



HOLLAND RESIDENTIAL



801 Dexter

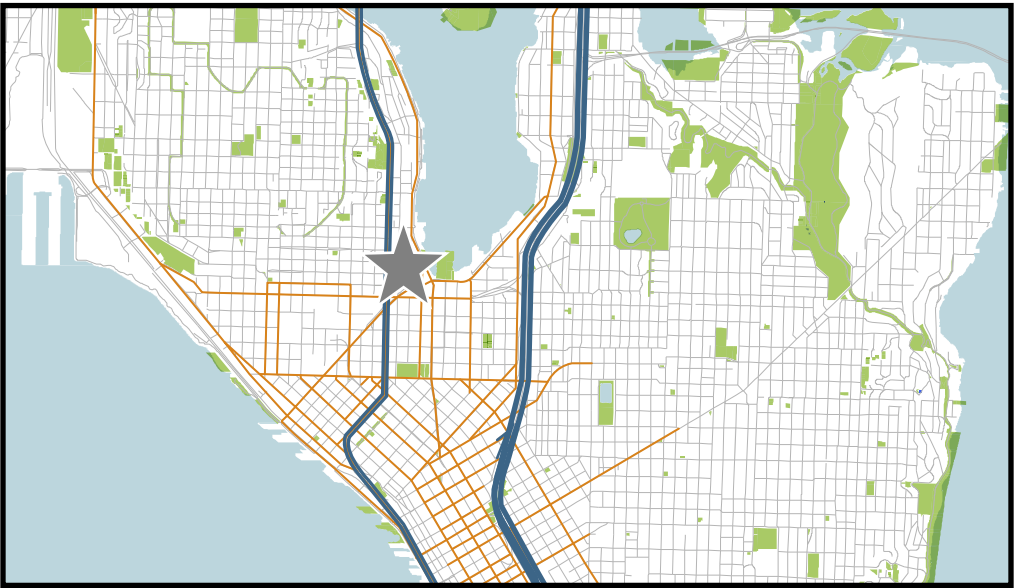
DESIGN REVIEW BOARD

DPD MUP PROJECT NO. 301235 I

March 7, 2012

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Development Objectives

Construction Types	Five (5) Type V I-hour wood frame floors over Type I concrete construction at-grade and sub-grade
Residential Uses	Approx. 290 residential market rate apartments; a mix of studio, 1 and 2 bedroom units
Commercial Uses	Approx. 5400 sf commercial for use as restaurant/ caf� or retail, plus grade related live-work spaces
Uses distributed by floor	Basement: Parking 2 – 2 � floors – Approx. .7 stalls/unit Level 1-2 (Dexter Street Level): Commercial / Live-Work Units Level 3-7 (Aurora Street Level): Residential Levels Level 8 (Roof): Roof Deck & Garden



Land Use Code Analysis

DPD (MUP) PROJECT NUMBER: 3012351

PROJECT DESCRIPTION

Five story residential levels of Type VA construction over two story residential and basement of Type IA construction. Type IA building consists of grade related mixed use commercial/residential and 1-1/2 – 2 story below grade parking garage. Building to be fully sprinklered. All existing construction and on-site landscaping to be demolished.

KING COUNTY ASSESSOR’S PARCEL NUMBER:
2249000340, 2249000370

LEGAL DESCRIPTION:
2249000340 - EDEN ADD LOTS 1 THRU 4 TGW POR VAC ALOHA ST ADJ LESS POR
FOR DEXTER AVE. 2249000370 - EDEN ADD & VAC ALOHA ST & LESS ST

LOT AREA: 211.00’ X 250.00’ X 218.00’ X 250.00’ = 53,456 SF

EXISTING ZONING DESIGNATION: SM-65’

PEDESTRIAN STREET

Dexter Avenue is a Class II Pedestrian Street

URBAN CONTEXT

Site is located in the Dexter Subsection of the South Lake Union Urban Center.
Adjacent properties are zoned SM-65’.

APPLICABLE DPD DESIGN GUIDELINES

Guidelines for Multifamily and Commercial Buildings 1993, 1998 (amended 2007)
South Lake Union Urban Center Neighborhood Plan (09/2007)

PERMITTED USES (23.48.004)

Mixed-use, residential, live-work, office, commercial

PROPOSED USE

Mixed-use containing residential apartments (R2) and commercial space (M) with accessory parking (S2)

GENERAL FAÇADE REQUIREMENTS (23.48.014)

Primary building entrance required from street or street oriented courtyard no more than 3’ above or below sidewalk grade. Class II pedestrian streets (Dexter Ave) minimum 25’ façade height. Other streets min 15’ façade height.

Maximum 12’ setback from property line provided the setback area is landscaped.

Additional setback permitted up to max 30% of façade if located min 20’ from street corner.



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TRANSPARENCY (23.48.018 A)
Class II Pedestrian streets (Dexter Ave): min 60% of the street façade between 2’ and 8’ above the sidewalk shall be transparent

BLANK FACADES (23.48.018 B)
Class II pedestrian streets (Dexter Ave): Blank segments shall not exceed 15’ in length, except for garage doors which are limited to driveway width plus 5’. Blank segments may be increased to 30’ with special permission provided adequate landscaping and/or architectural features. Blank segments shall be separated by min 2’ transparent segments. Total of all blank facades shall not exceed 40%.

All other streets: Blank segments shall not exceed 30’ in length, except for garage doors which are limited to driveway width plus 5’. Blank segments may be increased to 60’ with special permission provided adequate landscaping and/or architectural features. Blank segments shall be separated by min 2’ transparent segments. Total of all blank facades shall not exceed 70% or 78% if street slope exceeds 7.5%.

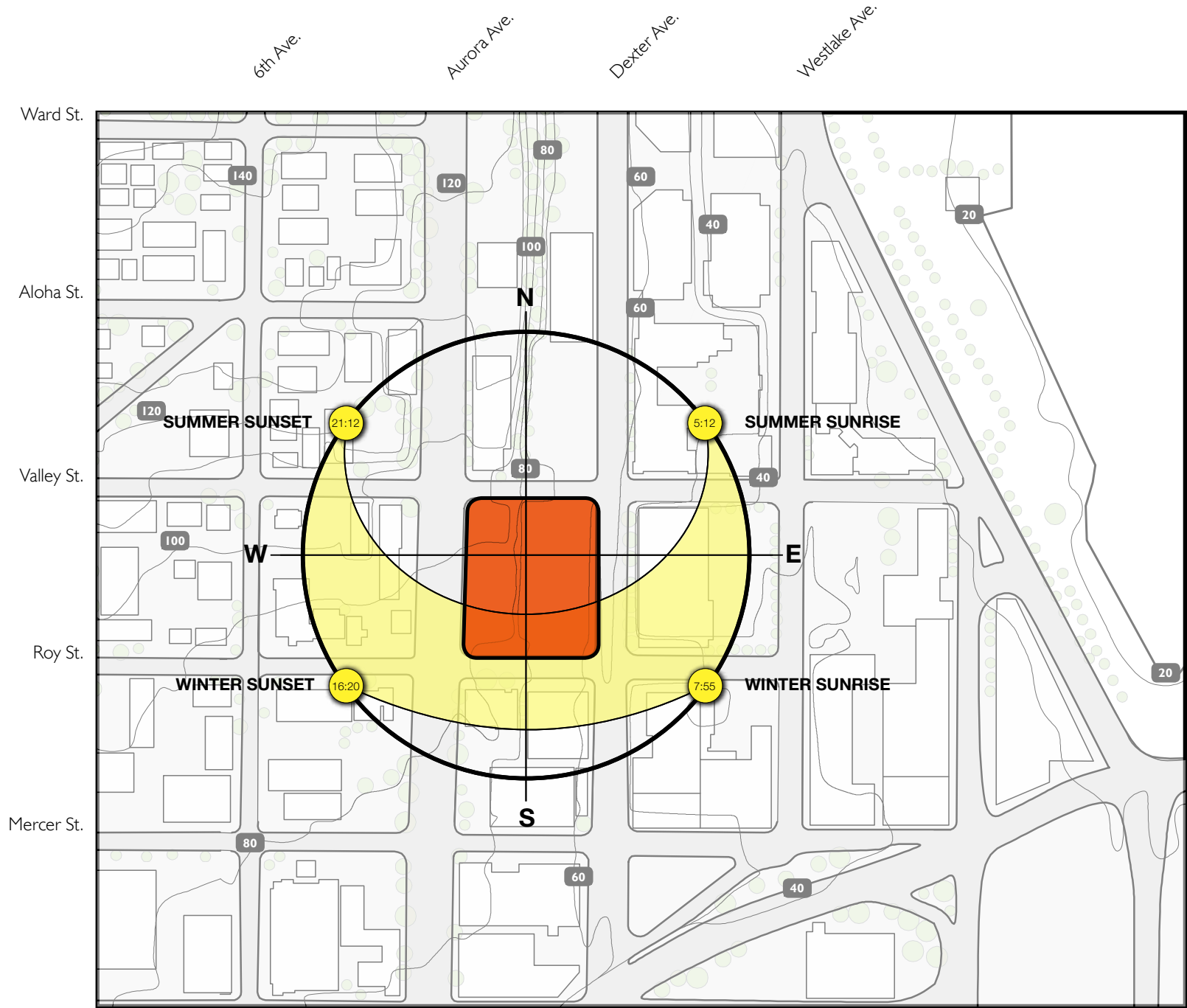
BUILDING HEIGHT LIMITS (23.48.010F)
65’-0” Required to top highest main flat roof plane, slope bonus does not apply.
65’-0” + 4’-0” For parapets, open railings, planters, skylights, clerestories, greenhouses
65’-0” + 15’-0” For stair/elevator penthouses, solar collectors, and screened mechanical equipment (provided features do not exceed 20% of roof area, or 25% with stair/elevator penthouses, and are setback 10’ from the roof edge)

FLOOR AREA RATIO (23.48.016)
There is no FAR limit in the SM-65 zone.

RESIDENTIAL AMENITY AREAS (23.48.020)
5% of total residential gross square footage is required as amenity space. Must be accessible to all residents at or above grade level. A max 50% of amenity area may be enclosed (atrium, greenhouse, solarium). All amenity areas min 15’ horizontal dimension and be min 225 SF.

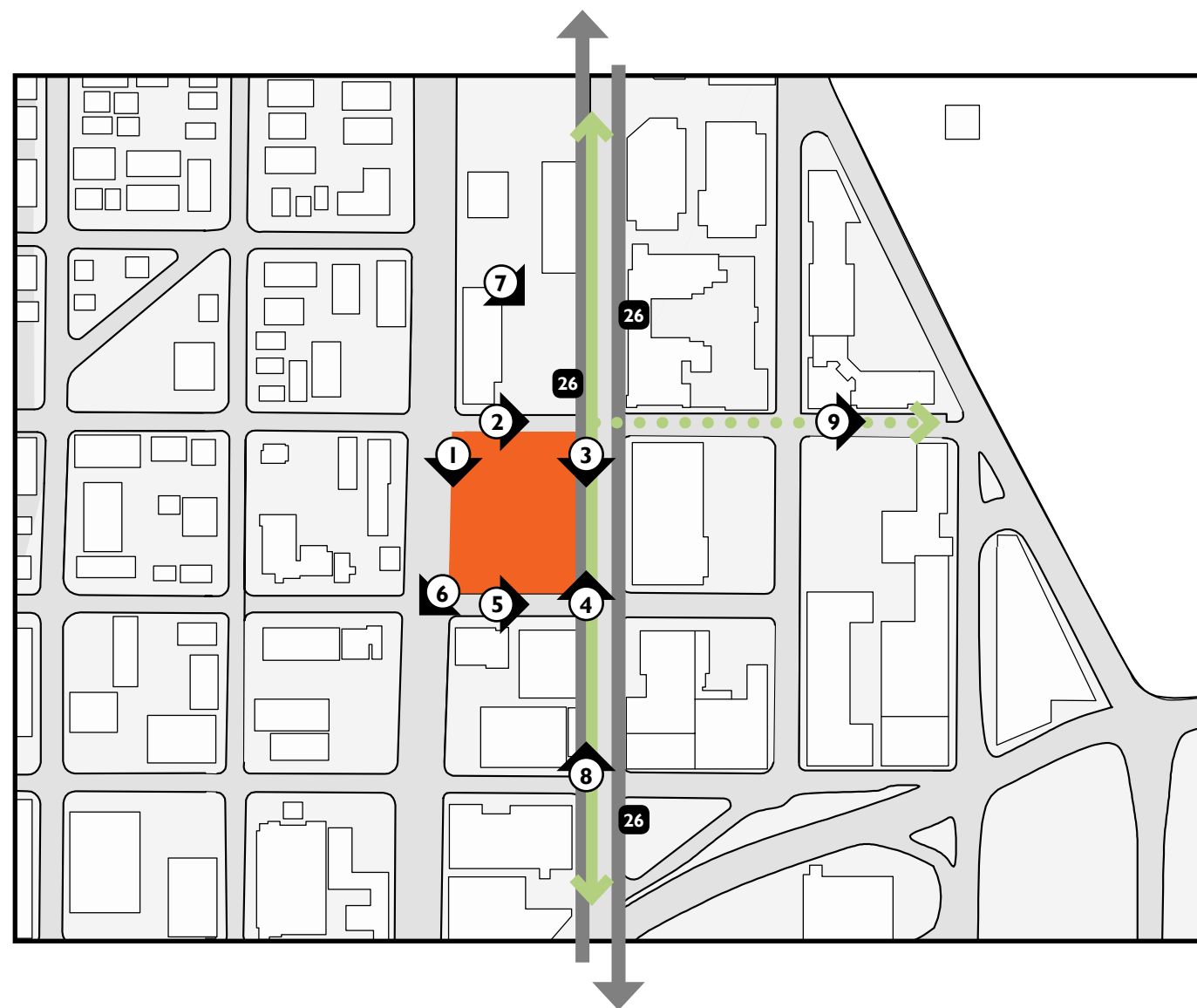
LOADING BERTH REQUIREMENTS (23.54.035 B.2)
Medium demand at less than 10,000 sf falls below Table A threshold = request on site loading space to be waived and provided on street.

VEHICLE PARKING CALCULATIONS (23.54.015)
Live/Work Units less than 1500 SF = No requirement
Non Residential uses within an Urban Center = No requirement
Multifamily Residential uses within an Urban Center = No requirement




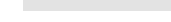



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Legend

-  Primary Pedestrian Route
-  Secondary Pedestrian Route
-  Bike Lanes
-  Vehicle
-  Bus Stop



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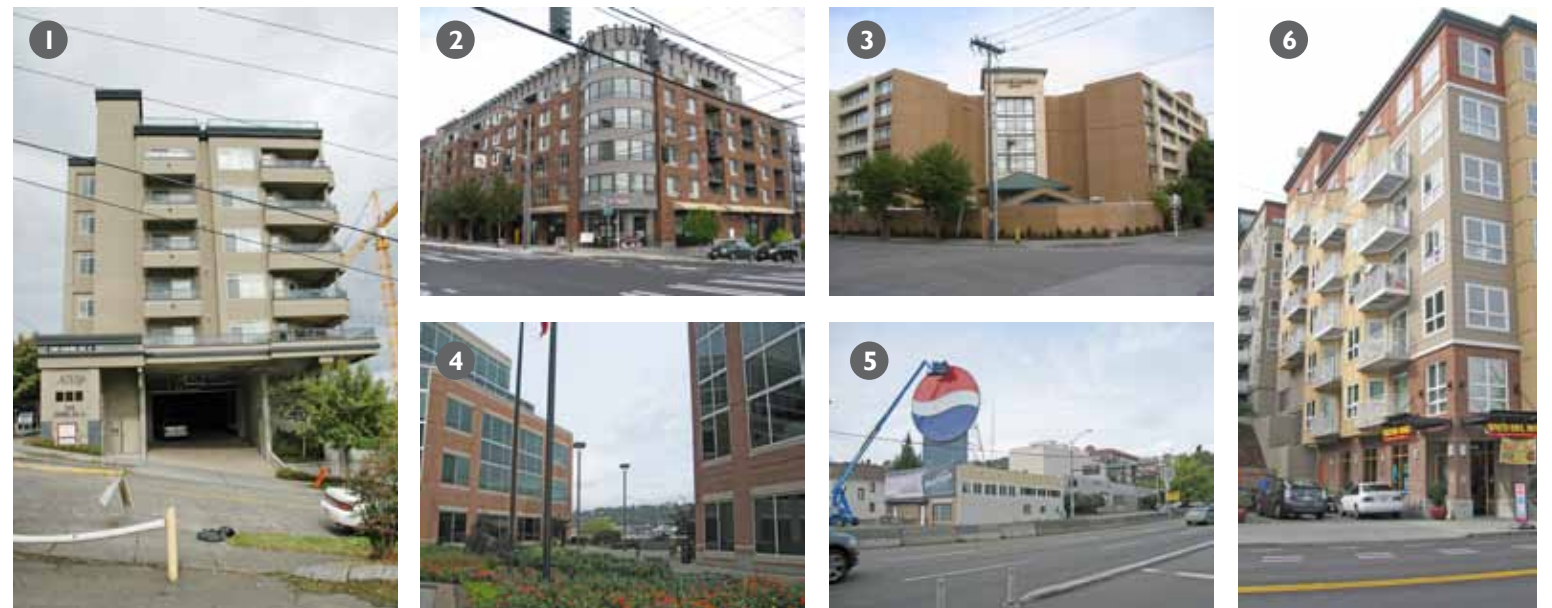
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Context Analysis

- 1. Alterra Condominiums
- 2. Neptune Apartments
- 3. Courtyard Marriott Hotel
- 7. 901 Dexter
- 8. 717 Dexter
- 9. South Lake Union Park
- 10. Queen Anne Community School
- 11. Young Child Academy

	Commercial
	Mixed Use
	Under Construction
	Institutional
	Multi-Family





Site view from Aloha St.



Site from Dexter



Site from Valley St.



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View from Southeast



View from Southwest

Exterior Materials



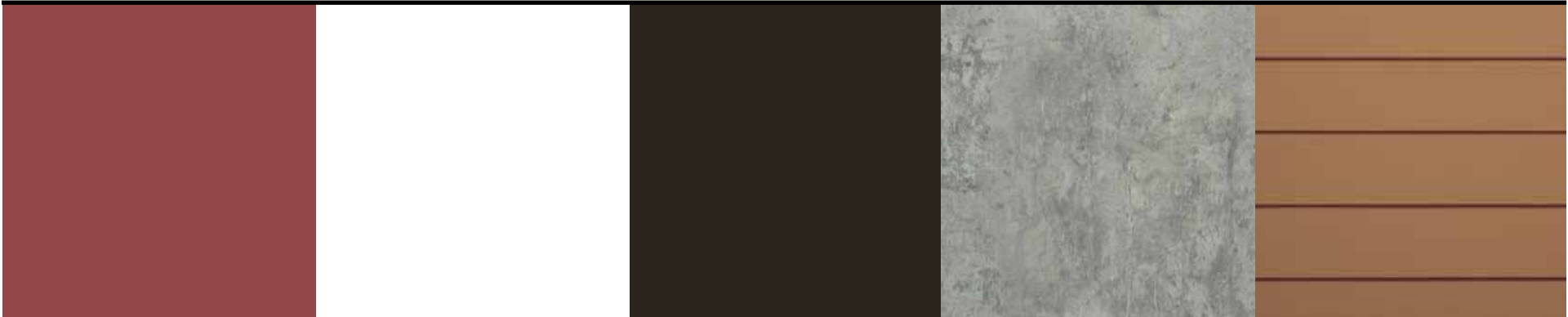
SW 6689 'Overjoy' SW 6424 'Tansy Green' SW 0020 'Peacock Plume' SW 7047 'Porpoise' Corten Steel Wood Siding



Wall Sconce



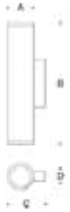
Path Lighting



SW 7852 'Salute' SW 7004 'Snowbound' Dark Bronze Fiberglass Windows Cast in Place Concrete SW 6118 'Leather Bound' Cementitious Lap Panel



Wall Can



Directional Light



Live/Work Blinds



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Level 1

RESIDENTIAL | LIVE/WORK | COMMERCIAL | PARKING

- Vertical Transportation/Corridor
- Parking
- Residential
- Commercial
- Amenity
- B.O.H./Mechanical



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801 DEXTER | LEVEL 1 PLAN

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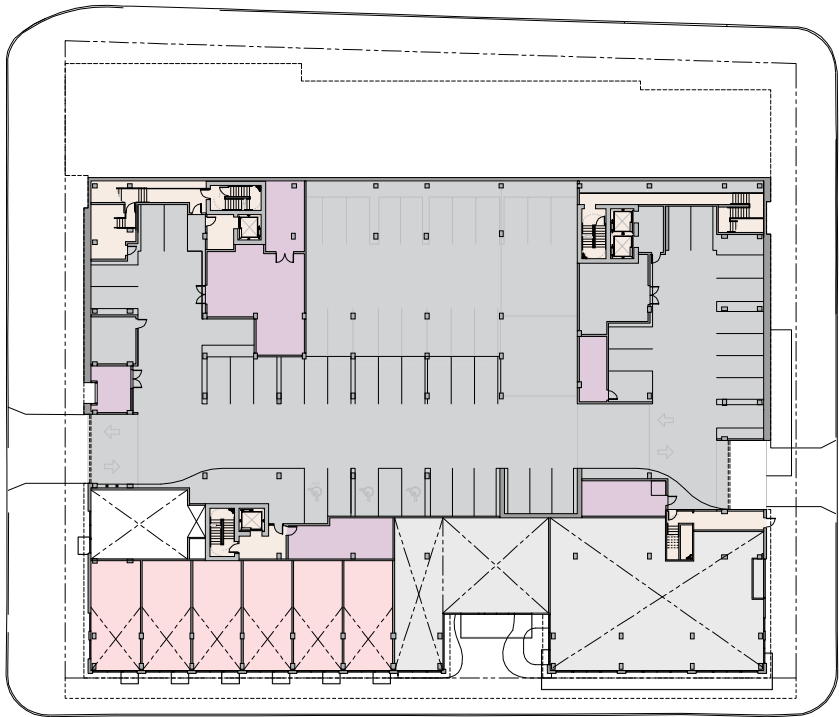
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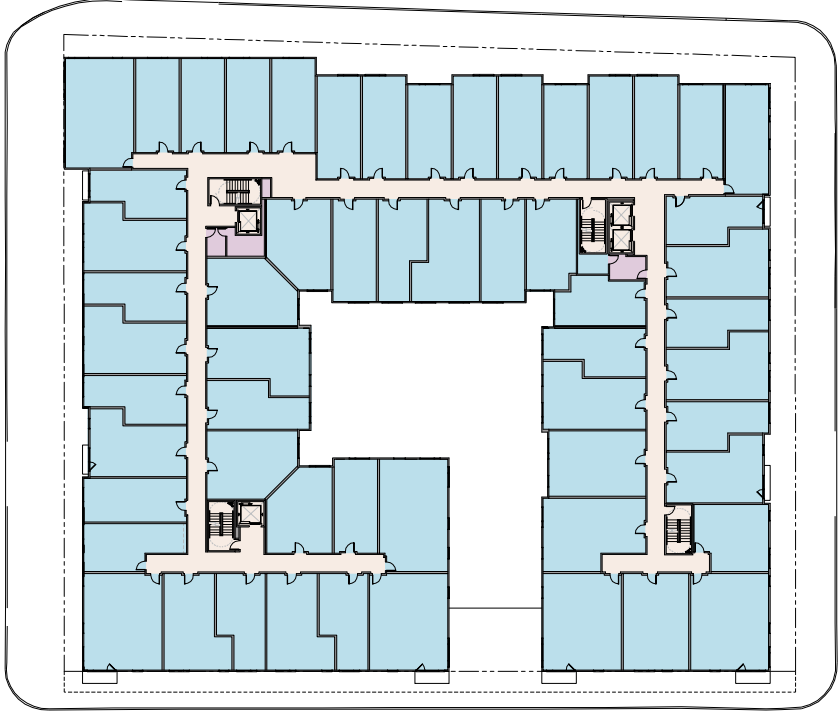
Levels 4-7

RESIDENTIAL | LIVE/WORK | PARKING

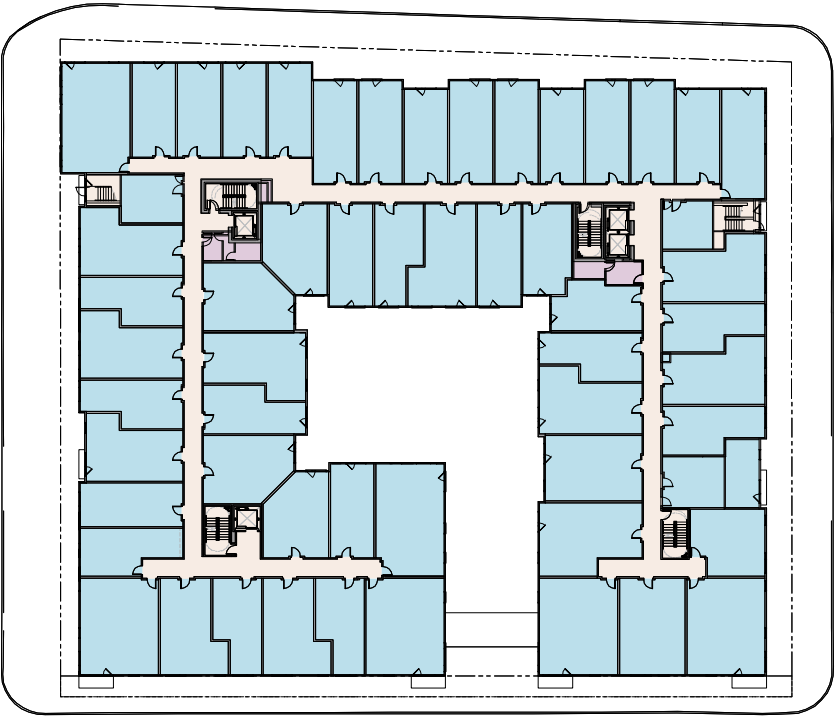
- Vertical Transportation/Corridor
- Parking
- Residential
- Commercial
- Amenity
- B.O.H./Mechanical
- Roof Deck



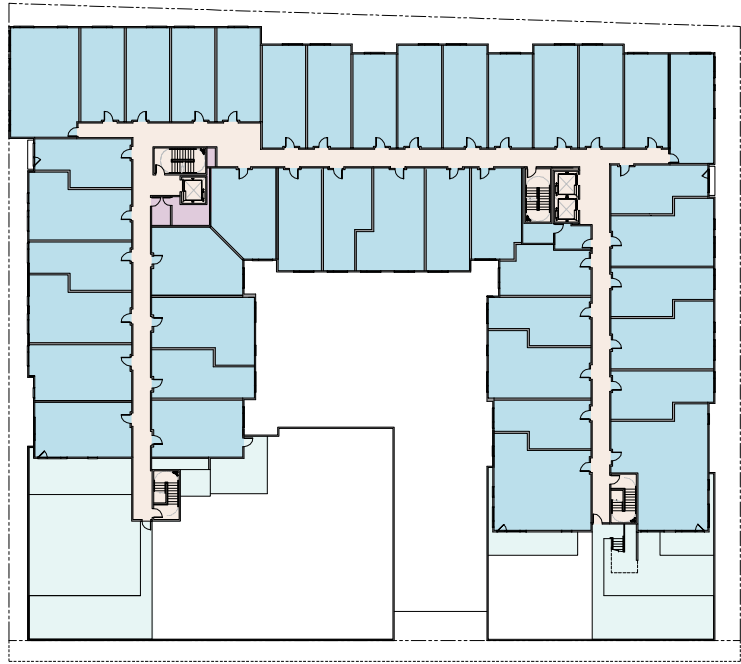
Level 2 Plan



Level 4 Plan



Level 3 Plan



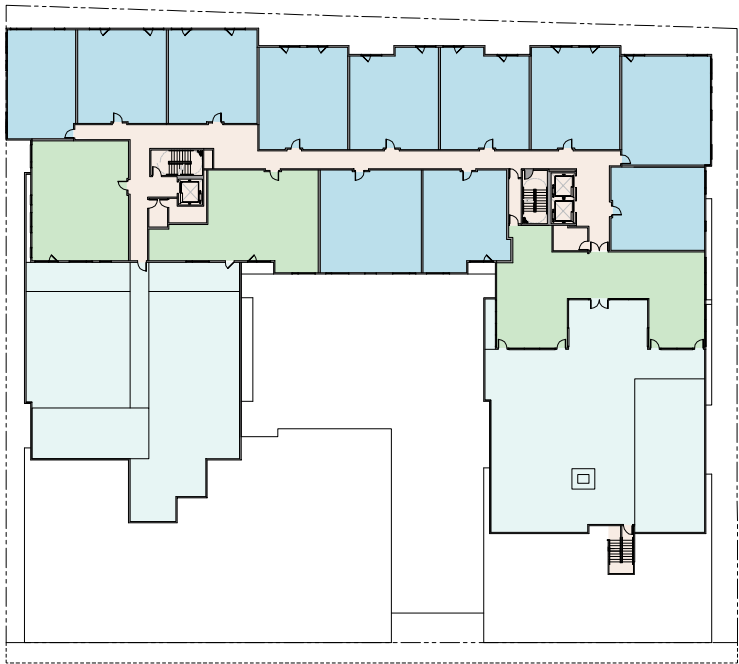
Level 7 Plan



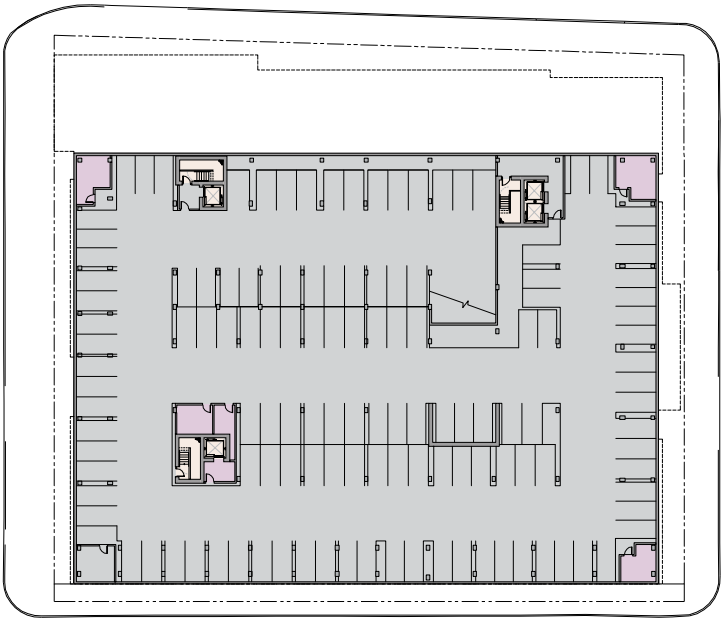
Levels 8-R1, Parking

RESIDENTIAL | AMENITY | PARKING

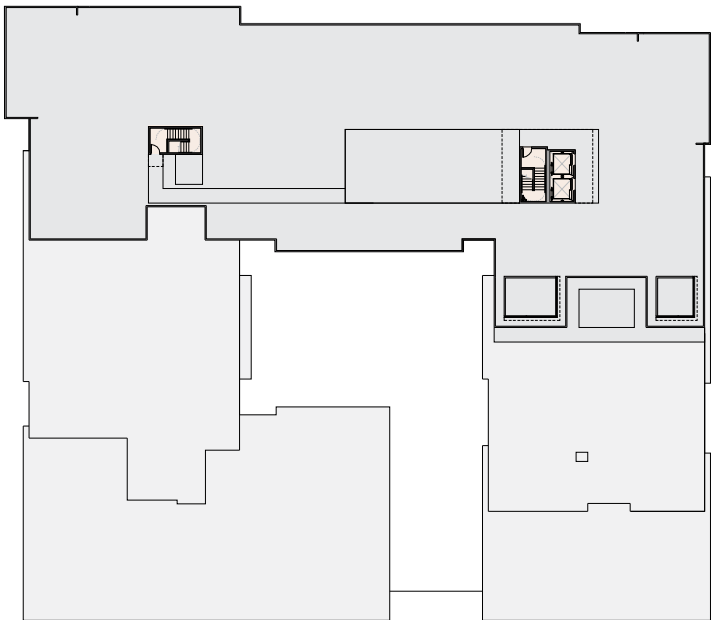
- Vertical Transportation/Corridor
- Parking
- Residential
- Commercial
- Amenity
- B.O.H./Mechanical
- Roof Deck



Level 8 Plan



Parking Level Plan



Roof Plan



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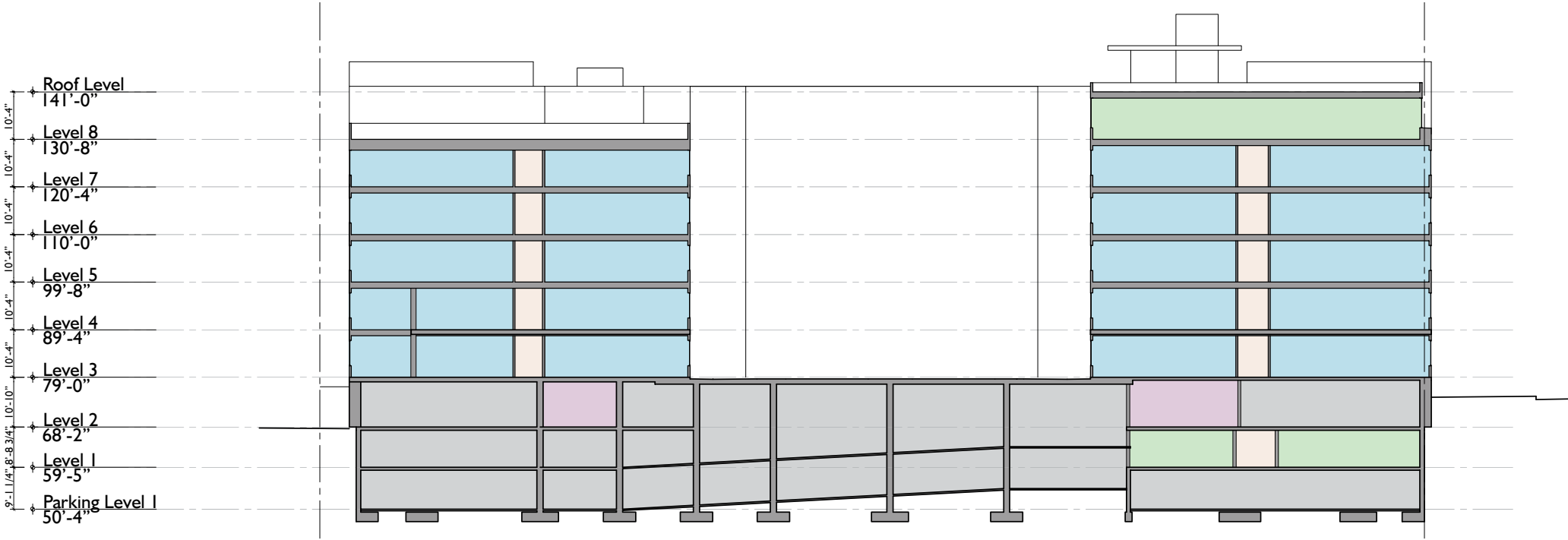
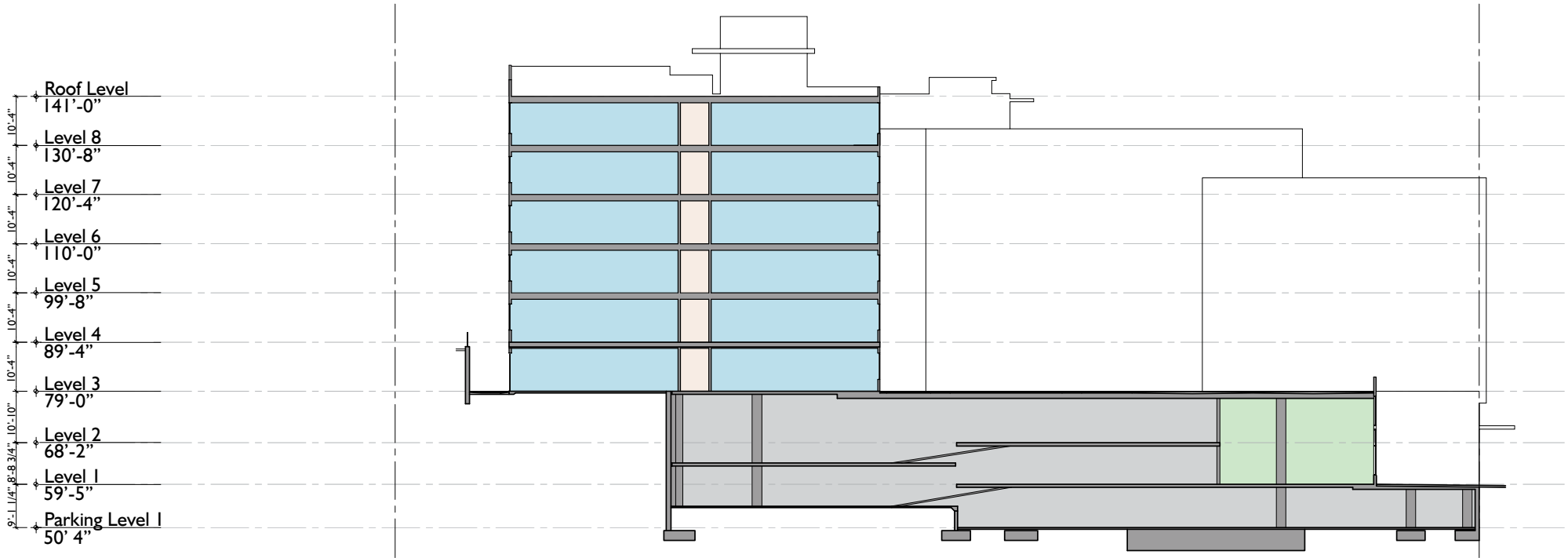
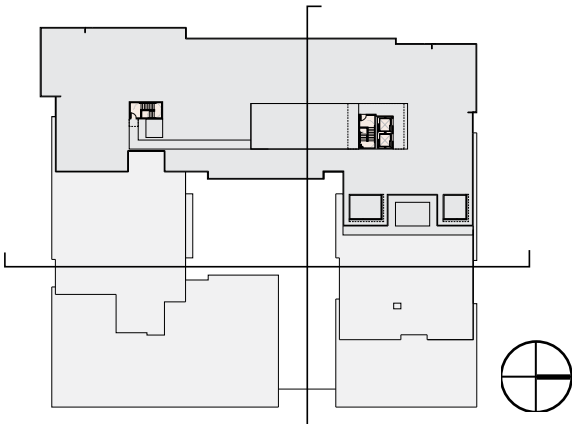
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Building Sections

- Vertical Transportation/Corridor
- Parking
- Residential
- Commercial
- Amenity
- B.O.H./Mechanical
- Roof Deck



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801 DEXTER | VIEW FROM CORNER OF DEXTER AND ALOHA

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801 DEXTER | VIEW FROM CORNER OF DEXTER AND VALLEY

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STREET TREE:
AMERICAN HORNBEAM



REDTWIG AND YELLOWTWIG
DOGWOODS, OAK-LEAF HYDRANGEA
FOR CONTRASTING COLOR



GROUNDCOVER,
VINCA MINOR / PERIWINKLE



DAPHNE 'CAROL MACKIE'



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PROPOSED PERMEABLE
PAVING



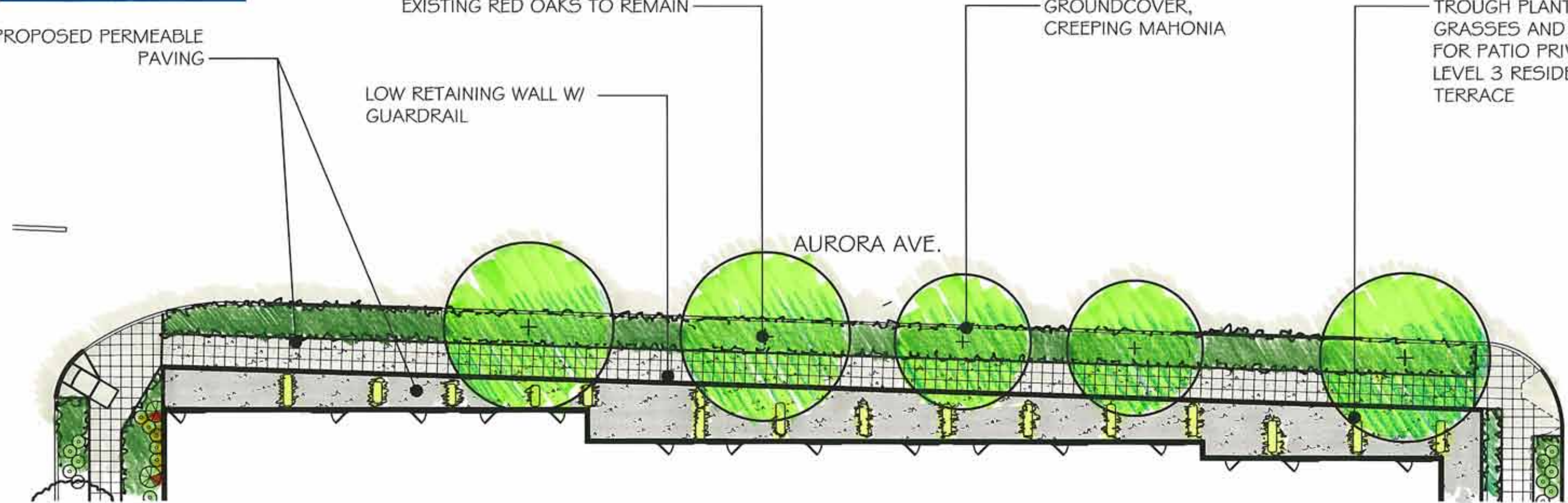
EXISTING RED OAKS TO REMAIN



GROUNDCOVER,
CREEPING MAHONIA



TROUGH PLANTERS W/
GRASSES AND BAMBOO
FOR PATIO PRIVACY @
LEVEL 3 RESIDENTIAL
TERRACE



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REDTWIG AND YELLOWTWIG
DOGWOODS, OAK-LEAF HYDRANGEA
FOR CONTRASTING COLOR



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STREET TREE: ITALIAN OAK



GROUNDCOVER, KINNIKINNIK



STEEL PLANTERS ALONG RESIDENTIAL UNITS W/ BLACK COBBLE AT BASE



DAVID'S VIBURNUM



BIKE RACKS

ENTRY COURTYARD

DEXTER AVE. N

POROUS PAVING

POROUS PAVING

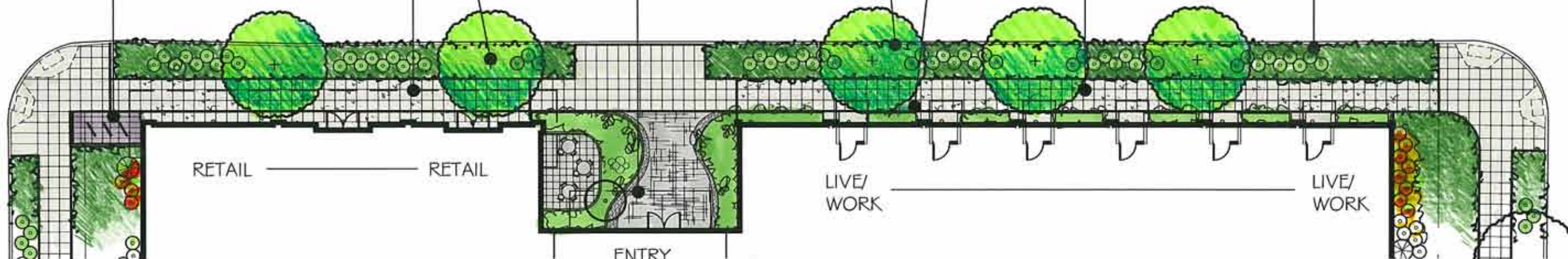
RETAIL

RETAIL

LIVE/
WORK

LIVE/
WORK

ENTRY LOBBY



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OAK-LEAF
HYDRANGEA



JAPANESE MAPLE

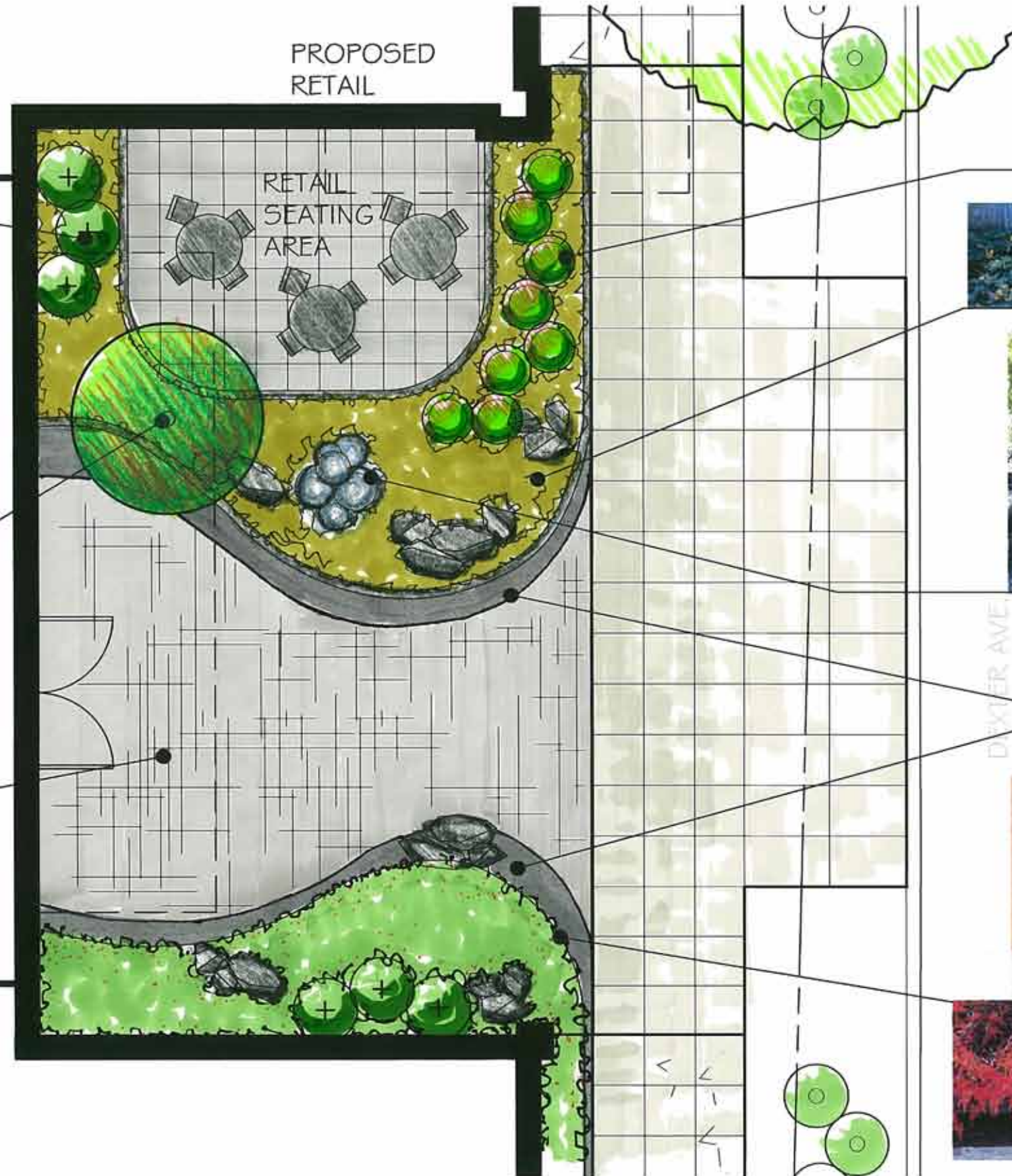
RESIDENTIAL
ENTRY

PAVERS @ ENTRY



PROPOSED
RETAIL

RETAIL
SEATING
AREA



HEAVENLY BAMBOO TO
SCREEN RETAIL AREA AND
ADD COLOR



CREEPING MAHONIA AND FERNS
TO PROVIDE NATIVE PLANTING
AMONGST BOULDERS



WATER FEATURE @
ENTRY AND RETAIL
SEATING AREA



BLACK COBBLE @ BASE OF
STEEL PLANTER (SOUTH) AND
LOW CURB (NORTH)



COTONEASTER IN STEEL
PLANTERS EXTENDING IN
FRONT OF RESIDENTIAL
UNITS



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PRIVATE PATIOS/
PAVERS ON PEDESTALS



BLACK COBBLE



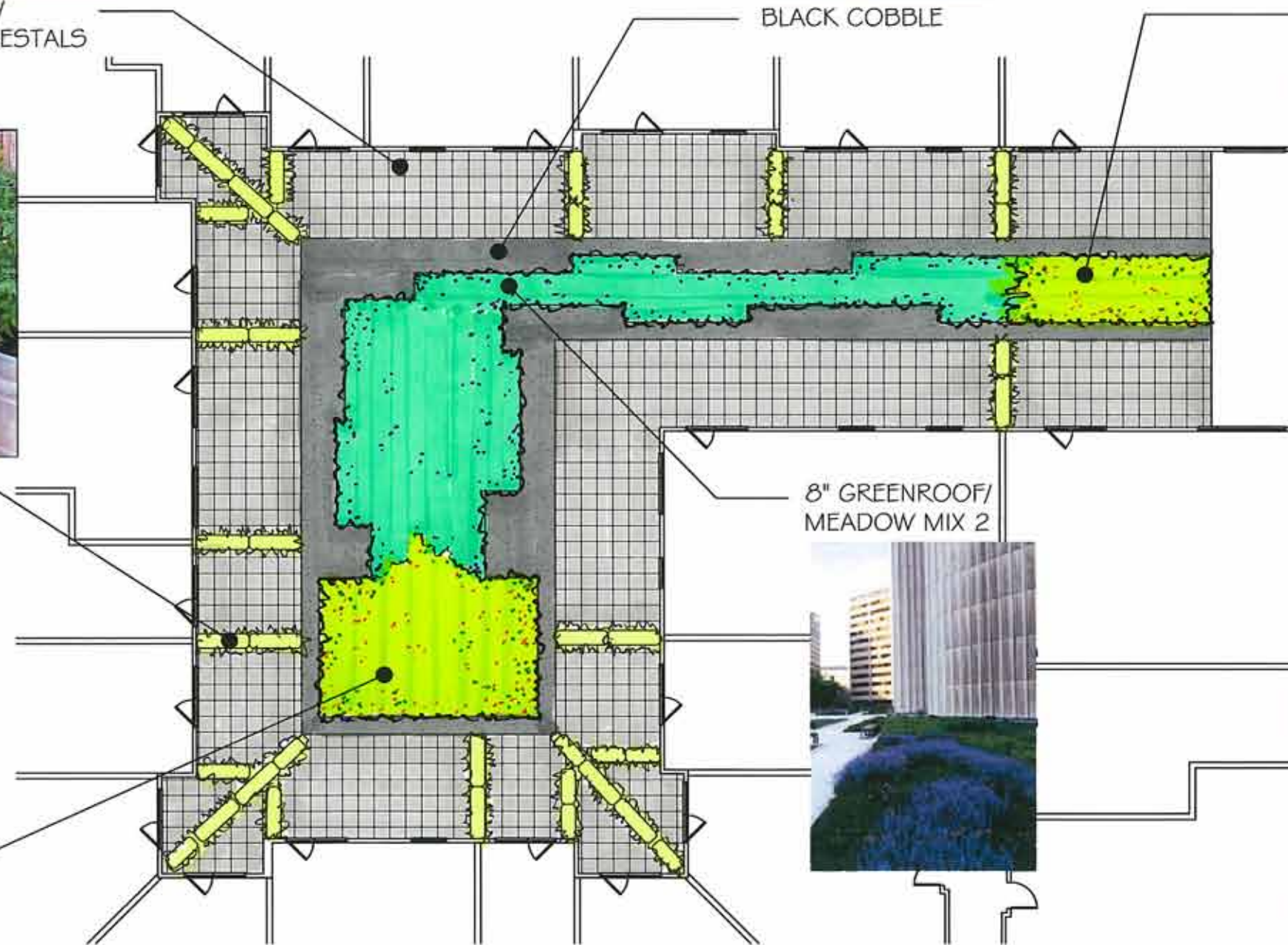
8" GREENROOF/
MEADOW MIX



TROUGH PLANTERS



8" GREENROOF/
MEADOW MIX



DEXTER AVE N.



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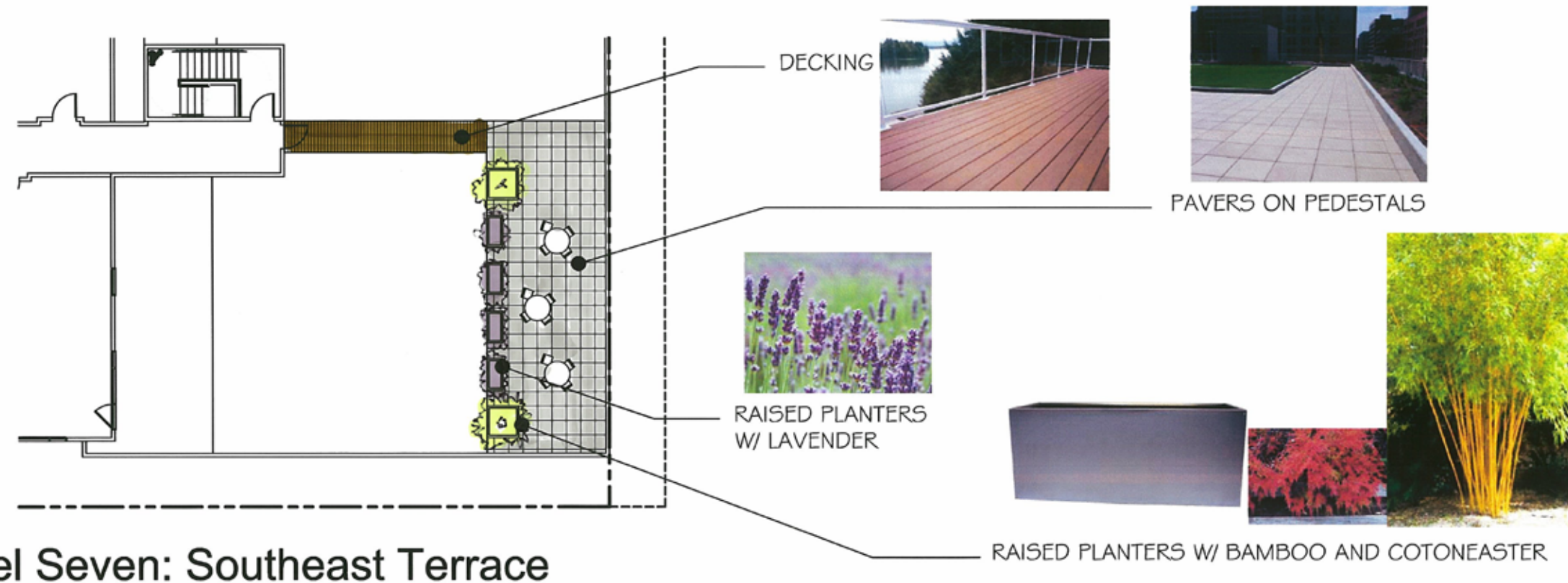
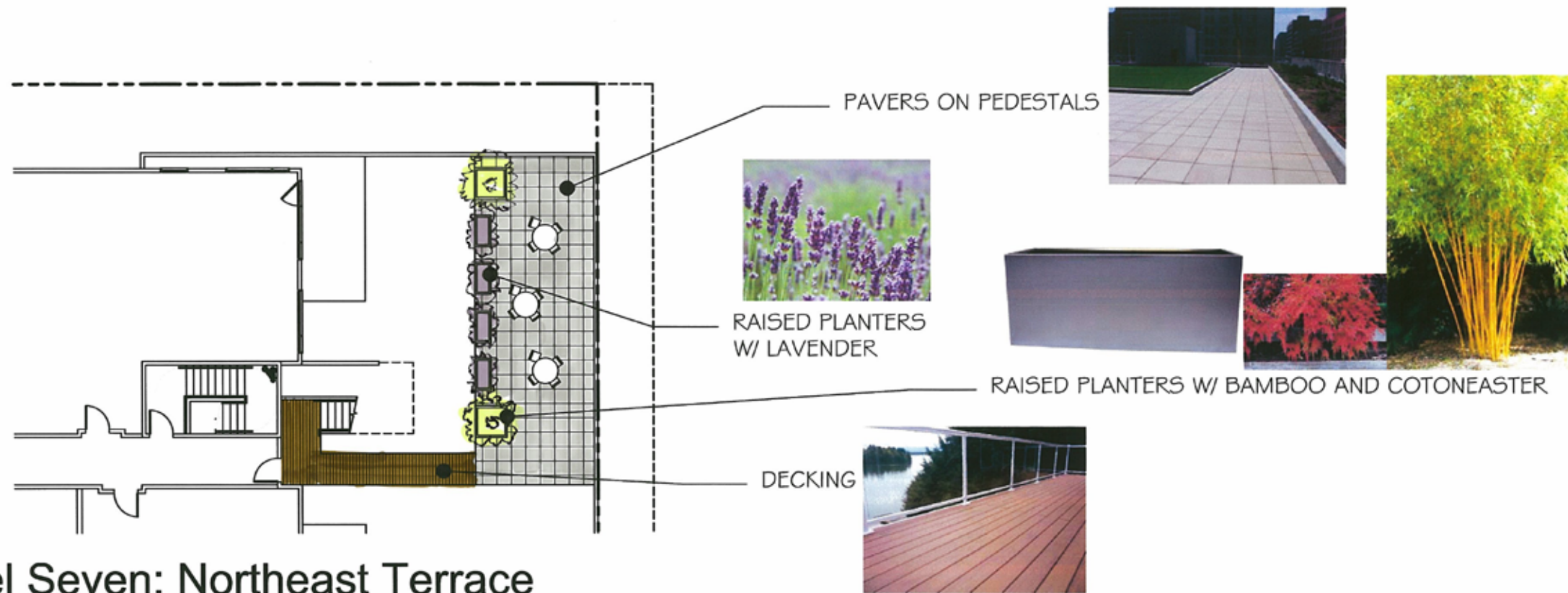
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4" GREENROOF ELEMENT



PAVERS
ON PEDESTALS
OUTDOOR FIRE PLACE



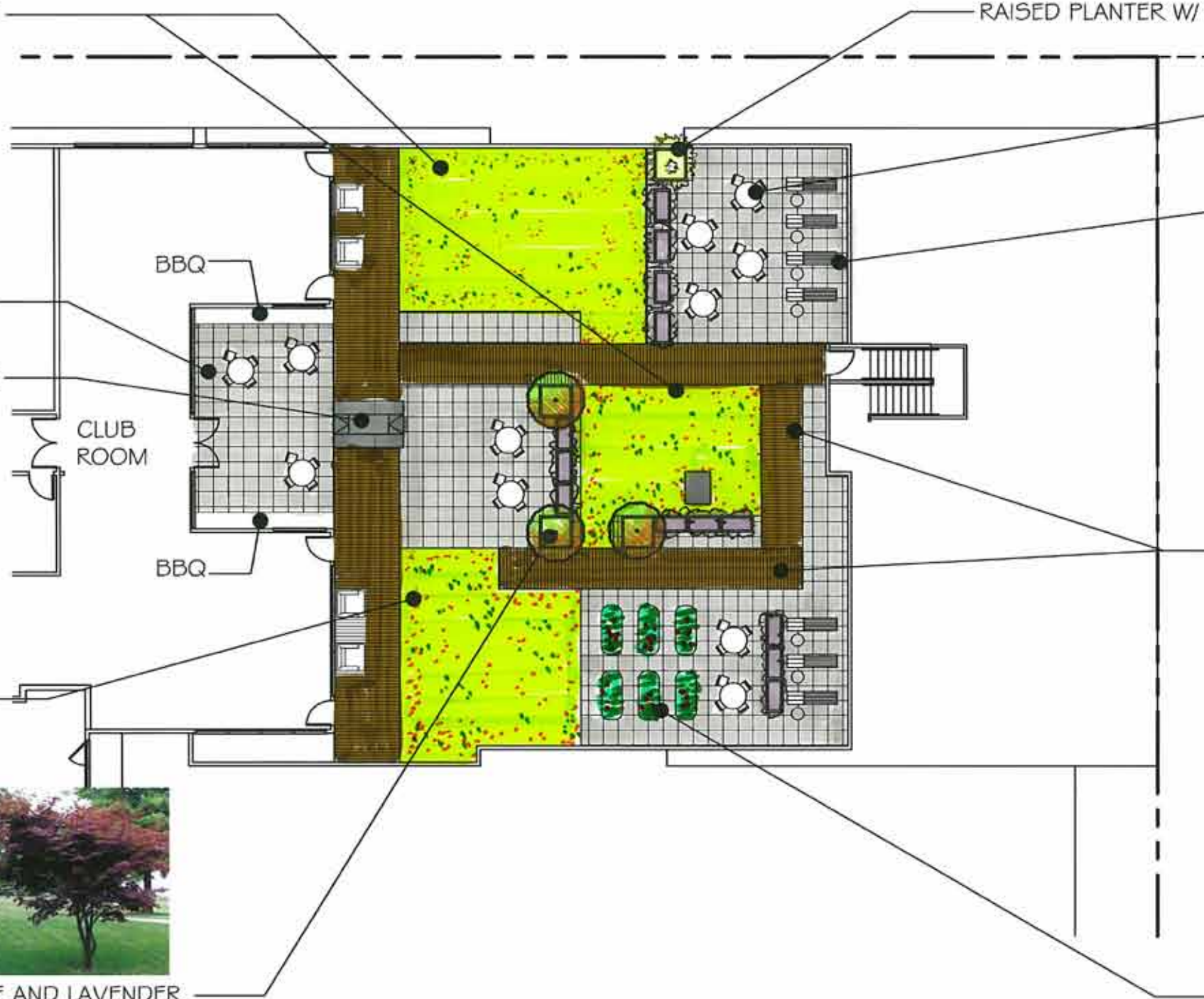
4" GREENROOF ELEMENT



RAISED PLANTER W/ JAPANESE MAPLE AND LAVENDER



RAISED PLANTER W/ BAMBOO AND LAVENDER



CAFE TABLE AND CHAIRS

PATIO SEATING AND TABLES



DECKING



TROUGH PLANTERS FOR
COMMUNITY GARDEN



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A-1 Responding to Site Characteristics

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.

DISCUSSION AT INTERIM EDG: The proposed design will emphasize retail use at the north end of Dexter to create synergy with other retail at the intersection w/ Aloha St. Southern portion of Dexter from Valley St to the main lobby is proposed as Live/Work use.

RESPONSE: The corner of Dexter and Aloha is a highly glazed retail corner with a glass canopy turning the corner, high degree of visibility into the retail and associated retail signage along Dexter. Retail activity and uses will be configured to “spill” out onto the sidewalk where possible. The façade is set back 2’ from property line at retail and Live/Work. A 32’ wide by 20’ deep court with landscaping, water feature and retail seating is provided at the main building entry along Dexter. Landscaping and recessed entry stoops will be provided at the Live/Work units.



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A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

DISCUSSION AT INTERIM EDG: Dexter Avenue North: Enhance transition zone to Live/Work entries, consider landscape as one element of the zone. Board approves of opening in the façade and organization to reinforce the three street level zones. Consider variation in base height to differentiate the street level uses.

Aurora Avenue North: Applicant is encouraged to make sure articulation and landscape are robust. Consider access off Aurora onto Aloha as major neighborhood entry point. The Aurora Façade is articulated in larger pieces to respond to its scale and the experience of viewing it at speed. The board expressed approval of the direction in façade development.

Valley and Aloha: Ok for parking entries.

RESPONSE: Dexter Ave North: Dexter Façade was broken to expose the courtyard and reinforce the three grade related uses of retail, lobby and live work. Retail will be floor to ceiling storefront. Main building entry will be single story storefront expression in wood panel wall. Live/Work units will have a series of components to transition from curb to building face.

Aurora Avenue North: Specific corner emphasis will be provided at the Aurora/Valley and Aurora/Aloha corners. Three vertically composed towers will infill along Aurora between the corners. The towers will be well articulated to provide visual interest. The entire façade is pulled off the property line and varies in setback from 6' to 10' along Aurora.

Valley and Aloha: A curbcut will be provided into the project at Valley and Aloha. The design responded to the side streets by articulating the massing vertically in relation to the grade.

A-3 Entrances visible from the street.

Entries should be clearly identifiable and visible from the street

RESPONSE: Main building entry will be clearly identifiable and visible from Dexter Avenue North.



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A-4 New development should be sited and designed to encourage human activity on the street.

RESPONSE: The retail at the corner of Dexter and Aloha has been located to relate to the emerging retail activity at that intersection. The retail at 801 will relate to the transit stop, new retail at 901 Dexter and pedestrian connectivity to Lake Union. Opportunities for outdoor dining will be located in the courtyard at the main residential entry as well as along the sidewalk where possible. Combining residential, retail and pedestrian activity at this node will create opportunities for human activity along Dexter.



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.

DISCUSSION AT INTERIM EDG: The design was noted as showing roof articulation at Valley and Aloha that follows the grade and reinforces the rhythm of the building articulation.

RESPONSE: Articulation has been further developed at side streets. All outdoor roof terraces and active areas will be oriented away from adjacent buildings.



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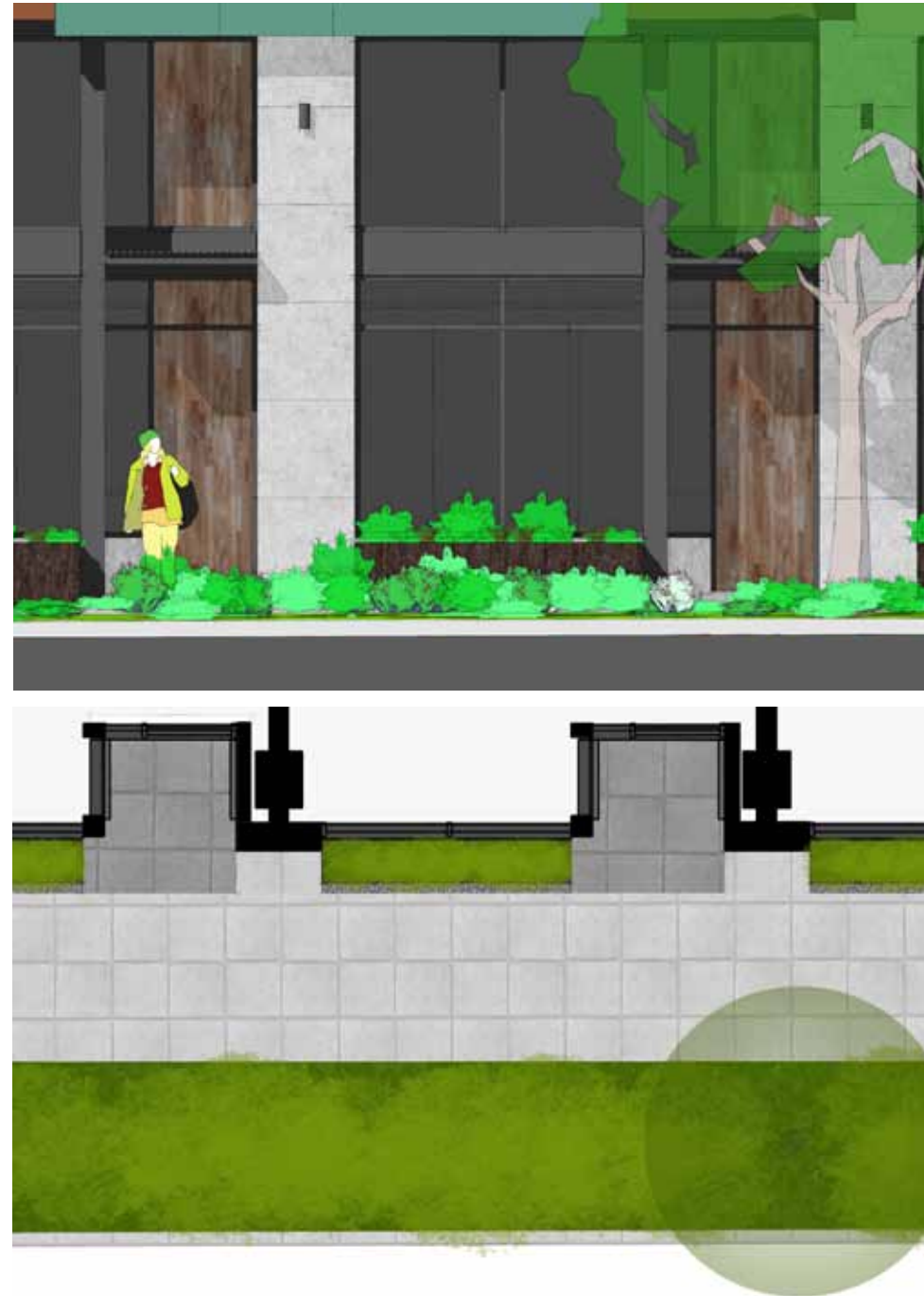
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A-6 Transition Between Residence and Street.

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.

RESPONSE: Careful consideration will be given to providing lighting, appropriate landscaping and “eyes on the street” to provide security for residents along the street edges.

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 created a transition between the public sidewalk and private entry.

RESPONSE: Overall dimension from curb to building will be 15’ (including 2’ building setback along Aurora). Components will include a 6’ wide planter strip, 9’ sidewalk, rock edging, weathered steel planter strip and landscaping to 24” above sidewalk, glazing above and 3’-6” recessed entry stoop. Sidewalk will be illuminated by fixtures along concrete pilasters. Glazing at Live/Works will be obscured by tenant standard upward acting window shades.

E-2 Landscaping to Enhance the Building and/or Site.

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.

BOARD GUIDANCE AT INTERIM EDG: The board recommended landscaping to help define the transition zone between the sidewalk and the Live / Work Entries.



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A-7 Residential Open Space.

Residential projects should be cited to maximize opportunities for creating usable, attractive, well-integrated open space.

RESPONSE: The primary roof terrace amenity space at Level 8, secondary amenity roof terraces overlooking Dexter at Level 7 and Dog Park at Level 9 will provide a variety of attractive open spaces for the residents.



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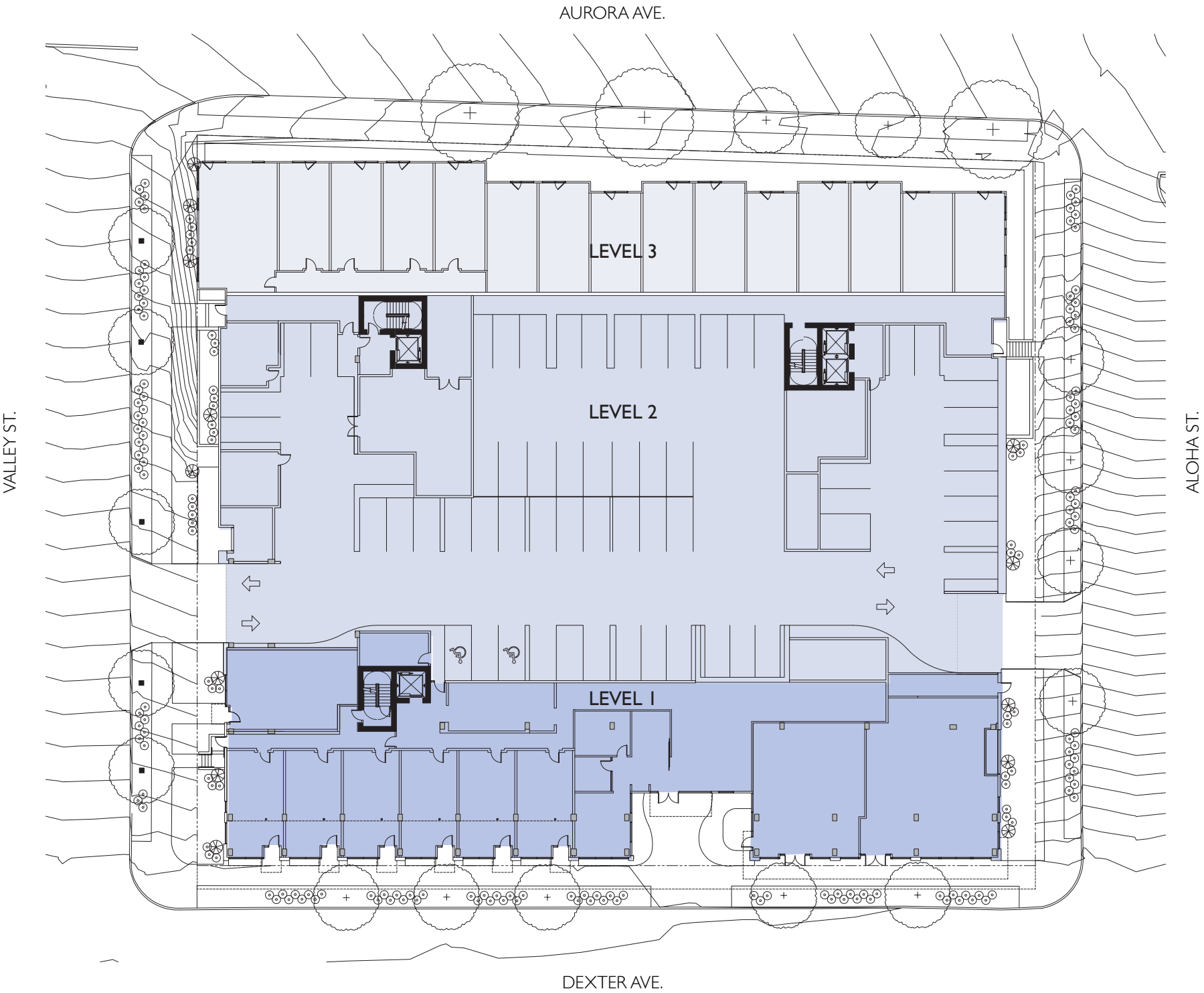


A-8 Parking and Vehicle Access.

Citing should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

DISCUSSION AT INTERIM EDG: The design presented two access points, one each at Valley and Aloha. The board supported the two entrance approach. The planner reported that John Shaw of DPD also supported the scheme.

RESPONSE: There will be one curbcut for the project on Aloha and one on Valley. Minimal pedestrian traffic is anticipated on these streets. Curbcuts are located inboard from all corners to avoid traffic conflicts.



B-1 Height, Bulk, and Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be cited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scaled between anticipated development potential of the adjacent zones.

DISCUSSION AT INTERIM EDG MEETING: General massing and articulation was approved. Good responses to grade along Valley and Aloha. Consider visibility of roofs from adjacent sites. The board expressed approval of the way the massing is used to define the use zones on Dexter and the relationships to grade at all streets.

RESPONSE: The project is compatible with new and proposed development in the area. The massing and rhythm along Dexter is divided into a taller 2/4 proportioned base. Along Valley and Aloha the facades are broken into a series of interlocking facades that step down the hill and transition the building to grade. A series of large vertical reveals are used as a strategy to articulate all building facades. Upper floors are stepped back to conform to max allowable building height, and create additional modulation and roof terrace opportunities.



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C-1 Architectural Context.

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.

RESPONSE: The building is well modulated and broken down in scale to respond to new developments along Dexter Avenue North especially 717 Dexter and 901 Dexter. Windows are organized into vertical bays to organize and add an extra level of detail as well as relate to neighboring facades.



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C-2 Architectural Concept and Consistency

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 roofline or top of the structure should be clearly distinguished from its façade walls.

DISCUSSION AT INTERIM EDG: The design showed a taller 2/4 base to enhance the retail presence as previously recommended. The board commented that the building continued the rhythm of 901 (to the north) nicely.

RESPONSE: The building has been developed into a series of smaller well proportioned pieces that respond to the site's sloped character as well as reinforce rhythms found in adjacent developments. The various pieces contribute to a "hill town" concept that will be recognizable from surrounding on site views. A vibrant color palette will also help articulate and emphasize the "hill town" concept. The roofscape has been considered as integral to the design concept with emphasis on elements such as the "butterfly" clerestory element at the club room amenity space, roof terraces, and dog park elevator tower.



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C-3 Human Scale

The design of new building should incorporate architectural features, elements, and details to achieve a good human scale.

DISCUSSION AT INTERIM EDG: Board repeated the guidance to develop a transition zone at the Live/Work unit entries. Landscaping would be one desirable element.

RESPONSE: The Live/Work units will be in the base of the 4/2 proportioned massing along Dexter. Within the 17' vertical base a series of well detailed cast in place concrete pilasters will delineate the live/work units. Within the bays a storefront window system, canopy, recessed entry and wood clad entry door and transom will add human scale and detail. Lighting and landscaping at the storefront sill will provide additional features.



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 texture, pattern, or lend themselves to a high quality of detailing are encouraged.

RESPONSE: The building exterior will be comprised of a high quality residential window system, flat and textured cementitious panels, well detailed cast in place concrete, rough grain wood panels at the main building entry and weathered steel planter walls at street level along Dexter. Three different canopy systems will be used along Dexter, glass and metal at the retail frontage, metal structure with wood soffit at the main building entry and a simpler corrugated metal canopy system at the live/work units.



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D-1 Pedestrian Open Spaces and Entrances

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.

RESPONSE: Lighting will be provided along street edges as well as "eyes on the street" to create defensible space. Appropriate landscaping, lighting and appropriate materials will be used at all building exits to discourage loitering.



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D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

RESPONSE: Along Aurora, lighting and clear site lines will be provided for pedestrian safety. Additional lighting will be located at lower units along Aurora for security.



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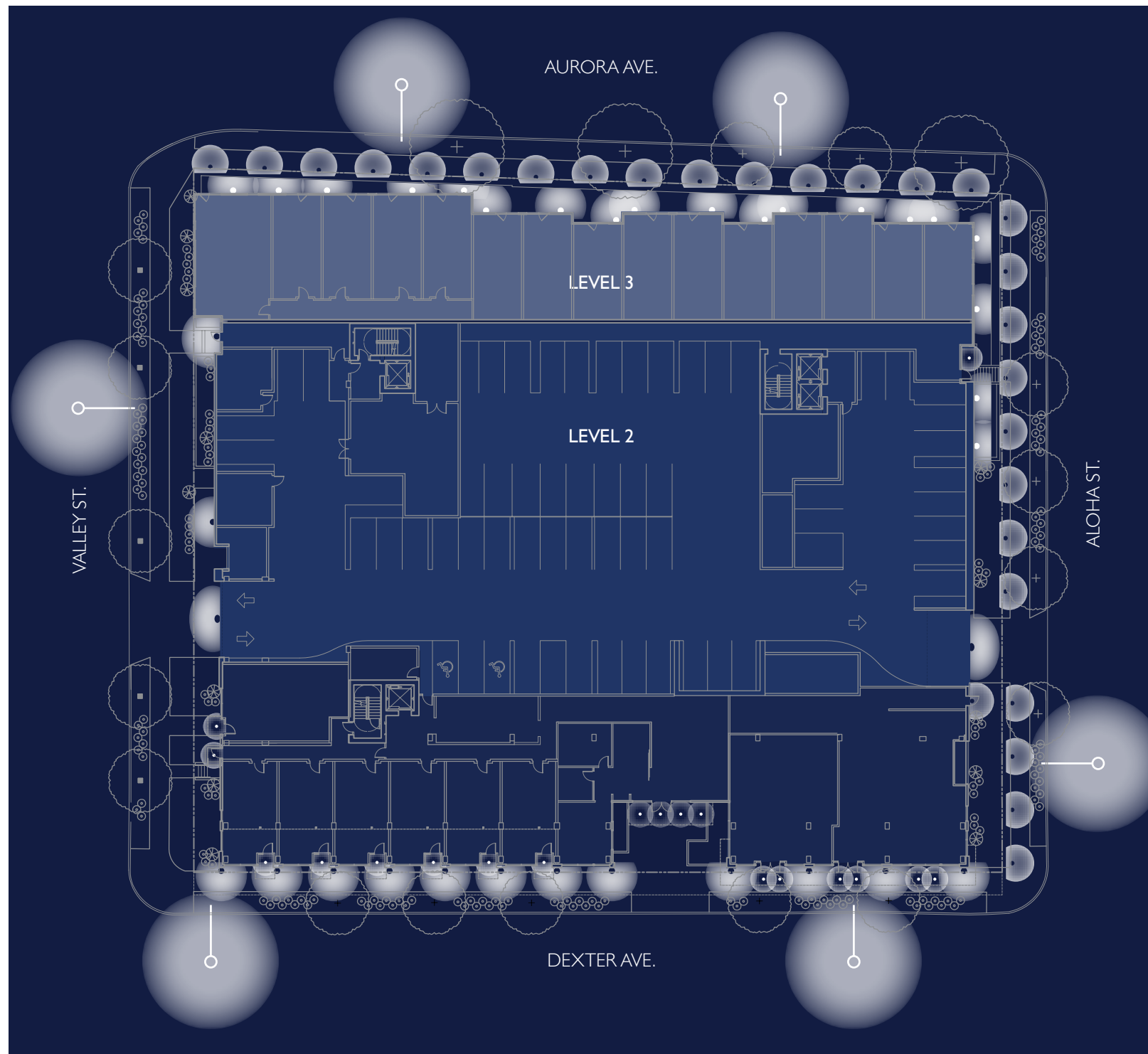
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D-10 Commercial Lighting

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 facade, the undersides of overhead weather protection, on and around street furniture, in merchandising display windows, and/or signage.

RESPONSE: Extensive lighting will be provided around the building both for security as well as to enhance the pedestrian environment along Dexter.



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Summary of new DRB recommendations on designs

I. Aurora Avenue North

- Applicant is encouraged to make sure articulation and landscape are robust.
- Consider access off Aurora onto Aloha as a major neighborhood entry point.

2. Dexter Avenue North

- Enhance Transition zone to Live/Work entries. Consider landscape as one element of the zone.
- Approve of the opening in the façade and the organization to reinforce the three street level use zones.
- Consider variation in base height to differentiate the street level uses.

3. Valley and Aloha Streets

- OK for parking entries (align with adjacent parking entries)
- General massing and articulation approved. Good response to grade.
- Building massing
- Consider visibility of roofs from adjacent sites.

DEPARTURES

DEVELOPMENT STANDARD REQUIREMENT	REQUEST/ PROPOSAL	JUSTIFICATION
Minimum Façade Height (23.48.014-B.2): The minimum façade height along a Class II Pedestrian Street is 25’.	The project will request a departure along Dexter Ave. N. allowing the recessed area at the lobby to be approximately 23’ high.	23’ facade height will allow greater visual connection from the adjacent sidewalk to the upper level landscaped courtyard. The lowered parapet will also enhance light, air and views from the courtyard to the street
Parking and Loading Access - Curb Cuts (23.48.034-C.3-5): The location of access for parking and loading shall be determined by the Director when a lot abuts more than one right-of-way. A maximum of one 2-way curb cut is allowed when the lot does not abut an alley.	The project will request a departure to allow two 2-way curb cuts; one curb cut on Aloha to the north and one curb cut on Valley to the south.	This is a full block development with each building facade on a R.O.W. and no alley available for vehicle access. Traffic conditions at Aurora and Dexter Class II Pedestrian Street designation preclude access from to site from these streets. Two curb cuts are proposed for the project one at Aloha and one at Valley, each with two-way traffic to minimize confusing traffic patterns. All curb cuts are located at safe distances from intersections and pedestrian crossings.

Appendix ---

WINTER SOLSTICE



3:30 PM



12:00 PM



8:30 AM

SUMMER SOLSTICE



7:00 PM



12:00 PM



5:00 AM



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