

Design Review

CarrAmerica Dexter Ave., LLC - 1101 Westlake Ave N
DPD Project # 3004381

March 19, 2008

MULVANNY G2
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Bellevue, WA 98004
Gerry Gerron Consulting Design Architect

CarrAmerica..
CarrAmerica Dexter Avenue, L.L.C.
800 Bellevue Way, Suite 400
Bellevue, WA 98005

The Berger Partnership PS
Landscape Architecture
1721 8th Ave N
Seattle, WA 98109

BLUMEN CONSULTING GROUP, INC.
Blumen Consulting Group, Inc.
720 Sixth St S, Suite 100
Kirkland, WA 98033
Transportation Engineering NorthWest
PO Box 65254
Seattle, WA 98155

BRH
Bush, Roed, & Hitchings, Inc.
2009 Minor Ave E
Seattle, WA 98102

Central
CPS Parking
720 3rd Ave, Suite 1605
Seattle, WA 98104

McKinstry
For The Life Of Your Building
McKinstry Engineering
5005 3rd Ave S
Seattle, WA 98124

COUGHLIN PORTER LUNDEEN
Coughlin Porter Lundeen
413 Pine Street, Suite 300
Seattle, WA 98101

SPARLING
Sparling
111 SW Fifth Ave, Suite 1575
Seattle, WA 98101



Project Address: 1101 Westlake Ave N.,
Seattle, WA 98109

Zone: SM-65 (Seattle Mixed)

Overlay Zoning: SM South Lake Union Urban Center

Structure Height: 85'-0" height limit, 6 Floor max. when a min of 2 floors have a floor to floor height of 14'-0" or greater and the additional height is used to accommodate mechanical equipment
(23.48.010 B)

Rooftop Features: The combined coverage of all rooftop features may be up to 35% of the roof area provided that all mechanical equipment is screened and that no rooftop features are closer than 10'-0" from the roof edge

Floor Area Ratio: Parcel Area: 132,494 SF
Base Area: No Limit
(23.48.016B.3)

Parking Requirement: Research & Development: 1:1,500 SF
Restaurants: 1:200 SF
Office/Administration: 1:1,000 SF
Hotel: 1:4 Sleeping Rooms
General Retail: 1:350 SF
Multi-Family: Per SMC 23.48.032

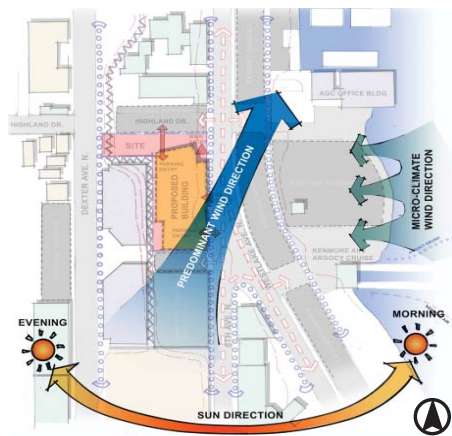
Upper Level Setbacks: Not Applicable
(23.48.04)

General Facade Requirements: •Class 2 pedestrian streets - min 25 FT
•Other Streets - min 15'-0"
•The first 4'-0" of horizontal projection of decks, balconies with open railings, eaves, cornices, and gutters shall be permitted in the required setbacks
(23.48.014)

Facade Transparency Requirements: •Applies to areas 2'-0" to 8'-0" above the side walk
•Class 1 and 2 streets - limited to 15'-0" max width. Total of black facades to be limited to 40% max of street
•All other sheets - limited to 30'-0" max width. Total of blank facades to be limited to 70% of street facade.
(23.48.018)

Solid Waste Storage: 500 SF of storage space and front-loaded containers required for commercial uses in a structure greater than 200,000 SF
(23.48.031)

Loading Berths: Based on aggregate GSF (151,281 SF) - 2 berths are required (under medium demand [60,000 to 160,000 GSF])
(Min size for 2 berths - 20'-0" x 35'-0")
(23.54.035)



Bicycle Parking: 1 Space per 2,000 SF (Office/Lab)
(23.54.015)
(After 50 spaces - additional spaces to be provided at 1:4,000 SF)

Open Space Requirement: None
(23.48)

Street Classification: Westlake Ave N - None, designated scenic route
Dexter Ave N - Class 2 Pedestrian street, designated scenic route
Highland Drive - None

Street Level Uses: Not Required since Dexter and Westlake are not Class 1 pedestrian streets
(23.48.019)

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Site Planning:

06/21/2006

- Enhance Retail Activity along Westlake Ave N
- Minimize impact on streets (number of curb cuts, entry points)
- Show building's reference to current street grid

08/02/2006

- Explore existing site lines across site and ROW
- Improve relationship between public stair at Westlake and Garage entry
- Emphasize the terminus of the public stair as it engages Westlake
- Show how the plaza is activated by points of - show where transparency occurs and other means of activation
- Address Street level use along Westlake - emphasizing pedestrian amenities, such as lighting, transparency and overhead weather protection

Height, Bulk, and Scale:

06/21/2006

- Phase one building should not wrap the existing 1100 Dexter Building
- Study views through the site and ROW impact on adjacent sites

08/02/2006

- Show how the extension of development across the vacated Highland Dr. ROW have been treated with respect to Height Bulk and Scale

Architectural Elements and Materials:

06/21/2006

- Explore making the buildings diverse. Simplify the skyline; attend to detail at the ground level
- Emphasize the neighborhood in lieu of the campus

Pedestrian Environment:

06/21/2006

- Create a public connection between Dexter Ave N and Westlake Ave N

08/02/2006

- Explore the value of widening the public stair beyond the constraint of the 56' ROW

Landscaping:

06/21/2006

- Enhance Pedestrian Spaces on Dexter Ave N and Westlake Ave N, create landscape buffer along busy street frontages



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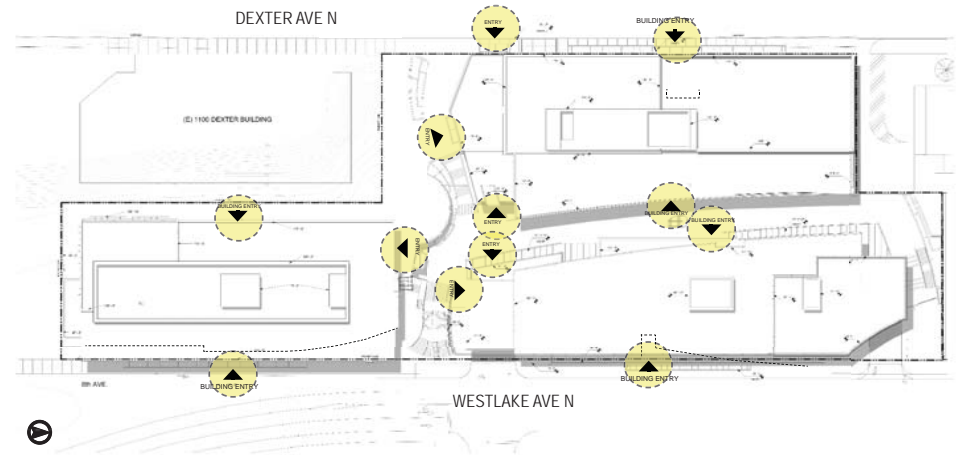
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PLAZA SECTION LOOKING NORTH



PLAZA SECTION LOOKING SOUTH

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EDG 1 AND 2 NOTES

PM. Eric Anderson
March 19, 2008

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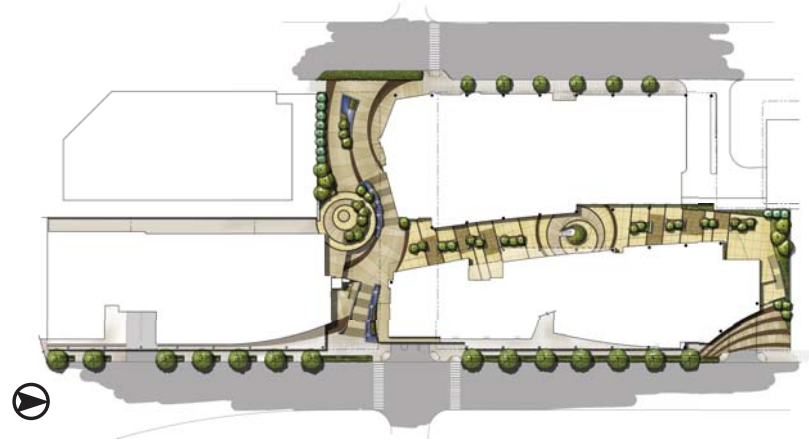
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SECTION AT A1 ENTRY



SECTION AT B2 ENTRY

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EDG 1 AND 2 NOTES

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| | STANDARD | REQUIREMENT | REQUEST | RATIONALE | RECOMMENDATION |
|----|--|---|--|--|----------------|
| 1. | General Façade Requirements – SMC 23.48.014 | A primary entry is required from the street (in this case – along Highland and Dexter Ave.) | Building A1 does not abut Dexter Ave. However, an entry on the Dexter Ave. side is provided. | A street vacation has been requested and is in process with the DPD to allow for an Amenity Plaza in a future phase. | |
| 2. | Transparency and Blank Facades – SMC 23.48.018 | Between 2'-0" and 8'-0" above Sidewalks – Class 1 and 2 Pedestrian Streets require min 60% transparency. All others require 30% transparency. | The South side of Building A1 abuts an alley and is not subject to the transparency requirements. | The East and North facades far exceed the min. required transparency of 30% since it is not a Class 1 or 2 street. The West side does not abut Dexter Ave N. which is a class 2 street which would require a 60% transparency. The West side as currently shown has a 92% transparency. | |
| 3. | Screening and Landscaping – SMC 23.48.024.C1 | Street Trees shall be provided in all planting strips. In addition, a 5'-0" deep landscape setback is required. | There is not enough clearance at Highland Ave. to provide for a 5'-0" wide planting strip due to the width requirements of the Drive and the parallel parking on either side of the Drive. | Along the south side of Highland Dr. – a 2'-0" planting strip has been provided and will be planted with low lying shrubs along the required screen wall adjacent to the parking structure. Climbing Evergreen Clematis vines are also proposed at 10'-0" intervals along the screenwall with the intent of covering the screenwall throughout. | |
| 4. | Parking and Access Standards – SMC 23.54.030 | 35% min. of vehicle stalls to be Small (up to 65% max) and 35% min. of vehicle stalls to be Large. | The code requires 1 space per 1000sf for a total of 145 spaces. | The client has requested a parking ratio of 2 per 1000 sf. for a total of 290 spaces. We provide a total of 292 spaces and is divided as follows: We provide 62 small spaces at 21%, 72 large spaces at 25% and 158 Medium spaces at 54% (Medium size is 8x18). More than half are medium sized to accommodate either small or large vehicles. | |

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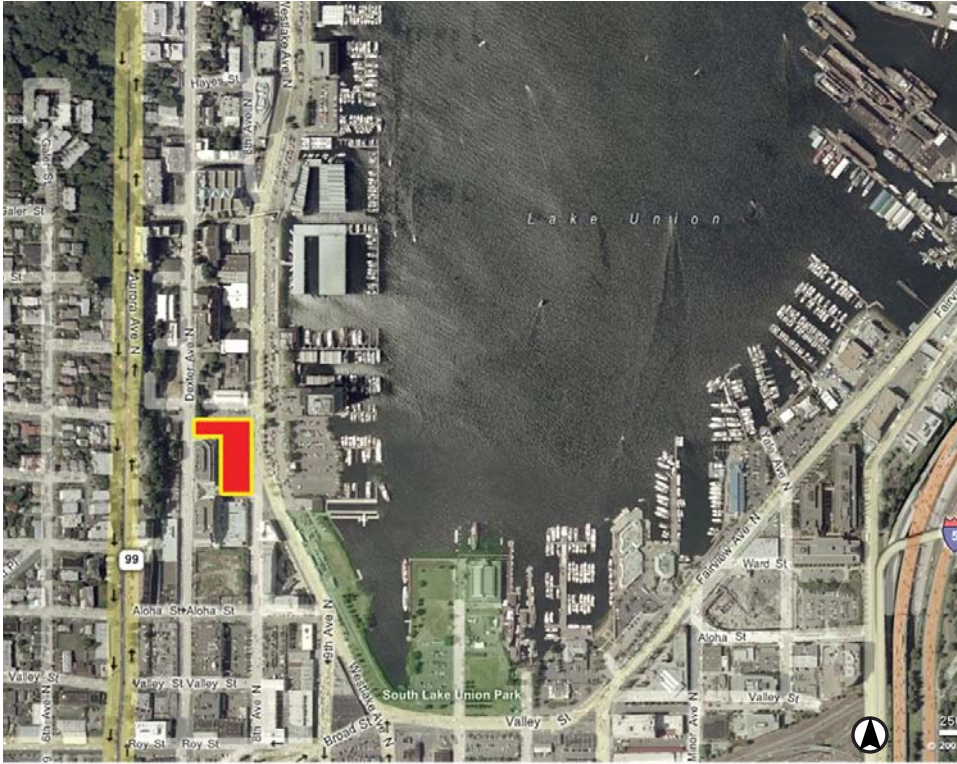
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A1 DEPARTURE MATRIX

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AERIAL SITE LOCATION

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CURRENT SITE IMAGES

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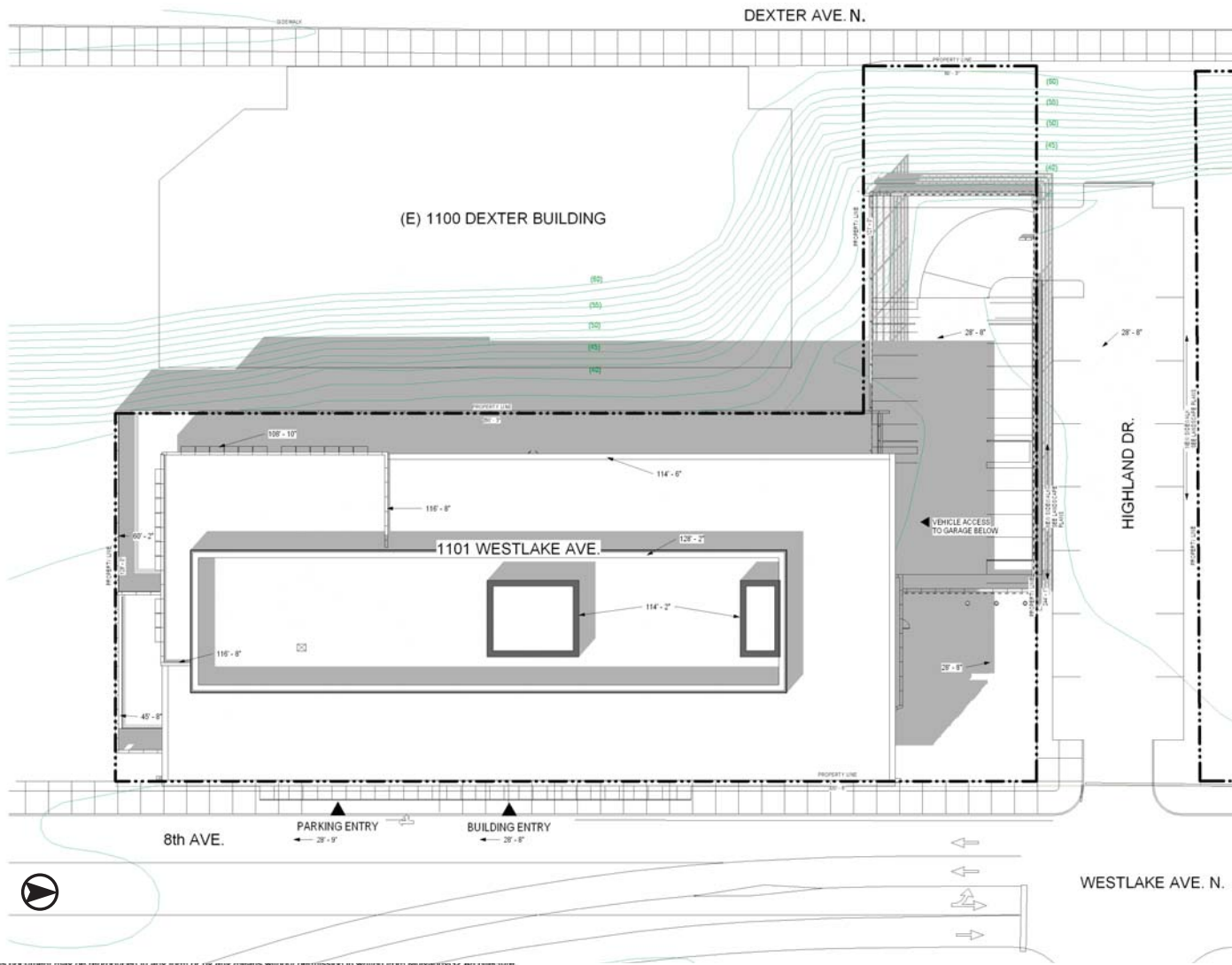
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PEDESTRIAN CIRCULATION

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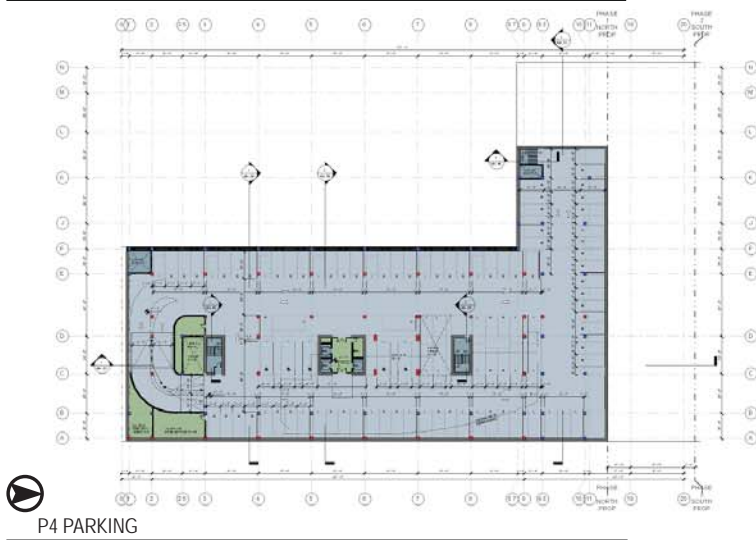
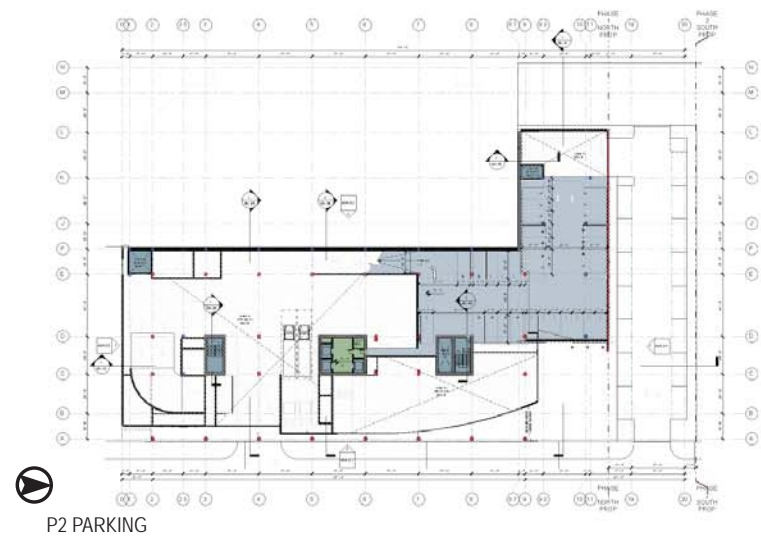
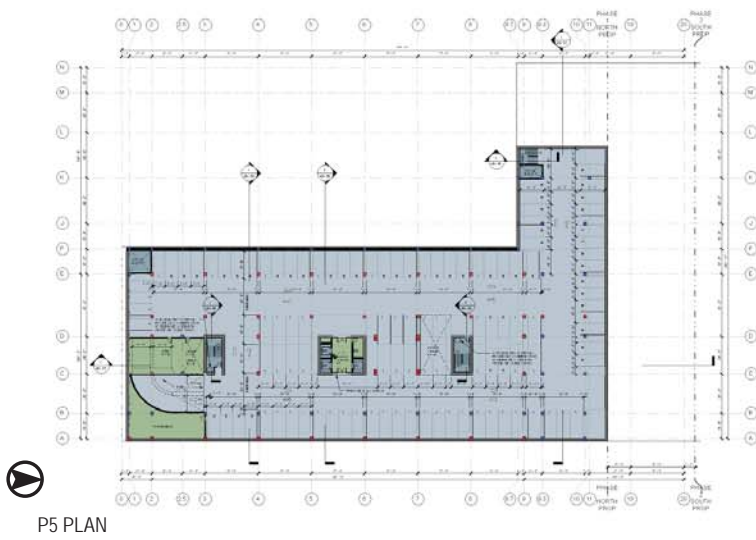


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SITE PLAN

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- Building Common Area
- Major Vertical Penetration
- Retail Area
- Office Area
- Parking Area

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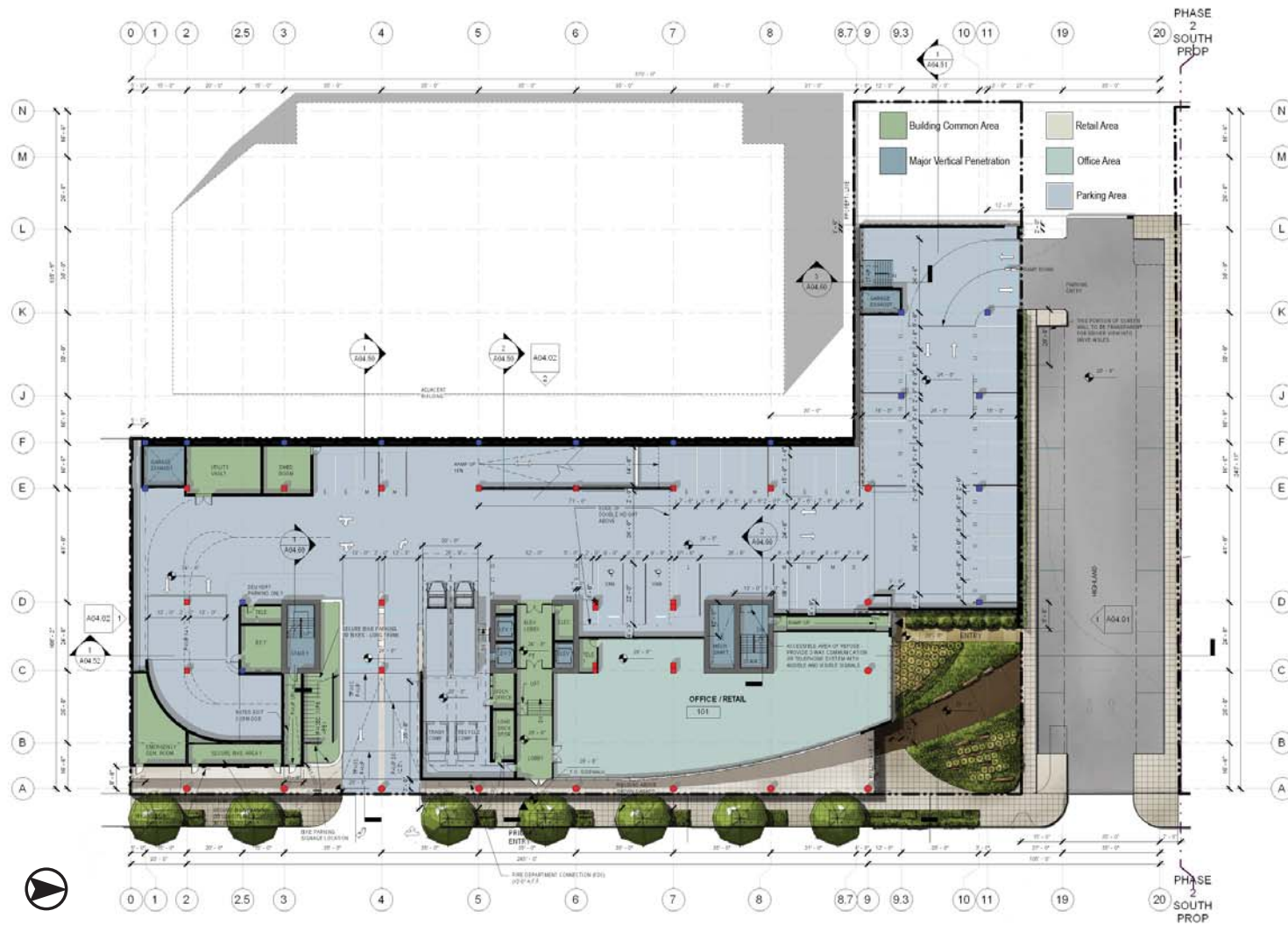
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PARKING PLANS

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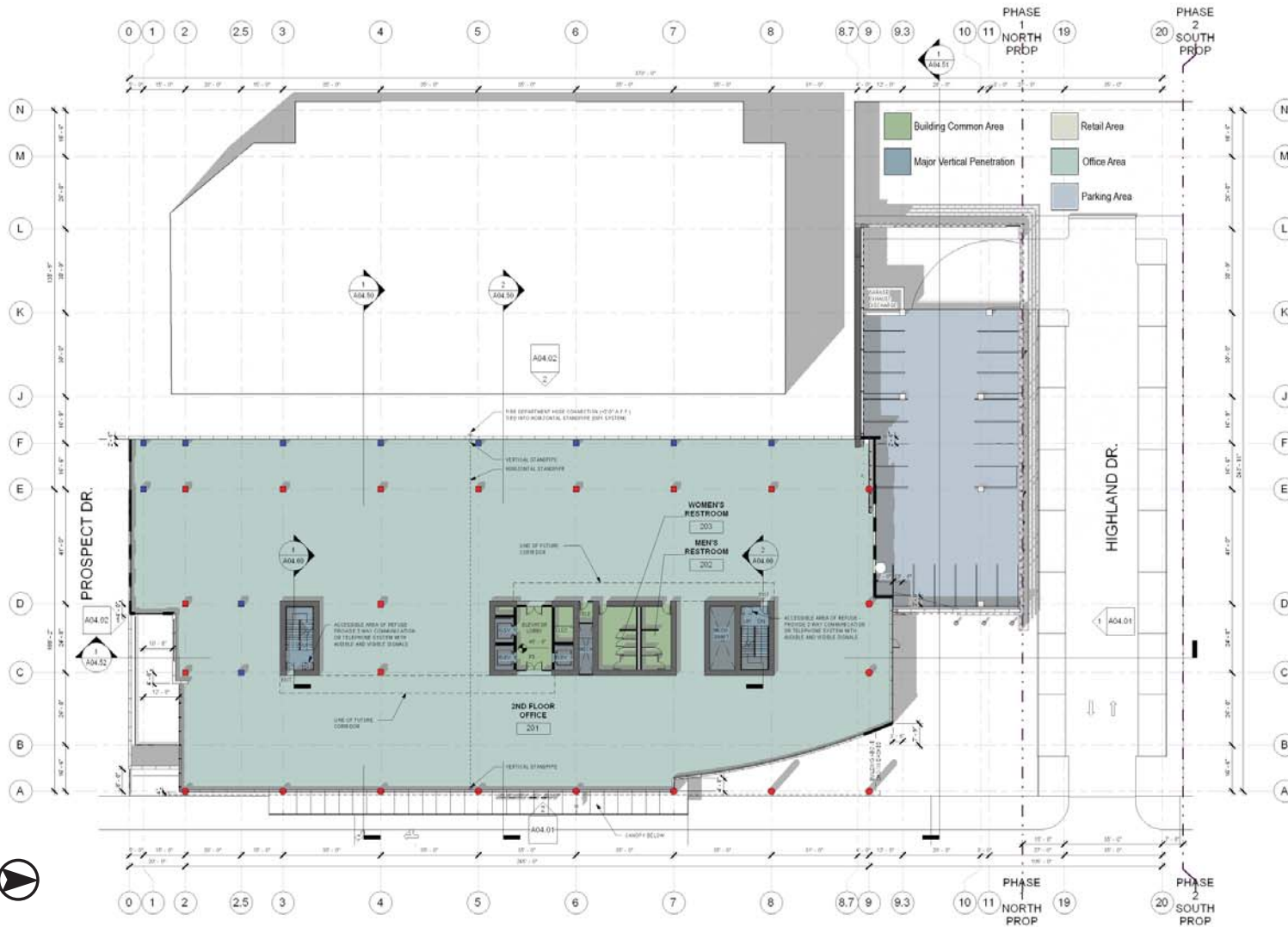


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 1101 WESTLAKE AVE N
 WESTLAKE/P3 LEVEL FLOOR PLAN

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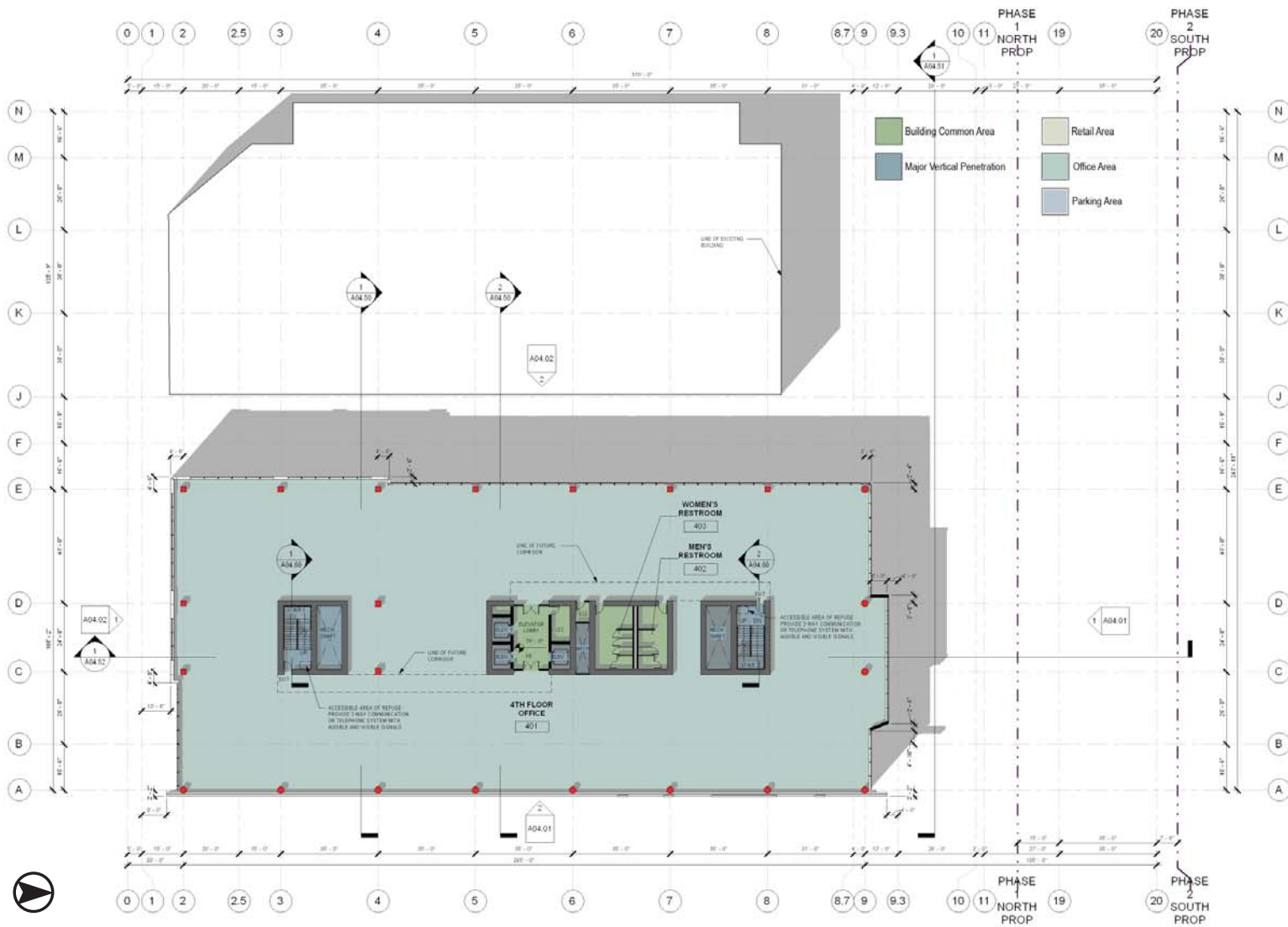


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LEVEL 2 FLOOR PLAN

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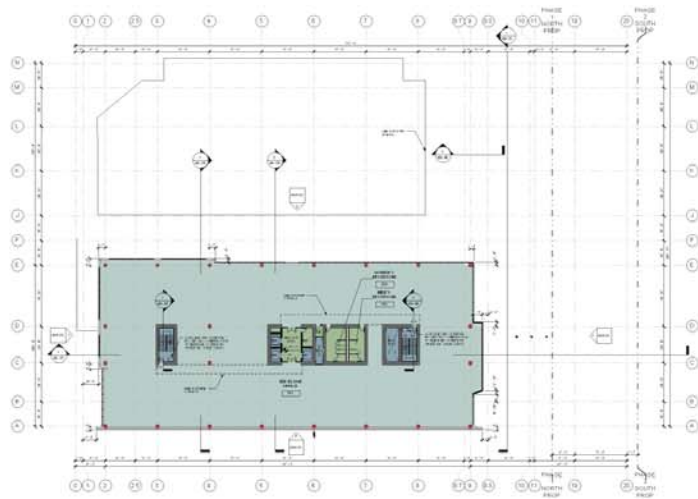
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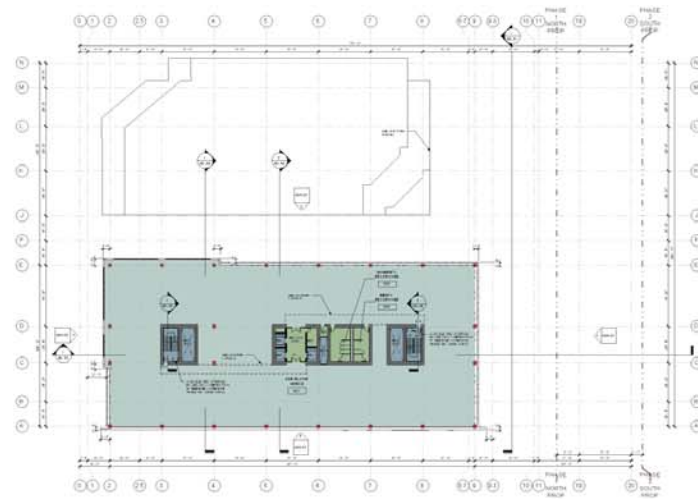
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LEVEL 4 FLOOR PLAN

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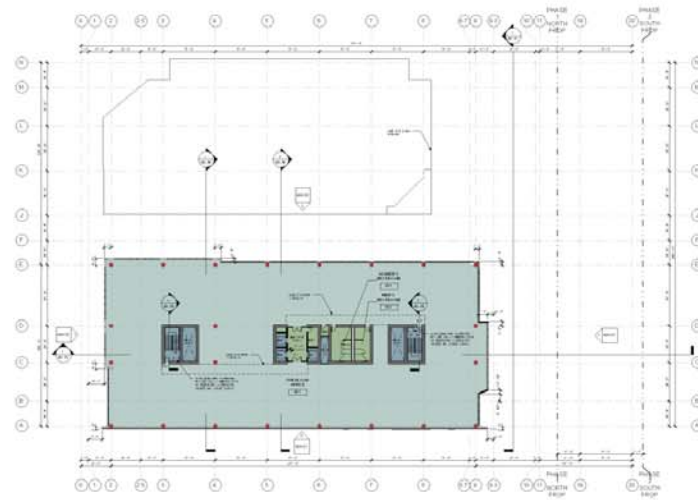


LEVEL 3 PLAN



LEVEL 6 PLAN

- Building Common Area
- Retail Area
- Major Vertical Penetration
- Office Area
- Parking Area



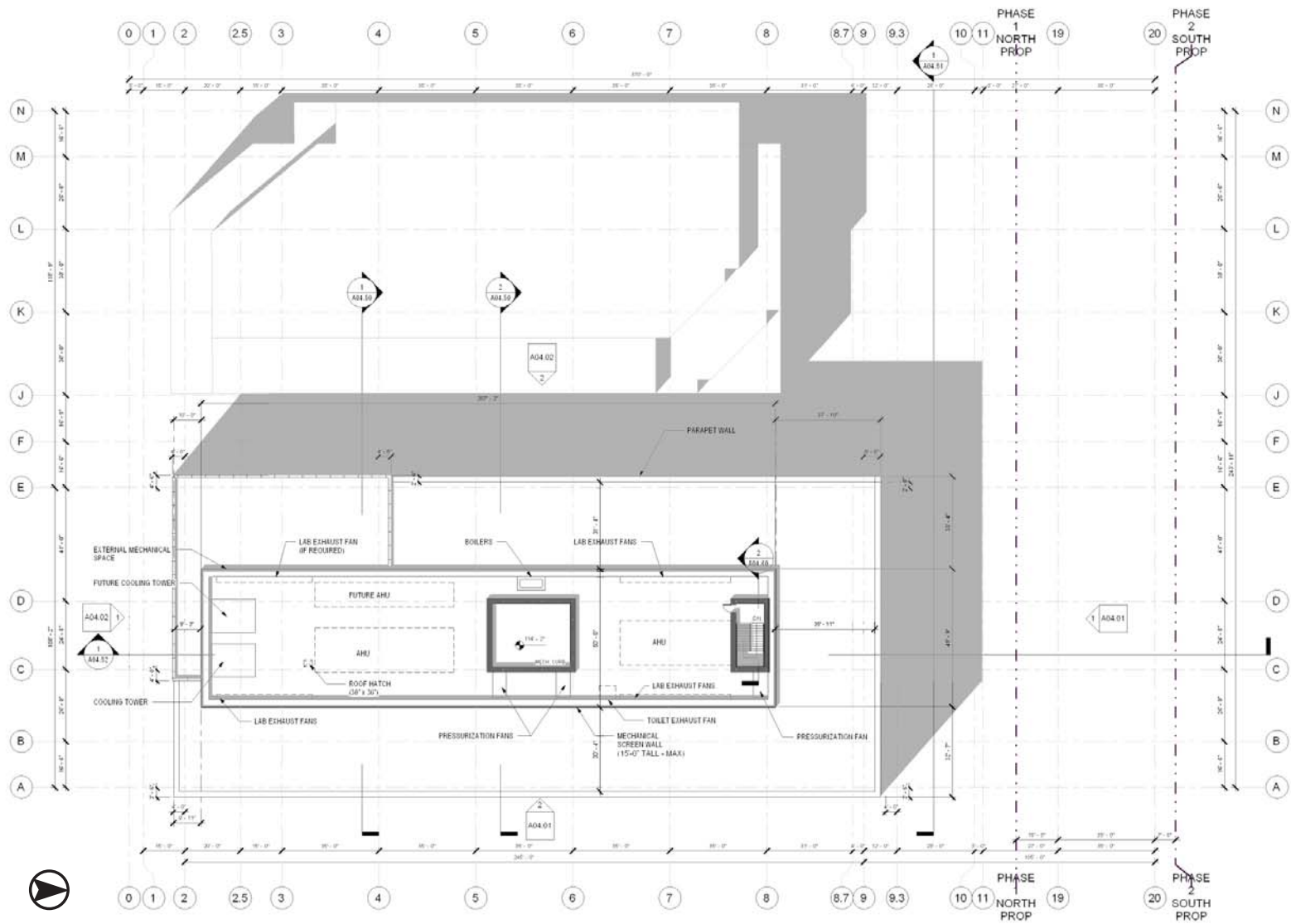
LEVEL 5 PLAN

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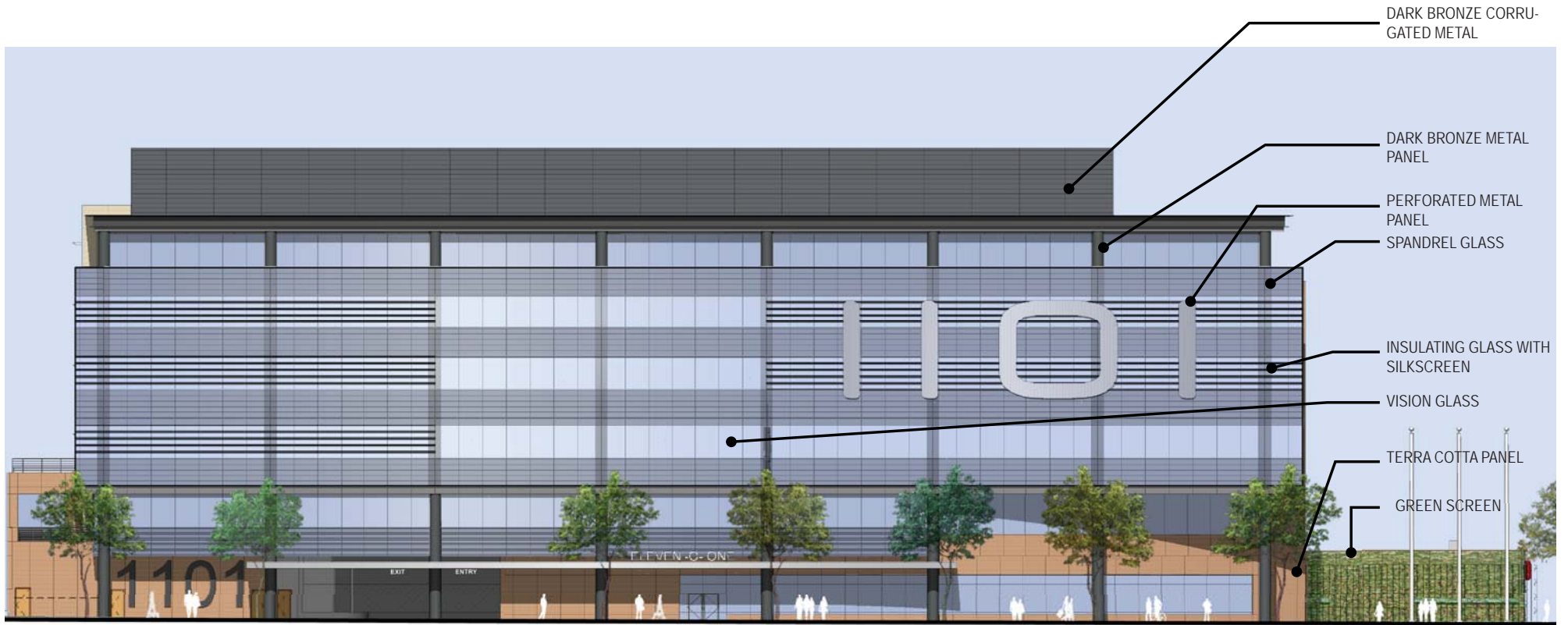


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 1101 WESTLAKE AVE N
ROOF PLAN

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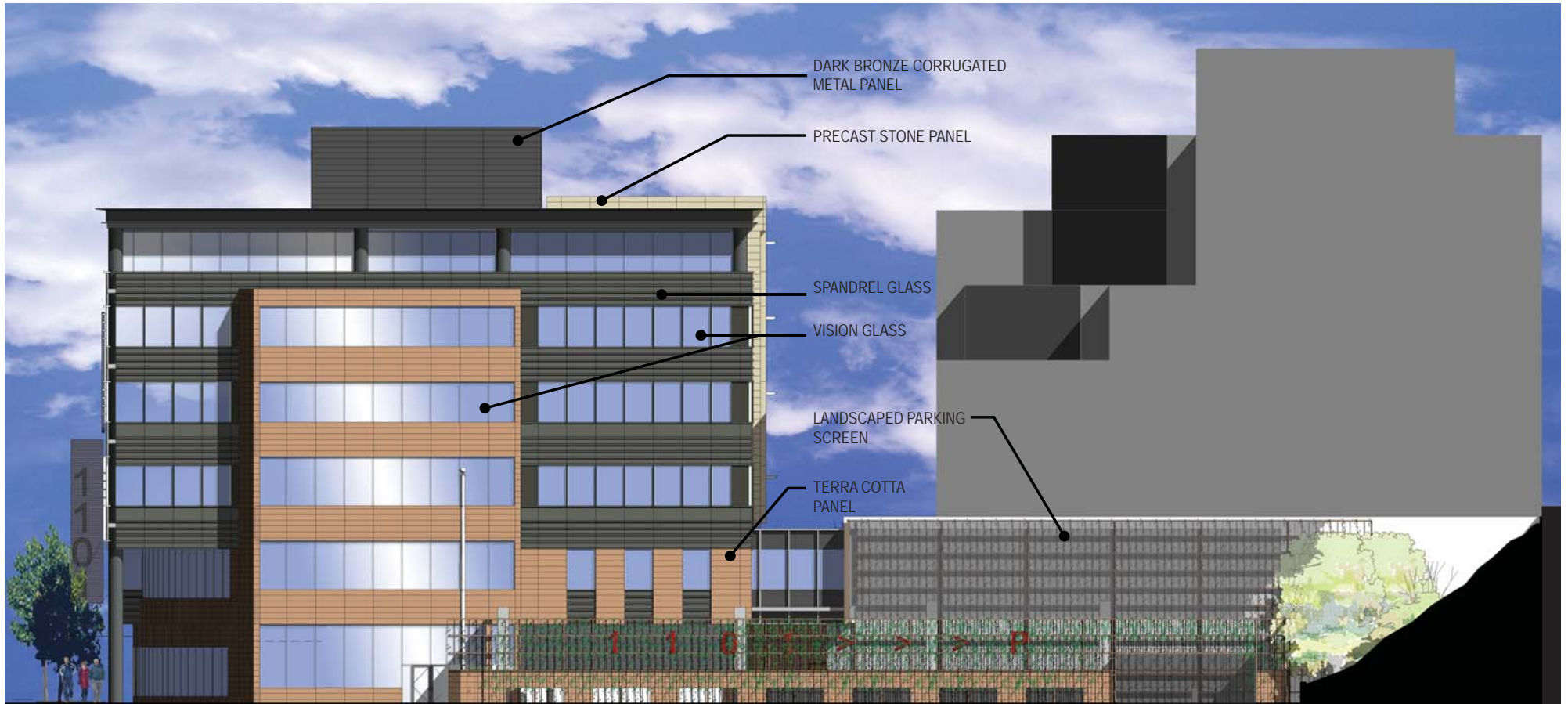


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 EAST ELEVATION

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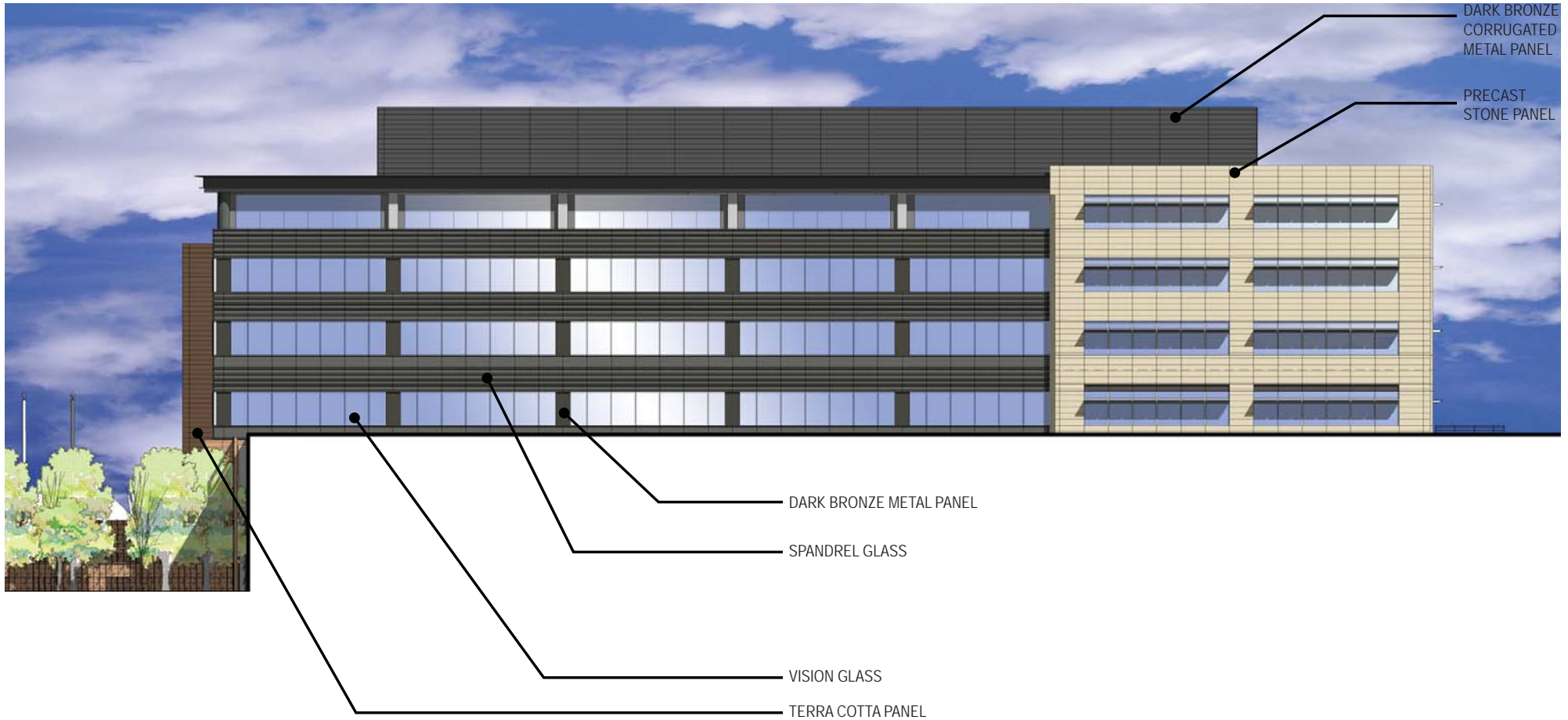
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 NORTH ELEVATION

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 WEST ELEVATION

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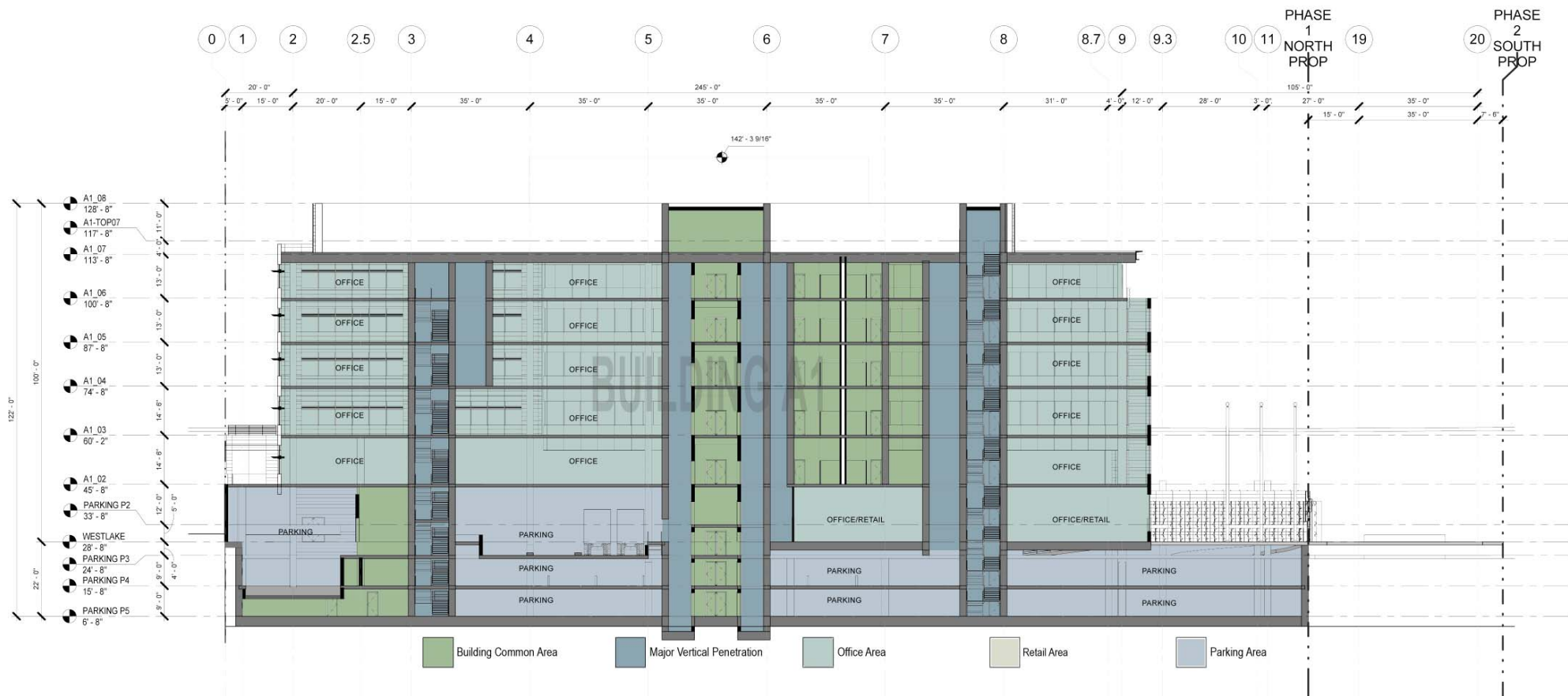
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SOUTH ELEVATION

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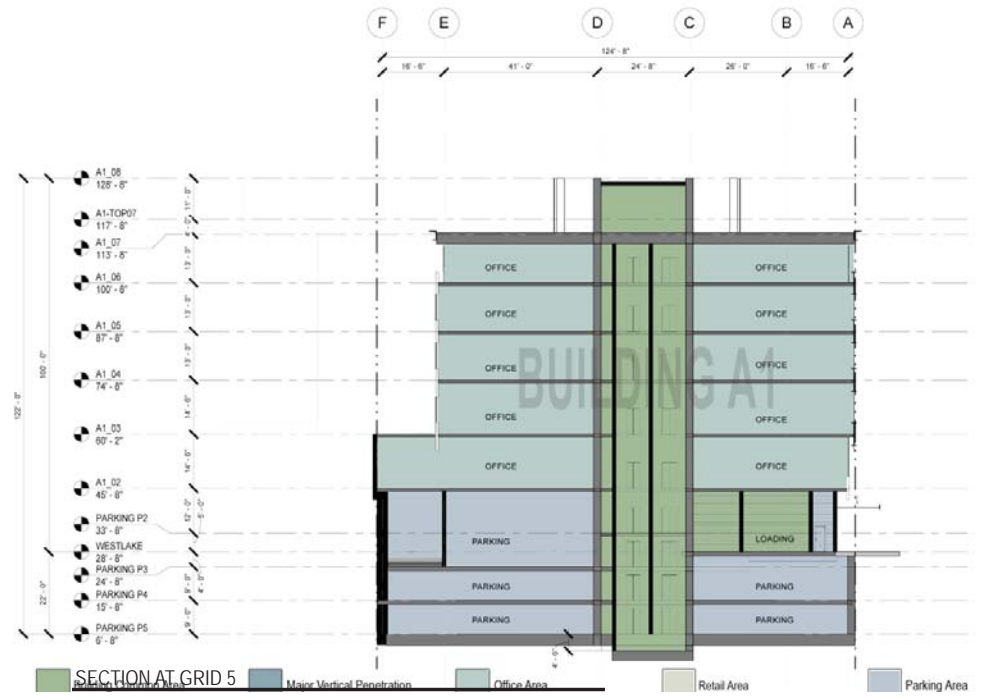
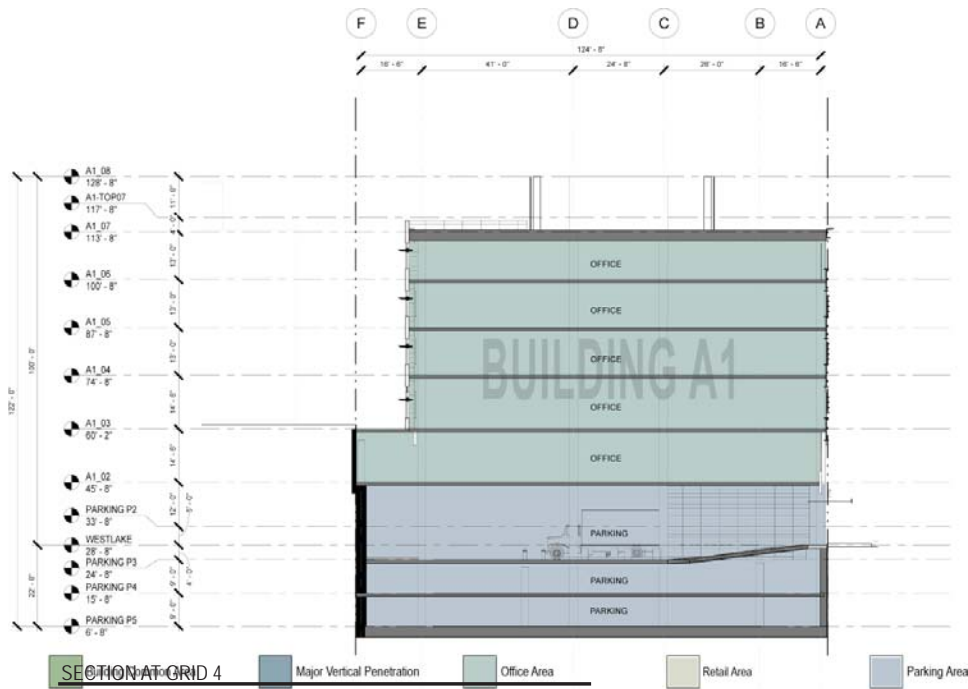
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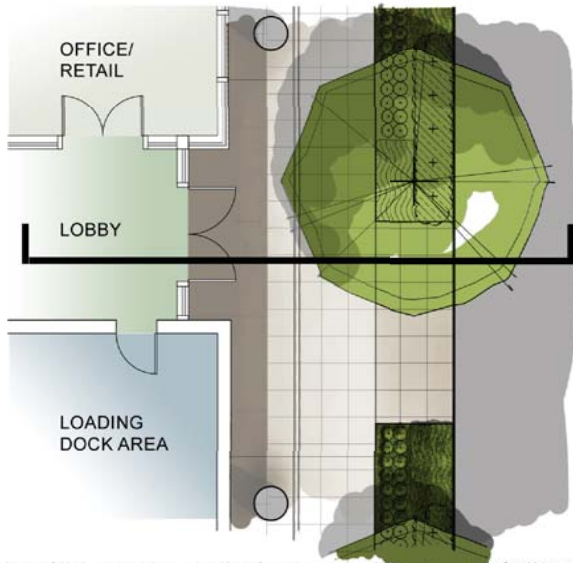
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BUILDING TRANSVERSE SECTION

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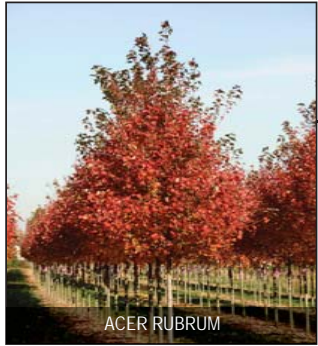
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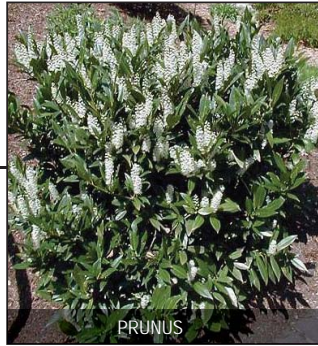
FRANGARIA



FESTUCA



ACER RUBRUM

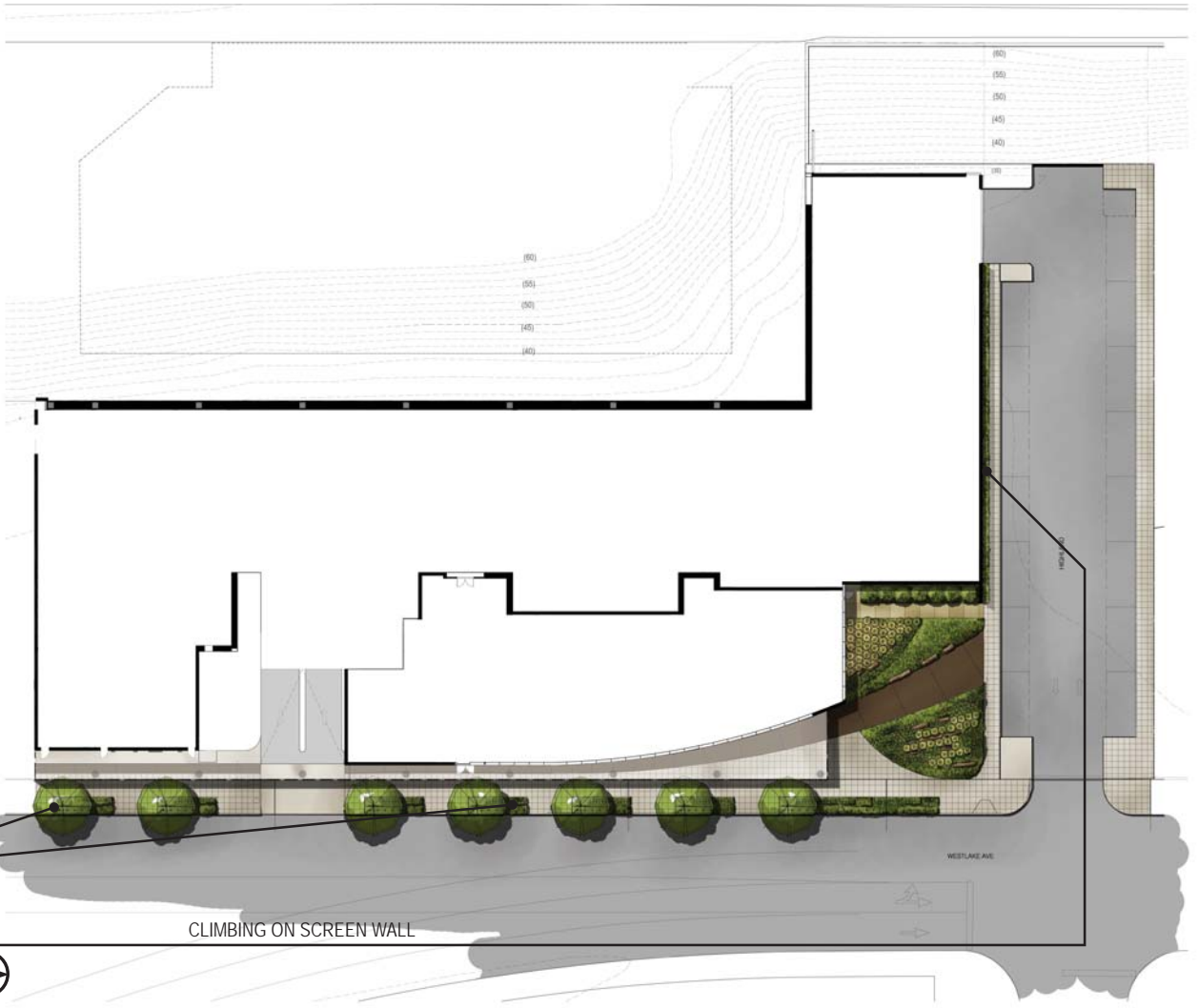


PRUNUS

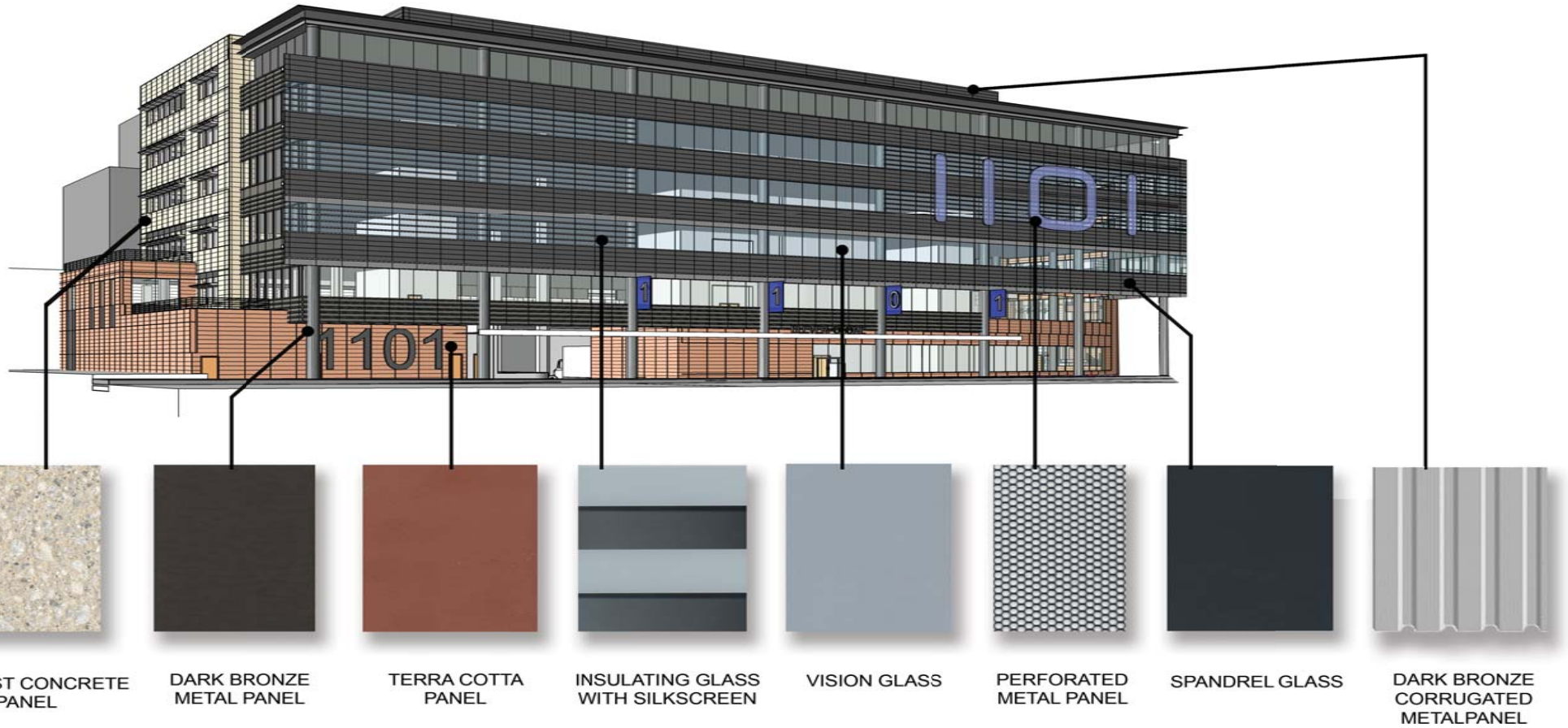


EVERGREEN CLEMATIS

STREET PLANTING



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GERRY GERRON, CONSULTING DESIGN ARCHITECT

MULVANNY G2
ARCHITECTURE

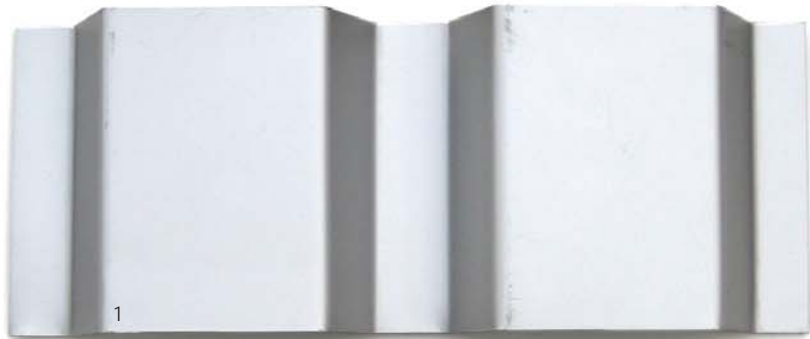
1110 112TH AVE, NE | SUITE 500
BELLEVUE, WA | 98004

1 425.463.2000 | 1 425.463.2002

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DEXTER AVENUE LLC
1101 WESTLAKE AVE N

MATERIAL EXAMPLES

PM. Eric Anderson
March 19, 2008



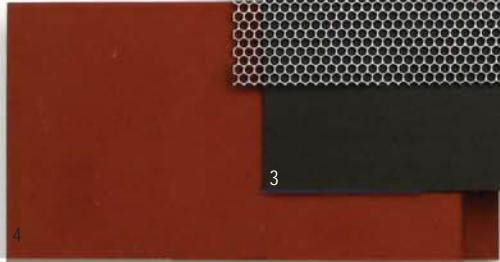
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2



5



3



6



7

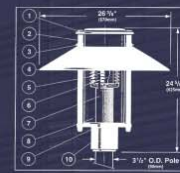


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9

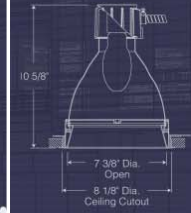
1. DARK BRONZE CORRUGATED METAL PANEL
2. PERFORATED METAL PANEL
3. DARK BRONZE METAL PANEL
4. TERRA COTTA PANEL
5. PRECAST CONCRETE PANEL
6. SPANDREL GLASS
7. INSULATING GLASS WITH SILKSCREEN
8. VISION GLASS
9. STOREFRONT GLASS



"SATURN 2" AT PEDESTRIAN PATH
"SELUX" FIXTURE MOUNTED ON A POLE AND BASE WITH A TYPE V WHITE LOUVER, SINGLE MOUNT, METAL HALIDE -150W, BRONZE, 277 VOLT.



"ARCHETYPE" AT INTERIOR ROADWAYS
"KIM LIGHTING" FIXTURE POLE MOUNTED, DIE-CAST ALUMINUM HOUSING, 3/8 TEMPERED GLASS WITH EXTRUDED ALUMINUM SUPPORT ARM - POWER COATED



"8 IN. ED 17 LENSILITE" AT CANOPY
"ELATE" LIGHTING FIXTURE - VERTICAL METAL HALIDE WITH ENCLOSED APERTURE, BRONZE ALZACK CONE, WHITE BAFFLE AND CLEAR LENS.



"SUNDOWNER 12" AT HIGHLAND PATHWAY
"GUTH" FIXTURE WITH AN ALUMINUM HOUSING, SPECULAR OPTICAL REFLECTOR, METAL HALIDE LAMPS AND AN 85° CUT-OFF ANGLE OF LIGHT.

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A1 LIGHTING EXAMPLES

PM. Eric Anderson
 March 19, 2008



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PERSPECTIVE FROM WESTLAKE AVE N LOOKING SOUTH

PM. Eric Anderson
March 19, 2008