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1165 EASTLAKE AVE E

Seattle, Washington 98109

Design Review
Recommendation Meeting
MUP 3015728
October 2014



LOOKING EAST

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Seattle, Washington 98109

**Design Review
Recommendation Meeting
MUP 3015728**

Prepared for Alexandria Seattle by CollinsWoerman
October 2014

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PROJECT DATA

Project Number:	3015728
Address:	1165 Eastlake Avenue E, Seattle, WA 98109
Total Lot Area:	33,000 gsf
Underlying Zone:	SM-125 [previously C2-65 / IC 45]
Overlay Zone:	US (Urban Stable)
FAR:	5 (Base) / 8 (Max)
Required Office Use Open Space:	1,712 gsf (2% of Office sf)
Required/Provided Green Factor:	> 0.30
Proposed Building Size:	85,640 gsf
Proposed Garage Size:	37,900 gsf
Proposed Overall Project Size:	123,550 gsf
Required/Proposed Parking Stalls:	86 (1/1000 gsf) / 81 (0.95/1000 gsf)
Required/Proposed Loading Berths:	2 / 2
Required/Proposed Bicycle Stalls:	25 / 49

By prior granted Variance:

Public open space plaza for additional height in Shoreline Zone.

DESIGN OBJECTIVES

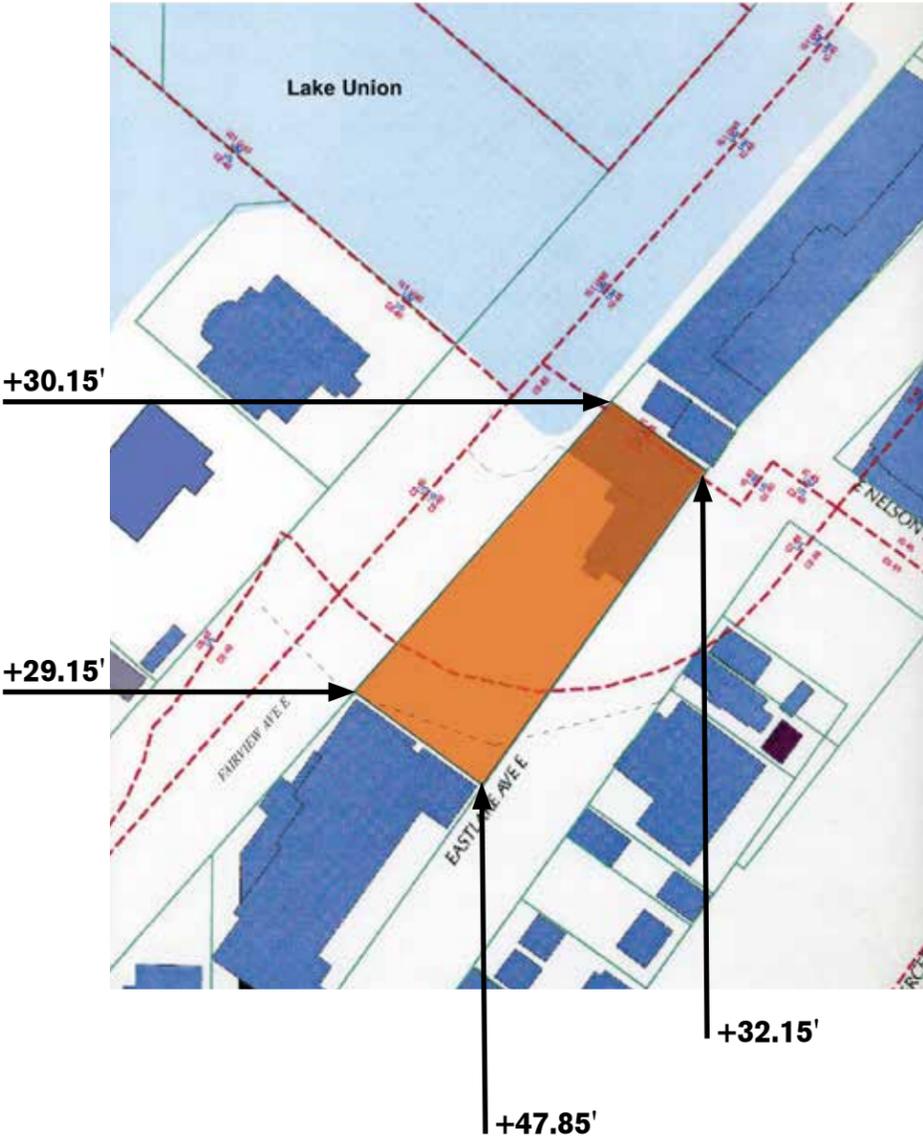
The design of this project is for a 4 level 134,200sf, new shell & core building between Fairview and Eastlake Avenues. Also provided are 1.5 levels of below grade parking for 81 cars, a full site-width, 8,600sf public plaza and roof-deck amenity space. The anticipated use is Biotech lab.

This is the further development and refinement of an earlier design presented to the DRB on multiple occasions from late 2006 to 2010. MUP issuance was granted in March of 2011 and extended in 2012. The expiration of that extension is January 2017.

South Lake Union Urban Boundary



Existing Grade Elevation at Site Corners



Zoning Map

IG1 U/45

URBAN MARITIME

C2-40

URBAN STABLE

SM-125 (Formerly C2-65/IC-45)

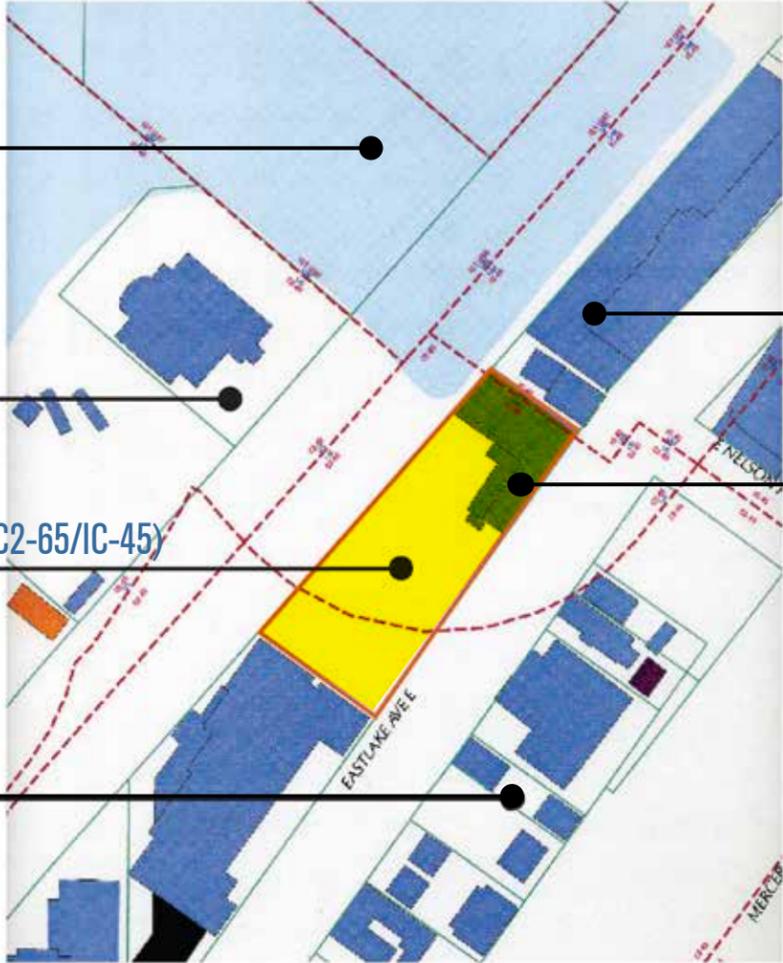
URBAN STABLE

SM-125

IC-45

URBAN MARITIME

GUNN BUILDING



(Site shown in yellow)

* From Prior DRB package by Stock Associates



RESPONSE TO EARLY DESIGN GUIDANCE AND DRB RECOMMENDATION ON THE APPROVED MUP

Guideline	EDG	Response
A-1	Board asked that the project use the drop in the site and a pedestrian pass through as an organizing feature of the building.	<i>The updated design has a large plaza, accessible to the public from both Fairview and Eastlake, and responds to the EDG by making the drop in the site and pedestrian pass through an organizing feature of public, rather than private space.</i>
A-2	Board asked that the architect study opportunities to create interesting entrances at the two avenues, along with quality right of way design to create a high quality streetscape	<i>The entrance on Fairview has been eliminated, and the main entrance to the building has been relocated to the center of the South façade facing (and accessed from) the public plaza. The door at grade level of the east façade (Eastlake) will be an exit egress door. Exterior lighting will be provided at this location at the projecting canopy above. The blank wall along Eastlake at the end of the rebuilt Gunn Building has been eliminated.</i> <i>The wall along Eastlake has been stepped back, to respond to the DRB request. The parking at the Fairview Avenue trestle level of the building has been eliminated so that office use rather than parking fronts onto the Fairview Avenue trestle. The updated design has developed an architectural language which references the industrial bays and vertical window openings of the neighboring ZymoGenetics building. The streetwall on Eastlake will be filled, allowing large street trees per industry standard along Eastlake as well as within the plaza.</i>
A-4	Board asked the architect to continue exploring street level design options that would encourage year-round activity with entrances visible from the street to allow for human activity depending on the immediate use within.	<i>The design steps back the ground floor along most of the Eastlake façade providing overhead weather protection. The office/lab space use of the building and the nearby buildings limits sidewalk traffic, but the plaza will be an inviting spot for workers or pedestrians to eat lunch, or enjoy the view of Lake Union.</i>
A-5	The Board suggested a sensitive site-design treatment next to the Silver Cloud Inn.	<i>The design has relocated the restrooms and stairwell to the internal core such that they are no longer expressed on the exterior. The main entry to the building has been relocated to the center of the South façade facing and helping to animate the public plaza. The landscape design contains abundant planting of trees and raised beds to soften the hardscape as well as buffer the 2 respective facades oriented toward the plaza.</i>
C-1	The Board requested the team study the neighboring buildings and the Gunn building and provide a building character compatible with the existing forms.	<i>The exterior has new modulation and different massing from the EDG design. The previously assumed cosmetic renovation to the Gunn building has been found to not be adequate. The new design rebuilds the Gunn to the same height with similar massing, bay spacing, window openings and pier expressions. Slightly shortened, the Gunn Eastlake façade integrates the structural column spacing of the new building language.</i>
C-2	The DRB asked for high quality finish materials, architecture to present a strong concept and to show a consistency off facades and material.	<i>The current design utilizes a palette of materials: brick, precast concrete, metal panels with non-reflective glass and aluminum window assemblies. IPE is used as a decking surface material at a portion of the plaza (NW corner) adjacent to tenant space which potentially may house a restaurant.</i> <i>The new Gunn Building is clad in precast concrete intentionally contrasting with the skin material of new, south building massing. The window openings and piers have been carefully proportioned to the façade size with a horizontal alignment of window mullions between the two massings.</i>
D-2	The Board requested that the wall along the Silver Cloud Inn be designed with public safety in mind and noted it should not be a blank wall.	<i>The main entry to the building has been relocated to the center of the South façade facing and helping to animate the public plaza. The landscape design contains abundant planting of trees and raised beds to soften the hardscape as well as buffer the 2 respective facades oriented toward the plaza.</i>
D-7	The Board suggested that the Silver Cloud stair and the area under the bridge should incorporate design solutions that enhance personal safety and security.	<i>The current design follows these suggestions by replacing the Silver Cloud stair with a large open public stair linked to the plaza.</i>
E-3	The Board requested "interesting landscape details" and encouraged a park-like landscape at the rooftop level.	<i>The current design follows these suggestions with the understanding that tenant occupancy is unknown at this time and may not include a restaurant or retail. The SW corner of the building off the plaza is designed such that a restaurant could be located there and provisions are incorporated for a potential, related outdoor seating area.</i>

REQUESTED DESIGN DEPARTURES

#	CODE SECTION	REQUIREMENT	REQUEST	AMOUNT	RATIONALE
1.	SMC 23.53.035 Projecting balcony above garage entrance (previously approved)	<p>B5: Depth: The maximum horizontal projection for a structural building overhang, measured to the furthest exterior element, shall be 3 feet.</p> <p>B7: Length: The maximum length of each structural building overhang shall be 15 feet measured at any location that is beyond the property line.</p>	Request a projecting depth of 5' with a length dimension of 36'-6". Note clearance above sidewalk is approximately 15'.	+2' in depth +21'-6 in length	Provides a public amenity as an overlook off the full-site width public open space plaza, affording unique views to Lake Union and Fairview Avenue.
2.	SMC 23.60.632.05 Height in the US Environment (previously approved at 40%)	D.3: ...rooftop features may extend up to fifteen (15) feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection does not exceed twenty (20) percent of the roof area or twenty-five (25) percent of the roof area if the total includes screened mechanical equipment.	<p>Allow area of rooftop features taller than 4' (but less than 15') to be increased to 34.5% (verified).</p> <p>This includes 2 stair enclosures, elevator penthouse, amenity penthouse, trellis-covered amenity deck, mechanical equipment and related screens.</p>	+9.5%	By dedicating a significant portion of the site to open space, we have effectively reduced the available roof area. With reduced overall roof, the percentage needed for screened mechanical equipment has risen. As designed mechanical area for laboratory use, code-required access stair and elevator penthouse requires approximately 6,800sf, or 28% of the roof area. Building amenity space and 2nd stair (constituting approximately 1,600sf) are positioned adjacent to these features to the west and do not increase the N-S length of the required building support items, nor encumber views to the water from the East. We believe the rooftop amenities of generous gardens and accessible roof deck are benefits for the building users the environment and the neighborhood at large.

- Note that previously requested departure (Stock Associates) relating to mechanical penthouse within 10' of roof edge (23.47A.012.D5c) is no longer requested.

CONTEXT PHOTOS: Site

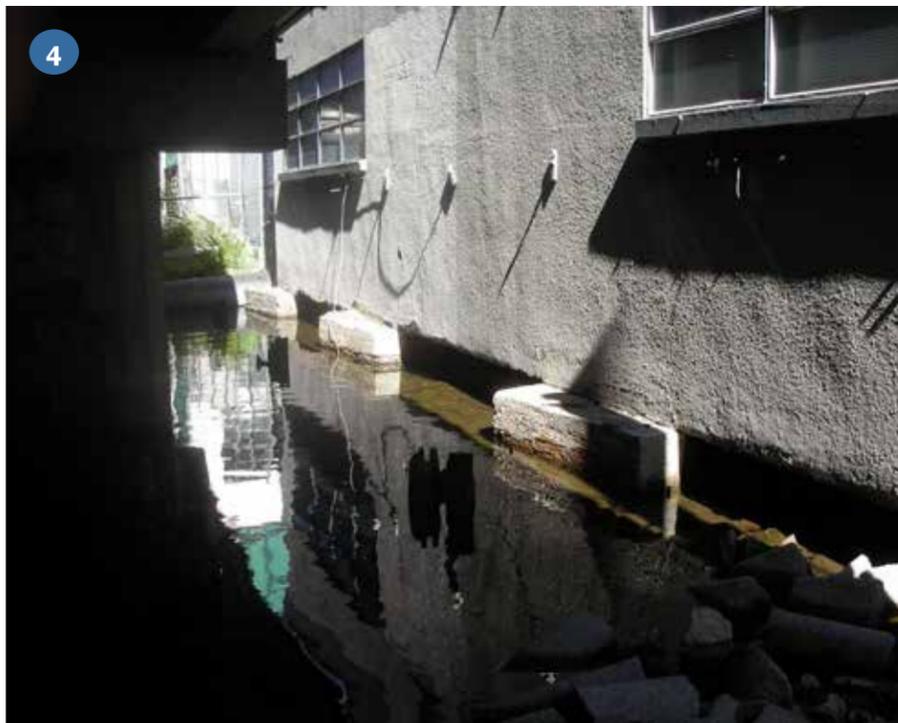
Looking North Across Project Site



Gunn Building South Elevation



South End of Site from Fairview Looking East



West Side of Gunn Building (Low Water)



West Side of Gunn Building (Below Fairview Bridge)



Gunn Building East Facade on Eastlake Ave.

CONTEXT PHOTOS: Neighborhood Buildings

*Gunn Building, Hydro House and ZymoGenetics:
East Facades on Eastlake Ave.*



*ZymoGenetics, Hydro House and Gunn Building:
West Facades from Fairview Ave. Bridge*



Looking East to Hydro House with Gunn Building (To Right)



Looking Northeast to 1208 Eastlake (Right)



Looking Southeast to 1144 Eastlake



Looking Southwest to Silvercloud Inn North Facade from Fairview

CONTEXT PHOTOS: Neighborhood Buildings

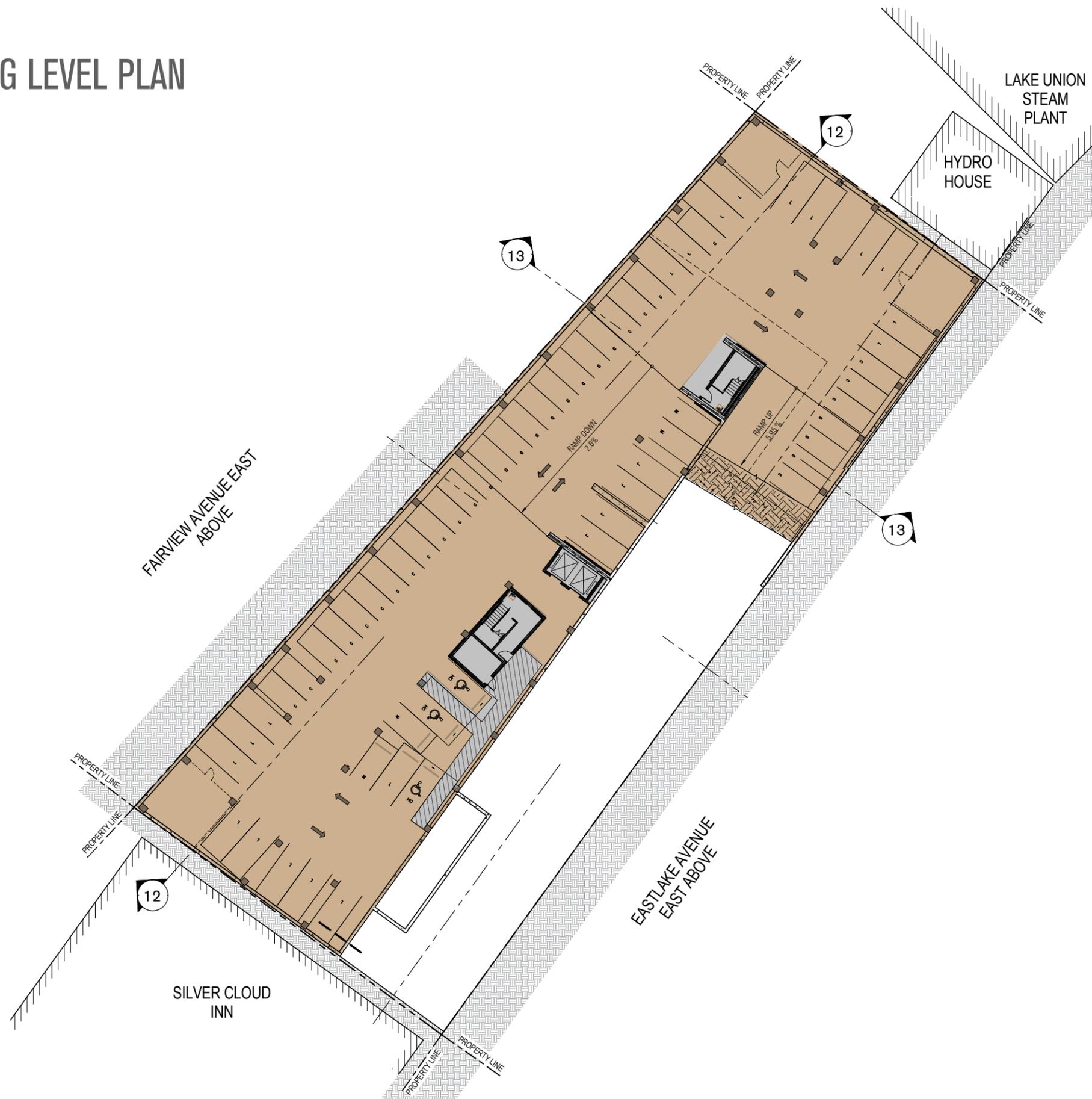
Hydro House East Facade



ZymoGenetics East Facade



B2 PARKING LEVEL PLAN



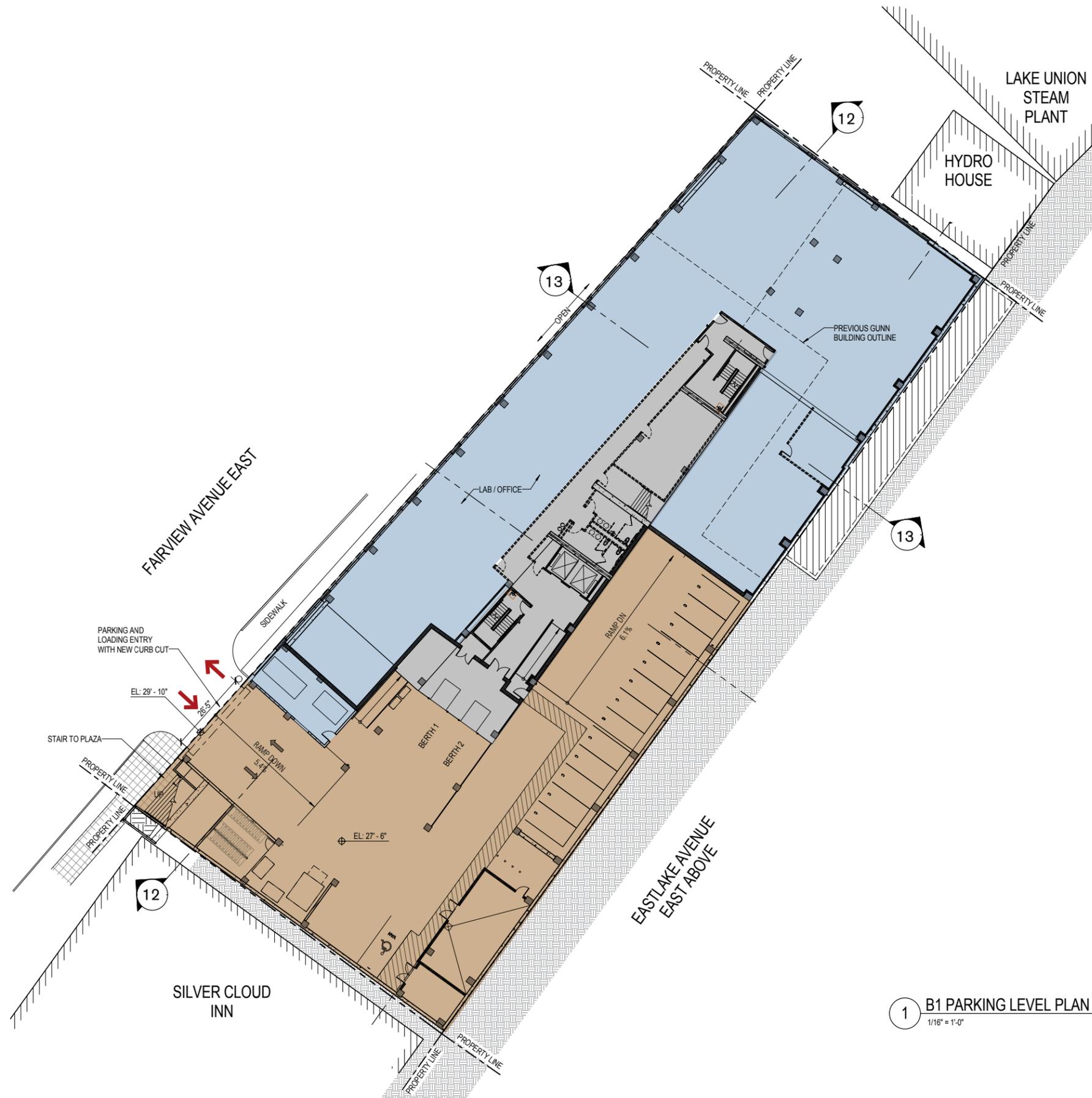
1 B2 PARKING LEVEL PLAN
1/16" = 1'-0"

NORTH

PARKING:	
ADA - VAN	1
ADA - CAR	3
LARGE	23
MEDIUM	4
COMPACT	50
TOTAL PARKING STALLS:	81

BICYCLE PARKING:	
BICYCLE STALLS:	54

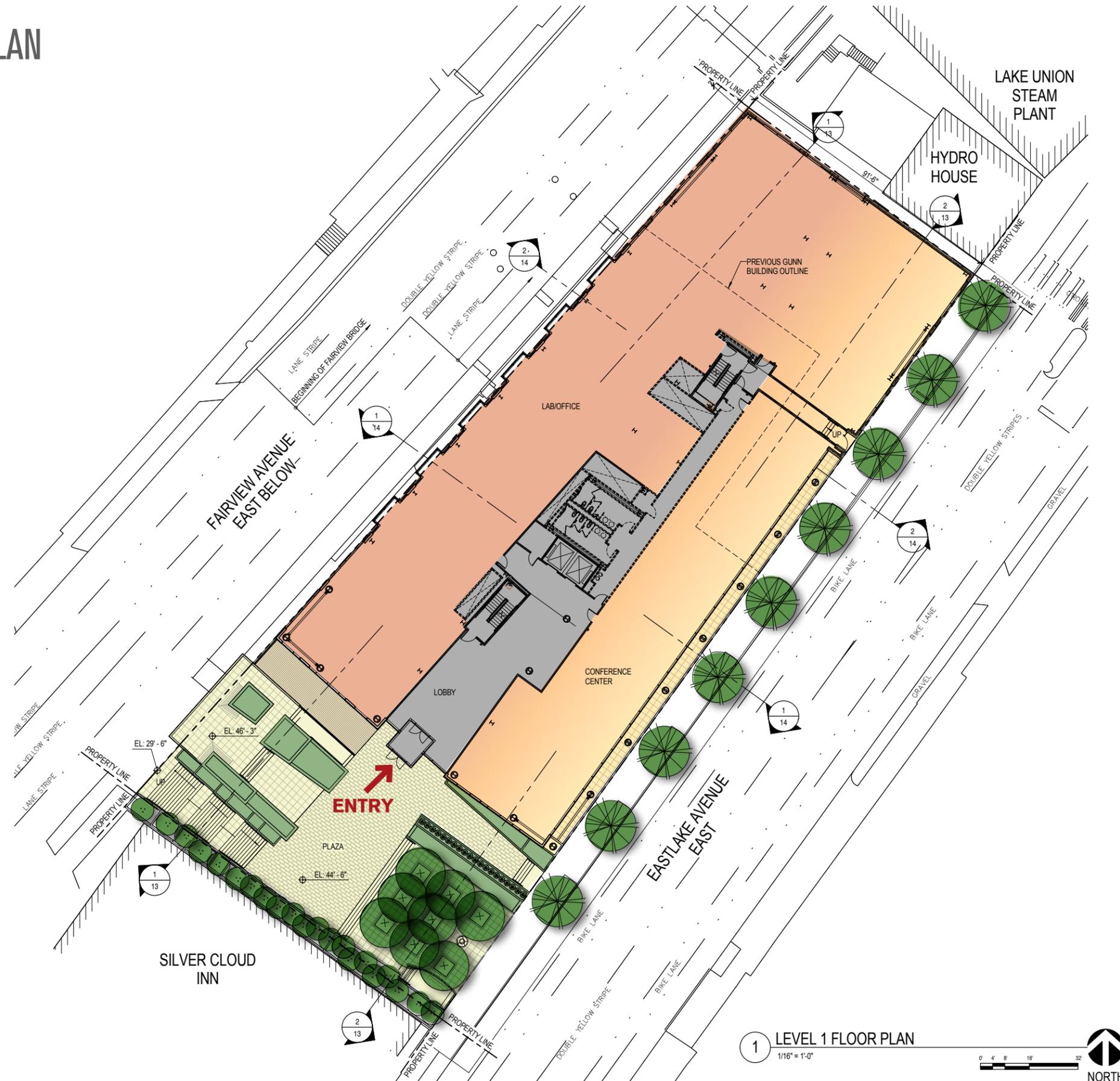
B1 PARKING LEVEL PLAN



1 B1 PARKING LEVEL PLAN
1/16" = 1'-0"



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



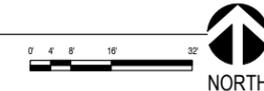
1 LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

0 4 8 16 32
NORTH

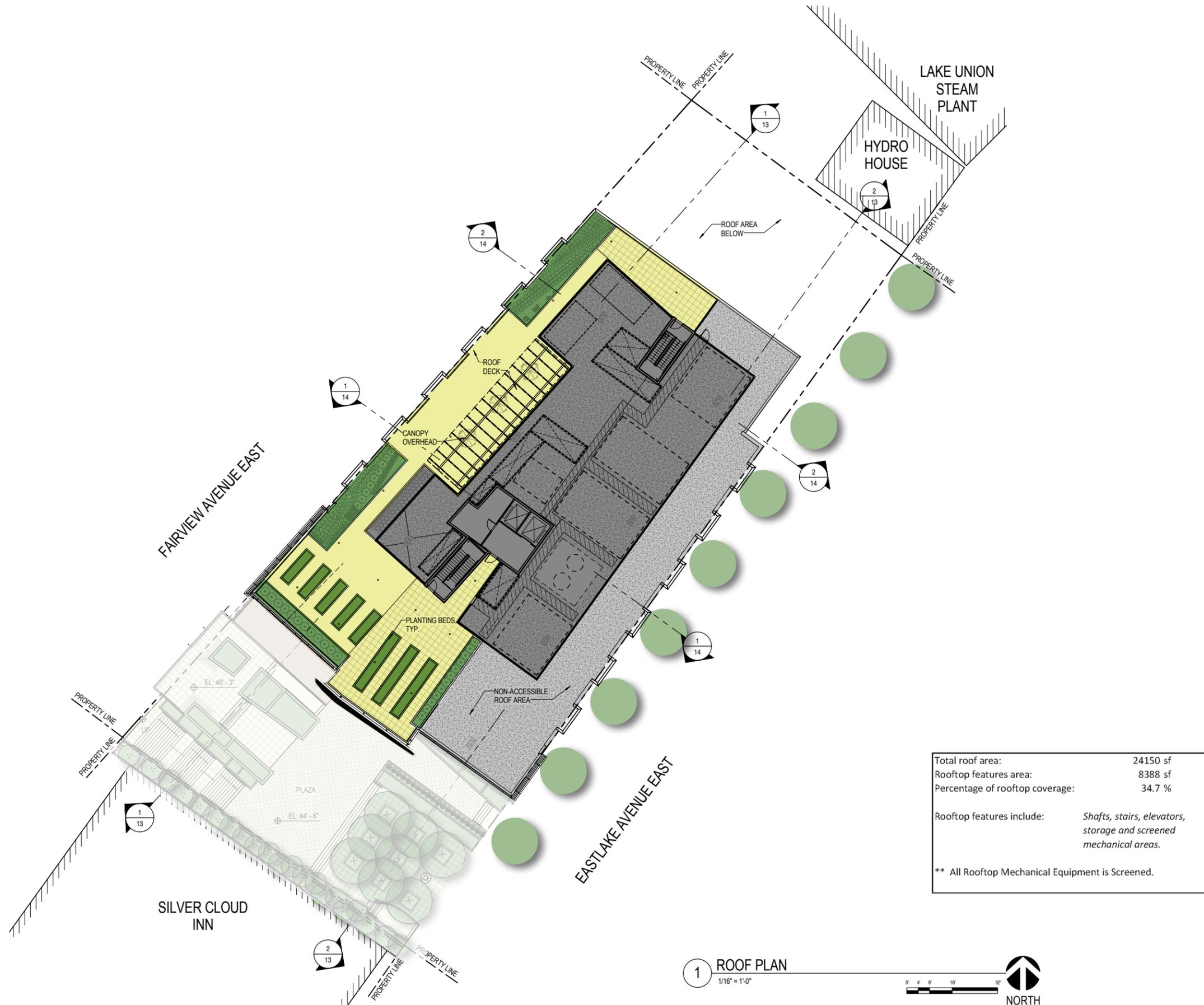
LEVEL 3 FLOOR PLAN



1 LEVEL 3 FLOOR PLAN
1/16" = 1'-0"

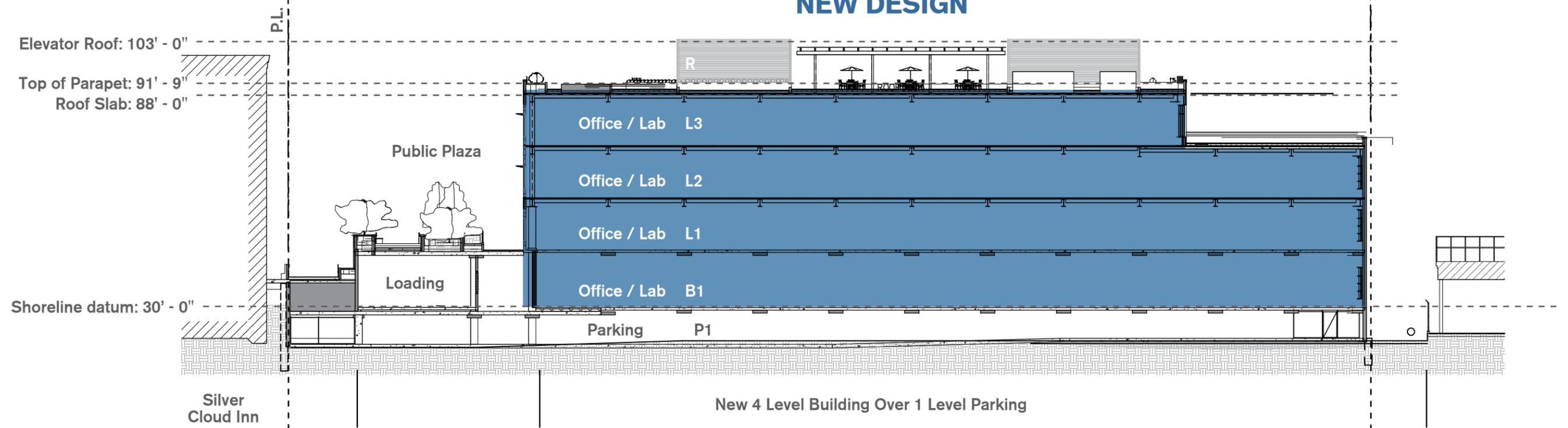


ROOF PLAN

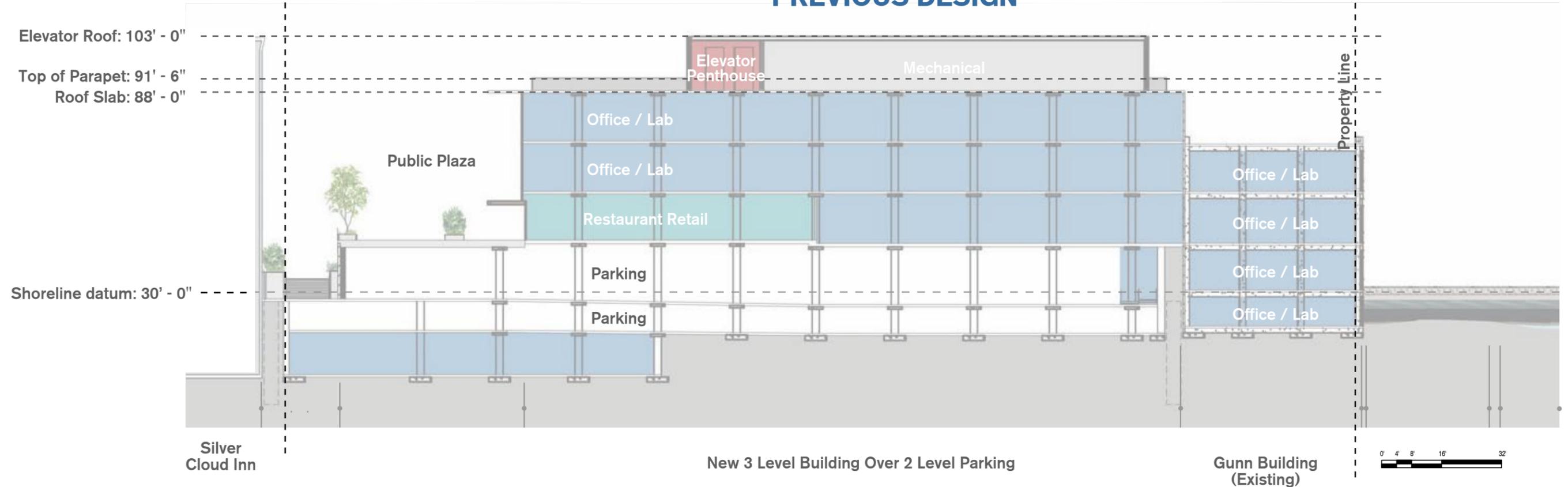


LONGITUDINAL SECTION LOOKING WEST

NEW DESIGN

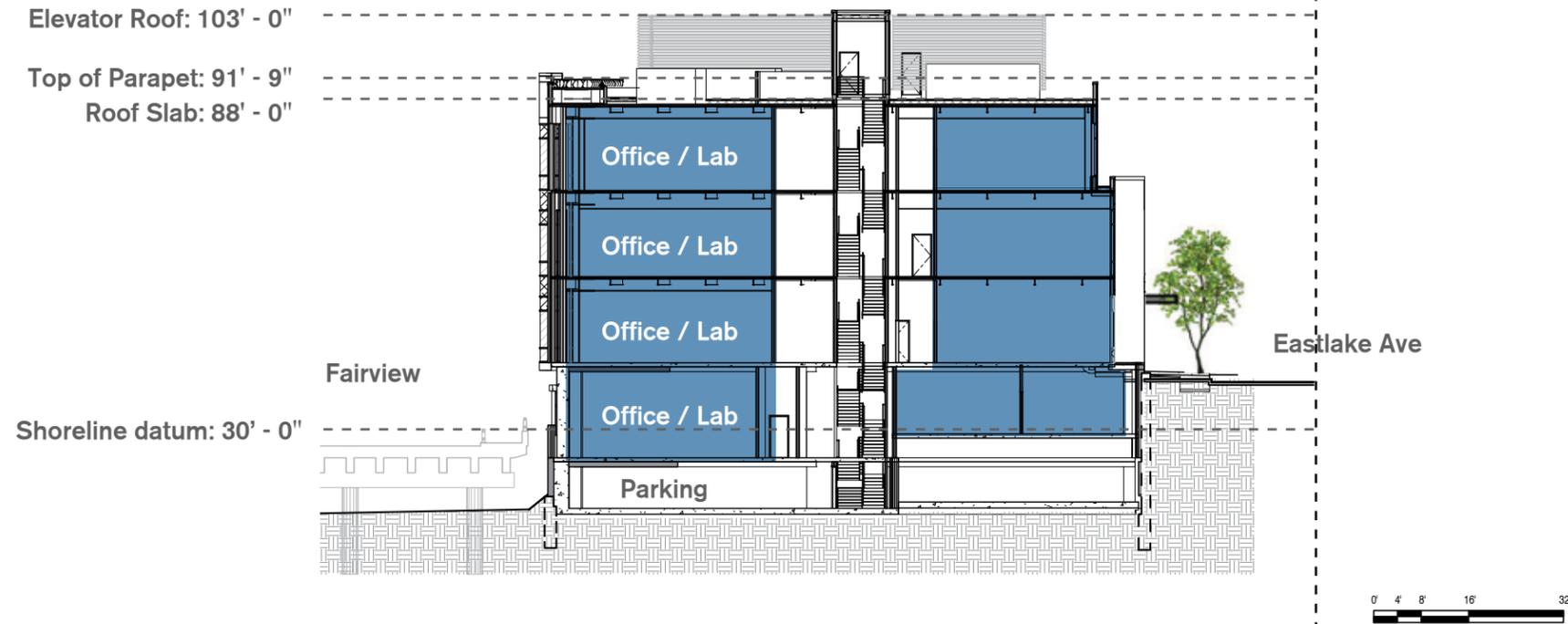


PREVIOUS DESIGN

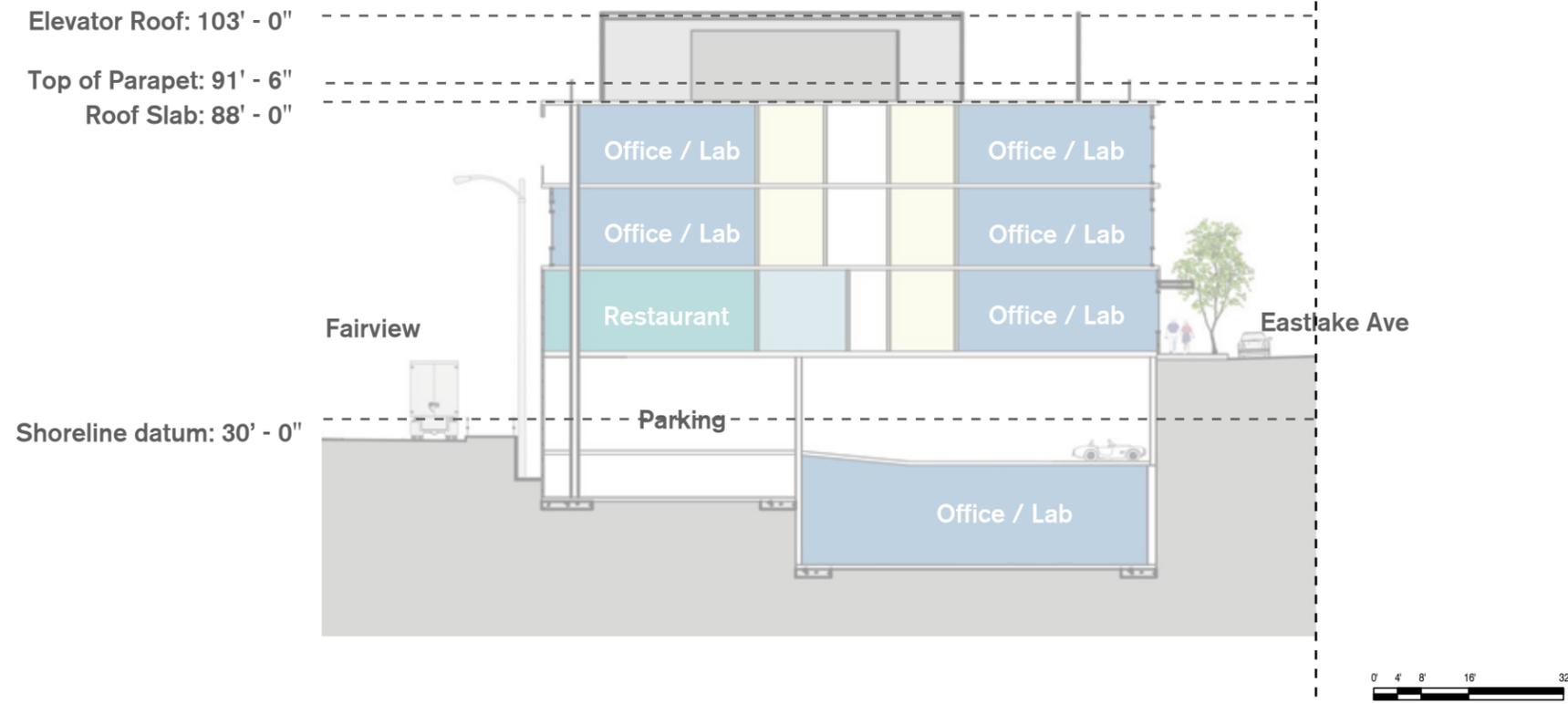


BUILDING SECTION LOOKING NORTH

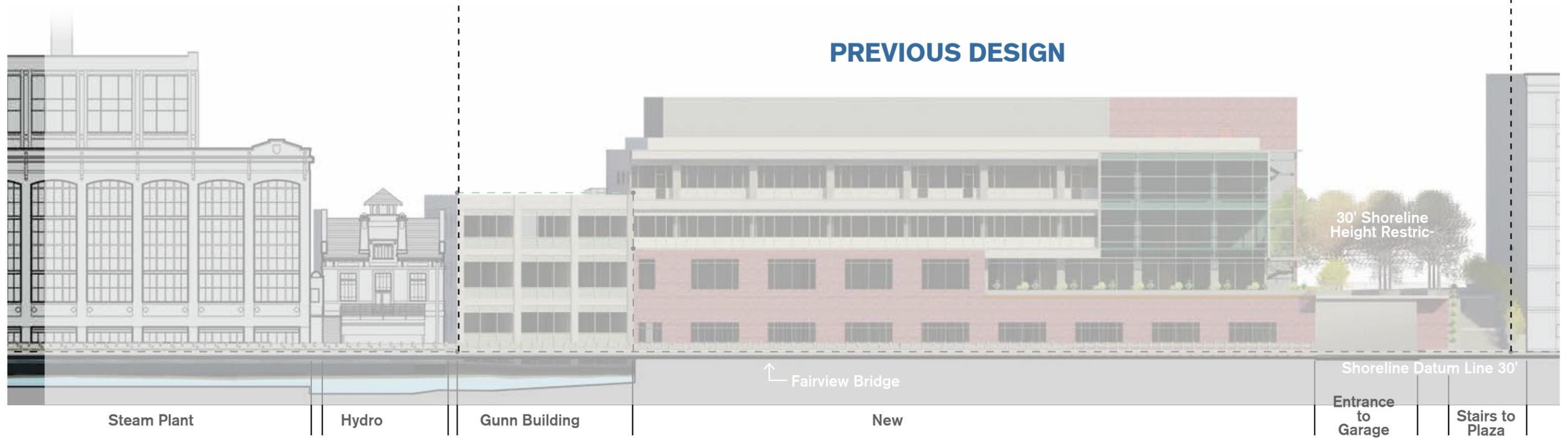
NEW DESIGN



PREVIOUS DESIGN



COMPARATIVE ELEVATIONS: Fairview Ave. Facade



WEST ELEVATION (Fairview Avenue)

COMPARATIVE ELEVATIONS: Eastlake Ave. Facade

NEW DESIGN



Public Plaza

New

PREVIOUS DESIGN



30' Shoreline Height Restriction

Shoreline Datum Line 30'

Silver Cloud Inn

Public Plaza

New

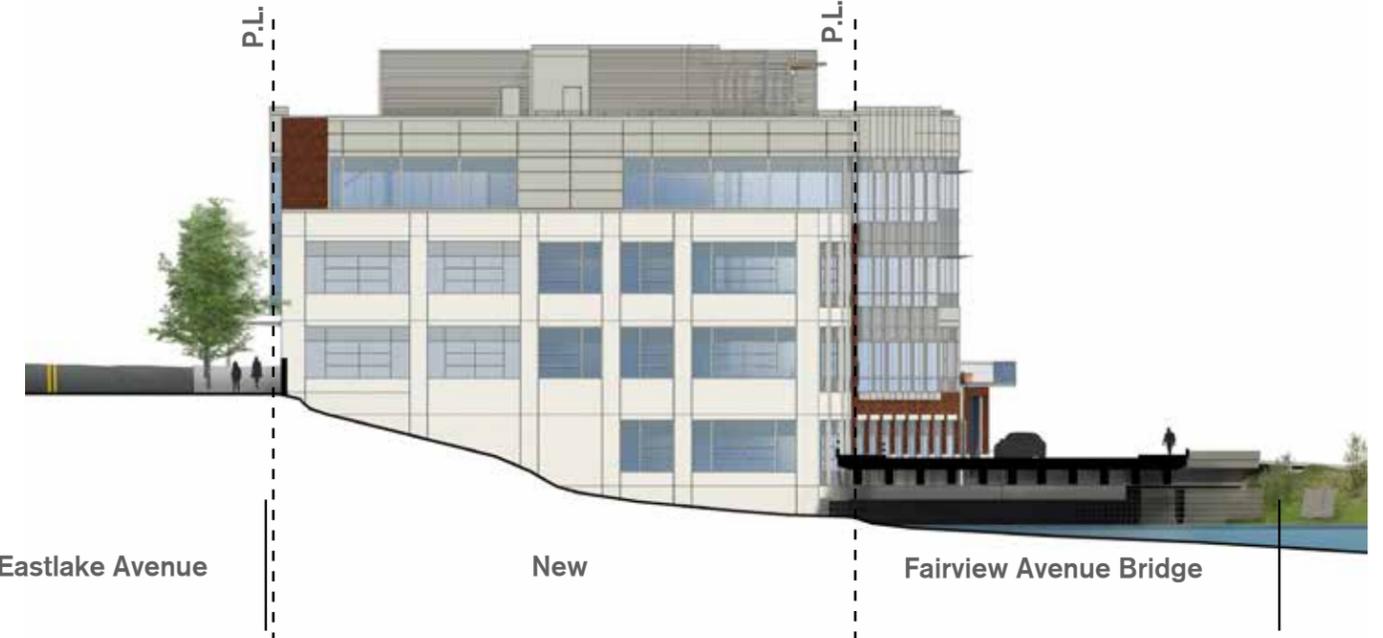
Existing Gunn Building

Hydro House & Steam Plant

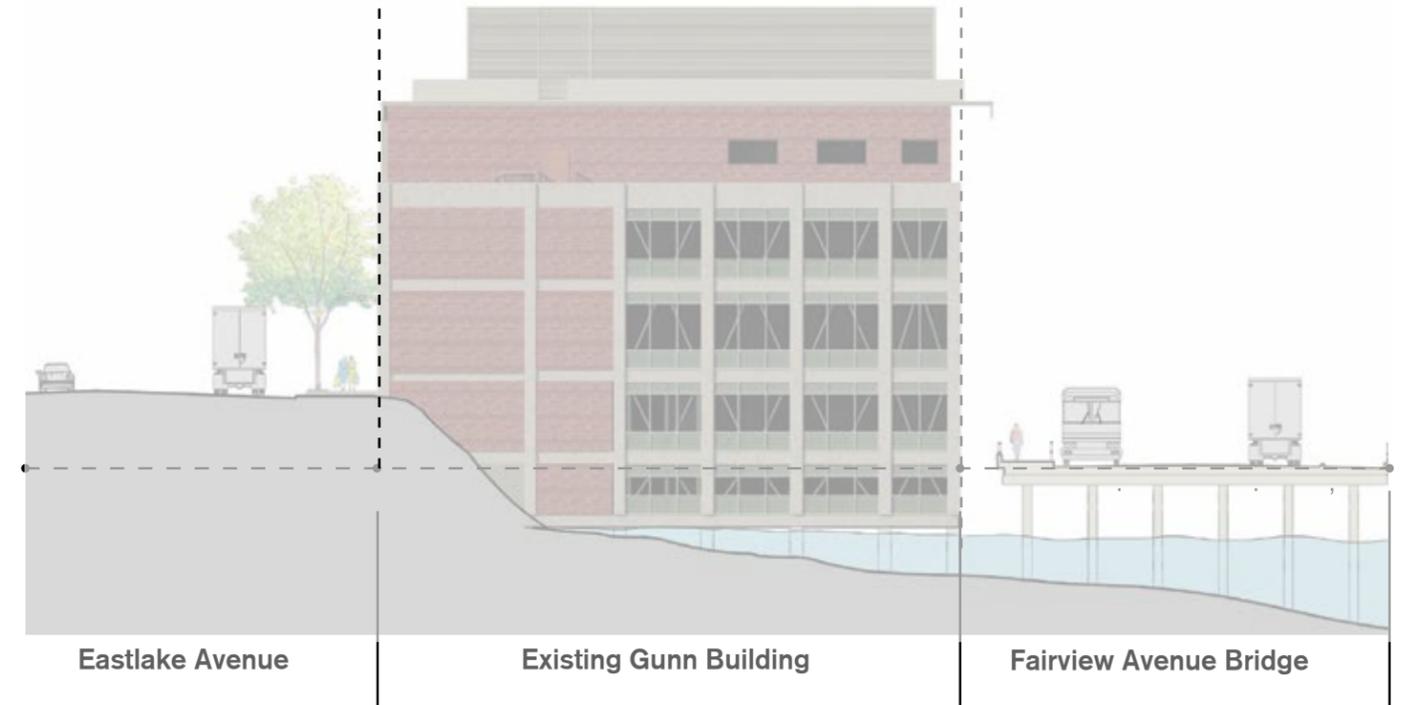
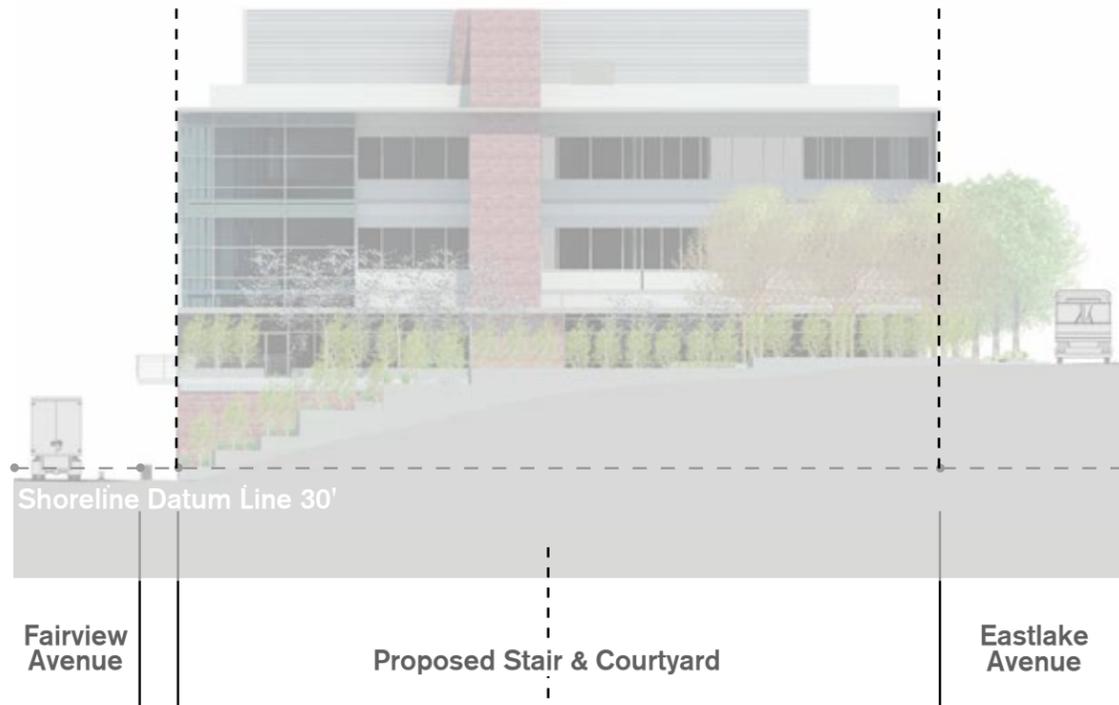
EAST ELEVATION (Eastlake Avenue)

North and South Facades

NEW DESIGN



PREVIOUS DESIGN



SOUTH ELEVATION

NORTH ELEVATION

EXTERIOR MATERIALS BOARD



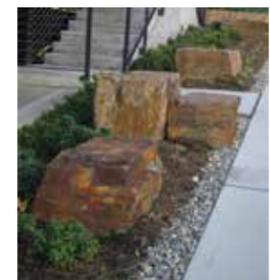
Vine Maple Trees



Ipe Wood



Birch Trees



Basalt Stone Seating



Wood Bench



Concrete Pavers

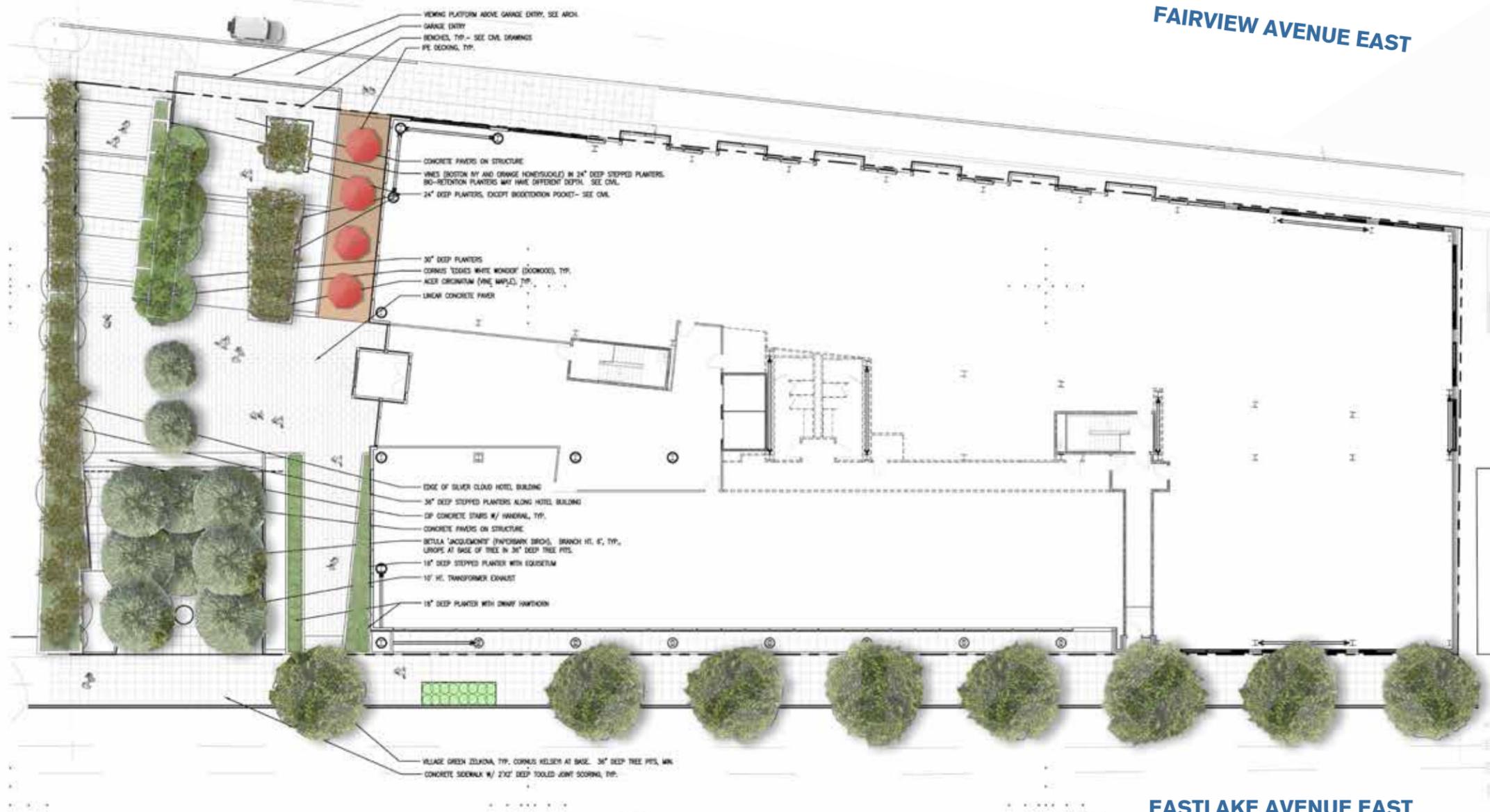


Stepped Planters

LANDSCAPE PLAZA MATERIAL DETAIL

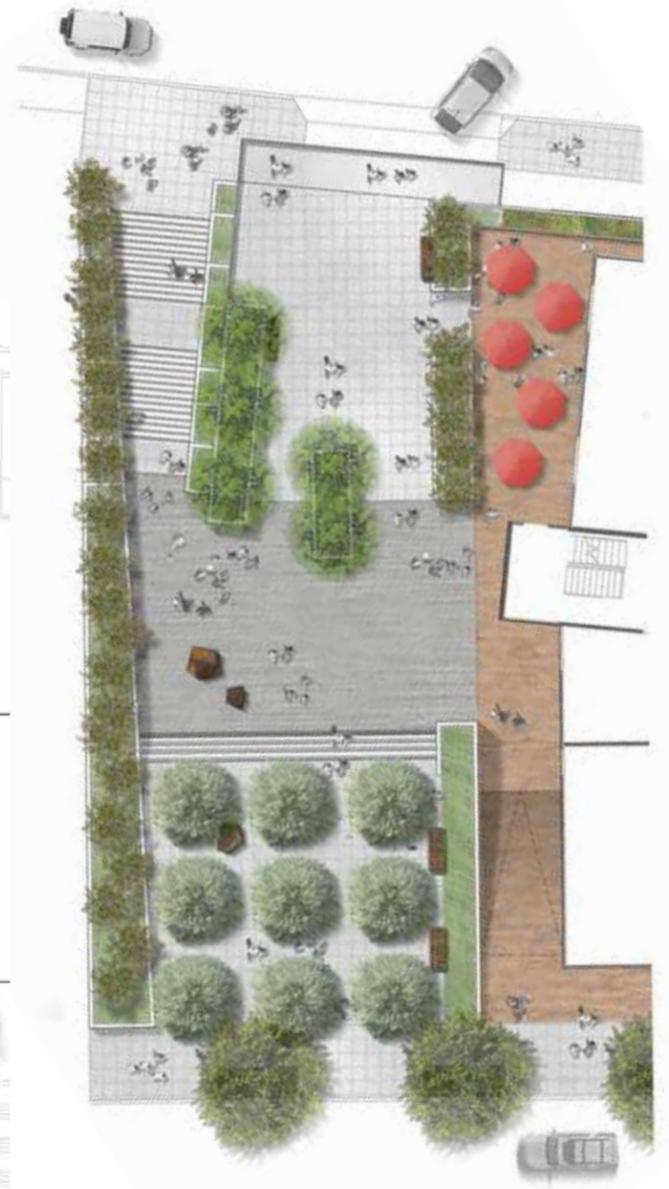
NEW DESIGN

PREVIOUS DESIGN

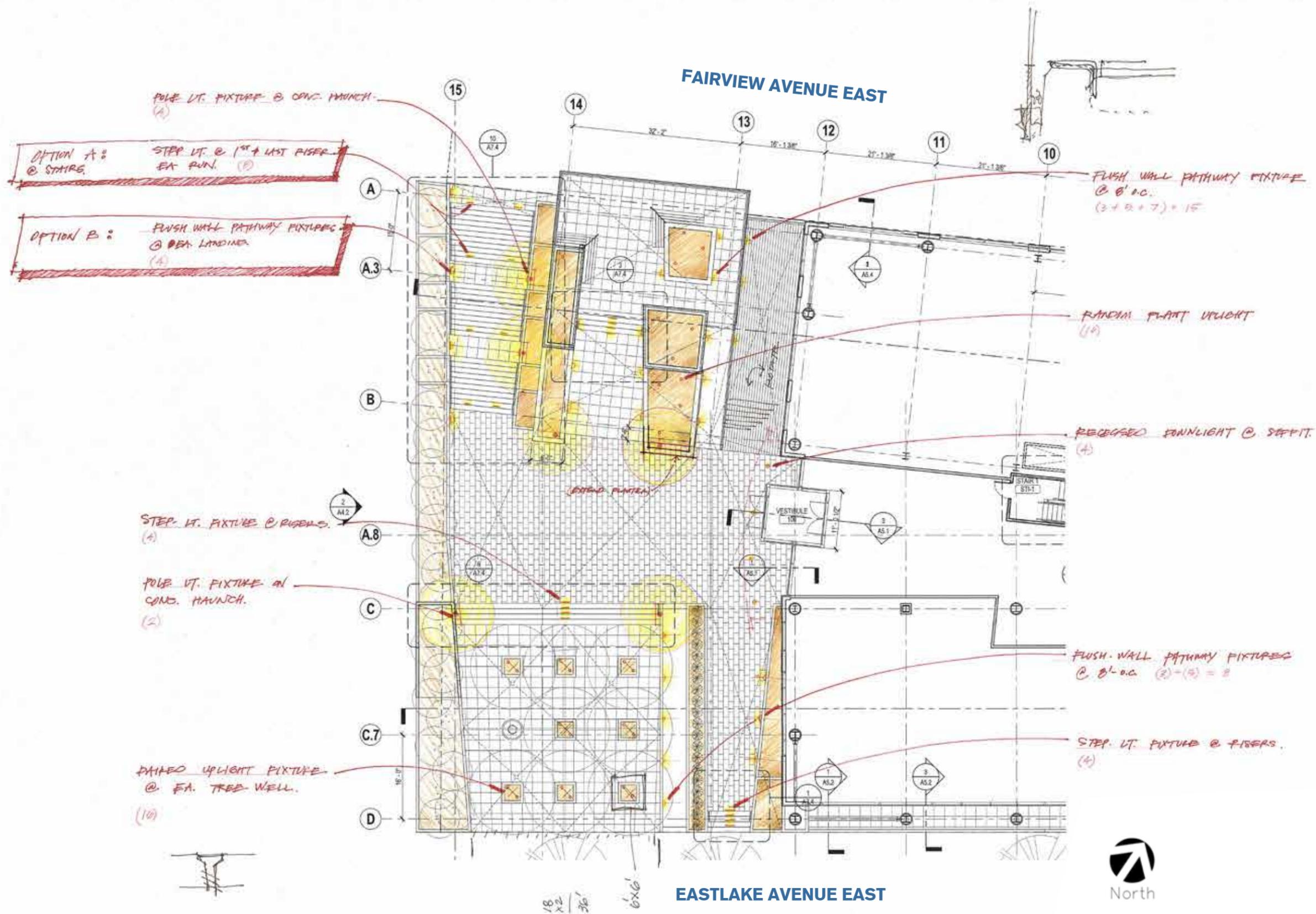


FAIRVIEW AVENUE EAST

EASTLAKE AVENUE EAST



SOUTH PLAZA LIGHTING PLAN



COMPARATIVE VIEW 1: Plaza View Looking East

NEW DESIGN



PREVIOUS DESIGN



COMPARATIVE VIEW 2: View from Southwest

NEW DESIGN



HYDRO HOUSE

SILVER CLOUD
(Removed from drawing
for clarity)

FAIRVIEW AVENUE

PREVIOUS DESIGN



EASTLAKE AVENUE

COMPARATIVE VIEW 3: View from Northeast

NEW DESIGN



PREVIOUS DESIGN



← EASTLAKE AVENUE

← FAIRVIEW AVENUE

APPENDIX

HISTORY OF PROJECT

Design was started in 2006. Initial design included 85' tower on the South West end of the site, and a building toward the North designed to stay within the 30' shoreline height limit as it was then understood, including repurposing and incorporating the Gunn building into the development.

The Early design guidance meeting took place in November of that year.

There was no public comment.

The board placed highest priority on the following design review guidelines:

1. The siting of buildings should respond to specific site conditions and opportunities
2. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way
3. New development should be sited and designed to encourage human activity on the street
4. Buildings should respect adjacent properties by being located on their site to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings

5. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural pattern and siting pattern of neighboring buildings.
6. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.
7. Buildings should exhibit form and features identifying the functions within the building.
8. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.
9. The building should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.
10. Project design should consider opportunities for enhancing personal safety and security in the environment under review.
11. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

The design was further refined

The first Design Review Recommendations meeting was related to the "tower" design, which included no variance. It was held on July 2nd 2008

Community concerns/priorities

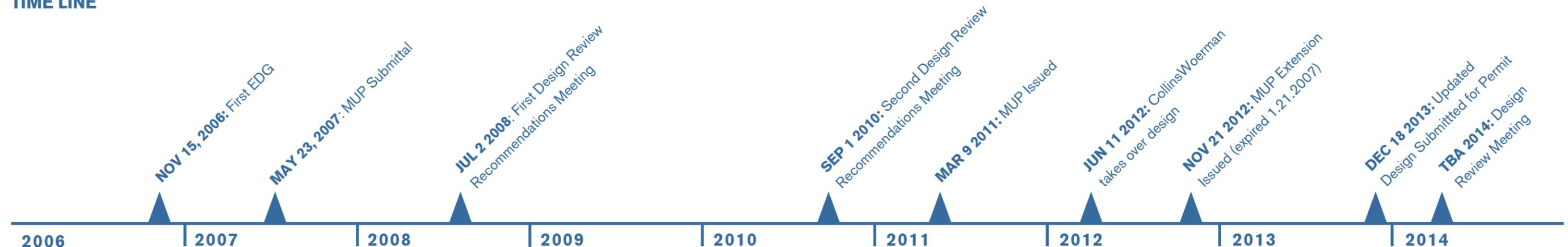
1. Very supportive of biotech development in Eastlake area and it is vital for the community.
2. Chief concerns related to the relationship of the "tower" to the Silver Cloud Hotel and the pedestrian stairway between Eastlake and Fairview.

DRB concerns/priorities/recommendations

1. By landscaping the stairs and pulling the new construction to the north, away from Silver Cloud, the board feels the proposal is creating a major site amenity on private property.
2. The board found the mechanical penthouse along Eastlake, on level 03, acceptable and may be built out to the face of the building, therefore recommended to the director to grant this design departure. The upper penthouse on the Gunn building will need to be pulled back from the face of the building.

3. The board expressed concern about specific features of the building as they affected the pedestrian experience along Eastlake and Fairview, although it generally recommended approval of the MUP.
4. The treatment at the solid portions of the wall along Eastlake between the loading dock and secondary Gunn entrance were found to be acceptable. Given the level of interest created with horizontal wood rain screen siding and raised planter beds along the building, the board felt this was a good resolution.
5. The restroom core projection at the south façade (at the stairway next to the Silver Cloud, will need to be eliminated on levels 01 and 02, but can remain on levels 03, 04, 05 and 06.
6. The recessed Fairview entrance will require further security. A security gate was suggested.
7. The Eastlake entrance was seen as more active and would not require further security considerations.
8. The corner of the building on the Eastlake façade near the stairway passageway will need to be carved back at the ground level to ease the pedestrian transition to and from the stairwell. The change of form would be from the ground level to the first lab floor.

TIME LINE



At this point

Discovery that the shoreline extended further than originally assumed forced redesign of the project. The redesign sought a height variance, allowing the building to be pulled back from the Silver Cloud, creating a 70' wide pedestrian plaza and wide pedestrian staircase between Eastlake and Fairview while maintaining the same total floor area by increasing the height of the building. The applicant then brought the revised massing proposal to the Design Review Board for recommendation.

The second Design Review Recommendations meeting was held September 1st 2010

Community concerns/ priorities

1. The plan and the massing is very good.
2. The view corridor and plaza is properly sited and appropriately landscaped.
3. The nearby buildings create a lot of pedestrian traffic and the plaza and stairs will serve them well to travel between Fairview and Eastlake.
4. Using brick is a positive design solution for this area.

DRB concerns/priorities/ recommendations

After considering the proposed design and the project context, hearing public comment, and reconsidering the previously stated design priorities, the Design Review Board members felt that all of the guidance they had given in their previous meeting had been addressed by the applicant. In addition, the five (5) members Board supported the Departure requests and **recommended approval with conditions to the design to the Director.**

1. Building elevations should be revised to exhibit and recall industrial building unitization and framework, including fenestration and use of building materials. Transitions between the existing building and new construction should be carefully detailed.

2. Refine the roofscape/mechanical screening. Consolidate the HVAC units as possible and create a rooftop concept in concert with the building, building materials and surrounding area.
3. Install large trees as per industry standards in the plaza.
4. The building materials presented are appropriate. Refine the relationship of the material to its location on the building façade. Including rooftop materials, base materials, materials at the plaza façade and a continuous material expression across the whole of the plaza.
5. Detailing should be carefully refined to wrap around the building as appropriate. The screening at the parking along Eastlake should be carefully designed to provide visual interest at the pedestrian level.
6. Refine the detailing of the plaza overhang.

Conclusions

The overall building configuration, massing and materials were deemed appropriate by the board, and seemed well received by the community members who commented publicly. Brick is liked by the board and community alike. The plaza is seen as a significant amenity and worth the departure in building height. The board expressed interest that the project enhance the pedestrian experience along Eastlake and Fairview, including over the Fairview trestle, that it express the industrial typology of the neighborhood along the two long facades, and that the architect refine the interplay of materials.

On December 20, 2010 ARE Seattle was issued a Master Use Permit, including a Shoreline Substantial Development Permit and Shoreline Variance, for the property located at 1165 Eastlake Ave. E., to permit it to renovate the existing 26,000 square foot Gunn Building and add approximately 115,974 square feet of new construction to create a biotech facility,

including lab and associated office space. Portions of the new construction at Eastlake street level were configured for possible use as a restaurant and retail space. Two levels of below grade parking, providing 81 parking stalls, were proposed. The MUP included a shoreline height variance to allow up to a 58-foot tall building (from the average grade of the lot) within the shoreline environment, and a shoreline variance to allow up to 40% of the rooftop of the upper portion of the new building and the Gunn Building to be covered with screened mechanical equipment and stair and elevator penthouse.

CollinsWoerman selected to complete design and permitting

A slowdown in the pace of growth in the biotech research industry in Seattle, combined with a number of new buildings coming on line, prevented the immediate construction of the project. In the meantime, the City of Seattle's plans for replacement of the Fairview Avenue Bridge have moved forward. Simultaneous construction of the new Fairview Avenue Bridge and the 1165 Eastlake building would interfere with, and increase the cost of, both construction projects. To allow ARE to potentially delay construction until after the Fairview Avenue Bridge construction is completed, by letter dated October 12, 2012 the City extended the time to commence construction of the 1165 Eastlake building for 4-years, to January 21, 2017.

At the same time that ARE Seattle requested the 4-year extension, it also requested approval to revise the MUP in order to allow it to meet seismic codes in the renovation of the Gunn Building. The MUP assumed that the 26,000 square foot Gunn building would be renovated and new construction would include an approximately 115,974 square foot addition to the Gunn. City code requires that where substantial alterations occur in a building, the building must be brought up to current seismic codes. The renovation of the Gunn Building will be a substantial alteration.

More detailed engineering in July 2013 of the Gunn renovation (after the MUP was issued) disclosed that the pilings currently supporting the Gunn Building would need to be replaced in order to meet current seismic codes. As a result, what was originally conceived of as a "renovation" became effectively a requirement to rebuild the Gunn from the platform up so that new pilings could be installed.

Being an upland property built over water, the 1165 Eastlake property has two conditions, neither of which is uncommon separately in Seattle, but which very few properties have in tandem. Those are a very high water table and liquefiable soils, caused by its location by Lake Union, and also large amounts of water flowing laterally from uphill. The combination of those factors made the building as originally approved economically infeasible, and led CollinsWoerman to reconsider the design, we revised design within the parameters set by the variance and the design review process, but otherwise seeking a design that could actually be built, within the price the market will bear. In doing so we also attempted to improve the building from both a public and private perspective. The revised design keeps the exact square footage of the approved MUP. In rebuilding the Gunn, it keeps the form and distinct industrial character of the Gunn, as well as its lower scale adjacent to the Hydro-House, but it fully integrates the rebuilt Gunn with the floor plan of the new building. This makes the building more efficient from a tenant perspective, without changing the street perception of the Gunn Building being distinct from the remainder of the project. We reoriented the parking, which allows us to reduce the excavation that will be needed. The first occupied floor is now at Fairview Avenue, where the earlier design had parking. The design has also gone from a concrete structure to a steel structure, lightening the building and thus making the foundations for the building affordable.

DESIGN STATEMENT

Primary Design Modifications since September 2010 Recommendation Meeting:

Reconstruction of the Gunn Building (2,4,6).

The previous design (Stock Associates) assumed a cosmetic renovation to the existing building. Subsequent analysis found the existing structural system seismically inadequate with particular deficiencies inherent in the wood pile foundations. This discovery effectively mandated demolition and rebuilding to install new secure concrete pile foundations. The new design rebuilds the Gunn to the same height with similar massing, bay spacing, window openings and pier expressions. We have elected to slightly shorten the Gunn Eastlake façade to better integrate with the structural column spacing of the new building language. Beyond improving the structural longevity of the building this design has also ungraded the caliber of the exterior envelope from aged stucco and industrial sash windows to new precast concrete panels and aluminum/insulating glass curtainwall.

Massing and form. Beyond the correction described above we modified the exterior modulation but did not significantly alter the bulk of the building from the earlier design. We have creating a repeating vocabulary of vertical, projecting bays on both the Fairview and Eastlake facades which reference the significant ZymoGentics neighboring building (14). We believe the changes follow the earlier DRB's interest in expressing a somewhat more industrial language in the architecture and constitute an improved aesthetic to the building.

South façade. We have incorporated primarily a material change but also an adjustment to the profile of this section of the building facing the large public plaza (and the neighboring Silver Cloud). We have sought to create a more interesting feature with this element, utilizing more glazing and an array of projecting metal sun shades. These will provide depth, shadowing and a changing pattern language to the façade throughout the day. We have repositioned the previous design's opaque stairwell element to the interior of the building and given more articulation to the main entry, which is centered beneath the large projecting façade described above.

East façade (Eastlake Avenue). In addition to the projecting bay vocabulary, we have articulated the base of this elevation by indenting L1 slightly from the floors above thus expressing the column locations. This was done to more gracefully resolve the non-alignment of L1 floorplate with the sloping grade of Eastlake.

Rooftop. We have further consolidated the mechanical equipment yard and reduced the amount of vertical wall screening at the rooftop, improving views to Lake Union from the east. Additionally we have made an amenity space for employees here of garden plots, deck and trellised areas.

Garage location and size. Still situated below grade and accessed off Fairview, the garage no longer fronts Fairview at sidewalk level (Office use now located here). By changing the structural span as well as ramping, we have been able to create a more efficient garage, requiring less area, less depth, less excavation and consequently less export of material off site.

We believe each of these refinements to the previous design have improved the massing, the internal program arrangement and the exterior aesthetics.

Board Deliberations:

1. **By landscaping the stairs and pulling the new construction to the north, away from Silver Cloud, the board feels the proposal is creating a major site amenity on private property.**

The updated design maintains an identically sized plaza, accessible to the public from both Fairview and Eastlake.

The board finds the mechanical penthouse along Eastlake, on level 03, acceptable and may be built out to the face of the building, therefore recommending to the Director to grant this design departure. The upper penthouse on the Gunn building will need to be pulled back from the face of the building.

The updated design consolidates the mechanical penthouse so that the location on the roof no longer extends to the building edge. The penthouse area above the rebuilt Gunn has been reduced.

2. **The treatment at the solid portions of the wall along Eastlake between the loading dock and secondary Gunn entrance were found to be acceptable. Given the level of interest created with horizontal wood rain screen siding and raised planter beds along the building, the board felt this was a good resolution.**

3. **The restroom core projection at the south façade (at the stairway next to the Silver Cloud, will need to be eliminated on levels 01 and 02, but can remain on levels 03, 04, 05 and 06.**

The updated design has relocated the restrooms and stairwell to the internal core such that they are no longer expressed on the exterior.

4. **The recessed Fairview entrance will require further security. A security gate was suggested. The Eastlake entrance was seen as more active and would not require further security considerations.**

The main entry to the building has been relocated to the center of the South façade facing (and accessed from) the public plaza. No pedestrian doors are located off Fairview. The door at grade level of the east façade (Eastlake) will be an exit egress door. Exterior lighting will be provided at this location at the projecting canopy above.

5. **The corner of the building on the Eastlake façade near the stairway passageway will need to be carved back at the ground level to ease the pedestrian transition to and from the stairwell. The change of form would be from the ground level to the first lab floor.**

As suggested, the updated design has resolved this design issue by recessing the street level façade in this location.

Board Recommendation at the second meeting

After considering the proposed design and the project context, hearing public comment, and reconsidering the previously stated design priorities, the Design Review Board members felt that all of the guidance they had given in their previous meeting had been addressed by the applicant.

In addition, the five (5) members Board supported the Departure requests and recommended approval with conditions to the design to the Director.

1. **Building elevations should be revised to exhibit and recall industrial building unitization and framework, including fenestration and use of building materials. Transitions between the existing building and new construction should be carefully detailed.**

The updated design has developed an architectural language which references the industrial bays and vertical window openings of the neighboring Zymo-Genetics building. We have carefully aligned the openings and modulated the bay spacing of both the new building and the rebuilt Gunn.

2. **Refine the roofscape/mechanical screening. Consolidate the HVAC units as possible and create a rooftop concept in concert with the building, building materials and surrounding area.**

The updated design has completely redesigned the rooftop features and mechanical areas. The internal core of the new design allows the rooftop penthouses to be located away from the building edges. The screening material has been changed to a metal panel vocabulary which more appropriately contrasts with the base building of brick, precast concrete and glass.

3. **Install large trees as per industry standards in the plaza.**

The updated design has done this and met the required Green Factor for the site.4. The building materials presented are appropriate. Refine the relationship of the material to its location on the building façade. Including rooftop materials, base materials, materials at the plaza façade and a continuous material expression across the whole of the plaza.

4. **Detailing should be carefully refined to wrap around the building as appropriate. The screening at the parking along Eastlake should be carefully designed to provide visual interest at the pedestrian level.**

The updated design has repositioned all parking to either below grade (off Eastlake) or beneath the roadway elevation of Eastlake. Street level windows off Fairview now look into occupied space and not garage.

5. **Refine the detailing of the plaza overhang.**

The updated design has done this with attention to detail of the glass balustrade at the projecting balcony off the public plaza.

