



inhabit

1701 DEXTER AVENUE

EARLY DESIGN GUIDANCE PACKAGE

APRIL 30, 2008

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PROJECT TEAM

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ADDRESS:	1701 DEXTER AVENUE N
PARCEL:	8807900275, 8807900270
LOT AREA:	5410 SF +10,821SF = 16,231SF
CODE:	SMC, TITLE 23
ZONE:	NC3-40
ZONING MAP:	#90







1 VIEW FROM NORTHEAST CORNER LOOKING SOUTH



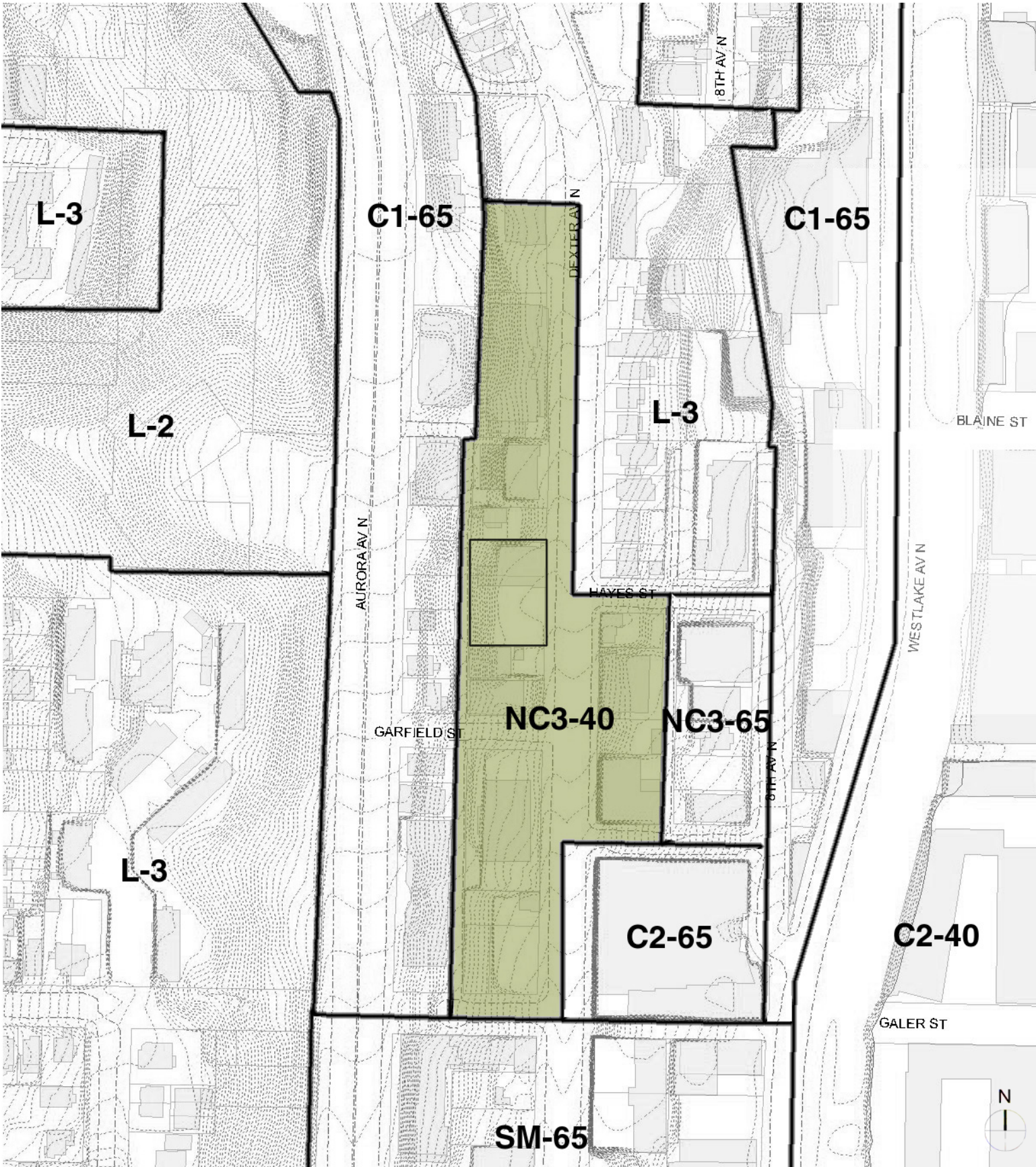
2 VIEW FROM OPPOSITE SIDE OF DEXTER AVE N LOOKING WEST



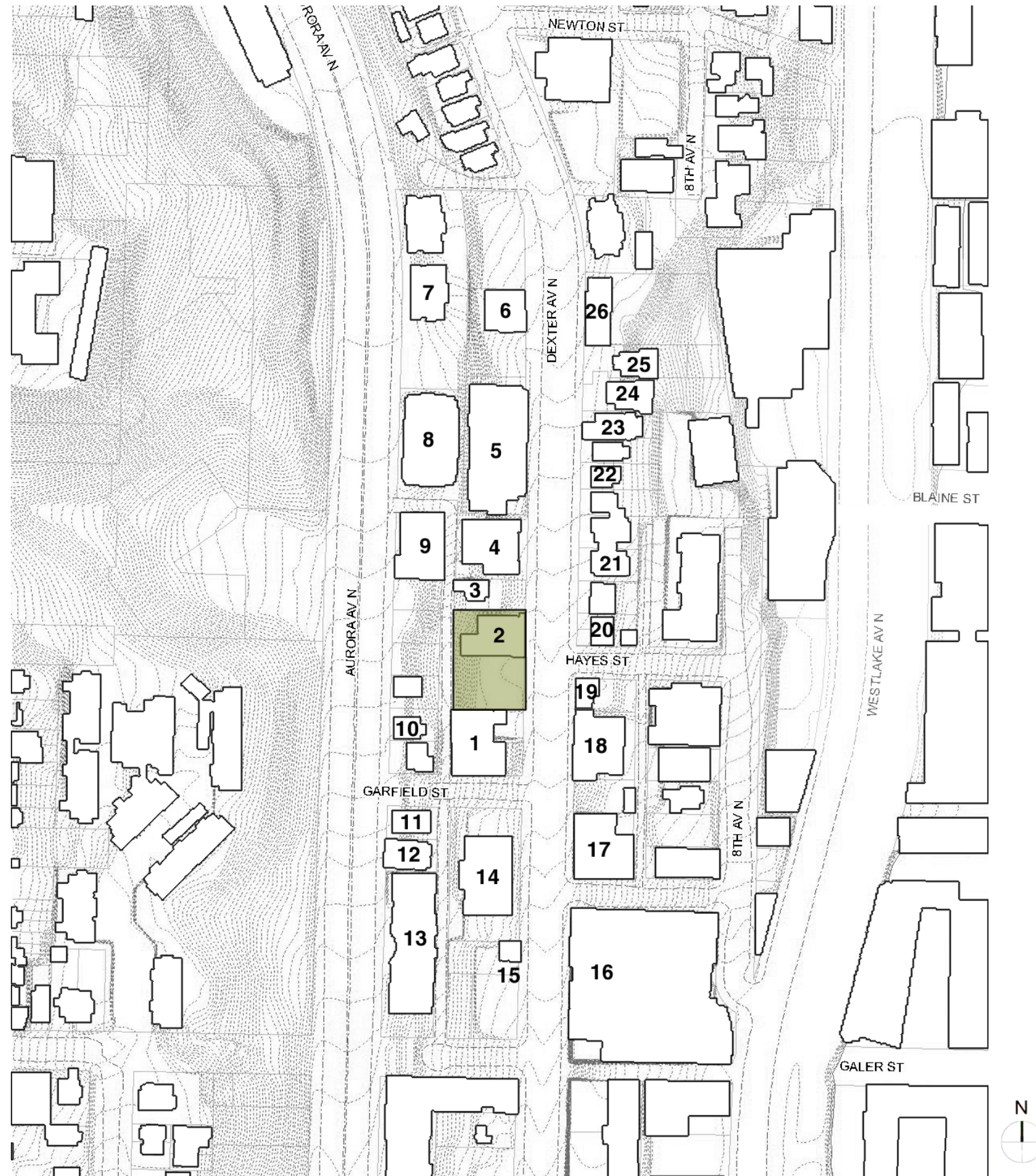
3 VIEW FROM SOUTHWEST CORNER LOOKING NORTH



4 VIEW FROM NORTHWEST CORNER LOOKING SOUTH



CATEGORY	REQUIREMENT	PROVIDED	APPLICABLE CODE
ZONE	NC3-40		23.47
PERMITTED USES	RESIDENTIAL	62 UNITS	23.47A.004
	LIVE/WORK	6 UNITS	
FLOOR AREA RATIO	MIXED USE - 3.25	3.05	23.47A.004, CHART A
	3.25X16,231 =52,750SF MAX	49,500 SF	
LOT REQUIREMENTS			
MAX BUILDING HEIGHT	40FT	48FT	23.47A.012.B
SLOPED LOT BONUS	4FT	4FT INCL.	
COMMERCIAL HEIGHT BONUS	4FT	4FT INCL.	
BUILDING HEIGHT DEFINITION			DIR 12-2005
COMMERICAL FLOOR TO FLOOR	13FT	13FT	
SETBACKS			
FRONT	N/A	NONE	
SIDE	5' LANDSCAPED BUFFER POSS.	VARIES	23.47A.014
BACK	N/A	NONE	
STREET LEVEL DEVELOPMENT STANDARDS	20% MAX RESID. AT DEXTER	PER CODE	23.47A.008
	40% MAX BLANK FACADE		
	60% MINIMUM TRANSPARENCY		
PARKING/LOADING			
# OF SPACES	1 PER RESID. UNIT, 1 PER LIVE WORK	68 STALLS	23.54.015, CHART A.D AND CHART B.L 23.54.20.F.2
LOCATION ON SITE	SEPARATED FROM SIDEWALK	PER CODE	23.47A.032
SIZE	60% MEDIUM STALLS	60 MEDIUM STALLS PROVIDED	23.54.030.B.1.B
# ACCESSIBLE	3 STALLS	3 STALLS	1-1106.1 SBC
# ACCESSIBLE VAN	1 STALL	1 STALL	1-1106.5 SBC
SIZE	19FT LONG, W/ 8FT CLR SIDE, 8FT 2 IN VERT	PER CODE	1CCA117.1
OTHER	MUST BE ACCESSED FORM ALLEY NO ACCESS FROM DEXTER AVE	PARKING ON ALLEY PROV. DEXTER ENTRY (DEPARTURE)	
ROAD REQUIREMENTS			
RIGHT OF WAY	UNCHANGED		
CURB CUT		1 ON DEXTER (MOVE EXIST.)	
SIDEWALKS	UNCHANGED		
SITE TRIANGLES	10FT	10FT	23.54.030.G.2
ALLEYS	UNCHANGED		23.53.030
SENSITIVE AREAS			
WETLAND	N/A		
SLOPE SETBACKS		NONE PROVIDED	
LANDSCAPING/ SCREENING			
AT SETBACKS	5FT LANDSCAPED BUFFER POSS.		
AT PARKING LOTS	N/A		
AT LOADING/ REFUSE AREA	N/A		
GREEN AREA FACTOR	0.30	0.30	23.47A.016
COMMON REC. AREA	5% OF TOTAL RESID. GROSS SF		23.47A.024
COMMON REC DEFINITION	CANNOT BE ENCLOSED	NOT ENCLOSED	
REVIEW PROCESS FOR USE PERMIT	MUP, INCL. DESIGN REVIEW		
ESTIMATED TIME FOR PROCESS	5.5 MONTHS		
OTHER RQ'D REVIEWS	SEPA (POTENTIAL SLIDE AREA)		



- 1 MONOHAN BROTHERS (LIGHT INDUSTRIAL)
- 2 BEST LOCK (COMMERCIAL)
- 3 THE BLOCK CONDOMINIUMS (MIXED USE RESIDENTIAL)
- 4 KILBIRNIE APARTMENTS (RESIDENTIAL)
- 5 THE SUMMIT APARTMENTS BLDG A (RESIDENTIAL)
- 6 OMEGA CORPORATE SECURITY (OFFICE)
- 7 APARTMENT
- 8 THE SUMMIT APARTMENTS BLDG B (RESIDENTIAL)
- 9 THE SUMMIT APARTMENTS BLDG C (RESIDENTIAL)
- 10 OFFICE/APARTMENT
- 11 SINGLE FAMILY RESIDENCE
- 12 SINGLE FAMILY RESIDENCE
- 13 APARTMENT (RESIDENTIAL)
- 14 ASSOCIATION CENTER (OFFICE)
- 15 OFFICE/RETAIL
- 16 WEST LAKE UNION CENTER (OFFICE)
- 17 1600 DEXTER BUILDING (OFFICE)
- 18 UNION VIEW APARTMENTS (MIXED USE)
- 19 TAVER/APARTMENTS (MIXED USE)
- 20-23 SINGLE FAMILY RESIDENCES/TOWNHOUSES
- 24 DEXTER TERRACE APARTMENTS
- 25 CHATEAU D'MIL APARTMENTS
- 26 OFFICE/APARTMENTS



DESIGN GOALS

Promote high density, mixed use walkable communities

Reduce the environmental footprint of building construction and use

Promote high quality/high design value, affordable, in city housing

DESIGN OPPORTUNITIES

Located on the eastern slope of Queen Anne, the site enjoys dramatic view of Lake Union and downtown.

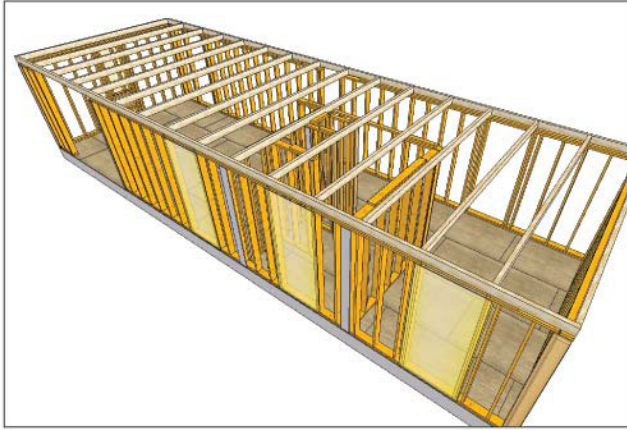
Solar exposure is to the East providing opportunities for daylighting in the morning

Prevailing winds from the South could contribute to passive ventilation of apartment units during summer months

As the site fronts Dexter Avenue N, there are opportunities to contribute to the pedestrian streetscape

Access to parking is available both from Dexter Ave N and from the Alley in the rear

Pedestrian, bicycle and vehicular traffic along Dexter Ave N, provide opportunities for business and vibrant street life.



1 Computer-Generated 3-D Model: The factory creates a three-dimensional model of each module from the architectural drawings, which guides the automated machinery to precisely cut and assemble building components.



2 Optimizing Saw: The auto-saw reads CAD files and optimizes standard-length lumber stock, cutting it into precise lengths for each wall, floor or ceiling, minimizing waste with each cut.



3 Wall Framing: The framing station creates interior and exterior walls in 34-foot lengths. It utilizes automated nail guns, nail plate presses, multistage drills and an integrated routing mechanism.



4 Floor/Ceiling Build: Parts kits for each floor are preassembled in semi-automated shops and staged while waiting for installation into the appropriate floor or ceiling.



5 Interior Sheathing: The multi-function bridge combines tools that nail, rout and staple sheathing materials onto a wall. After fastening all materials securely, it routs all openings, within 1mm of accuracy.



6 Wall Installation: The walls, now 90 percent complete, are lifted by crane and installed on the completed floor system.



7 Interior Wall Finishing: The final coats of mud and tape are applied in an enclosed environment that helps capture dust from the sanding process and contain fumes and dust during the installation of texture and paint.

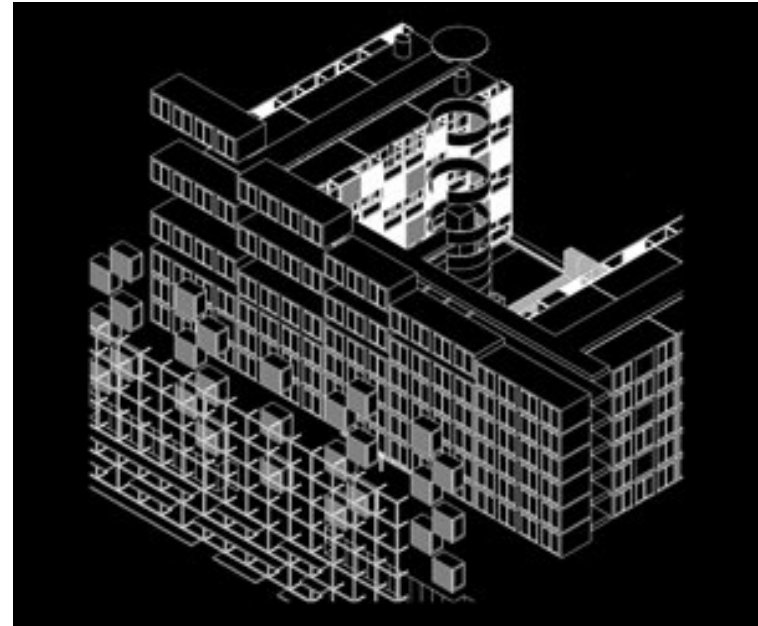


8 Interior Finishes: Upon its exit from the enclosed sanding and painting stations, the module travels into the finishing stages where cabinets, fixtures, flooring, appliances and hard surfaces are installed.



Wood-frame factory-built modules are completed to high standards of quality within the factory, then shipped and assembled rapidly on site. The result of this process is:

- Reduced total construction time- up to 40% shorter time overall between the first shovel of dirt to the last key in the door of an apartment, compared to site-built projects.
- Reduced neighborhood disruption- the actual craning on site takes three to four weeks, where one crane picks up the modules off of the beds of trucks that cycle back to pick up the next box. These boxes are complete and need only be plugged together. Less site-based air pollution.
- Less site-based noise pollution: ideally the exterior siding is already installed on the factory. Even if it is installed on site, screws and clips are factory integrated so that the noise from the site is not nail guns or power saws, but the relatively quiet screw gun.
- High quality is a given for products built in the enclosed environment of a factory. Exterior and interior components are built to last. Designs are durable and aesthetically pleasing. They will be valued by the neighborhood for a very long time.
- Reduced construction waste is a result of building in a factory. Front-end computer calculations factor in lengths of components to build a 'no-scrap cat'.
- Reuse: At the end of their useful life modular buildings are rarely demolished. It is much easier to unscrew their connections and disassemble them, allowing them to be reused as B single story housing, and can be used by education institutions, foundations, and emergency or disaster housing.



Moho is a 102 unit apartment building, built in Manchester, England in 2004 by Urban Splash with ShedKM Architects. Total construction time was 12 months- a site built version would have taken 20 months. The building had ground-floor commercial spaces built in a steel frame in advance, and six floors of apartments were placed above. These modules were craned into place in shorter than a four week period, and from that point on the impact of construction activity and noise was confined to the interiors, and to installing the exterior finish.



MOHO, 2004



Murray Grove is a 5 story apartment building in London with 35 apartments, each averaging 2 to 3 steel modules. It was built in 2001 by the Peabody Trust with architects Cartwright and Pickard. It took 13 months to build, 10 months less than a comparable site-built building. All parts were modules and panels, including the decks and the exterior walkways. Exterior siding was quietly installed by hanging the panels onto factory installed clips once the buildign was on site. These modules were craned into place with less than three weeks of neighborhood disruption at this intersection. Following that, all exterior attachments were bolted and screwed, relatively quietly. It has won several awards.



MURRAY GROVE, 2001



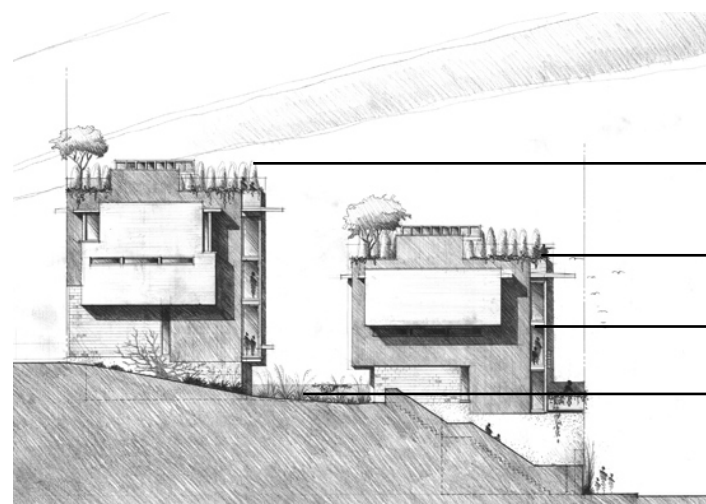
MONOHAN BROTHERS ON PARCEL TO SOUTH

- FLAT ROOF
- GENEROUS GLAZING AT STREET FACADE
- MULTISTORY MASSING



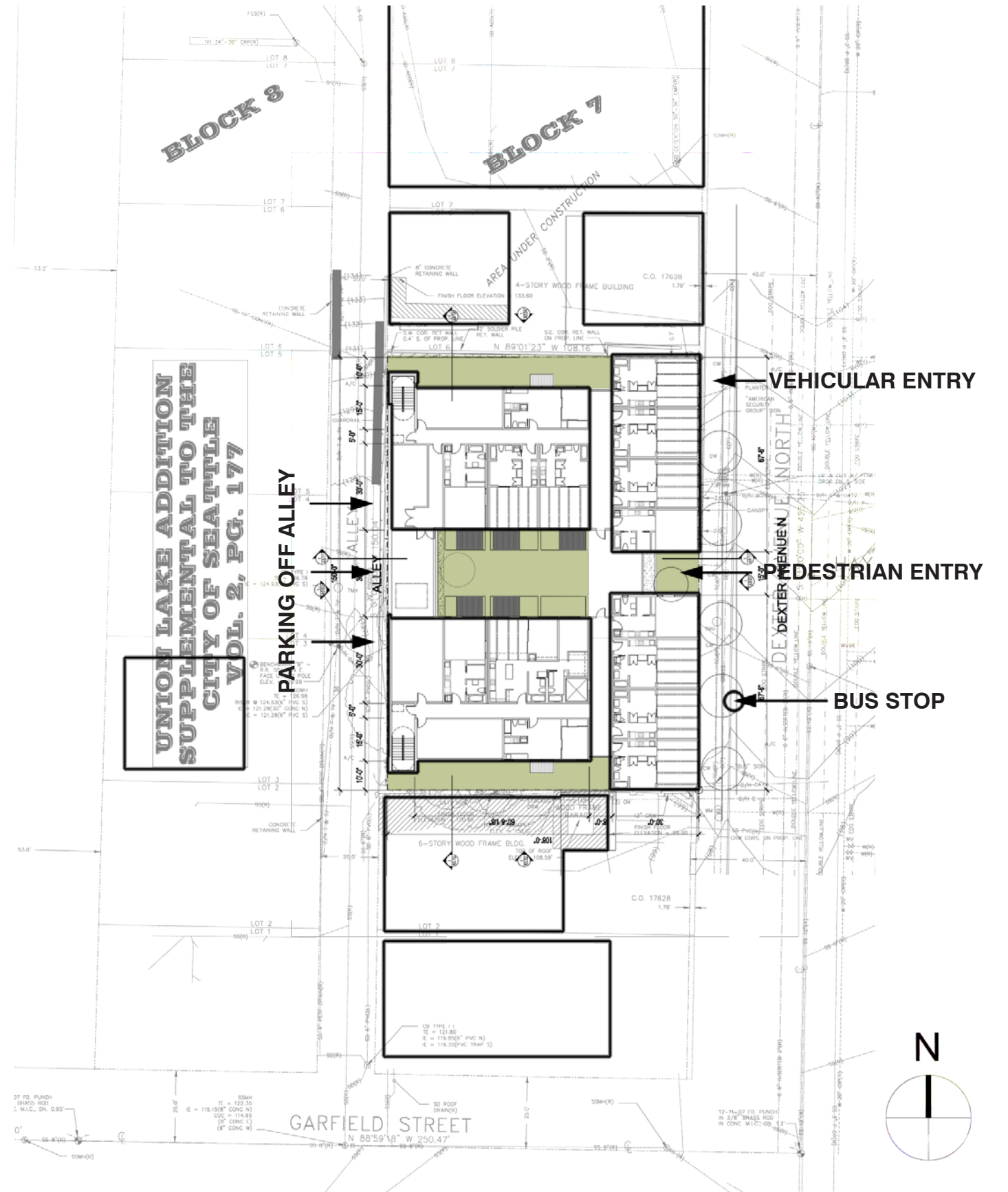
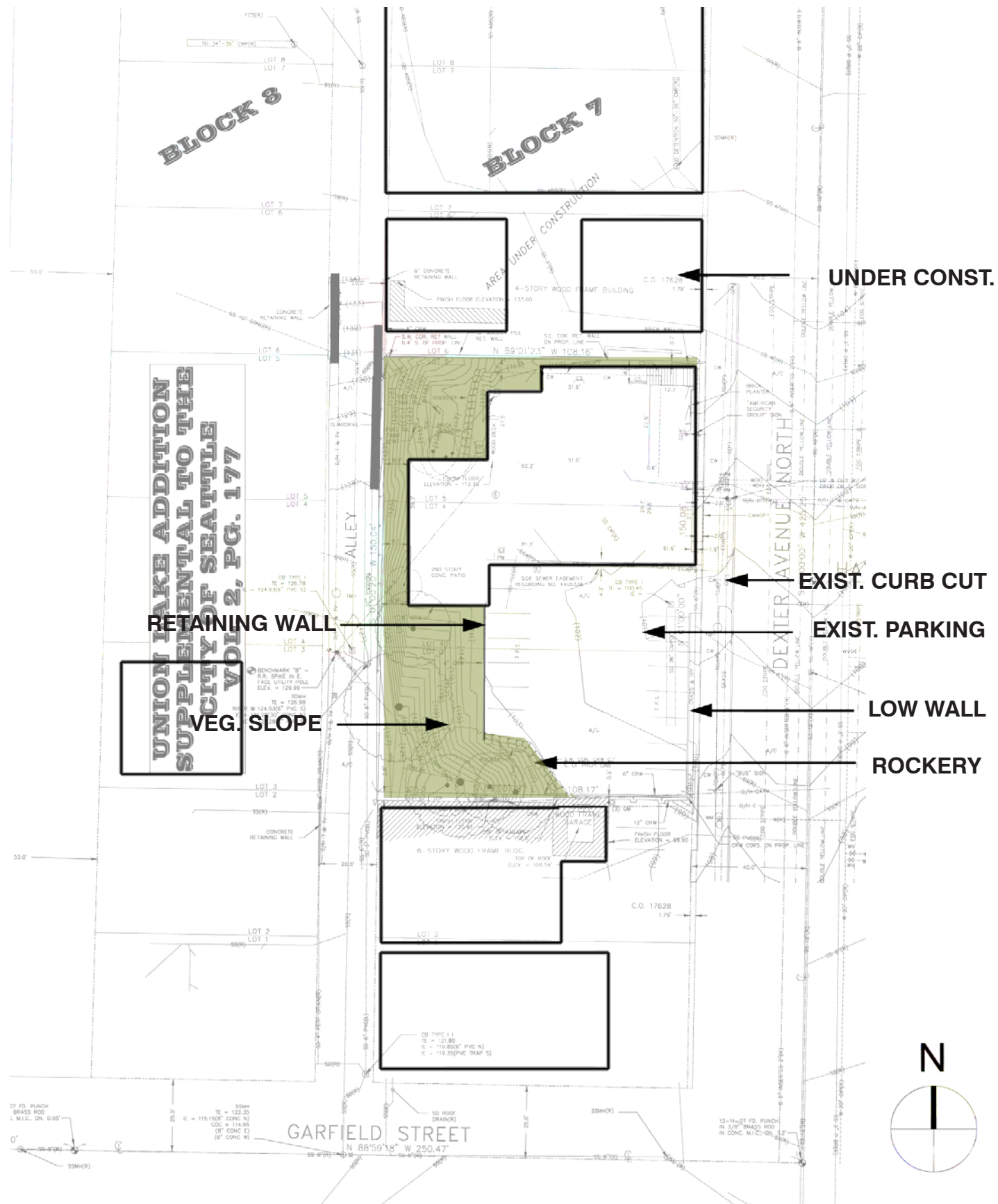
OPPOSITE SIDE OF DEXTER AVE N

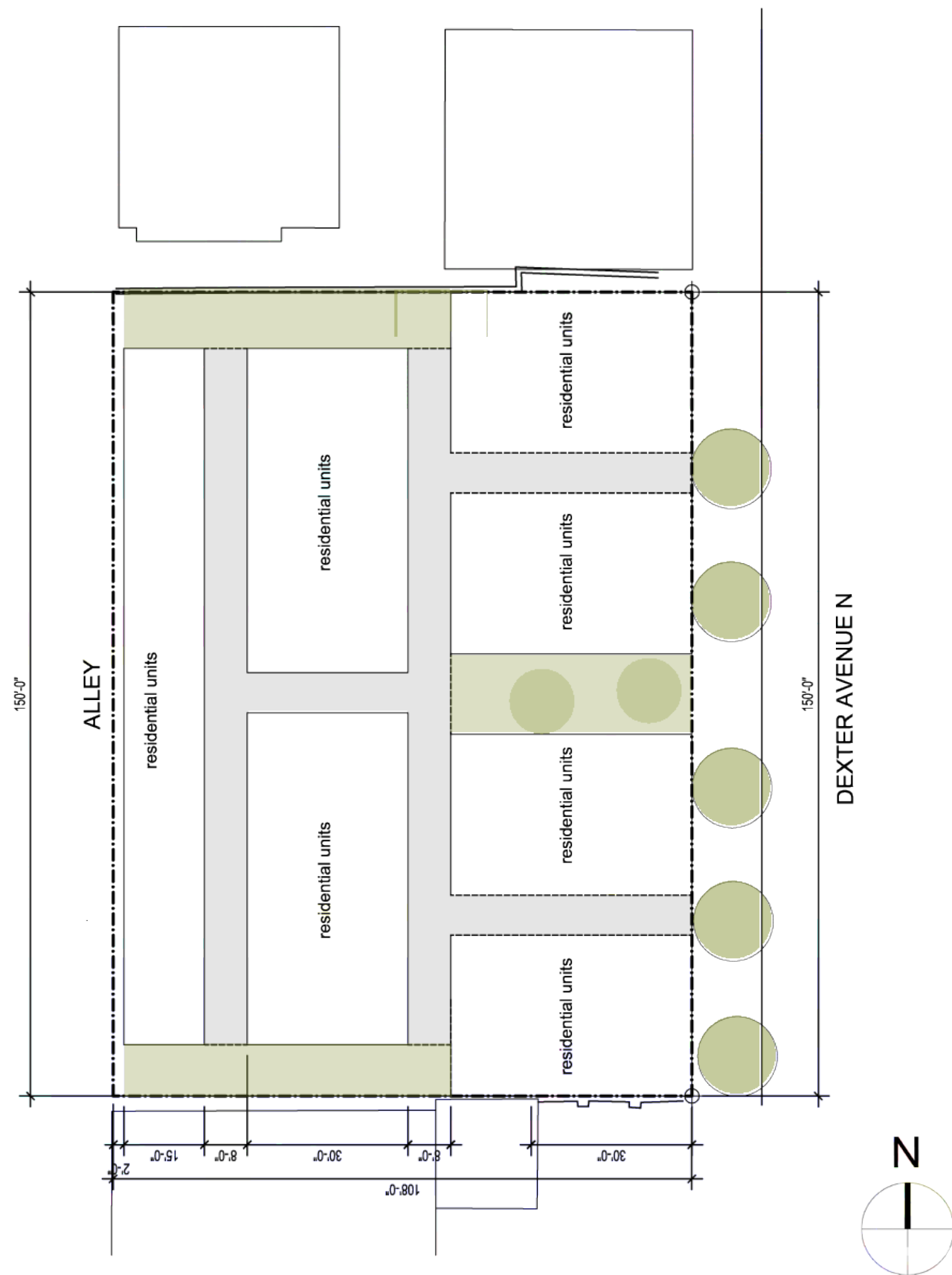
- RESIDENTIAL ON UPPER LEVELS
- COMMERCIAL SPACE AT STREET LEVEL



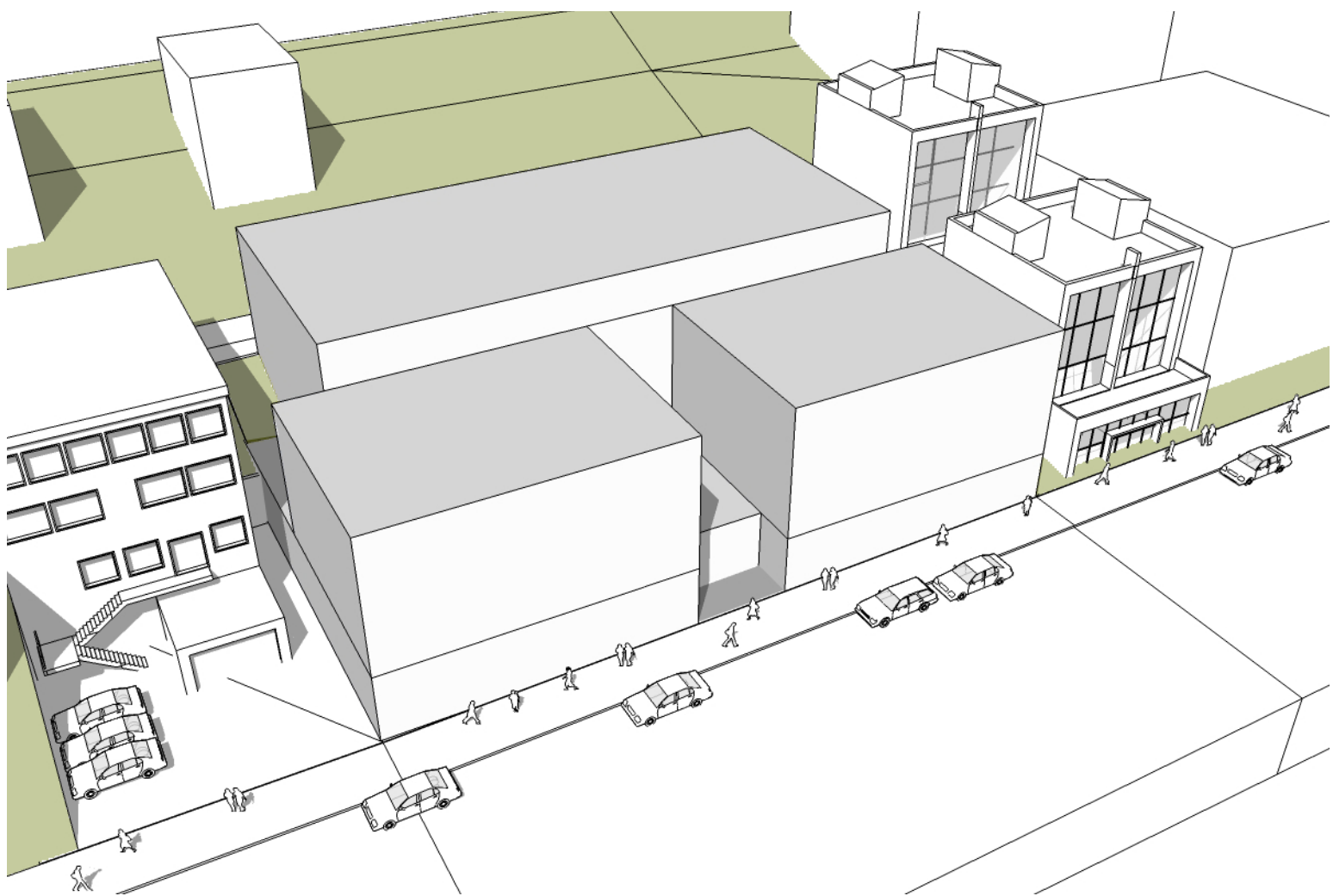
**“THE BLOCK” NOW UNDER CONSTRUCTION ON
PARCEL TO NORTH (image courtesy of Stannard-Conway Architects)**

- BUILDING PROFILE STEPS UP HILL
- GREEN ROOF/COMMUNITY DECK
- MODERN, RATIONAL AESTHETIC
- COMMON GREEN SPACE





COURTYARD PLAN

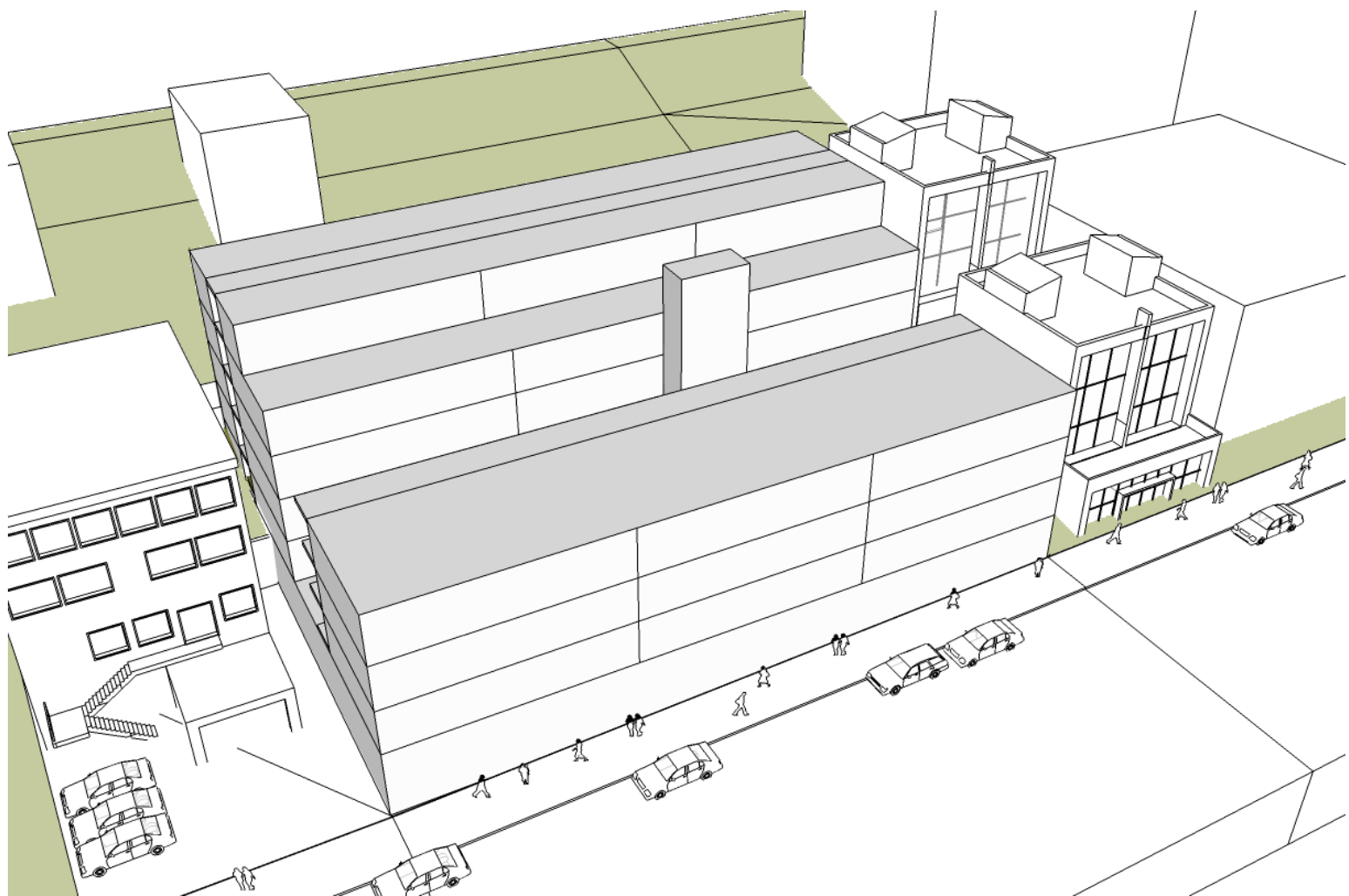


DESIGN:

- 4 BARS OF RESIDENTIAL APARTMENTS PERPENDICULAR TO DEXTER AVE N
- LIVE/WORK UNITS AT STREET LEVEL
- SLOT OF GREEN SPACE DIVIDING TWO BUILDING MASSINGS AT STREET



COURTYARD PLAN

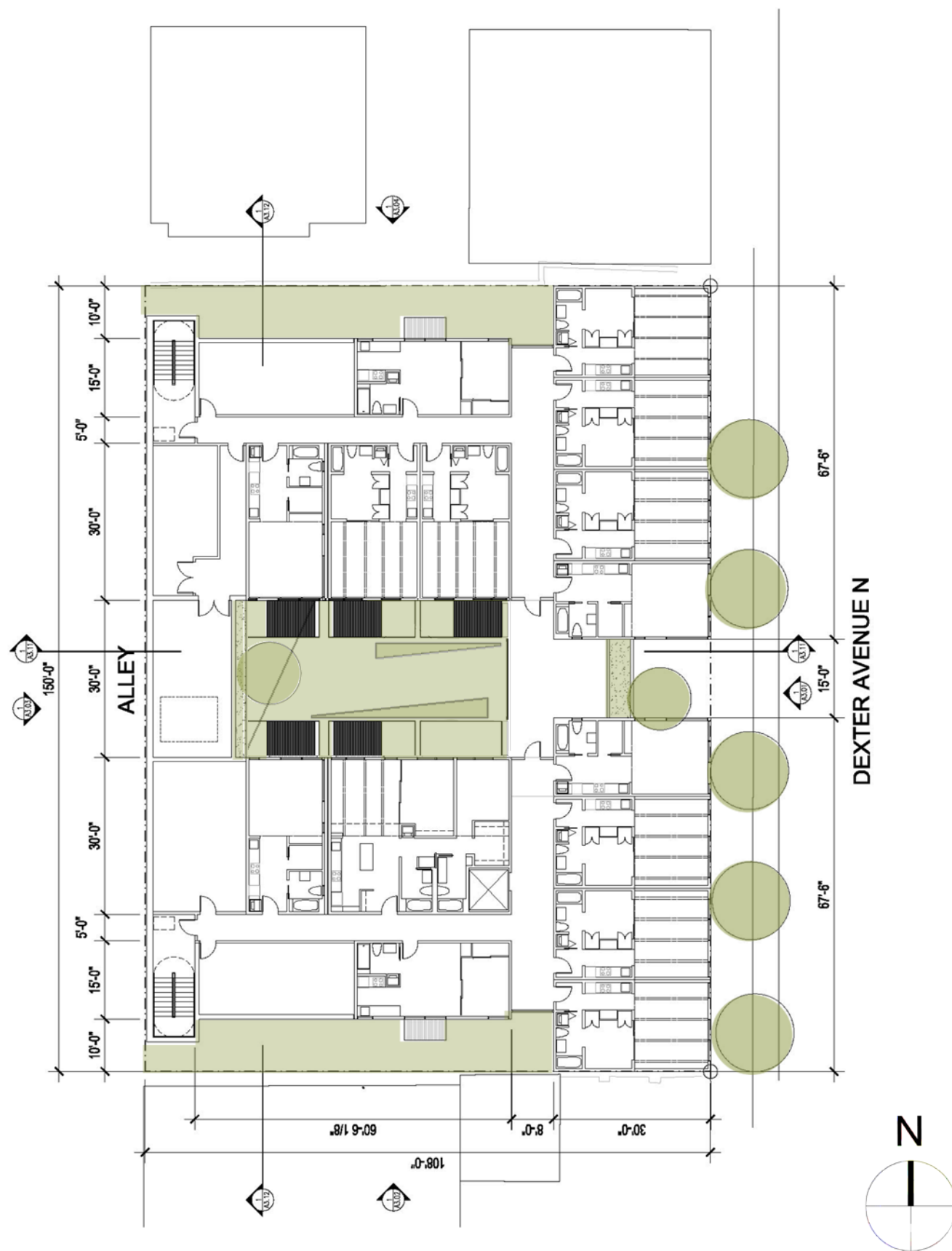


DESIGN:

3 BARS OF RESIDENTIAL APARTMENTS PARALELL TO DEXTER AVE N

LIVE/WORK UNITS AT STREET LEVEL

SLOT OF GREEN SPACE DIVIDING STREET FRONT RESIDENTIAL UNITS FROM UPHILL UNITS



COURTYARD PLAN



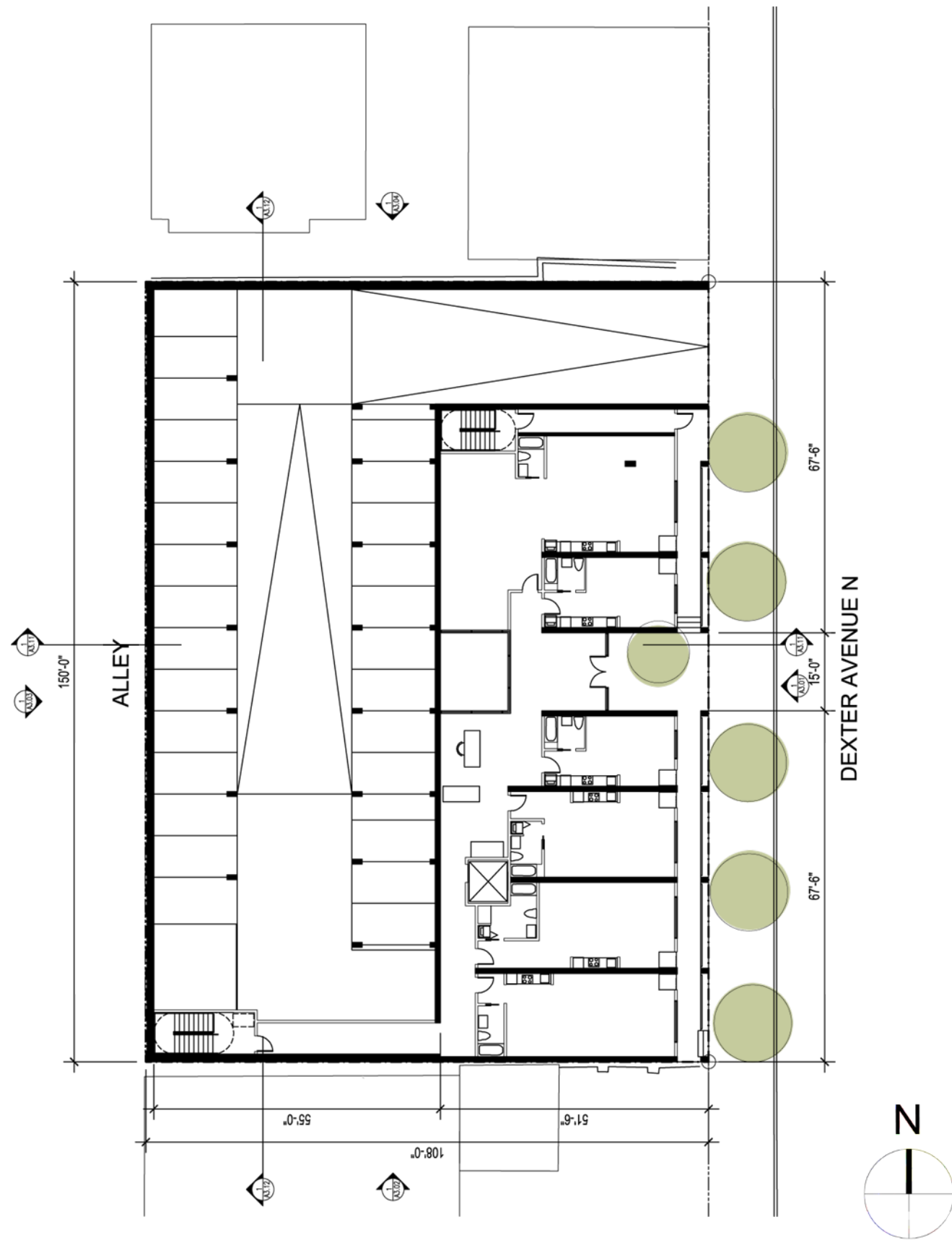
DESIGN VALUES

BREAK DOWN THE MASS OF THE BUILDING AND PROVIDE VISUAL CONNECTIONS THROUGH THE SITE

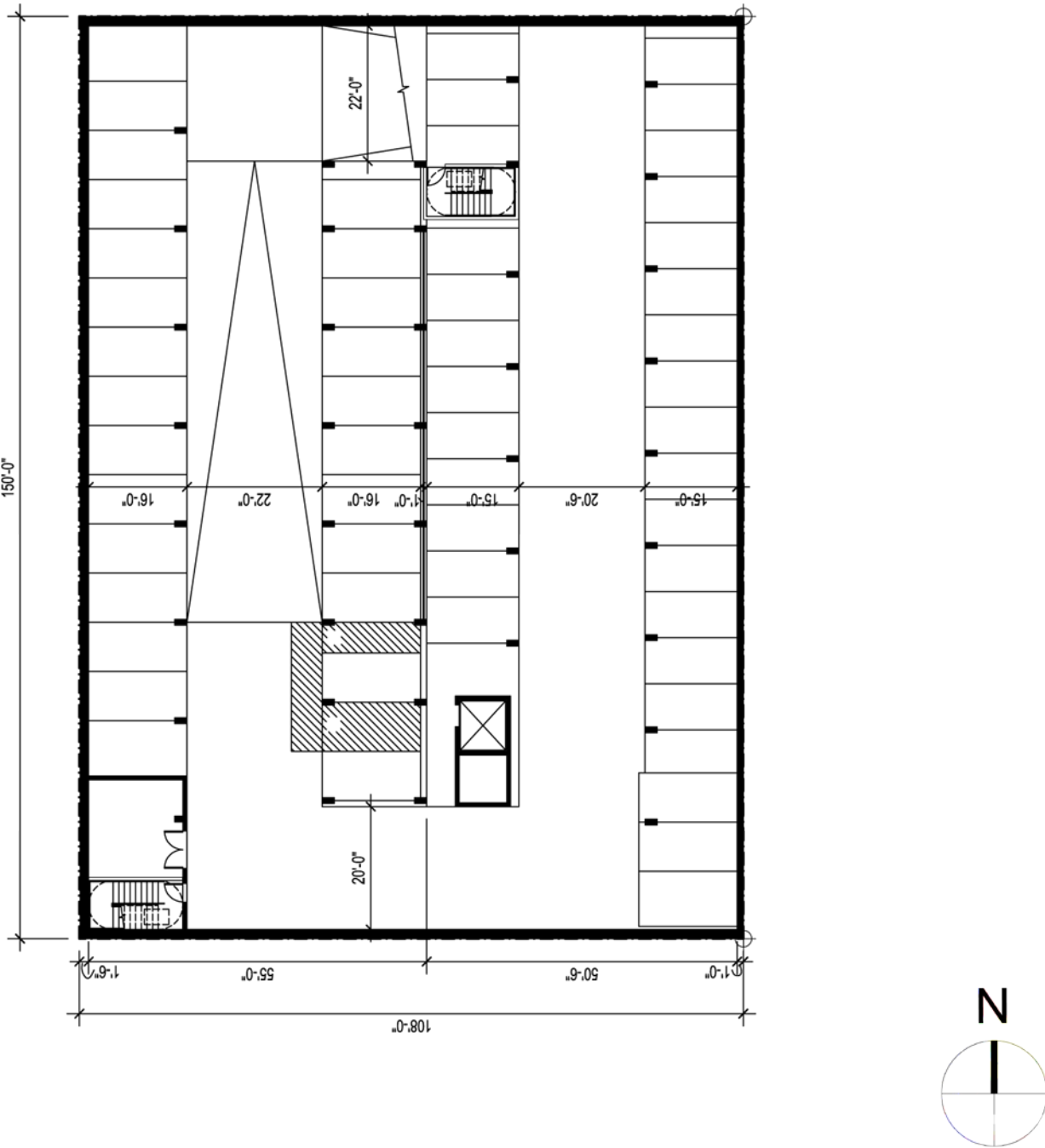
INTERIOR LANDSCAPED COURTYARD PROVIDES PLEASANT VIEWS FOR RESIDENTS WHILE SLOWING, CLEANING AND REDUCING THE QUANTITY OF STORMWATER RUNOFF

ROOF TOP GARDENS PROVIDE VIEWS TO LAKE UNION AND A PLACE OF GATHERING FOR BUILDING RESIDENTS

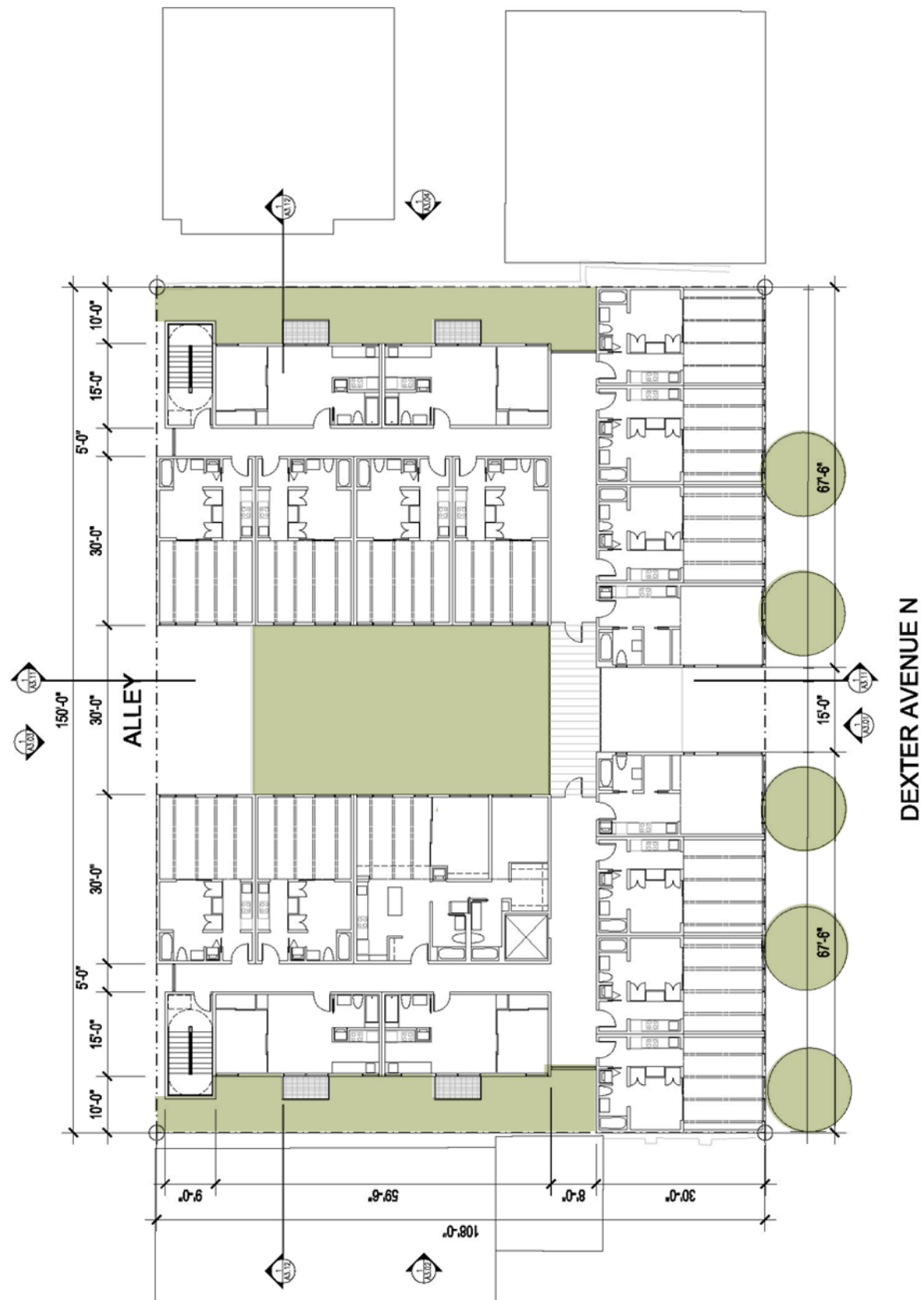
LIVE/WORK UNITS SET BACK TO PROVIDE A BROAD SIDEWALK AND CONTRIBUTE A VIBRANT STREET LIFE



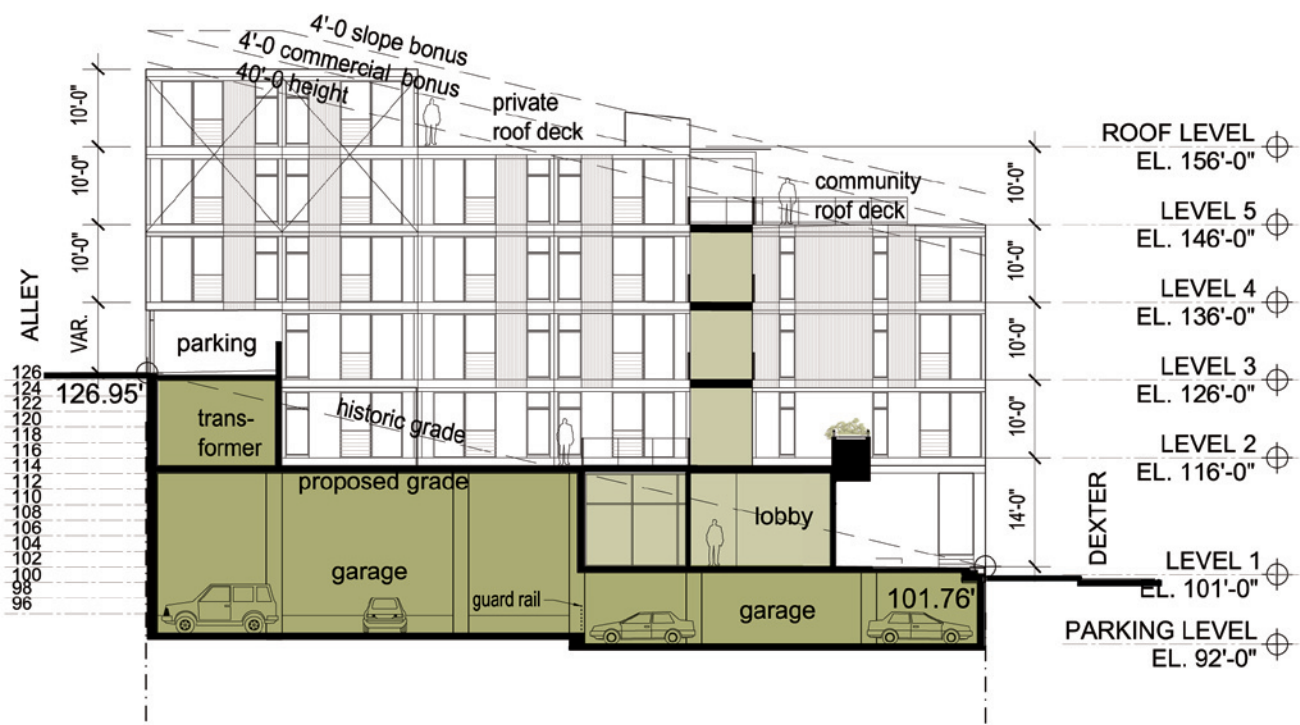
STREET LEVEL/PARKING PLAN



SUBGRADE PARKING PLAN



TYPICAL FLOOR PLAN



E-W SECTION

PROPOSED DESIGN DEPARTURES

1. AUTOMOBILE ACCESS TO PARKING GARAGE FROM DEXTER AVENUE N

