

# 1600 DEXTER

DESIGN RECOMMENDATION  
MARCH 1, 2017  
DPD #3021980

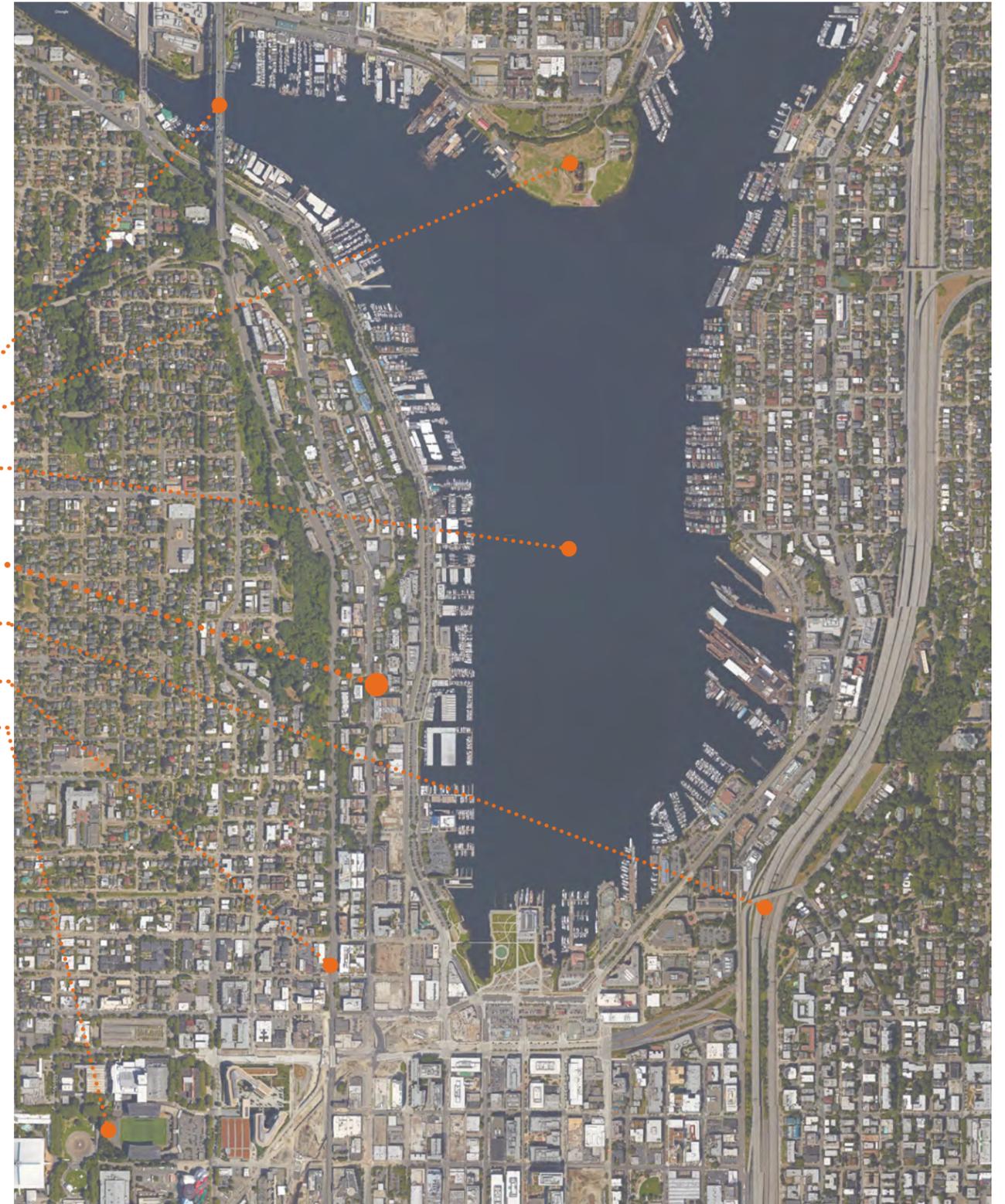
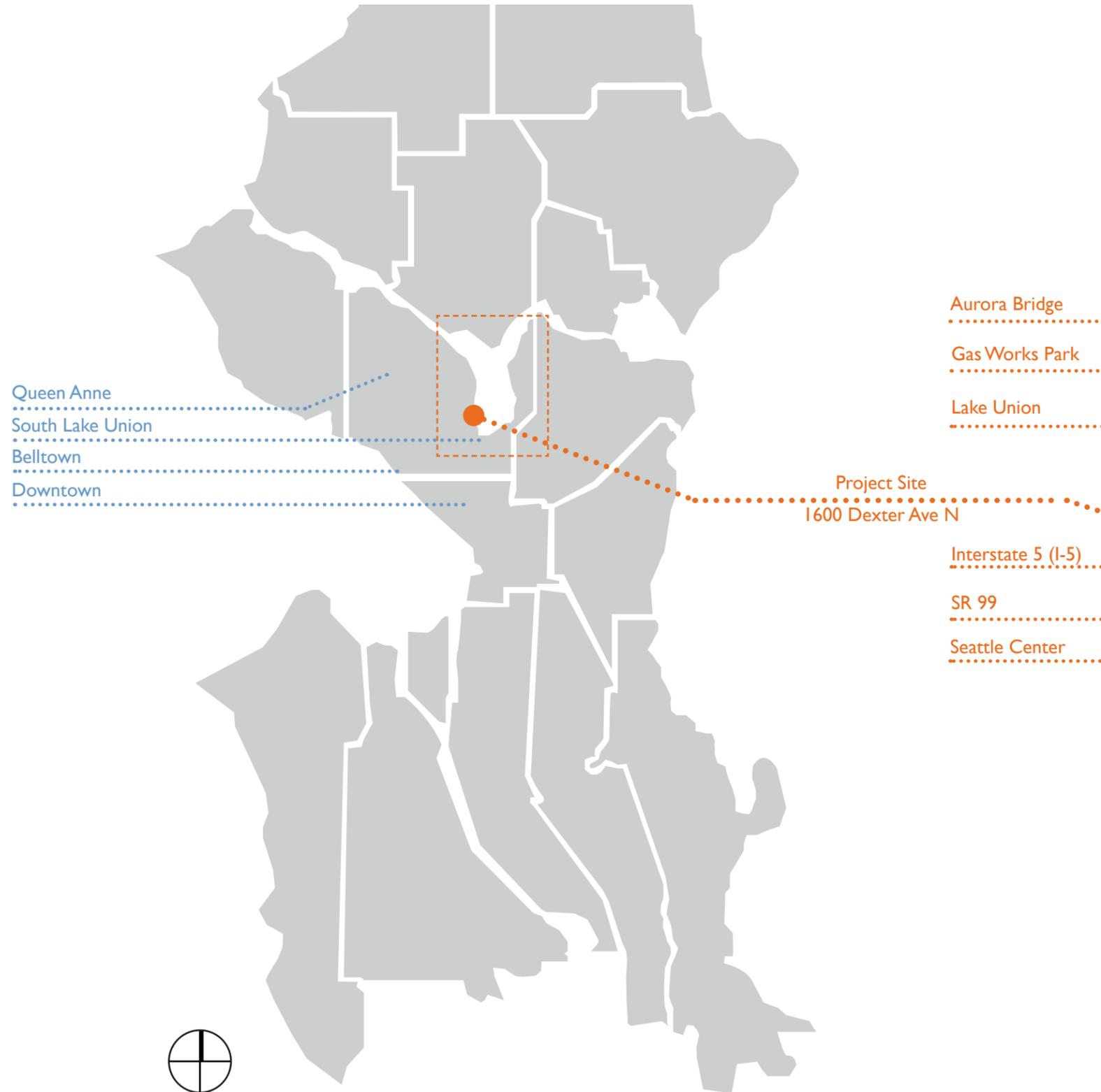


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Project Information		Project Description
Address	1600 + 1612 Dexter Ave N Seattle WA 98109	The proposed project is a 6-story plus mezzanine mixed-use building with 1-story below grade located at the corner of Dexter Avenue N and Garfield Street. The existing two-story commercial building will be demolished.
DPD Project #	3021980	
Owner	Stream Real Estate Marc Angelillo 2607 Second Ave #300 Seattle, WA 98121	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.
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. 18,500 SF	
Residential Area	Approx. 57,900 SF	
Commercial Area	2 Live-Work Units (775 sf each) 2 Commercial Spaces (750 sf and 2100 sf) Approx. 4400 SF total	
Total Building Area	Approx. 80,800 SF	
Total Site Area	13,785 SF	

# 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 provide 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 (MULTI-USE TRAIL)

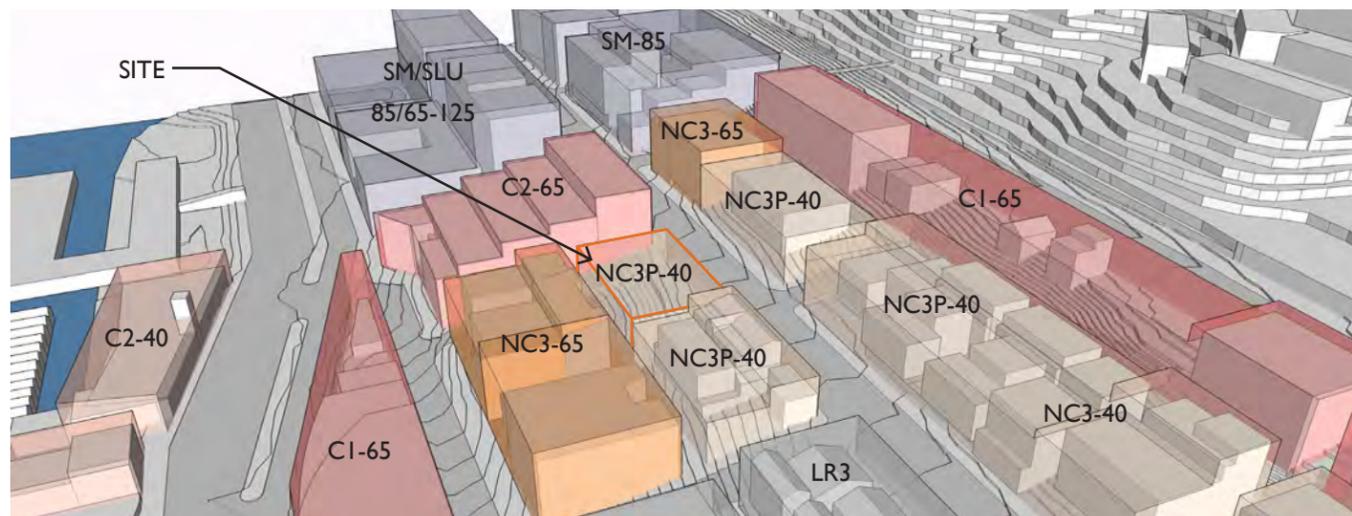
# CONTEXT ANALYSIS

## Rezone Proposal

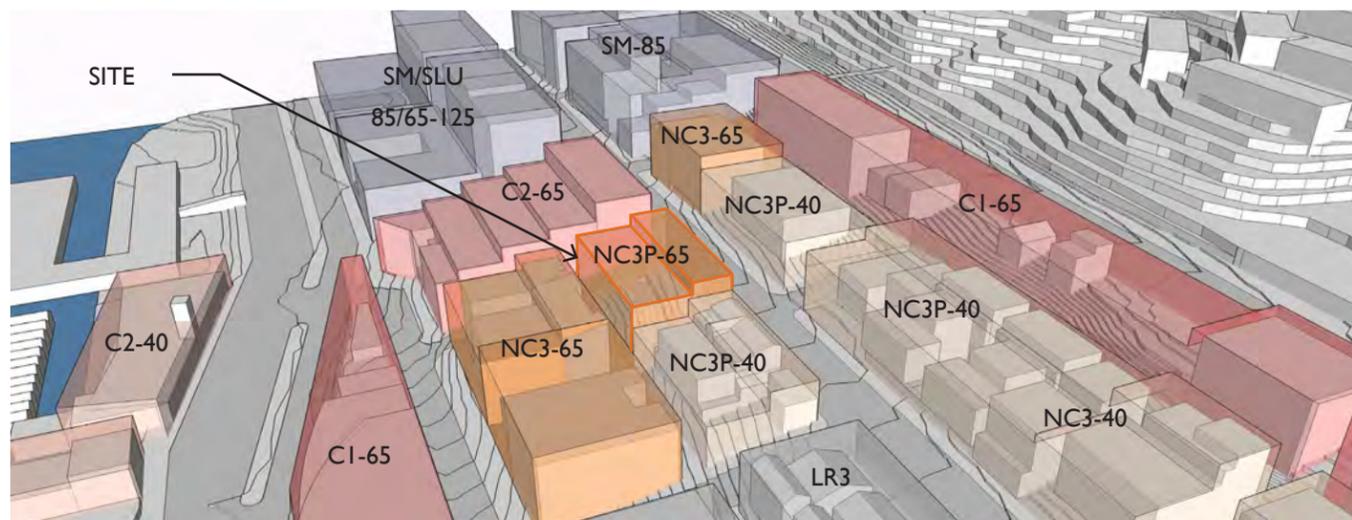
The project site is currently zoned NC3P-40. The project is seeking a contract rezone to NC3P-65 to provide a more contextual density and massing transition from the C2-65 zone to the south and NC3-65 zone to the east. The additional height allows the building to closely relate to the scale of adjacent 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

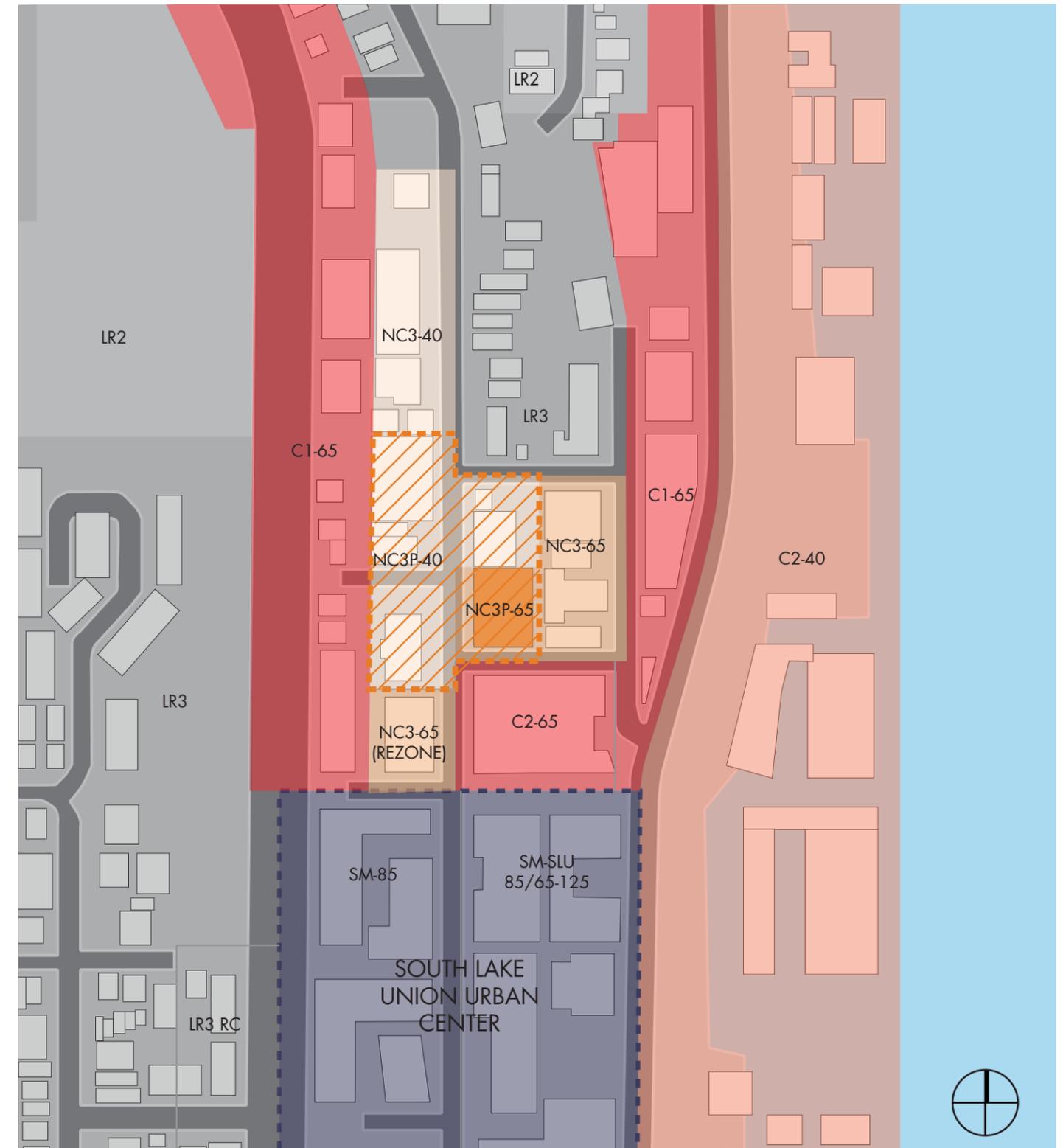
 LR2	 C2-40
 LR3/LR3 RC	 C1-65/C2-65
 NC3-40/NC3P-40	 SM-85/SM-SLU 85/65-125
 NC3-65/NC3P-65	 PEDESTRIAN-DESIGNATED ZONE



MASSING WITH CURRENT NC3P-40 ZONING



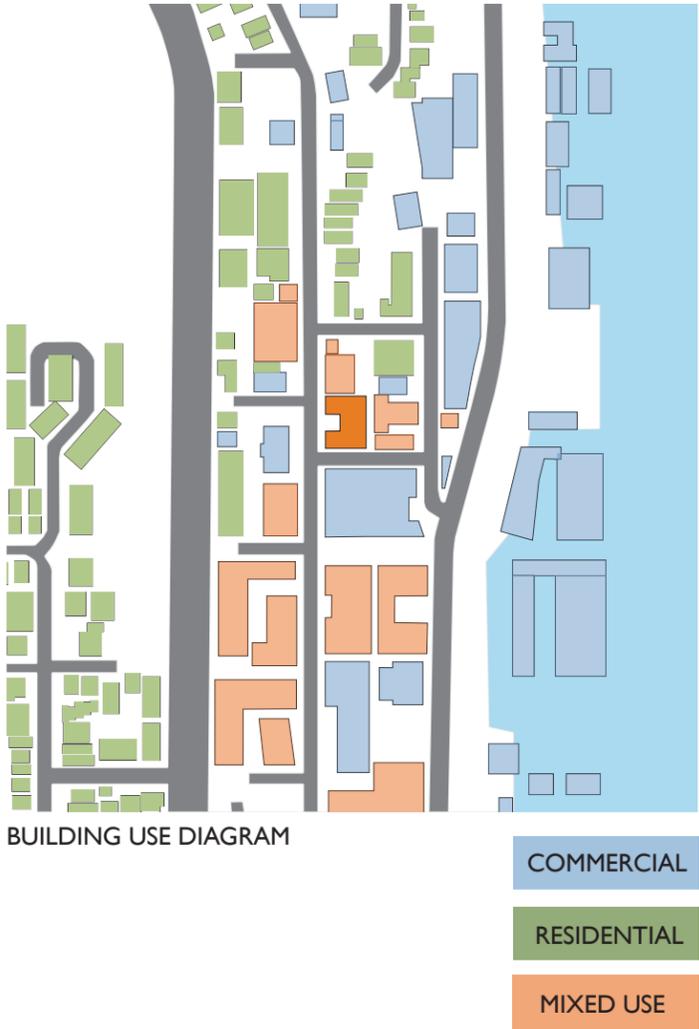
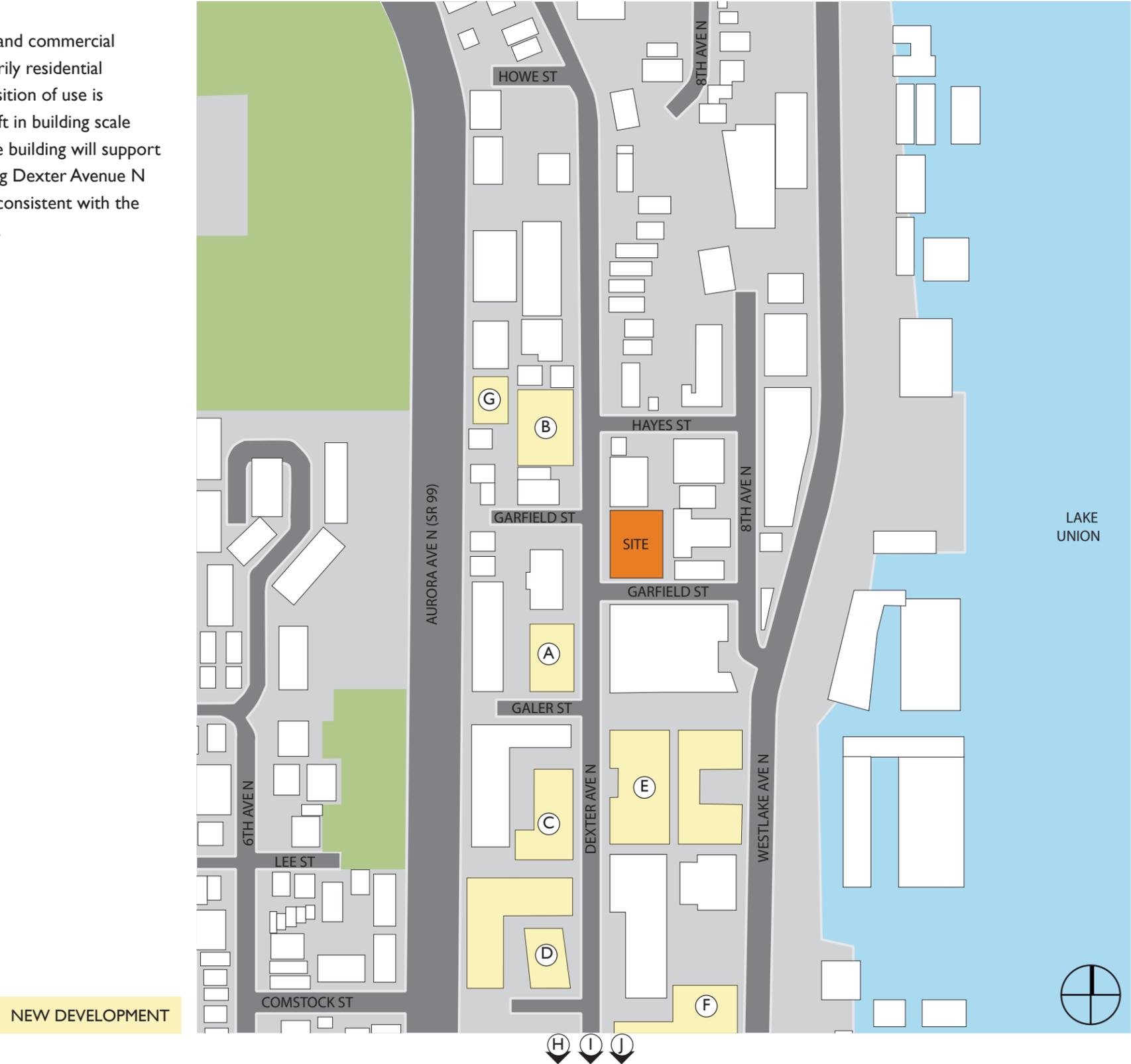
MASSING WITH PROPOSED NC3P-65 ZONING



# CONTEXT ANALYSIS

## New 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.



NEW DEVELOPMENT

# CONTEXT ANALYSIS

## New 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 in size from block-sized development such as the Westlake Steps projects (E & F), to smaller infill multi-family projects including 1511 Dexter Ave N and 'N' Habit Dexter (A & B).

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 (H). 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 (J).



(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) 1622 Aurora Avenue N

MIXED USE



(H) 810 Dexter Avenue N

MIXED USE



(I) Union SLU  
905 Dexter Avenue N

MIXED USE



(J) Dexter Station  
1101 Dexter Avenue N

COMMERCIAL

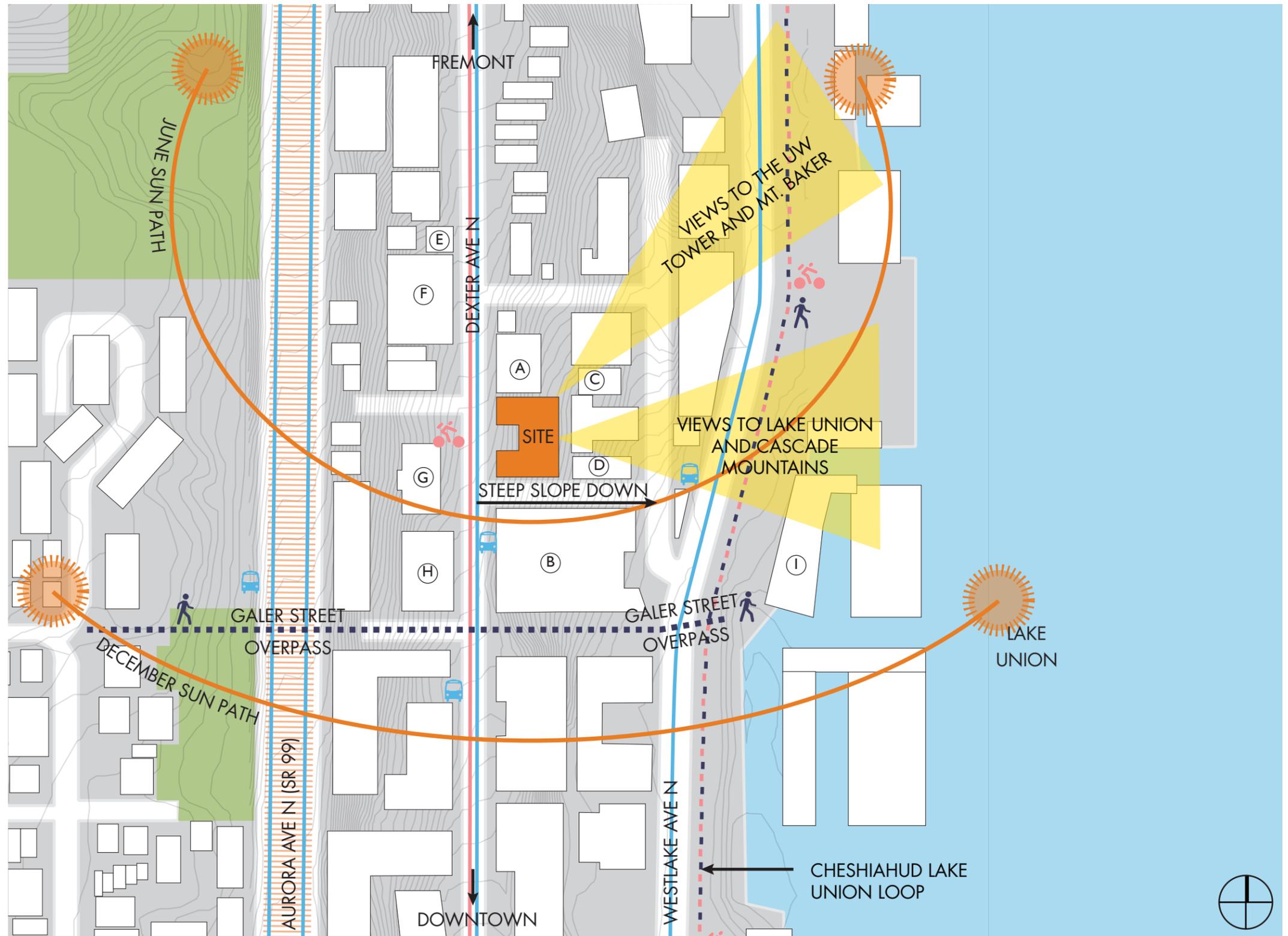
# CONTEXT ANALYSIS

## 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 50 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

# 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

- » Residential uses may occupy no more than 20% of the street-level street-facing facade along Dexter Ave N per 23.47A.005.C.1
- » 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 façade 2 feet - 8 feet above the sidewalk may not exceed 20 feet in width
- » Total of all blank façade segments may not exceed 40% of the width of the façade 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 façade 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 façade 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 24.4% 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 27.2% 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 also departs by providing an approved use in a pedestrian-designated zone along 75.6% of Dexter Ave N.

- » The proposed design will address all the requirements regarding blank facades, transparency, extent of non-residential uses, residential entries, overhead weather protection, and live-work unit requirements.
- » The proposed design departs from the minimum floor-to-floor height to introduce a mezzanine at the live-work units and commercial spaces. The mezzanines are located 15'-0" + from the exterior wall. Per SMC 23.41.012.B.36, departures may be granted to allow less than the minimum floor-to-floor height provided that the outer edge of the floor is at least 15' from the exterior wall facing a principal pedestrian street.
- » 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 6.86 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 - 0.45
- » Proposed Total FAR - 4.70

## 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 1500 sf of each business establishment
- » Nonresidential: 1 space for every 250 sf - (eating and drinking establishments)
- » Live-work: 0 spaces for units less than 1500 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

### 23.53.035 Structural Building Overhangs

- » Vertical clearance of 26' above alley
- » Maximum depth of 3' and no closer than 8' to centerline of alley
- » Minimum horizontal separation of 8'
- » Canopies no closer than 6' to the curb

## 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 departs from the code 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.

- » Structural building overhangs along the alley will meet code requirements.
- » Canopies along Dexter Avenue N will meet code requirements.

# DESIGN GUIDELINE PRIORITIES



ENTRY COURTYARD & LOBBY



CENTRAL COURTYARD & GROUND-LEVEL RETAIL



LIVE-WORK UNITS RELATE TO PEDESTRIAN SCALE



COMMERCIAL STREET FRONTAGE WITH CANOPIES

## Context and Site

### CSI Natural Systems and Site Features

- CSI-C: Topography
- CSI-C-1: Land Form
- CSI-C-2: Elevation Changes

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.

### CS2 Urban Pattern & Form

- CS2-C: Relationship to the Block
- CS2-C-1: Corner Sites

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.

## CS3 Architectural Context and Character

- CS3-A: Emphasizing Positive Neighborhood Attributes
- CS3-A-2: Contemporary Design
- CS3-A-4: Evolving Neighborhoods

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 for residential and commercial uses that interacts with the pedestrian realm.

## Public Life

### PL1 Connectivity

- PL1-C: Outdoor Uses & Activities
- PL1-C-1: Selecting Activity Areas
- PL1-C-2: Informal Community Uses
- PL1-C-3: Year-Round Activity

The proposed courtyard will accommodate a mix of uses including a commercial patio, residential lobby access, and site furniture for passive recreation. The courtyard is sited to capture afternoon sun and oriented to open views up Garfield Street. Courtyard lighting will promote public safety and help create a space usable past daylight hours. Overhead weather protection along Dexter will enhance the pedestrian realm.

## PL2 Walkability

- PL2-B: Safety and Security
- PL2-B-1: Eyes on the Street
- PL2-B-2: Lighting for Safety
- PL2-B-3: Street Level Transparency

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

- PL2-C-1: Locations and Coverage
- PL2-C-2: Design Integration
- PL2-C-3: People-Friendly Spaces

Canopies will provide weather protection along the length of the commercial and the live-work spaces on Dexter Ave N. A canopy at the lobby will distinguish the primary residential entry and provide weather protection.

## PL3 Street-Level Interaction

- PL3-C: Retail Edges
- PL3-C-1: Porous Edge
- PL3-C-2: Visibility
- PL3-C-3: Ancillary Activities

The commercial and live-work spaces will feature large storefront windows to allow pedestrians to interact visually with the building at the ground level. The retail edges adjoining the courtyard will be porous to allow access to the courtyard and a commercial patio. These multiple entries will activate the courtyard with a mix of uses and integrate it with the pedestrian realm.

## PL4 Active Transportation

- PL4-B: Planning Ahead for Bicyclists
- PL4-B-1: Early Planning
- PL4-B-2: Bike Facilities
- PL4-B-3: Bike Connections

Ample bike storage will be provided within the parking garage directly adjacent to the alley. The site is located alongside the bicycle route along Dexter Ave N and is accessible to the route along Lake Union. Bicycle hitching posts are integrated into the streetscape design along the live-work and commercial spaces to encourage bicycling.

# DESIGN GUIDELINE PRIORITIES



ROOF DECK VIEWS TO SOUTH LAKE UNION



LIVE-WORK UNITS WITH HIGH TRANSPARENCY & CANOPIES



MODERN MASONRY WITH WOOD ACCENTS



INSET DECKS

## Design Concept

### DCI Project Uses & Activities

#### DCI-A: Arrangement of Interior Uses

##### DCI-A-1: Visibility

The most public spaces of the building are located fronting Dexter Ave N: a corner commercial space, mixed-use courtyard, second commercial space adjacent to the courtyard, the 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.

#### DCI-C: Parking & Service Uses

##### DCI-C-2: Visual Impacts

##### DCI-C-3: Multiple Uses

##### DCI-C-4: Service Uses

All parking has been located below the building, taking advantage of this steep topography to bury it in the hillside. Where the parking levels are visible along Garfield Street, the wall is screened with a landscape buffer and vertical green screens. Along the alley, board-formed concrete will provide a durable and attractive exterior finish. In the future, excess parking on Level 1 could be redesigned as additional tenant amenity space including storage or gym facilities. The

trash room is located adjacent to the alley allowing trash and recycling pick-up directly from the interior of the building. No additional service uses are anticipated for the building.

### DC2 Architectural Concept

#### DC2-C: Secondary Architectural Features

##### DC2-C-1: Visual Depth and Interest

Secondary architectural features have been integrated into the overall massing strategy of the building to reinforce the building concept, provide depth, and create building identity. Inset decks and cedar accent walls along Dexter Avenue N help express the hierarchy of the west façade while providing private outdoor space for residents that activate the streetscape, and shading for units from western sun. Canopies, retail signage, site furniture, landscaping, and a patterned storefront system add scale, interest, and texture to the street level. Projecting decks and Juliette balconies along Garfield Street and the alley help distinguish the massing elements through materiality, provide rhythm, and add eyes on the street through natural surveillance.

### DC3 Open Space Concept

#### DC3-A: Building-Open Space Relationship

##### DC3-A-1: Interior/Exterior Fit

The courtyard will accommodate a mix of uses, both residential and commercial, to define an active building-open space relationship. The courtyard will be porous on three sides to provide access to the commercial spaces and building lobby. The building lobby, tenant amenity space, and rooftop deck will overlook the rear of the courtyard. The corner commercial space opens to a retail patio that is connected to both the sidewalk and the rest of the courtyard to encourage interaction and activity. The northern commercial space opens to a stoop that doubles as a sit wall. A rooftop deck will provide residents with additional outdoor amenity space with views to Lake Union and beyond.

### DC4 Exterior Elements and Finishes

#### DC4-A: Building Materials

##### DC4-A-1: Exterior Finish Materials

##### DC4-A-2: Climate Appropriateness

The project will use brick as a primary exterior material to contribute to the developing character of the Dexter corridor. Shou sugi ban (charred) cedar siding will define the east building mass and contribute warmth and an organic texture to the project. As the primary massing materials, brick and cedar add texture, scale, and durability to the building exterior. Cementitious siding is used as a neutral backdrop on the upper levels at the building recesses that separate the major masses of the project. Patterned storefront defines the street level facades to add interest, human scale, and provide transparency.

# BOARD RECOMMENDATIONS

## RESPONSE TO EARLY DESIGN GUIDANCE

### 1. MASSING

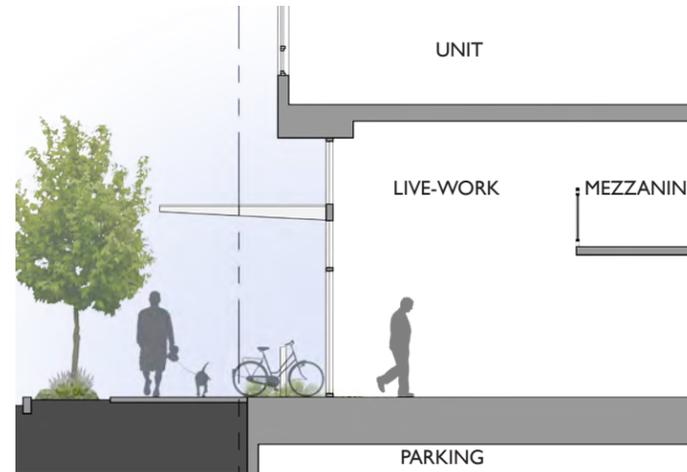
The Board was generally supportive of the preferred massing option as it successfully breaks up the volume of the building structure. However, the Board was concerned about how the courtyard would be activated and not be relegated to an empty space. While the size of the courtyard is appealing, the Board was concerned that there are not enough entry points into the courtyard and wanted to see this space further developed and programmed to be activated. Board members also supported the terracing approach of the building layout and the stepping down the slope to the alley. (CS2-D, DC2-A, DC2-B, DC2-D, DC2-E)



MASSING ARTICULATION STUDY FROM EDG

### 2. LIVE/WORK

The Board was generally supportive of the live-work units as they appeared to be larger than other units they typically see and they especially liked the fact they are double floor height which allows for the full separation of the work from the living spaces. The Board members stressed that the streetscape connection detail will be important in the finalizing the design content. The Board also strongly agreed that the requirement for retail frontage is maintained in light of the requested rezone and departure. In their discussions, the Board added that the north facing wall of the commercial space should be as porous as possible as a means of helping to activate the courtyard. As such, the Board would like to see more details of the units and what is happening in the relationship to the setbacks, slopes and at grade. The Board members also discouraged the sinking of living units as much as possible. (PL1-C, PL2-B, PL2-C, DC1-A, DC1-B)



LIVE-WORK STREETScape SECTION FROM EDG

#### » Response:

The space directly north of the courtyard has been revised to be commercial space in response to the comments received at the EDG meeting. This south wall of the commercial space is designed to be porous to the courtyard with a stoop to provide an informal sitting area, visual access to the commercial space, and a physical connection.

The two live-work units are designed with at-grade connections to the sidewalk with generous entries marked by bicycle hitching posts. The entries are protected by glass canopies with integrated lighting. Double-height storefront provides generous transparency at street-level to the work functions of the unit. The units themselves are double-height spaces with mezzanines to accommodate live functions of the unit.

### 3. STREETScape RESPONSE

The Board was generally supportive of the conceptual architectural expression along Dexter and the live/work unit approach. However, they argued that the units need to be as porous as possible to activate the street along Dexter and engage the courtyard as much as possible. The Board debated the pros and cons of making the unit closest to the courtyard for a true commercial use or as a live/work as a strategy for keeping that edge along the courtyard as porous as possible. The Board was concerned that if the space were used as live/work solely then the courtyard facing facade would need to be kept open and porous. Whichever use the space becomes, the Board wanted to make sure that the space aids in the activation of the courtyard, regardless of its function. Finally, the Board was in support of the level of vegetative planting proposed in the preferred option along with the response to the bike lane along Dexter and the use of a 'hitching post' bike rack. (PL1-B, PL2-C)

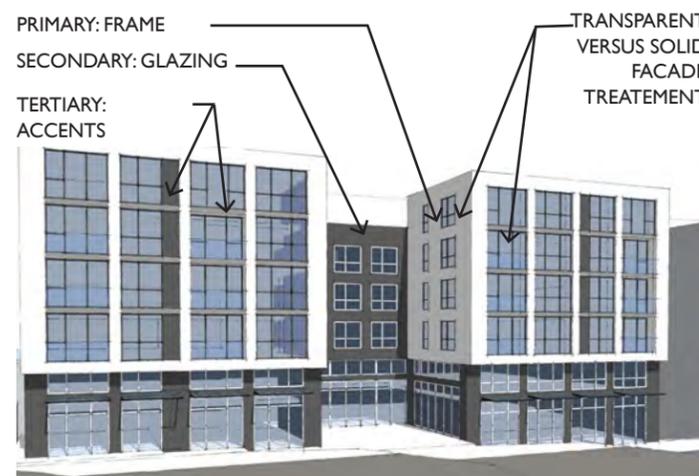
#### » Response:

As described previously, the space directly north of the courtyard has been revised to be commercial space with a stoop to provide porosity and connection to the courtyard. Bicycle hitching posts have been kept along the streetscape with several more added adjacent to the south commercial space. The streetscape has been further developed with additional street furniture, low planter walls to maintain sightlines into the courtyard, and glass canopies for overhead weather protection.

# BOARD RECOMMENDATIONS

## 4. ARCHITECTURAL RESPONSE

The Board generally supported the architectural precedent images of depicted in the EDG packet dated June 29, 2016 as a good starting point for the architectural expression of the project. The Board would like to see how the vertical striping represented in the massing options is translated in the more developed drawings. The image examples have more deep contrast verticality that is less apparent in the sketches of the preferred option. The Board would like to see how the depth of the facade and setbacks, depth and play will be detailed. As a next step, the Board would like to see elevations on all sides of the building, including the alley side of the building along with, sections, detailed elevations, pedestrian level views showing continuity along Dexter and or clearer delineation between the 'terracing' elements. For example, it was suggested that the commercial base might have one distinctive material approach while the vertical residential element another with a third dedicated to the lower back part of the building. (PL3-C, DC3-A, DC4-A)



COMPOSITION STUDY FROM EDG

### » Response:

In response to the EDG recommendations, the design team continued development of the massing strategy presented at EDG. The concept has evolved to include four distinct material approaches: the storefront base, west massing elements along Dexter, east massing element at the alley, and a gasket linking these pieces together.

The facades have been refined to develop more depth with a mix of inset decks, Juliette balconies, and protruding decks. The vertical striping represented in the EDG studies have developed into Shou Sugi Ban accent walls to define the units on the west facade and add texture, cohesion, and warmth. Building recesses at the gasket elements help differentiate the massing elements and provide rhythm along the alley façade. Ground level setbacks along Dexter provide well-defined entries for the live-work and commercial spaces and help activate the streetscape with site furniture, bicycle hitching posts, planters, and landscaping.

## 5. MATERIALS

The Board agreed with the use of brick for the commercial podium and a different expression for the residential units above, but wanted to see it further developed by accentuating the residential versus the commercial space. The Board was strongly in favor of the double story height approach at entry and live/work facade, but wanted to make sure that the two-story glass language was further explored at both the entry and courtyard areas. The Board suggested that there be some continuity so that the two floor height reads more cohesively. (PL3-C, DC3-A, DC4-A)

### » Response:

The material palette has developed to define the four massing elements previously described. Brick, Shou Sugi Ban cedar siding, cementitious siding, and a playful storefront system provide the material character of the building. The design team developed the double-height storefront as a continuous element that wraps around the live-work units, commercial spaces, and along the courtyard. This element provides cohesion along the building base, maintains a high level of transparency at the sidewalk, and provides distinctive character.

Brick and Shou Sugi Ban siding are the predominate materials that define the west and east masses respectively. Cementitious siding is used as the gasket element linking the masses together.



CONCEPTUAL MATERIAL PALETTE FROM EDG

## 6. ACCESS

The Board wanted to see the bike access located closer to the alley with the bike storage room closer to the garage. (PL4-B, DC1-A, DC1-C)

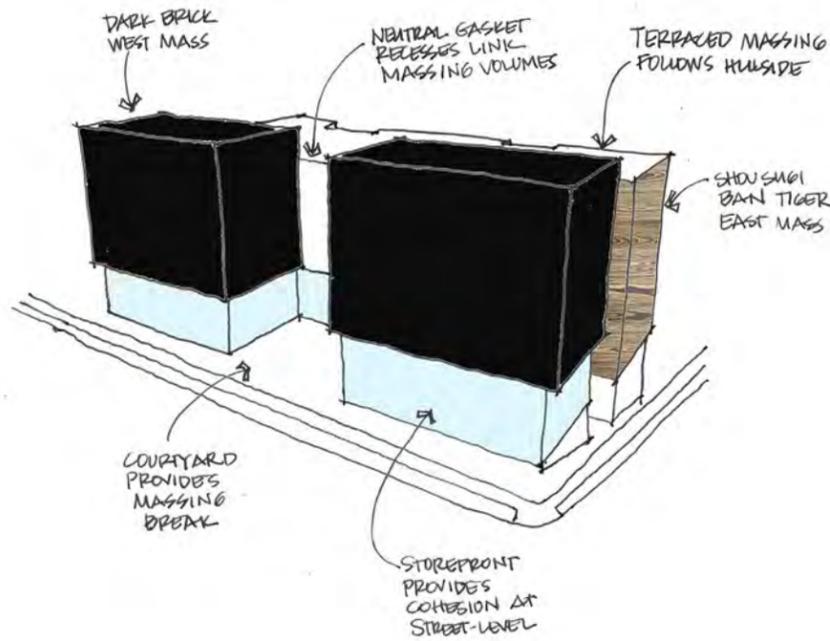
### » Response:

The proposed design has placed the bike storage room on Level P1 adjacent to the alley. The bike storage is directly adjacent to a building entry and is in close proximity to the elevator core. This location maintains building security and ease of use for bicyclists.

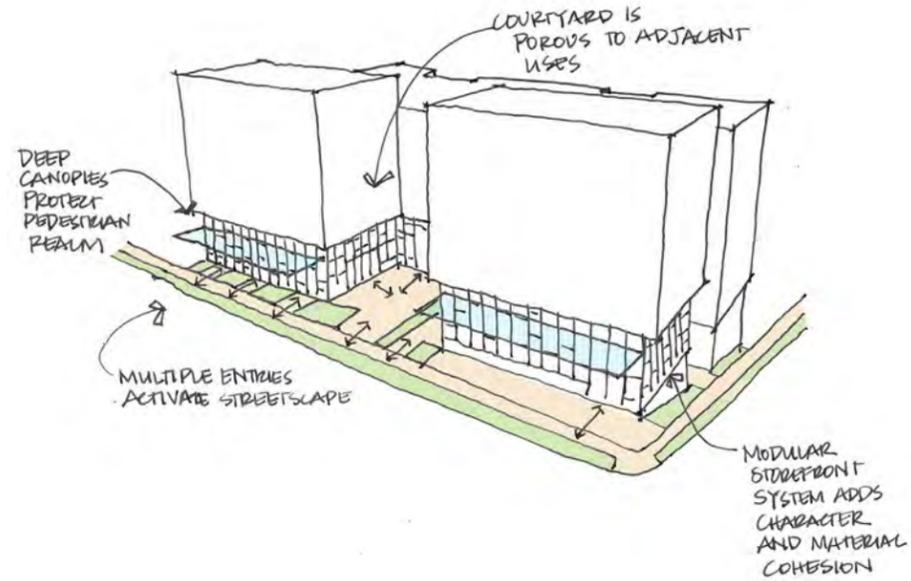


REVISED BIKE PARKING LOCATION ON P1

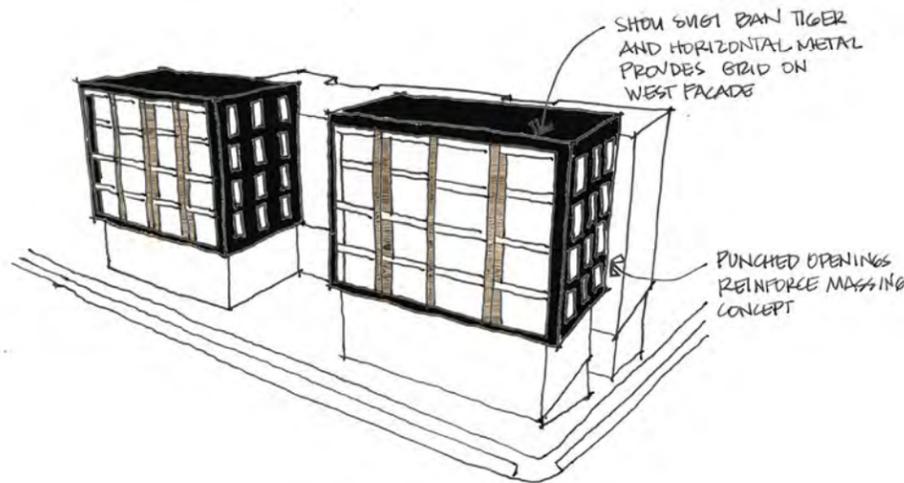
# DESIGN CONCEPT



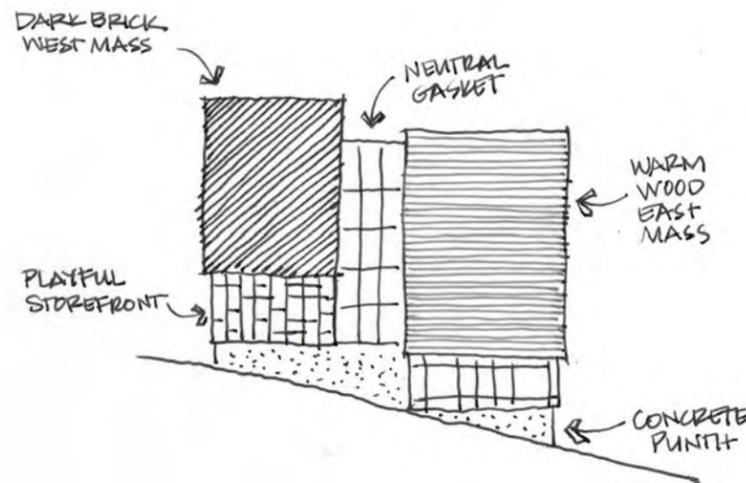
TERRACED MASSING



STREETScape EXPERIENCE



FACADE ORGANIZATION



PARTI SKETCH

The project aims to respond to the unique conditions of the site: the developing Dexter corridor, the steep easterly slope, and the transition in zoning and use from the commercial development to the south to the low-rise development to the north. The massing was designed in response to both the use and topography of the site. The building massing is terraced to follow the natural slope of the hillside. The west massing facing Dexter, is designed as two distinctive blocks. The dark brick cladding of these blocks contributes texture, scale, and durability to the west façade. The clear form of these blocks honors the masonry cladding. Inset decks and cedar accents create depth and material richness. Framed between these blocks is the project focal point, a mixed-use courtyard. The porous edges of the courtyard and the adjacent activities will make this courtyard a gathering space for the neighborhood.

The east massing, clad in wood, steps down the hillside. Its shou sugi ban (charred cedar) siding brings warmth and an organic quality to the design. Juliette balconies and unit decks add a finer grain of material detail and establish facade rhythm. The massing elements are linked by a neutral gasket of cementitious panels. The gasket adds proportion and unity to the building design. A board formed concrete plinth along the alley grounds the building to the site and echoes the texture of the cedar siding above.

The streetscape experience is developed to establish strong ground-level connections while negotiating the site's topography. The entire frontage of Dexter and the courtyard is expressed in a double-height storefront system to promote transparency and street-level interaction. The playful storefront system creates identity and design cohesion. Both the sidewalk and courtyard are designed to be porous to adjacent spaces. The courtyard itself is programmed with a mix of uses including a commercial patio, residential lobby, gathering areas, and a commercial stoop. Overhead festival lighting allows for flexibility of the courtyard to be used past daylight hours. In response to the neighborhood development pattern, the scale of commercial spaces transitions from a large commercial space at the southwest corner to live-work units at the north end of the site. The landscape design corresponds to the changes in scale while adding color, texture, and depth to enhance the architecture and the public realm.

# SW CORNER VIEW



**(PL2-B/DC2-C)**  
ALL DECKS ORIENTED TOWARD RIGHT-OF-WAYS TO ADD EYES ON THE STREET & PROVIDE NEIGHBOR PRIVACY

**(PL2-B)**  
UNITS OVERLOOKING COURTYARD PROVIDE NATURAL SURVEILLANCE

**(CS2-C/PL3-C)**  
ADDITIONAL "CORNER" COMMERCIAL SPACE AT COURTYARD

**(DC1-A/PL2-B/PL3-C)**  
INDIVIDUALIZED LIVE/WORK ENTRIES ADD SCALE AND TRANSPARENCY FOR INTERACTION

**(PL2-B/PL1-C)**  
LOW PLANTER WALLS MAXIMIZE SIGHT LINES AND CREATE PLACES FOR GATHERING

**(PL1-C/PL3-C/DC1-A/CS3-A)**  
MIXED-USE COURTYARD PROVIDES SENSE OF PLACE AND ACTIVATES THE SIDEWALK WITH MULTIPLE ENTRIES

**(CS3-A/DC4-A)**  
MASONRY FRAME ELEVATES CHARACTER OF DEXTER CORRIDOR, ADDS DURABILITY AND SCALE

**(CS1-C)**  
PROJECT TAKES ADVANTAGE OF STEEP GRADE CHANGE BY STEPPING THE MASSING DOWNHILL AS WELL AS PROVIDE TWO LEVELS OF PARKING

**(DC3-A)**  
ROOFDECK PROVIDES RESIDENT OUTDOOR SPACE WITH VIEWS TO LAKE UNION AND BEYOND

**(CS3-A/DC4-A)**  
SHOU SUGI BAN PROVIDES MODERN USE OF CEDAR SIDING AND ADDS ORGANIC TEXTURE

**(DC2-C/DC4-A)**  
SHOU SUGI BAN CEDAR ACCENT WALLS ADD COHESION

**(PL2-B, DC2-C)**  
INSET DECKS ADD EYES ON THE STREET AND PROVIDE DEPTH

**(PL1-C/PL2-B/PL2-C/DC2-C)**  
CANOPIES PROVIDE OVERHEAD WEATHER PROTECTION, SCALE, AND LIGHTING ALONG DEXTER

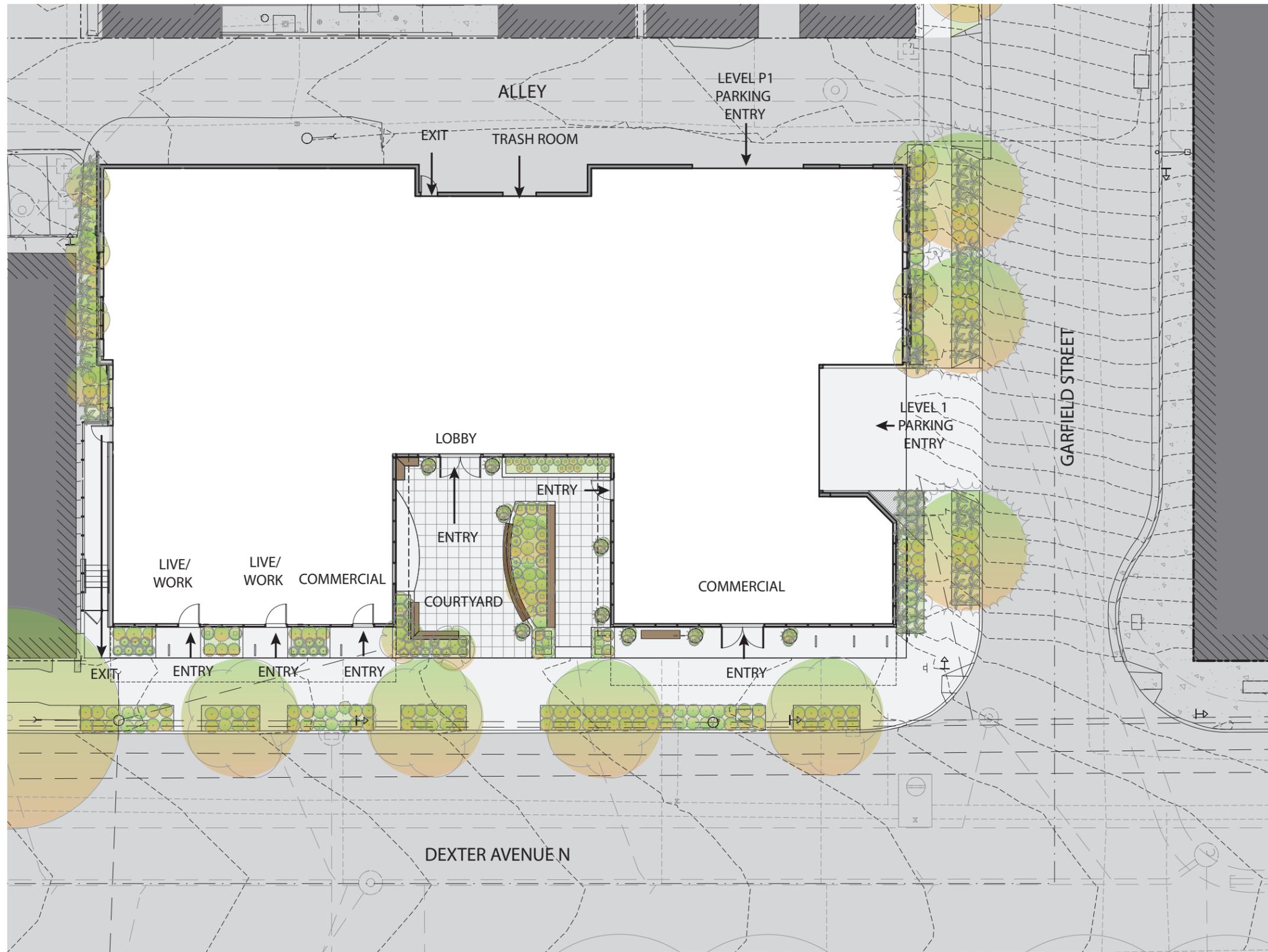
**(DC2-C/DC4-A)**  
PLAYFUL PATTERNING OF STOREFRONT PROVIDES CHARACTER AND INTEREST

**(DC1-A/CS2-C/PL3-C)**  
RETAIL SPACE AT CORNER OF DEXTER AND GARFIELD PROVIDES URBAN EDGE CONSISTENT WITH NEIGHBORING BUILDINGS

**(PL1-A/PL2-B/PL3-C)**  
HIGHLY TRANSPARENT FACADE AT STREET LEVEL ENCOURAGES VISUAL INTERACTION WITH THE PEDESTRIAN REALM

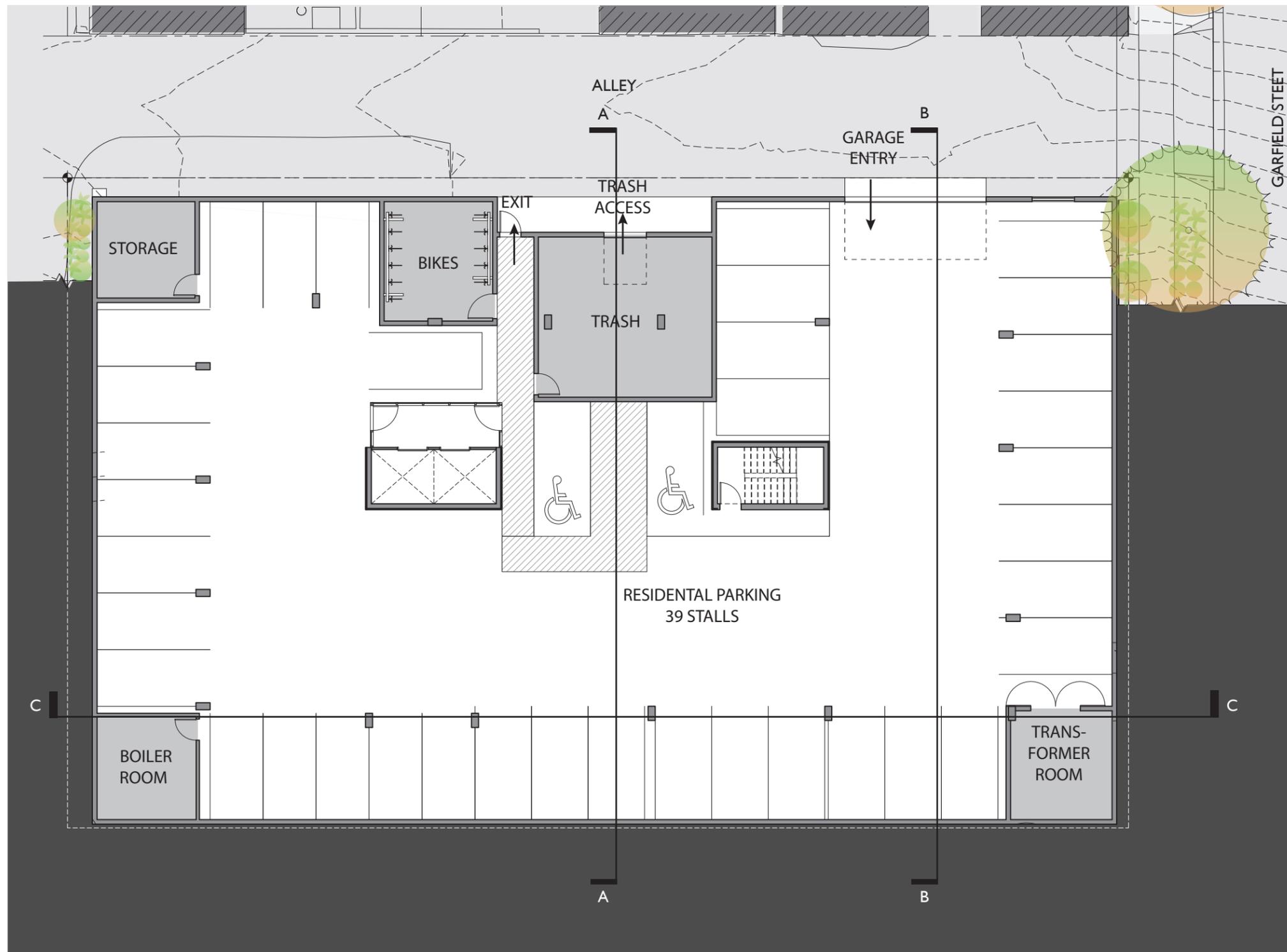
**(PL4-B)**  
PUBLIC BIKE HITTING POSTS CONVENIENT TO COMMERCIAL SPACES & DEXTER AVENUE BIKE LANE

# SITE PLAN



# FLOOR PLANS

LEVEL P1



# FLOOR PLANS

## LEVEL I



# FLOOR PLANS

LEVEL 2



# FLOOR PLANS

## LEVEL 3



# FLOOR PLANS

LEVEL 4-5



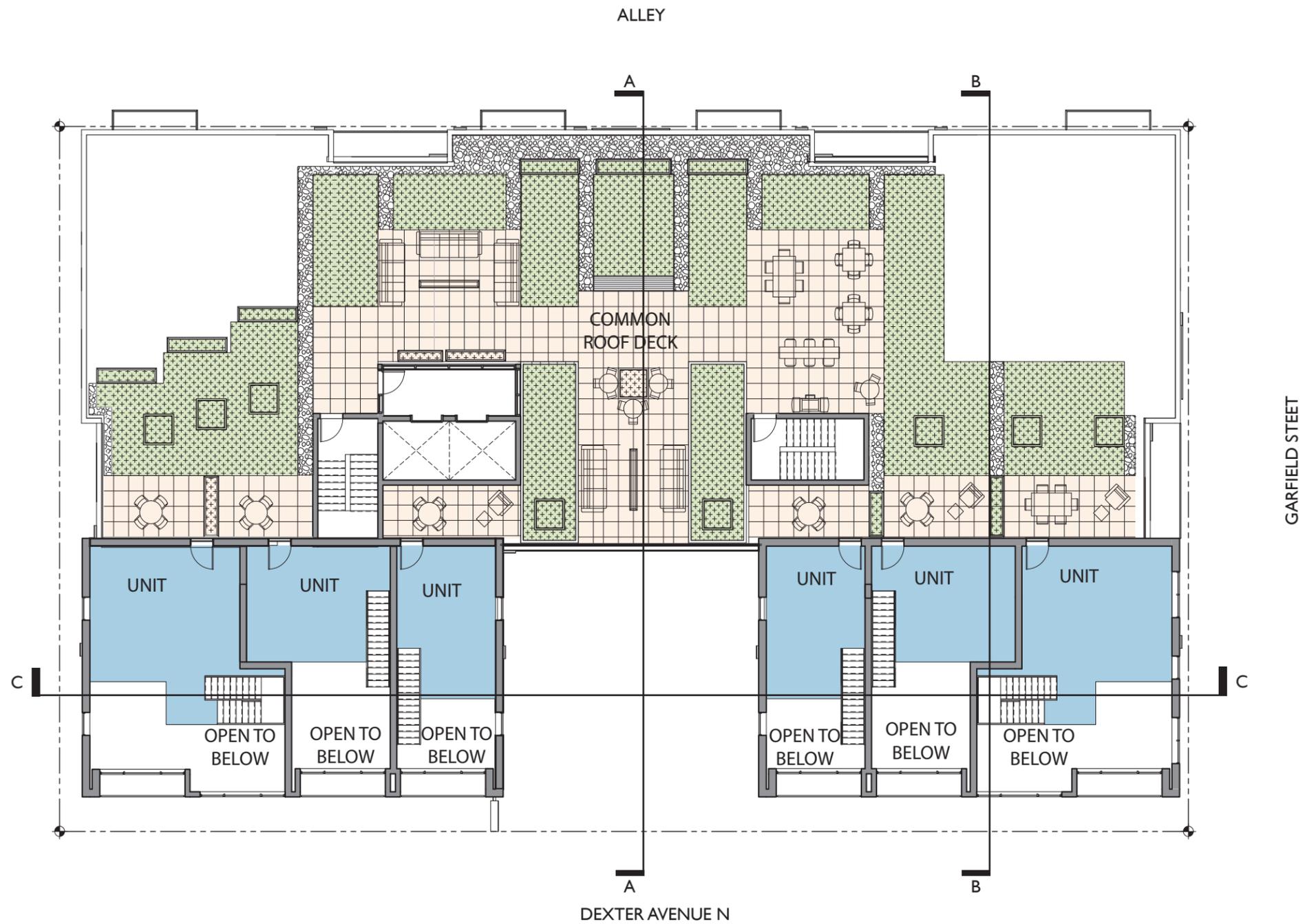
# FLOOR PLANS

## LEVEL 6



# FLOOR PLANS

LEVEL 6-MEZZANINE



# LANDSCAPE DESIGN

## SITE PLAN



LANDSCAPE PLAN



CLEMATIS ON CABLES



SEDUMS



WOODEN BENCHES



LOLL FURNITURE



BIKE HITCHING POSTS



FESTIVAL LIGHTING

# LANDSCAPE DESIGN



BEAR GRASS



BLUE OAT GRASS



FEATHER REED GRASS



CENTER GLOW NINEBARK



CLEMATIS



TUFTED HAIR GRASS



JAPANESE FOREST GRASS



PEE WEE HYDRANGEA



MOUNTAIN LAUREL



KINNIKINNICK



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

# ELEVATIONS

## WEST



# ELEVATIONS

## SOUTH



# ELEVATIONS

## EAST



# ELEVATIONS

## NORTH



# MATERIAL PALETTE



## WEST MASS



① BRICK - COAL CREEK



② VINYL WINDOWS/ DOORS - BLACK



③ GLASS GUARDRAILS



④ DECK COLOR - DARK GRAY

## GASKET



⑤ CEMENTITIOUS REVEAL PANEL - WHITE



⑥ VINYL WINDOWS/ DOORS - WHITE



③ GLASS GUARDRAILS



⑦ DECK COLOR - ALUMINUM

## EAST MASS



⑧ SHOU SUGI BAN CEDAR - TIGER



② VINYL WINDOWS/ DOORS - BLACK

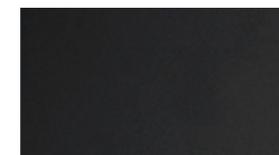


⑨ METAL GUARDRAIL



④ DECK COLOR - DARK GRAY

## STOREFRONT SYSTEM



⑩ STOREFRONT - ANODIZED BLACK



⑪ METAL PANEL - WHITE

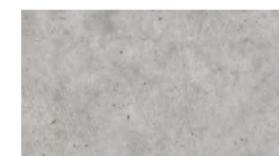


⑫ TRANSLUCENT GLASS PANEL



⑬ METAL AND GLASS CANOPIES

## BASE



⑬ CAST-IN-PLACE CONCRETE



⑭ GREENSCREEN



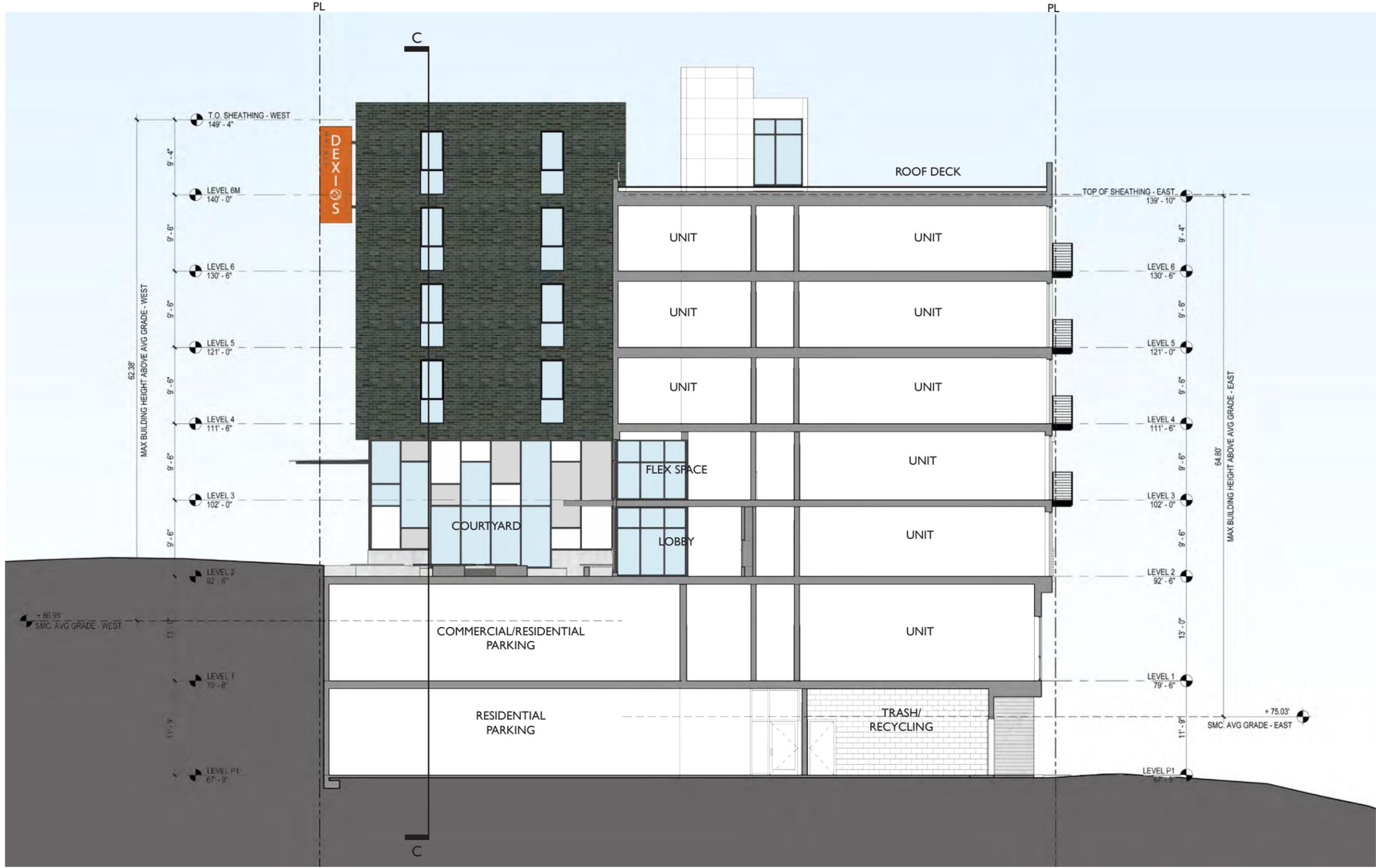
⑮ BOARD-FORMED CONCRETE



⑯ GARAGE DOOR - METAL SECTIONAL

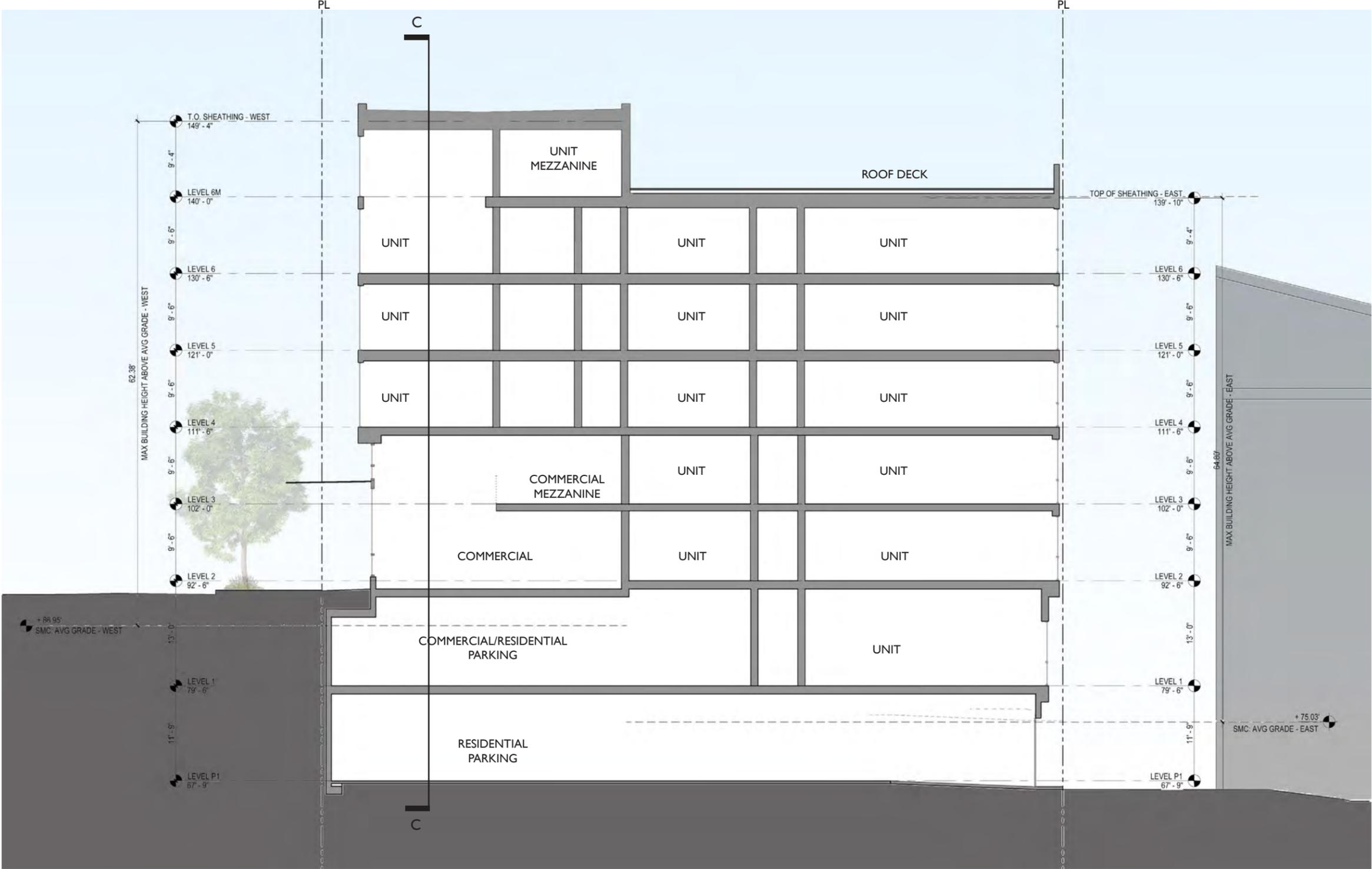
# BUILDING SECTION

## SECTION A-A



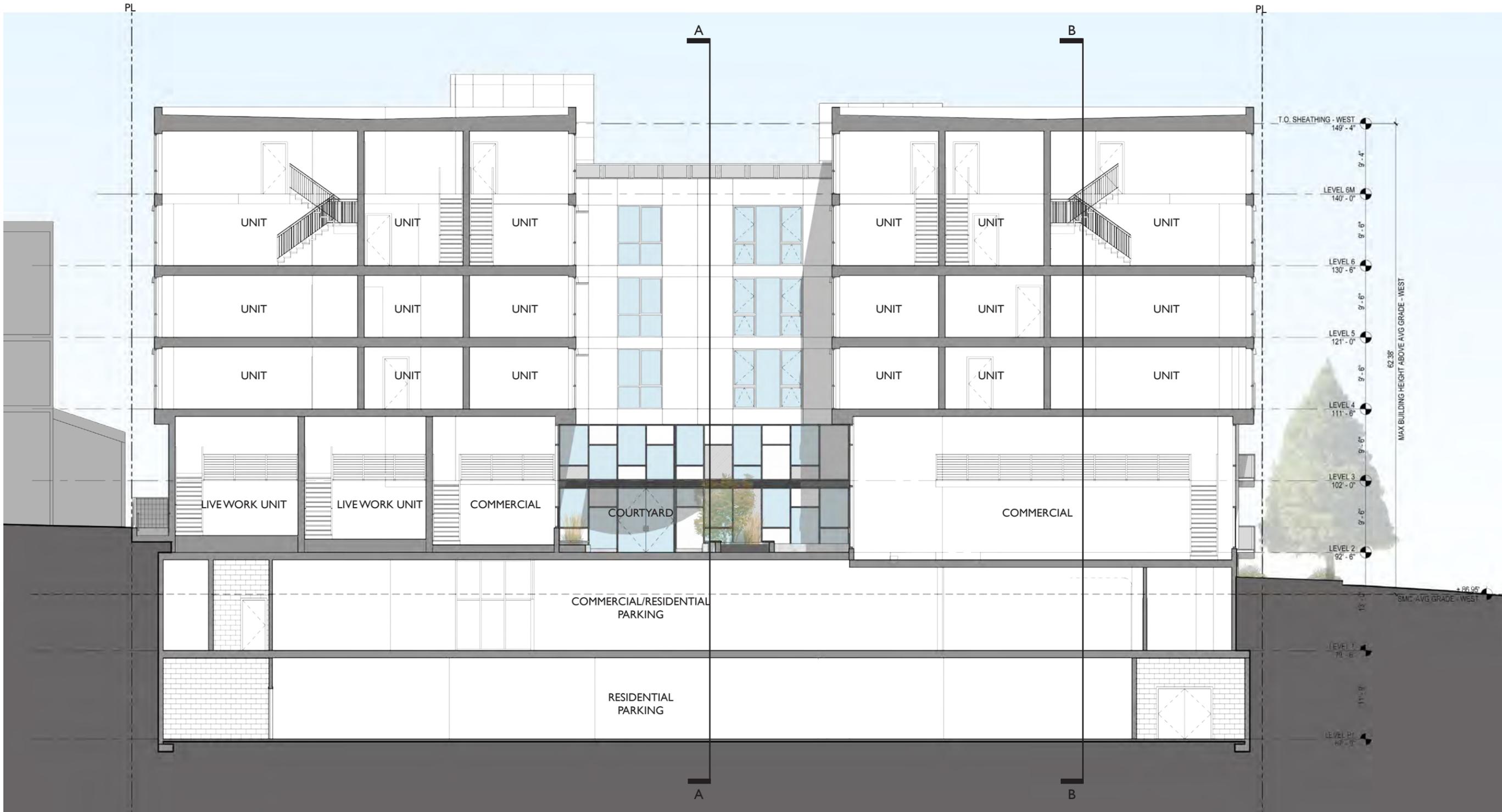
# BUILDING SECTION

## SECTION B-B

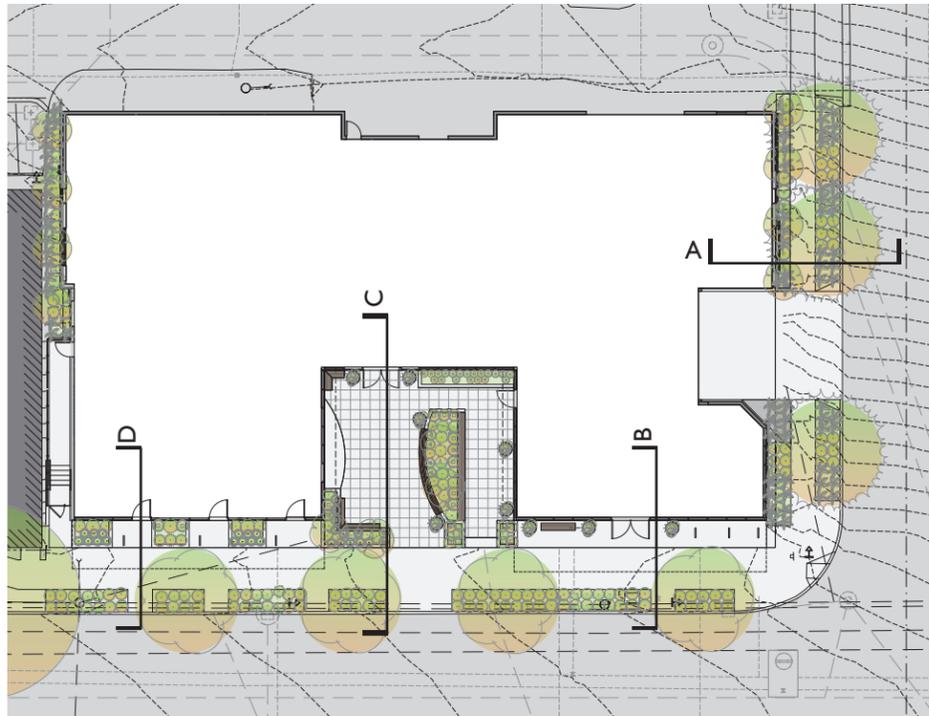


# BUILDING SECTION

## SECTION C-C



# STREETSCAPE SECTIONS

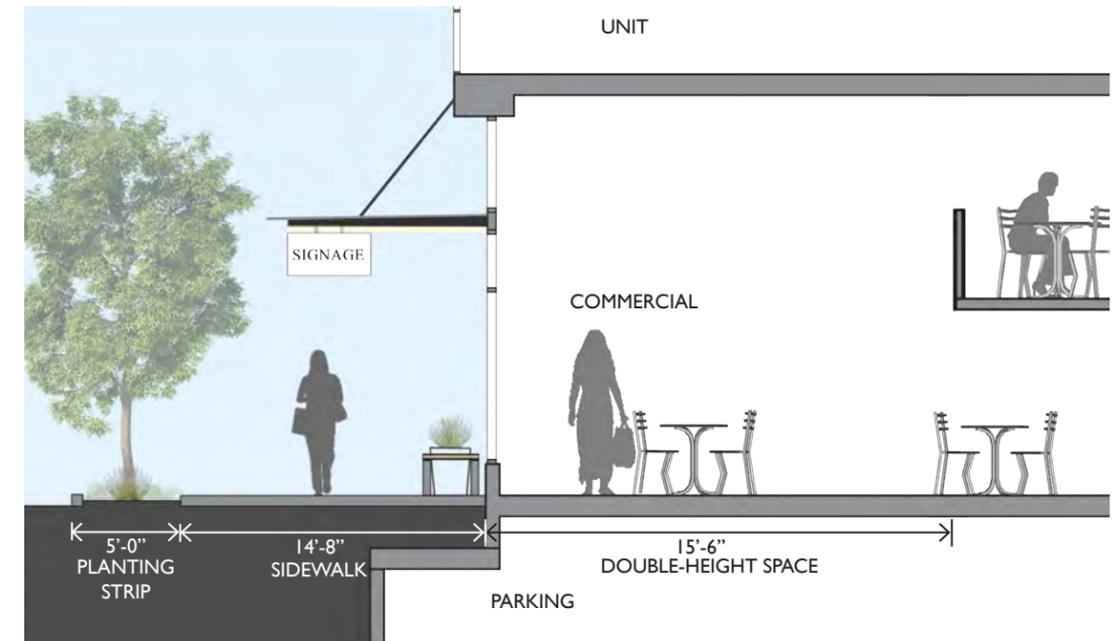


SECTION A - SE CORNER RESIDENTIAL UNIT

## SOUTHEAST CORNER RESIDENTIAL UNIT

A landscaped buffer will provide separation between the Level 1 southeast corner unit along Garfield Street and the sidewalk. The unit has been designed so that all glazing is a minimum of 4 feet above sidewalk level. Juliette balconies will be provided for the units above to maximize eyes on the street and to add texture to the south elevation.

The southeast unit at Level 1 located along Garfield Street is elevated less than four feet above sidewalk level for a width of less than seven feet (Departure Requested).



SECTION B - SW COMMERCIAL SPACE

## COMMERCIAL SPACES

Similar to the live-work units, the commercial spaces are also defined by the double-height storefront system. The generous floor-to-floor heights can accommodate commercial mezzanines at each space. They are fronted by a continuous glass canopy with integrated lighting for the length of the commercial spaces. At-grade connections and high transparency along the storefront will help to activate the streetscape and enliven the pedestrian realm. Planters, bike hitching posts, and a bench add to the character of Dexter along the street frontage.

## STREETSCAPES

The streetscape and adjoining spaces have been designed to enliven the Dexter pedestrian corridor while accommodating the sloping topography. In response to the public nature of the site's location, a mixed-use courtyard is proposed to create a vibrant sense of place for the neighborhood. The commercial spaces adjacent to the courtyard have porous edges to maximize the use and activity in the open space. Generous floor-to-floor heights along Dexter Avenue N allow for stepping slabs so that all spaces have at-grade connections. Additionally, the live-work and commercial spaces can all accommodate mezzanines to increase the commercial offerings in the neighborhood. Street furniture, overhead weather protection, generous landscaping, and bicycle hitching posts will improve the pedestrian realm.



# STREETSCAPE SECTIONS

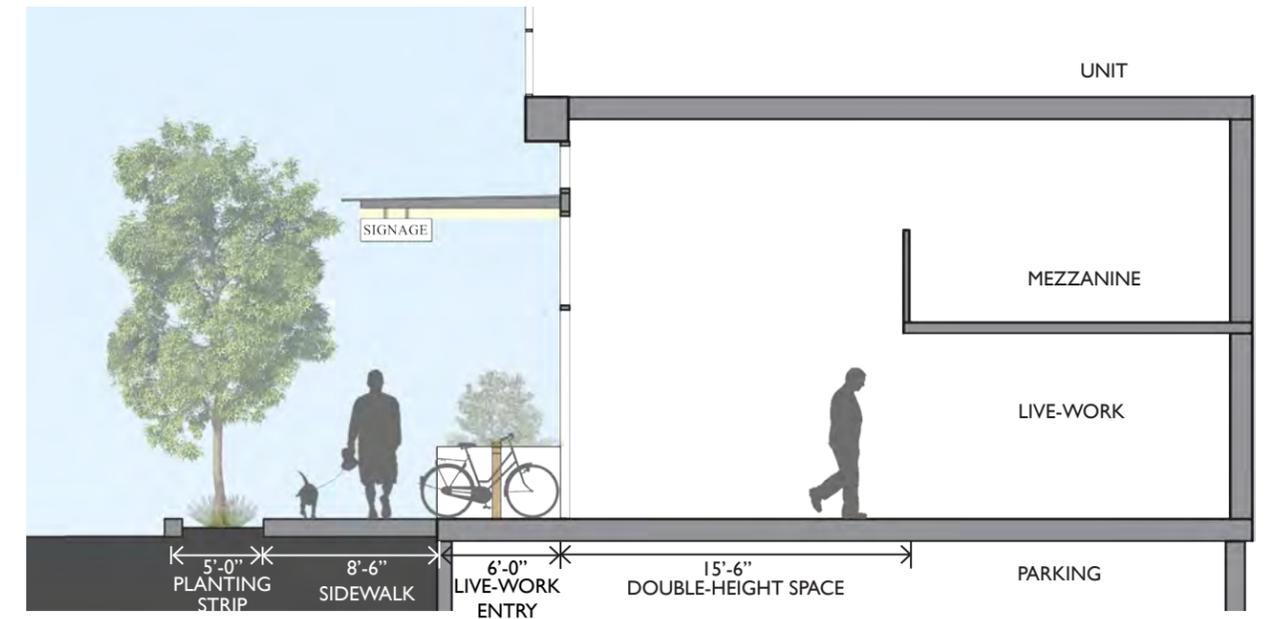


SECTION C - COURTYARD

## CENTRAL COURTYARD

The central courtyard is a focal point for the project and provides a direct connection to the right-of-way, activating the streetscape. It is programmed to accommodate a mix of uses including the main residential entry, a patio serving the south commercial space, and access to the north commercial space by way of an elevated stoop. Planters with built-in benches create spaces within the courtyard and provide opportunities for gathering. The courtyard has two connections to the sidewalk for direct access to the commercial patio and the lobby entry.

The courtyard is defined by the continuous double-height storefront that wraps the base of the building along Dexter Avenue N. It is designed to be porous with connections to both of the commercial spaces directly off the courtyard as well as the lobby. The playful storefront patterning provides character, allows for transparency, and provides insight into the function of the space beyond. Unit windows, the tenant amenity space above the lobby, and the common roof deck provide additional “eyes on the street” for the courtyard. Festival lighting will promote public safety and help create a space usable past daylight hours. The low planter walls allow for clear sight lines into and out of the courtyard.



SECTION D- LIVE-WORK UNITS

## LIVE-WORK UNITS

The two live-work units are located at sidewalk grade to maximize accessibility and connection to the pedestrian realm. The units are setback six feet from the sidewalk to create unit entry spaces marked by bicycle hitching posts. Landscaped planters help to define the individual entries. Glass canopies with integrated lighting provide overhead weather protection for the entries and adjacent sidewalk.

These large live-work units are able to provide appropriate separation of the dual functions of the space with the ‘work’ use being located with direct access to the pedestrian environment while the ‘live’ use is tucked in the back or elevated in the mezzanine that is set back 15’-6” from the sidewalk. Double-height storefront, consistent with the base of the building along Dexter Avenue N, provides generous transparency at street-level to the ‘work’ functions of the unit.

# VIGNETTE

## CORNER COMMERCIAL



- (CS3-A/DC4-A)**  
MASONRY FRAME ELEVATES CHARACTER OF DEXTER CORRIDOR, ADDS DURABILITY AND SCALE
- (DC2-C/DC4-A)**  
SHOU SUGI BAN CEDAR ACCENT WALLS ADD COHESION
- (PL1-C/PL2-B/PL2-C/DC2-C)**  
CANOPIES PROVIDE OVERHEAD WEATHER PROTECTION, SCALE, AND LIGHTING ALONG DEXTER
- (PL2-B, DC2-C)**  
INSET DECKS ADD EYES ON THE STREET AND PROVIDE DEPTH
- (DC2-C/DC4-A)**  
PLAYFUL PATTERNING OF STOREFRONT PROVIDES CHARACTER AND INTEREST
- (PL1-A/PL2-B/PL3-C)**  
HIGHLY TRANSPARENT FACADE AT STREET LEVEL ENCOURAGES VISUAL INTERACTION WITH THE PEDESTRIAN REALM
- (CS2-C/PL3-C/DC1-A)**  
COMMERCIAL SPACE AT CORNER OF DEXTER AND GARFIELD PROVIDES URBAN EDGE CONSISTENT WITH NEIGHBORING BUILDINGS
- (PL1-C/DC2-C)**  
STREET FURNITURE ACTIVATES THE PUBLIC REALM
- (DC1-C/DC2-C)**  
LANDSCAPE BUFFERED VERTICAL GREENSCREEN ADDS TEXTURE, SCALE, AND SCREENING
- (CS1-C/DC1-C)**  
PROJECT TAKES ADVANTAGE OF STEEP GRADE TO PROVIDE TWO LEVELS OF PARKING TUCKED INTO THE HILLSIDE
- (PL4-B)**  
PUBLIC BIKE HITTING POSTS CONVENIENT TO COMMERCIAL SPACES & DEXTER AVENUE BIKE LANE

# VIGNETTE

## MIXED-USE COURTYARD



**(DC1-A/DC2-C/DC3-A/PL2-C)**  
ENTRY CANOPY DISTINGUISHES LOBBY AND PROVIDES OVERHEAD WEATHER PROTECTION

**(PL3-C/PL1-C/DC1-A/DC3-A)**  
POROUS EDGE WITH STOOP AT COMMERCIAL SPACE

**(PL2-B)**  
UNITS OVERLOOKING COURTYARD PROVIDE NATURAL SURVEILLANCE

**(PL2-B/PL1-C)**  
FESTIVAL LIGHTING ADDS SECURITY AND EXTENDS COURTYARD USE PAST DAYLIGHT HOURS

**(DC2-C/DC4-A)**  
PLAYFUL PATTERNING OF STORE-FRONT PROVIDES CHARACTER AND INTEREST

**(PL2-B/DC1-A/DC3-A)**  
TRANSPARENCY AT LOBBY & AMENITY ROOM ADD "EYES ON THE STREET"

**(PL1-C/DC1-A/CS3-A)**  
MIXED-USE COURTYARD PROVIDES SENSE OF PLACE AND ACTIVATES THE PEDESTRIAN REALM

**(PL1-A/PL2-B/PL3-C)**  
HIGHLY TRANSPARENT FACADE AT STREET LEVEL ENCOURAGES VISUAL INTERACTION WITH THE PEDESTRIAN REALM

**(PL3-C/PL1-C/DC1-A/DC3-A)**  
POROUS EDGE AT COMMERCIAL SPACE

**(PL1-C/PL3-C/DC1-A)**  
COMMERCIAL PATIO ACTIVATES COURTYARD

**(PL3-C/DC1-A)**  
COURTYARD WELL CONNECTED TO SIDEWALK TO ENLIVEN STREETSCAPE

**(PL1-C)**  
COURTYARD LANDSCAPING ADD TEXTURE, SCALE & INTEREST TO PEDESTRIAN REALM

**(PL2-B/PL1-C)**  
LOW PLANTER WALLS MAXIMIZE SIGHT LINES AND CREATE PLACES FOR GATHERING

# VIGNETTE

## COMMERCIAL AND LIVE-WORK UNITS



**(DC2-C/DC4-A)**  
SHOU SUGI BAN ACCENT WALLS ADD COHESION

**(PL2-B, DC2-C)**  
INSET DECKS ADD EYES ON THE STREET AND PROVIDE DEPTH

**(PL1-C/PL2-B/PL2-C/DC2-C)**  
CANOPIES PROVIDE OVERHEAD WEATHER PROTECTION, SCALE AND LIGHTING ALONG DEXTER

**(PL1-C/DC1-A/CS3-A)**  
MIXED-USE COURTYARD PROVIDES SENSE OF PLACE AND ACTIVATES THE PEDESTRIAN REALM

**(DC2-C/DC4-A)**  
PLAYFUL PATTERNING OF STOREFRONT PROVIDES CHARACTER AND INTEREST

**(DC1-A/PL2-B/PL3-C)**  
HIGHLY TRANSPARENT FACADE AT STREET LEVEL ENCOURAGES VISUAL INTERACTION WITH THE PEDESTRIAN REALM

**(PL2-B/PL3-C/DC1-A)**  
INDIVIDUALIZED LIVE-WORK ENTRIES ADD SCALE AND TRANSPARENCY FOR INTERACTION

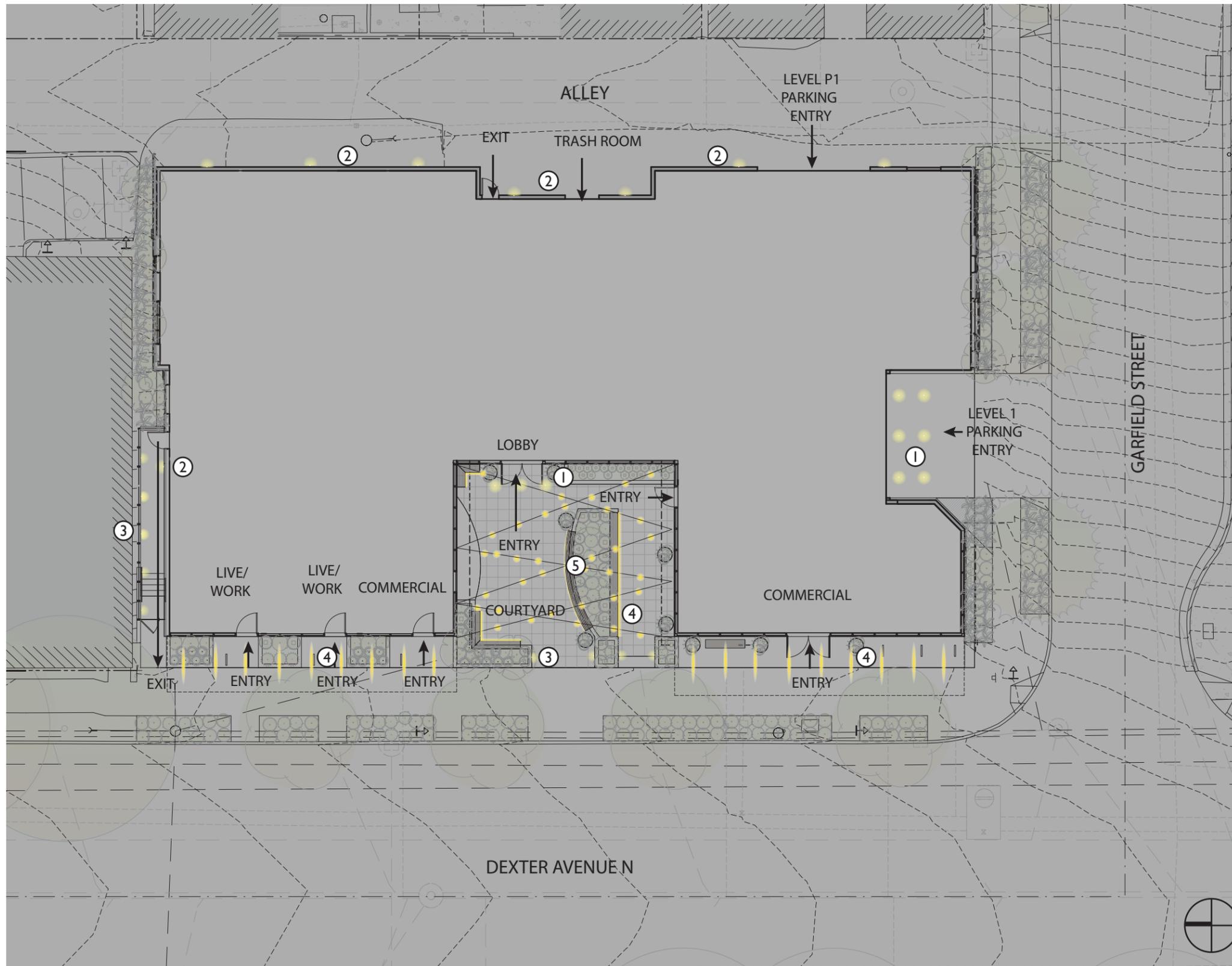
**(PL4-B)**  
BIKE HITTING POSTS CREATE IDENTITY AT LIVE-WORK UNITS

**(PL1-C)**  
LANDSCAPING ADDS TEXTURE, SCALE, AND INTEREST TO PEDESTRIAN REALM AND DEFINES LIVE-WORK ENTRIES

# LIGHTING PLAN

## LIGHTING CONCEPT

The lighting concept for the project aims to reduce energy use, promote safety, enhance the pedestrian experience, and encourage evening use of the courtyard. Lighting will be integrated into the overhead canopy to provide a well-lit sidewalk along Dexter Avenue N. Soffit lighting at the lobby canopy will help to identify the primary building entry. The double-height storefront at the courtyard and surrounding public uses (commercial, lobby, and amenity room) will help to illuminate the courtyard during active hours and to provide a welcoming entry to residents and visitors. The courtyard benches and planter walls will have integrated lighting for ground illumination. Festival lighting in the courtyard will create atmosphere and a sense of place. Recessed soffit downlights at the Level 1 parking garage entry from Garfield Street will increase visibility and safety. Sconce lighting along the alley will mark vehicular and pedestrian entries.



① Recessed LED Downlight



② Wall Sconce



③ LED Wall Light

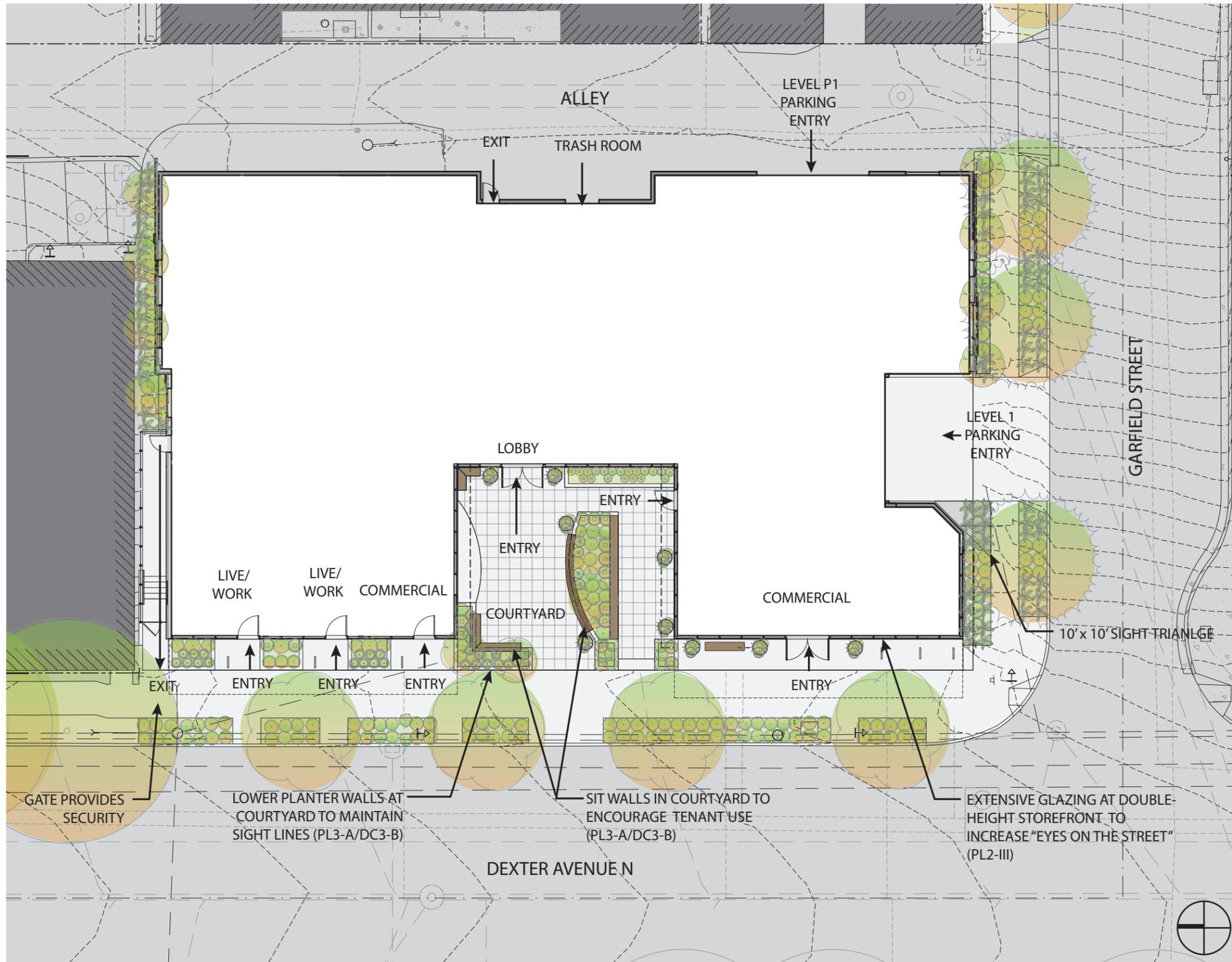


④ Flexible LED



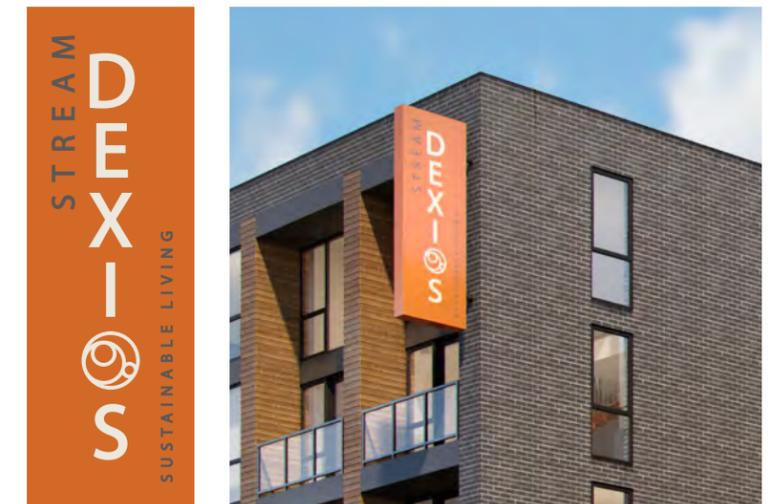
⑤ Festival Lighting

# SIGNAGE & SECURITY PLAN



The security concept for the project will maximize “eyes on the street” by providing large unit windows, units decks and Juliette balconies, and high transparency along the Dexter pedestrian level. The courtyard is designed to maintain sight lines between the adjoining spaces and the sidewalk with low planter walls, minimal structure, and extensive glazing. The amenity space and common roof deck overlooking the courtyard will encourage additional natural surveillance of the courtyard. Garage entry and exiting at Garfield Street is designed with a recessed garage door and sight triangle to maximize safety.

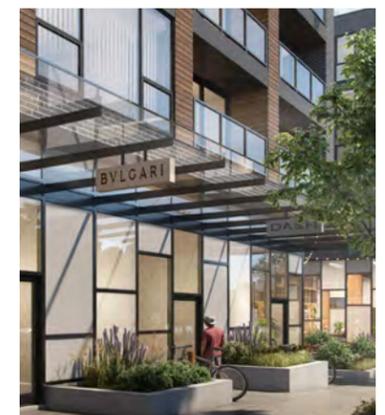
The primary building signage will be located as a projecting sign along Dexter Avenue N. Live work and commercial blade signage will be integrated with the canopy to enhance the commercial nature of the Dexter corridor.



Primary Building Signage



Commercial Signage



Live-Work Signage

# DEPARTURE MATRIX

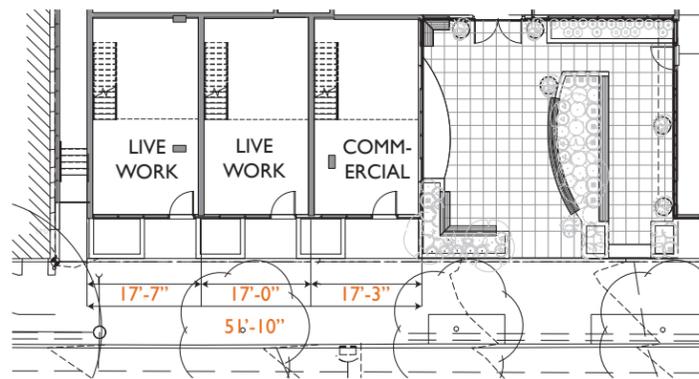
ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE RATIONALE	DESIGN REVIEW GUIDELINES	
#1 LIVE-WORK UNITS AT STREET-LEVEL: SMC 23.47A.004.G.2.	live-work units may occupy no more than 20% of the street-level street-facing facade on Dexter Ave N	<b>CURRENT DESIGN:</b> live-work units occupy 24.4% (34'-7") of street-level street-facing facade on Dexter Ave N <b>DEPARTURE:</b> 4.4% of Street Level Facade (6'-2")	The two 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 DC1 - 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>CURRENT DESIGN:</b> courtyard occupies 27.2% (38'-5") of street-level street-facing facade on Dexter Ave N <b>DEPARTURE:</b> 7.2% of Street Level Facade (10'-1")	The proposed courtyard creates a sense of place and provides massing relief at the streetwall. The courtyard accommodates 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 PL3 - Street-Level Interaction DC2 - Architectural Concept DC3- Open Space Concept	
#3 USES IN PEDESTRIAN ZONES: SMC 23.47A.005.D.1	Uses listed in 23.47A.005.D.1 should occupy at least 80% of the street-level street-facing facade on Dexter Ave N	<b>CURRENT DESIGN:</b> approved listed uses occupy 75.6% of street-level street-facing facade on Dexter Ave N: commercial spaces occupy 48.4% (68'-7"); open space occupies 27.2% (38'-6") <b>DEPARTURE:</b> 4.4% of Street Level Facade (6'-2") is not an approved listed use	The proposed design introduces a mix of uses along Dexter Avenue N. Two commercial spaces, a mixed-use courtyard, and two live-work units. The mix of uses helps to transition from the commercial character of Dexter to the south to the residential character of Dexter from the north. While the live-work units are not an approved use, the design of the units will maximize the commercial function of the space.	CS1 - Natural Systems and Site Features CS2 - Urban Pattern and Form PL1 - Connectivity PL3 - Street-Level Interaction DC2 - Architectural Concept DC3- Open Space Concept	
#4 STREET-LEVEL DEVELOPMENT NON RESIDENTIAL HEIGHT PROVISIONS: SMC 23.47A.008.B.4.	minimum 13' floor to floor height at non residential uses at street level	<b>CURRENT DESIGN:</b> mezzanines of live-work units and commercial spaces are located 15'-6" from exterior wall <b>DEPARTURE:</b> the rear portion of live-work units and commercial spaces have a mezzanine with less than 13' floor to floor height	The live-work units and commercial spaces are designed with a mezzanine located over the rear of the spaces. Per SMC 23.41.012.B.36. departures may be granted to allow less than the minimum floor-to-floor height provided that the outer edge of the floor is at least 15' from the exterior wall facing a principal pedestrian street.	PL3 - Street-Level Interaction DC1 - Project Uses and Activities DC2- Architectural Concept	
#5 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>CURRENT DESIGN:</b> the floor of the southeast unit on Level I is located less than 4 feet above the sidewalk at Garfield Street for a width of 6.86 feet; the unit is setback 3'-0" from the sidewalk <b>DEPARTURE:</b> length of 6.86'	The proposed design maintains a consistent built-edge along street-level established by Lake Union Tower Apartments to the east. A 3'-0" 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 PL2- Walkability PL3 - Street-Level Interaction	
#6 PARKING ACCESS: SMC 23.47A.032.A.1.	access to parking shall be from the alley	<b>CURRENT DESIGN:</b> residential parking access from the alley with secondary parking access to Level I from Garfield Street <b>DEPARTURE:</b> secondary parking access from Garfield Street	Due to the site topography a significant portion of Level I 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 accommodates two existing curb cuts for Lake Union Tower Apartments, located directly to the east.	CS1 - Natural Systems and Site Features DC1 - Project Uses and Activities	

# DEPARTURE STUDIES

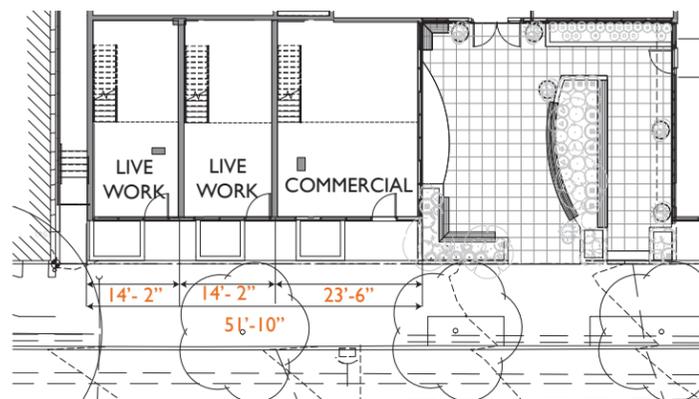
## DEPARTURES 1, 2, AND 3 (STREET LEVEL USES)

By providing a slightly larger courtyard and wider live-work units, these spaces will better meet the intent of the design guidelines in the following ways:

- » Larger courtyard takes advantage of afternoon sun (CS1)
- » Courtyard provides a sense of place and adds to public life (CS2; PL1)
- » Live-work units transition from commercial zone to low-rise zone (CS2)
- » Courtyard is design to be porous with multiple entries from the sidewalk, commercial spaces, and lobby (PL3)
- » Courtyard is activated by a mix of uses and amenities (DC3)



WITH STREET-LEVEL USE DEPARTURE

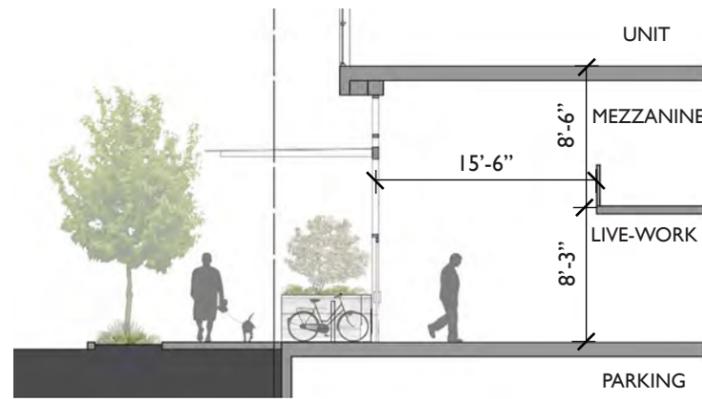


WITHOUT STREET-LEVEL USE DEPARTURE

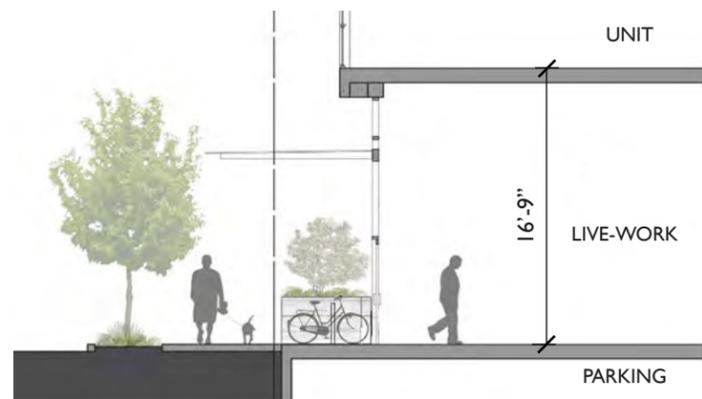
## DEPARTURE 4 (NON RESIDENTIAL HEIGHTS)

Introducing a mezzanine at the live-work units and commercial spaces provides for more usable space for the tenant. At live-works, the ground-level street-facing portion of the unit will be dedicated work space. Live functions can be located in the mezzanine and at the back of the unit to maintain separation from the public portion of the unit. This design proposal better meets the design guidelines in the following ways:

- » Live-work mezzanines provide more functional space with highly-transparent streetscape connection (PL3; DC1)
- » Double-height storefront façade is consistent with base expression along commercial spaces (DC2)



WITH NON-RESIDENTIAL HEIGHT DEPARTURE



WITHOUT NON-RESIDENTIAL HEIGHT DEPARTURE

## DEPARTURE 5 (DWELLING UNIT LOCATION)

A comparison of the proposed design with and without the departure at the southeast unit along Garfield Street illustrates how the departure provides a cohesive design concept with carefully designed buffers between the unit and public realm:

- » Steep topography provides a natural barrier (CS1)
- » Massing form consistent with built-edge along Garfield Street (CS2)
- » Additional windows provide “eyes on the street” (PL2)
- » Landscape buffer separates unit from sidewalk (PL3)



WITH DWELLING UNIT LOCATION DEPARTURE



WITHOUT DWELLING UNIT LOCATION DEPARTURE

## DEPARTURE 6 (PARKING ACCESS)

Providing additional parking on Level I takes advantage of unusable space buried in the hillside to provide commercial parking in excess of what is required by code. This proposal improves the design in several ways:

- » Building design uses topography to provide additional parking amenity (CS1)
- » Secondary parking has been located from side street away from pedestrian activity (DC1)



WITH PARKING ACCESS DEPARTURE



WITHOUT PARKING ACCESS DEPARTURE

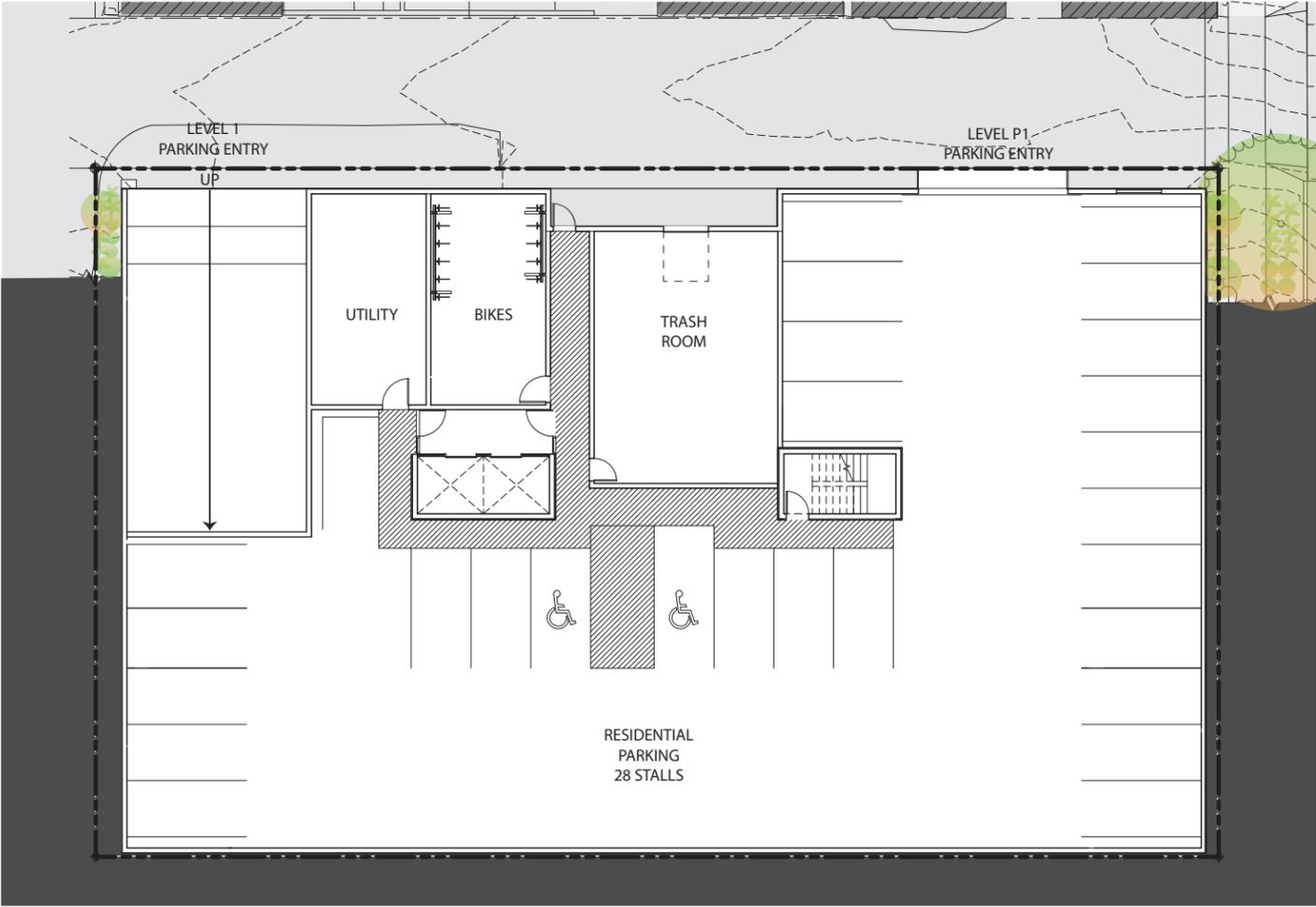
# APPENDIX

# PARKING STUDY

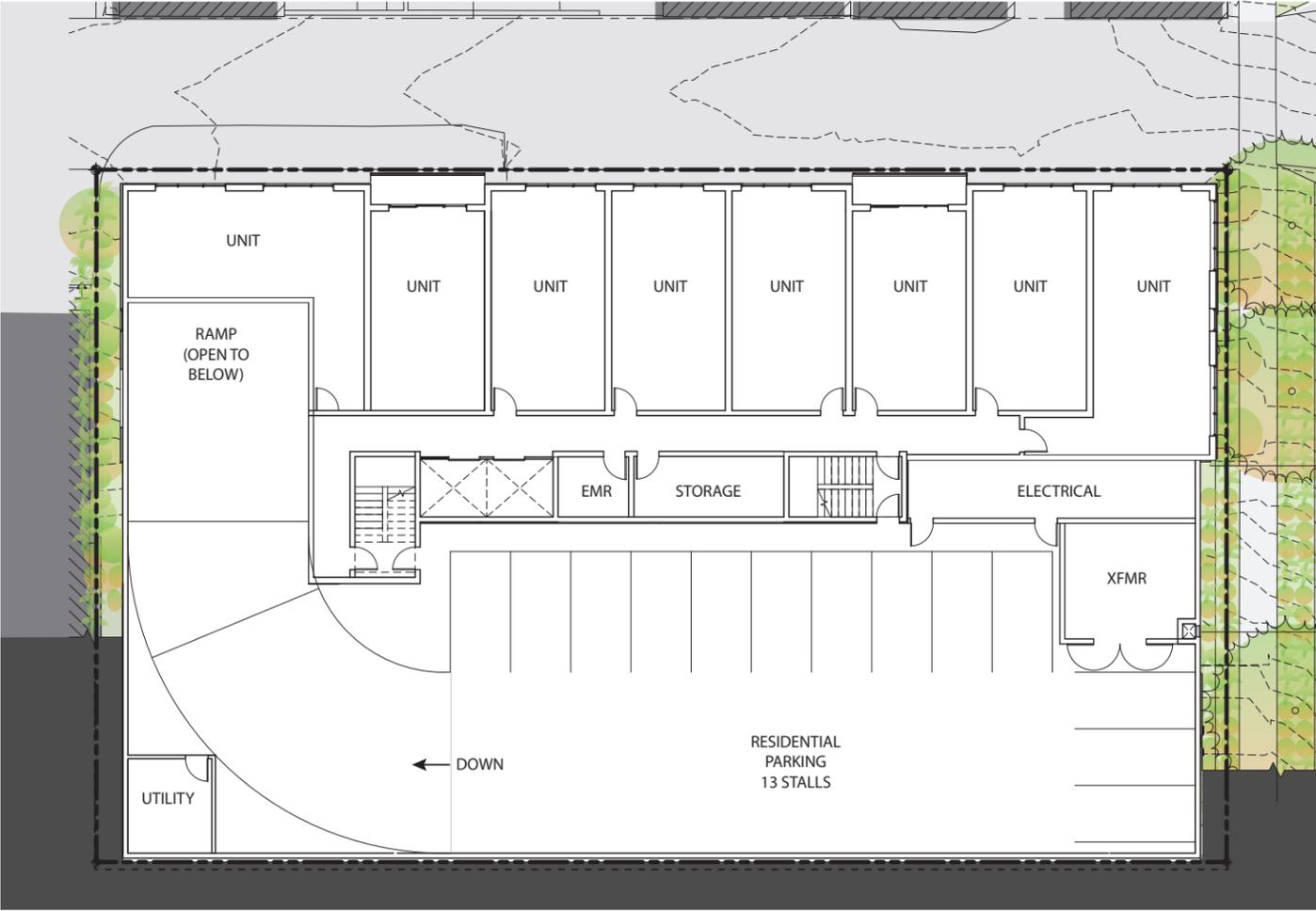
## INTERNAL RAMPING PARKING STUDY

This study investigates an internal ramping solution up to the Level I parking area. A second garage entry would be required from the alley. The secondary ramp up to the Level I parking results in a loss of two units on Level I and an overall loss of 13 parking spaces. Thus, the parking in this scheme provides the minimum required residential parking. No commercial parking can be accommodated in this scheme. This results in the area of each commercial space to be limited to 1500 square feet. The southwest commercial space would not be able to be developed with a mezzanine level in order to stay beneath the square footage threshold.

	RESIDENTIAL STALLS	COMMERCIAL STALLS	TOTAL STALLS
PREFERRED PARKING SCHEME	42 STALLS	12 STALLS	54 STALLS
INTERNAL RAMPING PARKING SCHEME	41 STALLS	0 STALLS	41 STALLS



PARKING STUDY LEVEL P1

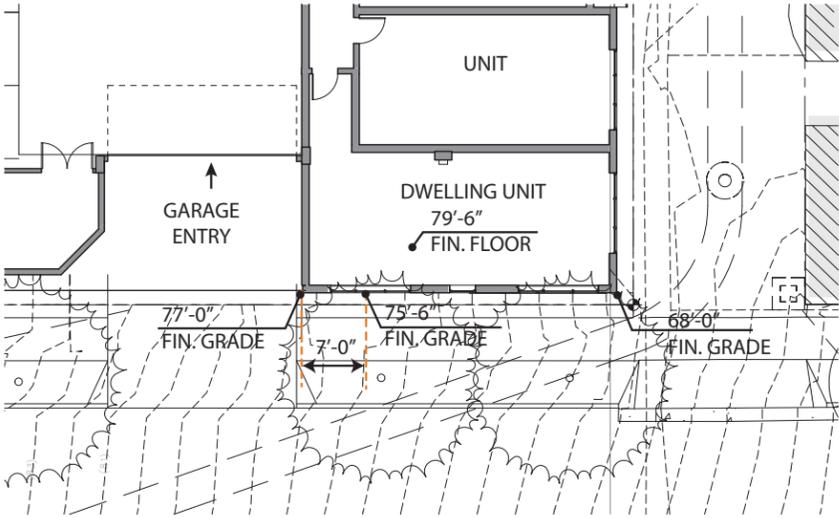


PARKING STUDY LEVEL I

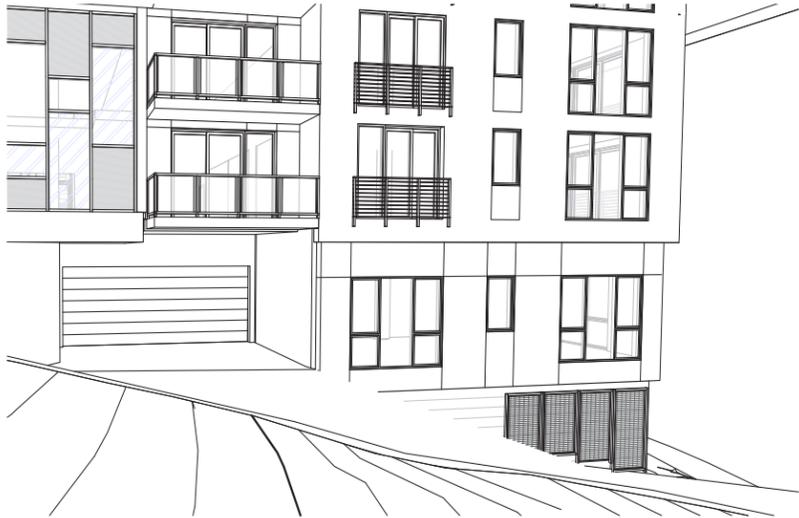
# GARFIELD STREET STUDIES

## GROUND RELATED UNIT ON GARFIELD

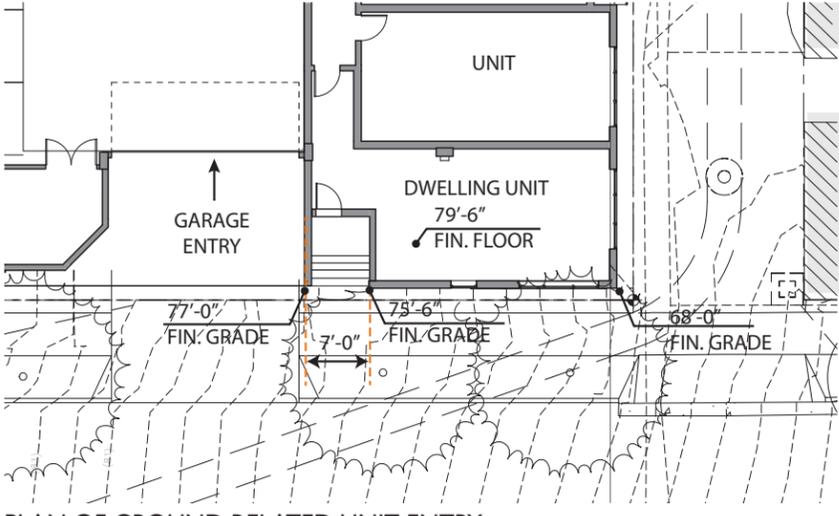
In response to Early Design Guidance, the design team studied incorporating a ground related unit along Garfield Street. The sloping topography on Garfield Street makes access to a ground related unit challenging. While it is possible to add an entry to the Level I southeast unit, the stairs would need to be located directly adjacent to the proposed driveway for access. This scheme does not benefit the unit as desirable exterior space would be hard to incorporate into the hillside. In response to the site conditions, all units on the southeast corner have been designed with large windows at the corner to capture views down Garfield Street. Upper level units have Juliette balconies along Garfield and unit decks on the alley.



PLAN OF PROPOSED CONDITION



PERSPECTIVE OF PROPOSED CONDITION

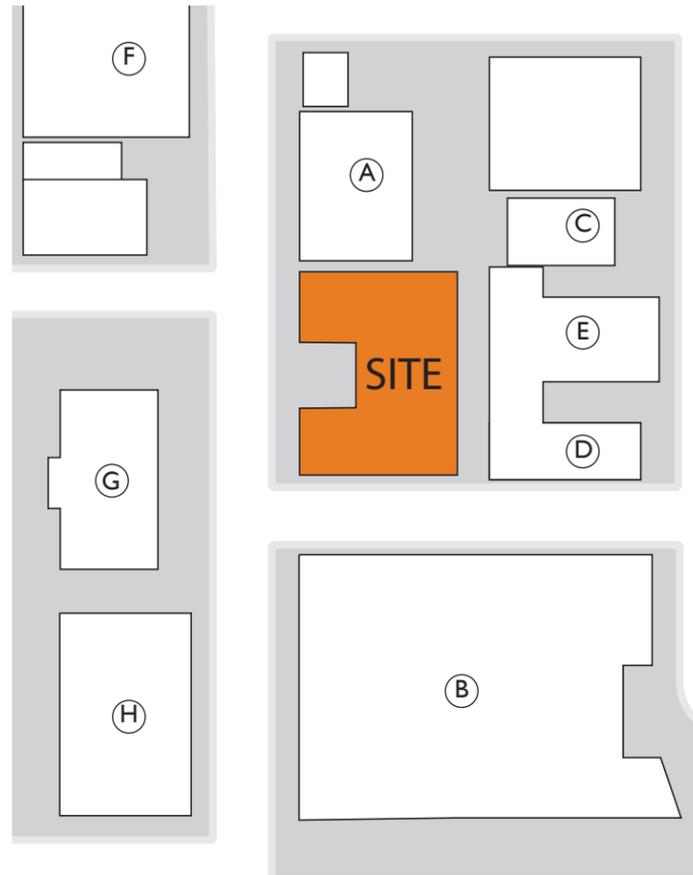


PLAN OF GROUND RELATED UNIT ENTRY



PERSPECTIVE OF GROUND RELATED UNIT ENTRY

# ADJACENT BUILDING HEIGHTS



(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  
Westlake Village beyond  
MIXED USE



(E) 1611 on Lake Union  
MIXED USE



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

## ADJACENT BUILDING HEIGHTS

- (A) 42' (NC3P-40)
- (B) 62' (C2-65)
- (C) 20' (NC3-65)
- (D) 60' (NC3-65)
- (E) 60' (NC3P-65)
- (F) 40' (NC3P-40)
- (G) 60' (NC3P-40)
- (H) 55' (NC3-65)



(G) Credit Union  
1515 Dexter Avenue N  
COMMERCIAL

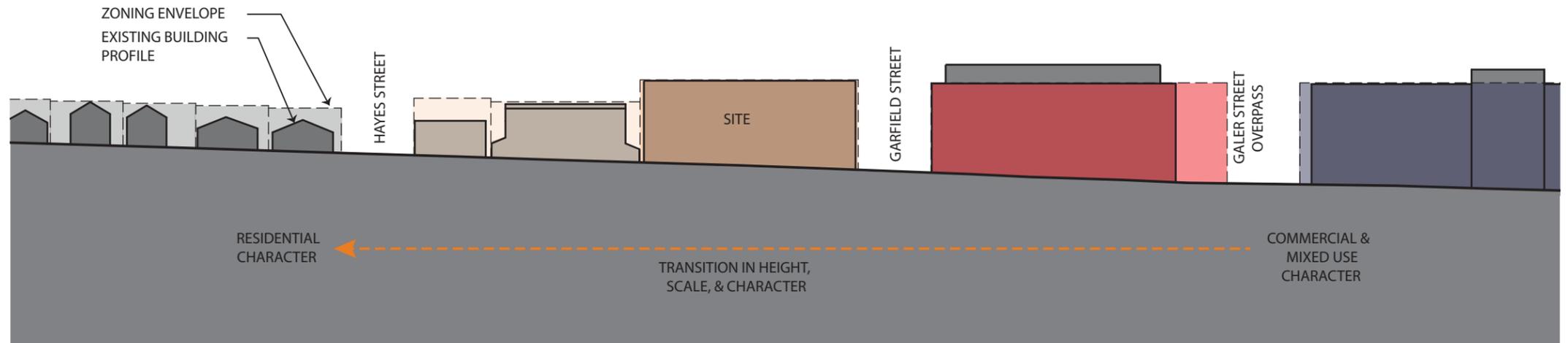


(H) Parking lot to be developed  
1511 Dexter Avenue N  
MIXED USE

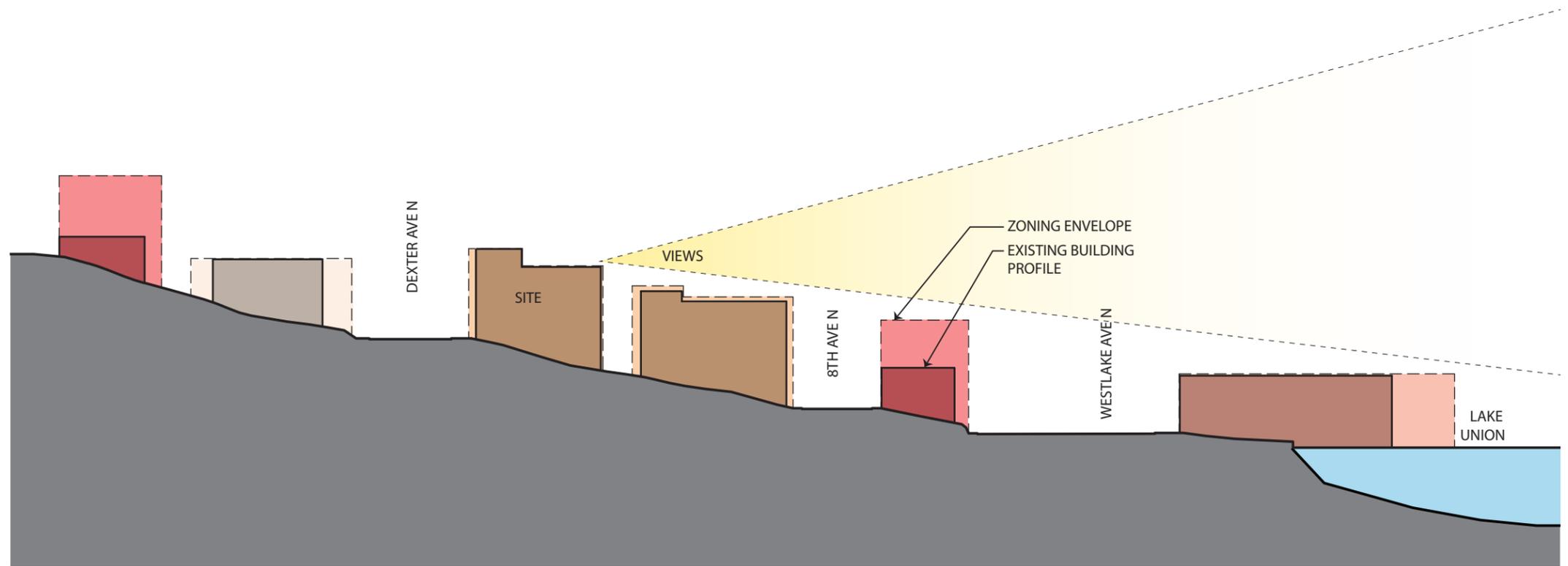
# SITE SECTIONS

## 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	

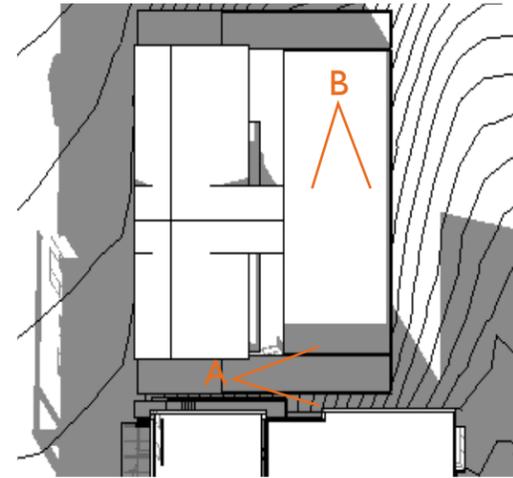
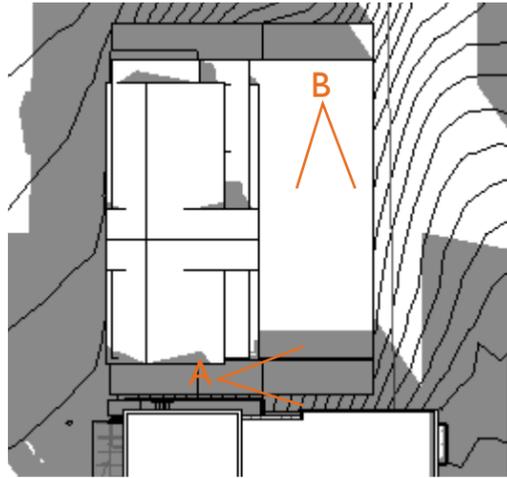
# SHADOW IMPACT STUDIES

## UNION VIEW APARTMENTS

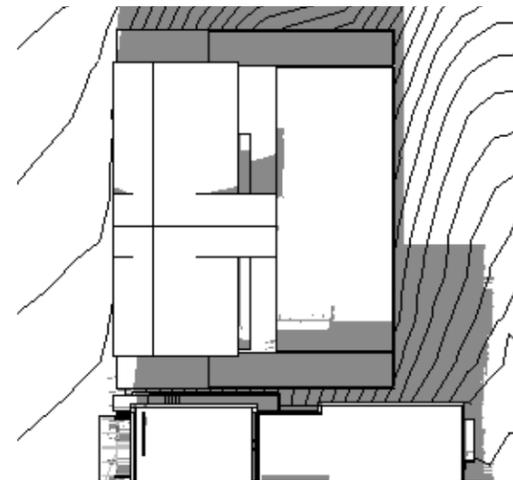
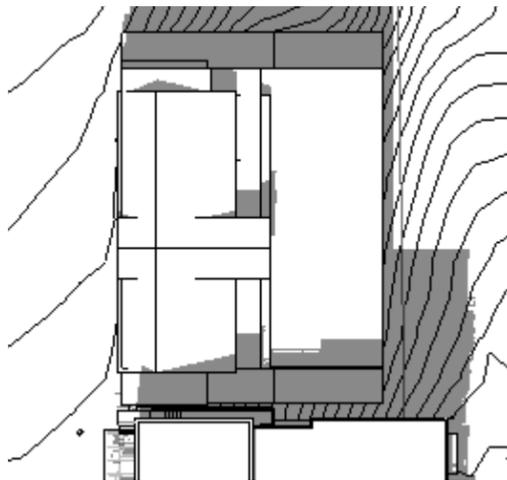
### PROPOSED REZONE

### NO REZONE

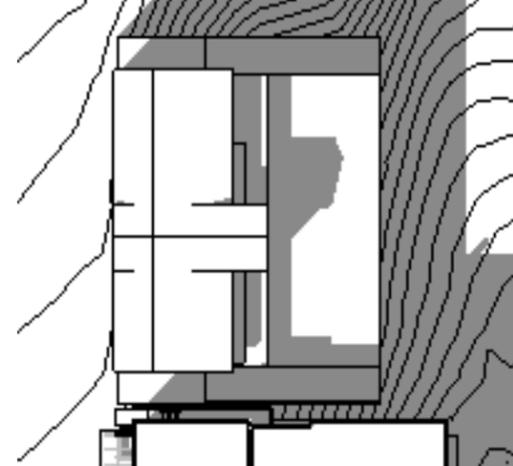
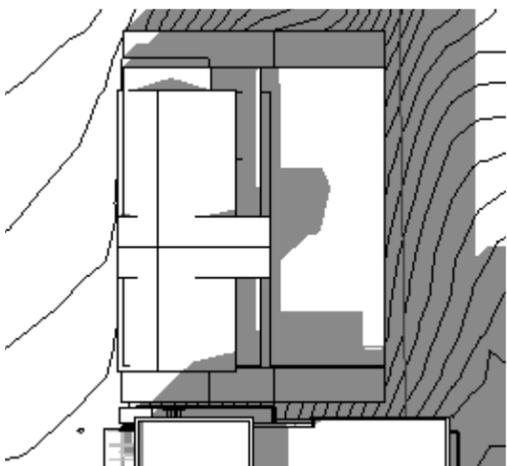
MARCH/SEPTEMBER 21  
10:00 AM



MARCH/SEPTEMBER 21  
12:00 PM



MARCH/SEPTEMBER 21  
2:00 PM



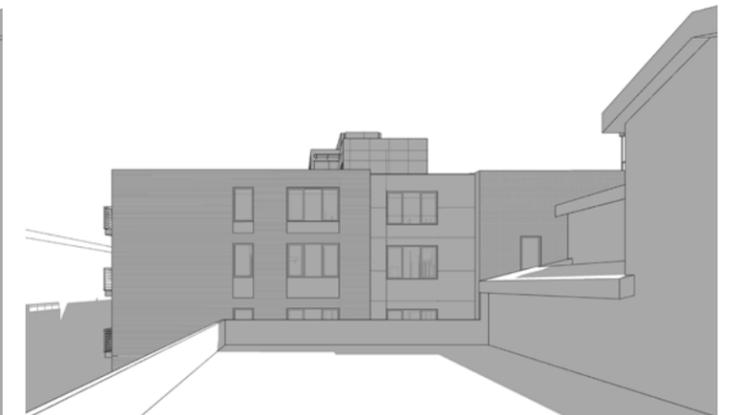
The shading of the proposed rezone to NC3P-65 was studied to assess the impacts on the neighboring building the north, Union View Apartments. This study is compared to a shading analysis of the project if it were developed within the current site zoning of NC3P-40. Views were taken from the Union View patio located directly adjacent to the north property line and from the Union View roof deck.

The shading impacts are identical at the Union View patio in either scenario due to its close proximity to the shared property line. The shading impacts at the roof deck are also very similar in both development scenarios. The proposed project under the rezone utilizes a stepped massing that allows the building to follow the topography of the hillside. Thus, the eastern portion of the building (adjacent to the Union View roof deck) is lowered, thereby reducing the shading impact on the neighbor.



**A** LOOKING EAST FROM UNION VIEW PATIO  
PROPOSED REZONE (MARCH/SEPTEMBER 2:00 PM)

**A** LOOKING EAST FROM UNION VIEW PATIO  
NO REZONE (MARCH/SEPTEMBER 2:00 PM)



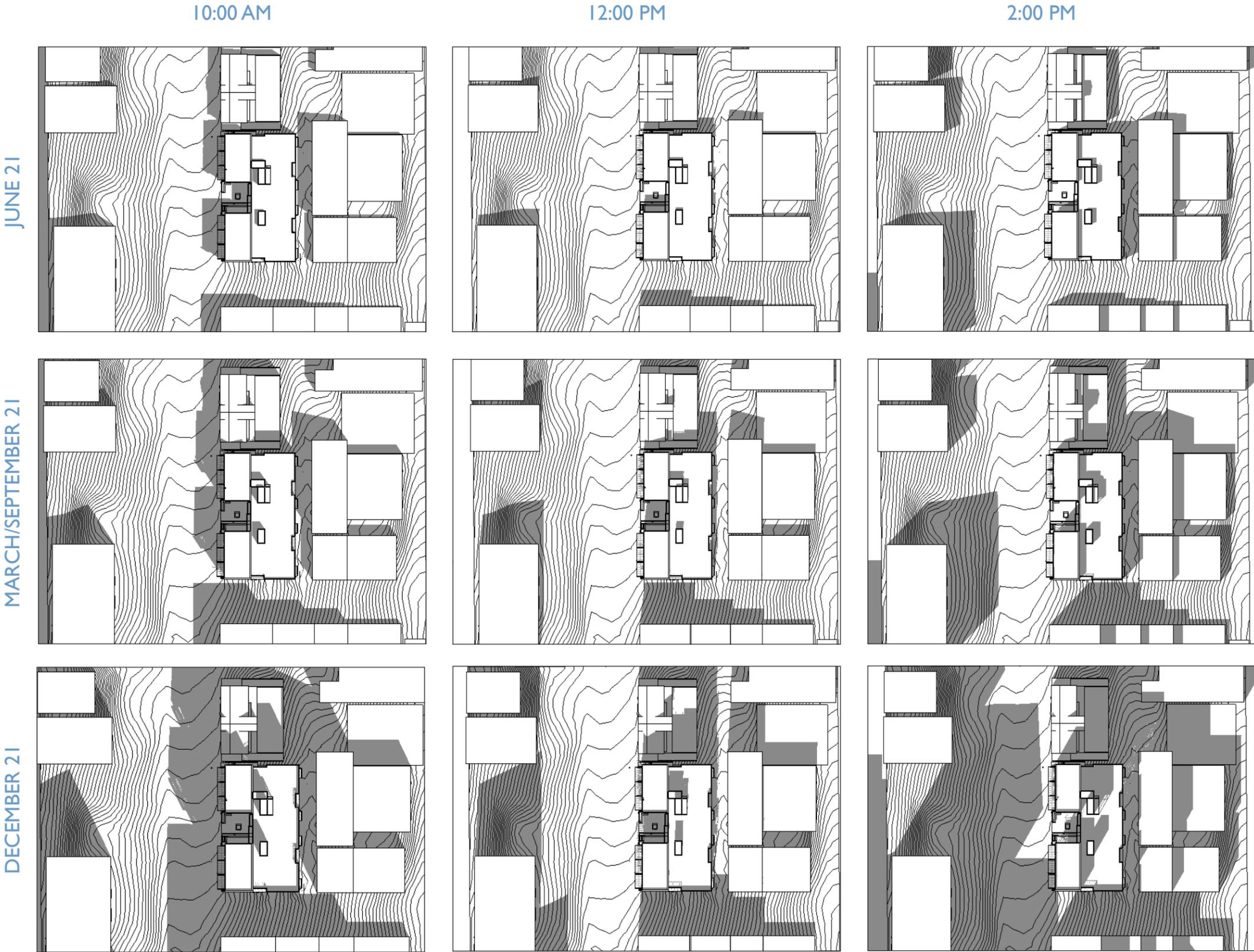
**B** LOOKING SOUTH FROM UNION VIEW DECK  
PROPOSED REZONE (MARCH/SEPTEMBER 2:00 PM)

**B** LOOKING SOUTH FROM UNION VIEW DECK  
NO REZONE (MARCH/SEPTEMBER 2:00 PM)



# SHADOW STUDIES

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.



# NK PROJECTS



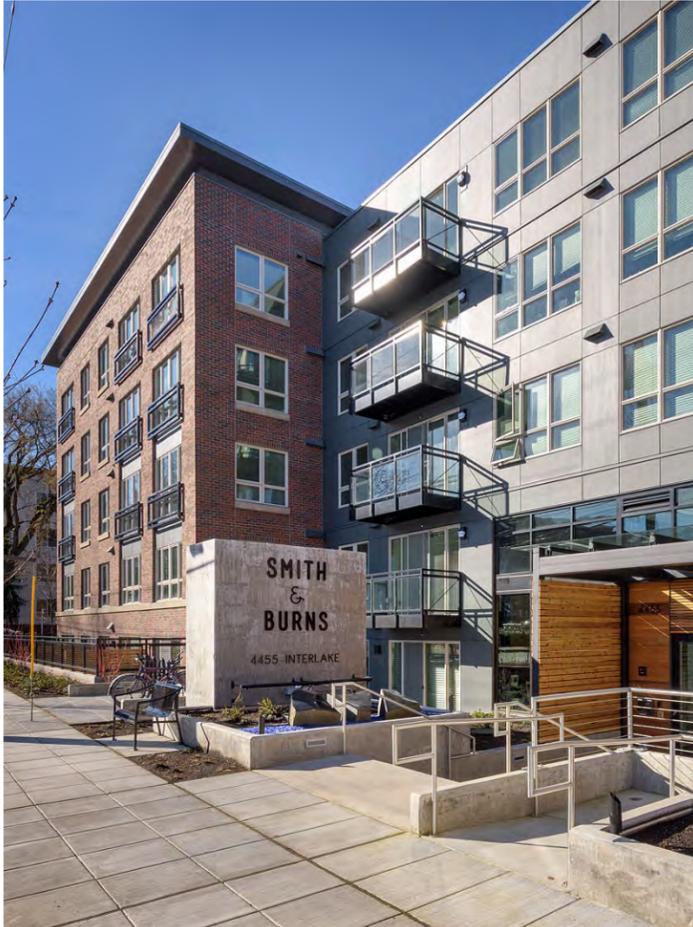
STREAM 403 BELMONT - BUILT GREEN 4-STAR TARGET



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