HOLLAND RESIDENTIAL

WESTLAKE STEPS

SECOND RECOMMENDATION MEETING

TWO PROJECTS REVIEWED TOGETHER:

1287 Westlake Ave N (DPD #3016544)

1414 Dexter Ave N (DPD #3016871)

11.12.2014 | 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	**BASEMENT** Parking* **LEVEL 1** Residential Lobby / Residential Units **LEVEL 2-3** Residential Units **LEVEL 4-6** Residential Units *Parking will be utilized by both buildings
DEVELOPMENT GOALS	- 65' Height - 159 Apartments - 250 Below & Above Grade parking stalls
CONSTRUCTION TYPES	One level of (Type I) Concrete frame made of noncombustible materials. Five levels of Type 3 wood frame construction.

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	**Level 1** **Retail** / Residential Lobby / Amenity / Residential Units **Level 2-6** Residential Units
DEVELOPMENT GOALS	– 65' Height – 158 Residential Units
CONSTRUCTION TYPES	One level of (Type I) Concrete frame made of noncombustible materials. Five levels of Type 5 wood frame construction.

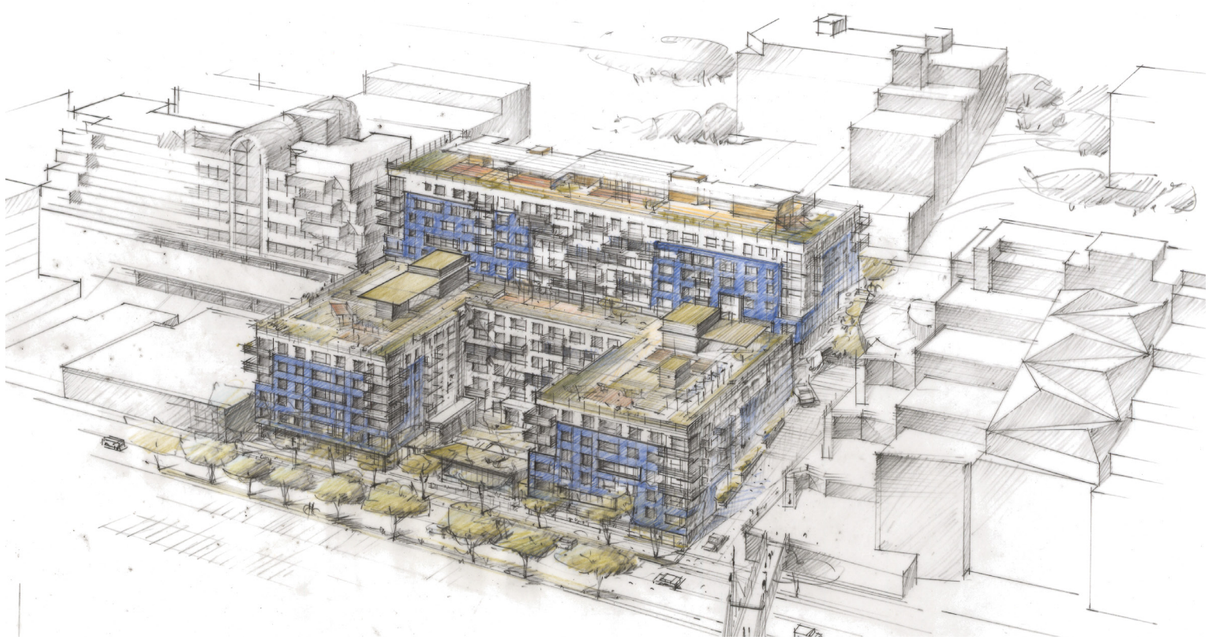
CONTENTS

REGIONAL VIEW

DESIGN AS PRESENTED DURING DRB I

WITH BOARD COMMENTS

PROPOSED DESIGN FROM DRB I



DRB I GUIDANCE

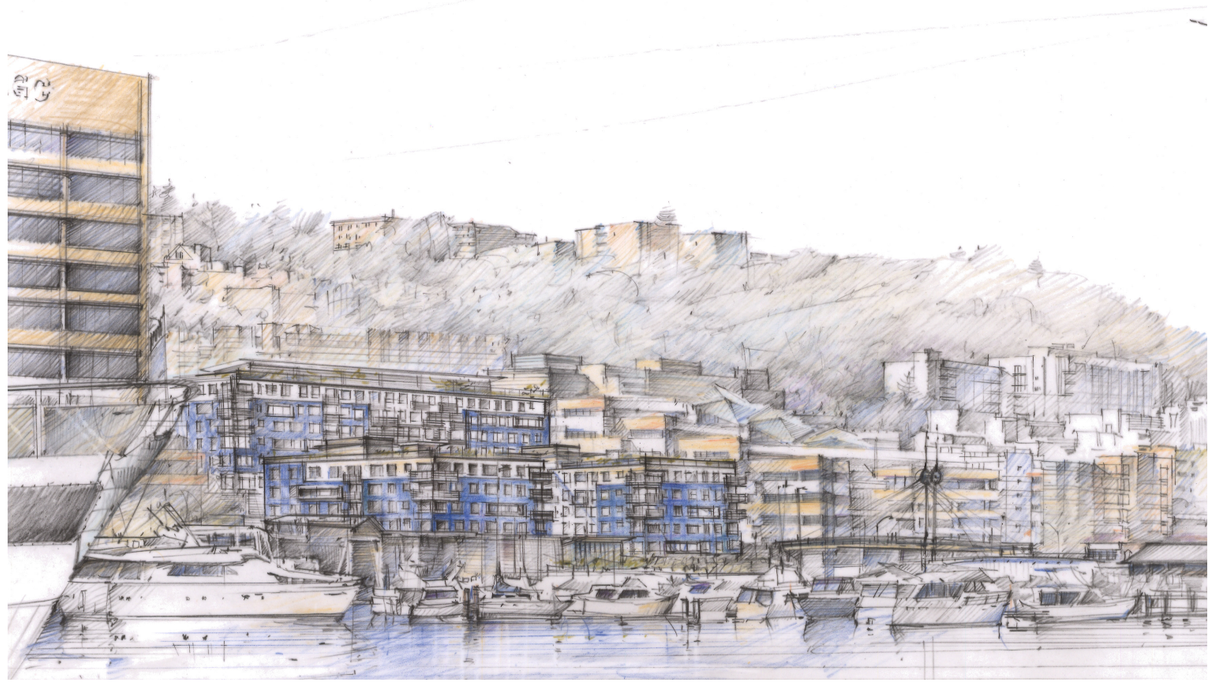
PRESENTATION MATERIALS

- The designed had advanced significantly and in the right direction, but the packets lacked clear information needed to understand a complex set of buildings on a complex development site.

DRB I GUIDANCE

PRESENTATION MATERIALS

- While appreciative of the value of the sketched renderings to provide the character of the proposed structures, the Board was not comfortable with the heavy reliance on the sketches to impart hard information which the Board needed to evaluate aspects of the proposal.



AERIAL FROM NE

PROPOSED DESIGN FROM DRB I

DRB I GUIDANCE

PRESENTATION MATERIALS:

- More information was needed, for instance, to clearly understand how recesses and projections, for instance with the balconies, worked together. The blue areas in the pencil sketches captured the character of the frame elements, but the Board would like more information regarding the materials, the detailing of joints, and the precise coloring to be assured that the intent of the projections was achievable.
- In general, the secondary frame elements made a greater impression in the renderings and appeared larger than in the more technical elevation views.

STREET LEVEL DEVELOPMENT

- There was concern that the pavilion on Westlake would not be activated nor activate the street. Nor would it provide the optimal transparency into the courtyard. The way the residential entry worked in conjunction with the pavilion and courtyard needed further clarity.

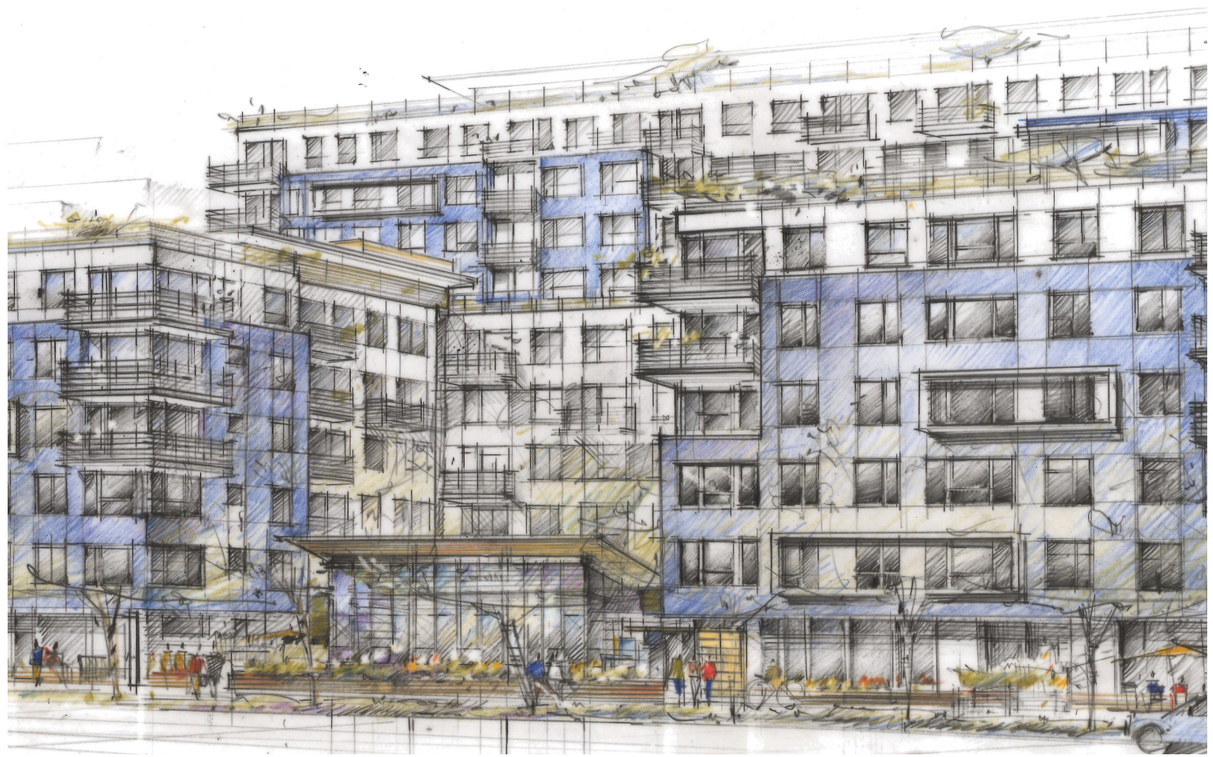
DRB I GUIDANCE

STREET LEVEL DEVELOPMENT

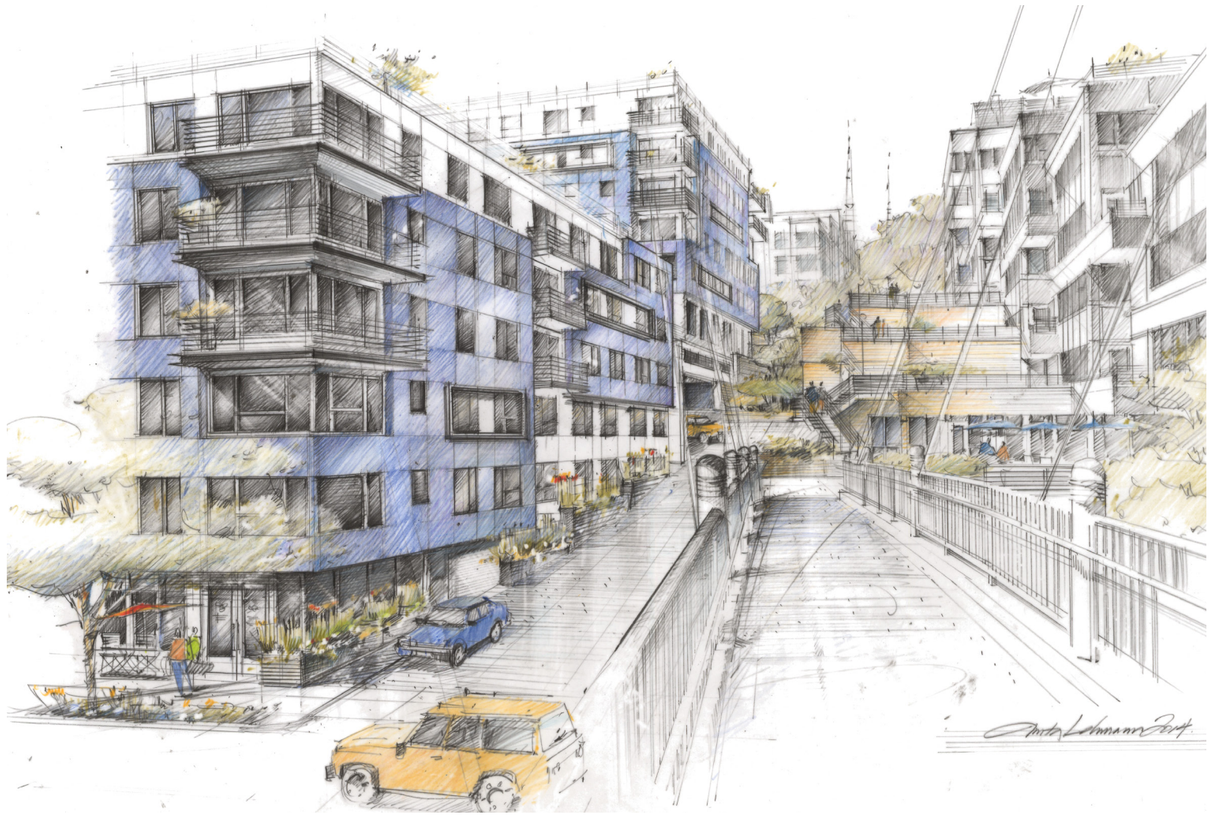
- Show more detailed, pedestrian-scale views at the next presentation in order to better illustrate the pedestrian experience. Show more details of landscape treatments and how the landscaping works in harmony with the buildings.

LANDSCAPING AND SIGNAGE

- The landscaping proposed for the courtyard on Westlake Avenue N. failed to convey the ongrade, native soil condition there. Why raised walls and planters that one might expect in a garage roof condition?



PROPOSED DESIGN FROM DRB I



DRB I GUIDANCE

STREET LEVEL DEVELOPMENT

- There was concern expressed that the depth of the planters along Galer Street might notsupport the levels of vegetation shown in the renderings. The appearance of the concrete surrounding of the parking entry on Galer Street was quite massive and in need of detailing to attempt to reduce it. The lighting fixture at the garage entry was too utilitarian; it needed work. More specific responses to the strategies discussed at the EDG meeting for addressing the improvements to Galer Street were called for.
- More visual information (including sections) are needed to convey a sense of the Galer Street improvements.

DRB I GUIDANCE

STREET LEVEL DEVELOPMENT

- The retail expression at Westlake was not legible as retail. The relationship to the sidewalk level needs to be better understood as does the relationship to the landscaping.

PROPOSED DESIGN FROM DRB I

DRB I GUIDANCE

LANDSCAPING AND SIGNAGE

- Concern was expressed that the signage proposed for labelling and identifying the development was not germane to the place and might be better connected to the industrial maritime theme in this lakefront context.

PRESENTATION MATERIALS

- The design of the solarium was unclear. The positive impression conveyed of this feature in the sketch of the Dexter Avenue N. on page 22 was reduced to something less than tantalizing in the more technical rendering of the same façade on page 44. The Board would like to know more about the relationship of the solarium to the entry. A transition in plane, materials, detailing would help to differentiate the solarium as an element of the façade. Investigate the possibilities of the design of the solarium actually contributing to a reduction in the appearance of the bulk of the building along Dexter Avenue N.

DRB I GUIDANCE

LANDSCAPING AND SIGNAGE

- Along Dexter Avenue N., illustrate to grade transitions and intended landscaping. Show how the treatment of the residential patios might be converted to a retail alignment in the future.
- Along Dexter Avenue N. the grade differential between the unit terraces and the adjacent sidewalk needed greater clarity and illustration.

UPDATED DESIGN BASED ON BOARD COMMENTS

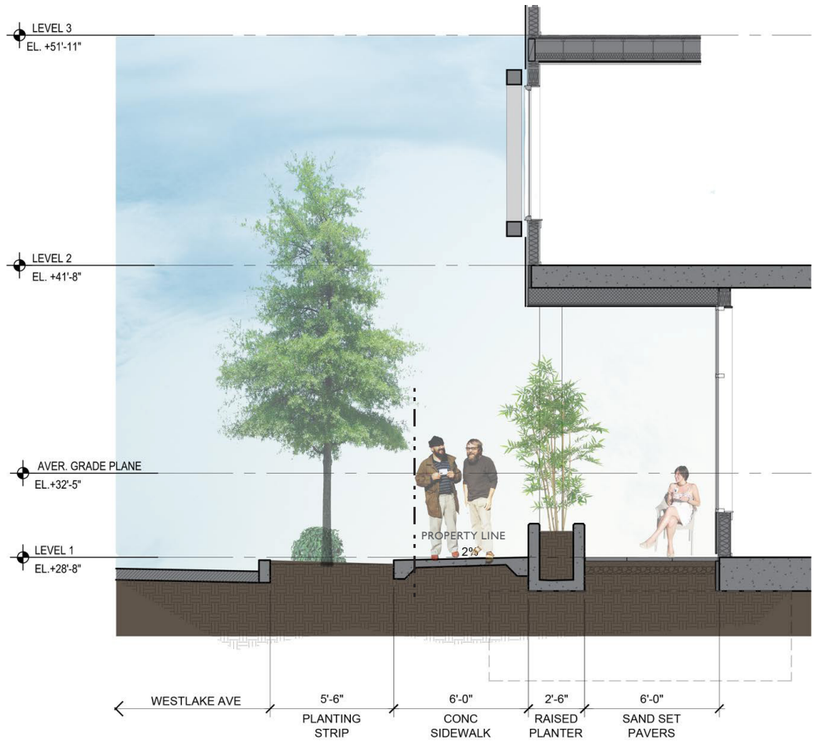
DESIGN PROPOSAL

EAST BUILDING

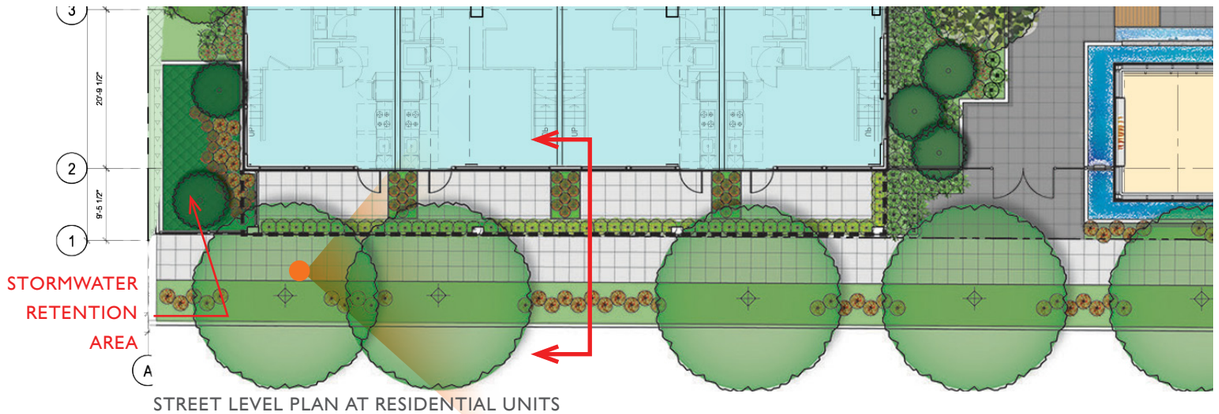
Along Westlake Ave N, the building is U-shaped with the large, open courtyard facing Lake Union. The resulting street facing façades are smaller and separated by 80' of open space. A residential scale pavilion at the street level occupies some of the space between the façades creating an assemblage of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

Following the Board's guidance, the building's façades have been articulated hoirizontally 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.

DESIGN PROPOSAL



STREET LEVEL SECTION AT RESIDENTIAL UNITS



STREET LEVEL PLAN AT RESIDENTIAL UNITS

SOUTHERN PORTION ALONG WESTLAKE AVE N

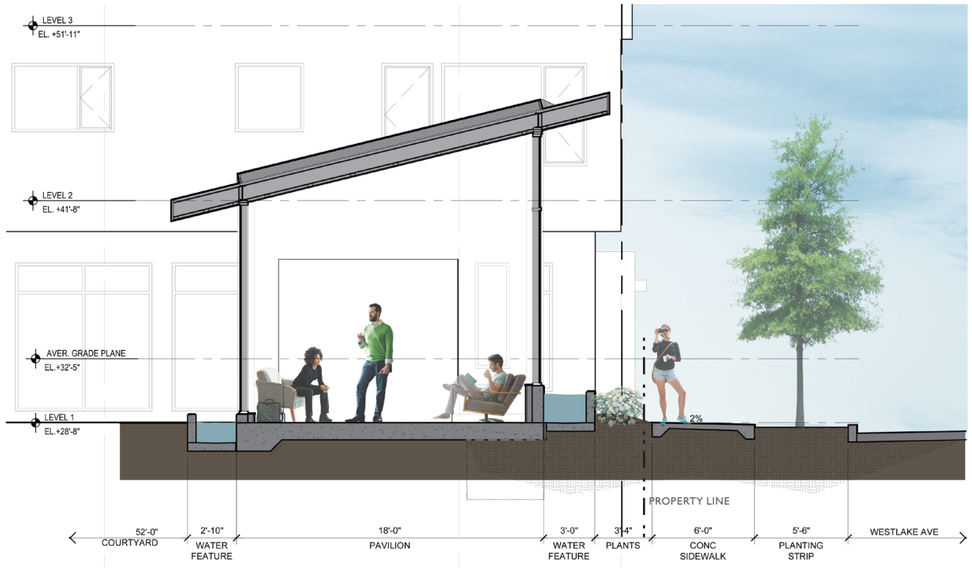
The street level façades have been setback from the property lines to offer privacy for street level residential units. Planters at the property line offer an edge to delineate public from private. The bamboo within the planters not only offer visual screening for residents, but also provide a softer, human scale element and visual interest at the project's edge. The setbacks offer spatial relief for passing pedestrians, and pathway lighting along the sidewalk will create a safe and inviting pedestrian experience.

Taking advantage of the 13' floor to floor heights, the commercial style glazing is very tall allowing for large areas of transparency.

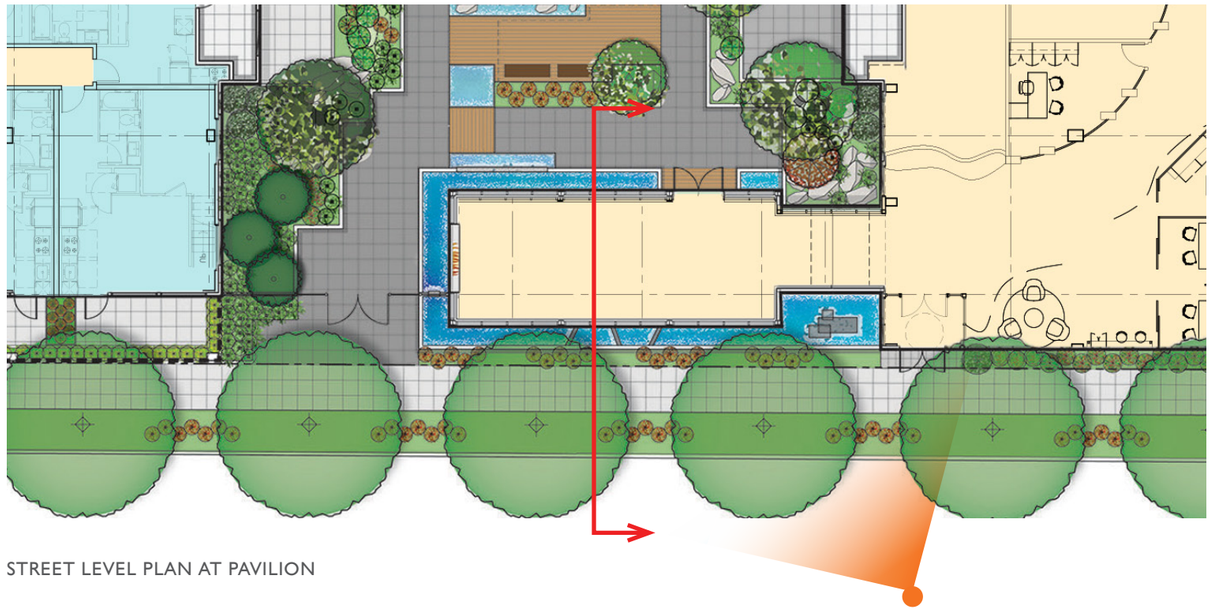
At the southernmost area of the property, a large stormwater retention planter occupies the corner taking advantage of the on-soil conditions while providing visual interest and buffering to the private terraces at the southern property line.

DESIGN PROPOSAL

DESIGN PROPOSAL



STREET LEVEL SECTION AT PAVILION



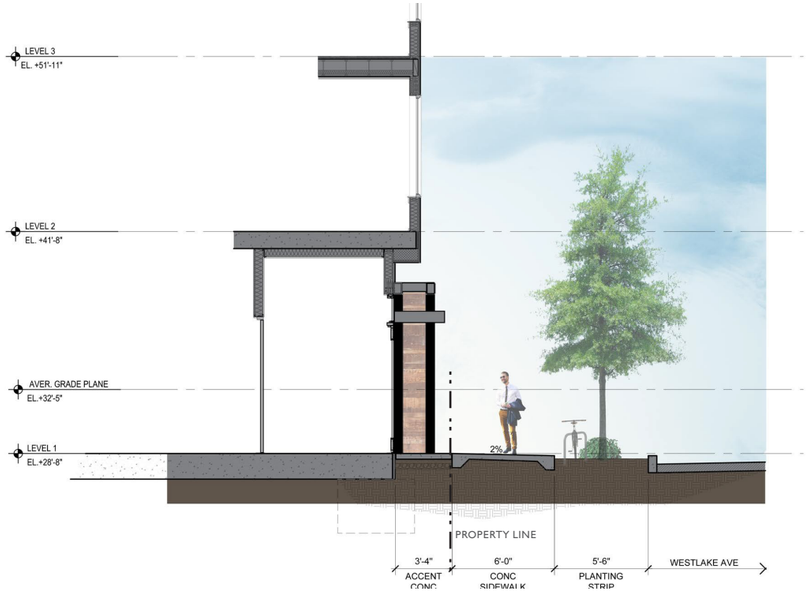
STREET LEVEL PLAN AT PAVILION

MID-BLOCK ALONG WESTLAKE AVE N

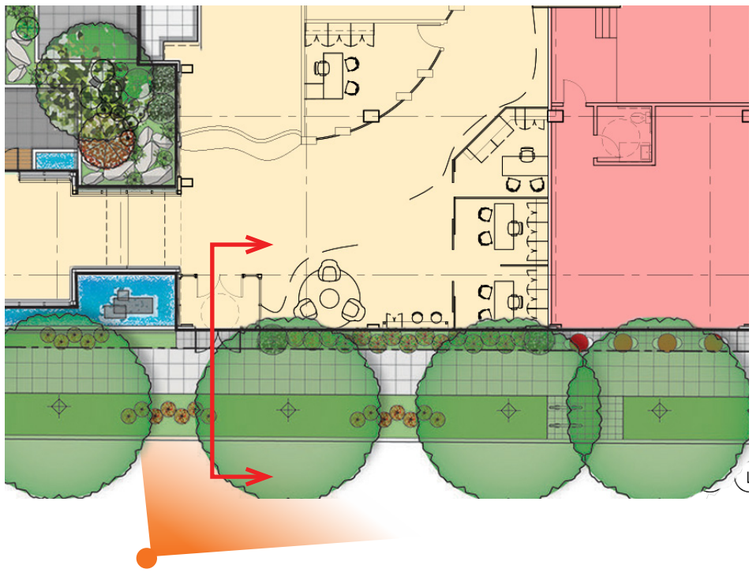
The pavilion sited within the courtyard is a unique design amenity for the residents and the neighborhood. This is a residentially scaled structure that helps break down the massing and offers a focal point, a visual beacon for the building. Largely composed of glass, this small building provides views 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 at the edge of the sidewalk and water features that surround the pavillion and enliven the pedestrian experience with flowing water. The streetscape along Westlake will offer a uniquely human scale to the pedestrian experience.

DESIGN PROPOSAL



STREET LEVEL SECTION AT LOBBY



STREET LEVEL PLAN AT LOBBY

RESIDENTIAL ENTRY / LOBBY / RETAIL

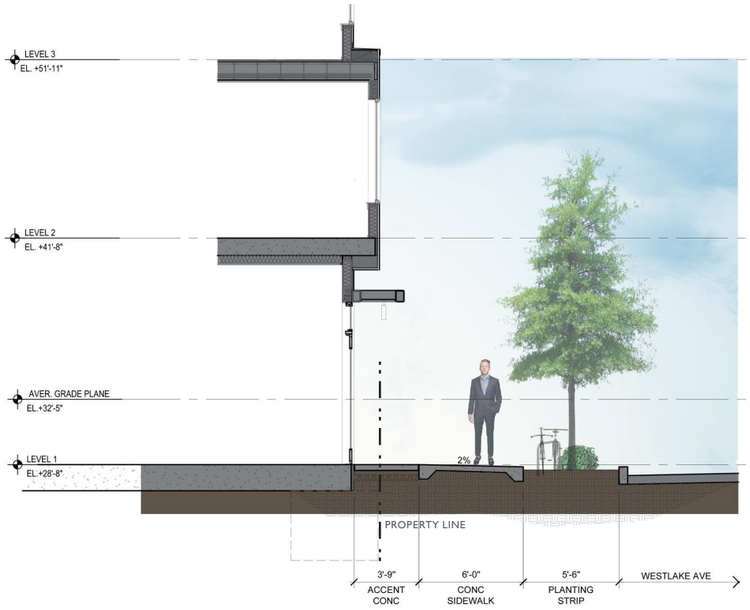
The northern portion of the street facade is composed into three distinct areas that reflect programmatic elements within.

To address the Board's concerns that the residential entry was not clear, or prominent, enough, the residential entry has been redesigned. The entry is expressed through the use of a bold frame element that recalls the frames of the upper levels. Below the canopy are the custom entry doors which add depth and texture and a large field of glazing, allowing views into the active and engaging lobby beyond.

North of the entry are a series of tall windows framing parts of the lobby and the leasing area beyond. This 'punched' window approach reinforces the strong base at the ground level and acts to separate the more prominent programmatic elements – lobby entry and retail.

At the corner of Westlake Ave N and Galer Street is the retail space. Within the overall composition, this area is defined by a long canopy element that turns the corner onto Galer. The glazing is kept very large and open, while areas of solidity are created with darker colors to clearly identify this retail space at the highly visible street corner.

DESIGN PROPOSAL

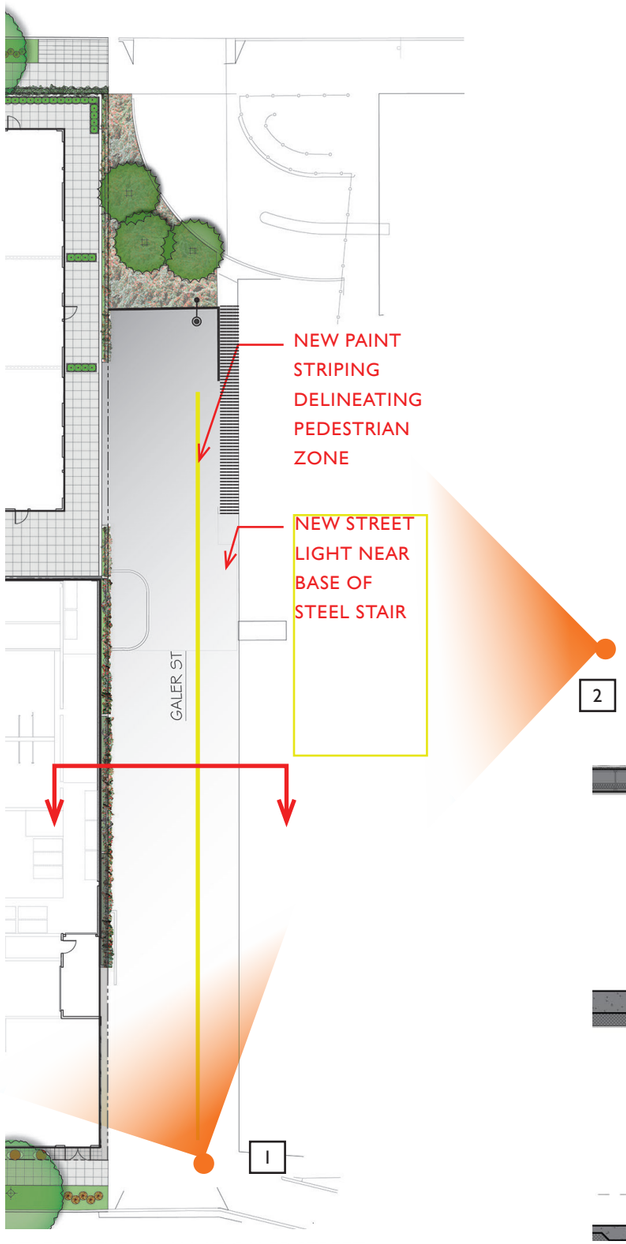


STREET LEVEL SECTION AT RETAIL

STREET LEVEL PLAN AT RESIDENTIAL RETAIL

VIEW OF RETAIL SPACE AT CORNER OF WESTLAKE AND GALER

DESIGN PROPOSAL



STREET LEVEL PLAN AT GALER STREET

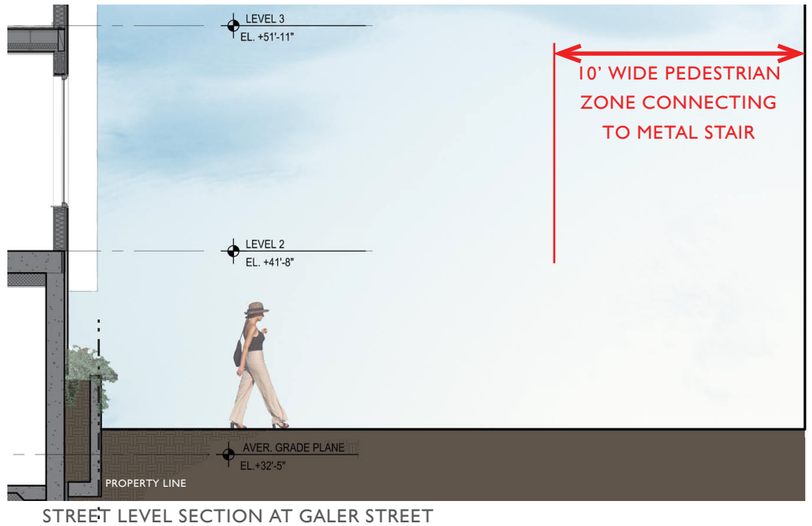
GALER ST – STREET LEVEL DESIGN

The ground level of steeply sloping Galer Street has been articulated to negotiate the topography while providing a visually pleasing composition. Stepped planters over a rhythm as the street climbs, while offering an opportunity to soften the facade with landscaping. Recessed lighting within the planters cast light upon Galer Street to offer a safer environment.

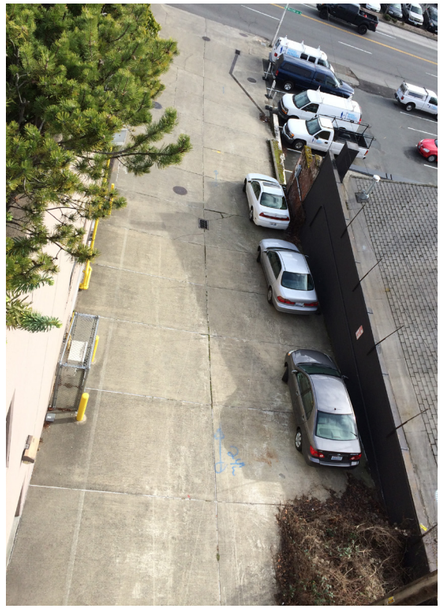
The garage entry has been designed to be a cohesive element relating to the planters. Areas of wide and deep reveals, inset with patterned concrete, break down the mass and offer visual articulation when viewed from the adjacent hill-climb.

At the western terminus of Galer Street, the right-of-way adjacent to, and beneath, the ramp leading into the northern neighbor will be cleared of overgrowth and invasive species and replanted with trees and ground cover.

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.



STREET LEVEL SECTION AT GALER STREET



GALER STREET AS VIEWED FROM HILL CLIMB ABOVE

VIEW OF NORTHERN NEIGHBOR – HILL CLIMB, METAL STAIR, AND BUILDING FACADE

GALER STREET AS VIEWED FROM WESTLAKE AVE N

DESIGN PROPOSAL

RELATION TO HILL CLIMB

North of Galer Street, on a neighboring property, is a valuable pedestrian amenity; a hill climb that creates the only uninterrupted pedestrian link to Queen Anne. The north façade of the proposed design will be clearly visible from this pedestrian thoroughfare. The north façades reflect 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.

VIEW FROM PEDESTRIAN BRIDGE OVER WESTLAKE AVE N

DESIGN PROPOSAL

DEXTER AVE N

Dexter is a multi-modal street – the design of the west building can be experienced through different scales.

The building massing has been broken down into smaller street façades which relate to the proportion of neighboring buildings in the neighborhood.

The design incorporates architectural frame elements and articulated corner conditions that enliven the façade.

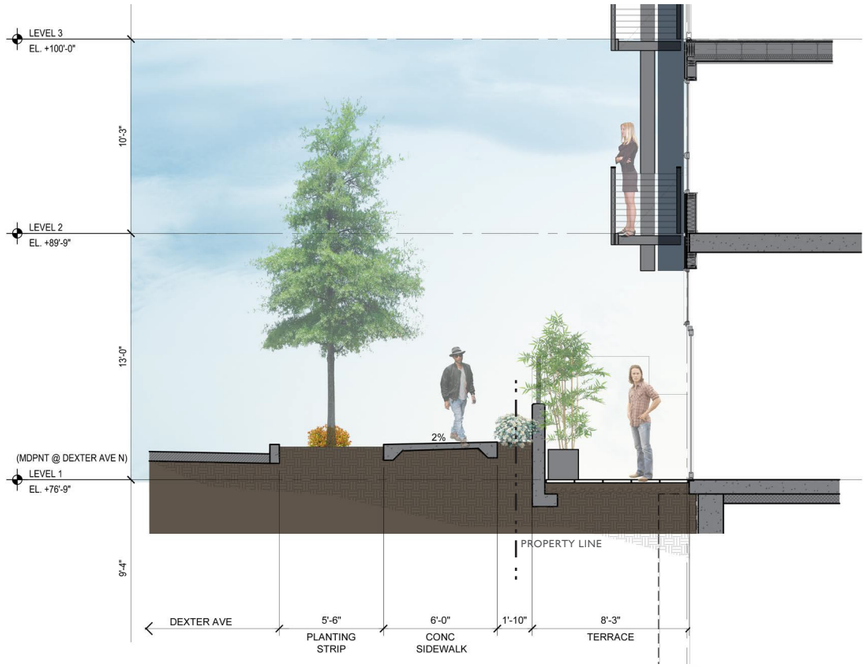
At the street level, deep building setbacks, human scale features, and thoughtful landscaping offer an opportunity for an active and more importantly, comfortable pedestrian experience.

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

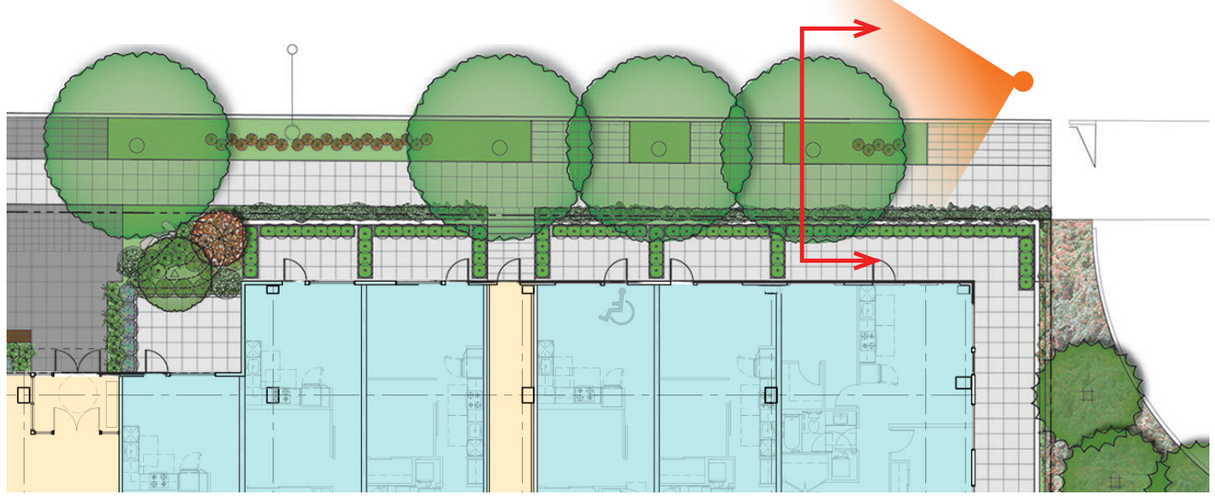
EXAMPLE OF WAYFINDING AT CORNER OF DEXTER AVE N AND GALER ST

VIEW LOOKING SOUTHEAST FROM DEXTER AVE N

DESIGN PROPOSAL



STREET LEVEL SECTION AT DEXTER AVE N RESIDENTIAL UNITS (NORTH)



STREET LEVEL PLAN AT DEXTER AVE N RESIDENTIAL UNITS (NORTH)

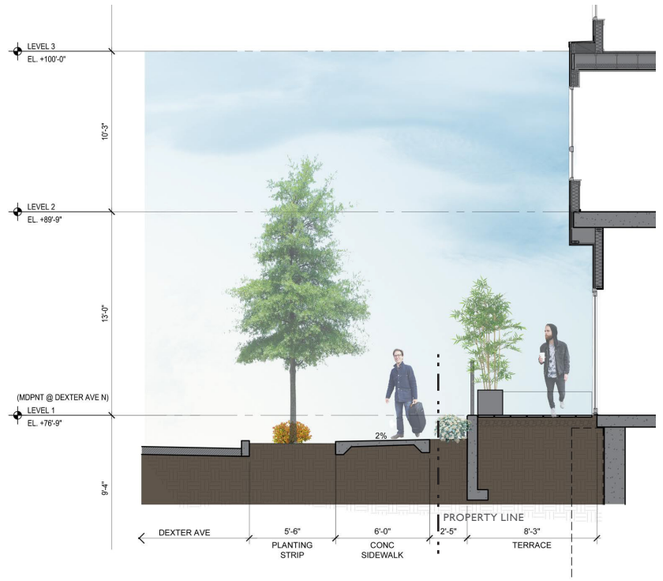
PEDESTRIAN EXPERIENCE AT NORTH RESIDENTIAL UNITS AT DEXTER AVE N

To maintain a uniform floor level within the west building, the northern residential units and terraces are below the level of the sidewalk. A retaining wall is needed to negotiate the grade, yet this retaining wall is setback to offer a planting area between the wall and the walking surface of the sidewalk. Guardrails, in the same design language as the balconies throughout the project, keep pedestrians safe and delineate public from private. To offer screening and privacy to the residential units, movable planters are filled with bamboo.

At the corner of the project, the retaining wall has been raised to provide a surface for a map to help pedestrians understand their relationship to the hill climb opportunites located on the property to the north. This element is a feature used in parallel with a) increased views to the hill climb through building setbacks, b) judicious planting within the right-of-way, and c) engaging building design to improve the pedestrian experience of the nearby hill climb.

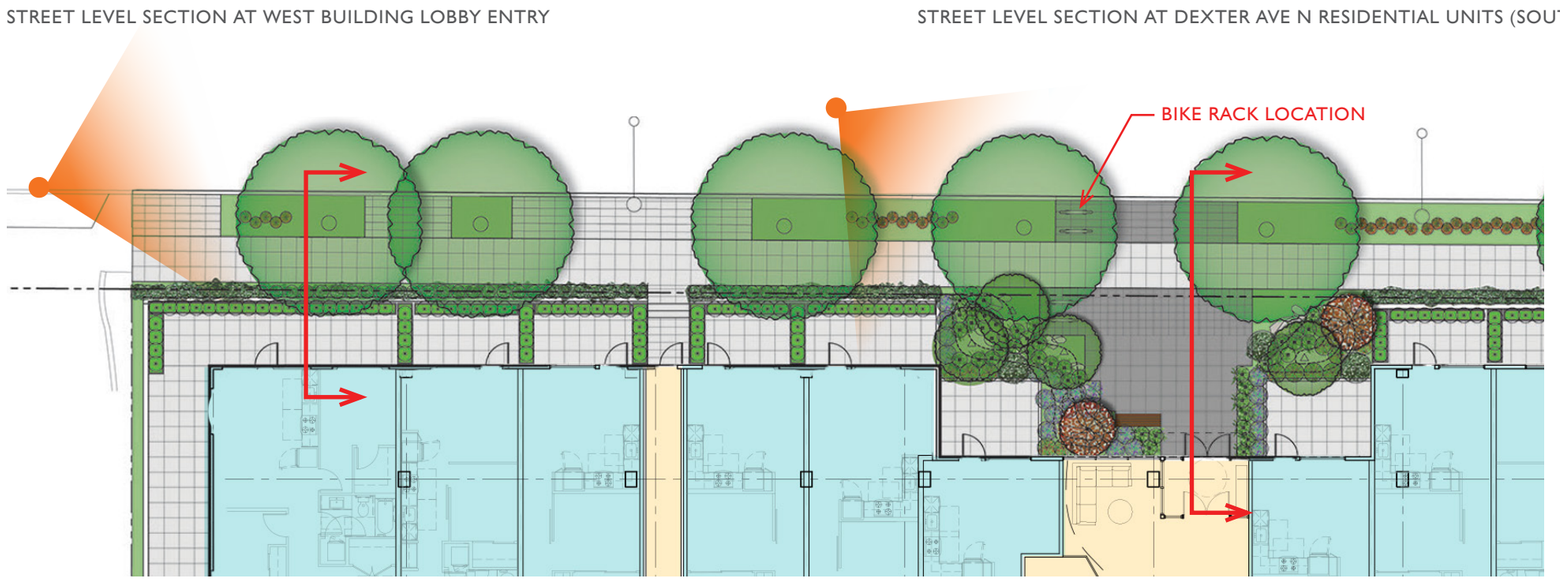
DESIGN PROPOSAL

STREET LEVEL SECTION AT WEST BUILDING LOBBY ENTRY



STREET LEVEL SECTION AT DEXTER AVE N RESIDENTIAL UNITS (SOUTH)

PERSPECTIVE OF WEST BUILDING LOBBY ENTRY



STREET LEVEL PLAN AT SOUTH RESIDENTIAL UNITS AND LOBBY ENTRY

PERSPECTIVE OF PEDESTRIAN EXPERIENCE AT SOUTHERN PORTION OF SITE

DESIGN PROPOSAL

BUILDING DESIGN AT DEXTER AVE N

Midblock, the west building's lobby is within the deepest building 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. The building entry is clearly identified by employing a frame element similar to the entry of the east building.

The southern residential units and terraces have an inverse relationship to those of the north – they are above the level of the sidewalk. The architectural language is the same: a) a retaining wall is needed to negotiate the grade, yet this retaining wall is set back to offer a planting area between the wall and the walking surface of the sidewalk, b) guardrails, in the same design language as the balconies throughout the project, keep pedestrians safe and delineate public from private, c) to offer screening and privacy to the residential units, movable planters are filled with bamboo.

Aligning vertically with the building entry is the solarium element that houses the building's clubroom. This element acts to break the roof lines of the building and offer a high level of transparency at the roof level. The largely glass solarium will act as a beacon, harkening back to the pavilion entry of the east building.

The solarium element is in plane with the facade below. This acts as a strong vertical element within the overall composition which identifies the most public areas of the building.

VIEW LOOKING NORTHEAST FROM DEXTER AVE N

DESIGN PROPOSAL

URBAN SCALE

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.

AERIAL VIEW LOOKING NORTHEAST

DESIGN PROPOSAL

URBAN SCALE

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 project – 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.

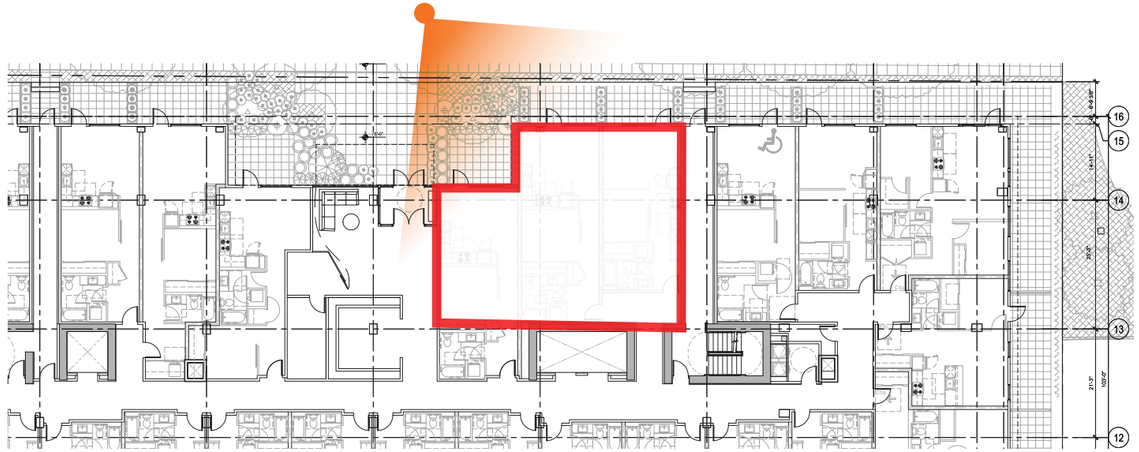
AERIAL VIEW LOOKING SOUTHWEST

CONVERSION TO RETAIL

RETAIL POTENTIAL AT DEXTER AVE N

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.

In the example below, three residential units have been combined to create an 1,800 sf retail space. The residential units have been designed today to be visually compatible with the retail space of the future.



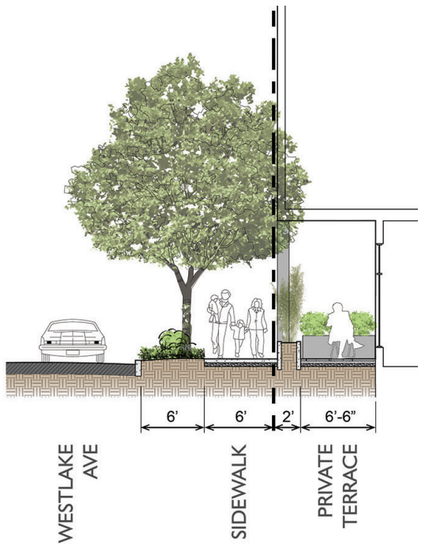
RESIDENTIAL AS DESIGNED TODAY

POTENTIAL FUTURE RETAIL CONFIGURATION

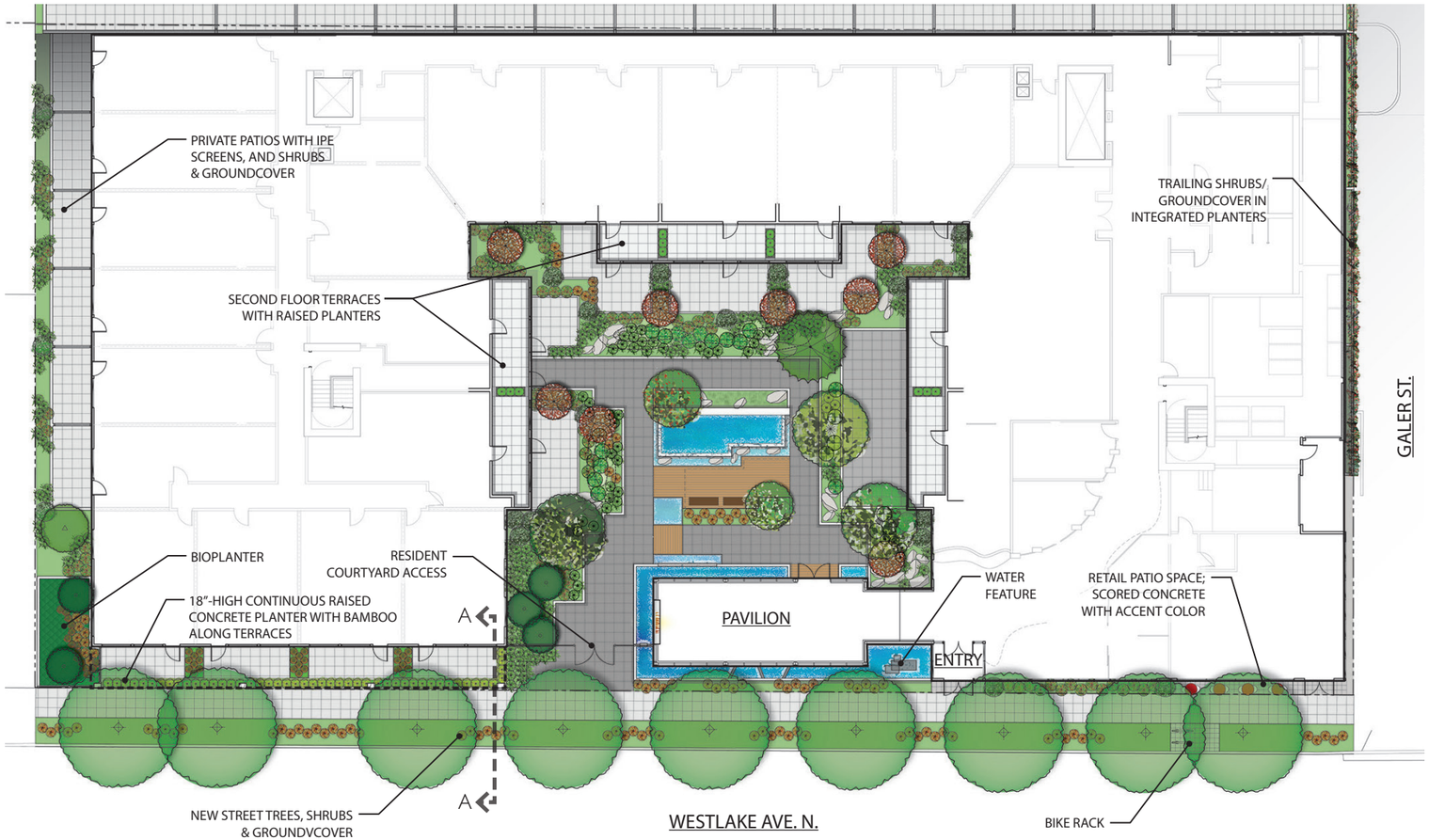
LANDSCAPE DESIGN

FAZIO ASSOCIATES LLC
LANDSCAPE ARCHITECTS

Varying depths of building setbacks along Dexter Ave. N. and Westlake Ave. N. offer 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 an 18-inch high continuous planter with bamboo along the residential units' patios. The design team has selected plant material that facilitates a buffering mechanism but allows for transparency for efficient daylighting into these units and their respective patios. Down lighting integrated within the raised planter wall has also been added to create a safe and inviting pedestrian experience. 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 incorporates larger landscape gestures such as the following: a water feature that encompasses the building's Lobby/Pavilion and provides both an auditory and visually varied experience along Westlake Ave. as well as an active element in the private courtyard space; small site-walls with berming to define circulation within the courtyard from private terraces that surround the perimeter; the low berming is used to create a rolling landscape while complimenting the natural landscape elements within the courtyard; and larger plant material within the native soil for maximum expression and mature vegetated microclimates. Within the private courtyard, the surrounding residential units around the perimeter will have private patios that will have a sensible balance between landscape and hardscape. Along Westlake Ave., larger than required street trees (3 ½" vs. 2 ½") are proposed to provide immediate scale to the streetscape improvements as well as break the building façade down to a pedestrian-friendly scale.



CONCEPT SECTION A-A
AT STREET LEVEL RESIDENTIAL
UNITS ALONG WESTLAKE AVE.

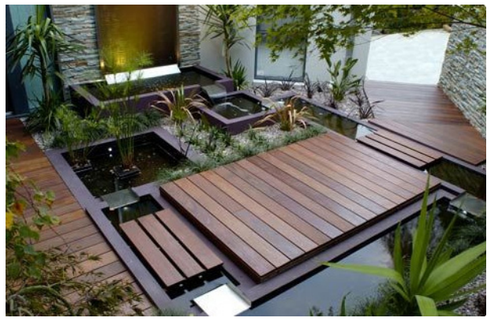


EAST BUILDING CONCEPT PLAN AT GROUND LEVEL ALONG WESTLAKE AVE.

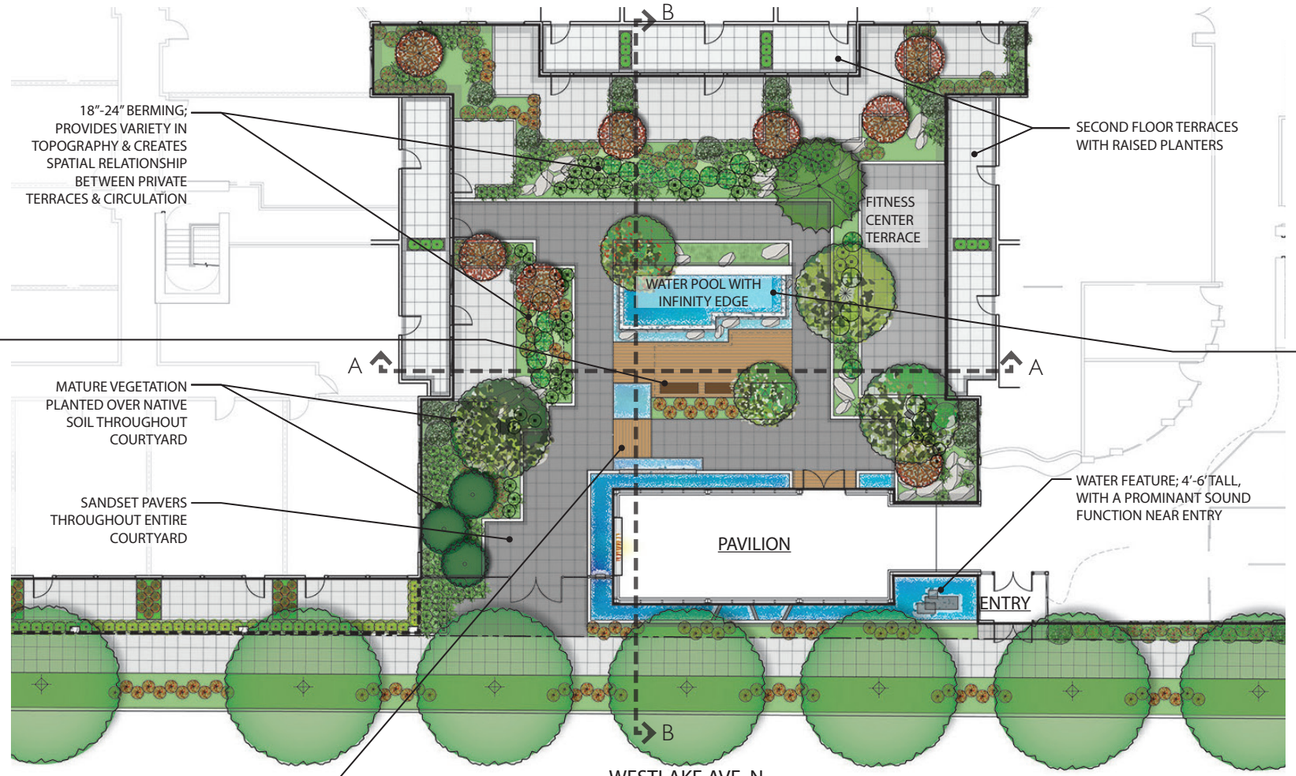
LANDSCAPE DESIGN

FAZIO ASSOCIATES LLC
LANDSCAPE ARCHITECTS

SITE BENCH



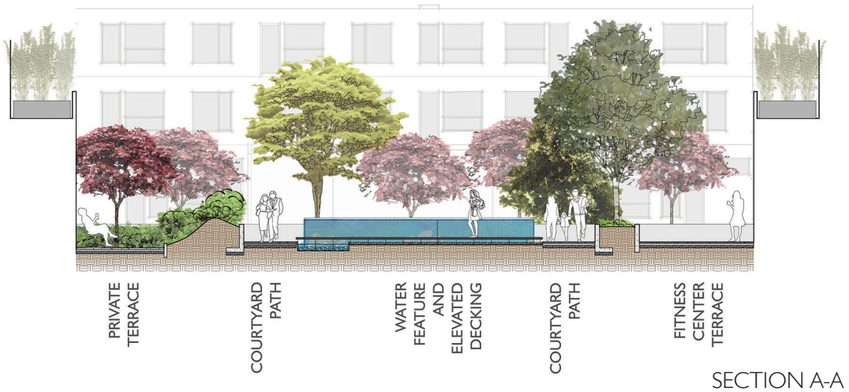
RAISED WOOD DECKING



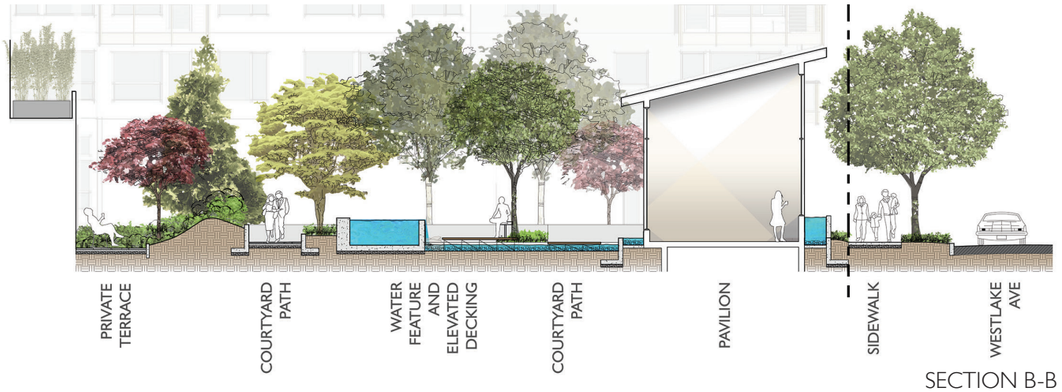
COURTYARD & ENTRY AT WESTLAKE AVE.

COURTYARD WATER POOL

MATURE VEGETATION PLANTED OVER NATIVE SOIL THROUGHOUT COURTYARD



SECTION A-A



SECTION B-B

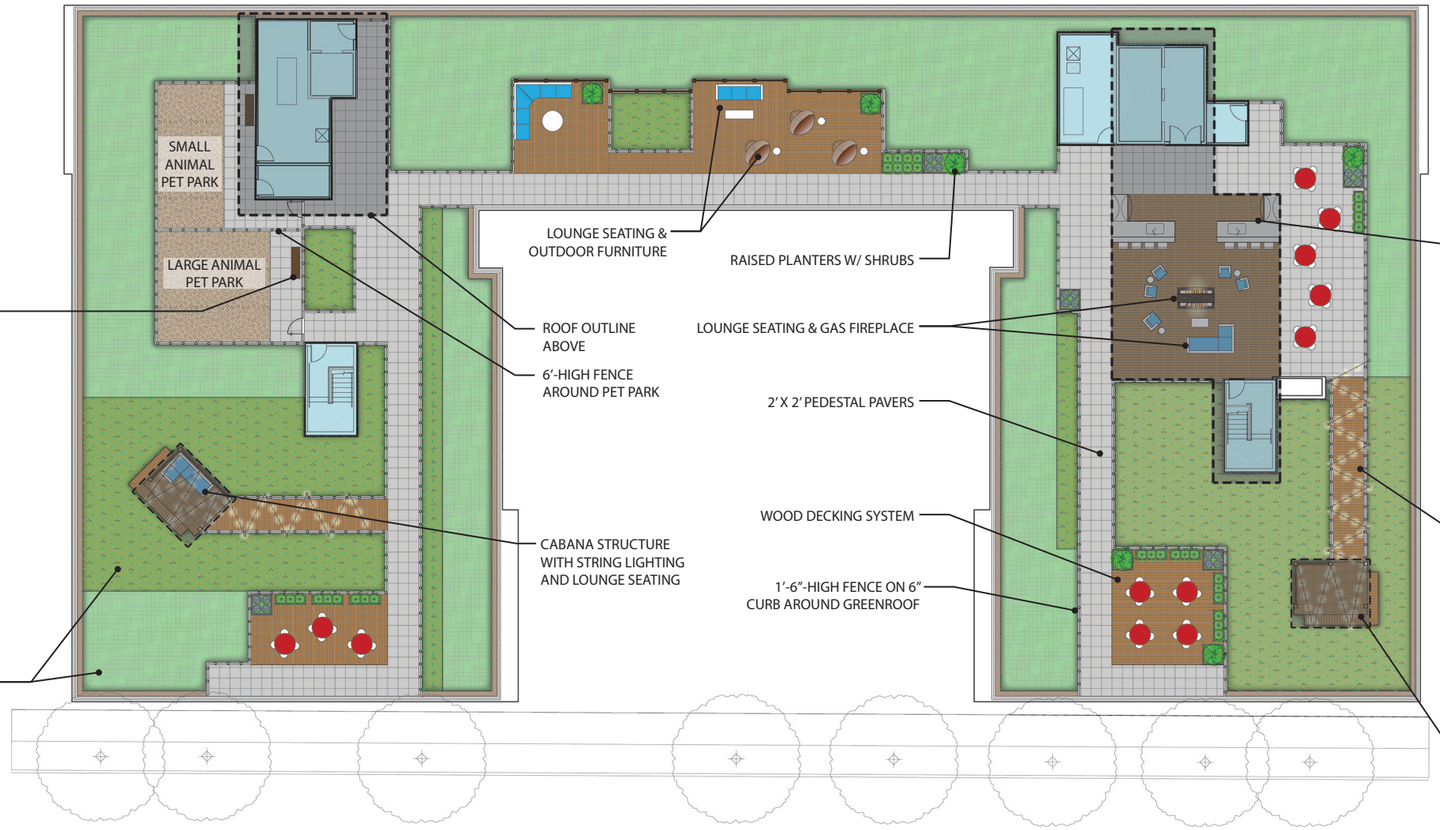
CONCEPT PLAN AT GROUND LEVEL

LANDSCAPE DESIGN

FAZIO ASSOCIATES LLC
LANDSCAPE ARCHITECTS

SITE BENCH

4 1/2" GREENROOF, 2 DIFFERENT MIXES



EAST BUILDING CONCEPT PLAN AT ROOF LEVEL

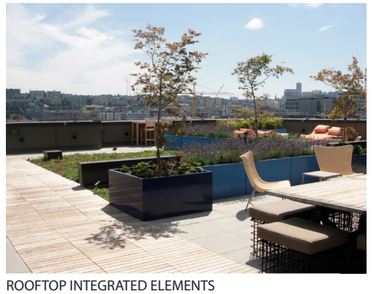
COVERED OUTDOOR KITCHEN

STRING LIGHTING

CABANA STRUCTURE WITH STRING LIGHTING AND LOUNGE SEATING

CABANA CONCEPT

Both buildings fully take advantage of their location and surrounding views when perched atop their respective roof decks. Both roof deck terraces include such program elements as the following; areas allocated for pet parks for large and small pets, covered areas for outdoor kitchen/BBQ, small and large group gathering spaces, outdoor fireplaces, a variety of lounge seating, string lighting, greenroof components as well as raised planters. The roof deck designs incorporate cabana-like structures that act as 'open-air' rooms. 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 sense of arrival.



ROOFTOP INTEGRATED ELEMENTS

24" X 24" PAVERS

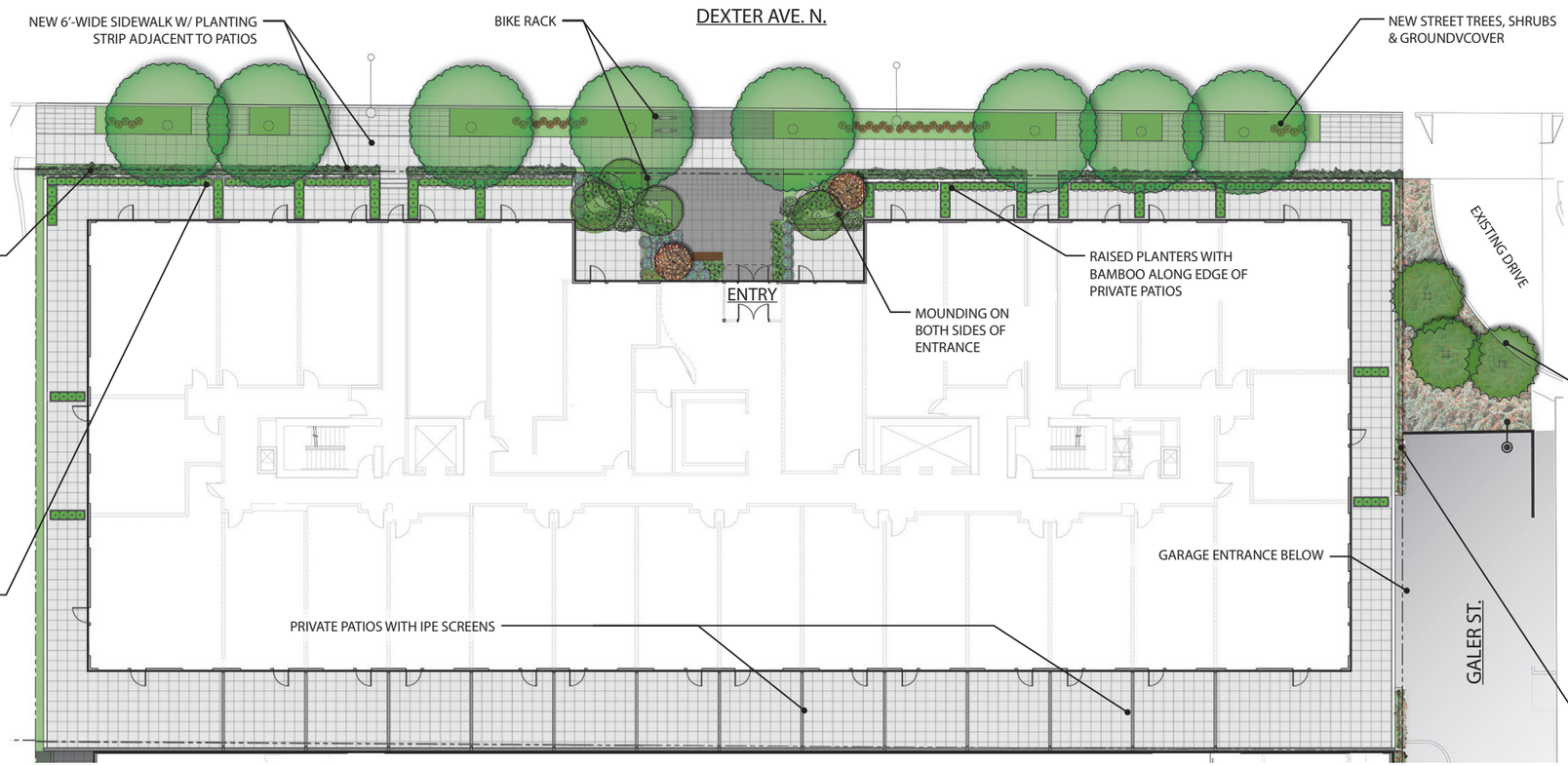
WOOD DECKING SYSTEM

LANDSCAPE DESIGN

FAZIO ASSOCIATES LLC
LANDSCAPE ARCHITECTS

SHRUBS IN PLANTING STRIP

RAISED PLANTERS WITH BAMBOO ALONG EDGE OF PRIVATE PATIOS



WEST BUILDING CONCEPT PLAN AT GROUND LEVEL ALONG DEXTER AVE.

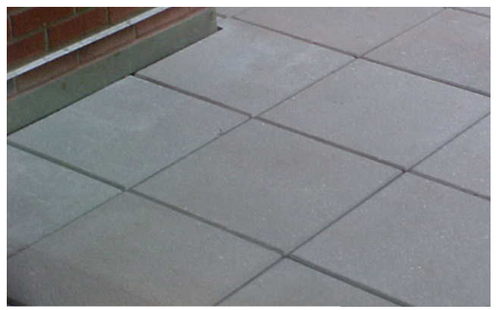
(3) REPLACEMENT TREES W/ NEW GROUNDCOVER; OPENS UP SIGHT LINES & VIEWS TO/FROM DEXTER AVE.

TRAILING SHRUBS/GROUNDCOVER IN INTEGRATED PLANTERS

The west building along Dexter Ave. N takes advantage of the building setback as well, by providing a multi-layered planting buffer along Dexter Ave. N. to the residential units that exist on the building facade. As with the east building, larger than required street trees (3 ½" vs. 2 ½") 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. There is a small retaining wall along both the north and south residential units along Dexter Ave. N. The wall and integrated guardrail is setback a min. of 1'-10" to accommodate a planter strip and the opportunity for down lighting integrated within the wall has also been added to create a safe and inviting pedestrian experience. The residential terraces along Dexter Ave. N. also have independent raised planters that provide another layer of screening to help delineate space and provide visual and auditory interest with the rustling bamboo. The planting design highlights the building entry by framing the building entry with significant plantings, landscape massing and pedestrian scale elements. Surrounding residential units around the building perimeter have generous private patios and will include Ipe screening for privacy between units.

IPE SCREEN

BENCH



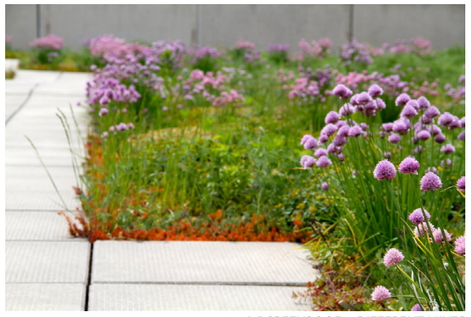
24" X 24" PAVERS

BIKE RACK

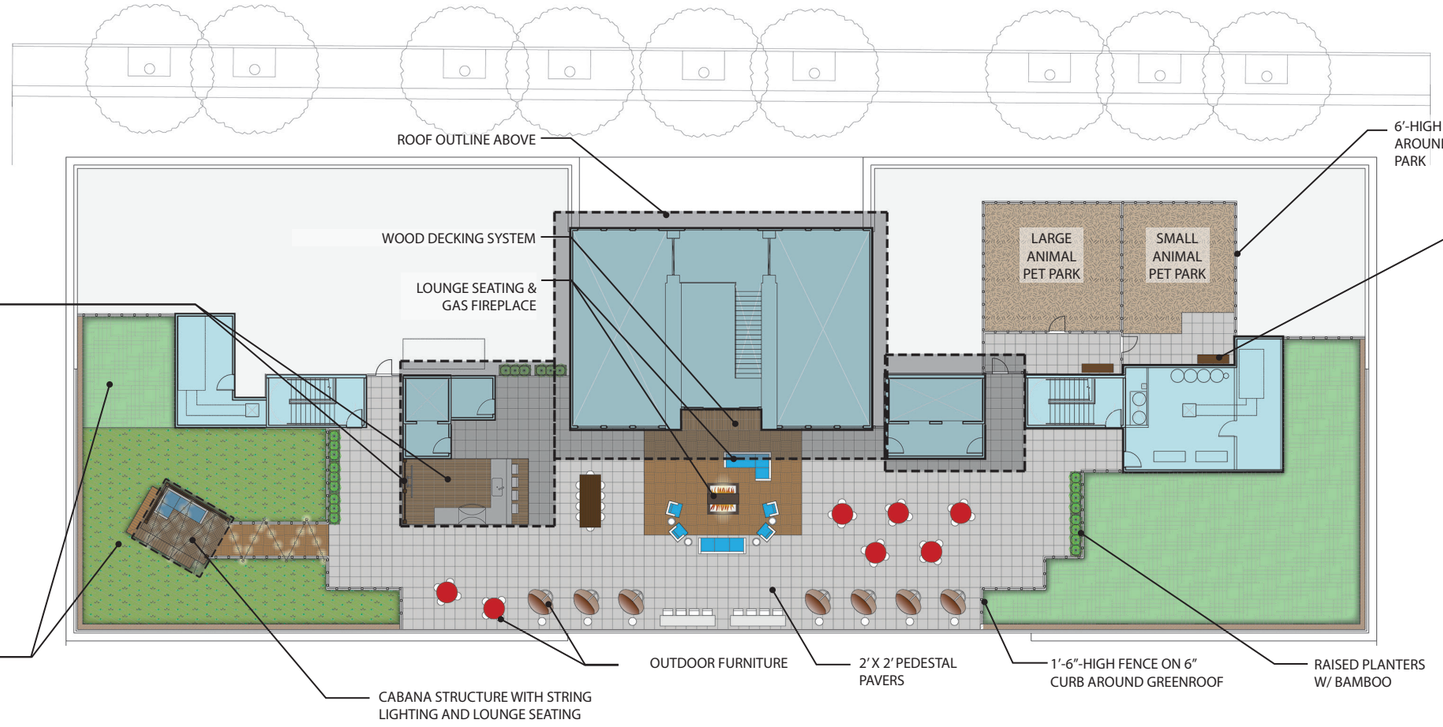
LANDSCAPE DESIGN

FAZIO ASSOCIATES LLC
LANDSCAPE ARCHITECTS

COVERED OUTDOOR KITCHEN WITH MOUNTED T.V.



4 1/2" GREENROOF, 2 DIFFERENT MIXES

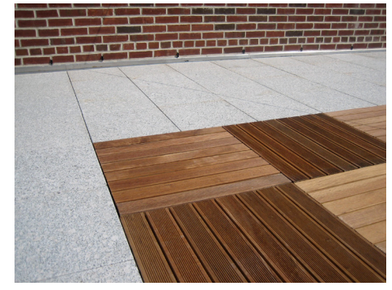


WEST BUILDING CONCEPT PLAN AT ROOF LEVEL

SITE BENCH

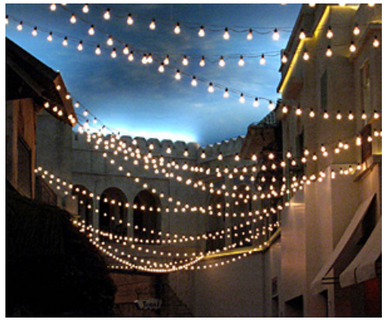
ROOFTOP INTEGRATED ELEMENTS

24" X 24" PAVERS



CABANA CONCEPT

CABANA CONCEPT



24" X 24" PAVERS

LANDSCAPE DESIGN
COURTYARD PLANTS

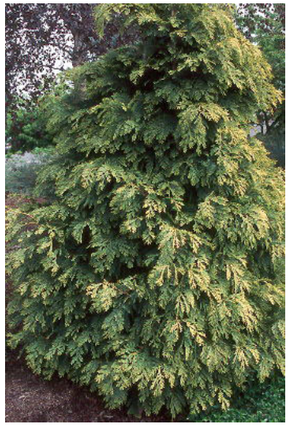
FEATURE TREES


PAPER BIRCH


MOUNTAIN SILVERBELL

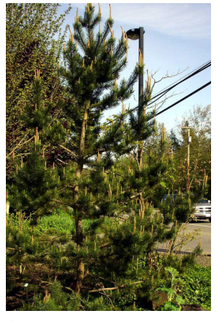

VINE MAPLE


JAPANESE SNOWBELL


FALSE CYPRESS


STAR MAGNOLIA


JAPANESE MAPLE


SHORE PINE


PAGODA DOGWOOD


CLEOPATRA SASANQUA CAMILLIA


EVERGREEN HUCKLEBERRY

TREES, SHRUBS & GROUNDCOVER

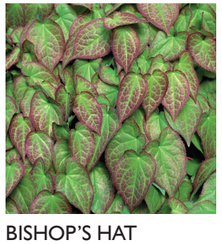

DELAVAY OSMANTHUS


DEER FERN


SALAL


REDTWIG DOGWOOD


DWARF PERIWINKLE


BISHOP'S HAT

LANDSCAPE DESIGN
ROOFTOP PLANTS AND MATERIALS

PLANTERS & SHRUBS

PLANTERS

OAK LEAF HYDRANGEA

ENGLISH LAVENDER

GOLDEN GODDESS BAMBOO

WALKING SURFACES & GREEN ROOF

DECKING & PEDESTAL PAVERS

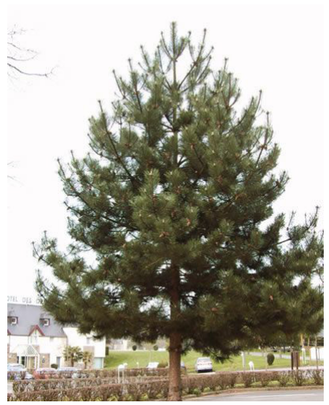
GREEN ROOF MIX 1

GREEN ROOF MIX 2

LANDSCAPE DESIGN
STREET, BIORETENTION, AND ADDITIONAL PLANTS


AMERICAN HORNBEAM


JACQUEMONTII BIRCH


SCOTCH PINE


JAPANESE MAPLE


PAGODA DOGWOOD


CLEOPATRA SASANQUA CAMILLIA


GOLDEN GODDESS BAMBOO

STREET TREES, OTHER SITE TREES & PLANTS


DAVID'S VIBURNUM


DELAVAY OSMANTHUS


ROCK COTONEASTER


SALAL


REDTWIG DOGWOOD


DWARF PERIWINKLE

BIORETENTION


SHORE PINE


REDTWIG DOGWOOD

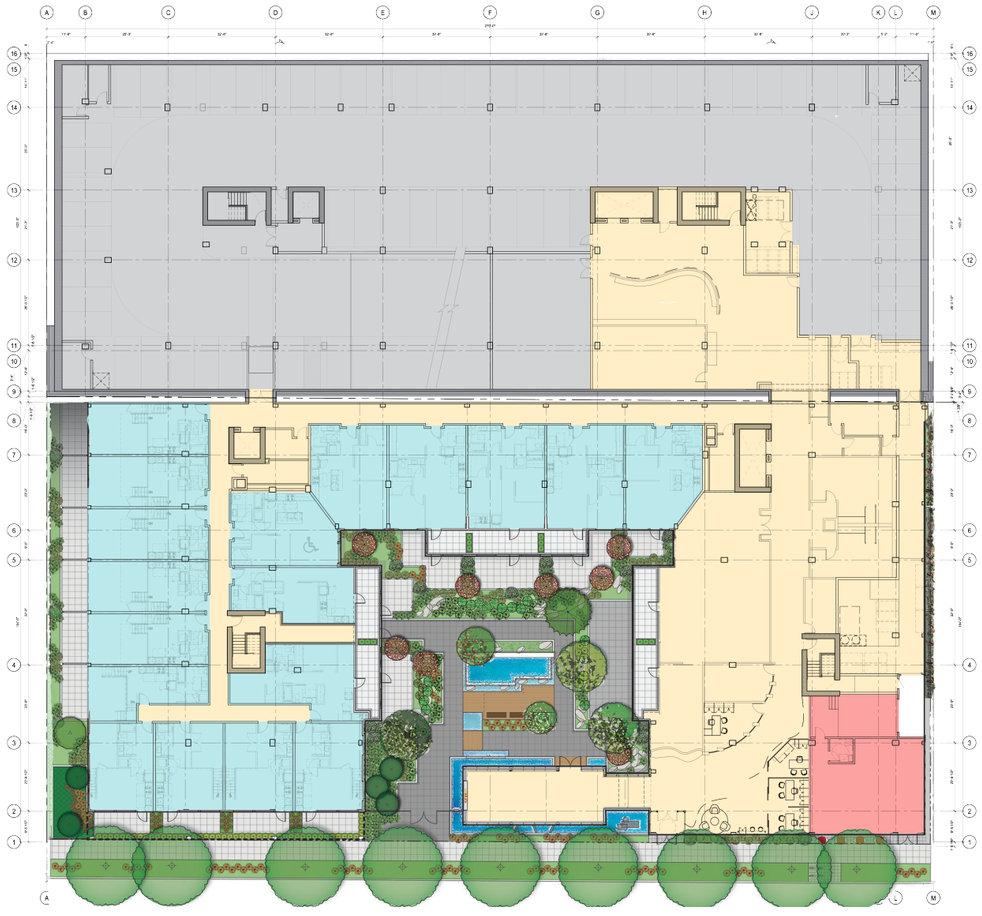

SPIREA GOLDFLAME


SLOUGH SEDGE

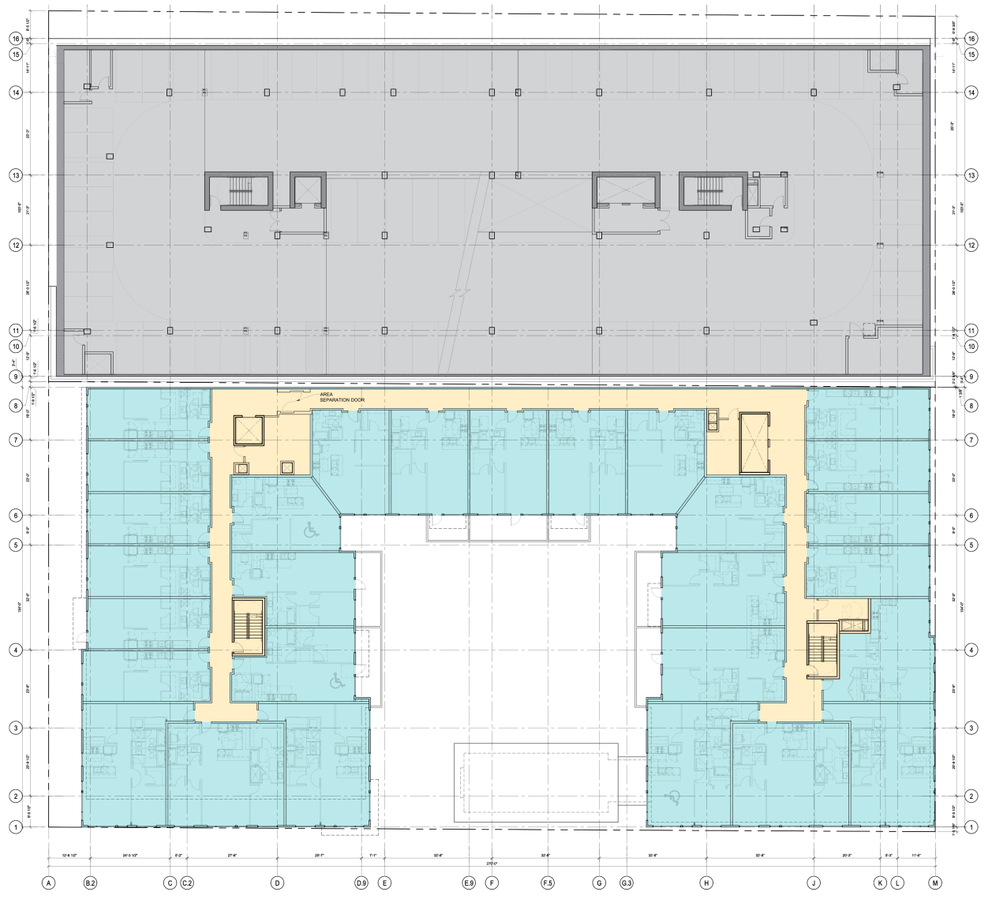
DRAWINGS

FLOORPLANS

PARKING
CIRCULATION
RESIDENTIAL
RETAIL



LEVEL 1 / LEVEL P1

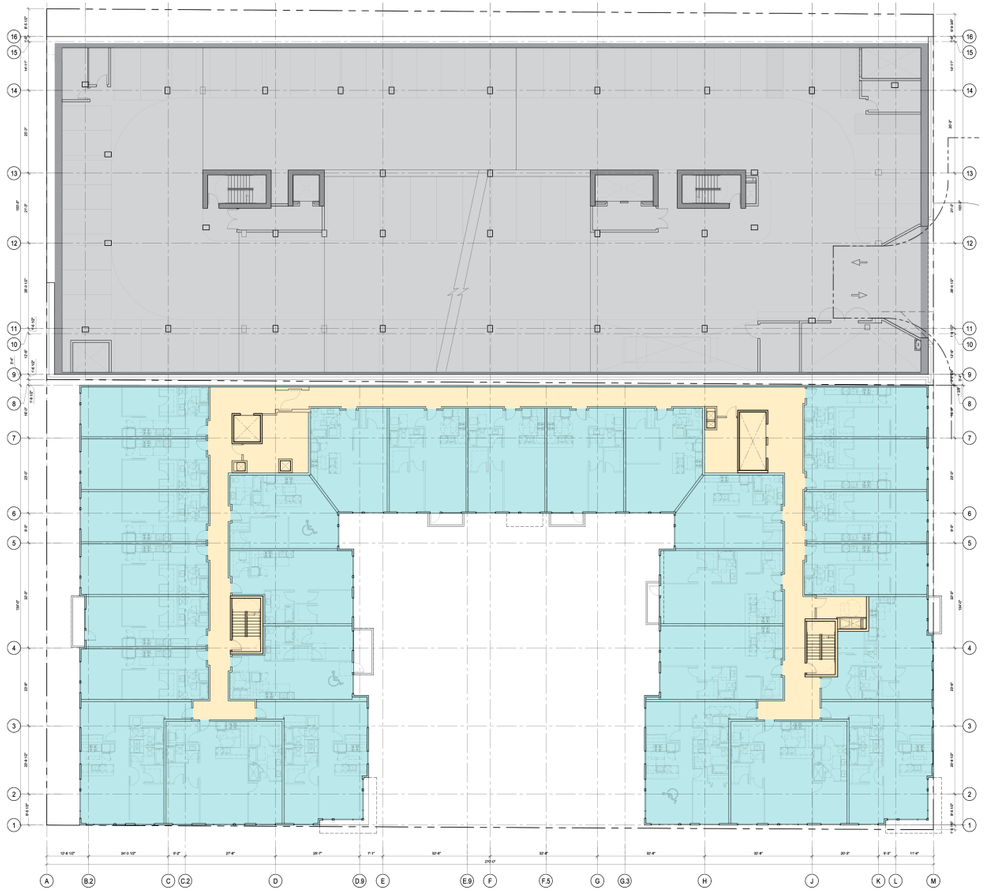


LEVEL 2 / LEVEL P2

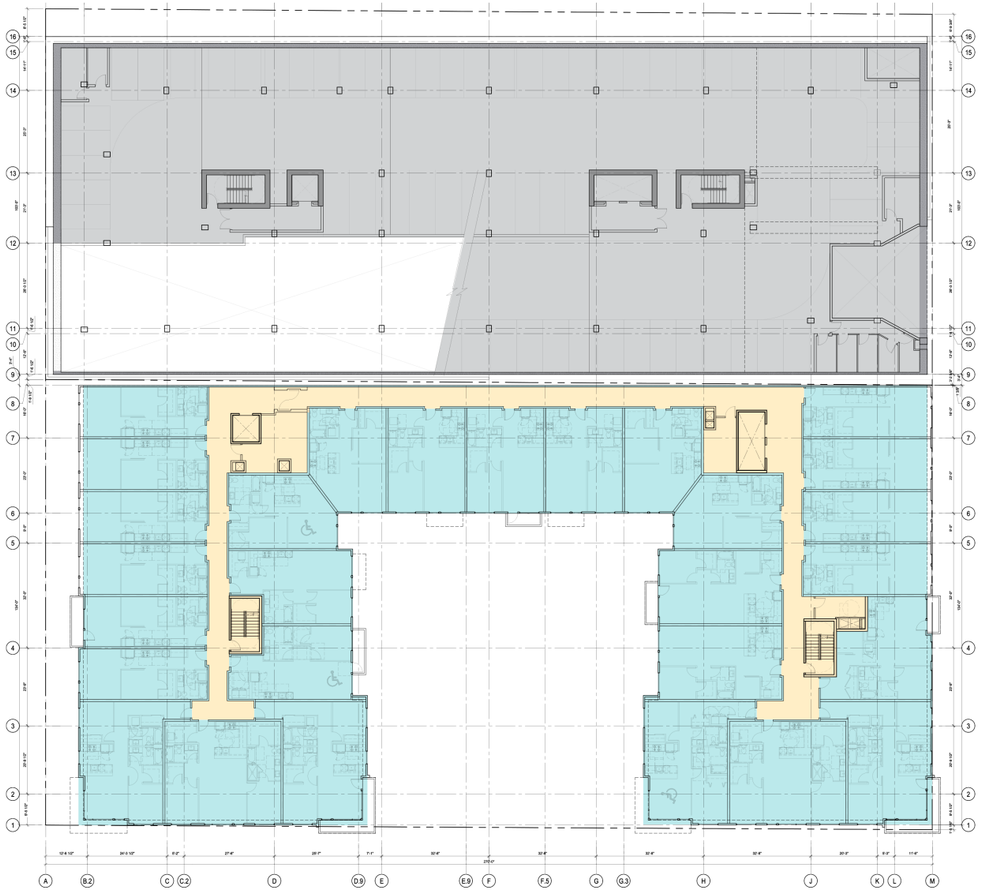
0 20' 40' 80'

1"=40'-0"

FLOORPLANS



LEVEL 3 / LEVEL P3

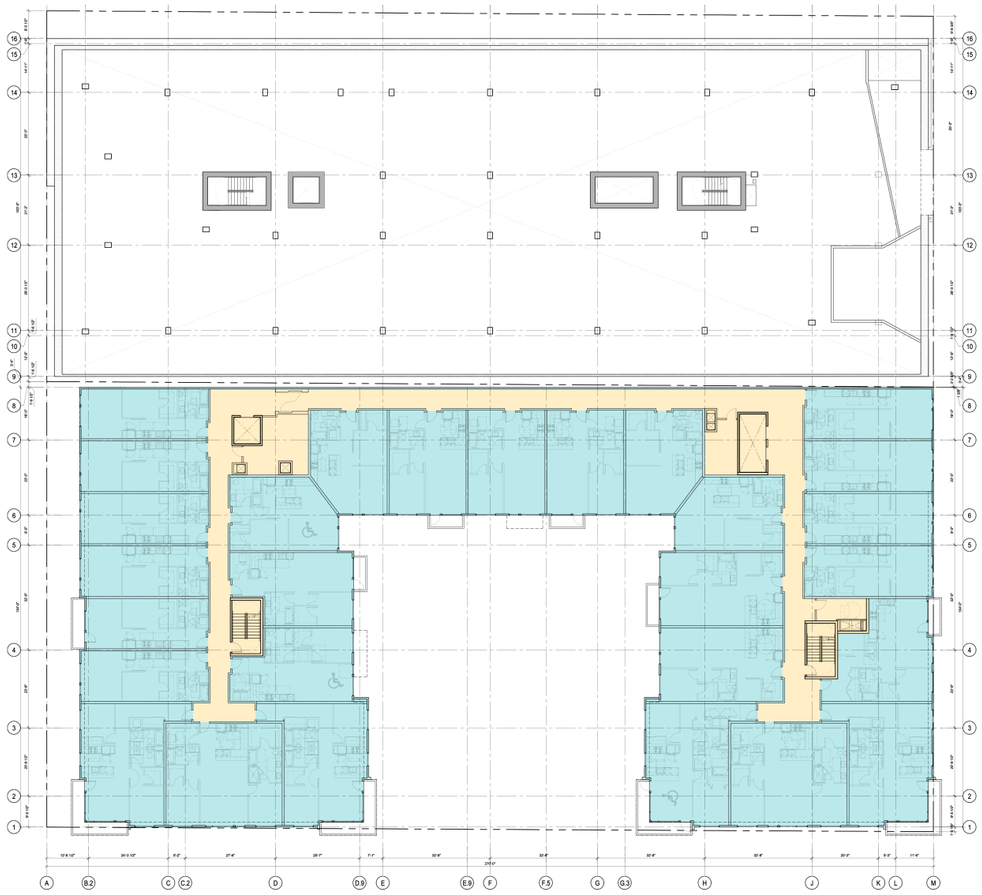


LEVEL 4 / LEVEL P4

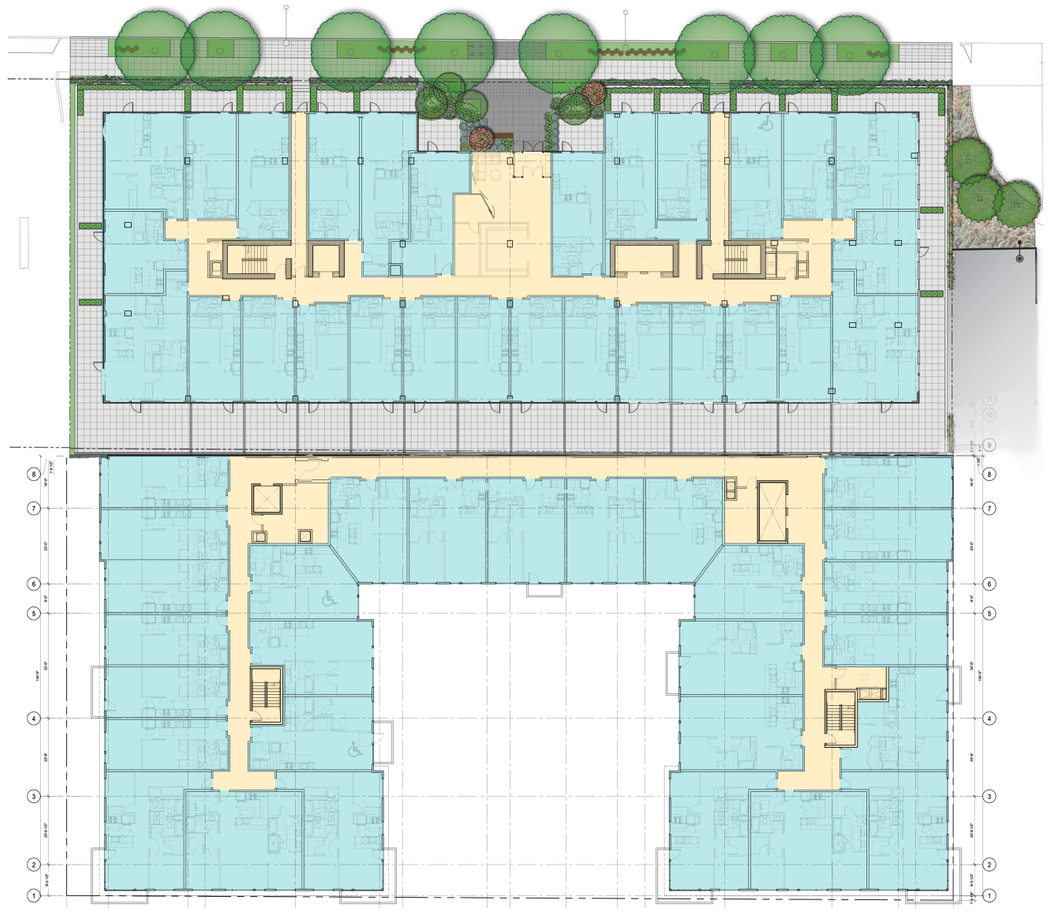
0 20' 40' 80'

1"=40'-0"

FLOORPLANS



LEVEL 5 / OPEN

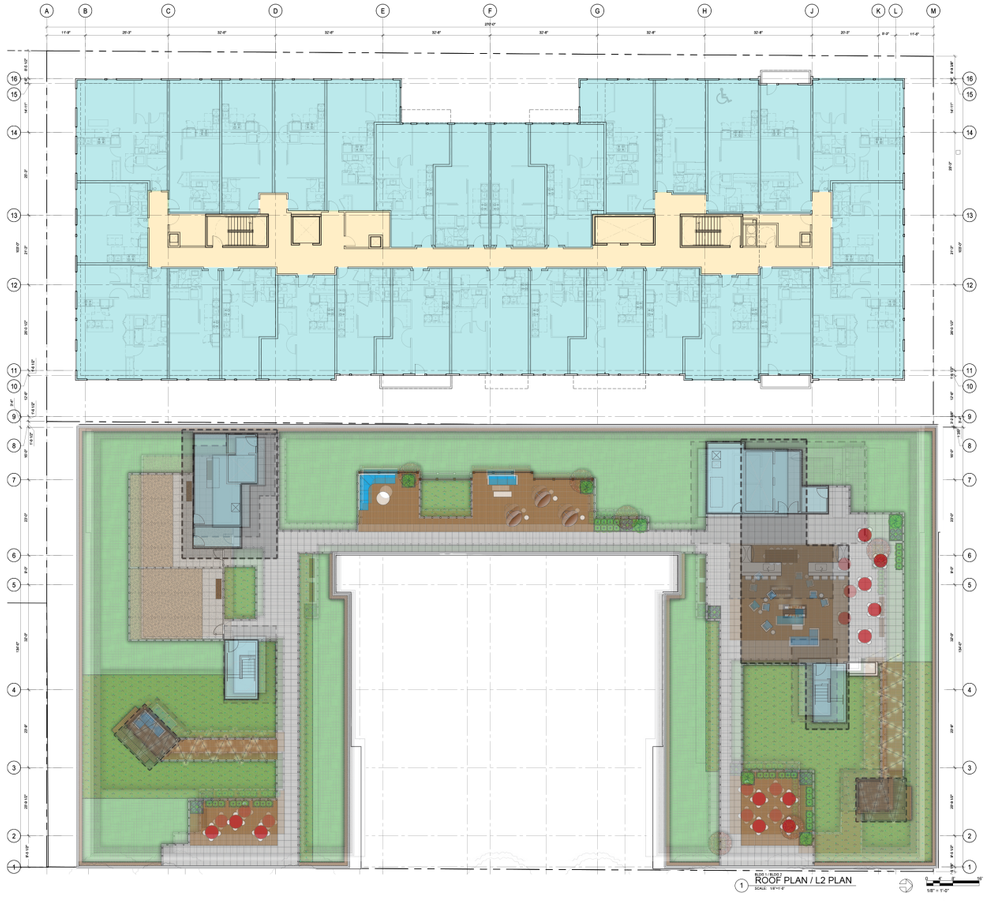


LEVEL 6 / LEVEL L1

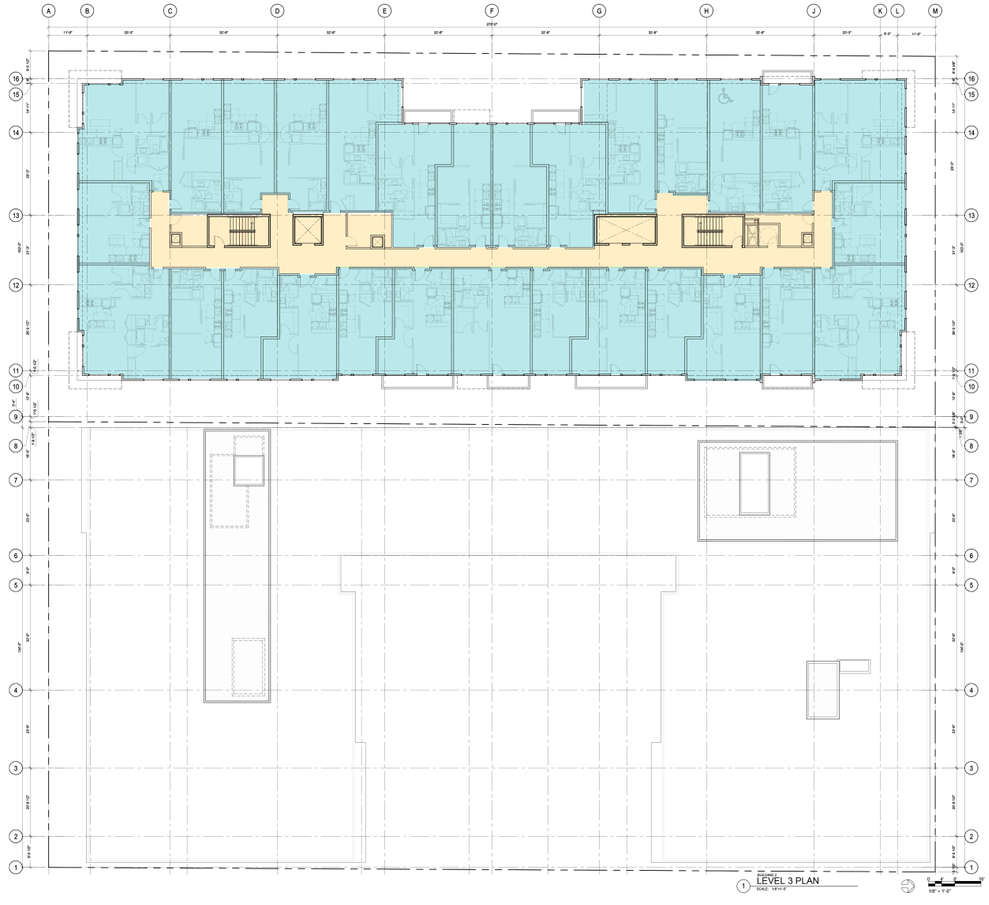
0 20' 40' 80'

1"=40'-0"

FLOORPLANS



ROOF / LEVEL 2

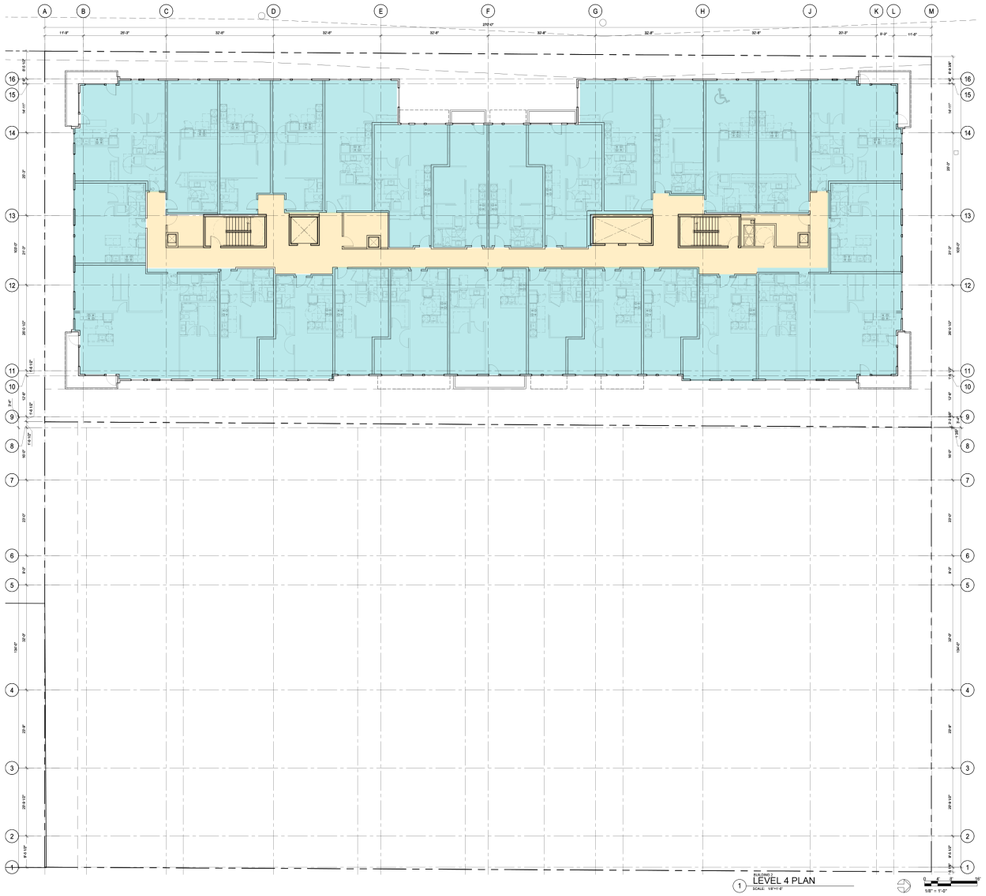


LEVEL 3

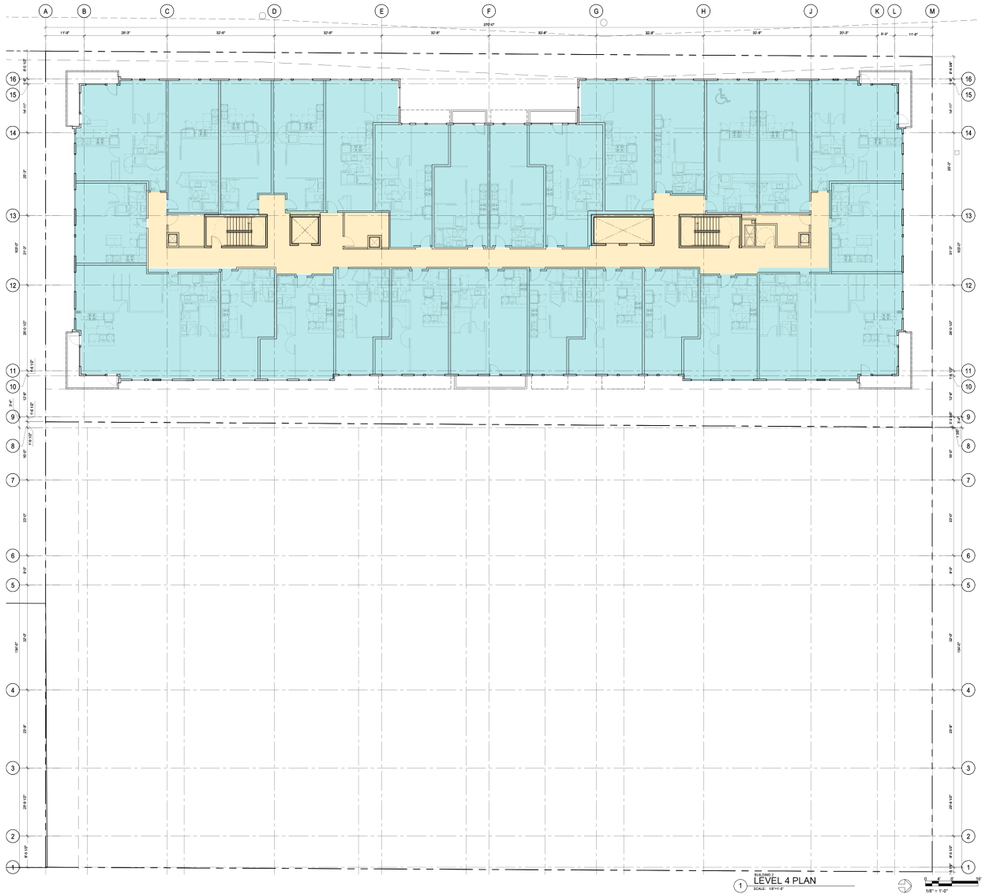
0 20' 40' 80'

1"=40'-0"

FLOORPLANS



LEVEL 4

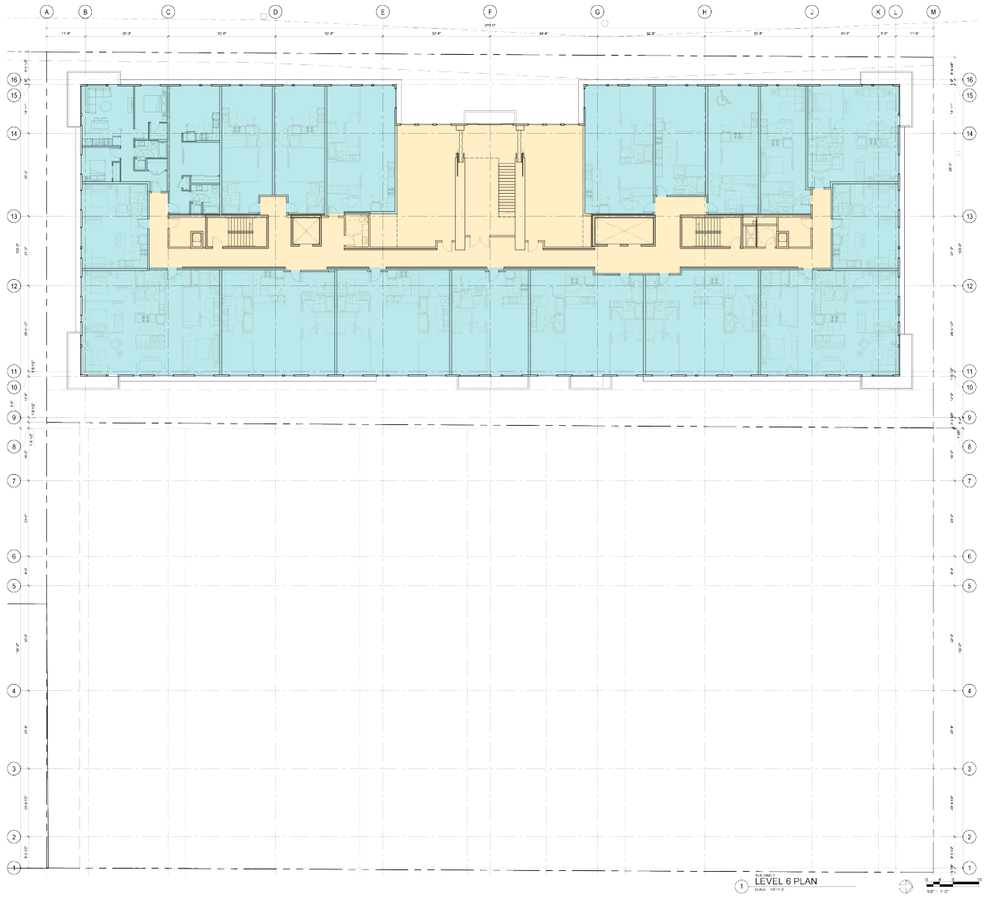


LEVEL 5

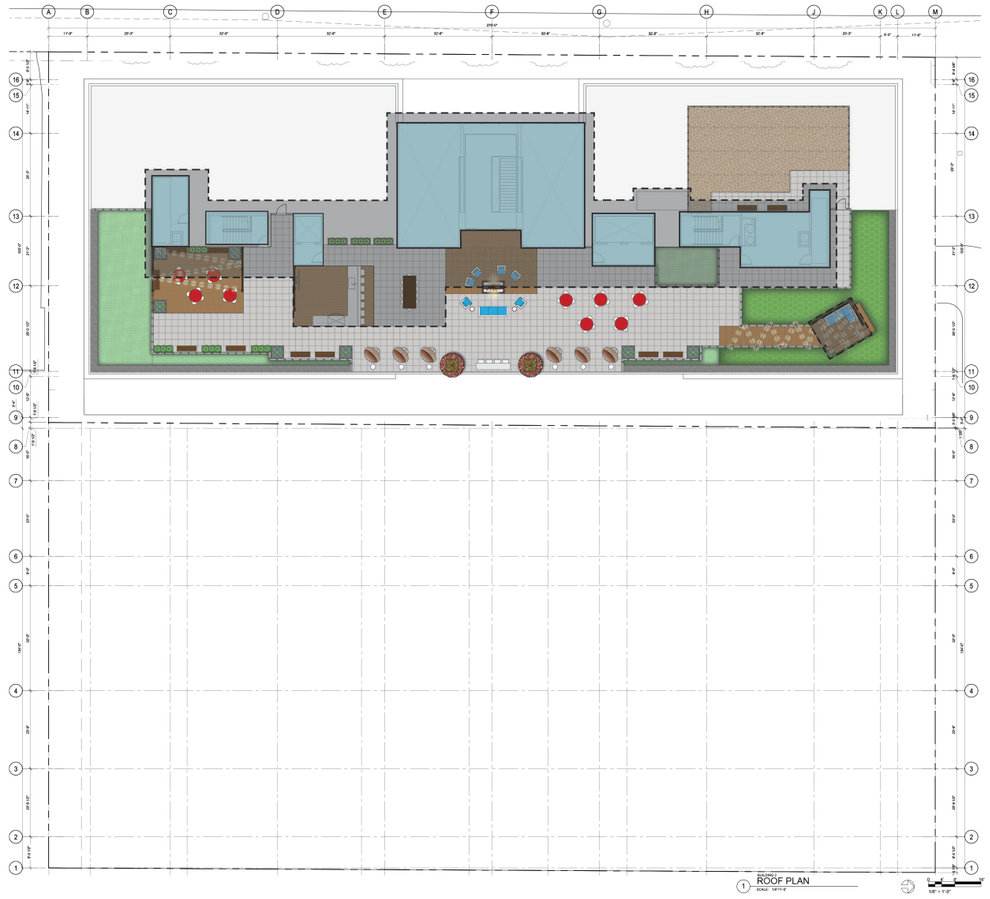
0 20' 40' 80'

1"=40'-0"

FLOORPLANS



LEVEL 6



ROOF

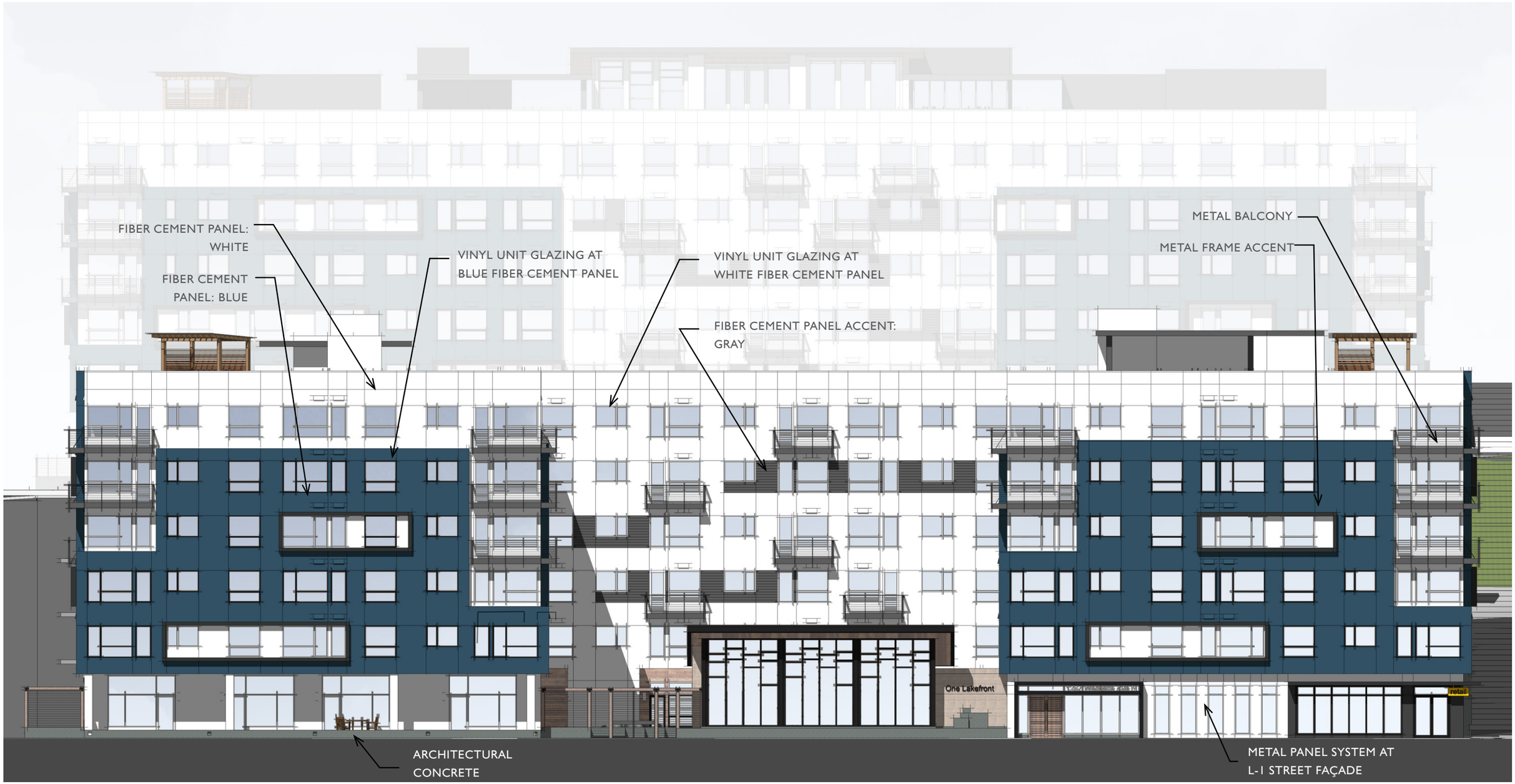
0 20' 40' 80'

1"=40'-0"

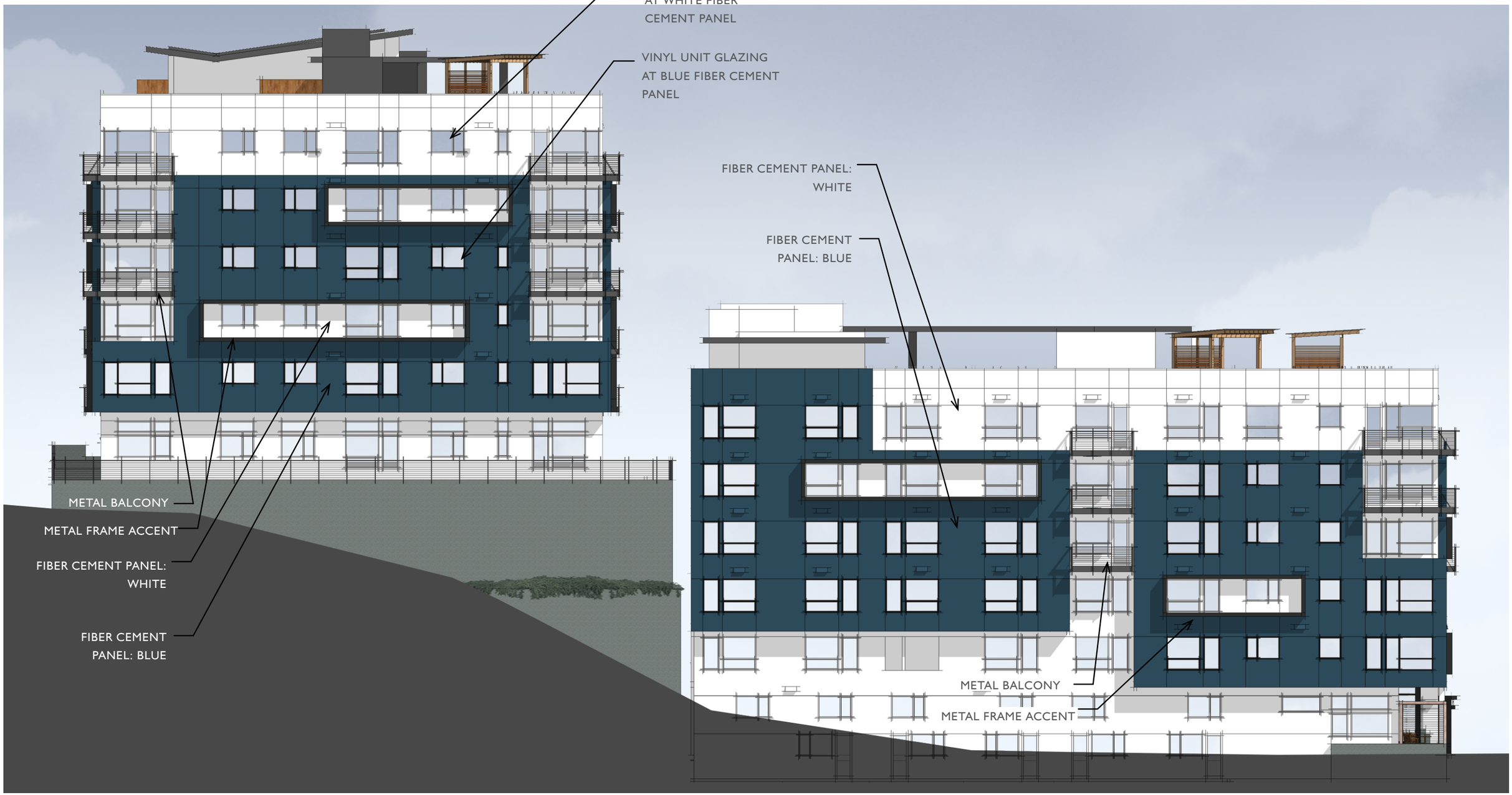
ELEVATIONS


METAL FRAME ACCENT
FIBER CEMENT PANEL: WHITE
FIBER CEMENT PANEL: BLUE
METAL BALCONY
VINYL UNIT GLAZING AT WHITE FIBER CEMENT PANEL
VINYL UNIT GLAZING AT BLUE FIBER CEMENT PANEL
FIBER CEMENT PANEL: WHITE
FIBER CEMENT PANEL: BLUE
STOREFRONT GLAZING SYSTEM AT L-1 STREET FAÇADE
ARCHITECTURAL CONCRETE: SMOOTH
ARCHITECTURAL CONCRETE: TEXTURED
ARCHITECTURAL CONCRETE: SMOOTH
GARAGE INTAKE: CUSTOM LOUVER
ARCHITECTURAL CONCRETE: TEXTURED

ELEVATIONS


FIBER CEMENT PANEL: WHITE
FIBER CEMENT PANEL: BLUE
VINYL UNIT GLAZING AT BLUE FIBER CEMENT PANEL
VINYL UNIT GLAZING AT WHITE FIBER CEMENT PANEL
FIBER CEMENT PANEL ACCENT: GRAY
METAL BALCONY
METAL FRAME ACCENT
One Lakefront
retail
ARCHITECTURAL CONCRETE
METAL PANEL SYSTEM AT L-1 STREET FAÇADE

ELEVATIONS


VINYL UNIT GLAZING AT WHITE FIBER CEMENT PANEL
VINYL UNIT GLAZING AT BLUE FIBER CEMENT PANEL
FIBER CEMENT PANEL: WHITE
FIBER CEMENT PANEL: BLUE
METAL BALCONY
METAL FRAME ACCENT
FIBER CEMENT PANEL: WHITE
FIBER CEMENT PANEL: BLUE
METAL BALCONY
METAL FRAME ACCENT

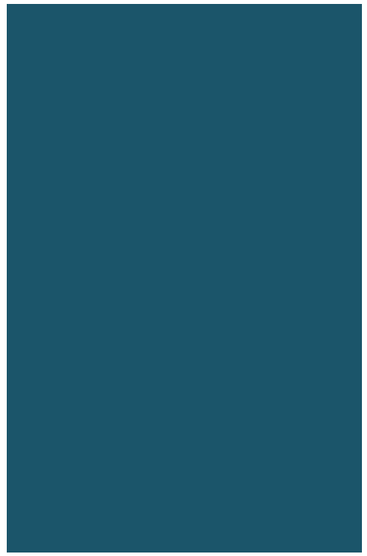
ELEVATIONS


METAL FRAME ACCENT
FIBER CEMENT PANEL: WHITE
FIBER CEMENT PANEL: BLUE
METAL BALCONY
VINYL UNIT GLAZING AT WHITE FIBER CEMENT PANEL
VINYL UNIT GLAZING AT BLUE FIBER CEMENT PANEL
One Lakefront
COMMERCIAL STYLE STOREFRONT GLAZING SYSTEM
METAL PANEL

ELEVATIONS


FIBER CEMENT PANEL: WHITE
FIBER CEMENT PANEL: BLUE
VINYL UNIT GLAZING AT BLUE FIBER CEMENT PANEL
VINYL UNIT GLAZING AT WHITE FIBER CEMENT PANEL
FIBER CEMENT ACCENT PANEL
METAL BALCONY METAL FRAME ACCENT
WHITE OVERLAY INDICATES EAST BUILDING IN FOREGROUND

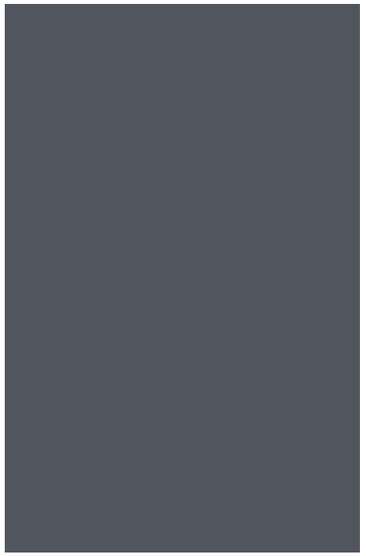
MATERIALS



FIBER CEMENT PANEL – BLUE

FIBER CEMENT PANEL – WHITE

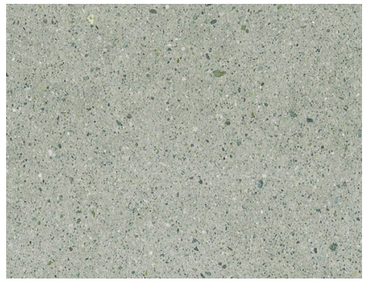
METAL PANEL SYSTEM – WHITE



FIBER CEMENT PANEL ACCENT – GREY

SOFFIT/ACCENT WALL CLADDING – WOOD

METAL FRAME ACCENT – BLACK



ARCHITECTURAL CONCRETE

STOREFRONT STYLE GLAZING SYSTEM

UNIT GLAZING AT WHITE FIBER CEMENT PANEL – WHITE VINYL

METAL BALCONY – GREY

UNIT GLAZING AT BLUE FIBER CEMENT PANEL – BLACK VINYL

STOREFRONT STYLE GLAZING AT PAVILION – BLACK

DEPARTURES

DEPARTURE REQUEST #1
NOTE: DEPARTURE NOT BE REQUIRED SUBJECT TO DPD VERIFICATION

PERMITTED SETBACKS FROM STREET LOT LINES

(SMC 23.48.014.3.B)

REQUIREMENT:

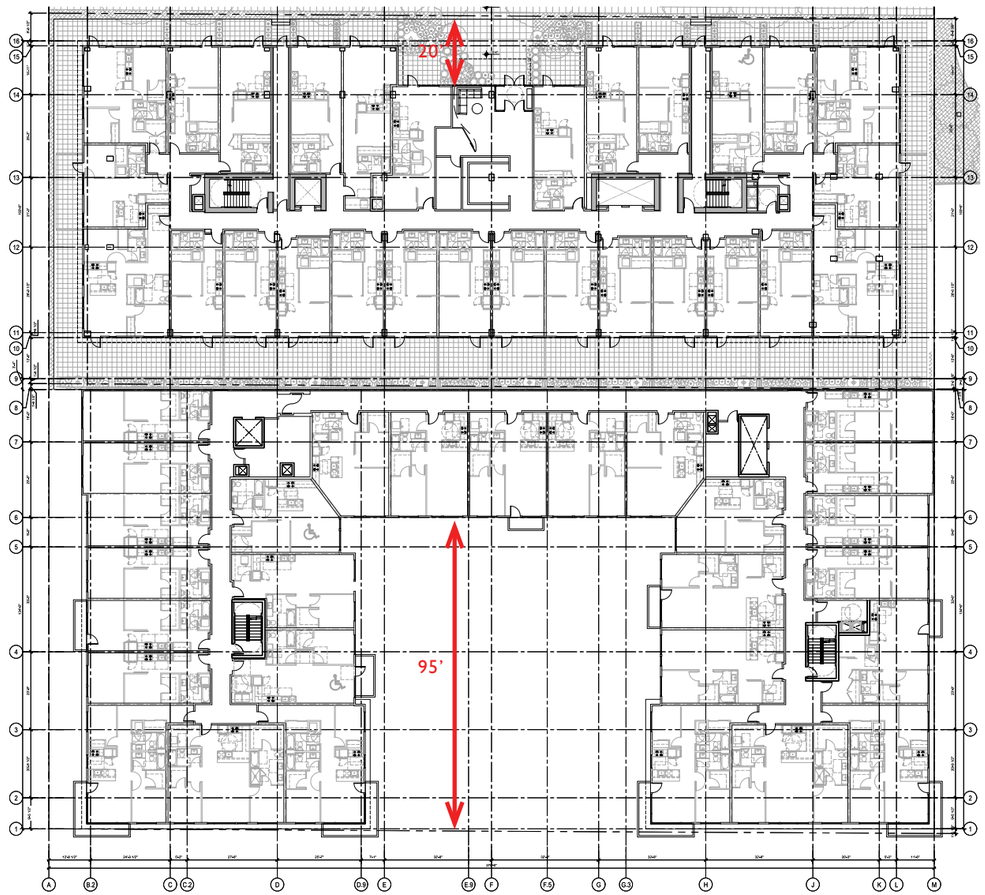
Except on Class 1 Pedestrian Streets, the street-facing façade of a structure may be set back up to 12 feet from the street lot line

PROPOSAL:

The setback area illustrated at the west building complies with SMC 23.48.014.a.3.b. items 2 and 3. The project requests a departure from 23.48.014.a.3.b item 1 in order to provide greater than 30% of the area in hardscape patios for resident use, and public elements at the street level. The increased hardscape area provided will better respond to design guidelines requesting pedestrian amenities, ensemble of elements, semi-private buffer spaces, human scale, street level texture, and flexibility for future retail.

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:

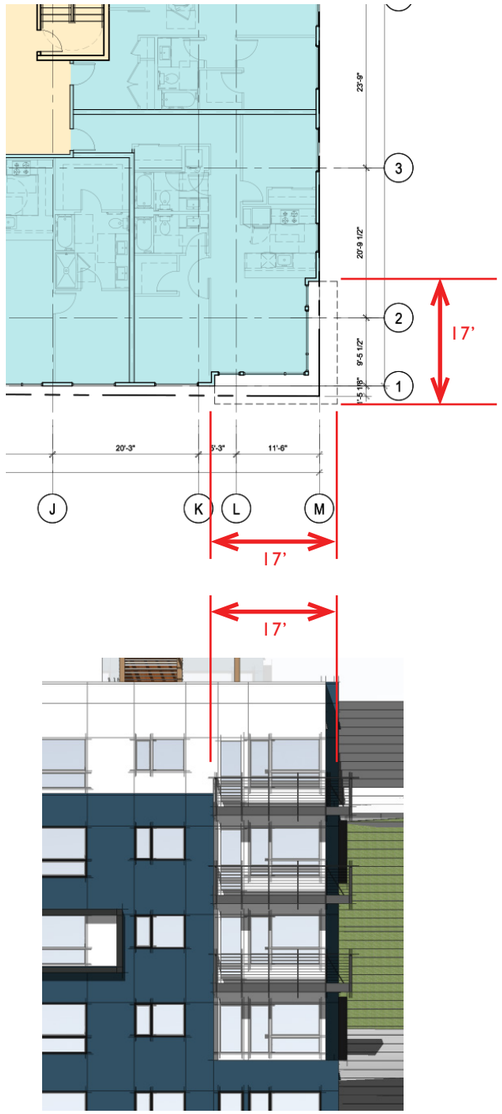
Bay windows, balconies, and other projections may be located at a property corner but are limited to a maximum width of 15 feet along each façade at the corner, and a maximum total horizontal area of 81 square feet per floor.

PROPOSAL:

The project proposes balconies that extend to 17'-0" in width along each facade of the east building at the property corner, with a total horizontal area of 120 square feet.

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 in achieved (CS2-C-1).



DEPARTURES

DEPARTURE REQUEST #3

PARKING AND ACCESSS – SITE TRIANGLE

(SMC 23.54.030.G.1)

REQUIREMENT:

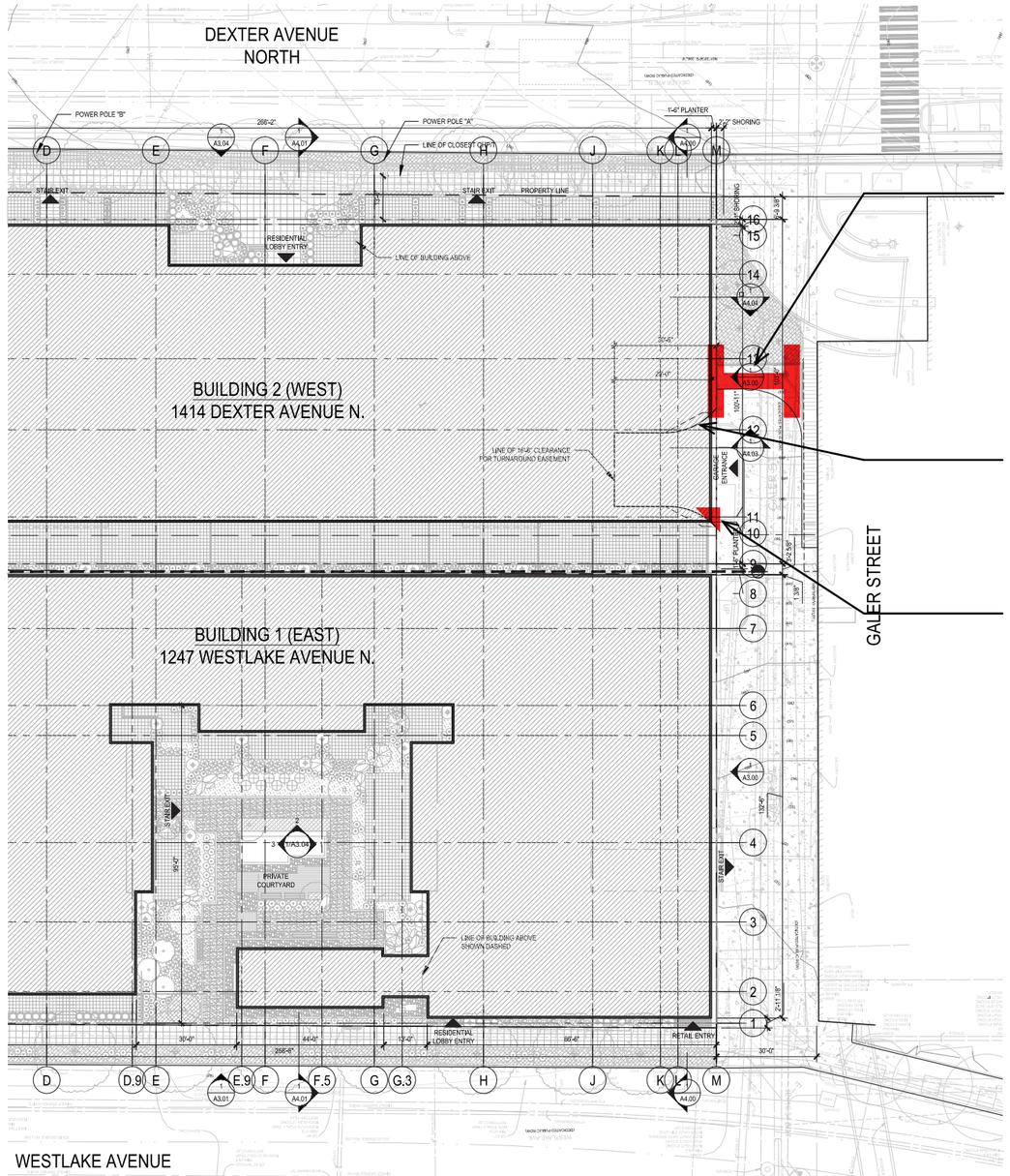
For two-way driveways less than 22 feet in width a site triangle on both sides of the driveway shall be provided and be kept clear of obstructions for a distance of 10 feet.

PROPOSAL:

The project proposes to have a site triangle located on the egress side of the entry garage only. Because Galer 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, nor is there any sidewalk or pedestrian traffic at this location. Therefore, visibility to the west would not be required for vehicles exiting the garage.

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

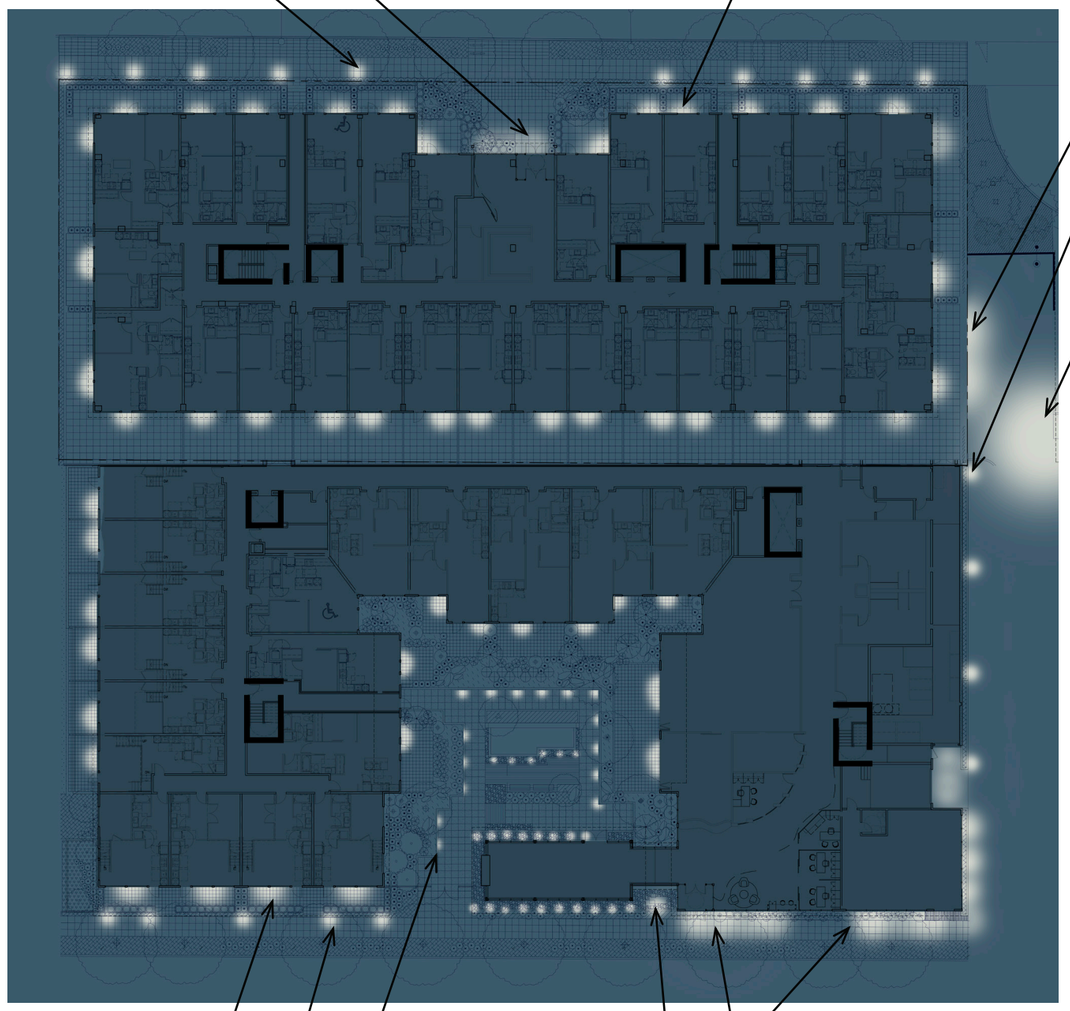
The buildings' signage will be simple and understated to compliment the sophisticated design language of the building façades. The buildings' unique design provides a landmark in itself and does not require extensive signage to create its identity. Free standing dimensional letter-forms with subtle, 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.

Canopy mounted blade signage at Retail will differentiate and identify commercial space at a scale approporiate to pedestrian, bike and car traffic.

The entry at Westlake Avenue N will be identified with dimensional letter-forms mounted directly to canopy.

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

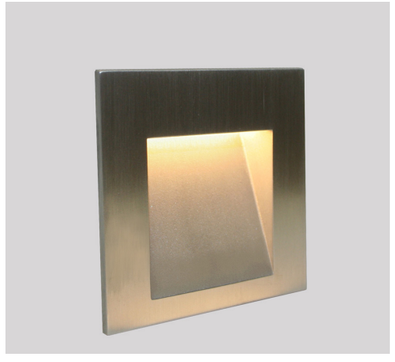
EXTERIOR LIGHTING PLAN



WATER FEATURE LIGHTING

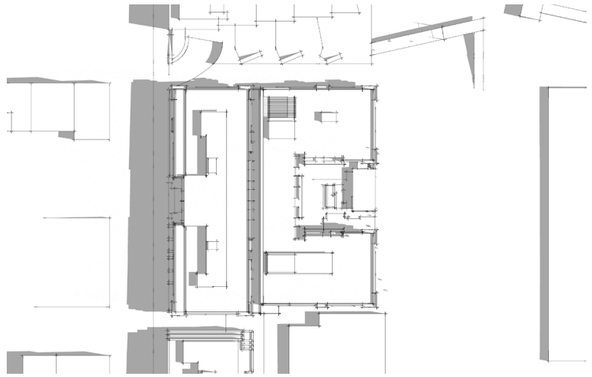
SOFFIT LIGHTING

BUILDING MOUNTED DOWNLIGHTING

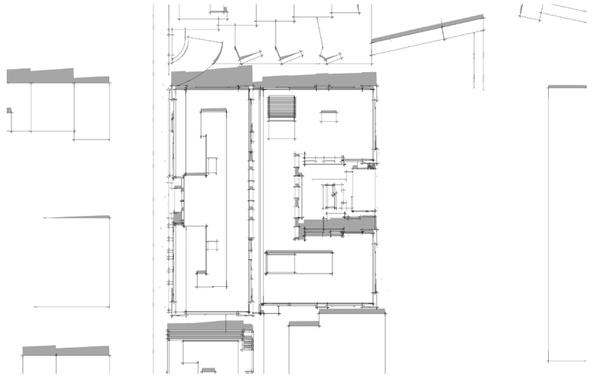


PATHWAY LIGHTING

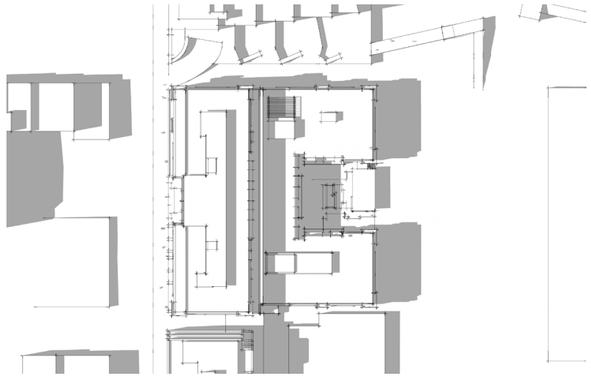
SHADOW STUDY



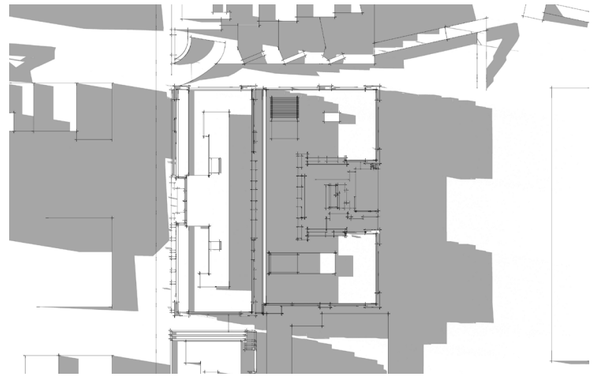
SUMMER SOLSTICE 09:00



SUMMER SOLSTICE 12:00

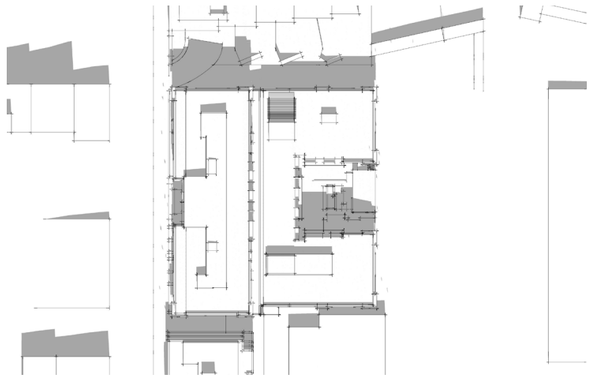


SUMMER SOLSTICE 15:00

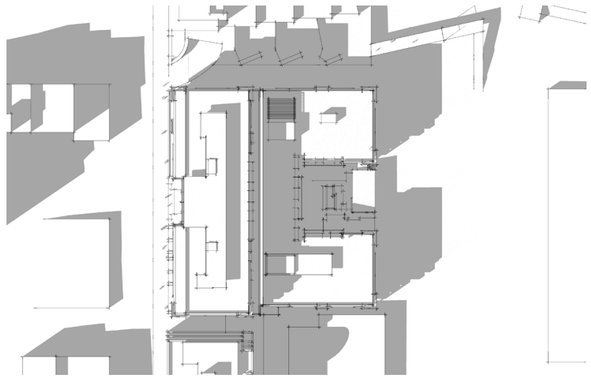


SUMMER SOLSTICE 17:00

AUTUMN / SPRING EQUINOX 09:00



AUTUMN / SPRING EQUINOX 12:00



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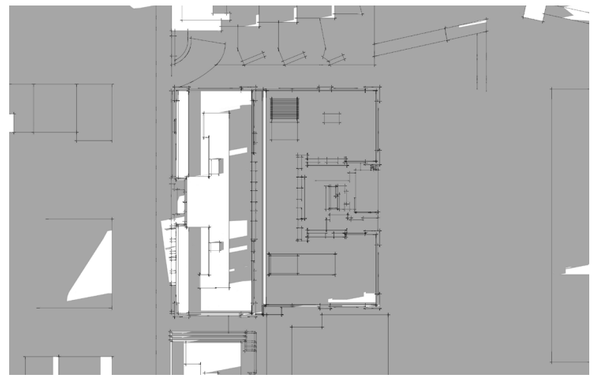
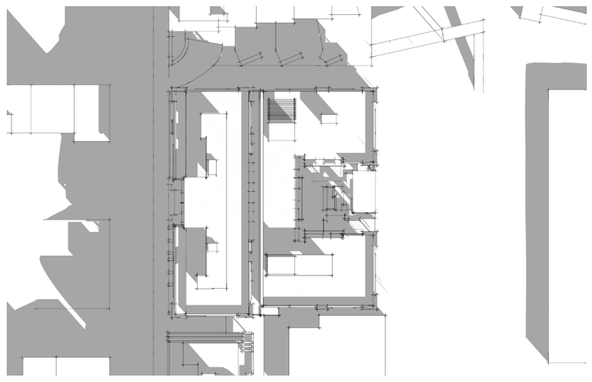
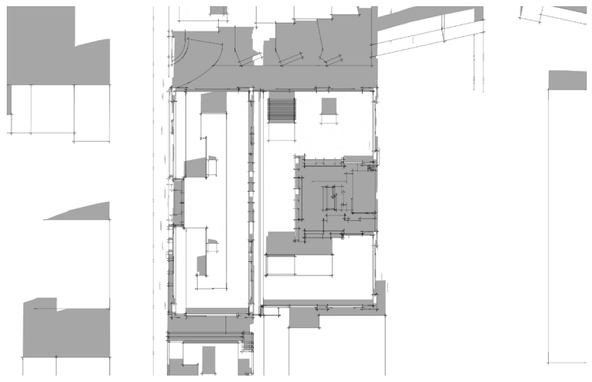


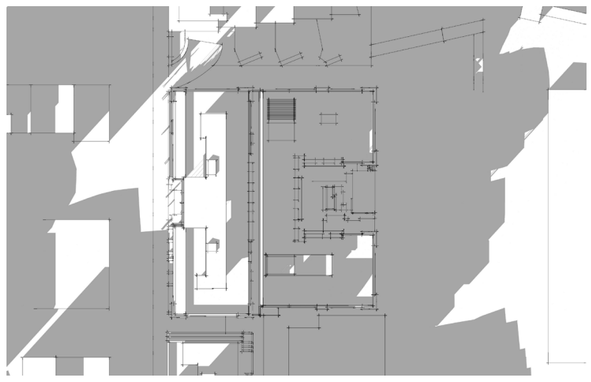
AUTUMN / SPRING EQUINOX 17:00



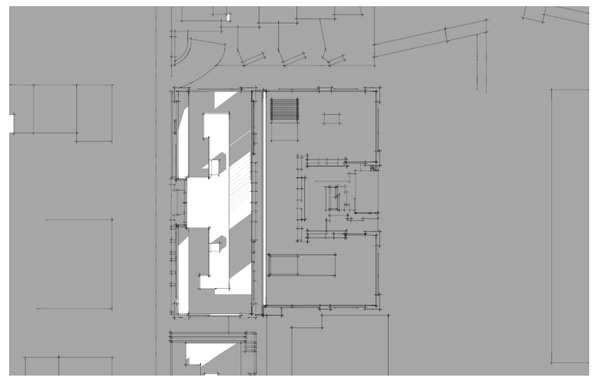
WINTER SOLSTICE 09:00



WINTER SOLSTICE 12:00

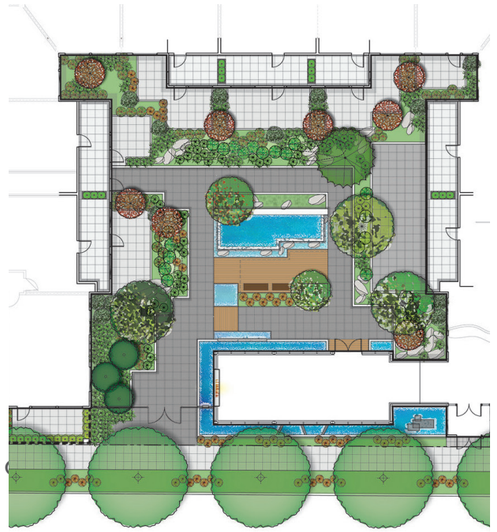


WINTER SOLSTICE 15:00

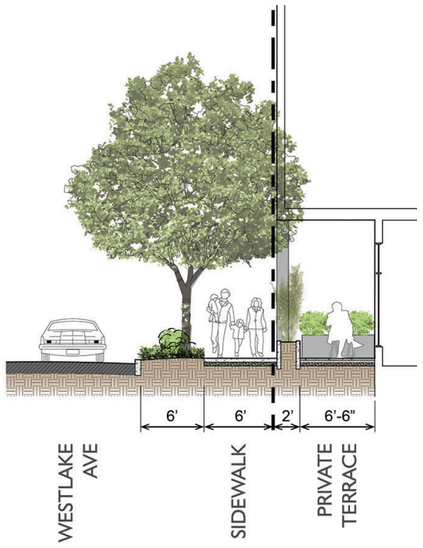


WINTER SOLSTICE 16:00

DESIGN GUIDELINES

	TITLE	(ADPT. 12/16/13 BY ORD. 124389) SEATTLE DESIGN GUIDELINES 2013	SPECIFIC GUIDELINE CITED IN EDG REPORT	PROJECT RESPONSE
CS-1	NATURAL SYSTEMS AND SITE FEATURES	Use natural systems and features of the site and its surroundings as a starting point for project design	CS1-B-1. Sun and Wind: ...minimize shading on adjacent sites through the placement and/or design of structures on site CS1-C-1 Land Form: Use natural topography and desirable landforms to inform project design. CS1-D Plants and Habitat: Consider relocating significant trees and vegetation if retention is not possible. CS1-I Sustainable Design: New development is encouraged to take advantage of site configuration to accomplish sustainability goals.	 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 sola r gain in the winter. The projects propose to replace the removed trees with new specimens that will equate the amount of canopy coverage at maturity.

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.



CS1-B-1

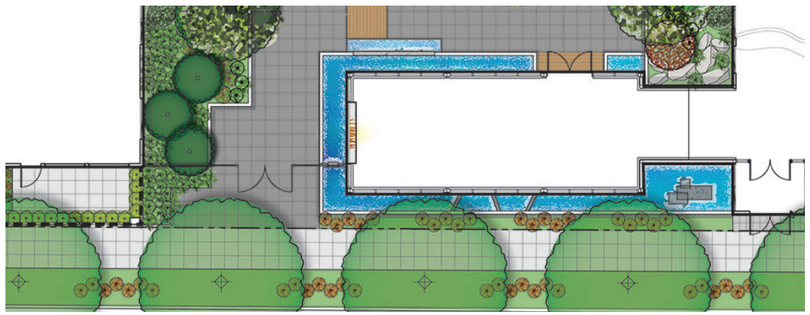
DESIGN GUIDELINES

	TITLE	(ADPT. 12/16/13 BY ORD. 124389) SEATTLE DESIGN GUIDELINES 2013	(AUGUST 13,2012) RELATED SOUTH LAKE UNION DESIGN GUIDELINES	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  CS2-B-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.

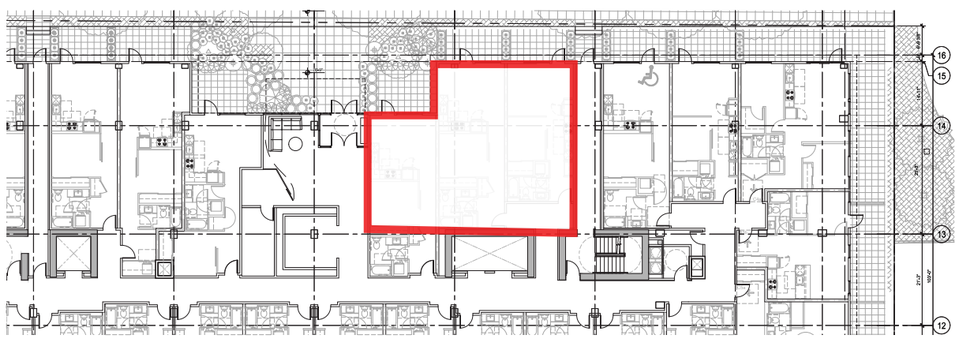
DESIGN GUIDELINES

	TITLE	(ADPT. 12/16/13 BY ORD. 124389) SEATTLE DESIGN GUIDELINES 2013	(AUGUST 13,2012) RELATED SOUTH LAKE UNION DESIGN GUIDELINES	PROJECT RESPONSE
CS-3	ARCHITECTURAL CONTEXT AND CHARACTER	Contribute to the architectural character of the neighborhood	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. 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. CS3-I-ii. Reduce Visual Bulk: Consider using architectural features to reduce building scale such as:	These projects aim 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 designs 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 façades and provide a smaller scale within the overall canvas of the building. The deep setback of the middle portion of the street façade along Dexter helps to alleviate the 'urban canyon' effect.
PL-I	CONNECTIVITY	Complement and contribute to the network of open spaces around the site and the connections among them.	PL1-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.	

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.



DESIGN GUIDELINES

	TITLE	(ADPT. 12/16/13 BY ORD. 124389) SEATTLE DESIGN GUIDELINES 2013	(AUGUST 13,2012) RELATED SOUTH LAKE UNION DESIGN GUIDELINES	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).	The buildings' façades are activated with units, many of which have balconies. At the critical north façades, the adjacent hill climb will benefit from passive surveillence ("eyes on the street") from both buildings.  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 

DESIGN GUIDELINES

	TITLE	(ADPT. 12/16/13 BY ORD. 124389) SEATTLE DESIGN GUIDELINES 2013	(AUGUST 13,2012) RELATED SOUTH LAKE UNION DESIGN GUIDELINES	PROJECT RESPONSE	
PL-3	STREET LEVEL INTERACTION	Encourage human interaction and activity at the street level with clear connections to building entries and edges.	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. 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. 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. 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. 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.	 PLI-B-3 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 bulding 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.	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 and avoid street level residences having shades drawn at all times.  PL3-A-1
PL-4	ACTIVE TRANS-PORTATION	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	PL4-B Planning Ahead for Bicyclists PL4-C Planning Ahead For Transit		

DESIGN GUIDELINES

	TITLE	(ADPT. 12/16/13 BY ORD. 124389) SEATTLE DESIGN GUIDELINES 2013	(AUGUST 13,2012) RELATED SOUTH LAKE UNION DESIGN GUIDELINES	PROJECT RESPONSE
DC-1	PROJECT USES AND ACTIVITIES	Optimize the arrangements of uses and activities on site.	DC1-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. DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. DC1-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.	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.   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.

DESIGN GUIDELINES

	TITLE	(ADPT. 12/16/13 BY ORD. 124389) SEATTLE DESIGN GUIDELINES 2013	(AUGUST 13,2012) 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.	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. 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). 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 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. DC2-I-i. Roofscape Design: Design the "fifth elevation" — the roofscape — in addition to the streetscape.	 DC2 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.  DC2
DC-3	OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other.	DC3-I-iii. Tree Retention: Retain existing, non-intrusive mature trees or replace with large caliper trees. DC3-I-iv. Water Features: Water features are encouraged including natural marsh-like installations.	 DC3-1-III AND DC3-1-IV	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. Water features are incorporated into the design of the east building to enliven the pedestrian experience, and provide an amenity to residents.

DESIGN GUIDELINES

	TITLE	(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.	DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. 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. DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.	 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.	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. 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 having a 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.

APPENDIX

VICINITY MAP

NEIGHBORHOOD CHARACTER

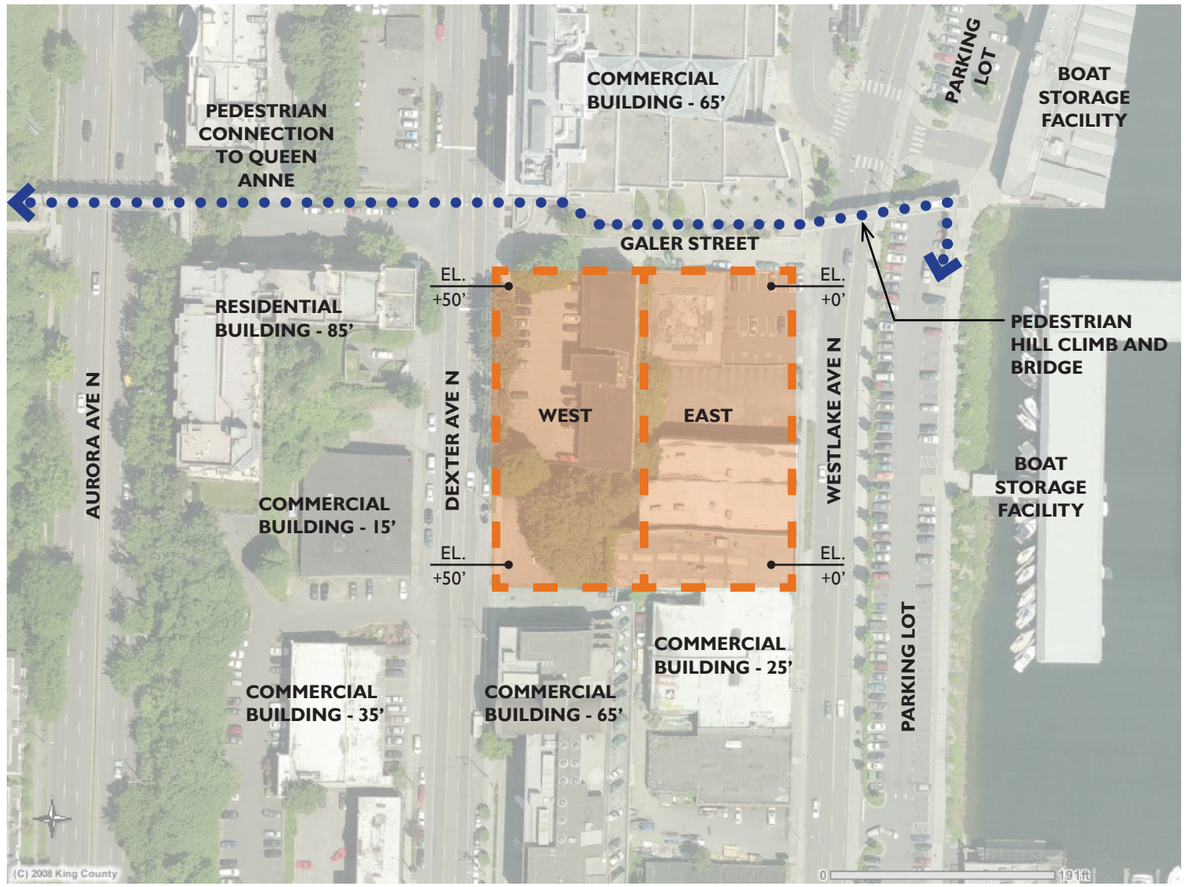
SOUTH LAKE UNION / DEXTER DISTRICT

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

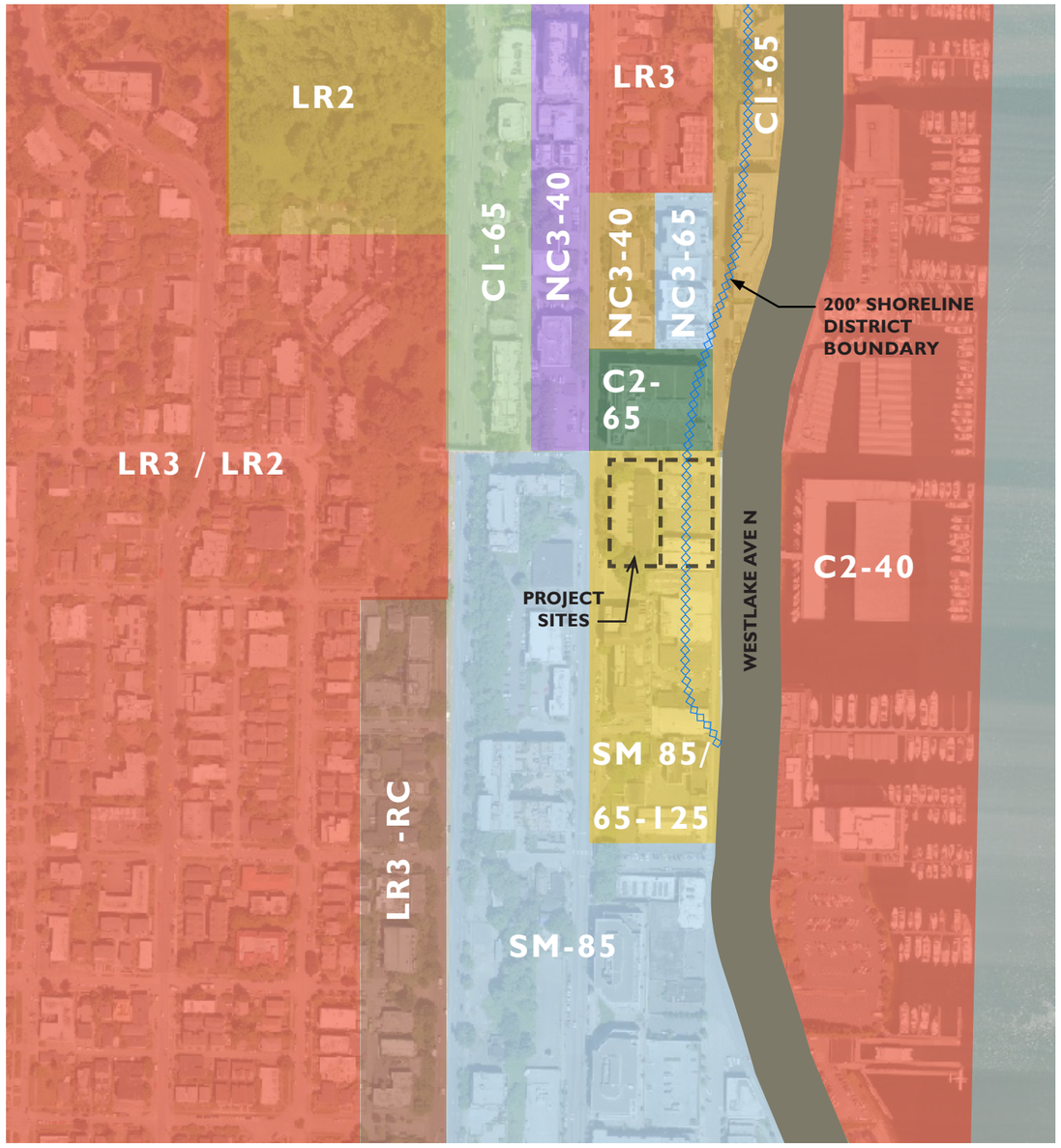
SITE CHARACTERISTICS



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 1A)	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
MAX ALLOWABLE AREA (SITE AREA X FAR)	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
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'.
STREET LEVEL DEVELOPMENT STANDARDS (23.48.014.A)	PRIMARY PEDESTRIAN ENTRANCE IS NO MORE THAN 3' ABOVE OR BELOW SIDEWALK 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
LEED REQUIREMENT (23.48.025)	NEW DEVELOPMENT SEEKING MAXIMUM FAR IS REQUIRED TO MEET LEED RATING 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

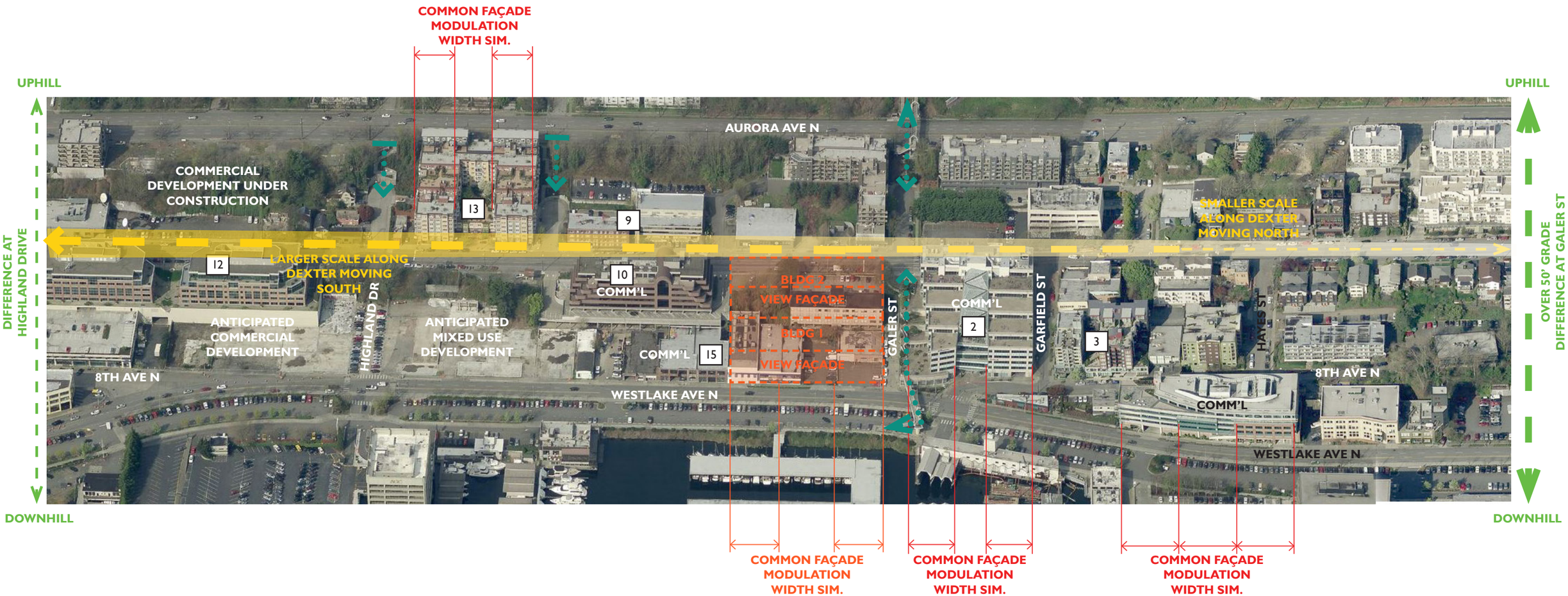
NEIGHBORHOOD CHARACTER

SOUTH LAKE UNION / DEXTER DISTRICT

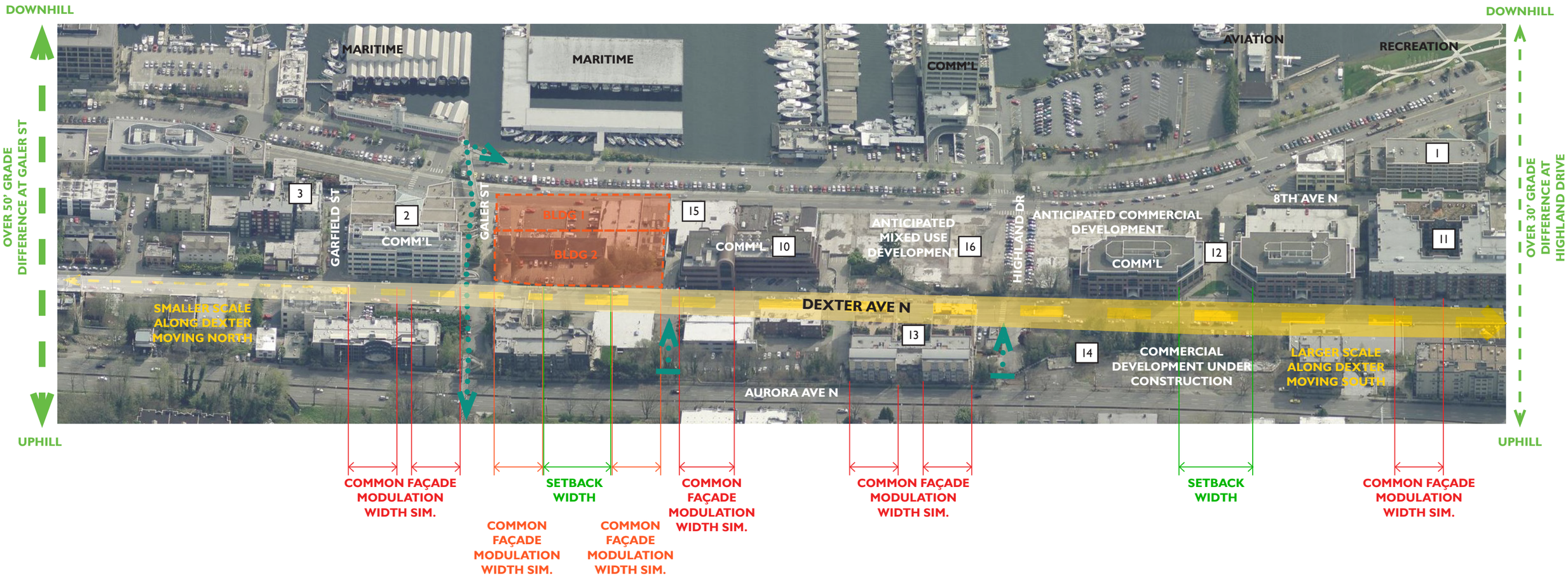
The projects are sited at the northernmost boundary of the South Lake Union Urban Core, an area marked by a large amount of growth. The neighborhood is comprised of a wide mix of building uses, with most new development falling into either residential or commercial office uses. Westlake Ave N and Dexter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

NEIGHBORING CONTEXT PHOTOS

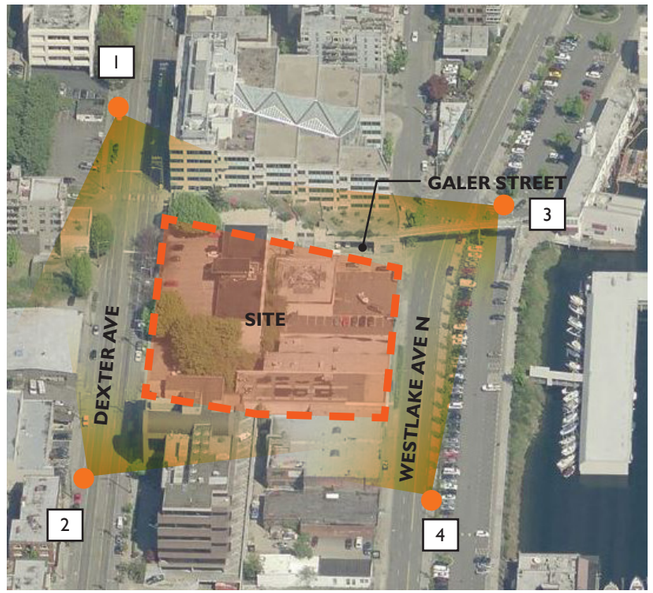
CONTEXT ANALYSIS

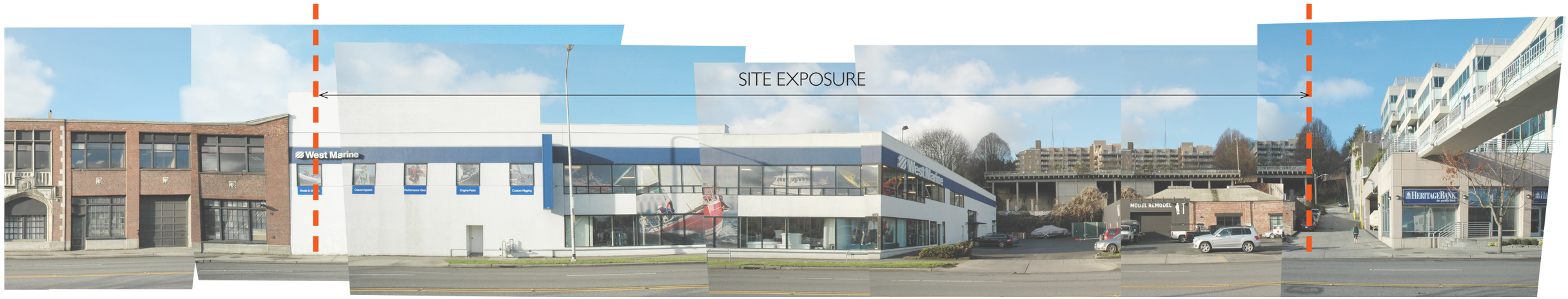


CONTEXT ANALYSIS



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

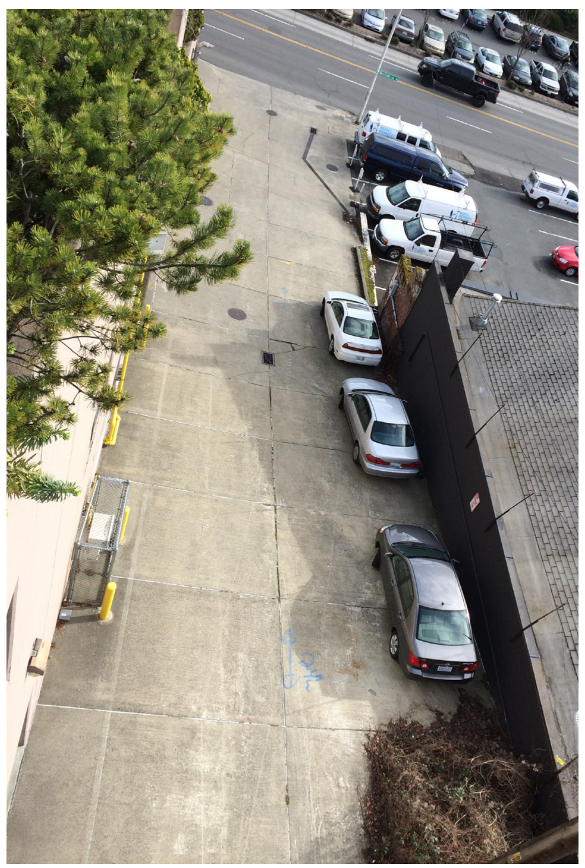
GALER STREET

VIEW LOOKING WEST AT GALER ST

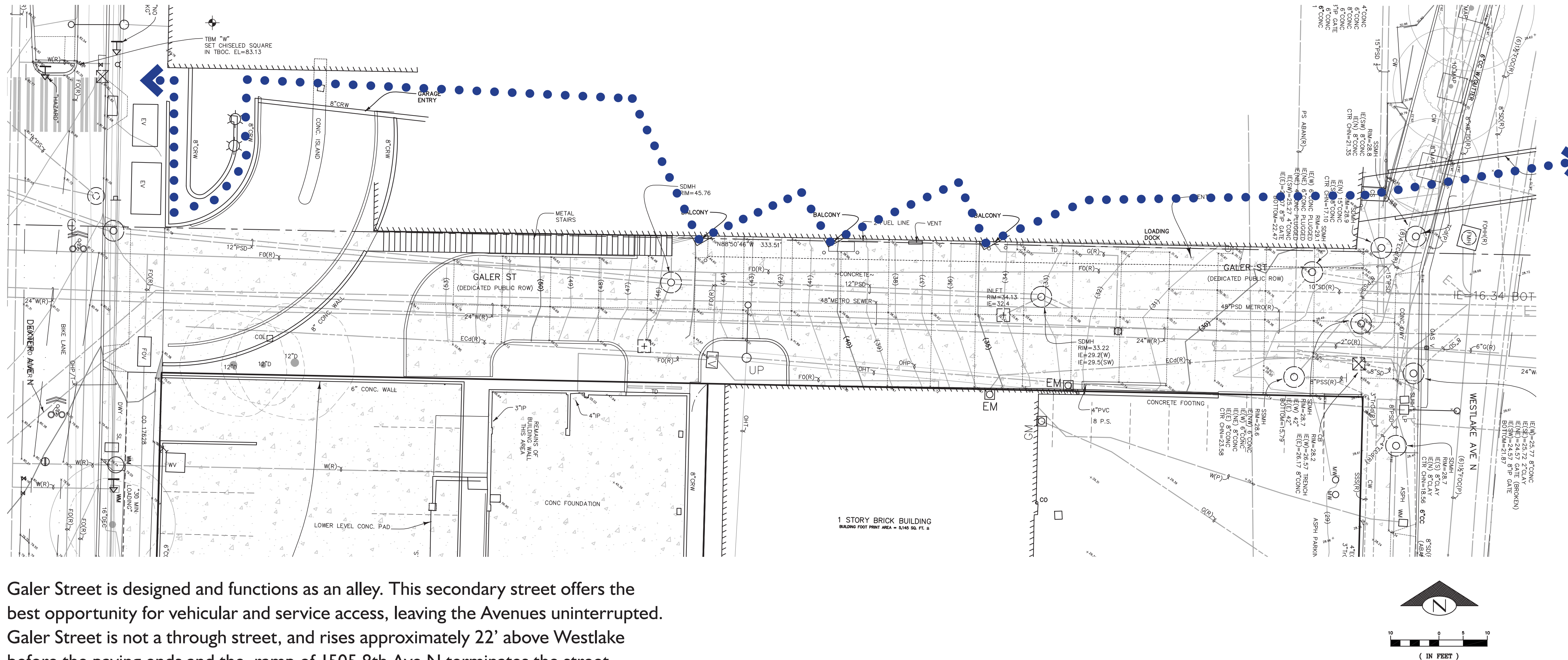
VIEW LOOKING WEST FROM PEDESTRIAN BRIDGE

VIEW LOOKING NORTHEAST FROM PROJECT SITE

VIEW LOOKING NORTHEAST FROM PROJECT SITE



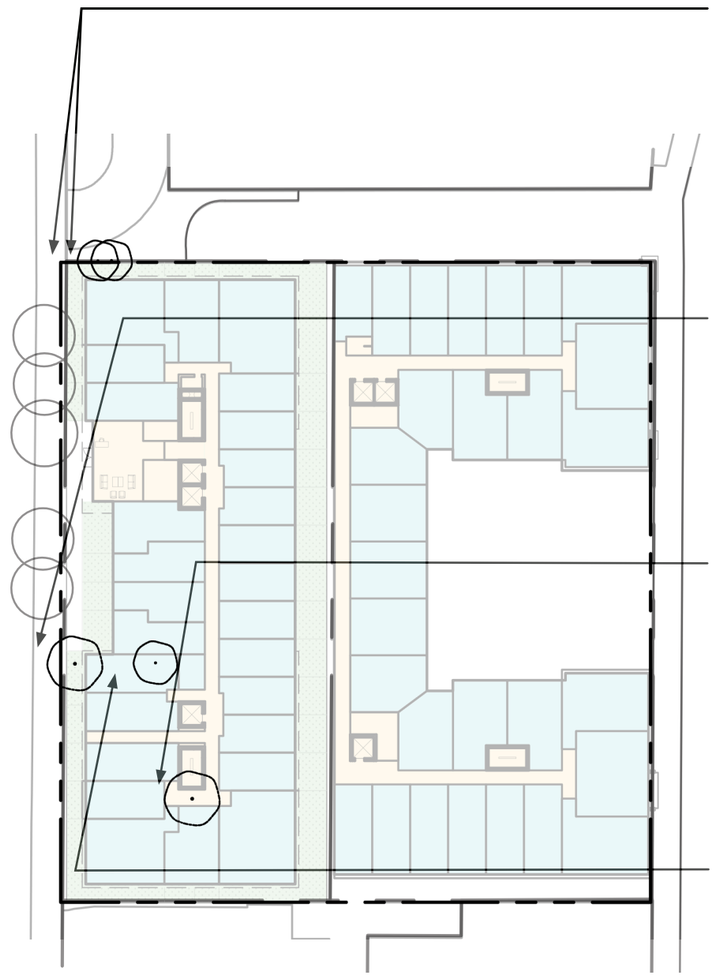
VIEW LOOKING EAST AT GALER ST FROM
HILLCLIMB AT 1505 8TH AVE



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 84 & 85 (OUTSIDE OF PROPERTY)

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

TREE 84 – TRUNK CALIPER = 17.4" DIA.

TREE 85 – COMBINED TRUNK CALIPER = 24.2" DIA.

MODERATE, COMMON SPECIES, FAIR CONDITION.
NOTE: ADJACENT TO, BUT OUTSIDE OF, PROPERTY LINE

TREE 74 (WITHIN PROPERTY BOUNDARY)

CARPINUS BETELUS 'FASTIGIATEA' PYRAMIDAL EUROPEAN HORNBEAM

TREE 74 – TRUNK CALIPER = 23.3" DIA.

MODERATE, COMMON SPECIES, FAIR CONDITION.

TREE 61 (WITHIN PROPERTY BOUNDARY)

*NOT EXCEPTIONAL

ACER MACROPHYLLUM BIG LEAF MAPLE

TREE 61 – TRUNK CALIPER = 24.02" DIA.

MODERATE, COMMON SPECIES, POOR CONDITION.

NOTE: REMOVAL OF TREE RECOMMENDED DUE TO PROBABLE LIKELIHOOD OF FAILURE.

TREE 77 (WITHIN PROPERTY BOUNDARY)

CARPINUS BETELUS 'FASTIGIATEA' PYRAMIDAL EUROPEAN HORNBEAM

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

MODERATE, COMMON SPECIES, FAIR CONDITION.

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 severly impact the development potential of the site.

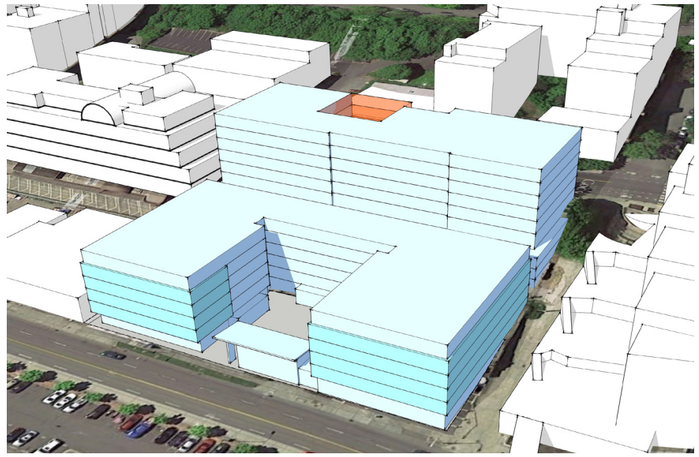
In lieu of retaining these five existing trees, the project proposes replacing the amount of these trees with large caliper trees on site. This is encouraged in the South Lake Union Supplemental Guidance DC-3.

CANOPY CALCULATIONS

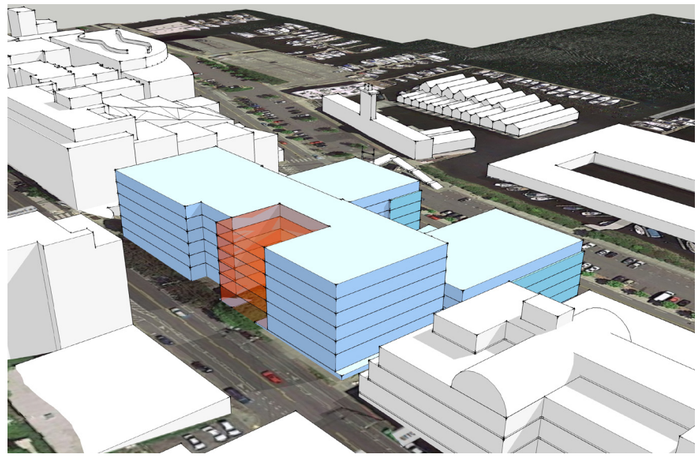
Tree	Drip Line Radius (ft.)	Canopy Coverage (sf)
Tree 61 *	26 ft.	2,123 sf
Tree 74	27 ft.	2,290 sf
Tree 77	30 ft.	2,827 sf
Tree 84	18 ft.	1,017 sf
Tree 85	18 ft.	1,017 sf
	Total Canopy Coverage to Replace	9,274 sf

*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

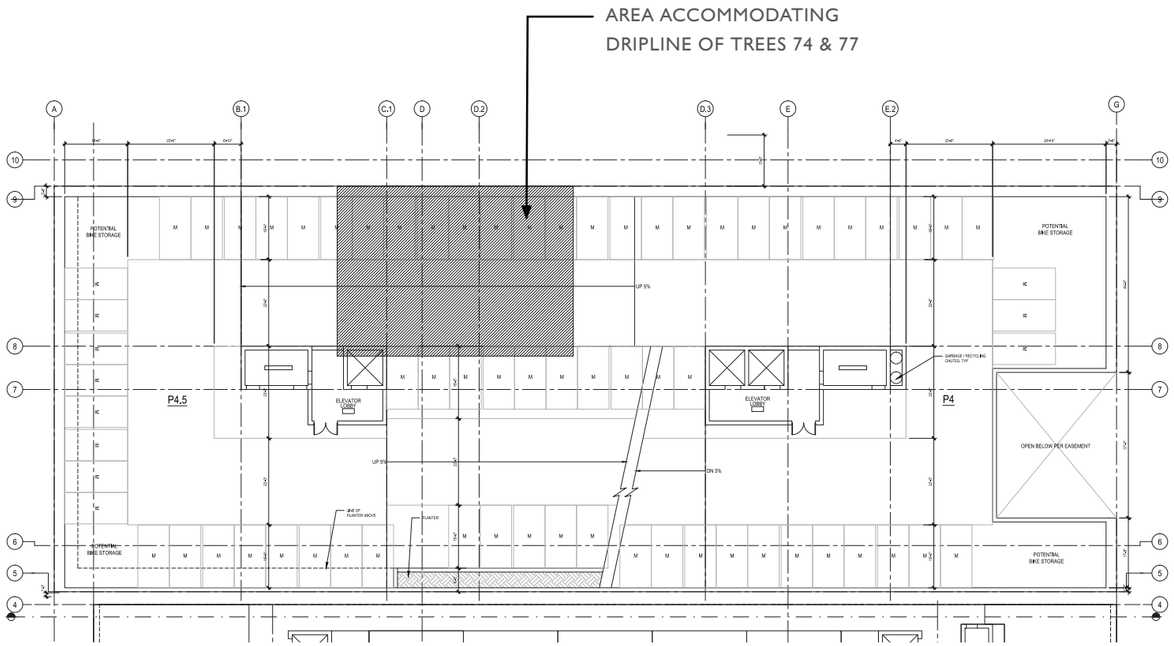
GROSS ABOVE GROUND SQUARE FOOTAGE = LOSS OF 15,546 SF (6 LEVELS @ 2,591 SF/LEVEL)

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

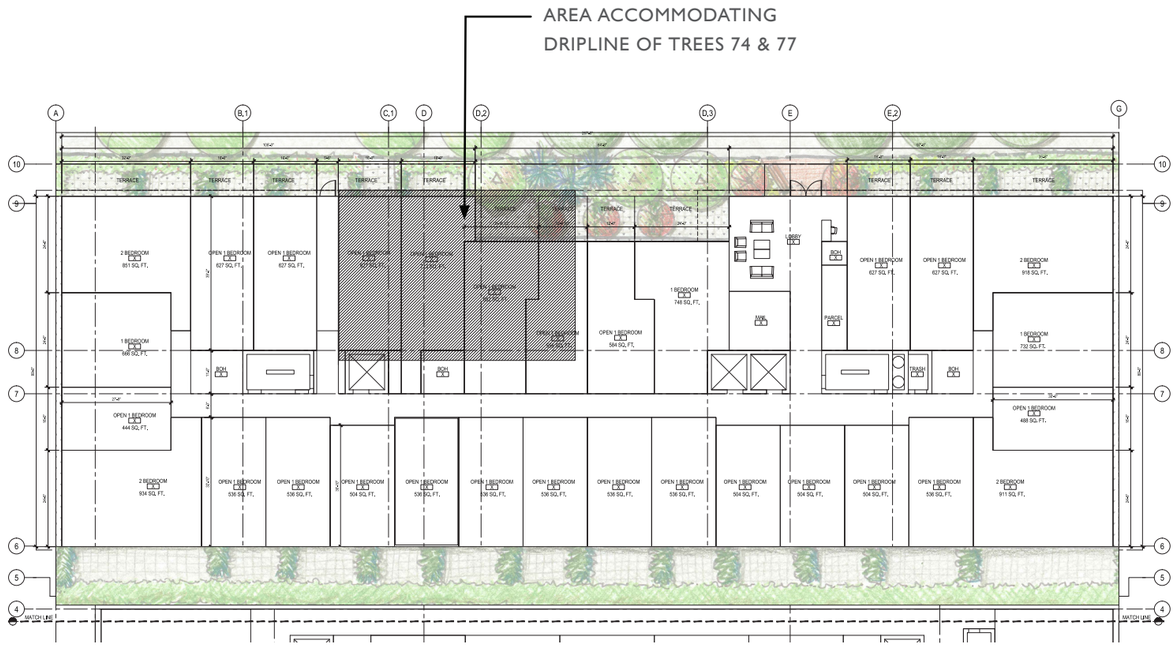
GROSS BELOW GROUND SQUARE FOOTAGE = LOSS OF 10,364 SF (4 LEVELS @ 2,591 SF/LEVEL

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