

700 DEXTER AVENUE NORTH DEVELOPMENT

EARLY DESIGN GUIDANCE #2

Project #: 3026924

Meeting Date: November 1, 2017

KEY PROJECT DRIVERS

**SENSE
OF
COMMUNITY**

**TACTILITY &
TEXTURE OF
MATERIALS**
UN-OFFICE THE
OFFICE

**ADAPTABLE
SPACE**

**INVITE
RESIDENTIAL
NEIGHBORS TO
THE PARTY**

**ADOPT
SITE'S
INDUSTRIAL
LEGACY**

CONVERGENCE
CREATE A
NEIGHBORHOOD
ANCHOR

**ELEVATE
THE
NARROW
SPACE**

**BOTH
ENERGETIC &
SERENE HUMAN
EXPERIENCE**

**FLEXIBILITY
IN ALL
FORMS**

**POSITIVE
IMPACTS AND
ENGAGEMENT**

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RECAP OF CONTEXT

Aerial Photography and Summary



The proposed project envisions 495,901 sf of high-tech office space, 27,847 sf of ground floor retail, and space for up to 524 (max) below grade parking stalls.

There are two primary development objectives for 700 Dexter. The first is to provide an elegant building design that responds to the neighborhood and site constraints and provides efficiency and flexibility for future office tenants. The second objective is to provide an active outdoor space that connects Dexter Ave N with 8th Ave N.

The design concept intends to provide a strong design presence which strives for building legibility, embraces views, and integrates with the surrounding context. The massing of the two towers contributes to the open space concept, responding to topography, sun, and site elements.

The open space created between the towers intends to provide a pedestrian gathering space that transitions from the arterial of Dexter Ave N to pedestrian-oriented 8th Ave N. The outdoor space promotes pedestrian interaction and outdoor uses by responding to steep east-west topography with a level plaza broken into two main platforms, terminating in a cascading stair onto 8th Ave, thus providing a through-block connection to the future green street.

RECAP OF CONTEXT

Existing Site Plan

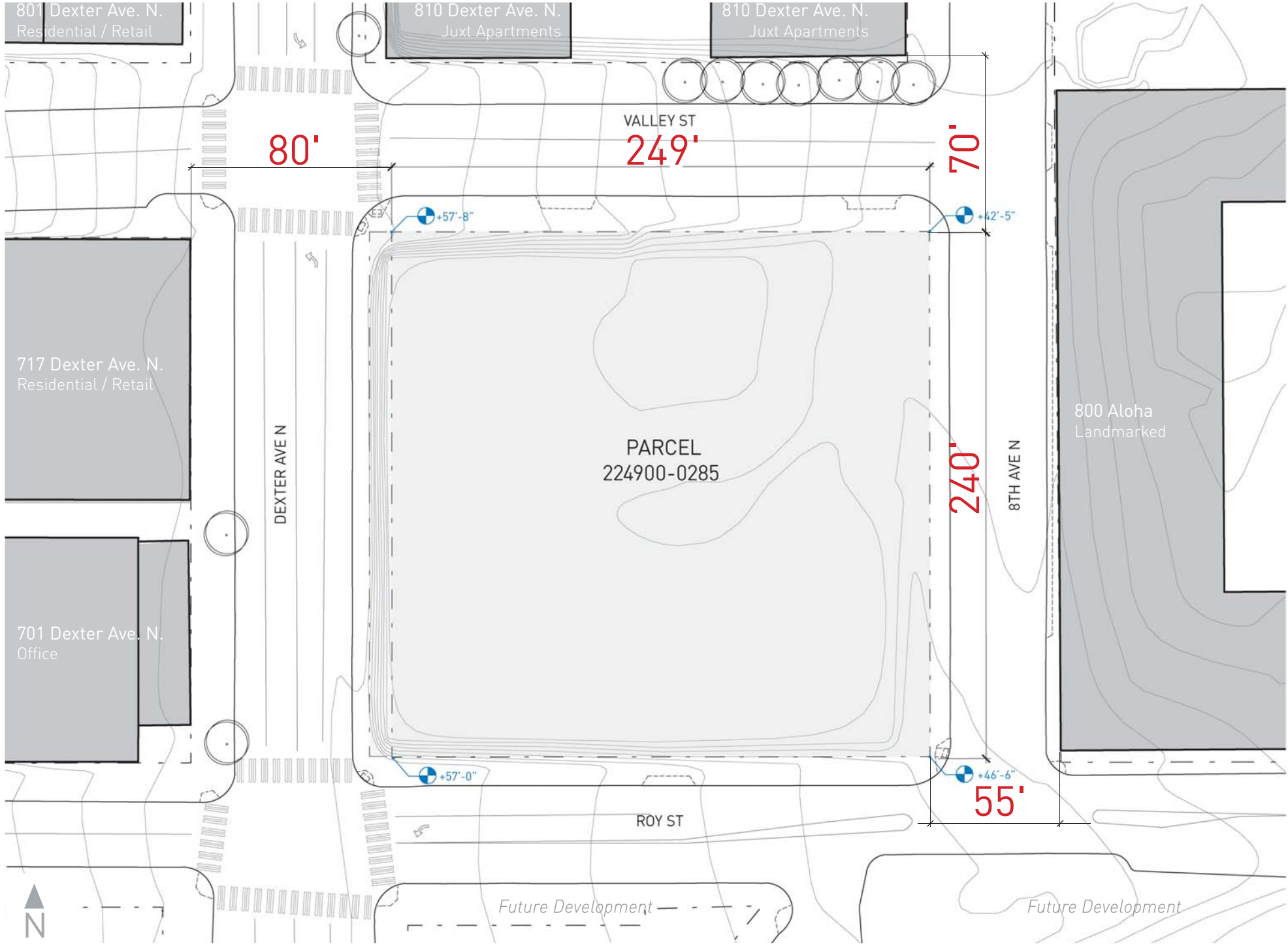
Site Information

The site is located at 700 Dexter Avenue N, and is bounded by Roy Street to the south, 8th Avenue N to the east, Valley Street to the north, and Dexter Avenue N to the west. The widening of Dexter condemned a 7'-wide swath along the western edge of the site, reducing the east-west dimensions to 249'. The resulting site dimension is approximately 240' x 249' (surveyed at 59,818 sf). The existing site slopes up as it moves west, rising from +42.5' at the corner of 8th and Valley and +46' at the corner of 8th and Roy to reach approximately +57' along Dexter.

Legal Description

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 7, EDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 61A, IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 7 FEET OF LOTS 5, 6, 7 AND 8, CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 61981 FOR STREET PURPOSES, AS PROVIDED BY ORDINANCE NUMBER 17628 OF THE CITY OF SEATTLE.



RECAP OF CONTEXT

Development Objectives

Description

The project intent is to develop a 14 story, two tower, 175' office building with retail at grade. A pedestrian through-block will provide access to retail, office elevator lobbies, and open gathering space. Approximately three levels of below-grade parking will be provided.

Design Objectives

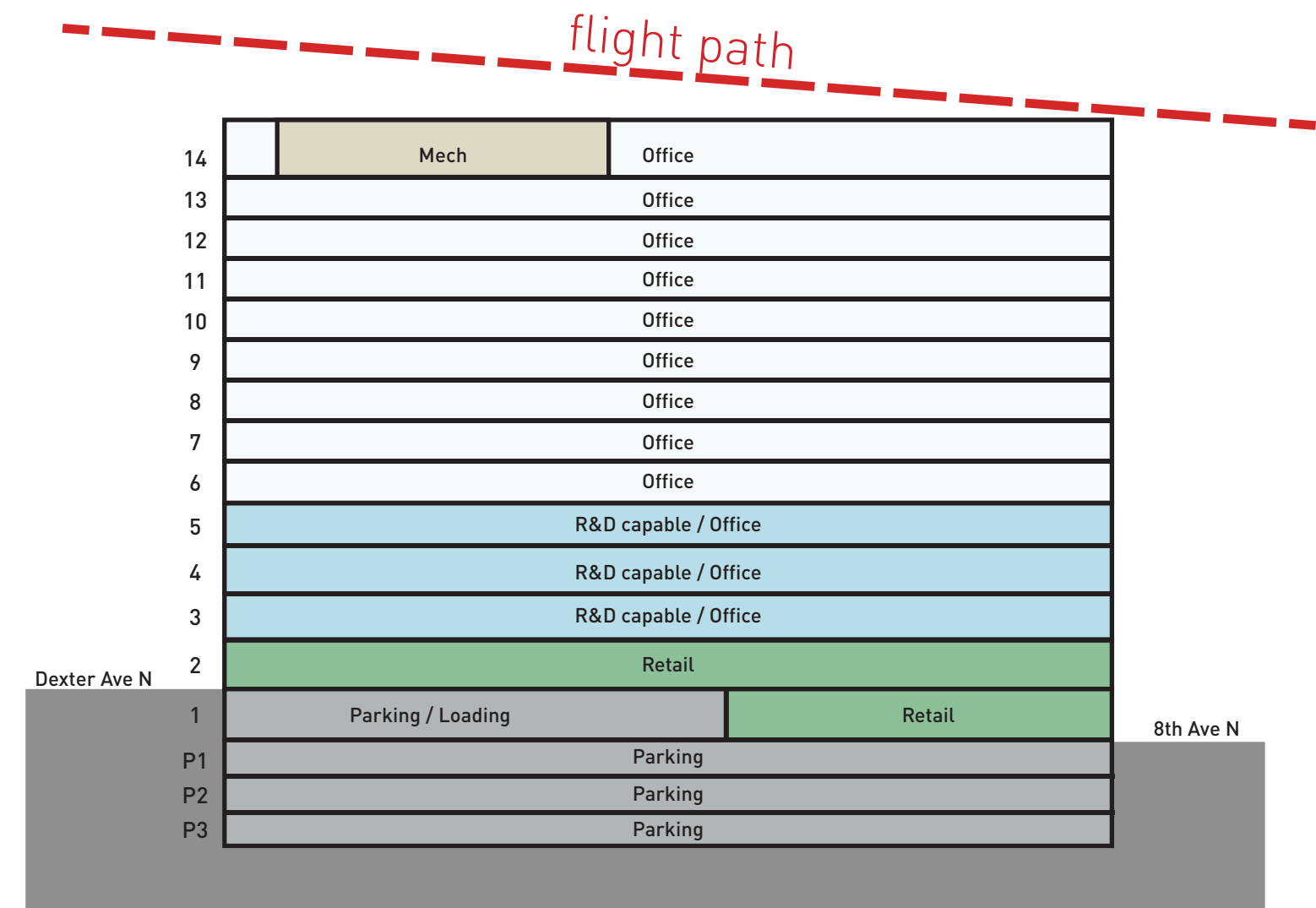
The project is designed to create a sense of place and to enhance the pedestrian experience at the transitional location between residential areas along Dexter Avenue to the North and commercial development in South Lake Union to the South and Southeast.

The 59,818 sf site is the smallest full-block site in South Lake Union that allows two towers and a pedestrian through-block. Development is further constrained by the presence of the flight path for float planes landing on Lake Union (limiting height) and by environmental cleanup required for the soil (limiting excavation depth).

Proposed Development Stats

Number of stories	14
Number of residential and live/work units	0
Total proposed office square footage (FAR chargeable)	495,901 gfa
Total proposed retail square footage	27,847 gfa
Mechanical FAR exemption adjustment (3.5%)	(-17,357 gfa)
Max chargeable (FAR 8.0)	478,544 gfa
Total proposed height	175'
Maximum allowable height	175' + rooftop
Number of parking stalls (underground)	494 (524 max)

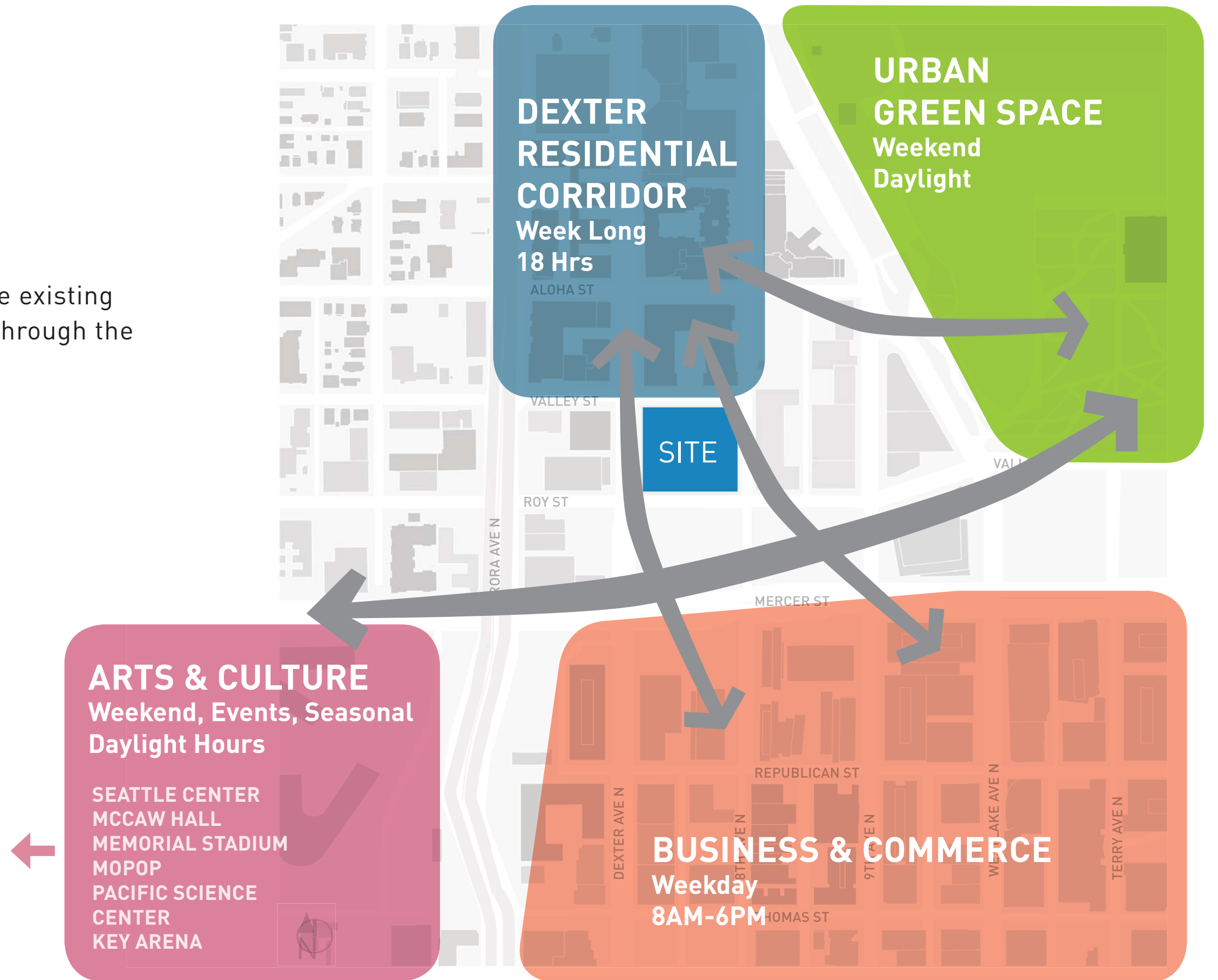
Program Stack Diagram



RECAP OF CONTEXT

Surrounding Influences

Acknowledge and augment the existing pedestrian movement in and through the surrounding neighborhoods



RECAP OF CONTEXT

Zoning Analysis

KEY INFORMATION AND STATS

CODE: Seattle Municipal Code, Title 23, Chapter 48, Mixed

ADDRESS: 700 Dexter Avenue N.

ZONING: Seattle Mixed SM-SLU 175/85-280

DESIGN GUIDELINES: City of Seattle Design Guidelines; SLU Design Guidelines

STREET DESIGNATIONS:

Dexter Avenue N: Class II Pedestrian Street, minor arterial

8th Ave N: Neighborhood Green Street

Roy St: no designation, minor arterial

Valley St: no designation

LOT AREA: 59,818 sf

PERMITTED USES: Commercial and Residential and other unless prohibited by SMC 23.48.006

STREET LEVEL USES:

Facade along neighborhood green street shall have a minimum of 10 percent of the length of the street-level portion of that street-facing facade occupied by general sales and service uses, eating and drinking establishments, or entertainment uses, that shall meet the development standards for required street-level uses.

The Project exceeds the minimum requirement.

FAR: Base FAR of 4.5 and a Max FAR of 8.

Uses exempt from maximum FAR limits:

- All underground stories or portions of stories.
- Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.
- As an allowance for mechanical equipment, in any structure 65 feet in height or more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR calculations. Calculation of the allowance includes the remaining gross floor area after all exempt space allowed in this subsection 23.48.020.D has been deducted. Mechanical equipment located on the roof of a structure, whether enclosed or not, is not included as part of the calculation of total gross floor area.
- All gross floor area for solar collectors and wind-driven power generators.
- In the South Lake Union Urban Center, street-level uses are exempt.

Developments containing any extra floor area shall meet the following requirements:

- LEED GOLD
- Transportation Management Program
- Energy Management plan

The Project meets the requirement to build to the allowable maximum FAR of 8.

STRUCTURE HEIGHT: 175 feet for non-residential uses

FLIGHT PATH: Building must demonstrate that it does not disrupt Lake Union flight path.

ROOFTOP FEATURES:

- Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls may extend up to 4 feet above the maximum height limit with unlimited rooftop coverage.
- Solar collectors may extend up to 7 feet above the maximum height limit, with unlimited rooftop coverage.
- Rooftop features (solar collectors, stair penthouses, mechanical equipment, etc.) may extend up to 15 feet above the maximum height limit
- For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted. If the elevator provides access to a rooftop designed to provide usable open space, elevator penthouses up to 45 feet above the height limit are permitted.
- Screening. Rooftop mechanical equipment and elevator penthouses shall be screened with fencing, wall enclosures, or other structures.

The Project meets the requirements with all rooftop features at or below allowed height and coverage. Most rooftop features are below building height limit, due to flight path constraints.

SPECIFIC CODE SECTIONS/REQUIREMENTS

23.48.040 - STREET-LEVEL DEVELOPMENT STANDARDS

General façade requirements:

- Minimum facade height. A minimum facade height is required for the street-facing facades of new structures. On Dexter and 8th the minimum facade height is 25 ft; on Roy and Valley it is 15 ft.
- The street-facing façade of a structure may be set back up to 12 feet from the street lot line. Any required outdoor amenity area, or other required open space, or usable open space is not considered part of the setback area and may extend beyond the limit on setbacks from the street lot line.

The Project meets the facade height requirements. Setback requirements are not applicable, as all setbacks are providing required usable open space for the project and are landscaped accordingly.

Transparency and blank facade requirements:

- Minimum of 60 percent of the street facing facade must be transparent along Dexter and 8th. Minimum of 30 percent of the street facing facade must be transparent along Roy and Valley.
- Blank facades shall be limited to segments 15 feet wide, along Dexter, Thomas and Harrison
- Blank facades are limited to segments 30 feet wide along Aurora.

Facades along Dexter and 8th will exceed 60% transparency with blank facades max 15 ft wide. Facades along Roy and Valley will exceed 30% transparency with blank facades less max 30 ft wide.

Development standards for required street-level uses:

- For structures with a street-facing façade located on a designated neighborhood green street the minimum street frontage of required street-level uses is 10 percent of that street-facing facade. The remaining street frontage at street-level may contain other permitted uses and/or pedestrian or vehicular entrances.
- The space occupied by required street-level uses shall have a minimum floor-to-floor height of 13 feet and extend at least 30 feet in depth at street-level from the street front facade.
- Required street-level uses shall be located within 10 feet of the street lot line, except that if required open space, abuts the applicable street lot line and separates the street-facing façade from the street, the required street-level use may abut the open space.

RECAP OF CONTEXT

Zoning Analysis

- Pedestrian access to required street-level uses shall be provided directly from the street, permitted outdoor common amenity area, or abutting required open space. Pedestrian entrances shall be located no more than 3 feet above or below sidewalk grade or at the same elevation as the abutting permitted outdoor common amenity area or required open space.

The Project exceeds the minimum requirement.

23.48.055 - SCREENING AND LANDSCAPING STANDARDS

Landscaping that achieves a Green Factor score of .30 or greater.

The Project exceeds the minimum requirement with a Green Factor of .304

23.48.065 - NOISE AND ODOR STANDARDS

All permitted uses are subject to the noise and odor standards of Section 23.47A.018 and 23.47A.020.

23.48.075 - LIGHT AND GLARE STANDARDS

All permitted uses are subject to the light and glare standards of Section 23.47A.022.

23.48.240 - SLU STREET LEVEL DEVELOPMENT STANDARDS

Required usable open space:

- The minimum amount of required usable open space shall be equal to 15 percent of lot area.
59,818 sf lot area x .15 = 8,973 sf required. 11,611 sf provided
- A minimum of 45 percent of the required usable open space shall be exterior space open to the sky and shall abut a street along at least one street frontage and provide both visual and physical access from the street to pedestrians, including persons with disabilities; 8,973 sf required open space x .45 = 4,038 required. 6,676 sf provided
- Up to a maximum of 20 percent of the required usable open space may be covered overhead to provide weather protected space and a widened sidewalk area
- Up to a maximum of 35 percent of the required usable open space may be provided as enclosed space, such as a public atrium, a shopping atrium, winter-garden, or covered portion of a through-block pedestrian connection, if the enclosed open space meets all of the following requirements:
 - Direct access is provided to pedestrians, including persons with disabilities, from the street, or from an outdoor, usable public open space abutting the street;
 - The space is provided as one continuous area that is a minimum of 2,000 square feet in size. Space, such as lobby area, that is used solely to provide access between the structure's principal street entrance and elevators, does not qualify as required usable open space;
 - The minimum floor-to-ceiling height is 15 feet;
 - The space is accessible to the public during normal business hours

The Project exceeds the minimum requirements.

The required through-block pedestrian connection shall meet the following development standards:

- A continuous pedestrian passageway shall extend across the development lot to both abutting avenues. The alignment of the pedestrian connection and the point at which it intersects each avenue shall be no closer than 100 feet to an east-west street abutting the block, and the connection at the avenues shall be accessible at grade level from the sidewalk.

- The required pedestrian connection shall have an average width of 25 feet and a minimum width of 15 feet.
- Any segment of the pedestrian passage that is covered from side to side shall have a minimum width of 20'.
- The pedestrian passage shall be open to the sky, except that up to 35 percent of the length of the passageway may be covered and enclosed, provided the minimum height of covered portions is 13 feet
- Unenclosed area of the pedestrian connection may be counted as required open space.

The Project meets the requirements.

23.48.245 - UPPER-LEVEL DEVELOPMENT STANDARDS

Floor Area Limits and Podium Heights:

- Maximum gross floor area of 24,000 square feet per story for floors above podium height
- Podium heights: 65 ft at Dexter Ave N, 45 ft at 8th Ave N
- Area limit for podiums: the average floor area coverage for all the stories below the podium height shall not exceed 75 percent of the lot area. 75% of 59,818 sf = 44,863 sf

The Project meets the area limits at podium and tower floors.

DEPARTURE REQUESTED: Raise podium height at 8th Ave N to 73 ft.

Facade modulation:

- Maximum length of un-modulated façade above podium height = 150' up to a height of 125'; 120' above height of 125'. Where the building is less than 15' from the property line, prescriptive façade modulation is not required.

DEPARTURE REQUESTED: Provide shallow modulation across all tower facades rather than 15'x40' minimum modulation and Roy St and Valley St facades.

Limit on tower structures per block:

- Only one structure with nonresidential uses is permitted on a block, unless all of the following conditions apply:
 - a. The structure is on a lot with a minimum area of 59,000 square feet (if lot area was reduced as result of acquisition of Right of Way by City)
 - b. A minimum separation of 60 feet is provided between all portions of structures on the lot that exceed the limit on podium height
 - c. A minimum of 15 percent of the lot area is provided as landscaped open space at ground level
 - d. A pedestrian connection meeting the development standards of subsection 23.48.014.F for through-block pedestrian connections for large lot developments is provided though the lot to connect the north-south avenues abutting the lot.
 - e. The application of the provisions in this subsection shall not result in more than two structures on a block.

The Project meets the minimum lot area, open space, and through-block requirements.

DEPARTURE REQUESTED: Reduce tower spacing from 60' to 52'.

23.48.250 - OPEN SPACE REQUIREMENT FOR OFFICE USES:

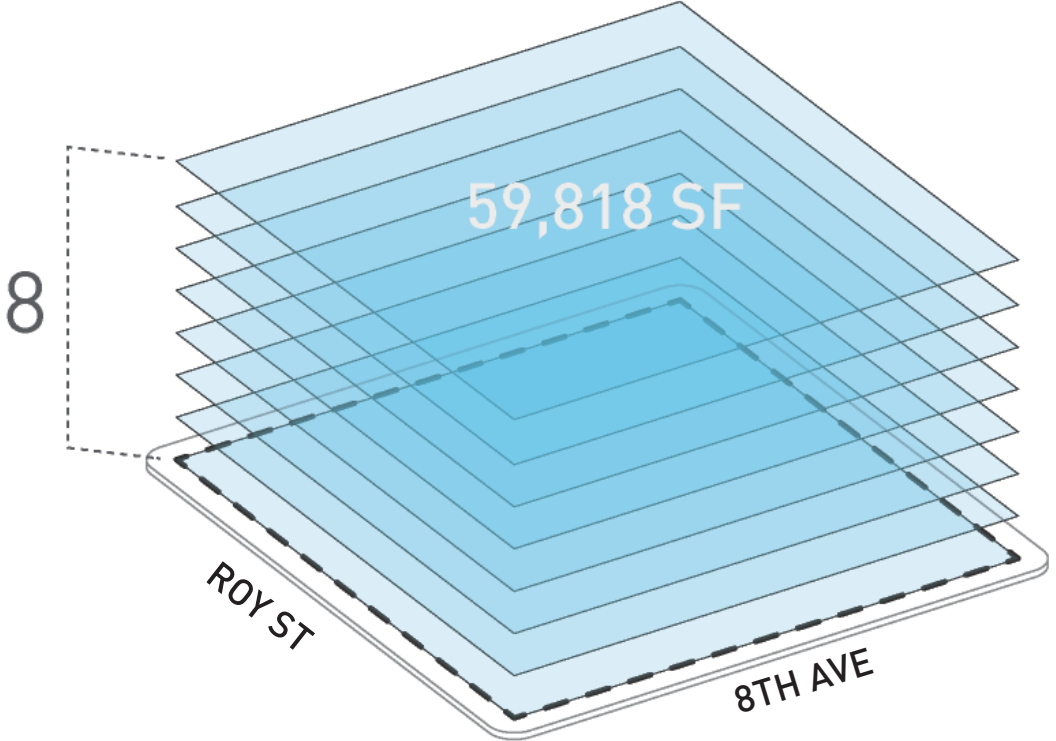
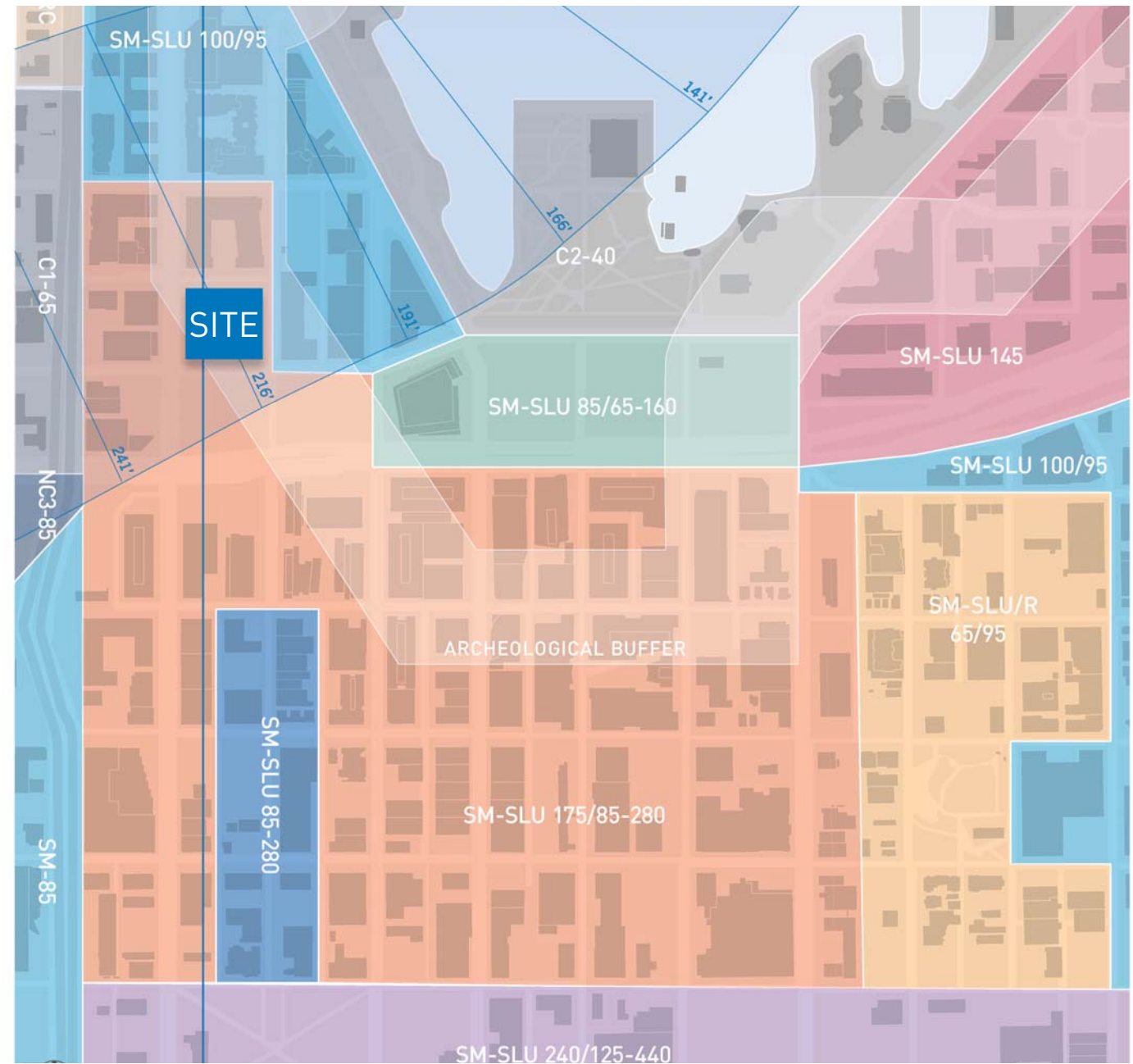
Open space in the amount of 20 square feet for each 1,000 square feet of gross office floor area is required
495,901 sf Office / 1000 x 20 = 9,918 sf required; 11,611 sf provided.

The Project exceeds the minimum requirements.

RECAP OF CONTEXT

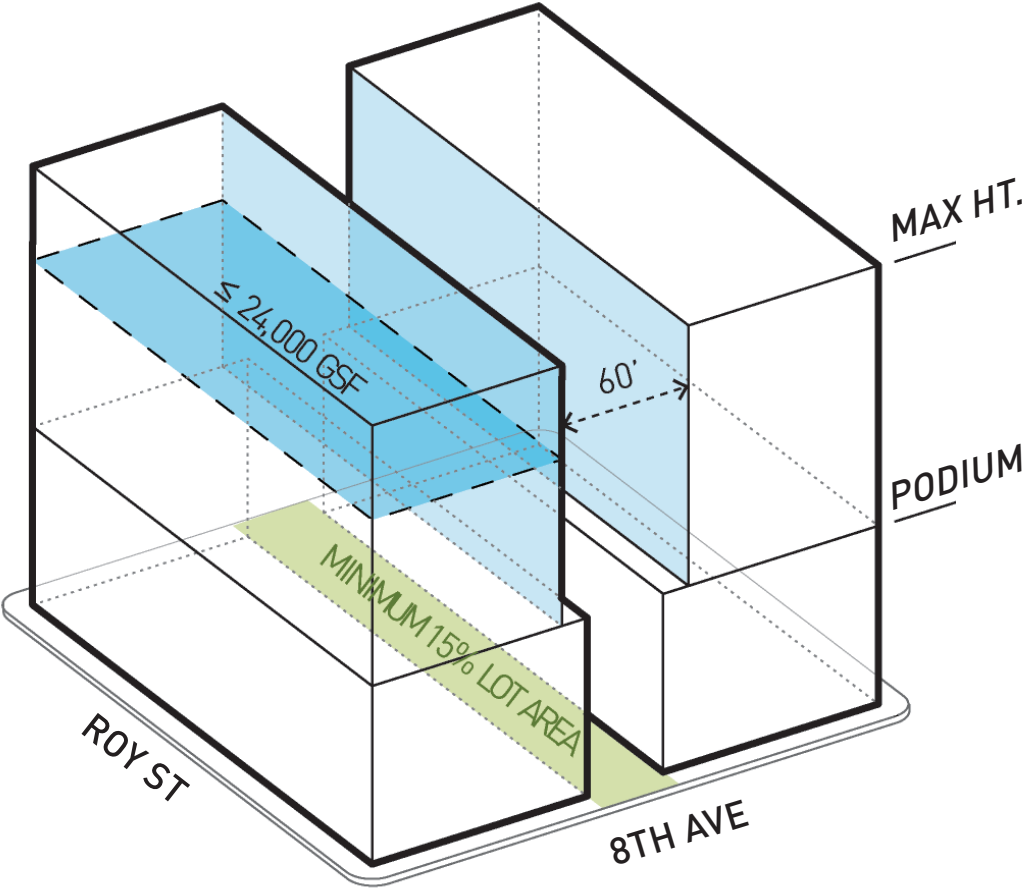
Zoning - Surrounding Usage

The site is zoned for Seattle Mixed 175/85-280 in the South Lake Union area. It lies within the 191' - 241' height limit of the Lake Union seaplane flight path (SMC 24.48.225, Map A). A majority of the site also falls within the 200' Archaeological Buffer area for the US Government Meander Line (Historic Shoreline).



24,000 GSF ALLOWABLE
22,000 GSF AVAILABLE

FAR LIMITS (SMC 23.48.220, Table A)
 Base FAR: 4.5
 Maximum FAR: 8.0
 Maximum FAR SF: 478,544 sf

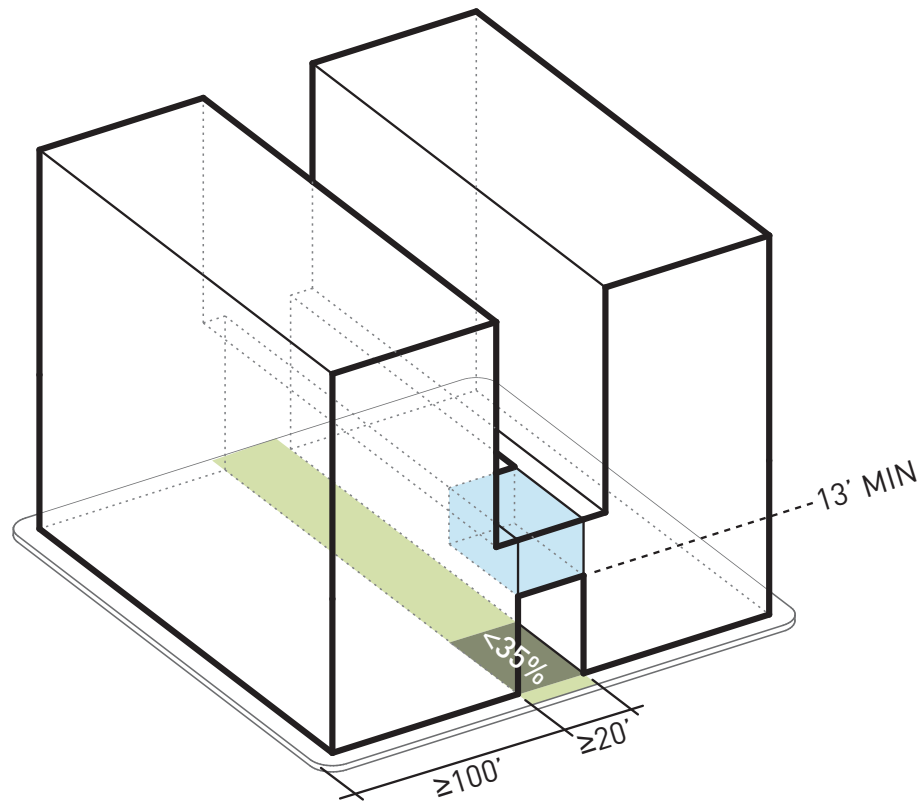
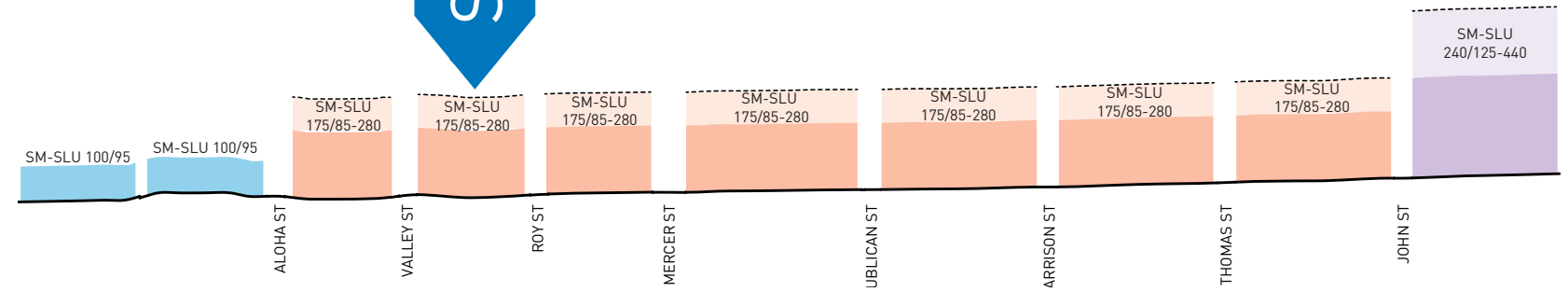


RECAP OF CONTEXT

Zoning - Applicable Requirements

N-S SECTION THROUGH
MAX. ZONING ENVELOPES

SITE



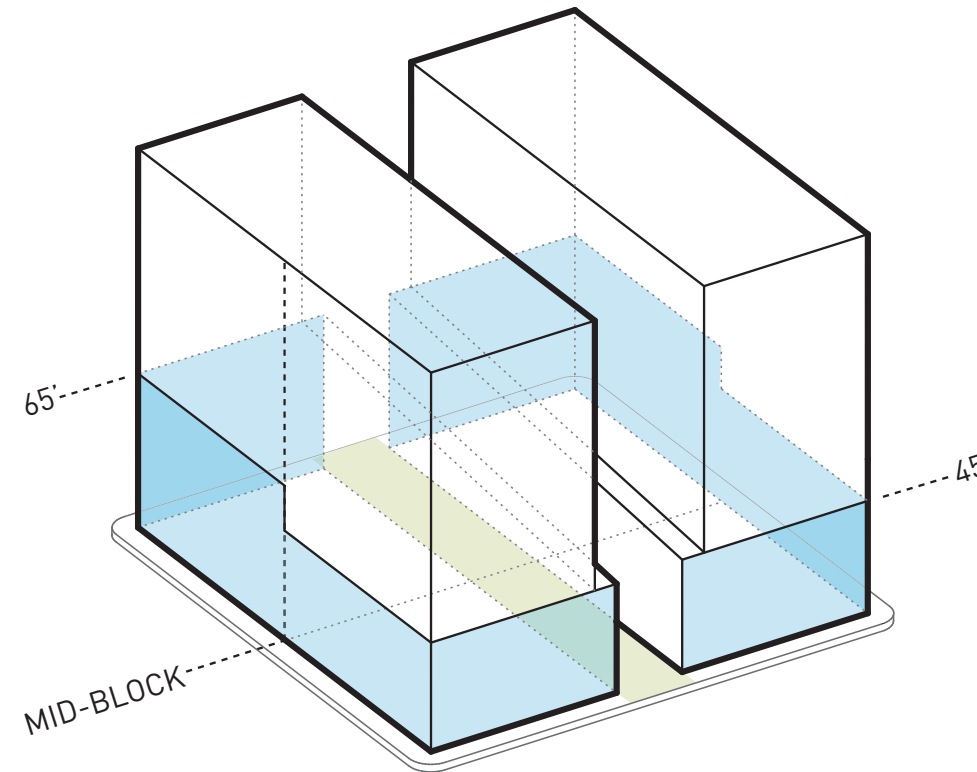
THROUGH-BLOCK CONNECTION

SMC 23.48.240.H.2

Through-block Pedestrian Connections

Through-block pedestrian connections must be continuous and accessible at grade level from the sidewalk. The point of intersection with each north/south avenue must be at least 100' from the east/west streets abutting the lot.

Up to 35% of the passageway may be covered and enclosed. Covered areas must be at least 20' wide and 13' high.



STREET-LEVEL DEVELOPMENT

SMC 23.48.245, Map A

Podium Heights

Max. 45' podium from 8th Ave N to the west mid-block
Max. 65' podium from Dexter Ave N to the east mid-block

SMC 23.48.240.B.1.b

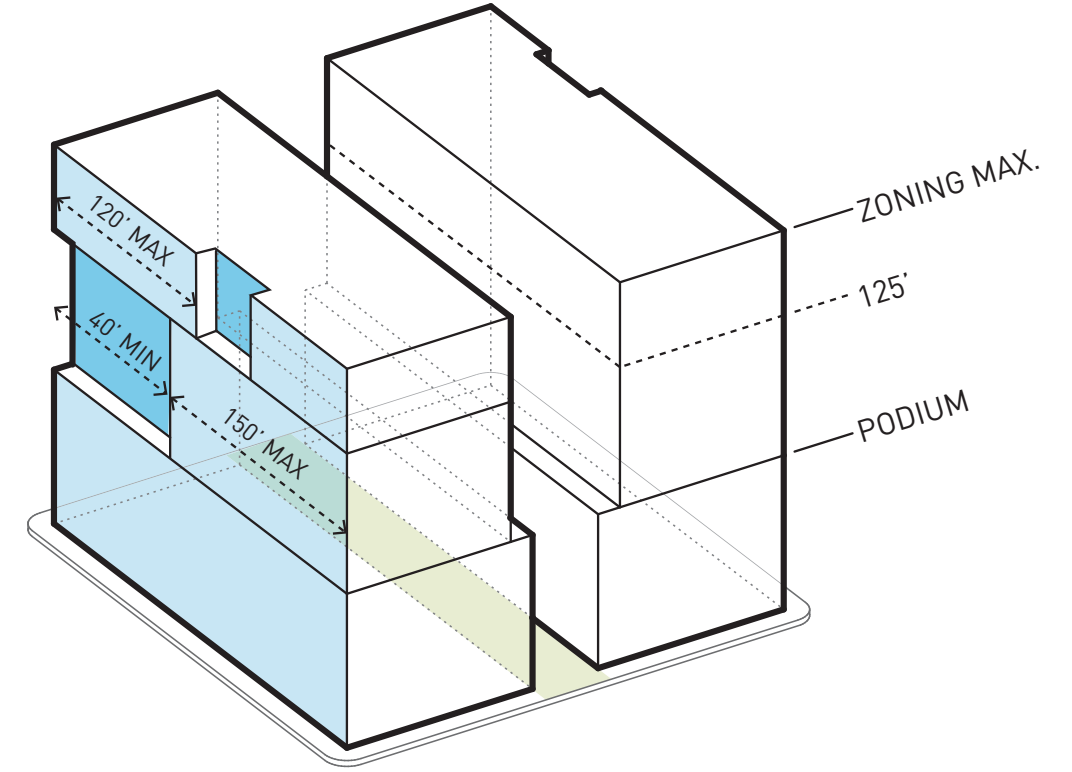
General Facade Requirements

12' setback permitted from lot line

SMC 23.48.205.C

Required Street-Level Uses

At least 10% of 8th Avenue N facade shall be retail, restaurant, service, or entertainment uses at street level



TOWER MODULATION

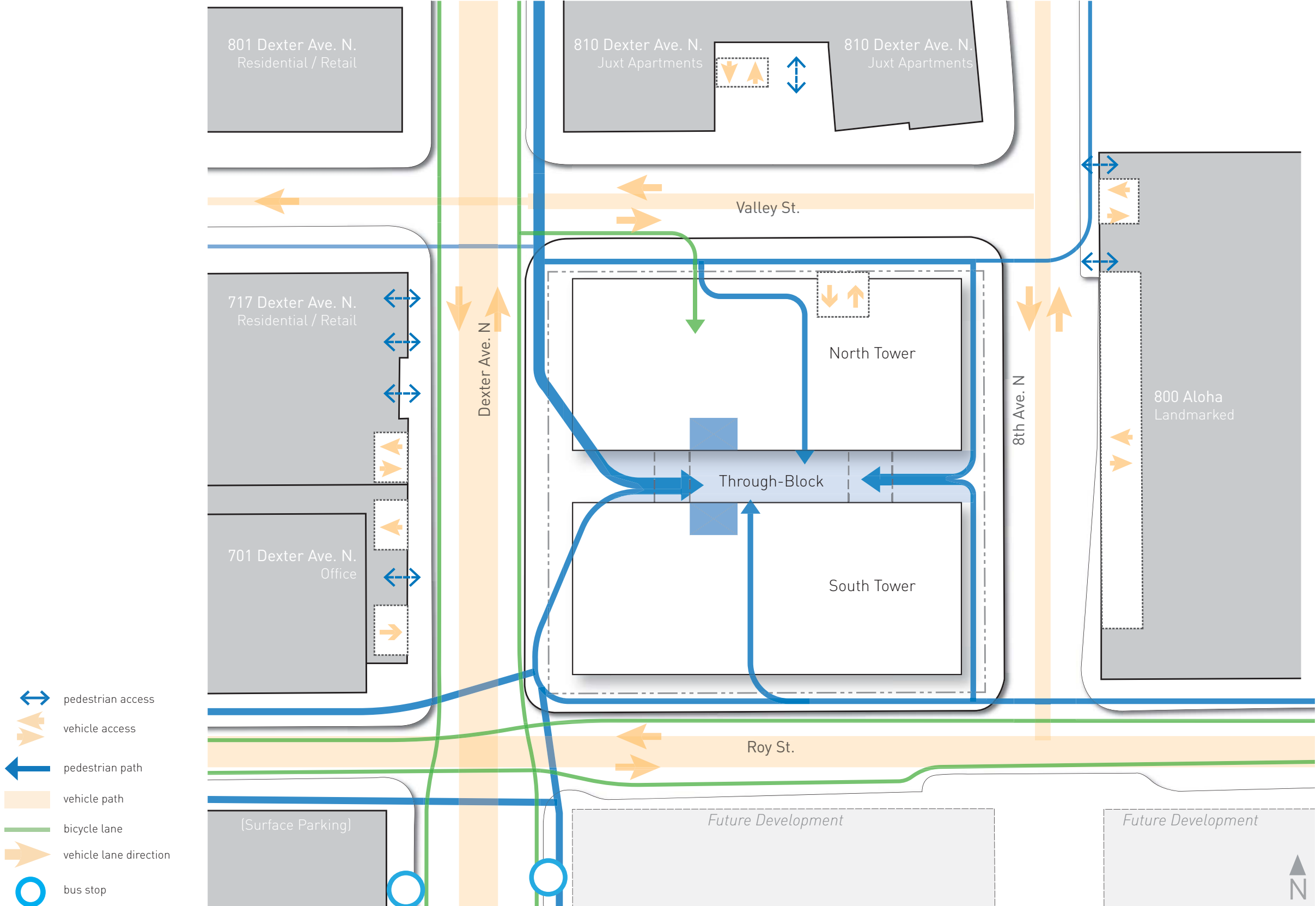
SMC 23.48.245, Table B

Facade Modulation

Podium to 125 ft: 150 ft
125 ft < elev: 120 ft
Minimum modulation: 40 ft wide x 15 ft deep

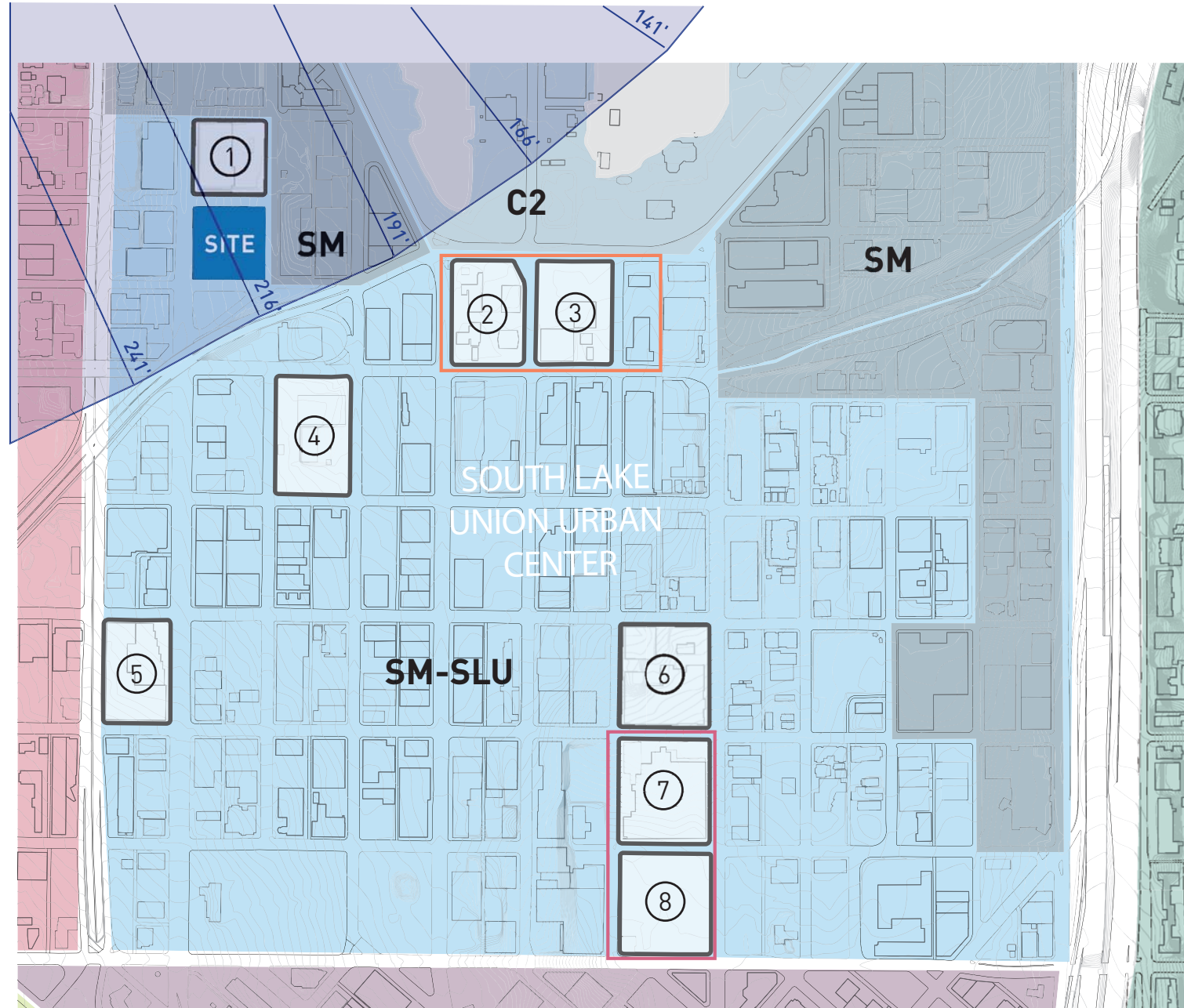
RECAP OF CONTEXT

Vehicle + Pedestrian Access Site Plan



RECAP OF CONTEXT

Site Constraints - SLU Full Block Site Survey

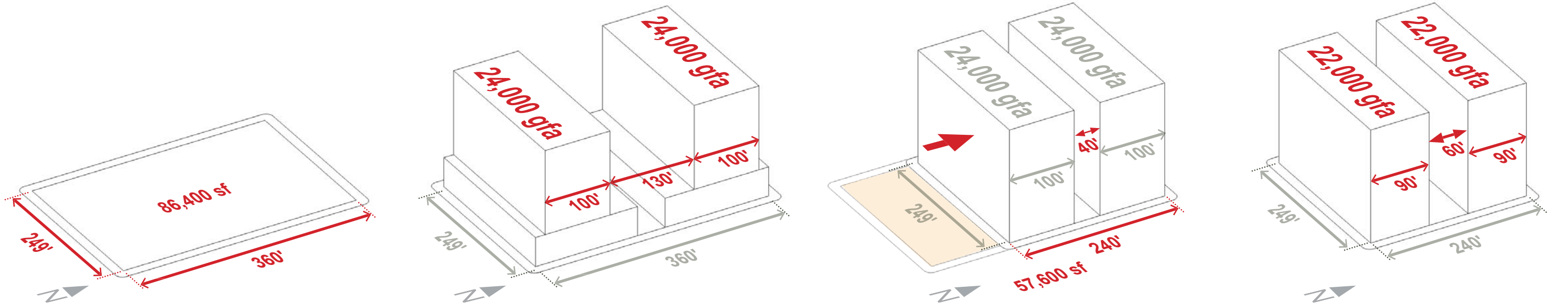


SITE	700 Dexter - office lot size: 249'x240' 60,000 sf	Height constrained by flight path
①	JUXT Apartments - residential lot size: 249'x250' 62,000 sf	
②	Block 37 - office/residential lot size: 239'x291' 70,000 sf	Part of one development (Lakefront Blocks)
③	Block 31 - office/residential lot size: 251'x290' 73,000 sf	
④	UW Medicine - office lot size: 255'x412' 105,000 sf	
⑤	333 Dexter - office lot size: 224'x360' 81,000 sf	
⑥	Troy Block - office lot size: 305'x360' 110,000 sf	
⑦	Seattle Times (N) - residential lot size: 306'x360' 110,000 sf	Part of one development (Seattle Times Project)
⑧	Seattle Times (S) - residential lot size: 306'x350' 107,000 sf	

- 9 full-block sites in SLU zone (recently developed or in-development)
- 700 Dexter is **smallest**
- 2 sites are **under 65,000 sf** (700 Dexter and JUXT) and constrained by flight path
- 3 sites are **between 75,000 and 100,000 sf** (333 Dexter and two of the Lakefront Blocks)
- 4 sites are **over 100,000 sf** (UW Medicine, Troy Block, Seattle Times N & S)
- 5 sites are **350' or more** in length

RECAP OF CONTEXT

Zoning Standards



SOUTH LAKE UNION - typical

Full block development typical size of 249' X 360'

SOUTH LAKE UNION - typical

24,000 sf maximum allowable floor plates on a typical SLU site, including larger podium levels and 15' tower setbacks to avoid facade modulation while still allowing up to 130' of space between towers; this additional space could be used for tower shaping and setbacks

700 DEXTER - smaller site

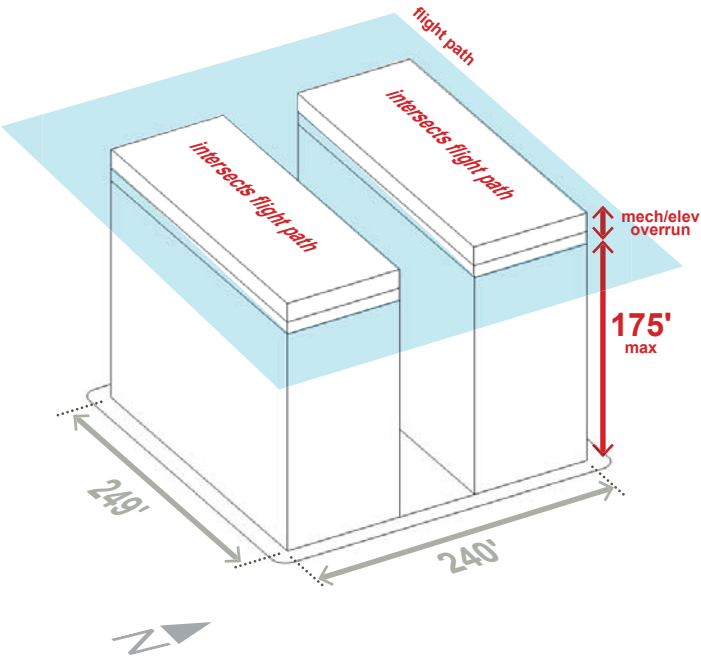
Site at 700 Dexter is reduced in the North/South direction from 360' to 240', resulting in a 240'x249' virtually square block

700 DEXTER - tower spacing

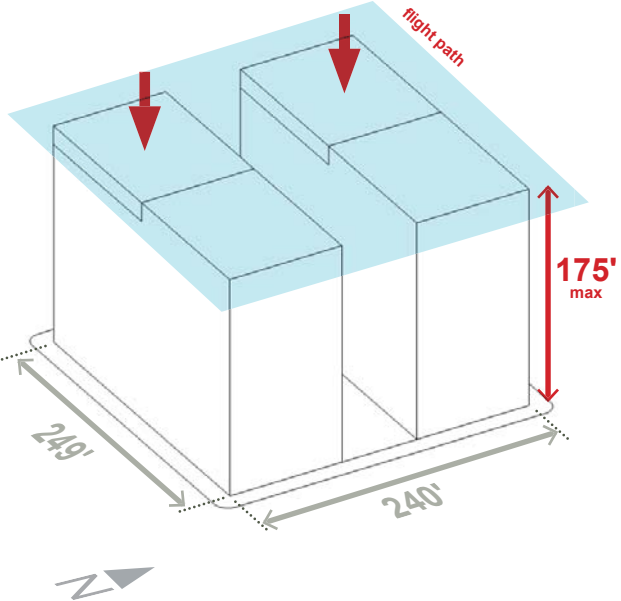
In order to achieve the 60' tower spacing, floor plates must reduce from max allowable of 24,000 sf to 22,000 sf; this is not including facade modulation, which would further reduce the floorplate gfa

RECAP OF CONTEXT

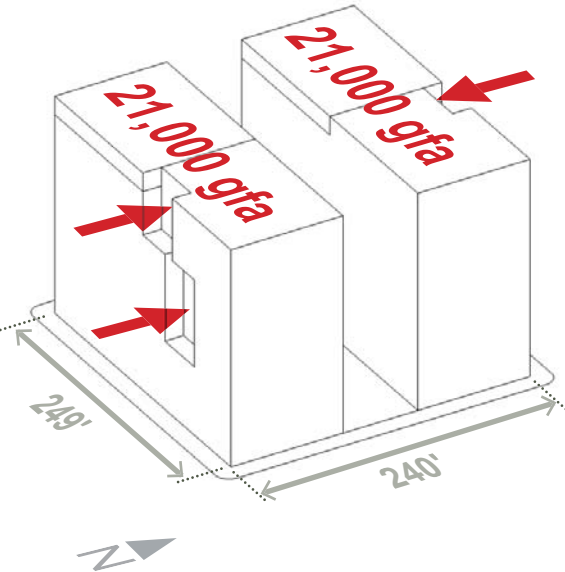
Zoning Standards



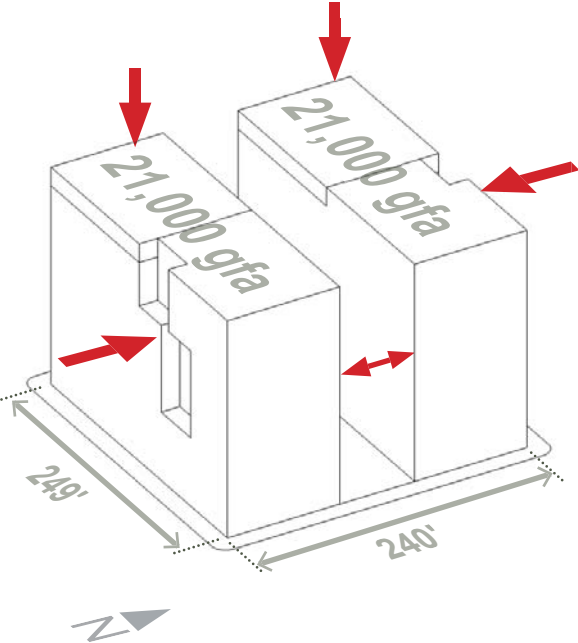
➔ **700 DEXTER - flight path**
Allowable mechanical and elevator overruns layered with flight path height restrictions



➔ **700 DEXTER - mechanical**
In order to avoid the flight path restrictions, the mechanical areas and elevators must be placed within the overall max height of the building, restricting roof access and reducing available usable floor area



➔ **700 DEXTER - modulation**
Towers are within 15' of the lot line; resulting required facade modulation further reduces available square footage per floor and creates compromised floor plates



➔ **700 DEXTER - zoning envelope**
Due to the smaller than typical block size and the restricted flight path at the 700 Dexter site, the development is restricted in its development potential with the required zoning

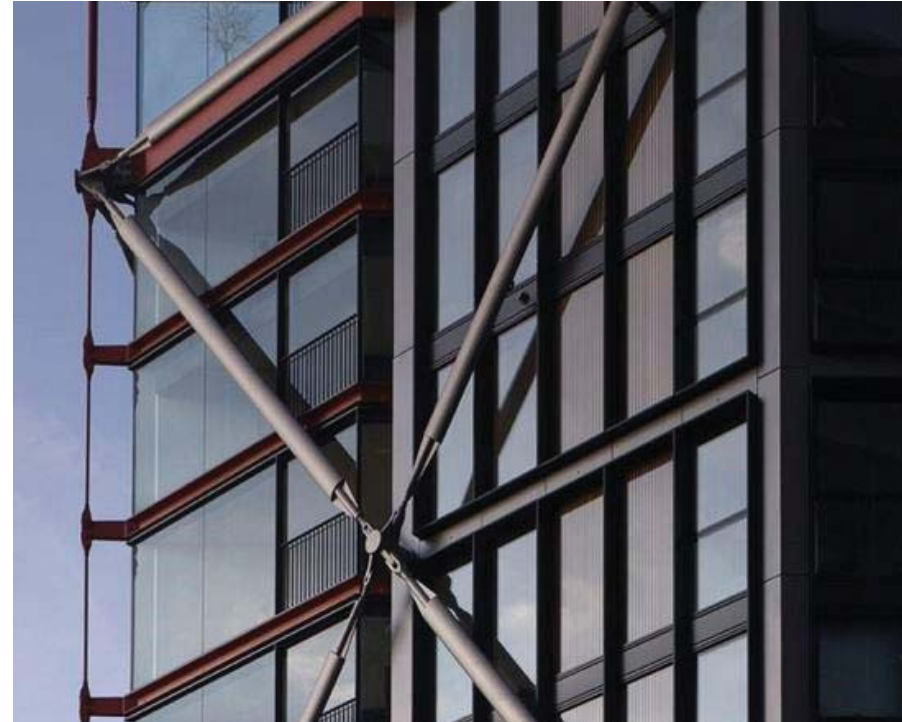
ARCHITECTURAL MASSING CONCEPT

Architectural Design Intent

- Steel & masonry material language
- Rational massing (due to site) to avoid arbitrary modulation and shaping
- Emphasis on scale, composition, depth, and materiality
- Rational organization inspired by traditional warehouse language
- Clear definition of base, middle, and top



DARK STEEL / METAL BUILDING



STRUCTURAL EXPRESSION



STEEL CHANNEL EXPRESSION



UPDATED STEEL EXPRESSION



WINDOW DEPTH



DETAILED REPETITION

GROUND PLANE

Experience Inspiration Images

- Create 18-hour experience
- Focus on community activation and gathering places
- Curated and complimentary retail
- Porous ground plane, blurred lines between public and private
- Landscape elements at varying scales with moments of discovery
- Emphasis on materiality, tactility and lighting



EDG #1 RECAP

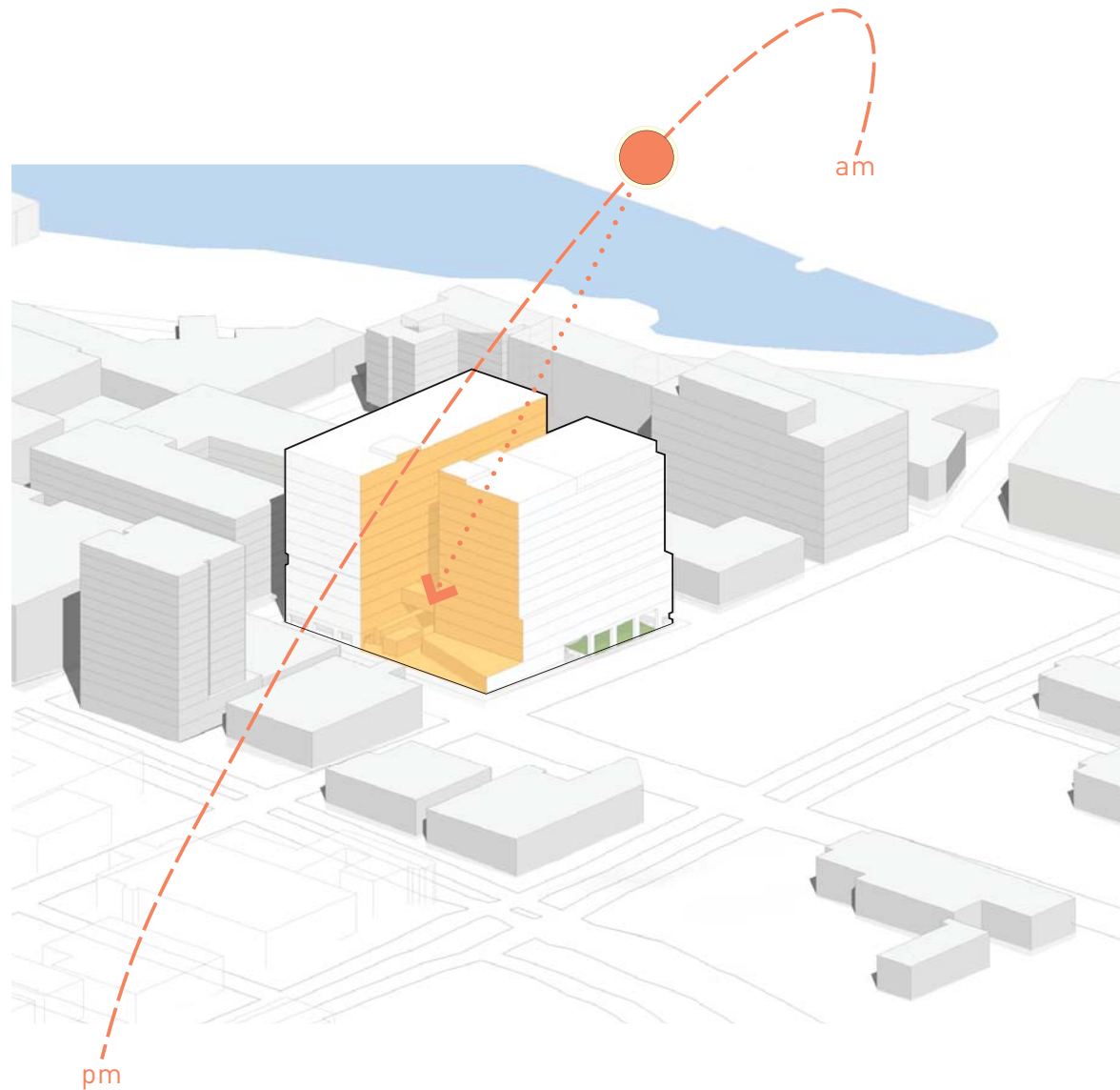
Ground Plane Activation



EDG #1 RECAP

Through Block Daylight and Activity

- Focus on community activation and gathering places
- Porous ground plane, blurred lines between public and private
- Landscape elements at varying scales with moments of discovery
- Emphasis on materiality, tactility and lighting

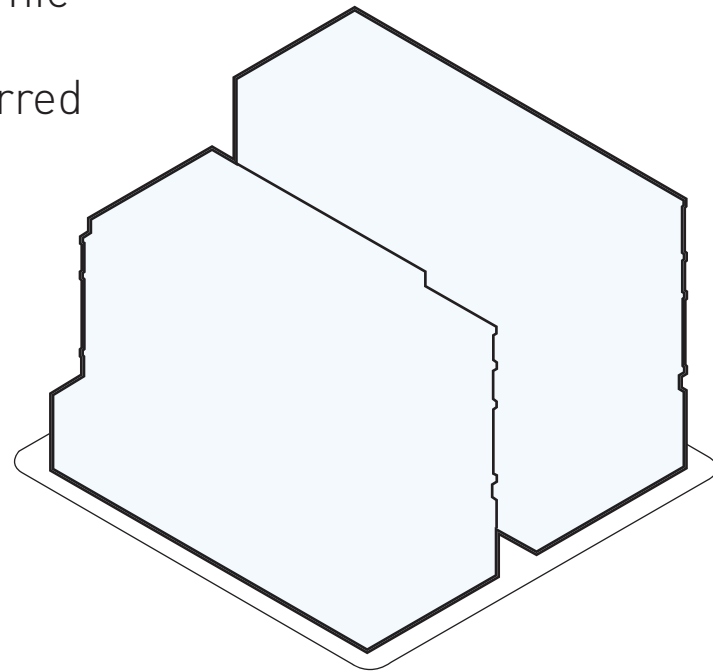


EDG #1

Guidance & Comments

MASSING

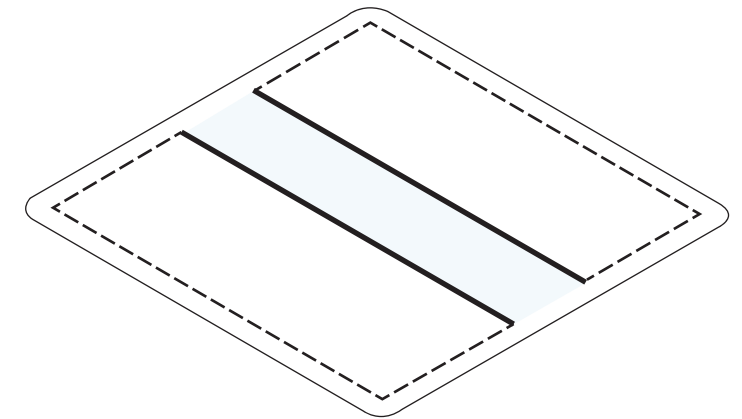
- Investigate options for dynamic massing
- Illustrate logic behind preferred option
- Show how we got there



- Provide sketches and diagrams, of the design process from a code compliant option to a preferred option. As part of the process explain how the base, podium and tower relate to each other.
- The Board supported the podium design as shown in Option 3.
- The Board supported the stepping back of the south tower on Dexter Ave N. in Option 3 and encouraged further setbacks for open space along the street.
- The Board questioned if the area of the 5' tower setback at the upper levels, along Roy St in Option 3 would be better located elsewhere on the site.
- Provide a massing that allows better solar access and visibility into the site and consider a narrowing of the tower spacing to achieve this.
- The Board appreciated the presented cladding/materials studies and would like additional information on the relationship of materials to the massing and design.

THROUGH BLOCK CONNECTION

- Consider breakdown of through block into multiple elevations
- Increase ease of stair transition to 8th Avenue N.
- Increase accessibility and porosity to through block from all four sides
- Show ground level elevations development at all sides



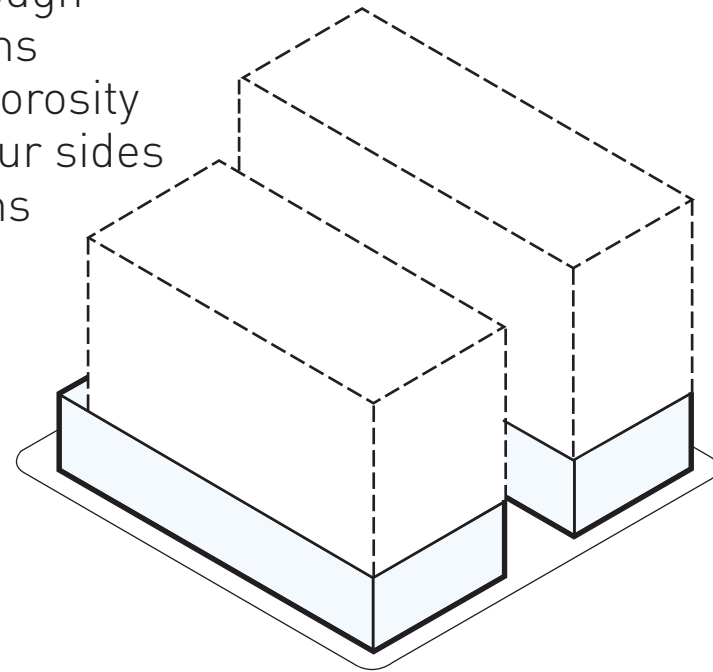
- Consider breaking the plaza of the through block connection into two large areas at differing elevations to allow a better relationship to 8th Ave N with fewer stairs.
- Provide the same amount of attention to the design of the ground level elevations of the internal site connections as the street facing ground level facades.
- Show how accessibility around and through the site work will work.

EDG #1

Guidance & Comments

STREET LEVEL DESIGN

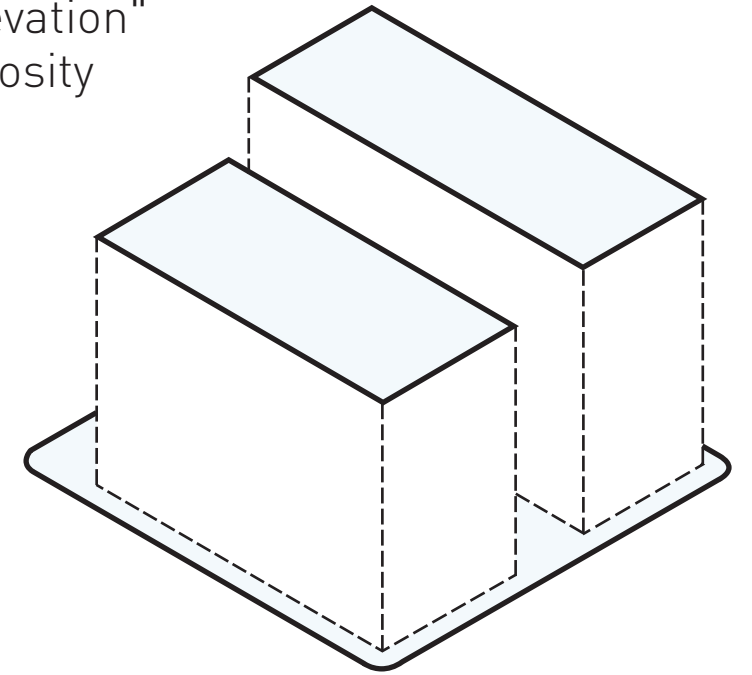
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- The Board appreciated the presented cladding/materials studies and would like additional information on the relationship of materials to the massing and design.

GROUND PLANE AND ROOF TREATMENT

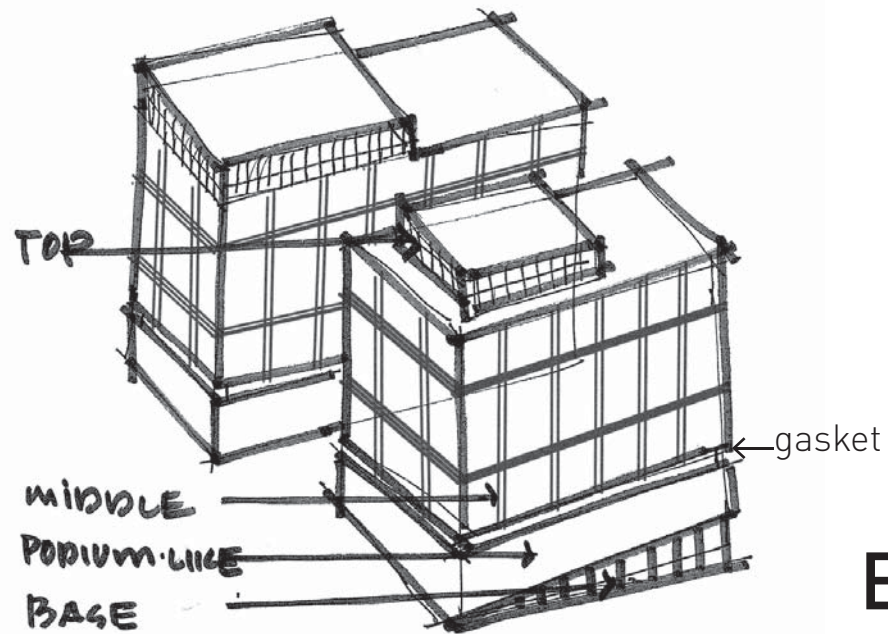
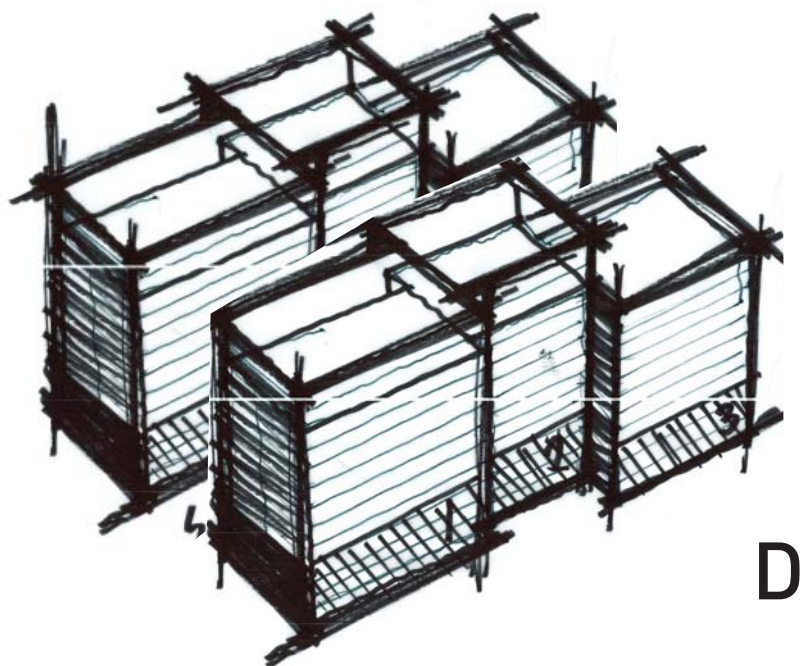
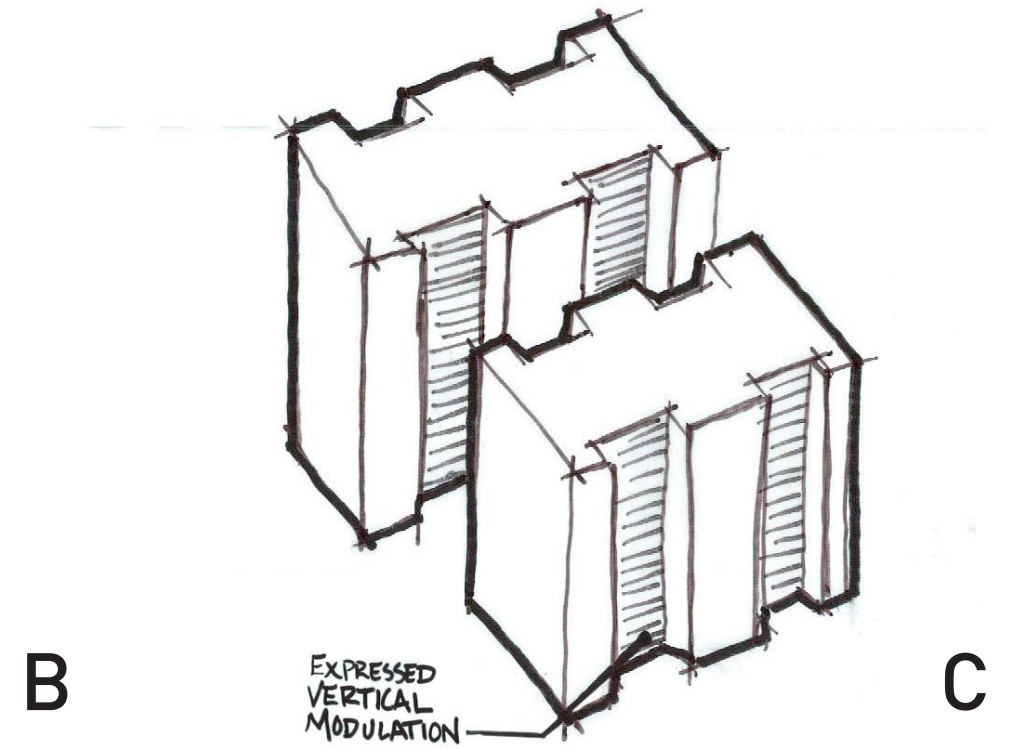
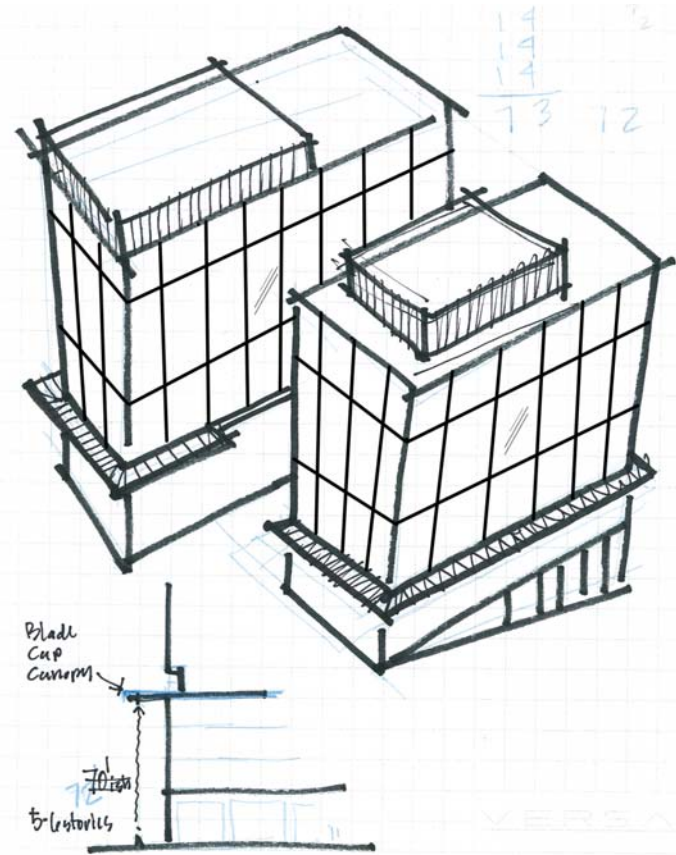
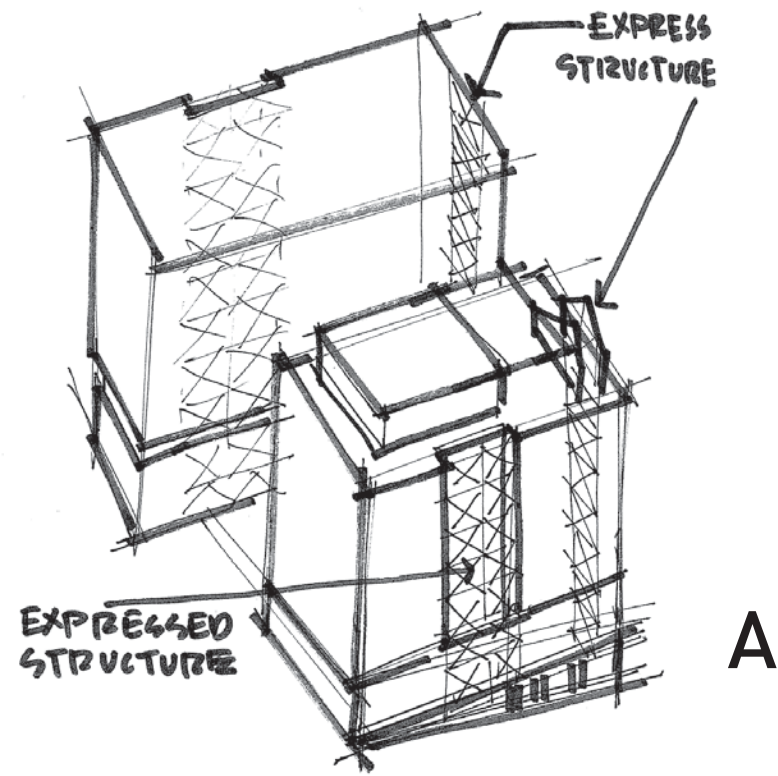
- Show development of "5th Elevation"
- Increase accessibility and porosity



- SDOT requested that all streetscape dimensions be included in the next packet.
- SDOT encouraged an entire block planting strip with street trees along Dexter Ave N as there is a bicycle lane along the street frontage.
- SDOT requested trees at the entry to the internal through block pedestrian connection to ensure no one crosses Dexter Ave N at midblock.
- SDOT encouraged moving of the entire curb line along 8th Ave N to create a wider sidewalk and on-street parallel parking. A pedestrian street is proposed for 8th Ave N.
- SDOT is supportive of curb bulbs at Valley ST/8th Ave N and 8th Ave N/Roy St to shorten the crossing distance for pedestrians.
- Consider the "5th Elevation"

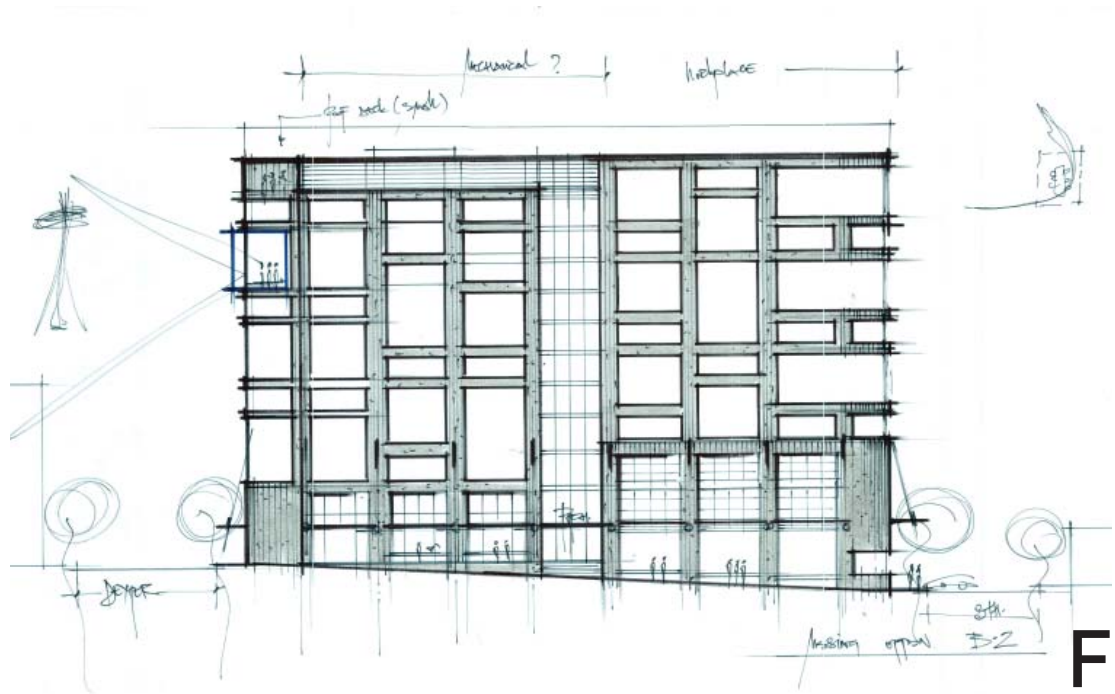
ARCHITECTURAL MASSING CONCEPT

Massing Option Studies



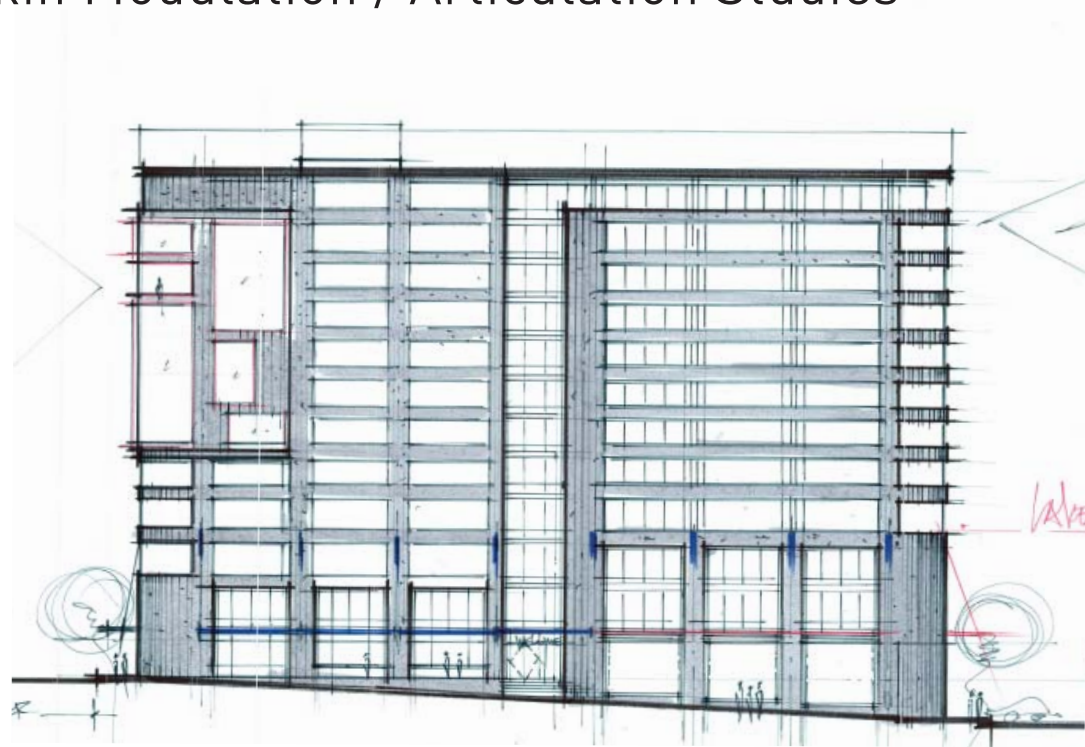
ARCHITECTURAL MASSING CONCEPT

Skin Modulation / Articulation Studies

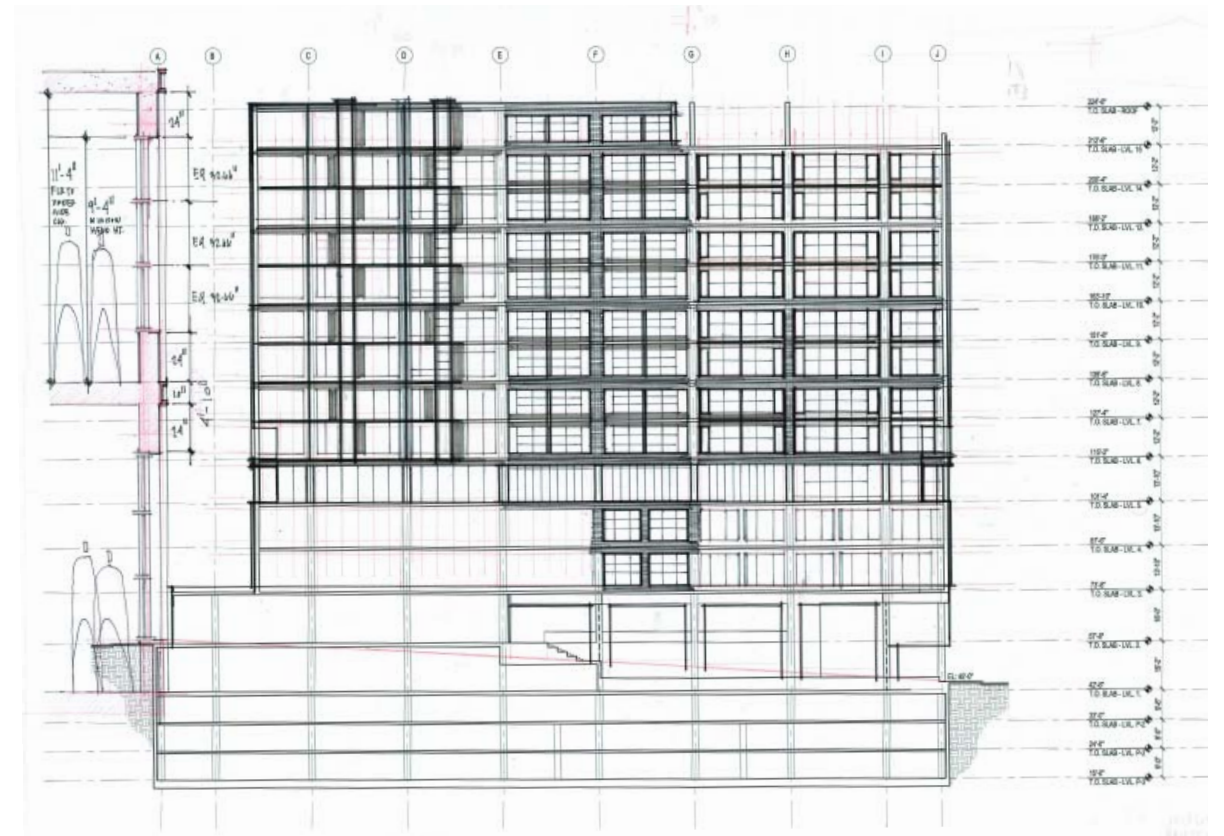


ARCHITECTURAL MASSING CONCEPT

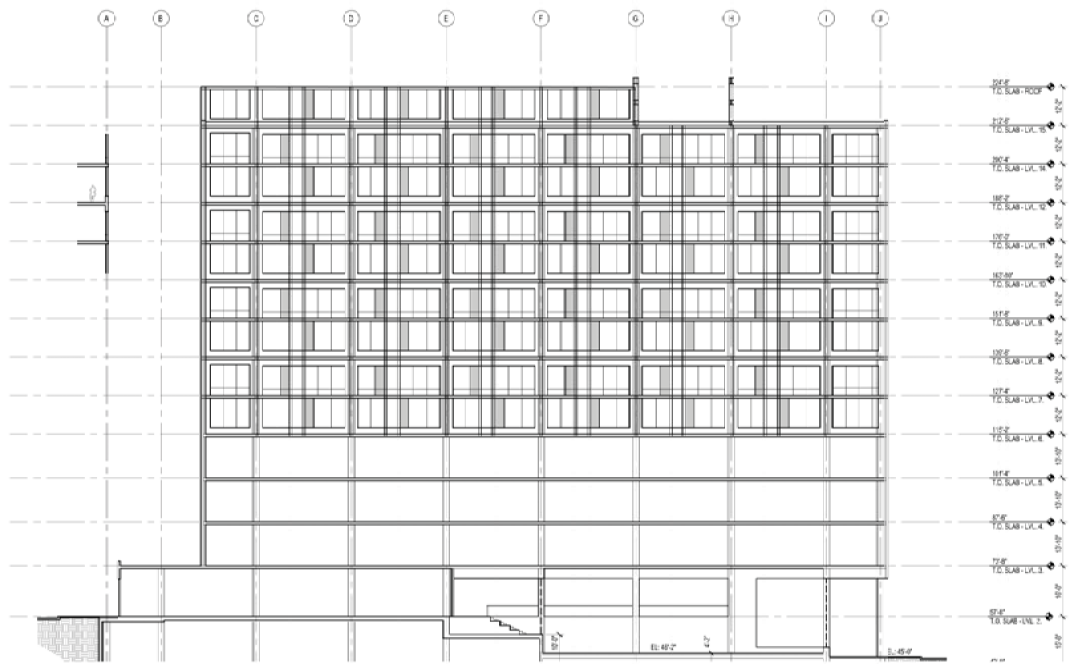
Skin Modulation / Articulation Studies



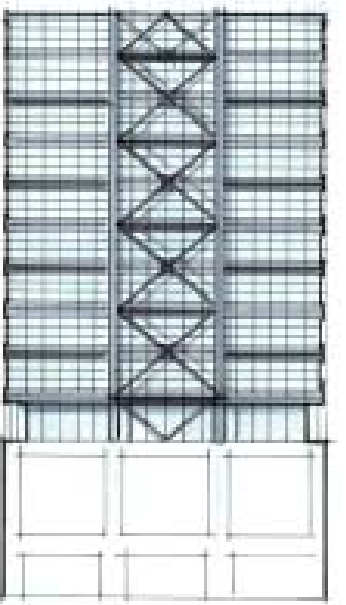
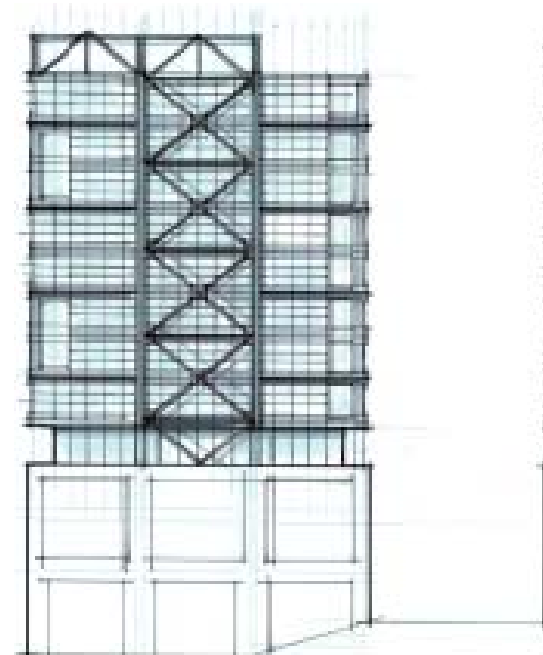
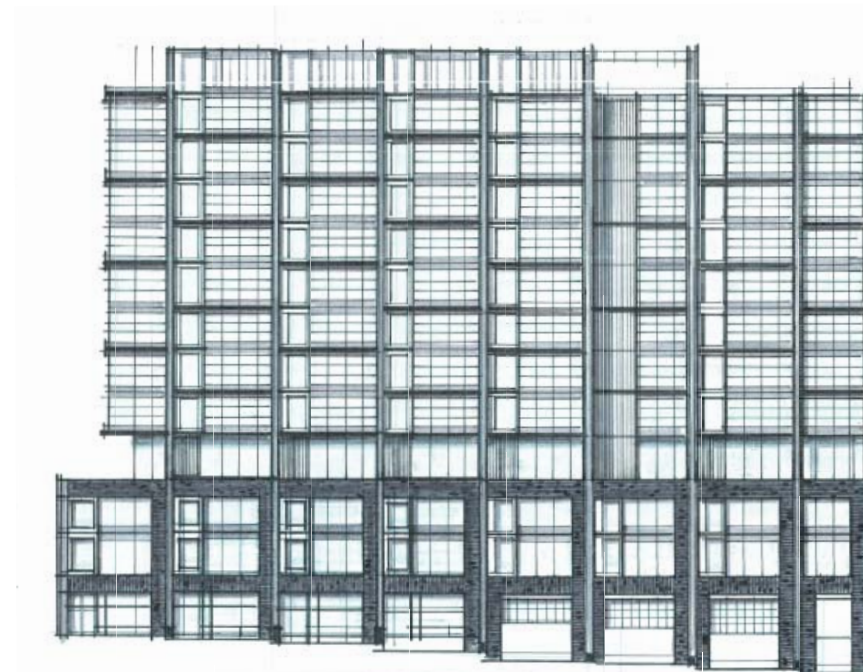
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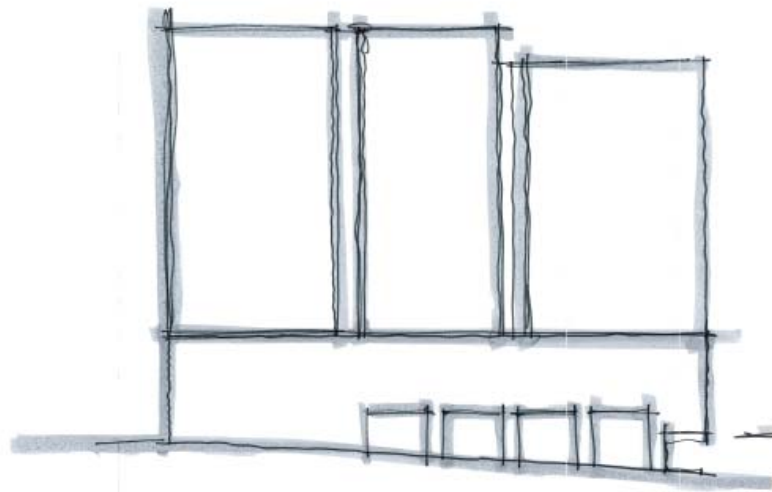
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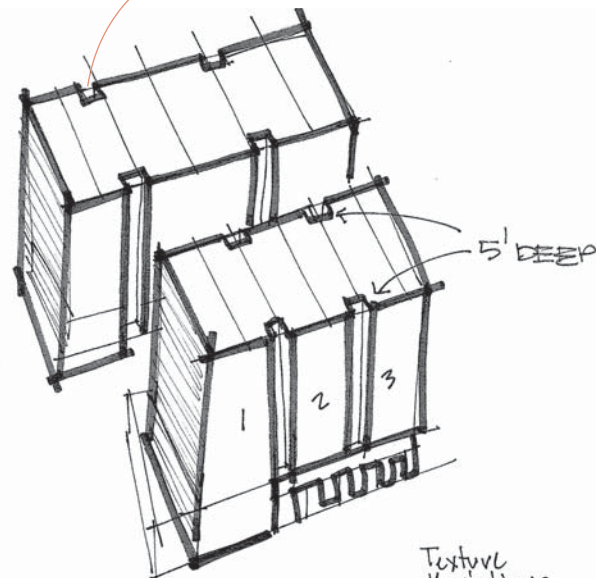
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ARCHITECTURAL MASSING CONCEPT

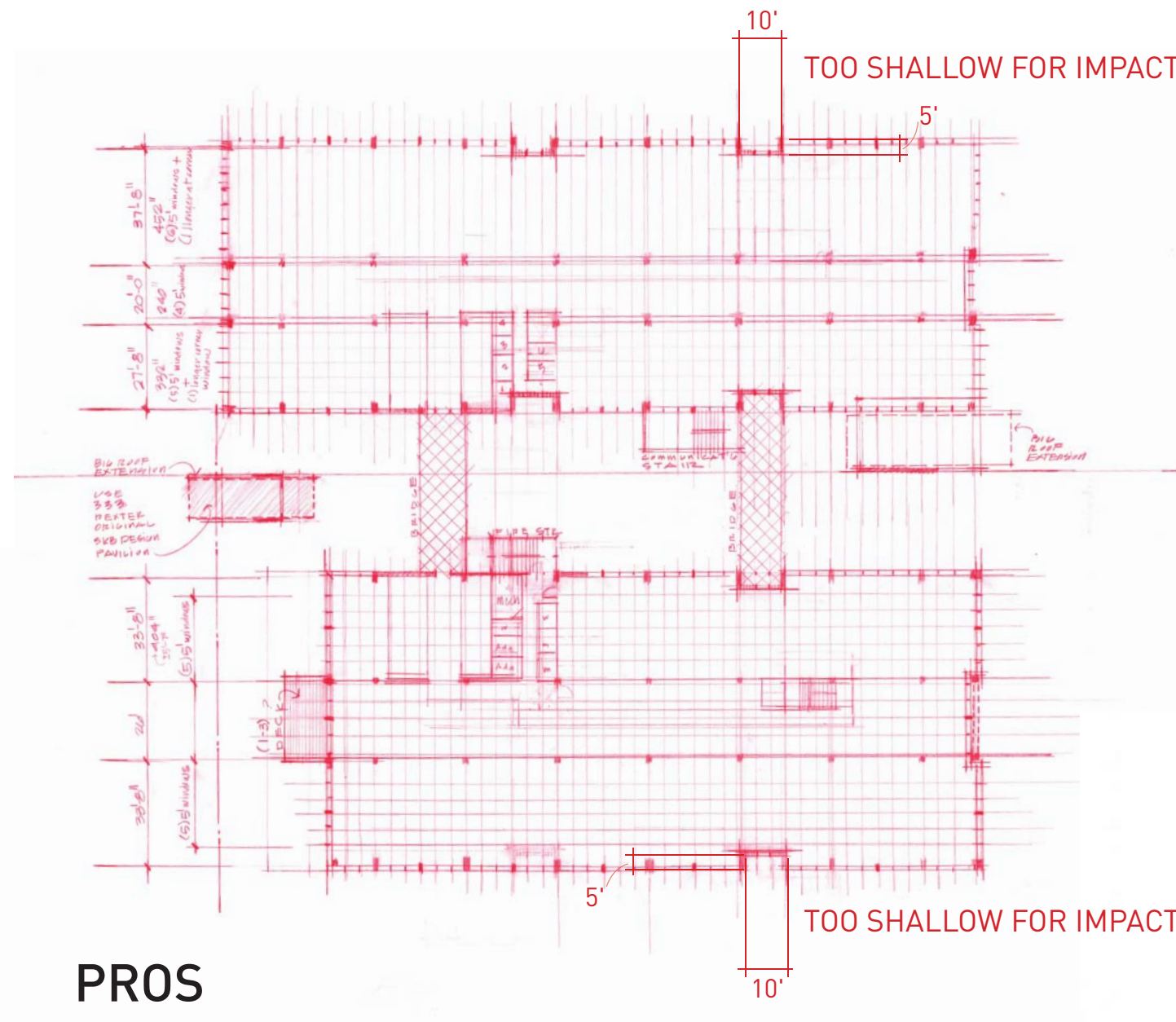
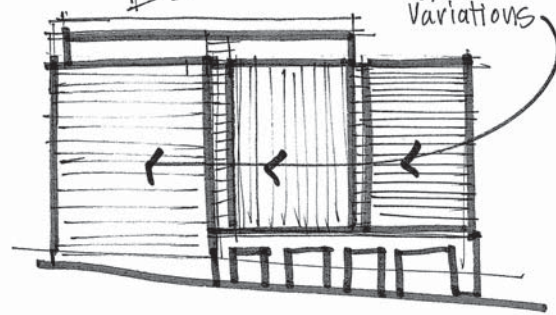
Progress Sketches - Option C



TOO SHALLOW FOR IMPACT



Texture Variations

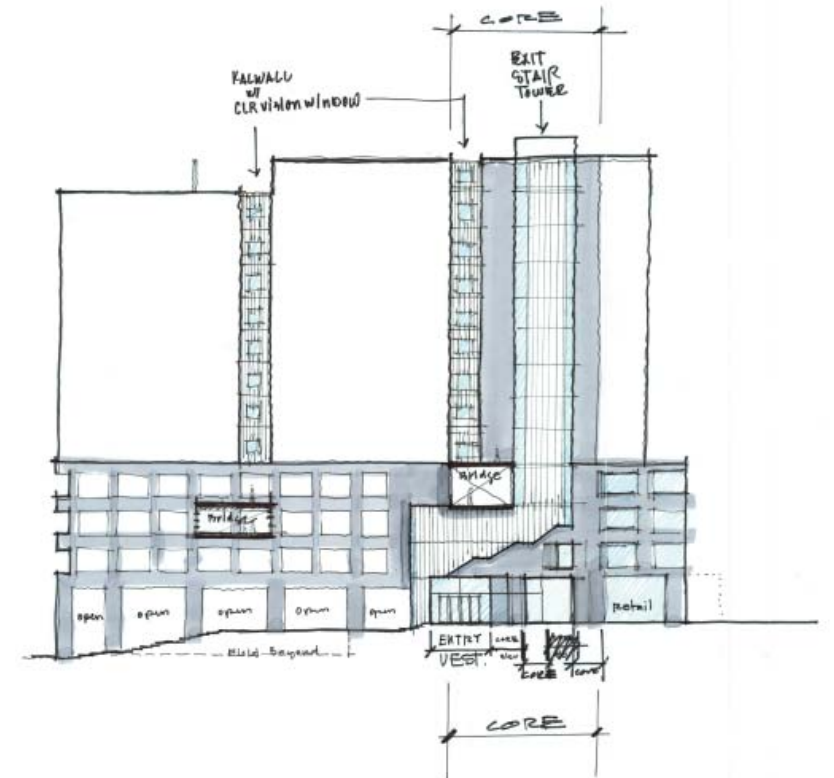


PROS

- modest facade modulation

CONS

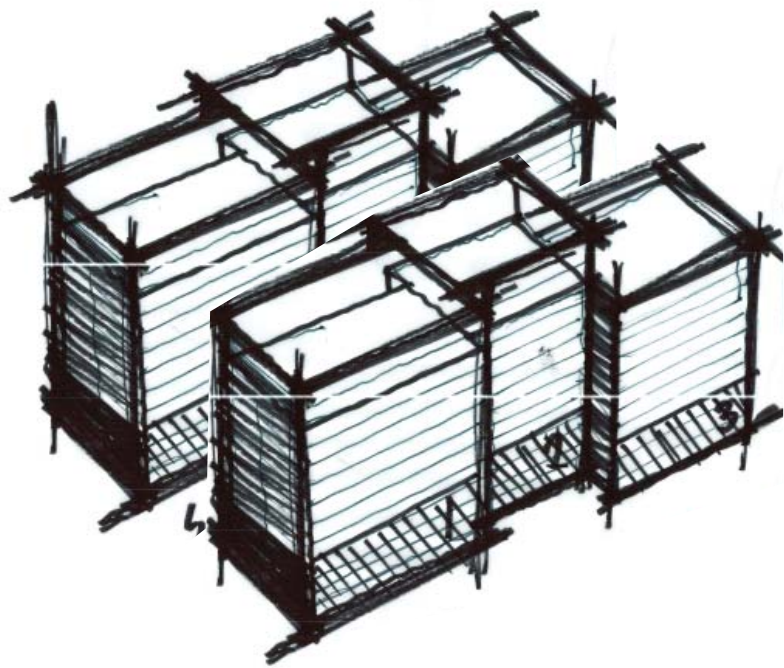
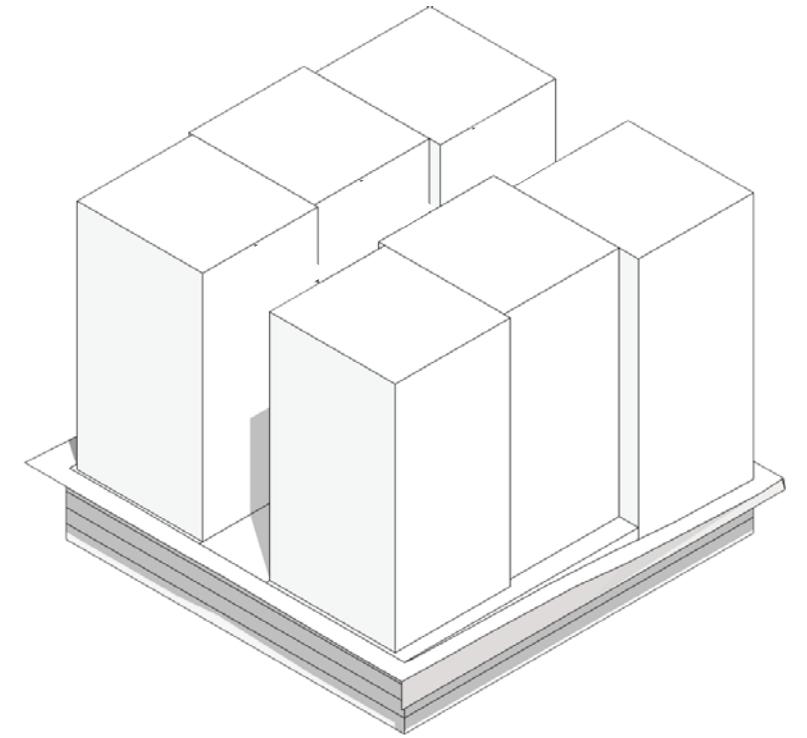
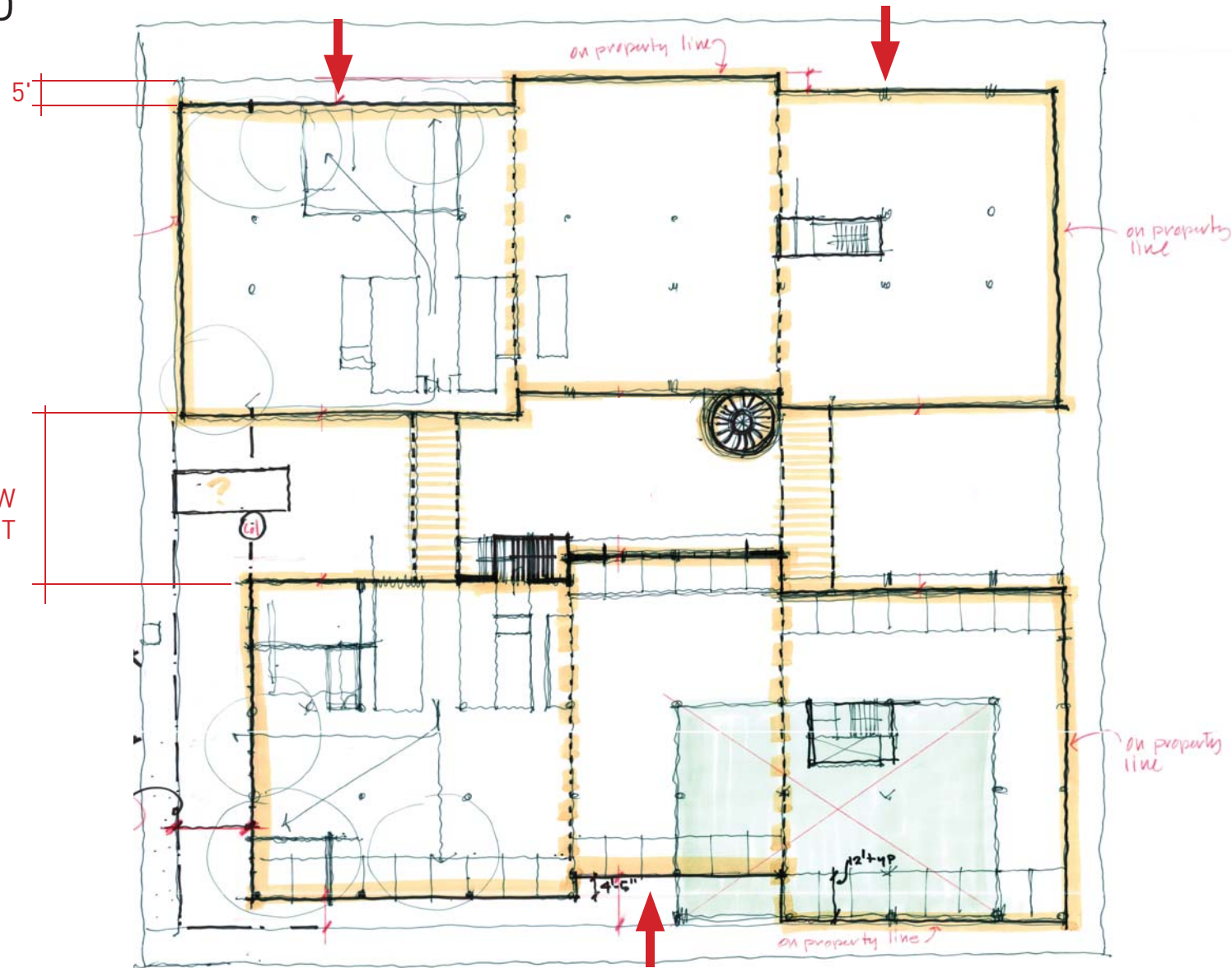
- 5' depth has little impact
- pinch points in typical office floor layout
- increasing depth to 5' to 10' has significant negative impact on all floor plates (which are already small)



ARCHITECTURAL MASSING CONCEPT

Progress Sketches - Option D

TOO NARROW
TOO LITTLE AIR AND LIGHT

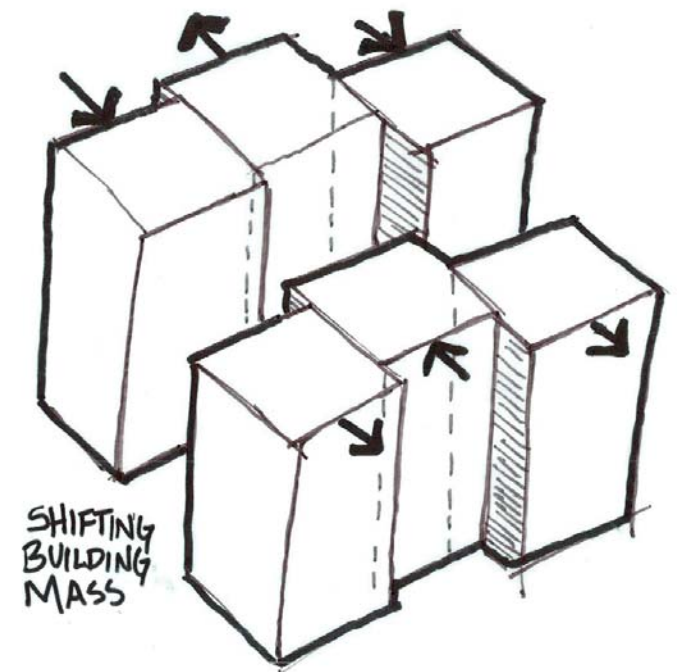


PROS

- Facade modulation

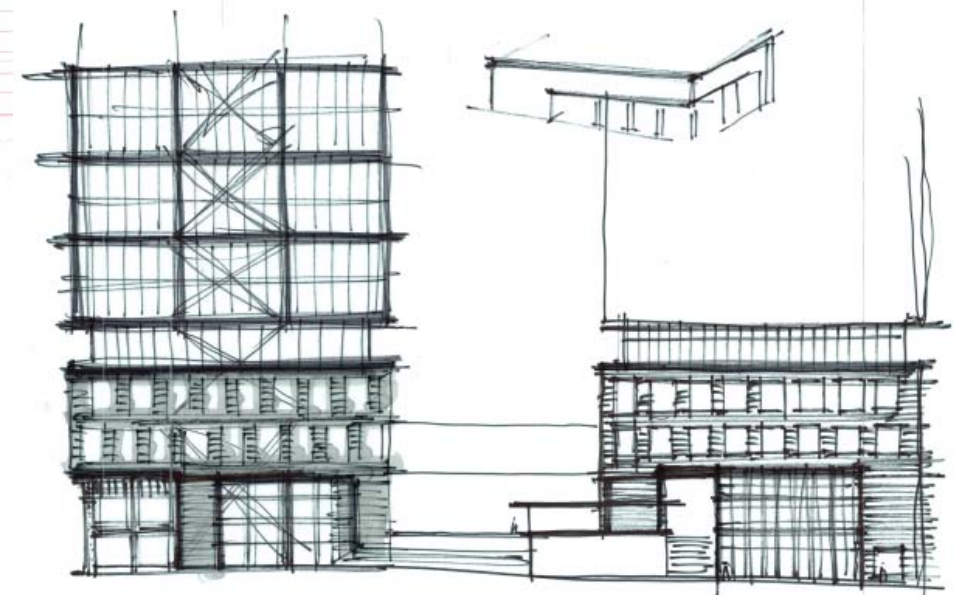
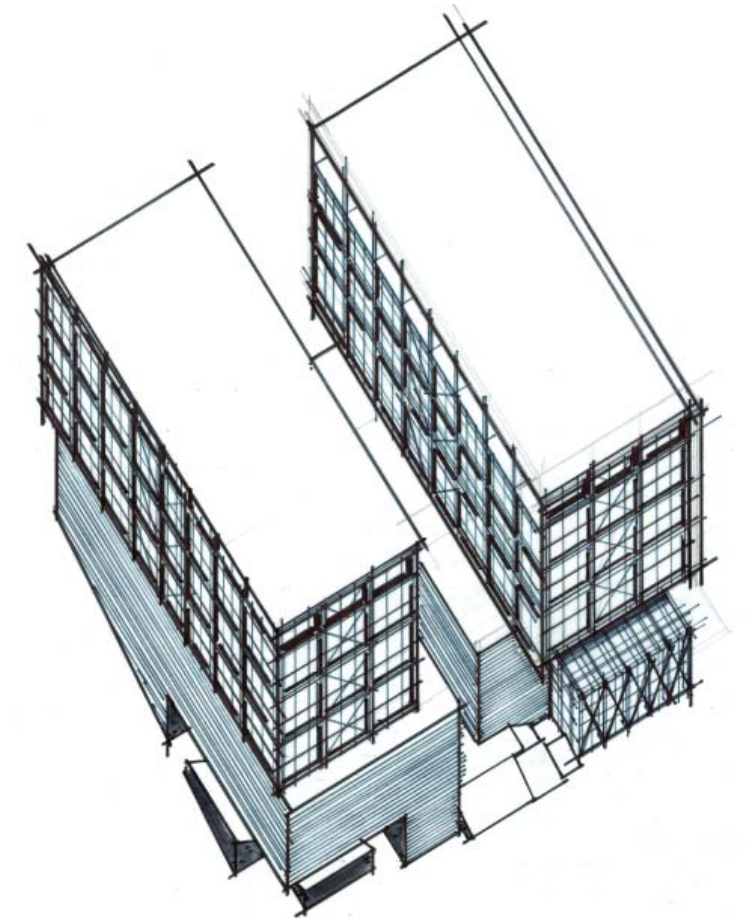
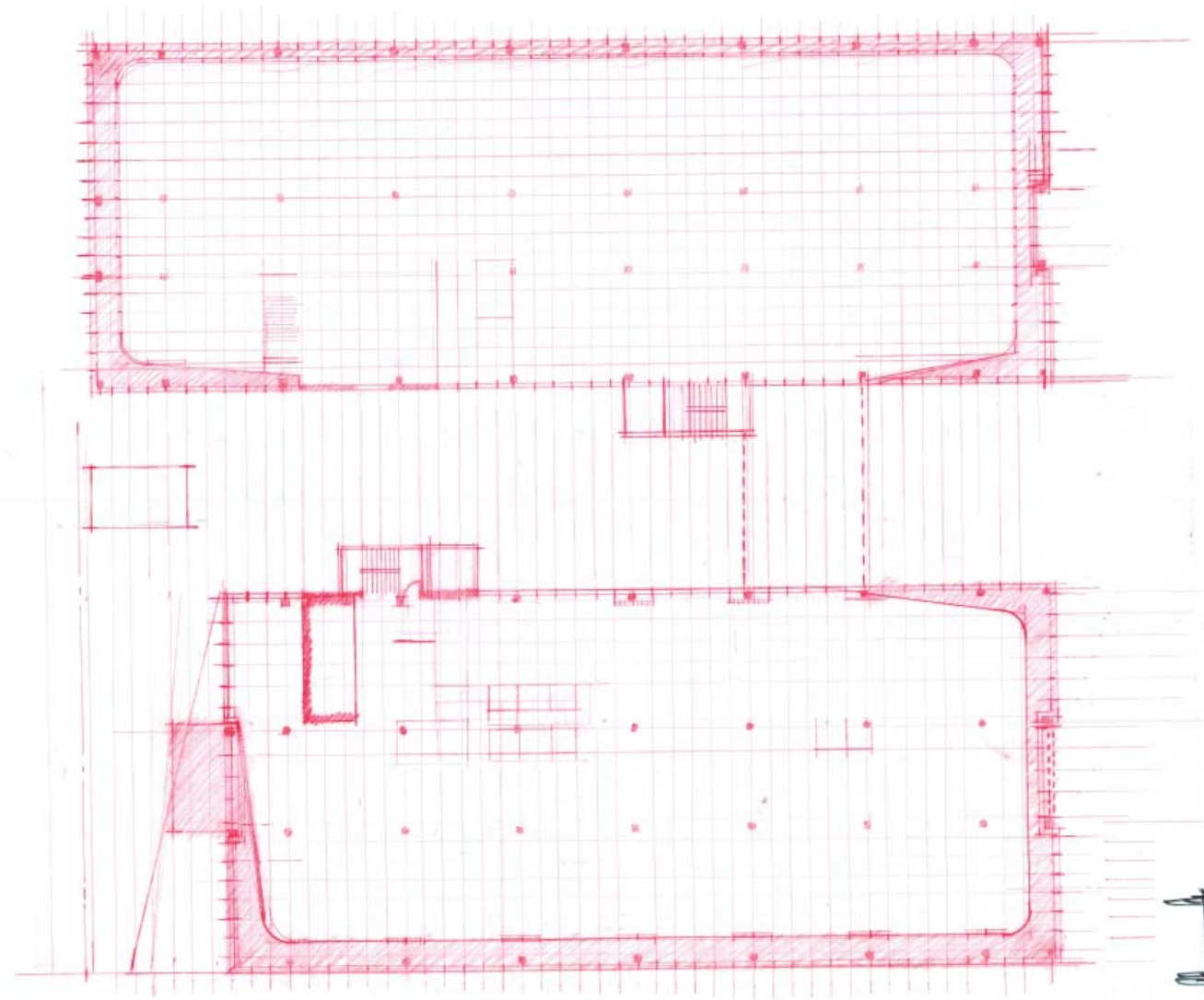
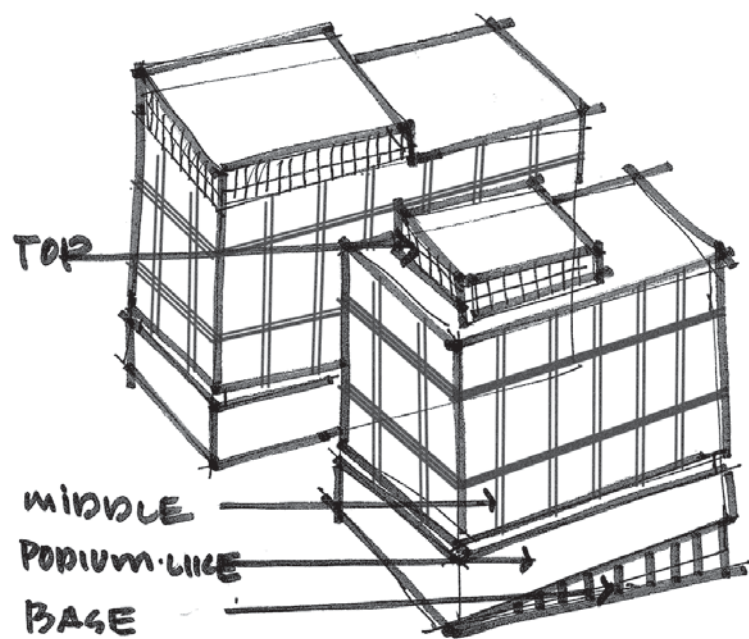
CONS

- Too narrow at through block
- Pinch points in typical office floor layout



ARCHITECTURAL MASSING CONCEPT

Progress Sketches - Preferred Option E



PROS





- Tectonic expression of structure and material
- Prominent podium and gasket
- Clarity of massing for base, middle and top

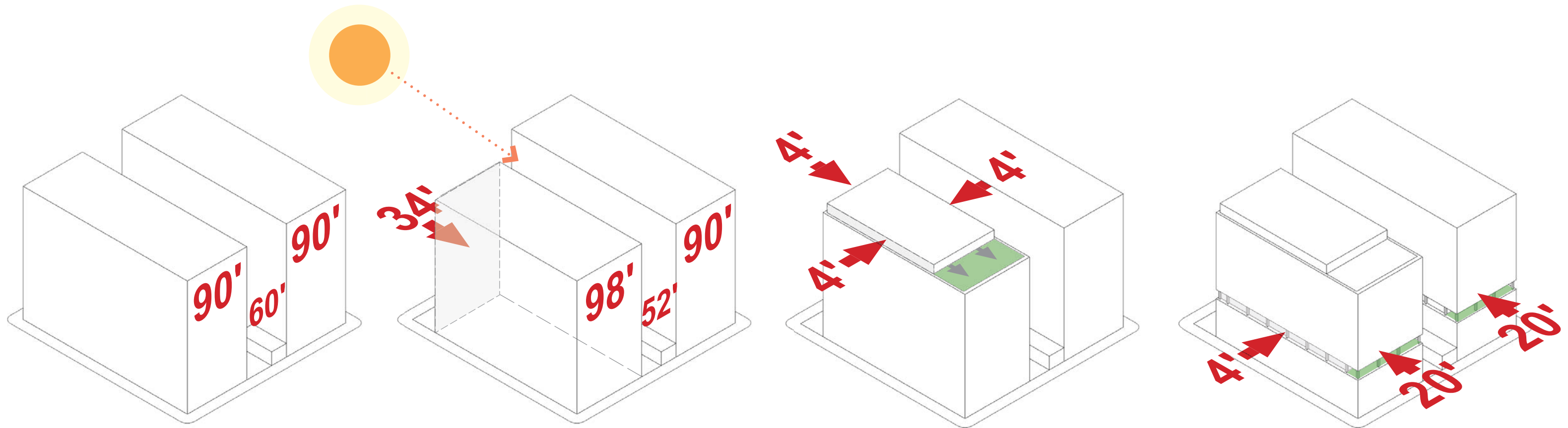
CONS

- Doesn't meet the literal requirements of zoning code modulation

CONCEPT DIAGRAMS

Preferred Scheme

-  direction of modulation
-  modulated area
-  activated outdoor space
-  access / porosity



700 DEXTER - zoning envelope

Due to the smaller than typical block size and the restricted flight path at the 700 Dexter site, the development is restricted in its development potential with the required zoning

SOUTH TOWER - shaping

Push the west facade of the south tower 34' to the east to allow better afternoon light penetration into the through-block.

SOUTH TOWER - penthouse


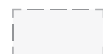


In order to differentiate the massing of the two towers, the top floor of the south tower is set back on the east end to allow for roof deck, and all sides of the top level are pushed out of plane to articulate it as a 'penthouse'.

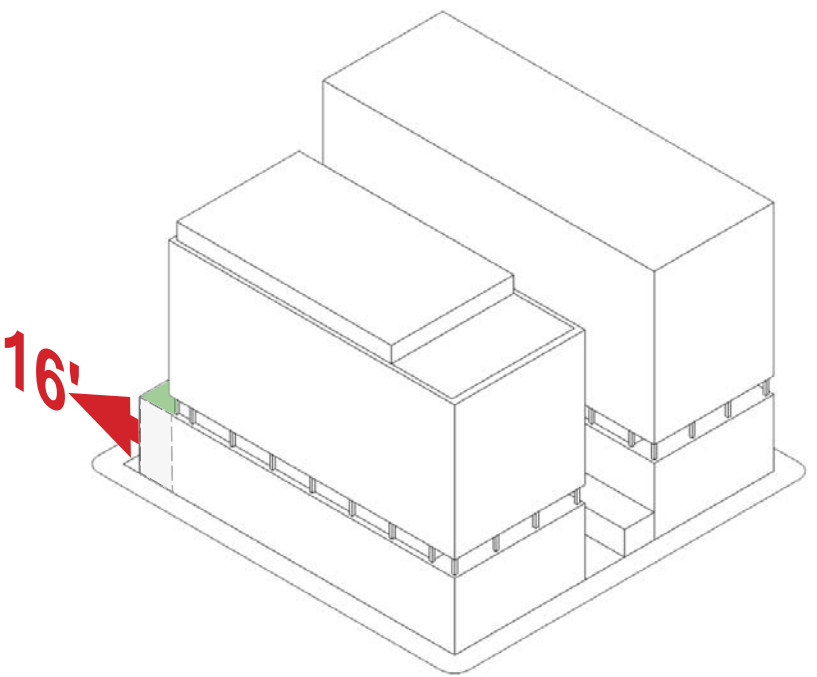
TOWER ARTICULATION - gasket

To allow for space between the tower and podium materiality, a glassy gasket is introduced at level 5. The gasket is pushed back on the north/south facades 4', and pushed back farther on the east/west facades to allow for decks.

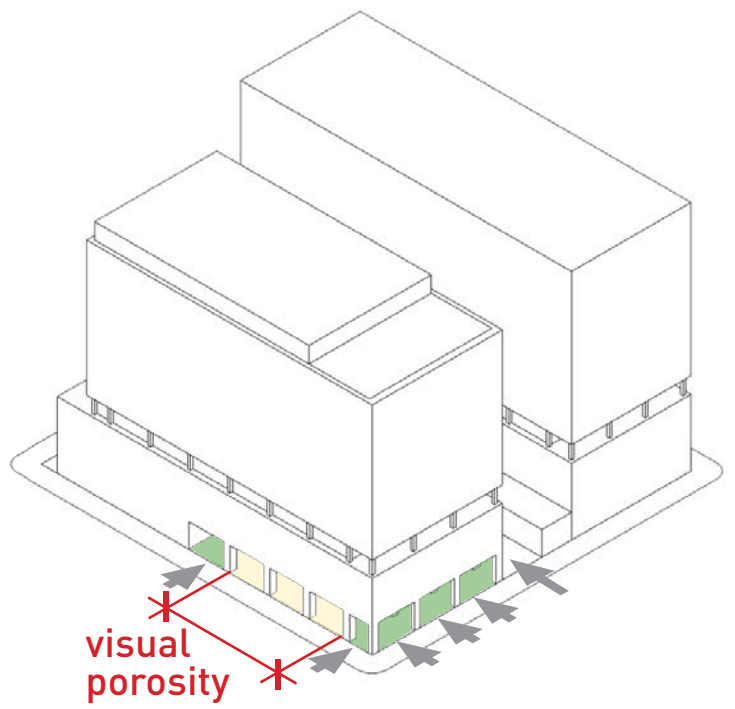
CONCEPT DIAGRAMS

Preferred Scheme

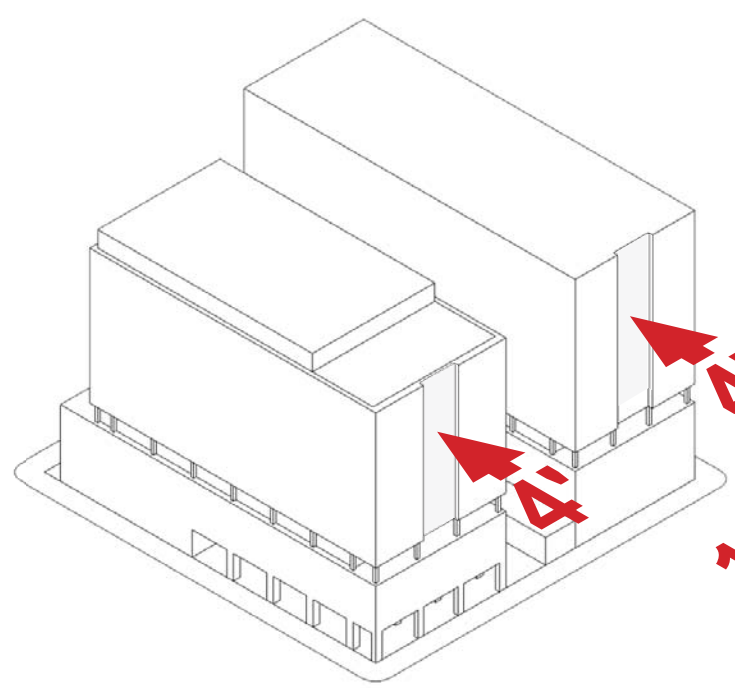
-  direction of modulation
-  modulated area
-  activated outdoor space
-  access / porosity



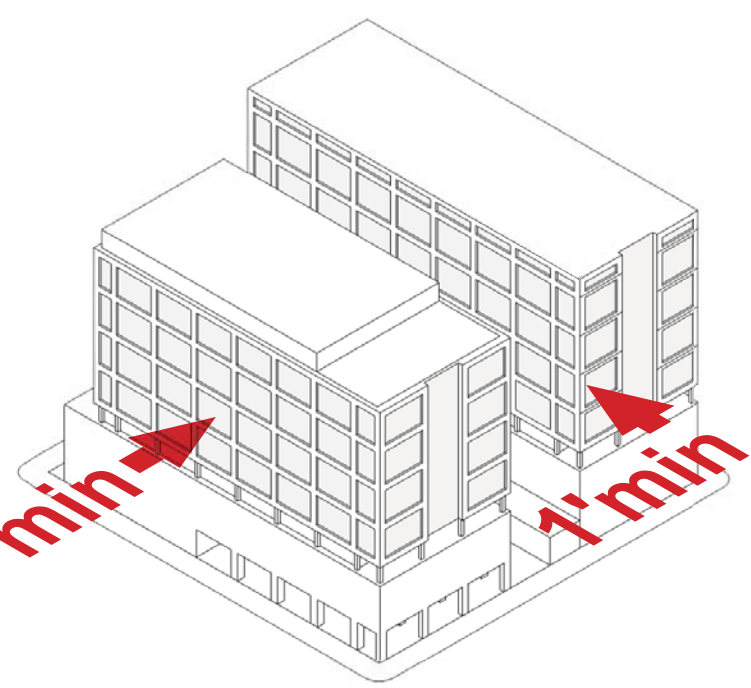
SOUTH TOWER - podium
To frame the pedestrian flow into the through-block, the podium is pushed out at its base. Due to its lower height it creates a more pedestrian scaled experience at the heavily trafficked corner at Dexter & Roy.



GROUND PLANE - porosity
Access at mid-block off both Roy and Valley in addition to the mid-block access off Dexter and 8th allow for the site to be accessed from all directions. The SE corner porosity allows for the extension of the green street experience into the site and creates outdoor rooms that activate the ground plane at all hours.







DETAIL - structure
The center bays at the east end of each tower are pushed in to express the steel cross-bracing for the tower levels of the building. This structure adds detail, depth and materiality to the tower.

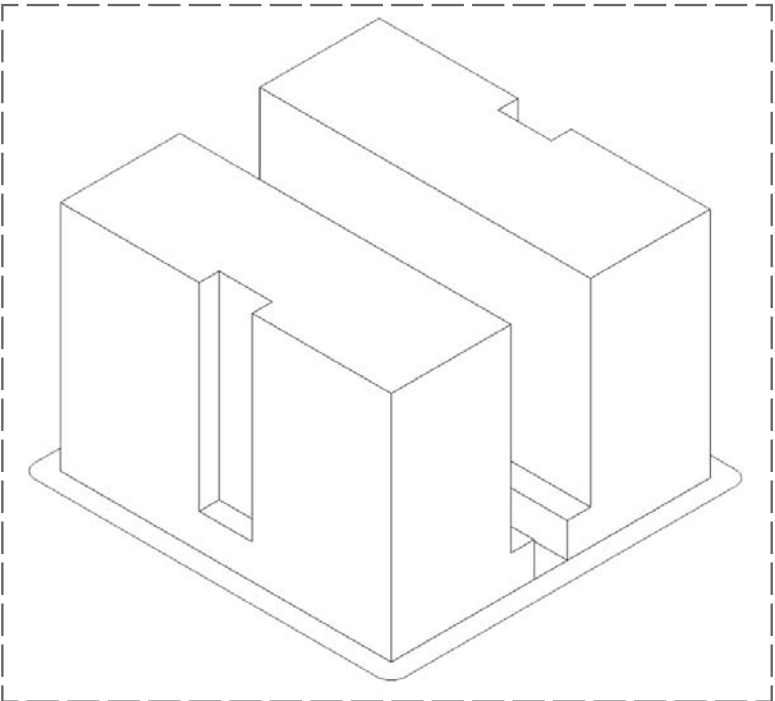


DETAIL - window depth
Windows are articulated as two story bays that are pushed in 12" min. from the face of facade, providing depth and shadow within the tower expression.

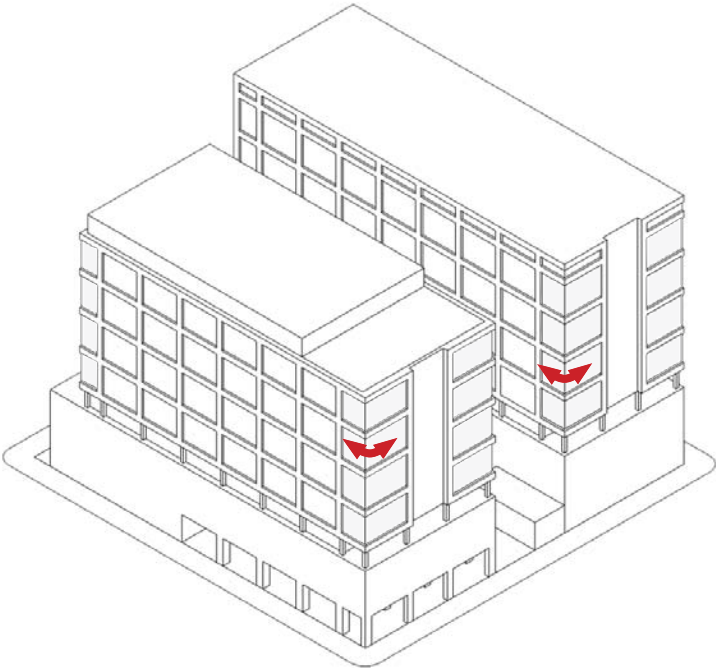
CONCEPT DIAGRAMS

Preferred Scheme

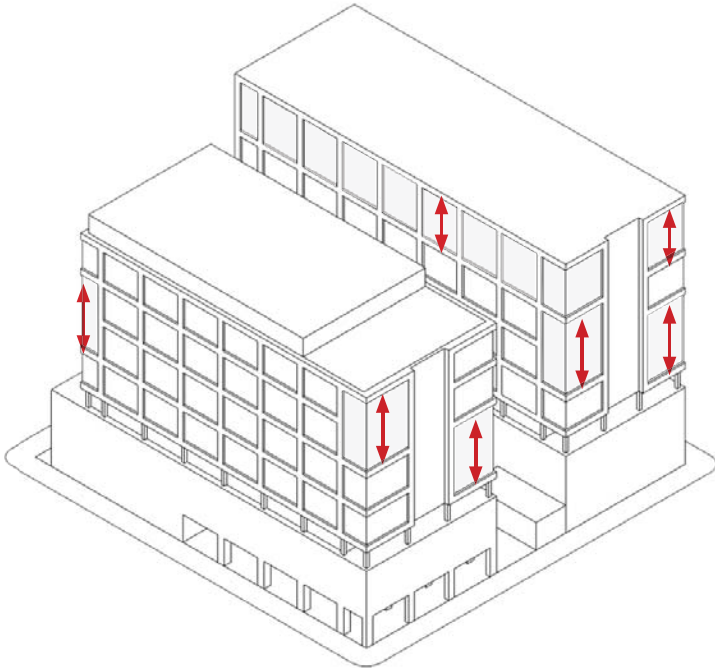
-  direction of modulation
-  modulated area
-  activated outdoor space
-  access / porosity



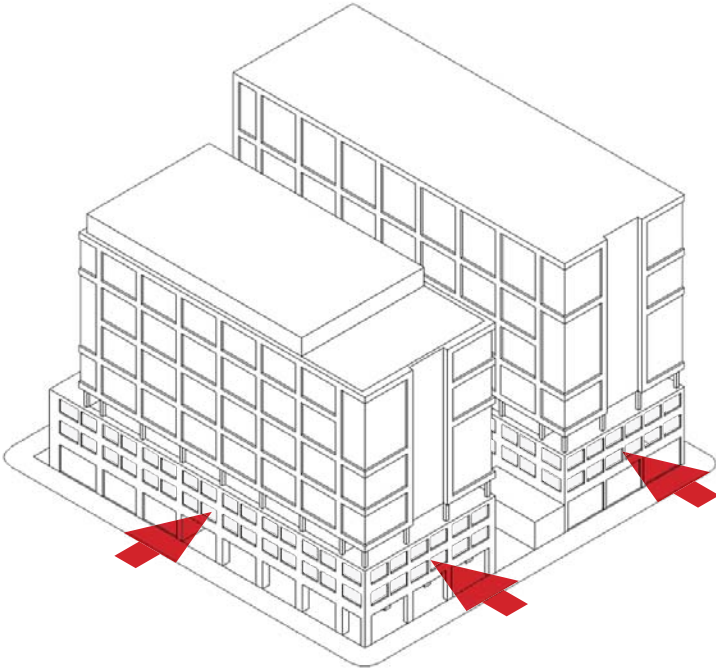
ZONING ENVELOPE - modulation
 Standard modulation as required by zoning allows for shear walls along the street with large expanses of non-articulated glass facades. The 700 Dexter design is actively mitigating flat, non-engaging experiences along every facade and experience.



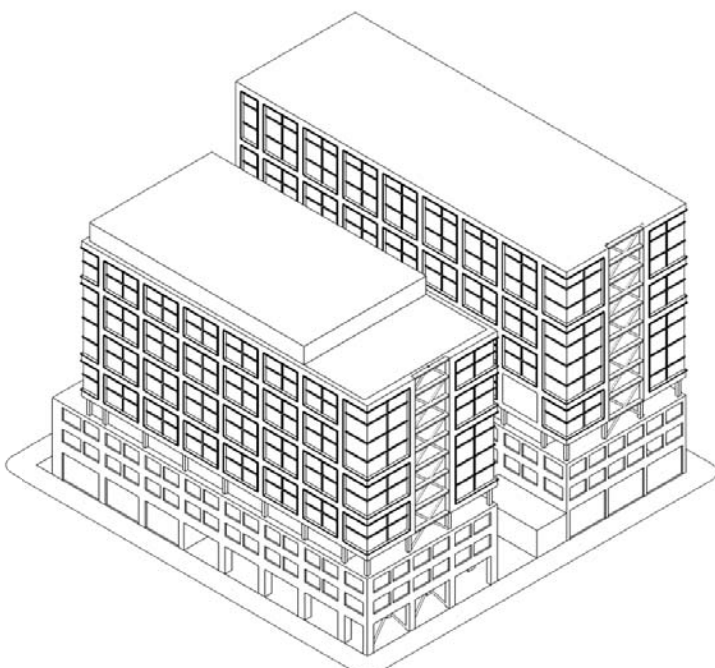
DETAIL - corner openings
 Extend the window wall around the corner to allow for a lighter tower expression.



DETAIL - window expression
 Breaking the grid at the corners of each tower creates visual difference between them.



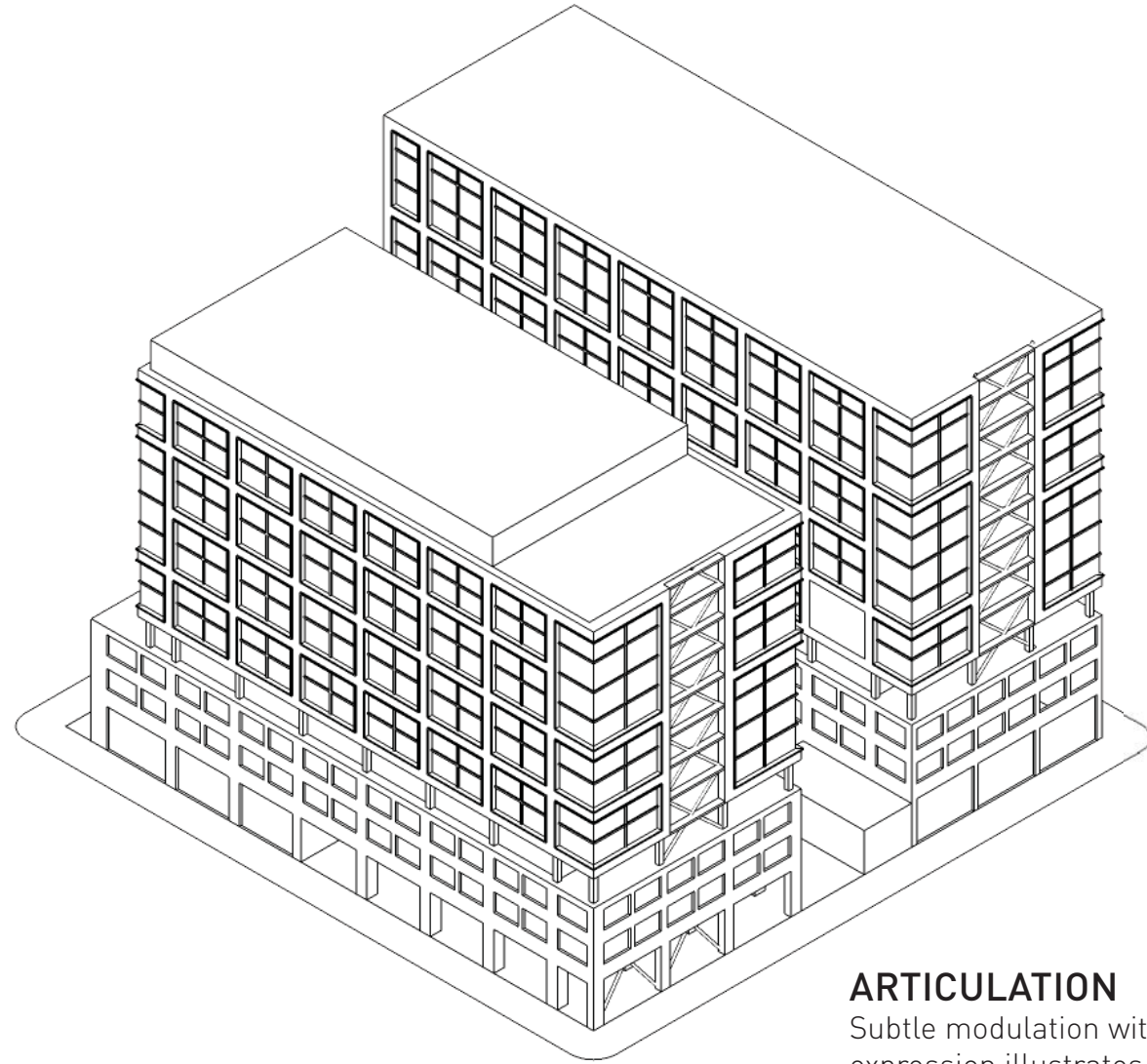
PODIUM - window expression
 The ground floor layers are expressed differently through reduced/smaller size, scale and proportion to provide a more human scale.



DETAIL - window layers
 Detail at window expression gives tactility and human scale to the 2-story window bays.

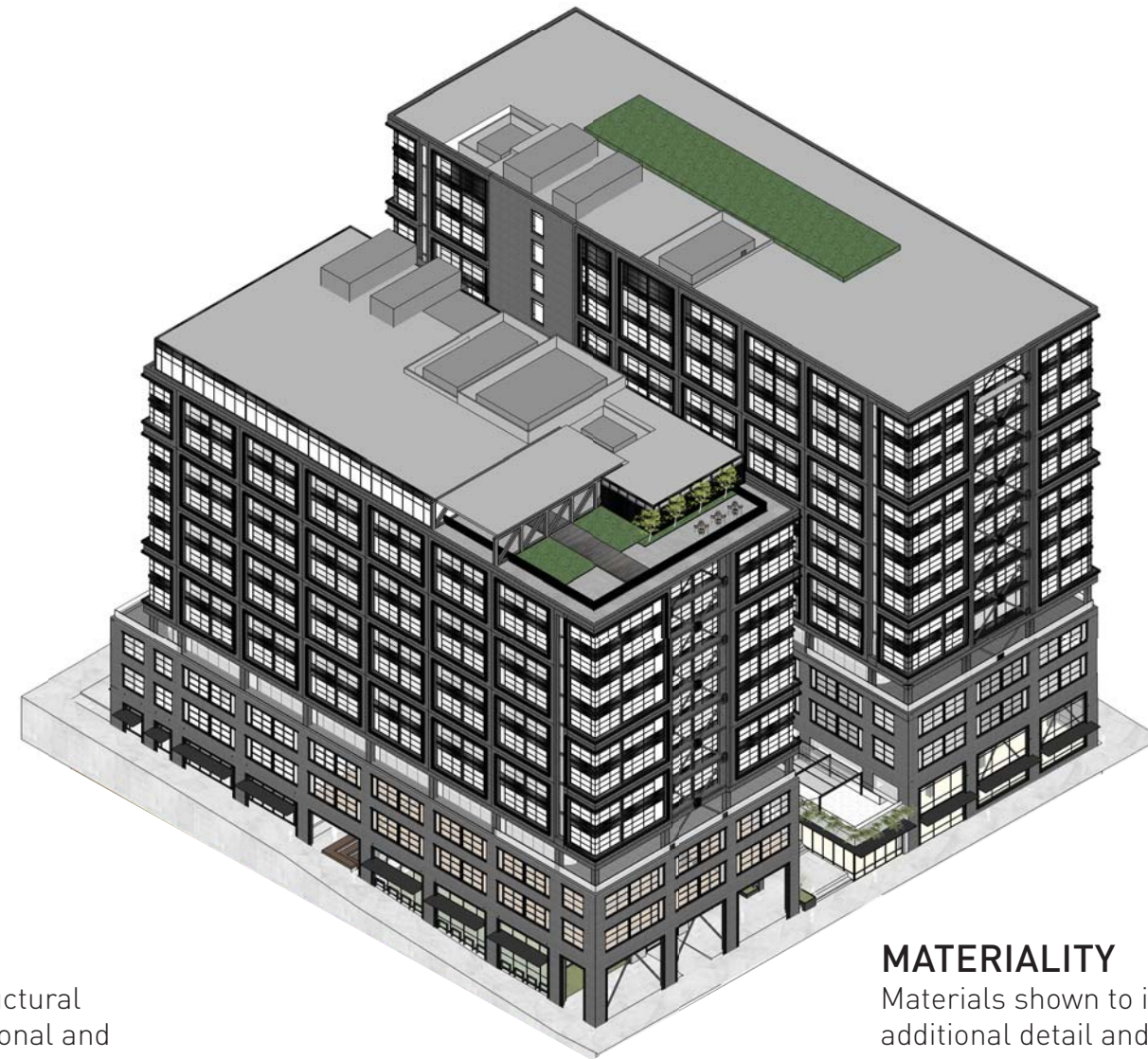
CONCEPT DIAGRAMS

Preferred Scheme



ARTICULATION

Subtle modulation with structural expression illustrates a rational and tectonic composition.

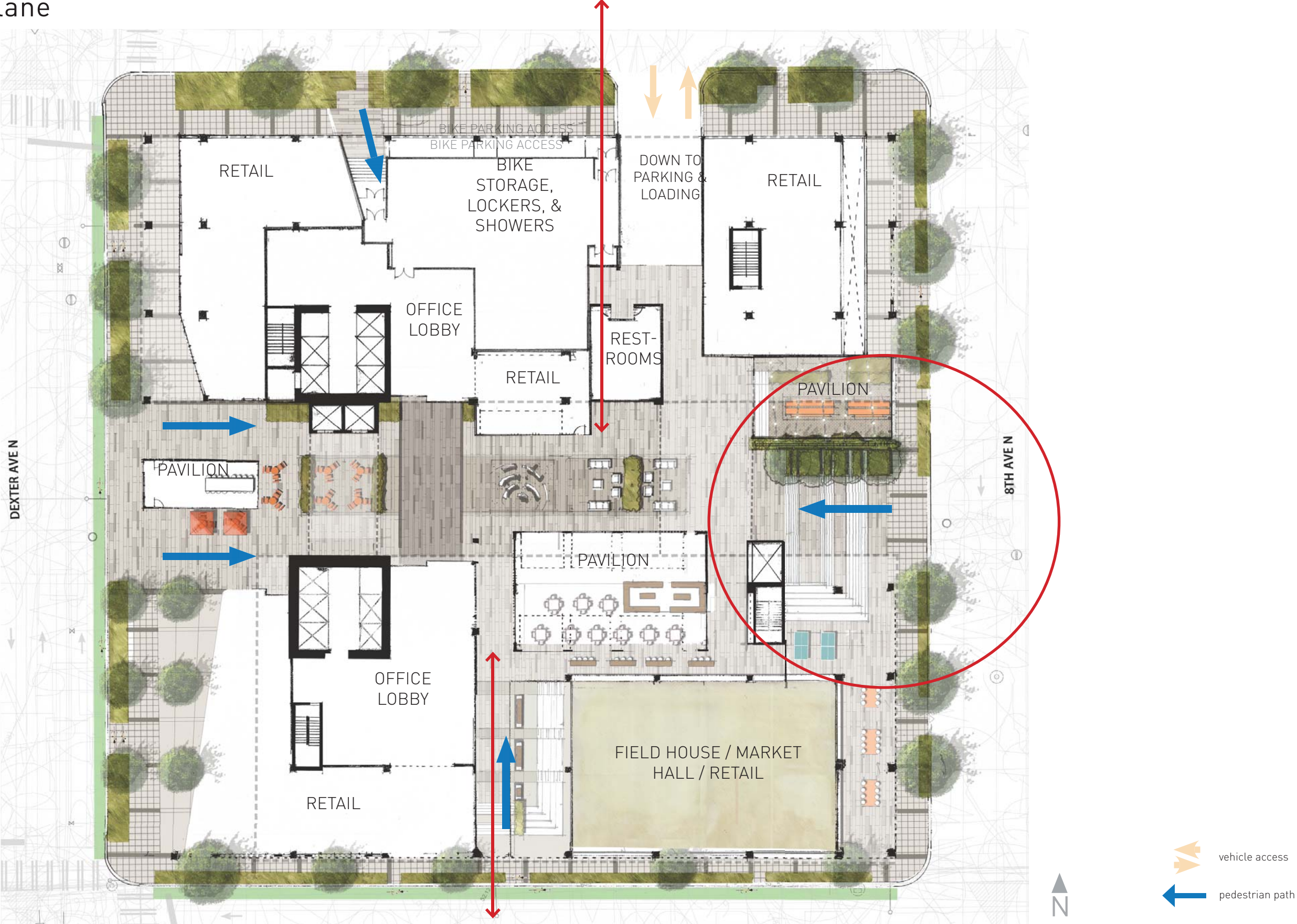


MATERIALITY

Materials shown to illustrate additional detail and tactility.

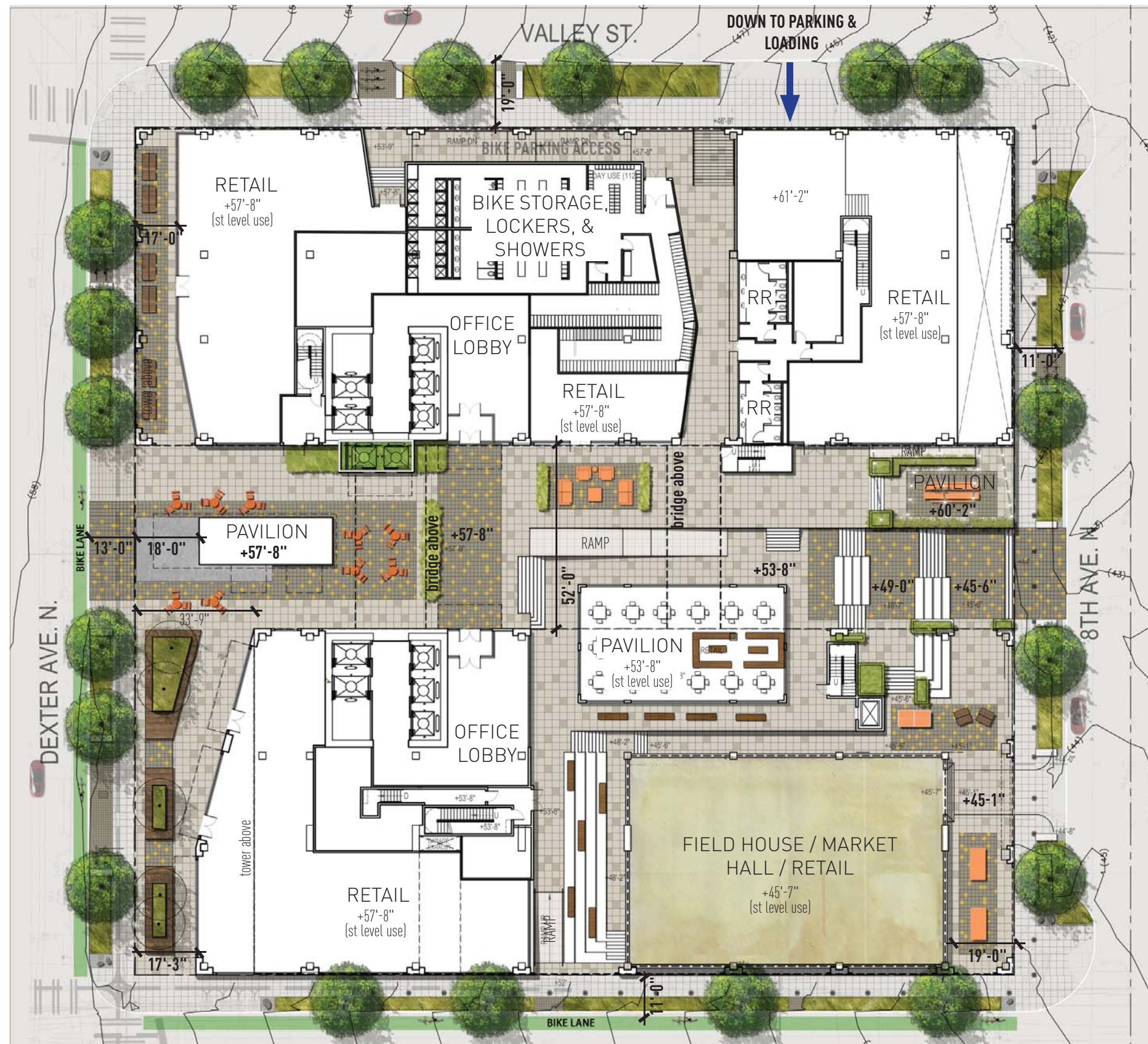
RECAP OF CONTEXT

Previous Ground Plane



ARCHITECTURAL MASSING CONCEPT

Updated Ground Plane

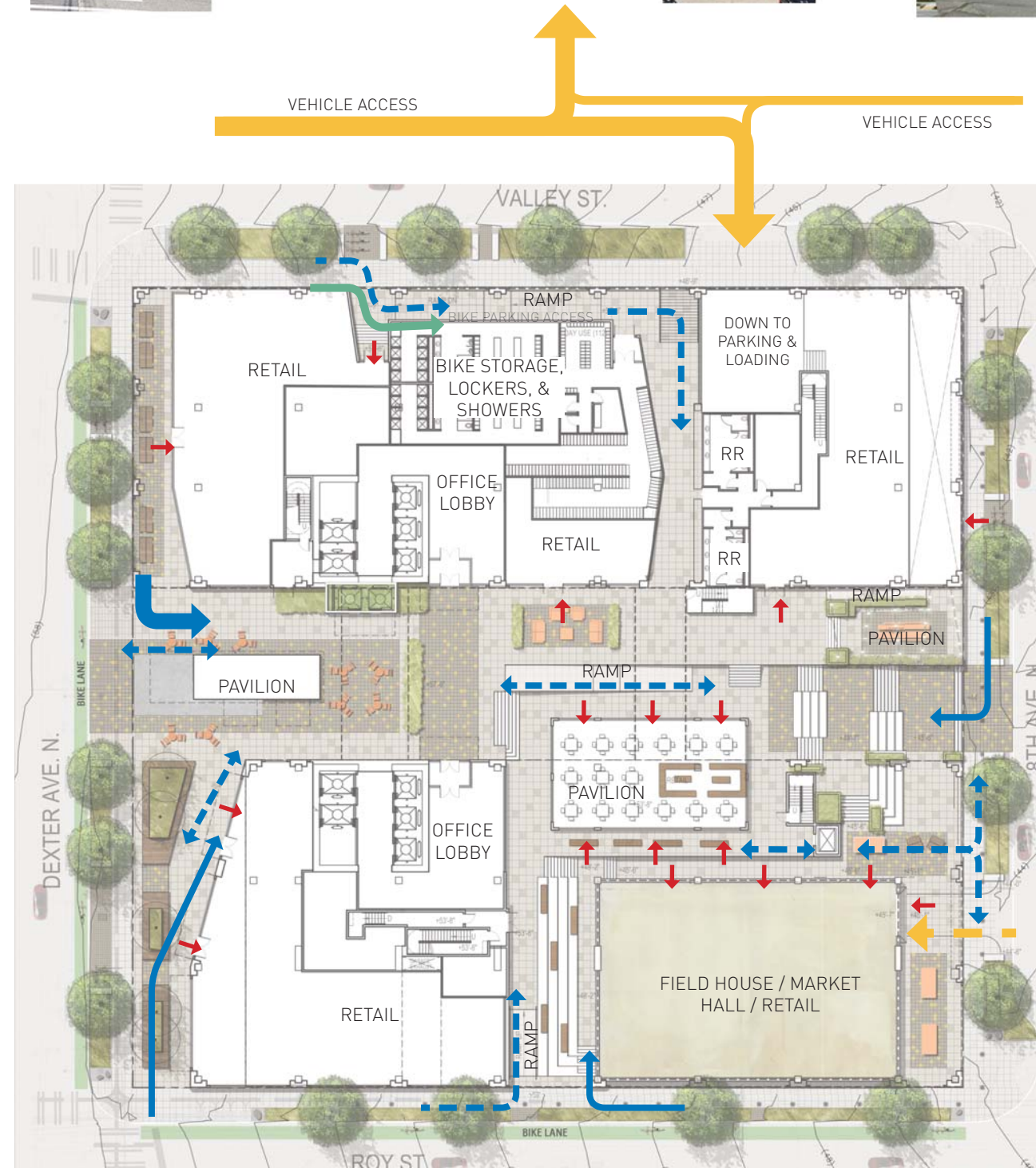


- Improved stair approach at 8th end of through-block by distributing the grade change further west
- Provides better pedestrian flow at and around the field house.
- Improved accessibility and pedestrian access to through-block from Roy.
- Provides pedestrian access to through-block from Valley



GROUND PLANE

Site Access



- ACCESSIBLE PEDESTRIAN PATH
- PEDESTRIAN PATH
- BIKE PARKING ACCESS
- BIKE PARKING ACCESS
- SERVICE ENTRANCE
- RETAIL ACCESS



BUILDING ELEVATION STUDY

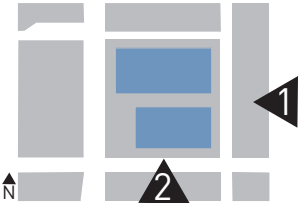
Preferred Scheme



EAST ELEVATION AT 8TH AVE

RECAP OF CONTEXT

Streetscapes



8th Ave

1 EAST ELEVATION - STREETSCAPE ALONG 8TH AVE. N

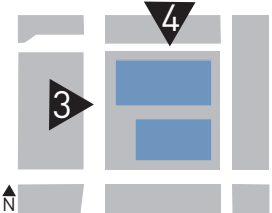


Roy St

2 SOUTH ELEVATION - STREETSCAPE ALONG ROY ST.

RECAP OF CONTEXT

Streetscapes



flight path



Dexter Ave

3 WEST ELEVATION - STREETSCAPE ALONG DEXTER AVE. N

flight path

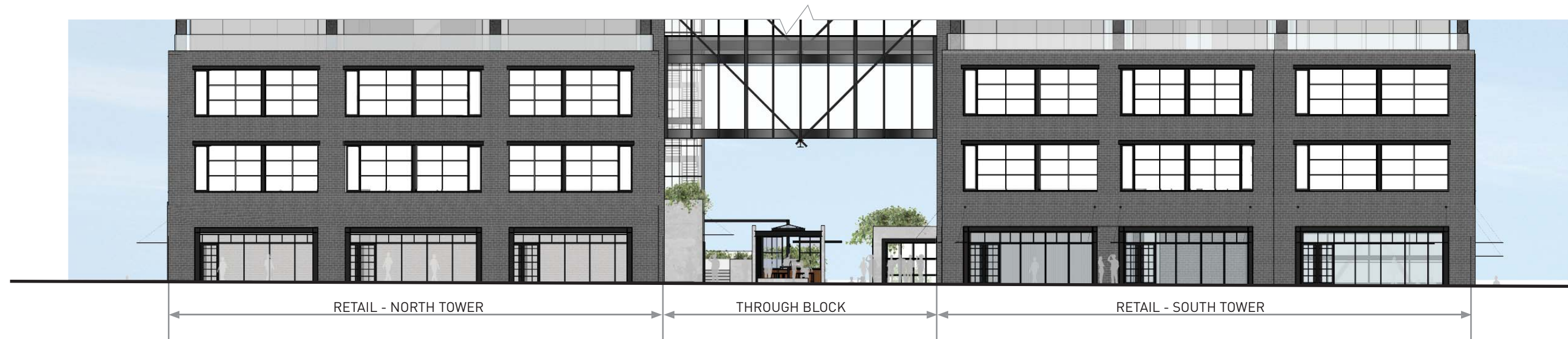
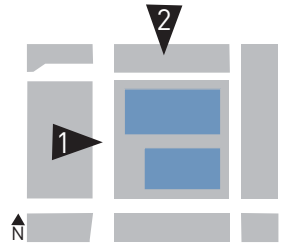


Valley St

4 NORTH ELEVATION - STREETSCAPE ALONG VALLEY ST.

ARCHITECTURAL MASSING CONCEPT

Ground Level Elevations



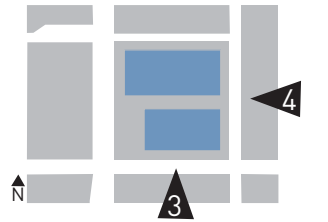
1 WEST ELEVATION - DEXTER AVE. ACCESS



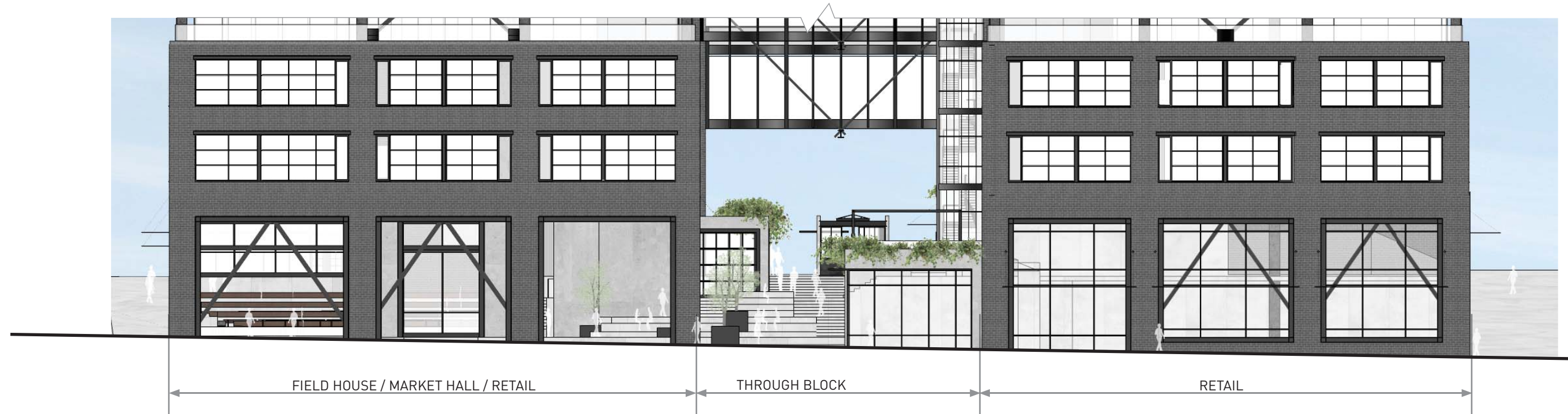
2 NORTH ELEVATION - VALLEY STREET ACCESS

ARCHITECTURAL MASSING CONCEPT

Ground Level Elevations



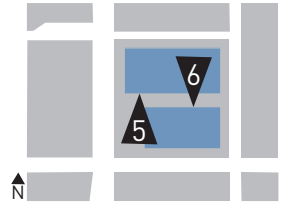
3 SOUTH ELEVATION - ROY ST. ACCESS



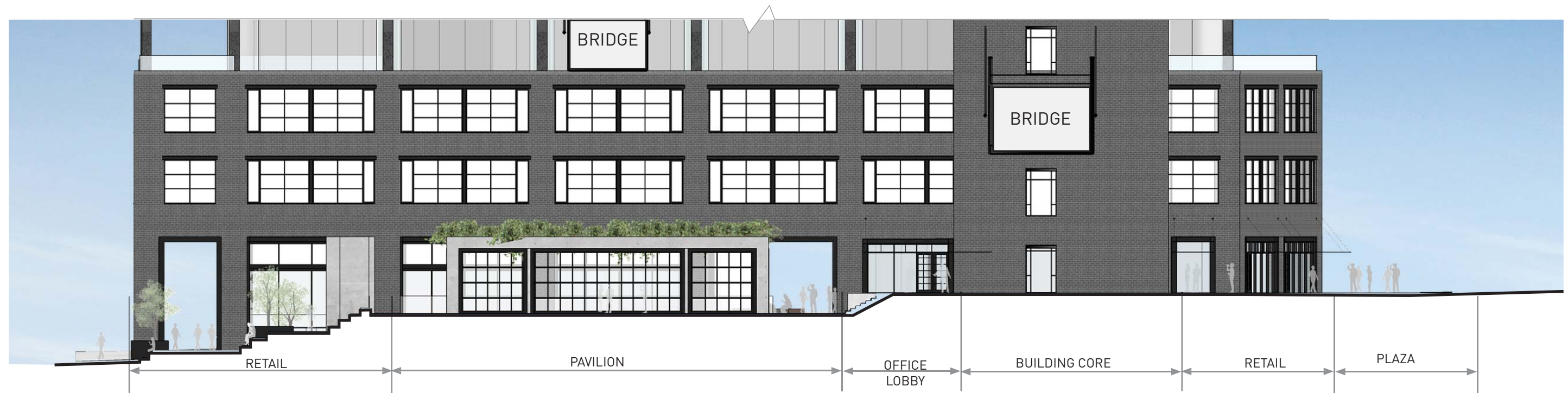
4 EAST ELEVATION - 8TH AVE ACCESS

ARCHITECTURAL MASSING CONCEPT

Ground Level Elevations



5 THROUGH BLOCK ELEVATION - NORTH TOWER

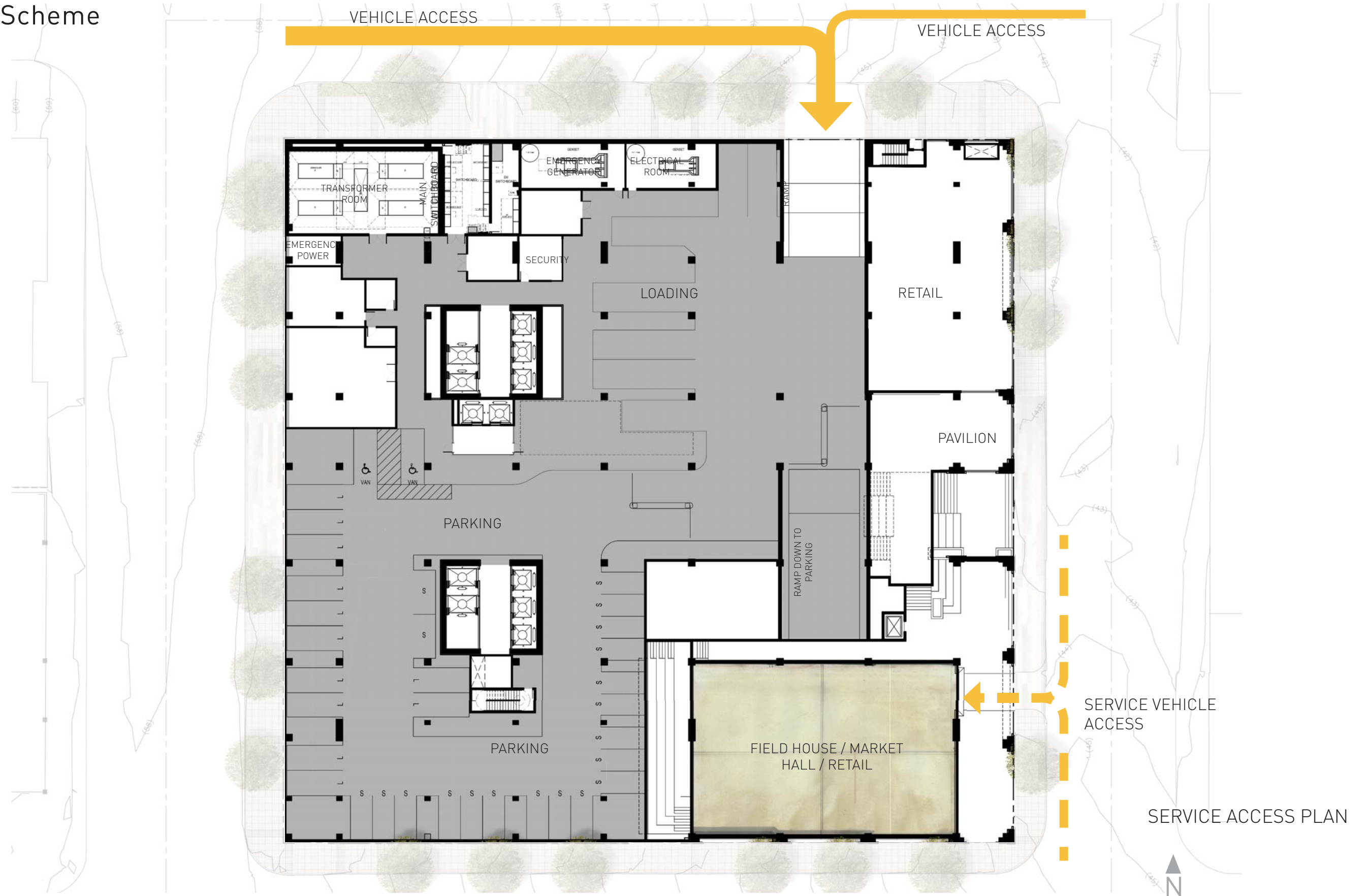


6 THROUGH BLOCK ELEVATION - SOUTH TOWER

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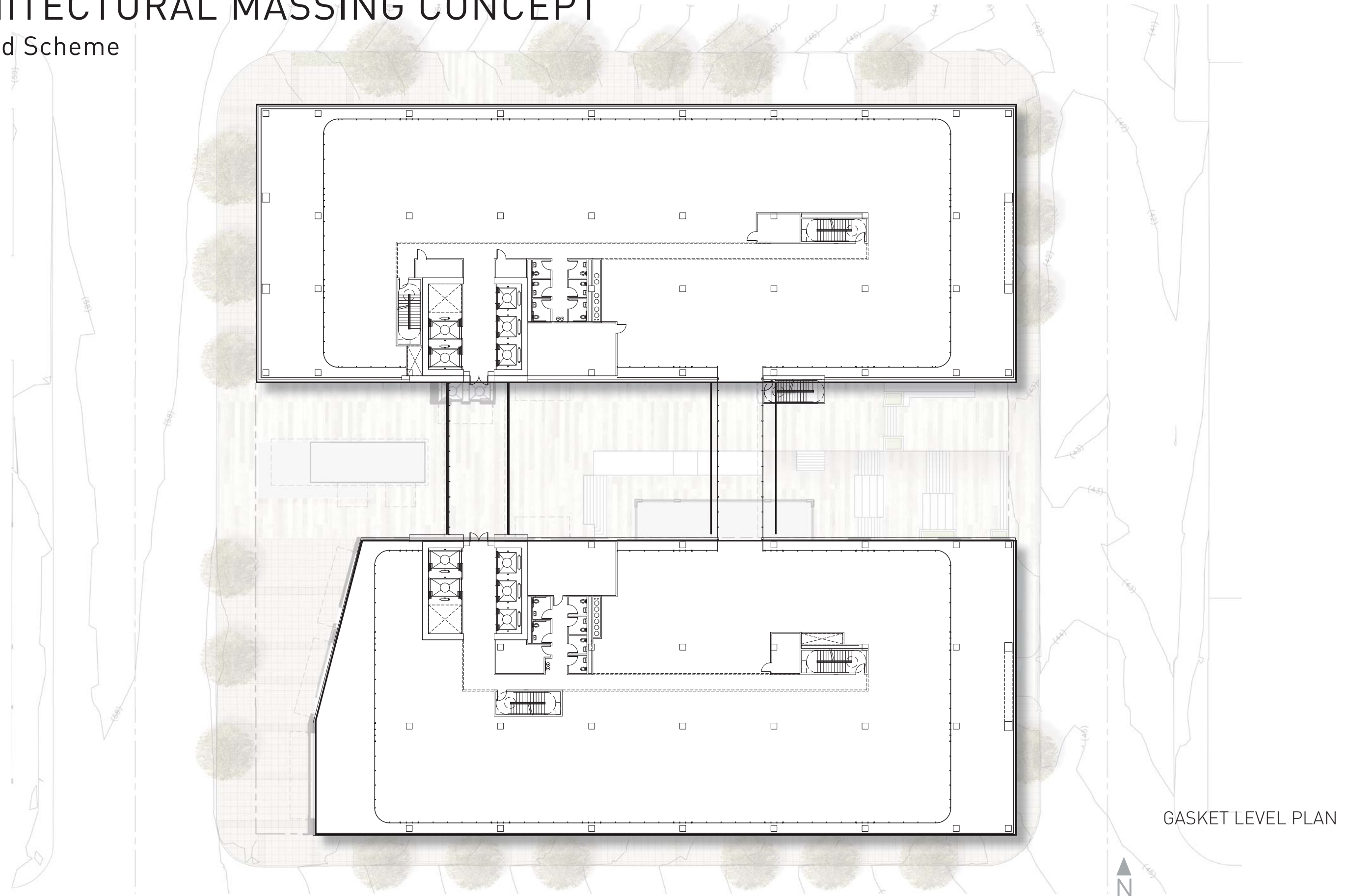
ARCHITECTURAL MASSING CONCEPT

Preferred Scheme



ARCHITECTURAL MASSING CONCEPT

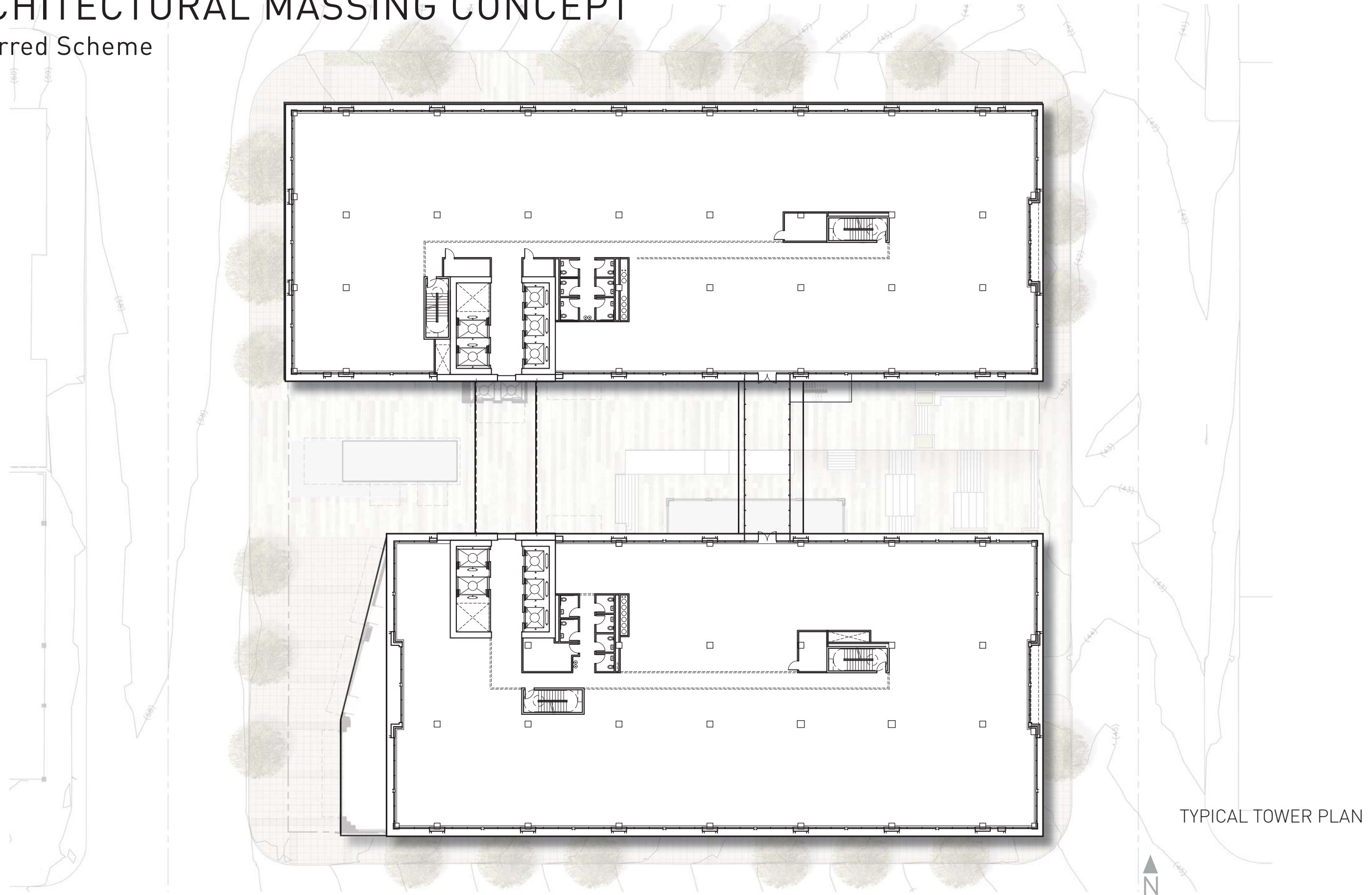
Preferred Scheme



GASKET LEVEL PLAN

ARCHITECTURAL MASSING CONCEPT

Preferred Scheme



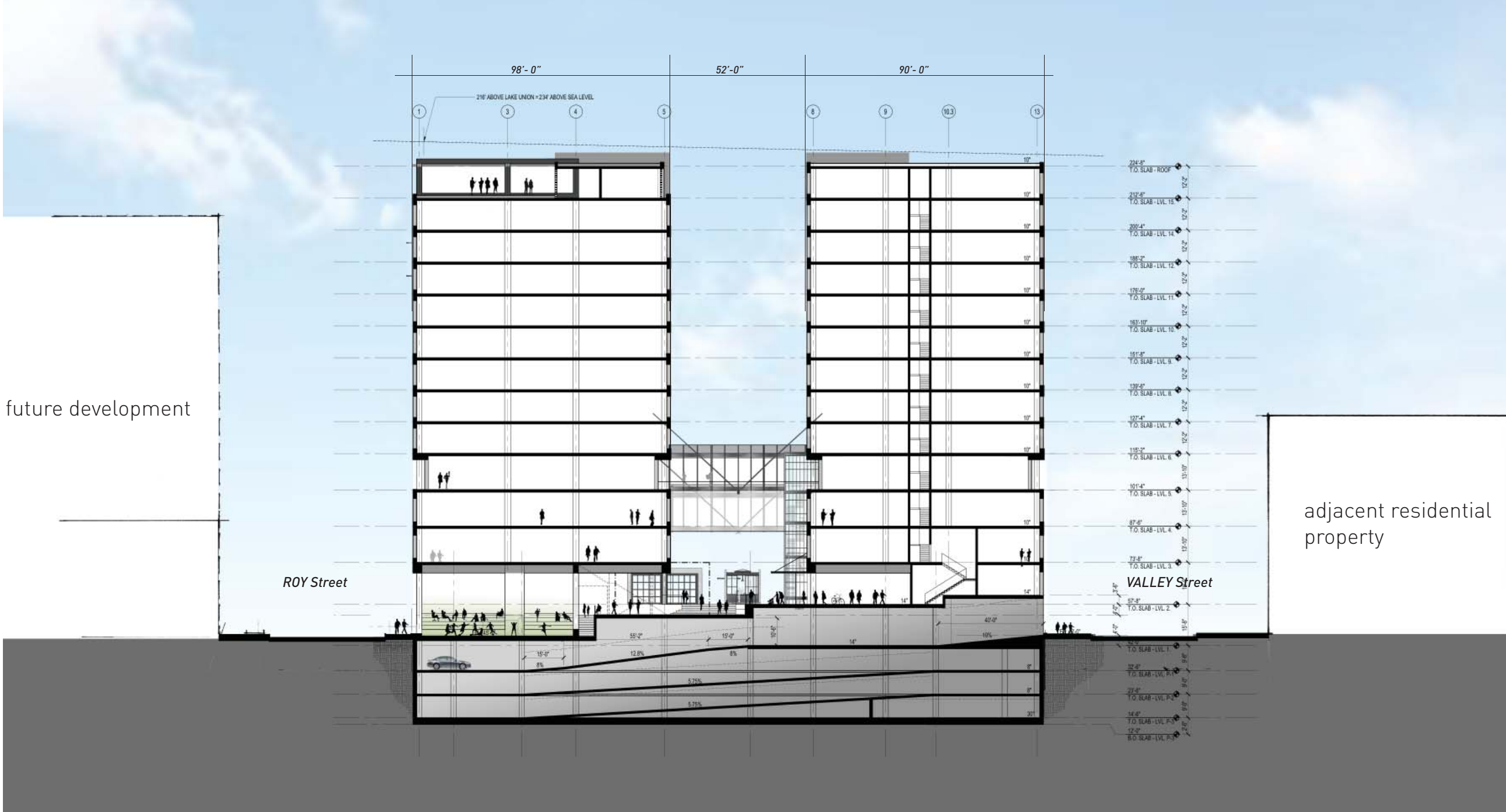
ARCHITECTURAL MASSING CONCEPT

Preferred Scheme



ARCHITECTURAL MASSING CONCEPT

Preferred Scheme



THROUGH BLOCK - NORTH / SOUTH SECTION

ARCHITECTURAL MASSING CONCEPT

Preferred Scheme



THROUGH BLOCK - EAST / WEST SECTION

ARCHITECTURAL MASSING CONCEPT

Overview



OVERALL MASSING - SOUTH-EAST CORNER

ARCHITECTURAL MASSING CONCEPT

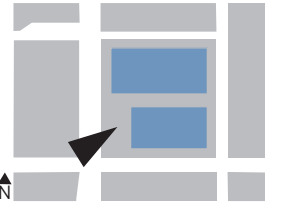
Overview



OVERALL MASSING -SOUTH-WEST CORNER

ARCHITECTURAL MASSING CONCEPT

Overview



DEXTER AND ROY - LOOKING NORTH-EAST

ARCHITECTURAL MASSING CONCEPT

Overview



8TH AVE AND ROY - LOOKING NORTH-WEST

ARCHITECTURAL MASSING CONCEPT

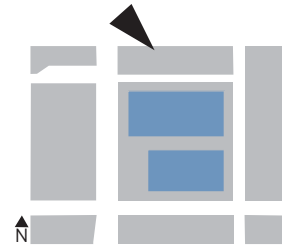
Overview



VALLEY AND 8TH AVE - LOOKING SOUTH-WEST

ARCHITECTURAL MASSING CONCEPT

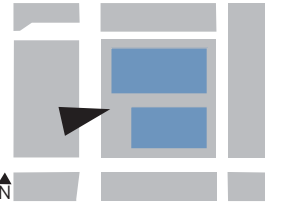
Overview



DEXTER AND VALLEY - LOOKING SOUTH-EAST

ARCHITECTURAL MASSING CONCEPT

Overview



THROUGH BLOCK - LOOKING EAST

ARCHITECTURAL MASSING CONCEPT

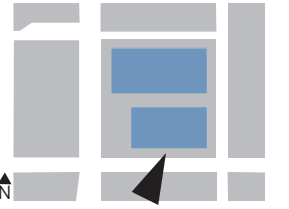
Overview



THROUGH BLOCK - LOOKING EAST

ARCHITECTURAL MASSING CONCEPT

Overview



ROY ST. ACCESS - LOOKING NORTH-EAST

ARCHITECTURAL MASSING CONCEPT

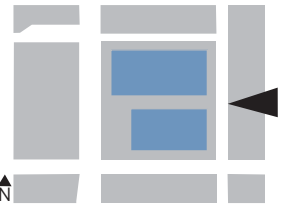
Overview



THROUGH BLOCK AT 8TH AVE - AERIAL

ARCHITECTURAL MASSING CONCEPT

Overview

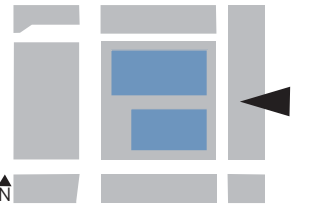


THROUGH BLOCK - LOOKING WEST

ARCHITECTURAL MASSING CONCEPT

Overview

PREVIOUS CONCEPT



THROUGH BLOCK - LOOKING WEST

DESIGN GUIDELINES

The site is located within the West Design Review Board district.

The relevant design guidelines are:

Seattle Design Guidelines (2013) ●

South Lake Union Neighborhood Design Guidelines (2013) ●●

FEATURE A: SOUTH TOWER SITING & SHAPING

GUIDELINES MOST ENHANCED:

CS1-B.2 - Sunlight and Natural Ventilation ●

Maximize daylight for interior and exterior spaces through placement and/or design of structures on the site.

CS1-I.i - Responding to Site Characteristics ●●

Take advantage of site configuration to accomplish sustainability goals, including solar orientation.

CS2-I.i - Responding to Site Characteristics ●●

Encourage provision of outlooks for public to view the cityscape.

CS2-A.2 - Location in the City and Neighborhood ●

Design according to degree of architectural presence that is appropriate or desired given the context.

CS3-II.i - Architectural Context ●●

Support the existing fine-grained character of the neighborhood with a mix of building styles.

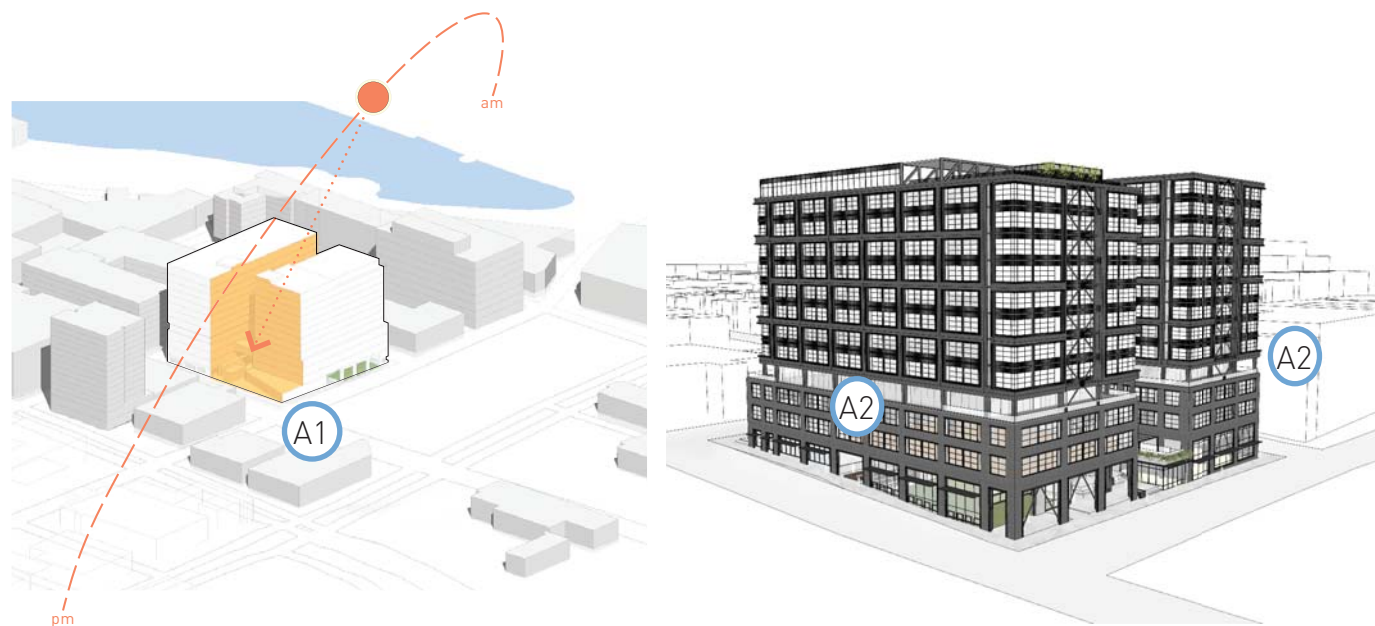
PL1-I.i - Human Activity ●●

Keep neighborhood connections open.

CHARACTERISTICS:

A1 Smaller form (in width) allows daylight penetration into through-block. The form also enables more pedestrian connection throughout South end of site.

A2 Porous ground plane, visually "heavier" podium, unique "gasket" floor, and lighter tower create a fine-grained character that fits with a mix of building styles in the neighborhood.



FEATURE B: GROUND PLANE

GUIDELINES MOST ENHANCED:

CS2-C.3 - Full Block Sites ●

Break up long facades to avoid a monolithic presence. Consider providing through-block access and/or design the project as an assemblage of building and spaces within the block.

CS2-I.iii - Responding to Site Characteristics ●●

Reinforce community gateways through the use of architectural elements; create a physical marker for the community to notice they are entering a special place.

PL1-I.ii - Human Activity ●●

Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods.

PL2-I.i - Streetscape Compatibility ●●

Encourage provision of spaces for street level use that vary in size, width, and depth.

PL3-II.iii - Human Activity ●●

Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.

DC1-I - Design of Parking Lots Near Sidewalks ●●

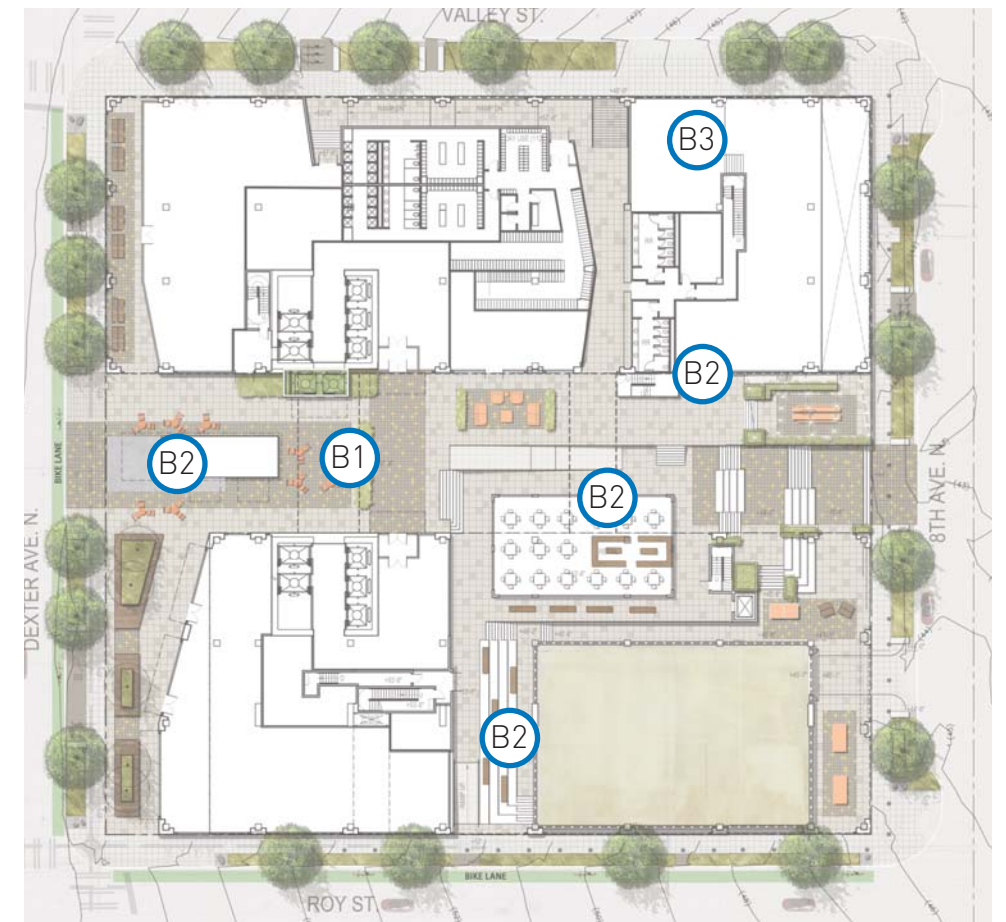
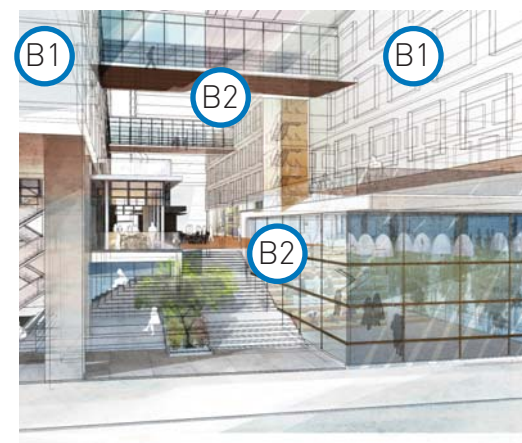
Providing parking below grade is preferred.

CHARACTERISTICS:

B1 Through-block breaks development into two towers, providing additional pedestrian connections throughout the site.

B2 Ground plane retail, pedestrian areas, and bridges create sense of place and provide site for human activity and interaction.

B3 Parking access at Valley St leads to below-grade parking.



DESIGN GUIDELINES

The site is located within the West Design Review Board district.

The relevant design guidelines are:

Seattle Design Guidelines (2013) ●

South Lake Union Neighborhood Design Guidelines (2013) ●●

FEATURE C: LARGE SCALE OPEN SPACE

GUIDELINES MOST ENHANCED:

CS2-A.1 - Sense of Place ●

Emphasize attributes that give the site its distinctive sense of place; create a sense of place where the context is less established.

CS2-I.iii - Responding to Site Characteristics ●●

Reinforce community gateways through the use of architectural elements; create a physical marker for the community to notice they are entering a special place.

CS3-II.v - Architectural Context ●●

Respond to the working class, maritime, commercial and industrial character of the neighborhood with elements such as window detail patterns and open bay doors.

PL1-C.2 - Outdoor Uses and Activities ●

Consider including space for informal community use such as performances, farmer's markets, or street vending.

PL2-I.i - Streetscape Compatibility ●●

Encourage provision of spaces for street level use that vary in size, width, and depth.

CHARACTERISTICS:

- C1** Unusually large open space at ground plane provides sense of place, wayfinding.
- C2** Perimeter materials and detailing will emphasize neighborhood character, industrial history.
- C3** Enclosable open space provides large open area for a variety of uses appropriate for any weather.



FEATURE D: SKIN MODULATION & TEXTURE

GUIDELINES MOST ENHANCED:

CS3-A.4 - Evolving Neighborhoods ●

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-I.ii - Height, Bulk, and Scale ●●

Use architectural features to reduce building scale, such as complementary materials, detailing, and accent trim.

CS3-II.i - Architectural Context ●●

Support the existing fine-grained character of the neighborhood with a mix of building styles.

CS3-II.v - Architectural Context ●●

Respond to the working class, maritime, commercial and industrial character of the neighborhood with elements such as window detail patterns and open bay doors.

DC2-D.2 - Scale and Texture ●

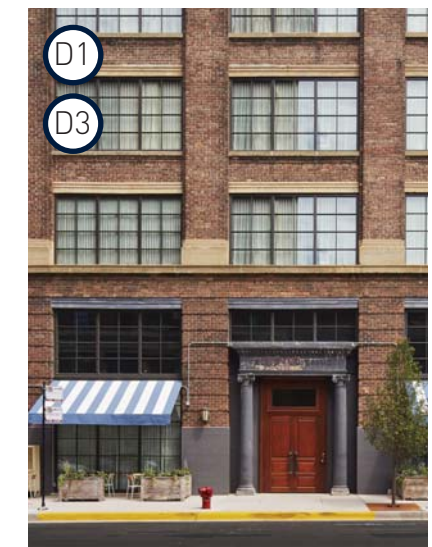
Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale.

DC4-A.1 - Exterior Finish Materials ●

Building exteriors should be constructed of durable materials that are attractive even when viewed up close.

CHARACTERISTICS:

- D1** Highly detailed facade and use of different materials may encourage future developments to provide similar levels of detail at facades. Mix of materials and detailing also helps to reduce perceived building scale.
- D2** Window detail patterns at upper towers evokes industrial warehouse feel.
- D3** Modulation occurs at variety of scales, providing texture and human-scale elements as well as larger patterns and scale.



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DEPARTURES REQUESTED

Preferred Option Departures

	Code Requirement	Departure Request	Explanation for Departure
1	<p>SMC 23.48.245.D - Facade Modulation At street-facing facades within 15' of street lot line: above podium height and up to 145', max length of unmodulated facade = 150'; above 145', max length = 120'. Length of facade may only be increased if additional portions of facade are set back 15' for a distance of 40'.</p>	<p>Skin Texture Instead of Setback Rather than providing the 15' inset along 40' length of both the North and South Towers, the proposed design will provide shallow articulation (texture, celebration of structure) along all facades the towers. Additionally, a "gasket" floor in both North and South towers will act as a point of transition from podium (heavier, smaller scale materials) to tower (articulated in a glass and steel assembly).</p>	<p>Human Scale and Historic Context The tower articulation and materials will reference the historic warehouse buildings in the surrounding neighborhood in creating a sense of place. The change in material will also mitigate the perception of bulk and scale and create a fine-grained scale with the materials. Additionally, the open space at the SW open gathering corner helps to mitigate the sense of bulk at street level. Seattle Design Guidelines CS3, DC2, DC4 SLU Neighborhood Design Guidelines CS2, CS3</p>
2	<p>SMC 23.48.245 Map A - Podium Height Podium heights as established in Map A: 45' along 8th Ave N, 65' along Dexter Ave N.</p>	<p>Raise Podium Height at 8th Ave N The project is seeking a departure from the 8th Ave N podium height, to increase it 28' from 45' to 73'</p>	<p>Relieves Compression at Through-Block This departure allows the bridges connecting the two halves of the building to occur at level 4 and 5 instead of level 3, providing relief from an otherwise imposing mass at the through-block. The bridges are offset from the street lot lines, so their presence should not adversely impact the perception of massing at 8th Ave N. SLU Neighborhood Design Guidelines PL1, PL2</p>
3	<p>SMC 23.48.245.F.5.b - Tower Spacing A minimum separation of 60 feet must be provided between all portions of structures on the lot that exceed the limit on podium height.</p>	<p>Reduce Tower Spacing The preferred option would reduce tower spacing from code-maximum 60' to 52'.</p>	<p>Daylight / South Tower Shaping Reducing tower spacing will allow reduction in the length of the South tower (providing more daylight to the through-block) but still retain "market-minimum" floorplate sizes that allow for flexibility in function. Seattle Design Guidelines DC2-E SLU Neighborhood Design Guidelines CS1, CS2</p>

DEPARTURES REQUESTED

Facade Modulation - Departure 1

Code Requirement

SMC 23.48.245.D - Facade Modulation

At street-facing facades within 15' of street lot line: above podium height and up to 145', max length of unmodulated facade = 150'; above 145', max length = 120'. Length of facade may only be increased if additional portions of facade are set back 15' for a distance of 40'.

Departure Request

Skin Texture Instead of Setback

Rather than providing the 15' inset along 40' length of both the North and South Towers, the proposed design will provide shallow articulation (texture, celebration of structure) along all facades the towers. Additionally, a "gasket" floor in both North and South towers will act as a point of transition from podium (heavier, smaller scale materials) to tower (articulated in a glass and steel assembly).

Explanation for Departure

Human Scale and Historic Context

The tower articulation and materials will reference the historic warehouse buildings in the surrounding neighborhood in creating a sense of place. The change in material will also mitigate the perception of bulk and scale and create a fine-grained scale with the materials. Additionally, the open space at the SW open gathering corner helps to mitigate the sense of bulk at street level.

Seattle Design Guidelines CS3, DC2, DC4

SLU Neighborhood Design Guidelines CS2, CS3



depth and detail of facade



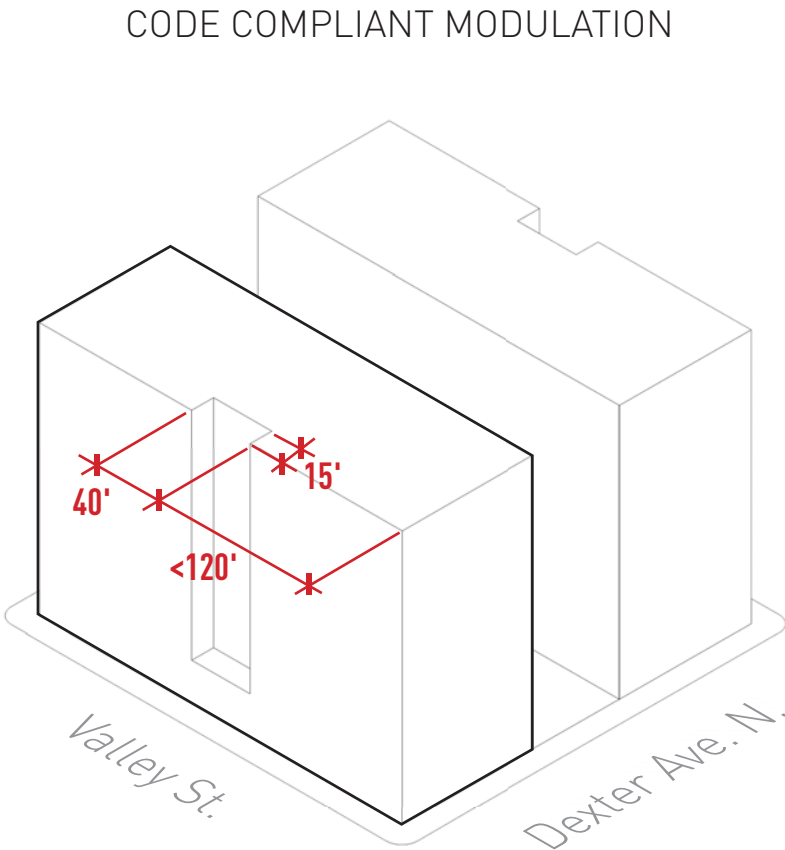
mullion scale and pattern

textured materiality

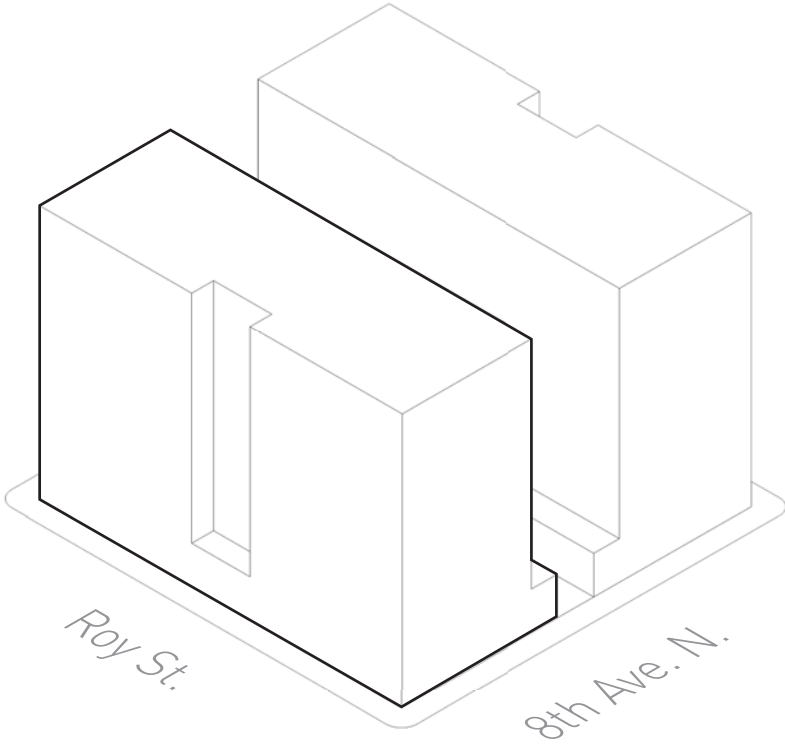
DEPARTURES REQUESTED

Facade Modulation - Departure 1

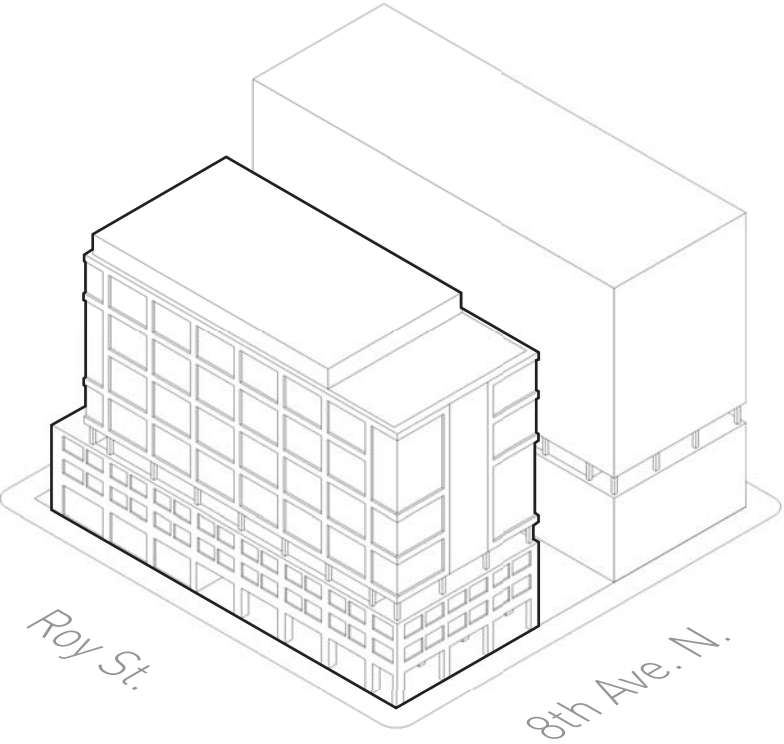
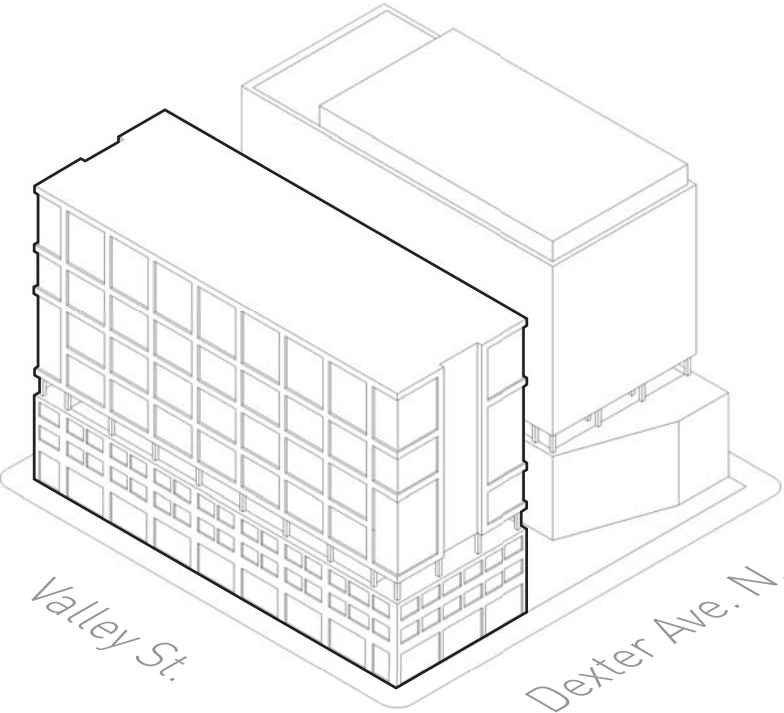
NORTH TOWER DEPARTURE



SOUTH TOWER DEPARTURE



PREFERRED SCHEME MODULATION



DEPARTURES REQUESTED

Podium Height - Departure 2

Code Requirement

SMC 23.48.245 Map A - Podium Height

Podium heights as established in Map A: 45' along 8th Ave N, 65' along Dexter Ave N.

Raise Podium Height at 8th Ave N

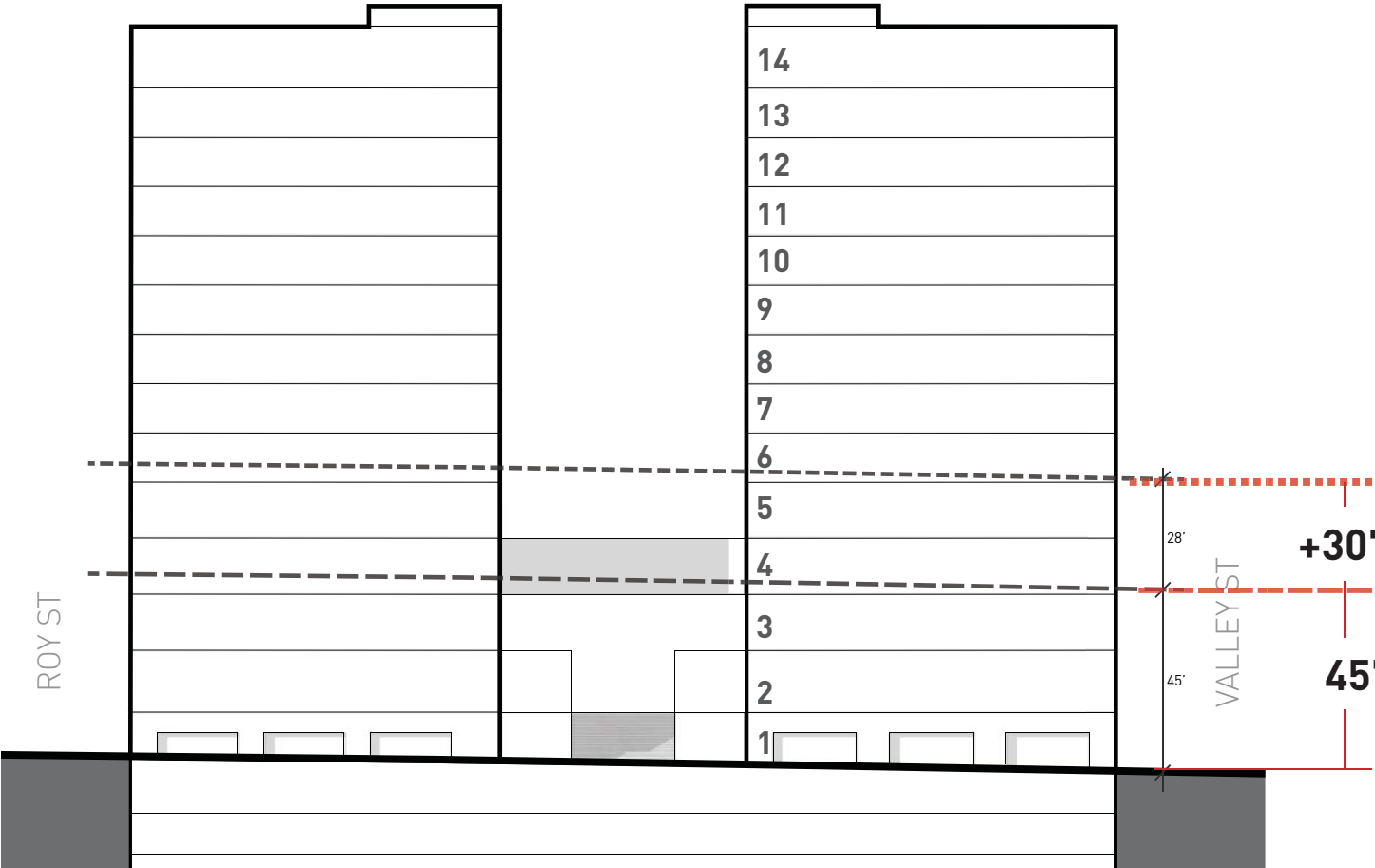
The project is seeking a departure from the 8th Ave N podium height, to increase it **30'** from **45'** to **75'**

Explanation for Departure

Relieves Compression at Through-Block

This departure allows the bridges connecting the two halves of the building to occur at level 4 and 5 instead of level 3, providing relief from an otherwise imposing mass at the through-block. The bridges are offset from the street lot lines, so their presence should not adversely impact the perception of massing at 8th Ave N.

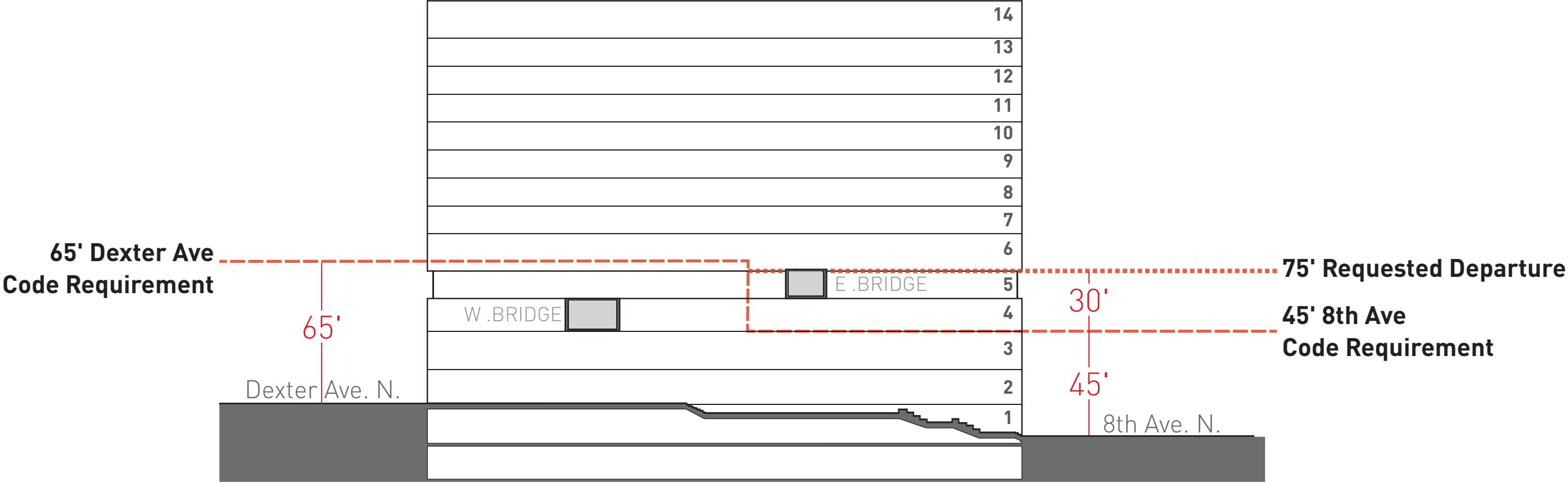
SLU Neighborhood Design Guidelines PL1, PL2



EAST ELEVATION AT 8TH AVE N

DEPARTURES REQUESTED

Podium Height - Departure 2



SECTION AT THROUGH BLOCK - LOOKING NORTH

DEPARTURES REQUESTED

Tower Spacing - Departure 3

Code Requirement

SMC 23.48.245.F.5.b - Tower Spacing

A minimum separation of 60 feet must be provided between all portions of structures on the lot that exceed the limit on podium height.

Departure Request

Reduce Tower Spacing

The preferred option would reduce tower spacing from code-maximum 60' to 52'.

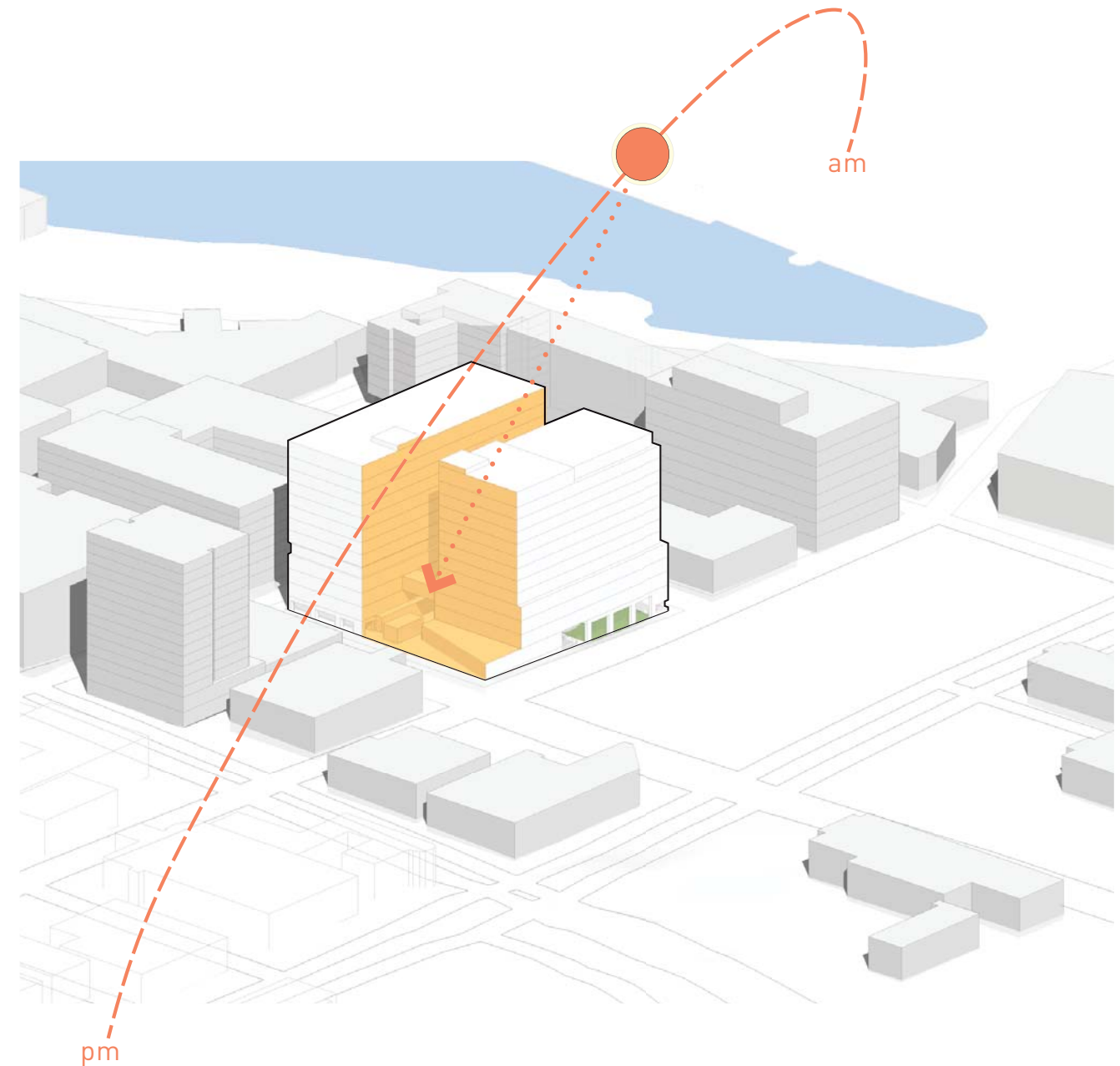
Explanation for Departure

Daylight / South Tower Shaping

Reducing tower spacing will allow reduction in the length of the South tower (providing more daylight to the through-block) but still retain "market-minimum" floorplate sizes that allow for flexibility in function.

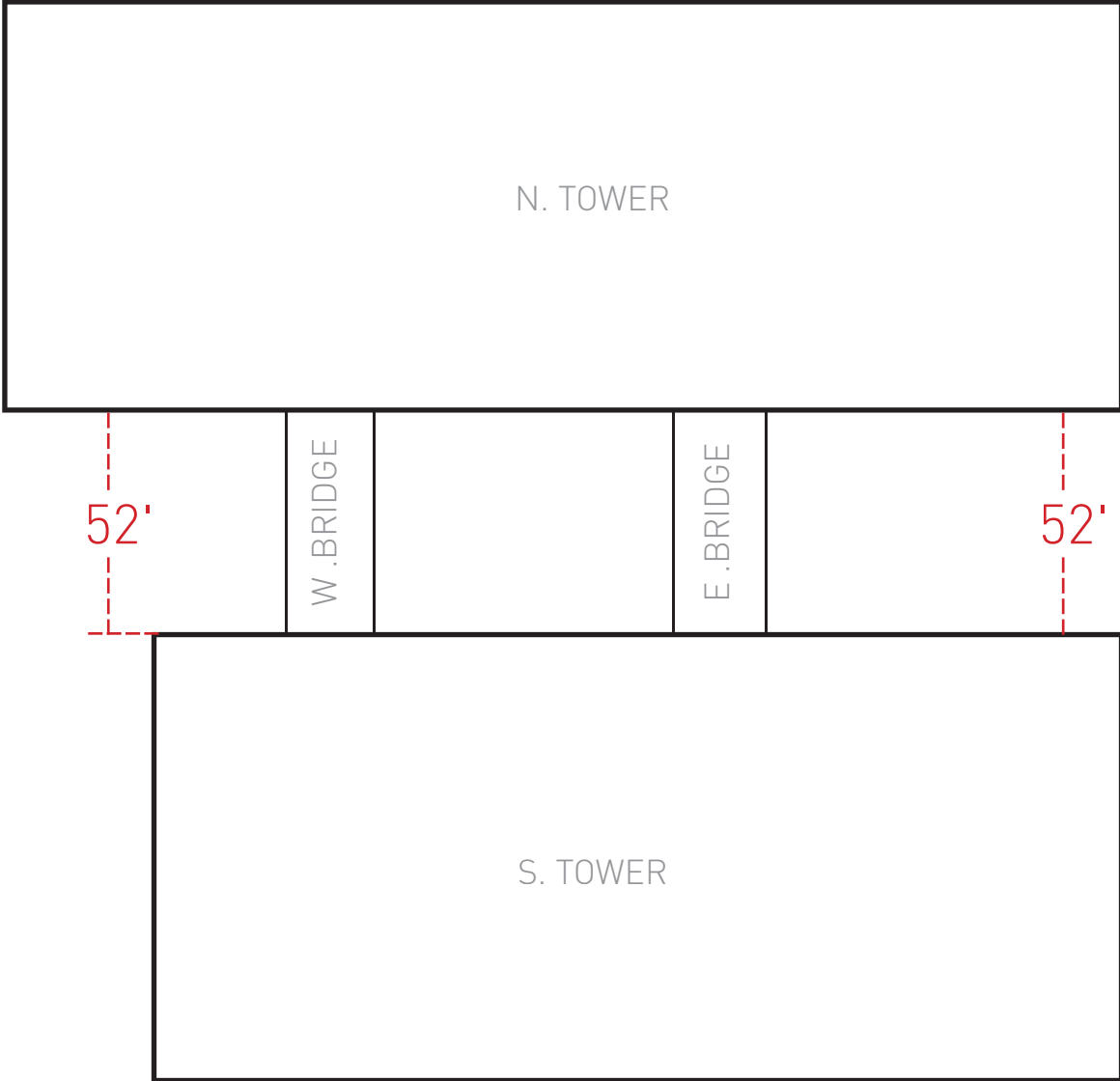
Seattle Design Guidelines DC2-E

SLU Neighborhood Design Guidelines CS1, CS2

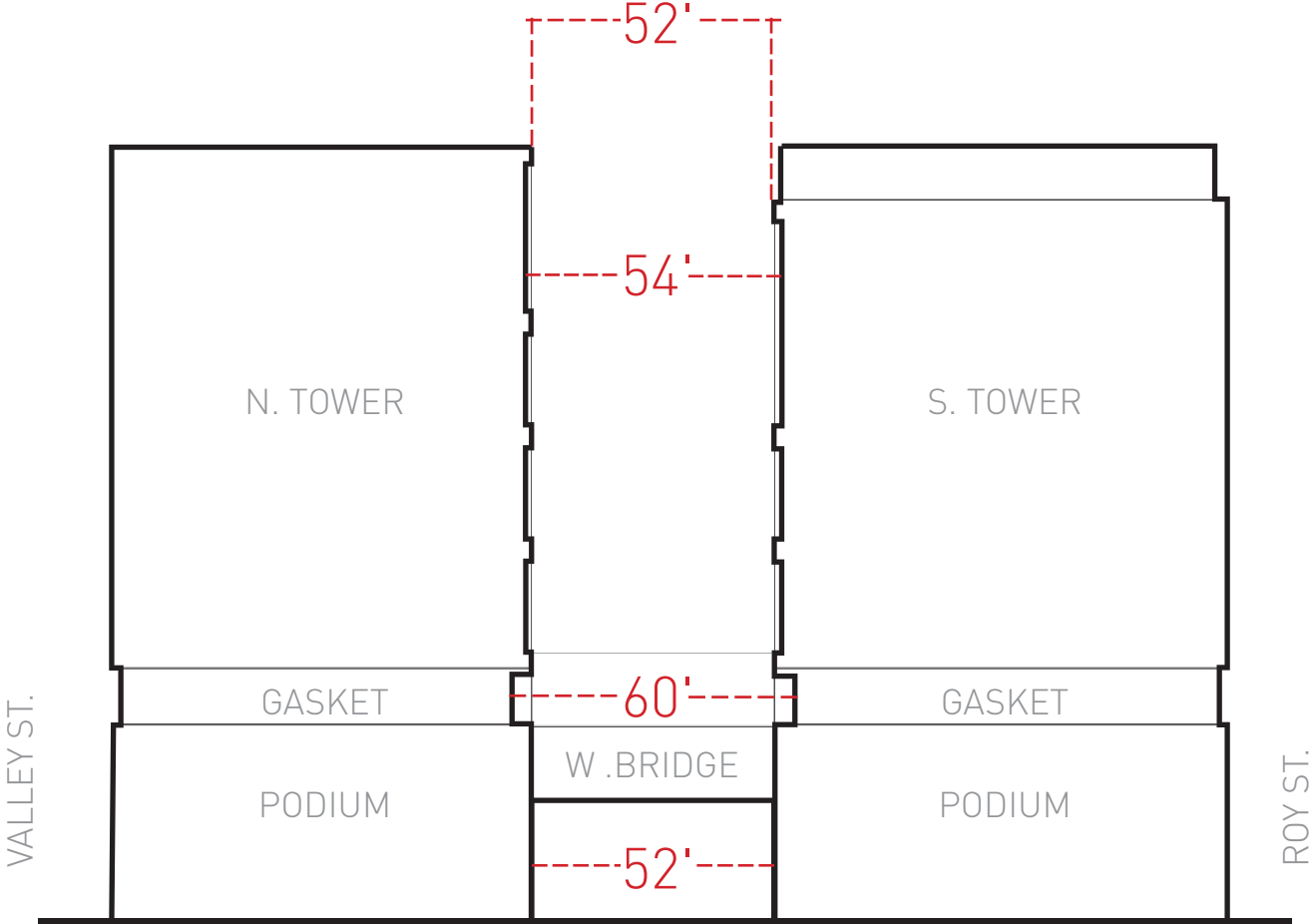


DEPARTURES REQUESTED

Tower Spacing - Departure 3



PLAN - TOWER SPACING



SECTION LOOKING EAST - TOWER SPACING

ADDITIONAL DEPARTURE INFORMATION

Podium Height - Departure 2

EAST AND WEST BRIGDE AT LEVEL 4



THROUGH BLOCK - FROM DEXTER AVE

EAST BRIDGE AT LEVEL 5
WEST BRIDGE AT LEVEL 4



THROUGH BLOCK - FROM DEXTER AVE



THROUGH BLOCK - FROM 8TH AVE



THROUGH BLOCK - FROM 8TH AVE

ADDITIONAL DEPARTURE INFORMATION

Tower Spacing - Departure 3

60' TOWER SPACING



THROUGH BLOCK - FROM DEXTER AVE



52' TOWER SPACING



THROUGH BLOCK - FROM DEXTER AVE

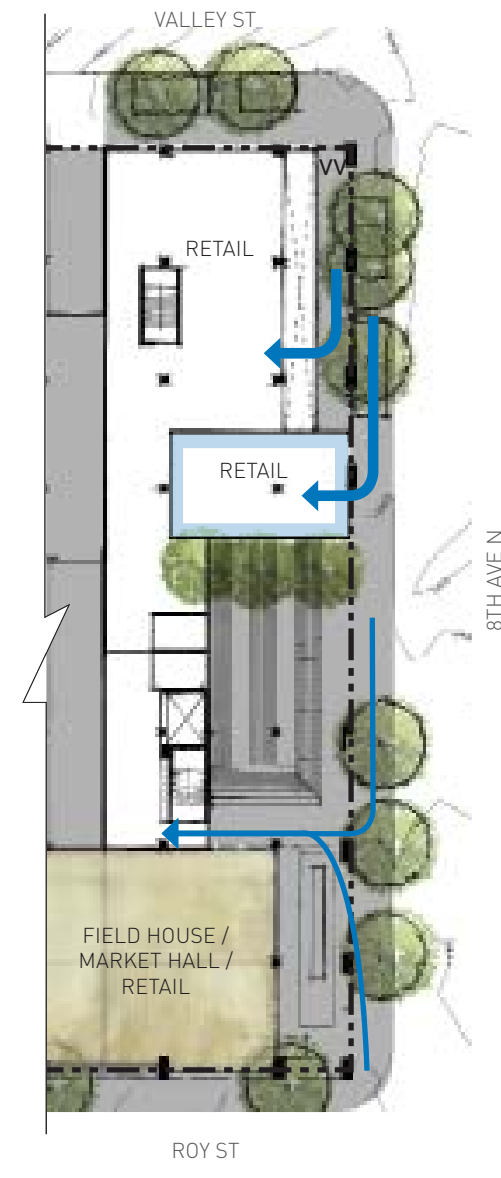
THANK YOU

ARCHITECTURAL MASSING CONCEPTS

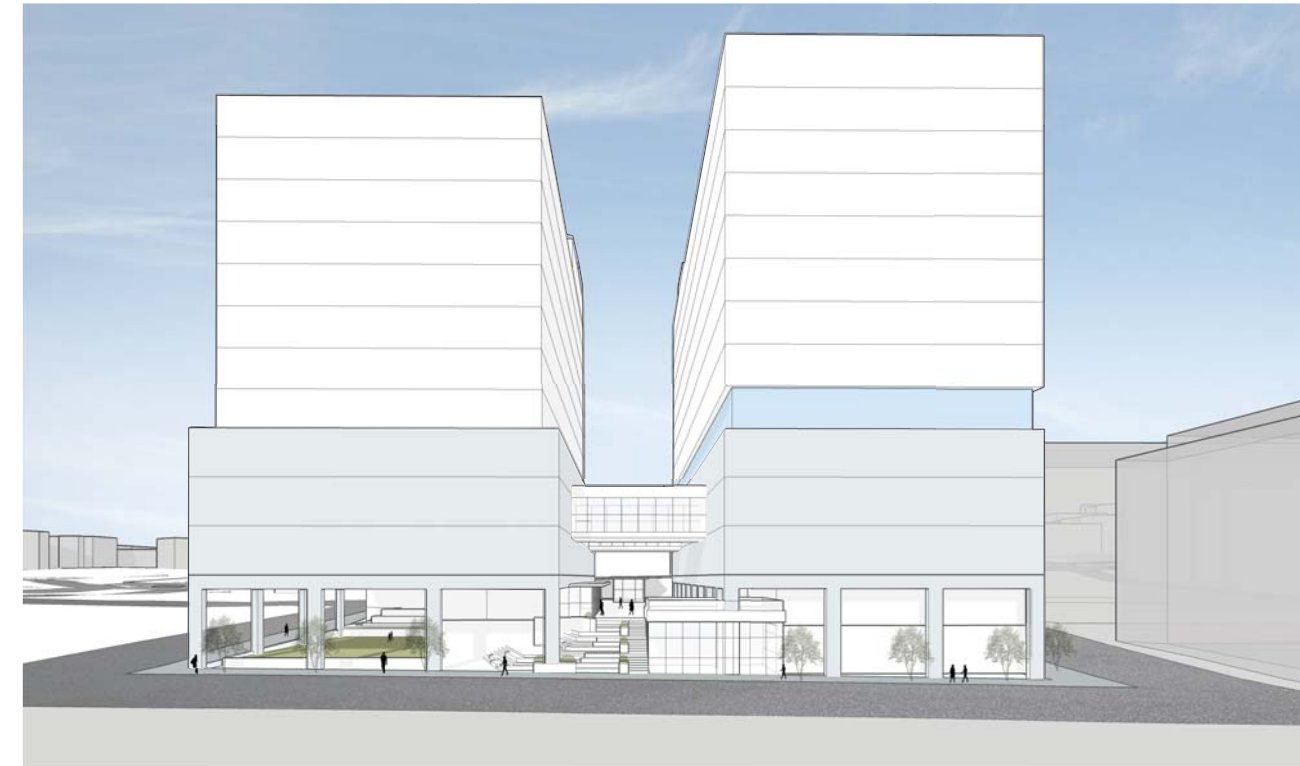
Option **3** - Preferred



PLAN - DEXTER AVE N LEVEL



PLAN - 8TH AVE N LEVEL



8TH AVE N - THROUGH-BLOCK



8TH AVE N - THROUGH-BLOCK

APPENDIX

Ground Plane Diagram

