



HOLLAND RESIDENTIAL

WESTLAKE STEPS

DESIGN REVIEW MEETING

TWO PROJECTS REVIEWED TOGETHER:

1287 Westlake Ave N (DPD #3016544)

1414 Dexter Ave N (DPD #3016871)

09.10.2014 | 14-002



WEBER THOMPSON

DEVELOPMENT OBJECTIVES FOR EACH PROJECT

RESIDENTIAL OBJECTIVES – 1414 DEXTER AVE N (WEST BUILDING)

RESIDENTIAL USES	Approx. 161 residential market rate apartments; a mix of 1 bedroom, 2 bedroom, and 3 bedroom units
USE DISTRIBUTION BY FLOOR	<p>BASEMENT Parking*</p> <p>LEVEL 1 Residential Lobby/Amenity/Residential Units</p> <p>LEVEL 2-3 Residential Units</p> <p>LEVEL 4-6 Residential Units</p> <p>*Parking will be utilized by both buildings</p>

DEVELOPMENT GOALS	<ul style="list-style-type: none"> - 65' Height - 161 Apartments - 248 Below & Above Grade parking stalls
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CONSTRUCTION TYPES	One level of (Type I) Concrete frame made of noncombustible materials. Five levels of Type 3 wood frame construction.
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RESIDENTIAL OBJECTIVES – 1287 WESTLAKE AVE N (EAST BUILDING)

RESIDENTIAL USES	Approx. 158 residential market rate apartments; a mix of 1 bedroom and 2 bedroom
USE DISTRIBUTION BY FLOOR	<p>Level 1 Residential Lobby/Amenity/Residential Units</p> <p>Level 2-6 Residential Units</p>

DEVELOPMENT GOALS	<ul style="list-style-type: none"> - 65' Height - 158 Residential Units
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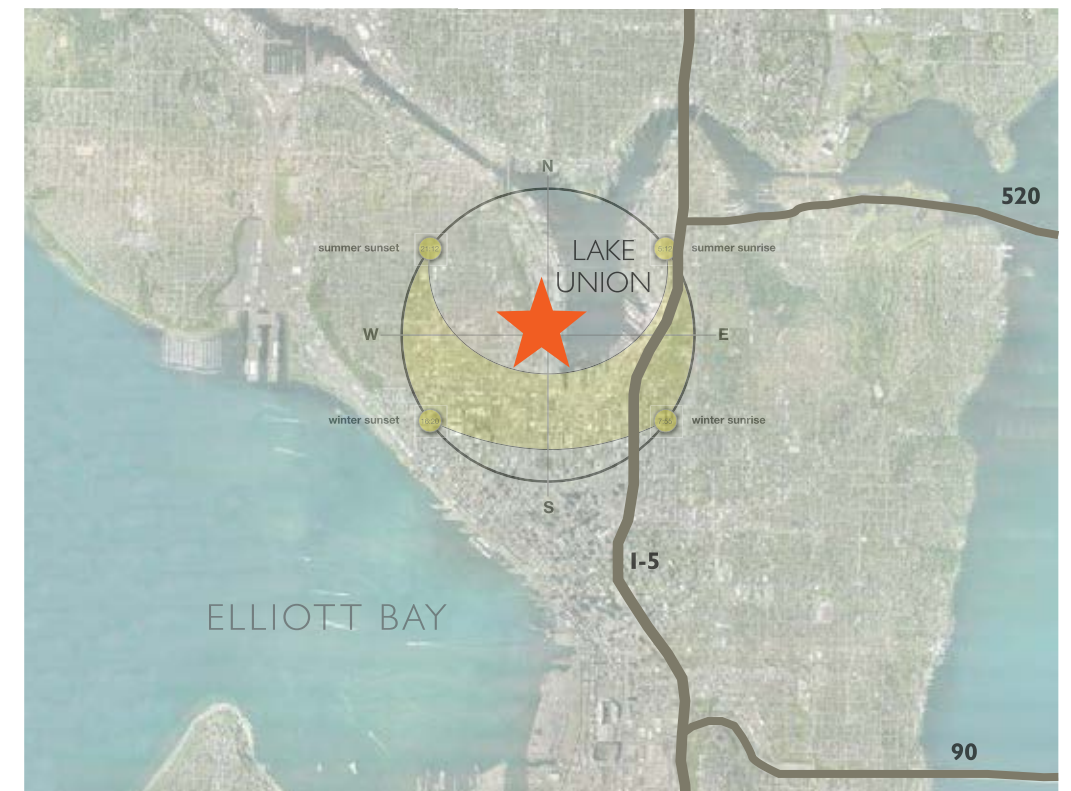
CONSTRUCTION TYPES	One level of (Type I) Concrete frame made of noncombustible materials. Five levels of Type 5 wood frame construction.
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REGIONAL VIEW

PREFERRED MASSING FROM EDG

TWO BUILDINGS – RESIDENTIAL (PREFERRED)

PROS

- Westlake Ave N façades have been minimized which breaks the massing into smaller, articulated architectural elements.
- Dexter Ave N façades have been minimized which breaks the massing into smaller, articulated architectural elements.
- Massing allows for differentiation of top floor – though not deep, occupied setback, the horizontal datum will reduce perceived height of building
- West facing façade 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.
- More units with views to Lake Union in east building.

CONS

- Reduced yield compared to other massing options.



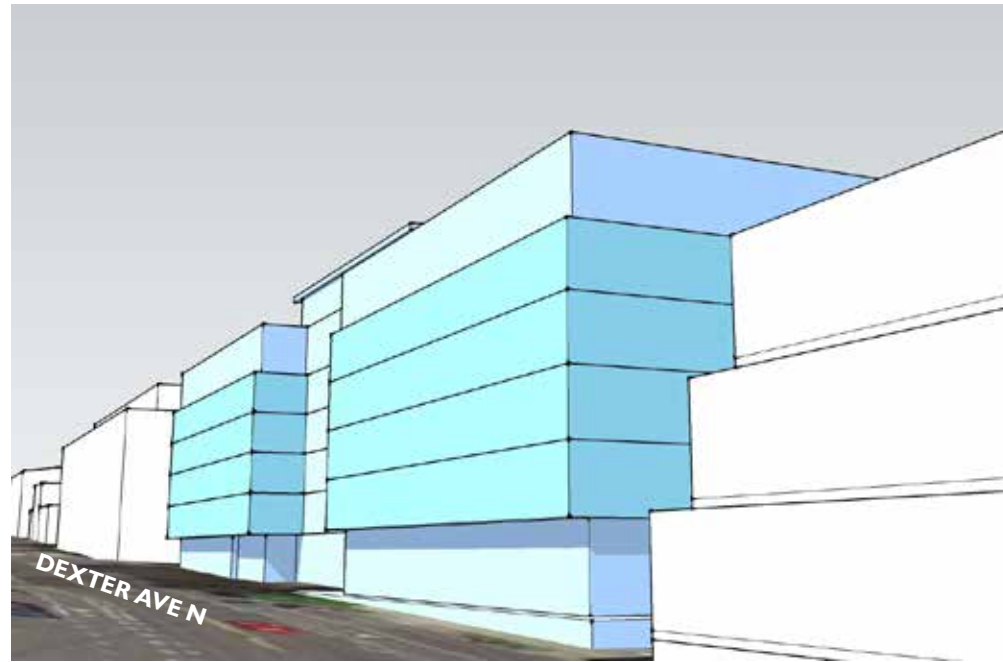
STREET VIEW LOOKING SOUTH ON WESTLAKE AVE N



PREFERRED MASSING FROM EDG



AERIAL VIEW FROM THE NORTHEAST



STREET VIEW LOOKING NORTH ON DEXTER AVE



AERIAL VIEW FROM THE SOUTHWEST

DESIGN RESPONSE TO EDG PRIORITIES & BOARD RECOMMENDATIONS



PROPOSED DESIGN

DESIGN RESPONSE

These projects occupy the northernmost boundary of the South Lake Union Urban Village. Their adjacency to the water gives these sites a remarkable view of the lake – additionally, these projects are **highly visible** from I-5 and Lake Union. This is a rare opportunity for mid-rise projects – to be seen from a distance and **relate to the urban scale**.

These buildings shouldn't blend in to the surrounding context of neutral, beige neighbors. This marks the beginning of South Lake Union, a neighborhood undergoing rapid change. These buildings are **visual anchors** that reflect this transition.

Along Dexter Ave N, the main street façade of the west building is set back eight feet six inches from the property line, and twenty feet mid block. Along Westlake Ave N, the residential street façade of the east building is setback eight feet six inches from the property line.

Since our EDG meeting on March 12th, the design development has remained consistent with the board's preferred massing alternative shown at Pages 4 & 5. The West Building at 1414 Dexter has been pulled back from the north and south property lines an additional 8'-9", reducing its overall frontage width by 17'-6" and providing visual relief and view opportunities along Dexter Ave. N.



PROPOSED DESIGN

DESIGN RESPONSE

These buildings have been designed as a lakeside residence, taking inspiration from the nautical language of the surrounding marinas and utilizing a **bold architecture** to occupy such a prominent position on the lake.

At the urban scale, the two buildings **step with the unique topography** between Westlake and Dexter, illustrating how the sites and recently amended urban planning has informed the design.

Though utilizing a bold architecture to define themselves, the overall massing of the two buildings have been designed to **reflect the rhythm and proportion of the neighborhood**, for a **cohesive fit into a changing neighborhood**.

EDG GUIDANCE AND BOARD RECOMMENDATIONS

ARCHITECTURAL CONCEPT:

The Board supported the conceptual façade design and articulation, but noted the need for human scale at the street level façades and north façade.

- The Board supported the proposed articulation, strong overall design concept, and expression of base/middle/top. (CS2.A, CS2.C.3, CS2.D, DC2.B, DC2.D.2)



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VIEW FROM MOHAI

WEBER THOMPSON



PROPOSED DESIGN

DESIGN RESPONSE

Along Westlake Ave N, the building is U-shaped with the large, open courtyard facing Lake Union. The resulting **street facing façades are smaller** and separated by 80' of open space. A **residential scale pavilion** at the street level occupies some of the space between the façades creating an **assemblage of smaller buildings**.

Following the Board's guidance, the building's façades have been articulated horizontally to reinforce the expression of the base, middle, and top of the building. Building corners have been activated with unique **corner balconies** to add **texture and a finer grain design language** at these highly visible areas of the buildings.

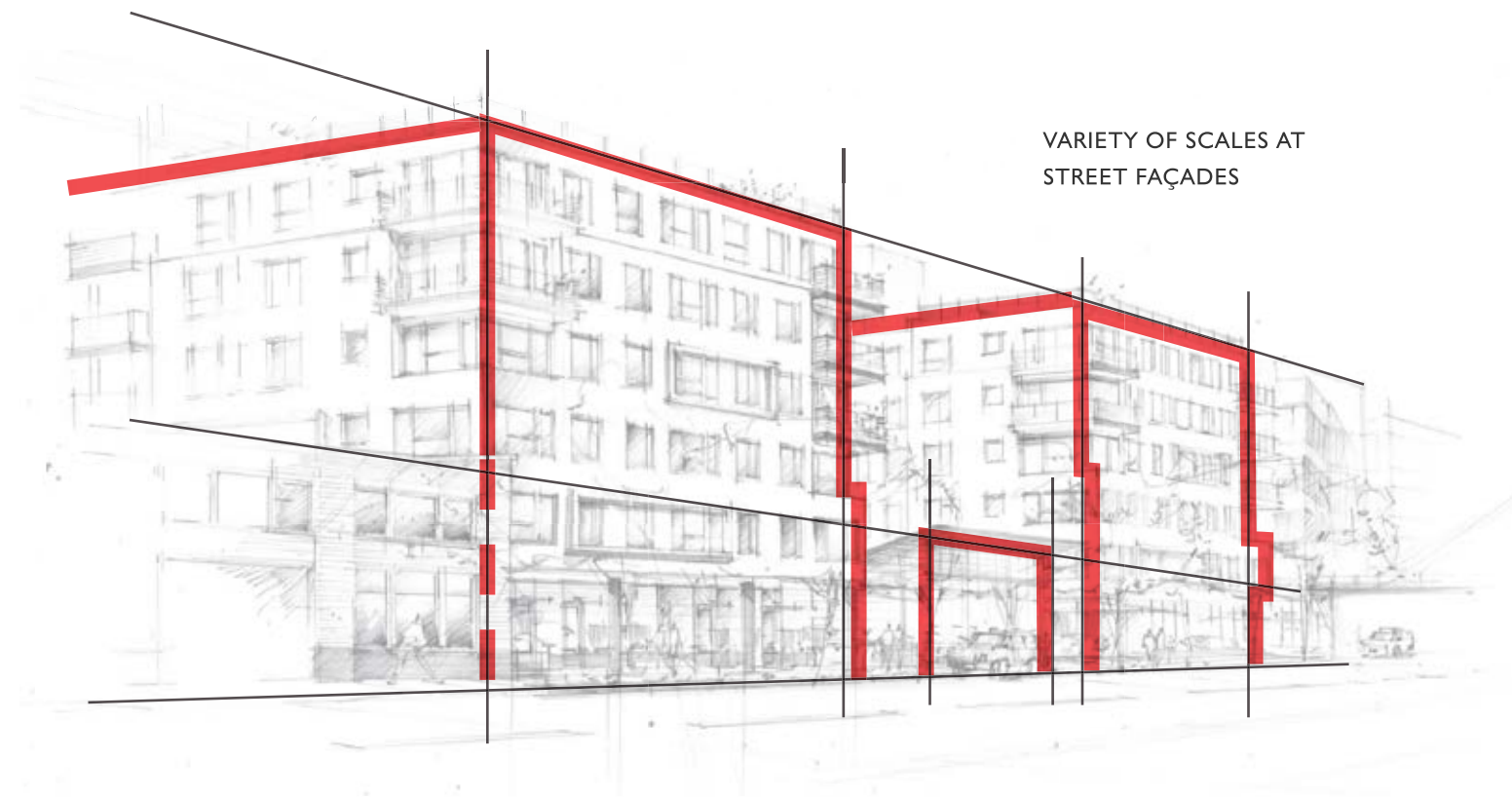
The street level façades have been setback from the property lines to offer privacy for street level residential units. This also provides for more space to enliven the pedestrian experience.



EDG GUIDANCE AND BOARD RECOMMENDATIONS

MASSING RESPONSE TO TOPOGRAPHY, CONTEXT, AND TREES:

- The Board supported the conceptual façade treatment and articulation shown in the EDG meeting. The design should be developed to further express the concepts shown at EDG. (CS2.D.2, DC2.D, DC4.A.1)
- The Board noted that the preferred massings appear to be a better response to Guidelines than the massing alternative that results from retention of the Exceptional Tree(s). The preferred massings provide more usable open space, a better response to nearby streetscape context, and a better opportunity for the development to respond to the site topography. Additional review of this item will be required at the Recommendation stage of review. (CS1.D, DC4.D)



HORIZONTAL ARTICULATION



ARCHITECTURAL CONCEPT:

The Board supported the conceptual façade design and articulation, but noted the need for human scale at the street level façades and north façade.

- The Board supported the proposed articulation, strong overall design concept, and expressions of base/middle/top. (CS2.A, CS2.C.3, CS2.D, DC2.B, DC2.D.2)

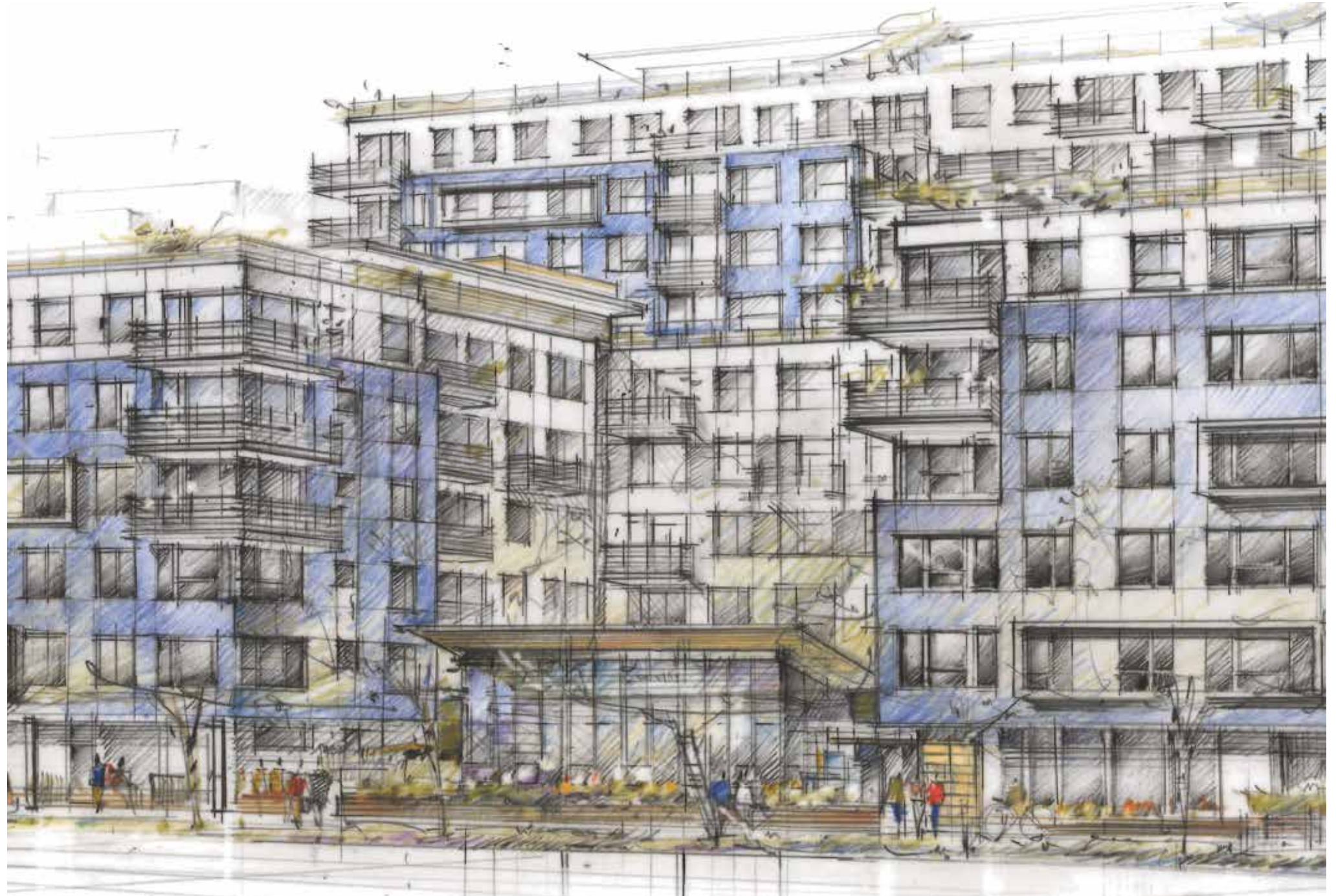


PROPOSED DESIGN

DESIGN RESPONSE

The pavilion sited within the courtyard is a unique design amenity for the residents and the neighborhood. This is a **residentially scaled structure** that helps break down the massing and offers a focal point, a **visual beacon** for the building. Largely composed of glass, this small building provides **views from the street into the courtyard** beyond, developing an inside/outside relationship. This frames the landscaping in the courtyard beyond and invites views deep into the project.

This portion of the street façade is set back from the sidewalk, providing areas for landscaping and water features enlivening the pedestrian experience. The streetscape along Westlake will offer a **uniquely human scale** to the pedestrian experience.



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VIEW FROM ACROSS WESTLAKE AVE N

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DESIGN RESPONSE TO EDG GUIDANCE

EDG GUIDANCE AND BOARD RECOMMENDATIONS

ARCHITECTURAL CONCEPT:

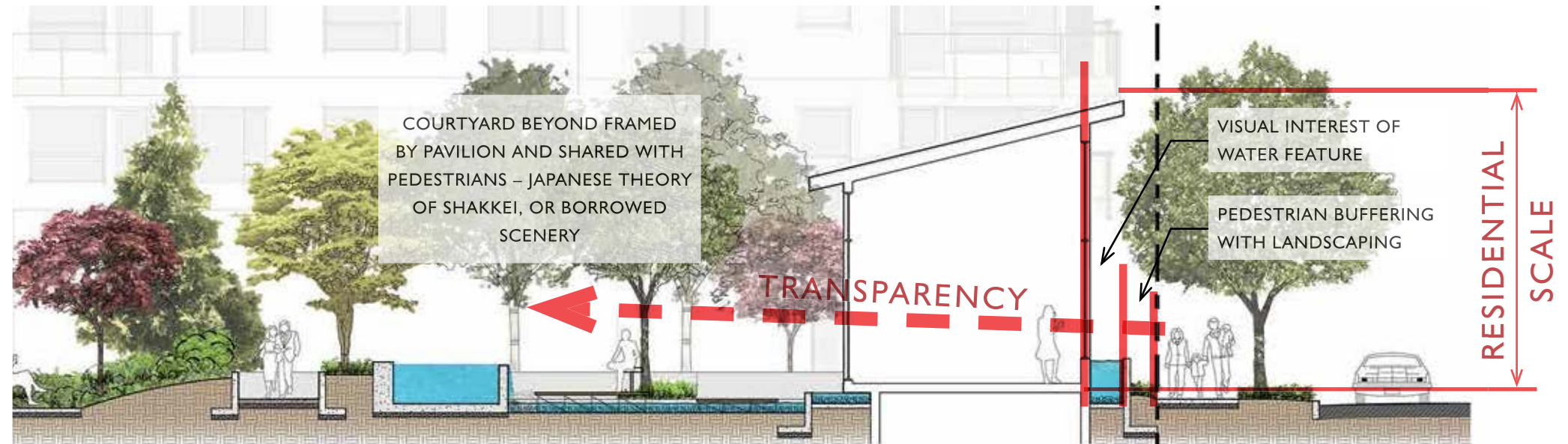
The Board supported the conceptual façade design and articulation, but noted the need for human scale at the street level façades and north façade.

- The street level façades should be designed to relate to the human scale on Westlake and Dexter Avenues. (DC2.D)
- The overall design should set a context of visual interest and human scale at the street level. (CS3.A.4, DC4.A.1)

STREET LEVEL DESIGN ON DEXTER AVE N AND WESTLAKE AVE N:

The Board stressed the importance of designing both the east and west street frontages for flexible uses over time, human-scaled design response to the pedestrian environment, and entries that relate to the street context.

- The street level residential and commercial space should be designed for human scale. (CS2.B.2, DC2.D)
- Dexter is a multi-modal street with focus on transit and bicycle amenities. Westlake is planned with a similar bicycle track. Both Dexter and Westlake may evolve into more commercial corridors with future development, increased pedestrian activity, and increased transportation corridors. The proposed street level façades should therefore be designed for maximum flexibility for future commercial use, while providing the buffers and screening necessary



PROPOSED DESIGN

RESPONDING TO TOPOGRAPHY

The hillside context is that of stepped massing that responds to topography. The proposed design should respond to this context.

At the urban scale, the two buildings step with the unique topography between Westlake and Dexter, illustrating how the sites and recently amended zoning code has informed the design. **This is two sites – two buildings** that each relate to their respective streets: Westlake and Dexter.

The design and configuration of the buildings provide many corner conditions, each an opportunity to relate to the street and **articulate the corners** to create a lively focal point. Furthering the depth and visual interest are frame elements which add to the **playful composition**.



DESIGN RESPONSE TO EDG GUIDANCE

EDG GUIDANCE AND BOARD RECOMMENDATIONS

MASSING RESPONSE TO TOPOGRAPHY, CONTEXT, AND TREES:

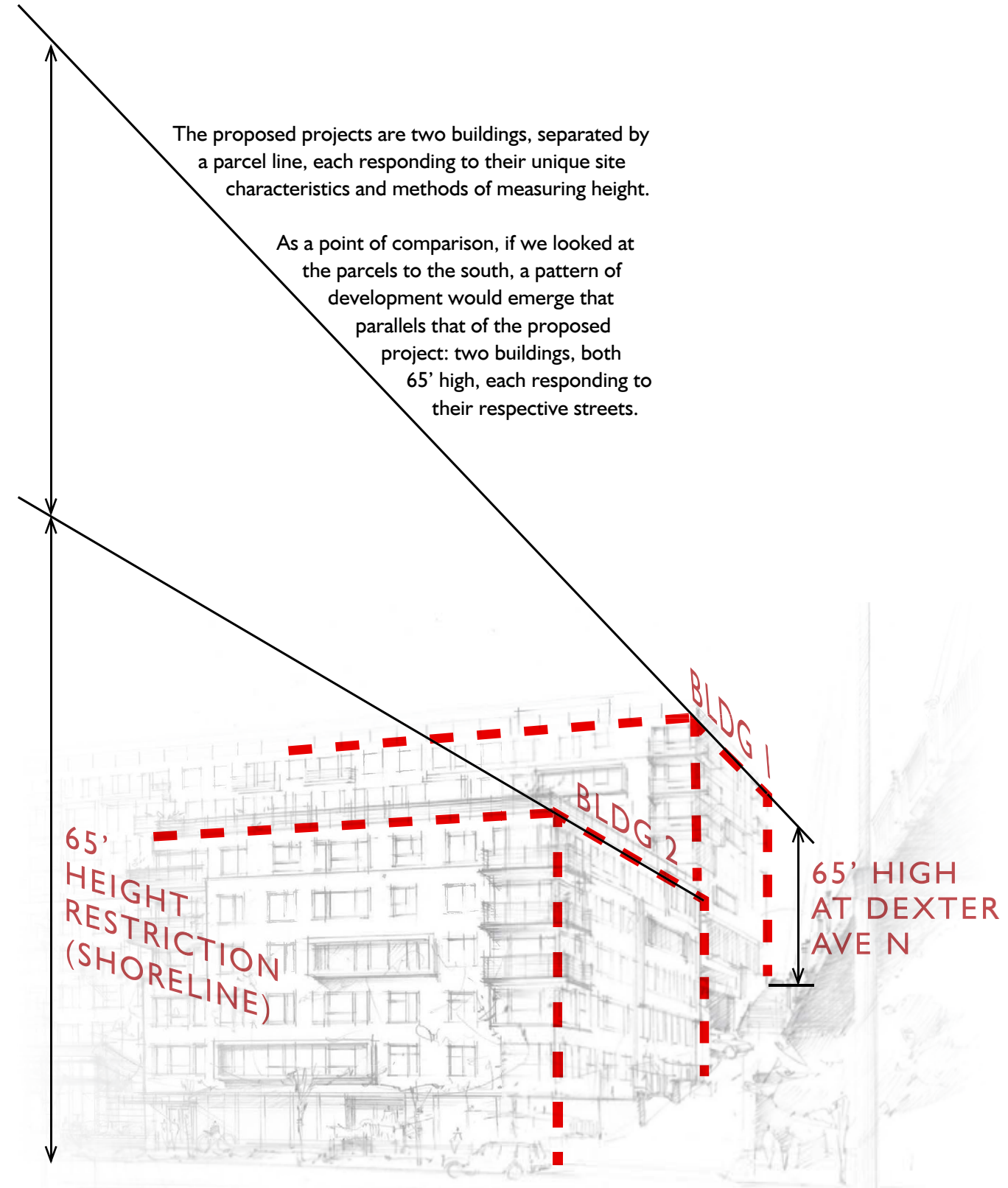
The hillside context is that of stepped massing that responds to topography. The proposed design should respond to this context.

- The proposed design should respond to the stepped massing context through either physically stepping the building with grade, or a strong design that visually expresses the transition with grade. (CS1.C, CS2.B1, CS2.D.2, CS2.I, CS3.I, DC2.C and DC2.D)
- The Board supported the conceptual façade treatment and articulation shown in the EDG meeting. The design should be developed to further express the concepts shown at EDG. (CS2.D.2, DC2.D, DC4.A.1)
- The Board noted that the preferred massing appears to be a better response to Guidelines than the massing alternative that results from retention of the Exceptional Tree(s). The preferred massing provides more usable open space, a better response to nearby streetscape context, and a better opportunity for the development to respond to the site topography. Additional review of this item will be required at the Recommendation stage of review. (CS1.D, DC4.D)

ARCHITECTURAL CONCEPT:

The Board supported the conceptual façade design and articulation, but noted the need for human scale at the street level façades and north façade.

- The Board supported the proposed articulation, strong overall design concept, and expression of base/middle/top. (CS2.A, CS2.C.3, CS2.D, DC2.B, DC2.D.2)
- The design should be designed in response to the high visibility of the northeast corner, due to the adjacent Galer St public right of way and the hill climb/pedestrian bridge. (CS2.C.1, DC4.A.1)
- The proposed architectural concept should express the context of stepped massing on the hillside sites and the lower height zoning and context on Westlake Ave N. (CS2.B.1, CS2.D.2)



PROPOSED DESIGN

DESIGN RESPONSE

North of Galer Street, on a neighboring property, is a valuable pedestrian amenity; a hill climb that creates the only pedestrian link to Queen Anne. The north façade of the proposed design will be clearly visible from this pedestrian thoroughfare. The north façades bring the **lively, playful, and articulate design language** of the Avenue facing façades and utilize the same design approach to relate to the hill climb.

The north façades utilize a **variety of design elements** as well as a **variety of scales** to **step the façades with grade**. Larger scale façade elements step in relation to the topography and in a language that echoes the stepping of neighboring buildings. Smaller scale frame elements step in relation to the hill climb itself, giving pedestrians **human-scaled points of visual interest** as they ascend or descend the path.



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VIEW FROM PEDESTRIAN OVERPASS AT GALER ST

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DESIGN RESPONSE TO EDG GUIDANCE

EDG GUIDANCE AND BOARD RECOMMENDATIONS

MASSING RESPONSE TO TOPOGRAPHY, CONTEXT, AND TREES:

The hillside context is that of stepped massing that responds to topography. The proposed design should respond to this context.

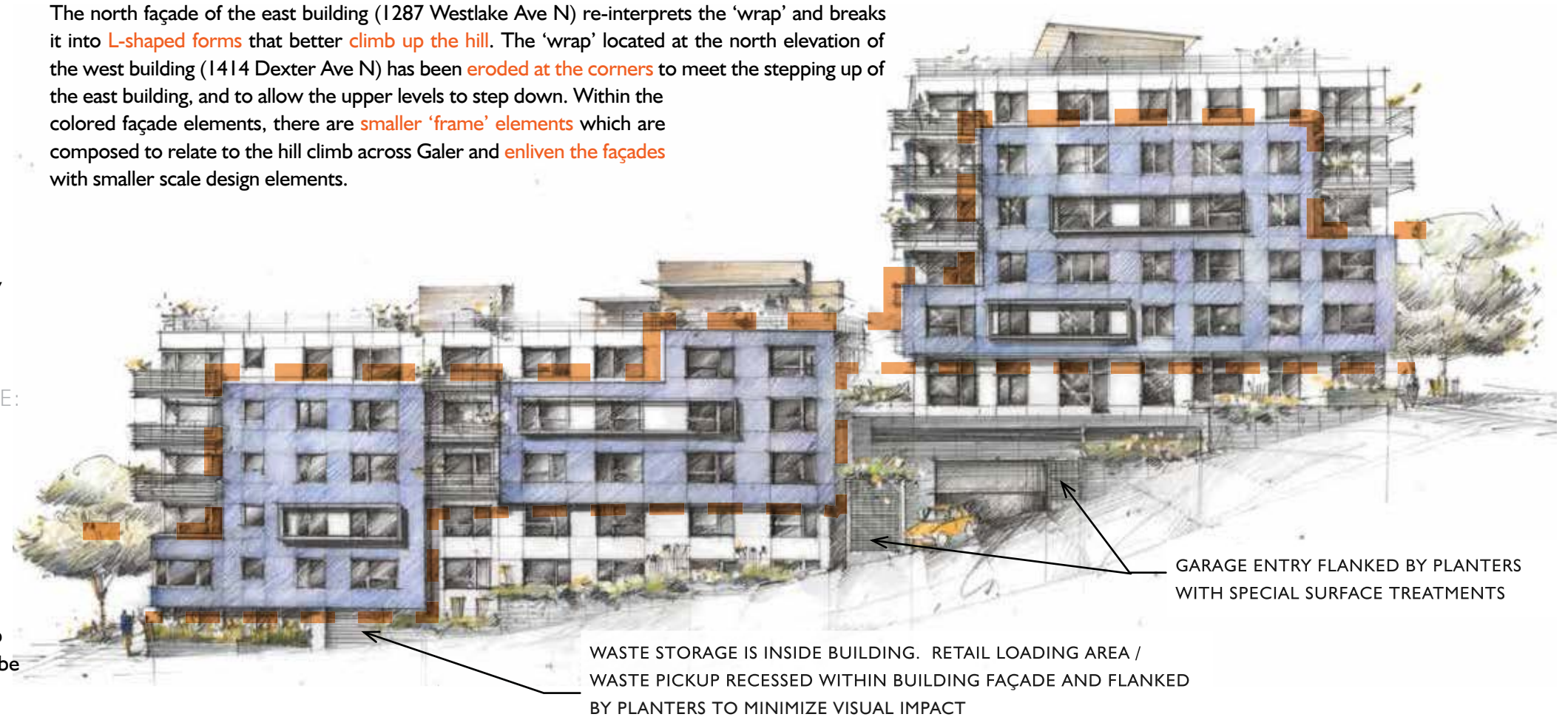
- The proposed design should respond to the stepped massing context through either physically stepping the building with grade, or a strong design that visually expresses the transition with grade. (CS1.C, CS2.B1, CS2.D.2, CS2.I, CS3.I, DC2.C and DC2.D)

RESPONSE TO GALER HILL CLIMB AND PEDESTRIAN BRIDGE:

The proposal should be designed to minimize shadowing or provide a design solution to enhance the Galer hill climb.

- The proposed building design should minimize shadows to the Galer hill climb. (CS1.B)
- The Board supported the applicant's intent to provide a playful and lively design on the north facing façade to enhance the pedestrian experience in the hill climb and pedestrian bridge. The services and parking at the north façade should also be designed to minimize visual impacts to the pedestrian (hill climb). (DC1.C)
- The north façade should include lighting and transparency to maximize safety for the adjacent hill climb. (PL1.B)

The north façade of the east building (1287 Westlake Ave N) re-interprets the 'wrap' and breaks it into L-shaped forms that better climb up the hill. The 'wrap' located at the north elevation of the west building (1414 Dexter Ave N) has been eroded at the corners to meet the stepping up of the east building, and to allow the upper levels to step down. Within the colored façade elements, there are smaller 'frame' elements which are composed to relate to the hill climb across Galer and enliven the façades with smaller scale design elements.



ARCHITECTURAL CONCEPT:

The Board supported the conceptual façade design and articulation, but noted the need for human scale at the street level façades and north façade.

- The design should be designed in response to the high visibility of the northeast corner, due to the adjacent Galer St public right of way and the hill climb/pedestrian bridge. (CS2.C.1, DC4.A.1)
- The proposed architectural concept should express the context of stepped massing on the hillside sites and the lower height zoning and context on Westlake Ave N. (CS2.B.1, CS2.D.2)
- The north façade should be designed with the same careful attention to detail as the street level and upper level façades, given the visibility of this façade from the Galer St hill climb. The upper level façade treatment should be carried down through the garage entry and service uses at grade. (DC2.B, DC2.D)



PROPOSED DESIGN

DESIGN RESPONSE

Dexter is a multi-modal street – the design of the west building can be experienced through **different scales** which relate to the **different speeds** of the various modes of transportation.

At the faster speed of the **vehicle**, the building massing has been broken down into smaller street façades which **relate to the proportion of neighboring buildings** in the neighborhood.

Bicycles move at a medium speed. The design incorporates architectural frame elements and articulated corner conditions that **enliven the façade** and can be perceived from the unique vantage point of the rider.

Pedestrians move at the slowest speed. At the street level, deep building setbacks, human scale features, and thoughtful landscaping offer an opportunity for an **active** and more importantly, **comfortable** pedestrian experience.

The west building is setback from the property lines, offering **increased visibility towards the Galer hill climb**, and **decreased impact of shadows** on the hill climb.



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VIEW FROM NW AT DEXTER AVE N

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DESIGN RESPONSE TO EDG GUIDANCE

EDG GUIDANCE AND BOARD RECOMMENDATIONS

RESPONSE TO GALER HILL CLIMB AND PEDESTRIAN BRIDGE:

The proposal should be designed to minimize shadowing or provide a design solution to enhance the Galer hill climb.

- The design should include paving patterns, wayfinding signage, or other design cues to highlight the adjacent pedestrian amenity of the hill climb and pedestrian bridge over Westlake Ave N. (PLI.B, DC3)
- The Board supported the applicant's intent to provide a playful and lively design on the north facing façade to enhance the pedestrian experience in the hill climb and pedestrian bridge. The services and parking at the north façade should also be designed to minimize visual impacts to the pedestrian (hill climb). (DC1.C)
- The north façade should include lighting and transparency to maximize safety for the adjacent hill climb. (PLI.B)

STREET LEVEL DESIGN ON DEXTER AVE N AND WESTLAKE AVE N:

The Board stressed the importance of designing both the east and west street frontages for flexible uses over time, human-scaled design response to the pedestrian environment, and entries that relate to the street context.

- The street level residential and commercial space should be designed for human scale. (CS2.B.2, DC2.D)



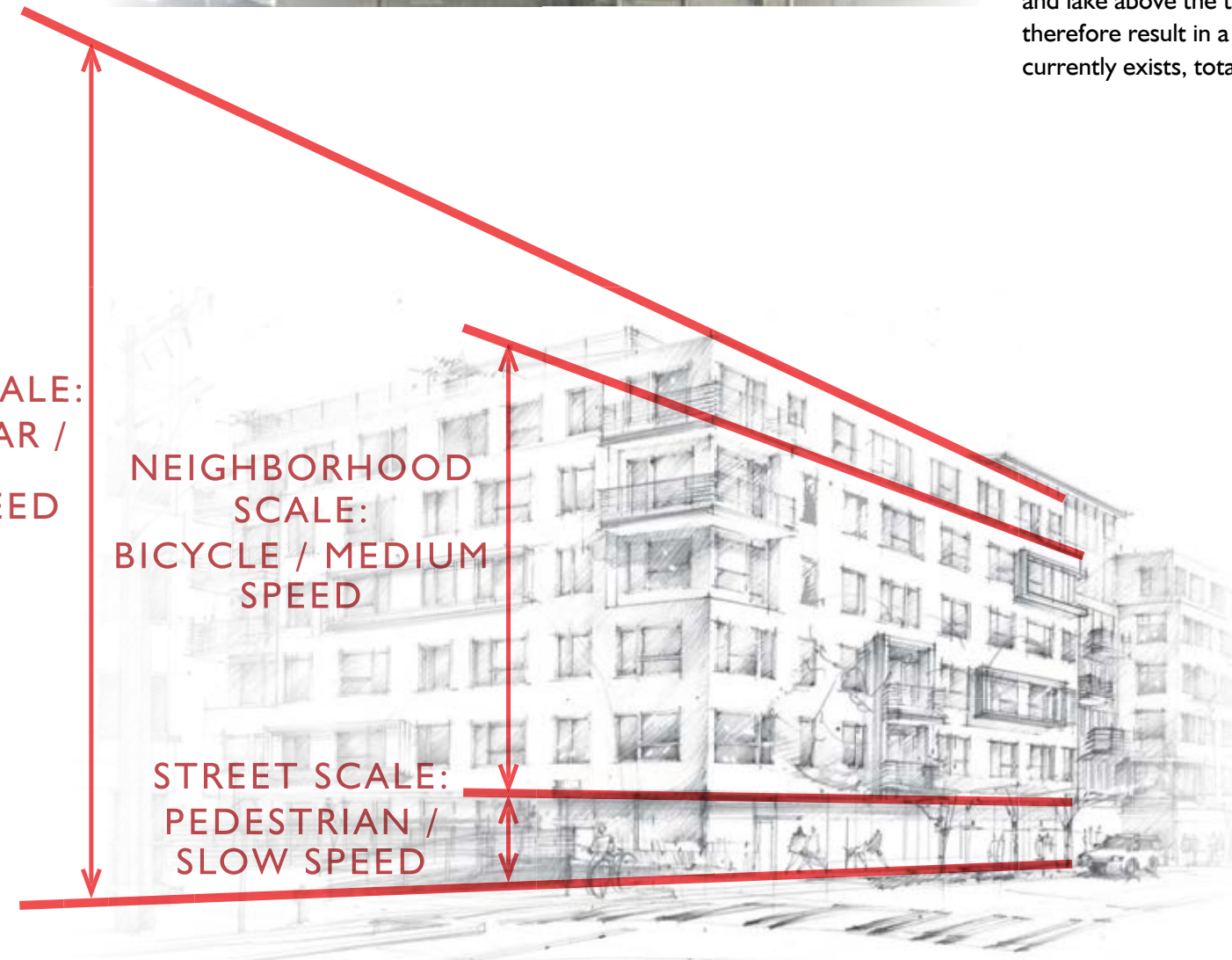
The space between the project sites and the neighboring property to the north is a Right of Way – manipulating the sidewalk or paving is not possible. To respond to the guidance of enhancing the Galer hill climb, the vegetated area at the dead-end of Galer will be revised to **increase views of the hill climb** and of Lake Union beyond.

Replacement trees would be shorter (approximately 25 to 28 feet at mature height) and would be planted **further down the vegetated slope** (to the east) within the Galer Street right-of-way. Once the replacement trees reach maturity, only the tops of the trees would be visible at-grade at Dexter Avenue North, allowing views to the hill climb and lake above the tree tops. The replacement trees would therefore result in a much broader view corridor than currently exists, totaling approximately 30 feet in width.

URBAN SCALE:
VEHICULAR /
HIGH SPEED

NEIGHBORHOOD
SCALE:
BICYCLE / MEDIUM
SPEED

STREET SCALE:
PEDESTRIAN /
SLOW SPEED



PROPOSED DESIGN

DESIGN RESPONSE

The northern areas of South Lake Union are changing rapidly. Though retail is not required, the projects are anticipating the need for neighborhood amenity by designing **flexibility into the street level residential spaces**. The residential units of both buildings share a common floor level, utilize commercial grade storefront glazing systems, and have high ceilings. Combined, these features provide the spatial requirements and design features which would allow retail space to thrive.

Along Dexter Ave N, the main street façade of the west building is set back eight feet six inches from the property line, and twenty feet mid block. Along Westlake Ave N, the residential street façade of the east building is setback eight feet six inches from the property line. These setbacks offer private outdoor space for residents, while allowing area for landscaping and space to create privacy. Should retail occupy these spaces in the future, **this setback area will allow for retail space to spill out, without compromising the space needed for pedestrian movement at the sidewalk.**

Midblock, the west building's lobby is within the deepest setback, allowing for a **generous transition between public and private**. This area will be landscaped and enhanced with overhead coverage and provide a **safe waiting area** for resident pick up and drop off.



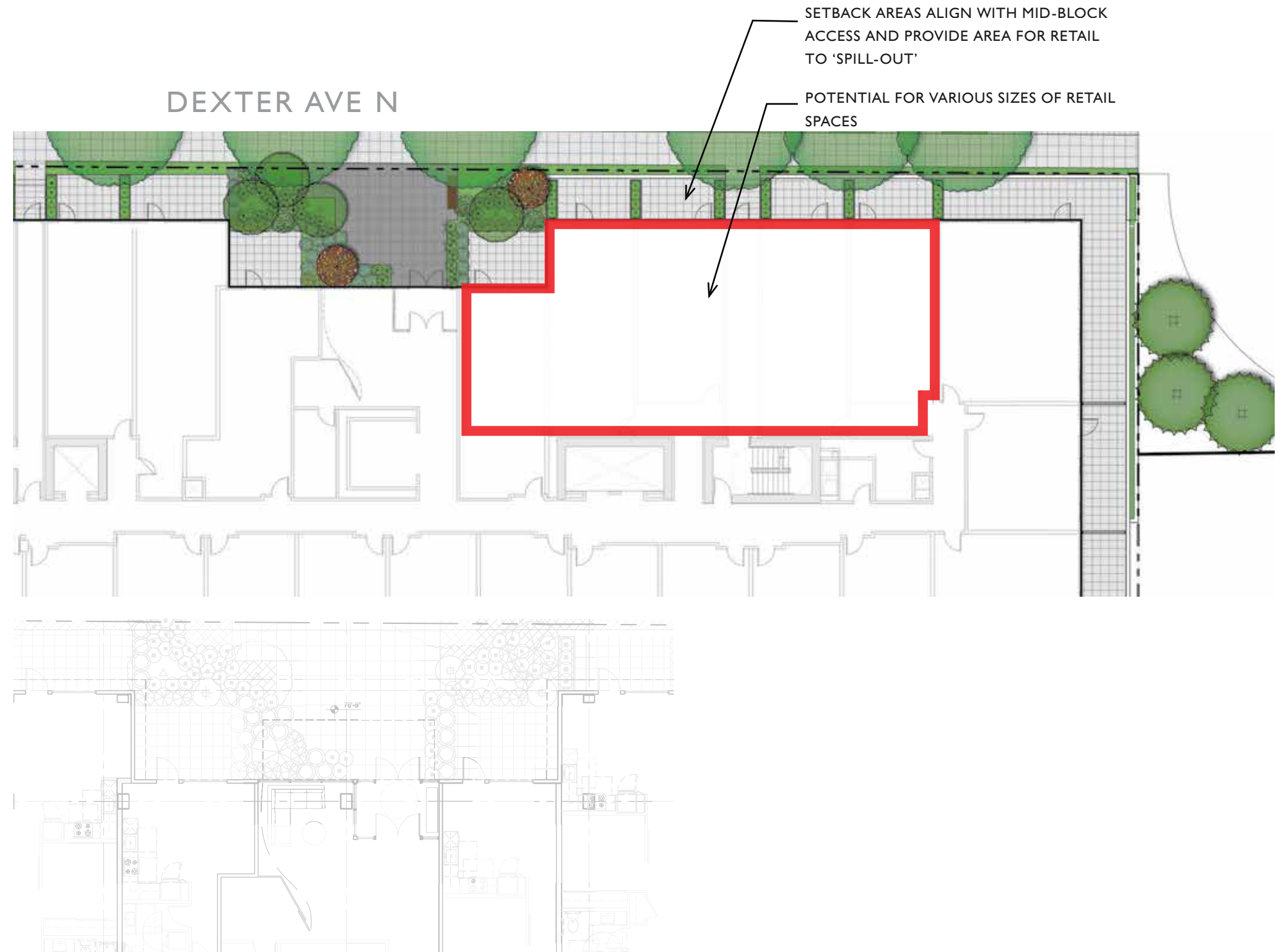
DESIGN RESPONSE TO EDG GUIDANCE

EDG GUIDANCE AND BOARD RECOMMENDATIONS

STREET LEVEL DESIGN ON DEXTER AVE N AND WESTLAKE AVE N:

The Board stressed the importance of designing both the east and west street frontages for flexible uses over time, human-scaled design response to the pedestrian environment, and entries that relate to the street context.

- The street level residential and commercial space should be designed for human scale. (CS2.B.2, DC2.D)
- Dexter is a multi-modal street with focus on transit and bicycle amenities. Westlake is planned with a similar bicycle track. Both Dexter and Westlake may evolve into more commercial corridors with future development, increased pedestrian activity, and increased transportation corridors. The proposed street level façades should therefore be designed for maximum flexibility for future commercial use, while providing the buffers and screening necessary. Potential strategies include moveable planters to define patios/provide screening, designing street frontages with large glazed areas and potential for future signage, providing commercially dimensioned depth and height at the street level, using non-structural interior walls between units, etc.
- The street level design should enhance the building entries and provide waiting/loading areas for resident pickup/drop off. The Board noted that the busy Avenues present a challenge for this function near the entries. (PL3.A)
- Both Dexter and Westlake street frontages should be designed to complement the existing and proposed bicycle corridors and transit corridors. (PL4.B, PL4.C)



PROPOSED DESIGN

DESIGN RESPONSE

New zoning regulations allow for taller buildings, while also creating a strong mid-height datum. This 'podium' height has the unintended consequence of creating an 'urban canyon'. The proposed design has **varied rooflines**, which help break up the massing to alleviate this effect. The street facing façades are broken down into **smaller proportions** that reflect the **rhythm and scale of the neighborhood**.

The lobby of the west building is located mid-block, within the area of the deepest building setback. This recessed portion of the building reaches to the solarium, the highest part of the building making the building entry distinct and easy to identify. The largely glass **solarium will act as a beacon, harkening back to the pavilion entry of the other building**.

Queen Anne Hill rises to the west, which reveals the **roofscape, or fifth façades** to the buildings above. This will be one of the most active areas of the buildings, receiving **thoughtful landscaping and wide open outdoor amenity spaces**.



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AERIAL VIEW FROM SW

WEBER THOMPSON



DESIGN RESPONSE TO EDG GUIDANCE

EDG GUIDANCE AND BOARD RECOMMENDATIONS

STREET LEVEL DESIGN ON DEXTER AVE N AND WESTLAKE AVE N:

The Board stressed the importance of designing both the east and west street frontages for flexible uses over time, human-scaled design response to the pedestrian environment, and entries that relate to the street context.

- The street level residential and commercial space should be designed for human scale. (CS2.B.2, DC2.D)
- The street level design should enhance the building entries and provide waiting/loading areas for resident pickup/drop off. The Board noted that the busy Avenues present a challenge for this function near the entries. (PL3.A)
- Both Dexter and Westlake street frontages should be designed to complement the existing and proposed bicycle corridors and transit corridors. (PL4.B, PL4.C)

ARCHITECTURAL CONCEPT:

The Board supported the conceptual façade design and articulation, but noted the need for human scale at the street level façades and north façade.

- The Board supported the proposed articulation, strong overall design concept, and expression of base/middle/top. (CS2.A, CS2.C.3, CS2.D, DC2.B, DC2.D.2)

MASSING RESPONSE TO TOPOGRAPHY, CONTEXT, AND TREES:

The hillside context is that of stepped massing that responds to topography. The proposed design should respond to this context.

- The Board supported the proposed articulation, strong overall design concept, and expression of base/middle/top. (CS2.A, CS2.C.3, CS2.D, DC2.B, DC2.D.2)
- The Board supported the conceptual façade treatment and articulation shown in the EDG meeting. The design should be developed to further express the concepts shown at EDG. (CS2.D.2, DC2.D, DC4.A.1)



VARIED ROOFLINES ALLEVIATE 'URBAN CANYON'

STREET FAÇADES REFLECT SIZE, RHYTHM, AND PROPORTION OF NEIGHBORING DEVELOPMENTS

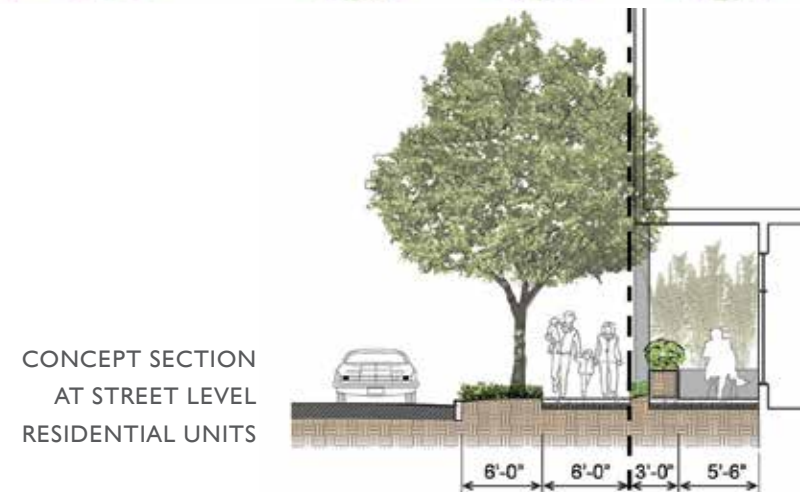


LANDSCAPE DESIGN

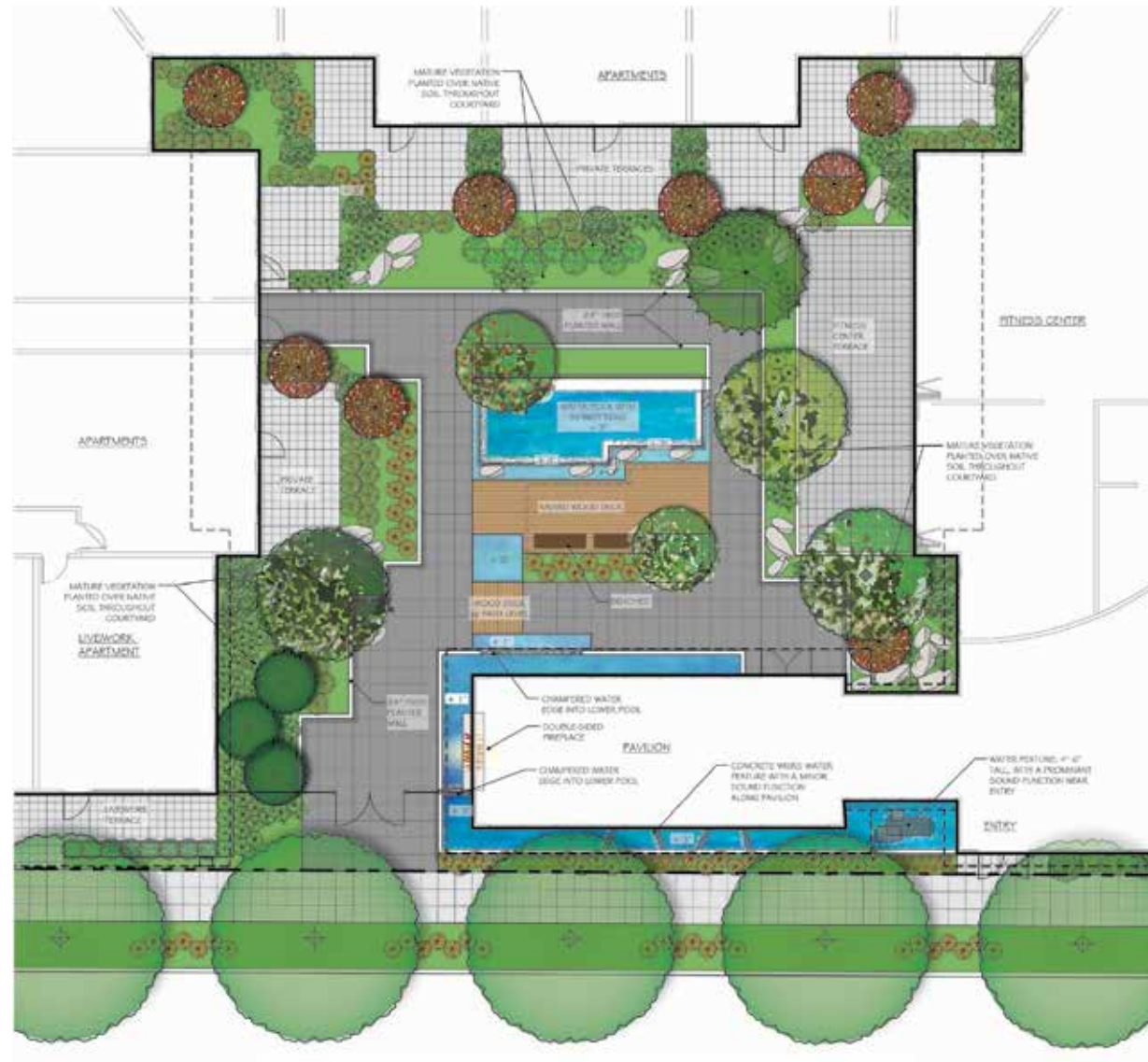
Generous building setbacks along each avenue offer opportunities for landscape design that respond to pedestrian wayfinding mechanisms as well as the experience to the user. The east building along Westlake Ave. N. offers a multi-layered landscape buffer along the residential unit façade. The multi-layered buffer consists of a 1'-wide planting strip along the back of sidewalk edge as well as a 2'-wide raised planter to accommodate taller plant material. The design team selected plant material that facilitates a buffering mechanism but allows for transparency for efficient daylighting into these units and their respective patios. The east building has also incorporated a stormwater bio-planter structure located in the SE corner of the building. This planter is approximately 240 sf in size and will collect stormwater from the adjacent roof-level. The east building also offers a private courtyard that takes advantage of having a condition of no structure below. Thus, the design accommodates larger landscape gestures such as the following: a water feature that encompasses the building's Lobby/Pavilion and provides an experience along Westlake Ave. as well as an active element in the private courtyard space; small site-walls to define circulation within the courtyard from private terraces that surround the perimeter; and larger plant material within the native soil for maximum expression and mature vegetated microclimates. 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. Larger than required street trees (3 1/2" vs. 2 1/2") are proposed to provide immediate scale to the streetscape improvements as well as break the building façade down to a pedestrian-friendly scale.

Both buildings fully take advantage of their location and surrounding views when perched atop their respective roof decks. They both have roof deck terraces that include 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, green roof components as well as raised planters. The roof deck designs incorporate a cabana-like structure that act as an 'open-air' room. These provide small to medium groups opportunity for private socializing while also providing the roof deck a special amenity element that adds to the overall experience. 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.

The west building along Dexter Ave. N takes advantage of the building setback as well, by provide planting buffer along Dexter Ave. N. to the residential units that exist on the building façade. As with the east building, larger than required street trees (3 1/2" vs. 2 1/2") are proposed along Dexter Ave. to provide immediate scale to the streetscape improvements as well as break the building façade down to a pedestrian-friendly scale. The planting design 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. The private patios along the west façade are buffered from the east building by incorporating a dense planting strip that's aesthetically reinforced by a greenscreen panel for vertical vegetation and façade softening.



LANDSCAPE DESIGN



LANDSCAPE DESIGN

EDG GUIDANCE AND BOARD RECOMMENDATIONS

COURTYARDS AND LANDSCAPING:

The Board supported the courtyard location, the proposed conceptual landscape plan with large caliper trees in native soil courtyards, and the removal of the Exceptional Tree(s).

- The proposed design should maximize sunlight to the east courtyard. (CS1.B)
- The Board noted that retaining the Exceptional Trees would result in less usable landscaped open space than the preferred alternative. (CS1.D, DC4.D)
- The Board strongly supported the intent to provide large caliper trees in the courtyards. (CS1.D)
- The courtyard size and native soil condition (no garage structure below) present an opportunity for sustainable design. The design should be developed to maximize water retention/treatment/landscaping/materials. (CS1.I)



ARCHITECTURAL CONCEPT:

The Board supported the conceptual façade design and articulation, but noted the need for human scale at the street level façades and north façade.

- The Board supported the proposed articulation, strong overall design concept, and expression of base/middle/top. (CS2.A, CS2.C.3, CS2.D, DC2.B, DC2.D.2)



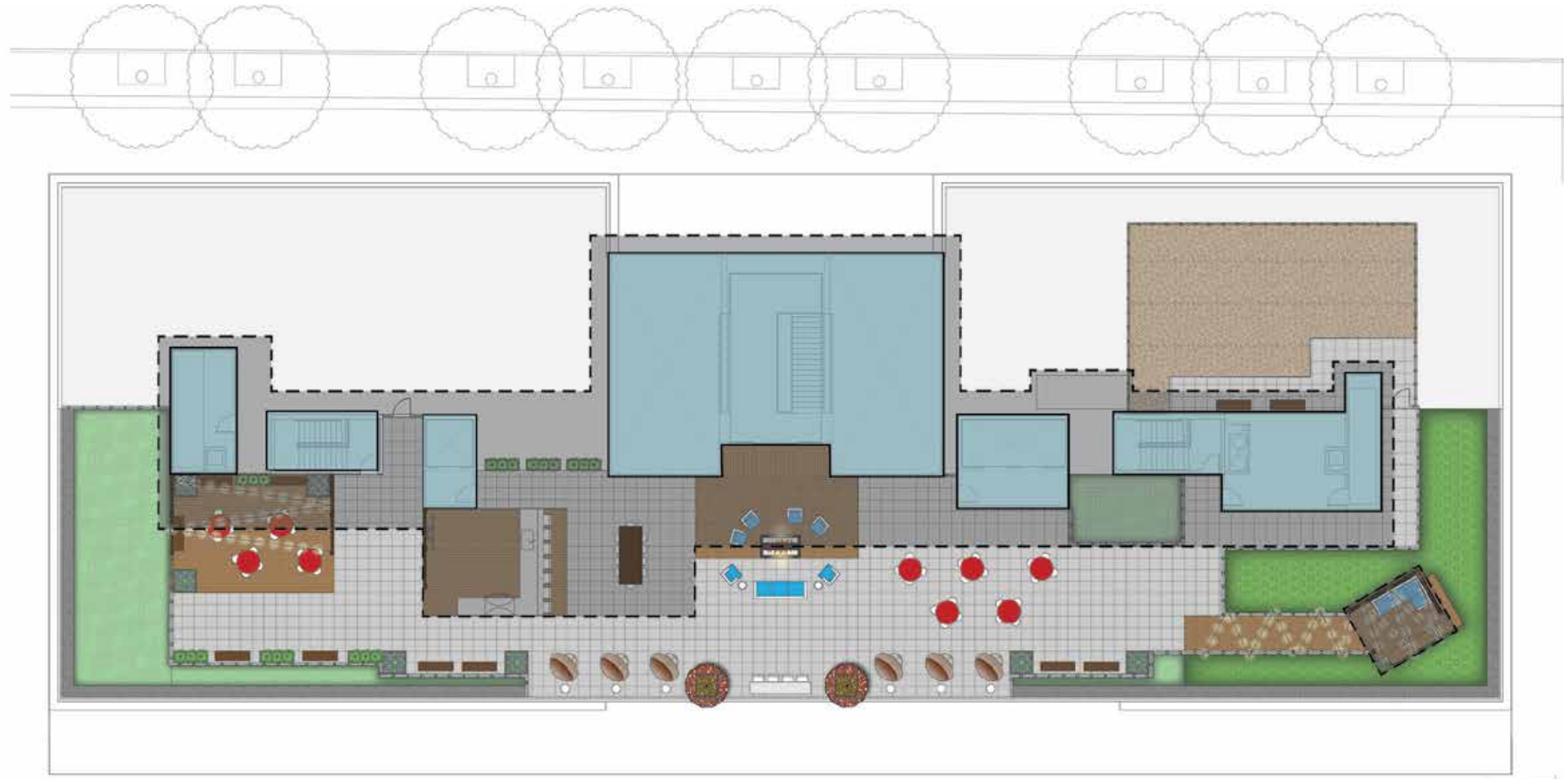
LANDSCAPE DESIGN



The west building along Dexter Ave. N. takes advantage of the building setback by providing a planting buffer along Dexter Ave. N. to the residential units that exist on the building façade. 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.



LANDSCAPE DESIGN



LANDSCAPE DESIGN

FEATURE TREES



PAPER BIRCH



MOUNTAIN SILVERBELL



VINE MAPLE



JAPANESE SNOWBELL



FALSE CYPRESS



STAR MAGNOLIA



JAPANESE MAPLE



SHORE PINE



PAGODA DOGWOOD



CLEOPATRA SASANQUA CAMILLIA



EVERGREEN HUCKLEBERRY

TREES, SHRUBS & GROUNDCOVER



DELAVAY OSMANTHUS



DEER FERN



SALAL



REDTWIG DOGWOOD



DWARF PERIWINKLE



BISHOP'S HAT

LANDSCAPE DESIGN



PLANTERS WITH JAPANESE MAPLES



PLANTERS WITH SHRUBS



ENGLISH LAVENDER



GOLDEN GODDESS BAMBOO

PLANTERS, TREES, & SHRUBS



DECKING & PEDESTAL PAVERS



GREEN ROOF MIX 1



GREEN ROOF MIX 2



DEEP GREEN ROOF 1



DEEP GREEN ROOF 2

WALKING SURFACES & GREEN ROOF

FAZIO
ASSOCIATES INC
LANDSCAPE ARCHITECTS



HOLLAND RESIDENTIAL

WESTLAKE STEPS

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LANDSCAPE CONCEPT

WEBER THOMPSON



LANDSCAPE DESIGN



AMERICAN HORNBEAM



JACQUEMONTII BIRCH



GOLDEN RAIN TREE



JAPANESE MAPLE



PAGODA DOGWOOD



CLEOPATRA SASANQUA
CAMILLIA



GOLDEN GODDESS
BAMBOO



EVERGREEN CLEMATIS



DELAVAY OSMANTHUS



CREEPING MAHONIA



SALAL



REDTWIG DOGWOOD



DWARF PERIWINKLE

STREET TREES, OTHER SITE TREES & PLANTS



SHORE PINE



DEER FERN



SHIROBANA SPIRAEA



SLOUGH SEDGE

BIORETENTION

FAZIO
ASSOCIATES INC
LANDSCAPE ARCHITECTS



DRAWINGS

FLOORPLANS

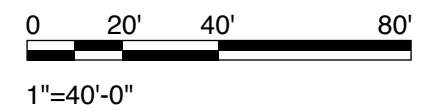
- PARKING
- CIRCULATION
- RESIDENTIAL
- RETAIL



LEVEL 1 / LEVEL P1



LEVEL 2 / LEVEL P2



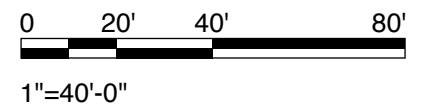
FLOORPLANS



LEVEL 3 / LEVEL P3



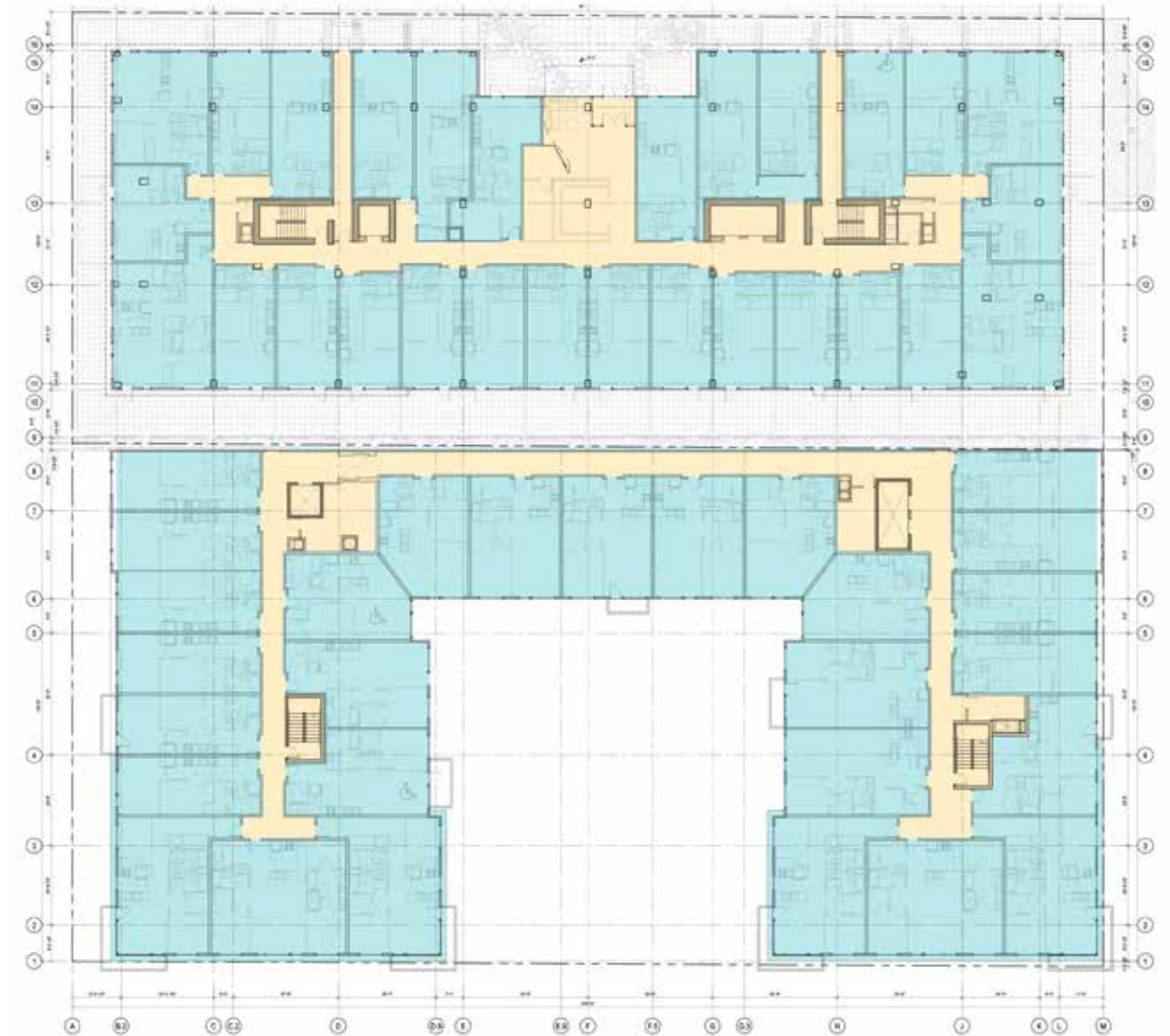
LEVEL 4 / LEVEL P4



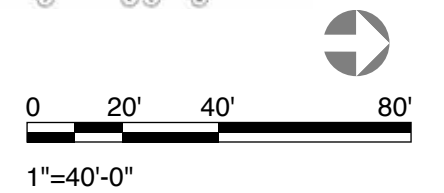
FLOORPLANS



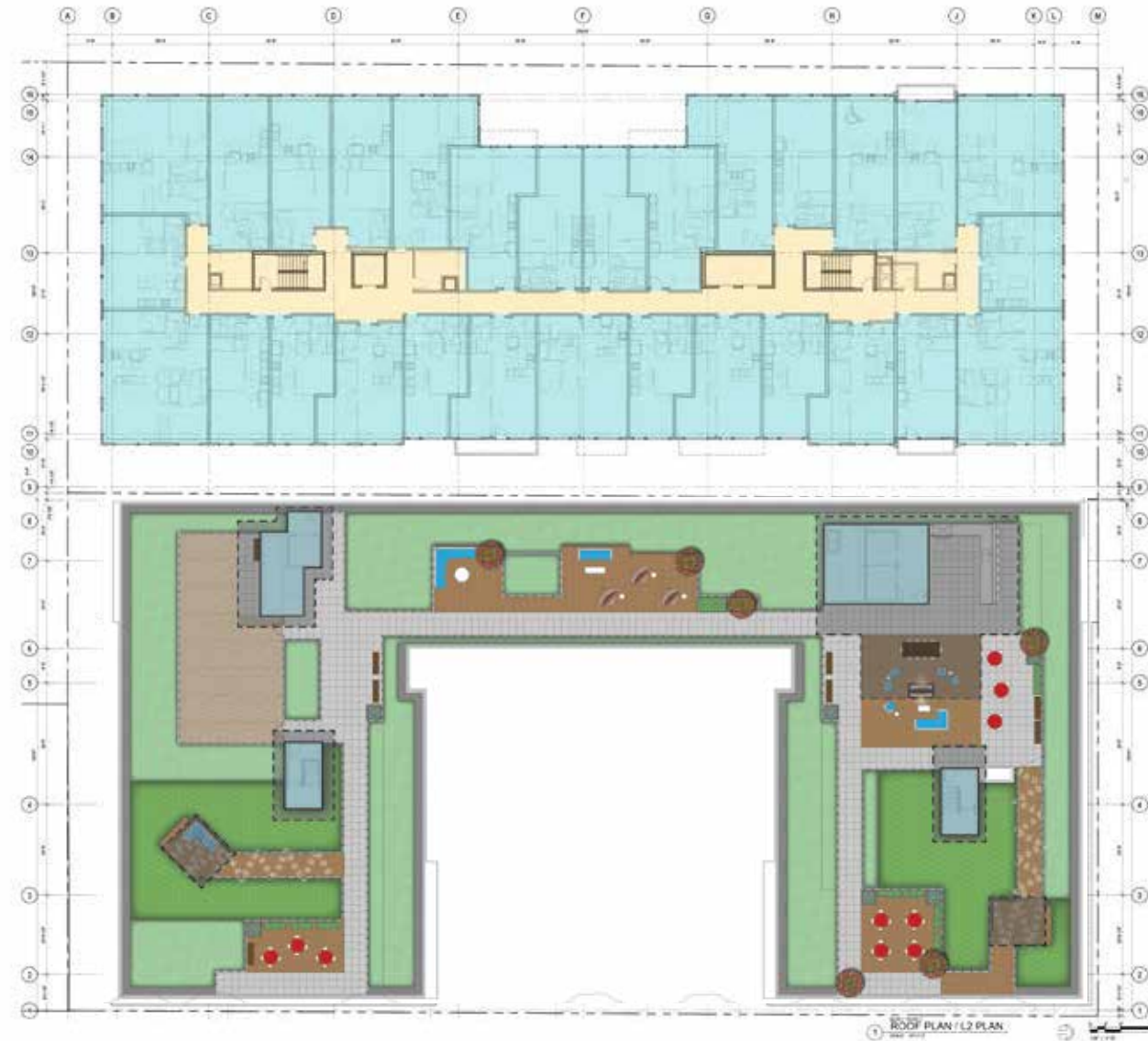
LEVEL 5 / OPEN



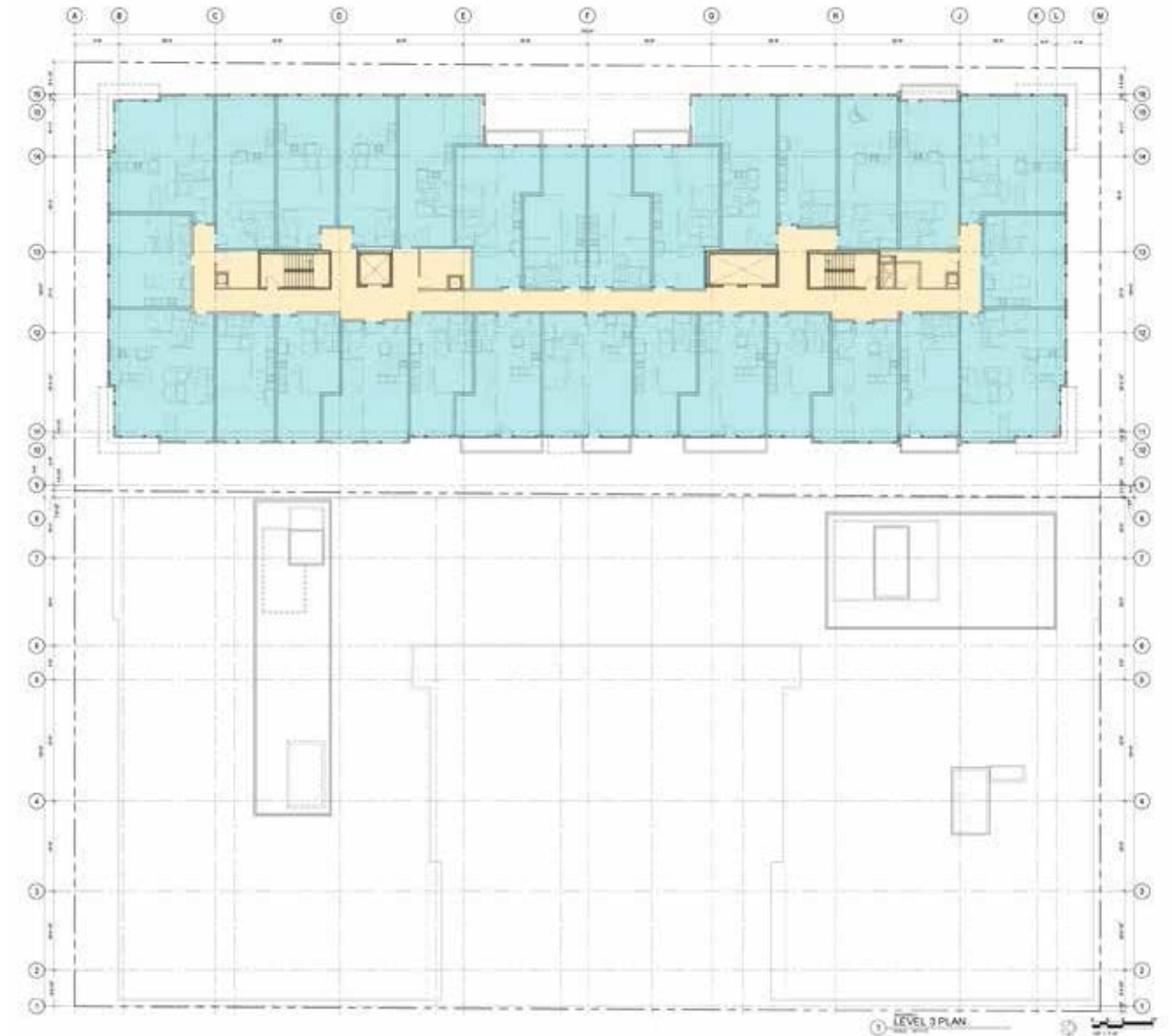
LEVEL 6 / LEVEL LI



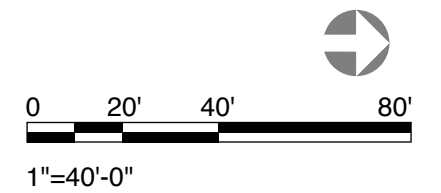
FLOORPLANS



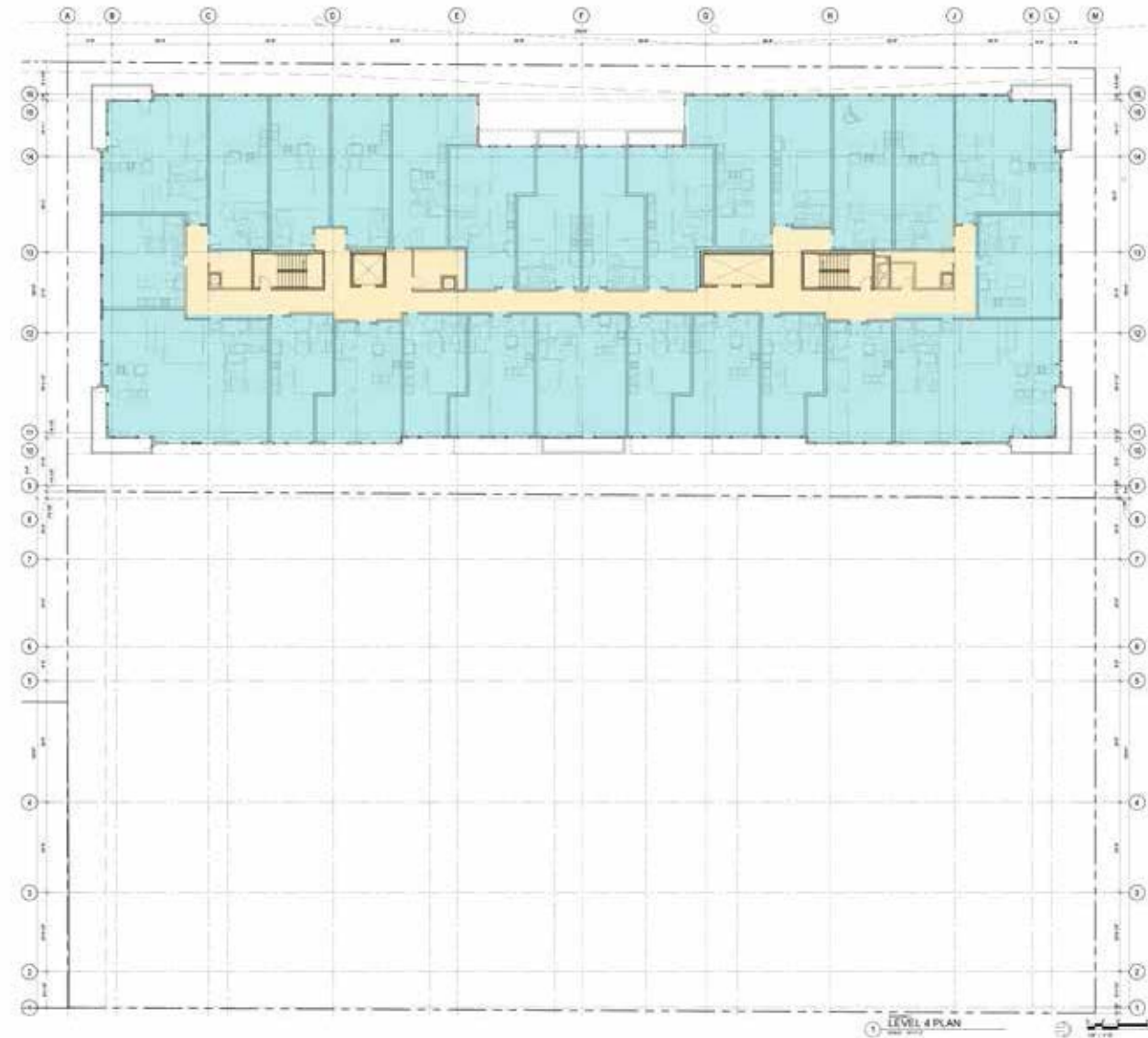
ROOF / LEVEL 2



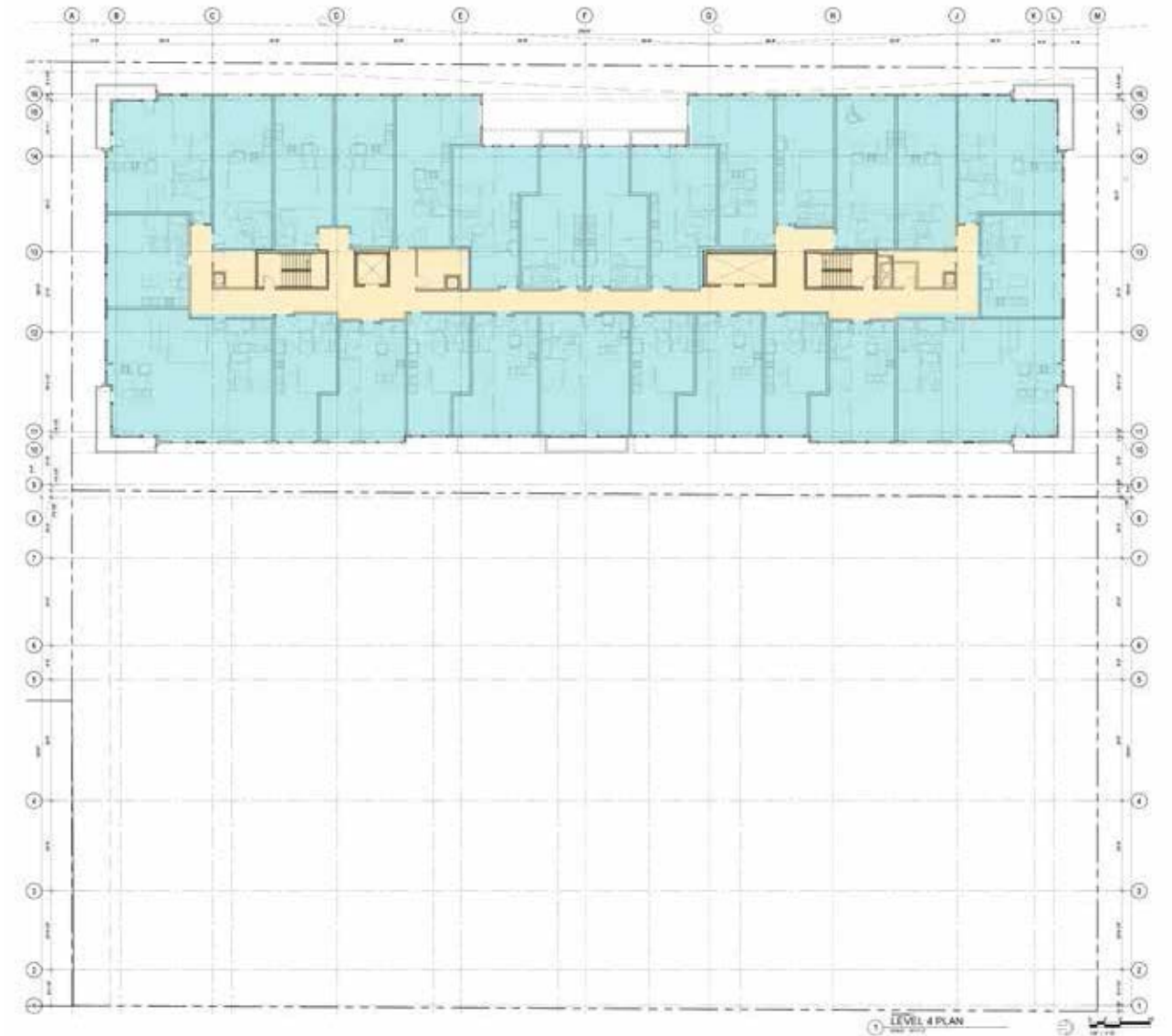
LEVEL 3



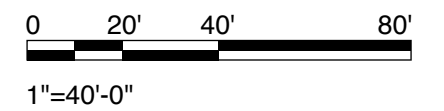
FLOORPLANS



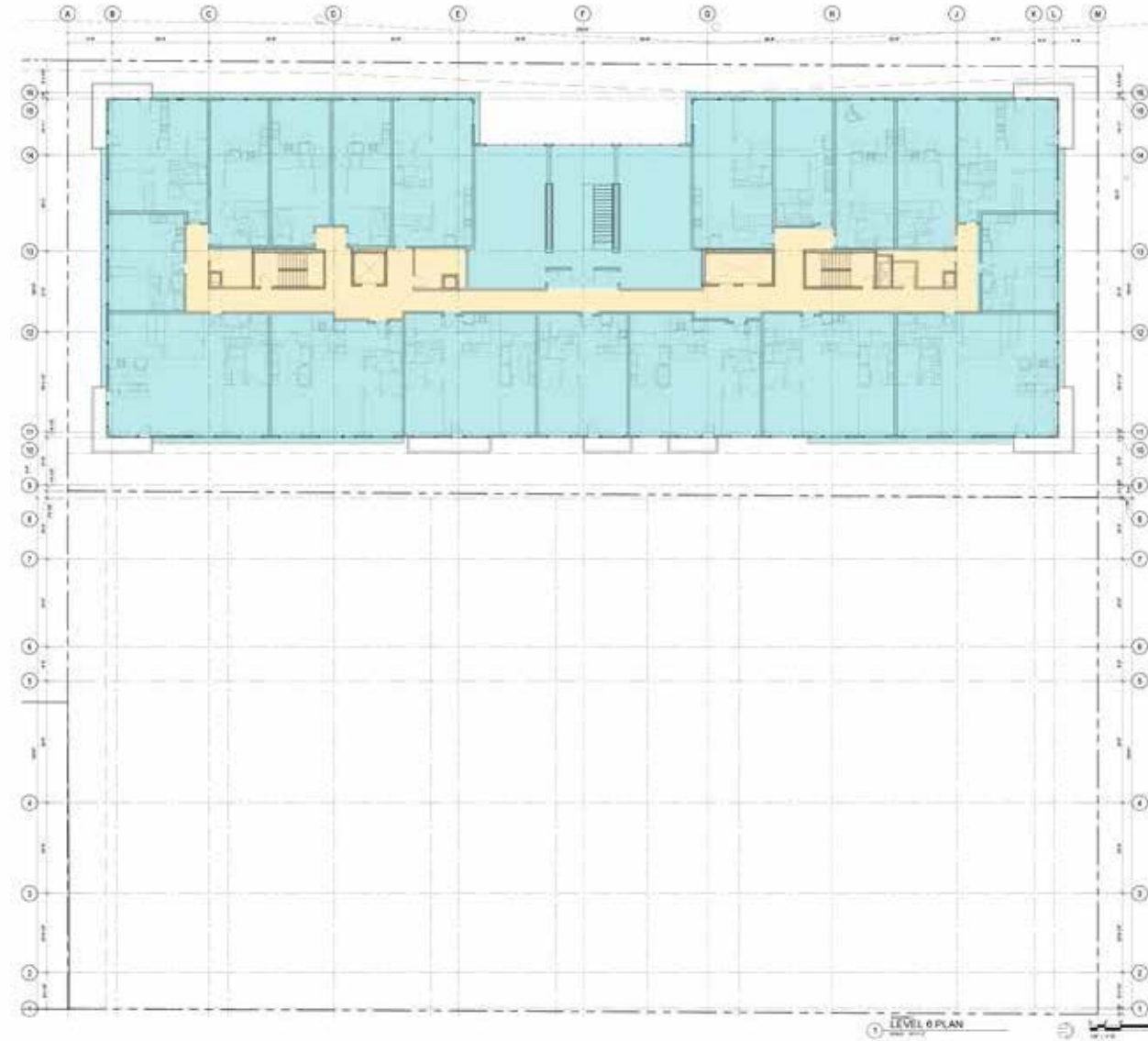
LEVEL 4



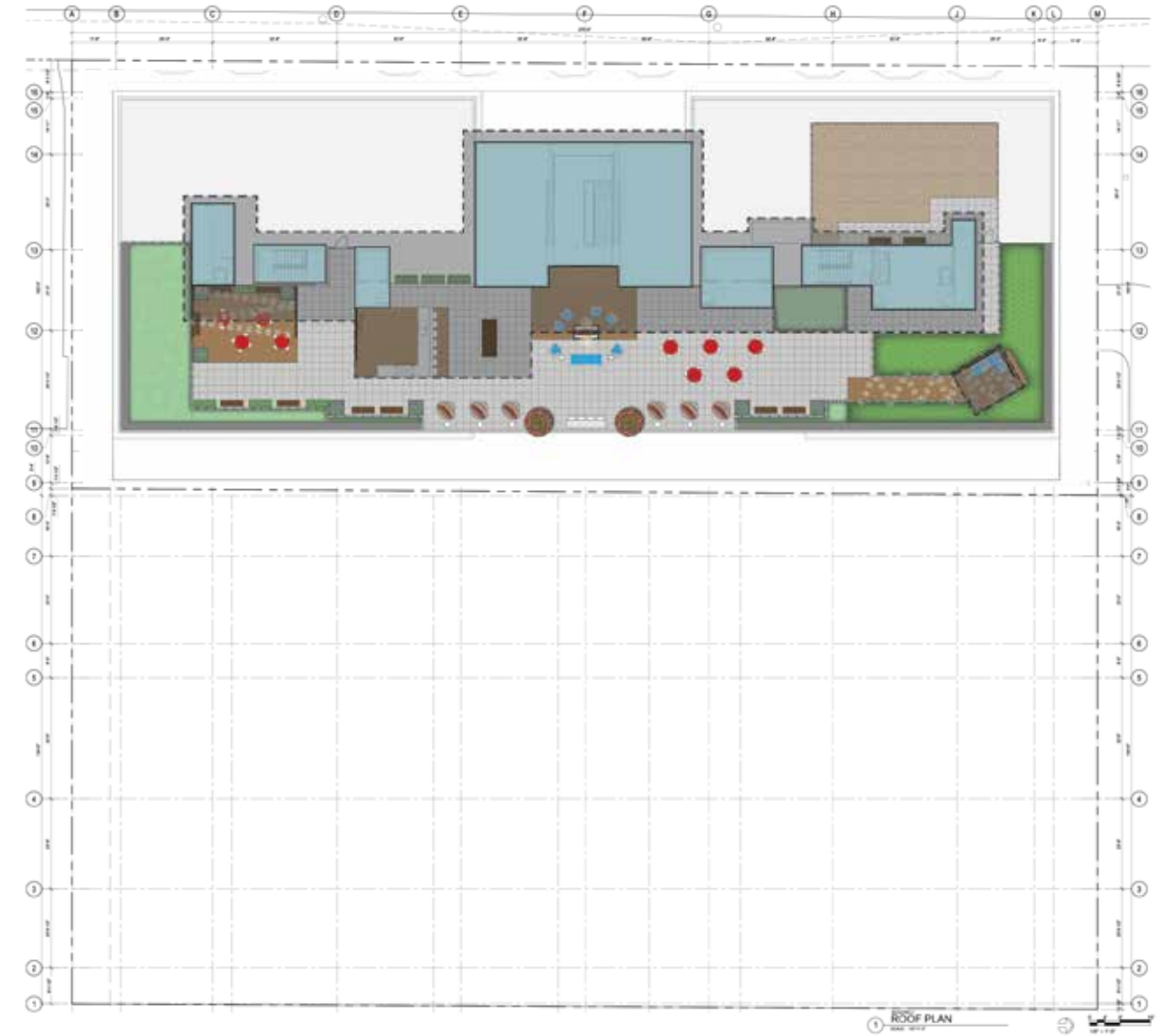
LEVEL 5



FLOORPLANS



LEVEL 6

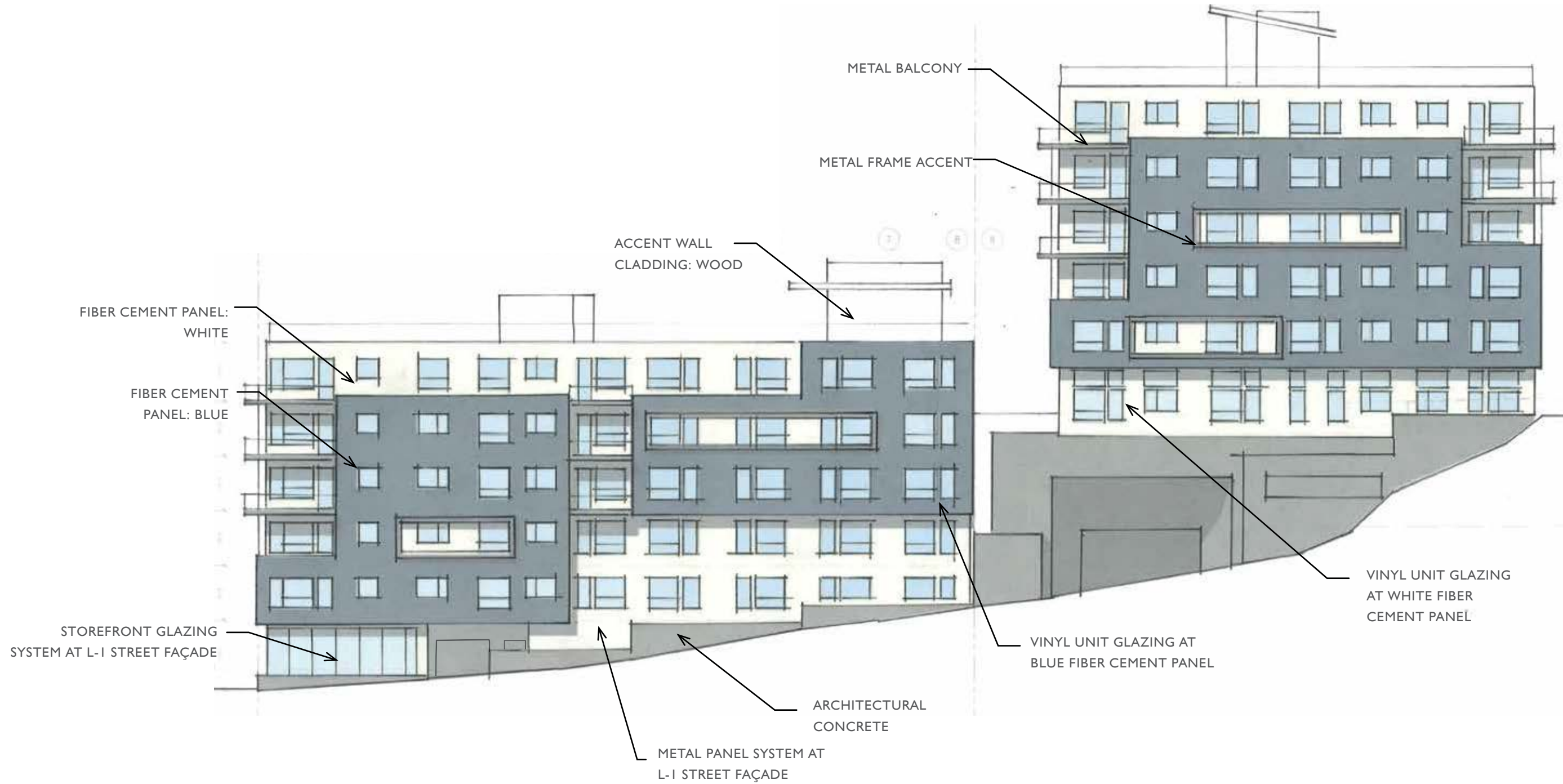


ROOF

0 20' 40' 80'
1"=40'-0"



ELEVATIONS



ELEVATIONS



ELEVATIONS



ELEVATIONS



ELEVATIONS



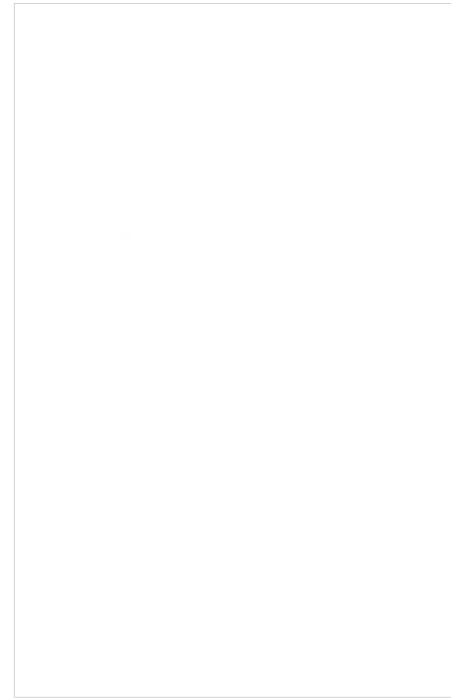
MATERIALS



FIBER CEMENT PANEL – BLUE



FIBER CEMENT PANEL – WHITE



METAL PANEL SYSTEM – WHITE



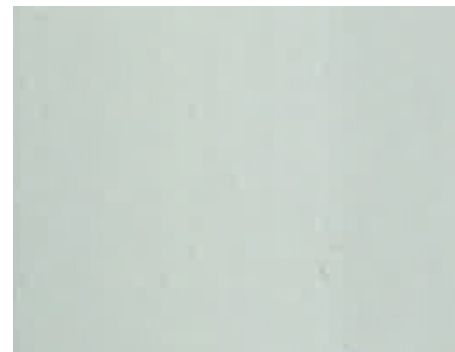
SOFFIT/ACCENT WALL CLADDING – WOOD



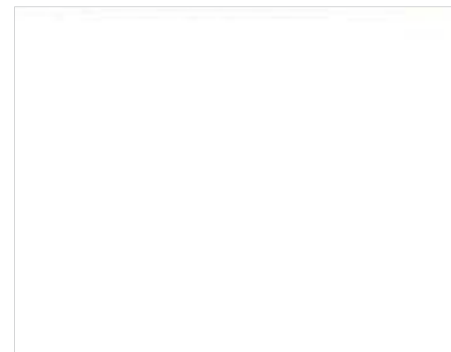
METAL FRAME ACCENT – BLACK
UNIT GLAZING AT BLUE FIBER
CEMENT PANEL – BLACK VINYL



ARCHITECTURAL CONCRETE



STOREFRONT GLAZING SYSTEM –
ANODIZED ALUMINIUM



UNIT GLAZING AT WHITE FIBER
CEMENT PANEL – WHITE VINYL



METAL BALCONY – GREY



STOREFRONT GLAZING AT PAVILION
– BLACK



DEPARTURES

DEPARTURE REQUEST # 1

PERMITTED SETBACKS FROM STREET LOT LINES

(SMC 23.48.014.3.B)

REQUIREMENT:

Except on Class I Pedestrian Streets, the street-facing façade of a structure may be set back up to 12 feet from the street lot line

PROPOSAL:

The projects at 1414 Dexter Ave N proposes a 20' mid-block setback along the Dexter Ave N property line. The project at 1287 Westlake Ave N proposes a deep 95' courtyard setback along the Westlake Ave N property line.

HOW THE DEPARTURE BETTER MEETS THE DESIGN GUIDELINES

The deep setbacks along the major streets allow for the break-down of building massing (CS2-C-3) that relates to the existing pattern within the neighborhood (CS3-I-i). This will have the affect of reducing visual bulk (CS3-I-ii), as well as providing more lively, pedestrian oriented open spaces adjacent to the sidewalk (PL1-B-3). Along Westlake Ave N, locating the smaller lobby-adjacent Pavilion element within the deep courtyard will allow the primary entry to be obvious, identifiable, and distinctive (PL3-A-1).



DEPARTURES

DEPARTURE REQUEST #2

STRUCTURAL BUILDING OVERHANGS

(SMC 23.53.035.B.11)

REQUIREMENT:

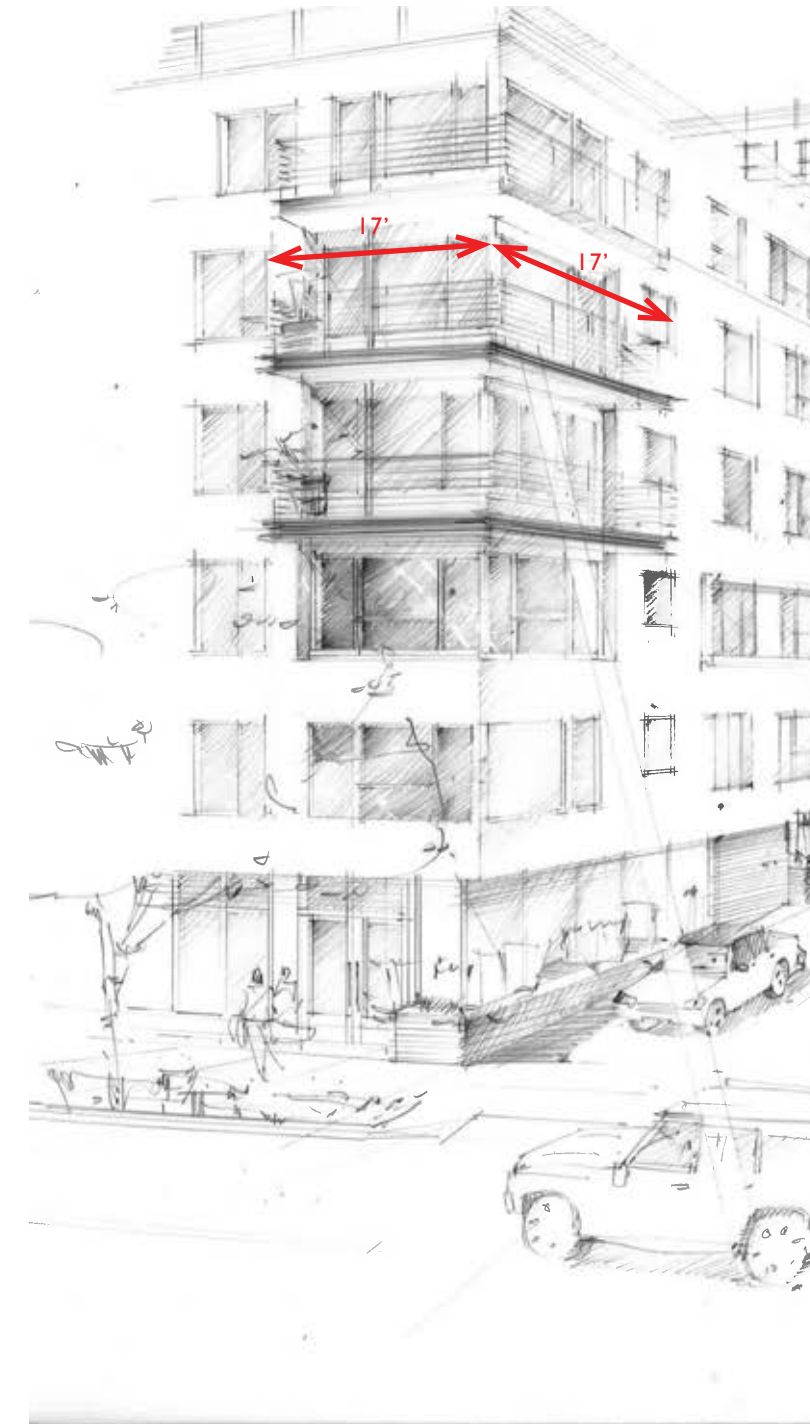
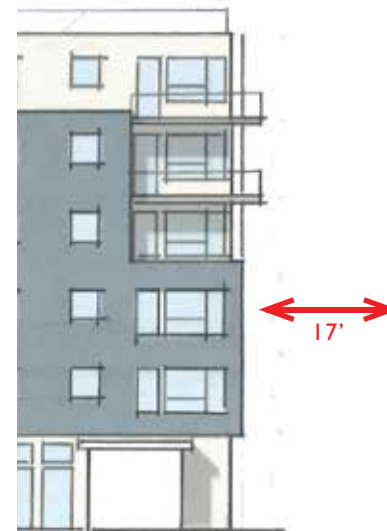
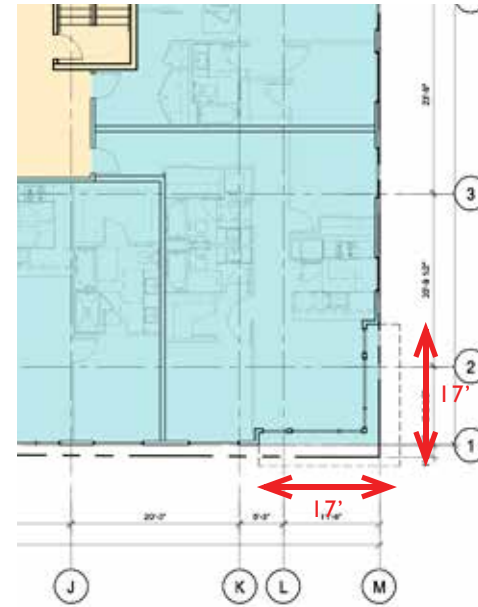
Bay windows, balconies, and other projections may be located at a property corner but are limited to a maximum width of 15 feet along each façade at the corner, and a maximum total horizontal area of 81 square feet per floor.

PROPOSAL:

Both projects propose corner balconies that extend to a maximum of 17'-0" in width.

HOW THE DEPARTURE BETTER MEETS THE DESIGN GUIDELINES

The wider corner balconies add balance and proportion to the façade compositions (DC2-B-1), and add greater visual depth and interest (DC2-C-1) at the very important corners of the projects. Texture (DC2-D-2) and fine-grained scale is increased and activation of the corner is achieved (CS2-C-1).



DEPARTURES

DEPARTURE REQUEST #3

PARKING AND ACCESS – SITE TRIANGLE

(SMC 23.54.030.G.1)

REQUIREMENT:

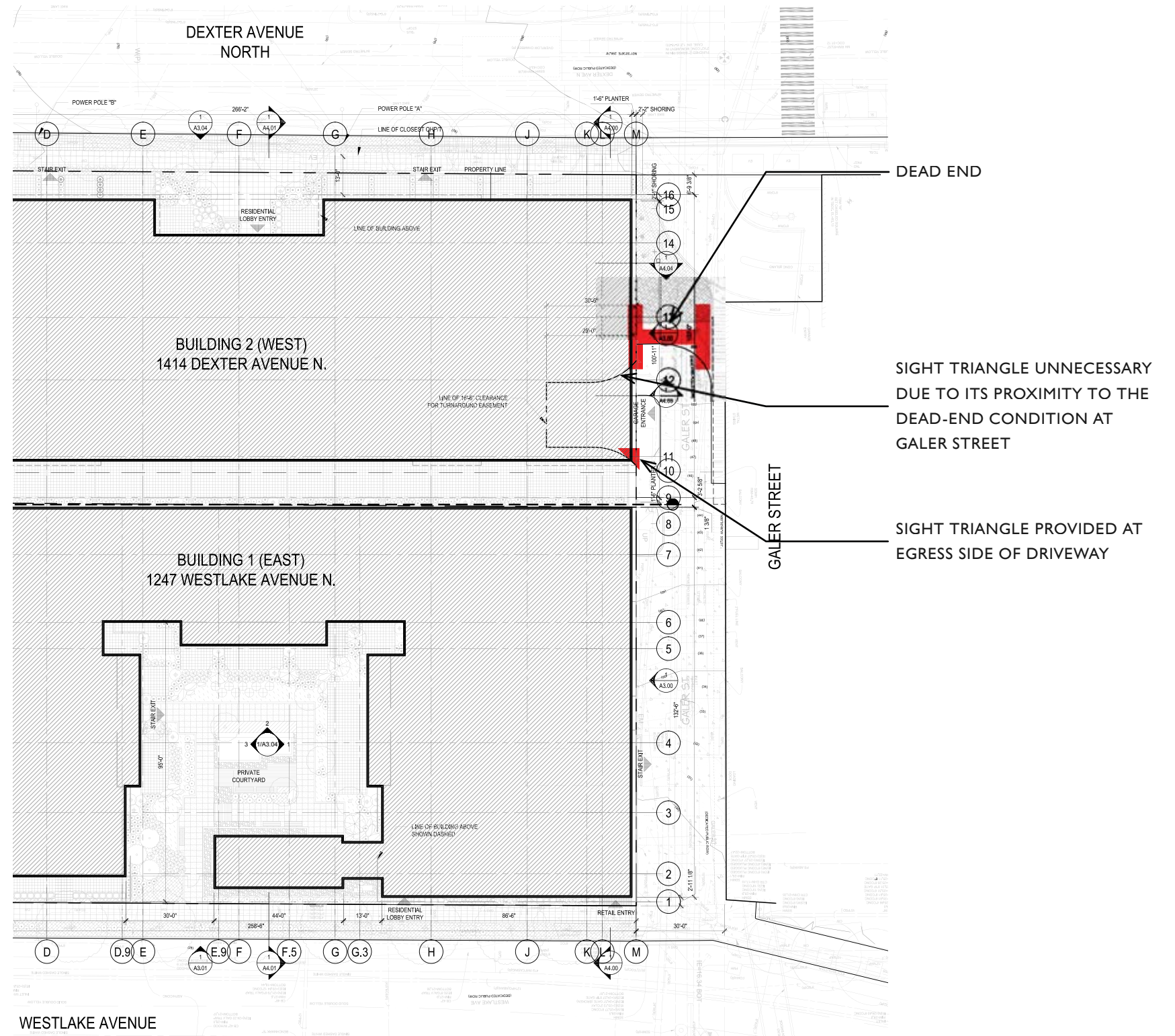
For two-way driveways less than 22 feet in width a site triangle on both sides of the driveway shall be provided and be kept clear of obstructions for a distance of 10 feet.

PROPOSAL:

The project located at 1414 Dexter Ave N proposes to have a single site triangle located on the egress side of the garage entry.

HOW THE DEPARTURE BETTER MEETS THE DESIGN GUIDELINES

Because Galer Street is not a through street, the garage entry is effectively located at the dead-end. There is no east to west vehicular traffic east of the garage entry, therefore, visibility to the west would not be required for vehicles exiting the garage. Lack of a site triangle on the ingress side of the garage would allow for more space for planters and landscaping.



SIGNAGE

The buildings' signage will be simple and understated to compliment the sophisticated design language of the building façades. The buildings' unique design provides a landmark in itself and does not require extensive signage to create its identity. Free standing dimensional letter-forms with subtle, possibly indirect, illumination provide convenient wayfinding at both vehicular and pedestrian scales without adding unnecessary visual clutter to the busy Westlake and Dexter corridors. Building mounted blade signage at the NE corner retail will differentiate and identify the commercial space at a scale appropriate to pedestrian, bike and car traffic at Westlake Ave N.



Dimensional letter-forms located at pedestrian level, mounted in water trough, base line of letter-forms at waterline.



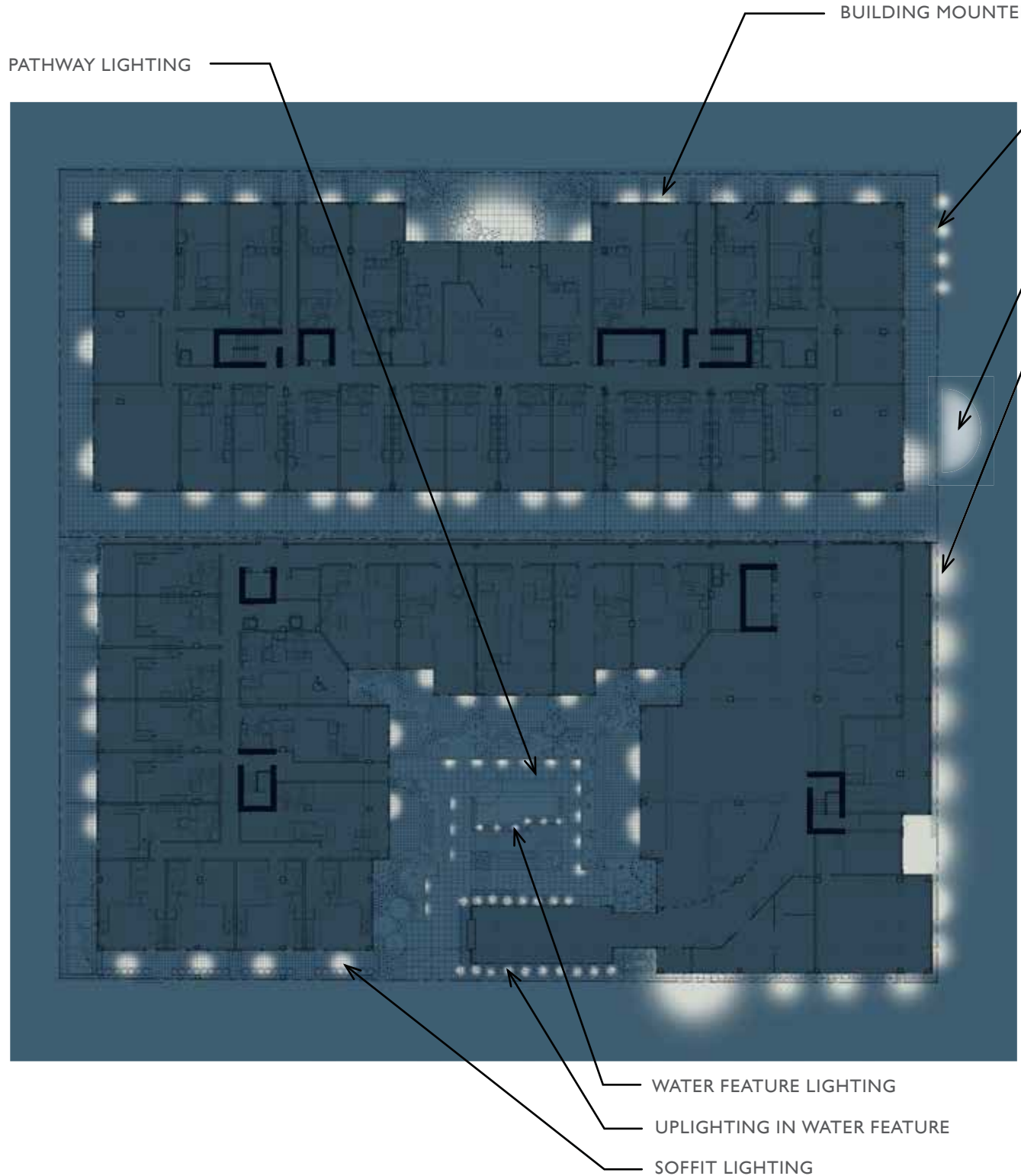
Dimensional letter-forms pin mounted from below soffit overhead of glass structure.



The entry at Dexter Avenue could be identified with dimensional letter-forms mounted directly to canopy.



EXTERIOR LIGHTING PLAN



PATHWAY LIGHTING



WATER FEATURE LIGHTING



VEGETATION UPLIGHTING



BUILDING MOUNTED DOWNLIGHTING

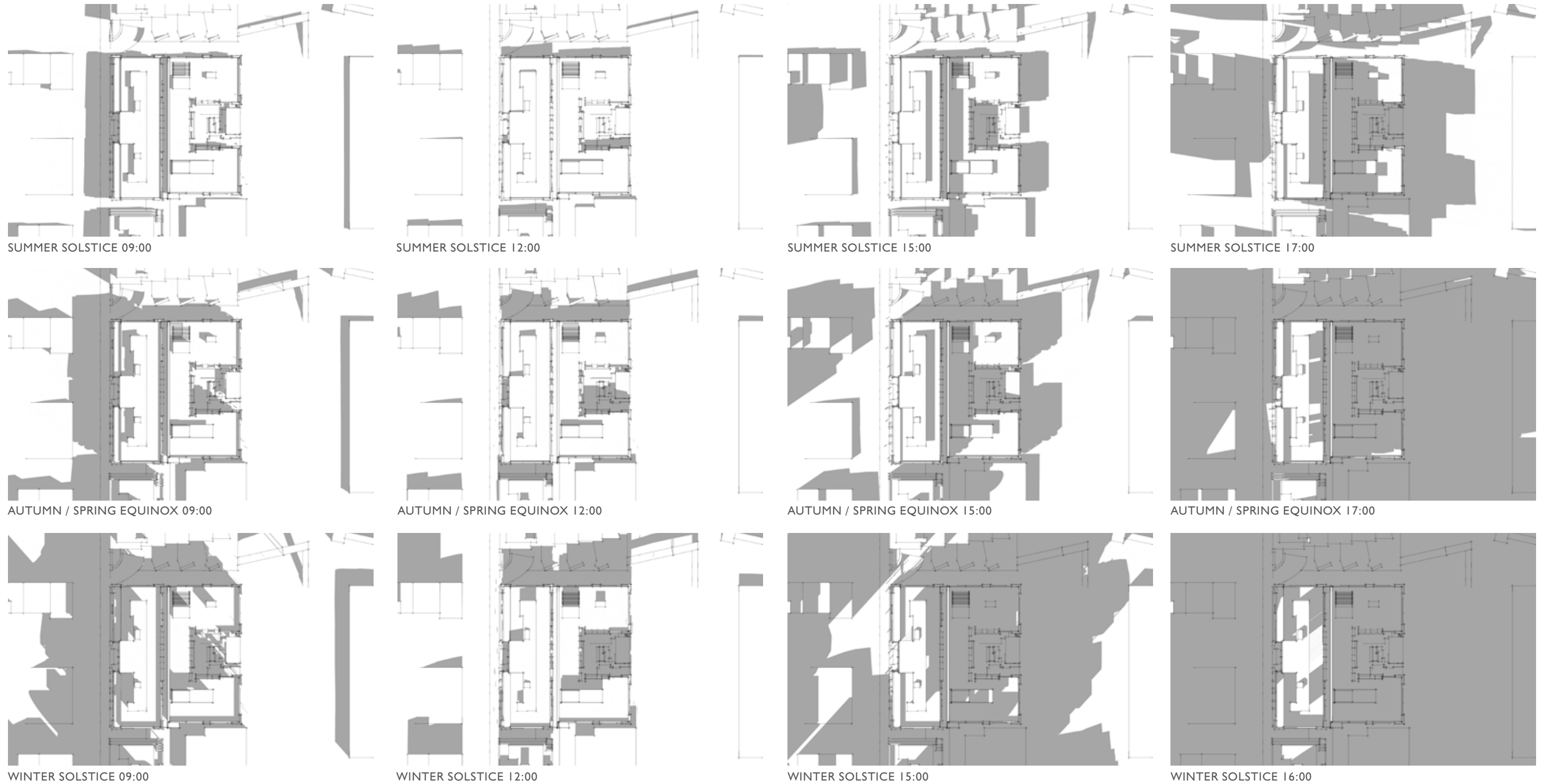


GARAGE ENTRY LIGHTING



SOFFIT LIGHTING

SHADOW STUDY



HOLLAND RESIDENTIAL

WESTLAKE STEPS

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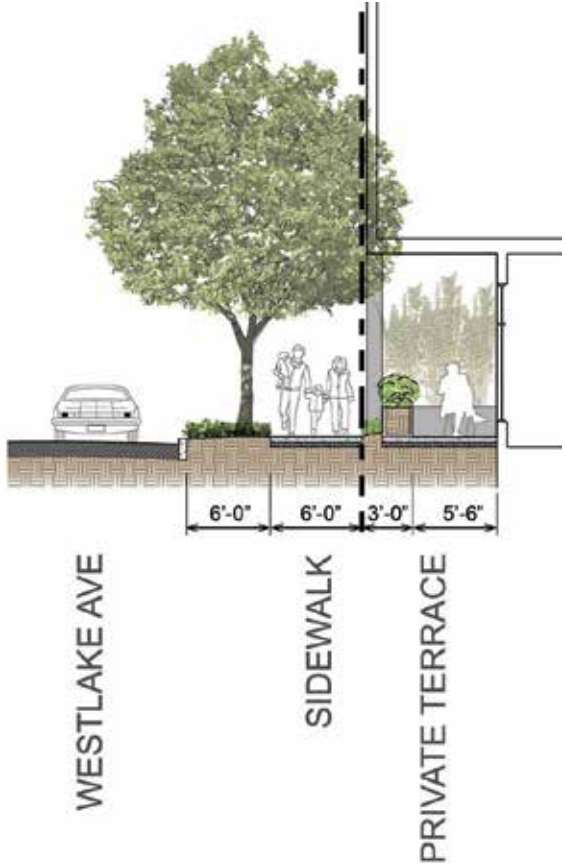
SHADOW STUDY

WEBER THOMPSON



DESIGN GUIDELINES

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

TITLE			SPECIFIC GUIDELINE CITED IN EDG REPORT	PROJECT RESPONSE	
<p>CS-I</p>	<p>NATURAL SYSTEMS AND SITE FEATURES</p>	<p>Use natural systems and features of the site and its surroundings as a starting point for project design</p>	<p><u>CSI-B-I. Sun and Wind:</u> ...minimize shading on adjacent sites through the placement and/or design of structures on site</p> <p><u>CSI-C-I Land Form:</u> Use natural topography and desirable landforms to inform project design.</p> <p><u>CSI-D Plants and Habitat:</u> Consider relocating significant trees and vegetation if retention is not possible.</p> <p><u>CSI-I Sustainable Design:</u> New development is encouraged to take advantage of site configuration to accomplish sustainability goals.</p>	 <p>CSI-B-I</p> <p>The site configuration of the east building allows for longer east-west building façades 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.</p> <p>The projects propose to replace the removed trees with new specimens that will equate the amount of canopy coverage at maturity.</p>	<p>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.</p>  <p>CSI-B-I</p>

DESIGN GUIDELINES

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

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

TITLE

PROJECT RESPONSE

CS-2

**URBAN PATTERN
AND FORM**

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces and open spaces in the surrounding area

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points;

CS2-C-3. Full Block Sites: Break up long façades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-II-i. Corridor Experience: 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.

These projects occupy the northernmost boundary of the South Lake Union Urban Village. Their adjacency to the water gives these sites a remarkable view of the lake – additionally, these projects are **highly visible** from I-5 and Lake Union. This is a rare opportunity for mid-rise projects – to be seen from a distance and **relate to the urban scale**.

These buildings shouldn't blend in to the surrounding context of neutral, beige neighbors. This marks the beginning of South Lake Union, a neighborhood undergoing rapid change. These buildings are **visual anchors** that reflect this transition.



CS2-A-2

The pavilion that is sited within the east building courtyard is a unique design amenity for the residents and the neighborhood. This is a residentially scaled structure that helps break down the massing and offers a focal point, a visual beacon for the building. Largely composed of glass, this small building provides views from the street into the courtyard beyond, developing an inside/outside relationship. This frames the landscaping in the courtyard beyond and invites views deep into the project. This portion of the street façade is set back from the sidewalk, providing areas for landscaping and water features both of which enliven the pedestrian experience. The streetscape along Westlake will offer a uniquely human scale to the pedestrian experience.






CS2-B-2



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	TITLE	Contribute to the architectural character of the neighborhood	<p>CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.</p> <p>CS3-I-i. Façade Articulation: Articulate the building façades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.</p> <p>CS3-I-ii. Reduce Visual Bulk: Consider using architectural features to reduce building scale such as:</p>	PROJECT RESPONSE	 <p>CS3-A-4</p>
	CONNECTIVITY	Complement and contribute to the network of open spaces around the site and the connections among them.	<p>PLI-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.</p>	 <p>PLI-B-3</p>	<p>The proposed design of the east building locates a large courtyard that opens onto Westlake Ave N. Though this is a private space for the residents of the building, the massing allows views deep into the project creating a visual connection for passing pedestrians and vehicles. The west building also sets back to provide depth and relief to the right of way and reduce the building's bulk at the street edge.</p>  <p>PLI-B-3</p>

DESIGN GUIDELINES

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GUIDELINES 2013

(AUGUST 13, 2012)
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TITLE

PROJECT RESPONSE

PL-2

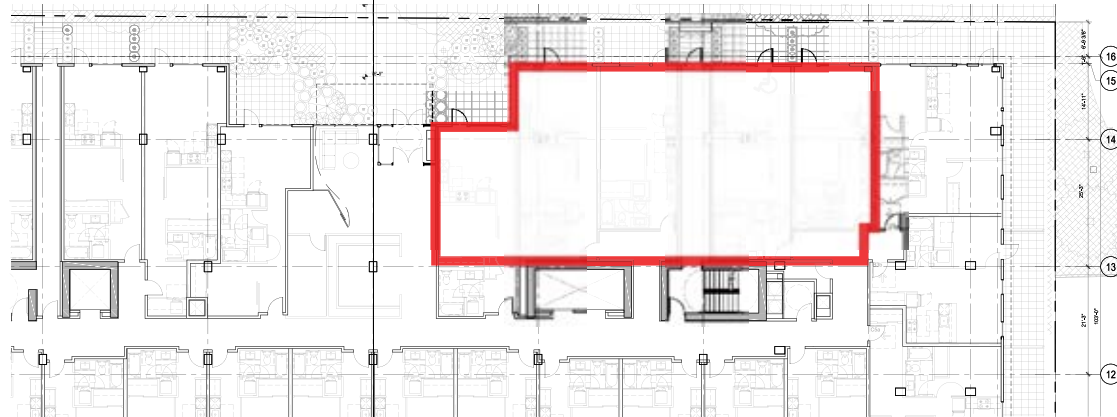
WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL1-I-iii. Sidewalk Retail: Where appropriate, configure retail space so that it can spill-out onto the sidewalk (retaining six feet for pedestrian movement, where the sidewalk is sufficiently wide).



PL1-I-III

The buildings' façades are activated with units, many of which have balconies. At the critical north façades, the adjacent hill climb will benefit from both buildings having a vantage towards natural surveillance.



PL2-B-1

The west building is setback eight feet six inches from the property line at the north and south portions of the street façade, and twenty feet mid-block. These setbacks offer private outdoor space for residents, while allowing area for landscaping and space to create privacy. Should retail occupy these spaces in the future, this setback area will allow for retail space to spill out, without compromising the space needed for pedestrian movement at the sidewalk.

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.

PL1-B-3



PL2-B-3



HOLLAND RESIDENTIAL

WESTLAKE STEPS

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DESIGN GUIDELINES



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SEATTLE DESIGN
GUIDELINES 2013

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

TITLE				PROJECT RESPONSE	
<p>PL-3</p>	<p>STREET LEVEL INTERACTION</p>	<p>Encourage human interaction and activity at the street level with clear connections to building entries and edges.</p>	<p>PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.</p> <p>PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.</p> <p>PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.</p> <p>PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.</p> <p>PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.</p>	 <p>PLI-B-3</p> <p>The lobby of the west building is located mid-block, within the area of the deepest building setback. This recessed portion of the building reaches to the solarium, the highest part of the building making the building entry distinct and easy to identify. The largely glass solarium will act as a beacon, harkening back to the pavilion entry of the other building.</p>	<p>A large transparent lobby of the east building 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.</p>  <p>PL3-A-1</p>
<p>PL-4</p>	<p>ACTIVE TRANSPORTATION</p>	<p>Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.</p>	<p>PL4-B Planning Ahead for Bicyclists</p> <p>PL4-C Planning Ahead For Transit</p>		



DESIGN GUIDELINES

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GUIDELINES 2013

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

TITLE

PROJECT RESPONSE

	TITLE			PROJECT RESPONSE	
<p>DC-I</p>	<p>PROJECT USES AND ACTIVITIES</p>	<p>Optimize the arrangements of uses and activities on site.</p>	<p>DCI-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.</p> <p>DCI-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.</p> <p>DCI-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away 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.</p>	<p>Galer Street has been designed as, and functions as, an alley, and will act as the 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 façade, this is still a primary street façade and has received the same level of design focus as Westlake Ave N and Dexter Ave N.</p> 	 <p>Waste storage is inside both buildings. Retail loading and waste pickup share a recessed area. Recessing the area reduces the view from the perspective of the hill climb. This area is also flanked by planters, further unifying it within the façade composition.</p>

DESIGN GUIDELINES

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GUIDELINES 2013

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RELATED SOUTH LAKE UNION DESIGN GUIDELINES

PROJECT RESPONSE


DC-2	ARCHITECTURAL CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	<p>DC2-B-1. Façade Composition: Design all building façades – including alleys and visible roofs – considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.</p> <p>DC2-C-1. Visual Depth and Interest: Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).</p> <p>DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept</p> <p>DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.</p> <p>DC2-I-i. Roofscape Design: Design the “fifth elevation” — the roofscape — in addition to the streetscape.</p>	 <p>DC2</p>	<p>The façades have been composed to create a playful and lively building that can be appreciated from a variety of scales. Setbacks break up building massing, and frames, balconies, and recesses create a balanced composition.</p>  <p>DC2</p>
DC-3	OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other.	<p>DC3-I-iii. Tree Retention: Retain existing, non-intrusive mature trees or replace with large caliper trees.</p> <p>DC3-I-iv. Water Features: Water features are encouraged including natural marsh-like installations.</p>	 <p>DC3-I-III AND DC3-I-IV</p>	<p>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.</p> <p>Water features are incorporated into the design of the east building to enliven the pedestrian experience, and provide an amenity to residents.</p>

DESIGN GUIDELINES

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

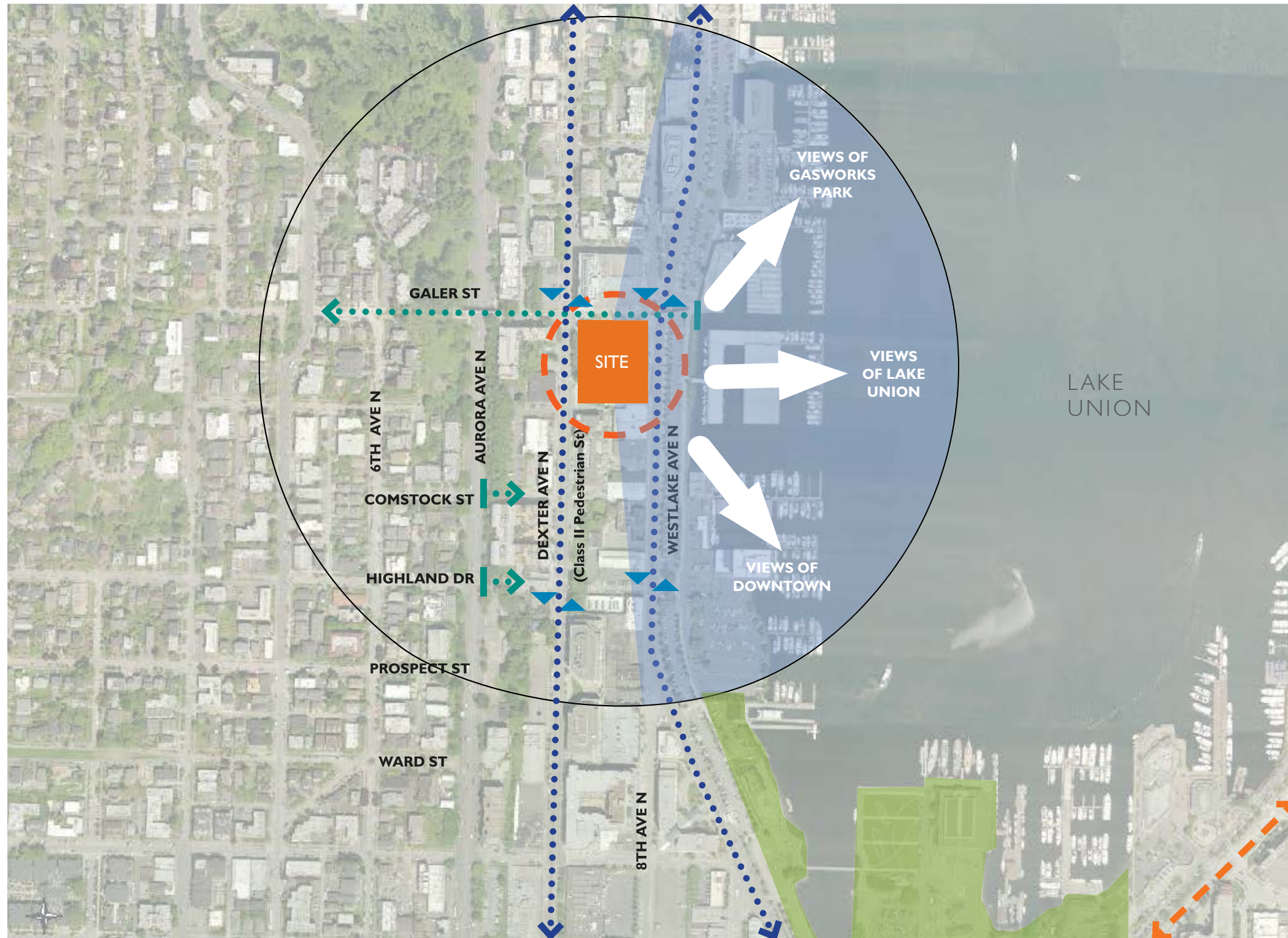
(AUGUST 13, 2012)
RELATED SOUTH LAKE UNION DESIGN GUIDELINES

PROJECT RESPONSE

DC-4	EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces.	<p>DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.</p> <p>DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.</p> <p>DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.</p> <p>DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.</p>		<p>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. Raised planters help define space and add interest at the pedestrian scale. Changes in paving texture and color help define building entrances and private terraces.</p> <p>The east building offers a water feature that encompasses the building's Lobby / Pavilion and provides an experience along Westlake Ave. to the pedestrian as well as an active element in the private courtyard space. The private courtyard takes advantage of a having no-structure-below condition. Thus, in addition to the central water feature, the design accommodates larger landscape gestures such as the following: small site-walls to define circulation within the courtyard from private terraces that surround the perimeter and larger plant material within the native soil for maximum expression and mature vegetated microclimates. The choice of materials reflects natural elements – water, boulders, and a vegetation palette that engages all five senses.</p>
				<p>The exterior finish materials of the upper levels of both buildings will be a combination of cementitious panel, with bolt-on metal balconies and pre-fabricated metal frame elements. At the street level, the façades will be comprised of commercial storefront and metal panel systems, offering high levels of durability and a more commercial quality conducive to both residential and future retail uses.</p>	

APPENDIX

VICINITY MAP



NEIGHBORHOOD CHARACTER

SOUTH LAKE UNION / DEXTER DISTRICT

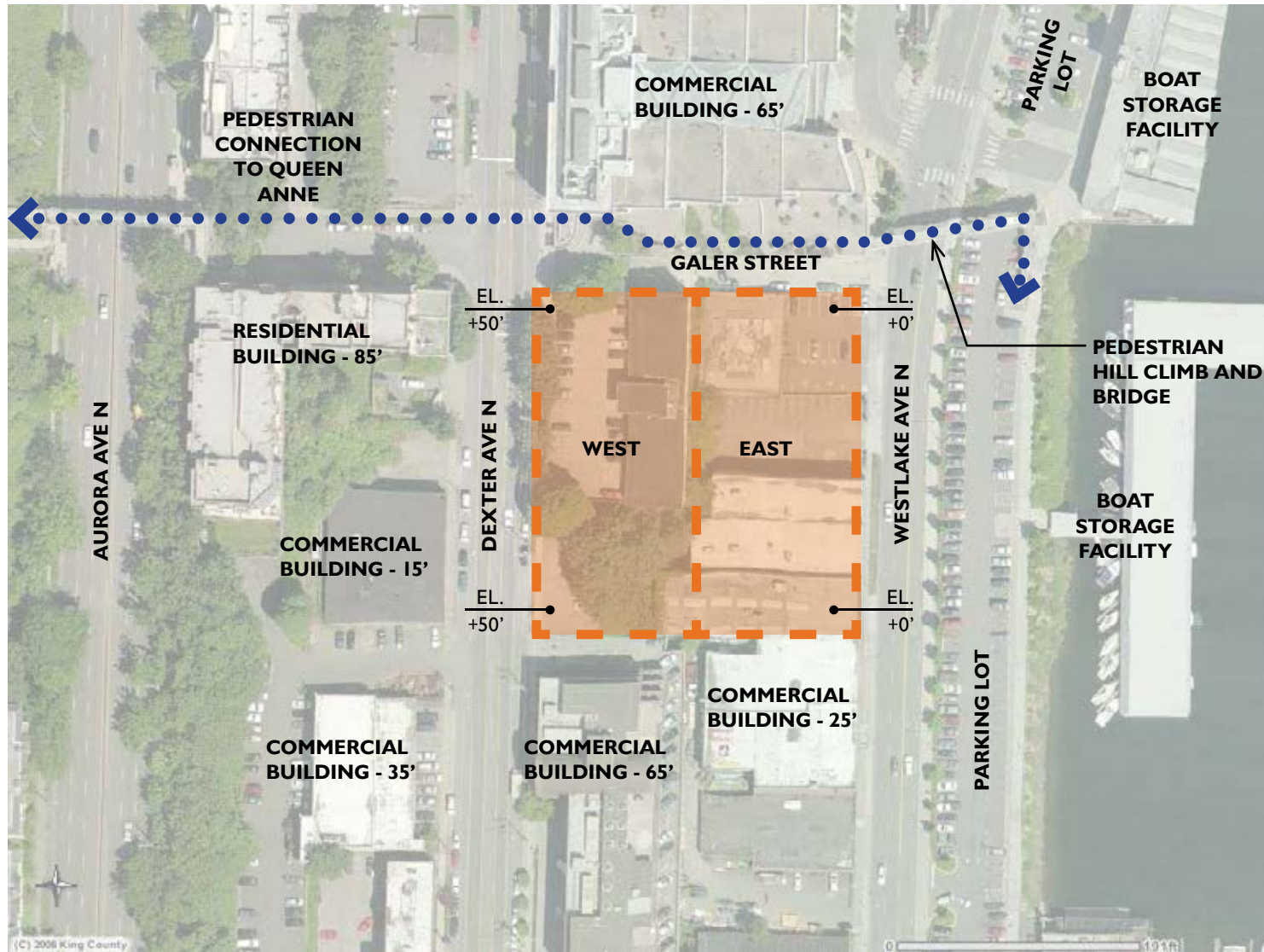
The projects are sited at the northernmost boundary of the South Lake Union Urban Core, an area marked by a large amount of growth. The neighborhood is comprised of a wide mix of building uses, with most new development falling into either residential or commercial office uses. Westlake Ave N and Dexter 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 hill climb / Footbridge / Pedestrian street
- Park
- Transit
- SLU Streetcar



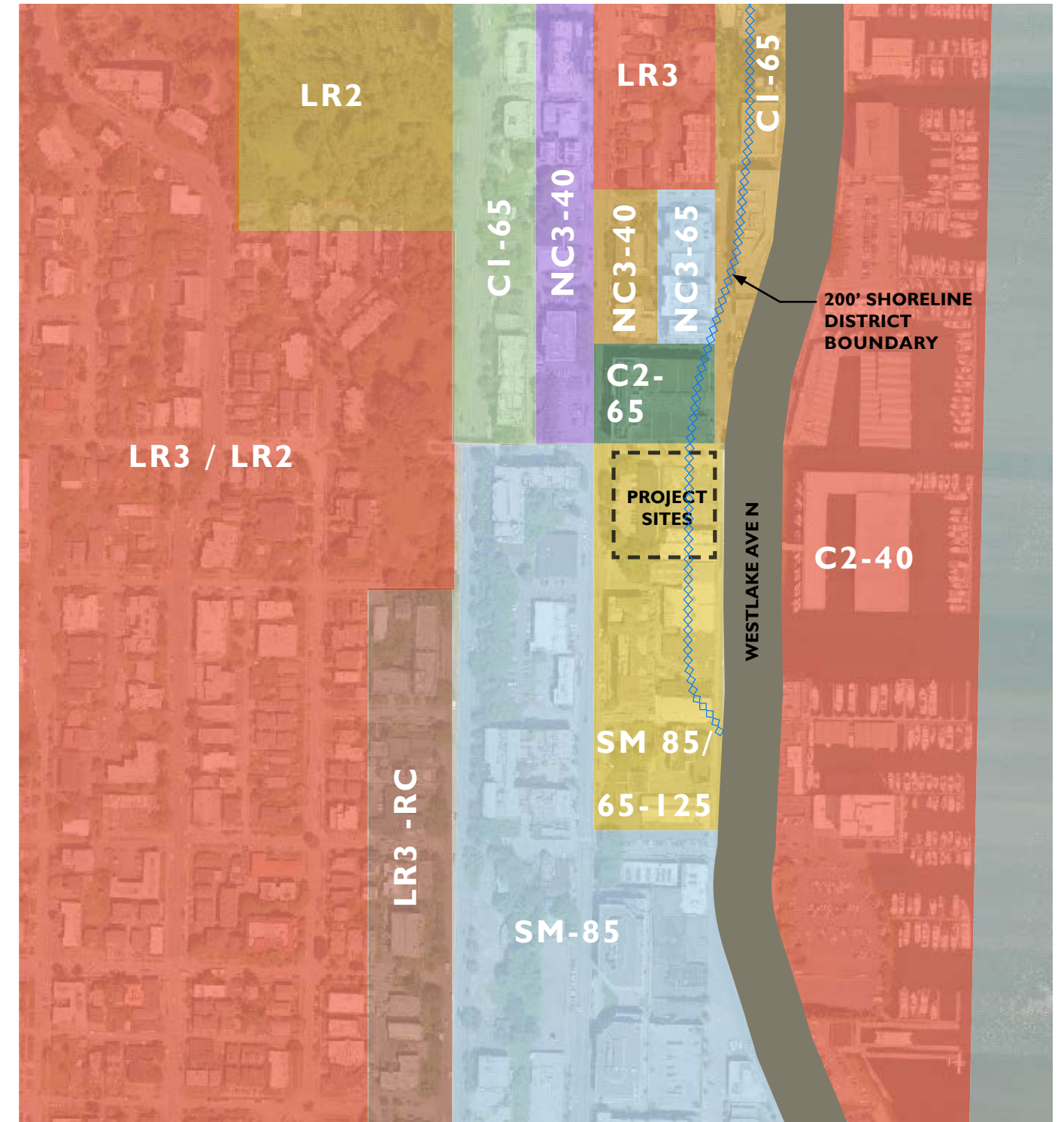
SITE CHARACTERISTICS



ARCHITECTURAL PRESENCE

The sites have a very high degree of visibility and architectural presence when viewed from the east, and lend themselves towards a 'high profile' design with significant presence and an individual identity. Their 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



ZONING SYNOPSIS

KING COUNTY PARCEL #	3025049068, 3025049008, 3025049005, 3025049006, 3025049006, 3025049040, 3025049041, 3025049007
ZONING CLASSIFICATION (MAP IA)	SM 85/65-125
SITE AREA - WEST	270' x 113' = 30,510 SF
SITE AREA - EAST	270' x 136' = 36,720 SF
STREET CLASSIFICATION	WESTLAKE: MAJOR ARTERIAL STREET / NO PEDESTRIAN CLASSIFICATION DEXTER AVENUE: MAJOR ARTERIAL / CLASS II PEDESTRIAN GALER STREET: NO CLASSIFICATION
PERMITTED USES (23.48.004)	OFFICE, HOTEL, RETAIL, RESIDENTIAL, ETC.
FAR (23.48.009)	4.5 BASE FAR FOR RESIDENTIAL THAT DO NOT EXCEED THE HEIGHT LIMIT WEST: 30,510 SF x 4.5 FAR = 137,295 SF EAST: 36,720 SF x 4.5 FAR = 165,240 SF AREA IN RESIDENTIAL TOWER ABOVE PODIUM HEIGHT IS EXEMPT
MAX ALLOWABLE AREA (SITE AREA X FAR)	
STRUCTURE HEIGHT (23.48.010)	85' – NON RESIDENTIAL 65' – BASE RESIDENTIAL 125' – MAX. RESIDENTIAL
STRUCTURE HEIGHT MEASUREMENT (23.86.006.E.3.a)	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.
SHORELINE HEIGHT LIMIT* (23.60.632)	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.
UPPER LEVEL STANDARDS FOR RESIDENTIAL (23.48.013)	FOR STRUCTURES OVER 65', MAXIMUM FLOOR PLATE SIZE = 12,500 SF N/A IF BASE HEIGHT OF 65' NOT EXCEEDED
PODIUM HEIGHTS (23.48.013, MAP A)	ADJACENT TO DEXTER: PODIUM HEIGHT = 85' ADJACENT TO WESTLAKE: PODIUM HEIGHT = 65'

AREA LIMIT FOR PODIUMS (23.48.013.B.4.b)	PODIUM FLOOR SIZE IS RESTRICTED TO 75% LOT AREA N/A IF BASE HEIGHT OF 65' NOT EXCEEDED
FAÇADE MODULATION (23.48.013.D)	MODULATION REQUIRED ABOVE THE PODIUM – UNMODULATED FAÇADE 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
NUMBER OF TOWERS PER LOT (23.48.013.F)	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
STREET LEVEL DEVELOPMENT STANDARDS (23.48.014.A)	MINIMUM FAÇADE HEIGHT FOR CLASS II PEDESTRIAN STREETS IS 25 FEET EXCEPT ON CLASS I PEDESTRIAN STREETS, THE STREET FACING FAÇADE 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 FAÇADE MUST BE TRANSPARENT
STREET LEVEL DEVELOPMENT STANDARDS (23.48.014.D)	BLANK FAÇADES SHALL BE LIMITED TO SEGMENTS 15' WIDE. ANY BLANK SEGMENTS OF THE FAÇADE SHALL BE SEPARATED BY TRANSPARENT AREAS AT LEAST 2' WIDE. THE TOTAL OF ALL BLANK FAÇADES SHALL NOT EXCEED 40% OF THE STREET FAÇADE ON EACH STREET FRONTAGE.
OPEN SPACE REQUIREMENT (23.48.014.G)	N/A IF BASE F.A.R. OF 4.5 IS NOT EXCEEDED
AMENITY AREA REQUIREMENT (23.48.020)	5% OF TOTAL GROSS FLOOR AREA
OPEN SPACE REQUIREMENT FOR NON-RESIDENTIAL USES (23.48.022.A.4)	N/A FOR RESIDENTIAL PROJECT NEW DEVELOPMENT SEEKING MAXIMUM FAR IS REQUIRED TO MEET LEED RATING
LEED REQUIREMENT (23.48.025)	N/A IF BASE F.A.R. IS NOT EXCEEDED
REQUIRED PARKING (23.48.032 & 23.54.015)	NO PARKING REQUIRED DUE TO LOCATION IN URBAN CENTER. PARKING MAXIMUM APPLIES TO NONRESIDENTIAL USES – N/A TO RESIDENTIAL PROJECTS
PARKING AND LOADING ACCESS (23.48.034D.2)	PARKING AND ACCESS MAY BE PERMITTED FROM THE STREET IF THE LOT DOES NOT ABUT AN IMPROVED ALLEY.

NEIGHBORING CONTEXT

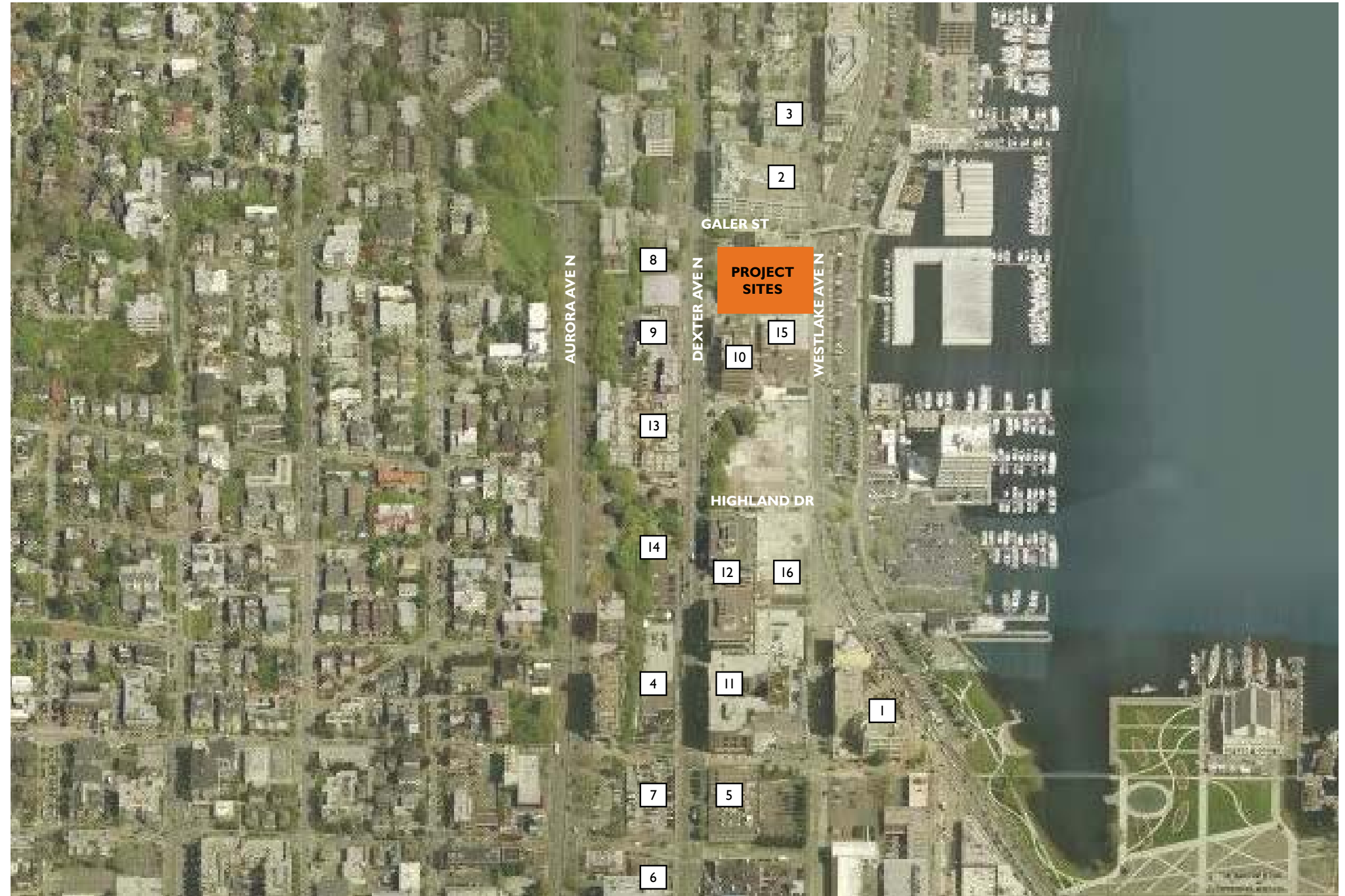
SITE CONTEXT

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
16. 1101 Westlake Ave N – Proposed Office

NEIGHBORHOOD CHARACTER

SOUTH LAKE UNION / DEXTER DISTRICT

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HOLLAND RESIDENTIAL

WESTLAKE STEPS

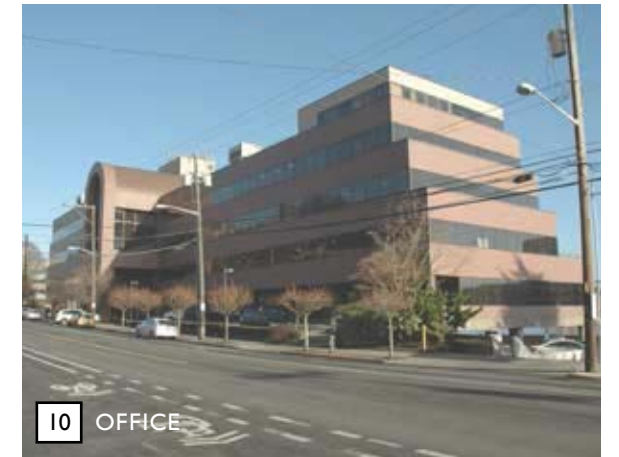
09.10.14 | 14-002 | PAGE 64

SITE & CONTEXT ANALYSIS

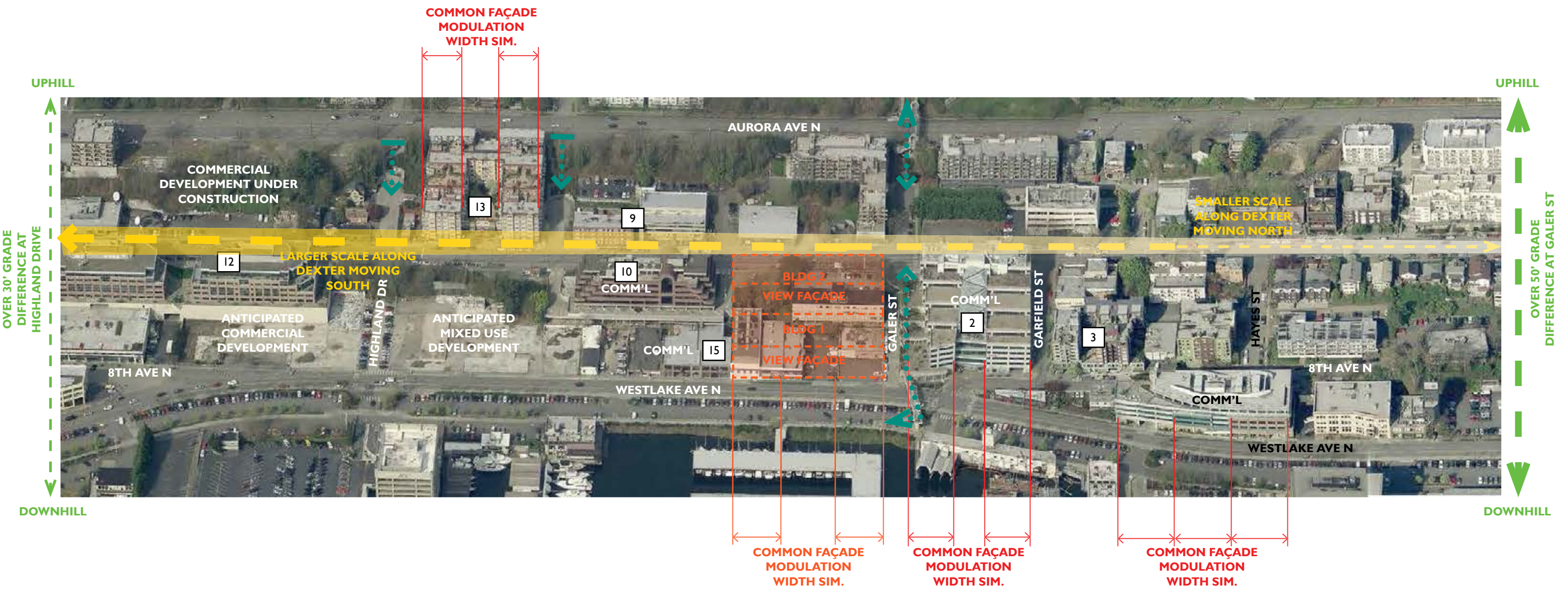
WEBER THOMPSON



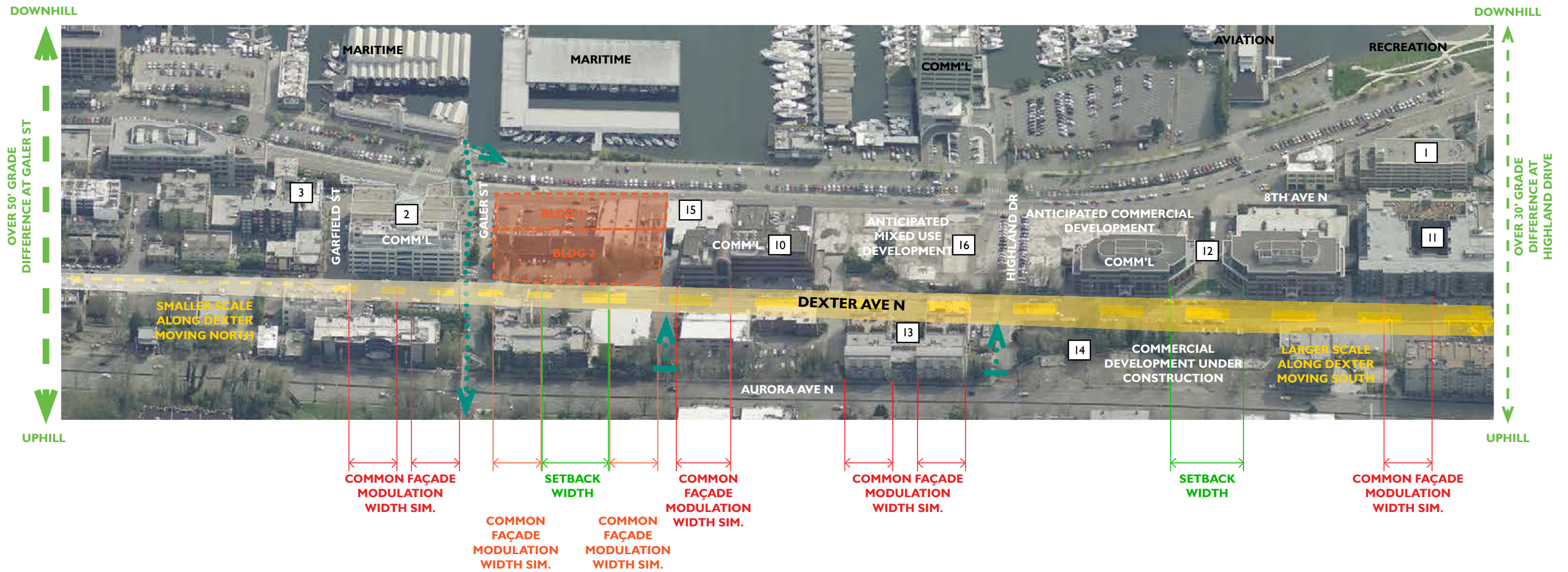
NEIGHBORING CONTEXT PHOTOS



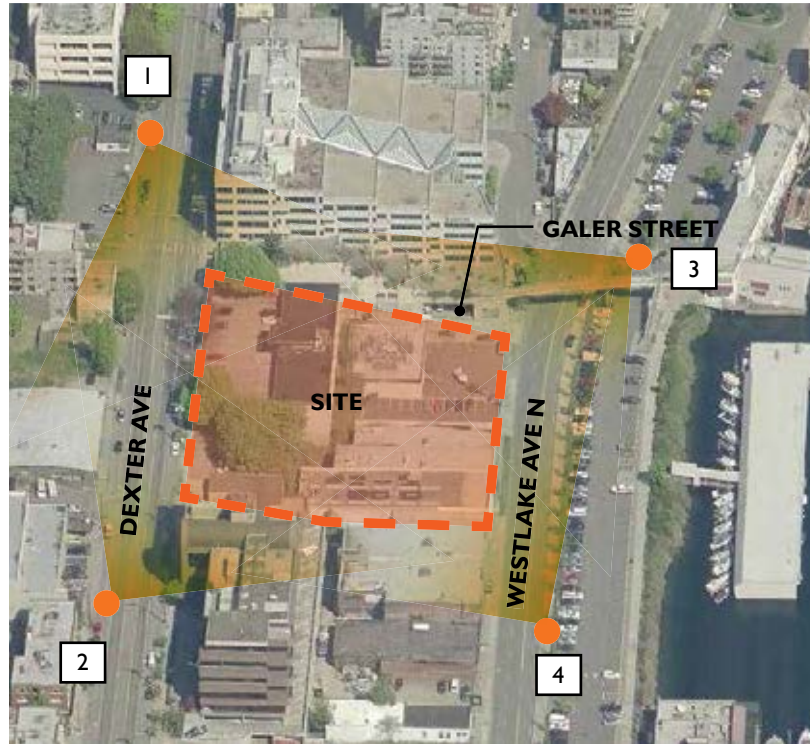
CONTEXT ANALYSIS



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



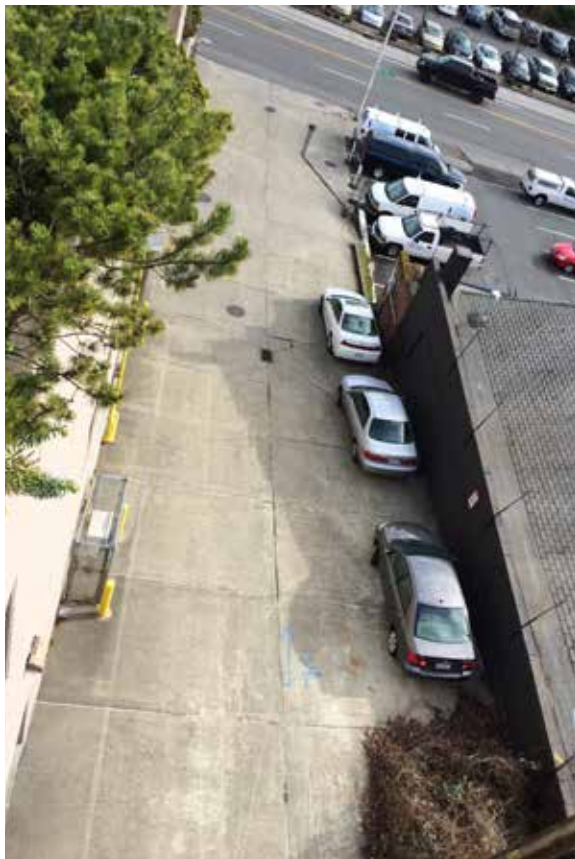
VIEW LOOKING WEST FROM PEDESTRIAN BRIDGE



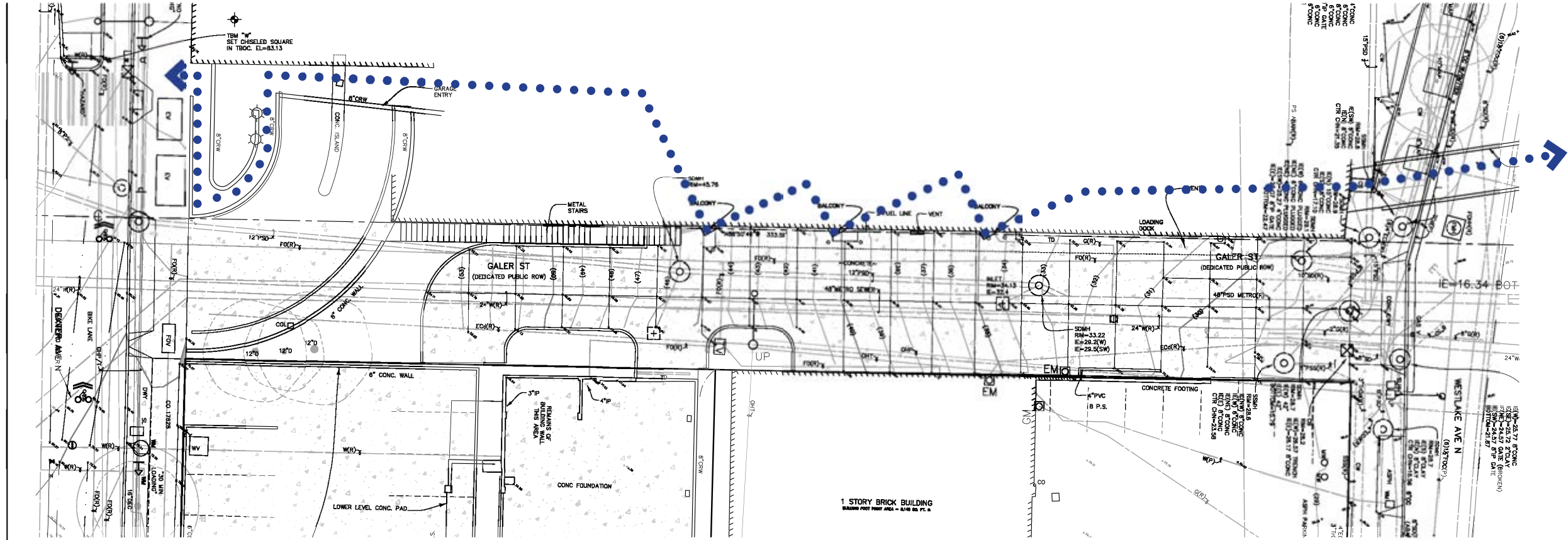
VIEW LOOKING NORTHEAST FROM PROJECT SITE



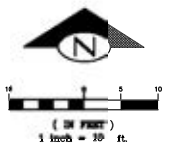
VIEW LOOKING NORTHEAST FROM PROJECT SITE



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



TREE REMOVAL

DOCUMENT CITED – WESTLAKE STEPS TREE ASSESSMENT (VERSION 3.0) DATED OCTOBER 31, 2013 (REVISED 8-19-14)

Four trees on the site meet the criteria for Exceptional Trees (Trees 84, 85, 74, and 77). One additional tree (Tree 61) is not an Exceptional Tree but is over 24 in. in diameter. The arborist's survey determined that none of the trees on the site are categorized as anything higher than "moderate" quality. As noted by the survey, "These trees are growing on unmaintained land that is dominated by invasive species."

When overlaying these five existing trees upon the proposed site plan (see page 13a), it is clear that trying to retain the Exceptional Trees would severely impact the development potential of the site.

In lieu of retaining these five existing trees, the project proposes replacing the amount of these 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 61 *	26 ft.	2,123 sf
Tree 74	27 ft.	2,290 sf
Tree 77	30 ft.	2,827 sf
Tree 84	18 ft.	1,017 sf
Tree 85	18 ft.	1,017 sf
Total Canopy Coverage to Replace		9,274 sf

*NOTE: TREE #61 DOES NOT QUALIFY AS EXCEPTIONAL, BUT DOES HAVE A CALIPER >24", AND IS THEREFORE SUBJECT TO TREE REPLACEMENT REQUIREMENTS UNDER SMC.25.11.090.A.



MASSING OPTION WITH EXCEPTIONAL TREE RETENTION



AERIAL VIEW FROM THE NORTHEAST



AERIAL VIEW FROM THE SOUTHWEST

DEVELOPMENT LOSS DUE TO TREE RETENTION

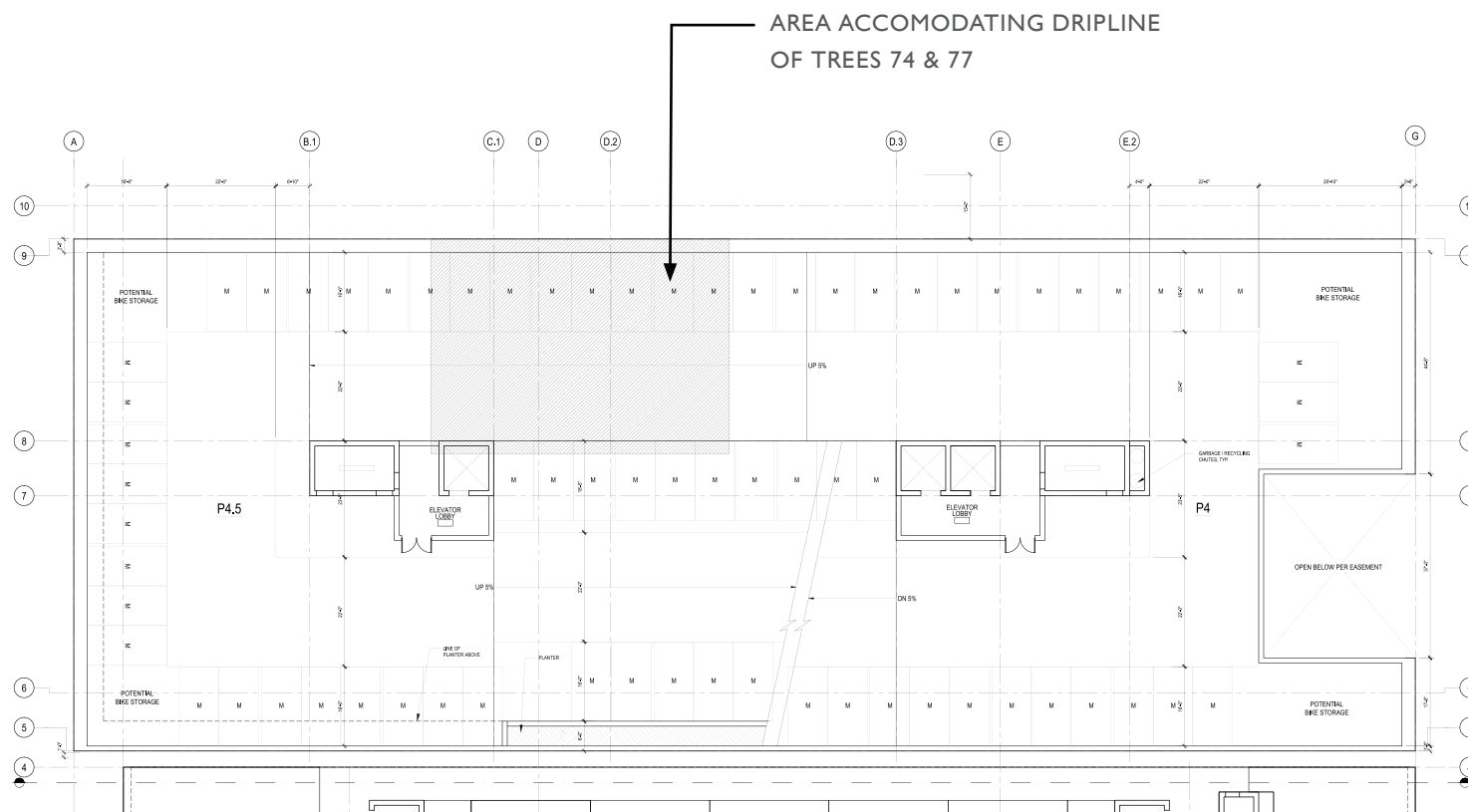
GROSS ABOVE GROUND SQUARE FOOTAGE = LOSS OF 15,546 SF (6 LEVELS @ 2,591 SF/LEVEL)

UNITS - LOSS OF 24 UNITS (4 UNITS PER FLOOR)

GROSS BELOW GROUND SQUARE FOOTAGE = LOSS OF 10,364 SF (4 LEVELS @ 2,591 SF/LEVEL)

OTHER CONSEQUENCES = ELIMINATION OF CIRCULAR GARAGE RAMP AND EFFICIENT GARAGE LAYOUT

NO CODE DEPARTURE WOULD BE SUFFICIENT TO ALLOW RETENTION OF THESE TWO TREES (TREE 74 AND TREE 77)



TYPICAL GARAGE LEVEL FLOORPLAN



TYPICAL RESIDENTIAL FLOORPLAN

