



HOLLAND RESIDENTIAL

# WESTLAKE STEPS

1287 Westlake Ave N & 1414 Dexter Ave N

EARLY DESIGN GUIDANCE MEETING

DPD PROJECT NUMBERS 3016544 AND 3016871

03.12.2014 | 14-002



WEBER THOMPSON

# DEVELOPMENT OBJECTIVES

## RESIDENTIAL OBJECTIVES – WEST BUILDING

RESIDENTIAL USES	Approx. 162 residential market rate apartments; a mix of 1 bedroom, 2 bedroom, and 3 bedroom units
USE DISTRIBUTION BY FLOOR	<p><b>BASEMENT</b> Parking*</p> <p><b>LEVEL 1</b> Residential Lobby/Amenity/Residential Units/Parking*</p> <p><b>LEVEL 2-3</b> Residential Units/Parking</p> <p><b>LEVEL 4-6</b> Residential Units</p> <p>*Parking will be utilized by both buildings</p>
DEVELOPMENT GOALS	<ul style="list-style-type: none"> <li>- 65' Height</li> <li>- 162 Apartments</li> <li>- 292 Below &amp; Above Grade parking stalls</li> </ul>
CONSTRUCTION TYPES	One level of (Type I) Concrete frame made of noncombustible materials. Five levels of Type 5 wood frame construction.

## RESIDENTIAL OBJECTIVES – EAST BUILDING

RESIDENTIAL USES	Approx. 163 residential market rate apartments; a mix of 1 bedroom, 2 bedroom, and 3 bedroom units
USE DISTRIBUTION BY FLOOR	<p><b>Level 1</b> Residential Lobby/Amenity/Residential Units/Parking</p> <p><b>Level 2-6</b> Residential Units</p>
DEVELOPMENT GOALS	<ul style="list-style-type: none"> <li>- 65' Height</li> <li>- 163 Residential Units</li> </ul>
CONSTRUCTION TYPES	One level of (Type I) Concrete frame made of noncombustible materials. Five levels of Type 5 wood frame construction.



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REGIONAL VIEW



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## WESTLAKE STEPS

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DEVELOPMENT OBJECTIVES

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# VICINITY MAP



## NEIGHBORHOOD CHARACTER

### SOUTH LAKE UNION / DEXTER DISTRICT

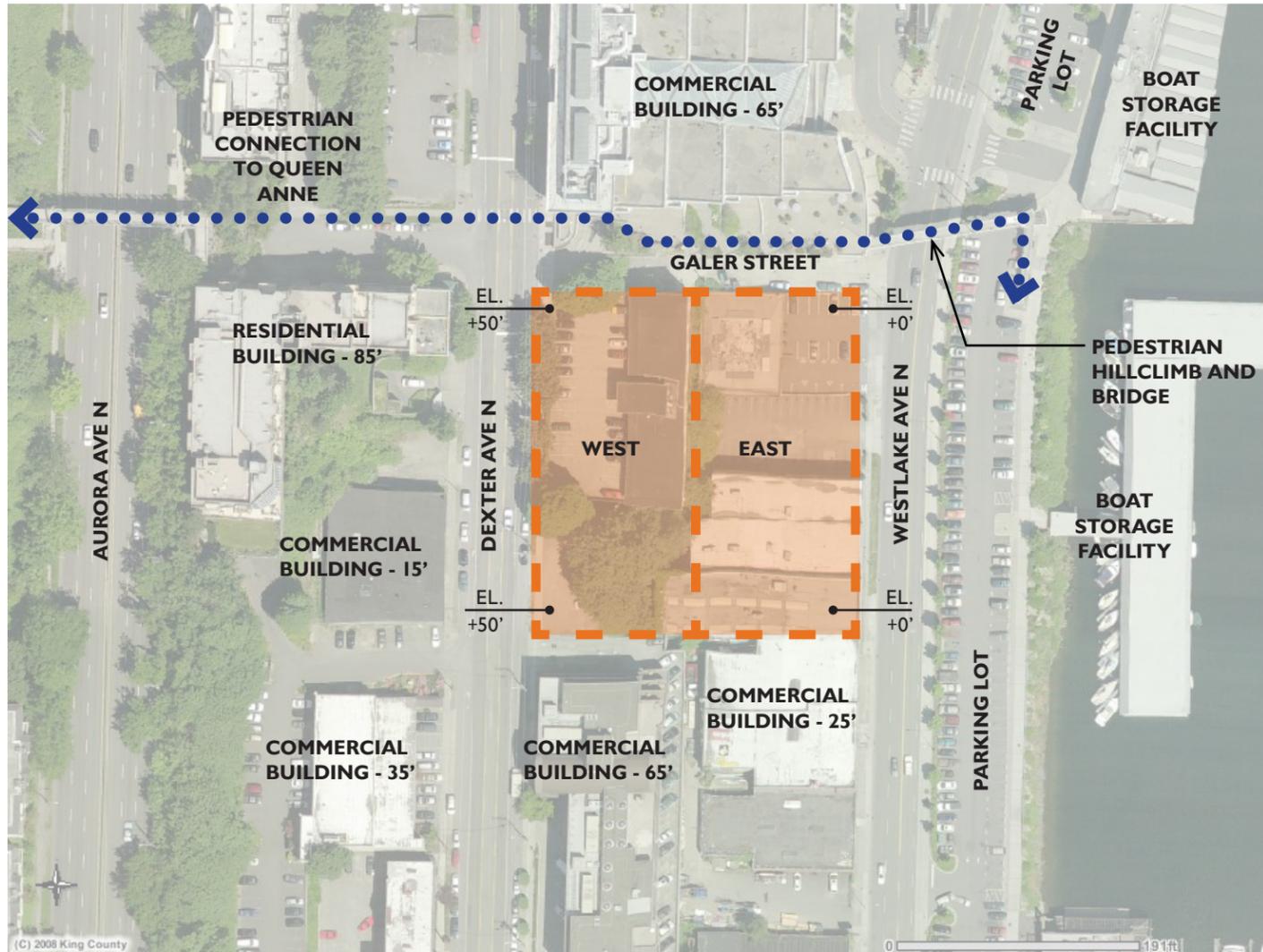
The project is sited at the northernmost boundary of the South Lake Union Urban Core, an area marked by a large amount of growth. The neighborhood is comprised of a wide mix of building uses, with most new development falling into either residential or commercial office uses. Westlake Ave N and Dexter Ave N are major thoroughfares for vehicles, bicycles, and pedestrians and are primary connections to Fremont and Wallingford to the north. Existing at a few points around the area are pedestrian bridges and hill climbs that help to navigate the steep topography. Because of such unique topography, many sites in the area can take advantage of views of Lake Union to the east and Downtown to the south.

### LEGEND

- Bicycle / Vehicular corridor
- Pedestrian hillclimb / Footbridge / Pedestrian street
- Park
- Transit
- SLU Streetcar



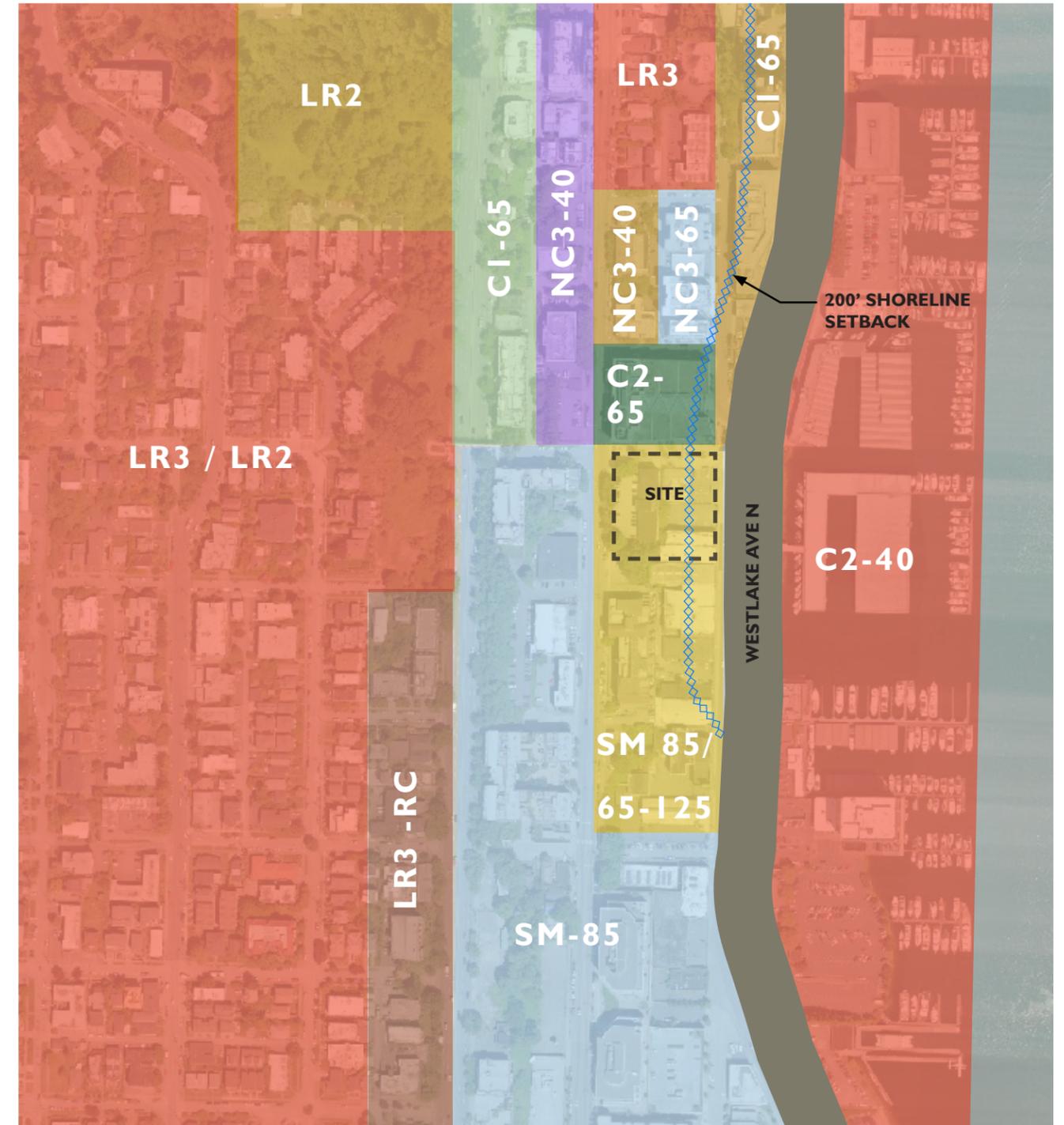
# SITE CHARACTERISTICS



## ARCHITECTURAL PRESENCE

The site has a very high degree of visibility and architectural presence when viewed from the east, and lends itself towards a 'high profile' design with significant presence and an individual identity. Its location at the northern edge of the South Lake Union Urban Center will mark this project as a visual anchor element that addresses the high volume of vehicular, bicycle, and pedestrian traffic.

# ZONING SYNOPSIS



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## WESTLAKE STEPS

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SITE & CONTEXT ANALYSIS

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# ZONING SYNOPSIS

<b>KING COUNTY PARCEL #</b>	3025049068, 3025049008, 3025049005, 3025049006, 3025049006, 3025049040, 3025049041, 3025049007
<b>ZONING CLASSIFICATION (MAP IA)</b>	SM 85/65-125
<b>SITE AREA</b>	270' x 249' = 67,230 SF
<b>STREET CLASSIFICATION</b>	WESTLAKE: MAJOR ARTERIAL STREET / NO PEDESTRIAN CLASSIFICATION DEXTER AVENUE: MAJOR ARTERIAL / CLASS II PEDESTRIAN  GALER STREET: NO CLASSIFICATION
<b>PERMITTED USES (23.48.004)</b>	OFFICE, HOTEL, RETAIL, RESIDENTIAL, ETC.
<b>FAR (23.48.009)</b>	4.5 BASE FAR FOR RESIDENTIAL THAT DO NOT EXCEED THE HEIGHT LIMIT
<b>MAX ALLOWABLE AREA (SITE AREA X FAR)</b>	67,230 SF x 4.5 FAR = 302,535 SF
<b>STRUCTURE HEIGHT (23.48.010)</b>	AREA IN RESIDENTIAL TOWER ABOVE PODIUM HEIGHT IS EXEMPT 85' – NON RESIDENTIAL 65' – BASE RESIDENTIAL 125' – MAX. RESIDENTIAL
<b>STRUCTURE HEIGHT MEASUREMENT (23.86.006.E.3.a)</b>	WHEN THE SLOPE OF THE MAJOR STREET LOT LINE IS LESS THAN OR EQUAL TO 7.5% THE ELEVATION OF MAXIMUM HEIGHT SHALL BE DETERMINED BY ADDING THE MAXIMUM PERMITTED HEIGHT TO THE EXISTING GRADE ELEVATION AT THE MIDPOINT OF THE MAJOR STREET LOT LINE. FOR A THROUGH LOT, THE ELEVATION OF MAXIMUM HEIGHT SHALL ONLY APPLY TO HALF OF THE LOT – THE OTHER HALF IS MEASURED IN THE SAME METHOD.
<b>SHORELINE HEIGHT LIMIT* (23.60.632)</b>	MAXIMUM HEIGHT IN THE URBAN STABLE ENVIRONMENT SHALL BE 65', AS MEASURED BY METHOD DESCRIBED IN 23.60.952. HEIGHT OF STRUCTURES SHALL BE DETERMINED BY MEASURING FROM THE AVERAGE GRADE OF THE LOT IMMEDIATELY PRIOR TO PROPOSED DEVELOPMENT TO THE HIGHEST POINT OF THE STRUCTURE.  *THE EAST BUILDING IS SUBJECT TO SHORELINE HEIGHT REQUIREMENTS, THE WEST BUILDING IS NOT.
<b>UPPER LEVEL STANDARDS FOR RESIDENTIAL (23.48.013)</b>	FOR STRUCTURES OVER 65', MAXIMUM FLOOR PLATE SIZE = 12,500 SF N/A IF BASE HEIGHT OF 65' NOT EXCEEDED
<b>PODIUM HEIGHTS (23.48.013, MAP A)</b>	ADJACENT TO DEXTER: PODIUM HEIGHT = 85' ADJACENT TO WESTLAKE: PODIUM HEIGHT = 65'
<b>AREA LIMIT FOR PODIUMS (23.48.013.B.4.b)</b>	PODIUM FLOOR SIZE IS RESTRICTED TO 75% LOT AREA N/A IF BASE HEIGHT OF 65' NOT EXCEEDED

<b>FACADE MODULATION (23.48.013.D)</b>	MODULATION REQUIRED ABOVE THE PODIUM – UNMODULATED FACADE MAXIMUM LENGTH = 105' ALONG DEXTER AVE AND WESTLAKE AVE N  NO MODULATION REQUIRED IF UPPER LEVELS SETBACK 15' OR GREATER  N/A IF BASE HEIGHT OF 65' NOT EXCEEDED
<b>NUMBER OF TOWERS PER LOT (23.48.013.F)</b>	FOR LOTS GREATER THAN 60,000SF IN AREA, THE NUMBER OF TOWERS ALLOWED PER LOT IS TWO. TOWERS MUST BE SEPARATED BY 60'.  PRIMARY PEDESTRIAN ENTRANCE IS NO MORE THAN 3' ABOVE OR BELOW SIDEWALK
<b>STREET LEVEL DEVELOPMENT STANDARDS (23.48.014.A)</b>	MINIMUM FACADE HEIGHT FOR CLASS II PEDESTRIAN STREETS IS 25 FEET  EXCEPT ON CLASS I PEDESTRIAN STREETS, THE STREET FACING FACADE OF A STRUCTURE MAY BE SET BACK UP TO 12 FEET FROM THE STREET LOT LINE  FOR CLASS II PEDESTRIAN STREETS, A MINIMUM OF 60% OF THE STREET FACING FACADE MUST BE TRANSPARENT
<b>STREET LEVEL DEVELOPMENT STANDARDS (23.48.014.D)</b>	BLANK FACADES SHALL BE LIMITED TO SEGMENTS 15' WIDE. ANY BLANK SEGMENTS OF THE FACADE SHALL BE SEPARATED BY TRANSPARENT AREAS AT LEAST 2' WIDE. THE TOTAL OF ALL BLANK FACADES SHALL NOT EXCEED 40% OF THE STREET FACADE ON EACH STREET FRONTAGE.
<b>OPEN SPACE REQUIREMENT (23.48.014.G)</b>	N/A IF BASE F.A.R. OF 4.5 IS NOT EXCEEDED
<b>AMENITY AREA REQUIREMENT (23.48.020)</b>	5% OF TOTAL GROSS FLOOR AREA
<b>OPEN SPACE REQUIREMENT FOR NON-RESIDENTIAL USES (23.48.022.A.4)</b>	N/A FOR RESIDENTIAL PROJECT NEW DEVELOPMENT SEEKING MAXIMUM FAR IS REQUIRED TO MEET LEED RATING
<b>LEED REQUIREMENT (23.48.025)</b>	N/A IF BASE F.A.R. IS NOT EXCEEDED
<b>REQUIRED PARKING (23.48.032 &amp; 23.54.015)</b>	NO PARKING REQUIRED DUE TO LOCATION IN URBAN CENTER. PARKING MAXIMUM APPLIES TO NONRESIDENTIAL USES – N/A TO RESIDENTIAL PROJECTS
<b>PARKING AND LOADING ACCESS (23.48.034D.2)</b>	PARKING AND ACCESS MAY BE PERMITTED FROM THE STREET IF THE LOT DOES NOT ABUT AN IMPROVED ALLEY.



# NEIGHBORING CONTEXT

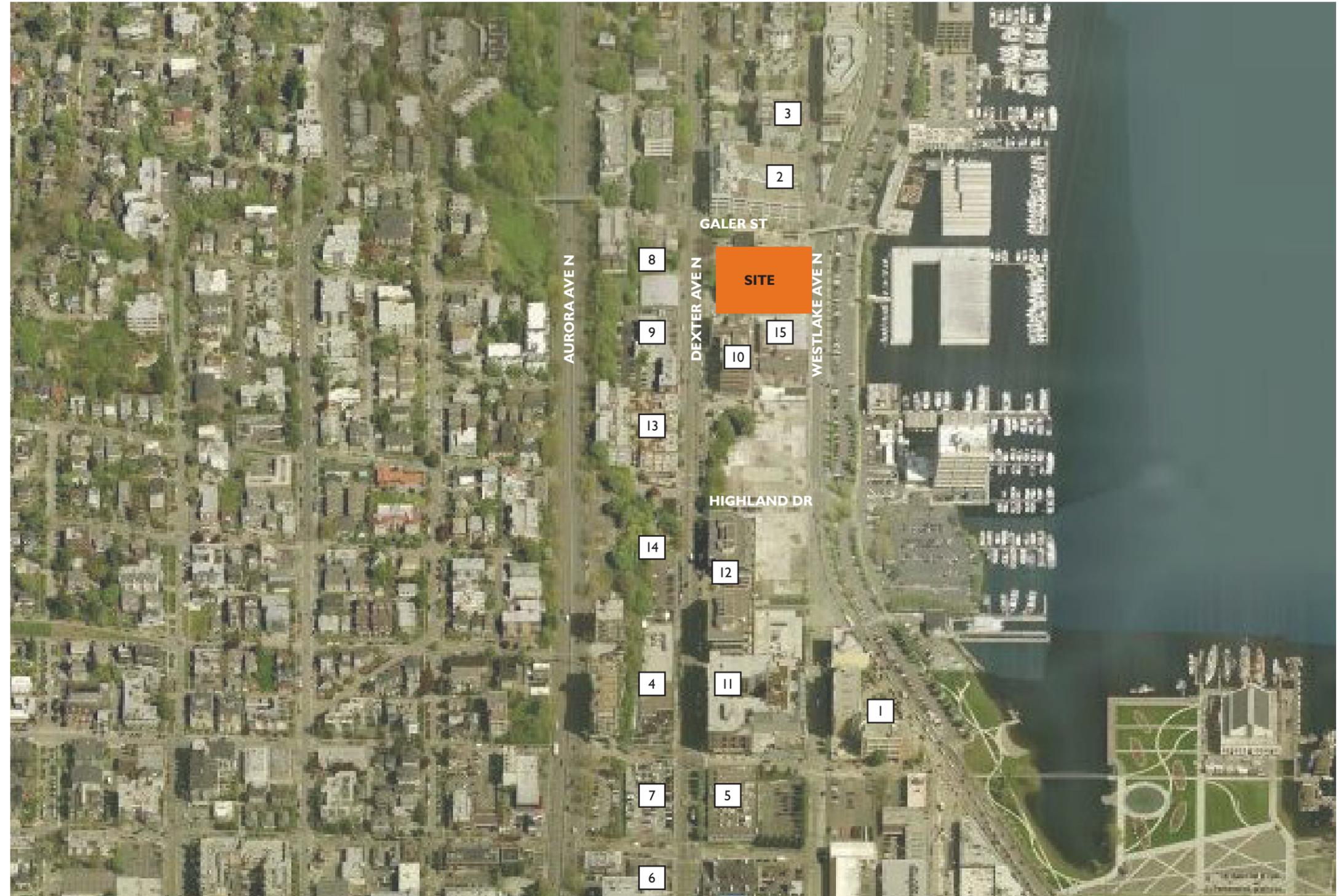
## SITE CONTEXT

1. Courtyard by Marriot – Hotel
2. Westlake Union Center – Commercial / Office
3. Lake Union Tower – Residential
4. Union SLU – Residential
5. 810 Dexter Ave N (Under City Review) – Residential
6. Hue (717 Dexter Ave N) – Residential
7. True North (801 Dexter) – Residential
8. 1415 Dexter Ave N (Anticipated) – Residential
9. 1319 (1333 Dexter Ave N) – Commercial and Residential
10. The Casey Building – Office
11. The Neptune – Residential
12. 1000 (1100 Dexter Ave N) – Office
13. Dexter (1215 Dexter Ave N) – Residential
14. 1101 Dexter Station – Office
15. National Sign (1255 Westlake Ave N) – Commercial

## NEIGHBORHOOD CHARACTER

### SOUTH LAKE UNION / DEXTER DISTRICT

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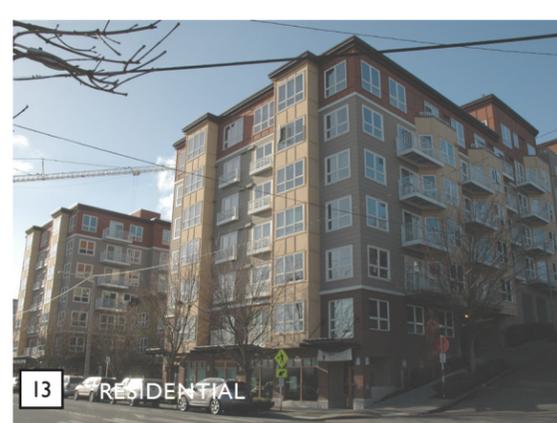
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SITE & CONTEXT ANALYSIS

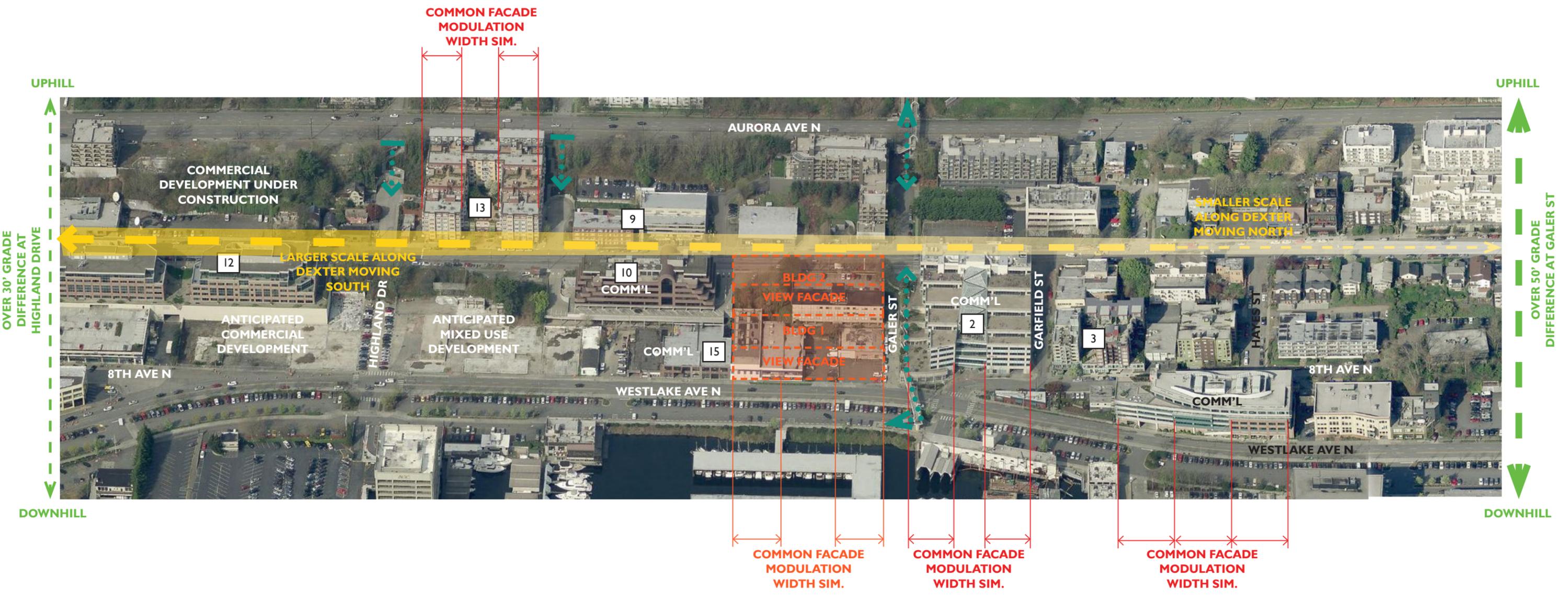
WEBER THOMPSON



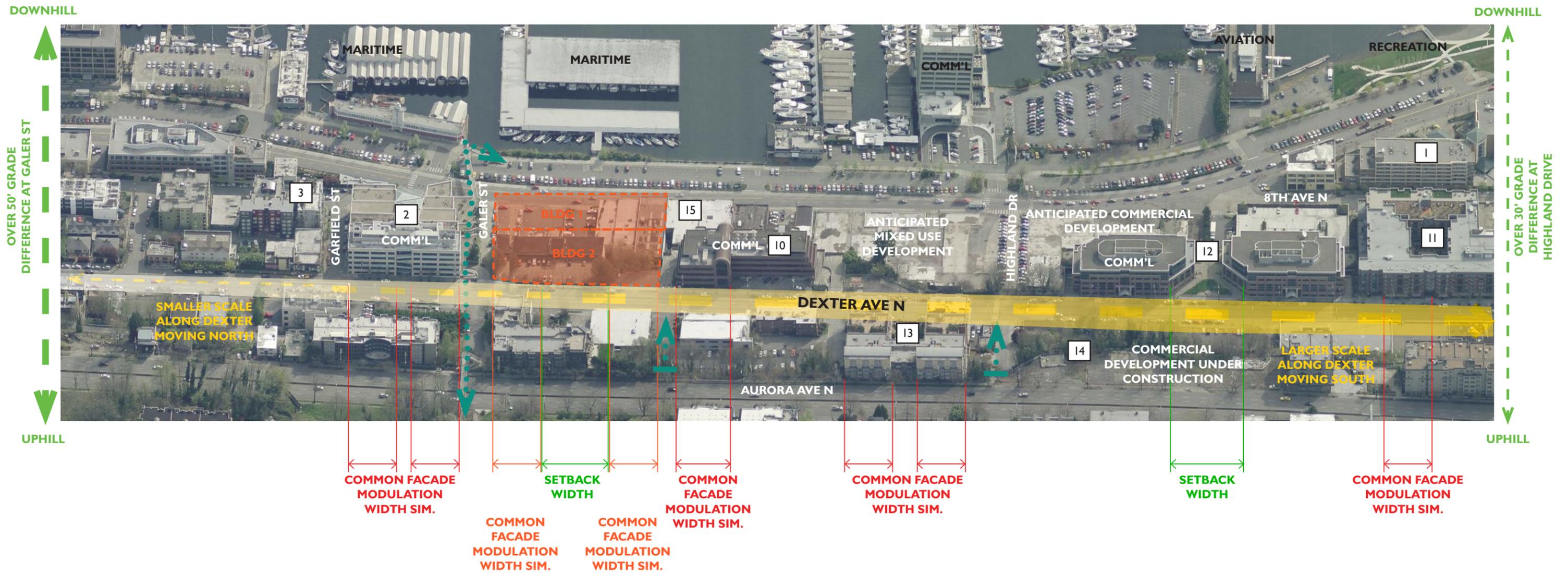
# NEIGHBORING CONTEXT PHOTOS



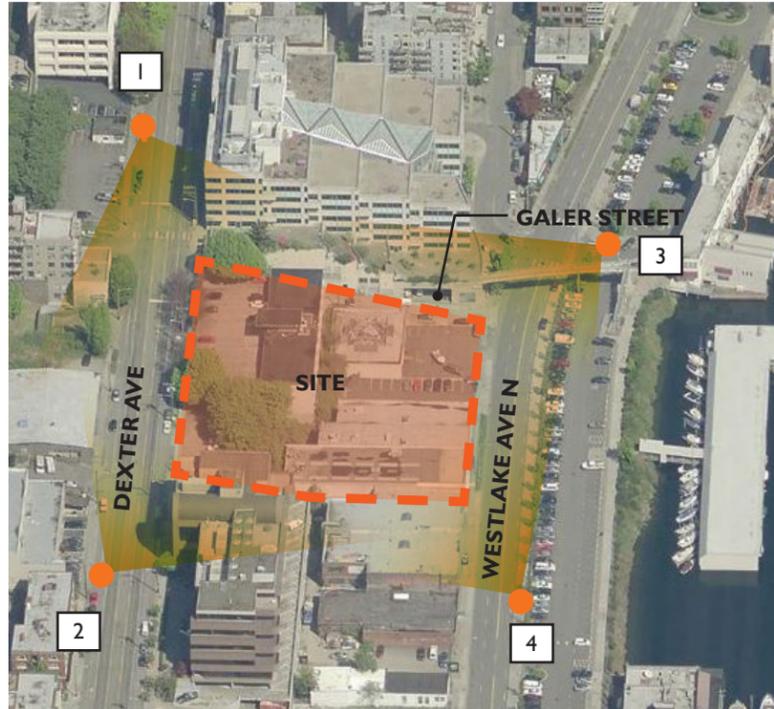
# CONTEXT ANALYSIS



# CONTEXT ANALYSIS



# CONTEXT PHOTOS





5 VIEW OF STREETScape ALONG WESTLAKE AVE N

**NOTES ON STREET CHARACTER**

- No existing street trees along Westlake Ave N
- Very low slope between North to South Property Lines
- Low pedestrian traffic along Westlake Ave N sidewalk
- High amount of vehicular traffic along Westlake
- No through-access Galer Street
- Higher pedestrian traffic at Dexter Ave N
- Mature street trees at Dexter Ave N
- Overhead power lines could impact building setback



6 VIEW OF STREETScape ALONG DEXTER AVE N

# GALER STREET



VIEW LOOKING WEST AT GALER ST



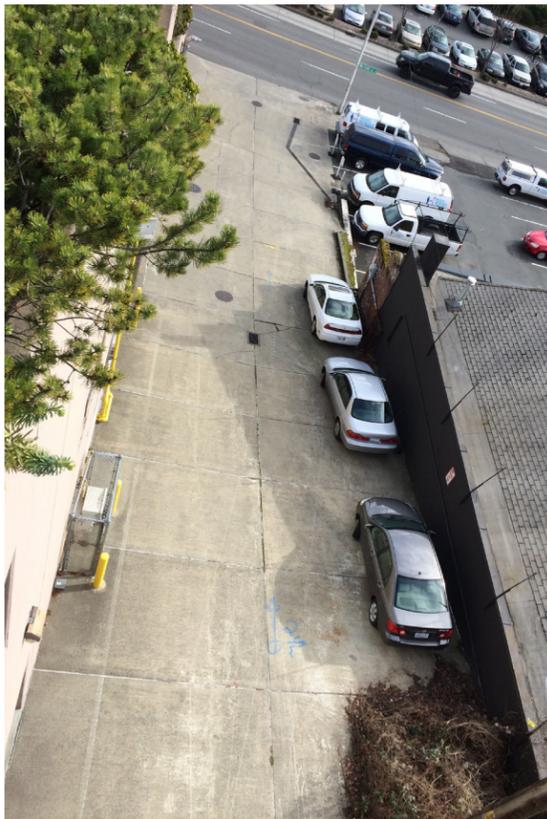
VIEW LOOKING WEST FROM PEDESTRIAN BRIDGE



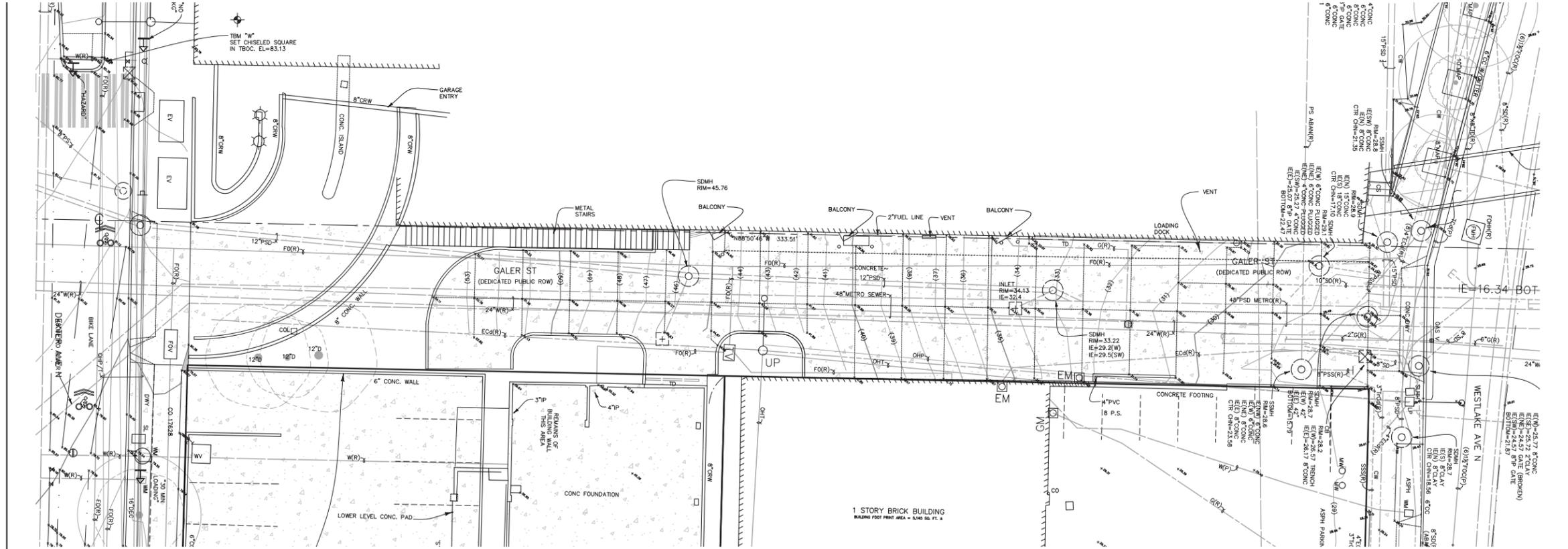
VIEW LOOKING NORTHEAST FROM PROJECT SITE



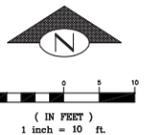
VIEW LOOKING NORTHEAST FROM PROJECT SITE



VIEW LOOKING EAST AT GALER ST FROM HILLCLIMB AT 1505 8TH AVE



Galer Street is designed and functions as an alley. This secondary street offers the best opportunity for vehicular and service access, leaving the Avenues uninterrupted. Galer Street is not a through street, and rises approximately 22' above Westlake before the paving ends and the ramp of 1505 8th Ave N terminates the street.



# TREE STUDY

WEST LEVEL L1 – EAST LEVEL L6



**STREET TREES**  
TO REMAIN

## TREES 74 & 75

TWO (2) CARPINUS BETELUS 'FASTIGIATEA' PYRAMIDAL EUROPEAN HORNBEAM

TREE 74 – CALIPER OF FOUR TRUNKS COMBINED = 23.3" DIA.

TREE 75 – TRUNK CALIPER = 14.0" DIA.

MODERATE, COMMON SPECIES, FAIR CONDITION.  
MAY NEED SPECIAL ATTENTION TO PRESERVE

NOTE: ADJACENT TO, BUT OUTSIDE OF, PROPERTY LINE

## TREES 76 & 77

TWO (2) CARPINUS BETELUS 'FASTIGIATEA' PYRAMIDAL EUROPEAN HORNBEAM

TREE 76 – TRUNK CALIPER = 13.9" DIA.

TREE 77 – CALIPER OF TWO TRUNKS COMBINED = 18.2" DIA.

MODERATE, COMMON SPECIES, FAIR CONDITION.  
MAY NEED SPECIAL ATTENTION TO PRESERVE

## TREE REMOVAL

**DOCUMENT CITED – WESTLAKE STEPS TREE ASSESSMENT (VERSION 3.0) DATED OCTOBER 31, 2013**

Though meeting the criteria for Exceptional Trees, none of the trees assessed were categorized as anything higher than 'Moderate' quality. These trees are "growing on unmaintained land that is dominated by invasive species."

When overlaying the existing exceptional trees upon the proposed site plan, it is clear that trying to retain the 'Moderate' trees would severely impact the development potential of the site.

In lieu of retaining the existing trees, the project proposes replacing the amount of trees with large caliper trees on site. This is encouraged in the South Lake Union Supplemental Guidance DC-3.

## CANOPY CALCULATIONS

Tree	Drip Line Radius (ft.)	Canopy Coverage (sf)
Tree 74	27 ft.	2,290 sf
Tree 75	30 ft.	2,827 sf
Tree 76	30 ft.	2,827 sf
Tree 77	30 ft.	2,827 sf
<b>Total Canopy Coverage to Replace</b>		<b>10,771 sf</b>



# MASSING OPTION I

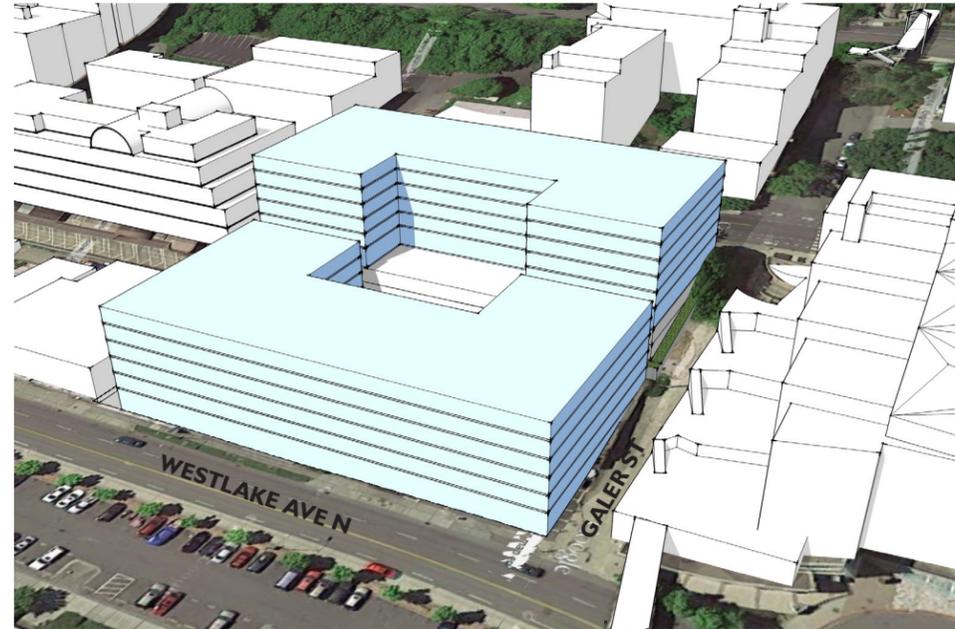
## TWO BUILDINGS – RESIDENTIAL

### PROS

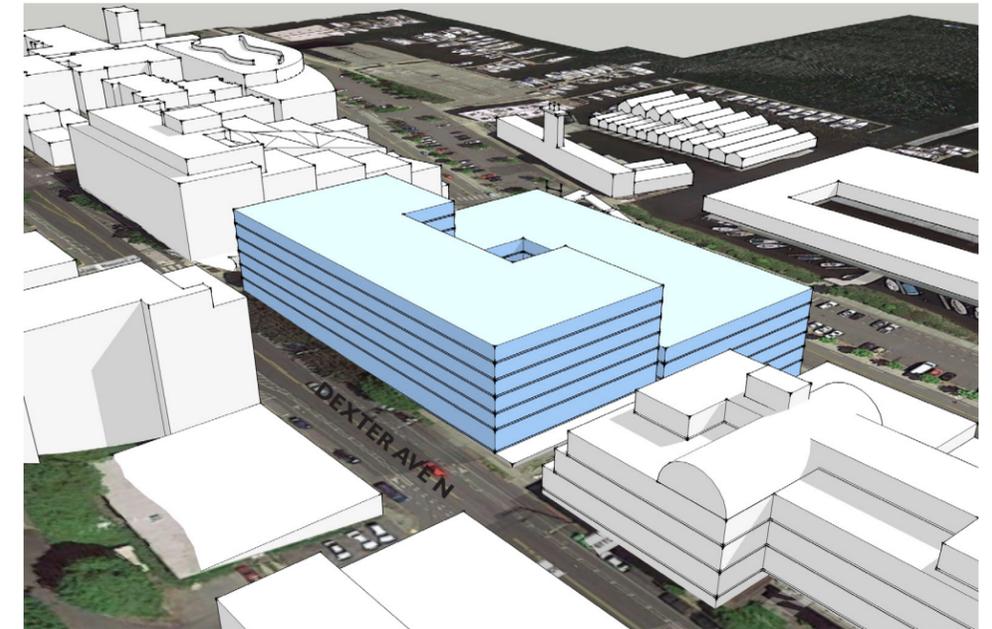
- Approaches maximum development potential for the site.
- High number of View Units.

### CONS

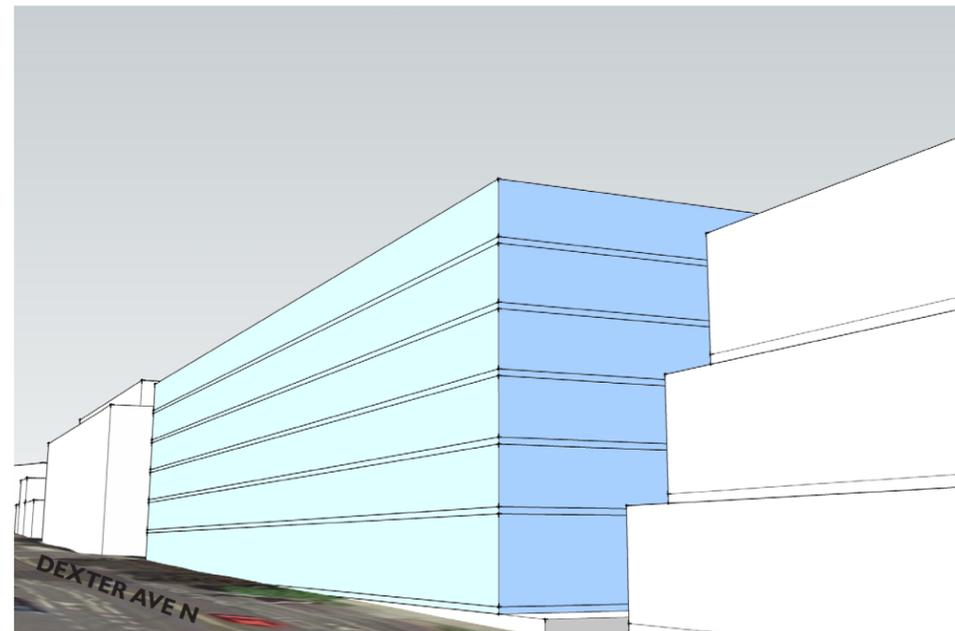
- Broad building faces along Westlake and Dexter are monolithic and increase perception of bulk and 'urban canyon' effect.
- Outdoor space is contained within the site, and entirely private.
- Re-entrant corners are inefficient and complicate unit design.
- Extra articulation required to break up the bulk and scale of street facing facades.



AERIAL VIEW FROM THE NORTHEAST



AERIAL VIEW FROM THE SOUTHWEST



STREET VIEW LOOKING NORTH ON DEXTER AVE



STREET VIEW LOOKING SOUTH ON WESTLAKE AVE N



# MASSING OPTION 2

## TWO BUILDINGS – RESIDENTIAL

### PROS

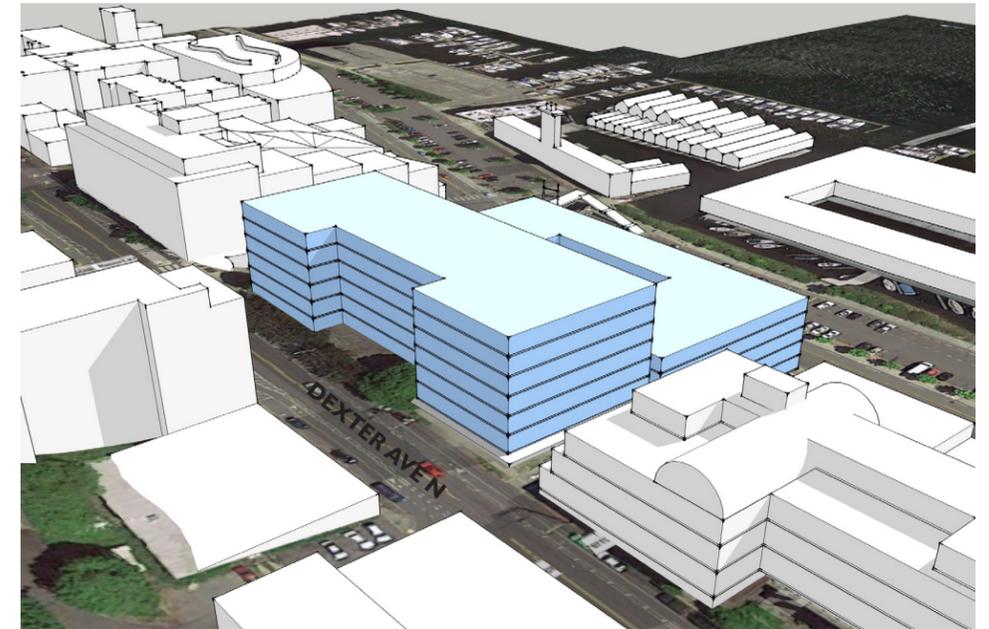
- Approaches maximum development potential for the site.
- High number of View Units.
- Dexter Ave N facade broken up for protruding elements.

### CONS

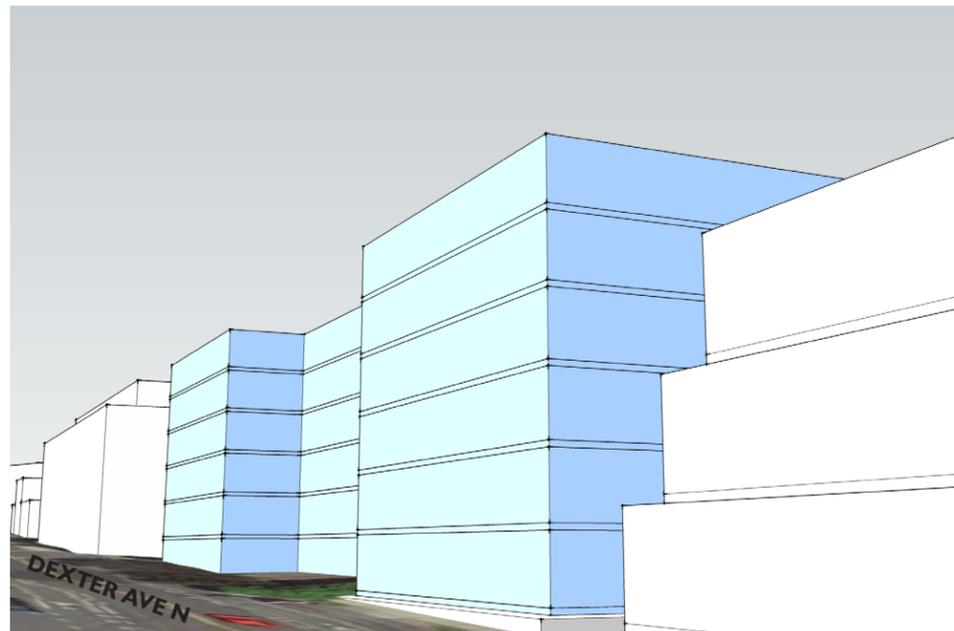
- Broad building faces along Westlake is monolithic and increase perception of bulk and 'urban canyon' effect.
- Outdoor space is contained within the site, and entirely private.
- Two single-loaded corridors in east building are inefficient.
- Courtyard units facing east look onto a blank wall containing the courtyard.



AERIAL VIEW FROM THE NORTHEAST



AERIAL VIEW FROM THE SOUTHWEST



STREET VIEW LOOKING NORTH ON DEXTER AVE



STREET VIEW LOOKING SOUTH ON WESTLAKE AVE N



# MASSING OPTION 3

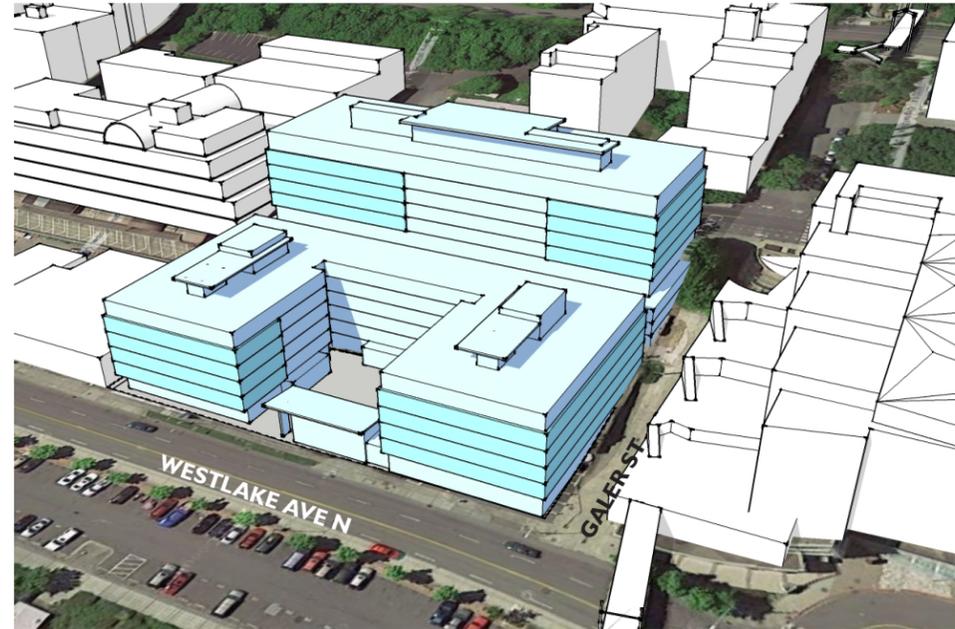
## TWO BUILDINGS – RESIDENTIAL (PREFERRED)

### PROS

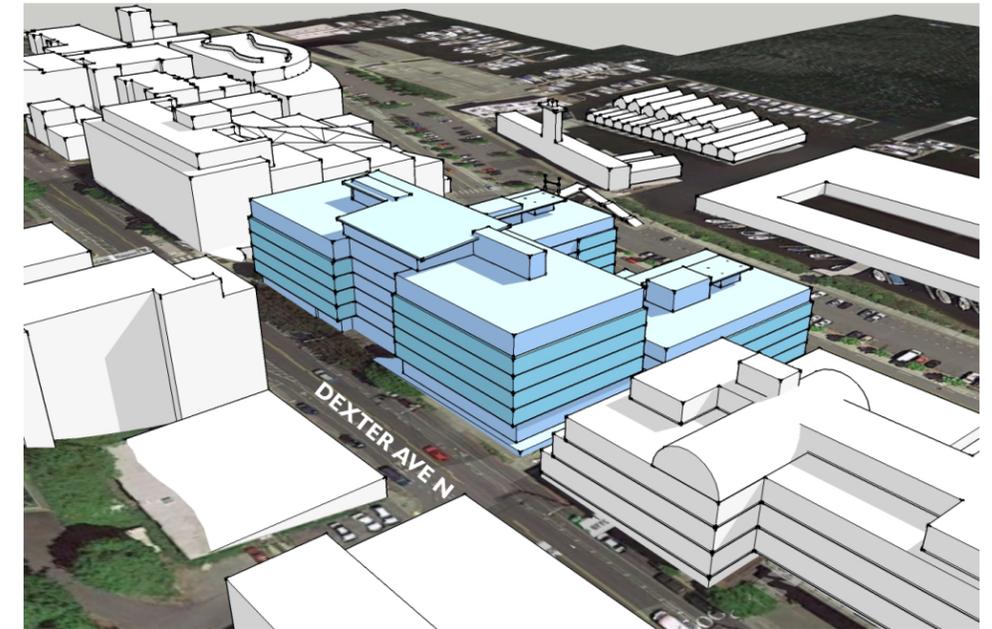
- More units with views to Lake Union in east building.
- Westlake Ave N facades have been minimized which breaks the massing into smaller, articulated architectural elements.
- Dexter Ave N facades have been minimized which breaks the massing into smaller, articulated architectural elements.
- West facing facade of east building is a single-loaded corridor against garage structure. This allows an opportunity to use higher R-value insulation for better building performance.
- Massing allows for differentiation of top floor – though not deep, occupied setback, the horizontal datum will reduce perceived height of building

### CONS

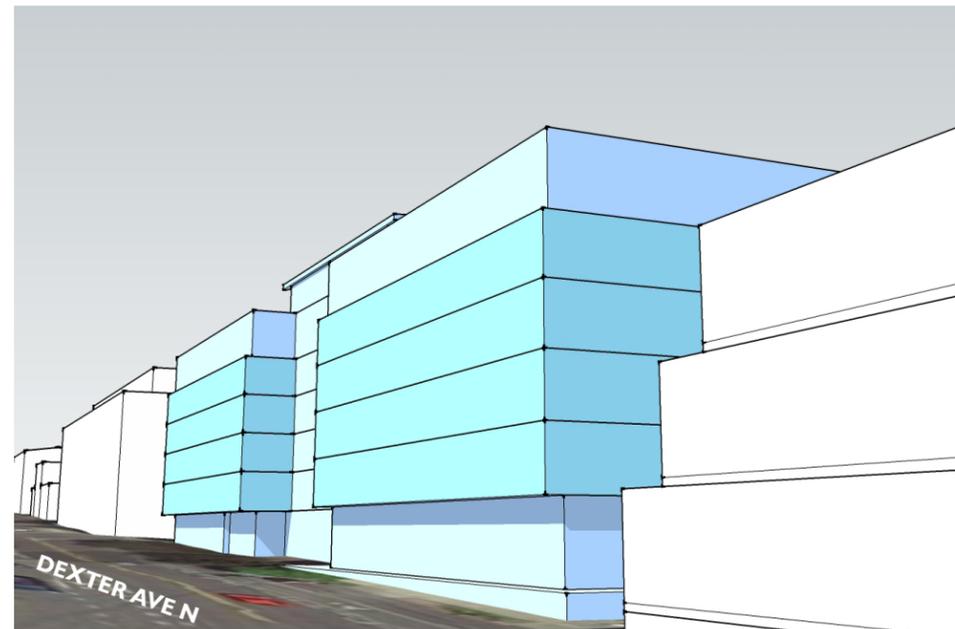
- Reduced yield compared to other massing options.



AERIAL VIEW FROM THE NORTHEAST



AERIAL VIEW FROM THE SOUTHWEST



STREET VIEW LOOKING NORTH ON DEXTER AVE

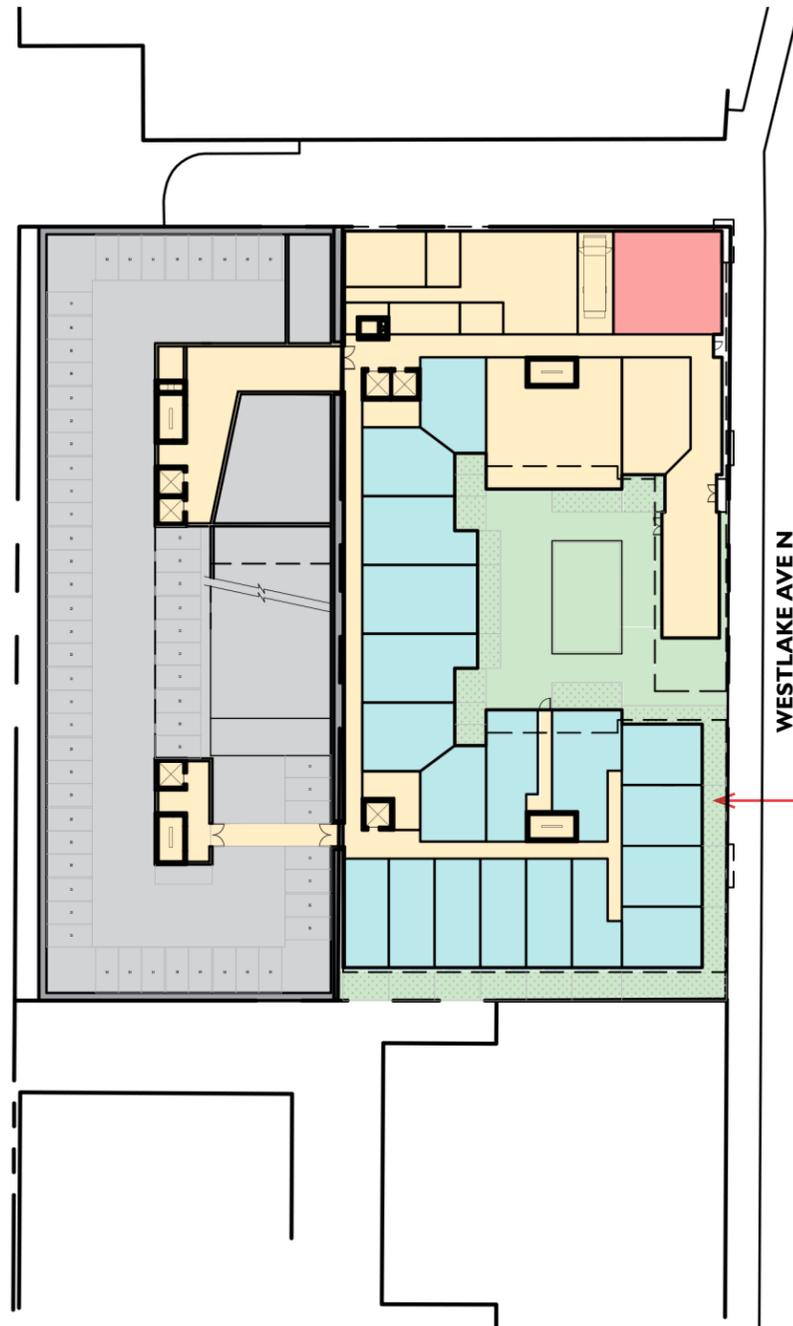


STREET VIEW LOOKING SOUTH ON WESTLAKE AVE N

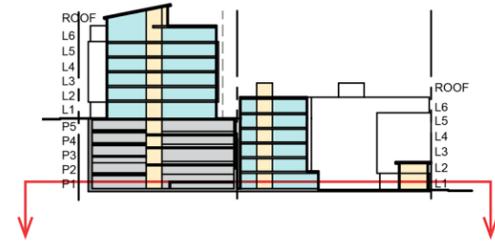


# FLOORPLANS – PREFERRED SCHEME

WEST BLDG – P1 EAST BLDG – L1

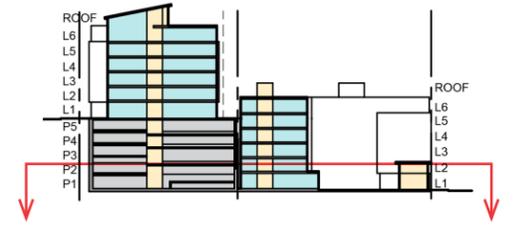


WESTLAKE AVE N



P1 RESIDENTIAL SETBACK AT WESTLAKE AVE N = 8'-6"

WEST BLDG – P2 EAST BLDG – L2



# FLOORPLANS – PREFERRED SCHEME

WEST BLDG – P3    EAST BLDG – L3



WEST BLDG – P4    EAST BLDG – L4



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FLOORPLANS

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# FLOORPLANS - PREFERRED SCHEME

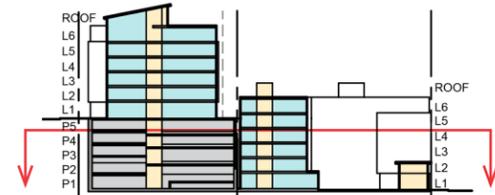
WEST BLDG - P5 EAST BLDG - L5



WEST BLDG - L1 EAST BLDG - L6

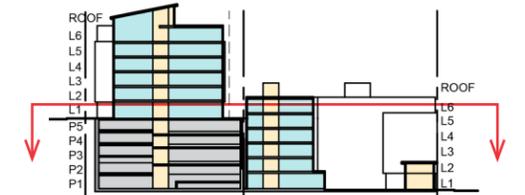


L2-L5 BUILDING SETBACK AT DEXTER AVE N = 20'-0"



L3 RESIDENTIAL SETBACK AT DEXTER AVE N = 8'-2"

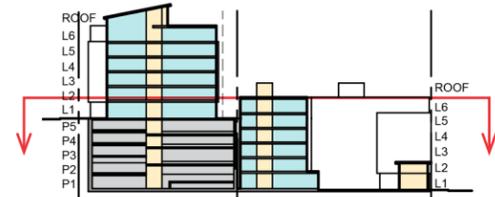
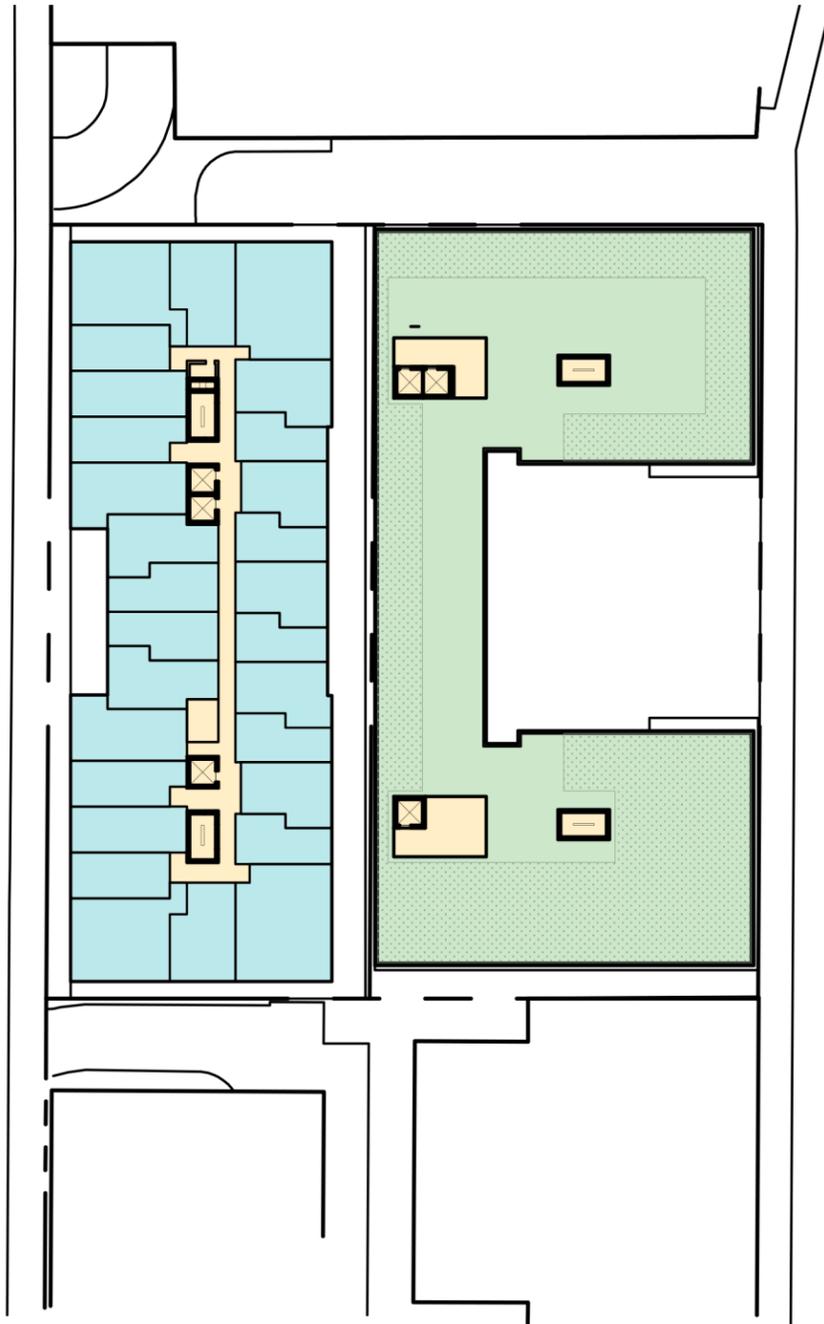
DEXTER AVE N



# FLOORPLANS – PREFERRED SCHEME

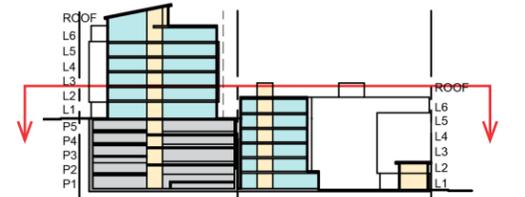
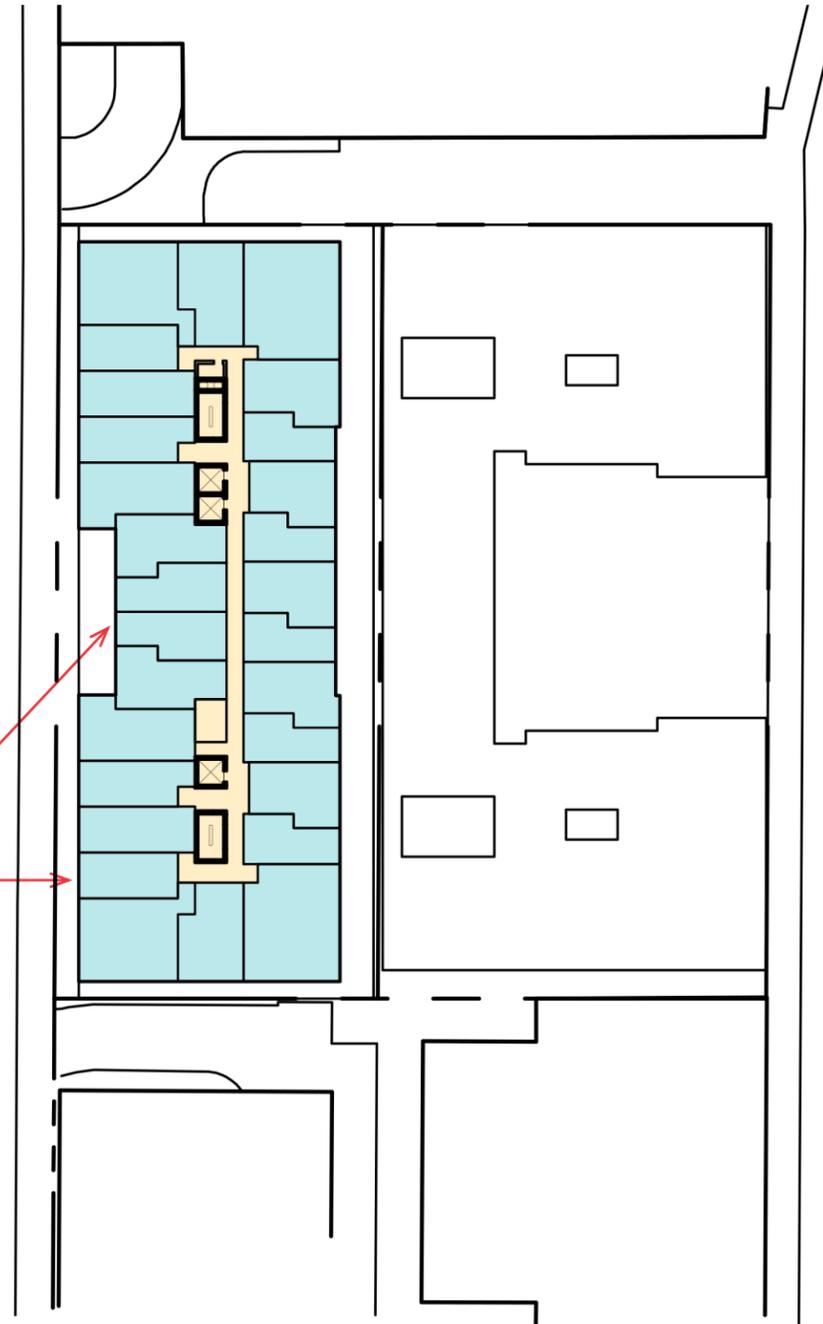
WEST BLDG – L2 EAST BLDG – ROOF

WEST BLDG – L3-5



L2-L5 BUILDING SETBACK AT  
DEXTER AVE N = 20'-0"

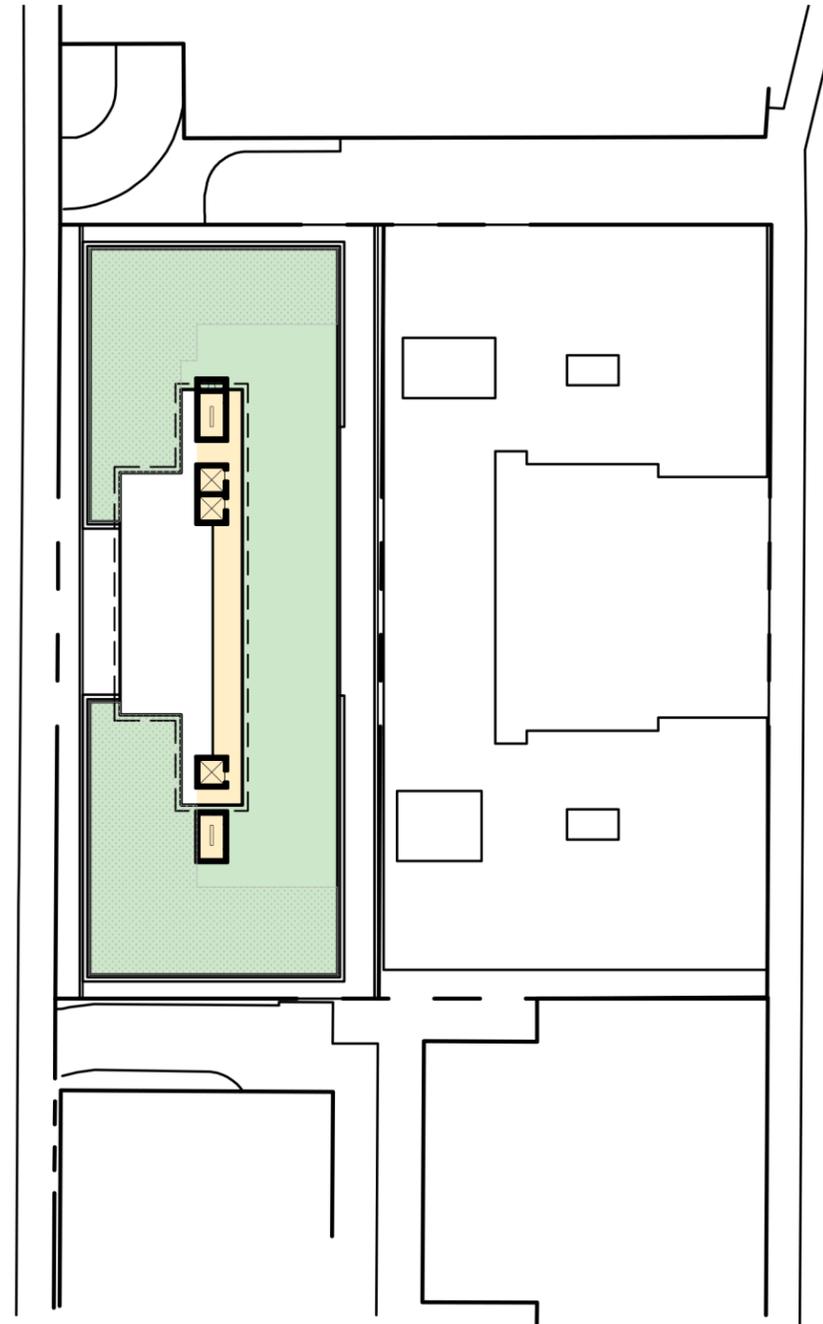
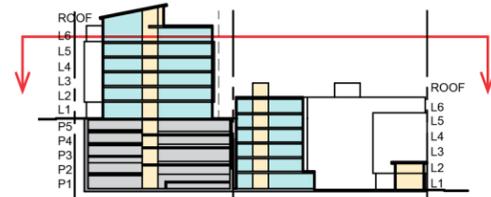
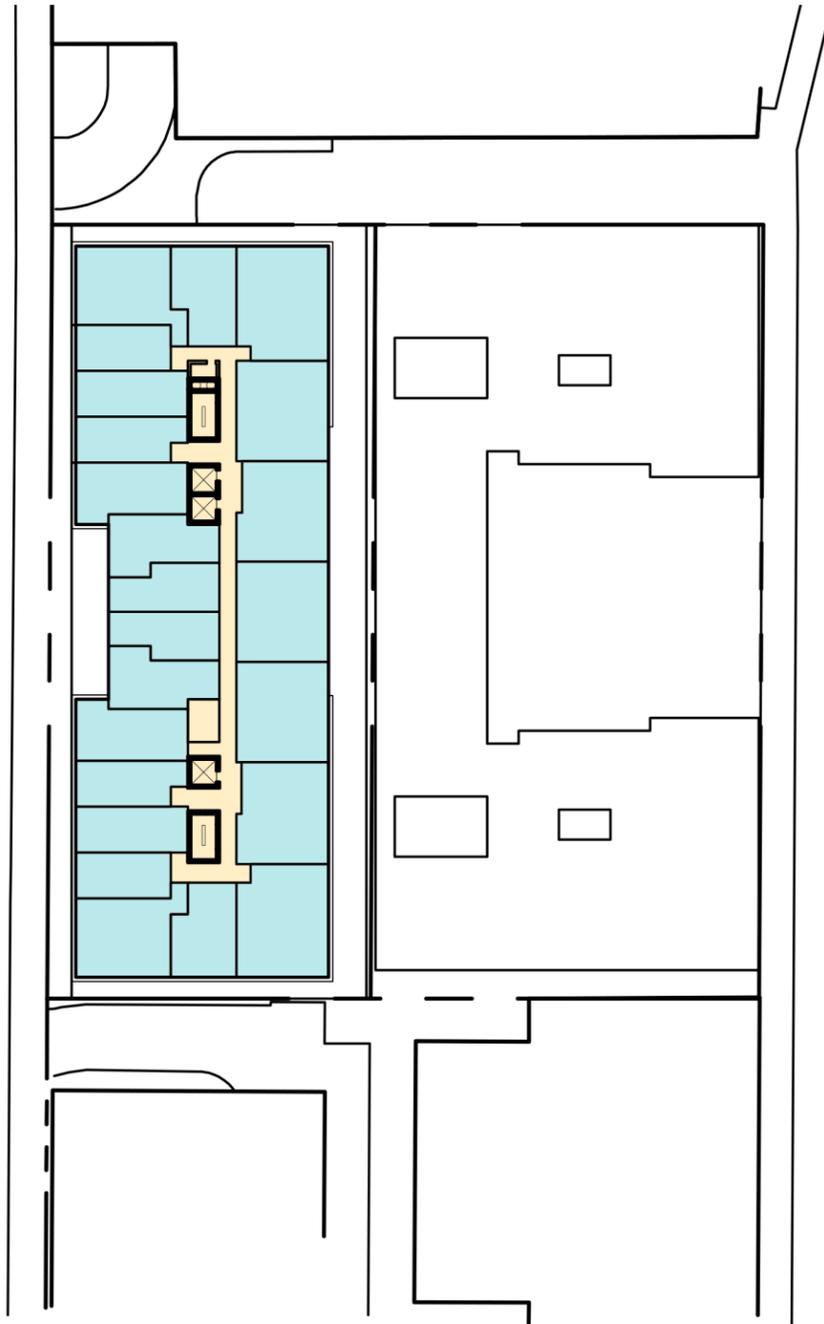
L2-L5 BUILDING SETBACK AT  
DEXTER AVE N = 6'-4"



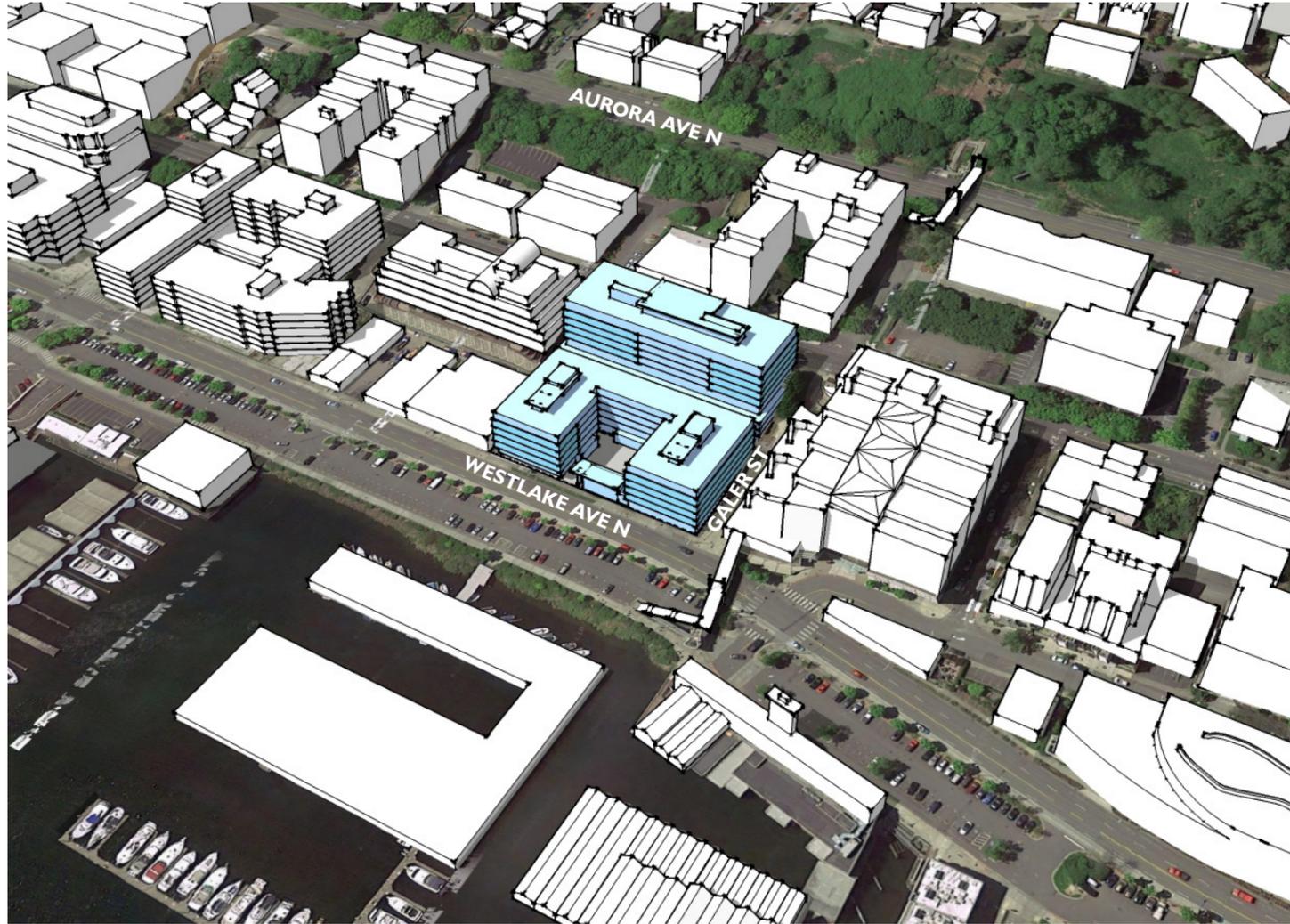
# FLOORPLANS – PREFERRED SCHEME

WEST BLDG – L6

WEST BLDG – ROOF



# PREFERRED MASSING – IN CONTEXT



AERIAL FROM EAST



AERIAL FROM WEST



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DESIGN IN CONTEXT

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# DESIGN ADVANCEMENT

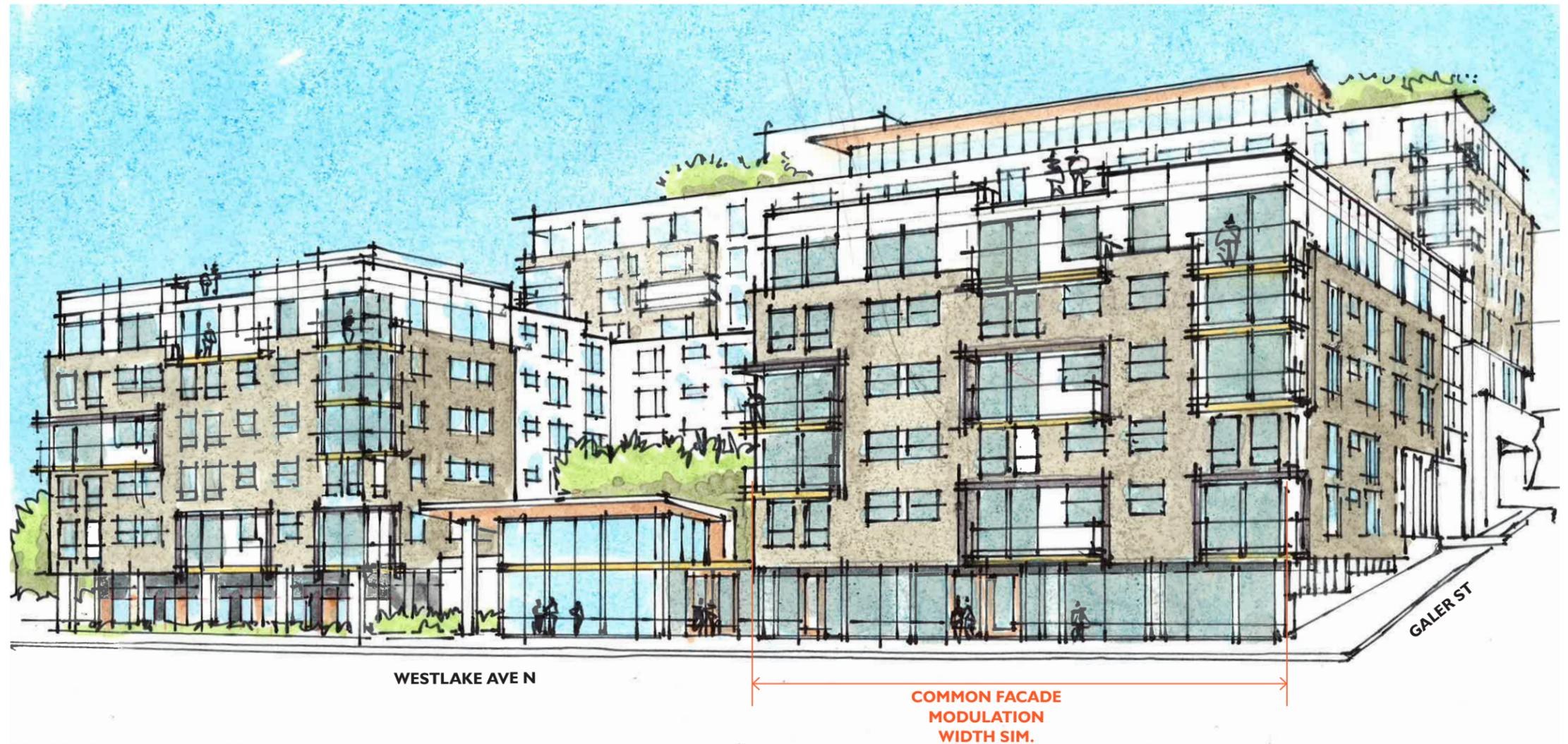
The design addresses the larger urban scale with larger massing moves, such as reinforcing existing proportions of neighboring buildings while employing smaller, more playful architectural features to animate the street facades and provide a smaller scale within the overall canvas of the building.



ALTERNATE FACADE STUDY



ALTERNATE FACADE STUDY



STREET VIEW LOOKING WEST



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DESIGN ADVANCEMENT

WEBER THOMPSON



# DESIGN ADVANCEMENT



Along Westlake Ave N and Dexter Ave N the project provides a layered privacy approach at the street level units utilizing deep facade setbacks, and hardscape and landscape buffering. The 13' floor to floor height and more commercial look and feel of the street level facade offers flexibility for future retail uses.



STREET VIEW LOOKING NORTH ALONG WESTLAKE AVE N



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DESIGN ADVANCEMENT

WEBER THOMPSON



# DESIGN ADVANCEMENT



STREET VIEW LOOKING NORTH ALONG DEXTER AVE N



# DESIGN ADVANCEMENT

Galer Street has been designed as, and functions as, an alley, and will act as our primary vehicular access point. Its low traffic volume and lack of connection between Dexter Ave N and Westlake Ave N make it an ideal location for parking, loading, and move-in/move-out access. This also allows the more highly trafficked north-south streets to have a strong, uninterrupted, and active street presence. Though services will be located on this facade, this is still a primary street facade and will receive the same level of design focus as Westlake Ave N and Dexter Ave N.

Trash staging and a separate Residential Move-in/Move-Out area will be accommodated inside the building. The upper level facades are filled with units with balconies and glazing, and the same exterior materials as the primary streets.



ELEVATION OF PREFERRED SCHEME AT GALER STREET



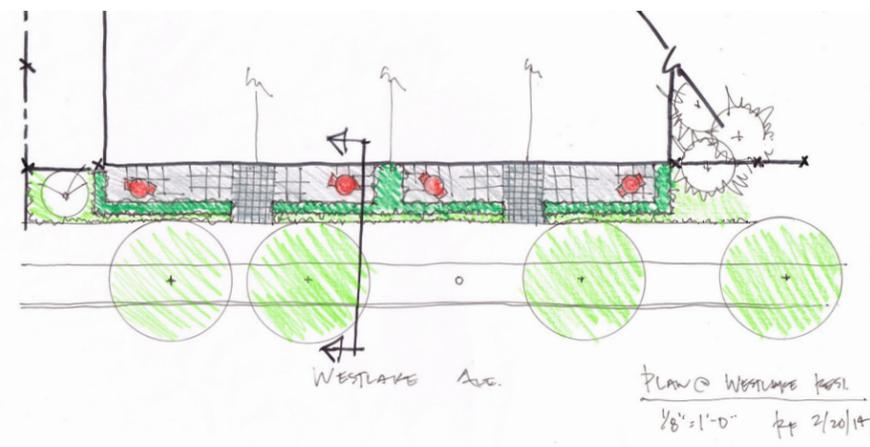
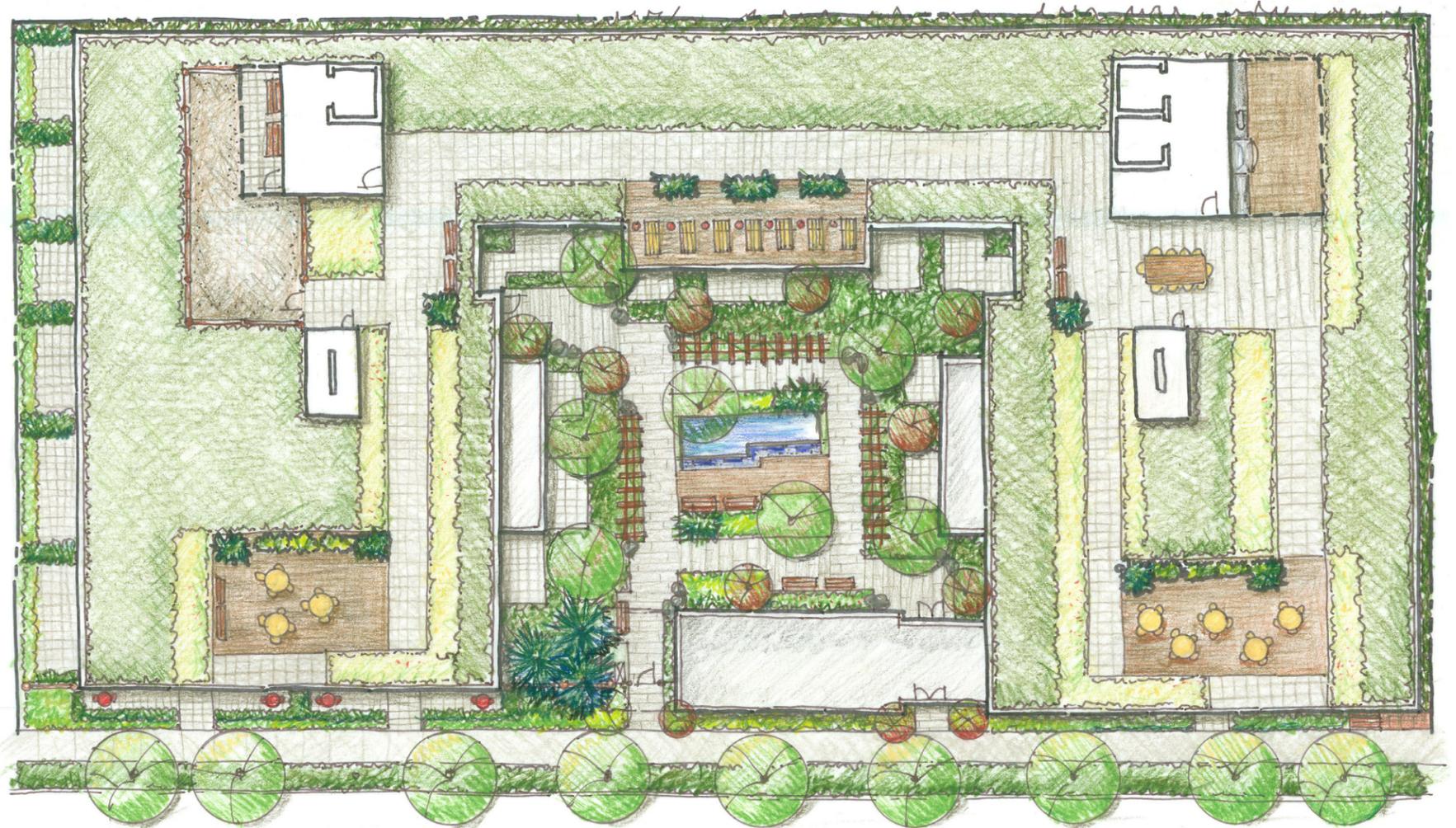
# LANDSCAPE DESIGN



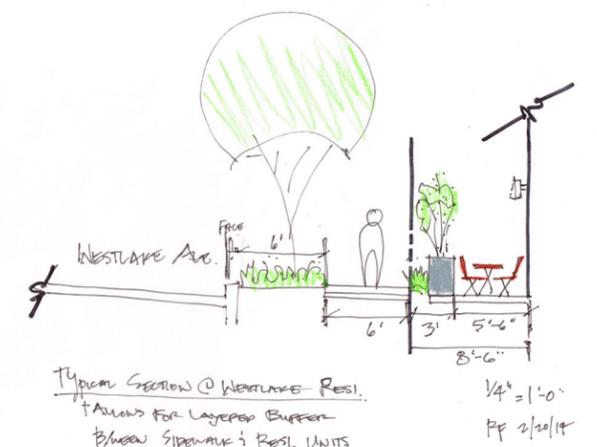
Generous building setbacks along each avenue offers opportunities for landscape design that responds to pedestrian wayfinding mechanisms as well as the experience to the user. The east building along Westlake Ave. N. offers a multi-layered landscape buffer along the residential unit's façade. The multi-layered buffer consists of a one foot wide planting strip along the back of sidewalk edge as well as a two foot wide raised planter to accommodate taller plant material. The design team will select plant material that facilitates a buffering mechanism but allows for transparency for efficient daylighting into these units and their respective patios. The east building also offers an entry courtyard that takes advantage of having no structure below condition. Thus, the design will accommodate larger landscape gestures such as water features, trellis/pergola structures and larger plant material for maximum expression. The retail component will respond to the activities and movement along the Westlake Ave. N. corridor. Surrounding residential units around the perimeter will have private patios that will have a sensible balance between landscape and hardscape.

The west building along Dexter Ave. N. takes advantage of the building setback as well by provide a planting buffer along Dexter Ave. N. to the residential units that exist on the building facade. The streetscape experience takes advantage of the existing street trees within the Right-of-Way and highlights the building entry by framing the building entry with significant plantings and landscape massing. Surrounding residential units around the perimeter will have private patios that will have a sensible balance between landscape and hardscape.

Both buildings will take advantage of their location and surrounding views. They both will have roof deck terraces that included such program elements as the following: areas allocated for pet parks, covered areas for outdoor kitchen/BBQ, small and large group seating, fireplace and/or fire-pits, greenroof components as well as raised planters. The pedestrian wayfinding will be reinforced by different paver colors and textures as well as the use of decking to signify special spaces and a sense of arrival.



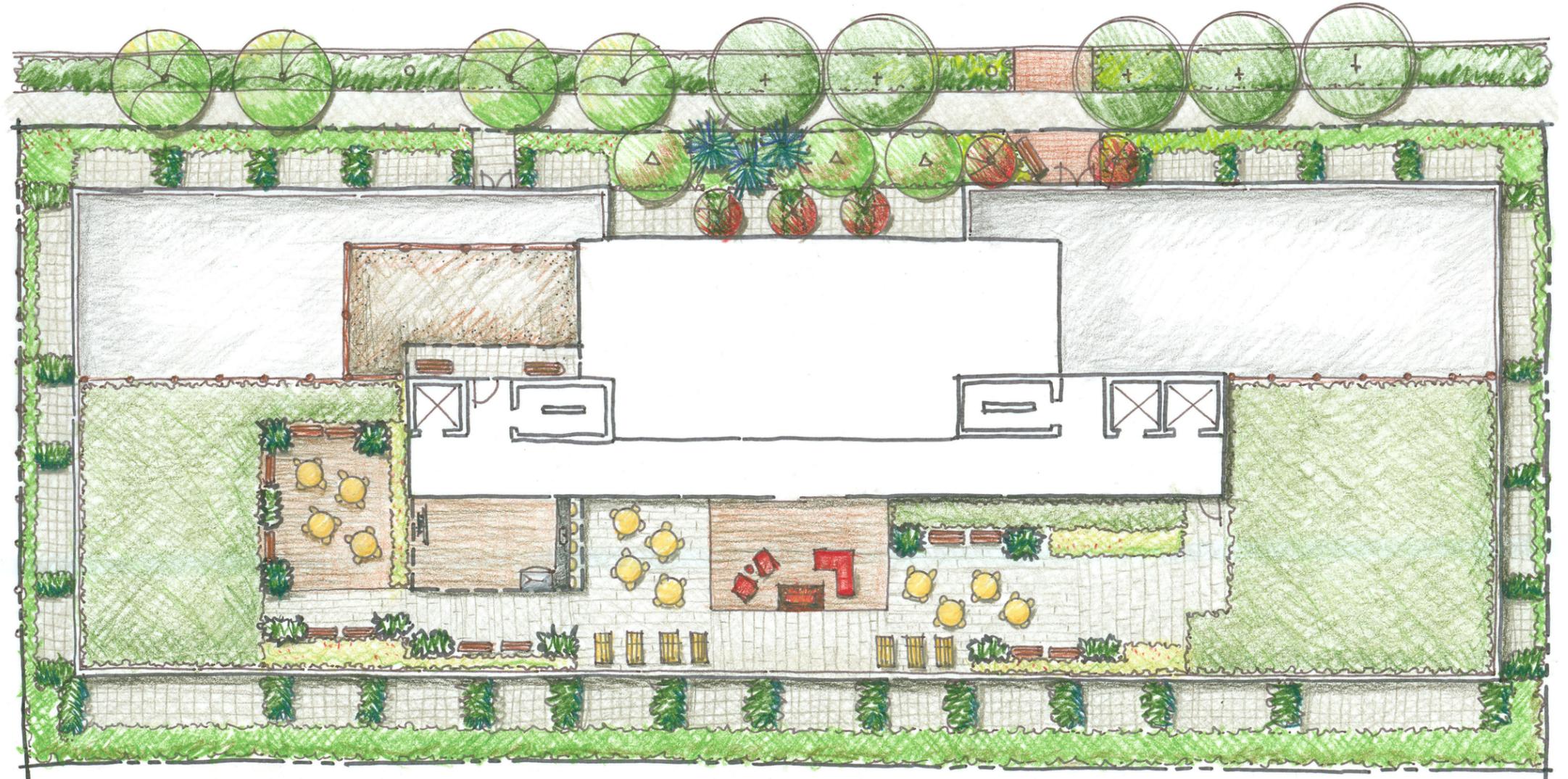
CONCEPT PLAN AT STREET LEVEL RESIDENTIAL UNITS



CONCEPT SECTION AT STREET LEVEL RESIDENTIAL UNITS

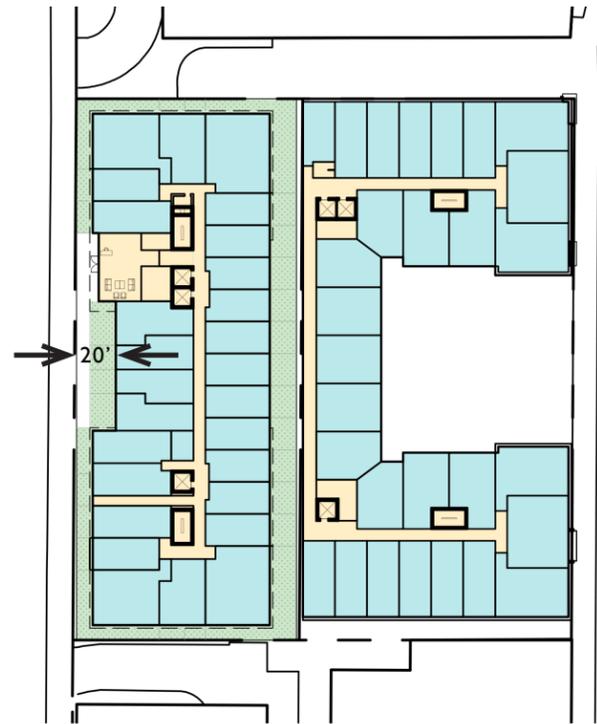


# LANDSCAPE DESIGN



# ANTICIPATED DEPARTURES

WEST LEVEL L1 – EAST LEVEL L6



WEST LEVEL P1 – EAST LEVEL L1

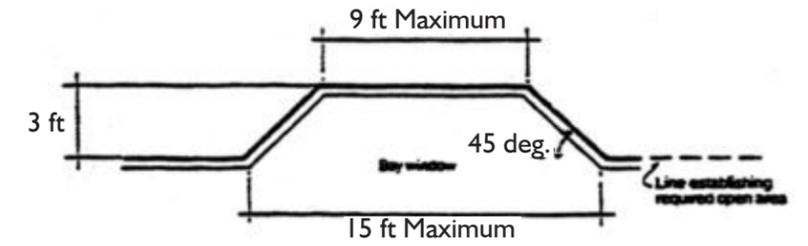
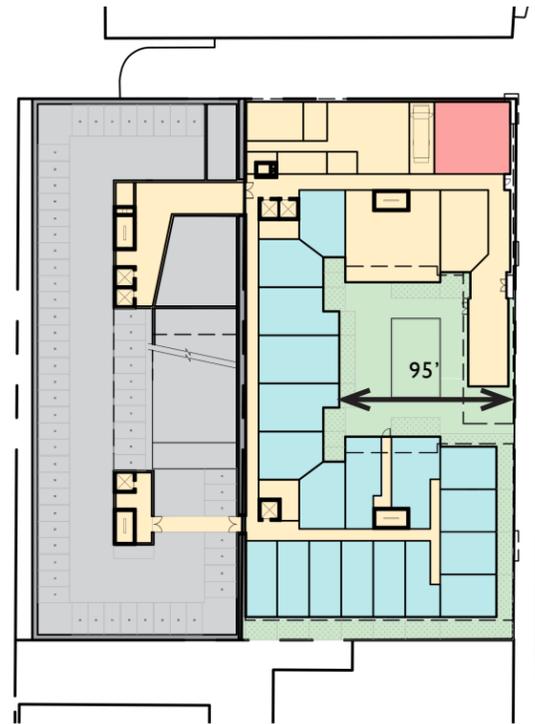


EXHIBIT 23.53.035. – B – REQUIRED BALCONY / BAY WINDOW SHAPE



## DEPARTURE 1

### 23.48.014.3.B – PERMITTED SETBACKS FROM STREET LOT LINES

#### DEPARTABLE UNDER 23.41.012.A

The preferred scheme seeks a departure from the limitation of a 12 foot setback from the street lot line. The proposed design better satisfies several of the Design Guidelines: along Dexter Ave N, the setback would better serve the pedestrian experience by offering more space for landscaping, more privacy for ground level units, and a better opportunity for wider outdoor space directly adjacent to the sidewalk. The 95' deep courtyard at Westlake Ave N will act to break the building into smaller massing elements and provide greater privacy for many residential units.

## DEPARTURE 2

### 23.53.035.A.4 – STRUCTURAL BUILDING OVERHANGS

#### DEPARTABLE UNDER 23.41.012.B.24

The design proposes balconies that extend over the property line 30", which is less than allowed in this provision. The balconies do not increase floor area of the building or volume of space enclosed by the building above grade. The project would like to depart from the standard length and shape of these balcony elements. In doing so, this departure would provide for more articulation of the building facade and greater diversity of design elements. In activating the facade in such a way, more pedestrian scale elements are introduced which offers more 'eyes on the street'.



# DESIGN GUIDELINES

RELATED  
'OLD' DESIGN  
GUIDELINES

(ADPT. 12/16/13 BY ORD. 124389)  
SEATTLE DESIGN  
GUIDELINES 2013

(AUGUST 13, 2012)

RELATED SOUTH LAKE UNION DESIGN GUIDELINES

PROJECT RESPONSE

TITLE	RELATED 'OLD' DESIGN GUIDELINES	(ADPT. 12/16/13 BY ORD. 124389) SEATTLE DESIGN GUIDELINES 2013	(AUGUST 13, 2012) RELATED SOUTH LAKE UNION DESIGN GUIDELINES	PROJECT RESPONSE	
<b>CS-1</b>	NATURAL SYSTEMS AND SITE FEATURES	<b>A-1, E-1, E-2</b>	Use natural systems and features of the site and its surroundings as a starting point for project design	Respond to Site Characteristics – take advantage of site configuration to accomplish sustainability goals.	The site configuration of the east building allows for longer east-west building facades to bring more consistent solar exposure and daylighting. By abutting the East building against the lot boundary, an opportunity is created to use high performance building insulation to increase energy performance. The west building will benefit from the deciduous street trees along Dexter Ave N to shade in the summer and provide solar gain in the winter. The west building will also benefit from having Queen Anne hill rise to the west, providing relief from the western sun earlier in the day. The large open courtyard is facing Lake Union, and provides the uncommon opportunity to plant vegetation in native soil, and accommodate stormwater detention opportunities, rain gardens, or water-based focal points.
<b>CS-2</b>	URBAN PATTERN AND FORM	<b>A-2, A-3, A-5, A-10, CI, B</b>	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces and open spaces in the surrounding area	Encourage provision of “outlooks and overlooks”; for the public to view the lake and cityscapes. Reinforce community gateways through the use of architectural elements, streetscape features, landscaping or signage. Address both the pedestrian and auto experience through building placement, scale and details with specific attention to regional transportation corridors such as Mercer, Aurora, Fairview and Westlake.	Utilizing the existing property lines to create two lots allows each building to address its own street, each with their unique characters. This site is at the northern boundary of South Lake Union and will act as a visual anchor as people travel to and from the northern neighborhoods. The courtyard of the East building provides two building corners oriented to the northeast that will identify the entry into SLU along the skewed street grid of Westlake Ave N. The west building also has two strong building corners as the building massing relates to the rhythm established by residential and commercial buildings along Dexter Ave N. The site location will provide a high-level of visibility from the south and east, and the site lends itself towards a higher profile design with a significant presence and individual identity. The open court at Westlake Ave N will break up the massing of the east building and create a feel of multiple buildings within the lot.
<b>CS-3</b>	ARCHITECTURAL CONTEXT AND CHARACTER	<b>C-1, C-2, B</b>	Contribute to the architectural character of the neighborhood	Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity. Respond to the existing fine-grained character of the neighborhood with a mix of building styles. Respond to the working class, maritime, commercial and industrial character of the waterfront and Westlake areas.	This project aims to create a node within the neighborhood, drawing upon the vitality of the park to the south and the relationship and proximity to the water’s edge. The design address the larger urban scale with larger massing moves, such as reinforcing existing proportions of neighboring buildings while employing smaller, more playful architectural features to animate the street facades and provide a smaller scale within the overall canvas of the building. The deep setback of the middle portion of the street facade along Dexter helps to alleviate the ‘urban canyon’ effect.



CS-1



CS-1



CS-2



CS-2



CS-3



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WESTLAKE STEPS

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DESIGN GUIDELINES

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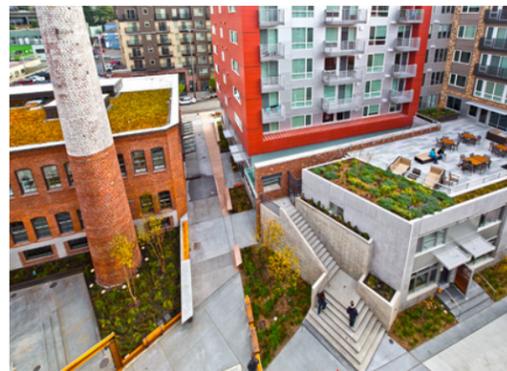
# DESIGN GUIDELINES

RELATED 'OLD' DESIGN GUIDELINES (ADPT. 12/16/13 BY ORD. 124389) SEATTLE DESIGN GUIDELINES 2013

(AUGUST 13, 2012) RELATED SOUTH LAKE UNION DESIGN GUIDELINES

PROJECT RESPONSE

TITLE	RELATED 'OLD' DESIGN GUIDELINES	(ADPT. 12/16/13 BY ORD. 124389) SEATTLE DESIGN GUIDELINES 2013	(AUGUST 13, 2012) RELATED SOUTH LAKE UNION DESIGN GUIDELINES	PROJECT RESPONSE	
<b>PL-1</b>	<b>CONNECTIVITY</b>	<b>D-1, A-2</b>	Complement and contribute to the network of open spaces around the site and the connections among them.	Keep neighborhood connections open, and discourage closed campuses. Support the creation of a hierarchy of passive and active open space within SLU. Enhance the public realm, i.e. the transition zone between private property and the public right of way.	The proposed design locates a large courtyard that opens onto Westlake Ave N. Though a private space for the residents of the building, the massing allows views deep into the project creating a visual connection. The west building also sets back to provide depth and relief to the right of way and also reduce the building's bulk at the street edge.
<b>PL-2</b>	<b>WALKABILITY</b>	<b>D-1, D-2</b>	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features	Encourage provision of spaces for street level uses that vary in size, width, and depth. Where appropriate, configure retail space so that it can spill out onto the sidewalk. Enhance public safety throughout the neighborhood to foster 18-hour public safety. Design public spaces defensively with clear sight lines and opportunities for eyes on the street.	By articulating both buildings such that there is open space adjacent to the right of way, the sidewalks will have a wider feel to them than if the building was built out to the property lines. Retail space is also set back to allow functions to spill out on the sidewalk. The extra sidewalk width may accommodate enhanced landscaping opportunities and greater relief between the public and private realms.
<b>PL-3</b>	<b>STREET LEVEL INTERACTION</b>	<b>D-1, D-2</b>	Encourage human interaction and activity at the street level with clear connections to building entries and edges.	Place retail in areas that are conducive to the use and will be successful. Create graceful transitions at the streetscape level between the public and private uses. Design facades to encourage activity to spill out from businesses onto the sidewalk. Reinforce retail concentrations with compatible spaces that encourage pedestrian activity. Create business and community activity clusters through co-location of retail and pedestrian areas as well as other high pedestrian traffic opportunities. Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops, and other elements to create a transition between the public and private areas.	A large transparent lobby will frame the landscaping of the courtyard, drawing a visual connection from the street. At the street level, the building is recessed to allow for layered privacy opportunities to these street level residential units to avoid having shades drawn at all times. The lobby at Westlake is a double-height space, intended to act as a beacon while framing the landscaping of the courtyard. The street level units will have a more commercial nature and high-ceiling height which keeps open the concept of a future use as retail.
<b>PL-4</b>	<b>ACTIVE</b>	<b>D-1</b>	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.		The two buildings each have a prominent street-adjacent lobby entry that responds to their respective pedestrian and bicycle-related traffic along Westlake Ave N and Dexter Ave N. The project aims to anticipate the needs of the upcoming cycletrack along Westlake Ave N and the existing bicycling infrastructure along Dexter Ave N.



PL-1



PL-1



PL-2



PL-3



PL-3



HOLLAND RESIDENTIAL

WESTLAKE STEPS

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DESIGN GUIDELINES

WEBER THOMPSON



# DESIGN GUIDELINES

TITLE	RELATED 'OLD' DESIGN GUIDELINES	(ADPT. 12/16/13 BY ORD. 124389) SEATTLE DESIGN GUIDELINES 2013	(AUGUST 13, 2012) RELATED SOUTH LAKE UNION DESIGN GUIDELINES	PROJECT RESPONSE	
<b>DC-1</b>	<b>PROJECT USES AND ACTIVITIES</b>	<b>A-8, A-9, C-5, D-6</b>	Optimize the arrangements of uses and activities on site.	Providing parking below grade is preferred.	Galer Street has been designed as, and functions as, an alley, and will act as our primary vehicular access point. It's low traffic volume and lack of connection between Dexter Ave N and Westlake Ave N make it an ideal location for parking, loading, and move-in/move-out access. This also allows the more highly trafficked north-south streets to have a strong, uninterrupted, and active street presence. Though services will be located on this facade, this is still a primary street facade and will receive the same level of design focus as Westlake Ave N and Dexter Ave N.
<b>DC-2</b>	<b>ARCHITECTURAL CONCEPT</b>	<b>C-2</b>	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	Design the 'fifth elevation' – the roofscape – in addition to the streetscape.	Both east and west buildings have been designed to minimize the street frontages, reducing the perceived mass of the buildings from Dexter and Westlake. Open space at the streets will allow for robust plantings at the ground levels. Both roof areas will be amenity roof decks, creating a visually interesting 'fifth facade' as viewed from points above. By recessing the ground floor at the street levels the project allows for a smaller, human scale near pedestrian spaces, which will be further articulated with exposed columns and landscaping for buffering and privacy.
<b>DC-3</b>	<b>OPEN SPACE CONCEPT</b>	<b>A-7</b>	Integrate open space design with the design of the building so that each complements the other.	Encourage landscaping that meets LEED criteria. Where appropriate, install indigenous trees and plants to improve aesthetics, capture water, and create habitat. Retain existing, non-intrusive mature trees or replace with large-caliper trees. Water features are encouraged.	Shared rooftop amenities will offer a unique opportunity for social interaction. Through the use of large building setbacks, the project offers a transition from public to private space while offering an outdoor space to pause and interact. Setting back the building from the property lines offers space and breathing room at the right of ways, further promoting a sense of neighborhood. The courtyard of the east building presents the uncommon opportunity to plant in native soil, allowing the use of more mature plants, or to allow chosen plants to mature.
<b>DC-4</b>	<b>EXTERIOR ELEMENTS AND FINISHES</b>	<b>C-4</b>	Use appropriate and high quality elements and finishes for the building and its open spaces.		The project anticipates using materials and finishes appropriate to its site and neighborhood.



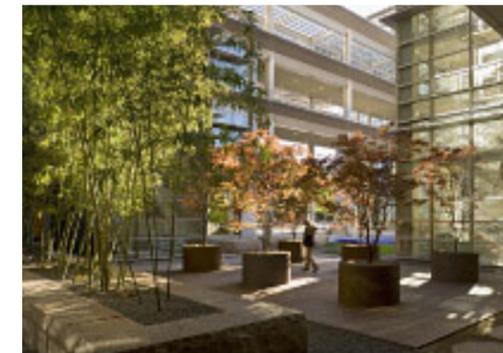
PL-4



DC-1



DC-2



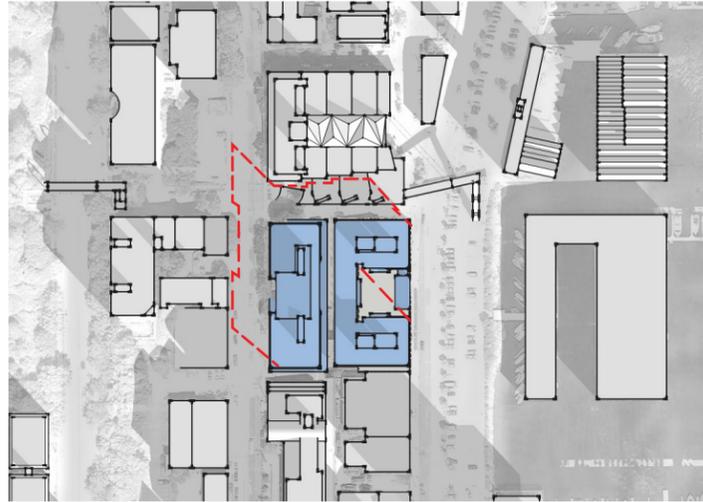
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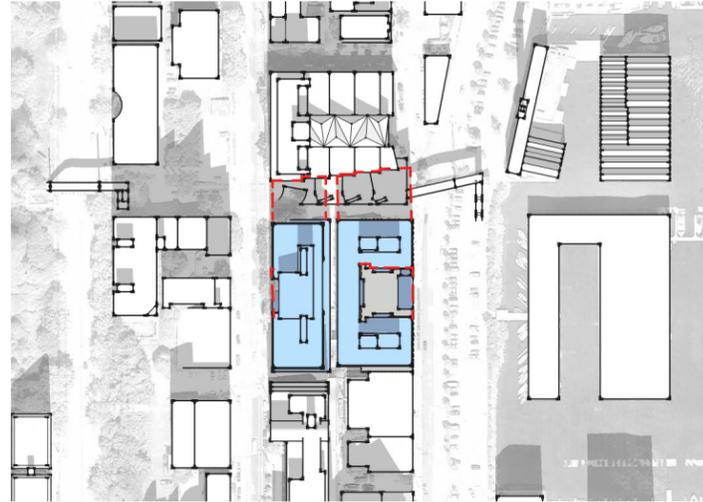
DC-4



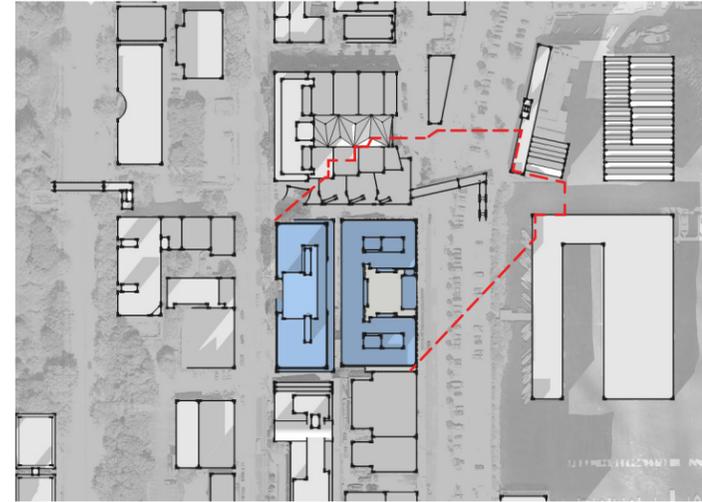
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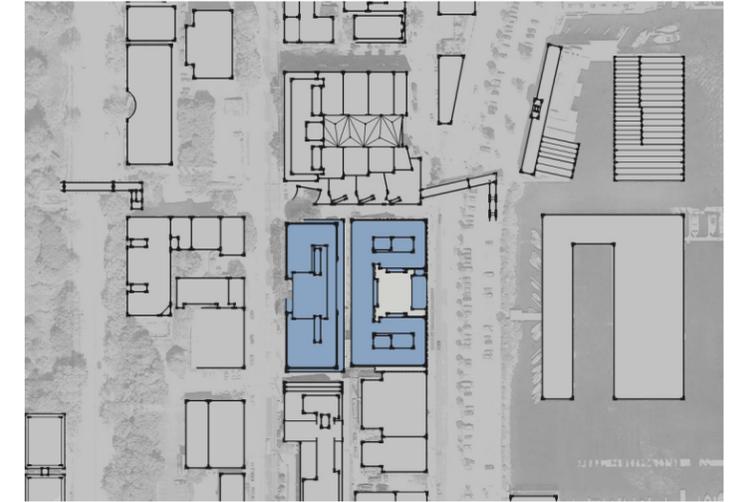
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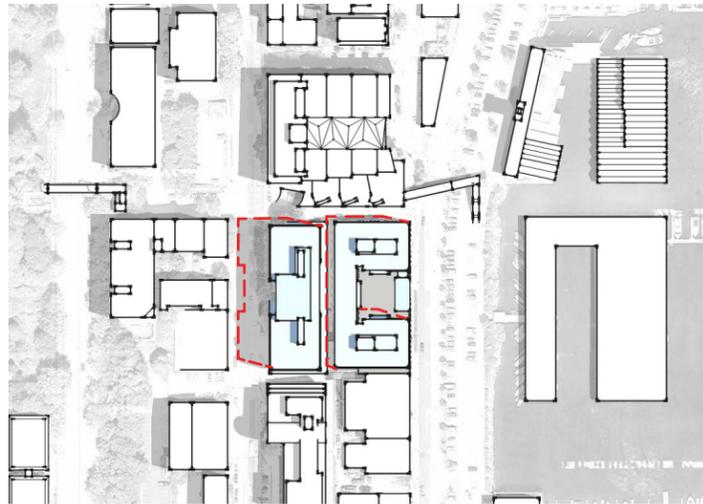
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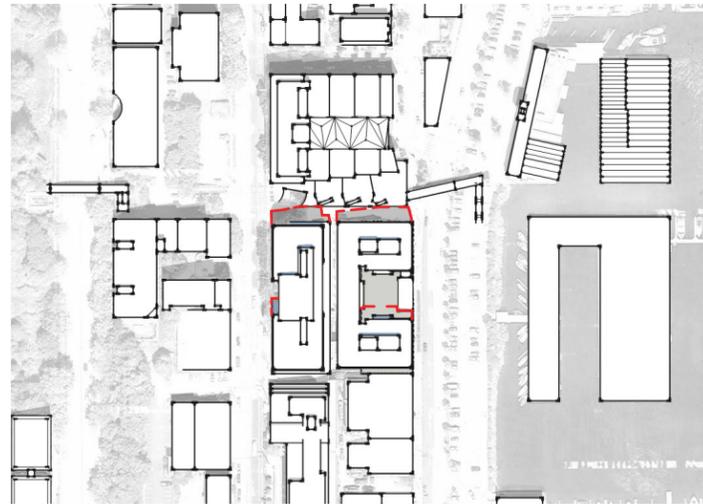
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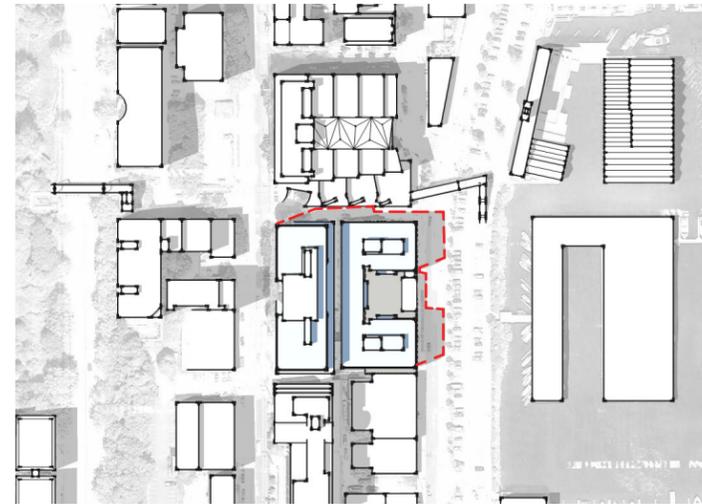
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SUMMER SOLSTICE 09:00



SUMMER SOLSTICE 12:00



SUMMER SOLSTICE 15:00



SUMMER SOLSTICE 18:00



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WESTLAKE STEPS

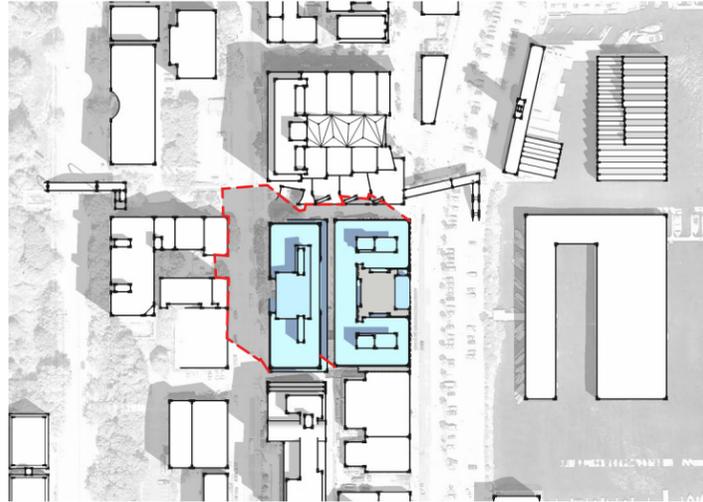
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SHADOW STUDY

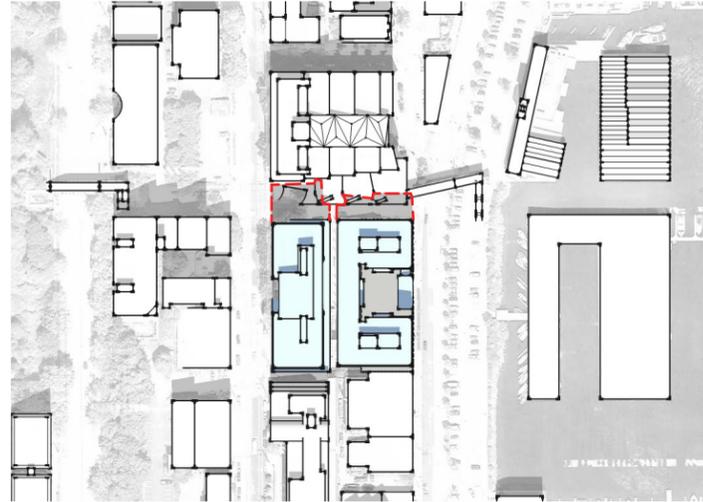
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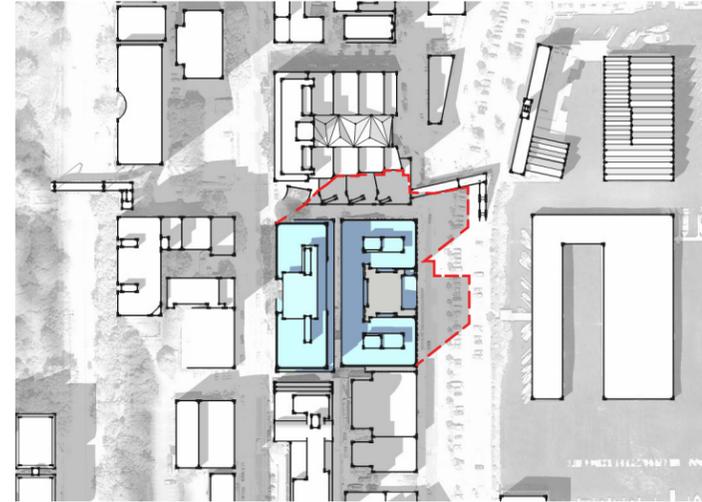
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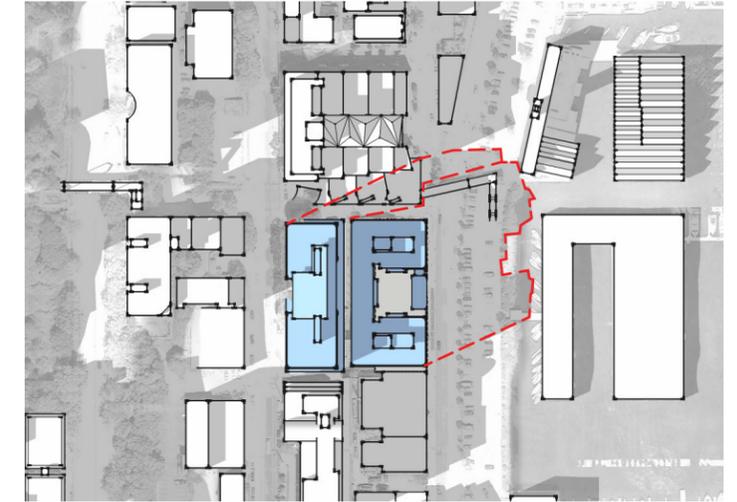
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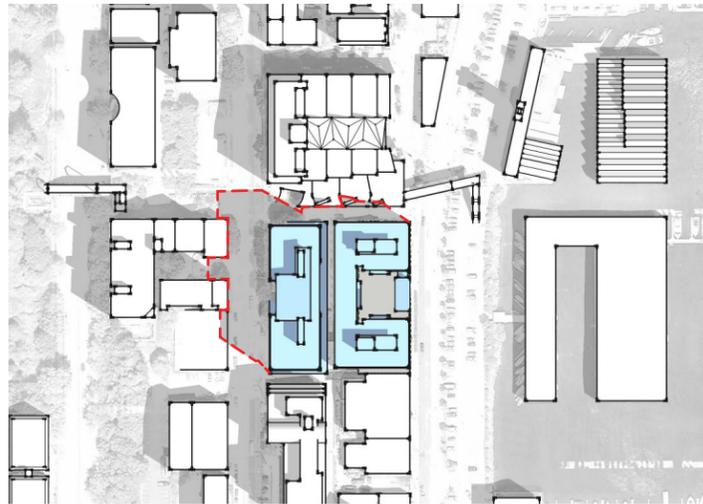
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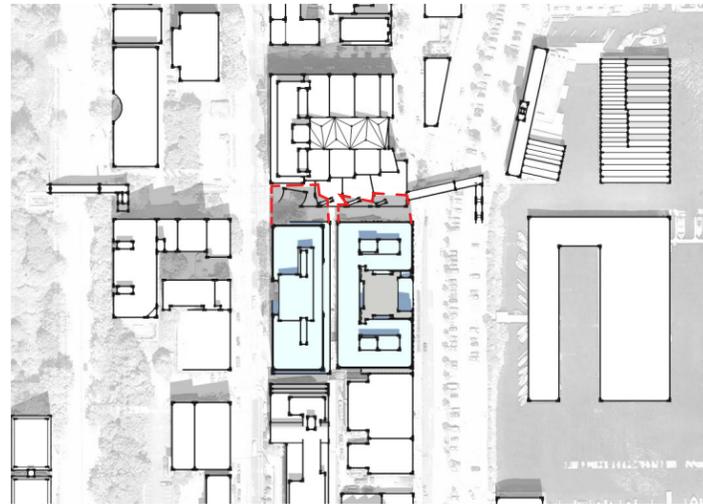
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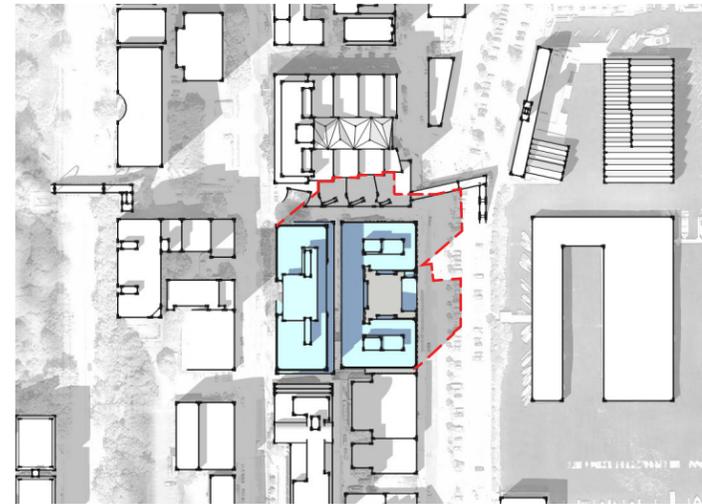
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SPRING EQUINOX 09:00



SPRING EQUINOX 12:00



SPRING EQUINOX 15:00



SPRING EQUINOX 18:00



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SHADOW STUDY

WEBER THOMPSON

