

# MERCER BLOCKS

800 MERCER LLC | *nbbj* **GGN**





## PROJECT INTRODUCTION

Two new commercial buildings will be located at 816 Mercer and 714 W. Mercer St. (referred to as the Mercer Blocks Project for clarity), between Dexter and 9th. Ave. These buildings will also include a new Seattle Parks and Recreation center for the South Lake Union Neighborhood, as well as a vibrant public realm along the 8th Ave public access easement.

The project goal is to create net positive health; through engaging public space, energy innovation, and informed building massing while creating a stitch between Lake Union and the city at large.

The proposed development consists of:

- Two 13-story structures of approximately 485,600 sf and 379,126 sf respectively, above ground
- One 30,000 sf recreation center, inclusive of a sport court and childcare, within the West building
- One tenant meeting space and retail spaces within the east building
- Enhanced public realm along the 8th Ave public access easement
- Three and a half levels of parking with approximately 600 stalls below grade
- Seven loading dock spaces below grade and accessed via 9th Ave.

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# PROJECT VISION



## AWARENESS

### AWARENESS REALIZED

Awareness is the ability for individuals to better understand what improves – or can improve – their lives. It also provides those individuals with critical exposures to the world around them, enabling them to better appreciate what makes life for their local community better too. Net Positive Health at Mercer Blocks is realized through six lenses of awareness. In addition to providing greater awareness of ORGANIZATIONAL/INDIVIDUAL HEALTH and COMMUNITY around them, the 800 Mercer project is intent on creating introductions to CONTEXT, SUSTAINABILITY, LEGACY, and INNOVATION. Together these awarenesses are how the project heightens the understanding of what makes a great urban environment, and specifically in South Lake Union.



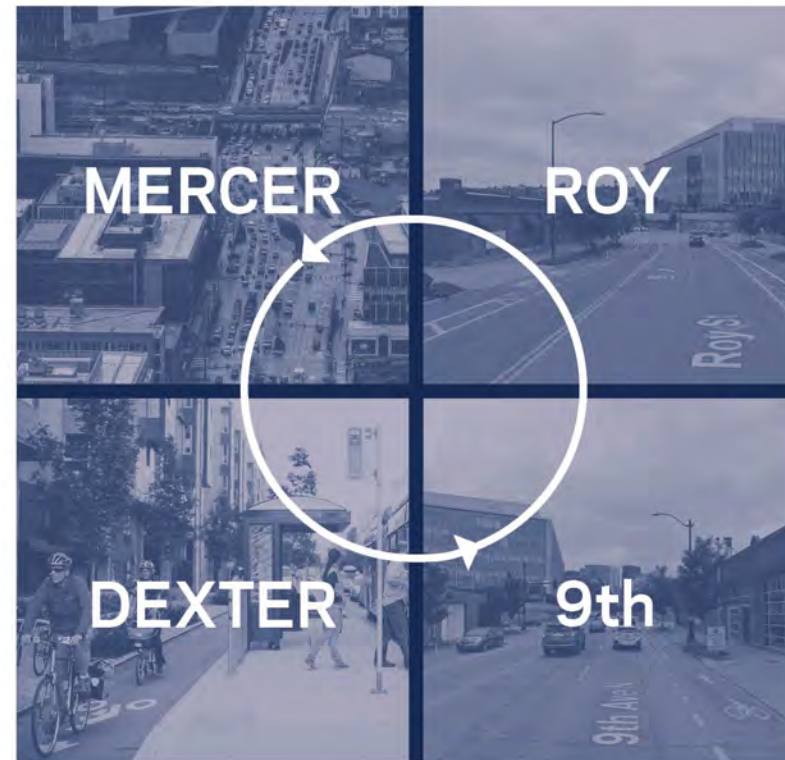
# NET POSITIVE HEALTH IN SOUTH LAKE UNION

*Design Concept and Context (EDG Comment 2a)*



## place

Before the car dictated city planning, connections between Lake Union and Elliott Bay were geared towards pedestrians and cyclists. The shift of 8th Avenue to a pedestrian-only easement presents an opportunity to restore South Lake Union to multiple modes of movement.



## streets

Mercer, Roy, Dexter, and 9th all have distinct modes of movement which can lead to tailored experiences at the site edges.



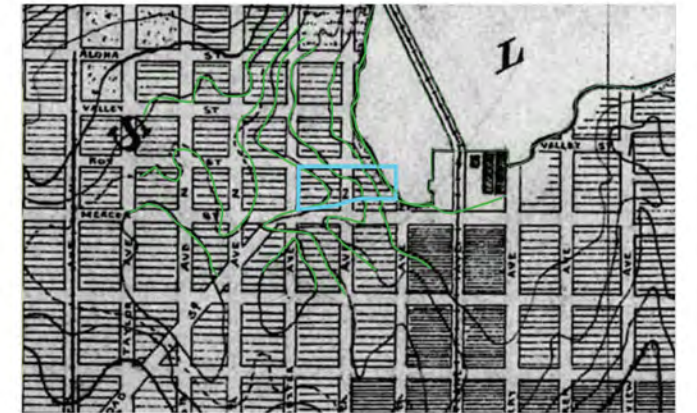
## gateway

South Lake Union is a major threshold between downtown and Lake Union as well as between Seattle Center and major investments in life sciences and technology. The Mercer Blocks project is central to this important intersection



## SLOW CUT Connection

Historically, Broad Street served as a diagonal connection and short cut to the lake for people, goods and automobiles. Reintroducing the diagonal cut across the project site not only acknowledges the site's topographic and sociological history, but also reconnects Elliot Bay with Lake Union.



Settlement Plan - 1899



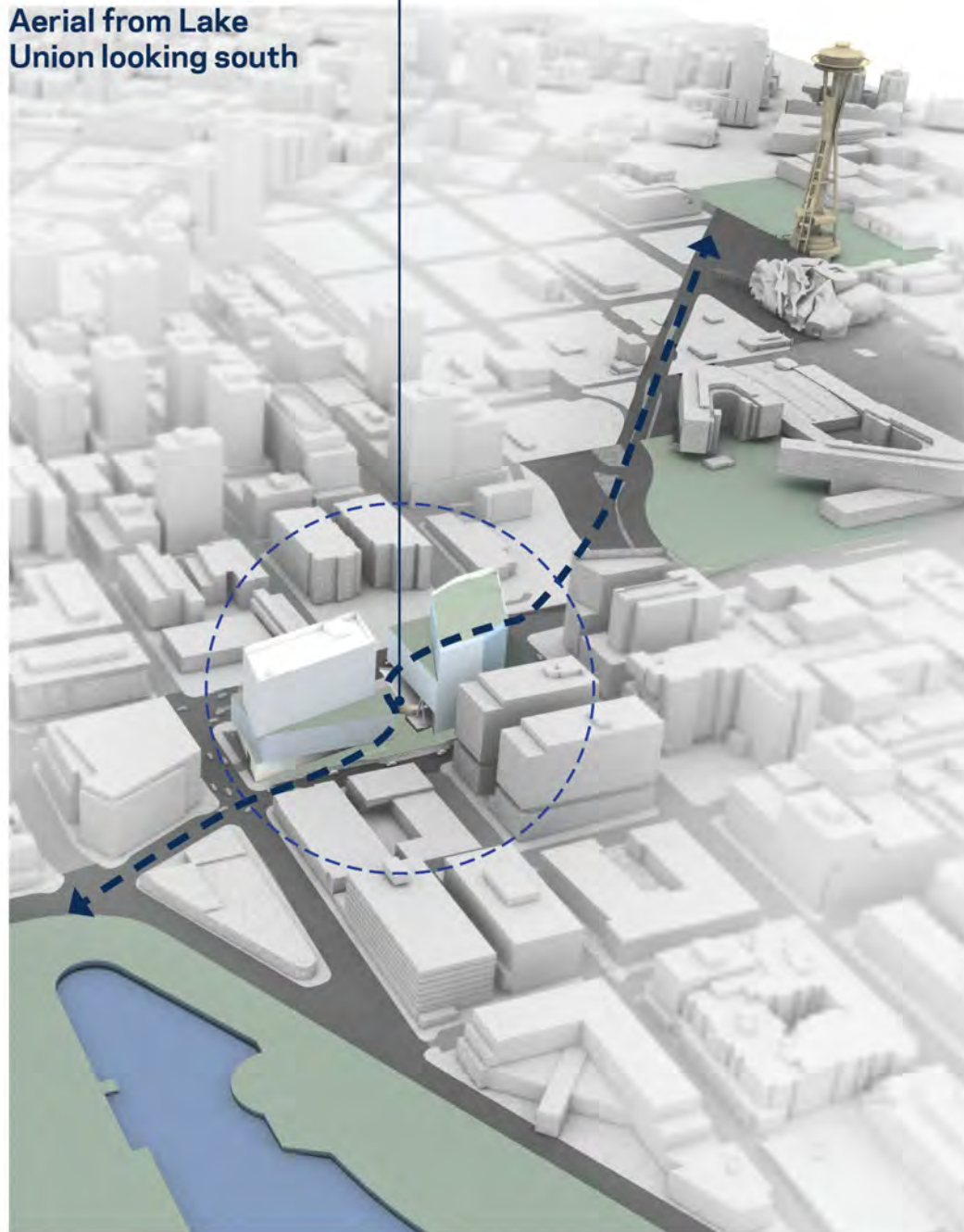
Bay Freeway - 1960s



Google Aerial - 1990

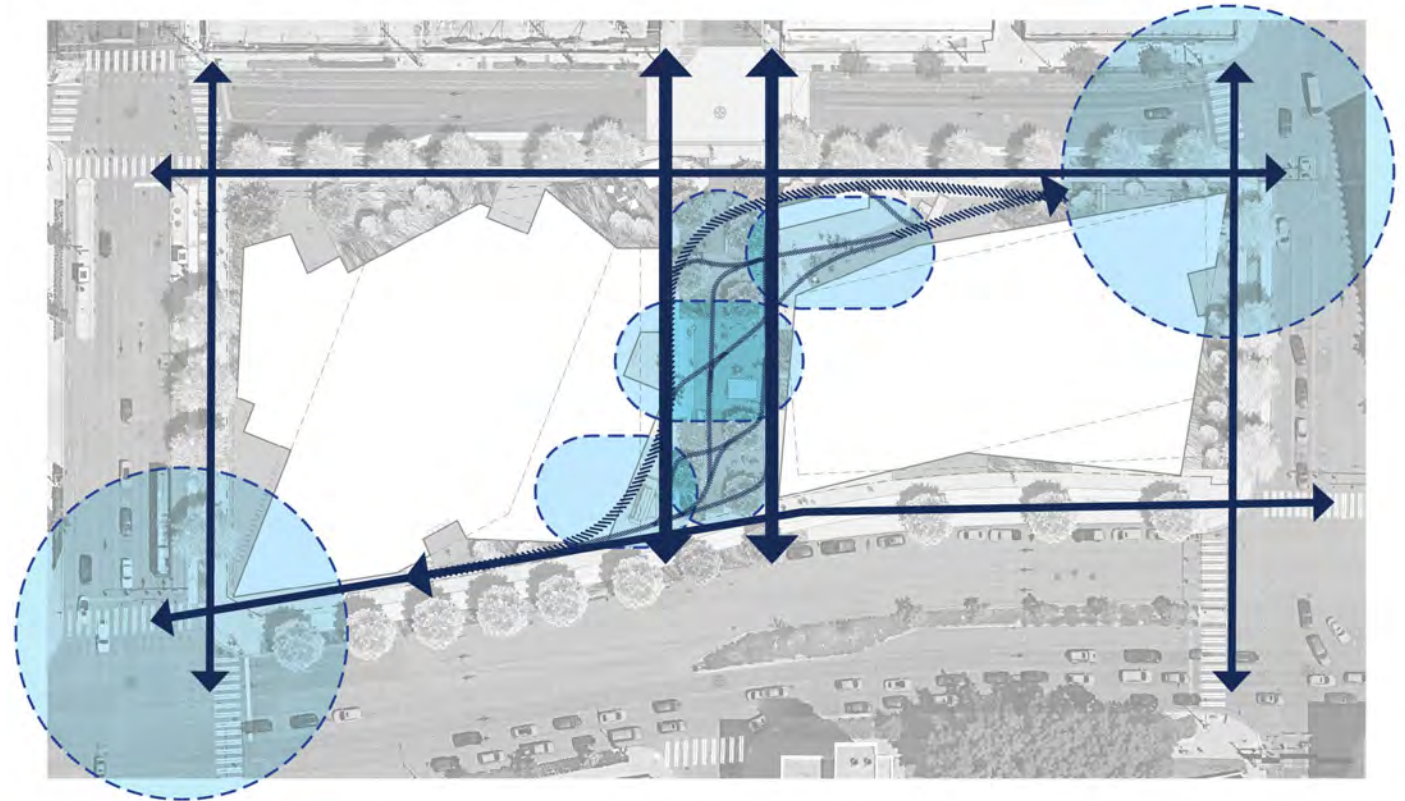
# SLOW CUT SITE STRATEGY

**Aerial from Lake Union looking south**



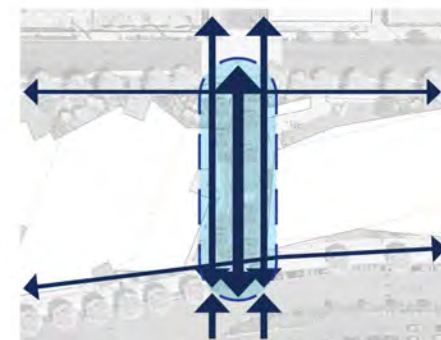
**Network of Open Spaces**

The Slow Cut envisions 8th ave at the heart of a larger, urban scale, through block connection.



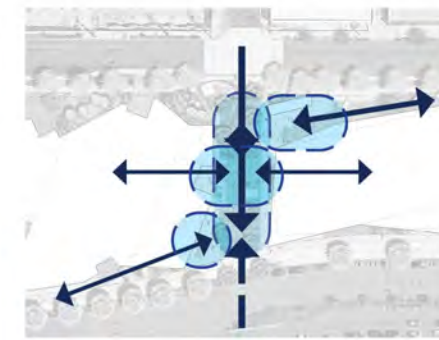
**Site Diagram**

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



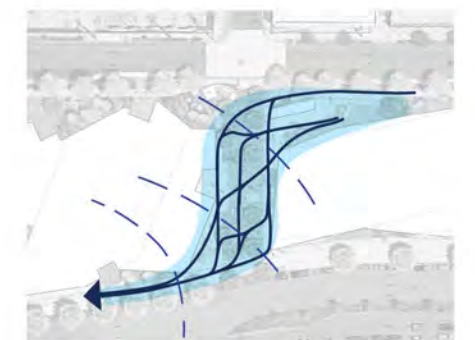
**1. Street**

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



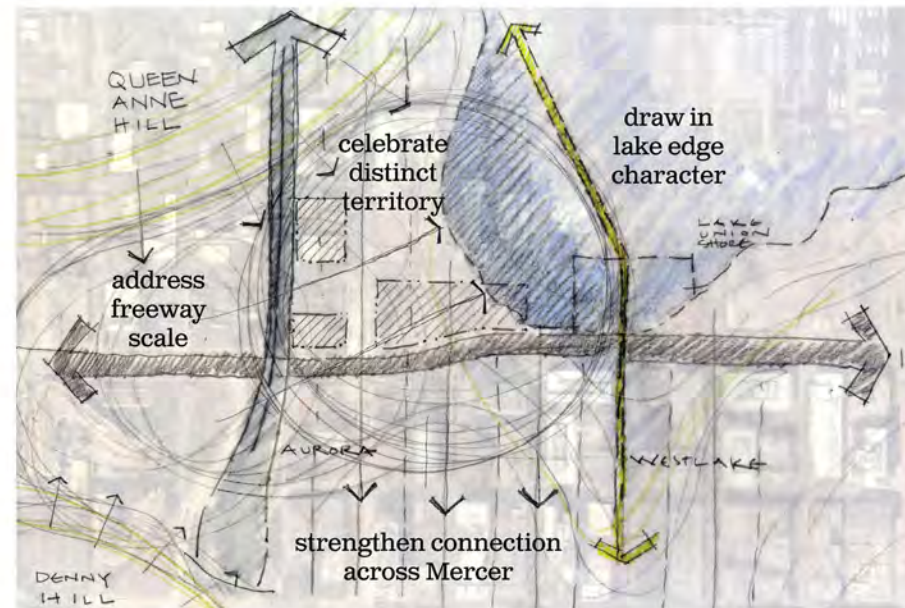
**2. Gateway**

Supporting Recreation Center program and a gathering space that is connected to adjacent buildings and supports activation



**3. Place**

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



**site analysis**  
understanding edges and site influences



**Industrial Past**  
1-2 story warehouses and other industrial uses focuses texture and scale to the street level



**Maintained Scale and Texture**  
With the introduction of 7-12 story office and residential re-development, texture and scale is focused to the lower register, allowing the towers to rise above.



## PLACE

*Design Concept and Context (EDG Comment 2a)*

South Lake Union's built environment developed with industry. First David Denny's Western Mill, Boeing's airplane plant, and the Model T factory, the architecture was defined by infrastructure, with 1-2 warehouses and industrial uses required to support manufacturing. Historic platting shows roughly 60' x 120' parcels, with an alley condition to the southeast, as opposed to the more square blocks to the north west. Often these were combined and amalgamated to create larger footprints to support the industrial uses of the neighborhood.

During the late 1990's when the neighborhood began to earnestly re-develop, contemporary 7-12 story office and residential towers adjusted the density. While many of the warehouses were demolished, a number remain, their brick shells intact but re-purposed for more commercial uses. Activity, texture, and the human scale is now heavily concentrated at the street level, allowing the towers to encourage development while maintaining a strong sense of place.

The preferred scheme's "Slow Cut" is based not only on providing present-day access between neighborhood features (Lake Union, Seattle Center, Denny Park), but also on historic watershed movement and Seattle's arterial highway history that not too long ago occupied the project site. This "cut" acknowledges ecological and human history, present-day access, and hopefully serves as an impetus for future ground plane transparency and circulation.

### CS 3 Architectural Context & Character

#### A. Emphasizing Positive Neighborhood Attributes

##### 4. Evolving Neighborhoods

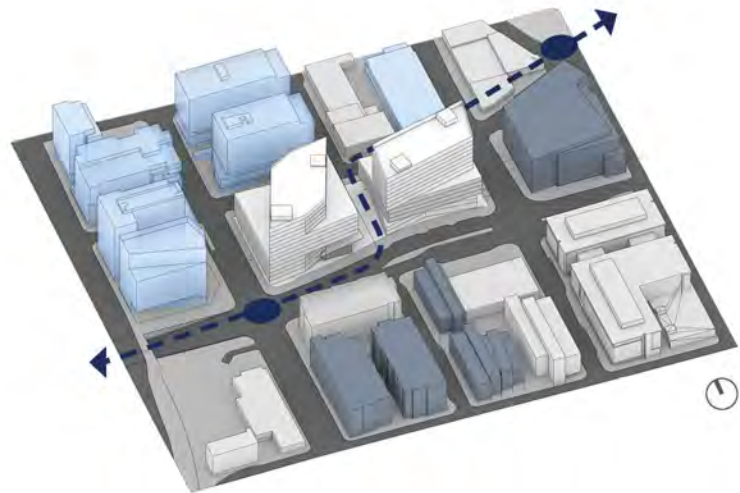
#### B. Local History and Culture

##### 1. Placemaking

## GATEWAY

*Design Concept and Context (EDG Comment 2a)*

As defined in the South Lake Union Urban Framework, the corner of Mercer St and Dexter Ave. is a Gateway Location. Westlake and Roy to the NW is also a Gateway Location. These Gateways mark the transition from South Lake Union to Lower Queen Anne and vice versa, as key nodes as one transitions into downtown. New development, highlighted in orange, is clustering around these Gateway locations, projecting the future of development for the changing neighborhood.



Vicinity Axon



 Vicinity Map

-  Research Facility
-  Future Development
-  Project Site
-  Gateways

PUBLIC TRANSIT



- SITE
- Bus Lines
- Streetcar Rail
- BT Main Bus Stops

AMENITIES



- SITE
- Restaurant
- Shopping
- Coffee
- P Park

ACCESS



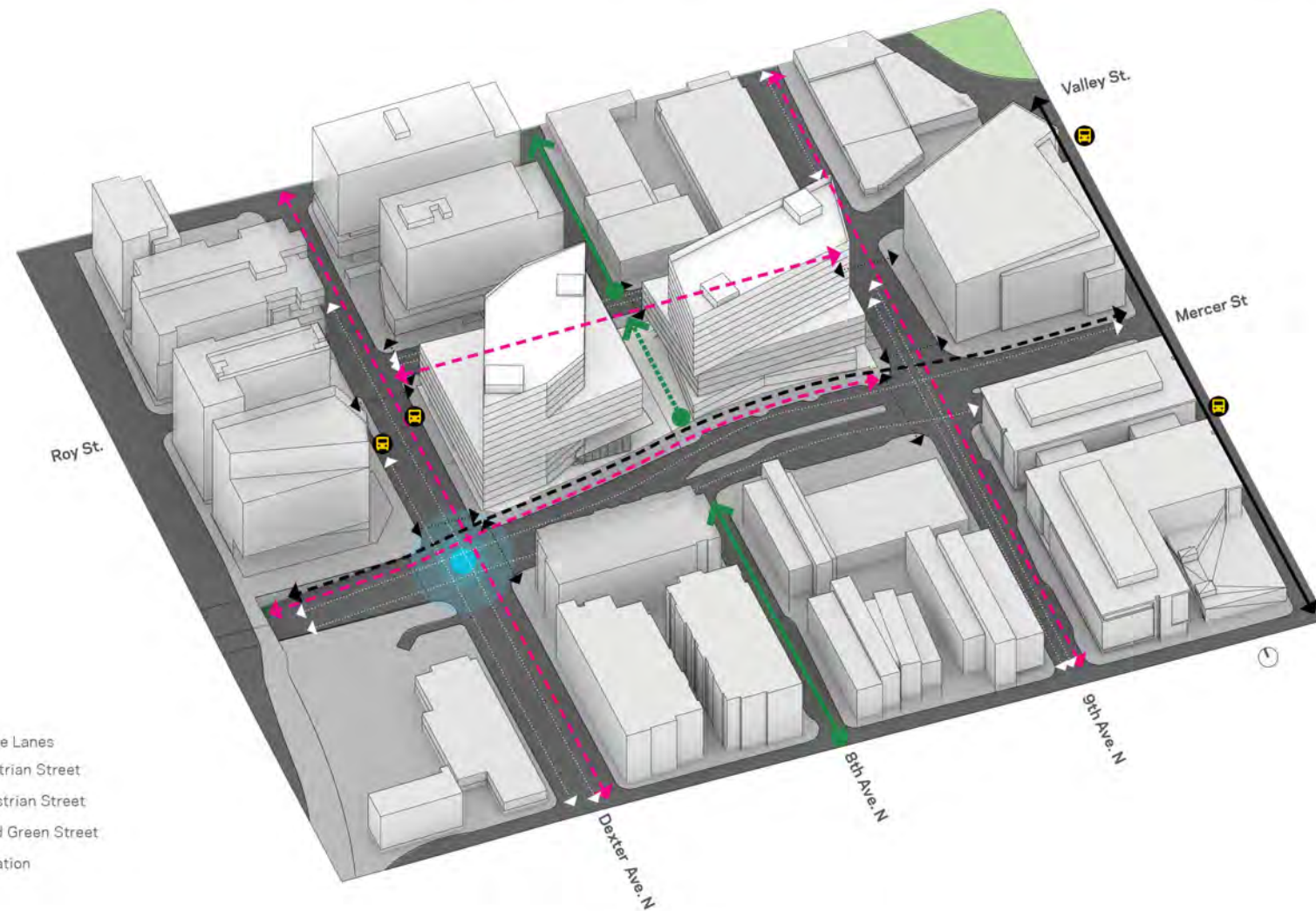
- SITE
- Protected Bike Lanes
- Secondary Bike Lanes
- Future Protected Bike Lanes

**STREETS**

*Design Concept and Context (EDG Comment 2a)*

The Mercer Blocks site engages four distinct streetscapes, and four distinct neighborhood characters. With no alley or "back door", ensuring appropriate contextual responses to these different characters is critical to the development's success. Always reinforcing the Slow Cut, and enhancing the pedestrian realm of the 8th Ave public access easement, both Mercer East and West address the different street edges as the buildings respond to speed, scale, and context.

This project site, located at the northwest corner of the South Lake Union neighborhood and adjacent to the Queen Anne and Westlake neighborhoods, is situated at the crux of many modes of transportation. It lies on several major commuter routes for automobiles, pedestrians, cyclists, and public transit riders.



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# EDG CONTEXT

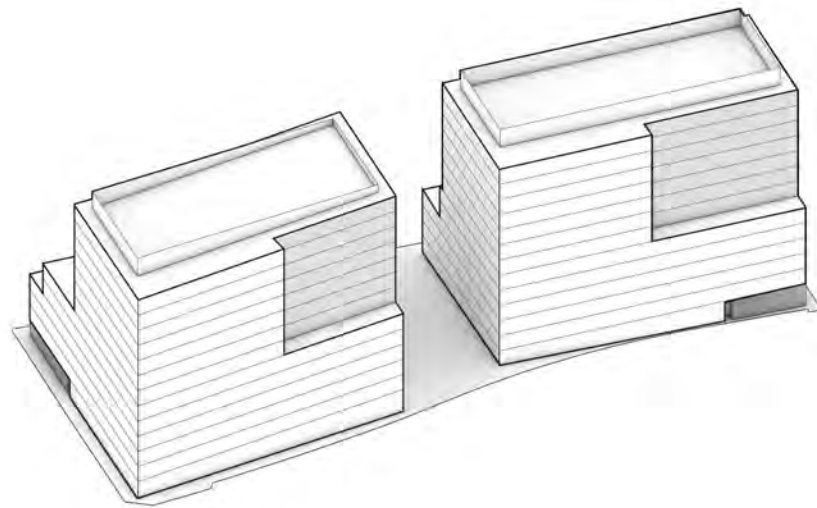
## ADR/EDG Process Timeline

Design Commission check in + Joe Hurley	4/21/2020	●
Pre-submittal meeting	4/29/2020	●
Draft Packet #1 submittal	5/28/2020	●
Corrections issued to submit Early Community Outreach report	6/3/2020	●
Design evolution with Joe to discuss comments on our draft packet	6/4/2020	●
Draft EDG packet #2 submitted & response to corrections with early outreach included	6/25/2020	●
EDG packet corrections #1 issued	7/06/2020	●
EDG packet resubmitted with corrections response #1	7/30/2020	●
Design evolution presented to Joe Hurley, Lyle Bicknell, Magda Hogness and Lisa Rutzick	8/13/2020	●
Design Commission presentation	8/14/2020	●
"Initial Administrative Early Design Guidance" issued	9/23/2020	●
Review EDG/ADR notes with Joe	9/25/2020	●
Design meeting with Joe	10/2/2020	●
EDG Corrections #2 issued	10/5/2020	●
Design Evolution with Joe	10/8/2020	●
Design Evolution with Joe	10/16/2020	●
EDG packet resubmitted with corrections response #2	10/21/2020	●
ADR - EDG guidance issued	11/9/2020	●

## Additional Meetings

- (1) Community outreach was conducted online per COVID requirements prior to EDG submission
- (1) Meeting with Seattle Bicycle Advisory Board
- (3) Meetings with South Lake Union Community Council (SLUCC)
- (1) Meeting with SLUCC Policy and Planning Committee - Letter of support submitted to SDCI
- (3) Meetings with Seattle Parks and Recreation
- (4) Design progress meetings with Seattle Design Commission and staff

6/15/21 Update: Updated to clarify additional review and engagement meetings completed in the project's entitlement process.



### approach 1: tuned edge

(code compliant)

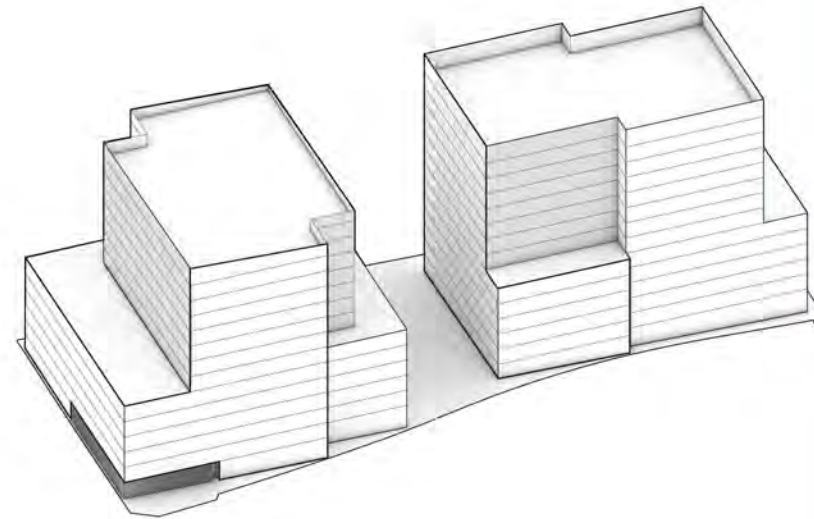
Tower masses justify to urban Mercer, creating an urban edge in contrast to the neighborhood character of Roy. Ground floor program pieces amplify this relationship

**Opportunities:**

- dialogue in edges between Mercer and Roy
- ground floor program pavilions respond to "urban" and "neighborhood" character, of 9th/Mercer and Dexter/Roy

**Challenges:**

- full block variation
- presence at the Gateway Corner
- engagement with 8th Ave. public access easement and recreation center identity
- sunlight & landscape on building terraces



### approach 2: terraced corner

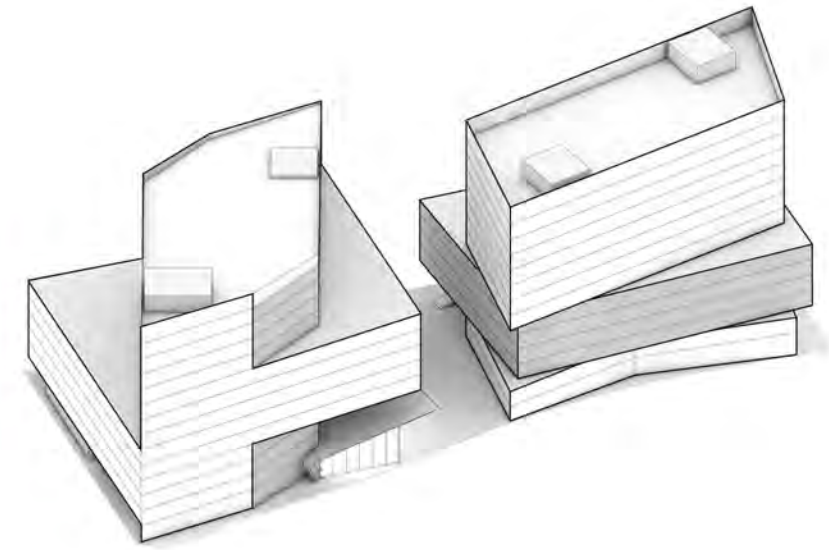
Tower masses and ground floor program elements are consolidated in the gateway corner locations, providing a clear sense of presence to the block.

**Opportunities:**

- massing "gateway" and presence at the Gateway location
- ground floor program pavilions enhance corner presence from Gateway & Lake Union
- massing relief along the 8th Ave. public access easement through terraces

**Challenges:**

- full block variation
- similarity of the current context of South Lake Union
- increased density along Roy
- engagement with 8th Ave. public access easement and recreation center identity
- terraces subtract from activity along 8th Ave public access easement



### approach 3: slow cut

(approved EDG massing)

Tower masses cut diagonally across the block, enforcing the sense of movement from prevailing watersheds and Old Broad Street. The raised podium gives prominence to the recreation center and the Slow Cut. Ground floor program elements are placed along the Slow Cut path intensifying the experience and identity of the public realm, while creating a greater sense of full block diversity.

**Opportunities:**

- connection to Old Broad and historic sense of place
- increase ground level pedestrian space through lifted massing
- pavilions have independent identity to the rest of the development
- engagement and activation of 8th Ave public access easement through program + movement
- independent recreation center identity
- tower presence and invitation from Gateway location & from Lake Union
- varied scale and mass along all edges & corners yields distinct buildings
- distinct building massing concepts that each support the overall slow cut approach.

**Challenges:**

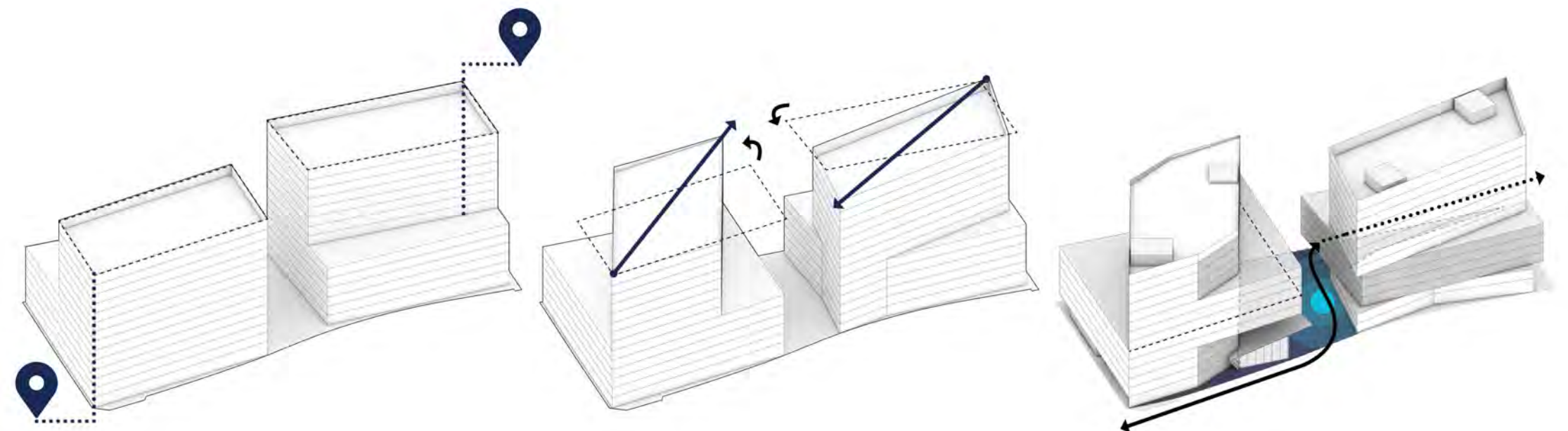
- creating an active streetscape experience with no "back" of the project



## SLOW CUT (Approved EDG Massing)

Approach 3: Slow Cut, re-imagines old Broad Street, physically connecting the site to Elliott Bay and Lake Union along existing watersheds, and grounding the proposal in the historicity of place. Two distinct massing concepts support the overall Slow Cut approach. Pinned at the gateway corner the towers angle in towards the 8th Ave public access easement at different angles, defining a sense of invitation while suggesting movement **into**, as opposed to around, the site. Ground floor program elements are situated along this path, and adjacent to the 8th Ave public access easement, activating the public realm. The podium mass is lifted along the slow cut to clearly distinguish a public “room”, expanding the pedestrian area three-dimensionally. This shift greatly varies the character along the different edges and corners of the site, creating two distinctly different buildings that both support the Slow Cut approach.

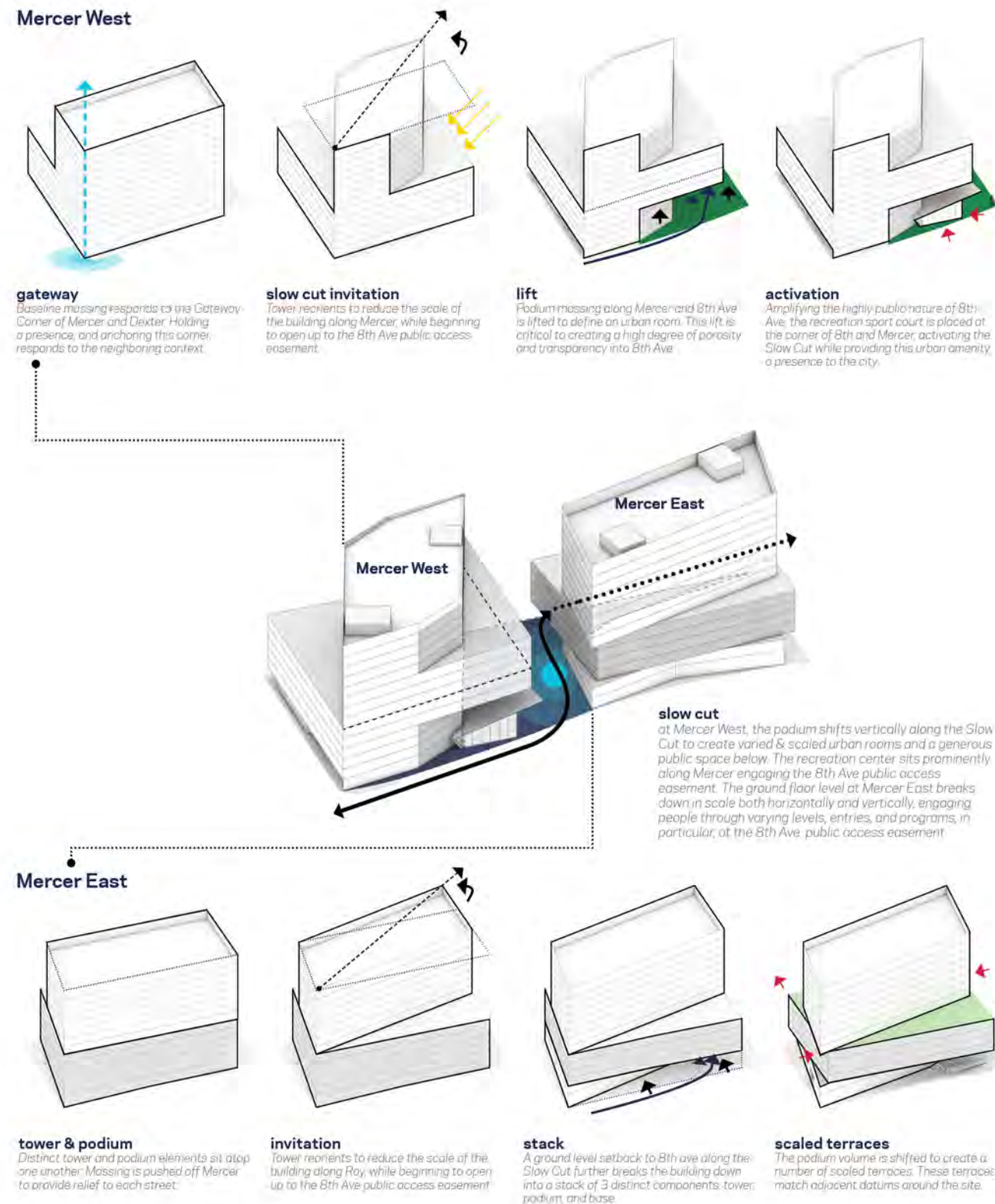
- Design Guidelines
- CS 2.4.b. Full Block Sites
  - CS 2.3.h. Adjacent Streets
  - CS 2.1.b. Gateway Locations
  - PL 1.1.b. Street Level Open Space
  - PL 1.1.c. Open Space Connections
  - DC 2.2.a. Street level Scale
  - DC 2.1.a. Massing, Design, & Scale
  - DC 2.4.a. Response to Context



**gateway**  
baseline massing anchors the gateway corners while shifting to provide a relief in density along both Mercer and Roy

**invitation**  
tower pinned at the corner rotates in towards the 8th Ave public access easement, creating a sense of invitation through the site; the east building along an E-W axis to maintain solar orientation, the west building along a more N-S axis to address the gateway corner. The west tower faces are chamfered to create a secondary read of scale, as well as greater sense of invitation.

**slow cut**  
at Mercer West, the podium shifts vertically along the Slow-Cut to create varied & scaled urban rooms and a generous public space below. The recreation center sits prominently along Mercer engaging the 8th Ave public access easement. The ground floor level at Mercer East breaks down in scale both horizontally and vertically, engaging people through varying levels, entries, and programs, in particular, at the 8th Ave. public access easement.



## MASSING (APPROVED)

Design Concept and Context (EDG Comment 2b)

### Mercer West Approach:

- Mercer West expresses a large raised podium and cantilever to highlight and give massing prominence to the rec center fronting the 8th Ave N public access easement.
- The rec center's sport court is a secondary massing scale that sits under the cantilever, a point of interest visible from Mercer, 8th, and Roy that activates the through block connection between Mercer and Roy.
- In response to its more public ground plane program, Mercer West's larger scale massing moves create a more civic environment in line with its distinct identity, recognizable even from a distance.

### Mercer East Approach:

- Mercer East is scaled horizontally, creating three distinct levels responding to the larger context:
  - The tower frames the slow cut
  - The mid-tier provides a medium scale and active outdoor terraces
  - The ground-plane volume further breaks down through a series of horizontal breaks that mark entries, programs, and elevation changes.

## CS 2 (cont'd)

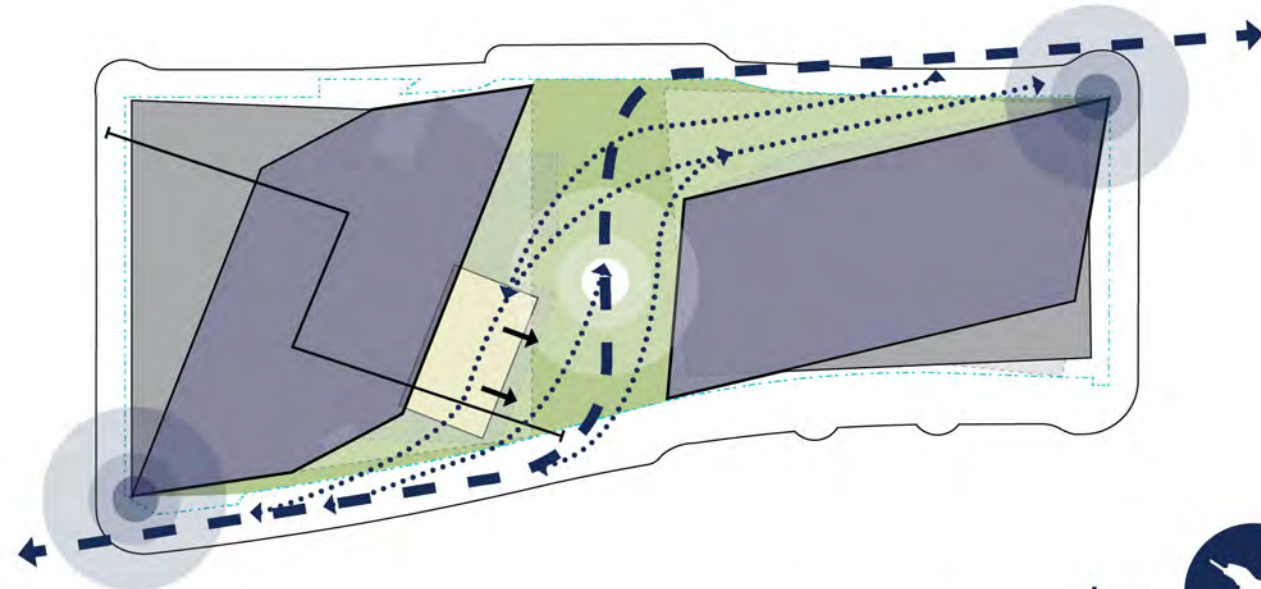
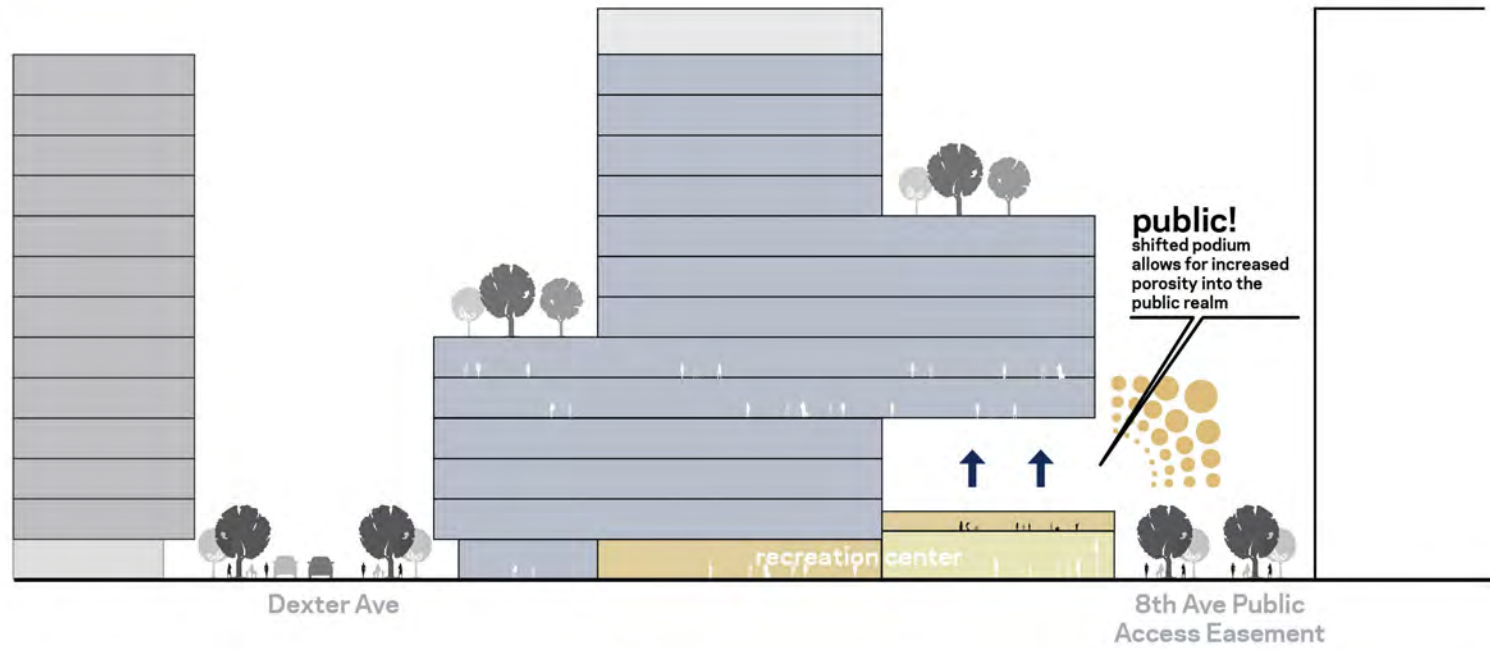
### C. Relationship to the Block

#### 3. Full Block Sites

##### \*\*CS2.4.b. Full Block Sites

1. Avoid internalized campus like developments
2. Building facades articulation

# SLOW CUT (APPROVED)



**place**  
the slow cut re-imagines Broad Street as a highly active, pedestrian environment, engaged with the recreation center, bike parking entry, child care, amenity spaces, and future developments across Roy



systems that inform movement



corner presence and creating invitation



### two systems: shell and stacks

the perimeter of Mercer West creates a "shell" that is cut to provide invitation into the slow cut, building entries, and outdoor terraces. The urban shell responds to the scale of the city while the cuts take on a more tactile, human scale. Mercer East takes on a volumetric approach; distinct stacks meet the sky through the tower and define streetscapes through the podium. These two elements sit on a scaled ground level, also cut back, that defines the Slow Cut

# SLOW CUT (APPROVED)

CS 2.1.b Gateway Locations  
Vertical 'pin' at the corner of Mercer and Dexter responds to the similar vertical move at 601 Dexter creating a **'gateway' corner.**

CS 2.4.B Full Block Sites  
Mercer West and Mercer East have two distinct massing concepts that both support the Slow Cut approach.

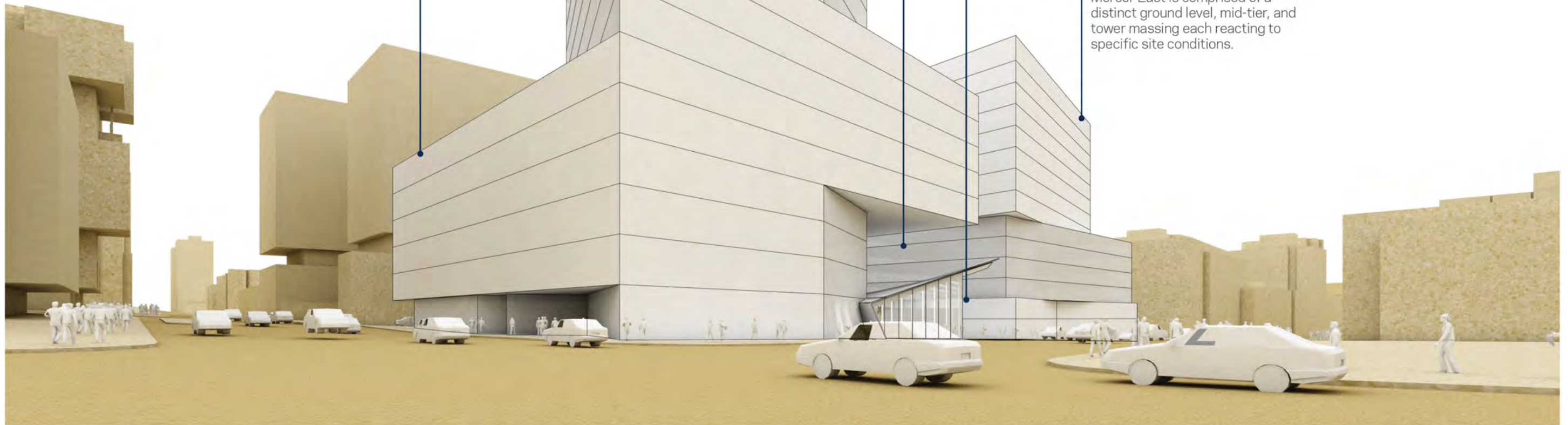
DC 3.1.a Building Open Space Relationship  
By raising the podium level, a public space is created for the recreation center and additional public outdoor space. Varying programmatic elements along the 8th Ave public easement **creates a vibrant public realm.**

PL 1.1.c Street Level Open Space  
By lifting the Mercer West podium, the Slow Cut is introduced at the **ground level creating a visual link** from Seattle Center to Lake Union.

CS 2.3.h Adjacent Streets  
The tower folds back from the corner of Dexter and Roy to present a **smaller scale to the neighborhood to the northwest**

PL 2.2.b Walkways and Pedestrian Interest  
The recreation center is a focal feature along Mercer and the 8th Ave public access easement **drawing people into the public amenity.**

DC 2.1 Massing, Design, and Scale  
Mercer East is comprised of a distinct ground level, mid-tier, and tower massing each reacting to specific site conditions.

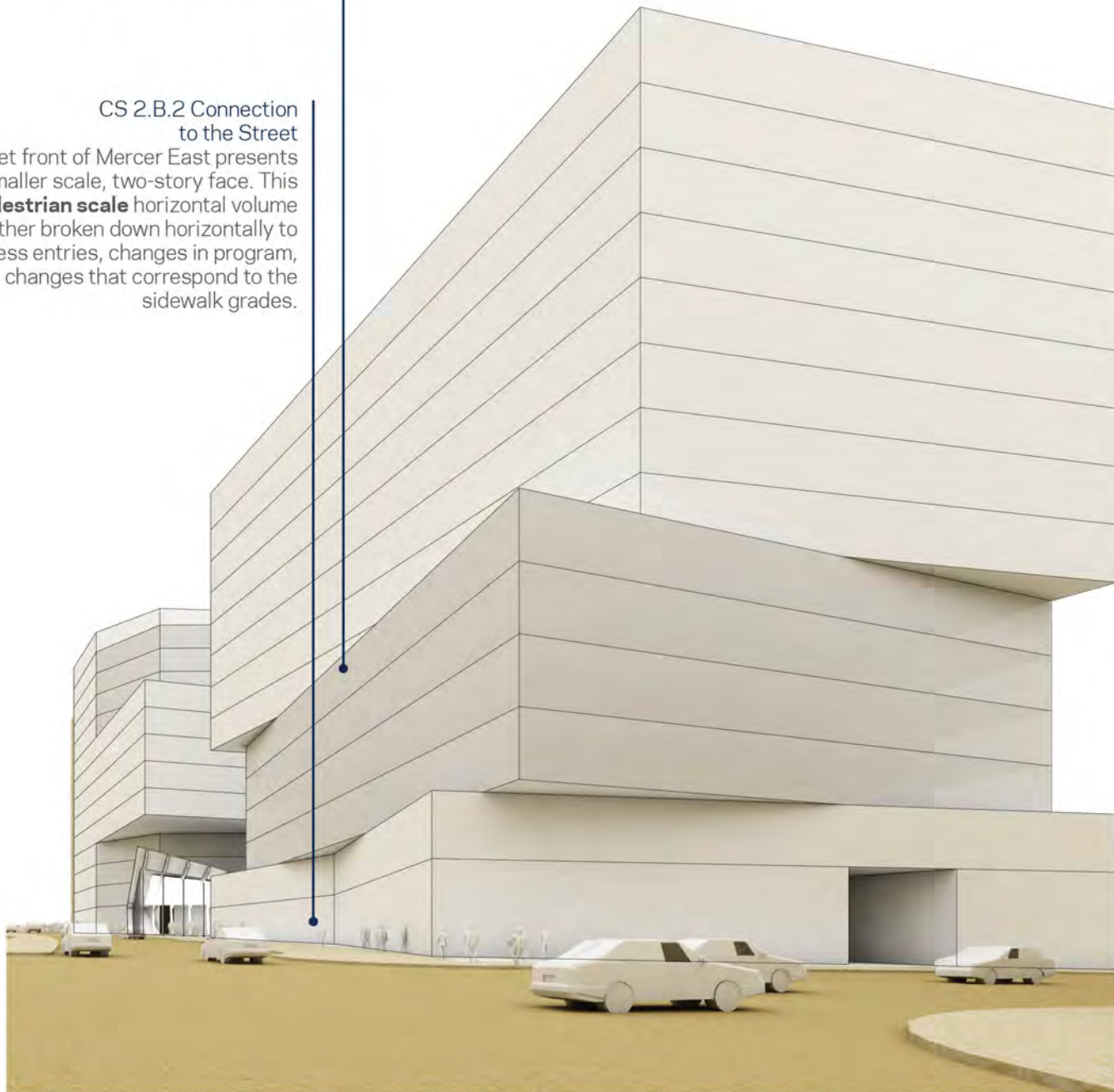


1. Gateway Corner @ Mercer St. and Dexter Ave.

**SLOW CUT**  
(APPROVED)

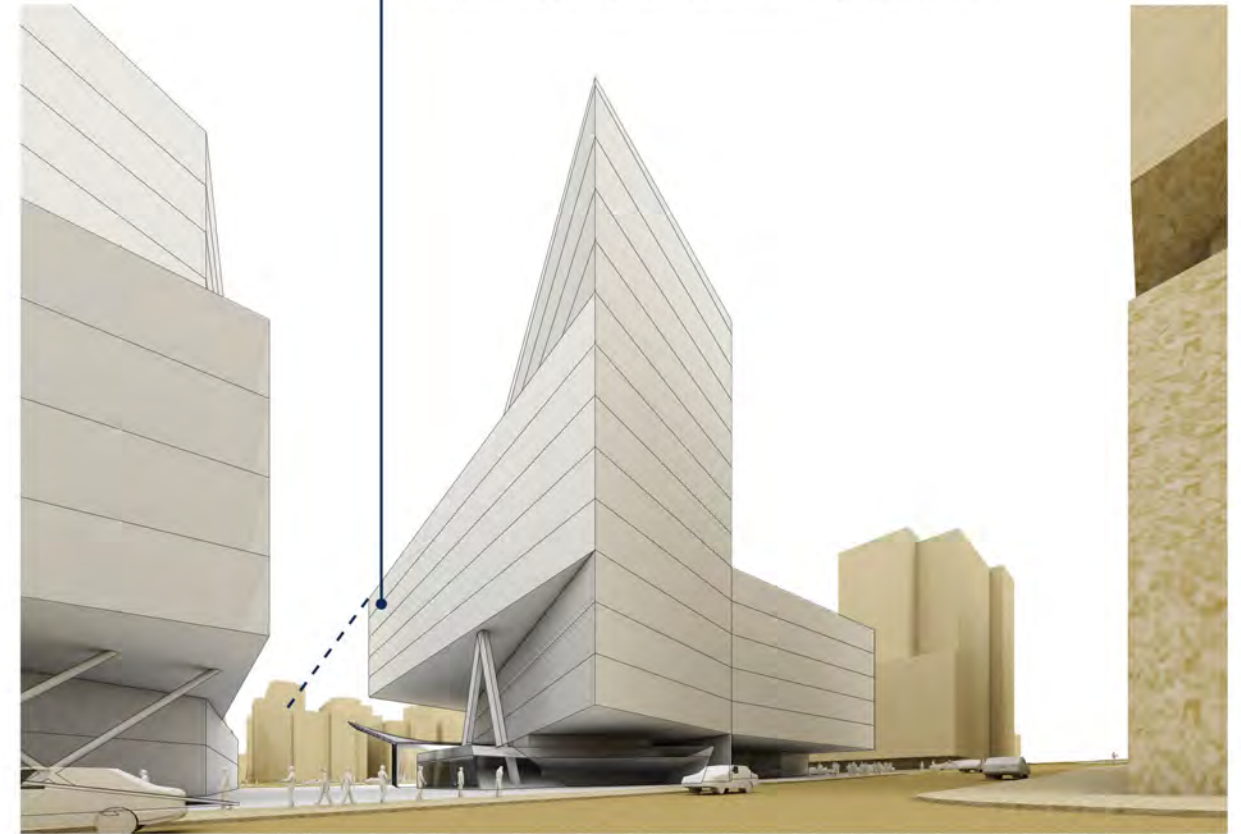
**DC 2.3 Building Podium**  
The building volume is clearly delineated by **three horizontal zones**: base, mid-tier, and tower. The base responds to the pedestrian realm in scale and relationship to the sidewalk. The mid-tier responds to adjacent building heights and angles back as an invitation into the Slow Cut. The tower is set back further from Mercer and Roy to reduce scale.

**CS 2.B.2 Connection to the Street**  
The street front of Mercer East presents a smaller scale, two-story face. This **pedestrian scale** horizontal volume is further broken down horizontally to express entries, changes in program, and level changes that correspond to the sidewalk grades.



2\_The Exchange from SLU @ Mercer St. and 9th Ave.

**DC 2.4.a Response to Context**  
The two distinct massing concepts that **support the larger Slow Cut** approach respond to their immediate and larger contexts in scale, proportion, and massing geometry.



3\_The Hub & 8th Ave public access easement @ Roy St. and 8th Ave.

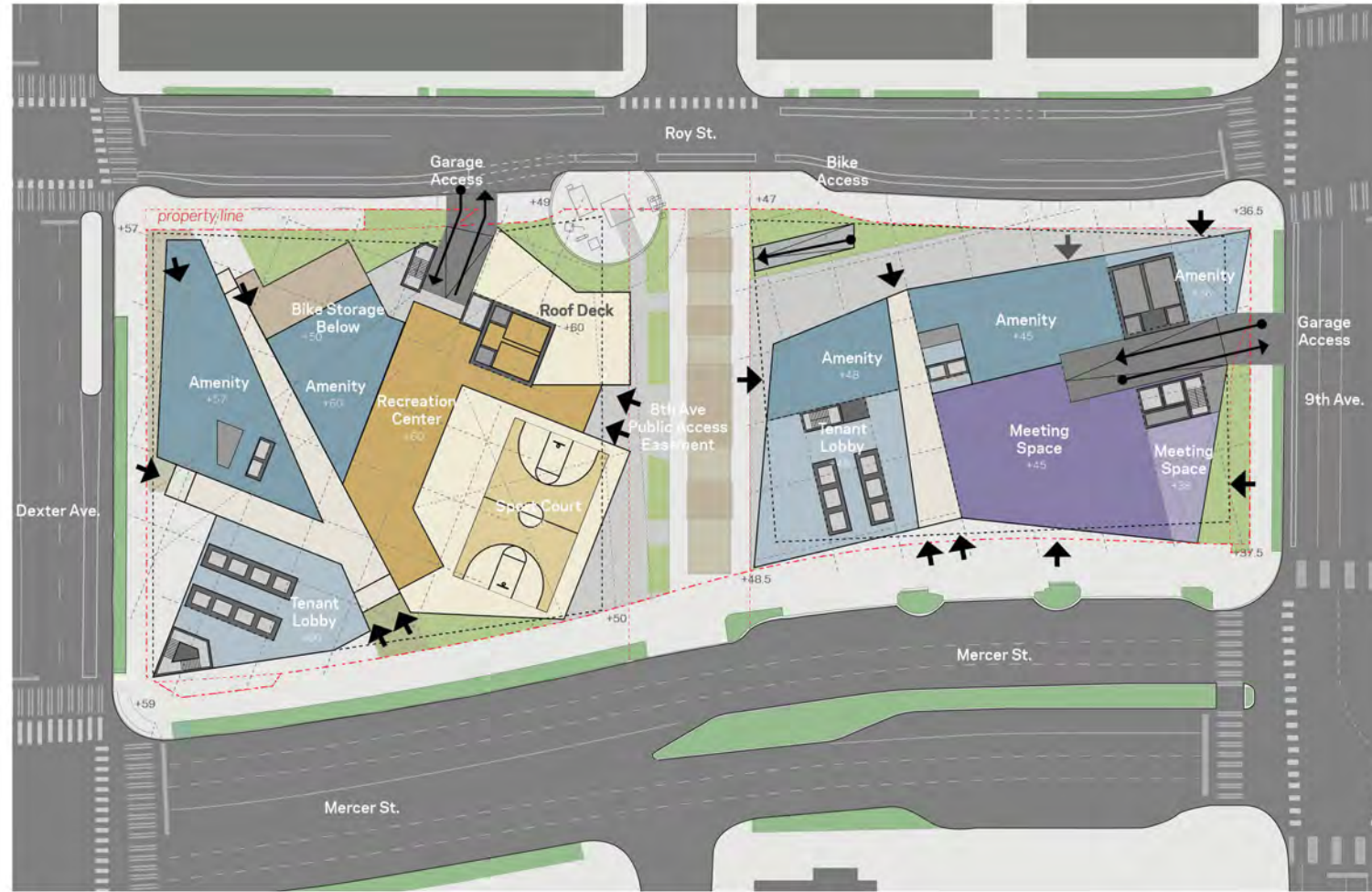
**CS 2.D.3 Zone Transitions**  
Mercer West presents a **gateway marker** at the corner of Dexter and Mercer. From there, the tower peels back in two folds to decrease the mass at the corner of Dexter and Roy in recognition of the smaller, neighborhood scale to the northwest.



4\_The Hub Arrival @ Dexter Ave. and Roy St.



# SLOW CUT (APPROVED)

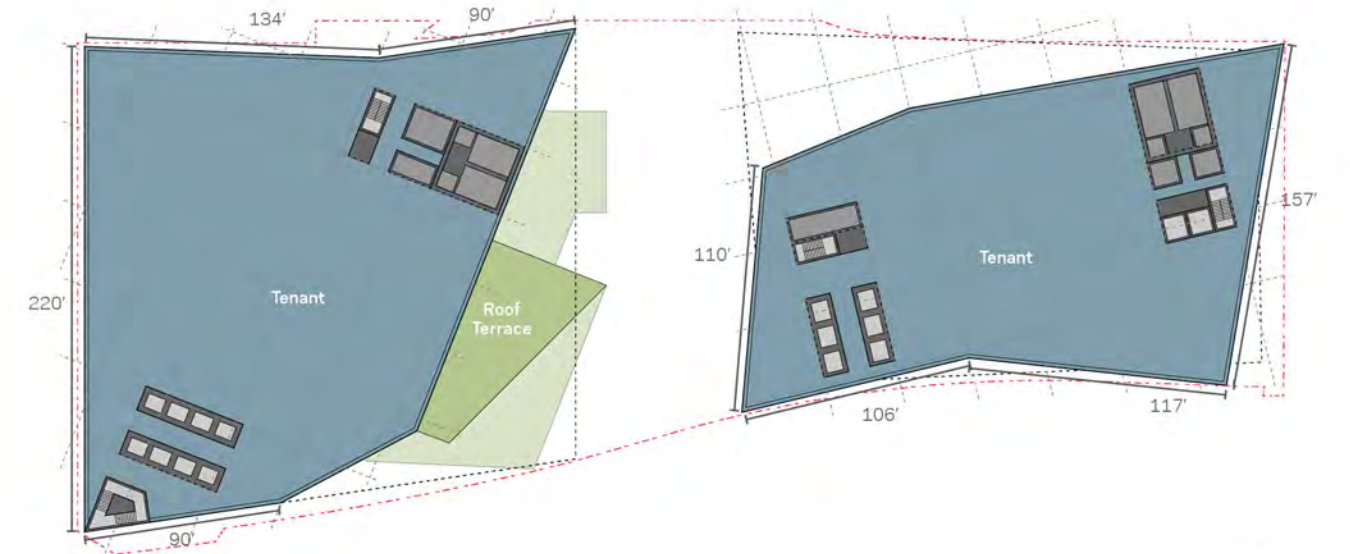


Total Site Area 102,340 sf  
 FAR 7.5  
 Total Floor Area 771,593

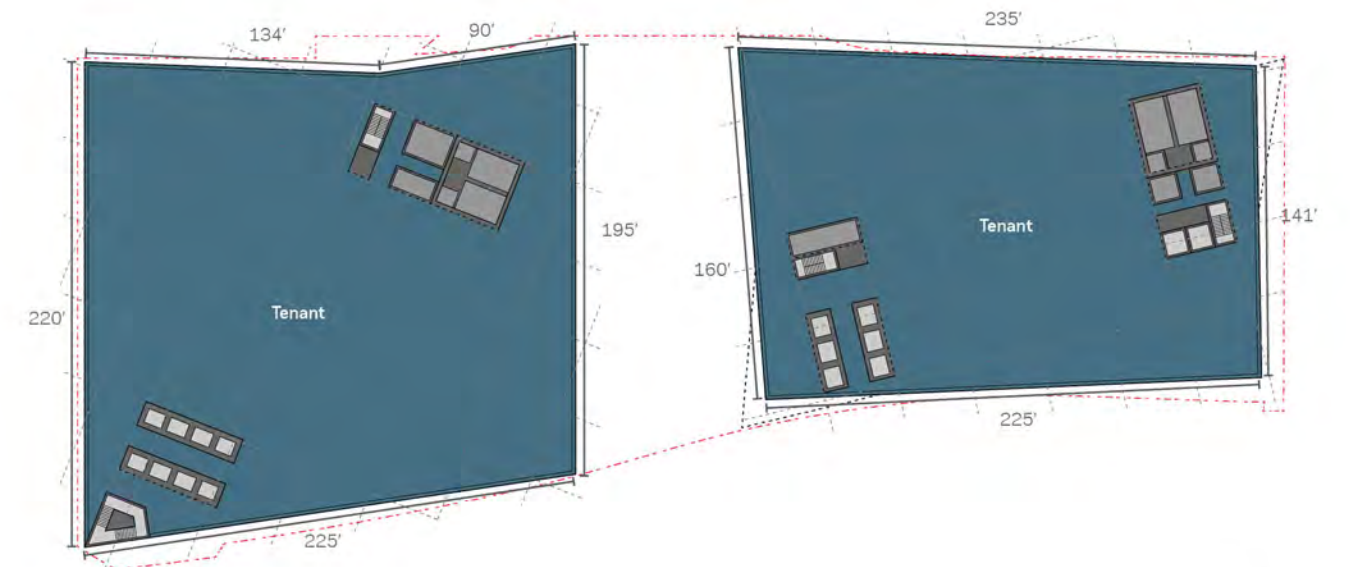
Floors 13  
 Height 175'  
 Departures #1 Rooftop Features  
 #2 Parking Space Size Proportions  
 #3 Lot Line Setback  
 #4 Facade Modulation  
 #5 Podium Height

⌚ Ground Floor

- Tenant Lobby
- Amenity
- Recreation Center
- Meeting Space

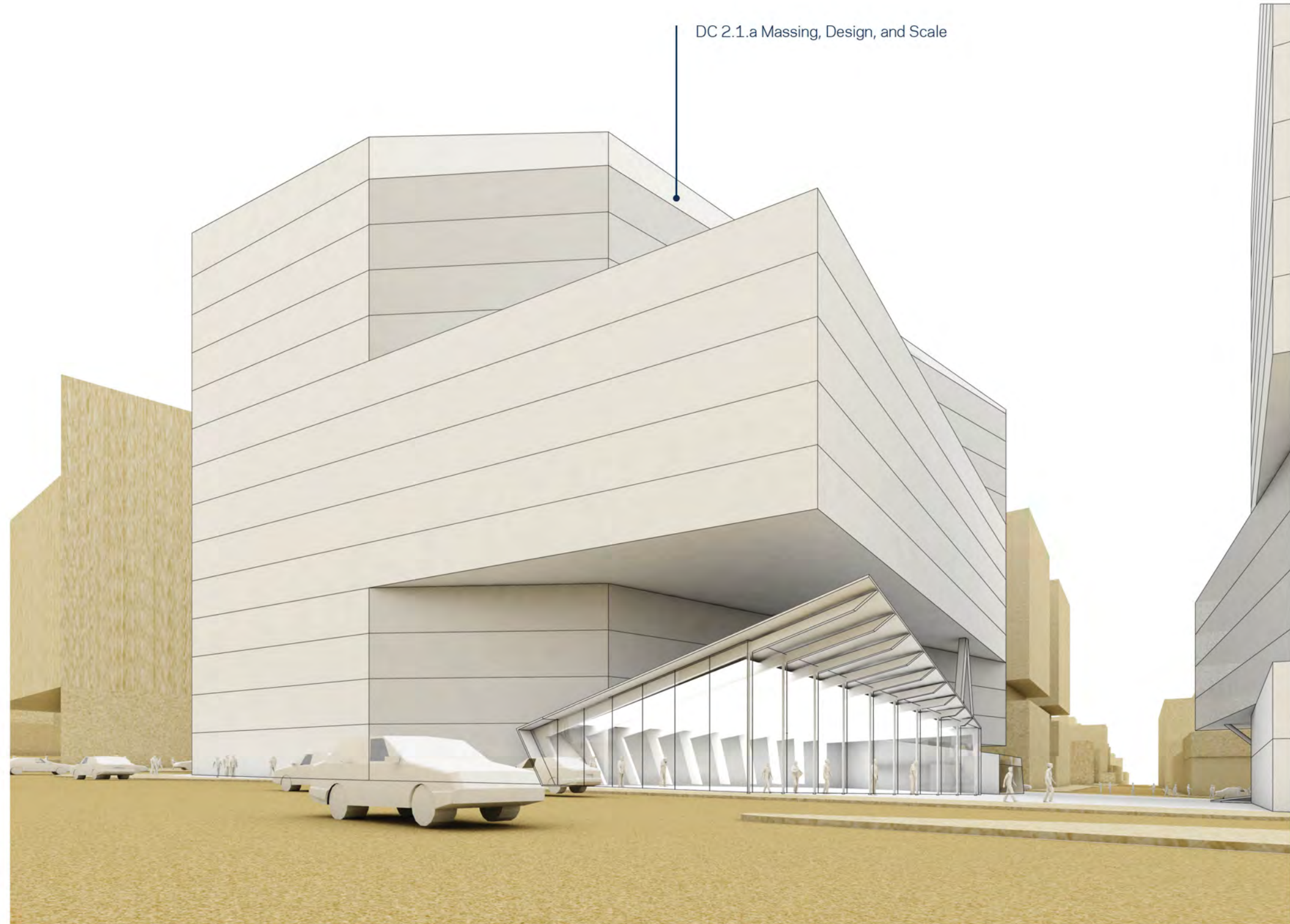


L2



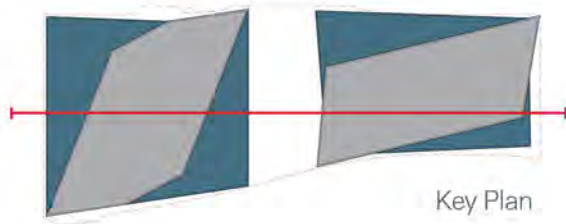
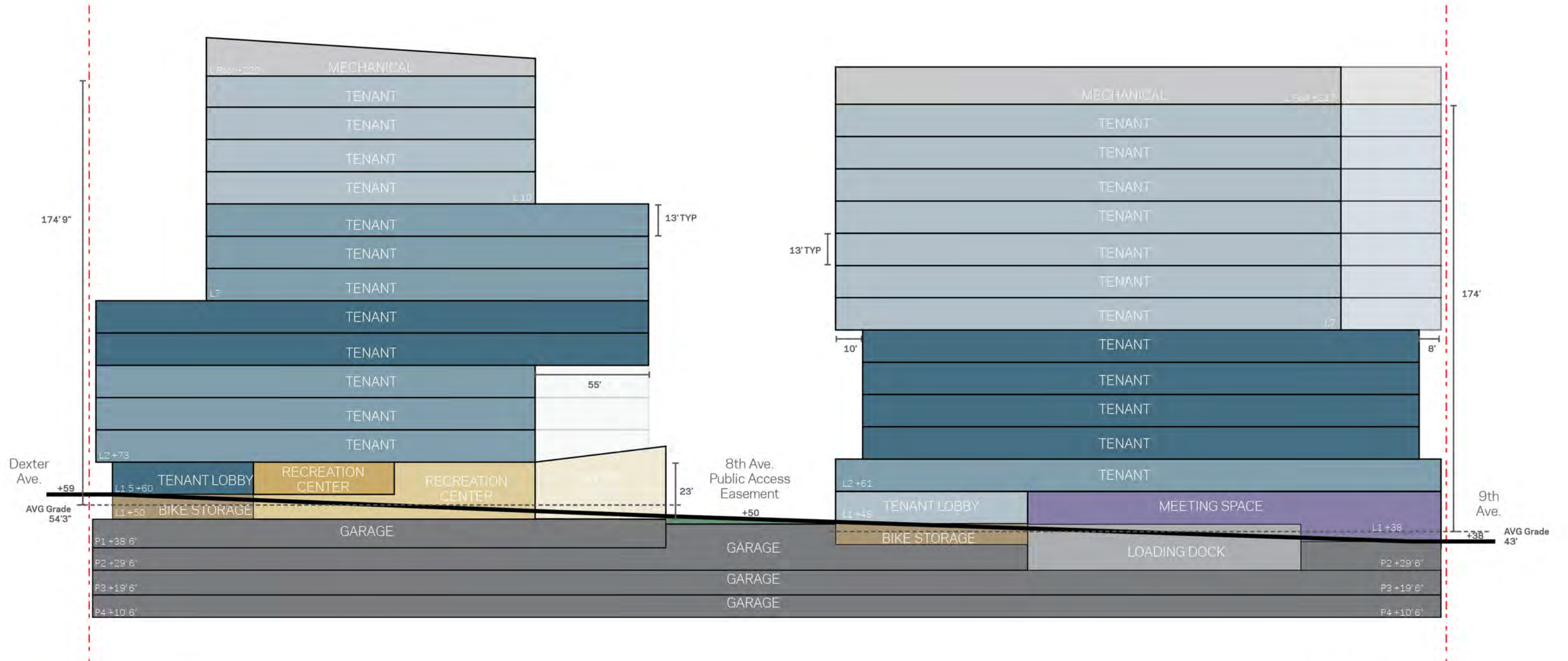
L5-6

**SLOW CUT**  
(APPROVED)



5\_8th Ave Public Access Easement

# SLOW CUT (APPROVED)

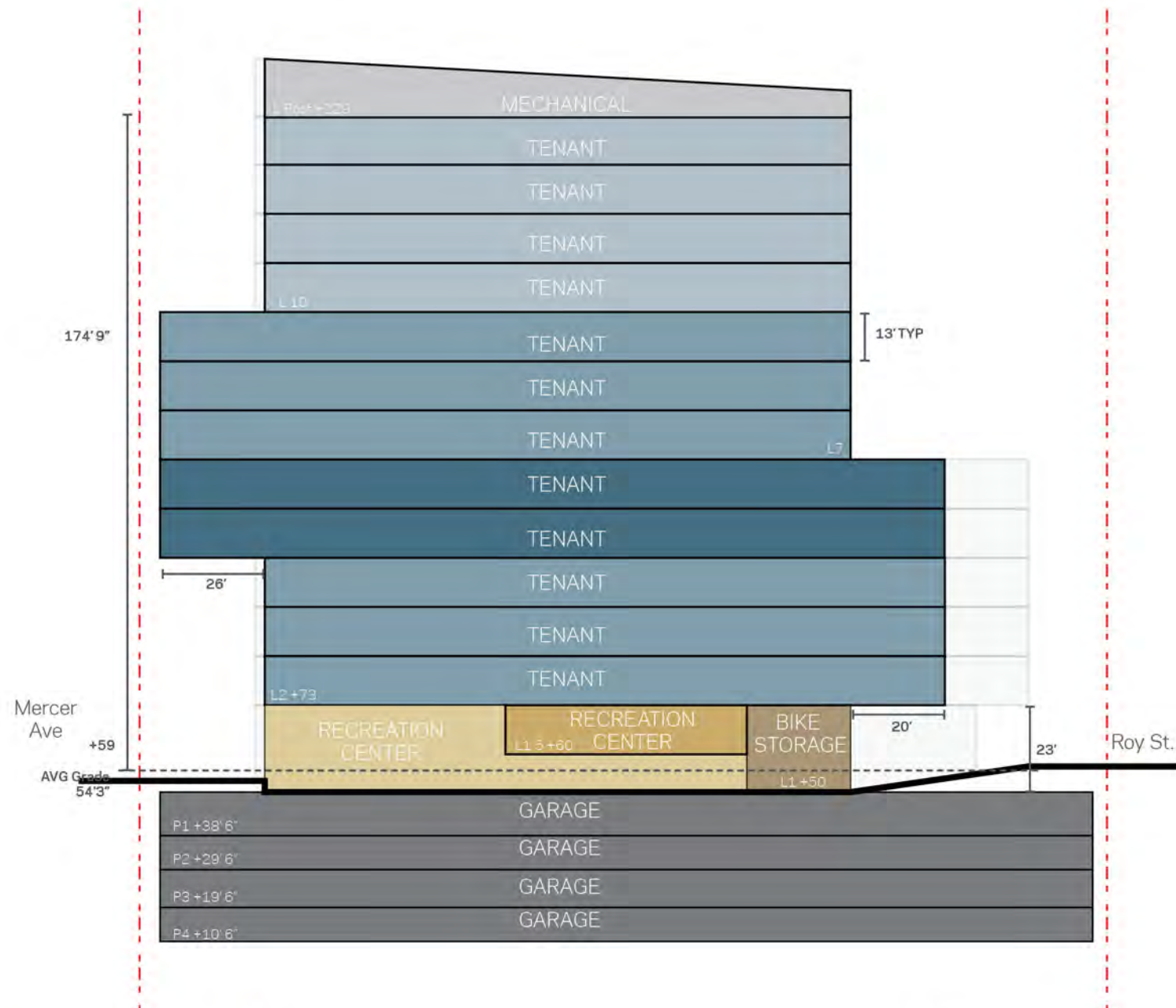


E-W Section

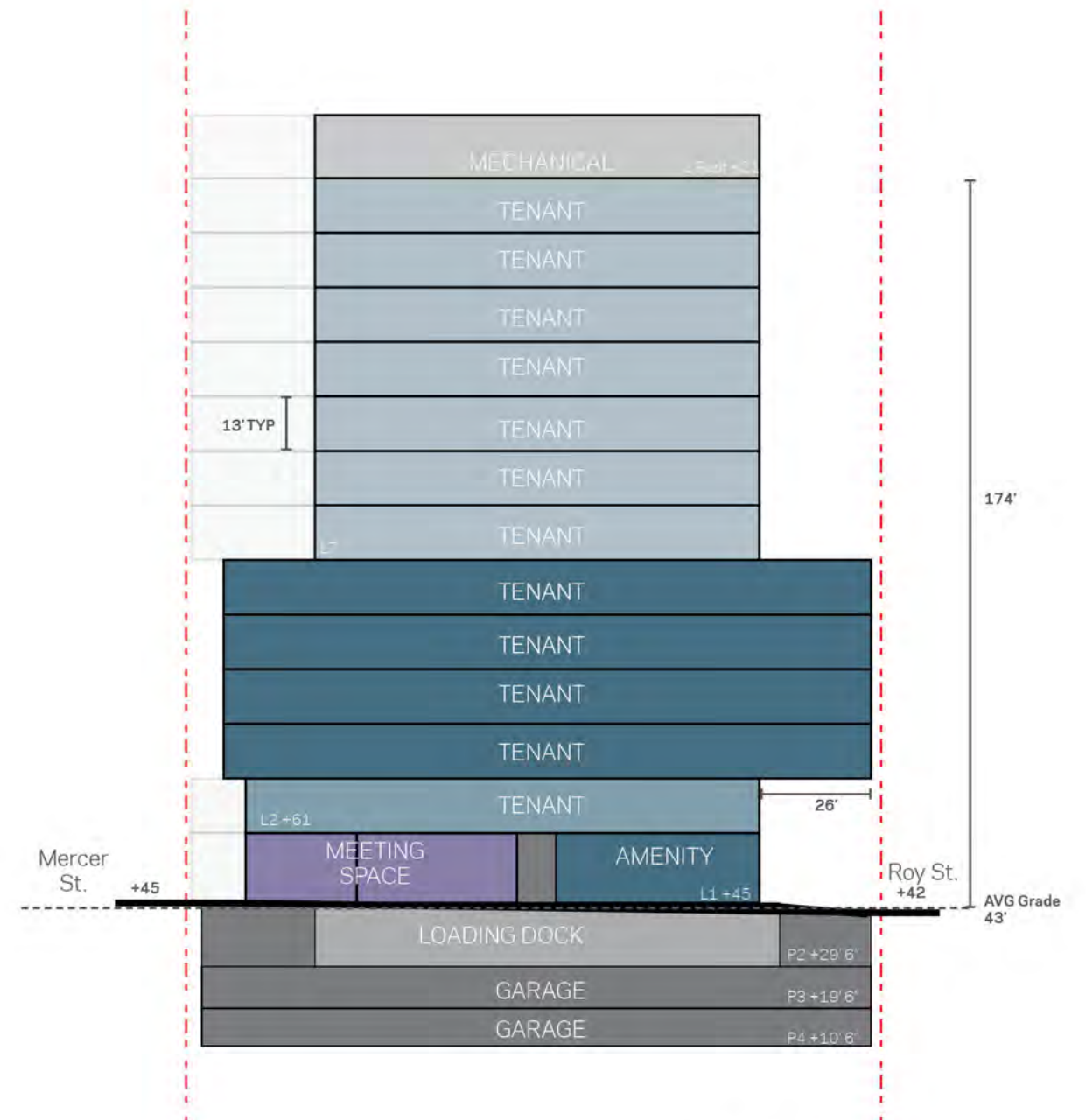
- Tenant Lobby
- Amenity
- Recreation Center
- Retail Pavilion
- Meeting Space



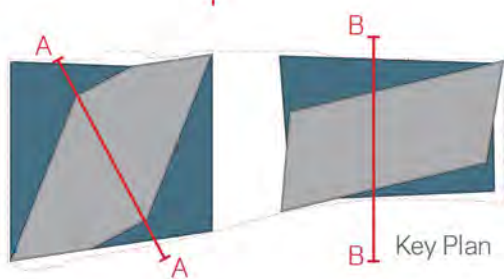
# SLOW CUT (APPROVED)



A-A Section  
The Hub



B-B Section  
The Exchange

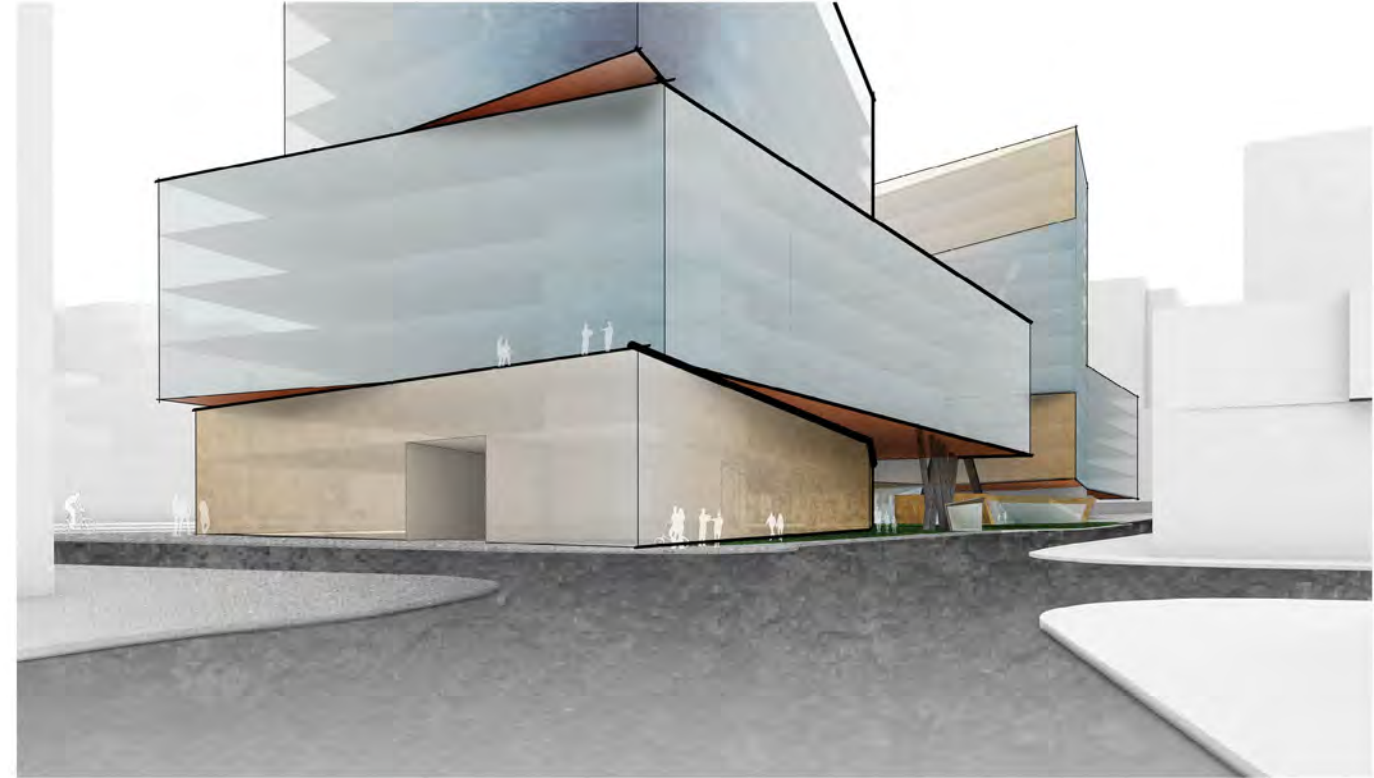


# SLOW CUT (APPROVED)



### 3 View from Mercer + Aurora

The Gateway:  
The corners of 601 Dexter and Mercer West create twin vertical anchors that frame the Gateway. At Mercer West the Gateway folds back and the podium lifts upwards creating both the invitation into the Slow Cut and framed views through the site at the ground and upper levels.



### 4 View from Roy + Westlake

Invitation:  
From the corner of 9th Ave. and Roy Street, the ground plane folds back from the street creating the invitation into the Slow Cut. The colonnade frames the Slow Cut pathway and the towers angle into the 8th Ave public access easement.

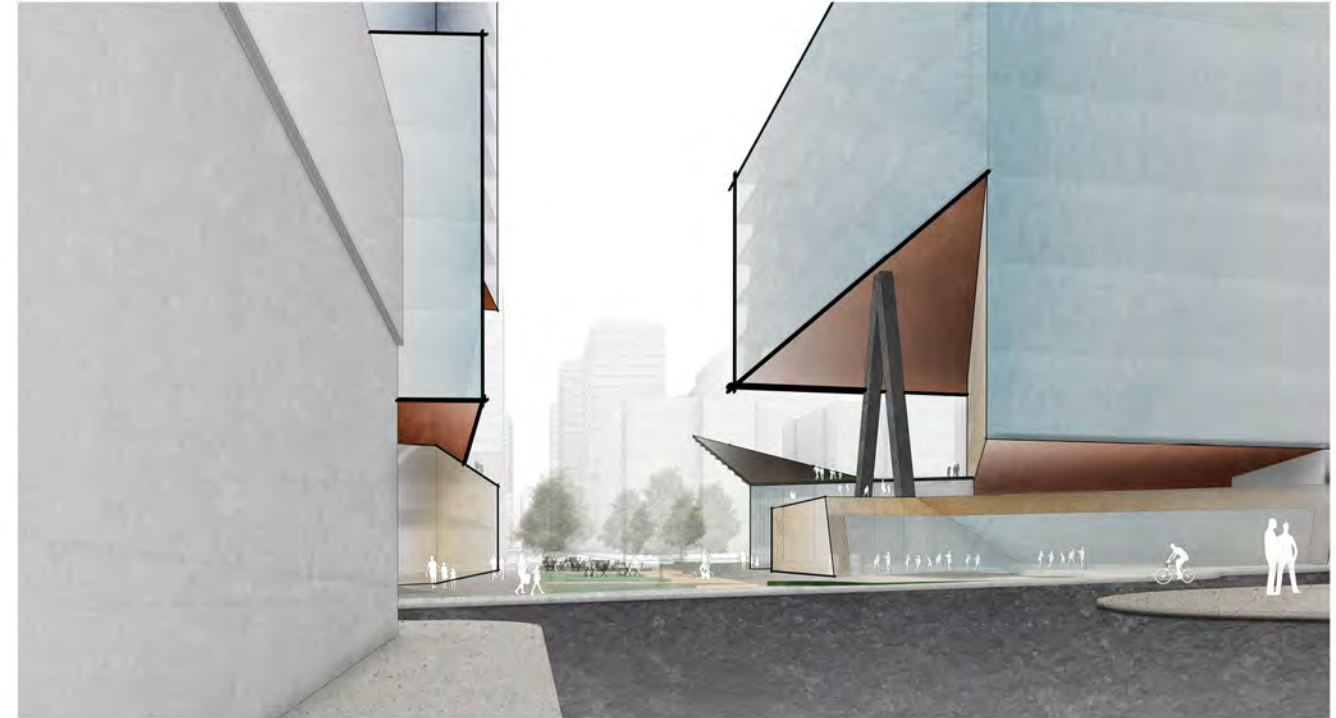
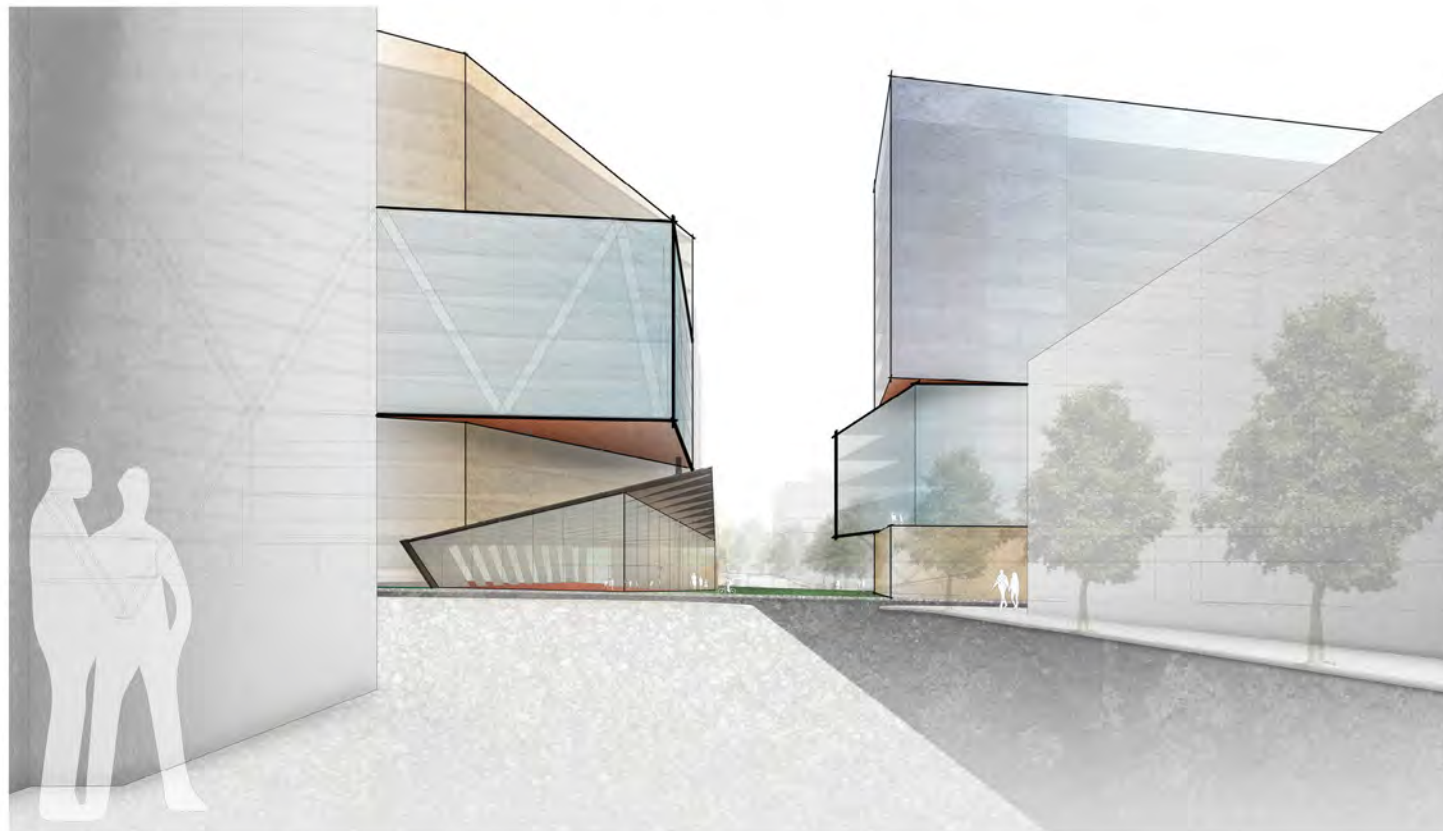


**SLOW CUT**  
(APPROVED)



**5 View from 8th + Republican**

**Podium Lift:**  
The 8th Ave public access easement is framed by the podium lift to the west and the shifting volumes to the east. The space beneath the lifted podium is activated by the recreation center and the increased public area. The horizontal volumes enforce the invitation into the public easement and create active terrace spaces overlooking 8th Ave.

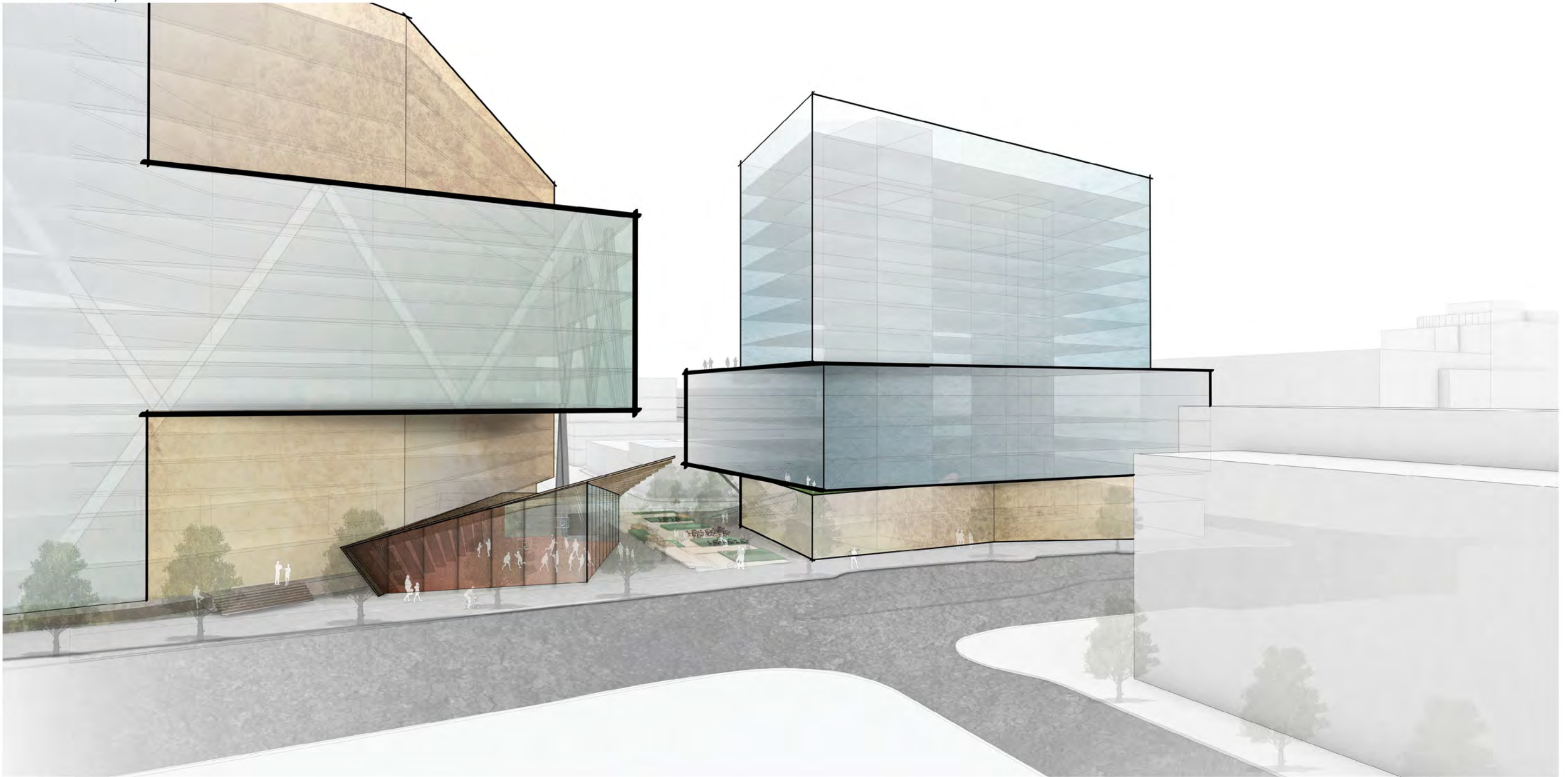


**6 View from 8th + Valley**

**Active Space:**  
The framed view of the 8th Ave public access easement is reinforced by the raised podium and the shifted volumes of Mercer East. The space is activated by distinct architectural moves, various programmatic elements, level changes, and multiple building entries.



**SLOW CUT**  
(APPROVED)



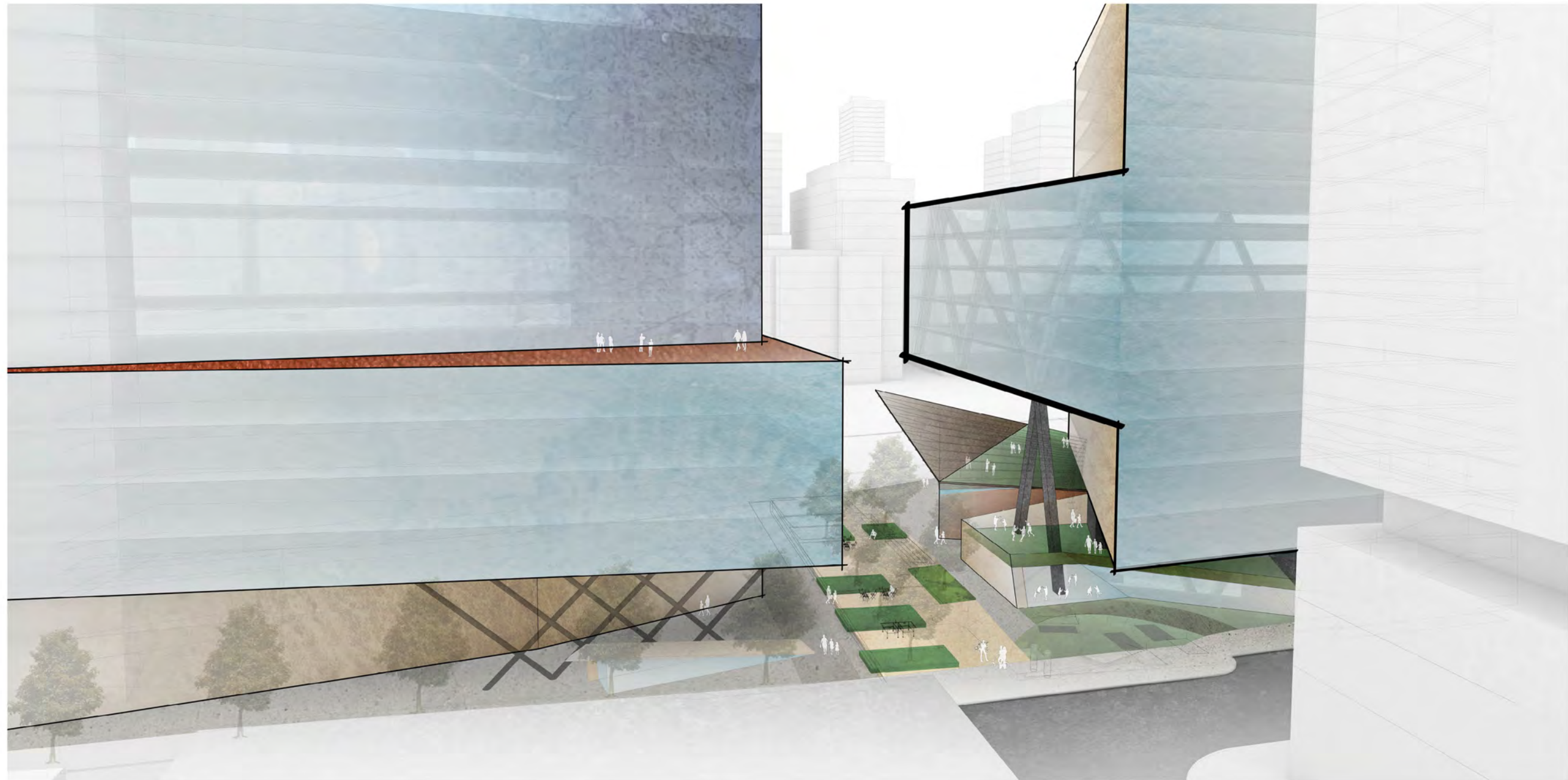
**7 Aerial from Across Mercer**

Framed Views:

The raised podium creates framed views through the Slow Cut at both the pedestrian level and upper floors.

Shifts in massing both at the ground plane and tower reinforce the invitation into the 8th Ave. public access easement.

**SLOW CUT**  
(APPROVED)



**8 Aerial from Across Roy**

Distinct Place:

The raised podium, recreation center pavilion, visible structure, and the 8th Ave. public access easement create a unique and distinct destination for South Lake Union and Seattle at large.

# SLOW CUT (APPROVED)

## Activation

*Enhancing the Pedestrian Experience*

At the heart of the Slow Cut is the 8th Ave public access easement. Within the ground plane, a number of strategies are utilized across the site to not only expand and enhance the physical space of the public realm ( through the podium lift) but create a new type of public space in South Lake Union. Rather than a "shortcut" through the site, the Slow Cut is activated through a number of moments to encourage pedestrians to stay and dwell.

-Building masses cut back substantially along the slow cut, **physically increasing the size and experience of the 8th Ave public realm.**

-The landscape design of 8th Ave provides a sense of public continuity, while enhancing the movement and activation of the Slow Cut.

-The recreation center sport court sits prominently along 8th ave + Mercer, clearly denoting the accessible **public nature of 8th Ave.**

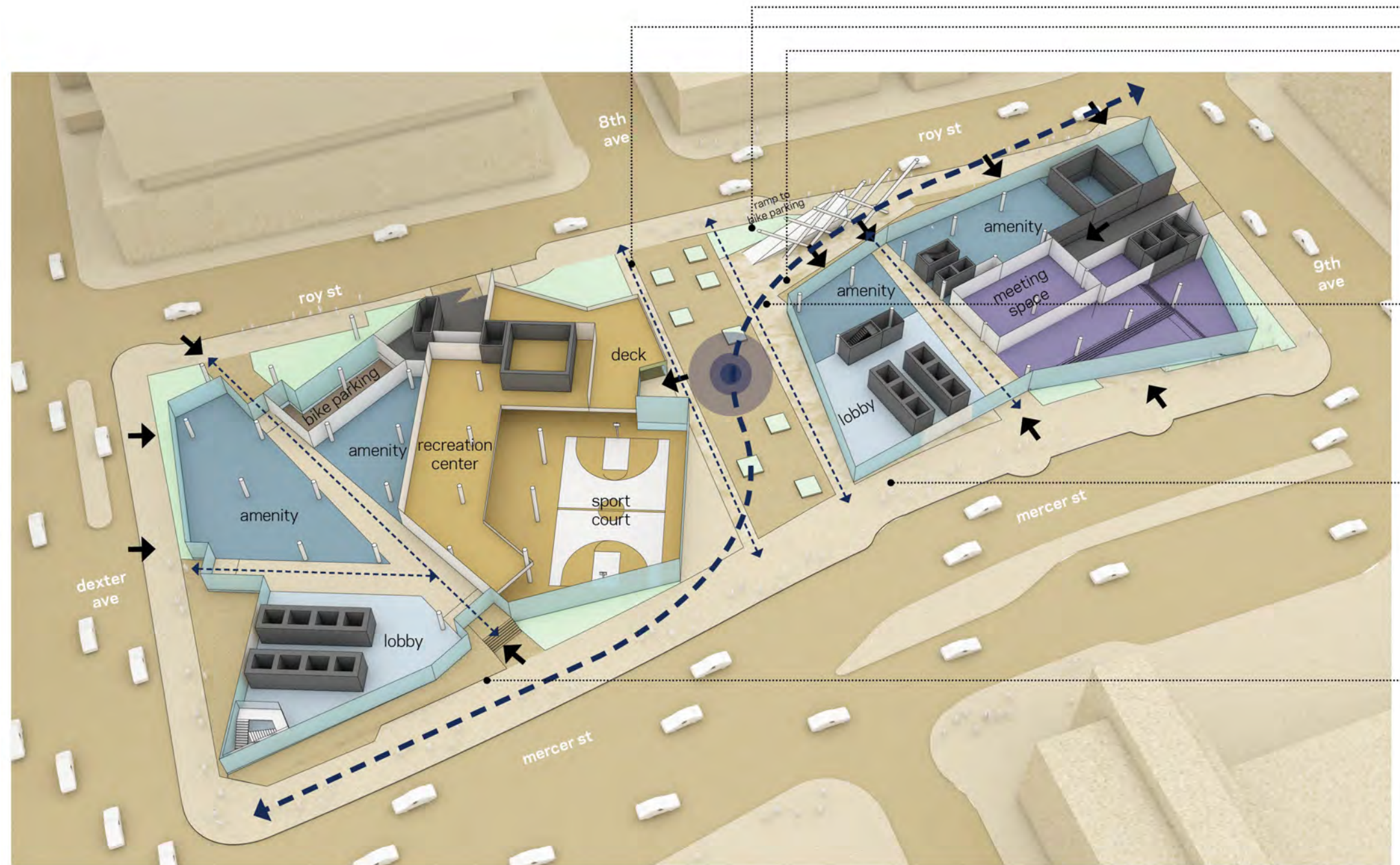
- A deck in the northeast corner of Mercer West provides a potential outdoor space for the recreation center.

-A **meeting space at the corner of Mercer and 9th** provides a draw for the public from South Lake Union.

-Active programs around the site meet the substantial grade changes, **allowing multiple entires with varying heights and scales.**

-Bike park entries are clear, distinct, and highly visible, but also take you to storage and lockers below grade, **allowing for more active uses** at grade.

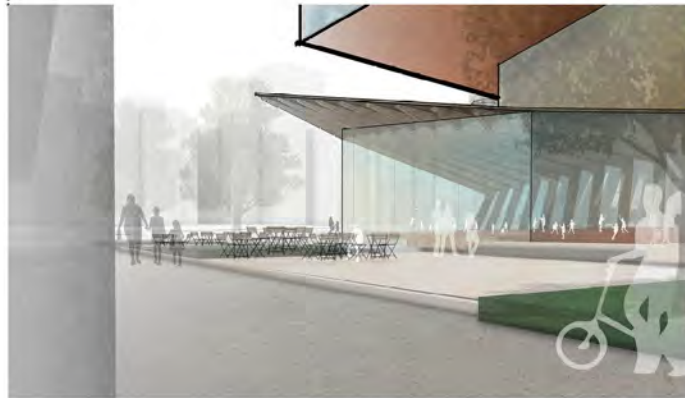
- Most back of house functions, including the loading dock and waste storage, **are pushed below grade**, freeing up the ground plane for maximum porosity and accessibility.



-  → Slow Cut
-  → Entrance
-  Tenant Lobby
-  Amenity
-  Recreation Center
-  Meeting Space
-  Bike Storage

# SLOW CUT (APPROVED)

## Views from Roy Street



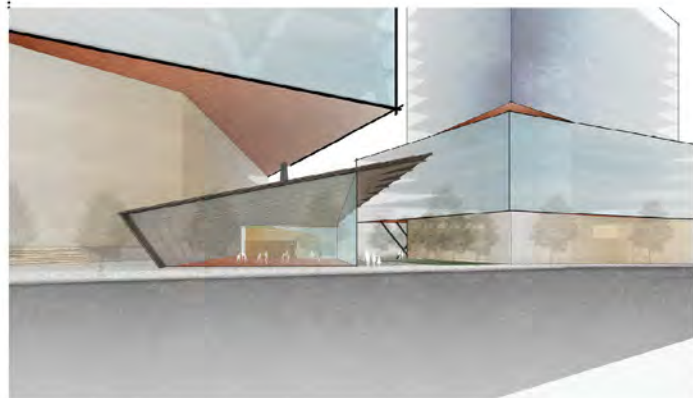
By raising the podium space for the recreation center sport court additional public amenity space is created.



The sport court, child care, amenity spaces, multi-level terraces and lobby entries all activate the 8th Ave public access easement.



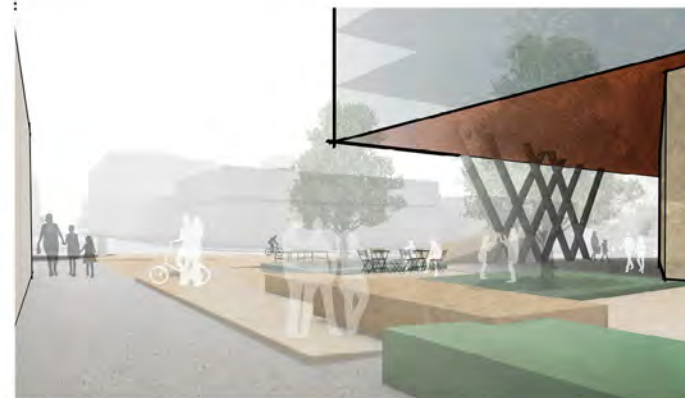
The raised podium creates framed views through the Slow Cut and a bold architectural expression.



The sport court marks the invitation into the Slow Cut from Mercer Street.



The invitation into the Slow Cut is framed by the ground floor massing of Mercer East and the raised podium and sport court at Mercer West

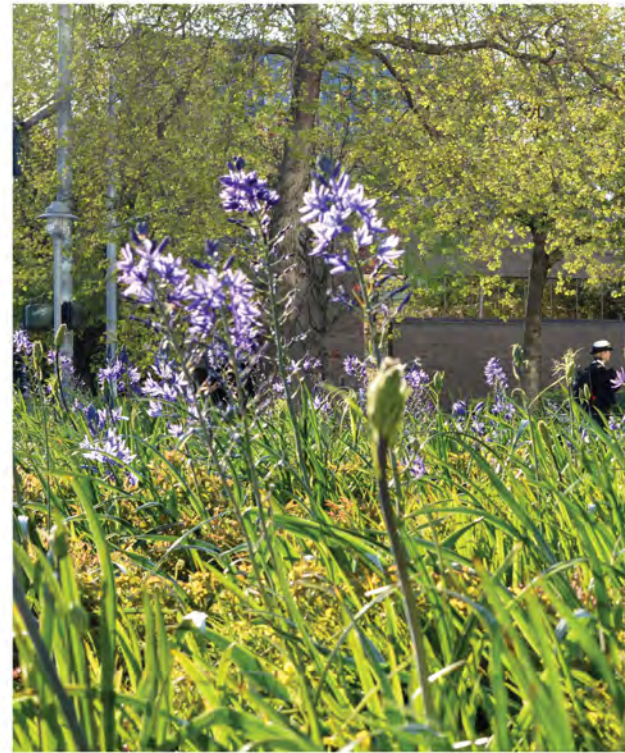


Within the 8th Ave public access easement, framed views towards Lake Union are revealed.



## Views from Mercer and the 8th Ave Public Access Easement

# SLOW CUT (APPROVED)



Examples of native plant species well suited to build up the ecological health of the site and connect to the historic lake-edge character

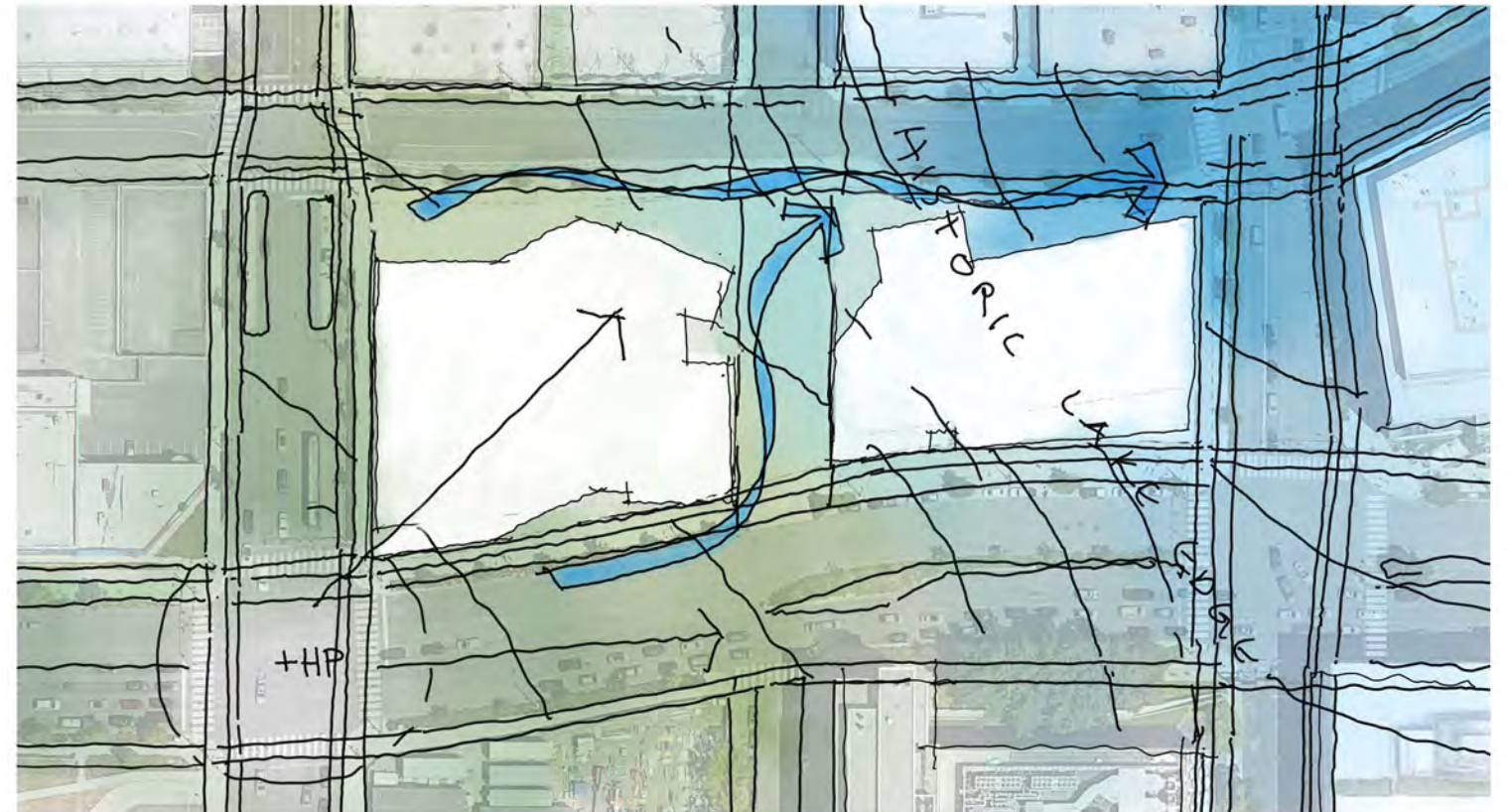
## Healthier Ecology

This project looks to reconnect the lake-edge identity and regenerate the rich ecology disrupted in recent years. The site design highlights this lake-edge character by accentuating the topographic shift across the property and through planting and water to bring the ecological health back to this edge.

Planting will feature native species that support the identity and ecology of the context. Planting design is approached through the lens of ecological performance as well as appearance. Species mixes will improve soil health over time. Plants are understood as the base of a food web that supports the

insects that are food for birds. Focusing on species that support pollinators and birds will support South Lake Union's role as a connector between larger natural patches within the city. Daily connection with this ecology also has health benefits for all visiting or passing by the site through contact with nature in the city.

Storm water management is also a priority for the project within the site and in the streetscapes. The site proximity to Lake Union and steep slopes make this a critical zone for slowing and filtering every drop of water that lands within the site connecting hydrology to the project goal of net positive health.



Planting throughout express transition toward lake and integrates storm water



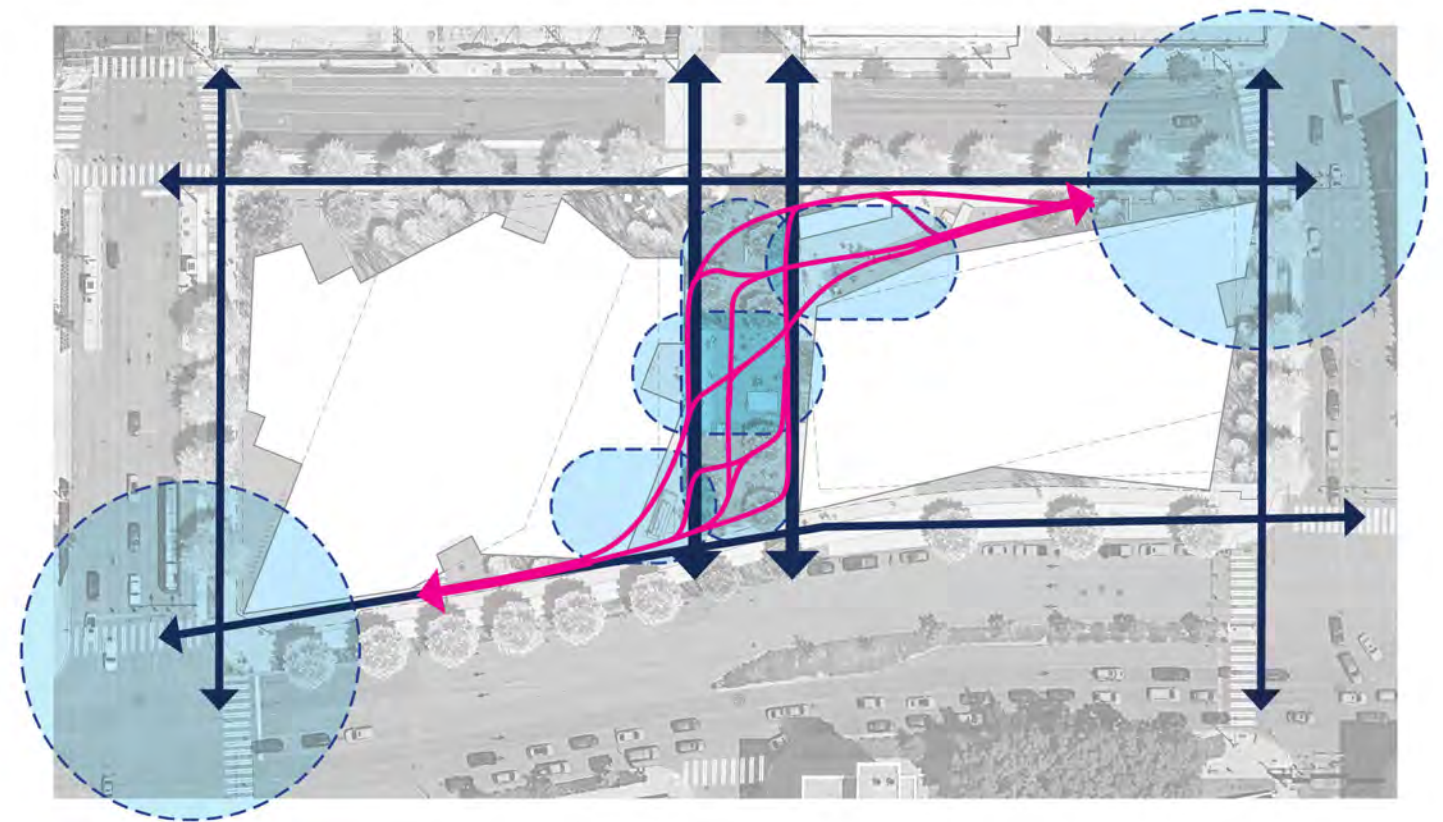
**SLOW CUT**  
(APPROVED)



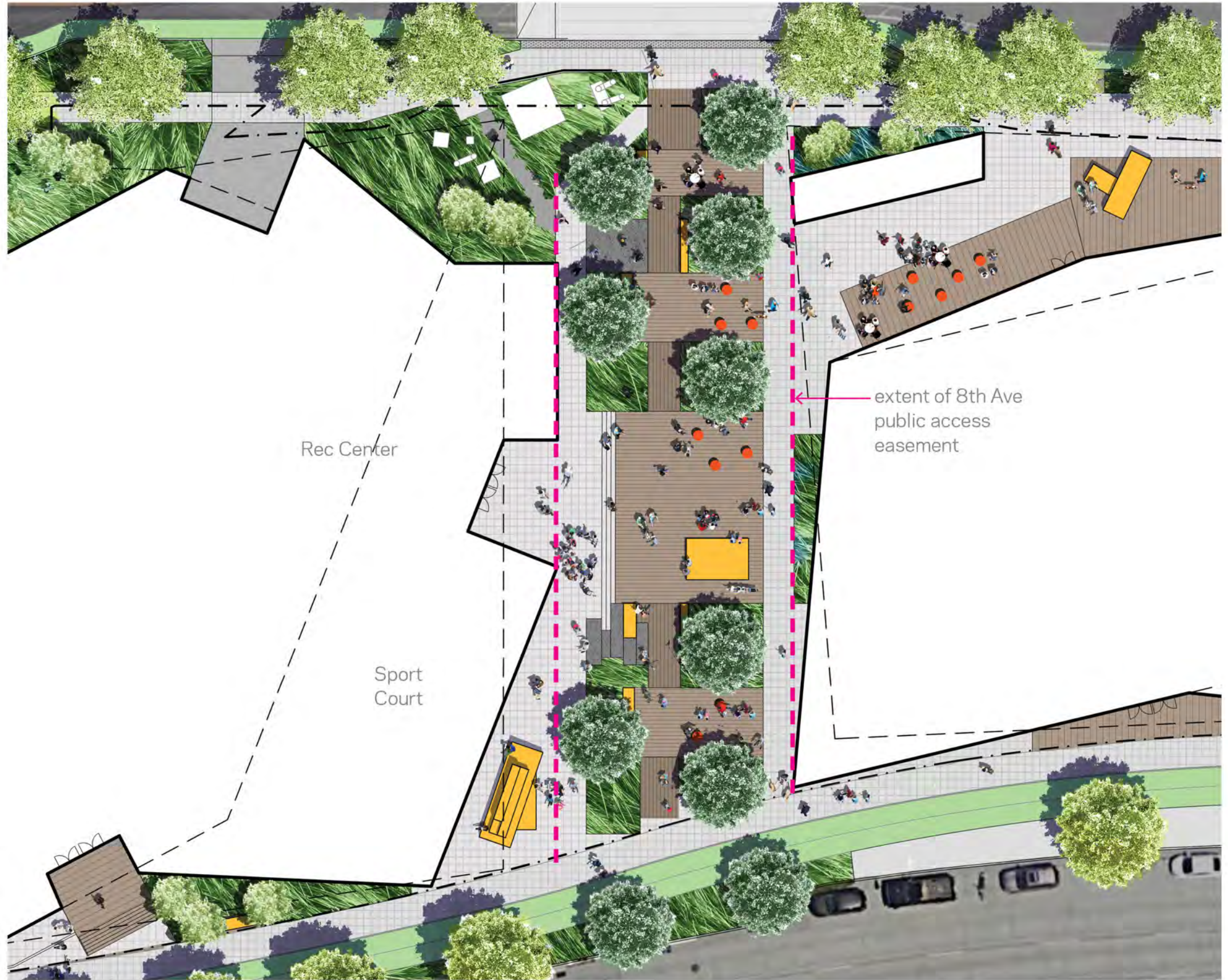
# SLOW CUT (APPROVED)

## Site Diagram

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



**SLOW CUT**  
(APPROVED)

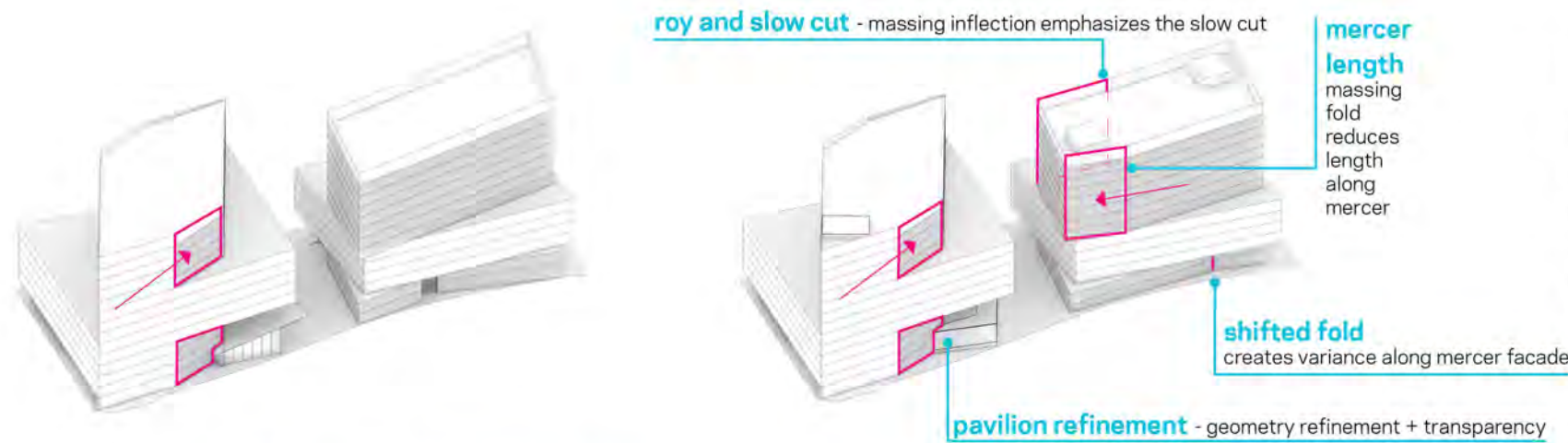
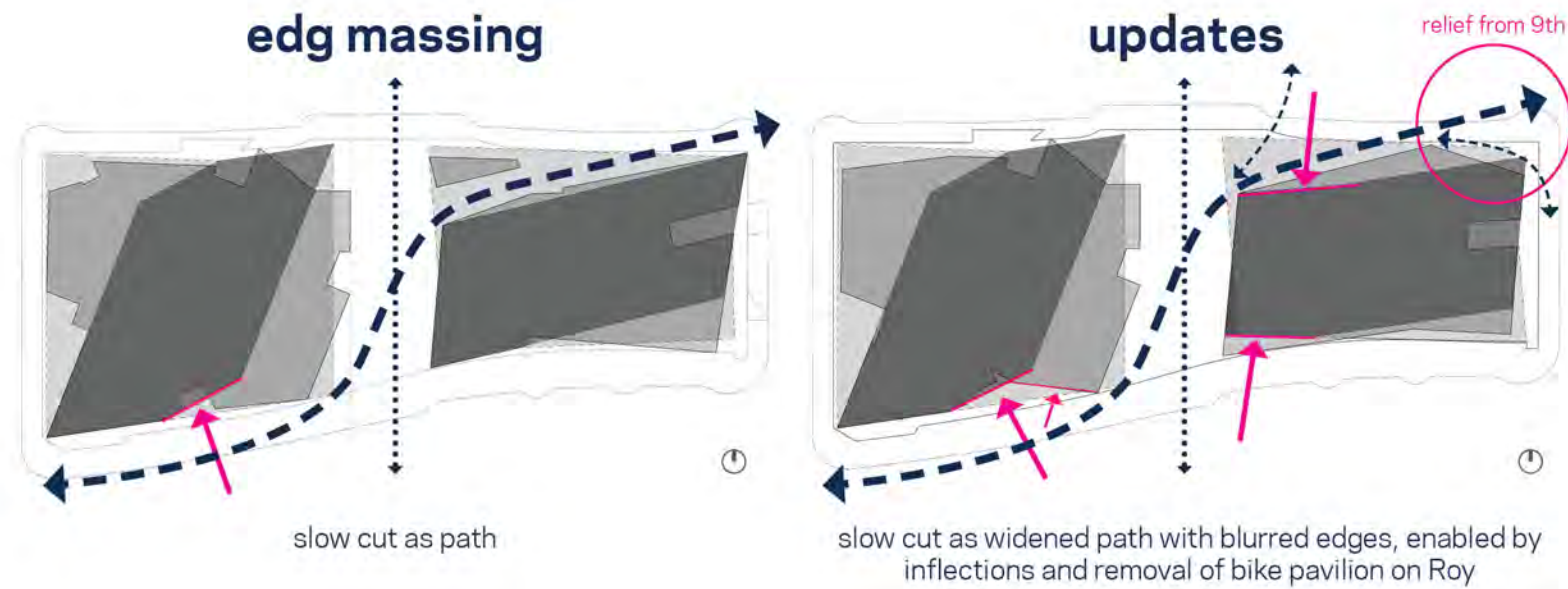


**8th Avenue Public Access Easement**

Returning the 8th Ave Public Access Easement to the public realm will return the mega block to the urban fabric once again. The project approaches this space through the three primary project concepts: Street, Gateway, and Place. The proposed design connects these three approaches to ensure clear public movement through the site while also shaping a space for gathering and activity. The design also seeks to further the story of this unique site accentuating the topography to break down the overall scale of the space and introducing native planting and stormwater throughout.

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# RESPONSE TO EDG REPORT



**Summarized Comments from EDG #3 Report on November 9, 2020:**

**1. Massing Options and Response to Context**

- a. Design Guideline DC-2 reads “Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.” The SDCI staff recognized the confluence of factors of the site’s context and agreed a singular iconic design is an appropriate solution. (DC2, CS2-C, CS2-1, CS-3, CS2-A.2)
- b. The SDCI staff endorsed the “slow cut” scheme of option C

**6. Unique Conditions**

- b. The SDCI staff suggested using repetition of similarly scaled massing and exterior expressions to create a uniform architectural character and campus-like environment.

**Design Response Summary**

**1a.** The facade expressions have been further articulated to better enhance the building responses to neighborhood, street level, and public easement conditions. Mercer East and Mercer West have different design concepts, but both support the larger neighborhood scale approach through similar formal language and expression.

The facade expression differentiates similarly to the massing - solar orientation, views, and changes in neighborhood scale from north to south influence the scale of the facade expression as it wraps the buildings.

Each building’s massing and facade responds to its context in a different way - Mercer West through a more vertical, folded expression, and Mercer East through a horizontal, volumetric design. Together, the various facade moves, scales, and transitions create an identifiable, cohesive, and iconic architectural presence across the two buildings while maintaining each building’s unique character through distinct and responsive variances. Materials and textures are also different between the two buildings, further differentiating the two.

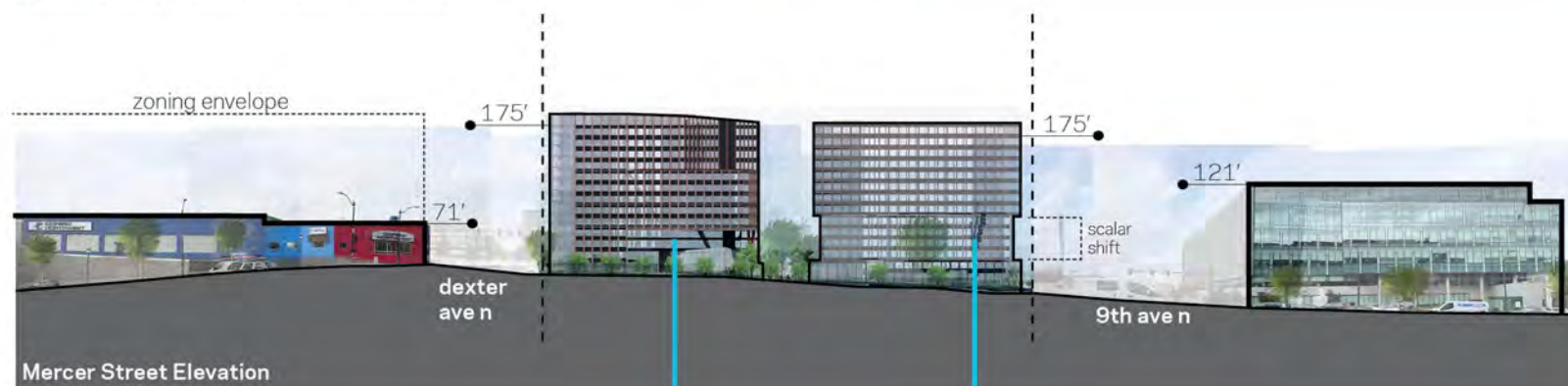
Refer to pages 118-138 for Mercer East and pages 89-116 for Mercer West detailed design evolution.

**1b.** The project has continued to develop the enhancement and impact of the Slow Cut gesture through massing articulations, ground plane and soffit design, and pedestrian circulation. Refer to pages 54-86 for elements reinforcing the slow cut.

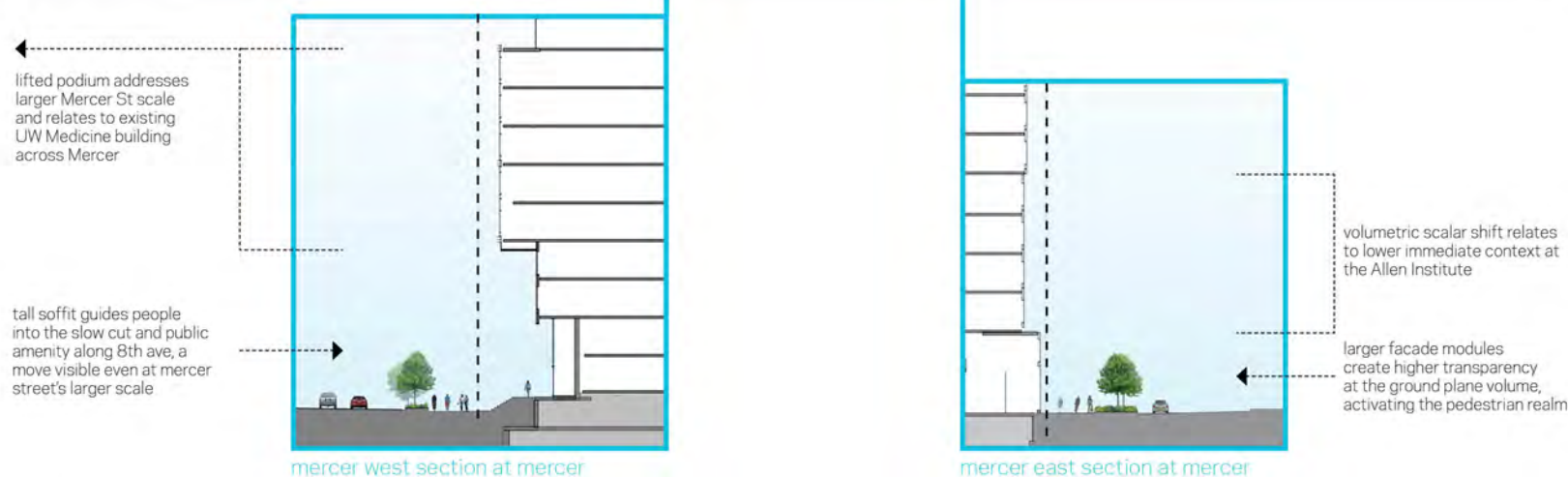
**6b.** The project provides consistency in massing modulation across both buildings to create a uniform architectural character across the project, yet has developed each building through unique but similar facade articulations, material variations, pedestrian scaled areas, and unique building entries. Refer to pages 118-138 for detailed development of the Mercer East building and pages 89-116 for detailed development of the Mercer West building.



perspective from corner of dexter and mercer



Mercer Street Elevation



mercero west section at mercer

mercero east section at mercer

## Summarized Comments from EDG #3 Report on November 9, 2020:

### 1. Massing Options and Response to Context

c. The SDCI staff also requested additional information such as complete details for each street condition, with drawings of the project edges that include existing context to better understand how the scheme responds to the larger design concept. (CS2, DC2-A, CS2-D, CS2-4).

### Design Response Summary

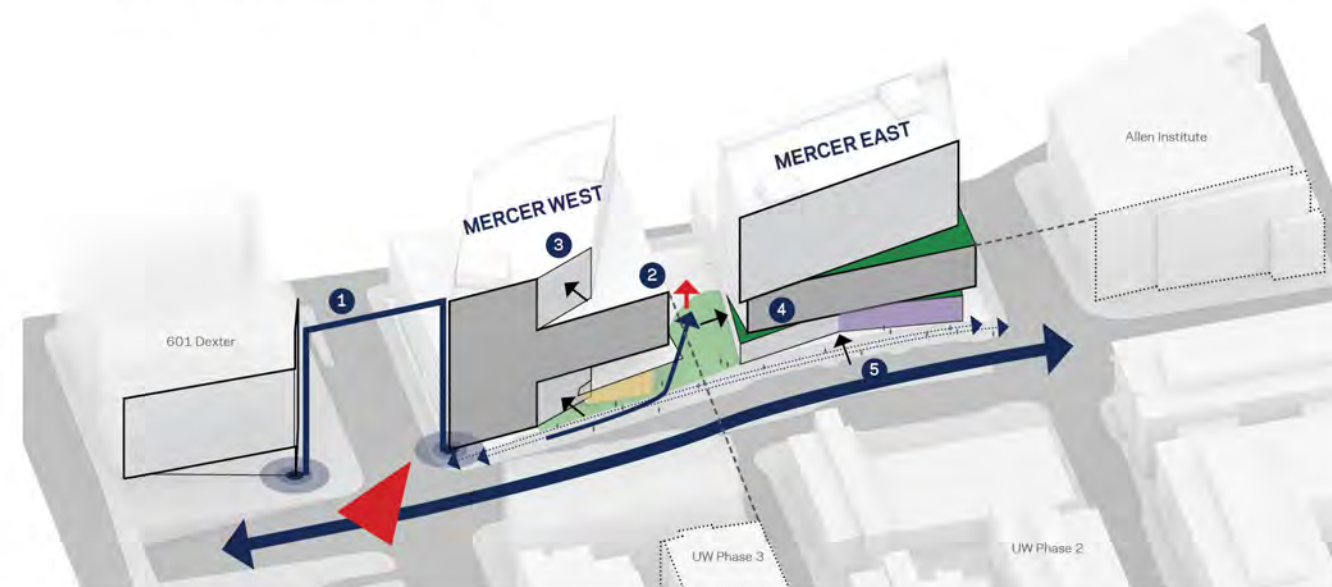
Additional context information has been included to clarify the unique conditions of each street bordering the project site.

#### Mercer St: Gateway Presence

Mercer Street is the largest and fastest edge of the site, and requires a bold response to hold its urban presence, while responding to a variety of modes of engagement at both a neighborhood and pedestrian scale:

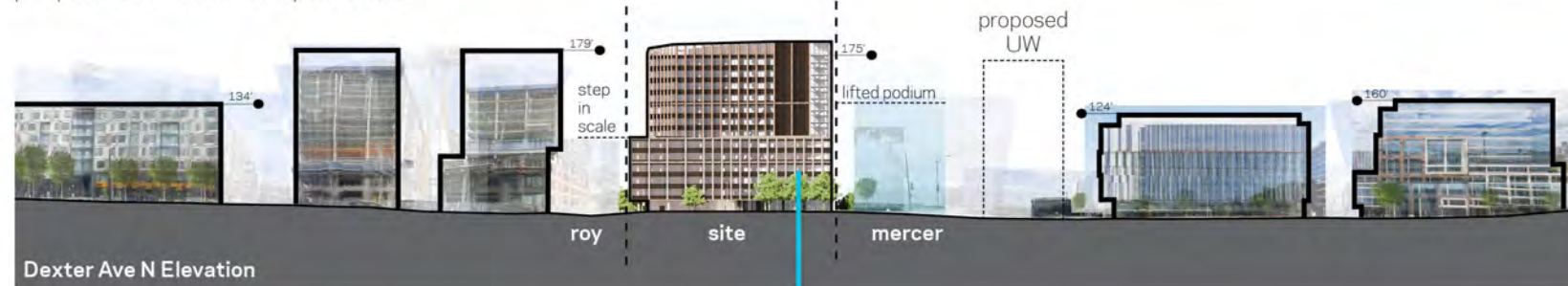
- 1- A continuous tower edge and expressed stair anchors the gateway corner
- 2- The podium lift gives individual identity for the recreation center, communicating its importance as a highly public amenity in this development and providing a larger public space at the 8th Ave public access easement and an invitation into the Slow Cut
- 3- A secondary massing fold creates a clear path into the Slow Cut and highly visible rec center
- 4- While still holding the Mercer edge, the mid-tier, horizontal band reduces the overall scale of Mercer East by creating a series of terraces along Mercer. Cascading from Mercer West, and from Seattle Center to the Lake, these terraces at Mercer East provide smaller scaled elements along the Mercer frontage.
- 5- The ground floor horizontal volume folds to mark the entrance into the building, as well as to define the meeting space at the corner of Mercer and 9th.

The building facades, entries, and soffits have also been designed to respond uniquely to each street condition design. Refer to pages 119-135 for Mercer East design development in more detail, and pages 90-107 for Mercer West.

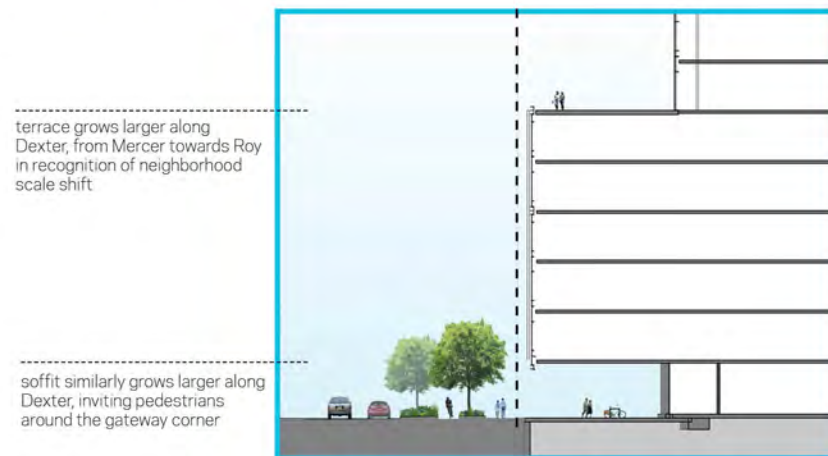




perspective from corner of roy and dexter



Dexter Ave N Elevation



terrace grows larger along Dexter, from Mercer towards Roy in recognition of neighborhood scale shift

soffit similarly grows larger along Dexter, inviting pedestrians around the gateway corner

mercer west section at dexter

**Summarized Comments from EDG #3 Report on November 9, 2020:**

**1. Massing Options and Response to Context**

c. The SDCI staff also requested additional information such as complete details for each street condition, with drawings of the project edges that include existing context to better understand how the scheme responds to the larger design concept. (CS2, DC2-A, CS2-D, CS2-4).

**Design Response Summary**

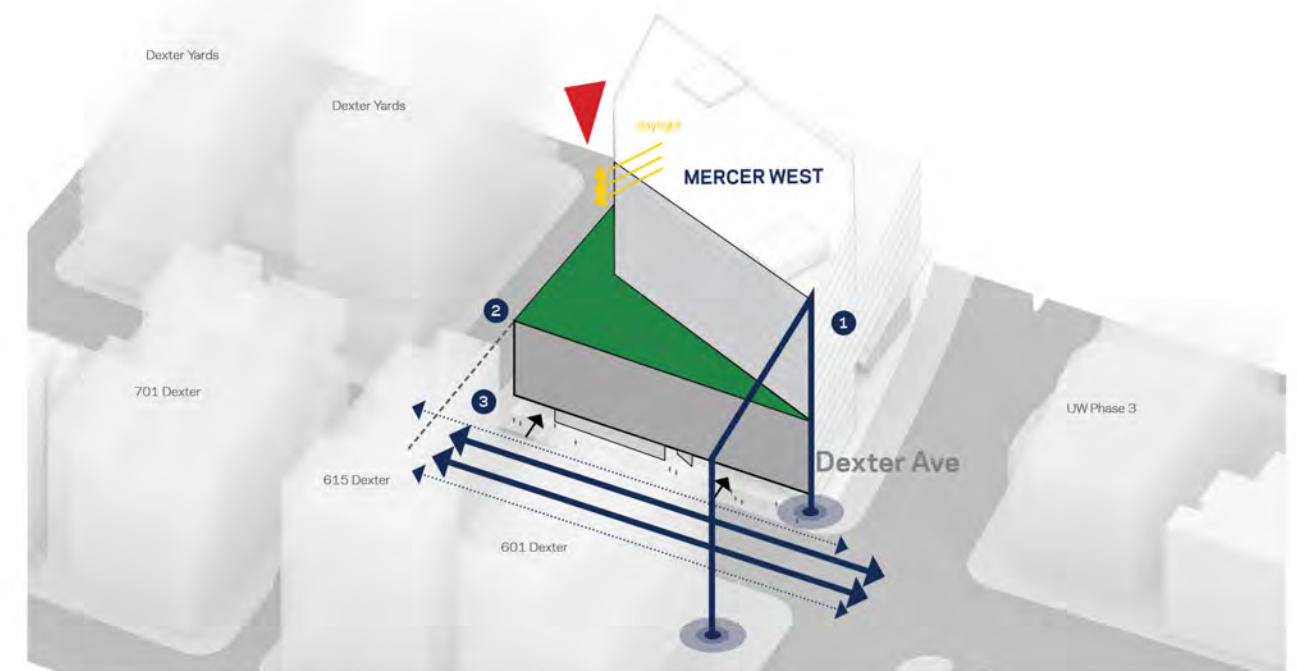
Additional context information has been included to clarify the unique conditions of each street bordering the project site.

Dexter Ave N: Transition

A main arterial connection to the North, the massing along Dexter is focused on encouraging urban activity and transition:

- 1- The tower anchors the gateway corner at Dexter and Mercer, but peels back to introduce a reduction in scale along Dexter to Roy addressing the zone transitions from SM-SLU 175/85-280 to SM-UP and LR3RC to the west and northwest respectively.
- 2- The low podium face holds the street edge to reinforce the urban corridor with street activity. A landscaped terrace on the roof of the podium creates activity at multiple levels on the street edge, relating in scale to buildings along Dexter.
- 3- The ground level steps back at the northwest corner to create an intimate scale, complementing the pedestrian facades along Dexter, while establishing a clear, distinct entry.

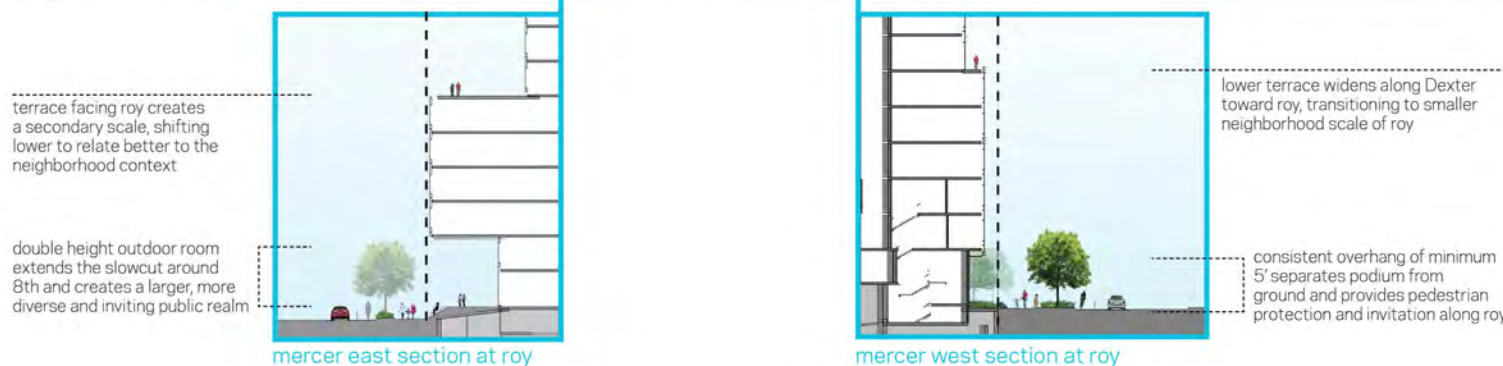
The building facades, entries, and soffits have also been designed to respond uniquely to each street condition design. Refer to pages 119-135 for Mercer East design development in more detail, and pages 90-107 for Mercer West.







perspective from 8th across roy



**Summarized Comments from EDG #3 Report on November 9, 2020:**

**1. Massing Options and Response to Context**

**c.** The SDCI staff also requested additional information such as complete details for each street condition, with drawings of the project edges that include existing context to better understand how the scheme responds to the larger design concept. (CS2, DC2-A, CS2-D, CS2-4).

**Design Response Summary**

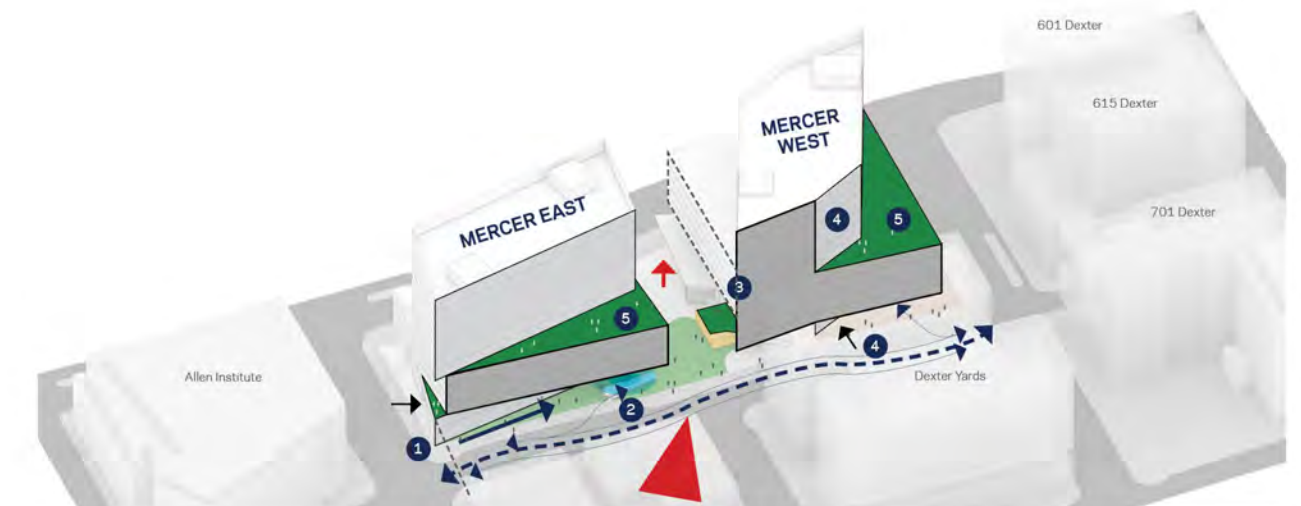
Additional context information has been included to clarify the unique conditions of each street bordering the project site.

Roy St: Neighborhood Scale

Roy Street is the “slowest” of the edges, and is therefore focused on the experience of pedestrians and cyclists:

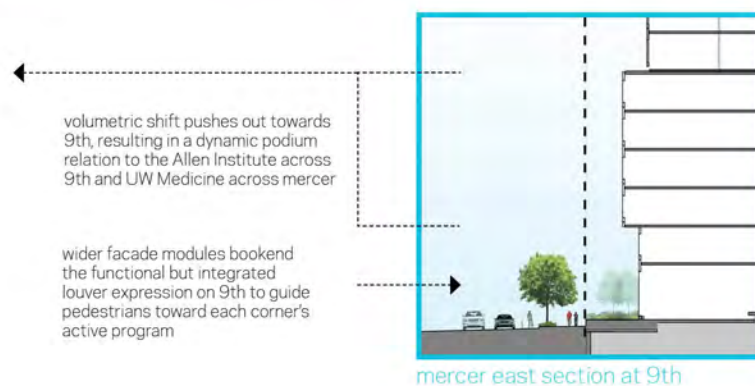
- 1- At Mercer East, the ground-floor horizontal volume angles back from the corner of 9th and Roy as an invitation into the Slow Cut.
- 2- The colonnade frames movement into the Slow Cut and defines the plaza space between the building and Roy Street.
- 3- The only vertical element- the northeast corner of Mercer West- is a tall landmark that identifies a place to stop, and move through the 8th Ave public access easement and Slow Cut
- 4- The Mercer West building folds inwards to create a transition in scale and greater landscape activity along Roy St, both at the ground plane and elevated terrace. At the base, this move highlights the entry and activates the Dexter & Roy corner. The reduction in street front massing along Roy Street addresses the zone transition from SM-SLU 175/85-280 to SM-SLU 85/65-160.
- 5- Two terraces at different levels create a secondary scale that relates to adjacent buildings and multiple points of interaction along Roy Street.

The building facades, entries, and soffits have also been designed to respond uniquely to each street condition design. Refer to pages 119-135 for Mercer East design development in more detail, and pages 90-107 for Mercer West.





perspective from corner of roy and 9th ave n



volumetric shift pushes out towards 9th, resulting in a dynamic podium relation to the Allen Institute across 9th and UW Medicine across mercer

wider facade modules bookend the functional but integrated louver expression on 9th to guide pedestrians toward each corner's active program

mercER east section at 9th

## Summarized Comments from EDG #3 Report on November 9, 2020:

### 1. Massing Options and Response to Context

c. The SDCI staff also requested additional information such as complete details for each street condition, with drawings of the project edges that include existing context to better understand how the scheme responds to the larger design concept. (CS2, DC2-A, CS2-D, CS2-4).

### Design Response Summary

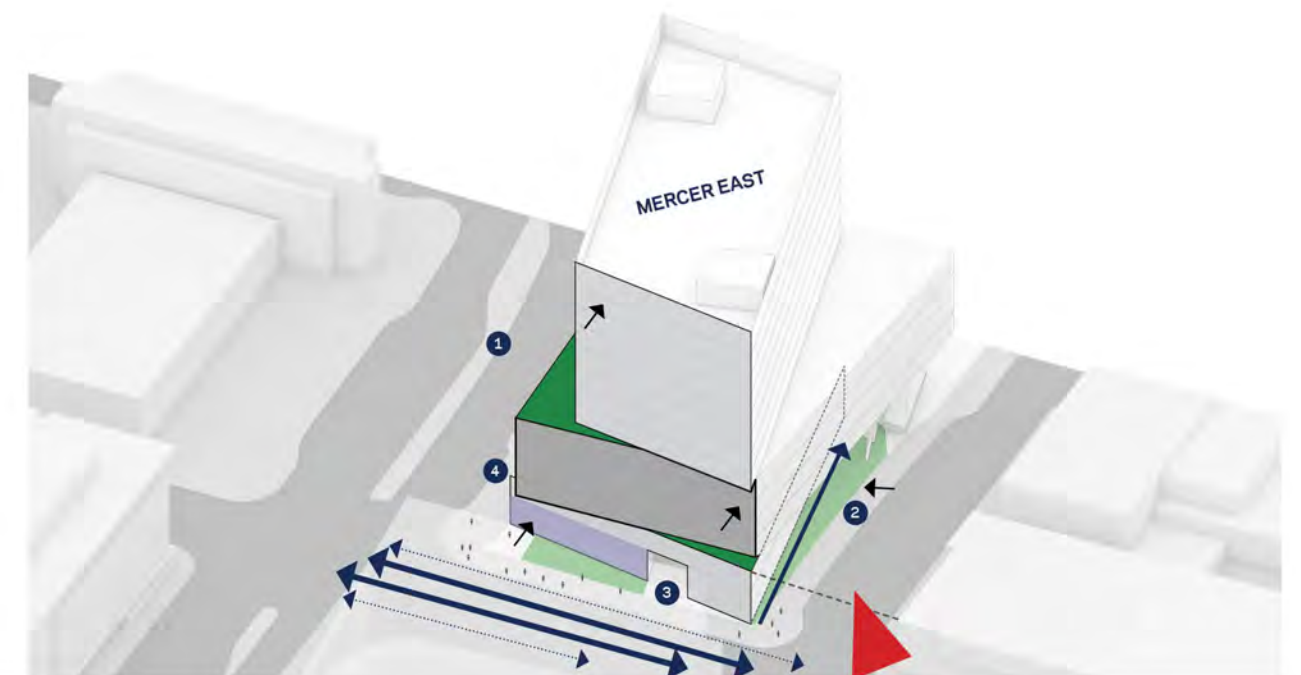
Additional context information has been included to clarify the unique conditions of each street bordering the project site.

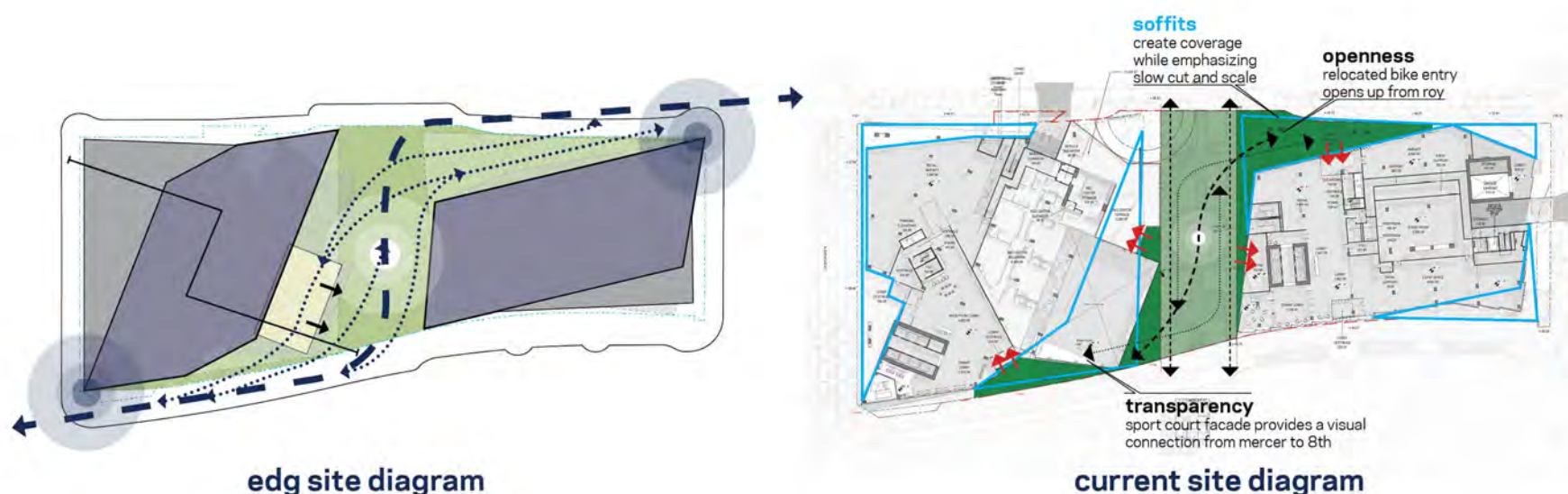
#### 9th Ave: City Connector

The shortest edge on the site, 9th Ave N spans between the quieter experience of Roy and the speed & activity of Mercer.

- 1- The three horizontal volumes of Mercer East step back from Mercer to the corner of 9th and Roy marking the introduction into the Slow Cut from the lake.
- 2- The ground floor volume folds back from Roy Street towards the 8th Ave public access easement as the invitation into the Slow Cut.
- 3- With no "back door" to the overall property, the loading access is placed across from the Allen Institute's back of house ground level facade.
- 4- The lower podium at the south east corner is grounded by a meeting space that draws people from the north, south, and east of South Lake Union.

The building facades, entries, and soffits have also been designed to respond uniquely to each street condition design. Refer to pages 119-135 for Mercer East design development in more detail, and pages 90-107 for Mercer West.





**Summarized Comments from EDG #3 Report on November 9, 2020:**

**2. Design Concept and Context**

- a. The SDCI staff supported the contextual analysis of the area as a means to manifest the diagonal line crossing the site from southwest to northeast. (CS3-B, CS2)
- b. The SDCI staff recognizes the analysis of the preferred "Slow Cut" option and appreciated the design team's efforts to strengthen legibility. (DC2, CS2, CS3)

**3. Site Planning**

- b. The SDCI staff echoes the Seattle Design Commission (SDC) and the City Council when emphasizing the importance of welcoming entries as a means to create an appearance of a public and available area for use by anyone. (CS2-4, PL1, PL1-1, PL2, DC3)

**Design Response Summary**

**2a/b.** The project has continued to develop the enhancement and impact of the Slow Cut gesture through massing articulations, ground plane design and sofft design. The massing has been further articulated at tower and pedestrian facades, turning the iconic massing inwards. Refer to pages 55-86, 95-112, and 124-135 for elements reinforcing the slow cut.

**3b.** The Public Access Easement is a publicly dedicated space, and has been designed to provide rich and engaged public use of the area. Along with clear visibility of the PAE along Mercer and Roy St. The openness of the Public Access Easement plan & volume, and the unique and welcoming pedestrian elements all welcome public access and use of the 8th Ave Public Access Easement. Refer to pages 58-86 for welcoming public design elements.



current perspective of slowcut from Roy St



Current Perspective of Slowcut and 8th Avenue Public Access Easement



Current Perspective of Slowcut and 8th Avenue Public Access Easement



8th Ave - 10/20/2020: EDG



8th Avenue central space looking toward Roy Street



Cross view toward Rec Center



8th Avenue sidewalk looking north



Looking north from 8th Avenue south of project

## Summarized Comments from EDG #3 Report on November 9, 2020:

### 3. Site Planning

**a.** The SDCI staff requested perspective views of the 8th Avenue Public Access Easement to demonstrate the site planning and architectural elements that will create an inviting presence and act as a public amenity. Additionally, views from either end of the Public Access Easement were suggested to demonstrate how potential users will be able to see through the site. (CS2-A.1, PL1, CS2-4, DC3)

**b.** The SDCI staff echoes the Seattle Design Commission (SDC) and the City Council when emphasizing the importance of welcoming entries as a means to create an appearance of a public and available area for use by anyone. (CS2-4, PL1, PL1-1, PL2, DC3)

**c.** The SDCI staff reiterated the desire to make the project a community-supporting gathering space through congregating areas and seating. The board recommended these areas also provide views through the space to the city. (CS2, PL2, DC3, CS2-4)

### Design Response Summary

**3a,c.** The design features a mixture of fixed elements for daily use and flexible areas for events and programming. Diagrams included on pg.76 and 77 highlight a range of potential event scenarios. Additionally, detailed plans and renderings on pages 78-85 highlight the range of public "rooms" with varied opportunities for art, play, seating, and gathering. SDC review supported the overall 8th Avenue Public Access Easement as a legibly public space and supported the diversity of opportunities and event scenarios.

**3b.** The Public Access Easement is a publicly dedicated space, and has been designed to provide rich and engaged public use of the area. Along with clear visibility of the PAE along Mercer and Roy St, the openness of the Public Access Easement plan & volume, the unique and welcoming pedestrian elements that welcome public access and use of the 8th Ave Public Access Easement. Refer to pages 58-85 for welcoming public design elements.



8th Ave - SDC APPROVED



8th Avenue slow cut looking towards Mercer St.



Cross view through bioretention



Cross view towards rec center



Looking north from 8th Avenue south of project

**Summarized Comments from EDG #3 Report on November 9, 2020:**

**4. Landscape Design**

- a.** The SDCI staff recognized the intent to connect this area with the larger street grid and convey its public nature through the use of “standard” street features. The board suggested strengthening the connection and design to read as a ‘place’ and as a navigable ‘street’ (PL2-D, CS2-A.1, PL1, CS2-4, DC3).
- b.** The SDCI staff encouraged further development of the design around the SPU curved vent pipes at the north end of the site. (CS1, CS2)
- c.** Given the amount of new structures and hardscape created, the board recommended the design team establish a strong landscape design as well as consider stormwater management. (CS1-E-2, CS1-1).
- d.** The SDCI staff requested complete details of the landscape design to demonstrate the importance of the landscape design for this project. (CS2-B-3)

**Design Response Summary**

**4a.** Central to the SDC approval of the 8th Ave. The Public Access Easement is a clear public legibility that breaks down the megablock to return the historic street space to a public use. The structure of the larger street is the starting point for the design with sidewalks that follow the pattern of the larger 8th Ave. in vocabulary and trees that align to adjacent blocks. The center of the space is intentionally a shift from this vocabulary with materials and planting shaping independent public rooms with different themes and programming scenarios based on the surrounding context.

**4b.** The current design incorporates a path that now extends as an accessible connection through the utility easement reducing its impact. Interactive art just to the south of the vent pipes will create dialogue with the vent structures and support the larger community gateway supported by the SDC approval.

**4c.** A celebration of the historic lake edge is central to the landscape identity of the Slow Cut and Public Access Easement. Native planting integrated into a network of bioretention planters link the highpoint at Mercer Street and Rec Center to the low point at the corner of Roy Street and 8th Avenue. The planters incorporate a mixture of roof water and water collected from adjacent paving. The design accentuates this transition from upland to lowland through species selection.

**4d.** This package includes drawings and perspectives of paving, furnishing, and planting in accordance with requires for Design Review approval on pgs. 58-85.



Mercer East EDG Massing



Mercer West EDG Massing



Mercer East Current Design



Mercer West Current Design



Mercer East Entry (Mercer St)



Mercer East Entry (Roy St)



Mercer West Entry (Mercer St)



Mercer West Entry (8th Ave)



Mercer East Entry (Mercer St)



Mercer East Entry (9th Ave)



Mercer West Entry (Dexter Ave)



Mercer West Entry (Roy St)

**Summarized Comments from EDG #3 Report on November 9, 2020:**

**5. Podiums and Street Edges**

- a.** The SDCI staff recommended the podium design should demonstrate variety in expression of the street wall and human-scale elements to create a pedestrian-friendly environment. (DC2-3)

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- b.** The SDCI staff supported the significant glazing along the street edge but would like to see more access points along street edge programming. (DC1, PL3, CS1-C, CS2-B.2, CS1-C)

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- c.** The SDCI staff suggested additional porosity, the alignment of interior floor levels with the sidewalk, and the programming of the street edge areas with active users. (PL3-B.4, DC1-A, CS2-B.2, PL3)

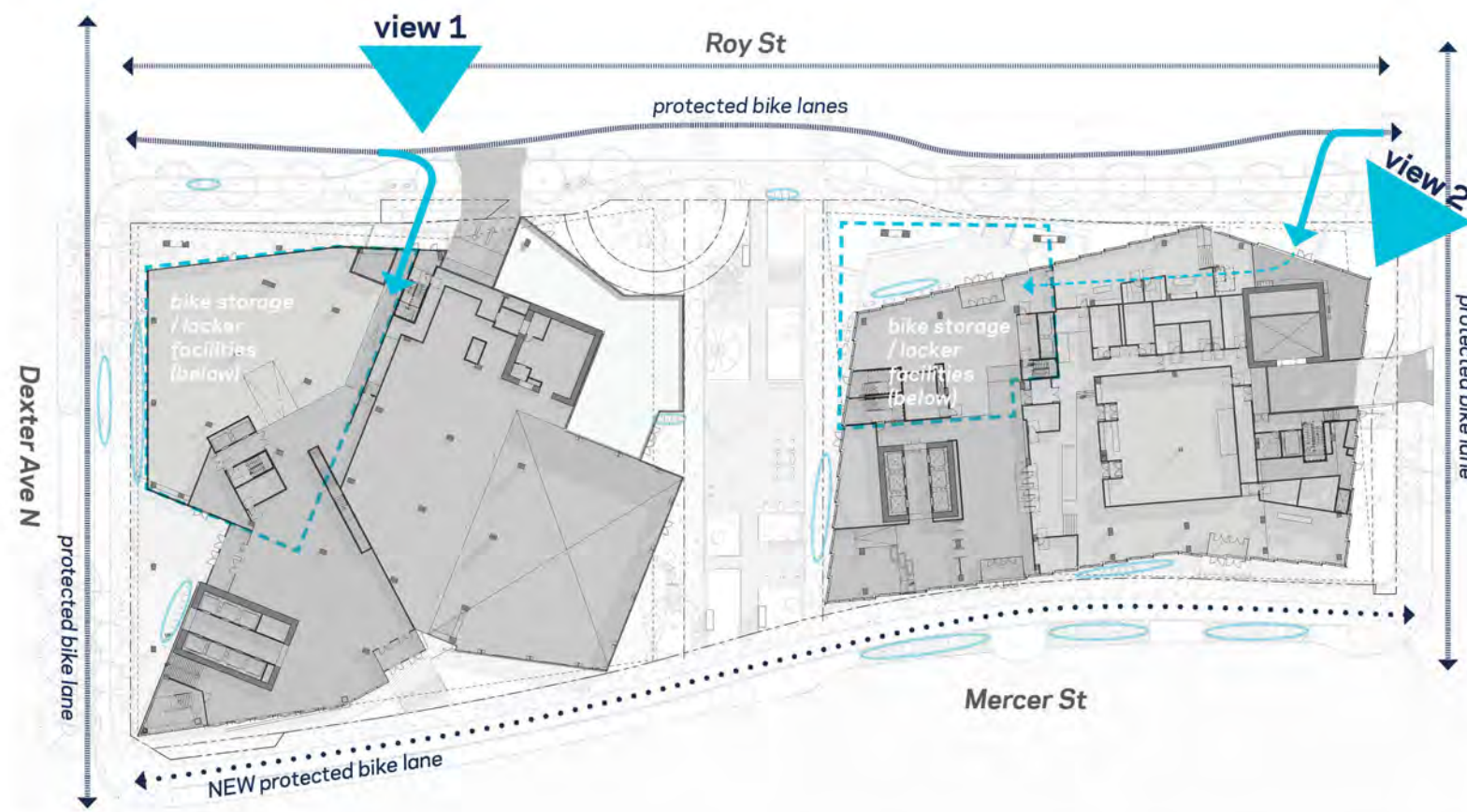
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- d.** Surrounded by different and varying street frontages, Mercer Blocks will use its surrounding context to create a project with a high level of activity and engagement. The SDCI staff stated the importance of creating paths with recognizable destinations and visually engaging focal points. (PL3-1, PL2-2, PL3).

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**Design Response Summary**

- 5a.** The podium design has been developed to emphasize the variety of expressions and scales to create a pedestrian-friendly environment. The design achieves this through the facade expression, carefully scaled soffit heights, and district building entries. Refer to elevations on pages 98-111 and 126-135.
- 5b.** The design has developed along the street programming to include 10 access points. See site plan on page 56.
- 5c.** The developed design integrated additional porosity through the alignment of interior floor levels with the sidewalk and utilizing soffits as a means to create outdoor breakout areas and activate the public space. See perspectives on pages 70-75, 99, 100, 102, 104, 106, 130, 132, and 134.
- 5d.** In order to create a high level of activity and engagement, the Mercer Blocks include recognizable destinations and focal points through landscape design, landscape seating, exterior covered seating areas created by soffits, varied facade expression, and recognizable entries. See page 54-86, 90-116, and 118-139.



**Bike Planning**

■ Interior bike storage capacity across project site = 370  
 \*locker / shower facilities located adjacent to interior bike storage

○ Exterior public bike racks across project site = 97



**View 1- Mercer West Entry**



**View 2- Mercer East Entry**

**Summarized Comments from EDG #3 Report on November 9, 2020:**

**5.Podiums and Street Edges**

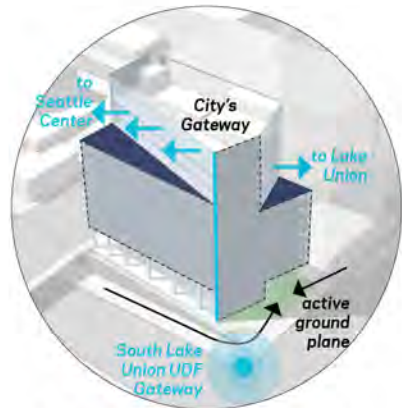
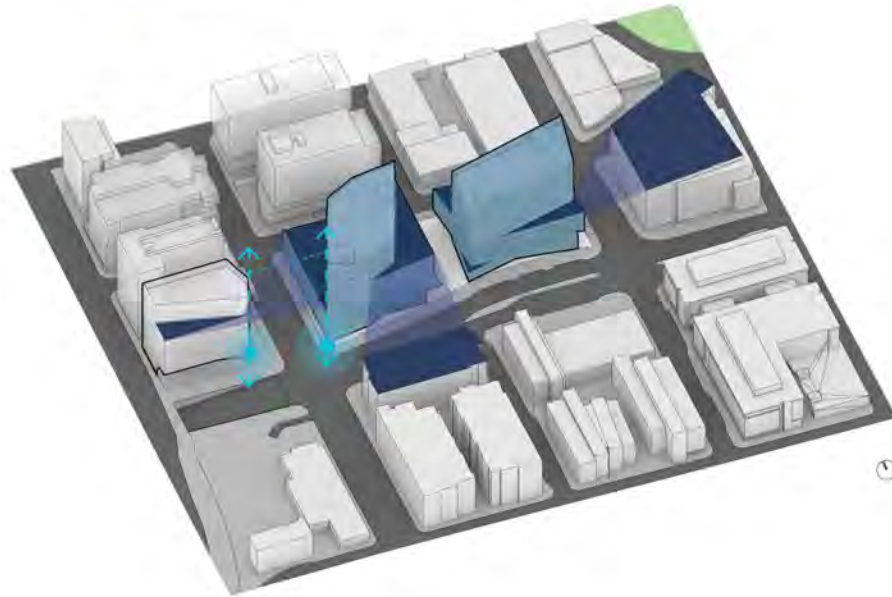
**e.** The SDCI staff appreciates and supports the design’s ability to support bicycle use with direct access to storage areas. Additionally the board encourages further development with means of ingress and egress to support the needs of cyclists. (PL4-B)

**Design Response Summary**

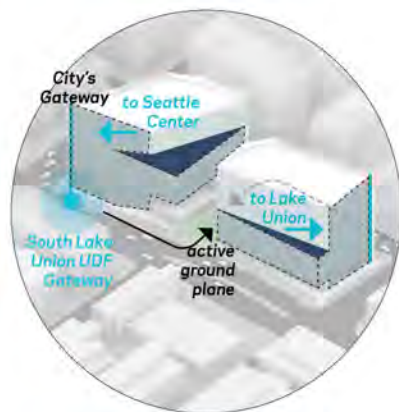
**5e.** To meet the needs of cyclists along two major cycling routes (Dexter and Mercer), the bike entries have been placed directly off the protected bike lane. Bike storage is directly connected to cyclist entries yet is located below grade to provide more area for active uses at grade levels. Additionally, enhanced cyclist amenities have been provided adjacent to bicyclist building entries to further support bicycle use.

**Similarities with 601 Dexter**

- Create a gateway
- Respect the transition to residential
- Connection to context



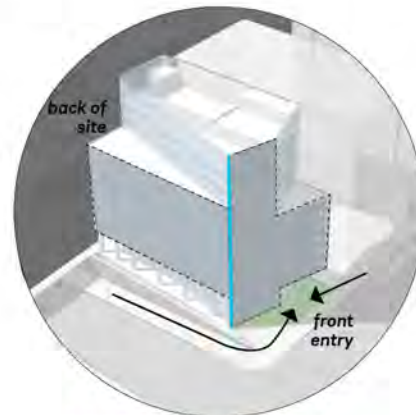
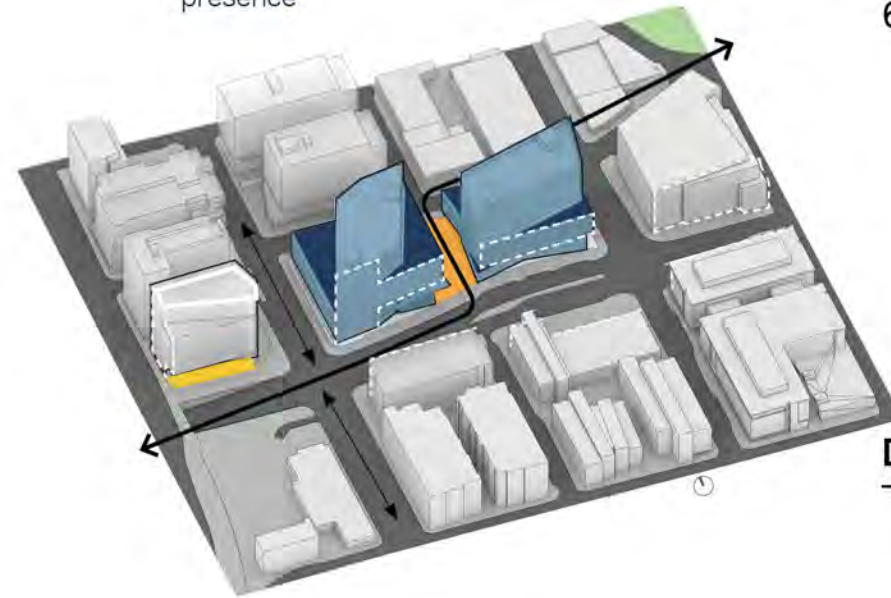
**601 Dexter Similarities**



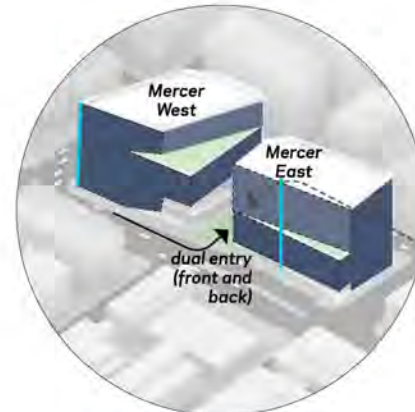
**816 Mercer Similarities**

**Differences with 601 Dexter**

- Front porch vs. shared park
- Stitch of intersection vs street edge
- Limited edge vs. defined edge with an urban presence



**601 Dexter Differences**



**816 Mercer Differences**

**Summarized Comments from EDG #3 Report on November 9, 2020:**

**6. Unique Conditions**

a. The SDCI staff requests graphic representations of the 601 Dexter project in conjunction with this project and an analysis of the relationship between the two proposed designs. (DC2, CS2, CS3)

b. The SDCI staff suggested using repetition of similarly scaled massing and exterior expressions to create a uniform architectural character and campus-like environment.

**Design Response Summary**

**6a.** Mercer West in the approved massing shares one corner of the Dexter / Mercer Dual Gateway marker. To respond, the corner of Mercer and Dexter is vertically continuous, which 'pins' this point with a vertical anchor. The massing then peels off of this vertical anchor to further emphasize the gateway and lower the street edge scale along Dexter for a better pedestrian experience. The peeling motion is applied at multiple scales in response to the Slow Cut concept as well as other adjacent buildings such as 601 Dexter and the South Lake Union neighborhood context. Together with Mercer East, the preferred scheme builds an exciting precedent in its creation of a quality public realm that invites social interaction and economic activity.

The two sites form their own unique identities through directionality (stitch of intersections vs. street edge), site planning (front porch vs. shared park), and 601 Dexter's responses to its adjacency to Highway 99 (limited edge vs. defined edge with street presence).

The 601 Dexter Project (#3035471-LU #3035375-EG) is across Dexter Avenue from Mercer West. That project made it through EDG and submitted its MUP application, so it was considered part of the existing context as part of the Mercer West design response, but its design has not evolved to recommendation level.



# DESIGN DEVELOPMENT



## RECREATION CENTER SPORT COURT

The EDG pavilion massing was elevated along Mercer St and reduced in height inside 8th Ave. The current massing respects this move as it presents itself from under the cantilever. The EDG mass was shown as all glass with a cantilevered roof. The updated design uses a translucent polycarbonate to shield the sport court from southern sun, creates a stronger presence and distinguishes it more from the rest of the building. The pavilion mass steps down inside 8th Ave as it transitions to the lower pavilion massing. The lower pavilion massing is scaled to work with the small scale of Roy St. and interacts with the elevated massing move of the tower along Roy St. The lower pavilion carries the same transparent glass at grade to show invitation into this public amenity.



6/15/21 Update: Updated to replace EDG massing with Recommendation level massing and additional views.

*design response*

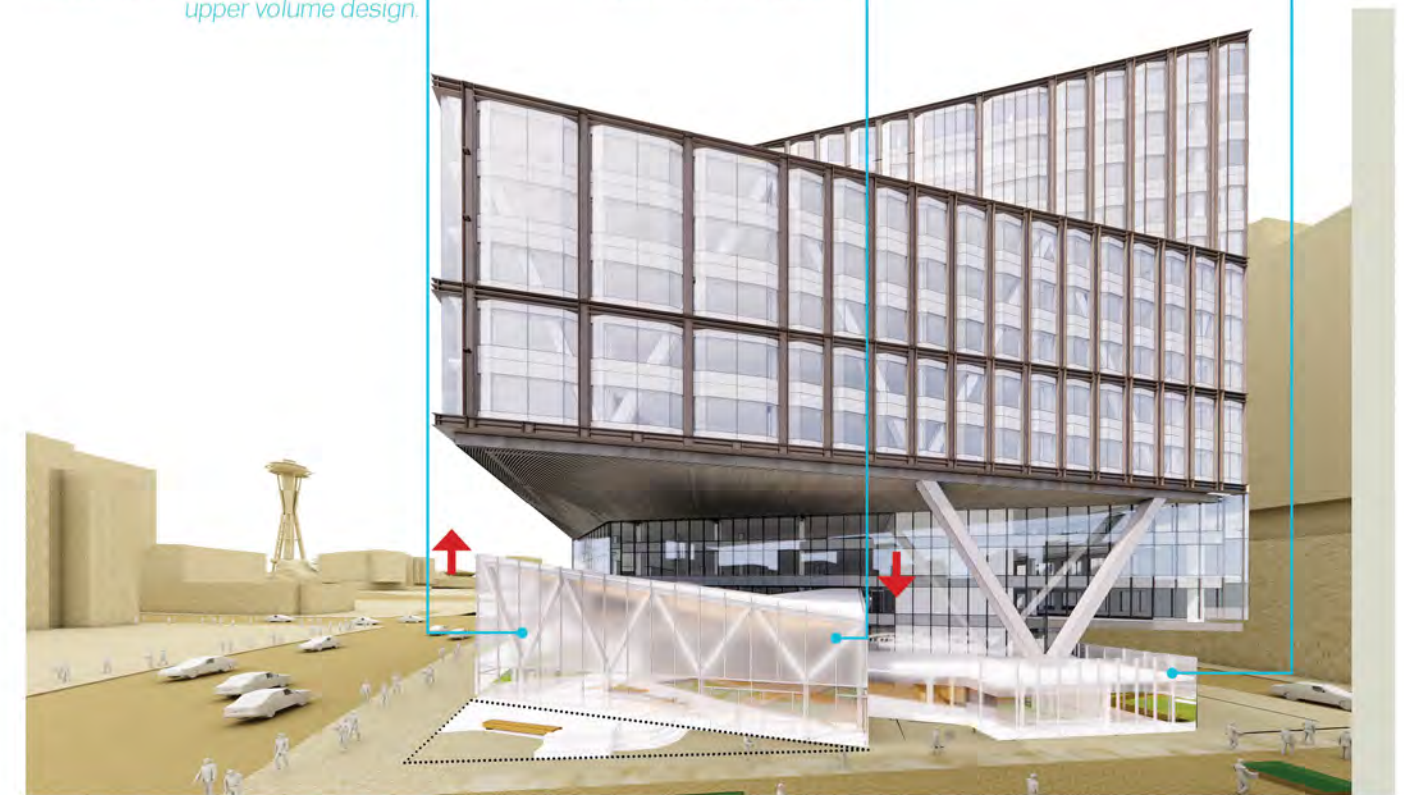
**performance**  
 polycarbonate top volume reduces glare to the predominately south facing sport court. this is desirable for the diverse functions of the program of the space and will eliminate the need for window shades to be implemented into the upper volume design.

**structure**  
 scaled structure creates a holistic environment within the pedestrian realm. the structural design compliments the transparency by lifting the bulk of the columns overhead thereby presenting fewer columns at the ground.

**expression**  
 polycarbonate defines the entire recreation center as an independent element with its own expression. above the lower pavilion the outdoor child care terrace is also screened with the translucent polycarbonate.



**edg massing**



**updates**

# NET POSITIVE HEALTH DIAGRAM






While Mercer East and West are uniquely different buildings, they share a series of amenities at multiple scales to reinforce the project's net positive health priorities. These amenities have evolved since EDG to reinforce the project's emphasis of health by prioritizing the community experience, tenant experience, and the overall effect on the planet.

The Mercer Blocks site uses the following sustainability goals to achieve net positive health and improve quality of life for its users:

- LEED Gold
- WELL-Ready
- Fitwell Certification
- Whole building energy consumption goal- below ASHRAE 90.1-2010
- Reduce outdoor water consumption up to below UPC baseline and indoor water consumption to below UPC baseline
- Exceed ASHRAE 62.1-2010 guidelines for ventilation rates
- .49 Green Factor

The site will also employ a mechanical central plant system used on both towers which will connect to the eco-district. It is capable of meeting **85% of the project's annual heating demand**.

## TENANT HEALTH

-  **unique facade, optimizing daylight**  
intentional focused transparency
-  **terraces featuring views of Seattle**  
30,000 sf of high level, outdoor amenity
-  **communicating stairs**  
prominently visible to provide an easy alternative to taking the elevator
-  **active program**  
work-lounge, retail, and meeting spaces define an active, engaged ground plane
-  **bike access from Roy**  
convenient connection to an urban amenity

## PLANET HEALTH

-  **storm water management**  
actively slows down and filters water
-  **eco-district connection**  
a new standard in sustainability
-  **landscaped terraces**  
addressing net positive health on the "5th facade"

## COMMUNITY HEALTH

-  **covered outdoor space and soffits**  
providing shading and rain coverage while addressing the neighborhood scale
-  **landscape design, 8th avenue public access easement**  
an **additional 150% open space** provided at grade, combining with the terraces and landscaping to create **16,750 sf of Green Space**
-  **recreation center**  
a place for people within the community

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# PROJECT DEVELOPMENT: SITE

## SLOW CUT AS SITE STRATEGY

*Unique Conditions (EDG Comment 6b)*

The “slow cut” in the preferred massing makes the grandest gesture of connection between Mercer East and Mercer West. Within the ground plane along 8th Avenue, a number of strategies are utilized across the site to not only expand and enhance the physical space of the public realm (through the podium lift) but create a new type of public space in South Lake Union. A landscaped walk continues the north-south connection across the easement, creating a legible pedestrian experiences. The Slow Cut approach also actively expands this public space at multiple scales, reinforcing it’s importance as an urban amenity.

### PL 1 Connectivity

#### A. Network of Open Spaces

1. Enhancing Open Space

2. Adding to Public Life

\*\*PL1.1 Network of Open Spaces:

a. Mid-Block Connections

b. Street-Level Open Space

c. Open Space Connections

d. 8th Ave North

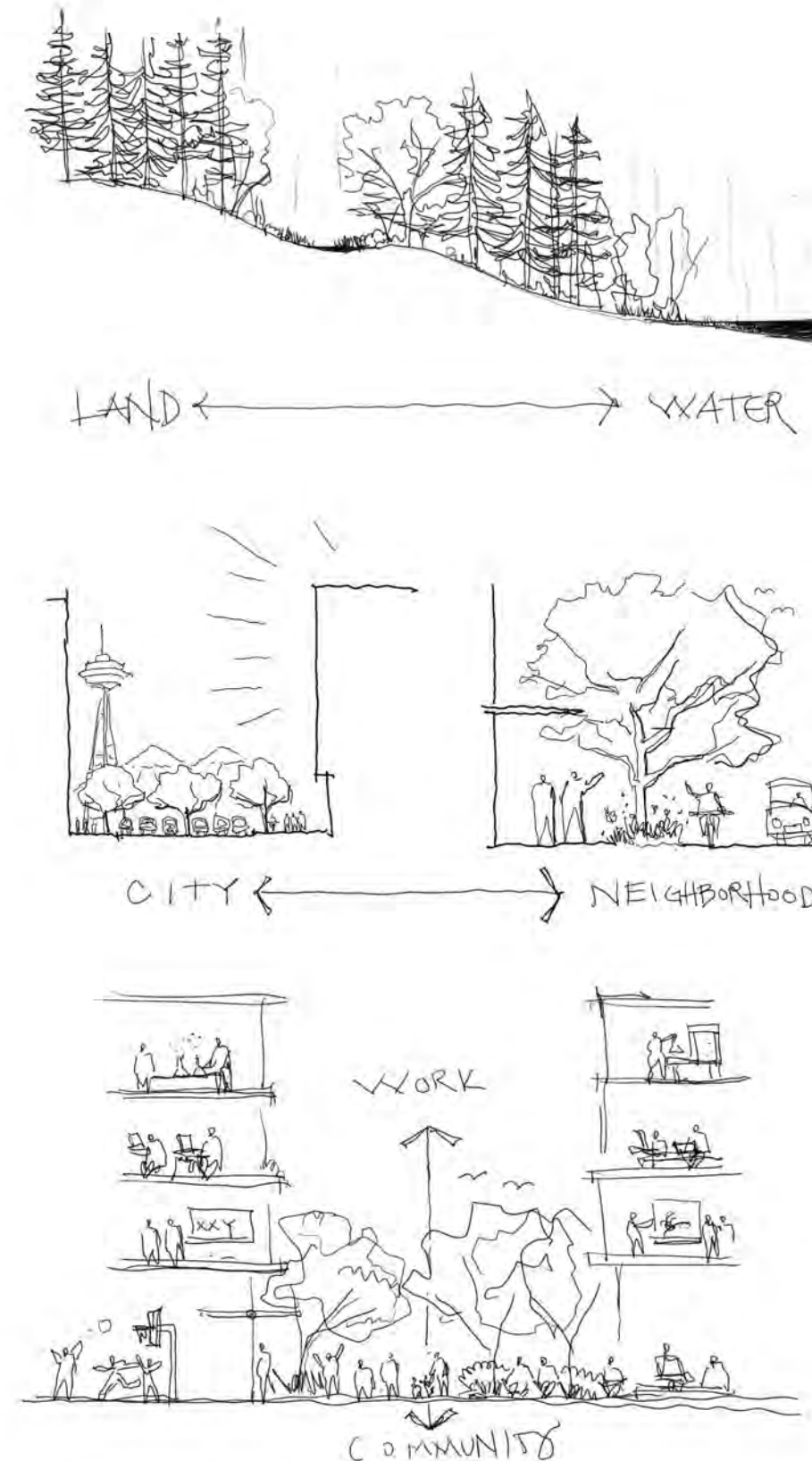


## LANDSCAPE

*Landscape Design (EDG Comment 4a-d)  
8th Ave. Approved by SDC*

The landscape design for Mercer Blocks is focused on integrating the former “megablock” back into the neighborhood fabric and accentuating the opportunity of the 8th Avenue Public Access Easement as a public space connected to the new Recreation Center.

The project site marks an edge between ecologies, urban scales, and communities. As places of meeting and interaction, edges are some of the most productive conditions. The Mercer Blocks site connects three key conditions: land to water, the global city to a changing neighborhood, and an innovative workplace with a community recreation center.



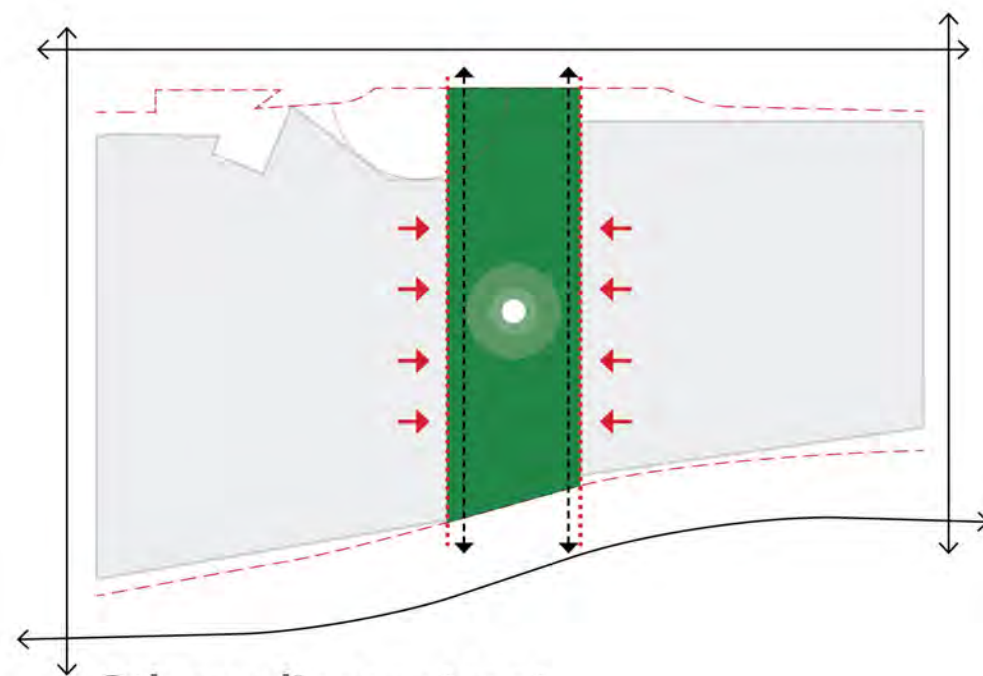


▲ = entry

6/15/21 Update: Street frontage uses clarified.

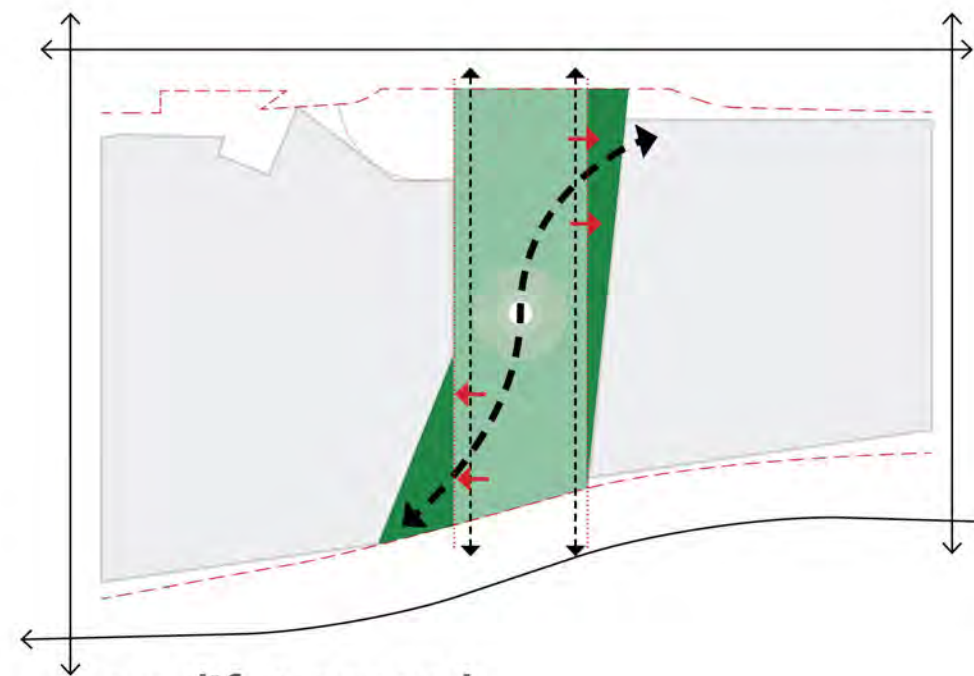


## DEVELOPMENT OF 8TH AVE AS A STREET



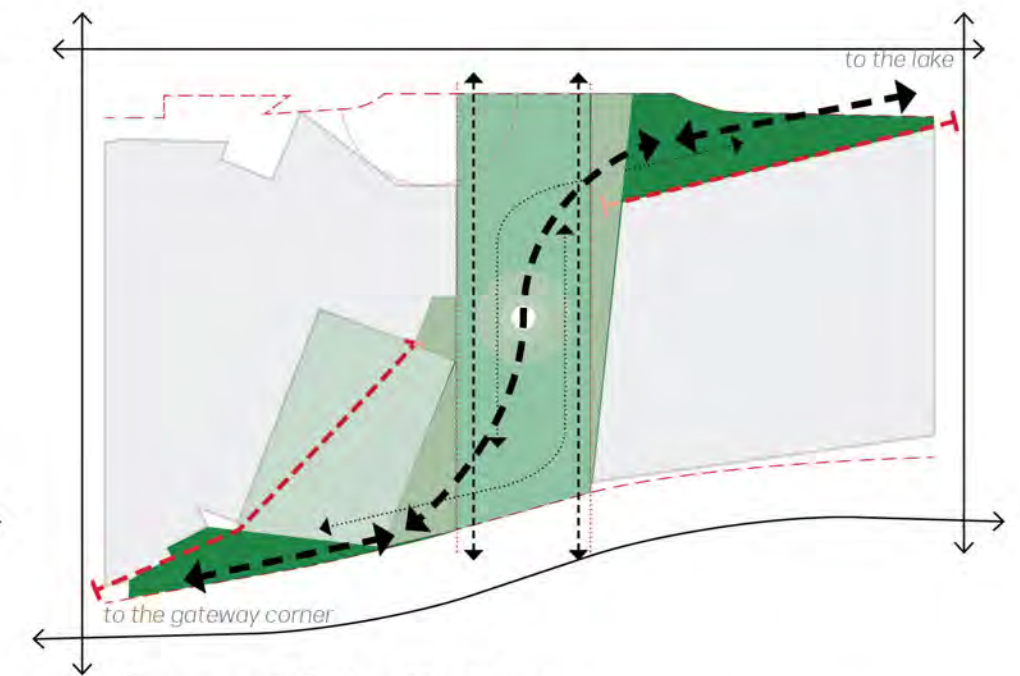
### 8th ave-linear street

building edges push up to property line, maximizing front-age along 8th ave



### amplify+ expand

massing cuts back to increase pedestrian space and extend the physical extents of 8th ave



### slow cut & invitation

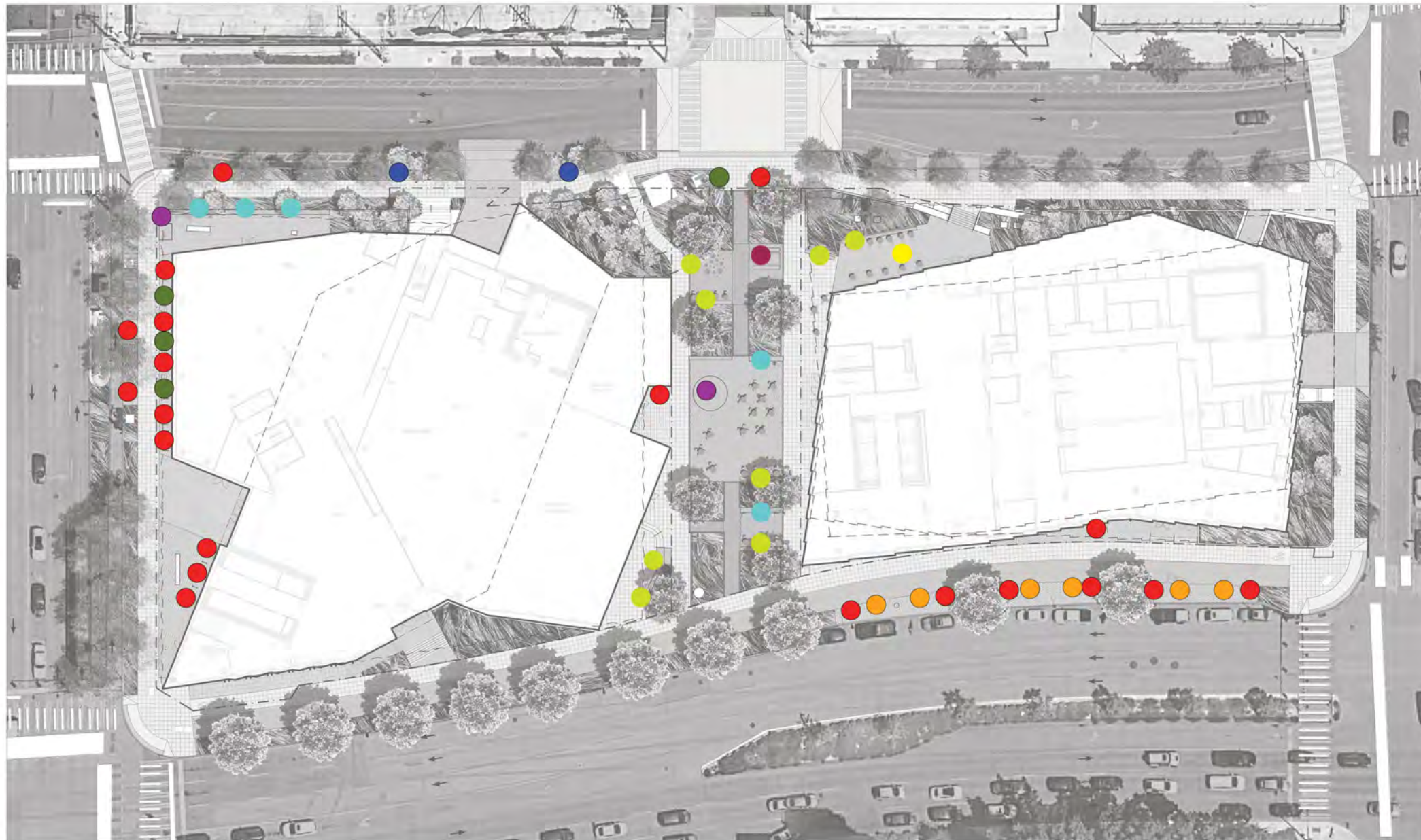
a second layer of cuts further extends the extent of 8th ave to the lake and gateway corner  
\*increases green space by 50%

# LANDSCAPE FURNISHINGS

Landscape Design (EDG Comment 4a)  
8th Ave. Approved by SDC

SDC Comment 3: Evaluate the use of materials in the 8th Ave public easement and community center to ensure that the spaces feel like they are publicly accessible.

SDC Comment 4: Evaluate how the 8th Ave public easement design relates to other adjacent City streets and public ROW, including how standard ROW improvements will be incorporated through the site balanced against custom or unique elements.



## Furnishings



**Wood Bench**  
Proposed



**Plinth**  
Proposed



**Movable Furniture**  
Proposed



**Bike Racks**  
Proposed



**Communal Table**  
Proposed



**High Top Tables**  
Proposed



**ROW Furniture**  
Proposed



**ROW Furniture**  
Proposed



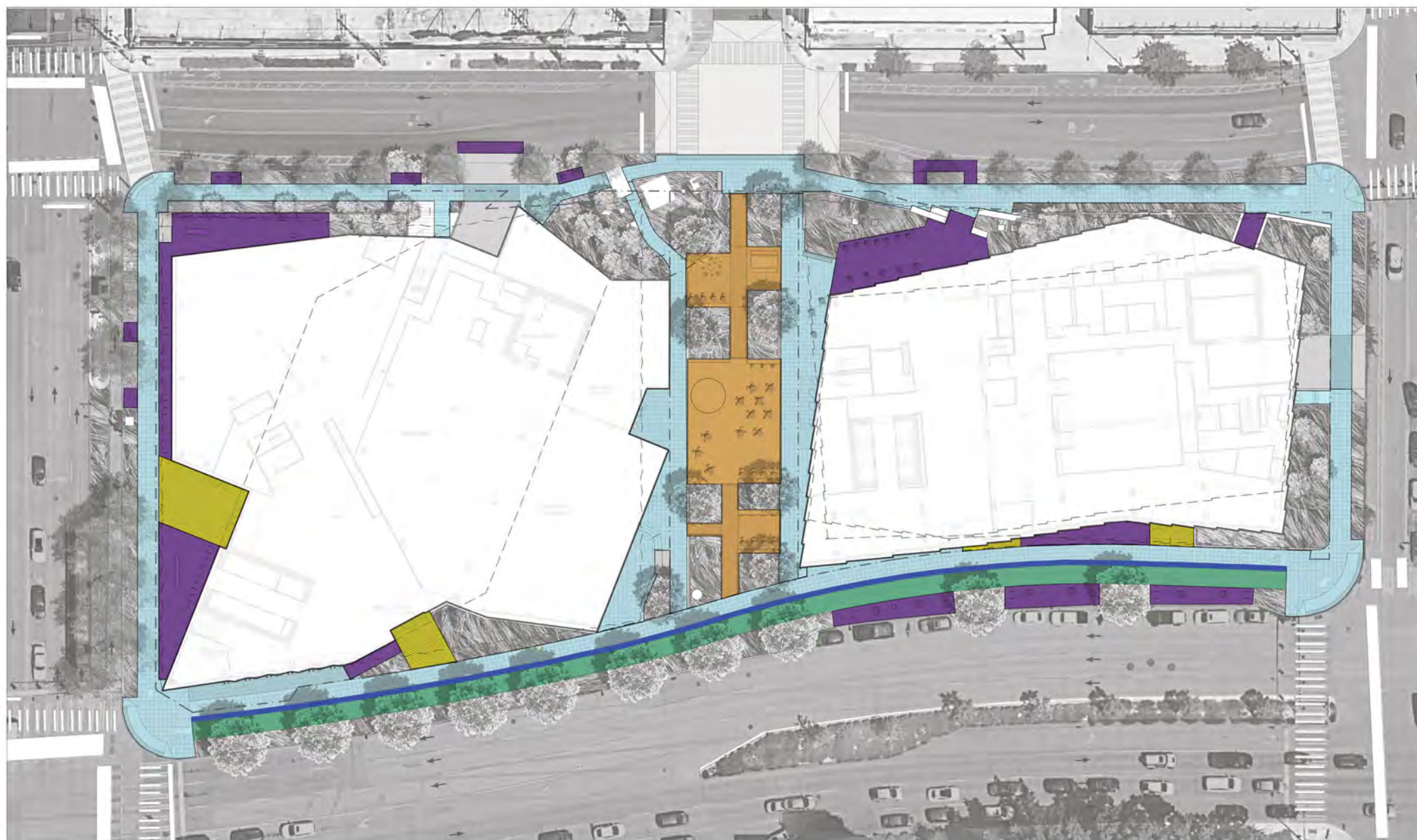
**ROW Furniture**  
Proposed

# LANDSCAPE MATERIALS






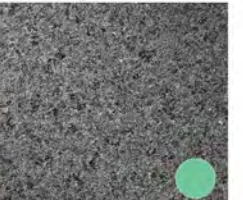
Landscape Design (EDG Comment 4a)  
8th Ave. Approved by SDC

SDC Comment 3: Evaluate the use of materials in the 8th Ave public easement and community center to ensure that the spaces feel like they are publicly accessible.

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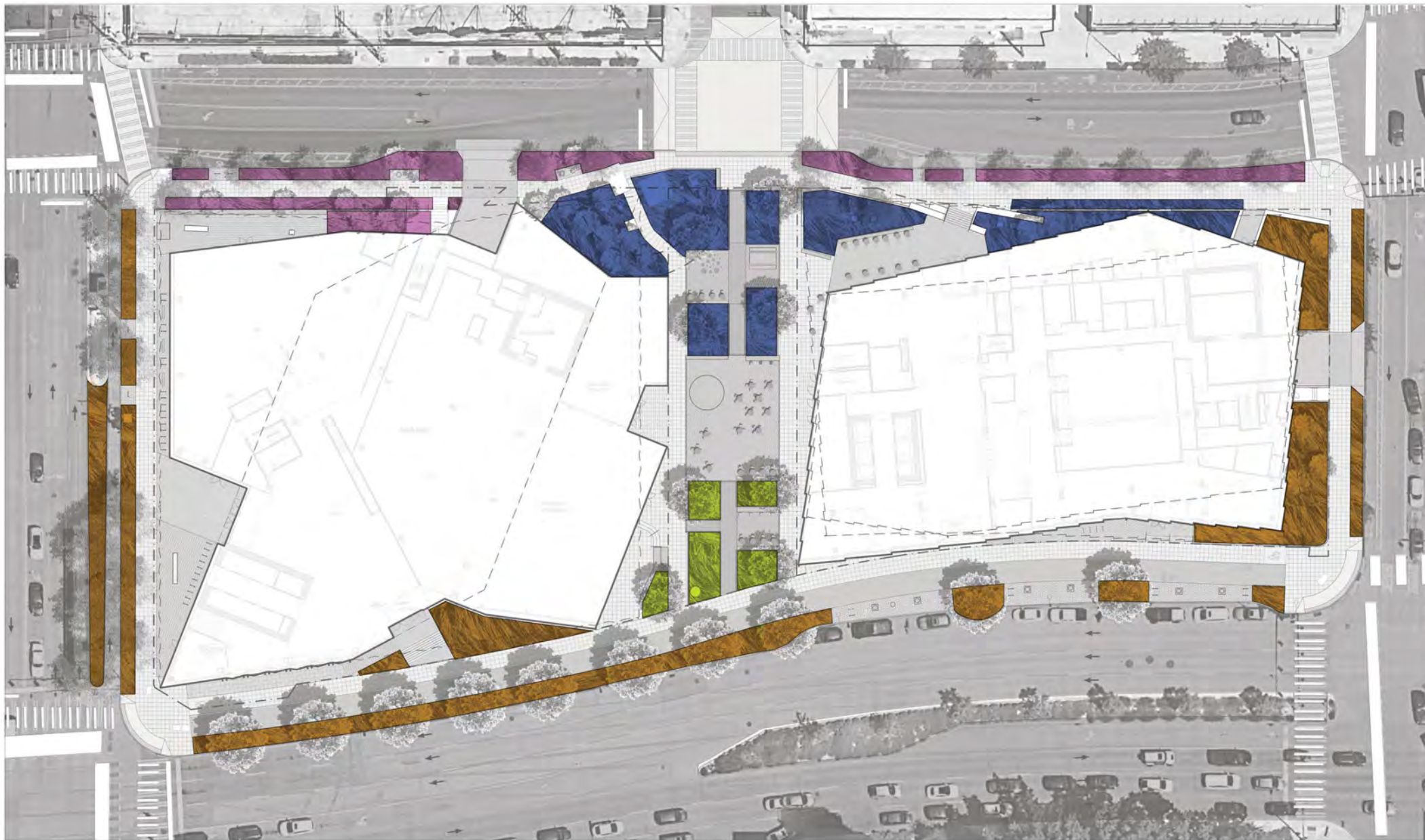
## Materials

		
<b>Precast Plank: Proposed</b> Color: Natural and Custom Finish: Light Sandblast	<b>Concrete Paver: Proposed</b> Color: Charcoal Finish: Light Sandblast	<b>Concrete Paver: Proposed</b> Color: Glacier White Finish: Light Sandblast
		
<b>City of Seattle Sidewalk: Proposed on 8th</b>	<b>Granite Cobble: Proposed</b>	<b>Asphalt: SDOT Proposed</b>

## LANDSCAPE PLANTING

Landscape Design (EDG Comment 4c-d)  
8th Ave. Approved by SDC

SDC Comment 1: Provide information on how sustainability is being integrated into the design concept.





**Example native species for seasonally wet portions of the site.**



**Example native species for seasonally wet and shadier portions of the site**



**Example native species for Right of Way along Roy St.**



**Example native species for Right of Ways along Dexter, Mercer, and 9th**

## SDC ROLE ON 8TH AVE N

### SDC Broad Street Vacation Conditions and Recommendations

#### SDC Conditions Related to 8th Ave N

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

#### SDC Recommendations

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

#### SDC Timeline

Dec 11th, 2017  
Broad St Vacation

Aug 14th, 2020  
SDC Subcommittee Meeting

Mar 30th, 2021  
Team met with Aaron and Michael

Apr 15th, 2021  
**SDC APPROVAL**

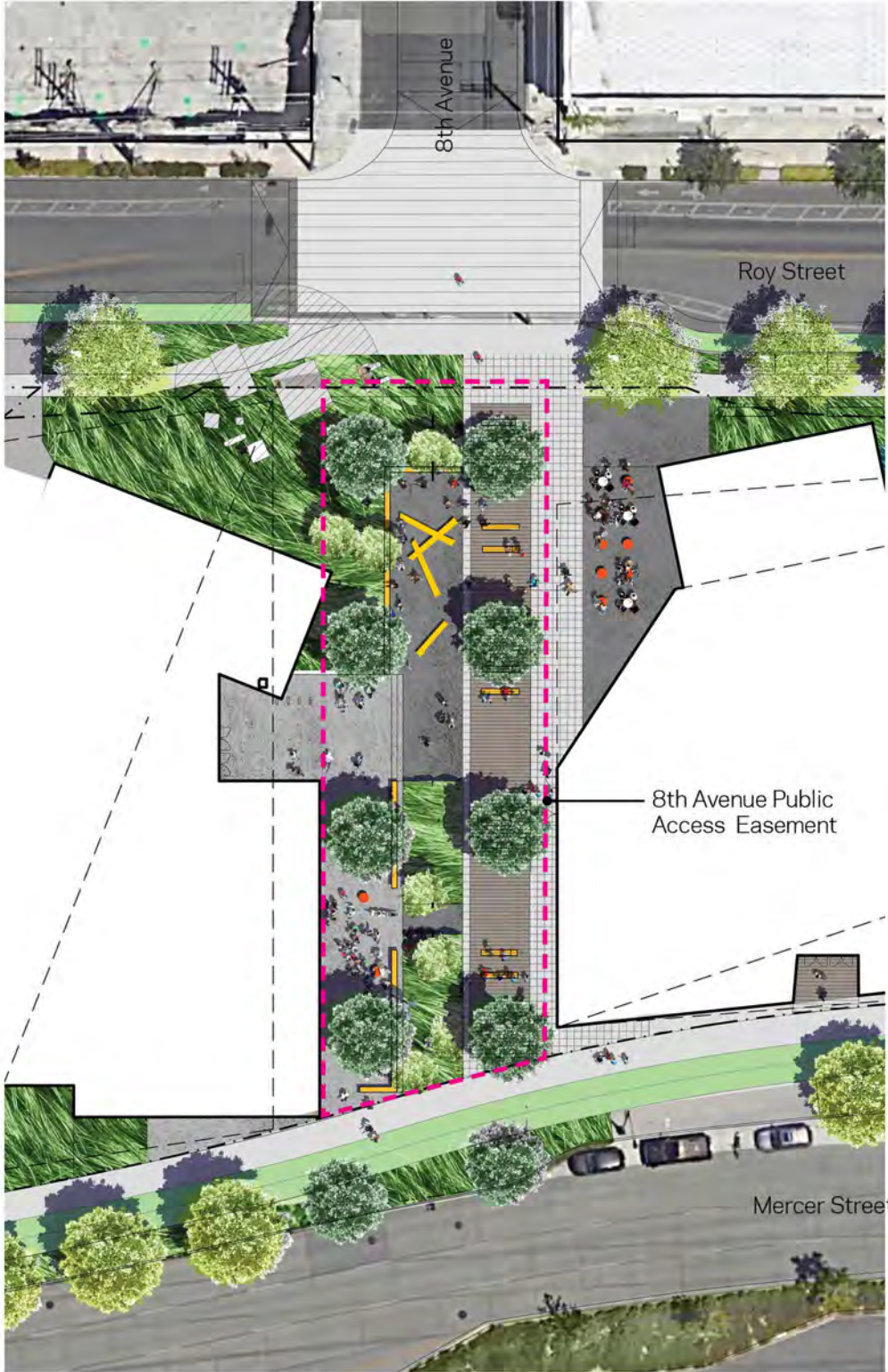


#### SDC Comments

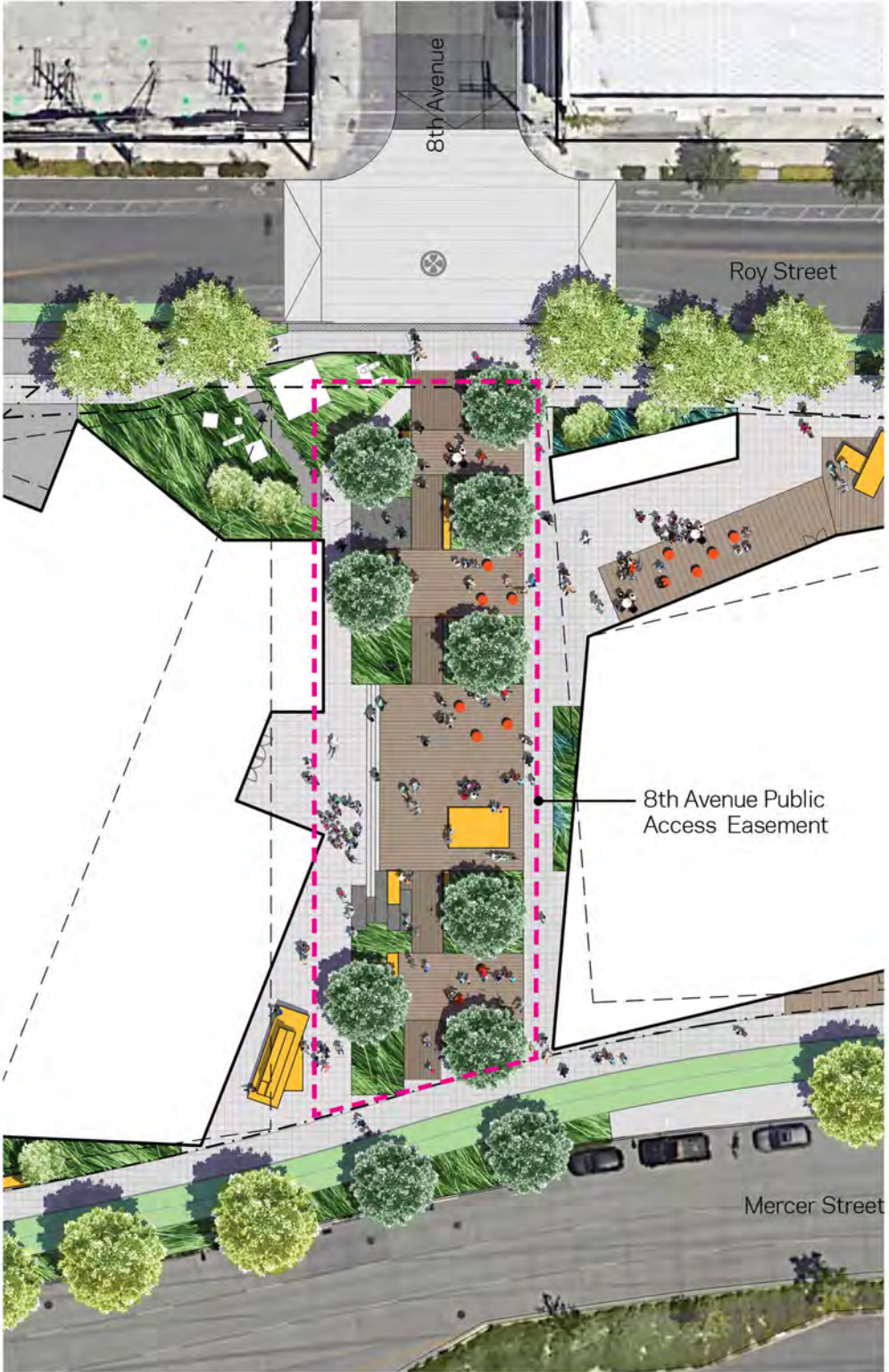
- 1 Provide information on how sustainability is being integrated into the design concept.
- 2 Provide information on programming, specifically how the design will function for public gatherings, festivals, etc, as well as how the building and public easement will relate with the immediate surroundings.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

*The SDC thanked the project team for their presentation of the 8th Ave pedestrian easement design for the Mercer Blocks Project. The Commission appreciated level of detail provided for the proposed design and the overall thoroughness of the presentation. The Commission agreed that the proposed design of the 8th Ave Pedestrian Easement fulfills the condition adopted by the City Council. The SDC voted, 6-0, to approve the 8th Ave Pedestrian Easement design for the Mercer Blocks Project.*

- SDC MEETING MINUTES, 4/15/2021



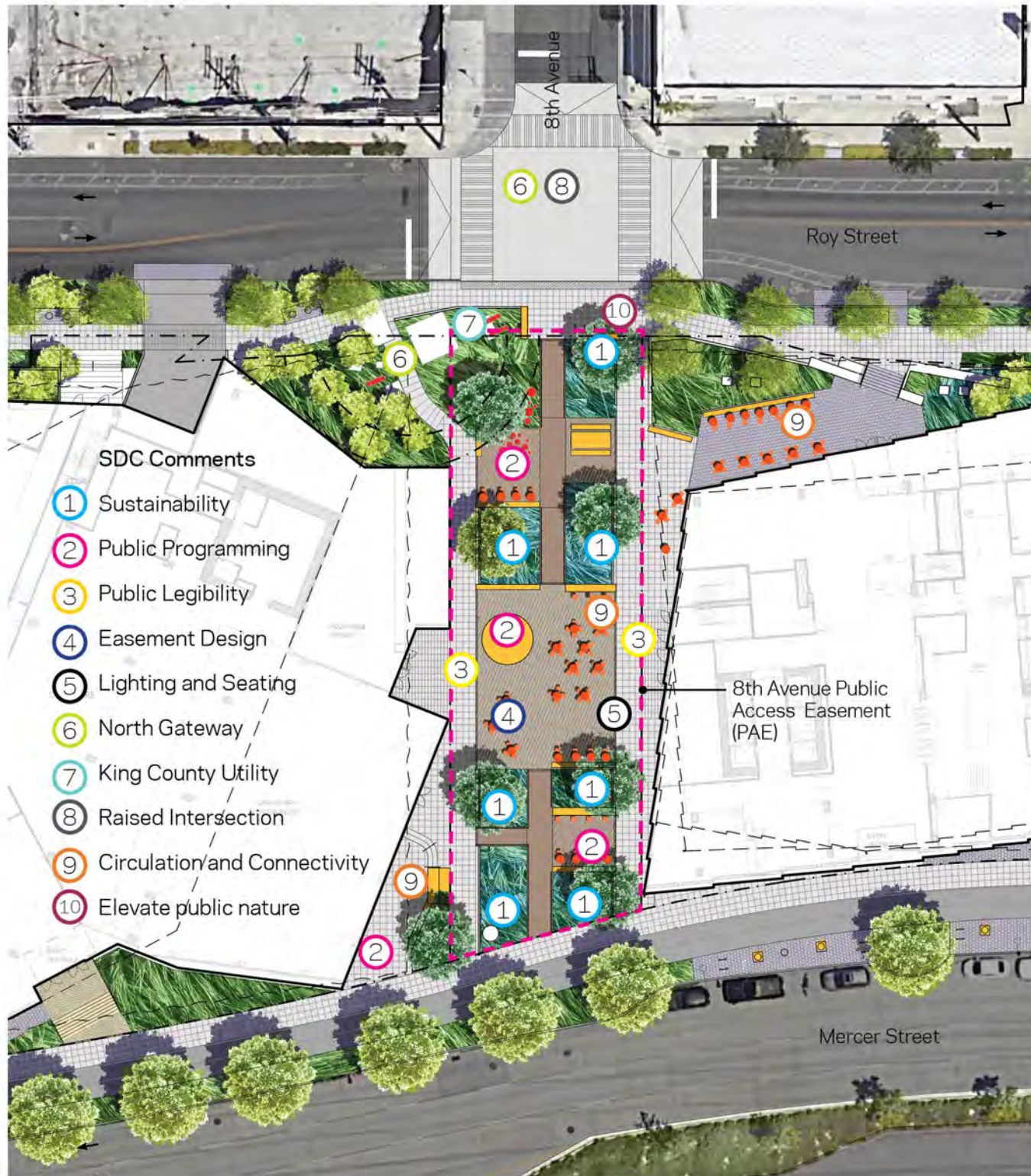
8th Ave - 8/14/2020: SDC SUBCOMMITTEE



8th Ave - 10/20/2020: EDG



8th Ave - 4/15/2021: SDC APPROVAL



8th Ave - 4/15/2021: SDC APPROVED

## 8TH AVENUE

Landscape Design (EDG Comment 4a-d)  
8th Ave. Approved by SDC

The 8th Ave N Public Access Easement is the heart of the project. Returning this land to the street grid as a welcoming public space is at the core of breaking down the mega block. As a part of the land sale agreement, the Seattle Design Commission established guidelines for the design of 8th Avenue. These focused on public connectivity, opportunities for events, and the sustainability of the site. The design as presented here was unanimously approved by the full Design Commission without conditions.

The design is based on three layers of site systems: the ecology of the local ground, the larger street grid, and rooms for community life and events.

HEALTHIER COMMUNITY

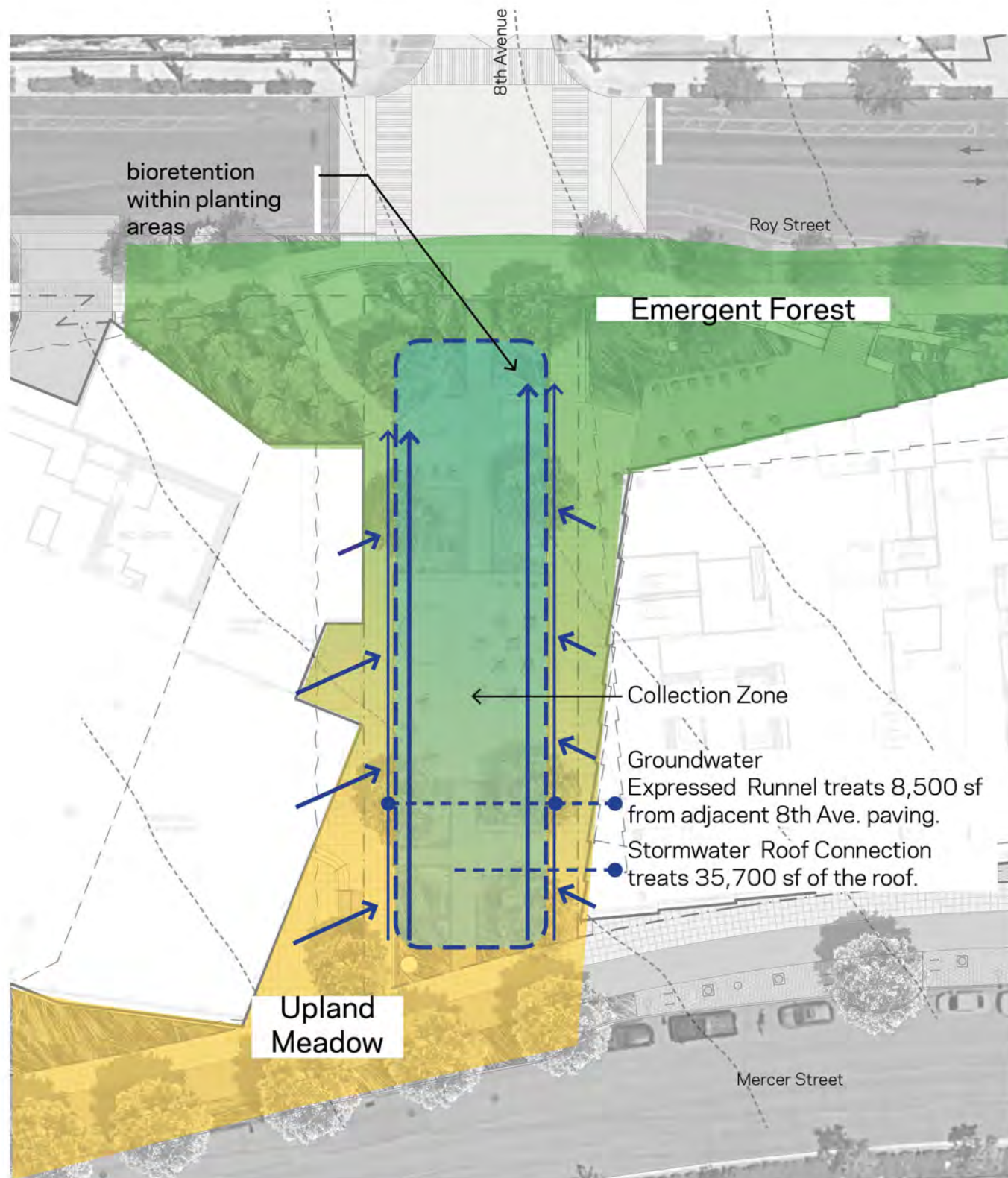
HEALTHIER NEIGHBORHOOD

HEALTHIER ECOLOGY







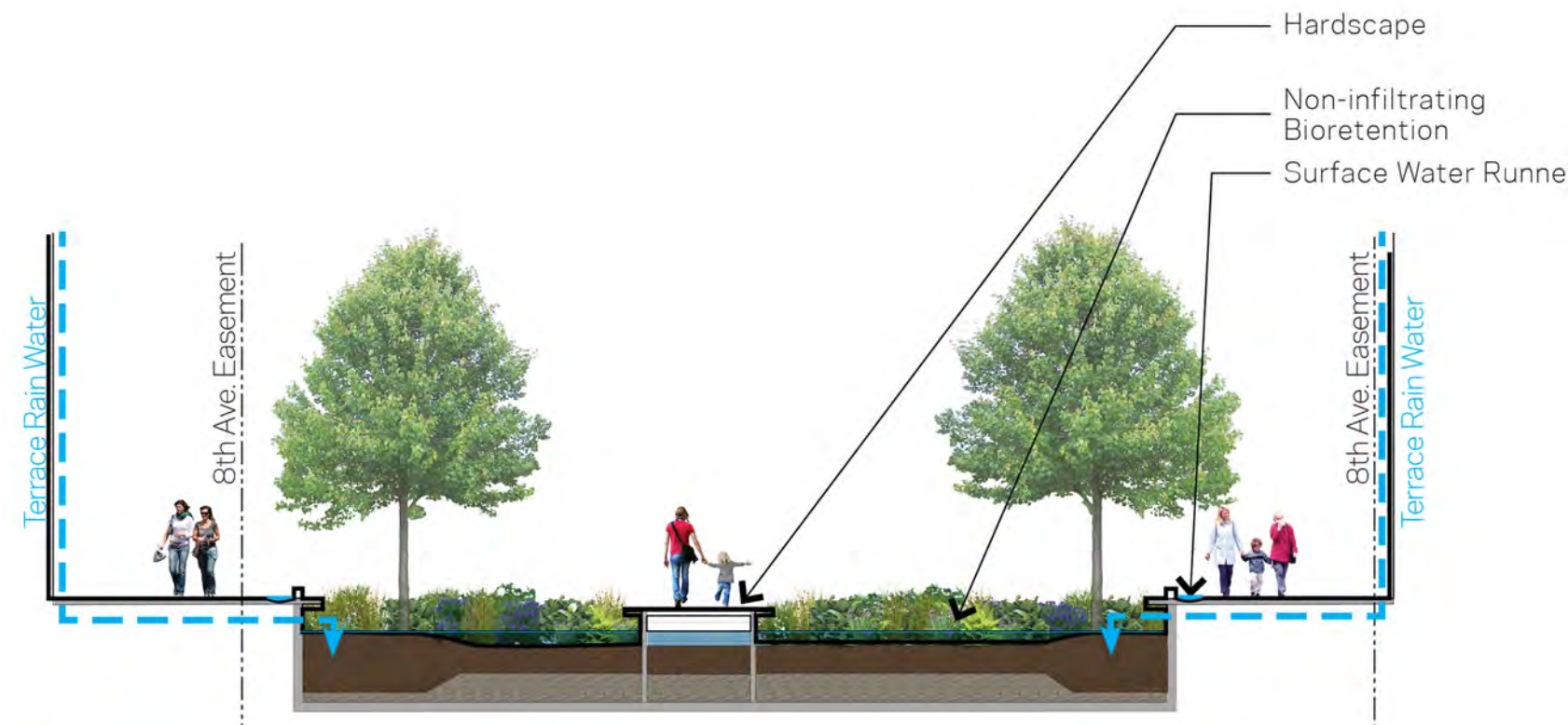


Storm Water Management Diagram

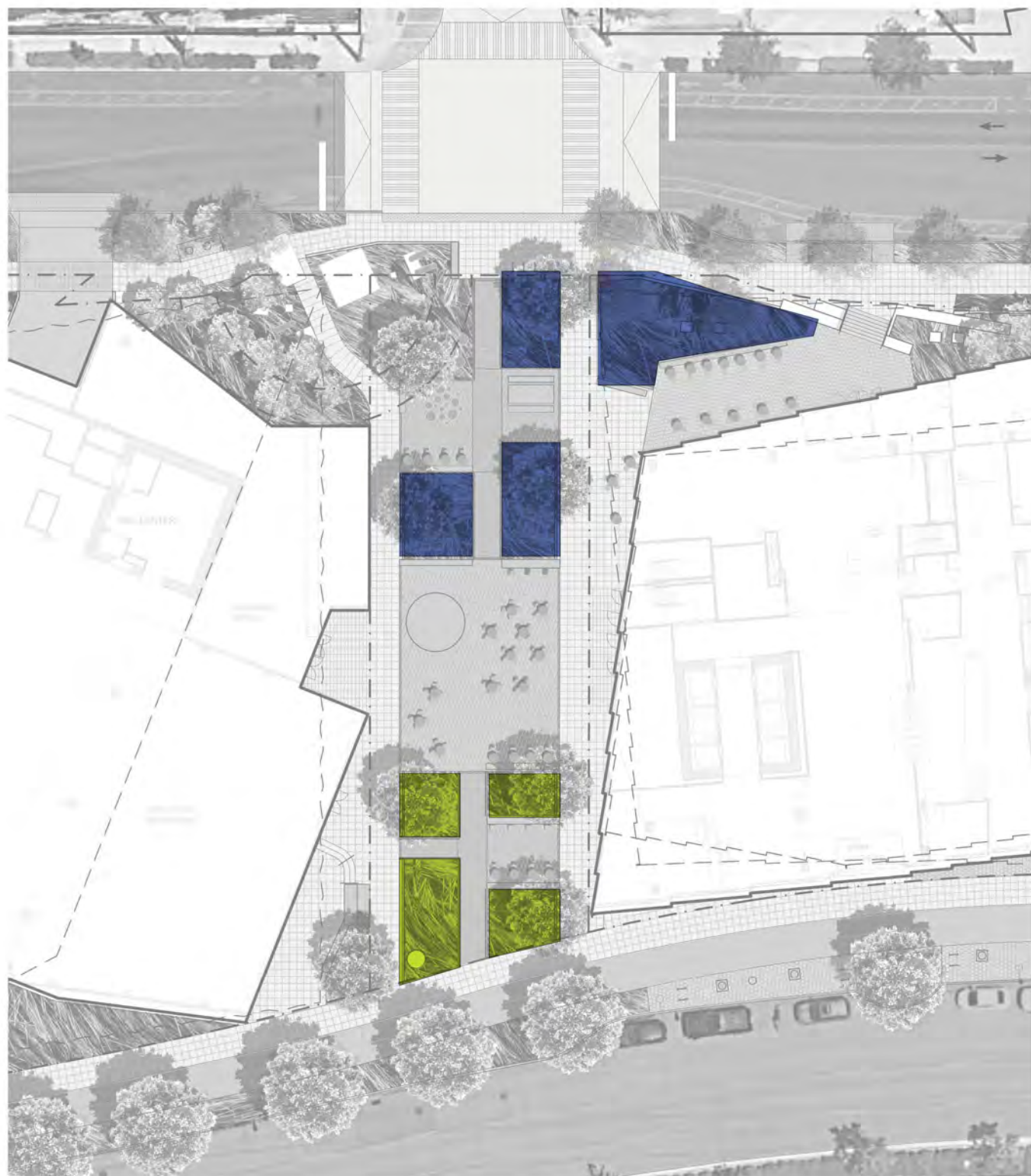
## HEALTHIER ECOLOGY

Landscape Design (EDG Comment 4c)  
8th Ave. Approved by SDC

This project reconnects the lake-edge identity and ecology disrupted in recent decades. Central to the design of the Public Access Easement is a native garden that collects 8,500 sf water from adjacent paving and 35,700 sf from portions of the building roof. Elevated walks and gathering spaces overlay this large soil volume allowing people to directly engage nature in the heart of South Lake Union.



Storm Water Management Section Diagram



## 8TH AVENUE ECOLOGY

Landscape Design (EDG Comment 4a)  
8th Ave. Approved by SDC



Aquilegia formosa



Carex stipata



Camassia leichtlinii



Deschampsia cespitosa 'Goldtau'



Downingia elegans



Erigeron peregrinus



Erythranthe guttata



Iris tenax



Violla glabella



Triteleia hycinthina

Example native species for seasonally wet portions of the site.



Anthyrium felix-femina



Clayton sibirica



Carex stipata



Dicentra formosa



Hydrophyllum tenuipes



Maianthemum racemosum



Trillium ovatum



Violla glabella

Example native species for seasonally wet and shadier portions of the site



## HEALTHIER NEIGHBORHOOD (PUBLIC STREETS FRAMEWORK)

Landscape Design (EDG Comment 4a)  
8th Ave. Approved by SDC

Central to the Seattle Design Commission's approval to the design of the 8th Avenue Public Access Easement is the legibility of the space as a continuation of public streets rather than a privatized landscape attached to the building architecture. Emphasis on clear connectivity of sidewalks through the site that link to the intersection and growing neighborhood to the north emphasize the relationship of this space to the broader urban realm. Unique opportunities for seating, art, planting, and materials add to this public framework and support the multi-use nature of the space as a series of rooms for daily living as well as special events.

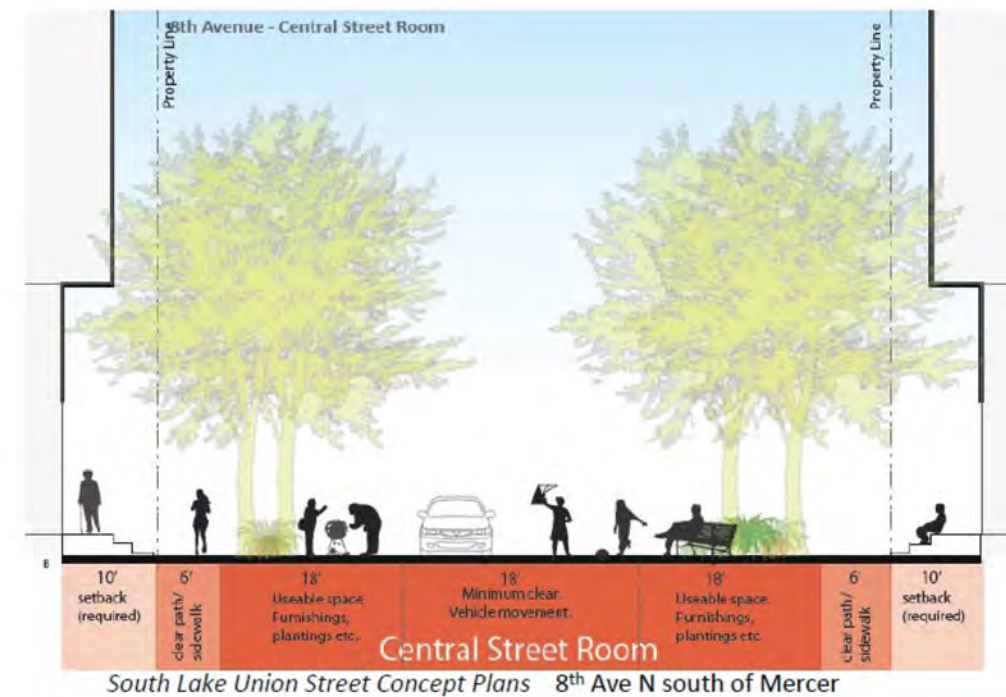
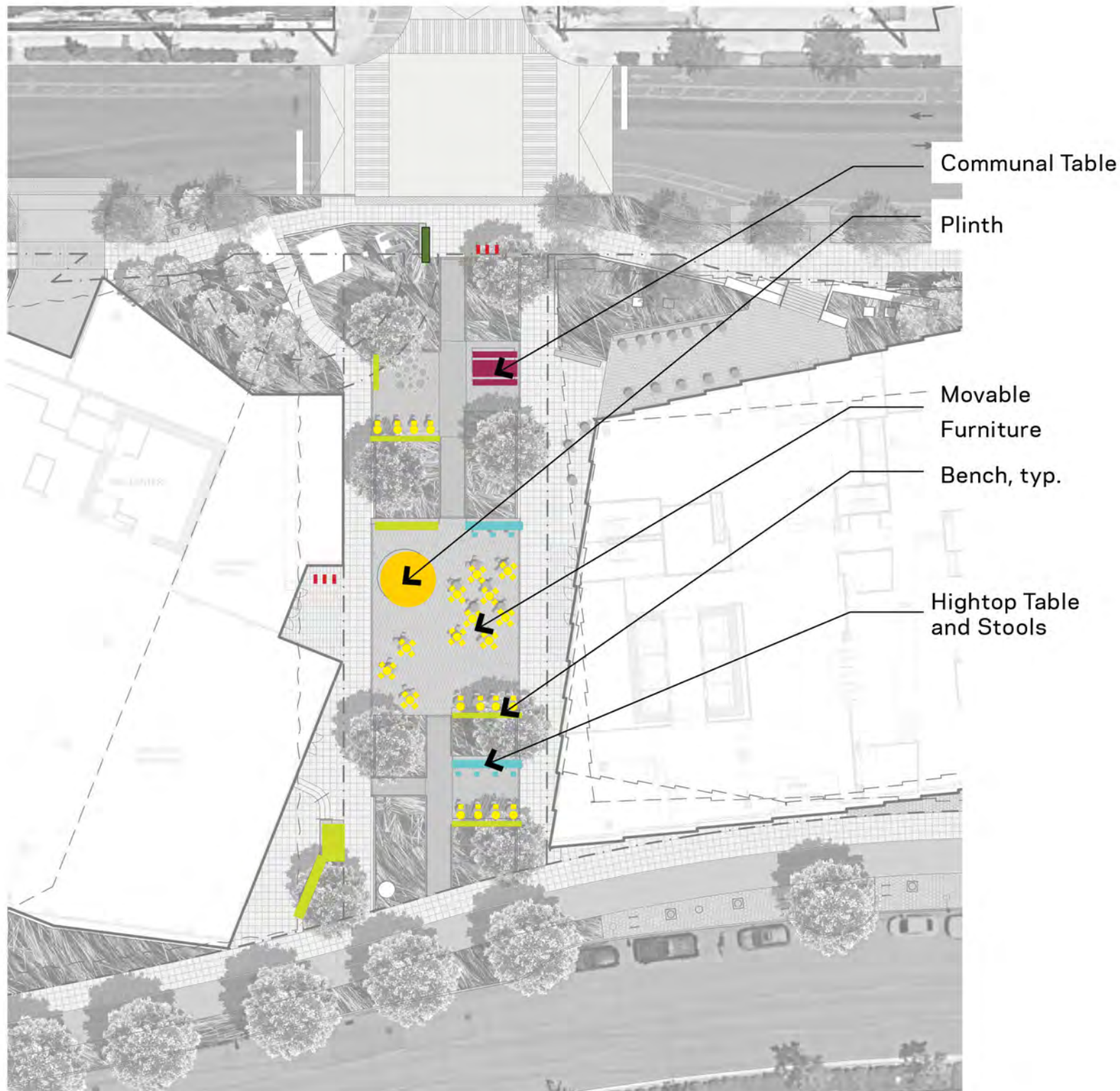


Diagram from Seattle Design Commission 8th Avenue Guidelines which outlined the importance of the PAE following the pattern of adjacent blocks for continuity and public legibility

# 8TH AVENUE FURNISHINGS

Landscape Design (EDG Comment 4a)  
8th Ave. Approved by SDC



**Wood Seating**  
Proposed



**Plinth**  
Proposed



**Movable Furniture**  
Proposed



**Bike Racks**  
Proposed



**Communal Table**  
Proposed



**High Top Tables**  
Proposed



**ROW Furniture**  
Proposed



View down Mercer towards 8th Ave.



View From Mercer towards 8th Ave Slow Cut.



View From Mercer West towards 8th Ave.





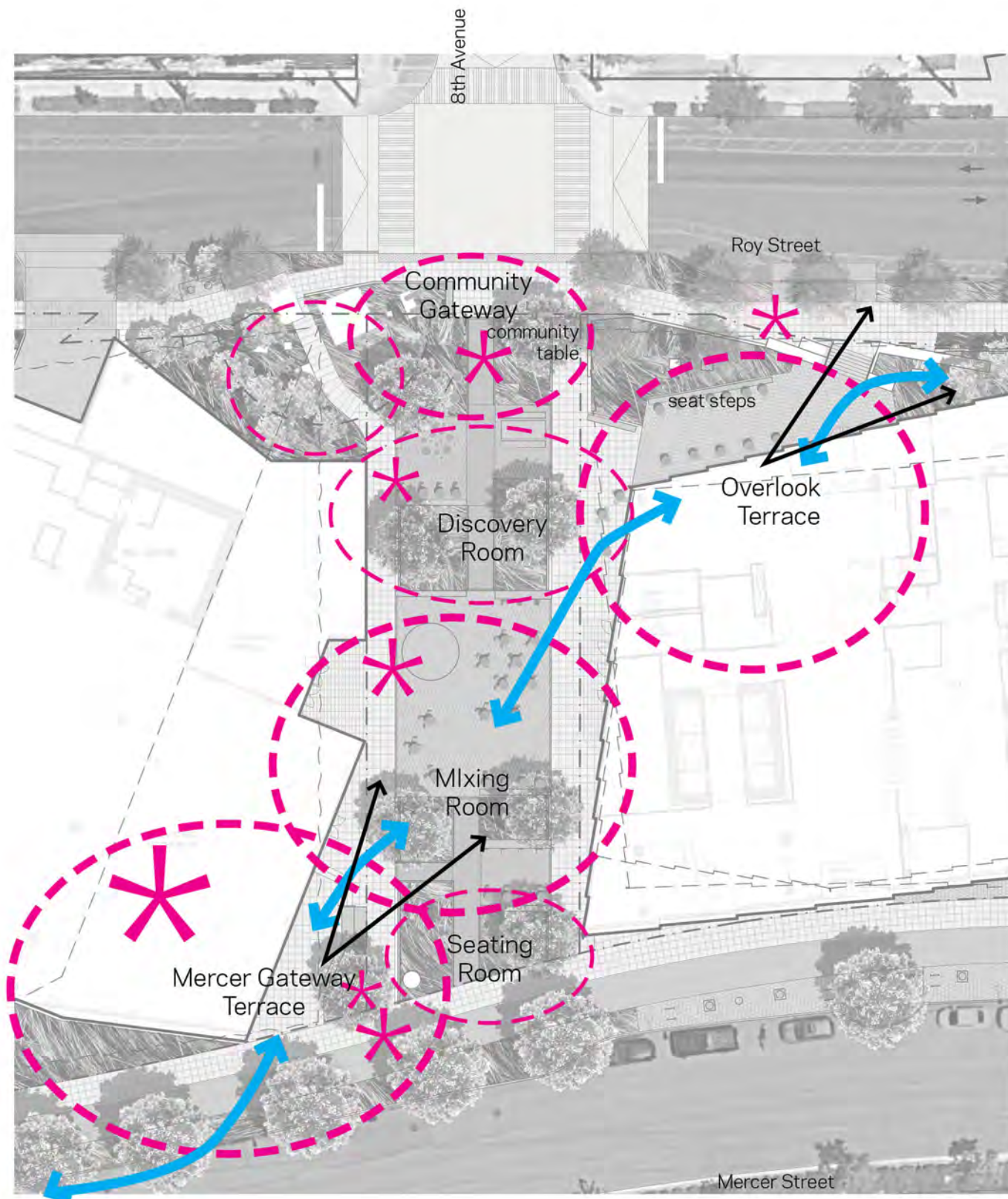
View From Mercer towards 8th Ave.



View From Roy St looking North through 8th Ave.



View From Mercer East looking towards Rec Center



## ACTIVATION

Landscape Design (EDG Comment 4a)  
8th Ave. Approved by SDC

The interface of the Slow Cut Concept with the Seattle Design Commission's 8th Avenue Guidelines supports a layered experience that speaks to the landscape's role as both a north-south public connection, and an urban room. The design breaks the overall volume down into a series of rooms with unique points of interest and identity and multiple routes among them. A variety seating types, art, and event spaces create unique focals for each room. Viewpoints connected with the slow cut invite visitors into 8th Avenue and offer prospect by leveraging the topographic orientation toward the lake.

### B. Walkways and Connections

3. Pedestrian Amenities  
\*\*PL2.2.b. Walkways and Pedestrian Interest
- a. Points of interest
  - b. Focal features
  - c. Viewpoints

### PL 1 (cont'd)

# ACTIVATION

Site Planning (EDG Comment 3a)  
8th Ave. Approved by SDC

The multi-room design allows for flexible events at different scales without the risk of a space that feels empty when no large event is going on. The central Mixing Room is directly connected to the Recreation Center and includes a stage plinth.

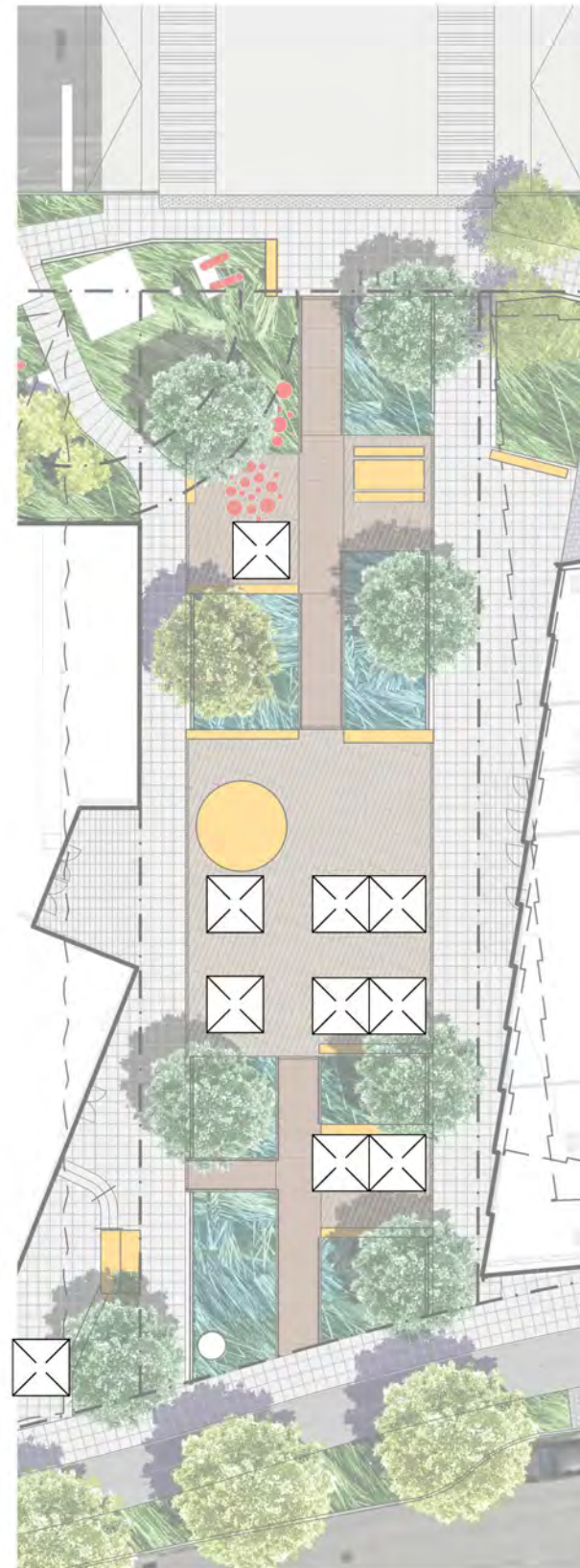
## PL 1 Connectivity

### A. Network of Open Spaces

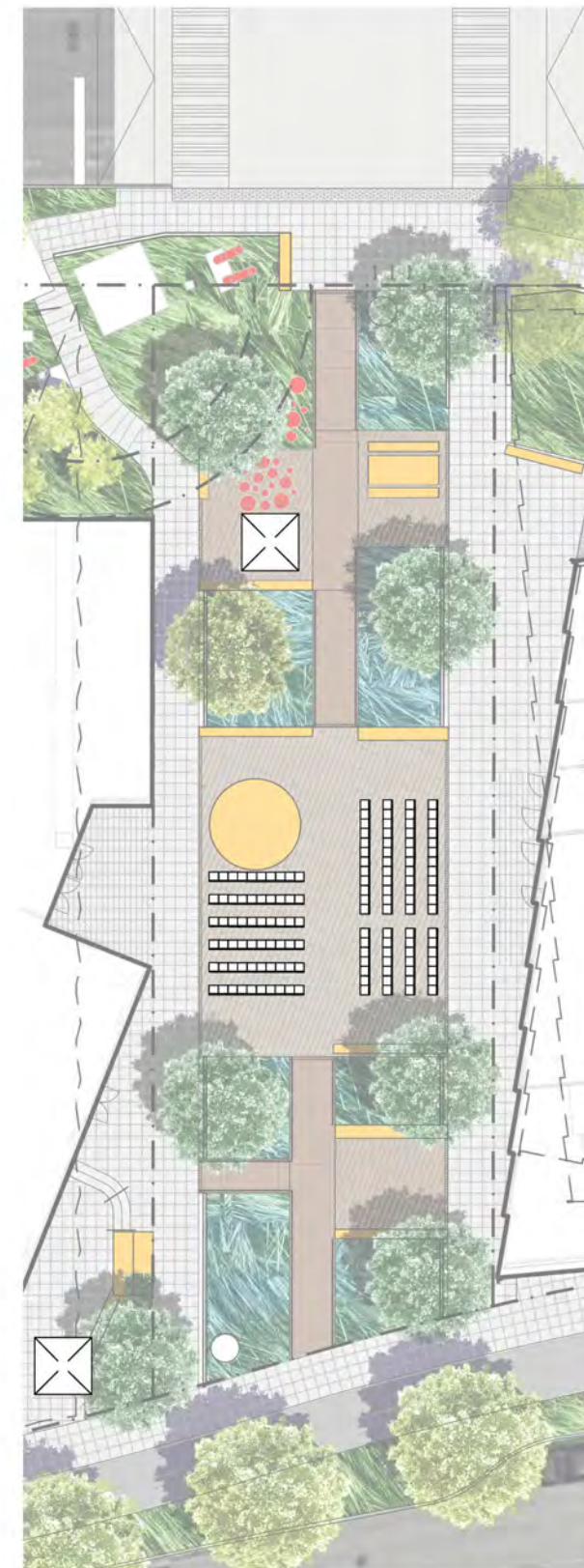
- 1. Enhancing Open Space
- 2. Adding to Public Life

\*\*PL1.1 Network of Open Spaces:

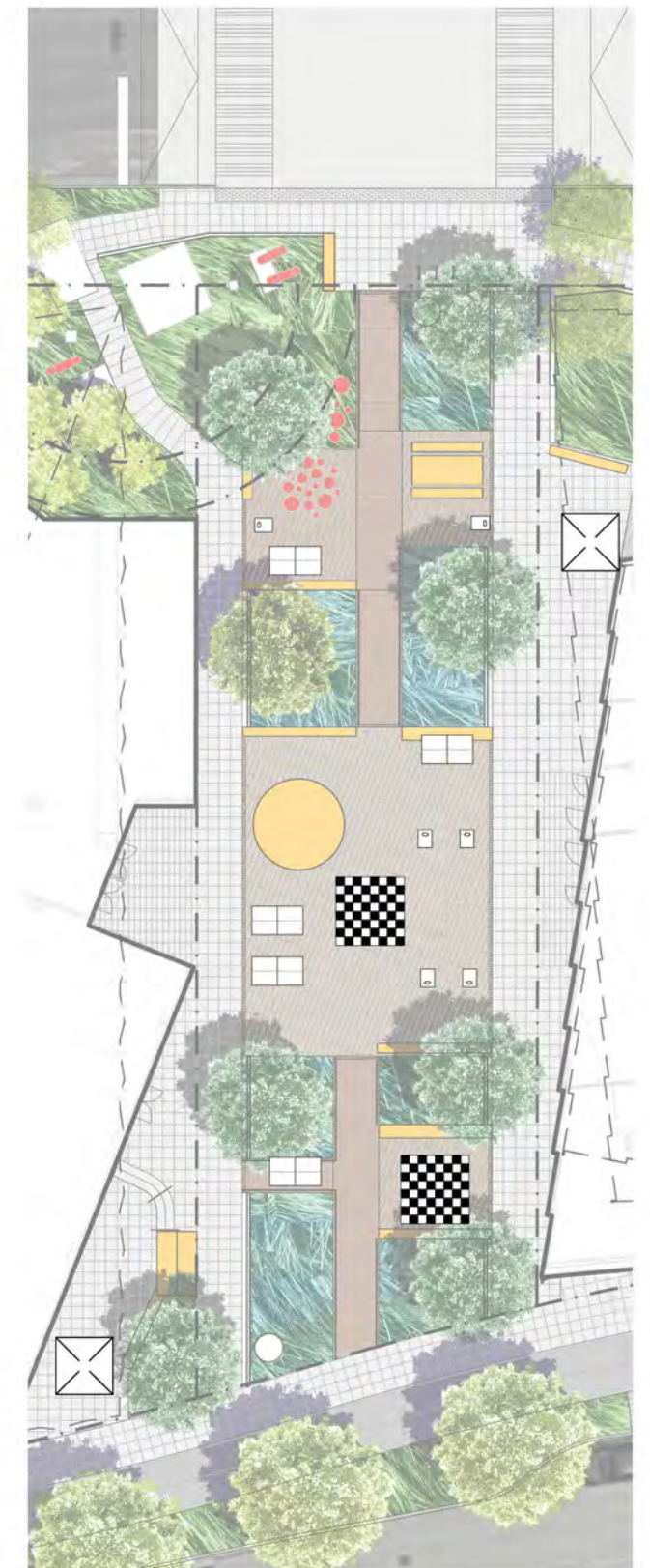
- a. Mid-Block Connections
- b. Street-Level Open Space
- c. Open Space Connections
- d. 8th Ave North



festival tents

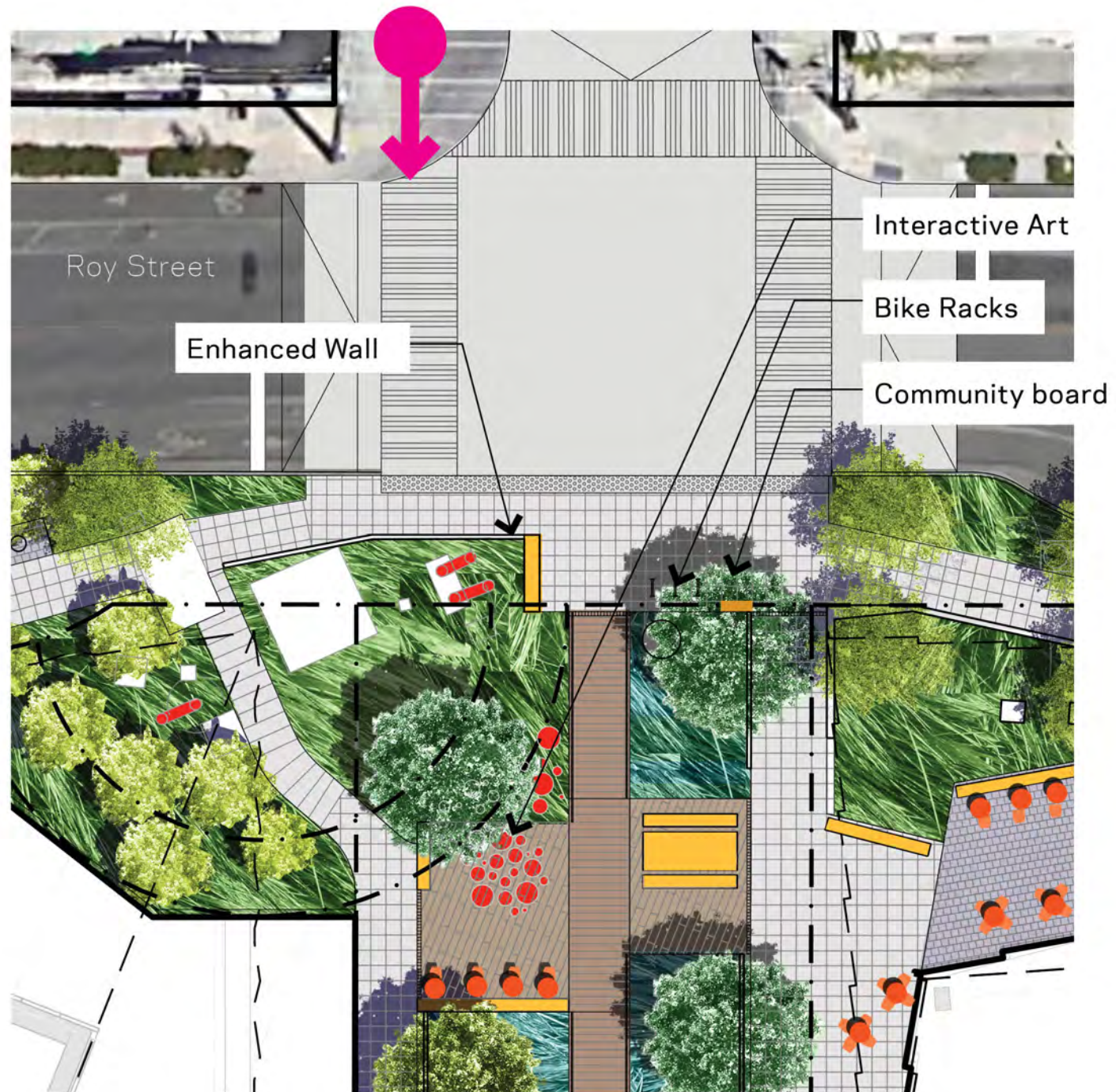


small community gathering



pop up games

Example test fits of possible programming



## 8TH AVE COMMUNITY GATEWAY

Site Planning (EDG Comment 3a-c)

8th Ave. Approved by SDC

The community gateway on the north end of the 8th Avenue Public Access Easement emphasizes an invitation to community members arriving from the north. Integration of the King County Utility with interactive art and a wayfinding monument mark the space from a distance. A community message board and bike parking along with seating all emphasize the public nature of the space.





- ① bench
- ② interactive/play art
- ③ community table
- ④ native planting, bioretention
- ⑤ transformer exhaust - art or graphic intervention, to be developed.
- ⑥ seat wall

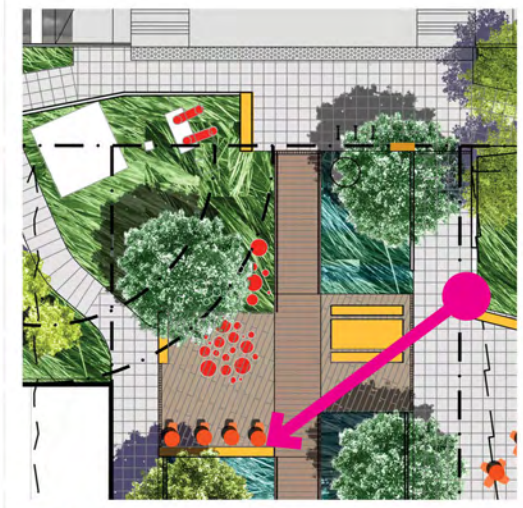


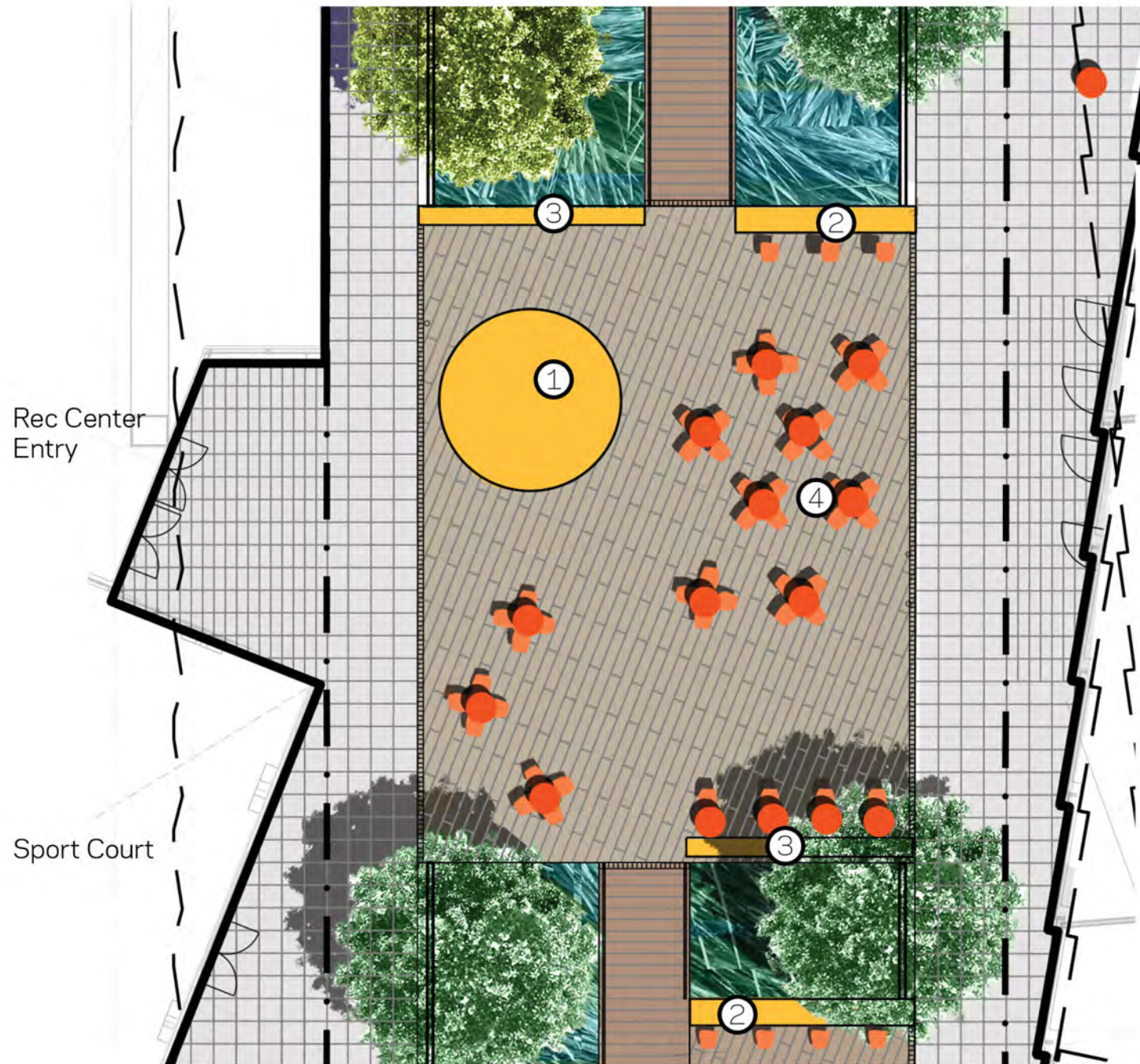
## 8TH AVE DISCOVERY ROOM

Site Planning (EDG Comment 3a-c)  
8th Ave. Approved by SDC

The discovery room integrates a play/interactive art feature with seating and a community table and native planting. This space is protected from the noise of Mercer and will be a welcoming moment for families and kids coming and going from the Rec Center. This space also emphasizes the more residential-focused development along 8th Avenue and surroundings to the north.







- ① stage/plinth
- ② bar seating
- ③ bench
- ④ flexible furnishing/event space
- ⑤ transformer exhaust - art or graphic intervention, to be developed.
- ⑥ seat wall



## 8TH AVE MIXING ROOM

Site Planning (EDG Comment 3a-c)  
8th Ave. Approved by SDC

The Mixing Room is a place where the multiple communities of this project can intersect. Intentionally flexible the center of the space is held open for events. A seating plinth adjacent the Recreation Center entry is a place to pause and wait for a friend or family member as well as hosting events. Fixed seating along the edges of the space anchor daily use.