

550 Mercer

SEATTLE, WA 98109 SDCI# 3039342-EG

DESIGN REVIEW BOARD: EARLY DESIGN GUIDANCE MEETING AUGUST 03, 2022 at 5PM





SiteWorkshop

DESIGN PROPOSAL

Project Information

ADDRESS550 Mercer St
Seattle, WA 98109PARCELS545830-0425
LOTS 7-12, MERCERS 2ND
REPLAT BLKS 44 TO 53

DPD PROJECT # 3039342-EG

OWNER

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Reviewed by:





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DESIGN PROPOSAL

Development Goals

• **Complementary Forms** enhance the existing fabric of the neighborhood by working in harmony with the adjacent development to create a wholistic approach to a full block redevelopment.

• **Distinctive Massing Elements** provide the opportunity to creatively relate to the growing Uptown arts & culture district and its relationship to a transitional neighborhood.

• Advocate for Change by providing another strong precedent for a new building typology in the Uptown neighborhood which celebrates heroic sustainability goals.

On-site Energy Production

Water Conservation

Red List Free Materials

• **Celebrate Beauty** by expressing sustainable goals and making them self evident to the public and the building users.

• **Physically Connect** Mercer street to a south facing publicly accessible plaza that activates the streetscape and strengthens pedestrian connections.

Embrace Arts/Culture by providing a massing parti that embodies rhythm & movement and pulls the public into an outdoor plaza that is able to host artistic installations.

Design Proposal - Metrics

Site Area	29,197 SF
Office	190,000 SF
Retail	8,000 SF
Parking	177 Stalls
Gross Floor Area	191,600 SF

Community Outreach Feedback

What We Heard from the Community

Design-Related Comments

- · Design & Character. When asked what is most important about the design of a new building on this property, 71 percent of survey respondents said relationship to neighborhood character; 43 percent said environmentally friendly features; 43 percent said parking; and 14 percent said interesting/ unique design. Respondents encouraged the project character to aesthetically fit and meld seamlessly with its surroundings, enhance the neighborhood and not use reflective surface materials. Another respondent expressed support for sustainability, accessibility and aesthetics.
- · Exterior. When asked what the most important consideration is for the exterior space on this property, 71 of survey respondents said landscaping; 71 percent said lighting and safety features; 43 percent said seating options and places to congregate and 29 percent said bike parking.
- · Height & Scale. One respondent noted that building height is the most important consideration for the exterior of the property. Another respondent encouraged the project not to exceed neighboring buildings in height.

Non-Design Related Comments

- Retail. When asked what retail components respondents were most interested in for this location, 63 percent of survey respondents said new restaurants or bars; 50 percent said new places for coffee or breakfast; and 38 percent said new stores for shopping.
- Parking & Traffic. Several respondents noted that access to the parking garage should not be on Taylor Ave as it gets blocked with traffic.
- · Neighborhood Impacts. One respondent encouraged the project team to take into consideration the people who live in the neighborhood, noise and garbage issues.
- Safety. One respondent noted that there is a lot of crime in the area due to the homeless population who may congregate in any outside spaces that are not behind a fence.

Miscellaneous Comments

- **Support.** One respondent noted this is a good development that will allow the continuing Up-Zoning of this part of the Uptown Neighborhood.
- Oppose. One respondent encouraged the project team to build in another location.

Living Building Pilot Program Comments

- Needs & Assets. When asked what the neighborhood's primary needs and assets are, 75 percent of survey respondents said sense of community; 50 percent said safety; 38 percent said overall appearance and 13 percent said economic health.
- Vulnerable/Disinvested Populations. Respondents suggested shelter, healthcare, food, and security for vulnerable populations. As the project is paying into the city's MHA fund, the applicant trusts these funds will be properly utilized to address needs and concerns.
- **Project Impacts.** When asked how the project team can best avoid any negative impacts to the neighborhood, 89 percent of survey respondents said construction hours and noise; 67 percent said street closures and traffic; and 11 percent said building purpose.
- Community Needs & Assets. When asked how the project can help meet the needs and assets of the community; respondents encouraged the project team to help the arts and music community, offer restaurants with large outdoor seating areas, offer health care facilities and hire homeless people.
- History, Culture & Aspirations of Uptown. When asked how this project might reflect and advance the history, culture and aspirations of the Uptown Neighborhood, 63 percent of survey respondents said public art; 50 percent said focus on retail offerings; and 38 percent said building design.
- Local Culture. When asked how this new project might reflect the local culture. 43 percent of survey respondents said public art; 29 percent said focus of retail offering; and 29 percent said building design.

Conclusions

- **Respond** to the context and historical building expressions that compose Uptown.
- · Create an engaging outdoor space that promotes extended activity for the community at large.
- **Provide** retail that extends the living hours of the building and responds to the needs and desires of local residents.
- Encourage safety and recreation through ground level design.
- Announce this project as a gateway to the Uptown Arts and Culture District through unique and distinctive design that is representative of the personality of its residents.

557 Roy St Project

ABOUT THE PROJECT

This project proposes construction of an eight-story office building with ground-level retail and below grade barking for 1.59 vehicles. The project is participating in the Living Building P'lot Program Existing buildings at this site to be demolished.





ADDITIONAL PROJECT DETAILS

Project Address: 557 Roy St, Scattle, WA 28100 Contact Nata le Culo-Applicant SWH Seattle II West, III C

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

2022

Opportunity to Provide Online Input on the

What: Let us know what you think! Visitiour website at www.557RoyStProject.com to kearn more about this new project. including the team's proposed vision and approach.

Survey: ake our online survey to share your thoughts about the project site and components (Survey, poated on the project website).



Comments: Provide additional comments via our comment form o by cmail at 557RoyStProject@earlyDRoutreach.com

ditional Project Information on Seattle Services Portal via the Project Number 1114420565

Project Email: 557862StPro ord/Rear vDReammann.com

Note that emails are get welly return \sim 1 within 2-3 austinous days and are subject to Gity of South cloudling disclosure faws.

Context Analysis

AUGUST 3, 2022 550 MERCER SCHNITZER WES COLLINSWOERMAN

Zoning + Overlay Designations

Map Key



Lowrise Multi-Family

C2-40 Commercial

SM-UP 65 (M) Seattle Mixed

SM-UP 85 (M1) Seattle Mixed

SM-UP 95 (M) Seattle Mixed

SM-UP 160 (M) Seattle Mixed

SM-SLU 85-280 Seattle Mixed

SM-SLU 85/65-160 Seattle Mixed

SM-SLU 100/95 Seattle Mixed

SM-SLU 175/85-280 Seattle Mixed

-- Urban Center Village Boundary

Observations

The base building height in this zone is 85', but with LBPP incentives (+15') that becomes 100'.

Outside of the adjacent development, this will be the tallest building nearby on the north side of Mercer St.

The proximity of nearby zones make for a unique condition of creating a contextual expression that respects Uptown, while responding to South Lake Union and the Seattle Center.

Zoning + Overlay Designations





Surrounding Uses

border in the urban fabric.

7

Traffic Flow + Siting Patterns

Map Key



Adjacent Street Classifications

Mercer Street: Principal Arterial Class III Pedestrian Street

Taylor Street:Minor ArterialClass III Pedestrian Street

Roy Street: Not Designated Class III Pedestrian Street

Observations

There is no direct public transportation stops located on the site.

While there are nearby principal arterials, they are vehicle heavy routes.

Bike access is superb in the area.

There are no green streets or featured pedestrian streets adjacent to the site.

Traffic Flow + Siting Patterns



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AUGUST 3, 2022 ____ 550 MERCER _ SCHNITZER WEST _ COLLINSWOERMAN

Existing & Future Prominent Surrounding Buildings

Prominent Surrounding Buildings



EXISTING

FUTURE

Map Key

- 1 500 5th Ave N / Gates Foundation 2 325 5th Ave N / Museum of Pop Culture 3 400 Broad St / Space Needle 4 334 1st Ave N / Climate Pledge Arena 5 610 2nd Ave / 2nd & Mercer Apartments 6 225 Roy St / Center Steps Apartments 7 501 Roy St / Lumen Condominiums 8 750 Republican St / UW Medical Center 9 615 Westlake Ave N / Allen Institute 10 700 Dexter Ave N 11 513 1st Ave N 12 412 Queen Anne Ave N 13 570 Mercer St 14 601 Aurora Ave N 15 701 Dexter Ave N 16 615 Dexter Ave N 17 816 Mercer St 18 223 Taylor Ave N 19 631 Queen Anne Ave N
- 10-Minute Walk Radius

Existing & Future Prominent Surrounding Buildings

Gates Foundation



2019 / 6 Floors Office Building

6 Center Steps Apartments



2020 / 8 Floors Apartments

1 513 1st Ave N



2022 / 8 Floors Apartments

16 615 Dexter Ave N



2022 / 18 Floors Apartments



1999 / 5 Floors

Museum

7 Lumen Condominiums



2007 / 4 Floors Condominiums

412 Queen Anne Ave N 12



2022 / 8 Floors Apartments

17 816 Mercer St



2022 / 13 Floors 2 Office Buildings



1961 / 7 Floors Commercial





1962 / 1 Floor Restaurant

570 Mercer St 13



2022 / 8 Floors Office Building

18 223 Taylor Ave N



2022 / 8 Floors Apartments





1962 / 1 Floor Arena

9 Allen Institute



2015 / 6 Floors Life Sciences





2022 / 8 Floors Hotel





2022 / 8 Floors Apartments

EXISTING

FUTURE

CONTEXT ANALYSIS









10 700 Dexter Ave N





2022 / 8 Floors Apartments

15 701 Dexter Ave N





2022 / 11 Floors Lab/Office Building



AUGUST 3, 2022 550 MERCER SCHNITZER WEST COLLINSWOERMAN 11

Future Prominent Surrounding Buildings

Aerial View Facing Southwest



Leg	end
1	100 Roy St
2	631 Queen Anne Ave N
3	513 1st Ave N
4	412 Queen Anne Ave N
5	570 Mercer St
6	601 Aurora Ave N
7	601 Dexter Ave N
8	701 Dexter Ave N
9	701 Valley St
10	615 Dexter Ave N
11	816 Mercer St
12	760 Aloha St
13	223 Taylor Ave N

Observations

Most of the proposed development within the vicinity of the site is located in South Lake Union (east of Aurora Ave N) or south of Mercer St. There are a handful of recent projects that have been built north of Mercer St, with a few more proposed. The majority of these new or proposed buildings are closer to the heart of Uptown than this site.

Due to the speed of redevelopment in nearby neighborhoods (SLU & Belltown) in comparison to Uptown, relationships of scale, context, and volumes will be critical to blend this transitional space announcing a distinct neighborhood.

Utilizing clues from in progress design to influence moves within the building will be a design challenge. This project will function as a gateway for Uptown, while also stitching together a cohesive urban fabric.

Observations

The 550 Mercer site sits in a transition between one of Seattle's newest neighborhoods, and it's the most iconic. While newer development has brought open space, modern facades, and a high degree of street wall transparency, existing architecture boasts a more rhythmic and calm approach, gesturing towards a different point in Seattle's evolution.

At the center of these converging expressions, is the jewel of the city. The creative and artistic expression that flows from the Seattle Center has injected itself into new projects (Seattle Opera, Gates Foundation) and existing refreshes (murals and sculptures).

1 Citizen Cafe



5 Memorial Stadium



2 El Sol: Elevate Sculpture





7 Four Points by **Sheraton Hotel**



Key Map





- 10 Queen Anne **Marketplace Mural**

6 Roy St Sidewalk







CONTEXT ANALYSIS

Neighborhood Character

4 Seattle Center







AUGUST 3, 2022 550 MERCER SCHNITZER WEST COLLINSWOERMAN

Existing Active Neighborhood Spaces

1 Aerial Sculpture



2 CenterSteps Thru-Block Connector **3** Seattle Center Greenspace





4 Lake Union Park

5 Ward Springs Park

6 Artists at Play Playground





Observations

Seattle Center is one of the largest open spaces in the entire city and is an attraction for residents and tourists alike. Lake Union is another massive attraction, and a thriving outdoor recreation space under hospitable weather.

Other smaller nodes of outdoor space and pedestrian circulation compose the Uptown and Queen Anne Neighborhoods. The neighborhood north of Mercer St lacks open space within close walking proximity.

570 Mercer St - Enhanced Streetscape



2 100 Roy St - Enhanced Streetscape



3 400 Queen Anne N - Enhanced Streetscape



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CONTEXT ANALYSIS Proposed Active Neighborhood Spaces

Observations

Proposed spaces in the area are focused on a few different moves: grand entrances, widened sidewalks with setbacks, and public plaza with extensive landscaping and seating. These three approaches create a unique blend of space, where private and public blend, and all users in the neighborhood benefit.

Key Map



Conclusions

Zoning and Overlay Designations

The project site is one block away from low rise, multi-family zones, two blocks away from South Lake Union zoning, and a **buffer zone** between low rise and high rise zones. With 65' zoning to the north, and 165' zoning to the south, the projects along Mercer St perform an important role in **defining the boundary** of neighborhood expression, and softening the border between contrasting typologies.

Surrounding Uses

While the immediate area has buildings that encompass every type of use, they are split into nodes. To the west and north is a **heavy focus of residential**, with some of that being low rise buildings. To the east and south is a heavy focus of **new office and commercial development**, most of which is well over 100 feet tall. To the southwest is a major urban hub, which functions as a civic and cultural core for the entire city.

Traffic Flow and Siting Patterns

Mercer St is a **primary vehicular route** through the city, while Taylor St functions as a connector into the Queen Anne neighborhood. There is multimodal transportation in the area via monorail, bike, and bus. There are no transit stops directly on the site, and in general, Mercer St **functions as a border** between a calmer, more residential neighborhood, and a working zone.

Prominent Surrounding Buildings

Many of the existing buildings in the zone represent a manifestation of the **Uptown Arts and Culture District**. Newer projects, a few blocks to the east in SLU, represent the newest evolution of building in Seattle. Blending these two building typologies will be critical for creating a **successful gateway project** into, and out of the Uptown core.

Future Prominent Surrounding Buildings

Proposed projects in the neighborhood possess a **transparency and modern quality**, with high percentages of glazing. Some projects take the approach of driving through a primary building expression, such as **repeating vertical element**. Other projects take the approach of **separate masses** expression within the volume, defined or separated by a gasket or other defining element. These two expressions, while different approaches, offer a vision of what this neighborhood will look like in the **future**.

Neighborhood Character

As one of the most **important and original** neighborhoods, Uptown still maintains some building expressions that have been lost elsewhere in the city. Due to the proximity to the Seattle Center, all nearby projects resonate from this **central hub** and provides a framework for all types of users. Mercer St functions as a fold in the urban fabric between a prominently low rise residential typology, and a high rise expression.

Existing Active Neighborhood Spaces

Seattle Center is one of the **largest open spaces** in the entire city, and is an attraction for residents and tourists alike. Lake Union is another massive attraction and a **thriving hub** for outdoor recreation during hospitable weather. Other nodes of outdoor space and pedestrian circulation compose the Uptown and Queen Anne neighborhoods. The neighborhood north of Mercer St **lacks open space** within close walking proximity.

Future Active Neighborhood Spaces

Proposed spaces in the area are focused on a few different moves: grand entrances, widened sidewalks with setbacks, and public plaza with extensive landscaping and seating. These three approaches create a **unique blend** of space, where private and public blend, and all users in the neighborhood benefit.

Potential Views

For the first several floors, the project will have **neighborhood views**, including across Mercer St to the Gates Foundation open space plaza. The upper floors will have **uninterrupted views** across to South Lake Union, over towards the Space Needle, and west across the Puget Sound.



Zoning Summary

ZONING SUMMARY

Zoning Envelope



Land Use Code Summary

Row setback

a. A. Taylor ave n = 1' - 0"

Alley dedication requirements

a. A. 2' - 0" Dedication required from 0-20' above ground.

23.48.720 - Floor area ratio

- a. SM-UP 85 base far = n/a | max far (nonresidential) = 5.25
- b. Floor area of street-level uses are exempt
- c. No additional increments above the max far in this section apply
- d. Additional far above the max far permitted through LBPP

23.48.732 - Maximum structure width and depth in sm-up zones

a. Max width and depth of a structure above grade is 250'

23.48.740 - Street level development standards in 23.48.040 - Street-level development standards sm-up zones

- a. All frontages are class iii pedestrian streets
- b. Street-facing facade may be setback up to 12 feet (usable open space is exempt from this limitation) *departure requested - Page 73
- c. With a site area under 30,000 -- there is no required open space or through-block connection

23.48.750 - Open space requirement for office uses in the sm-up zone

a. Not applicable as the zoning height limit is 85' (zoning height must exceed 95')

23.48.025 - Structure height

- a. Railings/parapets may extend up to 4 feet above the maximum height limit
- b. Solar collectors may extend up to 7 feet above the maximum height limit, with unlimited roof coverage
- c. Solar collectors/penthouses/mechanical equipment/solariums may extend up to 15 feet above the maximum height limit, for a maximum coverage of 20% (25% with penthouses or mechanical equipment) *departure requested - Page 68
- d. Elevator penthouse may extend 25' above since height limit with LBPP exceeds 85'
- e. The combined total coverage of all features may be increased to 65% of the roof area if all mechanical equipment is screened, and no rooftop features are located closer than 10 feet to the roof edge

*departure requested - Page 69

- a. There are no primary pedestrian entrance considerations as all street classifications are class III
- b. Street-facing facade must be 15 feet high
- c. A minimum of 60% of the facade must be transparent from 2' to 8'
- d. Blank facades limited to 15' wide, for a maximum total of 40%
- e. Street-level use shall have a floor to floor height of 13' and extend 30' deep minimum.

23.48.050 Mandatory housing affordability (MHA) requirements

a. The site is subject to MHA requirements

23.48.085 Parking and loading location, access, and curb cuts

a. The required parking and loading access is off the existing alley

23.53.035 Structural building overhangs and minor architectural encroachments

- a. An annual permit is required from the Seattle Department of Transportation
- b. Structural building overhangs shall be removable
- c. Structural building overhangs shall not be part of the essential building structure
- d. Clearance to any overhang shall be a minimum of 8 feet
- e. The maximum horizontal projection shall be 3 feet *departure requested - Page 70
- f. The maximum length shall be 15 feet *departure requested - Page 71/72

ZONING SUMMARY Relevant Development Standards

23.54.035 Loading berth requirements

a. Three berths will be required, each to be thirtyfive (35) feet long *departure requested - Page 74

23.48.060 Living building pilot program

- a. The project will be pursuing version 4.0 Of the living building challenge
- b. The project must use 25% less energy than the baseline EUI
- c. If the project qualifies, the maximum height can be increased by 15' and the maximum far can be increased by 25% (6.56)

Site Conditions

Axonometric View Of Full Block Facing NorthEast



SITE CONDITIONS Block Development Diagram

Observations

Site Survey

Site Plan/Survey



Project Information

Parcel:	545830-0425
egal Description:	LOTS 7-12, MERCERS 2ND REPLAT BLKS 44 TO 53
DCI Project #:	3039342-EG

The proposed project will include the demolition of one (1) existing building, and two (2) separate surface parking lots. The existing 4" curb along Taylor St will be improved to a typical 6" curb. The Mercer St retaining wall will be demolished to make way for a public outdoor space and pedestrian connection. The existing alley will be maintained with the only access from Roy St.

Keynotes

1	Existing alley is 16' wide
2	Mercer Street wall
3	Bike Lane
4	Existing driveway curb cuts
5	Existing building to be demolished
6	Existing surface parking lot to be demolished
7	Development of site in progress (office project, 8 stories)
8	Existing dead end alley
9	1'-0" ROW dedication along Taylor St
10	Existing street trees to be removed and replaced
1	Existing parking garage entry
12	Existing loading dock entry/exit
13	Proposed curb bulb
14	Mercer St Entrance

1 Mercer & Taylor Facing NW



2 Mercer & Taylor Facing NE



3 Roy St Facing West



6 Aerial View Facing NW



5 Mercer St Facing SW





SITE CONDITIONS Site Photography

Observations

Mercer St sits anywhere between 0'-5' lower than the ground level of the proposed site. The lower portion includes a sidewalk and bike lane which abuts a very busy 6 lane ROW.

Taylor Ave is a heavily vehicular trafficked site. The treatment of the streetscape along the west creates an inhospitable pedestrian experience due to the dedication to loading and trash servicing.

Roy St is also a relatively quiet street with multiple existing surface parking lots and single story buildings to the south. To the north, includes a range of 1-4 story buildings that is a mix of neighborhood commercial and residential uses.

Alley is currently a dead end ROW that only provides access to this project and the adjacent development. The alley ends in a rare condition where it is perpendicular to a sidewalk.

Key Map



Potential Views

Potential Outward View Apertures



View Analysis



Facing West | 100'

- Lumen Condominiums
- McCaw Hall



2 Facing North | 100'

- Citizen Cafe
- Hampton Inn & Suites



Facing East | 100'

- Four Points Hotel
- South Lake Union



Facing North | 100'

- Gates Foundation
- Space Needle

Key Map















Streetscape Photomontage - Mercer Street

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Streetscape Photomontage - Taylor Street











5 570 Mercer

Citizen Cafe

550 Mercer - Site

E Roy St - Facing South



Roy St - Facing North

The Ruins Events & Catering

SITE CONDITIONS

Streetscape Photomontage - Roy Street



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Shadow Conditions



2 COLLINSWOERMAN | SCHNITZER WEST | 550 MERCER

AUGUST 3, 2022

LEGEND



Proposed Site Location

OBSERVATIONS

Tower orientation: Having the tower oriented in the north/south direction, it allows the towers shadows to be minimized using the short side of the building and will have the least impact on the surrounding sites.

Winter: While it is expected that the winter shadows will impact the areas to the north of the site, it is apparent that those new shadows being cast will fall within existing shadow locations and affect under-utilized or smaller commercial areas, rather than residential ones.

Morning: Shadows are oriented to impact the Taylor Ave and Roy St intersection, resulting in less impact to the busier and more prominent Taylor & Mercer intersection.

Rooftop Features: All roof structure elements (solarium, PV array, mechanical screening) offer the least impact to adjacent development if bias towards the south of the property. This orientation allows their northern shadow to be on the roof of the project, as opposed to adjacent projects (Citizen cafe)



Interval I - 570 Mercer

Existing Block Site Plan with 570 Mercer Imposed



SITE CONDITIONS

Block Analysis

Influential Site Design Elements

- 1 Mercer street wall opening
- 2 Widened & enhanced streetscape
- 3 Alley activating retail
- 4 Bike commuter facilities
- 5 Public art mural
- 6 Street corner curb bulb
- 7 Pockets of widened & enhanced streetscape

Site Design Opportunities

- 1 Erode Mercer street retaining wall
- 2 Outdoor space that promotes connectivity
- 3 Gateway element drawing pedestrians into the site
- 4 Widened pocket of enhanced streetscape
- 5 Street corner curb bulb

Map Key

Influential Site Elements

Site Design Opportunities

Connection Opportunities

Context Massing Analysis

Interval I - 570 Mercer

Analysis Diagram - Aerial View Facing NorthWest



Influential Massing Elements

Recessed entry in Mercer wall to enhance pedestrian connectivity
Widened sidewalk width to promote street level activity
Street level setbacks to provide generous breathing room
Massing setbacks to emphasize distinct & complimentary expressions
Massing recesses that reacts to contextual datums
Projecting balcony integration that adds intermediate scale
Pronounced PV array that celebrates energy & water goals

View Along Mercer Facing NorthWest



Interval I - 570 Mercer

Analysis Diagram - Aerial View Facing SouthWest



SITE CONDITIONS Context Massing Analysis

Influential Massing Elements

Site Condition Observations

Axonometric View Of Full Block Facing NorthWest



Neighborhood Transition



Directly North of the site begins a very different neighborhood than exists on Mercer St. Significantly more residential, industrial building types, lower scale development, and successful retail with outdoor seating announce the transition.



Mercer St is the primary arterial providing east/west access in this area of Downtown. Focused entirely on vehicles originally, the dedicated bike lane and increasing pedestrian activity stand in contrast with the dominant retaining wall. This creates a physical and visual barrier between neighborhoods, and discourages multi-model transportation





The project will take note of the successful Citizen Cafe in its massing approach, as it contributes to a particularly calm character to Roy street.



The Lumen condos are a newer development in the area which can be referenced for certain datums and modulation. Taylor Ave (western side) is predominately loading docks and parking access, creating a mostly inhospitable streetscape in a busy area.

Design Guidelines

DESIGN GUIDELINES

High Priority Guidelines

Context & Site



CS1 Natural Systems & Site Features

1. Topography

- a. Step the elevation of ground floors so that building entrances and ground floor roughly match the street grade.
- e. Design ground-level treatments that create a safe, attractive transition between the building, site, and the sidewalk.

2. Plants & Habitat. Create habitat landscapes of native species in building setbacks, right-of-ways, green roofs, walls, and gardens.

Design Response

- a. The project will remove the Mercer Street wall for a significant amount of the frontage, promoting pedestrian connectivity to a community accessible outdoor space. The primary office lobby will be located off this outdoor space, that has a partially flush transition to the Mercer St sidewalk. A bioretention planter is proposed along Mercer, stepped to follow the sloped grading containing native vegetation and a visible representation of the project's sustainability goals.
- b. The retail entrances along Taylor & Roy will be set close to the finished grade of the streets. A covered arcade will blend the indoor/outdoor transition of the retail space adjacent to the plaza.

CS2 Urban Pattern and Form

1. Sense of Place. Use site identity features at Uptown Gateway locations. Examples of identity features include art, welcoming or way-finding signage, distinct architecture or major public open space.

3. Corner Sites

- a. Buildings, retail treatments, and open spaces should address the corner and promote activity.
- c. Corner sites are often desirable locations for small publicly accessible plazas, art, and other special features.

Design Response

- a. The building massing is a direct response to creating a gateway site for Uptown. Through the use of contrasting building expressions, a community accessible outdoor space, and demolition of the retaining wall along Mercer, pedestrians will be welcomed to the neighborhood with a strong dedication to the ground level experience.
- b. The community accessible outdoor space along Mercer St is a direct approach to promote activity at the building's more prominent and public corner. A bioretention planter and possible artwork at the intersection of Mercer and Taylor will further contribute to the announcement of the Uptown Arts & Culture district.

CS3 Architectural Context and Character 1. Placemaking

- a. Include design features that make the Art & Cultural District visible to pedestrians such as interpretive panels, banners, plaques, building names, wayfinding, signage, and art.
- b. Make visual art an integral part of the design concept, especially along Mercer/Roy Street corridor, near theaters and other cultural venues, and in the Heart of Uptown.

Design Response

a. The dedication to a large outdoor space on the site is the first form of placemaking established within the project. Additionally, a stepped bioretention planter and public artwork will be featured at the southwest corner of the site. The removal of the Mercer Street retaining well completely changes this site's urban edge along the street. Instead of being an after thought, 550 Mercer will blend the neighborhoods to the north more seamless to the primary arterial accessing Uptown and Queen Anne.

COLLINSWOERMAN | SCHNITZER WEST | 550 MERCER | AUGUST 3, 2022

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Public Life



PL1 Connectivity

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

3. Pedestrian Volumes and Amenities

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

Design Response

- a. The publicly accessible space at the south is partially at grade, and located midway along the vertical drop of Mercer. This will promote the highest degree of physically of visual connectivity possible. The private (retail) portion of the outdoor space will be at a separate elevation and separated via stepped bioretention planter.
- b. Demolishing the retaining wall is the first step towards promoting a walking environment within uptown. Several ground and podium level voluntary recesses and step-backs occur to promote better walkability along Taylor and Roy.

Public Life



PL3 Street Level Interaction

1. Entries

- a. Design entries to be pedestrian friendly. Consider how the position, scale, architectural detailing, and materials will create an entry that is clearly discernible to the pedestrian.
- c. The use of distinctive paving, detailing, materials and landscaping, and artistic designs with cultural references is strongly encouraged. Building addresses and names (if applicable) should be located at entrances, and tastefully crafted.

Design Response

a. The primary building entrance has been specifically located directly off the community accessible outdoor space, the most prominent and important feature on site. The two story expression with columns anchoring either side will highlight this as a destination for pedestrians. The secondary entrance along Taylor coincides with a building massing move that will make circulation to this destination visibly apparent from quite a distance away.



PL4 Active Transportation

- **1. Planning Ahead for Bicyclists**
- a. Bike Facilities. Placement of long-term bicycle storage should consider cyclist safety and ease of access. Provide the required shortterm bike racks near main building entrances to accommodate private and shared bicycles. Consider customizing the SDOT approved racks to reflect Uptown Arts and Cultural District branding such as colors, distinctive place names, plaques, or other design elements.
- b. Bike Connections. Facilitate connections to major bicycle infrastructure including the Mercer Street protected bike lane.

Design Response

- a. The community accessible outdoor space will have some short term bike parking, located directly off the protected bike lane along Mercer. Cyclists requiring entrance to the building can access the office lobby from either Mercer or Taylor, whichever is most convenient. The bike parking will be located near the north end of level P1, not far from the elevators.
- b. The demolition of the retaining wall along Mercer Street will encourage multi-modal transportation, and ease the access to the protected bike lane.

Design Concept



DC2 Architectural Concept

- 1. Architecture. Architecture should emphasize human scale, streetscape rhythm, quality detailing and quality materials.
- 2. Exterior canopies. Exterior canopies and other weather protection features are favored throughout Uptown, should be scaled appropriately and blend in well with the building and surroundings.
- 3. Adjacent context. Tall buildings should respond to adjacent context

Design Response

- a. The building massing is reflective of the approach to respect context and scale between two opposing neighborhoods and zonings. Recesses and set-backs occurs at the first two levels to match local datums of 570 Mercer and the Lumen building, while pilasters and exposed columns create an expression of rhythm along all street frontages.
- b. Overhead weather protection will be provided at the prominent building entrances and major intersection, to encourage pedestrian flow and circulation into the community accessible outdoor space.
- c. Several podium level moves have been crafted to reduce the bulk and scale of the building, in addition to vertical gaskets that reduce the mass and length of facades.

DESIGN GUIDELINES

High Priority Guidelines

DC4 Exterior Elements & Finishes

- 1. Materials. Quality materials should be used on all levels and all sides of the building. Materials, colors, and details should unify a building's appearance.
- 2. Commercial Lighting. Pedestrian lighting for public sidewalks is encouraged, and should enhance the unique identity of the Uptown Arts & Cultural District without disturbing any adjacent residential properties.
- 3. Pavement & Design Elements. Permeable pavement or artistic design elements should be considered where landscaping is not feasible.

Design Response

- a. Quality materials will be used on all surfaces of the building, similar in nature but different in color and texture to 570 Mercer. The building will have two different expressions (and A and a B) that create a contrasting language, allowing expression A to be a focal point and emphasize this site as a gateway.
- b. Pedestrian lighting will be provided along the street frontages and community accessible outdoor space.

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Concept Alternatives Options 1, 2, 3 (Preferred)

Summary of Alternatives



Further enhance the block as a gateway to Uptown and Queen Anne



Encourage activation and celebrate context through rhythm and movement



Option 1 - No Departures





Option 3 - Preferred



Project Data

	OPTION 1 - NO DEPARTURES		OPTION 2		OPTION 3 - PREFERRED	
	Gross Floor Area	193,200 SF	Gross Floor Area	190,100 SF	Gross Floor Area	191,600 SF
	Levels	8	Levels	8	Levels	8
	Outdoor Space	0 SF	Outdoor Space	~1,600 SF	Outdoor Space	~3,000 SF
	Parking	177 stalls, 2.5 levels below grade	Parking	177 stalls, 2.5 levels below grade	Parking	177 stalls, 2.5 levels below grade

CONCEPT ALTERNATIVES Summary of Alternatives

AUGUST 3, 2022 550 MERCER SCHNITZER WEST COLLINSWOERMAN

Massing Option 1

Aerial View Facing North

Project Data



Street View Facing Northeast



Street View Facing South



Street View Facing West



AUGUST 3, 2022

1	93	2	00	SF
---	----	---	----	----

8

0 SF

177 stalls, 2.5 levels below grade

Create a massing language that is distinct and complimentary to existing and future development.

Further enhance the block as a gateway to Uptown and Queen Anne

Encourage activation and celebrate context

Develop an architectural expression that directly addresses Uptown as an Arts & Culture district



CONCEPT ALTERNATIVES Massing Option 1

Massing Option 2

Aerial View Facing North

Project Data



Street View Facing Northeast



Street View Facing South



Street View Facing West



190,100 SF

8

1,600 SF

177 stalls, 2.5 levels below grade

Create a massing language that is distinct and complimentary to existing and future development.

Further enhance the block as a gateway to Uptown and Queen Anne

Encourage activation and celebrate context

Develop an architectural expression that directly addresses Uptown as an Arts & Culture district



Massing Option 2

Massing Option 3 - Preferred

Aerial View Facing North

Project Data



Street View Facing Northeast



Street View Facing South



Street View Facing West



191,600 SF

8

3,000 SF

177 stalls, 2.5 levels below grade

Create a massing language that is distinct and complimentary to existing and future development.

Further enhance the block as a gateway to Uptown and Queen Anne

Encourage activation and celebrate context

Develop an architectural expression that directly addresses Uptown as an Arts & Culture district



Massing Option 3 - Preferred

publicly accessible from the south and west by demolishing the retaining

• Solar Collector Array visibly obvious or prominent from the ground level.

Concept Development

What are the **positive attributes** of Uptown?

Connectivity

- Close proximity to Seattle Center and Climate Pledge Arena
- Direct access to I-5 from Mercer st
- Easy transition to the Elliot Bay Trail and the Cheshiahud Lake Union Loop
- Located within 3-4 miles of major Seattle neighborhood
- Adjacent to Myrtle Edwards and Centennial Park

Arts & Culture

- Uptown Arts & Culture District
- Murals & Sculptures
- Iconic architecture
- Space Needle, Chihuly Gardens, Mo-Pop, Pacific Science Center

Intimate Neighborhood

- Local Businesses and Restaurants
- Dense, Urban Neighborhood
- Appropriate Bulk & Mass













CONCEPT DEVELOPMENT



AUGUST 3, 2022 550 MERCER SCHNITZER WEST COLLINSWOERMAN

CONCEPT DEVELOPMENT

What is the character of **Neighborhood Activity** in Uptown?



Observations

Opposing Levels of Activity Lake Union, South Lake Union, and Seattle Center are all very busy areas. Between daily office users, residents, global tourists, and local tourists, this is one of the most active areas in the city.

Change in Age of Neighborhood The Uptown and Queen Anne neighborhoods are some of the more historic in the city, and still possess similar qualities to the original construction. As one of the residential hubs in seattle, this is an important node to providing access to South Lake Union and elsewhere.

Difference in Typical User Lake Union and the Seattle Center are tourist hubs for Seattle residents and visitors alike. Uptown and Queen Anne are heavily residential focused, with less tourists activity and more of a private experience. While certain destinations exist, it is important for this project to serve locals and visitors.

Beginning of a Neighborhood Uptown and Queen Anne are residential areas in focus, with lower scale development than newer structures in the South Lake Union area. Transitioning between these two scales as an announcement to this neighborhood is critical. Additionally, Mercer St is the primary thoroughfare providing access to this area, and therefore this site will function as a gateway.

How do we Fill The Missing Link in this neighborhood?



CONCEPT DEVELOPMENT

- Complete the missing link of **Transitional Outdoor Space** in the neighborhood.
- Express Continuity to the Adjacent Development, using contextual analysis to contribute to building design.
- Utilize Pedestrian Movement to encourage flow into an on-site outdoor space that anchors the gateway. Respond to contextual typologies, reducing bulk and scale as a Transition to Lower-Scale Neighborhood identity.
- Echo the Language of Rhythm as Scaled Elements that align with Uptown and Queen Anne vernacular, creating a pattern that reinforces movement.



How do we act as a gateway to the **Uptown Arts & Culture District**?

INTERVAL -

A Gateway to define a break in time, and create a distinct and **complimentary** difference in itself and its surroundings.

1: Create **The Pitch** to enhance a **Massing Expression** that creates **Rhythm** and encourages Movement into and through the site from multiple directions.

2: Create a **Transitional Outdoor Space** that provides a new opportunity for the Mixing of Users from adjacent Calm and Energized neighborhoods.





Calm Uptown Neighborhood







Seattle Center + SLU + Lake Union



Design Expression A: Arts & Culture Gateway

- Unique Playful
- Iconic
 Identity
- Distinct Heritage









CONCEPT DEVELOPMENT

Massing Expression Diagram

Design Expression B:

Uptown

- Quiet
 Transitional
- Rhythmic Verticality
- Creative
 Textured







CONCEPT DEVELOPMENT

Massing Evolution



1. Mass:

- Begin with base massing envelope allowed within the zoning
- Identify strong street-scape setbacks and contextual datums ٠
- Remove utility poles & power lines to enhance Taylor Ave



2. Modulate:

- Carefully place modulation to emphasize distinct massing elements
- Create Transitional Outdoor Space to promote connectivity to adjacent development •
- Emphasize modulation with recessed & projected balconies



3. Erode:

- Continue the erosion of the Mercer Street wall to promote pedestrian connectivity
- Provide ground level setbacks to enhance streetscape and promote activation •
- Respond to contextual datums •

4. Rhythm:

- Create The Pitch to emphasize distinct massing elements with movement
- Create arcade to pull pedestrians into the outdoor plaza from Taylor Street
- Integrate secondary massing elements that respond to sustainability goals

2022

Interval II - 550 Mercer



Interval II - 550 Mercer



1. Mass:

•

- Begin with base massing envelope allowed within the zoning
- Identify strong street-scape setbacks and contextual datums ۰
- Remove utility poles & power lines to enhance Taylor Ave



2. Modulate:

- Carefully place modulation to emphasize distinct massing elements
- Create Transitional Outdoor Space to promote connectivity to adjacent development •
- Emphasize modulation with recessed & projected balconies



4. Rhythm:

•

- Create The Pitch to emphasize distinct massing elements with movement
- Provide ground level setbacks to enhance streetscape and promote activation

Break down the Mercer Street wall to promote pedestrian connectivity

Respond to contextual datums •

• Integrate secondary massing elements that respond to sustainability goals

CONCEPT DEVELOPMENT Massing Evolution



Create arcade to pull pedestrians into the outdoor plaza from Taylor Street

CONCEPT DEVELOPMENT

Material & Pattern Concepts

View from Mercer Street Facing NorthEast

Precedent Imagery



Precedent Imagery











View from Roy Street Facing SouthEast

Precedent Imagery



Precedent Imagery



CONCEPT DEVELOPMENT Material & Pattern Concepts

Living Building Pilot Program

Seattle Living Building Pilot Program

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.

REQUIREMENTS

- Achieve LBC v4.0 Petal Certification which involves meeting requirements for the ten LBC core imperatives, plus all imperatives in either the energy, water, or materials petal. The project is currently registered under v4.0.
- 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

PETAL BEING PURSUED

MATERIALS •









BEAUTY

LIVING BUILDING PILOT PROGRAM

Petals & Requirements

LIVING BUILDING PILOT PROGRAM

Overall

Integration Diagram



Sustainability and Design

A major tenant of the Living Building Challenge is education, and allowing a building to visibly speak to its most innovative features via design. The early stages of conceptual design for this project have incorporated many of the Living Building Challenge imperatives and overarching goals, as illustrated in the diagram on this page. The goal is to provide an informative and evolving educational experience to everyone: those who pass by at street level, residents in the adjacent building, or those who work on the office floors above.

Keynotes

- the building's renewable energy strategy
- 2 90% of building materials will be "red list" free
- 3 Massing has been pulled back to allow more daylight to adjacent building and create a outdoor space open to the sky
- 4 Salvaged brick from the existing building is being considered for use as paving in the proposed outdoor space
- Community accessible outdoor space promotes community togetherness and provides direct connection to the adjacent building across the alley
- Pervious paving will be installed at the outdoor space, and all stormwater collected and stored in an underground cistern for reuse
- Existing bike lanes will be protected, short term and long term storage will be provided on-site
- Bioretention planter with native vegetation
- 9 Art is being considered to reinforce the local community as an arts & culture district
- 10 Indoor/outdoor retail space reinforces the site as part of the community fabric and promotes occupant well being via connection to nature and daylight
- 11 Glazing focused at the southwest corner promotes views to the Puget Sound and the Olympic Mountains, as well as the Space Needle and other nearby seattle landmarks
- 12 Various design options are being explored to limit solar heat gain at glazing, including fins, sawtooth forms, and dynamic electrochromic glazing
- 13 Rainwater will be collected from roof surfaces and stored in an underground cistern for irrigation and other non-potable uses year round
- Balconies provide solar shading and promote occupant well-being and connection to nature and light

Photovoltaic array will be visible from the street, prominently and publicly displaying

		Imperatives	Petal Requirements & Project Approach
	LBC CORE IMPERATIVES The City of Seattle Living Building Pilot Program requires that the project achieve LBC Petal Certification and take additional measures to increase energy and water performance. LBC Petal Certification requires meeting the criteria of ten core imperatives, and then meeting additional criteria for either the Water, Energy or Materials Petal.	I01. Ecology of Place (C1)	The project site is not on or adjacent to the indicated sensitive ecological habitats. O with the site, and no petrochemical fertilizers or pesticides will be used for the operativily be evaluated via community engagement to inform the design process.
		104. Human Scaled Living (C2)	The project increases the density of the site. Outdoor space for occupants and the c massing alternative. Short term and long term bicycle storage facilities will be provide being conducted to reduce single-occupancy vehicle trips to the site.
		105. Responsible Water Use (C3)	The project will not use potable water for irrigation, will use at least 50% less water t site. Rain water will be collected and stored in a cistern for future use. The cistern wi the project.
		I07. Energy + Carbon Reduction (C4)	The project will achieve a 70% reduction in net annual energy consumption by detail systems, and reducing overall glazing percentage. A large PV array on the roof will of 20% reduction in embodied carbon by conducting life cycle assessments and comportant carbon. Interior materials specified will have lower than industry average carbon foot
		109. Healthy Interior Environment (C5)	The project will specify interior materials with low VOC content and toxicity. Design s and a healthy interior environment will be implemented for the MEP systems. Building daylight for regularly occupied spaces and adjacent buildings.
		I12. Responsible Materials (C6)	NOT REQUIRED IF PURSUING MATERIALS PETAL
		117. Universal Access (C7)	The project will provide equitable access to public spaces, and will enhance the pub and benches, especially in massing options that provide outdoor space. The project sunlight for adjacent developments.
		I18. Inclusion (C8)	The project will donate 0.1% of project costs to a regional non-profit organization to people in the local community, and two organizations on the project team will achieve business hiring, purchasing, and workforce development practices.
		I19. Beauty + Biophilia (C9)	The project will conduct an 8-hr biophilia workshop with the full design team to explo biophilic design elements into the project. A Biophilic Framework will be crafted to or
		I20. Education + Inspiration (C10)	The project will provide educational materials about the operation and performance of annual open day for the public will be provided, and an educational website for the p be provided to describe sustainable design elements.
	MATERIALS PETAL	I13. Red List	The project will foster a transparent materials economy free of toxins & harmful chem will be specified without Pod List chemicals. Pod List materials will be sweided for re-

MATERIALS PETAL The intent of the materials petal is to help create a	I13. Red List	The project will foster a transparent materials economy free of toxins & harmful chem will be specified without Red List chemicals. Red List materials will be avoided for re various certifications to aid in the specification of materials: LPC certification, Declar
materials economy that is non-toxic, ecologically re- storative, and transparent.	114. Responsible Sourcing	The project will support sustainable extraction of materials and transparent labeling of from certified sources, and specify at least 40 products with a Declare Label, as well letters will be sent to manufacturers that currently do not participate in these program
	I15. Living Economy Sourcing	The project will help foster local communities and businesses, while minimizing trans from within 300 miles of the project site, 30% will come from within 600 miles of the
	I16. Net Positive Waste	The project will integrate waste reduction into all phases of the project and evaluate building on site is being evaluated for reuse as a paving material, as well as various f the landfill and infrastructure for recycling and compost will be provided.

LIVING BUILDING PILOT PROGRAM

On-site landscaping will be design to mature and evolve ration & maintenance of planting. Social & equity factors

community to gather are proposed in the preferred ided, as well as EV vehicle parking stalls. Studies are

than a regional baseline, and will treat all stormwater on will be sized appropriately to meet the water demands of

ailing a tight building envelope, specifying efficient MEP offset energy use as well. The project will also achieve a nparative studies to make informed decisions regarding otprint.

standards intended to promote good indoor air quality ing massing is being studied to maximize views and

ublic realm through street furniture, public art, planting, ct will evaluate impacts on access to fresh air and

o support stable, safe, high paying job opportunities for eve JUST labels in order to advocate for transparency in

olore the benefits of biophilia and incorporate meaningful outline strategies and track implementation.

of the project to the occupants and the public. An project developed and shared. Interpretive signage will

mical. 90% of the project's building materials by cost recycled or salvaged products. The project will use are Labels, HPDs, etc.

of products. Rock, minerals, and timber will be sourced ell as a 3 Living Product Challenge products. Advocacy ams.

nsportation impacts. 20% of building materials will come he site, and 25% will come from within 3000 miles.

te salvaged materials for re-use. Brick from the existing fixtures within the building. Waste will be diverted from

Landscape Design

Overall Site Circulation

Overall Site Grading



LANDSCAPE DESIGN

LANDSCAPE DESIGN

Street Level Landscape Plan

Description

- Entry Plaza connects mercer sidewalks to Level 1 Office/Lobby space.
- Distinctive art installation integrated with building column along mercer street
- Retail plaza is separated from Lobby to better relate to adjacent retail spaces at Taylor Ave North and Mercer Street.
- "Street tree" planter along existing mercer wall provides buffer and complimentary tree canopy cover along the upper mercer sidewalk.
- Retail "spill out" spaces with moveable furnishings and special paving complement adjacent building program
- Cascading bioretention planters utilize natural site grades to provide opportunity for OSM and educational opportunity for the public
- New street trees and sidewalk along Roy Street and Taylor Ave

Keynotes

- 1 Entry Plaza
- 2 Planting Area
- 3 Raised Bioretention Planter
- 4 Moveable Furnishings at Retail Plaza
- 5 ROW Planting Area
- 6 Existing Mercer Street ROW
- 7 Site Stair
- Entrance / Exit





Description

- Pedestal pavers and wood decking echo materiality of street level landscape and provide variety
- Roof level provides covered spaces for flexible programming and gathering
- On-structure planting reflects the rooftop planting at 570 Mercer and creates opportunities for greenery



Keynotes

- 1 Wood Decking
- 2 Pedestal Pavers
- 3 Planting on structure

LANDSCAPE DESIGN Roof Level Landscape Plan



LANDSCAPE DESIGN

Proposed Character Images



WOVEN INTO ITS SETTING

CLEAR RESILIENT NATIVE IDENTIFIABLE VIBRANT

Section A at Taylor Ave

1/8" = 1'-0"











LANDSCAPE DESIGN

Street Sections



Keymap

AUGUST 3, 2022 550 MERCER SCHNITZER WEST COLLINSWOERMAN

LANDSCAPE DESIGN

Street Sections

Section C at Mercer St

1/8" = 1'-0"



Keynotes

- 1 Entry Plaza
- 2 Planting Area
- 3 Raised Bioretention Planter
- Moveable Furnishings at Retail Plaza 4
- 5 ROW Planting Area
- Existing Mercer Street ROW 6
- 7 Site Stair
- Entrance / Exit

Design Departures

DESIGN DEPARTURES

Departure #1

ROOFTOP COVERAGE AREA



1 23.48.025.C.4 Rooftop Features

The combined total coverage of all features listed in this subsection 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 The allowable rooftop features area to be **increased** from 25 to **60 percent**

This departure will allow the project to more effectively, efficiently, and aesthetically meet the large solar and water collection needs set forth through the LBPP process. This will also allow for one consistent location for the PV array, which will not only look like a more intentionally expressed feature and reinforce the building as a gateway, but ultimately reduce the MEP inefficiencies of having the array split up along the building or placed in a position more prone to being shaded. CS1-A: Energy Use CS1-B: Sunlight & Ventilation CS1-E: Water DC2-5: Tall Buildings

	AREA	PERCENTAGE
TOTAL ROOF	28,300 SF	100%
FEATURES	17,220 SF	60%
UNCOVERED	11,080 SF	40%

RELEVANT DESIGN GUIDELINES

ROOFTOP COVERAGE ENCROACHMENT - PV ARRAY



REQUIREMENT

REQUEST

RATIONALE

2 23.48.025.C.7 Rooftop Features - Encroachment

Total coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65% of the roof area if not within 10' of the roof edge. The solar roof is proposed to encroach within the 10' outlined setback, to either at or beyond the building face below.

- 1. It provides the best location for unobstructed area for solar captures
- 2. The solar array functions as a physically expressed method for achieving the project's sustainability goals, and supplements the outdoor space as an announcement for a gateway location

DESIGN DEPARTURES

Departure #2

RELEVANT DESIGN GUIDELINES

CS1-A: Energy Use CS1-B: Sunlight & Ventilation CS1-E: Water DC2-5: Tall Buildings

DESIGN DEPARTURES

Departure #3



STRUCTURAL OVERHANG DEPTH - PV ARRAY & BALCONY

3 23.53.035.B.5 Structural Building Overhang

Depth: The maximum horizontal projection for a structural building overhang, measured to the level to extend beyond the allowable 3 feet. furthest exterior element, shall be 3 feet, and the project in no case be closer than 8 feet to the centerline of any alley (see Exhibit B for 23.53.035)

The request is for two balconies on each The west balcony will extend 1' - 8" beyond the property line, while the north balcony will extend 5' - 0" beyond. Additionally, the PV array is requested to extend an additional 7' - 0" beyond the property line.

The extension of the balconies further beyond the property line allows the building face to be closer to the property line in these locations. This move ultimately allows the project to set further off the south property line to promote a successful outdoor space without compromising the project's ability to reach development goals. The overhang of the solar collector allows this element to be a physically expressed massing moving. Not only does it help define the building as a gateway, it helps unify the expression across sites, and highlights the building's sustainability goals.



RELEVANT DESIGN GUIDELINES

CS2-2: Adjacent Sites DC2-4: Dual Purpose Elements

STRUCTURAL OVERHANG LENGTH - PV ARRAY & BALCONY



REQUIREMENT

REQUEST

RATIONALE

23.53.035.B.7 Structural Building Overhang 4

Length: The maximum length of each structural building overhang shall be 15 feet measured at any location that is beyond the property line. The bay or other projection may be shaped in any way that remains within the 3 foot by 15 foot envelope beyond the property lines (see Exhibit D1 for 23.53.035)

Balconies to extend 14' - 6" on the west, and 28' - 6" on north. The PV array extends 110' - 0" along the west. The size of the balconies increase the accessible outdoor space for building tenants, promoting a more positive indoor/outdoor relationship and improving day to day livability and building experience. The ability to lengthen the balconies allows them to function more as elements of the massing expression, further contributing to building articulation and modulation. The length of the PV array continues the gateway expression of the project and highlights its sustainability goals.

DESIGN DEPARTURES

Departure #4

RELEVANT DESIGN GUIDELINES

CS2-2: Adjacent Sites DC2-4: Dual Purpose Elements

DESIGN DEPARTURES

Departure #5

STRUCTURAL OVERHANG LENGTH - FACADE



4 23.53.035.B.7 Structural Building Overhang

Length: The maximum length of each structural building overhang shall be 15 feet measured at any location that is beyond the property line. The bay or other projection may be shaped in any way that remains within the 3 foot by 15 foot envelope beyond the property lines (see Exhibit D1 for 23.53.035)

A portion of the building that is overhanging the property line to be 110' long.

This move allows an artfully expressed portion of the building to be more prominently announced. Additionally, the overhang allows for a more distinct podium and tower transition, further improving the pedestrian experiencing. This emphasized overhang contributes to the gateway language prioritized by the project. Since this portion of the building will overhang the property and setback line, other areas of the west facade will be voluntarily setback from the line to provide modulation and visual relief.

CS2-2: Adjacent Sites DC2-4: Dual Purpose Elements

STREET LEVEL DEVELOPMENT STANDARDS - FACADE SETBACK



3 23.48.740 Street-level Development Standards

For streets designated as Class III pedestrian streets, the street-facing facade of a structure may be set back up to 12 feet from the street lot line. The project is proposing to provide a public community accessible outdoor space at the south end of the site, with some private area for retail seating. The setback along Mercer would vary from 15-30 feet. The departure allows for a voluntary community accessible outdoor space as a method for not only announcing Uptown, but also to soften the harsh urban edge of Mercer and the current retaining wall. Demolition of the wall, in concept with the outdoor space and primary office lobby entrance will allow the project to focus its public facing elements, towards the more public side of the block, and ultimately improve an undesirable pedestrian environment.

DESIGN DEPARTURES

Departure #6

RELEVANT DESIGN GUIDELINES

TYPE I DIRECTOR DECISION

#1



6 23.54.035.c.2.c

Exceptions to Loading Berth Length: Where the Director finds, after consulting with the property user, that site design and use of the property will not result in vehicles extending beyond the property line, loading berth lengths may be reduced to not less than the following:

The project is seeking a Type I direction's decision to reduce one (1) loading berth to be twenty-five (25) feet long.

A full sized loading berth of thirty-five (35) feet would require the area dedicated to loading to increase in size significantly. The core location provides direct access to the primary office lobby location off the outdoor space, with a secondary access off Taylor. This location necessitates the shown angle of the third full sized berth, ultimately reducing the experience of the office lobby and diminishing the success of the building's primary entrance, in addition to reducing the activation of the outdoor space.

AUGUST 3, 2022



ARCHITECTURE PLANNING INTERIORS SUSTAINABILITY

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