



570 MERCER ST **RECOMMENDATION PROPOSAL** 5/5/202I SDCI PROJECT #3035337-LU

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"Water is the driving force of all nature." ~Leonardo da Vinci

570 MERCER – AN AGENT OF CHANGE

In this most urban of sites, hard up against a state highway and the six lanes of Mercer Street, establishing a multi-layered connection to nature lies at the heart of our design. It is reinforced by Living Building Pilot Program incentives to develop high performance buildings that go beyond technical achievement and connect community with nature.

It begins with the water story; the cloud imagery embedded in a pixilated and textural masonry design on the north wall of the building is a starting point. The large, cantilevered roof overhanging Mercer St highlighting water capture while covered with solar panels is another. The expressive rain leader connecting this overhead rain capture and bringing it to ground level where passersby can experience the rush of water during a rain event provides both a visual and auditory connection. Learning how our 125,000 gallon cistern holds reclaimed water to dramatically reduce potable water usage on site satisfies our intellectual curiosity. The linkage continues with a generous outdoor space made special by a curved geometric concrete pattern calling to mind the ripples of water in a pond. Looking up, the subtly lit soffit has a pattern of dew drops. On the curtain wall form above, silver grey fins are arranged like streaking raindrops across the façade, their edges lighting up as the sun comes out.

Bees are essential to all life on earth, and we celebrate them. The beehives on the roof, while hidden from casual view, are referenced at grade through honeycombed metal panels transforming a blank wall into a poetic moment. An enlarged landscaped curb bulb is filled with pollinator plants mixed with educational signage describing the life cycle of bees and their critical importance to our food supply. A large painted street graphic is another layer. While it will be developed in collaboration with an artist, its concept expresses the pattern of a bee's flight reflecting one aspect of how they communicate locations of rich pockets of pollen and nectar.

The diagrams and images in this booklet call out the many different ways this story of water and natural patterns have been woven together to highlight their importance. As the American poet Gary Snyder said, "Nature is not a place to visit. It is home." Living Buildings remind us of this imperative.



PROJECT VICINITY





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INTRODUCTION

SITE INFORMATION

Address:	570 Mercer St, Seattle WA 98109
Site Area:	16,800 SF
Zone:	SM 85/UP (MI)
DEVEL	OPMENT GOALS

- Living Building Petal Certification
- +/- 114,600 SF Commercial Office
- +/- 6,200 SF Retail
- +/- 30,000 SF Parking with +/- 65 parking stalls
- +/- 70 bicycle stalls

ANTICIPATED DEPARTURES

- I. Rooftop Features Area (SMC 23.48.025.C.7b)
- 2. Rooftop Features Encroachment (SMC 23.48.025.C.7b)
- 3. Standards for Structural Building Overhangs Depth (SMC 23.53.035.B.5, SMC 23.41.012.D.2h)
- 4. Standards for Structural Building Overhangs Length (SMC 23.53.035.B.5, SMC 23.41.012.D.2h)

PROJECT TIMELINE

- Project Application 09/11/2019
- Community outreach 02/11/2020
- EDG / ADR 08/12/2020
- EDG2 11/18/2020
- MUP Application 12/07/2020
- Recommendation Meeting 5/5/2021



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ADR/EDG | MASSING & RESPONSE



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DESIGN OPTIONS

GASKET (PREVIOUS)

ADR/EDG # I MASSING CONCEPTS (PREVIOUS)





В RECEDE (PREVIOUS)



ADR/EDG I GUIDANCE EMPHASIS POINTS:

- I. Living Building program strategies and elements should help to shape the massing strategy.
- 2. Design solution should be tied to unique and challenging site constraints.
- 3. Initial massing concepts not distinct enough and require additional studies. Greater articualtion and changes in plane needed to differentiate massing.

EDG 2 DESIGN TEAM RESPONSE

The design team has explored additional building massings and has provided two new options to review alongside an improved "Perch" concept massing.

Through this process of exploration, the team felt that the newly provided massing concept "Pivot" is a more dramatic and responsive to the site and appropriate building form for the site context and has become the preferred option.

PIVOT MASSING RATIONALE

- corner and be more prominent from an eastern approach. (DC2-A, DC2-B)
- Solarium and solar roof are integrated with primary southwest corner mass, amplifying the gateway element and highlighting LBPP strategies. (CS1, DC2)
- Mercer Street. (CSI, DCI, DC2)
- deeper recess provides usable outdoor space at grade, activating the sidewalk and Mercer overlook. (PL1, PL2)





PERCH (PREVIOUSLY PREFERRED)

• Massing creates the most successful gateway feature at the southeast corner to better highlight the primary retail/entry

• 12' deep balconies and a deeper retail recess provide shading and a "understory" surface to create visual interest from

• Lower massing podium at 6th Ave corner creates a more comfortable and protected retail pedestrian experience. A



DESIGN OPTIONS EDG # 2 MASSING OVERVIEW





A perch

B wedge (code compliant)

C PIVOT (PREFERRED)





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EDG 2 MASSING & RESPONSE

EARLY DESIGN GUIDANCE 2 SUMMARY MASSING CONCEPTS





EDG2 CONCEPT A – **PERCH**

EDG2 CONCEPT B - WEDGE (CODE COMPLIANT)





EDG2 CONCEPT C – PIVOT (PREFERRED)

EARLY DESIGN GUIDANCE 2 RESPONSE I. MASSING

GUIDANCE

The Board noted previous guidance from staff regarding the lack of significant differences in the massing of the three proposed schemes and considered at some length the question of whether the project could be moved forward with guidance or be brought back for further EDG review to provide three clearly differentiated massing options.

- a. The Board was unanimously concerned by the limited magnitude of proposed massing offsets in all of the schemes, agreeing that a project of this size required massing definition and noting the potential for this project to read as two undifferentiated boxes. (CS2, CS3, DC2)
- b. The Board acknowledged existing site constraints had contributed to the limited options presented and agreed that there were aspects in the schemes that were on track to evolve and agreed that the project could move forward with guidance. (CS2, CS3, DC2)
- c. After deliberation and discussion, the five Board members agreed that although not a strong preference, Massing Concept C (Pivot) had the best potential to positively evolve and be supported at the next review phase. The Board noted the pattern of facade modulation, projecting balconies, street edges and roof expression in particular as design elements that, if strengthened, could result in a design with a clear architectural concept that responds to context. (DC2, DC4, CS3, PL3, CS2)

EDG2 DIAGRAMS



RECOMMENDATION DIAGRAMS











I. MASSING

RESPONSE

The design team has strengthened the existing massing with specific attention to a simplified massing parti that is unified and balanced across all facades. More focus is given to utilizing changes in plane and parapet height as well as secondary architectural elements (such as roof elements, balconies, etc.) to highlight distinct massing expressions.

- The southern decks and notch have shifted to the west to improve the massing proportions of the southern façade. The decks were elongated by 2' to provide even more drama and depth to this prominent façade and reinforce the"understory" concept.
- Western decks and massing notch were added to break down the bulk and scale of the façade.
- The scale of the north façade elevation was mitigated with a vertical notch that reinforces the pivot massing on the remaining facades and provides depth and shadow lines.
- Level I retail massing along the southern edge and SE corner is modified to increase the overhang above, maximize the spill out space for patrons and improve the experience for pedestrians.
- A unified 2 story masonry design expression flanking the SE corner anchors the base of the building while adding texture to the lower scale pedestrian environment.



EDG2 DIAGRAMS – SW

RECOMMENDATION DIAGRAMS – SW



EDG2 DIAGRAMS – SE







RECOMMENDATION DIAGRAMS – SE

EARLY DESIGN GUIDANCE 2 RESPONSE 2. SITE AND CONTEXT

GUIDANCE

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

RESPONSE

- The west facade is redesigned to be more coherent with the overall massing concept and to better respond to the adjacent neighborhood context. Now a unified façade, marked with a vertical notch and additional balconies that break down the overall massing, while punched openings create rhythm and increase in size as they approach the SW corner.
- Masonry has been incorporated into the ground-related podium massing expression, reflecting the commonly found material in the Uptown neighborhood.
- The north façade is being crafted to have a stronger composition of concrete frame and CMU infill as it relates to the newly added vertical notch. Additionally, we are exploring utilizing muliple colored and textured individual CMU pieces as "pixels" in a larger graphic or a composition of curated surface hung banner art as an alternate approach.



TAYLOR AVE VIEW – EDG2



TAYLOR AVE VIEW – RECOMMENDATION



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6TH AVE VIEW – RECOMMENDATION

6TH AVE VIEW - EDG2



EARLY DESIGN GUIDANCE 2 RESPONSE 2. SITE AND CONTEXT



Texture of split-faced block creates relief and shadows. (Example image from Watershed Building, Fremont)

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facade.



Alternate approach: facade mounted, curated art banners.

A 6' wide vertical notch was carved from the north facade to break down the scale of the massing and strengthen the overall pivot massing concept. With development likely on the adjacent parcel to the north, a facade solution that can be constructed and maintained from within the property bounds is required.

The design team is proposing to take an industry standard approach to zero lot line development (fire-rated CMU infill framing) and alter the pattern, color and texture of the masonry units to create a graphic image related to the story behind the Living Building strategies. Dark, light and split face textured masonry units will become "pixels" that create subtle interest and shadows while contributing to breaking down the bulk and scale of the

Alternatively, a demountable series of banner artworks could be curated and composed to add interest and aid in breaking down the bulk and scale of the

- a. The Board agreed that their support for Massing Concept C (Pivot) was predicated on strengthening the legibility of the massing elements which will likely require more significant changes in plane than currently proposed. (DC2)
- b. The Board noted again the importance of creating distinction in the expression of the project's compositional components to create the recognizable elements at multiple levels of scale called for in the Guidelines. (DC2, DC2. I-6)
- c. The Board agreed that this could be achieved in a number of ways but likely would require the combination of multiple strategies including an increase in the magnitude of the massing offsets, strengthening discrete elements (balconies, roof, etc.), and the development of distinctly different architectural expressions for the compositional elements using material, fenestration pattern, and depth, shadow and texture. (DC2, DC2-1, DC2-5, DC2-6)
- d. The Board questioned the choice to 'return' the solarium roof down the north elevation (p.51, view from 6th) as it seemed to weaken the strong expression of this element. (DC2, DC4)
- e. The Board recognized the projects location above or away from well-travelled pedestrian routes, noted the project's participation in the Living Building Pilot Program and echoed public comment in suggesting a bolder approach to the design of this project that would make it a destination in the neighborhood. (CS2, CS3, DC2)
- f. The Board appreciated the recognition demonstrated in the packet of the understory (the elements visible from street level, looking up) and their expectation of strong design choices and complete details of how this important feature will be realized for the next review phase. (DC2, DC2-2, DC2-4-i.)



RESPONSE

The project team has recognized the need for cohesion in the articulation of the massing concept while using materials, fenestraion and patterning to better define the distinct architectural elements.

The three distinct elements of the massing have been refined and now more successfully create a unified language for the project.







The two story base is comprised of planar plinths of brick and CMU with transparency or entry points framed between individual sections of masonry.

The east and west facades are framed in metal panel and articulated with two story tall expressions of glazing, with spandrel glass at the floor line. This creates a finer grain scale of glazing at the facades facing the adjacent mixed use and residential neighborhoods. The width and spacing of the punched windows adds rhythm and directionality to the facade while hiding strucutral concrete columns beyond.



The southeast corner serves as a unique gateway to the neighborhood from Mercer Street, highlighted by the glassy curtain wall expression and capped by the featured solar roof which harvests energy and rainwater supporting the Living Building Challenge. Vertical fins reference the patterns of rainfall on the facade and frame a vertical rain leader from the upper roof to a demonstration water feature adjacent to the main entry.



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RESPONSE

The project team has disconnected the featured roof plane from the metal panel wall to highlight its importance in the building's identity and performance. The angled solar roof reaches out towards Mercer Street and north to the building core, expressing the bifacial PV array that sheds water to the solarium roof. Water then travels down the facade in an expressed reveal before spilling into a demonstration water feature near the entry. From here, the water travels to the below grade cistern for non-potable reuse within the building.









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RESPONSE

A heroic steel canopy cantilevers out to the the Mercer Street wall, drawing the eye up from the lower pedestrian walk and protected bike lane towards the main entry to the building above.

Additionally, the project team is seeking to modify a small portion of the Mercer guardrail directly below the canopy to signify that there is a destination above. We will work with SDOT to explore this modification of the gaurdrail but cannot guarantee its approval and would like the board's support for this placemaking element.





The soffit at the eroded retail corner will feature a patterned metal panel that highlights a destination on the street level above.





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EARLY DESIGN GUIDANCE 2 RESPONSE 4. STREET EDGES

- a. The Board agreed that the primary entrance required strengthening and increased distinction to read clearly and meet criteria in the guidelines. (PL3-A, PL3-1)
- b. Echoing public comment, the Board noted the importance of creating usable outdoor space at the street edge and agreed that the scale and articulation of the outdoor space at the southwest corner appeared under-scaled and less articulated than would be expected, given its proximity and association with the two-story expression on Mercer. The Board noted that the other exterior spaces at street level should also be clearly represented at the next review phase with a clear rationale for their disposition. (CS2, CS3, PL3)
- c. The Board noted the blank wall condition at the north elevation and their expectation of a solution that met criteria in the Guidelines and was fully integrated with the design concept for the project. (DC2, DC2-B)



RESPONSE

The monumental identity of the project will be from Mercer Street, but the access will be from the end of 6th Avenue. Unlike a typical downtown or SLU building that is competing for prominence along a full city block frontage, 570 Mercer is a destination on a dead end street approached by pedestrians, cyclists and slow moving vehicles.

Due to its remote nature, locating and signalling the location of the entry at a building scale is more critical than the scale of entry expression. The vertical rain leader feature translates the water capture story from the solar roof above and demarcates the entry location at a scale visible from Mercer and beyond.

MAIN ENTRY - VERTICAL STUDY

An early study was explored for a vertical expression of the main entry to relate to the 2 story datum of the podium massing.

This shifted the entry away from the vehicle drop off zone and into a conflict with trees and power lines in the right of way.

This location is more remote from the Mercer wall and walkway, reducing its prominence.

The addition of a cantilevered steel canopy extends from the main lobby out past the primary retail frontage, creating a strong horizontal datum that reaches out to the Mercer Street wall to call attention to the activity on 6th Avenue above.

These two datums intersect at the main entrance to the building, and the geometry for the entry vestibule "locks in" the features visually, highlighting the form as a portal and main entry element. The oversized vestibule integrates with the artistic water feature, creating a memorable experience - becoming aware of the sounds and reflections of the flow of water as you enter and exit the building. (PL-I)



MAIN ENTRY – MERCER ENGAGED



4. STREET EDGES





STEEL PLATE GUARDRAIL PAINTED CONCRETE

The heroic canopy reaches out to Mercer Street, letting pedestrians and bicyclists know there is a destination and building entry above. A proposed guardrail intervention, steel plate with flat pickets the width of the canopy, strengthens this design element (pending SDOT approval).

The oversized, extruded metal address sits on top and proud of the steel canopy, giving a line-of-sight indicator to visitors arriving by bicycle or vehicle that the main entry to the building is directly below. (PL-1)

The retail entry adjacent to the main entry have been separated with a large planter and recessed to create a visual hiereachy between primary and secondary entries.





4. STREET EDGES

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RESPONSE

The angled SE corner of retail and extended canopy celebrates the prominent corner and provides a physical and visual transition between the 6th Avenue sidewalk and the elevated Mercer Street walk.

The primary entry canopy now extends out to the Mercer Street wall to engage pedestrians and cyclists below and to draw them to the building entry above.

The north facade has been updated to better tell the story of the project and meet the intent of the guidelines. See response to site and context guidance.

GROUND FLOOR PLAN (EDG 2)





4. STREET EDGES



The southern storefront is set back 6'-1" from the southern property line and allows for retail seating without impeding pedestrians or bicyclists as they pass by on the 7' wide upper walkway at Mercer Street.



A 8'-6" setback from the southern property line combined with the 7' upper walkway at Mercer Street allows for retail seating without impeding pedestrians or bicyclists as they pass by.







EARLY DESIGN GUIDANCE 2 RESPONSE 5. LIVING BUILDING

- a. The Board concurred with previous guidance from staff that there was little evidence of the project's intent to participate in the Living Building Pilot Program and suggested strengthening the related features as a means of distinguishing and strengthening elements in the design concept per the guidance above. Among those features, the Board particularly noted the projecting balconies, the photovoltaic array, the solarium, and landscape. (CS1, DC2)
- b. The Board did not support the choice to provide a significant proportion of required landscaping in movable planters and was concerned to hear that the very limited landscaping proposed was a result of adherence to Living Building Challenge criteria and that this contradiction would require further explanation. (CSI, DC4-D, DC4-2)
- c. The Board recognized the current early stage of design but expressed concern that there was so little evidence of how the Petals identified in the materials would be achieved, and their expectation of strong solutions and details at the next review phase. (CSI, DC2)

RESPONSE

There are two primary sustainable strategies that are expressed in the architecture.

The first is the significant solar array on the roof. The second is the rain water harvesting which is expressed by the covered amenity areas, and the rain leader feature on the east side of the building.

Several other features of sustainability are less overt but will be expressed in more subtle ways. The building houses honeybees on the upper roof and provides pollinator plants in the landscape to illustrate and support the Place Petal imperatives. Educational signage and art is being explored to tell this story.

Materials are vetted against the inclusion of "red list" materials. Some materials will be rescued and reused from the existing building. Carbon reducing cement will be used for all concrete masonry to reduce the total embodied carbon of the project. Stair use will be encouraged through signage and enhanced transparency at the primary stair.

Additional artwork and educational signage supporting the Materials, Beauty and Place petal requirements are being integrated into pedestrian level experience and architectural design.

Landscaping elements at grade are now more permanent, using planters flanking the main entry and reinforcing the design of the southern retail façade. These planters are placed to emphasize entry points but maintain flexibility of the corner retail spill out space at the SE angled retail facade.





NATURAL PATTERNS

The patterns and textures found in natural systems serve as inspiration for project design elements.

Whether it is a cloud formation. the flow of water or the flight patterns of honey bees, nature finds its way into the design of 570 Mercer.





EARLY DESIGN GUIDANCE 2 RESPONSE 5. LIVING BUILDING

RESPONSE:

The primary hurdles to meeting the requirements of the The Living Building Pilot Program that would affect massing are rainwater capture, energy reduction and on-site energy generation. A tight, urban infill site with adjacent powerlines poses significant challenges to form the building in away that meets the pilot program's performance criteria. The preferred massing option aims to meet these challenges with the following strategies:

- Our Control of the property line increases capture area to meet cistern needs. 125,000+ gallon cistern below parking levels to provide non-potable water year-round.
- B 80-90kW photovoltaic array, will be visible from the south and to rooftop occupants, displaying the renewable energy strategy. Roof extension increases solar capture footprint.
- High performance glazing at south and west facade will decrease effects of solar heat gain and glare.
- Balconies on typical office floors further reduce solar heat gain and cooling loads, while providing a crucial connection to the outdoors for occupants health and wellbeing.
- A planted roof on third floor terrace along the 6th Avenue frontage mitigates the heat island effect and provides pollinator plants for the bees housed on the upper roof.
- Existing building to be audited for salvageable materials, for possible reuse in the new building. Salvaged materials to be kept out of the waste stream.





5. LIVING BUILDING





5. LIVING BUILDING





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DESIGN PROPOSAL LIVING BUILDING EDUCATION

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

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





LIVING BUILDING EDUCATION









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DESIGN PROPOSAL LIVING BUILDING INTERPRETATION

CONCEPT STATEMENT

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

As our climate has changed, and the development practices of the past are reassessed, we now embrace regenerative practices that will sustain our environments in a cycle of sustainable practices. Rainwater is a renewable resource at 570 Mercer, and here we celebrate its collection and reuse through informative texts integrated into a featured drainage system. Coupled with this water story, we feature the story of rooftop bee hives that bolster the pollination of plants around the neighborhood. Throughout the 570 Mercer landscape design, pollinator plants enhance the local pollinator pathway and integrated interpretive signs, made of locallysourced basalt, inform visitors of unique characteristics of the pollinator plantings.

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

INTERPRETATION POINTS

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





Pilot Program

We need beauty to recognize and

enrich our lives, and to honor the

communities and the natural world?

impacts of the things we make.

As part of Seattle's Climate Strategies, this floor area incentives for buildings in exchange for green building requirements, including Petal Certification





We articulate where it is acceptable for people to build, how to protect and restore a place, and how to encourage the creation of communities that are once again based on the pedestrian.

MATERIALS

We intend to help create a materials economy that is non-toxic, ecologically restorative, transparent, and socially equitable



- Biophilic Benefits
- Place & Culture



pilot provides height and meeting high-performance

If we do not care for the things we utilize every day, then why should we extend care outward to our

PLACE

BEAUTY

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DESIGN PROPOSAL LIVING BUILDING INTERPRETATION

I – BEE NARRATIVE & POLLINATOR MAP

Featured in this alcove, along the sidewalk, informative panels highlight the benefit and role of honey bees to the urban landscape. Adjacent to an expanded area of planting beds, the panels tell the story of the roof top bee hives, urban agriculture practices, and the benefits of introducing pollinator bees to neighborhood green spaces. A map features green spaces in the near vicinity to communicate the bees' pollinator pathway, and emphasizes the biophilic benefits of pollinating nearby greenery to increase opportunities for urban cultivation, respite and recreation.

2 – POLLINATOR PLANT MARKERS

Throughout the expanded curb bulb area on 6th Ave N, pollinator plants have been introduced into the landscape to complement the roof top bee hives. In select locations around the planting beds, locally-sourced basalt markers will identify the pollinator plants in the landscaped area. Featured plants highlights native species and connect visitors with the biophilic benefits of an enhanced landscape experience integrated into the building design.



FORM AND MATERIAL

WEBER THOMPSON



RMBVivid







PLANT MARKERS

DESIGN PROPOSAL LIVING BUILDING INTERPRETATION

3 – ENTRY RAINWATER BASIN

This expression of the rainwater harvesting is designed into the entry experience and visibly aligned with a featured downspout on the facade of the building. Here an understated text will complement the basin with an insight about the collection and use of rainwater on site.





LETTER DETAIL

MATERIAL FORM



STEEL PLATE

4 - MERCER SIDEWALK DRAINAGE GRATE

Appreciating the benefits of a Living Building are compelling when considered across a span of time. Along with specific information and metrics about storm water collection on site, the grate will feature average weekly rainfall amounts in Seattle for the 52 weeks of the year.













WEBER THOMPSON

MATERIAL STEEL

DESIGN PROPOSAL





design proposal RENDERINGS







DESIGN PROPOSAL RENDERINGS







DESIGN PROPOSAL RENDERINGS






DESIGN PROPOSAL RENDERINGS



WEBER THOMPSON



ALLEY PERSPECTIVE, NW CORNER



design proposal RENDERINGS

MERCER STREET





DESIGN PROPOSAL RENDERINGS







DESIGN PROPOSAL RENDERINGS COMPOSITE

MERCER STREET



6TH AVENUE, APPROACH FROM NORTH





DESIGN PROPOSAL RENDERINGS COMPOSITE







design proposal GARAGE PLANS

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PARKING LEVEL PI

PARKING LEVEL P2









DESIGN PROPOSAL GROUND FLOOR PLAN



LEVEL I FLOOR PLAN





N



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DESIGN PROPOSAL FLOOR / ROOF PLAN

N





LEVEL RI FLOOR/ROOF PLAN

DESIGN PROPOSAL







DESIGN PROPOSAL BUILDING SECTIONS



B



- CLEAR GLASS MODERATE TRANSMITTANCE, LOW REFLECTIVITY
- 2A SPANDREL GLASS - DARK GREY (TO MATCH IA)
- 3A **BALCONY RAILING - BLACK**
- CANOPY STEEL MEDIUM GREY **4**A
- MULLION LIGHT GREY 5Δ
- 5B MULLION - DARK GREY
- METAL PANEL (CURTAINWALL) LIGHT GREY 6A
- METAL PANEL (CURTAINWALL) DARK GREY 6B
- METAL PANEL (FRAMED) LIGHT GREY 7A
- METAL PANEL (FRAMED) DARK GREY 7B
- METAL PANEL (FRAMED) MED GREY 7C
- METAL PANEL (FRAMED) MED GREY (PERF) 7D
- PROFILE METAL PANELS DARK GREY 8A
- 9A LOUVER - DARK GREY
- MISC. METALS LIGHT GREY 10A
- MISC. METALS DARK GREY 10B
- MISC. METALS MED GREY 10C
- ARCHITECTURAL CONCRETE FINISH 11A
- STANDARD CONCRETE FINISH IIB
- CMU LIGHT GREY SMOOTH FACE 12A
- CMU LIGHT GREY SPLIT FACE 12B
- CMU MED GREY SMOOTH FACE 12C
- CMU MED GREY SPLIT FACE 12D
- 12E CMU - LIGHT GREY PAINTED TO MATCH BRICK
- 13A **BRICK - DARK BROWN WIRE CUT**
- 14A SOFFIT - LI - METAL
- SOFFIT BALCONIES METAL (PERF) 14B
- SOFFIT RI EXTERIOR PLASTER I4C
- 15A PORCELAIN TILE

















5/6/7/10**B**





























5B	MULLION EXTENTION SURROUND DARK GREY
6A	METAL PANEL LIGHT GREY
7A	METAL PANEL LIGHT GREY
IA	CLEAR GLASS
2A	SPANDREL GLASS DARK GREY
· 7B	METAL PANEL DARK GREY
5B	MULLION CAP DARK GREY
	BRICK DARK BROWN WIRE CUT
9A	LOUVER DARK GREY
7D	METAL PANEL MED GREY WITH CUSTOM PERFORATIONS OVER PAINTED BACKER SURFACE
	PERFORATED METAL PANEL MED GREY
	ARCHITECTURAL CONCRETE



SUN ANGLE – FROM THE LEFT

* CORRUGATED PANEL REPRESENTATIVE FOR PROFILE ONLY, COLOR TO BE DARK GREY







SUN ANGLE – FACING

* CORRUGATED PANEL REPRESENTATIVE FOR PROFILE ONLY, COLOR TO BE DARK GREY



DESIGN PROPOSAL







DESIGN PROPOSAL ELEVATIONS







DESIGN PROPOSAL MERCER STREETSCAPE SECTIONS







DESIGN PROPOSAL MERCER STREETSCAPE SECTIONS





PER GROUND ELEV 25 S P





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DESIGN PROPOSAL MERCER STREETSCAPE SECTIONS











MERCER STREETSCAPE SECTIONS



The project team is exploring replacing a short segment of the Mercer guardrail to strengthen the visual connect to the canopy and entry above. As the guardrail is outside of the property bounds it is under the jurisdiction of SDOT. The team is requesting the board's support for this intervention as we work with SDOT to confirm its viability.





WEBER THOMPSON



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6TH AVENUE STREETSCAPE SECTIONS











6TH AVENUE STREETSCAPE SECTIONS









6TH AVENUE STREETSCAPE SECTIONS











DESIGN PROPOSAL 6TH AVENUE STREETSCAPE SECTIONS



METAL PANEL 7D WITH CUSTOM-PERFORATIONS OVER PAINTED BACKER SURFACE





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LANDSCAPE DESIGN

LANDSCAPE DESIGN SITE PLAN



ON SITE IMPROVEMENTS



RIGHT-OF-WAY IMPROVEMENTS



EXISTING RIGHT-OF-WAY



LANDSCAPE DESIGN PLANT PALETTE

6TH AVE N. TREES



LIRODENDRON TULIPIFERA 'EMERALD CITY' EMERALD CITY TULIP



CARPINUS CAROLINIANA AMERICAN HORNBEAM

R.O.W. UNDERSTORY



SPIRAEA BETULIFOLIA VAR. LUCIDA WHITE SPIRAEA



NEPETA 'WALKER'S LOW' CATMINT





BEAR'S BREECHES



AJUGA 'BLACK SCALLOP BUGLEWEED

DAPHNE



FESTUCA 'ELIJAH BLUE' BLUE FESCUE

MERCER ST. R.O.W. TREES



EXISTING – PLATANUS X ACERFOLIA LONDON PLANE TREE



CISTUS X PULVERULENTUS 'SUNSET MAGENTA ROCK ROSE



STONECROP



SARCOCOCCA HOOKERIANA HUMILIS SWEETBOX





HEBE







OPHIOPOGON PLANISCAPUS 'NIGRESCENS' Mondo grass



DESIGN PROPOSAL LANDSCAPE MATERIALS



WEATHERED STEEL PLANTERS



BRONZE CONCRETE PAVING ACCENT



SANDBLASTED CONCRETE ACCENT



TRENCH GRATE DESIGN TO ENHANCE WATER STORY



PLANT IDENTIFICATION STONE MARKERS



6TH AVENUE STREETSCAPE DESIGN EDG PLAN COMPARISON





SITE DESIGN IMPROVEMENTS

- EXPANDED CURB BULB INTO 6TH AVE. NORTH FOR ADDITIONAL PLANTING AREA
- ADDITIONAL BICYCLE PARKING PROVIDED
- POLLINATOR PLANTING EDUCATION MARKERS
- RAIN LEADER WATER FOUNTAIN AT ENTRY
- CUL-DE-SAC MURAL
- EXPANDED RETAIL SEATING
- PLANTING AT EXTERIOR RETAIL SEATING **NOW FIXED W/ WEATHERED STEEL PLANTER WALLS RATHER THAN POTS**



DESIGN PROPOSAL SUPPORTING POLLINATORS



LEVEL 3 GREEN ROOF

Plant Name	Flower Time	Flower Color	Winter Interest	Zone	Mature Height
Sedum acre 'Aurea'	Late Summer	Yellow	Yes	4 - 8	1 – 2"
Sedum album 'Coral Carpet'	Early Summer	White	Yes	4 - 8	0.5 – 1"
Sedum kamtschaticum 'Variegatum'	Mid Spring	Yellow	No	3 - 8	5 - 6"
Sedum kamt. 'Weihenstephaner Gold'	Late Spring	Yellow	Yes	4 - 8	3 – 5"
Sedum reflexum 'Blue Spruce'	Late Spring	Yellow	Yes	3 - 8	4 - 6"
Sedum rupestre 'Angelina'	Mid Summer	Yellow	Yes	3 - 8	4 - 6"
Sedum spurium 'John Creech'	Mid Summer	Pink	Yes	3 - 8	4 - 6"
Sedum spurium 'Red Carpet'	Mid Summer	Red	Yes	3 - 8	3 - 4"

GREEN ROOF PLANT LIST

PROMOTING HONEY BEES AND POLLINATORS

This project aims to strengthen the local pollinator population by maintaining a colony of honey bee hives on the roof. These hives are supported by pollinator friendly plantings at the street level and in the green roof on level 3. The project promotes education of these efforts with signage on the rooftop and pollinator friendly plant identifiers in the right-of-way.

To further the connection with the honey bees, the proposed mural on the cul-de-sac on 6th Ave. North takes inspiration from recorded honey bee flight paths and projects these geometries on the ground plane in the street. The final artwork for the mural will be coordinated with an artist.



SITE POLLINATORS PLAN





POLLINATOR PLANT IDENTIFIER

CUL-DE-SAC POLLINATOR MURAL

LANDSCAPE DESIGN SITE PERSPECTIVE



6TH AVENUE NORTH – PEDESTRIAN EXPERIENCE, POLLINATOR FRIENDLY PLANT I.D. MARKERS, CUL-DE-SAC MURAL, STREETSCAPE DESIGN



LANDSCAPE DESIGN SITE PERSPECTIVE



6TH AVENUE NORTH – EXPANDED CURB BULB FOR ADDITIONAL PLANTING AREAS, BICYCLE PARKING, POLLINATOR FRIENDLY STREETSCAPE PLANTINGS



LIGHTING DESIGN SITE LIGHTING PLAN









LIGHTING DESIGN ROOF TERRACE LIGHTING PLAN



WEBER THOMPSON



General illumination provided by downlights side mounted to overhead structure.



Decorative Smaller decorative

pendants anchor seating booths.



from structural elements lower the scale of the space.



lighting design SITE LIGHTING PLAN










INTENTIONALLY BLANK





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DESIGN PROPOSAL SIGNAGE IMAGERY



RETAIL SIGNAGE, SOFFIT MOUNTED





RETAIL SIGNAGE, STOREFRONT GRAPHIC



DESIGN PROPOSAL SIGNAGE IMAGERY



PRIMARY BUILDING SIGNAGE

WAYFINDING, INTERPRETIVE



ROOFTOP FEATURES – AREA

REOUIREMENT:

SMC 23.48.025.C.4

"... the combined total coverage of all features listed in this subsection 23.48.025.C.4, including weather protection such as eaves or canopies extending from rooftop features, does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment"

SMC 23.48.025.C.7

"At the applicant's option, the combined total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all of the following are satisfied:

a. All mechanical equipment is screened; and

b. No rooftop features are located closer than 10 feet to the roof edge."

DEPARTURE REQUEST AND DIFFERENCE:

The applicant proposes: the allowable rooftop features area be increased to 68.1 percent

EXPLANATION FOR DEPARTURE REOUEST:

By increasing the combined total roof coverage, the project can better meet the substantial solar (energy) and water collection requirements of the LBPP. The compact size of the site poses a significant challenge for accommodating the mechanical equipment and renewable energy systems needed to meet the goals of LBPP.

DESIGN GUIDELINES:

CSI-A, CSI-B, CSI-E, DC2-5

ADMINISTRATIVE EDG #1/ EDG #2

Staff notes potential support for this Departure, provided the design demonstrates a clear rationale for how this will help the project better meet the intent of the adopted Design Guidelines.



TOTAL ROOF AREA- 15,137.05 SF (65% ROOF AREA = 9,839.08 SF)

CANOPIES SOLAR COLLECTORS STAIR AND ELEVATOR PENTHOUSE AREA SCREENED MECHANICAL EQUIPMENT <u>SOLARIUM</u>

TOTAL 10,312.49 SF / 15,137.05 (68.1% COVERAGE)





WEBER THOMPSON

ROOF PLAN

ROOFTOP FEATURES – ENCROACHMENT

REQUIREMENT:

SMC 23.48.025.C.4

"... the combined total coverage of all features listed in this subsection 23.48.025.C.4, including weather protection such as eaves or canopies extending from rooftop features, does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment"

SMC 23.48.025.C.7

"At the applicant's option, the combined total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof area, provided that all of the following are satisfied:

a. All mechanical equipment is screened; and

b. No rooftop features are located closer than 10 feet to the roof edge."

DEPARTURE REQUEST AND DIFFERENCE:

The applicant proposes: All mechanical equipment is screened. The north stair, solar canopy roof and solarium be

allowed to encroach within 10' of the roof edge.

EXPLANATION FOR DEPARTURE REQUEST:

Exempting the north stair from the 10' setback allows the stair to remain aligned with the stair shaft on the floors below and will allow for enough space within the center of the roof for the extensive mechanical equipment needed to meet the performance goals of the LBPP while avoiding the need for additional mechanical equipment and screening to the west of the exit pathway. This reduces the visual impact to the residents to the north and west.

Exempting the solar collector roof from the 10' setback accomplishes three positive design moves:

I. It provides for unobstructed area for solar capture, maximizing energy production to best meet the Living Building Pilot performance goals. (CSI-A)

2. It extends the building's roof footprint for water capture which is critical to meeting non-potable water use goals of the Living Building Pilot. (CSI-A)

3. The solar collector roof creates an architectural terminus to the gateway corner of the building while calling attention to the high performance sustainability goals of the project to the public realm beyond. (DC2-5)

Exempting the solarium allows the space to better activate the east facade, drawing the attention to the solar roof above without impacting the continuity of the roof line. (DC2-5)

DESIGN GUIDELINES:

CSI-A, CSI-B, CSI-E, DC2-5

ADMINISTRATIVE EDG #1/ EDG #2

Staff notes potential support for this Departure, provided the design demonstrates a clear rationale for how this will help the project better meet the intent of the adopted Design Guidelines.





ROOF PLAN

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STRUCTURAL BUILDING OVERHANG – DEPTH

REQUIREMENT:

SMC 23.53.035.B.5 Departure for the Living Building and 2030 Challenge High Performance Existing Building Pilot Programs per SMC 23.41.012.D.2.h)

SMC 23.53.035.B.7

"Depth: The maximum horizontal projection for a structural building overhang, measured to the furthest exterior element, shall be 3 feet"

DEPARTURE REQUEST AND DIFFERENCE:

The project team request the balconies and solar roof overhang be allowed to extend 5'-7" beyond the maximum 3' allowed per code (total depth = 8'-7" beyond the southern property line.)

EXPLANATION FOR DEPARTURE REQUEST:

23.41.012.D.2.h allows for the requirements under SMC23.53.035.B.5 to be modified if they better meet the goals of the LBPP.

Extended balconies will provide access to outdoor space on every level, better meeting the intent of the Living Building Challenge without impacting rainwater and solar capture on the roof.

The balconies serve dual purposes – providing shading and solar heat gain mitigation for the office spaces along the southern façade (CSI-B) while providing additional modulation to the massing creating visual depth and interest. (DC2-CI, DC2-C2)

The solar roof above the R1 level better meets the intent of the Living Building Challenge by providing optimal location for PV panels and increased rainwater capture area, while providing an intuitive termination to the building massing. (CS2-2, DC2-4)

DESIGN GUIDELINES:

CSI-B, DC2-CI, DC2-C2, DC2-5J

ADMINISTRATIVE EDG #1

Staff notes potential support for this Departure, provided the design demonstrates a clear rationale for how this will help the project better meet the intent of the adopted Design Guidelines.





STRUCTURAL BUILDING OVERHANG - LENGTH

REQUIREMENT:

SMC 23.53.035.B.5 Departure for the Living Building and 2030 Challenge High Performance Existing Building Pilot Programs per SMC 23.41.012.D.2.h)

SMC 23.53.035.B.7

"The maximum length of each structural building overhang shall be 15 feet measured at any location that is beyond the property line."

DEPARTURE REQUEST AND DIFFERENCE:

The project team request the solar roof overhang be allowed to extend 45'-3" beyond the maximum 15' allowed per code (total length = 60'-3")

EXPLANATION FOR DEPARTURE REQUEST:

23.41.012.D.2.h allows for the requirements under SMC 23.53.035.B.5 to be modified if they better meet the goals of the LBPP.

The solar roof above the R1 level better meets the intent of the Living Building Challenge by providing optimal location for PV panels and increased rainwater capture area, while providing an intuitive termination to the building massing. (CS2-2, DC2-4)

DESIGN GUIDELINES:

CSI-B, DC2-CI, DC2-C2, DC2-5]

ADMINISTRATIVE EDG #1

Staff notes potential support for this Departure, provided the design demonstrates a clear rationale for how this will help the project better meet the intent of the adopted Design Guidelines.





APPENDIX

DESIGN OPTIONS DESIGN GUIDELINES – PROJECT PRIORITY GUIDELINES

CS2-2

ARCHITECTURAL PRESENCE

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

CS2-3 CORNER SITE

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

CS3-2

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

CS2-DI

HEIGHT, BULK AND SCALE

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

PLI-3.C

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

PL3-IA

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

PL3-C.3

PEOPLE-FRIENDLY SPACES

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

DC2-I

DC5-2.C FINISHES

EXTERIOR ELEMENTS &

ARCHITECTURAL CONTEXT

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

DC2-2A

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

DC2-4

DUAL PURPOSE ELEMENTS

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

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

DC2-C.I

Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes



CONTEMPORARY DESIGN

ENTRIES

BLANK WALLS AND RETAINING WALLS

VISUAL DEPTH AND INTEREST:

DESIGN OPTIONS DESIGN GUIDELINES – PROJECT RESPONSE

CS2-2

ARCHITECTURAL PRESENCE

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

CORNER SITE CS2-3

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

CS3-2

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

CS2-DI

HEIGHT. BULK AND SCALE

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

CONNECTIVITY PLI-3.C

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

PL3-IA

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

PL3-C.3

PEOPLE-FRIENDLY SPACES

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

DC2-I

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

ARCHITECTURAL CONTEXT

DC2-2A

facade infill.

DC2-4

DUAL PURPOSE ELEMENTS

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

EXTERIOR ELEMENTS & DC5-2.C FINISHES

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

DC2-C.I

enhance their daily lives.

WEBER THOMPSON



CONTEMPORARY DESIGN

ENTRIES

BLANK WALLS AND RETAINING WALLS

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

VISUAL DEPTH AND INTEREST:

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

HISTORIC CONTEXT CONTEXT HISTORY

OUEEN ANNE NEIGHBORHOOD

The community of Queen Anne is one of Seattle's oldest residential neighborhoods. Pioneer settler Thomas Mercer first called the forested, water-lapped district Eden Hill. By the mid-1880s, the growing suburb had acquired the name Queen Anne Town in reference to its showy domestic architecture. The character of this thoroughly urban neighborhood today is the result of several key influences, both physical and human. Natural features have both encouraged and restrained the development of Queen Anne over time. Waterways at the base of the hill virtually assured adjacent industrial growth from an early date. At the same time, steep topography limited the spread of large-scale commercial and industrial land uses on the hill itself. Instead, the hill became attractive as an early residential suburb because of its spectacular territorial and water views and its relative accessibility to the city.

Queen Anne Hill was linked to Seattle by public transit in the late 1880s. Thereafter, streetcar lines fostered rapid platting, intensive residential construction, and the eventual emergence of multifamily housing - all within a brief forty-year period of time. The close-in location and unsurpassed views continue to stabilize the high value of real estate on the hill.

Queen Anne's character has been shaped as much by its human resources as by its physical features. The fact that progressive, well-educated families made the hill their home from the outset has left a lasting legacy. Over the years, Queen Anne residents have consistently and successfully pushed for a myriad of municipal improvements. Community activism in more recent decades has tempered the effect of intensive urban development after World War Two, including construction of the Century 21 World's Fair complex in 1962 on lower Queen Anne. The over arching goal of the neighborhood today remains the preservation of its vibrant, human-scaled sense of place. (Prepared by Florence K. Lentz and Mimi Sheridan for the Seattle Department of Neighborhoods, Historic Preservation Program and the Queen Anne Historical Society October 2005)



LITTLE LAKE

The Cascade Neighborhood's beginnings date back to the 1860s when David Denny and Thomas Mercer first laid claim to portions of the heavily forested slopes descending to the shores of the Duwamish people's "little lake," meman hartshu, or "tenas chuck" in Chinook trading jargon. On July 4, 1854, Mercer proposed renaming it Lake Union in anticipation of a ship canal to link Salmon Bay and Lake Washington, whose completion lay many decades in the future. (HistoryLink.org Essay 3178)

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







HISTORIC CONTEXT MERCER STREET EVOLUTION INFRASTRUCTURE

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

In the 2010s, the Seattle Department of Transportation embarked on a \$190.5 million project to widen and improve Mercer Street, which would be restored to bi-directional traffic between Aurora Avenue and Interstate 5. Construction began in September 2010 and the restoration of bi-directional traffic took two years, opening on August 27, 2012. The two-way segment was extended west to 9th Avenue North on May 30, 2014, removing the final section of one-way traffic on Mercer Street, while also permanently closing Broad Street in preparation for the Alaskan Way Viaduct replacement tunnel project.





INFRASTRUCTURE

Mercer Street is a major east–west thoroughfare in the Lower Queen Anne and South Lake Union neighborhoods of Seattle, Washington. It travels 2 miles (3.2 km) and connects Elliott Avenue to the west and Interstate 5 to the east, serving as one of several downtown exits on the freeway. The street carries an average weekday volume of 38,000 vehicles on its central section.



NEIGHBORHOOD CONTEXT QUEEN ANNE TO SOUTH LAKE UNION

MERCER ST: THE CONNECTION OF NEIGHBORHOODS

QUEEN ANNE

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

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

SOUTH LAKE UNION

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

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

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

SEATTLE CENTER

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



NEIGHBORHOOD CONTEXT

EXISTING BUILDINGS ON SITE

- IA Foley Sign Company
- IB Commercial Building Vicis

BUILDINGS WITHIN 3X3 BLOCK PERIMETER

- 2 Young Child Academy
- 3 QFC / Apartments
- 4 Hampton Inn and Suites
- 5 Citizen Coffee and Creperie
- 6 Shell Gas Station
- 7 Commercial Building
- 8 Residential Buildings
- 9 708 Uptown Apartments
- 10 Downtown Automotive
- II Commercial Building (destroyed by fire)
- 12 Four Points by Sheraton
- 13 Bill and Melinda Gates Foundation

FUTURE/PLANNED BUILDINGS

- 14 Proposed addition to Bill and Melinda Gates Foundation
- 15 Proposed Mixed Use Multifamily Building
- 16 Proposed High-Rise Commercial Office Building
- 17 Proposed Mixed Use Multifamily Building
- 18 Proposed High-Rise Commercial Office Building







NEIGHBORHOOD CONTEXT STREETSCAPE MONTAGE



MERCER STREET – NORTH SIDE (SITE)











• EL 30'

NEIGHBORHOOD CONTEXT STREETSCAPE MONTAGE



A ROY STREET – SOUTH SIDE (SITE)

6TH AVE N

SITE (BEYOND PARKING LOT)



(FOREGROUND, NOT PART OF PROJECT AREA)

B ROY STREET – NORTH SIDE TAYLOR AVE N 6TH AVE N SITE (OPPOSITE)





WEBER THOMPSON



TAYLOR AVE N

NEIGHBORHOOD CONTEXT

STREETSCAPE MONTAGE

A 6TH AVENUE N – WEST SIDE (SITE)

6TH AVENUE N – EAST SIDE

MERCER SITE STREET

• EL 45'

B

• EL 45'





WEBER THOMPSON



MERCER STREET



ROY STREET

NEIGHBORHOOD CONTEXT - EXISTING AND PROPOSED COMMERCIAL BUILDINGS IN NEIGHBORHOOD



700 DEXTER (DEXTER YARD) – PROPOSED



500 MERCER (LUMEN)

PRECEDENT – DIVERSITY OF BUILDING STYLES/PROGRAMS

As the neighborhood rapidly evolves, new commercial office buildings will integrate with an eclectic mix of single-story industrial-style buildings, chain hospitality buildings, and small-scale residential apartments.



701 DEXTER - PROPOSED



601 DEXTER – PROPOSED

WEBER THOMPSON





FOUR POINTS BY SHERATON



HAMPTON INN & SUITES



BILL AND MELINDA GATES FOUNDATION

NEIGHBORHOOD CONTEXT - EXISTING AND PROPOSED GROUND LEVEL RETAIL IN NEIGHBORHOOD



LEY – PROPOSED



800 5TH - AS PROPOSED



EXISTING RESTAURANTS ALONG ROY STREET







SMALL RETAIL ON 5TH AVE N



701 DEXTER - PROPOSED



CITIZEN COFFEE & CREPERIE



700 DEXTER (DEXTER YARD) – PROPOSED



RETAIL AND GROUND LEVEL ENVIRONMENT

Within a few blocks of the site, ground-level retail is an eclectic mix of small restaurants occupying century-old mixed use buildings, 'lounges' of hospitality buildings, and a cafe that occupies a former auto repair shop.

The immediate neighborhood is going through rapid change. A survey of proposed mixed-use projects shows an equally eclectic mix of retail spaces at the ground level. Most proposed retail spaces are identified by single-story expressions with brick facades.



NEIGHBORHOOD CONTEXT - EXISTING AND PROPOSED GROUND LEVEL RETAIL PRECEDENT



PRECEDENT -DEPTH AND RHYTHM

Retail spaces that occupy an inset ground level are clearly defined, with space for suspended signage and some covered outdoor space near the storefront.

PRECEDENT-TAKE-OUT

With the prevalence of take-out food in the current world situation, smaller scale take-out portals make sense when access to the retail space is limited.







PRECEDENT -SPILL OUT SPACE

Dining establishments can take advantage of outdoor space adjacent to the storefront to provide outdoor dining space, activating the sidewalk and pedestrian experience.







NEIGHBORHOOD CONTEXT

RBAN FABRIC



92 570 MERCER ST | SDCI# 3035337-LU | RECOMMENDATION PROPOSAL | 5/5/2021

Site

5 Minute Walking Radius

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A Bill and Melinda Gates Foundation



Lake Union Park



2 Seattle Center



NEIGHBORHOOD CONTEXT

WORKS E R





I. BIKE AND PEDESTRIAN NETWORK



Bike Lane



Water Access Point



5 Minute Walking Radius



WEBER THOMPSON





Local Bus Route

Bus Stop

Commuter Bus Route

3. AUTO NETWORK Minor Arterial Principal Arterial Highway

Truck Traffic





SITE ANALYSIS SITE PLAN



MIXED USE BUILDING



SINGLE STORY CHILDCARE FACILITY



VIEW LOOKING SOUTH ALONG TAYLOR AVE N



LOOKING NORTHEAST ON MERCER STREET





WEBER THOMPSON



LOOKING WEST UP MERCER STREET

LOOKING DOWN 6TH AVE



FOUR-STORY HOSPITALITY BUILDING



EXISTING BUILDING ON PROJECT SITE



3

4

(D)

SITE ANALYSIS ZONING SUMMARY



SITE: 570 MERCER ST., SEATTLE

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

ZONE: SM-UP 85 (MI), SEATTLE MIXED 85' HEIGHT LIMIT, UPTOWN OVERLAY, MANDATORY HOUSING AFFORDABILITY PROGRAM (MEDIUM), DESIGN REVIEW REQUIRED.

FAR: 5.25 MAX RESIDENTIAL USE, MAX 5.25 NON-RESIDENTIAL USE.

BASE ZONING - 16,800 GSF LOT AREA X 5.25 = 88,200 SF ALLOWED DEVELOPMENT AREA

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

FAR EXEMPTIONS: SUBGRADE LEVELS, BIKE COMMUTER SHOWER FACILITIES REQUIRED PER 23.54.015.K.8 (OVER 100,000 SF OF OFFICE), REQUIRED BIKE STORAGE FACILITIES FOR SMALL EFFICIENCY/CONGREGATE HOUSING UNITS, AND 3.5% ALLOWANCE FOR MECHANICAL EQUIPMENT.

UPPER LEVEL SETBACKS: NONE REQUIRED PER MAP A 23.48.735.

STREET CLASSIFICATION: CLASS 3 PEDESTRIAN STREET (MERCER/6TH AVE N) PER MAP A 23.48.740.

PARKING REQUIREMENT: PARKING NOT REQUIRED. MAX. PARKING ALLOWED | STALL PER 1000 GSF OFFICE USE PER 23.48.755B.

PARKING NOT PERMITTED AT STREET LEVEL UNLESS SCREENED BY ANOTHER USE.

STREET LEVEL DEVELOPMENT STANDARDS: APPLY TO NON-RESIDENTIAL USE ONLY. SEE 23.48.040B FOR TRANSPARENCY AND BLANK FAÇADE REQUIREMENTS ALONG ROW. STREET LEVEL SETBACKS UP TO 12' SETBACK FROM STREET LOT LINE ALLOWED IF LANDSCAPED PER 23.48.055A2. GREEN FACTOR .30 OR MORE REQUIRED.

NOTE: STREET TREES REQUIRED ON ROW, IF NOT FEASIBLE, A 5' SETBACK WITH LANDSCAPING REQUIRED UNLESS DIRECTOR WAIVES THIS REQUIREMENT.



SITE ANALYSIS DEVELOPMENT POTENTIAL





CODE COMPLIANT DEVELOPMENT STUDIES Adjacent properties are zoned under the same base height limit of 85ft per SM-UP-85 (MI).



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SITE ANALYSIS SITE SECTIONS

The site is 120' x 140', and is bounded on the south by Mercer Street; the east by 6th Ave North; the north by an adjacent property; and the west by a dead-end alley, which terminates at the southern end of the site.

Further constraining the development potential are two existing utility poles, powerlines and their associated setbacks. The development team is removing two other existing utility poles along 6th Ave near the cul de sac terminus of 6th Avenue to create a better pedestrian experience and allow for new street trees.



C) EAST / WEST BUILDING SECTION



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SITE ANALYSIS SITE CONSTRAINTS

ADMINISTRATIVE DESIGN GUIDANCE 2.A

Staff acknowledges the challenges and constraints associated with this site, including the termination of 6th Avenue N, the narrow elevated sidewalk at the south property line, the power lines at 6th Avenue N and the high visibility of this corner site from Mercer Street. Staff notes that these challenges can also be seen as opportunities and encourages the development of a unique design solution that is tied to this particular site and context. (CS2, CS3, DC2)

DESIGN TEAM RESPONSE

The two southern most power poles are being decommissioned, leaving the two power poles to the north and their associated electrical lines. These remaining powerlines can be mitigated with a setback above the third floor. This is an opportunity to reduce the width of the north facade and provides a smaller, two story retail base that grounds the building and reduces the bulk and scale of the project.

With the southern most poles removed, there is opportunity for a more gracious pedestrian experience at the corner. With the elevation of this area being roughly 12' above the Mercer Street sidewalk and bikeway below, this area naturally lends itself to being used as a viewpoint to the city beyond.



SITE ANALYSIS URBAN TEXTURE

ADMINISTRATIVE DESIGN GUIDANCE 3.A

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

DESIGN TEAM RESPONSE

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

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

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



TEXTURAL





MERCER STREET & TAYLOR AVE (BASE ZONING ENVELOPE)





MONUMENTAL (333 **DEXTER**)

CELEBRATE TERMINATION OF 6TH AVE WITH LANDSCAPING AND RETAIL

LARGER SCALE MASSING STRATEGY AT SOUTHEAST CORNER TO MARK GATEWAY TOWARD SOUTH LAKE UNION

MERCER STREET (BASE ZONING ENVELOPE)

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99

SITE ANALYSIS RETAIL PROMINENCE





The retail space is located along the prominent frontage along Mercer St with an overlook towards the Space Needle and downtown beyond. Pedestrian and cyclist access to retail and the office tower is available through the elevated walkway along Mercer St as well as 6th Ave.

CORNER FOR RETAIL ELEVATED WALKWAY ALONG MERCER ST VARIES FROM 7' - 14' - SIDEWALK -EAST / WESTBOUND BIKE LANES ·

SCHNITZER WEST





SITE ANALYSIS SITE VIEWS





*Views approximated from proposed solarium elevation. VIEWS FROM SITE

The 570 Mercer site is situated between the South Lake Union and Lower Queen Anne (Uptown) neighborhoods. The site offers exceptional views in most directions, the best being south towards Downtown.

Upper floors afford excellent access to sunlight and stellar westward sunset views framed by the Olympic mountains.





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SITE ANALYSIS LIVING BUILDING PILOT PROGRAM

SEATTLE LIVING BUILDING PILOT PROGRAM

The Living Building and 2030 Challenge Pilots are part of Seattle's Climate Strategies. They are needed to help us move beyond making incremental changes so we can fundamentally reshape our building and transportation systems for a fossilfree future. Seattle's buildings produce about one-third of our greenhouse gases. Reducing these building emissions are critical in achieving our goal to become a carbon neutral community by 2050.

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

For more information, go to: http://www.Seattle.gov/SDCI/permits/green-building/ living-building-and-2030-challenge-pilots

THIS PROJECT'S REQUIREMENTS AND INCENTIVES

REQUIREMENTS

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

INCENTIVES

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





SITE ANALYSIS LIVING BUILDING PILOT PROGRAM

LBC REQUIREMENTS	PETAL INTENT	IMP	ERATIVES	PETAL REQUIREMENTS & PROJECT
	PLACE The Place Petal articulates where it is acceptable to build, how to protect and restore a place once is has been developed, and how to encourage the creation of communities that are based on the pedestrian rather than the automobile. For more information, go to: https://living-future.org/LBC/place-petal/	0 I 02 03 04	LIMITS TO GROWTH URBAN AGRICULTURE HABITAT EXCHANGE HUMAN-SCALED LIVING	The urban site is not on or adjacent to any of the sensitive ecolor will be designed to mature & evolve with the site, and no petroor maintenance of the landscape. The project will encourage biking facilities. The project will be required to dedicate 2% of its total project a series of honey bee hives on the roof that use and support pol Additionally, an amount of land equal to the development (or 0.2 perpetuity through an approved Land Trust organization or the
	MATERIALS The intent of the Materials Petal is to create a materials economy that is non-toxic, ecologically restorative, transparent and socially equitable. For more information, go to: https://living- future.org/LBC/materials-petal/ Materials Petal is the current assumed LBC Petal Certification pathway for the project, however Energy Petal is still being considered at this early stage.	13 14 15 16	RED LIST RESPONSIBLE SOURCING LIVING ECONOMY SOURCING NET POSITIVE WASTE	The project team, including design firms, engineers, consultants vetting, and tracking materials throughout design and verified du palette and favor natural, local materials. As part of the materials vetting process, the design team will fav Challenge certification. The design team will avoid using products with chemical ingredi Materials within 500 kilometers of the site will be prioritized over incorporated into the design. The design team will also create a Materials Conservation Mana during the design, construction, operation and end-of-life phase construction.
	BEAUTY The intent of the Beauty Petal is to	19	BEAUTY & BIOPHILIA	The project will meaningfully integrate public art into the streets the patterns of natural systems to tell the story of this Living Bui delight and the celebration of nature, culture, spirit, and place a

recognize the need for beauty as a this neighborhood. precursor to caring enough to preserve, 20 **EDUCATION &** conserve and serve the greater good. **INSPIRATION** For more information, go to: https:// living-future.org/LBC/beauty-petal/ patrons can tour the public space to learn about the function and performance of the building.

CITY OF SEATTLE REQUIREMENTS

ENERGY

The project will achieve building energy efficiency through daylighting, solar heat gain control with the glazing and balcony overhangs, as well as an efficient mechanical system supplemented with an extensive photovoltaic solar array above the roof and solarium amenity.

WATER

The project will achieve water efficiency through highly efficient fixtures and rainwater collection and reuse, with storage in a cistern in the parking garage. With the help of an engineer we will determine whether graywater harvesting may also be required.

WEBER THOMPSON



APPROACH

ogical habitats restricted in the imperative. On-site landscape chemical fertilizers or pesticides will be used for operation and g through high-quality indoor bicycle storage and locker room

area to growing food. 570 Mercer will accomplish this through llintator plants on site and in the surrounding neighborhood. .4 hectares / 1 acre, whichever is greater) will be set aside in Institute's Living Future Habitat Exchange Program.

s, and general contractor, will develop a process for identifying, uring construction. The project will feature a simple material

vor products that have Declare labels and Living Building Product

lients from the Red List.

ver those from further away. Salvaged material will be

agement Plan that explains how the project optimizes materials es. The project will divert waste material from the landfill during

tscape, entry experience and facade treatments that reference ilding Pilot. These design features are intended solely for human appropriate for a mixed-use, urban commercial office building in

The project will provide educational materials about the building, including an LBC case study, copy of the operations and maintenance manual, and an educational website. The project will also incorporate interpretive educational signage and a brochure describing the design and benefits of the project. The project will host an annual open day to the public in which

ENERGY NARRATIVE

SUMMARY

The 570 Mercer project will comply with the Living Building Pilot Program, which requires a building that operates at a very high efficiency in order to achieve the energy performance targets of the program. The energy strategies listed below include systems, controls, equipment, and materials that contribute to a building that will conserve energy, helping reduce the energy used by the project.

The Living Building Pilot program requires projects to achieve energy usage 25% lower than the 2015 SEC TPP target for the use type. For this project, the Living Building Pilot Program requirement establishes the upper limit energy use intensity (EUI) of 34.0 kBtu/sf/year.

The preliminary energy model of the 50% DD design is anticipated to operate at a 28.1 kBtu/sf/year EUI, which meets the LBPP energy requirements with a 17.1% buffer.

The current design achieves the following modeled energy performance:

Table 1: Base scenario energy performance vs. target

MODELED ENERGY PERFORMANCE								
C401.3 EUI target	45.3 kBtu/ft2-yr							
LBPP EUI target	34.0 kBtu/ft2-yr							
Modeled energy performance	28.1 kBtu/ft2-yr							

ENERGY CONSERVATION MEASURES								
е	Glazing	 31.8% gross WWR Double-pane glazing system Optimized SHGC						
Envelop	Opaque envelope	 Typical wall U < 0.06 (2" insulation inboard of spandrel backpan) Roof U < 0.032 (R-38 c.i.) Floor U < 0.038 (R-30 pinned insulation) 						
	Infiltration	• 0.22 CFM/sf at 0.30 in w.g.						
6	Heating and cooling	Air-source VRF system						
AC system:	Ventilation	 >80% effective energy recovery ventilator (rooftop) Ventilation parallel to fan coils Economizer bypass 						
H	Building management system	Optimized Control Sequences for energy efficiency						
lumbing	Plumbing fixtures	 Showers 2.0 gpm Lav faucets 0.5 gpm Toilets 1.0 gpf Urinals 0.125 gpf 						
ш	Service hot water	Electric domestic hot water plant						
	Lighting power	 25% reduction in core of building, require tenants to meet lighting power density targets 						
Lighting	Occupancy sensors	Conference Office Stair Parking						
	Design for off	Encourage tenants to limit use to open hours via HVAC and lighting schedules						
	On-site renewable energy	• 40 kW on-site PV						
	Tenants	 Encourage tenant energy management via energy use feedback, energy baselining, gamification 						



MECHANICAL SYSTEMS OVERVIEW



2015 SEC AND LIVING BUILDING PILOT PROGRAM **PERFORMANCE TARGETS**

The proposed building contains multiple use types which are subject to diverse requirements under section C401.3, including office space, retail space (anticipated to be restaurant), and parking. LBPP requires projects to achieve energy performance 25% lower than EUI targets specified in C401.3.2.

Two of these uses include some process energy usage which Rushing which will be submetered and passed directly into the target. For these submetered energy uses, the LBPP target will be equal to the C401.3 target.

BUILDING **SPACE TYPE**

Office

C401.3.2.1 data center energy 45 multiplier

> Restaurant Parking (condition

Parking (unconditioned)

Total (conditioned space)

PROCES

C401.3.2.1 data

Restaurant cooki

Electric vehicle cl

PERFORMANCE PERIOD

The energy performance presented here is the project team's best estimate of anticipated energy performance. To demonstrated compliance with Seattle Energy Code and with Living Building Pilot Program, the project must demonstrate actual energy performance during a Performance Period after the building is constructed and occupied. The performance period will be 12 consecutive months with the building operating at a minimum of 85% occupancy.

ABBREVIATIONS

DOAS = dedicated of PV = photovoltaic

VRF = variable refrig ERV = energy recover



1 | RUSHING

Table 2: LBPP energy performance target calculation

	FLOOR	AREA (SF) Unconditioned	TPP C401.3 CODE TARGET EUI (kBTU/SF/YR)	LBPP TARGET EUI 25% below c401.3 target (kBTU/SF/YR)		
	115,146	-	40	30		
%	-	-	2.9	2.2		
	6,300	-	120	90		
ed)	4,727	-	10	7.5		
	-	30,115	10	7.5		
	126,173		45.3	34.0		

*C401.3 and LBPP targets will be adjusted to match final metered process energy usage for IT energy and restaurant cooking loads.

Table 3: Anticipated process energy usage. Process energy is excluded from EUI target

S ENERGY USAGE	MILLION BTU
center energy	736
ng energy	997
harging	350

utdoor air system	LBPP = Living Building Pilot Program TPP = target performance path WWR = window-to-wall ratio
gerant flow	EUI = energy use intensity
ery ventilator	SHGC = solar heat gain co-efficient

WATER NARRATIVE

SUMMARY

The 570 Mercer office building project at 570 Mercer Street is pursuing the City of Seattle Living Building Pilot Project (LBPP), which includes requirements to use non-potable water to reduce overall building potable water demand. A greywater and rainwater collection and reuse system will be employed to satisfy LBPP requirements. Based on water balance calculations, greywater will be collected and treated from bike room showers and restroom lavatories. Rainwater will be collected from building roof and canopy areas. The treated water is to be used to serve toilets/urinals, hose bibbs, and landscape irrigation.

GREYWATER AND RAINWATER SYSTEM OVERVIEW

1. General overview

- a. Building rainwater will be collected from rooftop and canopy areas that are not occupied and do not have planted green areas. Rainleaders will be routed through a pre-filter and stored in a 125,000 gallon site-built cistern located below the lowest floor of the basement.
- b. Building greywater will be collected from bike room showers and restroom lavatories and routed through a pre-filter to a collection tank in the building basement. Due to local health code requirements, the greywater collection tank will be sized so that the water is stored for less than 24 hours before reuse. The day use collection tank is sized at 500 gallons.
- c. After collection, the greywater and rainwater will be filtered and disinfected through a system designed to meet all applicable health codes and then the treated water will be stored in a day tank. The water will be treated in accordance with requirements for Class A reclaimed/ reuse water as outlined in WAC 173-219-320 through oxidation, coagulation, treatment, and filtration and include disinfection in accordance with one of the methods of WAC 173-219-340. The treatment system will meet the requirements of NSF standard 350-1 as required by WAC 246-274-400.
- d. In the event that the greywater collection or filtration system is nonoperational due to maintenance or failure of any system parts, a makeup water connection will be provided to the day tank from the potable water system to maintain supply for the building nonpotable fixtures. Preliminary sizing of the day tank is 500 gallons.
- e. The treated water from the day tank will be provided with a booster pump and piped back to non-potable fixtures throughout the building as noted above. The piping supplying the non-potable system will be extensively labeled and colored purple to meet code.
- f. All end use fixtures supplied by the non-potable water system will be provided with signage to meet code requirements indicating that the water is non-potable and not safe to drink.
- g. End use for irrigation will have to be carefully coordinated with the irrigation designer. Irrigation will need to comply with all State of Washington and local requirements for a Tier 3 greywater reuse system per WAC 274-219-009, WAC 274-219-011, and WAC 274-219-320.

The project team is planning with the consideration that actual water usage in the building will depend on occupant behaviors and other factors. The project team is aware that site water usage exceeding the available greywater supply as shown by use of a potable domestic water makeup meter, will be considered non-compliance and will trigger penalties as outlined in the Living Building Pilot Program.



WEBER THOMPSON



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MONTH

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² RIISHING

a. The climate in Seattle, Washington, is classified as oceanic or temperate marine, with cool, wet winters and mild, relatively dry summers. Based on observation data collected and published by the Seattle office of the National Oceanic and Atmospheric Administration for the past 20 years shows an average annual

b. The building includes roof and canopy areas totaling approximately 15,360 sf that are available and

c. Rainwater is not collected from occupied roof deck areas per Public Health - Seattle/King Ccounty guidelines. Vegetated areas are not collected to preserve water quality.

d. Rainfall availability for cistern replenishment will be highly seasonal, with significant variation in average monthly rainfall through the year. The collection cistern has been sized based on modeling to collect and store sufficient excess rainwater during the wet months to meet building demand during the dry season.

15,360 sf
39.13 in.
80%

Note: Rainfall based on average of the published climate data from the National Oceanic and Atmospheric Administration (NOAA) recorded for the city of Seattle during the 20 year period from 2000 to 2019.

	% MALE / FEMALE	TOTAL PEOPLE
5	50% / 50%	665
		50

TOTAL PEOPLE COUNT	FIXTURE COUNT (GPM)	DURATION (MIN)	USES / DAY / PERSON	GALLONS / DAY		
665	0.5	0.25	3.00	236		
665	1.75	5	0.05	291		
loyees use sh	ower facilities 5	TOTAL	527			

TOTAL PEOPLE COUNT	FIXTURE COUNT (GPM)	DURATION (MIN)	USES / DAY / PERSON	GALLONS / DAY
333	1	n/a	3.0	998
333	1	n/a	1.0	333
333	0.125	n/a	2.0	83
50	1	n/a	1.0	50
-	10	10	1.0	100
-	-	-	-	100
eek by mainter	nance staff		TOTAL	1663

 Table 3 & 4: Water usage assumptions per USGBC Water Reduction Additional Guidance, version 9 except as noted below. • Hose bibb: No basis available. Assumed usage (5) days per week by maintenance staff.

Shower duration modified to five minutes per engineering judgment to conservatively model supply.

Irrigation demand is based on preliminary landscape design.

WATER NARRATIVE

WATER BALANCE CONT.

2. Greywater supply

- a. Occupancy: Building is assumed to be occupied 5 days per week.
- b. Greywater is liquid waste not contaminated with feces or urine (originating from toilets or urinals). For this project, greywater collection from bike room showers and restroom lavatories was evaluated.
- c. Showers: Greywater collection from showers was modeled based on the following assumptions:
- i. It is anticipated that 5% of the building occupants will choose to shower on work days, with an average duration of 5 minutes per person.
- ii. Shower head flow rate of 1.75 gpm.
- iii. The maximum supply assumes 100% occupancy of the building.
- d. Lavatories: Greywater collection from lavatory sinks was modeled based on the following assumptions:
- i. Building occupants will use the lavatories 3 times a day, matching general restroom usage.
- ii. Lavatory flow rate of 0.5 gpm, with an average use of 15 seconds
- iii. The maximum supply assumes 100% occupancy of the building.
- e. Greywater usage considerations:
- i. Greywater supply is generally very steady without the high seasonal variability of rainwater supplies. While there will be daily variations to the amount of water available for the supply, these are generally minimal.

3. Non-potable water demand

a. To meet LBPP requirements for non-potable water usage, the following demands have been identified for this project:

i. Toilet and urinal flushing

- 1. Toilet flushing demand has been modeled based on:
- a. 1.0 gpf toilets and 0.125 gpf urinals throughout building
- b. Assumes 665 full time employees and 50 building visitors per day. Population assumed to be 50% male and 50% female.
- c. Women: An average of (3) toilet flushes per full time building employee per day.
- d. Men: An average of (2) urinal flushes and (1) toilet flush per full time building employee per day.
- e. An average of (1) toilet flush per building visitor per day.
- ii. Hose bibbs
- 1. Hose bibb demand has been modeled based on:
- a. 10 gpm flow rate from hose bibb
- b. Average use by maintenance personnel of 10 minutes per day, 5 days per week.

iii. Irrigation

- 1. Irrigation demand has been modeled based on:
- a. Assuming Irrigation system to be used from April-September.
- b. Irrigation system will be provided with rainfall sensors to modulate irrigation system application based on actual field conditions.
- c. Irrigation demand modeled based on a maximum 100 gallons per day demand during the summer.

4. Conclusion

- a. Greywater supply was modeled to average approximately 138,060 gallons per year and rainwater supply was modeled to average 299,560 gallons per year for a combined annual supply of 437,615 gallons. Monthly modeling shows an average supply between a low of approximately 15,400 gallons and a high of 59,000 gallons monthly.
- b. Non-potable water demand was modeled to average approximately 424,000 gallons per year. Monthly modeling shows the demand fluctuates between a low of approximately 31,000 gallons and a high of 37,000 gallons monthly.
- c. Based on the above, the combined greywater and rainwater collection system was determined to have sufficient available supply to meet the building demand.

Table 5: Annual water balance summary

Living Building Challenge 3.0

Water supply and use table

RIOD	Performance month		1	2	3	4	5	6	7	8	9	10	11	12	
MANCE PE	Actual month and year (fill in name/year)	Avg Month	January	Feb.	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Annual total
PERFOF	Water units (fill in)							Gallons							
	Rainfall (in.)	3.2608	5.62	3.53	4.28	3.1	1.93	1.4	0.5	0.99	1.76	4.25	6.2	5.57	39.13
۶Ľ	Rainwater	24,963	43,023	27,024	32,765	23,732	14,775	10,718	3,828	7,579	13,474	32,536	47,464	42,641	299,557
SUPI	Lavatories	5,153	5,192	4,720	5,192	5,192	5,192	5,192	5,192	5,192	5,192	5,192	5,192	5,192	61,832
ATER	Showers	6,352	6,401	5,819	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	76,226
Ň	Total actual water supply	437,614	54,616	37,562	44,358	35,324	26,368	22,310	15,420	19,171	25,066	44,128	59,056	54,233	437,614
	Toilet and urinal flushing		32,189	29,263	32,189	32,189	32,189	32,189	32,189	32,189	32,189	32,189	32,189	32,189	383,339
	Irrigation**	14500				0.12	0.18	0.20	0.20	0.15	0.15				
	inguton					1740	2610	2800	3000	2400	1950				14,500
	Hose bibbs		2200	2000	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200	26,200
	Total actual water use		34,389	31,263	34,389	36,129	36,999	37,189	37,389	36,789	36,339	34,389	34,389	34,389	424,039
ED	Modelled water supply		54,616	37562	44358	35324	26368	22310	15420	19171	25066	44128	59056	54233	437,614.37
DEIL	Modelled water use		34,389	31263	34389	36129	36999	37189	37389	36789	36339	34389	34389	34389	424,038.75
ž	Predicted delta		20227	6300	9969	-804	-10631	-14879	-21968	-17617	-11273	9739	24668	19845	13,575.62



³ | RUSHING

Project name: 570 Mercer
WATER NARRATIVE

MONTHLY RECLAIMED WATER AVAILABILITY vs. BUILDING DEMAND





570 MERCER | DAILY WATER BALANCE

TOTAL = 1,633 GALLONS DAILY NON-POTABLE DEMAND



SURVEY

LEGAL DESCRIPTION

PARCEL I:

LOTS I AND 2, BLOCK 49, REPLAT OF BLOCKS 44 TO 53, MERCER'S SECOND ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 54, IN KING COUNTY, WASHINGTON.

PARCEL 2:

LOT 3, AND THE SOUTHERLY 20 FEET OF LOT 4, BLOCK 49, REPLAT OF BLOCKS 44 TO 53, MERCER'S SECOND ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 54, IN KING COUNTY, WASHINGTON.





WEBER THOMPSON

	LEGEND
•	AREA DRAIN
-	ASPHALT (ASPH)
0	BOLLARD
	BRICK SURFACE
BC	BUILDING LINE BUILDING CORNER
BW	BARBED WIRE
\times	CANOPY
	CATCH BASIN (CB)
28 P.S	CONCRETE SURFACE
W/BW	CONCRETE/BRICK WALK
W/WRW CBC	CONCRETE/WOOD RETAINING WALL CONCRETE BARRIER CURB
C/XC	CONCRETE/EXTRUDED CURB
CP/IP	CONCRETE/IRON PIPE
CTV	CARLE TV
COL	COLUMN
92/112 S/WS	CONCRETE/WOOD STAIRS
Ł	H/C PARKING SPACE
CON	CONIFEROUS TREE CENTER OF CHANNEL
CSO DEC	COMBINED SEWER OVERFLOW
DI	DUCTILE IRON
DWY	DRIVEWAY
ECD	ELECTRICAL CONDUIT
ED	ELECTRICAL DUCT
EHH	ELECTRICAL HANDHOLE
EJB	ELECTRICAL JUNCTION BOX
EMH	ELECTRICAL MANHOLE ELECTRICAL METER
V/ET	ELECTRICAL VAULT/TRANSFORMER
PX -	FOUND SURVEY MONUMENT (AS NOTED)
à	FIRE HYDRANT
FO	FIRE DEPT. CONNECTION (FDC) FIBER OPTICS
FOMH	FIBER OPTIC MANHOLE
FS	FOG STRIPE
GB	GRADE BREAK GAS MAIN
GM	GAS METER
5	GAS VALVE GUY ANCHOR
0.00	HANDRAIL
ICB	IRRIGATION CONTROL BOX
JBRW	INVERT ELEVATION JERSEY BARRIER RETAINING WALL
	LIGHT POLE (METAL)
à	LIGHT POLE (DECORATIVE)
LS	LANE STRIPE
00	MANHOLE
O MW	MONITOR WELL
IP /OHT	METAL FENCE (MF) OVERHEAD POWER/TELEPHONE
IG/OHB	OVERHEAD GUYWIRE/BUS (TROLLEY)
P.S.	PARKING SPACE(S) PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
PE	POLYETHYLENE
Ø S/PSS	POST INDICATOR VALVE COMBINED/SANITARY SEWER
PSD	STORM DRAIN
Č.	PEDESTRIAN PUSH BUTTON (PPB)
00	PEDESTRIAN SIGNAL/PEDESTAL
RE	ROOF ELEVATION
L/CLHH SD	SEATTLE CITY LIGHT HANDHOLE SERVICE DRAIN (STORM)
CO	CLEANOUT
SSS STW	SANITARY SIDE SEWER (RECORD) STEEL-WRAPPED
îд	SIGN/STREET NAME SIGN
IC/SL	TRAFFIC CONTROL/STREET LIGHT HANDHOLE
TCHD	TRENCH DRAIN
.	TEMPORARY BENCHMARK (TBM)
TCD	TELEPHONE CONDUIT (BURIED)
TD	TELEPHONE DUCT
TGBS	TEXTURED GREEN BIKE SURFACE
TV TMH	TELEPHONE VAULT TELEPHONE MANHOLE
TS	TELEPHONE SENTRY
TSP	TRAFFIC SIGNAL POLE
D	TRAFFIC SIGNAL
WV	WATER VAULT
WM	WATER METER
M D	WATER VALVE
0/00	VALUE GALE VALVE/CHAMBER VACATION/CONDEMNATION ORDINANCE
WE	WIRE ELEVATION
19	ILLOW SIRIE

DESIGN INSPIRATION COMMERCIAL BUILDINGS PRECEDENT / INSPIRATION





WATERSHED BUILDING ELEGANT EXPRESSION OF SIMPLE FORMS

This Living Building Pilot Project in the Fremont Neighborhood of Seattle expresses the high performing facade through simple massing articulation.

The clean detailing of the facade allows the self-tinting glazing to take center stage while upper roof celebrates the water harvesting capabilities of the project.

The retail and office spaces at the ground plane allow for activation of the street frontage with setbacks and shared open spaces.

400 WESTLAKE HIGH PERFORMANCE HIGH-RISE

Currently under construction with an expected completion in 2021, 400 Westlake will be the largest building to participate in Seattle's Living Building Pilot Program.

While the podium of the tower is defined by the restoration of the historic terracotta Firestone Building facade, the upper massing is simply articulated with material shifts and protruding exterior balconies.

An extensive roof program provides access to the outdoors and a visible connection to a solar harvesting glass canopy, celebrating the performance of the building.





DESIGN INSPIRATION INSPIRATIONAL IMAGES





PUNCHED GLAZED OPENINGS

DYNAMIC GLAZING



UNCAPTURED CURTAIN WALL



INDOOR / OUTDOOR SOLARIUM



ENGAGING RETAIL





EXTENDED BALCONIES



EXPRESSIVE ROOF FORMS



PROJECT INTENTION

PROJECT VISION STATEMENT:

This project will...

- Be a sophisticated, modern destination for office tenants who want to be near the energy of South Lake Union with the amenities of the Uptown neighborhood.
- Add to the mixed-use nature of the Uptown neighborhood and provide a complementary user base to support local retail uses.
- Create a refined and inviting experience for visitors and tenants, that takes advantage of views and building amenities, creating impactful moments.
- Achieve increased development potential and higher performance by participating in the Living Building Pilot Program.



WEBER THOMPSON



PROJECT INTENTION COMMUNITY OUTREACH SUMMARY



JOIN US

Join Us for a Community Meeting to Provide Input on the 570 Mercer St Project.

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

- What: Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.
- **Time:** Event begins promptly at 6pm and will end around 7pm

Tuesday, February 11, 2020 Date:

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

TUE FEB 11 **PROJECT HOTLINE:** 206-357-0334

Project Address: 570 Mercer Street, Seattle, WA 98109 Contact: Natalie Ouick Applicant: SWB Seattle II Investors, LLC Additional Project Information on Seattle Services Portal via the Project Address: 570 Mercer St Project Hotline & Email 206-357-0334 570Mercer@earlyDRoutreach.com Note: Calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.





TAKEAWAYS FROM OUTREACH DISCUSSIONS

No comments were received via the hot line or email outreach methods There were no attendees other than the project team at the public meeting. As a result, there has been no Design Related comments, Non-Design Related comments, or Miscellaneous Comments.









WEBER THOMPSON

DESIGN INSPIRATION DESIGN TEAM PORTFOLIO



CEDAR SPEEDSTER TIMBER OFFICE AND RETAIL BUILDING IN FREMONT



DATA I

FIVE STORY, LEED GOLD CORE & SHELL OFFICE BUILDING IN FREMONT - CLEANS AURORA BRIDGE RUNOFF WITH ON-SITE BIOSWALES.



TERRY THOMAS

DAYLIGHT AND NATURALLY VENTILATED, LEED GOLD CORE & SHELL OFFICE BUILDING IN SOUTH LAKE UNION

WEBER THOMPSON



LIVING BUILDING PILOT OFFICE BUILDING IN FREMONT - CLEANS AURORA BRIDGE RUNOFF WITH ON-SITE BIOSWALES

WATERSHED