

Compass Housing Alliance  
Compass on Dexter Building

Early Design Guidance

Project # 3012408

July 11, 2012



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# Application & Development Objectives

## CONTACT

1. Property Address: 756 John Street, Seattle, WA 98109
2. Legal Description:  
Parcel B - Lots 7, 8, and 9, Block 80, D.T. Denny's Park addition to North Seattle, according to the plat recorded in volume 2 of plats page 46, in King County, Washington; except the west 20 feet thereof as condemned in King County superior cause No. 193437 as provided by City of Seattle ordinance No. 50890.
3. Project number: 3012408
4. Additional related project number(s): None
5. Owner/ Lessee Name: Compass Housing Alliance
6. Contact Person\* Name: Jennifer McDougall Watt  
GGLO 1301 1st Ave, Suite 301 Seattle, WA 98101  
Phone 206-902-5512  
Email address: jmcDougall@gglo.com
7. Applicant's Name: Beth Boram  
Relationship to Project: Owner
8. Design Professional's Name: Jennifer McDougall Watt

## DEVELOPMENT OBJECTIVES

Residential: Approximately 74 units of low income housing apartments, including 1, 2 and 3 bedrooms unit types.

Non-Residential: Approximately 5,600 SF of office space.

Accessory Parking: No residential parking required, approximately 25 parking stalls provided.

Sustainability Goal: Evergreen Sustainable Development Standards

## SITE AND DEVELOPMENT

The project site consists of a single, 18,000 sf parcel containing an existing 1-story wood-frame structure and surface parking lot. The site address is 756 John Street, Seattle, WA 98109.

The property is zoned SM-85 and lies within the South Lake Union Urban Center. It neighbors the Denny Triangle Urban Center Village and Uptown Urban Center. Dexter Ave N. is a designated Class II Pedestrian Street.

The site to the east across the existing alley is the Denny Park Lutheran Church, and to the south lies Denny Park. Residential and commercial uses are allowed in this zone. The neighborhood offers limited views of the Space Needle, Lake Union, and Downtown Seattle. Surrounding uses include commercial and office, and residential. The neighborhood is well-served by buses and close to Aurora Avenue N. and Denny Way.

The applicant proposes a 6 story mixed-use low income housing apartment, with approximately 62,500 SF residential, 5,600 SF commercial and 11,000 SF below grade parking garage. Project construction type is 5 stories Type VA wood frame over Type I concrete construction. The maximum height of buildings per zoning code is 85 feet, however structures may extend to 105 feet in height when certain conditions of the Seattle Municipal Code are met.

The applicant requests a departure from development standards to increase the allowable area of structural overhangs in the Dexter Avenue North right-of-way.

The site for the proposed project housing low-income and formerly homeless families, and its Denny Park location, are most closely associated with the emerging South Lake Union, though they exist at the confluence of several neighborhoods.

Building affordable family housing at this location enables the entire area's growth and success to be more available to a wider population. These families will be close to goods and services and recreation opportunities, as well as, potential employment, by foot or by car or bus on the nearby connecting arterials.

The South Lake Union neighborhood in general and the west edge and Denny Park in particular will benefit from the added population of parents and children, an under-represented demographic, giving it new life that will help it become the heart of the emerging neighborhood, as intended in the neighborhood plan. As a compliment to the stately Lutheran church next door to the east this project has an opportunity to set a precedent for future development that will eventually create a frame around Denny Park, contributing to its sense of place as a family-friendly neighborhood heart.

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- Design Guidelines

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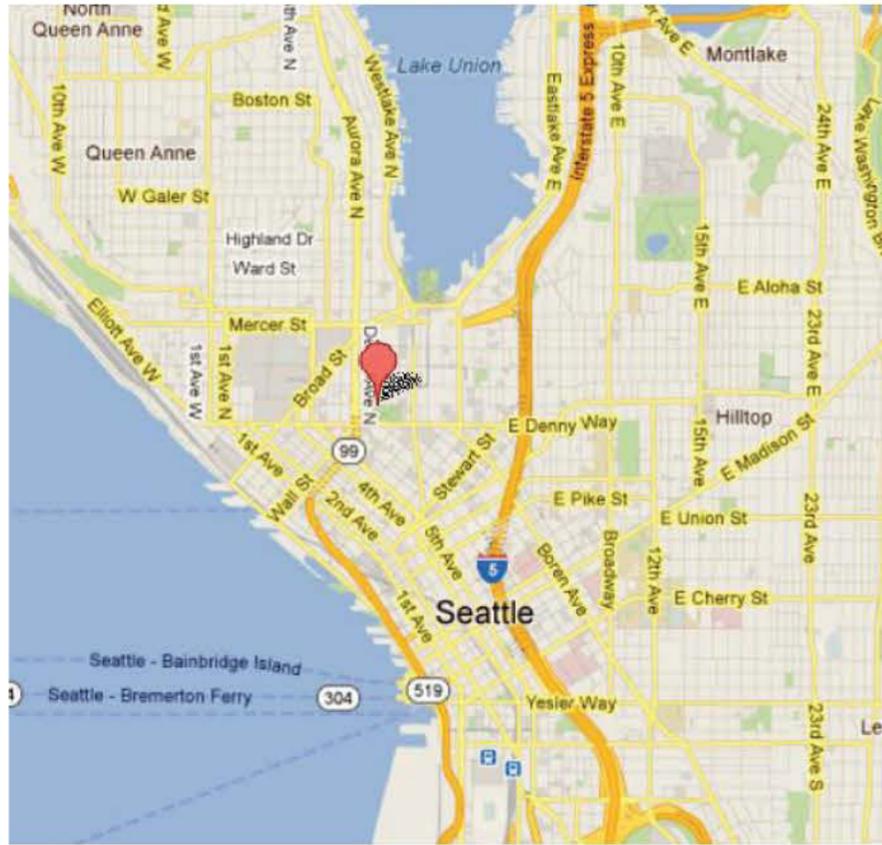
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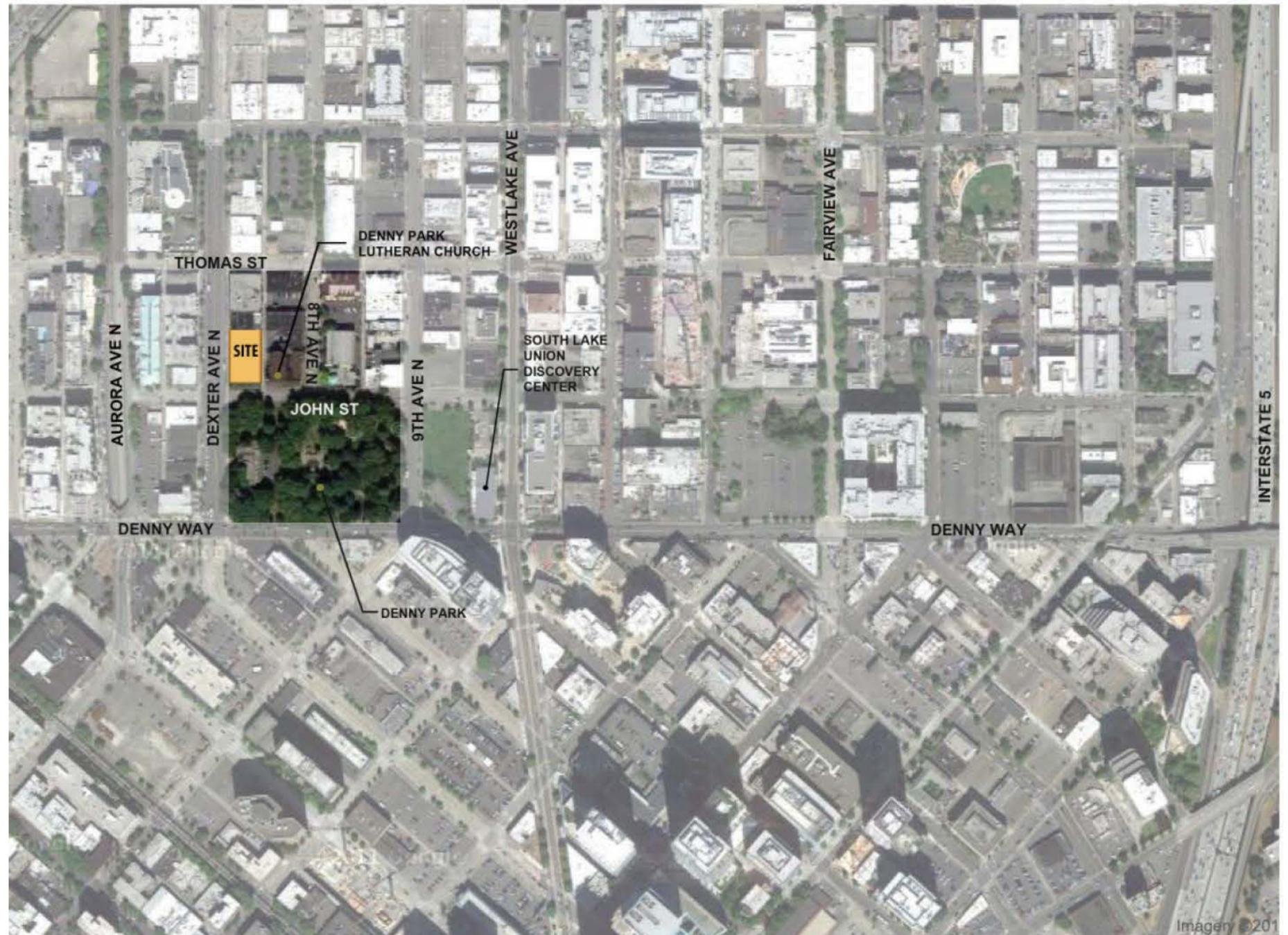
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Vicinity Map



Aerial Photograph



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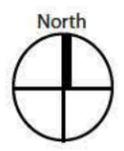
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# Surrounding Uses & Structures

- ① DENNY PARK
- ② DENNY PARK LUTHERAN CHURCH
- ③ BARKING LOUNGE
- ④ HOLIDAY INN EXPRESS
- ⑤ COMPLETE AUTOMOTIVE
- ⑥ BERNARD IMPORT BODYWORKS
- ⑦ LOW INCOME HOUSING INSTITUTE
- ⑧ SEATTLE UNITY CHURCH
- ⑨ CASCADE ARCHITECTURAL & ENGINEERING SUPPLIES
- ⑩ OLYMPIC COLOR RODS
- ⑪ MORNINGSIDE ACADEMY
- ⑫ FIRST CHURCH OF CHRIST
- ⑬ SOUTH LAKE UNION CHAMBER OF COMMERCE

- ⑭ CB RICHARD ELLIS
- ⑮ SHILLA RESTAURANT
- ⑯ DENNY PLAYFIELD BASKETBALL COURT
- ⑰ SOUTHLAKE UNION DISCOVERY CENTER
- ⑱ ELEPHANT CAR WASH
- ⑲ WINSTON WACHTER FINE ART
- ⑳ KEXP RADIO
- ㉑ STINGRAY AUTO REPAIR
- ㉒ SIMPLY DENTAL
- ㉓ BEST WESTERN LOYAL INN
- ㉔ LA QUINTA INN & SUITES
- ㉕ AMAZON.COM
- ㉖ KONG T.V.
- ㉗ LOST LUGGAGE

	RESIDENTIAL
	HOSPITALITY
	COMMERCIAL OFFICE/ RETAIL
	COMMUNITY FACILITIES
	MANUFACTURING
	EDUCATIONAL INSTITUTIONS



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## SEATTLE LAND USE & ZONING

**Project:** Compass Housing Alliance  
Compass on Dexter Building

**Site Address:** 756 John Street Seattle, WA

**Tax Account Number:** 1991201120

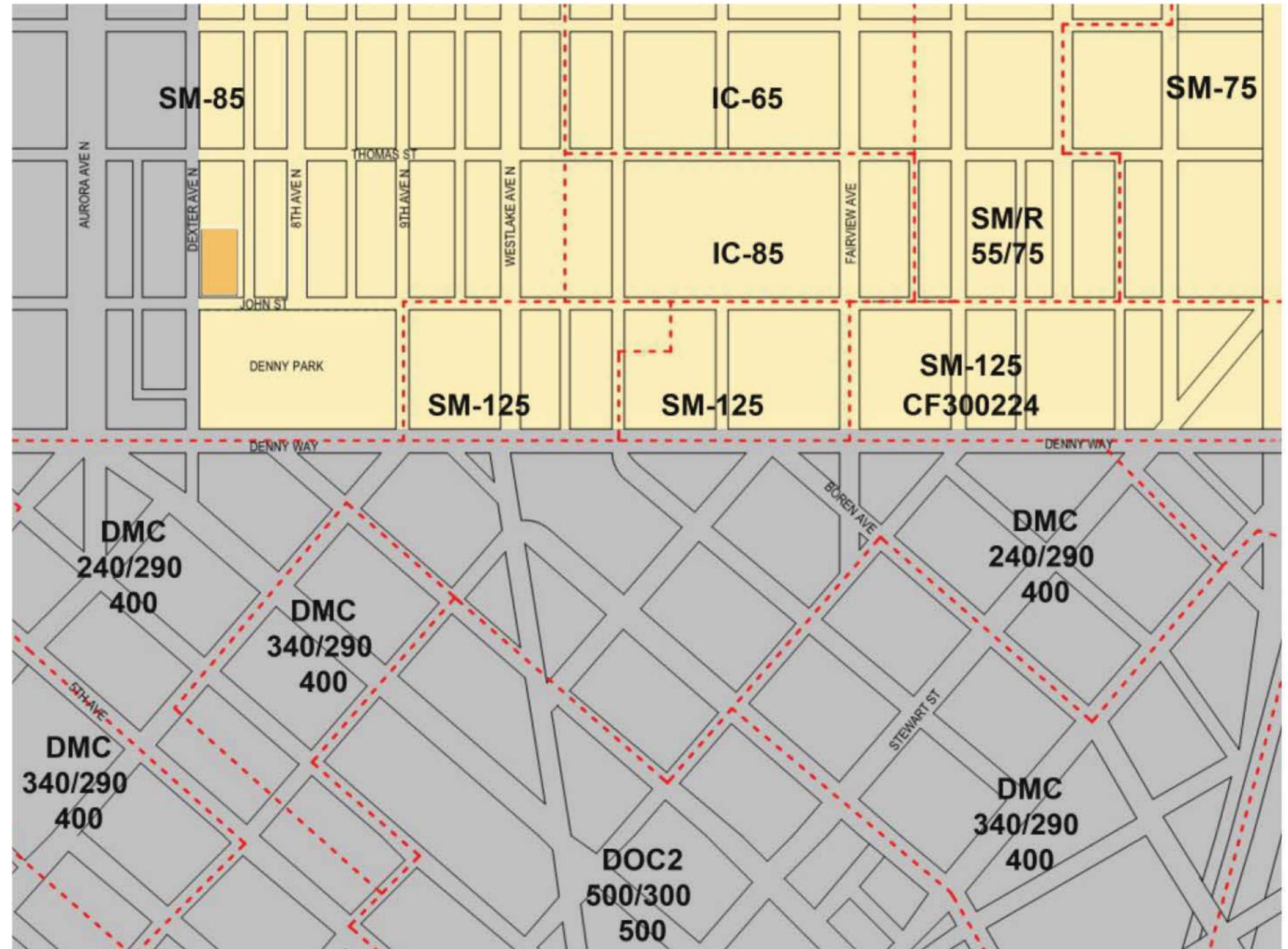
**Base Zone:** SM-85

**Adjacent Zones:** NC3-85 zone begins west of Broad St.  
SM-65 begins north of Republican St.  
IC-85 to the east  
SM-125 and DMC 240/290-400 to the south

**Applicable Code:** Seattle Municipal Code,  
Title 23 Land Use Code

**Applicable Design Guidelines:** City of Seattle Design Guidelines  
South Lake Union Design Guidelines

-  South Lake Union Urban Center Boundary
-  Zoning Boundary
-  Site Boundary



## SEATTLE LAND USE & ZONING CODE SUMMARY

### 23.48.004 Permitted Uses

Multi-family Residential, commercial and parking, among others.

### 23.48.010 Structure Height

- 85 feet maximum (70 feet per building code if Type VA over type IA construction)
- Rooftop features: open railings, planter, skylights, clerestories, greenhouses, parapets, and firewalls may extend 4 feet above the height limit.
- Stair and elevator penthouses and mechanical equipment may extend 15 feet above the height limit.

### 23.48.012 Upper Level Setback Requirements

- Required on John Street for the portion of the structure greater than 45 ft in height
- Setbacks shall be 1 ft for every 2 ft of height above 45' (15 ft maximum setback)
- Upper level setbacks are required on John Street for portion of structure great than 45' in height.

### 23.48.014 General Façade Requirements

- Minimum 25 ft façade height along Dexter Ave. N. (Class 2 Pedestrian Street)
- Street-level setback on Dexter Ave N may be up to 12 ft from property line provided setback area is landscaped per standards

### 23.48.016 Floor Area Ratio

- Maximum FAR of 4.5
- Exempt areas from FAR calculations: gross floor area below grade, gross floor area used for accessory parking located above grade, gross floor area in residential use.
- B.5. Up to 3 1/2 percent of gross floor area of a structure shall not be counted in floor area as an allowance for mechanical equipment.

### 23.48.018 Transparency and Blank Façade Requirements

- Applies to all street level facades, except portions of the structure that have residential uses
- Dexter Ave. N. façade must be 60% transparent
- John St. façade must be 30% transparent
- Dexter Ave N. blank façade limit is 15% wide (some increases allowed for artwork and special detailing) and maximum of 40% of façade
- John St. blank façade limit is 30 ft wide and maximum 70% of façade

### 23.48.020.A Amenity areas

- Minimum of 5% of residential gross floor area in residential use
- Must be available to all residents and at or above grade
- Maximum 50% enclosed, minimum 15 ft horizontal dimension, not less than 225 sf
- Exterior amenity area shall be landscaped and have solar access and seating
- No parking areas, vehicular access easements, and driveways count toward amenity area

### 23.48.024 Screening and Landscaping requirements

- 3 ft high screening is required if parking abuts an alley
- Parking at or above grade along Dexter Ave. N. must be separated from the street by other uses
- Parking at or above grade along John St. is allowed if 30% is separated by other uses and the rest is screened by architectural detailing, artwork, etc. meet façade transparencies requirements

### 23.48.030 (23.47A.022) Light and Glare

- Exterior lighting shall be shielded and directed away from adjacent properties
- Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties
- Driveways and parking areas shall be screened from adjacent properties by a fence or wall between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet in height, with exceptions due to differences in finished elevation of the driveway or parking surface and other situations

### 23.48.032 (23.54.015) Required parking and loading

- No residential use parking is required in the South Lake Union Urban Center
- Commercial use parking is required for office use at 1 per 1,000 sf and no parking is required for the first 1,500 sf.
- Bicycle Parking: 1 per 4 residential units and 1 per 2,000 sf of office space in Urban Center

### 23.48.34 Parking and loading location, access and curbcuts

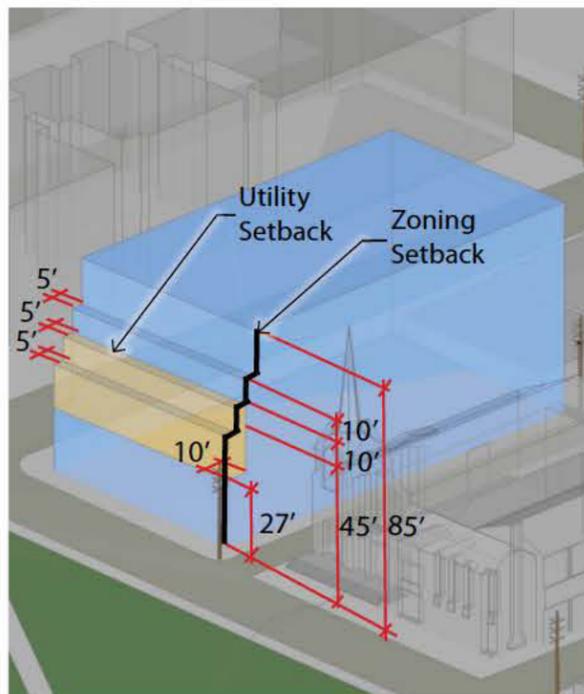
- Alley access to parking is preferred
- One curb cut allowed on John St.
- Two curb cuts allowed on Dexter Ave. N.

### 23.54.040 Solid Waste and recycle materials storage and access

- 375 sf plus 4 sf for each additional residential unit over 50 units for residential use
- 125 sf of storage for non-residential spaces between 5,000 sf to 15,000 sf
- Direct access from the alley or street to containers is required.

### 23.54.035 Loading Berth Requirements

- No loading berth requirements for office (low demand) with less than 40,000 sf
- No loading berth requirements for residential use



Maximum Zoning Envelope

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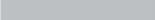
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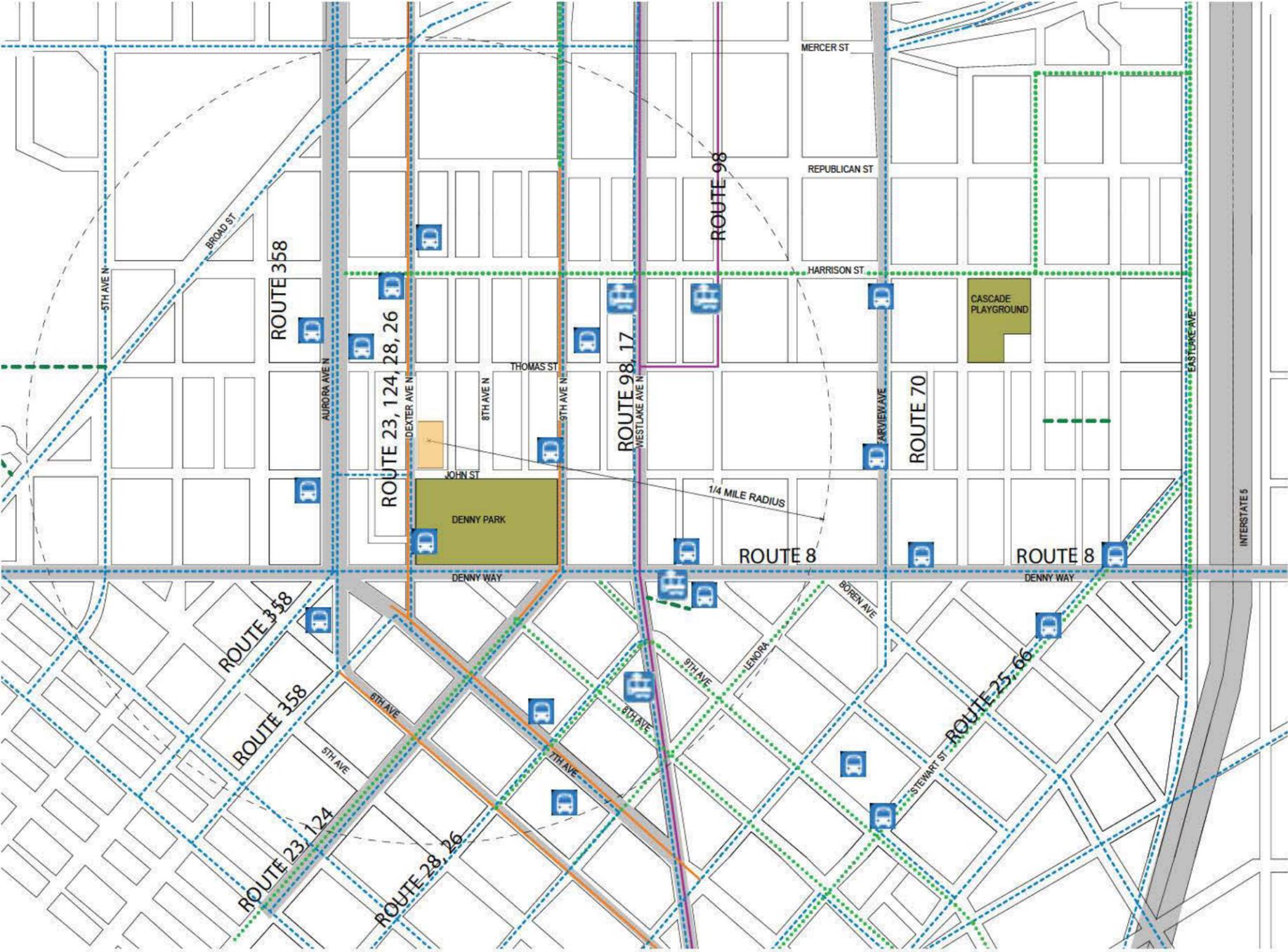
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# Regional Transit & Access

-  South Lake Union Street Car
-  Bus Lanes
-  Green Trails
-  Bicycle Dedicated Lanes
-  Bicycle Friendly Roads
-  Arterials
-  Park Boundary
-  Site Boundary



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## Site Analysis:

### Street Frontage:

180' on Dexter Ave N St.  
100' on John Street  
180' on Alley is a class II Pedestrian St.

### Alley Dedication:

2 feet required

### Lot Size:

18,000 SF  
(Approx. 100'x180')

### Existing buildings:

(1) single story commercial

### Tree Survey:

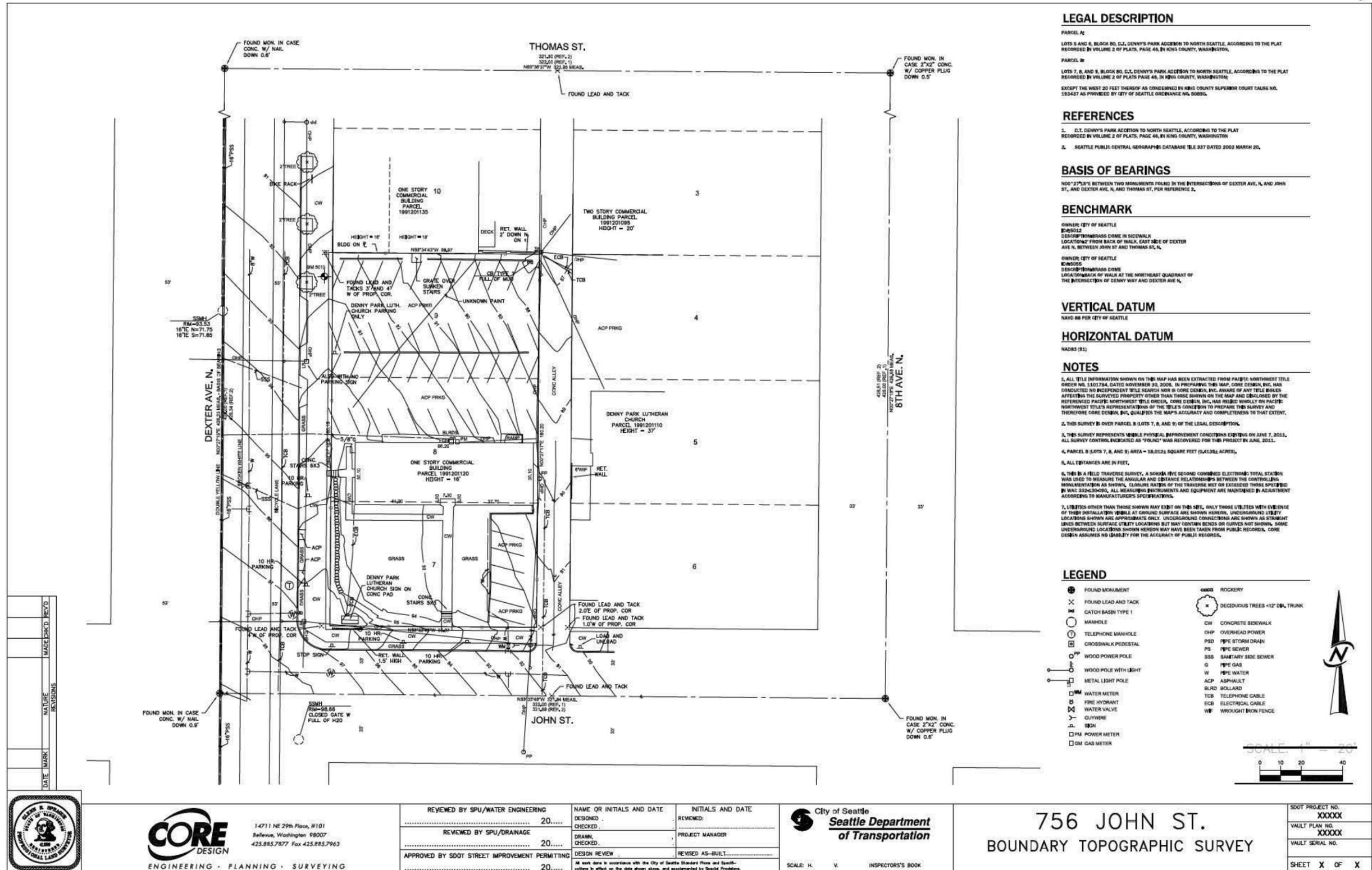
No existing trees

### Utilities:

Site has access to all utilities on Dexter Ave N. and John St.

### Topography:

Gently sloping down from the SW corner about 10 feet to the NE corner.



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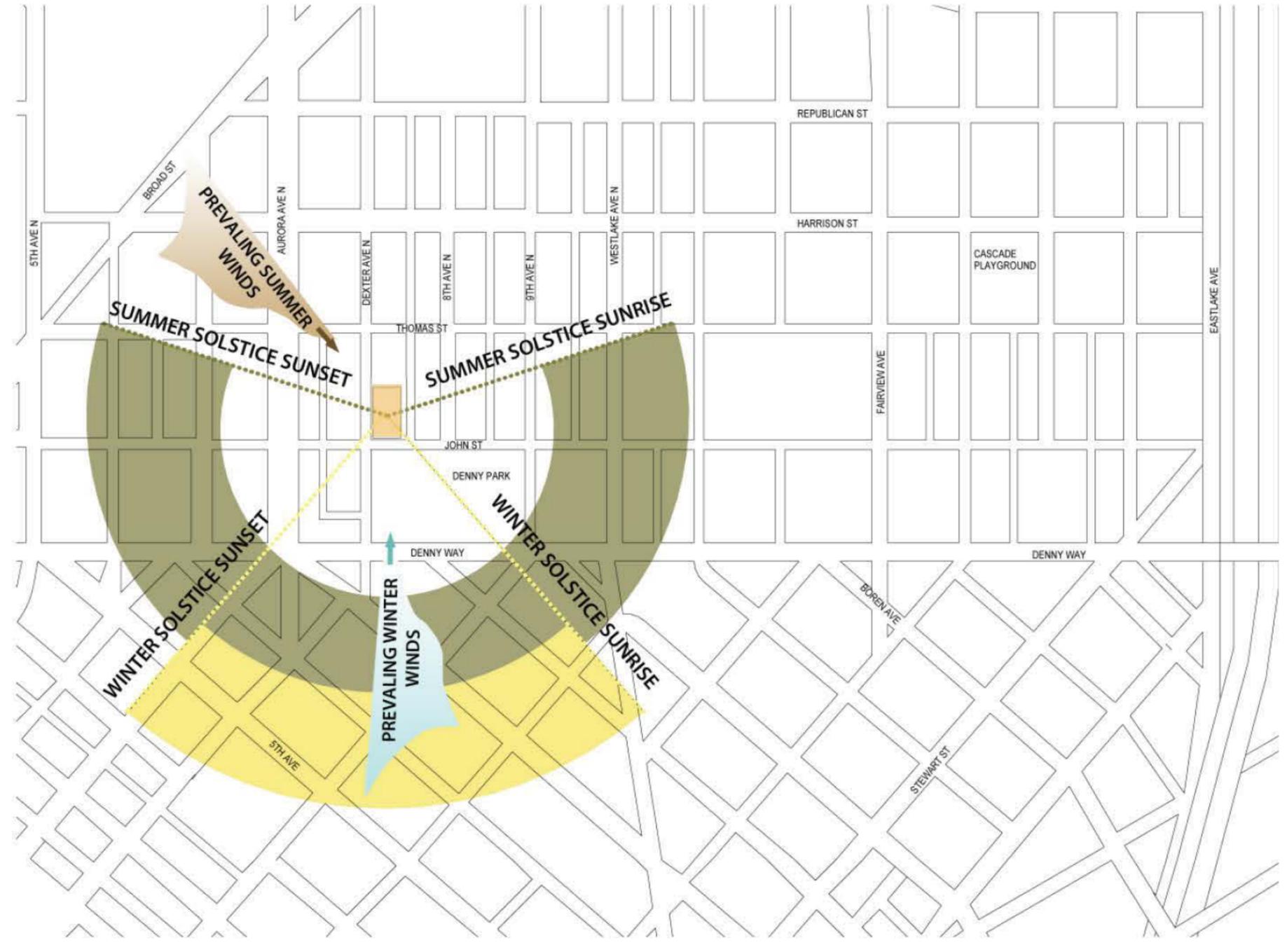
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# Solar Orientation



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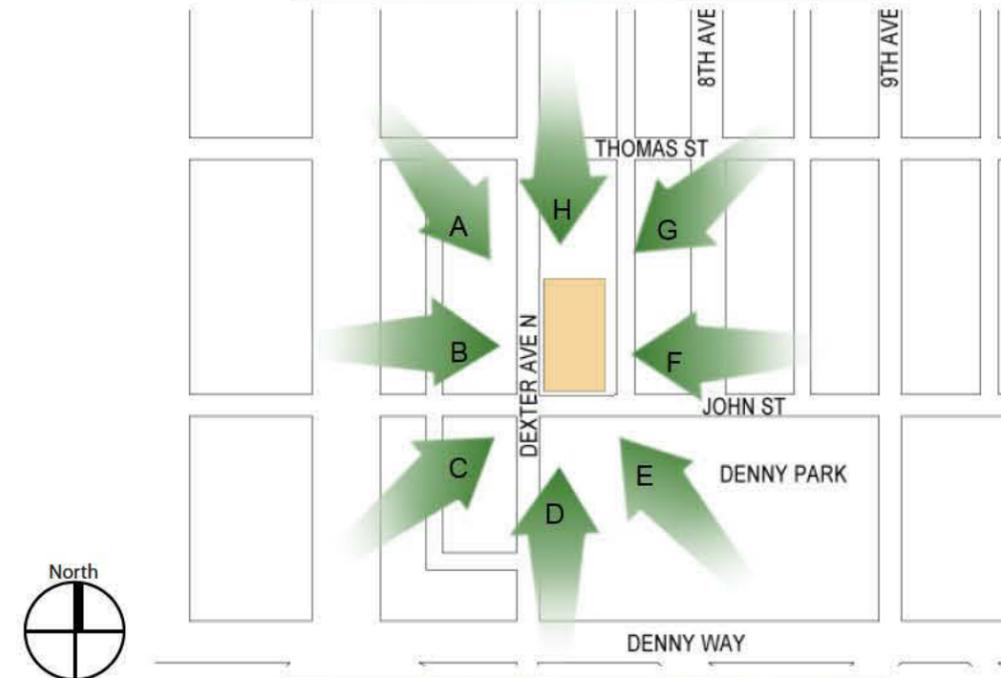
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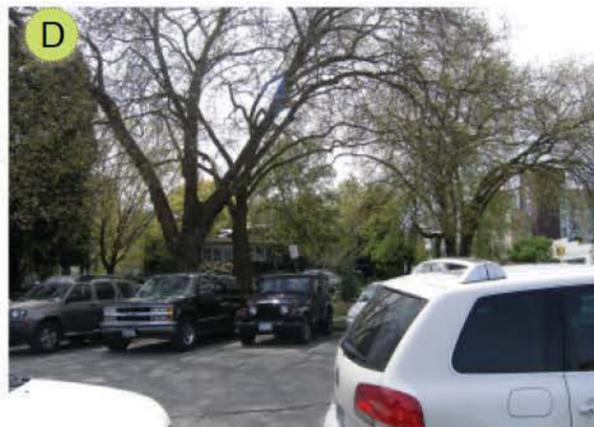
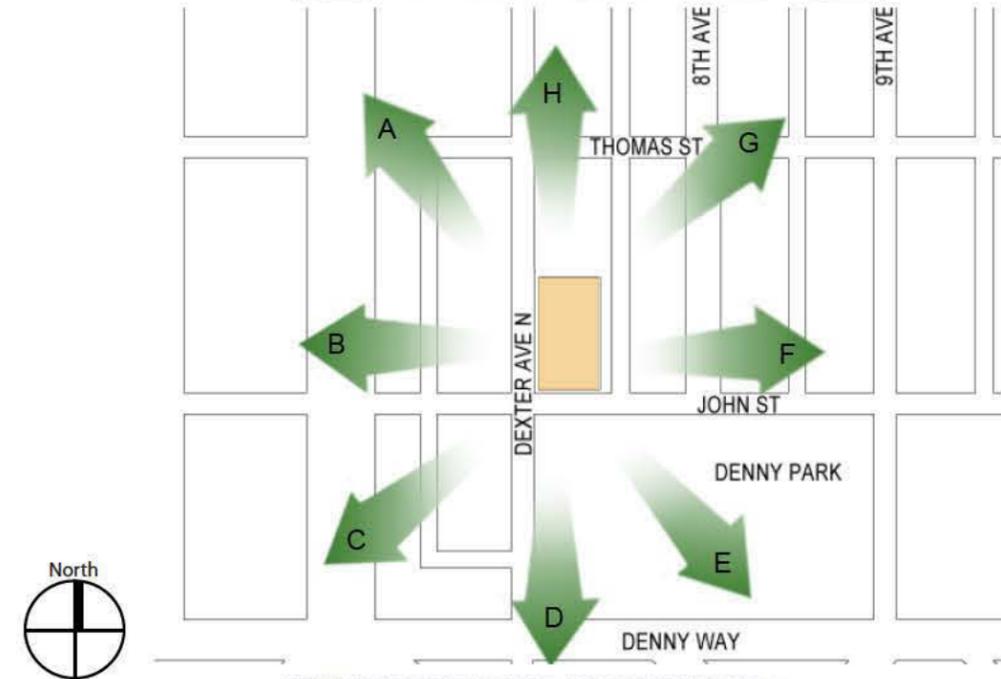
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View of Site looking North across John St.

Existing Conditions



View of Denny Park looking South across John St.



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View of Site looking East across Dexter Ave N.

Existing Conditions



View of Adjacent Properties looking West across Dexter Ave N.



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View of Adjacent Properties looking West across 8th Ave N.

Existing Conditions



View of Adjacent Properties looking East across 8th Ave N.



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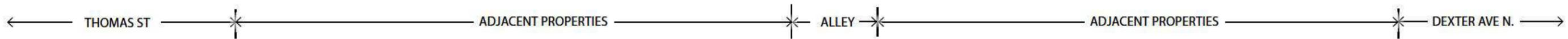
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View of Adjacent Properties looking South across Thomas St.



View of Adjacent Properties looking North across Thomas St.



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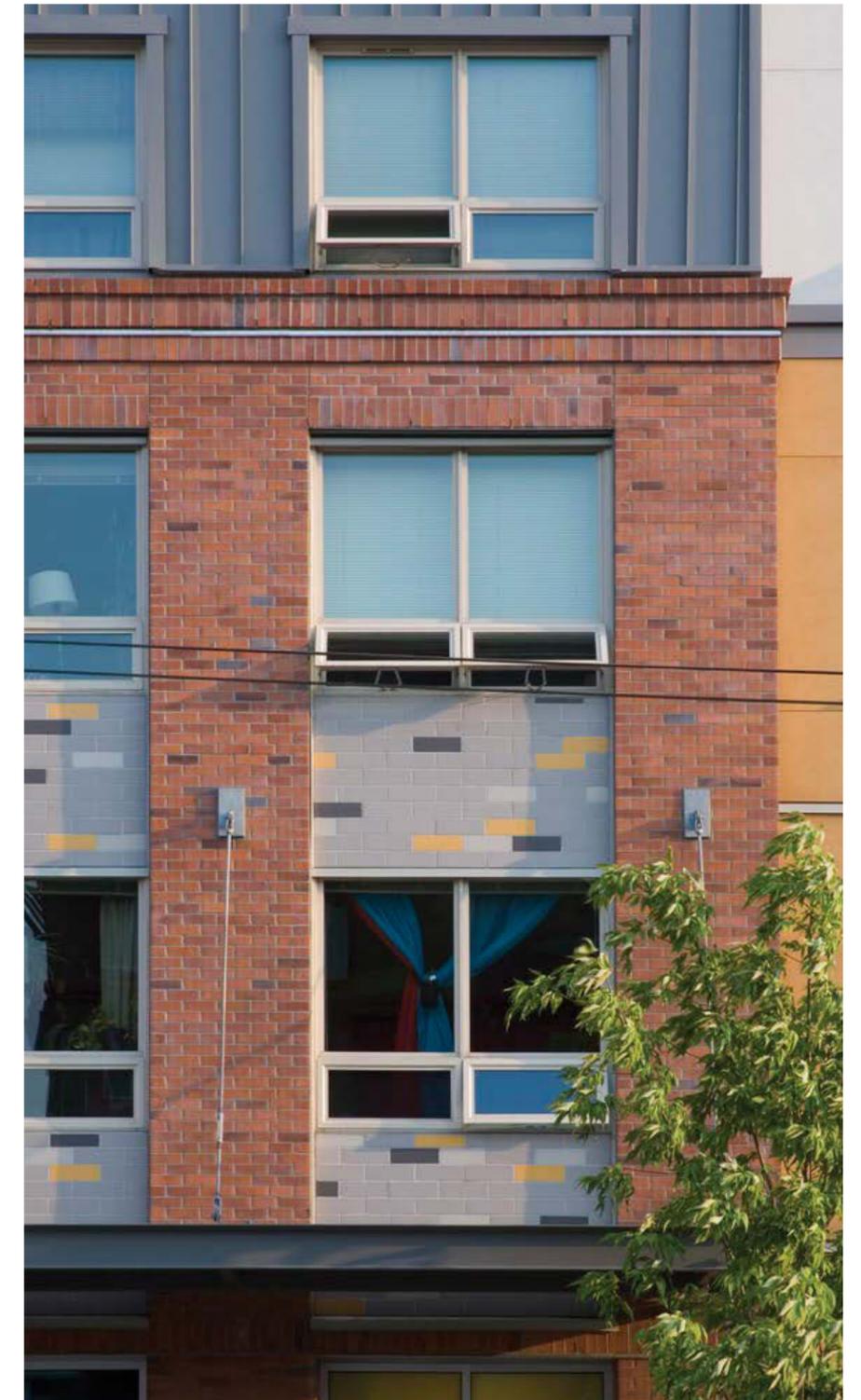
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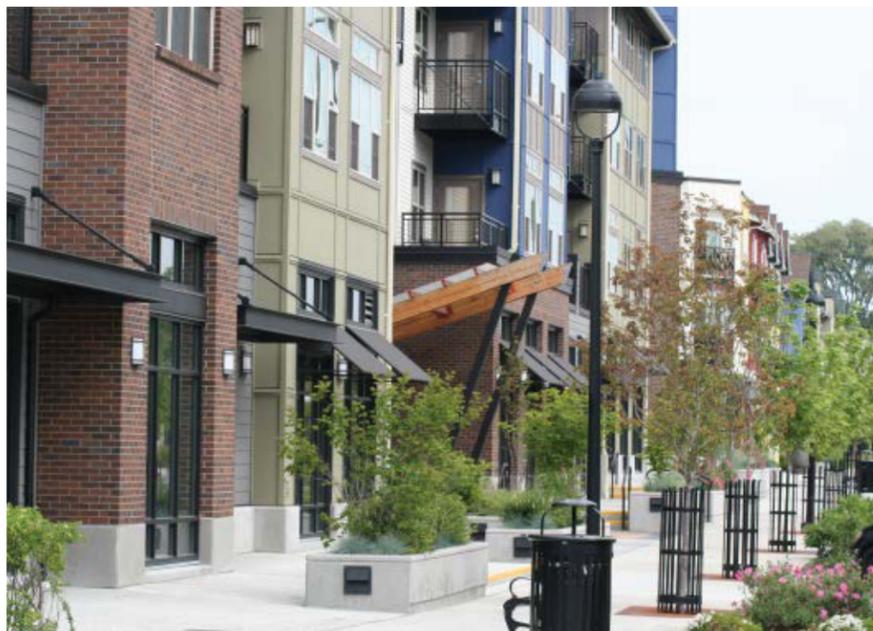
Vertical & horizontal articulation of facade elements



Building provides comfortable and friendly relationship to sidewalk



Building materials and details relating to the church facade



Hardscape courtyard with structured planter



Scale of building visually broken into smaller segments

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# Alternative Concepts

## Option 1

Number of residential units: 74 (approx)  
Amount of commercial SF: 5,600 SF (approx)  
Number of Parking Stalls: 25



## Option 2

Number of residential units: 74 (approx)  
Amount of commercial SF: 5,600 SF (approx)  
Number of Parking Stalls: 25



## Option 3 - Preferred

Number of residential units: 74 (approx)  
Amount of commercial SF: 5,600 SF (approx)  
Number of Parking Stalls: 25



Date and time of the day: August 16 - 12:00 PM



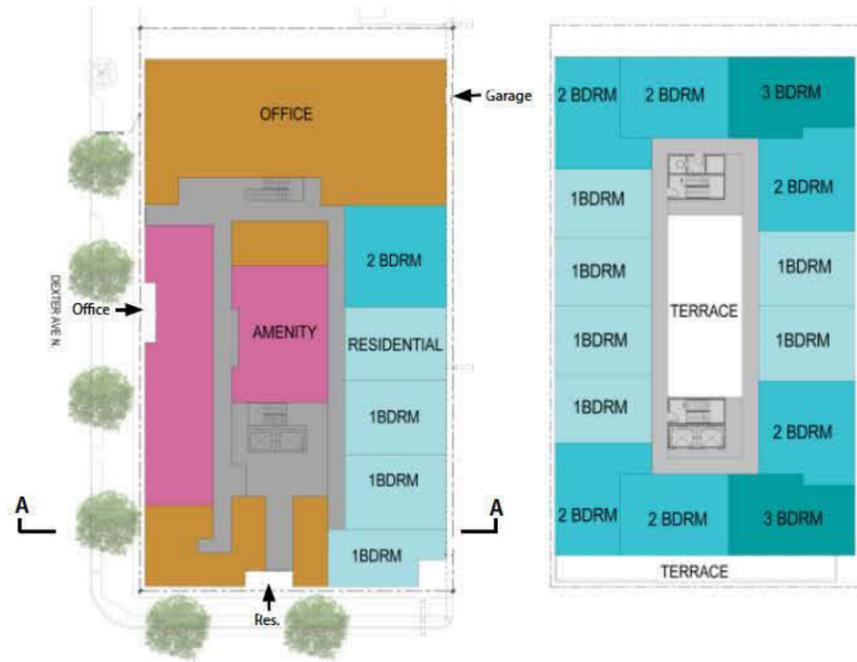
Date and time of the day: August 16 - 12:00 PM



Date and time of the day: August 16- 12:00 PM

# Conceptual Floor Plans & Sections

Option 1



Option 1 - Level 1

Option 1 - Typical 2-6

Option 2



Option 2 - Level 1

Option 2 - Level 2 (3-6 similar)

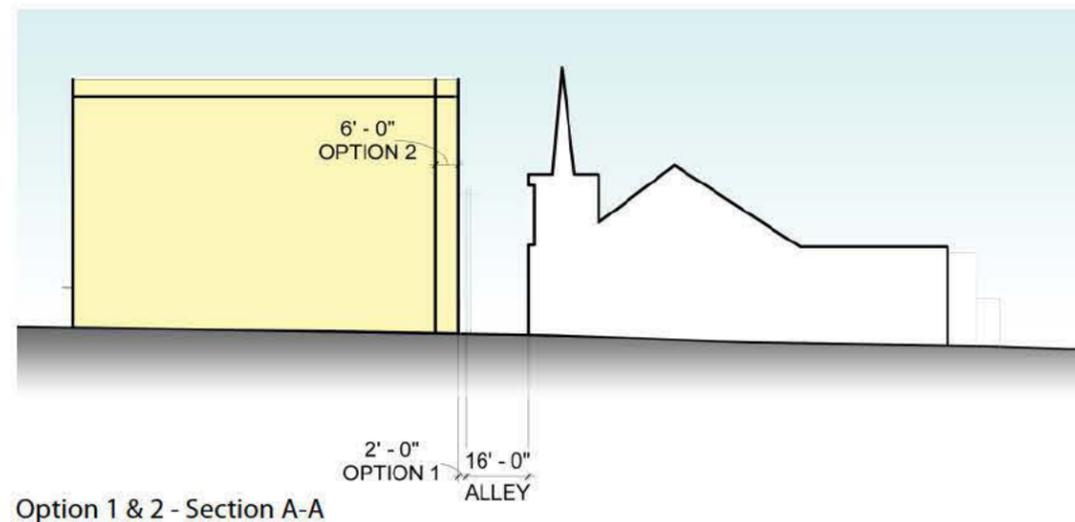
Option 3 - Preferred



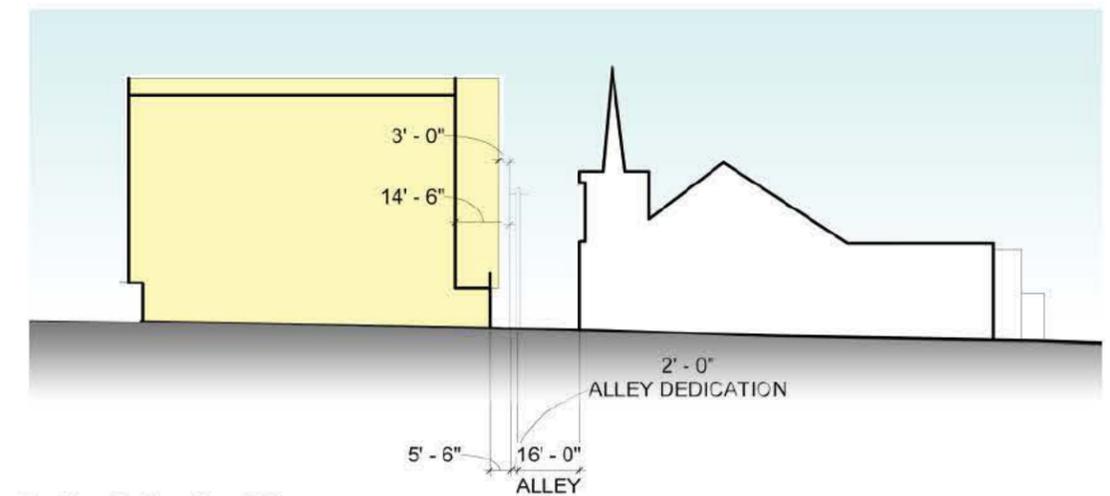
Option 3 - Level 1

Option 3 - Level 2 (3-6 similar)

- 3 BDRM
- 2 BDRM
- 1 BDRM
- Amenity
- Office
- Circulation



Option 1 & 2 - Section A-A



Option 3 - Section B-B

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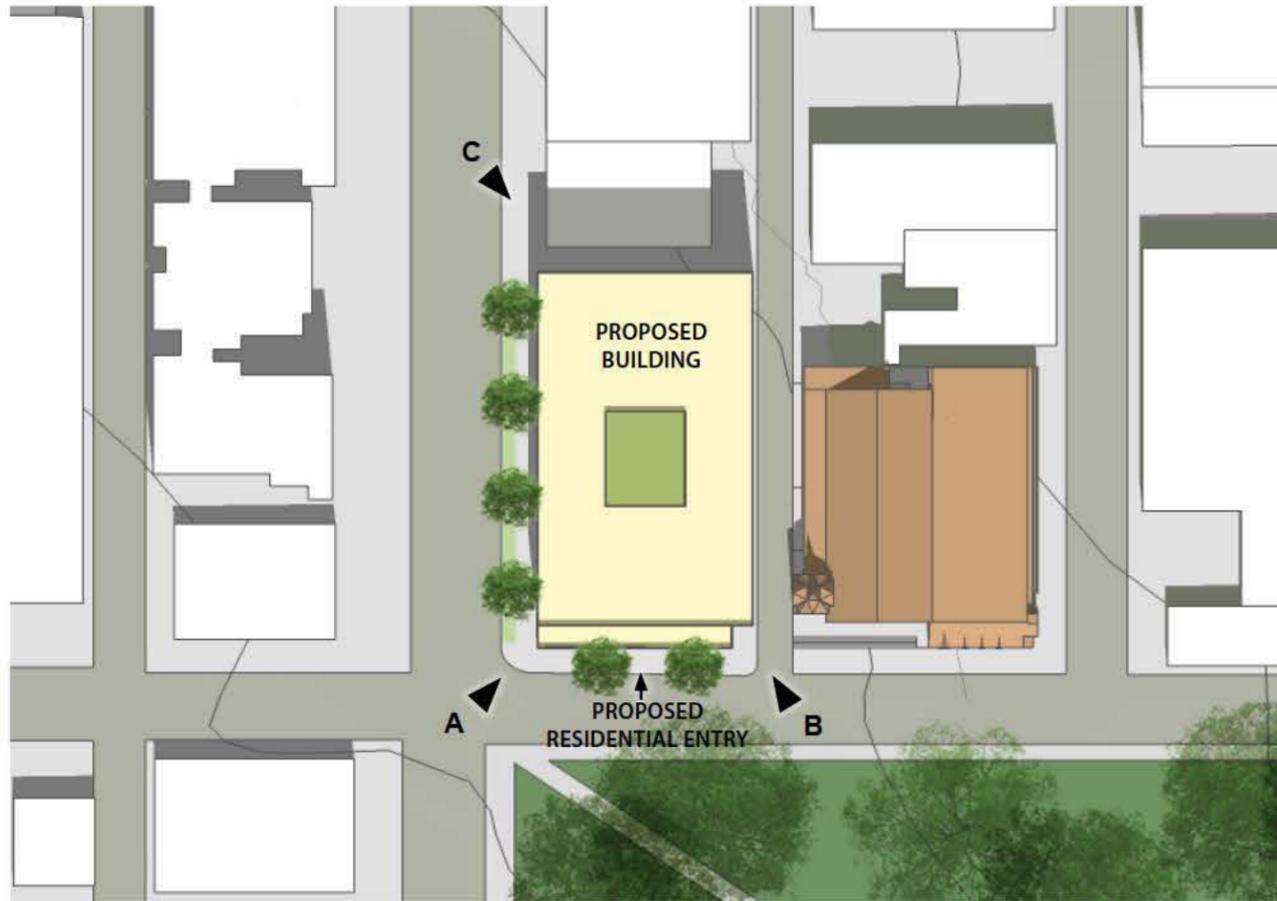
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The plan is a combined single- and double-loaded corridor arrangement of residential units in a O shaped plan, with a full-enclosed courtyard at the 2nd floor, open only to the sky.

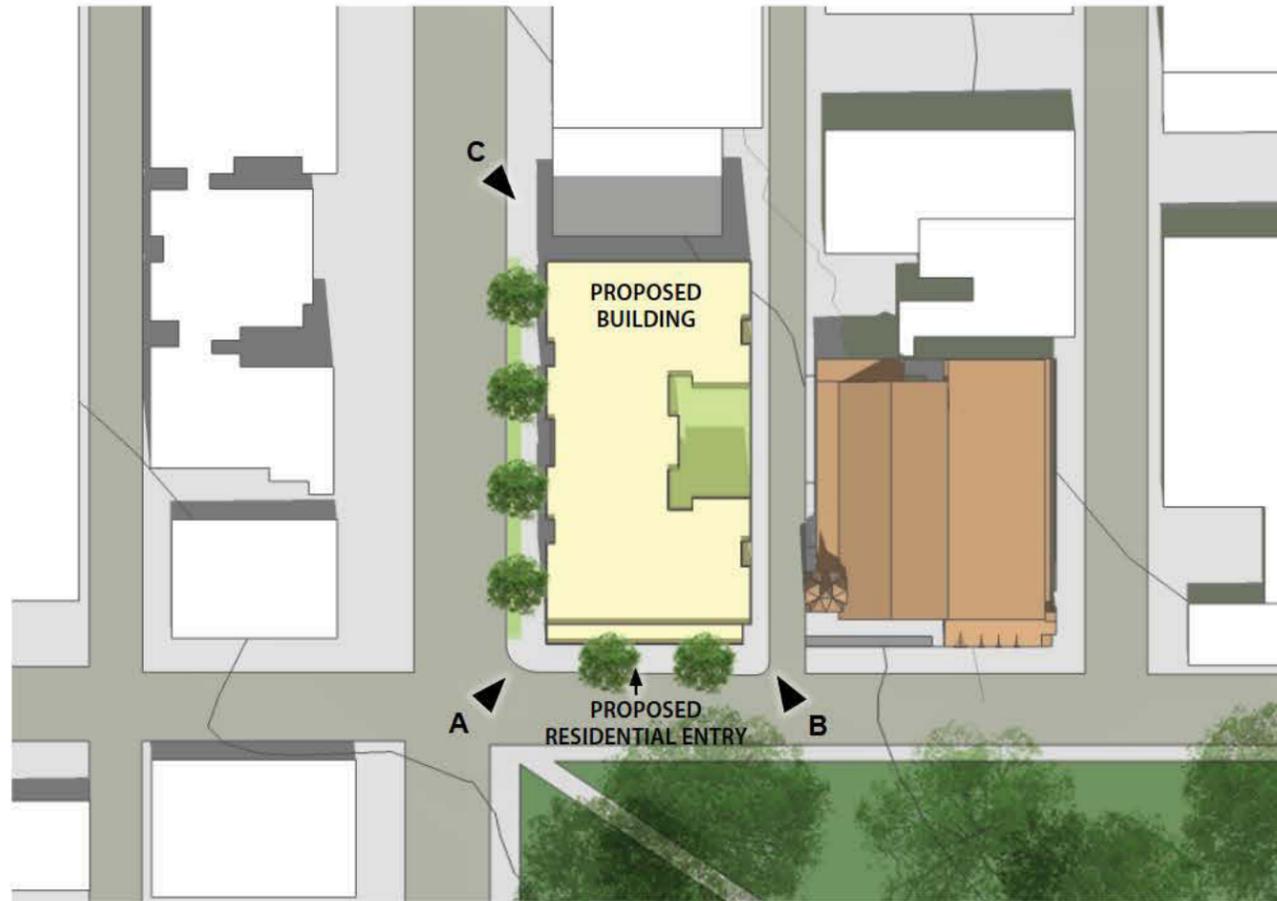
**Pros:**

- Fully-enclosed courtyard protected from wind and traffic noise
- Street wall on both street frontages frames streetscape and park
- Utility-clearance required setback from John Street for upper floors preserves views of and allows reduced visual competition with church spire
- More residential windows opening to city skyline view

**Cons:**

- Courtyard allows no solar access
- Courtyard has no views
- Few units have windows opening directly to courtyard
- Structure casts big shadow on church's alley-side windows
- More residential windows opening to alley





The plan is a double-loaded corridor arrangement of residential units in a C shaped plan, with a courtyard at the 2nd floor, facing east toward the alley and the church.

**Pros:**

- Courtyard opens to morning sun
- Courtyard opens to view of church's alley-side windows
- Courtyard allows afternoon sun into church's alley side windows
- Courtyard protected from Dexter Ave traffic noise
- Utility-clearance required setback from John Street for upper floors preserves views of and allows reduced visual competition with church spire
- Street wall on both street frontages frames streetscape and park
- Fewer units with windows opening to alley
- More units with windows open to city skyline view

**Cons:**

- Courtyard has no city skyline views and is shaded in the afternoon
- Courtyard has no visual connection to Denny park

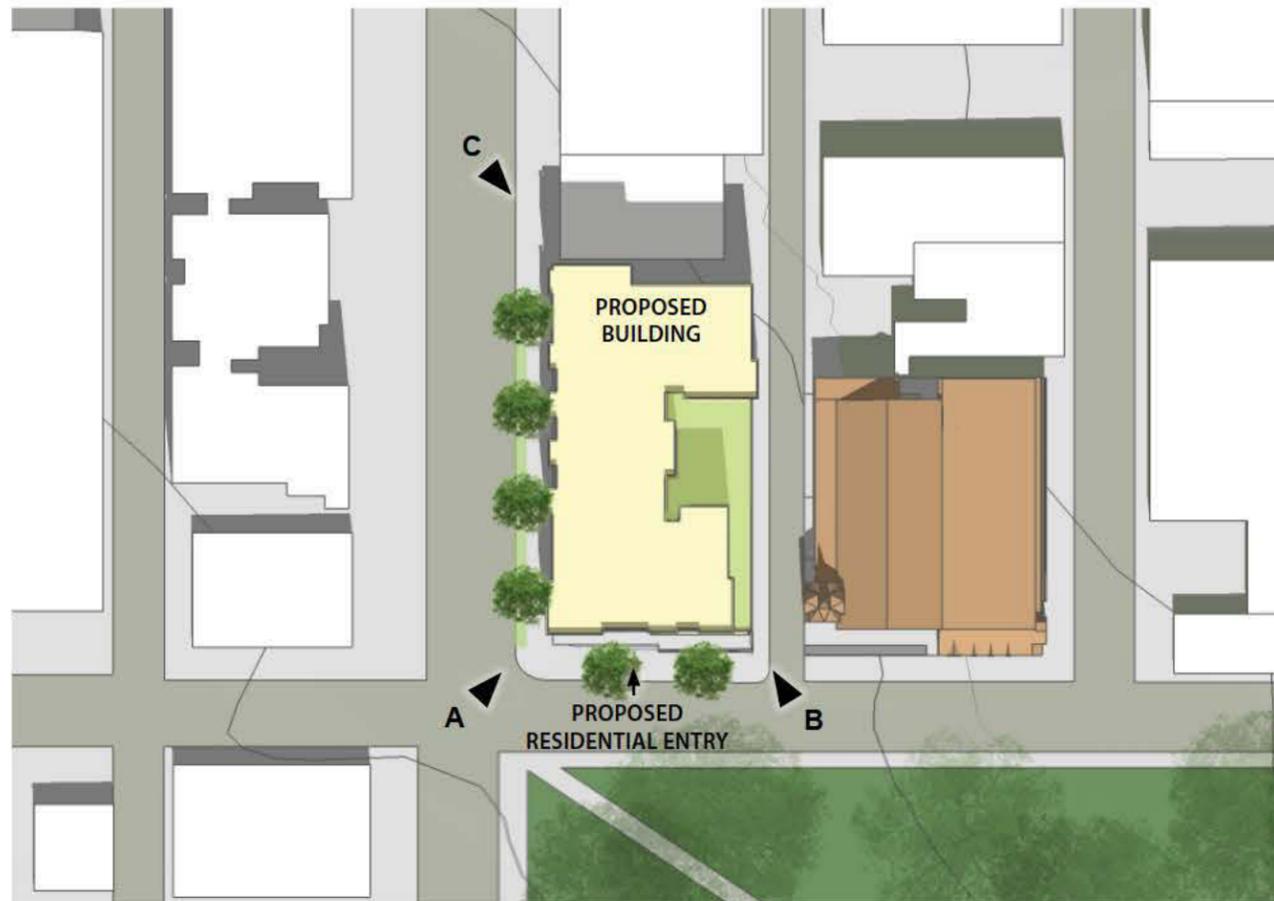
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## Option 3 - Preferred



The plan is a double-loaded corridor arrangement of residential units in a reversed-L shaped plan, with a courtyard at the 2nd floor, facing east toward the alley and the church. All floors are setback in both directions from the alley intersection with John St. near the church spire.

### Pros:

- Courtyard opens to more morning sun
- Courtyard opens to view of church's alley-side windows
- Courtyard allows more afternoon sun into church's alley side windows
- Courtyard protected from Dexter Ave traffic noise
- Setbacks from John Street and from alley for all floors better preserves views of and allow reduced visual competition with church spire
- Setbacks open courtyard to views of the church spire and park for residents

### Cons:

- Courtyard has no city skyline views and is shaded in the afternoon

### Departure Request:

- Exceed allowable area of structural overhangs along Dexter Avenue (SMC 23.53.035)



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**Landscape Character:**

- Welcoming entries that incorporate seating and plantings, weather protection and comfortable, barrier-free access
- Urban sidewalks that have widened planting areas and new street trees, bike racks and accent paving
- Main entry is set back from the property line to create a living space and respond to Denny Park across the street
- Front Porch will emphasize residential character and allow to view street and park activity
- Courtyard gathering area will consider amenity space indoor-outdoor relationship, screen semi-public use from adjacent units and conserve views to Denny Park and the church spire

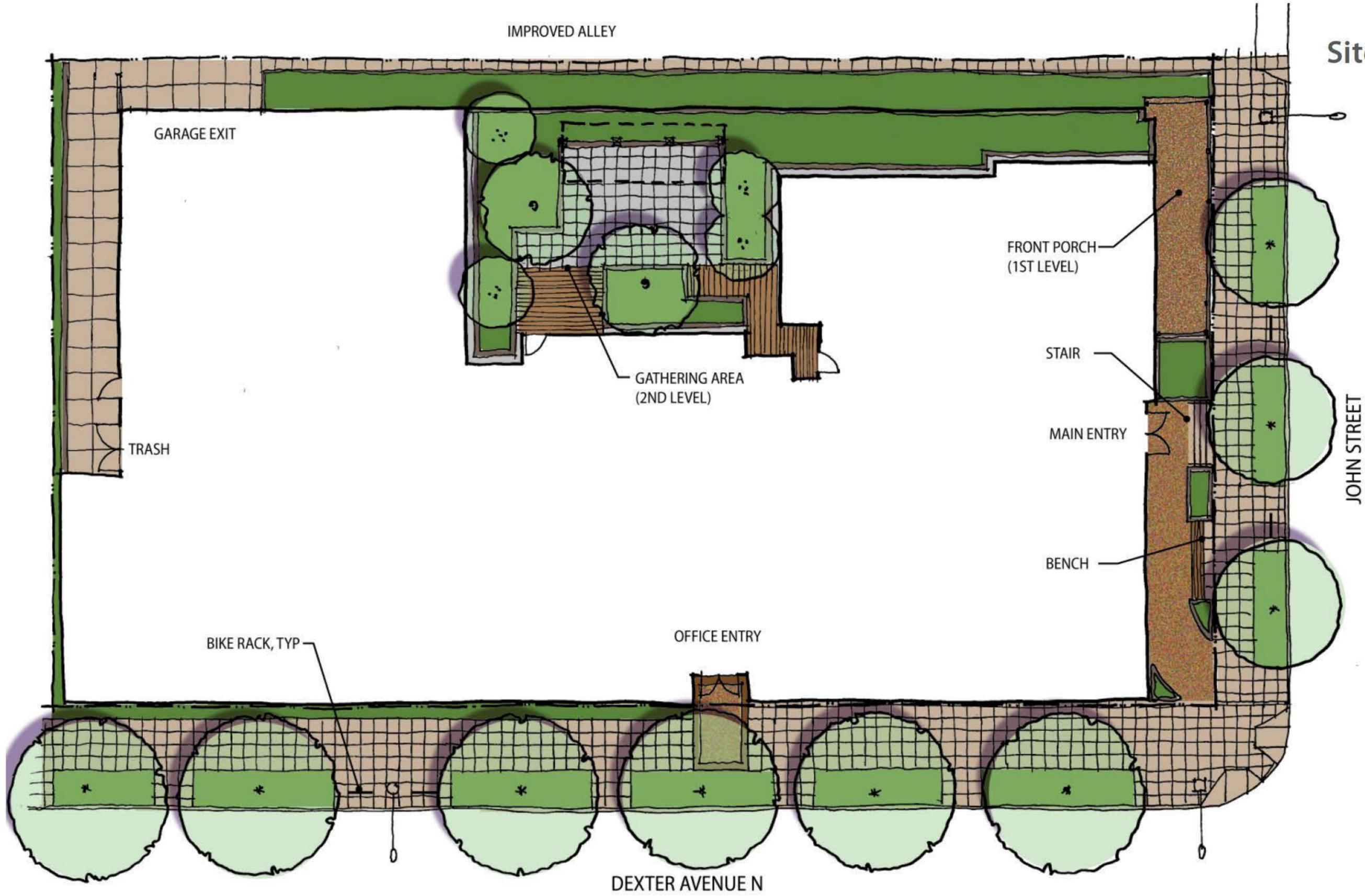
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# Site Plan



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# Street Frontage Studies



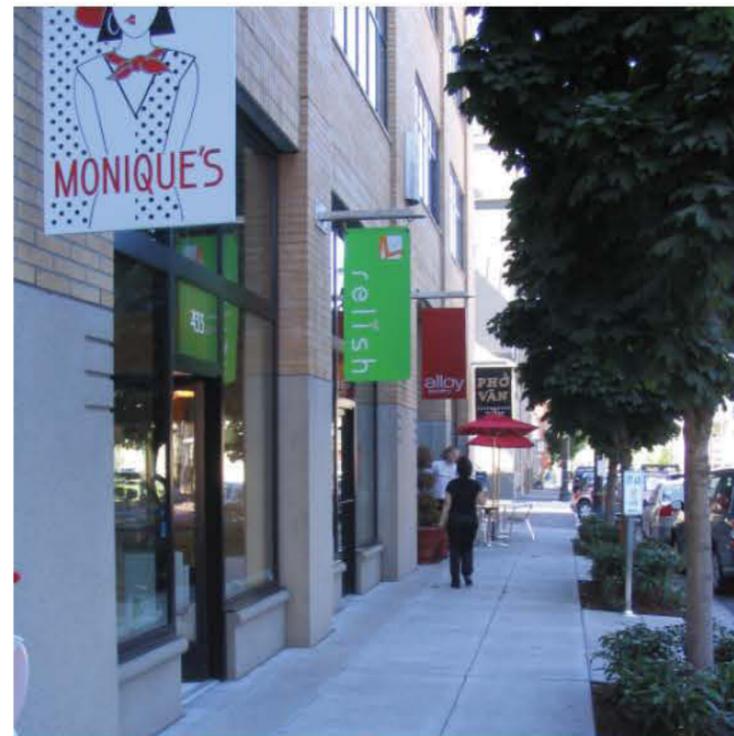
Existing: View from John St. looking west



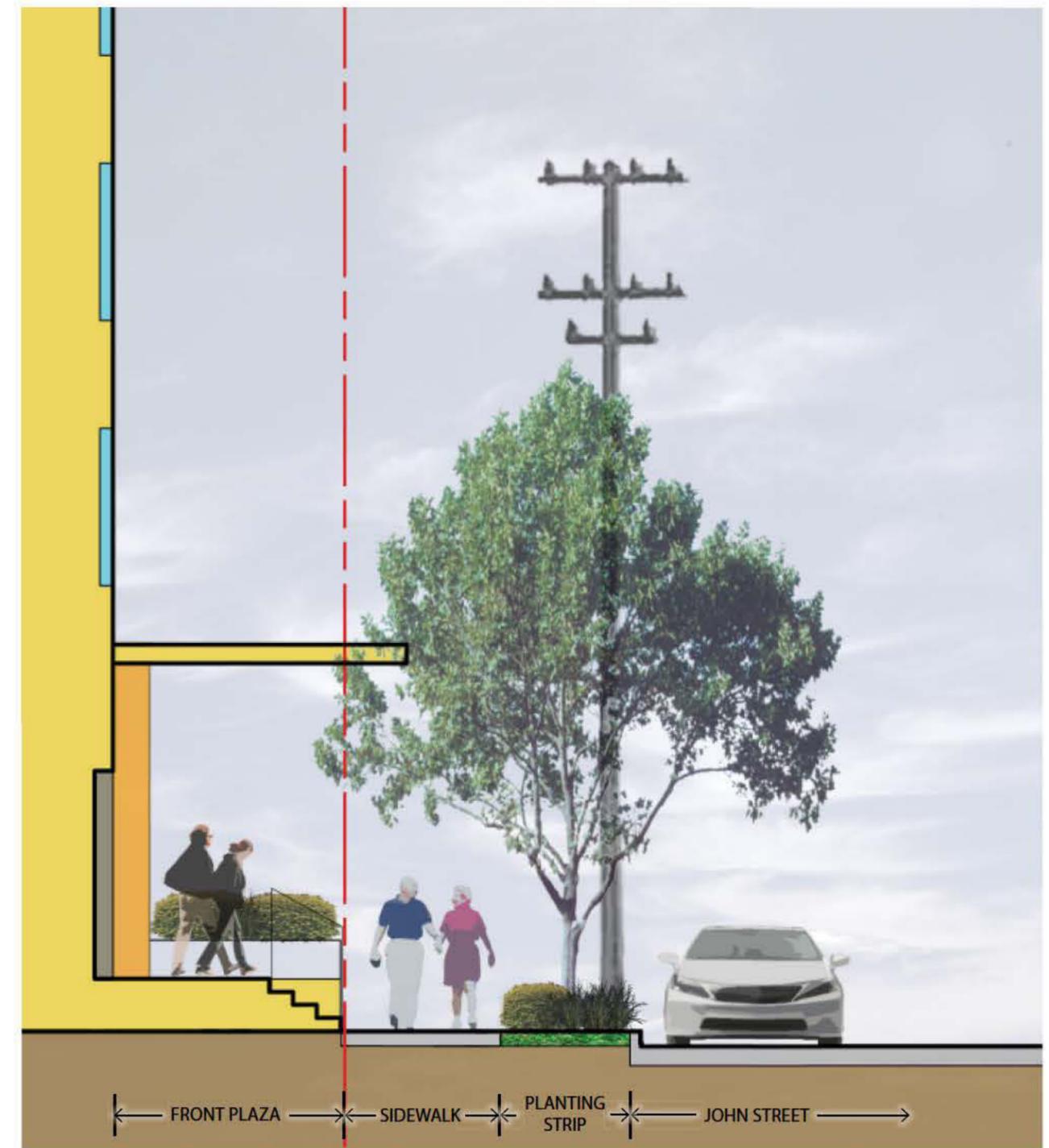
Inspiration for John St. character



Existing: View from Dexter Ave looking north



Inspiration for Dexter Ave character (except signage)



Section of John St (Dexter sim in ROW) showing overall scale and character.

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A-1 Site Characteristics

**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.*

**SLU-specific Supplemental Guidance:**

*Denny Park is identified as a community Heart location. Development should enhance the central character through appropriate site planning and architecture, with a high priority for improvements to the public realm. The façade and primary entry should respond to the heart location as a center of social activity. Amenities to consider are: pedestrian lighting, public art, special paving, landscaping, additional public open space with curb bulbs and entry plazas.*

**Response:** The proposed project will be designed to acknowledge its location:

- The building will be designed to celebrate its corner-lot location.
- The building will be designed to respect the presence of the Denny Park Lutheran Church to the east (separated by alley).
- Each building frontage will respond to its unique context.
- The building façade will contribute to the “framing” of Denny Park to the south.
- The building’s arrangement of functions will strengthen its relationship to Denny Park.
- The project will treat the alley that abuts the east edge of the site as more than just vehicular and service access.
- Project will join with several other new 6-plus-story residential mixed-use housing projects within a block or two in setting precedent for new development, of the type envisioned by neighborhood plan



A-3 Entrances Visibility

and zoning code, in this generally underdeveloped area.

- Building design will take advantage of views to south and southwest of downtown / Belltown skyline.

**A-2 Streetscape Compatibility:** *The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.*

**SLU-specific Supplemental Guidance:**

*Streetscape compatibility with pedestrians is a high priority of the neighborhood. Sidewalk-related spaces should safe, welcoming and open to the public. Provide streetscape amenities such as tree grates, benches and lighting. Encourage variety in street-level uses in size, width and depth. Encourage awnings and weather-protection.*

**Response:**

- The building will strengthen street wall fronting Denny Park.
- The project will integrate its ground floor to the John Street sidewalk.

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

**Response:**

- All entries to the project will be visible from the street and will be designed to be clearly distinguishable.
- Entry prominence will be reinforced with signs, lighting, and overhead weather protection.



A-5 Respect for Adjacent Sites

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

**SLU-specific Supplemental Guidance:**

*Development should create transitions between public and private uses, encourage activity to spill out onto sidewalk, reinforce neighborhood connections, especially links to high activity areas.*

**Response:**

- The proposed building design will bring pedestrian activity to the sidewalks fronting the project with emphasis on the quieter John Street / Denny Park frontage.

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

**Response:**

- There are no adjacent residential buildings or related privacy issues.
- The new residential units will mostly be focused on views of the park to the south, the internal project courtyard to the east, and the streetscape and city skyline to the west.
- The proposed building will set back the upper floors above the second-floor podium from the John Street property line to preserve views of and reduce visual competition with the church spire at the SW corner of the church site.

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

**Response:**

- The overall site planning and building layout is designed to provide



A-7 Open Spaces

- the residential courtyard protection from the noise from Dexter Ave North's high-speed arterial traffic.
- The courtyard is sited to provide access to morning sunlight allowed by the presence of the relatively lower profile and pitched roof of the church to the east.
- The podium-level courtyard will include common areas with outdoor seating and gathering areas edged and accented by structured plantings to preserve privacy for podium-level units.

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

**Response:**

- Parking for the proposed project will be in a structured garage under the building accessed from the alley, mostly below grade and fully-screened and concealed from public view for the portions above grade at the SE corner of the site and along the alley.

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

**Response:**

- The proposed structure will include highlighting of the building corner using modulation, fenestration, materials and/or color.
- Street level storefront-type glazing will continue around the corner to provide transparency and activity to both sidewalk frontages.



A-10 Corner

- Parking access and private driveways will be located away from corners.

**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 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 the anticipated development potential of the adjacent zones.*

**SLU-specific Supplemental Guidance:**

*Address both pedestrian and auto experience through building design. Encourage stepping back at upper levels for views and sunlight. Consider modulation or separations between structures. Relate building proportions to width and scale of street. Articulate facades vertically and horizontally to relate to neighboring development*

**Response:**

- The massing of the proposed project will provide a street-wall edge to the Dexter Ave streetscape.
- The massing of the proposed project will provide clear definition as the frame for Denny Park and with a 10' upper level setback facing the park.
- The proposed building will set back the upper floors above the second-floor podium from the John Street property line to preserve views of and reduce visual competition with the church spire at the SW corner of the church site.
- The proposed massing with a courtyard along the east edge of the site will preserve solar access to the church sanctuary's west-facing stained-glass windows.



B-1 Scale

- The massing of the structure will be broken up through the use of modulation and bay window-type projections wherever possible.

**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.*

**SLU-specific Supplemental Guidance:**

*Support fine-grained character of neighborhood. Respond to history and character in adjacent vicinity.*

**Response:**

- The building will attempt to relate to the strongest aspects of the existing neighborhood around the site.
- The adjacent Lutheran Church deserves singular respect as the most architecturally significant structure in the vicinity.
- The zoning code and siting patterns of the existing, relatively new and old development suggest the proposed project be generally an urban, street-wall building.

**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.*

**SLU-specific Supplemental Guidance:**

*Take care to design the roofscape for possible visibility from above.*



C-1 Context

**Response:**

- The proposed building will be a well-proportioned, unified form reflecting the owner's program for providing housing, services and management for a single residential community within the structure.
- The building will be a good neighbor to the adjacent church.
- The building will participate with its neighbors in the formation of an urban street wall along Dexter and a frame around the edge of Denny Park.
- The building top will be varied to be interesting when viewed from afar and from above.
- See C-1 above and C-4 responses.

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

**Response:**

- The proposed building will have a ground-floor, pedestrian-friendly base.
- Storefront glazing mullions, marquees, overhangs, material and color changes will help in achieving human scale in the building design.

**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, patterns, or lend themselves to a high quality of detailing are encouraged.*

**Response:**

- All exterior finish materials will be durable and maintainable.



C-3 Human Scale

**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.*

**Response:**

- The garage entrance will be from the alley at the north end of the site, far from public view from any street.

**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 weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.*

**SLU-specific Supplemental Guidance:**

*Development is encouraged to enhance the public realm with elements such as curb bulbs, pedestrian-oriented street lighting and street furniture.*

**Response:**

- Convenient and attractive access to the building's entry will be provided, and integrated into the adjacent sidewalk area.
- Entry prominence will be reinforced with signs, lighting, and overhead weather protection.

**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.*

**Response:**

- The street-facing facades of the proposed building will be designed to avoid blank walls.



C-4 Finish Materials

- Along the alley where blank walls at the partially below-grade parking floor are unavoidable a landscaped buffer planting strip with biofiltration will be provided.

**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.*

**Response:**

- Parking structures will be concealed below grade at street-facing facades, except for a small portion at the SE corner of the site.

**D-6 Screening of Dumpsters, Utilities and Service Areas:**

**Response:**

- Dumpsters, utilities and service areas will be concealed within the building structure.

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

**SLU-specific Supplemental Guidance:**

*Enhance public safety to foster 18-hour public activity through the use of enhanced lighting, defensible space and eyes-on-the-street, assistance in providing for routine police patrols.*

**Response:**

- The proposed building shall enhance personal safety and security



D-1 Building Entry

with lighting, an inviting visual connection to the building interior along the street frontage and eyes-on-the-street from residential windows.

**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.*

**Response:**

- The residential tenants will have access through a common residential lobby from the John Street front porch entry area and the sidewalk.
- There are no private entries to individual dwelling units.

**E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites:** *Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.*

**SLU-specific Supplemental Guidance:**

*Create hierarchy of passive and active open space. Install appropriate trees, plants and other landscaping with a preference for indigenous species that improve aesthetics, capture water and create habitat.*



E-1 Landscaping

**Response:**

- Landscaping on the streetscape along John Street will be designed to respect and relate to Denny Park.
- Landscaping along Dexter Ave N will follow the City's plan for the street.
- The landscaped resident courtyard at the podium level will create an environmental connection to Denny Park.

**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.*

**SLU-specific Supplemental Guidance:**

*Consider integrating artwork into publically accessible areas of a building and landscape that evokes a sense of place related to previous uses of the area.*

**Response:**

- Proposed streetscape enhancements will include materiality and general intent that is consistent with the historical/light industrial character of South Lake Union
- The podium-level courtyard will include common areas with outdoor seating and gathering areas edged and accented by structured planting to preserve privacy for podium-level units.



E-2 Landscaping

- Artwork or decorations will be considered for integration to the building and landscape design along the streetscape on John Street.