

1319 DEXTER AVE N SEATTLE, WA

RECOMMENDATION MEETING

03 04 2015
DPD #3017425



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STATEMENT OF DEVELOPMENT OBJECTIVES

Design and construct a 7-story residential building that will be a high quality addition to the growing range of projects in South Lake Union, and in particular in between Aurora Avenue and Dexter Avenue North. The basic program includes:

282
residential units with a diversity of sizes and rent levels

205,500 sf
minumum net residential area

3,050 sf
retail

259
parking stalls on 3 levels of below grade parking, achieving a parking ratio of 0.92.

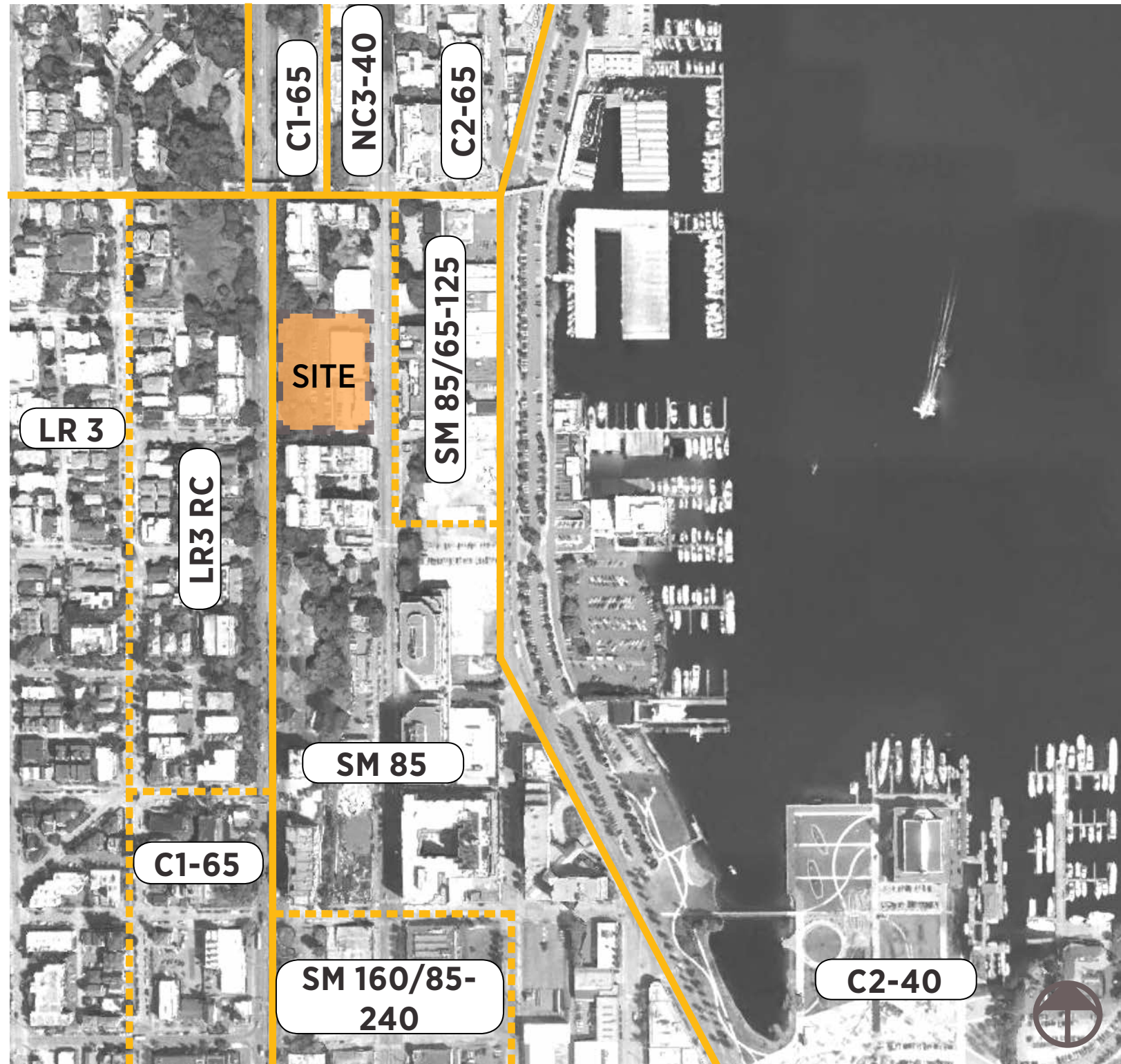
PROJECT GOALS

ADDRESS NEIGHBORHOOD POPULATION and SITE CONTEXT

Create a healthy and successful mixed used development that serves the needs of the growing employee population of South Lake Union. Respond to the scale, context and character of the neighborhood. Address the pedestrian experience along Dexter Avenue North, and respond to the steeply sloping topography along Comstock and Lee streets.

CONTRIBUTE TO THE DEVELOPMENT AND CHARACTER OF THE NEIGHBORHOOD

Provide for a development that is an integral part of the neighborhood infrastructure and enhances the urban experience. Promote a positive presence in the neighborhood by providing human scale experiences along the street. Foster the connections to the existing pedestrian and transportation networks along Dexter Avenue and Aurora Avenue.



ZONING SUMMARY

KING COUNTY PARCEL NUMBERS

3386900070 | 3386900080

CODE

Seattle Municipal Code, Title 23 Land Use Code

DESIGN GUIDELINES

City of Seattle Design Guidelines; South Lake Union Design Guidelines

ZONING CLASSIFICATION (MAP 101)

SEATTLE MIXED – SM 85

OVERLAY ZONING

SOUTH LAKE UNION URBAN CENTER

PERMITTED USES (23.48.004)

Residential, office, hotel, general retail sales, and multipurpose retail sales

SITE AREA

1319 Lot Area = 38,648 SF

1309 Lot Area = 11,535 SF

Total Lot Area = **50,183 SF**

FAR (23.48.009*)

Base FAR for all uses: 4.5

Maximum incentive FAR for all uses: 6

*23.48.009D.6. In the South Lake Union Urban Center...only gross floor area at street-level that is a general sales and service, eating and drinking establishment, or entertainment use is exempt.

EXTRA FLOOR AREA IN SEATTLE MIXED ZONES (23.48.011)

Affordable housing bonus (LEED GOLD RATING | TRANSPORTATION MANAGEMENT PROGRAM | ENERGY MANAGEMENT PLAN REQUIRED)

MAXIMUM ALLOWABLE AREA (23.48.009)

(Site Area x FAR)

50,183 SF x 6 FAR = 301,098 SF

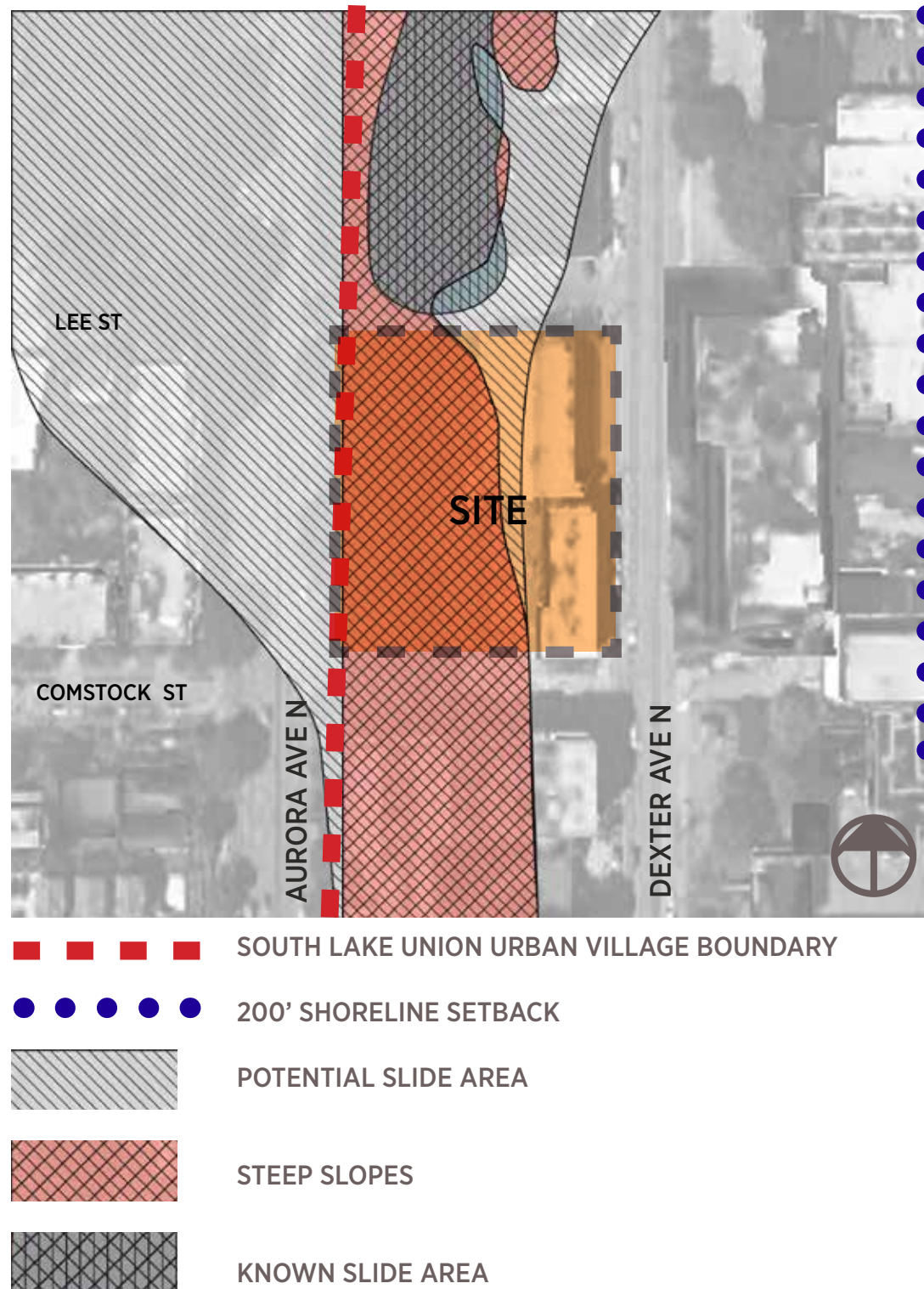
STREET CLASSIFICATION (MAP A)

DEXTER: CLASS II PEDESTRIAN / MINOR ARTERIAL

COMSTOCK STREET: NO CLASSIFICATION

AURORA AVENUE NORTH: PRINCIPAL ARTERIAL

LEE STREET: NO CLASSIFICATION



ZONING SUMMARY - CONTINUED

STRUCTURE HEIGHT (23.48.010)

Building height: 85' (measurement method 23.86.006.E)

UPPER LEVEL SETBACK REQUIREMENTS (23.48.012)

Proposed site does not face an applicable street per MAP A – no upper level setbacks are required.

STREET-LEVEL DEVELOPMENT STANDARDS (23.48.014)

Building entrance shall be from street and be no more than 3 feet above or below sidewalk grade.

MINIMUM FAÇADE HEIGHT:

DEXTER AVE N = 25'

AURORA AVE N, LEE & COMSTOCK STREETS = 15'

TRANSPARENCY REQUIREMENT (NON-RESIDENTIAL) BETWEEN 2' & 8':

DEXTER AVE N = 60%

LEE & COMSTOCK ST = 22%

AURORA AVE N = RESIDENTIAL USE

MAXIMUM BLANK FAÇADE (NON-RESIDENTIAL & WITHOUT THE EXCEPTIONS):

DEXTER AVE N = 15' OR 40%

LEE & COMSTOCK ST = 30' OR 78%

AURORA AVE N = RESIDENTIAL USE

RESIDENTIAL AMENITY AREA (23.48.020)

Required in an amount equal to 5 percent of the structure's gross floor area in residential use. Maximum of 50% of amenity area may be enclosed.

REQUIRED PARKING AND LOADING (23.48.032)

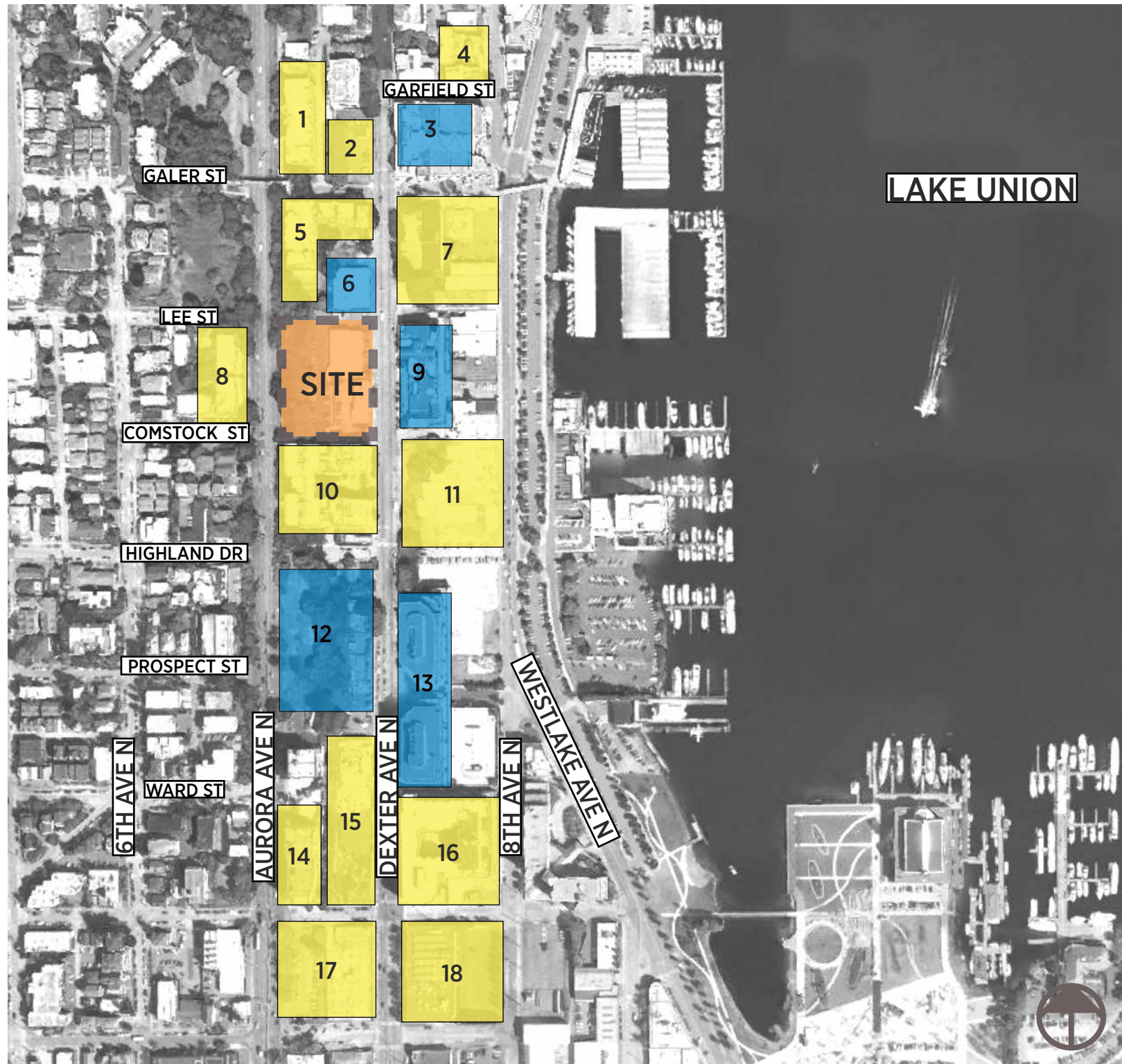
Parking is not required for non-residential uses in Urban Center & is not required for residential uses by Chart B, Section I, Residential Uses in Urban Centers.

Loading is not required since use is not listed in Table A.

PARKING AND LOADING LOCATION, ACCESS, AND CURBCUTS (23.54.030)

Access will be taken off of Comstock Street - Proposed 22' curb cut.

Site Triangle Departure #1 (SMC 23.54.030.G.2) - See page 55



NEIGHBORHOOD CONTEXT

1. CITISCAPE CONDOS (1504 AURORA AVE N) | RESIDENTIAL
2. BELLWEATHER HOUSING
(ANTICIPATED 5-STORY AFFORDABLE HOUSING PROJECT)
3. WESTLAKE UNION CENTER | COMMERCIAL
4. LAKE UNION TOWER | RESIDENTIAL
5. NAUTICA CONDOMINIUMS | RESIDENTIAL
6. WINEMAKERS STUDIO/URBAN CROSSFIT | RETAIL
(1415 DEXTER AVE N | ANTICIPATED 6-STORY MIXED-USE DEVELOPMENT)
7. WESTLAKE STEPS I
(1287 WESTLAKE AVE N / 1414 DEXTER AVE N | ANTICIPATED 6-STORY RESIDENTIAL)
8. CROSSPOINTE VISTA (620 COMSTOCK) | RESIDENTIAL
9. CASEY FAMILY BUILDING | COMMERCIAL
10. DEXTER (1215 DEXTER AVE N) | RESIDENTIAL
11. WESTLAKE STEPS II | MIXED-USE
(ANTICIPATED 6-STORY MIXED-USE PROJECT)
12. DEXTER STATION (1101 DEXTER AVE N) | OFFICE UNDER CONSTRUCTION
13. 1000 (1000 DEXTER AVE N) | COMMERCIAL
14. ALTERRA (900 AURORA AVE N) | RESIDENTIAL
15. UNION SLU (905 DEXTER AVE N) | RESIDENTIAL
16. NEPTUNE (912 DEXTER AVE N) | RESIDENTIAL
17. TRUE NORTH (801 DEXTER AVE N) | RESIDENTIAL
18. 810 DEXTER AVE N
(ANTICIPATED 8-STORY MIXED-USE DEVELOPMENT)

SITE CHARACTERISTICS

- Rapidly changing area, with new development transitioning to residential, mixed-use and commercial office uses.
- There is a mix of residential and office/commercial development between Westlake and Aurora.
- Full block developments occurring mostly south of project site; with smaller scaled developments occurring north of project site.

COMMERCIAL BUILDINGS

3



Westlake Union Center | Commercial

- Limited articulation to facade
- Limited breakdown of mass/bulk

9



Casey Family Building | Commercial

- Terracing of mass to respond to building street scale
- Prominent front entry

12



Dexter Station | Commercial

- Mid-block courtyard and stepping back volumes

13



1000 | Commercial

- Limited articulation of facade
- Use of contrasting materials

RESIDENTIAL BUILDINGS

10



Dexter | Mixed-Use

- Mid-block courtyard and stepping back volumes

15



Union SLU | Residential

- Terracing of mass to respond to site slope

18



810 Dexter | Mixed-Use

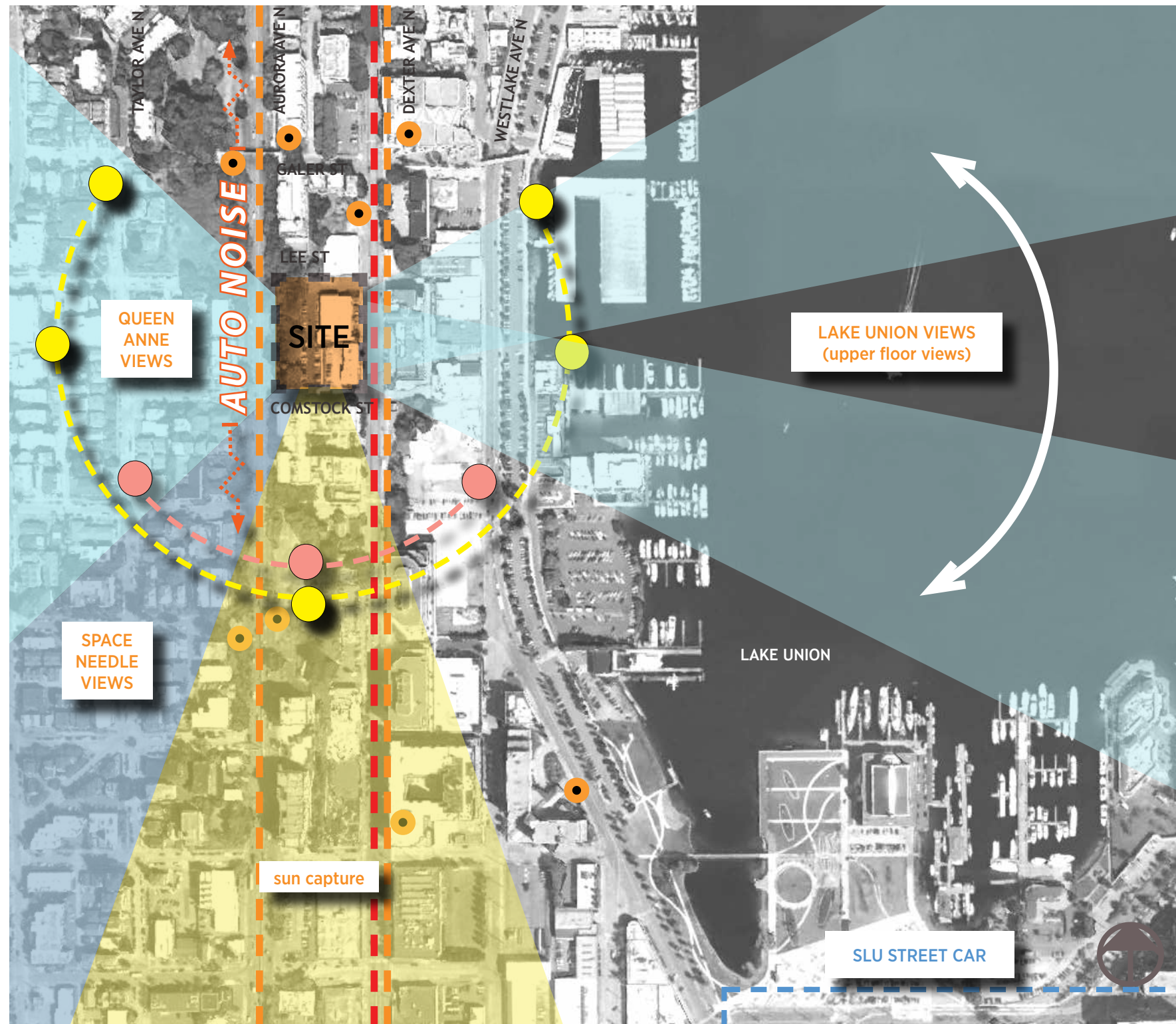
- Patterning of materials to create texture and visual interest

17



True North | Residential

- Little articulation to facade
- Use of strong color



SITE VIEW AND TRANSPORTATION CHARACTERISTICS

VIEWS

- Upper level floors have potential panoramic views towards Lake Union with secondary views of Lake Union on the North and South ends of the property. Additional views from the site include Queen Anne and the Space Needle.

DEXTER AVENUE NORTH - (East of the Project Site)

- Minor Arterial Street – Provides local and neighborhood transit service. Some Minor Transit Streets may be part of the Urban Village Transit Network (UVTN) (Seattle Arterial Classifications Map).
- On-Street Urban Trail in the Transportation Strategic Plan Bicycle Classification Map.
- Major Transit Street (Transit Classification Map).
- Class II Pedestrian Street.

AURORA AVENUE NORTH - (West of the Project Site)

- Principal Arterial Street – Provides for high-volume transit service, for regional and local trips. Some principal transit streets may be part of the UVTN (Seattle Arterial Classifications Map).
- Major Truck Street - (Major Truck Street Classification Map).

COMSTOCK STREET - (South of the Project Site)

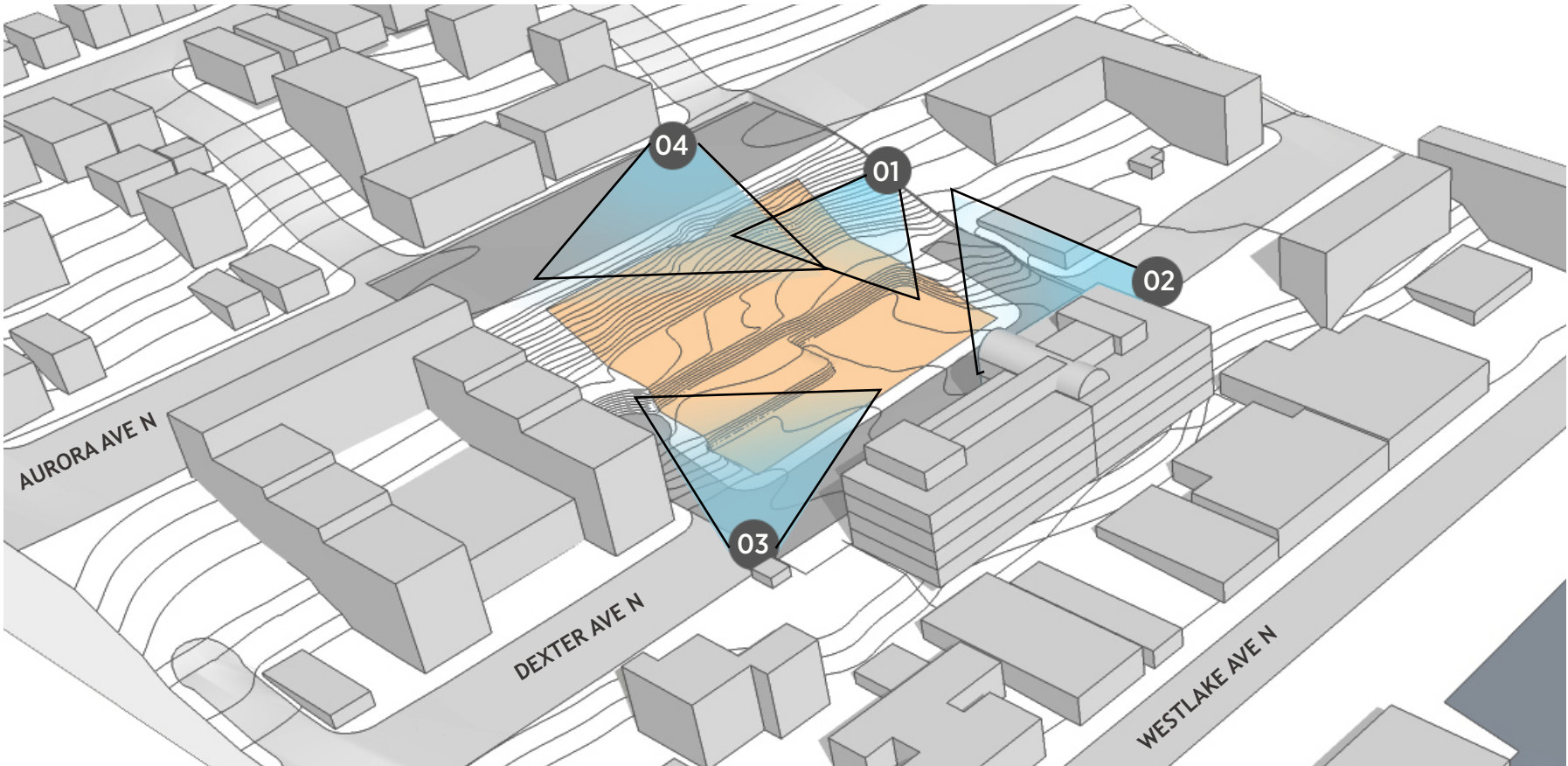
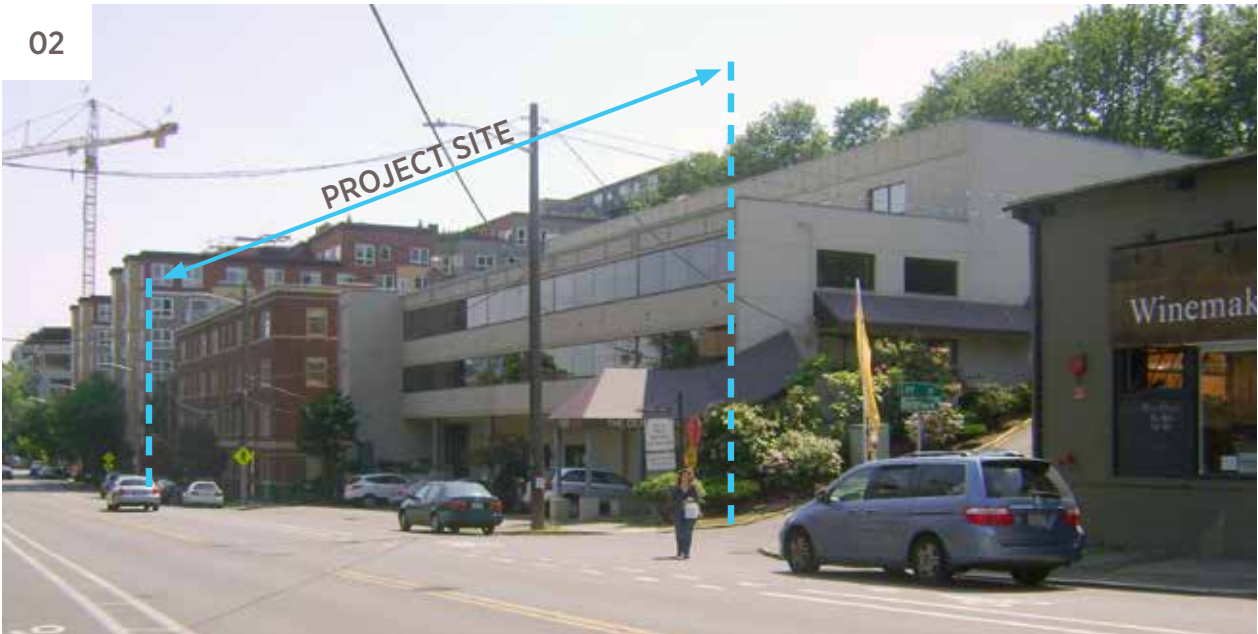
- Unclassified Street
- Arterial/Access Street – provides project access from the arterial network. (Seattle Transit Classifications Map, Seattle Arterial Classifications Map)
- Steep incline from Dexter Avenue North towards Aurora Avenue North.

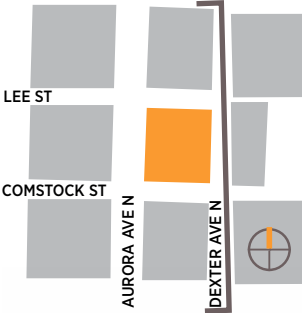
LEE STREET - (North of the Project Site)

- Unclassified Street
- Arterial/Access Street – provides alternative project access from the arterial network to local land uses. (Seattle Transit Classifications Map, Seattle Arterial Classifications Map)
- Steep incline from Dexter Avenue North towards Aurora Avenue North.

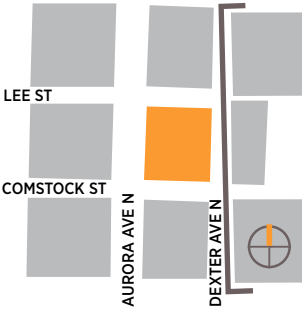
LEGEND

	BICYCLE		21 JUNE 2014: SUNRISE 5:11 AM, SUNSET 9:11 PM
	BUS TRANSIT		21 DECEMBER 2013: SUNRISE 7:55 AM, SUNSET 4:20PM
	STREET CAR		BUS STOP

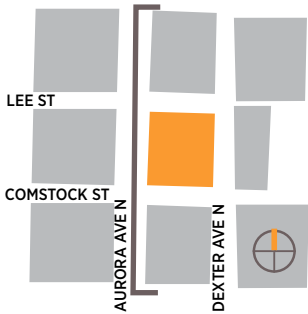




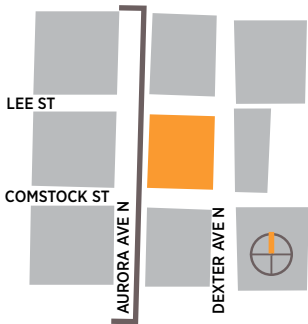
WEST SIDE OF DEXTER STREET



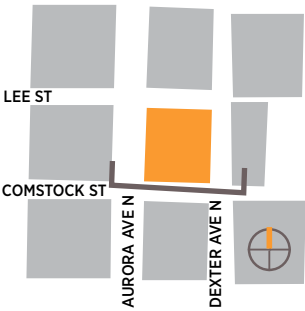
EAST SIDE OF DEXTER STREET



EAST SIDE OF AURORA AVENUE



WEST SIDE OF AURORA AVENUE



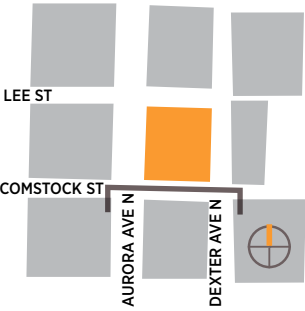
Aurora Avenue

PROJECT SITE

Dexter Avenue



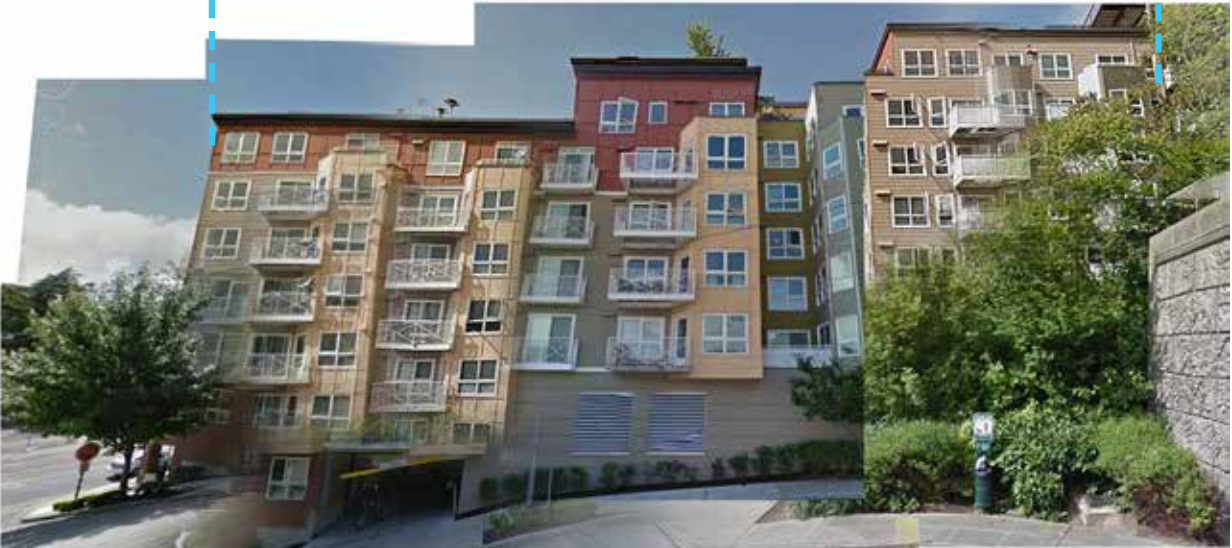
NORTH SIDE OF COMSTOCK STREET



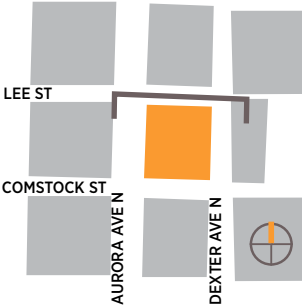
Dexter Avenue

ACROSS FROM PROJECT SITE

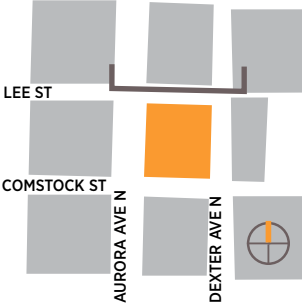
Aurora Avenue



SOUTH SIDE OF COMSTOCK STREET



SOUTH SIDE OF LEE STREET



NORTH SIDE OF LEE STREET

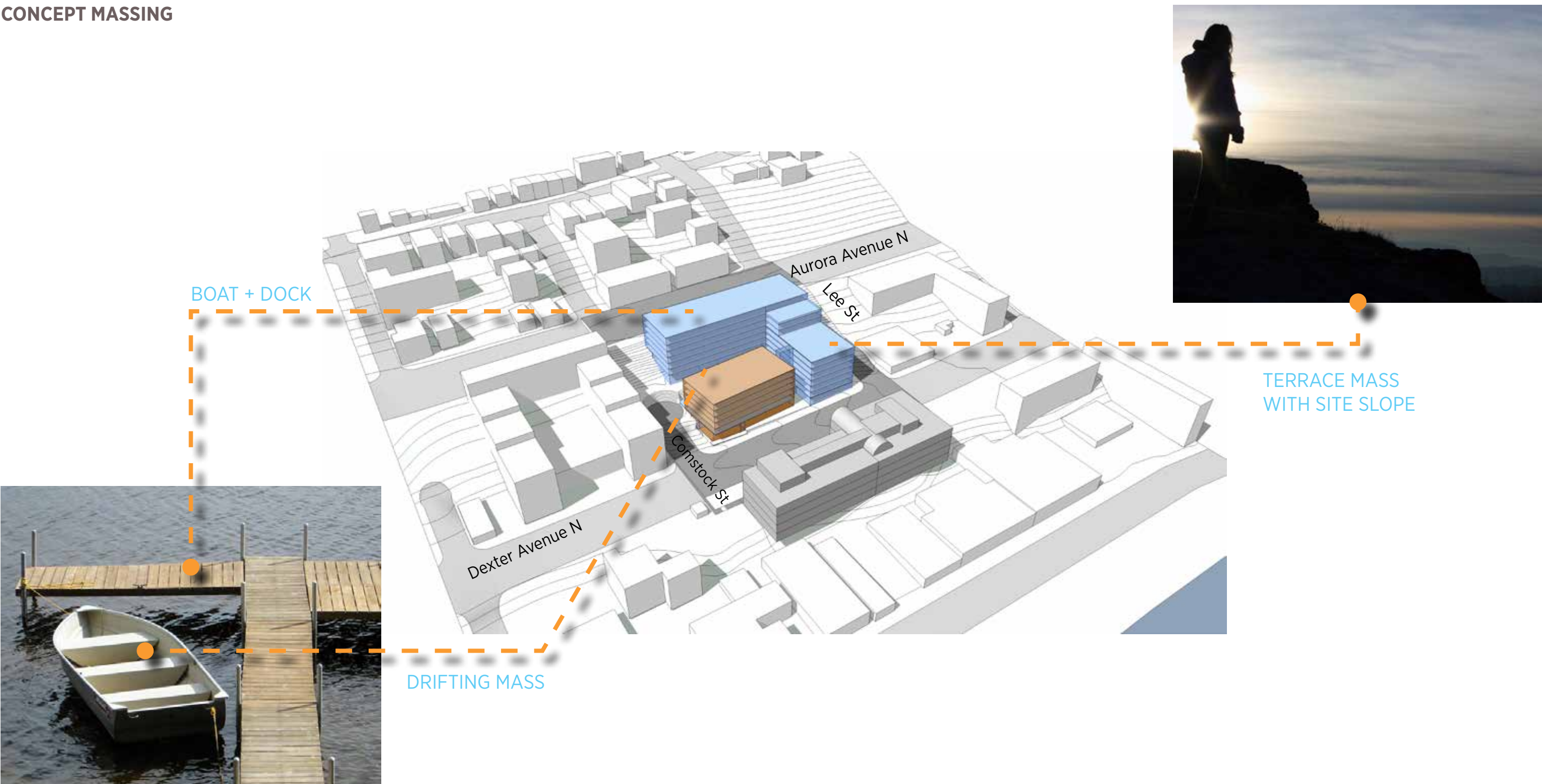


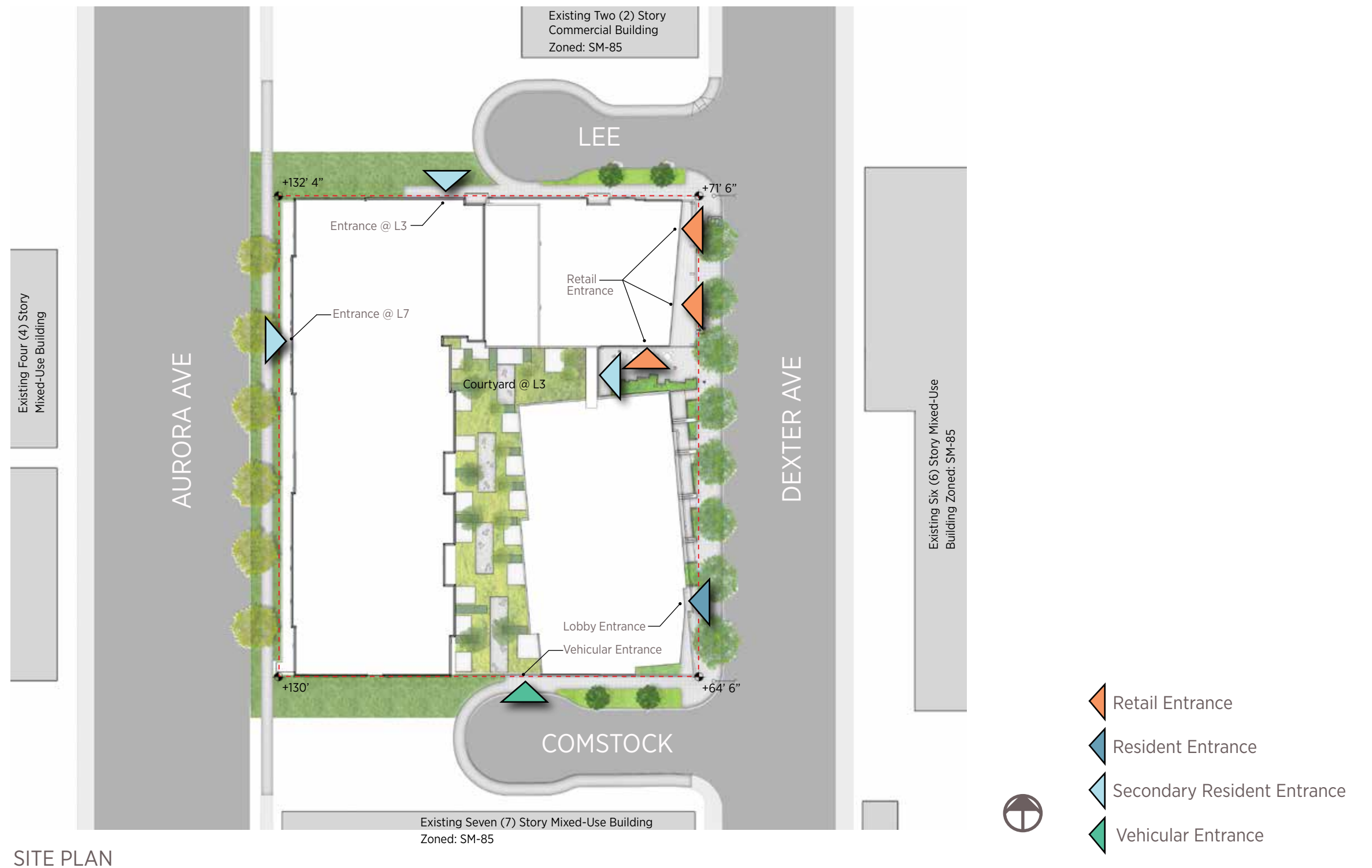
Aurora Avenue



Dexter Avenue

CONCEPT MASSING





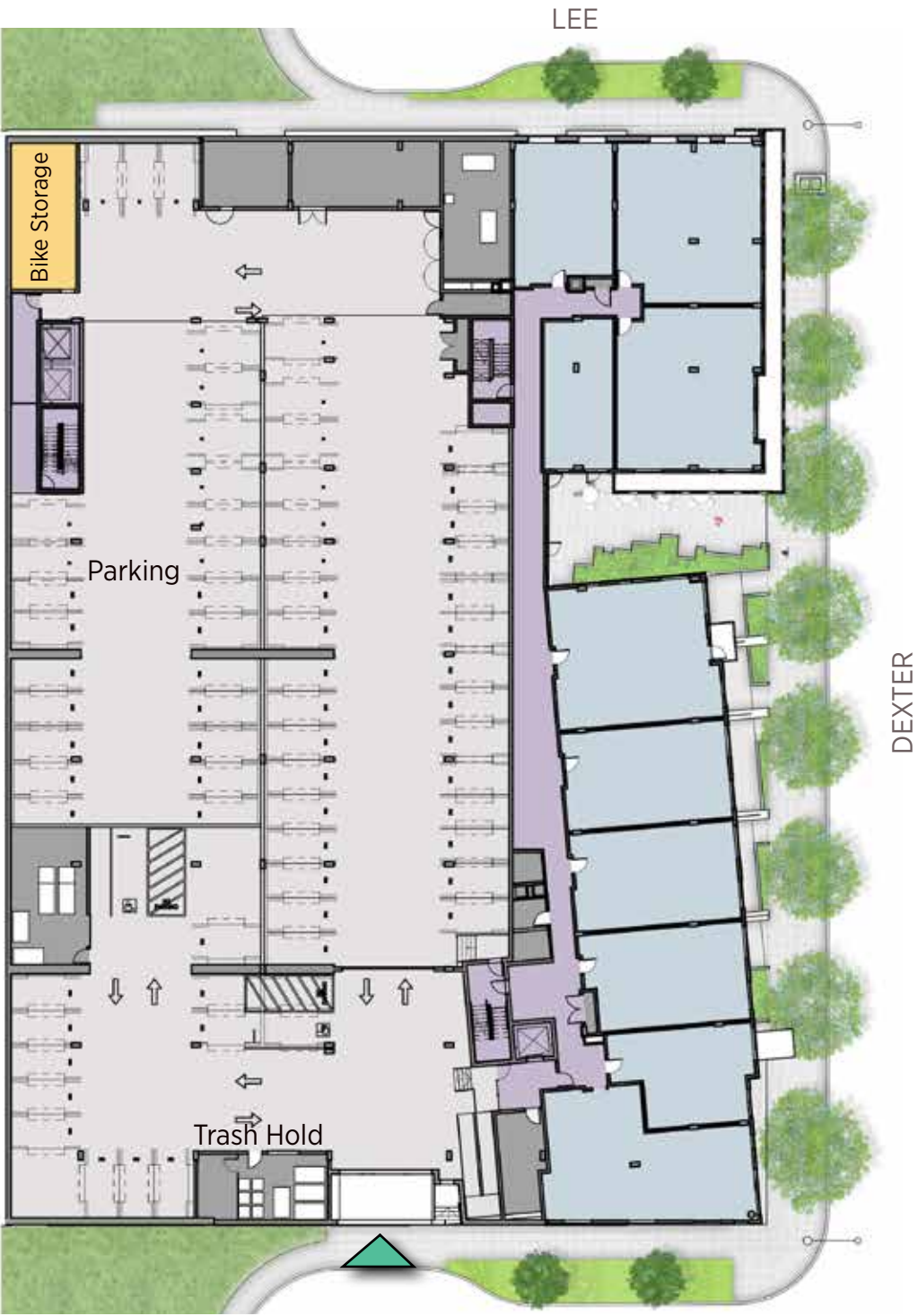
SITE PLAN



LEVEL P1



LEVEL 1



LEVEL 2



LEVEL 3

- Amenity
- Residential - Flats
- Circulation
- Utility/Storage
- Parking
- Parking Garage Entry





LEVEL 4



LEVEL 5

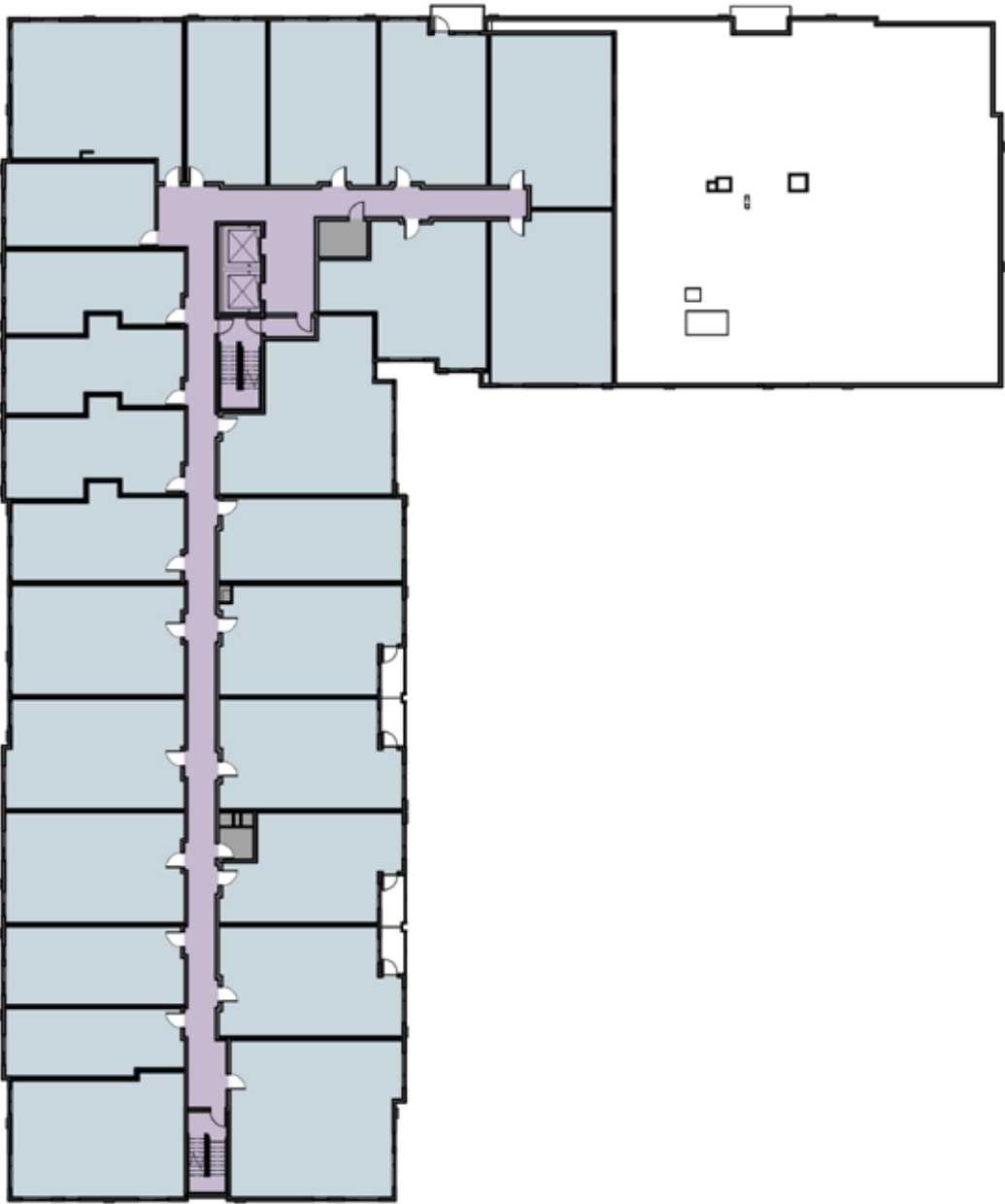
- Amenity
- Residential - Flats
- Residential - Mezz.
- Circulation
- Utility/Storage







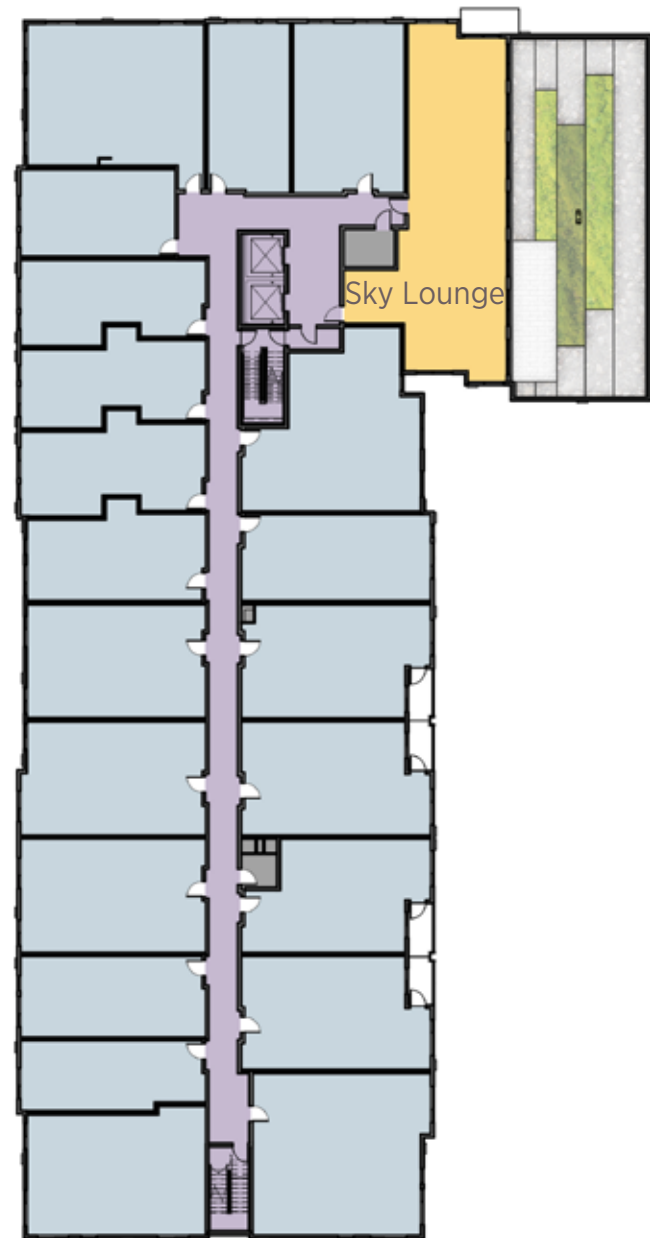
LEVEL 8



LEVEL 9-10

- Residential - Flats
- Circulation
- Utility/Storage





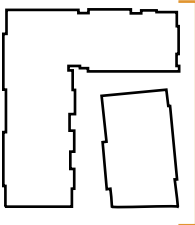
LEVEL 11



ROOF

- Amenity
- Residential - Flats
- Circulation
- Utility/Storage

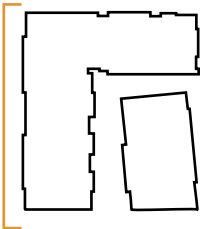




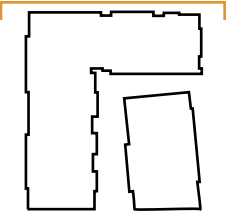
ELEVATION - EAST



ELEVATION - SOUTH



ELEVATION - WEST

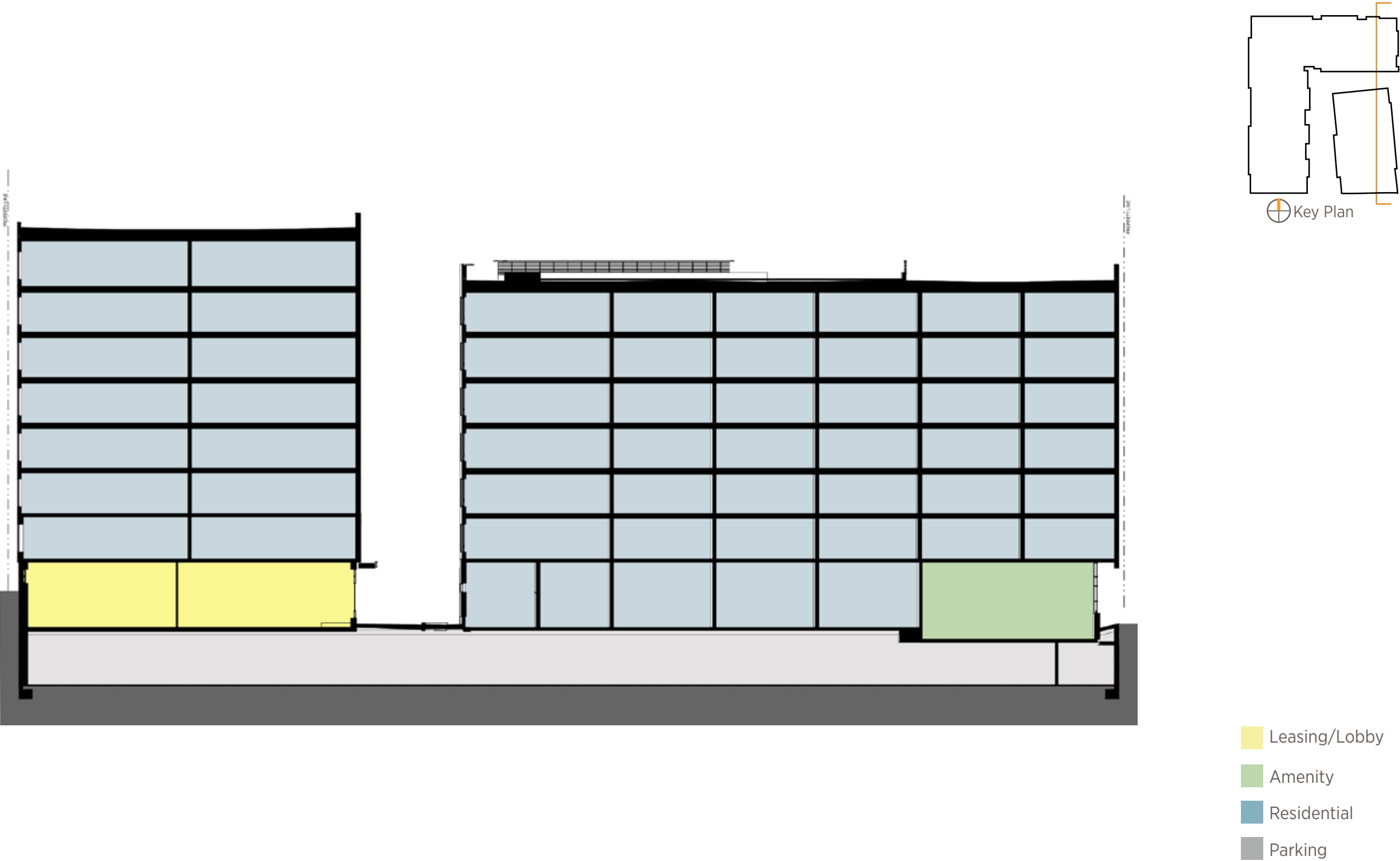


ELEVATION - NORTH

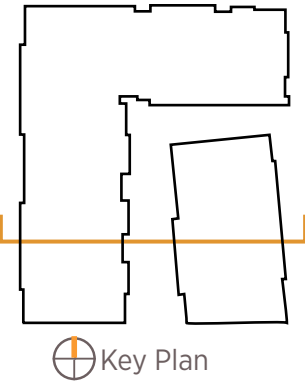
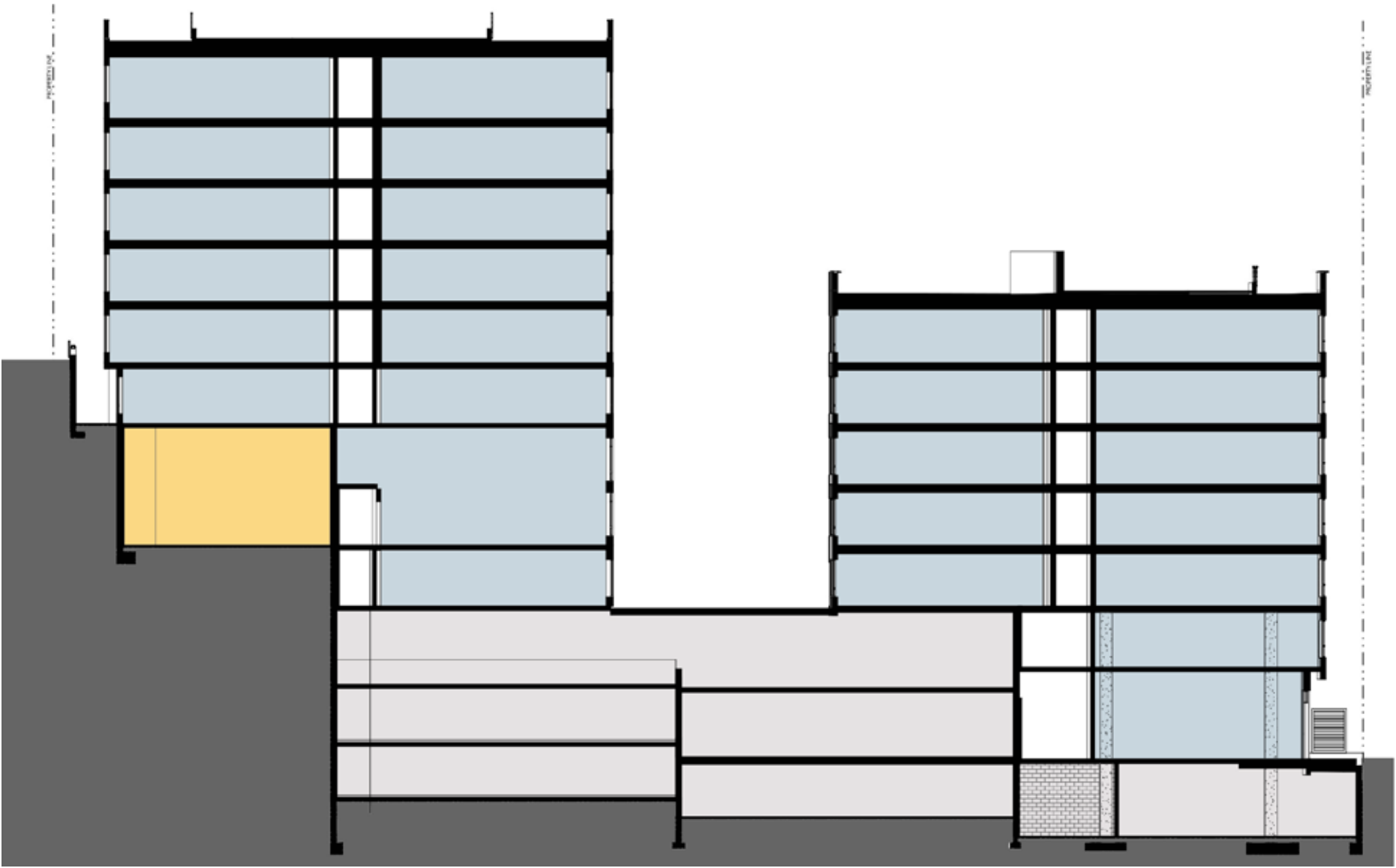


- 1) LIGHT PAINTED WHITE FIBER CEMENT
- 2) DARK FIBER CEMENT
- 3) ACCENT PAINTED FIBER CEMENT
- 4) SLATE GREY METAL PANEL
- 5) MATTE BLACK METAL PANEL
- 6) ARCHITECTURAL CEMENT
- 7) LIGHT PAINTED GREY FIBER CEMENT
- 8) COMPOSITE WOOD PANEL
- 9) BLACK/WHITE VINYL WINDOW
- 10) PAINTED FIBER CEMENT SIDING



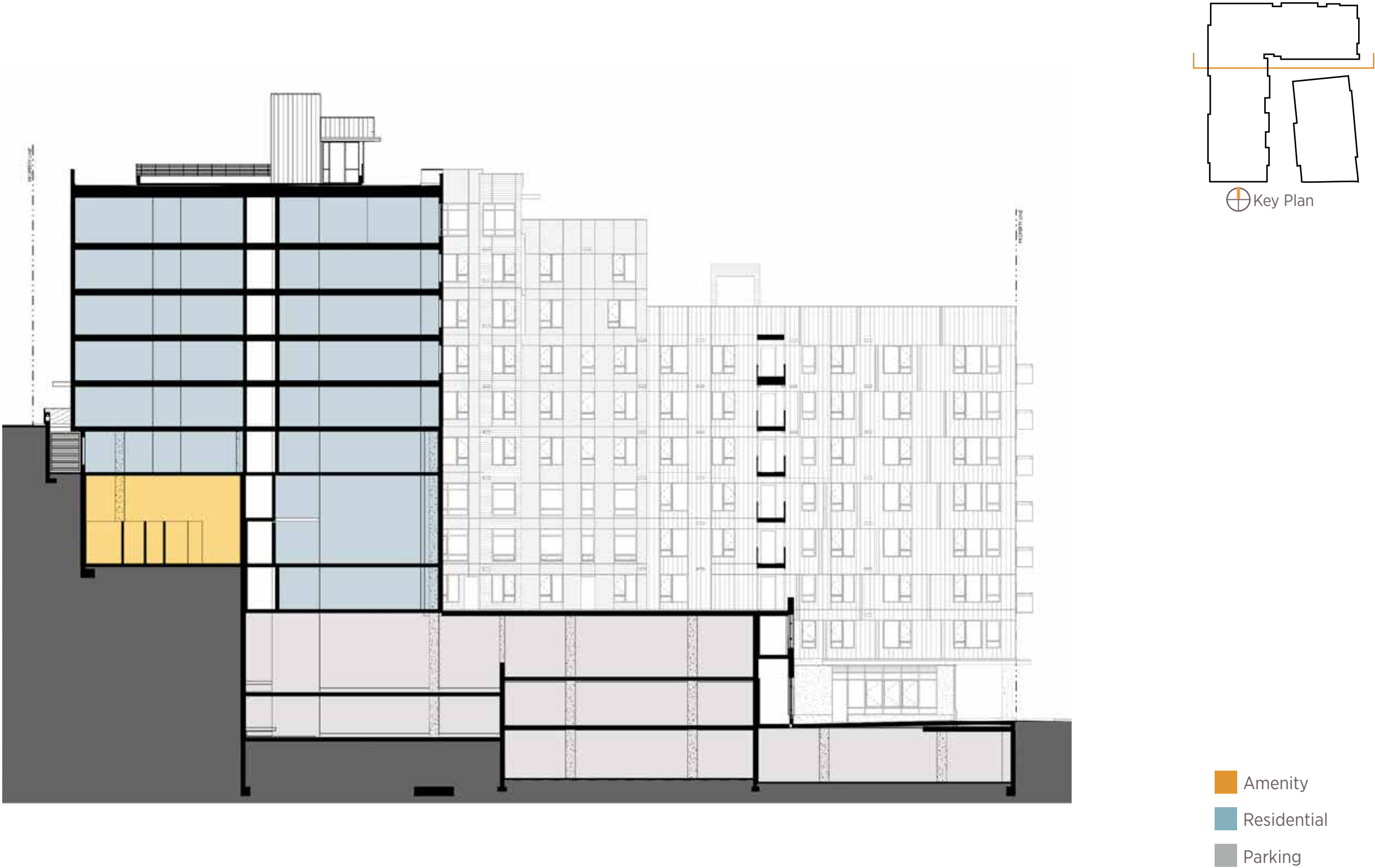


BUILDING SECTION

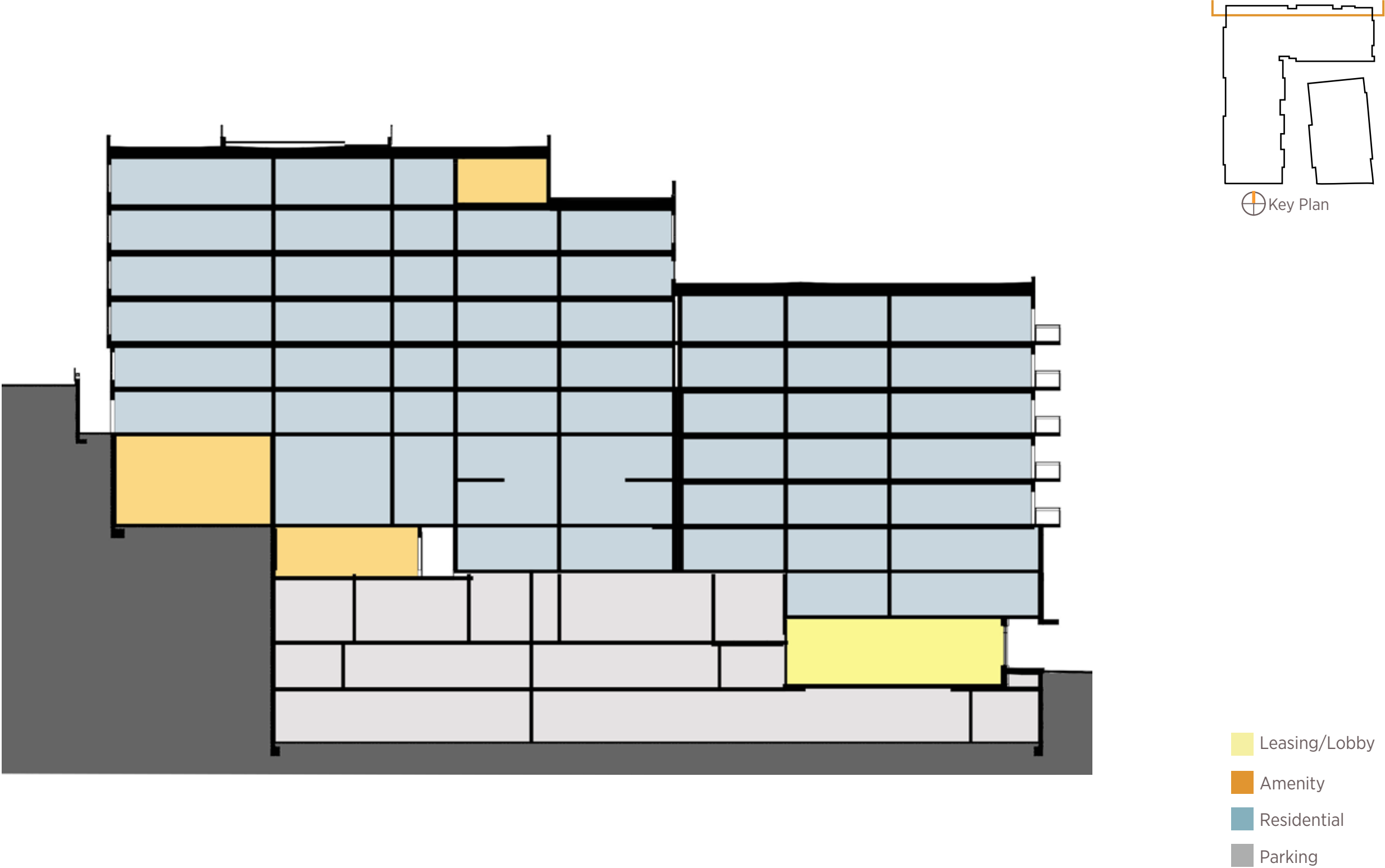


- Amenity
- Residential
- Parking

BUILDING SECTION



BUILDING SECTION



BUILDING SECTION

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Themes From Early Design Guidance

1. BUILDING MASSING AND CANTING

- CS1 Natural Systems and Site Features:**
 - CS1-B-1. Sun and Wind
 - CS1-B-2. Daylight and Shading
 - CS1-C-1. Land Form
 - CS1-C-2. Elevation Changes
- CS2 Urban Pattern and Form:**
 - CS2-A-2. Architectural Presence
 - CS2-C-3. Full Block Sites
 - CS2-D-5. Respect for Adjacent Sites
 - CS2-I-i. Views
 - CS2-II-i. Upper-level Setbacks

2. AURORA AVENUE STREETSCAPE AND FACADE

- CS3 Architectural Context and Character:**
 - CS3-A-2. Contemporary Design
 - CS3-I-i. Facade Articulation
 - CS3-II-ii. Reduce Visual Bulk
 - CS3-II-ii. Facade Articulation
- PL3 Street-Level Interaction**
 - PL3-II-i. Public/Private Transition
 - PL3-III-i Residential Entries

3. STREET LEVEL FACADE ON COMSTOCK AND LEE STREET

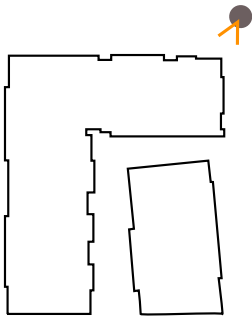
- CS3 Architectural Context and Character:**
 - CS3-A-2. Contemporary Design
 - CS3-I-i. Facade Articulation
 - CS3-II-ii. Reduce Visual Bulk
 - CS3-II-ii. Facade Articulation
 - CS3-II-v. Industrial Character
- PL4 Active Transportation:**
 - PL4-A-1. Serving all Modes of Travel
 - PL4-A-2. Connections to All Modes
 - PL4-B-1. Early Planning
 - PL4-B-2. Bike Facilities
 - PL4-B-3. Bike Connections

4. DEXTER AVENUE STREET FACADE

- CS1 Natural Systems and Site Features:**
 - CS1-2-2. Elevation Changes
- CS3 Architectural Context and Character:**
 - CS3-A-2. Contemporary Design
 - CS3-I-i. Facade Articulation
 - CS3-II-ii. Reduce Visual Bulk
 - CS3-II-ii. Facade Articulation
 - CS3-II-v. Industrial Character
- PL3 Street-Level Interaction:**
 - PL3-B-1. Security and Privacy
 - PL3-B-4. Interaction
 - PL3-I-i Retail Location
 - PL3-II-i Public/Private Transition
 - PL3-II-III Coordinate Retail/ Pedestrian Activity
 - PL3-III-i Residential Entries



STREET VIEW LOOKING AT NORTHEAST CORNER OF THE BUILDING. THE INTRODUCED BUILDING TERRACES FROM AURORA AVENUE DOWN TO DEXTER AVENUE.



Design Guidance Theme 1: Building Massing and Canting

DESIGN GUIDANCE COMMENTS

CONSIDER STEPPING AS A TIME-HONORED MASSING GESTURE..ON THE EAST SLOPE OF QUEEN ANNE.

THE CANT OF THE FRONT STRUCTURE IS CRITICAL TO THE SUCCESS OF THE OVERALL DESIGN... IMPART A MEANINGFUL PEDESTRIAN EXPERIENCE.

PRIORITY GUIDELINES

CS1 Natural Systems and Site Features:

- CS1-B-1. Sun and Wind
- CS1-B-2. Daylight and Shading
- CS1-C-1. Land Form
- CS1-C-2. Elevation Changes

CS2 Urban Pattern and Form:

- CS2-A-2. Architectural Presence
- CS2-B-1. Site Characteristics
- CS2-C-3. Full Block Sites
- CS2-D-5. Respect for Adjacent Sites
- CS2-I-i. Views
- CS2-II-i. Upper-level Setbacks

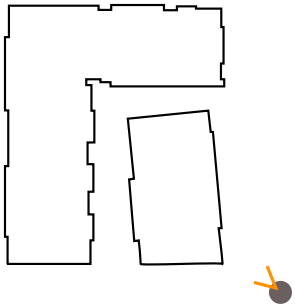


Canting of Building Along Dexter Streetscape

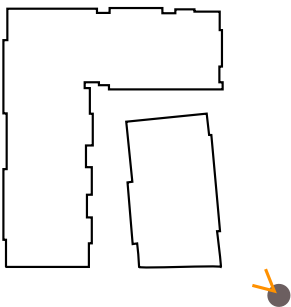




STREET VIEW LOOKING NORTH AT THE STREET LEVEL. THE PEDESTRIAN EXPERIENCE IS ENHANCED ALONG THE BUILDING FACADE STARTING WITH THE RESIDENTIAL LOBBY ENTRANCE AND TRAILED BY A SERIES OF RESIDENTIAL UNITS SET BACK WITH PLANTERS. THE CANT OF THE BUILDING REVEALS AND DIRECTS THE PEDESTRIAN TOWARDS INNER PROMINENT RETAIL CORNER OF THE PROJECT.

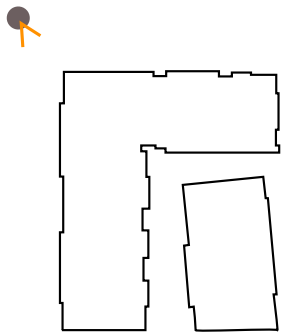


AERIAL VIEW LOOKING AT
SOUTHEAST CORNER OF THE
BUILDING. THE PROPOSED
BUILDING TERRACES FROM
AURORA AVENUE DOWN TO
DEXTER AVENUE.





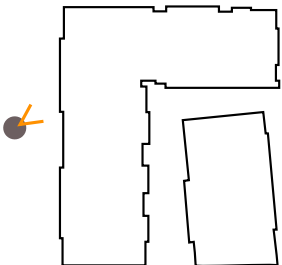
THE AURORA FACADE INTRODUCES ARTICULATION THROUGH THE USE OF PLANE CHANGE, DIFFERENTIATION OF COLOR, & ROOF PARAPET HEIGHT MODULATION.



Detail Section at Aurora



AURORA AVENUE PEDESTRIAN EXPERIENCE IS ENHANCED WITH A LANDSCAPE PARKWAY, SEPERATING THE PEDESTRIANS FROM THE VEHICLE TRAFFIC



Design Guidance Theme 2: Aurora Avenue Streetscape and Facade

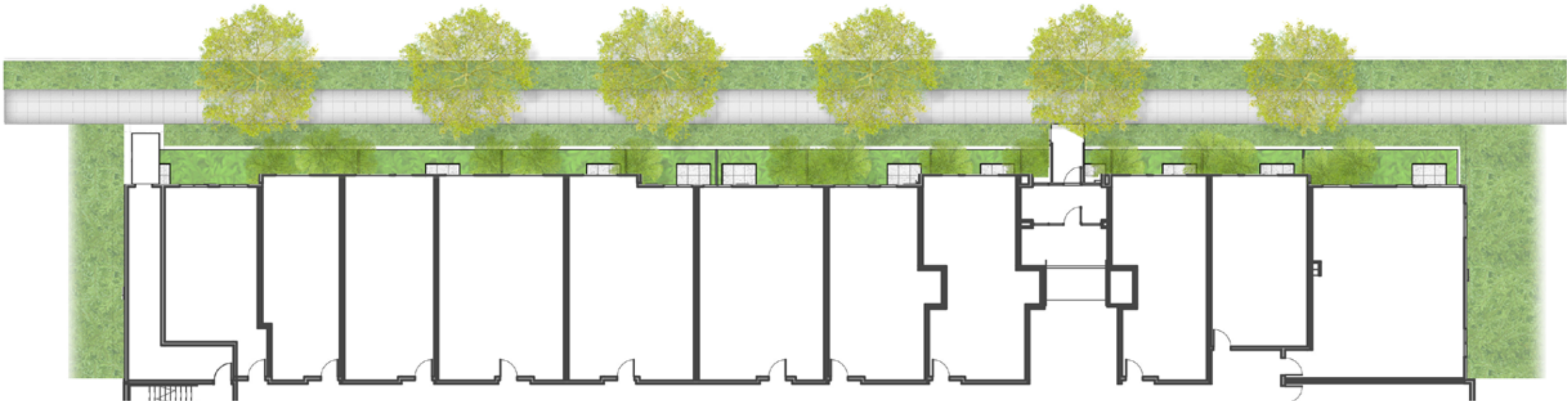
DESIGN GUIDANCE COMMENTS

THE AURORA AVENUE N. FACADE WAS “TOO MONOLITHIC”.

HOW IS THE PROJECT IMPROVING THE PEDESTRIAN EXPERIENCE?

PRIORITY GUIDELINES

- CS3 Architectural Context and Character:**
 - CS3-A-2. Contemporary Design
 - CS3-I-i. Facade Articulation
 - CS3-II-ii. Reduce Visual Bulk
 - CS3-II-ii. Facade Articulation
- PL3 Street-Level Interaction**
 - PL3-II-i. Public/Private Transition
 - PL3-III-i. Residential Entries



Aurora Streetscape Plan at Level 7

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Design Guidance Theme 3: Streetscape and Facade on Lee and Comstock Street

DESIGN GUIDANCE COMMENTS

THE FACADE FACING THE HILL-CLIMB SHOULD NOT BE BLANK OR BLEAK WHICH WERE THE COUNTERVAILING PULLS OF TOPOGRAPHY GARAGE OPENING.”

EVALUATE THE LEE STREET FACADE WITH PORTALS AND ARTICULATION, AND LANDSCAPING.

PRIORITY GUIDELINES

CS1 Natural Systems and Site Features:

CS1-C-2. Elevation Changes

CS3 Architectural Context and Character:

CS3-A-2. Contemporary Design

CS3-I-i. Facade Articulation

CS3-II-ii. Reduce Visual Bulk

CS3-II-ii. Facade Articulation

CS3-II-v. Industrial Character

PL4 Active Transportation:

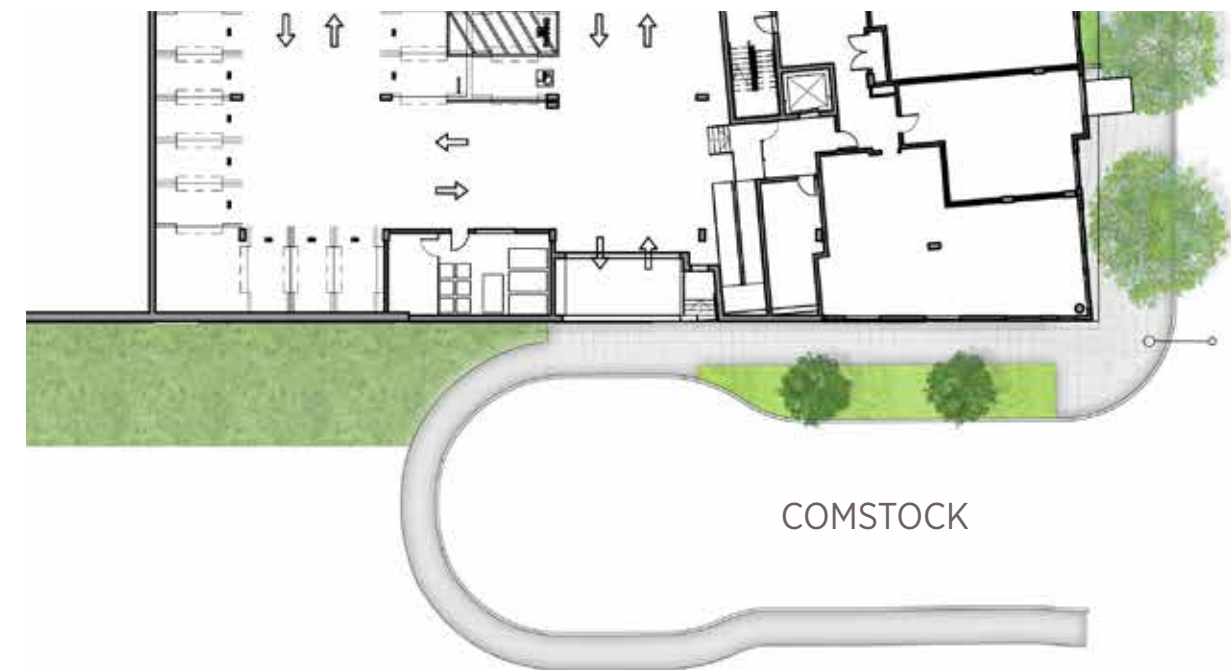
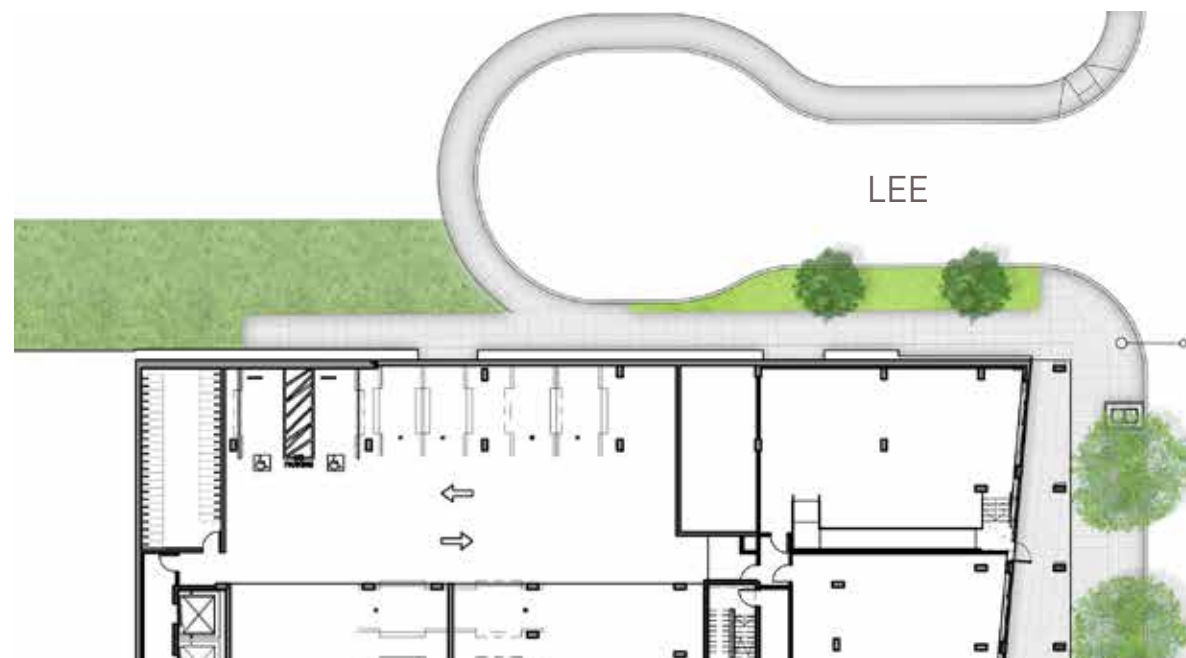
PL4-A-1. Serving all Modes of Travel

PL4-A-2. Connections to All Modes

PL4-B-1. Early Planning

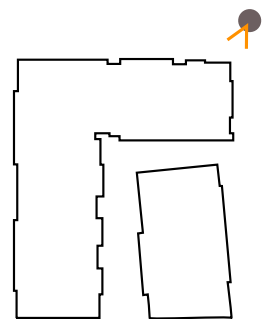
PL4-B-2. Bike Facilities

PL4-B-3. Bike Connections



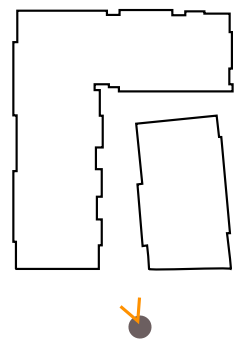


INTRODUCED MORE TERRACING
ALONG LEE STREET AND
ARTICULATION IN BUILDING'S
FACADE



LEE STREET

THE FACADE ALONG HILLSIDE CLIMB INTRODUCES A BREAK IN THE BUILDINGS, AND APPLIES SEVERAL EXTERIOR MATERIALS TO CREATE INTEREST.



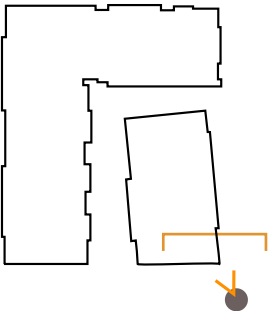
COMSTOCK STREET



SIDEWALK VIEW LOOKING NORTH AT RESIDENTIAL LOBBY ENTRANCE



LOBBY AT DEXTER FACING SOUTH



Design Guidance Theme 4: Dexter Avenue Street Facade



LEVEL 1 PLAN - STREET FACADE

PRIORITY GUIDELINES

CS1 Natural Systems and Site Features:

CS1-2-2. Elevation Changes

CS3 Architectural Context and Character:

CS3-A-2. Contemporary Design

CS3-I-i. Facade Articulation

CS3-II-ii. Reduce Visual Bulk

CS3-II-ii. Facade Articulation

CS3-II-v. Industrial Character

PL1 Connectivity:

PL1-C-1. Selecting Activity Areas

PL1-C-1. Selecting Activity Areas

PL3 Street-Level Interaction:

PL3-B-1. Security and Privacy

PL3-B-4. Interaction

PL3-I-i Retail Location

PL3-II-i Public/Private Transition

PL3-II-III Coordinate Retail/

Pedestrian Activity

PL3-III-i Residential Entries

DESIGN GUIDANCE COMMENTS

RETAIL SEEMED TOO SMALL, THE AMOUNT GIVEN TO LEASING OFFICE TOO BIG, PROPORTIONALLY.

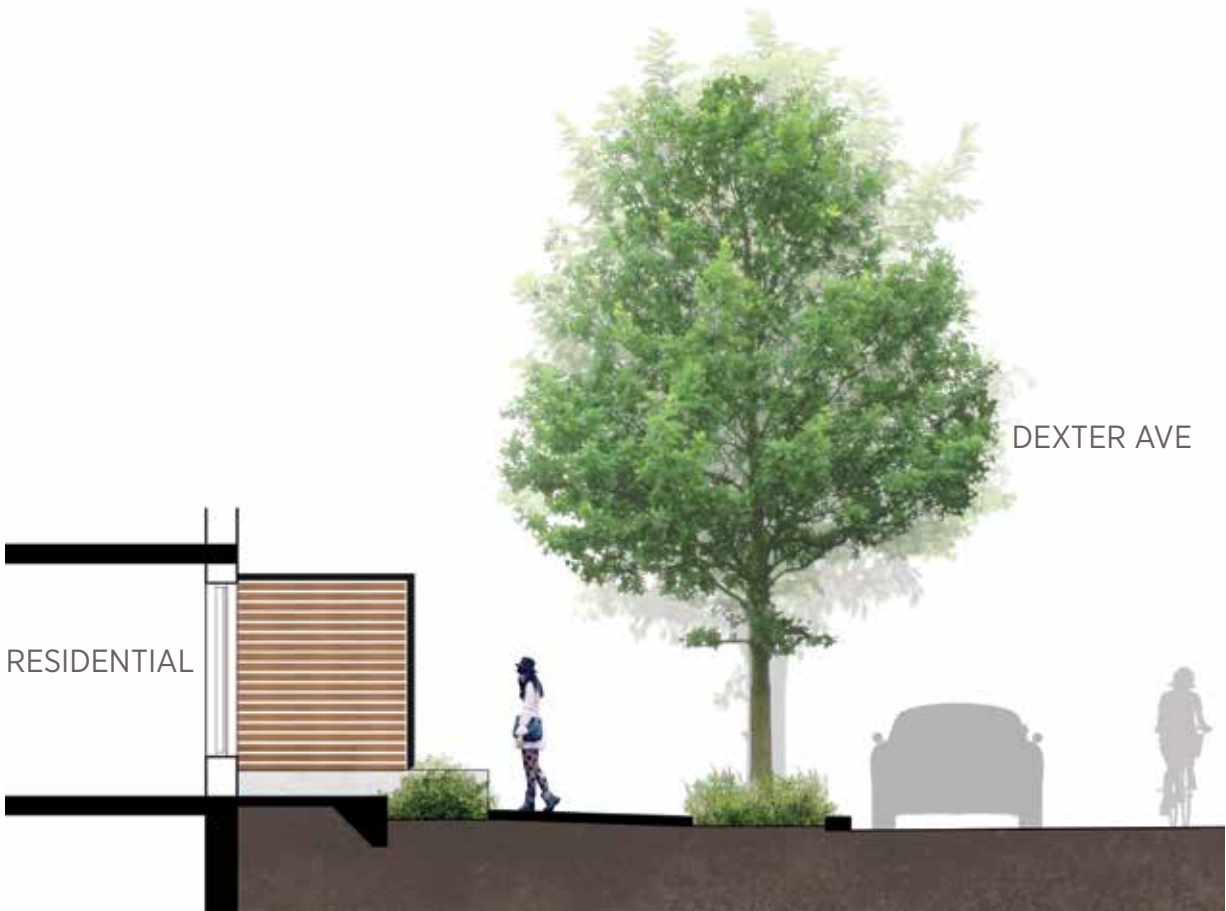
THE GROUND FLOOR SPACE ALONG SOUTH SIDE NEEDED TO BE THOUGHT ABOUT MORE INTENTIONALLY, AS DID THE ENTIRE DISTRIBUTION OF GROUND FLOOR SPACES.



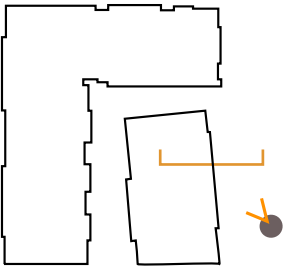
LEVEL 1 LANDSCAPE PLAN - STREET FACADE



SIDEWALK VIEW LOOKING NORTH AT RESIDENTIAL UNITS



SECTION VIEW LOOKING NORTH AT RESIDENTIAL UNITS

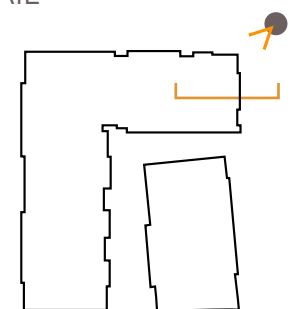




STREET VIEW LOOKING SOUTH AT RETAIL

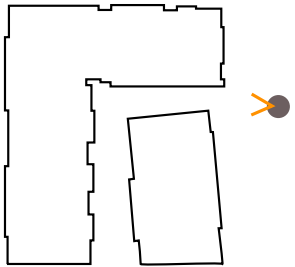


SECTION VIEW LOOKING NORTH AT RETAIL



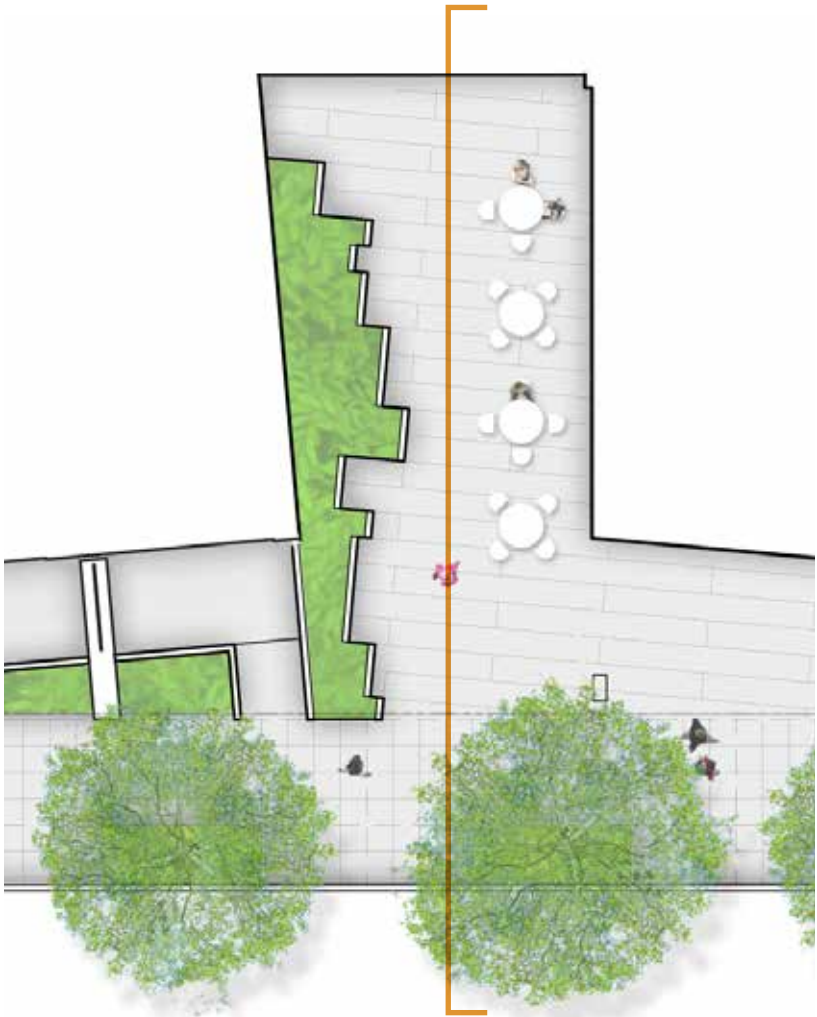


SIDEWALK VIEW LOOKING WEST AT RETAIL COURT AND RESIDENTIAL BRIDGE





SECTION VIEW LOOKING NORTH AT RETAIL COURT AND RESIDENTIAL BRIDGE



PLAN OF PEDESTRIAN COURTYARD



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



① Corner-mounted Project Signage



② Canopy Signage



③ Project Signage/Address Entry Monument



④ Wall-mounted address



⑤ Blade Signs - Retail



⑥ Garage Parking Entry

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1 Unit Patio Sconce



2 Lobby Monument Light



3 Retail Court Landscape Lighting



4 Canopy Lighting



5 Bridge Lighting - Handrail



6 Path/Sidewalk Lighting



7 Area Lighting



8 Canopy Lighting



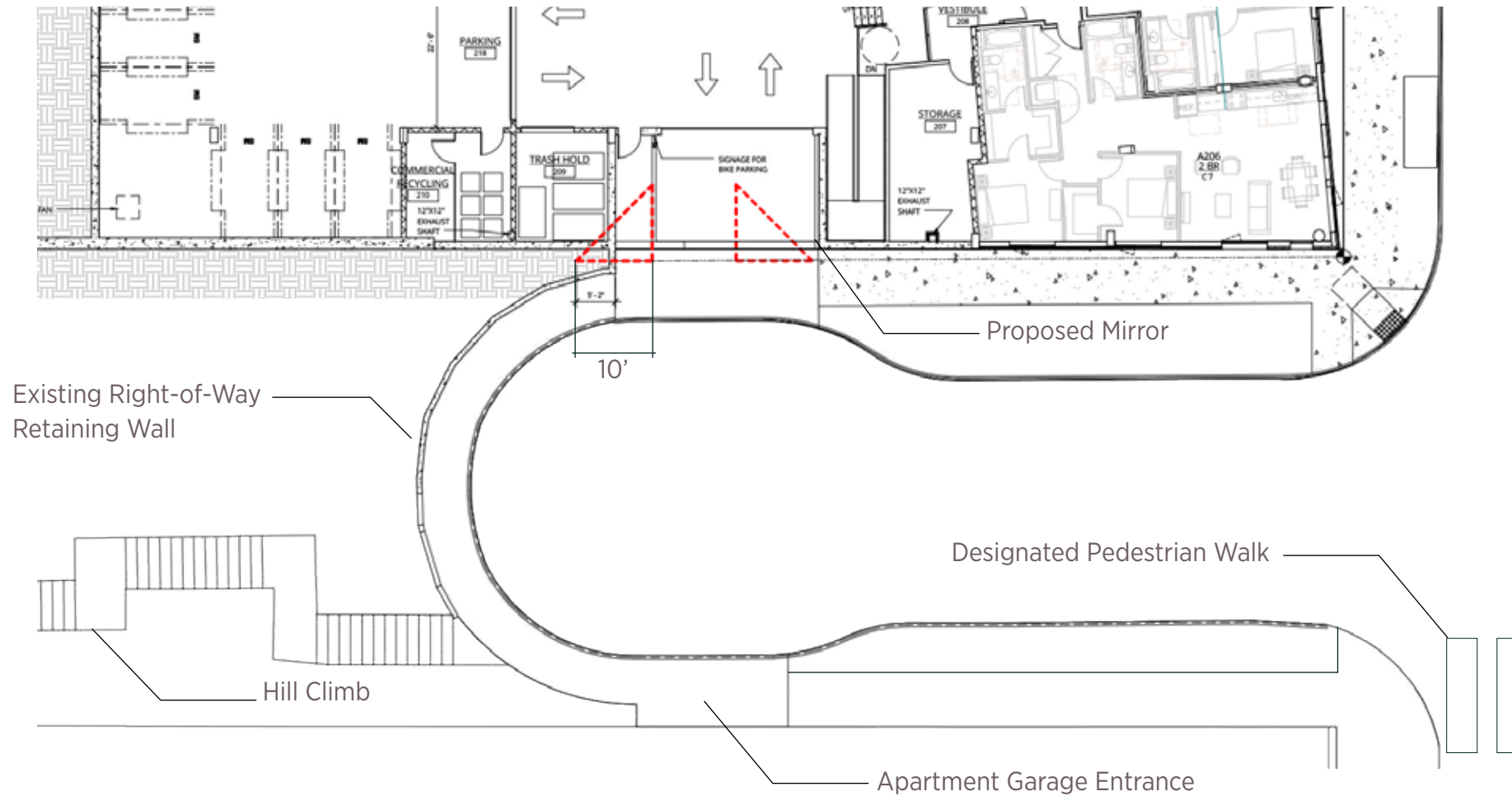
9 Accent Lighting



11 Roof Deck Bollard



DEPARTURE #1



Departure #1

Development Standard:

SMC 23.54.030.G.2 - For exit-only driveways and easements, and two way driveways and easements less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk, as depicted in Exhibit E for 23.54.030.

Proposed Design Departure:

The existing street retaining wall is within the site triangle by 5'-2" feet.

Rationale:

The Comstock Street grade is 22%. The proposed drive location is at the flattened cul-de-sac. Moving the driveway further east would make the cross slope of the drive extremely steep. During our SDOT Design Guidance Meeting they stated doing anything to the existing retaining wall is discouraged.

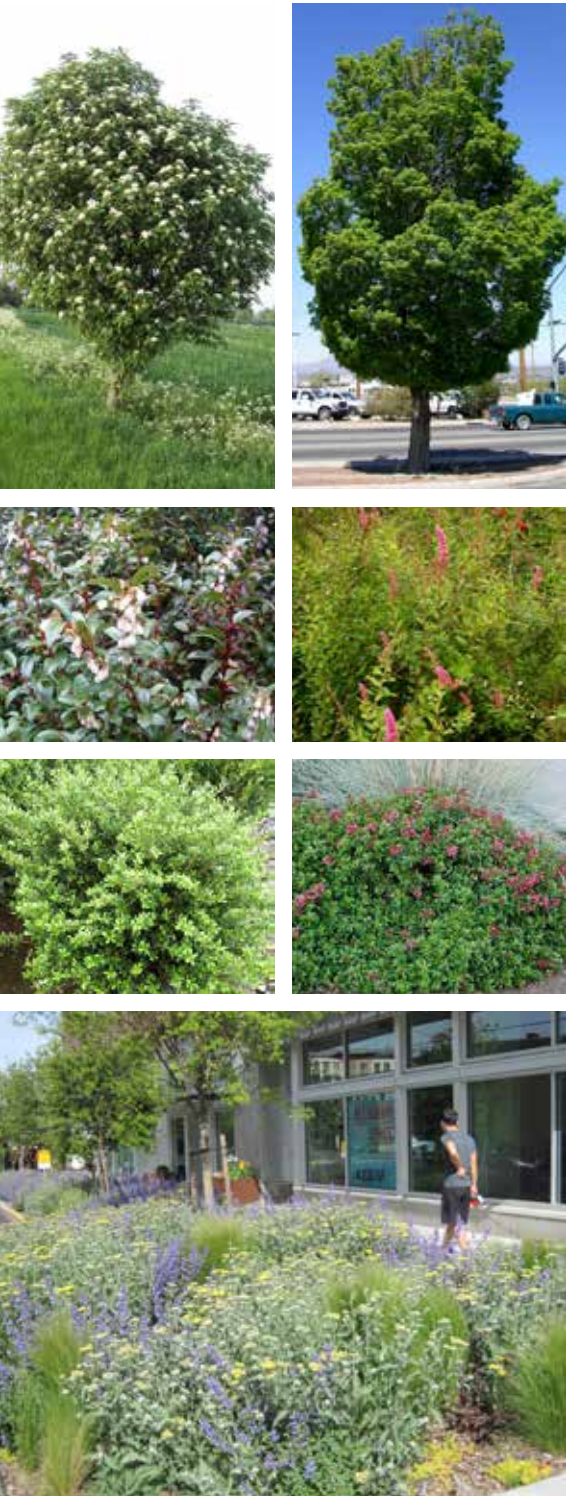
The predominate pedestrian path is on the south (opposite) side of the street since the street crossing on Dexter Ave and the hill climb to Aurora are located on that side of the street. Given that the roadway is not a thru street there will not be vehicular traffic coming from the reduced sight side. We would mitigate pedestrian safety by providing a mirror.

Choice of Plant Materials:

The project proposes a mix of native and ornamental shrubs and groundcovers that will provide seasonal interest and integrate with the existing character.

Along the Aurora streetscape, native plants will blend into the existing hillside. Dexter, Lee and Comstock streetscapes will include a shrub and perennial mix that will support urban pollinator species and add informal swaths of color throughout the seasons of the year.

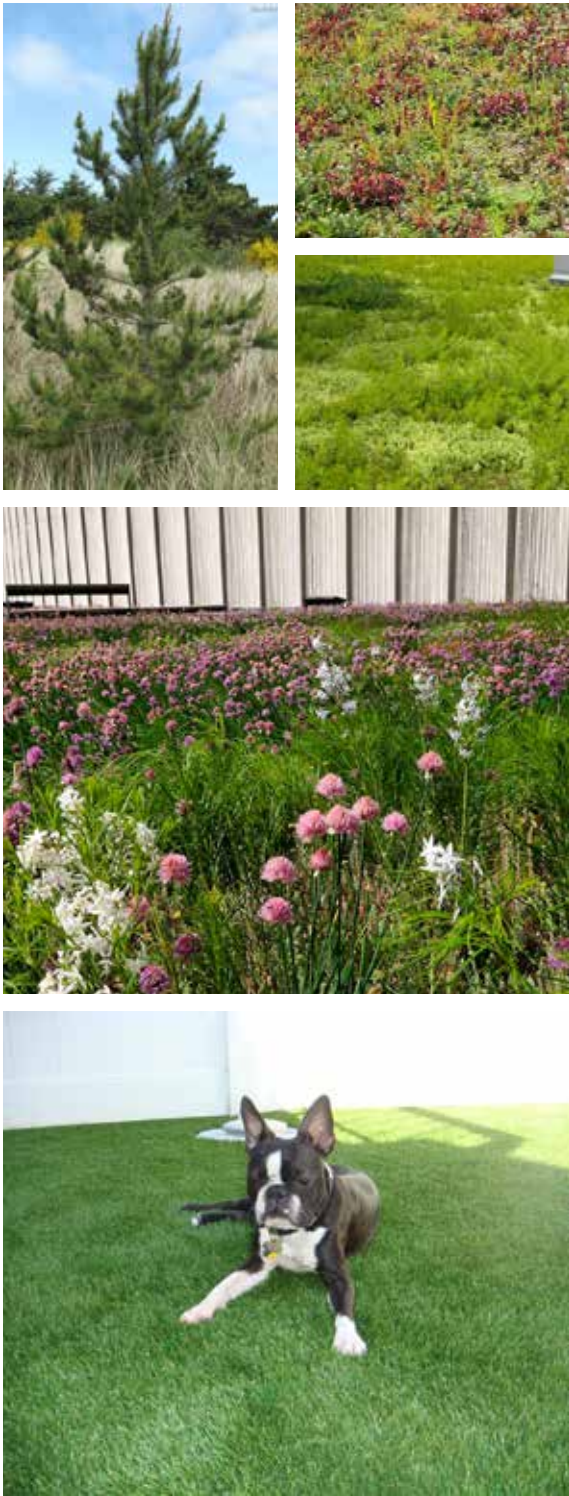
PUBLIC: Streetscape



PRIVATE: Courtyard and Moat



PRIVATE: Roof Decks and Terraces



BETWEEN PUBLIC AND PRIVATE:
Hardscape Materials:

Dexter Avenue serves as the main space for interaction between the project and pedestrians. Specialty paving offsets design angles of the architecture and incorporates boardwalk details to connect the project with its proximity to the lake. This pattern is repeated at the leasing office and at the retail space at the north end of the site, with a center courtyard that is highlighted by a staggered wall planter that recalls a shoreline edge, providing informal seating opportunities.

Residential units will open directly onto the Dexter streetscape, with raised terraces and screen walls that will bridge architecture with landscape.

Standard 2x2 concrete paving is used in the right of way to integrate with the urban fabric, while street trees with generous planting areas will create a buffered experience for pedestrians.



DC3: Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

PUBLIC:

Streetscapes

The Dexter Avenue streetscape is embellished with pedestrian spaces expanded beyond the public realm. Setbacks create areas of increased activity while low planting on grade and in planters give visual interest. Generous street edge planting areas with street trees are thoughtfully spaced to add to pedestrian comfort and allow free flow of access from street side parking.

The north and south streetscapes continue the palette of Dexter while allowing building access. Planting intensifies upward towards Aurora Avenue, blending with existing native character.

On Aurora Avenue, existing street trees are matched and both the planting strip and transition between street and building are enhanced with low height plants to soften the pedestrian experience.



PRIVATE:

Courtyard

A private courtyard space provides visual and physical amenity for adjacent units. Each home will have access to a private deck integrated into a continuous, mounded landscape with year-round groundcover interest and large shrubs or small trees to provide privacy.

Roof Decks and Terraces

Three distinct roof terraces/decks provide multiple opportunities for relaxation, recreation, and social gatherings, each with different view aspects of the surrounding landscape, including Lake Union. Patterns of green roofs create a water-like foundation for wood decks recalling the lakeside locale. Small-scale trees in containers will enhance the space and provide definition to the outdoor rooms.

The Moat

The moat provides a unique outdoor space for units along Aurora Avenue, allowing a outdoor sanctuary for residents below street level.

