



500 FAIRVIEW

ZGF

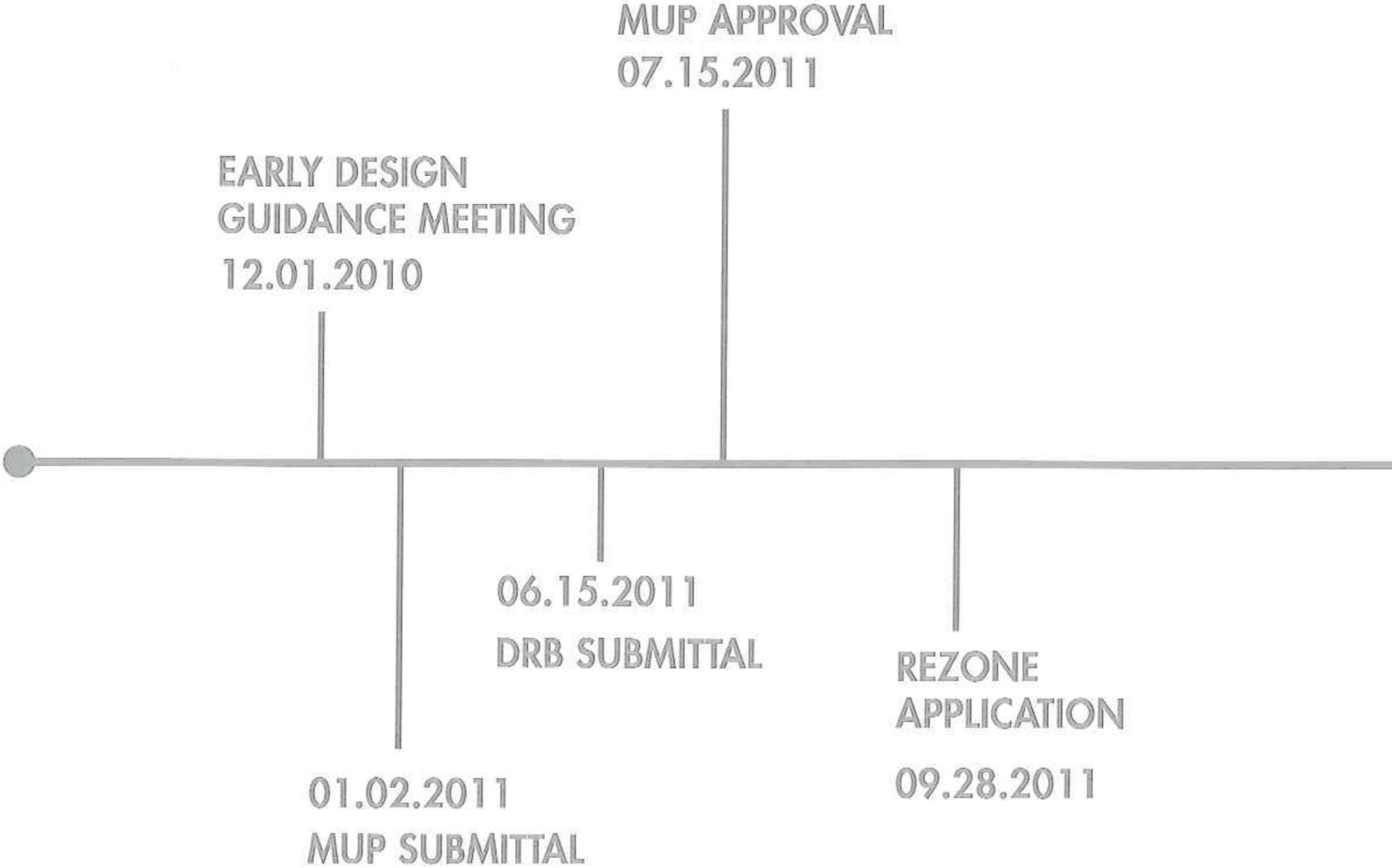
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MARCH 19, 2013

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WITH MITHUN ARCHITECTS ←



REZONE
APPLICATION
APPROVAL

10.07.2011

**PUDA REVISION
SUBMITTAL
03.19.2010**

**02.12.2013
PRE-SUBMITTAL
CONFERENCE
MEETING**

WITH ZGF ARCHITECTS

The approved MUP is a contract rezone from IC-65' to SM-85'. The rezone also allows the height to be increased from 85' to 105' when a minimum two floors in the structure are at least 14' and when the additional height is used to accommodate mechanical equipment. Since the rezone, a new architect has been brought on and a potential tenant for the lab/office portion of the project has been identified.

Changes are being considered to improve the functionality of the building and to enhance the public realm, without changing the building height or massing.

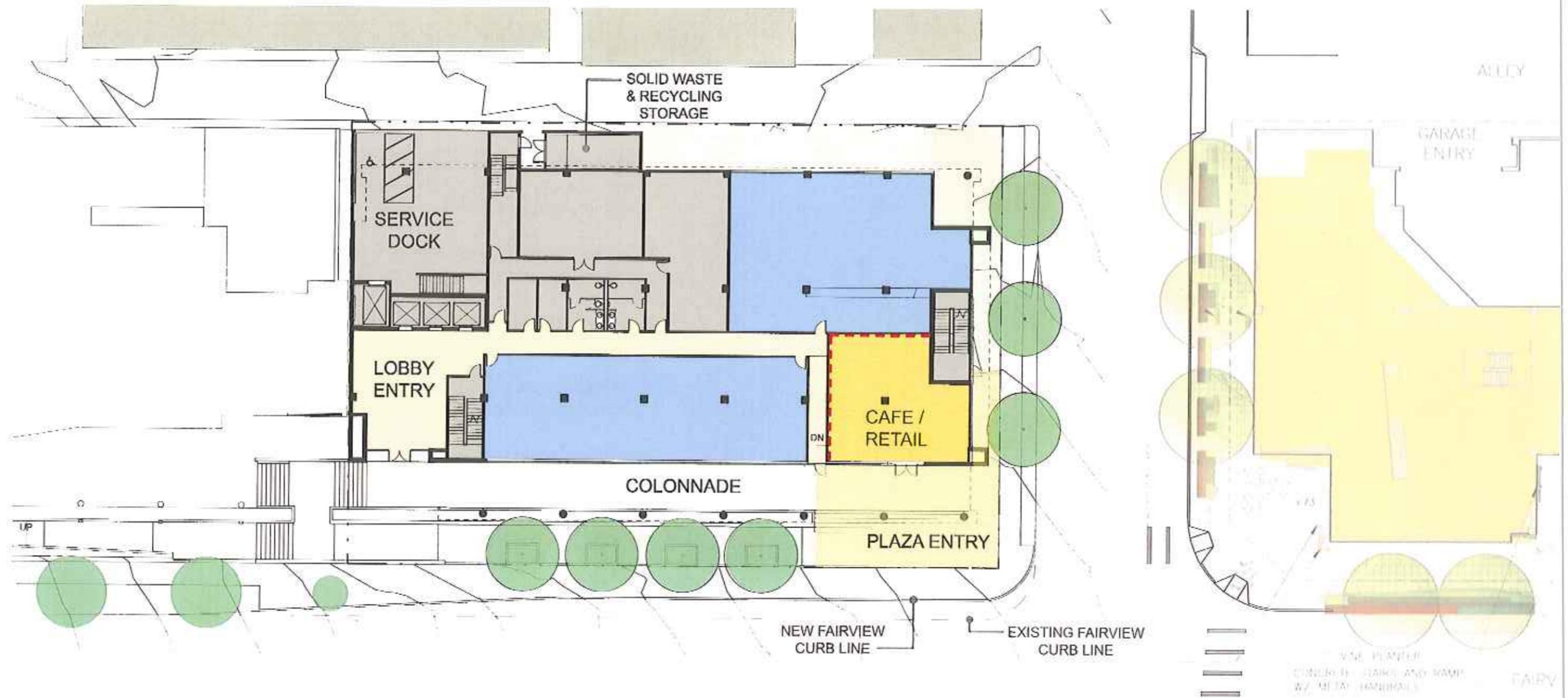


PROJECT HISTORY

THE PROPOSED DESIGN IMPROVES UPON THE APPROVED DESIGN BY:

- shifting the elevated entrance at midblock to an on-grade entrance at Fairview and Republican, thereby increasing visibility and pedestrian access
- enclosing the external elevated colonnade with a transparent and secure, high-ceiling gallery/lobby
- extending corner retail with patio seating to the South setback, thereby activating Republican as a pedestrian experience
- utilizing more glazing to increase transparency and promote a lighter street presence
- creating scale and pattern thru the use of fenestrations

PREVIOUSLY APPROVED SITE PLAN



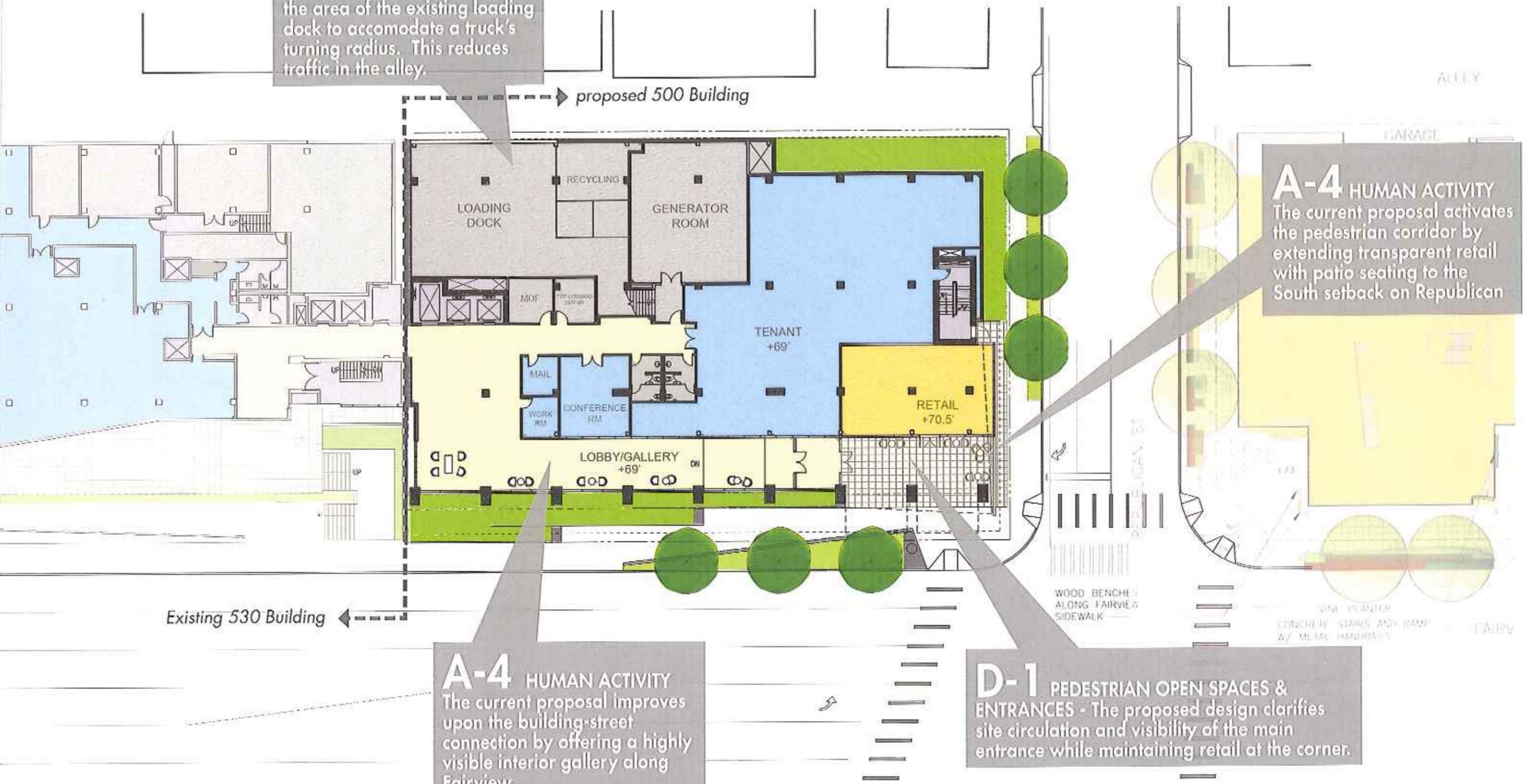
SITE PLAN IMPROVEMENTS

A-8 VEHICLE ACCESS
 The proposed design improves vehicle access by increasing the area of the existing loading dock to accommodate a truck's turning radius. This reduces traffic in the alley.

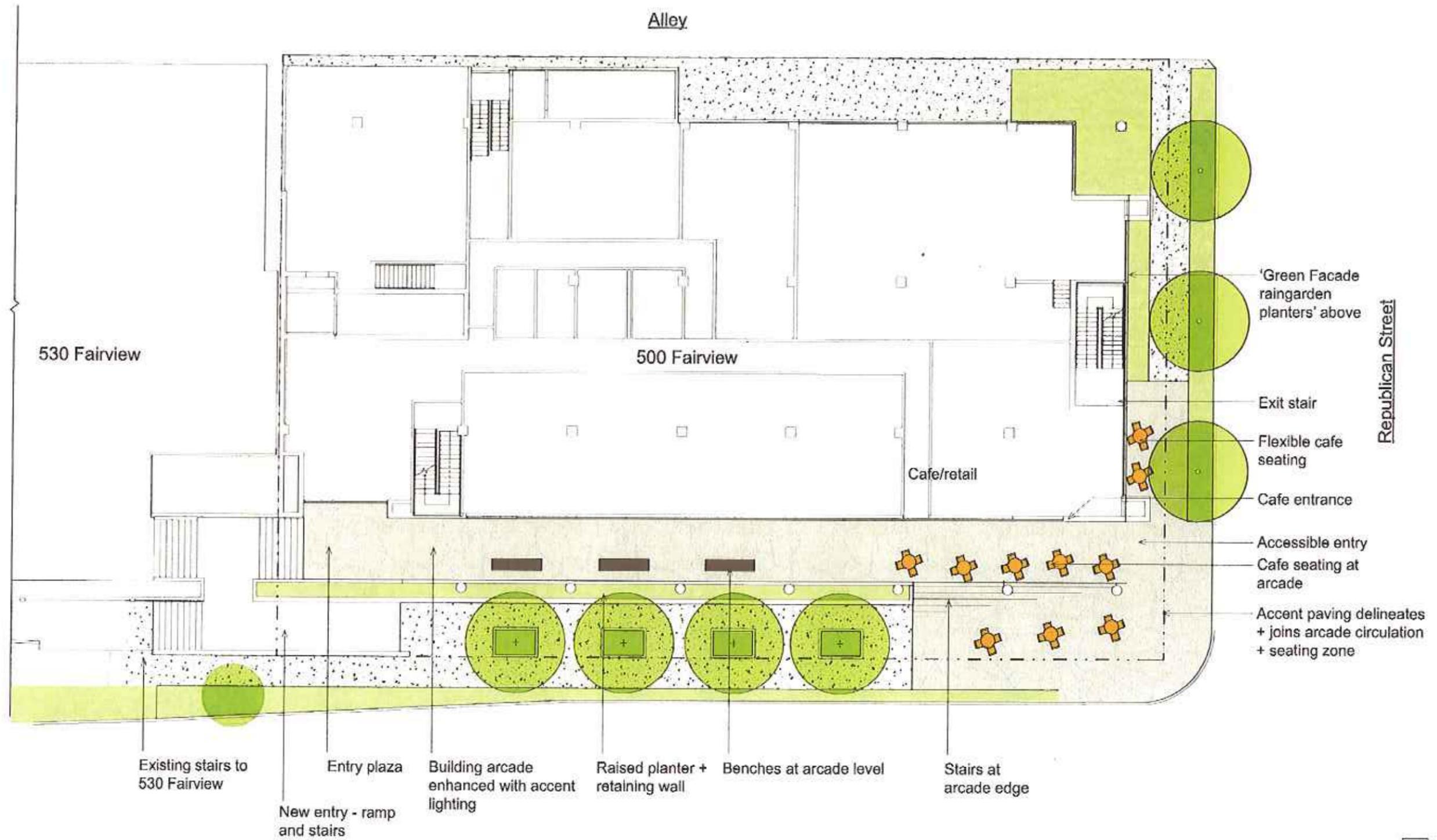
A-4 HUMAN ACTIVITY
 The current proposal activates the pedestrian corridor by extending transparent retail with patio seating to the South setback on Republican.

A-4 HUMAN ACTIVITY
 The current proposal improves upon the building-street connection by offering a highly visible interior gallery along Fairview.

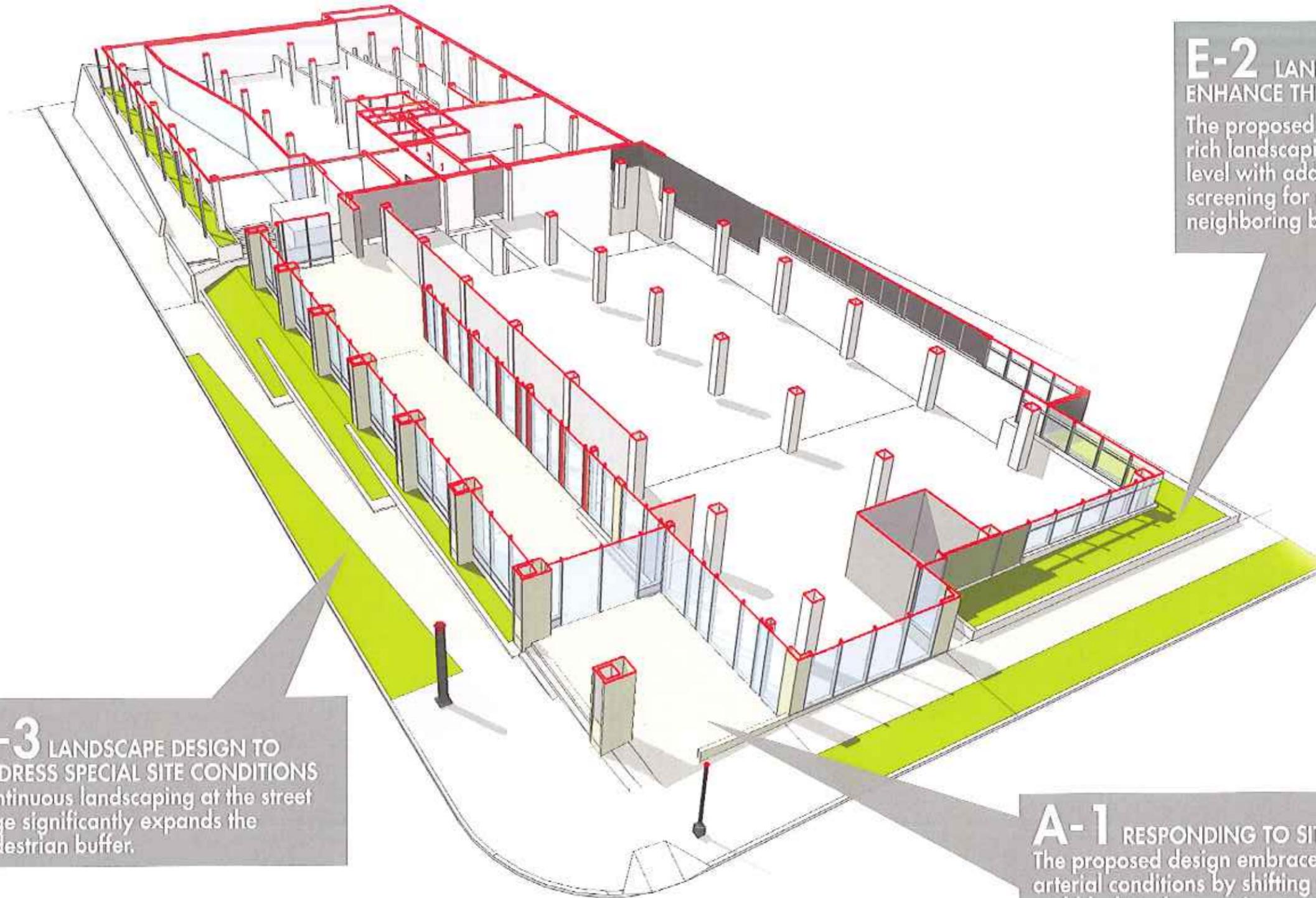
D-1 PEDESTRIAN OPEN SPACES & ENTRANCES - The proposed design clarifies site circulation and visibility of the main entrance while maintaining retail at the corner.



PREVIOUSLY APPROVED LANDSCAPE PLAN



LANDSCAPING IMPROVEMENTS



E-2 LANDSCAPING TO ENHANCE THE BUILDING AND SITE
The proposed design provides rich landscaping at the ground level with additional landscape screening for residentially-scaled neighboring buildings.

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS
Continuous landscaping at the street edge significantly expands the pedestrian buffer.

A-1 RESPONDING TO SITE CHARACTERISTICS
The proposed design embraces topography and arterial conditions by shifting the main entry from mid-block to the prominent corner of Fairview and Republican.



ASSORTED GROUNDCOVERS
AND PERENNIALS

CORAL BARK JAPANESE MAPLE

PROPOSED PLANTINGS



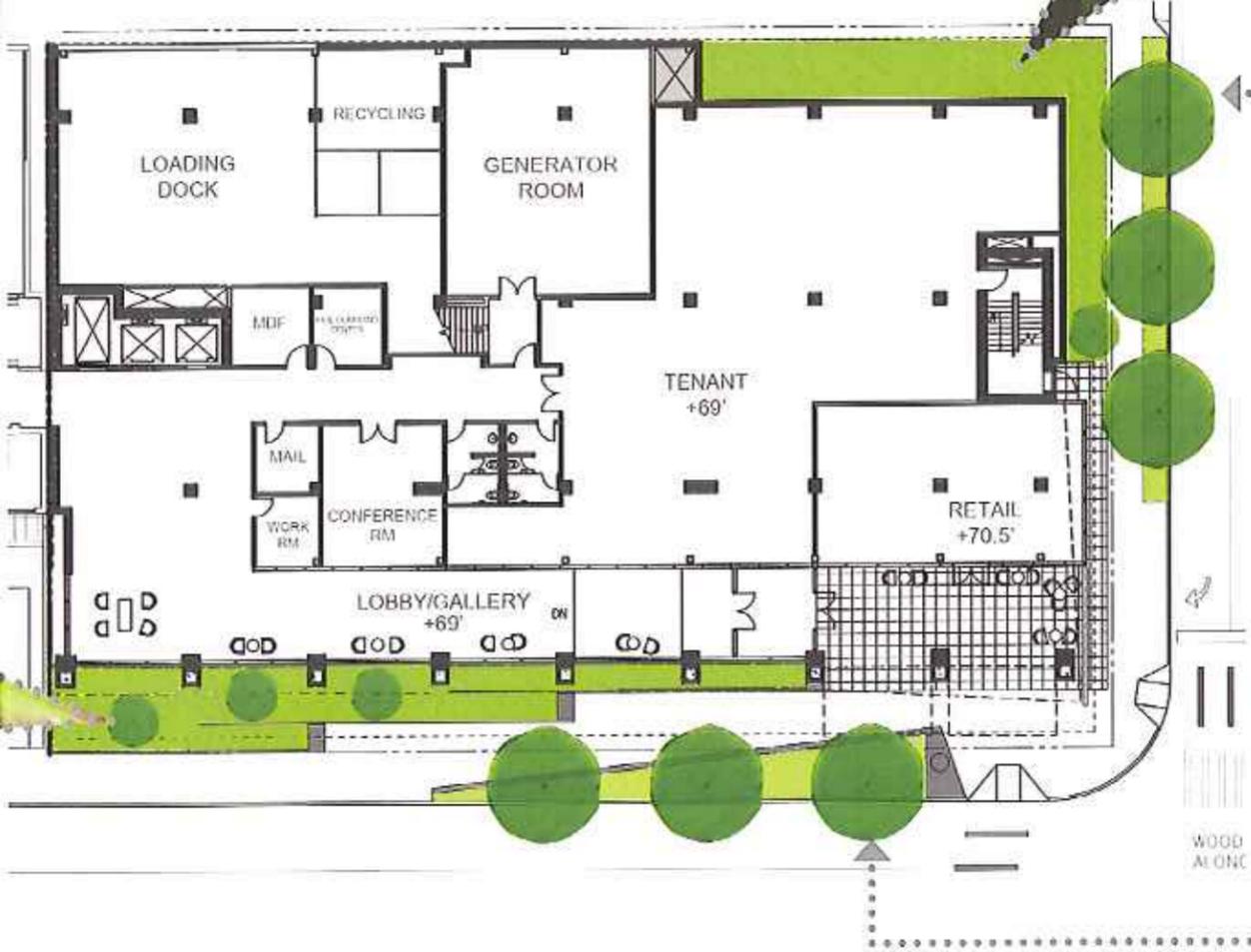
BLACK BAMBOO



STARLIGHT DOGWOOD



CIMMARON ASH



PREVIOUSLY APPROVED SOUTHWEST CORNER



STREETScape IMPROVEMENTS

D-1 ENTRANCES VISIBLE FROM THE STREET - The main entry has been shifted to the prominent corner, next to retail, thereby improving visibility and reinforcing safety.

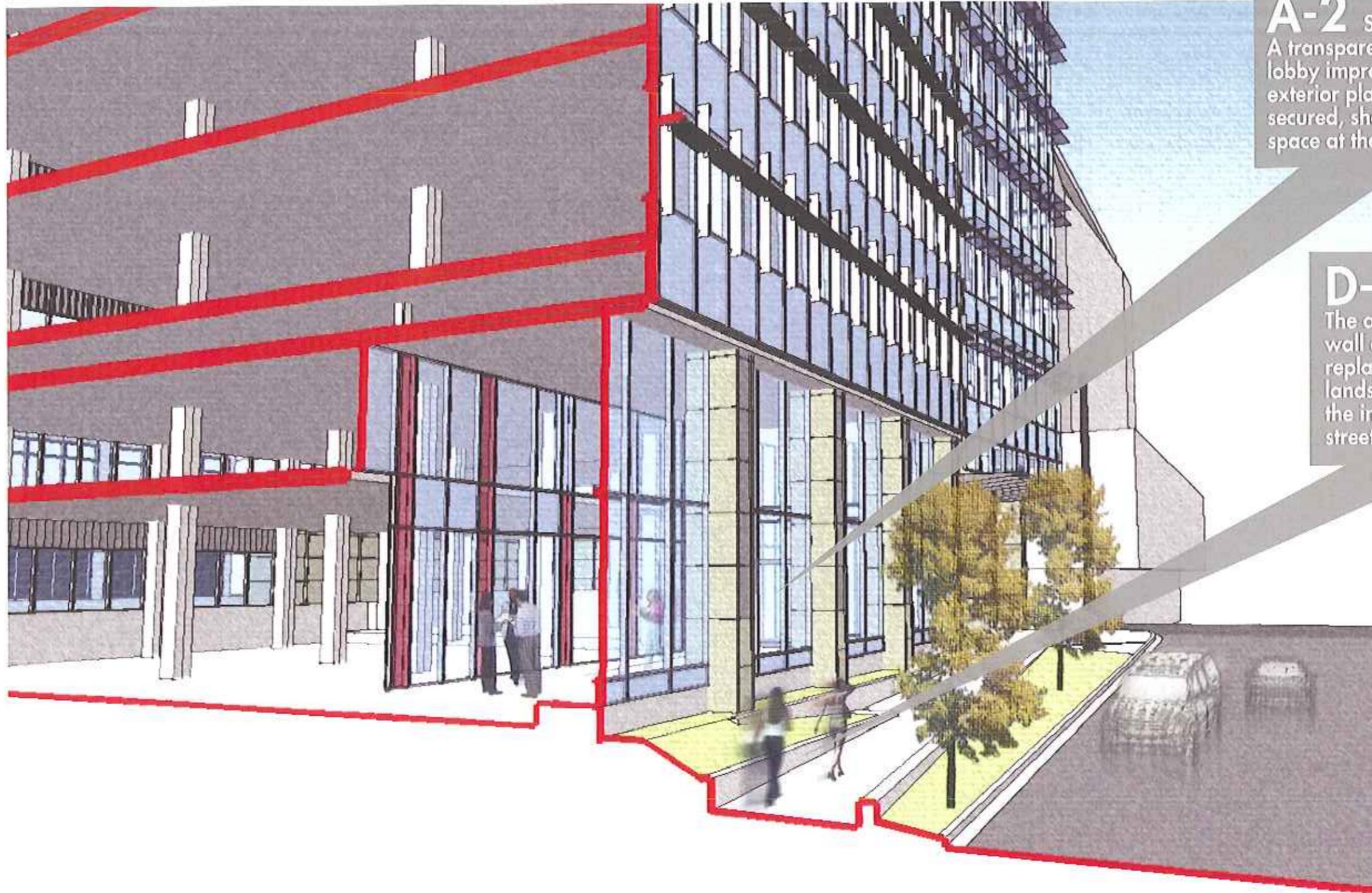


03.19.2013

PREVIOUSLY APPROVED STREET CONNECTION



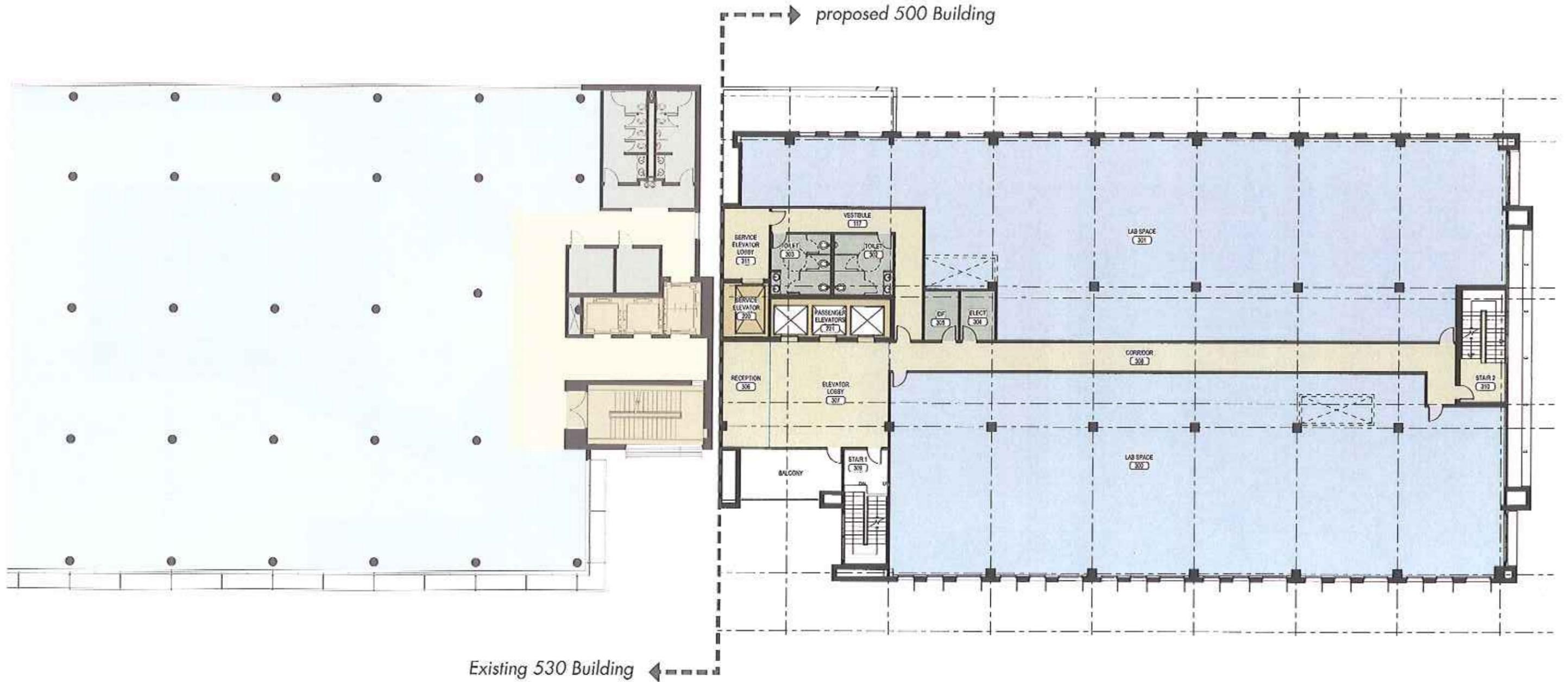
IMPROVED STREET CONNECTION



A-2 STREETScape COMPATIBILITY
A transparent, high-ceiling interior gallery/ lobby improves upon the previously approved exterior plaza and colonnade by offering a secured, sheltered and transparent public space at the street edge.

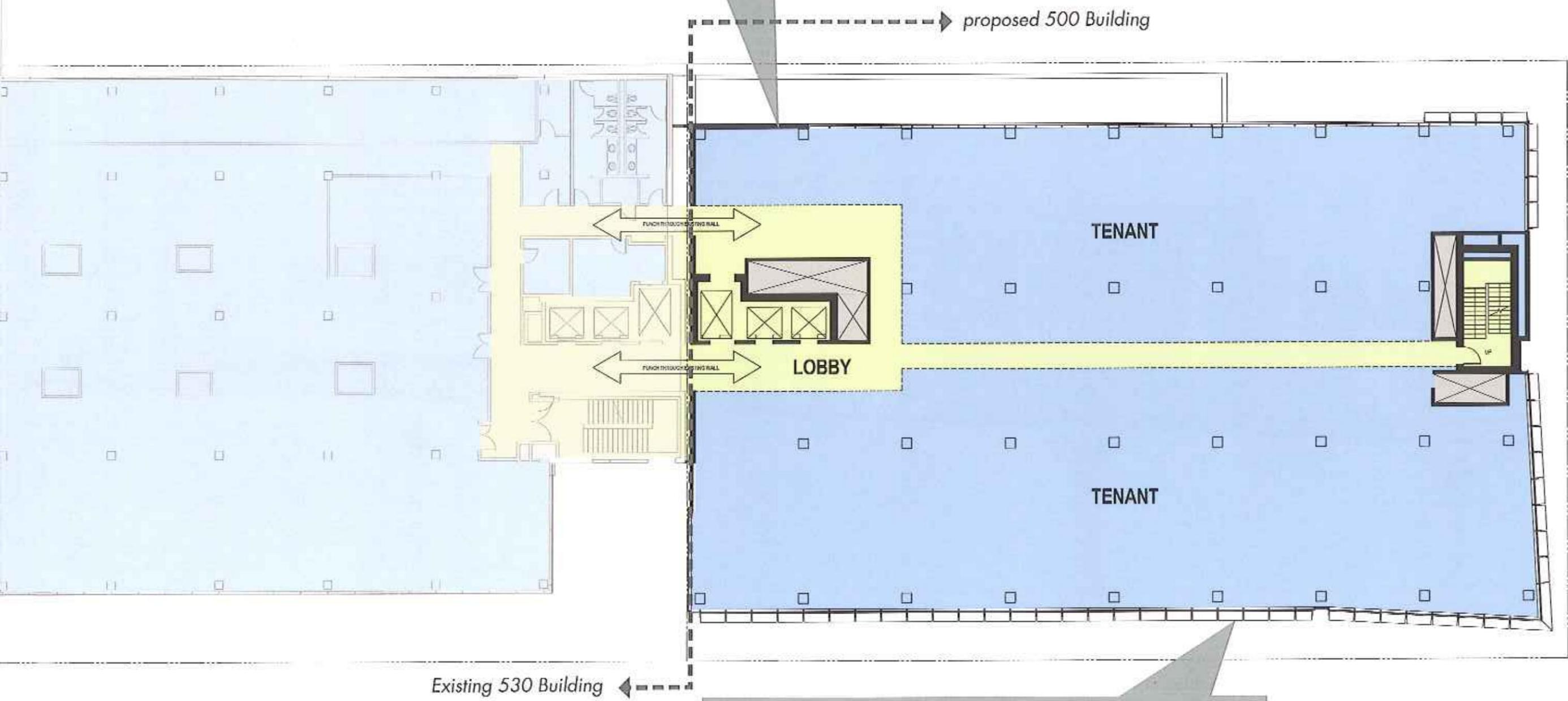
D-3 RETAINING WALLS
The approved retaining wall at mid-block has been replaced with a cascading landscape, thereby increasing the interior connection to the street.

PREVIOUSLY APPROVED TYPICAL FLOOR PLAN



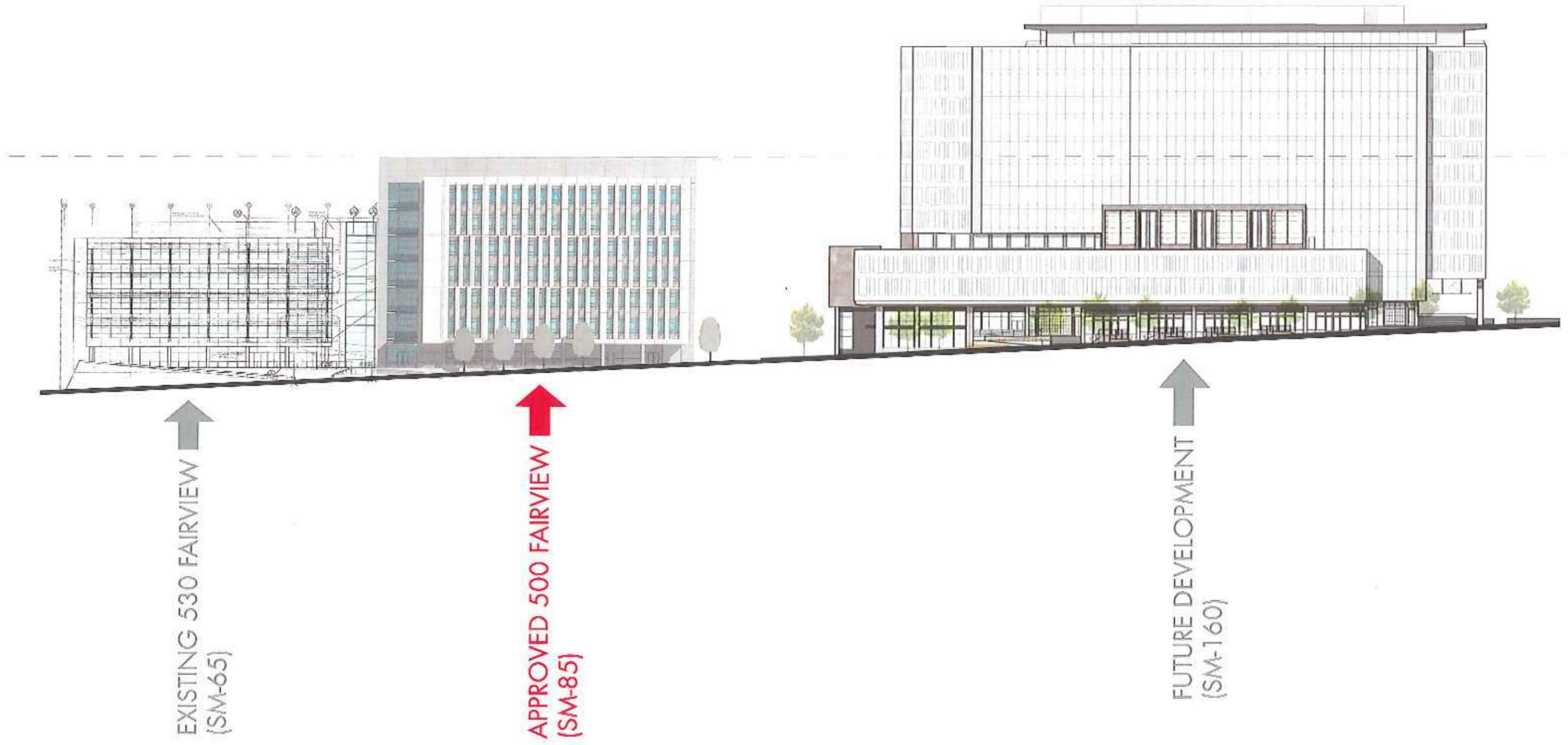
PROPOSED TYPICAL FLOOR PLAN

A-5 RESPECT FOR ADJACENT SITES
The proposed design maintains the increased setbacks and expands the opaque privacy-wall area established in the approved design



C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY
Increased use of glass and spandrel in lieu of opaque, heavy material creates a lighter street presence and greater access to daylight

PREVIOUSLY APPROVED WEST ELEVATION

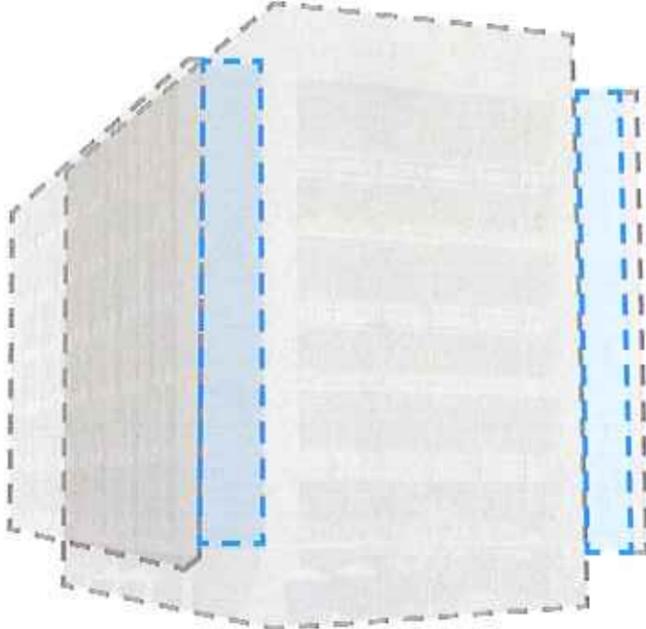


WEST ELEVATION IMPROVEMENTS

B-1 HEIGHT, BULK & SCALE COMPATIBILITY
The proposed building maintains the massing permitted for SM-85 while responding to the scale of neighboring planned developments (SM-160) by simplifying building elements.



PREVIOUSLY APPROVED MASSING



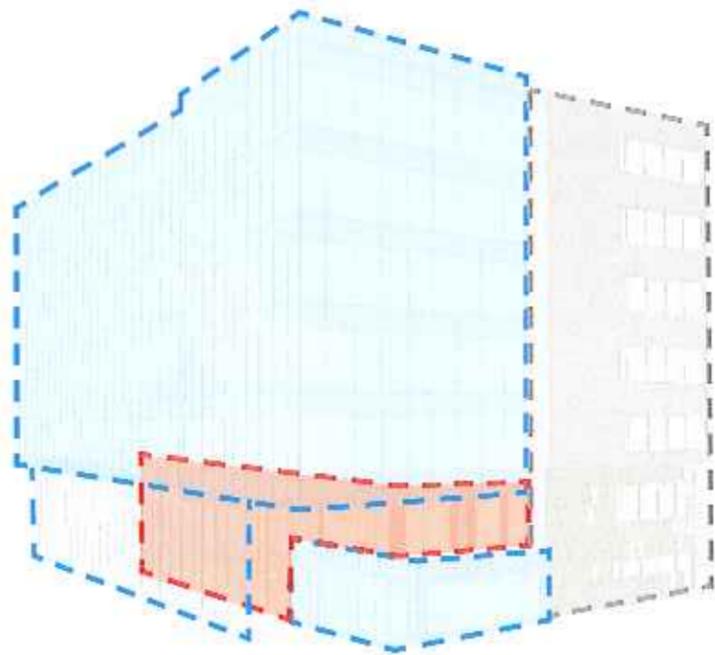
APPROVED MASSING



PROPOSED MASSING IMPROVEMENTS

C-2 ARCHITECTURAL CONCEPT & CONSISTENCY
The proposed building improves upon the approved design's urban response with a more transparent facade.

C-3 HUMAN SCALE
Fenestrations and screening elements in both the horizontal and vertical direction improve upon the approved design's intent to relate to the human-scale.



PROPOSED MASSING

PREVIOUSLY APPROVED SOUTHEAST CORNER



SOUTHEAST CORNER IMPROVEMENTS



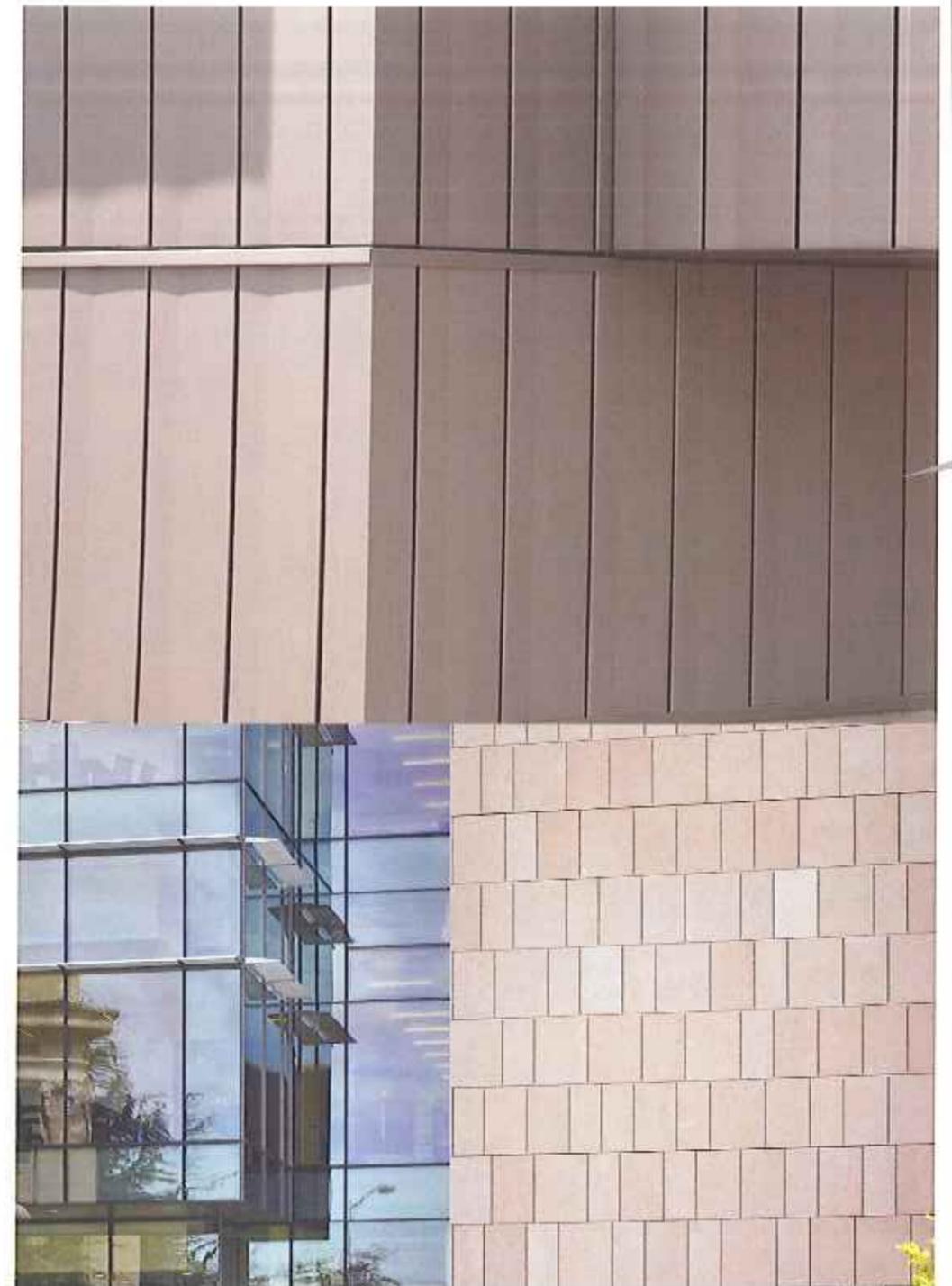
D-2 BLANK WALLS
The proposed design improves the South facade along Republican with increased transparency and rich landscaping

A-5 RESPECT FOR ADJACENT SITES
The proposed design maintains the desire for privacy for residents of Pete Gross House by strategically locating opacity in the East facade.

E-2 LANDSCAPING TO ENHANCE THE BUILDING & SITE
The proposed design provides rich landscaping at the ground level with additional landscape screening for residentially-scaled neighboring buildings.



METAL SUN-SHADING DEVICES



METAL PANEL AND STONE CLADDING

C-4 EXTERIOR MATERIALS
The proposed building improves upon the approved design by maximizing vision glass, and replacing opaque materials with spandrel glass and light metal panel.



VISION AND SPANDREL GLASS



GLASS SUN-SHADING DEVICES

A-1 RESPONDING TO SITE CHARACTERISTICS

"The entry plaza and colonnade proposed in the design extends the outdoor space created in the 530 Fairview project onto the Republican Street edge and connects to the existing 530 Fairview pedestrian connection which terminates in an overlook of Lake Union at the northern end of the site. The narrow floor plate proposed in the design maximizes daylight penetration and allows the opportunity for natural ventilation."

A-2 STREETScape COMPATIBILITY

"Access to the entry plaza from the corner of Fairview and Republican offers pedestrians a choice of paths to the main entry and potential access to retail/cafe space and outdoor seating overlooking Republican Street. The new trees and seating along Fairview give a shaded and secure passage along the western edge of the site. The ground floor perimeter will be glazed allowing views into the activities inside. The entrance will be recessed. A direct on-grade pedestrian connection to 530 Fairview is at the northern end of the site."

A-3 ENTRANCES VISIBLE FROM THE STREET

"Entrance to the Cafe / Retail space is clearly visible from Fairview and Republican Street. Moving the building toward Fairview Avenue makes the main entry more visible. Balconies above the entry provide a visual marker that highlights the entry."

6-15-2011

3-19-2013

The proposed design embraces topography, arterial and corner conditions by shifting the main entry and retail from mid-block to the prominent corner of Fairview and Republican.

A transparent, double-height interior gallery improves upon the previously approved exterior plaza and colonnade by offering a secure, sheltered and transparent public space at the street edge.

The main entry has been shifted to the prominent corner, next to retail, thereby improving visibility and reinforcing safety.

SITE PLANNING GUIDELINES

A-4 HUMAN ACTIVITY

"As previously stated in A-2 above, an on-grade connection to the entry plaza is made at the south end of the site and a mid block stair connection is made to access the building entry at the north end of the site. This stair access is shared with the 530 Fairview property to encourage interaction between the occupants of the buildings. This stair has been modified to include a ramp from the south. This will further reduce the apparent height of the site wall along the western edge of the plan. The colonnade and plaza areas will be well lit and landscaped to provide a feeling of enclosure and appropriate relationships to the street, as well as views to downtown and Lake Union."

The current proposal activates the pedestrian corridor by extending transparent retail with patio seating to the South setback on Republican.

A-5 RESPECT FOR ADJACENT SITES

"The proposed design moves the major massing of the building to the center of the site allowing more distance along the alley side of the project for light and air access to the adjacent sites."

The proposed design maintains the increased setbacks of the approved design and increases privacy for residents of Pete Gross House by strategically locating more opaque area in the East Facade.

A-8 PARKING AND VEHICLE ACCESS

"The proposed design removes all existing curb cuts from Fairview Avenue and Republican Street. It relies on the existing parking entry to 530 Fairview for its access to parking. Access to service vehicles will be from the alley on the east side of the site. There is an opportunity for parking for service and delivery vehicles along the alley."

The proposed design improves vehicle access by increasing the area of the existing loading dock to accommodate a truck's turning radius. This reduces traffic in the alley.

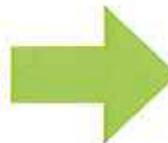
6-15-2011



B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

"As stated in the development objectives section, the project is applying for a Contract Rezone for the site. Changing it from IC-65 to SM-85. The height bulk and scale is compatible with the requirements of that zoning. The building design and location on the site complies with the setback provisions of the zoning code. We believe that the narrow floors proposed provide opportunities for a better indoor and urban environment by allowing more daylight access to the interior and mores pace for the colonnade, entry plaza and seating for the retail/cafe uses. The building facades are highly articulated and will be constructed of metal panels, glass and metal curtain wall, glass and metal sunshades. On the south facade a series of planters at levels 2,4, and 6 are designed to act as part of the storm water mitigation system."

3-19-2013



The proposed building maintains the massing permitted for SM-85 while responding to the scale of neighboring planned developments (SM-160) by simplifying building elements.

HEIGHT. BULK & SCALE

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

"The roof-line and fenestration elements of the building are distinctive and well proportioned and configured based on orientation to communicate an obvious response to the environmental conditions. Window shading is designed to be effective against unwanted summer sunlight while allowing in beneficial winter sun. The proportion, rhythm, and materiality of the facades reference the existing 530 Fairview project to the north without replicating it to strengthen the campus image of buildings for a single owner."

The proposed building improves upon the approved design's urban response with a more transparent facade.

C-3 HUMAN SCALE

"The proportion of glazing, height of sills, location of street furnishings, and landscaped areas are intended to enhance the pedestrian experience and relationship to human scale around the building."

Fenestrations and screening elements in both the horizontal and vertical direction improve upon the approved design's intent to relate to the human-scale.

C-4 EXTERIOR MATERIALS

"The building facades are highly articulated and will be constructed of metal panels, glass and metal curtain wall, glass and metal sunshades. The base of the building will have cast in place concrete walls under the window sills to continue the aesthetic that was established at 530 Fairview."

The proposed building improves upon the approved design by maximizing vision glass, and replacing opaque materials with spandrel glass and light metal panel.

ARCHITECTURAL EXPRESSION & MATERIALS

6-15-2011



D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

"Access to building entries will be well lit and secure. There will be no blank walls facing the street. Retaining walls along Fairview Avenue will be minimized to the greatest extent possible, and those that must remain will be designed to incorporate landscape elements and seating. All parking for the project is located below grade. Access to dumpsters and the service dock is made from the alley to the east and will be appropriately screened."

D-2 BLANK WALLS

"There are no blank walls facing the street."

3-19-2013



The proposed design clarifies site circulation and the visibility of the main entrance while maintaining a landscape buffer at the street edge.

The proposed design improves the South facade along Republican with more transparency and rich landscaping.

PEDESTRIAN ENVIRONMENT

D-3 RETAINING WALLS

"A retaining wall at the mid-block entry has been treated to reduce its apparent height. The entry stair has been configured to incorporate a ramp from the South so the wall is visibly reduced in height."

The approved retaining wall at mid-block has been replaced with a cascading landscape, thereby softening the shared building/pedestrian edge.

D-6 SCREENING OF DUMPSTERS, UTILITIES, AND SERVICE AREAS

"All dumpsters are located within a designated waste/recycling room near the Service Dock Area which has alley access. The emergency generator will be located in an acoustically shielded area inside the building and its exhaust will be muffled and screened from view. The service dock will be secure and have an exterior overhead door."

No alterations.

D-7 PERSONAL SAFETY AND SECURITY

"The alley on the eastern edge of the property has been widened by the movement of the building to the west. Landscape zones on the South edge of the building extend to the entry to the alley."

No alterations.

6-15-2011



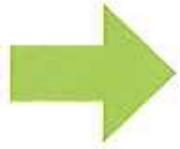
E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

"Plant selection in the landscape design will be based upon native species and species that are draught tolerant to minimize irrigation. Elevated planters are designed on the southern facade of the building at levels 2,4, and 6."

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

"To enhance the view corridor down Fairview Avenue, the building massing is set back from the Street allowing for significant landscaping and entry plaza area on the south western corner of the site. The downward slope of Fairview Avenue presents particular challenges. The design proposes to access the plaza at the northern end of the site via a stair that leads to the entry to both 500 and 530 Fairview properties. This minimizes the height differential between the sidewalk and the building entry. On-grade accessible access can be made at the southern end of the site at the corner of Fairview and Republican and proceeds through a colonnade to the main building entry. The building has been set back from Republican and the landscape / hardscape of the entry plaza has been extended to include the area along the southern face of the building allowing outdoor seating next to the Cafe Retail space. This set back also enhances the views down Republican Street to the west. Views of Lake Union and the downtown skyline will be visible from these public spaces."

3-19-2013



The proposed design provides rich landscaping at the ground level with additional landscape screening for residentially-scaled neighboring buildings.

The proposed corner-entry clarifies the entry sequence and employs landscaping to frame the entry and soften the street edge at the building's South and West perimeter.

LANDSCAPING

DESIGN RESPONSE TO SECOND EARLY DESIGN GUIDANCE MEETING (6.15.11 MITHUN)

On December 1st 2010 the second EDGE meeting was conducted. In response to comments made at this meeting specific changes have been made to the design. This package reflects the current design with the following changes:

1. Study corner crossing at Fairview / Republican. Discuss the widening of Fairview, loss of existing street trees.

- The current design reflects the widening of Fairview avenue. The design team discussed modifying the corner crossing at Fairview & Republican with SDOT. SDOT's response was that modifications to the standard crossing arrangements are not permitted. We feel that the work required to widen Fairview will provide a new crossing at that location that will be more functional and aligned with the streets.

- Widening of Fairview results in the loss of existing Street trees. Our design adds 4 trees with seat level planting areas on our project site. We studied replacing the street trees, but the distance from curb to the edge of our development is too narrow to allow an allee of trees.

2. Lab layouts, relationship of views to apartments across the alley.

- This package includes two proposed layouts of Laboratory spaces. Due to the speculative nature of this development, these plans are shown for functional use and are not necessarily the layouts that the tenants will design for their spaces.

- The narrow width of the area in the northeast corner of the plan will restrict the types of uses in that area.

- The lab layouts show a single tenant and a multi tenant floor. In both plans, the northeast corner of the plan directly across from the Pete Gross House project is shown used for conferencing functions. In addition, we have redesigned the facade of the building in that location to reduce the amount of vision glass. Adjustable blinds will be provided in those spaces.

3. Development of facades, materials, exterior lighting.

- The package reflects the current design of the facades and exterior materials. It also shows exterior lighting intent, street furniture, and planting materials. We feel that these changes greatly enhance the design and address the concerns and comments made by the Design Review Board at the Early Design Guidance meetings.

REQUESTED DEPARTURES - (6.15.11 MITHUN)

APPENDIX

SMC 23.48.014 General facade requirements.

A. A primary building entrance shall be required from the street or street-oriented courtyards and shall be no more than three (3) feet above or below the sidewalk grade.

Due to a significant amount of sloping grade along the Fairview Avenue side of the site the elevation of the proposed plaza is approximately 5 feet above grade at the location of the entry to the building. We propose to have a "mid-block" entry by means of a stair at that location. The entry to the existing accessible ramp for 530 Fairview is located there as well. At grade access to the plaza can be made at the corner of Republican and Fairview.

No longer needed.

