



ALEXANDRIA®
Building the Future of Life-Changing Innovation™

GGN

SDC Design Update

816 Mercer

April 15, 2021



ALEXANDRIA®
Building the Future of Life-Changing Innovation™

Alexandria's Multifaceted Business Model Focuses on Enabling the World's Brightest Minds to Develop Life-Changing Scientific and Technological Breakthroughs

REAL ESTATE

We own, operate, and develop collaborative life science, agtech and technology clusters in the top urban innovation centers.

VENTURE INVESTMENTS

We provide investment capital to innovative life science, agtech, and technology entities through our strategic venture capital platform, Alexandria Venture Investments®.

THOUGHT LEADERSHIP

We convene a world-class global network for unique and interactive programming, including the Alexandria Summit®, to create opportunities for collaboration that will shape the future of innovative breakthroughs.

CORPORATE RESPONSIBILITY

We are dedicated to making lasting, positive change in the communities in which our people live and work, through sustainable buildings, philanthropy, and community volunteerism.

The World's Largest Asset Base of Mission-Critical Research Space

Alexandria's differentiated approach to cluster-building extends well beyond purely physical real estate and uniquely leverages each of our core platforms to catalyze vibrant ecosystems that advance solutions to the most critical challenges facing human health.



LOCATION

Best-in-class locations immediately adjacent to the world's top academic and medical centers

INNOVATION

Broad and diverse leading-edge life science, technology, and agtech entities

TALENT

Highly skilled scientific, engineering, and entrepreneurial management talent

CAPITAL

Significant and strategic capital from the federal government, venture capitalists, and the biopharmaceutical industry



ARE
S&P
500

MOODY'S
INVESTORS SERVICE
Baa1/Stable
S&P Global
Ratings
BBB+/Stable

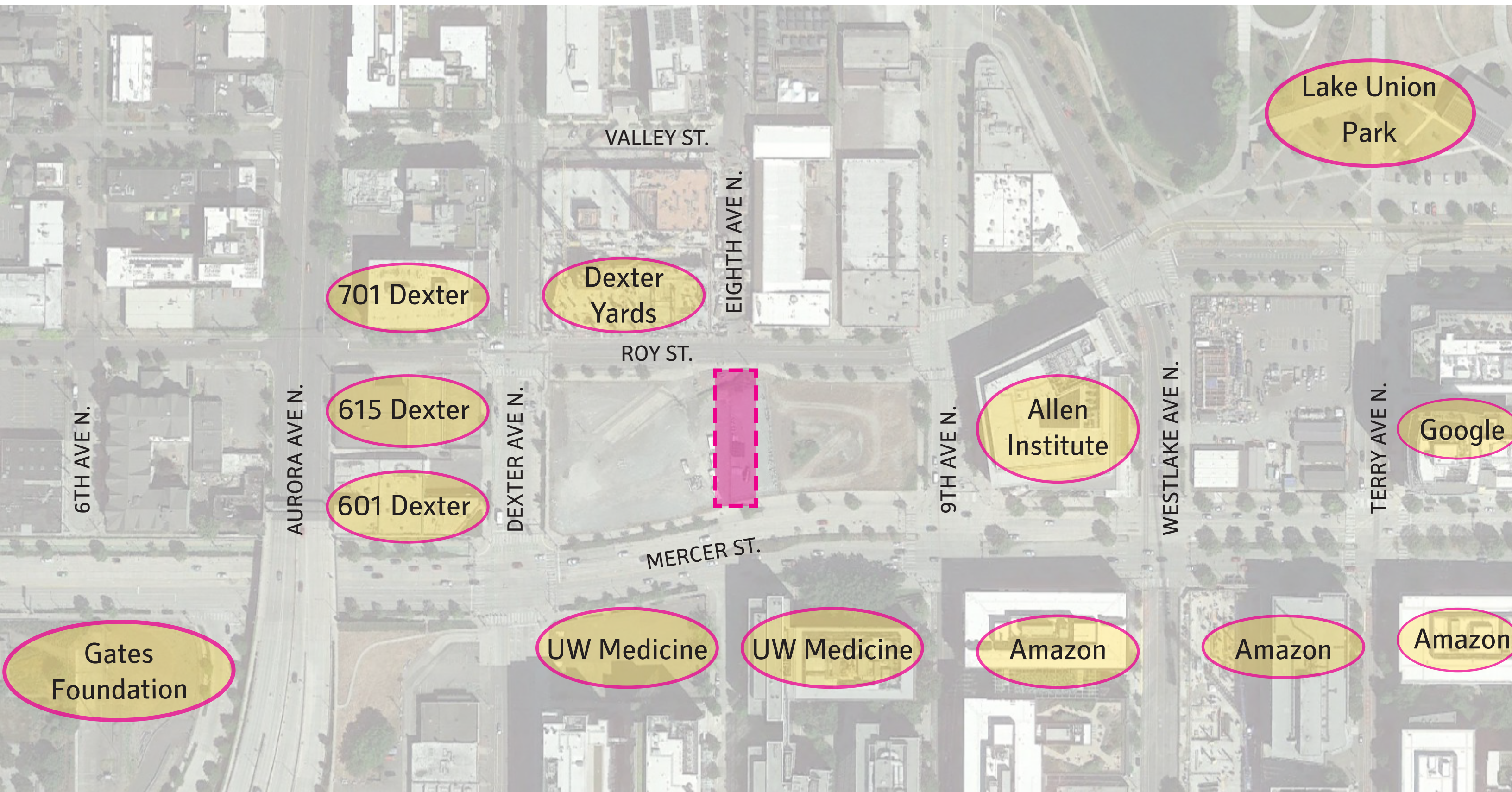
Alexandria's Deep History in Seattle and Commitment to Growing the Puget Sound Region's Ecosystems



Our deep history in Seattle started in 1996, and we are **fully** committed to growing the Puget Sound region's ecosystems.



816 Mercer Public Access Easement and Neighborhood context



SDC Role on 8th Ave N.

SDC Broad Street Vacation Conditions and Recommendations

SDC Conditions Related to 8th Ave N.

- ✓ 1) Prior to issuance of a MUP for either development site created as a result of this vacation, the SDC will review and approve implementation of 8th Ave ROW improvements abutting the project site using 8th Ave Design Guidelines developed for this vacation..
- ✓ 2) Loading on 8th Ave N is restricted to festival street activities, no vehicular access to buildings.

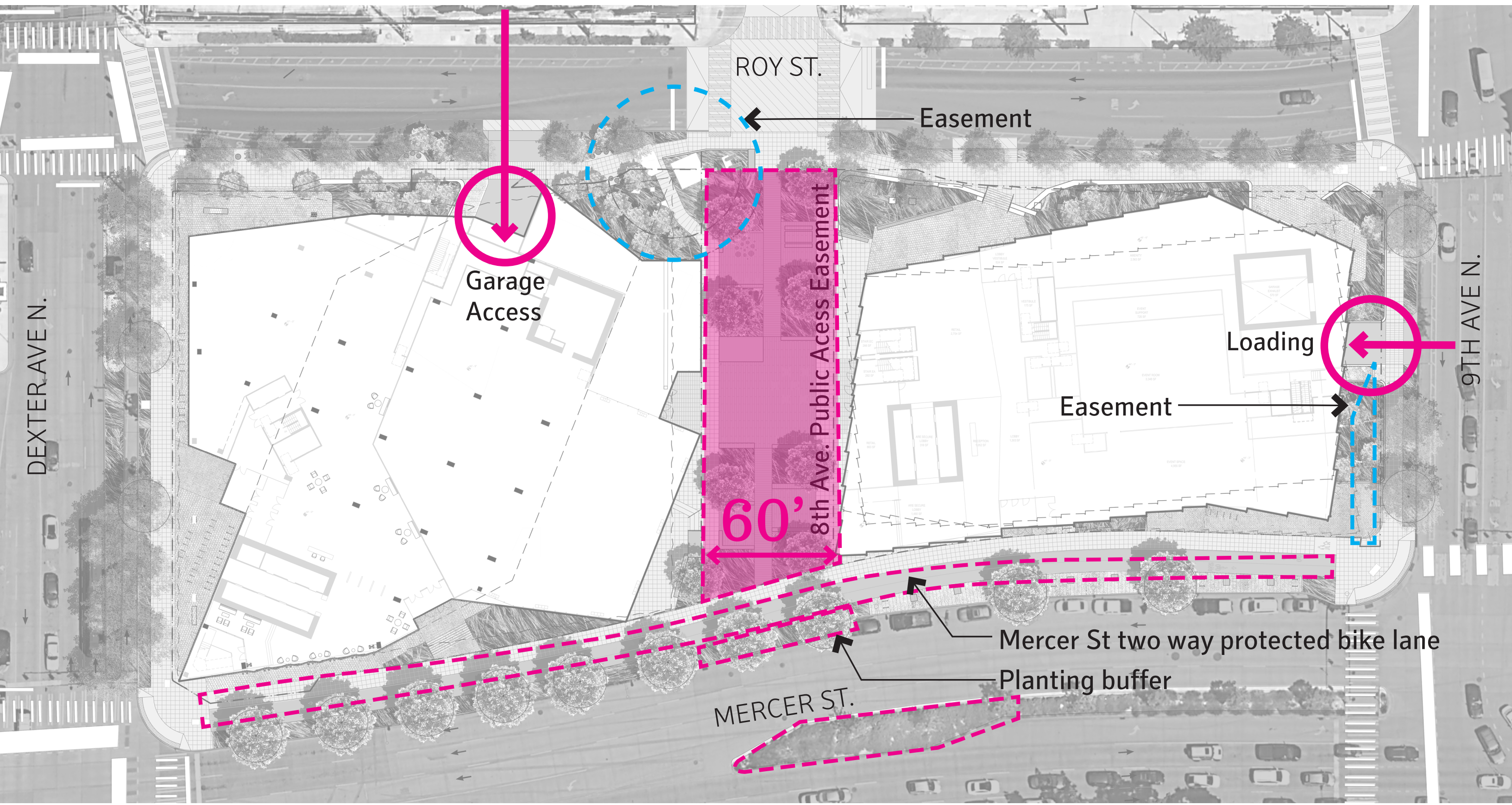
SDC Recommendations

- ✓ 1) continue landscaping at the intersection of Mercer St and 8th Ave. to prevent pedestrians from crossing Mercer St.
 - 2) Provide landscaping on the median along Mercer St. at 8th Ave N to further discourage pedestrians from crossing Mercer St. **SDOT**
 - 3) Continue to refine pedestrian and cyclist crossing at the intersection of Mercer St. and 9th Ave N to improve safety. **SDOT**
- ✓ 4) Refer to the 8th Ave N concept plan for future landscape improvements on 8th Ave N between Roy and Aloha
- ✓ 5) Building entrances included in future onsite development should not align across 8th ave N.

SDC Timeline



Broad Street Vacation Public Benefits



SDC Role on 8th Ave N.

8th Ave N. Design Guidelines

8th Ave N. Design Guidelines

The design intent for this open space is to create an inviting public amenity that integrates seamlessly into the surrounding streetscape and street network. The space shall read as a natural extension of the public realm employing a design vocabulary similar to adjacent public spaces and fitting within the larger 8th ave N pedestrian corridor design.

The space shall be active, attractive, and welcoming to all members of the public, not just the tenants of adjacent buildings. The space will serve two primary functions: a through-way connection for pedestrians between Roy and Mercer; and a high quality truly public open space.

Key Categories

- 1) Embrace the Pedestrian
- 2) Strategies for Programming and Operation
- 3) Embrace Nature

SDC Comment

“Commissioners appreciated how the project has been designed to be a thoughtful response to the 8th Avenue N design guidelines.”
PG.2 of the SDC Subcommittee Summary

Overall Project Design and Concept

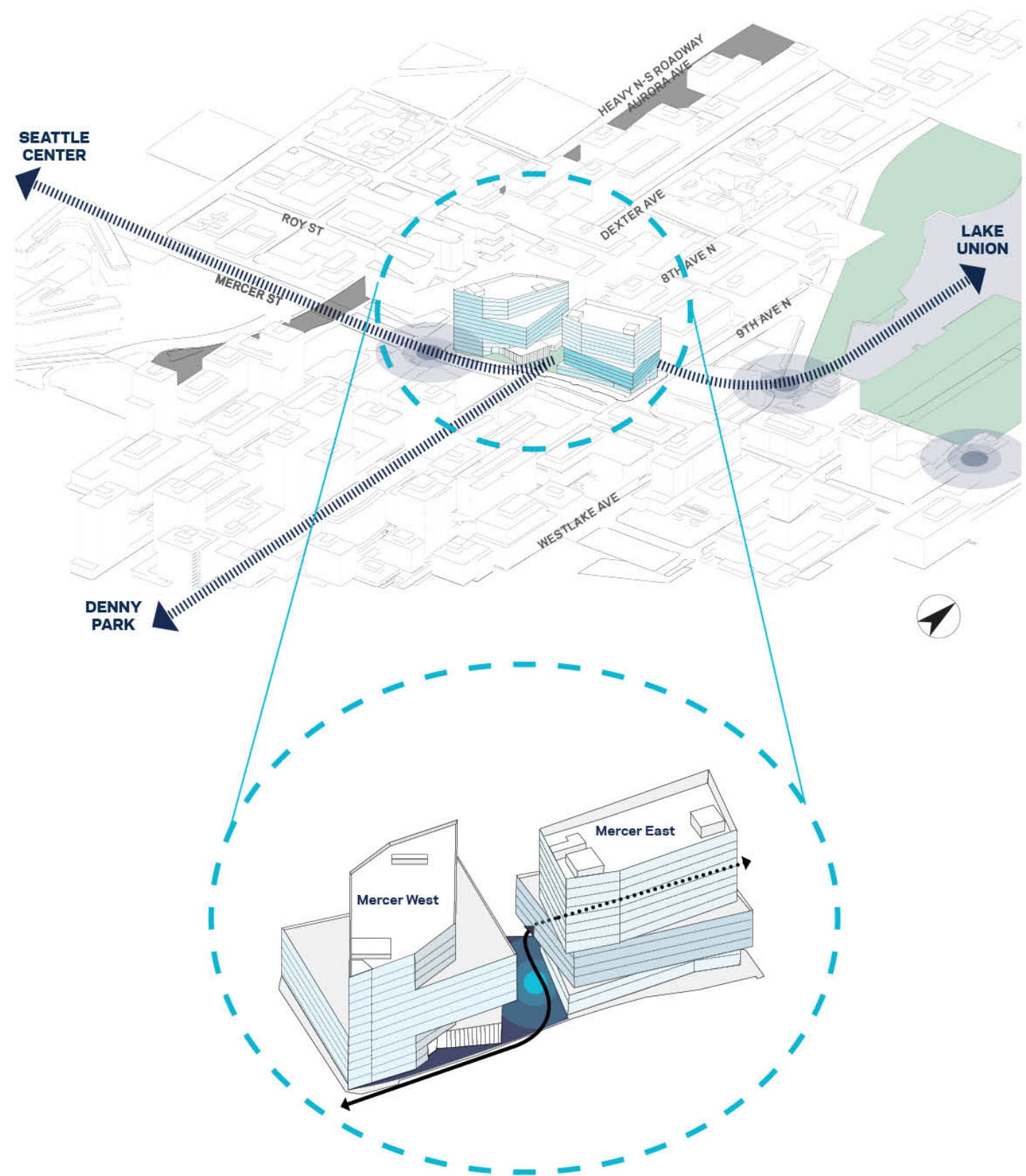
SLOW CUT (PREFERRED)

Connection

Stitching the City: As opposed to a “short cut”, the Slow Cut is imagined as a place to pause and dwell. The Slow Cut approach is the opportunity to recreate an historical pathway in the urban streetscape. The Slow Cut stitches together lost connections from Elliott Bay to Lake Union at both a civic and pedestrian scale.



Overall Project Design and Concept



SLOW CUT (PREFERRED)

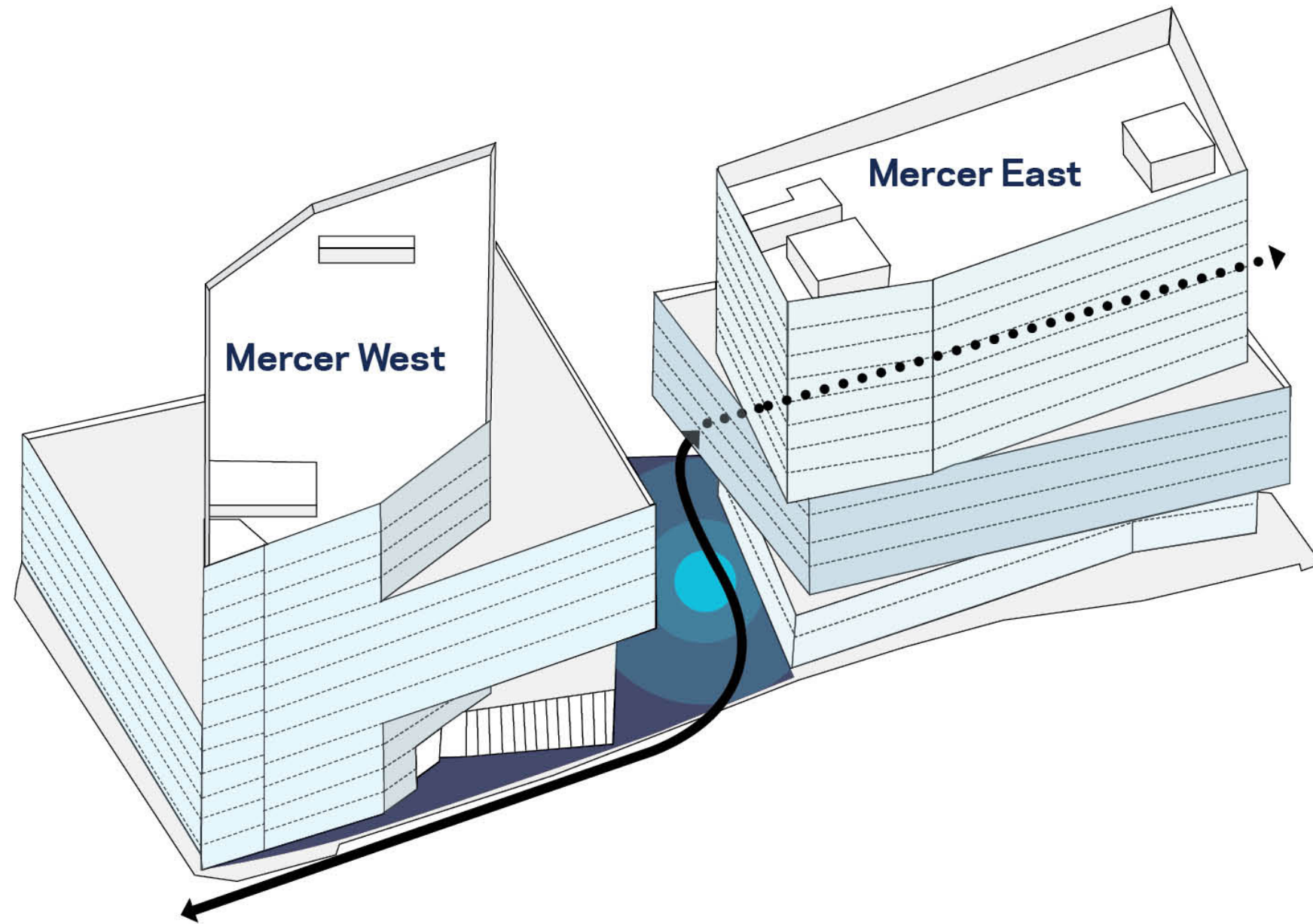
Urban to Individual: The project site is located at a unique location - at the intersection of Lake Union, Seattle Center, and Denny Park - each located in different neighborhoods with their individual architectural identities. Additionally, the project site is close to a north-south thoroughfare (Aurora Ave N) and an east-west thoroughfare (Mercer St). As such, the preferred massing aims to establish a distinctive sense of place primarily through the "Slow Cut" - angling the massing back to allow diagonal pedestrian connection along 8th Avenue across the project site at the ground plane and visual connection through views framed by the towers. Its continuation of 8th Ave N emphasizes the pedestrian and activates the ground plane with small and medium scale design and programming, creating a cohesive but differentiated, varied, and active pedestrian experience through the project site. Lifting the podium at Mercer West emphasizes the neighborhood connection by creating the physical and visual connection from the Space Needle to Lake Union while providing a central community heart at the center of the project.

CS 2 Urban Pattern & Form

A. Location in the City and Neighborhood

1. Sense of Place

Overall Project Design and Concept

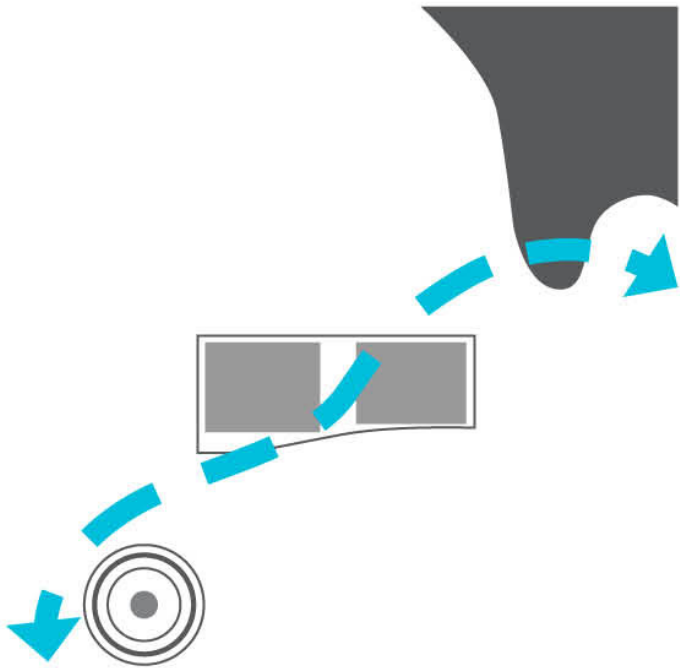


Overall Project Design and Concept

SLOW CUT (PREFERRED)

Approaching the site, both buildings are designed to create a sense of invitation into the 8th Ave public access easement. For the individual, the Slow Cut is activated through a series of unique massing moves.

By raising the podium at Mercer West, framed views are created at the upper levels and, at the same time, space is created below to introduce the Slow Cut path from the gateway corner. The terraces, horizontal massing, and ground floor folds into the Slow Cut at Mercer East create a sense of invitation into the site. Both buildings employ vibrant, layered landscape strategy to create a dynamic pedestrian realm together along 8th Avenue.



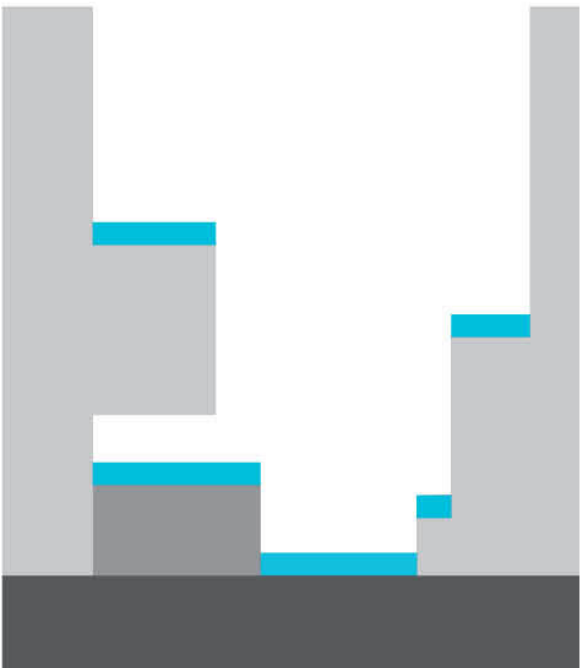
CONNECTION

Re-imagining Old Broad Street and historical routes, the Slow Cut, at the urban scale, is a physical connection of Elliot Bay to Lake Union. The last large development in South Lake Union, the Slow Cut, reconnects this historic past, stitching together the old and new.



INVITATION

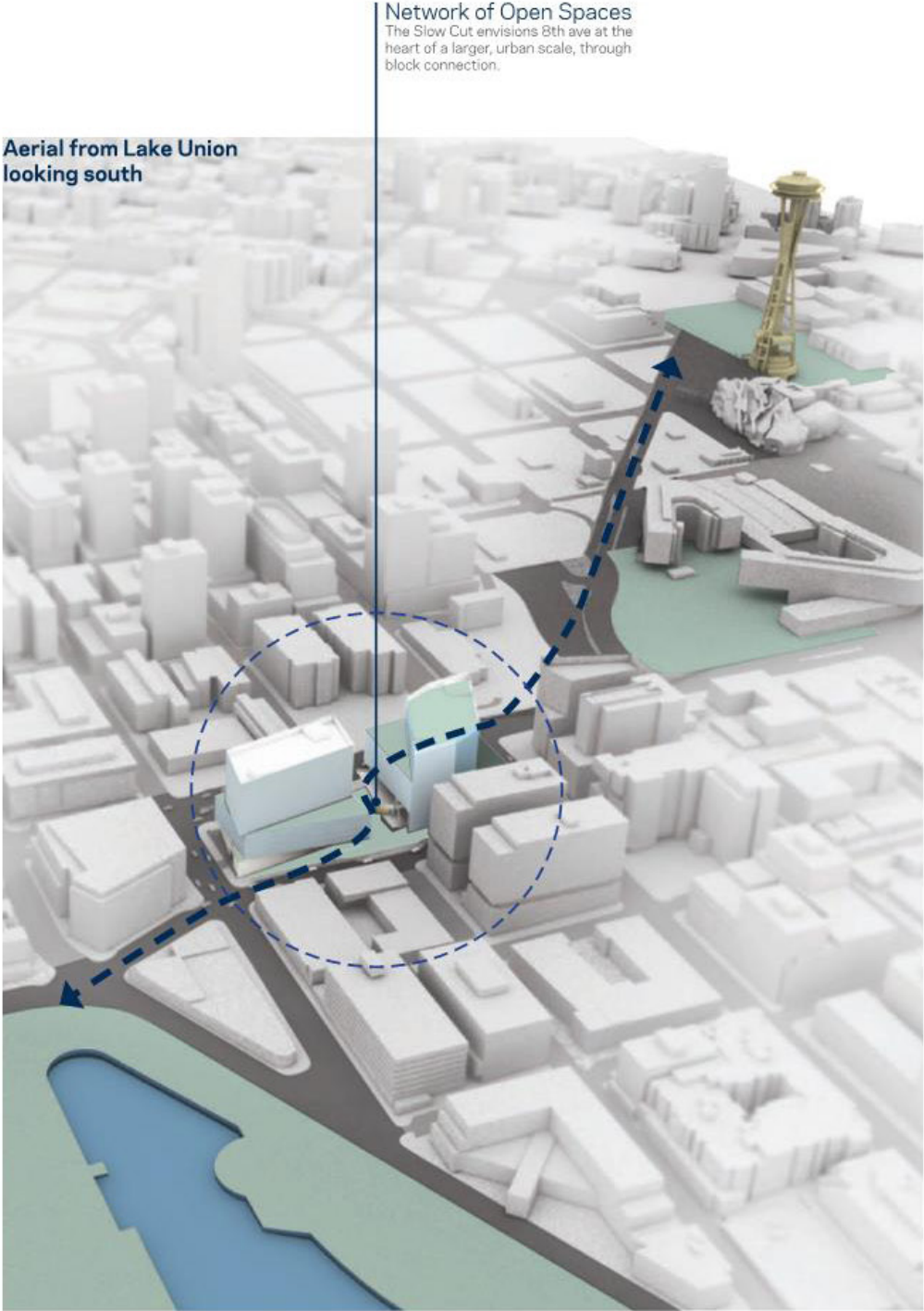
The two towers employ a number of strategies to create a sense of invitation, specifically into the 8th Ave public access easement at the heart of the Slow Cut. Tower orientation, raised podium, ground floor cut backs, and a high degree of transparency constantly reveal 8th Ave to pedestrians approaching from the Gateway Corner and Lake Union.



ACTIVATION

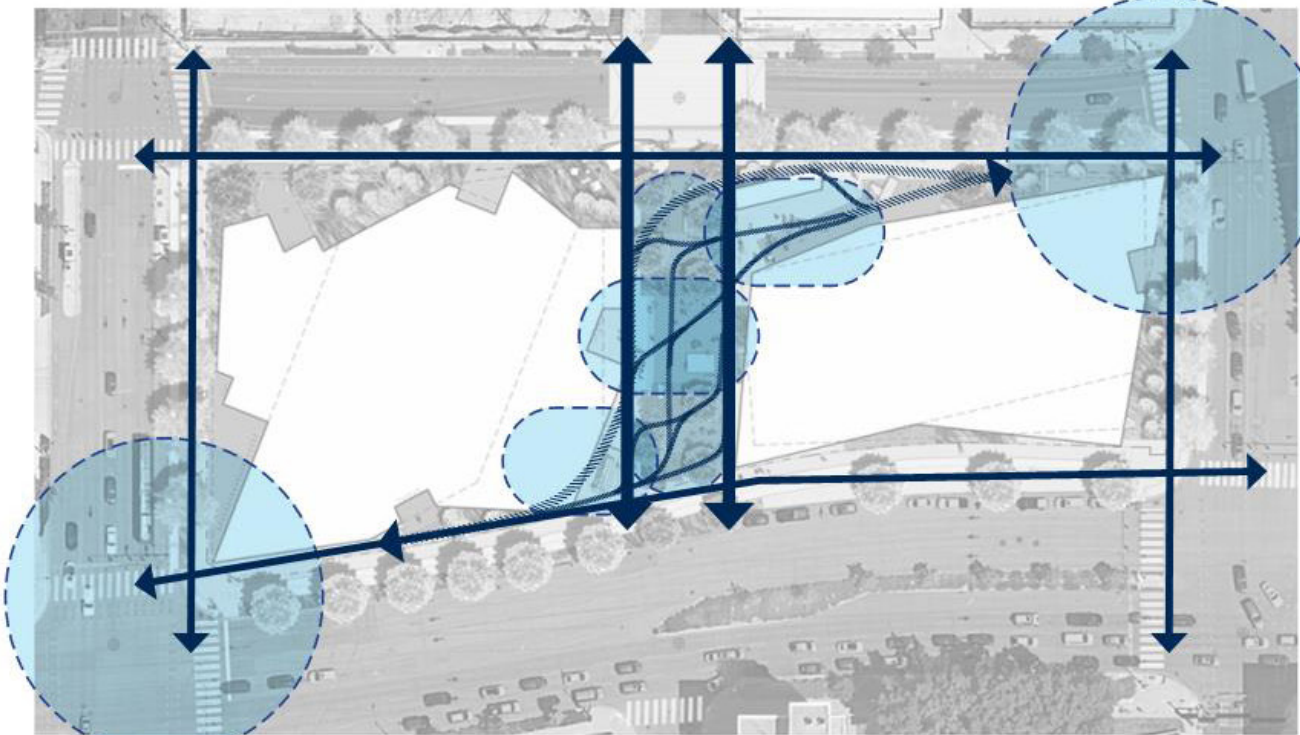
As opposed to a simple path, or "short cut", the Slow Cut is imagined as a place to stay and dwell. Amenities, landscape features, distinct programs, and unique massing moves serve to activate the 8th Ave public access easement into a new, highly accessible public realm for South Lake Union.

Overall Project Design and Concept

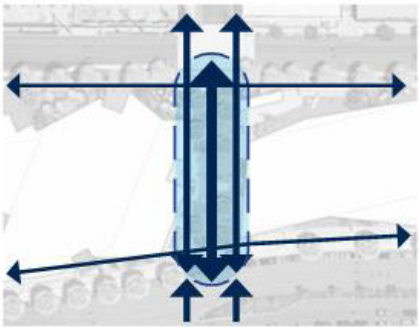


SLOW CUT SITE STRATEGY

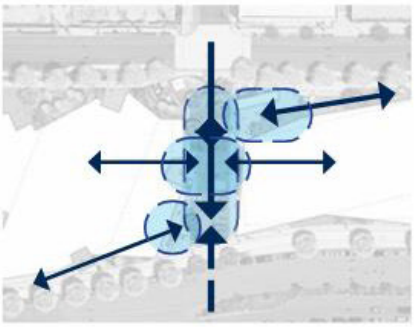
Design Concept and Context (EDG Comment 2b)



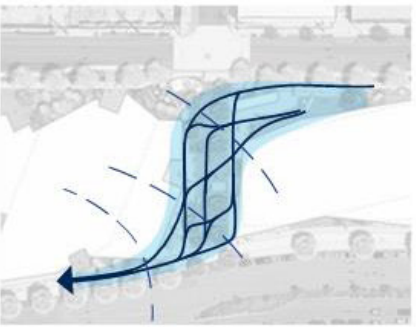
Site Diagram
The site design connects the site narrative of land and water with the contemporary network of streets and spaces to support a public realm that will enhance the project's vision of "net positive health" for all who engage the site.



1. Street
One of a series of green-street blocks, 8th Ave extends the basic street framework and materiality to extend the public realm through the site.



2. Gateway
Supporting Rec Center program and a gathering space that is connected to adjacent buildings and supports activation



3. Place
8th Avenue connections Mercer Ave to Roy St and the historic lake edge. Accentuating topography, water, and planting across the site

8th Avenue Guidelines and Core Project Concepts



Healthier Neighborhood

supporting a vibrant public realm

Healthier Community

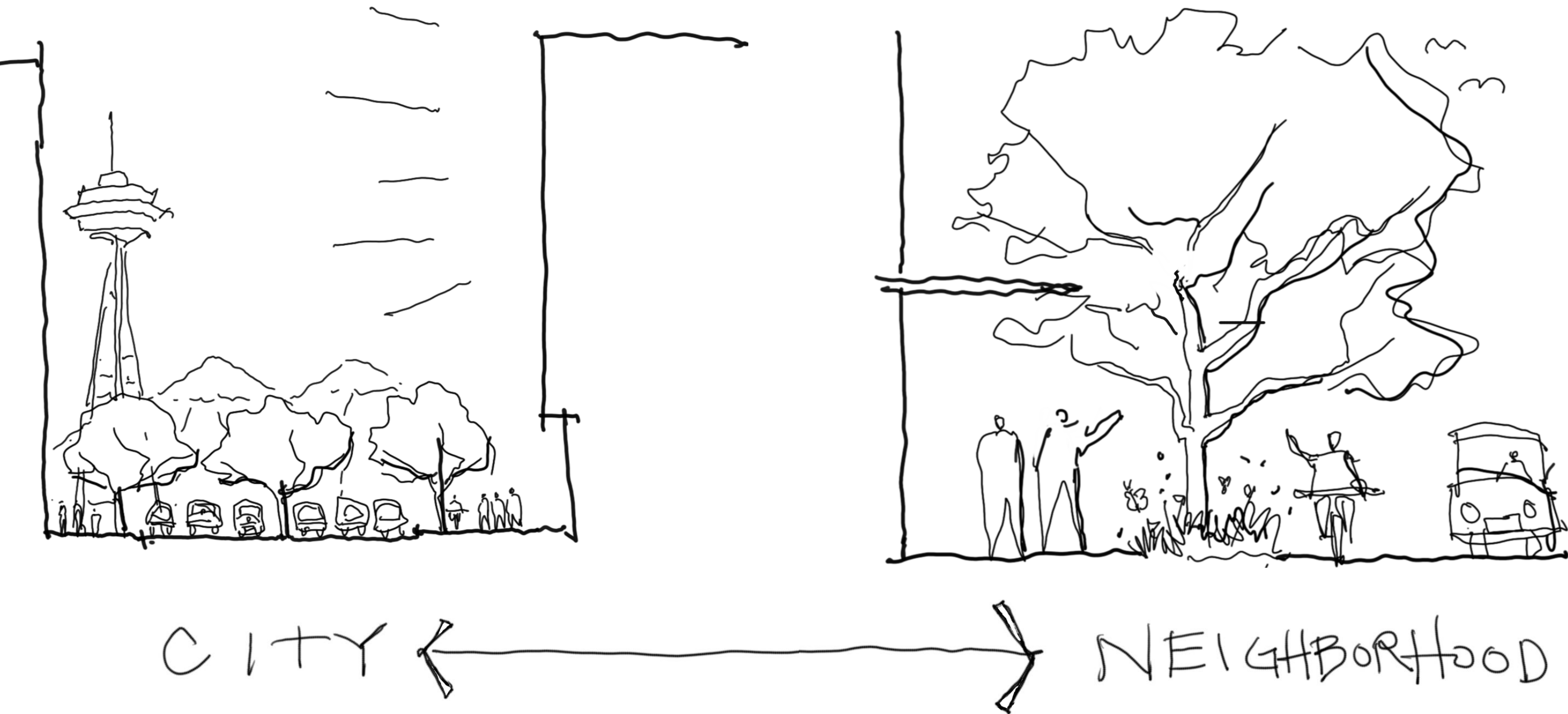
bringing together working and neighborhood communities

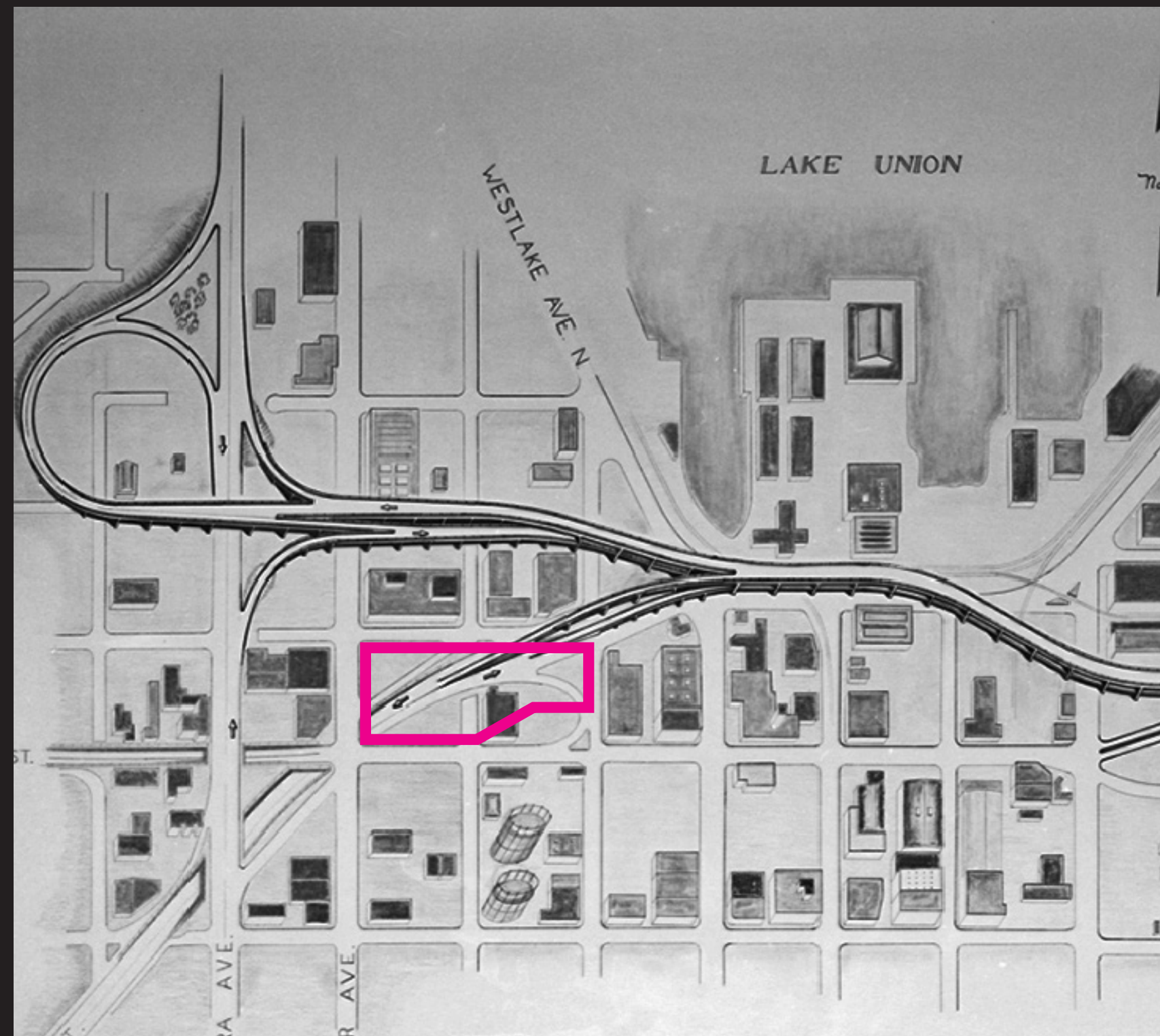
Healthier Ecology

connecting to nature and the story of this place

Project Concept 1: Healthier Movement

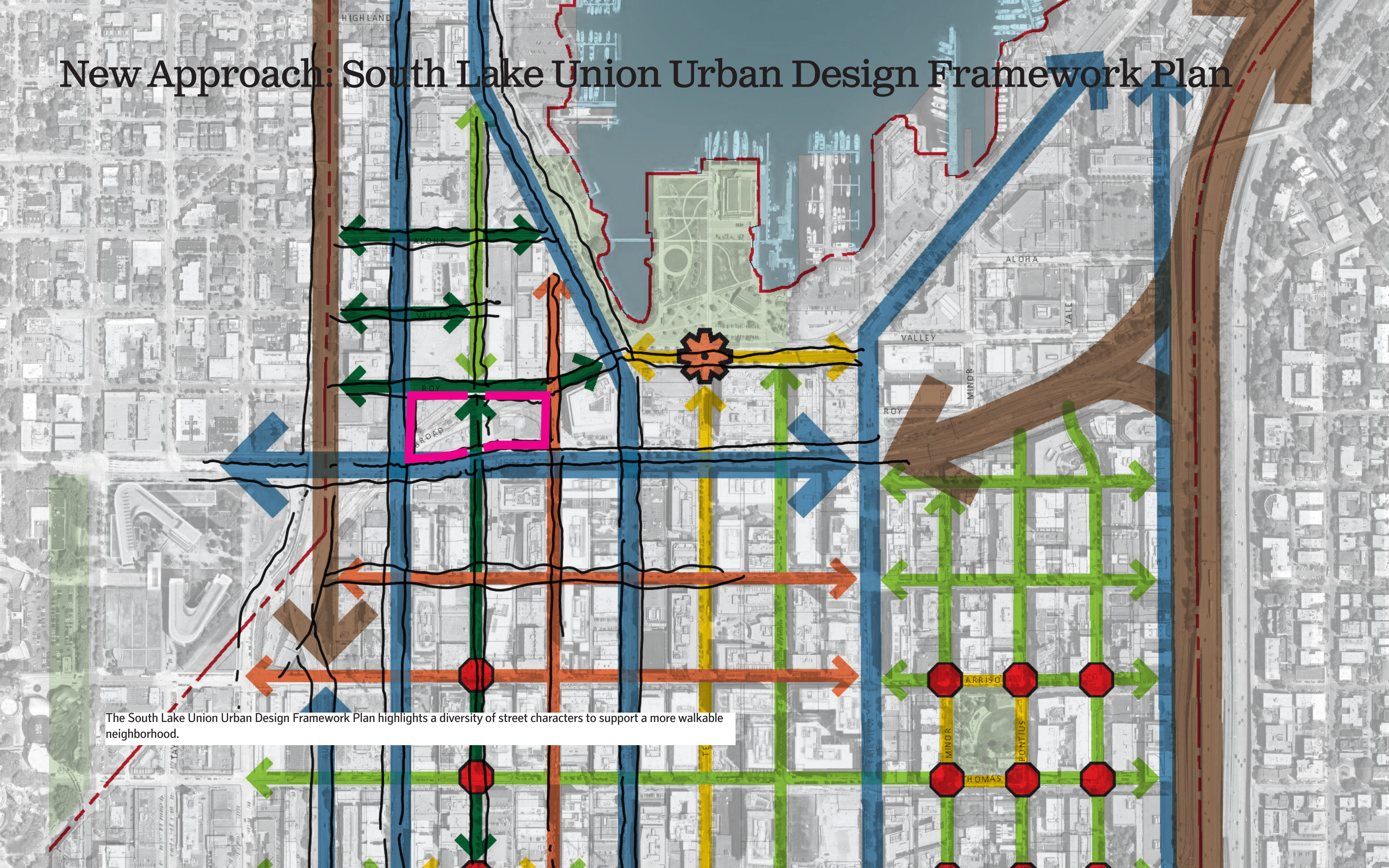
Connecting Global City and Emerging Neighborhood

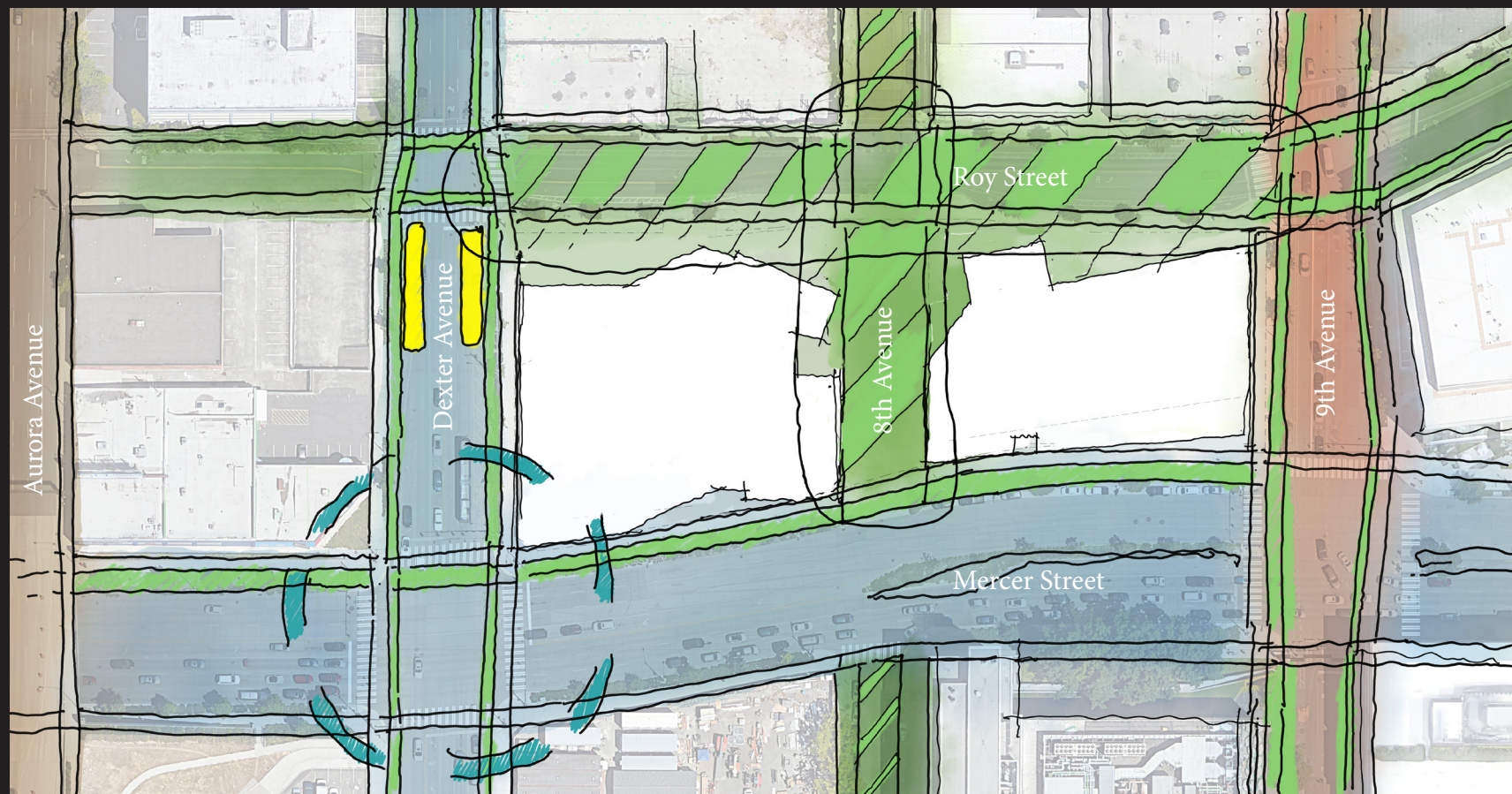




New Approach: South Lake Union Urban Design Framework Plan

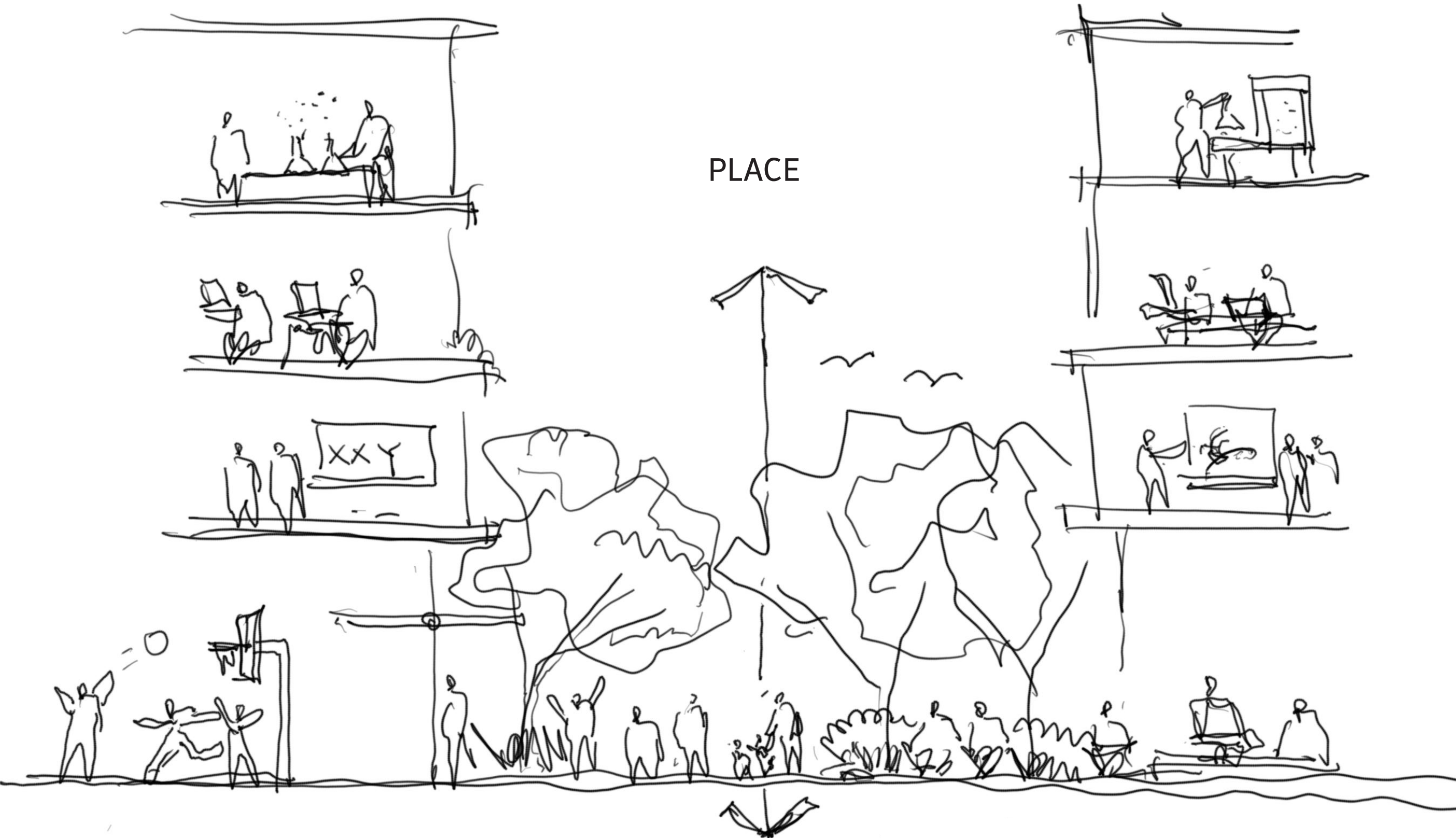
The South Lake Union Urban Design Framework Plan highlights a diversity of street characters to support a more walkable neighborhood.



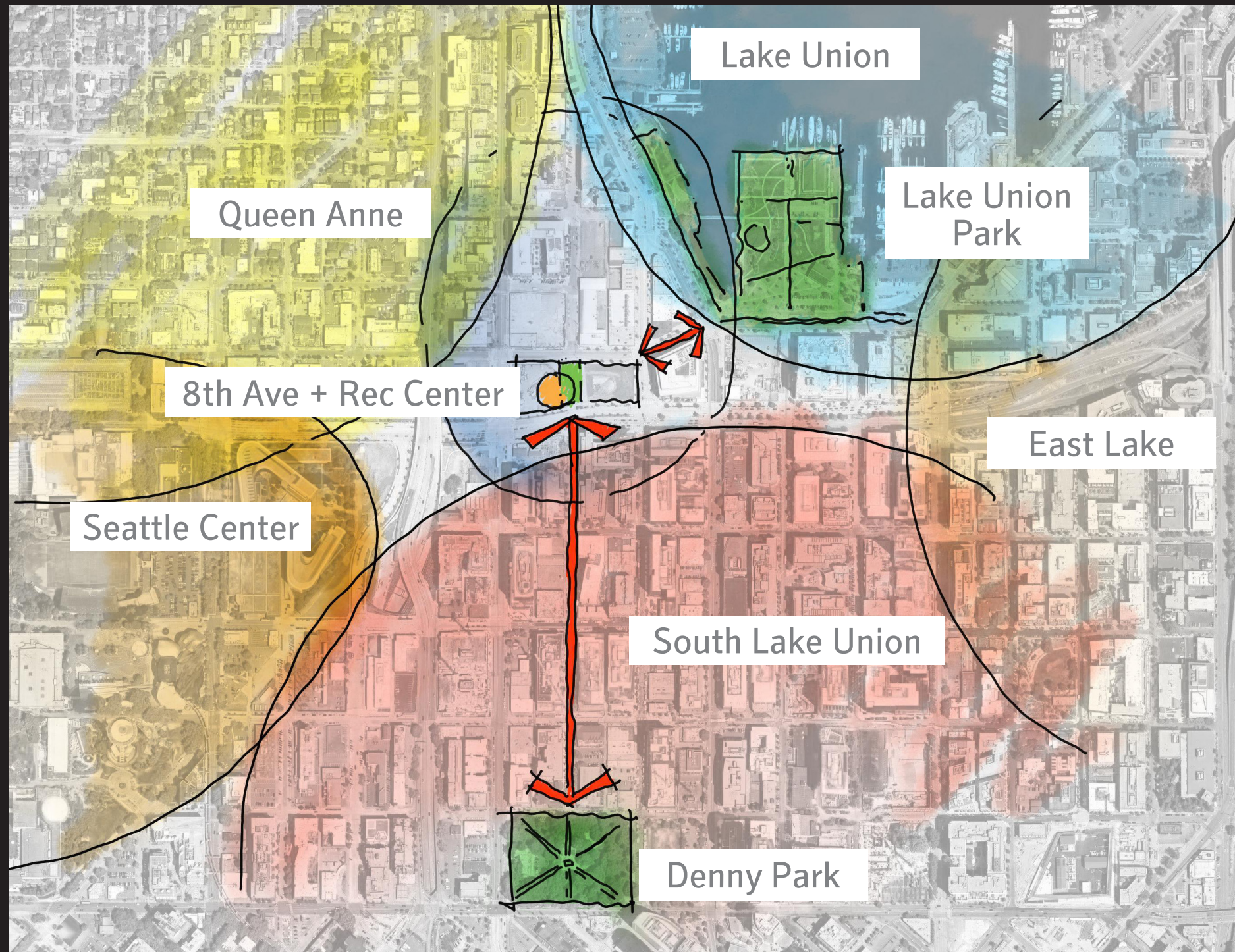


Project Concept 2: Healthier Community

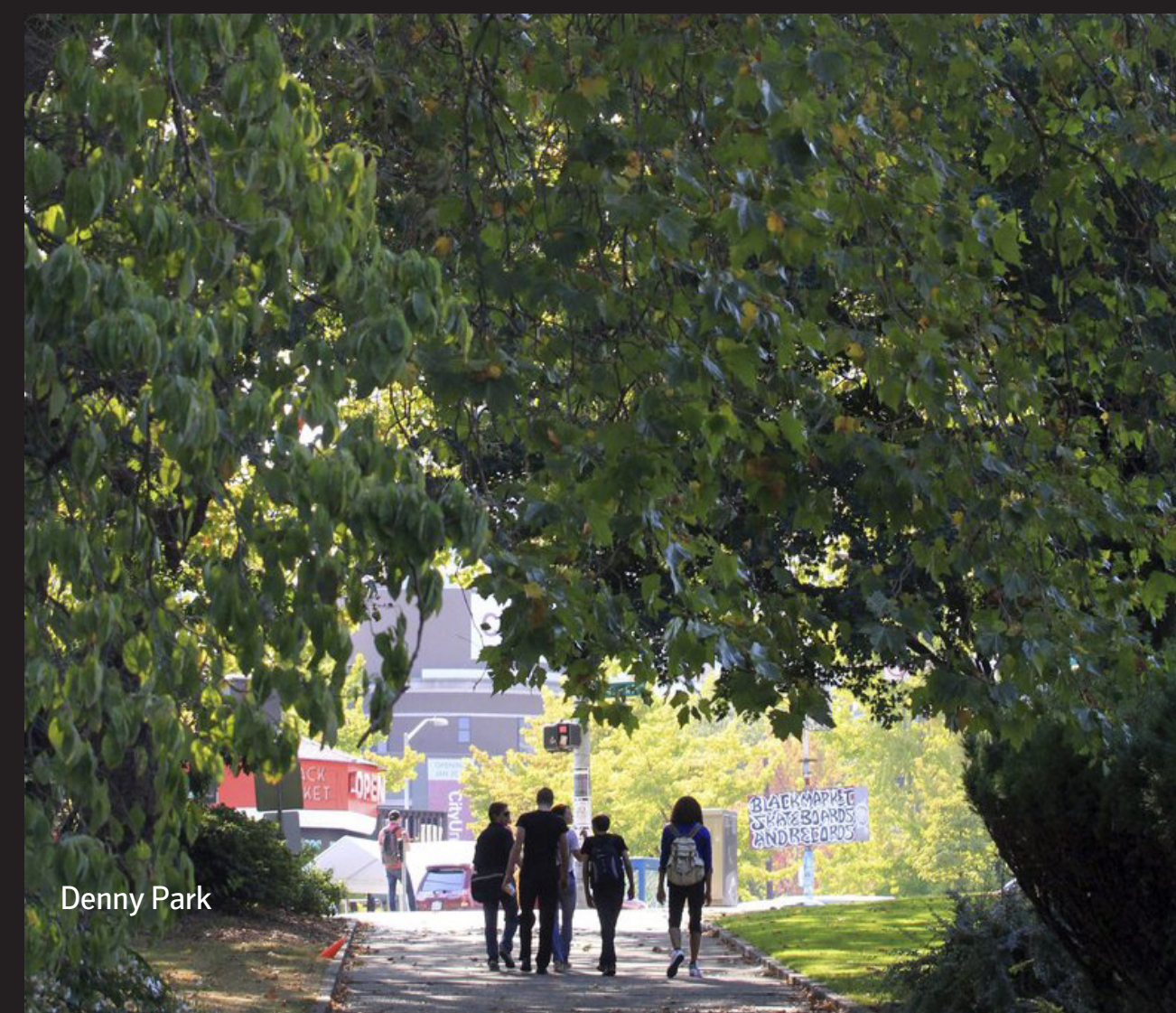
Connecting community activity to this place



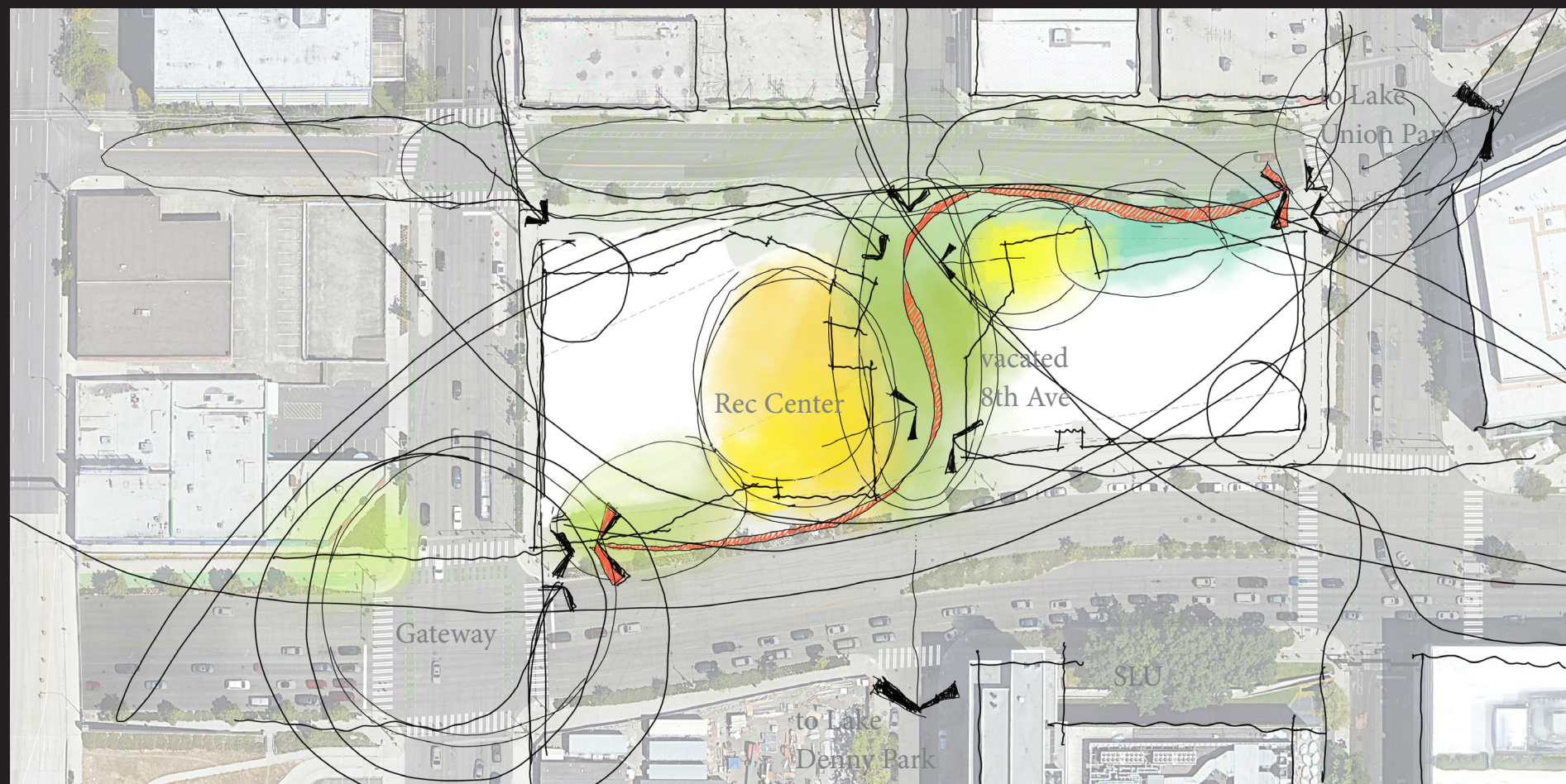
Linking Parks



8th Avenue and the Rec Center are a point of connection between larger adjacent public parks of Denny Park and Lake Union Park.



Connecting Gathering with Daily Life



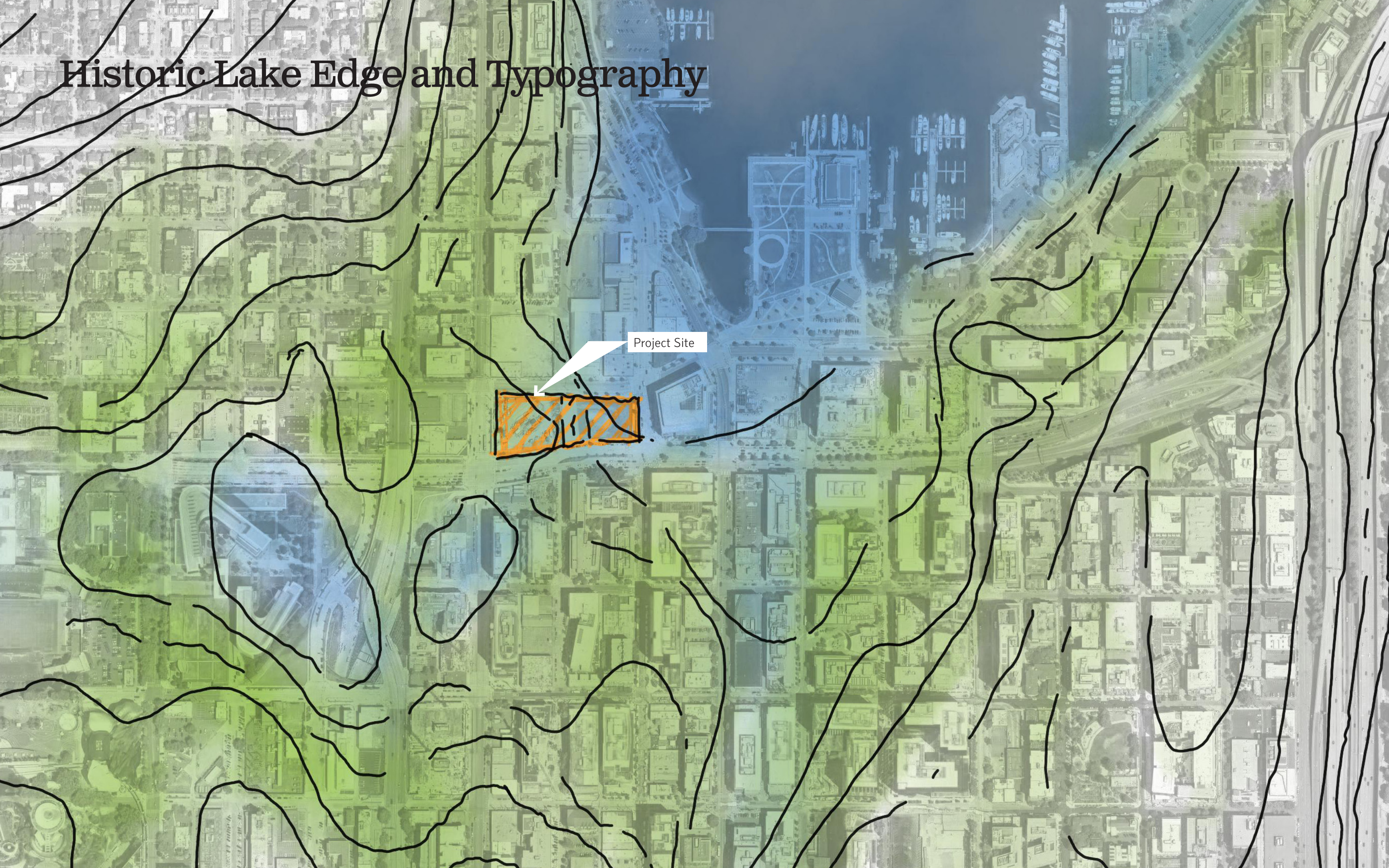
Project Concept 3: Healthier Ecology

Connecting Land and Lake



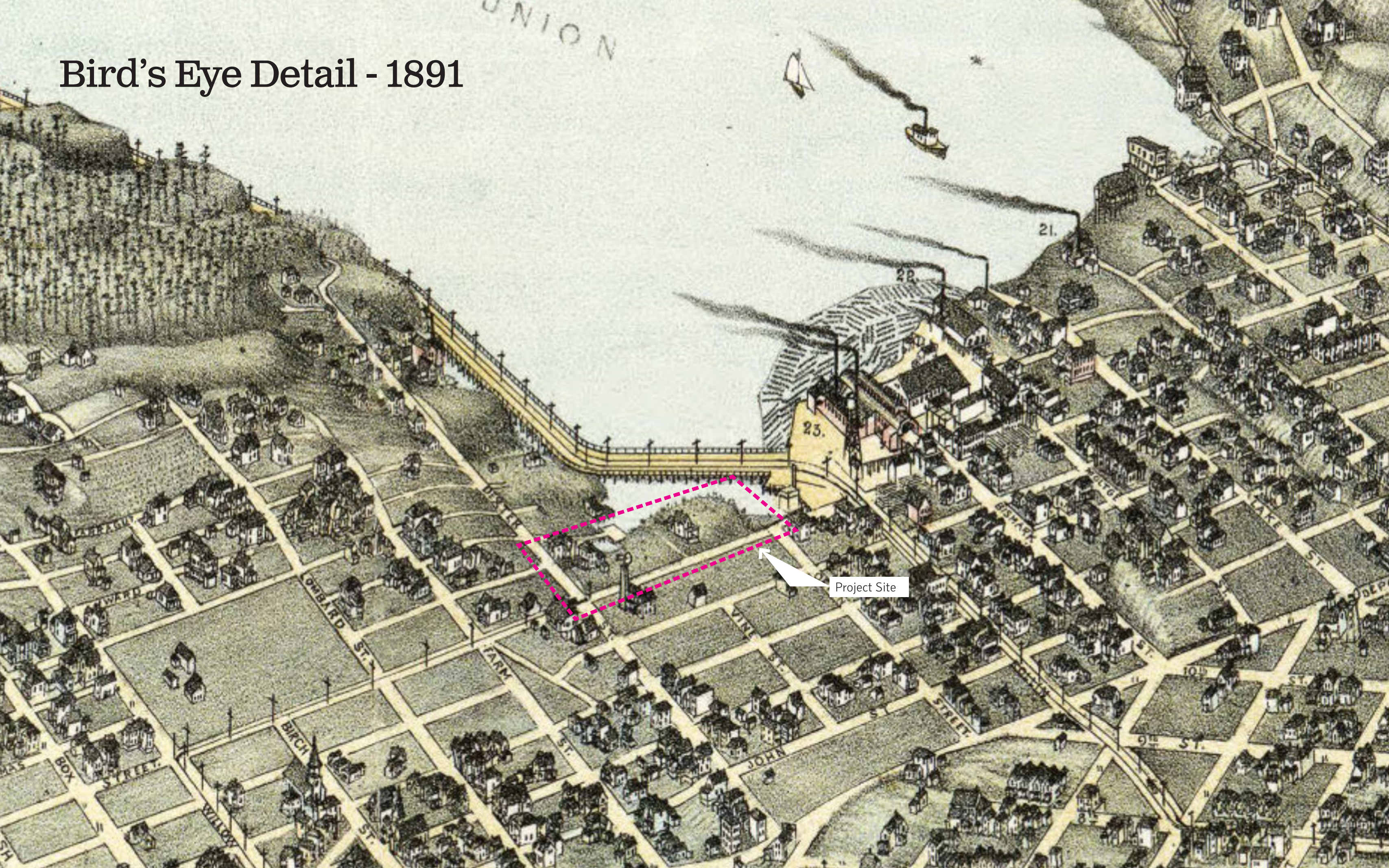
LAND ← → WATER

Historic Lake Edge and Typography



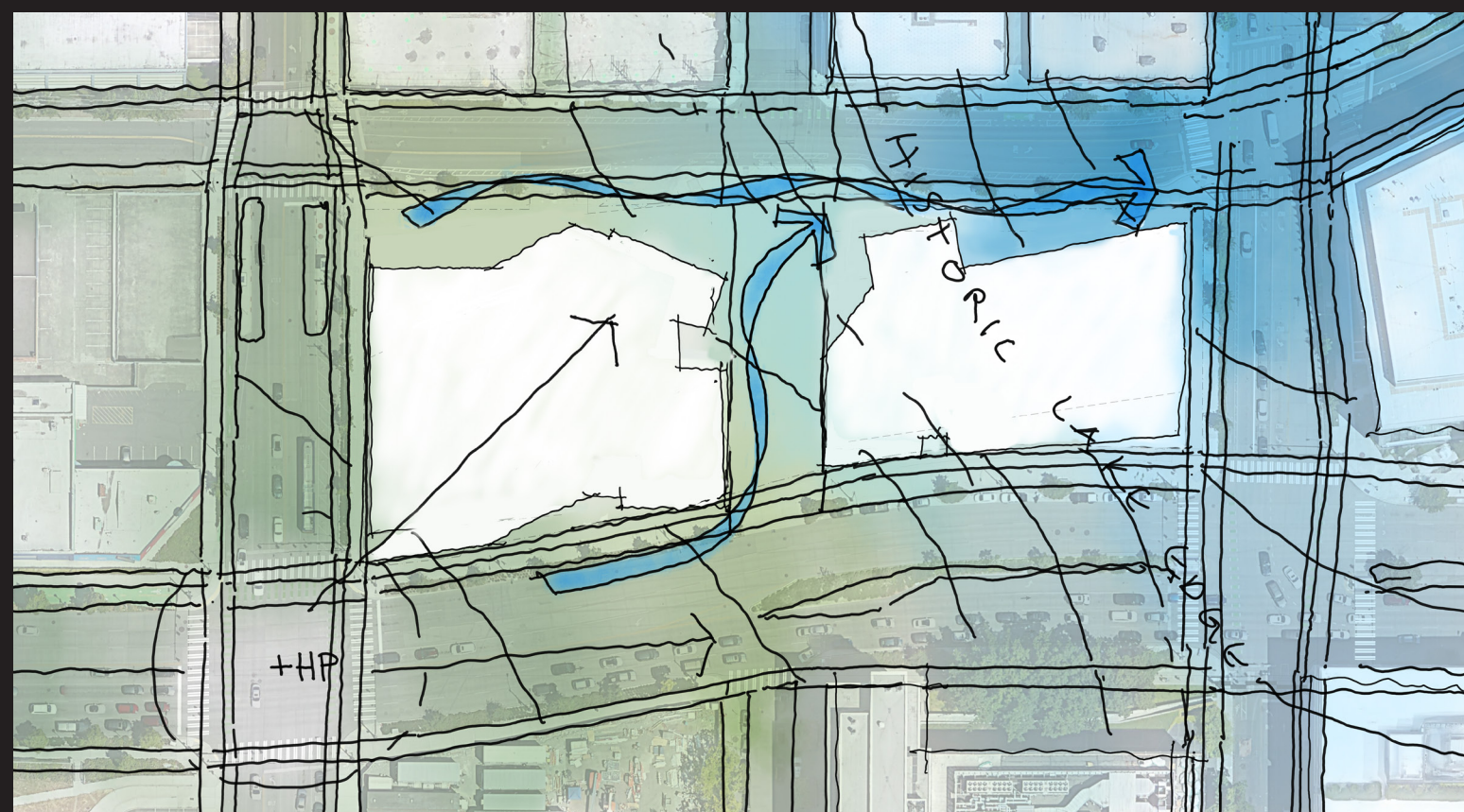
Project Site

Bird's Eye Detail - 1891





Native planting plays a critical ecological role and helps reconnect this site to its lake-edge context.



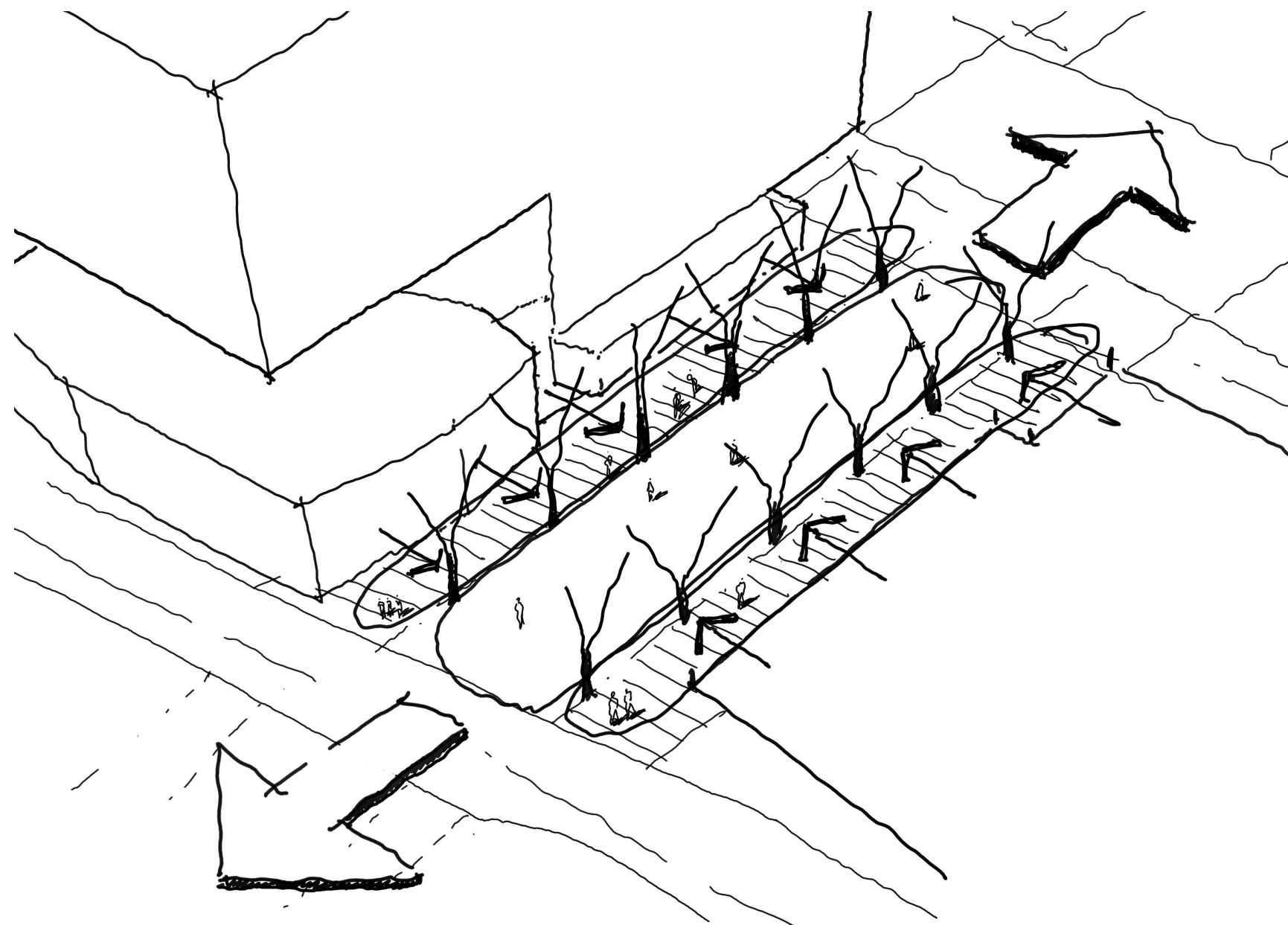
The project design leverages the slope towards Lake Union and the historic lake edge to express a range of native planting and site hydrology opportunities.

8th Ave Design Guidelines Summary

Design Guideline 1

Emphasize Pedestrian

- Restricted vehicle access
- Festival street designation for frequent programming and activation
- Promote and favor pedestrian connections with widened sidewalks, expanded landscaping, and materials that blend into adjacent ROW design
- Street furnishing to promote social interaction independent of building function
- Public art should be integrated and not an extension of the private development
- Equity in the design of public space should be embraced



Response:

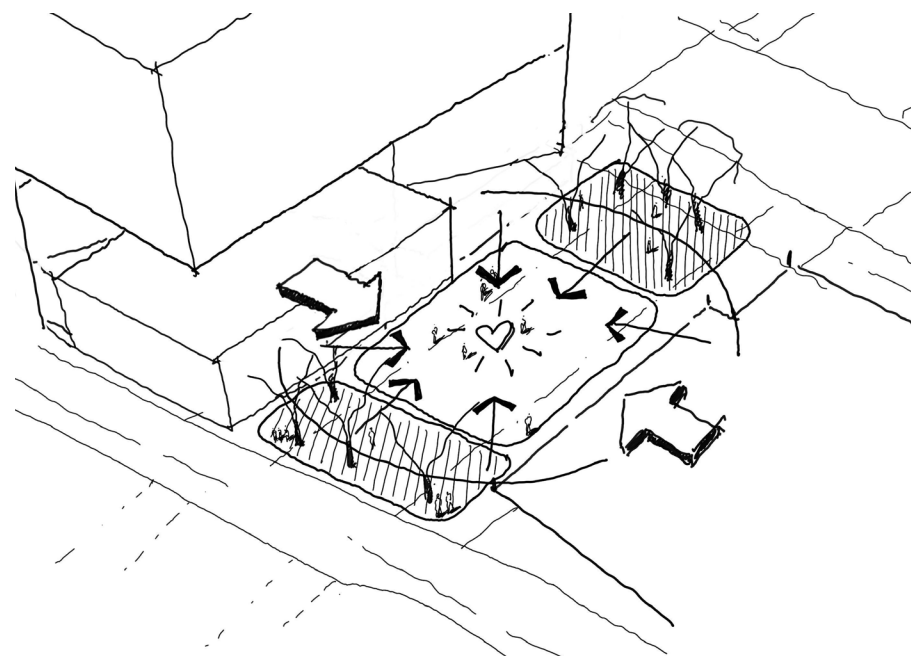
Project emphasizes the pedestrian by enhancing and widening the connection along the eastern side of 8th Ave (where King County Utility doesn't interrupt movement).

8th Ave Design Guidelines Summary

Design Guideline 2

Strategies for Programming and Operations

- Street level uses on 8th Avenue should be designed to attract and retain non-formula retail
- Variety of ground level uses with varied street presence
- Common building entrances independent of street level uses but not mirrored across
- Third party programming opportunities for public space reflecting community interests and temporary events



Response:

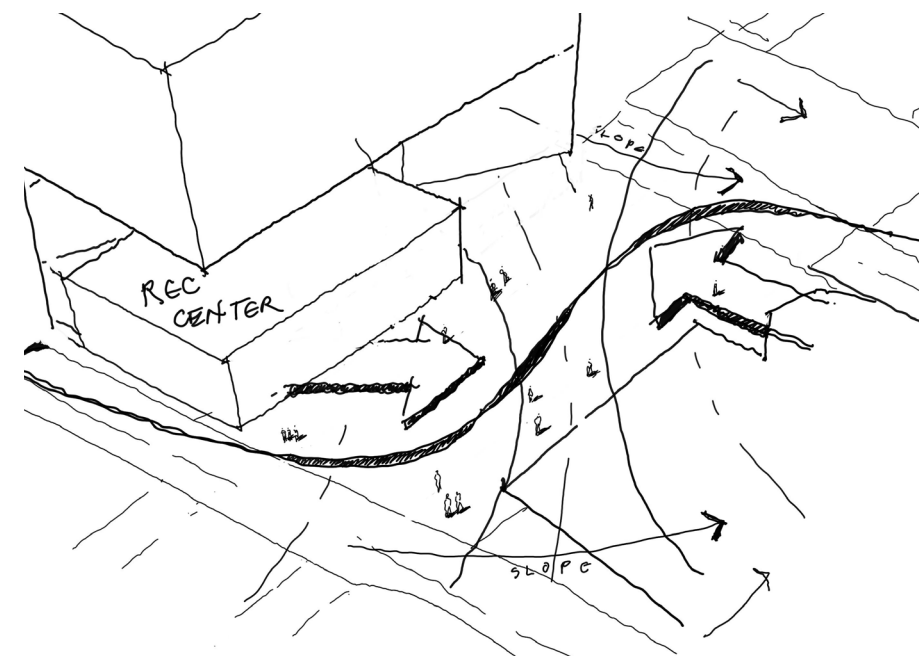
The project features a unique anchor for each block with the Retail Pavilion on Roy and 8th and the sport court in the Rec Center on the West Block at Mercer and 8th.

8th Ave Design Guidelines Summary

Design Guideline 3

Embrace Nature

- Public legibility through connection to adjacent streets
- Cohesive design adjacent streetscape species
- Promote high-functioning landscapes and explore integration of natural drainage features



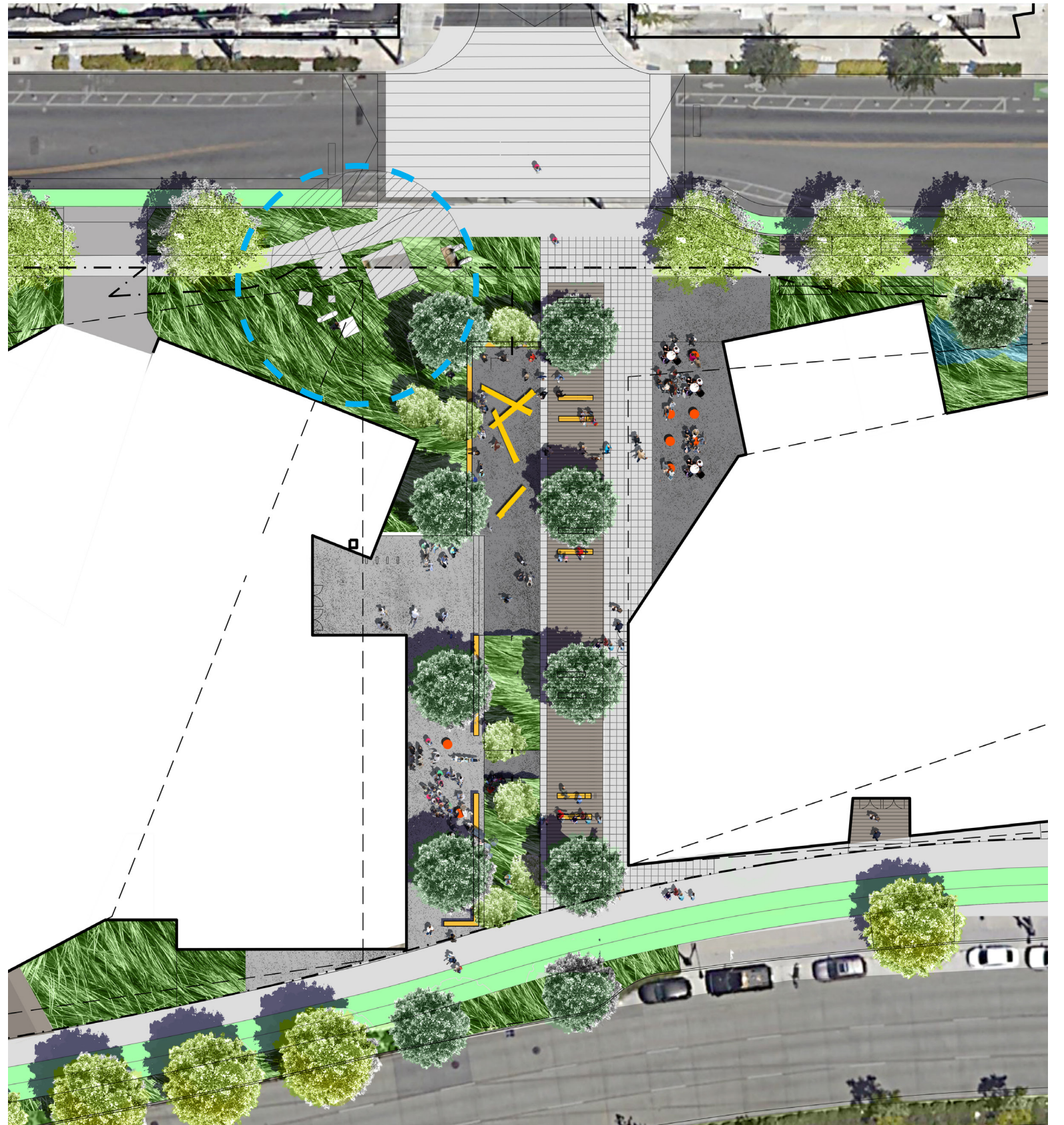
Response:

Planting areas frame the public rooms and connections. Bioretention will be incorporated along 8th Ave. Overall planting is a native palette that connects to the projects location along the former lake edge.

Previously Presented Design

SDC Comments

- 1 Provide information on how sustainability is being integrated into the design concept.
- 2 Provide information on programming, specifically how the design will function for public gatherings, festivals, etc, as well as how the building and public easement will relate with the immediate surroundings.
- 3 Evaluate the use of materials in the 8th Ave public easement and Community Center to ensure that the spaces feel like they are publicly accessible.
- 4 Evaluate how the 8th Ave public easement design relates to other adjacent City streets and public ROW, including how standard ROW improvements will be incorporated through the site balanced against custom or unique elements.
- 5 Integrate lighting and seating in a way that will feel public.
- 6 Design north entry to serve as gateway for pedestrians accessing the site.
- 7 Be creative about design around King County utilities. Consider incorporation of artistic elements and access to make it feel welcoming.
- 8 Reconsider the function of a raised intersection at the intersection of 8th Ave N and Roy St to see if funding could be better used elsewhere.
- 9 Evaluate location of spaces and their role in circulation/connectivity and gathering spaces. Determine location of trees and other vegetation will reduce impacts of mobility and circulation through the site.
- 10 Look to ways to expand the public nature of the space including the use of site furniture that can be used by the community to elevate public nature of the space and its relationship to the surrounding neighborhoods.



Previous Site Plan



Revised Site Plan



Revised Site Plan

Your Comments

- 1 Sustainability
- 2 Public Programming
- 3 Public Legibility
- 4 Easement Design
- 5 Lighting and Seating
- 6 North Gateway
- 7 King County Utility
- 8 Raised Intersection
- 9 Circulation and Connectivity
- 10 Elevate public nature

Our Response

- Bioretention Story
- Festival Street
- Public Streets Framework
- Public Streets Framework
- Public Streets Framework
- Welcoming the Community
- Welcoming the Community
- Welcoming the Community
- Public Streets Framework
- Community Message Board

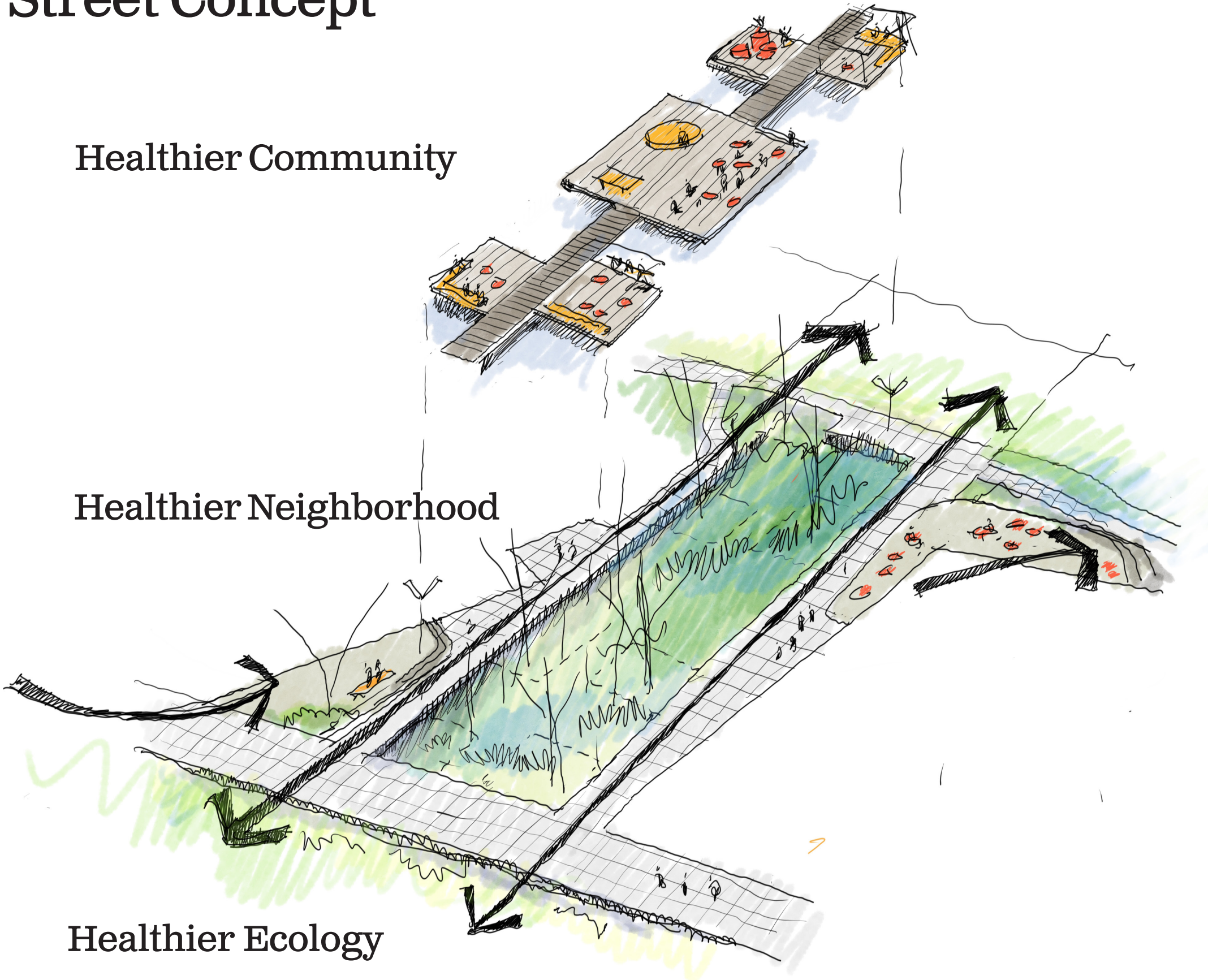


Garden Street Concept

Healthier Community

Healthier Neighborhood

Healthier Ecology



Healthier Ground

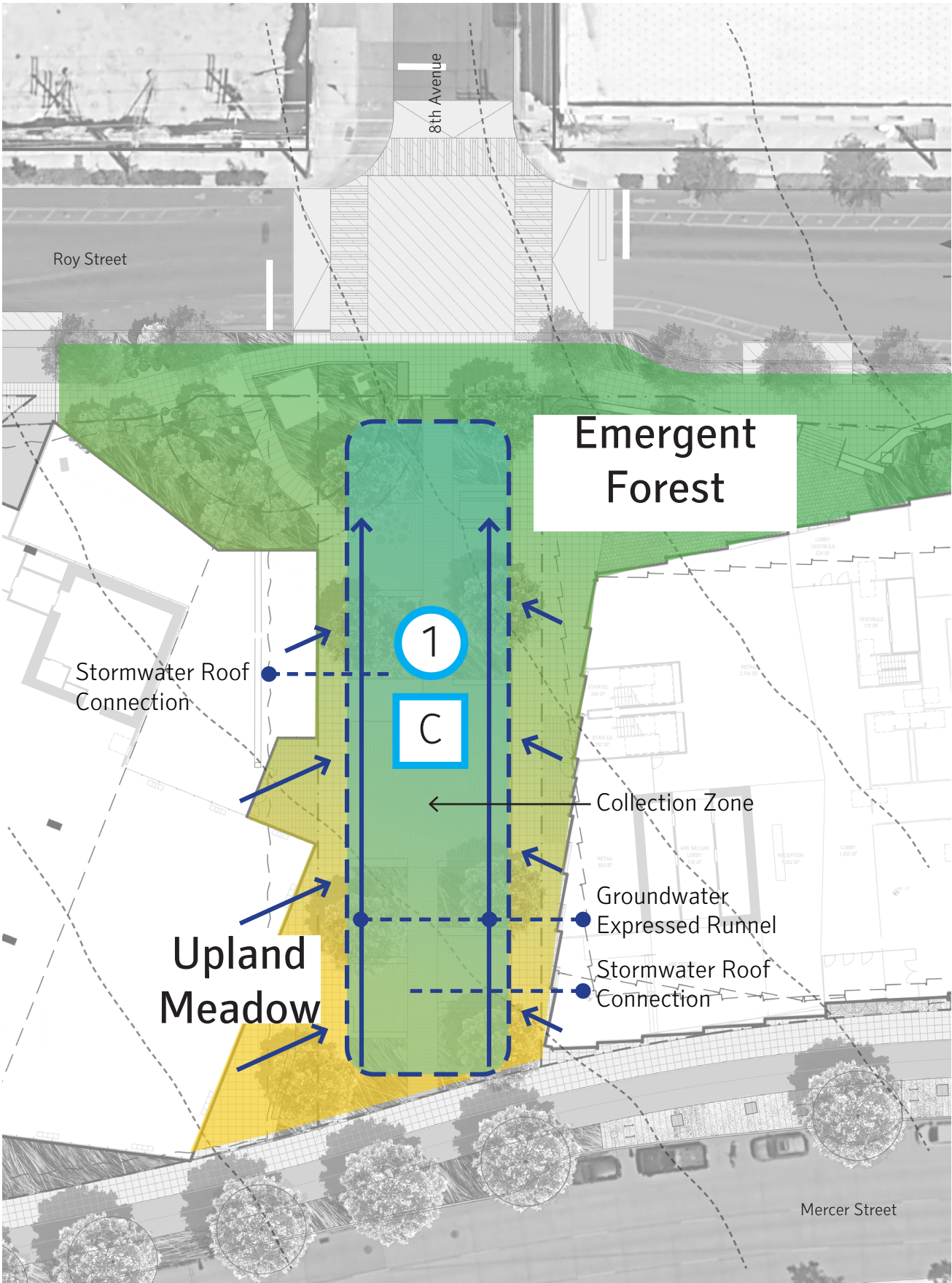
- ① **SDC Comment:** Sustainability integration
- **SDCI LD C:** Integrate expressive stormwater management to treat impervious surfaces from structures and hardscape to create interest in the landscape.

Healthier Ground

- ① SDC Comment: Sustainability integration
- C SDCI LD C: Expressive stormwater management

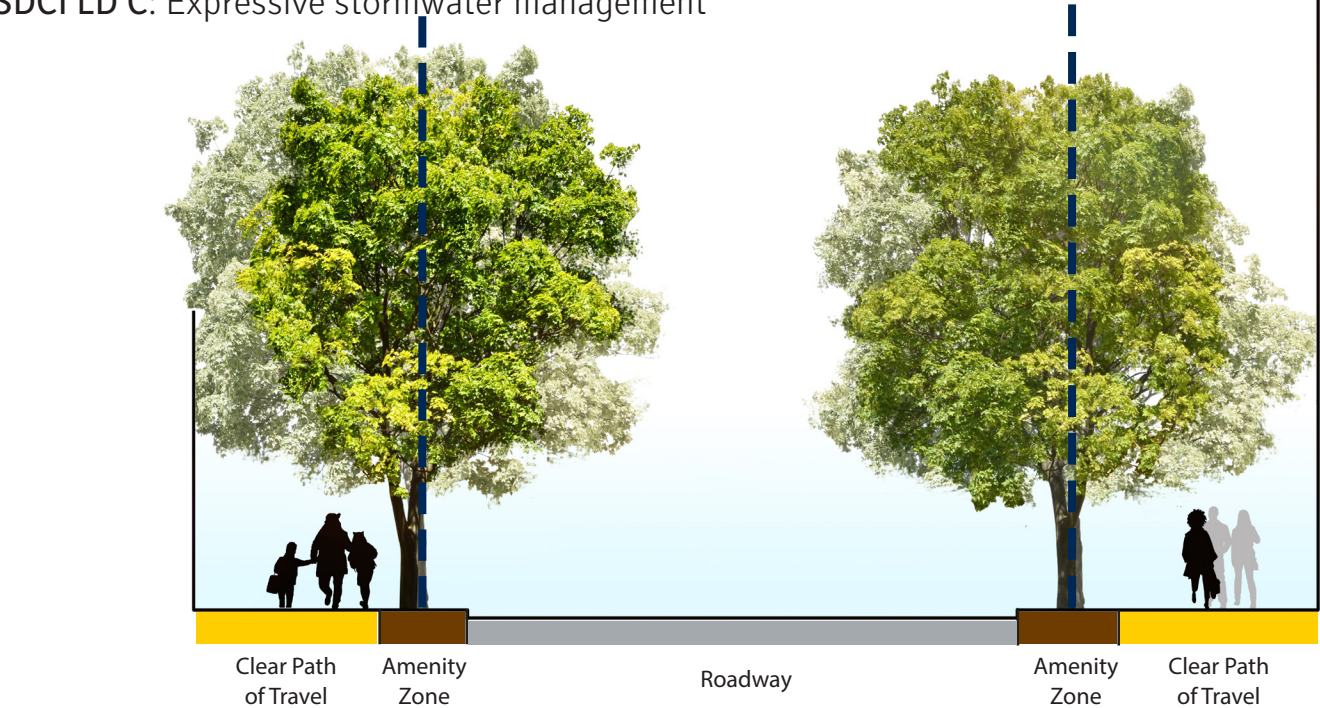


Upland Meadow → Emergent Forest

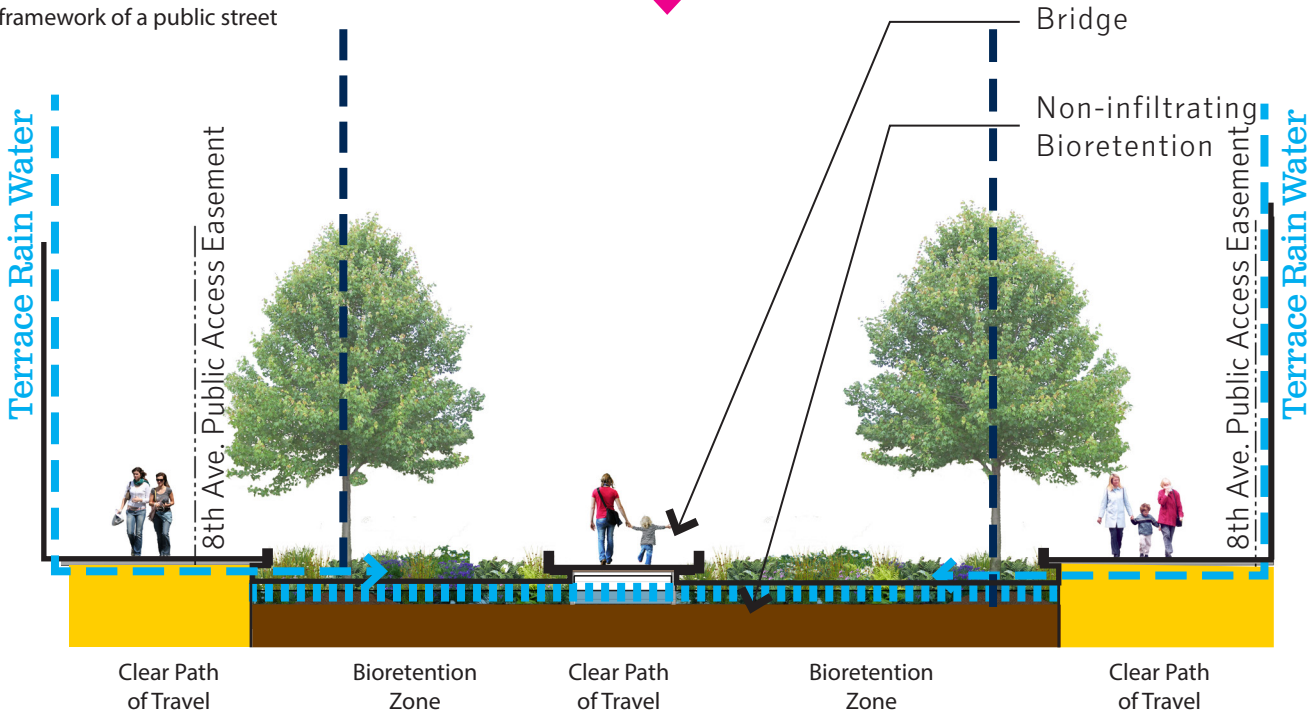


Bioretention

- ① SDC Comment 1: Sustainability integration
- C SDCI LD C: Expressive stormwater management

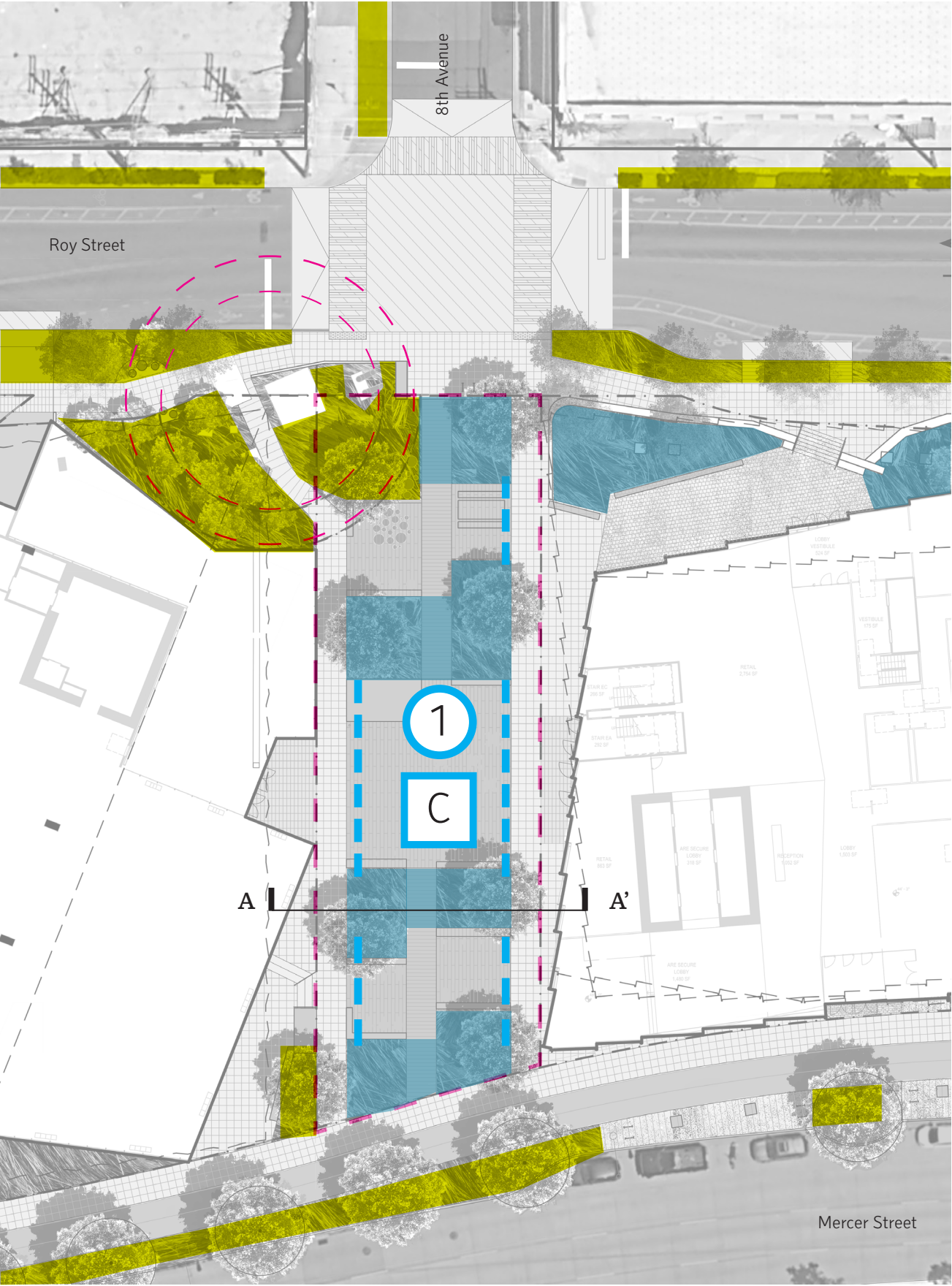


Typical Street
Typical framework of a public street



Proposed Design

Building on the typical street and guidelines for 8th Avenue, the project maintains the clear structure of paths of travel and trees while expanding the amenity zone given this is not a vehicular drive.



Sunny Seasonally Wet Meadow

- ① SDC Comment 1: Sustainability integration
- C SDCI LD C: Expressive stormwater management



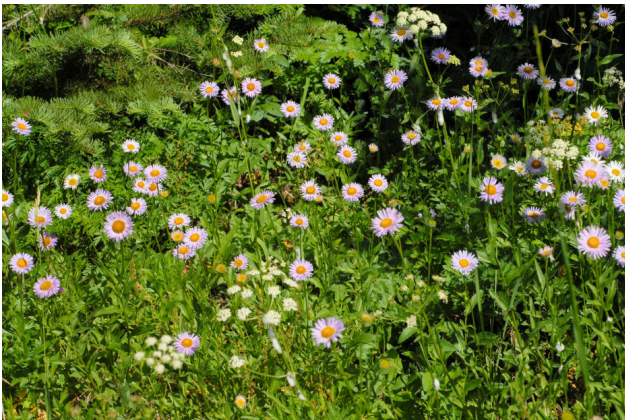
Carex stipata
Bleaked Sedge



Aquilegia formosa
Western Columbine



Camassia leichtlinii
Great Camas



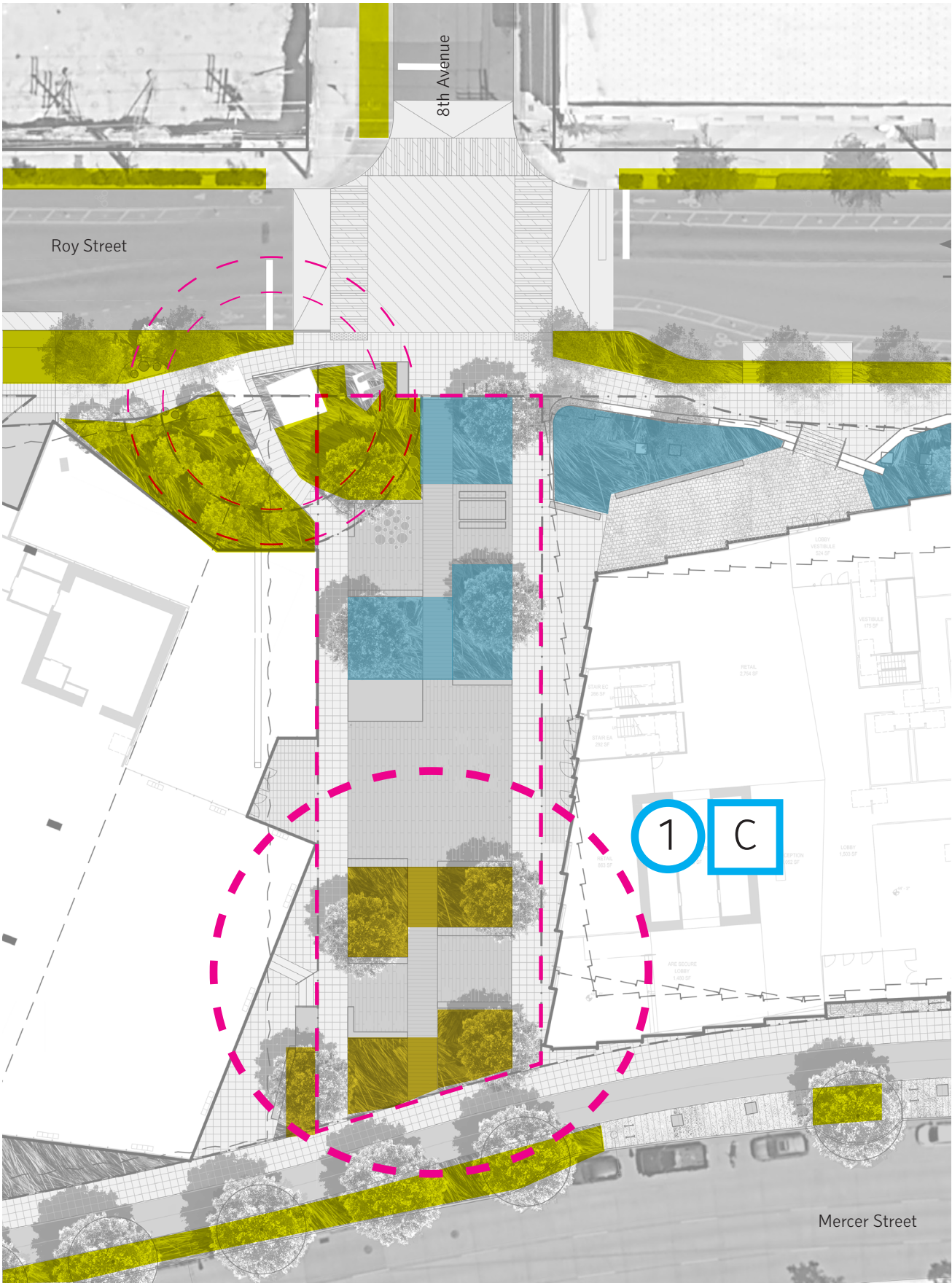
Erigeron peregrinus
Wandering fleabane



Triteleia hyacinthina
Wild hyacinth



Erythranthe guttata
Yellow monkey flower



Shady Seasonally Wet Woodland

- ① SDC Comment 1: Sustainability integration
- C SDCI LD C: Expressive stormwater management



Anthyrium felix-femina
Lady fern



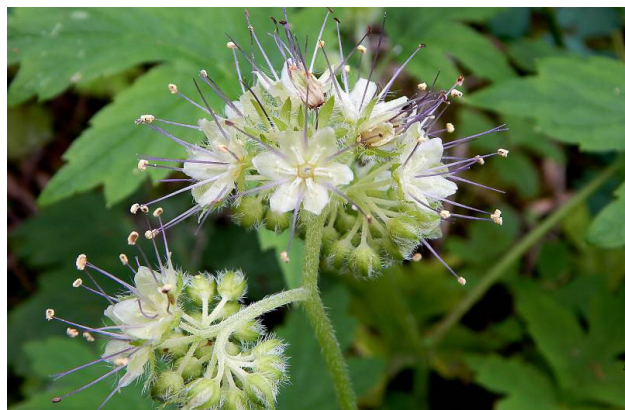
Trillium ovatum
Western trillium



Blechnum spicant
Deer fern



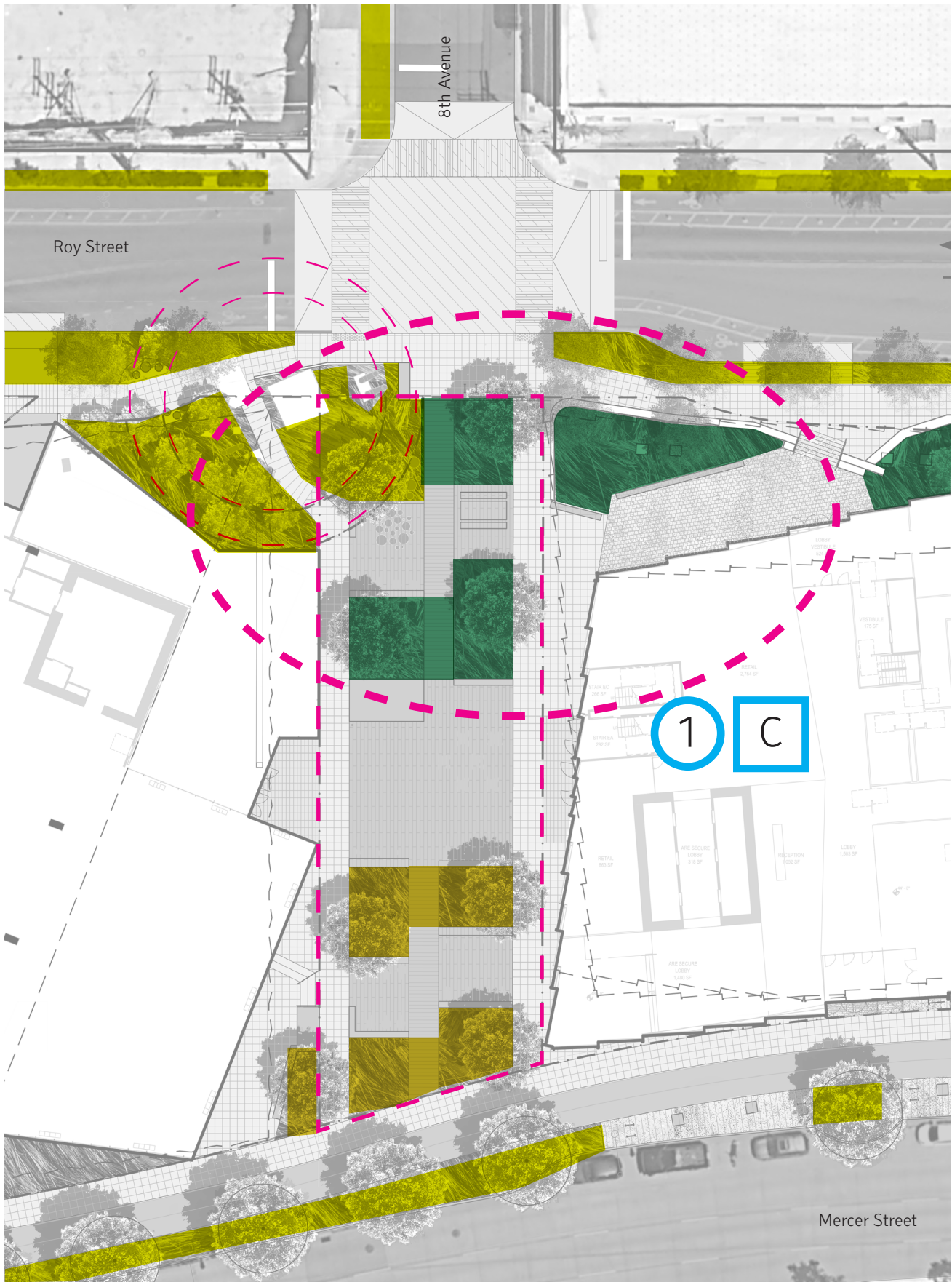
Maianthum racemosum
Solomon's seal



Hydrophyllum tenuipes
Western Waterleaf



Dicentra formosa
Bleeding heart



Trees

- ① **SDC Comment:** Sustainability integration
- **SDCI LD C:** Integrate expressive stormwater management to treat impervious surfaces from structures and hardscape to create interest in the landscape.
- ④ **SDC Comment:** Evaluate how the 8th Ave public easement design relates to other adjacent City streets and public ROW, including how standard ROW improvements will be incorporated through the site balanced against custom or unique elements.
- **SDCI LD A:** Staff recognizes the intent to connect this area with the larger street grid and convey its public nature through use of standard street features. However, as currently configured, it is difficult to see the connection. Please explore additional strategies for the deployment of these elements that will convey the intended message more effectively.

Trees

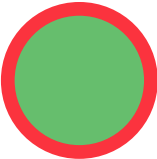
- ① SDC Comment 1: Sustainability integration
- C SDCI LD C: Expressive stormwater management
- ④ SDC Comment 4: Evaluate how the 8th Ave public easement design relates to other adjacent City streets and ROW, including how standard ROW improvements will be incorporated through the site.



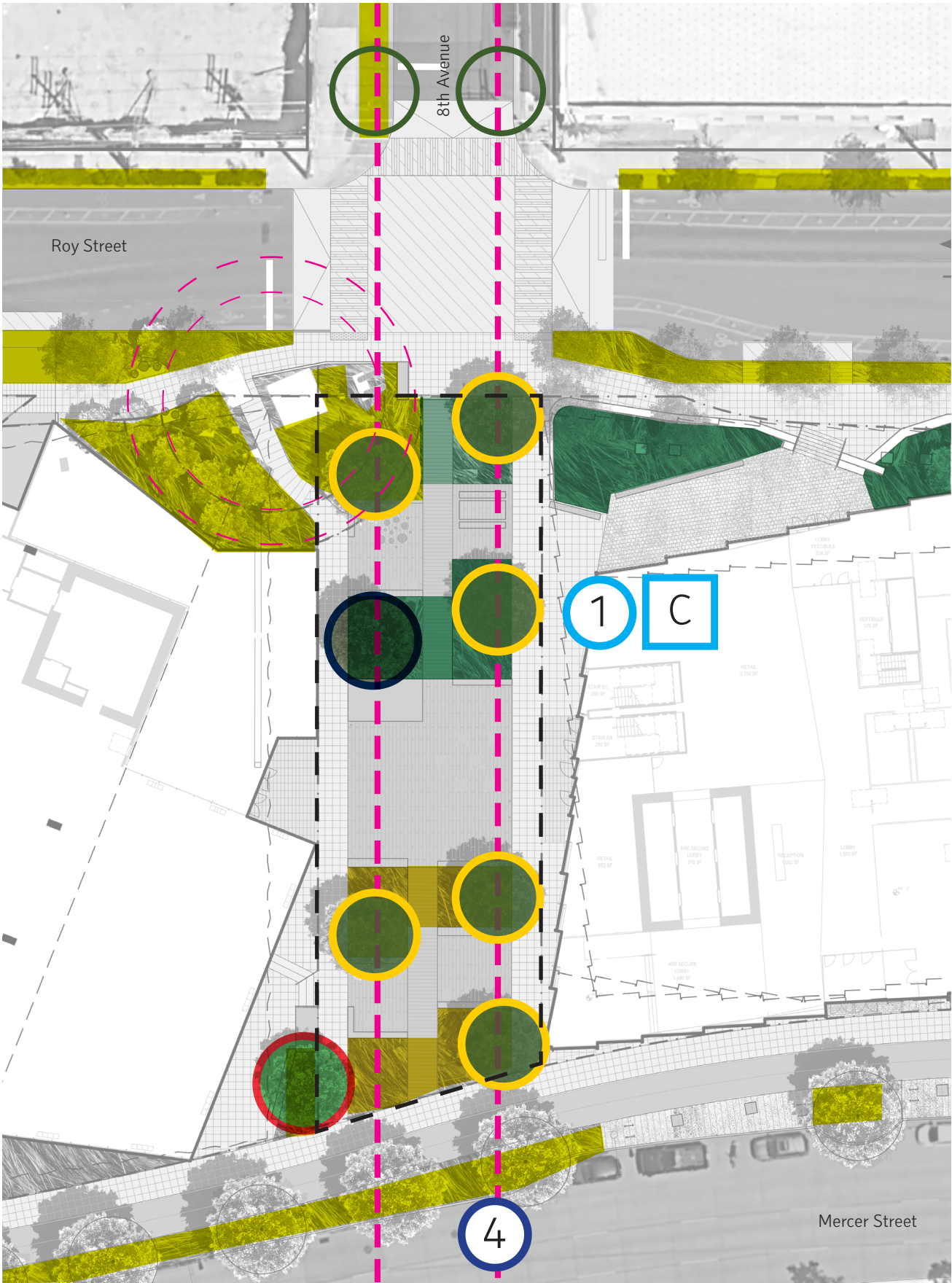
Fraxinus latifolia
(Oregon ash)



Picea sitchensis
(Sitka spruce)



Quercus garryana
(Oregon White Oak)



Public Streets Framework

- ③ **SDC Comment:** Evaluate the use of materials in the 8th Ave easement to sure the space feels public.
- ④ **SDC Comment:** Evaluate how the 8th Ave public easement design relates to other adjacent City streets and public ROW, including how standard ROW improvements will be incorporated through the site balanced against custom or unique elements.
- A **SDCI LD A:** Staff recognizes the intent to connect this area with the larger street grid and convey its public nature through use of standard street features. However, as currently configured, it is difficult to see the connection. Please explore additional strategies for the deployment of these elements that will convey the intended message more effectively.
- ⑧ **SDC Comment:** Reconsider the function of a raised intersection at the intersection of 8th Ave N and Roy St to see if funding could be better used elsewhere.
- ⑨ **SDC Comment:** Evaluate location of spaces and their role in circulation/connectivity and gathering spaces. Determine location of trees and other vegetation will reduce impacts of mobility and circulation through the site.
- ⑩ **SDC Comment:** Look to ways to expand the public nature of the space including the use of site furniture that can be used by the community to elevate public nature of the space and its relationship to the surrounding neighborhoods.

Public Streets Framework

Existing

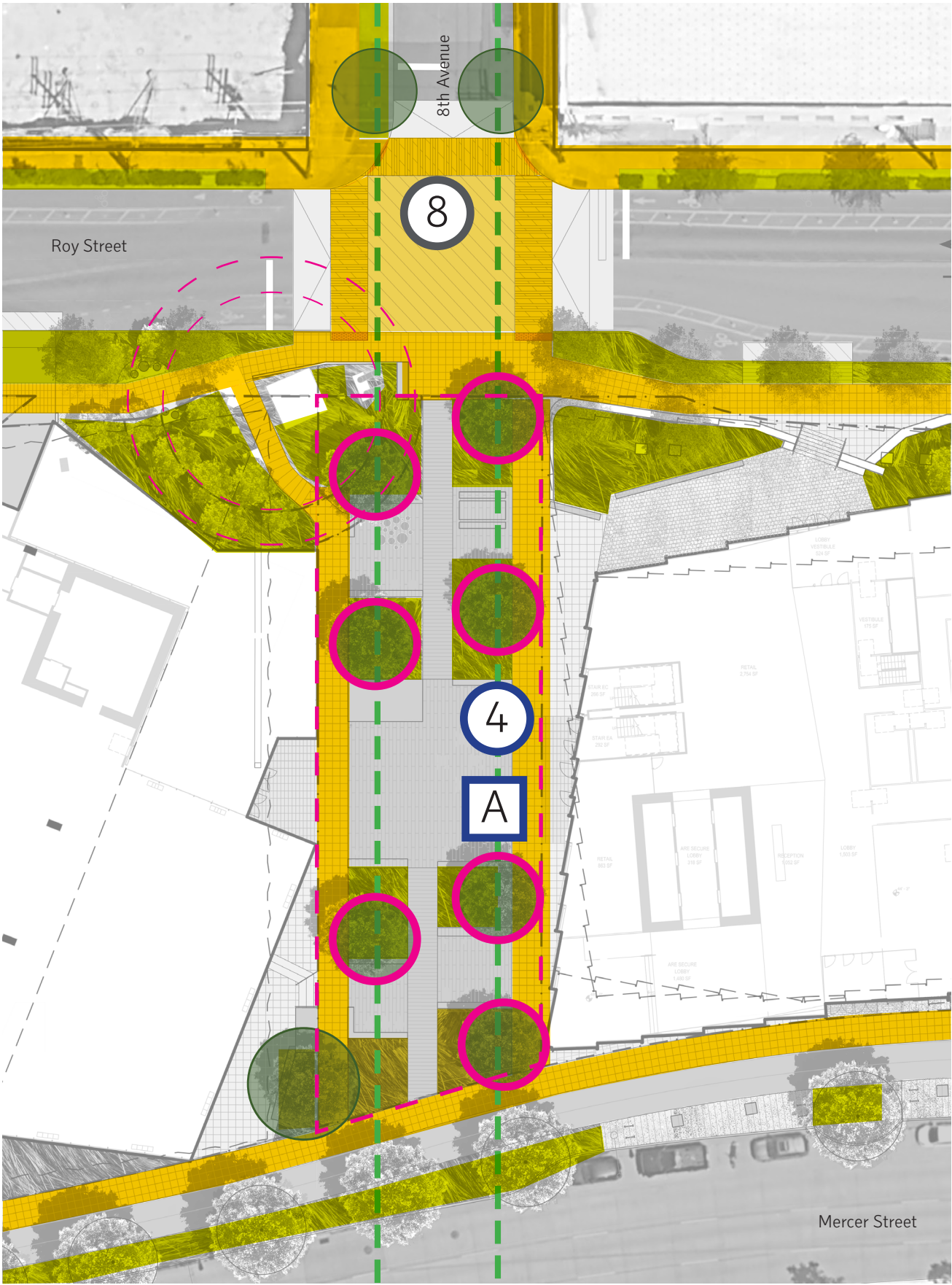


New Development



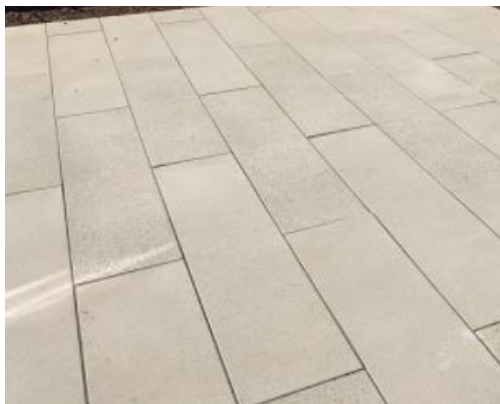
Public Streets Framework

- ④ A SDC Comment 4/ SDCI LD A: Evaluate how the 8th Ave public easement design relates to other adjacent City streets and public ROW, including how standard ROW improvements will be incorporated through the site balanced against custom or unique elements.
- ⑧ SDC Comment 8: Reconsider the function of a raised intersection at the intersection of 8th Ave N and Roy St to see if funding could be better used elsewhere.



Materials

- 3 SDC Comment: Evaluate the use of materials in the 8th Ave public easement and community center to ensure that the spaces feel like they are publicly accessible.
- 4 A SDC Comment 4/ SDCI LD A: Evaluate how the 8th Ave public easement design relates to other adjacent City streets and public ROW, including how standard ROW improvements will be incorporated through the site balanced against custom or unique elements.



Paver: Precast Plank
Finish: Light Sandblast
Dimension: 12"x84"



Paver: Concrete or stone paver
Finish: TBD
Dimension: TBD

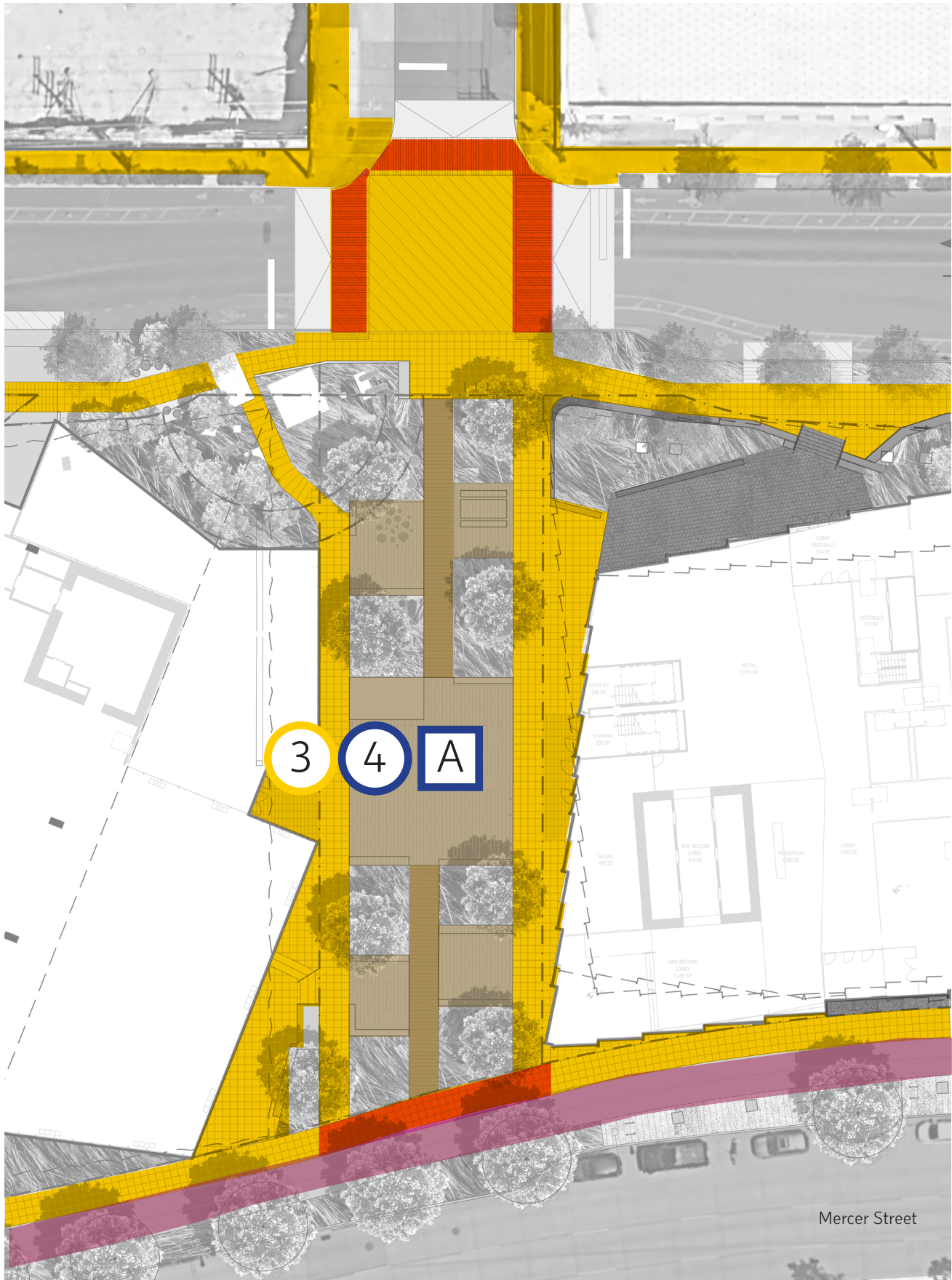


Paving: 2'x2' Concrete
Finish: Medium Sandblast

Paving: 1'x2' Concrete
Finish: Medium Sandblast



Asphalt Bike Path with contrasting curb for Ped safety.

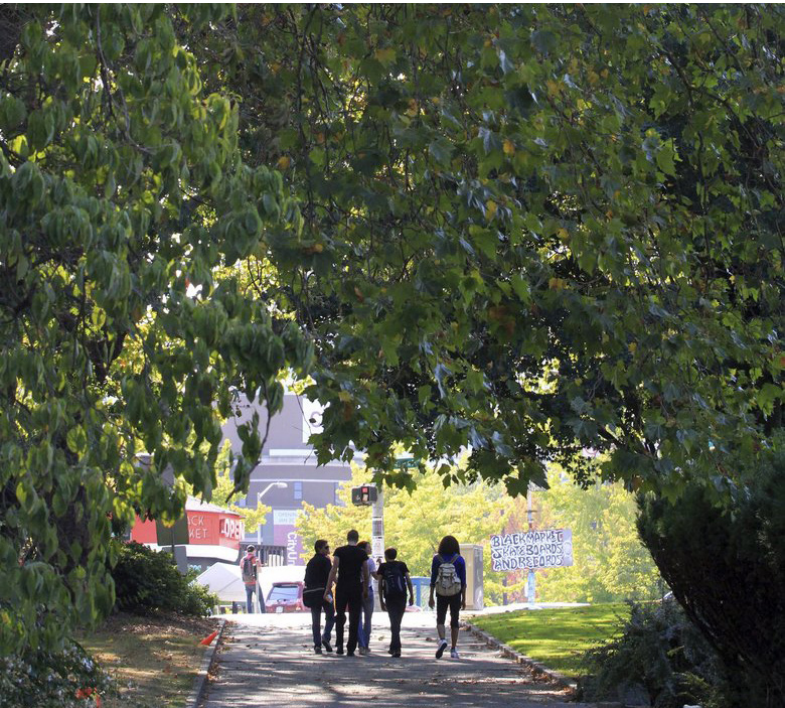


Connectivity

- ④ **SDC Comment:** Evaluate how the 8th Ave public easement design relates to other adjacent City streets and public ROW, including how standard ROW improvements will be incorporated through the site balanced against custom or unique elements.
- A **SDCI LD A:** Staff recognizes the intent to connect this area with the larger street grid and convey its public nature through use of standard street features. However, as currently configured, it is difficult to see the connection. Please explore additional strategies for the deployment of these elements that will convey the intended message more effectively.
- ⑥ **SDC Comment:** Design north entry to serve as gateway for pedestrians accessing the site.
- B **SDCI LD B:** Staff recognizes that the SPU curved vent pipes at the north end of the site create an aesthetic design challenge, but encourages the design team to see these not as a problem to be solved, but as an opportunity to engage with the reality of this site. Explore possible design strategies that acknowledge and incorporated this use at the site, as well as strategies to screen this use.
- ⑦ **SDC Comment:** Be creative about design around King County utilities. Consider incorporation of artistic elements and access to make it feel welcoming.
- ⑨ **SDC Comment:** Evaluate location of spaces and their role in circulation/connectivity and gathering spaces. Determine how location of trees and other vegetation will reduce impacts of mobility and circulation through the site.

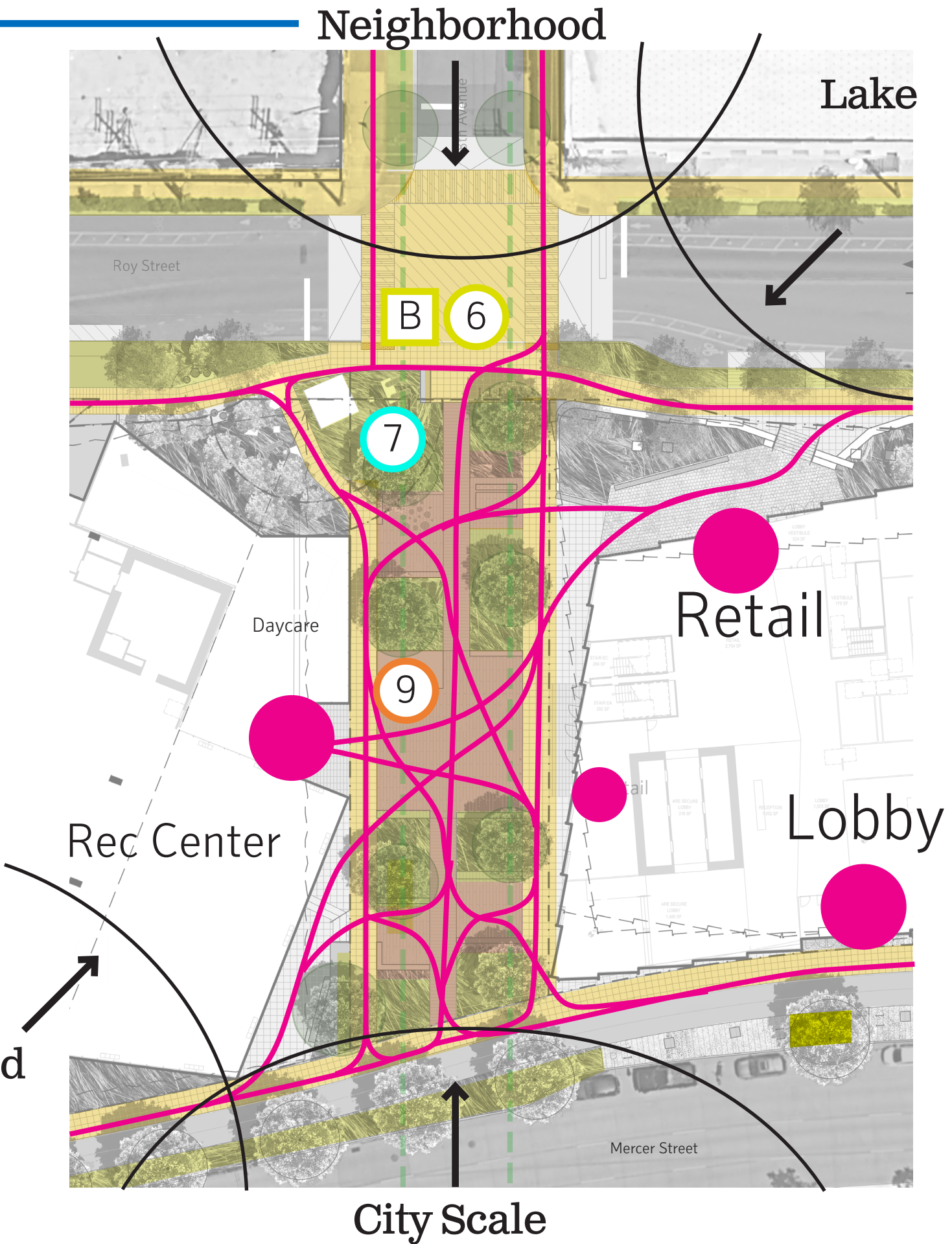
Connectivity

- 4 A SDC Comment 4/ SDCI LD A: Evaluate how the 8th Ave public easement design relates to other adjacent City streets and public ROW, including how standard ROW improvements will be incorporated through the site balanced against custom or unique elements.
- 9 SDC Comment 9: Evaluate location of spaces and their role in circulation/connectivity and gathering spaces. Determine how location of trees and over vegetation will reduce impacts of mobility and circulation through the site.



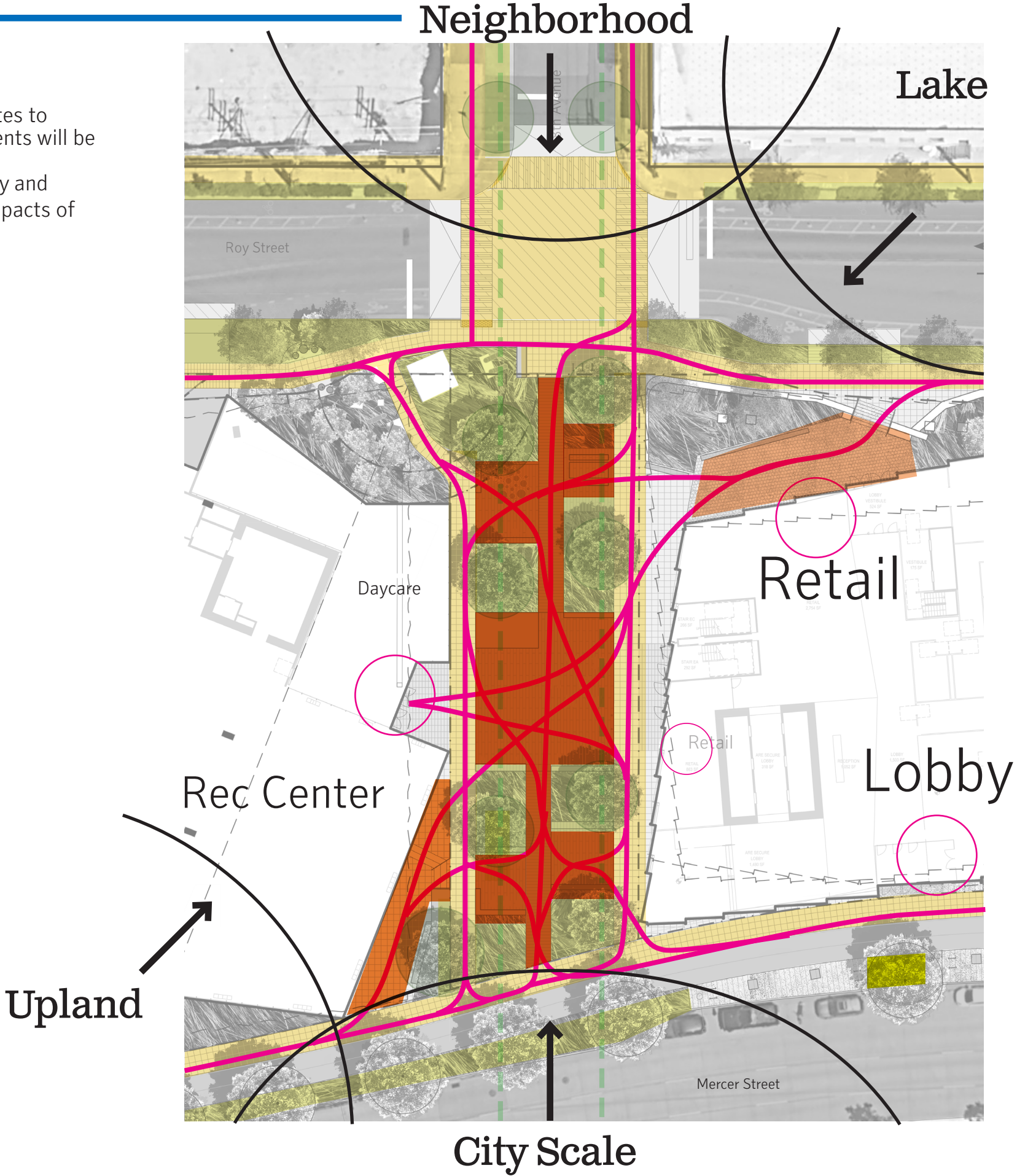
Lake Union Park sits only a block away to the northeast along Roy Street.

Denny Park to the south brackets the 8th Avenue Green street with a double block.



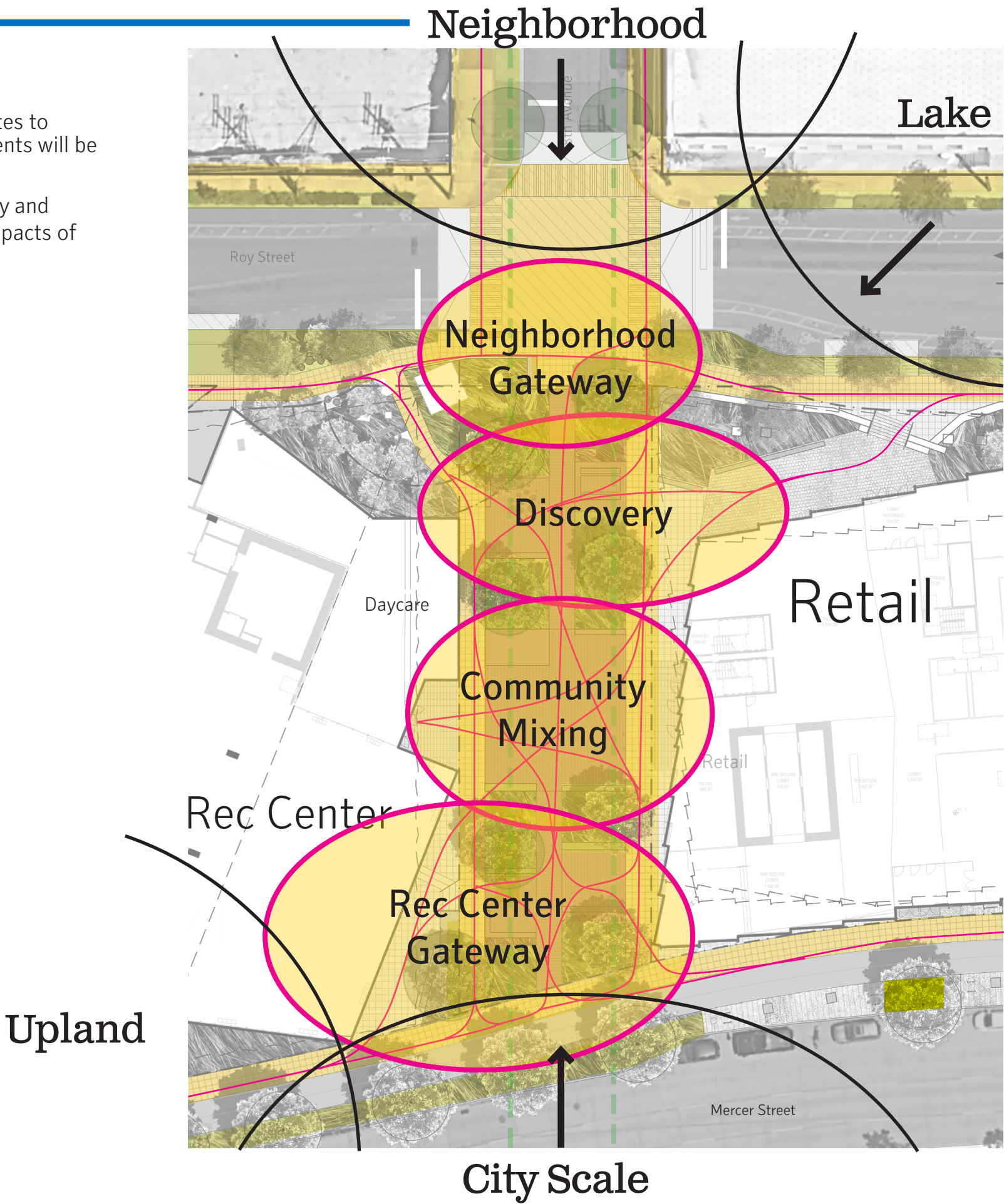
Public Rooms

- ④ A SDC Comment 4/ SDCI LD A: Evaluate how the 8th Ave public easement design relates to other adjacent City streets and public ROW, including how standard ROW improvements will be incorporated through the site balanced against custom or unique elements.
- ⑨ SDC Comment 9: Evaluate location of spaces and their role in circulation/connectivity and gathering spaces. Determine how location of trees and over vegetation will reduce impacts of mobility and circulation through the site.



Rooms and Identities

- ④ A SDC Comment 4/ SDCI LD A: Evaluate how the 8th Ave public easement design relates to other adjacent City streets and public ROW, including how standard ROW improvements will be incorporated through the site balanced against custom or unique elements.
- ⑨ SDC Comment 9: Evaluate location of spaces and their role in circulation/connectivity and gathering spaces. Determine how location of trees and over vegetation will reduce impacts of mobility and circulation through the site.



Potential Event Layouts: Festival Street

- ② **SDC Comment:** Programming for public gatherings, festivals, etc. As well as how the buildings and public easement will relate with the immediate surroundings.
- ⑤ **SDC Comment:** Integrate lighting and seating in a way that will feel public.
- ⑥ **SDC Comment:** Design north entry to serve as gateway for pedestrians accessing the site.
- ⓑ **SDCI LD B:** Staff recognizes that the SPU curved vent pipes at the north end of site create an aesthetic design challenge, but encourages the design team to see these not as a problem to be solved but as an opportunity to engage with the reality of this site. Explore possible design strategies that acknowledge and incorporate this utility use at the site, as well as strategies to screen this use.
- ⑦ **SDC Comment:** Be creative about design around King County utilities. Consider incorporation of artistic elements and access to make it feel welcoming.

Potential Event Layouts: Festival Street

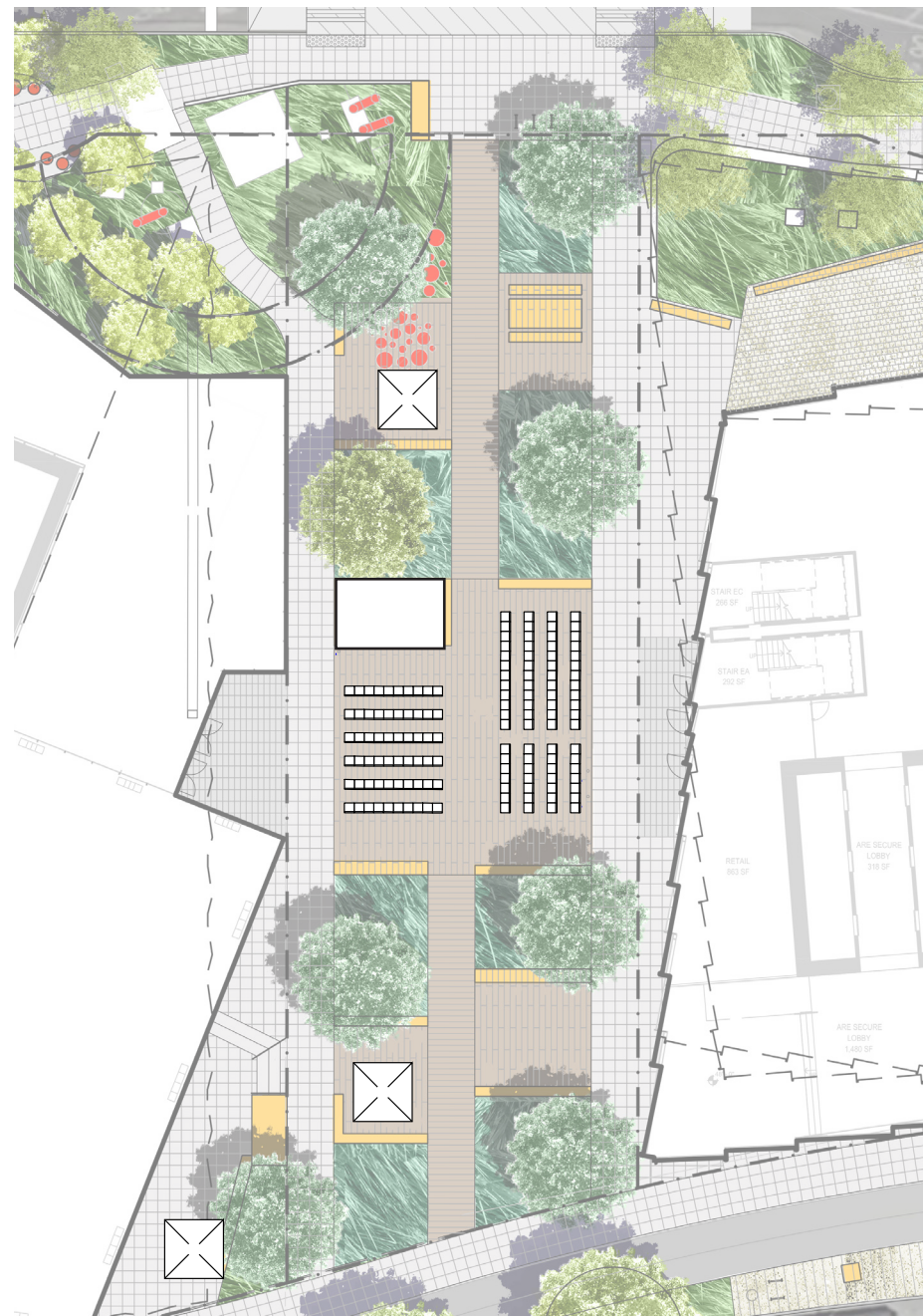
- ② SDC Comment: Programming for public gatherings, festivals, etc.
As well as how the building and public easement will relate with the immediate surroundings.

Market Tents



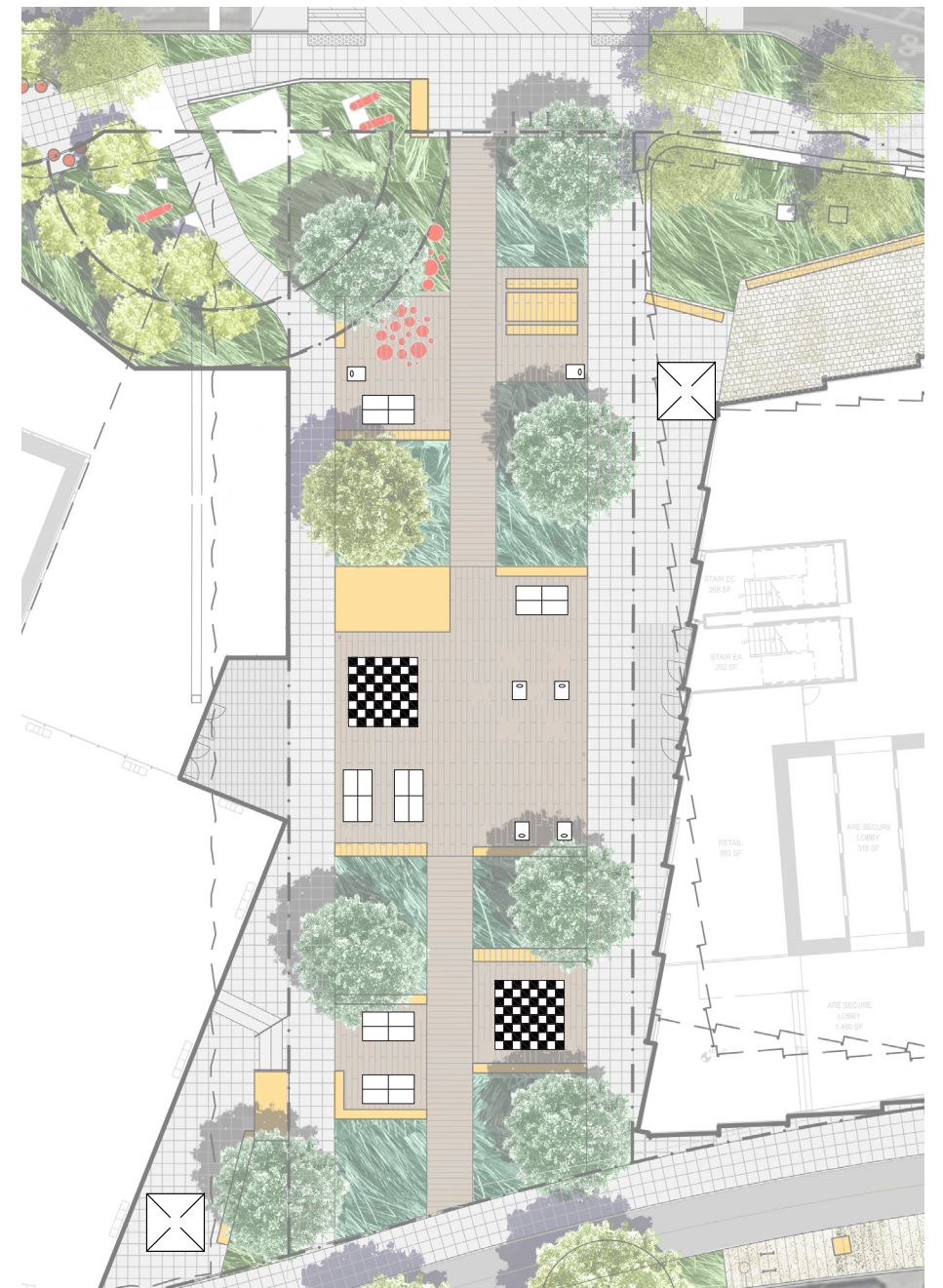
- Can accomodate 11 tents for market events

Concert/Speaker



- Multiple staging areas
- Central room stage/plinth

Pop Up Games



- Large open space gives maximum flexibility for programming games.

Three Zones

- ② SDC Comment: Programming for public gatherings, festivals, etc.
As well as how the building and public easement will relate with the immediate surroundings.
- ④ **A** SDC Comment 4/ SDCI LD A: Evaluate how the 8th Ave public easement design relates to other adjacent City streets and public ROW, including how standard ROW improvements will be incorporated through the site balanced against custom or unique elements.
- ⑤ SDC Comment: Integrate lighting and seating in a way that will feel public.

Neighborhood Gateway

- Neighborhood invitation in
- Something inviting for kids

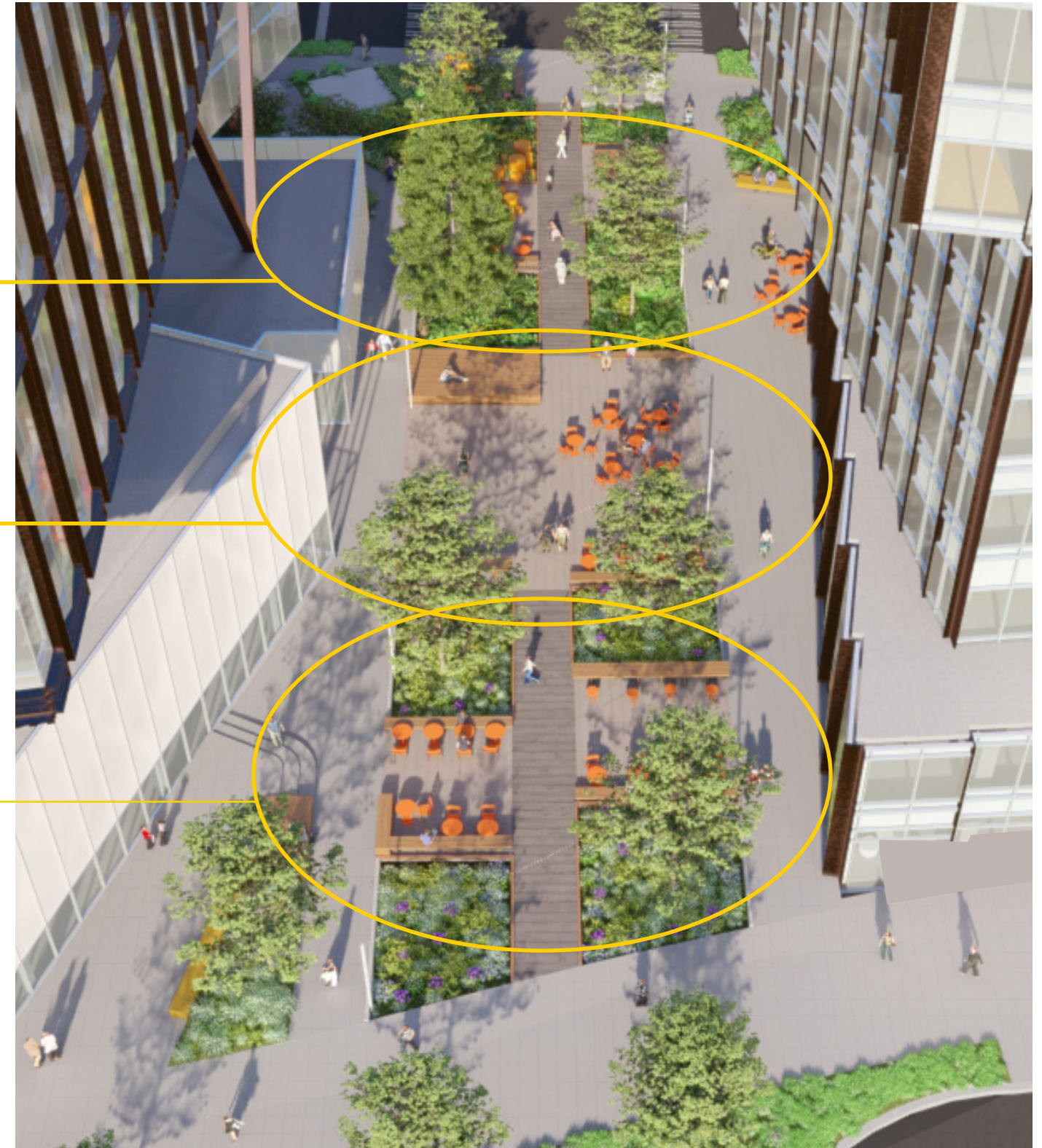
Mixing

- Heart of the Cluster
- Highly traversed zone

City Gateway

- Transition between “big city” and 816 Mercer public realm
- Introduction to slow cut
- Foreground to Court Pavilion

Roy Street



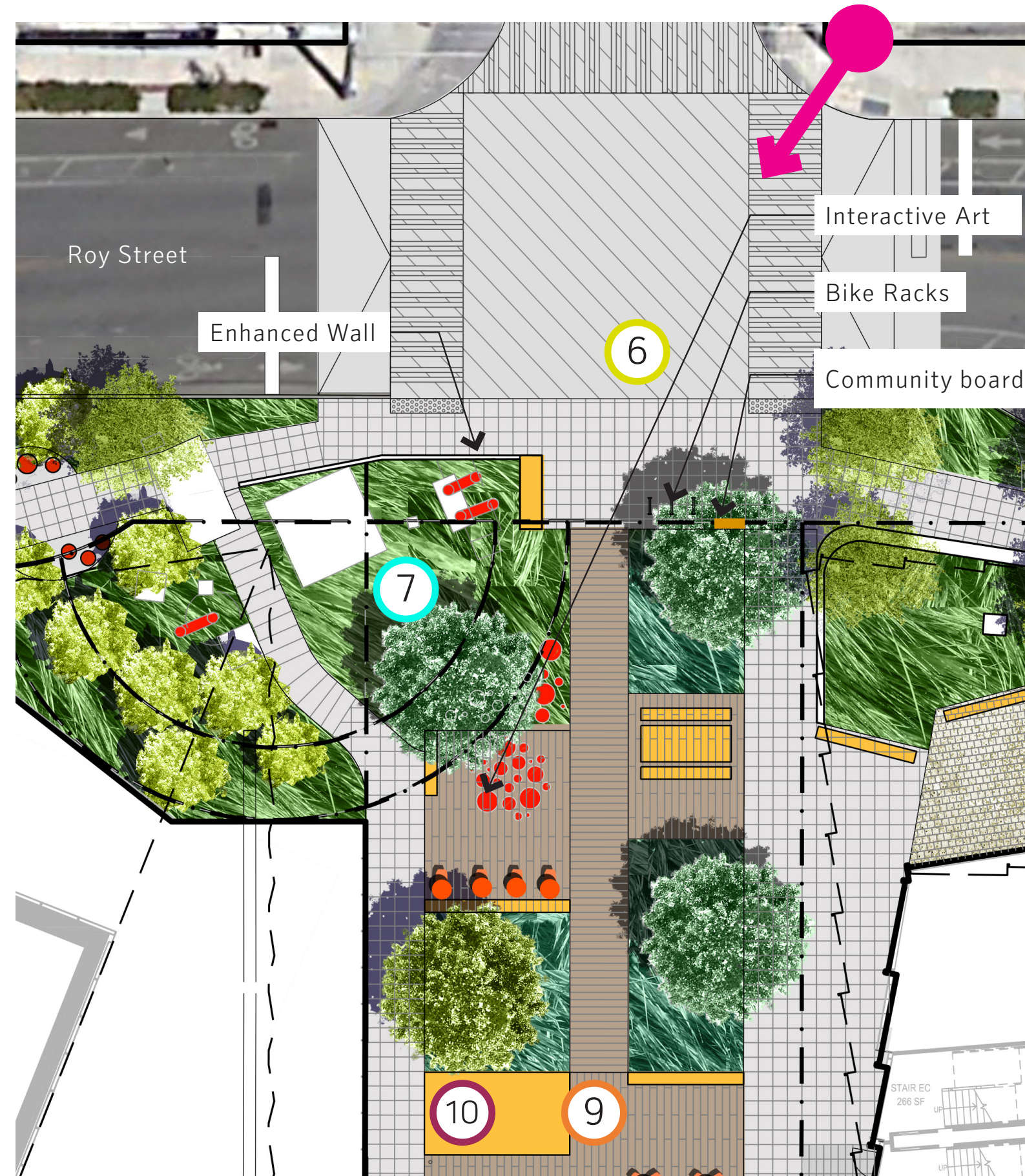
Mercer Street

Community Gateway: Roy Street



Community Gateway

- ④ **A** SDC Comment/ SDCI LD A: Evaluate how the 8th Ave public easement design relates to other adjacent City streets and public ROW, including how standard ROW improvements will be incorporated through the site balanced against custom or unique elements.
- ⑥ SDC Comment: Design the north entry to serve as a gateway for pedestrians accessing the site.
- ⑦ SDC Comment: Be creative about the design around the King County utilities. Consider the incorporation of artistic elements and access to make it feel welcoming.
- ⑨ SDC Comment: Evaluate the location of spaces and their role in circulation/connectivity and gathering spaces. Determine how the location and scale of trees and other vegetation will reduce impacts on mobility and circulation through the site.
- ⑩ SDC Comment: Look to ways to expand on the public nature of the space including the use of site furniture that can be used by the community to elevate the public nature of the space.



Community Gateway



Furnishings

- ⑤ SDC Comment: Integrate lighting and seating in a way that will feel public.
- ⑩ SDC Comment 10: Look to ways to expand the public nature of the space including the use of site furniture that can be used by the community to elevate public nature of the space and its relationship to the surrounding neighborhoods.



Bench



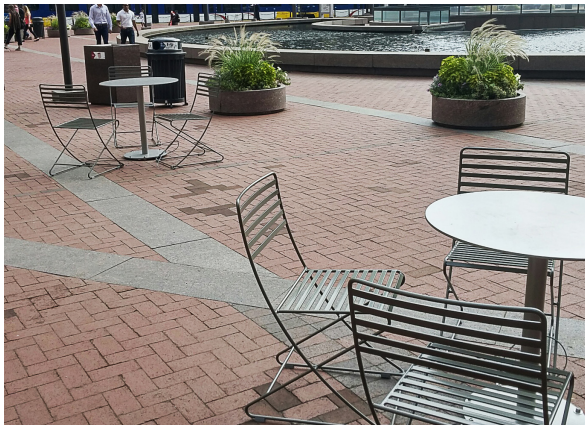
Plinth



Communal Table



High Top tables and Stools



Movable Tables and Chairs



Communal Table

Plinth

Bench, typ.

Movable Furniture

Hightop Table and Stools

Community Discovery Room

- ③ SDC Comment: Evaluate the use of materials in the 8th Ave public easement and Community Center to ensure that the spaces feel they are publicly accessible.
- ⑤ SDC Comment: Integrate lighting and seating in a way that will feel public
- ⑦ SDC Comment: Be creative about the design around King Country Utilities - consider art.



- ⑨ SDC Comment: Evaluate the location of spaces and their role in circulation/connectivity and gathering spaces.



- Fixed interactive art/ play elements



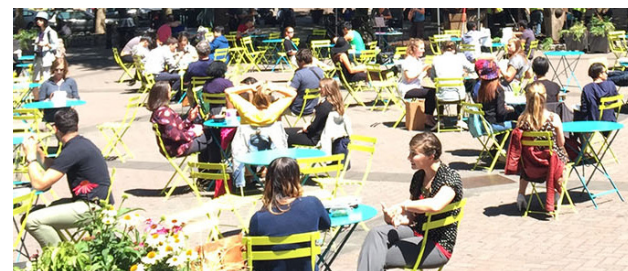
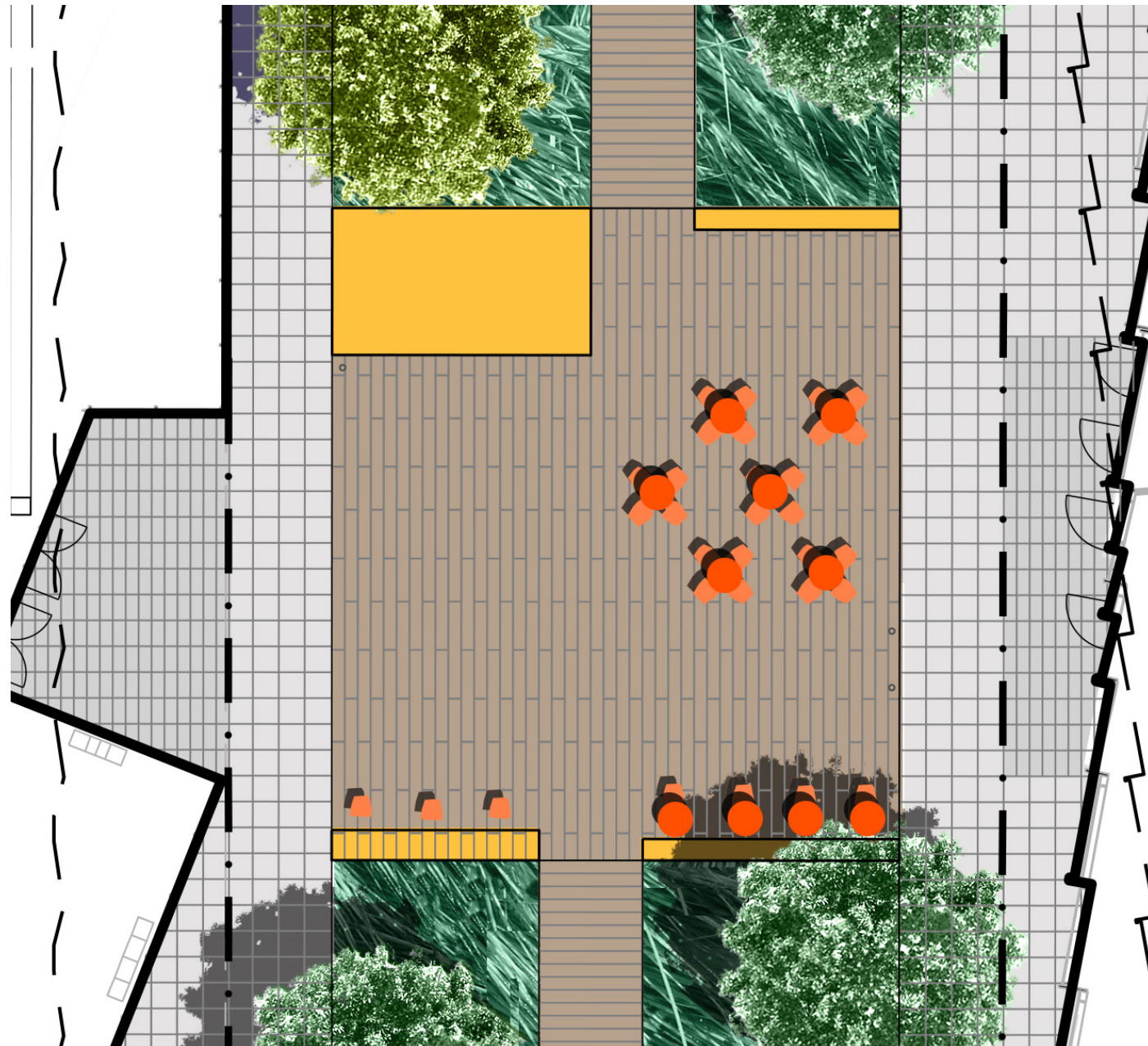
- Communal/Community Seating

Discovery, Gathering, and Play



Mixing Room

- ③ SDC Comment: Evaluate the use of materials in the 8th Ave public easement and Community Center to ensure that the spaces feel they are publicly accessible.
- ⑤ SDC Comment: Integrate lighting and seating in a way that will feel public
- ⑨ SDC Comment: Evaluate the location of spaces and their role in circulation/connectivity and gathering spaces.

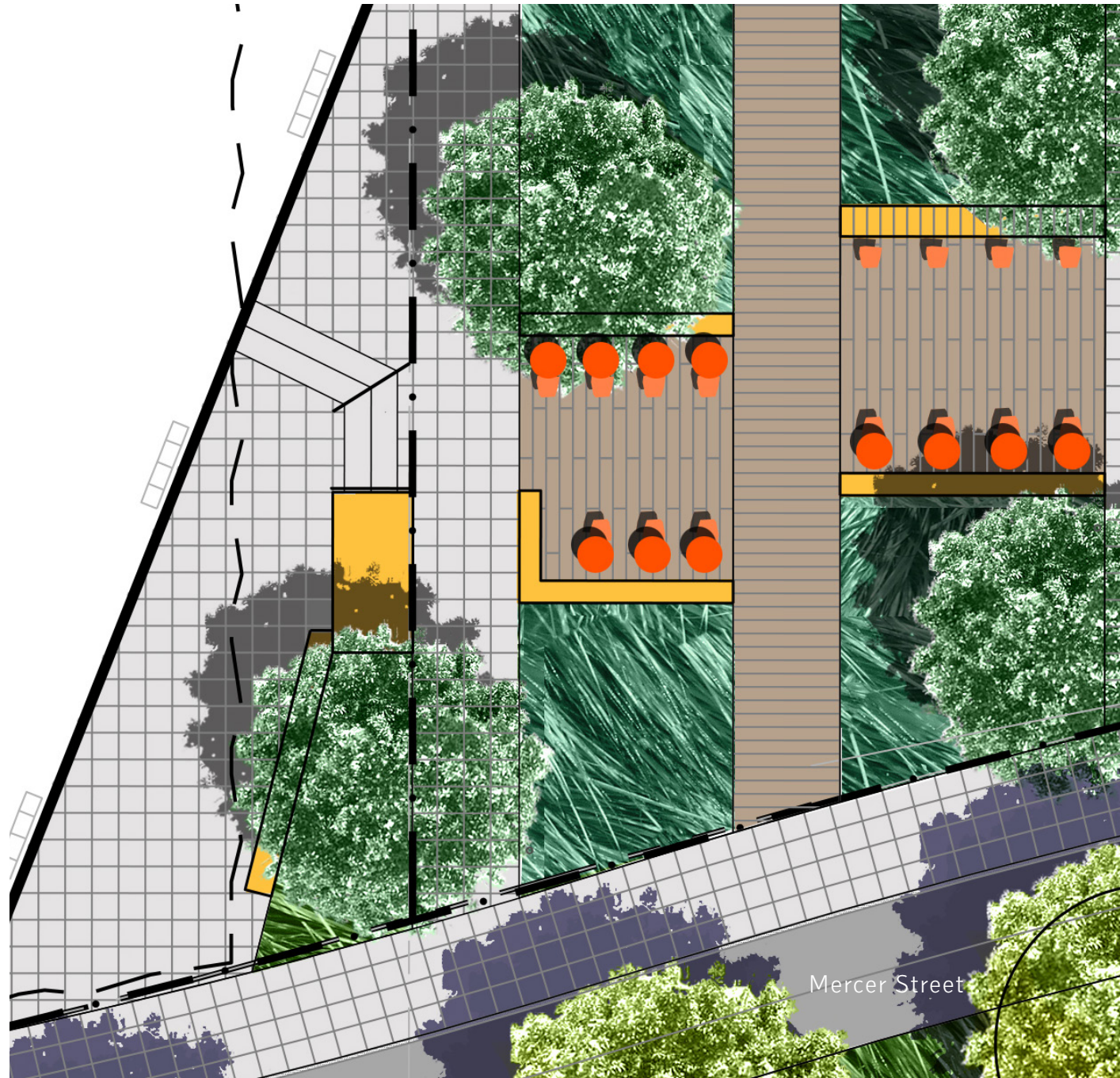


Mixing Room



Rec Center Gateway

- ③ SDC Comment: Evaluate the use of materials in the 8th Ave public easement and Community Center to ensure that the spaces feel they are publicly accessible.
- ⑤ SDC Comment: Integrate lighting and seating in a way that will feel public
- ⑨ SDC Comment: Evaluate the location of spaces and their role in circulation/connectivity and gathering spaces.



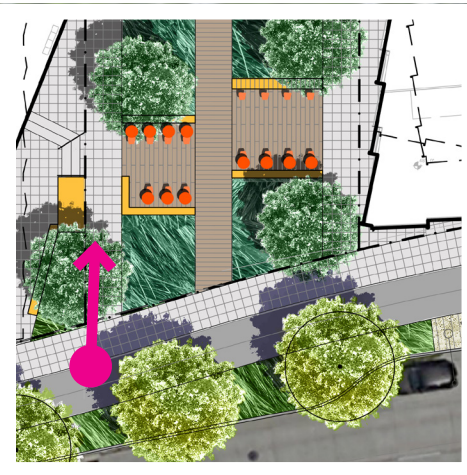
Rec Center Gateway



Mercer Gateway Zone

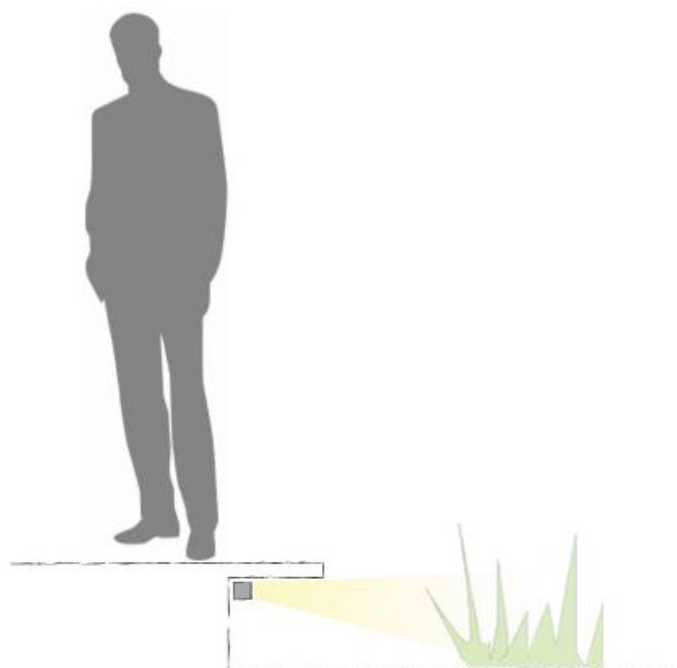
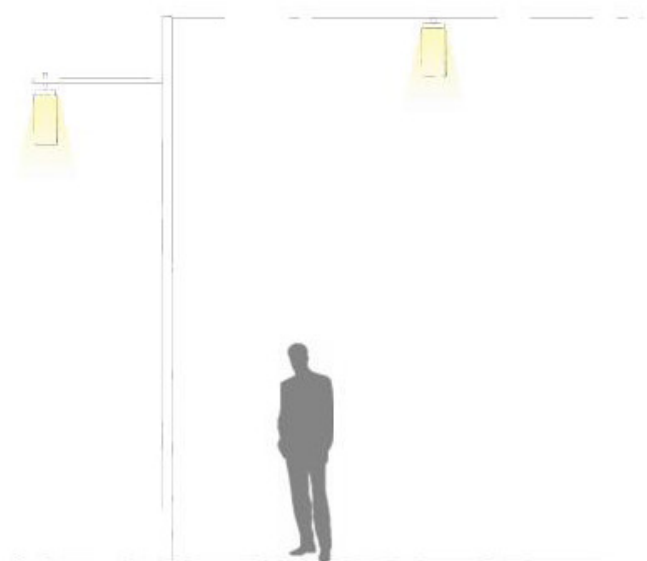
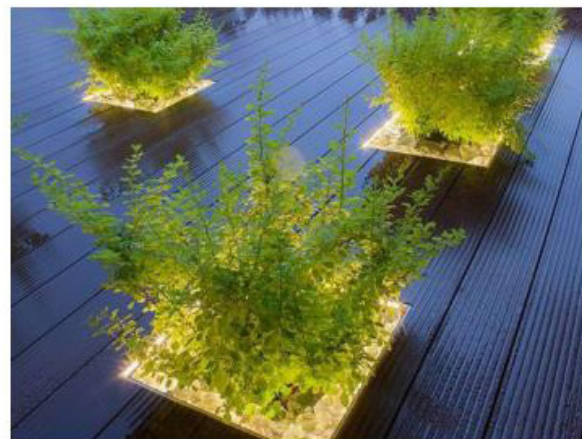
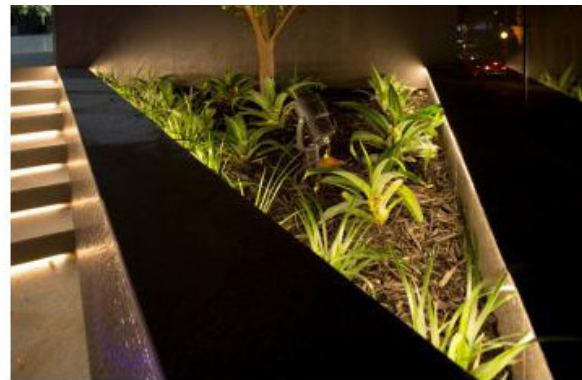
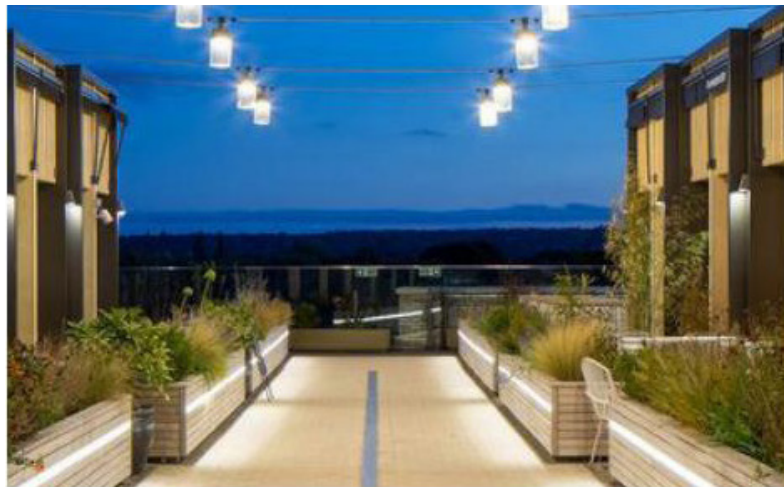


View from Mercer Gateway

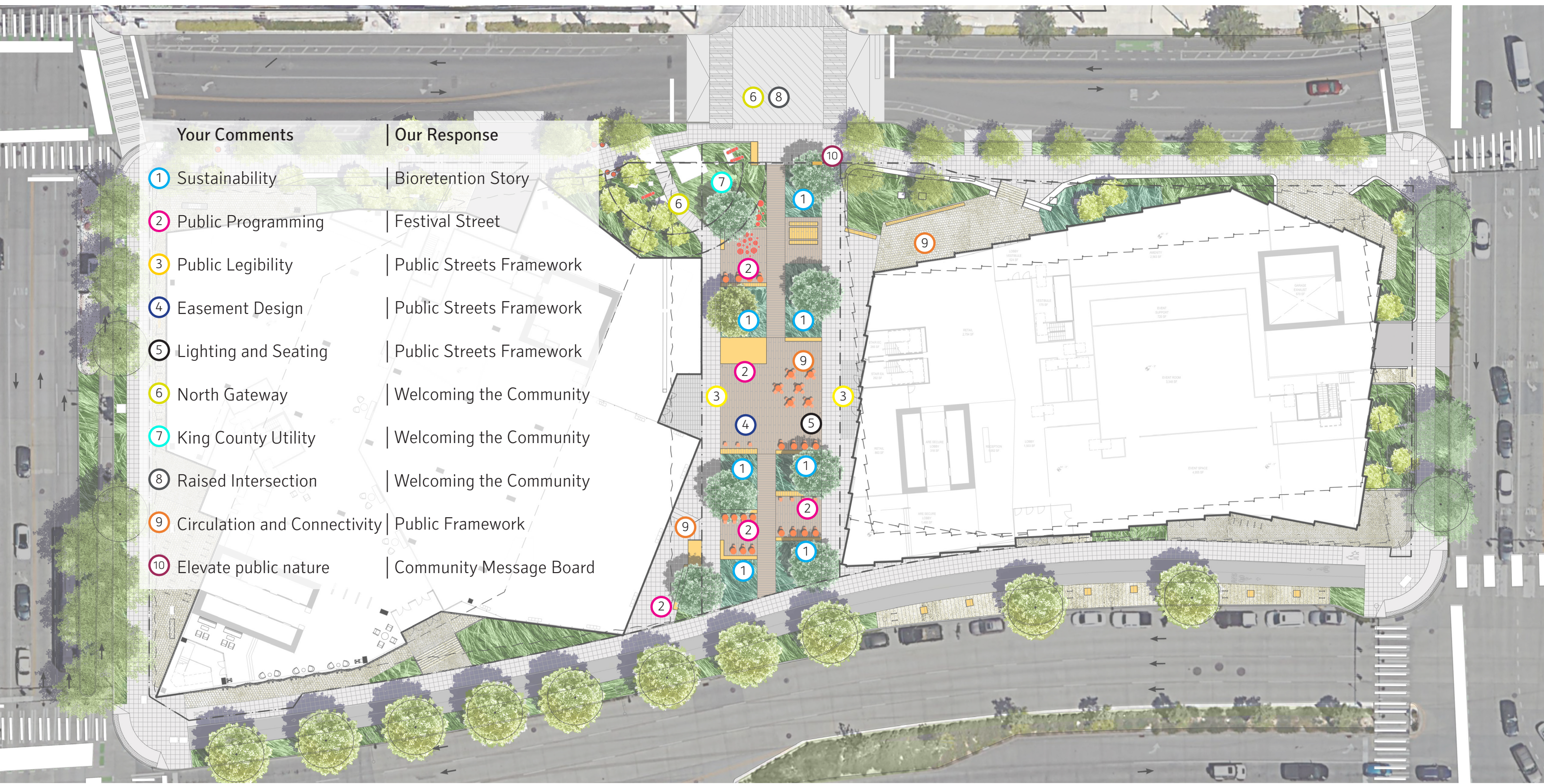


Lighting

⑤ SDC Comment: Integrate lighting and seating in a way that will feel public



Summary: Response to SDC Recommendations



View from Mercer

