

## 1600 Dexter

Early Design Guidance

1600 & 1612 Dexter Avenue N, Seattle WA

DPD #3021980



## Table of Contents

Context Analysis	Project Location   3
	Urban Analysis   4
	Rezone Proposal   5
	Neighboring Development   6
	Opportunities & Constraints   8
Adjacent Buildings   9	
Existing Site	Site in Context   10
	Survey   11
	Site Features   12
	Site Profile Analysis   13
	Streetscapes   14
	Zoning Analysis   16
Design Concept	Design Guidelines Priorities   18
	Option 1   22
	Option 2   24
	Option 3   26
	Landscape   28
	Building Inspiration   30
	Site Plan & Streetscape Studies   32
	Option 3 Development Studies   33
	Option 3 Shadow Study   34
Design Option Summary   35	
Departure Matrix   36	
Appendix	NK Projects   37z

## Project Information

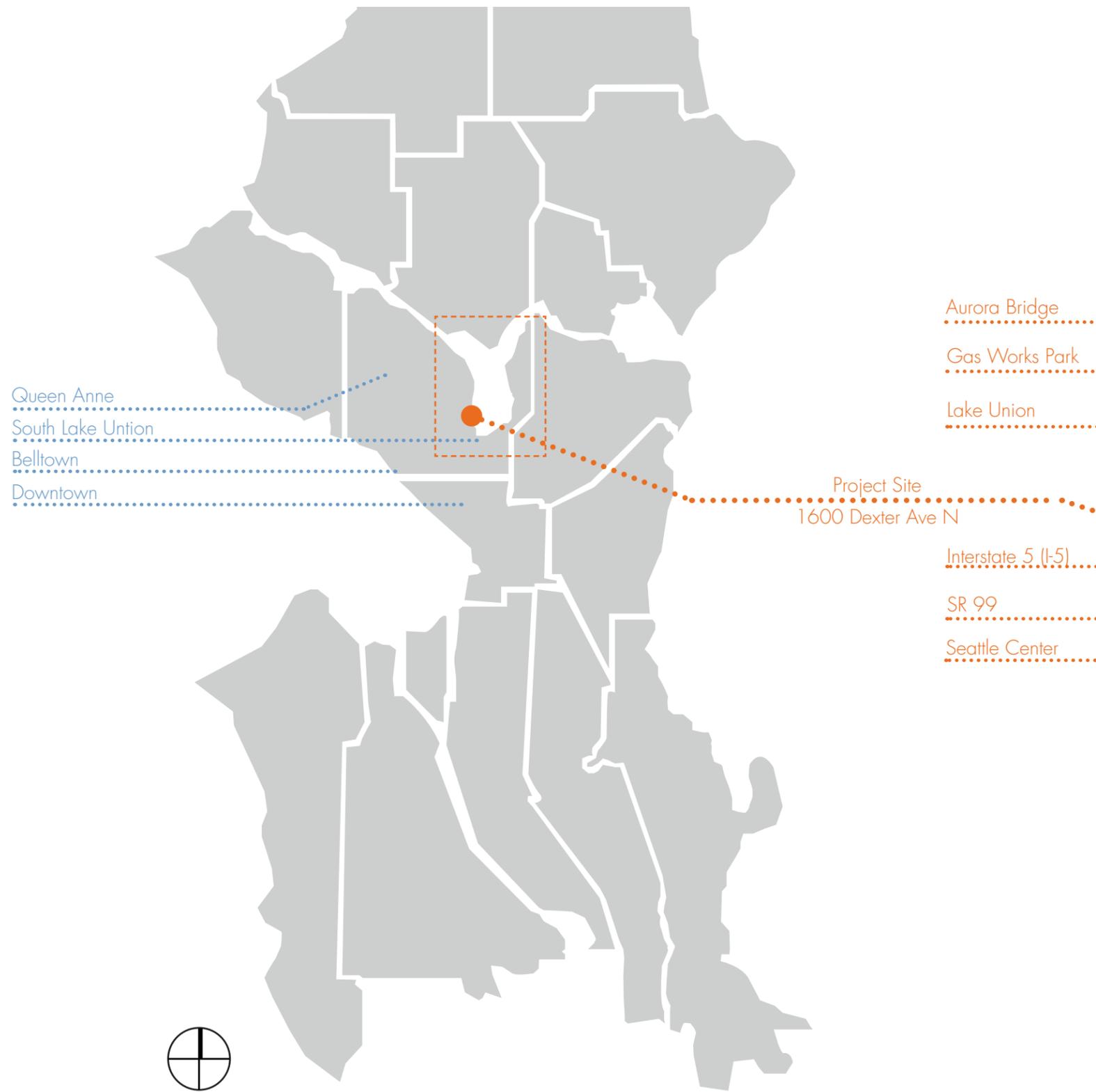
Address	1600 + 1612 Dexter Way N Seattle WA 98109
DPD Project #	3021980
Owner	Stream Real Estate Marc Angelillo 2607 Second Ave #300 Seattle, WA 98121
Applicant	Nicholson Kovalchick Architects Jill Burdeen 310 1st Avenue S, Suite 4S Seattle, WA 98104
Apartment Units	Approx. 86
Parking Stalls	Approx. 54, below grade Approx. 19,100 SF
Residential Area	Approx. 60,100 SF
Commercial Area	3 Live-Work Units 1 Commercial Space Approx. 5,000 SF
Total Building Area	Approx. 84,200 SF
Total Site Area	13,785 SF

## Project Description

The proposed project is a 6-story plus mezzanine mixed-use building with 1-story below grade located at the corner of Dexter Avenue N and Garfield Street. The existing two-story commercial building will be demolished. The proposed building will help to bridge low-rise development to the north with commercial development to the south. Located in a small pocket of pedestrian-designated zone, the building will provide ground-level retail and a proposed large courtyard facing Dexter Avenue N. The courtyard will support a mix of uses: a commercial patio for café seating, a prominent residential entry, and an amenity space for tenants.

# Context Analysis

## Project Location



# Context Analysis

## Urban Analysis

The site is located on Dexter Avenue N on the east slope of Queen Anne Hill, one block north of the South Lake Union Urban Center. Uphill, Aurora Avenue creates a boundary along the neighborhood's western edge while downhill, Lake Union provides a distinctive eastern edge. The neighborhood therefore has a strong north-south axis. Several parks lie within walking distance, both along the waterfront and on Queen Anne Hill. The Cheshiahud Lake Union Loop provides connectivity to the waterfront, parks and neighborhoods surrounding the lake. The site lies between existing residential development to the north and a developing mixed-use neighborhood to the south. This area is characterized by transition with numerous projects under design and construction in the immediate vicinity.



### Urban Analysis Key

- SITE
- PARK
- UPTOWN URBAN CENTER
- SOUTH LAKE UNION URBAN CENTER
- CHESHIAHUD LAKE UNION LOOP

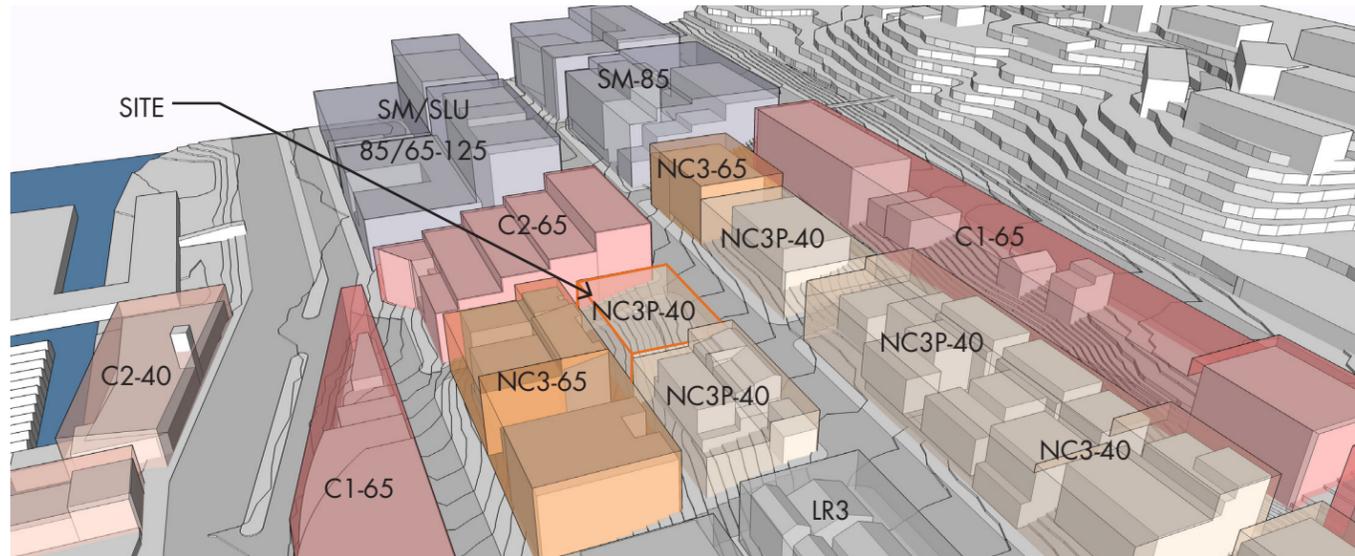
# Context Analysis

## Rezone Proposal

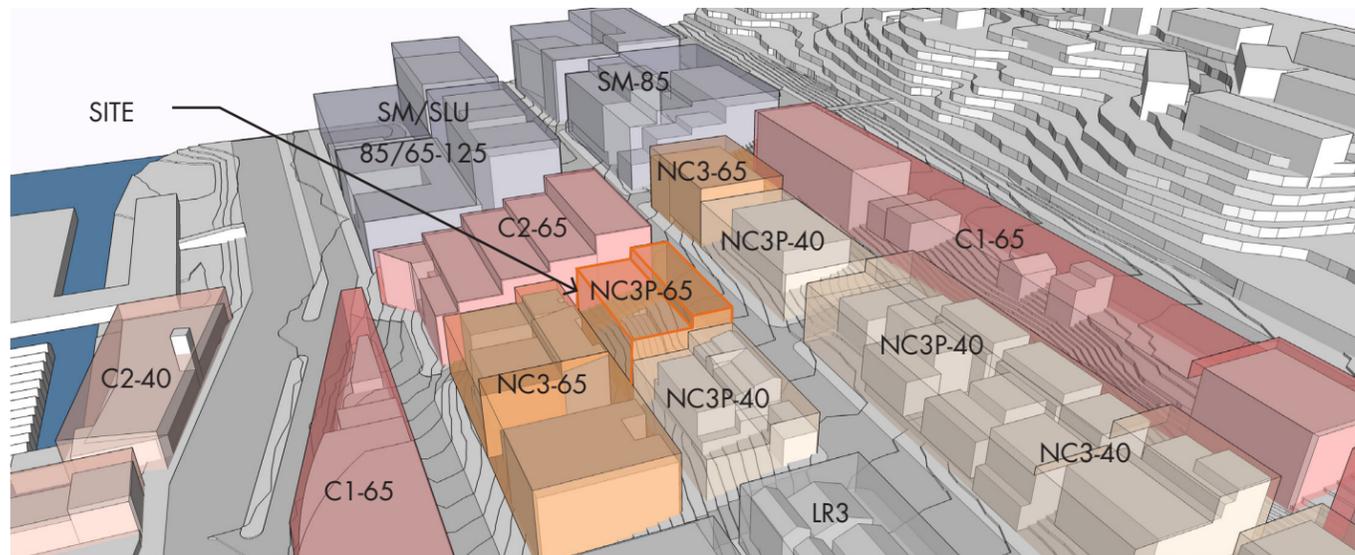
The project site is currently zoned NC3P-40. The project is seeking a contract rezone to NC3P-65 to provide a more contextual density and massing transition from the C2-65 zone to the south and NC3-65 zone to the east. The additional height allows the building to closely relate to the scale of adjacent existing structures, provide more affordable dwelling units, and respond more appropriately to the site's topography. The project will designate 6% of the dwelling units as affordable housing for residents with incomes below 60% of AMI (area median income).

### Zoning Map Key

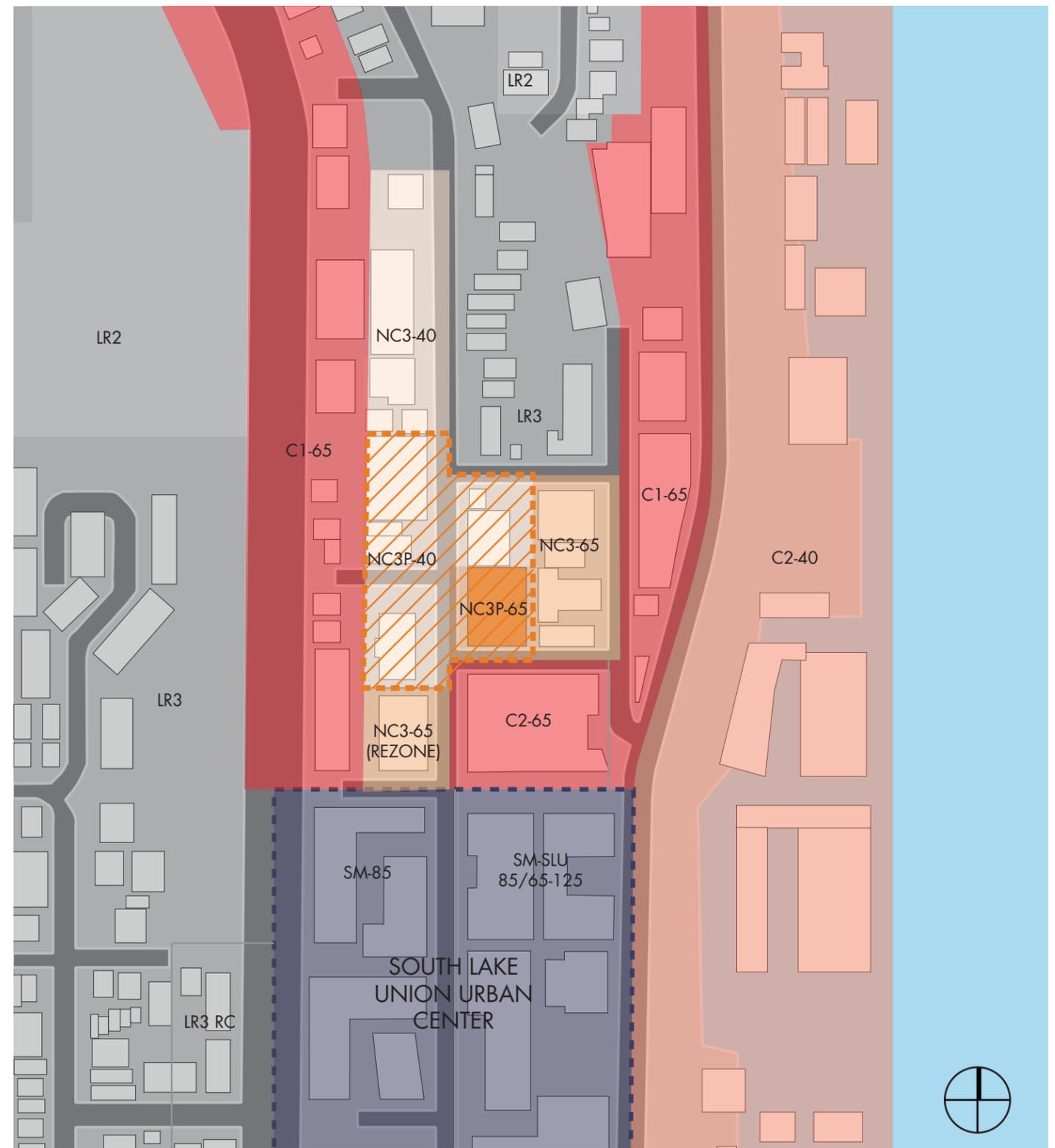
- |   |                |   |                            |
|---|----------------|---|----------------------------|
|  | LR2            |  | C2-40                      |
|  | LR3/LR3 RC     |  | C1-65/C2-65                |
|  | NC3-40/NC3P-40 |  | SM-85/SM-SLU 85/65-125     |
|  | NC3-65/NC3P-65 |  | PEDESTRIAN-DESIGNATED ZONE |



MASSING WITH CURRENT NC3P-40 ZONING



MASSING WITH PROPOSED NC3P-65 ZONING



# Context Analysis

## Neighboring Development

The project sits between mixed-use and commercial development to the south and primarily residential development to the north. This transition of use is characterized by a corresponding shift in building scale and density. The proposed mixed-use building will support commercial and live-work space along Dexter Avenue N and at the corner of Garfield Street consistent with the neighborhood development patterns.



# Context Analysis

## Neighboring Development

The Dexter corridor has been undergoing vast redevelopment in the last few years extending north from South Lake Union. This new development is primarily mixed-use apartment buildings with ground-level retail. The scale of these projects varies from block-sized development such as the Westlake Steps projects (E & F), to smaller infill multi-family projects. The character of this development is contemporary, often with differentiated bases to define ground-level retail. The projects use a variety of strategies in façade articulation including coplanar material shifts in color, texture, and pattern to maintain relatively simple massing. There is a prevalence of metal siding and an emerging precedent for wood accents at projects including 'N' Habit Dexter (B), Shea Properties (C), and 810 Dexter Avenue N (G). Exterior decks are employed on a limited basis. Several projects negotiate the sloping topography with stepped massing such as 'N' Habit Dexter (B), Westlake Steps (E), and Dexter Station (I).



(A) 1511 Dexter Avenue N  
MIXED USE



(B) 'N' Habit Dexter  
1701 Dexter Avenue N  
MIXED USE



(C) Shea Properties  
1319 Dexter Avenue N  
MIXED USE



(D) 1405 Dexter Avenue N  
MIXED USE



(E) Westlake Steps  
1287 Westlake Ave N, 1414 Dexter Ave N  
MIXED USE



(F) Westlake Steps  
1207 Westlake Avenue N  
MIXED USE



(G) 810 Dexter Avenue N  
MIXED USE



(H) Union SLU  
905 Dexter Avenue N  
MIXED USE



(I) Dexter Station  
1101 Dexter Avenue N  
COMMERCIAL

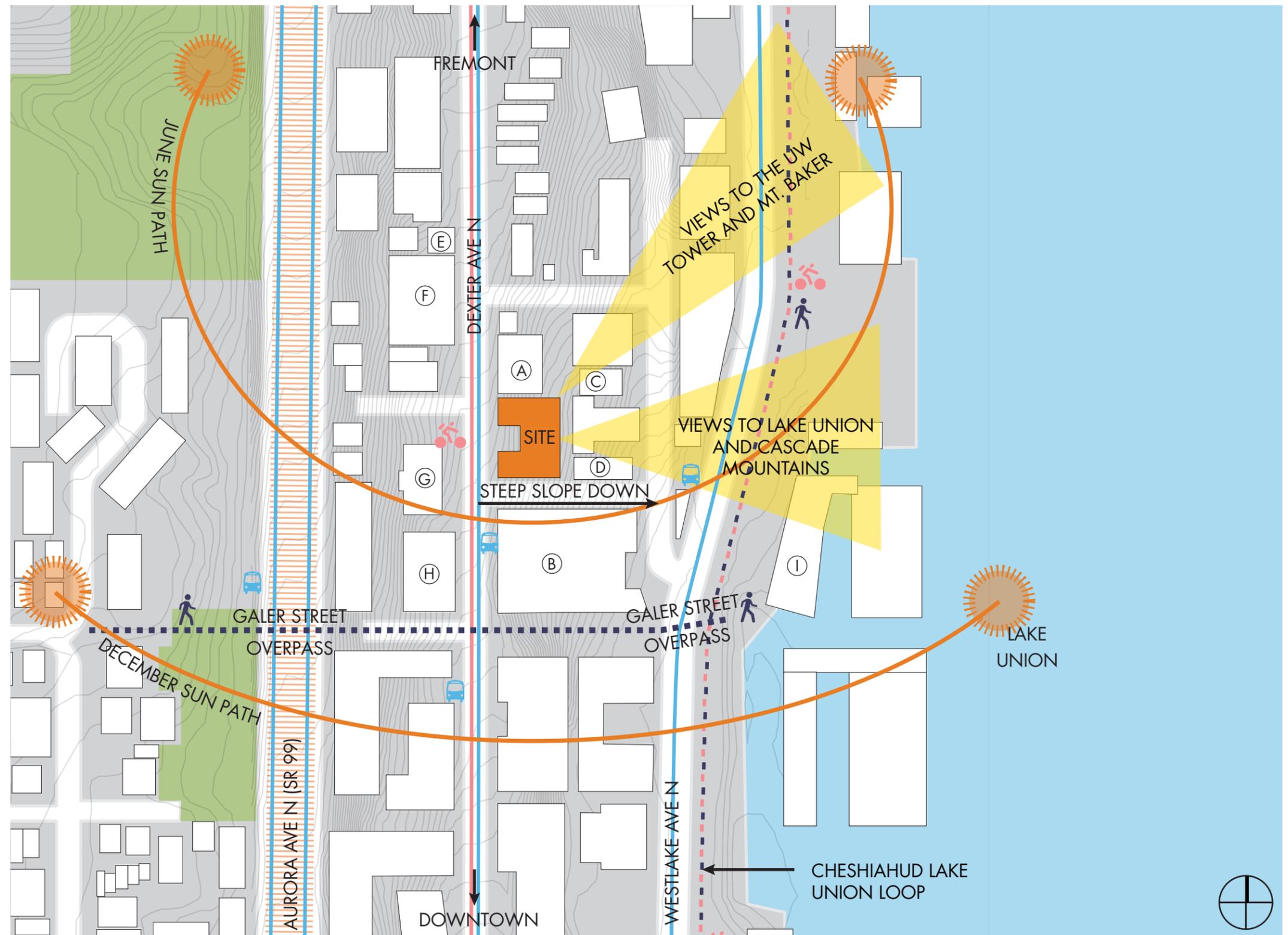
## Context Analysis

### Opportunities & Constraints

The site is well served by transit in the north-south direction, providing connections to Fremont and beyond to the north and Downtown to the south. Public bus, bicycle, and main vehicular routes are provided immediately adjacent to the site along Dexter. East-west connections are somewhat limited. The pedestrian overpass on Galer Street, one block to the south, connects the neighborhood to the rest of Queen Anne Hill across Aurora, as well as to the Lake Union waterfront across Westlake.

The steep easterly slope of Queen Anne Hill provides opportunity for views to Lake Union, Capitol Hill, and the Cascade Mountains from upper floors and the roof deck. The site will be shaded from the sun by neighboring development during part of the year. Morning sun will be blocked to east-facing units by the multi-family buildings directly across the alley, and mid-day sun on the south facade will be blocked by the commercial building located across Garfield. Western sun will be more prevalent on the site providing an opportunity for prolonged use of the proposed courtyard. See page 34 for the Shadow Study.

Commercial offerings along Westlake provide walkable neighborhood amenities. Additional pedestrian-oriented activities will be forthcoming with the ongoing development of the neighborhood, especially along Dexter Avenue itself. Recreational activities include the Cheshiahud Lake Union Loop one block to the east, boating activities on Lake Union, and several parks within walking distance.



# Context Analysis

## Adjacent Buildings

Existing adjacent buildings do not provide strong design cues in this transitioning neighborhood. The commercial buildings located across Dexter and Garfield provide little street presence and no pedestrian-oriented activities. New mixed-use buildings will increase the neighborhood's pedestrian amenities and walkability. The proposed project has an opportunity to provide a strong contribution towards this emerging pedestrian streetscape with highly transparent ground-level commercial and a generous street-facing courtyard.



(A) Union View  
1620 Dexter Avenue N

MIXED USE



(B) Westlake Union Center

COMMERCIAL



(C) Office Building off of alley  
1619 8th Avenue N

COMMERCIAL



(D) Lake Union Tower Apartments and  
Westlake Village beyond

MIXED USE



(E) The Block - Condominiums  
1707 Dexter Avenue N

MIXED USE



(F) 'N' Habit Dexter  
1701 Dexter Avenue N

MIXED USE



(G) Credit Union  
1515 Dexter Avenue N

COMMERCIAL



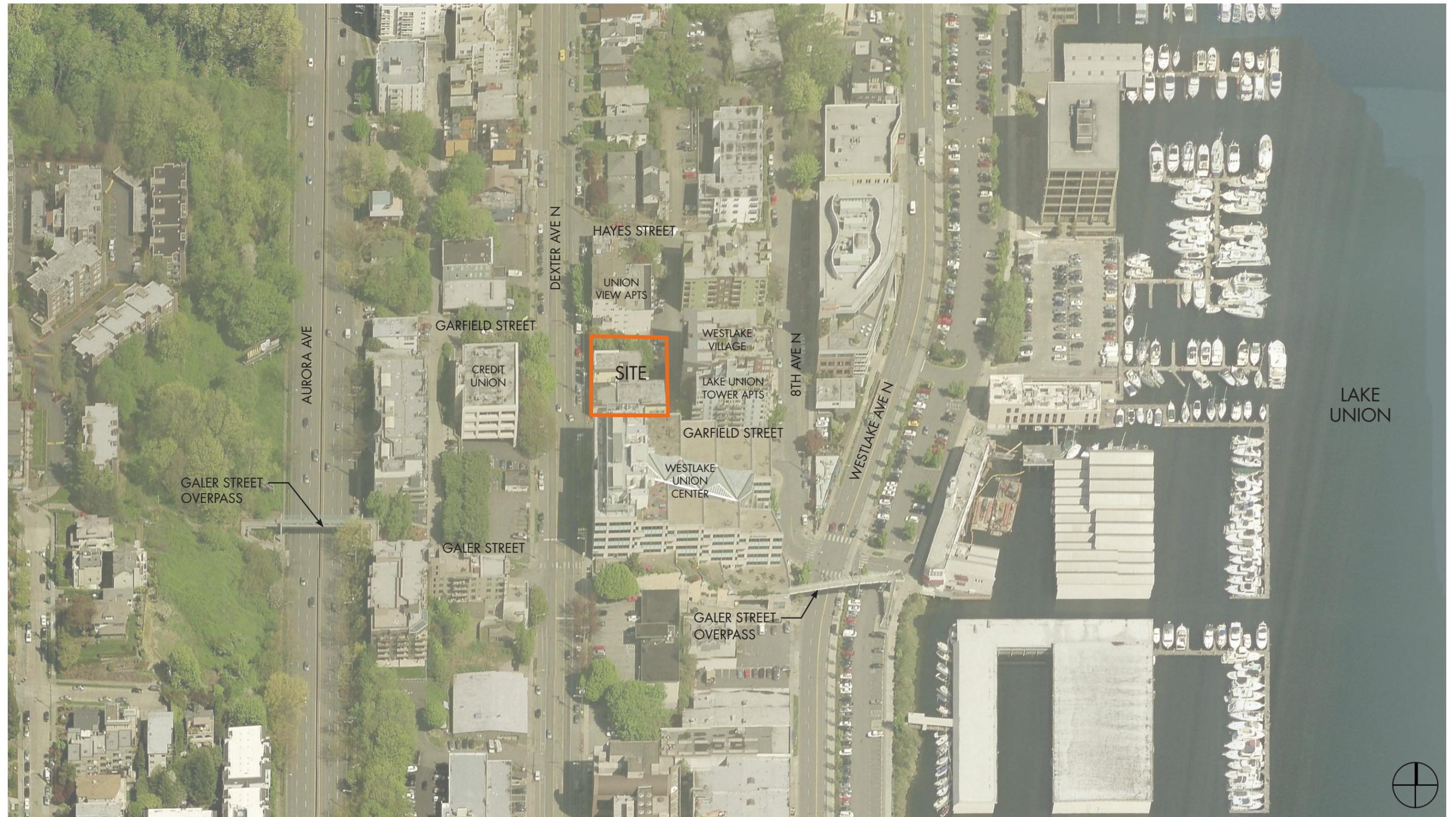
(H) Parking lot to be developed  
1511 Dexter Avenue N

MIXED USE



(I) Marina Mart

COMMERCIAL



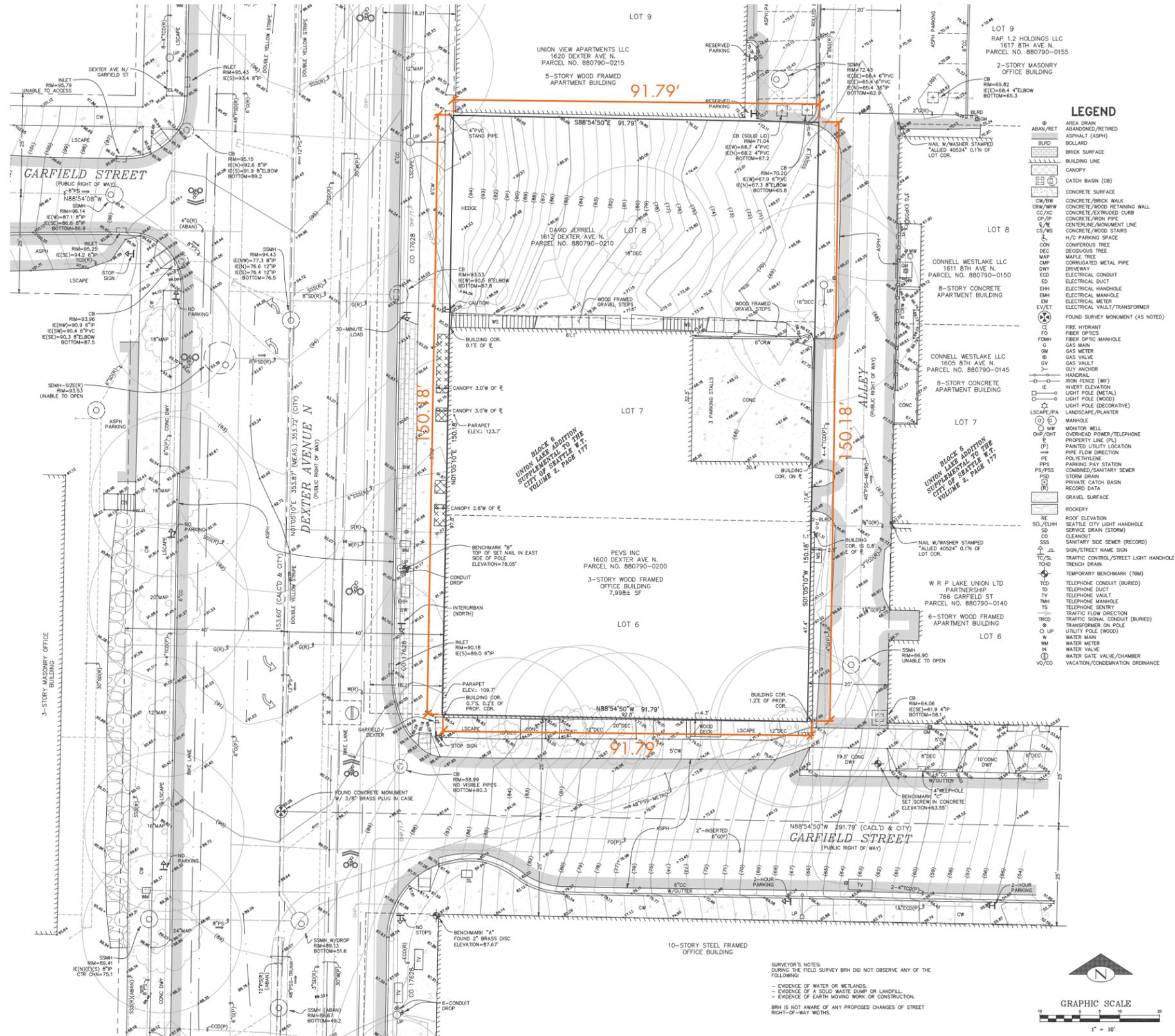
# Site Analysis

## Survey

The site is on the northeast corner of the intersection of Dexter Avenue E and Garfield Street. The site is comprised of two parcels including an existing two-story commercial building on the south parcel. The north parcel is undeveloped. The site is served by an alley to the east with direct access from Garfield Street.

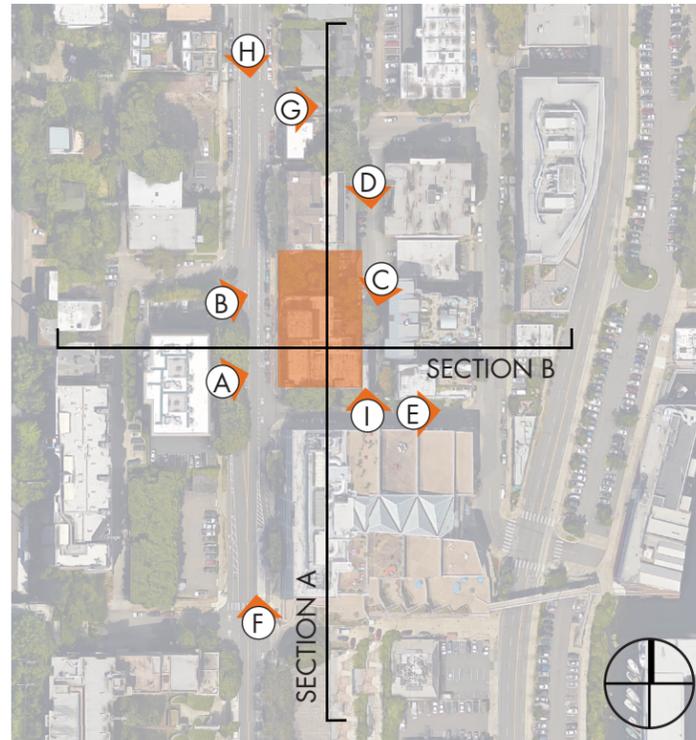
The topography of the site slopes steeply towards Lake Union with a grade change of 27 feet from the northwest to the southeast corner of the site. Over 20 feet of this change occurs along the southern property line at Garfield Street. A one foot dedication is required along Garfield Street as well as sidewalk and curb improvements. Several invasive trees in the Garfield Street right-of-way will be removed and replaced with street trees. One large deciduous tree on the north parcel of the site will be removed. The arborist also recommends removal of the large deciduous tree located in the alley. There are no exceptional trees on or adjacent to the site.

Union View Apartments, a five-story apartment building, sits directly north of the project site. Across the alley is Westlake Village, an 8-story apartment building to the northeast and Lake Union Tower Apartments, a 6-story building to the southeast. Westlake Union Center, a 10-story office building sits across Garfield Street to the south. Across Dexter Avenue N, is the Credit Union, a 3-story office building with an adjacent surface parking lot. Garfield Street jogs north at its intersection with Dexter continuing directly opposite the north parcel of the project site. Street parking is available on both sides of Dexter Avenue N and Garfield Street.



# Site Analysis

## Site Features



(A) Existing building on south parcel to be demolished



(B) Undeveloped north parcel of site and Union View Apartments



(C) East side of site at alley



(D) Looking South down alley towards site



(E) Looking East down Garfield Street



(F) Looking North from Galer and Dexter Ave crosswalk



(G) Looking East down Hayes Street



(H) Looking South down Dexter Ave N

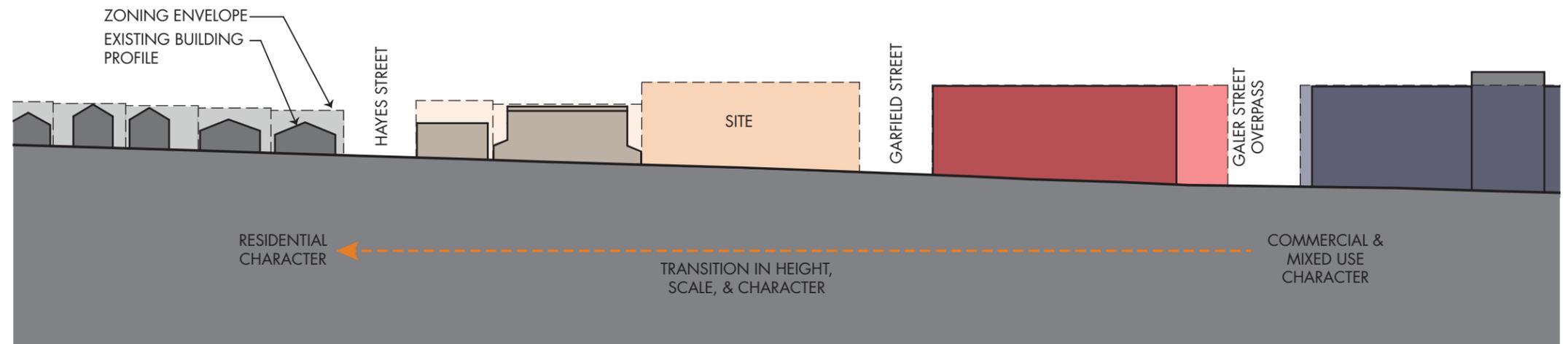


(I) Looking North up alley

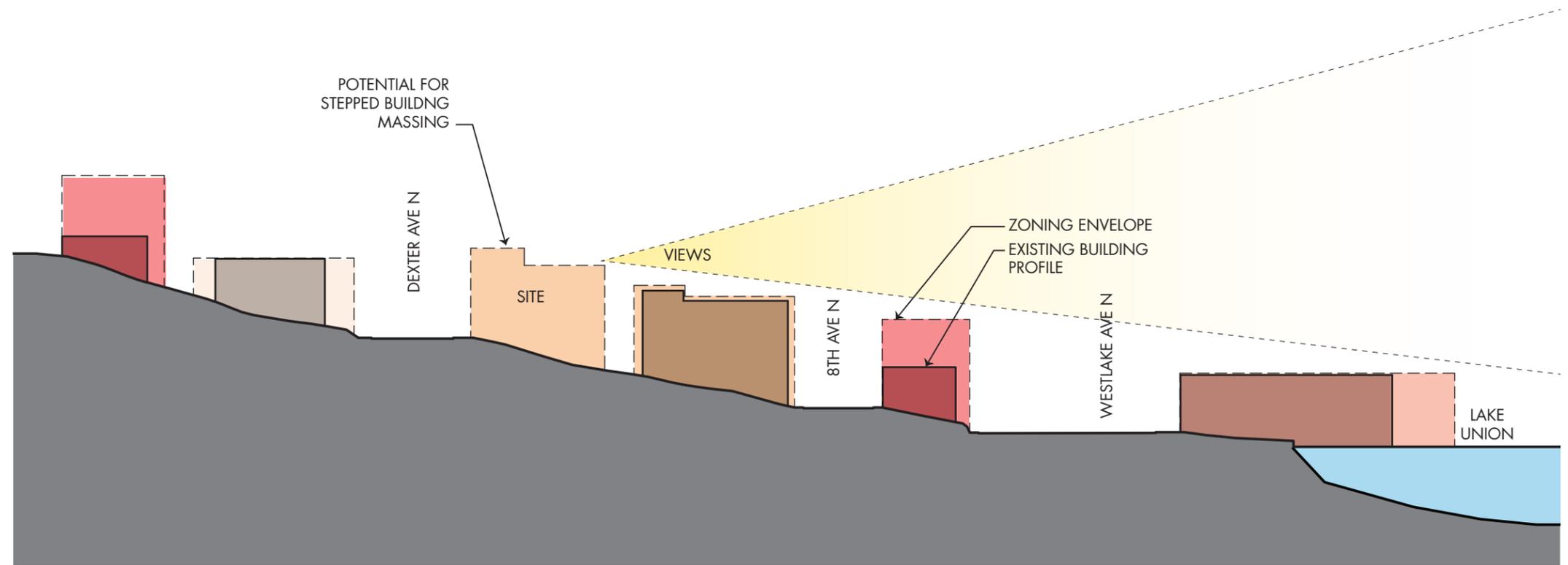
# Site Analysis

## Site Profile Analysis

The site profile analysis demonstrates the transitional zone the site occupies between low rise development to the north and commercial development to the south. The proposed building has an opportunity to respond to these transitions in height, scale, and character. Additionally, the site must contend with its steep easterly slope. By stepping the building massing, the proposed building can follow the natural topography of the site and capture views from the rooftop.



SECTION A



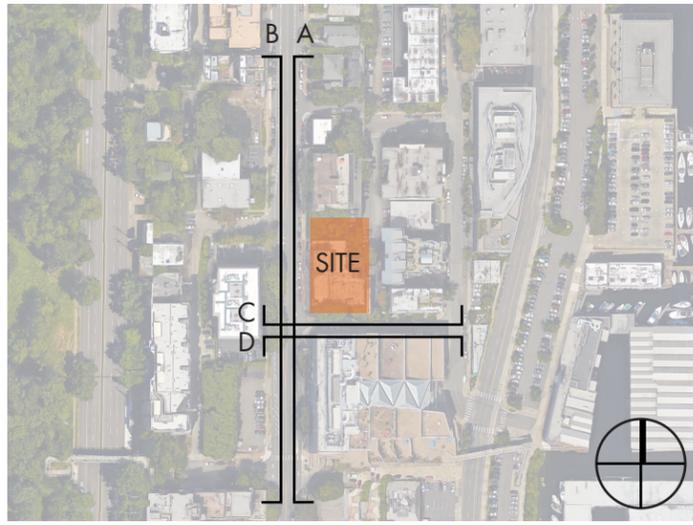
SECTION B

### Zoning Envelope Key

LR2	C2-40
LR3/LR3 RC	C1-65/C2-65
NC3-40/NC3P-40	SM-85/SM-SLU 85/65-125
NC3-65/NC3P-65	

Site Analysis

Streetscapes



SECTION A - LOOKING EAST ALONG DEXTER AVE N



SECTION B - LOOKING WEST ALONG DEXTER AVE N

PROJECT SITE



SECTION C - LOOKING NORTH ALONG GARFIELD ST

ACROSS FROM PROJECT SITE



SECTION D - LOOKING SOUTH ALONG GARFIELD ST

## Site Analysis

---

### Zoning Analysis

#### Chapter 23.47A - Commercial - NC3-P 65

##### 23.47A.004: Permitted and Prohibited uses

- » Uses per Table 23.47A.004
- » The project is within a pedestrian-designated zone, Dexter Ave N is designated a principle pedestrian street
- » In pedestrian-designated zones, live-work uses shall not occupy more than 20% of the street-level street-facing facade

##### 23.47A.005: Street Level Uses

- » No more than 20% residential uses shall occupy the street-level facade along Dexter Ave N
- » 80% of the street-level facade along Dexter Ave N shall be occupied by one of uses per 23.47A.005.D.1

##### 23.47A.0048 Street Level Development Standards

- » Blank segments of the street-facing facade 2 feet - 8 feet above the sidewalk may not exceed 20 feet in width
- » Total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street
- » Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided
- » Nonresidential: 60% of the street-facing facade 2 feet - 8 feet above the sidewalk shall be transparent
- » Nonresidential: uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet
- » Nonresidential: uses at street level shall have a floor-to-floor height of at least 13 feet
- » Continuous overhead weather protection is required along at least 60% of the street frontage and shall be minimum 6' deep
- » Residential: at least one street-level, street-facing facade shall have a visually prominent pedestrian entry
- » Residential: the floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk
- » Live-work: the non-residential portion of the unit must be located between the street and the residential portion; the non-residential portion shall extend the width of the facade and be a minimum 15 feet deep

##### 23.47A.012: Structure Height

- » 65 feet base height above average grade
- » 2 foot additional for insulation material, rooftop decks, or soil for landscaping if enclosed by parapets - 67'
- » 4 foot additional allowed for parapets - 69'
- » 16 foot additional allowed for stair & elevator penthouses - 81'

##### 23.47A.013: Floor Area Ratio (FAR) Limits

- » Maximum FAR for a single-use - 4.25
- » Maximum FAR for mixed-use - 4.75
- » Minimum FAR - 2.0

#### Design Team Response

- » Residential, live-work, retail, and restaurant uses are allowed under table 23.47A.004.
- » The proposed design departs from the code by providing live-work units along 38% of the street-level facade facing Dexter Ave N to help transition to the residential character of the neighborhood to the north.

- » The proposed design departs from the code by providing a semi-public courtyard along 24% of the street-level facade facing Dexter Ave N. The courtyard will be a mixed-use space to accommodate resident activity and a commercial patio. The courtyard provides access to the residential lobby and commercial parking lobby.

- » The proposed design will address all the requirements regarding blank facades, transparency, extent of non-residential uses, floor-to-floor height of non residential uses, residential entries, overhead weather protection, and live-work unit requirements.
- » The proposed design departs from the code in regards to the dwelling unit located at Level 1 in the southeast corner of the building. The floor of the unit is located less than 4 feet above the sidewalk at Garfield Street for a width of less than 7 feet. The unit will be designed to maintain privacy for residents where located close to the sidewalk level.

- » Proposed maximum base structure height is 65'

- » Proposed FAR for residential - 4.25
- » Proposed FAR for nonresidential - 0.49
- » Proposed Total FAR - 4.74

## Site Analysis

---

### Zoning Analysis

#### Chapter 23.47A - Commercial - NC3-P 65

##### 23.47A.014 Setback Requirements

- » No setbacks required
  - » 1'-0" dedication required on Garfield Street
- 

##### 23.47A.016 Landscaping and Screening Standards

- » Green factor score of 0.3 or greater
  - » Parking garage occupying any portion of the street-level street-facing facade 5-8 feet above sidewalk shall be screened
- 

##### 23.47A.024 Amenity Area

- » Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use
- 

##### 23.47A.024 Parking Location and Access

- » Access to parking shall be from the alley
  - » If access is not provided from an alley and the lot abuts two or more streets, access to parking shall be from a street that is not a principal pedestrian street
- 

##### 23.47A.024 Required Parking

- » Nonresidential: no parking is required for first 1,500 sf of each business establishment
  - » Nonresidential: 1 space for every 250 sf - (eating and drinking establishments)
  - » Live-work: 0 spaces for units less than 1,500 sf
  - » Residential: 1 space per dwelling unit
  - » Transit Reduction: Parking reduced by up to 50% if located within 1,320 feet of a street with frequent transit service
  
  - » Nonresidential Bicycle Parking: 1 space per 12,000 sf (long, term) - (eating and drinking establishments)  
1 space per 4,000 sf (short-term) - (eating and drinking establishments)
  - » Residential Bicycle Parking: 1 space per 4 dwelling units
- 

##### 23.47A.024 Solid Waste and Recycling

- » Residential: 51-100 dwelling units - 375 sf plus 4 sf for each additional unit over 50
- » Nonresidential: 0-5,000 sf - 50% of 82 sf - 41 sf

#### Design Team Response

- » 1'-0" dedication provided on Garfield Street
- 

- » Green factor 0.3 or greater is proposed
  - » The parking garage along Garfield Street will be screened
- 

- » The amenity areas provided at the entry courtyard and roof deck will meet or exceed the minimum requirements.
- 

- » Access to Level P1 residential parking is provided from the alley.
  - » The project proposes to provide additional nonresidential and residential parking on Level 1 accessed from Garfield Street.
- 

- » Parking in excess of the requirement for nonresidential uses will be provided at Level 1
  - » Required parking for residential uses will be provided at Level P1 and Level 1
  - » Bicycle parking will meet or exceed minimum requirements
- 

- » Solid waste and recycling areas will meet or exceed minimum requirements

## Design Options

### Design Guideline Priorities

#### Context and Site

### CS1 Natural Systems and Site Features

#### CS1.B: Sunlight & Natural Ventilation

The proposed building will take advantage of afternoon sun by locating a central courtyard along the western edge of the site. This location provides open views up Garfield Street toward Queen Anne Hill. All units will be provided with large operable windows to maximize daylight and natural ventilation opportunities. Strategies such as inset decks will be explored to provide shading to west-facing units.

#### CS1.C: Topography

The project massing follows the natural east-west topography by stepping down the hillside. The project also takes advantage of the site's steep grade to provide two levels of parking to accommodate both residential and commercial tenants. The hillside provides views to Lake Union and beyond from the common and private resident rooftop decks.

#### CS1.D: Plants & Habitat

New street trees will be planted in accordance with city standards along Dexter Avenue N and N Garfield Street. Green roof vegetation will be provided to help manage stormwater, provide natural habitat, and for the enjoyment of residents. Vertical landscape will be provided along Garfield to screen the parking garage.

### CS2 Urban Pattern & Form

#### CS2.A Location in the City and Neighborhood

The project will provide a strong sense of place in this pedestrian designated zone by providing neighborhood retail and a courtyard with both resident and commercial amenities. This open space will connect to the sidewalk, interact with the pedestrian realm, and increase activity. The project will improve the burgeoning character of new development along the Dexter corridor with durable, high-quality materials and contextual massing.

#### CS2.B: Adjacent Sites, Streets & Open Spaces

The project will create a strong connection to the street with a generous courtyard on Dexter Avenue N. Commercial space and live-work units will flank the courtyard with high levels of transparency to maximize visibility and access. Landscape plantings along Garfield Street will enhance the pedestrian experience and provide physical separation between the building mass and sidewalk. The stepped massing of the proposed projects is consistent with neighboring development and the natural topography of the site.

#### CS2.C Relationship to the Block

Retail space at Dexter and Garfield will activate the corner and provide a strong urban edge consistent with neighboring buildings. The courtyard, located midway along Dexter, provides a massing break to help transition in scale from the commercial zone to the south and the low-rise zone to the north. Live-work units located north of the courtyard also provide a transition to residential character of the neighborhood to the north.



CENTRAL COURTYARD & GROUND-LEVEL RETAIL



LIVE-WORK UNITS RELATE TO PEDESTRIAN SCALE

#### CS2.D: Height, Bulk, Scale

The proposed rezoned site provides an appropriate height, bulk, and scale to relate to the existing development along Dexter and to the east along Garfield and to transition to the low-rise development to the north. The massing break created by the courtyard and the allocation of the street-level uses all assist with this transition. The building footprint continues the existing urban edge of neighboring buildings to contribute to the development of a pedestrian environment.

### CS3 Architectural Context and Character

#### CS3.A Emphasizing Positive Neighborhood Attributes

The project will elevate the evolving character of the neighborhood with high-quality materials including masonry and wood accents. The massing strategy of the preferred option creates a focal point at the courtyard to develop neighborhood character, emphasize the building entry, and provide open space that interacts with the pedestrian realm.

## Design Options

### Design Guideline Priorities

#### Public Life

##### PL1 Connectivity

###### PL1.A: Network of Open Spaces

An active sidewalk with commercial uses and a mixed-use courtyard will add life to the pedestrian experience. The central courtyard will activate the streetscape, enhance the pedestrian realm, and create a sense of place.

###### PL1.B: Walkways & Connections

The project will address the public open space of the sidewalk by connecting to the central courtyard and providing site amenities including overhead weather protection, landscaping, lighting, and large storefront windows.

###### PL1.C: Outdoor Uses & Activities

The proposed courtyard will accommodate a mix of uses including a commercial patio, residential lobby access, and site furniture. The courtyard is sited to capture afternoon sun and oriented to open views up Garfield Street.

##### PL2 Walkability

###### PL2.A: Accessibility

The courtyard will meet sidewalk grade along Dexter Ave N for maximum accessibility. Live-work and commercial space access will be designed to negotiate the sloping topography and ensure accessibility.

###### PL2.B: Safety and Security

The high-level of transparency at the street, orientation of the building lobby and units, and an active courtyard encourages natural surveillance by maximizing eyes on the street. The courtyard will be well-lit to enhance pedestrian safety, create a focal point, and provide a welcoming space for visitors. A landscape buffer and vertical separation due to the site topography will provide security to the unit located along street-level on Garfield.

###### PL2.C: Weather Protection

Canopies will provide weather protection along the length of the commercial and live-work spaces on Dexter Ave N.

##### PL3 Street-Level Interaction

###### PL3.A: Entries

The building lobby serving both residential entry and access to commercial parking will include a high level of transparency to maintain sight lines and create the sense of connection to the courtyard. Commercial and live-work entries will be accessed from the sidewalk on Dexter Ave N.



COMMERCIAL STREET FRONTAGE WITH CANOPIES



ENTRY COURTYARD & LOBBY

###### PL3.B: Residential Edges

The only ground-level related dwelling unit is located at the SE corner on Level 1. The majority of the unit is located well above grade and is separated from the sidewalk by a 3 foot deep landscape buffer. Windows will be located to maintain unit privacy. The live-work units on Dexter will maintain highly transparent facades to provide pedestrian interaction.

###### PL3.C: Retail Edges

The corner commercial space will feature large storefront windows to allow pedestrians to interact visually with the buildings at the ground level. The retail edge adjoining the courtyard will be porous to allow access to a commercial patio and visual indoor/outdoor connections.

##### PL4 Active Transportation

###### PL4.A: Entry Locations & Relationships

The primary building entrance is located on Dexter Ave N within a half block of public transit.

###### PL4.B: Planning Ahead for Bicyclists

Ample bike storage will be provided within the parking garage adjacent to the alley. The site is located directly adjacent to the bicycle route along Dexter Ave N and has easy connection to the route along Lake Union.

## Design Options

### Design Guideline Priorities

### Design Concept

#### DS1 Project Uses & Activities

##### DS1.A: Arrangement of Interior Uses

The most public spaces of the building are located fronting Dexter Ave N: corner commercial space, mixed-use courtyard, building lobby, and live-work units. The courtyard will function as a gathering space with strong connections to the pedestrian realm on Dexter. The courtyard faces views up Garfield Street toward Queen Anne Hill. Rooftop amenity spaces have unobstructed views of Lake Union and beyond.

##### DS1.B: Vehicular Access & Circulation

Primary garage access serving 39 parking stalls for building residents will occur from the alley. Access to a secondary parking level will occur along N Garfield Street to serve 15 parking stalls for residential and nonresidential use. Locating the access from Garfield will deemphasize vehicular entry as this street is not heavily travelled by pedestrians or bicyclists.

##### DS1.C: Parking & Service Uses

Both levels of parking are tucked into the hillside of the steeply sloping site. Trash and recycling areas will be accessed from the alley and concealed within the building. The alley facade will be incorporated into the overall design of the building.

#### DS2 Architectural Concept

##### DS2.A: Massing

The building massing is developed to create a central courtyard as the focal point of the project. This strategy creates relief along the streetwall, introduces a gathering space, and provides a transition in scale between zoning to the north and south. The proposed building massing also steps down the hillside to follow the natural topography of the site, a strategy consistent with neighboring buildings.

##### DS2.B: Architectural & Facade Composition

The building massing provides an opportunity to develop a cohesive composition that also allows for differentiation in the expression of the base and in the courtyard. These strategies will be explored by the design team. Blank walls along Garfield at the parking garage will be screened with vertical landscaping.

##### DS2.C: Secondary Architectural Features

The proposal is considering a masonry framework developed with a hierarchy of windows, decks, and accent panels to add rhythm and depth to the facade. The commercial base and double-height lobby space will provide differentiation at the pedestrian level. Canopies will provide street-level scale and detail while also offering weather protection.



ROOF DECK VIEWS TO SOUTH LAKE UNION



LIVE-WORK UNITS WITH HIGH TRANSPARENCY & CANOPIES

##### DS2.D: Scale and Texture

Human scale will be emphasized along the ground level of the building with the activated courtyard, pedestrian amenities, and transparent commercial and live/work spaces. The proposal is also considering building materials with an inherent human scale including brick and cedar siding.

#### DS3 Open Space Concept

##### DS3.A: Building-Open Space Relationship

The courtyard will accommodate a mix of uses to define an active building-open space relationship. The courtyard will be porous to interior spaces to provide access to the commercial space and building lobby. Units and rooftop decks will overlook the courtyard.

##### DS3.B: Open Space Uses & Activities

The courtyard space will accommodate a commercial patio, tenant amenities, and access to the building lobby. The courtyard will function as a gathering space and a neighborhood focal point to foster social interaction. The residents will also have access to rooftop deck with unobstructed views to the east.

##### DS3.C: Design

The courtyard will be designed with a mix of hardscape and landscape to define its mix of uses, circulation patterns, and relationship to the streetscape.

## Design Options

### Design Guideline Priorities



MODERN MASONRY WITH WOOD ACCENTS



INSET DECKS

## DS4 Exterior Elements and Finishes

### DS4.A: Building Materials

The project design intent assumes durable materials, such as brick, as a primary exterior material to contribute to the developing character of the Dexter corridor. Additionally, materials to add warmth, texture, and scale to the project, including wood accents, are being considered. The intrinsic qualities of masonry and wood provide an organic texture and a human scale.

### DS4.B: Signage

Signage for commercial and live-work units will add pedestrian-scale and character along the streetscape. Signage will be incorporated into the building design and coordinated with lighting, canopies, and other features.

### DS4.C: Lighting

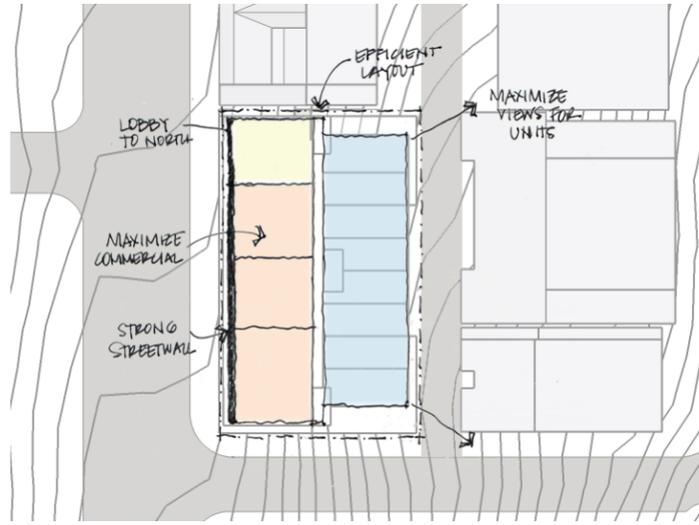
Lighting will be incorporated into the project to improve the safety of the pedestrian realm along Dexter and Garfield, highlight the building lobby as a welcoming space, and develop the character of the courtyard.

### DS4.D: Trees, Landscape, and Hardscape Materials

The open space of the courtyard will be developed as a focal point through the design of landscape and hardscape. The proposal will improve the current character of the streetscape by planting new street trees along Dexter Avenue N. Vertical screening and landscaping will provide a buffer between the building and the sidewalk along Garfield Street. Additionally, several invasive trees in the Garfield Street right-of-way will be removed and replaced with street trees.

## Design Options

### Option 1 - Zoning Compliant



Option 1 is a zoning compliant scheme that maximizes commercial frontage and presents a consistent streetwall along Dexter Avenue N. The lobby is located at the NW corner towards the residential neighborhoods to the north. The plan is designed for efficiency with a double-loaded corridor with 83 units and 42 parking stalls.

#### Pros:

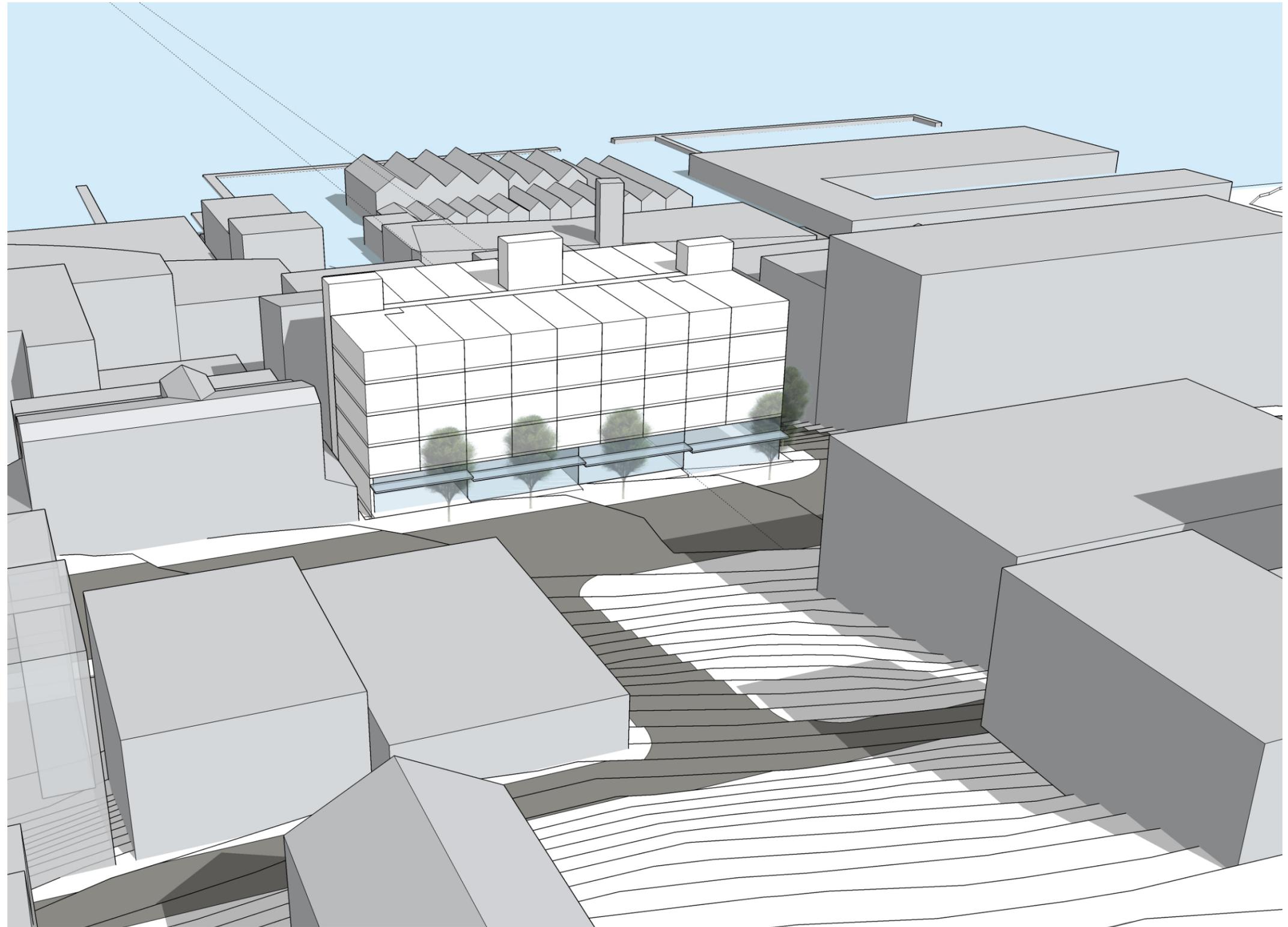
- » Maximizes upper level units with views to Lake Union.
- » Lobby transitions to residential neighborhood to the north.
- » Corner retail space.

#### Cons:

- » No commercial parking provided. Limits square footage for commercial spaces.
- » Double-height parking space.
- » Shared outdoor space limited to rooftop deck.
- » No street frontage relief.

#### Potential Departures:

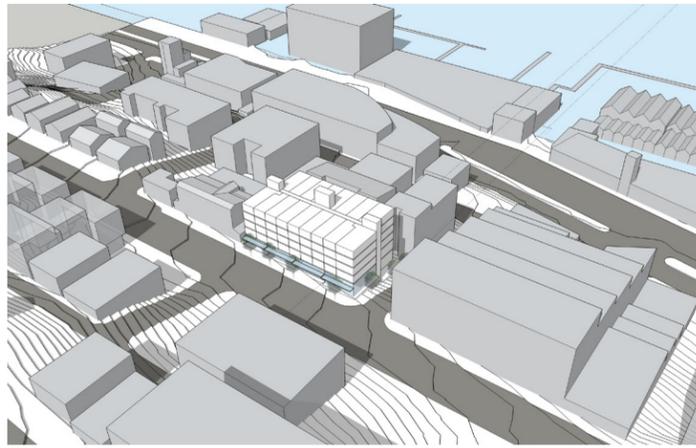
- » None.



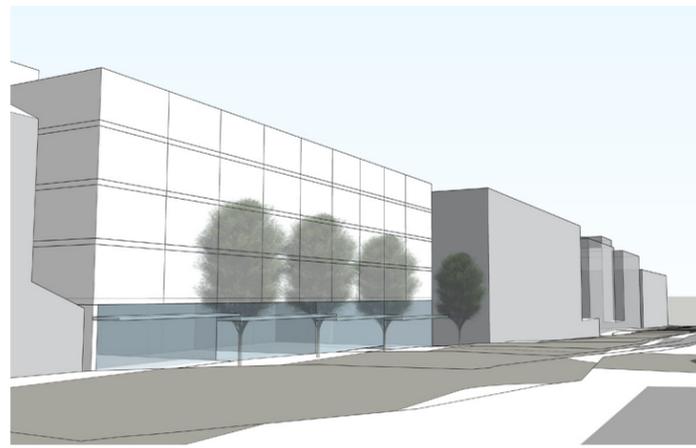
VIEW TO THE EAST DOWN GARFIELD STREET

# Design Options

## Option 1 - Zoning Compliant



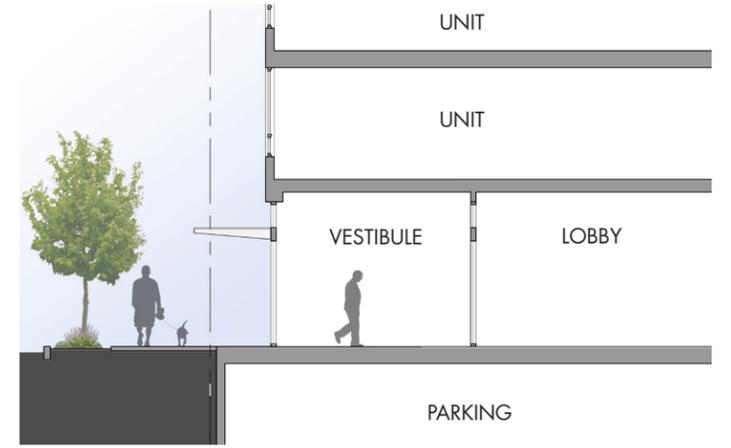
AERIAL VIEW



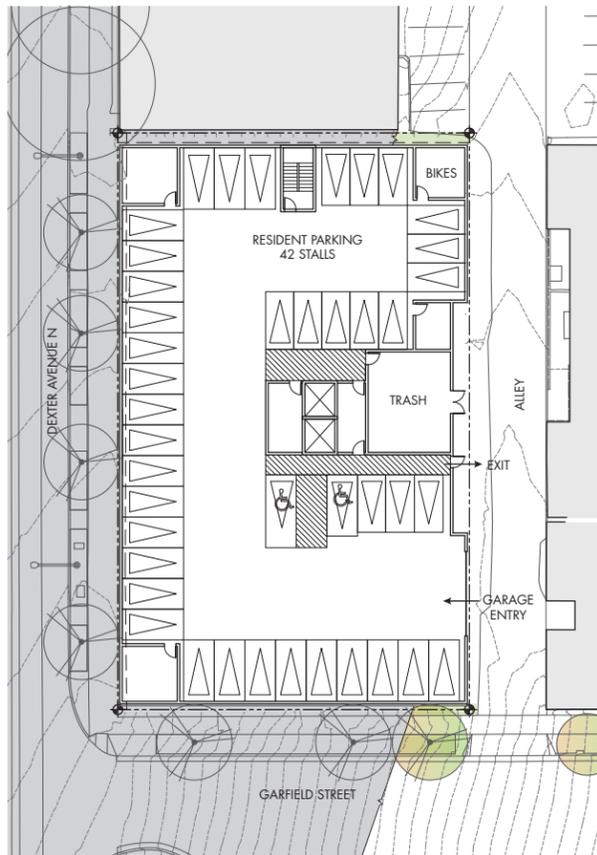
VIEW LOOKING SOUTH ON DEXTER



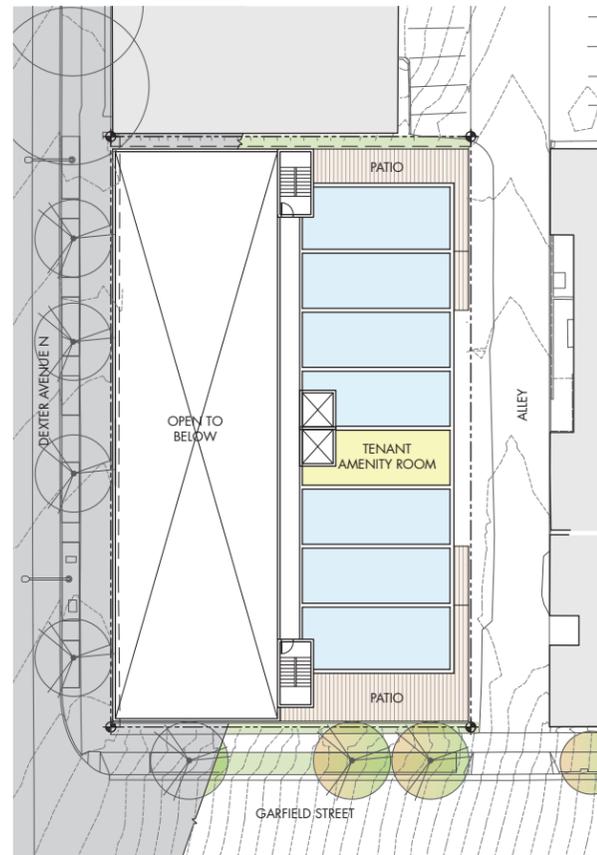
VIEW LOOKING NORTH ON DEXTER



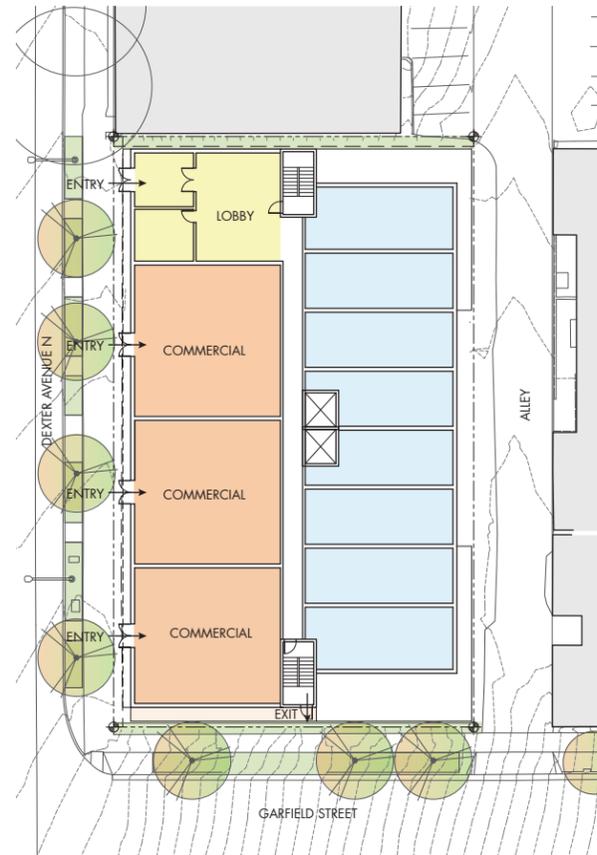
STREETSCAPE SECTION AT LOBBY



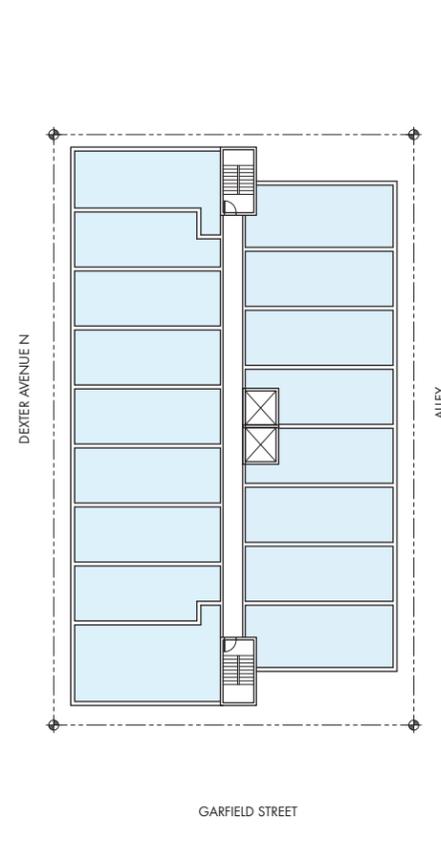
LEVEL P1



LEVEL 1



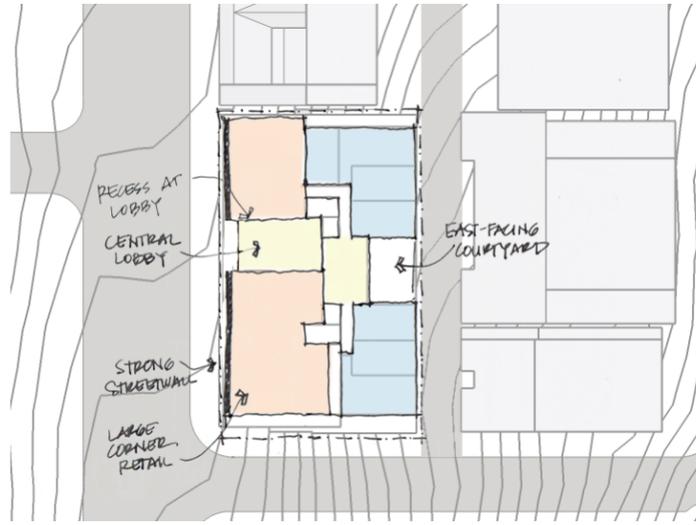
LEVEL 2



LEVELS 3-6

## Design Options

### Option 2



Option 2 also maintains a strong streetwall presence at the commercial spaces while introducing a recess at the residential entry. The recess adds massing modulation to create a transition in building scale. This option introduces an east-facing courtyard at the entry level as a shared resident common space. It also makes better use of interior space at Level 1 by adding a curb cut on Garfield for a second level of parking. This option has 87 units and 56 parking stalls.

#### Pros:

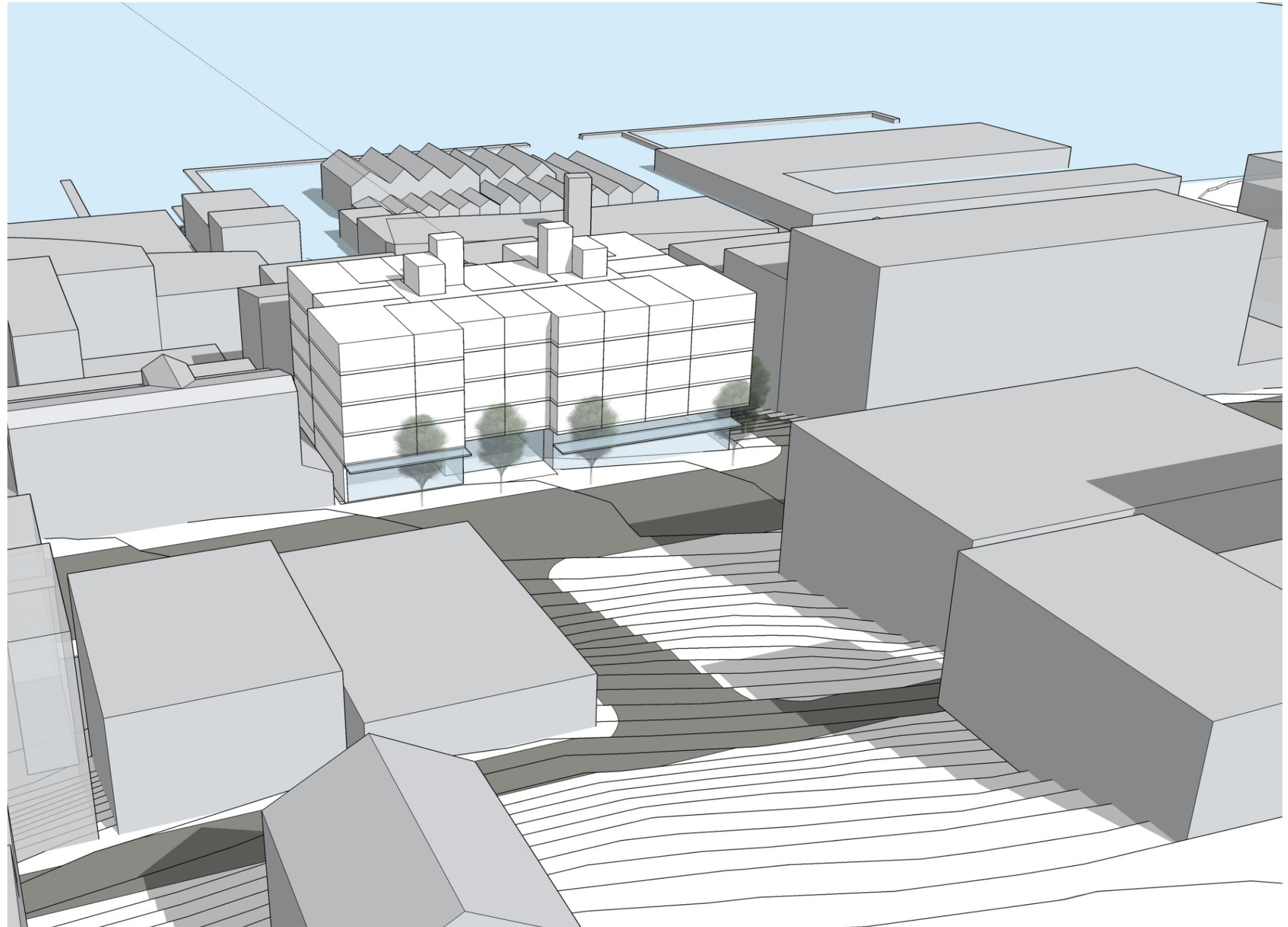
- » Entry level courtyard.
- » Commercial parking provided.
- » Large corner retail space.
- » Building massing responds to neighboring transitions in scale.

#### Cons:

- » Courtyard faces alley.
- » Awkward building exiting conditions along Garfield.

#### Potential Departures:

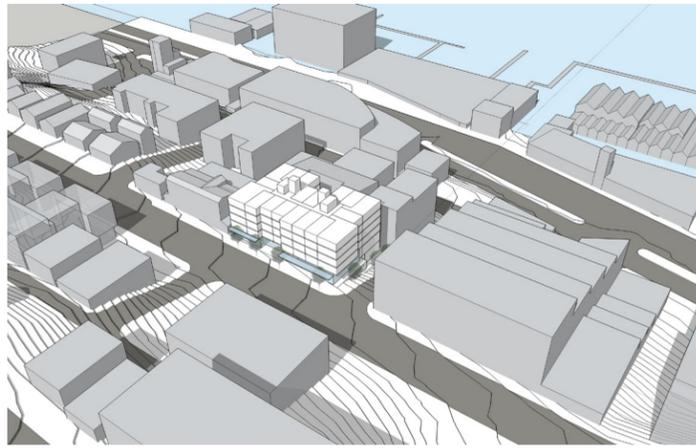
- » Additional curb cut along Garfield for Level 1 parking.
- » 22% of street-level facade on Dexter is residential use.



VIEW TO THE EAST DOWN GARFIELD STREET

Design Options

Option 2



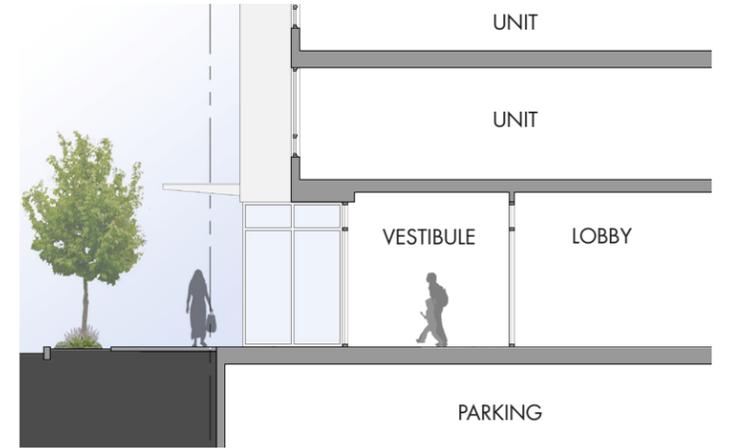
AERIAL VIEW



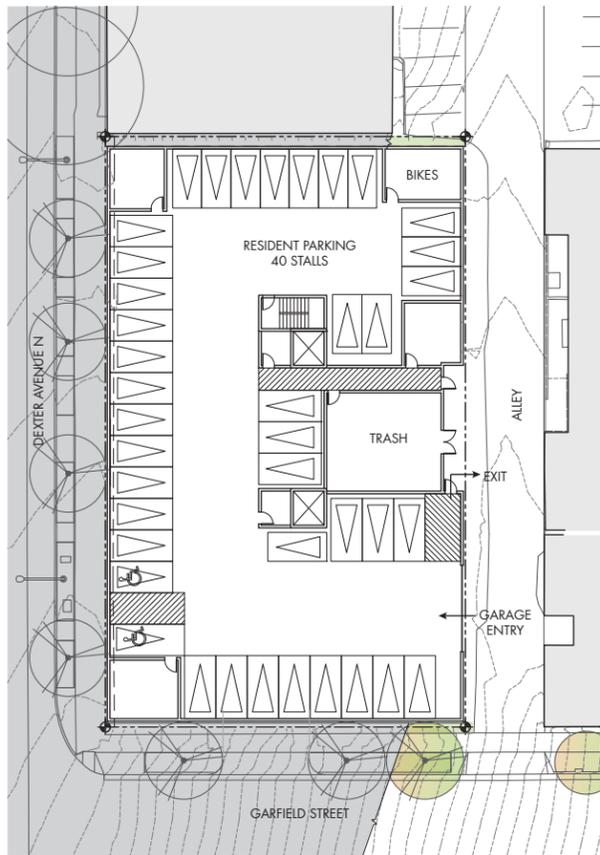
VIEW LOOKING SOUTH ON DEXTER



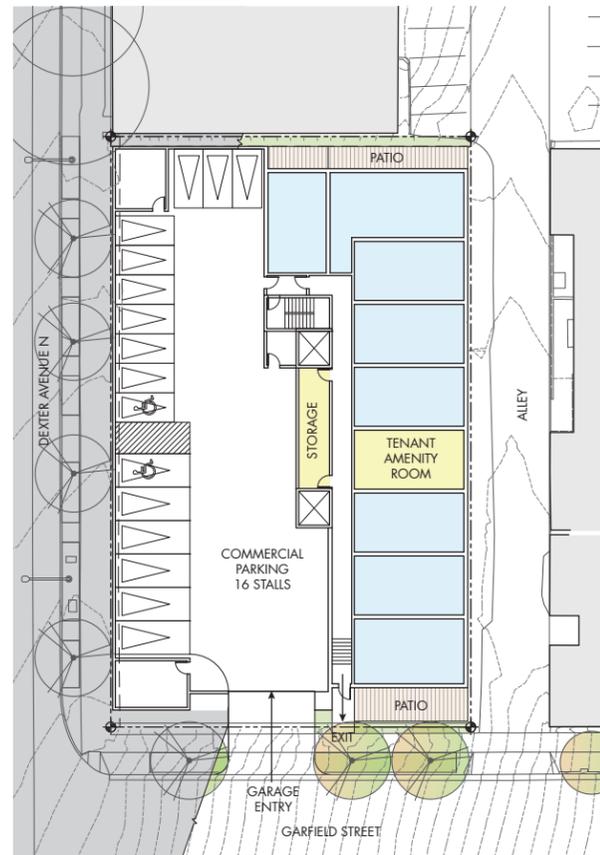
VIEW LOOKING NORTH ON DEXTER



STREETSCAPE SECTION AT LOBBY



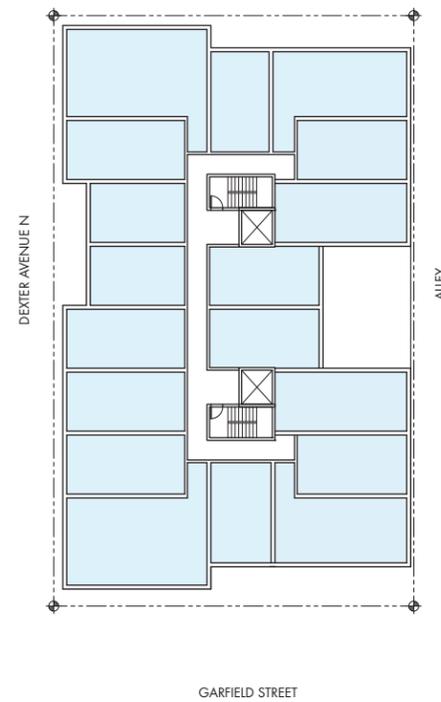
LEVEL P1



LEVEL 1



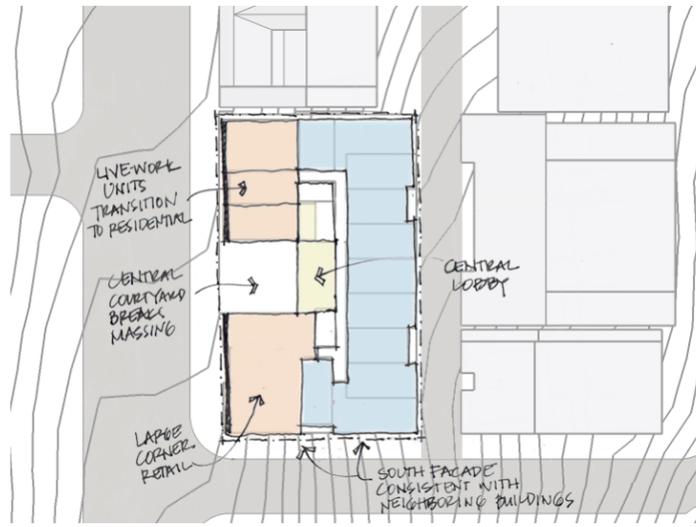
LEVEL 2



LEVELS 3-6

## Design Options

### Option 3 - Preferred



Option 3 introduces a large mixed-use courtyard on Dexter to accommodate a commercial patio, tenant amenity space, residential entry, and access to commercial parking. The massing has been stepped with the site topography to take advantage of views and provide upper level mezzanine units with rooftop patios. Similar to Option 2, this scheme provides a second level of parking accessed from Garfield. This option has 88 units and 54 parking stalls.

#### Pros:

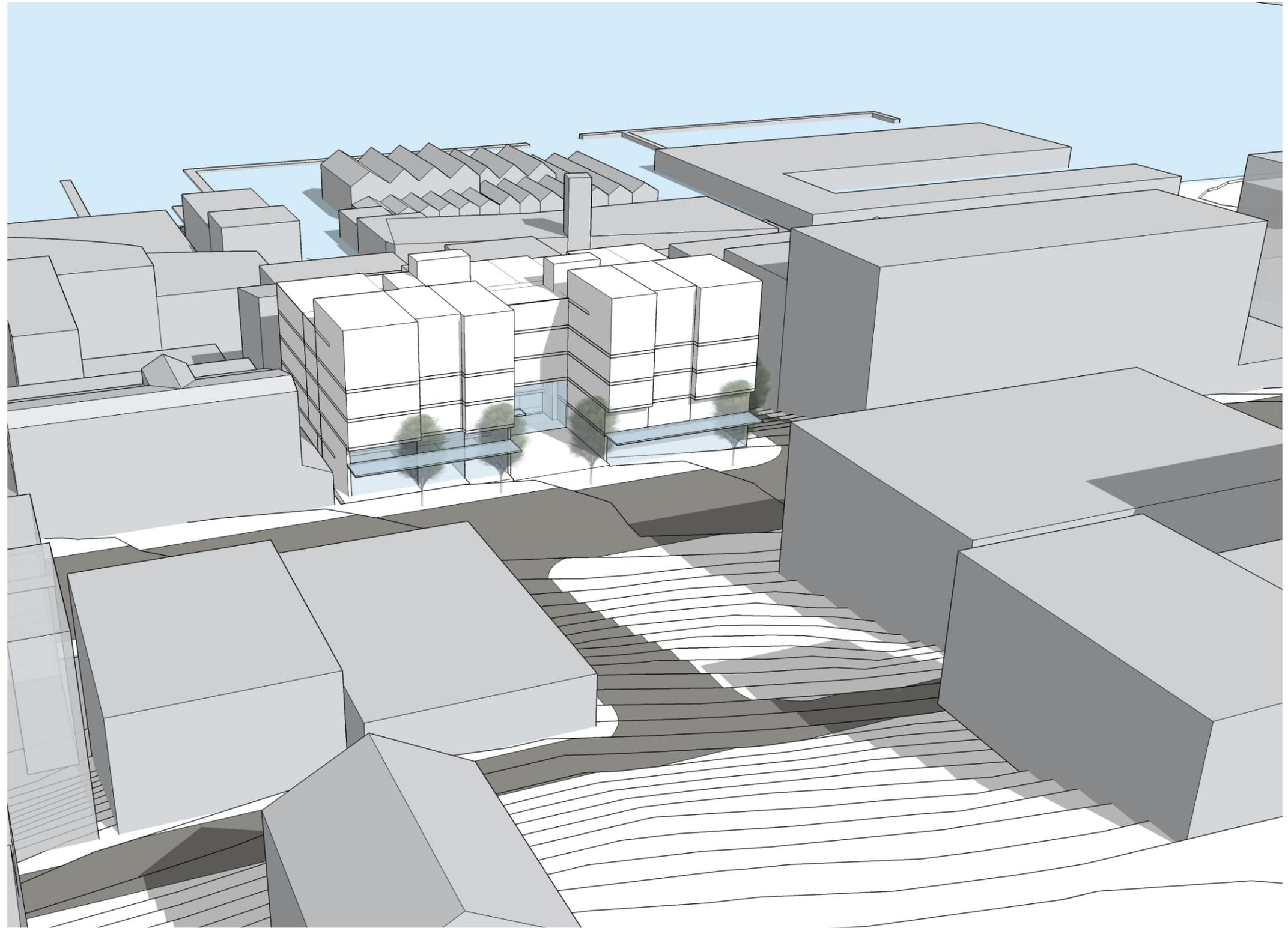
- » Large mixed-use courtyard on Dexter Ave N. that encourages pedestrian interaction.
- » Street frontage massing relief.
- » Excess of commercial parking provided.
- » Large corner retail space.
- » Live-work units transition to residential development.
- » Responds to site topography and maximizes views.
- » Variety of outdoor amenity spaces provided.

#### Cons:

- » Height slightly increased along Dexter Ave N.

#### Potential Departures:

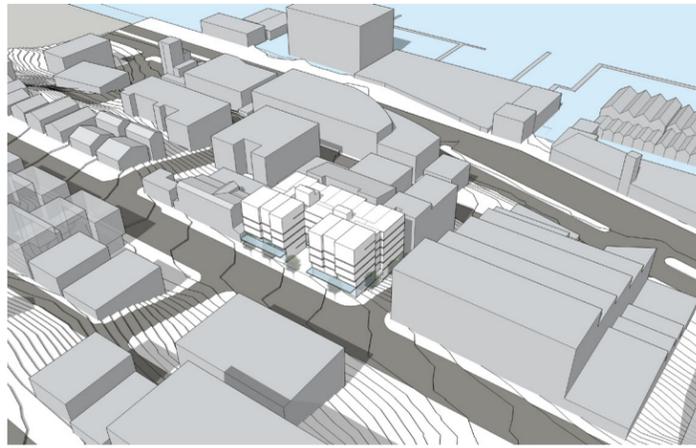
- » 38% of street-level facade on Dexter is live-work units.
- » 24% of street-level facade on Dexter is residential use.
- » SE unit on L1 is closer than 4' to sidewalk level.
- » Additional curb cut along Garfield for Level 1 parking.



VIEW TO THE EAST DOWN GARFIELD STREET

Design Options

Option 3 - Preferred



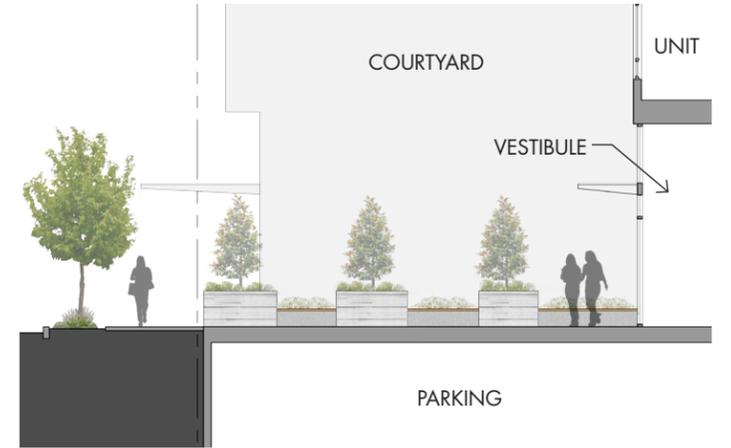
AERIAL VIEW



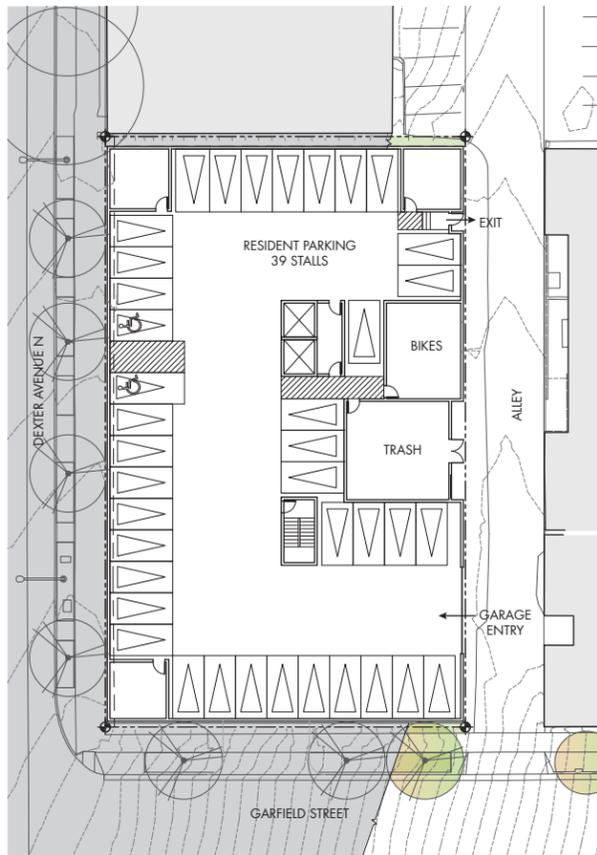
VIEW LOOKING SOUTH ON DEXTER



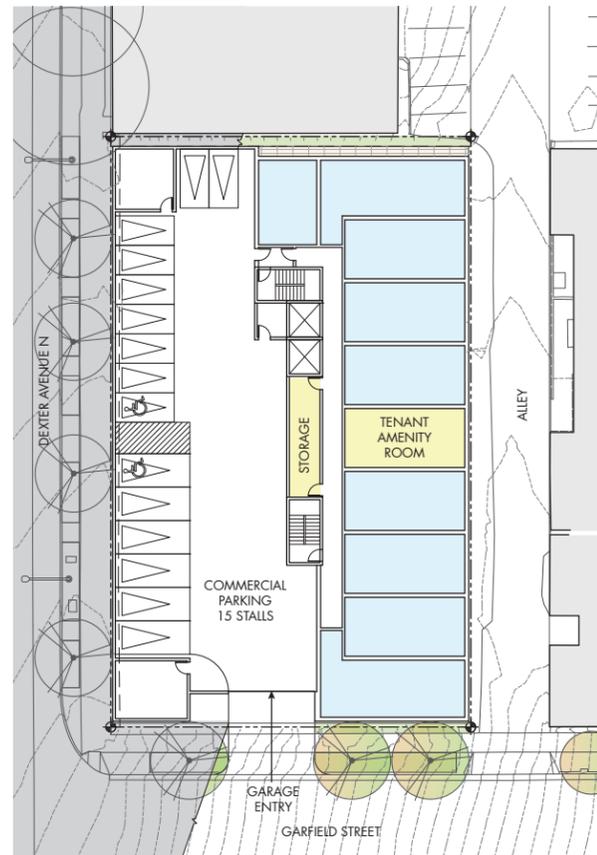
VIEW LOOKING NORTH ON DEXTER



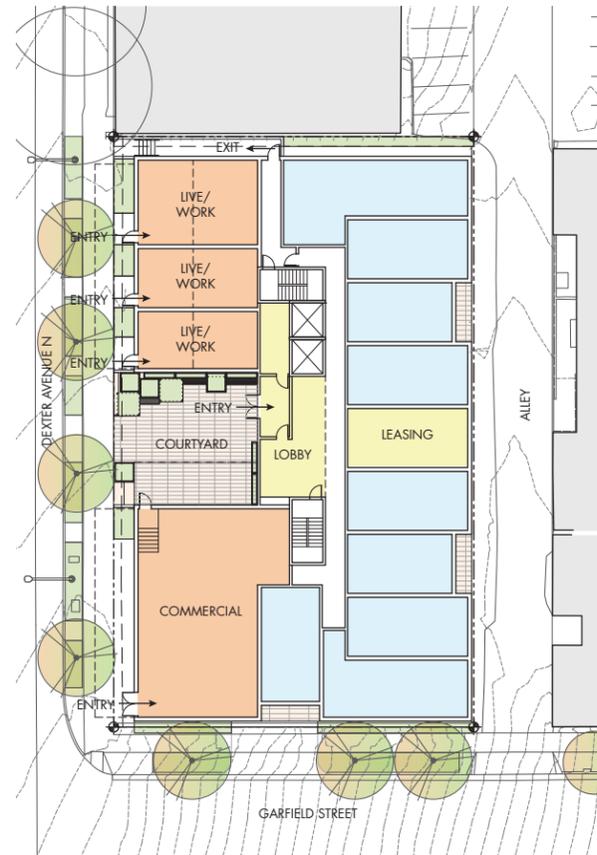
STREETSCAPE SECTION AT LOBBY



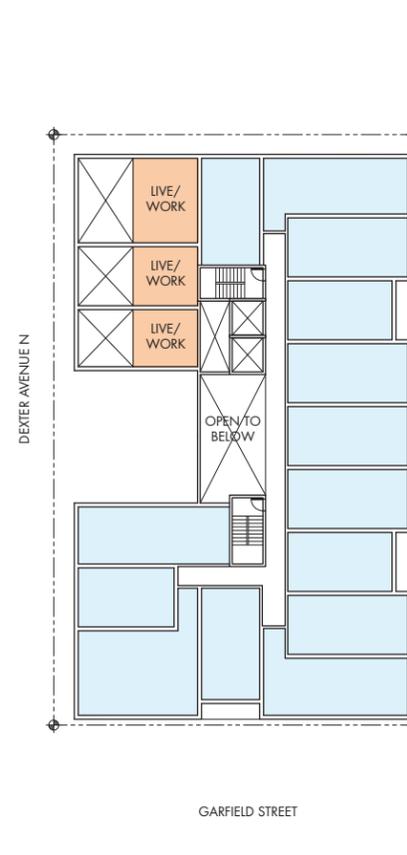
LEVEL P1



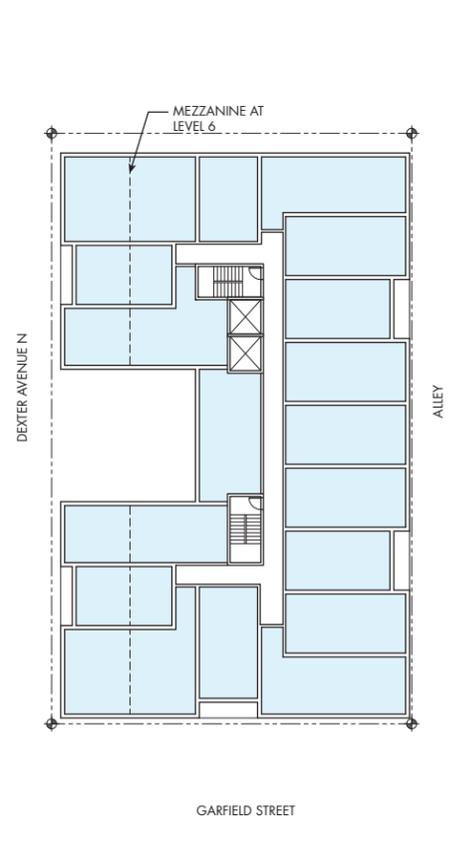
LEVEL 1



LEVEL 2

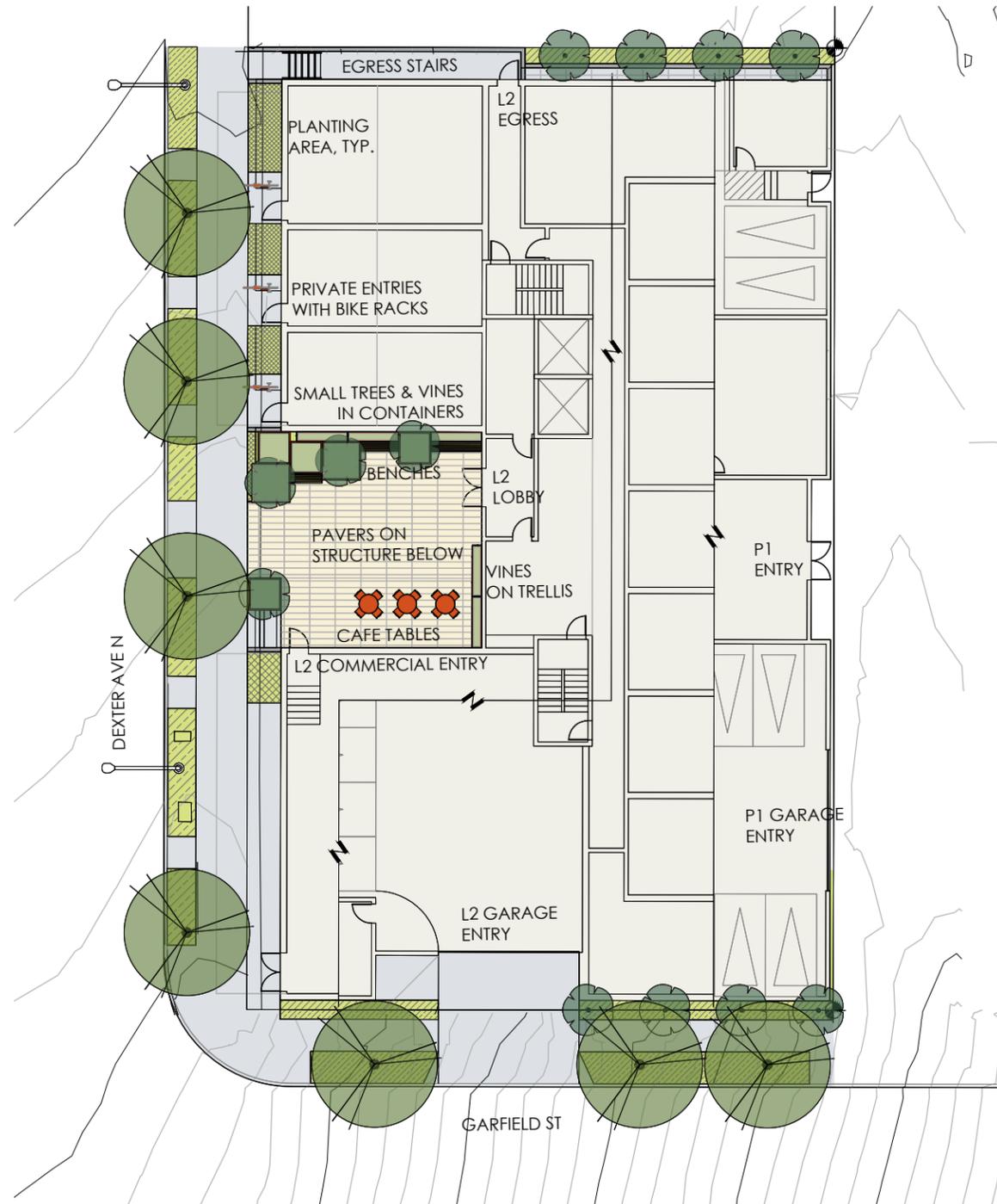


LEVEL 3

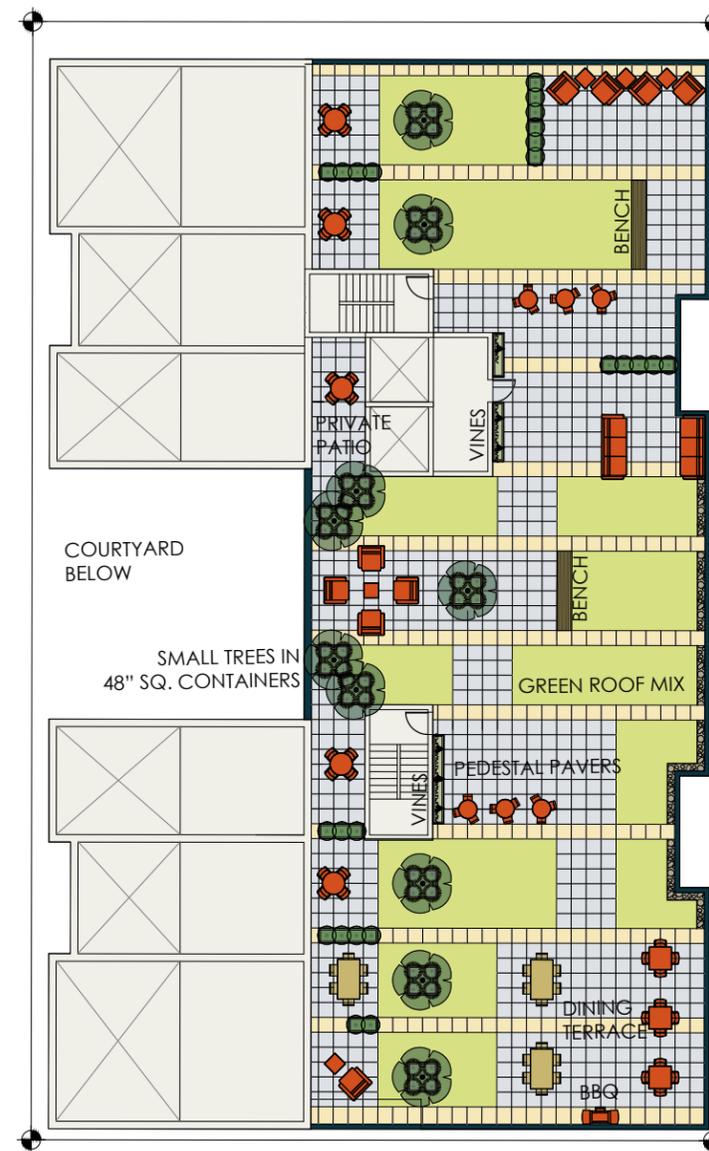


LEVELS 4-6

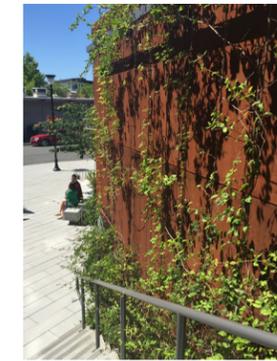
Design Options  
Landscape Design



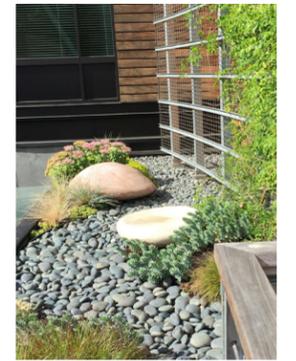
LANDSCAPE SITE PLAN



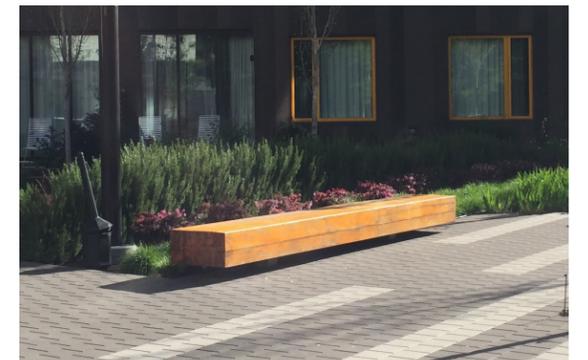
LANDSCAPE ROOF PLAN



CLEMATIS ON CABLES



SEDUMS



WOODEN BENCHES



LOLL FURNITURE



BIKE HITCHING POSTS



FESTIVAL LIGHTING

Design Options

Landscape Material Palette



BEAR GRASS



BLUE OAT GRASS



FEATHER REED GRASS



CENTER GLOW NINEBARK



CLEMATIS



TUFTED HAIR GRASS



JAPANESE FOREST GRASS



PEE WEE HYDRANGEA



MOUNTAIN LAUREL



KINNICKINNICK



OREGON GRAPE



SILVERVEIN CREEPER



MEXICAN FEATHER GRASS



ROSEMARY



RUSSIAN SAGE



SALAL



SEDUM



SILVER SWAN EUPHORBIA



SERVICE BERRY



VINE MAPLE



WESTERN SWORD FERN

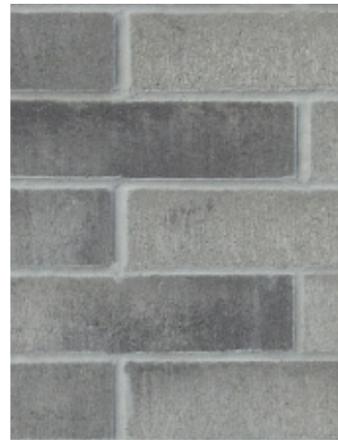


WHITE ICICLE CURRANT

# Design Options

## Building Material Inspiration

The project intends to use durable and expressive materials to elevate the quality of new development along the Dexter corridor. Masonry will provide a framework for contrasting wood and metal textures. Detail will be layered into the project through material scale, pattern, and tonal variety. The design team will explore adding variegated brick mixes and shou sugi ban - a charred wood process - as potential material choices.



NEUTRAL BRICK - GREYS



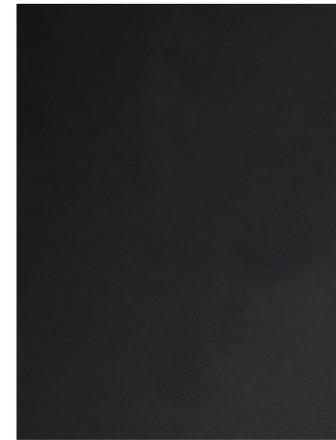
SHOU SUGI BAN - EBONY



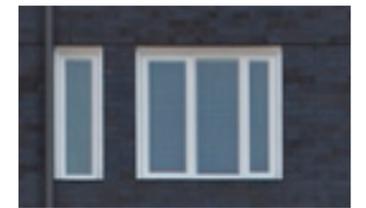
SHOU SUGI BAN - TIGER



NEUTRAL BRICK- WHITE



METAL ACCENTS



CONTRASTING WINDOWS



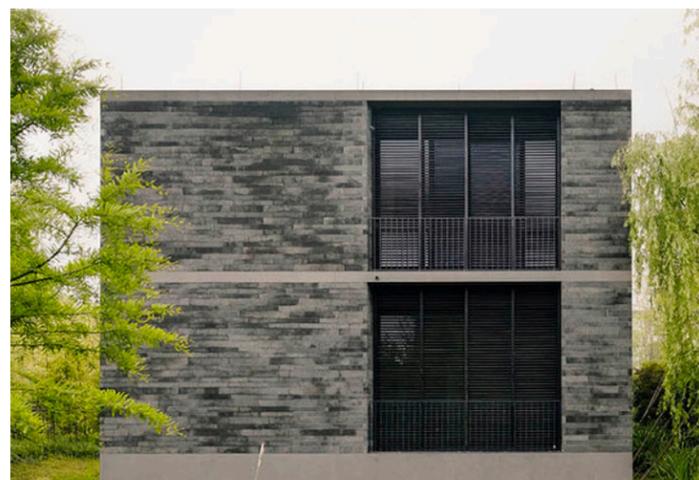
CONTRASTING WOOD TONES AND TEXTURES



MASONRY AND WOOD ACCENTS



SHOU SUGI BAN WITH CONTRASTING WINDOWS



NEUTRAL VARIEGATED BRICK



CONTRASTING WOOD TONES



WHITE BRICK WITH WOOD ACCENTS

## Design Options

### Building Form Inspiration

As a predominant building material, brick can be employed as an organizing framework for the building mass. This masonry frame will develop rhythm and scale. Material accents will be layered into the framework for texture, tone, and contrast. The design team will explore strategies to express interior functions and develop facade depth with decks and glazing. The design of the building base will aim to maximize transparency of the commercial and live-work uses and provide a transition in the courtyard toward the residential lobby.



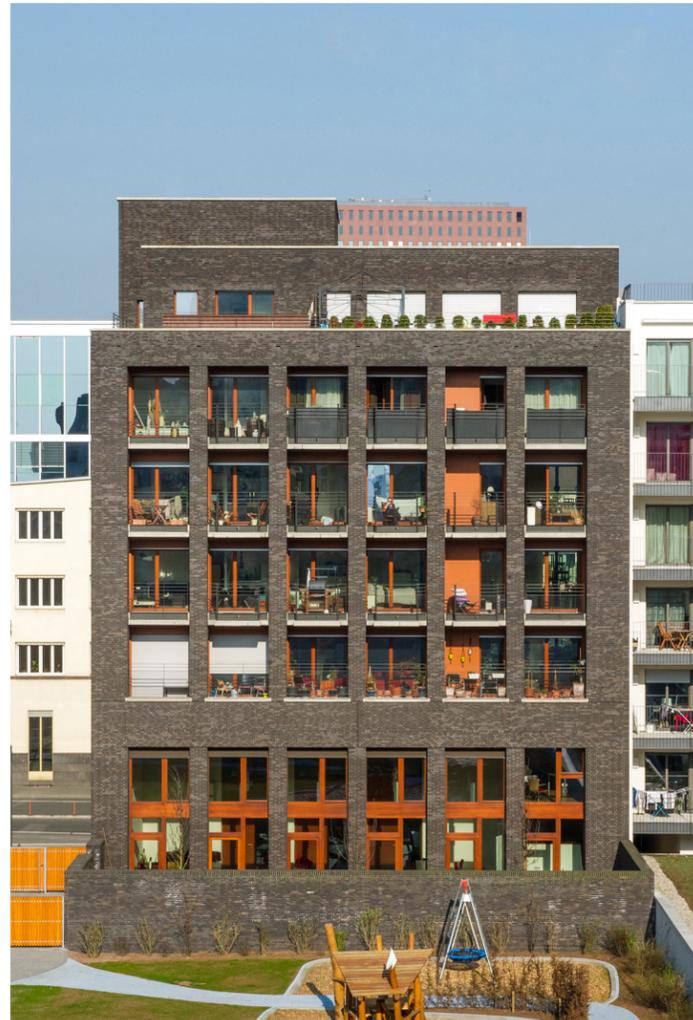
INSET AND PROTRUDING DECKS DEVELOP FACADE DEPTH



BRICK FRAME WITH CONTRASTING INSET



COURTYARD SEATING AND FESTIVAL LIGHTS



BRICK FRAME WITH CONTRASTING REVEAL



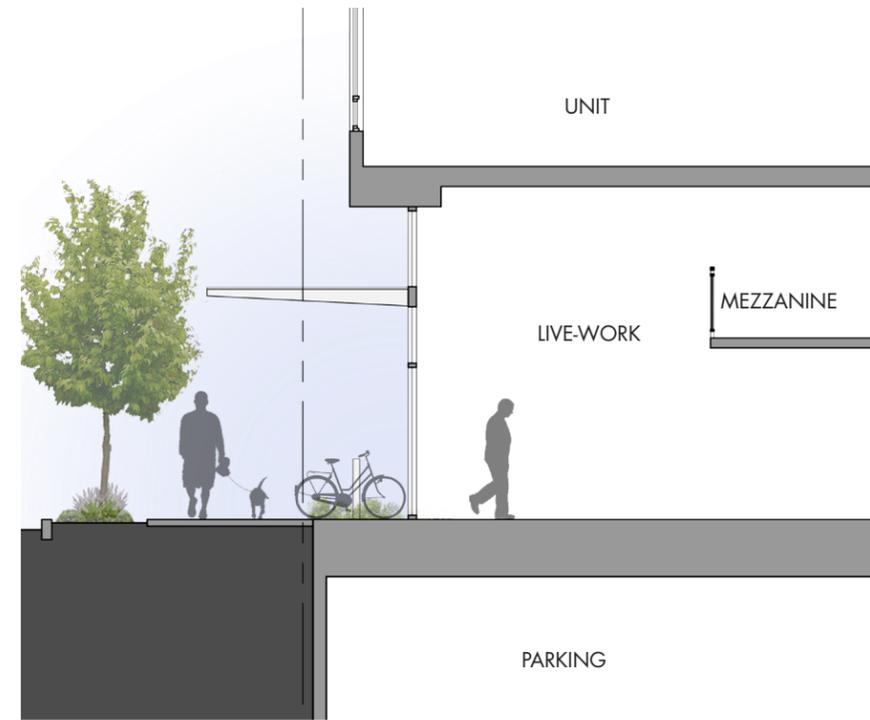
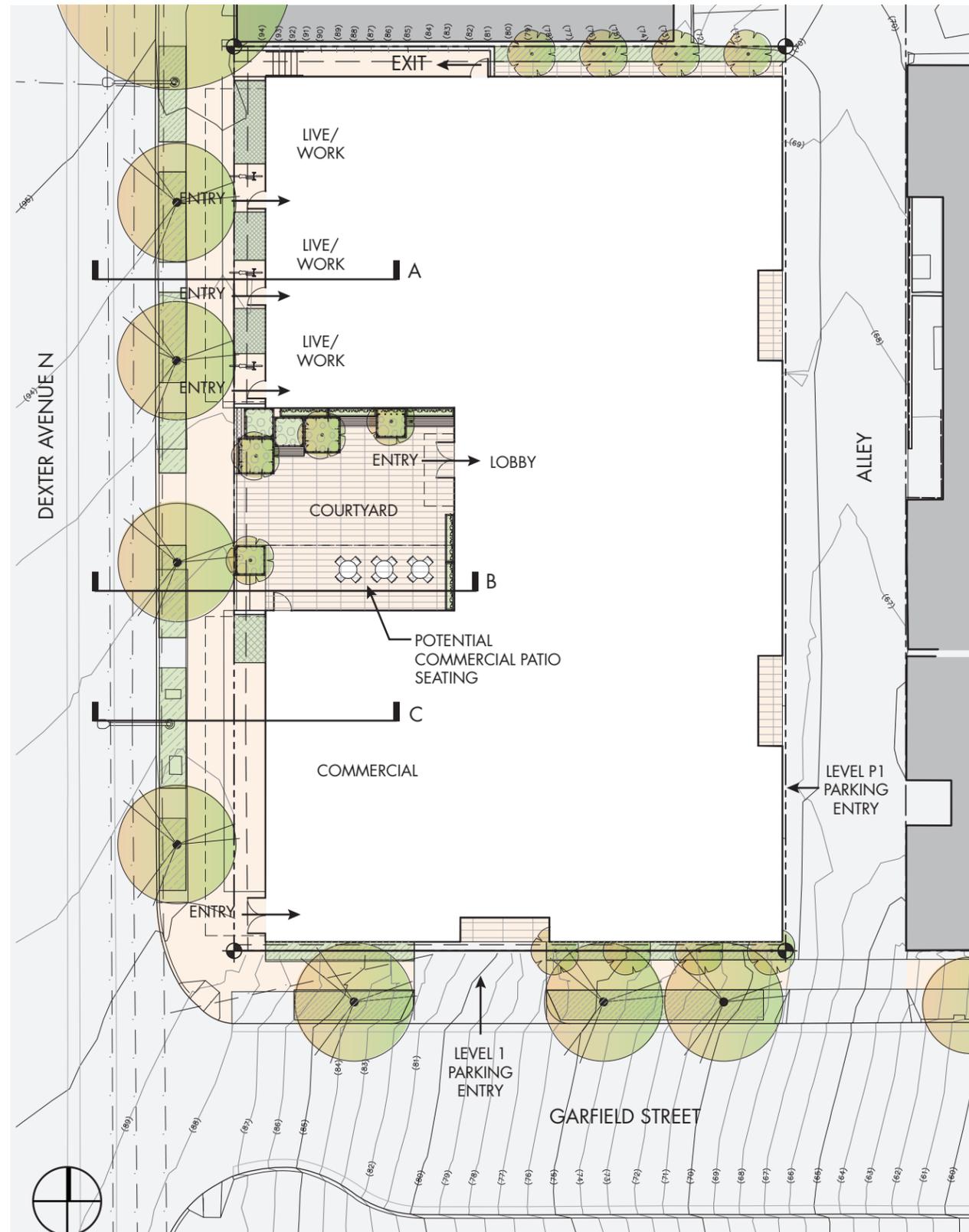
STRONG FRAME WITH DIFFERENTIATED BASE



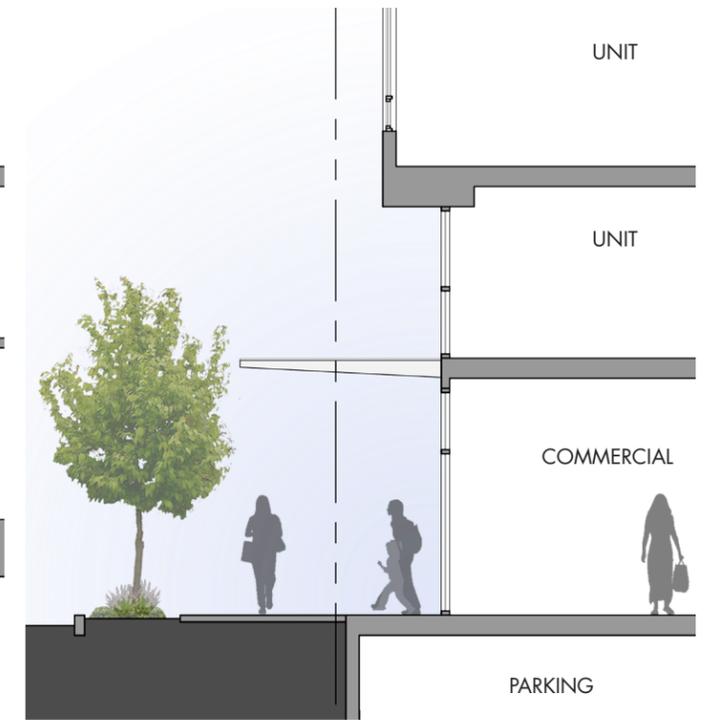
COURTYARD SEATING AND FESTIVAL LIGHTS



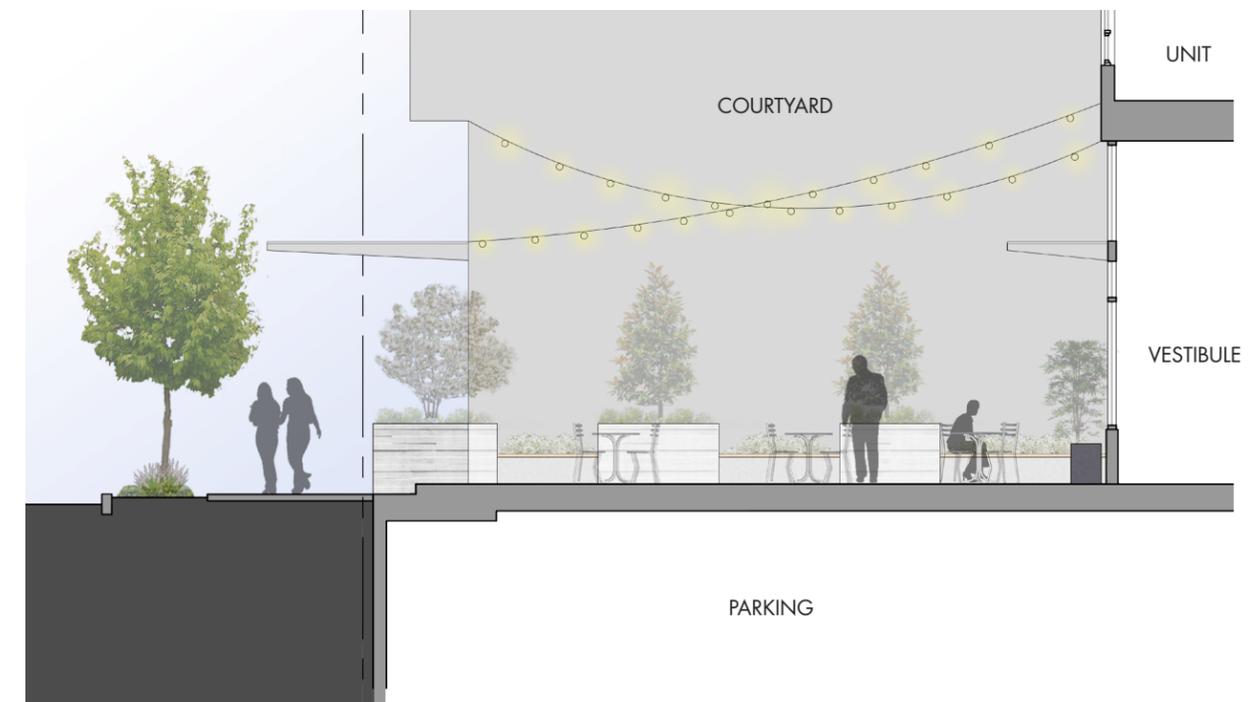
RHYTHMIC BRICK FRAME WITH INSET TEXTURE AND PATTERN



SECTION A - LIVE-WORK UNITS



SECTION C - COMMERCIAL



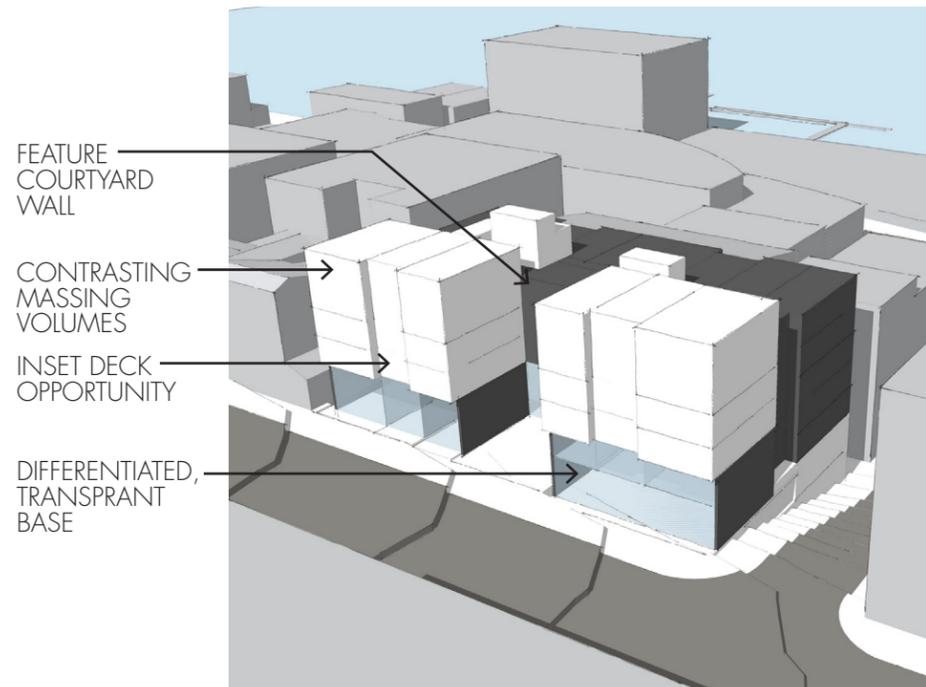
SECTION B - COURTYARD

# Design Options

## Option 3 - Development Studies

### MASSING ARTICULATION

The building massing will be explored as a means to articulate different functions of the building such as differentiating the base or accenting the courtyard entry facade. Transparency, material shifts, and volume will be studied to create the character and identity of the building.



MASSING ARTICULATION STUDY

### COMPOSITION DEVELOPMENT

The facade composition will be developed by exploring organizational strategies including frame and infill, solid versus transparent, and material contrasts to develop hierarchy and proportion.



COMPOSITION STUDY

### FACADE DEVELOPMENT

The facade will be refined to create depth, rhythm, and pattern. Such elements as recessed decks, Juliette balconies, accent panels, and glazing patterns will be explored.



FACADE STUDY



MASSING ELEMENTS AND BASE DIFFERENTIATED



SOLID VERSUS TRANSPARENT FACADE TREATMENT



CONTRAST AT CORNER



SOLID VERSUS FRAME



MASONRY FACADE DEPTH

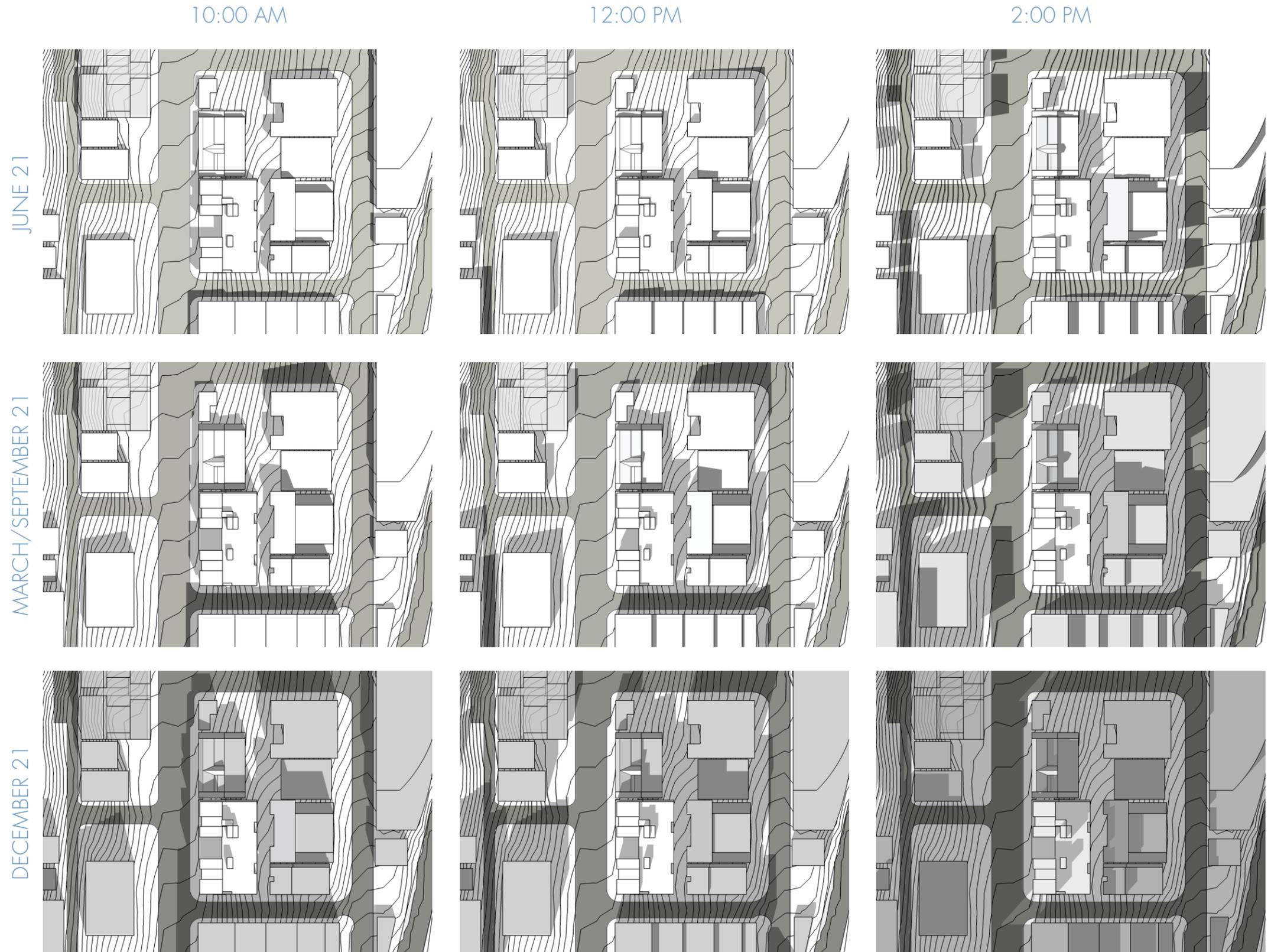


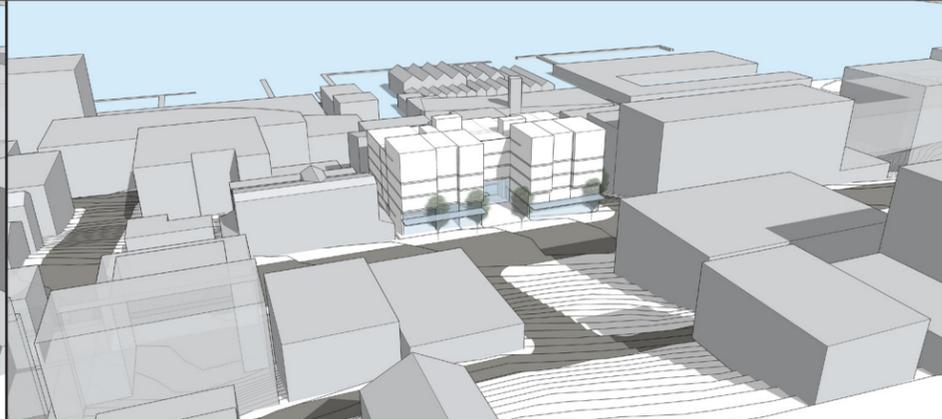
VARIATION WITHIN FRAME

## Design Options

### Option 3 - Shadow Study

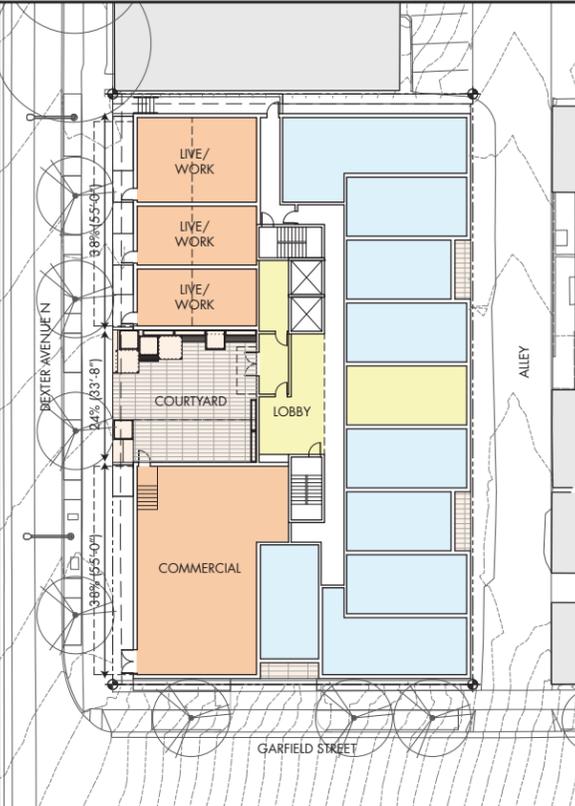
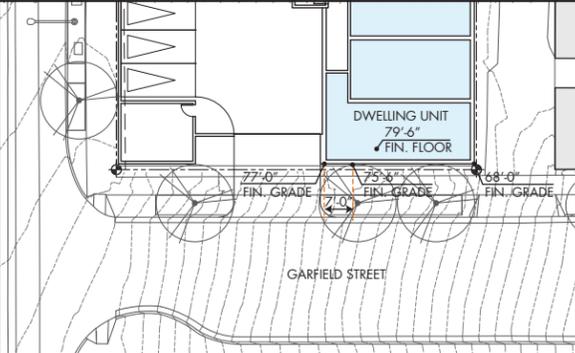
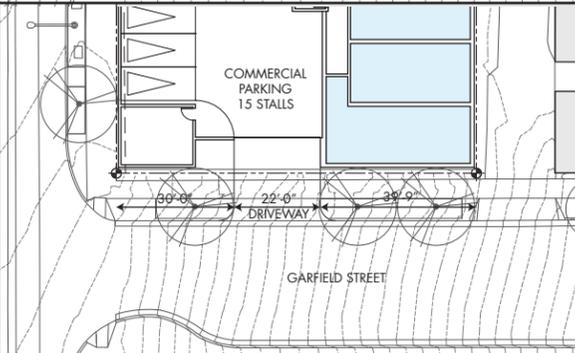
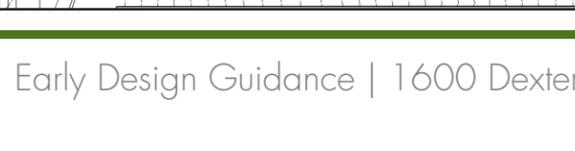
The rooftop with private and shared amenity spaces will be provided with year-round sun opportunities. Locating the courtyard on the west facade to face Dexter allows for afternoon sun for much of the year. The lower level east and south-facing units will be shaded by neighboring buildings in the morning and afternoon respectively, particularly during winter months.



DESIGN OPTION 1 ZONING COMPLIANT SCHEME		DESIGN OPTION 2 EAST COURTYARD SCHEME		PREFERRED OPTION 3 WEST COURTYARD SCHEME	
					
DISTINGUISHING FEATURES		DISTINGUISHING FEATURES		DISTINGUISHING FEATURES	
<ul style="list-style-type: none"> <li>» Code Compliant</li> <li>» 83 Units, 42 Parking Stalls</li> <li>» Lobby at northwest corner</li> <li>» Strong streetwall massing along Dexter</li> </ul>		<ul style="list-style-type: none"> <li>» 87 Units, 56 Parking Stalls</li> <li>» East-facing resident courtyard</li> <li>» Central lobby</li> <li>» Recess at residential lobby</li> <li>» Large corner retail</li> </ul>		<ul style="list-style-type: none"> <li>» 85 Units, 3 Live-Work Units, 54 Parking Stalls</li> <li>» West-facing mixed-use courtyard</li> <li>» Central lobby</li> <li>» Massing relief along Dexter</li> <li>» Large corner retail</li> </ul>	
ZONING DEPARTURES	OPTION 1	ZONING DEPARTURES	OPTION 2	ZONING DEPARTURES	OPTION 3
LIVE-WORK UNITS AT STREET-LEVEL		LIVE-WORK UNITS AT STREET-LEVEL		LIVE-WORK UNITS AT STREET-LEVEL	X
RESIDENTIAL USE AT STREET-LEVEL		RESIDENTIAL USE AT STREET-LEVEL	X	RESIDENTIAL USE AT STREET-LEVEL	X
DWELLING UNIT LOCATION		DWELLING UNIT LOCATION		DWELLING UNIT LOCATION	X
PARKING ACCESS		PARKING ACCESS	X	PARKING ACCESS	X

# Design Options

## Departure Matrix

ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE RATIONALE	DESIGN REVIEW GUIDELINES	DEPARTURE DIAGRAM
#1 LIVE-WORK UNITS AT STREET-LEVEL: SMC 23.47A.004.G.2.	live-work units may occupy no more than 20% of the street-level street-facing facade on Dexter Ave N	<b>OPTION 3:</b> live-work units occupy 38% (55'-0") of street-level street-facing facade on Dexter Ave N  <b>DEPARTURE:</b> 18% (26'-10")	The three live-work units help transition from the commercial zone to the south to the low-rise zone to the north in this short segment of designated pedestrian-zone. They provide an appropriate change in scale and use that is consistent with existing urban pattern.	CS2 - Urban Pattern and Form PL3 - Street-Level Interaction DS1 - Project Uses and Activities	
#2 RESIDENTIAL USES AT STREET-LEVEL: SMC 23.47A.005.C.1. SMC 23.47A.005.D.1.	residential uses may occupy no more than 20% of the street-level street-facing facade on Dexter Ave N	<b>OPTION 3:</b> courtyard occupies 24% (33'-8") of street-level street-facing facade on Dexter Ave N  <b>DEPARTURE:</b> 4% (5'-9")	The proposed courtyard creates a sense of place and provides massign relief at the streetwall. The courtyard accomodates a mix of uses including a commercial patio and resident amenity space. The courtyard provides access to the residential lobby, commercial parking, and a porous edge along the commercial space. A strong connection to the street adds to public life with pedestrian amenities and outdoor activity. Street-level transparency and residential units above will provide passive surveillance to improve security of the pedestrian realm. The courtyard takes advantage of afternoon sun and will be well-lit at night.	CS1 - Natural Systems and Site Features CS2 - Urban Pattern and Form PL1 - Connectivity PL2 - Walkability PL3 - Street-Level Interaction DC2 - Architectural Concept DC3- Open Space Concept	
#3 DWELLING UNIT LOCATION: SMC 23.47A.008.D.2.	the floor of a dwelling unit located along the street-level street-facing facade shall be at least 4' above of 4' below sidewalk grade or set back at least 10' from the sidewalk	<b>OPTION 3:</b> the floor of the southeast unit on Level 1 is located less than 4 feet above the sidewalk at Garfield Street for a width of less than 7 feet; the unit is setback 3' from the sidewalk  <b>DEPARTURE:</b> length of 7'	The proposed design maintains a consistent built-edge along street-level established by Lake Union Tower Apartments to the east. A 3' deep landscape buffer along the length of the unit will provide separation from the sidewalk. Additionally, the steep topography along Garfield provides a natural barrier. The unit will be designed to maintain privacy from the sidewalk while adding "eyes on the street".	CS1 - Natural Systems and Site Features CS2 - Urban Pattern and Form PL3 - Street-Level Interaction	
#4 PARKING ACCESS: SMC 23.47A.032.A.1.	access to parking shall be from the alley	<b>OPTION 3:</b> residential parking access from the alley with secondary parking access to Level 1 from Garfield Street  <b>DEPARTURE:</b> secondary parking access from Garfield Street	Due to the site topography a significant portion of Level 1 is unusable space. By using the topography to introduce a second level of parking with access from Garfield Street, 15 additional parking spaces can be provided. The majority of these spaces will be used for commercial parking. Garfield Street accomodates two existing curb cuts for Lake Union Tower Apartments, located directly to the east.	CS1 - Natural Systems and Site Features DS1 - Project Uses and Activities	



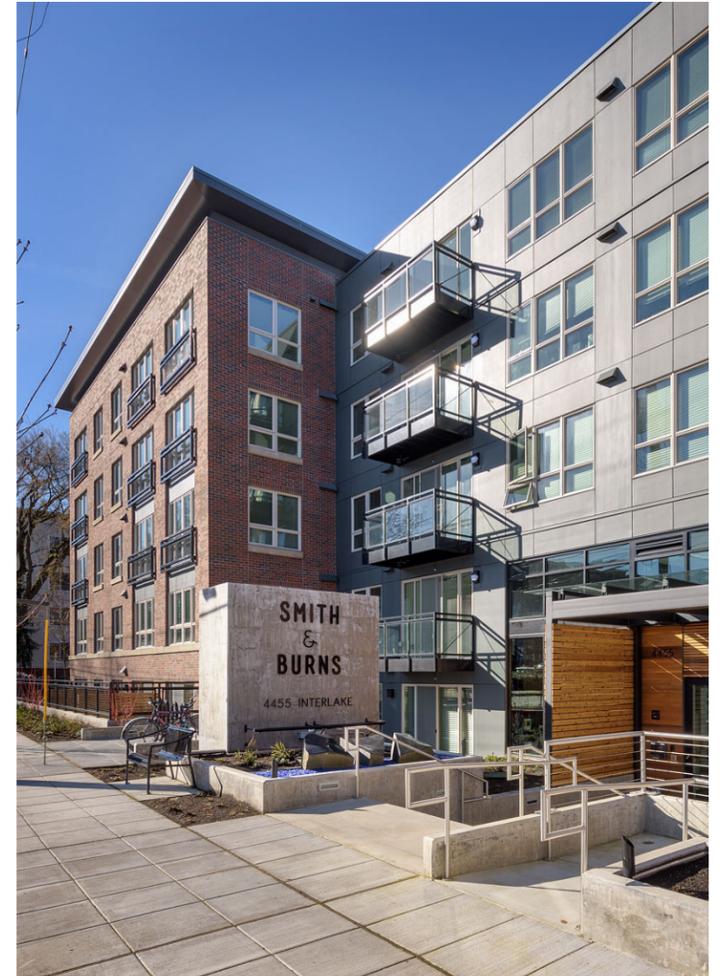
STREAM 403 BELMONT - BUILT GREEN 4-STAR TARGET



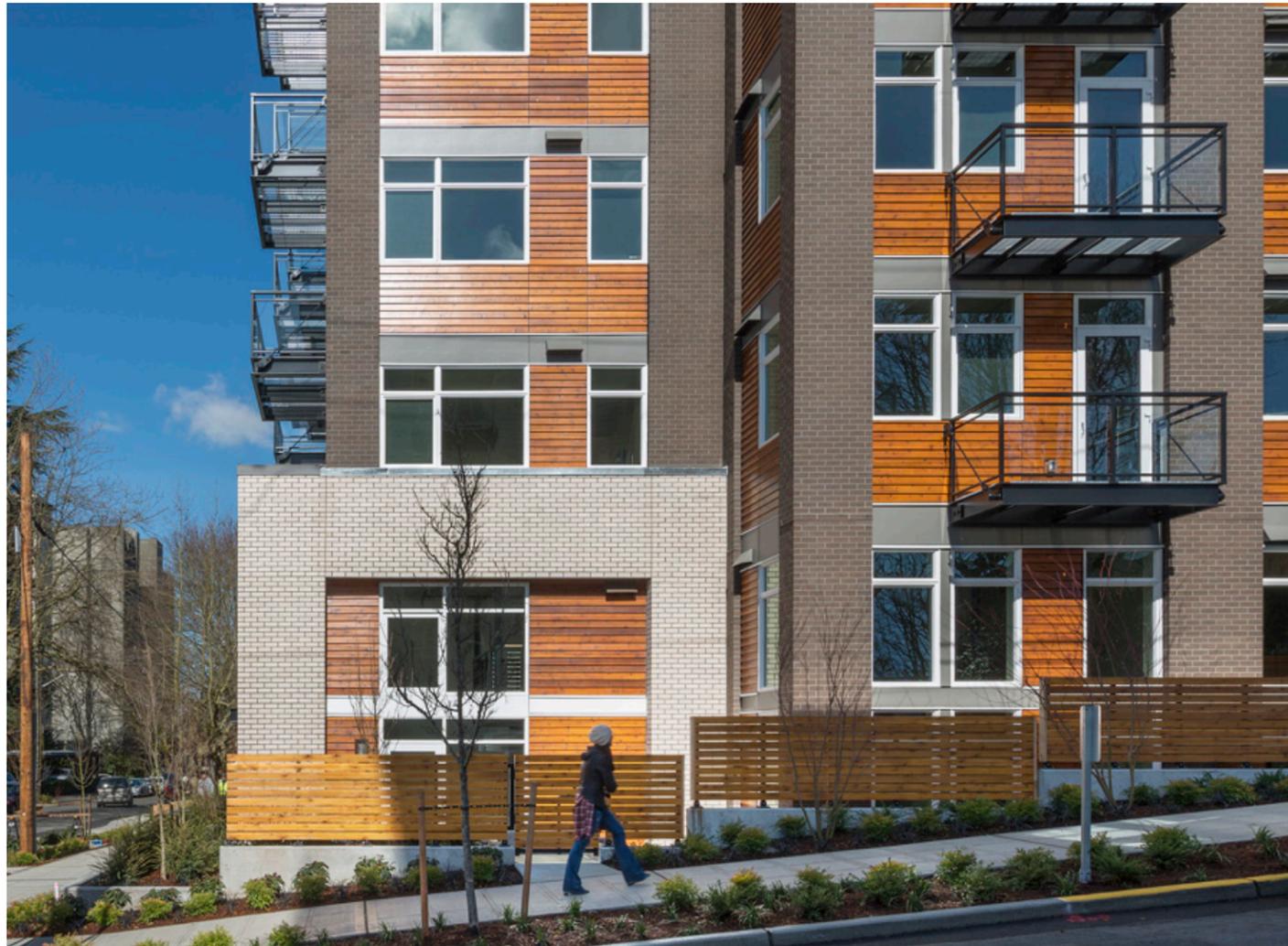
DAKOTA



ARTHOUSE



SMITH & BURNS - LEED-H SILVER TARGET



STREAM BELMONT - LEED GOLD



BROADSTONE KOI - LEED-NC CERTIFIED



ZEPHYR APARTMENTS - LEED-H GOLD



LIGHTBOX - LEED SILVER

