1511 DEXTER AVE N.

DESIGN RECOMMENDATION MEETING

1511 DEXTER APT.

DPD PROJECT #3015682
(WEST DESIGN REVIEW BOARD)

NOVEMBER 18 2015

bellwether

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CONTENTS

bellwether

Bellwether Housing is a nonprofit corporation whose mission is to develop affordable rental housing to working individuals and their families in Seattle. Bellwether has a long tenure as a developer and operator – we were founded in 1980 (known then as Seattle Housing Resources Group) and we currently own 29 buildings totaling over 1,850 apartments. Throughout the course of our development and property management history, we have always desired to be good neighbors and create open lines of communication with adjacent property owners and community groups. We serve a range of household incomes, ranging from 30% to 80% of Seattle's Area Median Income.

"Roughly 45,000 households in Seattle spend more than half of their incomes on housing , and at least 2,800 are experiencing homelessness. This affordable housing crisis threatens to erode our city's diversity and character unless we act now."

- Mayor Ed Murray, July 2015

Mayor Murray's housing goal calls for 50,000 homes in 10 years, which includes building or preserving 20,000 rent and income restricted homes. Furthermore, it is a priority of the Seattle Housing Affordability and Livability Agenda (HALA) to find solutions that prevent the displacement of the working class. By providing housing options affordable to lower wage workers in our City core, this project would give working class people a chance to remain in Seattle. Bellwether's mission is consistent with this plan through our development and operation of affordable housing in central neighborhoods or along transit lines.

PROJECT VISION

PROJECT DATA

PROPERTY ADDRESS: 1511 DEXTER AVE. N

MULTIFAMILY PROJECT PROPOSES:

- **50-60% OF MARKET RENTS FOR THE SOUTH LAKE UNION AREA**
- **68 RESIDENTIAL UNITS OF WORKFORCE HOUSING AND 3 LIVE-WORK UNITS**
- **APPROXIMATELY 2,477 SQUARE FEET OF ACTIVE RESIDENTIAL AMENITY ON ROOF DECK**
- **14 ENCLOSED IN STRUCTURE AND 16 SURFACE OFF ALLEY**
- **5 FLOORS OF TYPE-VA CONSTRUCTION (RESIDENTIAL UNITS AND AMENITIES) OVER 1 FLOOR OF TYPE-IA CONSTRUCTION (LOBBY/ TENANT AMENITIES, UNITS AND PARKING)**

Market rents in the South Lake Union and Queen Anne neighborhoods are nearing $2,000 per month for studios and one bedroom apartments. This is almost double the affordable rent for moderate income individuals earning between $35,000 and $50,000 annually. Currently, other affordable housing developments in the Seattle market are at near zero vacancy rates.

As apartment rents continue to escalate in the post-recession economy, more of our children, friends and neighbors are unable to afford a place to live in neighborhoods that have good access to jobs, services, schools and other amenities. There is a greater need for affordable housing today than at any time in our recent history.

SITE CONTEXT & URBAN DESIGN ANALYSIS

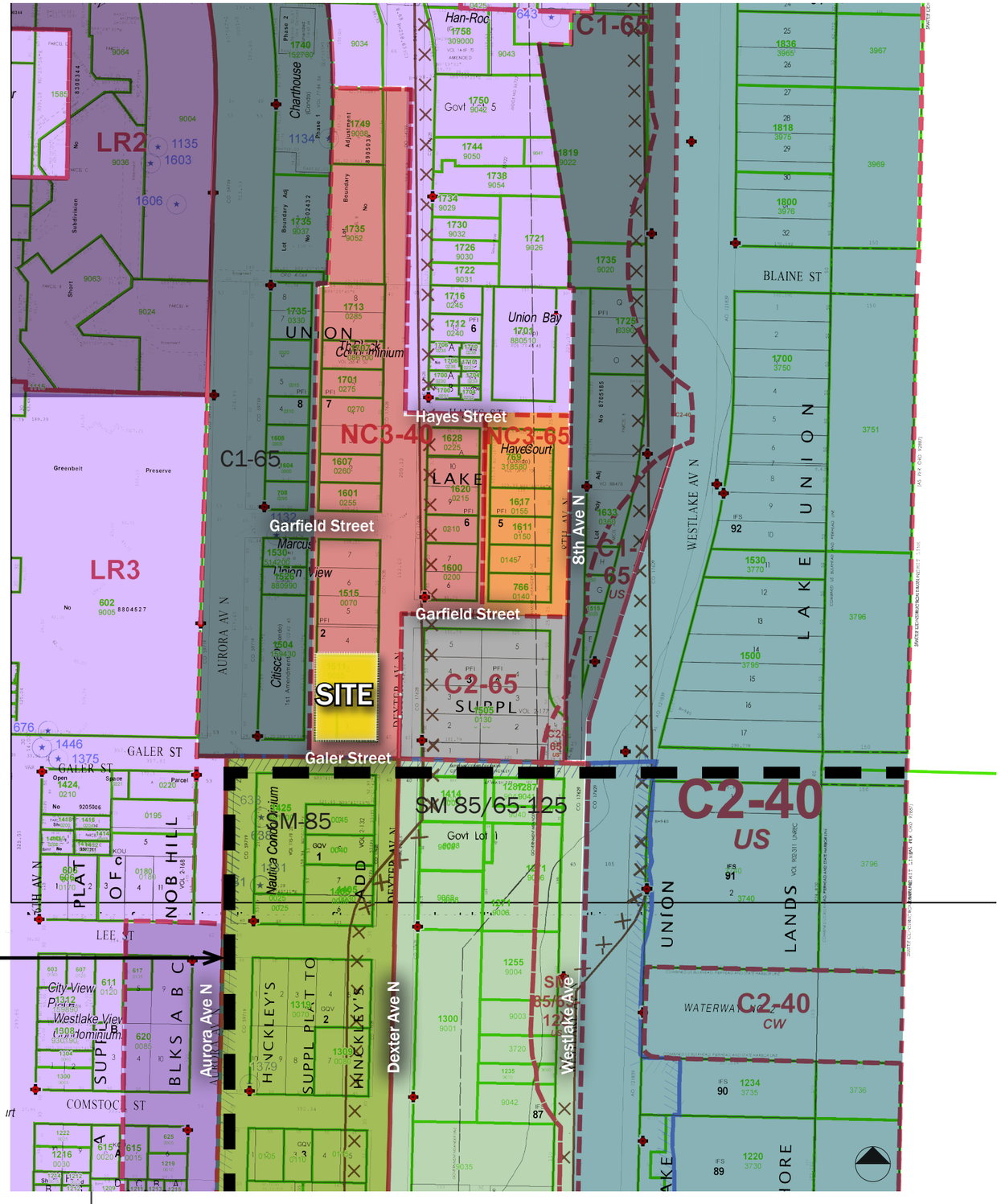
ZONING MAP

The project site is currently zoned NC3-40
and is seeking to rezone to NC3-65

The site is subject to Citywide Guidelines

- SM-85
- SM 85/65-125
- NC3-65
- NC3-40
- LR2
- LR3
- LR3 RC
- C2-40
- C1-65
- C2-65

SLU URBAN CENTER

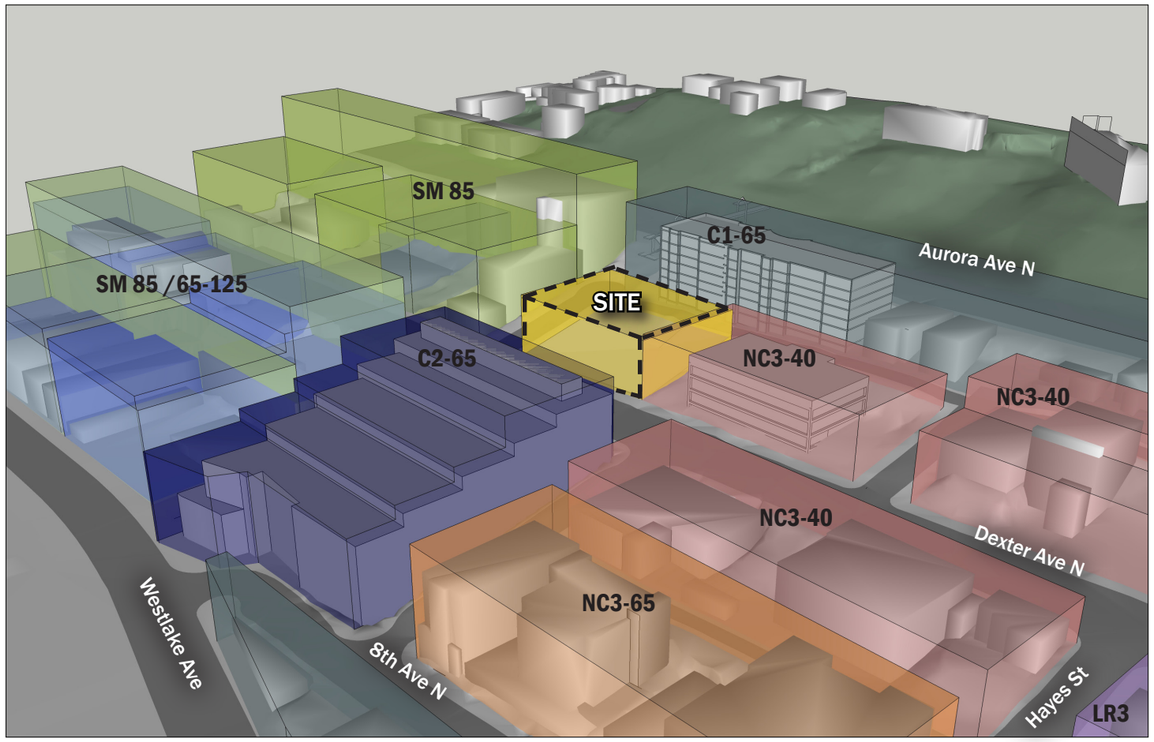


SITE CONTEXT & URBAN DESIGN ANALYSIS

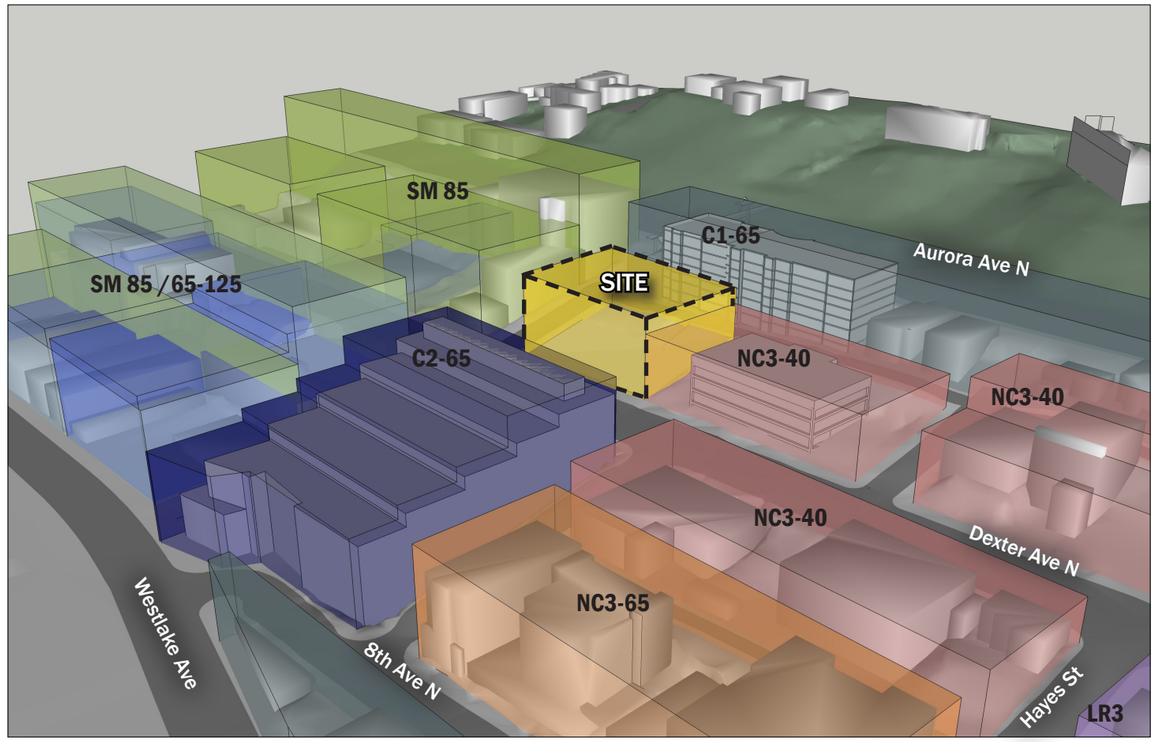
EXISTING & PROPOSED ZONING

Project includes a contract rezone application to City Council to rezone this site from NC3-40 to NC3-65, with the primary purpose to achieve 25 ft. for 1 additional floor of affordable housing and the ability to provide required parking on site. The added height relates to adjacent zoning and existing structures by creating more of a transition from much higher 85' height to the south to the 40' heights to the north and matches the 65' height of buildings to the east and west.

Existing Zoning: NC3-40



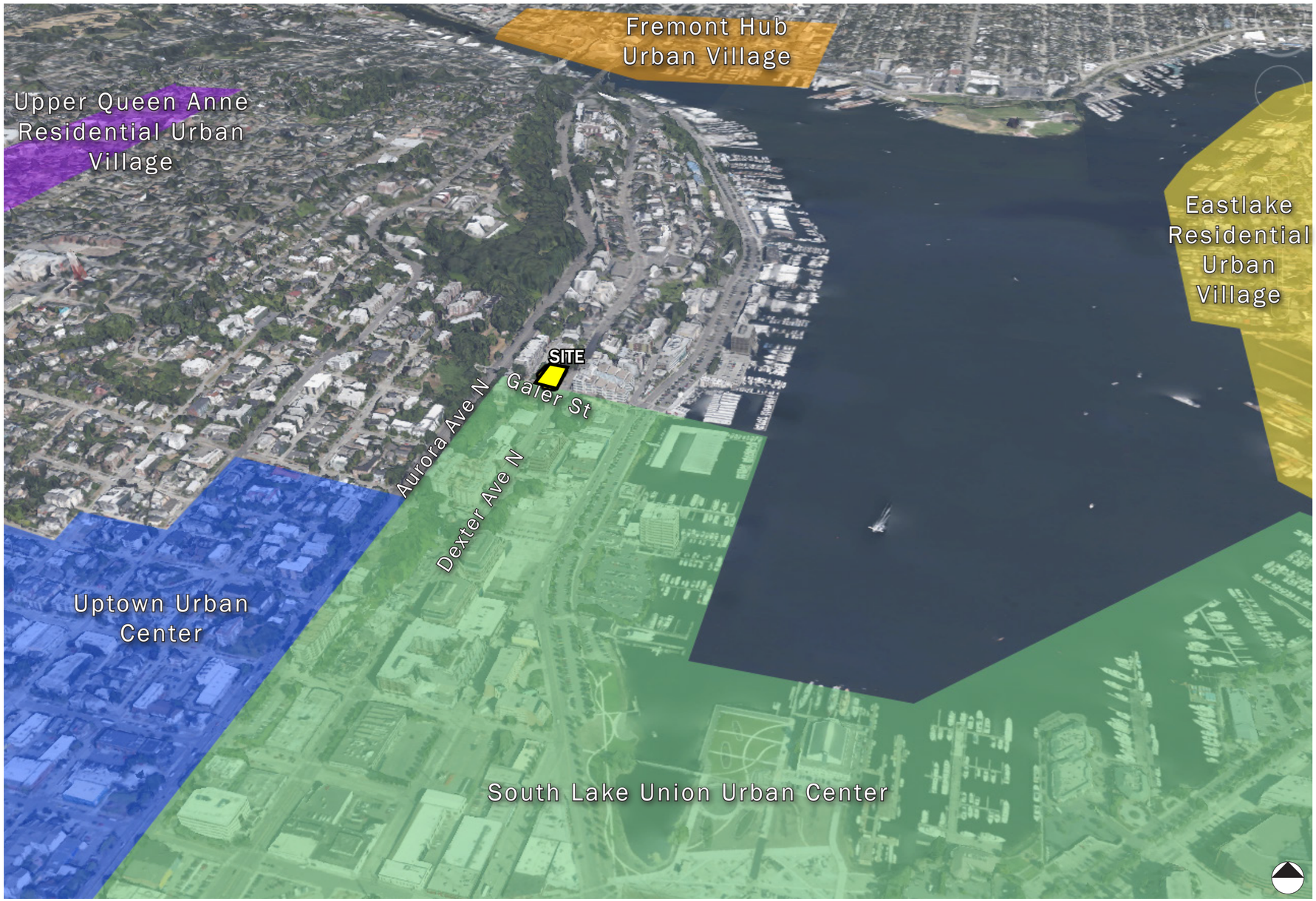
Proposed Zoning: NC3-65



SITE CONTEXT & URBAN DESIGN ANALYSIS

RESIDENTIAL URBAN VILLAGES

The project site is not located in an Seattle Urban Center or Urban Village. However, the project site is located immediately north of the north border of the South Lake Union Urban Center.



TRAFFIC & WALKABILITY

The project is located in an area of the city where North-South movement is accessible and convenient, offering pedestrian and bike paths, vehicle and public transportation routes south to Downtown Seattle and North to Fremont and beyond. East-West movement is much more difficult. Galer street is effectively a dead end for vehicle traffic but its pedestrian overpasses provide the only way to cross Aurora Avenue in the East-West directions for an approximately mile-long stretch, and provide a safe and easy way to cross Dexter Avenue and particularly Westlake Avenue.

The site is located along Dexter Avenue North, a street that encourages pedestrian and bicycle transportation, and is open to vehicle traffic, including metro public transportation.

The Lake Union Trail, a pedestrian and bicycle only trail around Lake Union is only a block away from the site. The trail connects people to public open space, nature, recreation space, public art, and other amenities, and provides a means of getting around Lake Union conveniently.

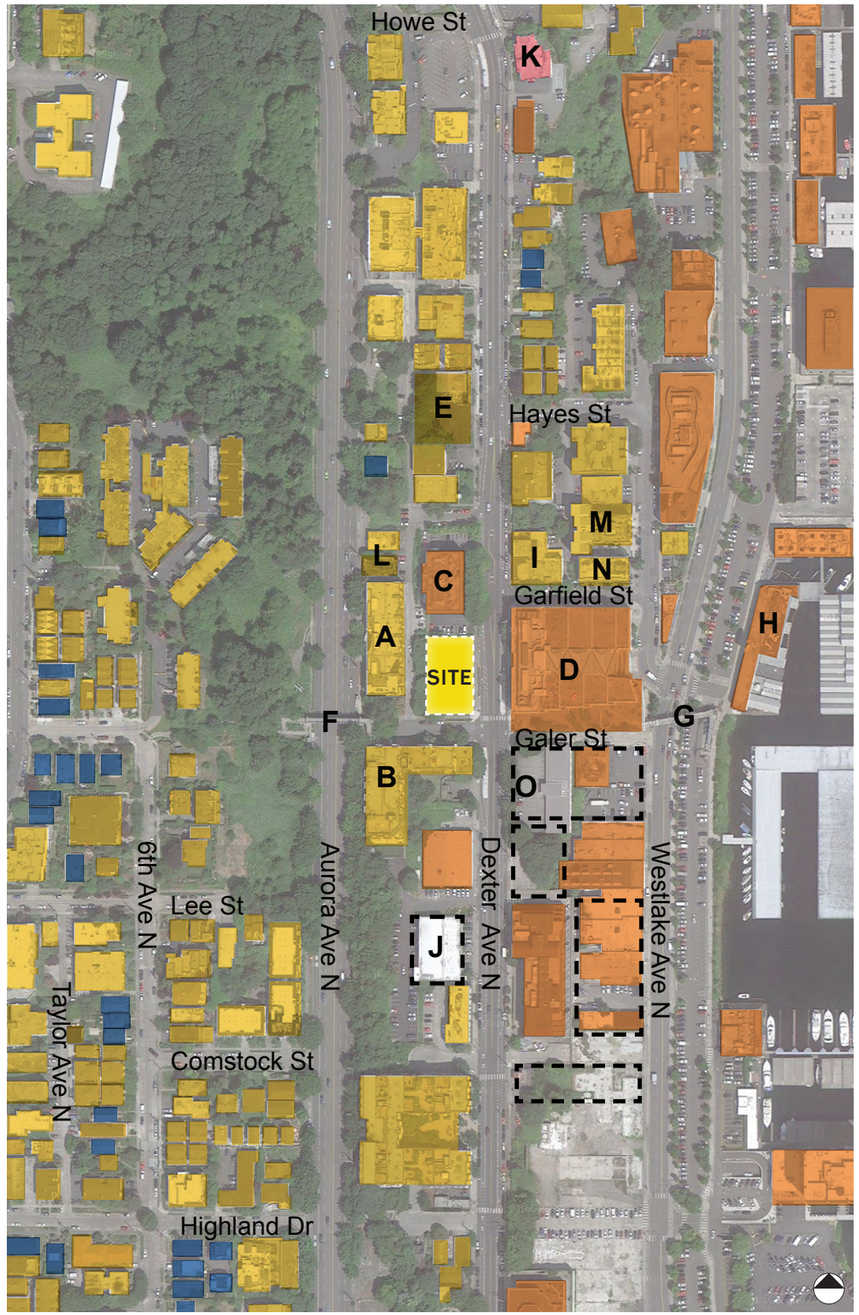
Pedestrian connection via Galer St.

Bike lane on Dexter Ave.

- Main Vehicular Route
- Bus Route
- Bicycle Route
- Main Pedestrian Route
- Park

CONTEXT ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES



- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Hotel / Motel
- Industrial / Warehouse / Storage
- Institution / Education
- Single Family Residential
- Future Development

A. Citiscape Condominiums
(photo from www.chartercon.com)

B. Nautica Condominium

C. 1515 Dexter Ave North

D. West Lake Union Center

E. 'N' Habit Dexter

F. Ray Moore Bridge
(Galer and Aurora Ave N)

G. West Lake Union Center Pedestrian Bridge

H. Marina Mart

I. 1600 Dexter Building

J. 1319 Dexter Ave Mixed-Use

K. Swedish Cultural Center

L. Marcus Condominium and Union View Condominium

M. 1611 On Lake Union

N. Lake Union Tower

O. Westlake Steps

CONTEXT ANALYSIS

STREETSCAPES - DEXTER AVE N

Lee St

B. OPPOSITE PROJECT SITE

Garfield St

A. PROJECT SITE

Galer St

Garfield St

CONTEXT ANALYSIS

STREETSCAPES - ALLEY

B. OPPOSITE PROJECT SITE

A. PROJECT SITE

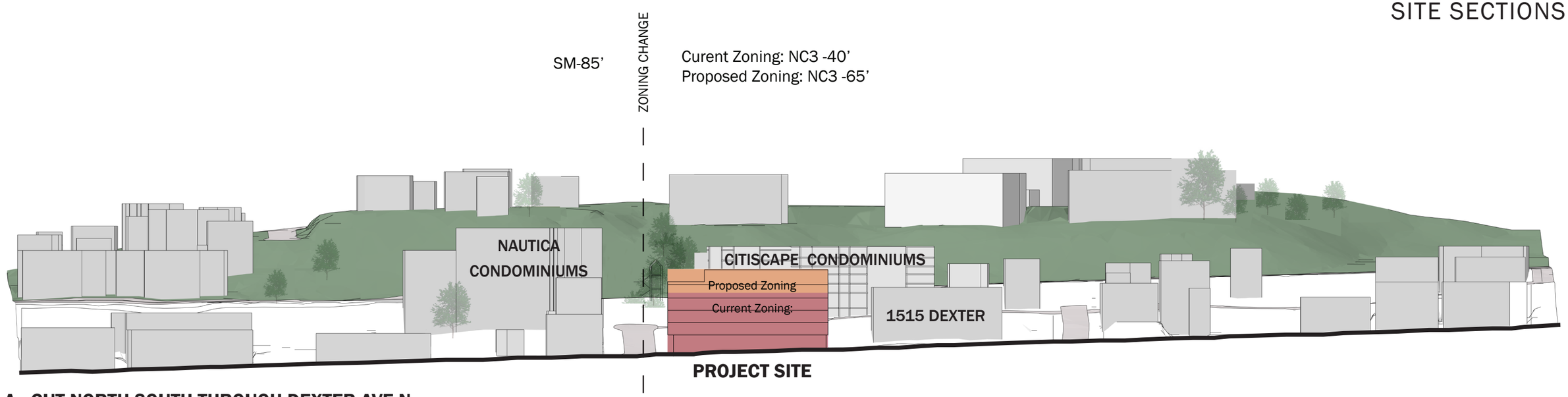
CONTEXT ANALYSIS

STREETSCAPES - GALER ST

A. PROJECT SITE

B. OPPOSITE PROJECT SITE

CONTEXT ANALYSIS
SITE SECTIONS



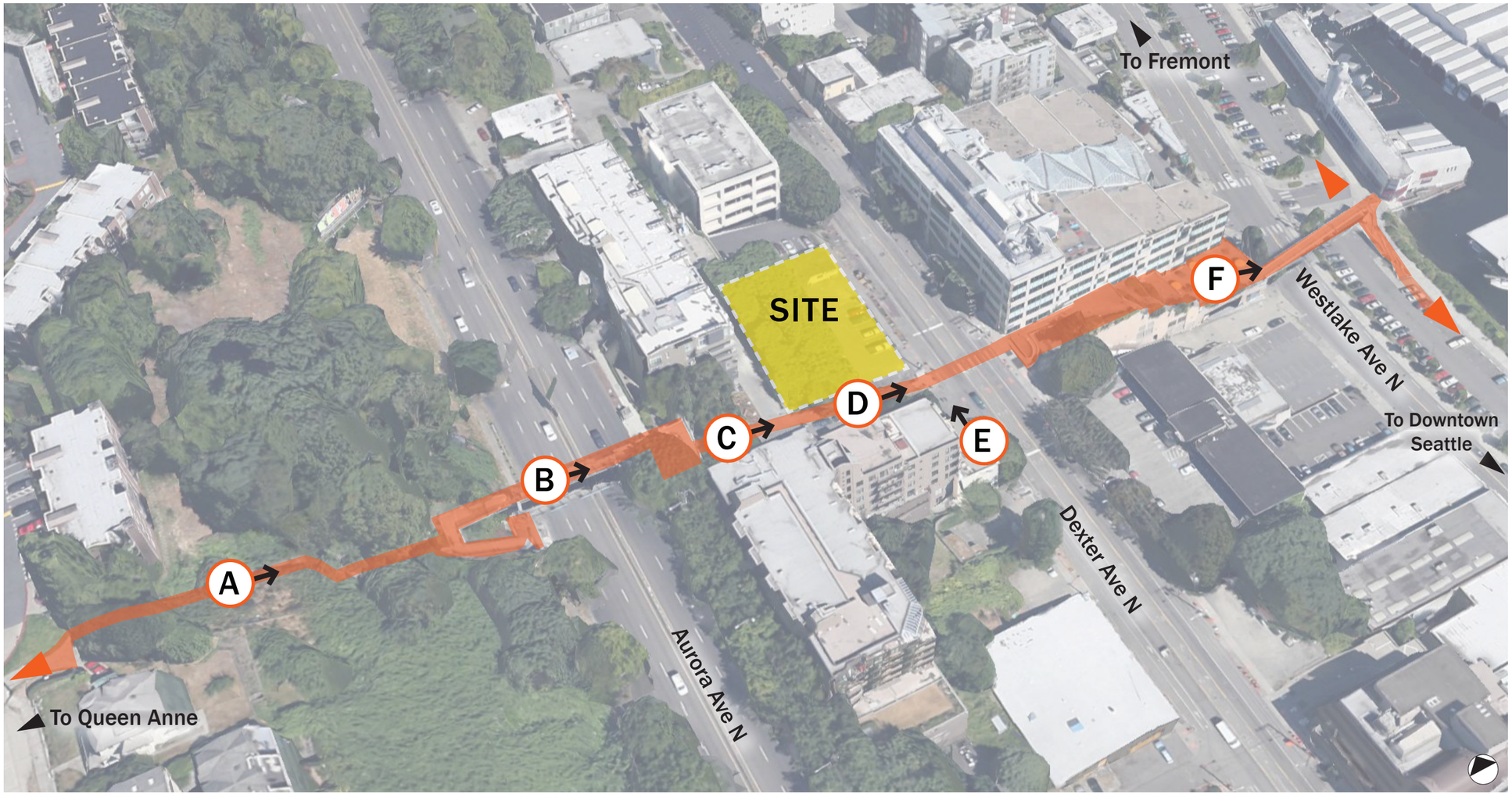
A - CUT NORTH-SOUTH THROUGH DEXTER AVE N

B - CUT EAST-WEST THROUGH SITE

CONTEXT ANALYSIS

GALER STREET CONNECTION

The Galer Street Pedestrian Connection provides a means for people to safely cross Aurora Avenue and Western Avenue, both East-West circulation barriers. It connects the Queen Anne neighborhood to Dexter Avenue, Westlake Avenue and Lake Union. Opportunities are present to enhance wayfinding, resting places and connections to mass transportation, outdoor activities, site and historic context.

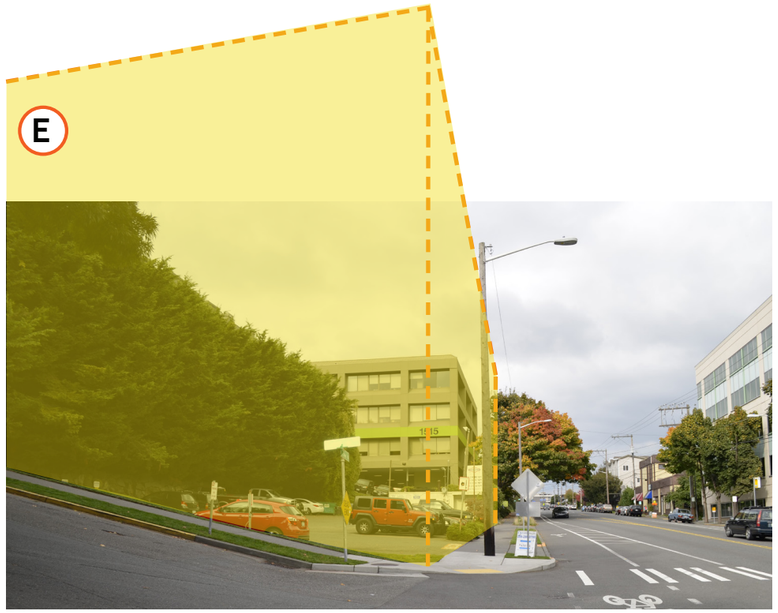



A


B


PROJECT SITE
C

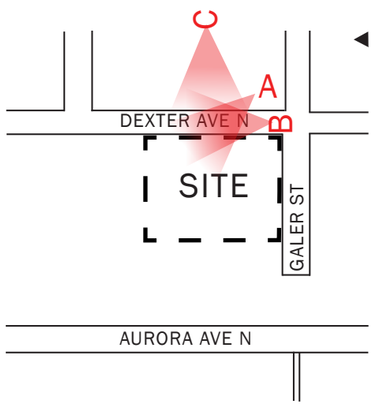

D


E


F

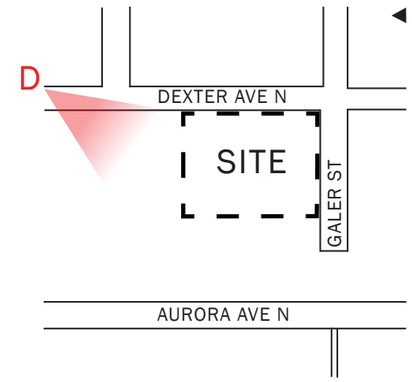
EXISTING SITE CONDITIONS

SITE PHOTOS

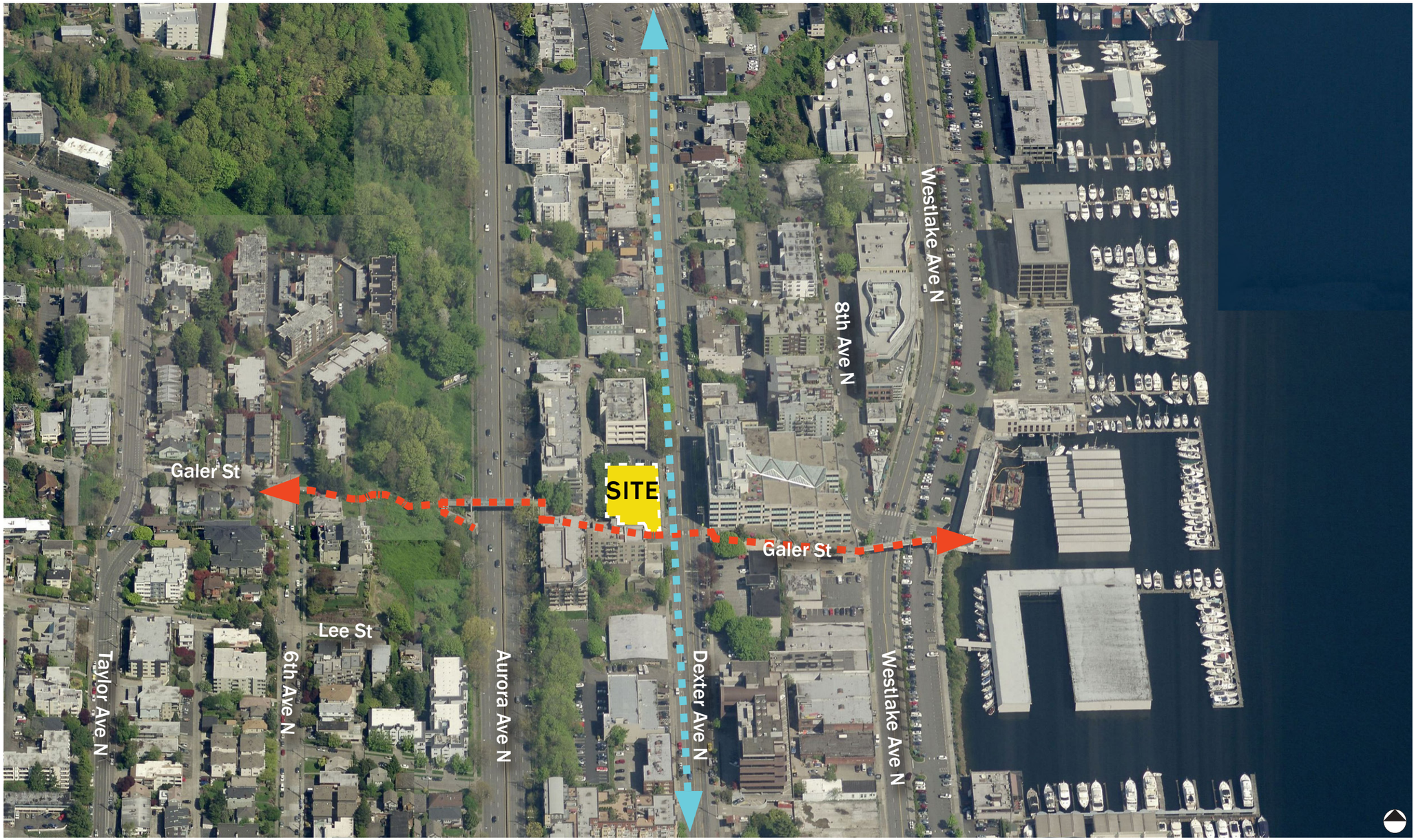


AURORA AVE N


D
Proposed Zoning: NC3 -65'
Proposed 55' structure height
Current allowable zoning top of parapet 49' for mixed-use
Curent Zoning: NC3 -40'
Dexter Avenue N


D
DEXTER AVE N
SITE
GALER ST
AURORA AVE N

EXISTING SITE CONDITIONS
AERIAL VIEW OF SITE

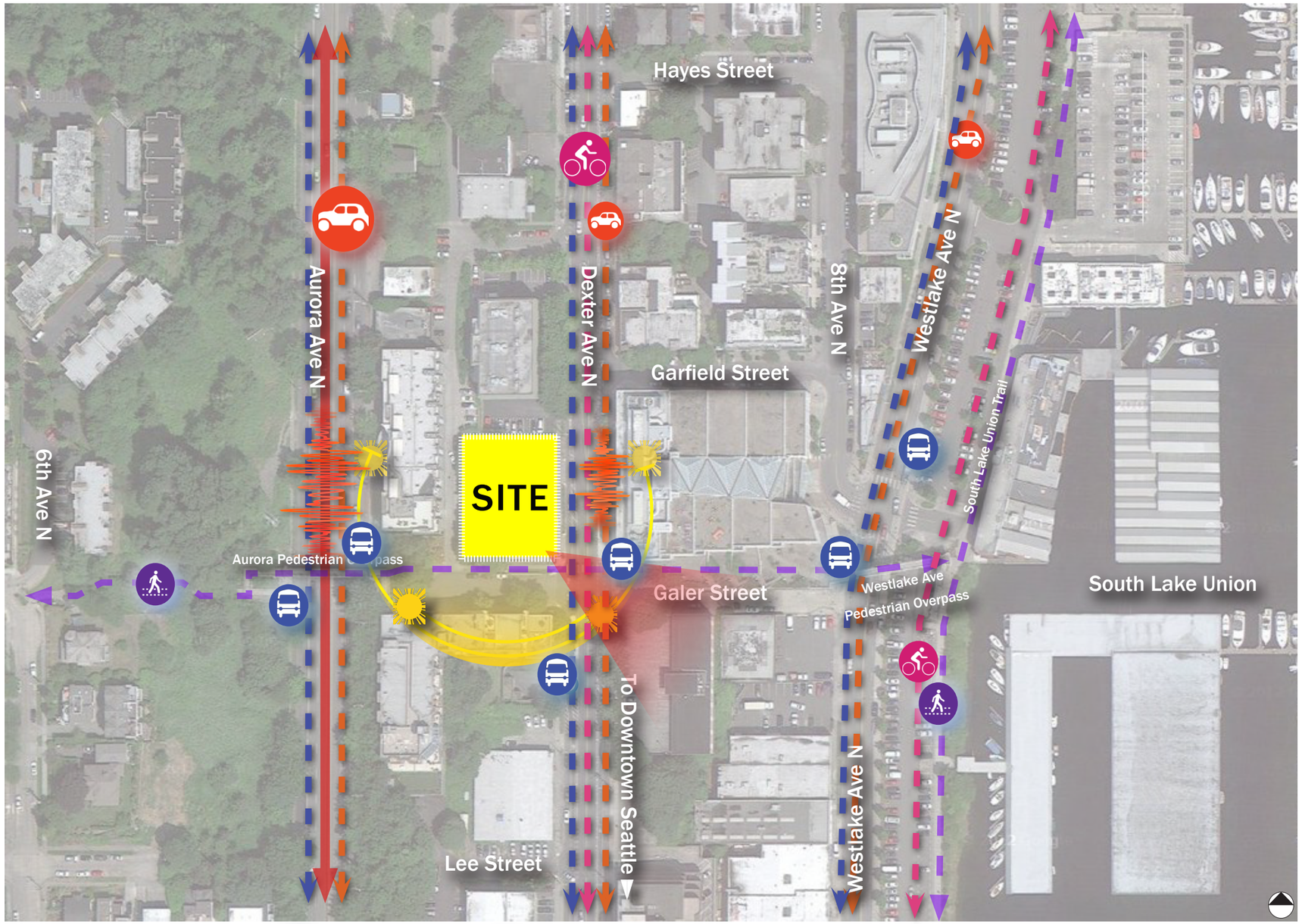


EXISTING SITE CONDITIONS
CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

Grade Change

Noise from Aurora Ave and Dexter Ave



OPPORTUNITIES

Territorial and city views

Close proximity to Dexter Ave N, a bike and pedestrian-oriented street

Fast transit routes to Downtown Seattle

Close proximity to the Lake Union Trail which connects to South Lake Union Park and beyond

Adjacent to Galer Street pedestrian connection, which crosses Aurora Ave and links to the Lake Union Trail and Interbay Trail

Access to aquatic and other outdoor activities.

Major Barrier

Main Vehicular Route

Bus Route /Bus Stop

Main Pedestrian Route

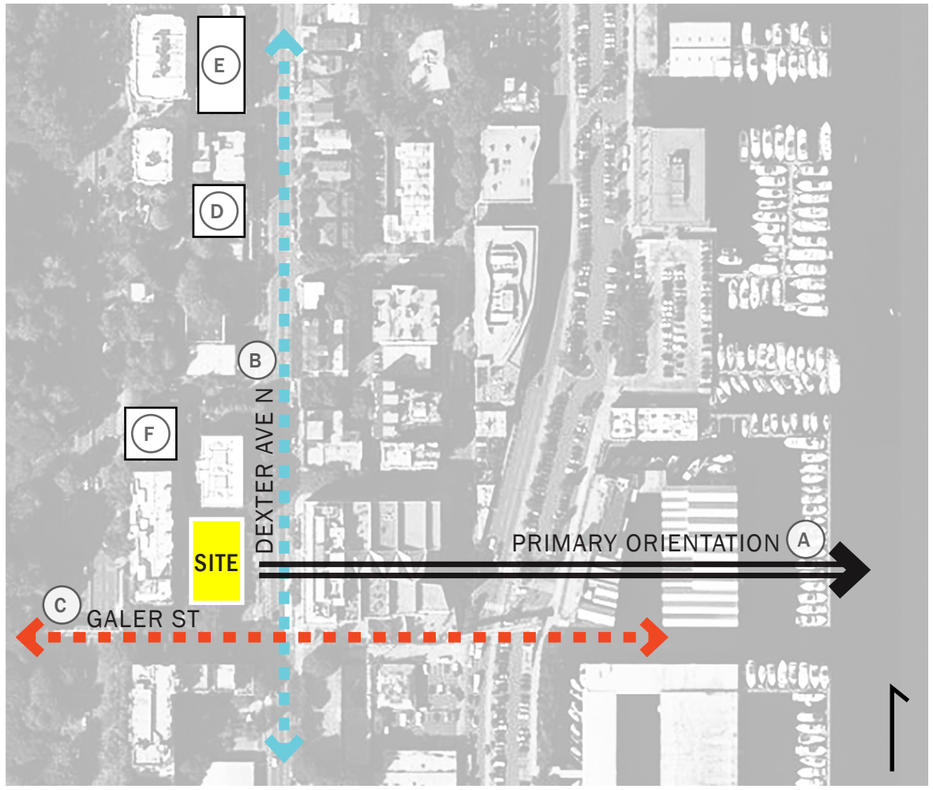
Park

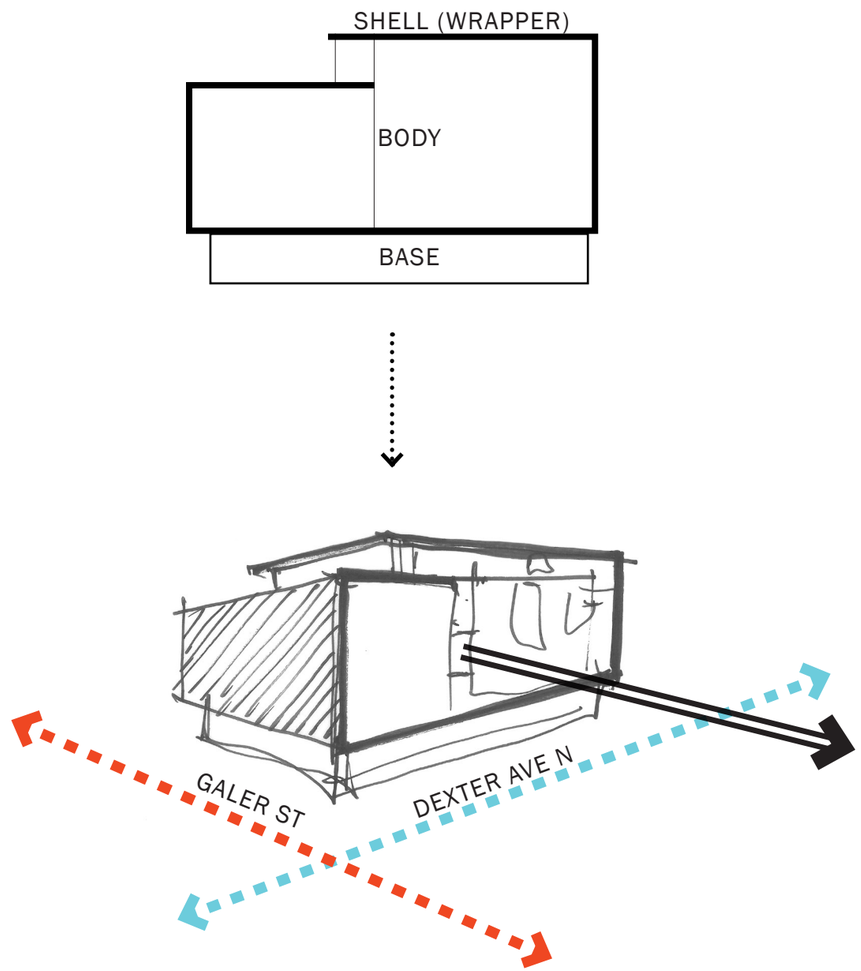
Bicycle Route

21 June 2014: Sunrise 5:11 AM, Sunset 9:11 PM
21 December 2013: Sunrise 7:55 AM, Sunset 4:20 PM

INSPIRATION

SITE CONTEXT AND BUILDING MASSING

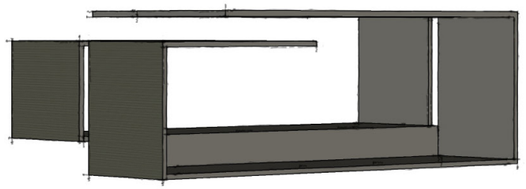




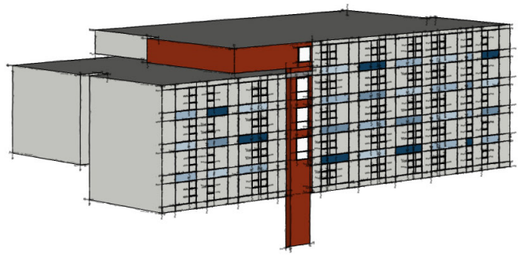
(A) THE TECTONICS REFLECT A NEIGHBORHOOD PATTERN OF EAST-FACING ORIENTATION. (TOWARDS THE WATER)

(B) LIGHT, DYNAMIC, EXPRESSIVE AND HIGHLY FENESTRATED FACADE FACING THE ARTERIAL DEXTER AVE N.

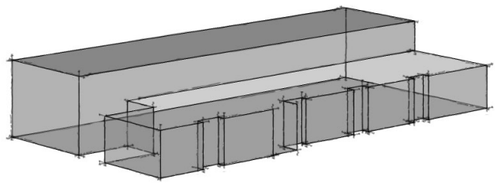
(C) SOLID AND SIMPLE FACADE WITH DEEPLY RECESSED SLOTS FACING THE PEDESTRIAN PATHWAY ON GALER ST.



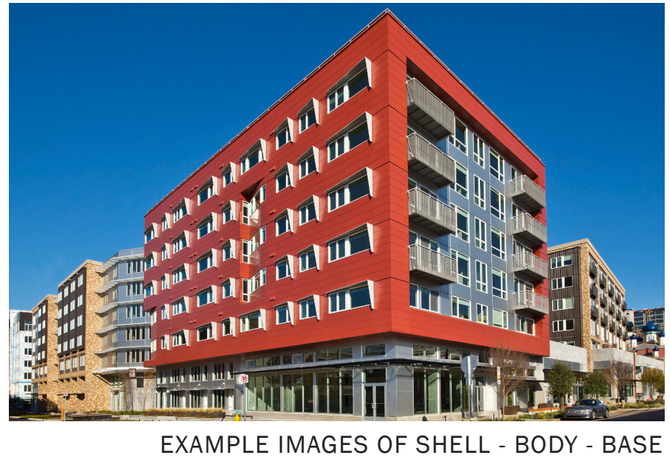
SHELL



BODY



BASE



EXAMPLE IMAGES OF SHELL - BODY - BASE

CITY OF SEATTLE CITYWIDE DESIGN GUIDELINES

PRIORITY GUIDELINES IDENTIFIED BY WEST DRB AT EDG & APPLICANT RESPONSES

A SITE PLANNING

A-1 *RESPONDING TO SITE CHARACTERISTICS*

GOAL

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.

NEW GUIDELINE : CS2. URBAN PATTER N AND FORM

D.2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

GUIDANCE

At the Early Design Guidance Meeting, the Board noted the site-specific features underlined above, and endorsed the preferred massing option C (pg 36-40), which had the following positive features which should be retained: deep setback south amenity deck at level 6, which improves eastward public views from the upslope Galer pedestrian walkways; absence of tall elevator overrides and penthouses on the roof; deep ground level setback along entire Galer frontage; and deep reveals/notches on the south, east and north facades.

APPLICANT'S RESPONSE

The mass of the project corresponds to what was presented at the EDG meeting, with the bulk of the project located on the lowest part of the downhill slope to minimize the perceived height. The deep setback south-facing amenity deck further reduces the bulk of the mass along Galer Street and allows for improved public views from the raised pedestrian walkways. The ground-level mass along Galer is also set back from the property line by more than 6 ft to allow for layered and visually interesting landscaping that contributes to the landscaped Galer Street pedestrian experience. The expressive reveals in the south, east, and north facades are retained from the EDG presentation.

(See pages 44-45)

A-2 *STREETSCAPE COMPATIBILITY*

GOAL

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

NEW GUIDELINE : CS2. URBAN PATTER AND FORM

B.1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography creat unusually shaped lots that can add distinction to the building massing.

GUIDANCE

At the Early Design Guidance Meeting, the Board applauded the vehicle access off Galer Street and the alley, not Dexter Avenue which is a primary bike and bus transit street. The Board endorsed the approximate 7 foot setback at the two live work units on Dexter, and the transparent lobby defining the southeast property corner. See A-8 for comments on how the Galer Street parking drive interacts with the streetscape.

APPLICANT'S RESPONSE

The topography of the site creates a challenging site condition where the alley is 25-30 feet higher than the first floor which faces Dexter. The primary building entrance faces the primary arterial (Dexter Avenue) and the vehicle entrance is off of Galer Street to preserve as much Dexter street frontage as possible for human activity. The deep setback at the live/work units has been maintained, with a highly transparent lobby at the corner (see next Guideline below). Please note that a Director's Type I decision will be needed to allow the parking garage entrance off of Galer Street.

(See page 52)

A-3 *ENTRANCES VISIBLE FROM THE STREET*

GOAL

Entries should be clearly identifiable and visible from the street.

NEW GUIDELINE : PL3. STREET LEVEL INTERACTION

A.1.c. Entries: Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

GUIDANCE

At the Early Design Guidance Meeting, the Board supported the primary residential lobby at the southeast corner, and requested studies to have the lobby door open directly onto Dexter, where it helps activate that street and storefront, rather than hidden around the corner. The Board also wanted that entrance to be level and welcoming, not crowded into the sloping sidewalk, and promoted a blade or other design element that marks this primary lobby entrance for southbound pedestrians and traffic, and distinguishes it from possible ground level live/work signage and doors.

APPLICANT'S RESPONSE

The primary residential lobby doors have been reoriented to face Dexter. The lobby includes a welcoming seating area, and the manager's office is prominently located in the corner to provide "eyes on the street." The stair wall at the street presents an opportunity for art and signage that separate the lobby from the live/work units.

(See page 45)

A-5 *RESPECT FOR ADJACENT SITES*

GOAL

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.

NEW GUIDELINE : CS2. URBAN PATTER AND FORM

D.5. Respect for adjacent sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

GUIDANCE

At the Early Design Guidance Meeting, the Board discussed how the proposed building, at the approximate 65 ft height assumed within the rezone envelope (pg 39), would be compatible with the surrounding structures along Dexter. The Board also commented that the western most façade of the proposed massing is approximately 58 feet from the adjacent Citiscape condominiums, which is comparable to a typical city street ROW, and will be screened by the existing large trees. Because of this distance and screening, the Board did not advise further bulk reductions on this façade, but did advise typical levels of material and compositional interest, that unit balconies should be modest, and the shared amenity deck be oriented to the south and east, not west, to protect the neighbors' privacy.

APPLICANT'S RESPONSE

The proposed building does not maximize the 65-foot zoning envelope, but rather measures approximately 50 feet above average grade plane. (When viewed from the alley, due to the fact that the alley continues to slope upward, the apparent building mass is 35-37 feet high). In developing the height of the project, views from the upslope condominium building (Citiscape condominiums) were carefully considered, and the main height of the roof is below the Level 2 window sill of the Citiscape condominiums.

The existing Leyland Cypresses will be removed with this proposal, but a new row of trees will be planted as screening for the western façade of the building.

(See page 47)

A-7 *RESIDENTIAL OPEN SPACE*

GOAL

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.

NEW GUIDELINE : DC3. OPEN SPACE CONCEPT

B.3. Connections to Other Open Space. Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

C.1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers, or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.

GUIDANCE

At the Early Design Guidance Meeting, the Board did not emphasize this as a priority guideline, but supported the level 6 amenity deck and its associated setback on the south end of the massing, to improve public views eastward from the Galer Street pedestrian walkways. This appropriate setback and other bulk modulation shown on pg 37 are why Guideline B-1: Height, Bulk & Scale, was not cited as a priority.

APPLICANT'S RESPONSE

The project connects to and enhances the Galer Pedestrian Connection by providing additional landscaping along Galer Street and by aggregating the alley parking landscaping to the south end where it has maximum pedestrian impact.

(See pages 44, 51)

A-8 *PARKING AND VEHICLE ACCESS*

GOAL

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

NEW GUIDELINE : DC1. PROJECT USES AND ACTIVITIES

B.1. Access Location and Design: Choose locations for vehicular access, services uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

GUIDANCE

At the Early Design Guidance Meeting, the Board agreed to ensure safe pedestrian and vehicle sight-lines, the driveway should remain basically level at the exiting lane as it transitions to sloping Galer, and adjacent landscaping and walls (especially upslope) should maintain generous and clear sight-lines to the busy pedestrian link. The Board requested large scale sections and elevations with pedestrian sightlines indicated.

APPLICANT'S RESPONSE

The transition from the steeply sloping Galer Street to the driveway is as flat as practical, with sight triangles maintained. Loading will occur off the existing alley. The use of the alley for surface parking is compatible with the adjacent property to the north.

A-10 *CORNER LOTS*

GOAL

Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

NEW GUIDELINE : CS2. URBAN PATTERN AND FORM

C.1. Corner sites: corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

GUIDANCE

At the Early Design Guidance Meeting, the Board supported the tall (about 14 ft clear) and transparent lobby wrapping the southeast corner, which the Board agreed should be a strong design statement. The Board supported the parking portal and a small portion of blank wall located well off the corner on Galer Street. See A-3 for additional comments on the lobby doors.

APPLICANT'S RESPONSE

The tall, highly transparent main lobby is located at the corner. Lobby doors have been reoriented towards Dexter per A-3 above.

(See page 45)

C ARCHITECTURAL ELEMENTS AND MATERIALS

C-3 *HUMAN SCALE*

GOAL

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

NEW GUIDELINE : DC2. ARCHITECTURAL CONCEPT

D.1. Human scale: incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

GUIDANCE

At the Early Design Guidance Meeting, the Board discussed how important the reveals and notches shown in the preferred option (pg 37) are to meeting this guideline, and the Board advised those key elements achieve substantial depth. The Board endorsed the shifted north stair described by the applicants, to provide windows on the north façade, visible from Dexter Avenue.

The Board did not cite 'B-1, Height, Bulk & Scale' as a priority guideline, because the preferred massing shown on pg 37 is promising and consistent with the established street wall along Dexter, but the Board expects high levels of fenestration composition, depth and material variation that provide human scale on all four elevations, especially the three seen obliquely from Dexter Avenue.

APPLICANT'S RESPONSE

The material proposed for the first floor is aluminum storefront windows, brick masonry, and concrete. The brick masonry will be detailed to provide a good human scale. Additional features such as live/work blade signage, an overhead canopy at the lobby entrance, and benches are also incorporated. The architectural parti of the building is that of a light, dynamic, expressive and highly fenestrated façade facing the arterial Dexter Avenue, bracketed by more solid, simple facades on the north and south with deeply recessed slots.

(See pages 45-47)

CITY OF SEATTLE CITYWIDE DESIGN GUIDELINES

PRIORITY GUIDELINES IDENTIFIED BY WEST DRB AT EDG & APPLICANT RESPONSES

D PEDESTRIAN ENVIRONMENT

D-2 *BLANK WALLS*

GOAL

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.

NEW GUIDELINE : DC2. ARCHITECTURAL CONCEPT

B.2. Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage faces are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

GUIDANCE

At the Early Design Guidance Meeting, the Board was accepting of the short blank west wall along Galer, assuming it will receive a treatment that provides pedestrian interest. The Board agreed a similar treatment is needed on the north facade corner exit wall, since it will likely be visible for the foreseeable future. The Board supported additional windows, reveals and material variation on the north façade.

APPLICANT'S RESPONSE

On Galer Street, green screen is incorporated into the landscaping to provide additional pedestrian interest. On the north façade wall, the building is pulled back from the property line to incorporate windows and material variation consistent with the south façade.

(See pages 44, 46)

D-6 *SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS*

GOAL

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

NEW GUIDELINE : DC1. PROJECT USES AND ACTIVITIES

C.4. Service Uses: locate and design service entries, loading docks, and trash receptacles way from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

GUIDANCE

At the Early Design Guidance Meeting, the Board requested a specific study and coordination with Seattle Public Utilities staff, to confirm internalized trash locations and the on-site pick-up routes and truck staging point.

APPLICANT'S RESPONSE

The trash room is located inside the building and dumpsters will be wheeled out to the alley for pickup. The dumpster pick-up location is located in the alley near the neighboring Citiscape dumpster location, for ease of servicing and consistency of uses.

D-7 *PERSONAL SAFETY AND SECURITY*

GOAL

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

NEW GUIDELINE : PL2. ARCHITECTURAL CONCEPT

B.2. Lighting for safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

GUIDANCE

At the Early Design Guidance Meeting, the Board discussed safety concerns, especially along the steeply sloping Galer Street. See A-3, A-8, D-6 and E-3 for additional safety comments. The Board endorsed the idea that the adjacent tree lot have active uses and other methods to ensure it does not attract vagrants.

APPLICANT'S RESPONSE

The manager's office is located at the corner of Galer and Dexter to provide eyes on the street in both directions. The project will be well lit at grade for additional security.

D-12 *RESIDENTIAL ENTRIES AND TRANSITIONS*

GOAL

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.

NEW GUIDELINE : PL3. STREET LEVEL INTERACTION

B.3. Buildings with live/work uses: maintain active and transparent facades in the design of live/work residences that are required to orient the non-residential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.

GUIDANCE

At the Early Design Guidance Meeting, the Board discussed how the work live frontage will need to be a sophisticated design to ensure a strong commercial character along Dexter Avenue, yet incorporate some translucent and/or layering elements to afford privacy if the shallow, one-story spaces within become predominantly residential. The Board requested large scale elevations with materials, and perspectives including the adjacent landscape design; see comments under E-2

APPLICANT'S RESPONSE

The live/work units have been designed to provide sleeping rooms towards the rear of the space and flexible live/work space on the street. The live/work units utilize aluminum storefront windows with operable lites to provide commercial character and allow future retail uses to spill out to the street. The live/work units also incorporate display windows that provide privacy for the units as well as visual interest for pedestrians. Furthermore, the live/work units will be constructed with a topping slab above a single structural slab so that if in the future the space were to be converted to a single retail space, this could be easily accommodated.

(See pages 45, 50)

D LANDSCAPING

E-2 *LANDSCAPING TO ENHANCE BUILDING AND/OR SITE*

GOAL

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.

NEW GUIDELINE : DC3. OPEN SPACE CONCEPT

C.2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed...

C.3. Support Natural Areas: Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

GUIDANCE

At the Early Design Guidance Meeting, the Board endorsed the Dexter setback landscaping as shown, which is lush and creates sociable transitions to the sidewalk, incorporating stoops, seating walls and other layering techniques. Future landscape plans should include a complete and reasonably vegetated design for the northwest portion of the site, which on pg 34 appears to be largely parking pavement.

APPLICANT'S RESPONSE

The Dexter setback landscaping provides for layers of landscaping and a zone for stoops for the live/work units. Along the western portion of the site, the landscaping has been aggregated towards the mouth of the alley, complementary to the existing landscaping. A row of trees provides screening between the parking and the building. Retaining walls step down along Galer to provide rain gardens and visual pedestrian interest, and thematically connects to the Galer Pedestrian Crossing landscaping.

(See pages 44, 50-51, 55)

E-3 *LANDSCAPE, DESIGN TO ADDRESS SPECIAL SITE CONDITIONS*

GOAL

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.

NEW GUIDELINE : DC3. OPEN SPACE CONCEPT

C.1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street planting, buffers or treatment of topographic changes.

GUIDANCE

At the Early Design Guidance Meeting, the Board cautioned that the tree and landscape species along the Galer Street curb and setback zone should be selected to not shed an excessive amount or large slippery leaves, which could create safety issues on the steep Galer sidewalk . The Board also endorsed textured sidewalk surfaces, assist rails along the setback planters, and wayfinding devices to indicate the extent of the Galer pedestrian link. The Board also cautioned all landscape retaining walls along Galer to be stepped in order to keep walls 18-24 inches maximum height, and lower near the driveway sight lines (see A-8). The Board requested large scale sections and elevations with all walls and shrub heights indicated.

APPLICANT'S RESPONSE

The landscaping design provides for stepped stormwater planters and seat walls to provide layers of landscaping and habitat restoration that connect to and enrich the Galer Street Pedestrian crossing. The monoculture Leyland Cypress grove on-site will be removed and replaced with more appropriate native trees and understory plantings. Retaining walls are kept low to maintain sight lines.

(See page 51)

EXISTING SITE CONDITIONS

TREE SURVEY (AUGUST 12, 2013)

AFM
American Forest Management
11415 NE 128th St Suite 110 Kirkland WA 98034 • (425)820-3420 • FAX (425)820-3437
www.americanforestmanagement.com

August 12th, 2013

Ms. Becky Bicknell
Bellwether Housing
1651 Bellevue AVE
Seattle, WA 98122

Dear Ms. Bicknell:

At your request, I have completed an assessment of significant trees at 1511 – Dexter Avenue North in Seattle. The study area is comprised of an older parking lot and office building. The subject trees are situated along the west side of the property above a large rock retaining wall. Several neighboring trees on the small vacant lot to the west have branches that encroach upon the subject property. These were planted on or very near the property line.

The subject trees are solely comprised of Leyland cypress trees. These are very fast-growing, short-lived trees. Although the subject trees meet the criteria for a tree grove, I would not consider them exceptional trees which would require special protections.

It is assumed the property line trees will need to be removed and replaced to allow the necessary space to develop the property. The small vacant neighboring parcel can ultimately be enhanced by the planting of more important tree species which will live longer, be more stable and not conflict with neighboring uses.

Findings

The subject trees are comprised of two semi-mature planted rows of Leyland cypress. All appear to have been planted at the same time. Based on size, the subject trees are estimated at 14 to 18 years of age. There is no understory vegetation below the trees. See photos at the back of the report.

The row planted above the retaining wall was planted at a closer spacing than the trees planted on the far west perimeter. These are spaced roughly 10' apart. There are seven trees (#101 > #107) on the subject property and 10 neighboring trees (#201 > #210) whose branches encroach upon the subject property. See the attached copy of the site survey. A Tree Summary Table is also attached which details size and drip-lines. The numbers on the summary table correspond with the tree numbers on the attached plan. Trees can be identified in the field by a numbered aluminum tag attached to the lower trunk.

For a Forester Every Day is Earth Day

Trees planted at the top of the retaining wall are situated on or very near the west property line. These are located roughly four to six feet from the back edge of the rock wall. The drip-lines of these trees extend well into the existing parking lot. Drip-lines have been delineated on the attached survey.

Trees #101 and #102 were recently topped. The tops of these trees were likely interfering with views from the adjacent apartment building to the west. The subject trees appear healthy and of good vigor. Foliage is of normal color and density.

There are no significant street trees on either Galer Street or Dexter Avenue North.

Discussion

Leyland cypress is a hybrid between Nootka cypress, *Chamaecyparis nootkatensis* and Monterey cypress, *Cupressus macrocarpa*. The species was developed primarily for planting as a dense screen. It is extremely fast-growing.

Several of the subject trees are comprised of more than one trunk, which is a characteristic growth pattern of the species. The DBH (diameter at breast height, 4 ½' above ground) of multiple trunk trees was determined by the square root method per Director's Rule 16-2008.

The subject trees are considered significant but not exceptional. Per Director's Rule 16-2008, an 'Exceptional' tree is defined as a tree or group of trees that because of its unique historical, ecological, or aesthetic value constitutes an important community resource,and/or it is a designated heritage tree and/or is rare or exceptional by virtue of its size, species, condition, cultural/historic importance or age.

The Directors Rule also defines a tree grove exceptional if that grove contains eight or more trees 12" DBH or greater that form a continuous canopy. Under the Rule, all of the subject trees are considered 'Exceptional'; however, as an arborist, it is difficult to use Leyland cypress and exceptional in the same sentence. The main problems with Leyland cypress are that they are short-lived and their root systems cannot support or keep up with top growth. Commonly when the trees mature and reach heights of 60' or more, they tend to blow over in strong wind events. Root systems fail because they are not substantial enough to support the large mass.

Potential Tree Retention

The feasibility of preserving the subject trees is low and really not warranted given the species involved. Because of the limited space, it is assumed the rock retaining wall will be removed and reconstructed at the property line. This will compromise the subject neighboring property line trees which will ultimately have to be removed and replaced. The removal of the property line trees will not have adverse impacts on the remaining three cypress trees on the adjacent parcel. Tree #201 is situated roughly five feet off of the property line. A cut in grade at the property line may compromise its health and structural stability. Removal is recommended if the cut in grade is closer than 10' of the trunk face.

The screening that the property line trees are affording can be easily replaced. Large evergreens 12' in height can be planted to mitigate their removal. The replacement with Leyland cypress trees is not recommended given the reasoning above. A cultivar of our

native western red cedar, Excelsa red cedar is recommended at a planted spacing of 10' to 12'. These grow denser and shorter than our native red cedar which will ultimately have less conflict with views in the long-term and be more stable. Approximate replacement tree locations have been plotted on the plan. A mitigation ratio of 1:1 is appropriate.

Summary

The subject trees are of no special significance. These were planted as a screen. There are no native tree species or native vegetation on the property or on the adjoining small vacant parcel. The screen can be easily replaced, ultimately enhancing the small adjacent parcel with trees that provide better functional and aesthetic attributes.

There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long term condition of any tree, but represent my opinion based on the observations made.

Nearly all trees in any condition standing within reach of improvements or human use areas represent hazards that could lead to damage or injury.

Please call if I can be of further assistance or if you have any questions.

Sincerely,

Bob Layton

Bob Layton
ISA Certified Arborist #PN-2714A
Certified Tree Risk Assessor #233

AFM
American Forest Management
11415 NE 128th St Suite 110 Kirkland WA 98034 • (425)820-3420 • FAX (425)820-3437
www.americanforestmanagement.com

April 23, 2015

Ms. Becky Bicknell
Bellwether Housing
1651 Bellevue AVE
Seattle, WA 98122

Dear Ms. Bicknell:

At your request, I have completed an update to the Arborist Report I prepared for the property at 1511 – Dexter Avenue North back in August of 2015. That report is attached for reference.

The main purpose of the update is to more accurately depict the extent of the existing tree canopy. Using the 'Exceptional Tree Mitigation' plan sheet provided, I delineated the drip-line edge of the grove based on previous measurements taken in the field, see attached. The drip-line edge actually extends a little beyond what was previously identified. My measurements take into account the size of the trunk diameters. Drip-line measurements in the field were taken from the trunk face.

Individually, the subject trees are considered a moderate risk at this time. Risk or the potential for failure will increase over time as trees increase in girth and height. Most probable modes of future failures include splitting apart of forked stems, top failures at weak forked attachments and whole tree failure as a result of heavy/dense top growth and characteristic weak structural roots. The main problem with mature Leyland cypress is that their root systems cannot support or keep up with top growth. Commonly when the trees mature and reach heights of 60' or more, they tend to blow over in strong wind events. Root systems fail because they are not substantial enough to support the large mass.

If the subject grove was to be preserved, the east boundary of the tree protection zone would need to be 8' from the base of the existing rockery into the parking lot. The rockery would have to be left in place as trees have developed to depend on the rockery for structural support. Removing the rockery completely would create a hazardous condition and contribute to whole tree failures. One the west, south and north sides of the subject grove, the recommended tree protection boundary would extend to the property line and beyond.

The retention of only the back row of trees (#101, #102, and the four trees on the additional parcel) is not recommended. The removal of the front row would open up these trees or expose them to unfamiliar wind loading which would dramatically increase failure potential. These trees have developed in a sheltered condition from wind by the front row of trees to the east and the building to the west. If this recommendation was not followed, a tree protection zone boundary of 14' from the trunk face in all directions would be practical.

The canopy of the subject grove covers approximately 50% of the property. This can easily be verified by viewing the satellite imagery in Google Maps. Retaining the grove or portions of it would severely impact the development potential of the property.

The proposed mitigation plantings for removing the subject grove as outlined on the attached plan are practical due to the known future problems that will occur with the Leyland cypress. Once established and as they mature, mitigation plantings will ultimately provide superior benefits or functions to the surrounding environment that the grove currently provides.

Please call if I can be of further assistance or if you have any questions.

Sincerely,

Bob Layton
ISA Certified Arborist #PN-2714A
ISA Tree Risk Assessment Qualified

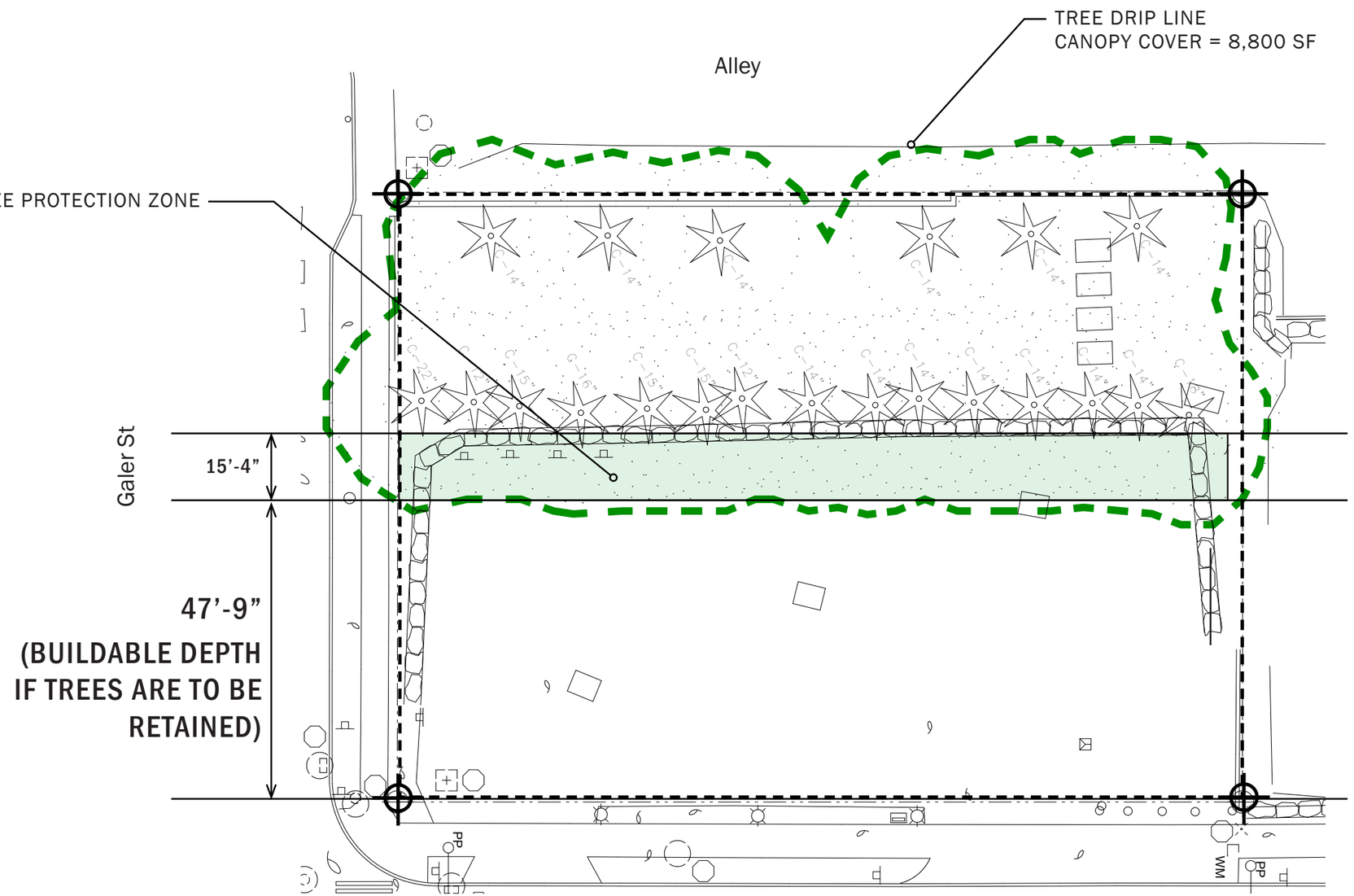
For a Forester Every Day is Earth Day

EXISTING SITE CONDITIONS

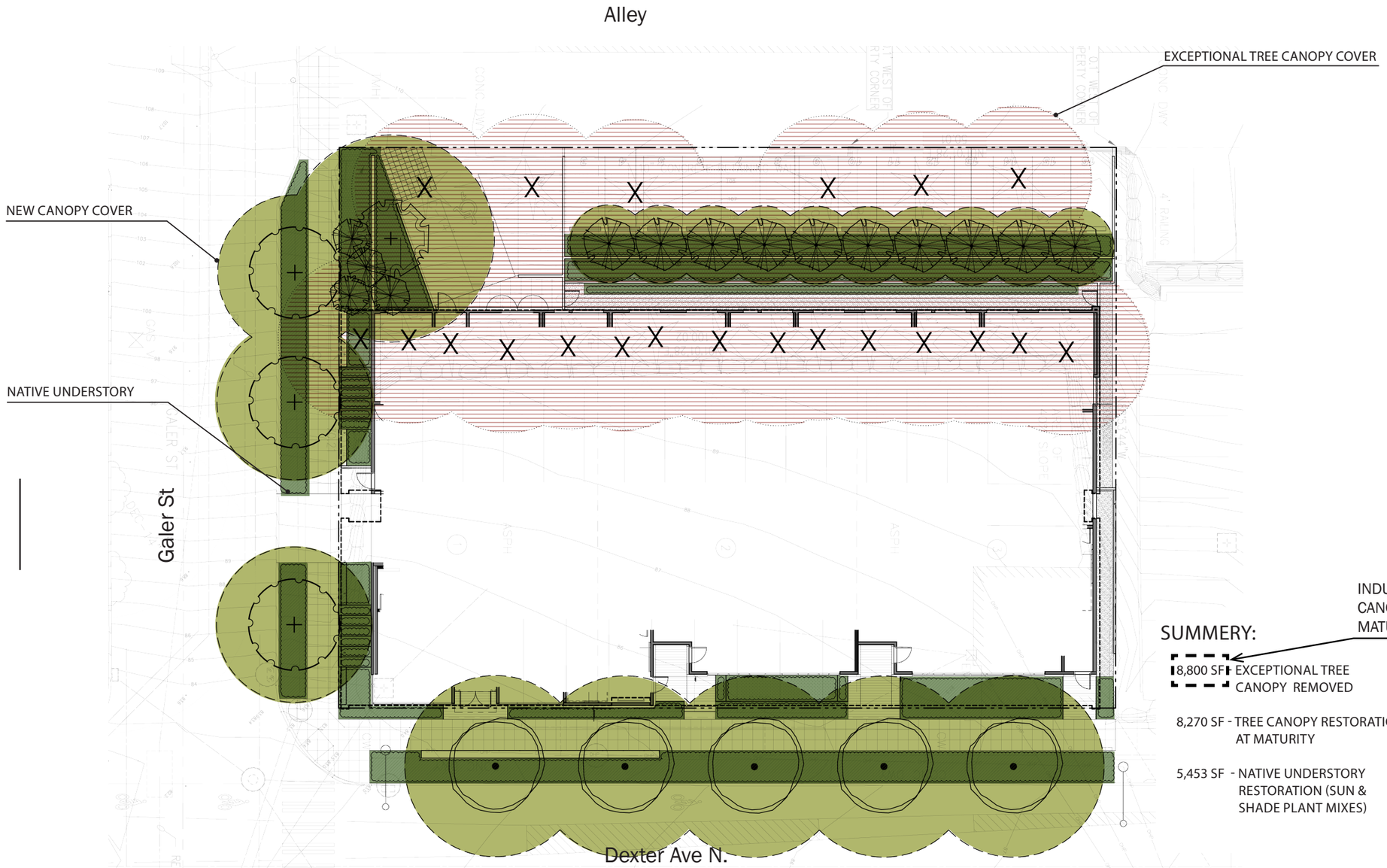
TREE SURVEY (APRIL 23, 2015)

Subject Trees

AMERICAN FOREST MANAGEMENT, INC.



LANDSCAPE REVEGETATION PLAN



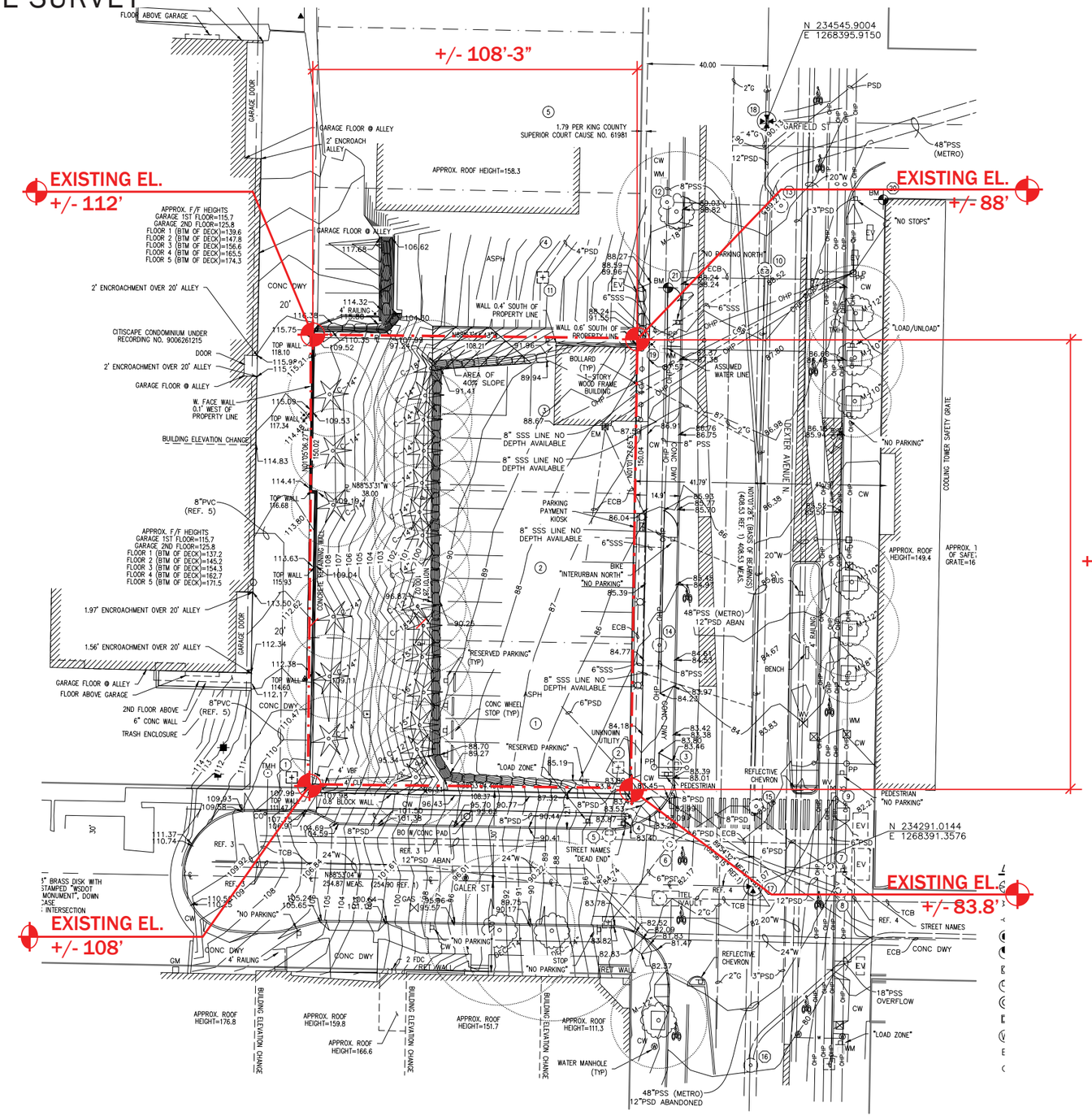
1511 DEXTER | EXCEPTIONAL TREE MITIGATION
08 . 20 . 2015

N
SCALE: 1/8" = 1'-0"

PARTNERSHIP berger

EXISTING SITE CONDITIONS

EXISTING SITE SURVEY



PARCEL NUMBER:

8807900050, 8807900051, AND 8807900055

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF SEATTLE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, BLOCK 2, UNION LAKE ADDITION SUPPLEMENTAL TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 177, RECORDS OF KING COUNTY, WASHINGTON;

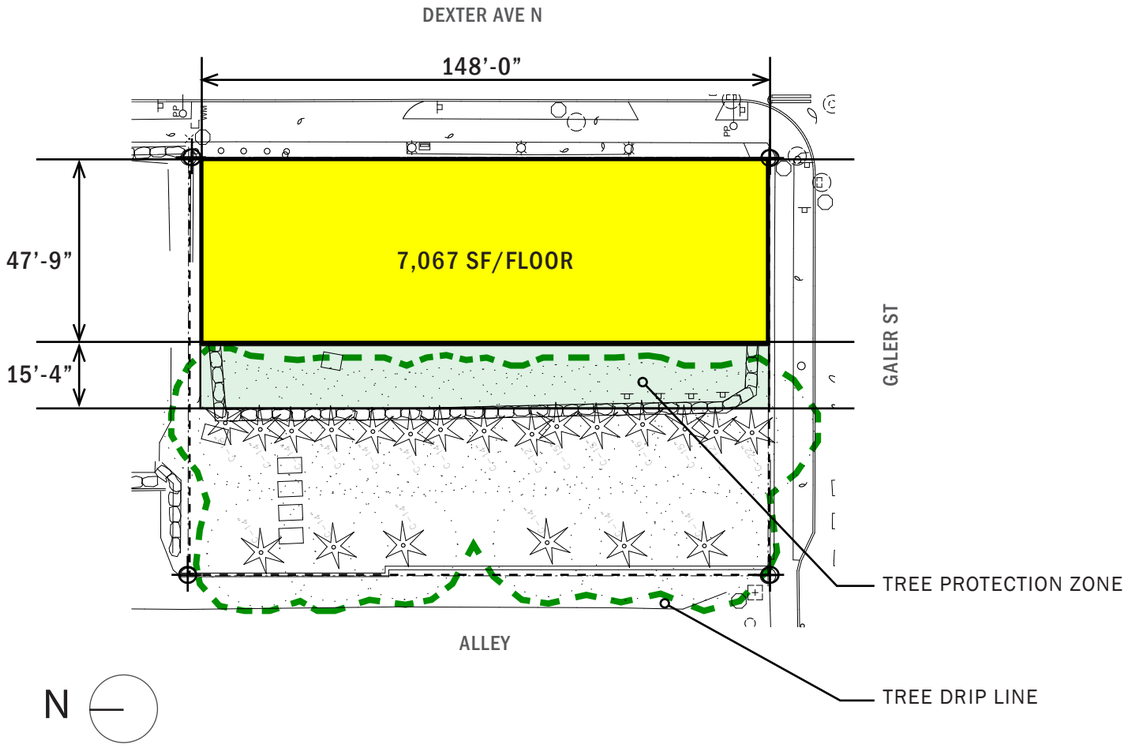
EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 61981 FOR DEXTER AVENUE, AS PROVIDED BY THE CITY OF SEATTLE ORDINANCE NUMBER 17628;

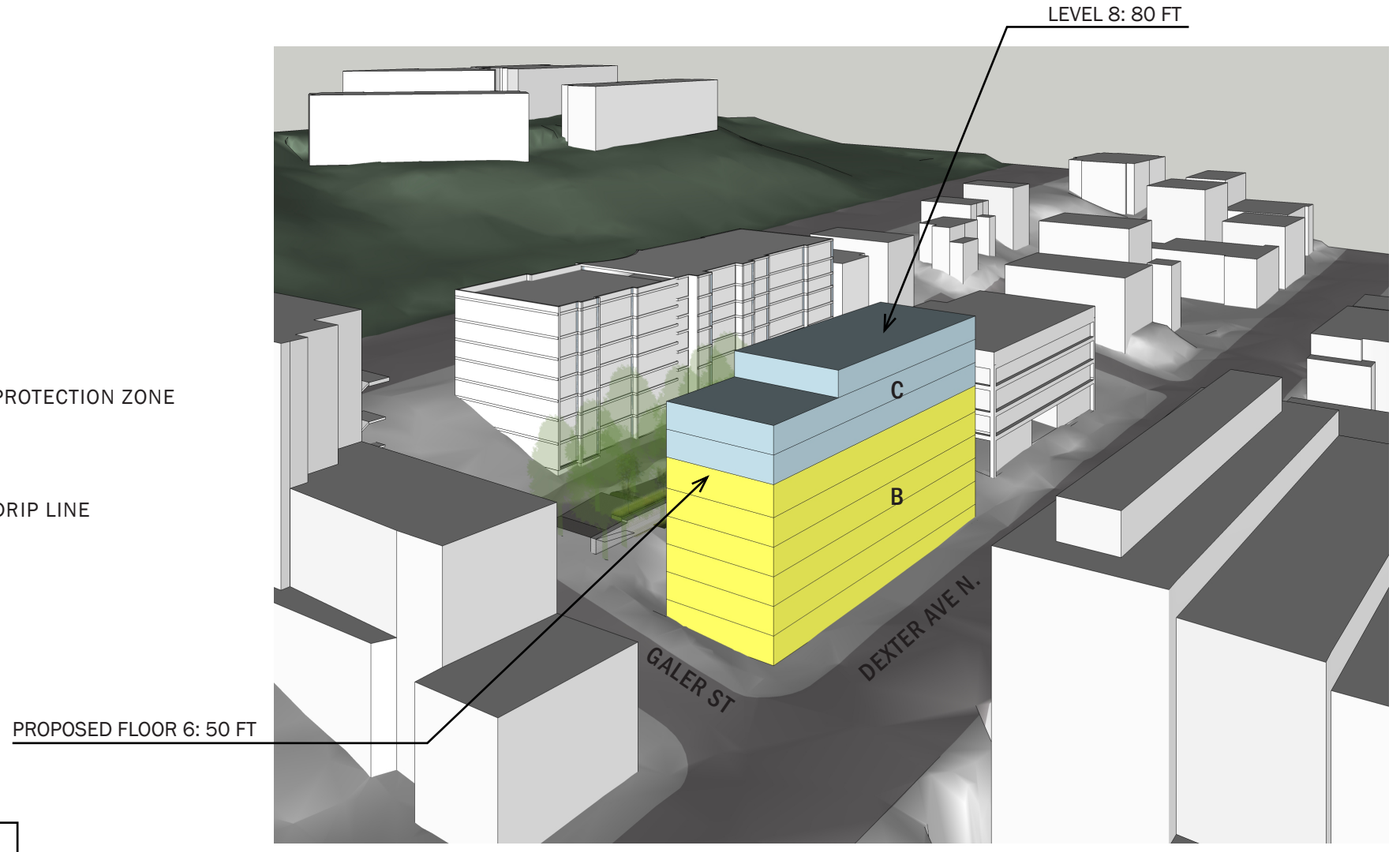
AND EXCEPT THE WEST 38 FEET OF AFOREMENTIONED LOTS 1 AND 2.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

MASSING OPTION

PRESERVING TREE “GROVE”





CONCLUSION:

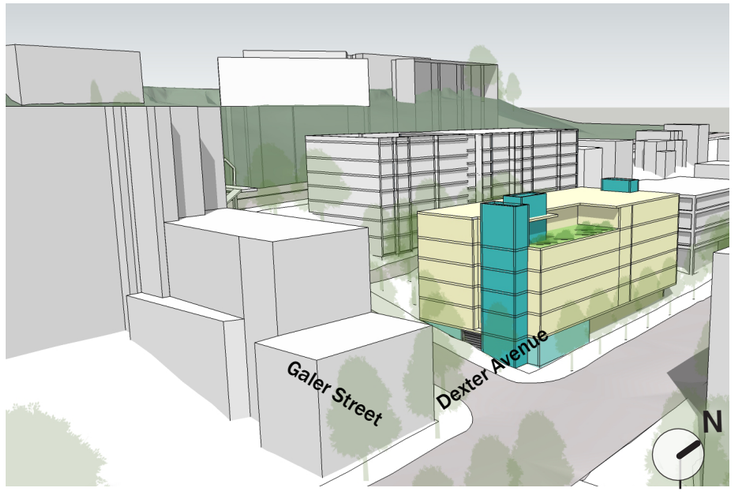
RETAINING TREES WOULD NOT PERMIT BUILDING TO MEET DEVELOPMENT OBJECTIVES WITHIN A HEIGHT THAT IS COMPATIBLE WITH SURROUDING ZONING. (CITY OF SEATTLE CITYWIDE DESIGN GUIDELINES: CS2-D.1)

EXCEPTIONAL TREE - BUILDING ANALYSIS (NC3 - 65’)

A. Total Building Area (With Exceptional Tree Removal)	= 61,715 SF (PREFERRED MASSING OPTION AT EDG)
B. Total Building Area (Without Exceptional Tree Removal)	= 42,402 SF
C. Replacement Area/Height: A - B	= 61,715 SF - 42,402 SF = 19,313 SF 19,313 SF / 7,067 SF (Per Floor) = 2.73 (Approximately 3 More Levels Needed; requires rezone to SM 85, instead of proposed NC3-65)

MASSING ALTERNATIVES FROM EDG (FEB 19, 2014)

ALL OPTIONS ASSUME CONTRACT REZONE TO NC3-65



OPTION A

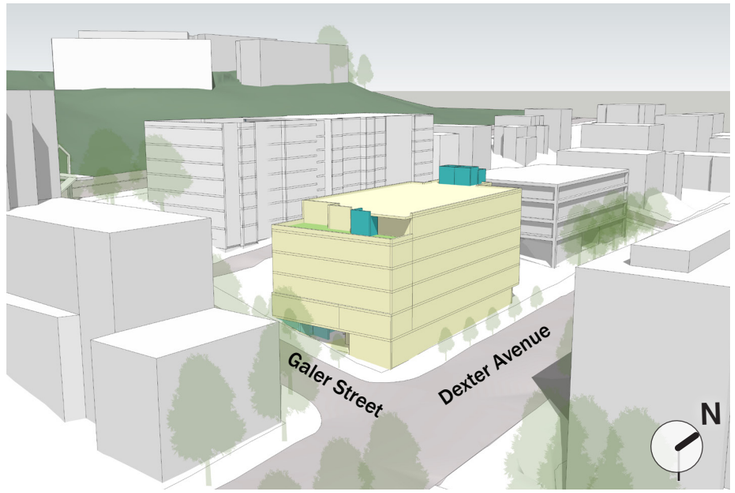
- FAR = 4.24 (max allowable FAR = 4.75)
- 55,343 gsf total
- 64 units+ 3 L/W & 25 parking spaces

Pros:

- Lobby & main building entry is located at the corner.
- Common roof deck opens to limited views of Lake Union.
- Common roof deck has good solar orientation.
- Level 1 live work units are set back to create more generous pedestrian experience.

Cons:

- Lobby does not “hold” the corner.
- Placing the vertical circulation at the south facade almost on the corner limits views to downtown and Lake Union from units and roof deck. Also limits solar benefits to units.



OPTION B - CODE COMPLIANT

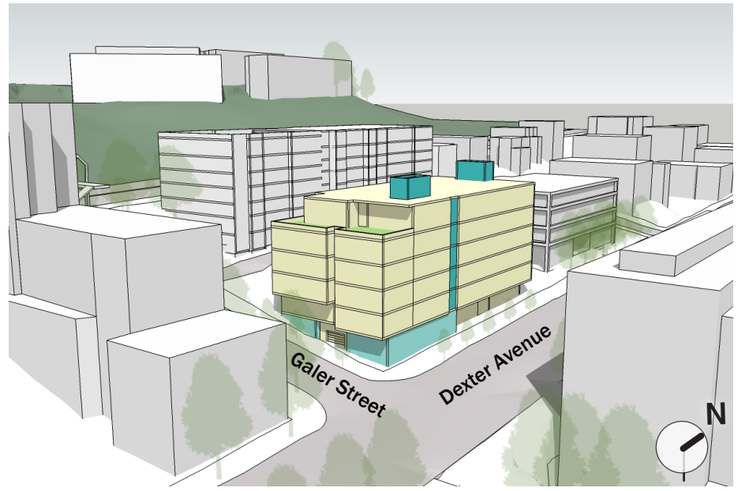
- FAR = 4.07 (max allowable FAR = 4.75)
- 53,187 gsf total
- 55 units + 4 L/W & 22 parking spaces

Pros:

- Common roof deck opens to views of Lake Union and downtown.
- Common roof deck has excellent solar orientation.
- Units located at southeast corner maximizes the solar orientation and view opportunities.

Cons:

- There are no setbacks along either right of way resulting in lack of defensible space and less generous pedestrian experience.
- Lobby location at the northeast corner of the project is not the best urban response and does not support Seattle Design Guidelines.



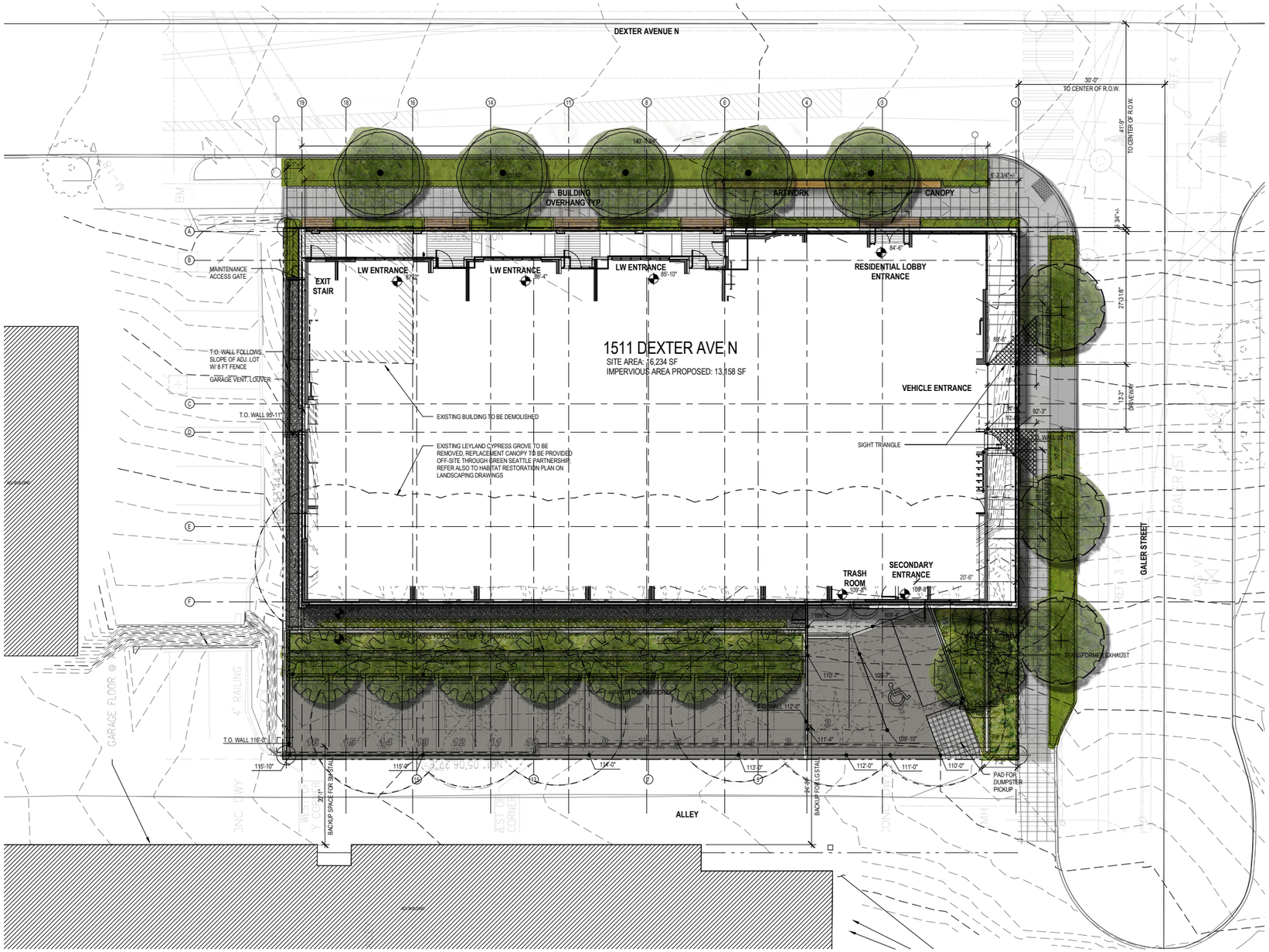
OPTION C - PREFERRED

- FAR = 4.28 (max allowable FAR = 4.75)
- 55,777 gsf total
- 65 units + 2 L/W & 25 parking spaces

Pros:

- Lobby & main building entry is located at the corner.
- Common roof deck opens to views of Lake Union and downtown.
- Common roof deck has excellent solar orientation.
- Level 1 live work units are set back to create more generous pedestrian experience.
- Building sets back 6 feet along Galer Street, providing opportunities for improved R.O.W. design and enhanced pedestrian experience.
- Maximizes number of affordable housing units on the site.
- Building masses begin to be broken up in a logical way

BUILDING PLANS
SITE PLAN

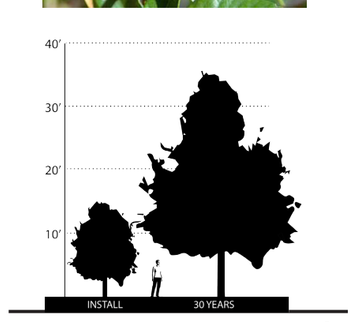


N

GALER STREET TREES

CHRYSOLEPIS CHRYSOPHYLLA

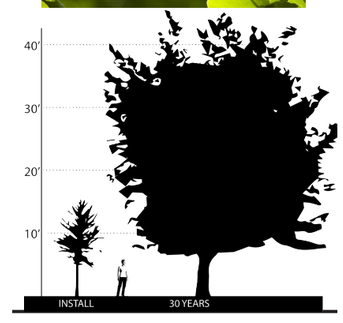
(Golden Chiquapin)



DEXTER STREET TREES

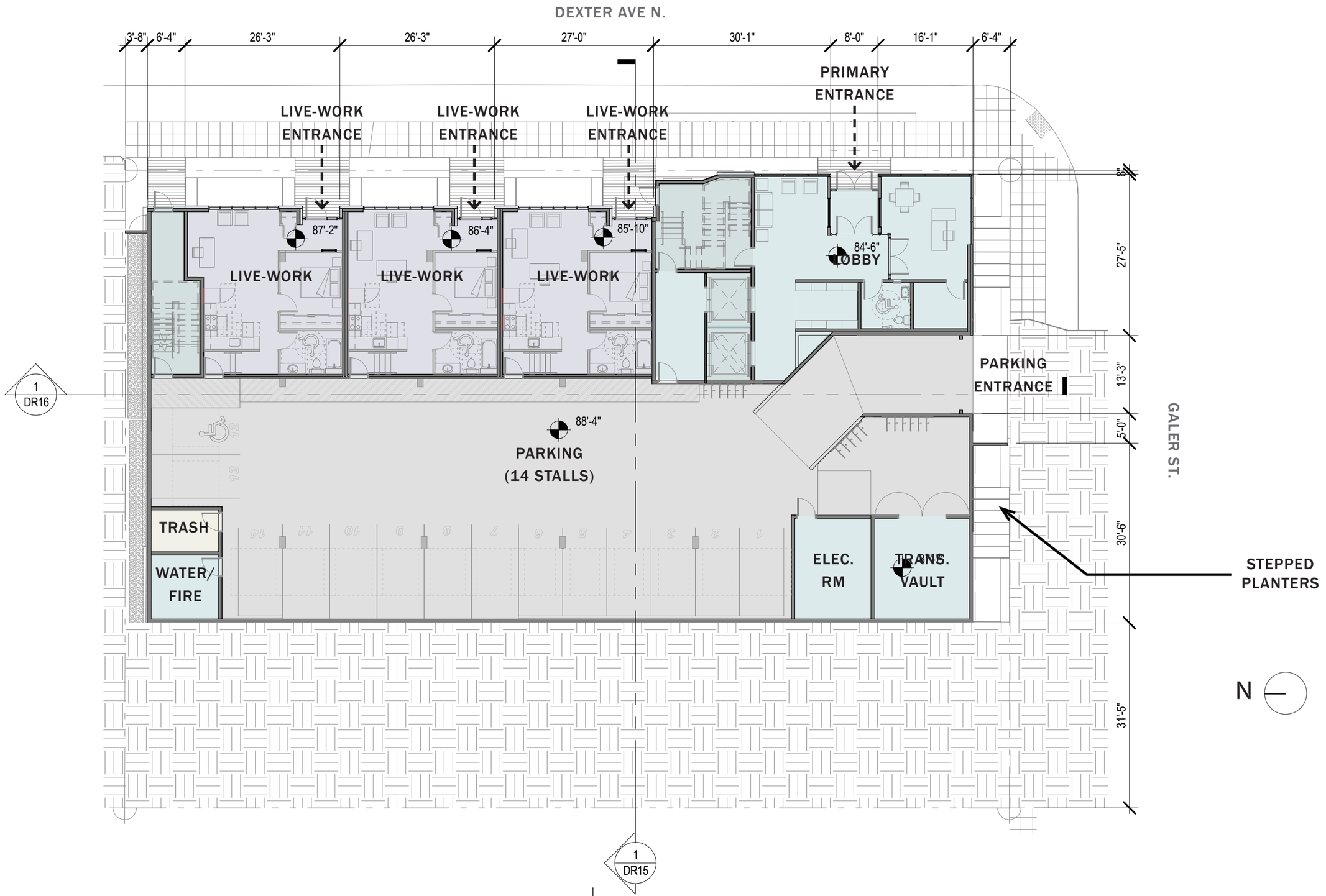
GINKGO BILOBA

(Ginkgo)



BUILDING PLANS

LEVEL 1



BUILDING PLANS
LEVEL 2

DEXTER AVE N.

GALER ST.

3'-0" | 86'-10" | 7'-4" | 52'-5" | 6"

1" | 36'-9" | 5'-2" | 34'-10" | 5'-2" | 5'-2" | 21'-1"

98'-11"

98'-5"

PLANTER

T.O. WALL 104'-0"

T.O. WALL 112'-0"

1 DR16

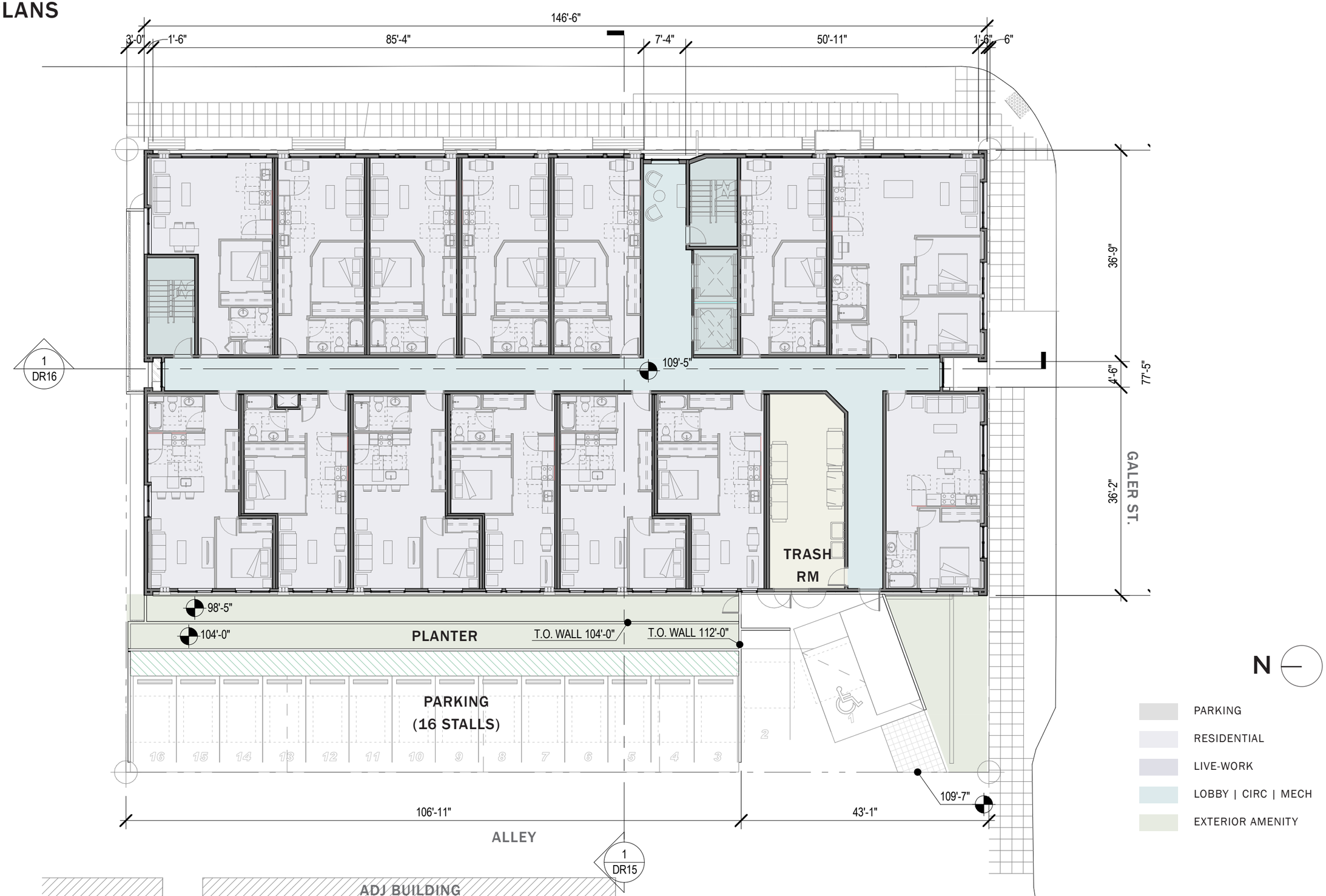
1 DR15

N

- PARKING
- RESIDENTIAL
- LIVE-WORK
- LOBBY | CIRC | MECH
- EXTERIOR AMENITY

BUILDING PLANS

LEVEL 3



BUILDING PLANS
LEVEL 4-5

N

PARKING

RESIDENTIAL

LIVE-WORK

LOBBY | CIRC | MECH

EXTERIOR AMENITY

BUILDING PLANS

LEVEL 6

WEST PARKING TREES (PRIMARY)

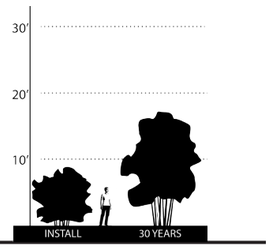
QUERCUS GARRYANA
(Garry Oak)

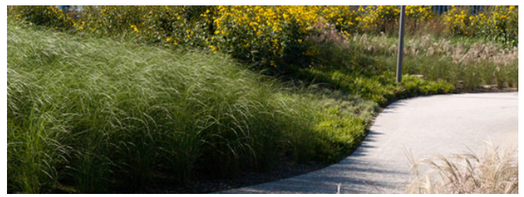
WEST PARKING TREES (SECONDARY)

AMELANCHIER ALNIFOLIA
(Serviceberry)

GALER STREET TREES

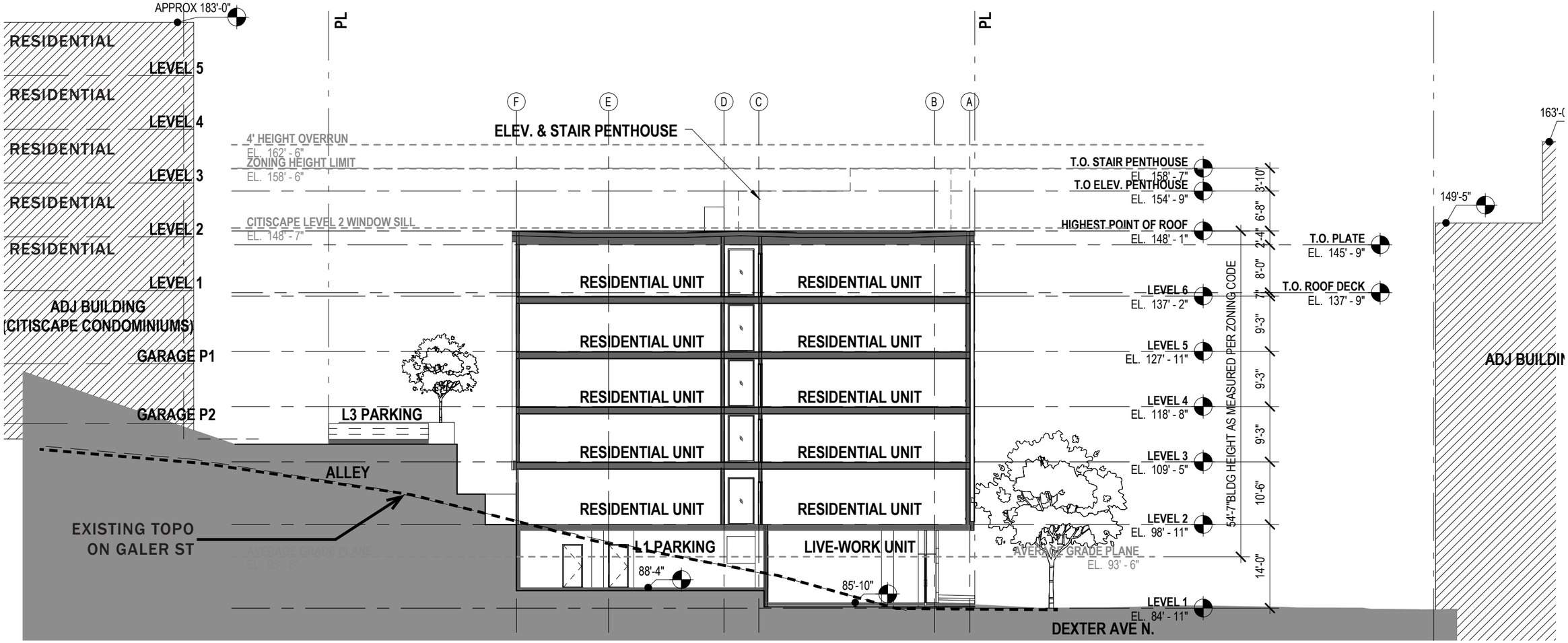
PINUS CONTORTA SSP. CONTORTA
(Shore Pine)

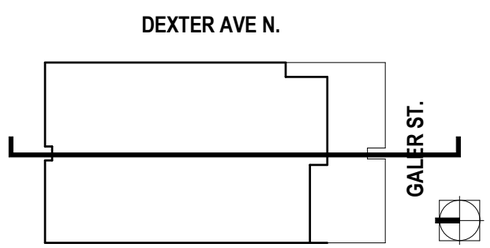




BUILDING SECTION

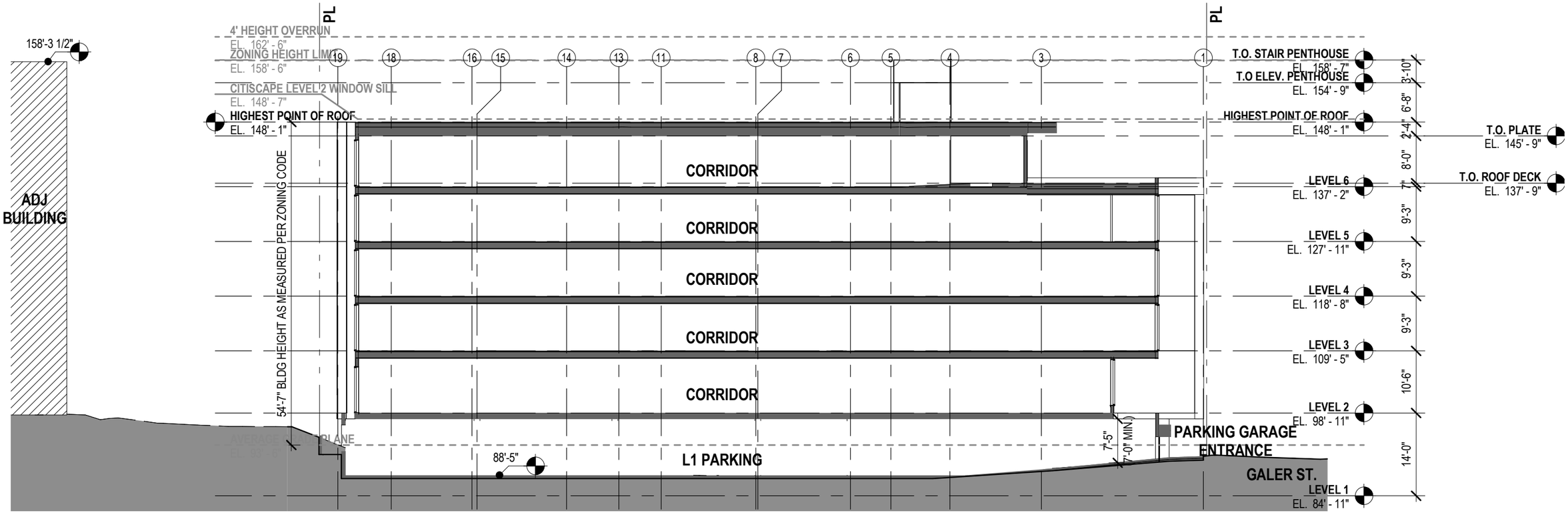
NORTH - SOUTH

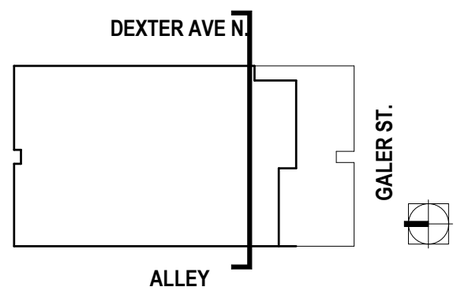




BUILDING SECTION

EAST - WEST





BUILDING ELEVATIONS

GALER ST

(A) CORRUGATED METAL
AEP SPAN - NU-WAVE
“COOL DARK BRONZE”

(B) METAL PANEL SIDING
AEP SPAN
“COOL DARK BRONZE”

(C) – (H) FIBER CEMENT PANEL SIDINGS

(I1) VINYL WINDOW
“WHITE”
(I2) “DARK BRONZE”

(J) ALUMINUM STOREFRONT
“LIGHT GRAY”

(K) STACKED ECON STRETCHER
(STACKED BOND)
“PEWTER MISSION”

(L) PERFORATED METAL

(N) WIRE CABLE VINE TRELLIS

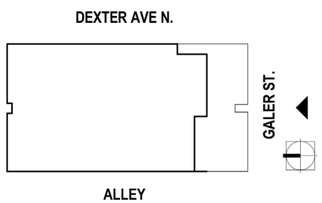
(O) WEATHERED STEEL

(P) ARCHITECTURAL CONCRETE
“GRAY”

A-1
MINIMAL PERCEPTION OF HEIGHT FROM GALER ST WITH SET BACKS (GROUND LEVEL SETBACK AND ROOFDECK SETBACK) THAT ARE LAYERED FOR VISUAL PEDESTRIAN INTEREST

D-2, E-2
GREEN SCREEN, RAIN GARDENS, AND LANDSCAPING VISUALLY AND THEMATICALLY CONNECT THE GALER PEDESTRIAN CROSSING LANDSCAPE

A-7
GALER PEDESTRIAN CONNECTION ENHANCED WITH AGGREGATION OF LANDSCAPING FROM PARKING TO THE SIDEWALK



BUILDING ELEVATIONS

DEXTER AVE N.

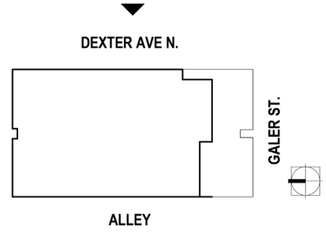
A-3, A-10
HIGHLY TRANSPARENT LOBBY IN THE CORNER OF DEXTER AVE AND GALER ST TO PROVIDE “EYES ON THE STREET”

C-3
UPPER LEVELS: LIGHT, DYNAMIC, AND EXPRESSIVE NATURE OF THE FACADE RESEMBLES BUSTLING DEXTER AVE

FIRST LEVEL: ALUMINUM STOREFRONT WINDOWS, BRICK MASONRY, AND CONCRETE. THE BRICK MASONRY WILL BE DETAILED TO PROVIDE A GOOD HUMAN SCALE.

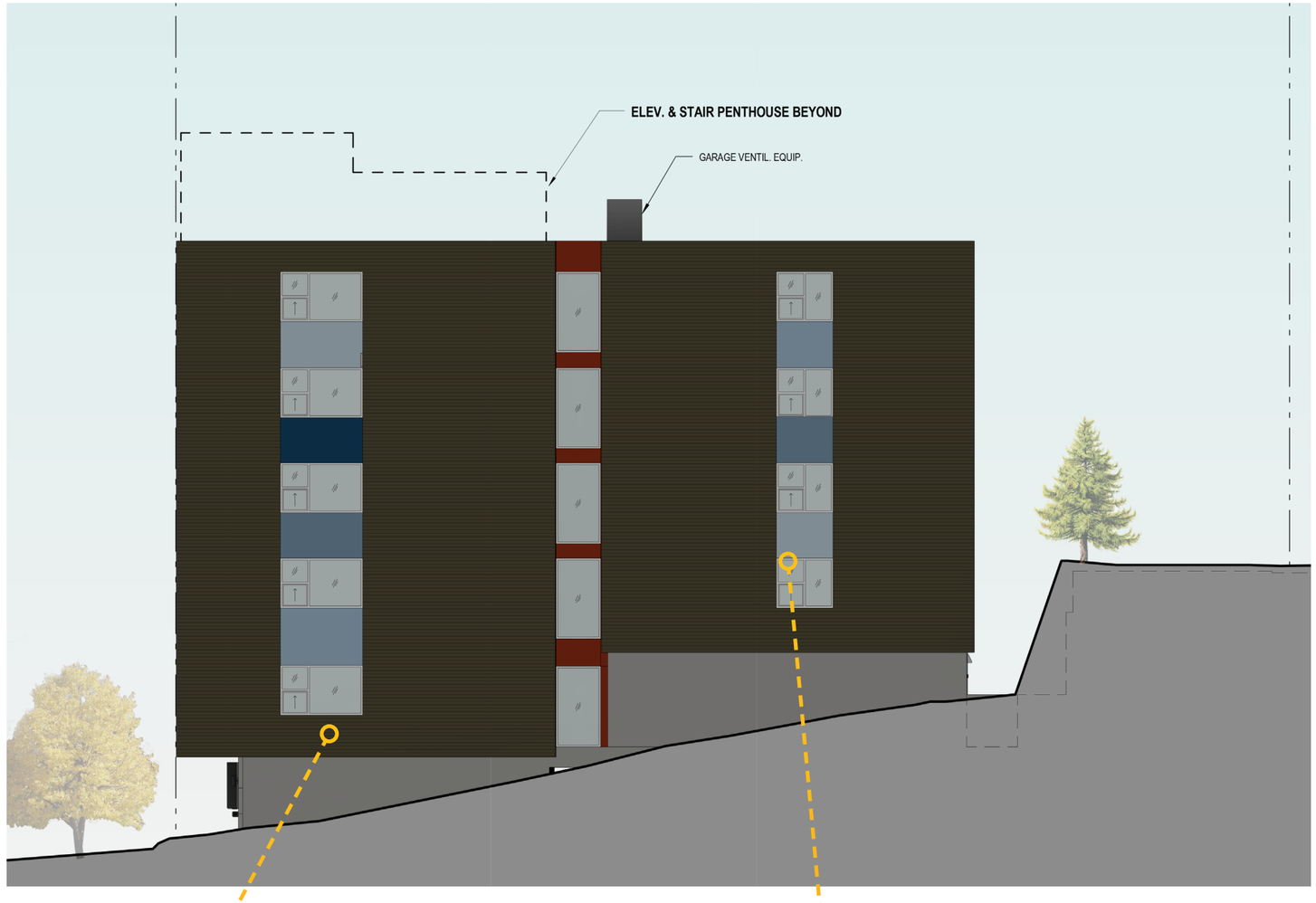
A-3
OPPORTUNITY FOR ART AND SIGNAGE AT STAIR WALL FOR VISUAL INTEREST

D-12
LIVE/WORK GLAZING USES ALUMINUM STOREFRONT FOR FACADE CONTINUITY



BUILDING ELEVATIONS

NORTH FACADE

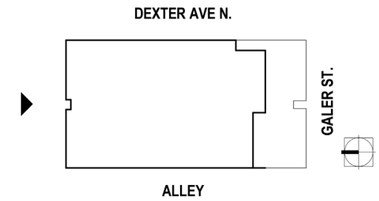


D-2

BUILDING IS PULLED BACK FROM THE PROPERTY LINE TO INCORPORATE WINDOWS AND MATERIAL VARIATION CONSISTENT WITH THE SOUTH FACADE (GALER STREET)

C-3

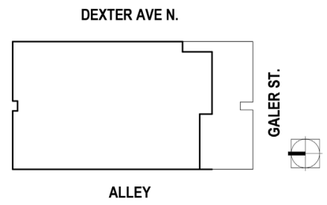
SOLID, SIMPLE FACADE WITH DEEPLY RECESSES SLOTS



BUILDING ELEVATIONS
ALLEY

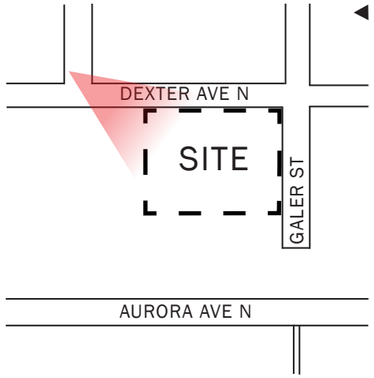
C-3
LIGHT, DYNAMIC, AND EXPRESSIVE NATURE OF THE FACADE CONSISTENT WITH THE EAST FACADE (DEXTER AVE N.)

A-5
VIEWS FROM THE UPSLOPE CONDOMINIUM BUILDING WERE CAREFULLY CONSIDERED, AND THE MAIN HEIGHT OF THE ROOF IS BELOW THE LEVEL 2 WINDOW SILL OF THE CITISCAPE CONDOMINIUMS.



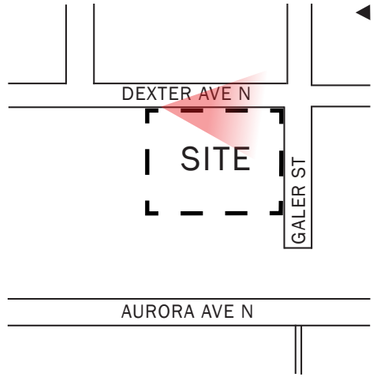
VIGNETTE

NE VIEW FROM DEXTER AVE N



VIGNETTE

DEXTER AVE N. SIDEWALK LOOKING SOUTH

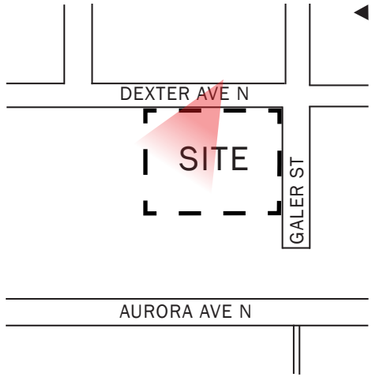


VIGNETTE

LIVE-WORK UNIT ENTRY @ DEXTER AVE N.

D-12
LIVE-WORK UNITS UTILIZE ALUMINUM STOREFRONT WINDOWS WITH OPERABLE LITES TO PROVIDE COMMERCIAL CHARACTER AND ALLOW FUTURE RETAIL USES TO SPILL OUT TO THE STREET.

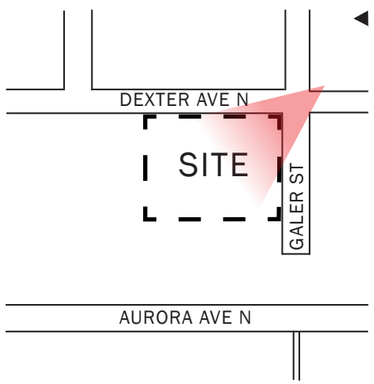
E-2
SETBACK LANDSCAPING PROVIDES FOR LAYERS OF LANDSCAPING AND A ZONE FOR STOOPS FOR LIVE-WORK UNITS.



VIGNETTE

SE VIEW FROM DEXTER AVE N.

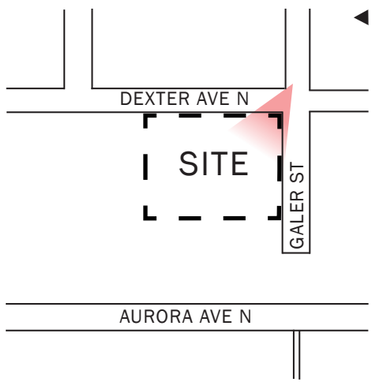
A-7, E-2, E-3
LANDSCAPING DESIGN PROVIDES FOR STEPPED STORMWATER PLANTERS AND SEAT WALLS TO PROVIDE LAYERS OF LANDSCAPING AND HABITAT RESTORATION THAT CONNECT TO AND ENRICH THE GALER STREET PEDESTRIAN CROSSING.



VIGNETTE

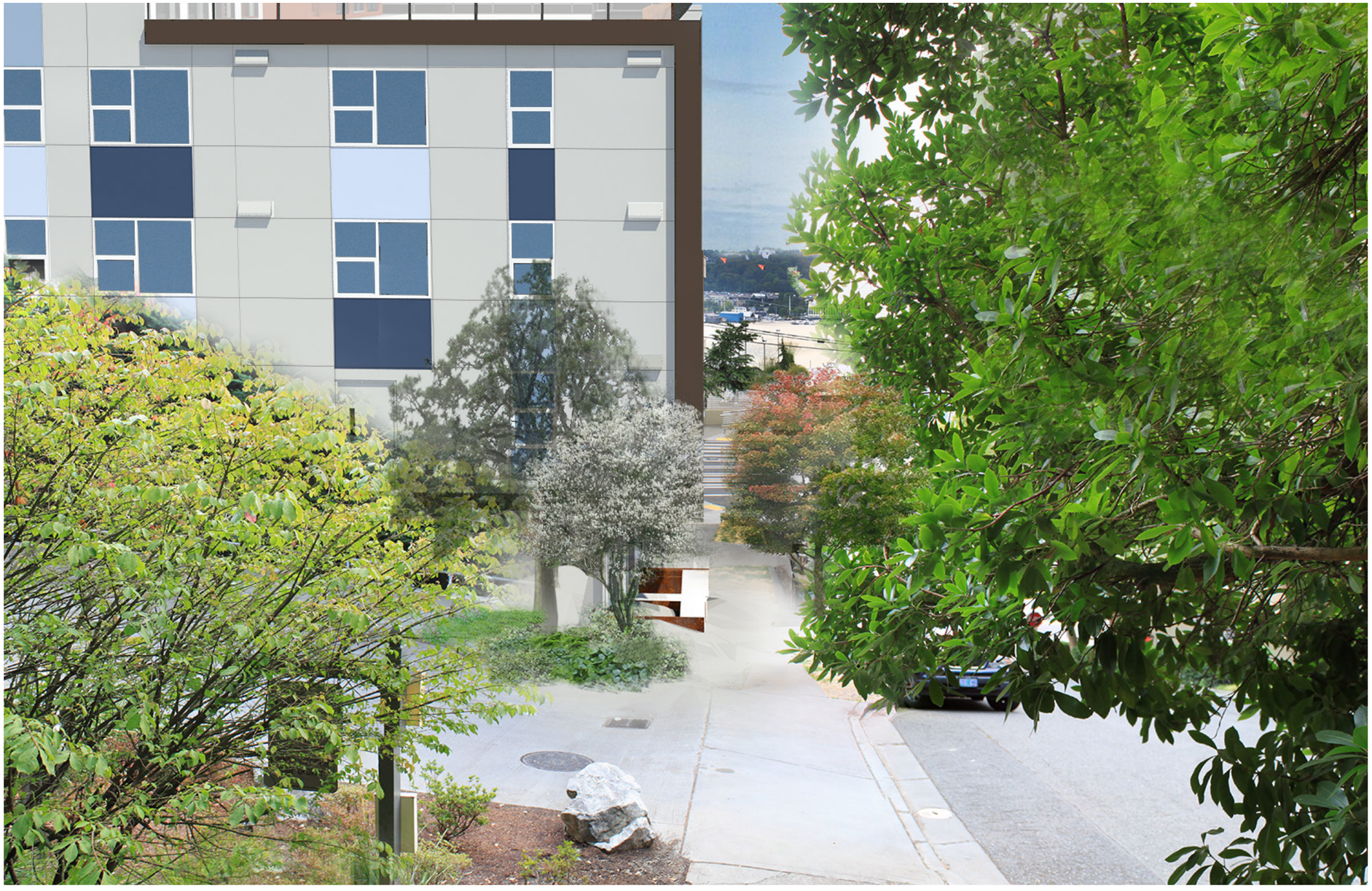
MAIN RESIDENTIAL LOBBY ENTRANCE AND PARKING GARAGE ENTRANCE

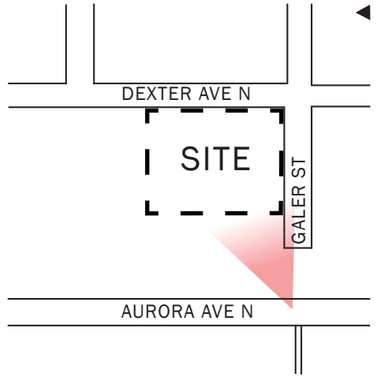
A-2
PRIMARY ENTRANCE FACES THE PRIMARY ARTERIAL (DEXTER AVE N.) AND VEHICLE ENTRANCE IS OFF OF GALER ST. TO PRESERVE AS MUCH DEXTER ST. FRONTAGE AS POSSIBLE FOR HUMAN ACTIVITY. HIGHLY TRANSPARENT LOBBY FACES DEXTER AVE N.



VIGNETTE

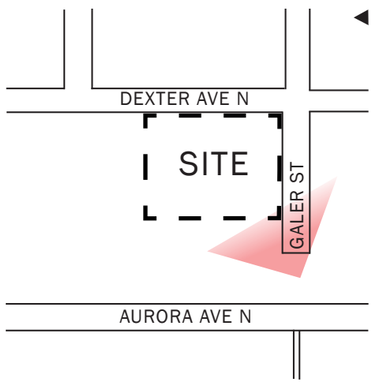
VIEW FROM PEDESTRIAN BRIDGE





VIGNETTE

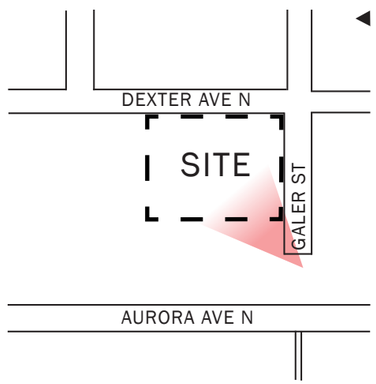
SW VIEW FROM GALER STREET



VIGNETTE

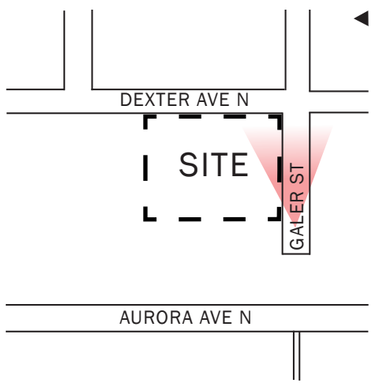
ALLEY VIEW FROM GALER STREET

E-2
ALONG THE WESTERN PORTION OF THE SITE, THE LANDSCAPING HAS BEEN AGGREGATED TOWARDS THE MOUTH OF THE ALLEY, COMPLEMENTARY TO THE EXISTING LANDSCAPING. A ROW OF TREES PROVIDES SCREENING BETWEEN THE PARKING AND THE BUILDING. RETAINING WALLS STEP DOWN ALONG GALER TO PROVIDE RAIN GARDENS AND VISUAL PEDESTRIAN INTEREST, AND THEMATICALLY CONNECTS TO THE GALER PEDESTRIAN CROSSING LANDSCAPING.

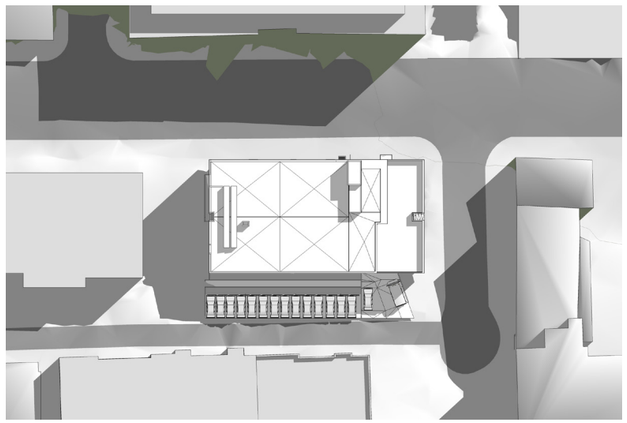
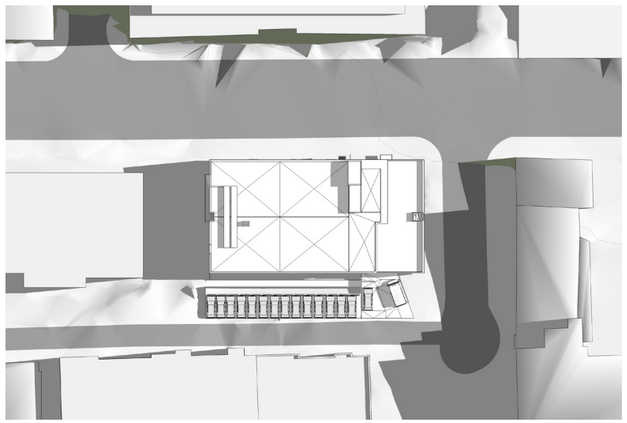
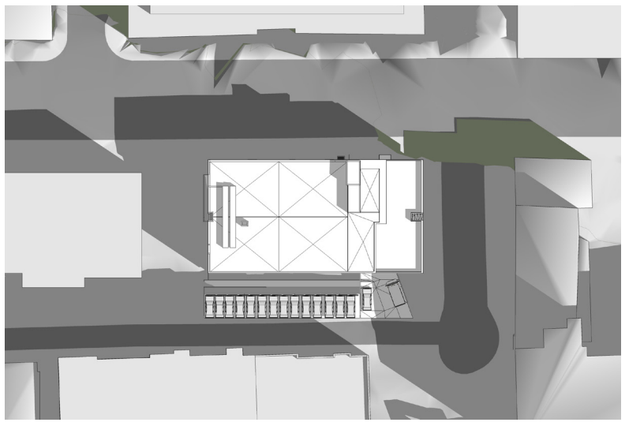
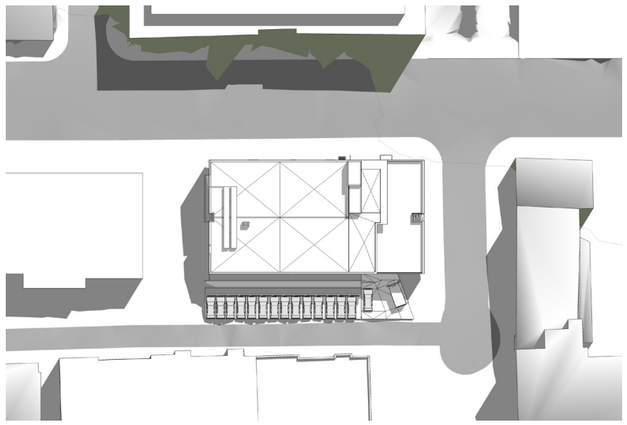
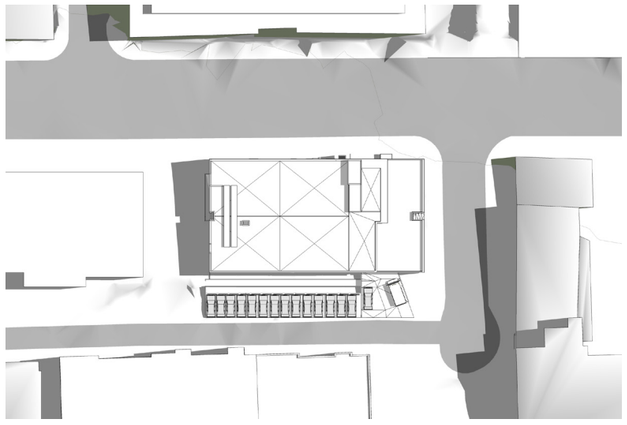
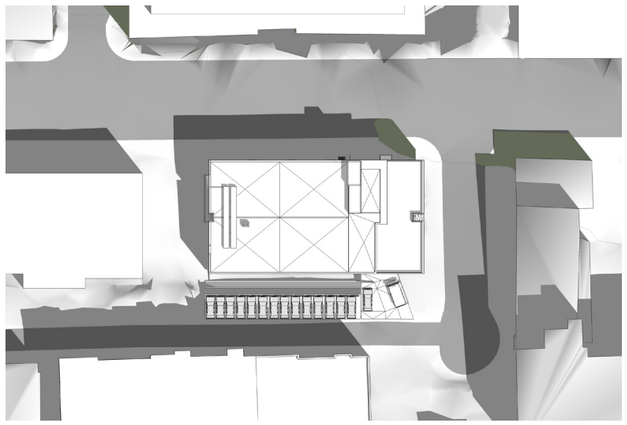
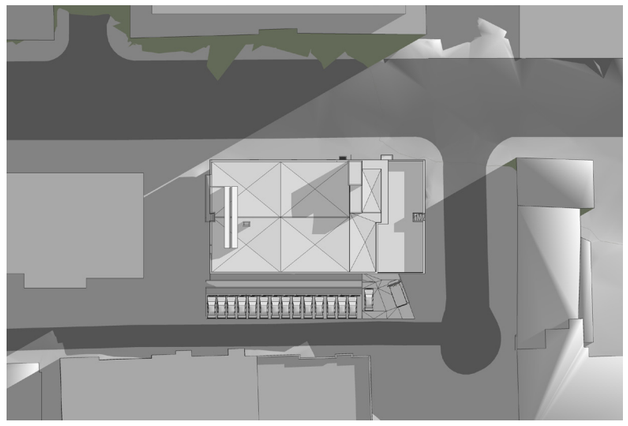
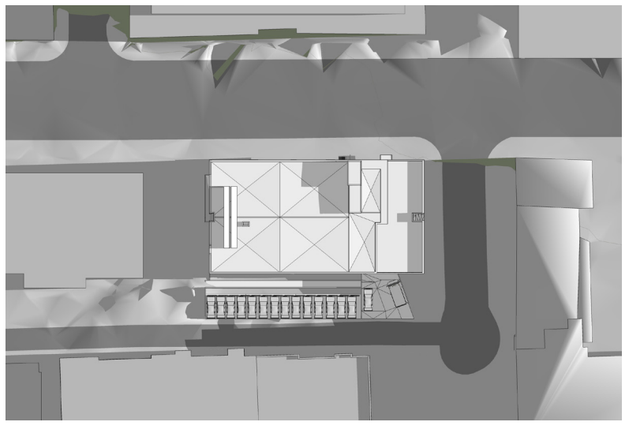
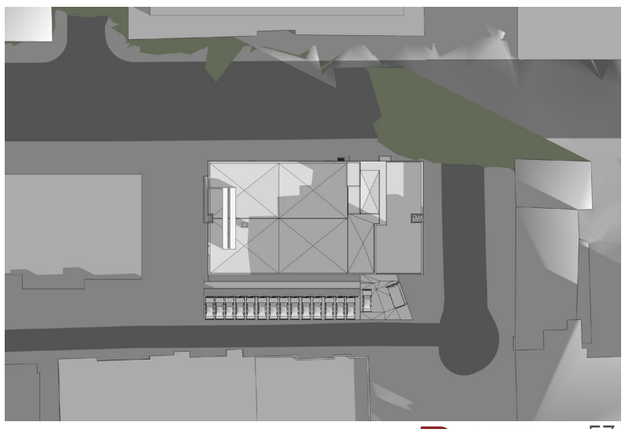


VIGNETTE

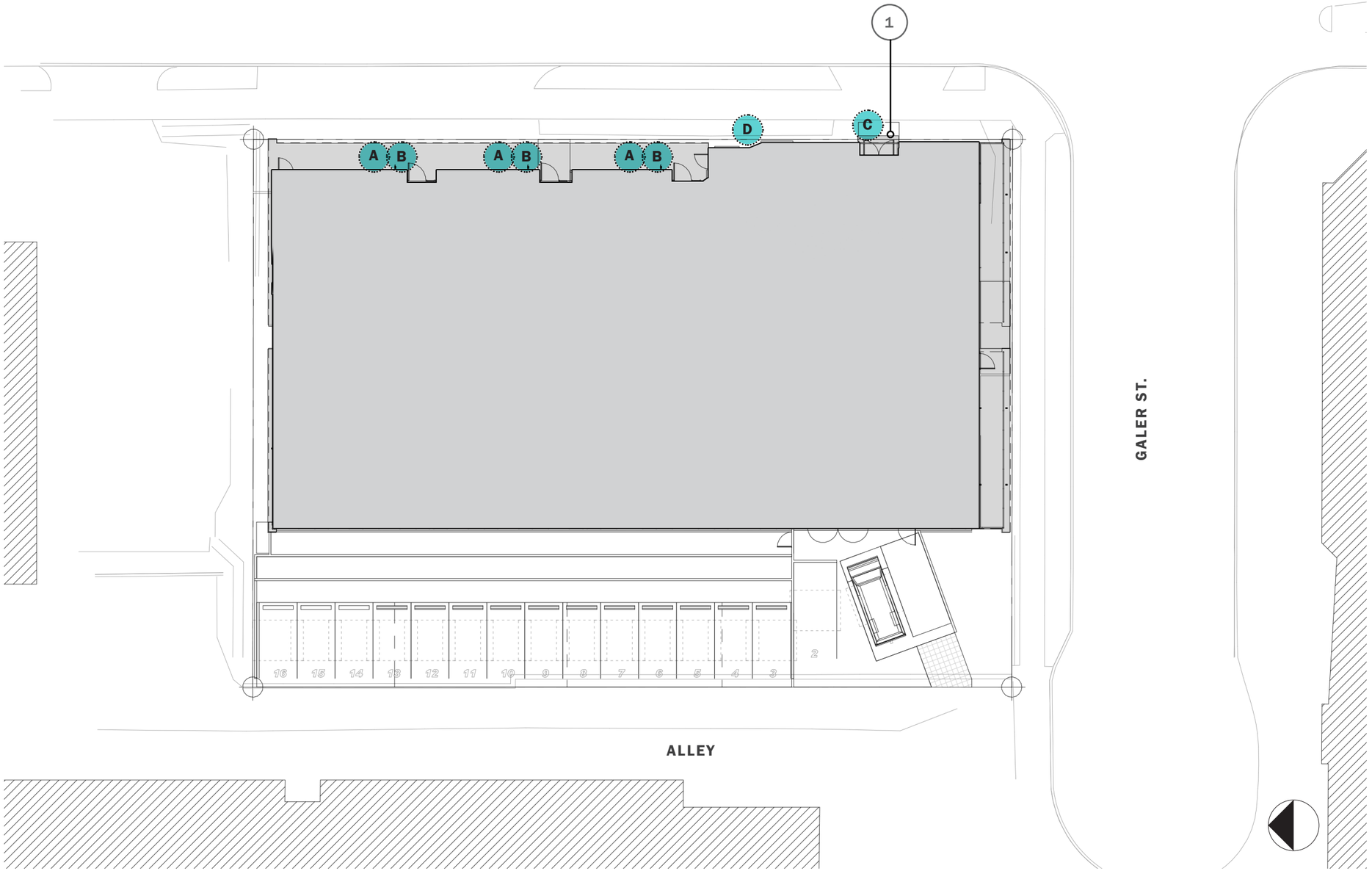
GALER SIDEWALK VIEW LOOKING EAST



SUN | SHADOW STUDY

	10AM	12PM	2PM
EQUINOX (3/21 & 9/21)			
SUMMER SOLSTICE (6/21)			
WINTER SOLSTICE (12/21)			

SIGNAGE & CANOPY PLAN



SIGNAGE

A.

COMMERCIAL SIGNAGE

B.

LIVE-WORK SIGNAGE & ADDRESS

C.

BUILDING SIGNAGE ABOVE CANOPY

D.

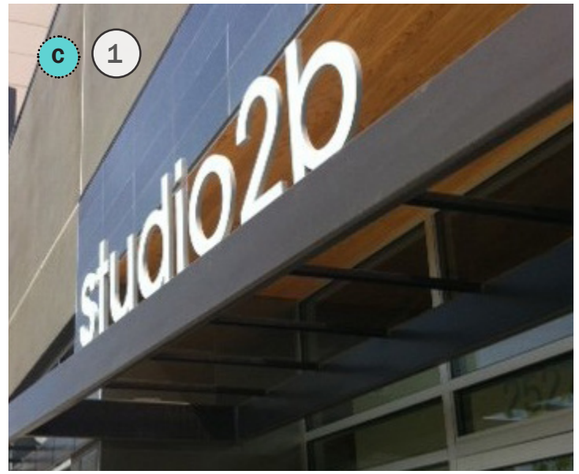
BUILDING SIGNAGE

CANOPY

1.

SOLID CANOPY AT RESIDENTIAL LOBBY ENTRANCE

SIGNAGE & CANOPY IDEA IMAGES

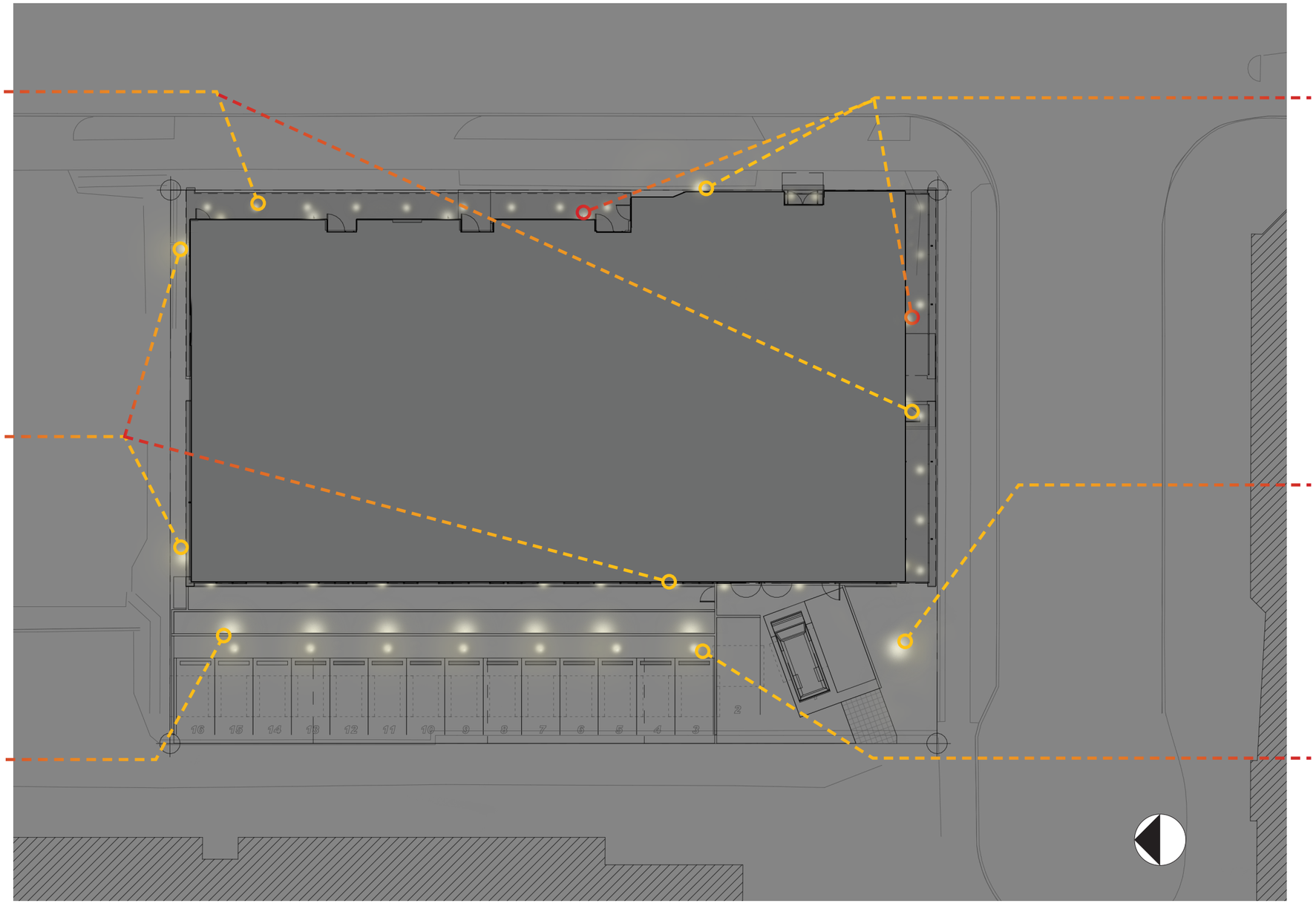


LIGHTING PLAN

RECESSED DOWNLIGHTS

EXTERIOR WALL SCONCE

STEP RECESSED LIGHTS



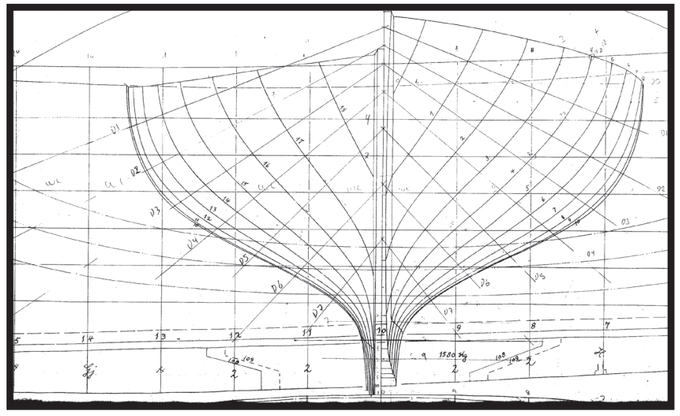
WALL SCONCES

POLE MOUNTED

BOLLARDS

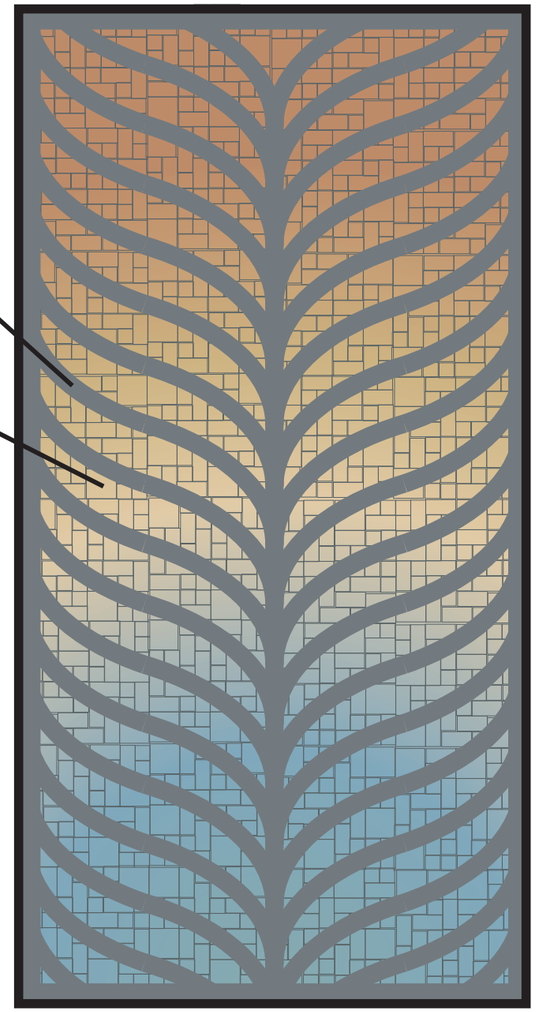
1511 Dexter: Artwork Concept

ANDERSEN STUDIOS LLC



The 1511 Dexter Artwork concept responds to the buildings location, taking inspiration from the lines, movement and strength of a boat frame.

The design utilizes fabricated stainless steel as a framework to be filled with tightly set vitreous mosaic glass tile, creating a cloisonné or stained glass effect. The glass mosaic palette will capture qualities found within the architecture, neighborhood and Lake Union environment. The concept could be developed and adapted for use in additional areas around the building.

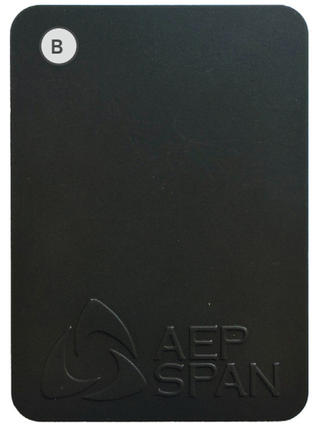


ANDERSEN STUDIOS LLC 206.992.4074 contact@andersenstudios.com www.andersenstudios.com

MATERIAL PALETTE

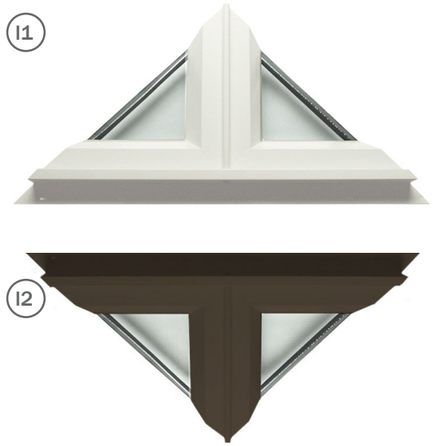
CORRUGATED METAL
AEP SPAN - NU-WAVE
“COOL DARK BRONZE”

METAL PANEL SIDING
AEP SPAN
“COOL DARK BRONZE”

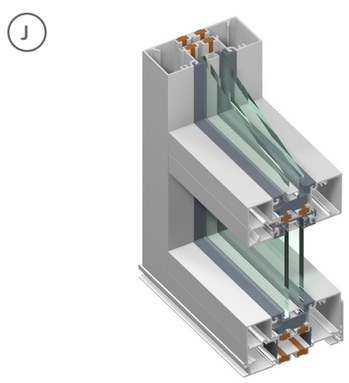


FIBER CEMENT PANEL SIDINGS

VINYL WINDOW
“WHITE”

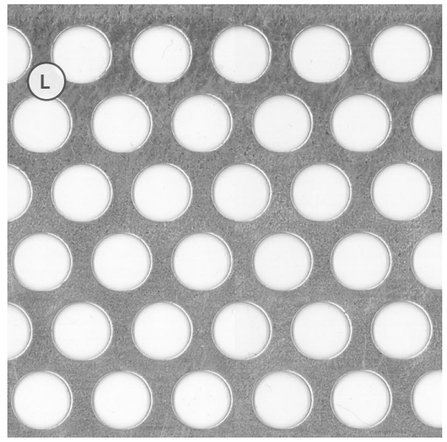


ALUMINUM STOREFRONT
“LIGHT GRAY”

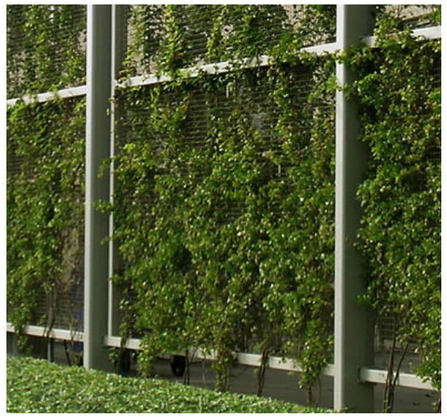


STACKED ECON STRETCHER (STACKED BOND)
“PEWTER MISSION”

PERFORATED METAL



WIRE CABLE VINE TRELLIS

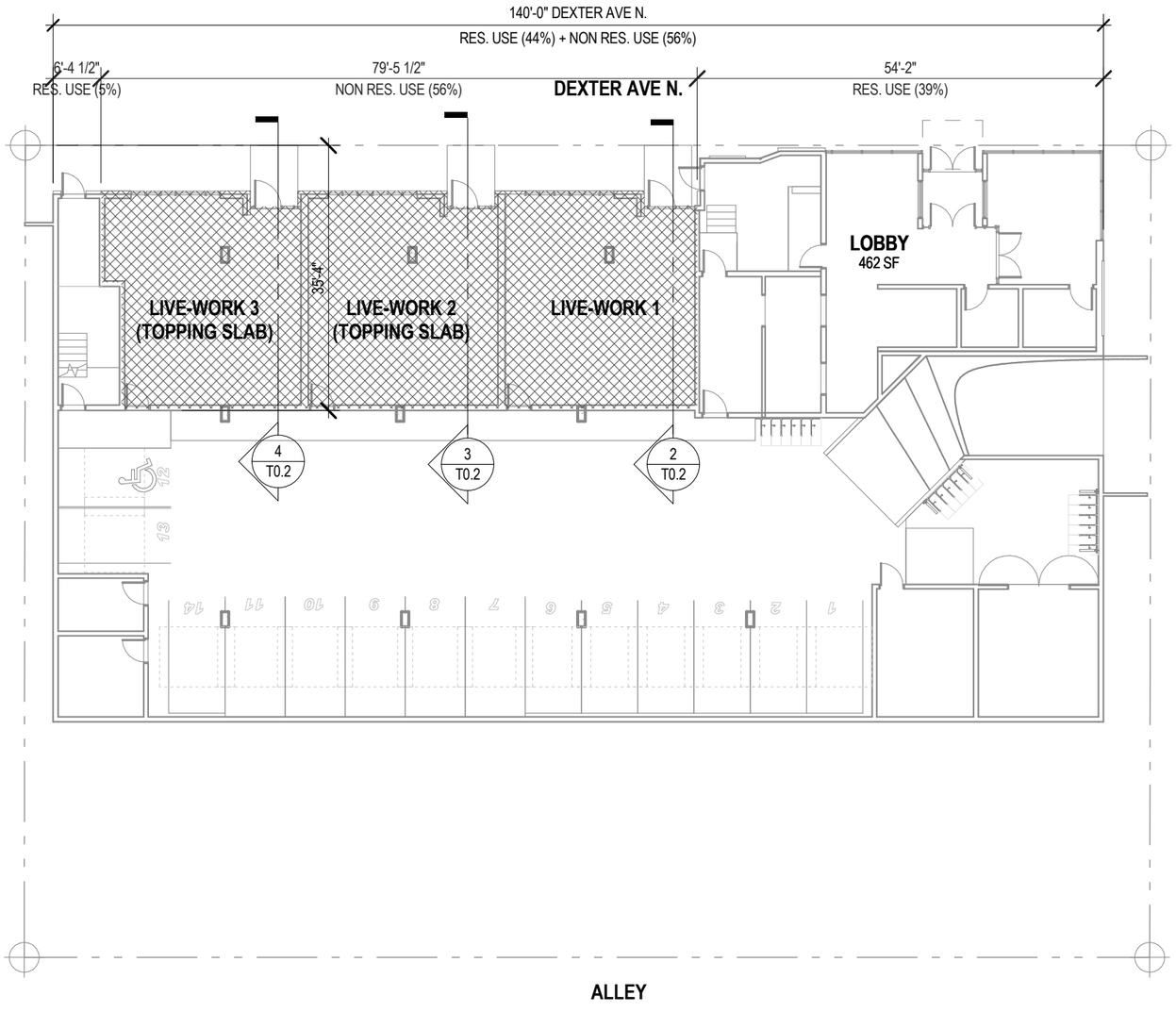


WEATHERED STEEL

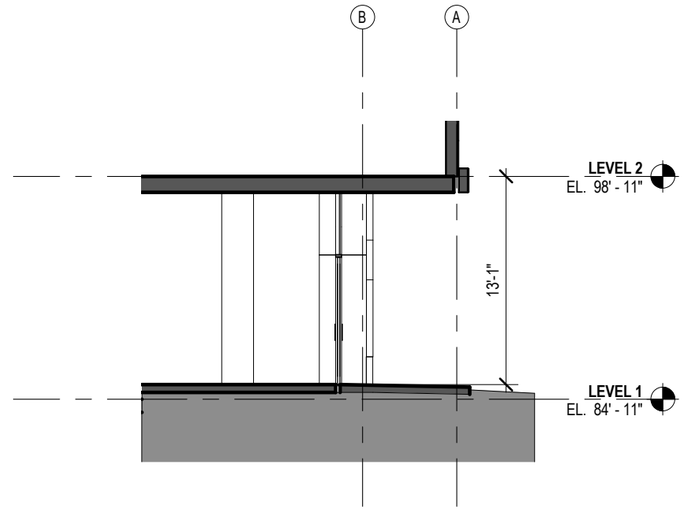
ARCHITECTURAL CONCRETE
“GRAY”

DEPARTURE REQUESTS

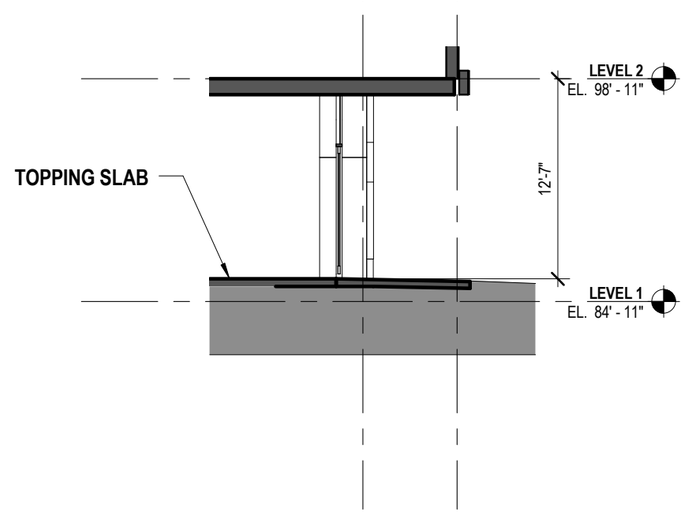
DEPARTURE REQUEST #1-#3: RESIDENTIAL / NON-RESIDENTIAL STREET LEVEL USES DIAGRAMS



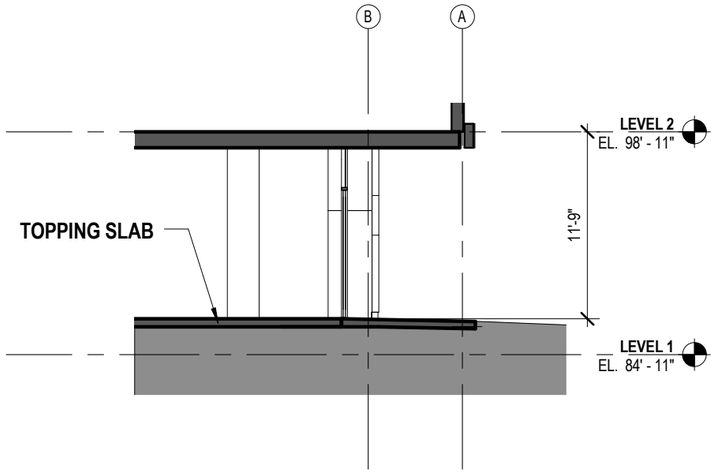
1 T0.2 LEVEL 1 - LIVE-WORK
SCALE: 1/16" = 1'-0"



2 T0.2 SECTION - LIVE-WORK 1 ENTRY
SCALE: 1/8" = 1'-0"



3 T0.2 SECTION - LIVE-WORK 2 ENTRY
SCALE: 1/8" = 1'-0"



4 / T0.2 SECTION - LIVE-WORK 3 ENTRY

SCALE: 1/8" = 1'-0"

DEPARTURE REQUEST #1

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.47A.005.C.1.g: Residential uses at street level 1. 1. In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations: g. In areas shown on Maps 1 through 60 in Map Book A at the end of this chapter.

REQUEST / PROPOSAL:

To allow higher percentage of residential uses at Dexter Ave N. frontage and Galer Street frontage. Based on the Preferred Option, the maximum allowable residential use (20%) at Dexter Ave N. is 28'. The project proposes 61'-2 1/2" (including required exit stair facades) = 44%. The maximum allowable residential use at Galer St. is 15'-3", the project proposes 76'-4" = 100%.

JUSTIFICATION:

The site has a small footprint on an extremely sloped site. The location of parking within the building and buried in the hill has been chosen to minimize its exposure to streets forcing the lobby and live work commercial spaces to the street front. When the building entrance and lobby (residential use) is located at the corner it occupies 39% of the Dexter Avenue facade and 100% of Galer street facade is considered residential.

DRB COMMENTS:

The DRB was supportive of this request at the EDG meeting on 02/19/14

DEPARTURE REQUEST #2

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.47A.008.B.3: Nonresidential street - level requirements - 3. Height and depth provisions for new structures or new additions to existing structures. Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. If the combination of the requirements of Sections 23.47A.005 or 23.47A.008 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to nonresidential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be nonresidential.

REQUEST / PROPOSAL:

The project proposes a 29'-3" of depth for all commercial spaces along Dexter Ave N.

JUSTIFICATION:

In order to provide the minimum parking required on site, and in order to maximize parking below grade, the only depth left at the street facing side is 35'-4". The project proposes giving 6'-1" of that space over to exterior space leaving an actual interior depth of 29'-3". The sidewalk setback provides an appropriate landscape buffer from the arterial with its heavy vehicular, bike and bus traffic.

DRB COMMENTS:

The DRB was supportive of this request at the EDG meeting on 02/19/14

DEPARTURE REQUEST #3

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.47A.008.B.3: Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

REQUEST / PROPOSAL:

To allow a floor-to-floor height of 12'-7" and 11'-9" at the second and third LW unit.

JUSTIFICATION:

When LW units need to convert to a commercial space, the topping slab in LW Unit #2 and LW Unit #3 can be removed to allow for a floor to floor height of 13'-1".

DRB COMMENTS:

The need for this departure was not known at the time of EDG review.

DEPARTURE REQUESTS

DEPARTURE REQUEST #4: BLANK FACADE REQUIREMENTS

DEPARTURE REQUEST #4

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.47A.008.A.2: Blank Facades may not exceed 20 feet in width and the total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

REQUEST / PROPOSAL:

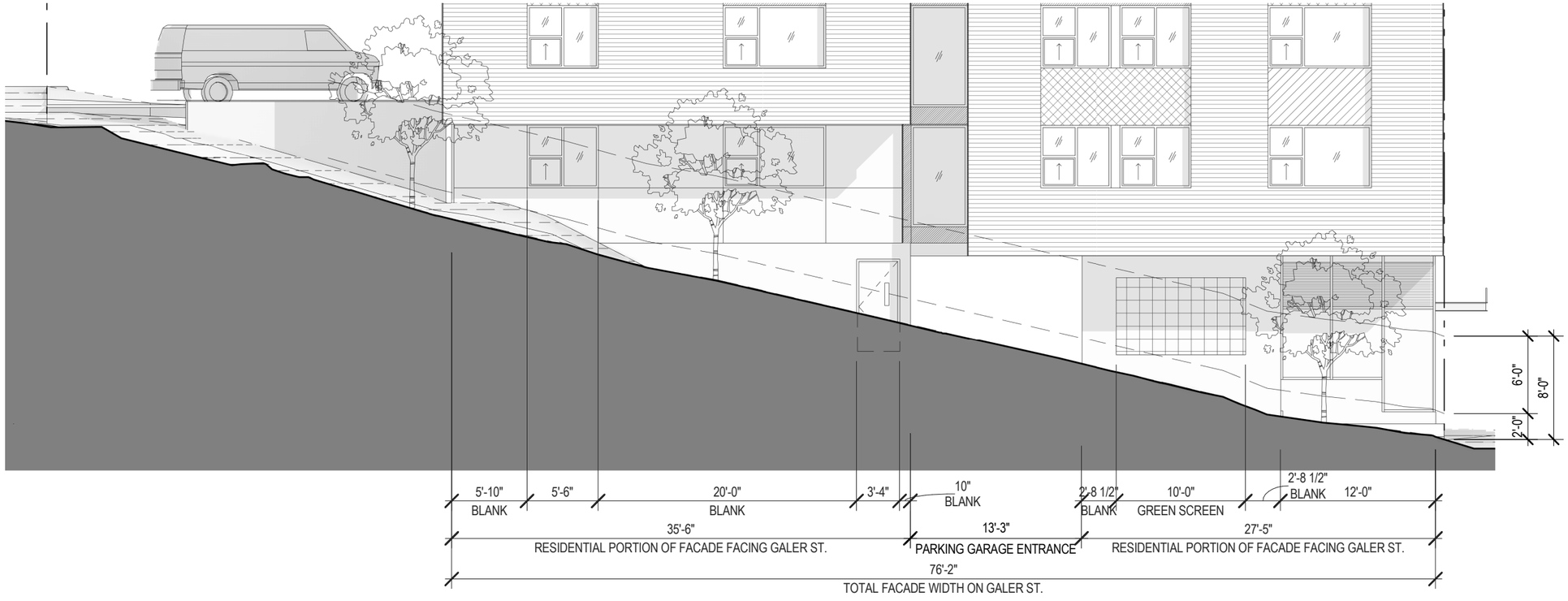
To allow for blank facade width of 32'-1" (42% of the total width of facade) on Galer Street.

JUSTIFICATION:

Due to the slope of the site and of the sidewalk, the blank facade areas are stepped. There is a deep planter in front of the blank facade with lush and varied landscaping. The stepped planter walls themselves are interesting design feature.

DRB COMMENTS:

The need for this departure was not known at the time of EDG review.



DEPARTURE REQUEST #5: PARKING LOCATION

DEPARTURE REQUEST #5

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.47A.032.B.1.b: Parking may not be located inside a structure adjacent to street-level street-facing facade.

REQUEST / PROPOSAL:

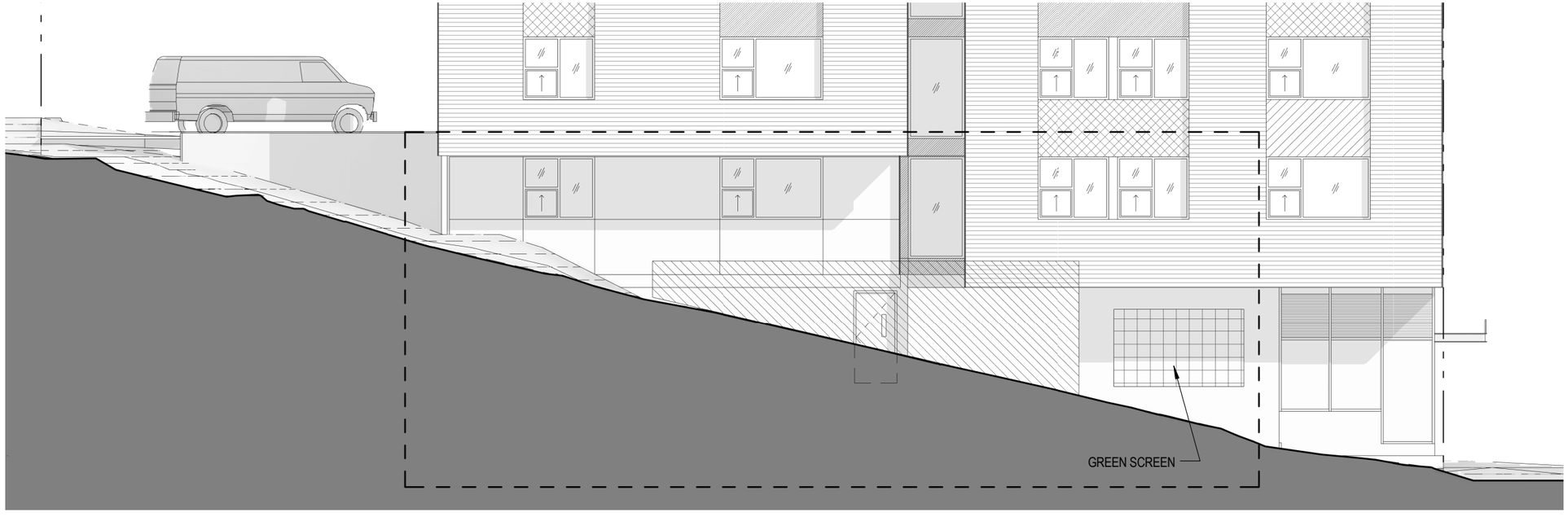
To allow parking adjacent to Galer Street.

JUSTIFICATION:

The site has a small footprint on an extremely sloped site. The location of parking within the building and buried in the hill has been chosen to minimize its exposure to Dexter Ave N. Green screens are provided to create visual interest on Galer street.

DRB COMMENTS:

The need for this departure was not identified at the time of EDG review.



DEPARTURE REQUESTS

DEPARTURE REQUEST #6: PARKING ACCESS

DEPARTURE REQUEST #6

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.47A.032: Access to parking shall be from an alley if the lot abuts an [improved] alley... If alley access is infeasible, the Director may allow street access.

REQUEST / PROPOSAL:

To allow parking access from Galer Street for 14 stalls.

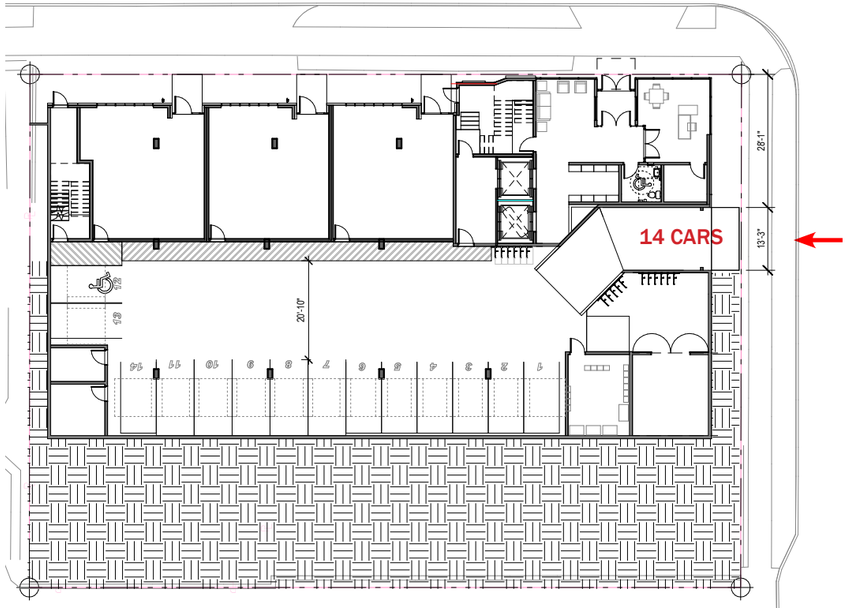
JUSTIFICATION:

The site has a small footprint on an extremely sloped site. The location of parking within the building and buried in the hill has been chosen to minimize its exposure to Dexter Ave N. Alley is two stories higher than Dexter Ave N. and accessing from alley is not feasible.

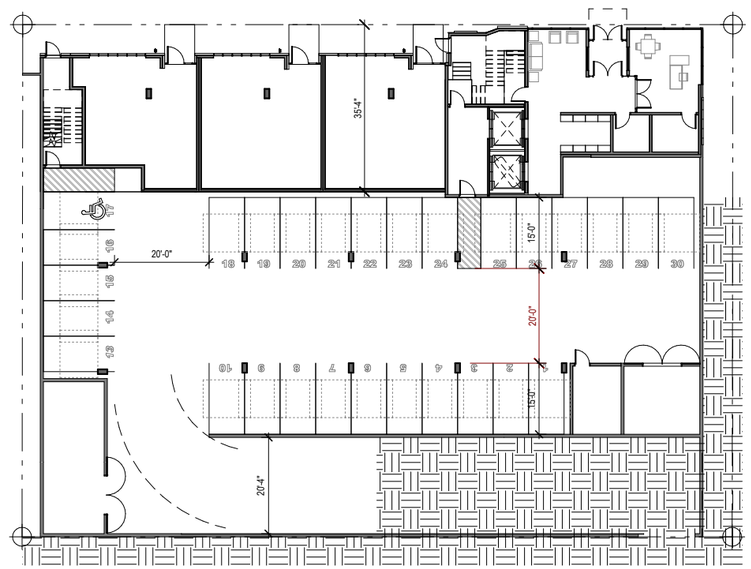
DRB COMMENTS:

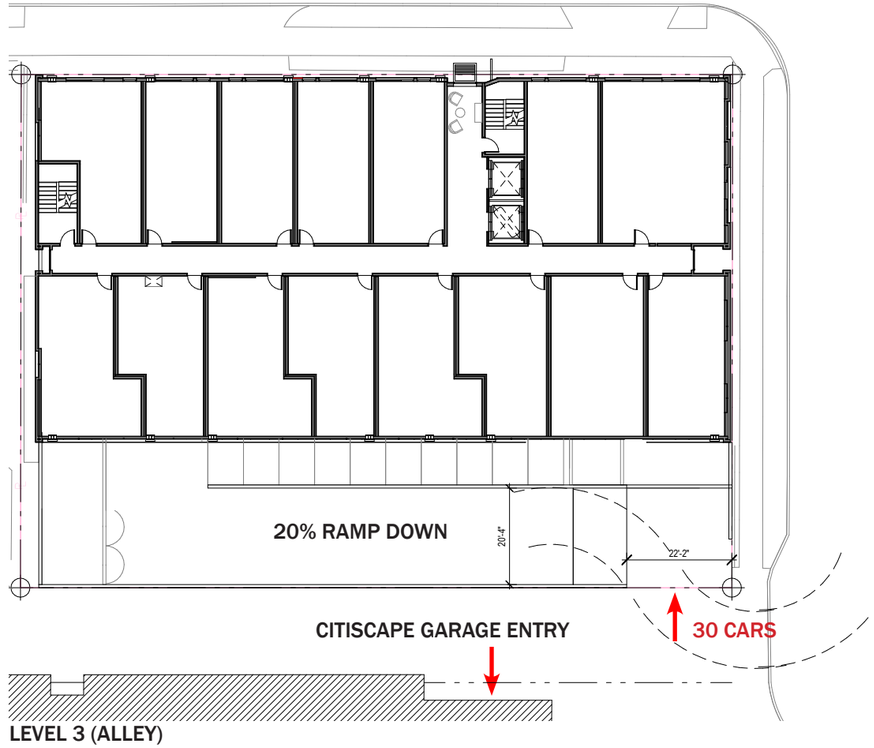
This was presented at the EDG meeting and the Board previously expressed support for this design concept.

REQUESTED DEPARTURE



CODE COMPLIANT VERSION - ALLEY ACCESS FOR PARKING





PL2 - B: SAFETY AND SECURITY

1. Eyes on the street - provide lines of sight and encourage natural surveillance.

2. Street-level transparency – keep views open into spaces behind walls, at corners, or along narrow passageways.

DC1 - B: VEHICULAR ACCESS & CIRCULATION

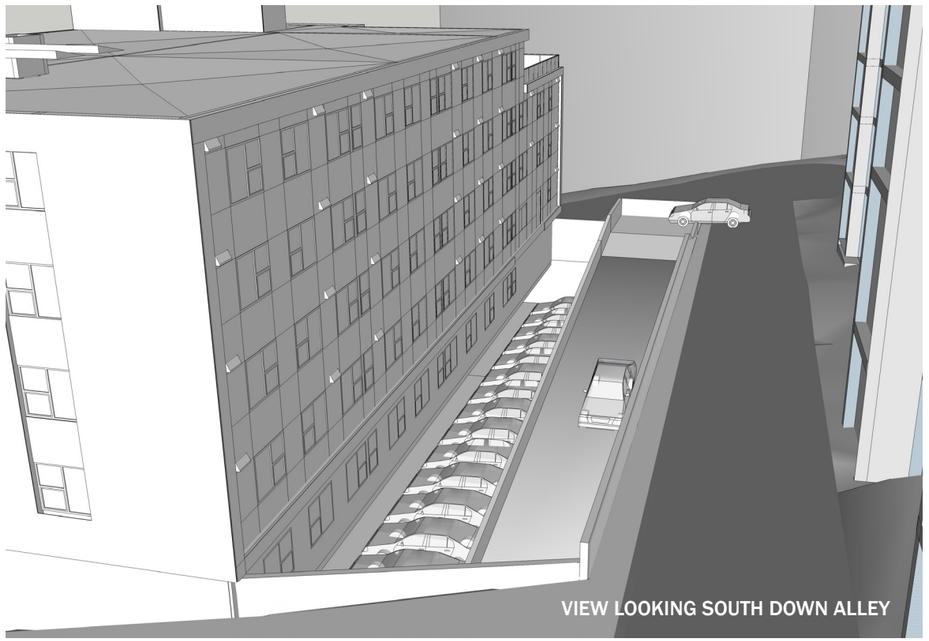
1. Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists… Create safe and attractive conditions for pedestrians…

Code-compliant version: The steep 20% ramp right at the mouth of the alley poses a safety hazard. Visibility will be limited for drivers coming up the ramp and the sequence of retaining walls needed for vehicle barriers limits visibility and creates many blind corners.

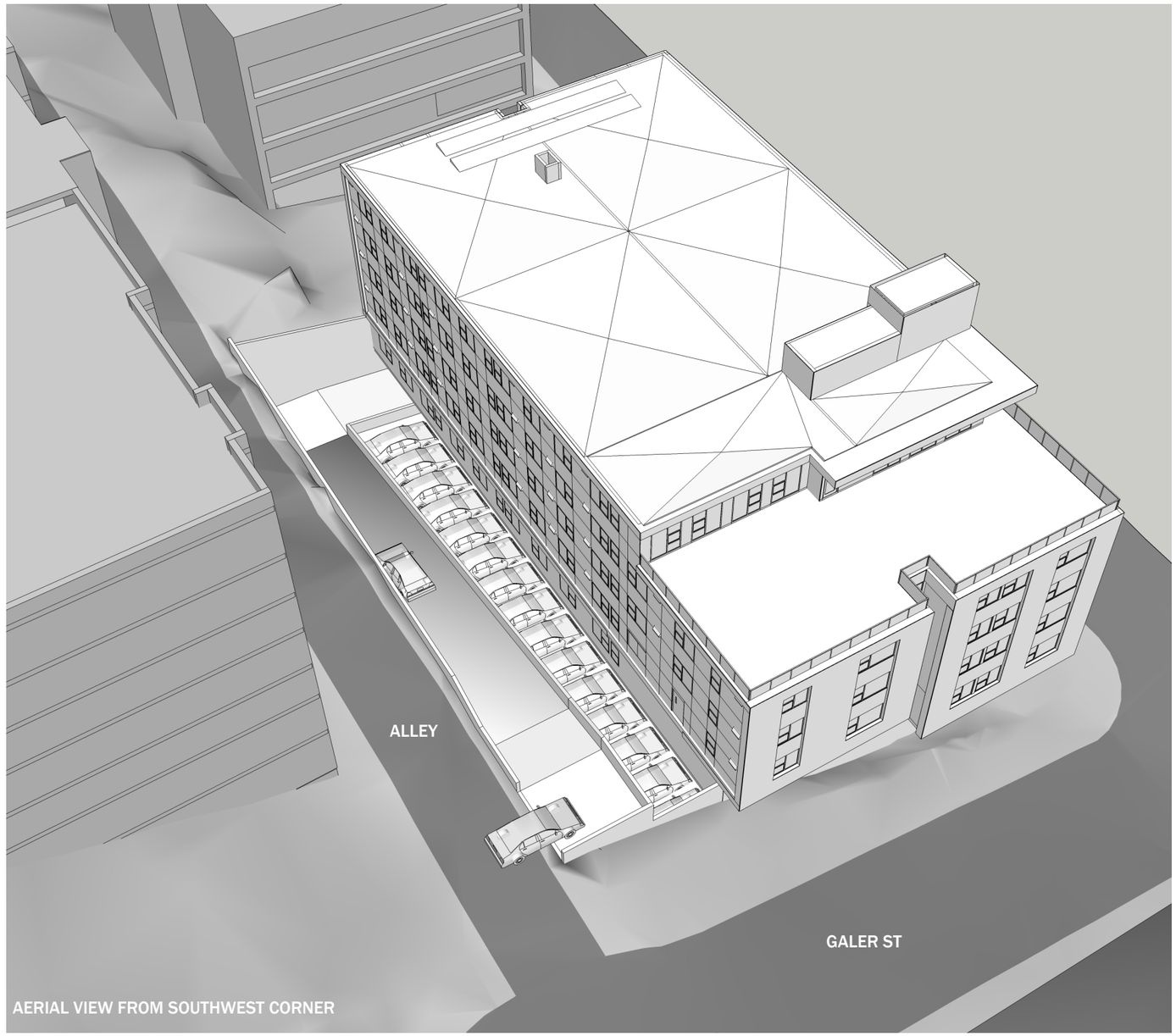
CS2 - B: ADJACENT SITES, STREETS, AND OPEN SPACES

3. Character of open space: contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation for how they function… determine how best to support those spaces through project siting and design…

Code-compliant version: Internal ramp to 30 cars brings more cars into potential conflict with Citiscape's garage entrance and limits the multi-functionality of the alley as it currently functions. The row of trees along the alley is lost as well as the widened and lushly planted landscaping at the alley intersection with Galer.



VIEW LOOKING SOUTH DOWN ALLEY



AERIAL VIEW FROM SOUTHWEST CORNER

Other feasibility considerations:

The physical shoring needed to provide such depths of excavation along the alley and deal with the surcharge of the Citiscape structure on the other side of the alley is such that it is neither practicable nor affordable.

DEPARTURE REQUESTS

DEPARTURE REQUEST #7: LIVE-WORK REQUIREMENTS

DEPARTURE REQUEST #7

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.47A.008.E.1: The non-residential portions of the unit shall extend the width of the street-level street-facing facade, shall extend a minimum depth of 15 feet from the street-level street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, bathroom, sleeping, or laundry facilities.

REQUEST / PROPOSAL:

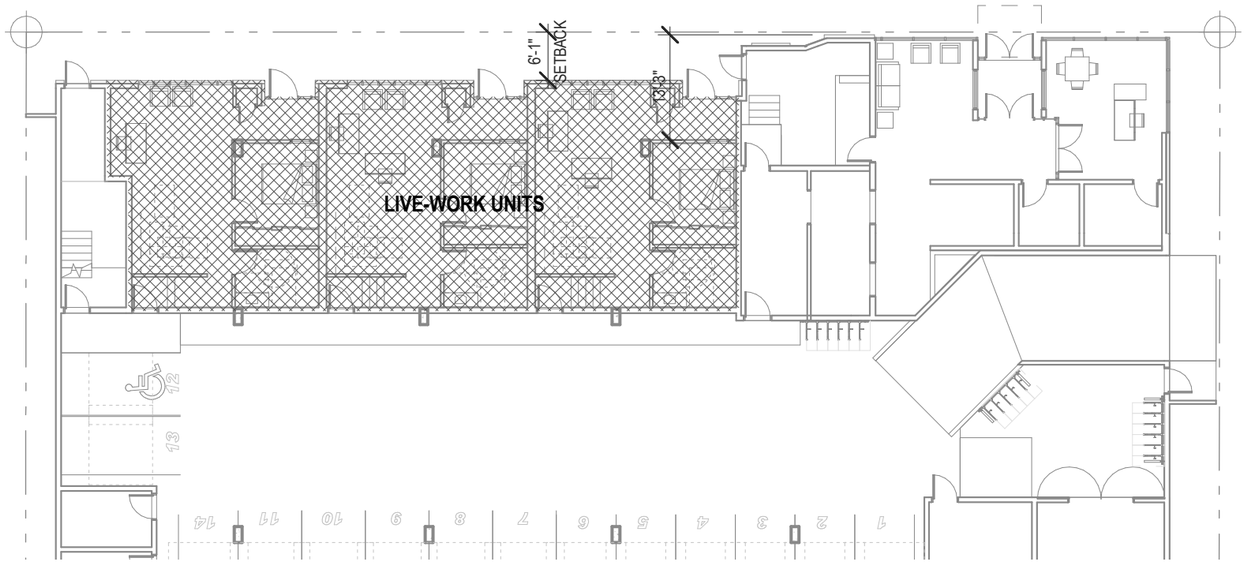
To allow for 13'-6" from the furthest street-level street-facing facade.

JUSTIFICATION:

The reduction in depth will better allow filtered light to the interior bedroom. The intervening wall will be detailed to allow for display related to the business function of the unit so that a commercial appearance is maintained.

DRB COMMENTS:

The need for this departure was not known at the time of EDG review.



LEVEL 1