

## 2019 Skyline Awards, Office: F5 Tower

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Developers of the mark (recently renamed the F5 Tower) weren't just designing for one building, they were really working on three during the adaptive reuse project. The property had been the home for more than 100 years of the architecturally striking and historically significant First United Methodist Church, commissioned by Seattle founding father Arthur Denny. Right next door is the Rainier Club, built in 1904.

What Daniels Real Estate and Zimmer Gunsul Frasca Architect came up with was a plan that keeps and repurposes the church building as an event space named The Sanctuary, though recent reports suggest that space may become a fitness center. The 48-story office-hotel tower starts at ground level on a quarter-block footprint, then slopes over both historic buildings. Using air rights purchased from The Rainier Club, the tower's northwest-corner cantilevers hover over it by more than 20 feet. The distinctive diagonal steel braces that divide the building's planes help eliminate internal columns, providing more open floor plans and more daylight.

Tech company F5 Networks is taking all 528,000 square feet of office space in the building. Meanwhile, thousands of bees now live in specially designed urban hives atop the building.