



435 DEXTER



FISH
MACKAY
ARCHITECTS LLC

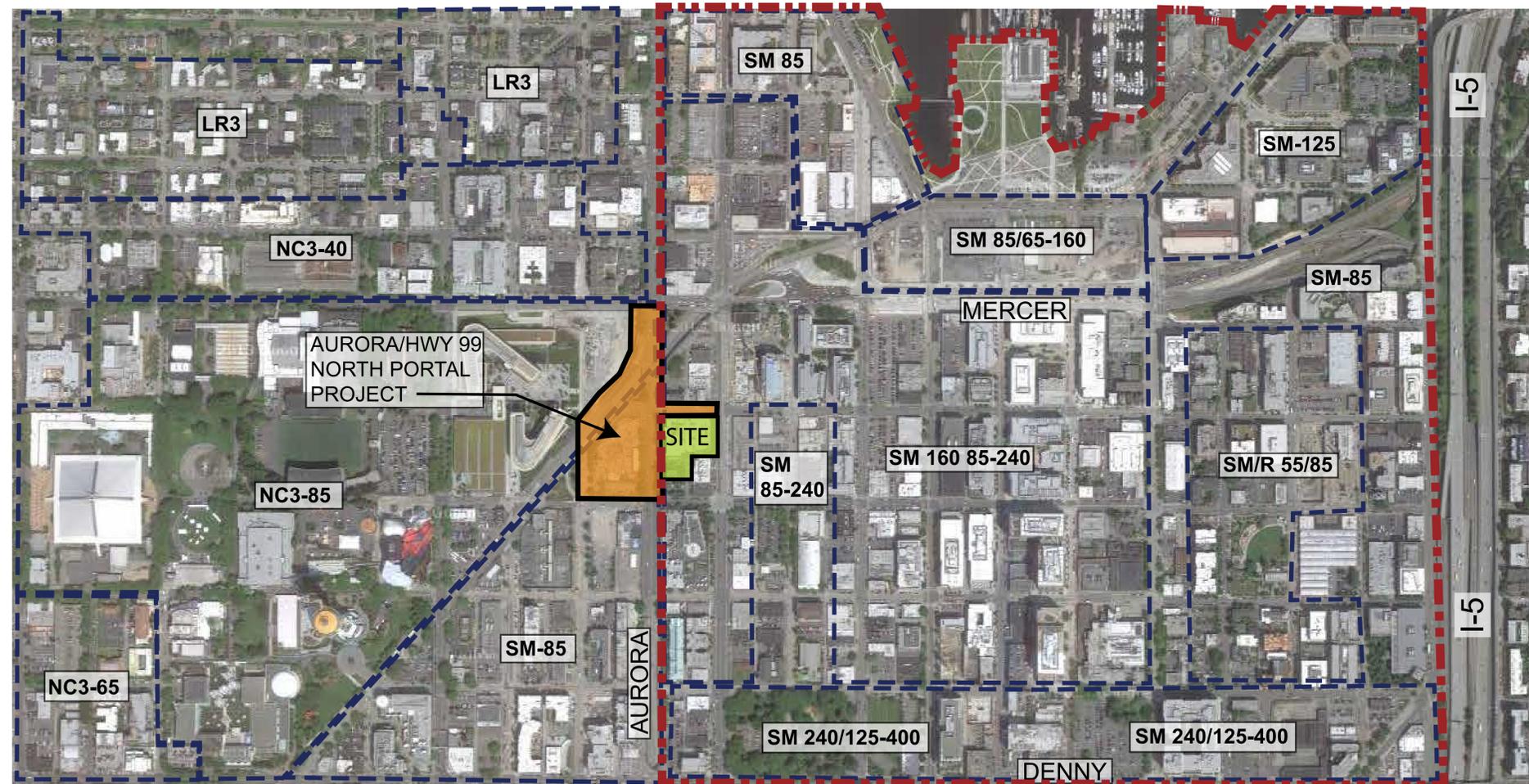
 MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS

June 18, 2014
Design Review
Recommendation
DPD Project# 3016347



Development Objectives

- 294 Residential units
- 248 Parking stalls



DEVELOPMENT OBJECTIVES/NEIGHBORHOOD AERIAL VIEW



EXISTING ROAD CONDITIONS

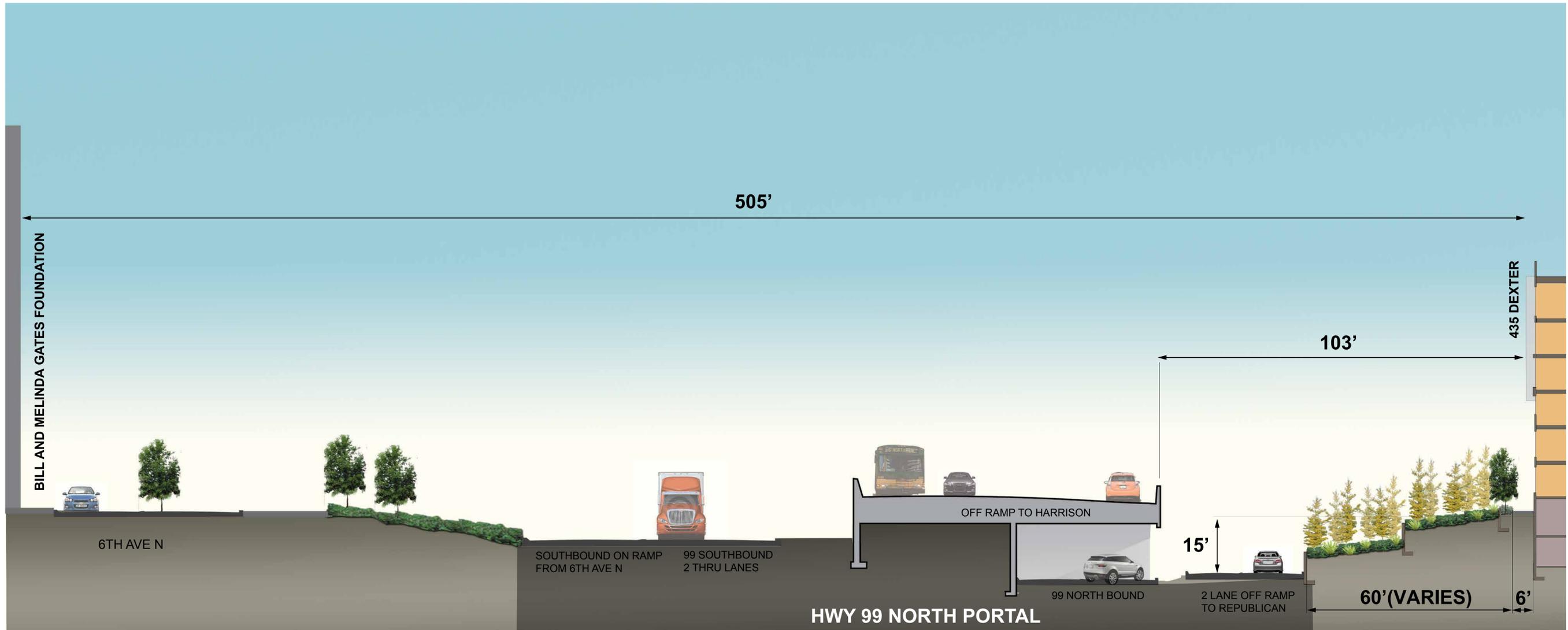


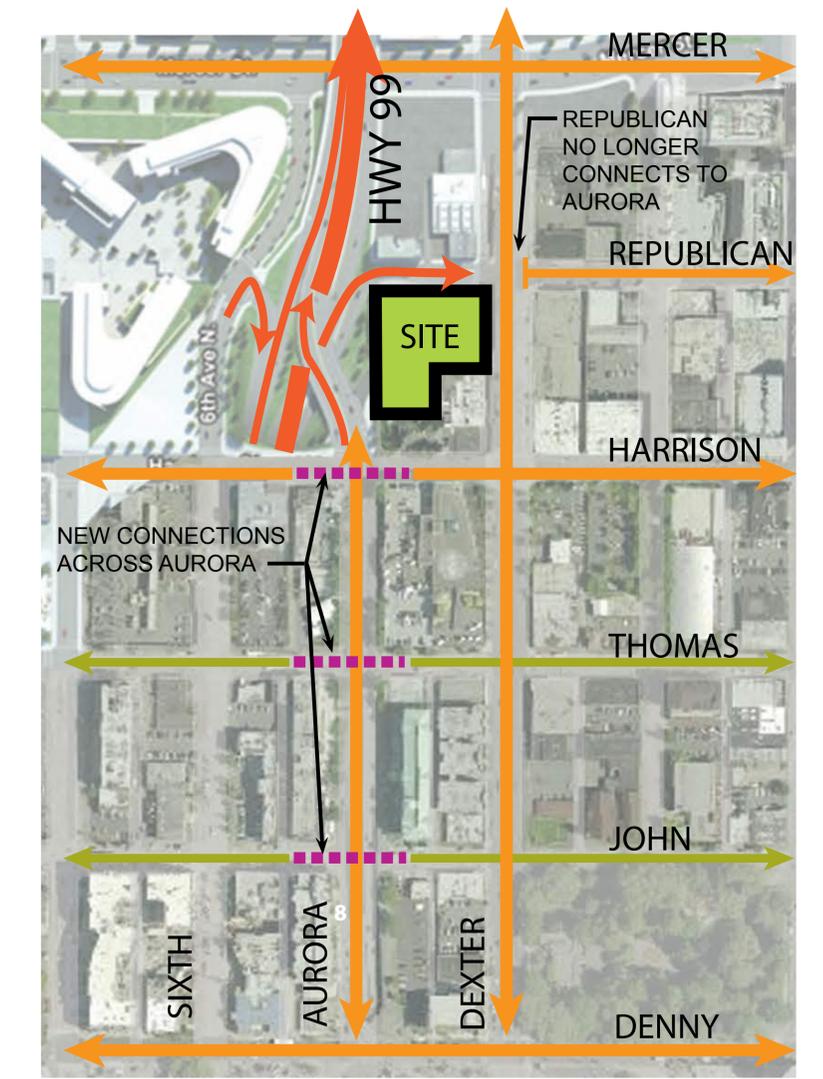
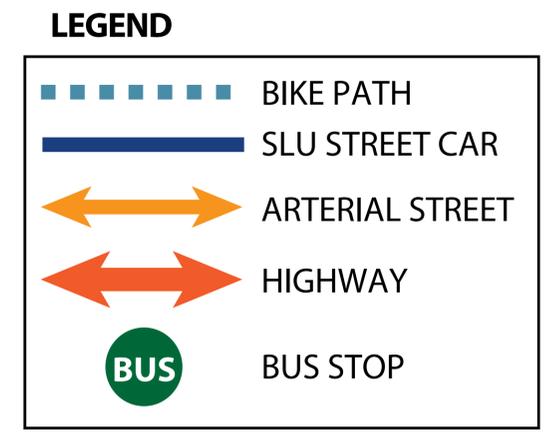
FUTURE NORTH PORTAL



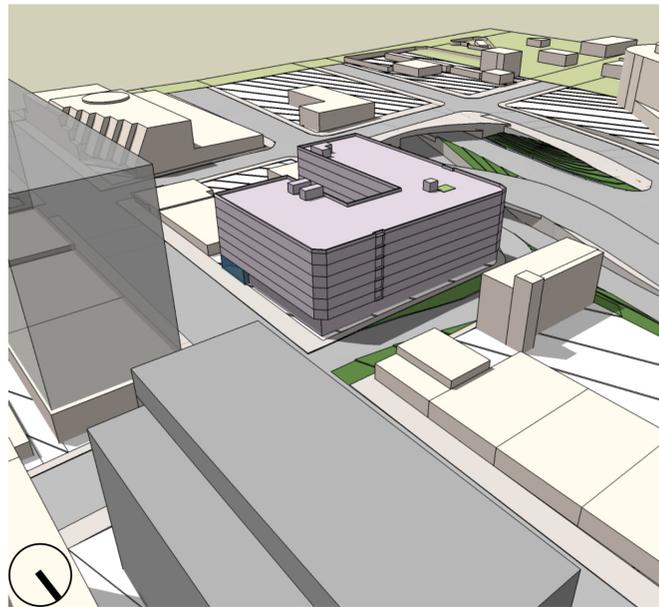
PERSPECTIVE VIEW LOOKING SOUTH

SR 99 NORTH PORTAL PROJECT





①
SITE ANALYSIS-TRANSPORTATION & CIRCULATION



ALTERNATIVE A

PROS

- Entire building mass oriented toward property lines allowing large podium courtyard-approx. 63'x165' (C-2 SLU Specific)
- No street-facing setbacks allow maximum building layout efficiency
- Parking access and services from alley minimizes traffic and pedestrian conflict (A-10, C-5, D-5)

CONS

- Large building mass with little articulation or human scale
- No enhancement of corners at Republican/SR99 and Republican/Dexter, misses opportunity to respond to gateway to Downtown Seattle
- Main building lobby at Dexter and alley does not address prominent corner of Dexter and Republican
- Scale of building appropriate to edge condition of SR 99, not Dexter
- Residential units oriented along Republican and SR 99 at street level susceptible to noise, headlights, and air-quality issues
- Residential amenity spaces located along SR 99 at street level impacted by traffic
- Rooftop terrace oriented toward West impacted by noise and air quality



ALTERNATIVE B

PROS

- Setbacks distributed to North and West provide articulation and access to views of landscaped areas at SR 99 and Republican (A-1, B-1)
- Main building lobby entrance reinforces prominent corner of Dexter and Republican (A-1, A-3, A-10, D-1)
- Parking access and services from alley minimizes traffic and pedestrian conflict (A-10, C-5, D-5)

CONS

- 'H'-shaped building creates interior corners with inefficient building layout and loss of exterior walls with glazing
- Building articulation creates setbacks along SR 99 and Republican, less pedestrian oriented than Dexter and impacted more from traffic noise and air quality
- North-facing setback along Republican receives little sun
- Smaller South-facing courtyard-53'x115'
- Little articulation or scale breakdown along Dexter
- Street-level residential oriented along Republican off-ramp impacted by traffic exiting SR 99.
- Large setback along SR 99 impacted by traffic noise and air quality
- Rooftop terrace oriented toward Northwest impacted by noise and air quality



ALTERNATIVE F

PROS

- Setback at East creates modulation on Dexter and large podium courtyard-approx. 40'x136' (C-2 SLU Specific)
- Parking access and services from alley minimizes traffic and pedestrian conflict (A-10, C-5, D-5)

CONS

- 'F' shaped building creates additional inside corner units
- East facing courtyard has limited exposure to daylight
- No enhancement of corners at Republican/SR99 and Republican/Dexter, misses opportunity to respond to gateway to Downtown Seattle
- Main building lobby at Dexter and alley does not address prominent corner of Dexter and Republican
- Residential units oriented along Republican and SR 99 at street level susceptible to noise, headlights, and air-quality issues
- Residential amenity spaces located along SR 99 at street level impacted by traffic
- Rooftop terrace oriented toward Northwest impacted by noise and air quality



ALTERNATIVE C: PREFERRED

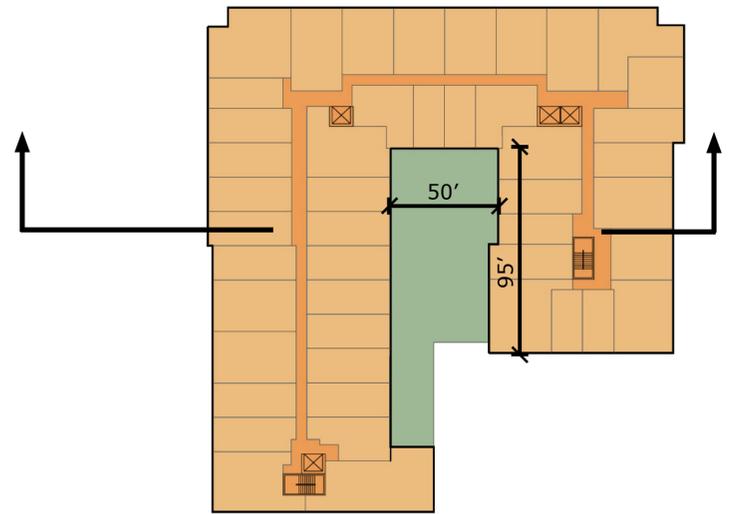
PROS

- Corners differentiated at Republican/SR 99 and Republican/Dexter to create gateway elements (A-10)
- Setback along Dexter to respond to smaller scale, lower speed, pedestrian/bicycle orientation (A-2, B-1)
- Main building lobby entrance reinforces prominent corner of Dexter and Republican (A-1, A-3, A-10, D-1)
- Street-level residential appropriately oriented toward Dexter, fewer traffic impacts than SR 99 or Republican (A-3, A-6)
- Parking access and services from alley minimizes traffic and pedestrian conflict (A-10, C-5, D-5)
- South-facing courtyard 53'x140'
- Rooftop terrace oriented toward Dexter, views to Lake Union and Downtown, mimimizes traffic impact from SR 99 and Republican (A-1, C-2 SLU Specific)

CONS

- Setbacks and articulation increase construction complexity, decrease building layout efficiency

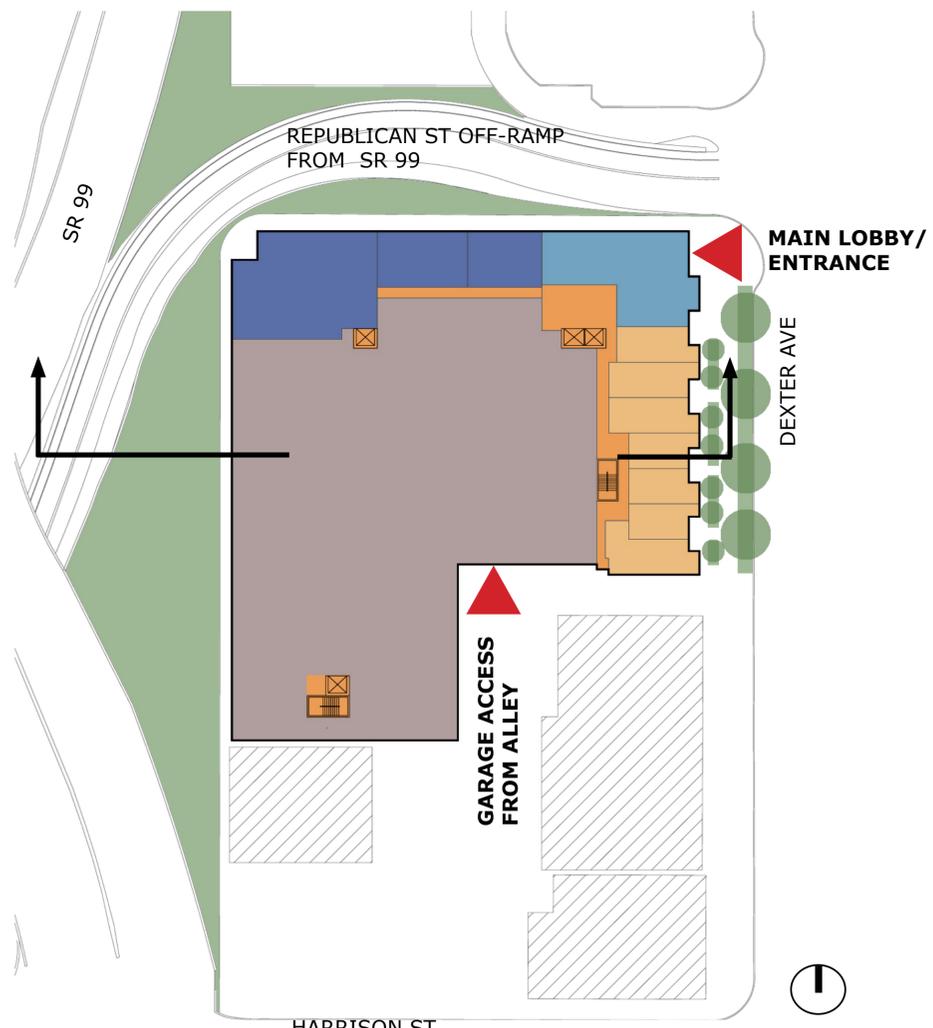
CONCEPT DESIGN ALTERNATIVES



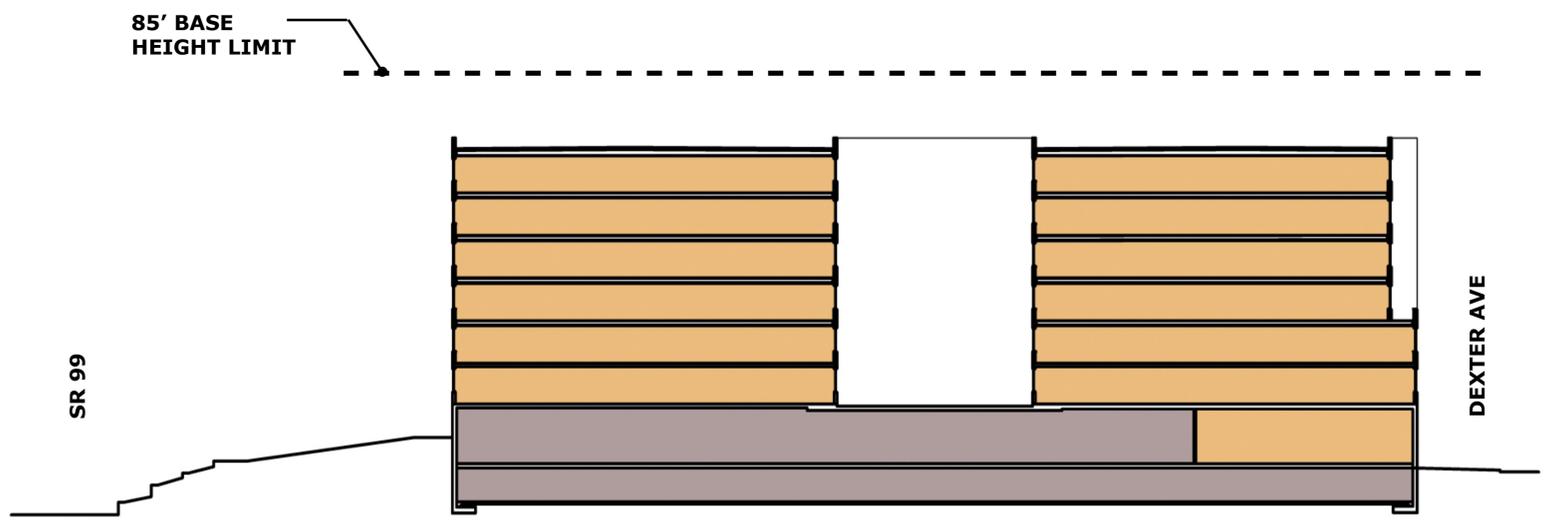
FLOOR 2 (3-7 SIM)

- KEY**
- LOBBY
 - AMENITY
 - RESIDENTIAL
 - CIRCULATION
 - PARKING
 - GREEN SPACE

- DATA**
- 7 FLOORS
 - 294 UNITS
 - 248 PARKING STALLS
 - 2 STAIR TOWERS



SITE PLAN/ FLOOR 1



SECTION LOOKING NORTH

DESIGN ALTERNATIVE C (PREFERRED)



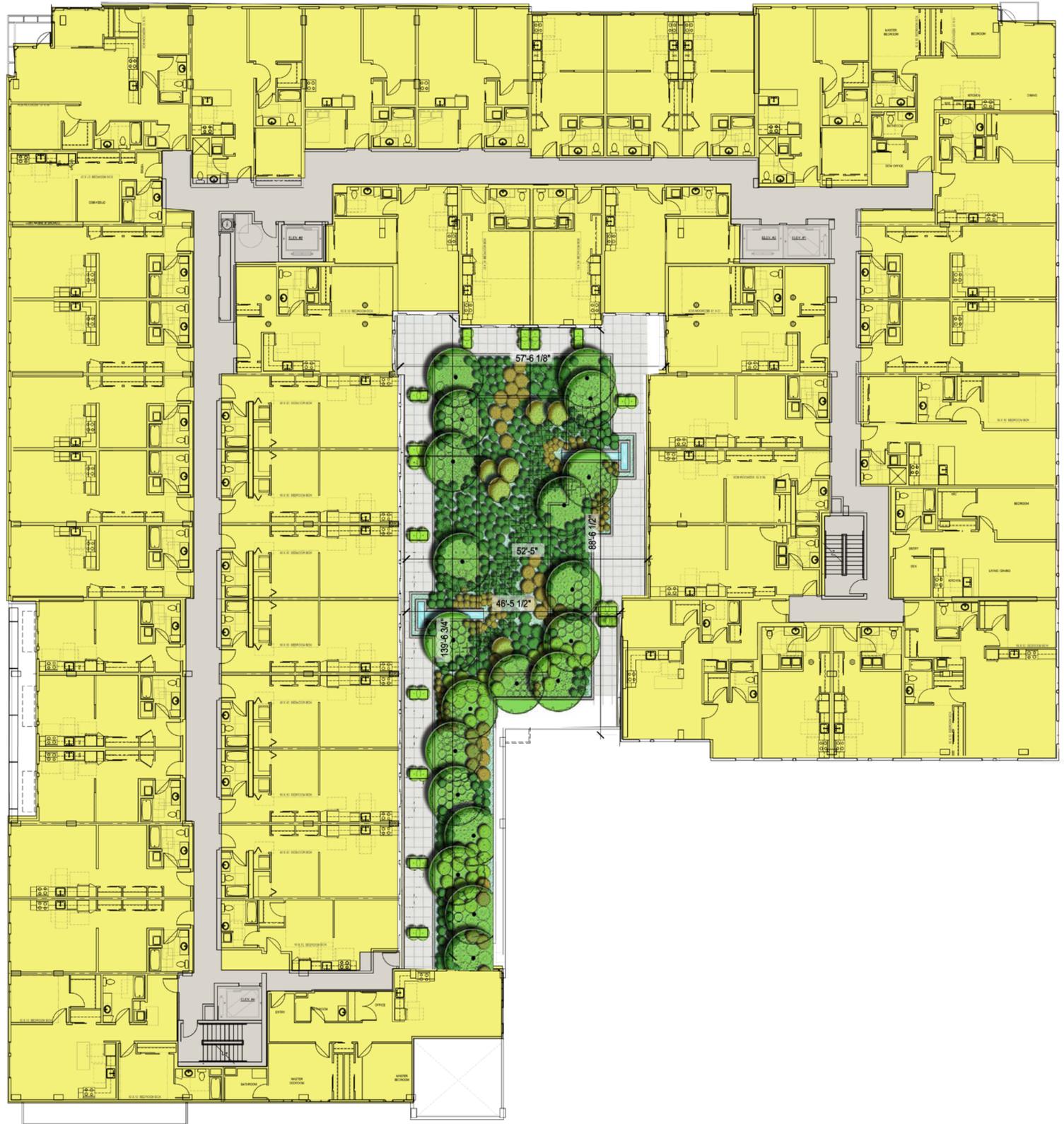
DRB Guidance

- The landscaping should be designed to enhance the site and proposed design.
- Paved areas should be designed to clarify primary entry and pedestrian areas (such as those on the east or north edges) and discourage non-residential access of residential-only entries (such as those on the west street frontage).

Applicant Response

- Landscaping will be provided at the podium level, visible from the alley.
- Main lobby entry and adjacent right-of-way will feature special paving as well as landscaping to provide a welcoming front door to the building.

SITE/GROUND FLOOR PLAN



LEVEL 2 RESIDENTIAL

DRB Guidance

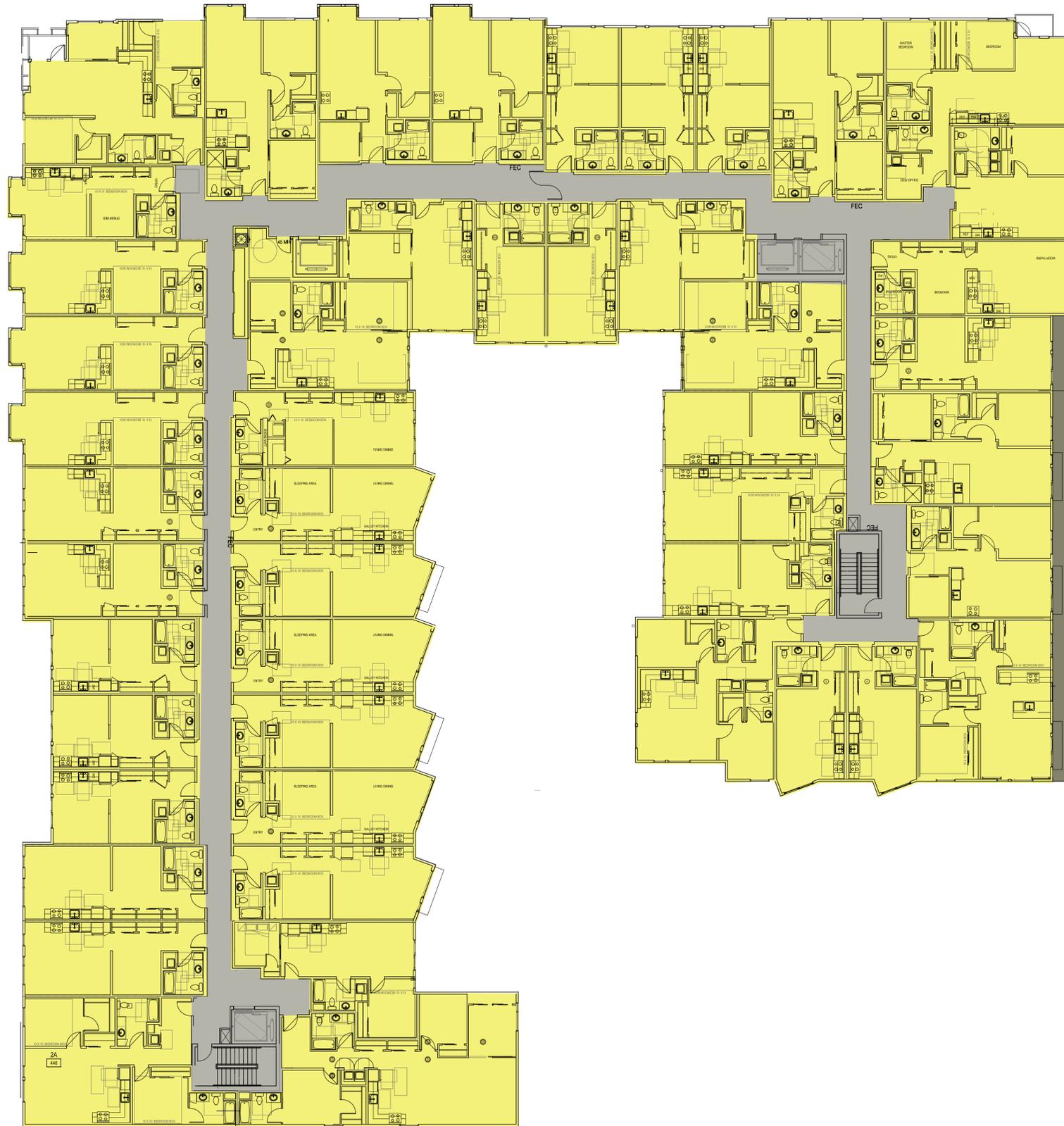
- Recommend making courtyard as wide as possible

Applicant Response

- Courtyard is as wide as possible while accomodating residential uses along the property lines and a setback along Dexter



COURTYARD AT L2



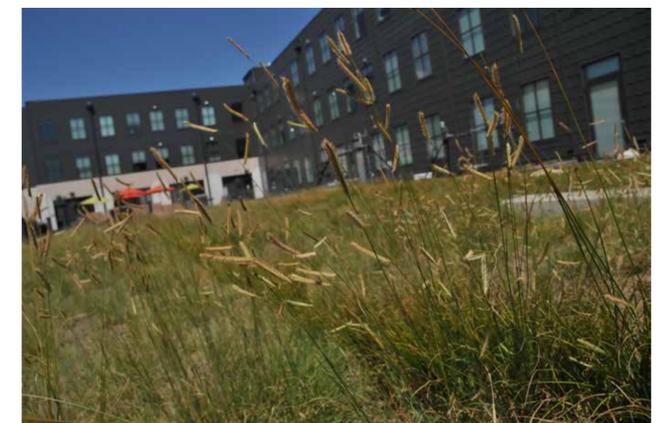
LEVEL 3-7 TYPICAL RESIDENTIAL



FOUNTAIN BAMBOO



GREEN ROOF SEDUM



JAPANESE FOREST GRASS

ROOF PLAN

DRB Guidance

- Building should respond to opportunity for gateway to the neighborhood

Applicant Response

- Prominent gateway corner at Dexter and Republican features the main building entry, generous glazing above, and balconies to create a sense of activity and expressiveness appropriate to the visibility of this corner.





VIEW FROM NORTHWEST

DRB Guidance

- South facade should be set back from property line to provide windows and articulation

Applicant Response

- Building set back from south property line, windows and articulation provided that's consistent with the other faces of the building



VERTICAL METAL PANEL SIDING
COLOR "COOL ZACTIQUE"

CEMENT PANEL SIDING
COLOR "UNUSUAL GRAY"

VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST

DRB Guidance

- Design concept should be strongly expressed and be composed of high quality materials

Applicant Response

- Palette of contrasting materials that include metal wall panels, cement panels and cement lap siding, cementitious accent panels



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



CEMENT PANEL LAP SIDING
COLOR "SILVER STRAND"

VERTICAL METAL PANEL SIDING
COLOR "COOL ZACTIQUE"
CEMENT PANEL SIDING
COLOR "UNUSUAL GRAY"

METAL CANOPIES & SUNSHADES
COLOR "SPICY HUE"

RESIDENTIAL PATIOS FACING DEXTER

MAIN BUILDING ENTRY

STREETScape AT DEXTER & REPUBLICAN: MAIN LOBBY ENTRY

DRB Guidance

- The residential units on Dexter Ave N should be designed for flexibility to function as live-work or commercial uses in the future.
- The residential stoops and landscaping should be designed to provide usable patio areas in addition to landscaped areas. The Board indicated approximately 6'x 6' paved area is expected for patios.
- Dexter Ave N façade should be designed for human scale.

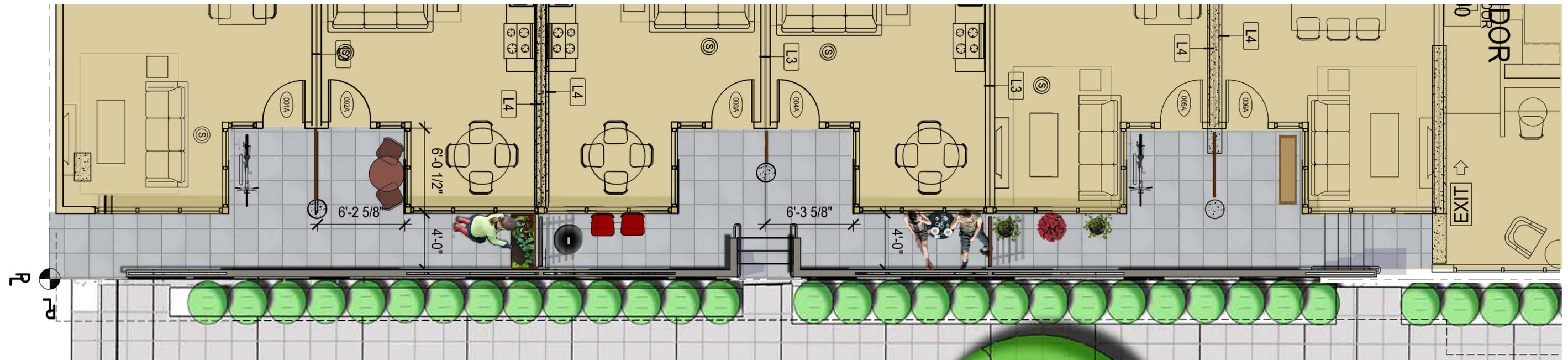
Applicant Response

- The residential entries along Dexter have been developed to have a more commercial appearance.
- The entrances and walls facing Dexter are pulled back to create privacy from the street while maintaining visibility to the sidewalk. Extensive storefront glass appropriate for both residential and commercial uses. Patios occupy the space between the exterior walls and the property line.
- Landscaping, including street trees, will be used to provide privacy for adjacent residents and an attractive pedestrian environment.



DECORATIVE METAL SCREEN ON TOP OF CONCRETE CURB-42" A.F.F.

METAL PRIVACY SCREENS BETWEEN UNITS



STREETSCAPE AT DEXTER: RESIDENTIAL ENTRIES/ PATIOS

DRB Guidance

- The North and west facades should have strategies to provide safe areas for pedestrians and residents on these street frontages.
- Residential amenities at the north street frontage should be designed to enhance the activation of the west sidewalk.
- Entrances on the west edge should be designed to clearly indicate access only for residents, and should be designed to maximize safety for residents and other pedestrians

Applicant Response

- Amenity spaces will have glazing to provide eyes on the sidewalk, and the fitness center will have a door to Republican St.
- Republican and SR 99 frontages will feature safety lighting and controlled access where appropriate to discourage hiding places.



STREETSCAPE AT REPUBLICAN, SR 99: PEDESTRIAN ENTRIES



DECORATIVE METAL SCREENING

STACK-BOND GROUND-FACE CMU W/
VERTICAL PLANTINGS

Departure: SMC 23.48.034 Screening & Landscape Standards

Due to topographic conditions, parking is permitted in stories partially above and partially below street-level without being screened by other uses if screening street-facing facade is enhanced by architectural detail, landscaping, or similar features with visual interest

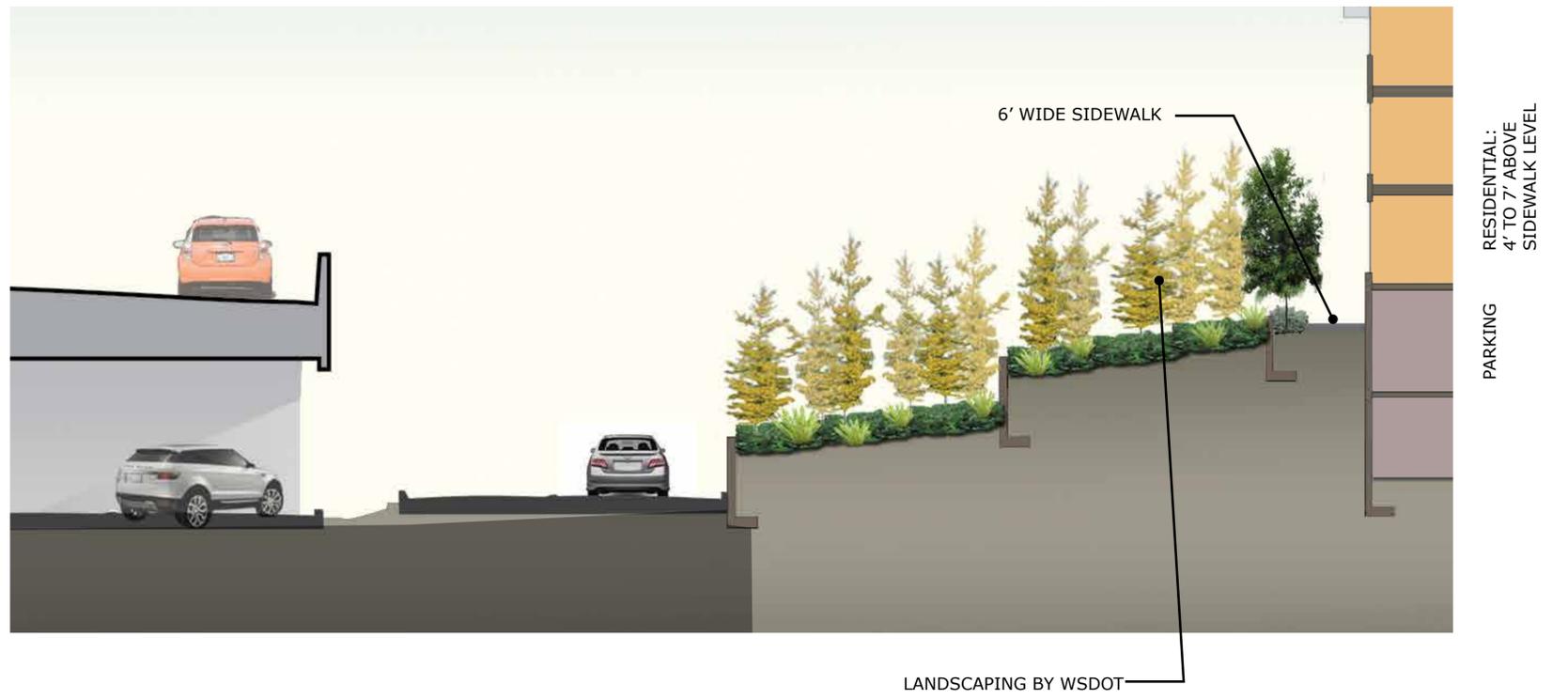
Requested Departure

Zoning review from DPD determined that proposal as designed does not meet the screening standards without more extensive use of landscaping and/or decorative panels.

Justification

Material changes, vertical plantings, and decorative metal screens as shown are appropriate for specific pedestrian environment and will be screened from SR 99 by ROW plantings and railings. Additional decorative elements would clutter the facade design and dilute the design concept

STREETSCAPE AT SR 99: GARAGE SCREENING



STREETSCAPE AT SR 99: GARAGE SCREENING



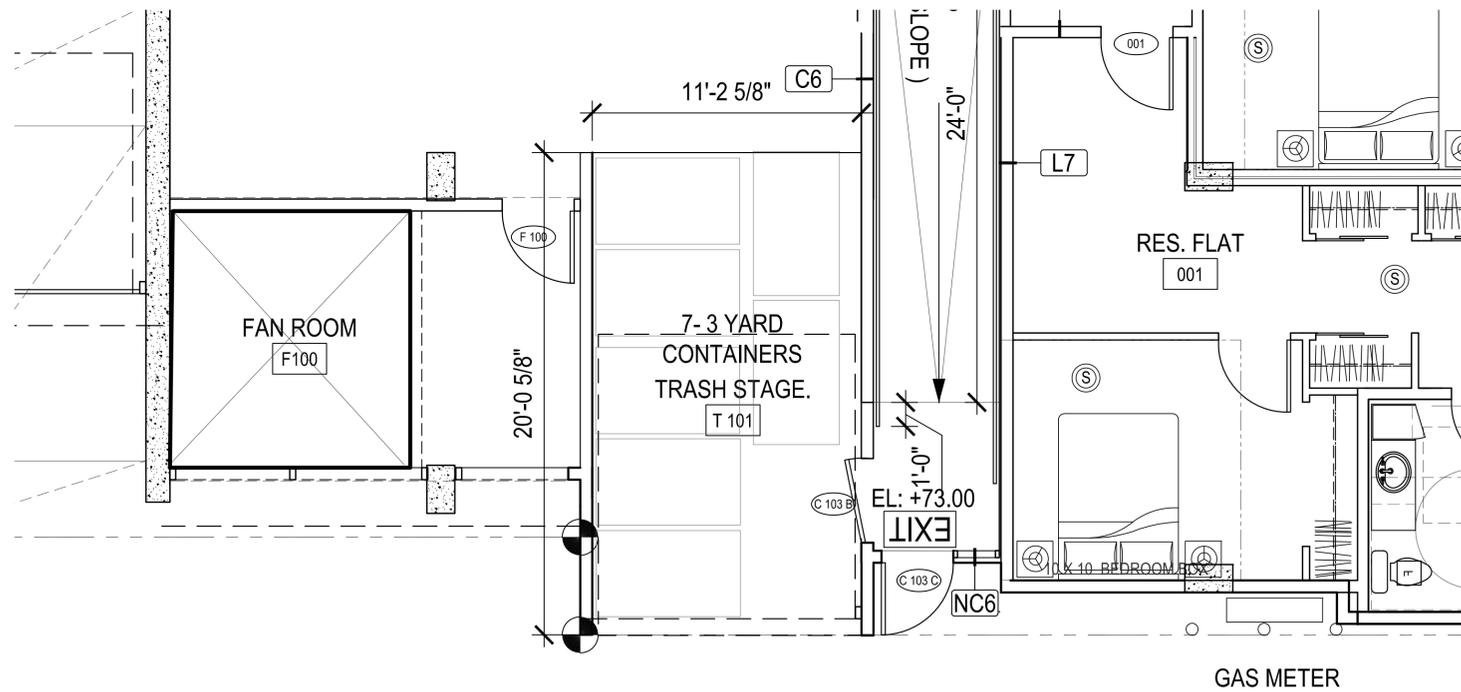
NW CORNER DETAIL

DRB Guidance

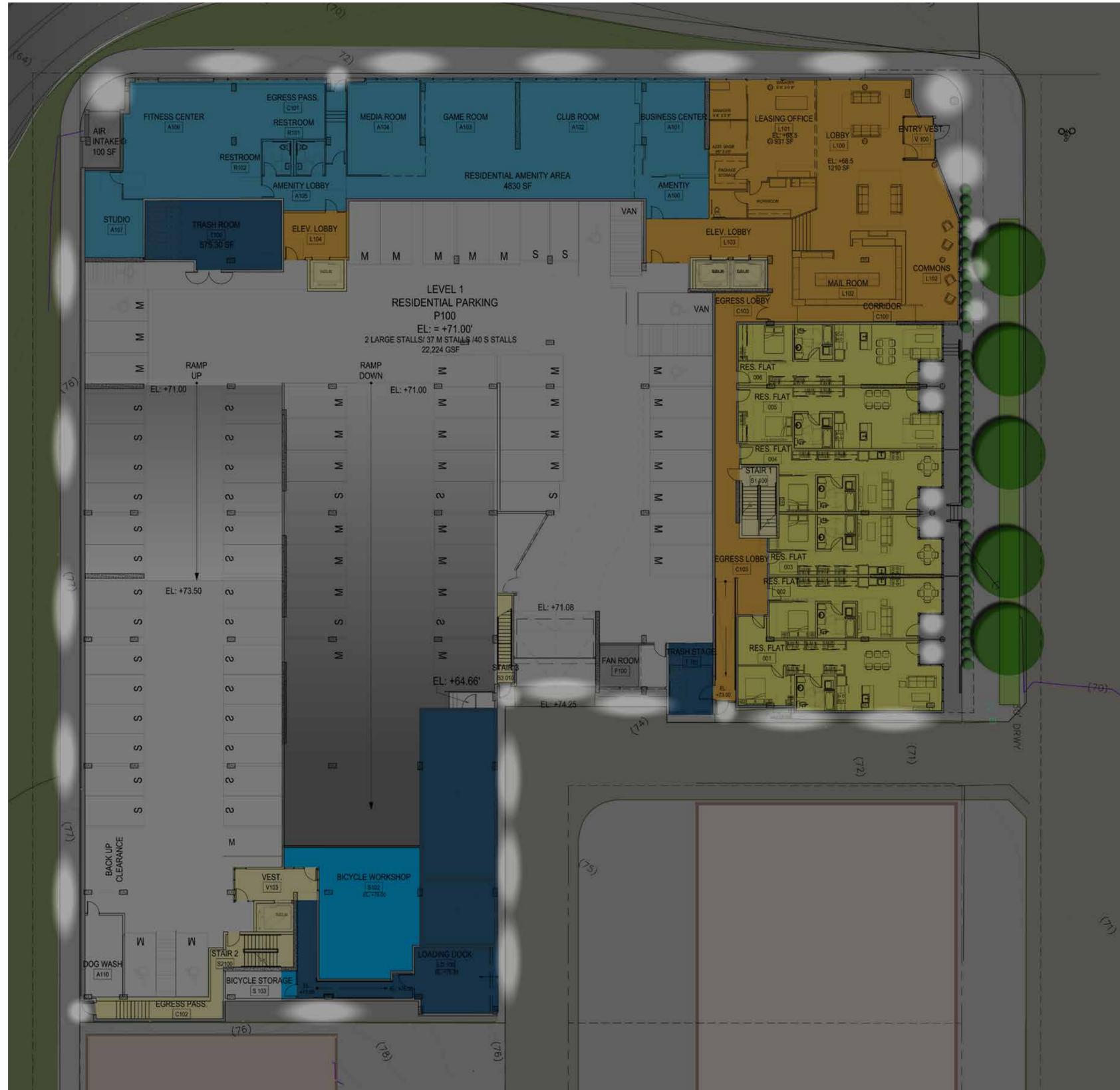
- The building edge at the alley exit to Dexter Ave N should be designed for clear sight lines.
- Alley should be designed for pedestrian safety using lighting and other techniques.
- Solid waste storage should be located to provide ease of collection and clear alley circulation.

Applicant Response

- Alley will feature pedestrian lighting and will maximize sightlines from the South and the East.
- Dumpsters will be staged on-site, in a recess adjacent to the alley, on service days. Per SPU, 20 CY picked up twice/week. Dumpster staging has space for (7) 3 CY containers



ALLEY TREATMENT



LED CYLINDERS AT ENTRANCE CANOPY



WALL-MOUNTED LED FIXTURES AT ALLEY, AURORA, AND REPUBLICAN



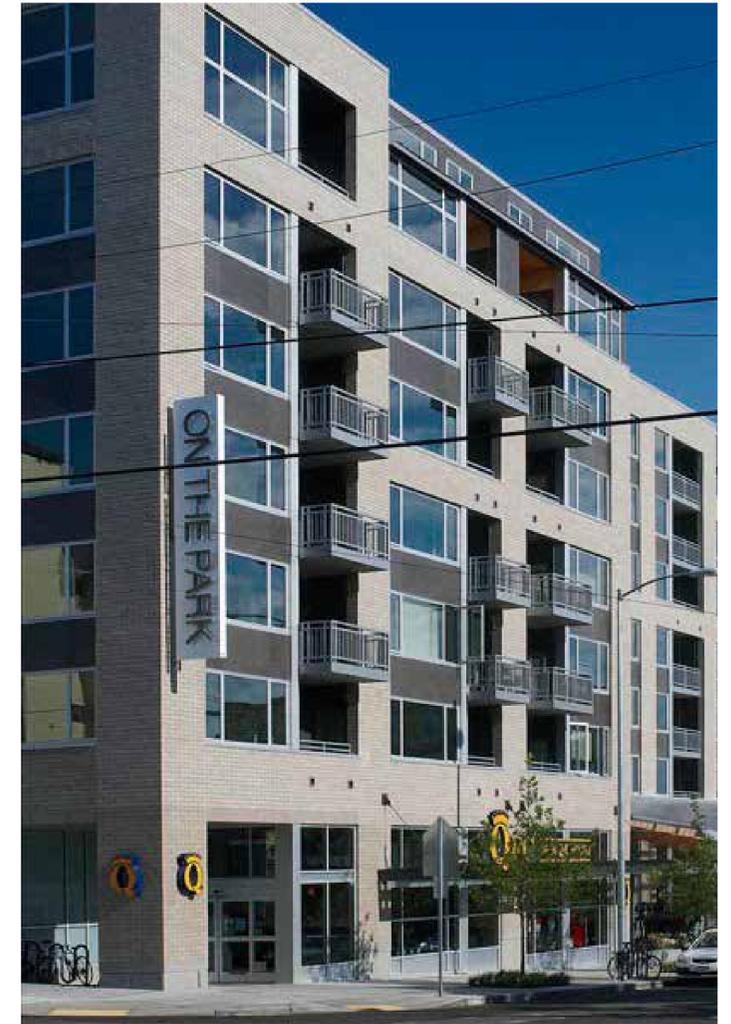
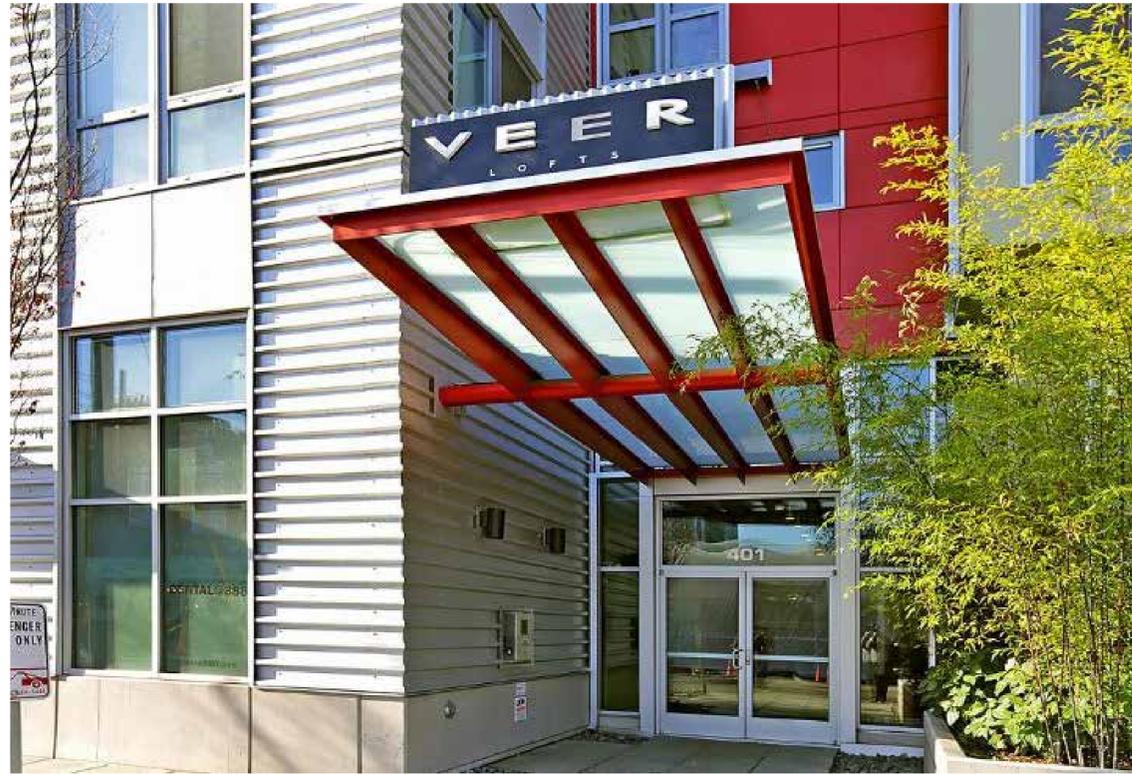
SOFFIT-MOUNTED LED ACCENT LIGHTING AT RESIDENTIAL ENTRIES



SITE LIGHTING



SIGNAGE LOCATIONS



SIGNAGE EXAMPLES