

EARLY DESIGN GUIDANCE MEETING  
JULY 1, 2015

403 DEXTER AVE N, SEATTLE, WASHINGTON

DPD #3019885



# WILSHIRE CAPITAL



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# EARLY DESIGN GUIDANCE

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## Development Objectives:

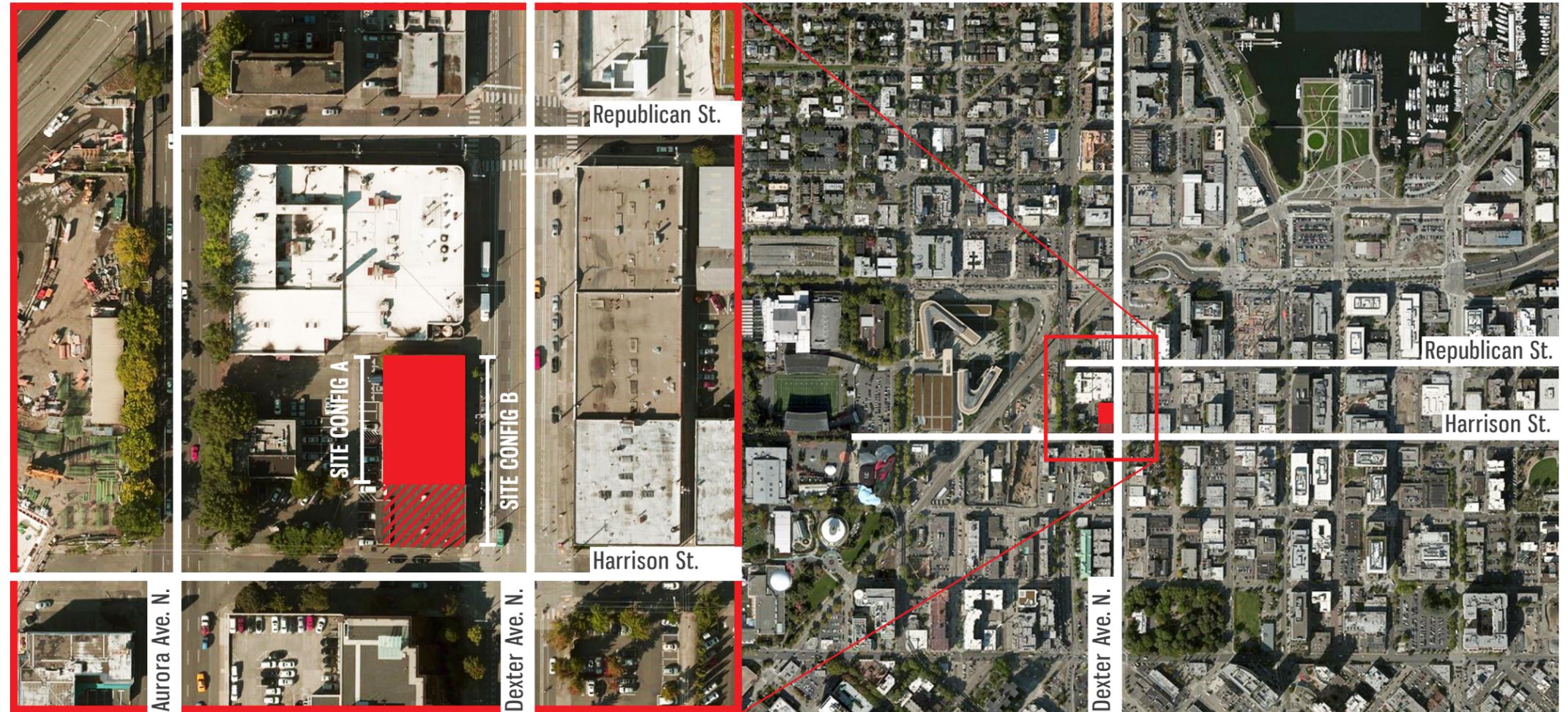
This project is one of three that Wilshire Capital is developing in the South Lake Union area. These projects are a welcome commitment to urban living and enduring value through quality high-rise construction, and will help to balance the new job creation in the district.

The project context includes residential uses intermixed with newer commercial developments to the north, east, and south of the site. There are also some older two and three story commercial projects that are part of the history of the neighborhood. The context is evolving rapidly - within just a few blocks several new office and residential buildings are under construction, and new applications for development are pending throughout the district. In addition, the introduction of new infrastructure projects, including Mercer Street and the unbraiding of the SR99 bored tunnel, promise to transform the neighborhood's streetscape and pedestrian environment.

This project was initially intended to be developed at a 7 story mid-rise residential building. However, recently proposed amendments to the South Lake Union Zoning Code will enable the tower floor plate minimums to be enlarged from 50% up to 75% lot coverage as a design departure. This change will enable this project to be feasible as a 25 story highrise. The design departure section of this package explains the rationale for this departure.

The project seeks to develop urban multifamily housing within this evolving neighborhood. The project offers much needed housing and street activation in the district. It also offers an appropriate scale and presence to its immediate neighbors. Parking and services will all be handled from the alleys adjacent to the property.

Programmatically the building proposes a generous ground plane to benefit the public realm. The building plans to offer several amenities, including a fitness area, a bicycle service and storage area and a significant common recreation areas, including a roof level terrace area to enjoy the panoramic views available to this site.



## Two Site Configurations

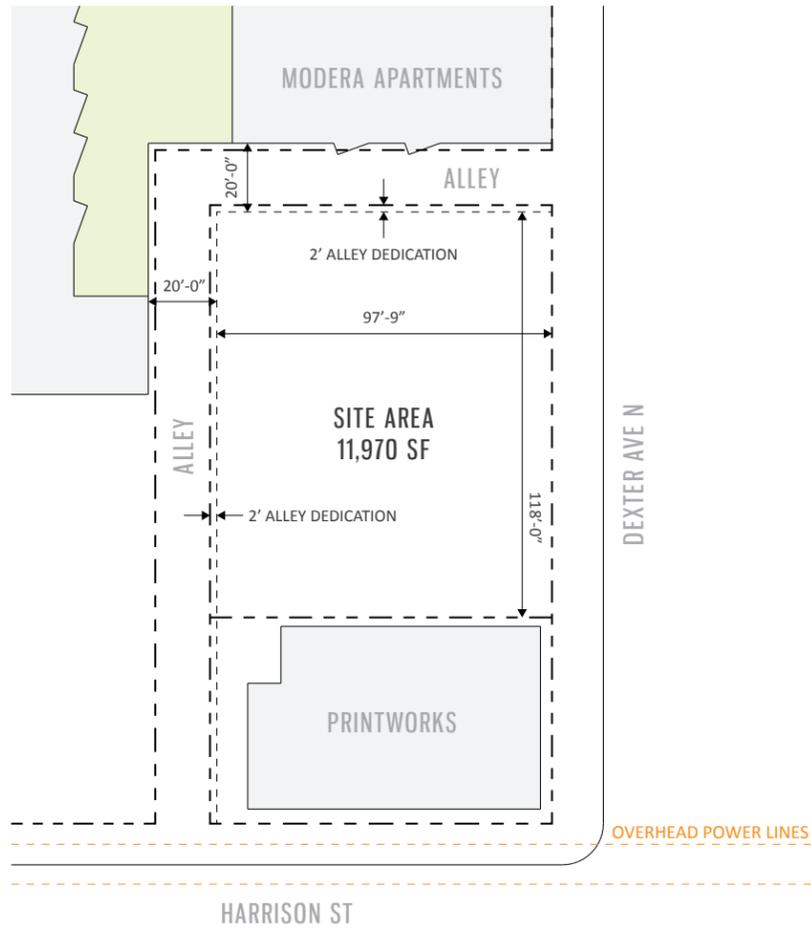
Currently the project may develop on one parcel or incorporate the adjacent corner. The initial parcel is in the middle of the block and labeled "Site Configuration A". The larger consolidated parcel is called "Site Configuration B". This EDG package is arranged to demonstrate how both projects meet the design guidelines and fit within their neighborhood context. The design review board will be reviewing each scenario and offering separate guidance for each site configuration.

## Project Statistics:

	SITE CONFIGURATION A 403 DEXTER	SITE CONFIGURATION B 401 & 403 DEXTER
SITE AREA (SF)	11,970	17,955
APARTMENT UNITS	248	280
FLOOR AREA ABOVE GRADE (SF)	219,546	264,699
PARKING STALLS	100	161
NUMBER OF FLOORS ABOVE GRADE	25	25
TOWER FLOOR PLATE AREA (SF)	8,977*	10,500*

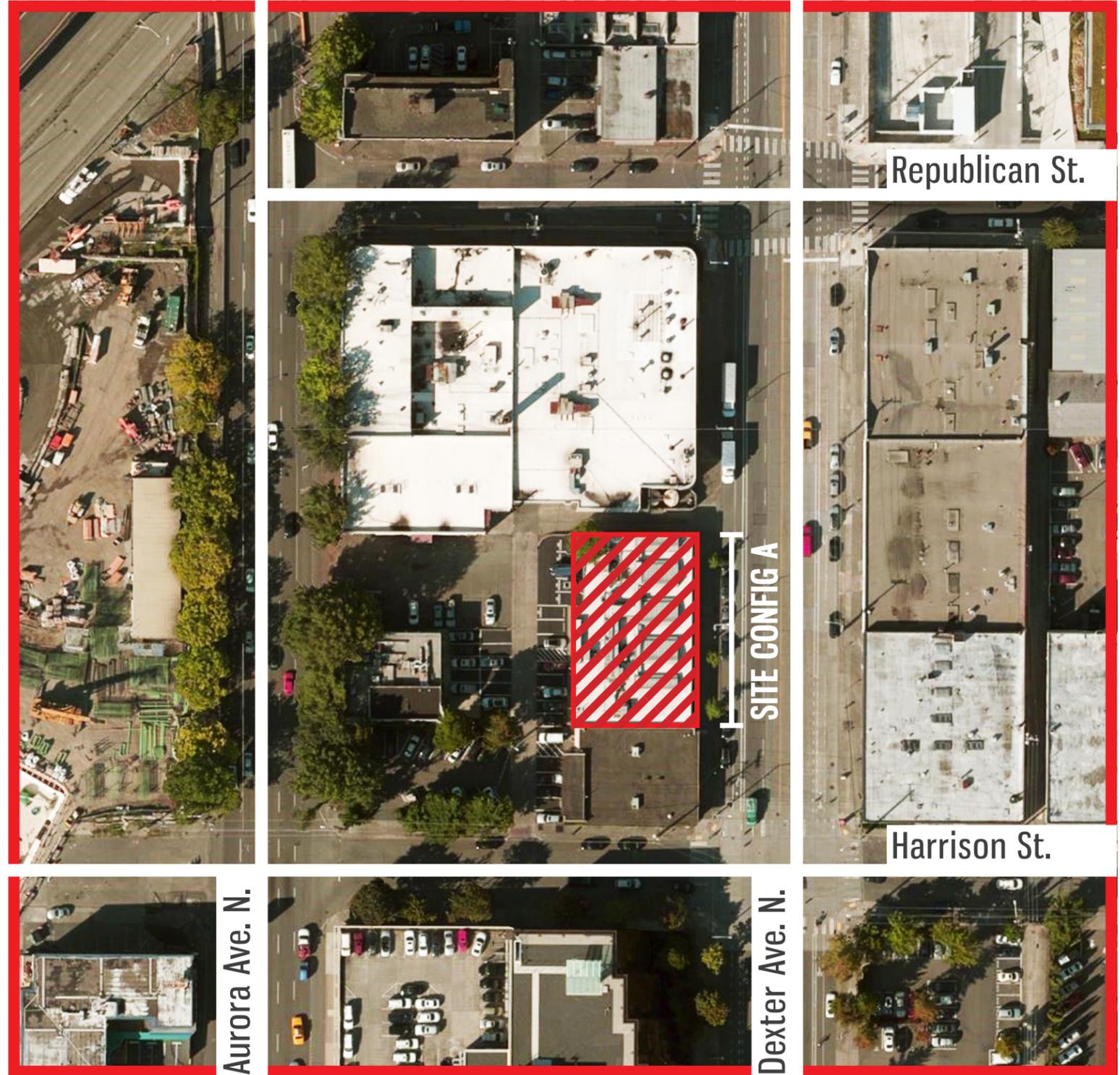
# SITE CONFIGURATION A

## SITE CONFIGURATION A

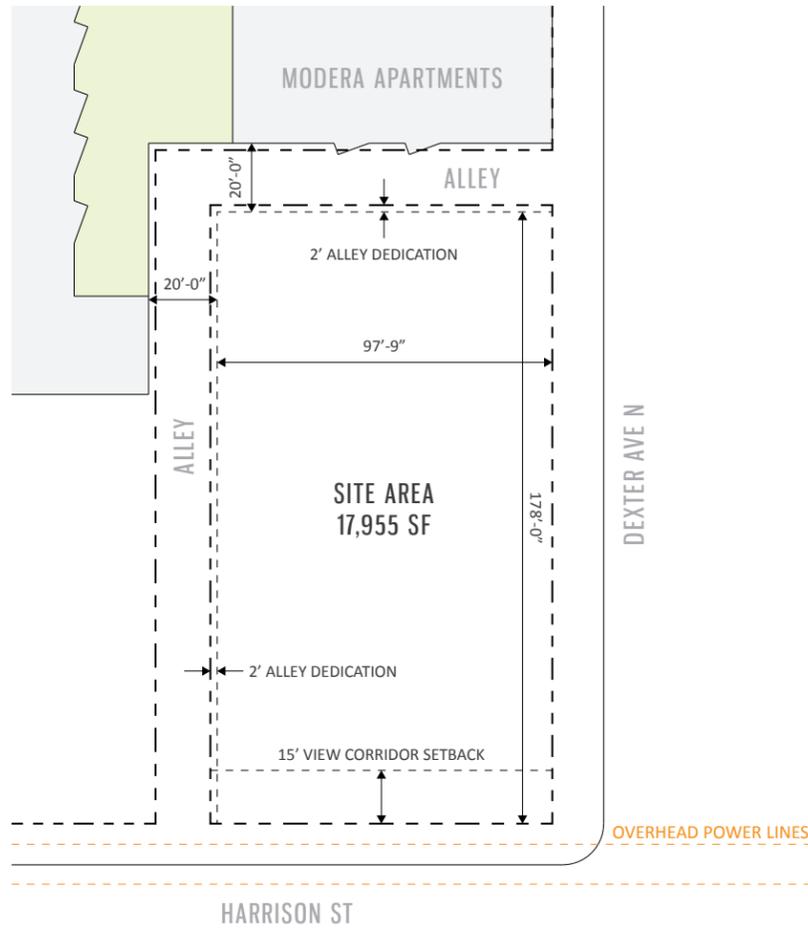


### Project Statistics:

	SITE CONFIGURATION A 403 DEXTER
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SITE CONFIGURATION B



Project Statistics:

Project Statistics:	SITE CONFIGURATION B 401 & 403 DEXTER
SITE AREA (SF)	17,955
APARTMENT UNITS	280
FLOOR AREA ABOVE GRADE (SF)	264,699
PARKING STALLS	161
NUMBER OF FLOORS ABOVE GRADE	25
TOWER FLOOR PLATE AREA (SF)	10,500*

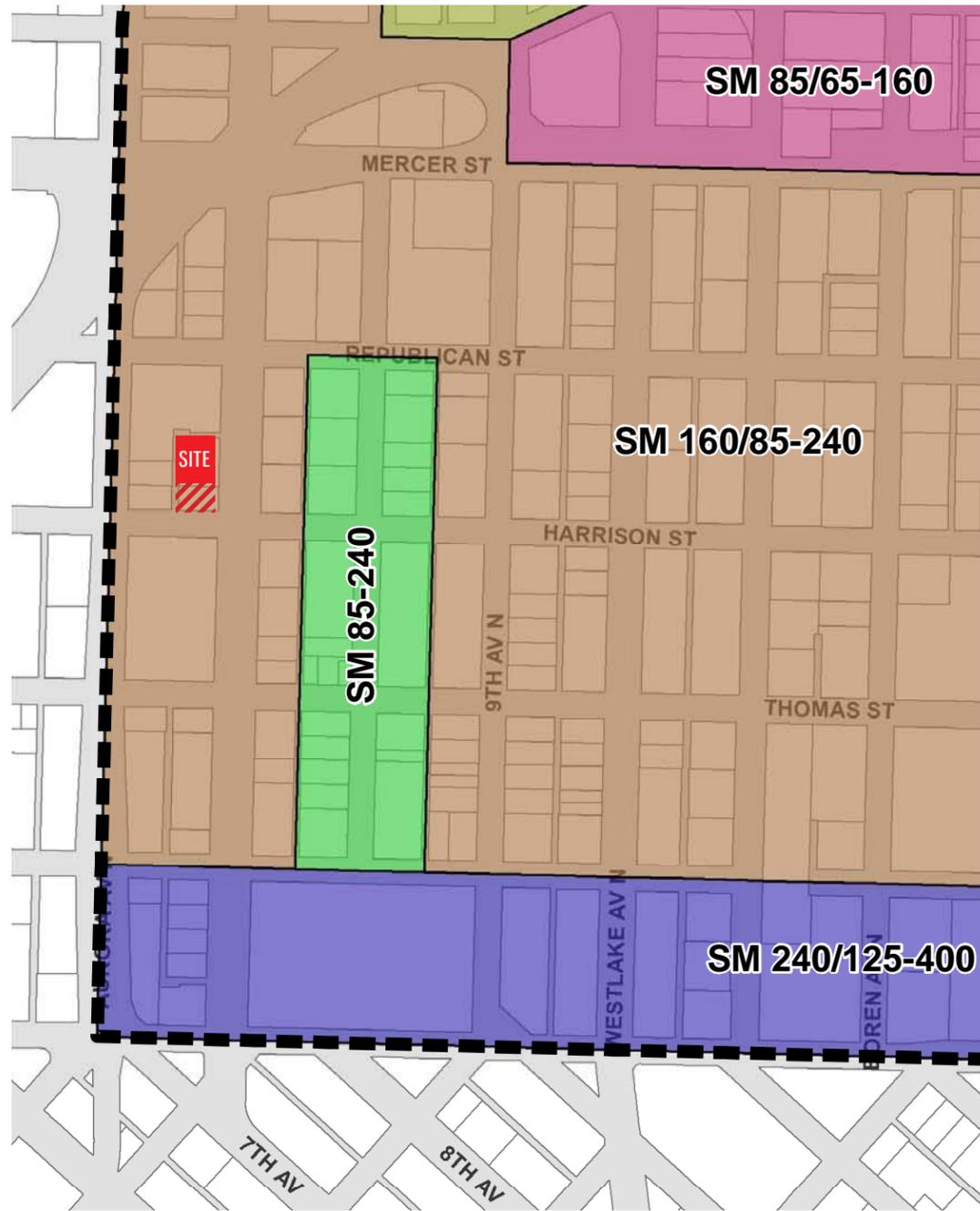


## Key Zoning and Land Use Issues

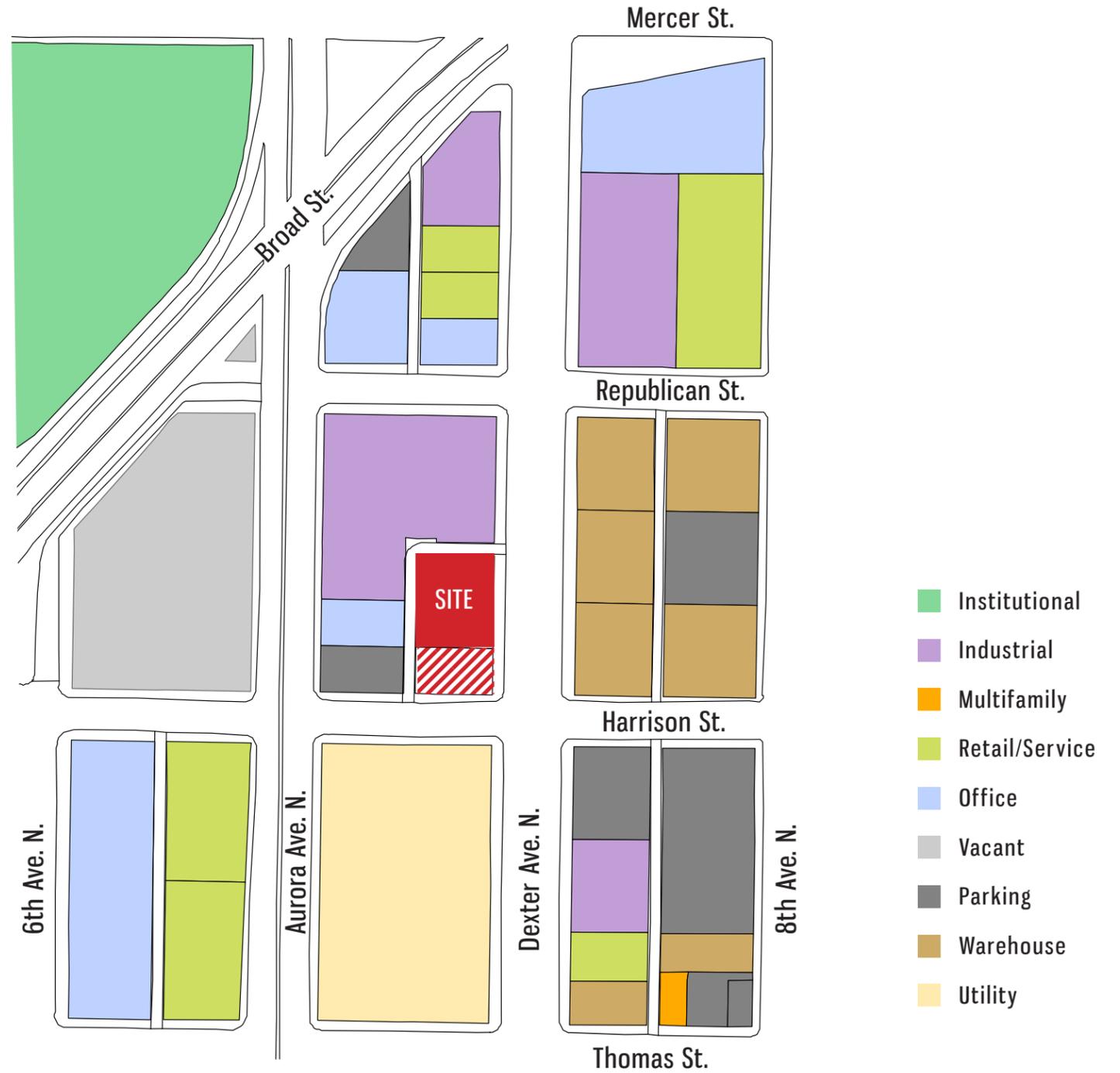
### Zoning Analysis (Summary of applicable development standards from the Seattle Municipal Code)

Address: 403 Dexter Avenue North - South Lake Union Urban Center  
 Zoning Designation: SM 160/85-240  
 Lot Area: 11,977 SF  
 Street designation: Class II Pedestrian Street

Topic & Reference	Code Language (Paraphrased Summary)	Project specific application or interpretation
<b>Street Level Uses:</b> 23.48.004	All uses are permitted outright, either as principal or accessory uses, except those specifically prohibited by subsection 23.48.004.B and those permitted only as conditional uses by subsection 23.48.004.C. D) Required ground level uses for class I pedestrian streets (retail)	Residential, sales & services and restaurant are anticipated allowed uses. Dexter is classified as a Class II street. There are no required ground floor use requirements.
<b>Floor area ratio</b> 23.48.009	Table B, SM 160/85-240: Maximum 6.0 FAR for structures that do not exceed the base residential height limit and include any residential use.	Residential uses in a tower (above 85') , retail uses at grade, 3.5% mechanical space are exempt from FAR limits
<b>Structure height</b> 23.48.010	A) Residential base height limit 85'. Maximum residential height 240'. Floor area and height above 85' subject to incentive programs 23.49.011, 23.58 A and upper level development standards 23.48.012  H2) Rooftop features: Open railings, planters, skylights, clerestories, parapets may extend up to 4 feet above the maximum height limit . H4) Rooftop features (such as mechanical, elevator and stair enthouses and common amenity area) may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection 23.48.010.H.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment. H7) At the applicant's option, the combined total coverage of all features listed in subsections 23.48.010.H.4 and 23.48.010.H.5 above may be increased to 65 percent of the roof area, provided that mechanical equipment is screened and no rooftop features are located closer than 10 feet to the roof edge	Project is pursuing a 240' tall tower with an additional 15' of height for common amenity area with the applicants option of total roof coverage , including mechanical, elevator and stair penthouses, of up to 65%.
<b>Extra floor area in Seattle Mixed Zones</b> 23.48.011	Residential tower projects will direct 60% of the bonus amenity incentive program to affordable housing (either as performance on site or as fee-in-lieu) and 40% to open space TDR's or landmark preservation program.	To participate in the bonus floor area programs the following criteria are required to pursue a LEED Gold Rating, or substantially equivalent program, a transportation demand management program and a energy demand management plan
<b>Upper-level development standards for specific building types in SM zones in the South Lake Union Urban Center</b>	A) Upper-level coverage limit. For residential towers, the average gross floor area of all stories above the podium height specified on Map A for 23.48.013 shall not exceed 50 percent of the lot area. Proposed Draft Legislation from DPD includes an amendment that permits departures allowing for tower floor plates of up to 75% lot coverage on lots less than 21,000 SF.  B2) Floor area limit for residential towers above 160' tall: 10,500 SF  B4) Podium height limit: 65' tall (on 9th Avenue per Map A for 23.48.013). Area limit for podium: 75% lot coverage per floor or 100% on three podium floors or less.	50% of 11,977 SF Site area = 5,988.5 SF maximum floor plate. With departure for 75% lot coverage, 75% of 11,977 SF Site area = 8982.75 SF maximum floor plate  8,980 SF proposed floor plate  The proposed preferred alternative proposes a three story podium (approximately 35' tall)
23.48.013	D) Façade Modulation: Maximum length of un-modulated facade within 15 feet of street lot line is 150' below 125' tall and 120' above 125' height. E) Maximum facade width above the base height (85') is 120' wide  G1) Tower separation is required between structures with residential use above the base height limit for residential use and that are located on the same block. For the purposes of this subsection 23.48.013.F, a block is defined as the area bounded by street lot lines. A separation of 60 feet is required between all portions of the structure that exceed the base height limit for residential use.	Proposal has no facades longer than 120'  No other towers currently exist or have a vested MUP on this block.
<b>Street-level development standards</b> 23.48.014	A. General Façade Requirements: 1) Primary pedestrian entrance. Each new structure facing a street is required to provide a primary building entrance for pedestrians from the street that is no more than 3 feet above or below the sidewalk grade. 2) A minimum facade height of 25' is required for the street-facing facades of new structures (at this location). 3b) Permitted setbacks: the street-facing facade of a structure may be set back up to 12 feet from the street lot line. Additional setbacks are permitted for up to 30 percent of the length of the street facade. D1) Transparency requirements apply to all street-facing, street level facades, except for portions of structures in residential use, as follow: a minimum of 60 percent of the street facing facade must be transparent (between 2 feet and 8 feet above a sidewalk) .	35' street wall proposed. Proposal on a Class II pedestrian street i subject to facade height requirements, but not use requirements (however retail is proposed in these location ). Project proposes a approximately 5' streetwall setback from the street property line along Dexter, with an additional setback for a portion (<30%) of the facade at the residential entry.
<b>Amenity area for residential uses</b> 23.48.020	A & B) Amenity area is required for all new development with more than 20 dwelling units. An area equivalent to 5 percent of the total gross floor area in residential use shall be provided as amenity area, except that, in no instance shall the amount of required amenity area exceed the area of the lot. C) Required amenity area shall provide access to all residents and be located at or above ground level. A maximum of 50 percent of the required amenity area may be enclosed. The minimum horizontal dimension for required amenity areas is 15 feet, except that the minimum horizontal dimension is 10 feet for amenity areas provided as landscaped open space accessible from the street at street-level. The minimum size of a required amenity area is 225 square feet. Amenity area that is provided as landscaped, street-level open space that is accessible from the street shall be counted as twice the actual area in determining the amount provided to meet amenity area requirement.	Project proposes 50% interior amenity and 50% exterior amenity.
<b>Screening and landscaping standards</b> 23.48.024	A) Green Factor score of .30 or greater required, Street trees shall be provided in all planting strips. D1) Existing street trees may count toward meeting the street tree requirement.	Green factor will be accommodated at the street and the various roof terraces. No street trees currently exist. New street trees are planned.
<b>Required parking and loading</b> 23.48.032	A) Off-street parking spaces and bicycle parking are required according to Section 23.54.015. Per table A, South Lake Union is in an "Urban Center" and no minimum parking standards apply for the proposed uses. The minimum number of off-street parking spaces for bicycles required for specified uses is set forth in Table E: Retail, restaurants: 1: 12,000 SF long term, 1:2000 SF short term. Residential 1:4 Units: After the first fifty (50) spaces for bicycles are provided, additional spaces are required at one half ( 1/2) the ratio shown in Table E	Approximately 60 resident long term bike parking spaces are planned inside the building and 5 bike rack spaces at the sidewalk.
<b>Parking and loading location, access and curbcuts</b> 23.54.035	D) Access to parking and loading shall be from the alley when the lot abuts an alley improved to the standards of subsection	Residential is not one of the listed uses requiring a loading berth per 23.54.035 Table A. Parking access is proposed from the alley.

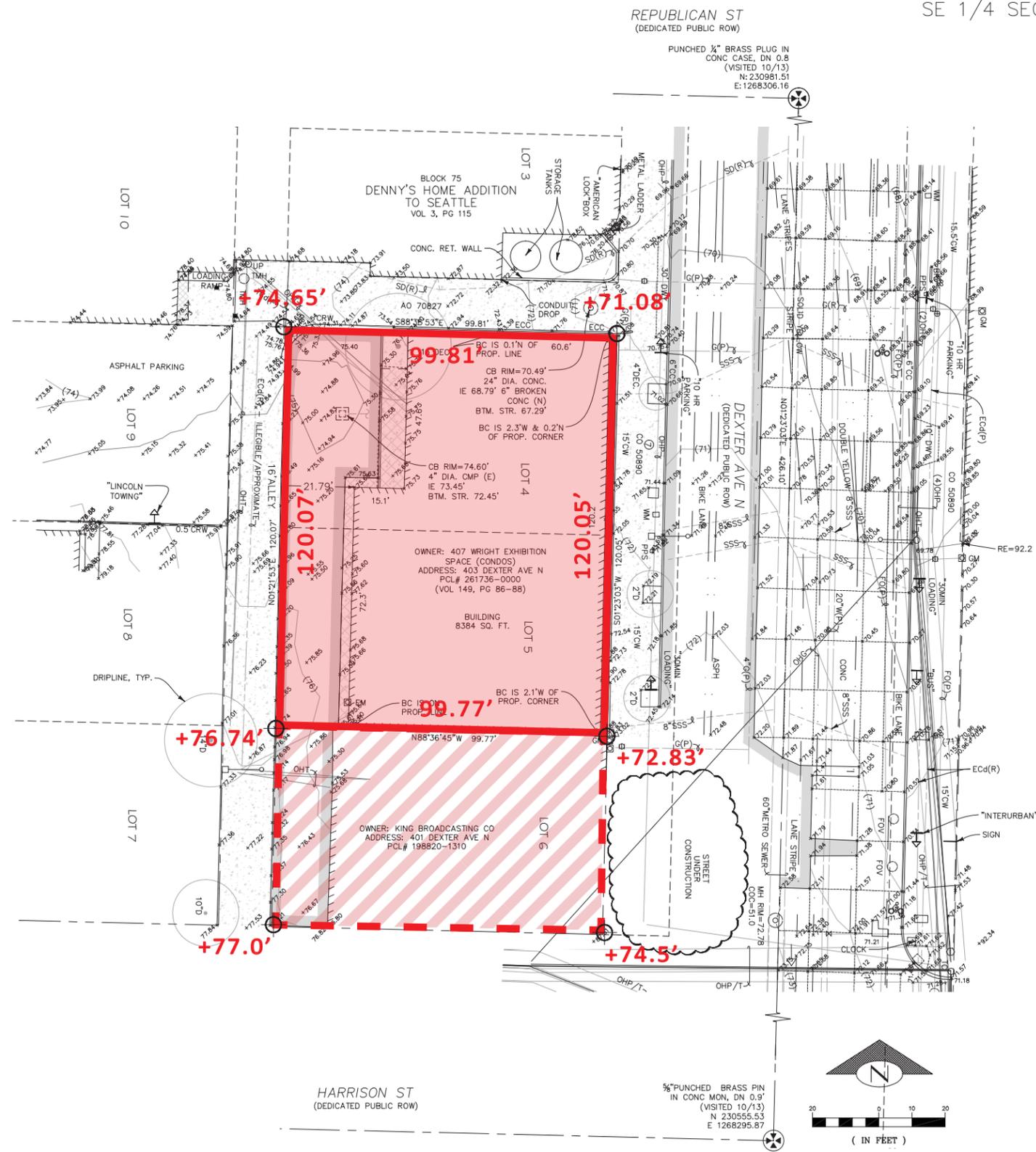


Zoning Map

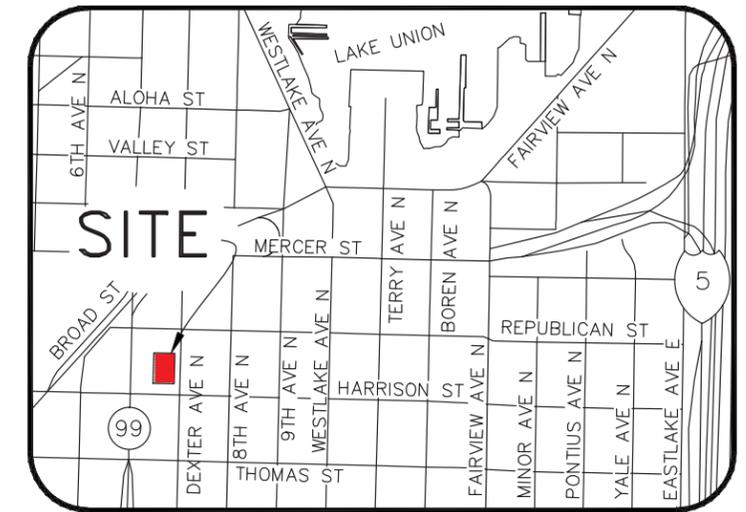


Existing Land Use Diagram





SE 1/4 SEC

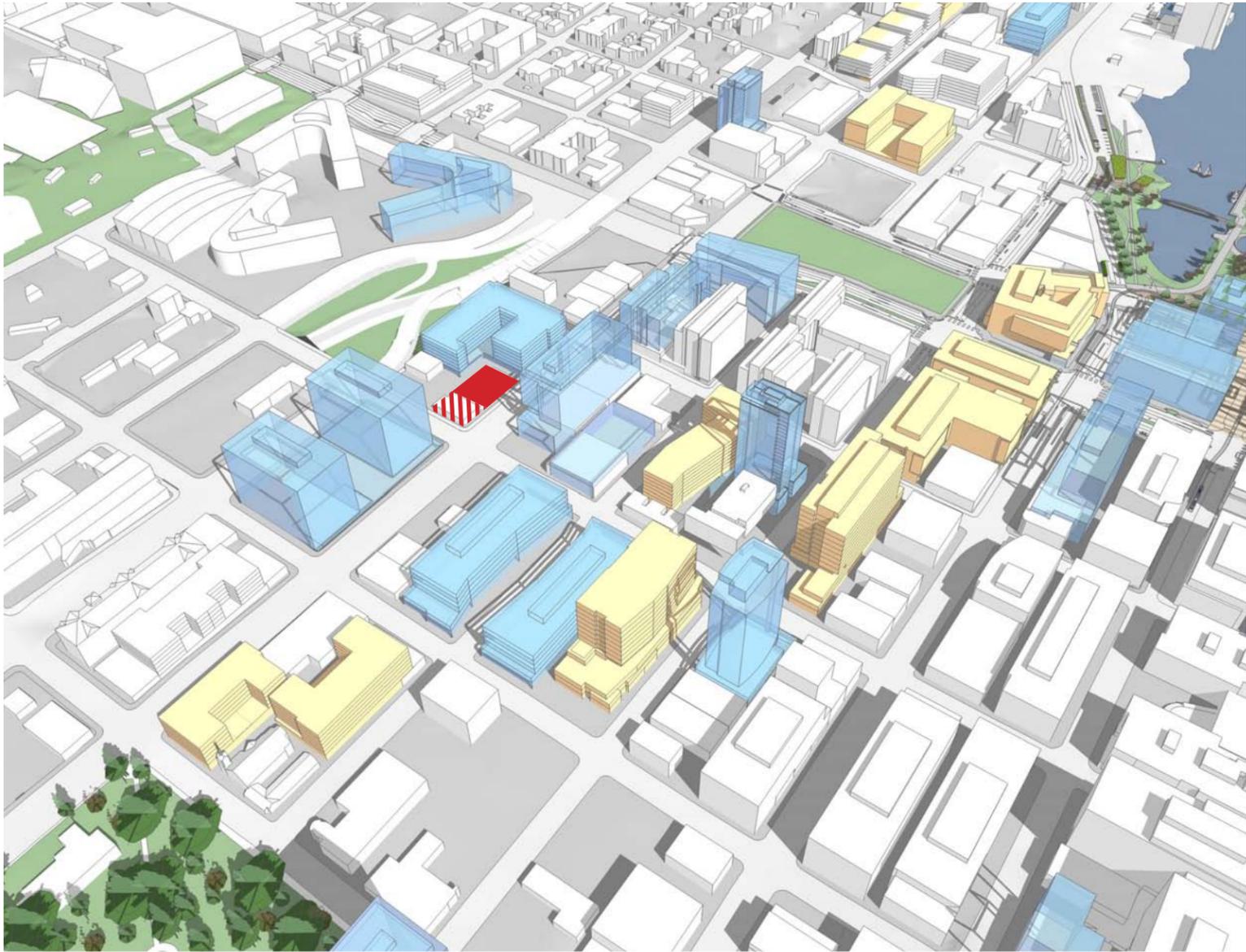


VICINITY MAP  
NO SCALE

## SITE SURVEY

The site is currently occupied by a one-story masonry building, which was originally a warehouse but was adapted to house an art gallery and offices in 1999. Immediately neighboring the site to the north is the future 435 Dexter project, a 7-story residential building housing 294 residential units. The parcel directly to the south, included in Site Configuration B, houses a commercial printer. The alley that wraps around the west and north edges of the site is paved and the site frontage faces Dexter Avenue N. There is a slight change in elevation across the site, which slopes upward approximately five feet between the northeast corner and the southwest corner.

The UW Medicine campus is located in the block north of Republican Street and east of Dexter Avenue N. Directly across Dexter Avenue N. is the site of a new 12-story office building with 252,000sf of office space and 13,800sf of ground-level retail. The block to the south of Harrison Street is a future development site owned by Kilroy Realty. The north portal to the SR 99 bored tunnel is located to the west of the block on which the project site is located.



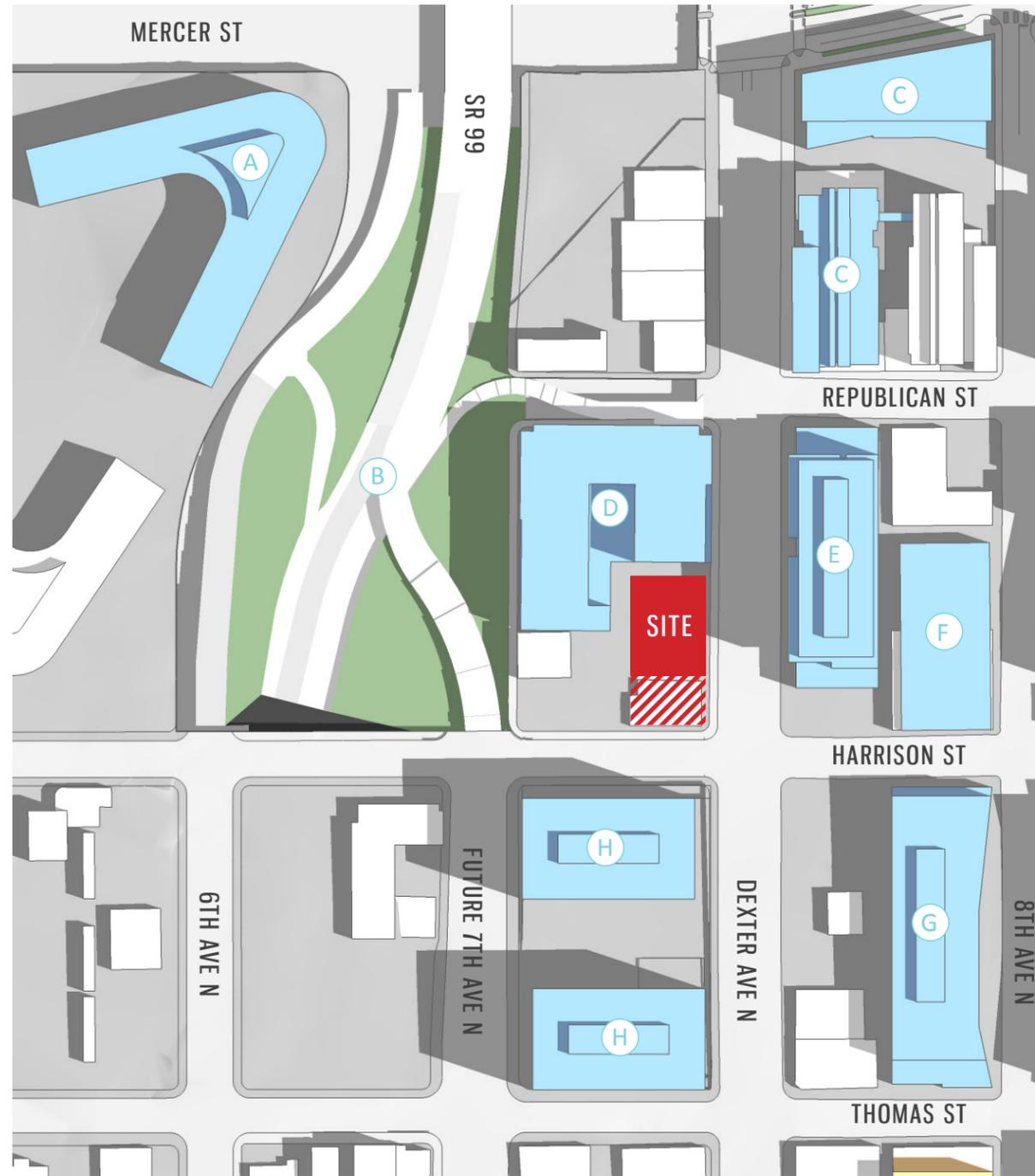
AERIAL VIEW OF SOUTH LAKE UNION



PLAN VIEW OF SOUTH LAKE UNION

LEGEND

- UNDER CONSTRUCTION OR STARTING CONSTRUCTION
- IN APPLICATION STAGE/DESIGN REVIEW
- PROJECT SITE

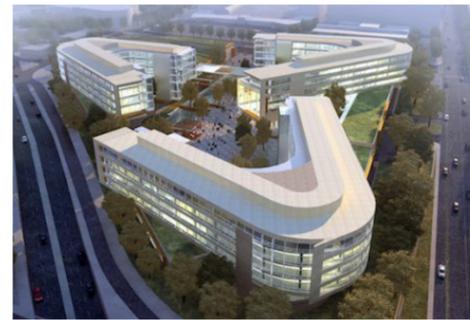


### A DEVELOPING CONTEXT

The South Lake Union district is developing rapidly. In just the blocks surrounding the site, there are several projects proposed, underway, or recently completed. The diagram to the left outlines these, and gives a better sense of the context into which the 403 Dexter Ave N project will be integrating.

#### LEGEND

- IN APPLICATION STAGE/DESIGN REVIEW
- PROJECT SITE



A Gates Foundation Phase II



B SR 99 Bored Tunnel North Portal



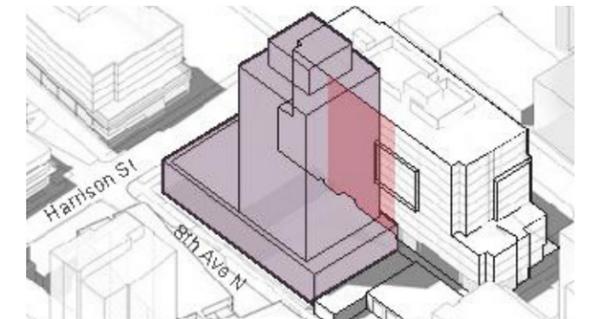
C Future UW Medicine Buildings



D 435 Dexter Ave N, 294 residential units



E 400 Dexter Ave N, 252,000sf office



F 401 8th Ave N, 294 residential units

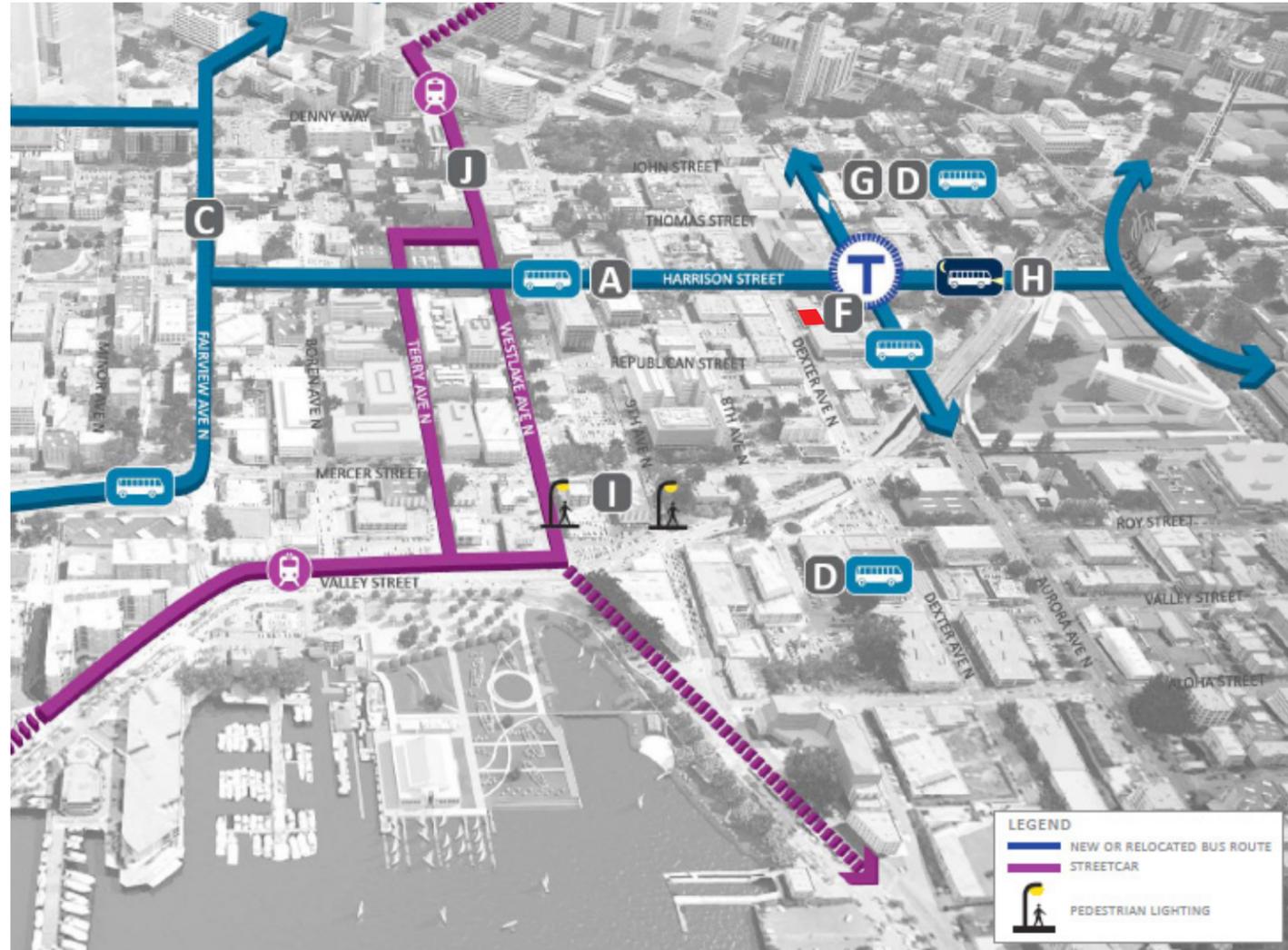


G 333 8th Ave N, 194,000sf office



H Future development on Kilroy site

ANTICIPATED FUTURE TRANSIT



EMERGING STREET CONTEXT



- BUS ROUTE
- STREETCAR
- NEW TWO-WAY MERCER ST
- NEW EAST-WEST PEDESTRIAN AND BIKE CONNECTIONS ACROSS AURORA AVE
- # BUS ROUTE
- # "FREQUENT SERVICE" ROUTE
- T STREETCAR STOP
- BUS STOP
- PROJECT SITE

Existing transit service runs primarily north - south and at the edge of the neighborhoods

## EXISTING BUILDING INFORMATION

401 DEXTER AVE N



Image source: King County Department of Assessments

Name (Traditional / current): Printworks

Year Built: 1948

Street & Number: 401 Dexter Ave N

Assessor's File No.: 1988201310

Original Owner: King Broadcasting Company

Present Owner: KR 401 Dexter LLC

Contact: Kilroy Realty LP C/O Heidi  
PO Box 64733,  
Los Angeles CA 90064

Original Uses: Warehouse

Current Use: Print Shop (Industrial Light Manufacturing)

Original Architect: Unknown

Plat/Block/Lot: DENNYS D T HOME ADD LESS ST/Block 75/Lot 6

Legal Description:

403-407 DEXTER AVE N



Image source: Wikimedia Commons

Name (Traditional / current): 407 Wright Exhibition Space

Year Built: 1959

Street & Number: 403-407 Dexter Ave N

Assessor's File No.: 2617360000

Original Owner: Bagley C. Wright + Virginia Bloedel

Present Owner: WC Seattle III LLC

Contact: Scott Sorensen  
1600 Rosecrans Avenue,  
Media Center Building, 4th Floor  
Manhattan Beach, CA 90266

Original Uses: Warehouse

Current Use: Nonprofit gallery devoted to 20th-century and contemporary art

Original Architect: Unknown

Plat/Block/Lot: DENNYS D T 1ST ADD/Block 103/Lot 5

Legal Description: Lot 5, Block 103, David T. Denny's First Addition to North Seattle, according to the plat thereof recorded in Volume 1 of Plats, page 79, Records of King County, Washington.

TRANSPORTATION CONTEXT

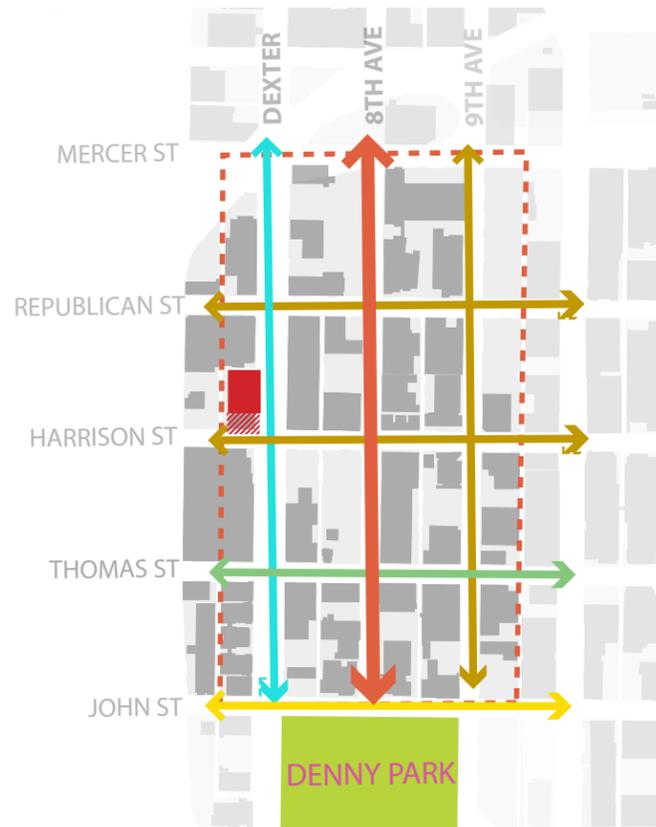


# SITE ANALYSIS

## STREETSCAPE VISION AND GOALS

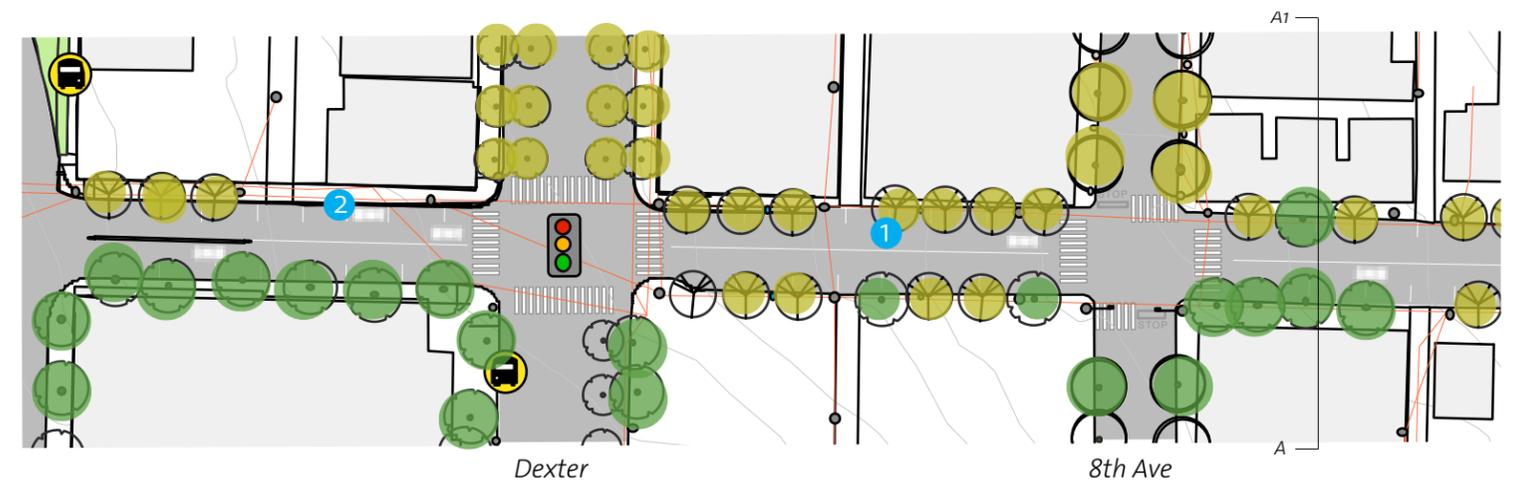
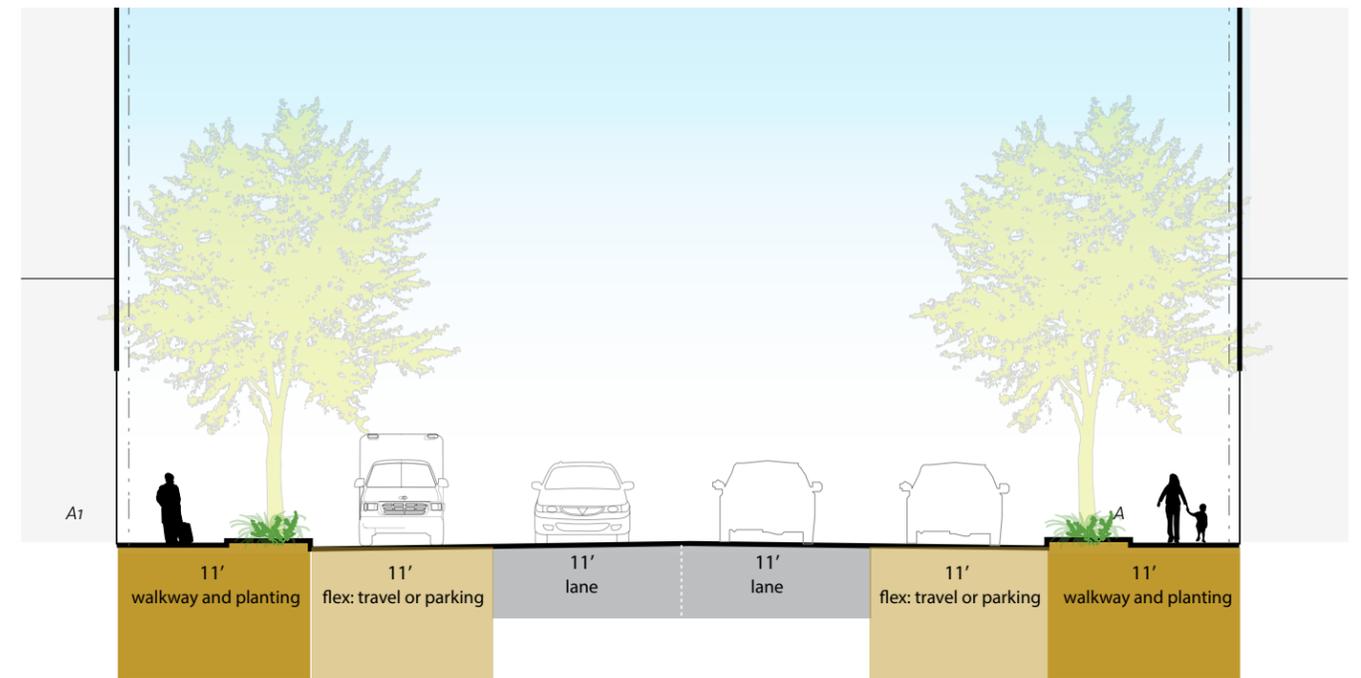
The South Lake Union Framework Plan classifies streets according to the desired character of the street. In the project area, Republican, Harrison and 9th are shown as mixed-use streets, which are secondary routes to and through the neighborhood. They may have transit, and serve a variety of land uses. Standard sidewalk and landscape would be adequate.

Dexter, and a boulevard, has a higher intensity of transportation use for all modes. Landscaping, tree canopy and pedestrian safety measures are suggested in order to provide comfortable, human scale spaces along a wide street.



- BOULEVARD
- MIXED USE
- SHARED USE STREET (WOONERF)
- GREEN STREET
- FESTIVAL STREET

## HARRISON STREET CONCEPT

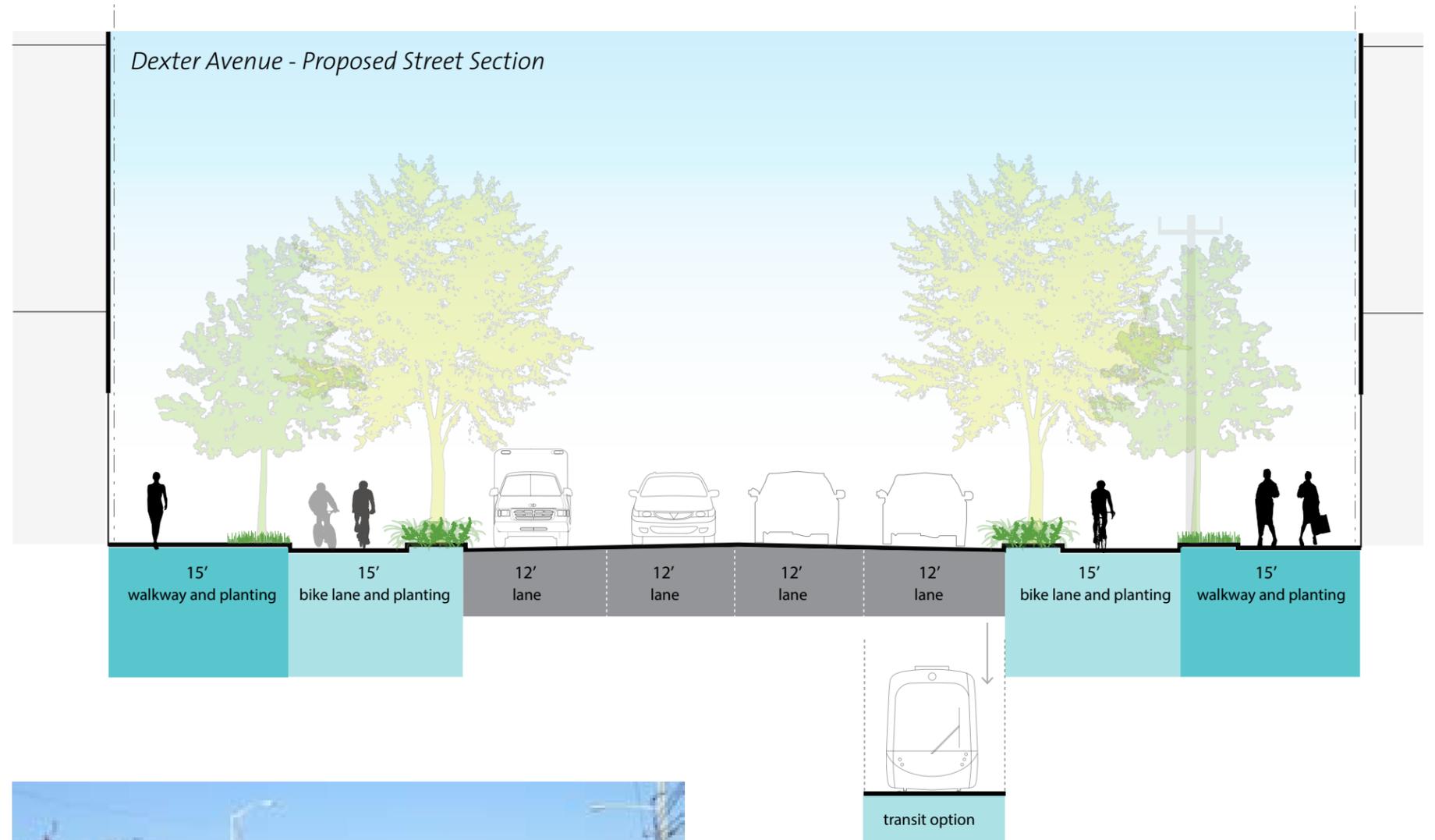
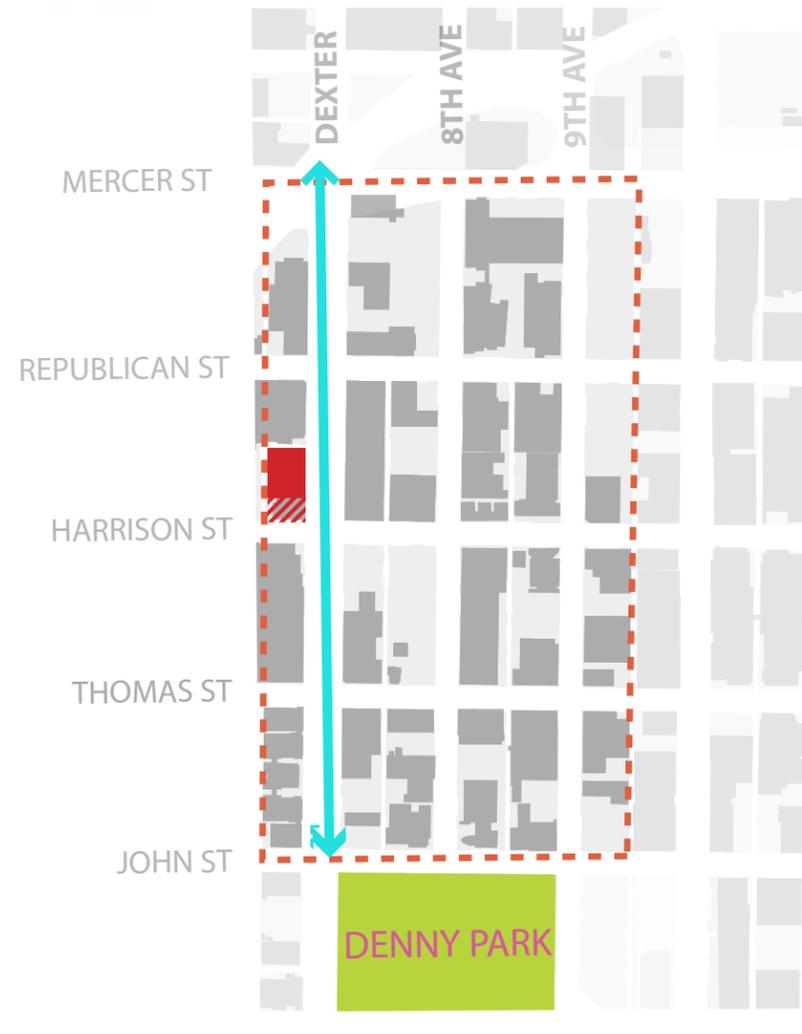


- key
- existing trees
  - proposed trees
  - utility lines

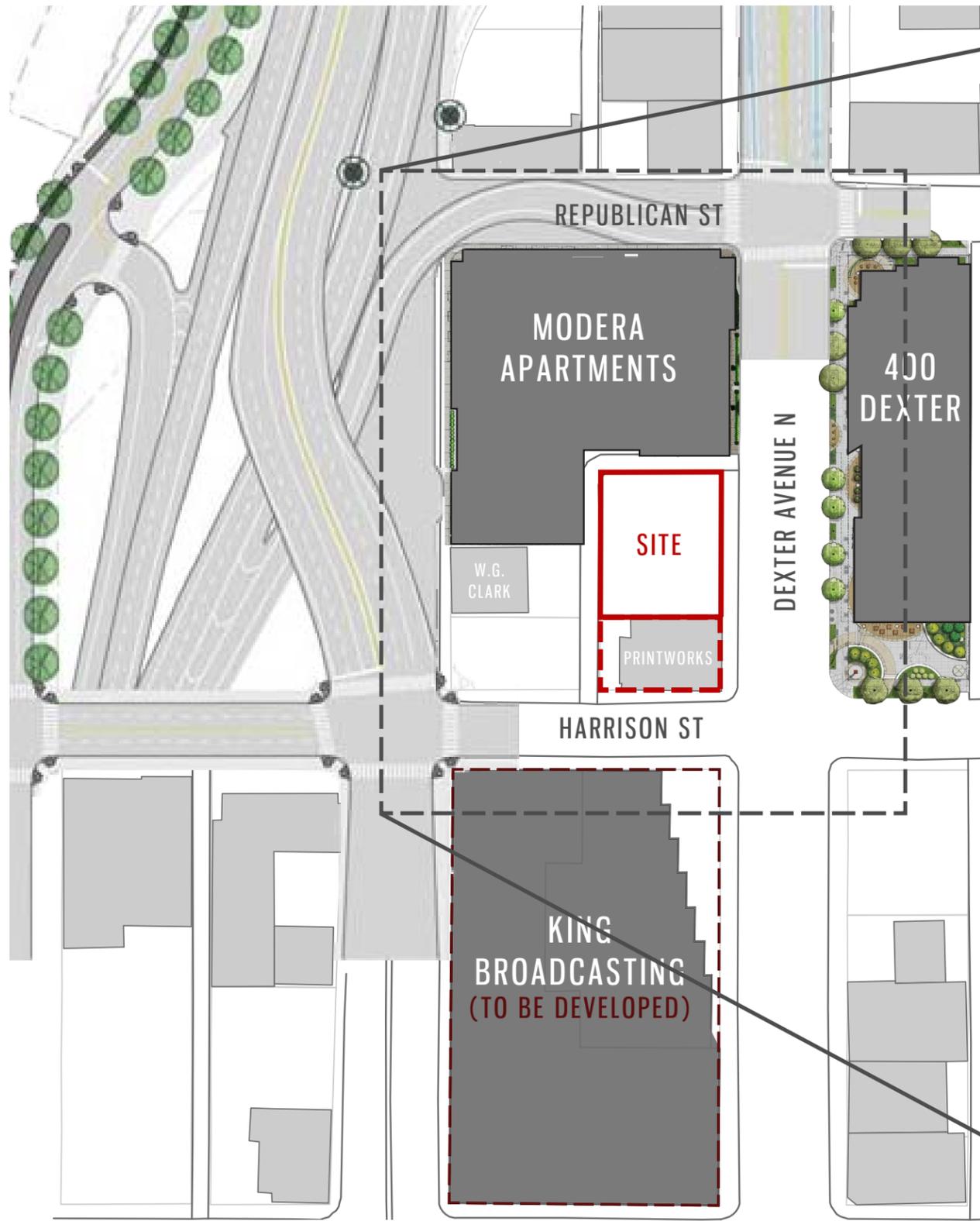
9TH AND DEXTER CONCEPT

Dexter is designated as a Minor Arterial on the City of Seattle Arterial Classifications Map, and an On-Street Urban Trail in the Transportation Strategic Plan Bicycle Classification Map, and a Major Transit Street on the Transit Classification Map

Dexter is of particular interest because of its untapped potential, its unusual width, and its role as a significant piece of the city's cycling infrastructure. This concept proposed a seperated cycle track to run along the the length of the street.



*Dexter Avenue - existing conditions*

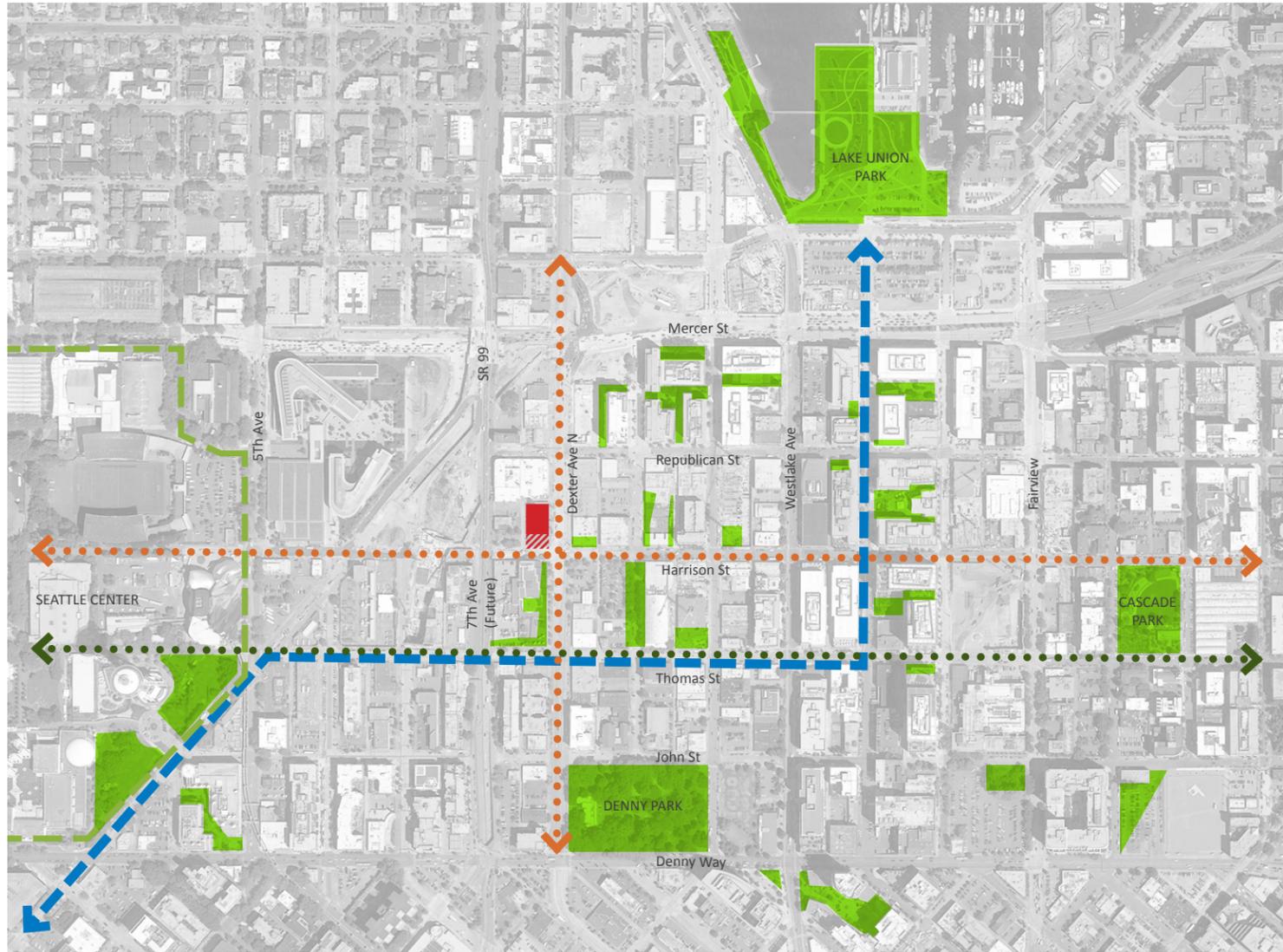


COMPOSITE SITE PLAN



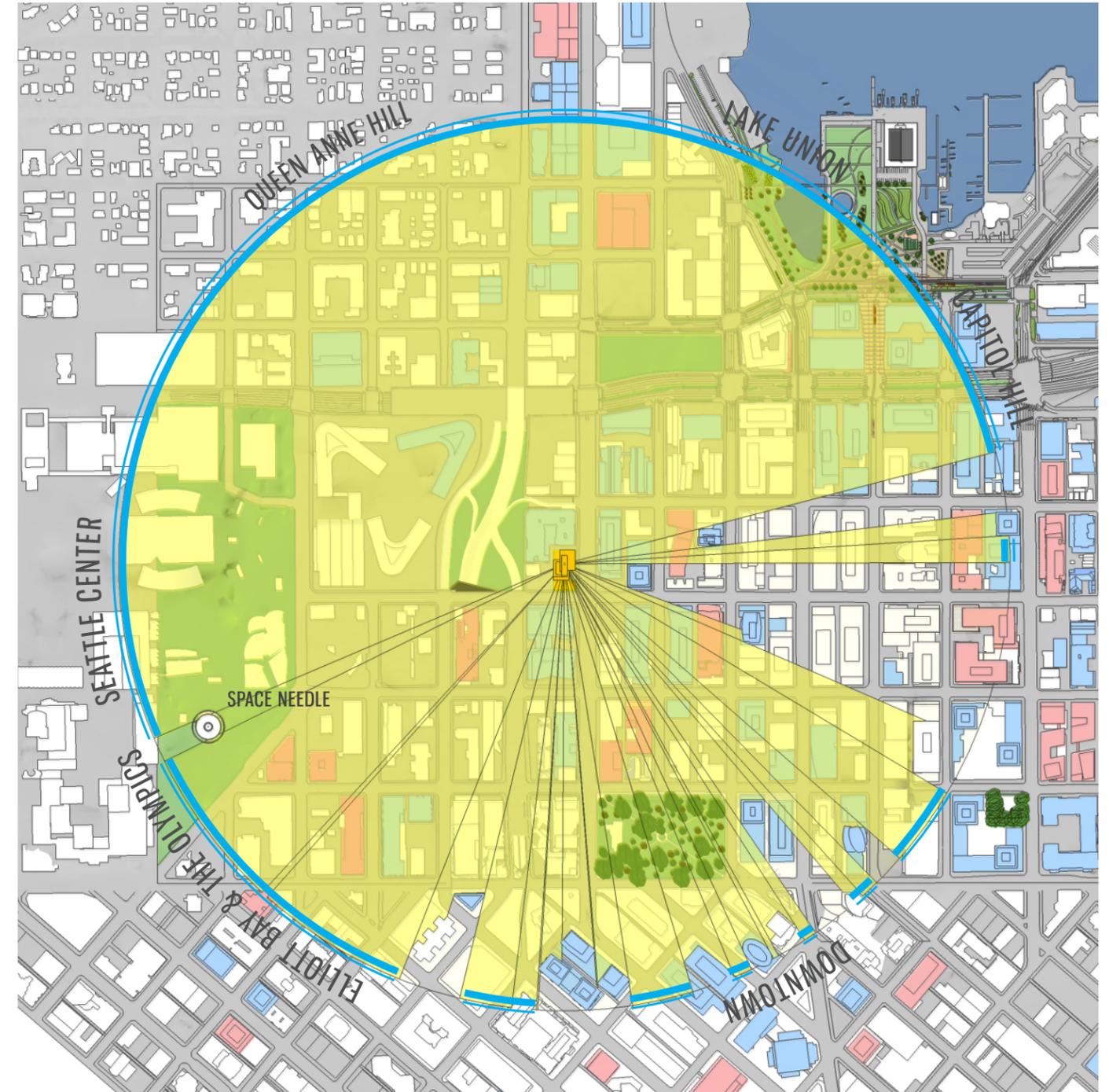
VEHICLE ACCESS PLAN

OPEN SPACE DIAGRAM



-  OPEN SPACE
-  GREEN STREET
-  PEDESTRIAN ROUTE
-  LAKE TO BAY TRAIL

VIEW OPPORTUNITIES



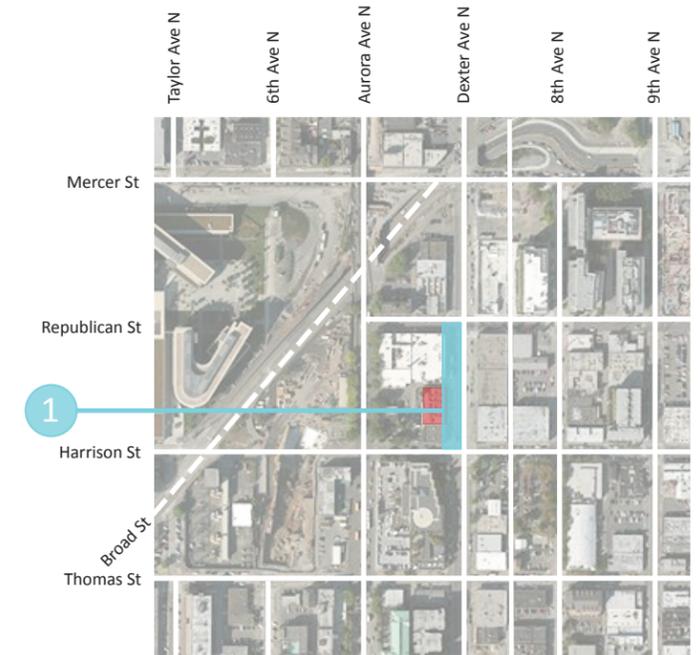


1

DEXTER AVENUE, FACING WEST, BETWEEN REPUBLICAN ST AND HARRISON ST



435 DEXTER AVENUE N - EAST ELEVATION (not to scale - encompasses full width indicated above)



TO BE DEVELOPED  
see elevation below

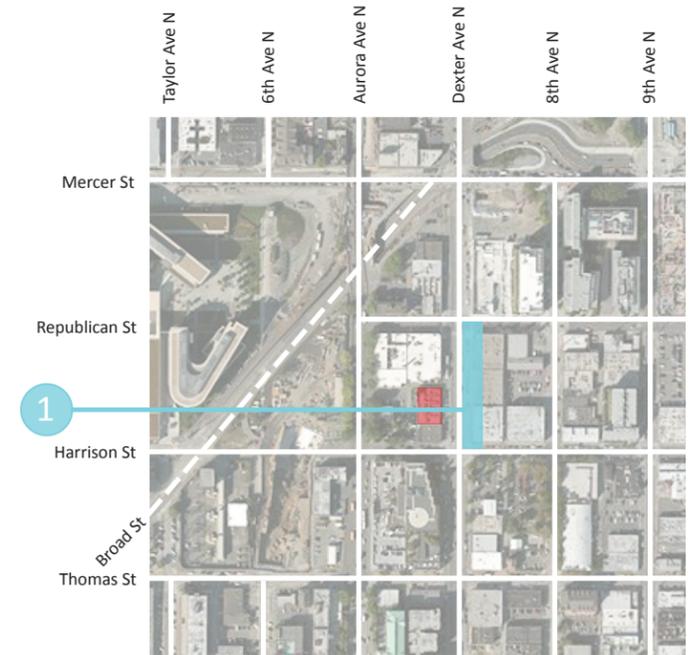


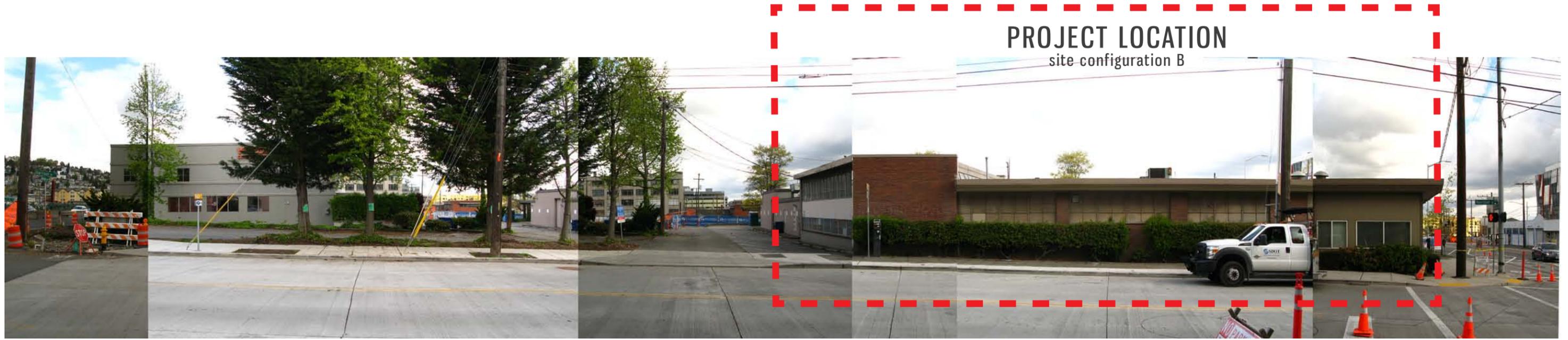
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DEXTER AVENUE, FACING EAST, BETWEEN REPUBLICAN ST AND HARRISON ST



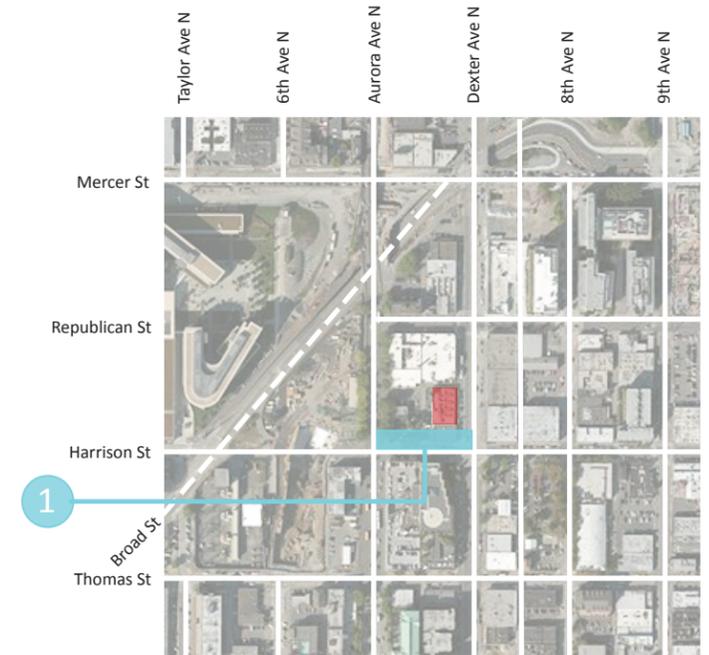
400 DEXTER AVENUE N - WEST ELEVATION (not to scale - encompasses full width indicated above)





1

HARRISON ST, FACING NORTH, BETWEEN AURORA AVENUE N & DEXTER AVENUE N



FUTURE DEVELOPMENT

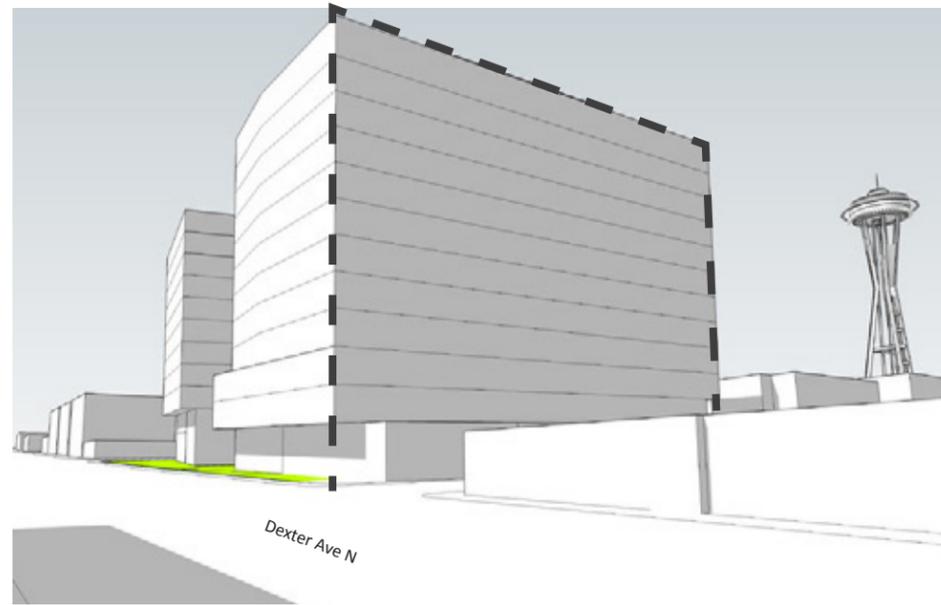


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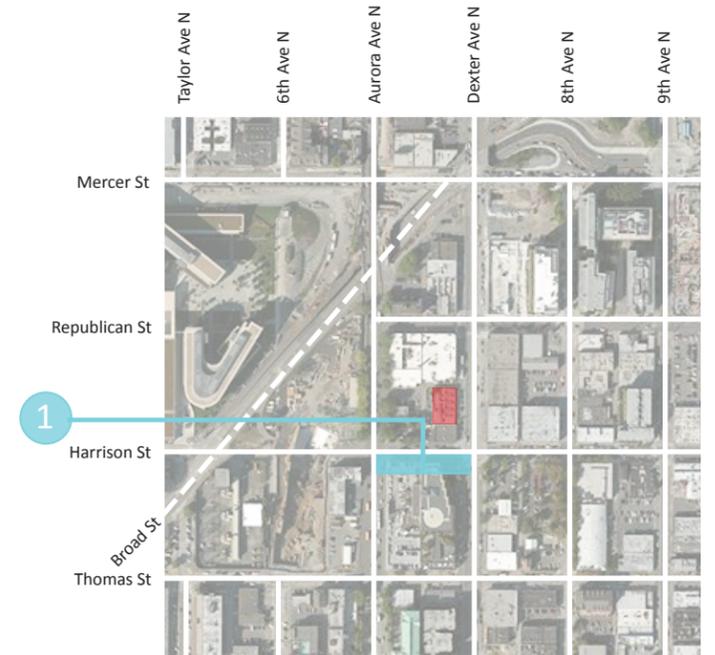
HARRISON ST, FACING SOUTH, BETWEEN DEXTER AVE N AND AURORA AVE N



333 DEXTER AVENUE N - BIRD'S EYE



333 DEXTER AVENUE N - NORTH ELEVATION (not to scale - encompasses full width indicated above)





1

DEXTER ST, FACING WEST, BETWEEN REPUBLICAN ST AND MERCER ST

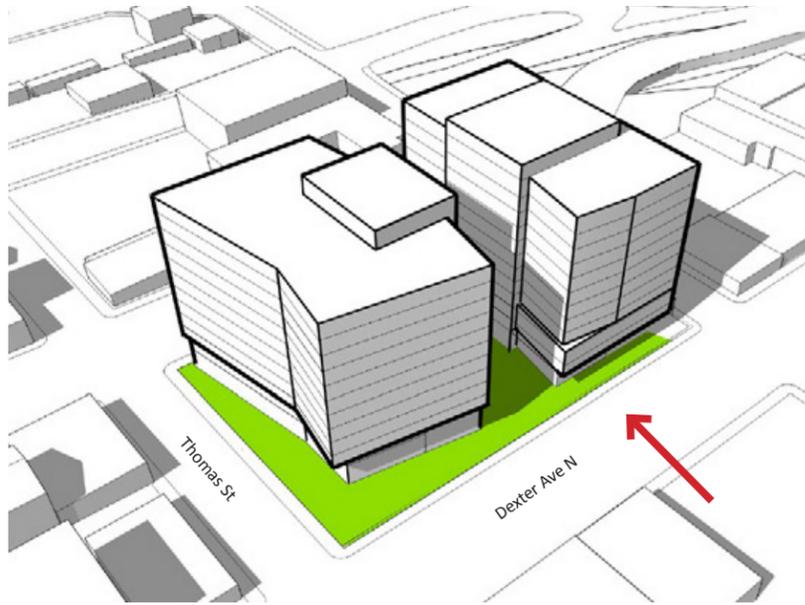


FUTURE DEVELOPMENT

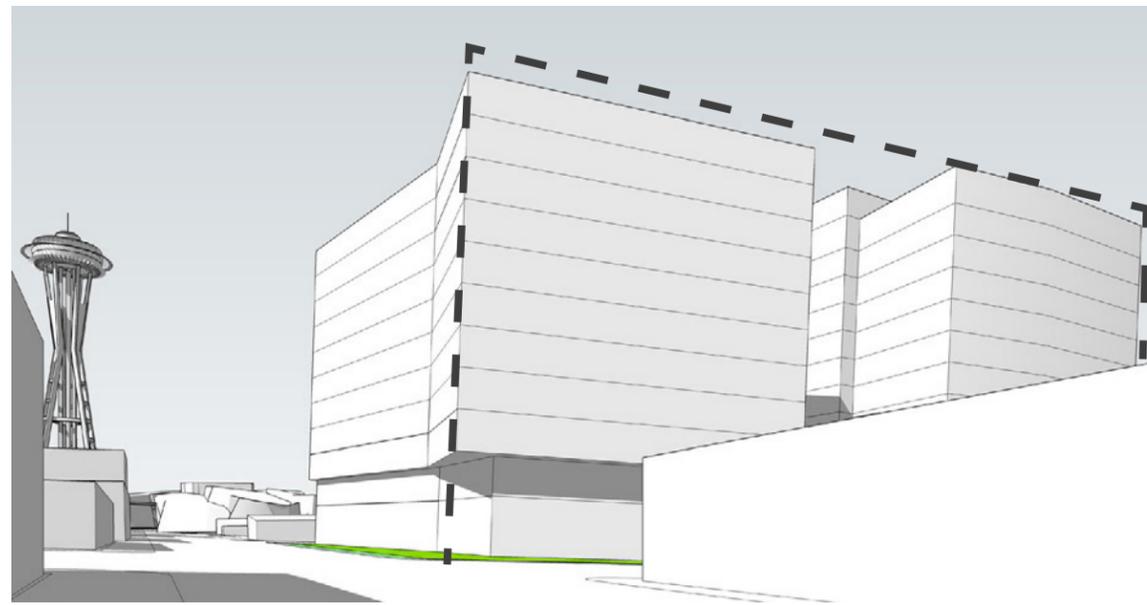


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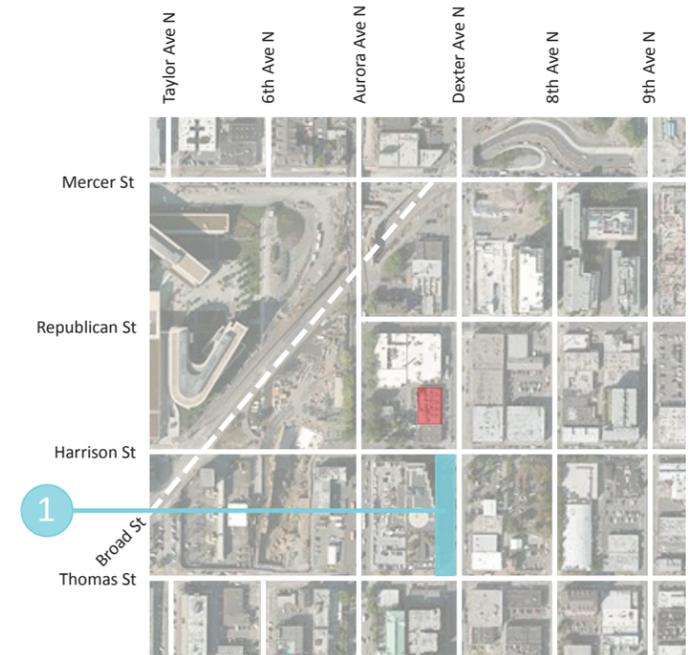
DEXTER AVE N, FACING WEST, BETWEEN THOMAS ST AND HARRISON ST



333 DEXTER AVENUE N - BIRD'S EYE



333 DEXTER AVENUE N - EAST ELEVATION (not to scale - encompasses full width indicated above)



RECESSED PODIUM



THREE-STORY PODIUM EXPRESSION



SHIFTED MASSING



ENHANCED GROUND PLANE



RETAIL EDGE



FLEXIBLE SEATING



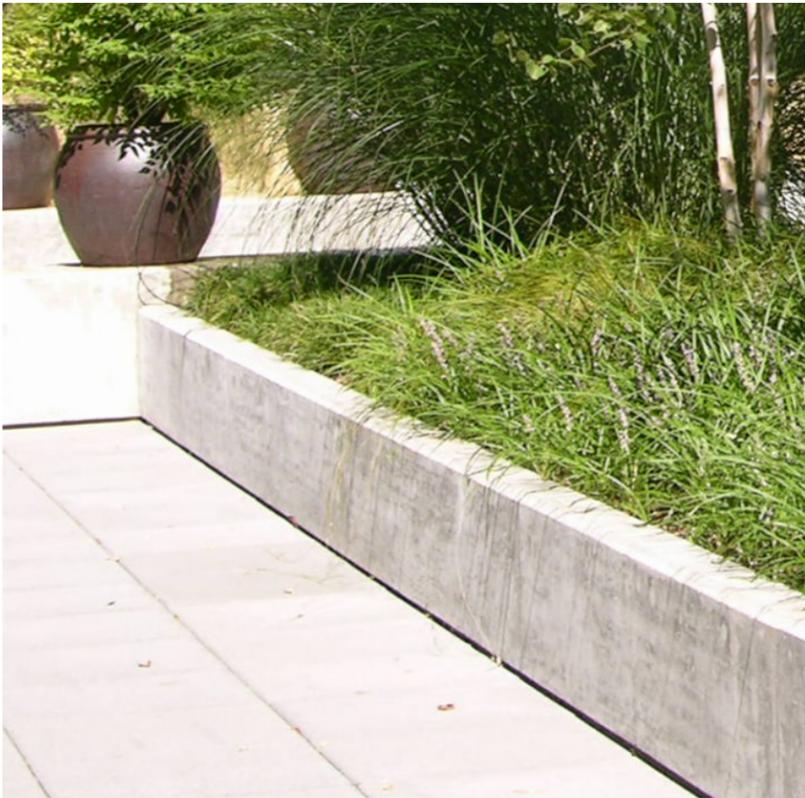
ACTIVATION



BIKE ACCOMMODATIONS



HUMAN SCALE



## THE WEST EDGE



This site is at the western edge of the burgeoning South Lake Union District. This 25 story tower combined with three surrounding new neighboring buildings that are 7 to 12 stories tall will create a prominent new edge definition to the neighborhood. 403 Dexter, as a residential tower, will be vertically differentiated from these neighbors. A residential tower, which creates a diversity of use, allows more light, air and sun between the buildings because the neighbors are much lower and bulkier forms.

The context is mostly new and being established. With a small site there is limited flexibility in tower placement, however this project uses tower setbacks, tower orientation, limiting podium height/mass and an enlivened ground plain to respond to this a very urban condition and be respectful to its neighbors.

403 Dexter is also at the intersection of the unbraiding of the SR99 off ramps which creates kinetic energy of movement on Harrison. This creates a gateway to the district with great exposure, vibrancy and legibility. However, it also creates a need to mitigate the impacts of traffic movement by creating a protected public realm via a courtyard plaza. The proposed pocket plaza creates this refuge and relates back to the corner pocket park being built across the street at 400 Dexter and to the network of open spaces being established all the new office buildings in the district. This location also presents a great opportunity to embrace bicycling culture with the new Dexter Cycle Track in front of the building. We plan on welcoming those riders with generous bike friendly parking areas and welcoming retail uses.

CS2-A LOCATION IN THE CITY AND NEIGHBORHOOD

CS2-B ADJACENT SITES STREETS AND OPEN SPACES

CS2-C RELATIONSHIP TO THE BLOCK

CS2-D HEIGHT BULK AND SCALE

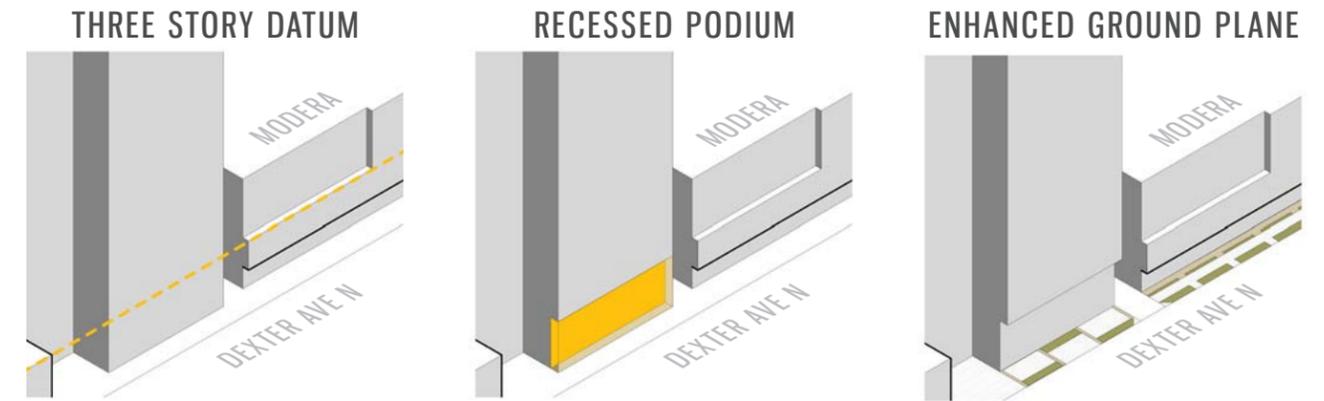
CS3-A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

CS3-2 II ARCHITECTURAL CONTEXT

PL1-A NETWORK OF OPEN SPACES

PL4-B PLANNING FOR AHEAD FOR BICYCLISTS

## RECESSED PODIUM & THREE STORY EXPRESSION



With a tower building typology on a relatively a small site the concept of a podium base isn't as necessary as on larger properties. To make the most out of the ground plane as a public amenity and as a public realm enhancement opportunity, we propose a more reductive podium that is light and airy. The preferred alternatives both reduce the podiums to a minimal form, much lower than the 65' the development standards allow. They also pull back the base so part of the tower cantilevers above the third floor, which is well above the ground plane.

This helps create a more gracious relationship with the original fabric of the neighborhood and is symbiotic with the numerous new office towers in SLU that have two and three story portions around their corner pocket parks (400 Dexter across the street). This helps reduce the scale, humanize the building and create specialness to the retail areas. It also sets the stage for a different cladding approach which can be more transparent and have a different color and texture than the rest of the building. The effect is to create a lightness and openness that enhances the sidewalk and pocket plaza and draws one into the building entrance and retail areas.

DC2-A MASSING

CS1-B SUNLIGHT AND NATURAL VENTILATION

CS3-II SLU HEIGHT BULK & SCALE

PL2-B SAFETY AND SECURITY

PL2-D WAYFINDING

DC2-B ARCHITECTURAL FAÇADE COMPOSITION

DC2-E FORM AND FUNCTION

## SHIFTED MASSING



Given the site proportions yield a longer N/S axis, it is a natural response to create a longer building in this orientation. A shifted mass design parti breaks up the massing in this direction, helps accentuate and maximize the pocket plaza concept and announces the building entry. On the reverse side this form also helps create massing relief for the adjacent Mill Creek project where the Alley turns 90 degrees. Creating a more narrow building face to the south allows more sun to reach the surrounding properties and allows better views to Lake Union and Queen Anne from the new Kilroy Office buildings proposed on the Old King 5 site.

The resolution of the top of the building leverages the shifted mass to create a pleasant common amenity garden space with great solar access and views back at the city and Olympic Mountains. The shifted mass also sets the stage for cladding the building and building a rationale for the façade composition.

Positioning the tower to the north end of the site allow the shorter 3 story podium (with its outdoor amenity roof garden space) to have the best solar exposure and created a stronger relationship with the 400 Dexter building which has a similar step back on the third floor. This lower roof garden creates a very visible 5th Elevation” roof garden and brings the scale of the project more in relationship with the older scale of the neighborhood.

CS3-II SLU HEIGHT BULK & SCALE

CS2-C RELATIONSHIP TO THE BLOCK

CS1-B SUNLIGHT AND NATURAL VENTILATION

DC2-I ARCHITECTURAL CONCEPT AND CONSISTENCY

DC2-A MASSING

DC2-B ARCHITECTURAL AND FAÇADE COMPOSITION

## ENHANCED GROUND PLANE



The design parti is highly influenced by the creation of a welcoming public plaza space and streetscape enhancements on Dexter Avenue. Being next to the new Dexter Cycle track creates even more generous landscaping element and more of a buffer to traffic. An open space here compliments the new pocket park plaza across the street at 400 Dexter.

The pocket plaza is intended to be a place of socializing, respite, and informal gathering of the public, the neighboring office workers and for the residents in the tower. The adjacent retail will symbiotically benefit and activate the plaza. We anticipate restaurant/café /coffee or bar uses here that can offer a place for eating and drinking with plenty of transparency and potential operable windows to connect to the indoor retail environment. The plaza is framed and enclosed on three sided offers a well-defined, intimate and comfortable human scale space in contrast to the tower above.

The preferred options also offer 6 additional feet of public sidewalk space along the entire Dexter frontage for café seating and landscaping. The curbside areas will transformed from the current barren condition to a beautifully landscaped and creatively hardscaped amenity. This area will feature bicycle friendly parking and enable easy access from the Dexter Cycle track.

The retail and entry areas will be well illuminated and offer more eyes on this plaza and the sidewalks. Meanwhile, the services utilities and garage entrances are all around the back off the alley with no conflicts to this area.

PL1-A NETWORK OF OPEN SPACES

PL1-C OUTDOOR USES & ACTIVITIES

PL2-B SAFETY AND SECURITY

PL3-A ENTRIES

PL3-C RETAIL EDGES

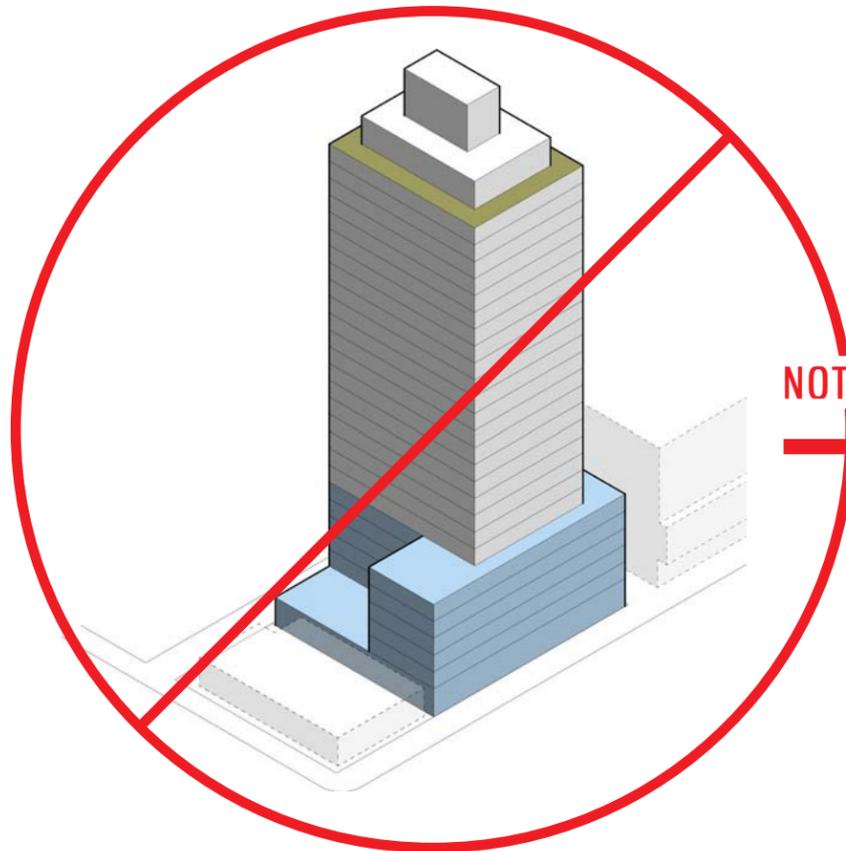
DC3-A BUILDING OPEN SPACE RELATIONSHIP

DC3-B OPEN SPACE USES AND ACTIVITIES

DC1-B/C VEHICULAR ACCESS AND CIRCULATION/PARKING & SERVICES

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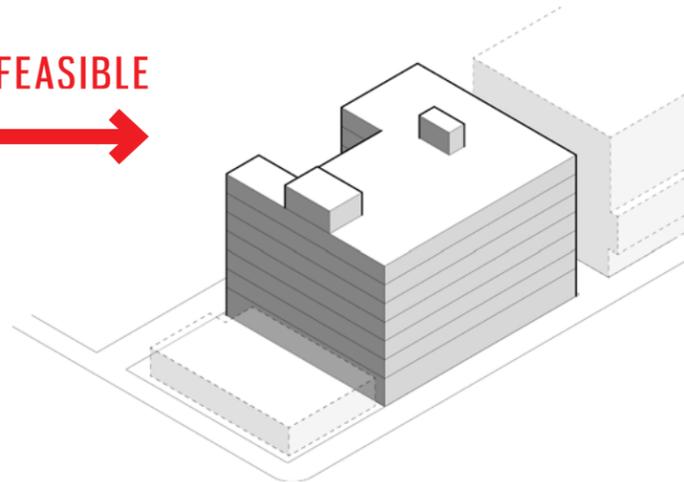
**CODE COMPLIANT TOWER**  
**NOT ECONOMICALLY FEASIBLE**  
 (5,985 SF TOWER FLOOR PLATE)



**NOT ECONOMICALLY FEASIBLE**



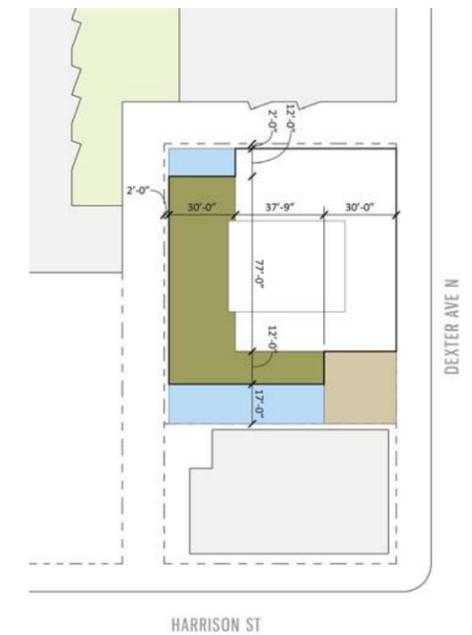
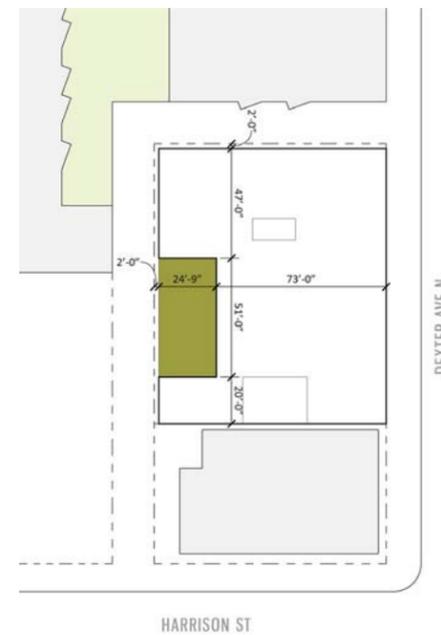
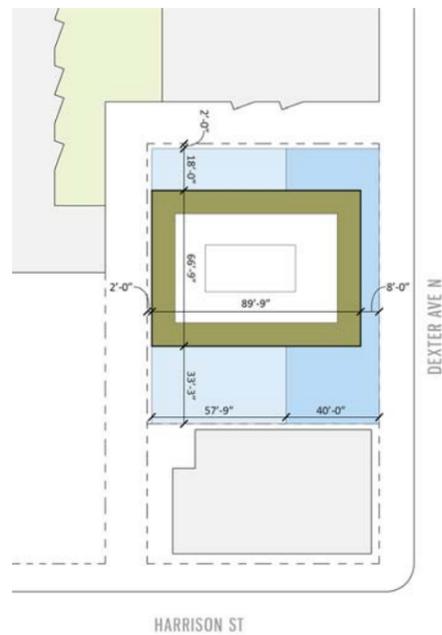
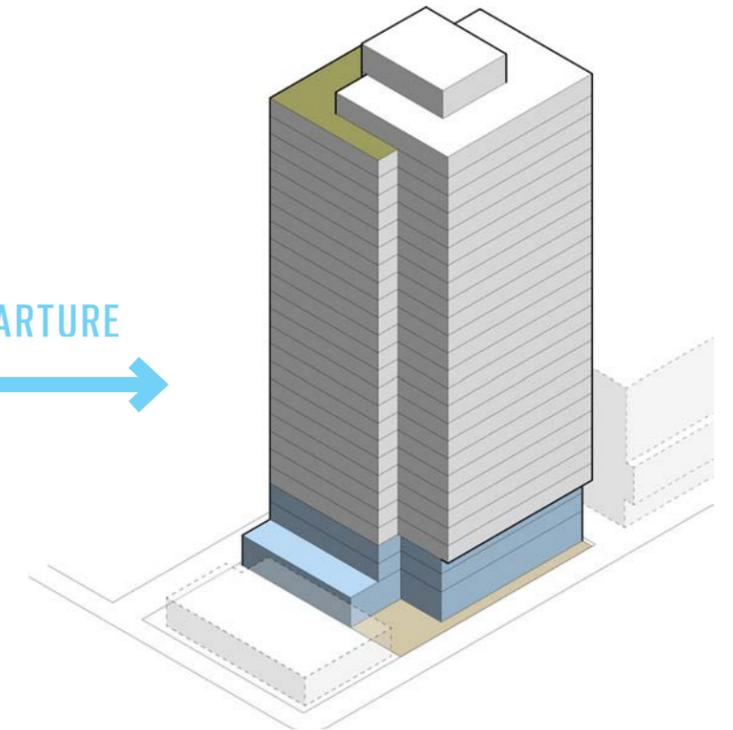
**CODE COMPLIANT 5-OVER-2**  
**ECONOMICALLY FEASIBLE**  
 (10,272 SF TYPICAL FLOOR PLATE)



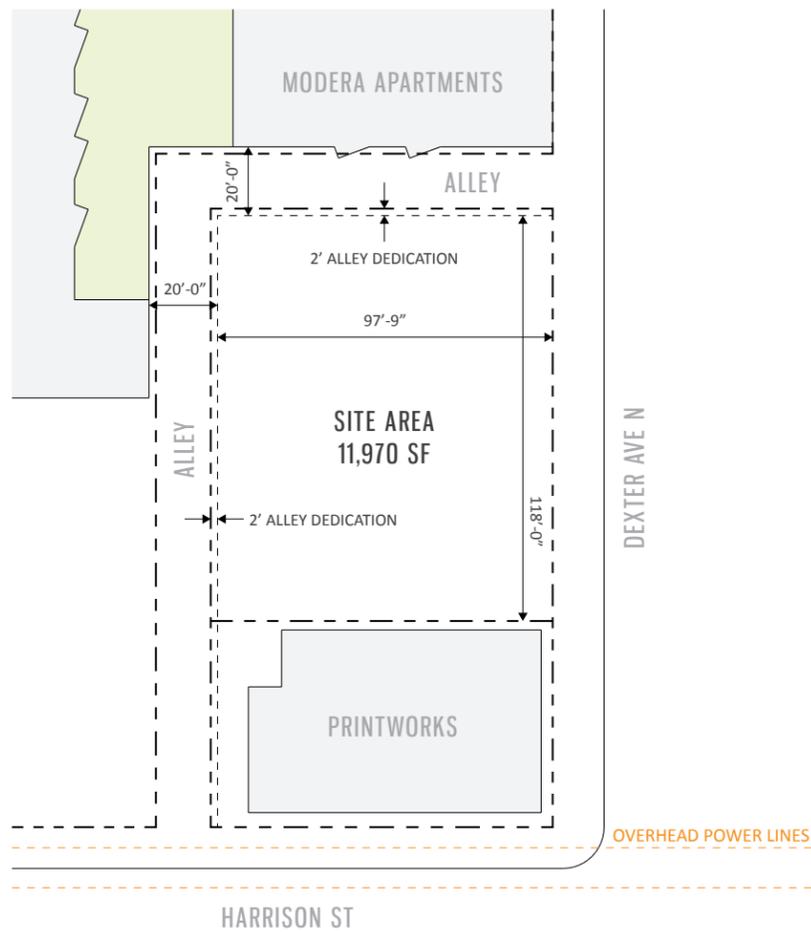
**LOT COVERAGE DEPARTURE**



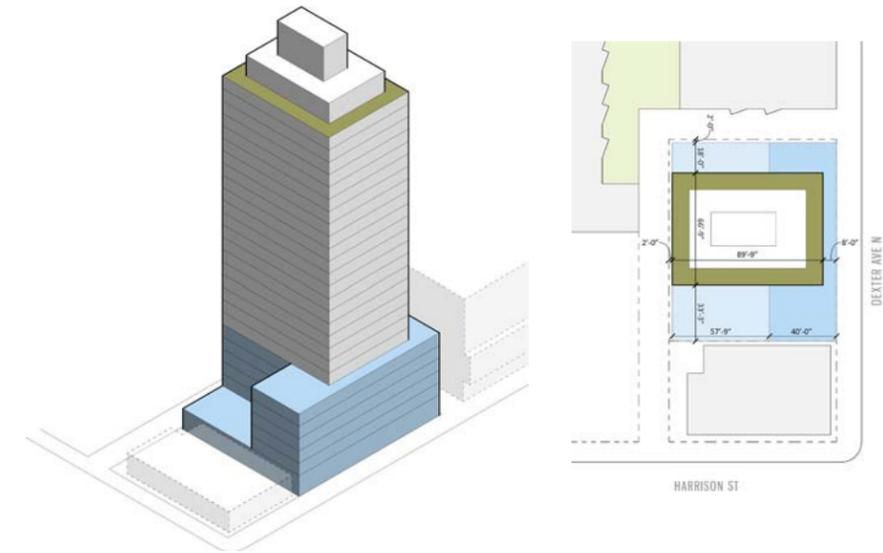
**75% LOT COVERAGE TOWER**  
**ECONOMICALLY FEASIBLE**  
**BETTER MEETS NEIGHBORHOOD GOALS**  
 (8,977 SF TOWER FLOOR PLATE)



## SITE CONFIGURATION A



## CODE COMPLIANT OPTION



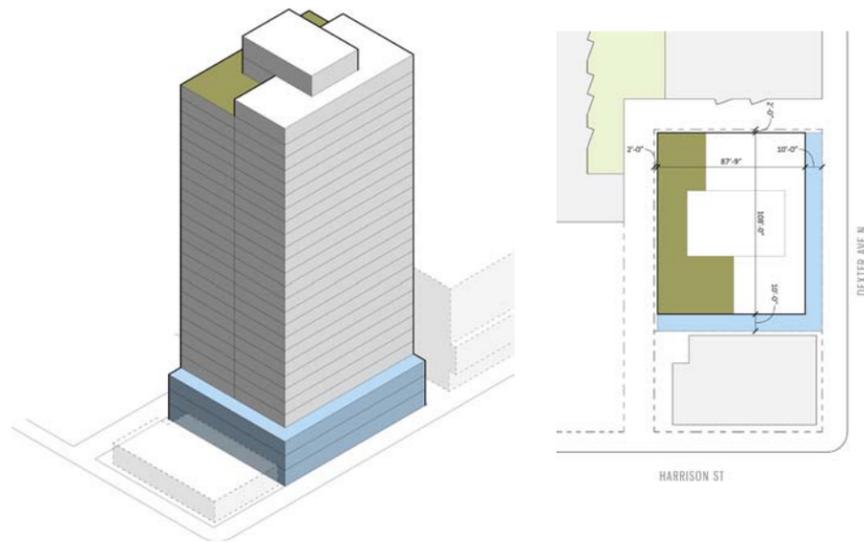
### PROS:

- Code compliant
- Very slender tower massing

### CONS:

- Small floorplate size is not economically feasible - client would choose to develop a 5 over 2 without tower lot coverage departure
- 65' podium provides abrupt transition to one-story building to south
- Six story blank wall on south property line
- 'Baby-bottle' rooftop massing

OPTION 1



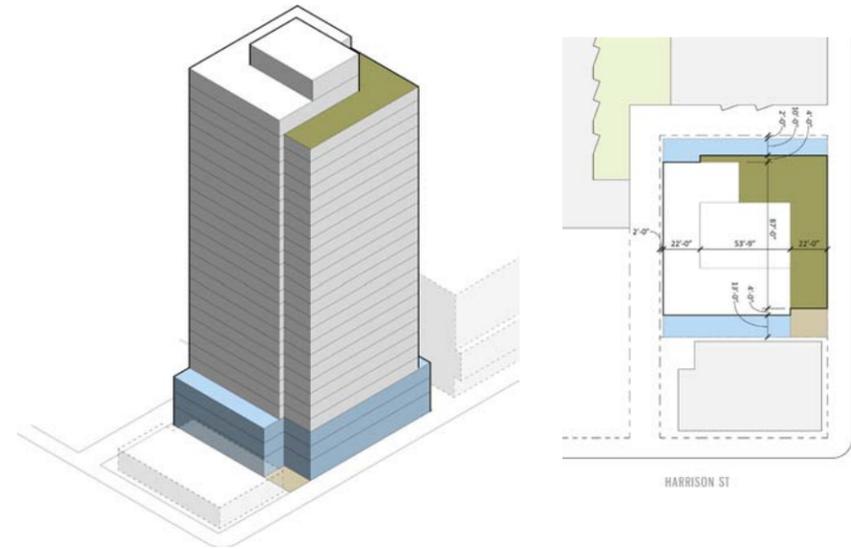
PROS:

- Tower setback along Dexter, expresses 3-story podium
- Large retail area
- Three-story podium is respectful to both the datums provided in the Modera Apartments massing, as well as the lower one-story building to the south.

CONS:

- Tower massing provides no modulation
- Minimal engagement of the public realm with podium meeting property line along the whole of the Dexter Ave N facade
- No relief provided to Modera Apartments' terrace
- Retail does not take advantage of the corner

OPTION 2



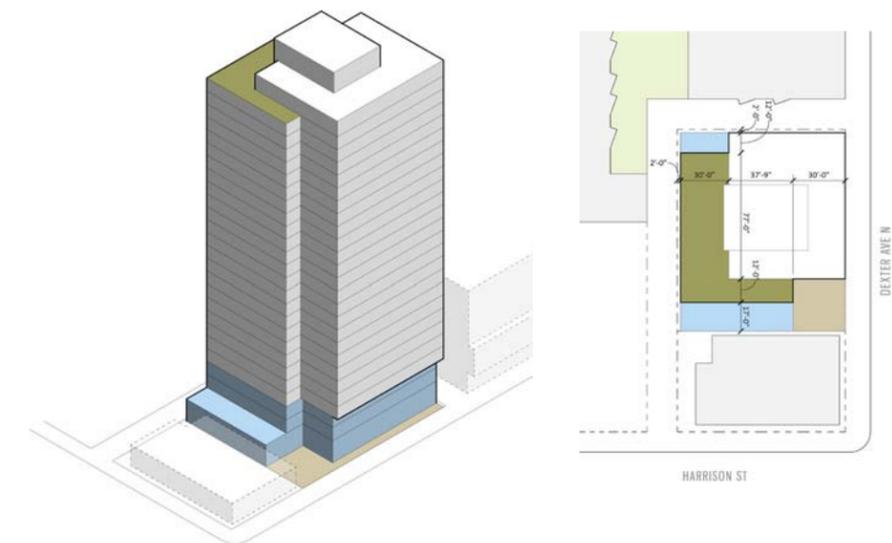
PROS:

- Maximum relief provided to the Modera Apartments project
- A 'pocket park' at the southeast corner provides refuge and engagement of the public realm
- Three-story podium is respectful to both the datums provided in the Modera Apartments massing, as well as the lower one-story building to the south.
- Moderate modulation breaks down the scale of the tower, and accentuates its slenderness and verticality

CONS:

- Minimal transition between tower and podium along Dexter
- Moderate engagement of the public realm with small pocket plaza at residential lobby entry

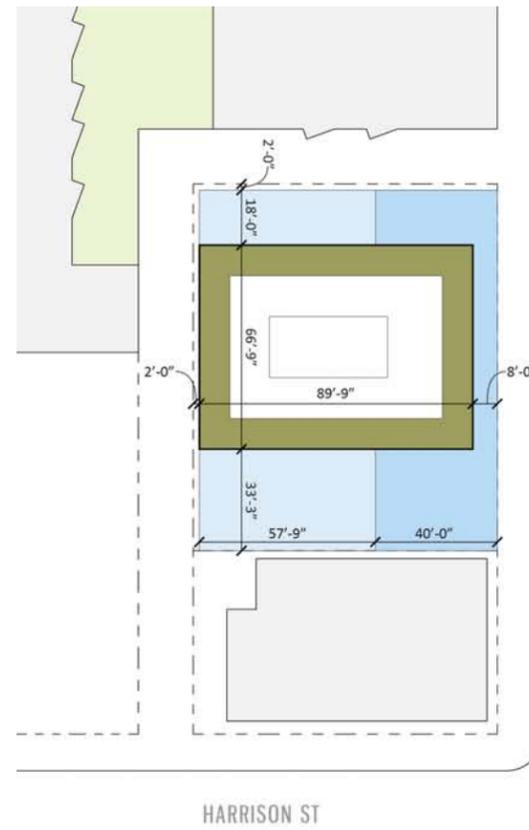
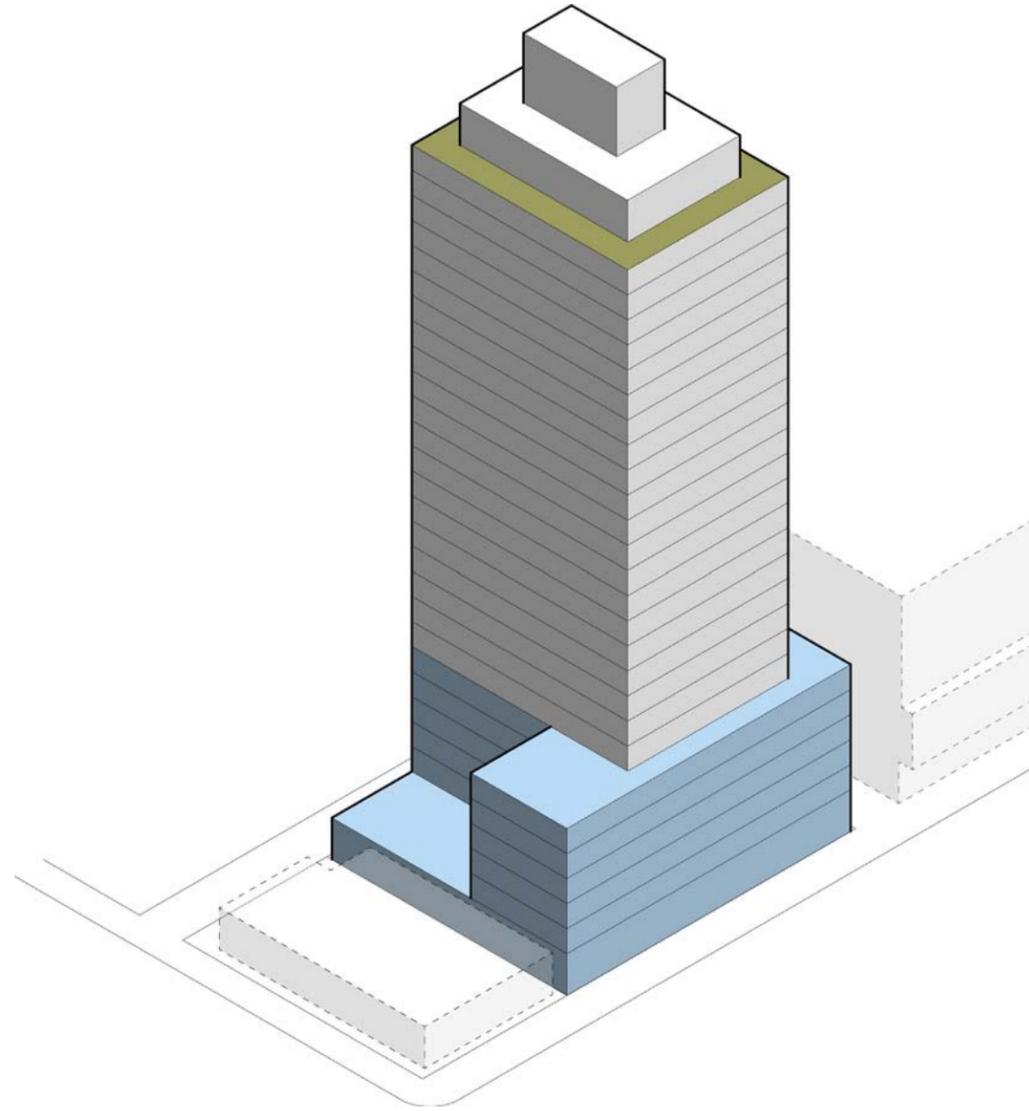
PREFERRED OPTION



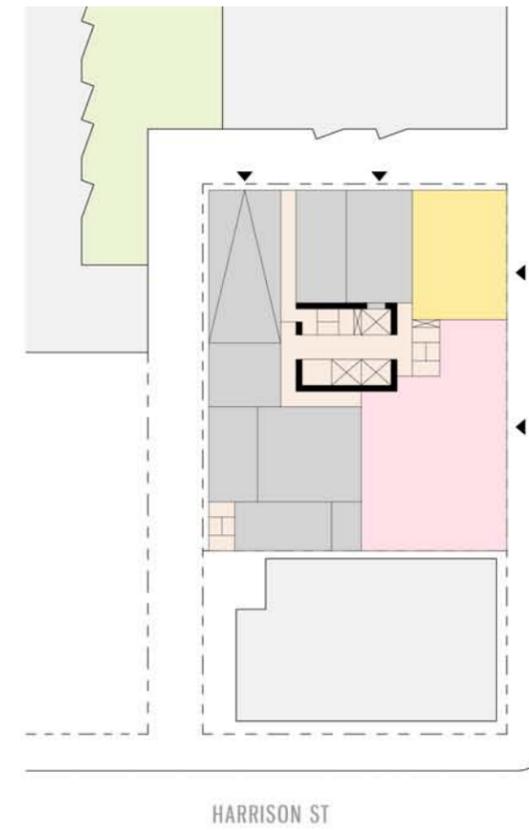
PROS:

- Balanced relief for Modera Apartments' terrace
- A generous 'pocket park' at the southeast corner provides refuge and engagement of the public realm
- Setback along Dexter provides significant opportunity for engagement of the public realm and additional landscaping
- Generous terrace at roof level
- Three-story podium is respectful to both the datums provided in the Modera Apartments massing, as well as the lower one-story building to the south.
- Significant modulation breaks down the scale of the tower, and strongly accentuates its slenderness and verticality
- The recessed podium creates a clear definition between tower and podium, while providing the opportunity to provide significant public benefit in the form of a generous pedestrian-oriented streetscape
- One-story terraces at podium provide maximum relief to Modera Apartments to the north and west, and one-story building to the south.

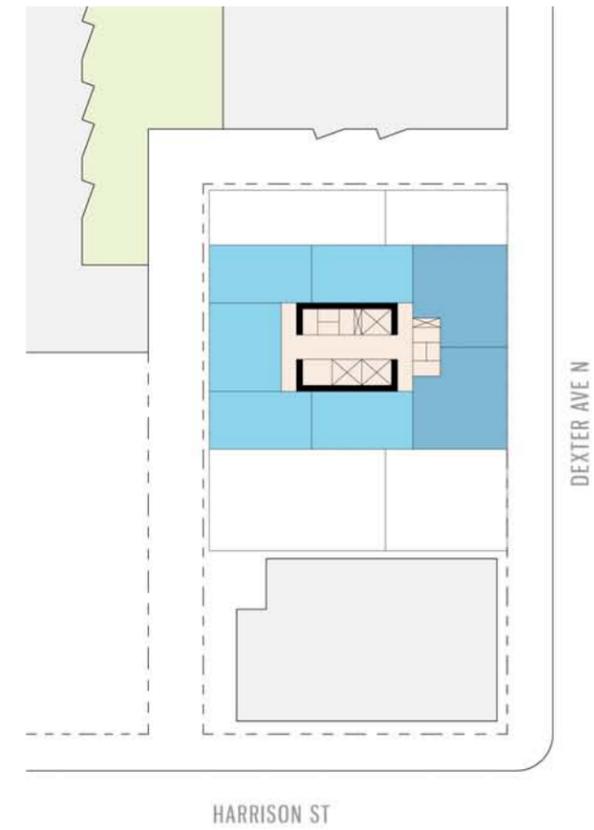
# SITE CONFIGURATION A - CODE COMPLIANT



SITE PLAN



GROUND FLOOR PLAN



TYPICAL TOWER PLAN

## Option Statistics

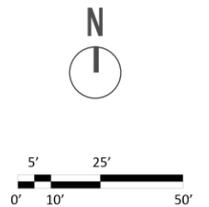
SITE AREA (SF)	11,970
APARTMENT UNITS	184
FLOOR AREA ABOVE GRADE (SF)	178,649
TOWER FLOOR PLATE AREA (SF)	5,985
RETAIL AREA (SF)	3,000
REQ'D RESIDENTIAL AMENITY AREA (SF)	8,746

## Requested Departures

NONE

## LEGEND

- RESIDENTIAL LOBBY/AMENITY
- BACK OF HOUSE/PARKING
- RETAIL
- CIRCULATION
- 2-BEDROOM
- 1-BEDROOM
- STUDIO

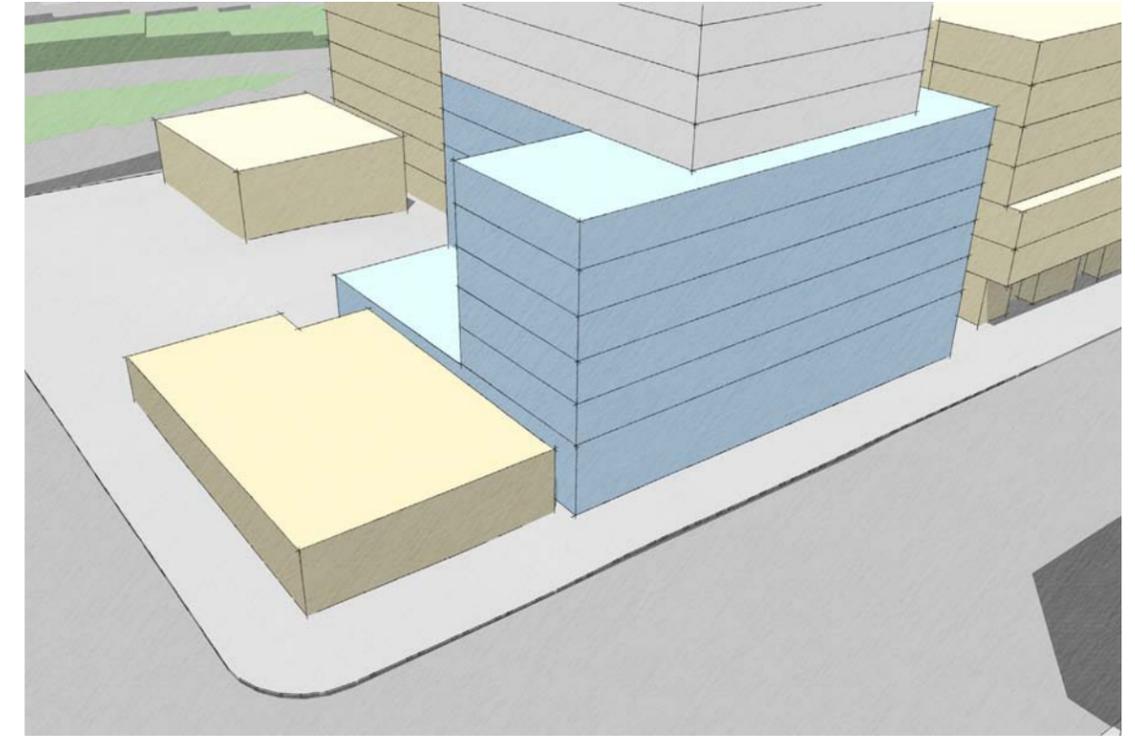




Birdseye from southeast



Birdseye from northwest



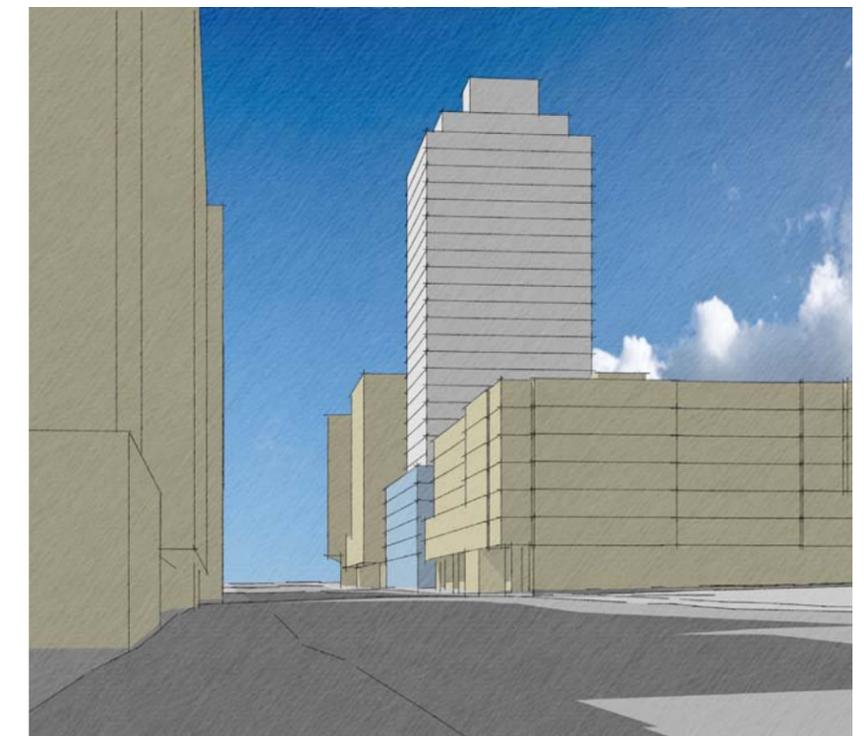
Podium birdseye



Site Plan

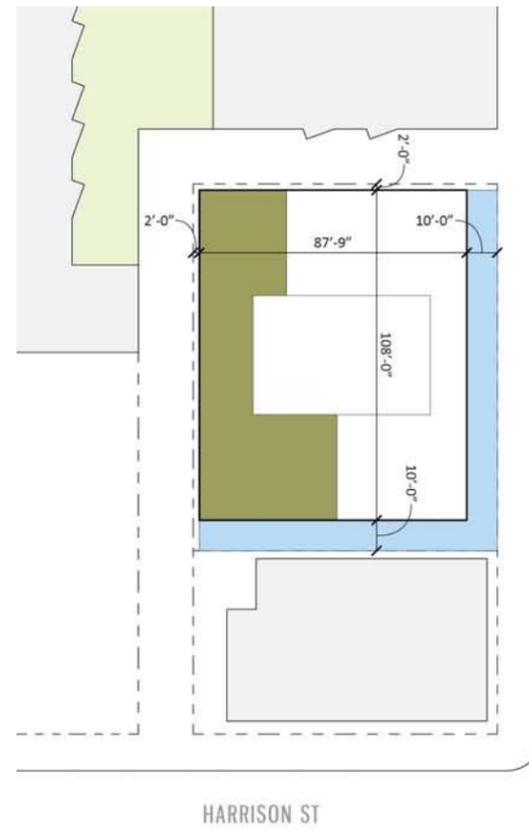
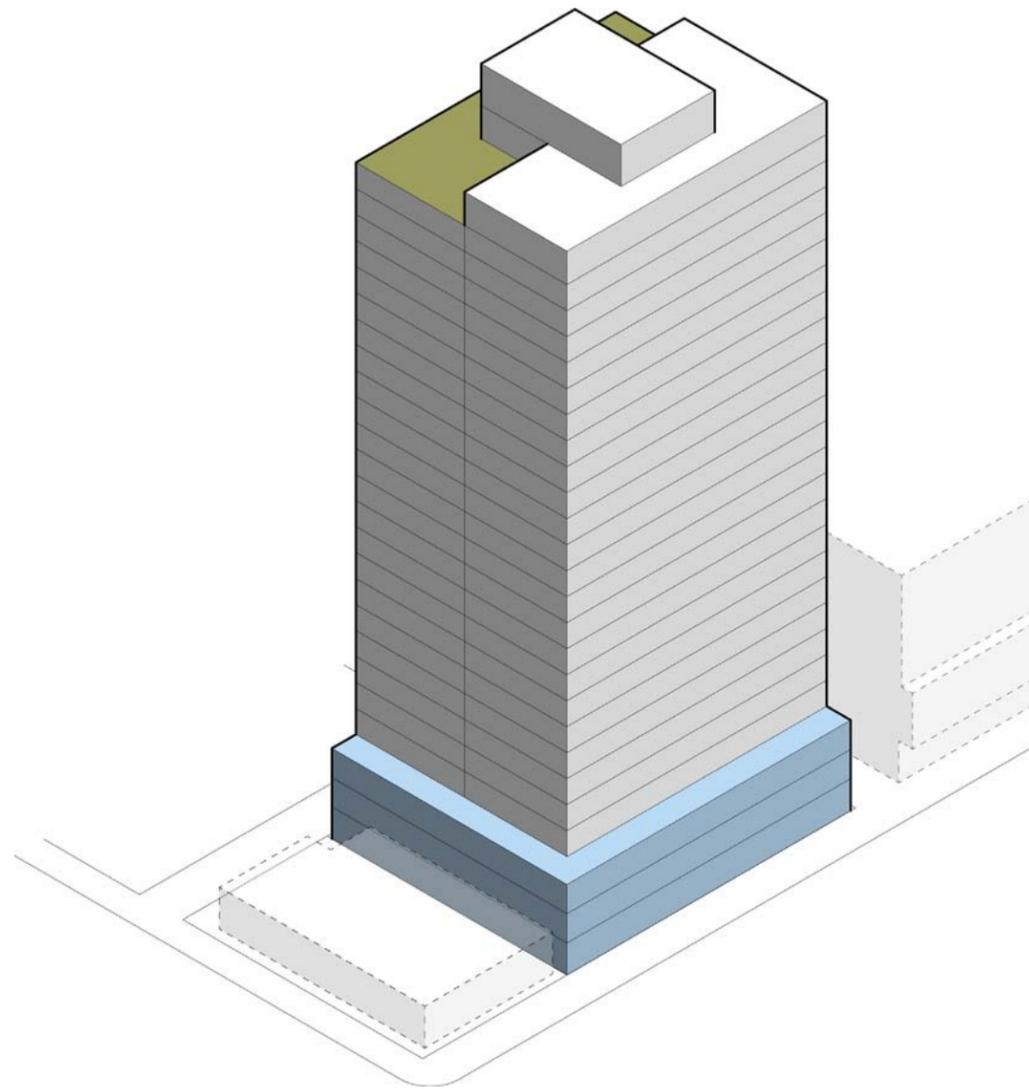


View north on Dexter



View south on Dexter

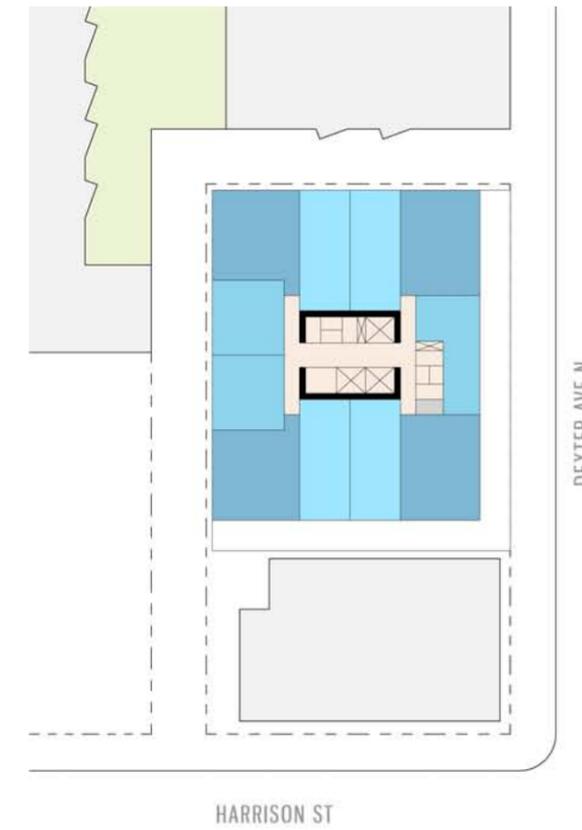
# SITE CONFIGURATION A - OPTION 1



SITE PLAN



GROUND FLOOR PLAN



TYPICAL TOWER PLAN

## Option Statistics

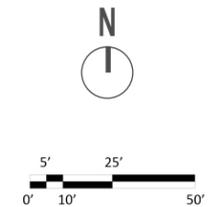
SITE AREA (SF)	11,970
APARTMENT UNITS	248
RESIDENTIAL AREA (SF)	219,546
TOWER FLOOR PLATE AREA (SF)	8,977*
RETAIL AREA (SF)	2,770
REQ'D RESIDENTIAL AMENITY AREA (SF)	10,977

## Requested Departures

- \*TOWER FLOOR PLATE LOT COVERAGE (SMC 23.48.0.13.A)
- ROOFTOP FEATURES UPPER LEVEL SETBACK (SMC 23.48.101.H.7)

## LEGEND

- RESIDENTIAL LOBBY/AMENITY
- BACK OF HOUSE/PARKING
- RETAIL
- CIRCULATION
- 2-BEDROOM
- 1-BEDROOM
- STUDIO

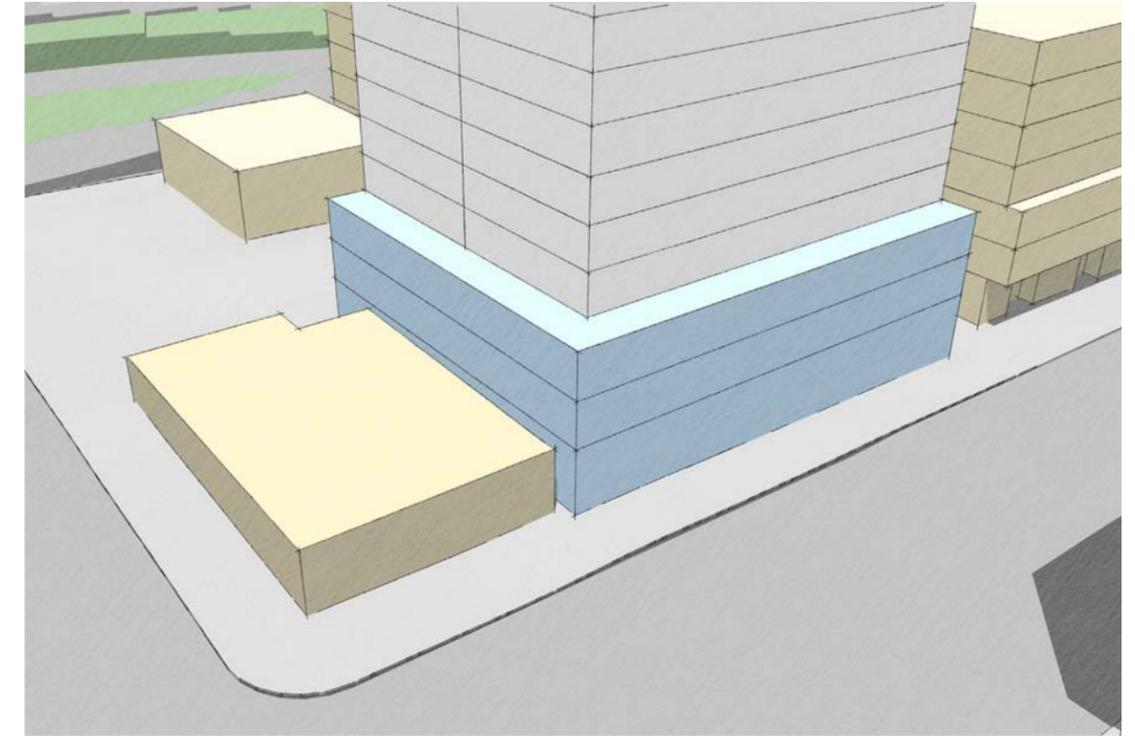




Birdseye from southeast



Birdseye from northwest



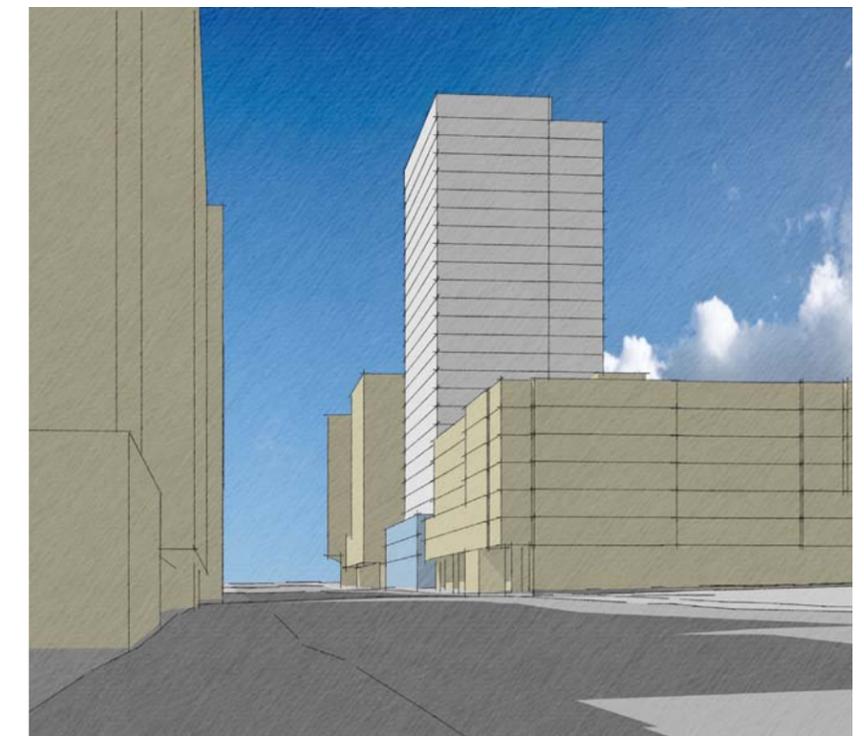
Podium birdseye



Site Plan

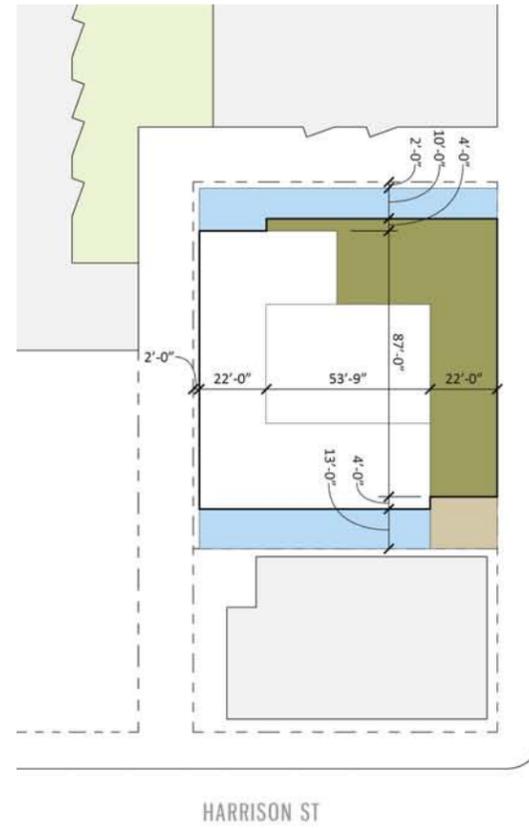
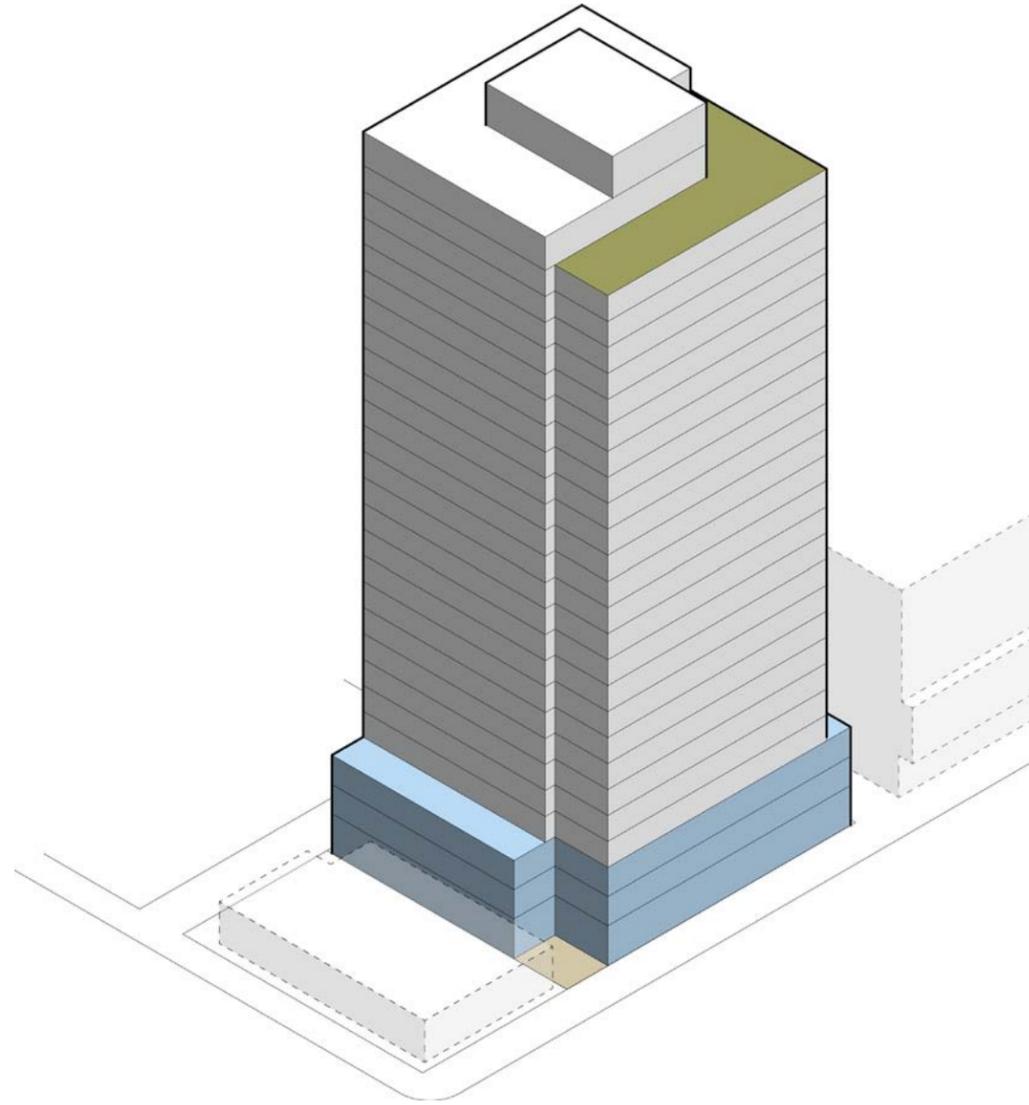


View north on Dexter

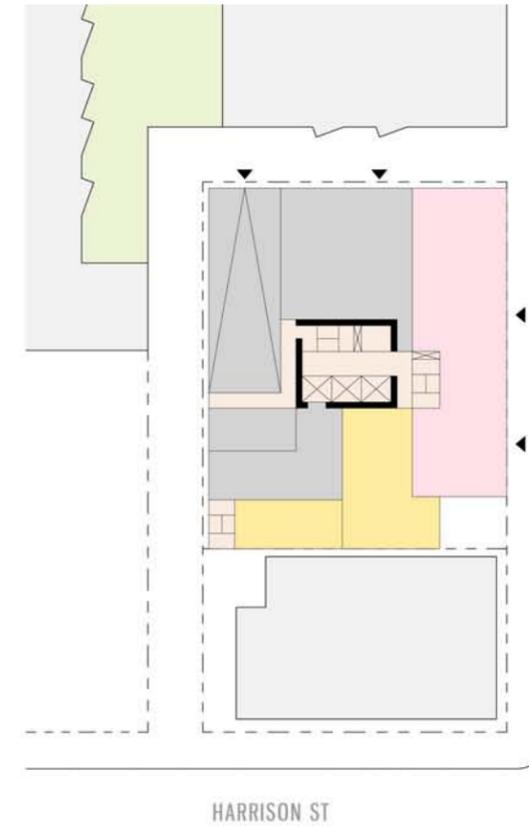


View south on Dexter

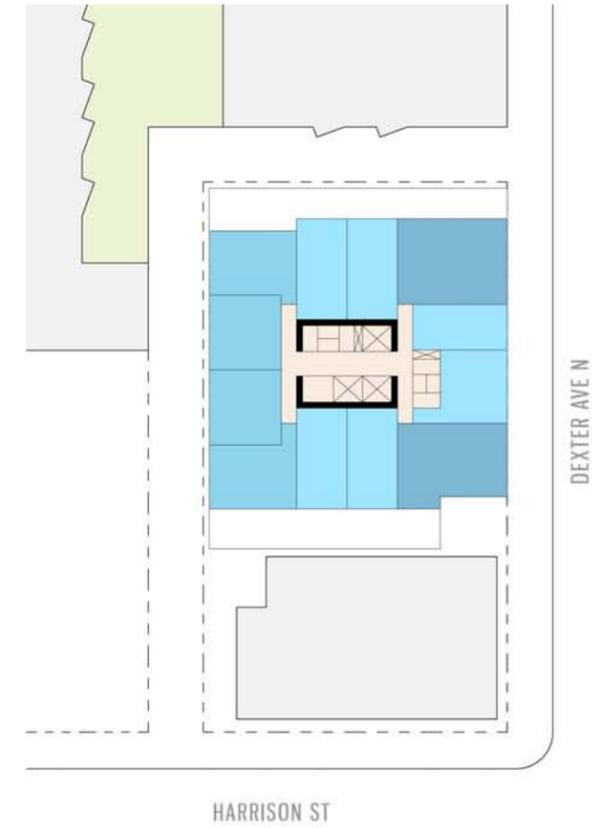
# SITE CONFIGURATION A - OPTION 2



SITE PLAN



GROUND FLOOR PLAN



TYPICAL TOWER PLAN

## Option Statistics

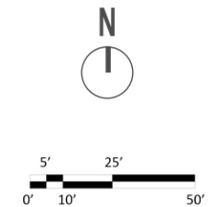
SITE AREA (SF)	11,970
APARTMENT UNITS	248
RESIDENTIAL AREA (SF)	219,546
TOWER FLOOR PLATE AREA (SF)	8,977*
RETAIL AREA (SF)	2994
REQ'D RESIDENTIAL AMENITY AREA (SF)	10,977

## Requested Departures

- \*TOWER FLOOR PLATE LOT COVERAGE (SMC 23.48.0.13.A)
- ROOFTOP FEATURES UPPER LEVEL SETBACK (SMC 23.48.101.H.7)

## LEGEND

- RESIDENTIAL LOBBY/AMENITY
- BACK OF HOUSE/PARKING
- RETAIL
- CIRCULATION
- 2-BEDROOM
- 1-BEDROOM
- STUDIO

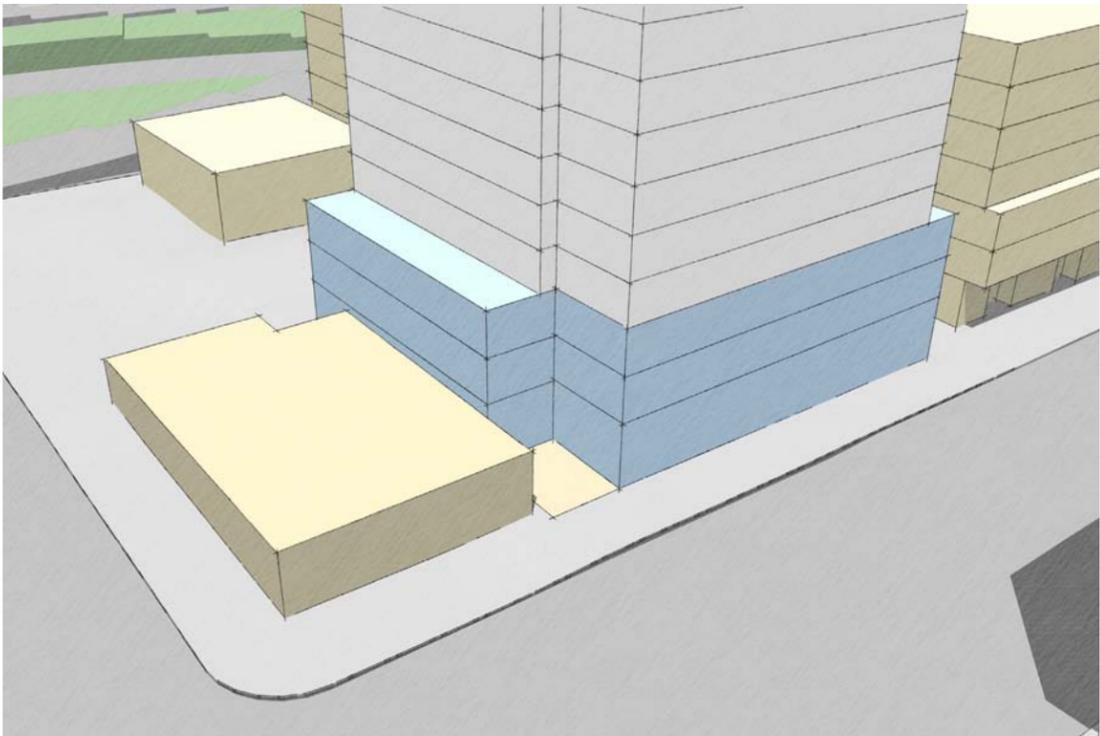




Birdseye from southeast



Birdseye from northwest



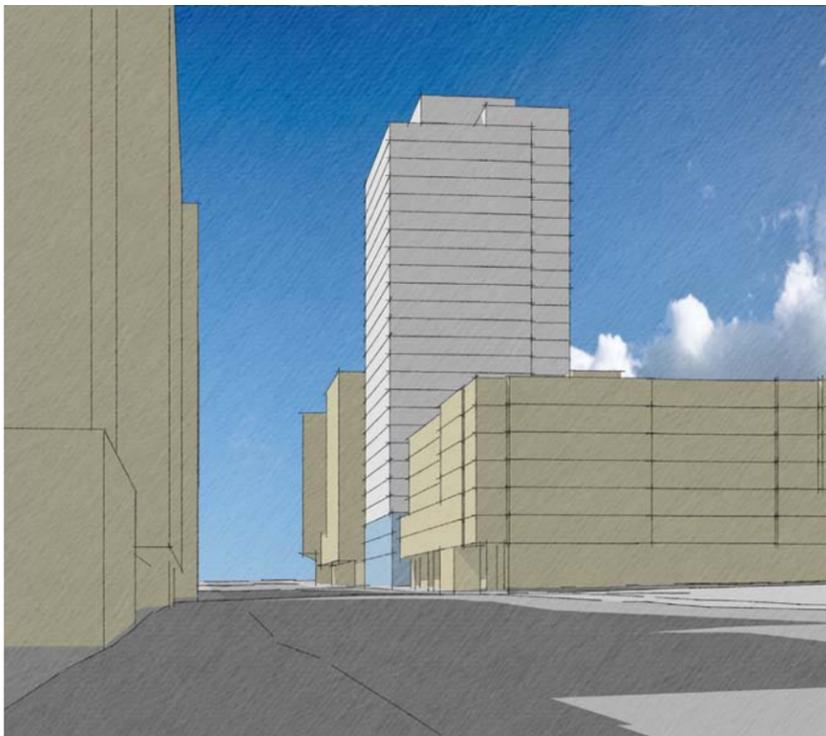
Podium birdseye



Site Plan

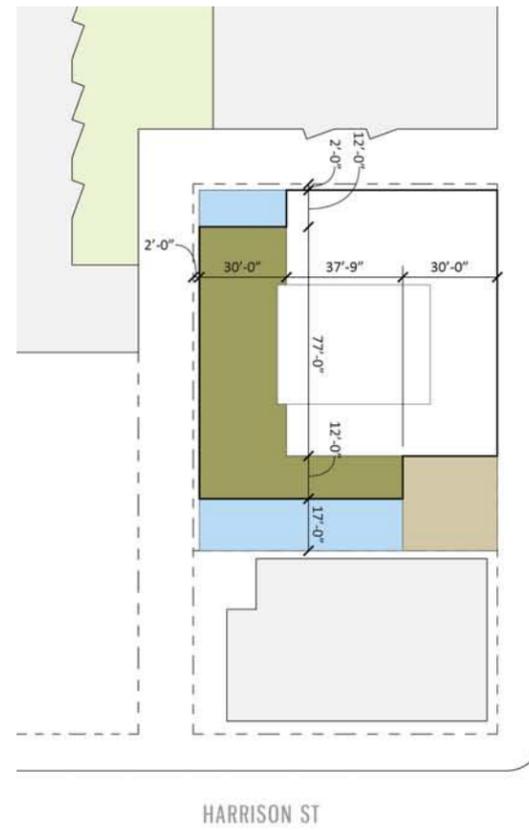
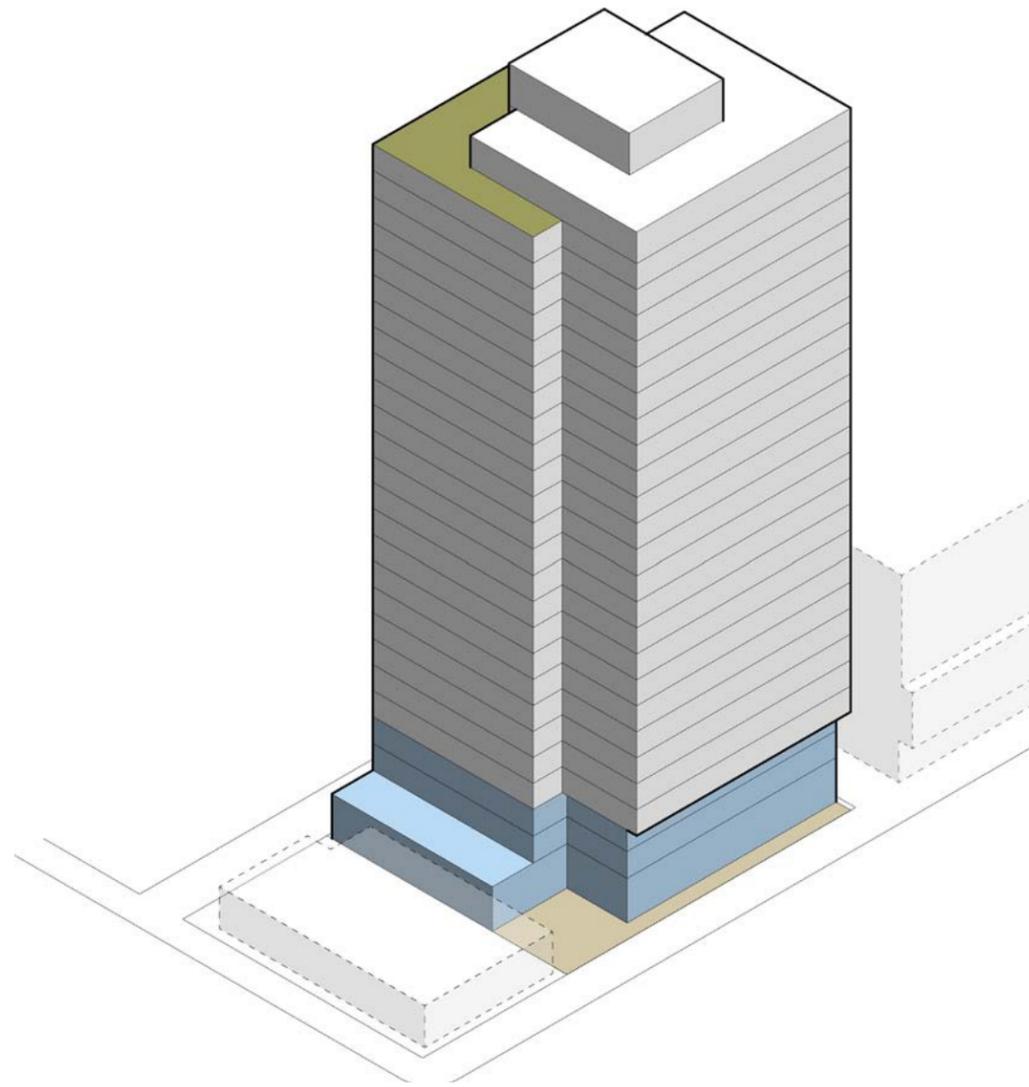


View north on Dexter

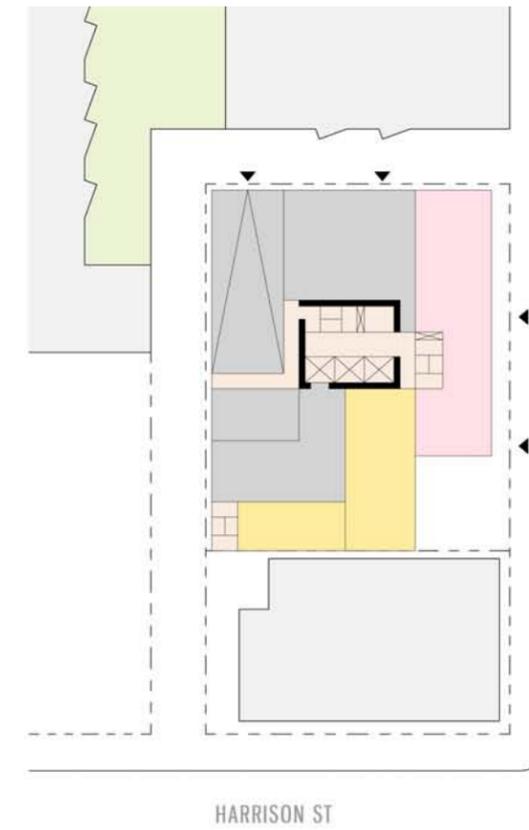


View south on Dexter

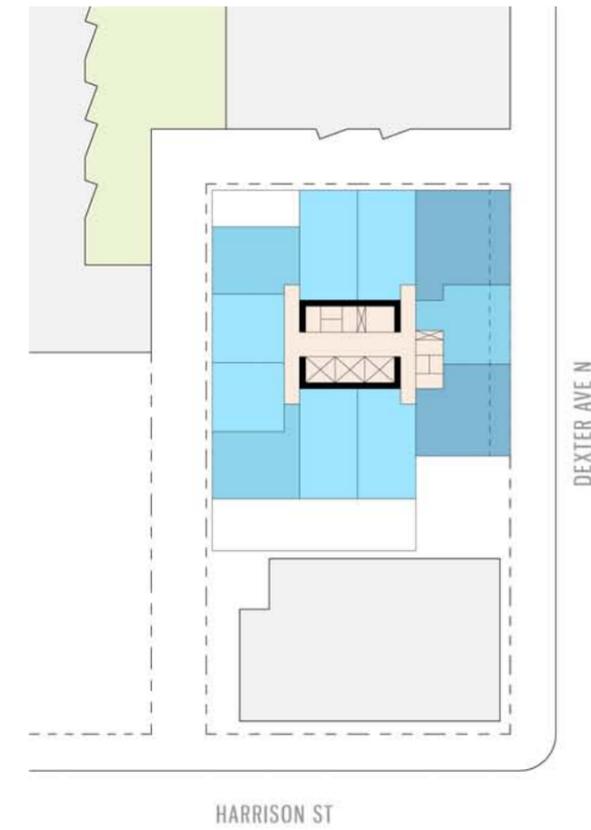
# SITE CONFIGURATION A - PREFERRED OPTION



SITE PLAN



GROUND FLOOR PLAN



TYPICAL TOWER PLAN

## Option Statistics

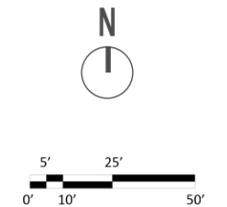
SITE AREA (SF)	11,970
APARTMENT UNITS	248
RESIDENTIAL AREA (SF)	219,546
TOWER FLOOR PLATE AREA (SF)	8,977*
RETAIL AREA (SF)	2,008
REQ'D RESIDENTIAL AMENITY AREA (SF)	10,977

## Requested Departures

- \*TOWER FLOOR PLATE LOT COVERAGE (SMC 23.48.0.13.A)
- ROOFTOP FEATURES UPPER LEVEL SETBACK (SMC 23.48.101.H.7)

## LEGEND

- RESIDENTIAL LOBBY/AMENITY
- BACK OF HOUSE/PARKING
- RETAIL
- CIRCULATION
- 2-BEDROOM
- 1-BEDROOM
- STUDIO

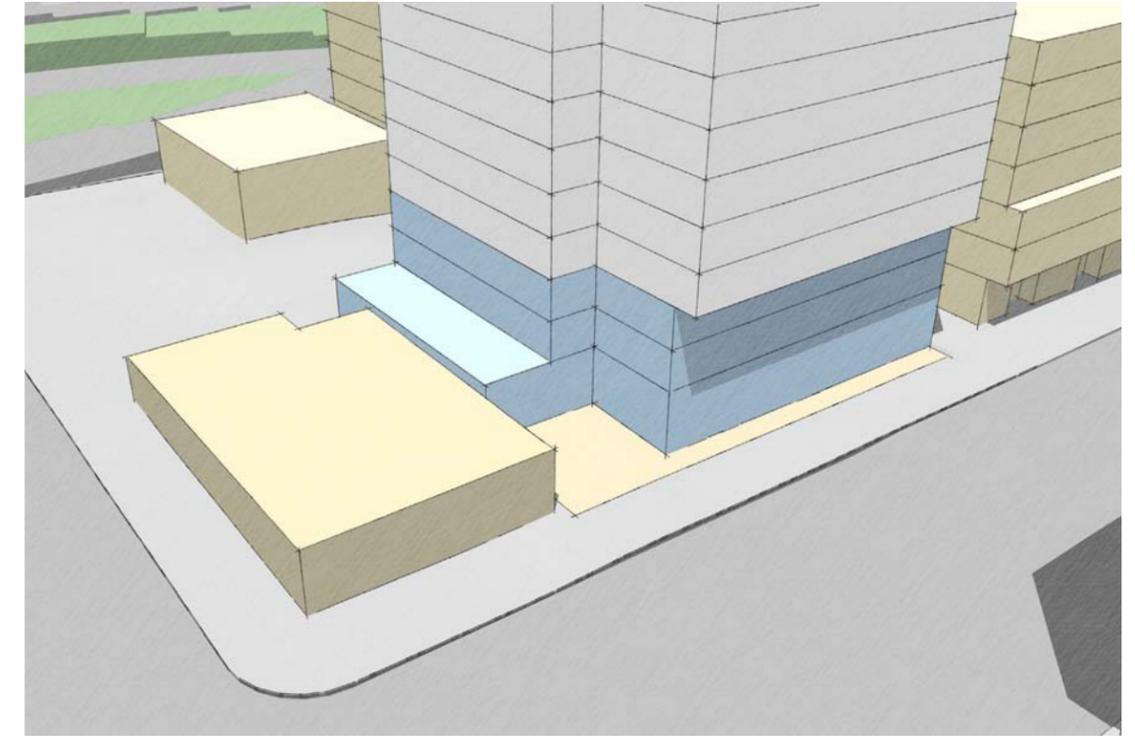




Birdseye from southeast



Birdseye from northwest



Podium birdseye



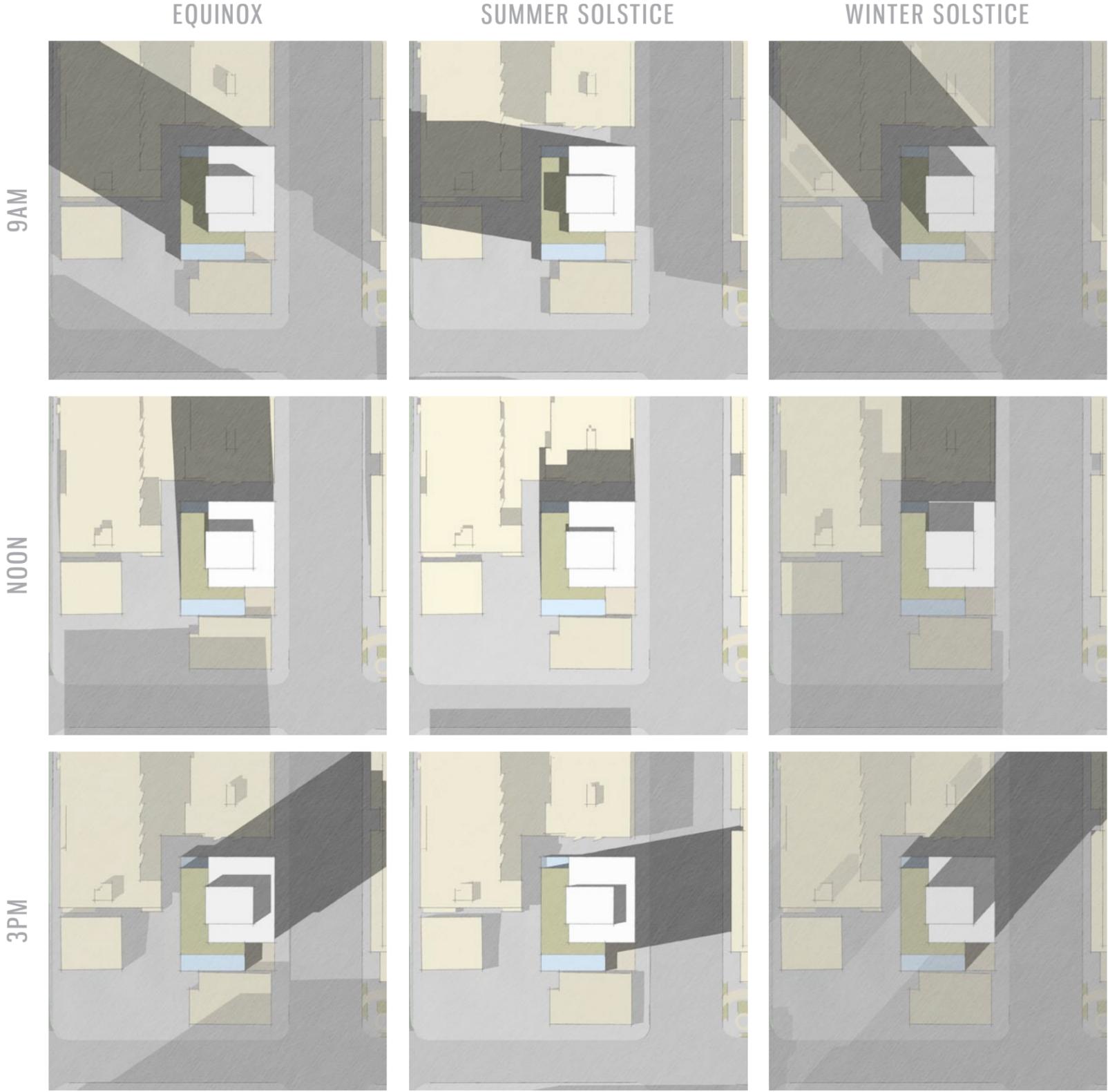
Site Plan



View north on Dexter



View south on Dexter





View northwest across Harrison St



View west across Dexter Ave N



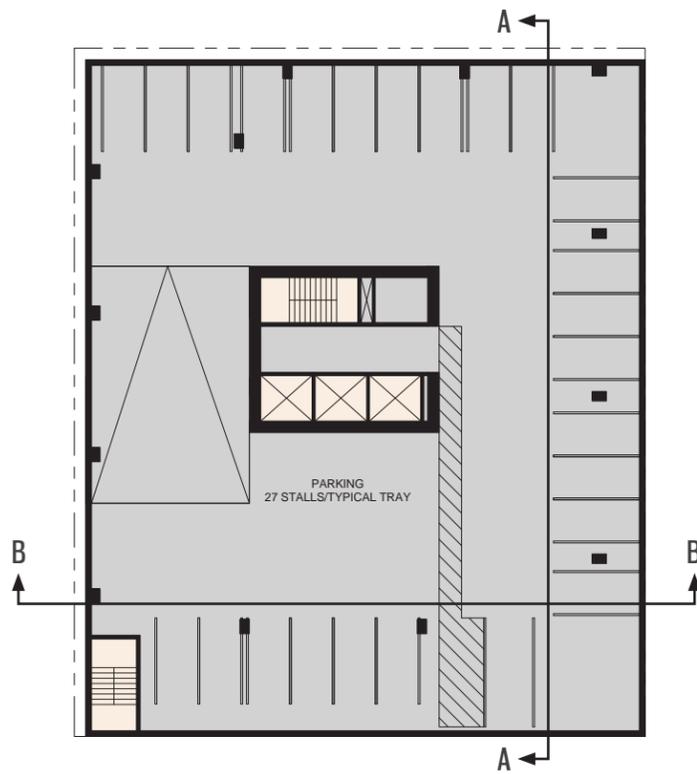
View north along Dexter Ave N



View south along Dexter Ave N

# SITE CONFIGURATION A - PREFERRED OPTION

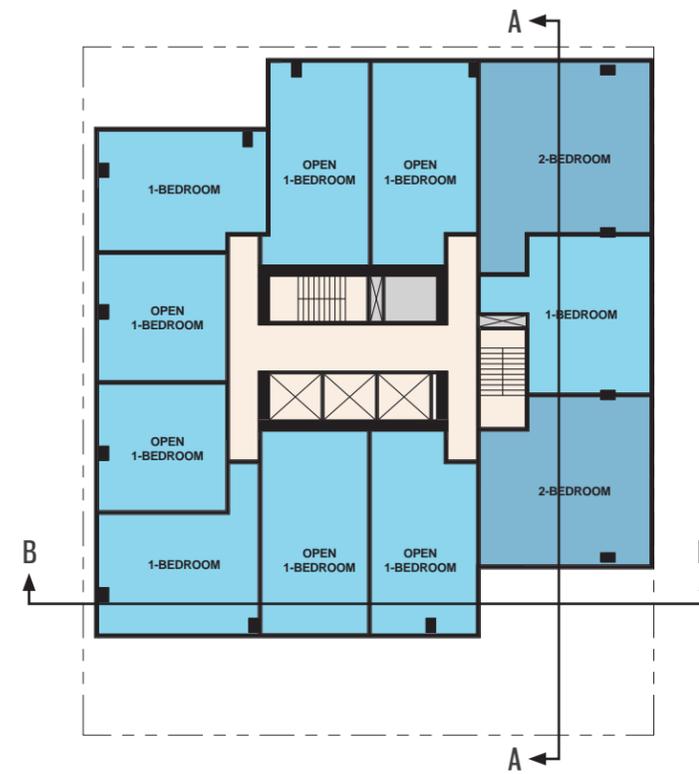




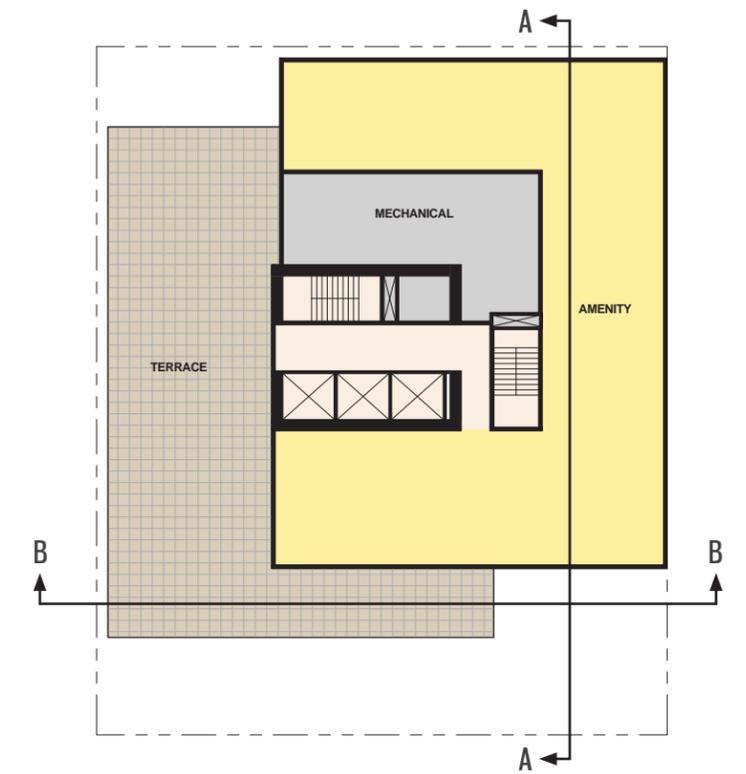
Parking Level



Level 2



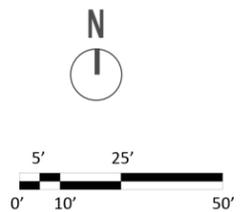
Typical Tower Level



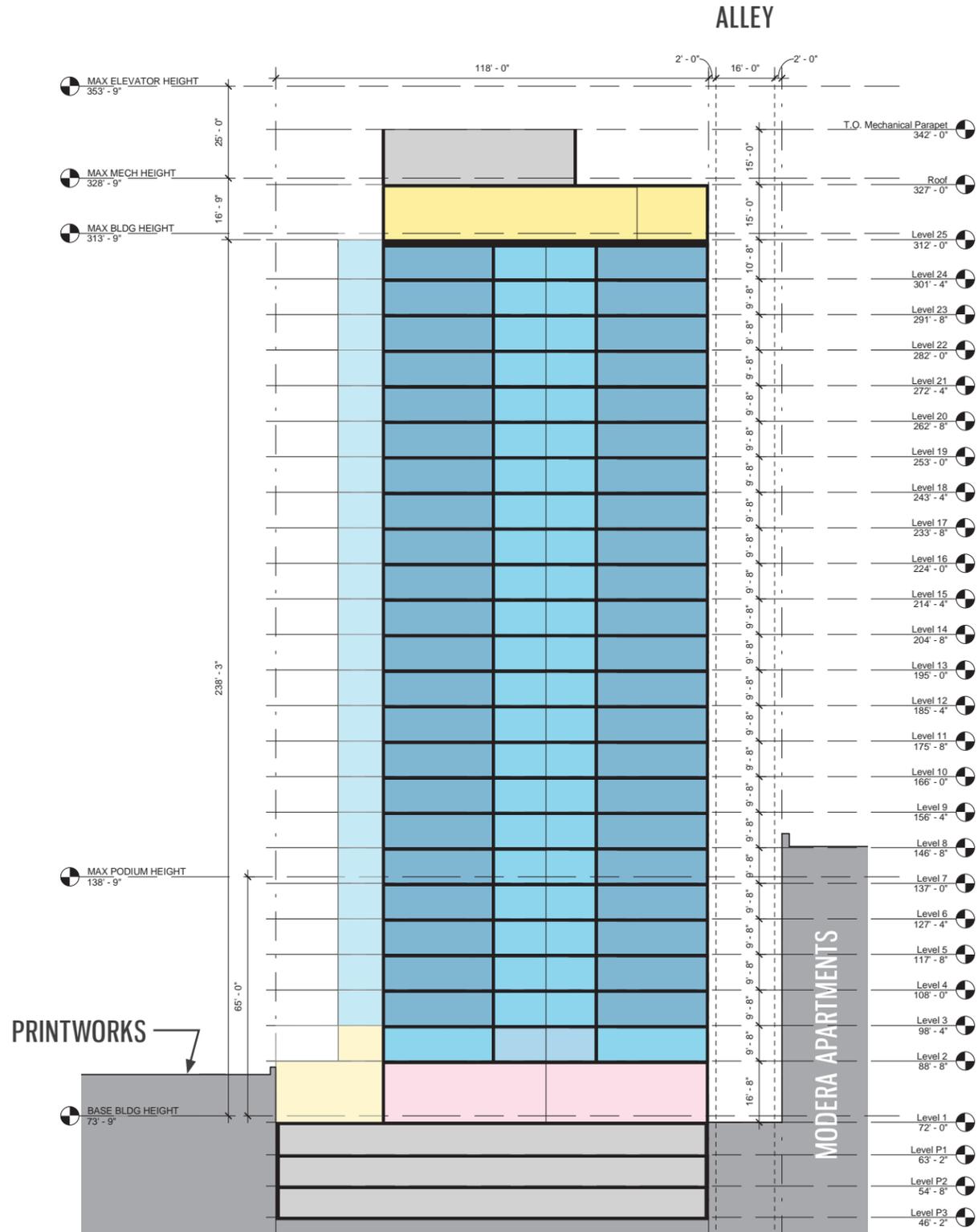
Roof Level

LEGEND

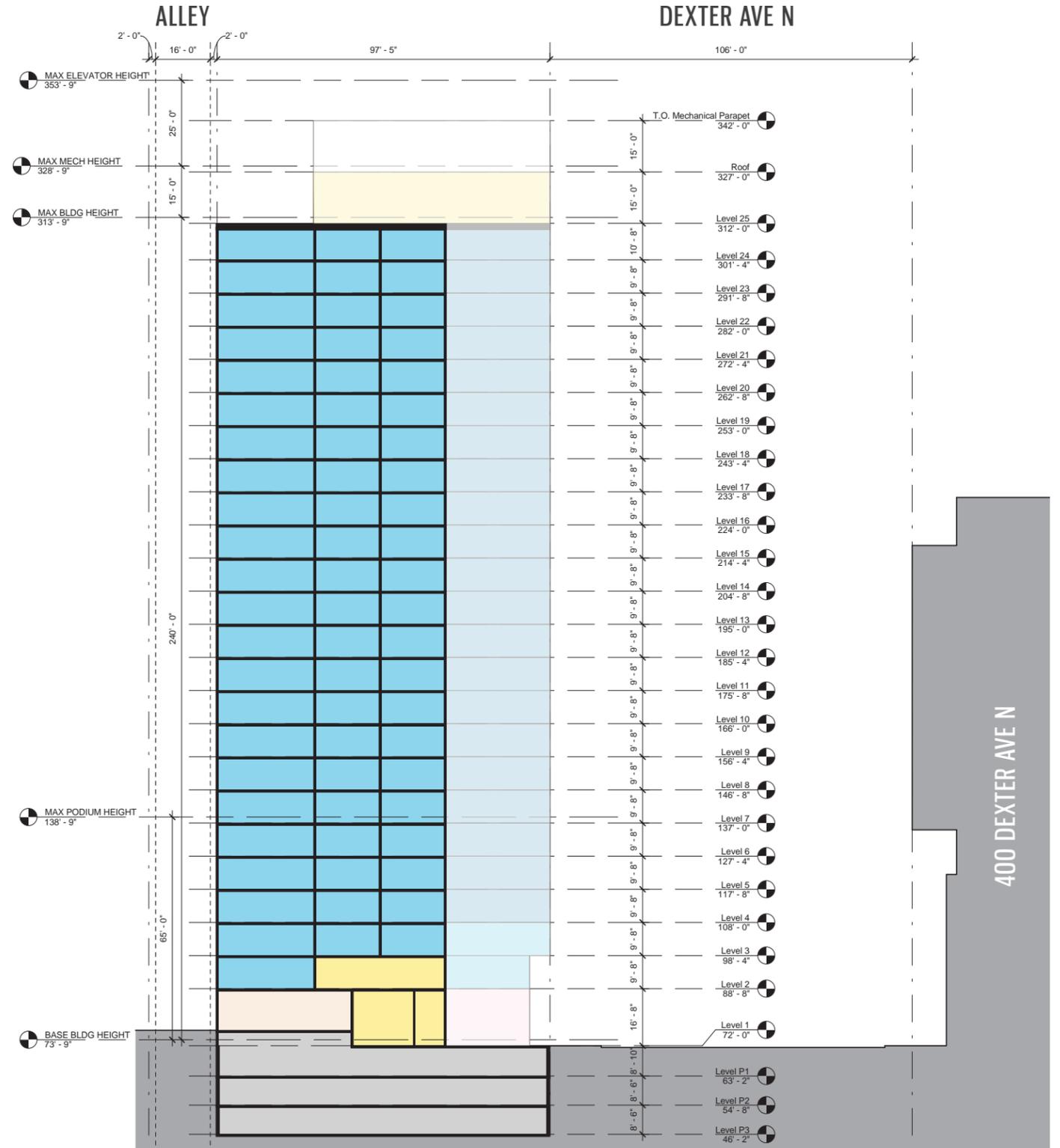
- RESIDENTIAL LOBBY/AMENITY
- BACK OF HOUSE/PARKING
- RETAIL
- CIRCULATION
- 2-BEDROOM
- 1-BEDROOM
- STUDIO
- OUTDOOR TERRACE



# SITE CONFIGURATION A - PREFERRED OPTION

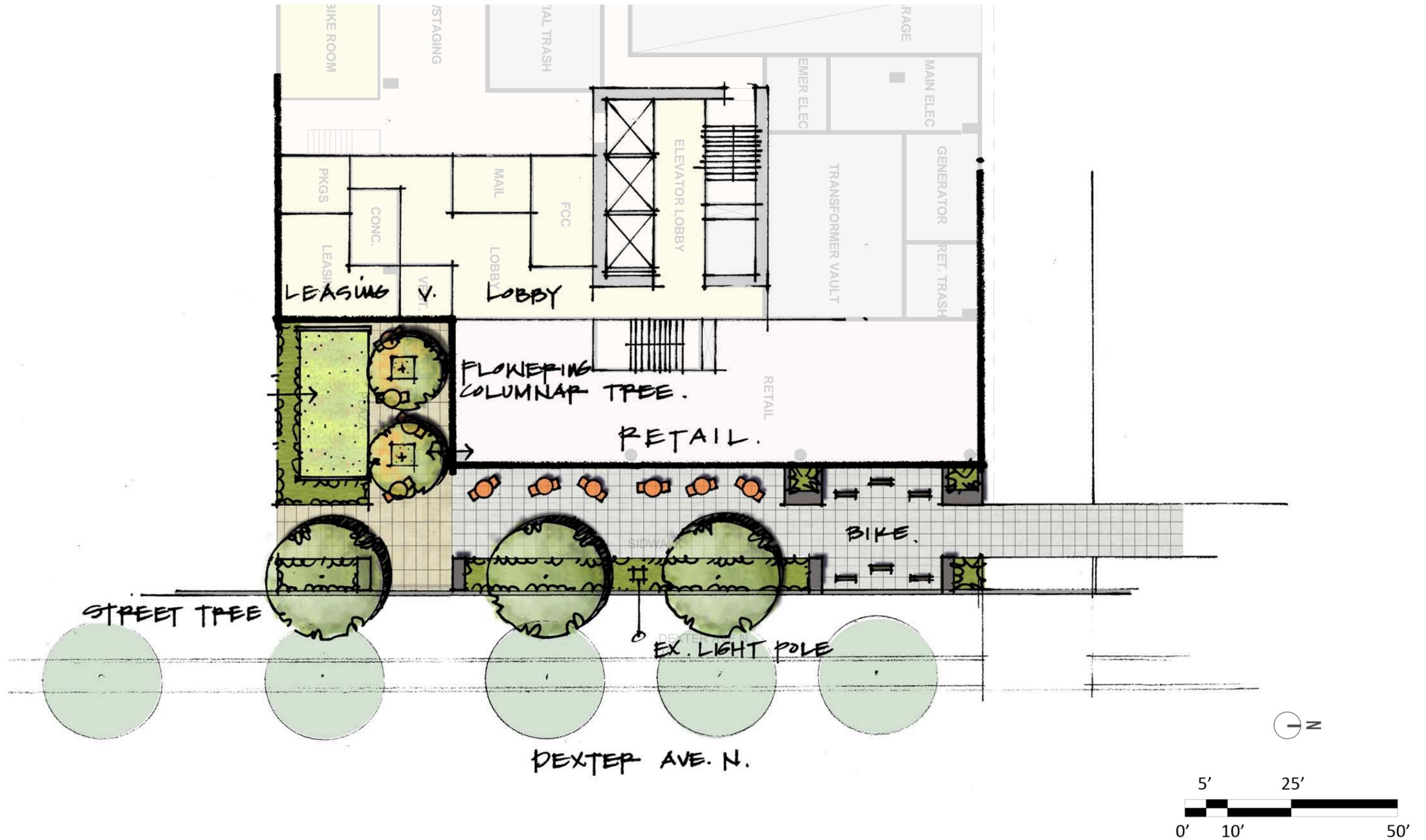


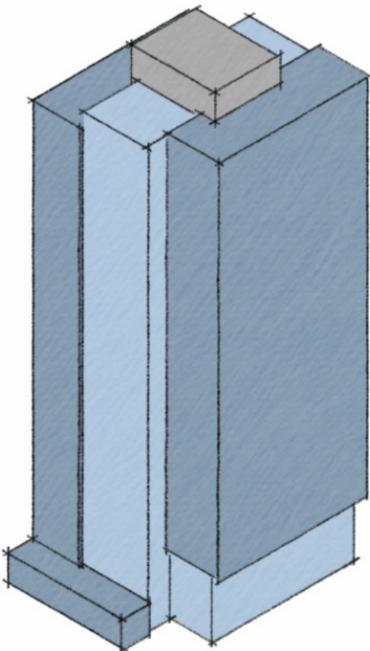
Section A-A



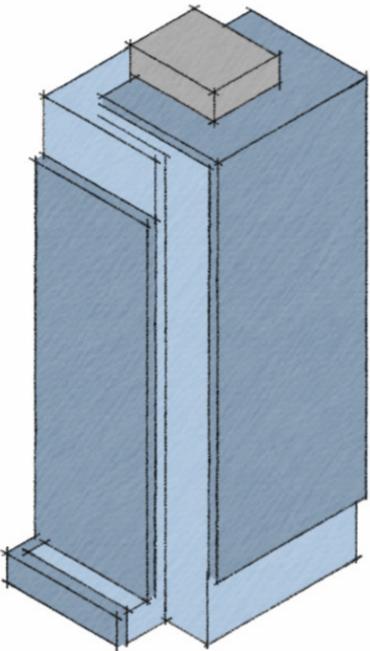
Section B-B

# SITE CONFIGURATION A - PREFERRED OPTION - LANDSCAPE CONCEPT

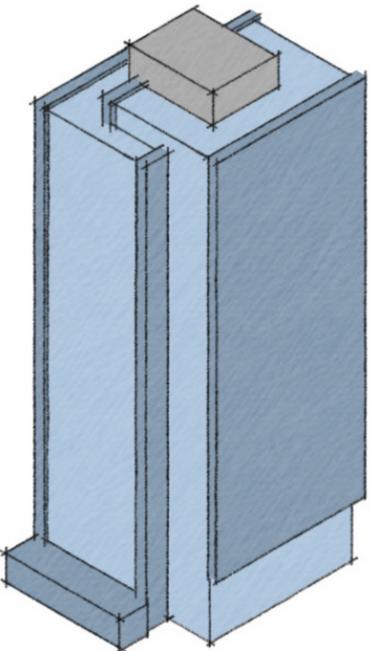




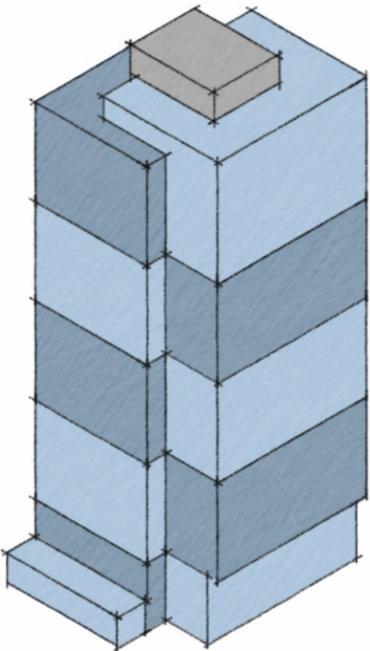
'SHIFTED BARS'



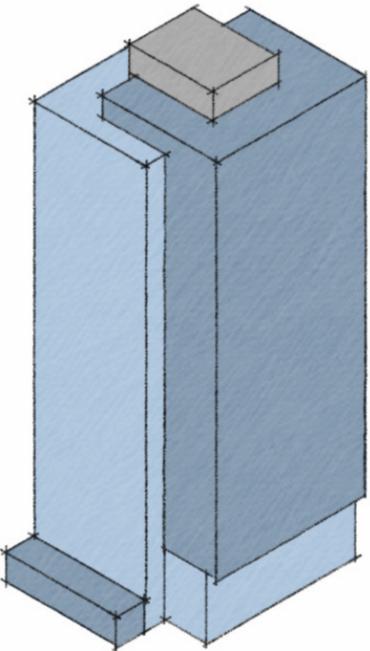
'EXPLODED BOX'



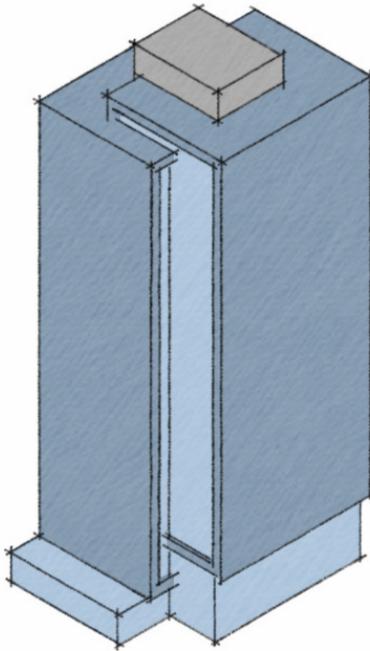
'SHEATH'



'STAGGERED BOXES'



'THING ONE, THING TWO'

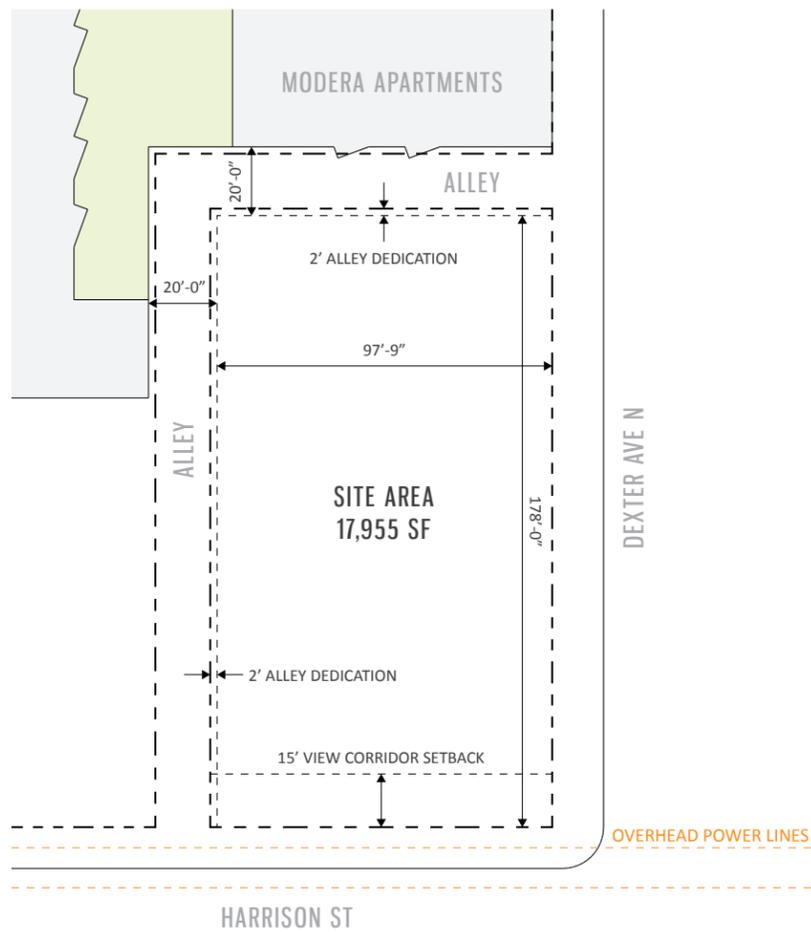


'WRAPPERS'

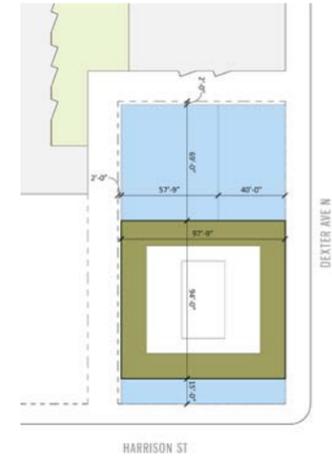
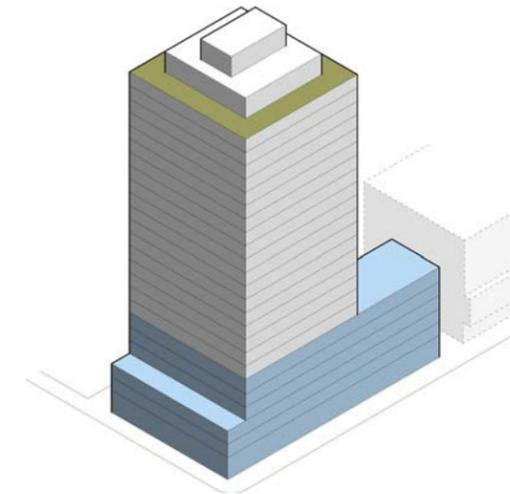
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# SITE CONFIGURATION B - MASSING OPTIONS SUMMARY

## SITE CONFIGURATION B



## CODE COMPLIANT OPTION



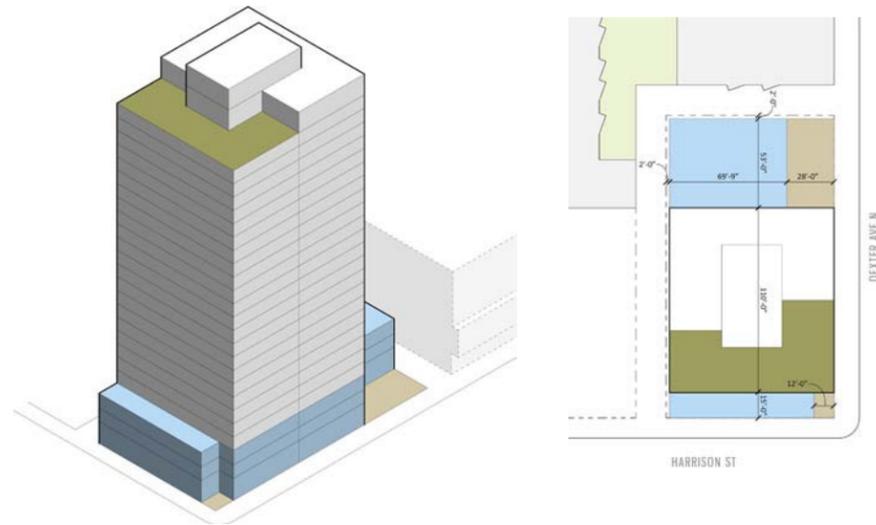
### PROS:

- No departures required

### CONS:

- Large northwest podium terrace perpetually in shade
- 'Baby-bottle' rooftop massing
- Stepped podium massing (due to view corridor) does not appear integrated
- Tower is unmodulated and may appear bulky

OPTION 1



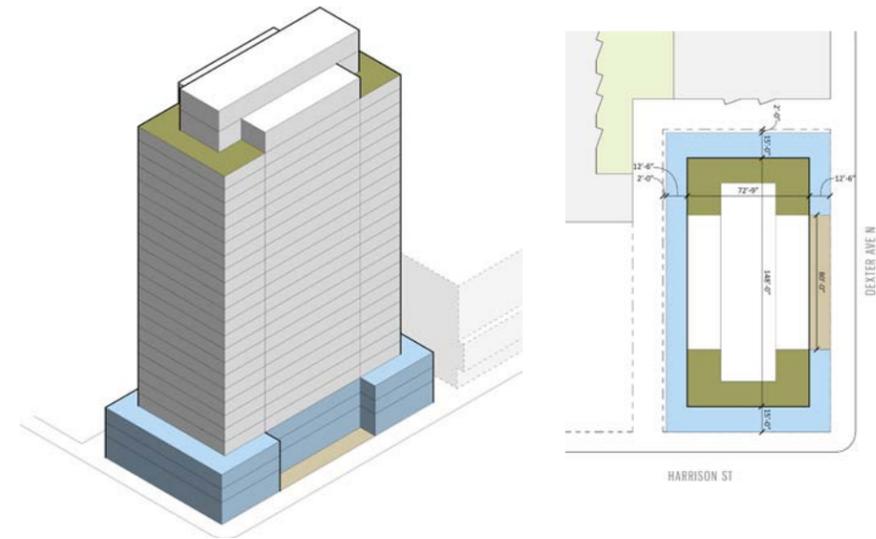
PROS:

- Significant public realm engagement with plaza at northeast corner of site
- Maximum relief to Modera Apartments project
- Low 3-story podium
- South facing roof terrace
- Large podium terrace

CONS:

- Little variation in tower massing
- Provides little relief to future 160' tower across Harrison Street to the south
- Podium terrace located on north side of the building receives little sunlight
- No transition between tower and ground plane

OPTION 2



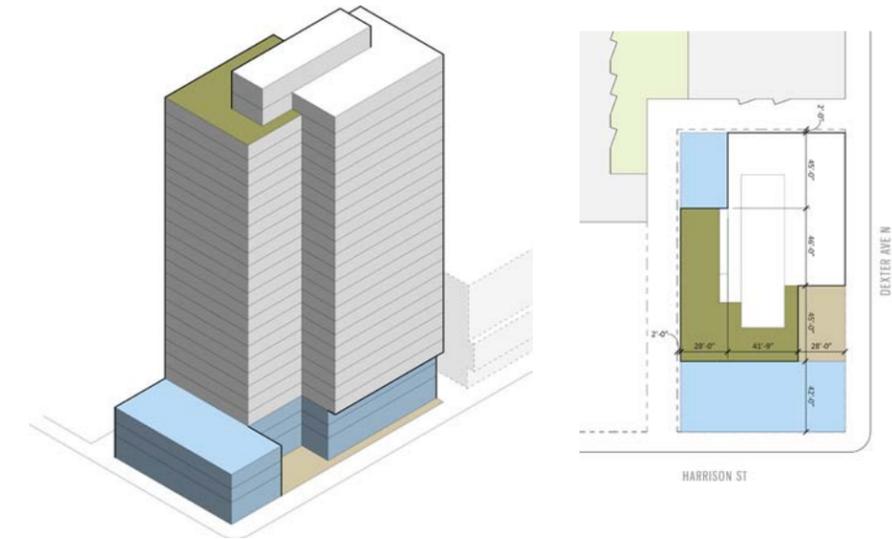
PROS:

- Tower expressed to ground plane
- Moderate public realm engagement with shallow plaza at the center of the building along Dexter Ave N
- Tower is setback on all sides, providing relief to adjacent properties
- Low 3-story podium
- South facing roof terrace
- Slender massing along Harrison St

CONS:

- Facade modulation departure required (SMC 23.48.013.D)
- No large podium terrace
- Provides little relief to future 160' tower across Harrison Street to the south

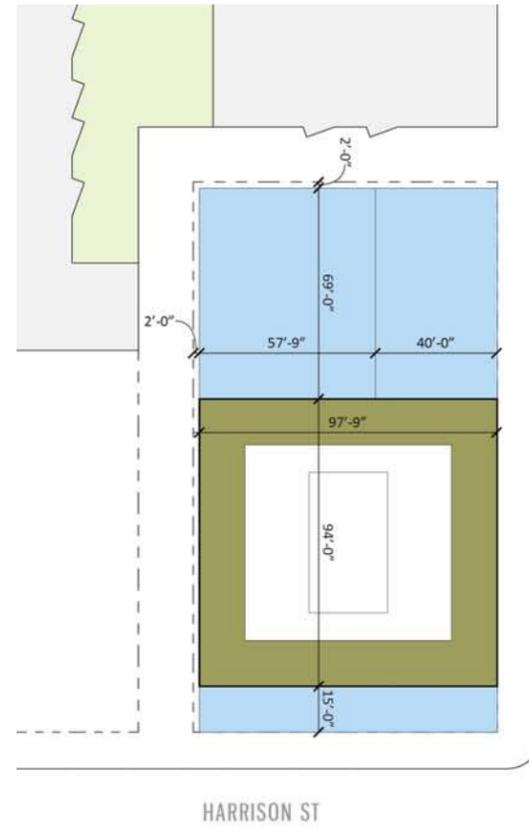
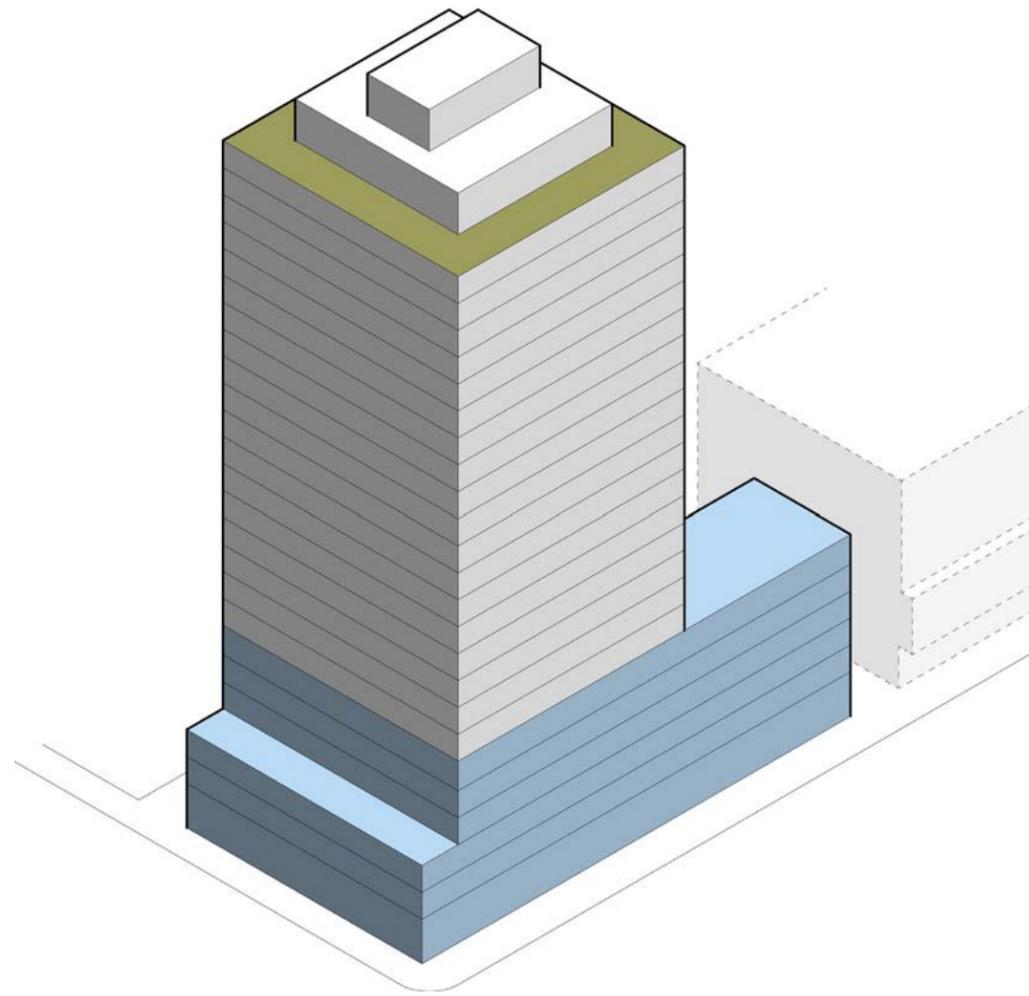
PREFERRED OPTION



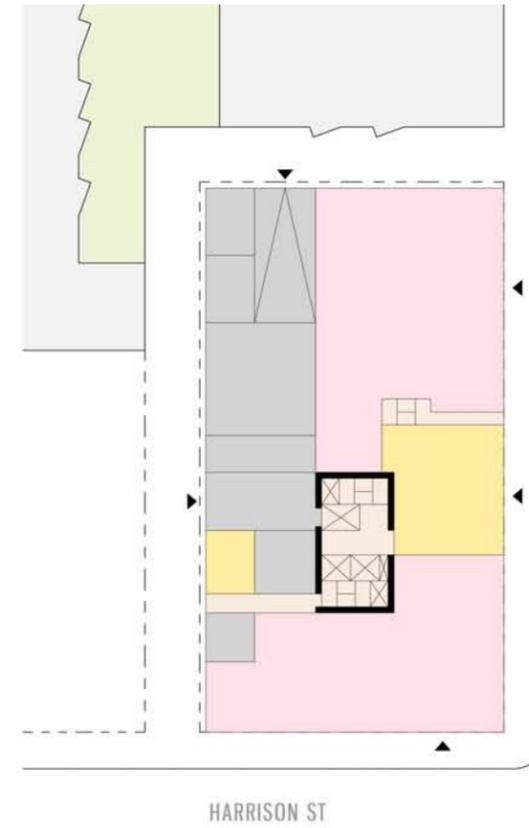
PROS:

- Tower expressed to ground plane
- Significant public realm engagement with setback along Dexter, and 'pocket plaza' at residential lobby entry
- Shifted volume accentuates verticality and breaks down mass of the tower
- Low 3-story podium
- South facing roof terrace
- Large south facing podium terrace
- Setback of tower at northwest corner completes 'room' begun by Modera Apartments podium terrace
- Recessed podium provides additional space to public realm, while echoing the massing and datums of the adjacent Modera Apartments property

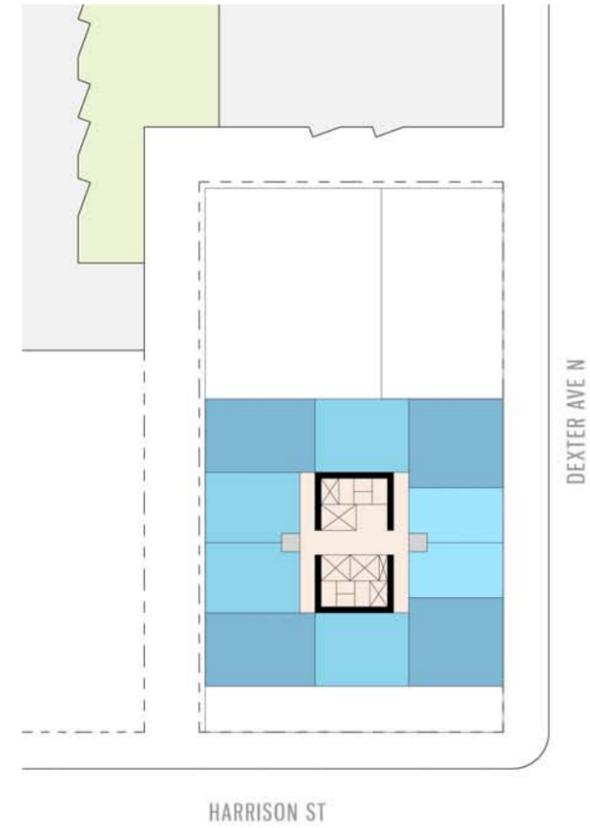
# SITE CONFIGURATION B - CODE COMPLIANT



SITE PLAN



GROUND FLOOR PLAN



TYPICAL TOWER PLAN

## Option Statistics

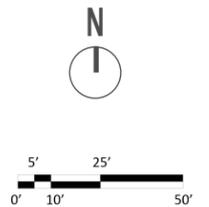
SITE AREA (SF)	17,955
APARTMENT UNITS	279
RESIDENTIAL AREA (SF)	267,149
TOWER FLOOR PLATE AREA (SF)	8,985
RETAIL AREA (SF)	9,200
REQ'D RESIDENTIAL AMENITY AREA (SF)	13,357

## Requested Departures

NONE

## LEGEND

- RESIDENTIAL LOBBY/AMENITY
- BACK OF HOUSE/PARKING
- RETAIL
- CIRCULATION
- 2-BEDROOM
- 1-BEDROOM
- STUDIO

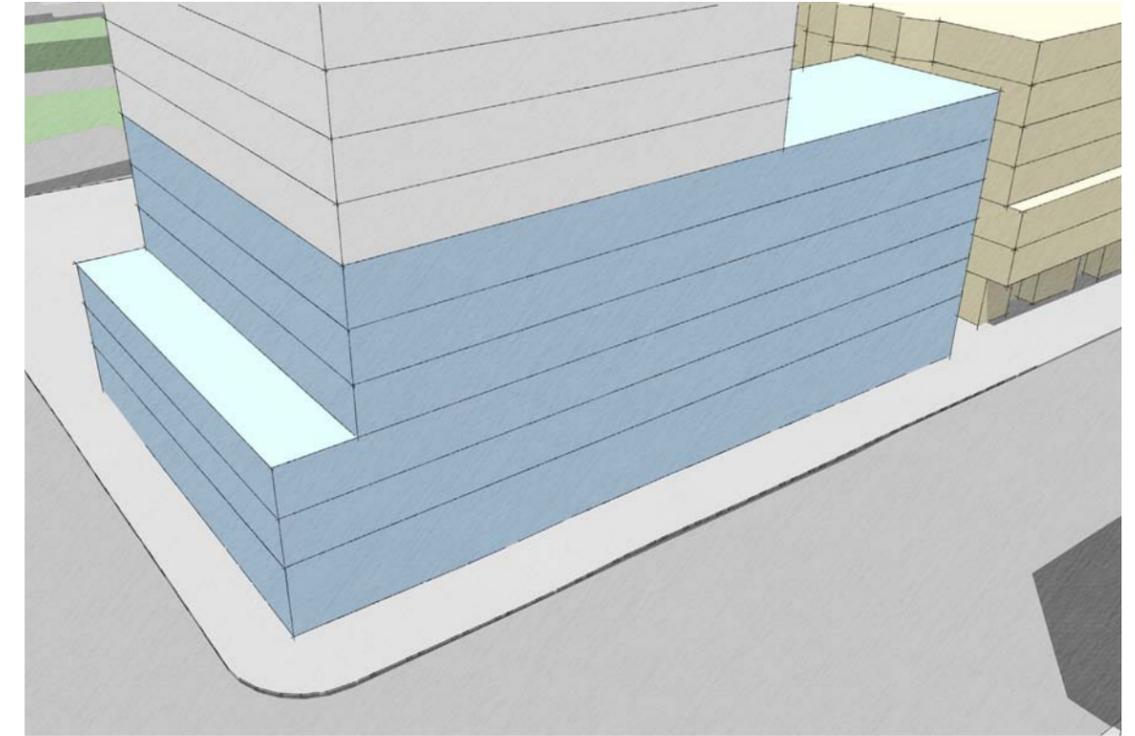




Birdseye from southeast



Birdseye from northwest



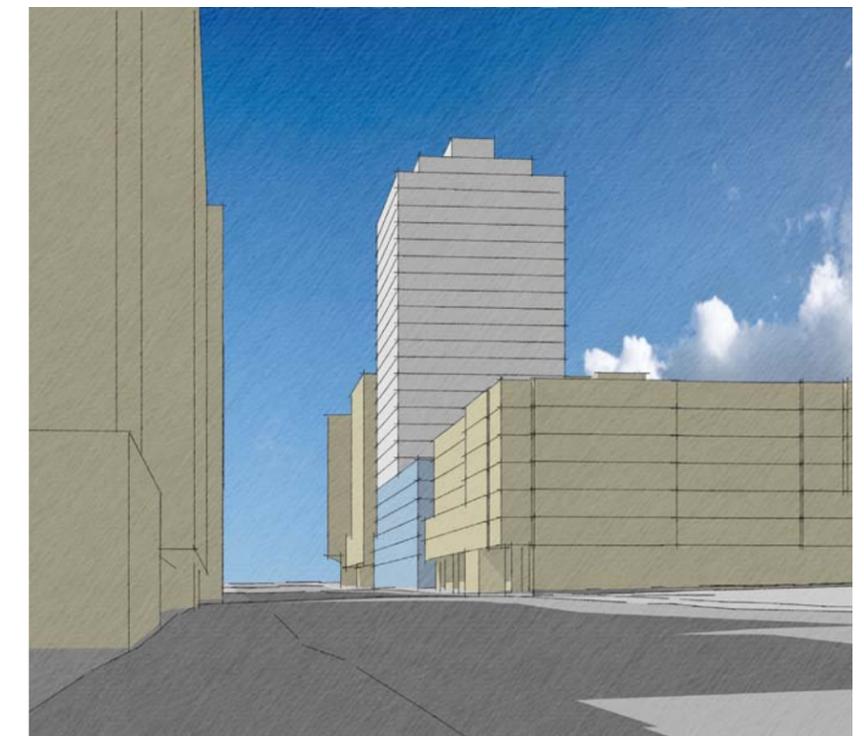
Podium birdseye



Site Plan

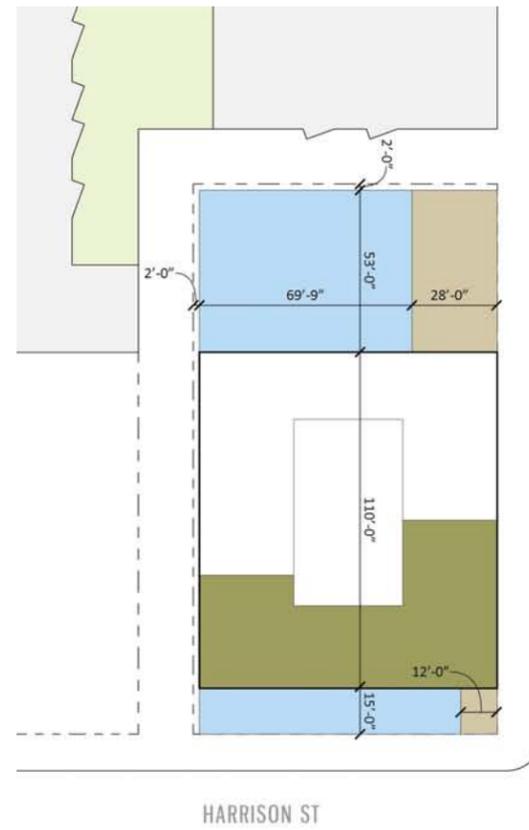
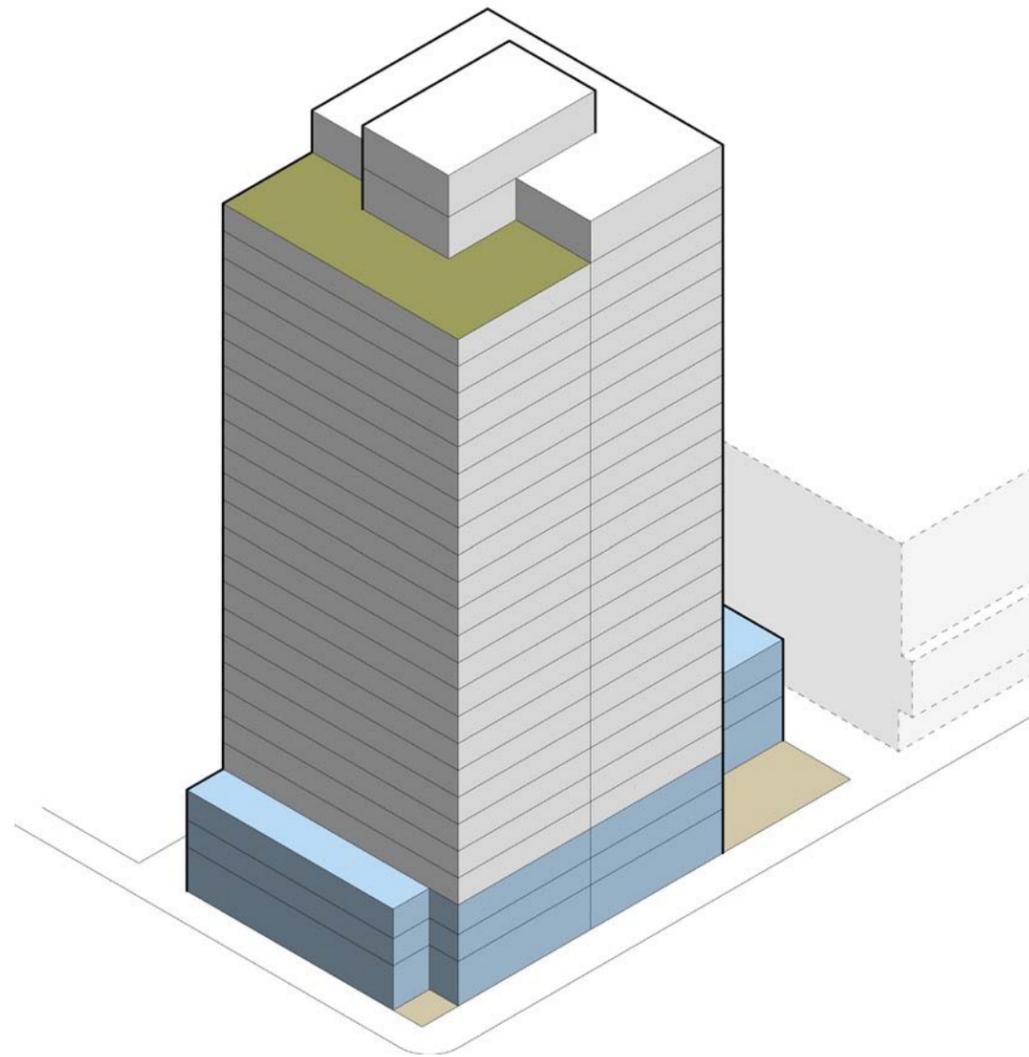


View north on Dexter



View south on Dexter

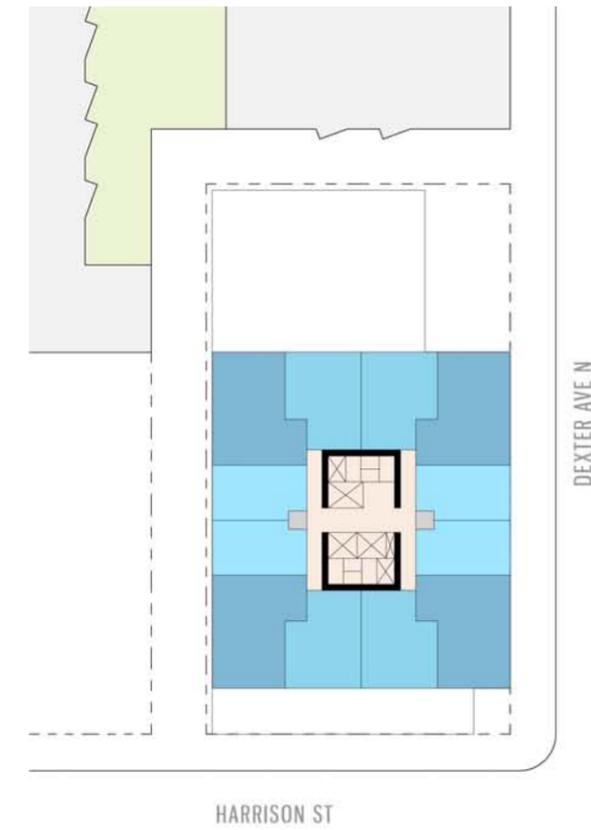
# SITE CONFIGURATION B - OPTION 1



SITE PLAN



GROUND FLOOR PLAN



TYPICAL TOWER PLAN

## Option Statistics

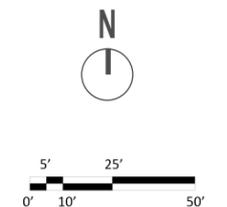
SITE AREA (SF)	17,955
APARTMENT UNITS	280
RESIDENTIAL AREA (SF)	264,699
TOWER FLOOR PLATE AREA (SF)	10,500*
RETAIL AREA (SF)	7,400
REQ'D RESIDENTIAL AMENITY AREA (SF)	13,235

## Requested Departures

- \*TOWER FLOOR PLATE LOT COVERAGE (SMC 23.48.0.13.A)
- ROOFTOP FEATURES UPPER LEVEL SETBACK (SMC 23.48.101.H.7)

## LEGEND

- RESIDENTIAL LOBBY/AMENITY
- BACK OF HOUSE/PARKING
- RETAIL
- CIRCULATION
- 2-BEDROOM
- 1-BEDROOM
- STUDIO

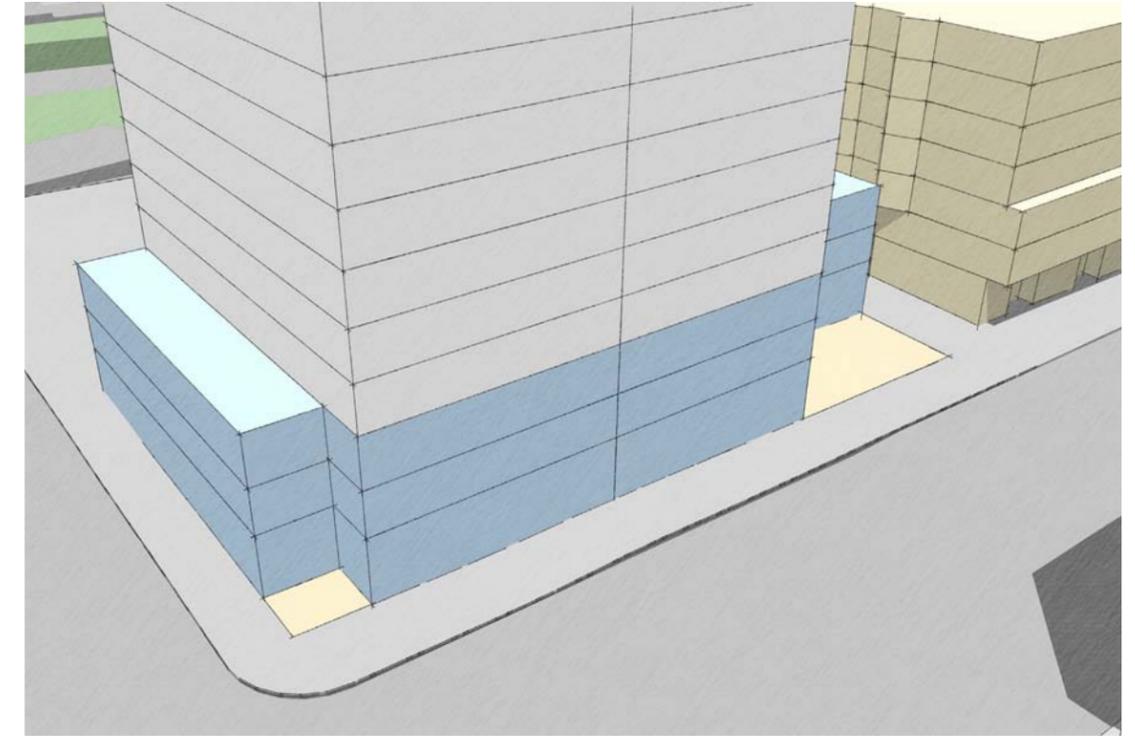




Birdseye from southeast



Birdseye from northwest



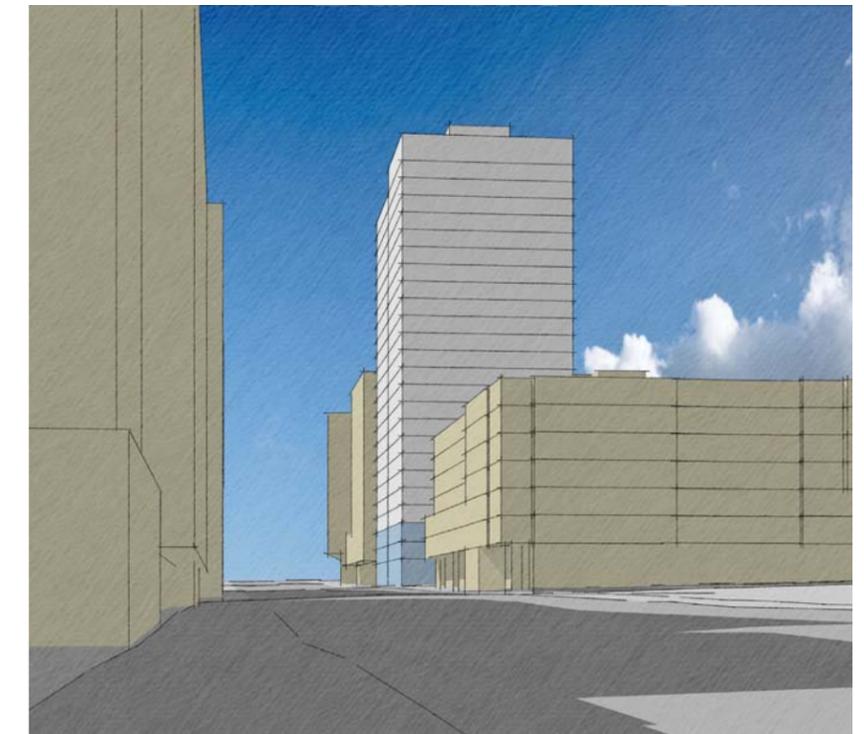
Podium birdseye



Site Plan

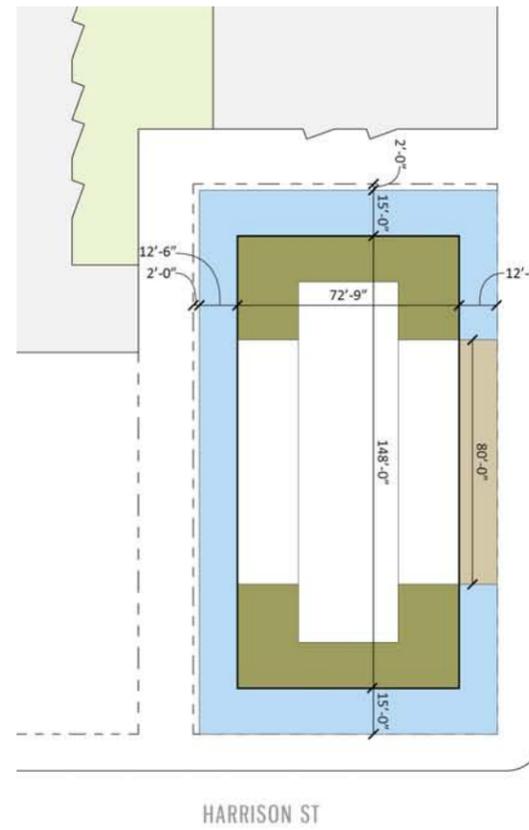
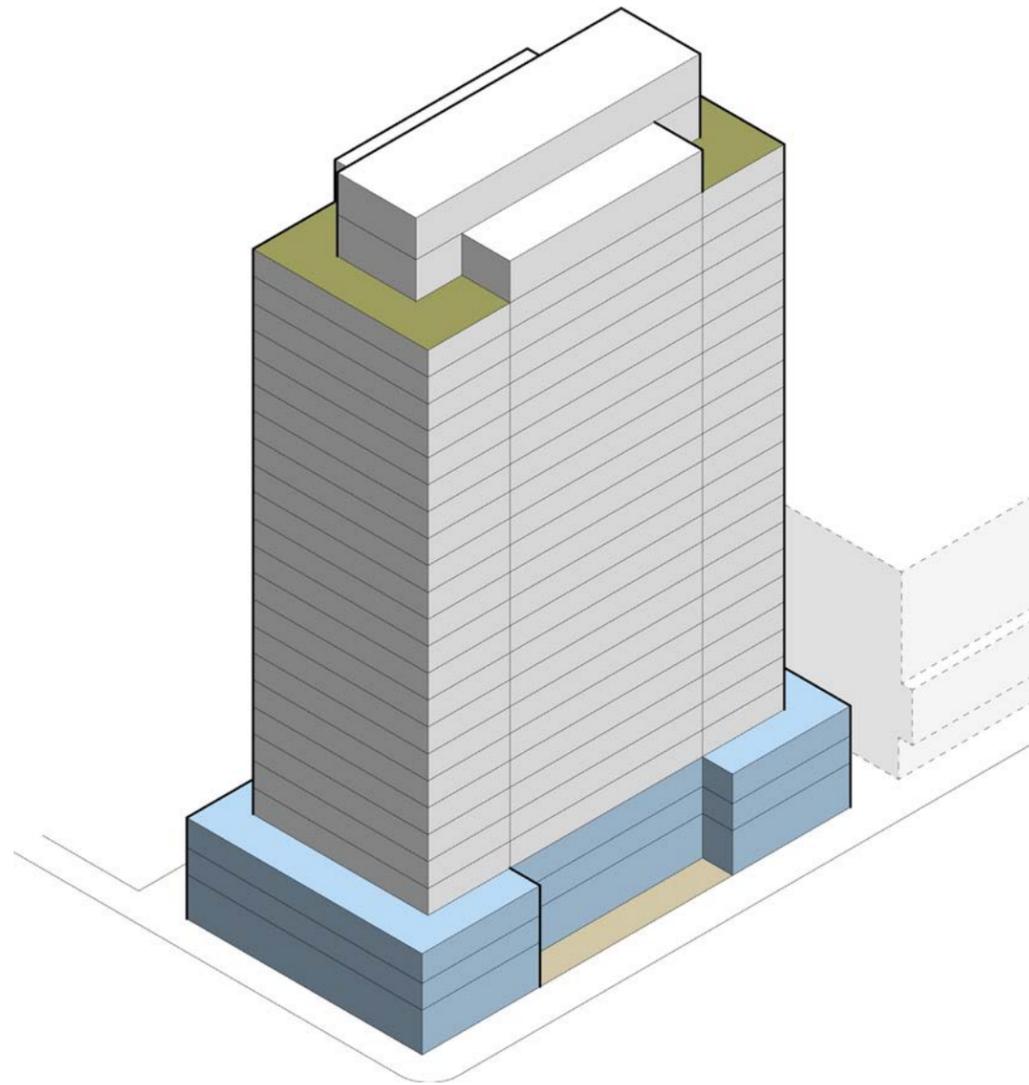


View north on Dexter

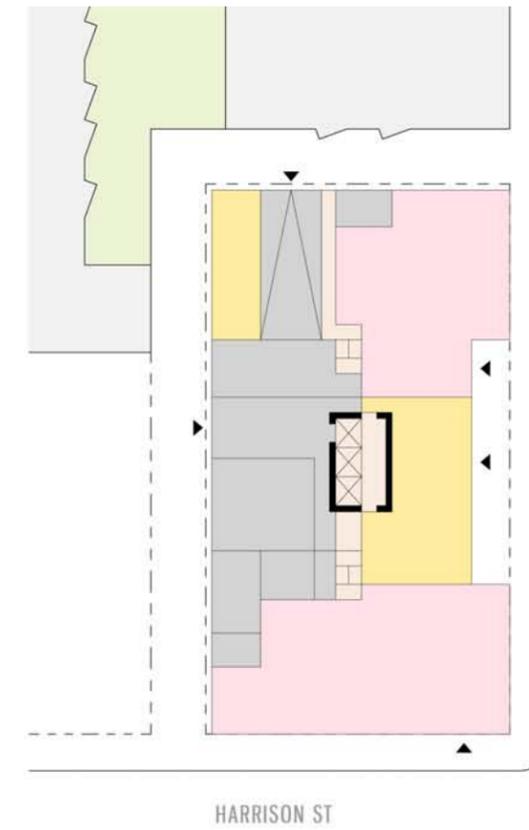


View south on Dexter

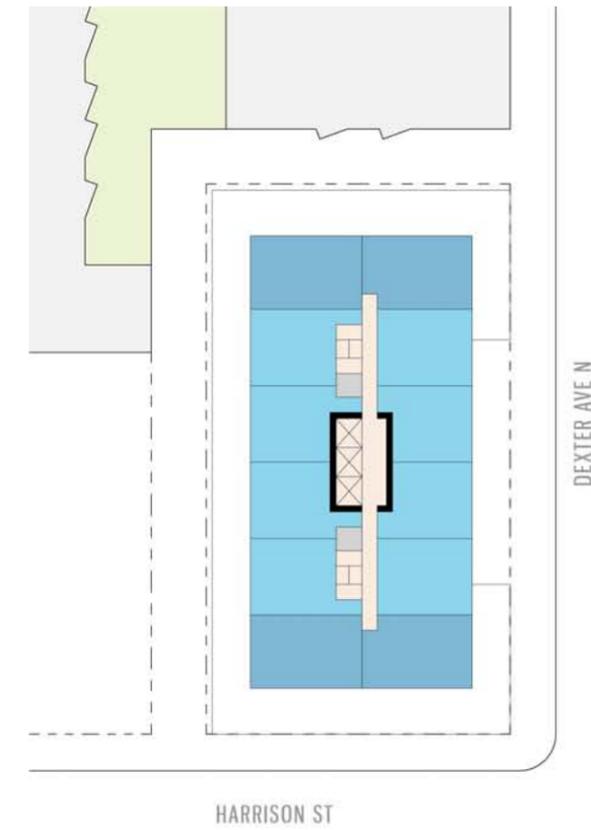
# SITE CONFIGURATION B - OPTION 2



SITE PLAN



GROUND FLOOR PLAN



TYPICAL TOWER PLAN

## Option Statistics

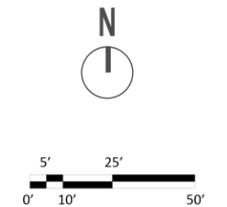
SITE AREA (SF)	17,955
APARTMENT UNITS	280
RESIDENTIAL AREA (SF)	264,699
TOWER FLOOR PLATE AREA (SF)	10,500*
RETAIL AREA (SF)	7,180
REQ'D RESIDENTIAL AMENITY AREA (SF)	13,235

## Requested Departures

- \*TOWER FLOOR PLATE LOT COVERAGE (SMC 23.48.0.13.A)
- ROOFTOP FEATURES UPPER LEVEL SETBACK (SMC 23.48.101.H.7)
- FACADE MODULATION (SMC 23.48.013.D)

## LEGEND

- RESIDENTIAL LOBBY/AMENITY
- BACK OF HOUSE/PARKING
- RETAIL
- CIRCULATION
- 2-BEDROOM
- 1-BEDROOM
- STUDIO

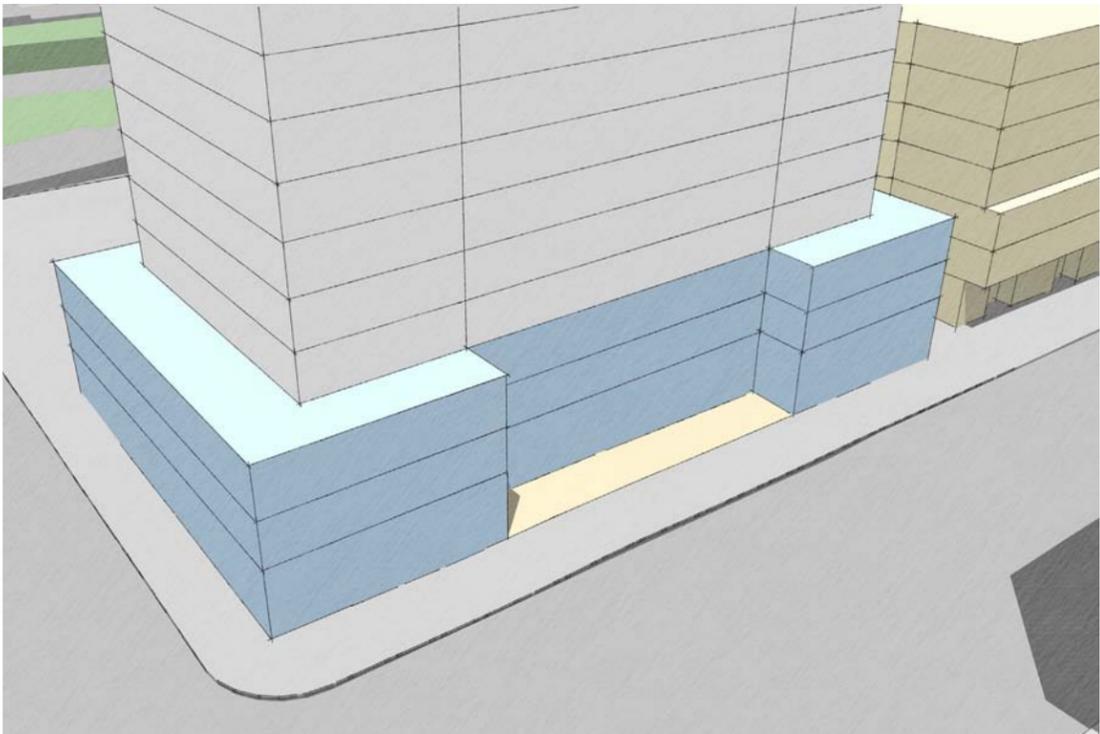




Birdseye from southeast



Birdseye from northwest



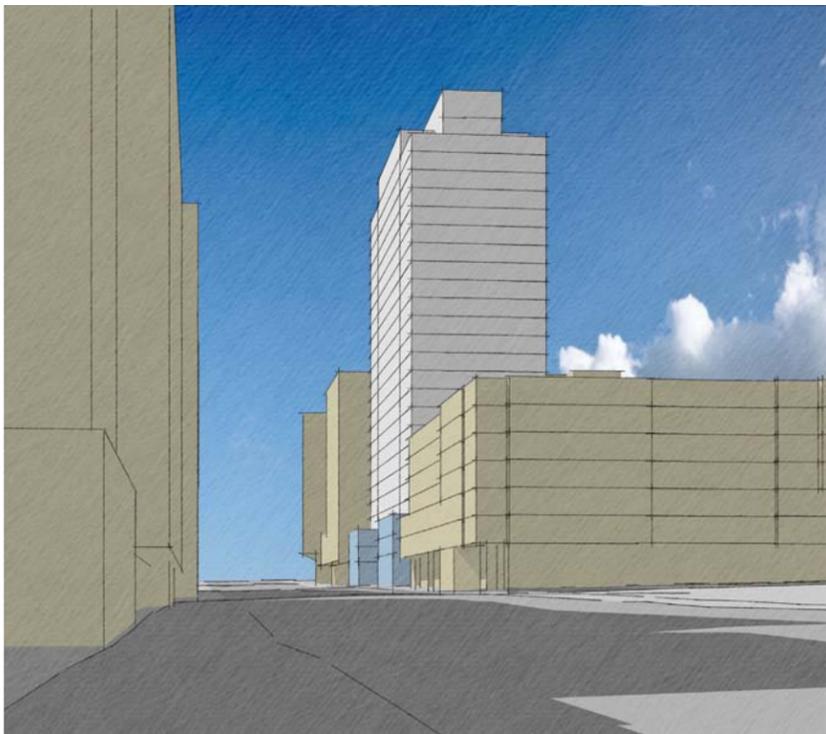
Podium birdseye



Site Plan

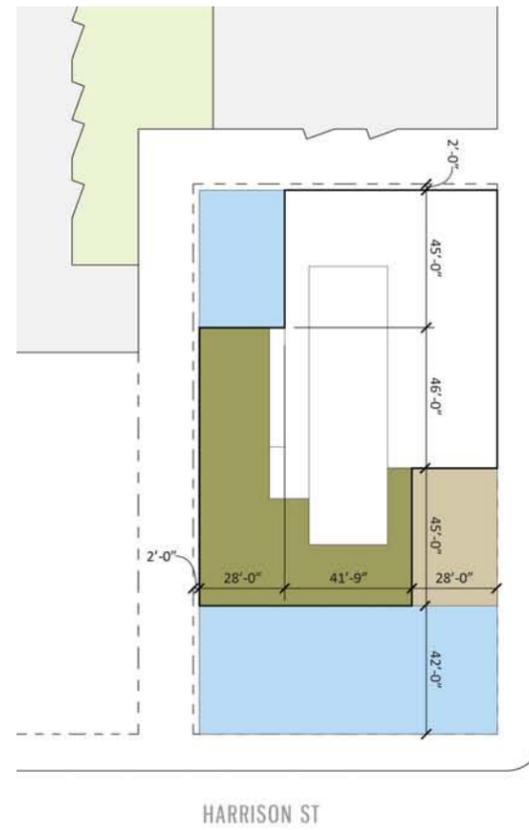
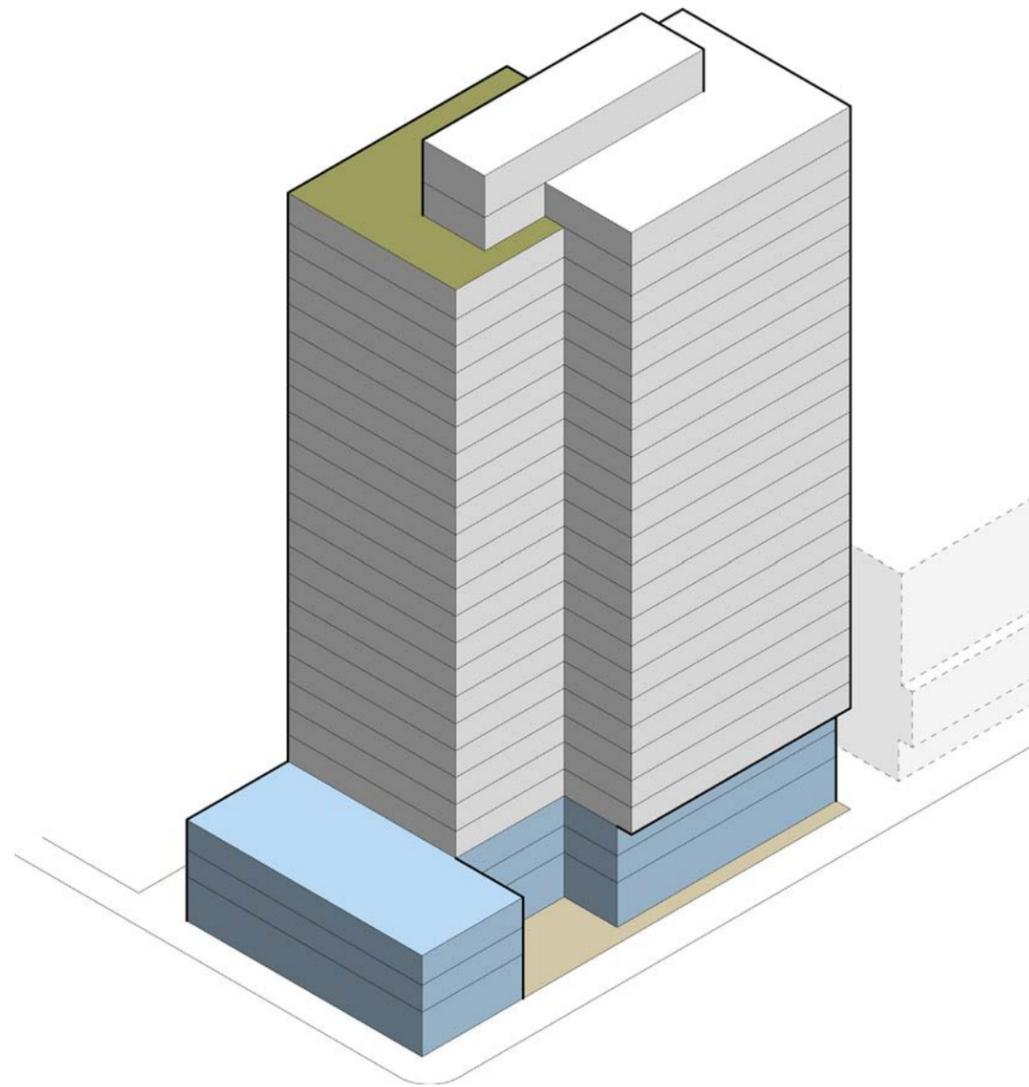


View north on Dexter

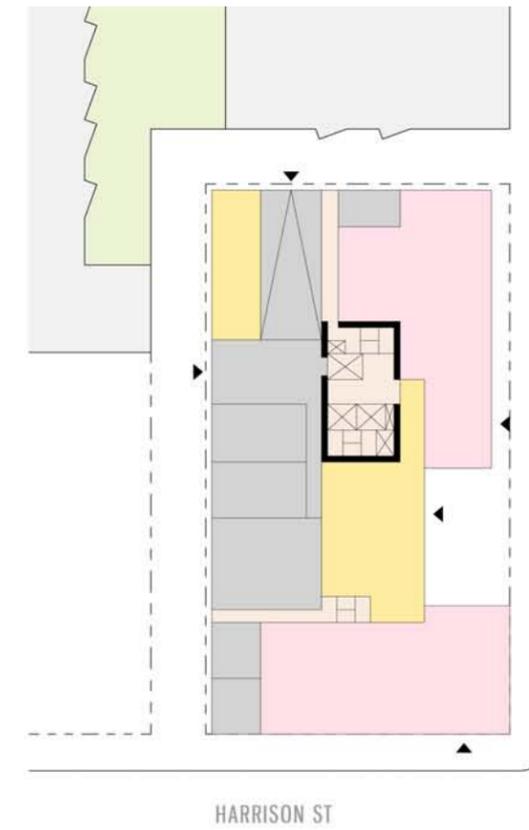


View south on Dexter

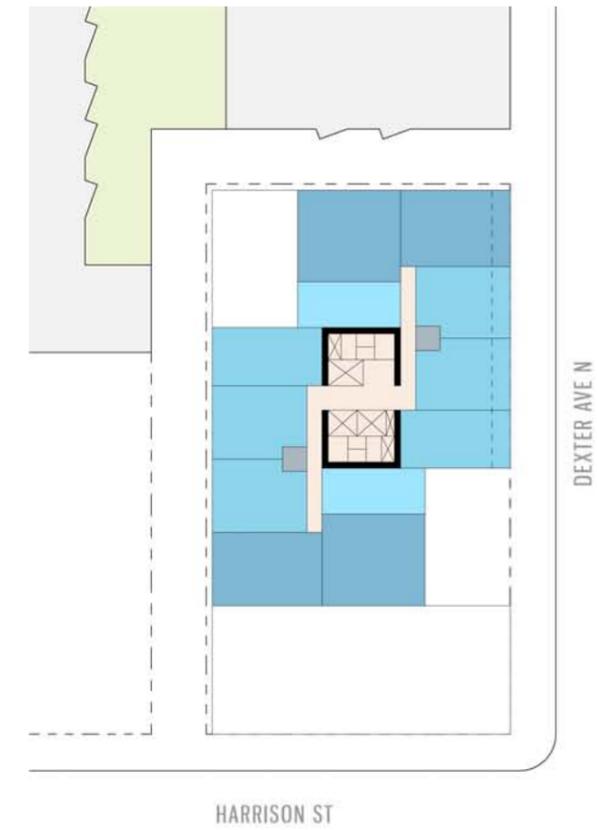
# SITE CONFIGURATION B - PREFERRED OPTION



SITE PLAN



GROUND FLOOR PLAN



TYPICAL TOWER PLAN

## Option Statistics

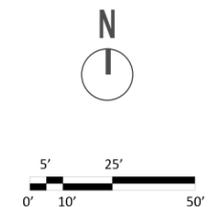
SITE AREA (SF)	17,955
APARTMENT UNITS	280
RESIDENTIAL AREA (SF)	264,699
TOWER FLOOR PLATE AREA (SF)	10,500*
RETAIL AREA (SF)	6,000
REQ'D RESIDENTIAL AMENITY AREA (SF)	13,235

## Requested Departures

- \*TOWER FLOOR PLATE LOT COVERAGE (SMC 23.48.0.13.A)
- ROOFTOP FEATURES UPPER LEVEL SETBACK (SMC 23.48.101.H.7)
- FACADE MODULATION (SMC 23.48.013.D)

## LEGEND

- RESIDENTIAL LOBBY/AMENITY
- BACK OF HOUSE/PARKING
- RETAIL
- CIRCULATION
- 2-BEDROOM
- 1-BEDROOM
- STUDIO

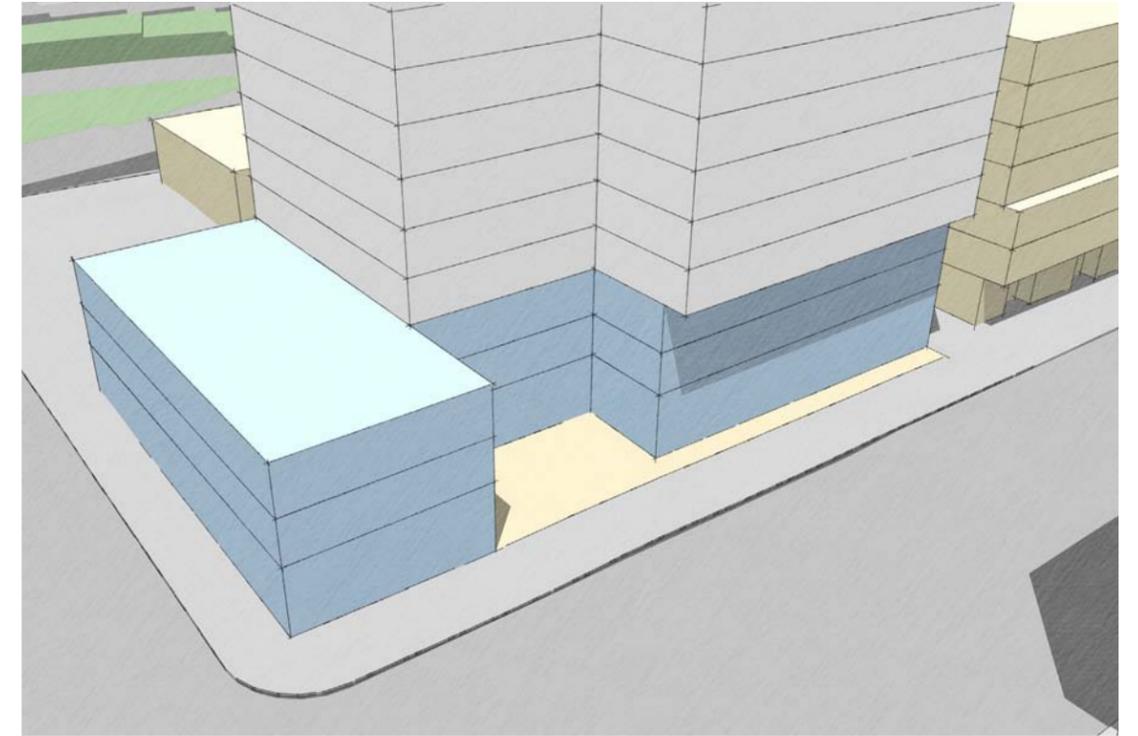




Birdseye from southeast



Birdseye from northwest



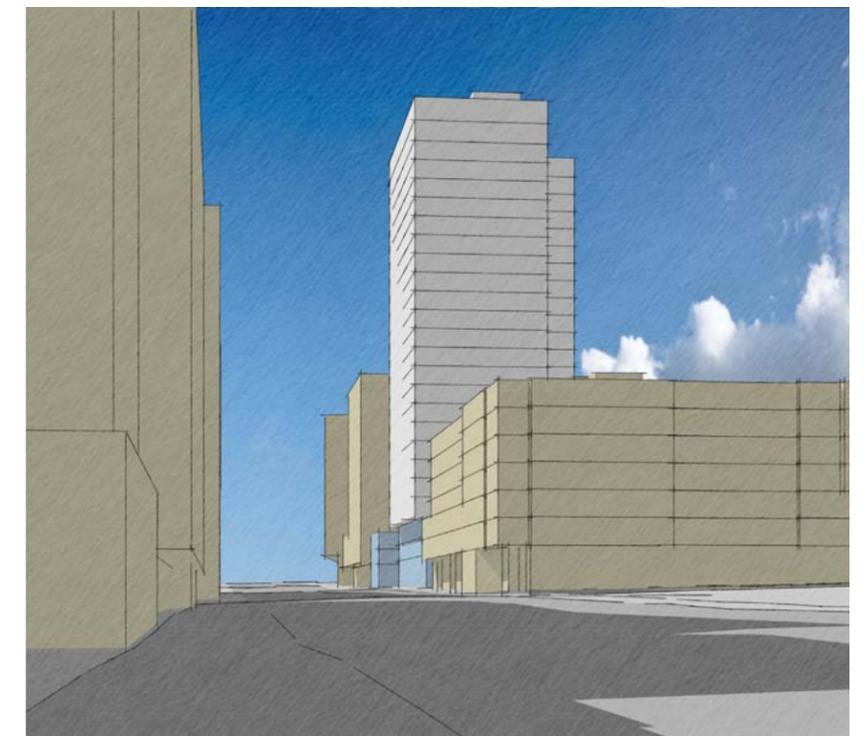
Podium birdseye



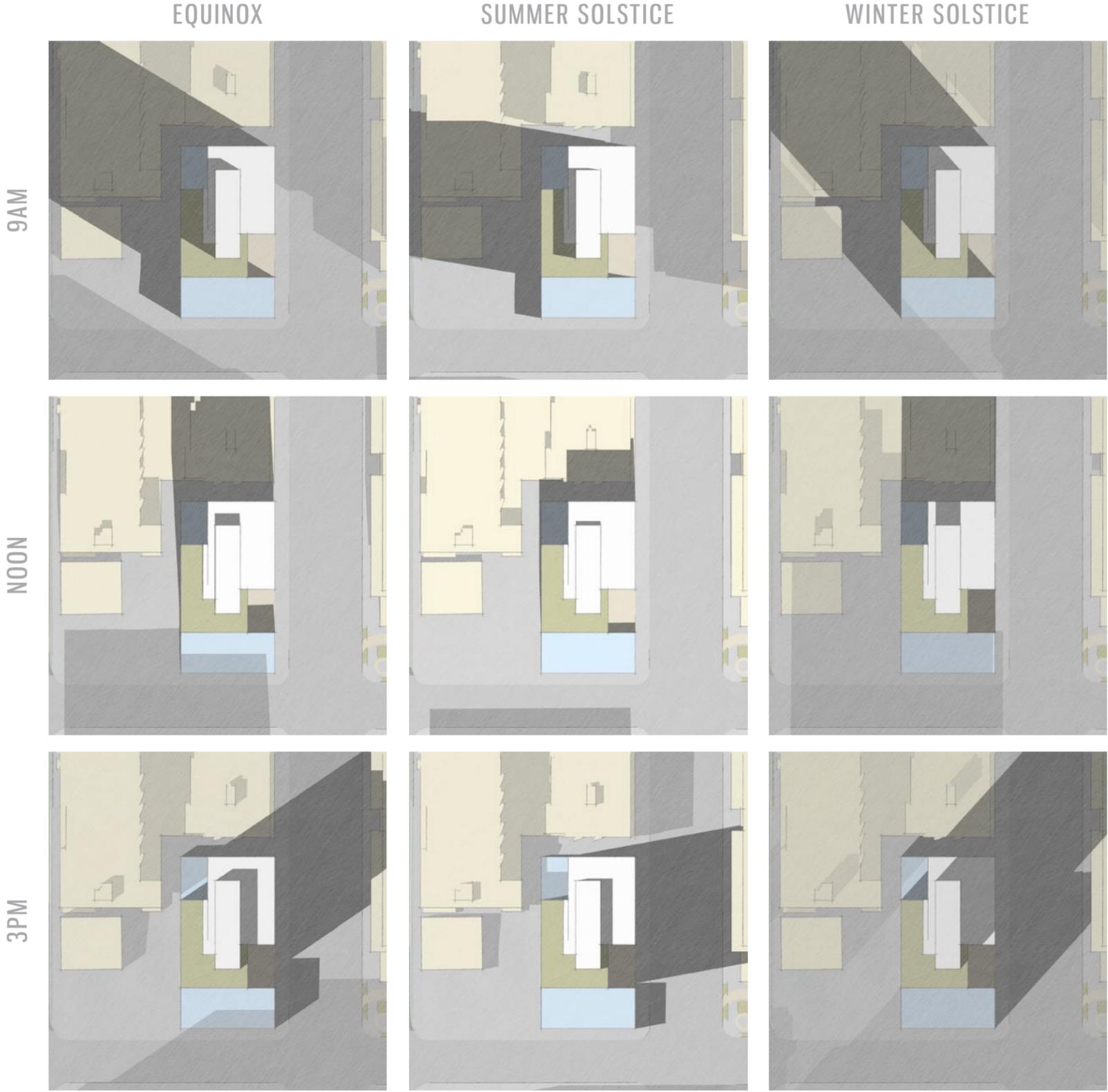
Site Plan



View north on Dexter



View south on Dexter





View northwest across Harrison St



View west across Dexter Ave N

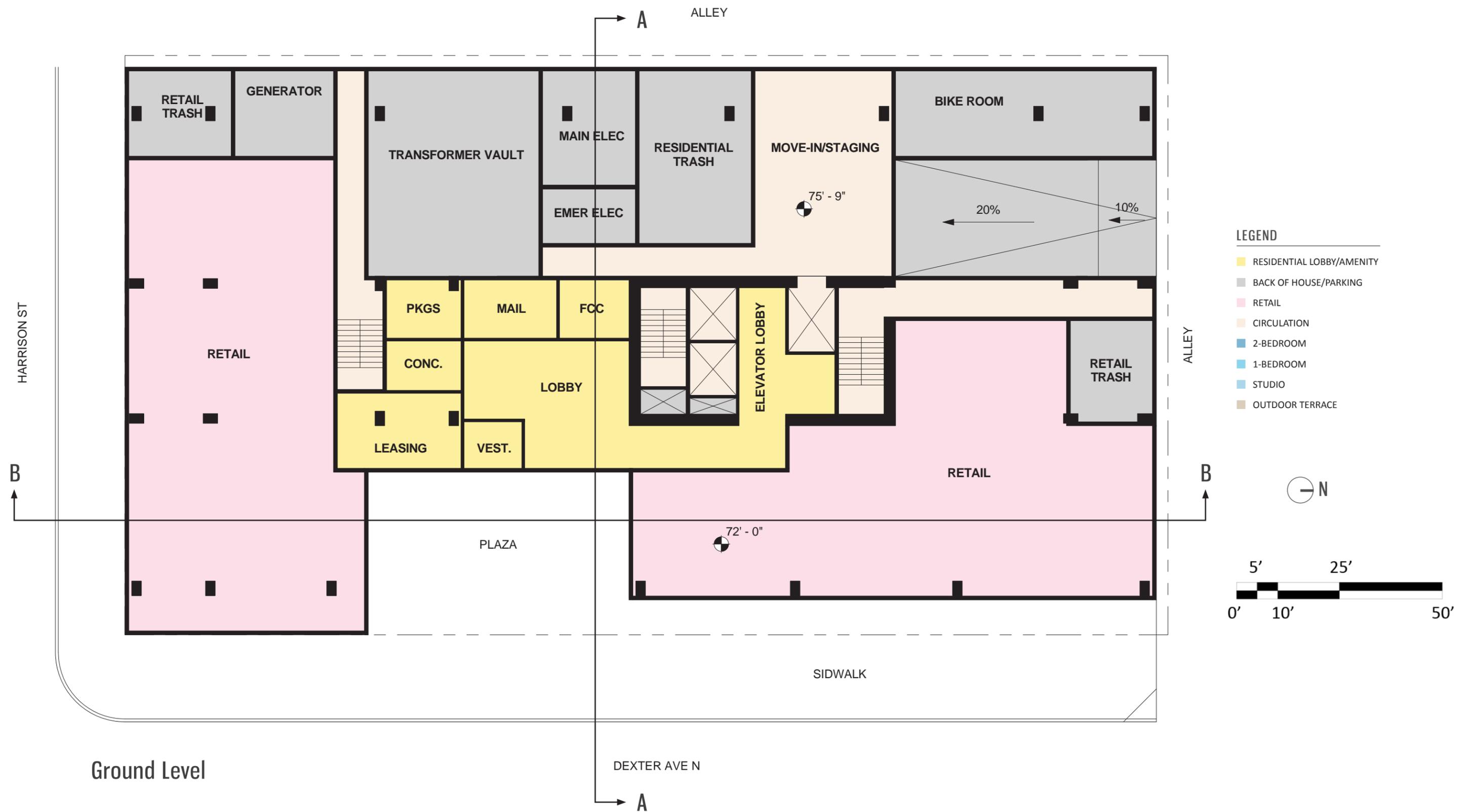


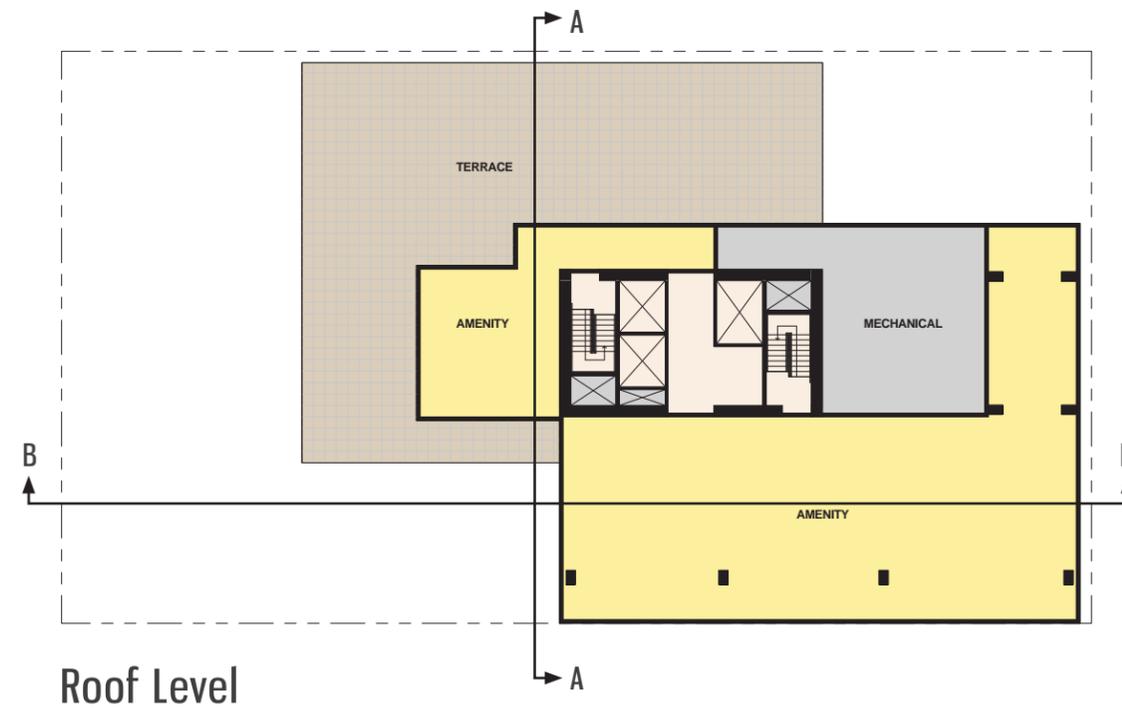
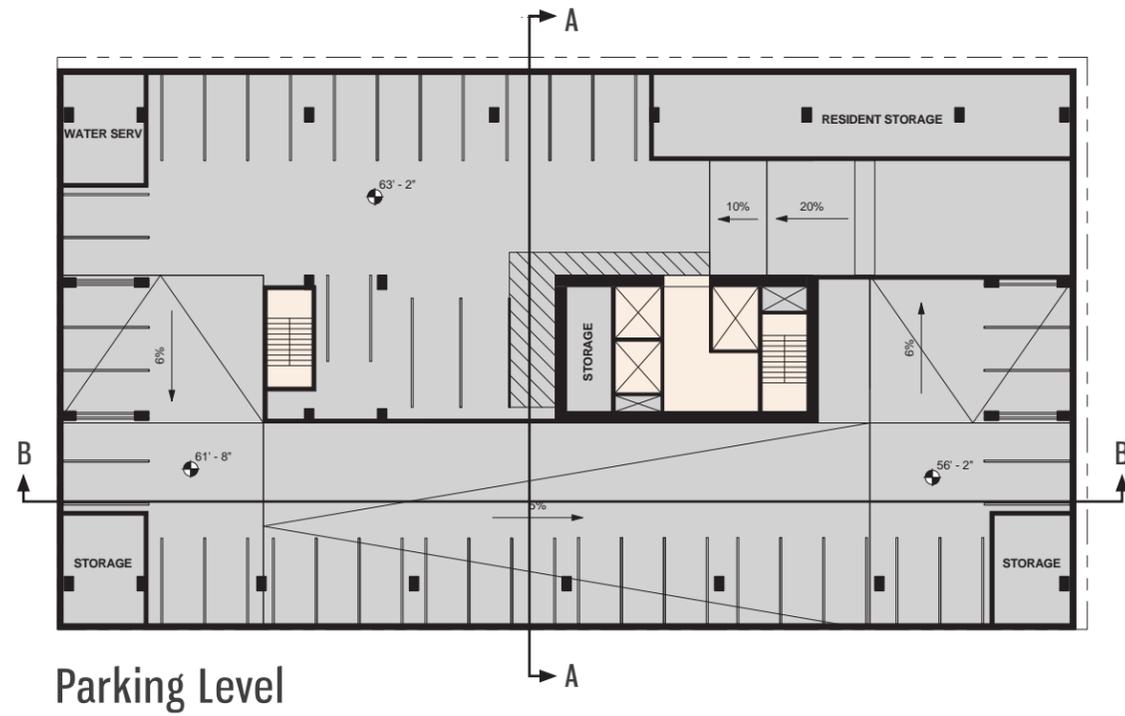
View north along Dexter Ave N



View south along Dexter Ave N

# SITE CONFIGURATION B - PREFERRED OPTION

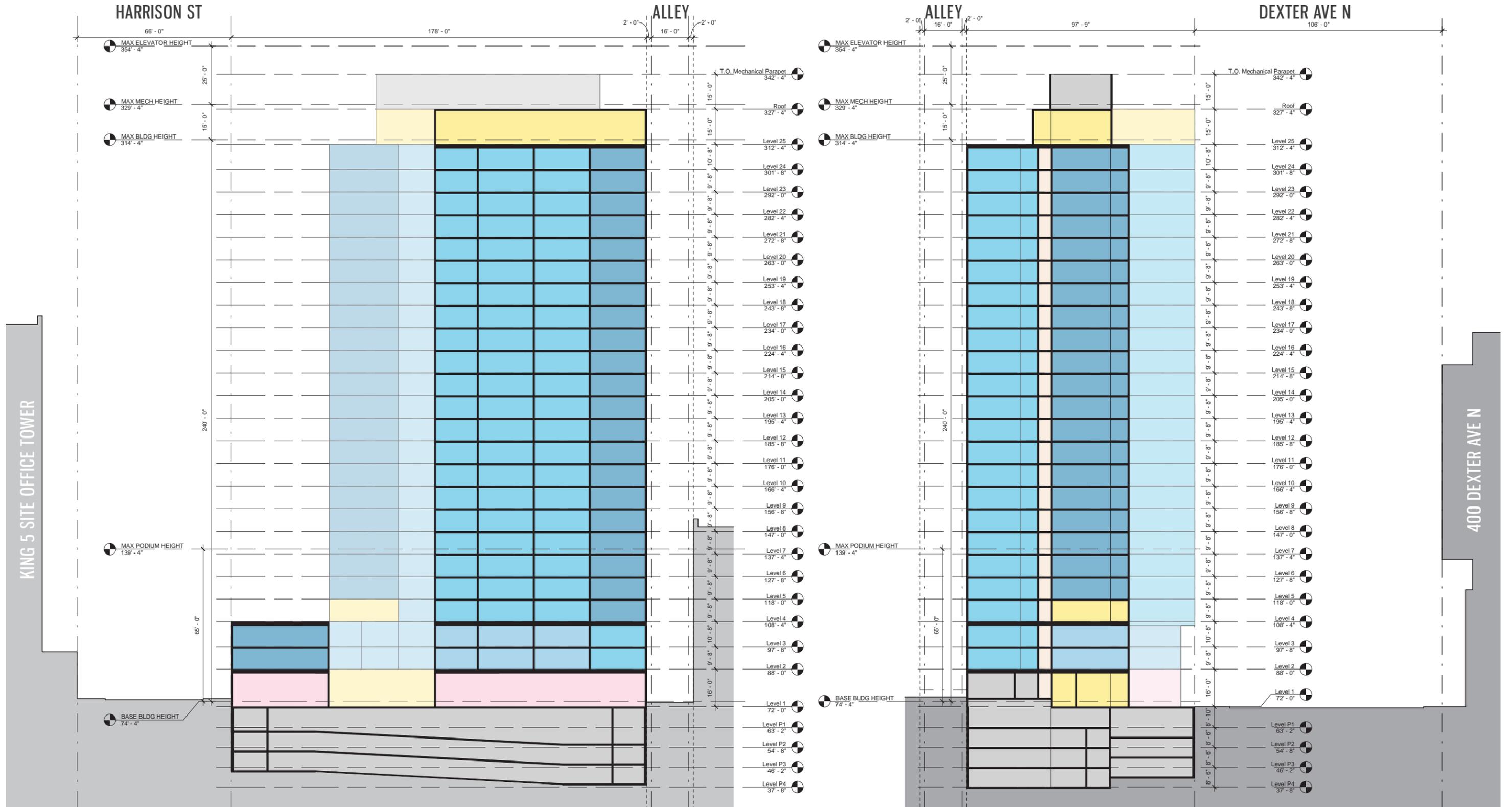




- LEGEND**
- RESIDENTIAL LOBBY/AMENITY
  - BACK OF HOUSE/PARKING
  - RETAIL
  - CIRCULATION
  - 2-BEDROOM
  - 1-BEDROOM
  - STUDIO
  - OUTDOOR TERRACE

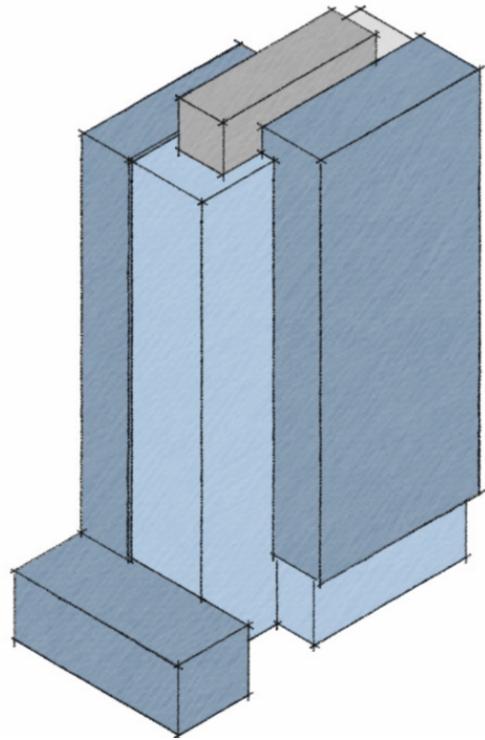


# SITE CONFIGURATION B - PREFERRED OPTION

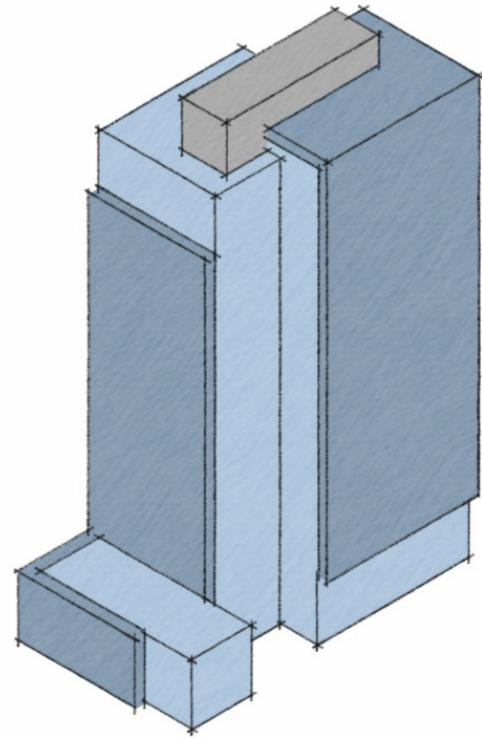


# SITE CONFIGURATION B - PREFERRED OPTION - LANDSCAPE CONCEPT

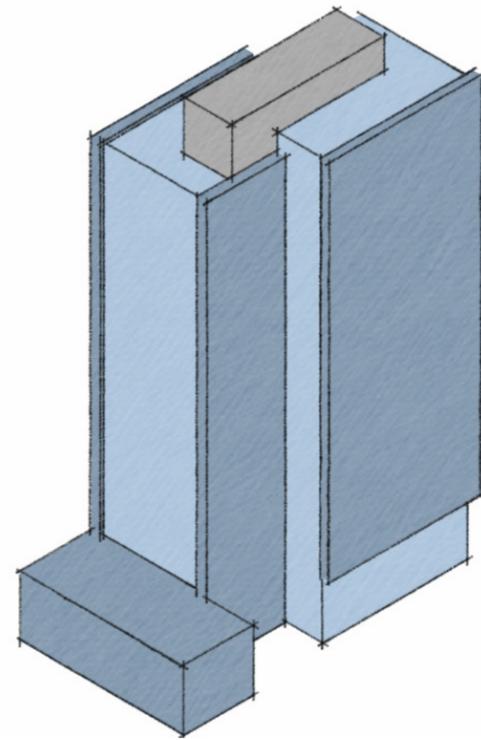




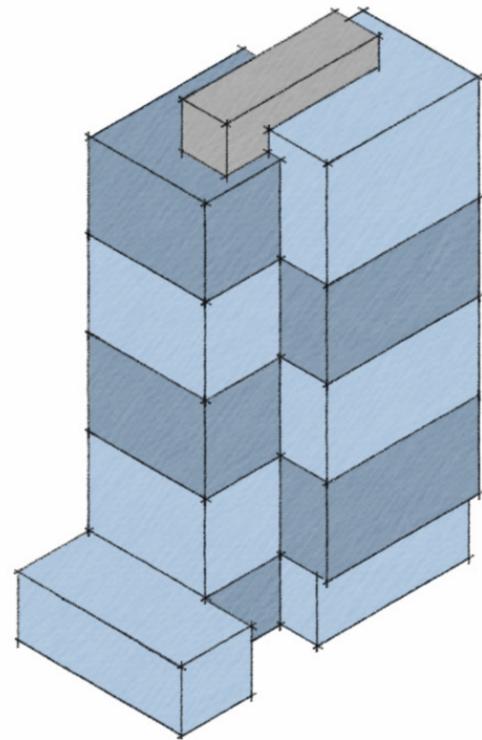
'SHIFTED BARS'



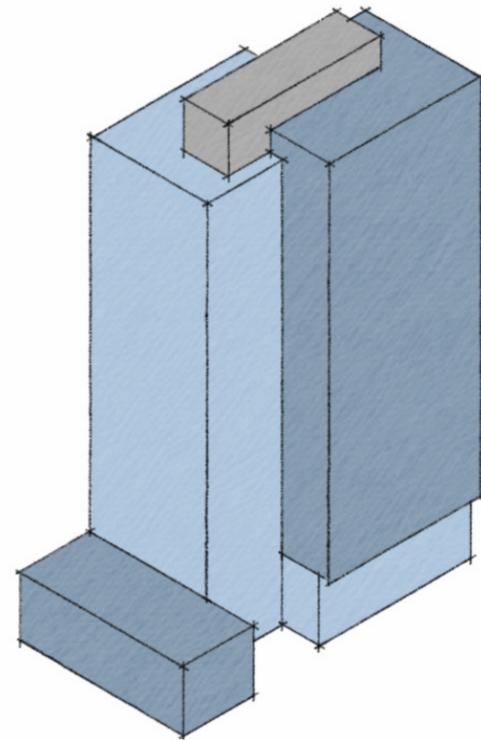
'EXPLODED BOX'



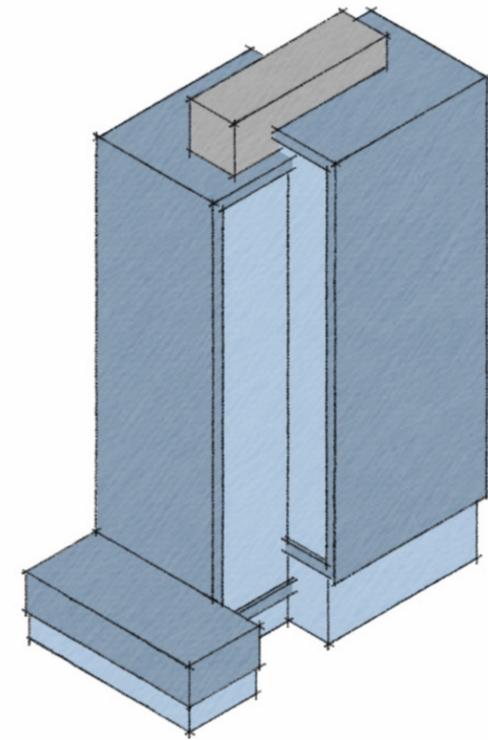
'SHEATH'



'STAGGERED BOXES'



'THING ONE, THING TWO'



'WRAPPERS'

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## Requested Development Standard Departures:

### Departure #1 - Tower Floor Plate Lot Coverage

#### Standard:

(SMC 23.48.0.13.A) For residential towers, the average gross floor area of all stories above the podium height (...) shall not exceed 50 percent of the lot area.

#### Proposed Design Departure:

75% lot coverage for the tower floor plates in Site Configuration A - 8,977 sf.

58% lot coverage for the tower floor plates in Site Configuration B - 10,500 sf.

#### Rationale:

**Departure that Meets SLU Goals:** The intent of the extensive neighborhood planning and subsequent South Lake Union (SLU) rezoning was to focus growth and vibrancy in this burgeoning and walkable urban center. With unprecedented recent investment in SLU the neighborhood is experiencing rapid job growth but without an adequate supply of housing. As a result DPD has realized that there are multiple overlapping development standards restricting smaller infill properties (floor plate and lot coverage limits, towers per block face and tower spacing) on many underdeveloped blocks. Hence DPD's update of the SM zoning code will include tower lot coverage as a departable standard to enable residential tower development to be more financially viable on small lots in this district.

**Departure as a Programmatic Opportunity:** This project was originally anticipated to be developed as a 7 story midrise (5 levels wood framing over 2 levels concrete) building with just 84 units (104 units in Site Option B). The current zoning allows 240' tall towers but limits the tower floor plate to 50% lot coverage. On this small site that would allow a tower with less than a 6000 SF floor plate, which is too small to be financially viable for development.

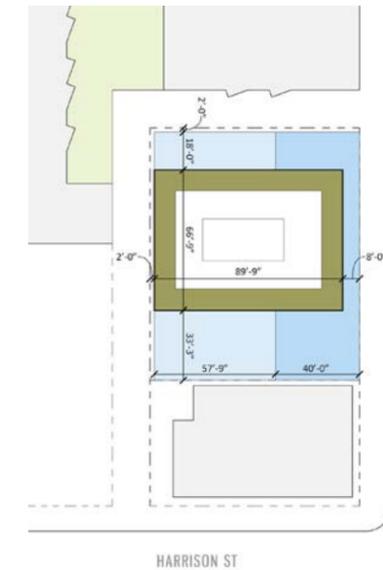
The South Lake Union zoning code update has now proposed that this 50% tower floor plate limit be departable up to 75% of the lot coverage on smaller lots (less than 21,000 SF) but not to exceed the 10,500 SF maximum. This brings the opportunity to pursue a viable tower project with larger floor plates. On Site Configuration A the tower floor plate is proposed to increase from 6000 SF to 8970 SF (75% lot coverage). On Site Configuration B the floor plate is proposed to be increased to 10,500 SF (54.5% lot coverage). This also enables the project to utilize more permanent Type I concrete construction with associated quality materials, contribute approximately \$3 Million toward affordable housing and rural farm land preservation and create about 10% of the site as ground level public open space. These public benefits would not be possible to offer without the increased floor plate design departure.

**Scale:** on Site Configuration A, a tower with 75% lot coverage the floor plate would be just 8970 SF, which is still 15% smaller than the maximum 10,500 SF floor plate allowed in the SM 160/85-240 zone. Most new generation residential towers in Seattle have between 10,000 SF and 11,000 SF floor plates. Thus, Site Configuration A at 75% tower lot coverage is still a relatively "skinny tower" in relationship to other towers. With Site Configuration B, a 10,500 SF floor plate tower meets all the current development standards and is in keeping with the intended neighborhood/city goal and regulation of one tower per block face.

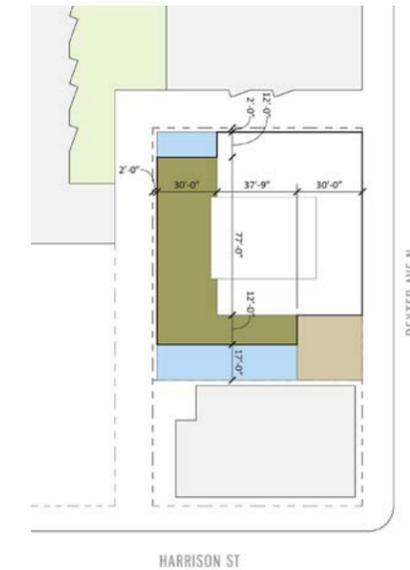
**Timing:** This project is pursuing this departure ahead of the approved legislation, which is expected to be approved this summer by the city council.

### SITE CONFIGURATION A

**CODE COMPLIANT TOWER**  
(5,985 SF TOWER FLOOR PLATE)

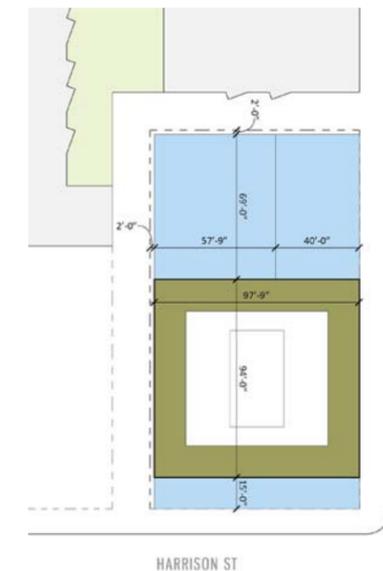


**75% LOT COVERAGE TOWER**  
(8,977 SF TOWER FLOOR PLATE)

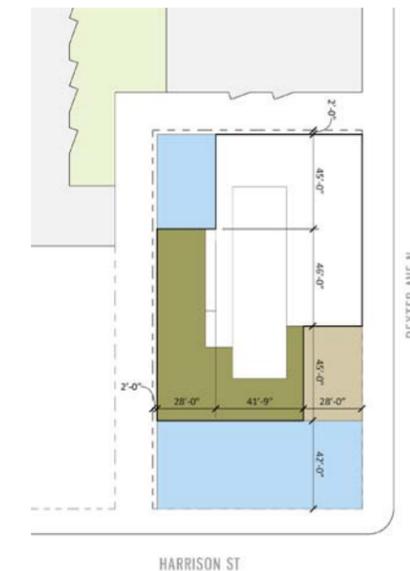


### SITE CONFIGURATION B

**CODE COMPLIANT TOWER**  
(8,985 SF TOWER FLOOR PLATE)



**58% LOT COVERAGE TOWER**  
(10,500 SF TOWER FLOOR PLATE)



Departure #2 - Rooftop Features Upper Level Setback

Standard:

**SMC 23.48.010.H.7** - Rooftop features may extend up to 15' above the maximum height limit, so long as the combined total coverage of all features listed in 23.48.010.H.4 and 23.48.010.H.5 does not exceed 65% of the roof area. No rooftop features are to be located closer than 10' to the roof edge

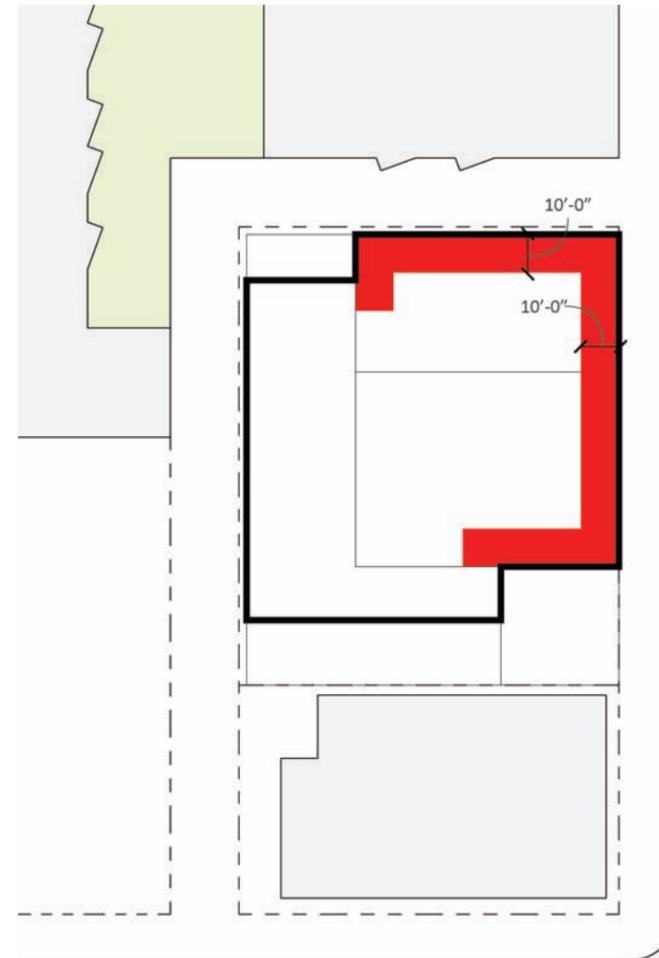
Proposed Design Departure:

No setback from roof edges for roof amenity features and mechanical screens. A 10' setback of the tower massing from the property line will be preserved

Rationale:

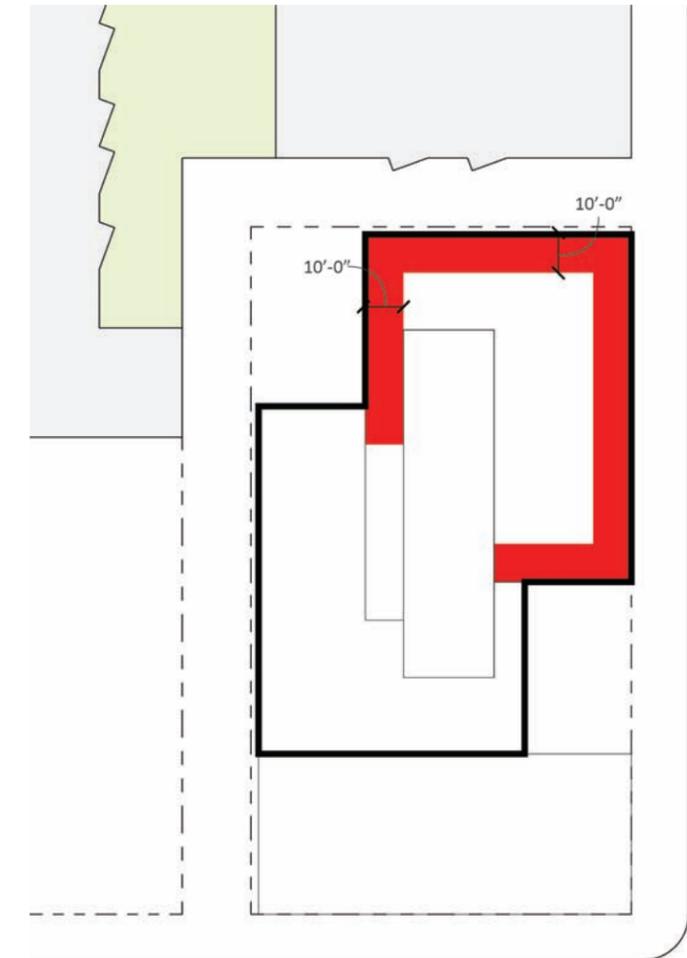
Allowing the mechanical screening and indoor residential amenity spaces to be incorporated into the tower massing creates a more integrated and elegant design, helping to accentuate the slenderness and verticality of the tower (DC2 - Architectural Concept).

SITE CONFIGURATION A

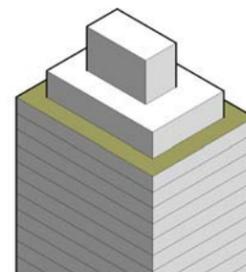


HARRISON ST

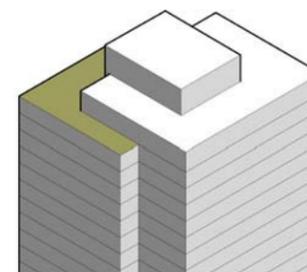
SITE CONFIGURATION B



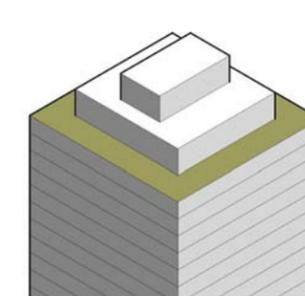
HARRISON ST



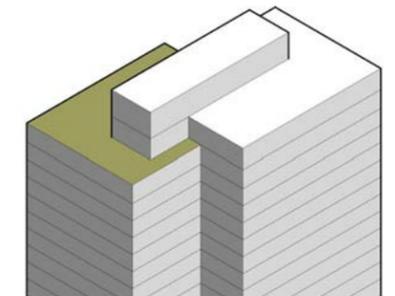
CODE COMPLIANT



PREFERRED



CODE COMPLIANT



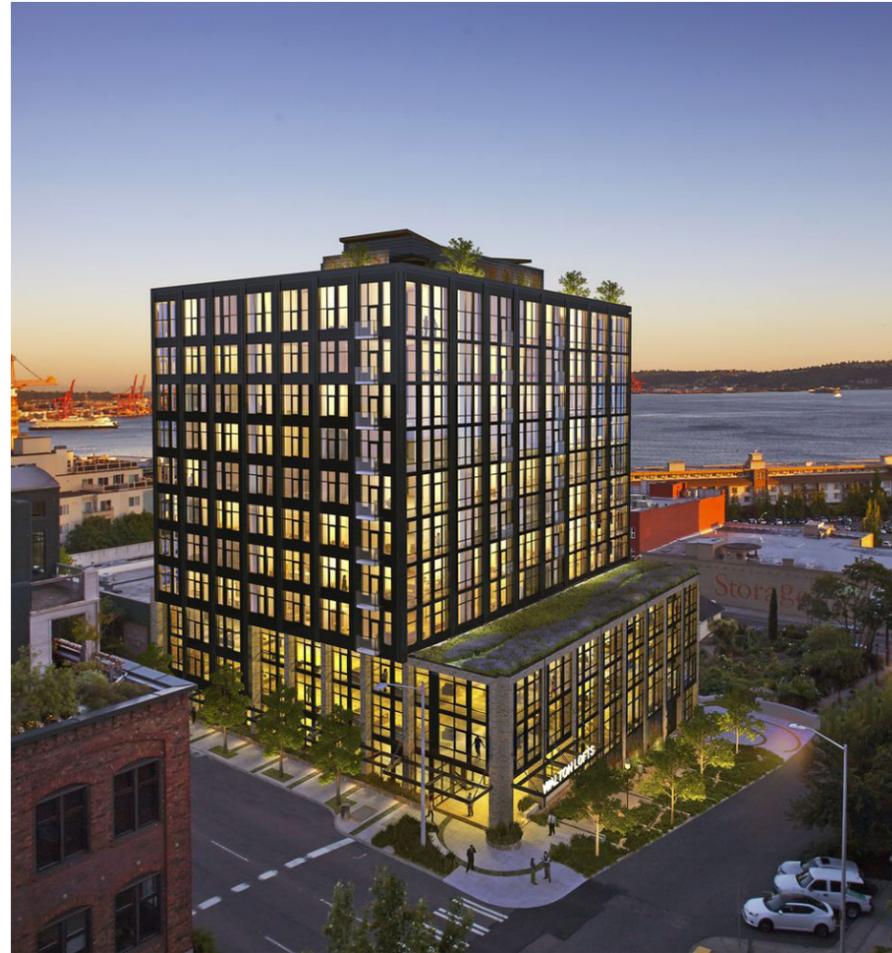
PREFERRED

## VIA ARCHITECTURE

An award-winning design firm, VIA Architecture is one of the Pacific Northwest's leaders in mixed-use, residential high-rise and mid-rise, transit architecture, urban design, and sustainable community planning. Founded in 1984, VIA currently employs 52 professionals in Seattle, San Francisco, and Vancouver, BC offices, providing services to both public and private clients.



427 9th Ave N - Seattle WA



Walton Lofts - Seattle, WA



525 Boren Ave N - Seattle WA



Joseph Arnold Lofts - Seattle, WA