

KINECTS TOWER

1823 Minor Ave., Seattle, WA 98101

Completed: 2017

Project Size: 550,000 sq. ft.

Project Cost: \$150 million

Owner: Security Properties

Architect: Bumgardner

Structural Engineer: Cary Kopczynski & Company

Awards: 2017 NAIOP High Rise Residential of the Year Winner,
LEED Silver Certification

INVERTED PYRAMID BREAKS THE MOLD

Designers in Seattle used the city's controversial "Tower Spacing Rule" to their advantage when they built Kinects Tower. The rule guarantees that no other tower will be built any closer than 60 feet, although lower structures can be built surrounding it. An innovative use of high-tech ultra-strong concrete allowed them to put the largest floor plates at the top of the tower, where the views are spectacular. Three sides of the tower taper gently outward, making the 39th level an astonishing 50 percent larger than the eighth level, and creating the feel of an inverted pyramid.

01. High-strength tower.

Concrete strength of 12,000 pounds PSI up to the eighth level allows for reduced column sizes, fewer smaller columns, and increased leasable floor area on the higher floors.

02. Defying gravity.

The tower's outward sloping design was achieved by slanting 10 columns on the three sloping sides approximately 6 inches per level.

03. Using concrete to cantilever.

The floor system includes 8-inch-thick, two-way post-tensioned slabs and five 18-inch deep outriggers that extend 8 feet from the sloping columns, allowing the slab to cantilever 12 feet at the perimeter.

04. Combining sustainability and advanced design.

The project achieved LEED silver certification along with its enhanced structural performance.

BUILD WITH STRENGTH