



1601 DEXTER AVE N
DESIGN REVIEW BOARD
EARLY DESIGN GUIDANCE
February 28, 2018
SDCI Project: #3027594



d/Arch LLC
2412 Westlake Ave. N, Suite 3 Seattle, WA98109
206.547.1761 | www.darchllc.com

Table of Contents

4	Project information
6	Context Analysis: Vicinity
8	Context Analysis: Land Use / Zoning
9	Context Analysis: Land Use / Transportation
10	Context Analysis: View Analysis
11	Context Analysis: Sun Path Analysis
12	Context Analysis: Streetscape
14	Site Analysis: Survey
15	Context Analysis: Land Use Code
16	Design Guideline Priorities
18	Context Analysis: Site Section
19	Design Options Summaries
20	Design Option 01
25	Design Option 02
30	Design Option 03 (Preferred)
36	Design Development
40	Landscape Design
43	Departures
46	d/Arch Projects

Owner/Design Team

Project Owner:
Wang Brothers Investments, LLC

Architect
d/Arch LLC
2412 Westlake Ave N, Ste 3
Seattle, WA 98109
Phone: 206.547.1761
Contact: Matt Driscoll, AIA
e/ mattd@darchllc.com

Landscape Architect
Fazio & Associates
2224 NW Marklet St, Ste B
Seattle, WA 98107
Phone: 206.774.9490
Contact: Rob Fazio

Surveyor
Terrane
10801 Main Street, Suite 102
Bellevue, WA 98004
Phone: 425.458.4488



Proposal Summary

The proposed site is located within the Westlake area, which includes residential, mixed-use and water related uses. This project is located along Dexter Avenue, just north of Garfield Street at the corner. The site is about 4 miles distance from Downtown and 2 miles distance from Fremont. Most nearby buildings in the neighborhood are mixed-use and multi-family residential projects. The site is proposed for rezoning following the MHA requirement, which would increase the height from it's current 40 feet to 55 feet.

Existing Uses & Structures

The project site is comprised of two parcels under single ownership. The south parcel is an athletic club and the north one is an office building. Both of them are wood framed structures. Parking is located along Garfield Street and a few on-site.

All existing structures and paved surfaces located on the project site are proposed to be demolished with the new project occupying the entirety of the site.

Physical Features

The site drops approximately 30' from the high NW corner to the low SE corner.

Adjacencies

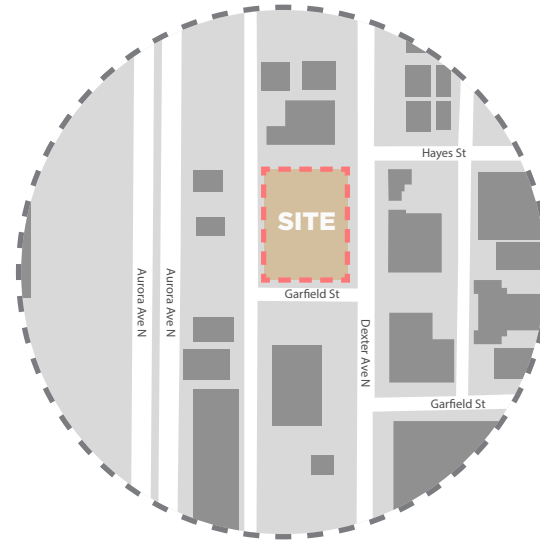
Westlake Ave, Lake Union, buses to Fremont and Downtown Seattle.

Program

The proposed project is a seven-story mixed-use residential building with roof top amenity areas for tenants. Commercial spaces are located facing Dexter Ave N. at ground level with residential units located on levels above. The building is east facing with primary access from Dexter Ave. N. Parking is located below grade at level 2 and is accessed from Garfield Street on the South facade of the building.

Project Details

Address	1601 Dexter Ave N. Seattle, WA 98109
DPD Project #	3027594
Residential Units	65
Total GSF	53,922 GSF
Parking Area	9,894 GSF Below grade
Residential Area	31,345 SF
Commercial Area	2 Commercial Spaces 3,717 SF
Parking Area	35 Stalls 5,200 SF





1



2



3



4



5



6



7



8



9

- 1 GAS WORKS PARK
- 2 THOMAS C. WALES PARK
- 3 QUEEN ANNE ELEMENTARY SCHOOL
- 4 P-PATCH COMMUNITY GARDENS
- 5 SWEDISH CLUB
- 6 Q13 FOX, KCPQ-TV STATION
- 7 BHY KRACKE PARK
- 8 ASSOCIATED GENERAL CONTRACTORS
- 9 MOHAI MUSEUM

There are a number of new developments to the south of the site especially near Lake Union. There are a few major recently completed developments such as One Lakefront, Westlake Steps and Dexter Hayes.

Housing developers have been building new vibrant, texturally interesting, and modern projects.



BUILT PROJECTS



DEXTER HAYES
1701 Dexter Ave N
4-story
Mixed-Use
Design Cues: Urban Pattern and Form



LAKE UNION TOWER
766 Garfield St
8-Story
Mixed Use
CS-3 Architectural Context & Character



ONE LAKEFRONT
1287 Westlake Ave N
7-Story
Mixed Use
CS-1 Natural Systems and Site Features



WESTLAKE STEPS
1207 Westlake Ave N
7-Story
Mixed Use
CS-2 Urban Pattern and Form



SUMMIT AT LAKE UNION
1735 Dexter Ave N
8-Story
Mixed Use
CS-2 Urban Pattern and Form



DEXTER LAKE UNION
1215 Dexter Ave N
7-Story
Mixed Use
CS-1 Natural Systems and Site Features

PROPOSED PROJECTS

BUILT PROJECTS

- A DEXTER HAYES
- B ONE LAKEFRONT
- C SUMMIT AT LAKE UNION
- D LAKE UNION TOWER
- E WESTLAKE STEPS
- F DEXTER LAKE UNION

PROPOSED PROJECTS

- 1 1600 DEXTER
- 2 1622 AURORA
- 3 1511 DEXTER APT.
- 4 1405 DEXTER
- 5 1402 AURORA AVE N
- 6 1319 DEXTER AVE N
- 7 1202 5TH AVE N
- 8 1228 5TH AVE N
- 9 GENEVA SUITES



1600 DEXTER
1600 & 1612 Dexter Ave N
6-story
Mixed-Use
DC-4 Exterior Materials and Finishes



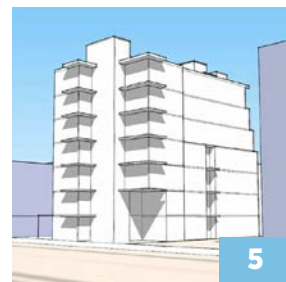
1622 AURORA
1622 Aurora Ave N
7-story
Mixed-Use
DC-1 Project Uses & Activities



1511 DEXTER APT.
1511 Dexter Ave N
6-story
Multi-family
PL-3 Street-Level Interaction



1405 DEXTER
1405 Dexter Ave N
10-Story
Mixed use
DC-1 Project Uses & Activities



1402 AURORA AVE N
1402 Aurora Ave N
11-Story
Mixed-Use



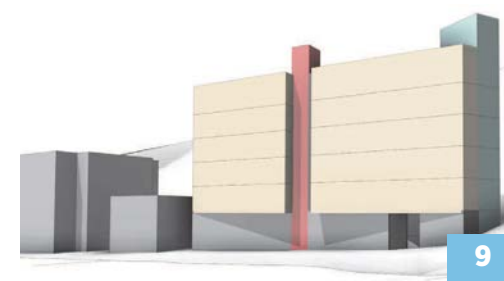
1319 DEXTER AVE N
1319 Dexter Ave N
7-Story
Mixed use
DC-4 Exterior Materials and Finishes



1202 5TH AVE N
1202 5th Ave N
3-Story
Residential
DC-4 Exterior Materials and Finishes



1228 5TH AVE N
1228 5th Ave N
4-Story
Residential
DC-3 Open Space Concept



GENEVA SUITES
1945 Aurora Ave N
6-Story
Mixed Use

Neighborhood Zoning

Overview

Parcel 8807900260 & 8807900255

















Lot Area 10,820 (108' x 100') sf

Zoning NC 3P-55 (M)
 Currently in NC3P-40 zone

Overlay None

Street Classification Dexter Ave N (Major Arterial/ Class II Pedestrian)

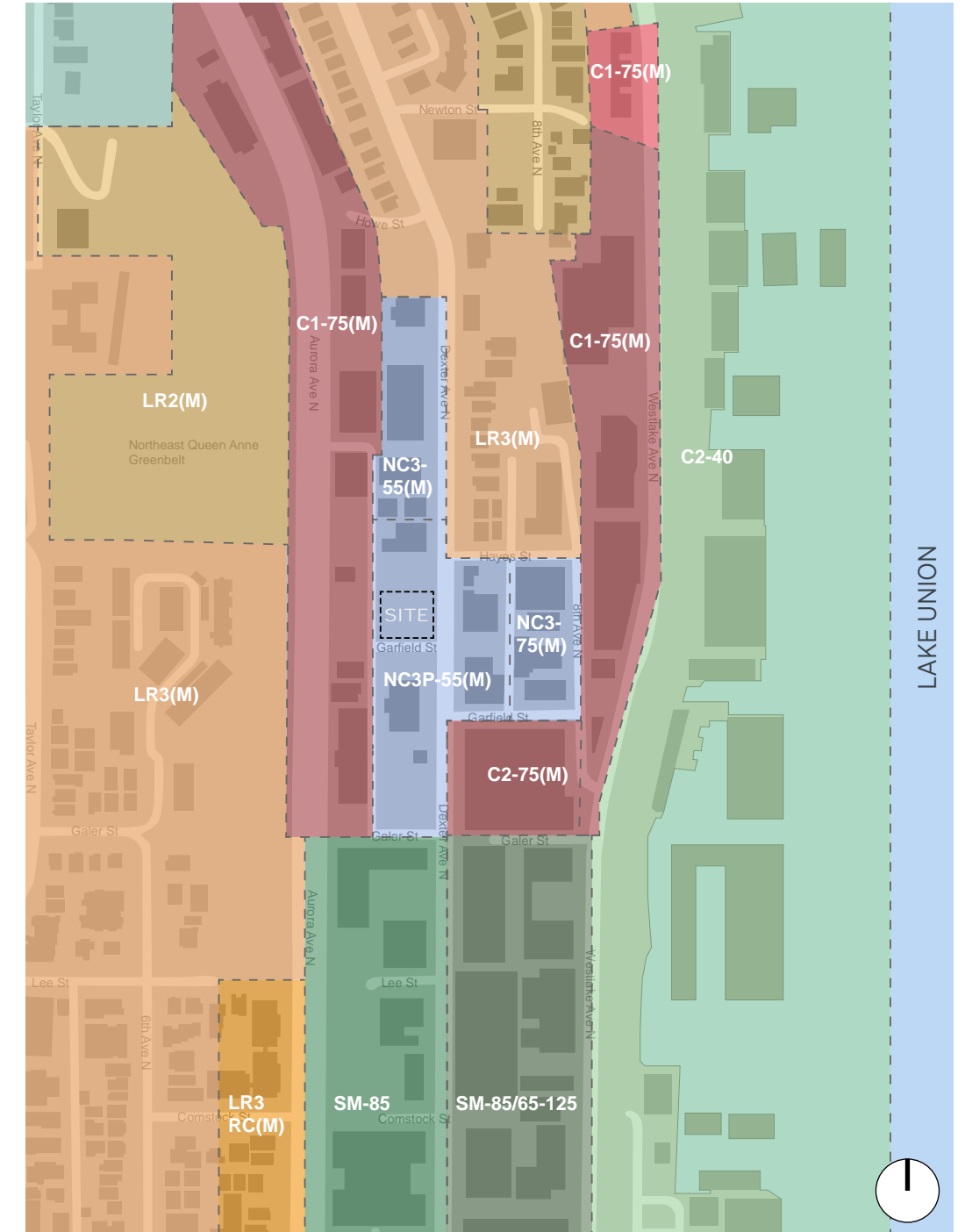
Frequent Transit Yes
 Bus stops within 10 min. walking:
 Dexter Ave. N & Howe St.
 Dexter Ave. N & Galer St.
 Aurora Ave. N & Ray Moore Bridge
 Westlake Ave. N & Crockett St
 Westlake Ave. N & 8th Ave. N

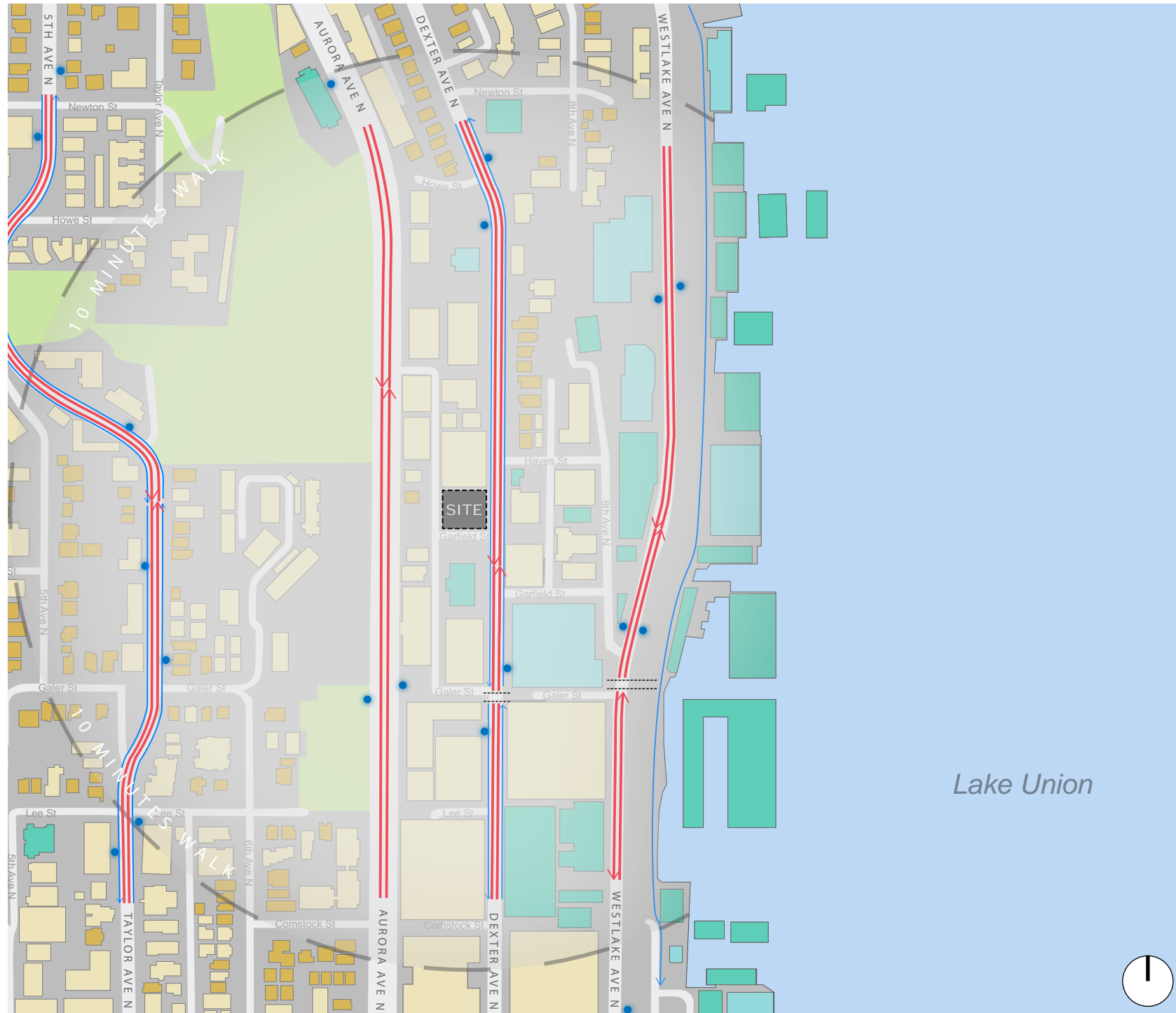
 C1-40	 C2-65	 NC3-65	 C2-40
 C1-55	 NC3-40	 LR-2	 SF-5000
 C1-65	 NC3P-40	 LR-3	 SM-SLU 100/65-145
 C1-75	 NC3P-55	 LR-3 RC	 SM-SLU 100/95

Existing Zoning Map (NC 3P-40)



HALA Upzone Map (NC3P-55(M))





The site is located on the corner of Dexter Ave N, and Garfield Street. Surrounding area consists of offices and mixed use residential buildings. To the north of the site there is a recently built mixed-use project. To the north of that there are multi-family projects and a few single family houses. The site also has access to several bus stops within a 10 minute walking range. This gives the site access to bus routes; 3, 4, 5, 26, 28, 40, 62 and the E-line. These lines give the site access to bus routes to Fremont, Ballard, Northgate, Downtown, Shoreline, Greenlake, and the International District.

SITE VIEWS

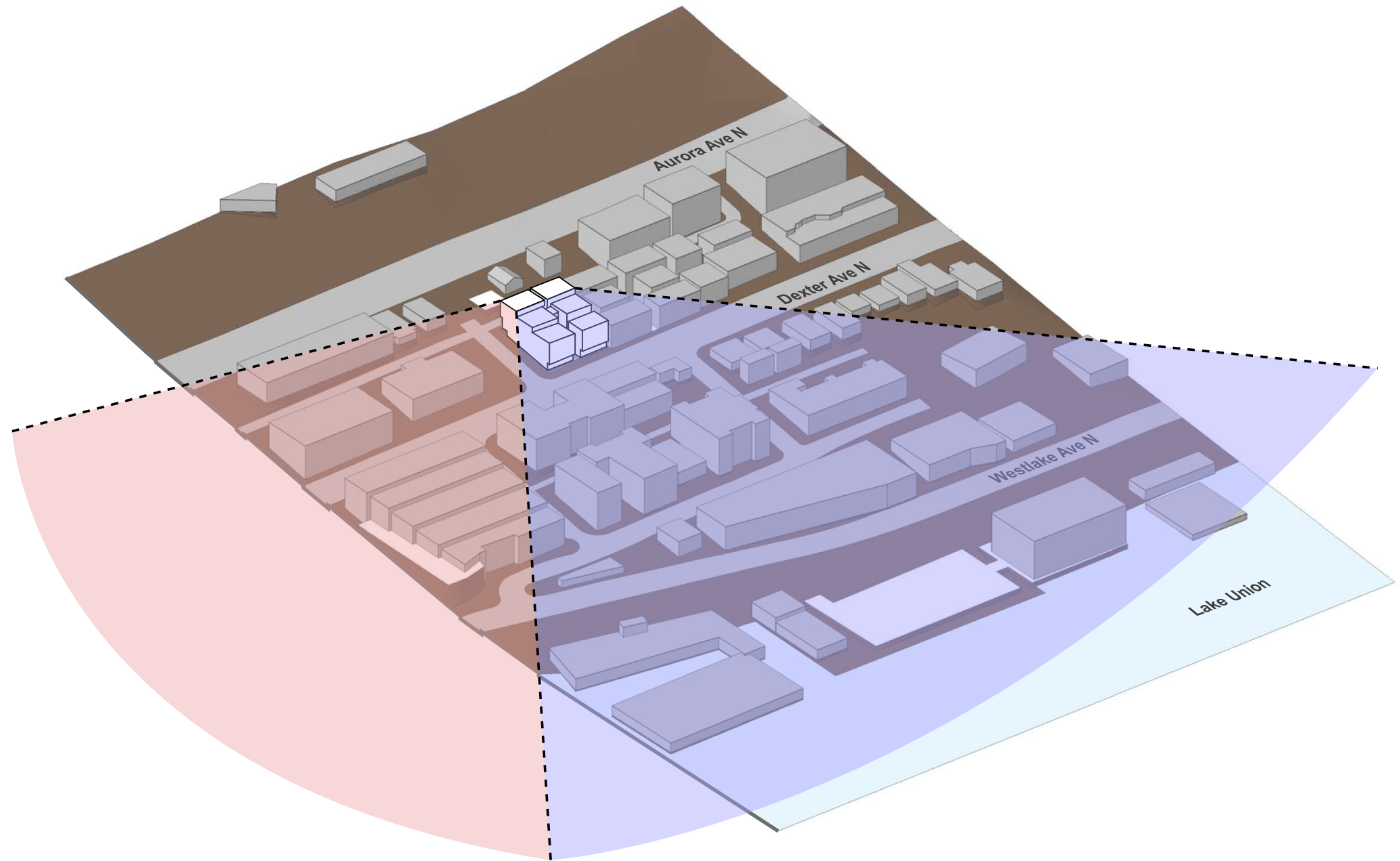
The project is designed to take maximum advantage of the views that are offered by the site. These views are enhanced by the easterly slope away from the building offering clear views for the upper floors. The upper floor amenity spaces allow the tenants to experience this view towards Lake Union, Gas Works Park, and downtown to the south.

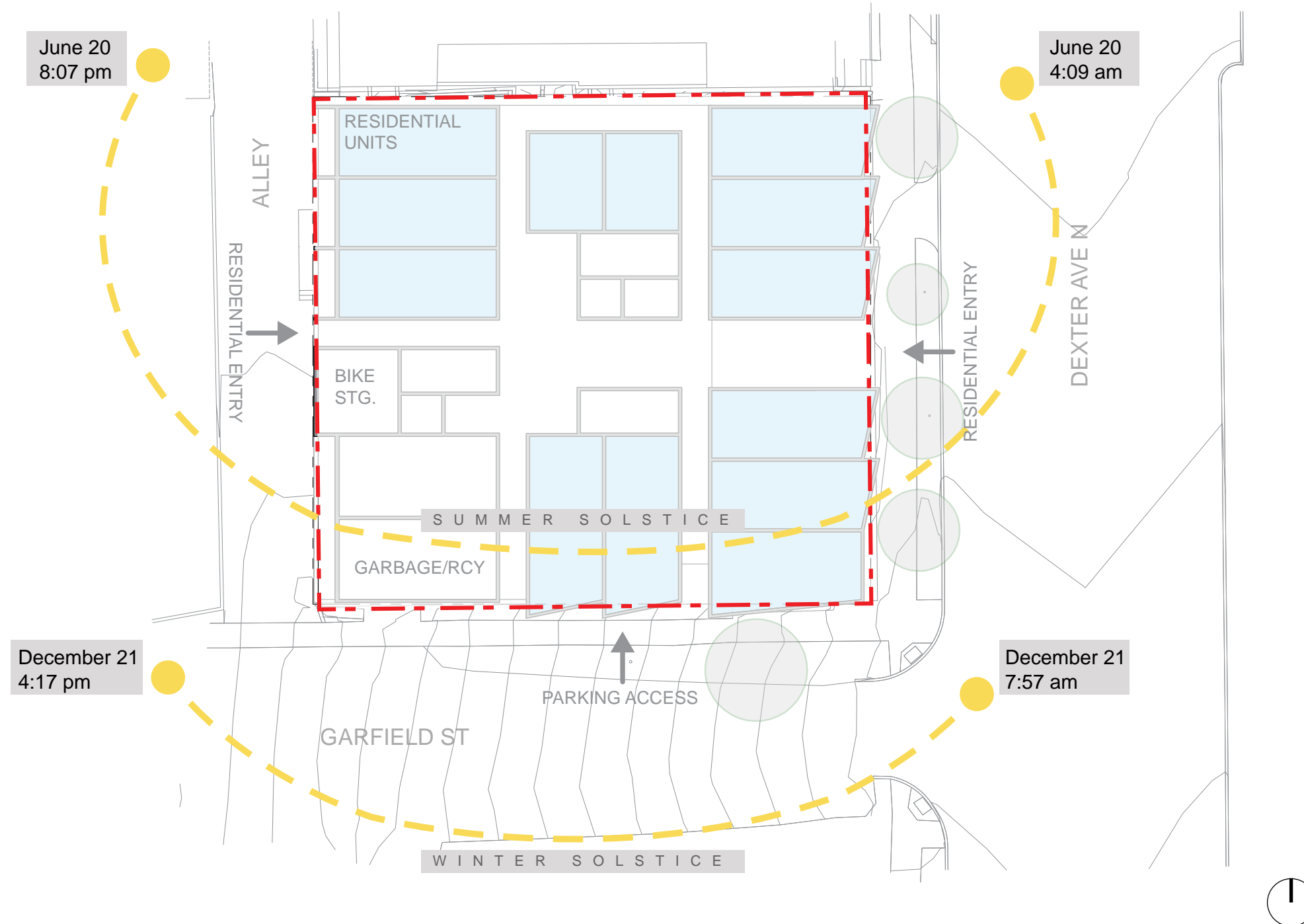


View Towards DOWNTOWN



View Towards LAKE UNION





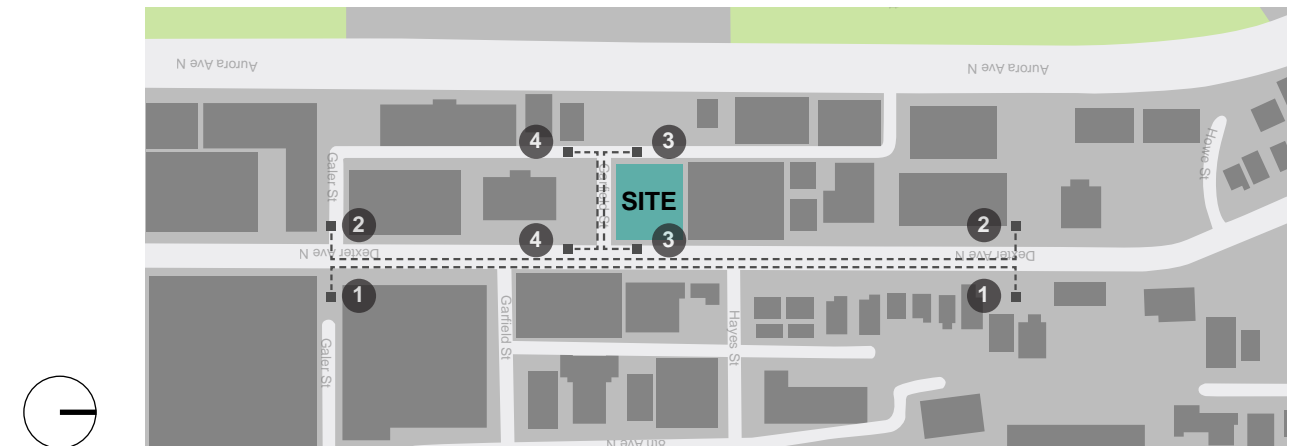
The sun path throughout the year will provide natural light into most of the units of the project. Sunlight into the north of the project is blocked by the neighboring building but according to the sun path it is a negligible reduction to the natural light that can be utilized by the project. During the summer months direct sunlight will be available from the east and west of the project, however during the winter months the low angle of the sun only provides indirect lighting into east and west spaces and direct daylighting to the south facade.



1 Dexter Ave N towards East



2 Dexter Ave N towards West



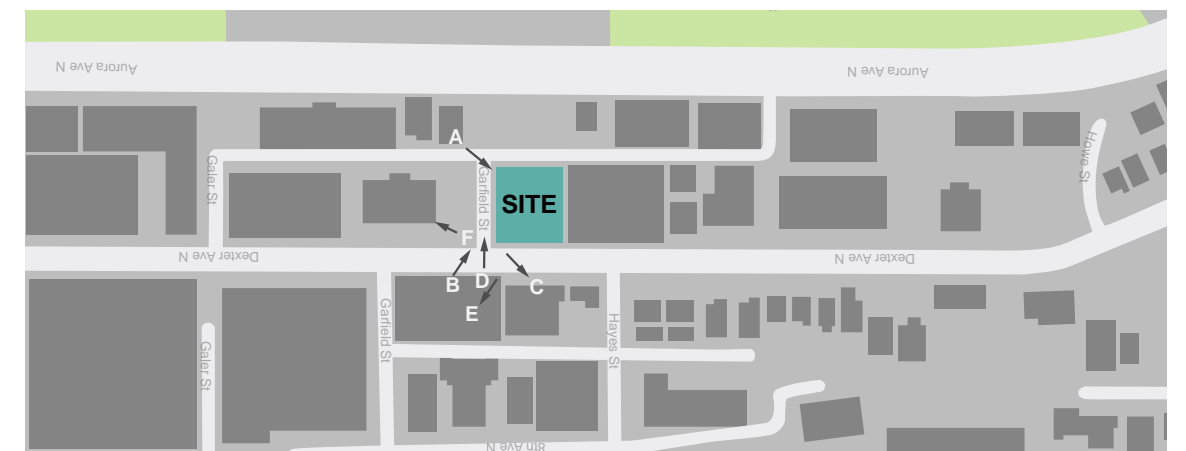
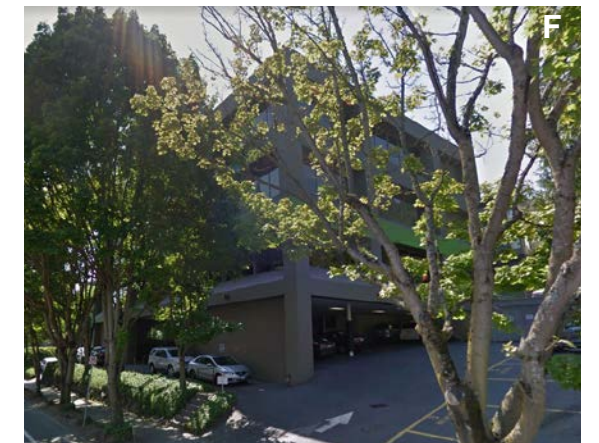


3 Garfield St Towards North

OPPOSITE OF SITE Alley Dexter Ave N

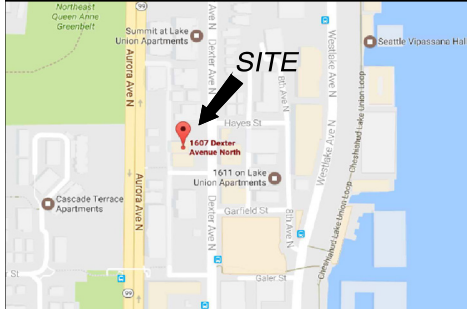


4 Garfield St Towards South



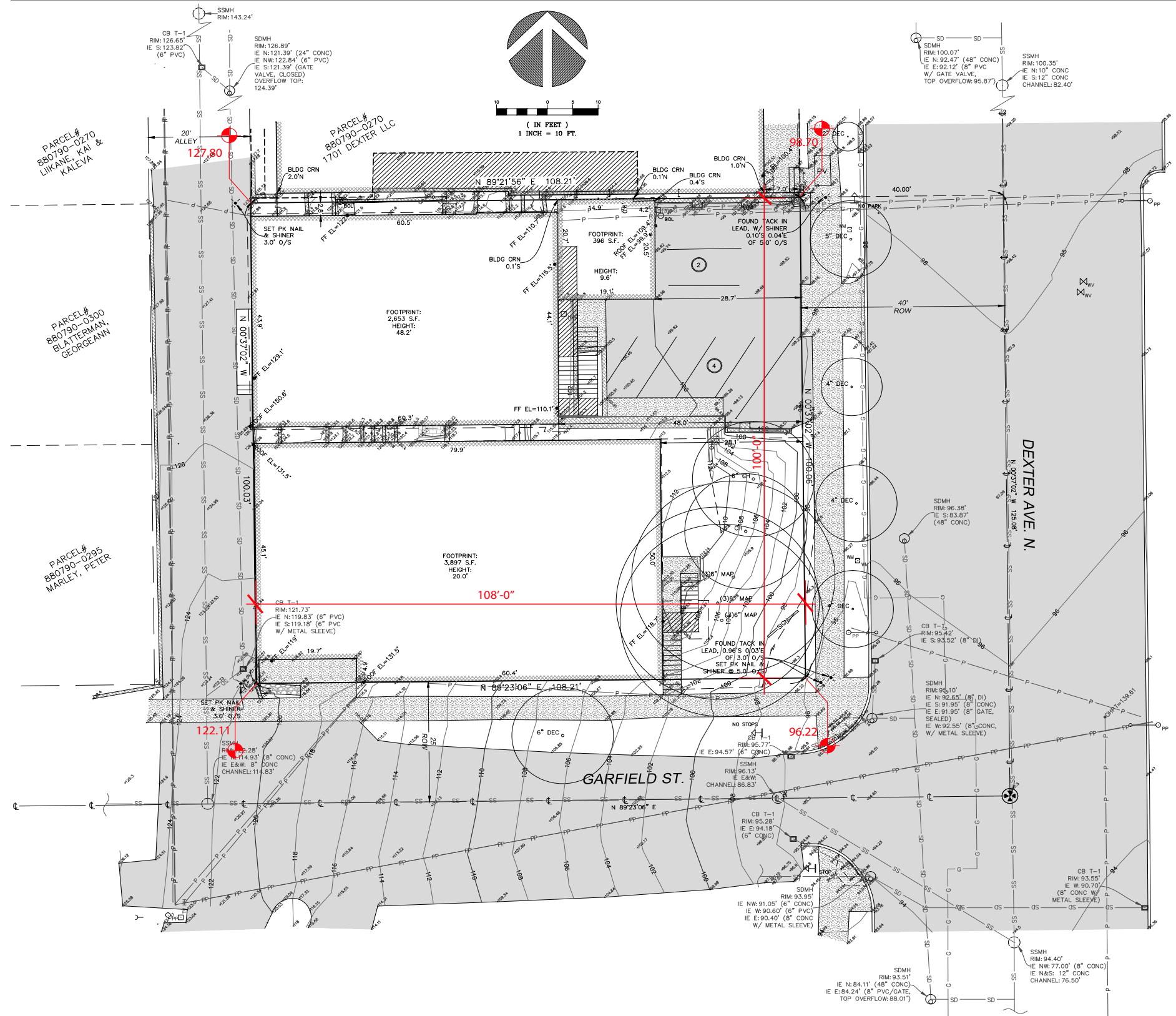
BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPTS RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

VICINITY MAP
N.T.S.



LEGEND

- FOUND CASIED MONUMENT
- BRASS SURFACE MONUMENT
- NAIL, FOUND/SET AS NOTED
- BOLLARD/POST
- GAS VALVE
- SIGN
- POWER POLE
- GUY POLE
- POWER POLE, W/ LUMINAIRE
- POWER METER
- POWER VAULT
- PILE
- CABLE HAND HOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- TYPE 1, CATCH BASIN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TREE, TYPE & SIZE
- FENCE (WOOD)
- GAS LINE
- POWER LINE
- SEWER LINE
- DRAINAGE LINE
- BUILDING
- RETAINING WALL
- ASPHALT SURFACE
- BRICK SURFACE
- CONCRETE SURFACE



Zoning: NC 3P-55 Mandatory Housing Affordability

(The following are applicable to all three alternative schemes)

KING COUNTY PARCEL

- 8807900255, 8807900260

SMC 23.47A.004**PERMITTED AND PROHIBITED USES**

- The project is within a pedestrian-designed zone, Dexter Ave N is designed is a principal pedestrian street.
- In pedestrian-designated zones, live-work units shall not occupy more than 20 percent of the street-level street-facing facade along designated principle pedestrian street.

SMC 23.47A.013**FLOOR AREA RATIO (FAR) LIMITS**

- The maximum FAR limit for NC 3P-55 zone with a mandatory housing affordability suffix is **3.75**.

SMC 23.47A.012**STRUCTURE HEIGHT**

- Base height limit of 55' above average grade.
- 2 foot additional for insulation material, rooftop decks, or soil for landscaping if enclosed by parapets.
- 4 foot additional allowed for parapets.
- Stair penthouses may extend 15 Feet above allowed height limit.
- Elevator penthouses may extend 16 Feet above allowed height limit.

SMC 23.47A.014**SETBACKS REQUIREMENTS**

- No setbacks required

SMC 23.47A.024**AMENITY AREA**

- 5% of total gross floor area of structure in residential use shall be provided as amenity area.
- No min. dimension for private amenity area; Except 10 Feet at side property line.
- Common Amenity Area: min. 250 sf and 10 Feet min. dimension; Accessible to all units.
- 50% ground amenity area landscaped.

SMC 23.47A.016**LANDSCAPING AND SCREENING STANDARDS**

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

SMC 23.47A.022**LIGHT AND GLARE STANDARDS**

- Directed away from adjacent properties.

SMC 23.47.032**PARKING LOCATION AND ACCESS**

- Access to parking shall be from the alley if the lot abuts an alley.
- If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the street lot line pursuant to subsection 23.47A.032.C

SMC 23.47A.030**REQUIRED PARKING**

- Nonresidential: No parking is required for first 1500 sf of each business establishment.
- Residential: 1 space per dwelling unit.
- Bicycle Parking: for residential use, 1 per 4 dwelling units; for non-residential use, 1 space per 12,000 sf for long term eating and drinking establishments, 1 space per 4,000 sf for short term eating and drinking establishments.

SMC 23.47A.024**SOLID WASTE & RECYCLE**

- 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 .
- 12 Feet min. horizontal dimension.

CS-1 Natural Systems and Site Features

Residential units primarily face East and South to take advantage of morning and mid-day sun. The units will have large operable windows for ventilation. The open corridors allow natural ventilation and sunlight into the interior of the building. As a response to the topography of the site, the project steps down the hill from West to East following the slope of Garfield St. The parking garage is buried into the hill and accessed midway up Garfield St at level 2. Planting and green areas will be provided at the roof terraces to provide storm water management, natural features, and for the enjoyment of the residents. Street trees and landscaping will be provided along Dexter Ave N and Garfield St per SDOT standards.

CS-2 Urban Pattern and Form

The corner location of the project will give it prominence in the streetscape. The commercial space along Dexter Ave N will extend the mixed-use pattern of the neighborhood. The project fits into the scale of adjacent projects and projects proposed to the South and across Dexter Ave N. The open entry courtyard, commercial setback and transparency connects the building to the sidewalk. Commercial spaces are located at the corner of Garfield street and Dexter Ave N. The residential entry between the two commercial spaces and the stepping of the building breaks the facade and reduces the scale of the facade.

CS-3 Architectural Context and Character

The proposed project is designed using the slope to inform the parti of the building. The centralized courtyard also serves to emphasize community spaces of the building by making it a focal point. The public entry corridor and set back commercial space creates a space for the public to interact with the building and provides emphasis to the building entry.

PL-1 Connectivity

The proposed project connects and engages with the pedestrian experience of Dexter Ave N by providing an active sidewalk with commercial spaces with high levels of transparency and landscaped publicly accessible patio space. Setting the commercial area back from the street wall increases the amount of publicly accessible space for pedestrians. This space also provides overhead weather protection along Dexter Ave. N. The public space is located to capture the southern and eastern sunlight during the morning and mid day.

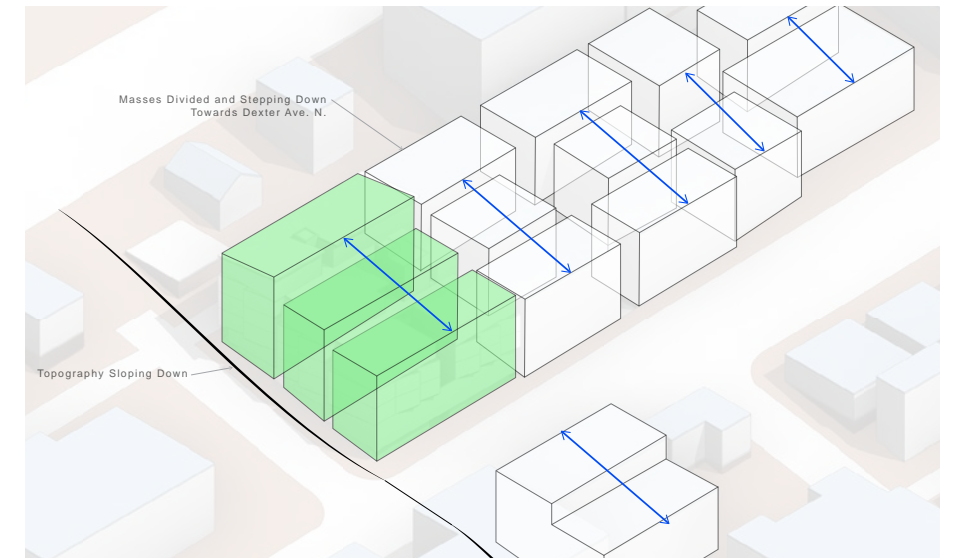
PL-2 Walkability

The residential entry and the commercial patios are all designed to meet the sidewalk at Dexter Ave. N which allows those spaces to have the maximum level of street accessibility. The parking access meets the street at the sloping grade off of Garfield

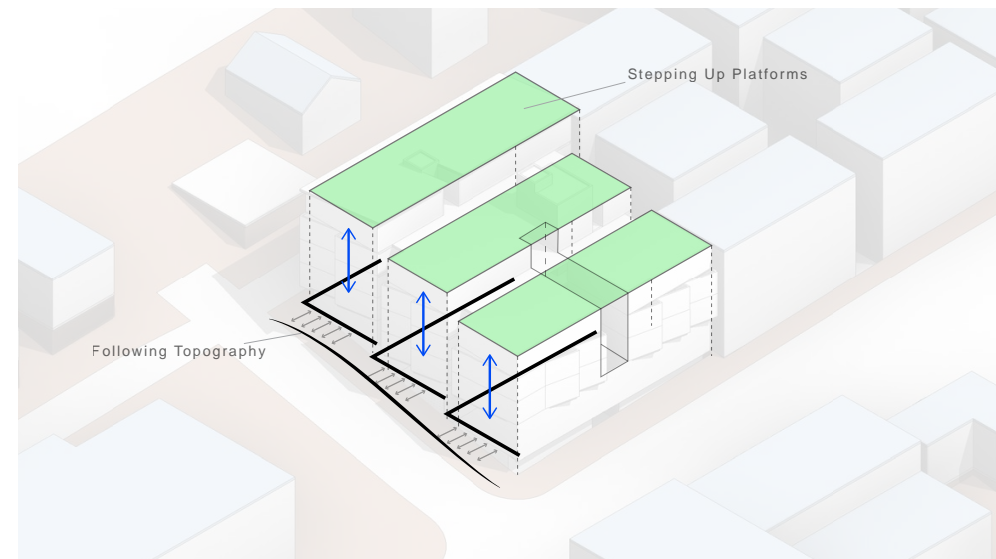
St. and enters at level 2 of the building.

PL-3 Street-Level Interaction

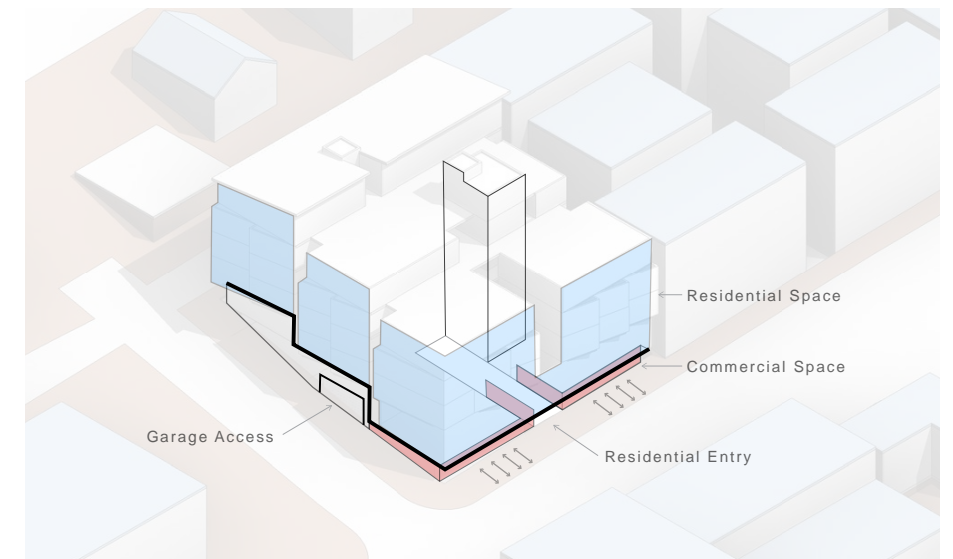
The main entry to the building is centrally located and has a direct connection to the public outdoor and retail patio at the front of the building. The residential lobby is accessed between the commercial spaces. This allows the entry space to maintain a high level of transparency and connection to the public commercial patios. Dwelling units begin at level 2 of the proposed building. The only units that are located at ground level are located at the west alley. The retail space in the building is located directly adjacent to the primary street and has a prominent corner location. The space will be composed of large storefront windows that allow pedestrians to engage with the spaces visually. The commercial edge is stepped back from the property line to create an open pedestrian accessible retail patio area. Providing the building with an indoor / outdoor connection.



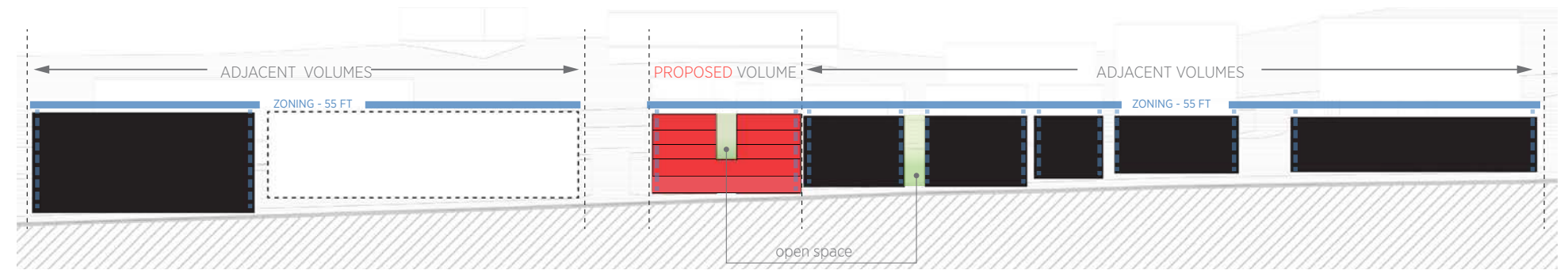
CS-3 Architectural Context and Character



CS-1 Natural Systems and Site Features



PL-3 Street-Level Interaction



CS-2 Urban Pattern and Form

PL-4 Active Transportation

The primary entrance of the building is located within a block of public transportation and has access to several bus stops and routes within a 10 minute walking radius. Bike Storage has been provided as part of the building program and is accessed from the alley and Dexter Ave N. The site is located along Dexter Ave N which is a bicycle route and has easy access to the Lake Union bicycle path.

DC-1 Project Uses & Activities

The most public uses of the proposed project are located along Dexter Ave N: commercial spaces and covered patios for pedestrian access. Parking is located at level 2 and residential units are on each floor above level 2. The residential amenity rooftops are located at level 3, 6, & 7 and each is oriented east in order to utilize the best views towards Lake Union. Garage access is located off Garfield St and the entry is at level 2. The garage can accommodate 35 stalls, composed of a car lift and several standard ADA stalls. Trash and recycling areas are located and accessed from the west alley and are not visible from pedestrian areas.

DC-2 Architectural Concept:

The building massing is organized around the natural slope of the site. The high level of slope allows the building to be broken into stepping sections, which are consistent with surrounding buildings. The commercial street edge is recessed into the building to create an open public corner to add relief to the street wall and activate the pedestrian space. Bays are added to the south & east facades in order to break up the street wall and facilitate views from the units down Dexter Ave N and towards Lake Union and Downtown Seattle. The building massing is organized into the commercial base off Dexter Ave N. Bays add a differentiation between the commercial facade. The overhanging residential floors and the articulation of the units by the addition of the bays adds to the human scale of the building. The overhang of the residential units and canopy provides weather protection for the commercial floors. The transparency of the commercial spaces gives the pedestrian space an open feel. The proposal is also considering building materials that emphasize a human scale.

DC-3 Open Space Concept

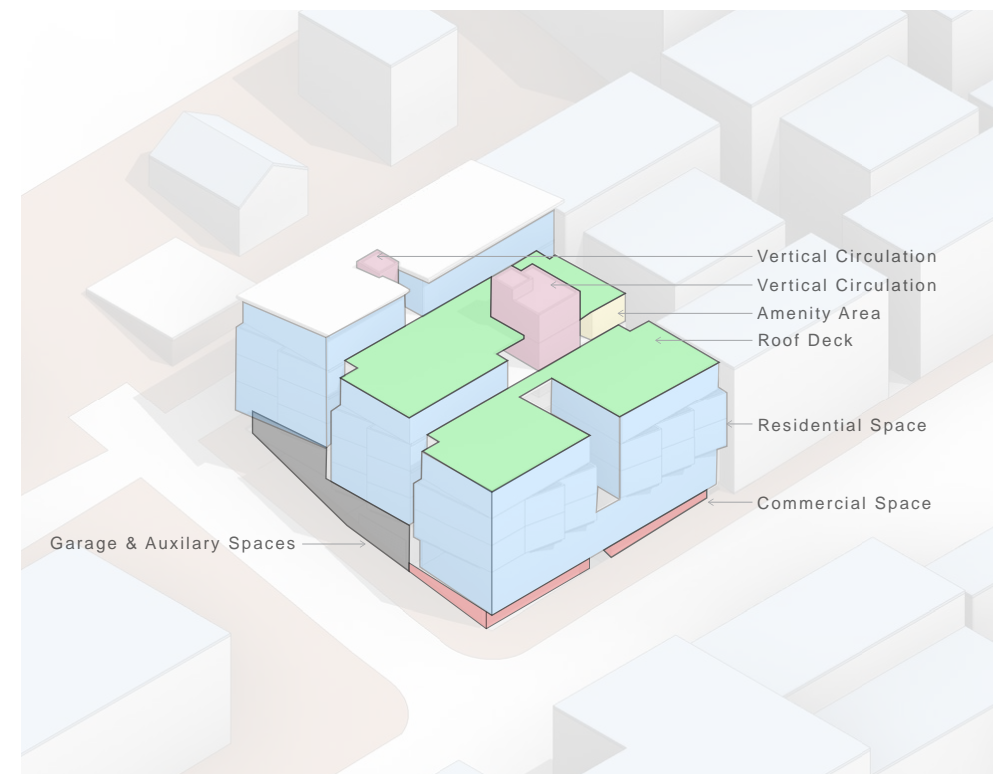
The proposed project has a centralized courtyard for tenants located at level 3 and provides a focal point for the building. The rooftop amenity spaces also provide a method for engaging the tenants with the neighborhood and surrounding pedestrian spaces. The building's landscaped commercial patios and residential entry also provides an extension to the pedestrian sidewalk and the transparency at the base provides a blurring of the transition from open space to enclosed space. The set back commercial spaces provides the building with a commercial patio, and access to the building. The space will function as a neighborhood focal point and gathering

space. Courtyards and open spaces will be designed with a mixture of hardscape and landscape. They will also be composed of circulation spaces and designed to optimize views for tenants into the surrounding areas.

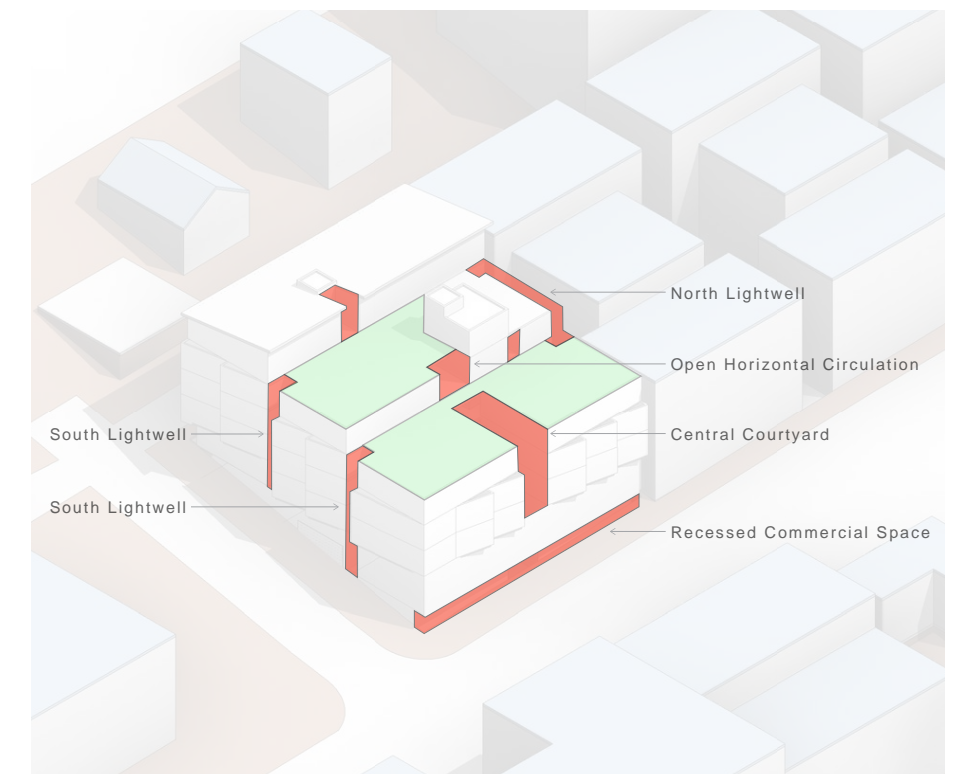
DC-4 Exterior Materials and Finishes

The proposed design will utilize high quality materials that contribute to the overall character of Dexter Ave. Materials will be selected to compliment neighboring and developing projects within the neighborhood. The selected materials will also emphasize the human scale and the relationship the building has to the pedestrian street. The design of the building will incorporate signage into the overall design.

Lighting will be designed to increase security for residents and pedestrians while creating a welcoming atmosphere for the commercial and public spaces of the building. Landscaping will be developed to emphasize the public and commercial spaces of the building and develop the building as a focal point on Dexter Ave. The stepping residential courtyard and the centralized residential courtyard will be developed as hardscape and landscape. Several invasive trees along Dexter Ave N. and Garfield St will be removed and replaced by new site trees.



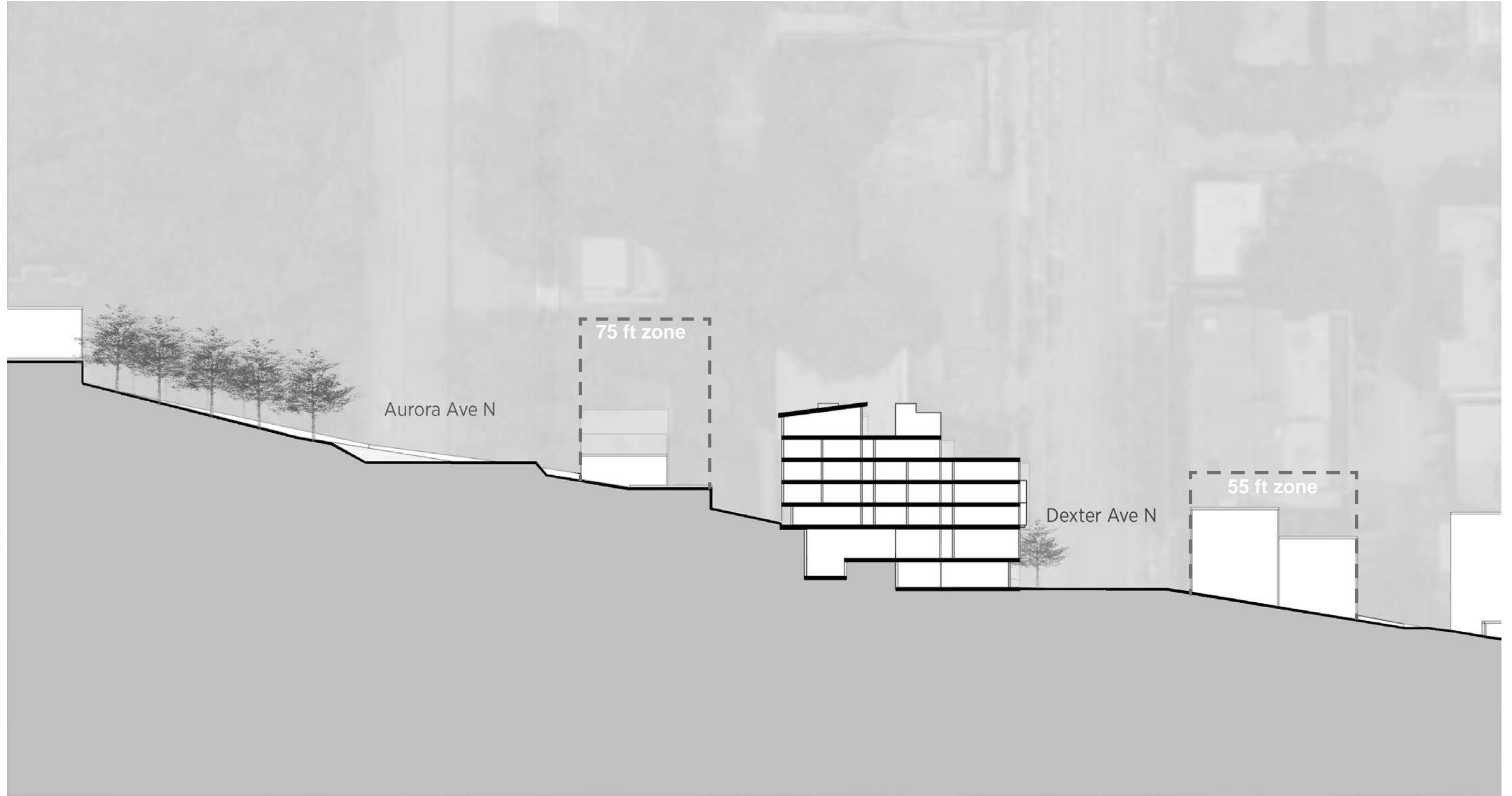
DC-1 Project Uses & Activities



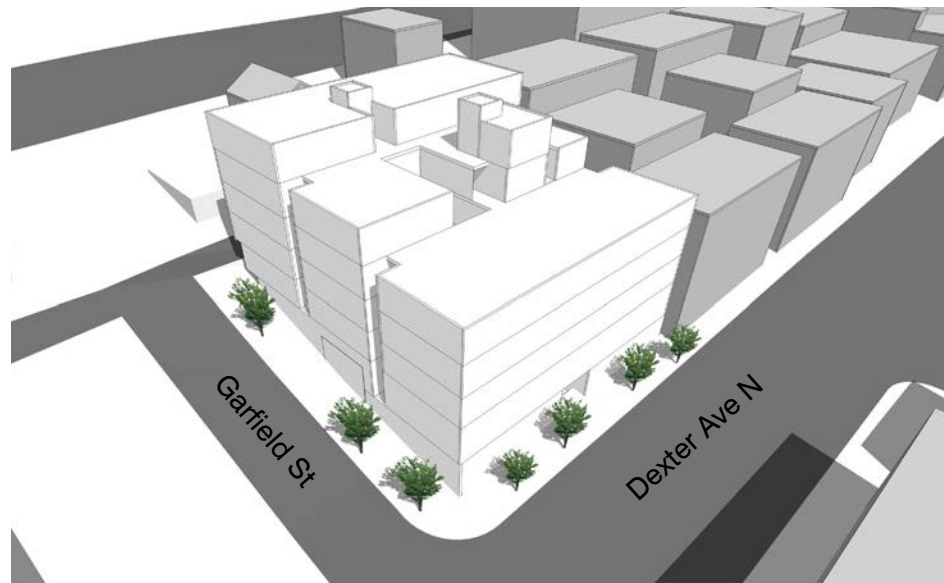
DC-3 Open Space Concept



CS-2 Urban Pattern and Form



Option 01



Unit Count	68
Total Floor Area	46,042 GSF
Total Residential Floor Area	31,379 GSF
Total Commercial Area	3,717 GSF
Total Parking Area	5,200 GSF
Provided Parking Spaces	35 Stalls
Provided Bicycle Storage	20 Stalls
Bicycle Storage Area	295 GSF
FAR Proposed	3.49
FAR Allowed	3.75
Amenity Area Provided	4,584 GSF
Amenity Area Required	1,982 GSF

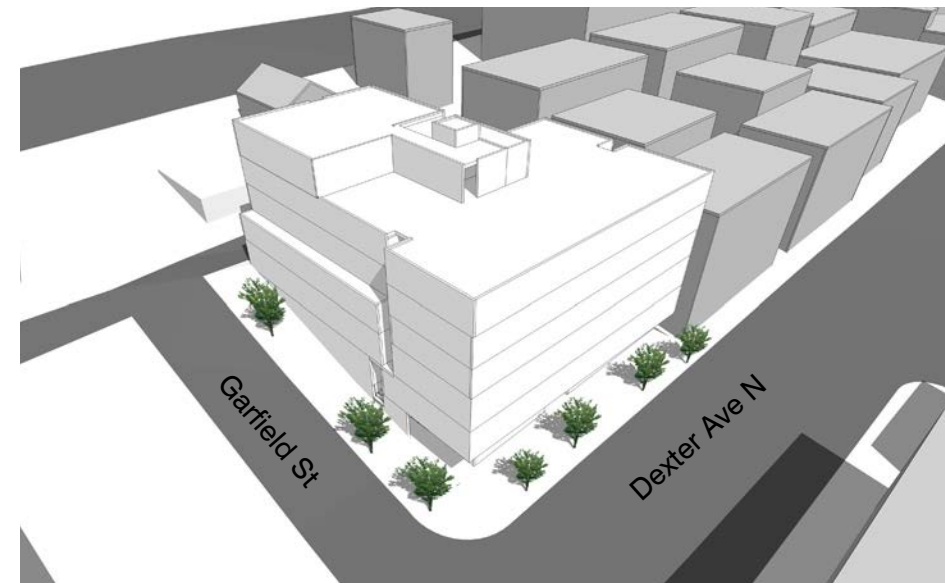
Pros

- + Maximizes unit views towards Lake Union on levels 2-5
- + Maximizes residential square footage
- + Maximizes commercial square footage
- + Maximizes green roof space
- + Corner retail space
- + Central Courtyard space

Cons

- Outdoor spaces limited to rooftop spaces
- No street frontage relief
- Departure needed for parking garage entry on Garfield St

Option 02 (Code Compliant)



Unit Count	65
Total Floor Area	44,456 GSF
Total Residential Floor Area	29,493 GSF
Total Commercial Area	2,412 GSF
Total Parking Area	5,651 GSF
Provided Bicycle Storage	20 Stalls
Bicycle Storage Area	685 GSF
Provided Parking Spaces	33 Stalls
FAR Proposed	3.75
FAR Allowed	3.75
Amenity Area Provided	4,000 GSF
Amenity Area Required	1,907 GSF

Pros

- + Provides alley accessed parking
- + Adds courtyard for west residential units
- + Adds open corridor for views through the courtyard
- + Adds additional podium for level 5
- + Simplifies the green roof space
- + Recessed corner commercial spaces
- + Reduces the stairways

Cons

- Reduced unit sizes
- Garage located on L3 to get access from alley, increasing blank facade portion on L3 along Garfield St.

Option 03 (Preferred)



Unit Count	65
Total Floor Area	46,007 GSF
Total Residential Floor Area	31,345 GSF
Total Commercial Area	3,717 GSF
Total Parking Area	5,200 GSF
Provided Bicycle Storage	20 Stalls
Bicycle Storage Area	295 GSF
Provided Parking Spaces	35 Stalls
FAR Proposed	3.44
FAR Allowed	3.75
Amenity Area Provided	4,584 GSF
Amenity Area Required	1,981 GSF

Pros

- + Angled bay windows create visual interests, orienting views towards southeastern corners and providing views for south side units towards the waterfront
- + Sculptured Street Corner
- + Open Courtyard is provided on L3, creating extra ventilation and sunlight into units, create visual green focus to the street, reducing the massing along the street
- + Visual multi-layers of green space

Cons

- Less green roof amenity comparing to Option 1
- Departure needed for parking garage entry on Garfield St instead of Alley
- Departure needed for bay windows in ROW.

Introduction

Data:

Unit Count	68
Total Floor Area	46,042 GSF
Total Residential Floor Area	31,379 GSF
Total Commercial Area	3,717 GSF
Total Parking Area	5,200 GSF
Provided Parking Spaces	35 Stalls
Provided Bicycle Storage	20 Stalls
Bicycle Storage Area	295 GSF
FAR Proposed	3.49
FAR Allowed	3.75
Amenity Area Provided	4,584 GSF
Amenity Area Required	1,982 GSF

Description

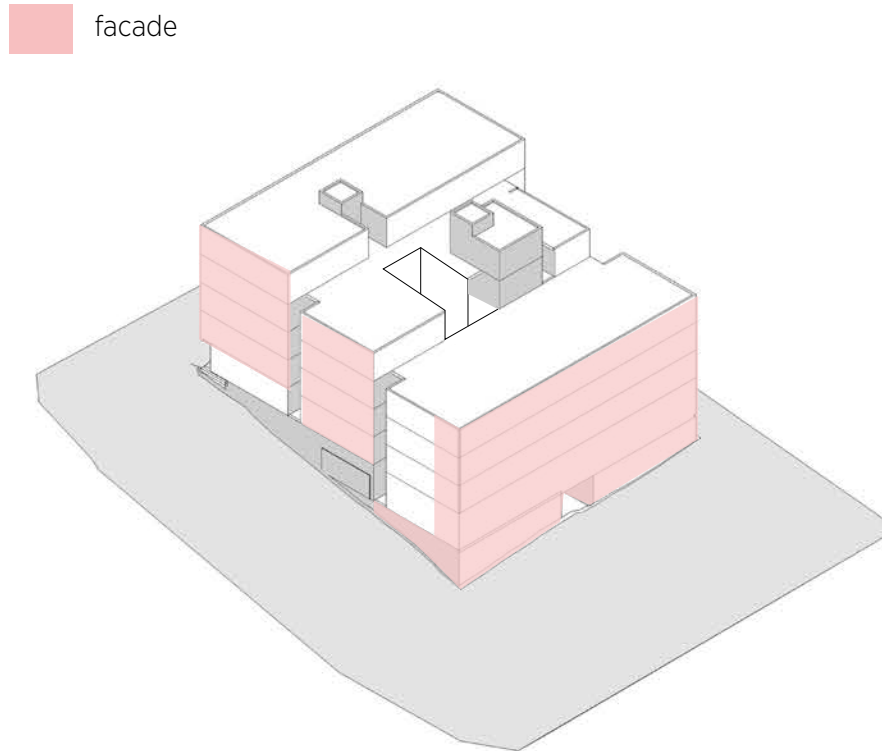
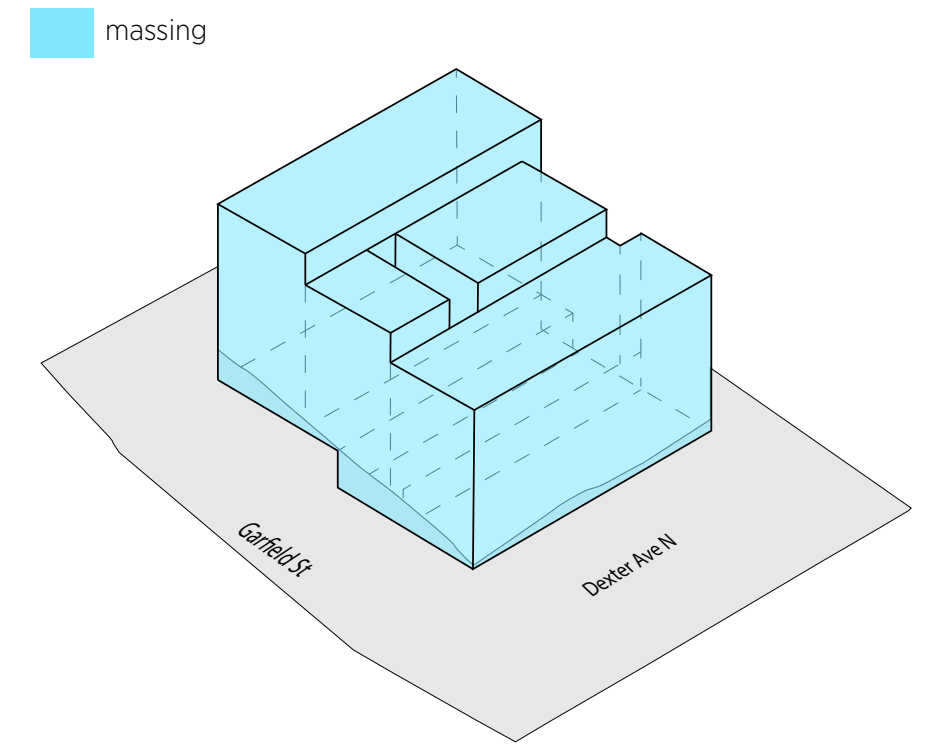
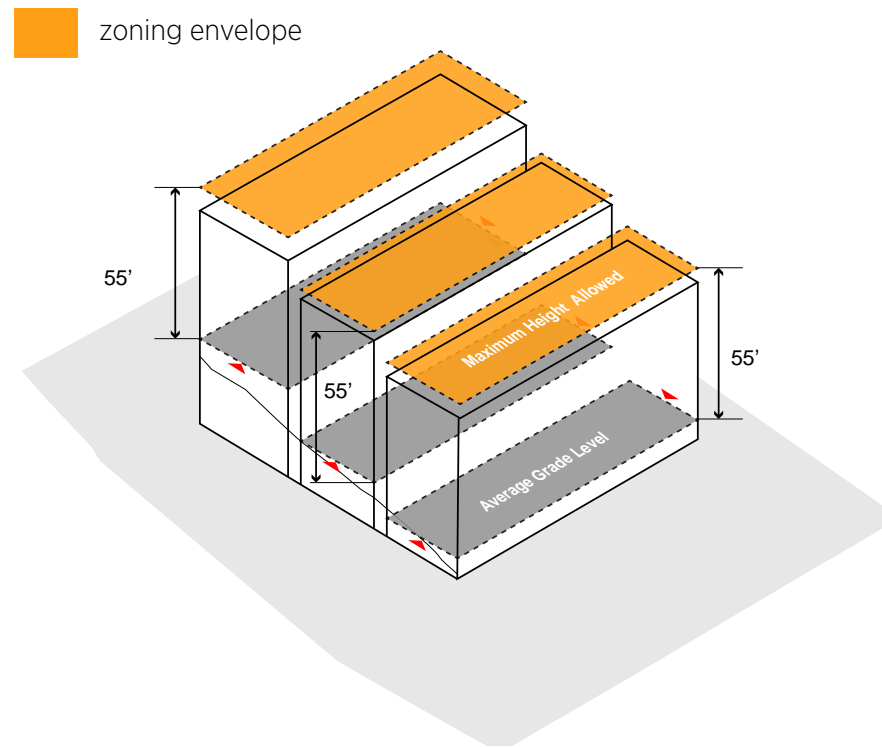
Design Alternative 01 is designed to maximize the footprint while responding to the heavy slope of the site and maintaining a consistent street wall. The height calculations divide the building into three sections which step down towards Lake Union. Parking is accessed off of Garfield St. and is located on the second floor of the building. Commercial spaces are located and accessed off Dexter Ave N. There are two commercial spaces separated by the major access spine which contains the residential entry lobby and access to the vertical circulation to the residential areas of the building. The alley behind the building to the west allows access to the residential sections of the building. Parking for cyclists and the trash rooms are located off this alley.

Pros

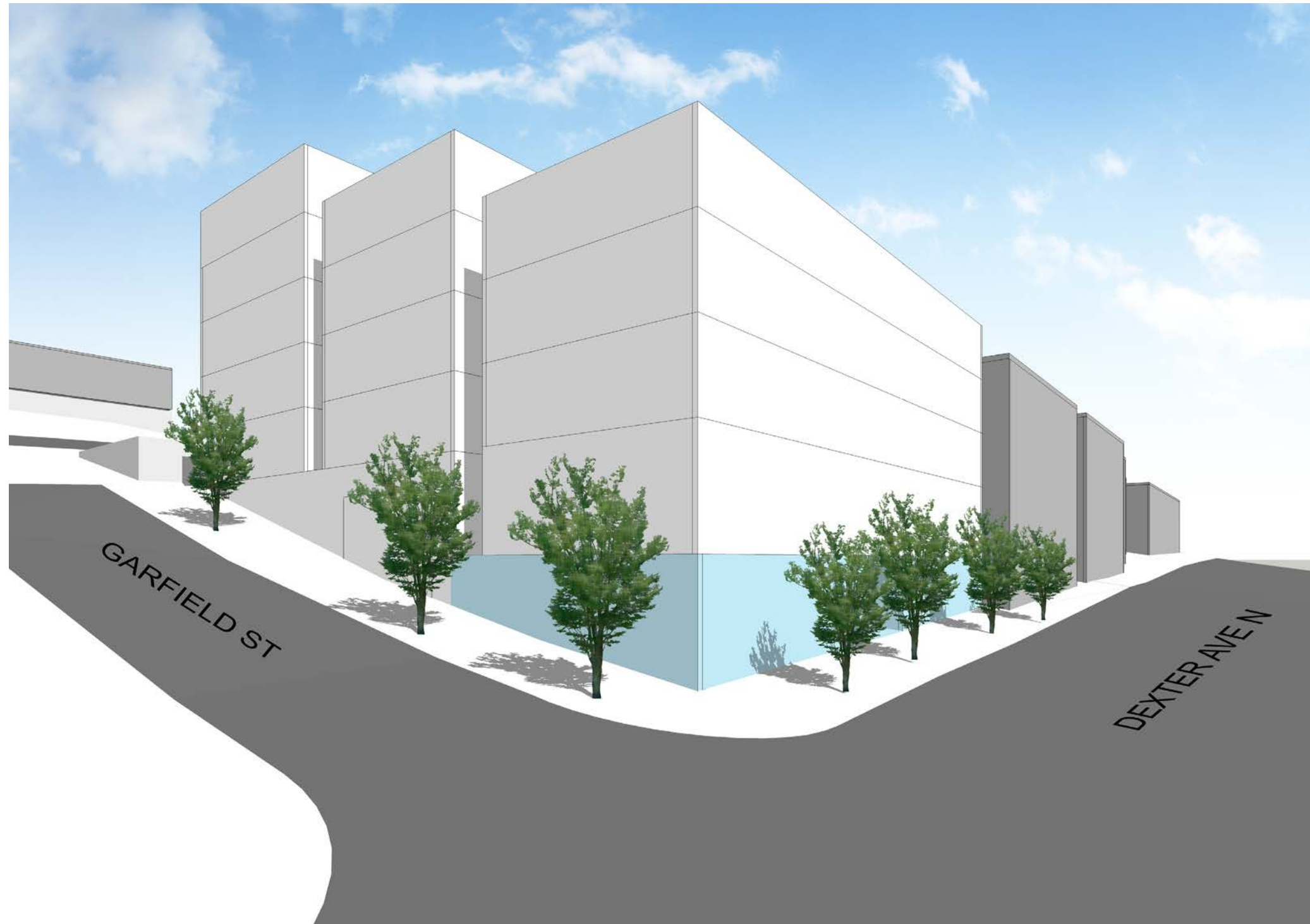
- + Maximize unit views towards lake union on levels 2-5
- + Maximize residential square footage
- + Maximize commercial square footage
- + Maximize green roof space
- + Corner retail space
- + Central Courtyard Space

Cons

- Outdoor spaces limited to rooftop spaces
- No street frontage relief
- Flat facade on Dexter Ave N
- Departure required for parking access off Garfield St.



Perspectives



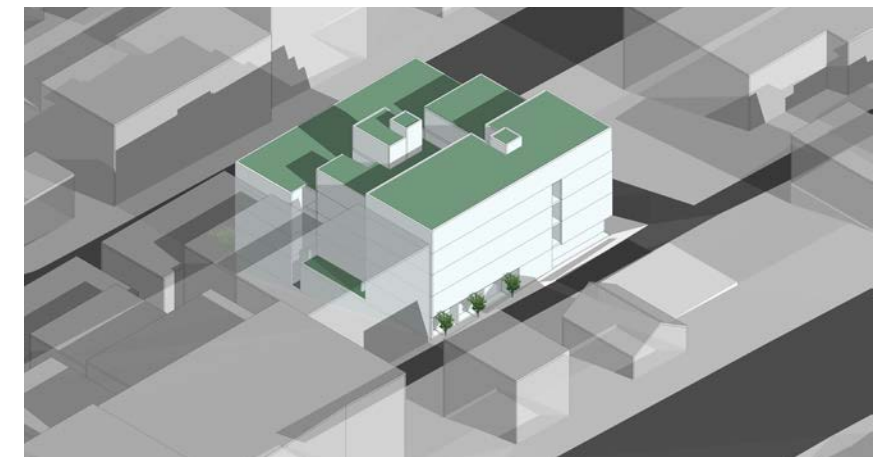
Southeast Corner Perspective



Southeast Aerial View

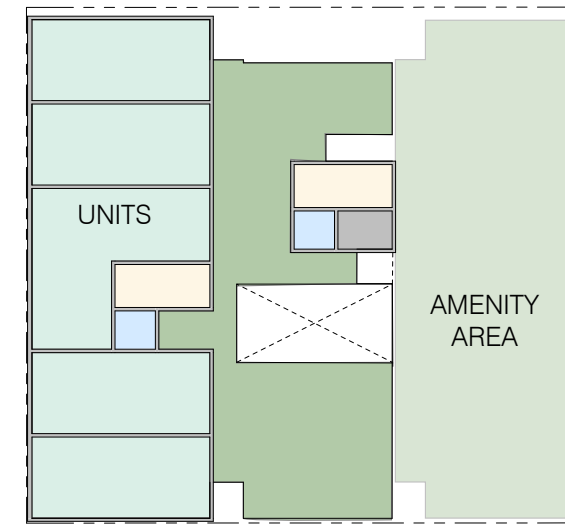
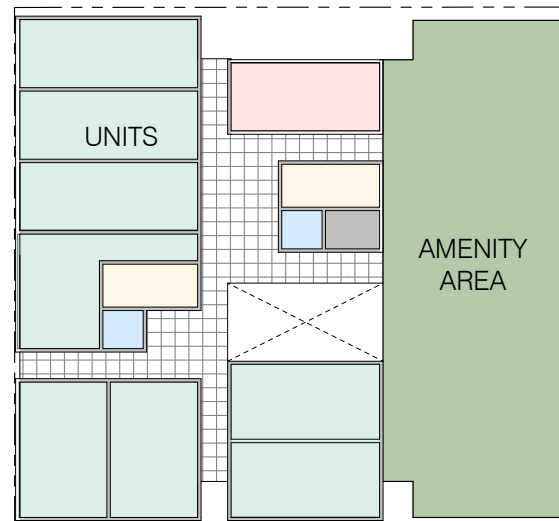
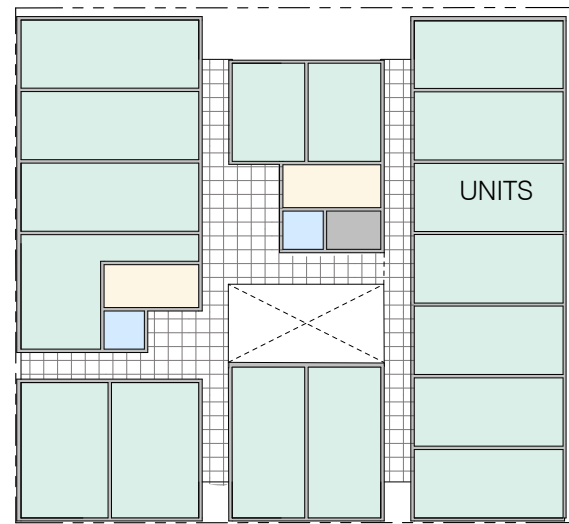
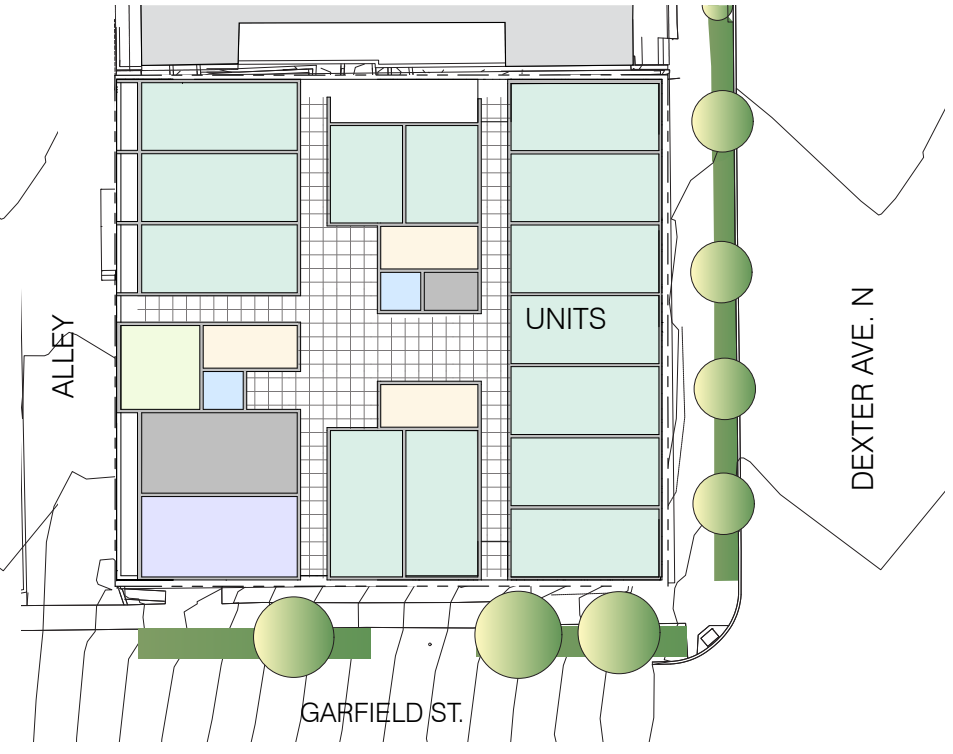
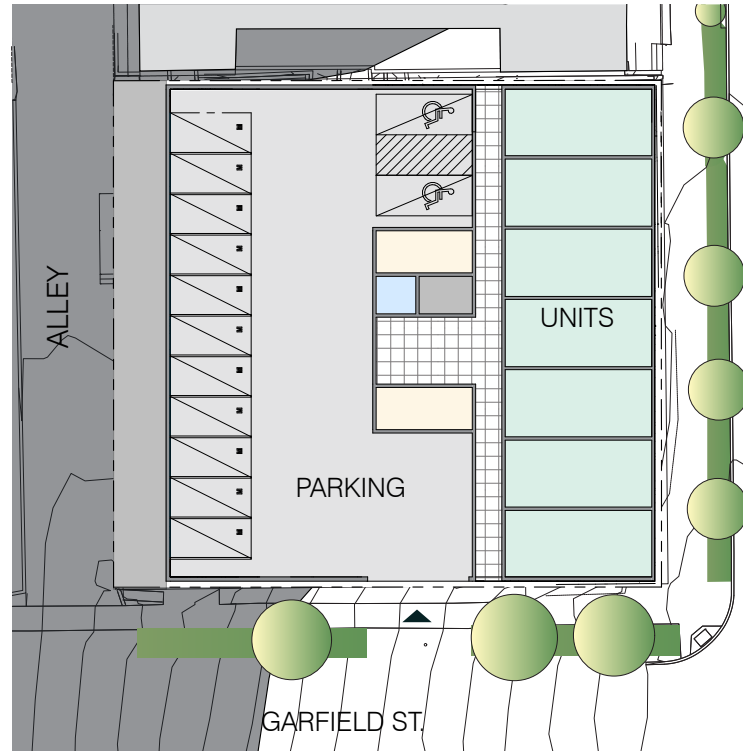
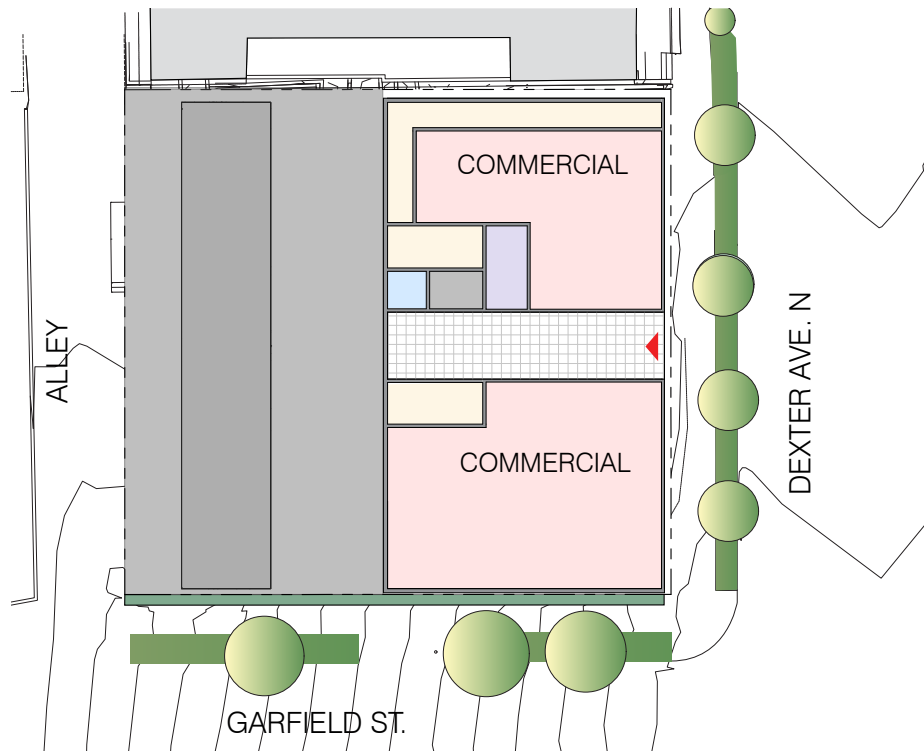


Northeast Street View



Northwest Aerial View

Plans



- Amenity
- Bicycle
- Commercial
- Elevator
- Garbage/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs

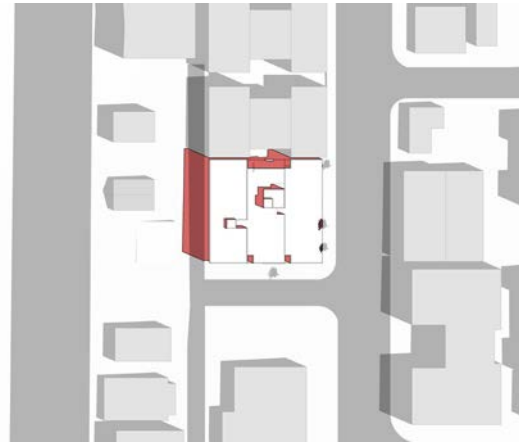


Shadow Study

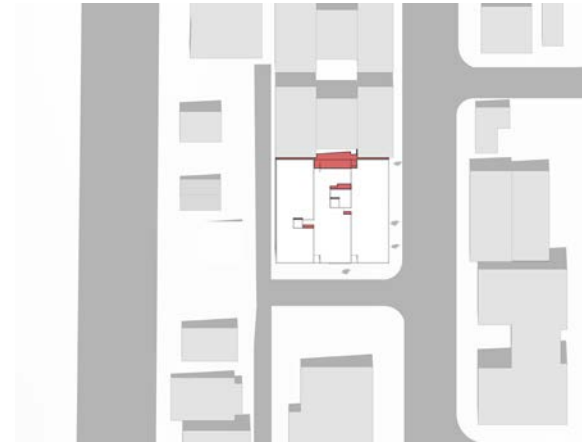
Shadow Study:

The site has ample sun exposure throughout the year, there's a slight exception in the winter, primarily due to the uphill slope to the west. The shadows cast by the proposed building do not appear to impact surrounding properties significantly.

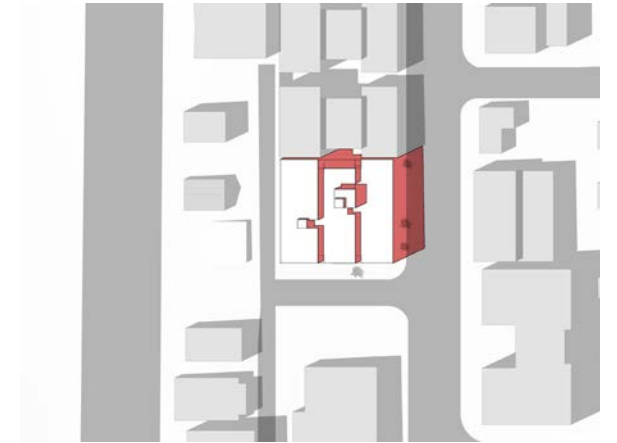
Summer Solstice - June 21 at 10am



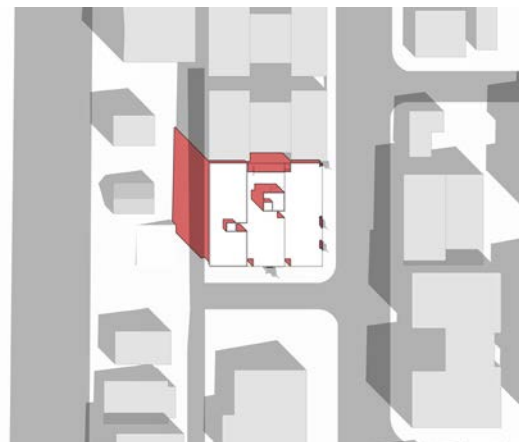
Summer Solstice - June 21 at 12pm



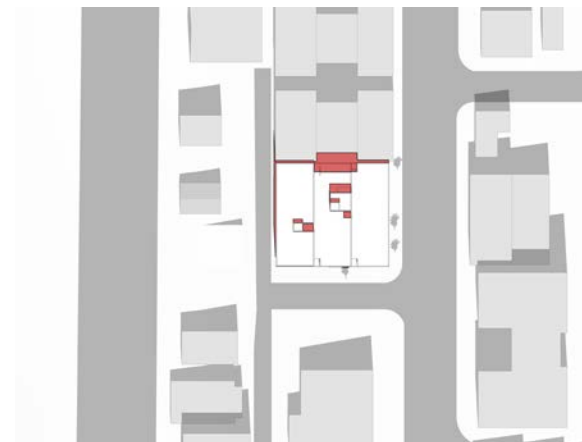
Summer Solstice - June 21 at 2pm



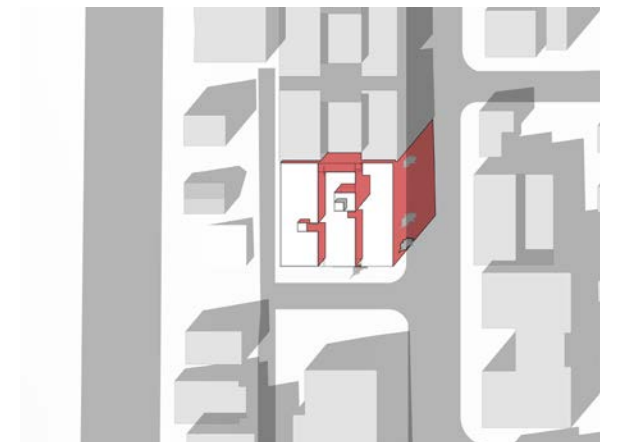
Equinox - March/September 21 at 10am



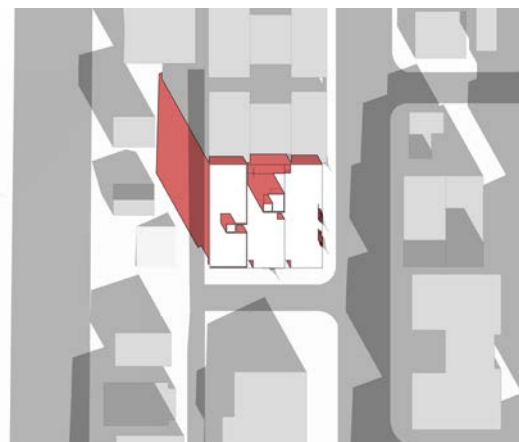
Equinox - March/September 21 at 12pm



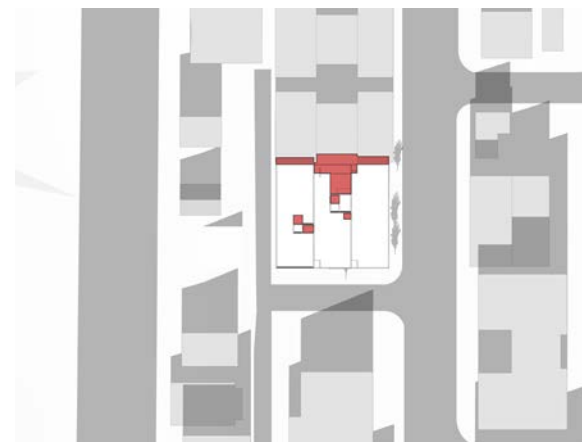
Equinox - March/September 21 at 2pm



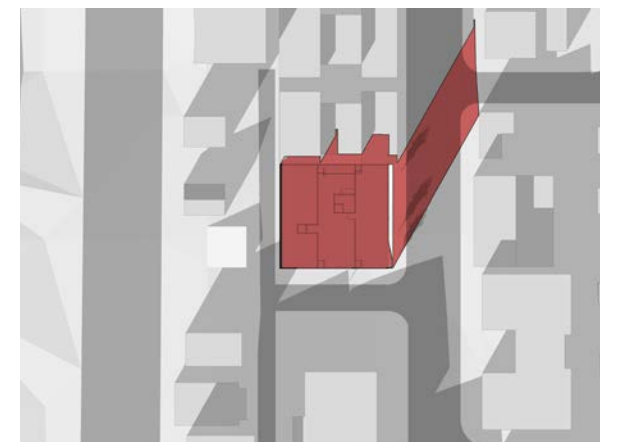
Winter Solstice - December 21 at 10am



Winter Solstice - December 21 at 12pm



Winter Solstice - December 21 at 2pm



Introduction

Data:

	7 Stories & Roof Amenity
Unit Count	65
Total Floor Area	44,456 GSF
Total Residential Floor Area	29,493 GSF
Total Commercial Area	2,412 GSF
Total Parking Area	5,651 GSF
Provided Bicycle Storage	20 Stalls
Bicycle Storage Area	685 GSF
Provided Parking Spaces	33 Stalls
FAR Proposed	3.75
FAR Allowed	3.75
Amenity Area Provided	4,000 GSF
Amenity Area Required	1,907 GSF

Description:

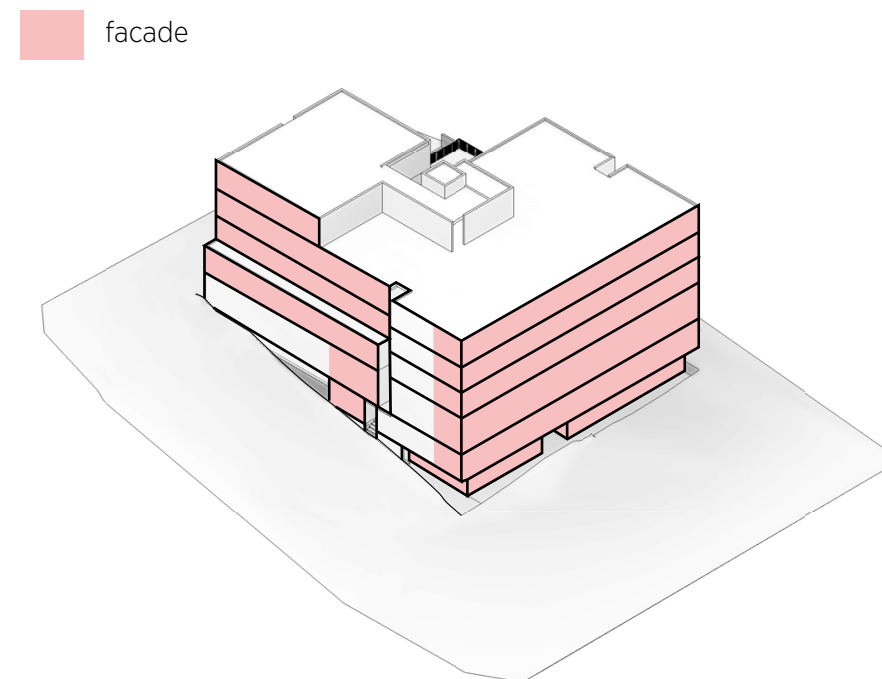
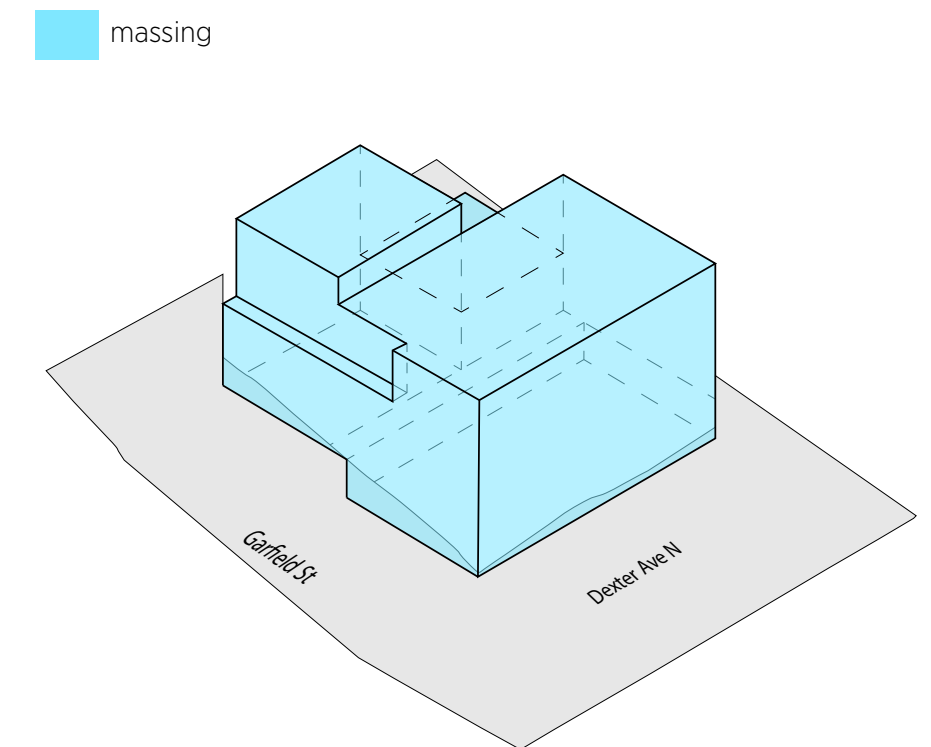
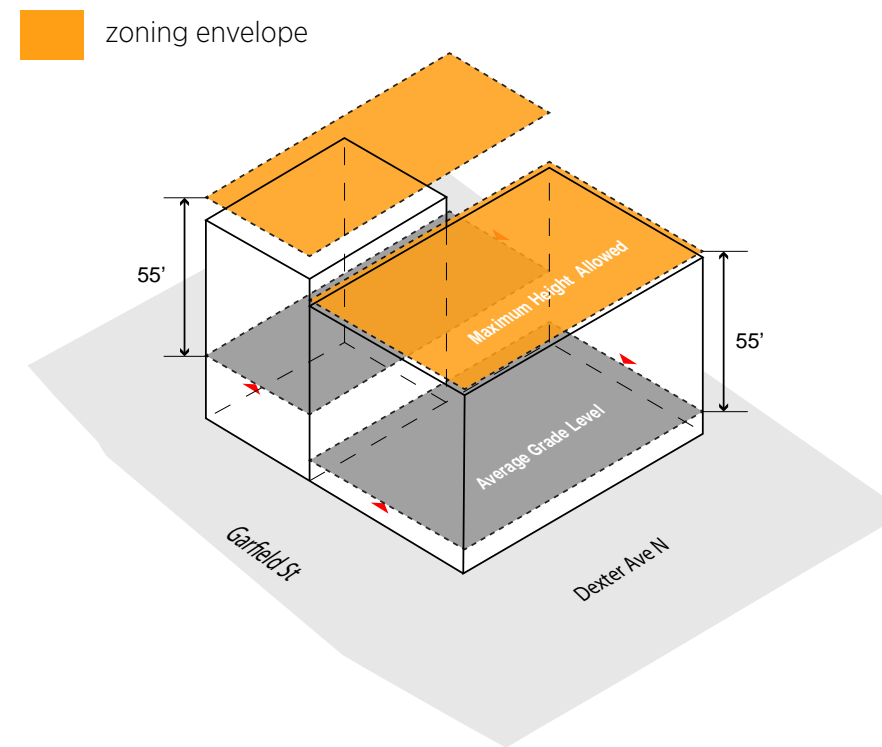
Design alternative 02 takes the basic form of “L” shape volume but adds a new residential courtyard at level 3. This allows alley parking access. The courtyard is oriented towards the northwestern corner. The units are also oriented according to the building form which allows for optimistic natural light. This also creates private share spaces for the residential with a bigger courtyard. The commercial space is also recessed further from the property line in order to provide better lighting quality for commercial space. It also provides direct access to bicycle room. The recessed podium in south facade will be more consistent with the steep topography while providing extra balcony space for part of the units.

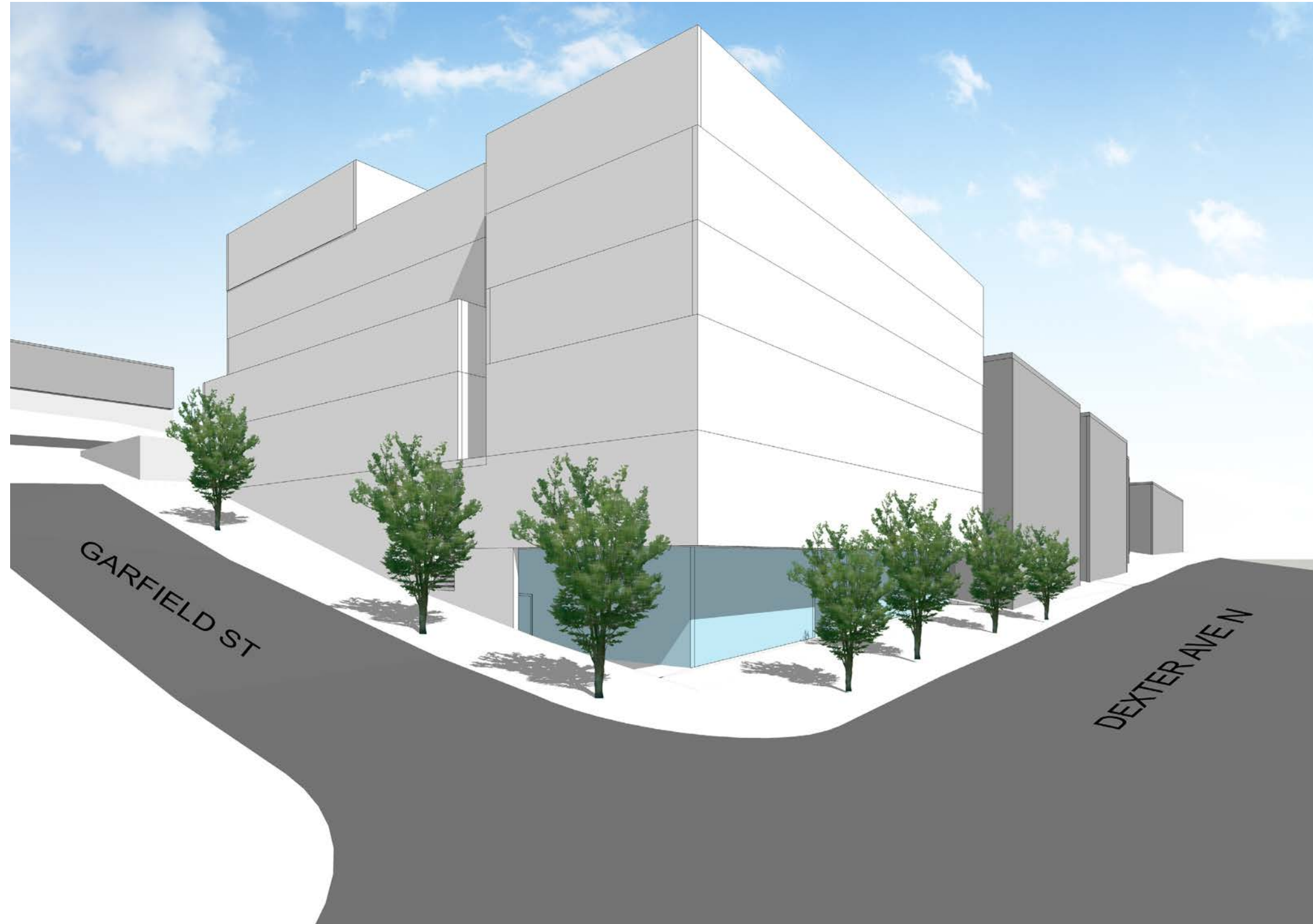
Pros

- + Provides alley accessed parking
- + Adds courtyard for west residential units
- + Adds open corridor for views through the courtyard
- + Adds additional podium for level 5
- + Simplifies the green roof space
- + Recessed corner commercial spaces
- + Reduces the stairways

Cons

- Reduced unit sizes
- Garage located on L3 to get access from alley, increasing blank facade portion on L3 along Garfield St.

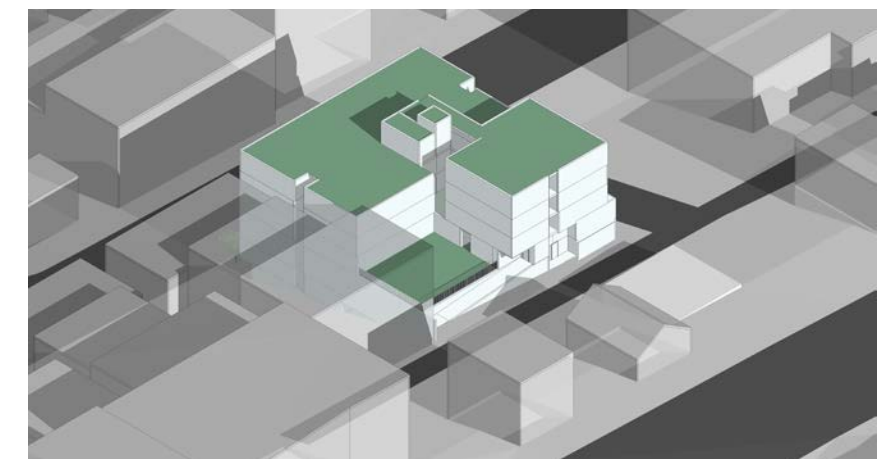




Southeast Aerial View

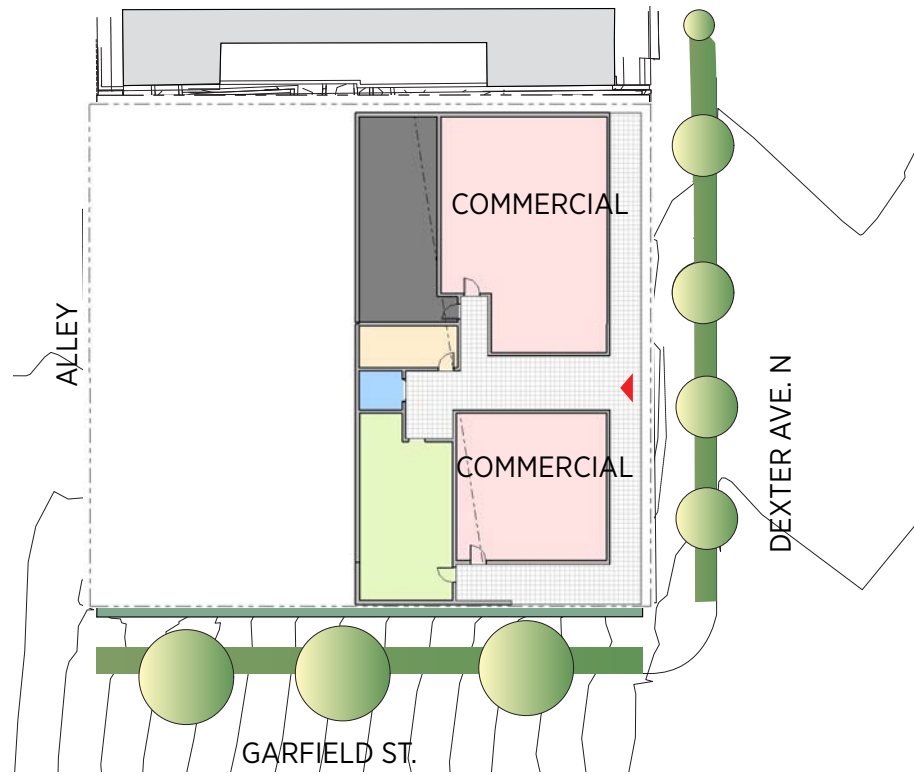


Northeast Street View

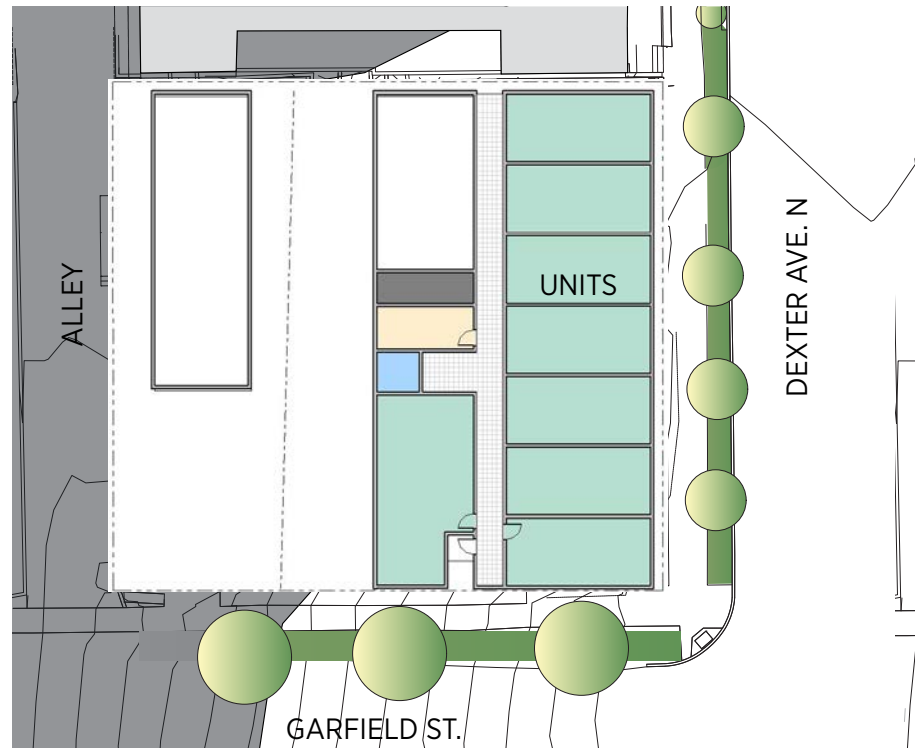


Northwest Aerial View

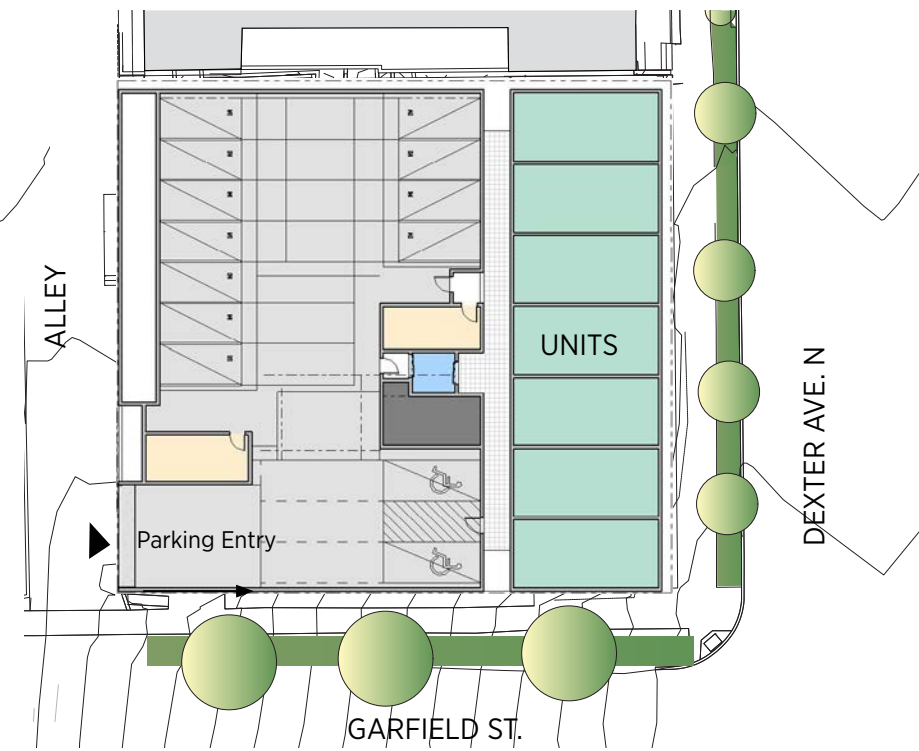
Plans



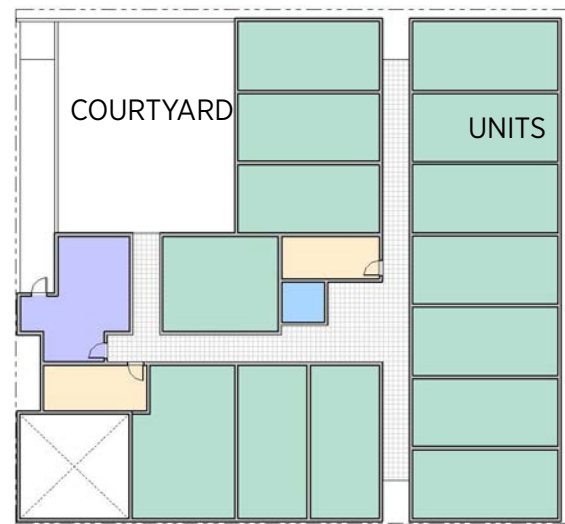
LEVEL 1



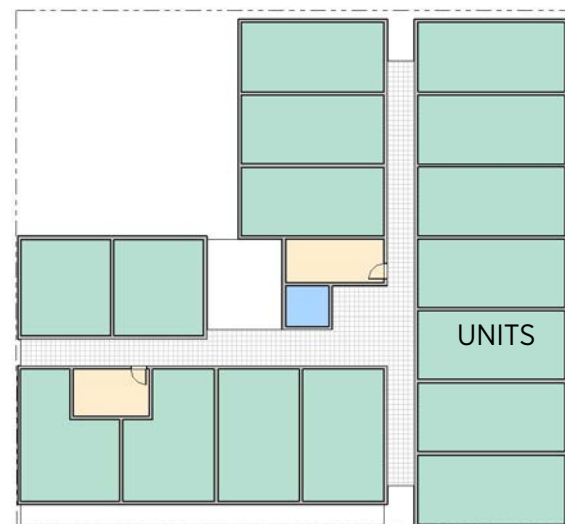
LEVEL 2



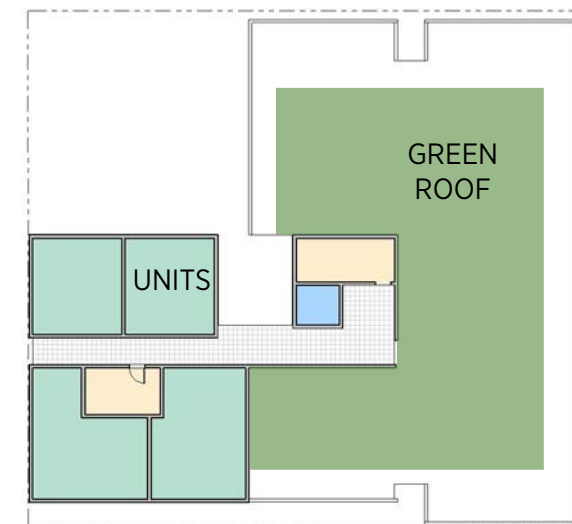
LEVEL 3



LEVEL 4

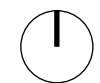


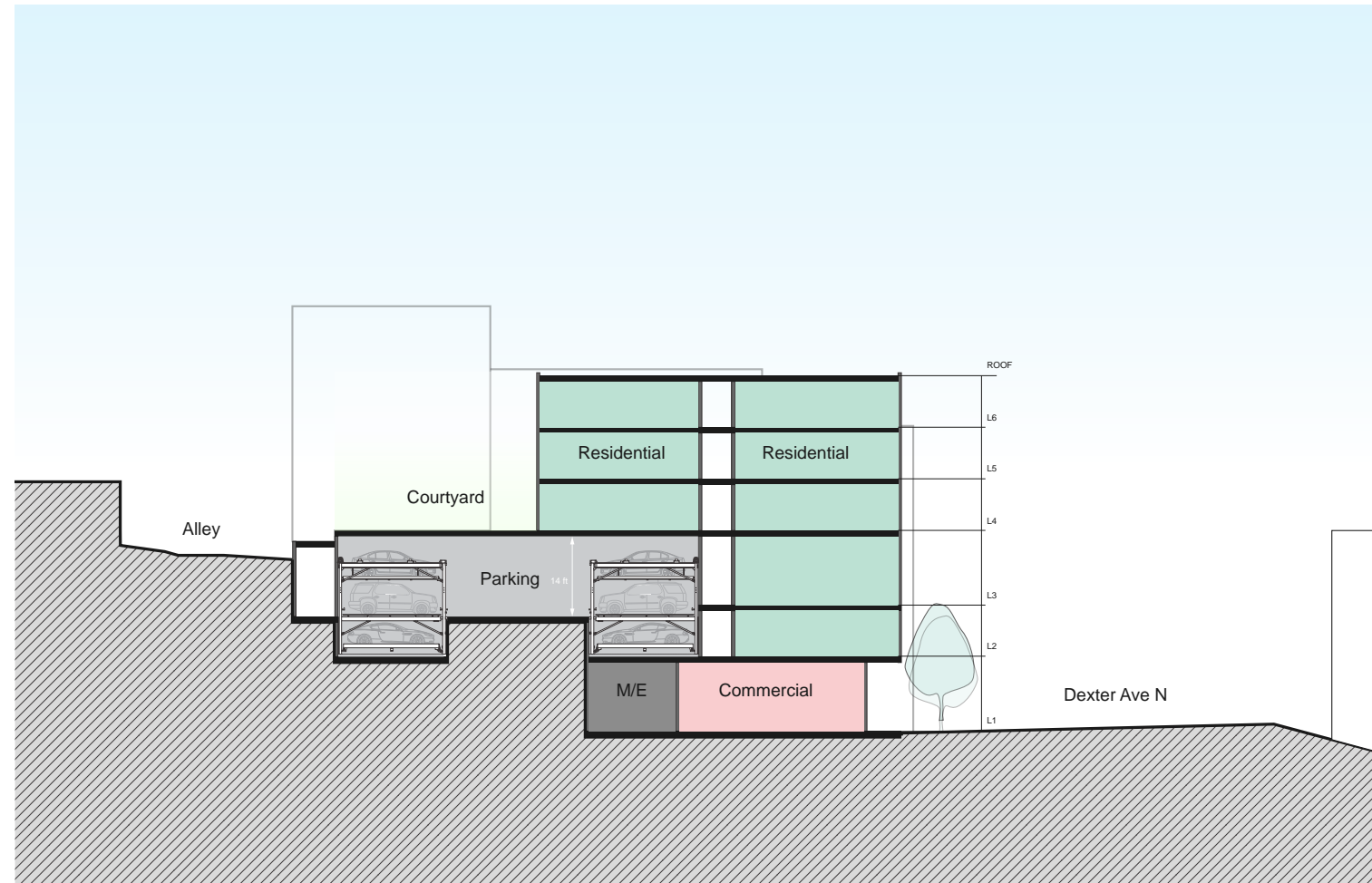
LEVEL 5-6



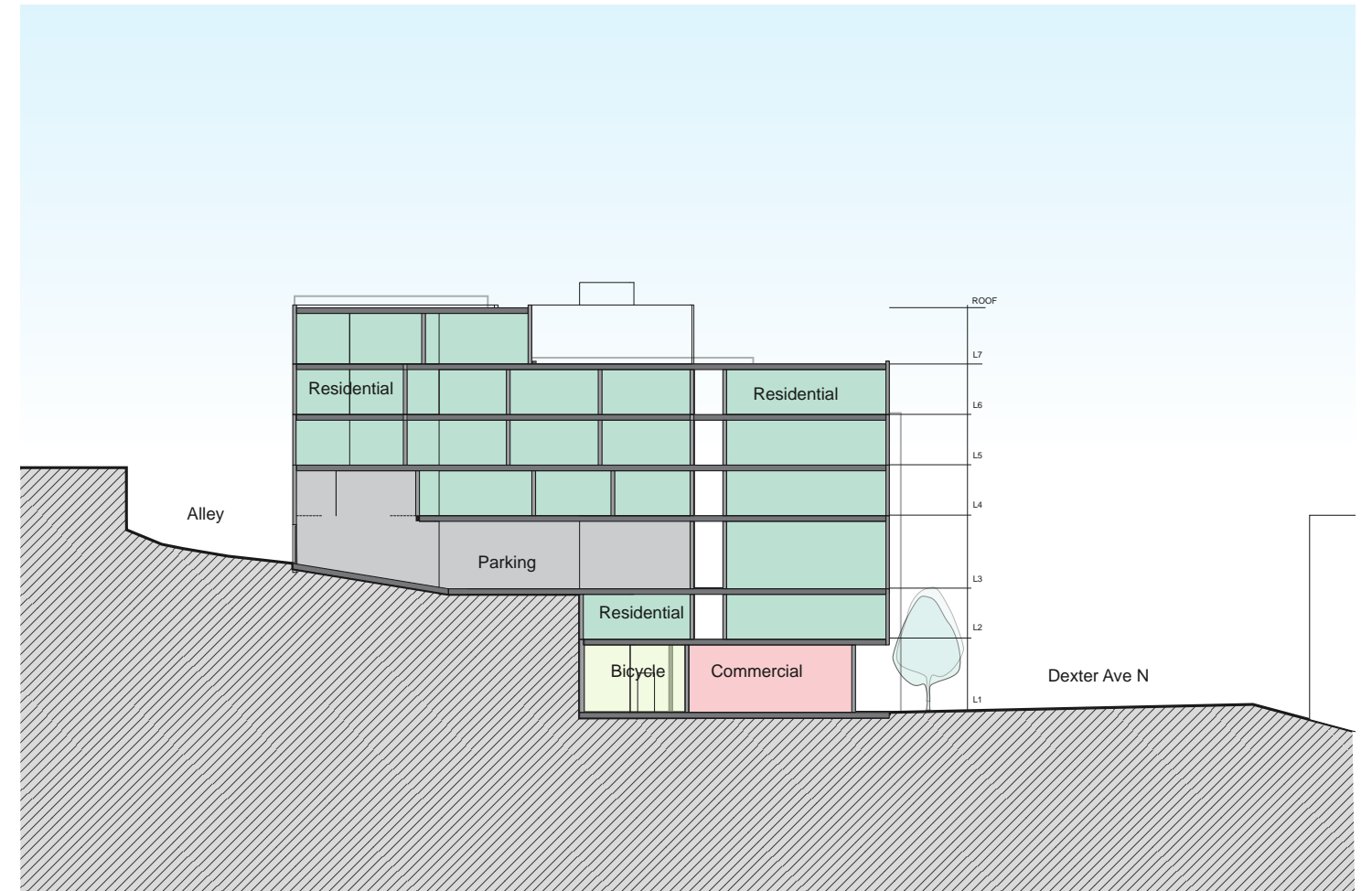
LEVEL 7

- Amenity
- Bicycle
- Commercial
- Elevator
- Garbage/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs





SECTION 1-1

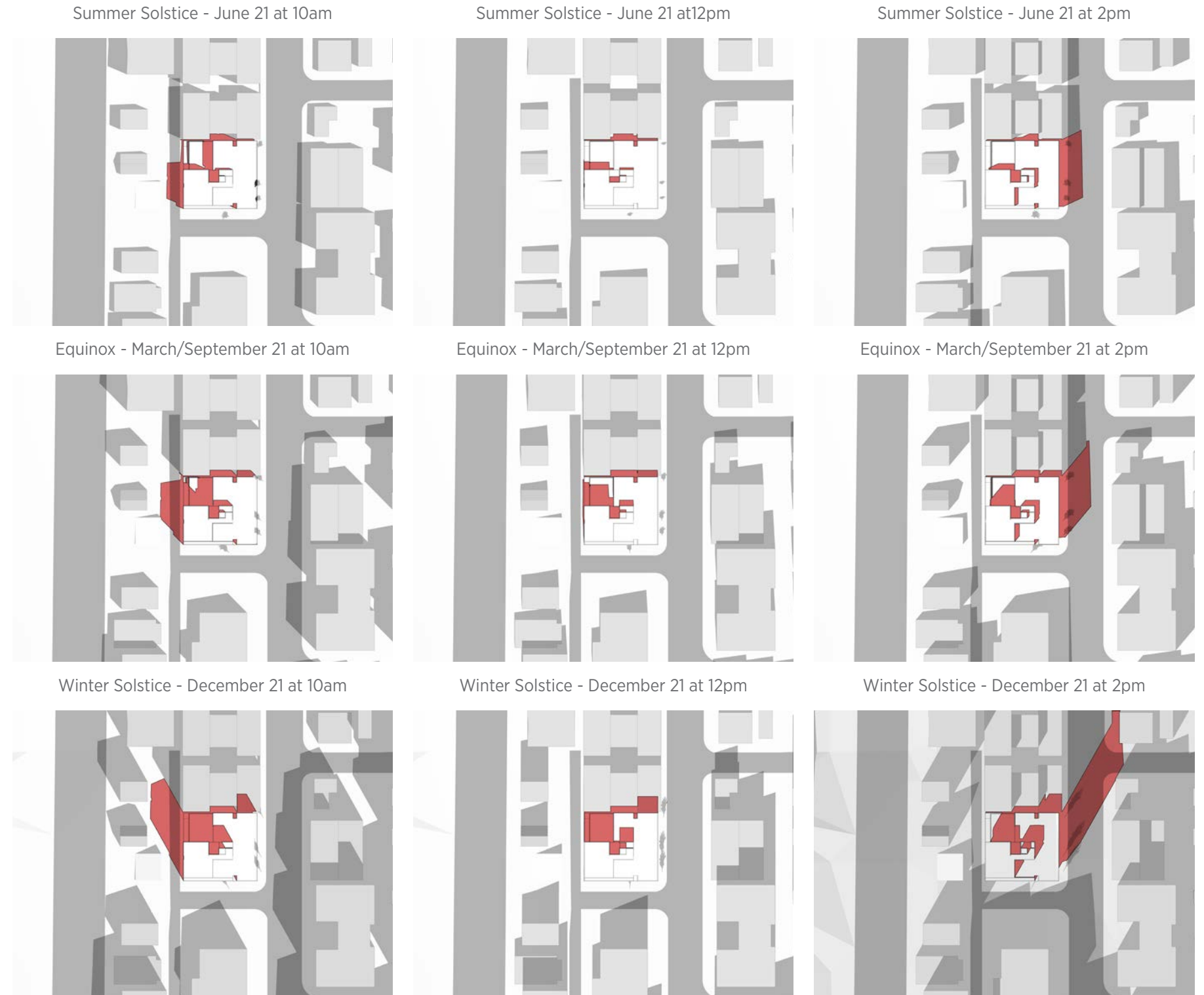


SECTION 2-2



Shadow Study

The shadow studies are based on Alternative B (Code Compliant). The site has ample sun exposure throughout the year, there's a slight exception in the winter, primarily due to the uphill slope to the west. The shadows cast by the proposed building do not appear to impact surrounding properties significantly. The courtyard in northwest corner might be affected during late fall, winter and early spring.



Design Options

Option 03 (Preferred)

Introduction

Unit Count	65
Total Floor Area	46,007 GSF
Total Residential Floor Area	31,345 GSF
Total Commercial Area	3,717 GSF
Total Parking Area	5,200 GSF
Provided Bicycle Storage	20 Stalls
Bicycle Storage Area	295 GSF
Provided Parking Spaces	35 Stalls
FAR Proposed	3.44
FAR Allowed	3.75
Amenity Area Provided	4,584 GSF
Amenity Area Required	1,981 GSF

Description

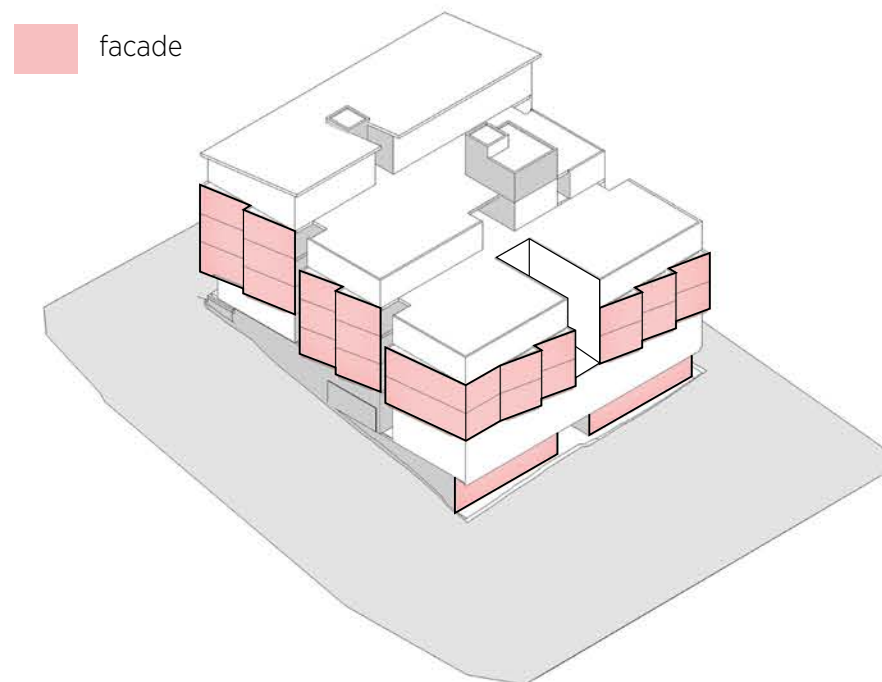
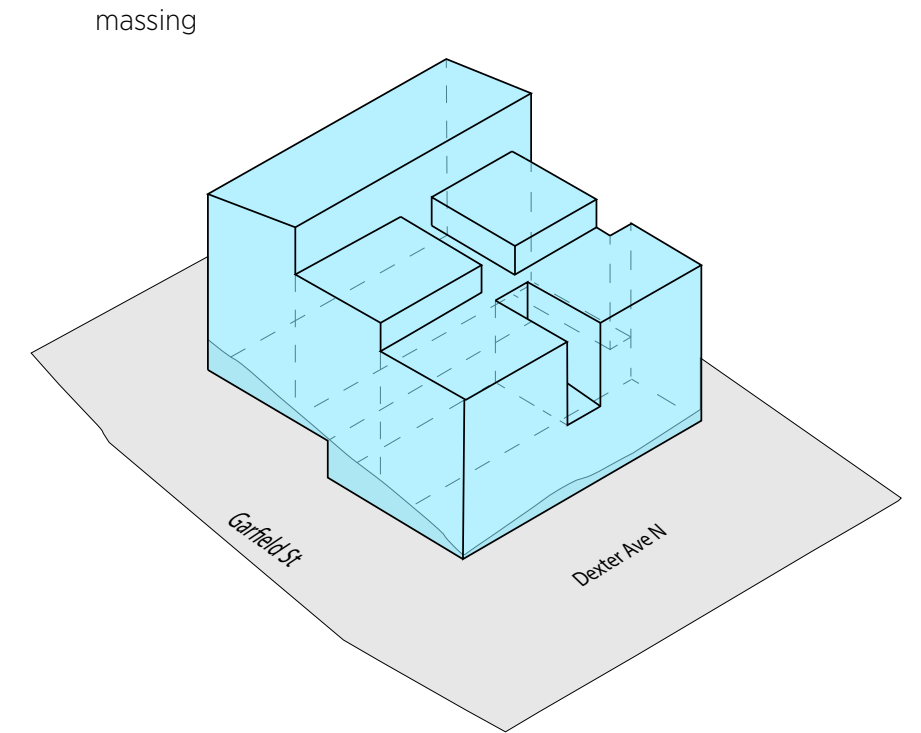
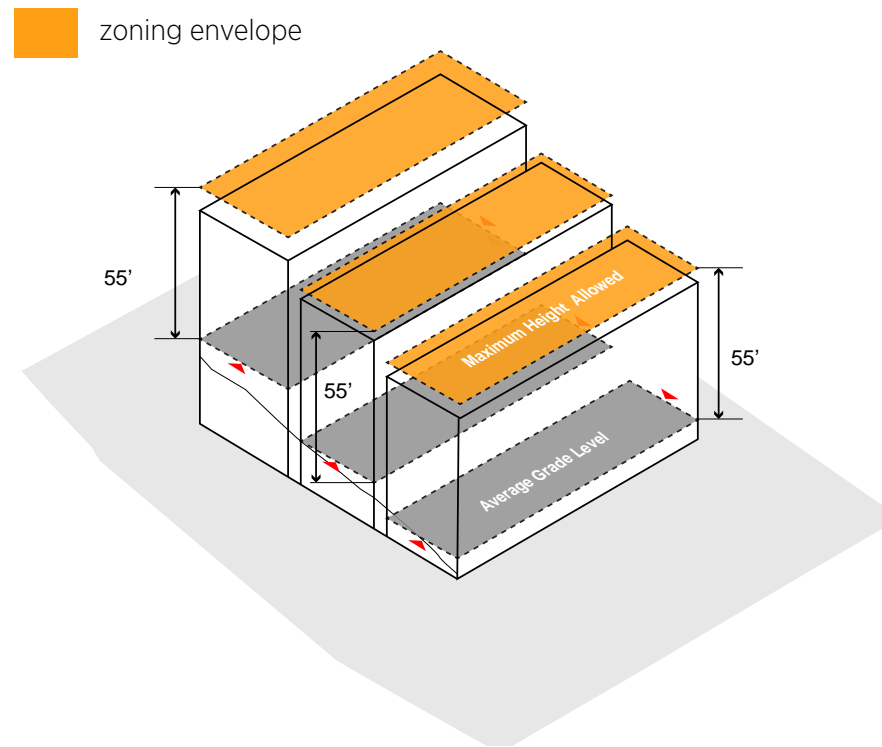
Design Alternative 03 retains the additional residential courtyard at level 3 facing Dexter Ave. The inset units have been replaced by angled bays on the facade at the mid levels for each section of the building. The angled bays add additional residential area for unit space as well as increase the views available to the units with the added bays. The bays are oriented south-east towards Lake Union as well as the Seattle downtown area. The final and least accessible green roof has also been removed in favor of a shed roof at the top floor. The shed roof allows the upper units to have a larger facade area to facilitate views towards Lake Union.

Pros

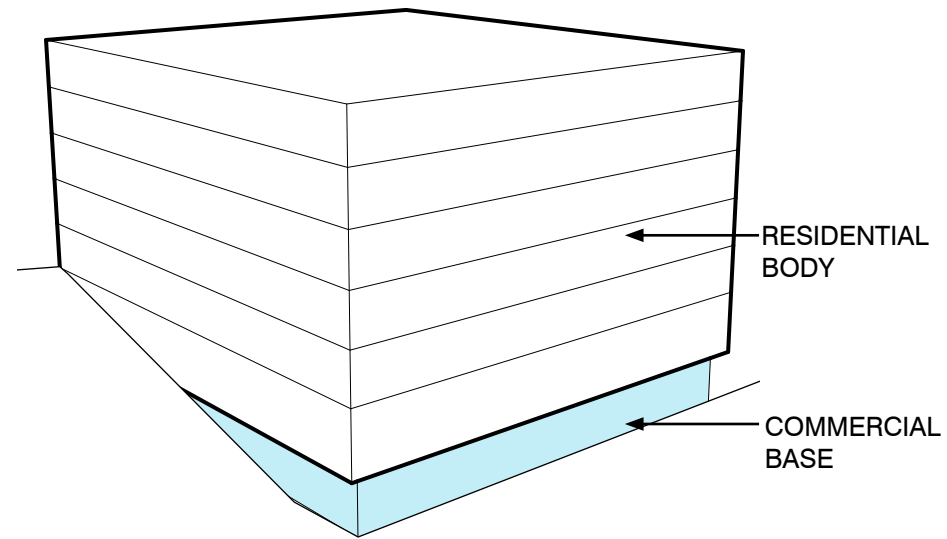
- + Angled bay windows create visual interests, orienting views towards southeastern corners and providing views for south side units towards the waterfront
- + Sculptured Street Corner
- + Open Courtyard is provided on L3, creating extra ventilation and sunlight into units, create visual green focus to the street, reducing the massing along the street
- + Visual multi-layers of green space

Cons

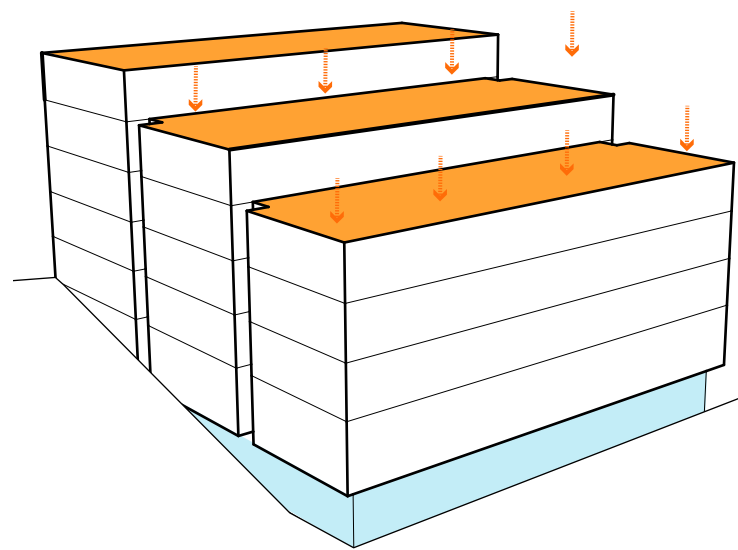
- Less green roof amenity comparing to Option 1
- Departure needed for parking garage entry on Garfield St
- Departure needed for bay windows



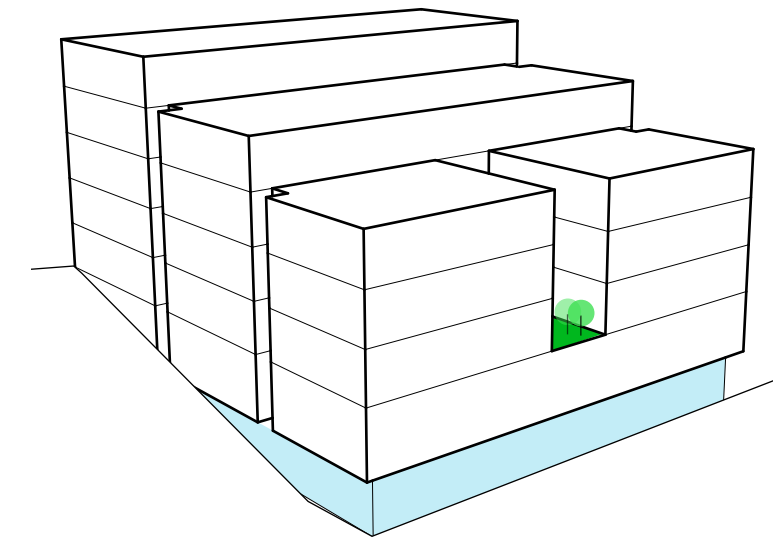
Massing Evolution



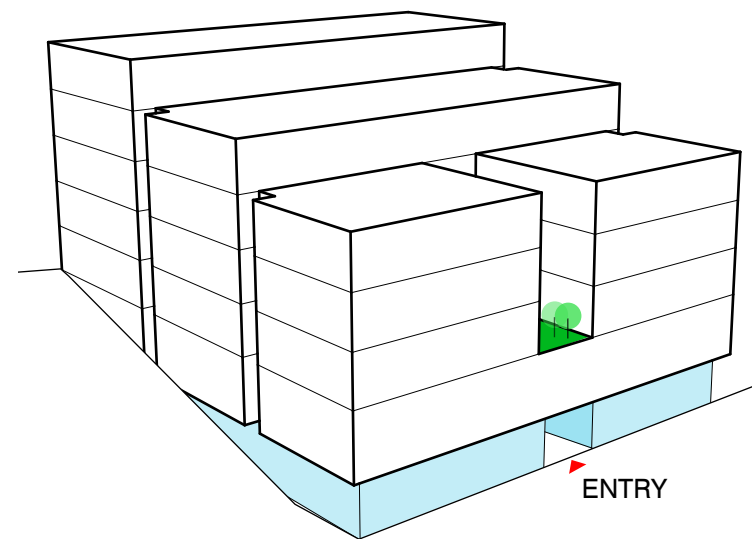
1 FORM: BASE + BODY
Recessed and highly transparent commercial space as the base, while residential space as the solid body.



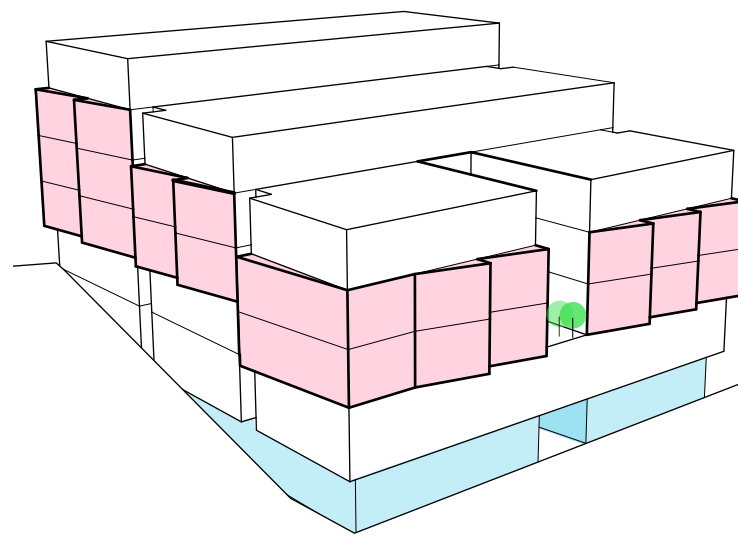
2 STEPPING DOWN
Responding to the topography and surrounding existing context, the solid body is broken down to three major stepping down massing.



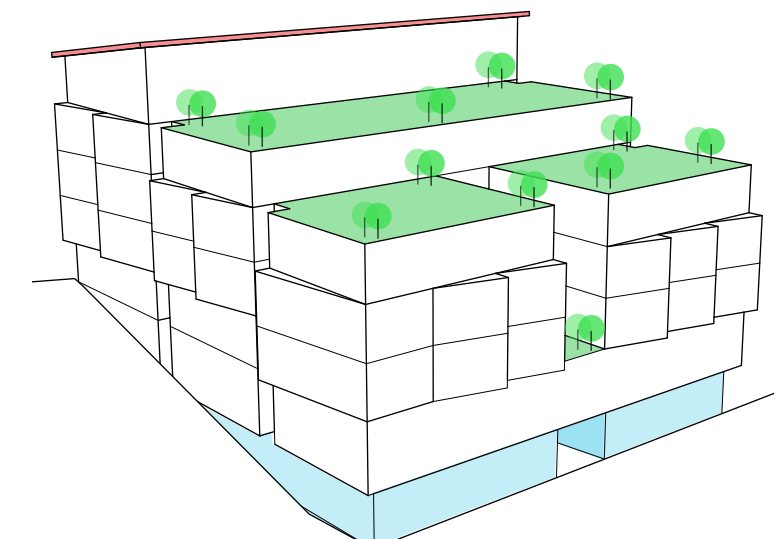
3 COURTYARD
Creating courtyard space for residential units, which also reducing the massing along the street, creating street visual interests.



4 MAIN ENTRY
An open entry hallway is designed locating at the central of the massing, which creating natural transition from outdoor to indoor.



5 SCULPTURING MASSING
Orienting bay windows towards southeast, and providing views for units along the south towards the waterfront. The bay windows create visual interests of the massing along the street corner.



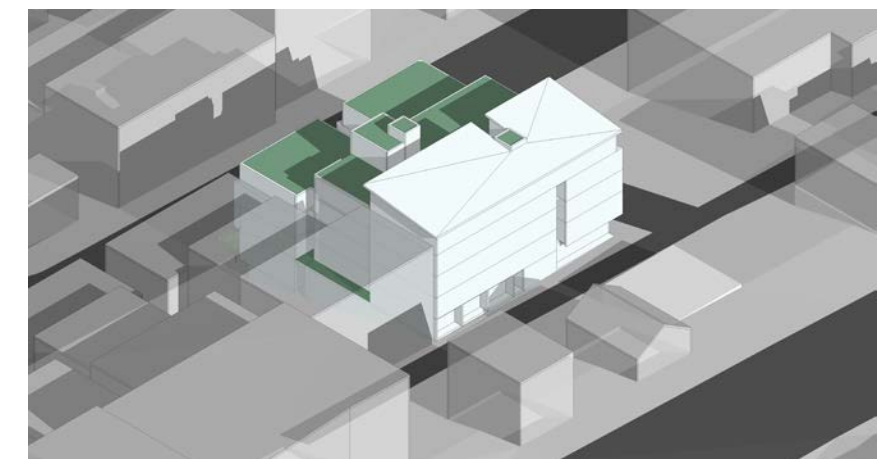
6 SECONDARY FEATURES
Sloped roof and green amenity space are provided.



Southeast Aerial View

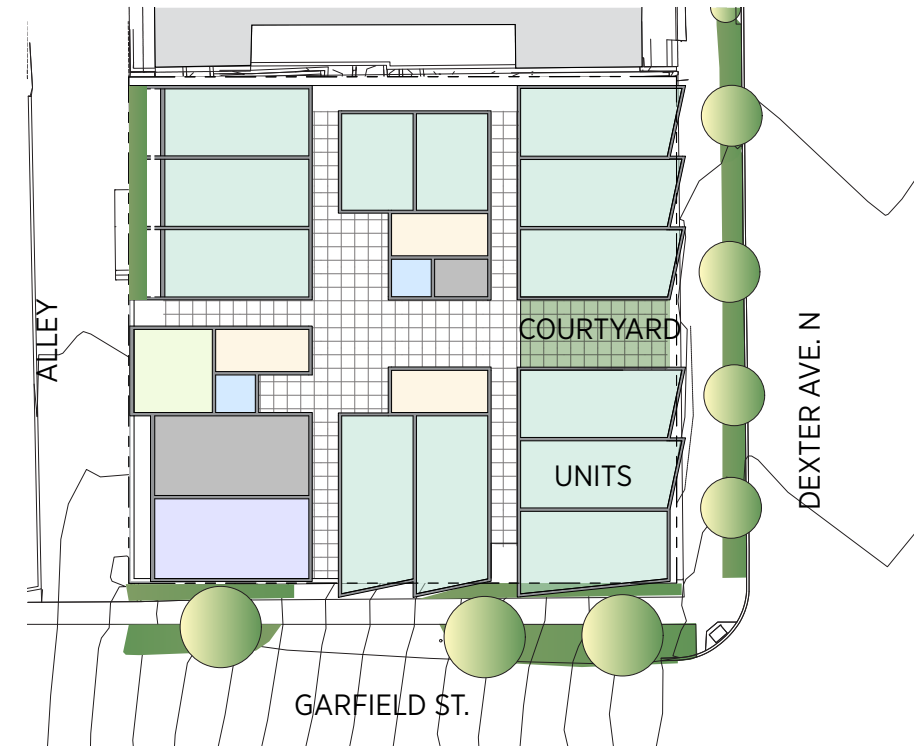
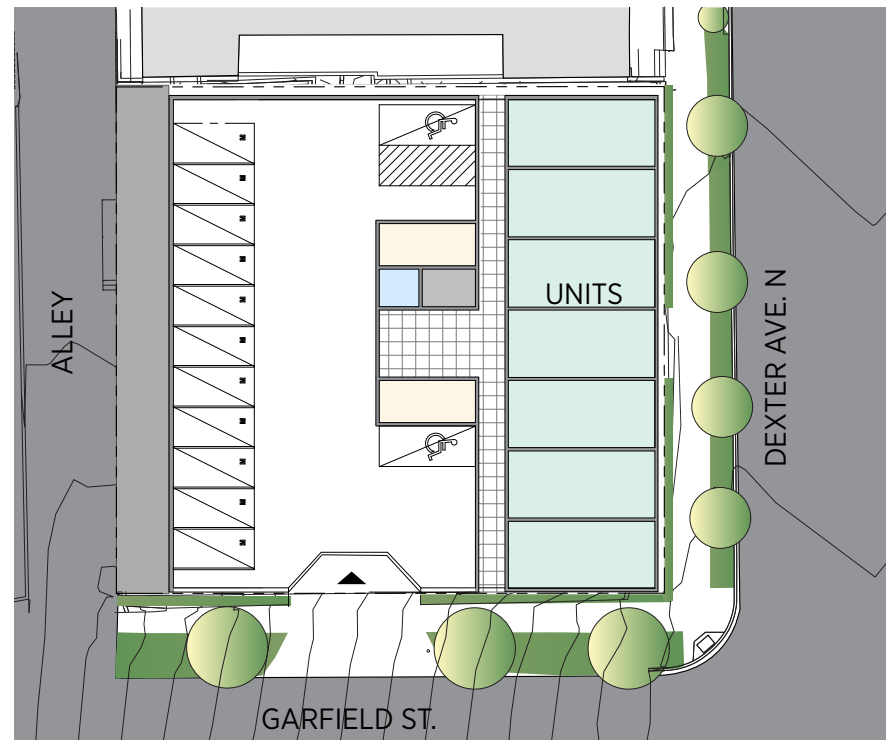
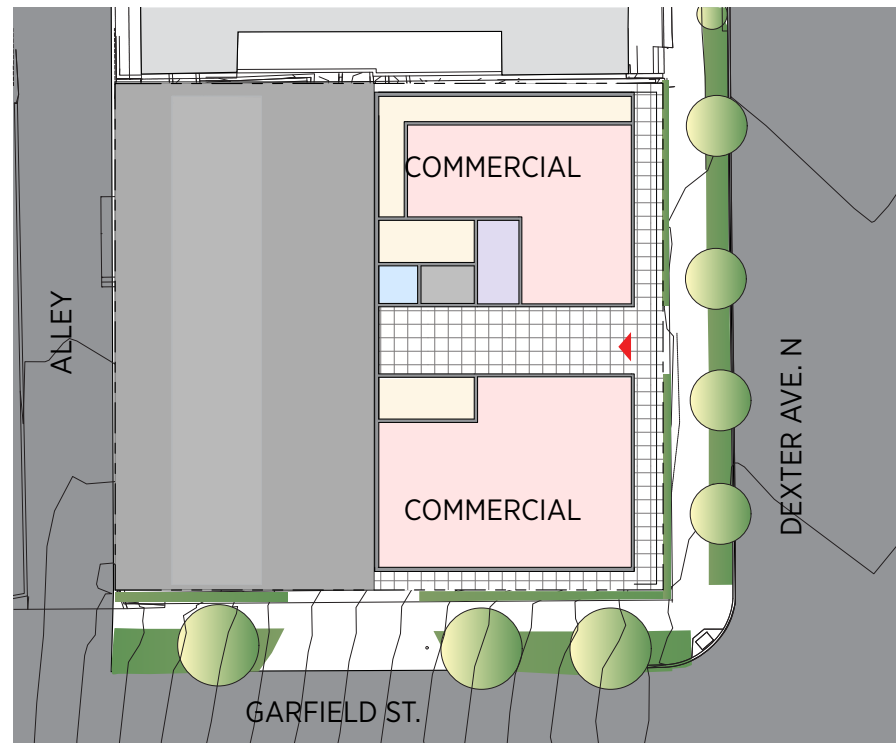


Northeast Street View



Northwest Aerial View

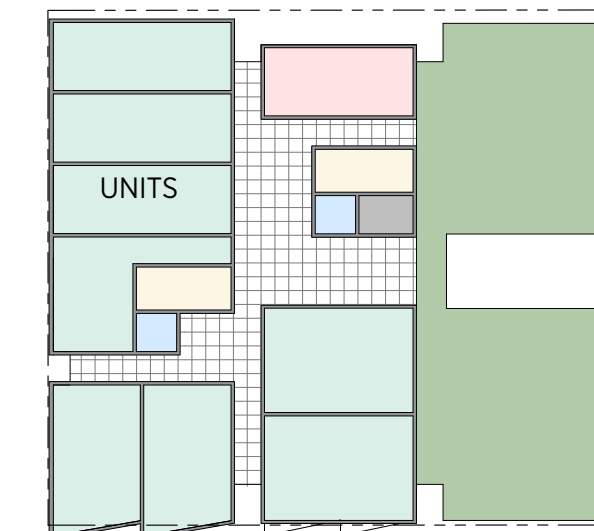
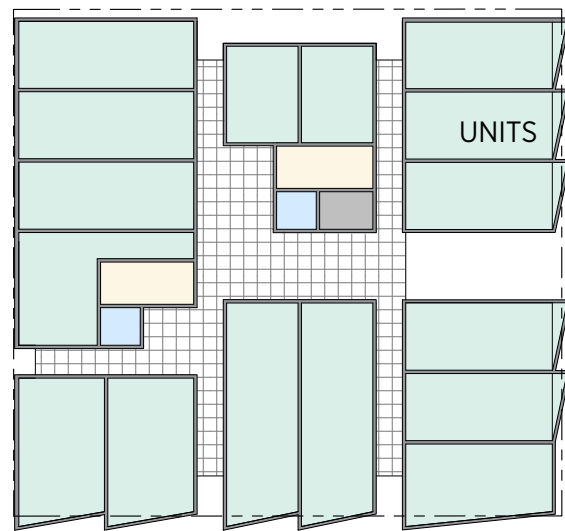
Plans



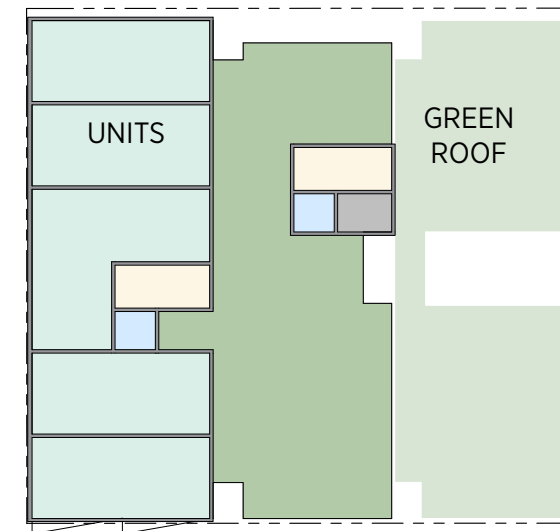
LEVEL 1

LEVEL 2

LEVEL 3



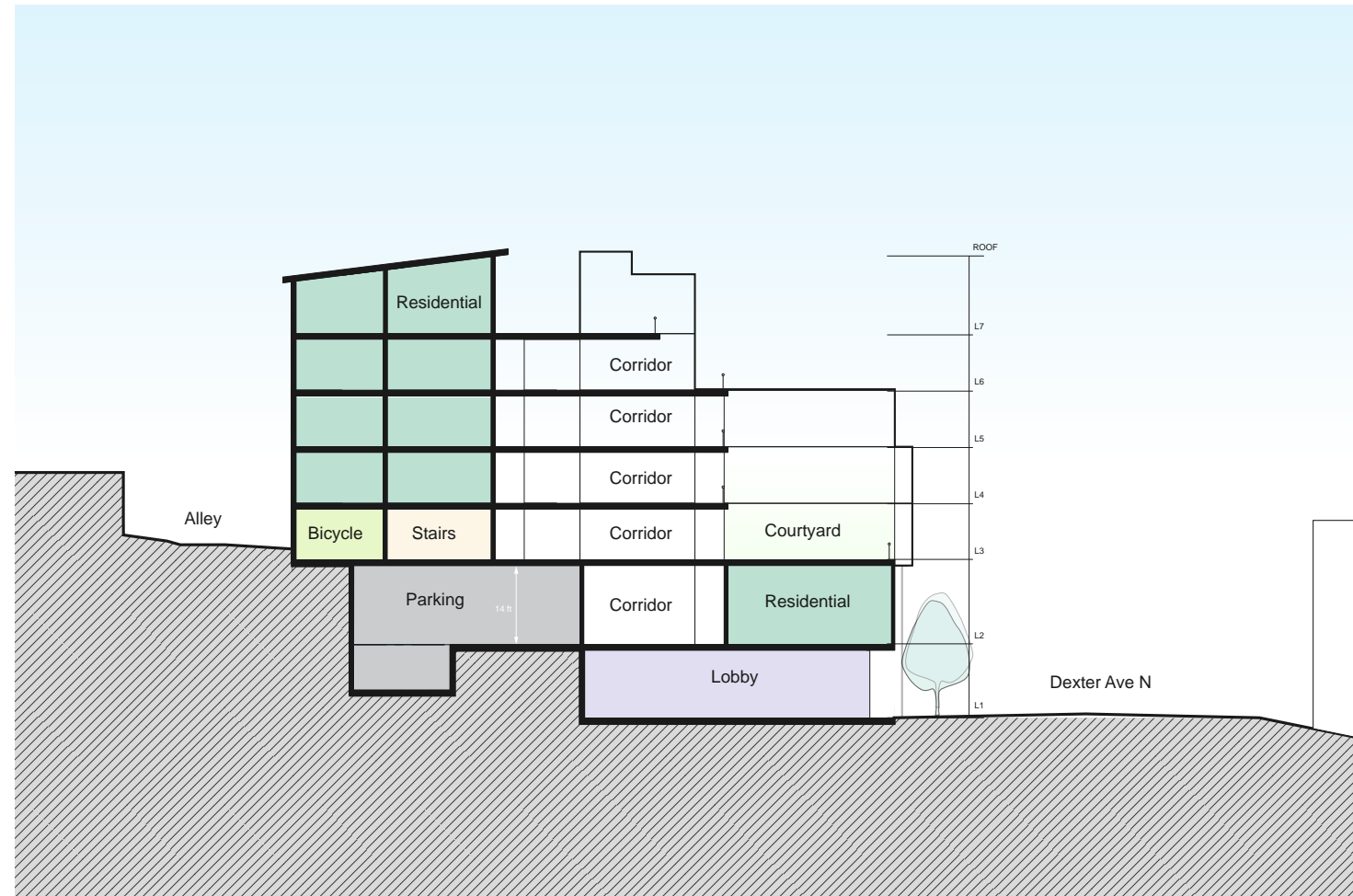
LEVEL 6



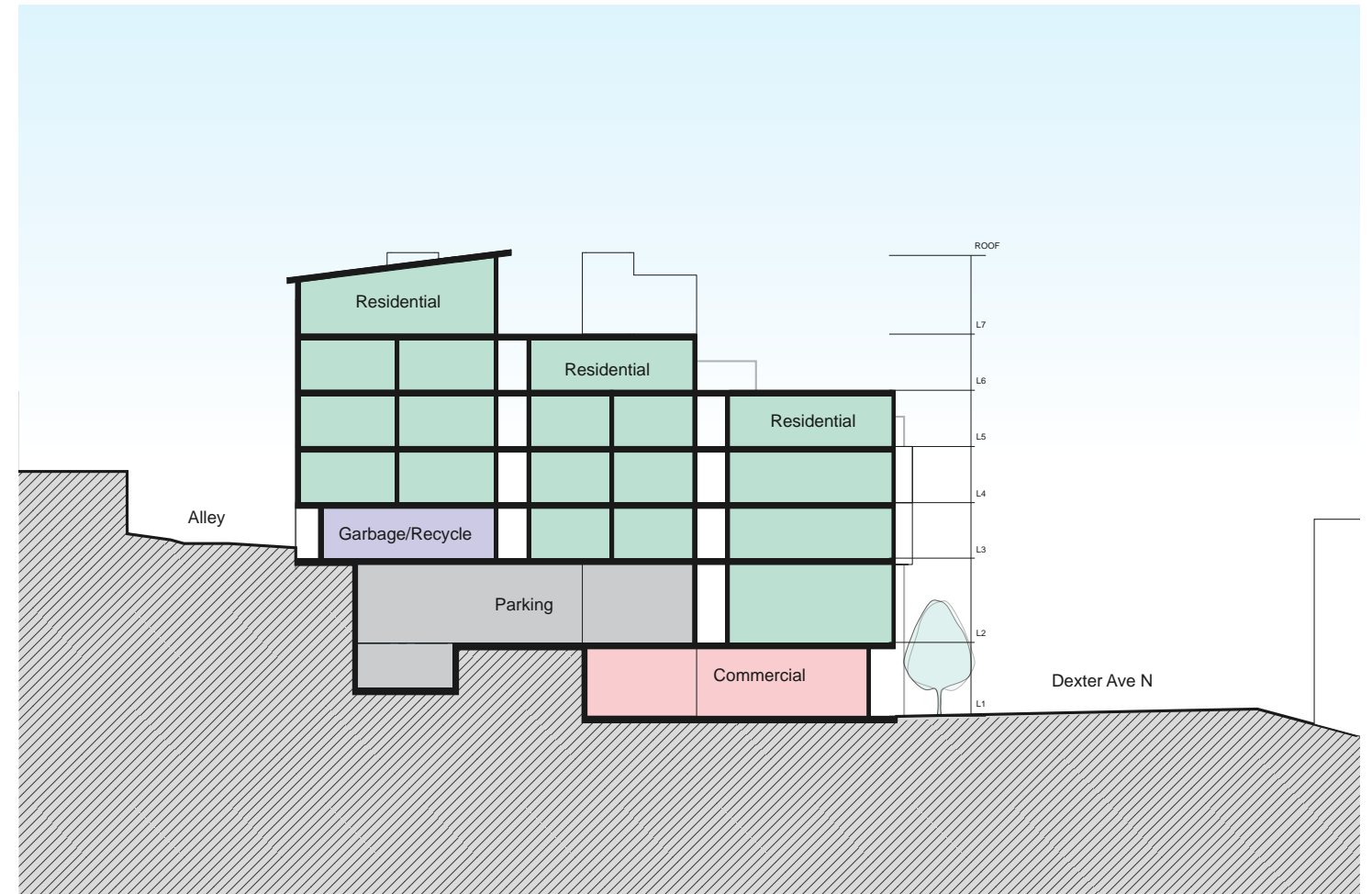
LEVEL 7

- Amenity
- Bicycle
- Commercial
- Elevator
- Garbage/Recycle
- Lobby
- M/E
- Residential Unit
- Stairs

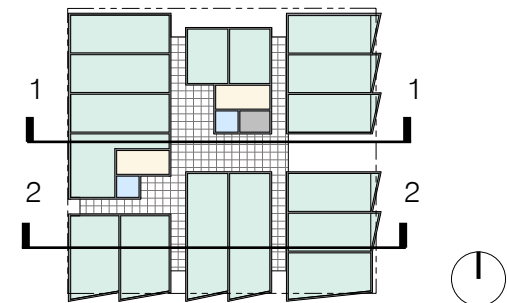




SECTION 1-1

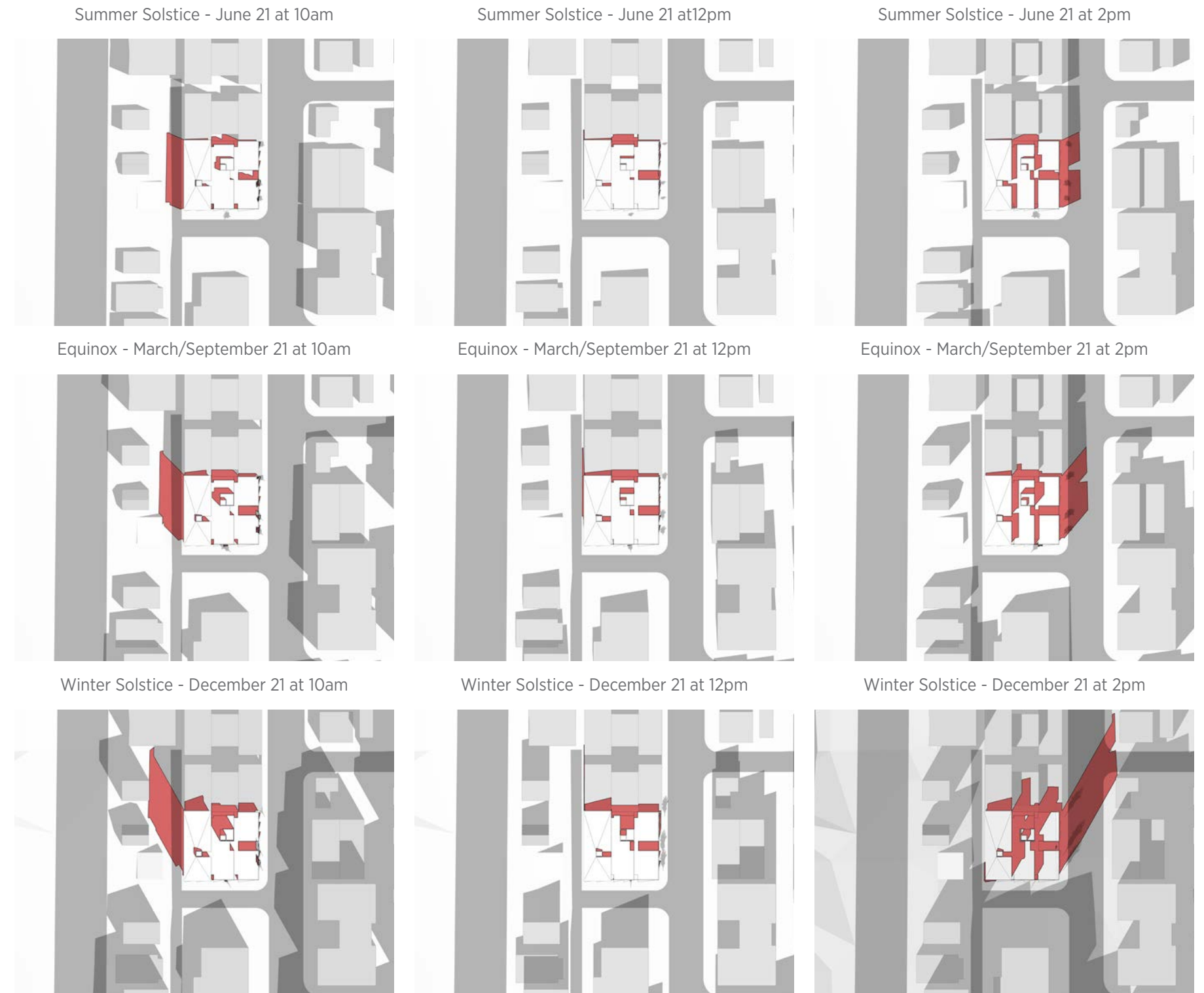


SECTION 2-2



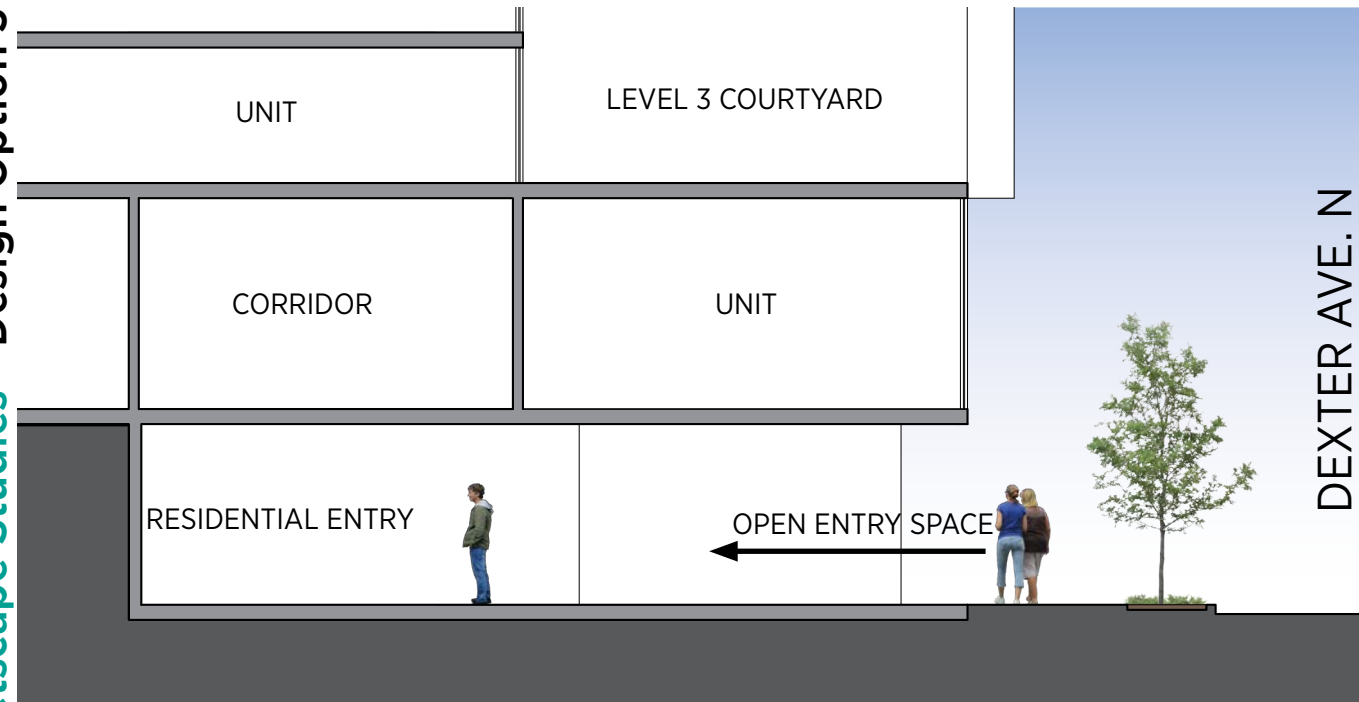
Shadow Study

The shadow studies are based on Alternative 03 (Preferred). The site has ample sun exposure throughout the year, there's a slight exception in the winter, primarily due to the slope to the West. The shadows cast by the proposed building do not appear to impact surrounding properties significantly.

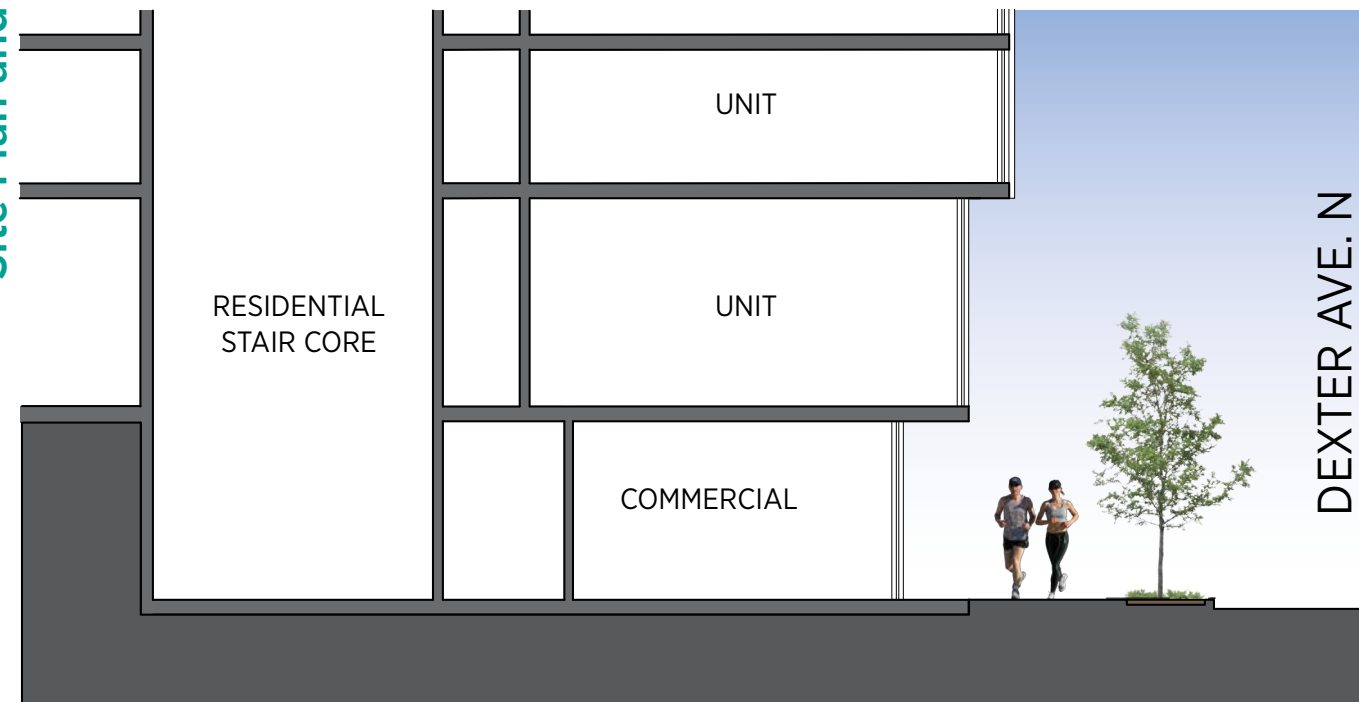


STREET CONNECTION

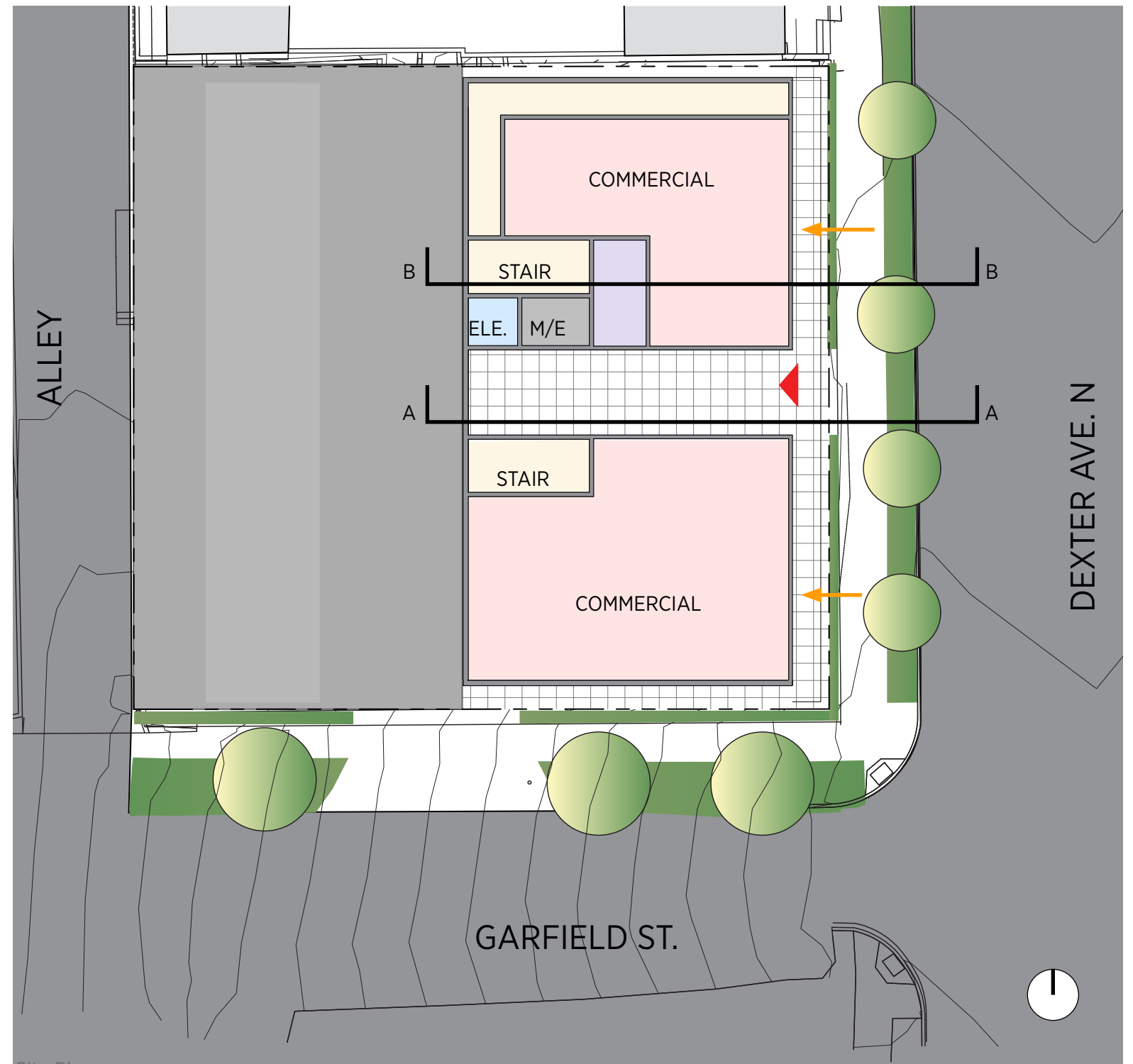
Site Plan and Streetscape Studies - Design Option 3



Section A - Open Residential Entry at Dexter Ave. N.



Section B - Section Through Commercial Space and Residential Lobby



Site Plan

Building Massing Inspiration

The major project massing strategy is to follow the high slope of the site to break the mass of the building into three equal sections that step up along with the topography. From there the massing intends to express the interior function on the facade. Angled facade bays are added to the residential mass to break up the solid vertical face of the building. The stepping creates green roof areas that are accessible from the upper units and by elevator to all residents. A central courtyard is cut into the building to create another green roof and focal point on the facade at level 3. The commercial spaces are setback from the property line in order to allow for public patio spaces in front of the commercial spaces. Transparency at the commercial space of the building will create a transitional space for the residential entry.



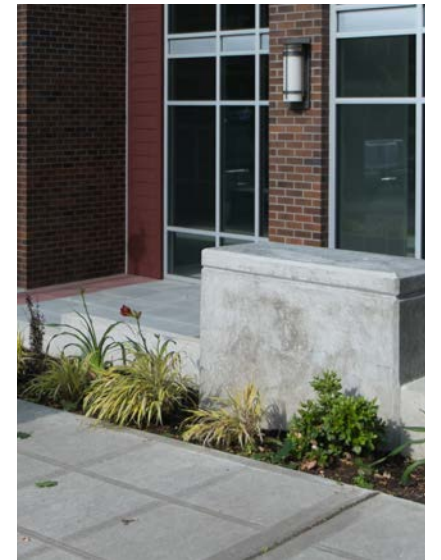
Stepped Massing



Aspyre Siding



Shed Roof



Setback Entrance with Brick Wall



Angled Facade Bay



Ceraclad Panel Reveal



Central Corridor/Courtyard



Angled Facade Bay

DESIGN DEVELOPMENT

Massing Articulation

The major articulation of the massing is based on the heavy degree of slope on the site. The slope of the site divides the building into three equal five story sections which step up along with the natural slope of the site. The massing is then further articulated by utilizing the different functions of the building to differentiate these spaces. The area at the commercial base is characterized as a transparent open and public space while the overhanging residential spaces retain the street wall. Bays are then added to the residential massing to further articulate the residential areas of the building. The bays serve to break up both the facade of the residential area and provide relief to the street wall. And increase the visibility of the project from down Dexter Ave.

Composition Development

The composition of the proposed project will developed through the exploration of the concepts of solid vs. transparent, depth as it relates to the street face, and utilizing materiality to create hierarchy on the building.

Facade Development

The facade will develop to create rhythm, patterning, and depth. The bays of the building serve to create variation at the residential unit floors. The bays will host large windows in order to facilitate views. Glazing on both unit floors and at the storefront will be explored in terms of mullion patterns and accent panels.



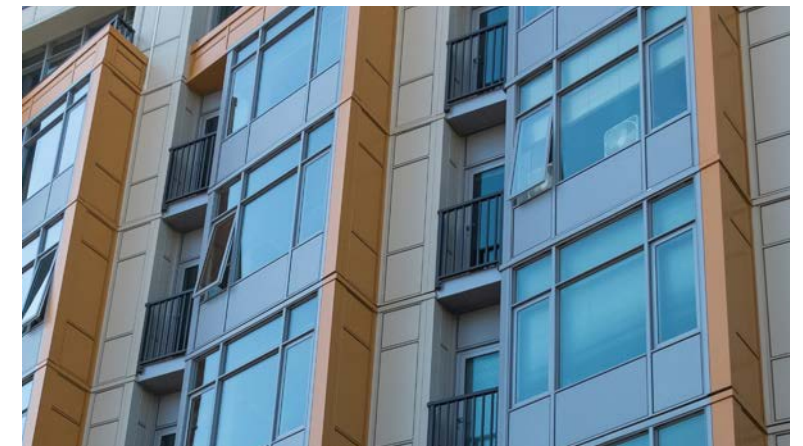
- Three masses step down along with natural slope
- Residential massing
- Central residential courtyard
- Bays at units
- Heavy materials at base
- Recessed commercial facade



- Shed roof to expand units views on top floors
- Levels of depth on the facade
- Transparency vs. solid facade
- Entry corridor between commercial spaces



- Primary material
- Rhythm created by bays at south & east facade
- Secondary material
- Tertiary material
- Punched windows at dwelling units
- Transparent storefront at commercial spaces and entry corridor

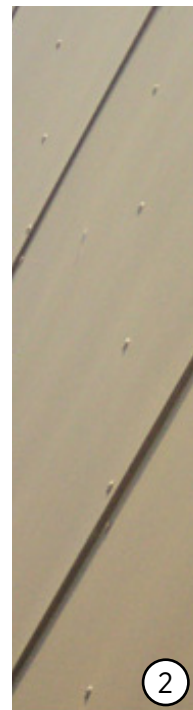


Material Inspiration

The project intends to utilize materials that reference some of the new and proposed developments in the vicinity of the site in order to continue to elevate the quality of new developments and design along Dexter Ave. The base is intended to be composed of masonry material with contrasting storefront. The intended materials at the residential zones are Ceraclad paneling and accent panels that could be wood or another contrasting material.



1 Metal/Glass Balcony



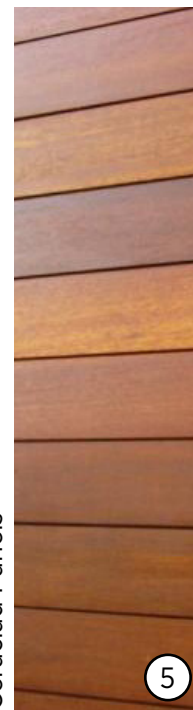
2 Artisan + Reveal with exposed fasteners



3 Artisan V-Groove Siding



4 Ceraclad Panels



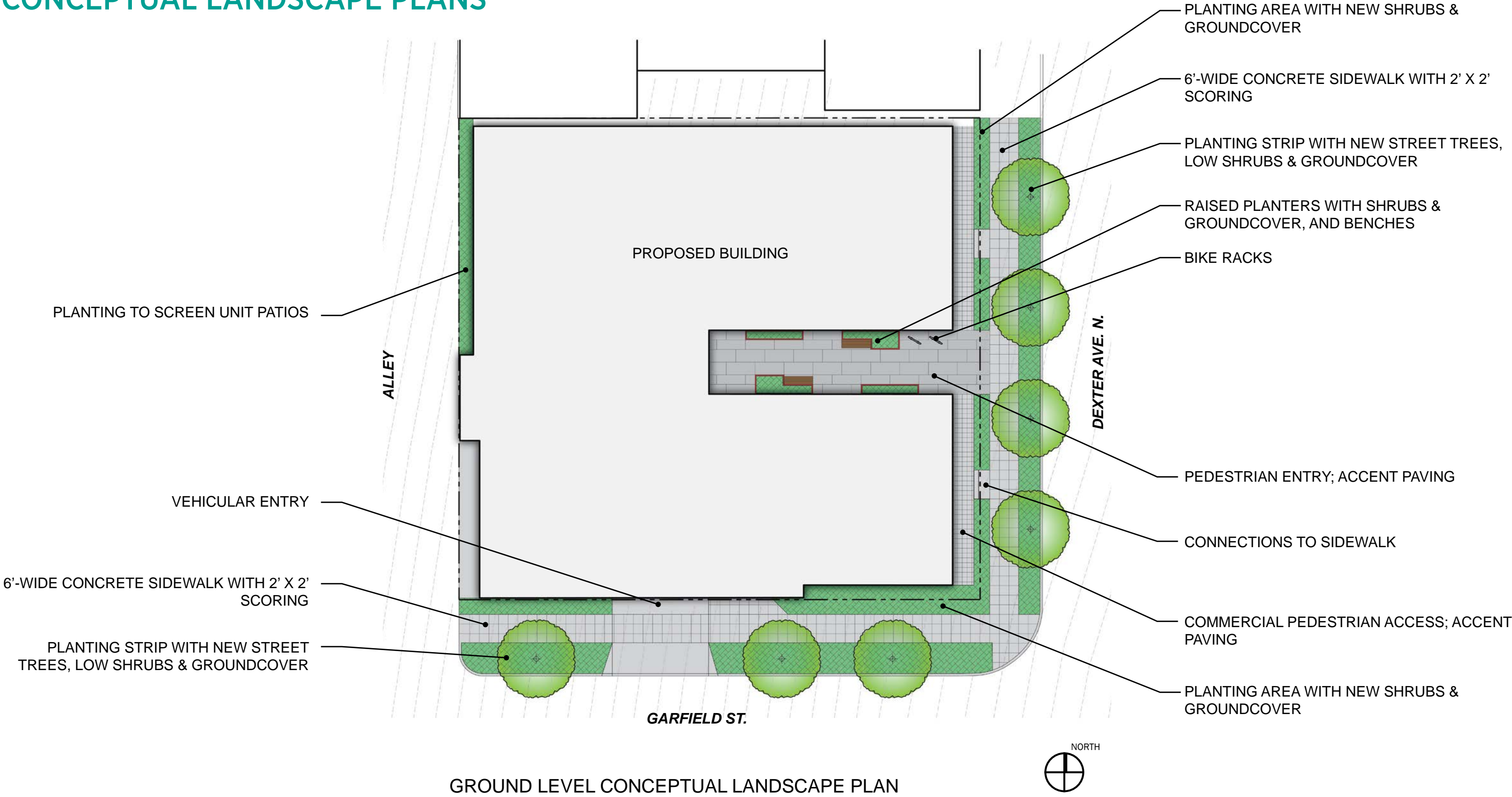
5 Exterior Wood Siding



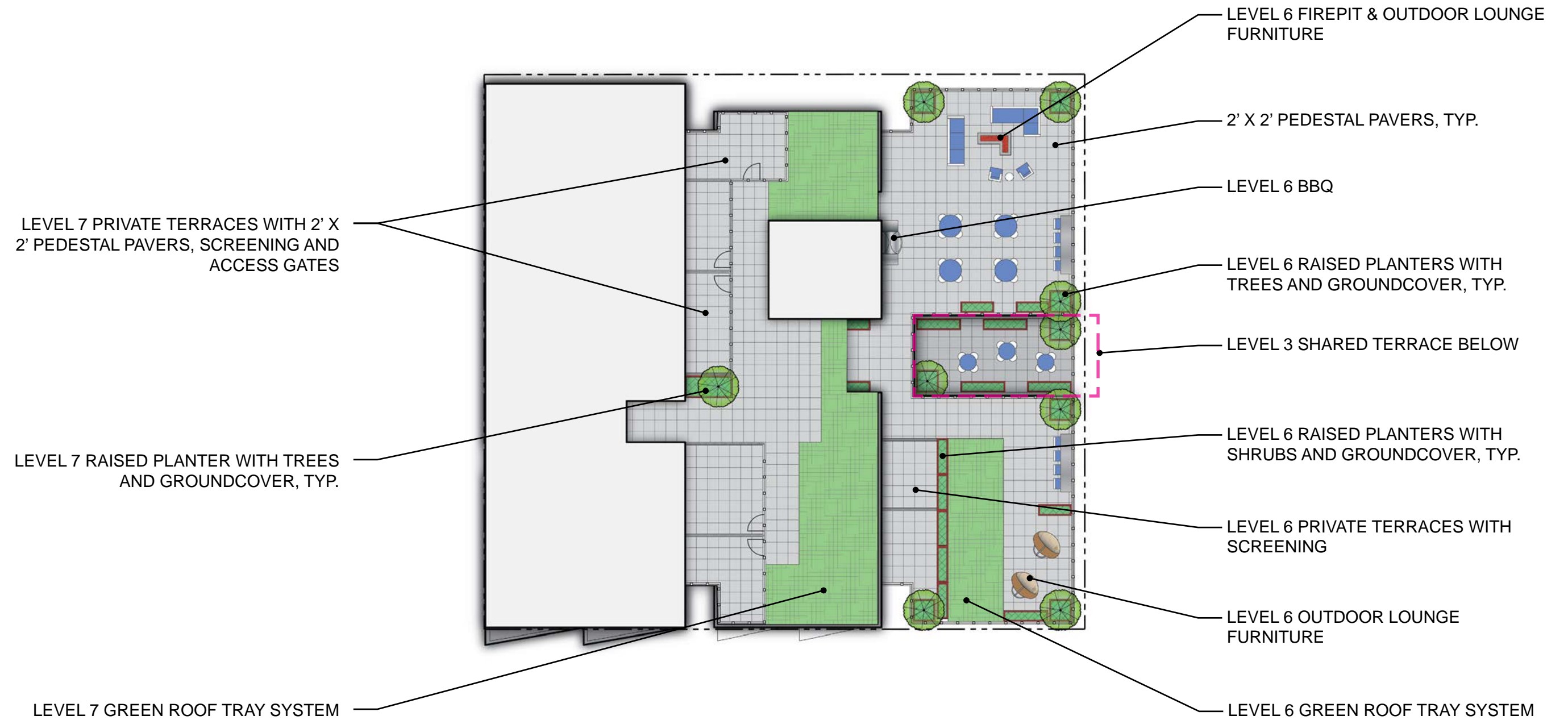
6 Face Brick



CONCEPTUAL LANDSCAPE PLANS



CONCEPTUAL LANDSCAPE PLANS



COMBINED LEVELS 3, 6 & 7 CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE IMAGERY



BIKE RACKS

FIREPITS



RAISED PLANTERS

STREET TREES & PLANTING STRIP

OUTDOOR DINING & BBQ

PRIVACY SCREENING

GREENROOF TRAY SYSTEM



SCORED CONCRETE

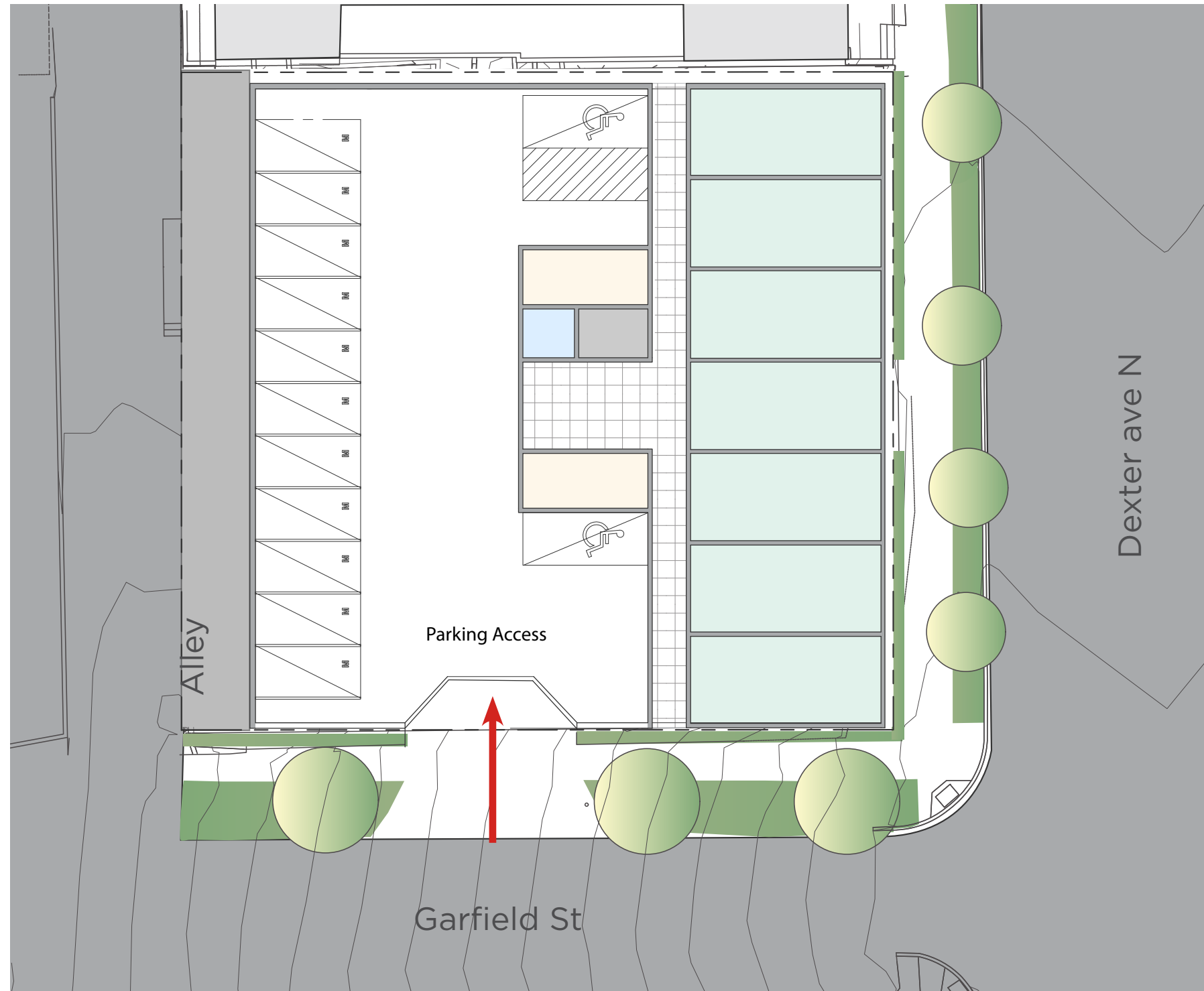
RAISED PLANTERS

RAISED PLANTERS

BENCHES

PEDESTAL PAVERS

DEPARTURE 01: Parking Access



REQUIREMENT:

SMC 23.37A.032 -ACCESS TO PARKING

Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts. If alley access is infeasible, the Director may allow street access. b. If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut.

Request/ Proposal:

To allow parking access from Garfield Street for 35 stalls.

JUSTIFICATION:

According to the “CS2.D.2. Existing Site Features”, the elevation change along the south boundary of the property line is about 24 ft. So it is difficult to have normal parking access from the higher point at alley. In order to take use of existing site, it will be more appropriate to have direct access at the midpoint of the slope.

According to the “DC2.B.2 Blank Walls”, having parking access in the alley will lead to blank walls on Level 3. The departure will help minimize the impact of these blank walls.

According to the “PL4.A.1. Serving all Modes of Travel”, the parking access on Garfield will enhance the safety of the building by placing the activity along the street and taking it off the already busy alley. The alley is essentially “dead end” and only opens on to the northbound lane of Aurora Ave N

According to the “DC1.C.4 Service Uses”, the departure will help better locate the garbage/recycle room to a less visible portion of the site. The garbage/recycle room will take advantage of the existing alley to avoid interference with other uses.

A similar multi-family project (1701 Dexter Ave N) next to the site has parking access from the Dexter Ave N. It has a similar condition of extreme slope between the alley and Dexter Ave. N. The departure for our proposal will have less impact by having access on Garfield Street.

DEPARTURE 02: Residential Bays

REQUIREMENT:

SMC 23.53.035 - Structural Building Overhangs & Minor Architectural Encroachments

B.7 - Length: The maximum length of each structural building overhang shall be 15 feet measured at any location that is beyond the property line. The bay or other projection may be shaped in any way that remains within the 3 foot by 15 foot envelope beyond the property lines (see Exhibit D1 for 23.53.035)

B.9 - Separation: The minimum horizontal separation between bay windows, between balconies, and between bay window and balcony combinations, shall be 8 feet (see Exhibit E for 23.53.035)

Request/Proposal:

To allow bays on the facade of the building to be grouped closer together than the 8'-0" minimum required by code and wider than the 15'-0" allowed by Code.

JUSTIFICATION:

According to the **"CS2.A.2 Architectural Presence"**, a highly visible corner site should be encouraged to incorporate design details, articulation and quality materials. The addition of articulated bays at the facade create a dynamic facade which emphasizes a kinetic look to the residential levels, which creates a differentiation from the look of the mixed-use ground floor.

According to the **"DC1.A.4 Views and Connections"**, building should connect itself to the views in the site. The angled bays added to the facade are oriented to take maximum advantage of views towards Lake Union. The angled bays orient the units away from surrounding windows and create views down the street, and with the topography drop off, frames views to the lake.

According to the **"DC2.A.2 Reducing Perceived Mass"**, projects should utilize secondary architectural forms to break down the massiveness of the building. The added bays significantly reduce the flat large scale facade elements present on the project. The location of the bays at the middle of the massing breaks the mass into a series of forms instead of allowing the building to exist as a singular mass.

