



SDCI #3030165 - EARLY DESIGN GUIDANCE
1405 + 1415 DEXTER AVENUE NORTH SEATTLE WA 98109

INTRACORP 
Building the Extraordinary

nk
ARCHITECTS

1405 Dexter Avenue N

PROJECT INTRODUCTION

Development Objectives

To provide a high quality, multi-family building that enhances the existing neighborhood through context-based design and high quality materials to ultimately to encourage long-term community growth and vibrancy.

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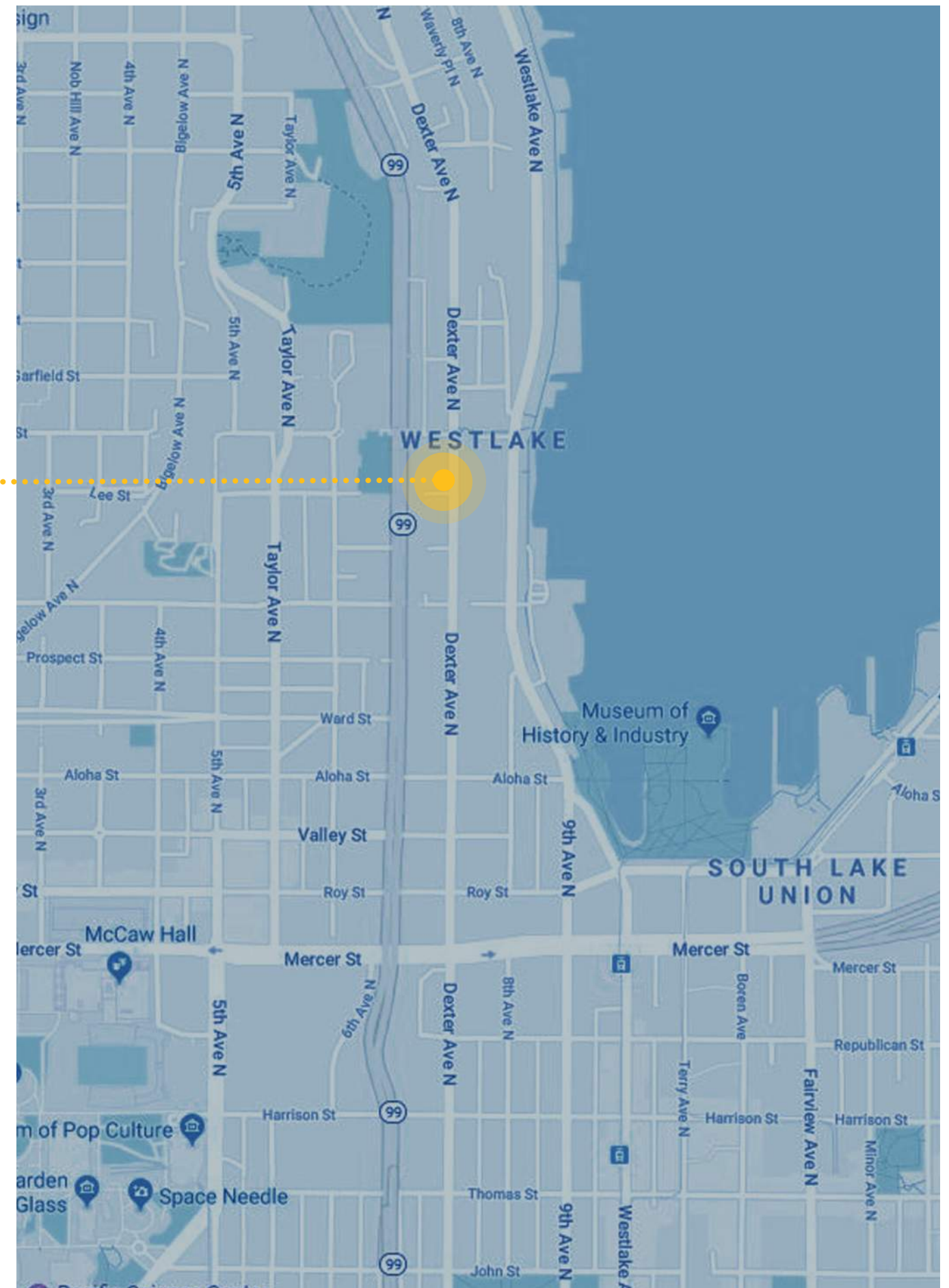
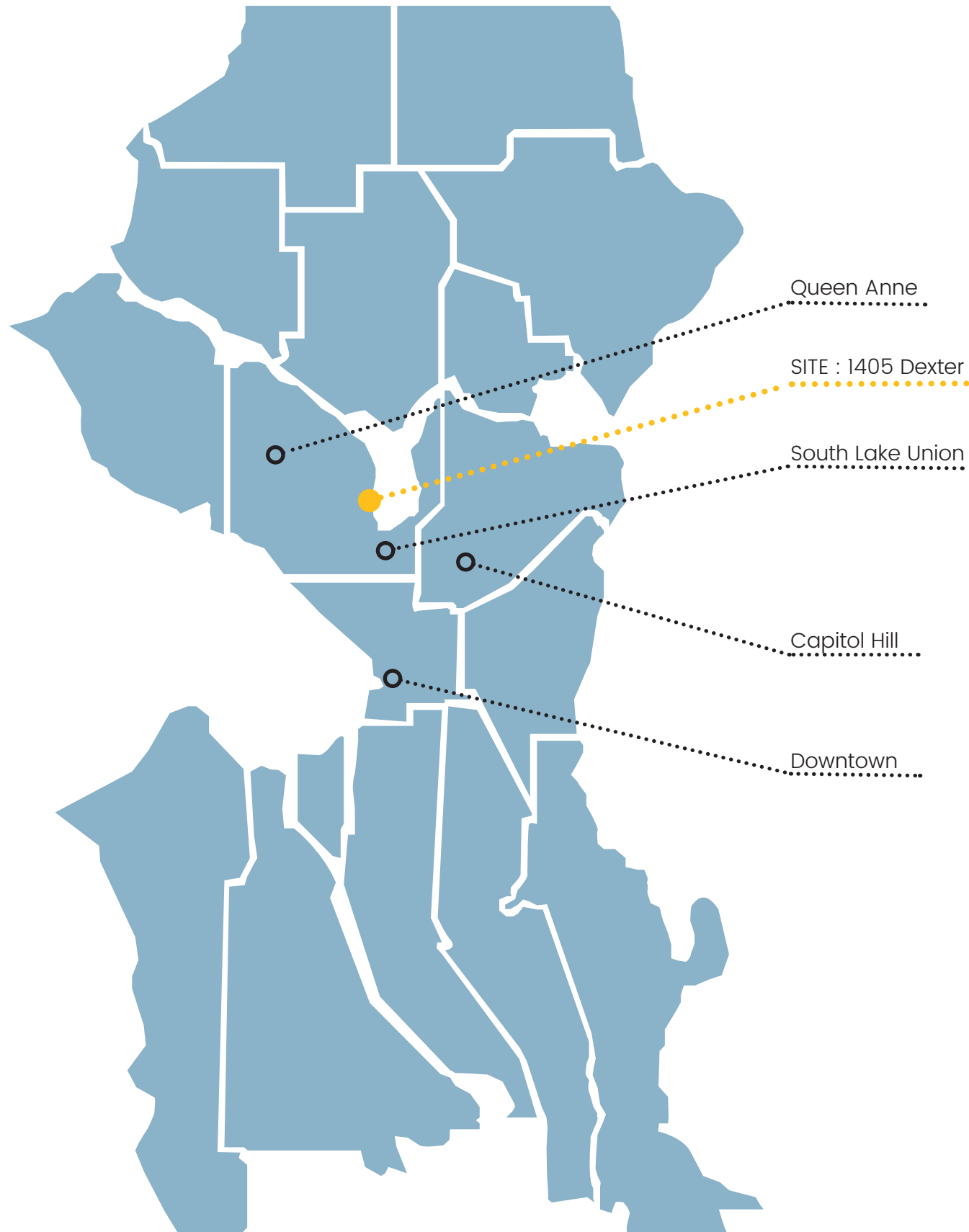
Project Information

Address	1405 + 1415 Dexter Avenue North Seattle WA 98109
Applicant/Architect	NK Architects Jill Burdeen 310 First Avenue S, Suite 4s Seattle WA 98104 206.933.1150
Owner	Intracorp NW, LLC Lis Soldano 411 1st Avenue S, Suite 650 Seattle WA 98104 206.728.6521
Landscape	Karen Kiest Landscape Architects Karen Kiest 111 West John Street, Suite 306 Seattle WA 98119 206.323.6032

Project Data

Lot Area	19,286 SF
Zoning	Seattle Mixed 100/95 South Lake Union Urban Center Overlay
Area	148,816 SF
Stories	2 Stories below-grade Concrete (Type IA) 3 Stories above-grade Concrete (Type IA) 5 Stories above-grade Wood (Type VA)
Units	162 Residential Units (approx 89,700 SF) 5 Live/Work Units (approx 4,050 SF)
Parking	113 Stalls (below grade)
ECAs:	40% Steep slope, Known slide area, Potential slide area, Archeological buffer

PROJECT LOCATION



CONTEXT ANALYSIS

Active & urban life by the lake, a direct connection to the water and downtown.

As a pedestrian, areas within walking distance of the site include a number of exciting neighborhoods. The top of Queen Anne is walkable within 10-15 minutes and boasts numerous small iconic parks, churches, schools, and grocery options. Even closer is the Uptown Urban Center, teaming with grocers, bars, coffee shops and restaurants - including the Seattle Center.

Directly north is a connection to Fremont, while directly south places you in the center of the rapidly developing South Lake Union hub, and if you continue south to the heart of downtown - only a quick 15-20 minute bus ride or 35 minute walk.

In a neighborhood with a strong east-west directionality, due to Aurora on the west and Lake Union on the east, preserving and enhancing safe pathways for pedestrians, bicycles and automobiles is paramount.

VICINITY AND WALKABILITY



CONTEXT ANALYSIS

Active & urban life by the lake, a direct connection to the water and downtown.

The site is located on Dexter Avenue North and Lee Street, on the lowest part of the east slope of Queen Anne Hill, just within the north border of the South Lake Union Urban Center. Uphill, Aurora Avenue N (Hwy 99) creates a boundary along the neighborhood's western edge, while downhill Lake Union provides a distinctive eastern edge. The neighborhood therefore has a strong north-south axis.

The north-south directionality is further strengthened by the bike and pedestrian culture in this area. With wide sidewalks, bus stop islands, and large dedicated bike lanes this area serves as both a bike haven and a popular pathway connecting north Seattle to the downtown core.

Specifically, the Cheshiahud Lake Union Loop provides connectivity to the waterfront, parks and neighborhoods surrounding the lake - as well as the Burke Gilman. As noted - bikers, walkers, and runners are extremely popular in the area, as it is a place where people live, work, commute through but also serves as a beautiful outdoor destination.

COMMUNITY NODES AND LANDMARKS

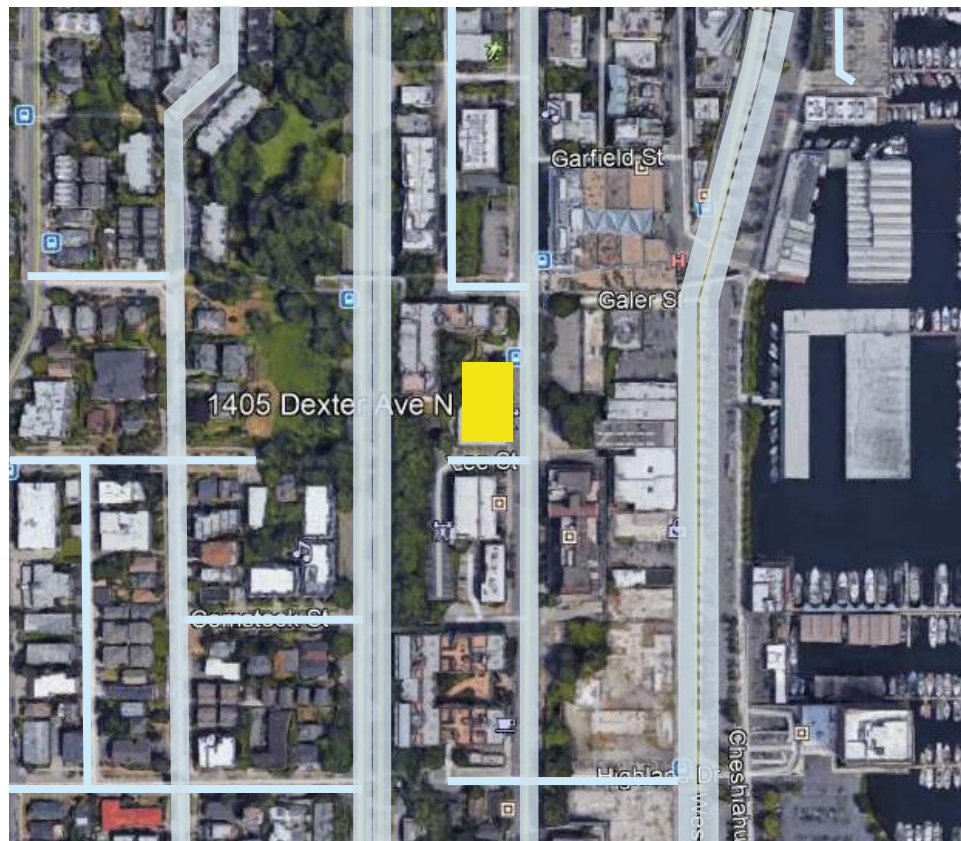


CONTEXT ANALYSIS

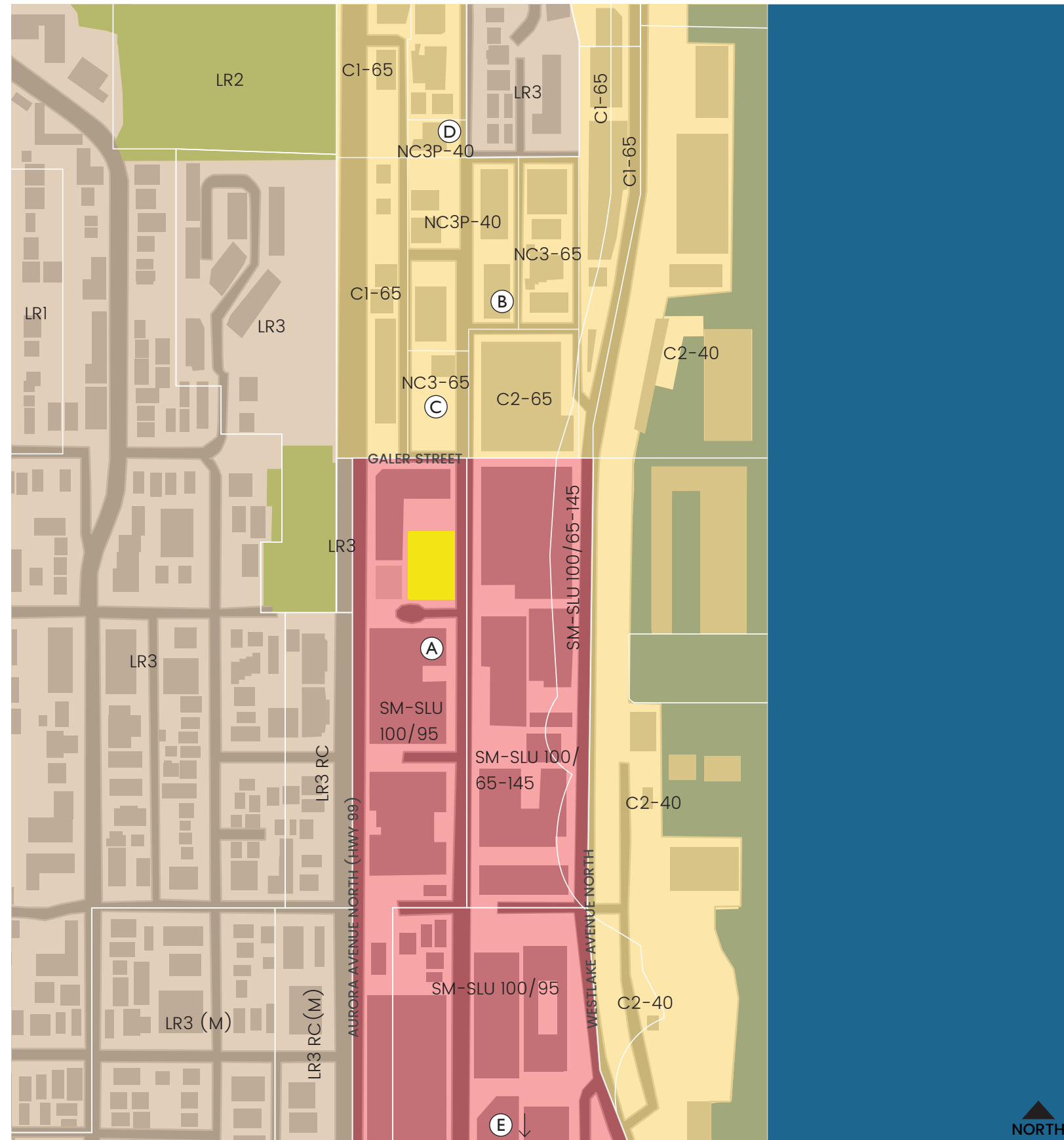
Neighborhood Zoning.

SM-SLU 100/95: Seattle Mixed Use zones allow a mixture of residential, commercial and office use within one zone - formerly considered Industrial areas. The goal of the SM zone is to encourage neighborhoods that are diverse, mixed-use communities with a strong pedestrian orientation. Typical building types are single-purpose commercial structures, multi-story mixed use, and residential structures.

The SM-SLU zone is bounded by Galer Street at the north, Westlake Avenue North on the east, and Aurora Avenue North (Hwy 99) on the west. Adjacent to the SM zone there are a few transitioning zones: Neighborhood Commercial & Commercial to the north and east, and Low Rise 3 to the west. The Low Rise zones west of Aurora climb up the east slope of Queen Anne Hill, and are not generally impacted by the development to the east of Aurora due to the slope and strong border created by Aurora. That being said, the SM zone acts as a transitional buffer with Aurora between the LR3 and Commercial zone against Lake Union.



SURROUNDING ZONING + DEVELOPMENTS



- Key**
- Neighborhood Commercial
 - Low Rise 3
 - Seattle Mixed
 - Project Site

Design cues taken from the neighborhood.

The Dexter corridor has been undergoing vast redevelopment in the last few years extending north from South Lake Union. This new development is primarily mixed-use apartment buildings with a mix of live/work units (A, B & D) and classic retail (B & E). The scale of these projects varies in size from block-sized development such as the Leeward and Juxt (A & E), to smaller infill multi-family projects including Dexios, Anchor Flats and 'N' Habit Dexter (B, C & D).

The neighborhood character is contemporary, often with differentiated bases to define ground-level live/work and retail. The projects use a variety of strategies in façade articulation including coplanar material shifts in color, texture, and pattern to maintain relatively simple massing. There is a prevalence of metal siding and an emerging precedent for wood accents at projects including Leeward (A), 'N' Habit Dexter (D), and Juxt (E). Exterior decks are employed on a limited basis (A, B & D). Several projects negotiate the sloping topography with garage entries from secondary street access (A & B).

Specifically...

- (A) **Leeward - 1319 Dexter Avenue N**, directly across Lee Street along Dexter Avenue N, a full block development, but many of the same design strategies will be used: Quality of materials as taken from the neighborhood - both current and historic, combination of differentiated base + live/work use at the ground level, use of bolt-on decks for texture & depth.
- (B) **Dexios - 1600 Dexter Avenue N**, further north on Dexter Avenue N is another multifamily infill project. The clean and well-organized upper levels, with a strong + punctuated window expression.
- (C) **Anchor Flats - 1511 Dexter Avenue N**, one block north, this infill project deals with the grade by stepping down along the side street with back-of-house uses, leaving Dexter Ave N for more public uses. The top level also steps down towards the corner allowing for an active and sun+view-oriented deck. The proposed project will similarly step the massing at the corner to provide views and break down the overall building mass.
- (D) **'N' Habit Dexter - 1701 Dexter Avenue N**, A differentiated recessed base at the live/work units, plus the very regimented patterning of the windows + accent materials.
- (E) **Juxt- 810 Dexter Avenue N**, the use of light colored materials and texture give this project a 'light and airy' feel - a feel that is necessary for the strong juxtaposition wanted for at least 1/3 of the upper levels at Intracorp Dexter. Light colored metal (or other flat panels) to be used in a way that creates similar light texture.



(A) Leeward
1319 Dexter Avenue N

MIXED USE



(B) Dexios (Proposed Project)
1600 Dexter Avenue N

MIXED USE



(C) Anchor Flats
1511 Dexter Avenue N

MIXED USE



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

MIXED USE

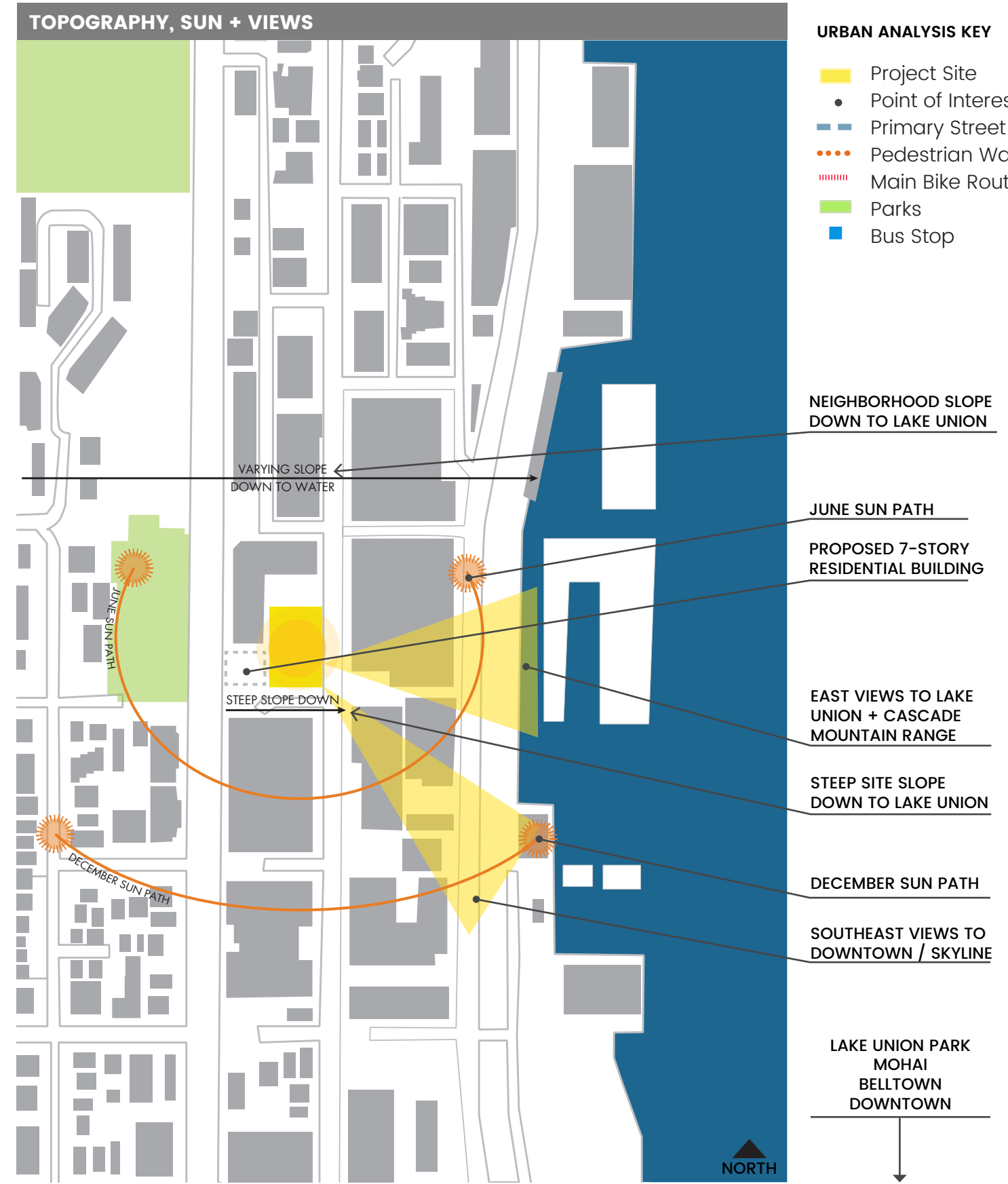
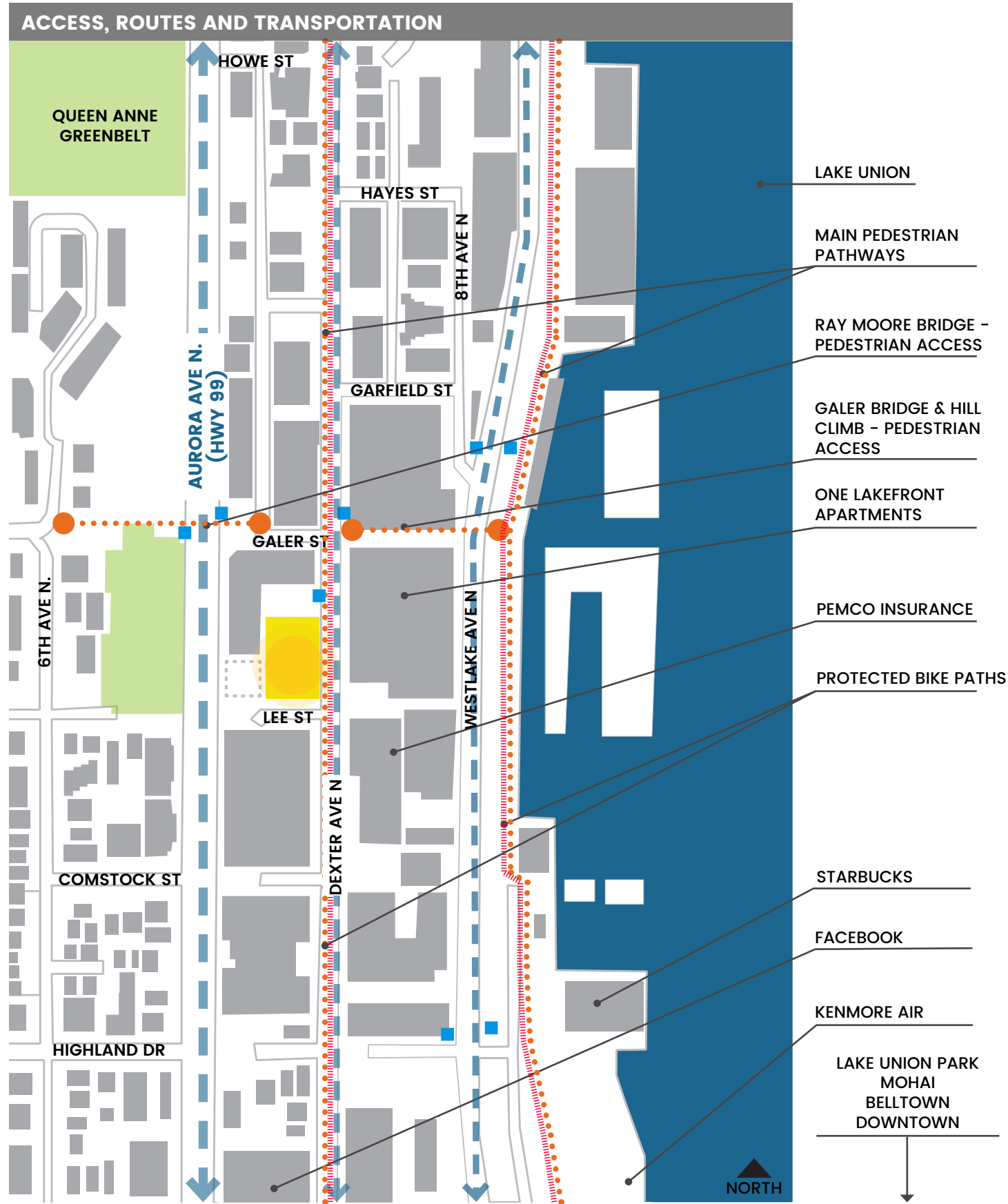


(E) Juxt
810 Dexter Avenue N

MIXED USE

CONTEXT ANALYSIS

SITE CONSTRAINTS + OPPORTUNITIES



URBAN ANALYSIS KEY





- Project Site
- Point of Interest
- Primary Street
- Pedestrian Walk
- Main Bike Routes
- Parks
- Bus Stop

CONTEXT ANALYSIS

GROUND FLOOR USES

-  Pedestrian Entry
-  Sidewalk Node
-  Residential Units
-  Live/Work Units
-  Retail/Commercial

PATHWAYS

-  Main Vehicle Path
-  Secondary Vehicle Path
-  Pedestrian Path
-  Bicycle Path

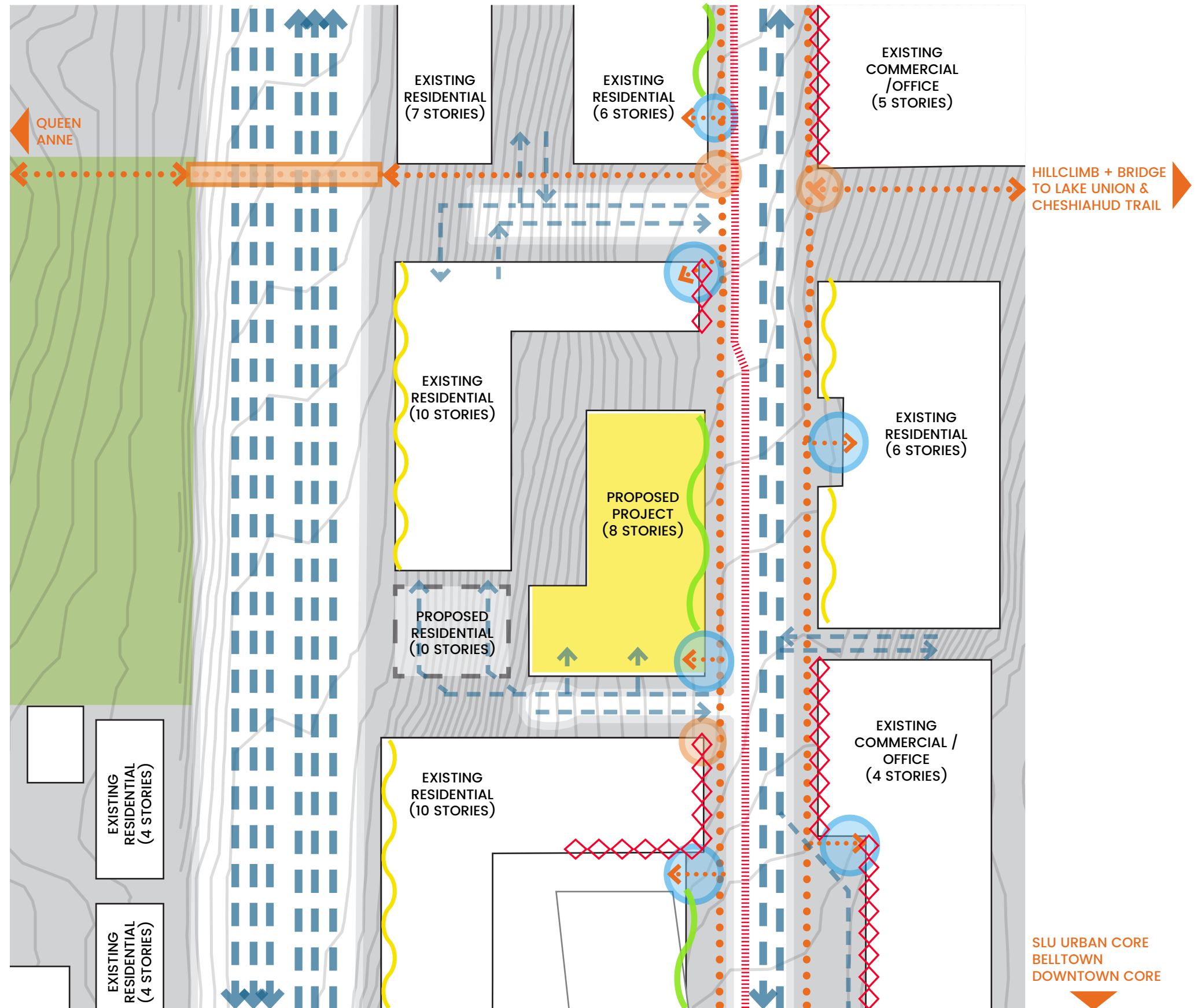
Street Nodes + Patterns of Use

Vehicular + Bicycle Traffic - Vehicles + bicycles moving through this corridor move on a strong North-South axis, while small side streets often do not connect to the next major street. Therefore, side streets often serve buildings for garage access, and secondary back-of-house uses only. The propose project will maintain this pattern by providing driveway access from Lee Street.

Pedestrian Traffic + Nodes - While the pedestrian pattern mimic the vehicular traffic in the North-South direction, there are also small pedestrian-only pathways, hillclimbs and bridges that help them maneuver through the neighborhood. The site is not directly connected to one of these special pedestrian pathways moving in the East-West direction. However, plan to maintain a comfortable, broad, safe, and green walking path along Dexter Avenue North in order to add to the pedestrian experience along this busy corridor.

Ground Level Uses - This area boasts a number of different ground floor uses. In the direct vicinity, Commercial/Office, Retail, Live/Work, Residential Lobby Entrances, and Residential Units are located along the streetfront. The proposed project includes a large main entry lobby and live/work uses, matching the existing pattern of development. In order to respect the more active nature of the developments to the south, the preferred design locates an activated entry lobby and an activated Level 8 deck at the southeast corner, facing the heart of the South Lake Union neighborhood.

SITE ACCESS + NODES DIAGRAM



SITE ANALYSIS

EXISTING SITE PLAN

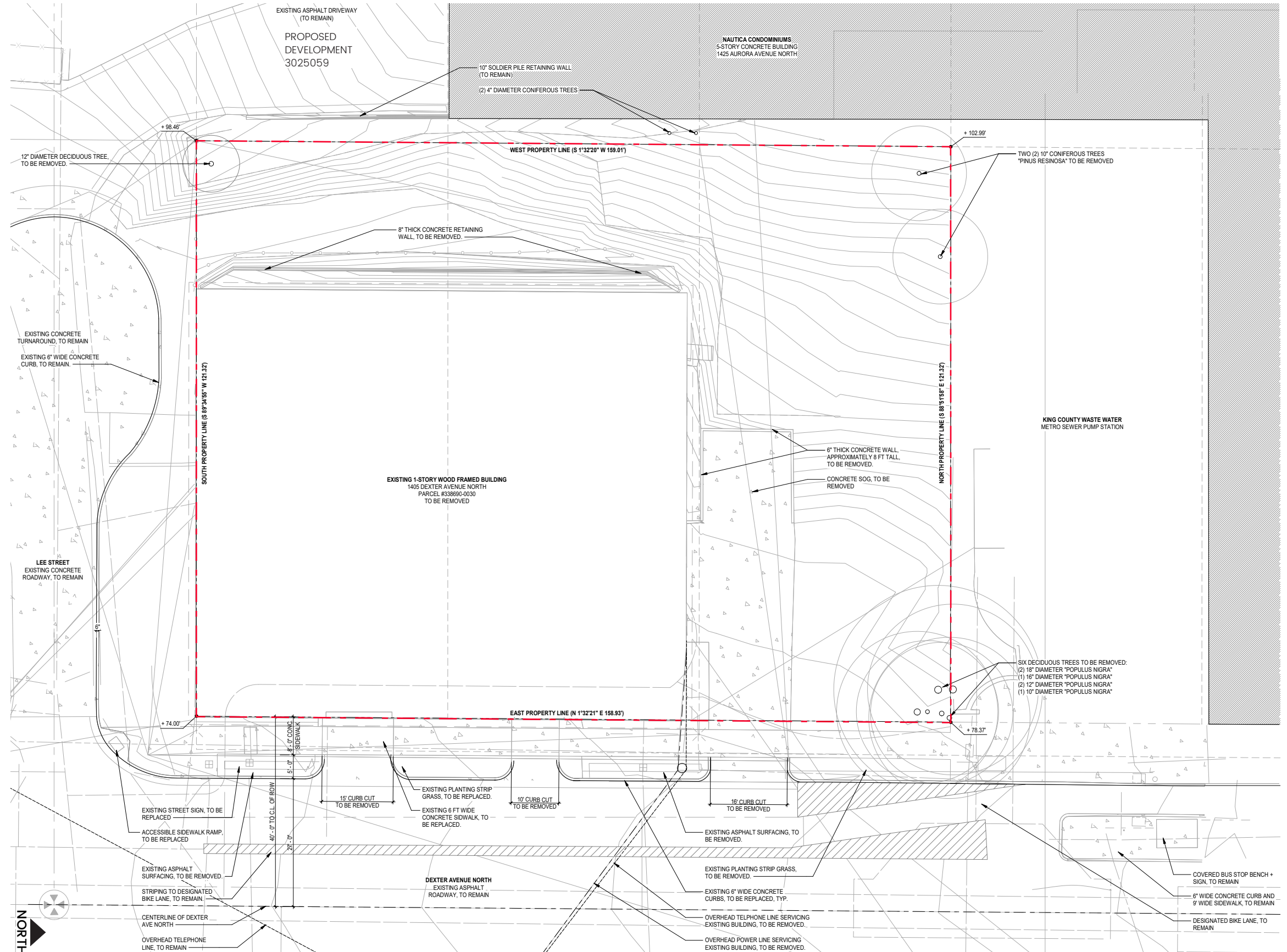
Parcel + Legal Description

Parcel A: 338690-0030

Lots 6 and 7, block 1 Hinckley's supplemental plat to Hinckley's addition to the City of Seattle, according to the plat thereof, recorded in volume 2 of plats, page 132, in King County, Washington; except the east 7 feet thereof heretofore condemned in King County Superior Court cause no. 61981 For widening of Dexter Avenue as provided under Ordinance no. 17628 of the City of Seattle.

Parcel B: 338690-0040

Lot 8, block 1, Hinckley's supplemental plat to Hinckley's addition to the City of Seattle, according to the plat thereof recorded in volume 2 of plats, page 132, in King County, Washington; except the east 7 feet thereof heretofore condemned in King County Superior Court cause no. 61981 for widening of Dexter Avenue as provided under Ordinance no. 17628 of the City of Seattle.



SITE ANALYSIS

Site Improvements

The new development proposes to greatly improve the sidewalk conditions along both Dexter Avenue North and Lee Street, while meeting SDOTs sidewalk and ROW standards.

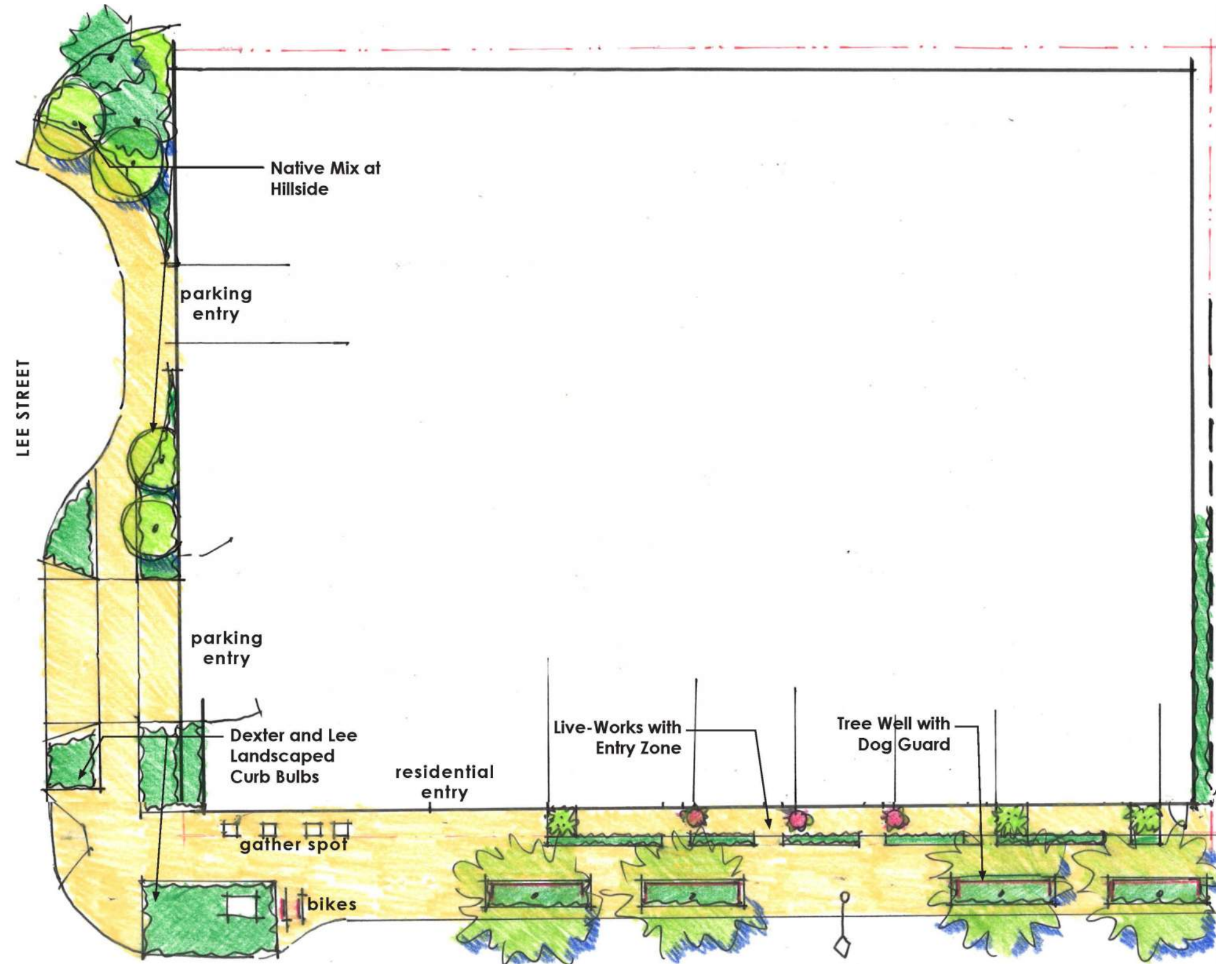
ROW Improvements

- 6'-0" wide sidewalk + 5'-6" wide planting strip + 6" curb.
- Street trees planted at regular intervals, mirroring live/work units.
- Paved portions break up planting strips, providing easy access from parallel parked cars to the 6'-0" wide sidewalk.
- Accessible sidewalk ramps at street crossings.
- Clear visual access provides safety for bikers, walkers, dogs and runners while traveling through the area.
- All curb cuts along the Dexter Avenue North property line will be removed and filled in with paving and planting strips.

Building Site Impact Elements

- All vehicle access to the site's below-grade parking will be provided via curb cuts off of Lee Street.
- In order to preserve and encourage the vibrant urban growth going on in the area, the proposed building will meet the sidewalk with a strong building face.
- Recessed at the entry to provide a place for people to gather and pause along the sidewalk, calling attention to the main entry to the building.

PROPOSED SITE PLAN



SITE ANALYSIS

STREETSCAPES

STREETSCAPE A - DEXTER AVE N - LOOKING WEST



LEEWARD -
COMMERCIAL +LIVE/WORK



KING COUNTY PUMP STATION -
PARK/GREENSPACE

NAUTICA CONDOS -
COMMERCIAL SPACE + MAIN ENTRY

TO AURORA
FOOTBRIDGE

STREETSCAPE B - DEXTER AVE N - LOOKING EAST



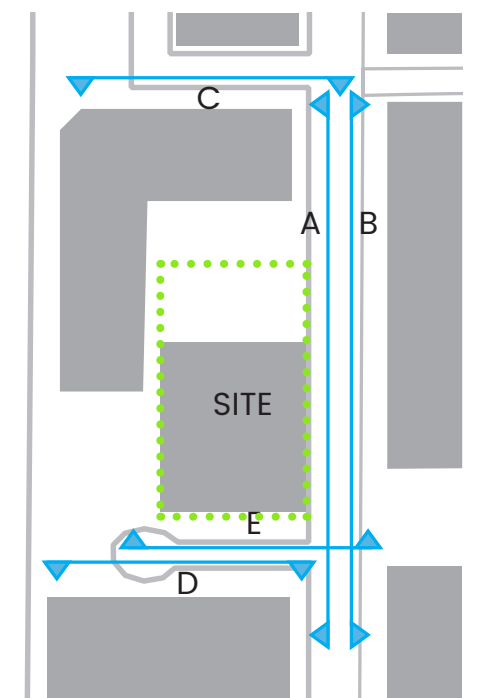
TO DEXTER/WESTLAKE
HILL CLIMB + BRIDGE

ONE LAKEFRONT APARTMENTS -
ENTRY + RESIDENTIAL UNITS



PARKING
ACCESS

STREETSCAPE KEY



SITE ANALYSIS

STREETSCAPES

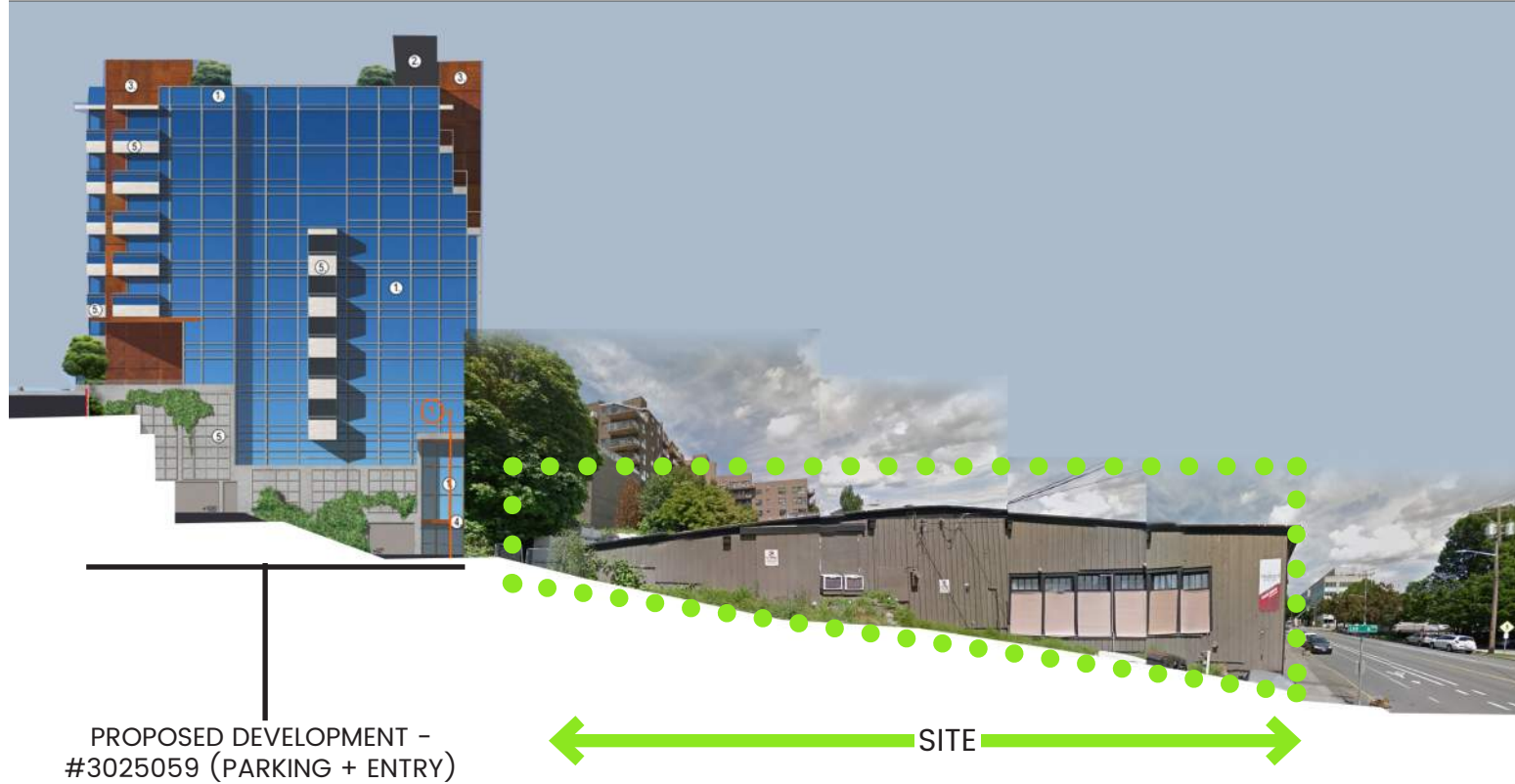
STREETSCAPE C - GALER ST- LOOKING SOUTH



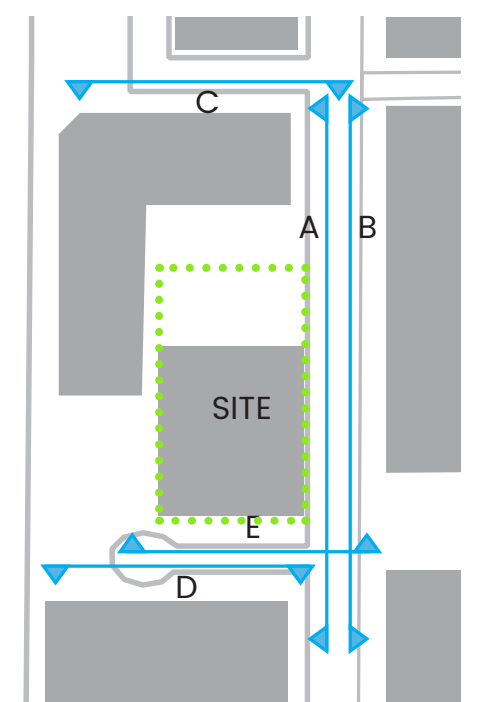
STREETSCAPE D - LEE ST- LOOKING SOUTH



STREETSCAPE E - LEE ST- LOOKING NORTH



STREETSCAPE KEY



SITE ANALYSIS

ZONING SUMMARY

CODE REFERENCE	REQUIREMENT	PROPOSAL
Zone	SM-SLU 100/95	
Overlay	South Lake Union Urban Center	
ECA	40% Steep Slope	
23.48.005.A Permitted Uses	All uses except as prohibited by subsection 23.48.005.B	Residential and Non-Residential Commercial on Street Level. Dexter Ave N is Class II Pedestrian Street, Lee Street is undesignated street. (no street level uses required)
23.48.020 Floor Area Ratio	Lot Area: 19,286 SF Base FAR: 4.5 Maximum FAR: 6.75	Total Residential Floor Area: 106,900 SF Total Non-Residential Floor Area: 41,900 SF Total Floor Area: 148,800 SF FAR = 6.16
23.48.025 Structure Height	100' max for portions of a structure in non-residential or live/work use. Maximum height limit for portions of a structure in residential use is 95'. <ul style="list-style-type: none"> • Additional 4' allowed for parapets/Clerestories • Additional 15' allowed for stairs penthouse (25% of coverage for canopies, mech, stairs, elevator, lobbies) • Buildings greater than 85' can have elevator 25' above height limit 	Building height to be within the 95' height limit. Parapets up to 4' above the height limit may be included Stair Penthouse to be less than 15' above height limit Elevator not used to access the roof, overrun will be under height limit Total rooftop equipment/structures not to exceed 25%
23.48.235 Setback Requirements	No upper level setbacks required for the property.	
23.48.025.C Rooftop Features	Rooftop features that include stairs or screen mechanical equipment may extend 15'-0" above the base height limit but must cover less than 25% of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.	Rooftop features will be under 25% of roof coverage Mechanical equipment will be screened
23.48.040 Street Level Development Standards	Minimum Facade height on class 2 pedestrian street (Dexter) is minimum 25 feet. Transparency requirement is 60% of the street-facing facade between 2 and 8 feet above sidewalk. Transparency requirement is 22% on all other street non specified if slope of street frontage exceeds 7.5% Class 2 pedestrian street, blank facade limited to segments 15 feet wide and shall not exceed 40% of the width of the street-facing facade All other streets, blank facade limited to segments 30 feet wide and shall not exceed 78% of the width of the street-facing facade if street slope exceeds 7.5%	Street Use Development Standards will be met along Dexter Avenue North and Lee Street, as applicable
23.48.055 Landscaping	Green Factor: 0.3 Street Trees Required	Street Trees to be planted in ROW per SDOT Standards along Lee Street and Dexter Avenue North

SITE ANALYSIS

ZONING SUMMARY

CODE REFERENCE	REQUIREMENT	PROPOSAL
23.48.045 Amenity Area	Required: 5% of the total gross floor area in residential use Bioretention facilities qualify as amenity area. Maximum 50% of required amenity area may be enclosed, and min 15 feet in the horizontal dimension or min 10 feet if it is landscaped open space at street level and accessible to the street (this can be counted as twice the actual area)	Total Residential Area: 106,900 SF Required Amenity Area: 5,345 SF Level 2 + Level 8 Amenity Area provided Exterior Amenity: 4,350 SF (77.4% of total) Interior Amenity: 1,270 SF (22.6% of total) Total Amenity: 5,620 SF
23.48.080/208B Required Parking	Off street parking required per 23.054.015 No minimum parking required since project is located within the South Lake union Urban Center Maximum parking limit for non-residential uses = 1 per 1000 SF of GFA in non-residential use.	113 parking spaces proposed, 5% to be accessible with 1 van-accessible space. Parking quantity pending Departure Request: Additional Curb Cut at Lee Street
23.54.015 Bicycle Parking	Table D(D.2) Long Term: 1 per 4 Dwelling Units Table D(D.2) Short Term: 1 per 1000 SF	41 Long-Term Bike Parking Spaces to be provided
23.54.040 Solid Waste & Recyclable Materials Storage	More than 100 dwelling units = 575 SF + 4 x each additional unit above 100	575 SF base + (4 SF x 62 units) = 823 SF required. Refuse Room layout to be reviewed and approved by Seattle Public Utilities

DESIGN PROPOSAL

CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

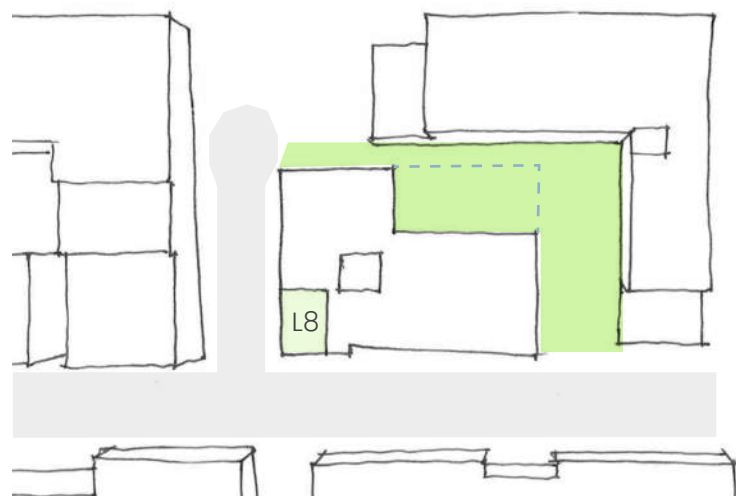
I. Responding to Site Characteristics

New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design such as:

- Solar orientation
- Storm water run-off, detention and filtration systems
- Sustainable landscaping
- Versatile building design for entire building life cycle

Design Response:

The project's preferred massing is a response to both the existing topography as well as the established building in the neighborhood. The preferred massing option provides a large elevated courtyard allowing substantial relief between the proposed project and the adjacent neighbor to the west, as well as ample space for large stormwater/bioretention planters. The courtyard is also located in an elevated portion of the site, so the distance for the water run-off from the roof to the bioretention planter travels a shorter path.



Open Space Combining with Existing

NEIGHBORHOOD DESIGN GUIDELINES – SOUTH LAKE UNION SUPPLEMENTAL GUIDANCE

CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

I. Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.

iii. Gateways

Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. Gateways can be defined through landscaping, artwork, and references to the history of the location that create a sense of place.

Design Response:

A row of new developments on both sides of Dexter Avenue N is very apparent as one travels north along that street. The proposed project will continue this new urban fabric by extending the strong street edge and providing live/work uses along Dexter Avenue N.

Also, the flow of the pedestrian and biking community to (and through) this area is a large part of the neighborhood fabric. The proposed project will maintain broad sidewalks, provide new street trees in large planting strips to act as a safety buffer from traffic, and a clear and consistent path for vehicles entering and exiting the site off of the side street, Lee.

The preferred secondary massing strategy locates the Level 8 view deck and amenity room at the southeast corner, using the site's topography and location to capitalize on views and solar orientation. This amenity space is intended to be a bright, warm and open public gathering space.



Roof Deck Views towards Lake Union and Downtown

CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

I. Height, Bulk, and Scale

- Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- Consider using architectural features to reduce building scale

II. Architectural Context

- Support the existing fine-grained character of the neighborhood with a mix of building styles.
- Re-use and preserve important buildings and landmarks when possible.
- Expose historic signs and vintage advertising on buildings where possible.
- Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale.
- Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas.
- Respond to the unique, grass roots, sustainable character of the Cascade neighborhood.

Design Response:

The project is a continuation of the urban fabric of midrise mixed-use buildings at the edge of the South Lake Union Urban Center, carrying over similar density, at a different scale, as its neighbor to the south. This pattern of development can already be seen in projects under construction and in the permitting process as you move north on Dexter Ave N.

We expect to use high quality materials and careful detailing to help articulate the massing and express the character of the building that will respond to characteristics of the South Lake Union neighborhood.



DESIGN PROPOSAL

NEIGHBORHOOD DESIGN GUIDELINES – SOUTH LAKE UNION SUPPLEMENTAL GUIDANCE

PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them

I. Human Activity

- keep neighborhood connections open
- reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity
- design for a network of safe and well-lit connections to encourage human activity and link high activity areas

II. Landscaping To Reinforce Design Continuity

- Support the creation of a hierarchy of passive and active open space within South Lake Union. This may include pooling open space requirements on-site to create larger spaces.

C. Pedestrian Open Spaces and Entrances

- New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way

Design Response:

The project's key location at the north edge of the South Lake Union Urban village, makes it a extremely desirable development with immediate connections to the commercial and public nodes of the City. The main residential entry and live work spaces on the ground level, at the corner of Dexter Avenue North & Lee Street, will provide activity and visibility along the public right of way.



Live/Work Units

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features

I. Streetscape Compatibility

The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. Streetscape compatibility is a high priority of the neighborhood with redevelopment. Sidewalk-related spaces should appear safe, welcoming and open to the general public

II. Personal Safety and Security

Enhance public safety throughout the neighborhood to foster 18-hour public activity

Design Response:

Along with the many recent developments in the area, the project will provide further connectivity to the developed sidewalks to enhance the walkability and beautification of the neighborhood.

Low levels of lighting will be provided along the street edge to promote pedestrian and bicycle safety at night, along with clear delineation of the pedestrian zone – the sidewalk will be 6 feet from the street edge, not including the existing parallel parking zone and bicycle lanes adding to the safety of the pedestrian connections. This strong north-south pedestrian and bicycle flow that currently exists in the neighborhood will be strengthened by this development.



Sidewalk : Pedestrian Scale + Overhead Weather Protection

PL3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges

I. Streetscape Compatibility

- consider a reduction in the required amount of commercial and retail space at the ground level

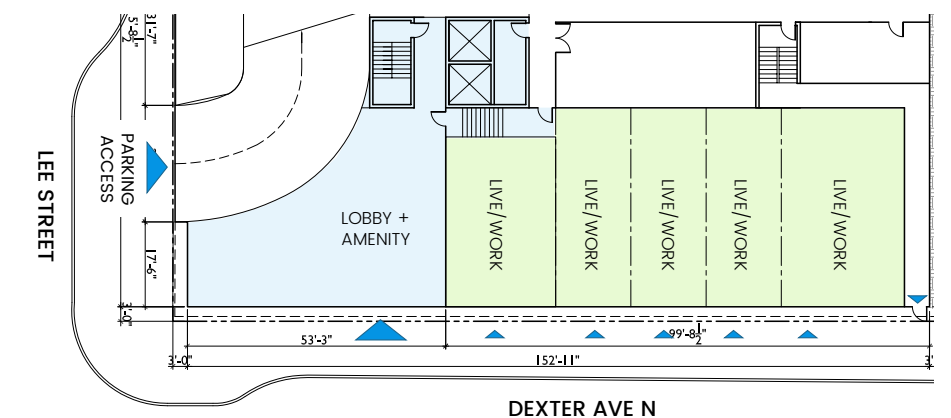
II. Human Activity

- public/private transitions at the streetscape level
- façades that encourage interaction with sidewalk
- reinforce retail concentrations with compatible spaces that encourage pedestrian activity
- create businesses and community activity clusters through collocation of retail and pedestrian uses as well as other high pedestrian traffic opportunities

III. Transition Between Residence and Street – Consider designing the entries of residential buildings to enhance character of streetscape through the use of small gardens, stoops, etc.

Design Response:

The project proposes live/work spaces at the street-level street facing facade along Dexter Ave N and the main residential entry + lobby. Live/work uses are common along the main street edges in this neighborhood, and the proposed development will further strengthen the connection of this use to the sidewalk experience through flexible space arrangements. Also, Live/Work units are beneficial because they provide opportunities for both pedestrian traffic and eyes on the street at any time of the day.



Ground Level – Street Use Plan

DESIGN PROPOSAL

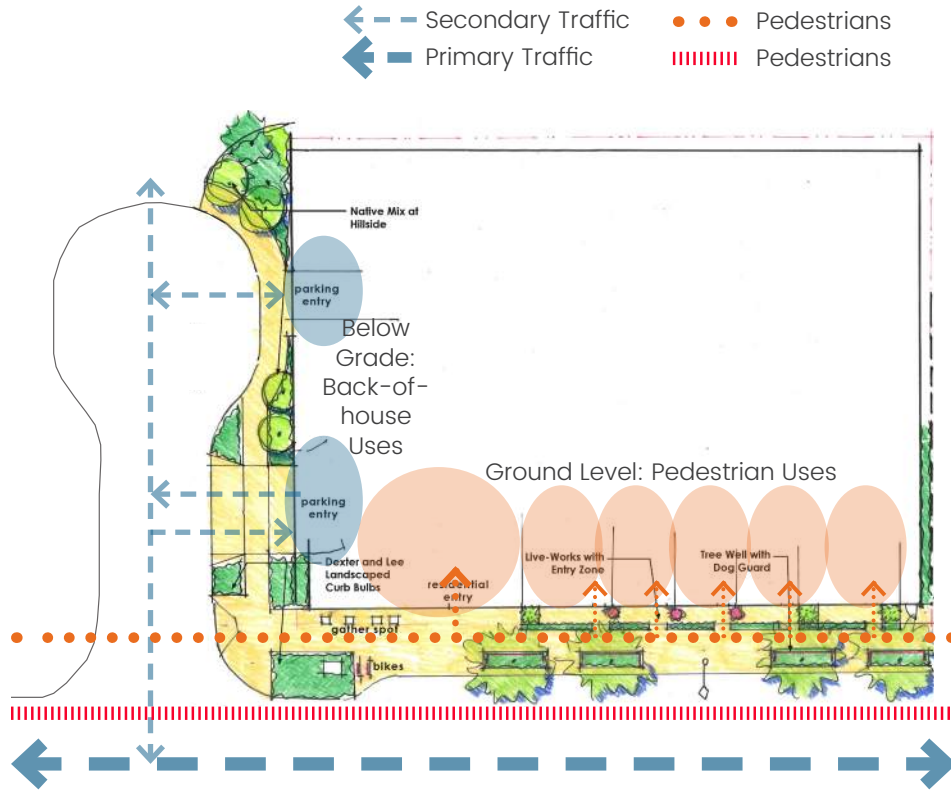
DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site

Design of Parking Lots Near Sidewalks
Parking below grade is preferred

Design Response:

The preferred option proposes the parking entrance to be through Lee Street rather than off of Dexter Avenue N. Lee Street is a dead end street and is currently being developed by another project to into a turnabout for traffic serving the building to the west of our site. Because Lee Street does not connect Dexter Avenue North to Aurora, it greatly reduces the flow of automobile, pedestrian and bike traffic on the street. The proposed project intends to also use this side street for auto access to the below-grade parking, lessening the traffic load on Dexter Avenue N. This feature is unique to the area and creates a strong distinction between pedestrian traffic (travelling mainly n/s on Dexter) and vehicular traffic (entering the site on Lee Street).



Uses: Separation of Parking from Pedestrian

NEIGHBORHOOD DESIGN GUIDELINES – SOUTH LAKE UNION SUPPLEMENTAL GUIDANCE

DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

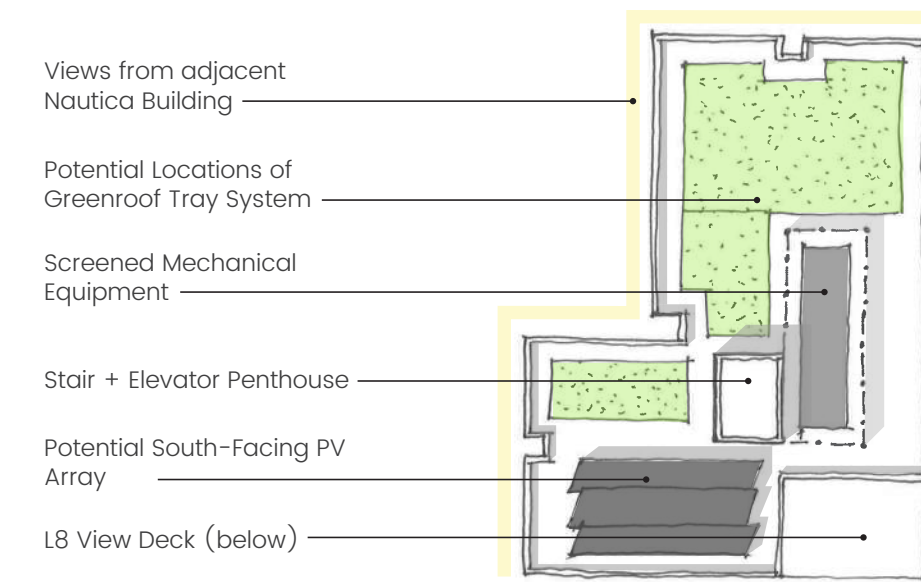
I. Architectural Concept and Consistency

Design the “fifth elevation” – the roofscape – in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and rooftop elements should be organized to minimize view impacts from the freeway and elevated areas.

Design Response:

It is our intent to acknowledge and design a “fifth elevation” on the rooftop, as it will be highly visible to the adjacent building overlooking the project. Mechanical equipment is also planned to be screened and organized to minimize impacts to the views from adjacent buildings.

As the rooftop will not be accessible to tenants, it will provide a quiet and calm experience for adjacent properties. Also, there is potential to explore the addition of PV panels and green roof elements to the roof in order to provide visual interest and manage stormwater loads on the site.



Schematic Roof Plan

DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the others.

I. Landscaping To Reinforce Design Continuity With Adjacent Sites

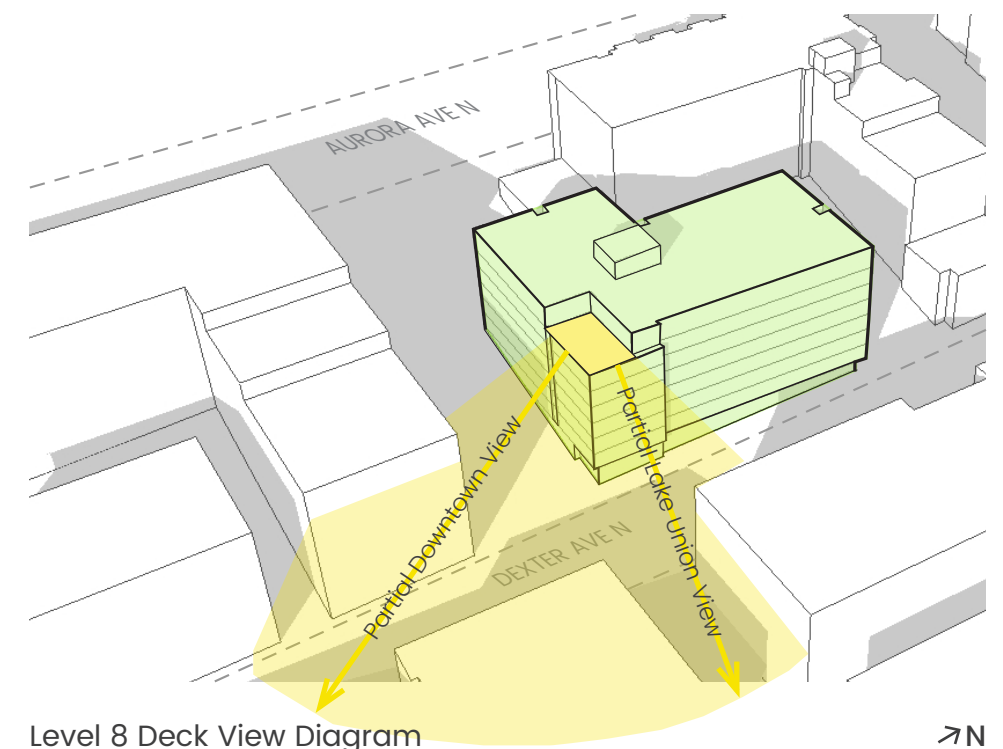
- encourage landscaping that meets LEED
- install indigenous trees and plants
- retain existing, non-intrusive mature trees or replace with large caliper trees
- water features are encouraged

III. Landscape Design To Address Special Site Conditions

Landscape to take advantage of views to waterfront and downtown Seattle.

Design Response:

The project plans to take advantages of its location and site topography by providing a Level 8 deck for the residents. The preferred location of this deck is at the southeast corner of the project for the best access to downtown + Lake Union views, southern sunlight exposure, and air.



Level 8 Deck View Diagram

DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the others.

- I. Landscaping To Reinforce Design Continuity With Adjacent Sites
 - encourage landscaping that meets LEED
 - install indigenous trees and plants
 - retain existing, non-intrusive mature trees or replace with large caliper trees
 - water features are encouraged
- II. Landscaping To Enhance The Building And/Or Site

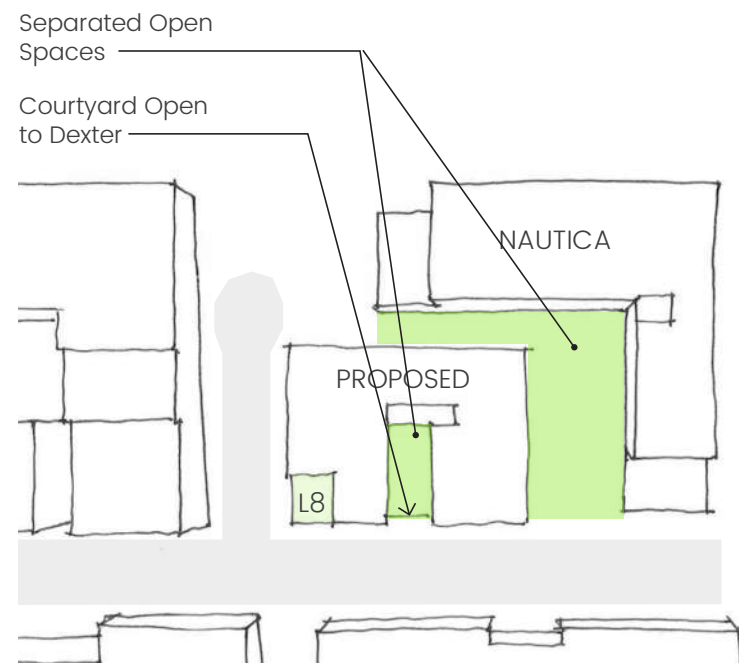
Consider integrating artwork into publicly accessible areas and landscape that evokes a sense of place.
- III. Landscape Design To Address Special Site Conditions

DC3 Open Space Concept

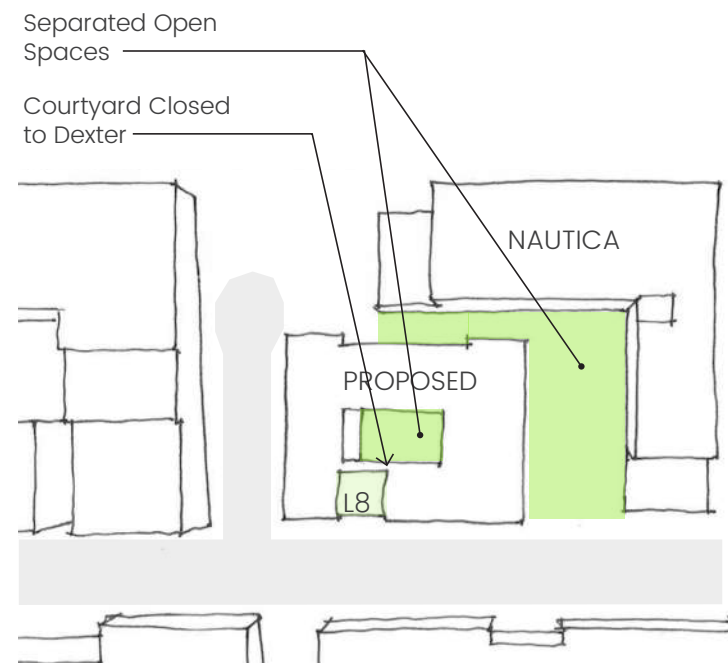
Integrate open space design with the design of the building so that each complements the others.

Design Response:

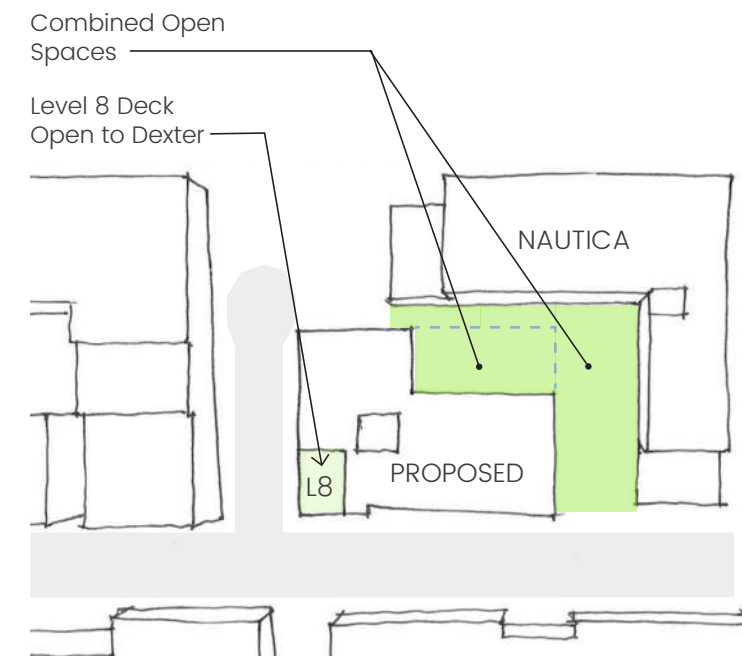
The project will be pursuing LEED Gold, and lush indigenous landscaping is being planned in the courtyard, roofscape and right of way. The project also plans to take advantages of its location, adjacent buildings, and site topography by providing a Level 2 courtyard open space for the resident's use. This courtyard space is nestled between the proposed project and the Nautica Condos, providing a large area to be a planted greenspace for the residents, as well as light + air relief for the condos. This simple building mass strategy allows both buildings to enjoy the look and feel of more open space.



Open Space : Street Facing Courtyard Option



Open Space : Central Courtyard Option



Open Space : Urban Courtyard Option (Preferred)

LIGHT + AIRY FEEL
AT SE CORNER



STRONG AXIS
PATTERNING

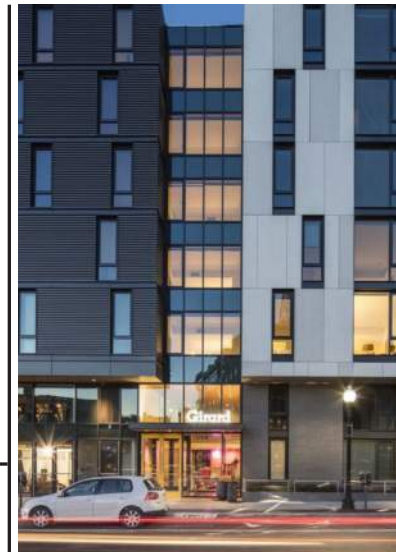


STRONG MATERIAL FRAMES
AT GLAZING EDGES

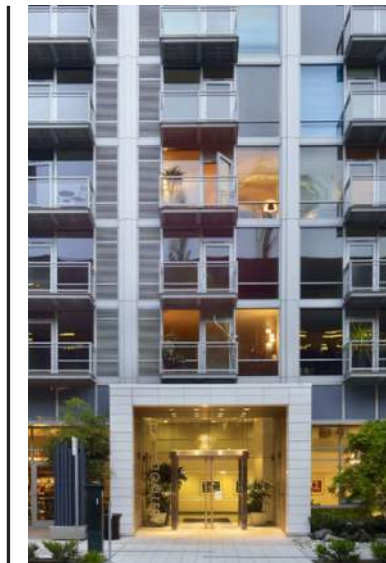
WARM NATURAL
MATERIAL ACCENTS



CONNECTION OF
CONTRASTING MATERIALS



EXTERIOR DECKS ADD
TEXTURE AND DEPTH



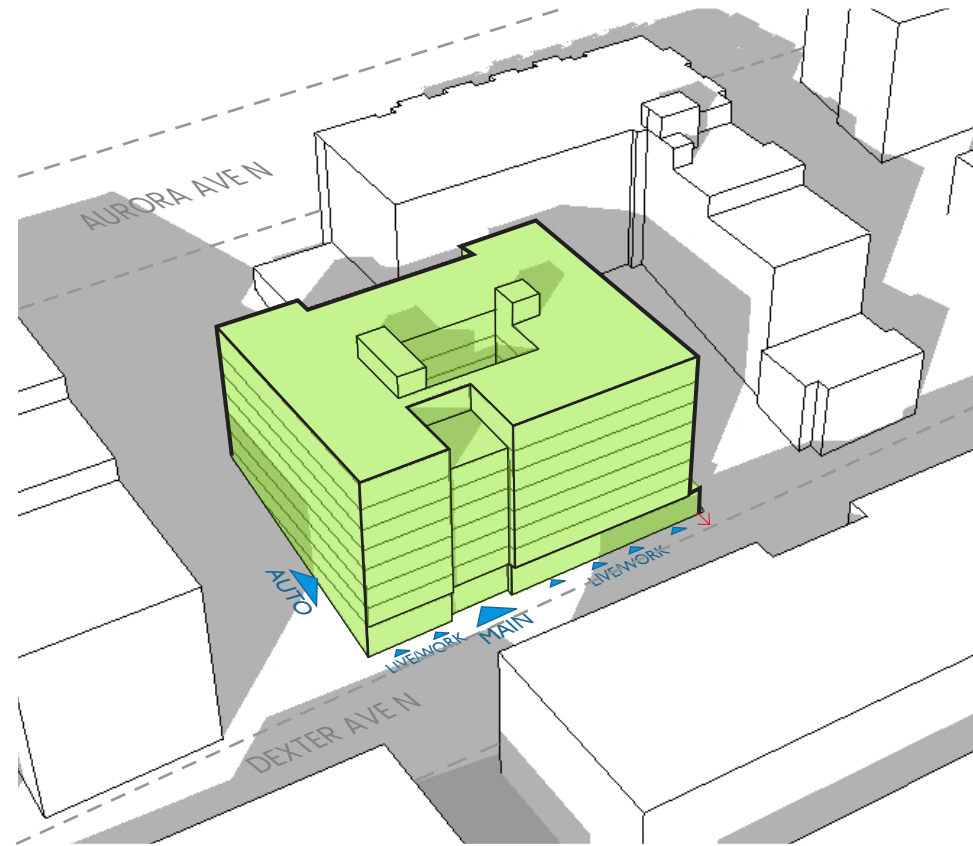
RHYTHM OF
GLAZING

Material Considerations

- HIGH QUALITY MATERIALS
- INTEGRAL COLOR + TEXTURE
- CONTRAST
- PEDESTRIAN SCALE ACCENTS
- TEXTURE + DEPTH THROUGH DECKS
- LIGHT + AIRY VS. GROUNDED



DESIGN PROPOSAL



OPT
1

CENTRAL COURTYARD Code Compliant

GSF:	148,800 SF
Residential Units:	159
Live/Work Units:	6
Parking Spaces:	84

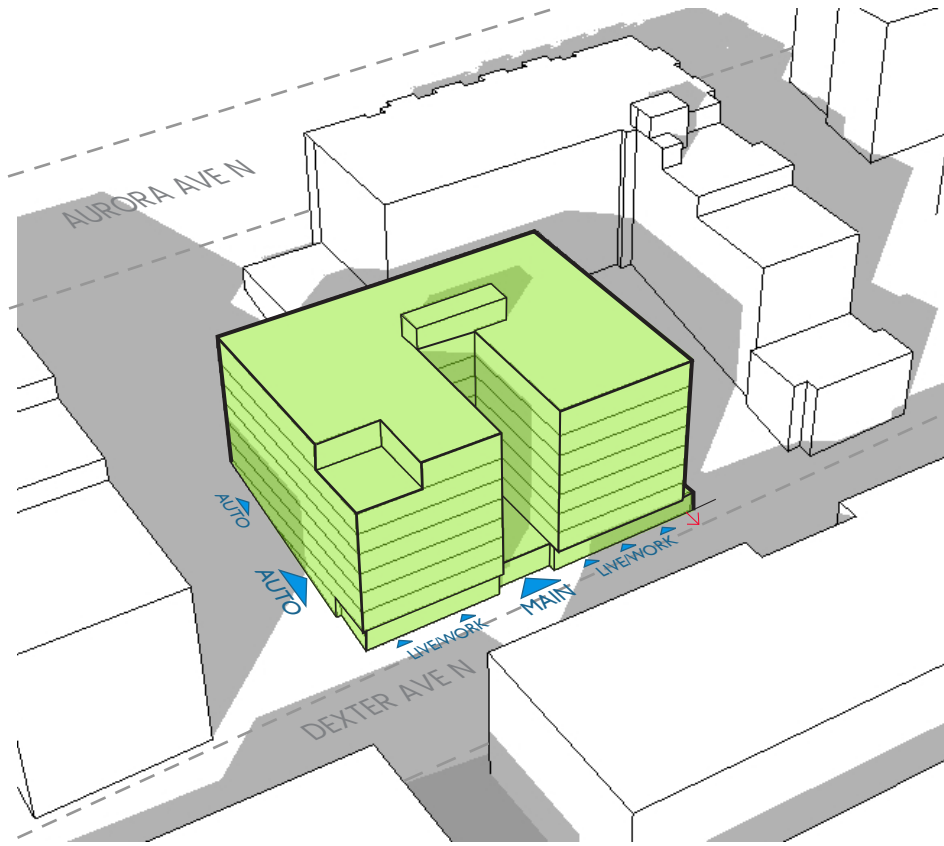
Pros

- Fully Code Compliant.
- Provides Strong Street-Facing Edges.
- No substantial portions of blank wall.

Cons

- No relief provided to Nautica Condos or West-Facing Units.
- Interior Courtyard does not have good access to light + air.
- Higher demand on local street parking, fewer internal parking spaces provided.

DESIGN OPTIONS - COMPARISON



OPT
2

STREET-FACING COURT Departure Request

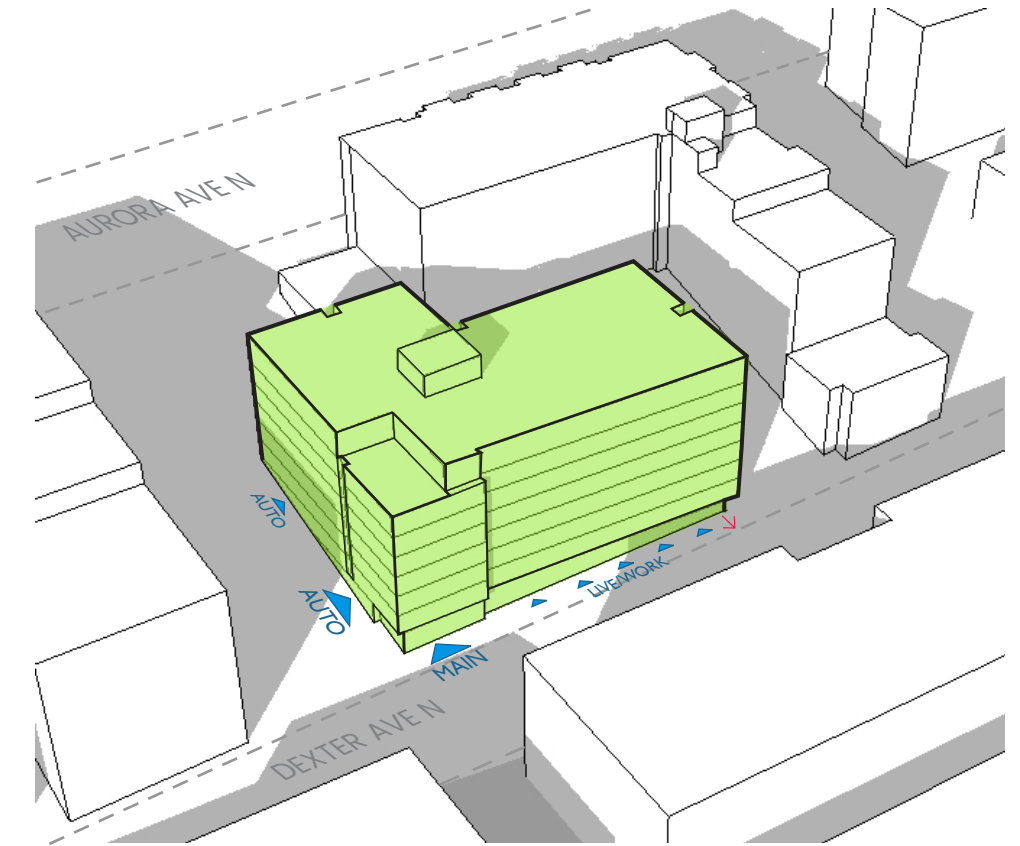
GSF:	148,000 SF
Residential Units:	151
Live/Work Units:	5
Parking Spaces:	106

Pros

- Provides large Massing Break along Dexter.
- Courtyard is Street-Facing for additional light + air.
- No substantial portions of blank wall

Cons

- No relief provided to Nautica Condos or West-Facing Units.
- West-Facing unit have limited glazing percentages.
- Curb Cut Departure along Lee Street Required.



OPT
3

URBAN GARDEN COURT Departure Request

GSF:	148,800 SF
Residential Units:	162
Live/Work Units:	5
Parking Spaces:	113

Pros

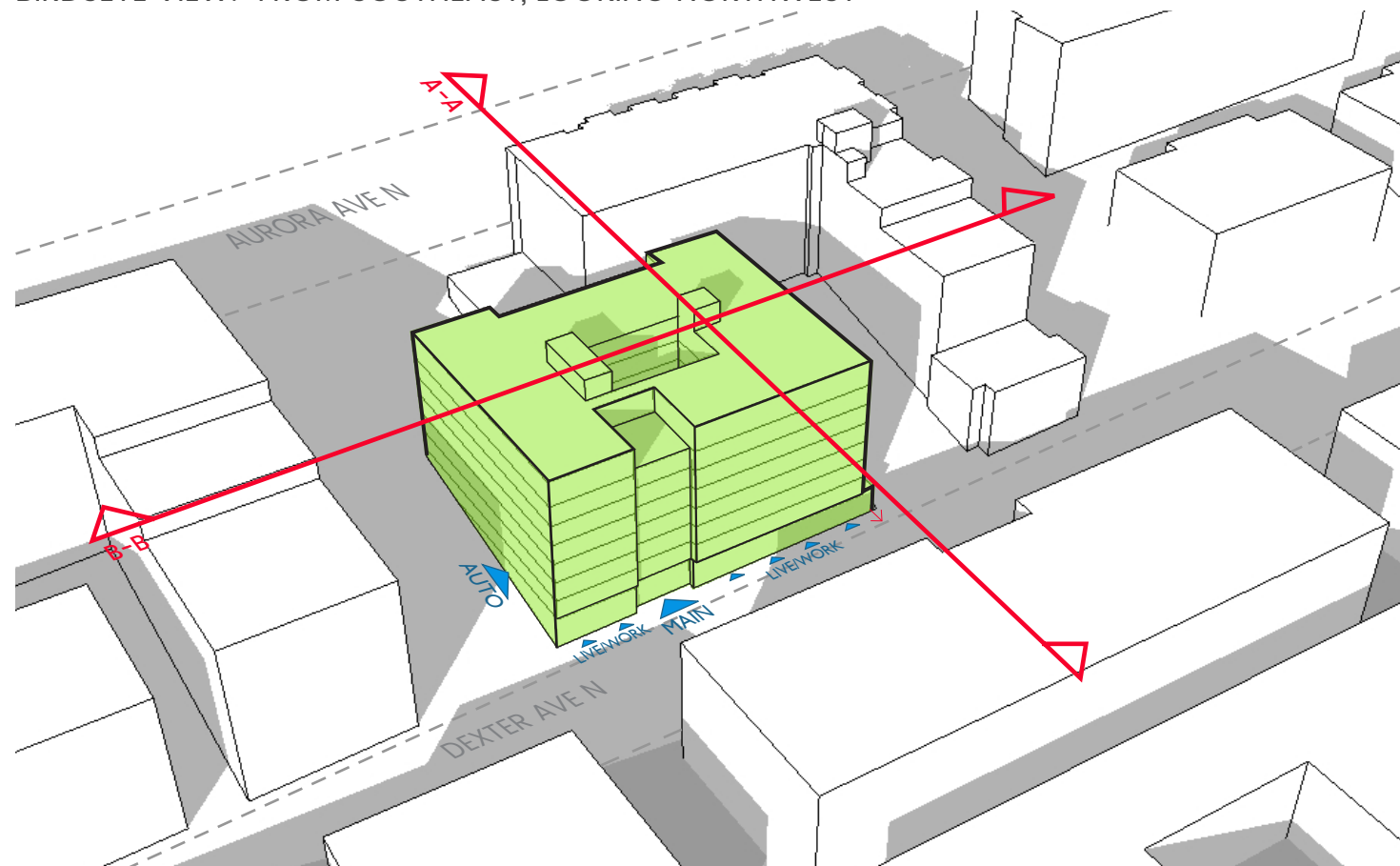
- Provides Strong Street-Facing Edges and acknowledges SLU neighborhood to the south with corner massing step.
- Provides large, light, airy courtyard for residents.
- Building relief between West-Facing Facade and Nautica.
- Maximizes yield of units on site.

Cons

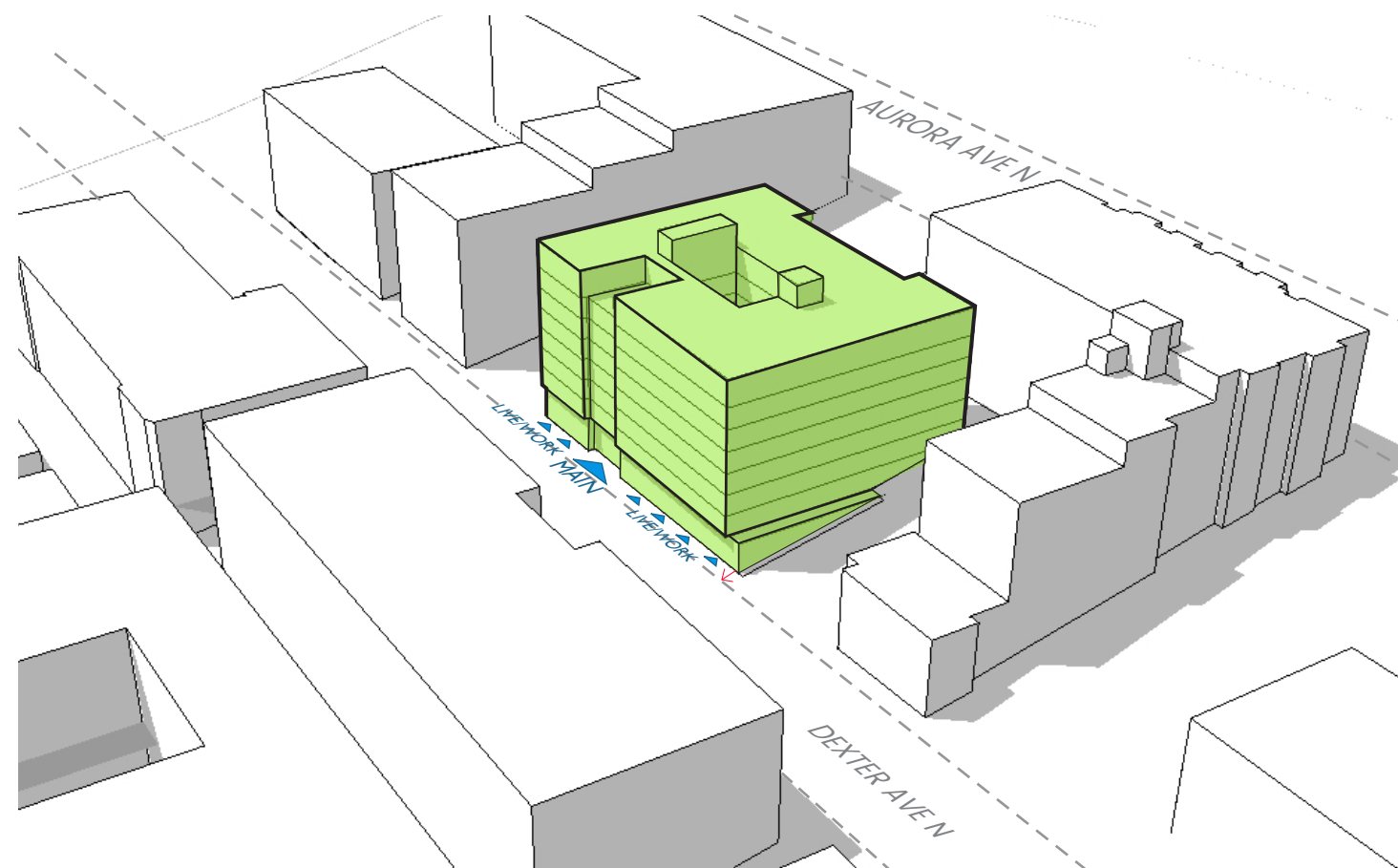
- Curb Cut Departure along Lee Street Required
- Blank wall at partial North and West Facades.

(Central Courtyard) Code compliant

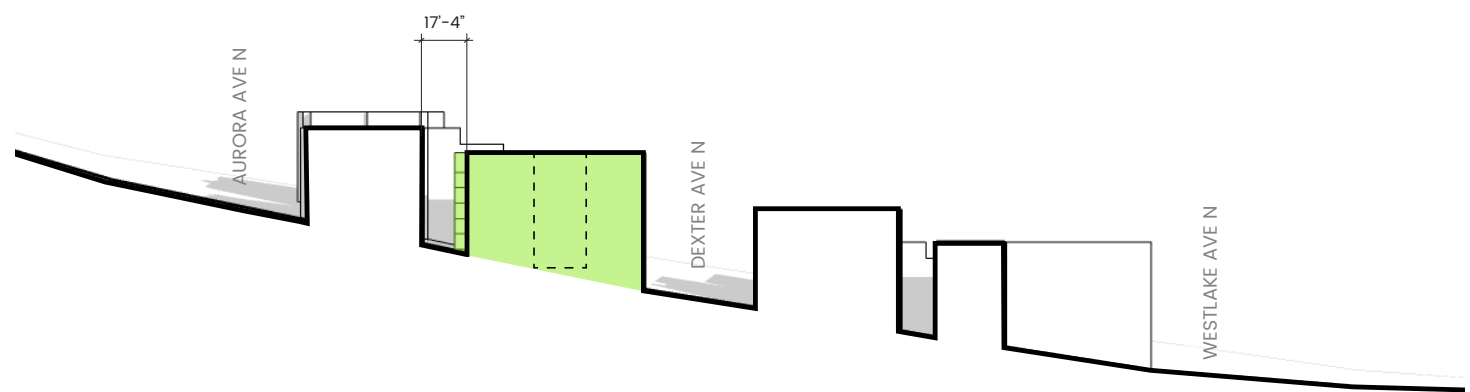
BIRDSEYE VIEW: FROM SOUTHEAST, LOOKING NORTHWEST



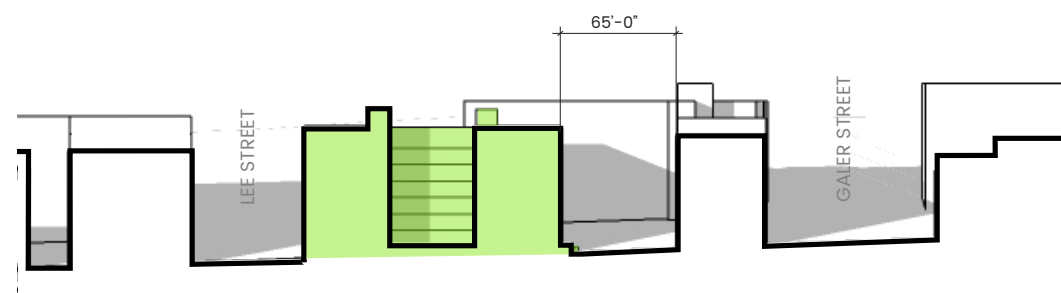
BIRDSEYE VIEW: FROM NORTHEAST, LOOKING SW



SECTION A: EAST / WEST LOOKING SOUTH



SECTION B: EAST / WEST LOOKING SOUTH



DESIGN PROPOSAL

Distinguishing Features:

- Residential Units: 159
- Live/Work Units: 6
- Parking Spaces: 84
- Gross Floor Area: 148,800 SF
- Level 2 Amenity: Private + Central Courtyard
- Level 8 Amenity: Gathering Space + East Facing Deck

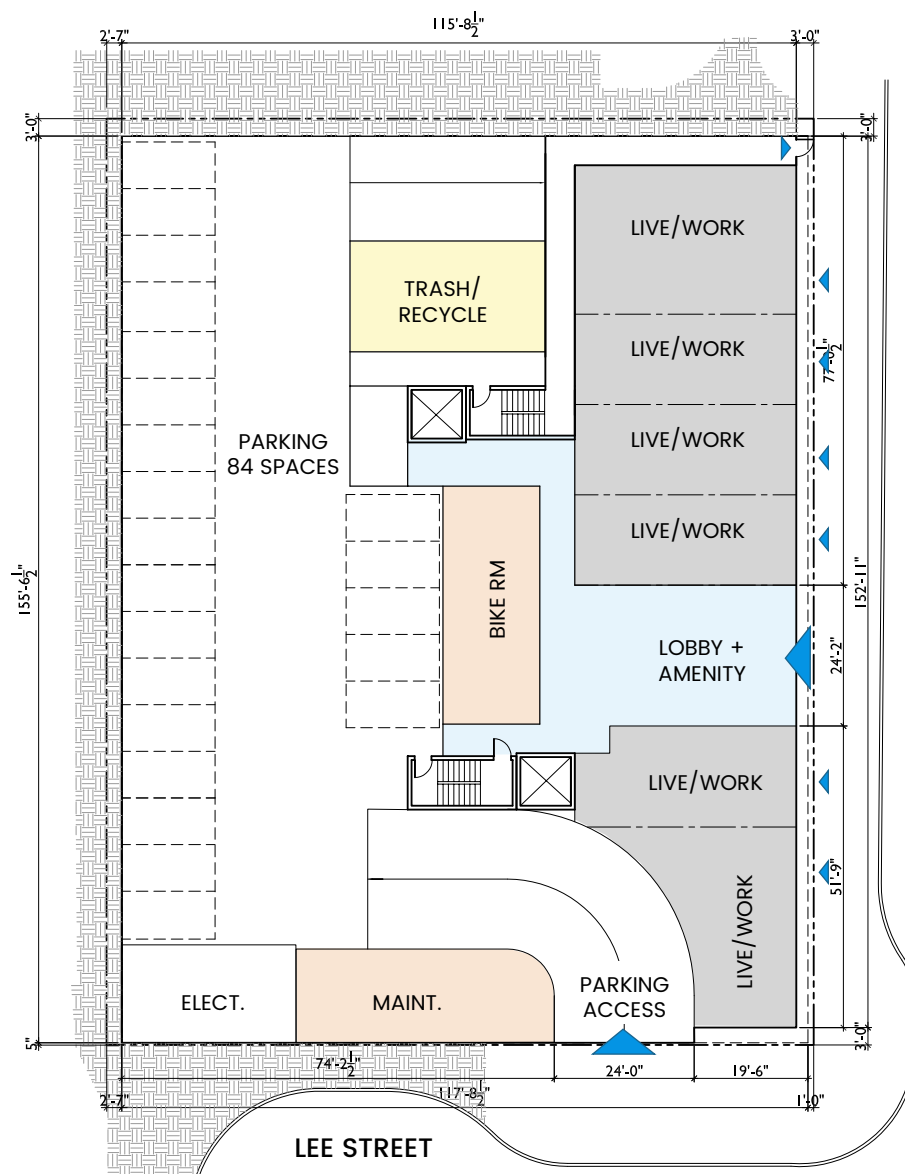
MASSING OPTION 1 - PLANS

Positives:

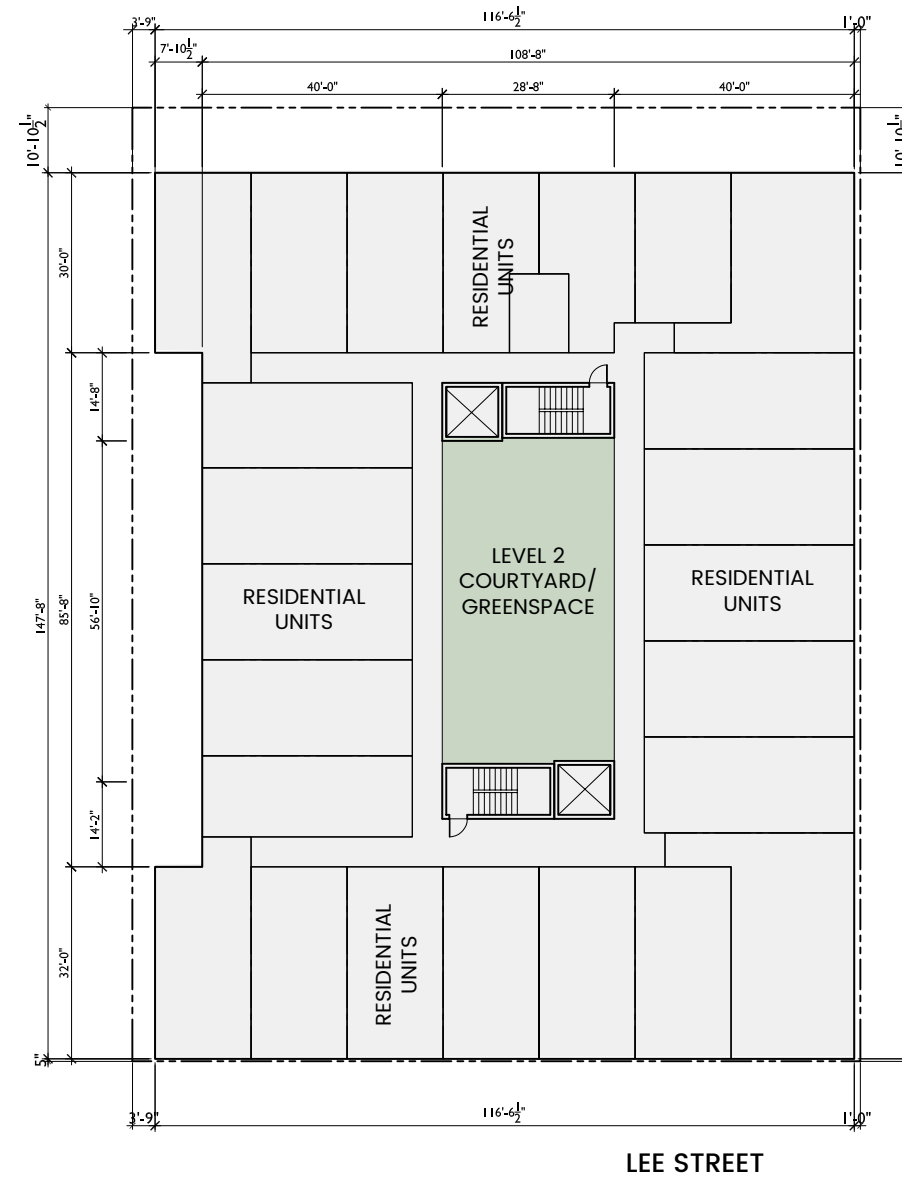
- Code Compliant: No Departures Required.
- Provides Strong Street-Facing Edges.
- Provides Residents with Private Greenspace at L2 Courtyard.
- Opportunities for Lake Union views from L8 Deck.
- One Auto-Access Point from Lee Street.
- Minimizes Blank Walls.

Negatives:

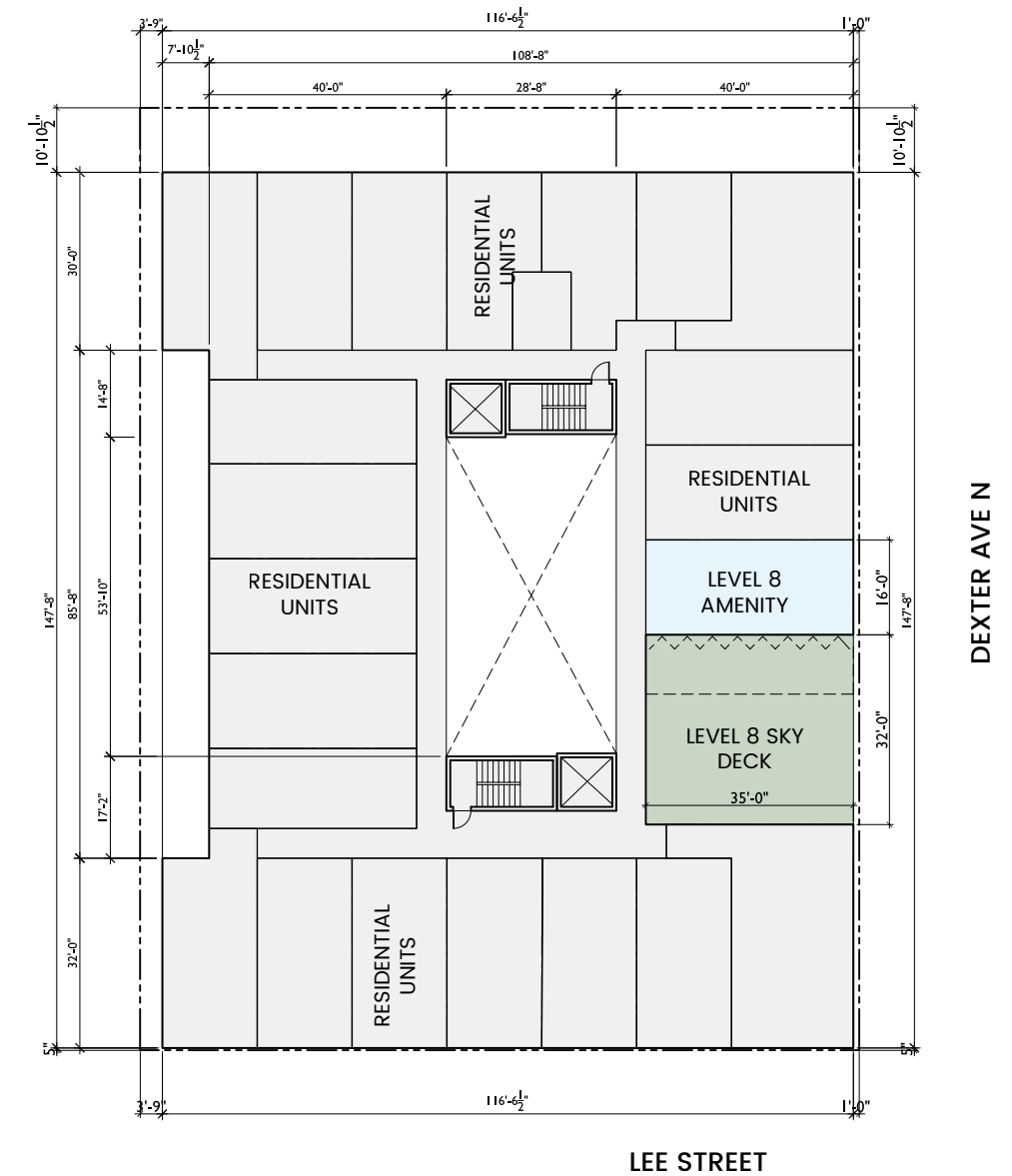
- West facade is maximized along property line, therefore little relief for adjacent Nautica Condo building.
- Provides Fewer Parking Spaces because unable to utilize Level 1 void without second curb cut (See Departure Request).
- Courtyard Greenspace at Level 2 is narrow + tall and will not receive good light and air.



LEVEL 1



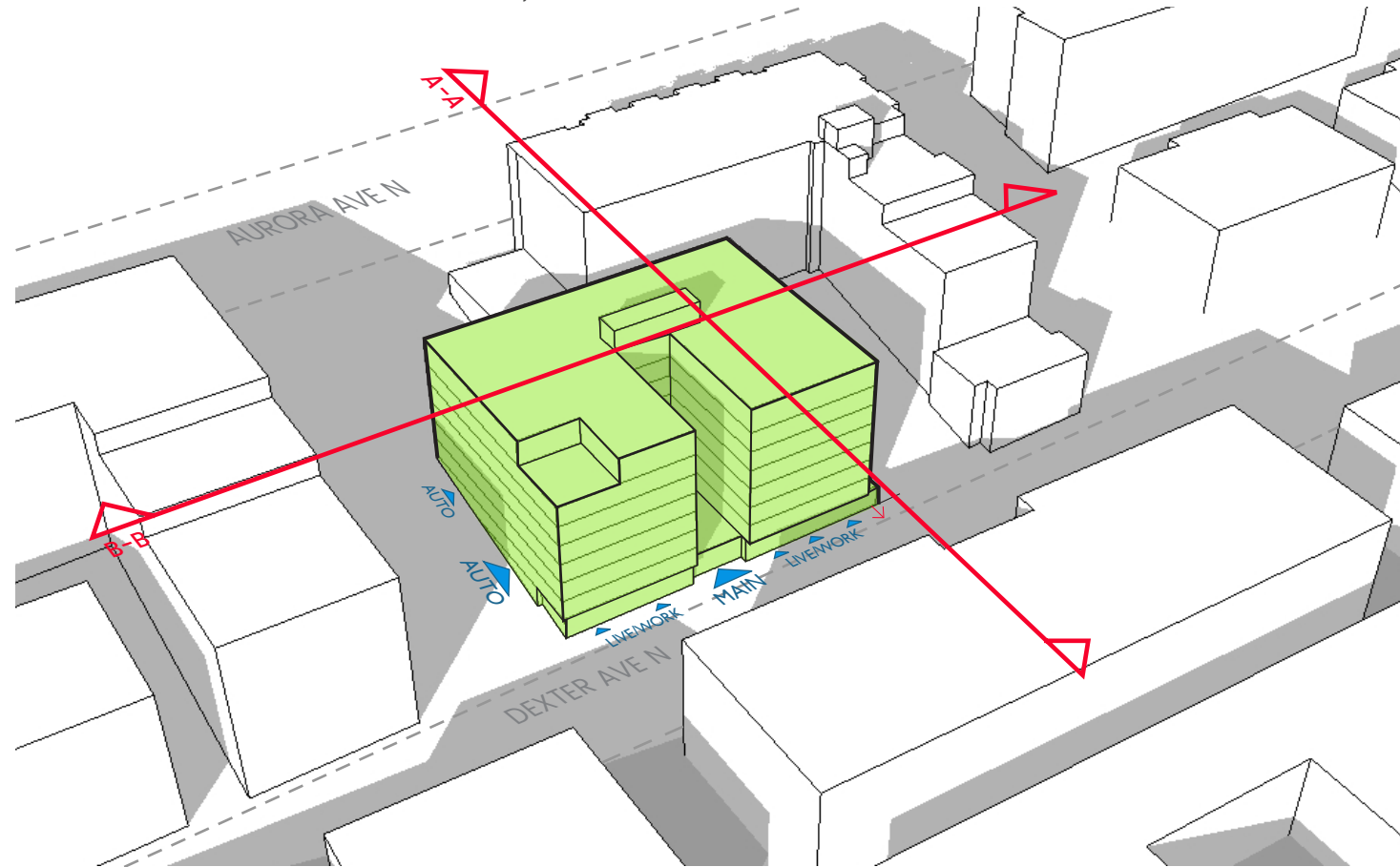
RESIDENTIAL LEVELS



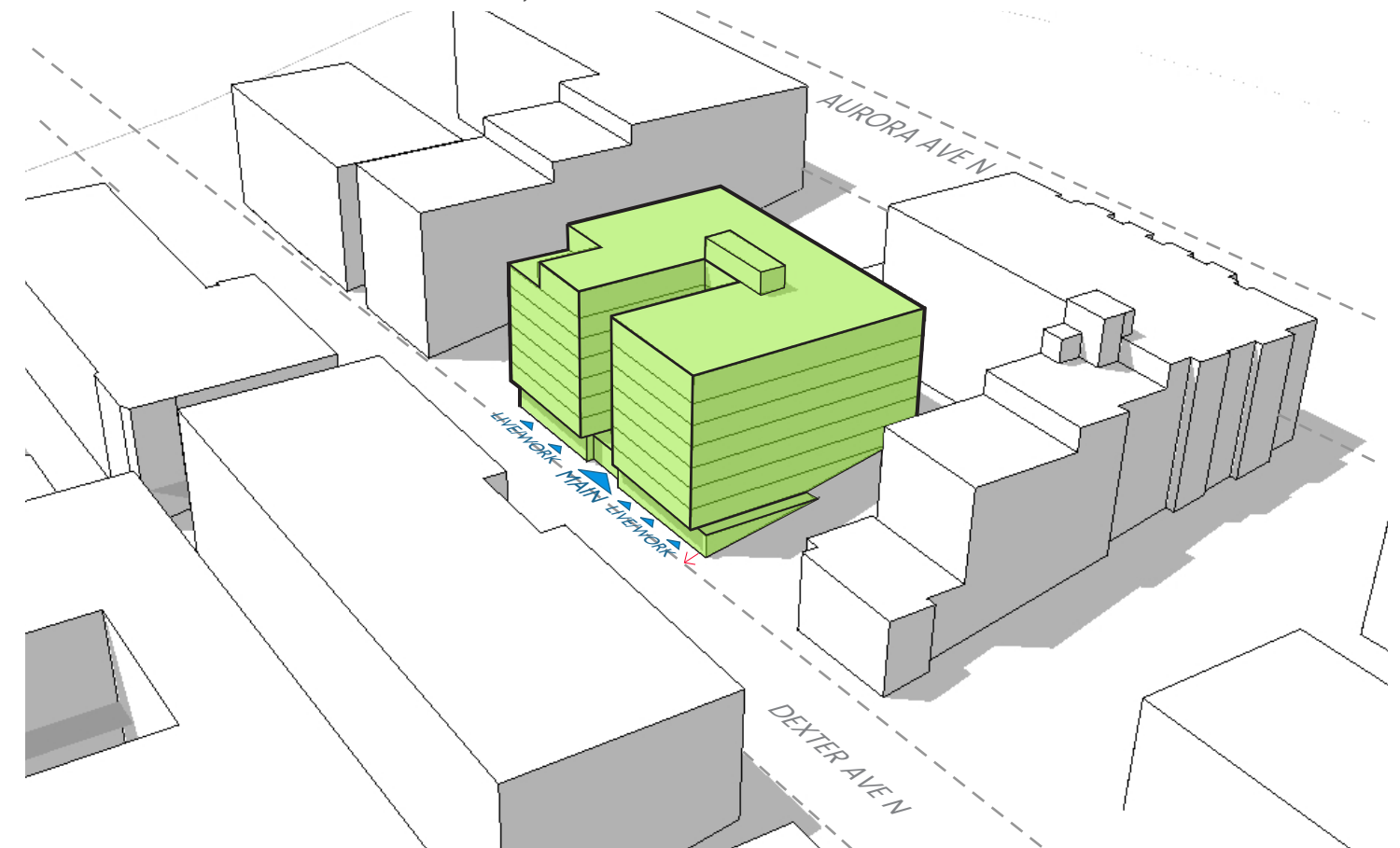
LEVEL 8 + AMENITY AND DECK

(Symmetry + Street-Facing Court) Code compliant

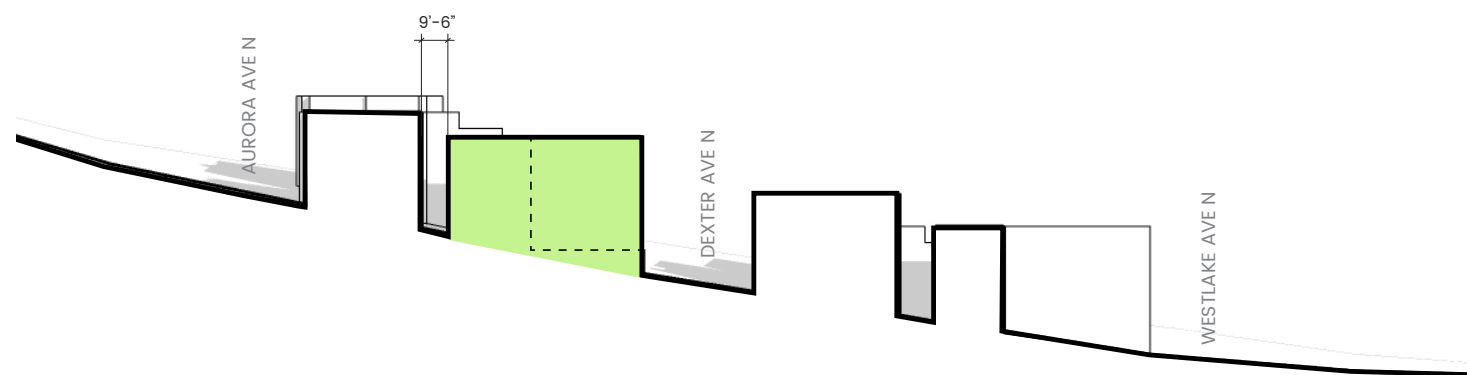
BIRDSEYE VIEW: FROM SOUTHEAST, LOOKING NORTHWEST



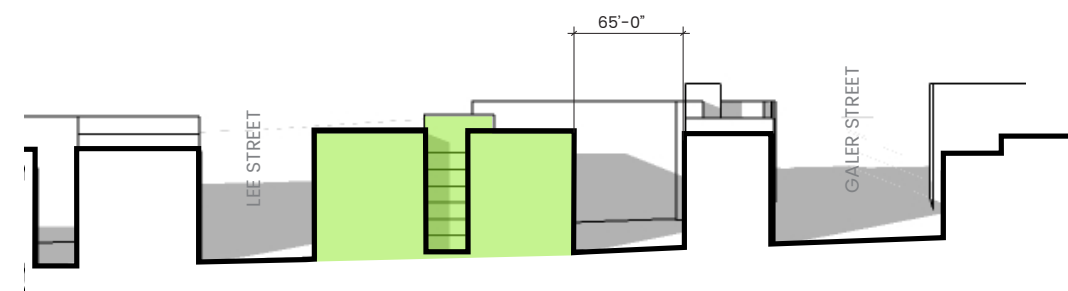
BIRDSEYE VIEW: FROM NORTHEAST, LOOKING SW



SECTION A-A: EAST / WEST LOOKING SOUTH



SECTION B-B: NORTH / SOUTH LOOKING WEST



DESIGN PROPOSAL

Distinguishing Features:

- Residential Units: 151
- Live/Work Units: 5
- Parking Spaces: 106
- Gross Floor Area: 148,000 SF
- Level 2 Amenity: Private + Dexter-Facing Courtyard
- Level 8 Amenity: Gathering Space + SE Facing Deck

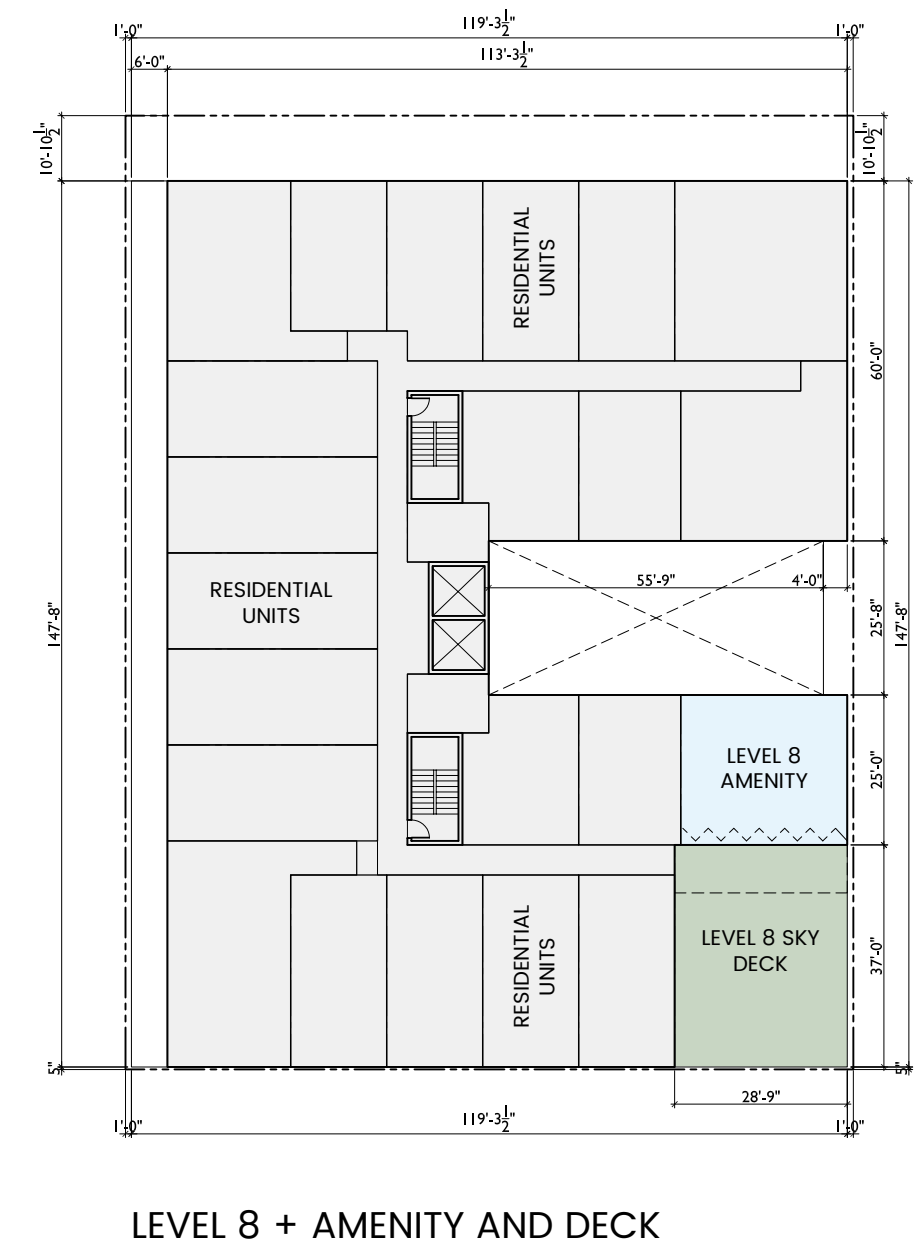
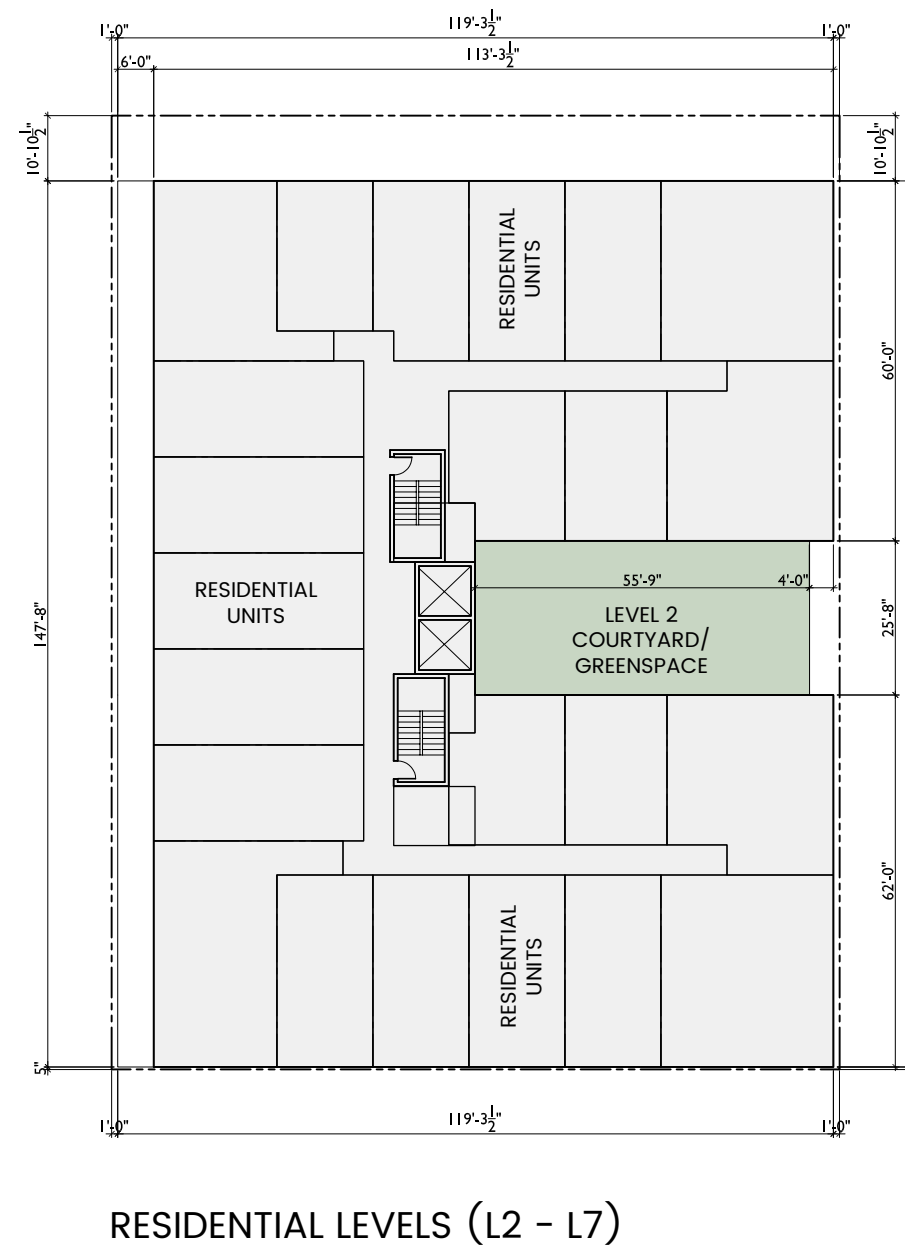
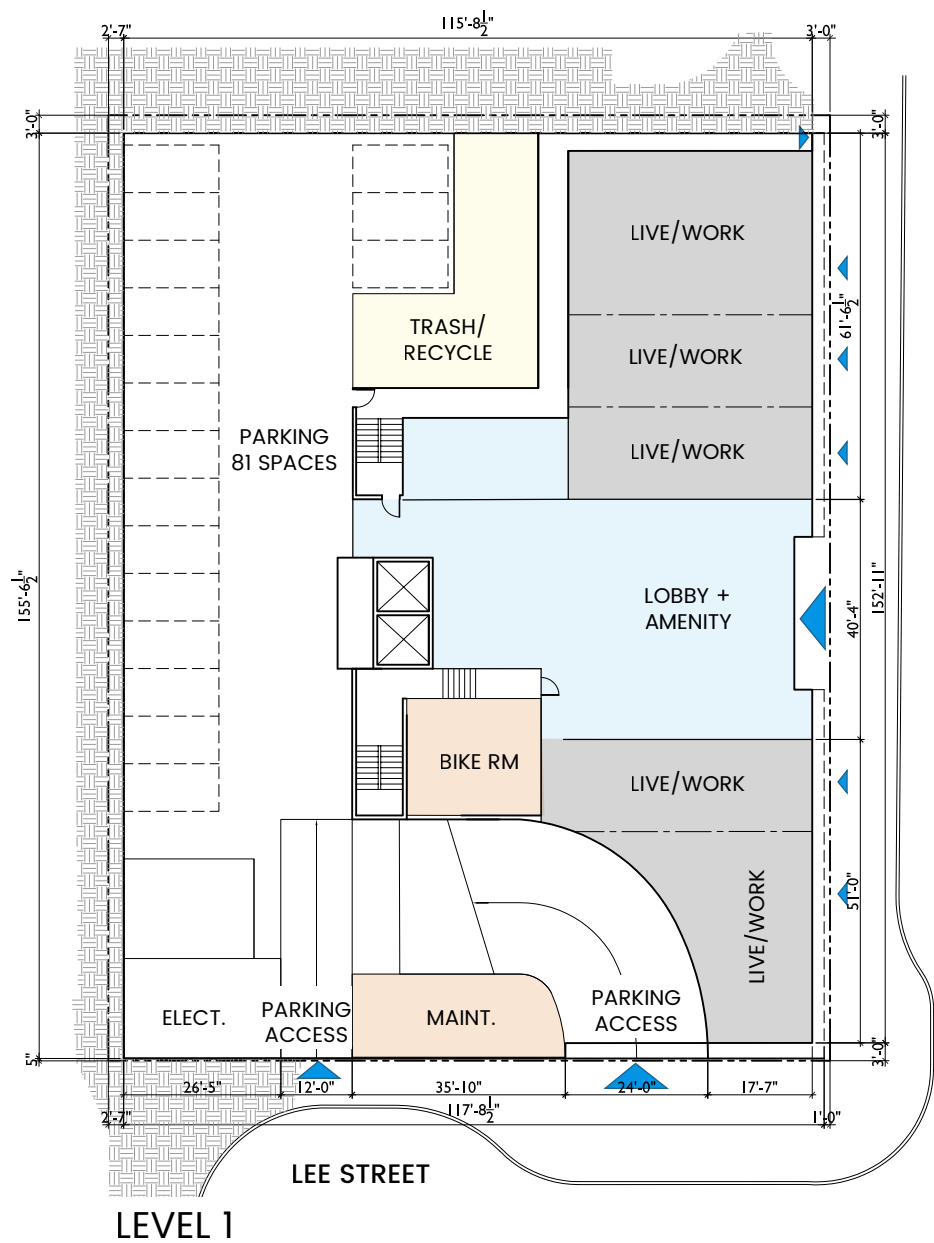
MASSING OPTION 2 - PLANS

Positives:

- Building Entry Centered under Level 2 Courtyard, very visible.
- Provides strong street-facing edges along Dexter & Lee.
- Level 2 Courtyard Activity can spill out to Dexter below.
- Opportunities for Lake Union + Downtown views from L8 Deck.
- Minimizes Blank Walls.

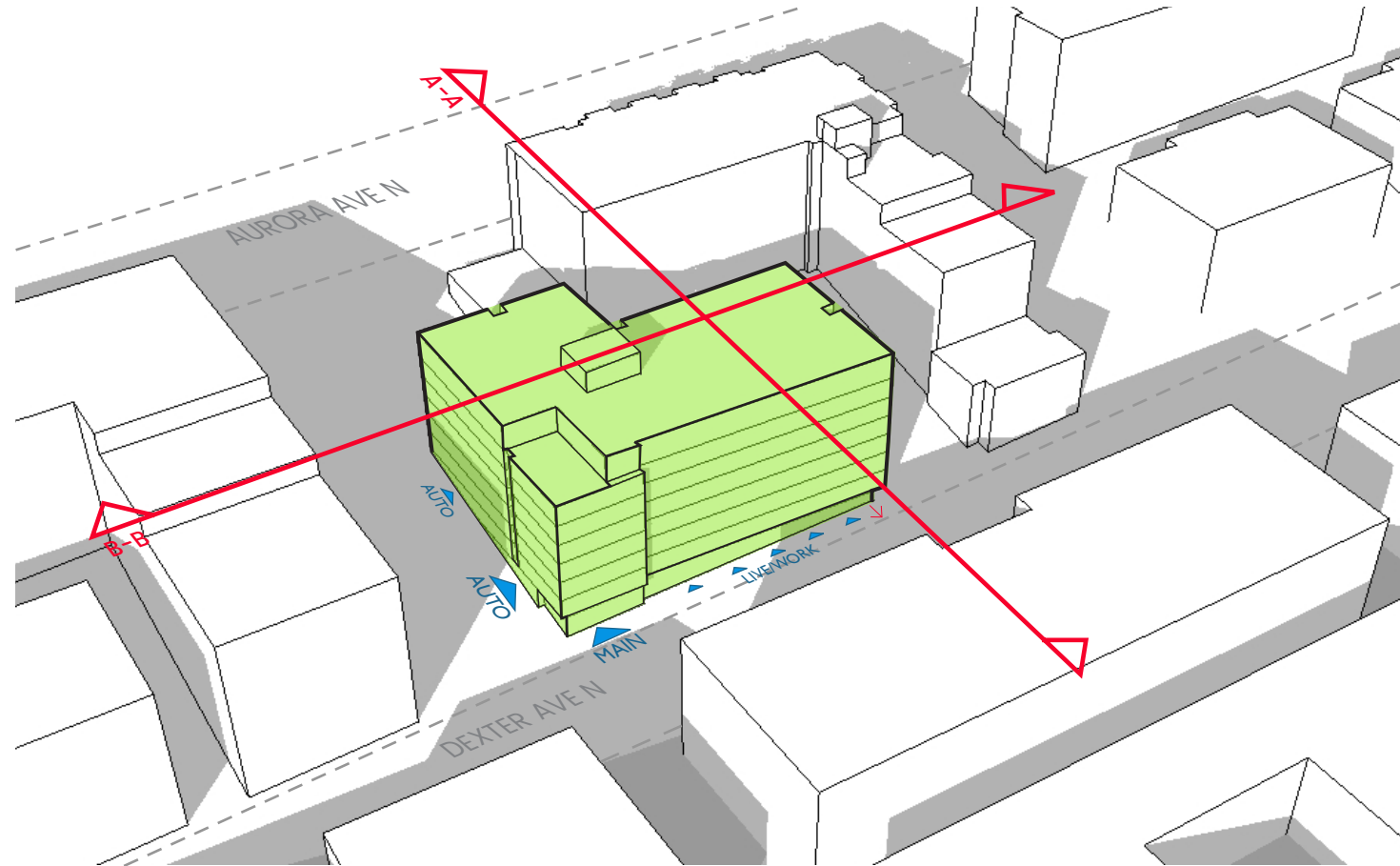
Negatives:

- West façade is maximized along property line, less relief for adjacent Nautica Condo building.
- Departure Requested: Additional Curb Cut at Lee Street.
- Courtyard Greenspace at Level 2 is narrow + deep, not allowing for ample light + air.

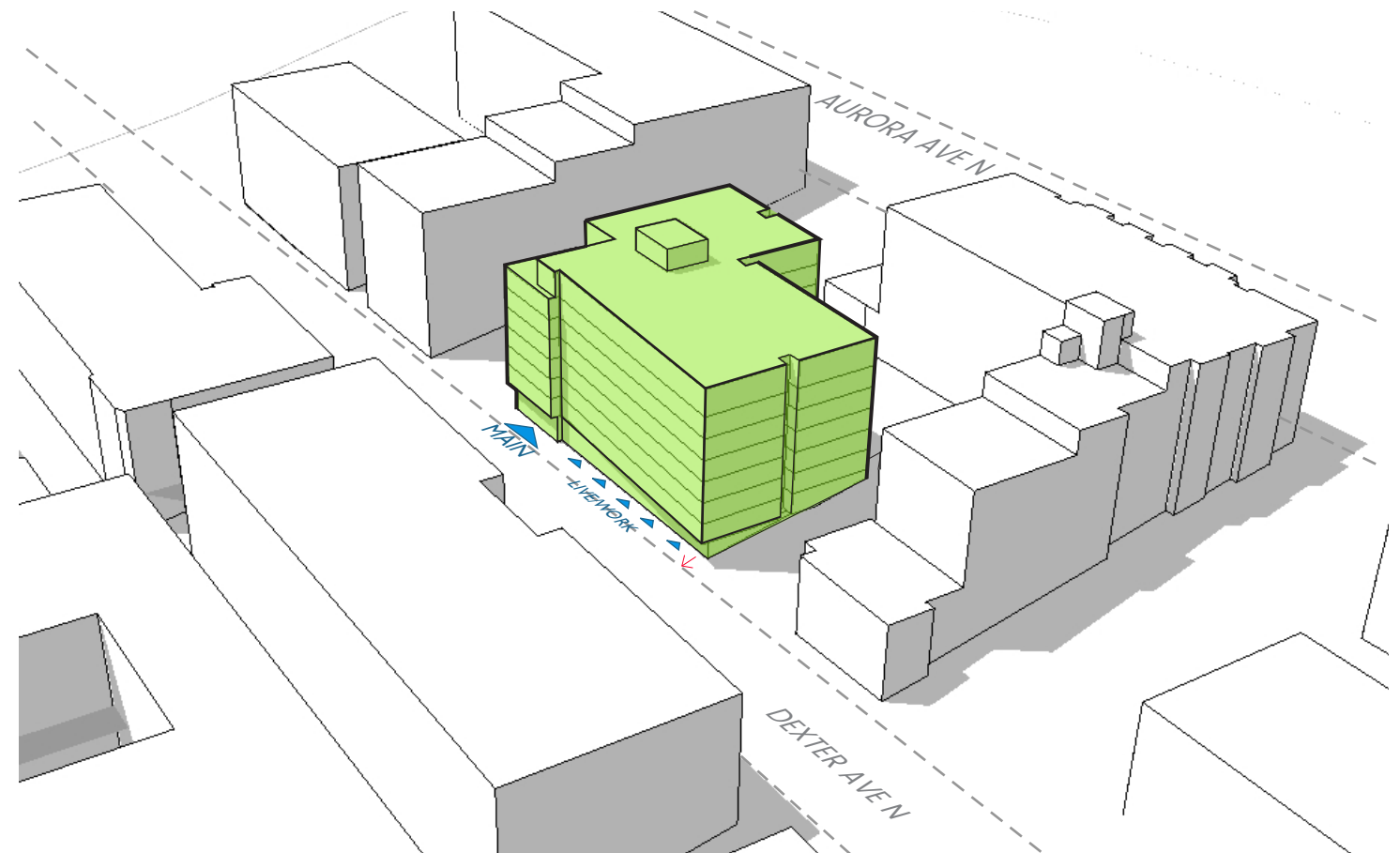


(Urban Garden Scheme) Departure Required

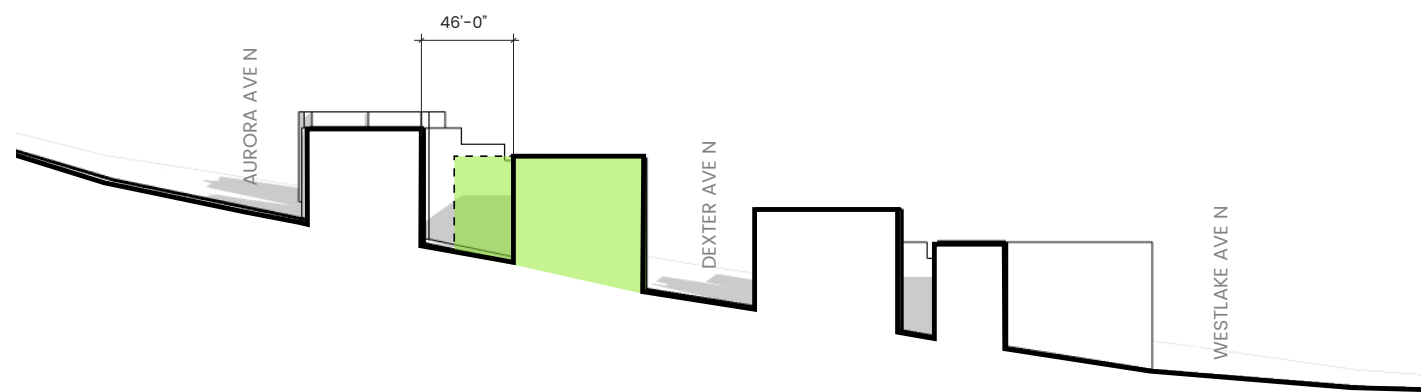
BIRDSEYE VIEW: FROM SOUTHEAST, LOOKING NORTHWEST



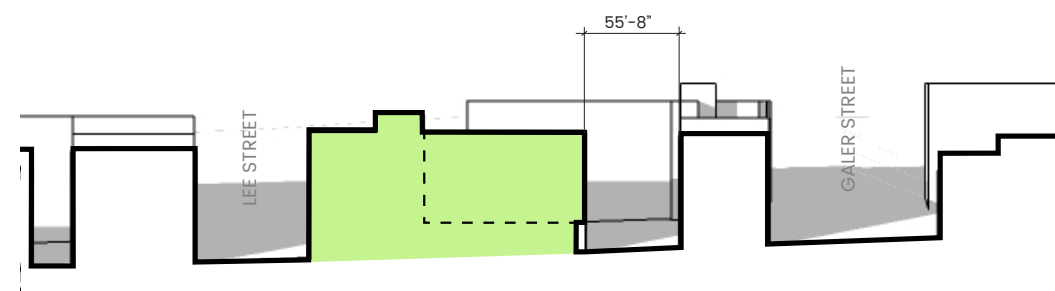
BIRDSEYE VIEW: FROM NORTHEAST, LOOKING SW



SECTION A: EAST / WEST LOOKING SOUTH



SECTION B: EAST / WEST LOOKING SOUTH



DESIGN PROPOSAL

Distinguishing Features:

- Residential Units: 162
- Live/Work Units: 5
- Parking Spaces: 113
- Gross Floor Area: 148,800 SF
- Level 2 Amenity: Large Private + East-Facing Greenspace
- Level 8 Amenity: Gathering Space + SE Facing Deck

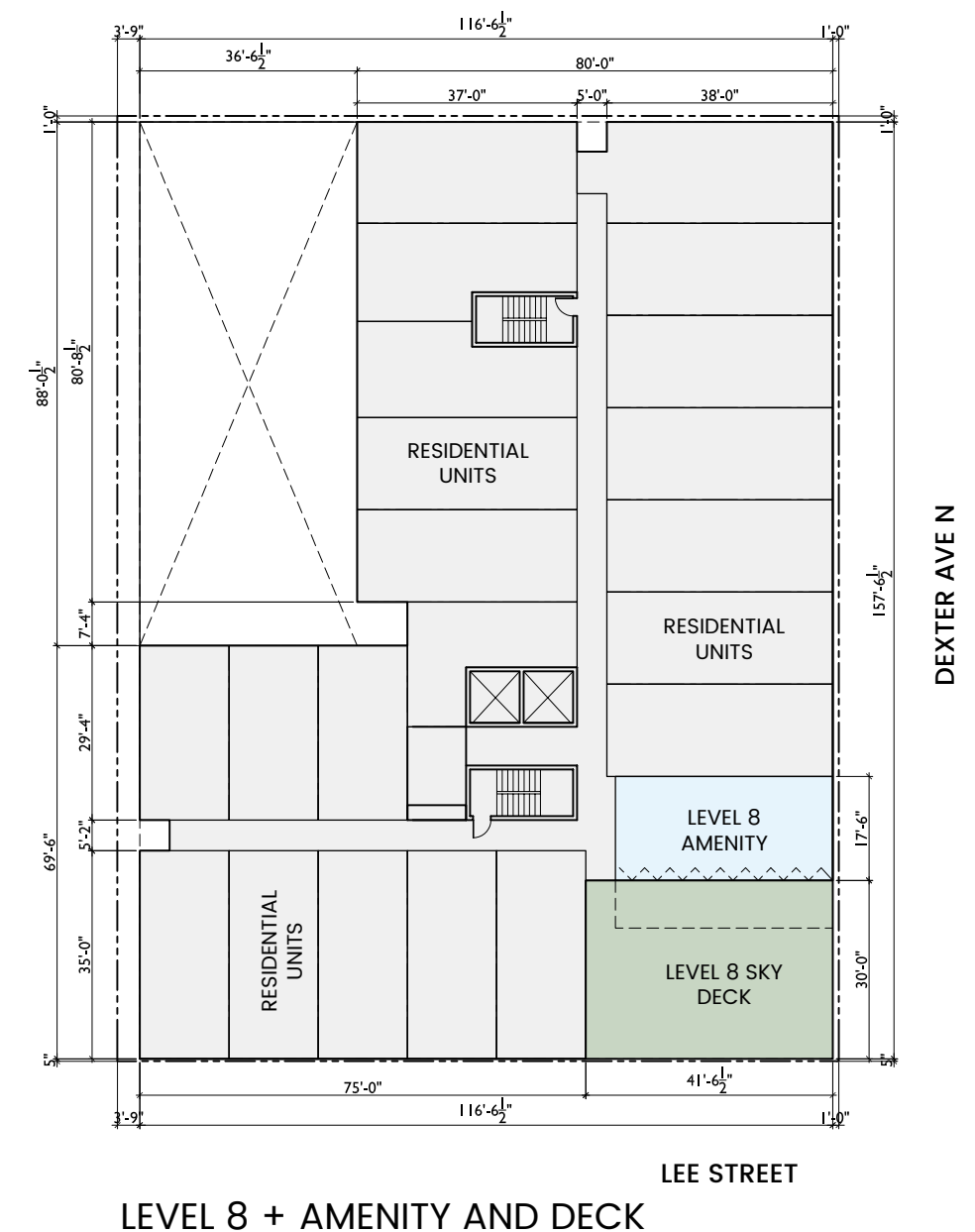
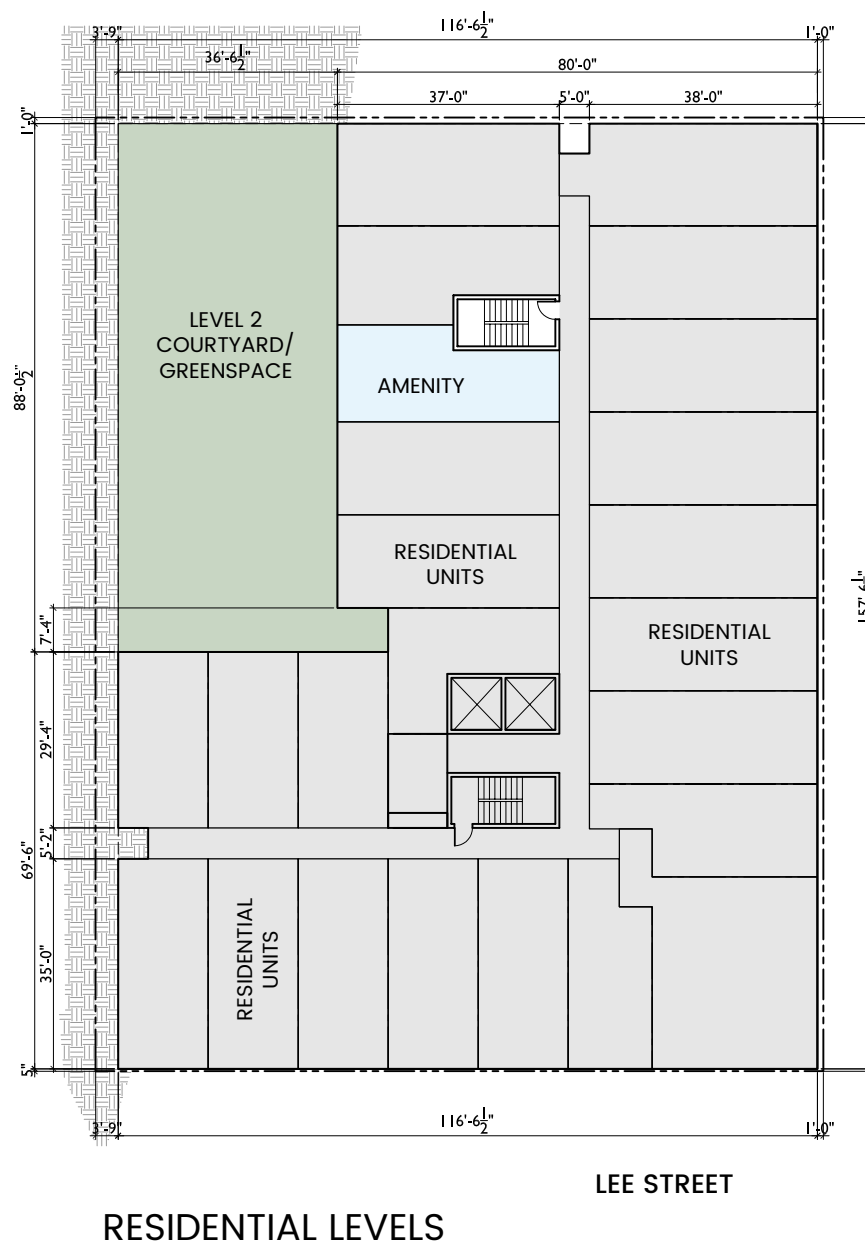
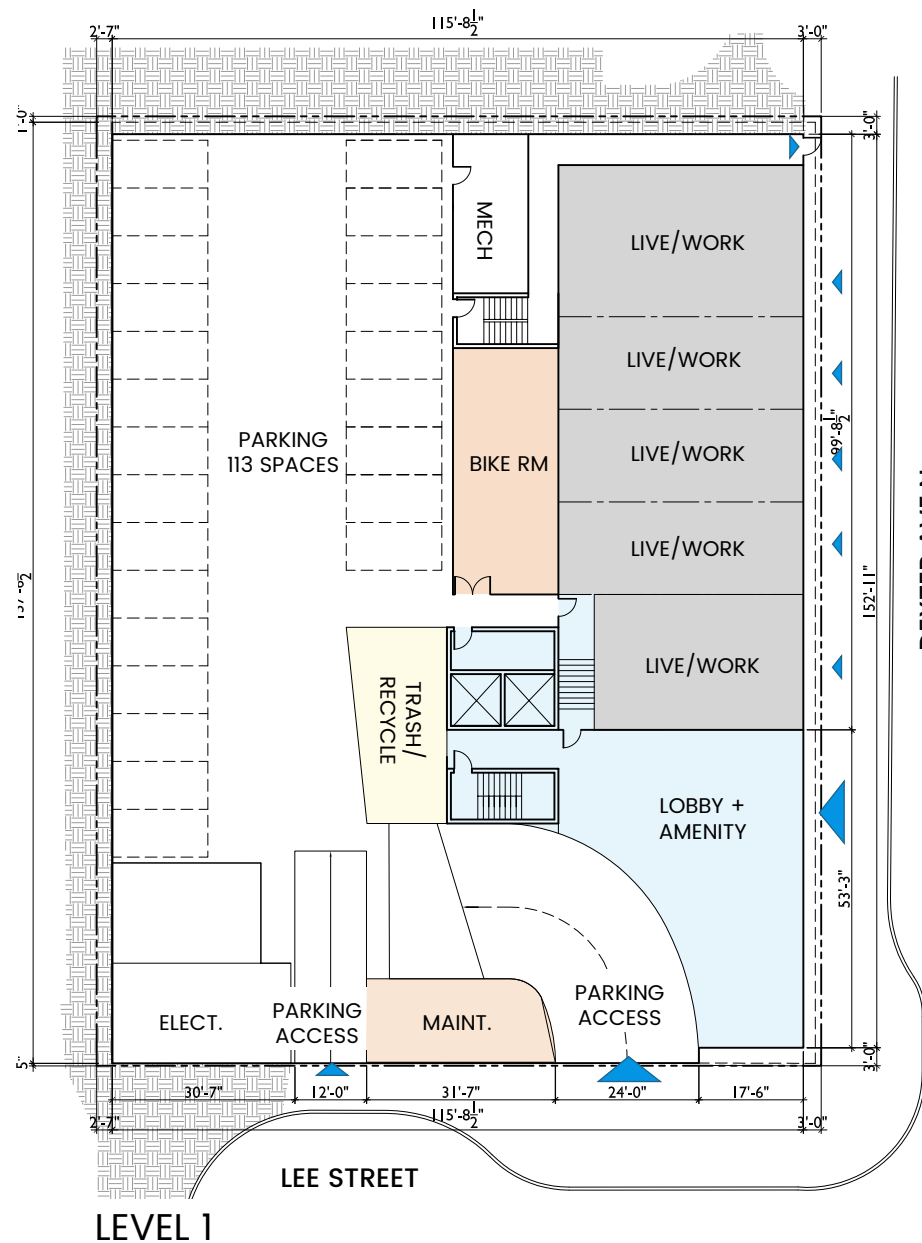
MASSING OPTION 3 - PREFERRED - PLANS

Positives:

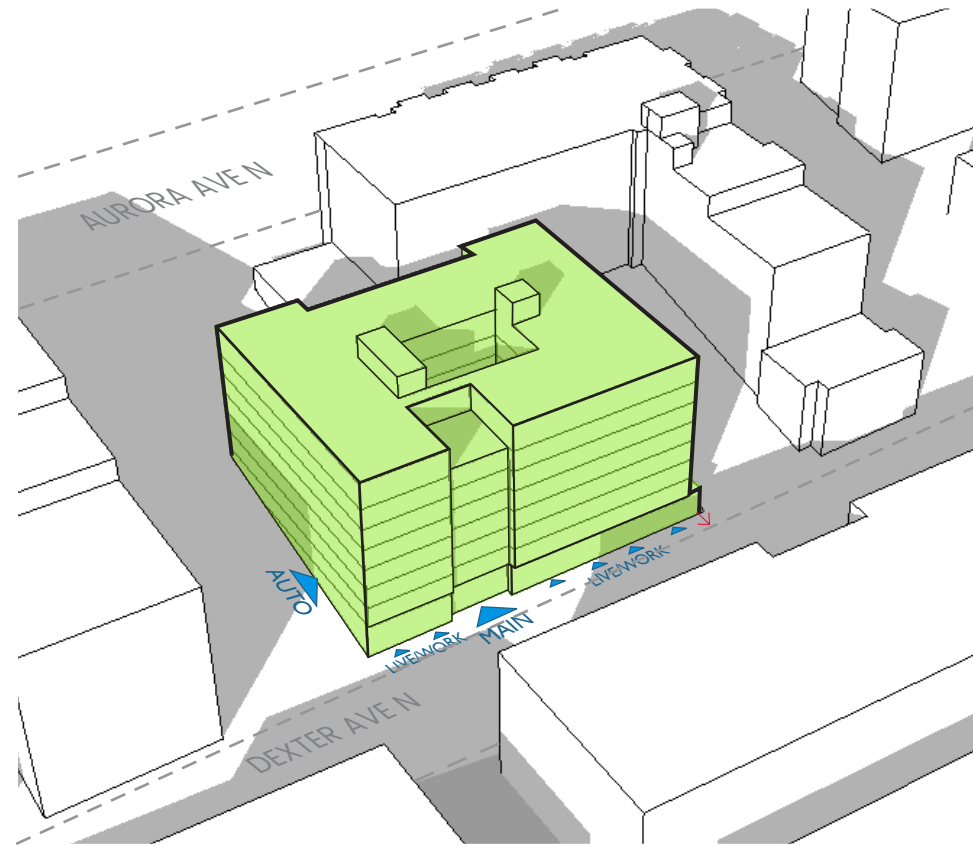
- Level 2 courtyard provides shared greenspace and ample relief for Nautica Condos.
- Strong Street-Facing Edges to strengthen Urban Fabric.
- Entry Location acknowledges the bustling SLU neighborhood to the south.
- Option with most Light + Air to the eastern-facing units.
- Opportunities for Lake Union + Downtown views from L8 Deck.
- An Additional 30 Parking Stalls provided.

Negatives:

- Departure: Additional Curb Cut along Lee Street.
- Somewhat blank wall along northern-most facade and a portion of the west facade.



DESIGN PROPOSAL



OPT
1

CENTRAL COURTYARD Code Compliant

GSF:	148,800 SF
Residential Units:	159
Live/Work Units:	6
Parking Spaces:	84

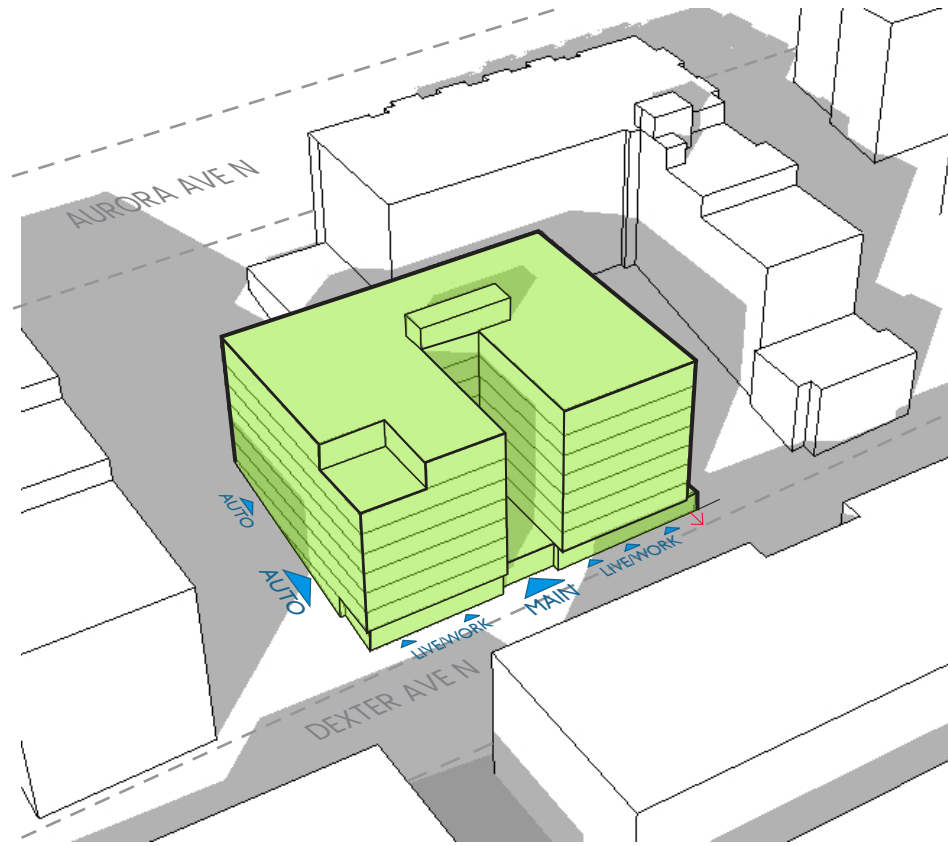
Pros

- Fully Code Compliant.
- Provides Strong Street-Facing Edges.
- No substantial portions of blank wall.

Cons

- No relief provided to Nautica Condos or West-Facing Units.
- Interior Courtyard does not have good access to light + air.
- Higher demand on local street parking, fewer internal parking spaces provided.

DESIGN OPTIONS - COMPARISON



OPT
2

STREET-FACING COURT Departure Request

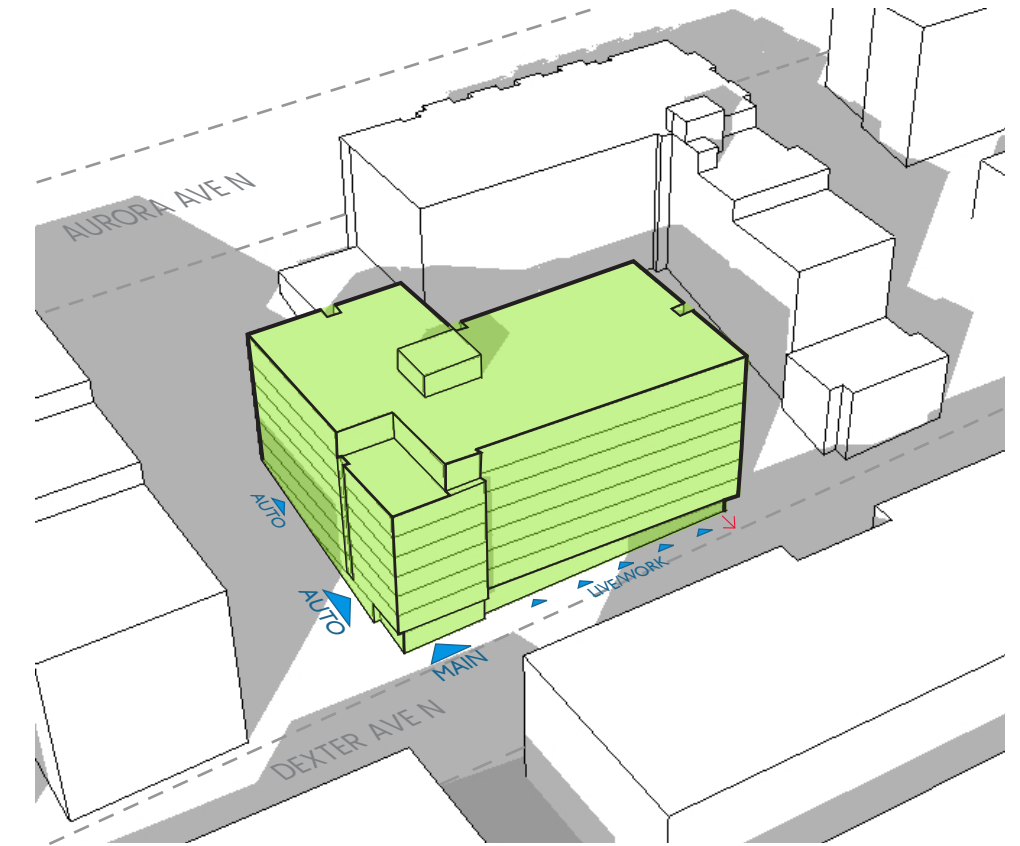
GSF:	148,000 SF
Residential Units:	151
Live/Work Units:	5
Parking Spaces:	106

Pros

- Provides large Massing Break along Dexter.
- Courtyard is Street-Facing for additional light + air.
- No substantial portions of blank wall

Cons

- No relief provided to Nautica Condos or West-Facing Units.
- West-Facing unit have limited glazing percentages.
- Curb Cut Departure along Lee Street Required.



OPT
3

URBAN GARDEN COURT Departure Request

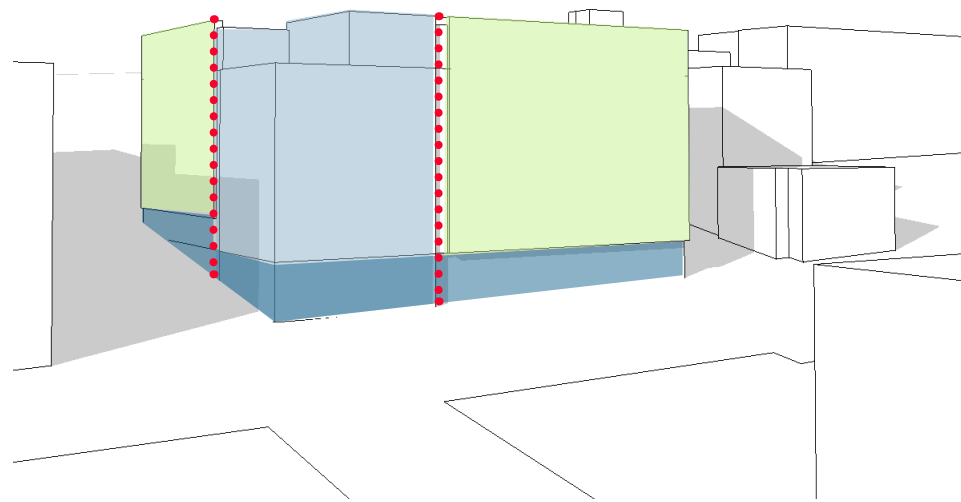
GSF:	148,800 SF
Residential Units:	162
Live/Work Units:	5
Parking Spaces:	113

Pros

- Provides Strong Street-Facing Edges and acknowledges SLU neighborhood to the south with corner massing step.
- Provides large, light, airy courtyard for residents.
- Building relief between West-Facing Facade and Nautica.
- Maximizes yield of units on site.

Cons

- Curb Cut Departure along Lee Street Required
- Blank wall at partial North and West Facades.



OPT
A

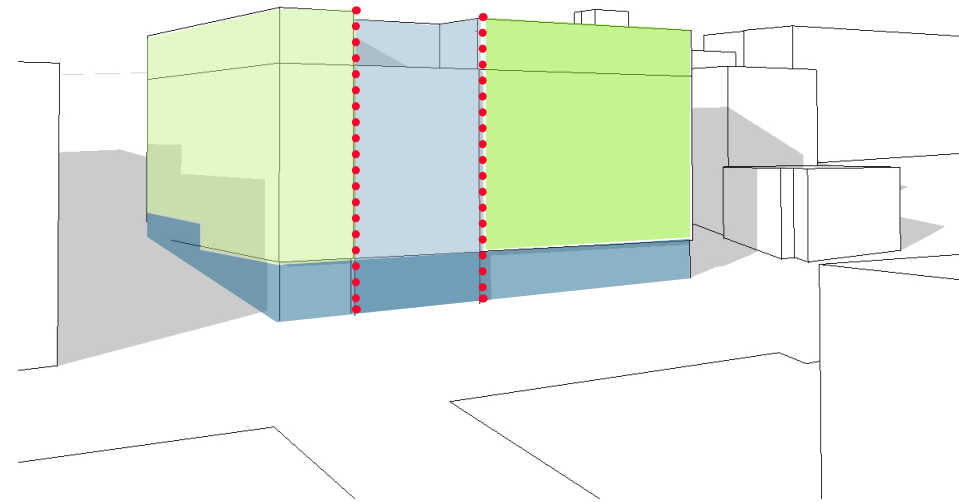
ACCENTUATED CORNER
Strong Corner Expression (Preferred)

Base Massing Break:

- Ground Level – Differentiated Base + Pedestrian Scale
- Upper Levels – 2 Main Expressions with Strong Transitions

Secondary Massing Breaks:

- Celebrated corner relates to the more urban part of Lake Union.
- Reduces apparent height at tallest building corner.
- Level 8 Deck + Amenity Rm capitalizes on views + solar access.
- Well-detailed punctuated transitions.
- Main Body expression in contrast to the corner element.
- Bolt-On Decks and Juliets accentuate the established language.
- Massing at Dexter broken into 2 portions ($1/3 + 2/3$).
- Massing at Lee broken into 2 portions ($1/3 + 2/3$).



OPT
B

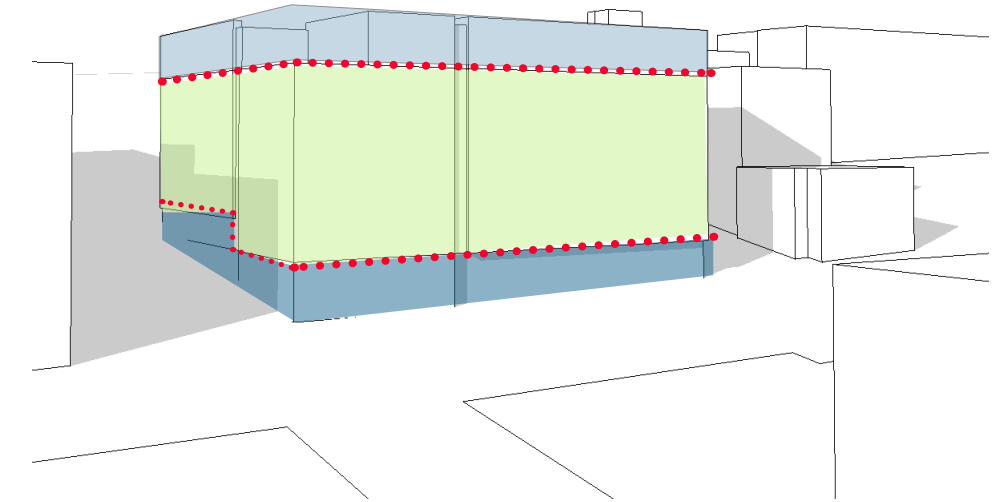
THREE VERTICAL BARS
Minimize Building Length along Dexter

Base Massing Break:

- Ground Level – Distinct + Pedestrian
- Upper Levels – 3 Expressions to Break Building Scale

Secondary Massing Breaks:

- Level 8 Deck + Amenity Rm location shift to mid-building to align with material transitions.
- Main Entry location shift to under Level 8 Deck. This height change mid building breaks the overall scale of the building.
- Bolt-On Decks and Juliets to be used to accentuate the massing language established.
- Massing at Dexter broken into 3 portions ($1/4 + 1/4 + 1/2$).
- Massing at Lee is broken down more with subtle changes.



OPT
C

TOP, MIDDLE + BASE
3 Horizontal Bands

Base Massing Break:

- Ground Level – Horizontal Language + Pedestrian
- Upper Levels – 2 Horizontal Expressions + Strong Transitions

Secondary Massing Breaks:

- Location of Level 8 deck takes advantage of views and solar access.
- Well-detailed ground level with pedestrian scale details.
- Expression of the Main Body to be simple + in contrast to the ground level.
- Bolt-On Decks and Juliets to be used to accentuate the massing language established.
- Draws attention to the length of the building, does not break vertically along Dexter
- Massing at Lee is broken down more with subtle changes due to sloping grade of the street.

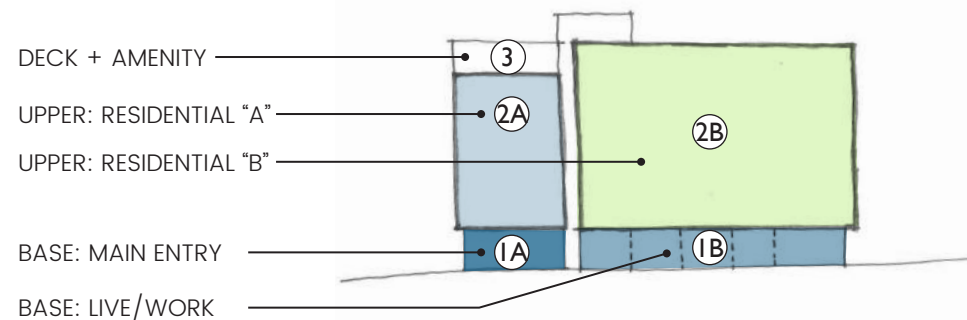
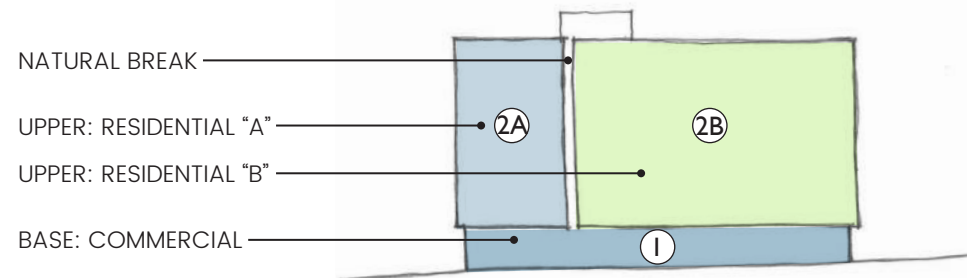
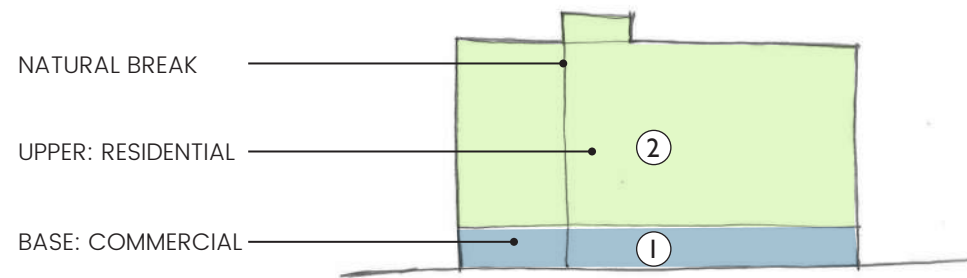
DESIGN PROPOSAL

OPT A

ACCENTUATED CORNER Strong Corner Expression (Preferred)

Massing and Use:

- Concentrate shared resident uses (Main Entry + Lobby, Amenity Rm and Level 8 Decks in the southeast corner.
- Celebrated corner faces the heart of South Lake Union - Differentiated through materials, detailing and/or color.
- Two distinct masses along Dexter Avenue North, breaking the overall building mass along its longest face.



FURTHER MASSING EXPLORATION

Massing, Details + Transitions:

- Contrasting Expressions between the shared/public spaces, southeastern corner residential, and northeastern residential.
- Well-detailed transition between the corner expression and the main body expression.
- Material Expressions to be simple and sophisticated.



SOLID VS. OPEN MATERIAL EXPRESSIONS



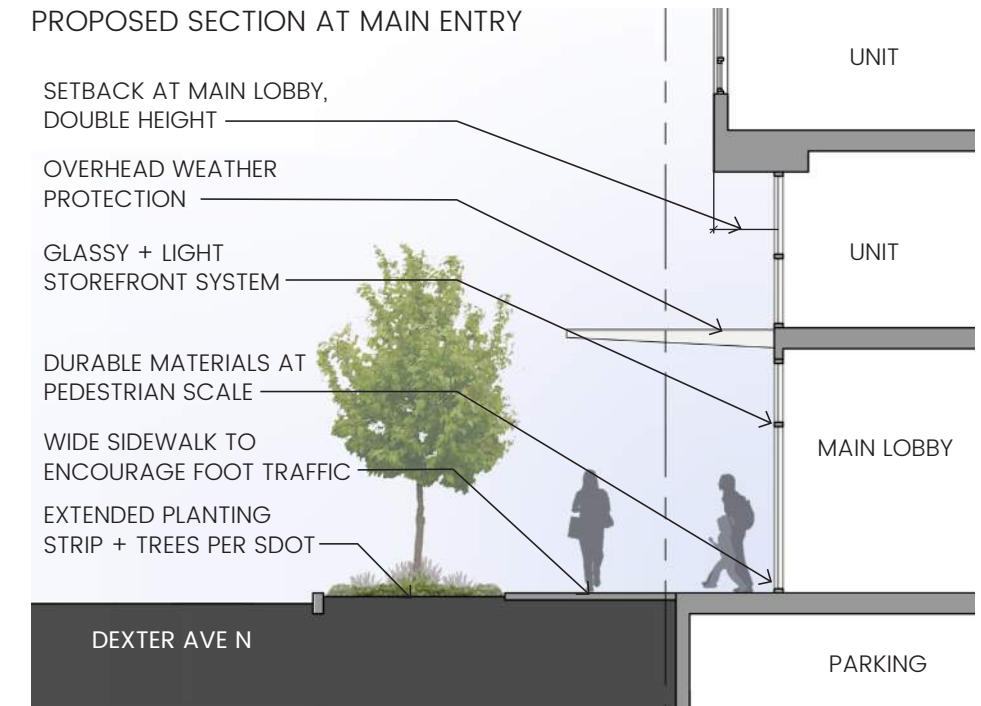
BOLT-ON DECK EXAMPLE

- Bolt-On Decks and Julietts to be used to accentuate the massing language established, and provide added depth and texture.

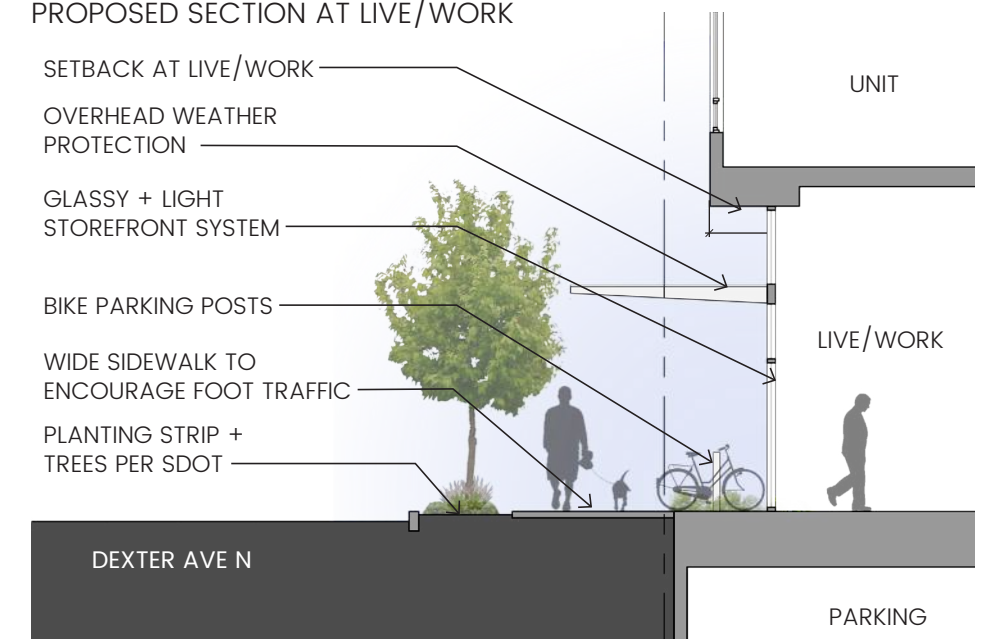
Pedestrian Experience:

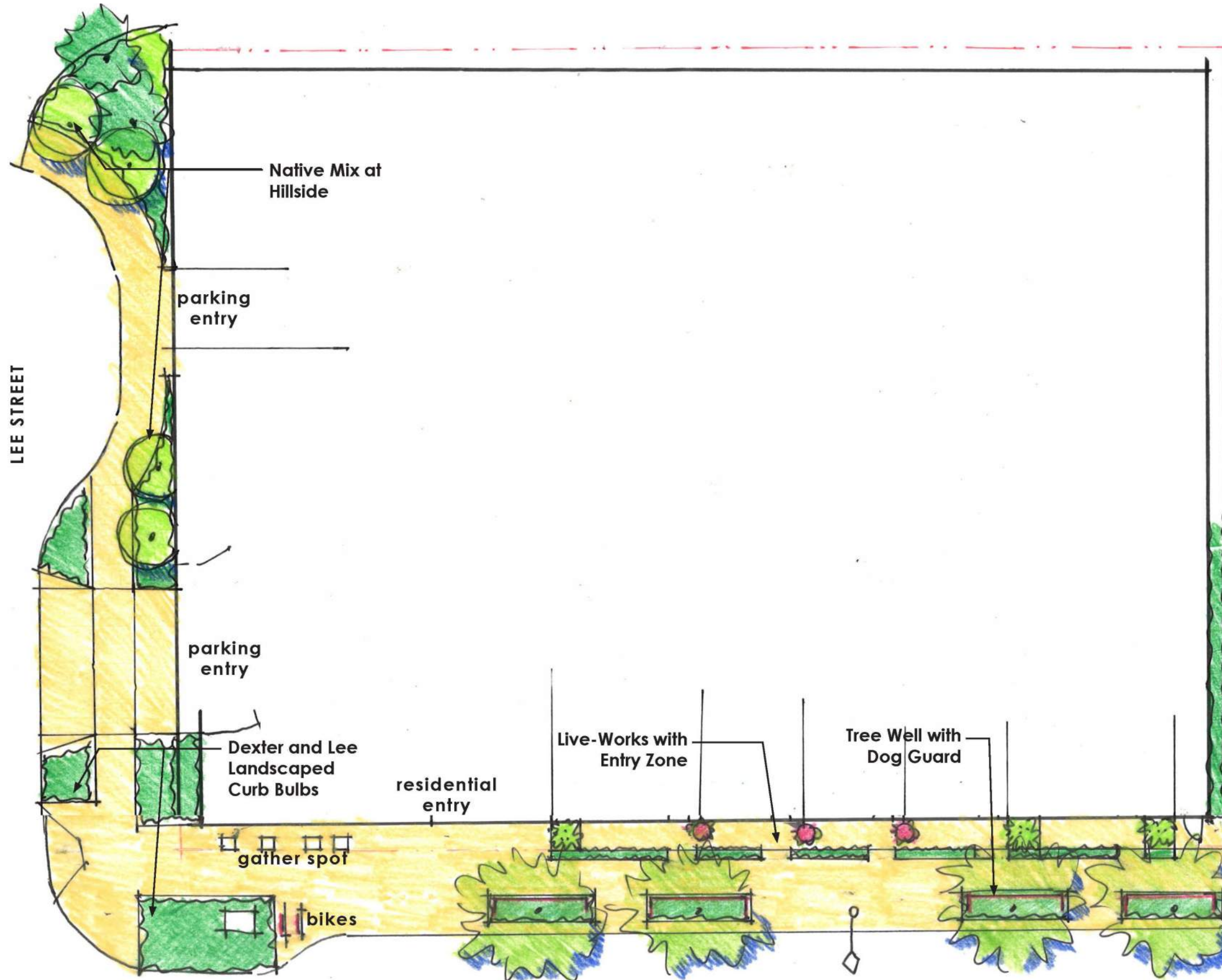
- Welcoming and lively streetfront experience along Dexter Ave N.

PROPOSED SECTION AT MAIN ENTRY

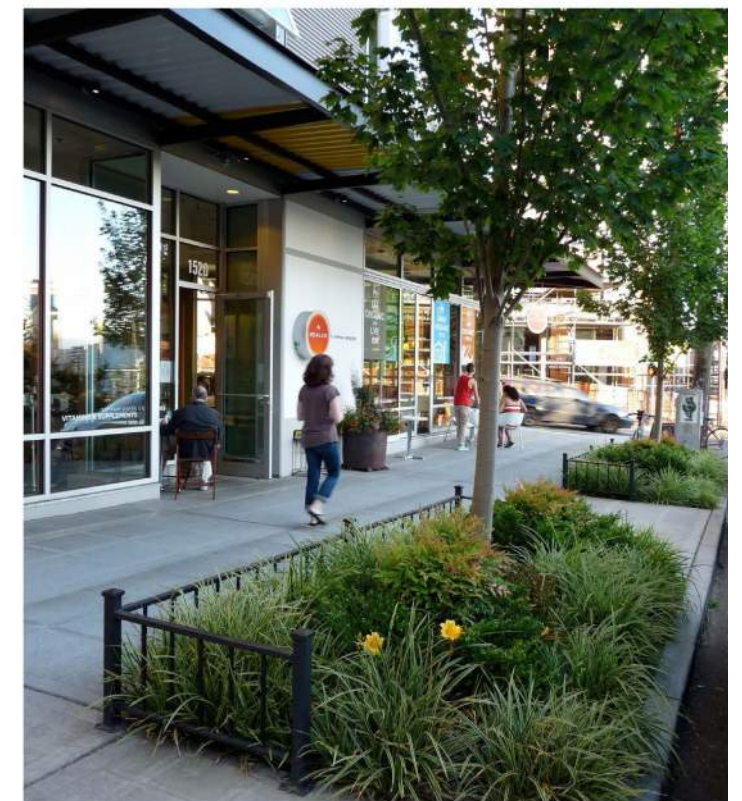


PROPOSED SECTION AT LIVE/WORK





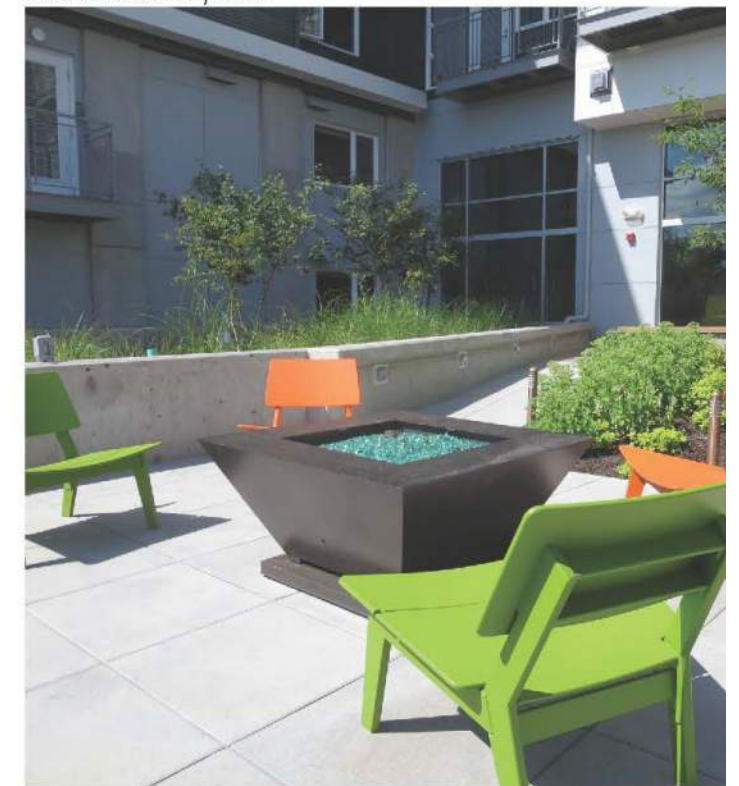
Live-Works with Entry Zone



Tree Well with Dog Guard



Mounded landscapes, Japanese maples, bamboo in pots



Outdoor gathering space



Specimen Tree



Fire and View

DEPARTURE REQUEST - ADDITIONAL CURB CUT ON LEE STREET

Requirement

Per SMC 23.48.085.E, Permitted access shall be limited to one two-way curb cut, curb cut width and number of curb cuts shall satisfy the provisions of section 23.54.030, except as modified in this section 23.48.085

Proposed Design

The proposed design utilizes the allowed two-way curb cut and requests a second curb cut on Lee Street, which is a short dead end street with a turnaround, to the south of the site. In terms of access, the constraints of the site are as follows: No driveway access allowed along Dexter (the longest street frontage) per SDOT, no alley access, and an extremely steep slope on Lee Street (>20%). In order to provide back-of-house (Trash/Recycling, SCL Transformer Vault) and parking access along this steep slope, two curb cuts are needed.

Departure Rationale - Design Guidelines References

Per South Lake Union Design Guideline "Height, Bulk, and Scale" B.i: Address both the pedestrian and auto experience through building placement, scale and details.

Per Citywide Guideline "PLI Connectivity" I. Human Activity:

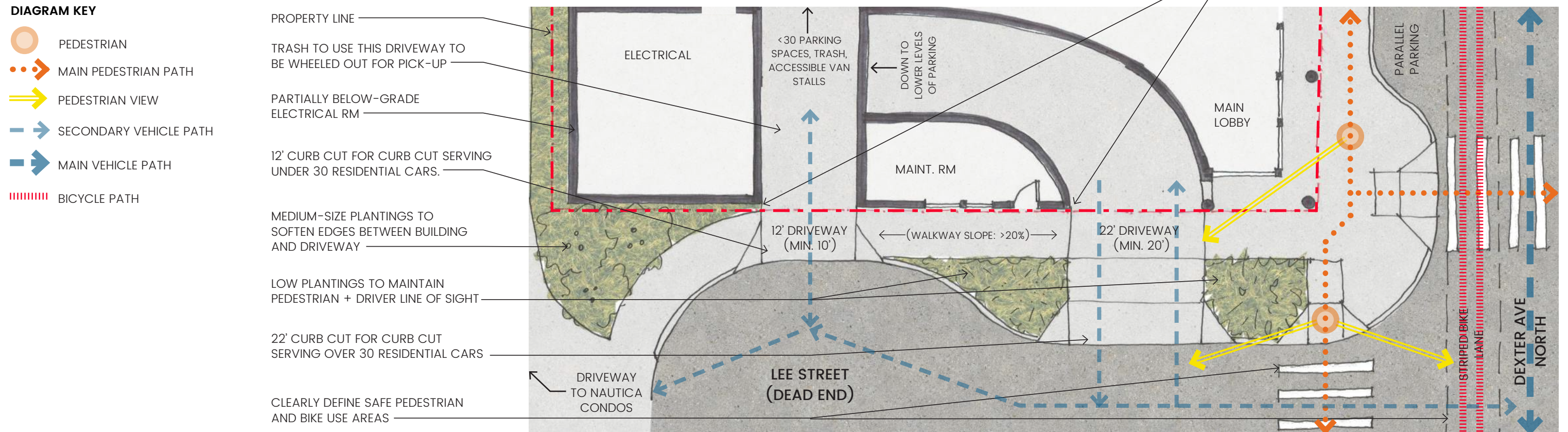
Item ii: Reinforce pedestrian connections both within the neighborhood and to other adjacent neighborhoods. Transportation infrastructure should be designed with adjacent sidewalks, as development occurs to enhance pedestrian connectivity.

Item iii: Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

In order to best respect the pedestrian and bike activity travelling north-south on Dexter Avenue N, the proposed design locates the entrance to the parking levels off of Lee Street (a dead-end street with turnaround and parking access for the property to the west.). Locating the parking access point here helps create a safer street-experience along Dexter Avenue N for the pedestrians and bikers by concentrating vehicular access to these two parking structures onto one, dead-end side street. Lastly, the pedestrian focus (hill-climb and bridge over Aurora Ave N) is further strengthened by diverting the vehicular traffic to Lee Street.

In providing this amenity to the public, the proposed project must deal with the steep slope of Lee Street, which creates difficulty in locating access points to the garage space. In order to provide access to the below grade parking area, therefor lessening the street-parking load on the neighborhood, two access points (curb cuts) along Lee Street are needed.

Additionally, in order to further enhance the pedestrian environment, well lit entry/exits will be provided, as well as clear views to bike and pedestrian crossings.

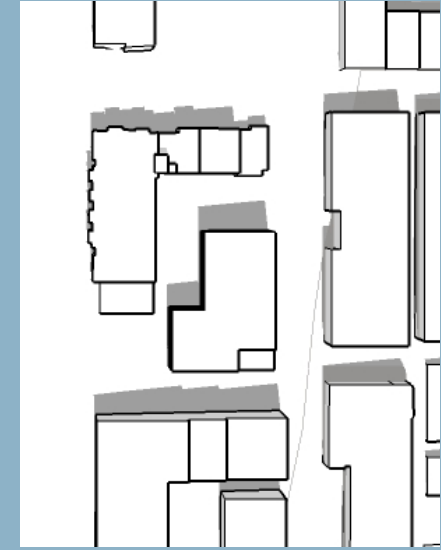


JUNE 21ST

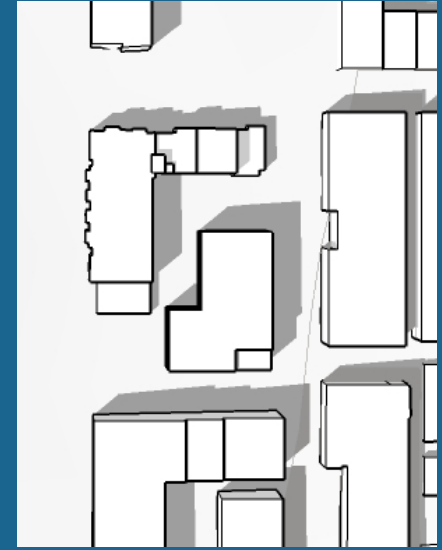
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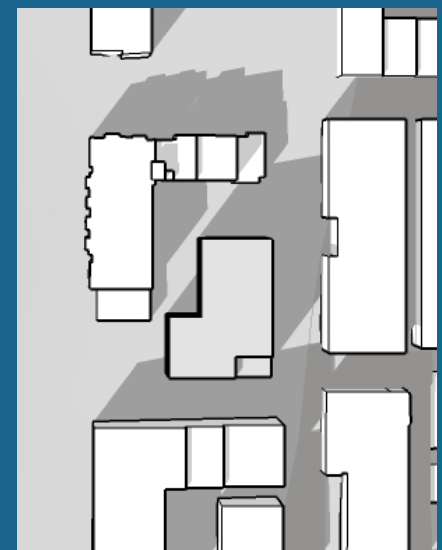
12:00 PM



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MARCH/SEPTEMBER 21ST



DECEMBER 21ST



