

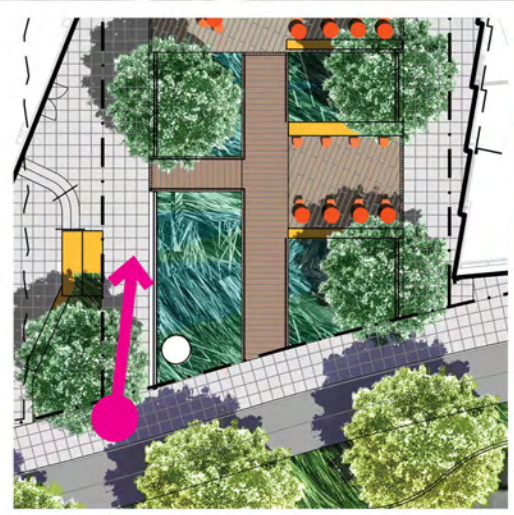
- ① multi-level bench
- ② specimen tree
- ③ bench
- ④ bar height seating
- ⑤ transformer exhaust - art or graphic intervention, to be developed.
- ⑥ seat wall



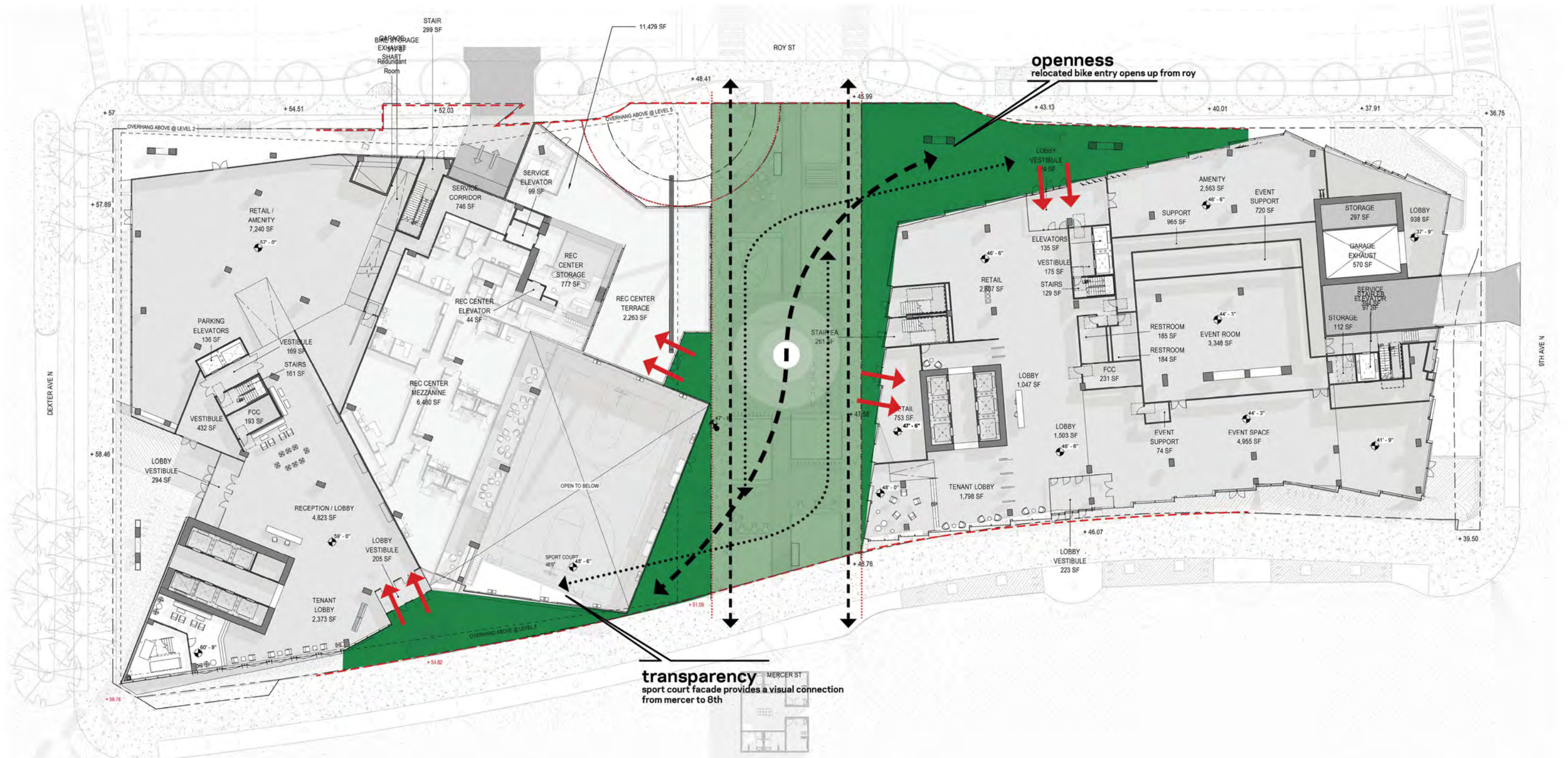
REC CENTER GATEWAY

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

The Rec Center Gateway shifts in scale and orientation in response to the slow cut and the Sport Court. A foreground to the Court from Mercer and a focal point and moment of prospect on the Slow Cut, this space allows visitors to watch a game, look across the overall public space, and take multiple paths through the site. A large native oak will anchor and shade the space balancing the civic prominence of this moment with the needs of everyday life.



8TH AVENUE SLOW CUT



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PROJECT DEVELOPMENT: MERCER WEST

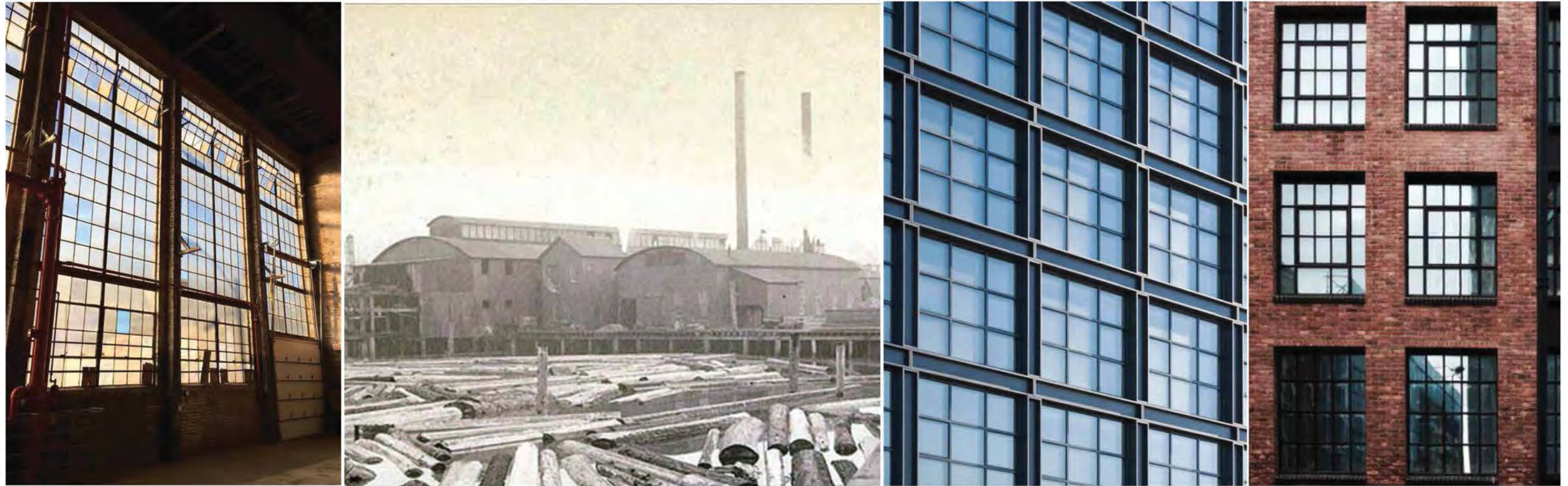
MERCER WEST

Mercer East and Mercer West have different design concepts but both support the larger Slow Cut 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 expression of the facade as it wraps the buildings. Materials and textures will also change from building to building on the facade expression, further differentiating the two.

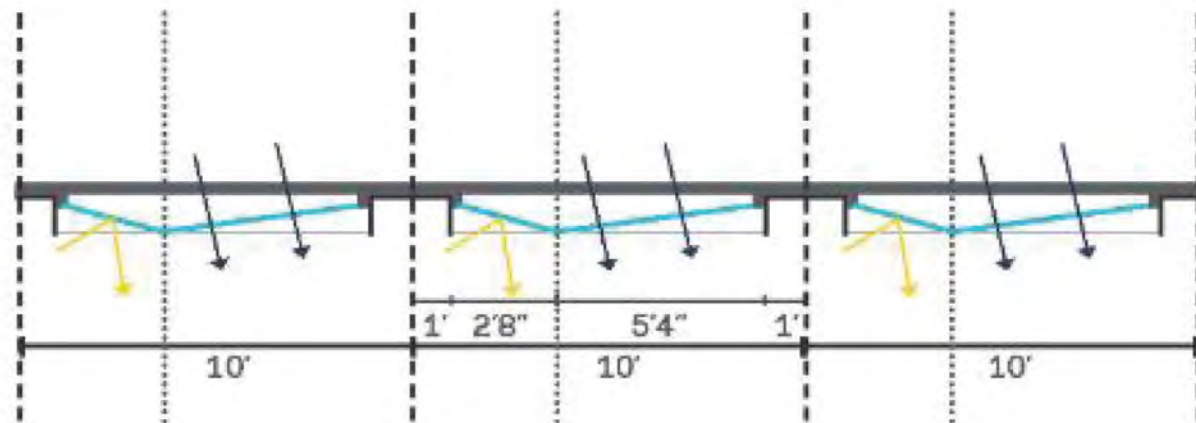
Each building's massing and facade responds to its context in a different way: Mercer West through a more vertical, folded expression and Mercer East through a horizontal, volumetric design. All together, the various facade moves, scales, and transitions create an identifiable and cohesive architectural presence across the two buildings, yet each building maintains a unique character through distinct and responsive variances.



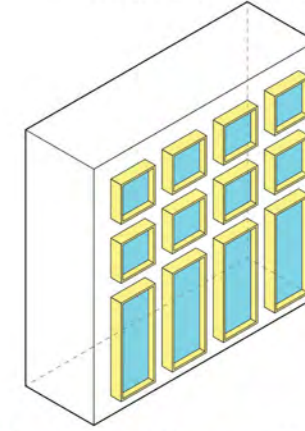


labhouse
openings, articulation, and materiality

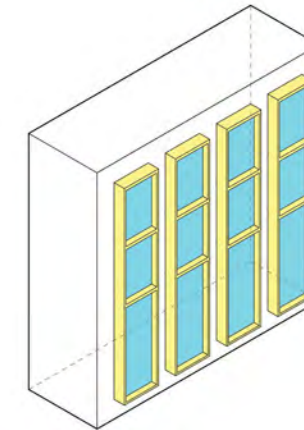
FACADE ARTICULATION



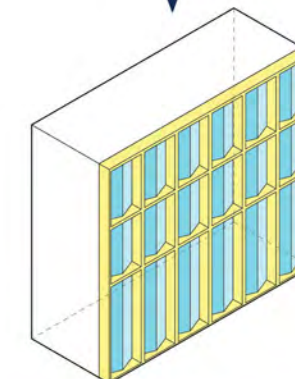
PROJECT DEVELOPMENT: MERCER WEST



Typical Warehouse Facade | Large flexible floors are hidden from view, daylight comes in through open windows

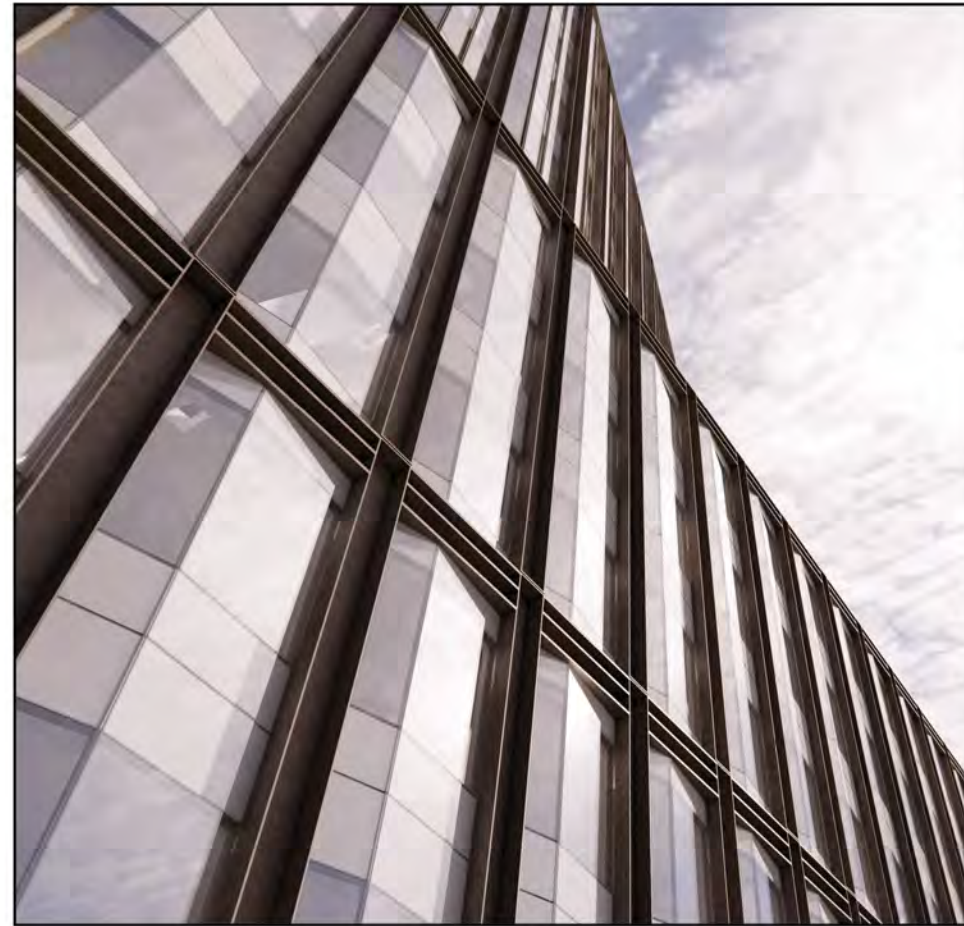


Stretched Facade | Elongating that typology opens the glass facade to the science happening within, allowing the envelop to communicate with the site



Labhouse | Condensing that typology opens the facade to the science happening within

MATERIALS



- | | |
|---|---|
| 1 TYPICAL VISION GLASS | 5 MEDIUM GREY METAL |
| 2 TYPICAL SPANDREL GLASS | 6 TRANSLUCENT POLYCARBONATE |
| 3 RETAIL VISION | 7 PRIMARY BAFFLE SOFFIT MEDIUM GREY |
| 4 MEDIUM DARK BRONZE PANEL AND MULLIONS | 8 SECONDARY ARCHITECTURAL LOUVER SOFFIT MEDIUM GREY |





UNDERSTANDING SCALE



ENTRIES
EDG 5A-SCALE

Building entries bring down the scale of the buildings, highlighting a pedestrian friendly environment.



FACADE ARTICULATION
EDG 5A-VARIATION

A fold in the glass provides a smaller, human scale read to the portal articulation.



FACADE RHYTHM
EDG 5A-VARIATION

Changes in scale to the portal rhythm provides variation and animation to the street wall.



SOFFITS & COLONNADE
EDG 5A-SCALE

Expressed structure and soffit language inform entry to the pedestrian environment.



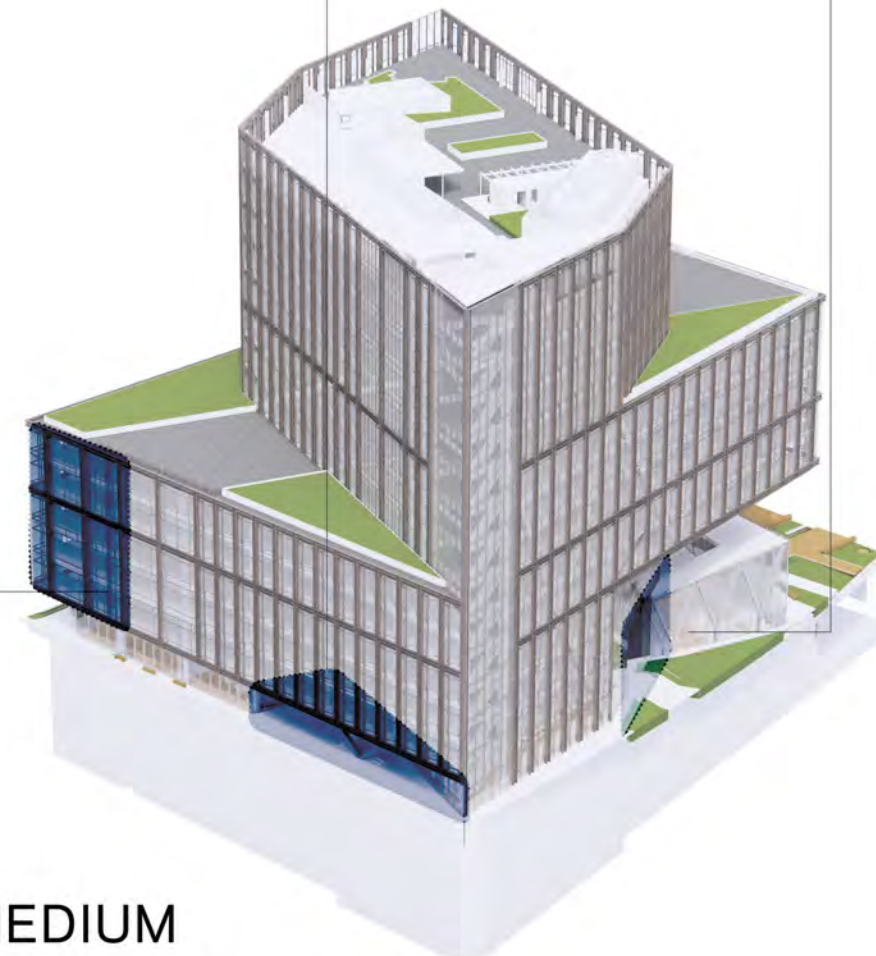
MERCER ENTRY
EDG 1C-SCALE

Responding to the scale of Mercer, the main building entry is defined through a larger scale, double height expression.



SMALL

NW Axonometric



MEDIUM

SW Axonometric

UNDERSTANDING SCALE



STAIR
EDG 1C-CONTEXT
Stair volume defines the Gateway corner as a scaled element connecting ground to sky with an increased degree of transparency.



PAVILION
EDG 5D-FOCAL POINTS
As an independent object along 8th Ave, the pavilion creates a focal point for movement through the Slow Cut.



TERRACES
EDG 1C-CONTEXT
Podium roof terraces respond to surrounding building heights, and provide further activation to the Slow Cut.



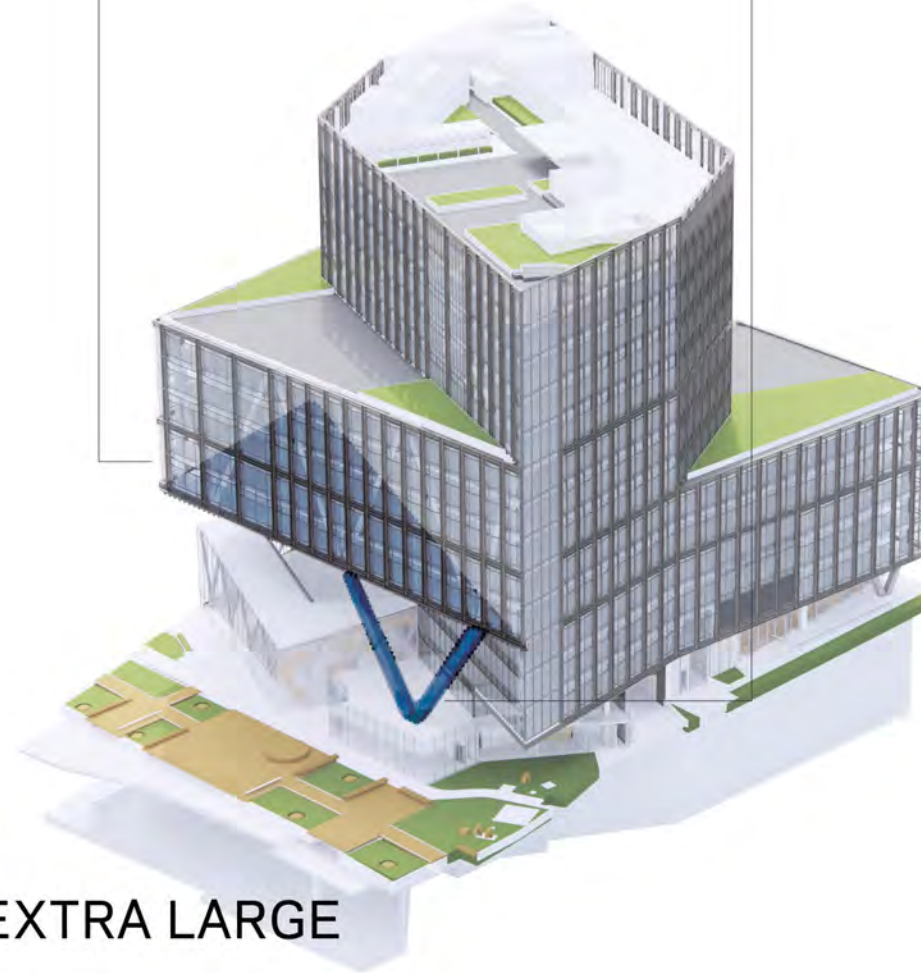
SLOW CUT SOFFIT
EDG 6B-CHARACTER
Large soffits in both buildings along the Slow Cut inform movement through the site and enhance the pedestrian realm along 8th Ave.



MEGA COLUMN
EDG 6B-CHARACTER
Expressed structure supports large carves in both buildings that create the Slow Cut.



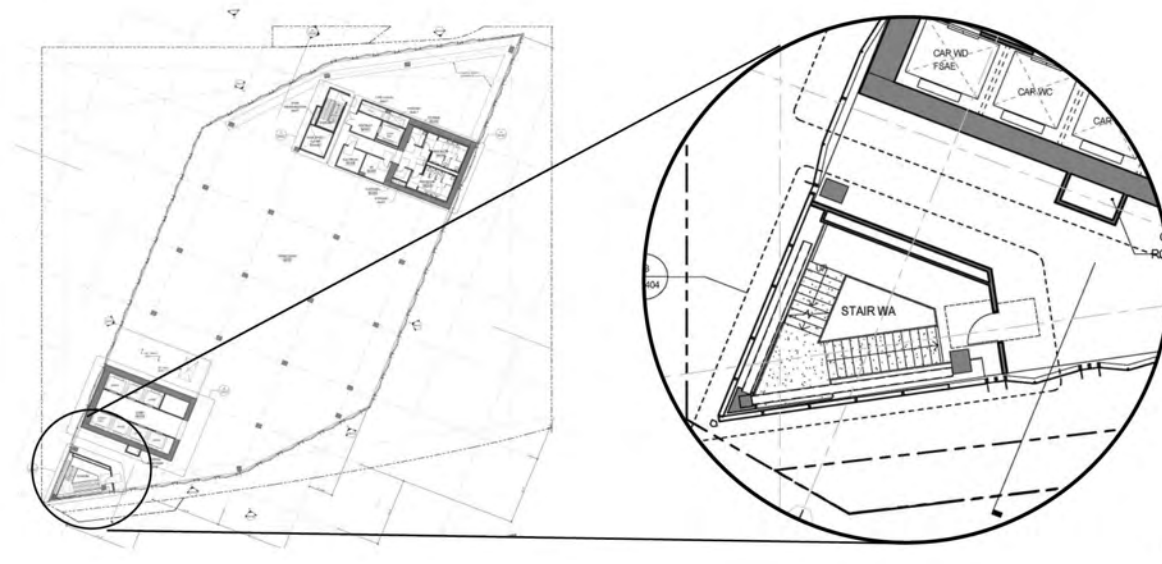
LARGE
SE Axonometric



EXTRA LARGE
NE Axonometric

STAIRS

The stairs at Mercer West provide a emphasize health and movement, create engagement of the gateway and slow cut, and introduce a tertiary massing scale.



ACTIVATION

Podiums and Street Edges (EDG Comment 5c)

Street level open space is an important design driver for the design approaches and is made most clear in the preferred scheme. At the ground plane in the preferred scheme, both Mercer East and West formally create the 'slow cut' pedestrian connection from Seattle Center to Lake Union - more than doubling the minimum required open space area along this connection.

Mercer West emphasizes this connection and street-level open space by lifting its podium to provide more ground plane public space, additional activated deck area on top of the sport court overlooking the 8th Ave public access easement, and creating a three-dimensional, multi-tiered public realm experience.

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

1 Ground Floor Program Diagram

1 Recreation Center | The recreation center will act as an event space. Featuring a mostly transparent and translucent facade, the entrance provides a welcoming entry to members of the community

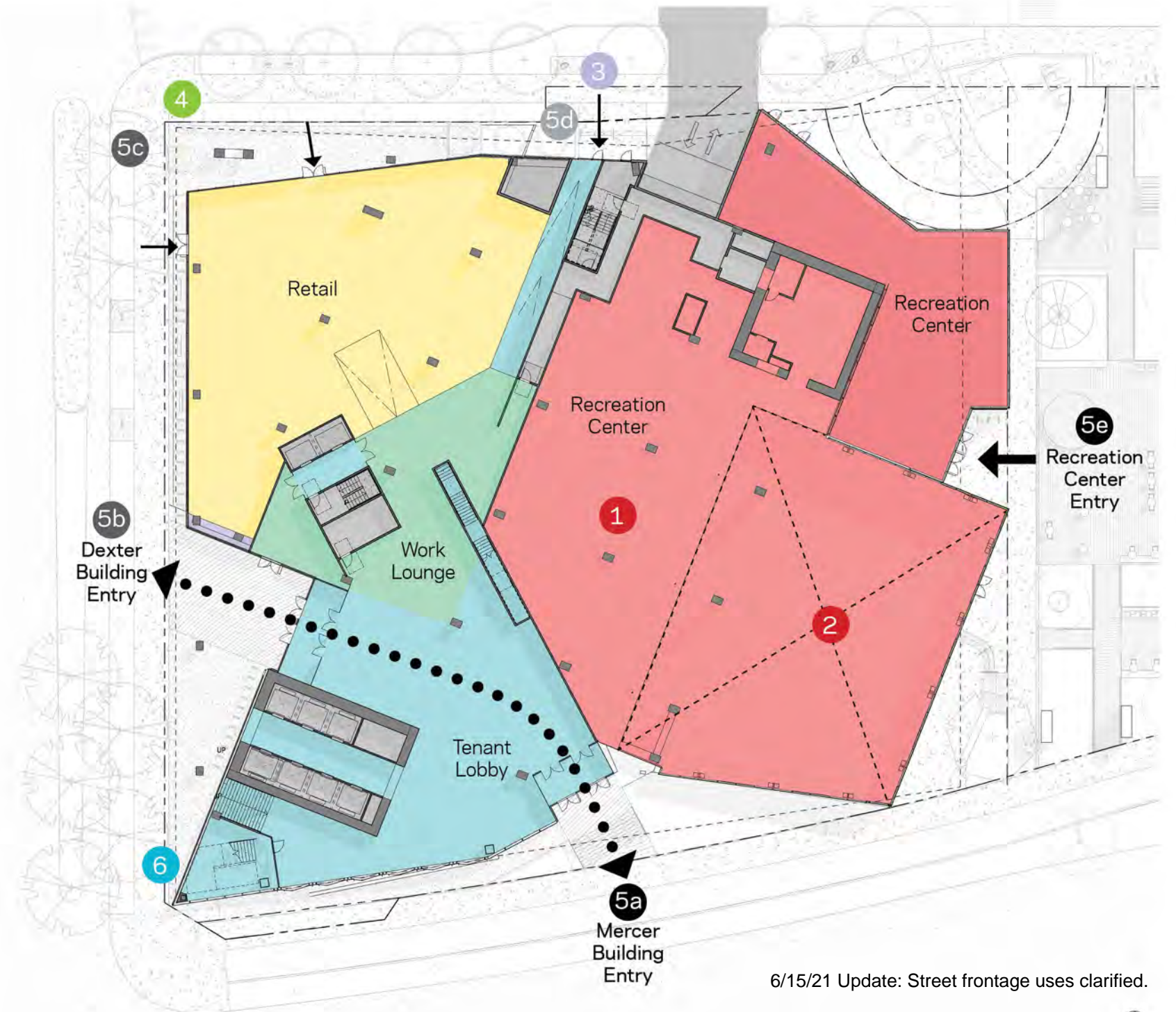
2 Sport Court | The recreation sport court anchors the slow cut with a transparent, engaging pavilion.

3 Cycling Access | Mercer Blocks encourages bike usage through ample bike parking directly off adjacent bike lanes that surround the site.

4 Soffits | The soffits created along the buildings edge provide outdoor covered space for the community and building users.

5 Entries | The Mercer Blocks building entries draw users into the site through varied heights, scales, landscape, and architectural features

6 Expressive Stairs | The expressive stairs provide an anchoring point and distinctive corner for the project. Additionally, the stairs allow the building users to directly engage with the street edge and beginning of the "slow cut."



ENTRY HIERARCHY

The project has proposed a number of building entries to create recognizable destinations and clear way finding, and street level activation. Entries have been designed to establish a hierarchy between primary and secondary entries based on interior program and facade articulation.



5a

PRIMARY ENTRY

Mercer Street

A double height portal responds to the scale of Mercer, clearly denoting entry along the Slow Cut.



5b

SECONDARY ENTRY

Dexter Ave

Ground level building mass is pulled back from the Gateway Corner, where a large soffit creates a sense of invitation into the secondary entry of Dexter.



5c

SECONDARY ENTRY

Roy Street

Again, building mass at the ground level is pulled away from the street, creating a welcoming relief through an occupied porch at Dexter & Roy.



5d

TERTIARY BIKE ENTRY

Roy Street

A clear functional transparency slot denotes entry into the Bicycle Parking below.



5e

PRIMARY ENTRY-RECREATION CENTER

8th Ave

Fronting 8th Ave and the Slow Cut, the recreation center and recreation center pavilion masses pull apart from each other to clearly define an entry at the center of 8th Ave.



MERCER STREET ENTRY

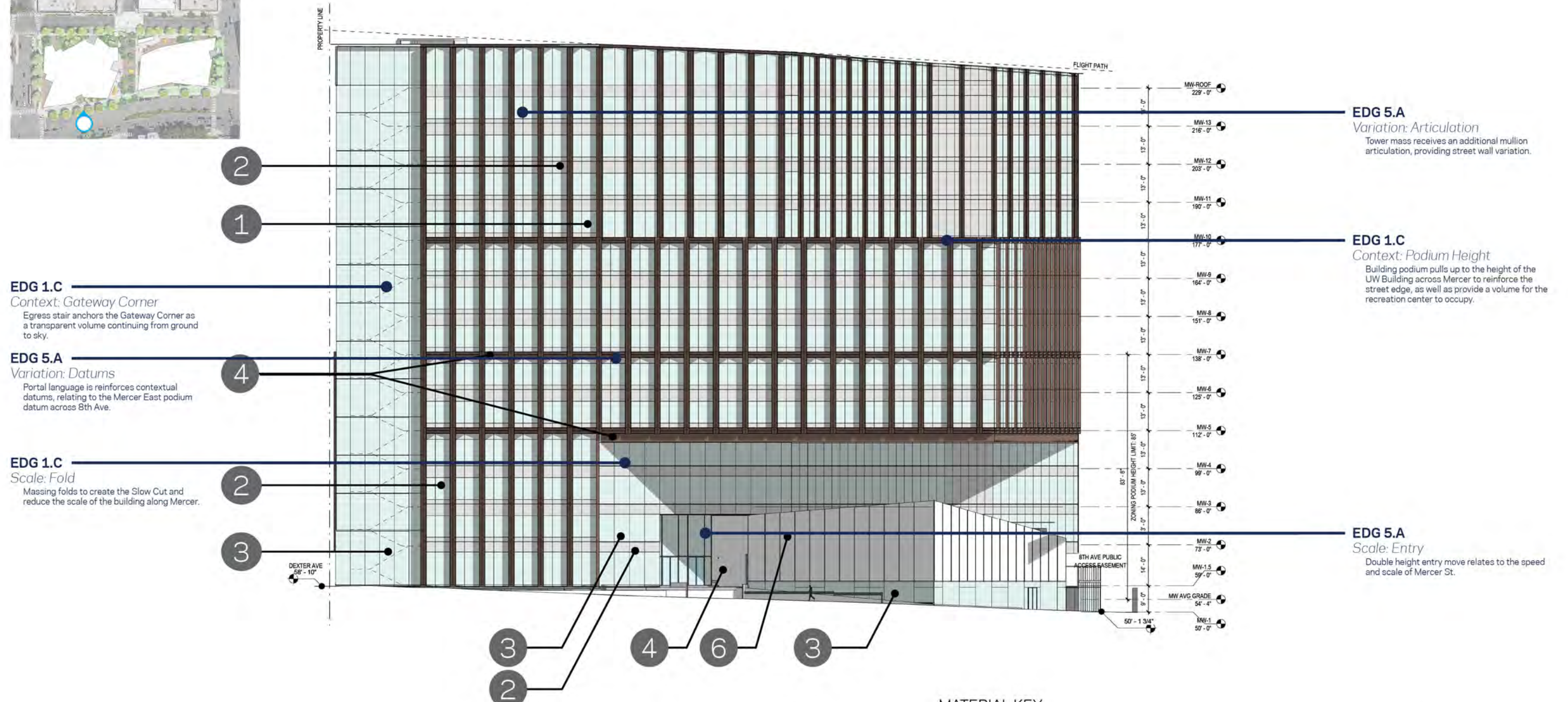
CIVIC



A simple ground floor curve in the massing pulls pedestrians into the building entry

MERCER STREET ELEVATION

CIVIC



EDG 1.C
Context: Gateway Corner
Egress stair anchors the Gateway Corner as a transparent volume continuing from ground to sky.

EDG 5.A
Variation: Datums
Portal language reinforces contextual datums, relating to the Mercer East podium datum across 8th Ave.

EDG 1.C
Scale: Fold
Massing folds to create the Slow Cut and reduce the scale of the building along Mercer.

EDG 5.A
Variation: Articulation
Tower mass receives an additional mullion articulation, providing street wall variation.

EDG 1.C
Context: Podium Height
Building podium pulls up to the height of the UW Building across Mercer to reinforce the street edge, as well as provide a volume for the recreation center to occupy.

EDG 5.A
Scale: Entry
Double height entry move relates to the speed and scale of Mercer St.

MATERIAL KEY

- 1. TYPICAL VISION GLASS
- 2. TYPICAL SPANDREL GLASS
- 3. RETAIL VISION GLASS
- 4. MEDIUM DARK BRONZE PANEL/ MULLION
- 5. MEDIUM GREY METAL
- 6. TRANSLUCENT POLYCARBONATE
- 7. PRIMARY SOFFIT BAFFLE MEDIUM GREY
- 8. SECONDARY ARCHITECTURAL SOFFIT LOUVER MEDIUM GREY

DEXTER AVE ENTRY

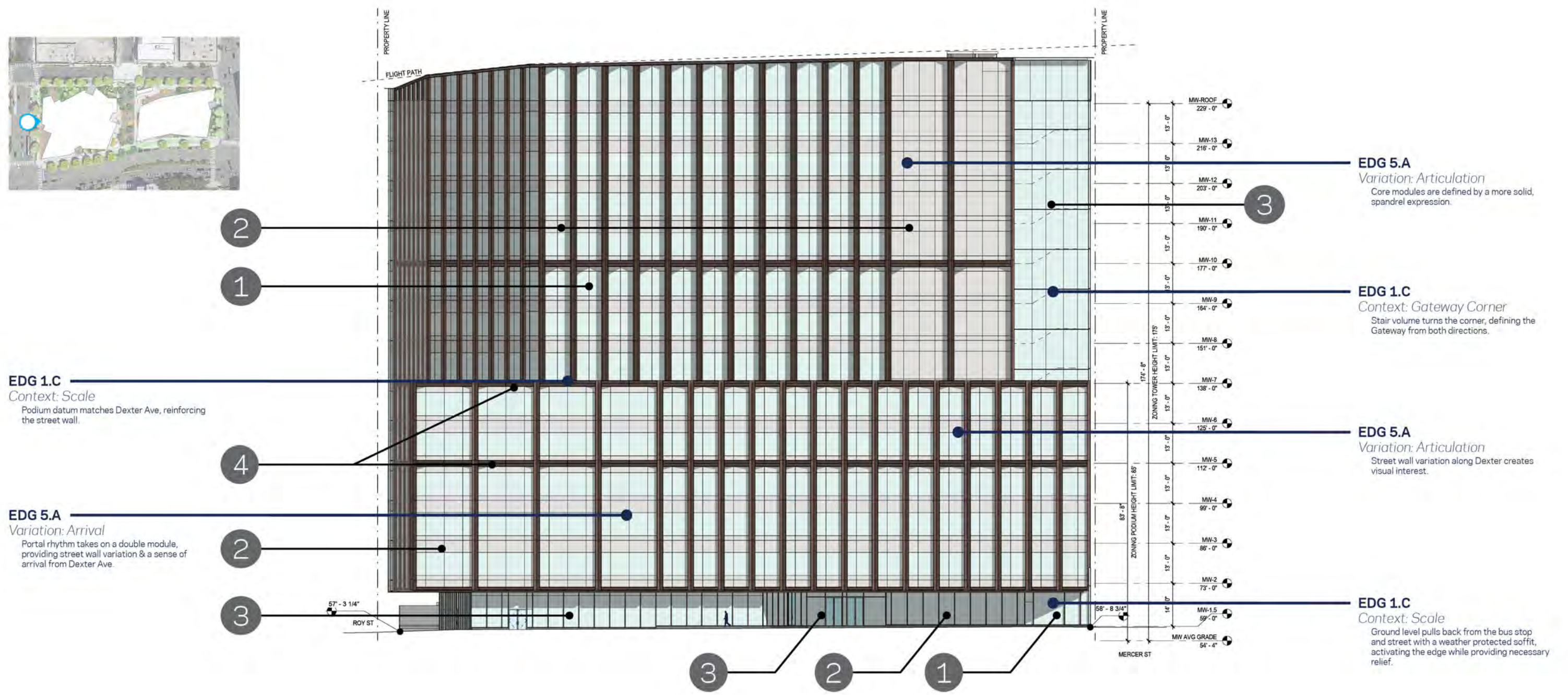
TRANSITIONAL



A simple ground floor curve in the massing pulls pedestrians into the building entry

Secondary building entry along Dexter Ave.

DEXTER AVE ELEVATION TRANSITIONAL



EDG 1.C
Context: Scale
Podium datum matches Dexter Ave, reinforcing the street wall.

EDG 5.A
Variation: Arrival
Portal rhythm takes on a double module, providing street wall variation & a sense of arrival from Dexter Ave.

EDG 5.A
Variation: Articulation
Core modules are defined by a more solid, spandrel expression.

EDG 1.C
Context: Gateway Corner
Stair volume turns the corner, defining the Gateway from both directions.

EDG 5.A
Variation: Articulation
Street wall variation along Dexter creates visual interest.

EDG 1.C
Context: Scale
Ground level pulls back from the bus stop and street with a weather protected soffit, activating the edge while providing necessary relief.

MATERIAL KEY

- 1. TYPICAL VISION GLASS
- 2. TYPICAL SPANDREL GLASS
- 3. RETAIL VISION GLASS
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ROY STREET ENTRY

NEIGHBORHOOD STOOP



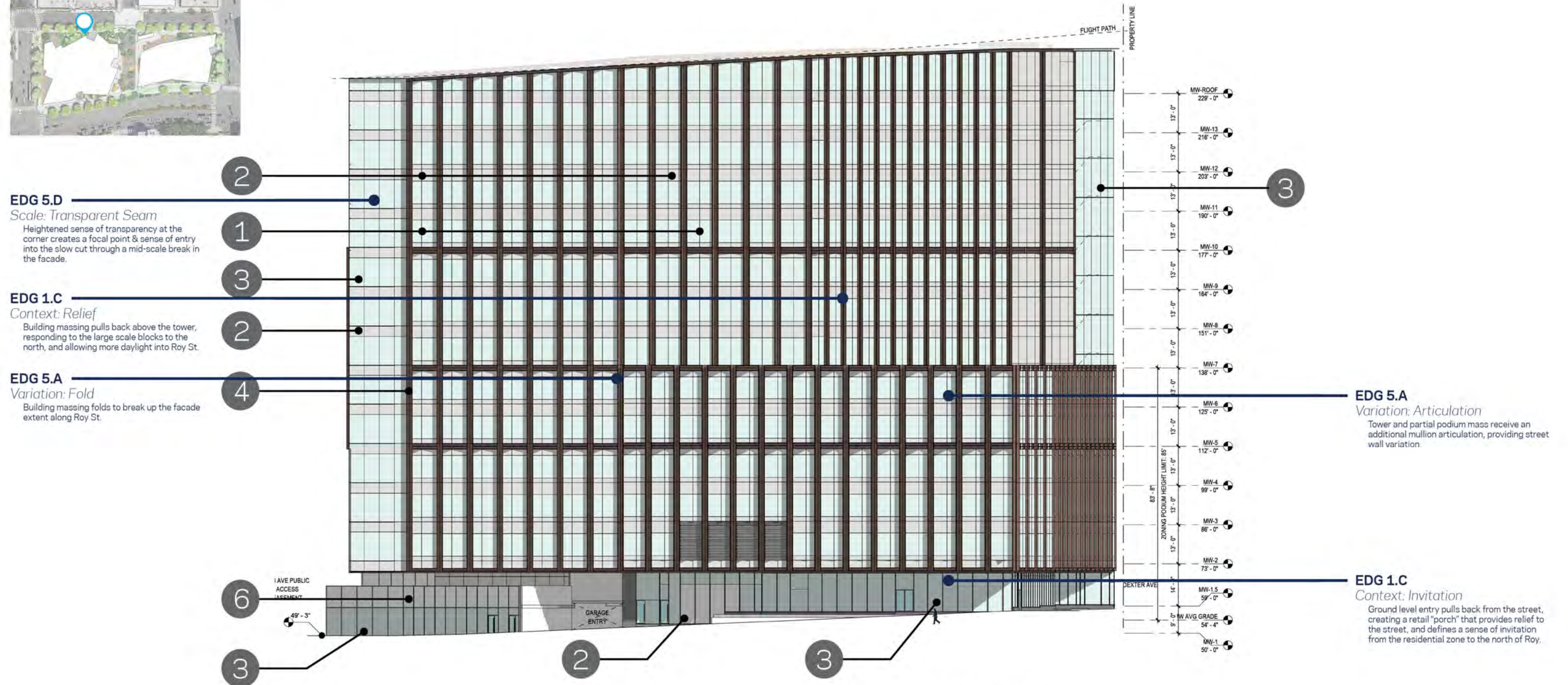
V column opens up transparency inside of the building

Landscape elements grab and anchor the corner with outdoor terrace space. Operability informs entrance.

Retail "porch" fronts Roy at the Corner of Dexter & Roy.

ROY STREET ELEVATION

NEIGHBORHOOD STOOP





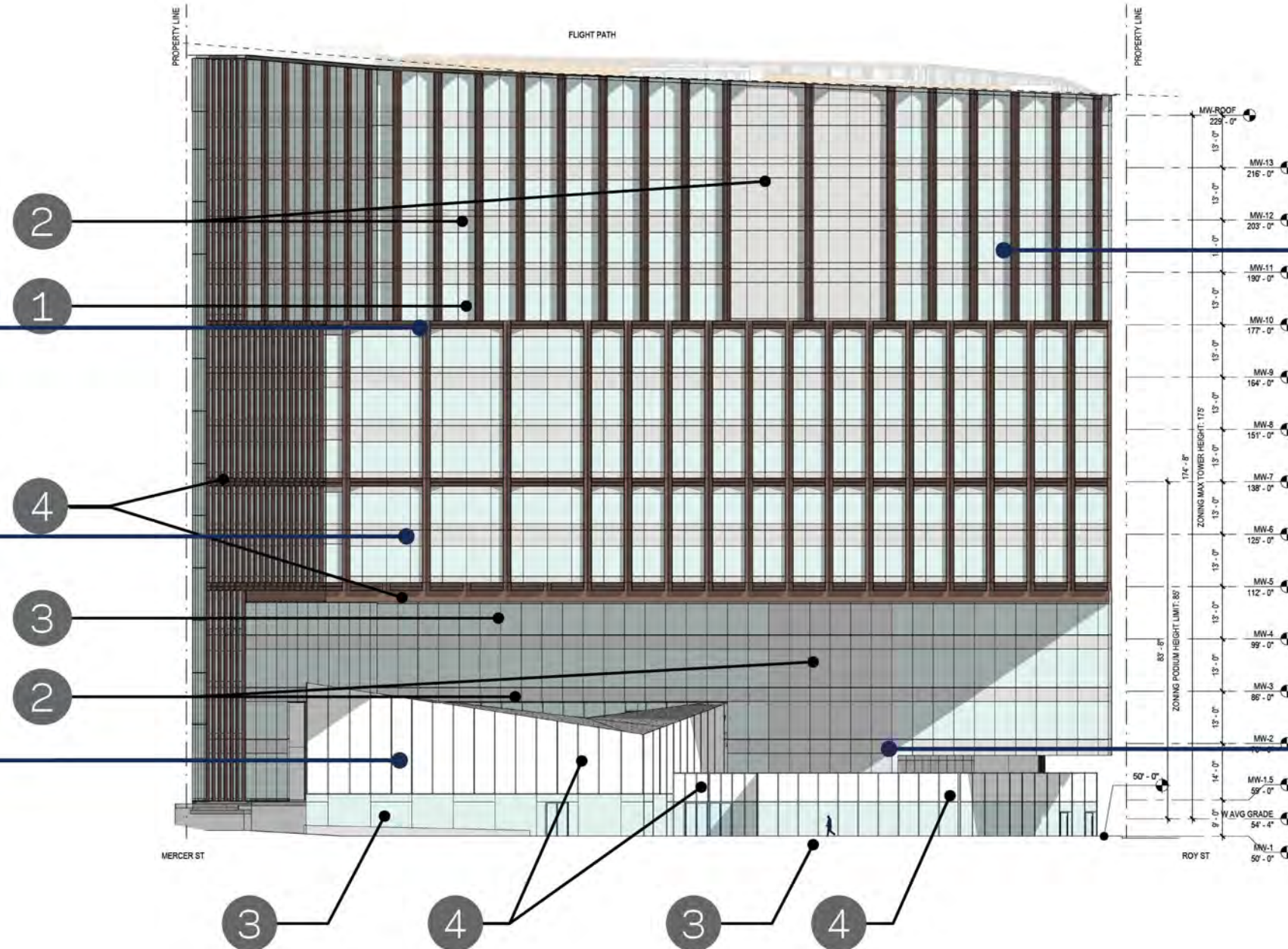
RECREATION CENTER

The recreation center plays with transparency and translucency in order to create a welcoming and inviting presence. The space will serve as a public amenity featuring a sportcourt and childcare which serve as anchors along the slow cut and 8th Avenue.



Proposed landscape excluded from image to better highlight building entry

8TH AVE ELEVATION COMMUNITY



EDG 1.C
Context: Podium Height
Building podium pulls up to the height of the UW Building across Mercer to reinforce the street edge, as well as provide a volume for the recreation center to occupy.

EDG 5.A
Variation: Invitation
Portal language doubles in scale, signifying entry into the Slow Cut while highlighting the recreation center below.

EDG 5.D
Scale: Objects along 8th
Recreation center creates human scale "pavilions" along the public access easement.

EDG 5.A
Variation: Articulation
Tower mass receives an additional mullion articulation, providing street wall variation.

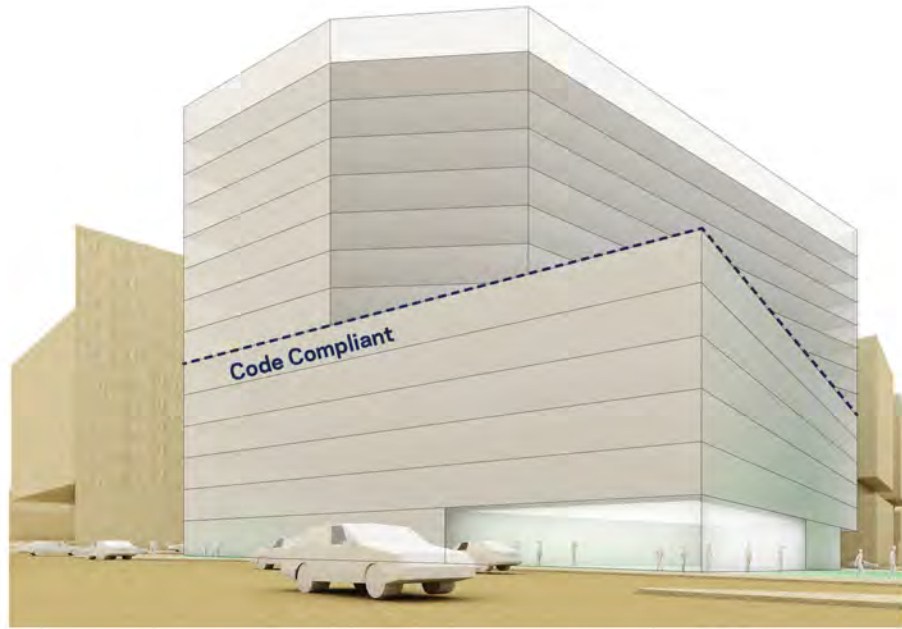
EDG 6.B
Expression: Structure
Expressed structure along 8th and Roy street provide a related language along the Slow Cut.

MATERIAL KEY

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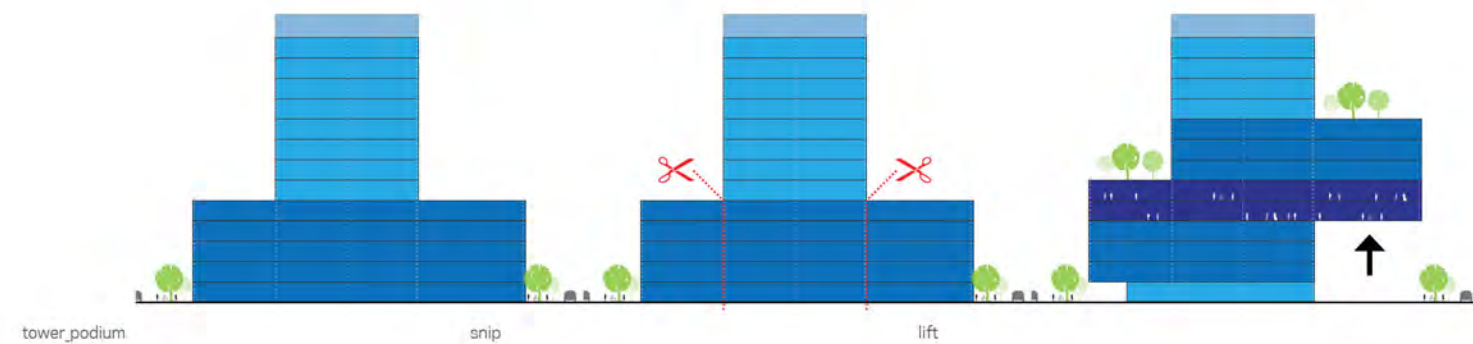
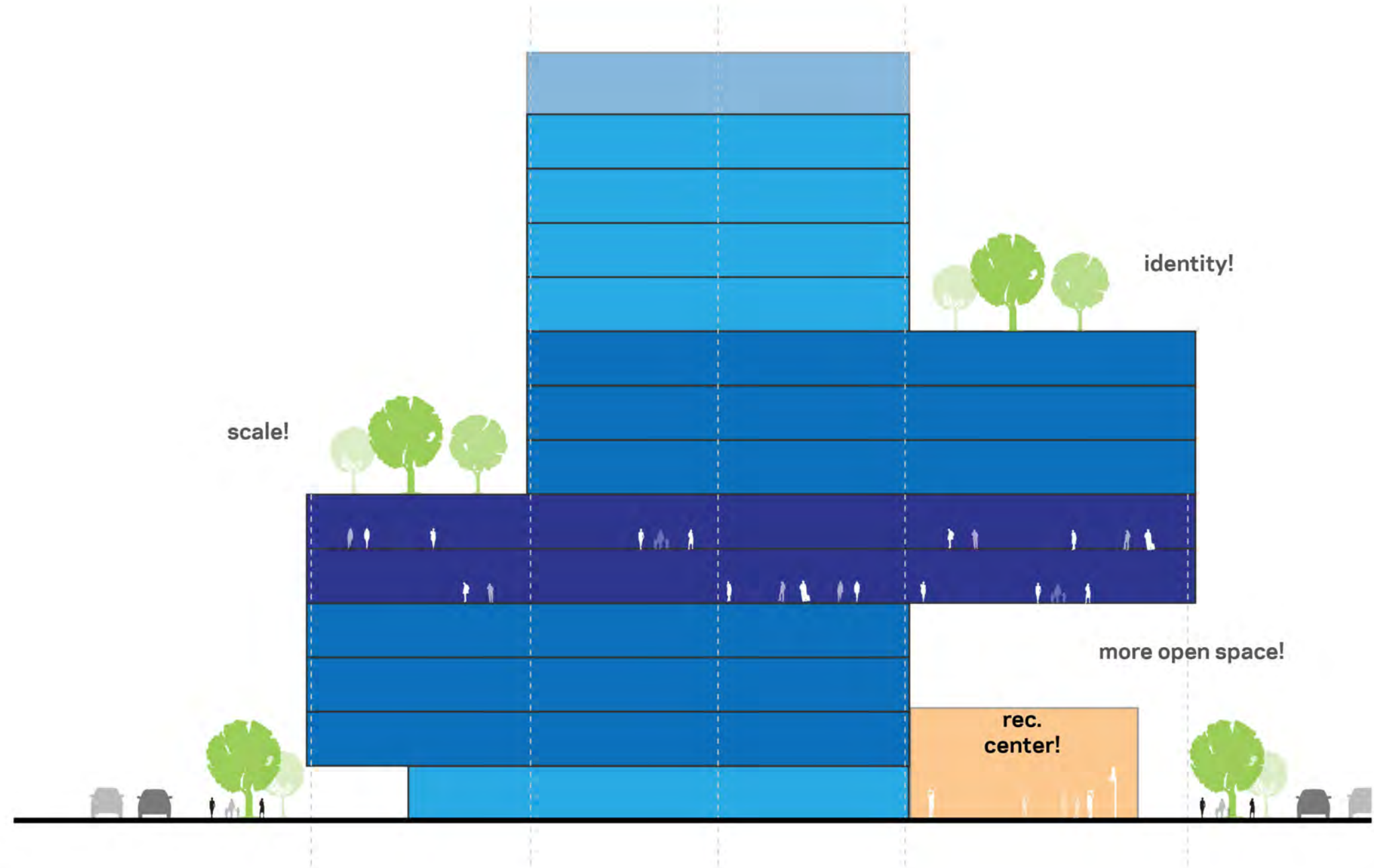
MASSING

The podium lift of Mercer West allows the sport court pavilion to become its own identifiable object, independent from the office program of the site. Without the podium lift the recreation center would be absorbed into the mass of the tower above.



identity!
recreation sport court reads as an independent object

Independent Object



Creating Identity

PAVILION DESIGN DEVELOPMENT

The translucent material is lifted up from the ground plane to promote interactivity from the public. The material is optimal in blocking glare and solar heat gain from inside the sport court. This material will allow the recreation center to not need window treatments on the upper volume keeping the aesthetic intentional year round.

The "Y" columns found in the sport court compliment the larger structural move from the podium lift. Stepping scale along 8th the "Y" columns step down to guide users to the recreation center entrance. The entrance is placed near the middle of the plaza and is the center of the recreation activity. Program to the north houses classrooms while the larger sport court is used for play activities and larger events. The transition of scale is intentionally responsive to surrounding context. The larger program of the sport court presents itself towards the busy, more urban Mercer St. while the lower volume, calmer program is located along the quieter, smaller scale Roy St.



aerial rendering



wooden ceiling study



material precedents

PAVILION DESIGN DEVELOPMENT



object

roof profile and translucent volume define a clear "object" independent from the office program of the tower

transparency

lower register opens the pavilion up to 8th ave creating public engagement

ventilation

integrated datum allows for natural ventilation with operable windows

clarity & dialogue

ys define a holistic language of expressed structure along 8th. this structure is efficient requiring fewer columns to touch the ground and gives open glass corners

RECREATION CENTER

Context



terrace
 necessary outdoor space that is used as outdoor child care

dialogue
 secondary pavilion relates to sport court pavilion and fills out 8th ave



scale
 the north pavilions program houses classrooms. stepping the massing down complements both this program and the smaller scale of roy st.



identity
 the translucent material gives clear identity of the public recreation center differentiating it from the office tower

activation
 childcare play area at Recreation Center roof creates activation adjacent to open space at 8th ave

scale
 introducing a datum across the pavilions grounds the volumes into 8th ave placing all activity at the public scale.

entry
 entry point is located between the two volumes bringing users directly into the lobby of the public recreation center

LANDSCAPING

Landscape Design (EDG Comment 4d)



Mercer West Roof Terraces

Furnishings



Paving



Planting



Deschampsia cespitosa



Gautheria



Sidalcea hendersonii



Sidalcea oregana



Eriophyllum



Cenanthus ssp



Vaccinium ovatum



Rosa gymnocarpa



Mahonia nervosa



Myrica californica

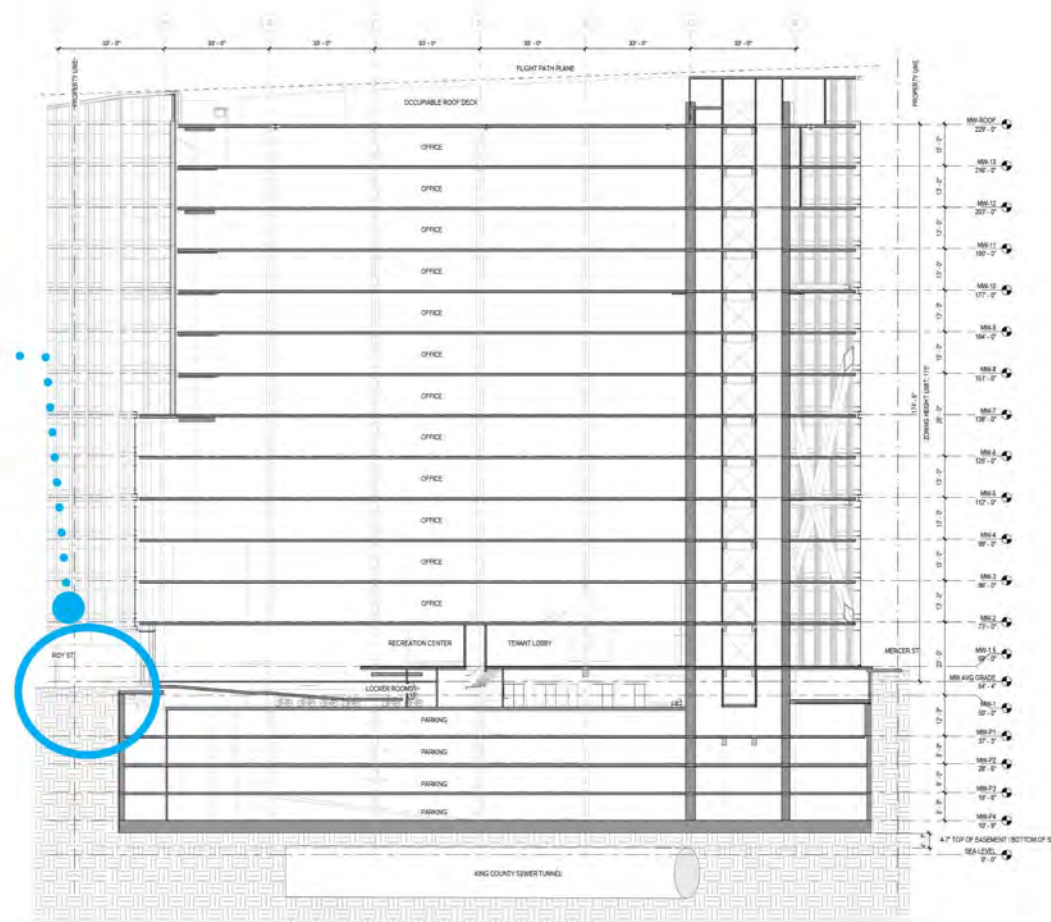




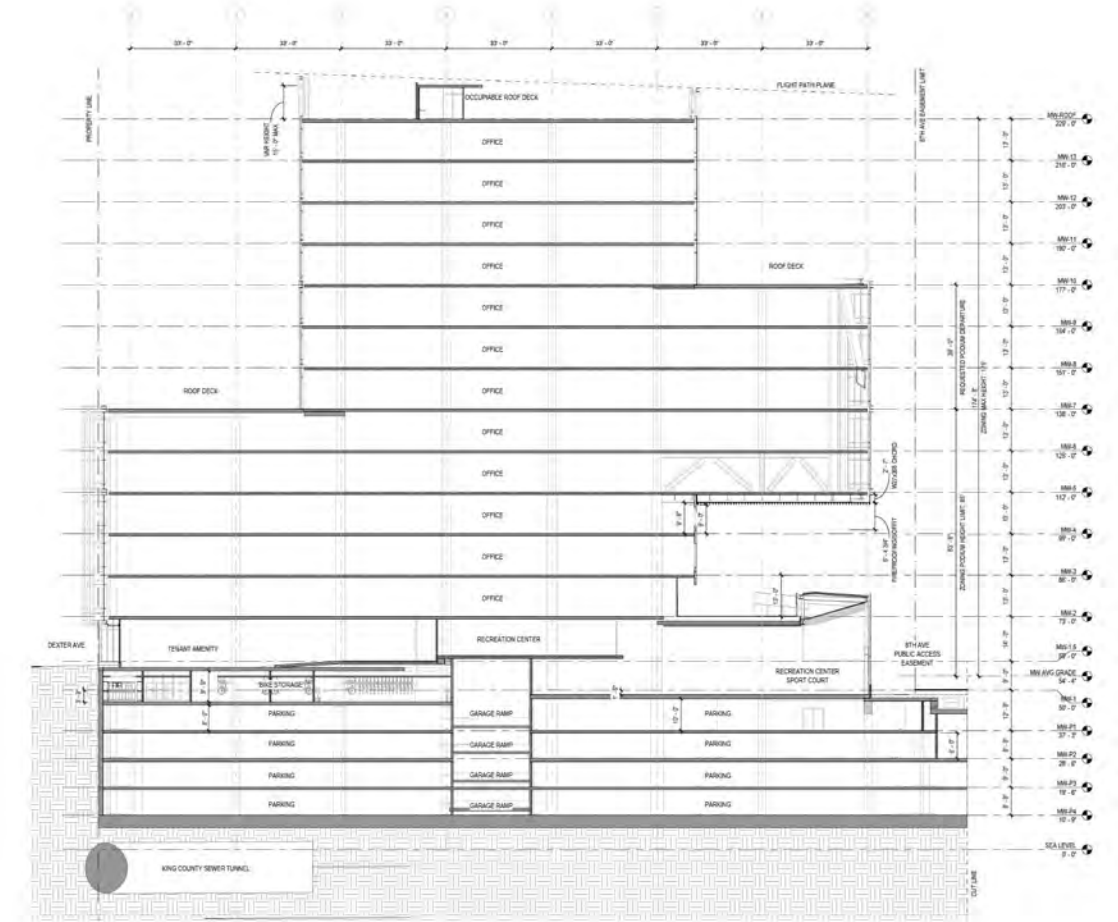
SECTIONS



King County Utility



MW- North South Section (A)



MW- East West Section (B)

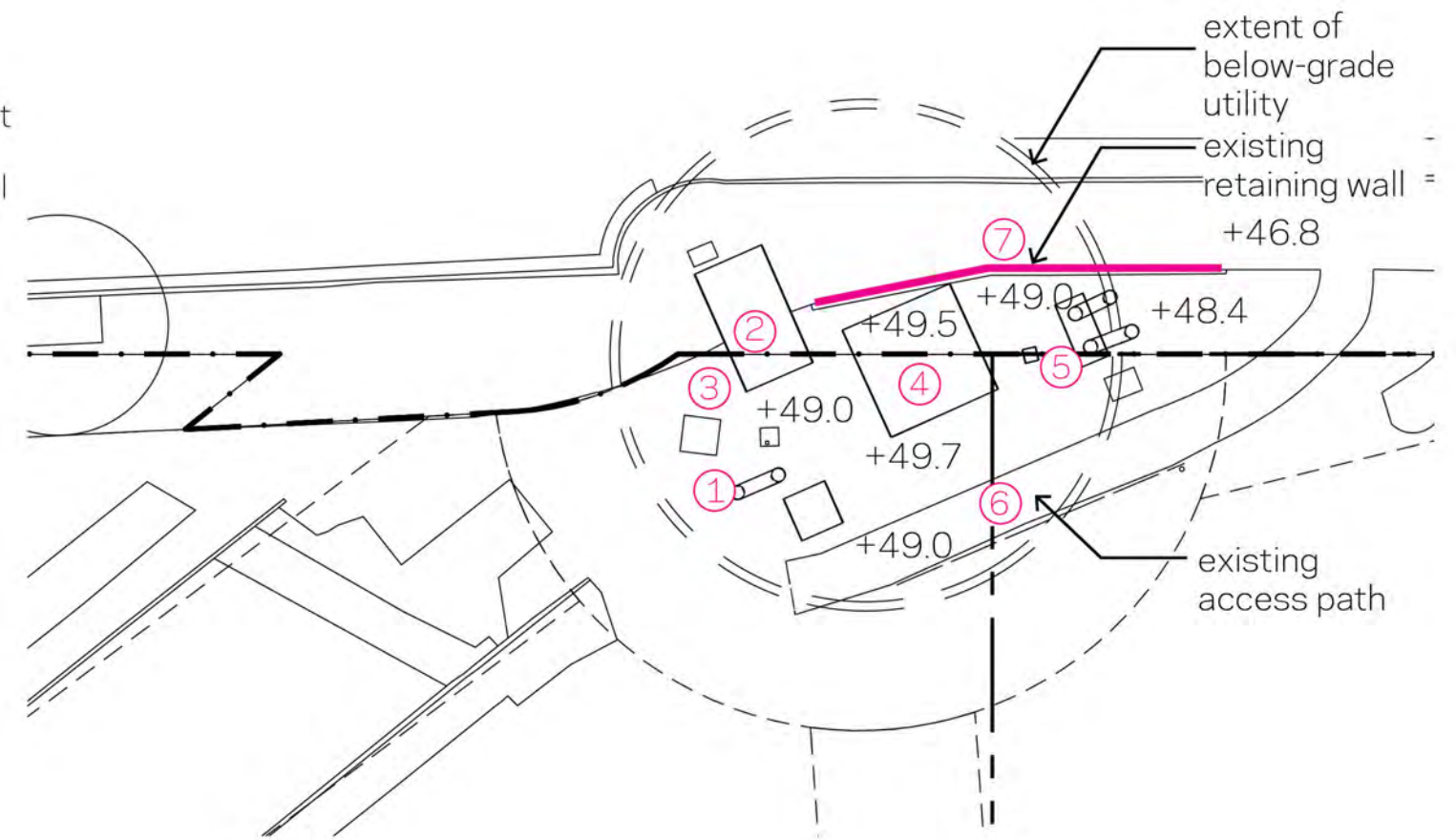


potential art/
gateway element
integrated with
required site wall

potential art/
gateway
element
primary
accessible
pathway

potential art/
interactive
element

primary
sidewalk
alignment



KING COUNTY UTILITY

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

Integrating and celebrating infrastructure: The elevation and location of the various elements of the King County utility do not allow for a direct accessible connection of the western sidewalk alignment as it continues north across Roy Street. Given the importance of this basic urban structure to connect the space to the framework of adjacent blocks, the revised design acknowledges and incorporates this constraint by extending the clear path of travel sidewalk further north to the utility and has added two accessible routes around the fixed utility elements to maximize porosity and connectivity. Because screening of these elements would add to their disruption of the critical path of travel, the project has identified a series of potential opportunities to integrate art or site elements that can celebrate this moment of transition and leverage the disruption.

Circulation and art/interpretation opportunities around the utility.

SUPPORT LETTER

Seattle Parks and Recreation



City of Seattle
Jenny A. Durkan, Mayor

May 24, 2021

Dear Seattle Design Review Board,

Seattle Parks and Recreation is thrilled to partner with Alexandria Real Estate Equities on the design and development of the South Lake Union Recreation Center within Alexandria's larger development. The South Lake Union Recreation Center will serve as a community center for the South Lake Union, Denny Triangle and Lower Queen Anne neighborhoods and the greater Seattle community. We look forward to moving ahead with the Recreation Center and encourage the Design Review Board to advance the project. Our relationship with ARE and the NBBJ design team has been collaborative, productive, and forward thinking. We appreciate being able to work with NBBJ on design of the Recreation Center tenant improvements concurrently with design of the building. This collaboration has enabled us to ensure that the building and our center integrate with the site design, particularly 8th Avenue, in a way that will receive and welcome visitors to the utmost.

Go Team!

Sincerely,

Andy Sheffer

Director, Planning Development and Maintenance Division, Seattle Parks and Recreation

cc: Lisa Rutzick, Program Manager, Seattle Design Review Board,
Seattle Department of Construction & Inspections
Erika Ikstrums, Program Specialist, Seattle Design Review Board,
Seattle Department of Construction & Inspections
Steven Shain, City Budget Office
Christian Gunter, Senior Vice President – Development, Alexandria Real Estate Equities, Inc.
Jesús Aguirre, Superintendent, Seattle Parks and Recreation
Justin Cutler, Director of Recreation, Seattle Parks and Recreation
David Graves, Strategic Advisor, Seattle Parks and Recreation

Jesús Aguirre, Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199

Tel (206) 684-8022
Fax (206) 615-1813
TTY (206) 233-1509
jesus.aguirre@seattle.gov

MERCER EAST



MERCER EAST

Mercer East and Mercer West have different design concepts but both support the larger Slow Cut approach through similar formal language and expression.

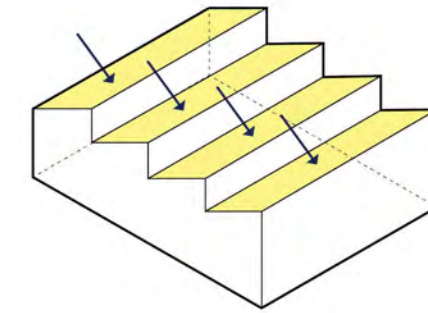
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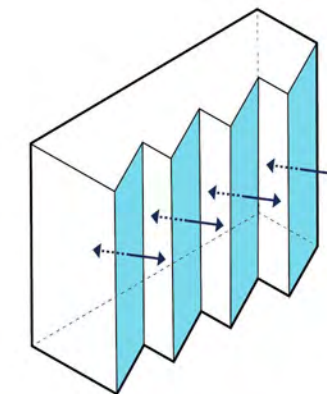


clerestory
transparency, reflection, and display

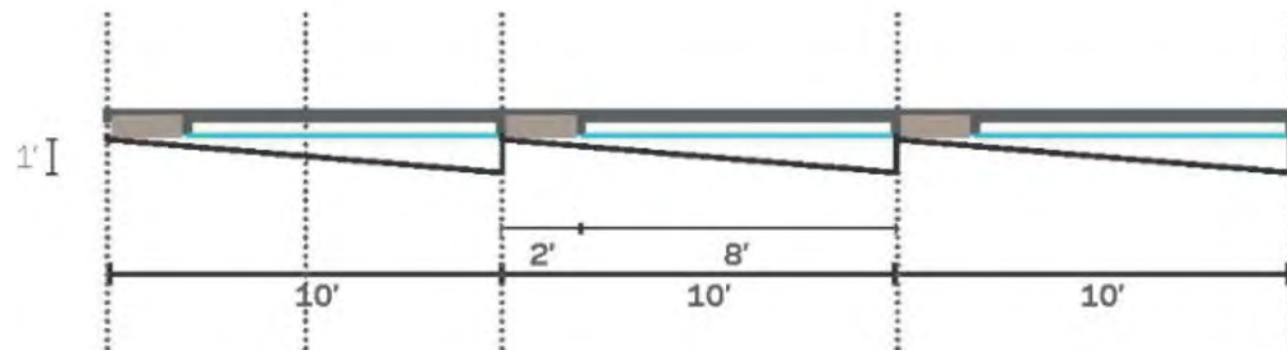
FACADE ARTICULATION



Typical Warehouse Roof | Large flexible floors are hidden from view, daylight comes in through high level clear story

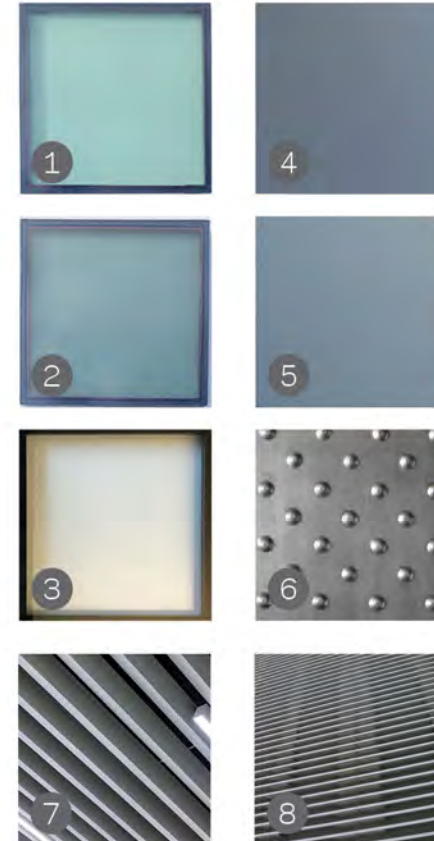


Clerestory | Rotating that typology opens the glass facade to the science happening within, allowing the envelop to communicate with the site



MATERIALS

Unique Conditions (EDG Comment 6b)



- 1 TYPICAL VISION GLASS
 - 2 SHADOW BOX GLASS
 - 3 RETAIL VISION
 - 4 DARK GREY PANEL AND MULLIONS
- 5 MEDIUM GREY METAL
 - 6 EMBOSSED METAL PANEL
 - 7 PRIMARY BAFFLE SOFFIT MEDIUM GREY
 - 8 SECONDARY ARCHITECTURAL LOUVER SOFFIT MEDIUM GREY





UNDERSTANDING SCALE



ENTRY & LOBBY
EDG 5A-SCALE

Building entries provide human scale elements that animate the street wall.



OUTDOOR TERRACE
EDG 5A-VARIATION

A small scale terrace activates the Slow Cut and 8th Ave at varied elevations.



FACADE ARTICULATION
EDG 5A-VARIATION

Changes in scale to the portal rhythm provides variation and animation to the street wall.



FACADE RHYTHM
EDG 1C-CONTEXT

Scale of serrations varies to animate the street wall and respond to context

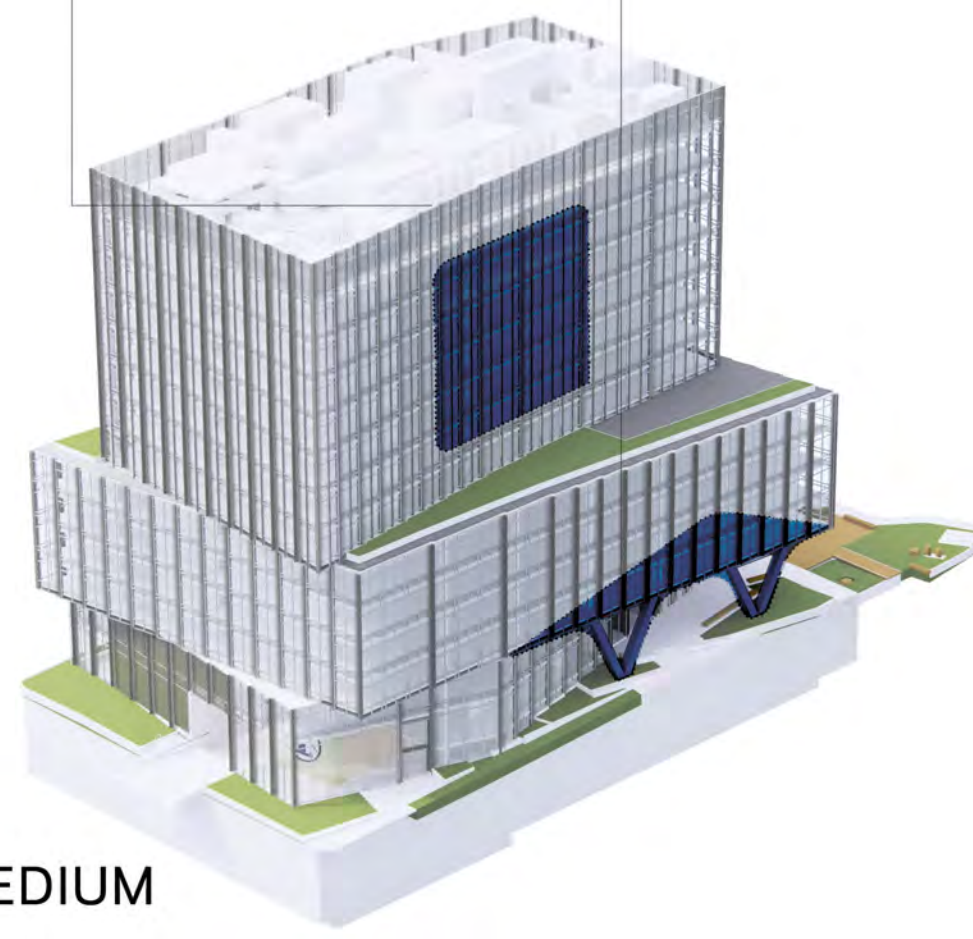


SOFFITS & COLONNADE
EDG 6B-CHARACTER

Expressed structure and soffit highlight the Slow Cut and relate across 8th Ave.



 **SMALL**
SE Axonometric



 **MEDIUM**
NE Axonometric

UNDERSTANDING SCALE



TERRACES
EDG 1C-CONTEXT
 Podium roof terraces respond to surrounding building heights, and provide further activation to the Slow Cut.



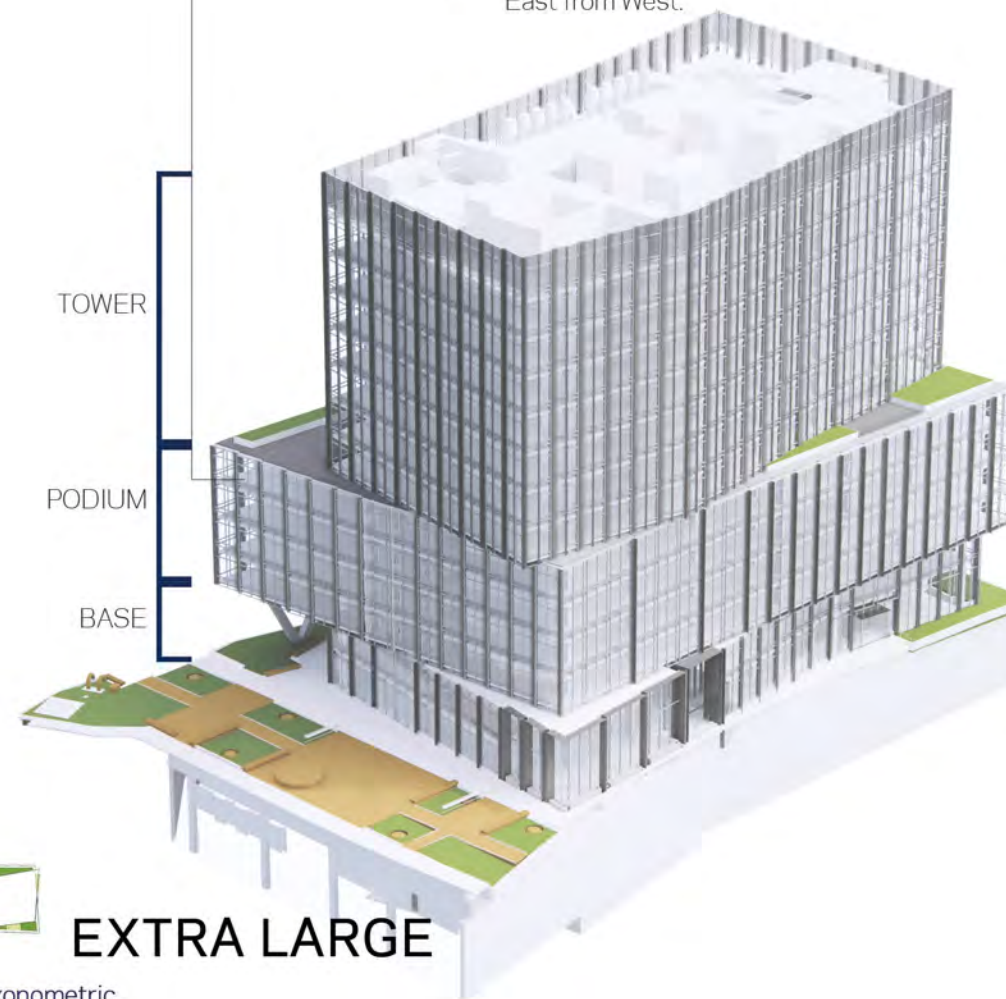
STAIR
EDG 5A-VARIATION
 Stair volume provides variation in the system through a heightened degree of transparency, as well as activating 8th Ave.



DISTINCT MASSES
EDG 6B-DISTINCTION
 Similarly scaled elements relate but buildings, but three clearly defined stacked masses differentiate Mercer East from West.



LARGE
 NW Axonometric

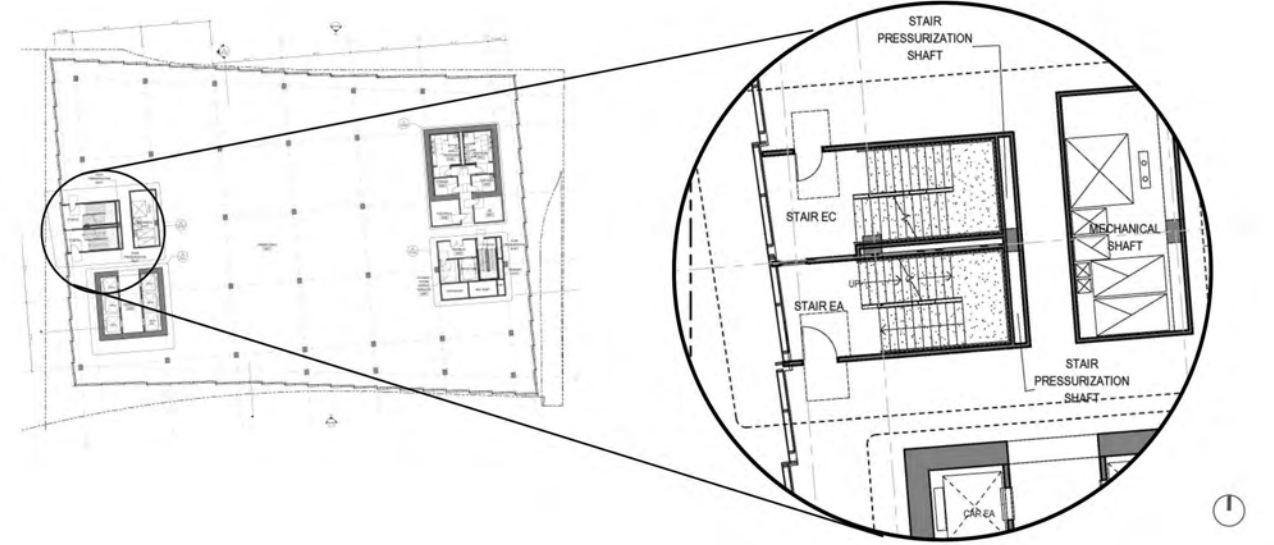


EXTRA LARGE
 SW Axonometric

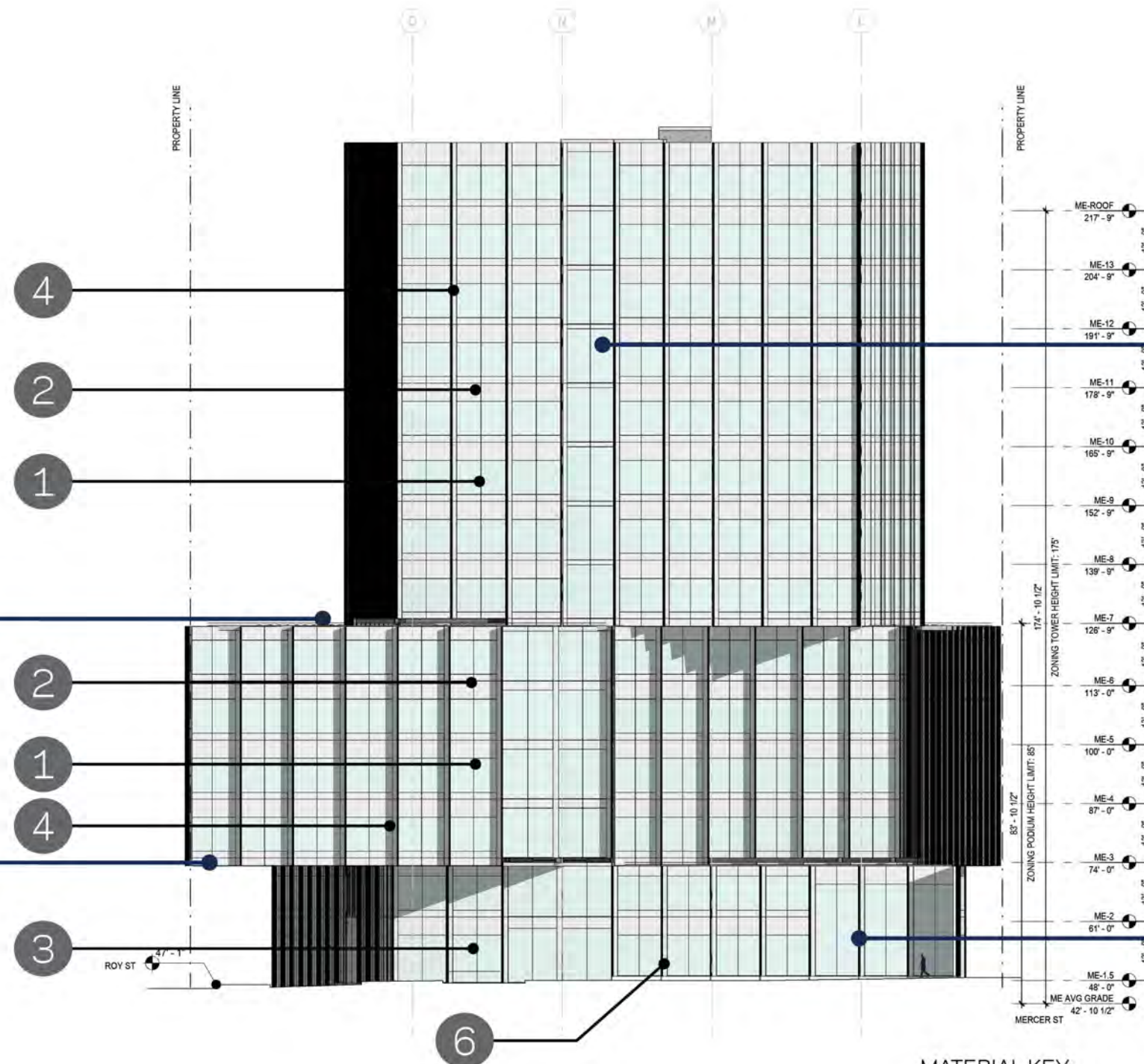


STAIRS

The stairs at Mercer East create engagement along the 8th Ave Public Access Easement as well as emphasizing net positive health through movement.



8TH AVE ELEVATION COMMUNITY



EDG 1.C
Scale: Context
Podium volume clearly defined as a distinct element, relating to the surrounding context's podium height.

EDG 5.A
Scale: Invitation
Ground and second level are carved back to define the slow cut and create invitation into 8th Ave.

EDG 5.A
Variation: Expression
Stair volume is highlighted along the 8th Ave facade with an increased sense of transparency.

EDG 5.A
Variation: Entry
Lobby volume expressed as a double height space, providing variation to the street wall.

MATERIAL KEY

- | | |
|----------------------------|--|
| 1. TYPICAL VISION GLASS | 5. MEDIUM GREY METAL |
| 2. SHADOW BOX GLASS | 6. EMBOSSED METAL PANEL |
| 3. RETAIL VISION GLASS | 7. PRIMARY SOFFIT BAFFLE MEDIUM GREY |
| 4. DARK GREY PANEL/MULLION | 8. SECONDARY ARCHITECTURAL SOFFIT LOUVER MEDIUM GREY |

ACTIVATION

Podiums and Street Edges (EDG Comment 5c)

Mercer East angles back from 9th at Roy in order to create the invitation into the Slow Cut at a smaller, more residential scale. Mercer East's tower, like that of the Mercer West angles from southeast to northwest to emphasize the Slow Cut at a civic scale.

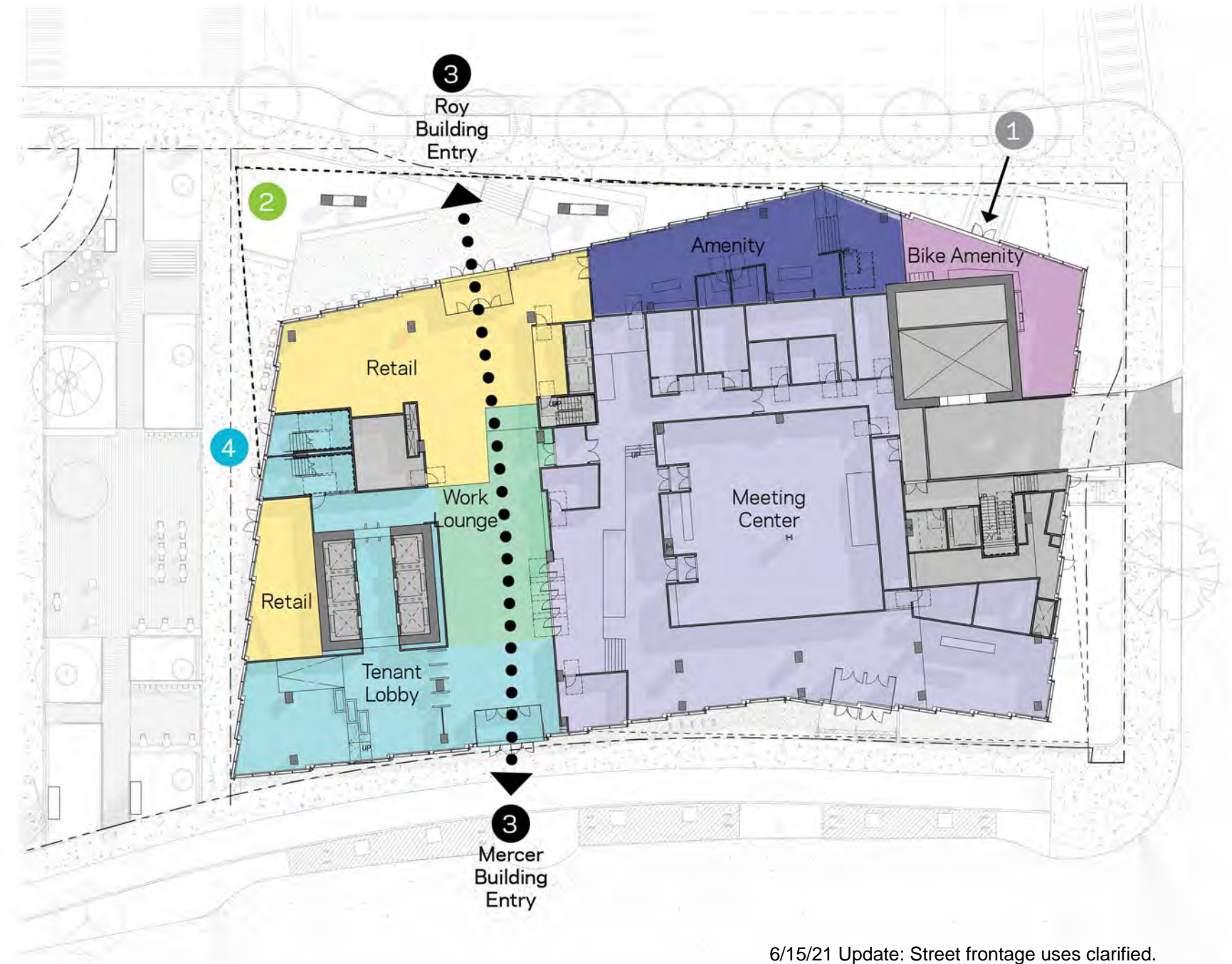
PL 1 Connectivity

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



① Ground Floor Program Diagram

1 Cycling Access | Mercer Blocks encourages bike usage through ample bike parking directly off adjacent bike lanes that surround the site.

2 Soffits | The soffits created along the buildings edge provide outdoor covered space for the community and building users.

3 Entries | The Mercer Blocks building entries draw users into the site through varied heights, scales, landscape, and architectural features

4 Expressive Stairs | The expressive stairs provide an anchoring point and distinctive corner for the project. Additionally, the stairs allow the building users to directly engage with the street edge and beginning of the "slow cut."

ENTRY HIERARCHY

The project has proposed a number of building entries to create recognizable destinations and clear way finding, and street level activation. Entries have been designed to establish a hierarchy between primary and secondary entries based on interior program and facade articulation.



3a



3b



3c



3d

PRIMARY ENTRY

Mercer Street

A double height frame clearly denotes the building entry and lobby from the remaining base level building mass. A transparent canopy provides another layer of legibility and weather protection.

PRIMARY ENTRY

Roy Street

Reinforcing the main entry on Mercer, a double height frame defines the building entry from the Slow Cut.

TERTIARY BIKE ENTRY

Roy Street

A single story frame, and high degree of transparency, allow for a legible, but tertiary entrance from Roy & 9th into bicycle parking.

SECONDARY AMENITY ENTRY

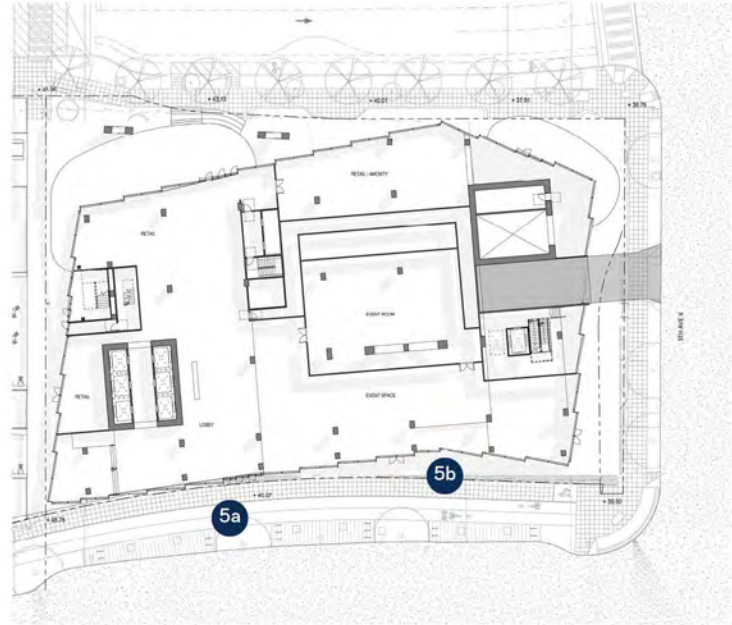
Mercer Street

A single story frame and vestibule hierarchically denote this element as a secondary entry.



MERCER AVE ENTRY

URBAN



5a

4

3

GLASS CANOPY

6



Main building entry along Mercer

5b

8

3

6



Building conference center entry along Mercer

EDG 5.A

Variation: Hierarchy

With two building entries along Mercer, a system of hierarchy was applied to allow for legibility. The main building entry has a double height expression, highlighting the volume of the space behind. The conference center, as a secondary program, is a more subtle, single story move.

MERCER AVE ELEVATION

URBAN



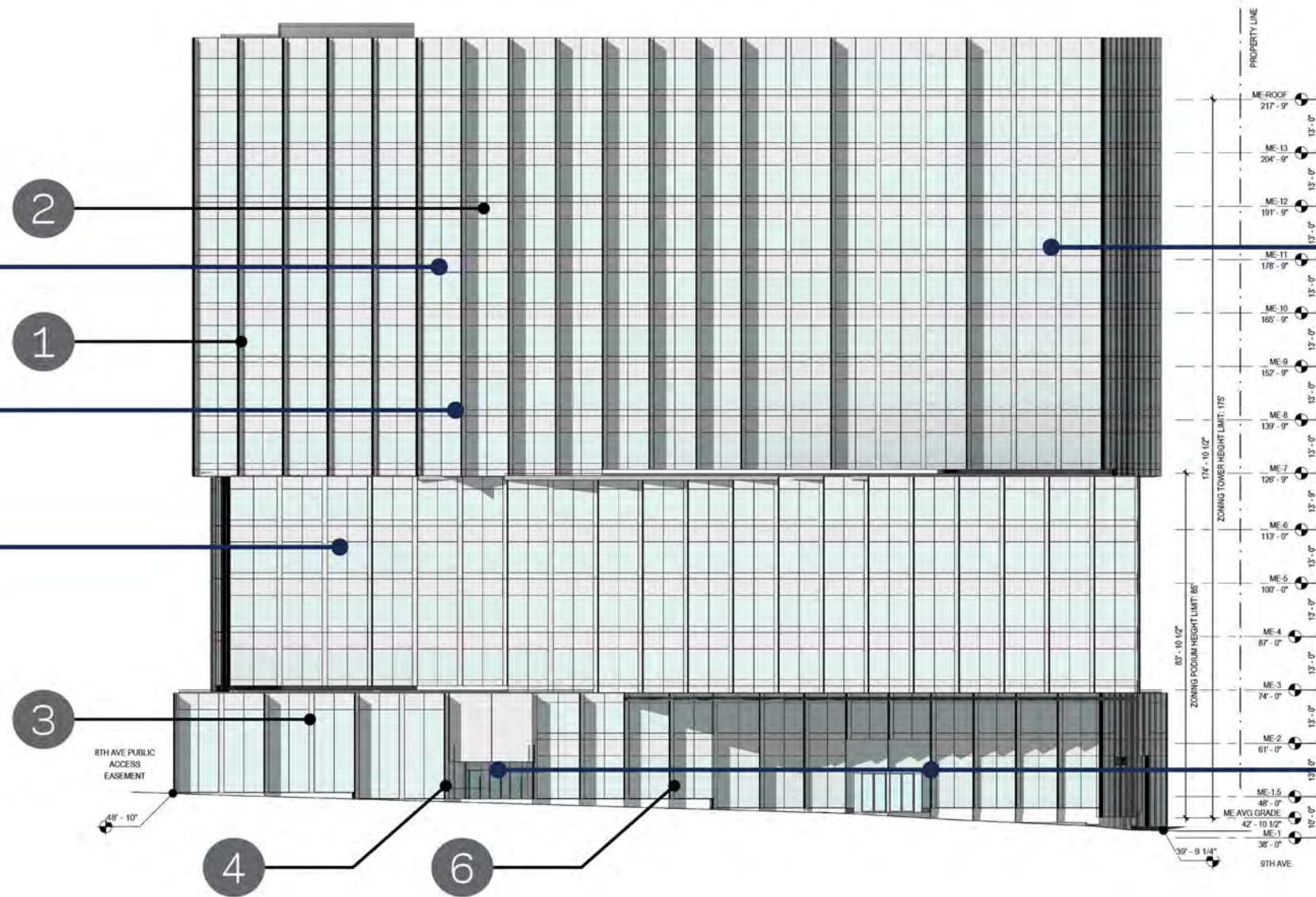
EDG 5.A
Variation: Expression
 Tower volume has an additional mullion expression to clearly denote it from the podium mass below.

EDG 1.C
Scale: Fold
 Tower volume folds to provide relief along the full stretch of the Mercer facade.

EDG 1.C
Scale: Invitation
 Podium volume serrations, as the street wall, increase in scale towards 8th ave, reinforcing and highlighting the slow cut.

EDG 1.C
Context: Scale
 Tower mass serrations increase in scale as one moves towards Lake Union.

EDG 5.A
Scale: Entry
 Human scale entry moves activate the street edge along Mercer and provide a breakdown in scale of the base volume.

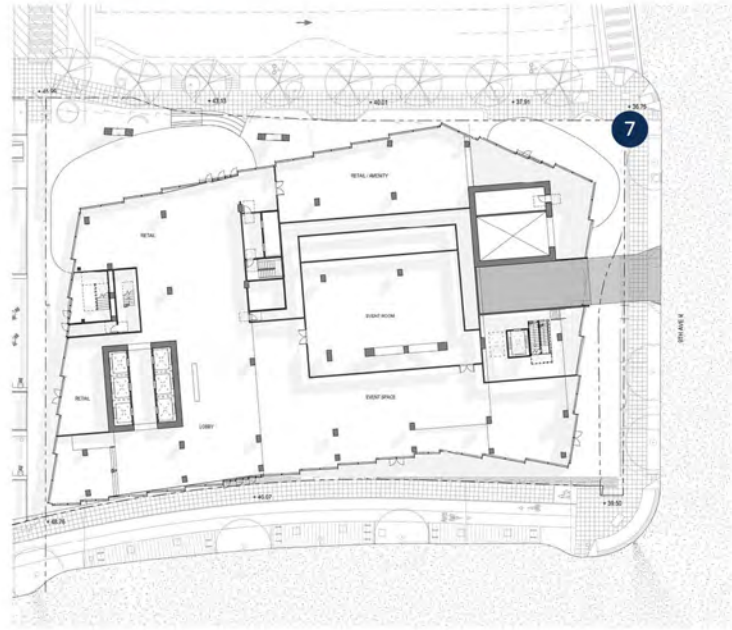


MATERIAL KEY

- | | |
|----------------------------|--|
| 1. TYPICAL VISION GLASS | 5. MEDIUM GREY METAL |
| 2. SHADOW BOX GLASS | 6. EMBOSSED METAL PANEL |
| 3. RETAIL VISION GLASS | 7. PRIMARY SOFFIT BAFFLE MEDIUM GREY |
| 4. DARK GREY PANEL/MULLION | 8. SECONDARY ARCHITECTURAL SOFFIT LOUVER MEDIUM GREY |

9TH AVE ENTRY

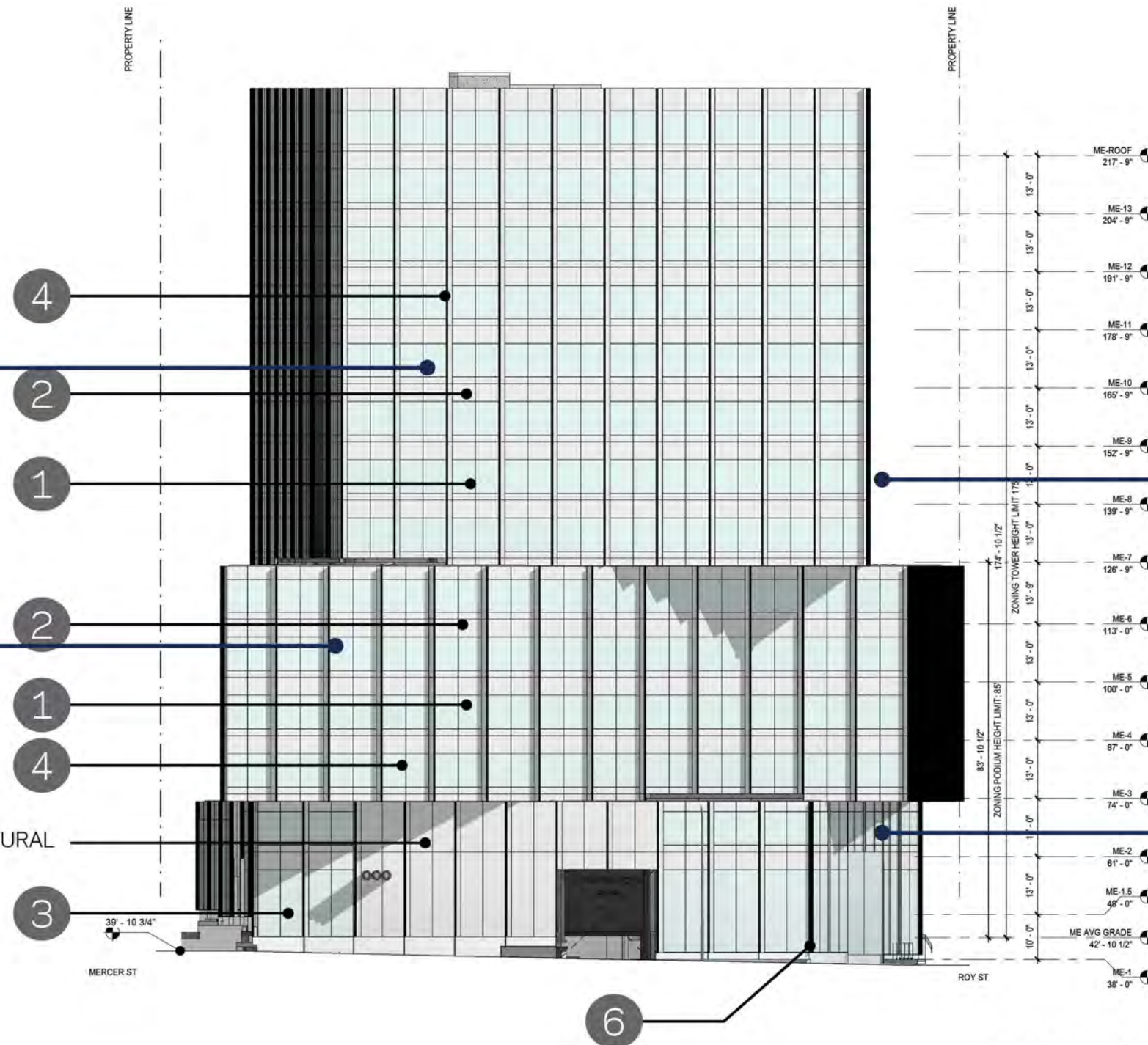
INVITATION



Scaled volume clearly defines entry into bike parking. Single height volume reinforces it's use as a secondary entry.

Bike entry from 9th and Roy.

9TH AVE ELEVATION INVITATION



EDG 5.A
Variation: Expression
Tower volume has an additional mullion expression to clearly denote it from the podium mass below.

EDG 1.C
Variation: Rhythm
Consistent serration on 9th Ave responds to the transit oriented nature of this edge.

ARCHITECTURAL LOUVERS

EDG 1.C
Context: Scale
Tower pulls back from the Roy & 9th corner, addressing the change in scale moving towards Lake Union

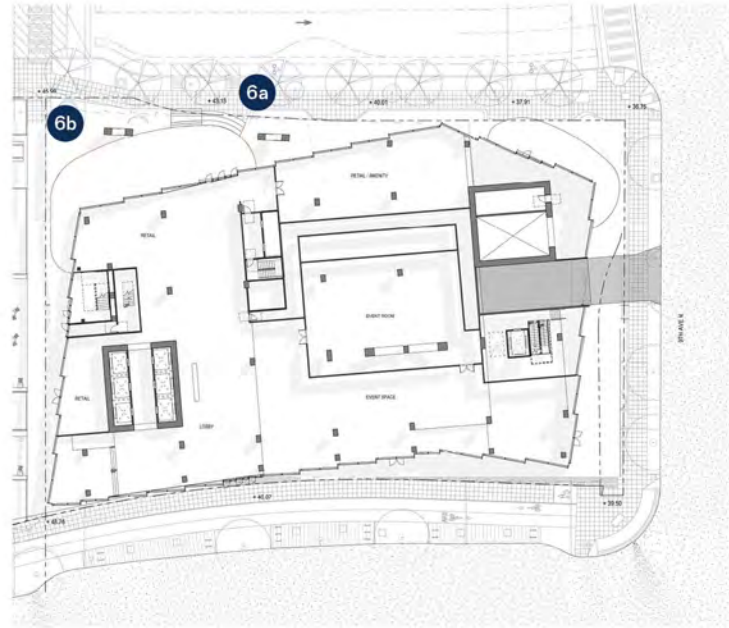
EDG 5.A
Scale: Entry
Human scale entry moves activate the street edge along Mercer and provide a breakdown in scale of the base volume.

MATERIAL KEY

- 1. TYPICAL VISION GLASS
- 2. SHADOW BOX GLASS
- 3. RETAIL VISION GLASS
- 4. DARK GREY PANEL/MULLION
- 5. MEDIUM GREY METAL
- 6. EMBOSSED METAL PANEL
- 7. PRIMARY SOFFIT BAFFLE MEDIUM GREY
- 8. SECONDARY ARCHITECTURAL SOFFIT LOUVER MEDIUM GREY

ROY ST ENTRY

INVITATION



6a



Main building entry from Roy St.

6b



Main building entry from Roy St and 8th Ave.

Portal language echoes the other main building entry along Mercer, clearly defining the main entry.

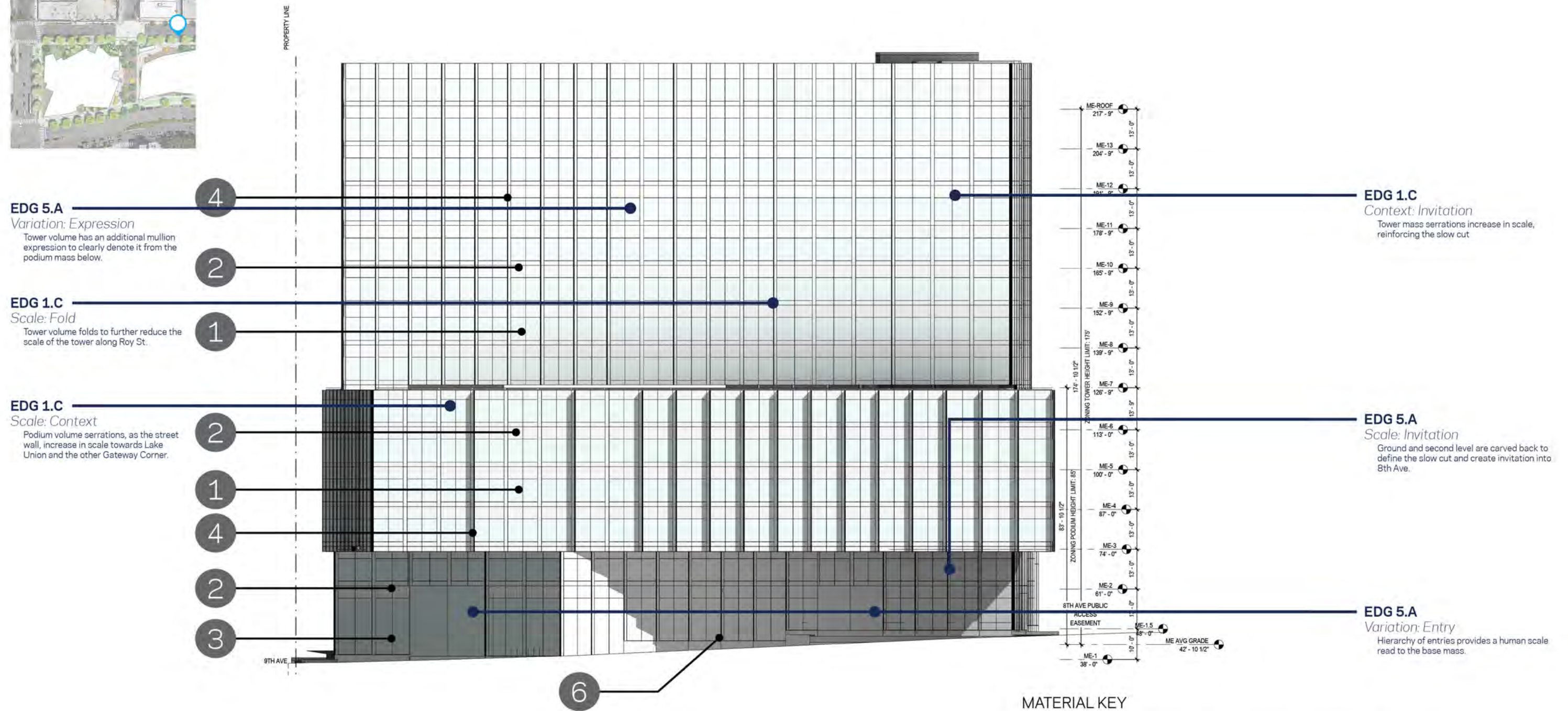
8

6

4

3

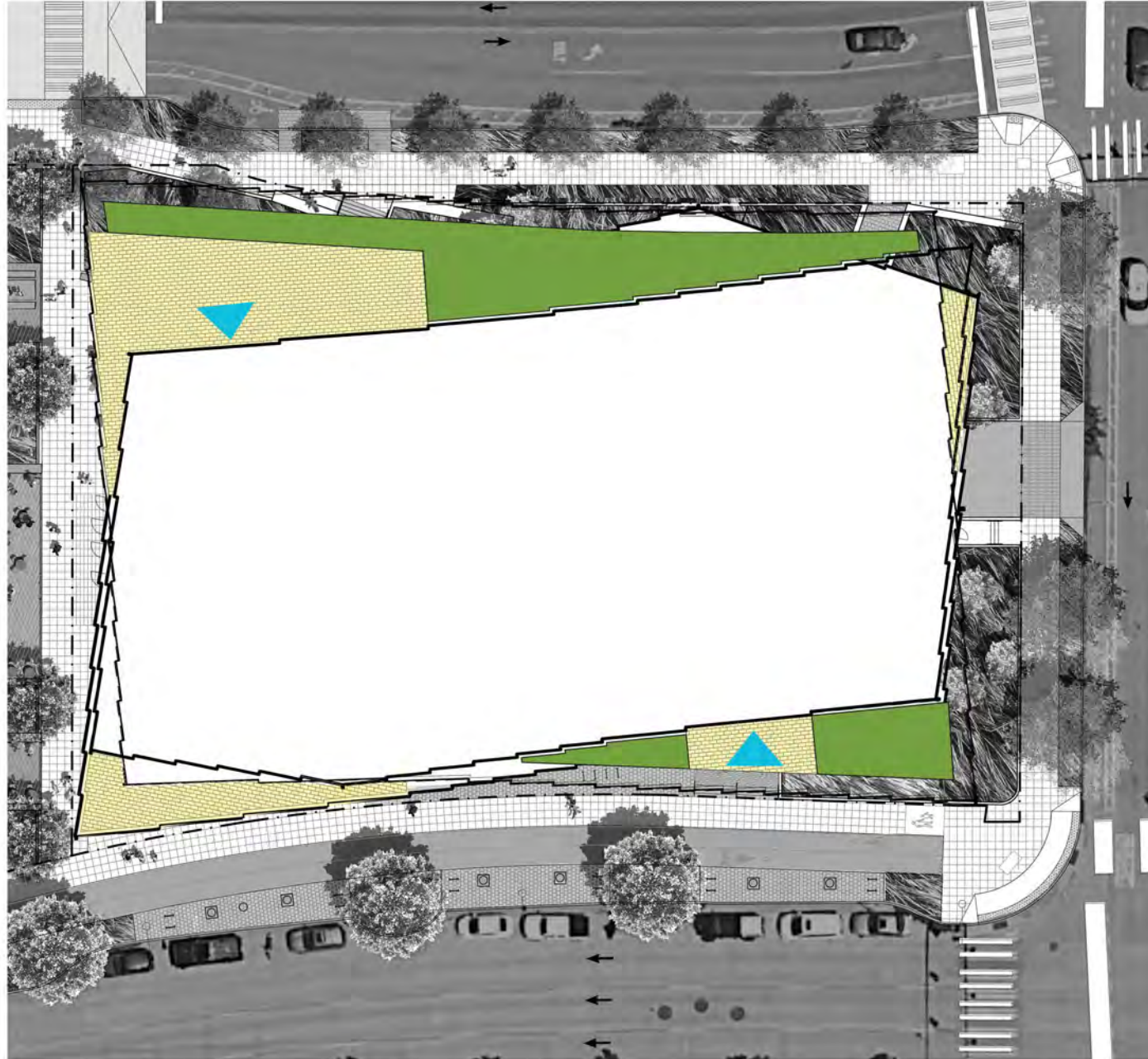
ROY ST ELEVATION INVITATION



MATERIAL KEY

- | | |
|-----------------------------|--|
| 1. TYPICAL VISION GLASS | 5. MEDIUM GREY METAL |
| 2. SHADOW BOX GLASS | 6. EMBOSSED METAL PANEL |
| 3. RETAIL VISION GLASS | 7. PRIMARY SOFFIT BAFFLE MEDIUM GREY |
| 4. DARK GREY PANEL/ MULLION | 8. SECONDARY ARCHITECTURAL SOFFIT LOUVER MEDIUM GREY |

LANDSCAPE



Mercer East Roof Terraces

Paving



LANDSCAPE

Planting



Deschampsia cespitosa



Gautheria



Sidalcea hendersonii



Sidalcea oregana



Eriophyllum



Cenanthus ssp



Vaccinium ovatum



Rosa gymnocarpa

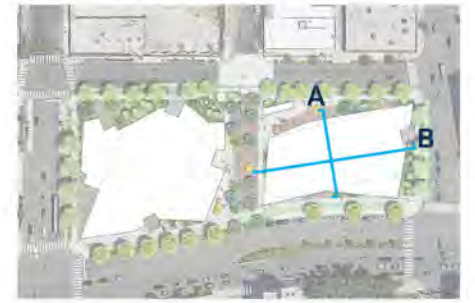


Mahonia nervosa

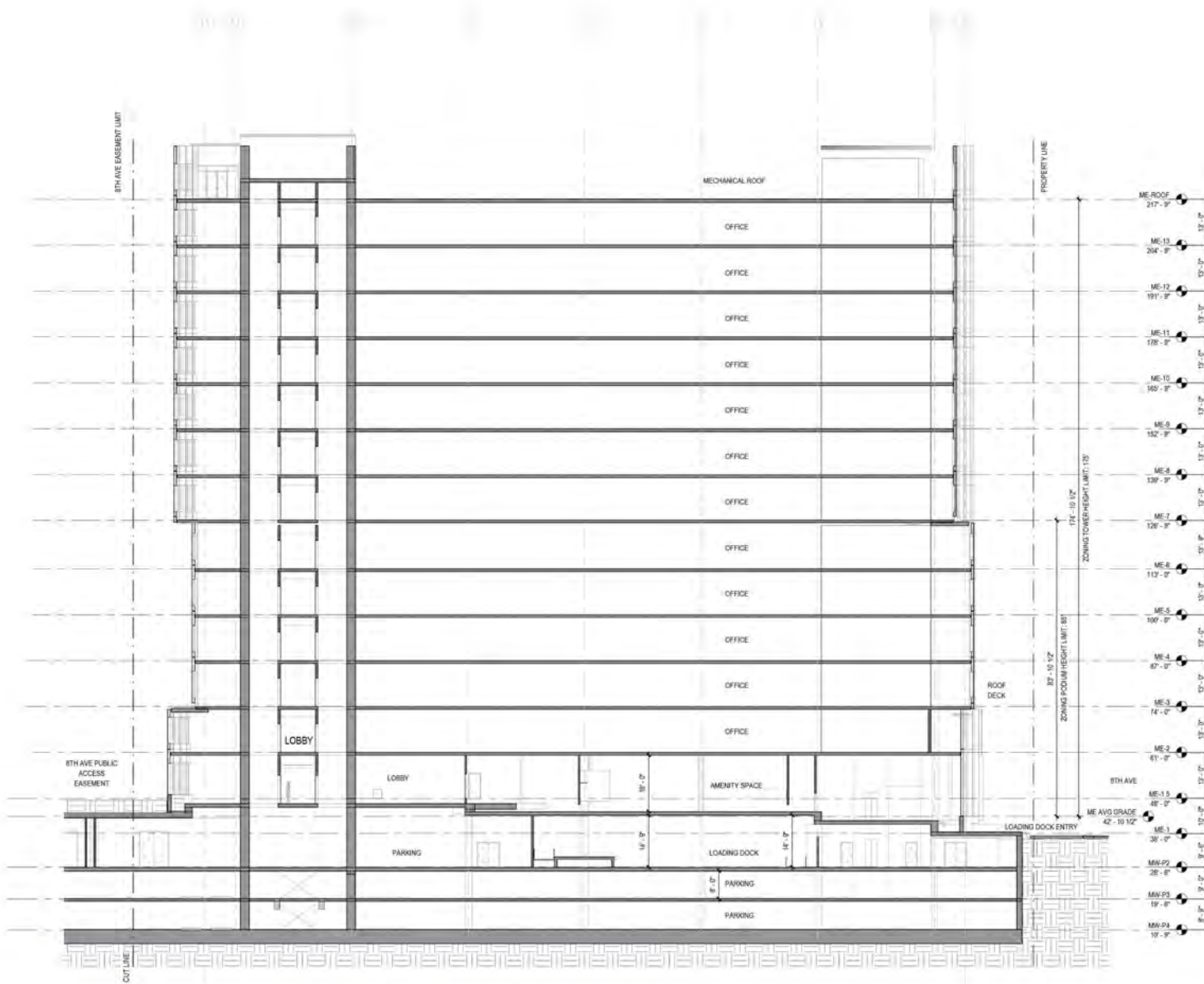


Myrica californica

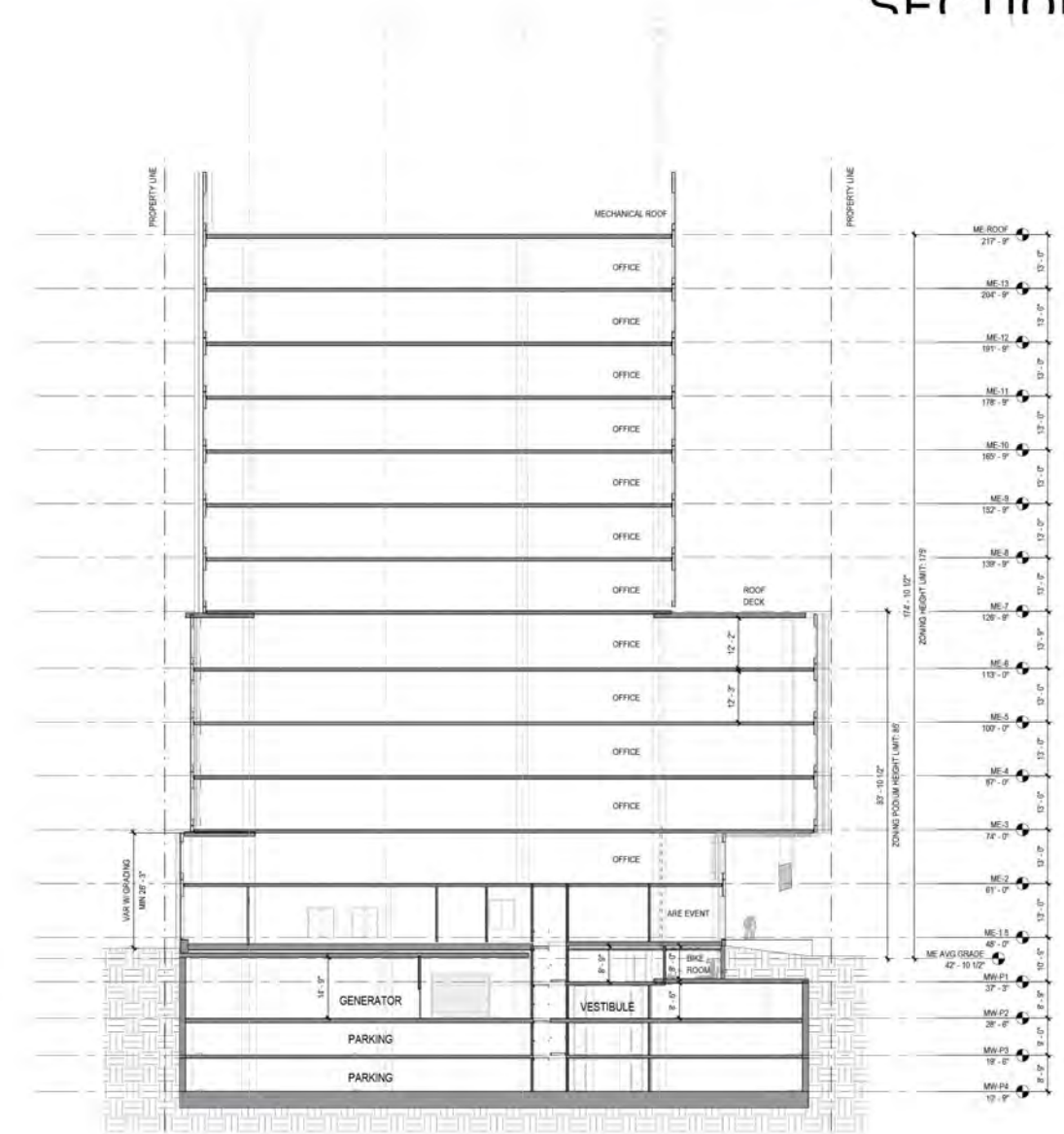




SECTIONS



ME- East West Section (B)



ME- North South Section (A)

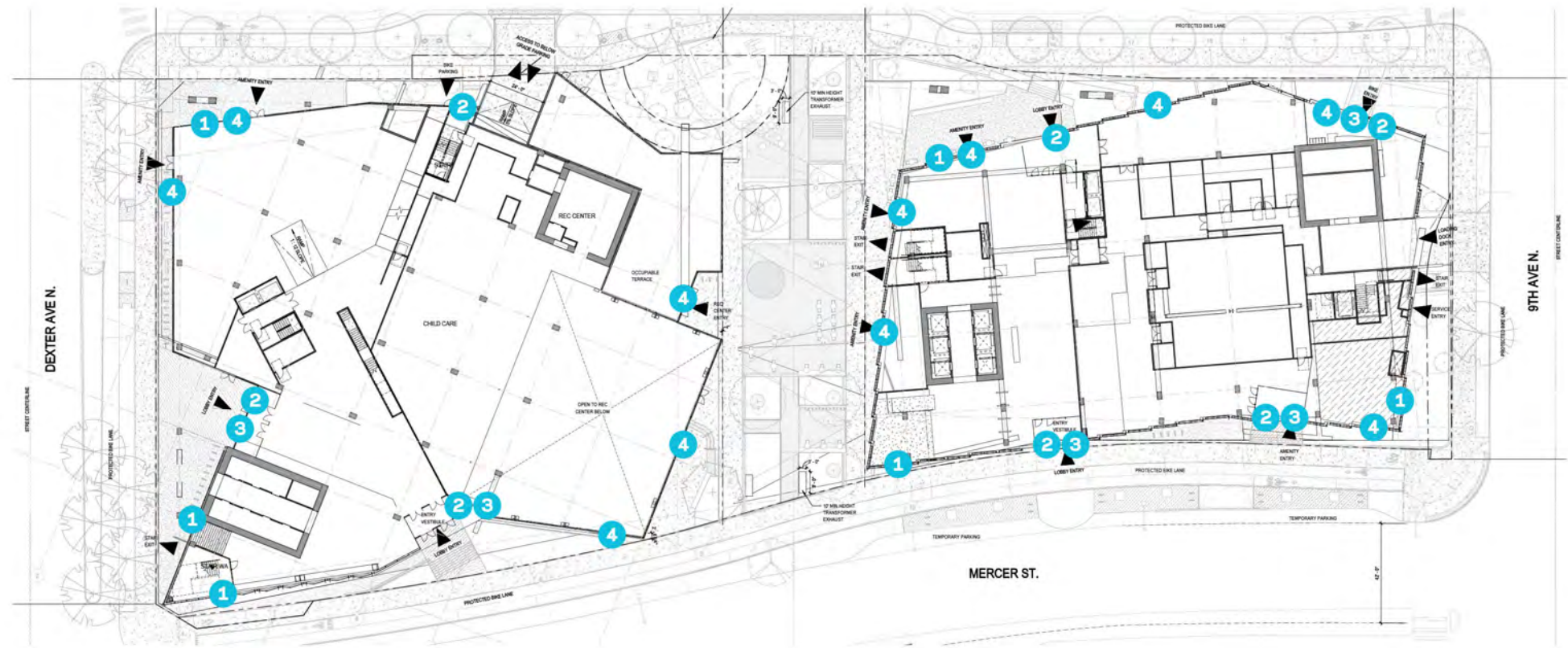
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SIGNAGE AND LIGHTING

IDENTITY & SIGNAGE

Signage Overview

- 1 Upper Building Tenant Identity
- 2 Building Entrance Identity
- 3 Building Address
- 4 Amenity/Retail Signage

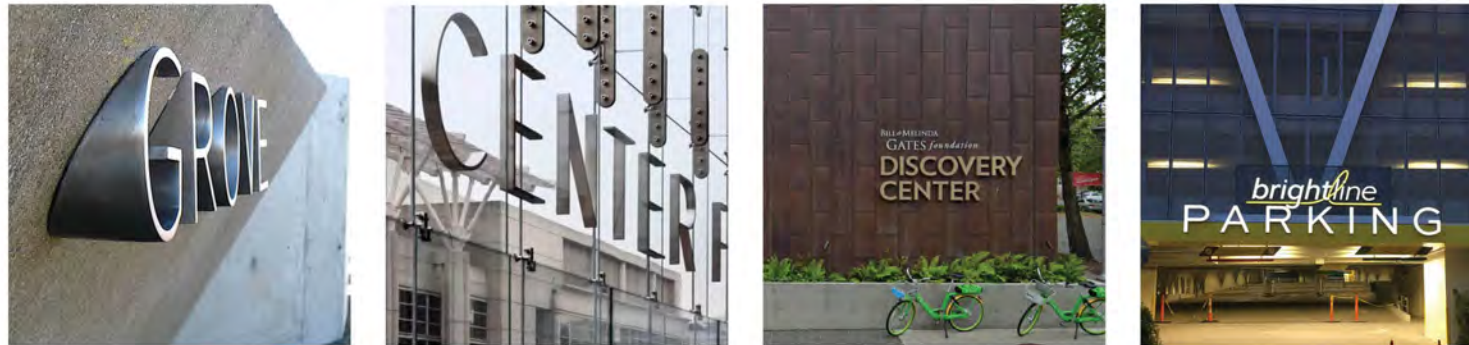


IDENTITY & SIGNAGE

1 Upper Building Tenant Identity



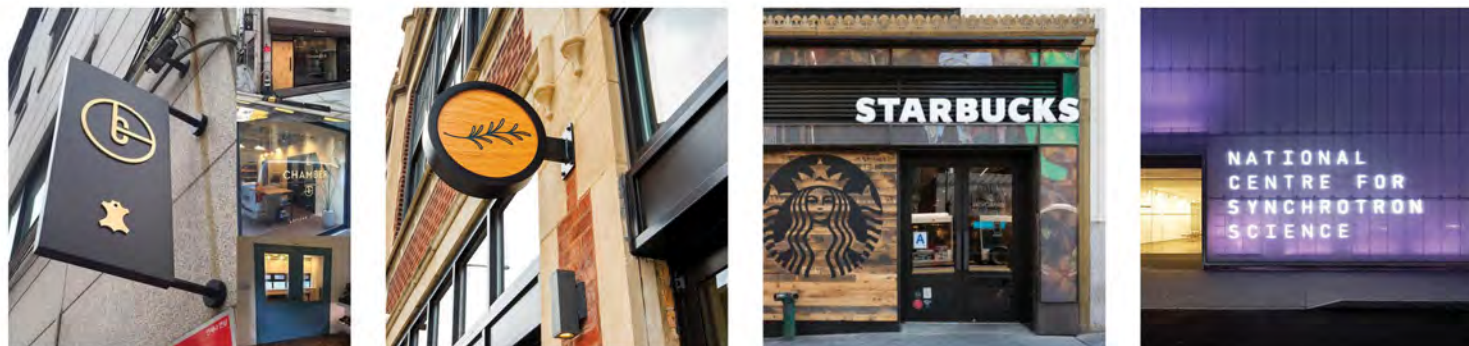
2 Building Entrance Identity



3 Building Address



4 Amenity/Retail Signage



IDENTITY & SIGNAGE

Mercer West



Sign Regulations

The on-premises building identity signage is appropriately scaled and detailed to fit within Seattle sign regulations, as well as fit the context of the building facades.

The overall signage area for each building identity wall sign will be no more than 672 sf per sign, per elevation. This approach is based on the building having a multiple major tenants.



- 1 Upper Building Tenant Identity
- 2 Building Entrance Identity
- 3 Building Address
- 4 Amenity/Retail Signage

IDENTITY & SIGNAGE

Mercer East



Sign Regulations

The on-premises building identity signage is appropriately scaled and detailed to fit within Seattle sign regulations, as well as fit the context of the building facades.

The overall signage area for each building identity wall sign will be no more than 672 sf per sign, per elevation. Each ground sign will be under 72 sf per sign. This approach is based on the building having a multiple major tenants.

- 1 Upper Building Tenant Identity
- 2 Building Entrance Identity
- 3 Building Address
- 4 Amenity/Retail Signage

GROUND FLOOR / RETAIL AMENITY SIGNAGE

Mercer West & East



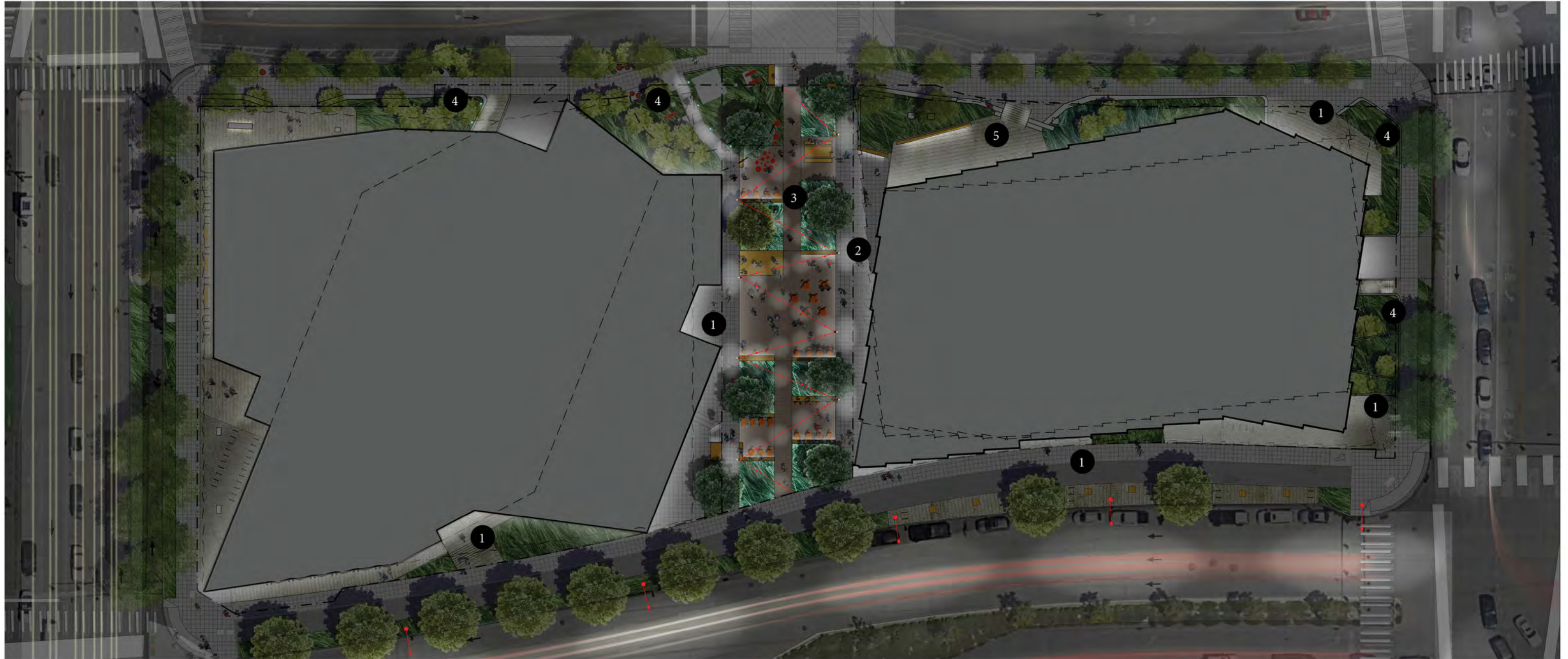
Sign Regulations

Retail/amenity identity signage complements the building design and materials, integrating with the architecture.

There is no maximum area limit for awning, canopy, marquee or under-marquee signs. The maximum height for a canopy sign is 20 feet.

- 2 Building Entrance Identity
- 3 Building Address
- 4 Amenity Signage

OVERALL SITE - LIGHTING



1 Linear Light at Canopies



2 Pole Top



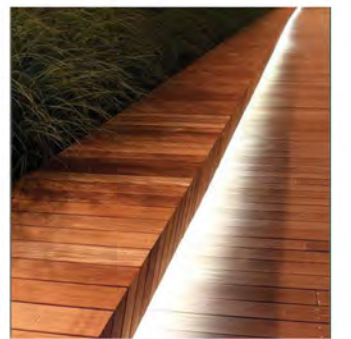
3 Catenary Pendant



4 Bollard



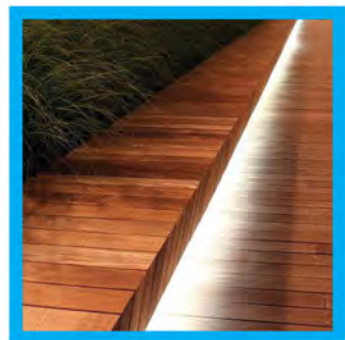
5 Underbench Light



SITE LIGHTING - GROUND PLANE



Various layers of light at a lower level is used to create a welcoming warm atmosphere at night.



Under-Furniture Light



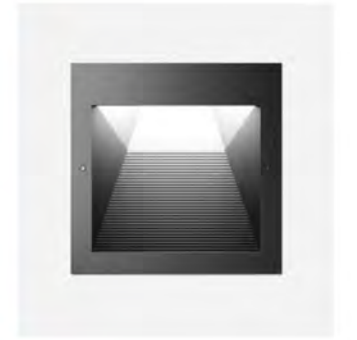
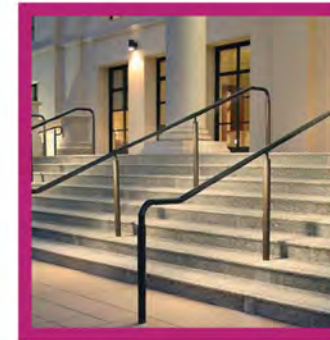
Bollard

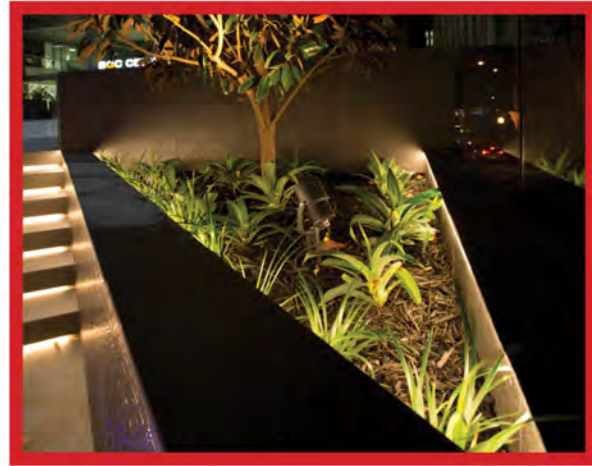


Handrail Light

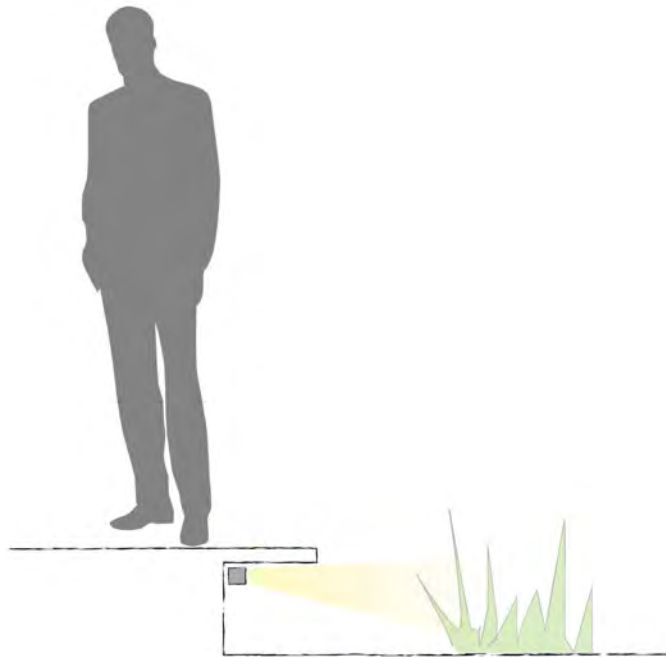


Steplights





Wet Location Linear at Planter Lip

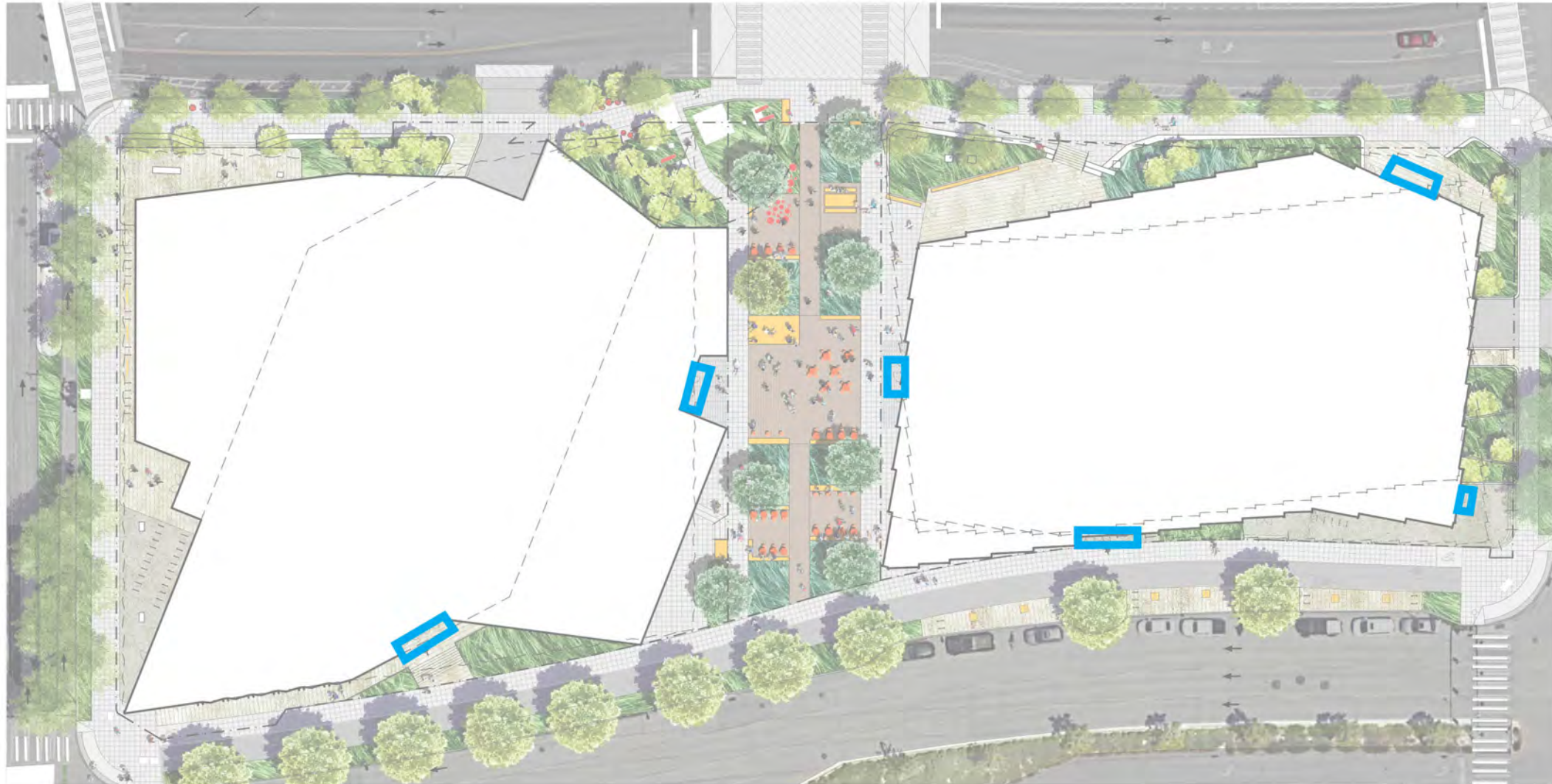


PLANTER LIGHTING

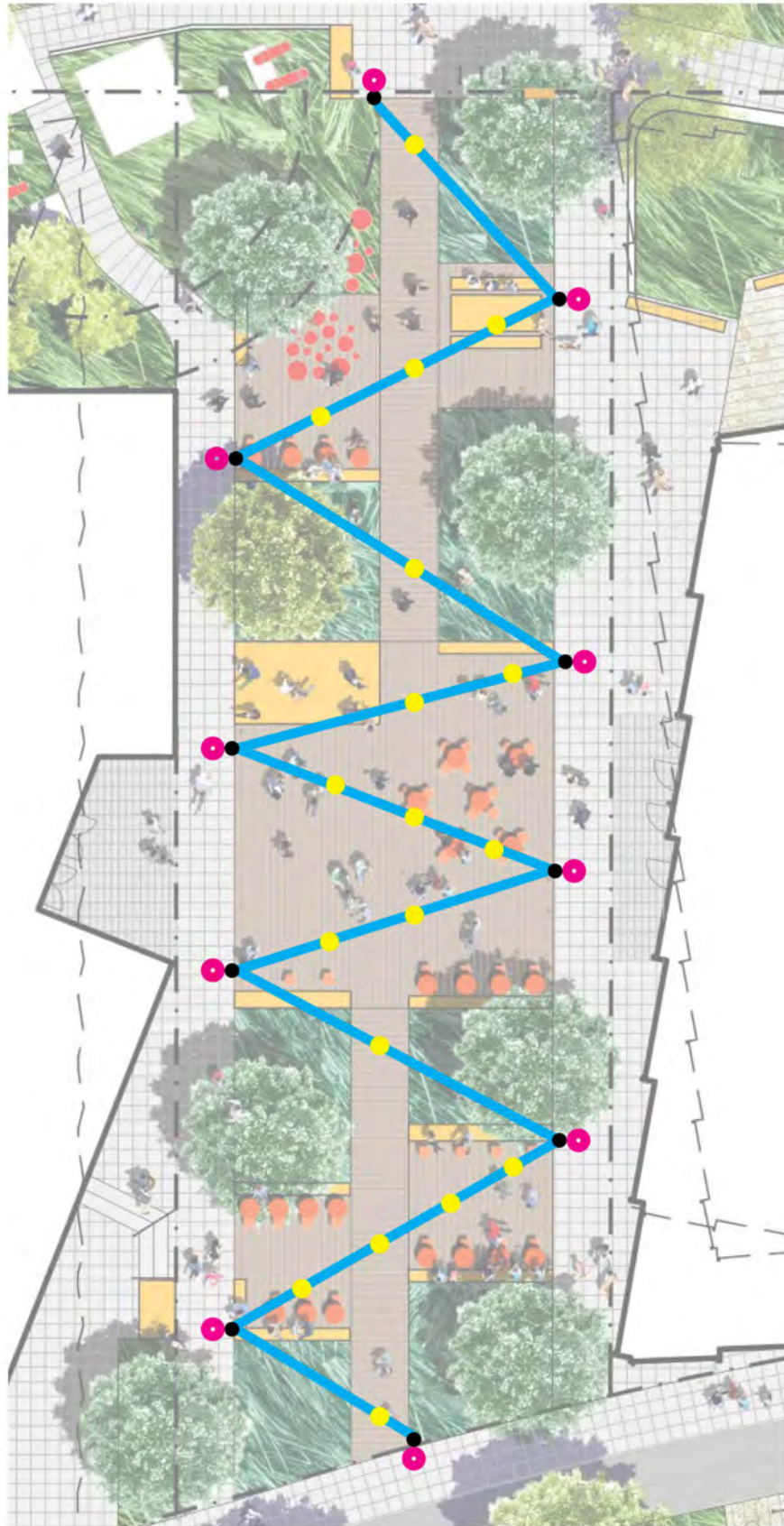
Lighting at the edge of the planter lighting the plantings in the bio-retention pond.

ENTRY LIGHTING

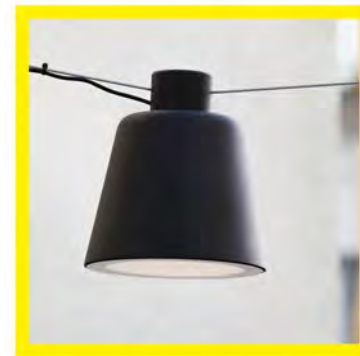
Downlights to be integrated in canopies or at soffits at entries.



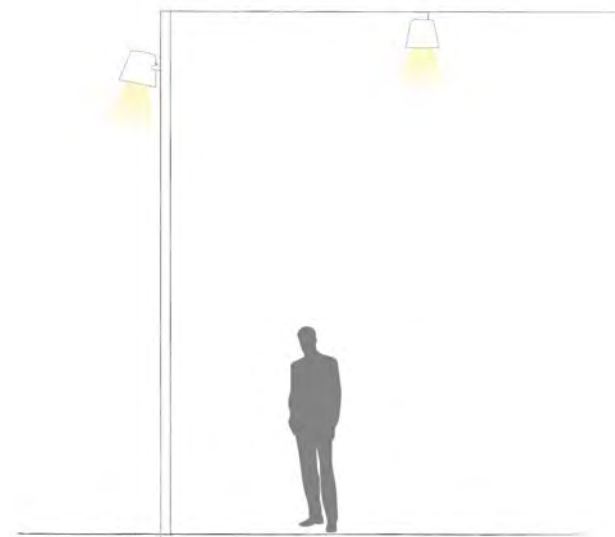
Glass Canopy Lighting



Pole Head



Catenary Pendant



CATENARY LIGHTING

Catenary lighting to energize and activate the space, while also providing a sense of warmth and comfort.

Key lighting components include:

- Fixtures to be supported on pedestrian scale poles.
- Fixtures to have downward light to minimize light pollution and control glare.

SIGNAGE AND LIGHTING
8TH AVE LIGHTING



1 Dynamic Installation -
Between Slats



2 Catenary Pendant

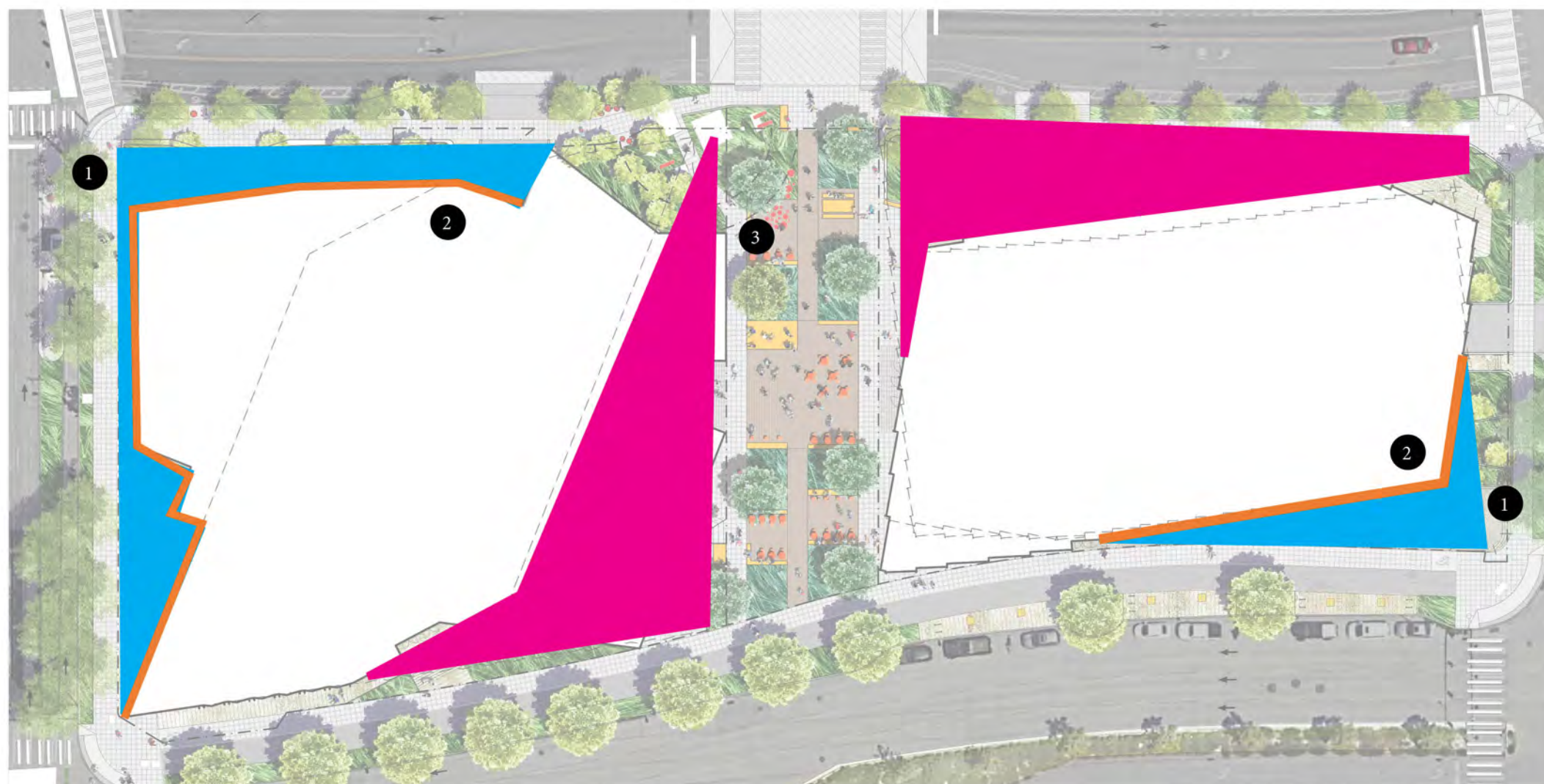


3 Facade Backlight



6/15/21 Update: Massing and lighting images updated to reflect current design

SOFFIT LIGHTING



1. Cylinder downlights provide soft general illumination between the slats.

2. Linear uplights above the slats at the building softly light the ceiling to create a warm welcoming environment. The lighting effect starts at the building and fades away from the building.

3. Pixel control LED strips are used to create a lighting art installation. Light fixture can be controlled at small increments creating slow moving art or a dynamic composition.

6/15/21 Update: Soffit lighting design updated and clarified.



1 Cylinder Downlights



2 Above Slat Glow



3 Dynamic Installation -
Between Slats

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DEPARTURES

Code Requires

Applicant Proposes

Departure #1

Supported by SDCI @ EDG

23.48.025.C.7.b

Rooftop Features Coverage and Distance to Roof Edge

At the applicant's option, the combined coverage of all features listed in subsections 23.48.025.C.4 and 23.48.025.C.5 may be increased to 65 percent of the roof provided that all of the following are satisfied: a. All mechanical equipment is screened, and b. No rooftop features are located closer than 10 feet to the roof edge.

Request to extend coverage percentage from 65% to 100% at Mercer East and Mercer West due to location of rooftop screening at the building perimeters. Request also to locate 2,157 SF rooftop features at Mercer West and 925 SF at Mercer East closer than 10 feet to the roof edge, totaling 3,082 SF; *all rooftop features to be enclosed by integrated screening varying 4' to 15' in height around 100% of each building's perimeter (closer than 10' from edge for facade continuity).*

Departure #2

Supported by SDCI @ EDG

23.54.030.B.2.c

Parking Requirement, Non-residential

A minimum of 35 percent of the spaces shall be striped for large vehicles.

Request for reducing the percentage of large vehicles spaces from 35% to 20%.

Departure #3

Supported by SDCI @ EDG

23.48.240.B.1.b

Lot Line Setback

Except on Class 1 Pedestrian Streets, the street-facing facade of a structure may be set back up to 12 feet.

Request to set back further than 12 feet for a total of 8,663 SF in additional pedestrian circulation across the project site.

Departure #4

Supported by SDCI @ EDG

23.48.245.D.1

Facade Modulation in SM-U Zones

Maximum length of an unmodulated facade within 15' of street lot for stories above the specified podium height up to 145' is 150'.

Request for 225' unmodulated facade from height 84' to 122'-8" for Mercer West along Mercer St.

Departure #5

Supported by SDCI @ EDG

23.48.245.B.4.a

Height Limit for Podiums

Per feedback from the City, podium height limit applicable at this development site is 85'.

Request to raise the podium height at the Mercer West from 85' to 122'-8" from Dexter to the vacated 8th Ave N along Mercer.

Code Requires

Applicant Proposes

Type 1 Decision #1

Supported by SDCI @ EDG

(Note: Board Approval of Type 1 Decision Not Required)

23.48.240.H

Through block pedestrian connections for large lot developments

The alignment of the pedestrian connection and the point at which it intersects each avenue shall be no closer than 100 feet to an east-west street abutting the block, and the connection at the avenues shall be accessible at grade level from the sidewalk.

Per provisions allowed in 23.48.245.F.5.d, the provided through block connection runs north-south along the vacated 8th Ave N. Request to re-orient the required directionality.

Type 1 Decision #2

Supported by SDCI @ EDG

(Note: Board Approval of Type 1 Decision Not Required)

23.48.040.B.2.b.1

Street level development standards. Blank facade limits.

All other streets not specified in subsection 23.48.040.B.2.a (9th Ave N, Roy St): blank facades are limited to segments 30 feet wide. Blank facade width may be increased to 60 feet if the Director determines as a Type 1 decision that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest.

Request to extend blank facade length along 9th Ave N to 47'-3."

Type 1 Decision #3

(Note: Board Approval of Type 1 Decision Not Required)

Supported by SDCI @ EDG

23.54.035.C.2

Loading berth requirements and space standards. 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: (ii) Low-and Medium-demand uses. Twenty-five (25) feet.

Request to reduce the loading length to 25' minimum for 5 of the required 7 loading berths.

Type 1 Decision #4

Supported by SDCI @ EDG

(Note: Board Approval of Type 1 Decision Not Required)

23.54.030.D.3

No portion of driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The Director may permit a driveway slope of more than 15 percent if certain site characteristics warrant it.

Request to increase driveway slope from allowed 15% to 18% at 9th Ave N loading dock entrance.

Code Requires:

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

- a. All mechanical equipment is screened; and
- b. No rooftop features are located closer than 10 feet to the roof edge.

Applicant Proposes:

Request to extend coverage percentage from 65% to 100% at both Mercer East and Mercer West due to location of rooftop screening at the building perimeters.

Request also to locate 2,157 sf rooftop features at Mercer West and 925 sf at Mercer East closer than 10 ft to the roof edge, totaling 3,082 sf.

All rooftop features to be enclosed by integrated screening varying 4' to 15' in height around 100% of each building's perimeter (closer than 10' from edge for facade continuity).

Rationale:

Per SMC 23.48.225 Map A South Lake Union Seaport Flight Corridor, equipment height at the Mercer West is limited per the elevations shown, necessitating location of mechanical equipment closer than 10' to roof edge. Bringing the core and egress stairs closer than 10' to roof edge also allows transparency opportunities at the egress stairs to provide visibility to activity within, both adding articulation and variation into the facade. (****DC2.5.a.2 - Secondary Architectural Features - Windows and Fenestration**). At Mercer West, locating the egress stair and associated core at the Mercer & Dexter corner also enhances the gateway impact of the building mass (****CS2.1.b - Urban Pattern & Form - South Lake Union Supplemental Guidance - Gateway Locations**). At Mercer East, locating the egress stair as expressed along 8th Ave N further activates the public access easement. Additionally, the project's sustainable goals include an energy district system that is more efficient and utilizes heat created from existing city infrastructure; this requires more rooftop equipment, necessitating a higher coverage percentage than allowed by code. (**CS1.A.1 Energy Choices**).

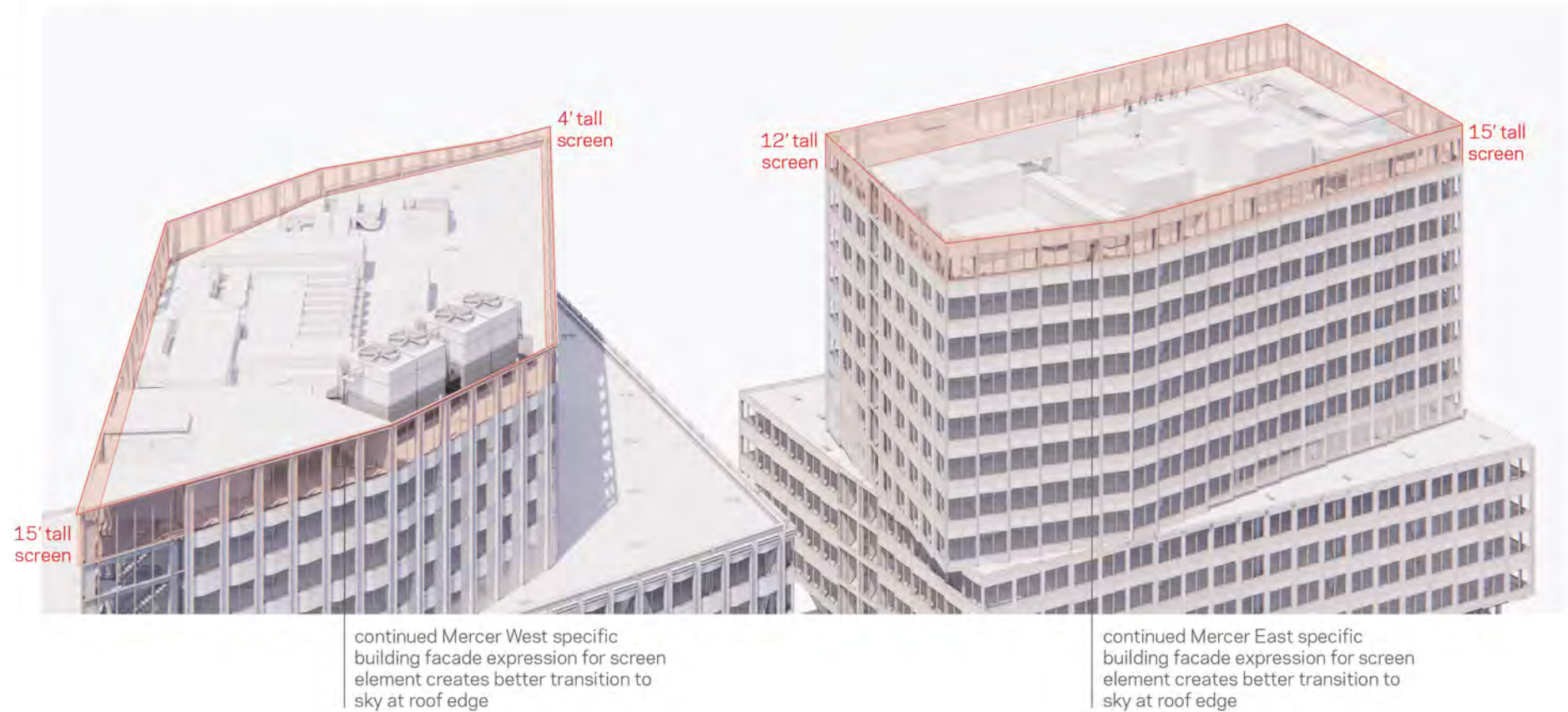
To screen all of the rooftop features (some of which are closer than 10' from roof edge for the above mentioned rationale), mechanical screen proposed to be at roof edge, integrated into facade expression. This creates a more graceful transition from building to sky, allowing a continuous and elegant urban read of each building (****DC2.4.j - Tall buildings - Transition to the Sky & Skyline Composition**). The proposed mechanical screen will maintain facade materials and concept, tapering in height from 15' to 4' around the entire perimeter of Mercer West and from 15' to 12' height around the entire perimeter of Mercer East to comply with the flight path. Because the screen is proposed at the roof edge, request to extend coverage from 65% to 100%.

Supporting Guidelines:

- CS1.A.1 - Energy Choices
- **CS2.1.b - Urban Pattern & Form - Gateway Locations
- **DC2.4.j - Tall buildings - Transition to the Sky & Skyline Composition
- **DC2.5.a.2 - Secondary Architectural Features - Windows and Fenestration

** Asterisk represents South Lake Union Design Guideline additions; all other guidelines from the Seattle Design Guidelines

Proposed Rooftop Screening Extents



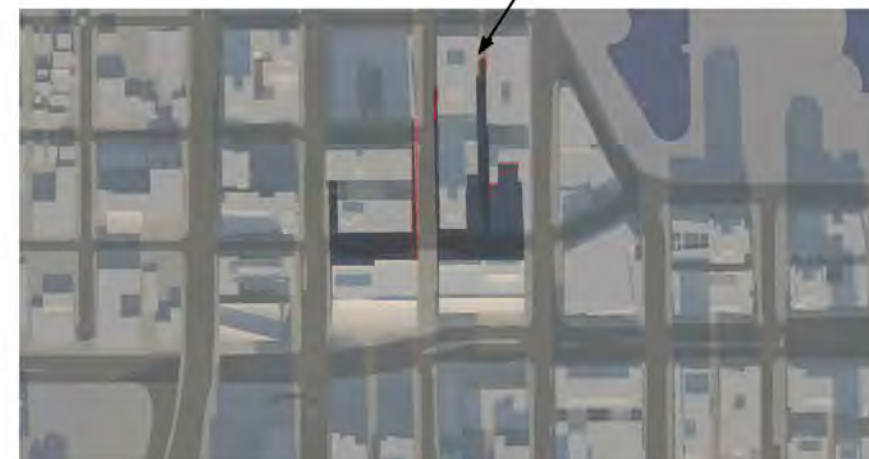
Shadow Study per 23.48.025.C.8, noon January 21st

Design Standard

max permitted bulk with allowed 4' parapet and max allowed elevator overrun height w/in flight path

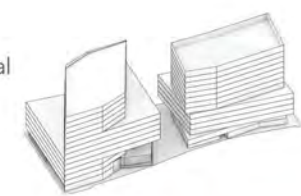


zones of additional shadow impact from design standard outlined in red



Proposed Massing

with requested mechanical screening extents



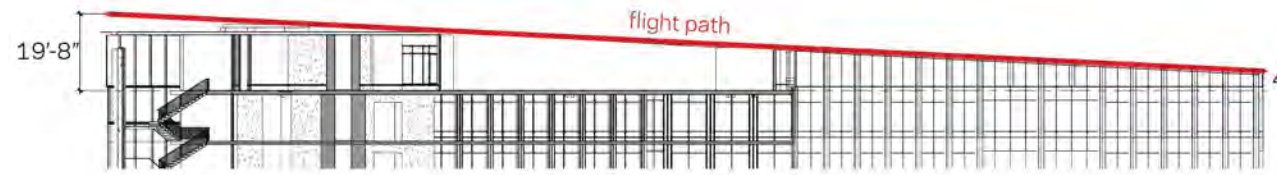
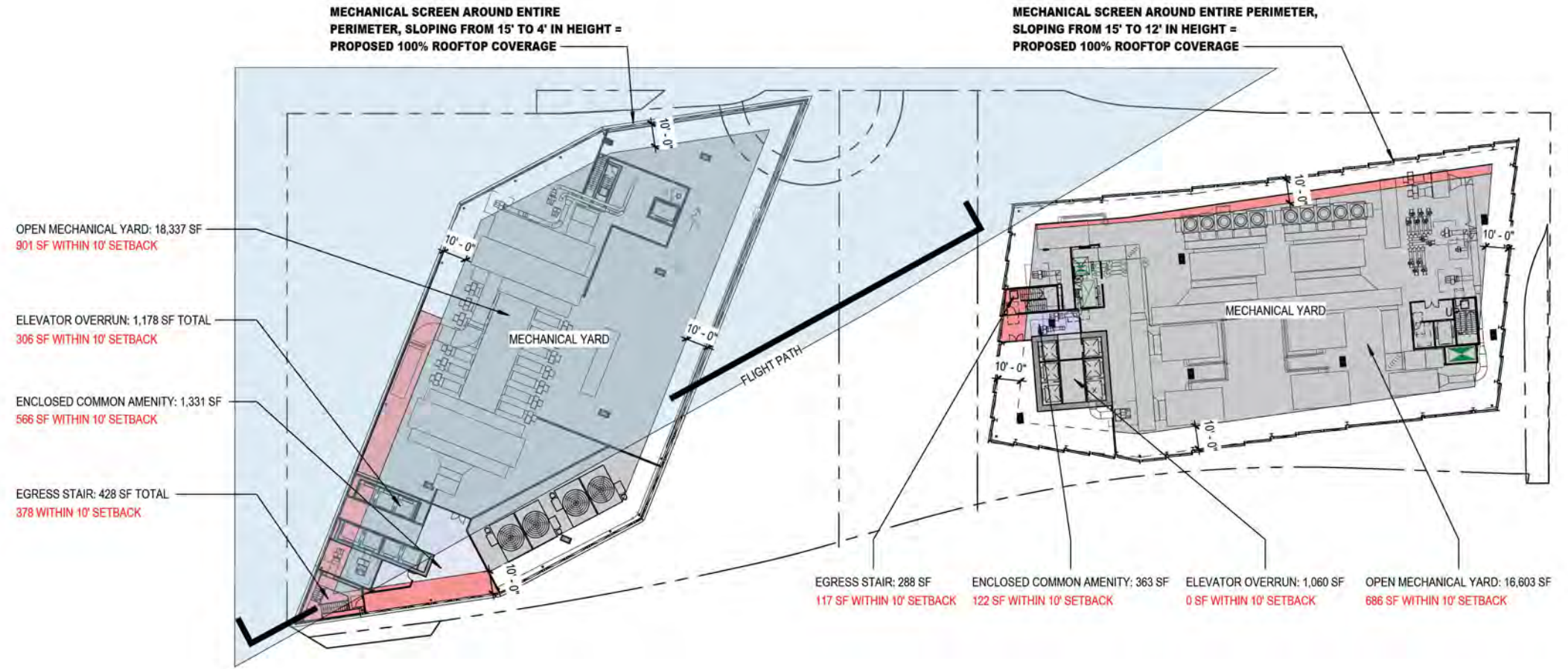
Proposed Rooftop Features Extents and Locations

Project requests DRB approval of proposed roof plan as well as alternate roof plan #1 in the event the building program is revised to office

Proposed Roof Plan

Total rooftop features:
 Mercer West: 21,274 sf (85% coverage)
 Mercer East: 18,314 sf (76% coverage)

Total rooftop features within 10' setback:
 Mercer West: 2,157 sf
 Mercer East: 925 sf



Flight Path Section at Roof

6/15/21 Update: Alternate Roof Plan #1 removed.

#2 | departures

Supported by SDCI @ EDG

23.54.030.B.2c

Parking requirement, non-residential

Code Requires:

When 20 or more parking spaces are provided, a minimum of 35 percent of the parking spaces shall be striped for small vehicles. The minimum required size for small parking spaces shall also be the maximum size. A maximum of 65 percent of the parking spaces may be striped for small vehicles. A minimum of 35 percent of the spaces shall be striped for large vehicles

Applicant Proposes:

Request for reducing the percentage of large vehicles spaces from 35% to 20%

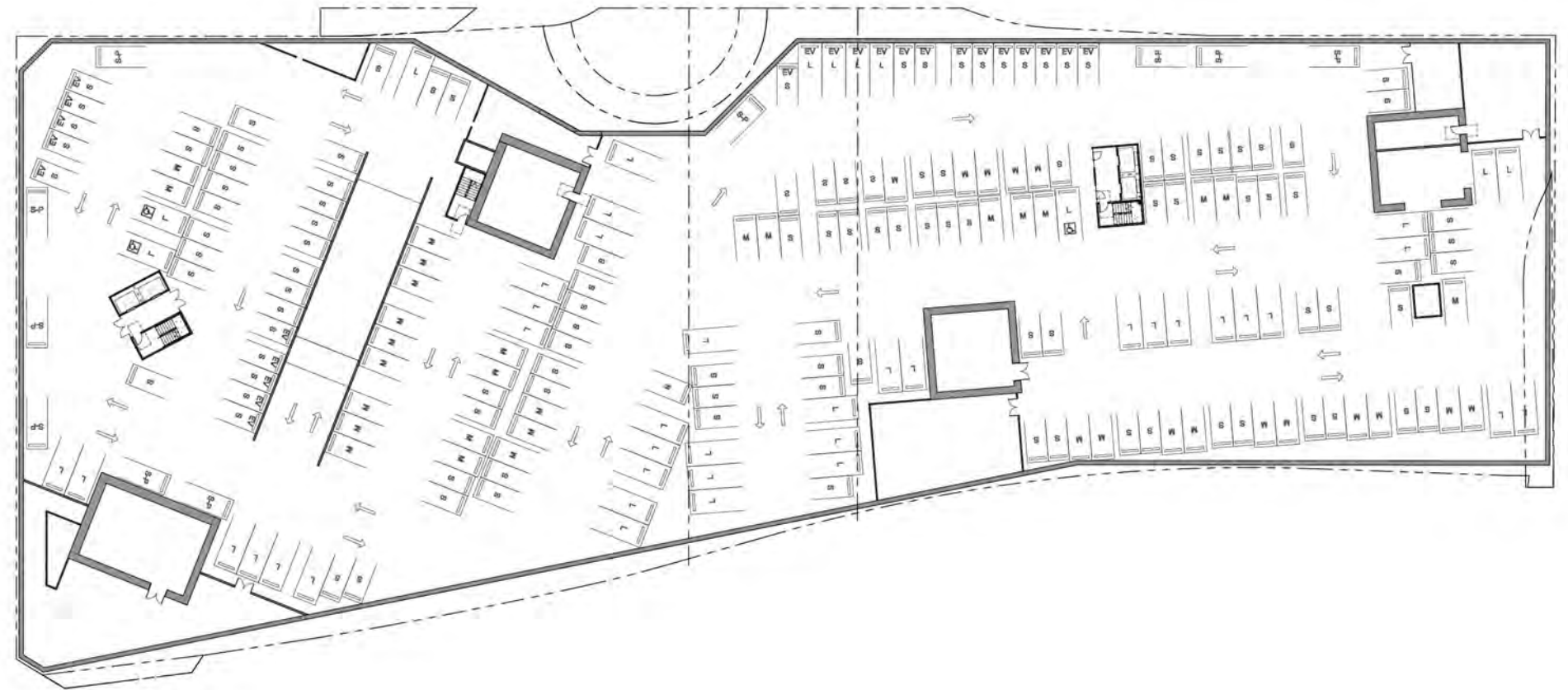
Rationale:

The proposed parking design maximizes efficiency of the garage within the unique site geometry by efficiently consolidating all parking in a below-grade garage so that a great pedestrian environment can be created at grade. (**CS1.3.c - Natural Systems & Site Features - Conceal Underground Parking). The unique site geometry is compounded with the clearances to the King County Sewer Easements below grade, rendering parking planning efficiency more important. Increased parking efficiency within this limited area also enables possible additional stalls to support the more active public and pedestrian uses on the ground level such as the rec center, 8th avenue easement, and retail. All four streets bordering the project site have or will have protected bike lanes; keeping parking below grade with efficient planning further encourages non-automobile traffic and activity around the site (CS2.D.5- Respect for Adjacent Sites) (**PL4 - Active Transportation).

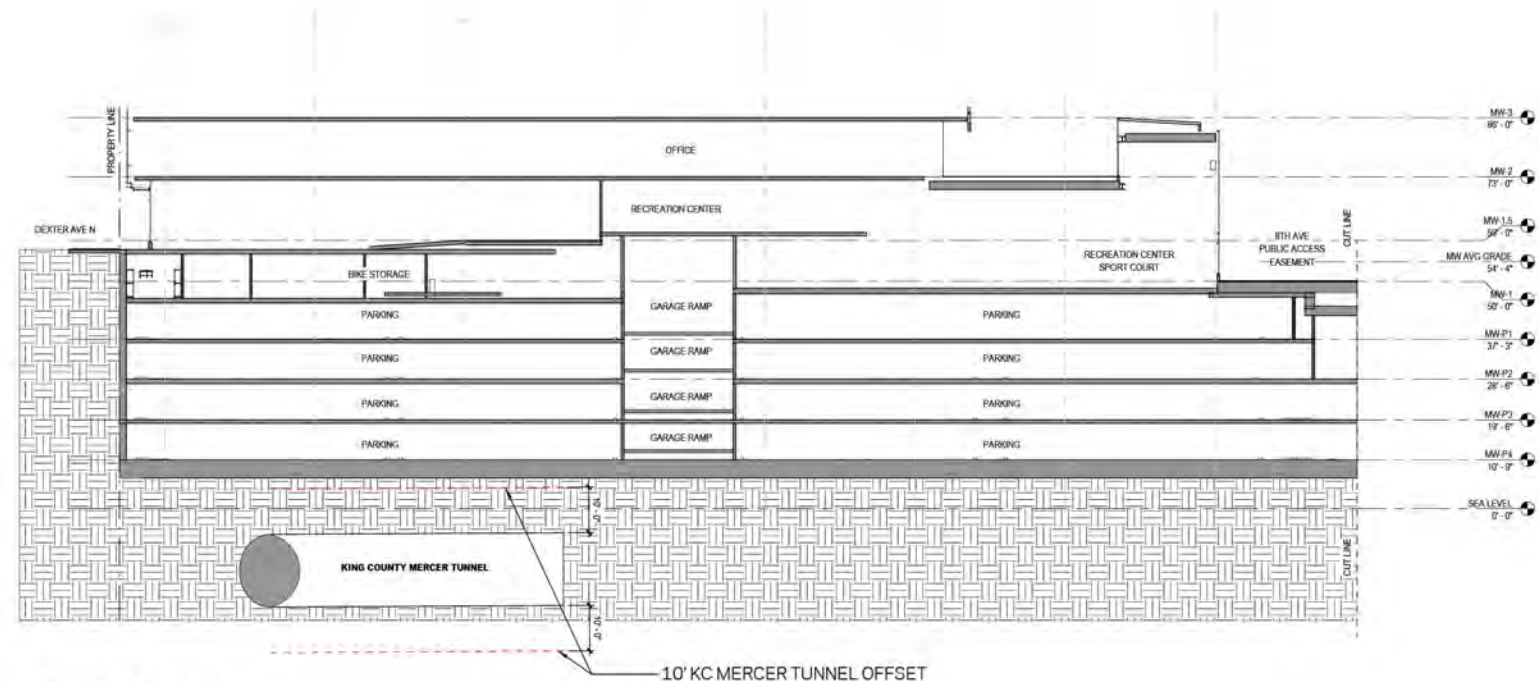
Supporting Guidelines:

- **CS1.3.c - Natural Systems & Site Features - Conceal Underground Parking
- CS2.D.5 - Respect for Adjacent Sites
- **PL4.A.1 - Active Transportation - Serving all modes of travel

** Asterisk represents South Lake Union Design Guideline additions; all other guidelines from the Seattle Design Guidelines



Typical Parking Plan



King County Tunnel Section

Code Requires:

Except on Class 1 Pedestrian Streets, the street-facing facade of a structure may be set back up to 12 feet

Applicant Proposes:

Request to set back further than 12 feet for a total of 8,663 sf in various conditions across the project site. These further setbacks include provisions for required easements.

Rationale:

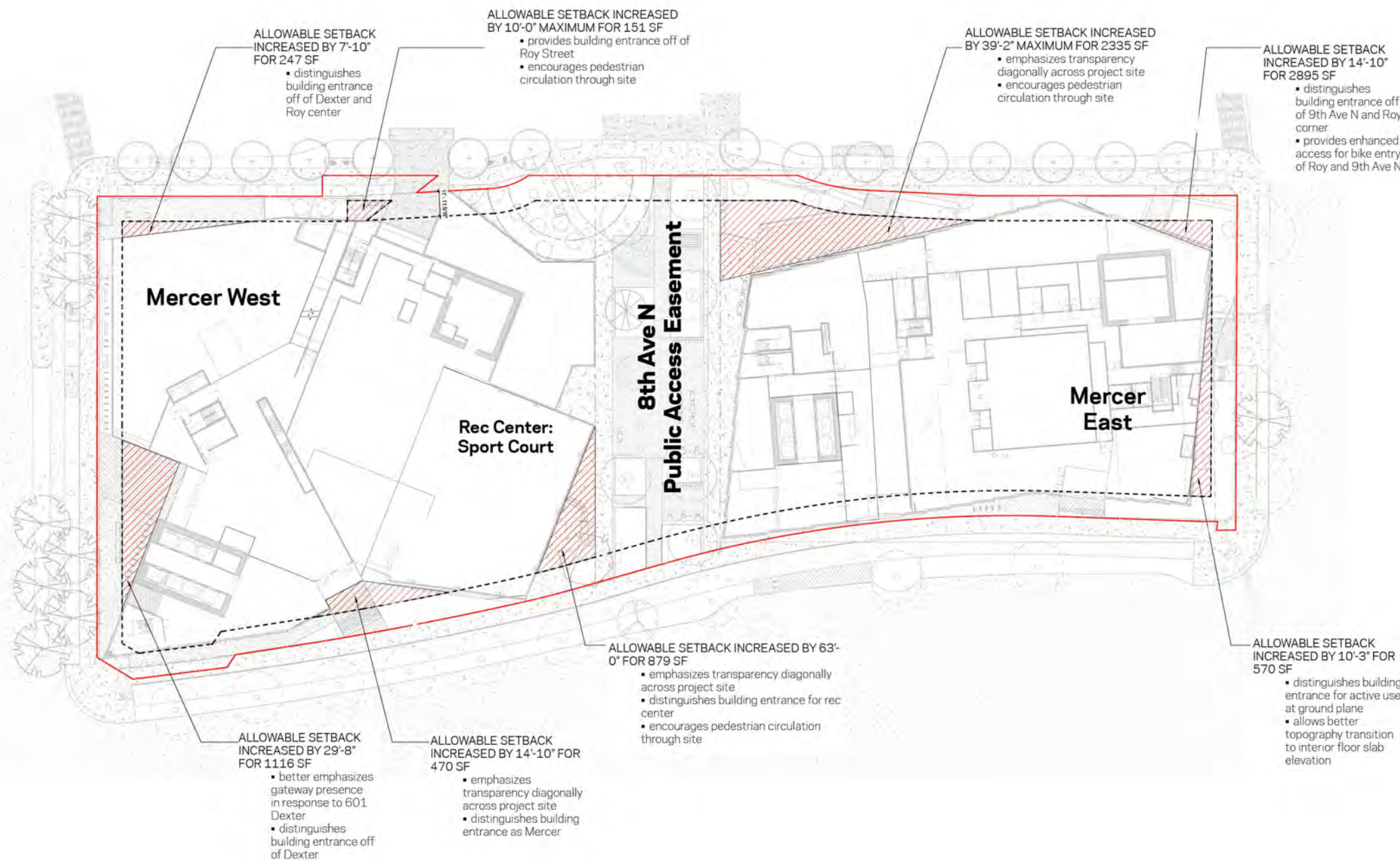
Three easements affect the 12 foot setback: the 8th Ave public access easement, an 80' diameter King County Sewer Easement, and the 9th Ave right hand turn easement. Beyond provisions for those easements, building entrances for Mercer West are set back to provide weather protection and pedestrian scale on Dexter and Mercer, both Class II Pedestrian Streets (****PL2.1.a - Walkability - Weather Protection**). The Roy St setback for Mercer East creates an enhanced bike entrance for the building as well as an area for bio-retention and filtration. Together with the Mercer West entrance, these emphasize transparency in the public ground plane diagonally across the project site, reinforcing the "slowcut" connection. With the Mercer St setback, the rec center sport court becomes a focal feature as a pedestrian invitation from Mercer. These setbacks create not just pedestrian interest but also an activated walkway and experience throughout the project site towards Lake Union (****PL2.2.b - Walkability - Walkways and Pedestrian Interest**).

The continuity of those setbacks also builds an integrated open space across the site so that the design of the two buildings and the 8th Ave easement complement each other (**DC3.1.a - Building Open Space Relationship**). All of the setbacks proposed in the preferred scheme will be landscaped and contribute to the network of open spaces around the project site and surrounding neighborhood (**PL1.A - Network of Open Spaces**).

Supporting Guidelines:

- ****PL2.1.a - Walk-ability - Weather Protection**
- ****PL2.2.b - Walk-ability - Walkways and Pedestrian Interest**
- **DC3.1.a - Building Open Space Relationship**
- **PL1.A - Network of Open Spaces**

** Asterisk represents South Lake Union Design Guideline additions; all other guidelines from the Seattle Design Guidelines



#4 | departures

Supported by SDCI @ EDG

23.48.245.D.1

Facade Modulation in SM-U Zones

Code Requires:

Maximum length of unmodulated facade within 15' of street lot line for stories above the specified podium height up to 145' is 150' in length.

Applicant Proposes:

Request for 225' unmodulated facade from height 84' to 122'-8" for Mercer West along Mercer St.

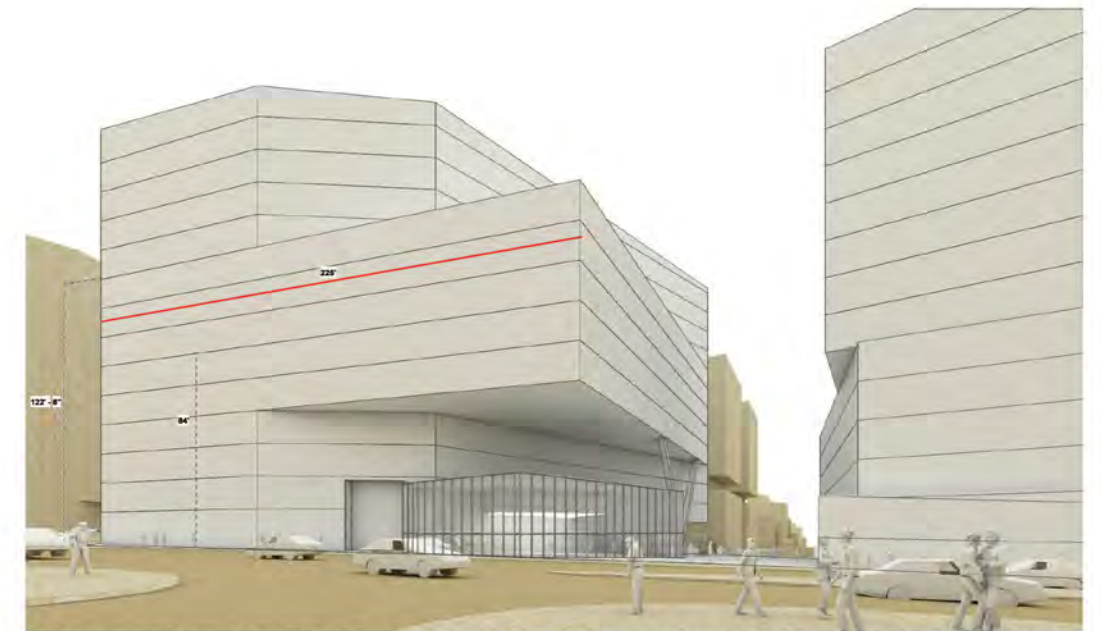
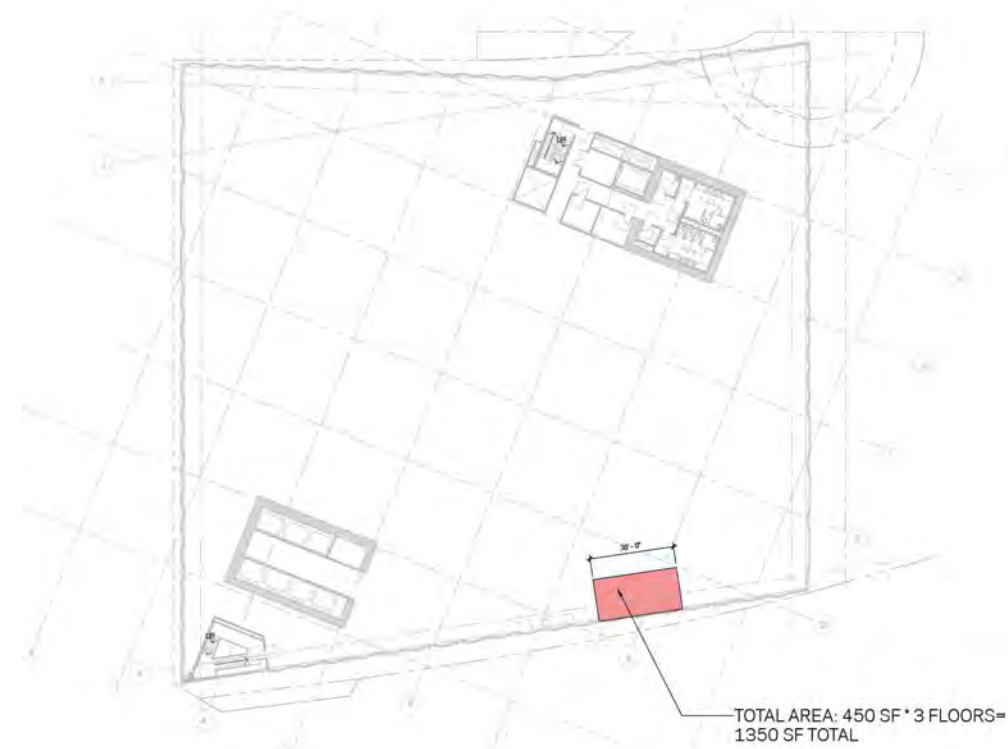
Rationale:

The proposed Mercer West design pushes massing vertically along the slow cut to create a scaled outdoor "room" engaging with 8th Ave. The volume establishes a podium datum for the Mercer West at 122'-8", matching the height of the UW Medical Campus immediately across Mercer (**DC 2.4 Response to Context). By allowing this volume to read consistently around Mercer St. to the 8th Ave public access easement, the podium becomes clearly defined and legible - creating a stronger street edge. (**DC 2.3 Expressed Building Podiums) The podium rooftop is designed as a terrace amenity. By maintaining the datum, more flexibility and usable space are able to be accommodated, improving the experience both for the users as well as surrounding developments with a view. (DC 2.5 Rooftops). Finally, the continued podium and terrace read in conjunction with the "fold" creating an intentional and integrated design when seen at a larger scale. (**DC4.i. Quality & 6th Elevations)

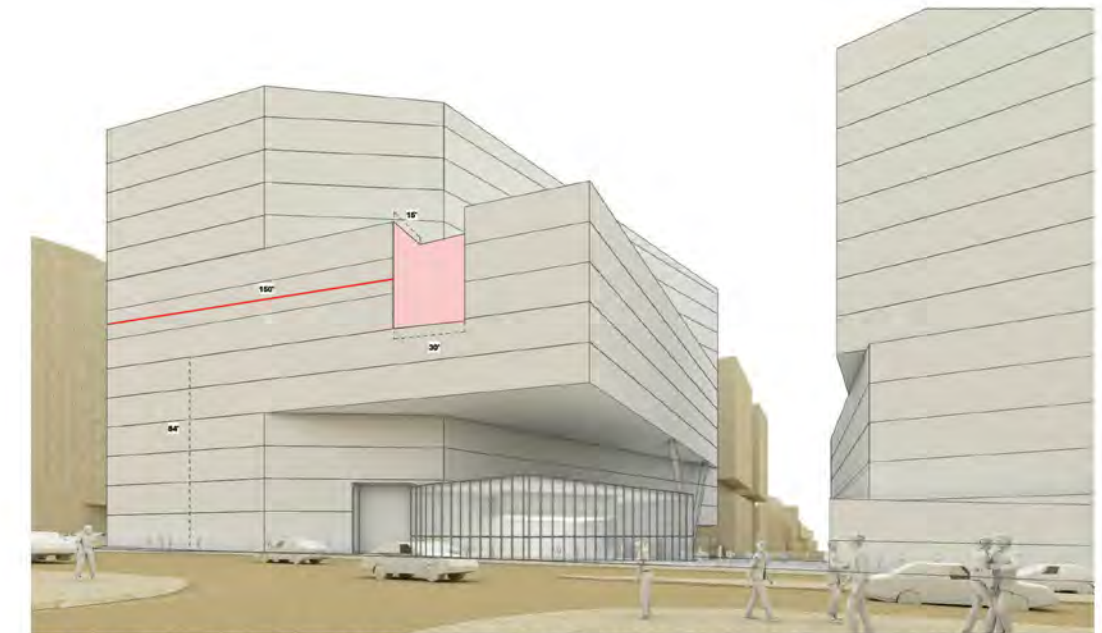
Supporting Guidelines:

- **DC2.3.a - Expressed Building Podiums
- **DC2.4.a- Response to Context
- **DC5a.1- Secondary Architectural Features- Rooftops
- **DC4.i.- Quality & 6th Elevations

** Asterisk represents South Lake Union Design Guideline additions; all other guidelines from the Seattle Design Guidelines



PROPOSED VIEW ACROSS MERCER ST AT 8TH AVE PUBLIC ACCESS EASEMENT



NO DEPARTURE VIEW ACROSS MERCER ST AT 8TH AVE PUBLIC ACCESS EASEMENT

departures | #5

Supported by SDCI @ EDG

23.48.245.B.4.a
Height Limit for Podiums

Code Requires:

Per feedback from the City, the podium height limit applicable to this development site is 85'

Applicant Proposes:

Request to raise the podium height at Mercer West from 85' to 122'-8" from Dexter to the vacated 8th Ave N along Mercer

Rationale:

"Slow Cut": The proposed design is defined by the Slow Cut through the site, a highly activated, street level open space with visual and physical connections diagonally across the site. The proposed podium departure supports this in three distinct ways:

Enhanced 8th Ave Public Access Easement

At the center of the slow cut is the 8th Ave public access easement. The Slow Cut expands this key public space into a through-block connection diagonally across the site, **providing 2.2x the required open space. (PL1.A.2 Adding to Public Life)**

In addition to the physical expansion of the public realm, it also increases the visibility, activity, and connection across 8th Ave by lifting the podium mass off of the ground plane. **(**PL1.1 Network of Open Spaces)** This lift allows for view corridors into 8th Ave from the Gateway Corner of Mercer and Dexter **(**PL1.1.d 8th Ave N)**. Additionally, from within 8th Ave, the podium lift and recreation center sport court frame a pedestrian view of the Space Needle **(**PL2.2.b Focal Features)**, thereby reducing the perceived size of the Mercer West building at the ground plane **(DCA.2 Reducing Perceived Mass)**.

Sense of Place and Recreation Center Identity

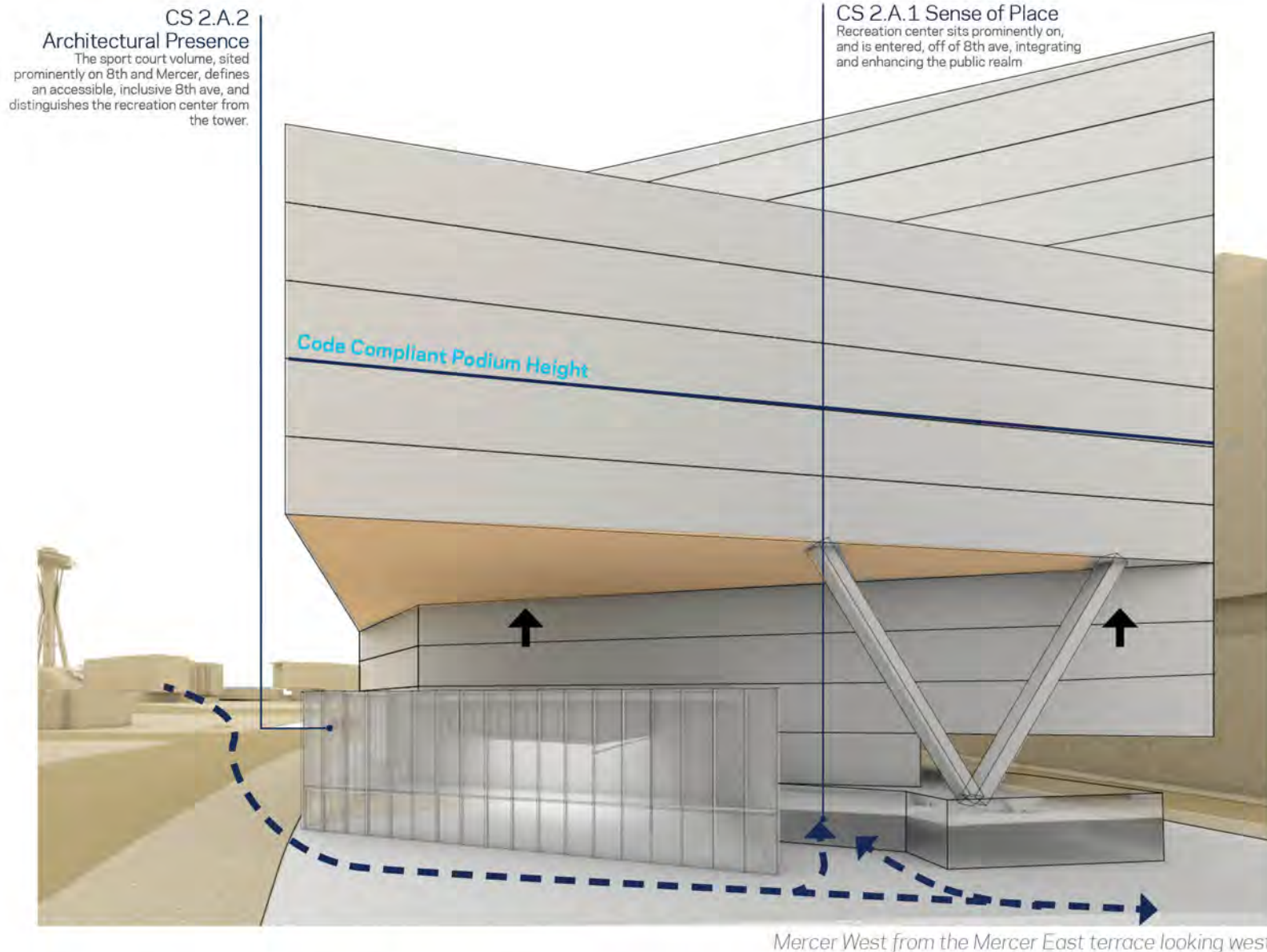
A key program element to the Mercer West building is a proposed recreation center. The proposed slow cut strategically locates the recreation center and its sport court program element, prominently along 8th ave, allowing it the capacity to engage further with the public realm and define a truly civic space. **(CS2.A.1 Sense of Place)** The proposed departure, in lifting the podium element, creates a 60' tall "urban room" volume within which the recreation sport court is able to sit prominently, but with a character independent of the towers behind. Holding up to the scale of Mercer and the Gateway Corner, this move provides a presence to the recreation center that clearly denotes its importance, both to 8th ave, and South Lake Union. **(CS2.A.2 Architectural Presence)**

Response to Context and Scale

The top of the proposed podium level is 122'-8", engaging with UW buildings across Mercer. **(**DC2.4.a Response to Context)** The Mercer West building is more boldly civic, whose podium departure creates a 60' tall "street room" that responds to the scale of Mercer St and announces the identity of the rec center program at a smaller scale. **(**DC2.1 Massing, Design, and Scale)**. The smaller sport court mass along Mercer not only creates a distinct and independent public identity, but a more transparent ground plane with frontages that vary the street wall height **(**DC2.2.a Street-level Scale, **DC2.3.b Street Wall Variation)**.

Supporting Guidelines:

- PL1.A.2 - Adding to Public Life
- **PL1.1 - Network of Open Spaces
- **PL1.1.d - 8th Ave N
- **PL2.2.b - Focal Features
- DCA.2 - Reducing Perceived Mass
- CS2.A.1 - Sense of Place
- CSA.2 - Architectural Presence
- **DC2.4.a - Response to Context
- **DC2.1 - Massing Design, and Scale
- DC2.2.a - Street-level Scale, **DC2.3.b Street Wall Variation



Mercer West from the Mercer East terrace looking west

sense of place and recreation center identity

The proposed podium lift defines a highly civic, accessible, public 8th Ave public access easement, while providing a volume within which the recreation center can achieve its own architectural identity.

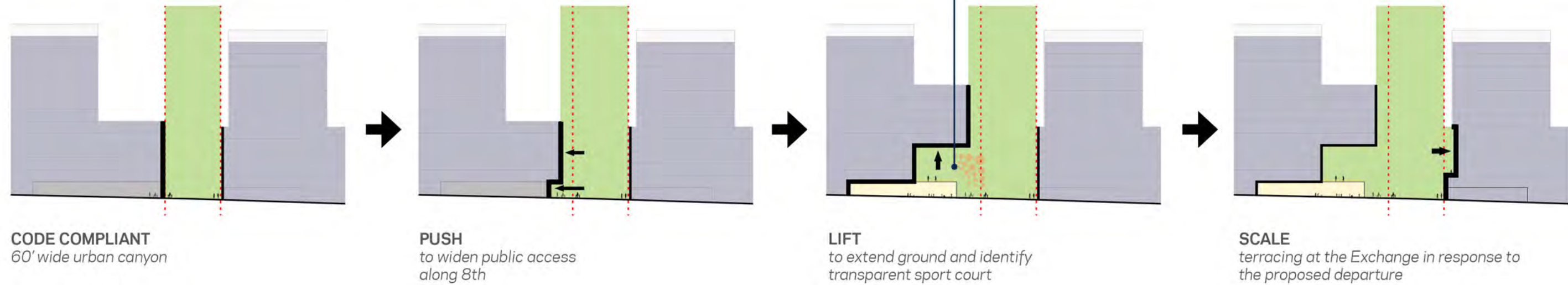
** Asterisk represents South Lake Union Design Guideline additions; all other guidelines from the Seattle Design Guidelines

#5 (cont'd) | departures

Supported by SDCI @ EDG

enhanced 8th ave public access easement

Both Mercer West and Mercer East actively work towards enhancing the public realm along the 8th Ave public access easement. Improving on the required 60' urban canyon, Mercer West's podium is pushed back to provide a physically wider space. Next, the lower three floors of the podium are lifted to create a 120' wide volume at the ground, physically doubling the extent of 8th ave. A shift of the podium within the Mercer East building again defines a lower scaled element along 8th Ave, and expands the perceived space of the public realm.

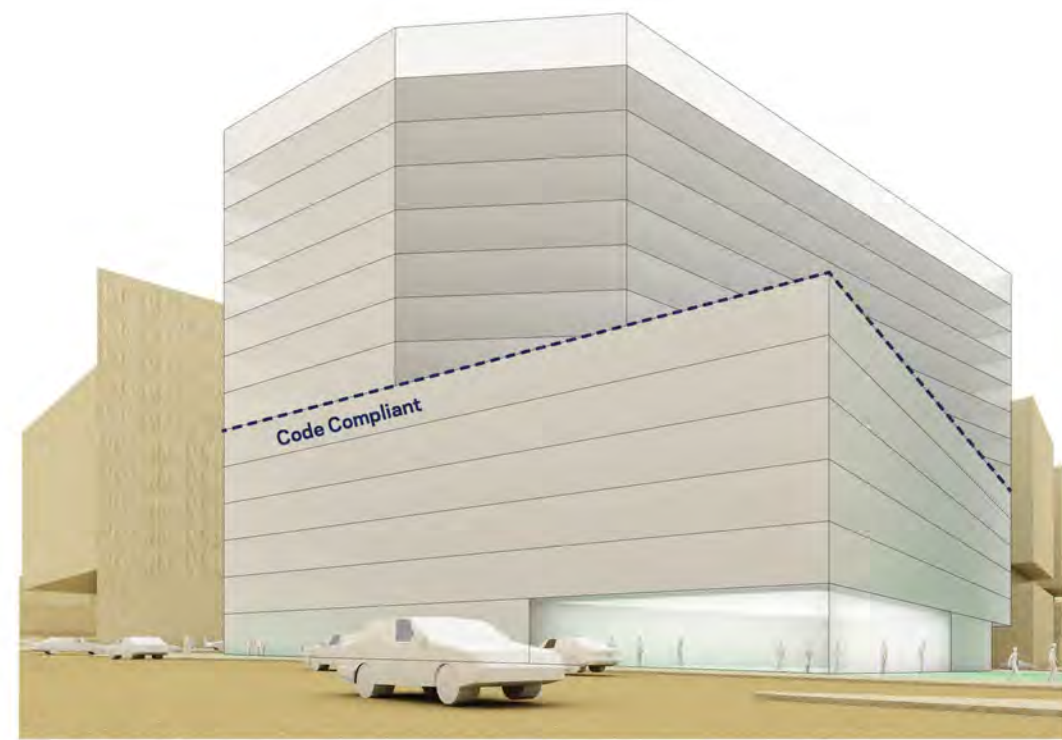


CODE COMPLIANT
60' wide urban canyon

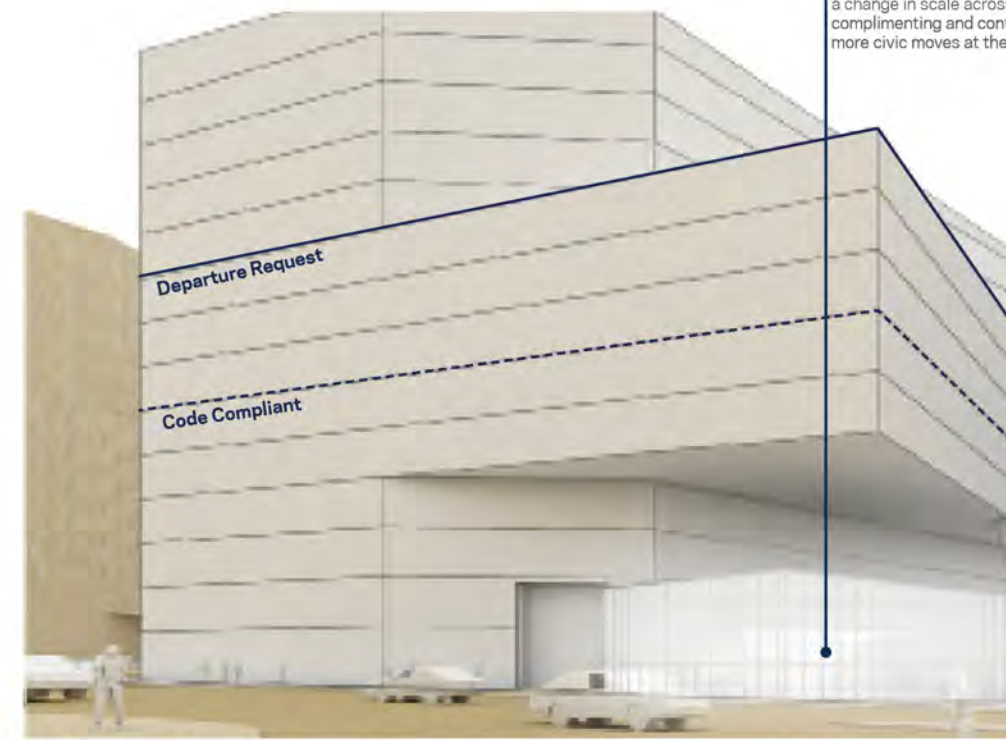
PUSH
to widen public access along 8th

LIFT
to extend ground and identify transparent sport court

SCALE
terracing at the Exchange in response to the proposed departure

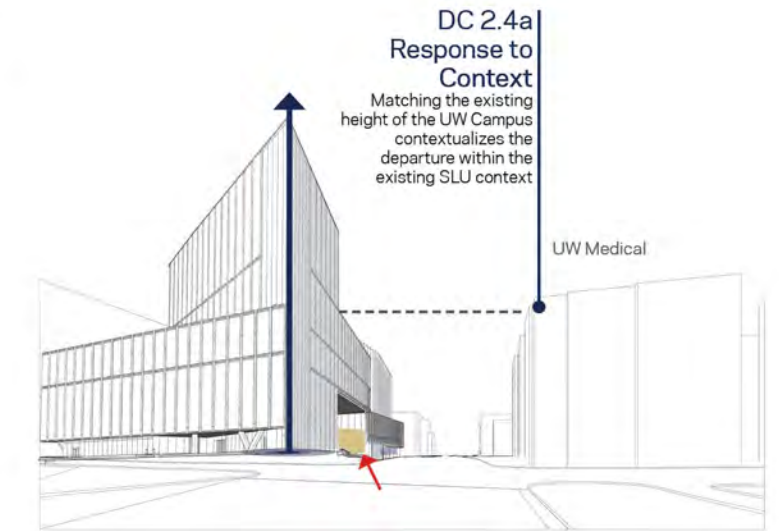


no identity
Recreation center appears to be part of the tower: a building amenity as opposed to public anchor.



architectural presence
The lift allows the recreation center sport court to take on a distinct, independent, architectural identity, and integrating itself with the 8th Ave public access easement

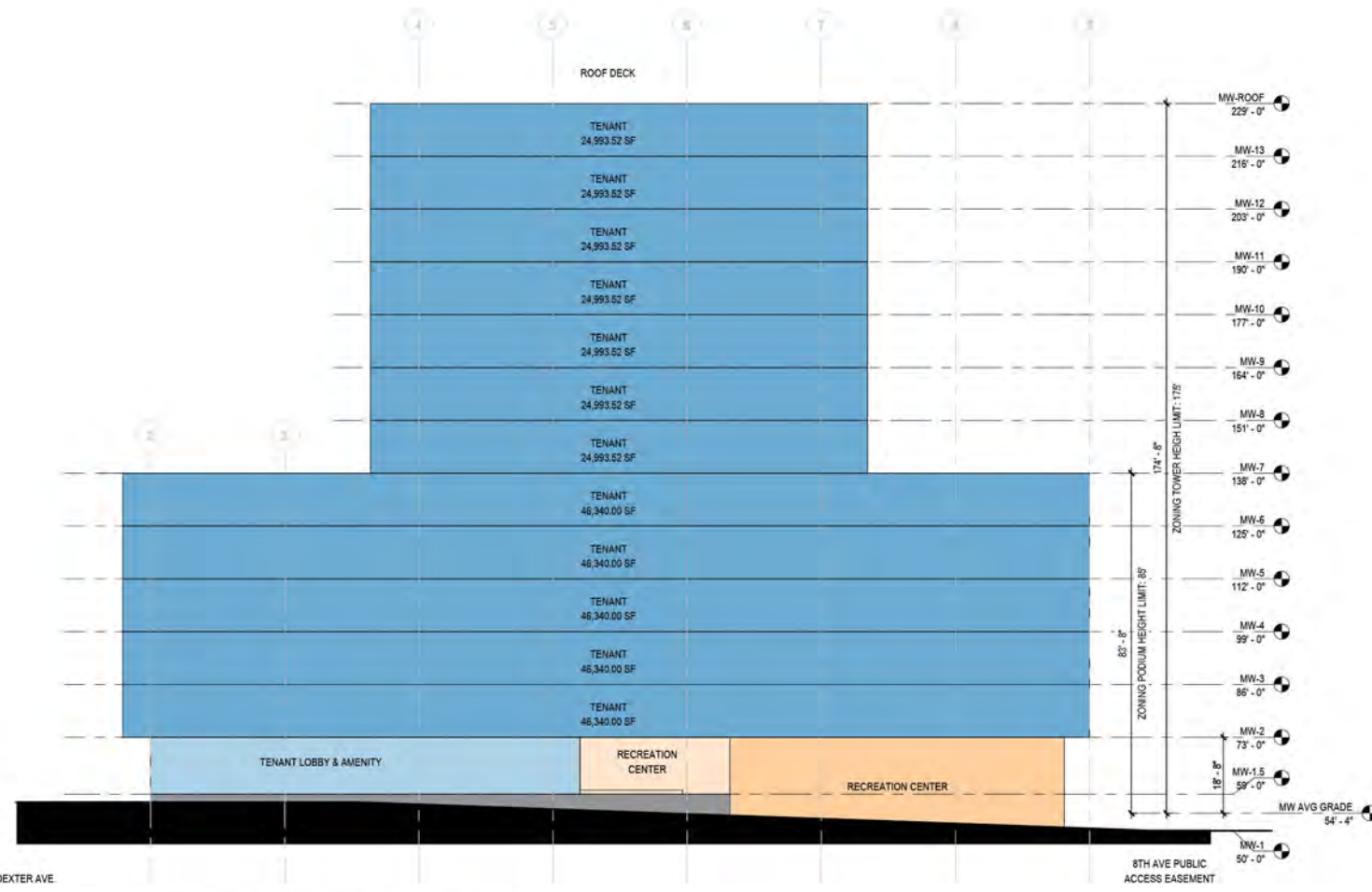
DC 2.1.2
Massing Design and scale
The sport court volume provides a change in scale across Mercer, complimenting and contrasting the larger more civic moves at the Gateway Corner.



Mercer St. looking east

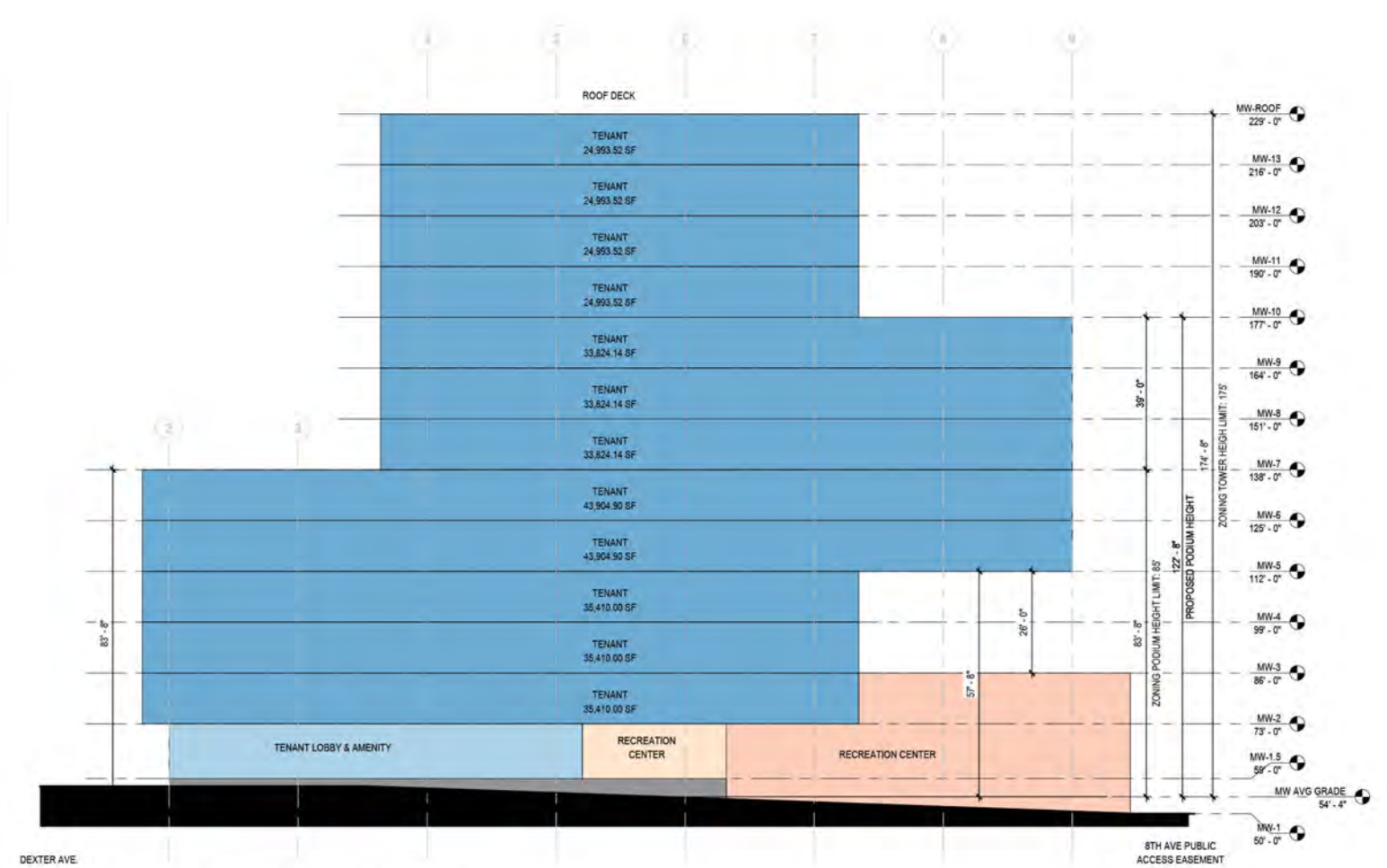
response to context
The proposed departure lifts the podium along 8th and Mercer specifically to a height of 122'-8", framing a contextual street edge along Mercer with the UW Campus.

CODE COMPLIANT

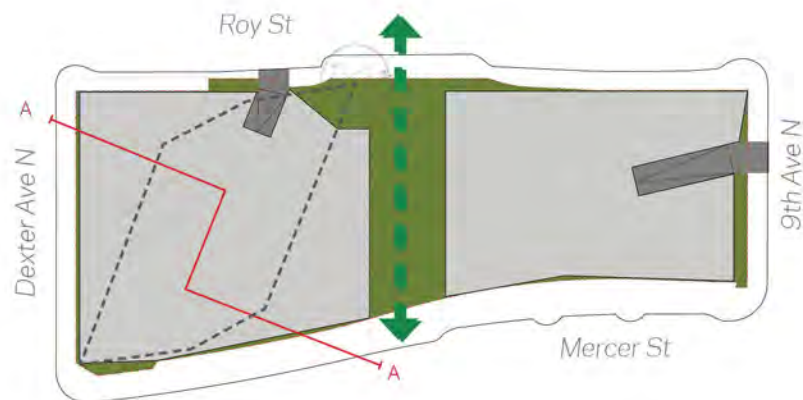


code compliant chargeable tenant area,
levels 2-13 = 406,654.64 SF

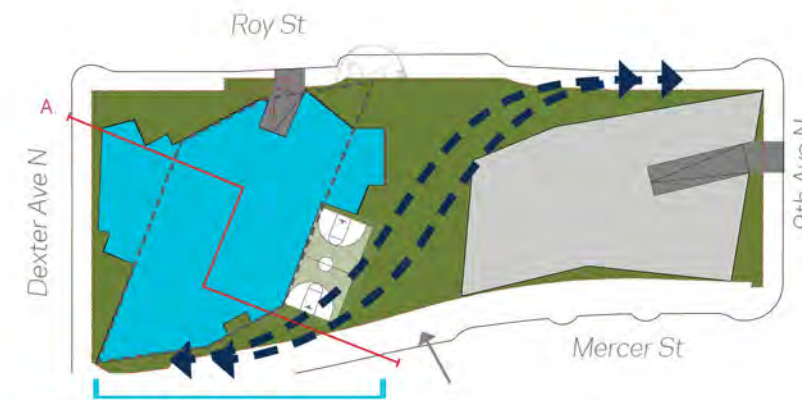
PROPOSED DESIGN



proposed chargeable tenant area,
levels 2-13 = 395,486.27 SF
(11,168.37 SF less than code compliant)



ground floor extents
17,963 sf open space



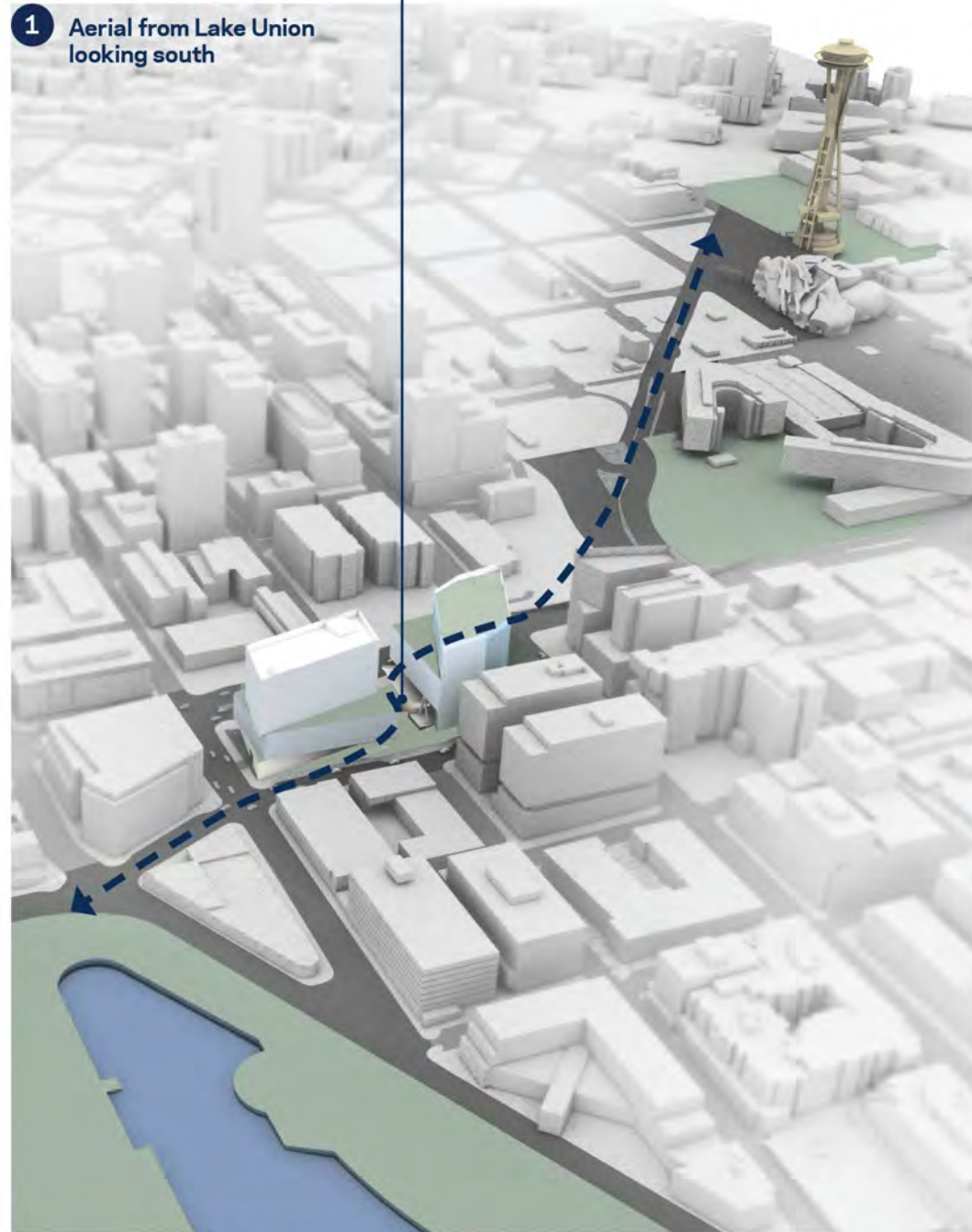
Request to Raise Podium Height
85' to 122'-8" along Mercer St

ground floor extents
40,259 sf open space =
2.2x increase

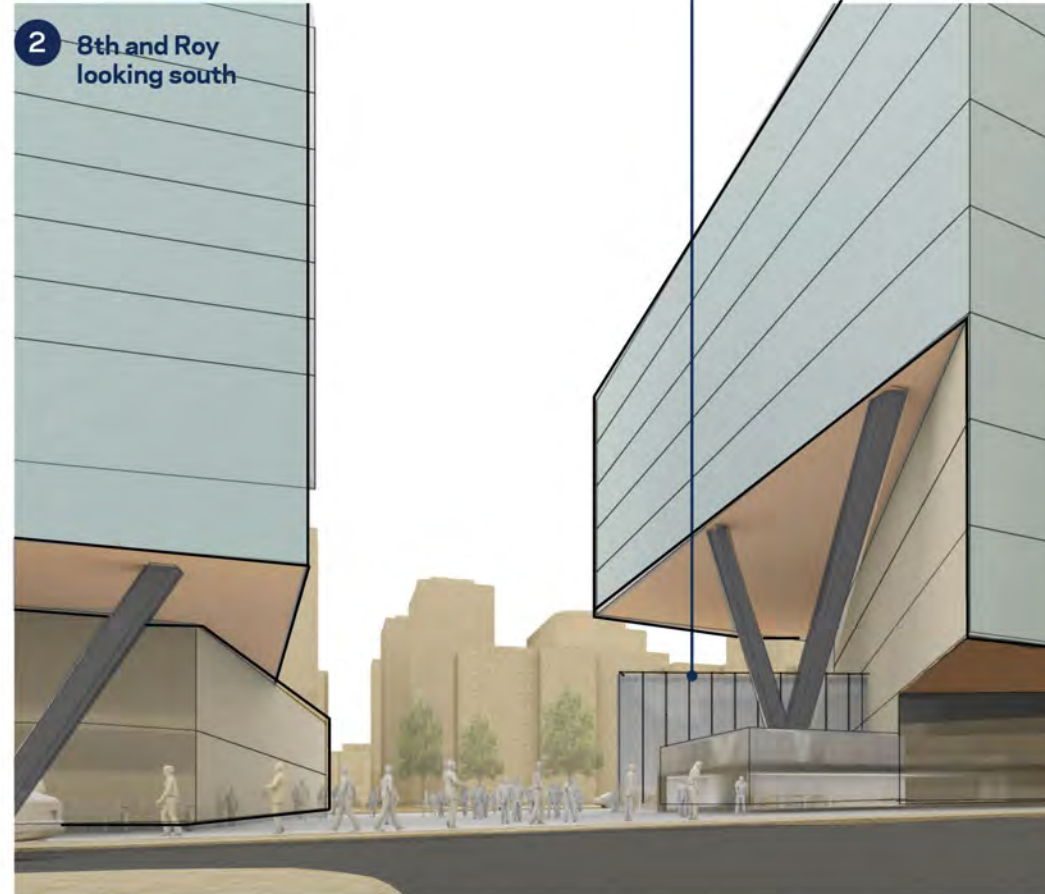
#5 (cont'd) | departures

Supported by SDCI @ EDG

PL1.1
Network of Open Spaces
 The Slow Cut envisions 8th ave at the heart of a larger, urban scale, through block connection.



1 Aerial from Lake Union looking south



2 8th and Roy looking south

PL1.1.c
Open Space Connections
 The proposed cantilever affords opportunities for activation at multiple levels.



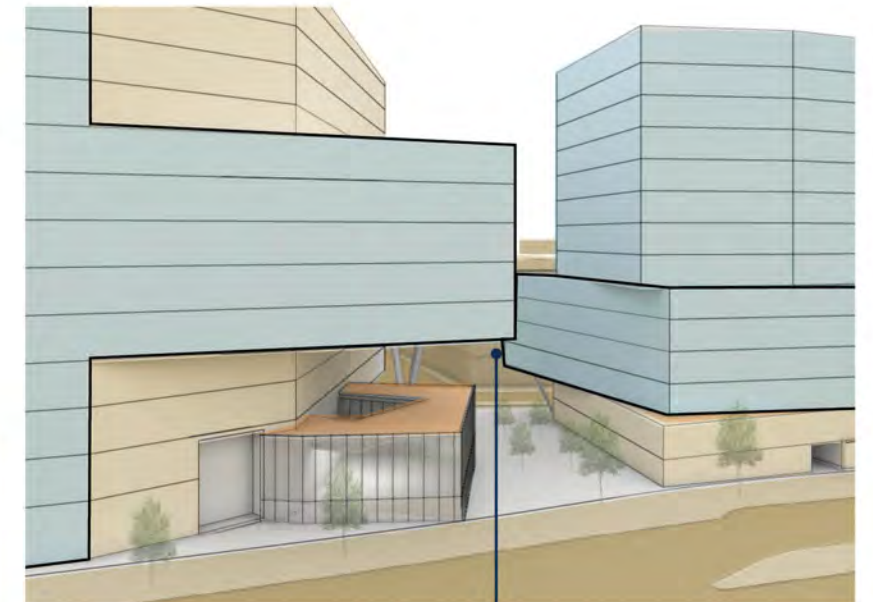
3 Across Mercer looking north

PL1.1.d
8th Ave N
 The podium lift and recreation center sport court transparency allow for substantially increased views into 8th Ave from Mercer and Dexter.

PL2.2b
Focal Features
 The proposed cantilever frames views of the Space Needle from 8th Ave.



4 The Space Needle and Sport Court from 8th Ave



DCA.2
Reducing Perceived Mass
 The gap between the soffit of the proposed cantilever and sport court roof serve to reduce the perceived mass of the building.



Type 1 | Decision 1

Supported by SDCI @ EDG

(Note: Board Approval of Type 1 Decision Not Required)
23.48.240.H

Through block pedestrian connections for large lot developments

Code Requires:

The alignment of the pedestrian connection and the point at which it intersects each avenue shall be no closer than 100 feet to an east-west street abutting the block, and the connection at the avenues shall be accessible at grade level from the sidewalk.

Applicant Proposes:

Per provisions allowed in 23.48.245.F.5.d, the provided through block connection runs north-south along the vacated 8th Ave N. Request to re-orient the required directionality.

Rationale:

There are three characteristics that differentiate the project site from the rest of the blocks within this SM-SLU 175/85-280 zone:

1. The code's intent is to provide pedestrian access across long block faces. Most of the blocks in this zone have long north-south lengths, requiring the specified orientation within the code. This project site is different than most- longer (more than double) in the east-west direction than the north-south, roughly a 90 degree rotation from other blocks in the zone.
2. It already has a unique opportunity and requirement to establish an 8th Ave N public access easement that connects the abutting east-west Mercer St and Roy St (**PL1.1.d Network of Open Spaces 8th Ave N).
3. The history of diagonal movement across the project site- of ecology, people, and Broad Street- encourages a more direct connection from the Seattle Center, through the Gateway corner of Mercer and Dexter, through the nearby Gateway at Valley and Westlake, to Lake Union (**CS2.1.c Gateways Locations).

The "Slow Cut" concept's heart lies within the 8th Ave N pedestrian connection between Mercer and Roy, but the additional diagonal circulation from 8th to Roy/9th and 8th to Mercer/Dexter, encouraging movement corner to corner- is what connects the project to its neighborhood context and larger city-extending view corridors and pedestrian experience (PL1.1.c Network of Open Spaces Open Space Connections).

Requiring another pedestrian through-block connection that connects abutting north-south streets is in conflict with these desire lines and the design proposal. Additionally, this requirement would not further engage activity-each end of the required connection ends in either an alley or a secondary large facade (Allen Institute) with few entry points. The required connection would detract from Mercer St and Roy St's existing strong east-west movement of people, bicycles, and vehicles, detracting from the urban vitality of busy pedestrian environments.

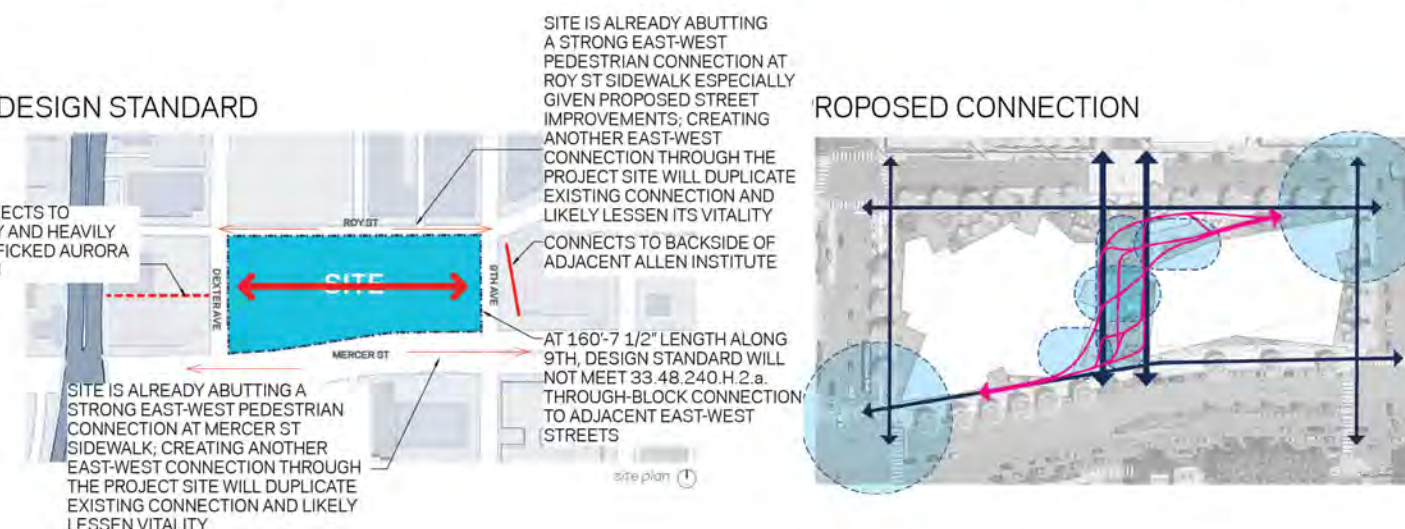
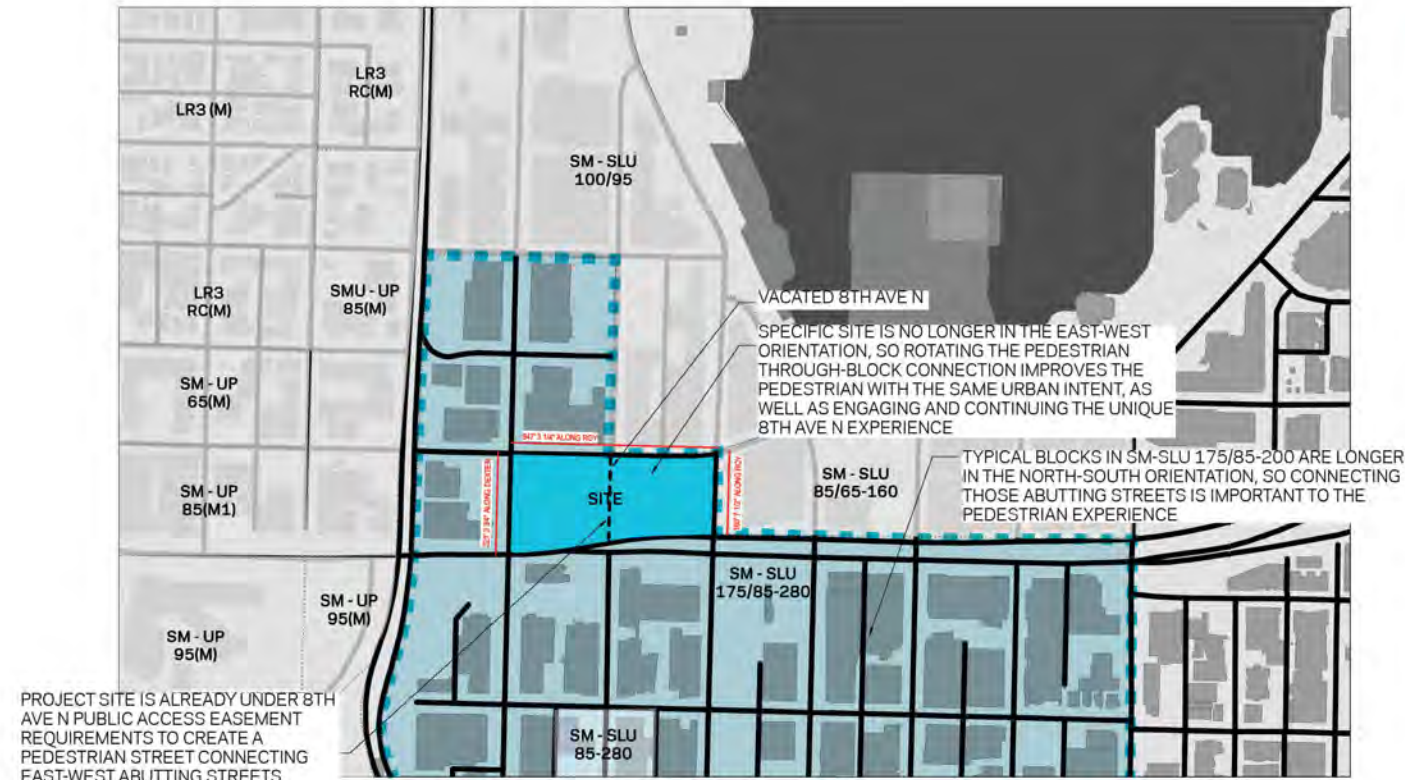
The design proposal acknowledges the significance of a pedestrian through-block connection, but the orientation of that connection should be to the abutting east-west streets, **per provisions stated in SMC 23.48.245.F.5.d**, allowing the case where lots abutting vacated avenues to provide the pedestrian connection in alignment with the vacated street. This emphasizes the 8th Ave N public access easement and connects the wonderful characteristics of 8th to the south and green street characteristics to the north (**CS2.3.b Eighth and Ninth Avenues North).

A pedestrian through- block connection in the proposed north-south orientation along the vacated 8th that stretches daignolly along the "slow cut," together with the adjacent proposed public program and landscape features at the ground plane, facilitates an enhanced pedestrian comfort and encourages traveling across and utilization of the proposed outdoor rooms along 8th. This also creates an extension of the 8th vacation by surrounding projects- promoting a much greater use of this connection and enhancing those nearby in the same orientation.

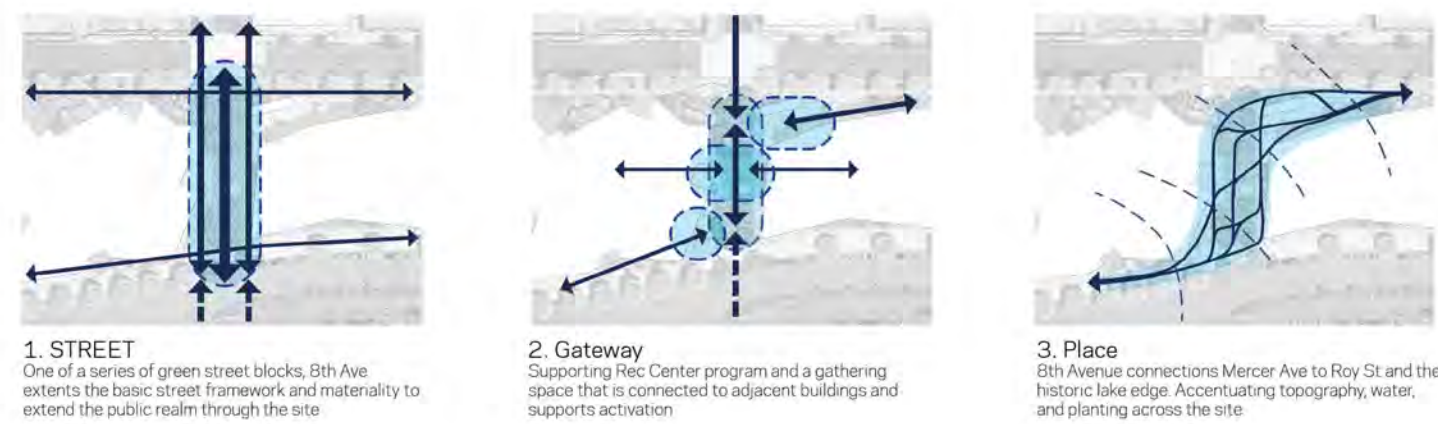
Supporting Guidelines:

- **PL1.1.d - Network of Open Spaces 8th Ave N
- **CS2.1.c - Gateways Locations
- **PL1.1.c - Network of Open Spaces Open Space Connections
- **CS2.3.b - Eighth and Ninth Avenues

** Asterisk represents South Lake Union Design Guideline additions; all other guidelines from the Seattle Design Guidelines



DESIGN REASONING



Type 1 | Decision 2

Supported by SDCI @ EDG

(Note: Board Approval of Type 1 Decision Not Required)

23.48.040.B.2.b.1

Street level development standards. Blank facade limits.

Code Requires:

All other streets not specified in subsection 23.48.040.B.2.a (9th Ave N, Roy St): blank facades are limited to segments 30 feet wide. Blank facade width may be increased to 60 feet if the Director determines as a Type 1 decision that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest.

Applicant Proposes:

Request to extend blank facade length along 9th Ave N to 47'-3"

Rationale:

The project site is unique in not having an alleys or unimportant street fronts. Every abutting street to the site has protected bike lanes and pedestrian connections.

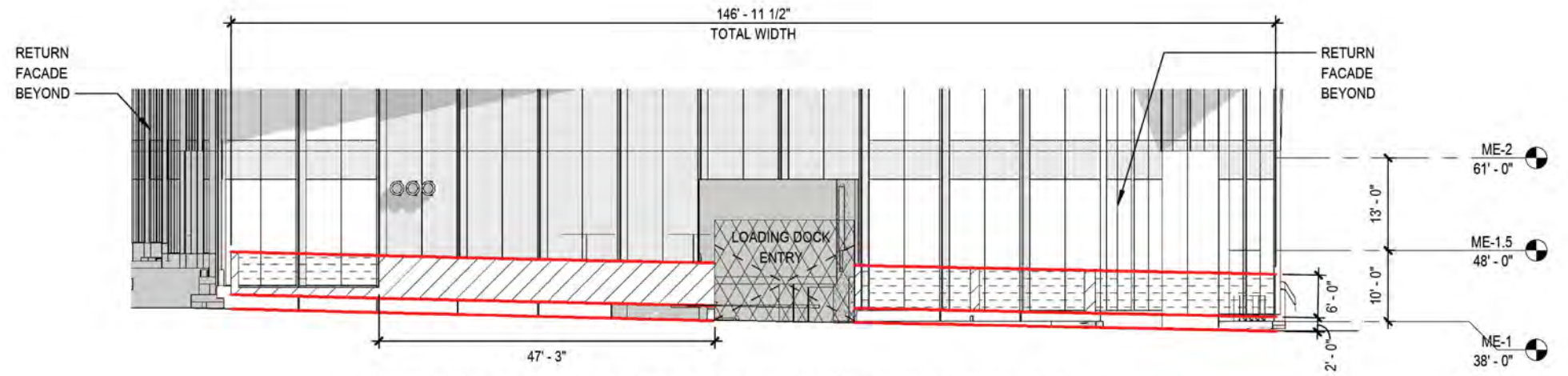
The proposed street-facing facades on this project have taken those unique characteristics into consideration and are highly transparent and activated. The singular Type 1 Decision requested on 9th Ave N is located specifically to reduce impacts to building aesthetics and pedestrian circulation (DC1.C.4). No building or retail entrance is located on the same facade. Furthermore, the proposed opaque areas are located adjacent to the loading dock driveway, safely signalling pedestrians away from the vehicular entry (DC1.B.1).

Per the Design Guidelines, a couple of moves offset this proposed blank facade, as shown in the Site Plan Diagram on this sheet. The blank facade is set back from the sidewalk with generous planting in front and serrated in keeping with the rest of the facade design to maintain the same aesthetics (DC2.b.2).

Supporting Guidelines:

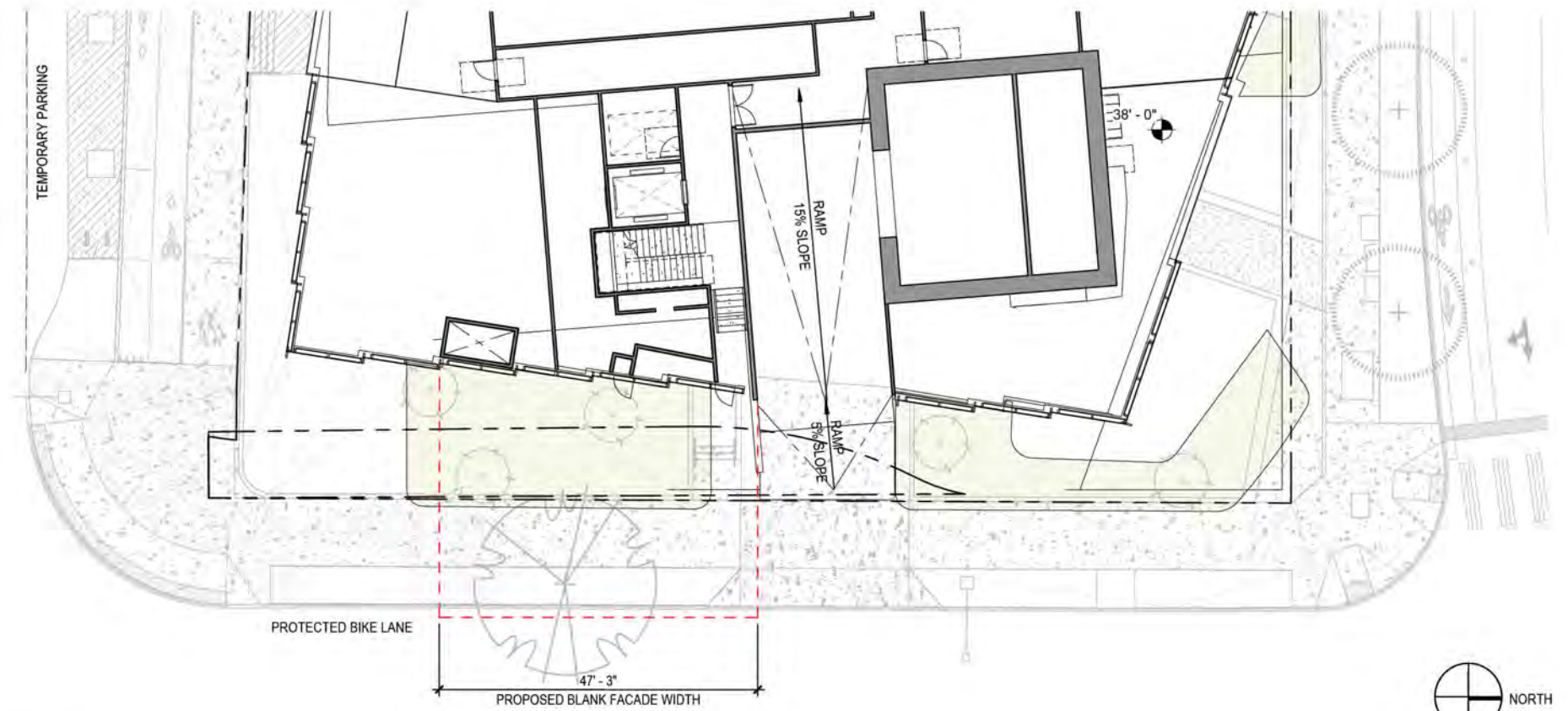
- DC1.B.1- Access Location and Design
- DC1.C.4- Service Uses
- DC2.B.2- Blank Walls

** Asterisk represents South Lake Union Design Guideline additions; all other guidelines from the Seattle Design Guidelines



ALLOWED: MAXIMUM BLANK FACADE LENGTH 30'-0", 60'-0" WITH TYPE 1 DECISION

PROPOSED: MAXIMUM LENGTH OF 47'-3" BLANK FACADE NON-COMPLIANT, TYPE 1 DECISION REQUESTED; TOTAL WIDTH OF ALL BLANK SEGMENTS IS 52'=42.8% OF TOTAL FACADE WIDTH: COMPLIANT



Site Plan Diagram

9TH AVE N.

Type 1 | Decision 3

Supported by SDCI @ EDG

(Note: Board Approval of Type 1 Decision Not Required)

23.54.035.C.2

Loading berth requirements and space standards. Length

Code Requires:

2b. Length. Low- and Medium-demand Uses. Each loading berth for low- and medium-demand uses, except those uses identified in subsection C2d, shall be a minimum of thirty-five (35) feet in length unless reduced by determination of the Director as provided at subsection C2c.

2.c. Exceptions to Loading Berth Length. Where the Director finds, after consulting with 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: (ii) Low- and Medium-demand Uses. Twenty-five (25) feet.

Applicant Proposes:

Request to reduce the loading length to 25' minimum for 5 of the required 7 loading berths.

Rationale:

On the project site without an alley and pedestrian connection significance within the neighborhood, keeping parking and service access below grade is integral to maintaining a healthy ground plane environment for the neighborhood (**DC1.B Vehicular Access and Circulation, DC1.C.4 Service Uses**)

The Proposed loading dock includes:

- (2) 35' loading berths
- (2) 30' loading berths
- (6) 25' loading berths

For a total of (10) loading berths.

The *Transportation Analysis for 800 Mercer Street* (Heffron Transportation, November 12, 2020) includes information related to expected truck trips and loading based on studies of other buildings in the South Lake Union and Denny Triangle neighborhoods. It determined that,

"The proposed building (approximately 927,000 sf of gross floor area) would generate about 70 deliveries on an average day and nearly 90 deliveries on a peak day. During the peak-occupancy hour, about 5 vehicles could occupy the loading berths on an average day with 7 vehicles on a peak day. Most of these would be vehicles that are small trucks or vans. Up to one large truck at a time could use the dock. The proposed nice loading berths and three vendor parking spaces within the loading dock area would adequately accommodate the truck and delivery schedule."

The past studies of delivery activity in the South Lake Union/Denny Triangle neighborhoods has determined that about 4% of all deliveries occur in large trucks, and the rest are in small trucks or passenger vehicles. The project would provide two 35-foot long berths, which would accommodate the expected demand. It is also noted that because of the dock's configuration and isolation from the street, larger trucks could be accommodated in other stalls if needed without extending into the street or blocking on site maneuvers.

Based on this analysis, the request to shorten five loading berths would not adversely impact transportation access or operations. See the full Transportation Report for more information.

Supporting Guidelines:

- DC1.B Vehicular Access and Circulation
- DC1.C.4 Service Uses

* Asterisk represents South Lake Union Design Guideline additions; all other guidelines from the Seattle Design Guidelines.



Type 1 | Decision 4

Supported by SDCI @ EDG

(Note: Board Approval of Type 1 Decision Not Required)

23.54.030.D.3

Driveway slope for all uses

Code Requires:

No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The Director may permit a driveway slope of more than 15 percent if it is found that:

- (a) The topography or other special characteristic of the lot makes 15 percent maximum driveway slope infeasible;
- (b) The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and
- (c) The driveway is still useable as access to the lot.

Applicant Proposes:

Request to increase driveway slope from allowed 15% to 18% at 9th Ave N loading dock entrance.

Rationale:

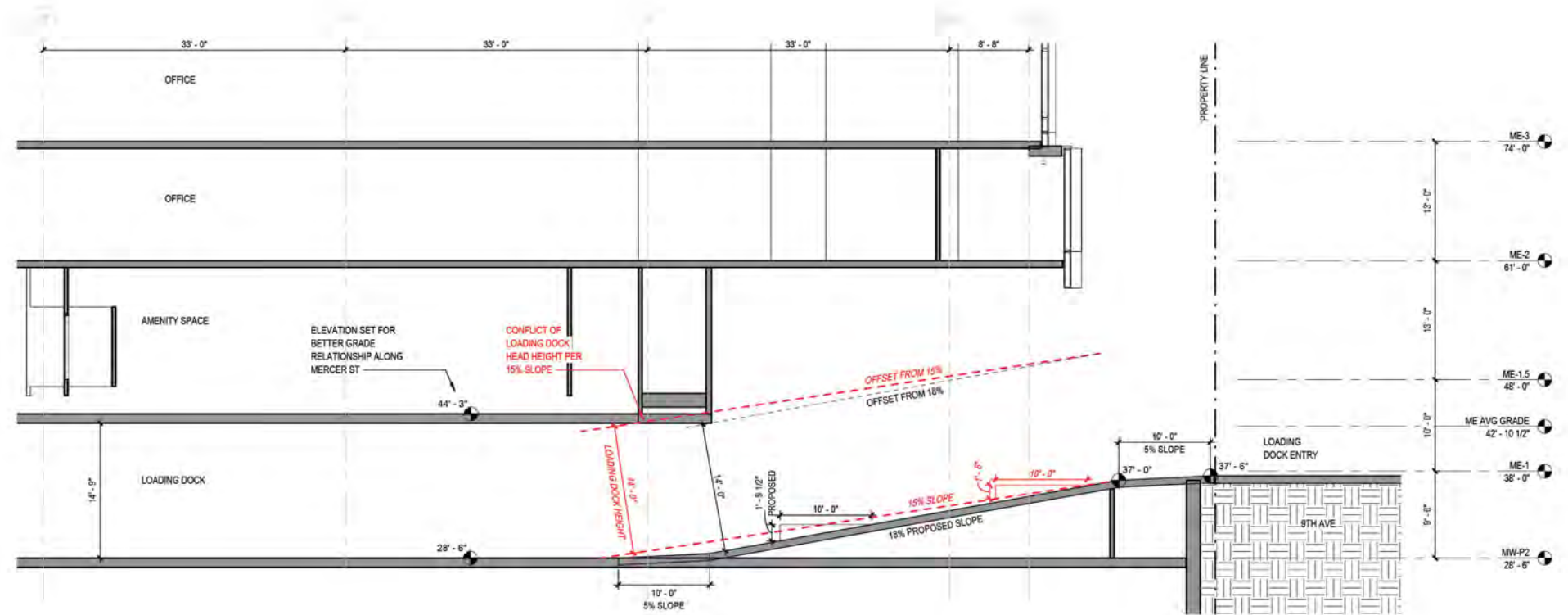
The project site has steep topography and is bound on all 4 sides by active streets. Site research shows that 9th Ave N provides the best access for the loading area below grade. The slab above is situated at elevation 44'-3" for an optimal relationship along a sloping Mercer St. To provide loading access of 9th and maintain the optimal ground slab elevation, an 18% ramp is required. The proposed 18% ramp slope is the least amount necessary to accommodate topography and functional access.

Following criteria for considerations:

A. Mercer St drops 9.35' across the length of Mercer East. Access from 9th Ave N is the lowest and best point, but still requires more than the 15% code required slope. Red dashed line showing a 15% max slope does not provide enough head height clearance (14'-0") for access to the loading dock area at P2, situated below grade but allowing for pedestrian relation to the slab above.

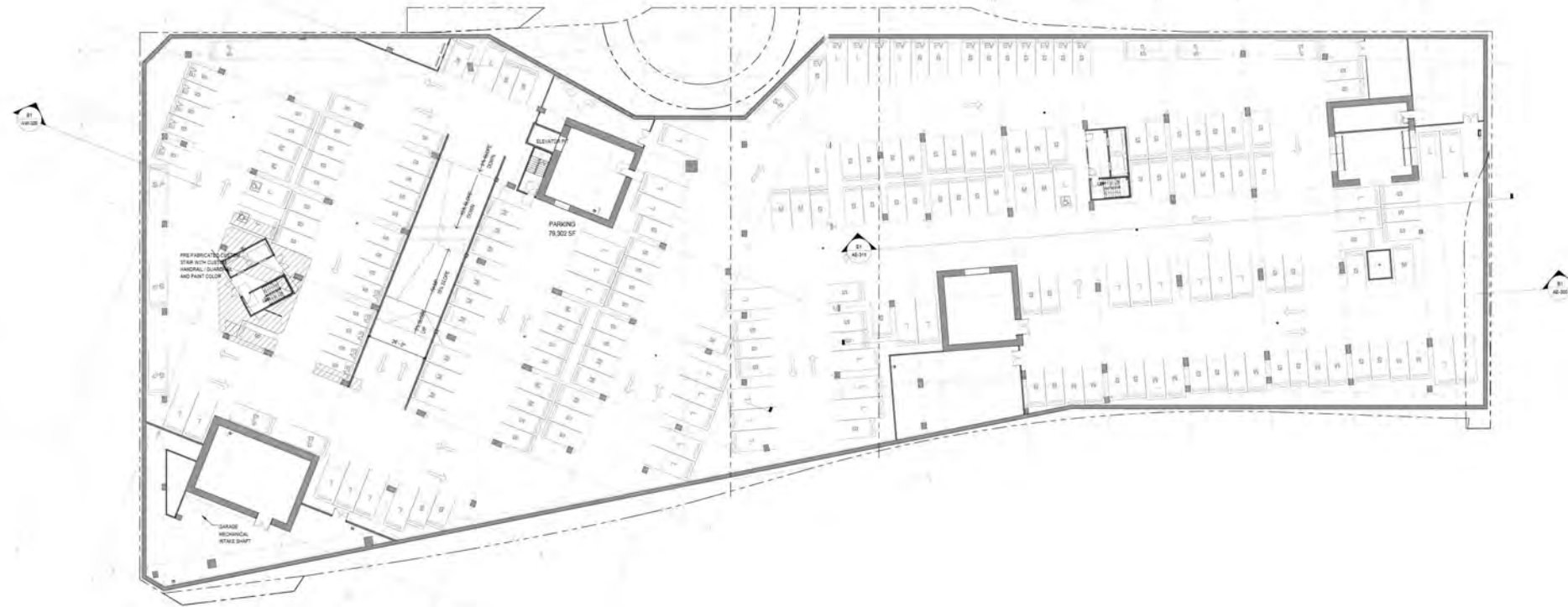
B. Proposed 18% slope is the least amount necessary to accommodate the steep topography and provide enough head height to the loading dock below (14'-0"). From entry point on 9th (about elev +37'-6") to the loading dock (about elev +28'-6"), taking into consideration the 5% mediating slopes at the beginning and end of drive, 18% is the least amount necessary. For more information see plan MUP_AE-P101.

C. There are many precedent projects in hilly Seattle utilizing 18% (up to max 20%) slope with no issues. The proposed 18% is still useable as access to the lot.

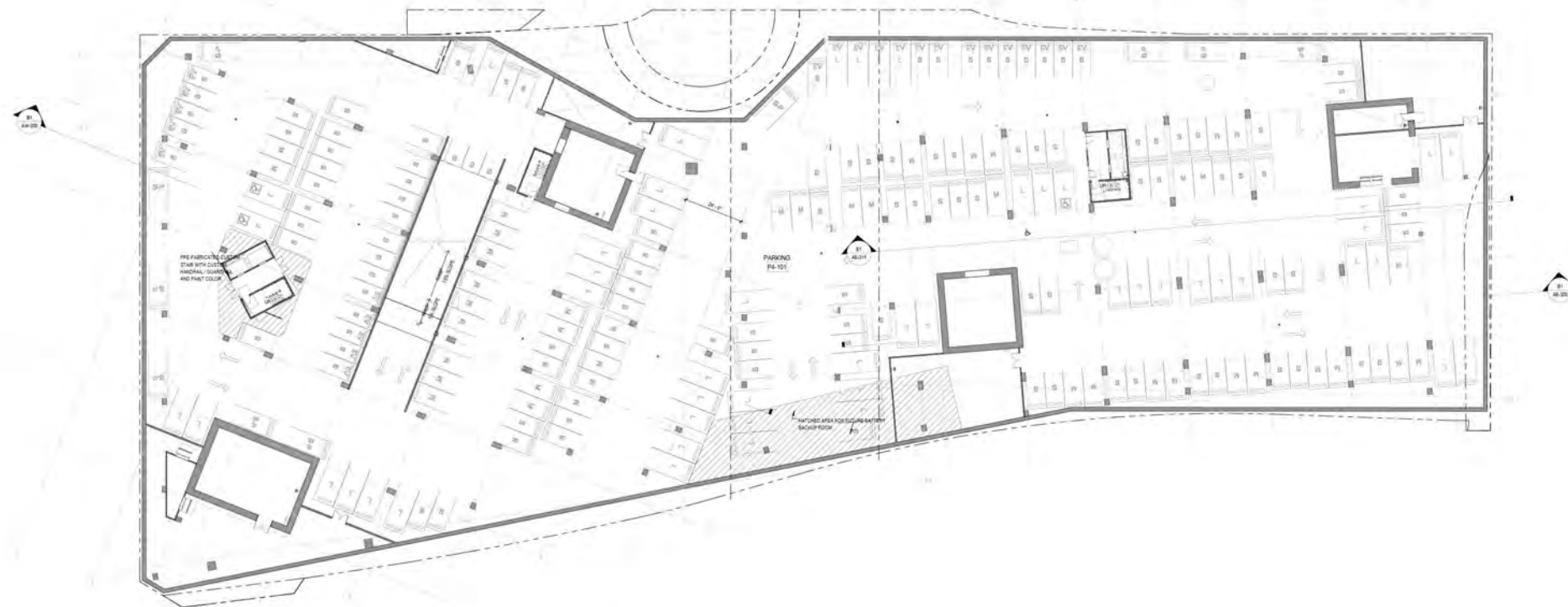


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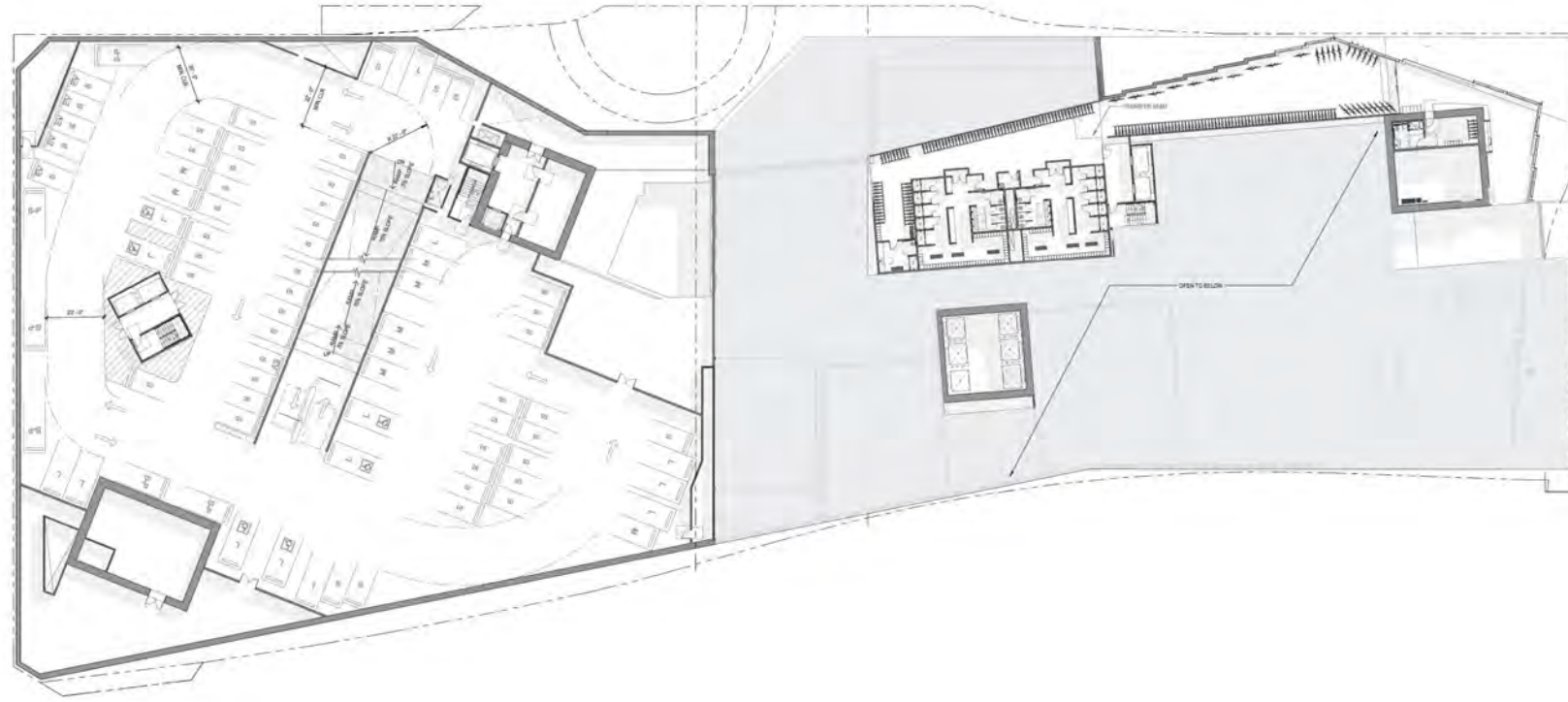
APPENDIX



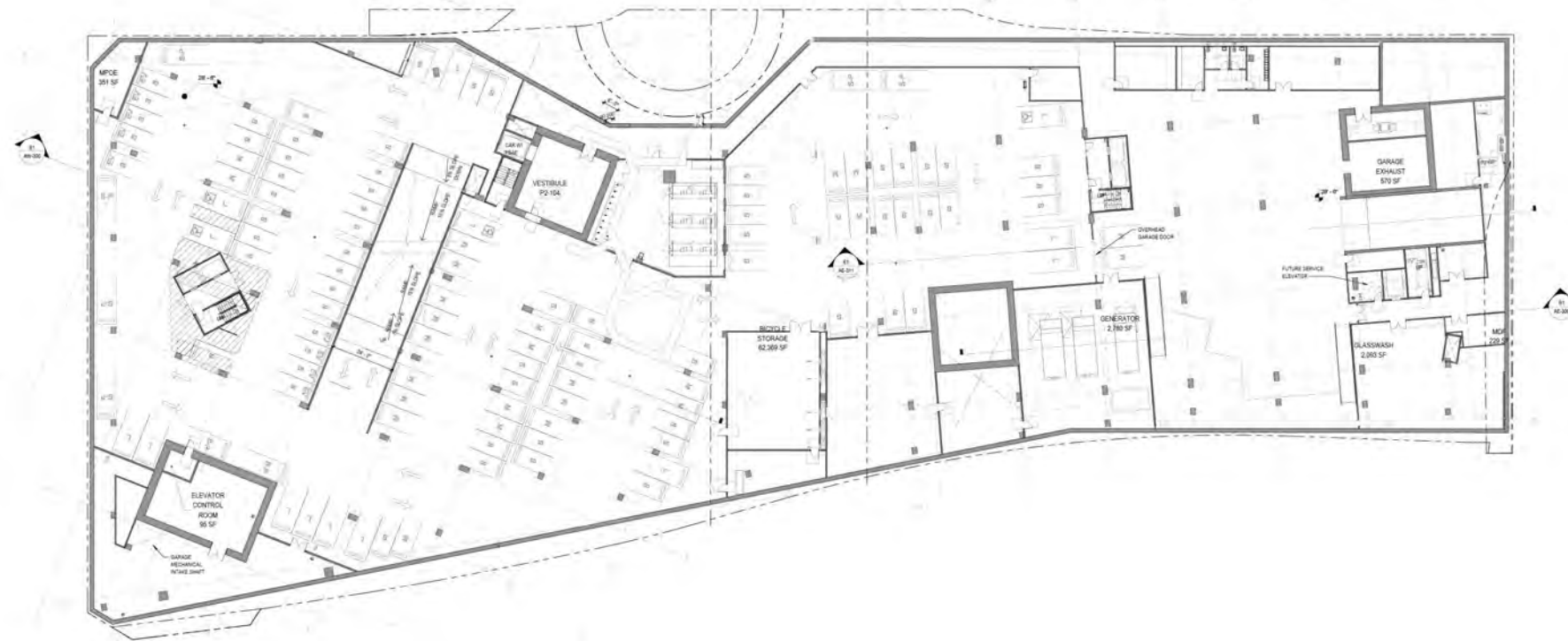
LEVEL P3 Ⓢ
parking level



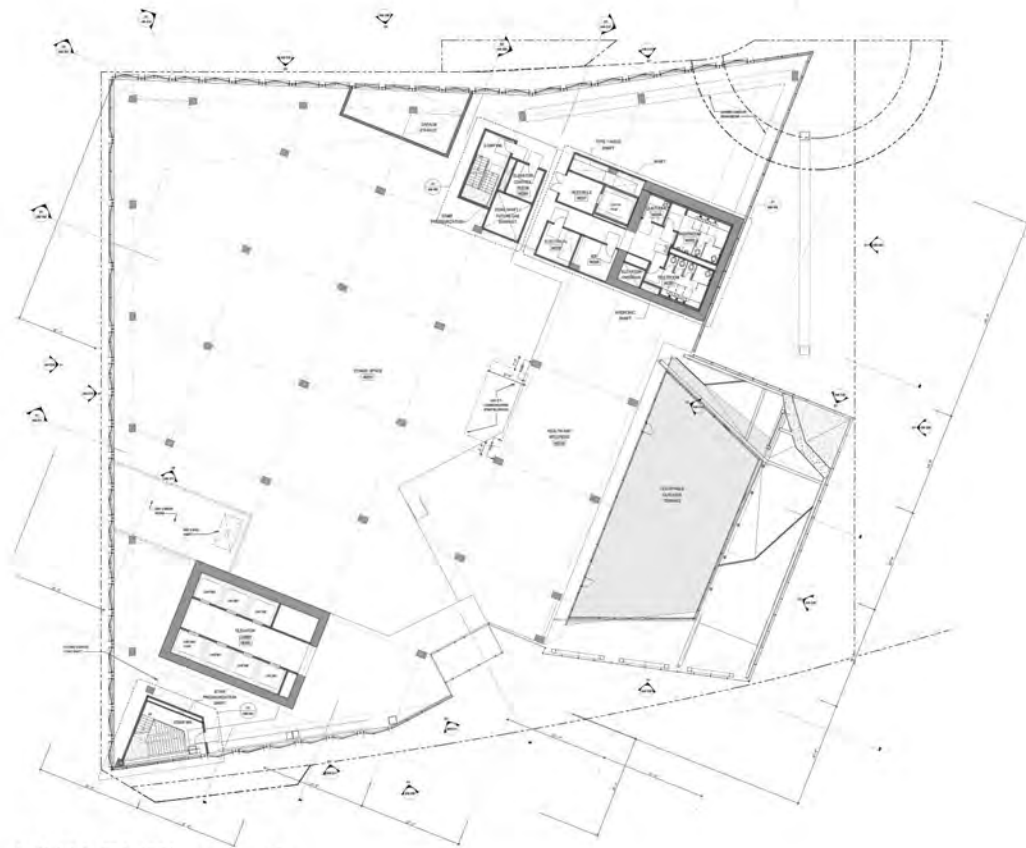
LEVEL P4 Ⓢ
parking level



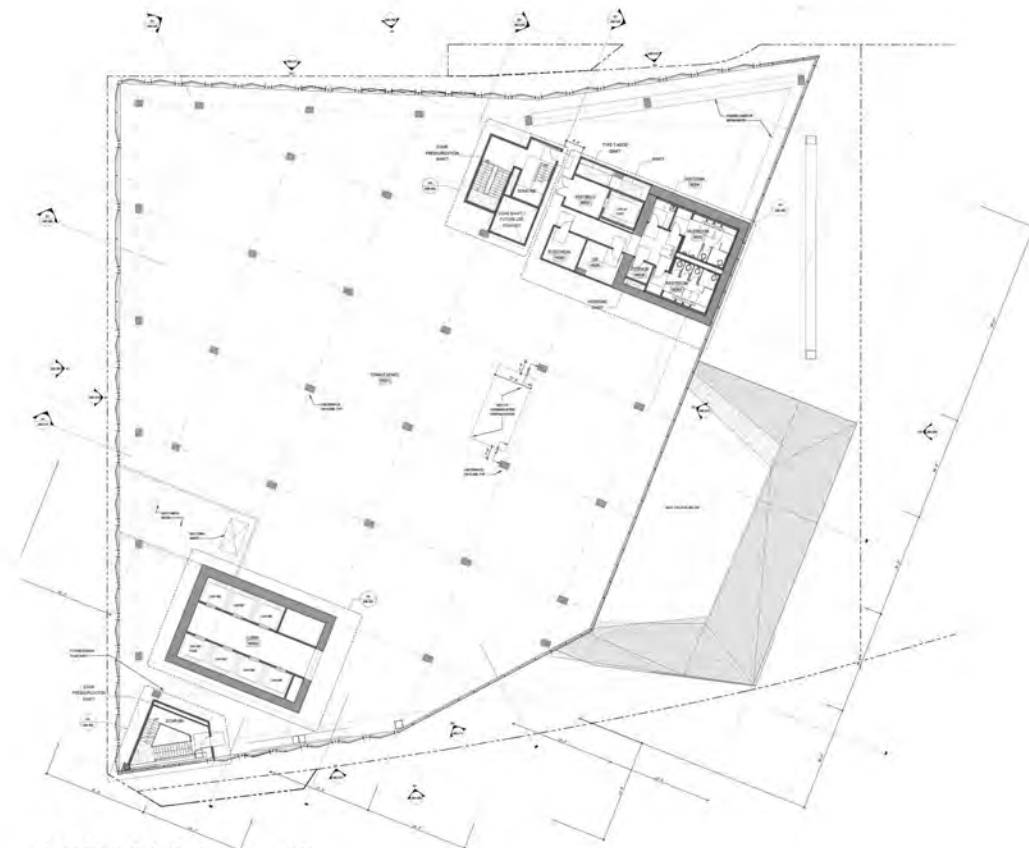
LEVEL P1 ⌚
parking level



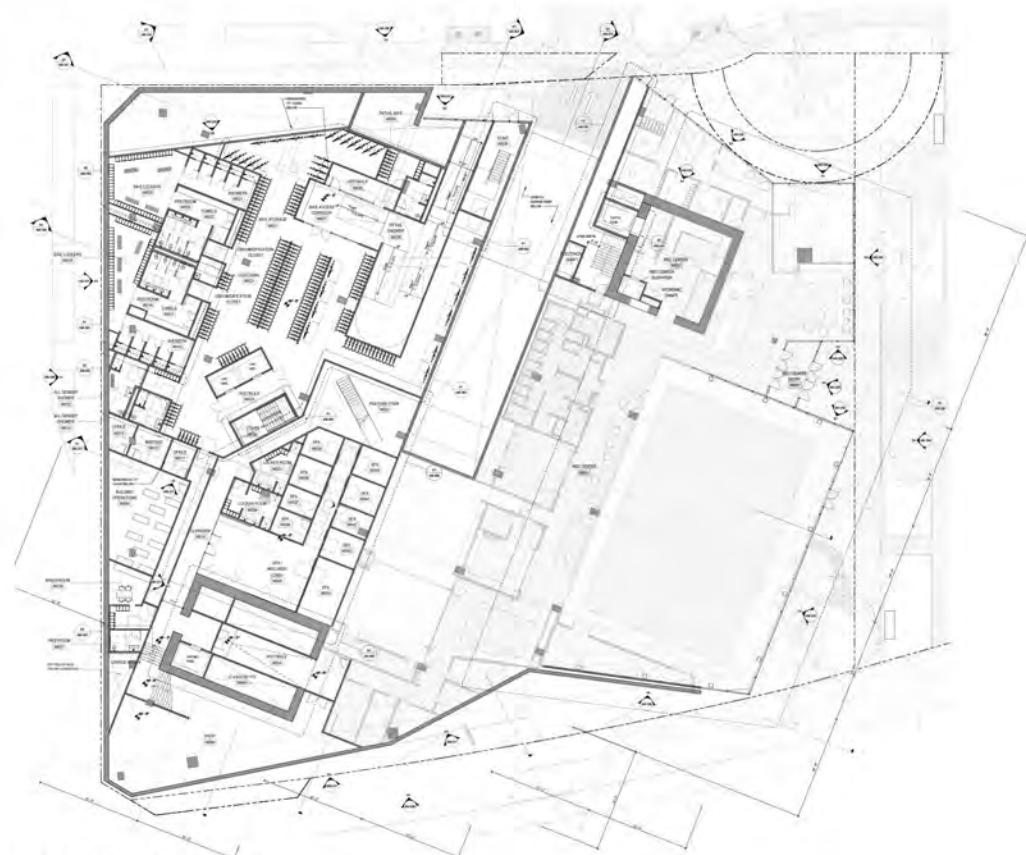
LEVEL P2 ⌚
parking level



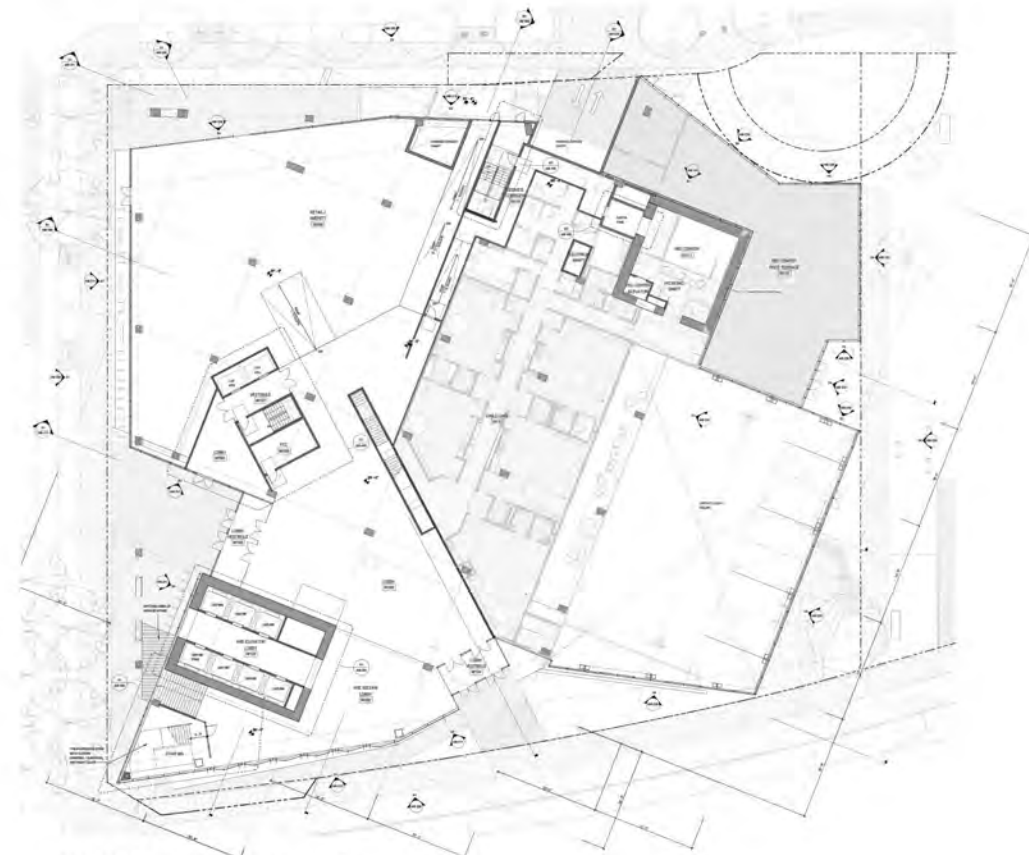
MW LEVEL 2 ⌵
tower level- typical building amenities



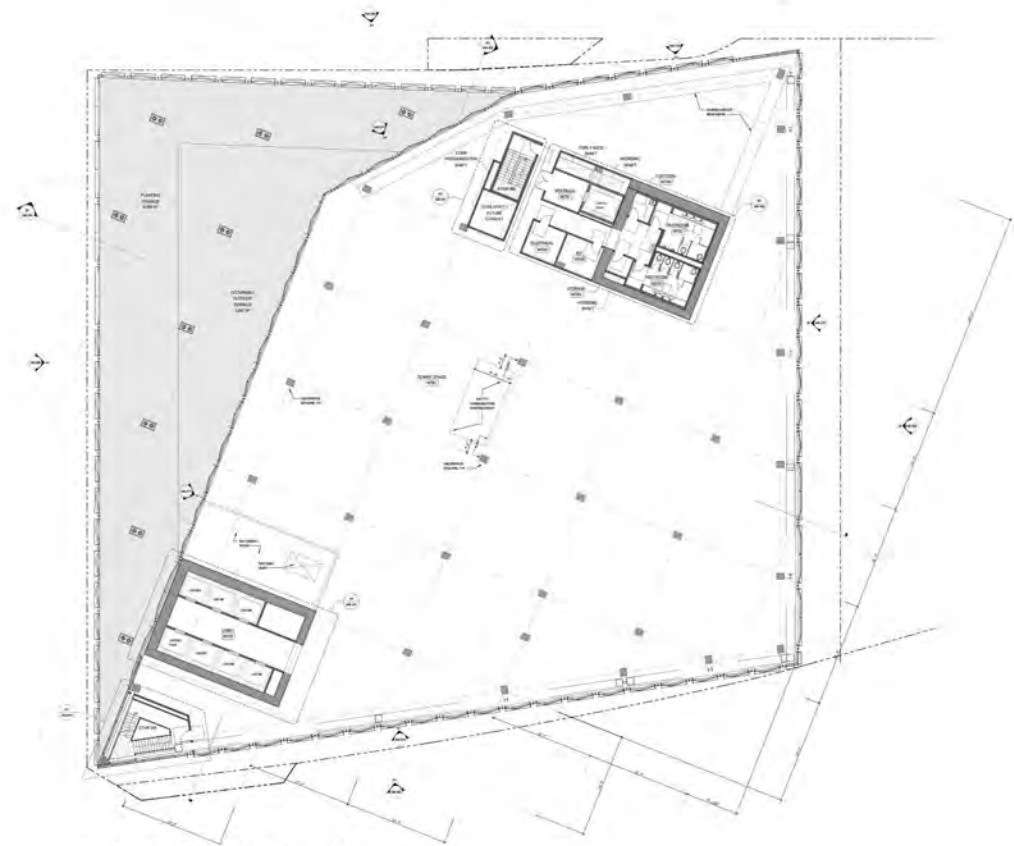
MW LEVEL 3 ⌵
tower level- typical building amenities



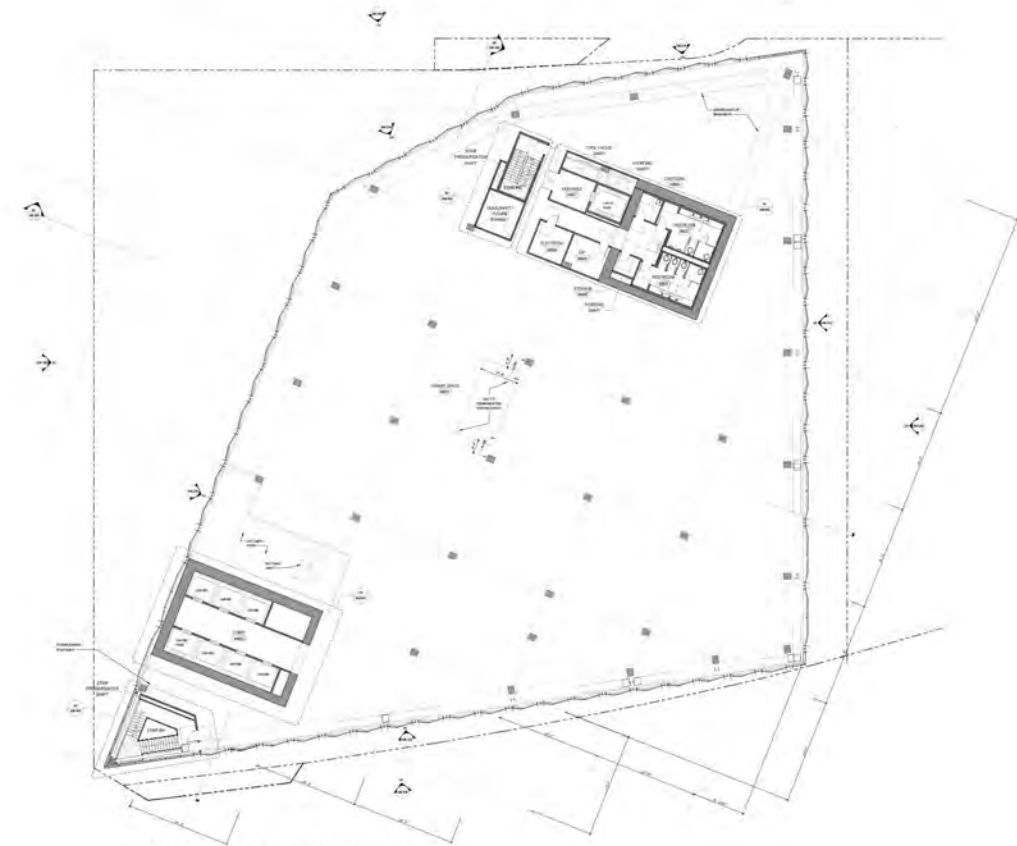
MW LEVEL 1 ⌵
ground floor- public and building amenities



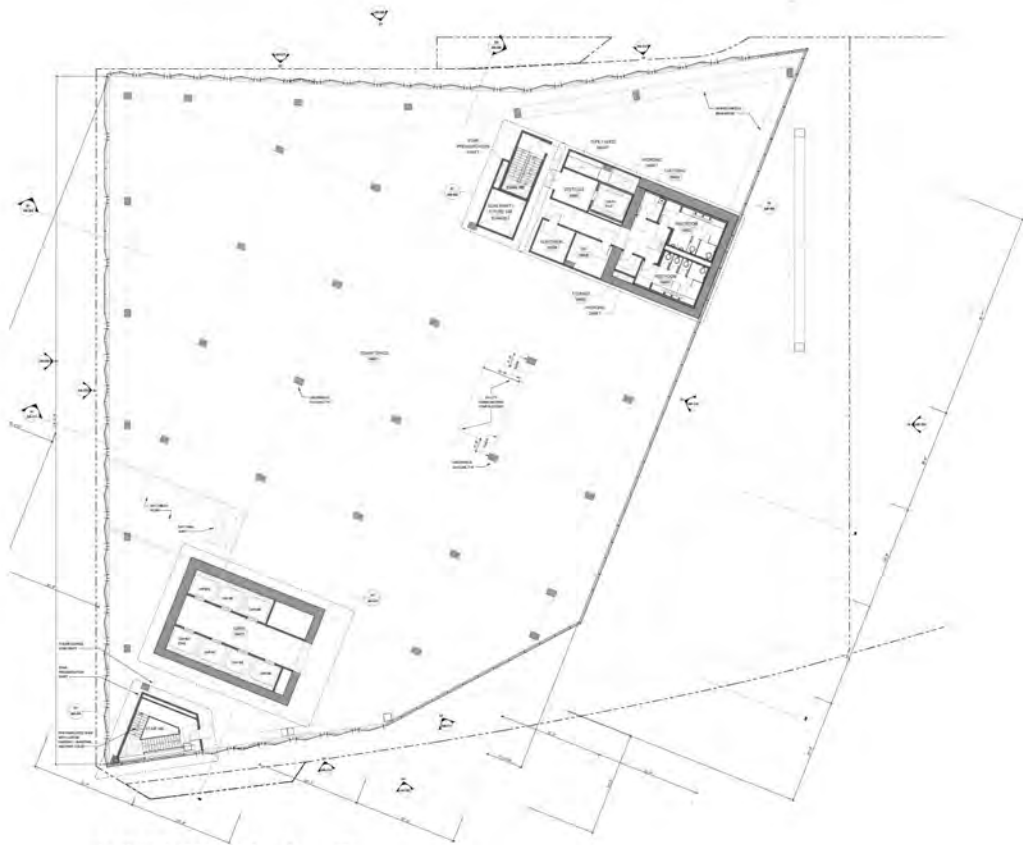
MW LEVEL 1.5 ⌵
tower level- public and building amenities



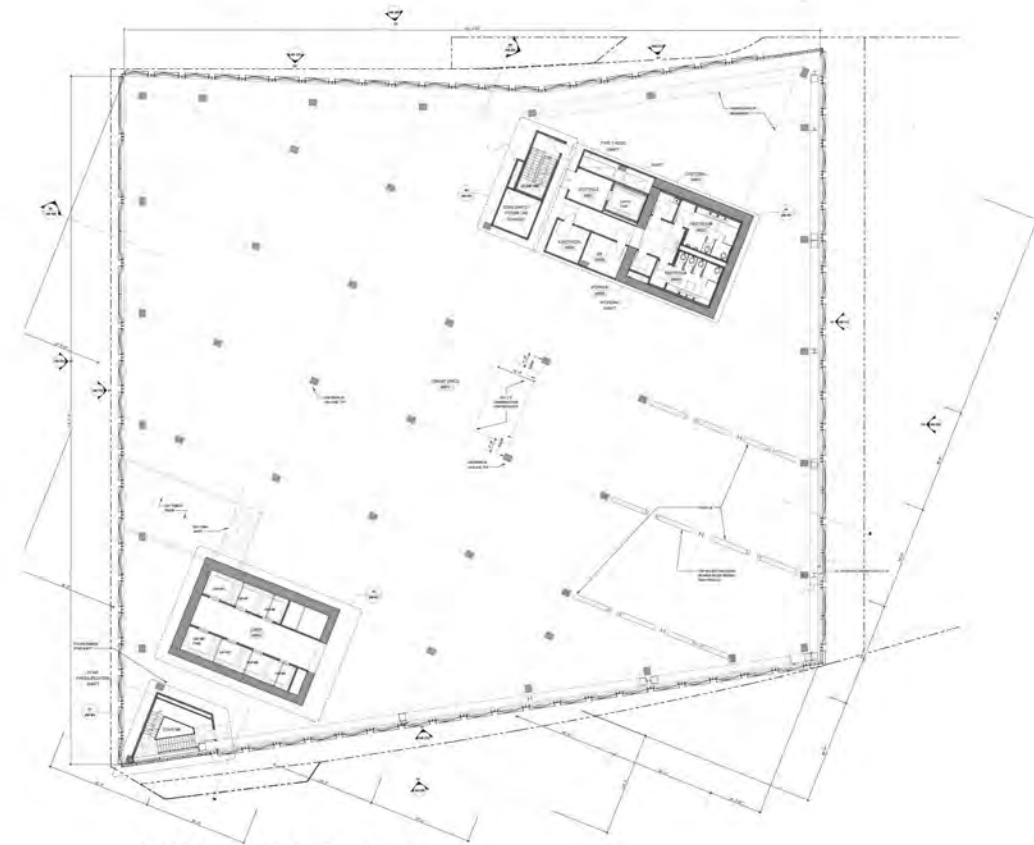
MW LEVEL 7 ⌚
tower level- terrace and typical building amenities



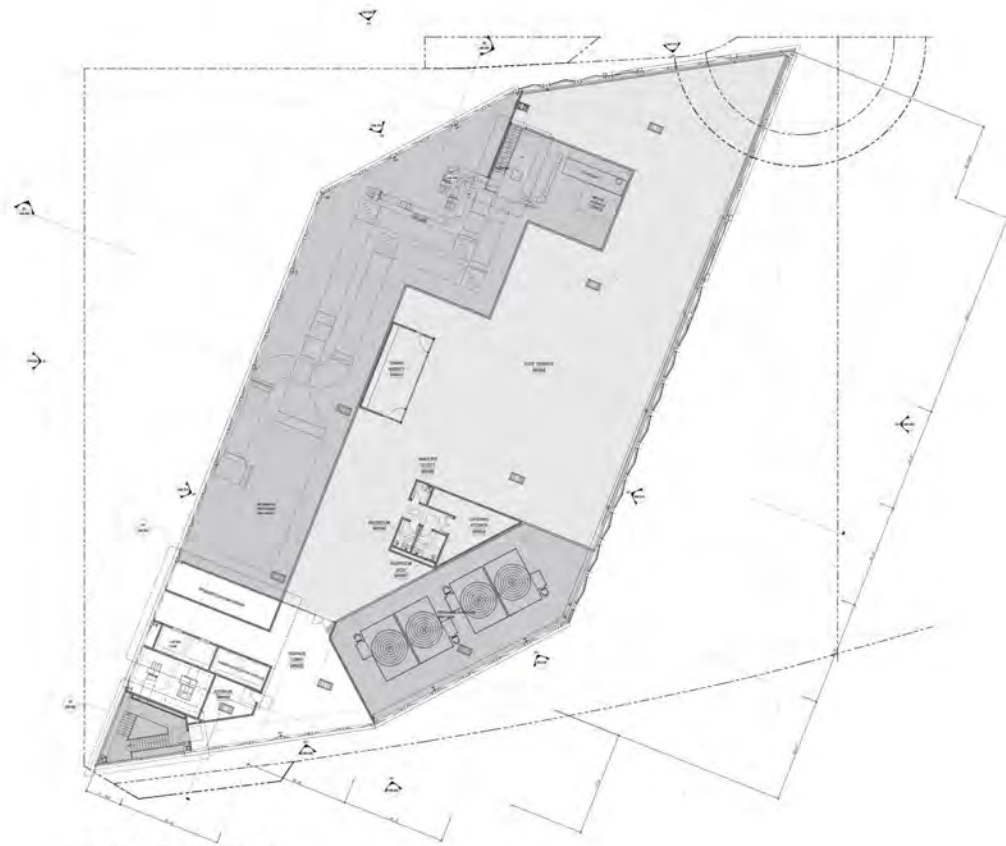
MW LEVEL 8-9 ⌚
tower level- typical building amenities



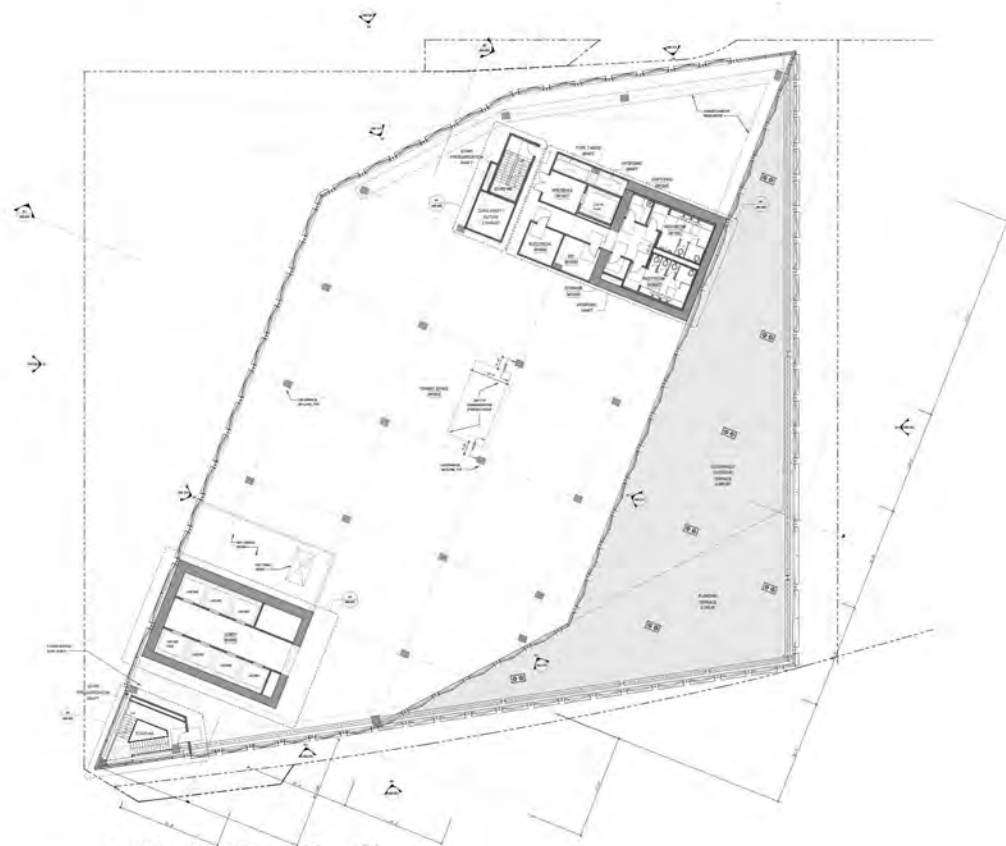
MW LEVEL 4 ⌚
tower level- typical building amenities



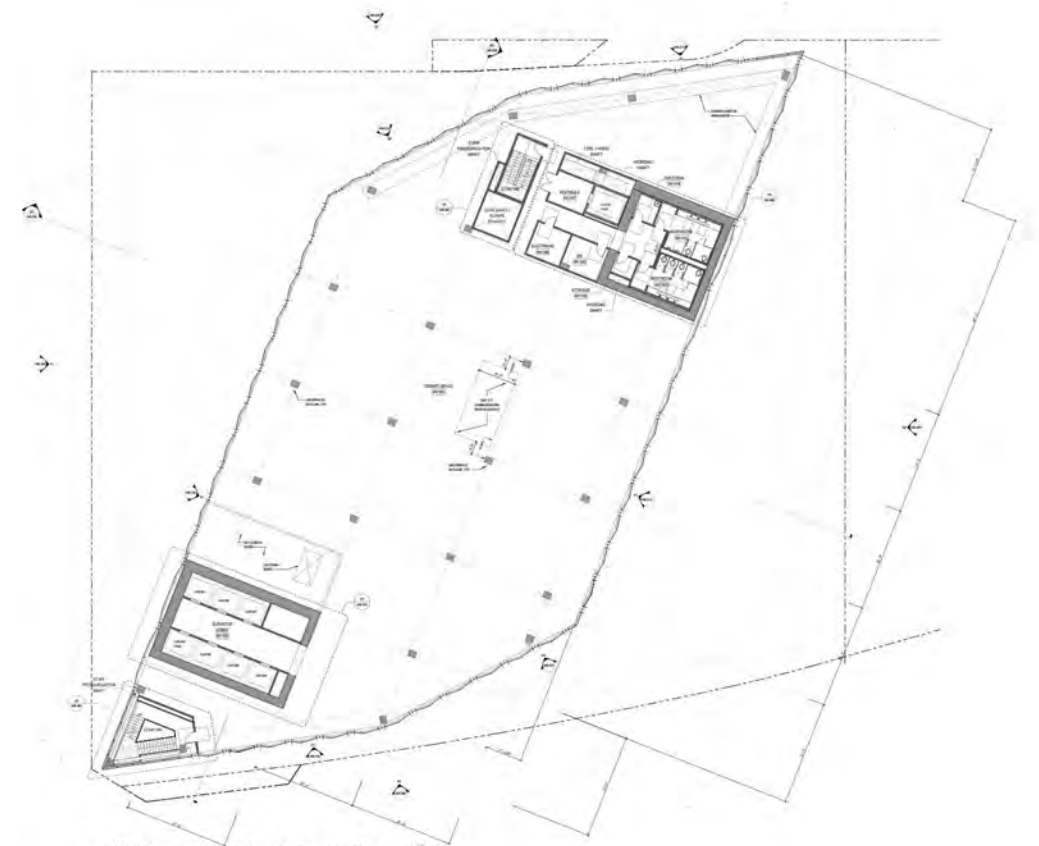
MW LEVEL 5-6 ⌚
tower level- typical building amenities



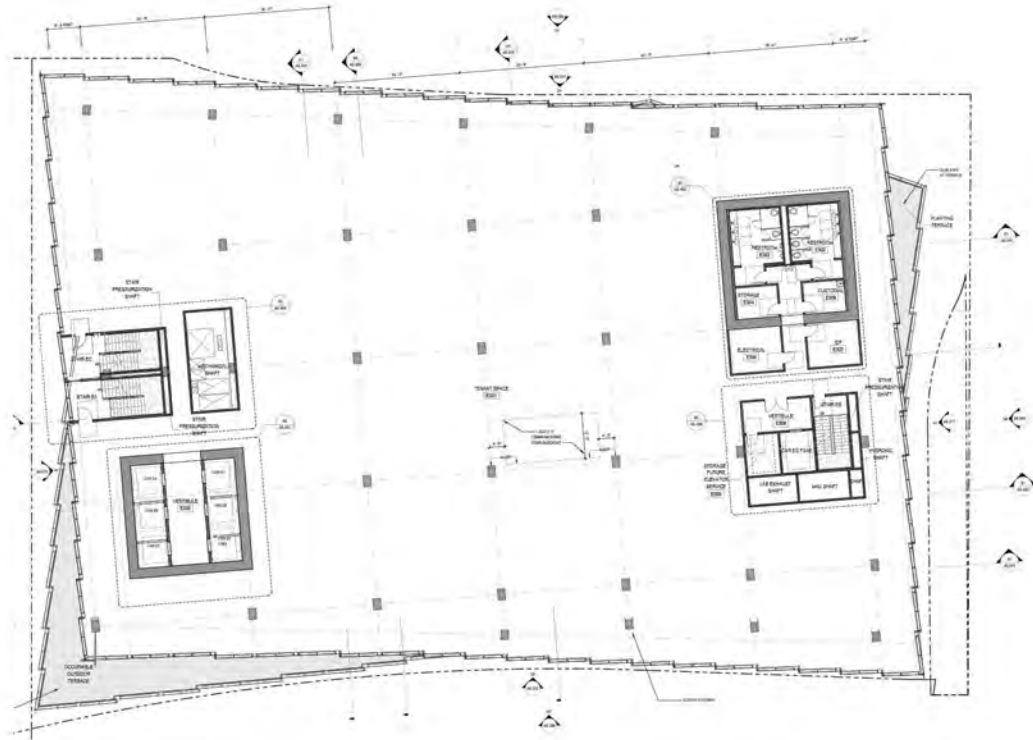
MW ROOF ⓘ
roof- mechanical equipment



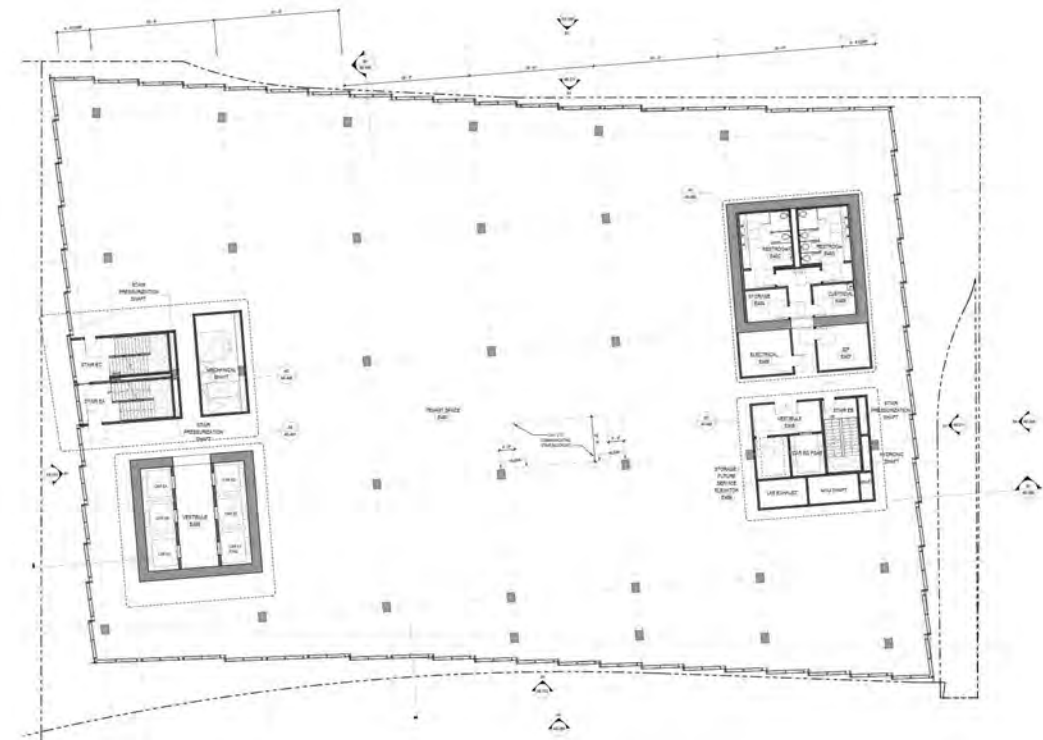
MW LEVEL 10 ⓘ
tower level- terrace and typical building amenities



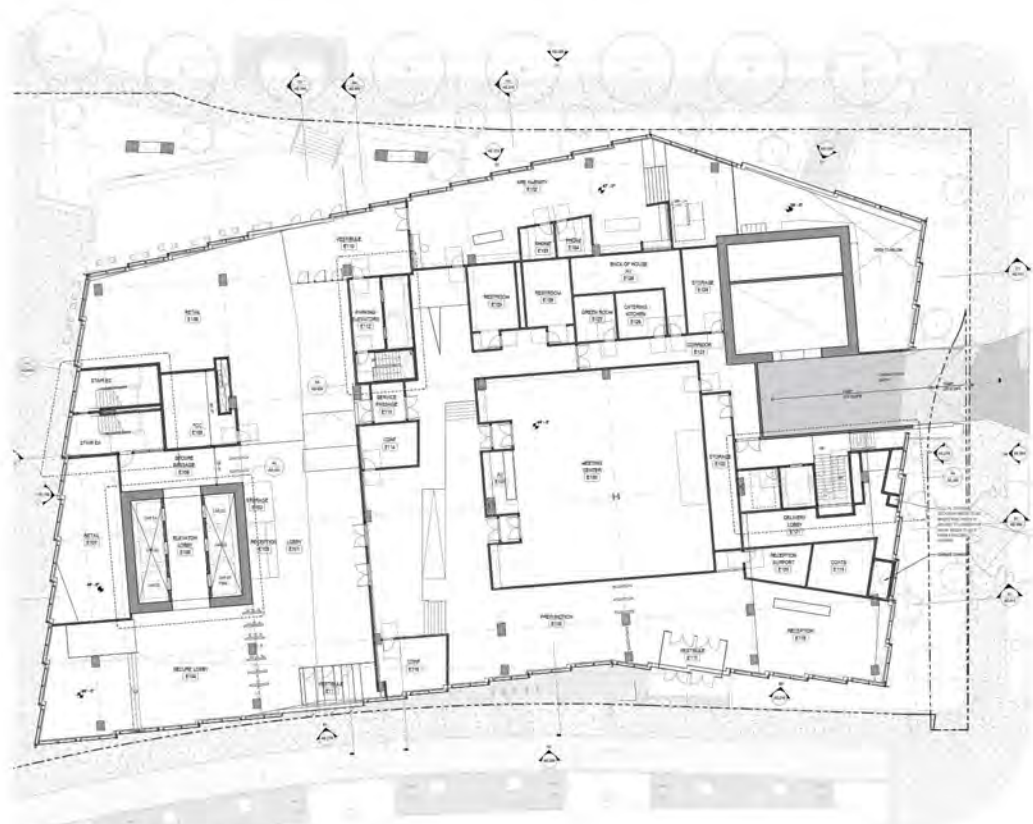
MW LEVEL 11-13 ⓘ
tower level- typical building amenities



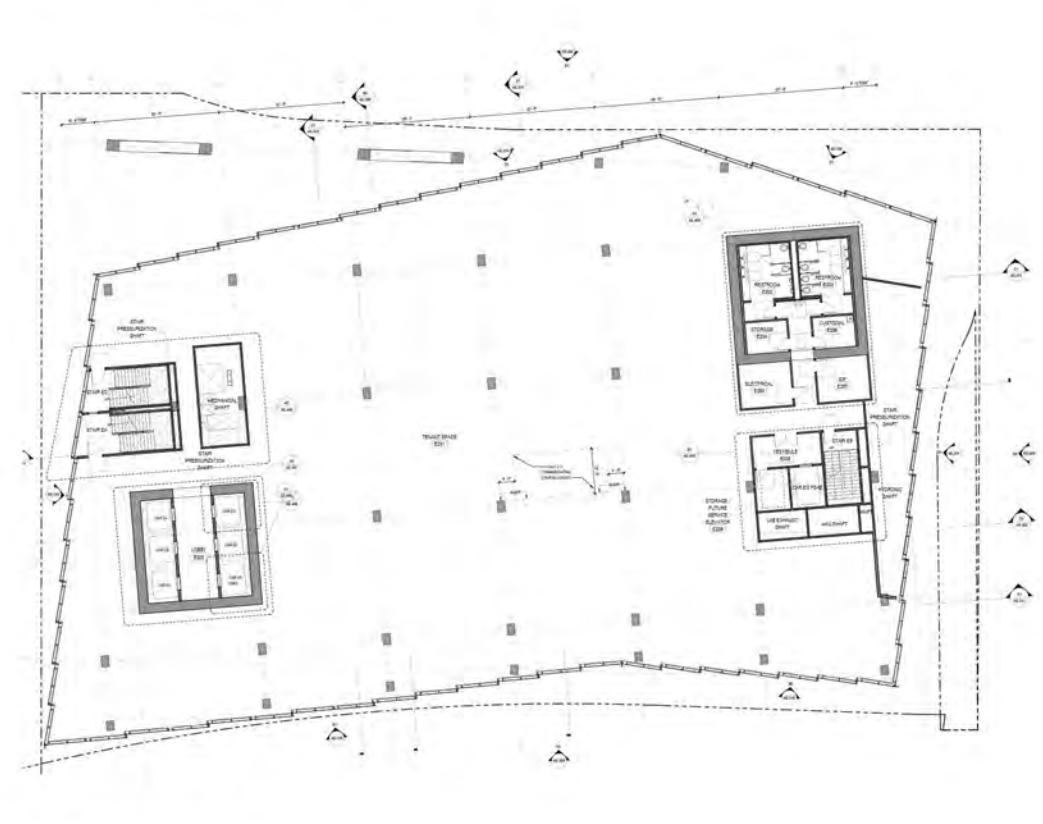
ME LEVEL 3 ⌚
tower level- terrace and typical building amenities



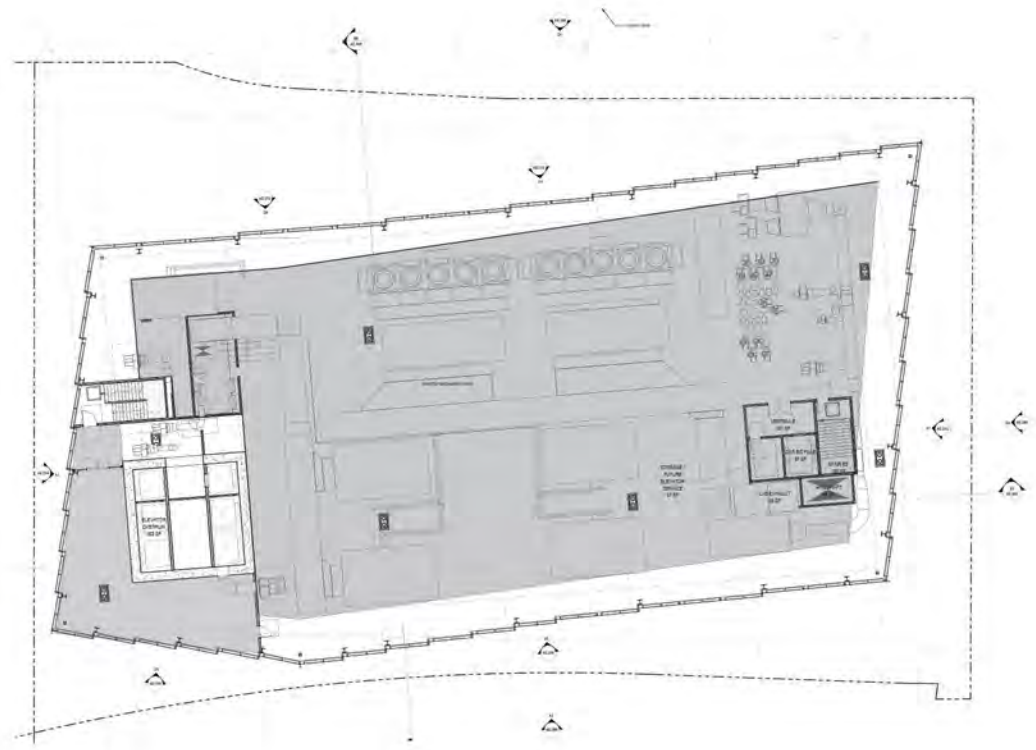
ME LEVEL 4-6 ⌚
tower level- typical building amenities



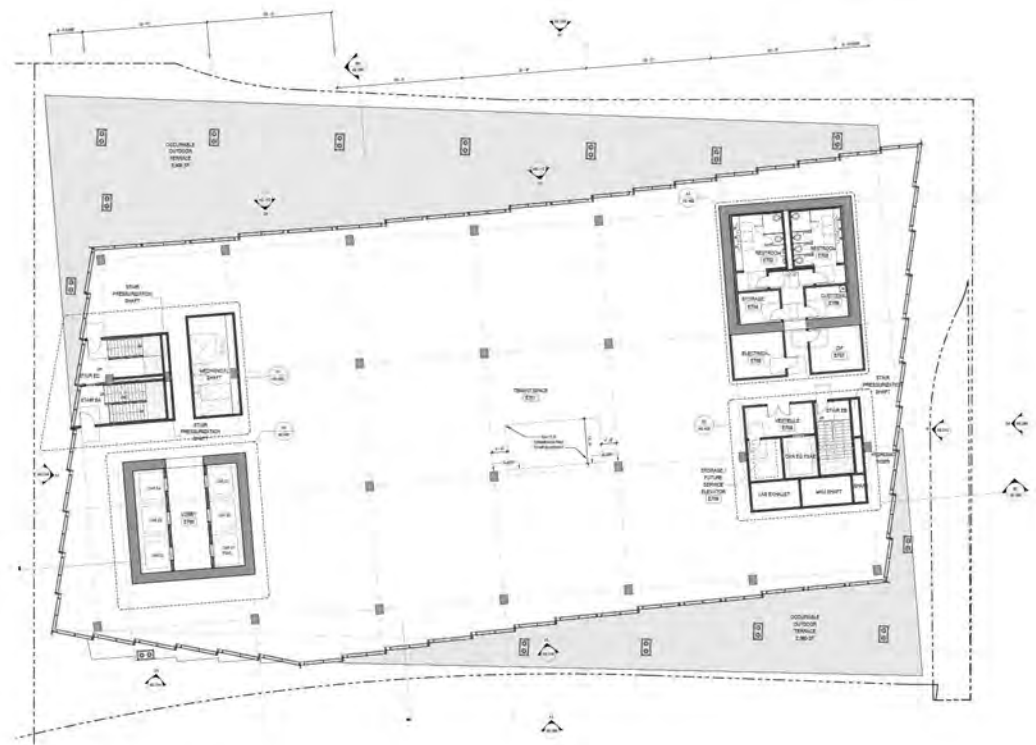
ME LEVEL 1.5 ⌚
ground floor- public and building amenities



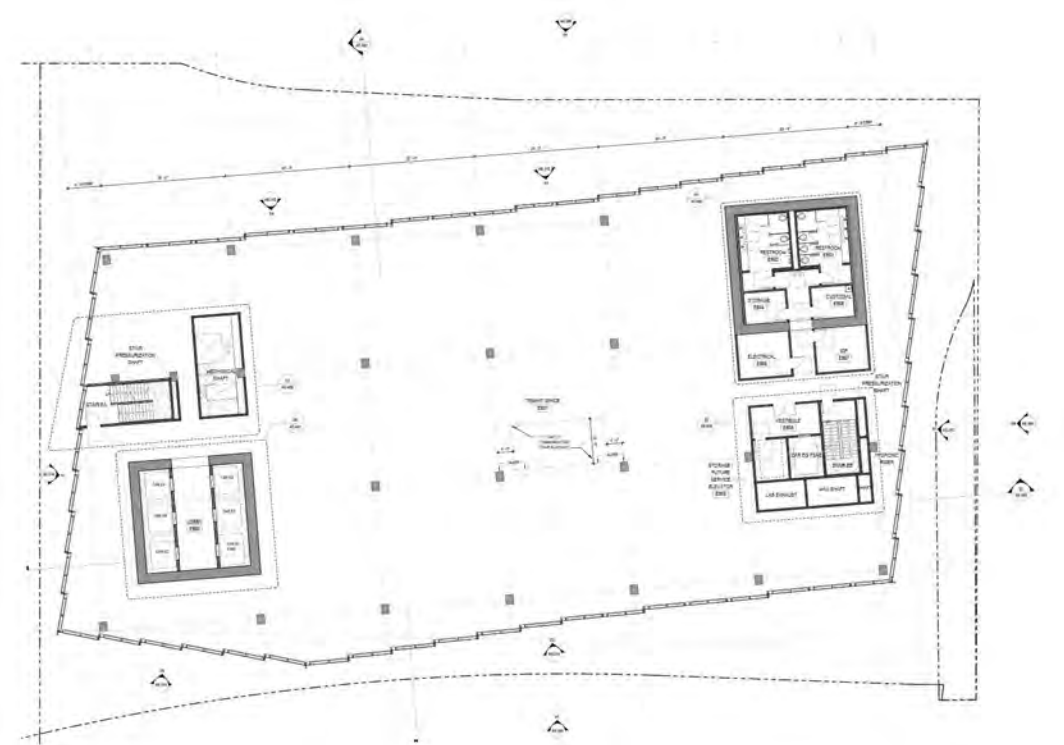
ME LEVEL 2 ⌚
tower level- typical building amenities



ME ROOF ⌵
roof- mechanical



ME LEVEL 7 ⌵
tower level- typical building amenities



ME LEVEL 8-13 ⌵
tower level- typical building amenities



ZONING

Code:
Seattle Municipal Code, Title 23, Chapter 48, Mixed

Address:
816 Mercer Street
714 W. Mercer Street
Seattle, WA 98109

Zone:
SM-SLU 175/85-280

Overlay:
South Lake Union Center

Site Area:
102,340 sf

Street Designation:
Class 2 Pedestrian Street: Mercer St., Dexter Ave.
No Designation: Roy St, 9th Ave N,

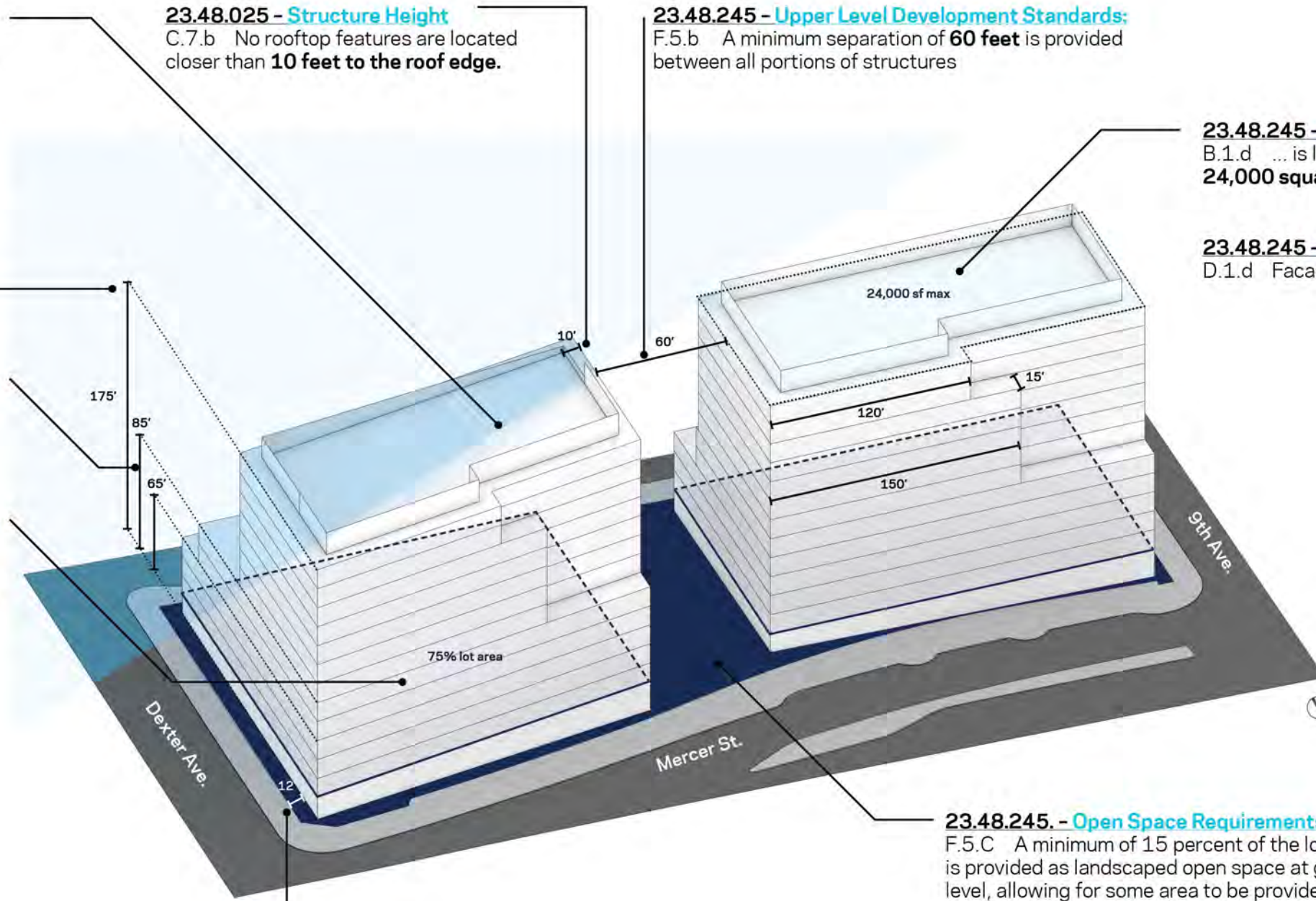
ZONING SUMMARY

23.48.225 - Structure Height: Flight Path
 E. A proposal to build a structure greater than 85 feet in height in the SM-SLU 85/65-160 and SM-SLU 175/85-280 zones and located north of Mercer Street and West of Fairview Avenue within the South Lake Union Urban Center, requires the applicant to show that the proposed structure height **will not physically obstruct use of the flight path** shown on Map A for 23.48.225 or endanger aircraft operations.

23.48.225 - Structure Height:
 A.1 175'

23.48.245 - Upper Level Development: Podium Height
 Map A 65' & 85'

23.48.245 - Upper Level Development: Podium Standards
 4.b. Podium floor area limits. ... for all the stories below the podium height specified on Map A for 23.48.245, shall not exceed **75 percent** of the lot area...



23.48.025 - Structure Height
 C.7.b No rooftop features are located closer than **10 feet to the roof edge.**

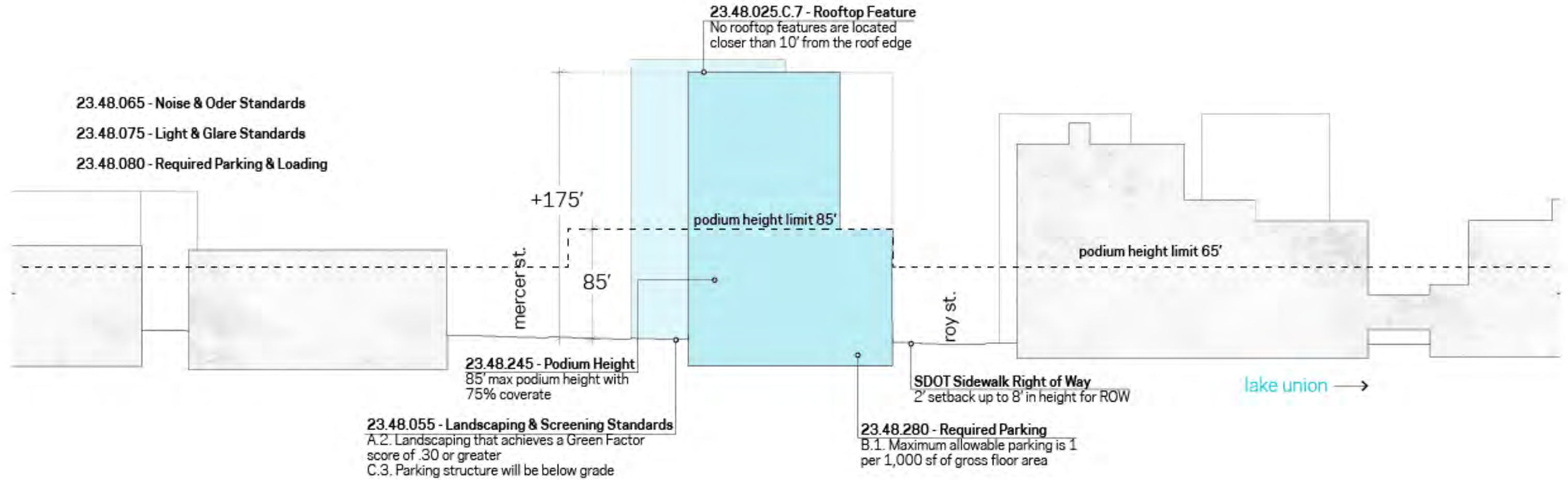
23.48.245 - Upper Level Development Standards:
 F.5.b A minimum separation of **60 feet** is provided between all portions of structures

23.48.245 - Upper Level Development Standards:
 B.1.d ... is limited to a maximum gross floor area of **24,000 square feet per story,**

23.48.245 - Upper Level Development Standards:
 D.1.d Facade Modulation:
 85'-145' Max Length= 150'
 145+ Max Length= 120'

23.48.240 - Street Level Development Standards
 B.2.b Permitted setbacks from street lot lines. Except on Class 1 Pedestrian Streets, as shown on Map A for 23.48.240, and as specified in subsection 23.48.240.B.1, the street-facing facade of a structure **may be set back up to 12 feet** from the street lot line subject to the following

23.48.245. - Open Space Requirements
 F.5.C A minimum of 15 percent of the lot area is provided as landscaped open space at ground level, allowing for some area to be provided above grade to adapt to topographic conditions, provided that such open space is accessible to people with disabilities.



SMC 23.48.025 - Structural Height

Zone: SM-SLU 175/85-280

Applicable height limit is 175' non-residential

Proposed structure height shall not physically obstruct use of the flight path shown on Map A of 23.48.225 or endanger aircraft operations.

SMC 23.48.245B.1.d - Gross Area

Zone: SM-SLU 175/85-280

Gross floor area above max podium height cannot exceed 24,000 square feet

SMC 23.48.245 - Podium Height

All the stories below the podium height specified on Map A for 23.48.245, shall not exceed 75 percent of the lot area

SMC 23.48.231 - Flight Path

Modification of development standards in certain SM-SLU zones

A.1.b. The non-residential floor plate limits according to subsection 23.48.245.B.1.d shall be increased from 24,000 to 25,000 square feet

SMC 23.48.020 - Floor Area Ratio [FAR]

Zone: SM-SLU 175/85-280

The following are exempt from FAR calculation:

- o Below-grade floor area.
- o Floor area in portions of a story that extend no more than 4 ft above existing or finished grade
- o Allowance of 3.5% for mechanical equipment for structure above 65'.
- o Mechanical equipment located on roof of a structure
- o Bicycle commuter shower facilities

SMC 23.48.220 - Floor Area Ratio [FAR]

Base FAR - 4.5
 Max FAR - 8.0

23.48.245 - Upper Level Development Standards

Zone: SM-SLU 175/85-280

B.4.b For all the stories below the podium height specified on Map A for 23.48.245, shall not exceed 75 percent of the lot area.

All structures with non-residential uses exceeding 85 feet in height, facade modulation is required for the street-facing portions of a structure located within 15 feet of a street lot line.

- o Between 85' & 145' - 150'
- o Above 145' - 120' per Table B 23.48.245

F.5 Only one tower with non-residential uses exceeding 85 feet in height is permitted on a block
 F.5.a If following conditions are met, more than 1 tower is allowed

- o Lot size is bigger than 60,000 sf
- o Minimum separation of 60 ft between towers
- o Minimum 15% of lot area is landscaped

ZONING SUMMARY

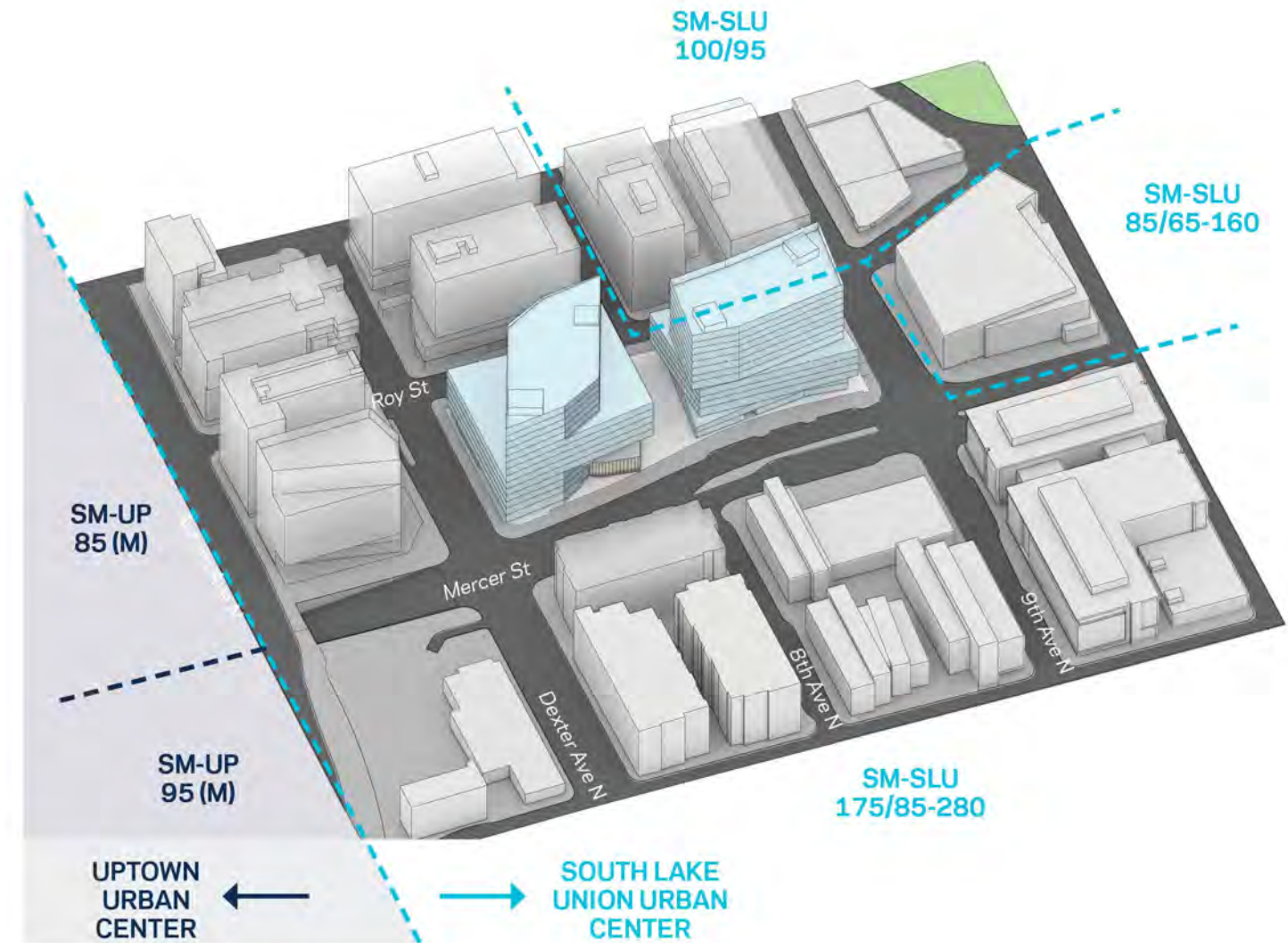
The project site sits at a transition between the smaller scale Uptown Urban Center to the west and the growing South Lake Union Urban Center to the southeast. It also sits adjacent to different zoning envelope regulations, with a maximum building height range of 85' - 175'. In response to the zoning transitions, Mercer West is a more civic response, with bolder massing moves, in acknowledgment of Gateway Corner at Mercer and Dexter. Along Dexter, the westernmost boundary of the site, the tower is set back providing better solar exposure along Dexter and Roy Street.

Mercer East's three volumes modulate to allow better solar exposure to Roy and a general smaller scale building, acknowledging the zoning transition to the northeast. Also, Mercer East maintains a similar and related massing scale to the rest of South Lake Union's precedents with a strong street wall presence along Mercer and clear base / mid-tier / tower legibility.

CS 2

D. Height, Bulk, and Scale

- 3. Zone Transitions
- 4. Massing Choices





Jenny A. Durkan
Mayor

Rico Quirindongo
Interim Director, OPCD

Justin Clark, Acting Chair

Kim Baker

Elizabeth Conner

Azzurra Cox

Mark Johnson

Amalia Leighton

Vinita Sidhu

Elaine Wine

Michael Jenkins
Director

Valerie Kinast
Coordinator

Aaron Hursey
Planner

Juliet Acevedo
Administrative Staff

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600 4th Avenue, Floor 5
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Seattle, WA 98124-4019

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FAX 206-233-7883
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**DRAFT
MINUTES OF THE MEETING**

March 4, 2021
Convened 8:30 am
Adjourned 3:00

Projects Reviewed
Georgetown to South Park Trail
Mercer Blocks

Commissioners Present
Justin Clark, Acting Chair
Kim Baker
Elizabeth Conner
Azzurra Cox excused at Noon
Mark Johnson
Amalia Leighton-Cody
Vinita Sidhu
Elaine Wine

Commissioners Excused
Amalia Leighton Cody

Non voting Commissioners Present
Adam Amrhein
Jill Crary

Staff Present
Michael Jenkins
Valerie Kinast (excused from 9:00 – 10:30 am)
Aaron Hursey
Juliet Acevedo

April 15, 2021
1:00 – 3:00 pm

Project: Mercer Blocks
Type: Vacation
Phase: Public Benefit Item approval
Previous Reviews: 8/14/2020 Subcommittee, reviews at Broad st vacation
Presenters: Christian Gunter, ARE
David Malda, GGN
Rikerrious Geter, GGN
Holly Golden, HCMP
Ryan Mullenix, NBBJ

Attendees: Beverly Barnett, SDOT
Carey Dagliano, NBBJ
David Graves, SPR
Joseph Hurley, SDCI
Megan Koretz, UW Student
Ross Leventhal, NBBJ
Lish Whitson, Central Staff

Recusals and Disclosures:

Azzurra Cox recused herself as her employer is working on the project.

Project Description and background:

In December 2017, the Seattle City Council granted concept approval to vacate of a segment of Broad Street between Mercer St, Roy St, Dexter Ave, and 9th Ave (Clerk File 314309). The vacation request was evaluated by the SDC who developed a series of recommended conditions to the Council as part of the Concept approval process. The conditions included the adoption of design guidelines for public realm improvements along 8th Avenue N between Roy and Aloha as well as within a pedestrian easement between Mercer and Roy Street.

At the time of Council review, no development had been proposed concurrent with the vacation request. The Council approval required the SDC to evaluate the application of design guidelines in the 8th Avenue N easement between Mercer and Roy prior to the issuance of any Master Use Permit for future development.

The development proposal brought by Alexandria Real Estate (ARE) includes two buildings located on one parcel, with shared below grade parking and utilities. The two buildings are sited along a 60' wide pedestrian easement running north-south through the site along the 8th Ave N corridor. The easement provides a connection to 8th Ave N at Roy St, but does not continue across Mercer St. The proposed design for the 8th Ave Pedestrian Easement includes a series of gathering spaces, pathways, street trees, and planting areas,



Meeting Summary

This is the Seattle Design Commission's (SDC) first review of the Mercer Blocks Project proposed by ARE. The purpose of this meeting is to review the proposed design for the 8th Ave Pedestrian Easement, using the adopted 8th Avenue N design guidelines. The SDC voted 6-0, to approve the design of the 8th Ave Pedestrian Easement for the Mercer Blocks project, thereby fulfilling the Council condition.

Summary of Presentation

Christian Gunter, of ARE, David Malta and Rikerrious Geter, of GGN, presented the 8th Ave Pedestrian Easement design for the Mercer Blocks project. The team provided a summary of the neighborhood context and review of the condition and recommendations provided by the SDC during the 2016 review of the Broad Street Vacation project. The team then provided an overview of the 8th Ave N Design Guidelines and discussed how they were integrated within the proposed design for overall project concept as well as the 8th Ave Pedestrian Easement.

The team presented the proposed design for the 8th Ave N Pedestrian Easement. The design incorporates themes from the 8th Ave N Design Guidelines that encourage developing spaces for a healthier community, neighborhood, and environment. While the space will only serve non-vehicular movement, the overall design is meant to serve as a continuation of 8th Ave N, creating a series of spaces and pathways for the public to gather and move within the site. Elements such as sidewalks, street trees and planting areas will be located and design using materials that are similar to what is used within the public right-of-way (ROW) along 8th Ave N to the north of the project site.

The northern edge of the site, located adjacent to Roy St, will serve as a gateway, inviting users into the space. The area will include wide pedestrian pathways, planting areas, interactive art elements, and community board and/or welcoming sign to visually communicate that this is a public space. A series of outdoor rooms are located within the interior of the space, each includes a mix of fixed and movable site furniture such as larger wooden tables with bench seating and smaller, high top tables with stools, benches, and plinths as well as moveable metal tables and chairs. Separately, the outdoor rooms are meant to provide a unique experience for users, while also having the flexibility to jointly provide space for larger events such as a farmers' market, festival, or other community event.

The Community Center, which will be operated by Seattle Parks and Recreation, is located within the building to the west of the pedestrian easement. The main entrance to the community center will connect to the 8th Ave Pedestrian Easement. The proposed design provides a seamless physical and visual connection between the outdoor space and the community center. The building façade along the western edge of the space will be highly transparent, allowing users to view programming such as gym activities occurring within the community center.

The southern edge of the site includes connectivity to Mercer St as well as planting areas and vegetation to buffer noise originating from Mercer St. The proposal does not include pedestrian access to cross Mercer St but provides a visual connection for users.

The proposal addresses sustainability within the landscape plan, which includes a series of on-bioretenion facilities for onsite stormwater management and a diverse plant palette to respond to the different environmental conditions onsite, ranging from sunny seasonal wet meadow to shady seasonal wet woodland.

Agency comment

Beverly Barnett, SDOT, Appreciated the team's thorough presentation as well as the level of detail provided in responding to previous concerns and recommendations. Beverly appreciated the continued development of the design concept, specifically the layout of each space and pathways through the site. Beverly then commented on the

proposed signage and wayfinding, reminding everyone that signage should explicitly provide language guaranteeing public access and 1st amendment rights within the 8th Ave Pedestrian Easement.

Public Comments

Megan Koretz, Student - University of Washington, Thanked the project team for their presentation. Megan appreciated the proposed design and wants to ensure that it will support an ecosystem for both science and nature.

Summary of Discussion

The SDC focused its discussion on the proposed design of the 8th Ave pedestrian easement and the requirements to meet the condition set for the approval of the public benefit for the Broad St Vacation project. The Commission discussed if the proposed design served as an extension of the public realm, providing high quality space for gathering within and moving through the space, and related to the 8th Ave N design guidelines.

The SDC agreed that the proposed design met the condition set for the approval of the public benefit package for the Broad St Vacation project. Commissioners commended the project team for their overall design concept, layout and connectivity of pedestrian scaled spaces, integration of landscape, lighting, and paving elements as well as the commitment to providing interactive art. The Commission agreed that the space will serve as a gathering space for the community, while also attracting greater public use and are excited to see how the design continues to develop. The Commission also appreciated the team's commitment to partnering with neighborhood organizations and City agencies to provide year-round programming within the space, specifically with their partnership with Seattle Parks and Recreation to manage the onsite Community Center. Commissioners then encouraged the team to consider how other tenants can further activate the space outside of traditional business operating hours.

The SDC reiterated their support for the integration of art, wayfinding, and site furnishings within the public space and strongly recommended the project team continue to think about additional ways to integrate art, signage, wayfinding, and site furnishing elements to create a cohesive space that is welcoming for public use. Commissioners appreciated the use of interactive art elements to connect with the King County utilities located onsite and recommended the project team continue to think about ways to make art interactive throughout the site. The Commission then discussed the addition of vent structures and strongly encouraged the team to focus on the location and design, including the consideration of art integration, of the vent structures to ensure they are integrated within the surrounding site context. Commissioners also appreciated the team's consideration of integrating Indigenous cultural expressions within the design and artistic elements of the Community Center and surrounding space. Commissioners strongly recommended the team coordinate with the Indigenous community throughout this process.

The SDC discussed site circulation and access. Although the Commission appreciated the project team's explanation of site circulation, they were concerned with the primary focus on northeast movement through the site from the southwest corner along Mercer St to the northeast edge along Roy St. Commissioners encouraged the team to design for additional primary pathways and circulation patterns through the site, specifically from the northwest corner near Roy St, to Mercer St along the southeastern corner of the site. Commissioners appreciated the size of the interior pathway, design of adjacent public space, and integration of landscape materials, which, they agreed, will create an intimate setting within the larger space. Although Commissioners had originally questioned the size of the interior pathway, they agreed that the proposed width was adequate given its connectivity to smaller interior spaces as well as its proximity to adjacent pathways.

Commissioners then discussed ways to address public access and safety through signage and wayfinding elements. Commissioners stressed the importance of providing signage that clearly stated that this space is publicly accessible for all users. The SDC strongly recommended the team locate and design community boards to be easily used and

accessible for all users. The Commission encouraged the use of primary paving treatment through the site, which will enhance the public nature of the site while also assisting with wayfinding through the site. The Commission also recommended the use of signage to address safety for all users and to reduce potential conflicts between cyclists and pedestrians moving through the site.

Action

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. The Commission also provided the project team with the following recommendations to consider as the project continues to develop:

1. Continue to refine wayfinding and signage to reinforce that the space is publicly accessible and will promote safety for users moving through the space
2. Ensure opportunities for public to easily utilize and access the community messaging boards
3. Continue refining the role that art and signage play in activating the public spaces.
4. Coordinate with Indigenous communities when integrating cultural expressions into the SPR Community Center and surrounding public space.
5. Continue refining ways to increase pedestrian connections through the site, including movement from the Roy and Dexter intersection through the site to the Mercer and 9th intersection
6. Refine and advance partnerships for programming with community organizations and City agencies