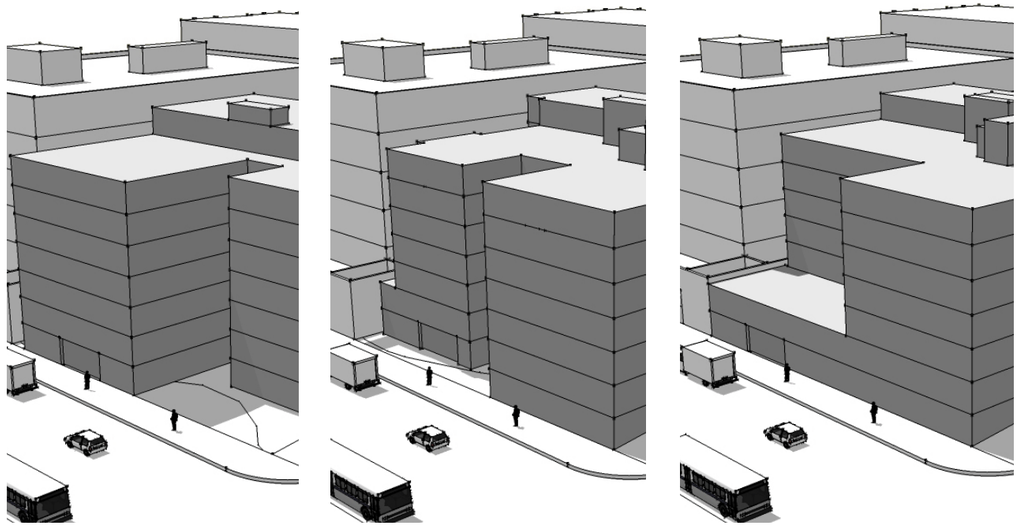
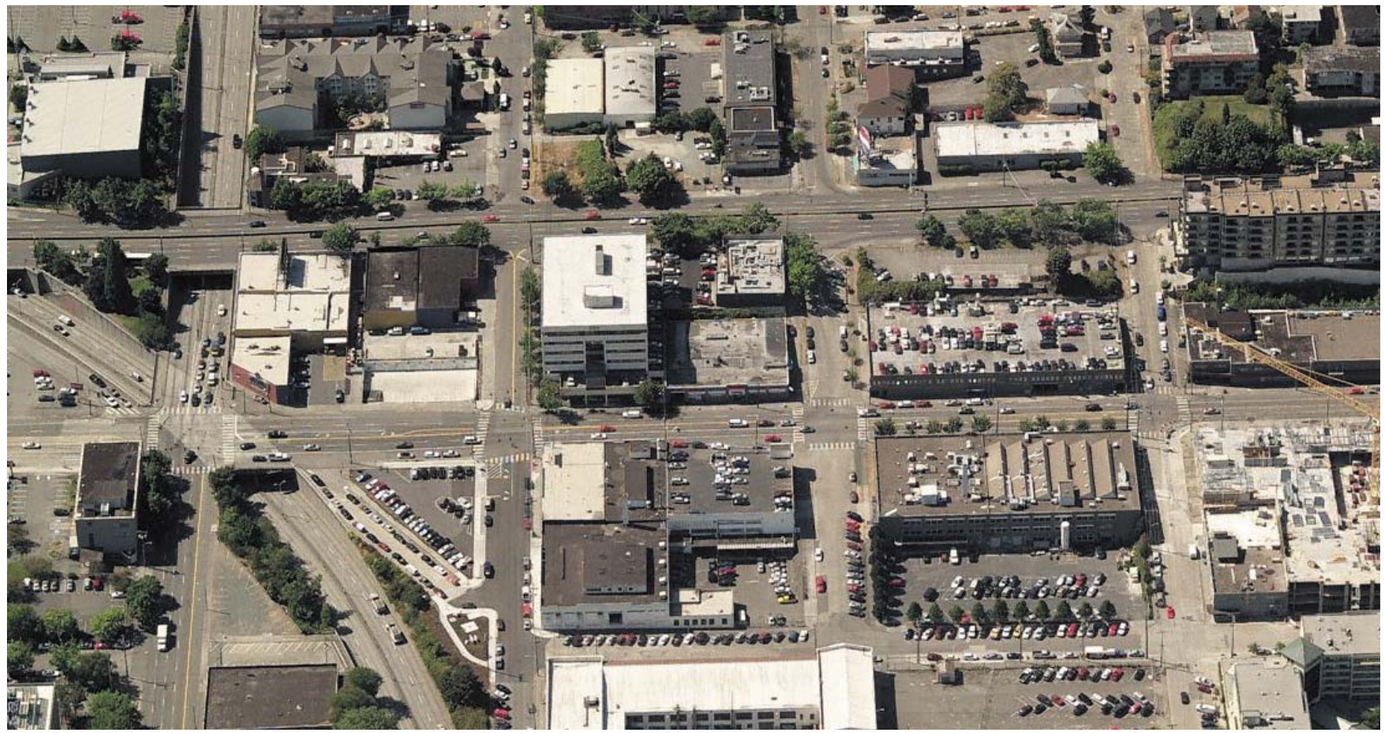
The Europa

717 Dexter Avenue North





Europa LLC

Early Design Guidance
6.26.2009

www.grouparch.com
grouparchitect

PROJECT INFORMATION

Address: 717 Dexter Avenue North

DPD Project #: 3010394

Owner: EUROPA LLC
Dean Trenery, Manager
djtrealtyseattle@aol.com

Applicant: grouparchitect
2222 eastlake avenue east
Seattle, WA 98102
Phone (206) 365-1230
Fax (206) 365-1857

Contact: Brian Palidar AIA CSBA
brian@grouparch.com

DEVELOPMENT OBJECTIVES

Please describe the applicant's development objectives, indicating types of desired uses, structure height, number of residential units, amount of commercial square footage, and number of parking stalls, etc.

The proposed project is a multi-story, mixed-use building containing residential apartment units in the upper levels, retail uses at the street level along Dexter Avenue, and parking in a subterranean multi-level garage. The height of the building is anticipated to reach the maximum limit of 65 feet. The existing site maintains two curbcuts, one on Dexter Avenue and one on Valley Street, however this project proposes maintaining access on Dexter and abandoning the Valley Street curbcut. All vehicular access, refuse / recycling storage, and other services are proposed from the Dexter access point. The residential entrance lobby is located on Dexter Avenue in Options 1 and 2, with Option 3 proposing entry from Valley Street. All Options propose retail use and entrances along Dexter Avenue. Residential amenity space will be provided through a combination of the following: street level landscaped areas, private decks, a common deck above the retail (present in some design options) and a common rooftop deck. Construction of this project requires the demolition of an existing one-story auto repair building, the Europa Auto Center.

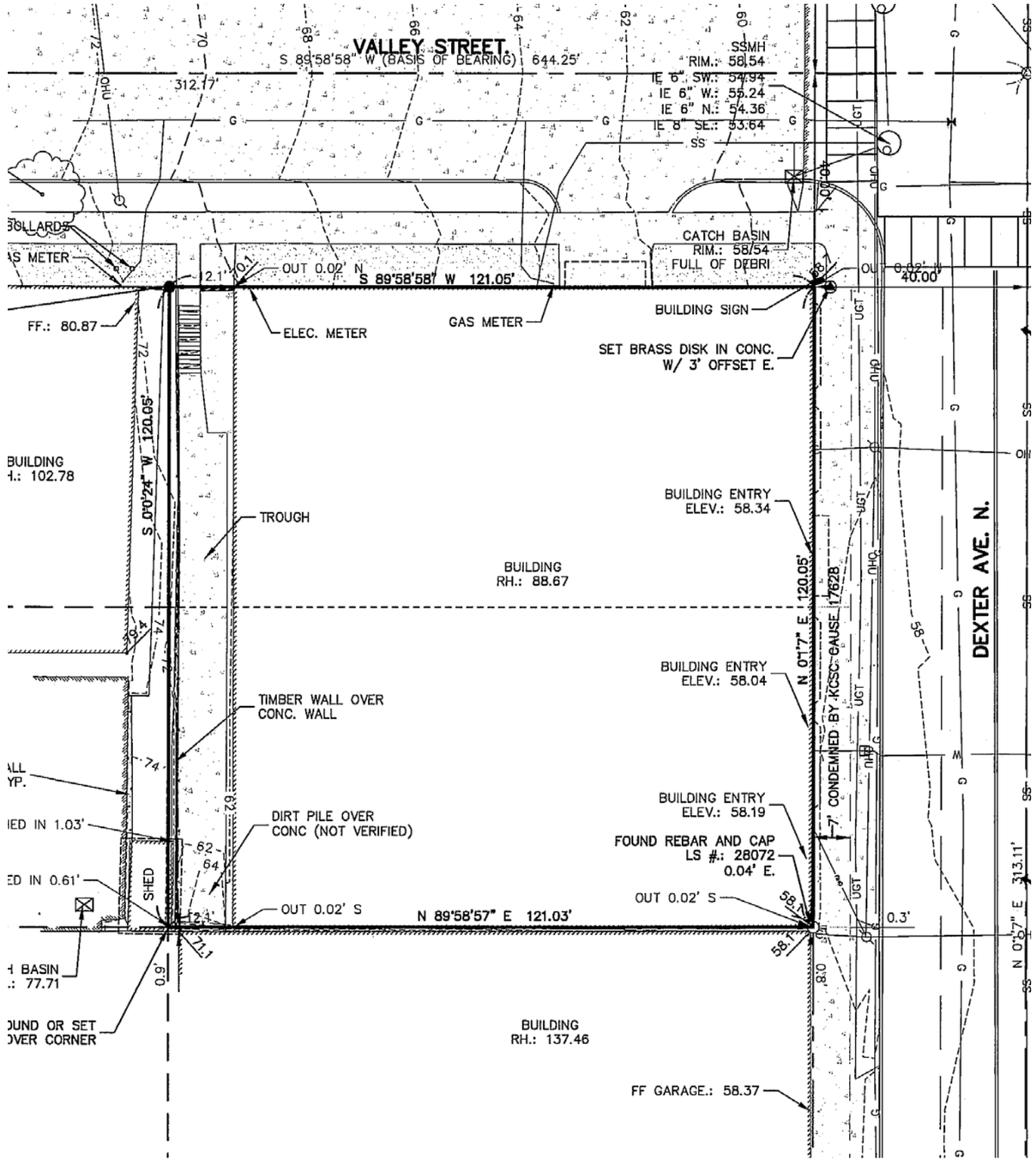
The development objectives for this project are as follows (all values are approximate):

Number of residential units:	100
Number of parking stalls:	85
Area of residential levels:	63,175 sf
Area of retail (max):	3,050 sf
Area of parking levels:	34,025 sf
Total area:	100,250 sf

See zoning analysis section for discussion of requested design departures.

SUSTAINABILITY OBJECTIVES

- LEED Certified
- Built Smart



STREET ELEVATIONS

PROJECT SITE

STREET ELEVATION A: DEXTER AVENUE LOOKING WEST

OPPOSITE PROJECT SITE

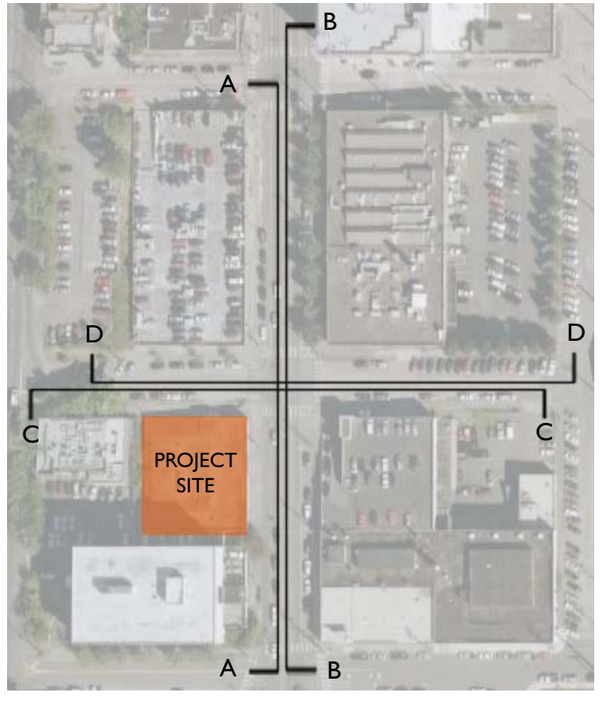
STREET ELEVATION B: DEXTER AVENUE LOOKING EAST

PROJECT SITE

STREET ELEVATION C: VALLEY STREET LOOKING SOUTH

OPPOSITE PROJECT SITE

STREET ELEVATION D: VALLEY STREET LOOKING NORTH



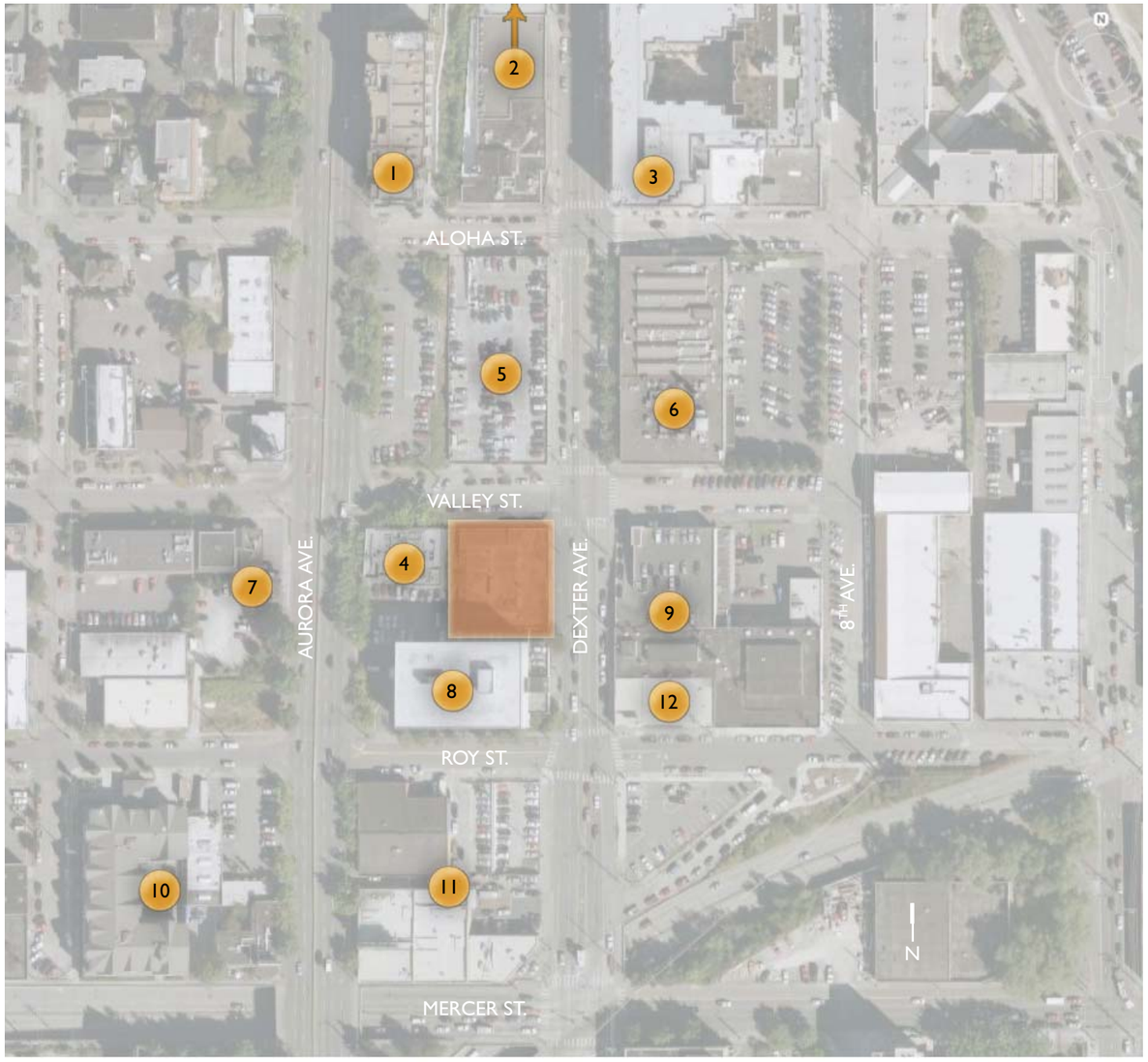
VIEW FROM PROPOSED ROOF DECK LOOKING NORTH WEST

VIEW FROM PROPOSED ROOF DECK LOOKING EAST

VIEW STUDY

VIEW FROM PROPOSED LEVEL 3 LOOKING EAST

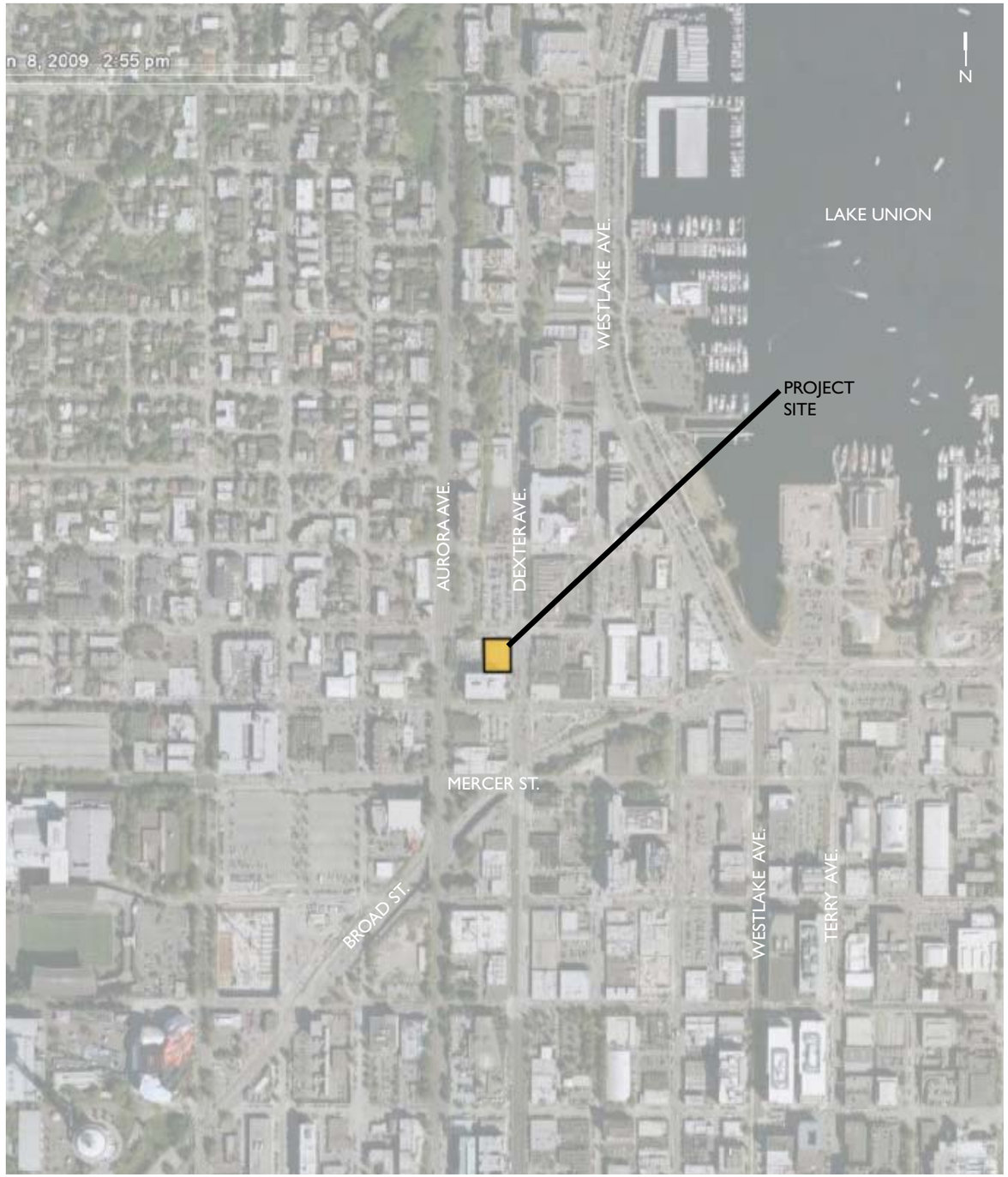
SITE CONTEXT



ADJACENT BUILDINGS

1. The Dexter
2. Alterra
3. Neptune
4. Fulcrum Technologies
5. Esterline: Korry Electronics
6. Esterline: Korry Electronics
7. Pagliacci Pizza
8. Five Story Office Building
9. Auto Hound Auto Body
10. Comfort Suites Motel
11. Copiers Northwest
12. Huletz Auto Electric

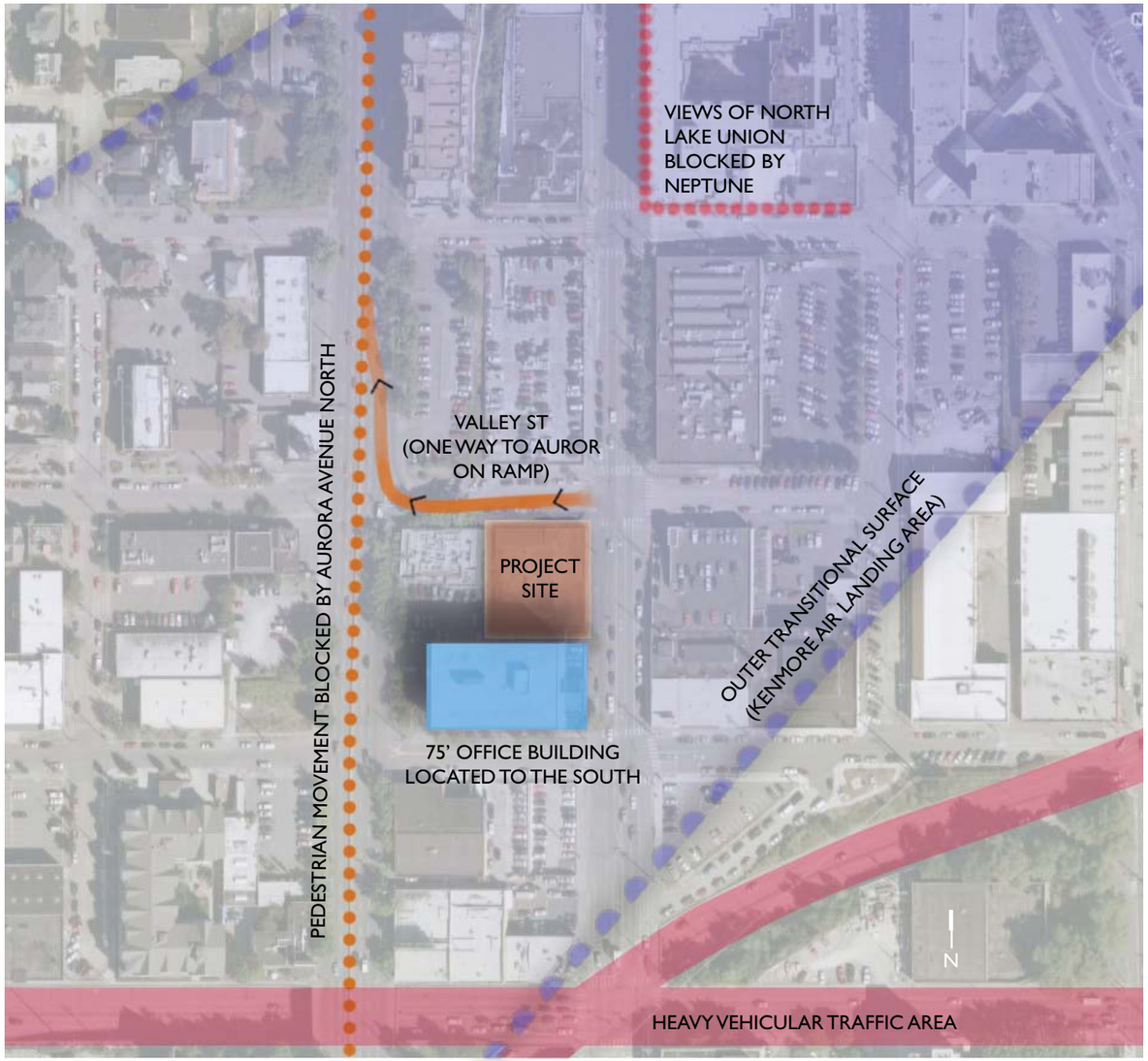
SITE ANALYSIS



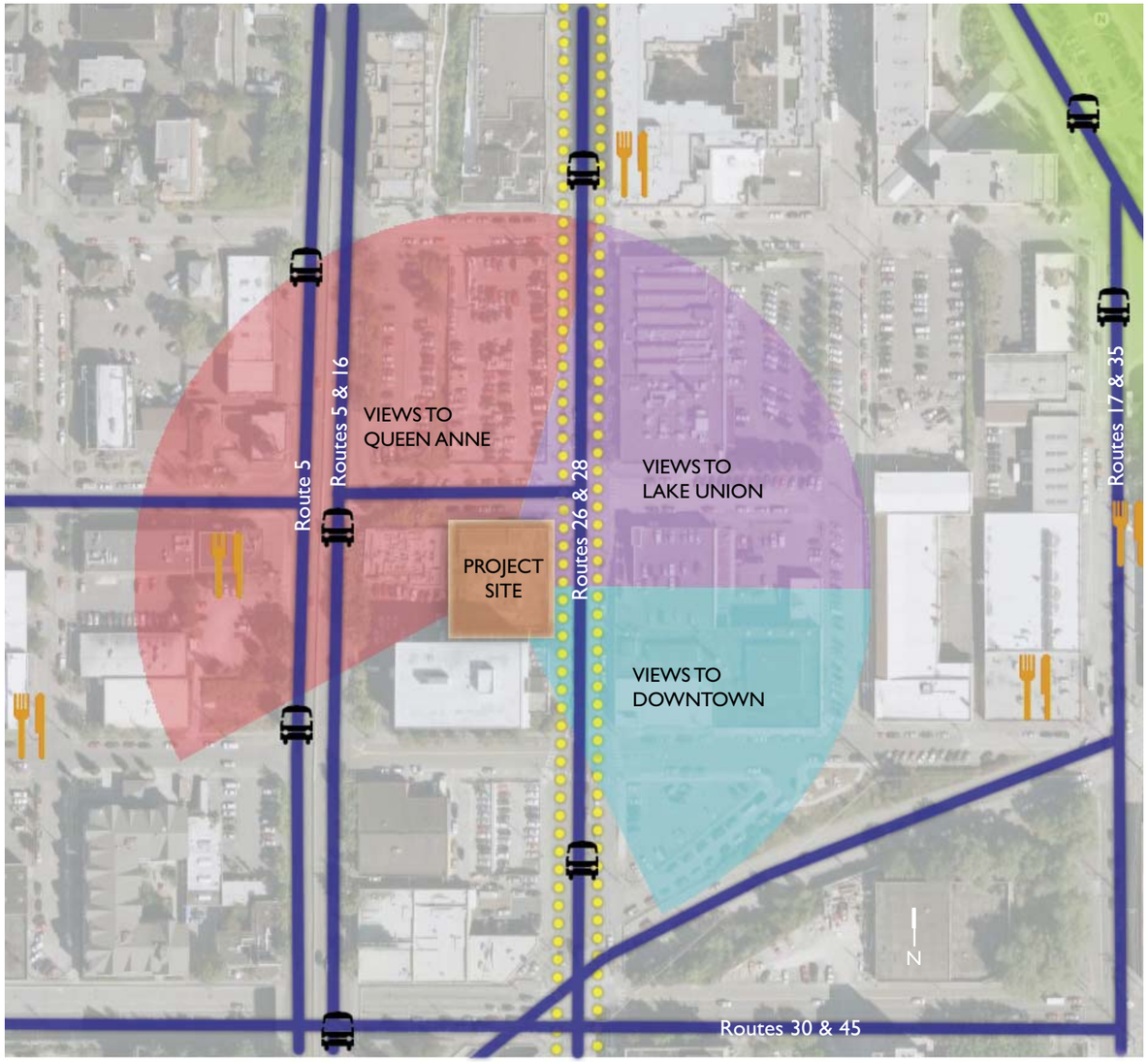
AERIAL PHOTOGRAPH

ADJACENT USE DISTRIBUTION

COMMERCIAL SINGLE FAMILY INSTITUTION MULTI-FAMILY



SITE CONSTRAINTS



Marked Bike Lanes
Bus Lines
Park Area
Metro Stop
Local Food

SITE OPPORTUNITIES

SITE ANALYSIS

NEIGHBORHOOD CONTEXT

Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

South Lake Union Context

The site is located in the northwesterly Dexter Subarea of the South Lake Union Urban Center. The Dexter Subarea is the least defined area of the neighborhood consisting of a variety of building types and uses. Traditionally an industrial and service corridor, the area is currently undergoing a transformation to include more residential and office uses. Views to the east of Lake Union and a strong north-south street grid dominate the area.

Immediate Neighborhood Context:

A variety of auto and service orientated businesses housed in one and two story buildings surround the site with the dominant structure being the five story office building directly to the south. Nearby mixed use buildings include the Neptune and the Dexter, both six+ story structures.

Adjacent and Nearby Streets:

Dexter Avenue is the primary street in the immediate vicinity of the site and functions as a primary north south corridor for bikes, transit and neighbor traffic. Located one block to the west is Aurora Avenue. A combination of high traffic volumes and a center concrete barrier on Aurora separate the site and neighborhood from the Uptown Urban Center and Queen Anne neighborhoods. Valley Street to the north is a westerly one way street functioning as an onramp to northbound Aurora Avenue traffic.

Views and Amenities:

The project will likely have views to the north and east of Lake Union and the South Lake Union neighborhood, views to the west of Queen Anne, and views of downtown Seattle to the southeast. Views in all directions would be partially or fully blocked by future development of the surrounding parcels. At this time, it is understood that the parcel immediately across the street to the north is for sale but is currently occupied by a 60,000+ SF commercial building and is not anticipated to be demolished in the near future.

Landmarks:

There are no designated landmarks in the vicinity of the project. The nearby neon Pepsi sign at Aurora and Valley (less than two blocks away) is widely considered an informal landmark.

Future Projects & Additions to Neighborhood Context:

Nearby projects range in scale and potential impact to the neighborhood context. Commercially, job centers such as the Gates Foundation and Amazon.com campuses have the potential to reinforce development patterns in the immediate vicinity of the project site. Residential and mixed use projects such as 901 Dexter Avenue North bring approximately 300+ units total of much-anticipated housing to South Lake Union. Other sites immediately adjacent to this project are anticipated to be office or biotech uses, further strengthening the commercial core of the area.

FUTURE ADJACENT DEVELOPMENT

1. 901 Dexter Ave N.: Project #3009833. Proposal to allow a 7-story structure containing 290 apartment units above 13,191 sq. ft. of retail in an environmentally critical area. Underground parking for 224 vehicles proposed.

2. 800 Mercer St.: Project #3010080. Proposal to demolish a 27,230 sq. ft. building to facilitate the Mercer Corridor Improvements Environmental Review includes demolition of four additional buildings at 601 Westlake Ave N.

3. Amazon Campus: Proposal to build 11 buildings with approximately 1.6 million SF of office space and 100,000 SF of ground level retail. The project will span from Mercer to John St. along the Terry Ave. corridor. (*Source: SeattleTimes.com*)

4. Gates Foundation Campus: Proposal to build 2 structures with approximately 900,000 SF of new building area. (*Source: SeattleTimes.com*)

5. 708 6th Ave N.: Project #3009330 Proposal to allow multi-story mixed use sturcture containing 100 apartment units above 18 livework units. Underground parking for 69 vehicles proposed.

GENERAL ZONING / BUILDING INFORMATION

Parcel Number:	224900-0255
Zoning:	SM-65
Lot Size:	14,520 s.f.
Overlay:	South Lake Union - Urban Center South Lake Union – Design Guideline I Magnolia / Queen Anne Neighborhood District (guidelines) Archeological Buffer
Mapped ECA:	None
Streets:	Dexter – Class 2 street per 23.48.018
Codes:	Seattle Land Use Code (current edition), 2006 Seattle Building Code (SBC)

ZONING ANALYSIS (SEATTLE LAND USE CODE, current edition)

SEATTLE MIXED ZONING (23.48)

23.48.004	Drinking establishments, restaurants, office, retail and general sales and services, live/work units, light manufacturing, and residential uses are all allowed outright
23.48.010	65' height limit, pitched roofs may extend above limit per 23.48.010D, rooftop elements such as solar collectors, solariums, etc may extend above limit per 23.48.010E
23.48.012	No upper-level setbacks required
23.48.014	Min. façade height of 25' along Dexter, min 15' height along Valley, max setback from Dexter Avenue with landscaping is 12' per 23.48.014D **(POSSIBLE DEPARTURE)**
23.48.016	No FAR restrictions in SM-65
23.48.018	Blank / transparent façade req'd = 60% transparency of façade width along Dexter Avenue. Valley street façade may contain a maximum of 70% blank facades
23.48.019	Minimum of 75% of all street level uses are required to be any of the following: a) general sales and services, b) eating and drinking establishments, c) entertainment uses, d) public libraries, and/or e) public parks.
23.48.020	Residential amenity area req'd = 5% of gross resid. floor area, at or above ground level, max 50% may be enclosed (solariums, greenhouse, etc), min 15' sq, 225sf, exterior spaces must take solar advantage
23.48.024	Screening req'd at street-level (or above) parking along Dexter (min 3' high, see code section), street trees required
23.48.026	Subject to noise standards of 23.47A.018
23.48.028	Subject to odor standards of 23.47A.020
23.48.030	Min 200 sf recyclables / solid waste storage
23.48.032	Parking stall sizes, etc required per 23.54.015
23.48.034	Parking curb cuts subject to DPD Director's decision re: placement on Dexter

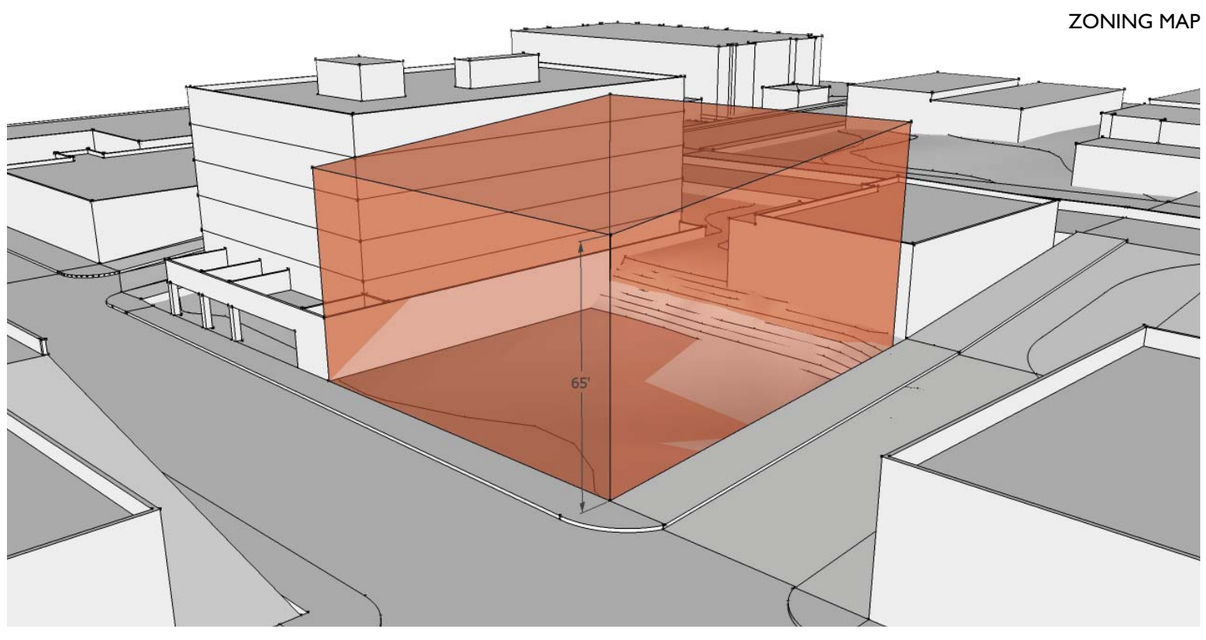
PARKING (23.54)

23.54.015B2	No required parking for Non-Residential uses
Chart B (K)	No required parking for Residential uses
Chart E (A,B)	Bicycle parking for Non-Residential uses required (varies)
Chart E (D)	Bicycle parking required: 1 stall / 4 units for Residential uses
23.54.030G	Sight triangle (10'x10') required at two way driveway **(POSSIBLE DEPARTURE)**

ZONING DEPARTURE MATRIX

Departure Anticipated	Option 1	Option 2	Option 3	Preferred
Street-level street-facing façade setback		X		
Site triangle size / location		X	X	X

ZONING MAP



ZONING ENVELOPE

SUMMARY OF DESIGN REVIEW GUIDELINES

SITE PLANNING

A-1 *Responding to Site Characteristics (*SLU Priority)*
The Siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features. Solar orientation is also important consideration for this project.

A-2 *Streetscape Compatibility (*SLU Priority)*
The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way. Pedestrian friendly streetscapes are an important consideration for this project.

A-3 *Entrances Visible from the Street*
Entries should be clearly identifiable and visible from the street.

A-4 *Human Activity (*SLU Priority)*
New development should be sited and designed to encourage human activity on the street. Graceful transition from street is an important consideration.

A-5 *Respect for Adjacent Sites*
Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

A-6 *Transition Between Residence & Street (*SLU Priority)*
For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-7 *Residential Open Space*
Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

A-8 *Parking & Vehicle Access*
Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

A-9 *Location of Parking on Commercial Street Fronts*
Parking on a commercial street front should be minimized and where possible should be located behind a building.

A-10 *Corner Lots*
Buildings on corner lots should be oriented to the corner and public store fronts. Parking and automobile access should be located away from corners.

HEIGHT, BULK & SCALE

B-1 *Height, Bulk & Scale Compatibility (*SLU Priority)*
Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less intensive
zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between anticipated development potential of the adjacent zones.

ARCHITECTURAL ELEMENTS & MATERIALS

C-1 *Architectural Context (*SLU Priority)*
New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

C-2 *Architectural Concept and Consistency (*SLU Priority)*
Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.

C-3 *Human Scale*
The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

C-4 *Exterior Finish Materials*
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have a texture, pattern, or lend themselves to a high quality of detailing are encouraged.

C-5 *Structured Parking Entrances*
The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

PEDESTRIAN ENVIRONMENT

D-1 *Pedestrian Open Spaces and Entrances (*SLU Priority)*
Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

D-2 *Blank Walls*
Buildings 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.

D-3 *Retaining Walls*
Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where high retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscape.

D-4 *Design of Parking Lots Near Sidewalks*
Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking signs and equipment.

D-5 *Visual Impacts of Parking Structures*
The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

D-6 *Screening of Dumpsters, Utilities and Service Areas*
Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When it is not possible to locate these elements away from the street front,
they should be screened from view using high quality and compatible materials and should not be located in the pedestrian right-of-way.

D-7 *Personal Safety and Security (*SLU Priority)*
Project design should consider opportunities for enhancing personal safety and security in the environment under review.

D-8 *Treatment of Alleys*
The design of alley entrances should enhance the pedestrian street front.

D-9 *Commercial Signage*
Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

D-10 *Commercial Lighting*
Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building
façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

D-11 *Commercial Transparency*
Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

D-12 *Residential Entries and Transitions*
For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential
buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

LANDSCAPING

E-1 *Reinforce Existing Landscape Character of Neighborhood (*SLU Priority)*
Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

E-2 *Landscaping to Enhance the Building and/or Site (*SLU Priority)*
Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

E-3 *Landscape Design to Address Special Site Conditions (*SLU Priority)*
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.

DESIGN CUES FROM SURROUNDING CONTEXT

- The adjacent commercial office building is boxy and exceeds the project's anticipated height by over 10 feet. The street level garage is marked by an open-air colonnade of painted concrete columns and the pedestrian entry itself is recessed with a small, minimally landscaped pathway to an enclosed lobby beyond. The colonnade serves to provide an overall pedestrian scale to the sidewalk and public realm, but does not offer significant architectural details for consideration.

- The adjacent commercial / industrial buildings are one- to two-story tilt-up concrete with long horizontal facades, minimal façade treatments, and little exterior detailing. They are utilitarian and contribute little to the street-level pedestrian experience. Entrances are typically convenience-oriented to the occupants, and windows are usually placed high above the sidewalk. Despite their boxy nature, they establish a consistent, sub-30 foot tall concrete base, or podium, which anchors them to their sites.

- Mixed-use buildings in the vicinity, notably the Dexter and Neptune projects, exhibit more eclectic architectural styles and use a wide variety of exterior materials. All rise to the maximum zoning height and typically bulk out to the maximum of their allowable building envelope. With the exception of the entry courtyard at the Dexter, all push building massing towards the sidewalk.

- Ground level retail exists but is largely relegated to either existing one-story commercial buildings (Buca di Beppo, etc) or in mixed use projects such as the Neptune. Vast majority of retail tenants are small and local in scale – very few "big box" businesses are present (Whole Foods, REI, Guitar Center, etc).

- The street character of Dexter Avenue is extremely varied and changes rapidly in scale as it descends from Queen Anne into South Lake Union, with building massing and density increasing while ground level open space decreases. Overall, Dexter feels very non-pedestrian, industrial, and automobile-centered in the immediate vicinity of the project site.

- The heavy use of Dexter as a primary bicycle route into and out of Seattle provides a stage upon which to provide places of respite in support of bicycles in addition to pedestrians.

- The neighborhood of South Lake Union has seen an expansive regeneration over the past decade with a wide variety of architectural styles, characters, materials, and types of projects (institutions, multifamily housing, commercial offices, etc). Metal siding, large windows at residential units, overhanging cornices, and roof decks are common elements.

DESIGN GUIDELINES OF HIGHEST PRIORITY

A-2 *Streetscape Compatibility*
A-5 *Respect for Adjacent Sites*
A-10 *Corner Lots*
B-1 *Height, Bulk & Scale Compatibility*
C-1 *Architectural Context*
D-12 *Residential Entries and Transitions*

RESPONSES TO ANALYSIS

<u>South Lake Union Context</u>

Massing takes advantage of envelope and view potentials	B-1 *Height, Bulk & Scale Compatibility*
Mixed use of exterior materials	C-4 *Exterior Finish Materials*
Parking located entirely underground	D-5 *Visual Impact of Parking Structures*

<u>Immediate Neighborhood Context:</u>

Strong, pedestrian-focused retail core along street level	A-4 *Human Activity* / A-2 *Streetscape Compatibility*
Some options: strong corner massing anchors bldg	A-10 *Corner Lots*
Some options: locate massing away from neighboring bldg	B-1 *Height, Bulk & Scale Compatibility*
Solid, pedestrian scale podium massing	C-1 *Architectural Context* / C-2 *Concept & Consistency*
Retail base and podium detailing reinforce ped. interaction	C-3 *Human Scale*
Concrete at podium level	C-4 *Exterior finish materials*
Some options: residential entry court set back from street	D-12 *Residential Entries and Transitions*

<u>Adjacent and Nearby Streets:</u>

Residential uses located away from street	A-1 *Responding to Site Characteristics*
Some options: emphasize pedestrian entrance	A-3 *Entrances Visible From Street*
Some options: adjacent bldg views preserved where possible	A-5 *Respect for Adjacent Sites*
	A-6 *Transition Between Residence & Street*
Some options: garage entry recessed from street	A-8 *Parking & Vehicle Access* / C-5 *Structured Parking Entrances* / D-5 *Visual Impacts of Parking Structures*
Some options: create pedestrian relief along Dexter	D-1 *Pedestrian Open Spaces and Entrances*
Utilities located within building envelope	D-6 *Screening of Dumpsters, Utilities and Service Areas*
Some options: residential entry placed in visible location	D-7 *Personal Safety and Security*
Retail along Dexter provides inviting ped. environment	D-10 *Commercial Lighting* / D-11 *Commercial Transp.*
Some options: corner plaza provides add'l landscaping	E-2 *Landscaping to Enhance the Building and/or Site*

<u>Views and Amenities:</u>

Rooftop open space	A-7 *Residential Open Space*
Some options: Floor 3 open space provides add'l landscaping	A-7 *Residential Open Space*
Add street trees to improve streetscape	E-1 *Reinf. Existing Landscape Character of Neighborhood*

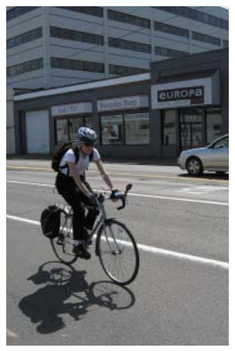
<u>Landmarks:</u>
N/A


COURTYARD AT RES. ENTRY

PEDESTRIAN SCALED ENTRY & DETAILS


BIKE ACCOMMODATION


PEDESTRIAN SCALE FACADE



PEDESTRIAN SAFETY

ACTIVE STREETSCAPE AT RETAIL


PEDESTRIAN COURTYARD AT RETAIL

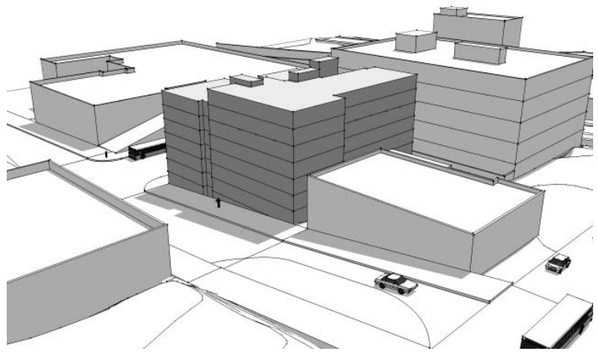
DISTINGUISHING FEATURES
Pedestrian courtyard along Dexter Avenue

PROS

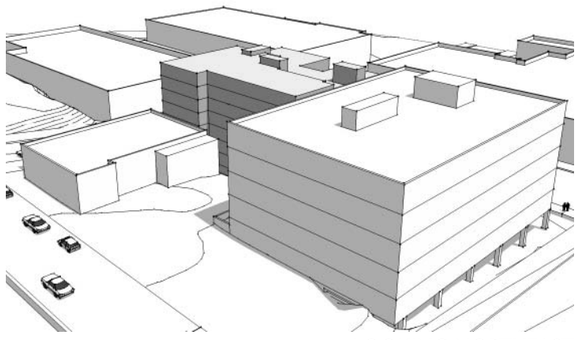
- Building anchored to corner reinforces architectural context
- Garage access is recessed from street / sidewalk
- 'E'-style building layout preserves more view opportunity to adjacent south office building

CONS

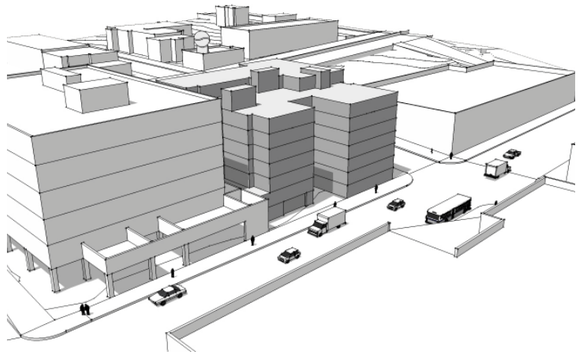
- Approx. 10 units face due south into adjacent office building (lack of privacy by both parties)
- Floor 2 units at west façade will look at ground level at adjacent west office building and retaining wall
- Courtyard exposes blank wall of adjacent office building parking garage
- Massing is tight along west property line and adjacent office building



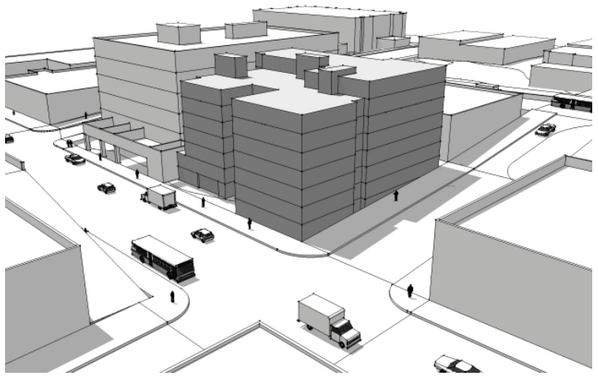
LOOKING SOUTHEAST



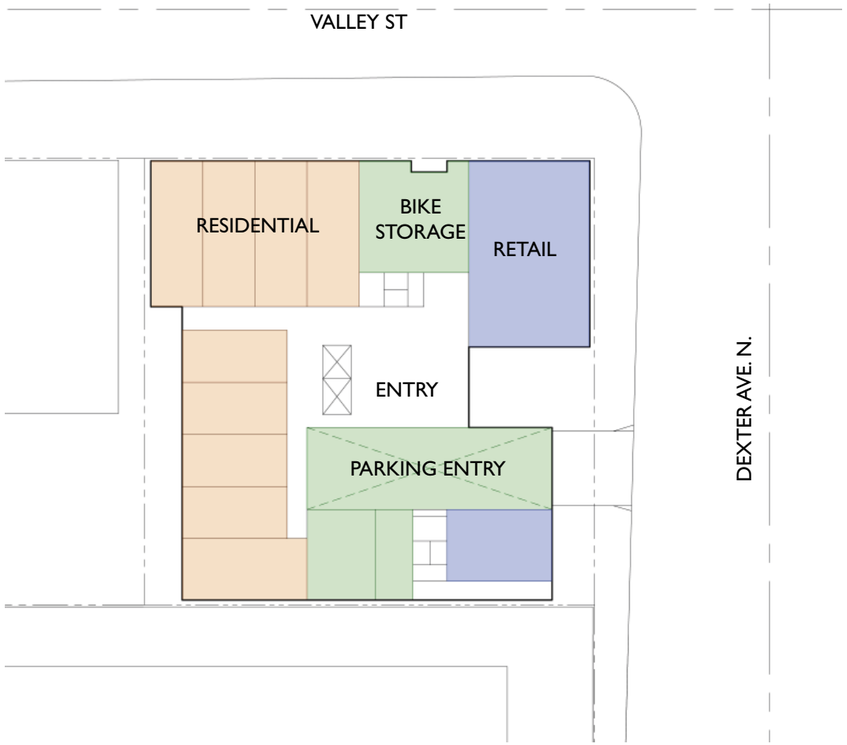
LOOKING NORTHEAST



LOOKING NORTHWEST

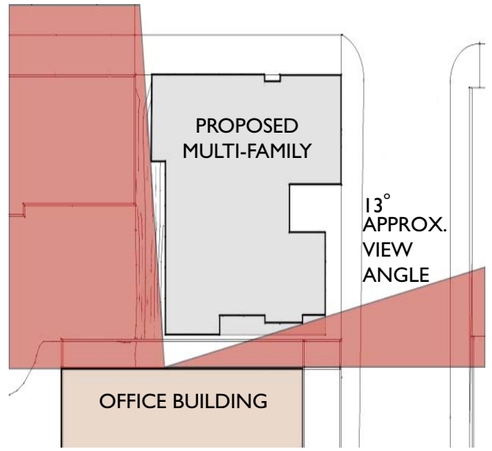


LOOKING SOUTHWEST

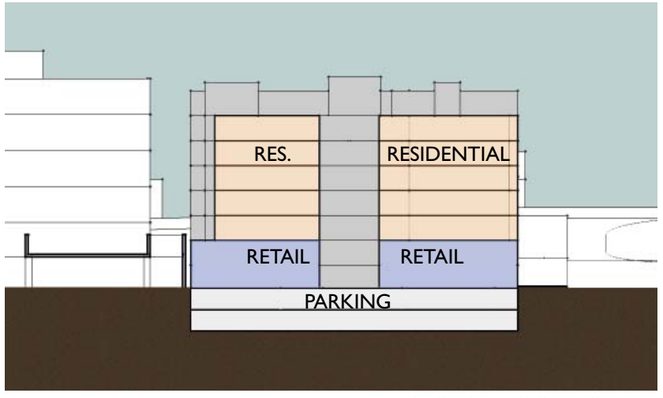


GROUND LEVEL PLAN

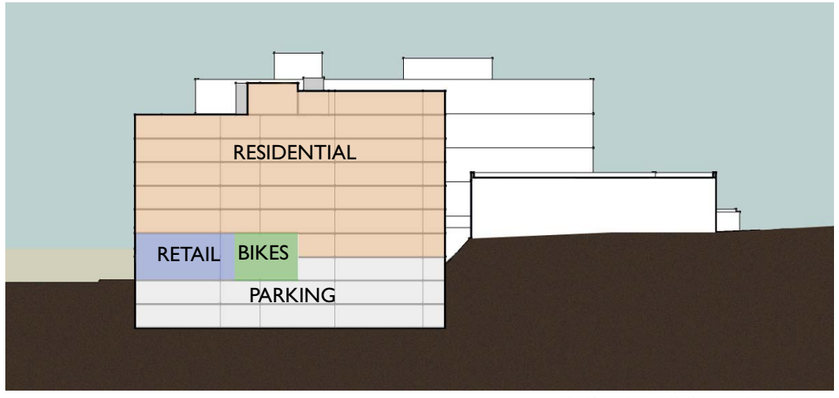
TYPICAL UPPER LEVEL PLAN



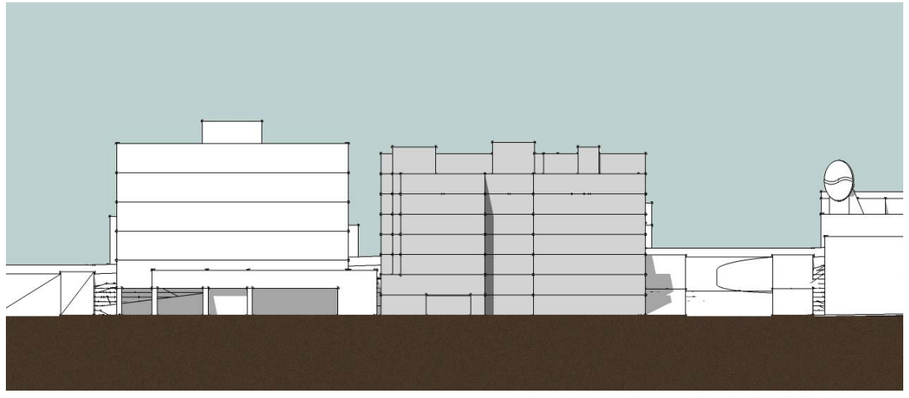
ADJACENT BUILDING VIEW STUDY



SECTION LOOKING WEST



SECTION LOOKING SOUTH



WEST ELEVATION ALONG DEXTER AVENUE

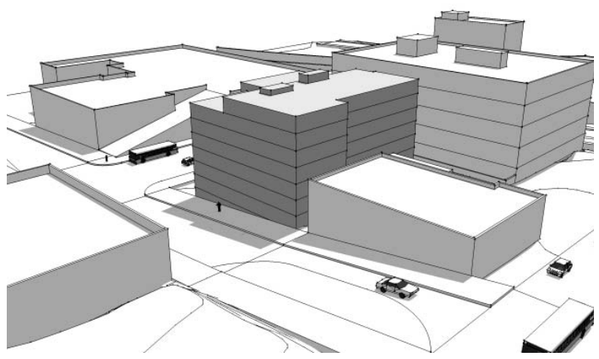
DISTINGUISHING FEATURES
Corner plaza at Dexter and Valley

PROS

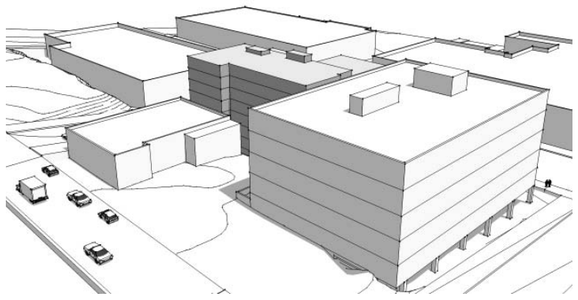
- Corner plaza establishes different identity from neighborhood context
- Corner plaza offers place of respite / invitation to pedestrians and bicyclists
- Residential entry court oriented towards Dexter
- Corner plaza allows for additional landscaping at street level

CONS

- Driveway is sizeable part of south retail façade along Dexter
- View preservation of south office building is minimized due to massing along south property line
- Most units face either due west or south directly into adjacent office buildings (lack of privacy by both parties)
- Floor 2 units at west façade will look at ground level at adjacent west office building and retaining wall
- Weak corner massing due to plaza
- Massing is tight along west property line and adjacent office building



LOOKING SOUTHEAST



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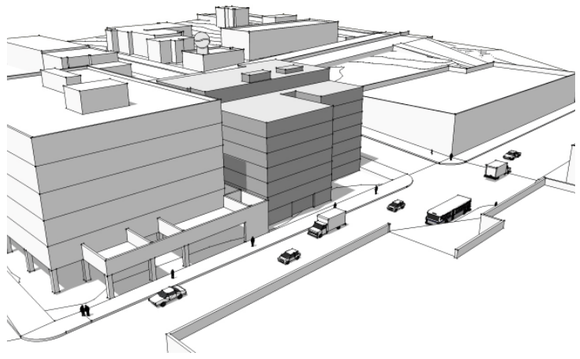

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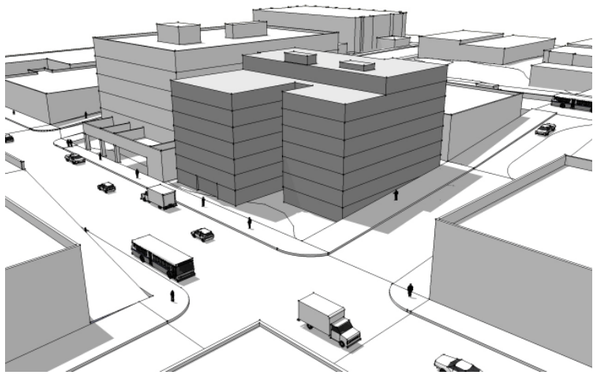

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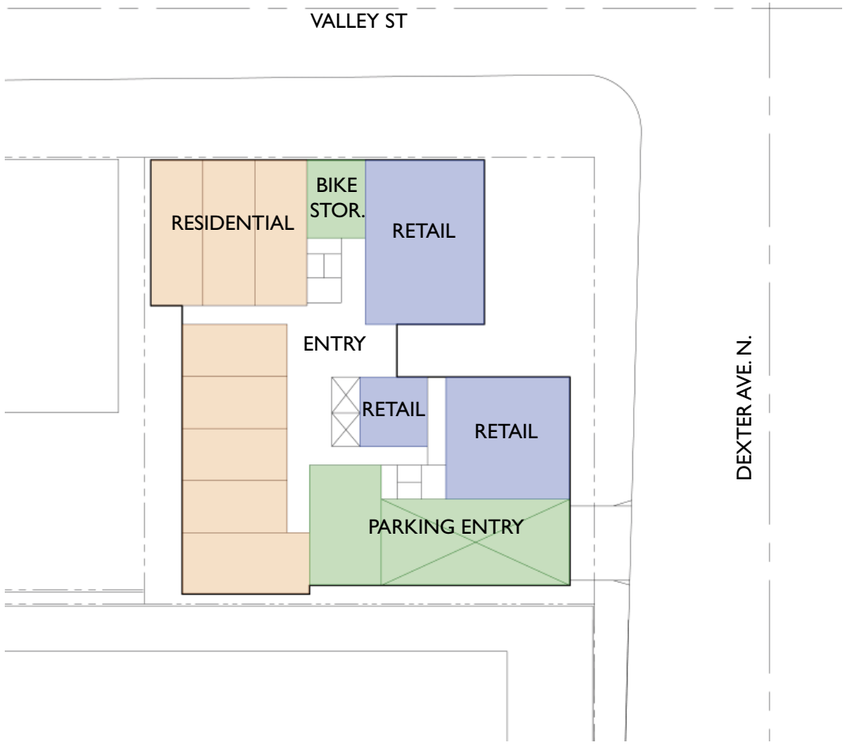
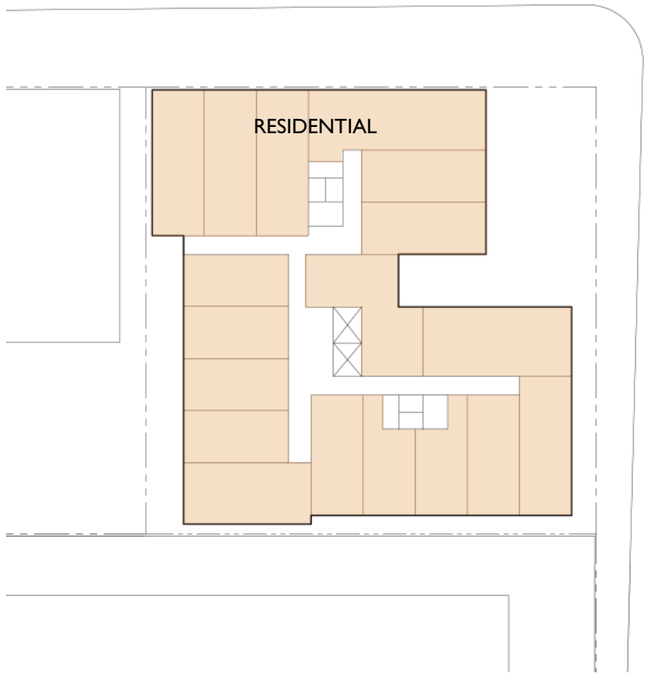
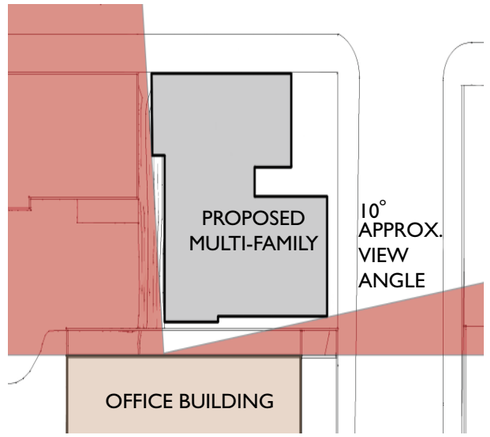


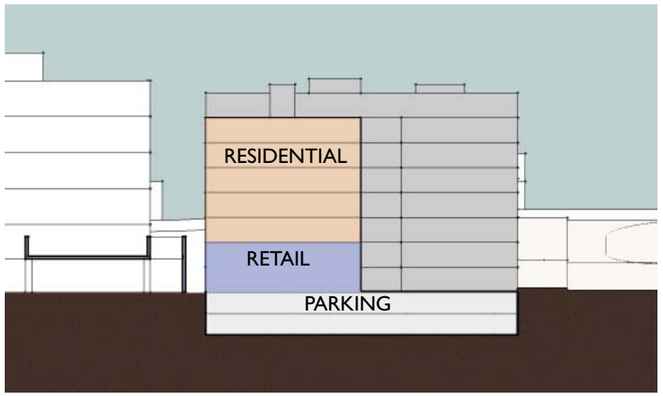
GROUND LEVEL PLAN



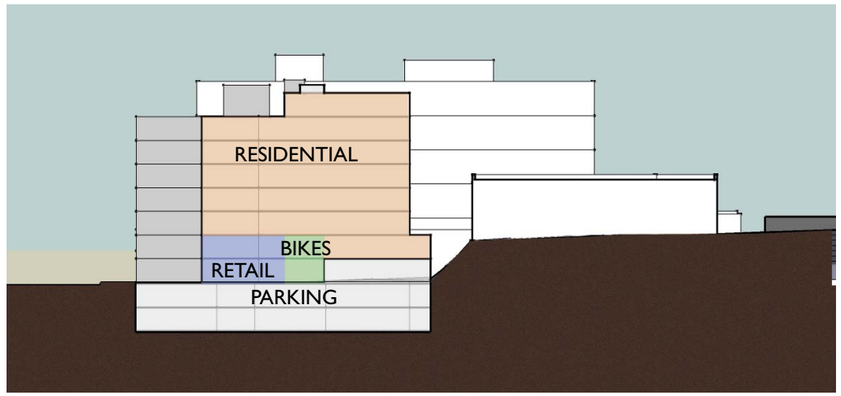
TYPICAL UPPER LEVEL PLAN



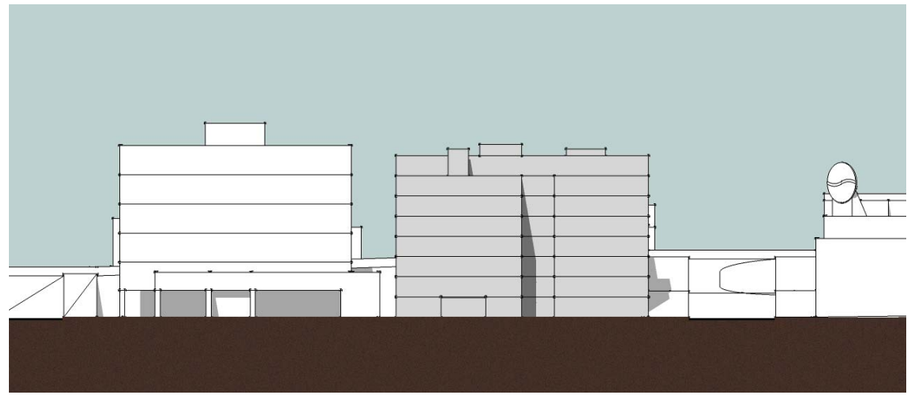
ADJACENT BUILDING VIEW STUDY



SECTION LOOKING WEST



SECTION LOOKING SOUTH



WEST ELEVATION ALONG DEXTER AVENUE

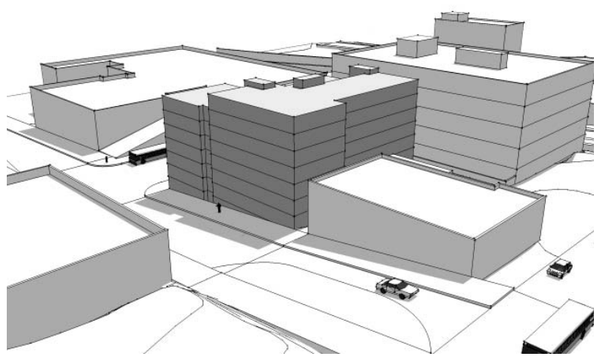
DISTINGUISHING FEATURES
Strong podium with retail

PROS

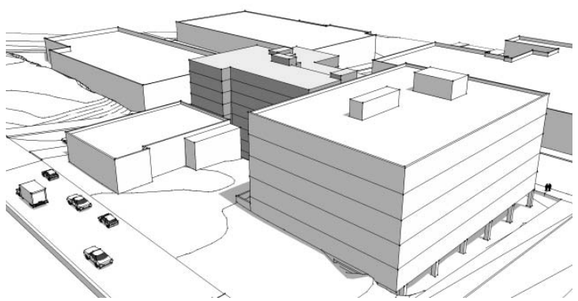
- Strong, solid massing at corner
- No units face south to protect privacy
- Retail fronts directly on Dexter and reinforces existing neighborhood context
- Floor 3 deck above retail provides mid-building recreation space amenity / landscaping opportunity

CONS

- Long retail façade provides no pedestrian relief at street-level
- Driveway is sizeable part of south retail façade along Dexter
- Residential entry is relegated to Valley and not prominent along Dexter
- Floor 2 units at west façade will look at ground level at adjacent west office building and retaining wall
- Bulk and scale and blank walls are maximized, and view preservation minimized due to massing along south property line
- Residential entry at Valley works best only if reciprocated in future development of north property
- Residential entry potentially less secure due to side street location (less eyes on street)



LOOKING SOUTHEAST



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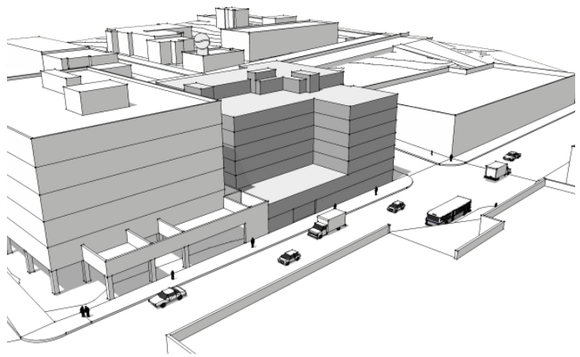

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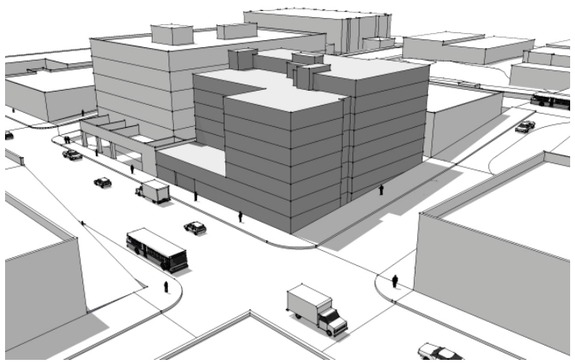

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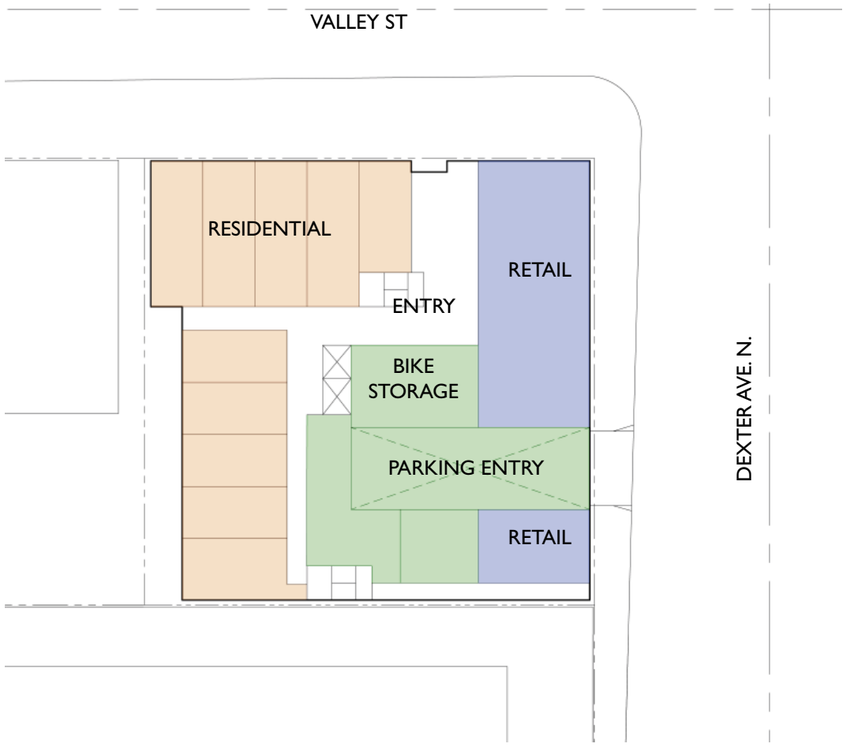
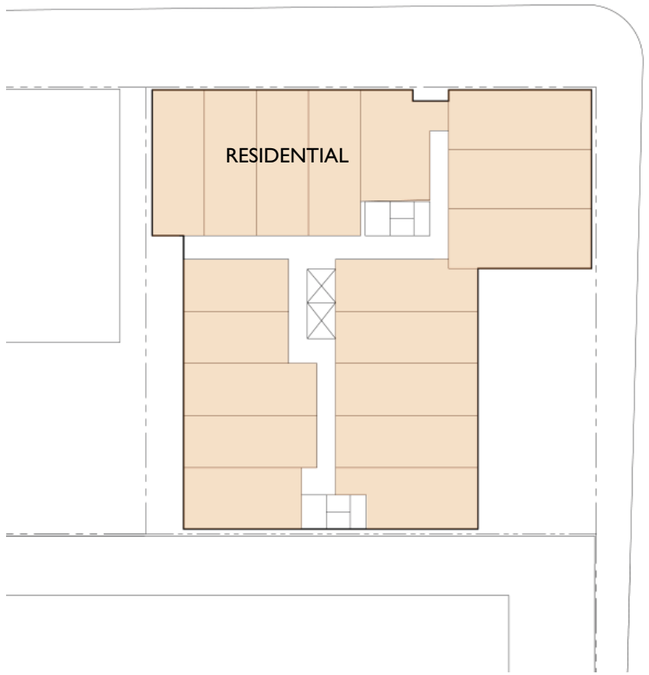
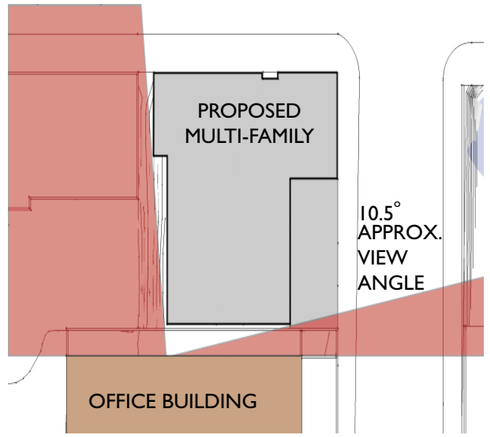


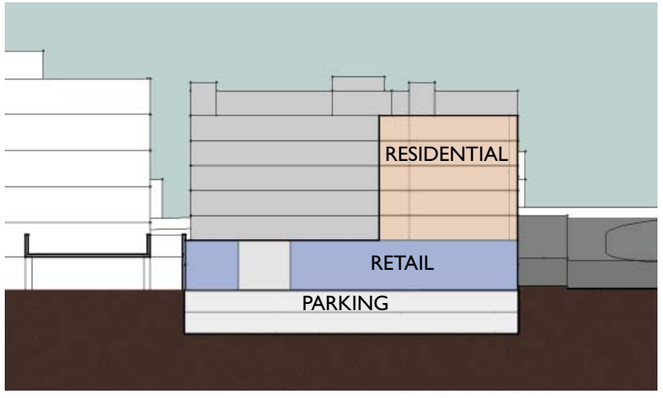
GROUND LEVEL PLAN



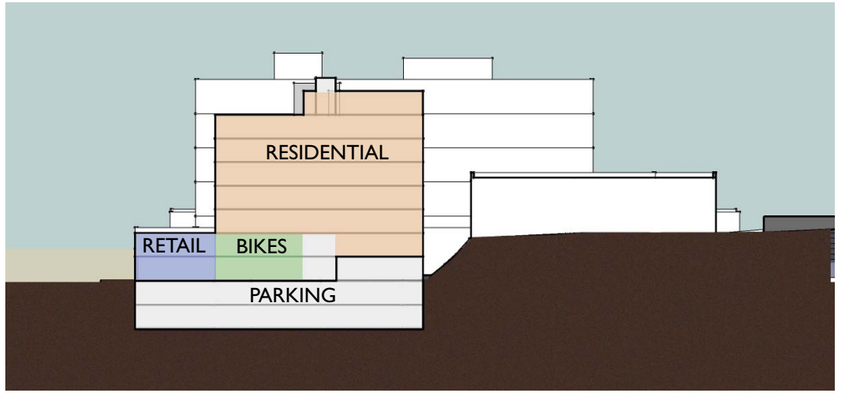
TYPICAL UPPER LEVEL PLAN



ADJACENT BUILDING VIEW STUDY



SECTION LOOKING WEST



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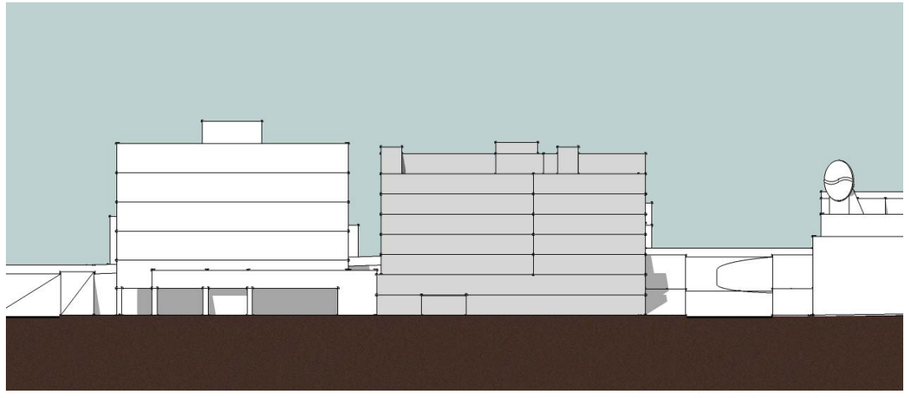


WEST ELEVATION ALONG DEXTER AVENUE

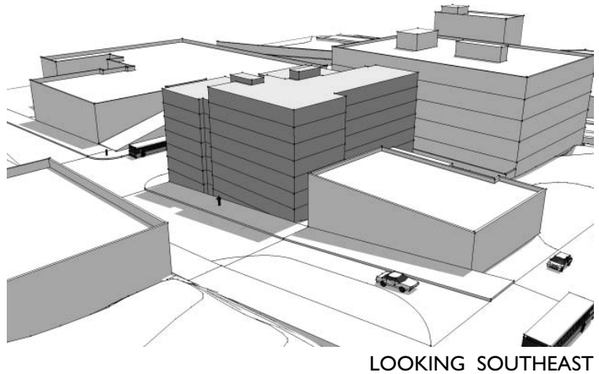
DISTINGUISHING FEATURES
Strong podium with retail & stepped mass

PROS

- Strong, solid massing at corner
- Stepped tower massing transitions to adjacent office building
- Retail podium references datum of adjacent office building
- Retail along Dexter reinforces existing neighborhood context
- Width of retail allows for variety of sizes & spatial configuration
- Floor 3 open space above retail provides mid-building recreation space amenity / landscaping opportunity

CONS

- Long retail façade provides no pedestrian relief at street-level
- Residential entry is relegated to Valley and not prominent along Dexter
- Floor 2 units at west façade will look at ground level at adjacent west office building and retaining wall
- Bulk blank walls are strong, and view preservation minimized due to massing along south property line
- Residential entry at Valley works best only if reciprocated in future development of north property
- Residential entry potentially less secure due to side street location (less eyes on street)



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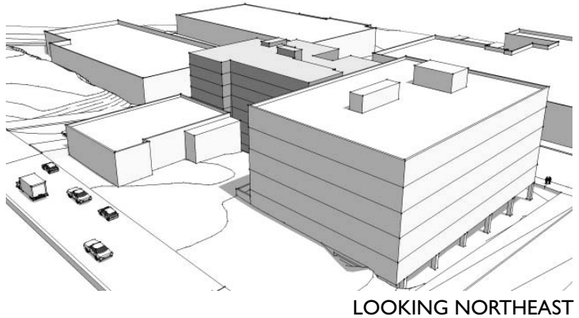

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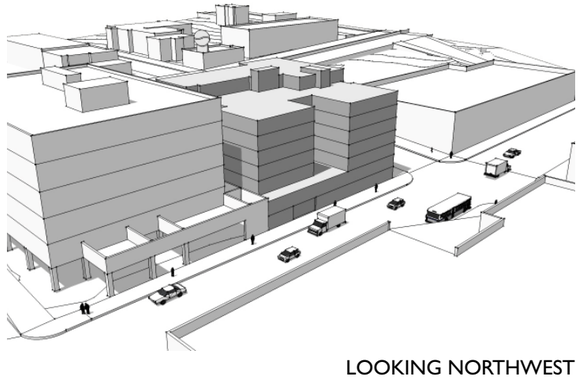

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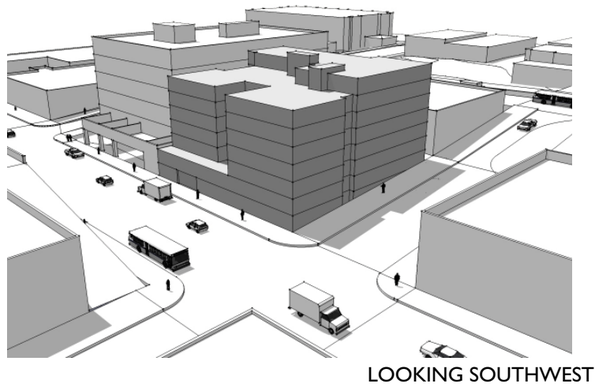

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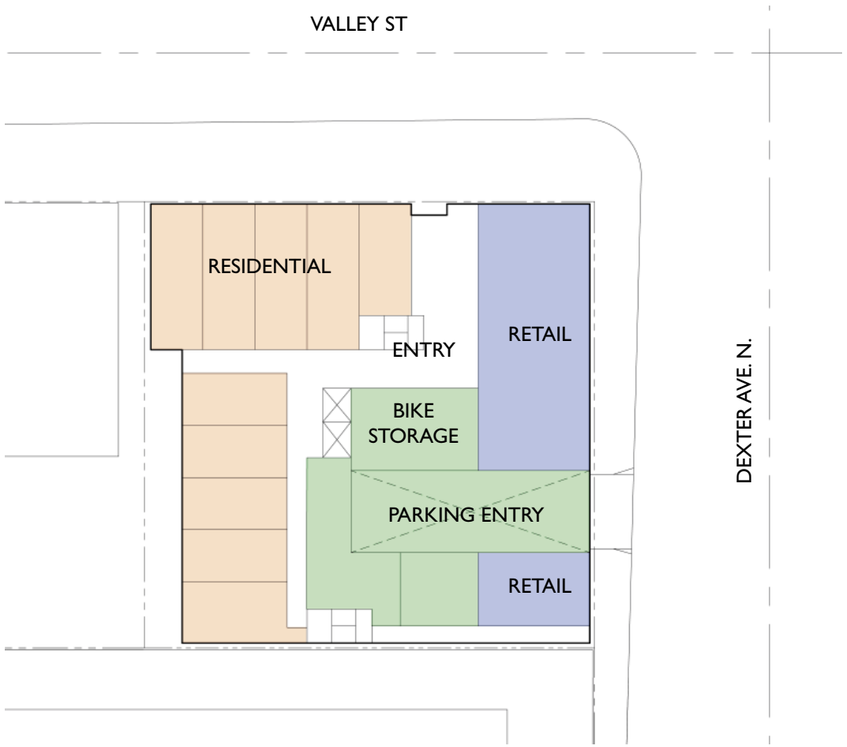
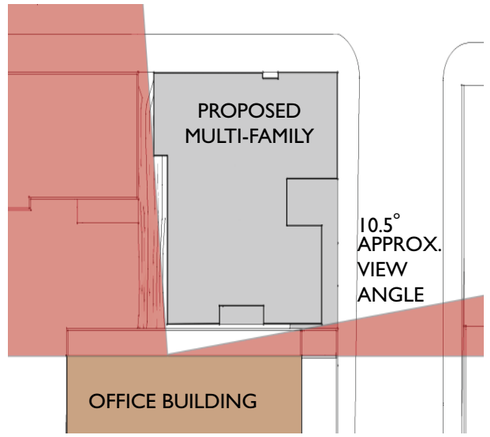
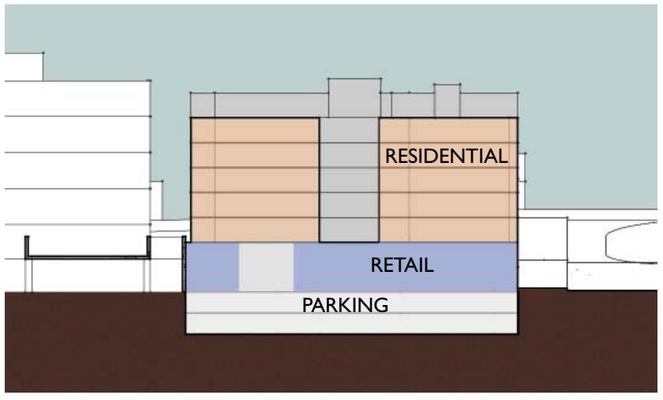


GROUND LEVEL PLAN

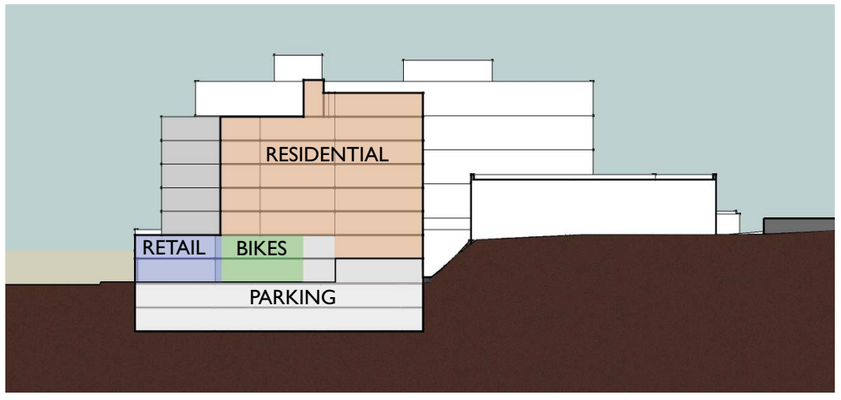
TYPICAL UPPER LEVEL PLAN



ADJACENT BUILDING VIEW STUDY



SECTION LOOKING WEST



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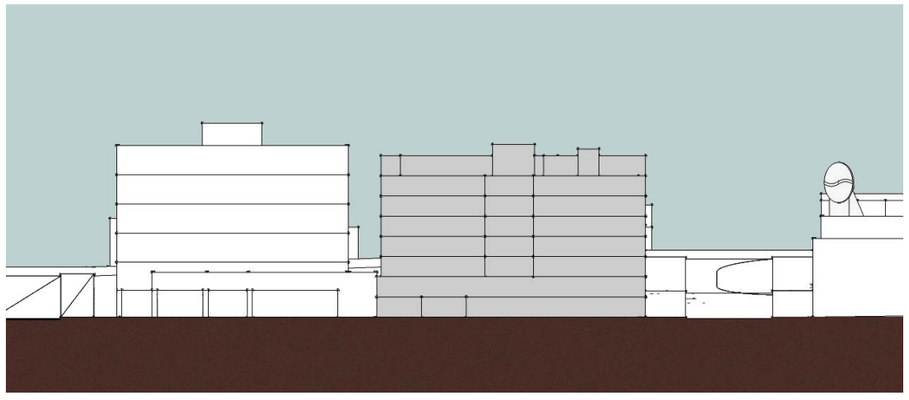


WEST ELEVATION ALONG DEXTER AVENUE

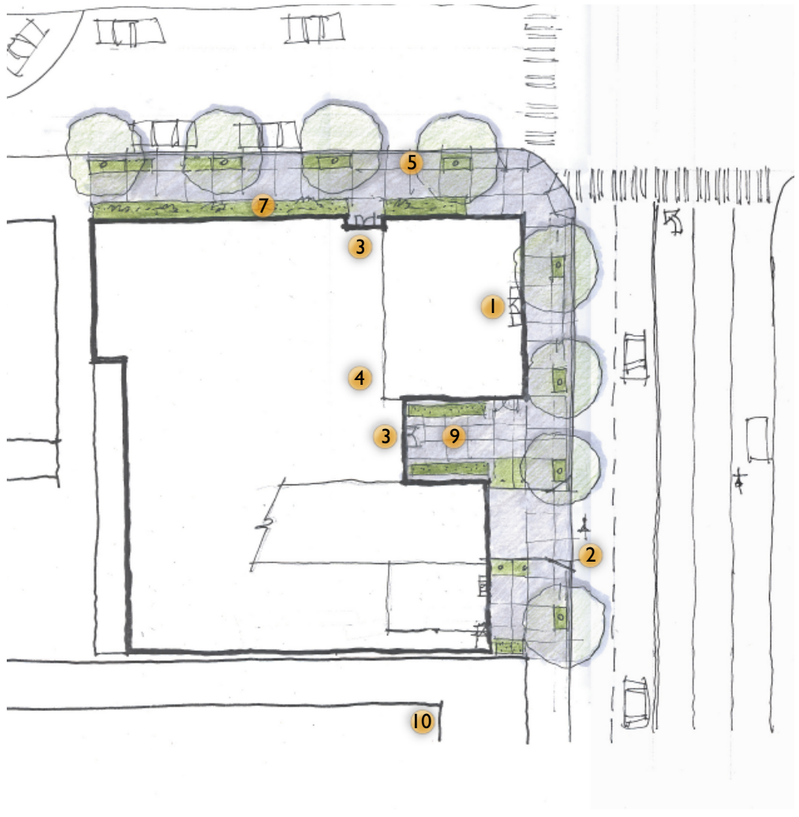
GROUND LEVEL PLAN STUDY

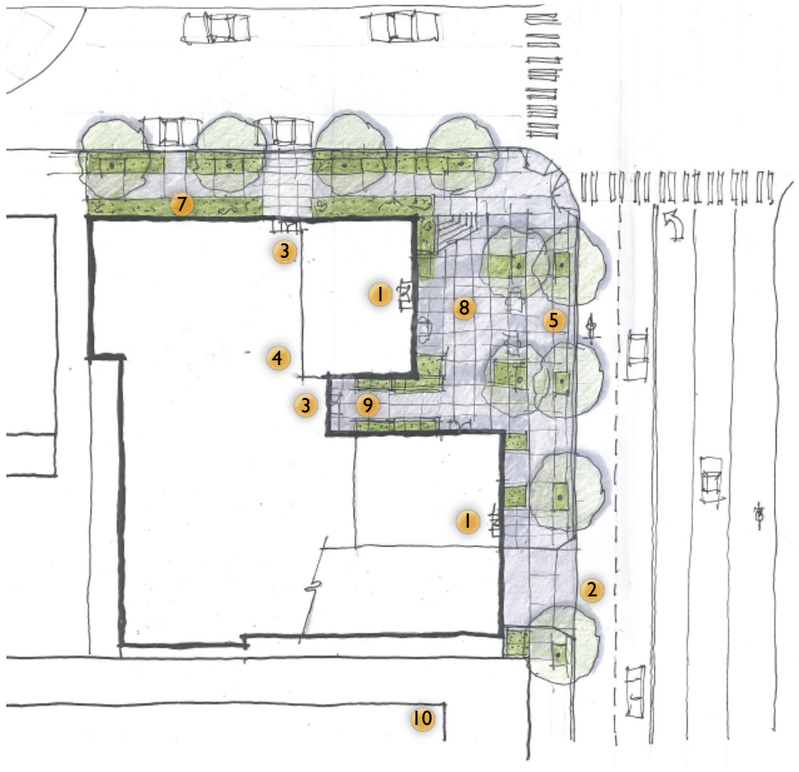
OPTION ONE

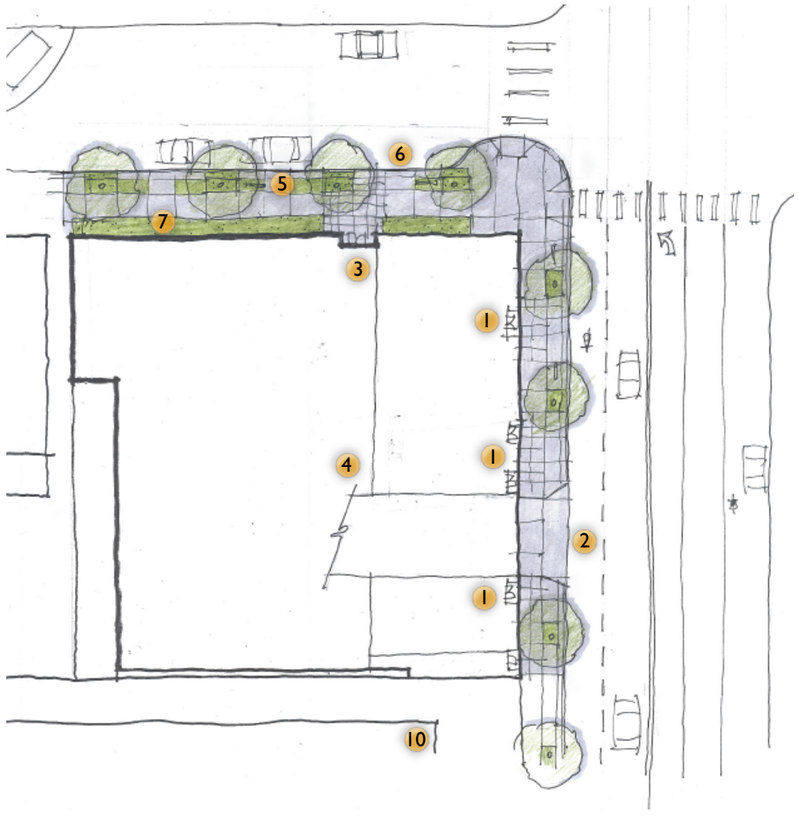
OPTION TWO

OPTION THREE

PREFERRED OPTION







1 RETAIL ENTRY 2 CURBCUT TO GARAGE 3 RESIDENTIAL ENTRY 4 BICYCLE ROOM 5 STREET TREE/ R.O.W. LANDSCAPE 6 CURB BULB 7 RAIN GARDEN 8 RETAIL PLAZA 9 AWNING ABOVE 10 ADJACENT BUILDING

PAST PROJECTS by grouparchitect

REFERENCE PROJECTS