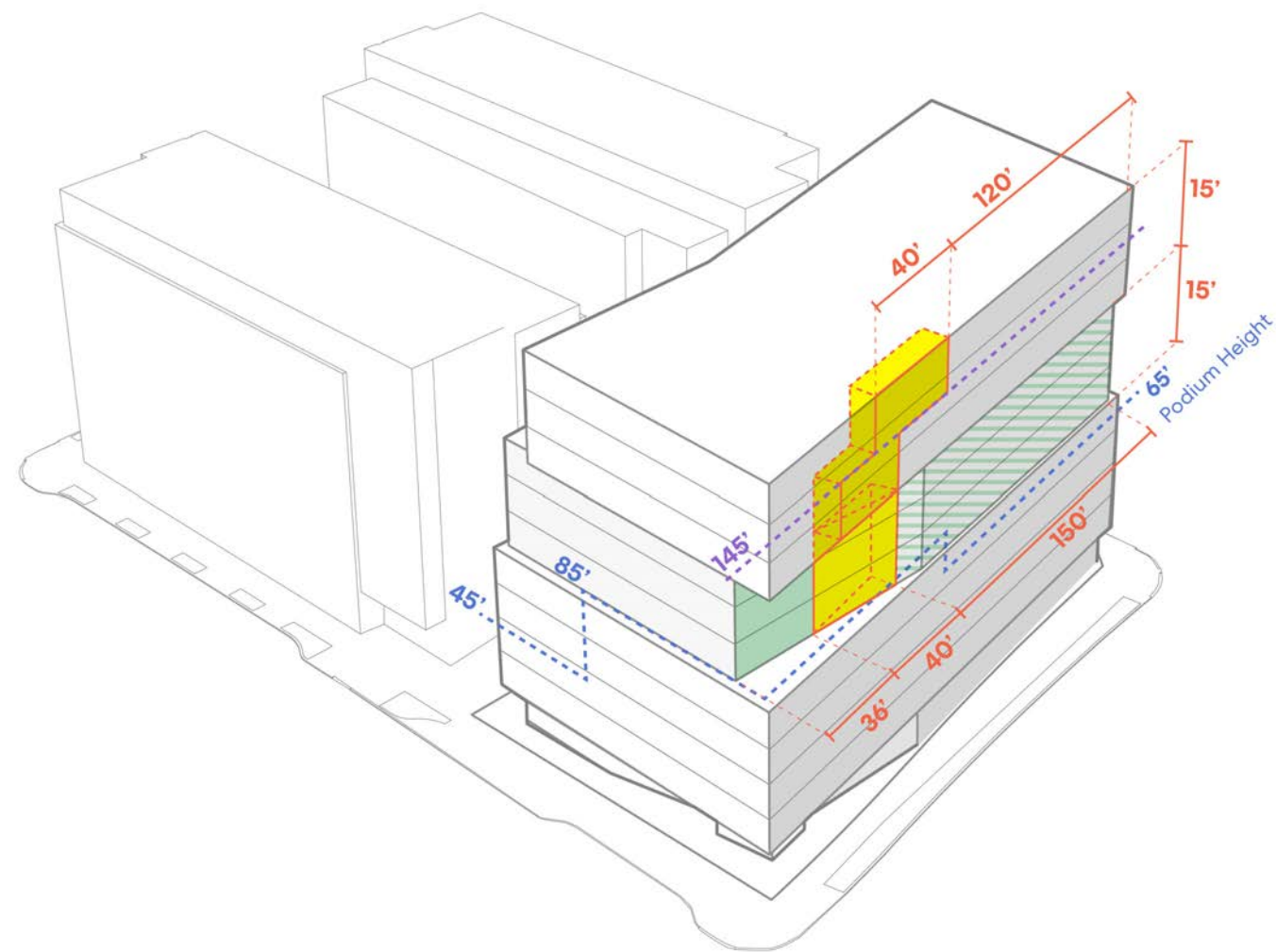
Rationale:

The proposed design provides additional open space and a more pleasant experience at the corner of 8th Ave N and Mercer Street, as well as encouraging pedestrian to utilize the mid-block connection by softening the southwest corner of the building at street level.

Applicable Design Guidelines:

- PL1. Connectivity
- PL3. Street-Level Interaction
- DC3. Open Space Concept

Massing 3 - Slipped Hinge - Departure 1: Facade Modulation



Code:

SMC 23.48.245.D Façade Modulation

For all structures with non-residential uses exceeding 85 feet in height, facade modulation is required for the street-facing portions of a structure located within 15 feet of a street lot line and exceeding the podium height. Maximum length of unmodulated facade for stories up to 145 feet is 150 feet. Maximum length of unmodulated facade for above 145 feet is 120 feet. If a portion of a facade that is within 15 feet of the street lot line is the maximum length permitted for an unmodulated facade, the length of the facade may be increased only if additional portions of the facade are set back a minimum of 15 feet from the street lot line for a minimum distance of 40 feet.

Proposed:

Request to provide two portions of the north façade along Mercer Street that are 40' long beyond the maximum length of 150 feet for below 145 feet, and one portion that is 40 feet long beyond the maximum length of 120 feet for above 145 feet. The east portion of Levels 6-8 to be more than 15' away from property line. The west portion of Levels 6-8 to be 2' to 4' away from property line.

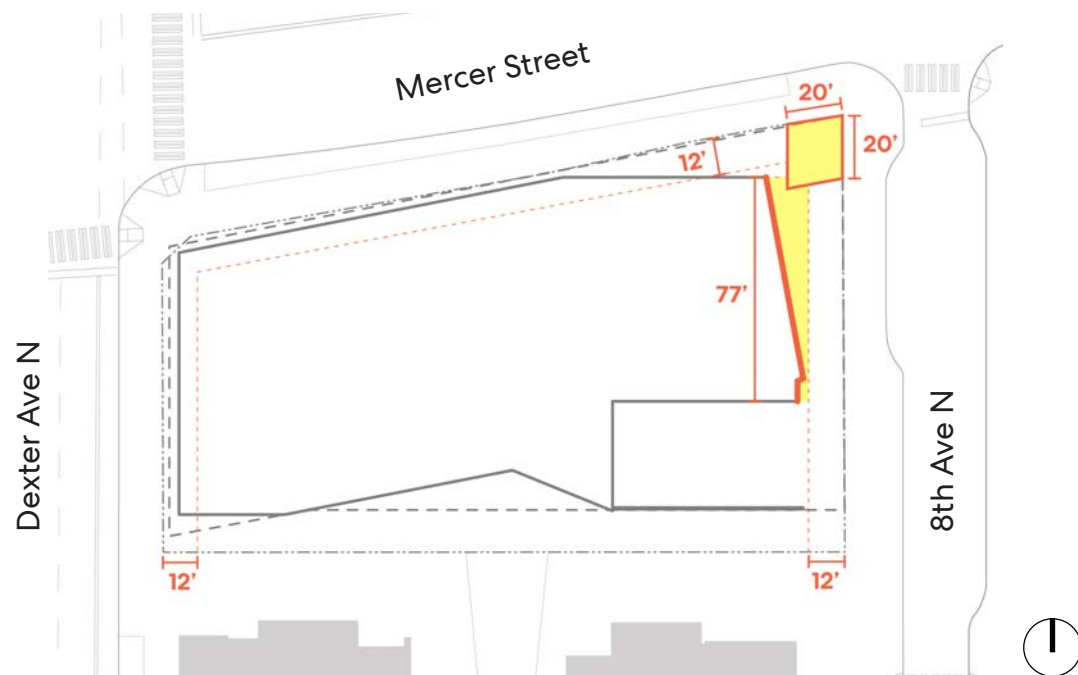
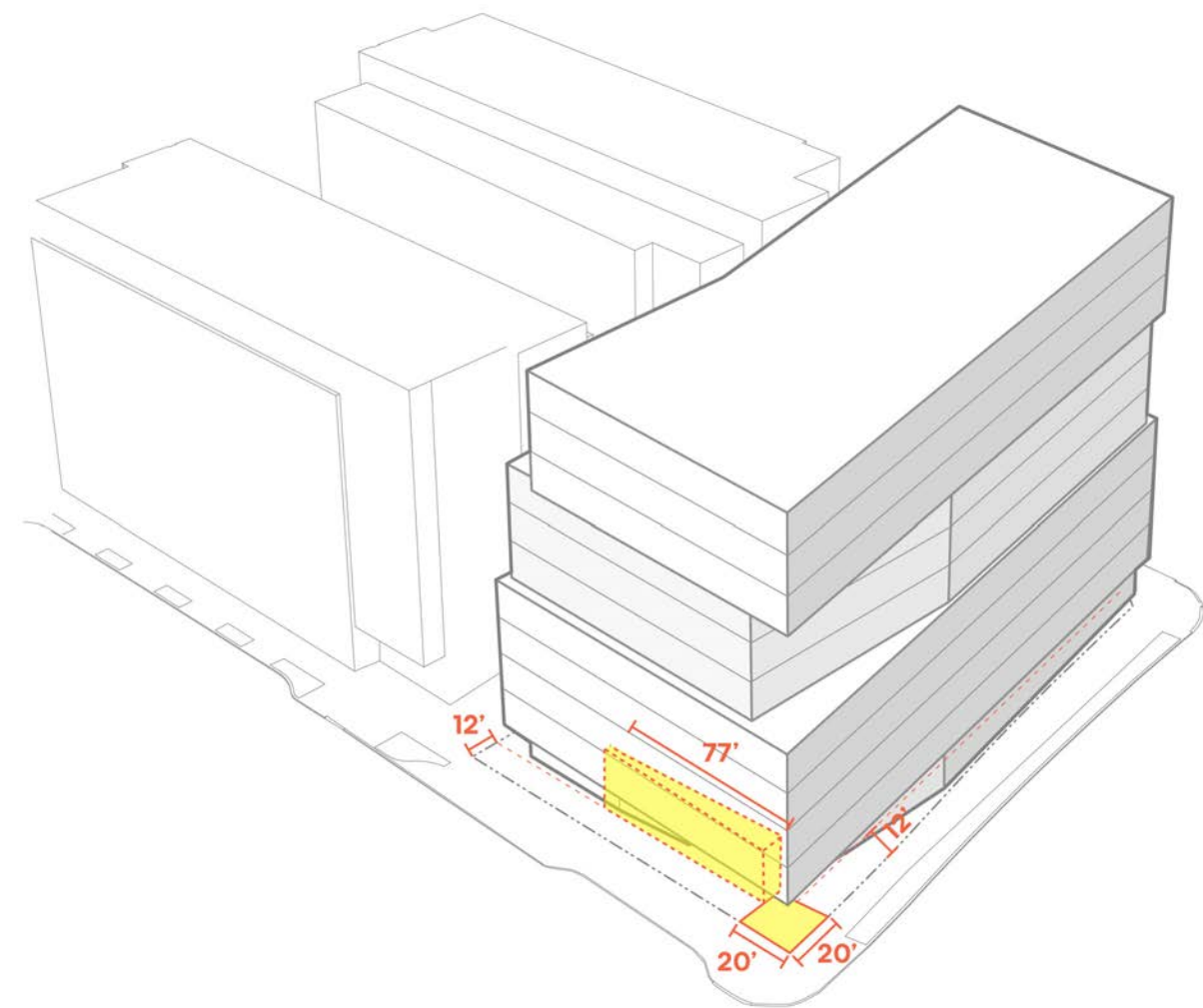
Rationale:

The horizontal modulation of the “slipped hinge” relies on the interplay between Mercer alignment and the city grid to break down the scale and modulate the building horizontally as a specific contextual response. The framing of the hinged volume in the center of the stack is dependent on the strong articulation of the upper and lower volumes. These design elements achieve the intent of the code to avoid an overly long and undifferentiated façade by breaking the massing into horizontal elements relating to neighboring contextual datums and modulating these elements in a manner that is both stronger and more contextual than the zoning standard verbatim.

Applicable Design Guidelines:

- CS2. Urban Pattern and Form
- CS3. Architectural Context and Character
- PL1. Connectivity
- DC2. Architectural Concept
- DC3. Open space Concept

Massing 3 - Slipped Hinge - Departure 2: Street-Level Setbacks



Code:

SMC 23.48.240.B.1.b Street-Level Setbacks

The street-facing facade of a structure may be set back up to 12 feet from the street lot line. 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.

Proposed:

Request to locate the northeast corner of the street-facing facade further than 20 feet from street corner. Request to have the east facade along 8th Ave N further than 12 feet from the street lot line.

Rationale:

The proposed design provides additional open space and a more pleasant experience at the corner of 8th Ave N and Mercer Street.

Applicable Design Guidelines:

- PL1. Connectivity
- PL3. Street-Level Interaction
- DC3. Open Space Concept



Thank You!