



1405 DEXTER AVE N

DESIGN RECOMMENDATION MEETING
24-JUNE-2020
SDCI # 3030165-LU

OWNER

DEXTER BOREALIS LLC
94 PIKE ST. #36
SEATTLE, WA 98101

ARCHITECT + LANDSCAPE ARCHITECT

BOARD & VELLUM
115 15TH AVE E SUITE 100
SEATTLE, WA 98112

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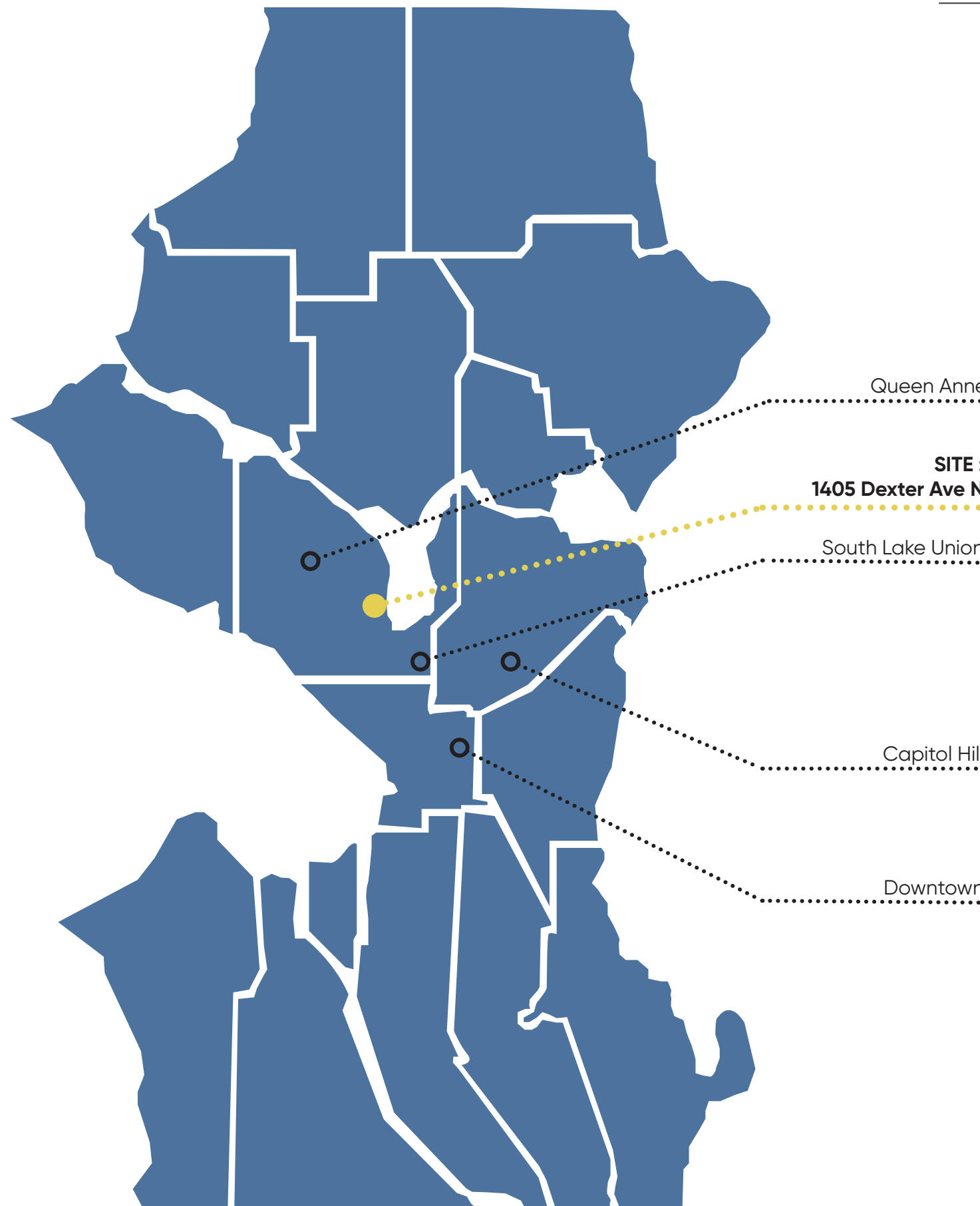
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PROJECT INFORMATION

Address	1405 + 1415 Dexter Avenue North Seattle, WA 98109
SDCI Project Number	3030165-LU
Number of Residential Units	155 Residential Units
Number of Commercial Units	5 Live/Work Units
Number of Parking Stalls	62 Stalls (below grade)
Residential Area	Approx. 115,861 SF
Commercial Area	Approx. 2,871 SF
Total Proposed Building Area	130,463 SF
Total Lot Area	19,286 SF

DESIGN & DEVELOPMENT OBJECTIVES

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

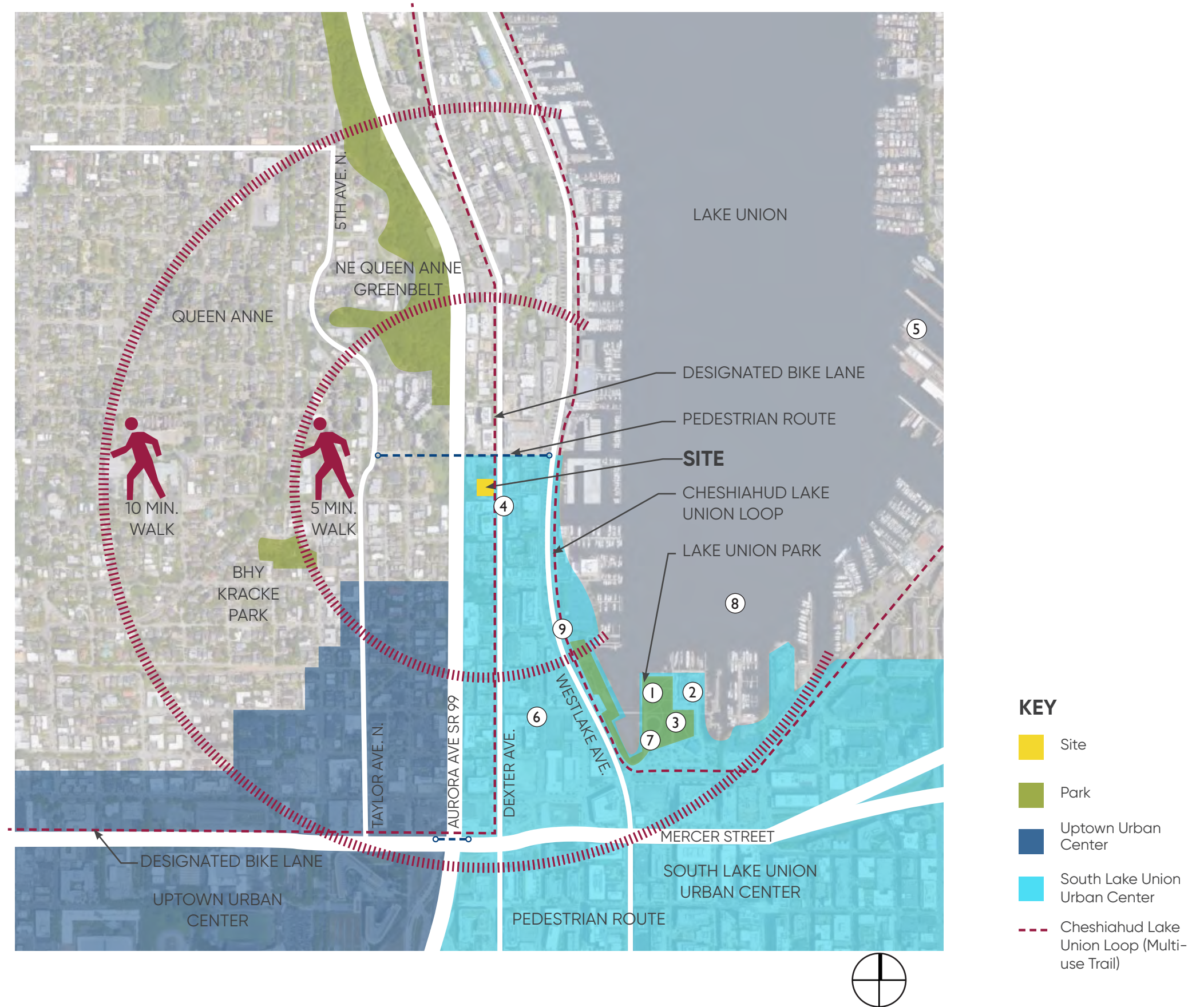


URBAN CONTEXT

The site is located on Dexter Avenue N at the foot of the east slope of Queen Anne Hill. It is situated at the northern limits of the South Lake Union Urban Center. Uphill to the west, Aurora Avenue creates a strong urban boundary along the neighborhood's western edge, while downhill Lake Union provide a distinctive eastern edge. The neighborhood therefore has a strong north-south axis.

The site lies between existing smaller scale residential development to the north and a rapidly densifying mixed-use neighborhood to the south. This area is characterized by the large number of recently completed 6-7 story mixed use apartment buildings.

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.



NEIGHBORHOOD CHARACTER

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.

Several parks lie within walking distance, both along the waterfront and on Queen Anne Hill. 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.

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.



① MOHAI



② Historic Center for Wooden Boats



③ Center for Wooden Boats



④ Territorial Views



⑤ Kenmore Air



⑥ Facebook



⑦ Lake Union Park



⑧ Duck dodge sailboat race



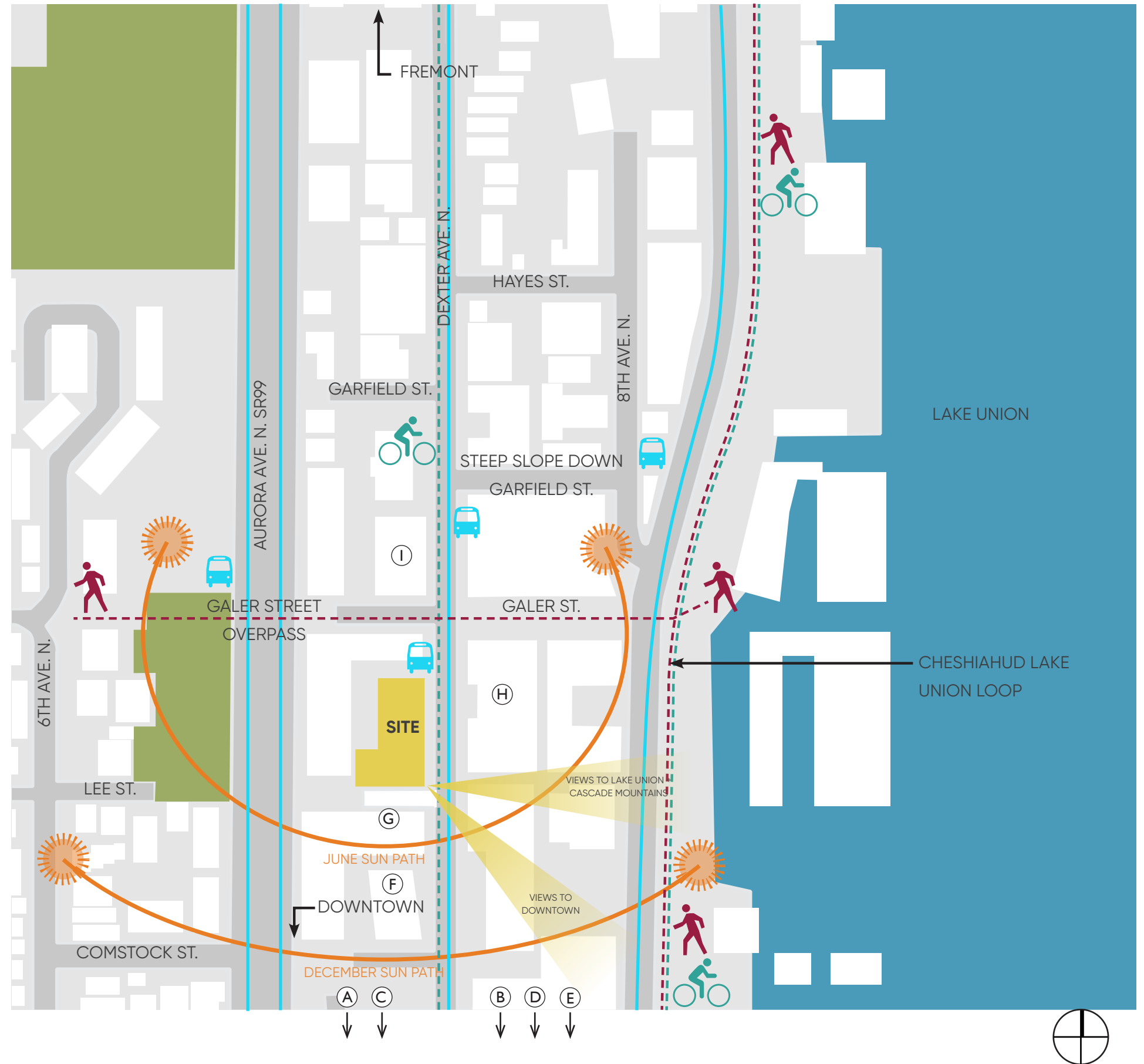
⑨ Vibrant bike and pedestrian culture

SITE ANALYSIS

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

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

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



ARCHITECTURAL CONTEXT

The Dexter Ave corridor has been undergone vast redevelopment in the last few years extending north from the South Lake Union neighborhood. This new development is primarily mixed-use apartment buildings with a ground level mix of live/work units and classic retail. The scale of these projects varies in size from block-sized development such as the Leeward and True North Apartments, to smaller infill multi-family including Westlake Steps Apartments and Anchor Flats.

The resulting architectural character is contemporary and indicative of a lot of recent mid-rise development throughout the city of Seattle. Most buildings employ differentiated bases to define ground-level live/work or retail. The projects use a variety of façade articulation strategies including coplanar material shifts in color, or pattern as well as expressed frame elements while maintaining relatively simple massing. There is a prevalence of fiber cement siding and an emerging precedent for wood or color accents.



(A) True North / Dexter Brewhouse
803 Dexter Avenue N
MIXED USE



(B) True North Apartments
801 Dexter Avenue N
MIXED USE



(C) Union SLU Apartments
905 Dexter Avenue N
MIXED USE



(D) Westlake Steps Apartments
1209 Westlake Avenue N
MIXED USE



(E) Westlake Steps Apartments
1270 Dexter Avenue N
MIXED USE



(F) Leeward Apartments
1305 Dexter Avenue N
MIXED USE



(G) Leeward Apartments
1319 Dexter Avenue N
MIXED USE



(H) ONE Lakefront Apartments
1414 Dexter Avenue N
MIXED USE



(I) Anchor Flats
1511 Dexter Avenue N
MIXED USE

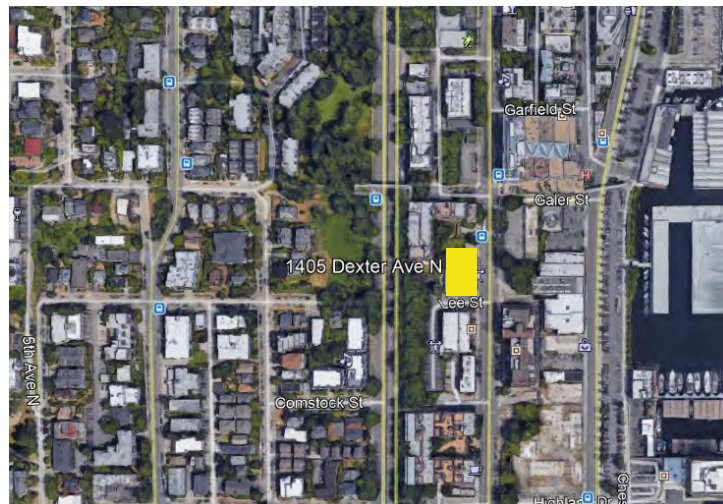
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SITE & CONTEXT

ZONING SUMMARY

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.



KEY

- NCP3-55
- NC3-55
- NCP3-75
- NC3-75
- Commercial 1-75
- Commercial 2-40
- Commercial 2-75
- SM-SLU 100/65-145
- SM-SLU 100/95
- Low Rise 1
- Low Rise 2
- Low Rise 3
- Project Site

EXISTING SITE ANALYSIS

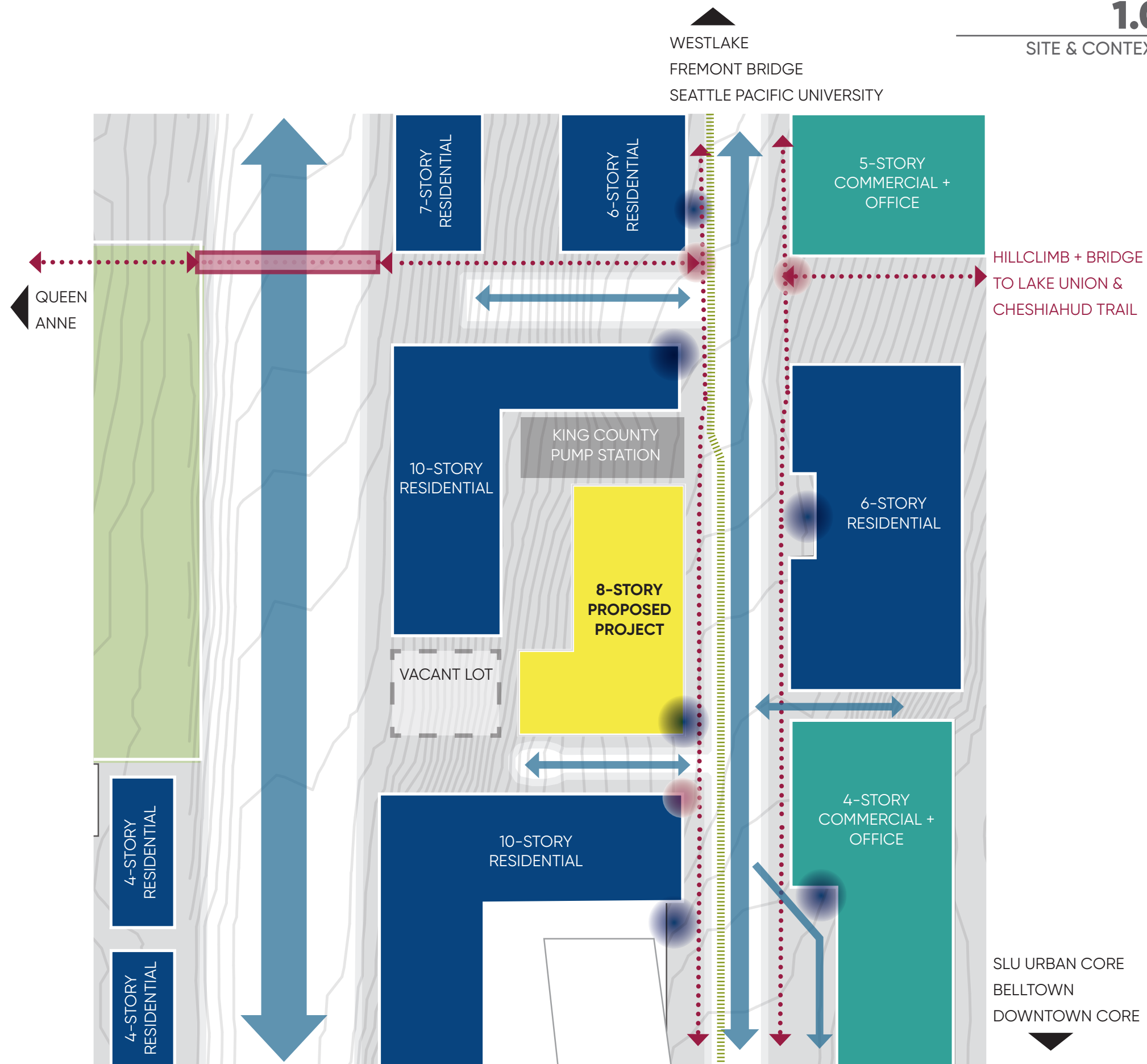
Vehicular + Bicycle Traffic - Vehicles + bicycles moving through this corridor move on a strong North-South axis, while small side streets often do not connect to the next major street. Therefore, side streets often serve buildings for garage access, and secondary back-of-house uses only. The proposed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

Pedestrian Traffic + Nodes - While the pedestrian pattern mimics 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.

KEY

-  Building Entry
-  Sidewalk Node
-  Bicycle Path
-  Vehicle Path
-  Pedestrian Path
-  Commercial
-  Residential
-  Project Site
-  Park
-  King County - Owned



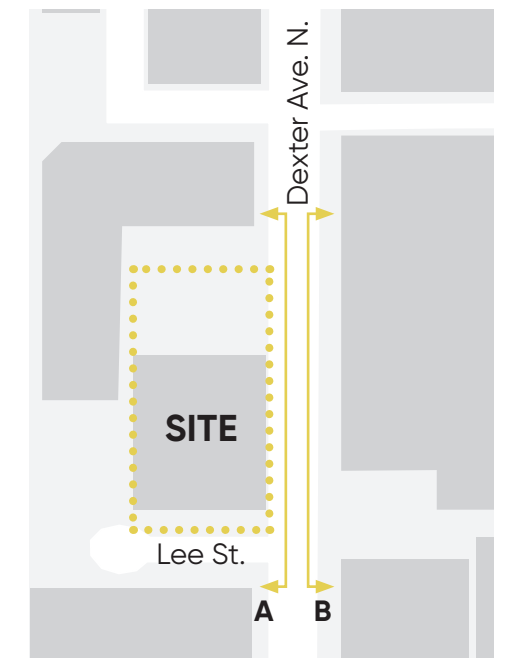
STREETSCAPE A - DEXTER AVE N - LOOKING WEST



STREETSCAPE B - DEXTER AVE N - LOOKING EAST



STREETSCAPE KEY



STREETSCAPE C - LEE ST- LOOKING NORTH



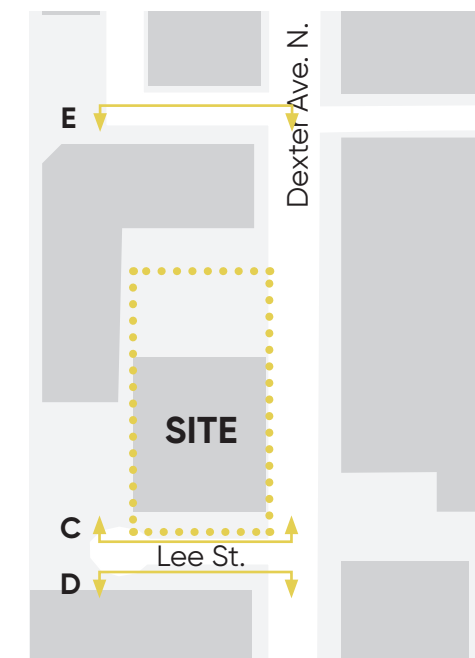
STREETSCAPE D - LEE ST- LOOKING SOUTH



STREETSCAPE E - GALER ST- LOOKING SOUTH



STREETSCAPE KEY



PARCEL + LEGAL DESCRIPTION

Parcel A: 338690-0030

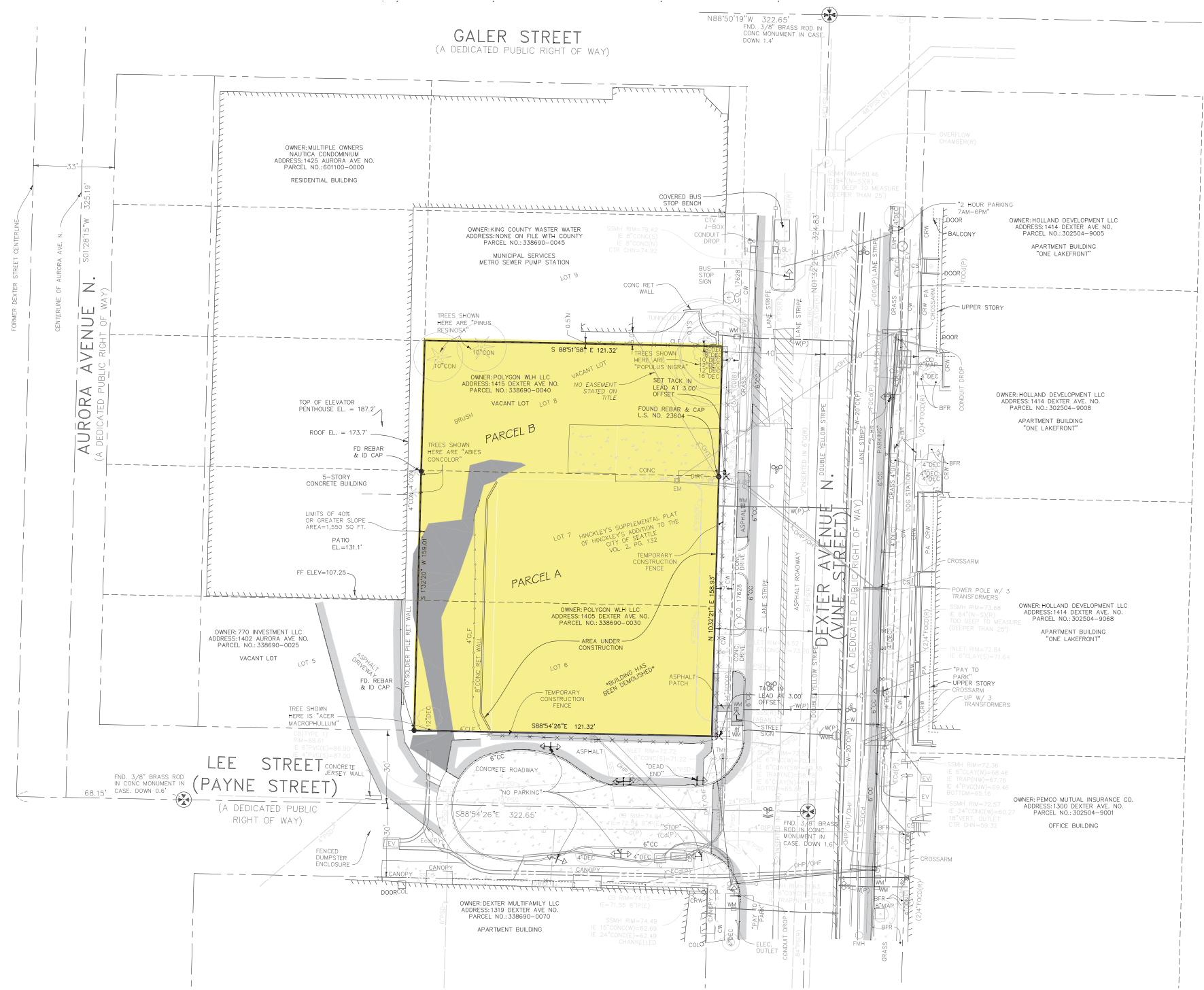
Lots 6 and 7, block 1 Hinckley's supplemental plat to Hinckley's addition to the City of Seattle, according to the plat thereof, recorded in volume 2 of plats, page 132, in King County, Washington; except the east 7 feet thereof heretofore condemned in King County Superior Court cause no. 61981 For widening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

The site slopes steeply from west to east with over 20 feet of grade change across the lot. A previously existing single story warehouse building has been recently demolished. A new sidewalk, curb, and turnaround were installed on Lee street as part of the recently completed new development immediately south. There is a small cluster of trees in the NE corner of the lot. The parcel immediately north of the lot is owned by King County and occupied by a Municipal Services Metro Sewer Pump Station



SURVEY
NOT TO SCALE



CODE REFERENCE	REQUIREMENT	PROPOSAL
Zone	SM-SLU 100/95	
Overlay	South Lake Union Urban Center	
ECA	40% Steep Slope	Existing exception/exemption #6506689-EX
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: 105,427 SF Total Non-Residential Floor Area: 25,036 SF Total Floor Area: 130,463 SF Proposed FAR = 5.57
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

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: 105,427 SF Required Amenity Area: 5,271 SF Level 2 + Level 8 Amenity Area provided Exterior Amenity: 4,724 SF Interior Amenity: 2,055 SF Total Amenity: 6,779 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.	62 parking spaces proposed, 5% to be accessible with 1 van-accessible space.
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	42 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 60 units) = 815 SF required. Refuse Room layout to be reviewed and approved by Seattle Public Utilities

EDG APPROVED CONCEPT

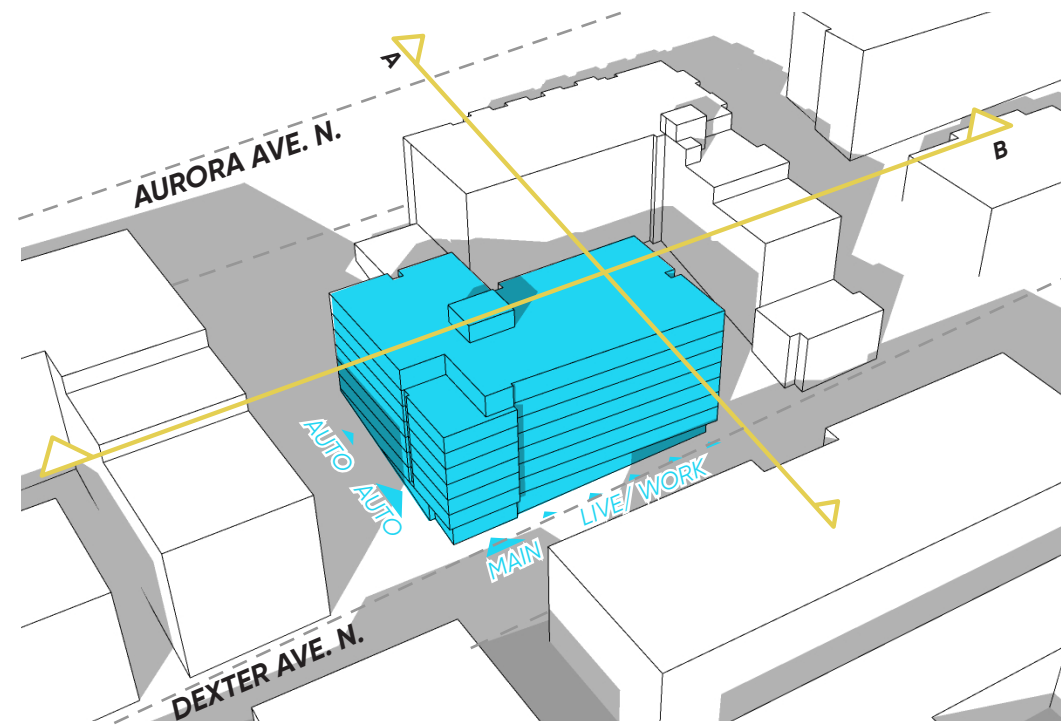
POSITIVES:

- 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.

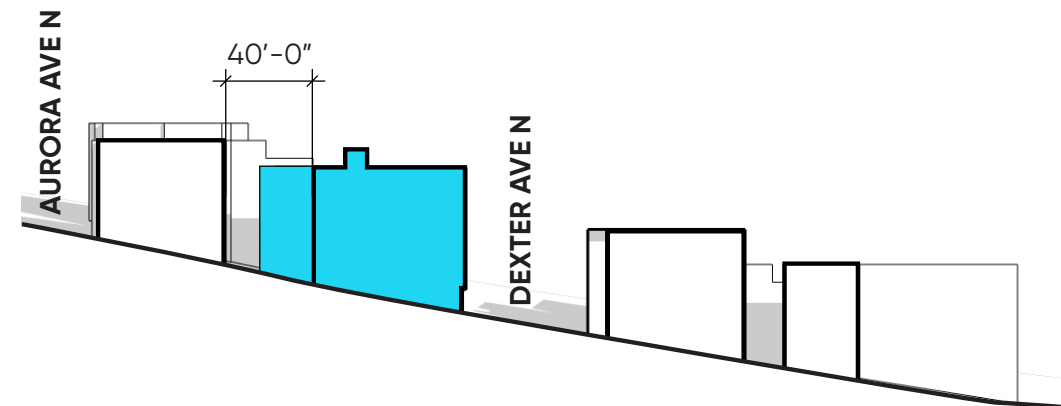
NEGATIVES:

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

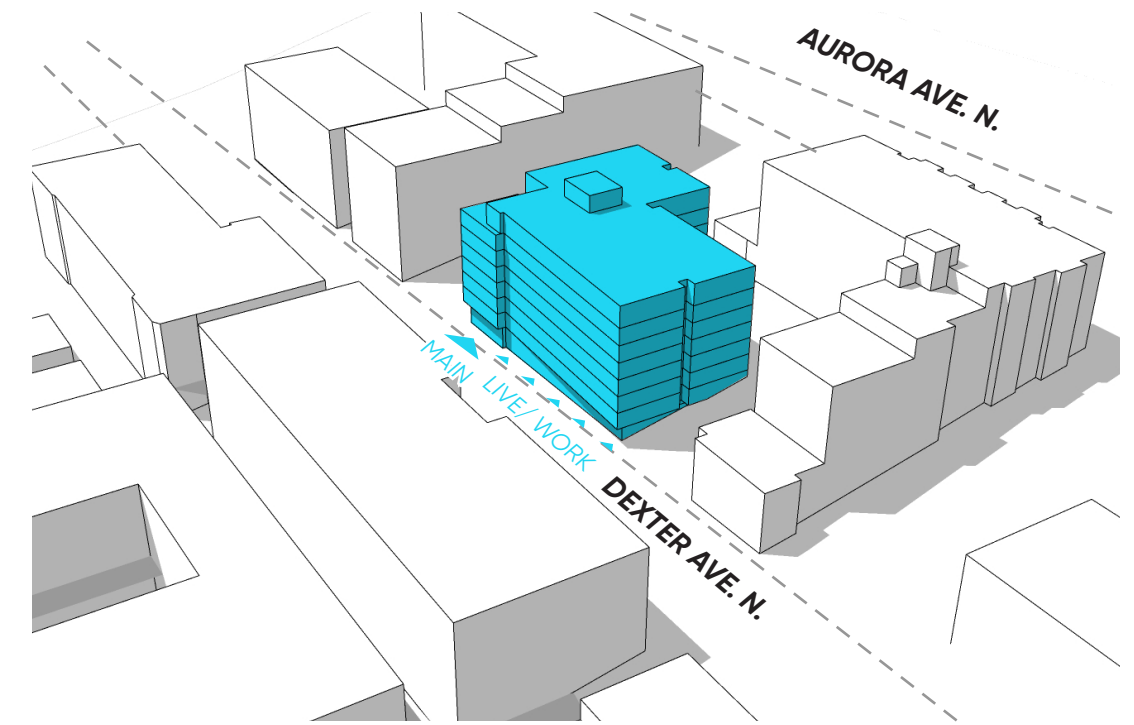
BIRDS-EYE VIEW: FROM SOUTHEAST, LOOKING NORTHWEST



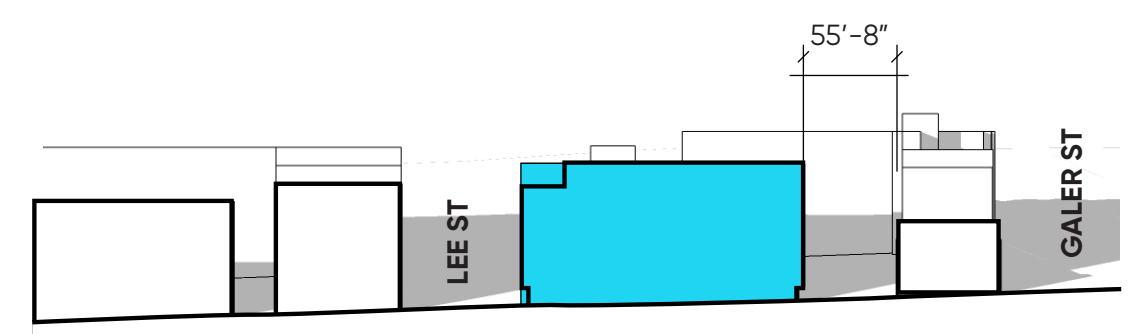
SECTION A: EAST/ WEST LOOKING NORTH



BIRDS-EYE VIEW: FROM NORTHEAST, LOOKING SW



SECTION B: EAST/ WEST LOOKING NORTH



RESPONSE TO EDG – PRIORITY DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

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

- CS1-C: Topography
 - CS1-C-1: Land Form
 - CS1-C-2: Elevation Changes

Design Response:

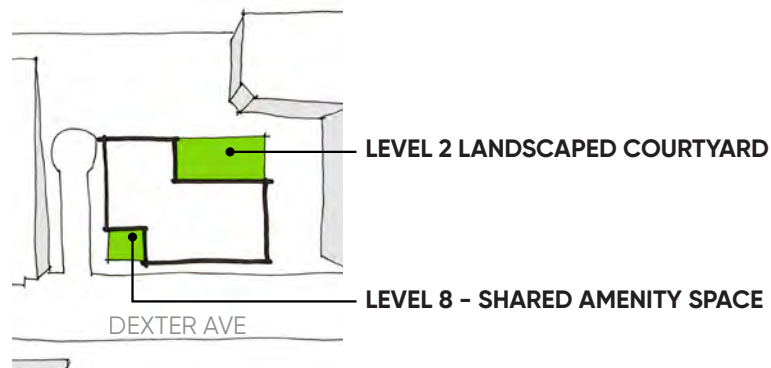
The building design integrates the existing slope of grade along both Dexter Ave and Lee St by tailoring the street level uses to connect directly to the sidewalk. The level 1 slab(s) gently trace the rise of grade along Dexter Ave N with stepped levels that carefully connect each live/work unit entry to the sidewalk. Lee St is much steeper, but through the use of glazing, the perimeter spaces at levels 1 & 2 remain connected to the sidewalk slope and pedestrian activity.

The northwest courtyard also utilizes in an elevated location on the site to collect stormwater run-off and direct it into a large bio-retention planter for mitigation.

The preferred 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.



VIEW FROM LEVEL 8 ROOF DECK



CS2 URBAN PATTERN AND FORM

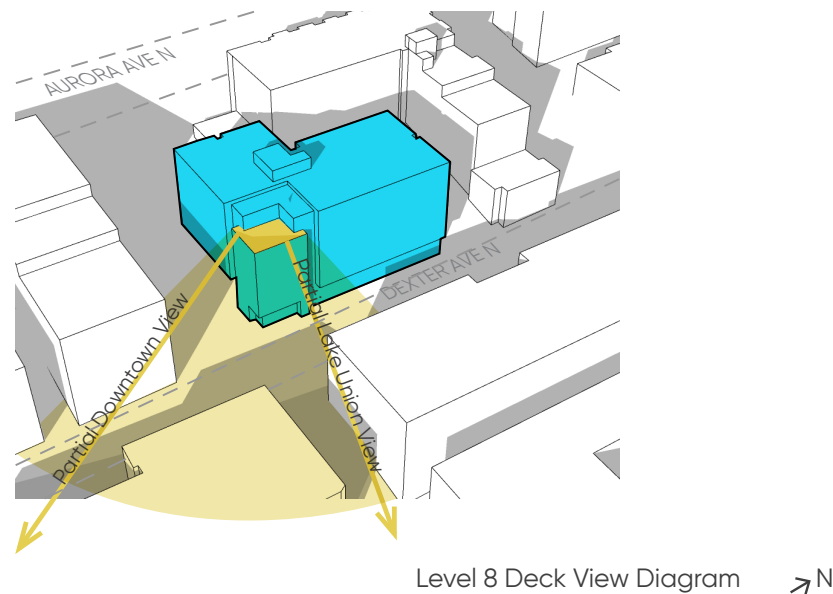
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

- CS2-B: Adjacent Sites, Streets, and Open Spaces
 - CS2-B-1: Site Characteristics
 - CS2-B-2: Connection to the Street
- CS2-C: Relationship to the Block
 - CS2-C-1: Corner Sites
- CS2-D: Height, Bulk, and Scale
 - CS2-D-1: Existing Development and Zoning
 - CS2-D-5: Respect for Adjacent Sites

Design Response:

Along the east facade, the design proposes to effectively maintain the strong street wall along Dexter Ave that has been established by recently completed adjacent development. To the west and north, the building mass pulls away, providing a courtyard buffer to the neighboring Nautica Condominiums.

A brick clad corner tower sculpts the building mass into a recognizable volume to mark the corner of Dexter Ave and Lee St. At street level, both north and west of the corner tower, the building facade is anchored by a recessed and contrasting 2 story base that is clearly legible. The corner tower is held down a story in height to differentiate the mass from the rest of the building as well as take advantage of views from a common amenity deck at the 8th level.



CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

- CS3-A: Emphasizing Positive Neighborhood Attributes
 - CS3-A-4: Evolving Neighborhoods
- CS3-I Height, Bulk, and Scale Compatibility
 - CS3-I-i. Facade Articulation

Design Response:

The project is a continuation of the existing urban fabric of recently constructed midrise mixed-use buildings at the periphery of the South Lake Union Urban Center. It maintains a similar density, overall height, and street presence as its neighbors to the north and south.

At the street facing facades, the design breaks down the building mass into three primary elements: a strong corner tower, a floating box, unified with a contrasting base treatment and gasket separator.



AERIAL VIEW LOOKING NORTHWEST



EAST ELEVATION

RESPONSE TO EDG - PRIORITY DESIGN GUIDELINES

PL2 WALKABILITY

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

- PL2-A: Accessibility
 - PL2-A-1: Access for All
 - PL2-A-2: Access Challenges
- PL2-B: Safety and Security
 - PL2-B-1: Eyes on the Street
 - PL2-B-2: Lighting for Safety
 - PL2-B-3: Street-Level Transparency
- PL2-I Streetscape Compatibility
 - PL2-I-i: Street Level Uses
 - PL2-I-ii: Streetscape Amenities
 - PL2-I-iii: Sidewalk Retail

Design Response:
Along with many recent developments in the area, the project will provide improved connectivity by filling a "missing tooth" along Dexter Ave N, further enhancing the walkability and pedestrian experience of the neighborhood.

In accordance with DR Board feedback from EDG, the proposed curb cuts and driveways along Lee St have been reduced from 2 to 1. Potential pedestrian and automobile conflicts are greatly reduced by condensing access to the parking garage access to a single point of entry/exit.

Additionally, the Dexter Ave N live/work units are developing with recessed storefronts, clearly articulated covered entries, improved landscaping, and other features to support their engagement of the pedestrian realm.



LEE ST FACADE

DESIGN RECOMMENDATION

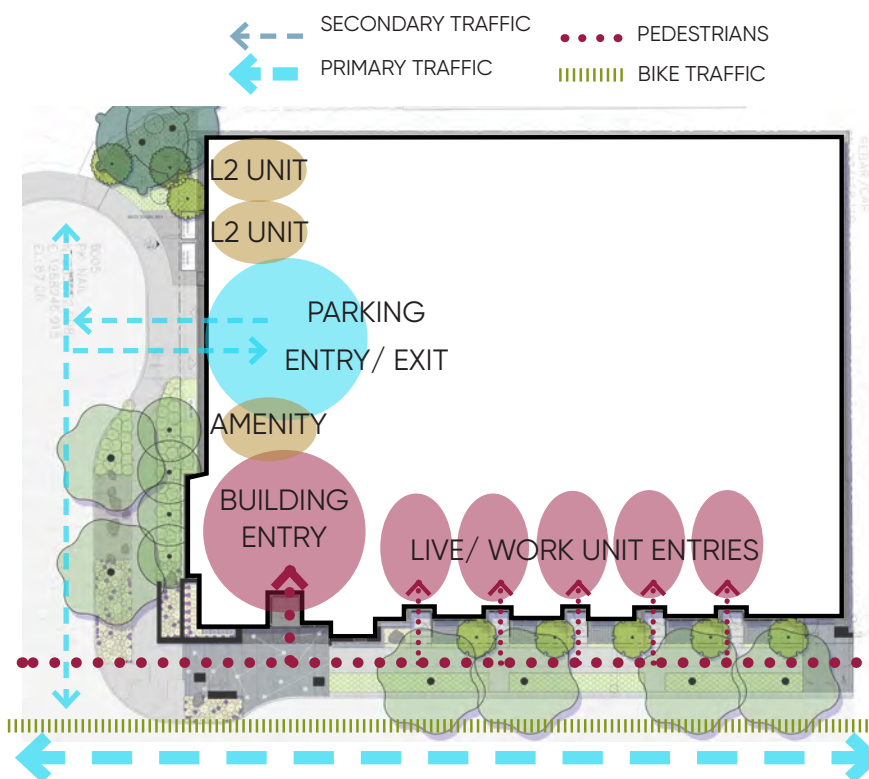
PL3 STREET-LEVEL INTERACTION

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

- PL3-A: Entries
 - PL3-A-1: Design Objectives
- PL3-B: Residential Edges
 - PL3-B-3: Buildings with Live/Work Uses
- PL3-C: Retail Edges
 - PL3-C-2: Visibility

Design Response:
The primary building entry has been strengthened and made more legible through the use of generous corner glazing that steps back from both Dexter Ave and Lee St. An expressed frame around the entry glazing and integrated landscaping further highlight and augment the most prominent part of the project at street level.

Live/work unit entries north of the primary building entry are also more developed with large recessed storefronts, entry canopies, screens, and improved landscaping. The overall scale of the live/work entries are diminished relative to the primary building entry in order to provide hierarchy and legibility.



SDCI #3030165-LU

1405 DEXTER AVE N

1405 DEXTER AVE. N. SEATTLE, WA 98109

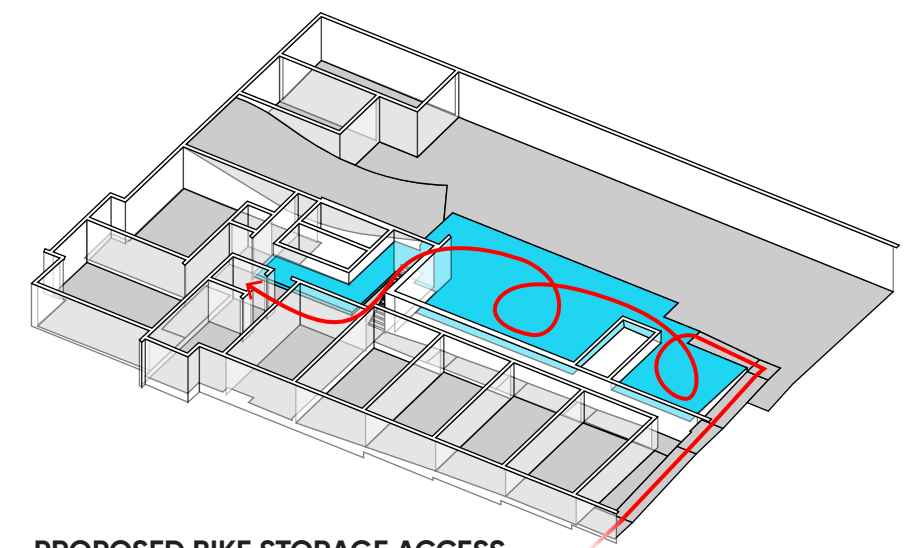
PL4 ACTIVE TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

- PL4-B: Planning Ahead for Bicyclists
 - PL4-B-1: Early Planning
 - PL4-B-2: Bike Facilities
 - PL4-B-3: Bike Connections
- PL4-C: Planning Ahead For Transit
 - PL4-C-1: Influence on Project Design

Design Response:
A storage mezzanine level has been introduced to the project in order to provide convenient and accessible bike parking. The bike facilities are easily accessed from the northeast corner of the building - located immediately adjacent to the existing transit stop on Dexter Ave N. Through a short series of ramps, cyclists can park their bike without having to navigate steps, elevators, or traversing the main building lobby. The bike storage area is connected back to the building lobby, mail room, and elevators with a conveniently located stair.

Convenient access to mass transit in concert with EDG Board recommendations have influenced the project by eliminating a second curb cut and driveway, reducing a significant amount of automobile parking, and reconfiguring previously proposed bike facilities that were not functional.



PROPOSED BIKE STORAGE ACCESS
ACCESSIBLE ENTRY FROM NORTHEAST CORNER OF SITE WITH DIRECT CONNECTION TO LOBBY AND ELEVATORS

RESPONSE TO EDG – PRIORITY DESIGN GUIDELINES

DC1 PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site

DC1-A: Arrangement of Interior Uses

DC1-A-3: Flexibility

DC1-B: Vehicular Access and Circulation

DC1-B-1: Access Location and Design

DC1-C: Parking and Service Uses

DC1-C-2: Visual Impacts

DC1-C-4: Service Uses

Design Response:

The vast majority of pedestrian traffic follows the N/S axis of Dexter Ave N. Lee St is a dead end street with turnabout and does not connect Dexter Avenue North to Aurora Ave for automobiles, pedestrians, or bike traffic. Lee St is the appropriate location for the access point to below-grade parking. Following the Design Review Board’s Early Design Guidance, the proposed plan has been revised to eliminate one of the two curb cuts and garages doors. This effectively reduces the potential for vehicular/pedestrian conflict in half.

Additionally, the single garage door simplifies the south elevation, allowing for more glazing and improved street connection along a challenging and steeply sloped frontage.

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.

DC2-A: Massing

DC2-A-1: Site Characteristics and Uses:

DC2-B: Architectural and Façade Composition

DC2-B-1: Façade Composition

DC2-C: Secondary Architectural Features

DC2-C-1: Visual Depth and Interest

DC2-C-2: Dual Purpose Elements

DC2-D: Scale and Texture

DC2-D-1. Human Scale

DC2-D-2. Texture

DC2-I: Architectural Concept and Consistency

DC2-I-i: Roofscape Design

Design Response:

Three distinct massing elements compose the facade: corner tower, base/gasket, floating boxes. Each clad in a different high quality durable material with colors that both harmonize and reinforce the three part ensemble. The design has evolved to bring the “special” corner volume all the way down to grade, reading as a tower and more firmly commanding the corner.

DC3 OPEN SPACE CONCEPT

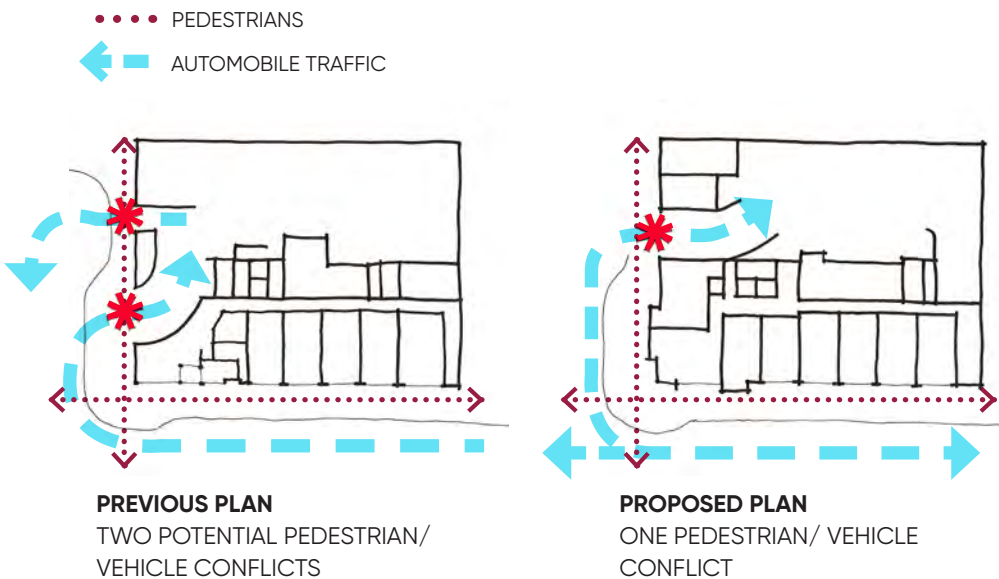
Integrate open space design with the building design so that they complement each other.

DC3-I: Landscaping To Reinforce Design Continuity With Adjacent Sites

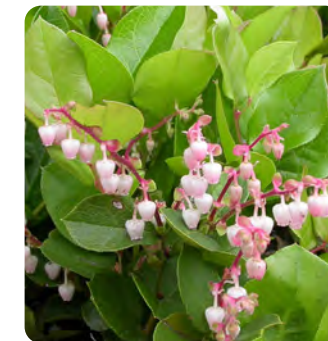
DC3-I-ii. Native Vegetation:

Design Response:

- The planting design reflects horticulture value, ease of maintenance, heartiness and ecological contribution. The design proposes a mix of native species in the understory/east facing areas, and predominately natives along the slopes to the southwest to assist with slope stabilization and semi-restorative efforts. Focal plantings along the south east streetscape will be mostly adaptive species as a response to exposure and ornamental value.



SOUTH ELEVATION



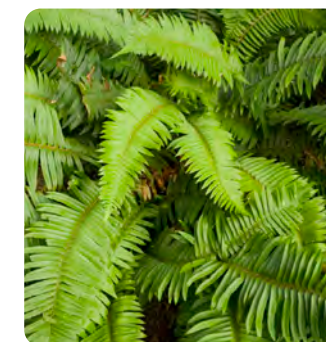
SALAL
Gaultheria shallon



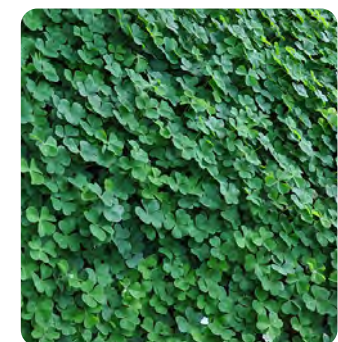
CREeping MAHONIA
Mahonia repens



RED FLOWERING CURRANT
Ribes sanguineum



WESTERN SWORD FERN
Polystichum munitum



REDWOOD SORREL
Oxalis oregana

**SELECTION OF NATIVE PLANTINGS
PROPOSED FOR THE PPROJECT**

RESPONSE TO EDG – PRIORITY DESIGN GUIDELINES

DC4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A: Exterior Elements and Finishes

DC4-A-1: Exterior Finish Materials

DC4-B: Signage

DC4-B-1: Scale and Character

DC4-B-2: Coordination with Project Design

DC4-C: Lighting

DC4-C-1: Functions

DC4-C-2: Avoiding Glare

DC4-D: Trees, Landscape, and Hardscape Material

DC4-D-1: Choice of Plant Materials

DC4-D-2: Hardscape Materials

DC4-D-3: Long Range Planning

DC4-D-4: Place Making

Design Response:

The material palette proposes an elegant composition of high quality, durable materials design to stand out from neighboring multi-family properties. Color selections are restrained in an effort to find a timeless design that will distinguish itself by avoiding gaudy accents of bright color and other garish attempts to stand out that can be observed along Dexter Ave.

Cladding materials are discretely applied to the major building forms in order to reinforce the overall massing strategy. Material changes on outside corners are avoided. The result is a clearly legible composition that addresses context and use. Corner tower clad in brick marks the SE intersection. High density fiber cement cladding in a lighter color compliments the street and pedestrian activity along Dexter and Lee St. Rectilinear volumes clad in dark corrugated metal siding with deep window recesses hover two stories above street level, buoyed by the lighter colored material below.

Secondary and tertiary building elements like entry canopies, railings, storefront glazing, and planter boxes are proposed black for consistency and a unified aesthetic.



HIGH DENSITY FIBER CEMENT CLADDING

Color integral with color matched fasteners, rain screen installation, Limestone-tan color



CORRUGATED METAL PANEL SIDING

22 gauge, 2"x2" corrugation, vertical installation, black-bronze color



DARK COLOR MODULAR BRICK VENEER

Running bond installation, medium gray mortar color



INTEGRATED UNIT VENTING EXHAUST

Sheet-metal louvered vent termination, integrated into glazing and siding design, black color



CAST-IN-PLACE CONCRETE

Smooth form finish



WHITE VINYL WINDOWS

Configurations shown in building elevation drawings, pages 36-39



BLACK VINYL WINDOWS

Configurations shown in building elevation drawings, pages 36-39



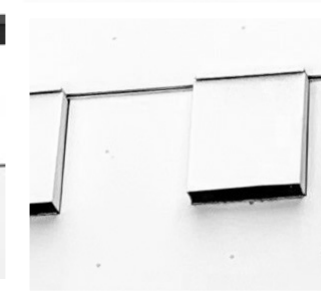
BLACK ALUMINUM STOREFRONT

Configurations shown in building elevation drawings, pages 36-39



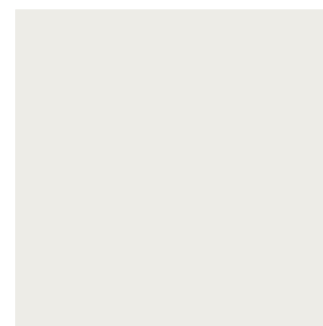
STEEL AND GLASS RAILING

Painted/powder coated black frame with clear glass panel infill.



FORMED SHEET METAL VENT EXHAUST

Sheet metal vent shroud, painted to match adjacent siding color



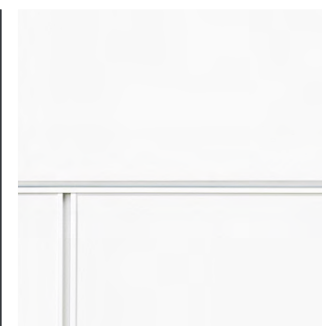
METAL DOOR PAINTED WHITE

SW 7005 PURE WHITE



METAL DOOR PAINTED BLACK

SW 6993 BLACK OF NIGHT



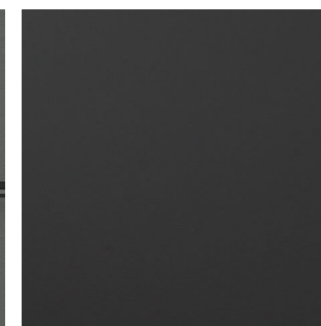
WHITE PAINTED HARDIE PANEL

Countersink and fill fasteners, painted seams



GRAY PAINTED HARDIE PANEL

Countersink and fill fasteners, painted seams



METAL ENTRY CANOPIES + PLANTER BOX

Painted/powder coated black

PRECEDENT IMAGERY



ASYMMETRICAL CARVED CORNER ENTRY



RECESSED GLAZING IN A REGULAR RHYTHM



RHYTHMIC GLAZING IN METAL PANEL CLADDING



HIGH DENSITY FIBER CEMENT CLADDING, COLOR INTEGRAL W/ COLOR MATCHED FASTENERS



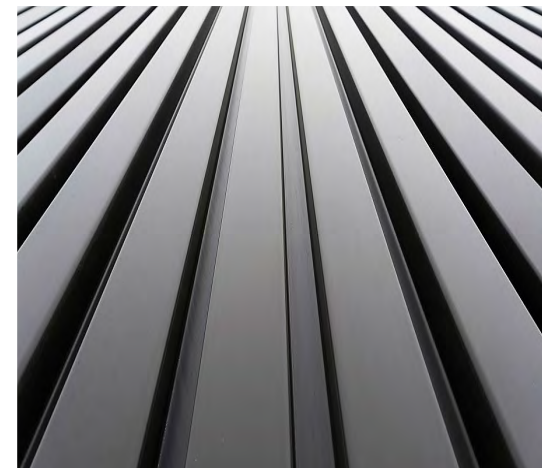
LARGE WINDOWS SET IN BRICK VENEER



CONNECTING CONTRAST MATERIALS W/ GASKET



GRIDDED WINDOWS IN REGULAR MODULE



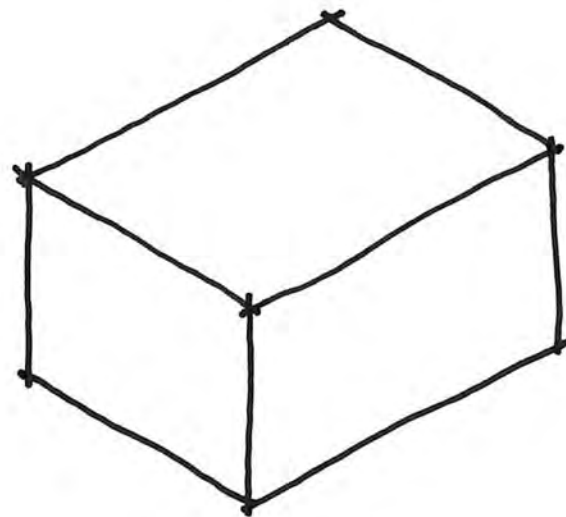
DARK COLOR VERTICAL METAL PANEL



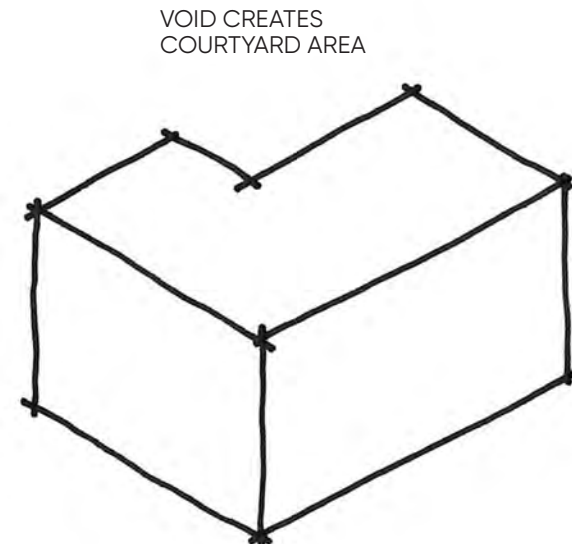
DARK COLOR MODULAR BRICK

MASSING CONCEPT

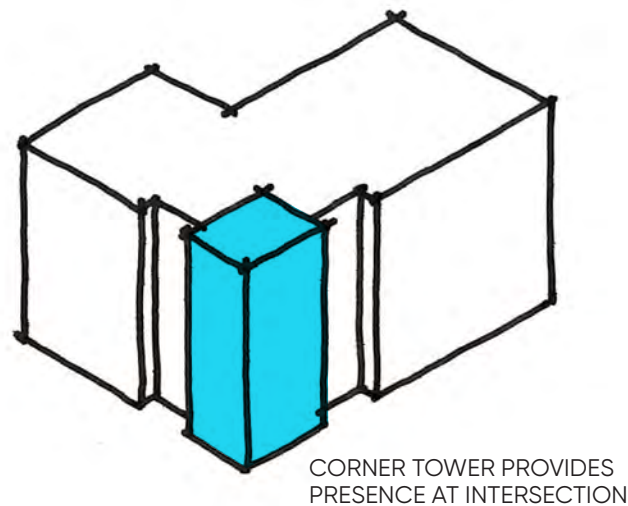
- Carve and sculpt the building mass in direct response to the site's immediate context.
- Introduce light, airy courtyard while stepping away from the neighboring Nautica Condominiums to the west and north.
- Create a strong and distinctive corner volume to mark the intersection of Dexter Ave N and Lee St.
- Articulate the building base to provide identity and connection at the street level.
- Connect the base articulation to an upper level roof deck, while providing composition to street facing elevations.
- Directly engage the pedestrian experience with a generous and highly transparent corner entry.



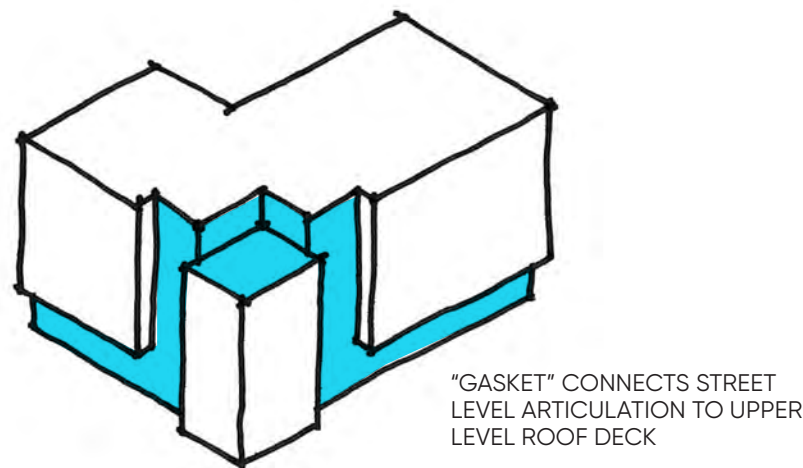
1 SITE CAPACITY
MAXIMUM ALLOWABLE MASSING ON SITE



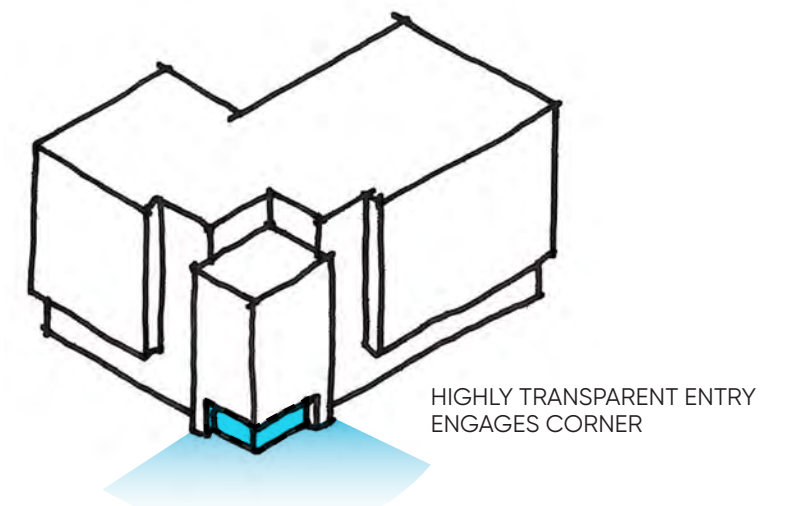
2 MASS/VOID
COURTYARD ACTS AS A BUFFER, PULLING THE BUILDING MASS AWAY FROM NEIGHBORING BUILDING



3 CORNER EXPRESSION
CORNER VOLUME IS BOLDLY ARTICULATED TO "HOLD" THE STREET CORNER AND PROVIDE BUILDING IDENTITY



4 STREET CONNECTION & FACADE COMPOSITION
BUILDING BASE DIRECTLY ENGAGES THE STREET WHILE COMPOSING STREET FACING FACADES & ROOF DECK



5 PEDESTRIAN EXPERIENCE & SITE DESIGN
TRANSPARENT CORNER INCREASES DEPTH OF ENTRY AND ALLOWS FOR IMPROVED LANDSCAPING

RESPONSE TO EDG – BOARD RECOMMENDATIONS

1. MASSING

- a. In agreement with public comment, the Board unanimously supported massing Option 3 – the applicant’s preferred massing option – as the proposed mass responds well to adjacent sites and the corner location. (CS2-C-1, CS2-D-1, CS2-D-5)
- b. The Board supported the massing concept as illustrated in the diagrams on page 32 of the EDG packet, and encouraged further development of the three distinctive massing components and evolution of the design in this direction. (CS2-B-1, CS2-C-1, CS3-A-4, DC2-A-1)
- c. The Board supported the articulated corner expression, particularly the eroded upper-level courtyard and vertical breaks on either side. The Board noted that the eroded corner begins to respond to existing topography. (CS1-C, CS2-C-1)
- d. The Board noted that the proposed development to the west (MUP #3025059) intends to develop to the shared lot line with zero setback, while the preferred massing option proposes a 2-4-foot setback adjacent to this portion of the site. The Board was concerned about this gap and indicated support for common wall development in this location. If common wall development is not pursued, then a strong design-based rationale for the setback should be provided. (CS2-D-1)
- e. The Board was concerned about security and maintenance of the massing gap along the north property line. (PL2-B)

Design Response:

- Courtyard is maintained in current design and augmented w/ bio-planter and landscape improvements designed to be visually enjoyed from above
- Three distinct massing components: corner tower, base/gasket, floating boxes. Each clad in a different high quality durable material with colors that both harmonize and reinforce the three part ensemble. The design has evolved to bring the “special” corner volume all the way down to grade, reading as a tower and more firmly commanding the corner.
- North and west setbacks have been entirely eliminated at the upper floors. At levels 1 & 2, concrete exterior walls align with foundation walls below. Those walls set back the minimum amount necessary to allow for shoring.

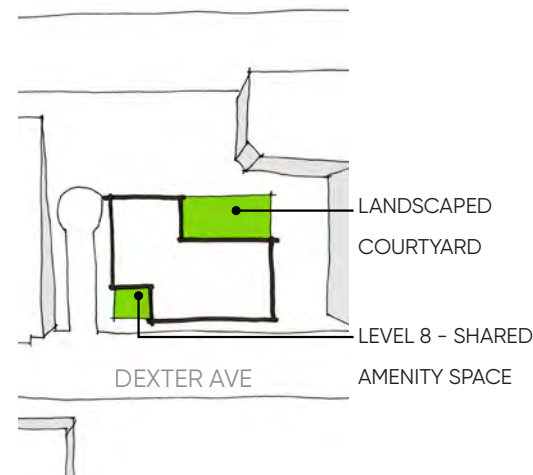
PREFERRED MASSING:
BRICK CORNER TOWER MEETS GRADE WITH GLAZED CORNER ENTRY



EAST ELEVATION DIAGRAM



SOUTH FACADE/MASSING AT EDG



PROPOSED OPEN SPACE ON SITE

MASSING STUDY:
CONSISTENT TWO STORY BASE WEAKENS CORNER TOWER'S LEGIBILITY



EAST ELEVATION DIAGRAM



RESPONSE TO EDG – BOARD RECOMMENDATIONS

2. ARCHITECTURAL CONCEPT & FAÇADE COMPOSITION

- The Board directed further development of a clear and well-articulated architectural concept that is consistent with the inspirational imagery provided on page 20 of the EDG Packet. The Board supported the clear hierarchy and façade rhythm, depth of punched openings, and the simple, high-quality materials (masonry, metal panel, wood, etc.) depicted in these images. (CS3-I-I, DC2, DC2-B-1, DC2-C-1, DC2-D-2, DC4-A)
- The Board acknowledged the high visibility of the north façade, which will likely remain unobstructed for an extended period of time due to the adjacent underdeveloped King County pump station. The Board requested a detailed study of blank façade treatments that are consistent with the overall architectural expression and positively contribute to the neighborhood. (CS3-A-4, DC2-B, DC4-A)
- The Board was concerned about the proposed use of bolt-on balconies, and specifically prioritized Design Guideline DC2-C-2, Dual Purpose Elements. (DC2-C-2)

Design Response:

- The design has continued to develop in a manner consistent with the inspiration imagery provided. New images have been added to aid in describing the current proposal. At the street facing facades, the design breaks down the building mass into three primary elements: a strong corner tower, a floating box, unified with a contrasting base treatment and gasket separator.
- The brick clad corner tower boldly marks the intersection of Dexter Ave N and Lee St and clearly locates the primary building entrance. The tower is further distinguished by its reduced height relative to the rest of the building. Shortening it by a story allows for a roof deck amenity area, optimized for downtown and South Lake Union views. Glazing in the corner tower employs more divided lights and the additional mullions add texture to complement the fine grain brick cladding.
- Floating boxes clad in metal panel hover over the two story base in a proportion that allows for a strong commercial expression and connection to the street. Fenestration in the floating boxes is composed in an orderly and rhythmic arrangement. Depth is provided through a reduced wall framing thickness, allowing windows to be recessed into the wall 5"-6". The gridded window recesses within the floating box provide a light waffle texture when viewed at a distance. Unit venting exhaust is integrated into the rectangular window recess, reducing visual clutter on the facades.
- A contrasting two story base steps back from the street over 3' allowing the corner tower to read proudly. The additional area at the base provides for a more generous streetscape lined with an contrasting facade articulation at the live/work units. The contrasting base turns up the facade at the corner tower acting as a gasket to provides separation between the primary building volumes.
- A large scale wall mural is proposed at the north facade. The mural will augment the overall building concept while providing visual interest.
- Bolt on balconies have been eliminated in favor of larger amounts of glazing and a more refined fenestration pattern.



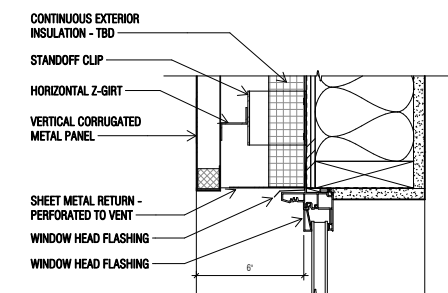
PREFERRED MASSING:
CORNER TOWER MEETS GRADE



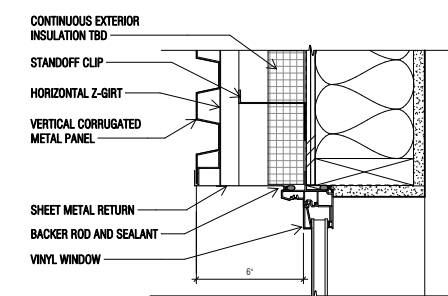
MASSING STUDY:
RAISED CORNER FEATURE WITH 2 STORY BASE



LARGE SCALE WALL MURAL ON NORTH FAÇADE



DETAIL: RECESSED WINDOW HEAD



DETAIL: RECESSED WINDOW JAMB

MURAL ARTIST SELECTION PROCESS

The design and ownership group is well versed in providing artistic moments that are well integrated into the architecture. Working with a third party consulting firm, we will source multiple proposals from local artists and ensure that both historical and community context is considered as the genesis for the resulting artist intervention. The building is intended for a long term investment from the ownership side, thus it is very important that the selected art be timeless and integral to the building and the community.

RESPONSE TO EDG – BOARD RECOMMENDATIONS

3. STREET-LEVEL USES

- a. The Board supported the corner location of the primary residential entry, however, encouraged further development of an identifiable and distinctive entry and lobby that are visually connected to the street. (CS2-B-2, PL3-A-1)
- b. The Board acknowledged the challenge of topography on either street frontage, but directed further exploration of how the street-level façades respond to grade while maintaining a strong connection to the street. The Board appreciated that the non-residential slab was designed to step with grade and requested detailed graphics of this feature at the Recommendation phase. (CS1-C, CS2-B-2)
- c. The Board encouraged further consideration of a two-story, highly transparent base as it would establish a strong commercial expression and connection to the street. (CS2-B-2, PL3-B-3, PL3-C-2)
- d. The Board supported the depth of the live-work units as proposed, and encouraged further consideration of a two-story space as it could maximize commercial flexibility. The Board requested more information on how these live-work spaces will be designed to be successful commercial spaces and activate the street frontage. (PL3-B-3, DC1-A-3)
- e. The Board considered the diminishing height of the ground-level from the southeast corner to the northeast corner due to the overhanging upper-level and topographic change. The Board, however, ultimately supported the 13-foot height of ground-level facade at the northeast corner as it establishes an appropriate human scale. This height should not be diminished. (DC2-A-1, DC2-D-1)
- f. The Board specifically prioritized Design Guidelines PL2-A, Accessibility, and PL2-B, Safety and Security, particularly as it relates to Lee St and the proximity to the bus stop. The Board requested enlarged elevations and eye-level perspectives depicting the street-level façades and pedestrian experience. (PL2-A, PL2-I, DC2-D-1)

Design Response:

- The corner location of the primary entry remains unchanged and is further strengthened by bringing the “special” corner articulation all the way down to grade as a tower. The entry itself has been developed to read as a large void, cut out of the southeast corner of building. Highly transparent with double height storefront wrapping both east and south façades, the corner entry purposefully engages the street and pedestrian experience.
- See N/S section through live work units and streetscape renderings for more detail on how the building carefully steps with the existing slope of the sidewalk. All five individual live/work units possess a direct and accessible connection to the sidewalk and Dexter Ave beyond.
- A two story tall base composition has been integrated into the design with highly transparent storefront and carefully aligned glazing between units in level 1 and level 2.
- Adding a mezzanine level in the live/work units is currently being explored, within the constraints imposed by sloping grade and the Seattle Building Code.
- The DR board feedback in item “e” contradicts the DR board direction to explore a taller, two story base. The building design has resolved this contradiction by providing a 2 story base in terms of massing and cladding while also proposing overhead weather protection in the form of a canopy at the original lower level to “establish appropriate human scale”.



LEE ST FACADE PROPOSED



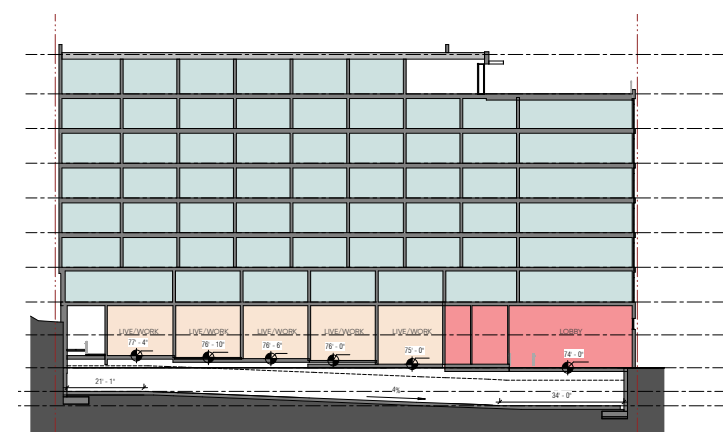
LEE ST FACADE AT MUP SUBMITTAL



EAST FACADE SHOWING LIVE/WORK UNITS STEPPING WITH GRADE



RENDERING OF LIVE/WORK UNIT ENTRIES AT DEXTER



SECTION THROUGH LIVE/WORK UNITS ALONG DEXTER AVE

RESPONSE TO EDG – BOARD RECOMMENDATIONS

4. TRANSPORTATION & ACCESS

- a. The Board was not inclined to support the departure for two curb cuts as proposed, as a strong design-based rationale was not provided and sufficient alternatives were not considered. The Board requested studies that explore various Code-compliant alternatives, and a detailed explanation should be presented as to why these options are less desirable – if they are not incorporated in the design. If the curb cut departure request is maintained, the justification should be rooted in the Design Guidelines – particularly those pertaining to pedestrian experience and safety. (DC1-B-1, DC1-C-2, DC1-C-4)
- b. The Board was concerned that the eastern curb-cut disrupts the strength of the articulated corner massing and compromises the interior arrangement of the lobby. The Board stated that if the departure request is maintained, the additional curb cut should not impede the corner expression or lobby. (DC1-B-1, DC1-C-2, DC1-C-4)
- c. The Board encouraged further consideration of how the existing transit stop adjacent to the northeast corner could influence the project design. (PL4-C-1)
- d. The Board acknowledged Dexter Ave N is an important and heavily trafficked bicycle corridor, and specifically prioritized Design Guideline PL4-B, Planning Ahead for Bicyclists. (PL4-B)

Design Response:

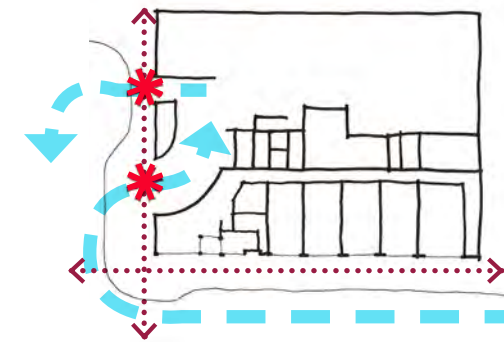
- Two curb cuts have been eliminated from the design. A single curb cut and two way drive are now proposed and located well west of the Dexter Ave, Lee St intersection.
- The new design results in fewer potential automobile/pedestrian conflicts and also moves the garage door west to avoid impeding the corner expression or lobby articulation.
- The transit stop in question is located well north of the project parcel. It's influence on the project can be observed in the large and convenient access point at the northeast corner of the building, as well as the connection to the bike storage mezzanine. The proposed large scale wall mural also faces north towards the transit stop.
- A bicycle storage mezzanine level has been introduced to the design, allowing for easy access, storage, maintenance and repair of bikes. Entering at the northeast corner, a cyclist can walk their bike up gently sloping ramps to an accessible parking area located in the center of the building. With their bike easily stowed, the building occupant can then quickly gain access to the elevator or building lobby through a conveniently located stair.

5. LANDSCAPING

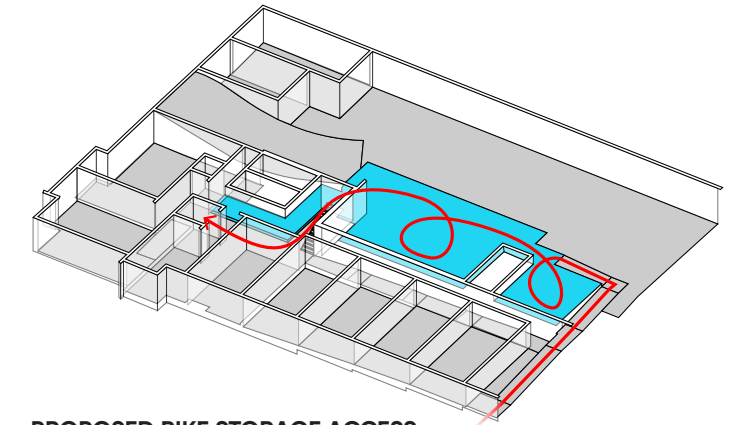
- e. The Board noted the landscape plan is developing in the right direction, and specifically supported the proposed use of native plantings. (DC3-I-ii, DC4-D)
- f. The Board specifically prioritized Design Guideline DC2-I-i, Rooftop Design. The rooftop should be attractively designed as it will be visible from above. (DC2-I-i)
- g. The Board requested more information on the proposed lighting and signage, including specific light fixture designs. (DC4-B, DC4-C)

Design Response:

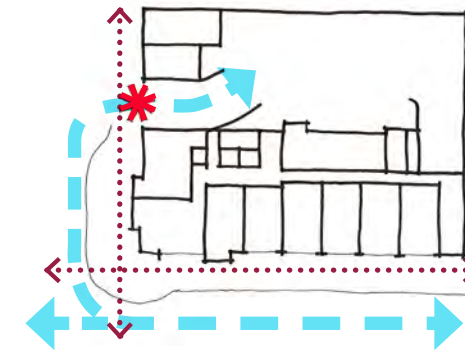
- The planting design reflects ownership's desires, horticulture value, maintenance, and ecological value. The design proposes a mix of native species in the understory/east facing areas, and predominately natives along the slopes to the southwest to assist with slope stabilization and semi-restorative efforts. Focal plantings along the south east streetscape will be mostly adaptive species as a response to exposure and ornamental value.
- The upper roof is primarily occupied by photovoltaic panels, mechanical equipment and maintenance access walks. Every effort will be made to compose these elements in an aesthetically pleasing arrangement.
- See Landscape sheet 53 for additional information on lighting design and light fixtures.



PLAN AT MUP SUBMITTAL
TWO POTENTIAL PEDESTRIAN/
VEHICLE CONFLICTS



PROPOSED BIKE STORAGE ACCESS
ACCESSIBLE ENTRY FROM NORTHEAST CORNER OF SITE WITH
DIRECT CONNECTION TO LOBBY AND ELEVATORS



PROPOSED PLAN
ONE PEDESTRIAN/ VEHICLE
CONFLICT

..... PEDESTRIANS
← AUTOMOBILE TRAFFIC

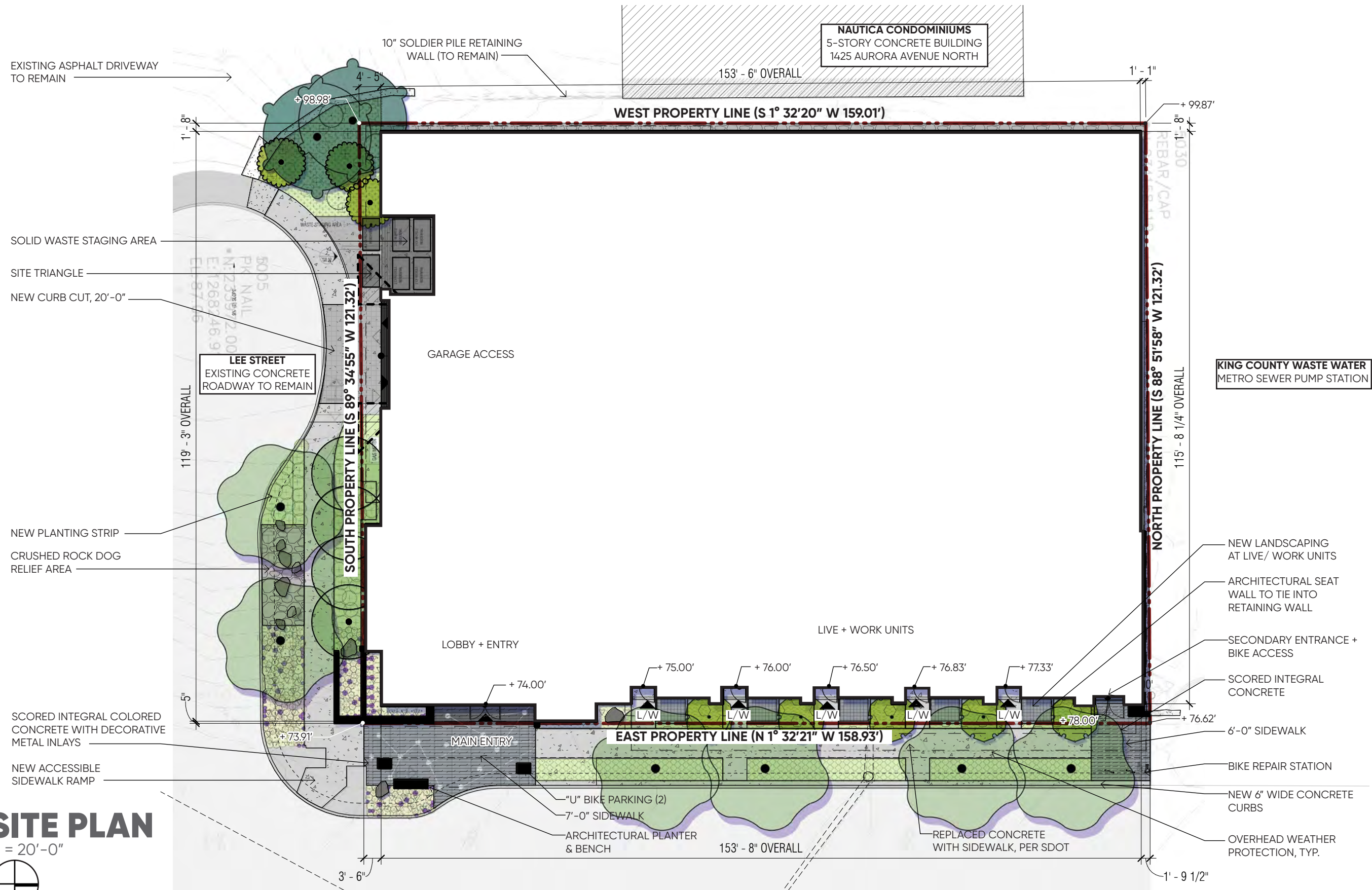


LANDSCAPE PLAN ALONG DEXTER AVE W/ PRECEDENT IMAGES

3.0

DESIGN EXPERIENCE

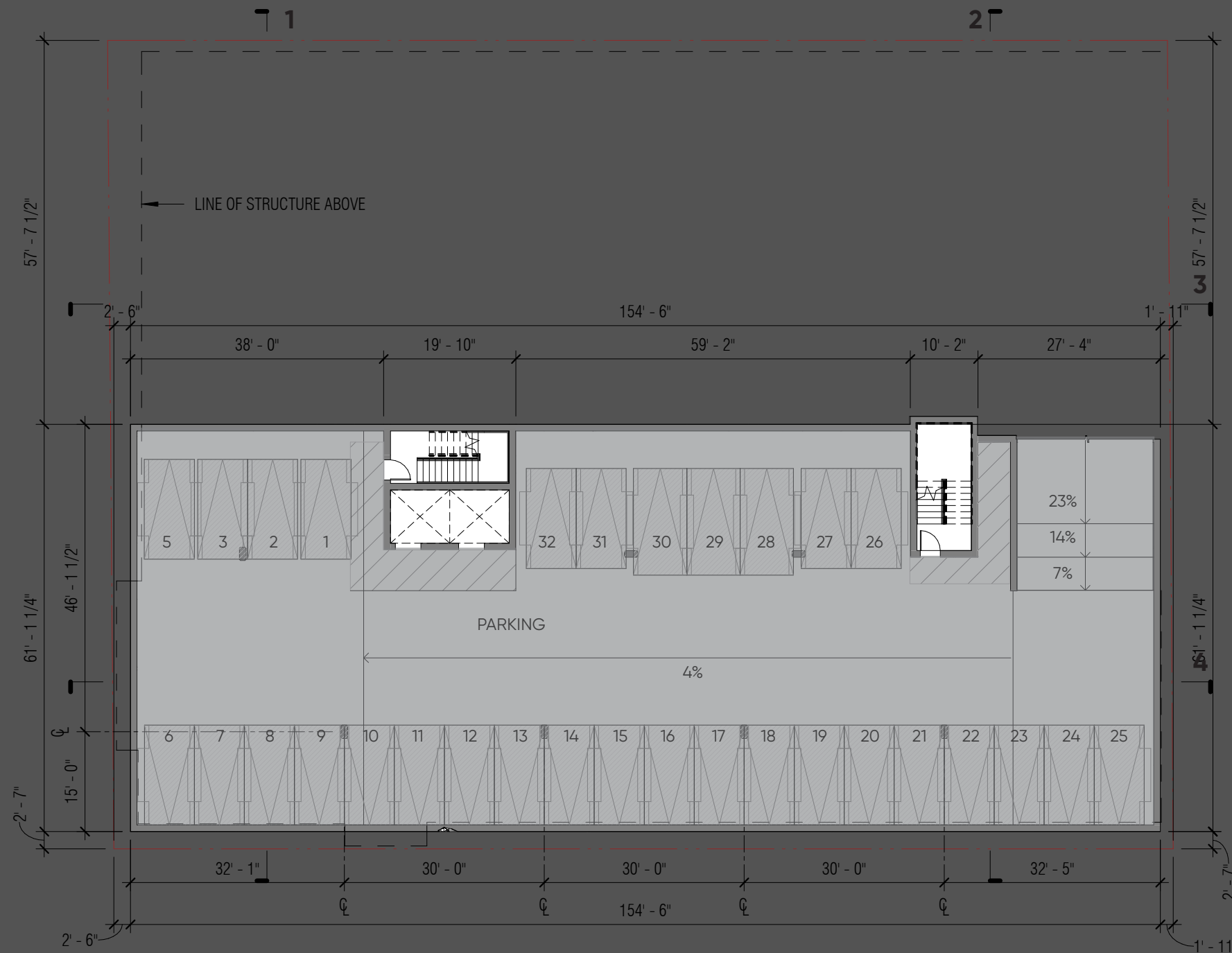




SITE PLAN

1" = 20'-0"





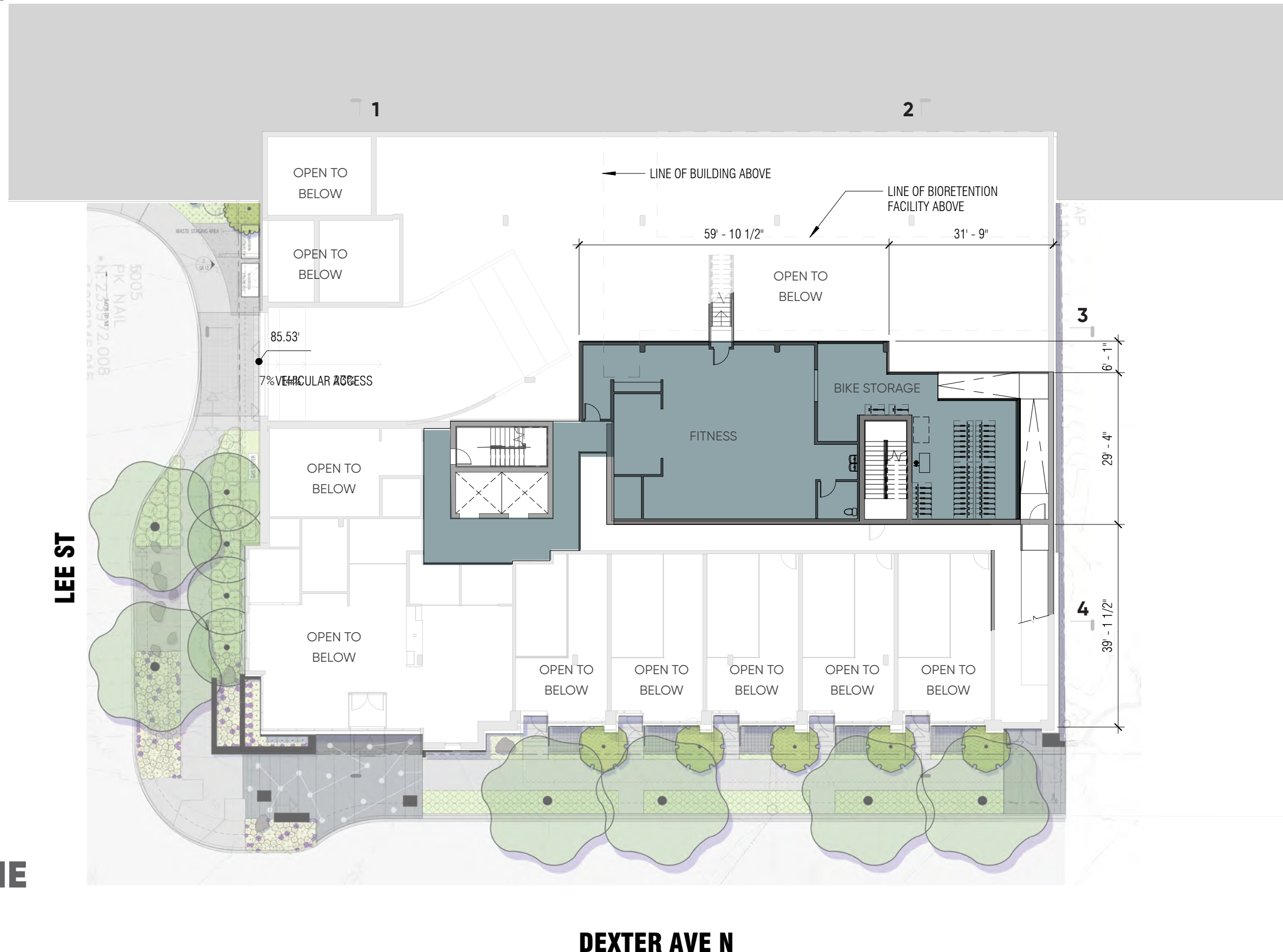
KEY

- Hardscape
- Parking
- Back of House
- Lobby/Common Space
- Live/Work Units
- Residential
- Amenity Space
- Shared Outdoor Space
- Private Outdoor Space
- Below-Grade

LEVEL P2

1" = 20'-0"

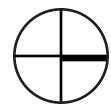




- KEY**
- Hardscape
 - Parking
 - Back of House
 - Lobby/Common Space
 - Live/Work Units
 - Residential
 - Amenity Space
 - Shared Outdoor Space
 - Private Outdoor Space
 - Below-Grade

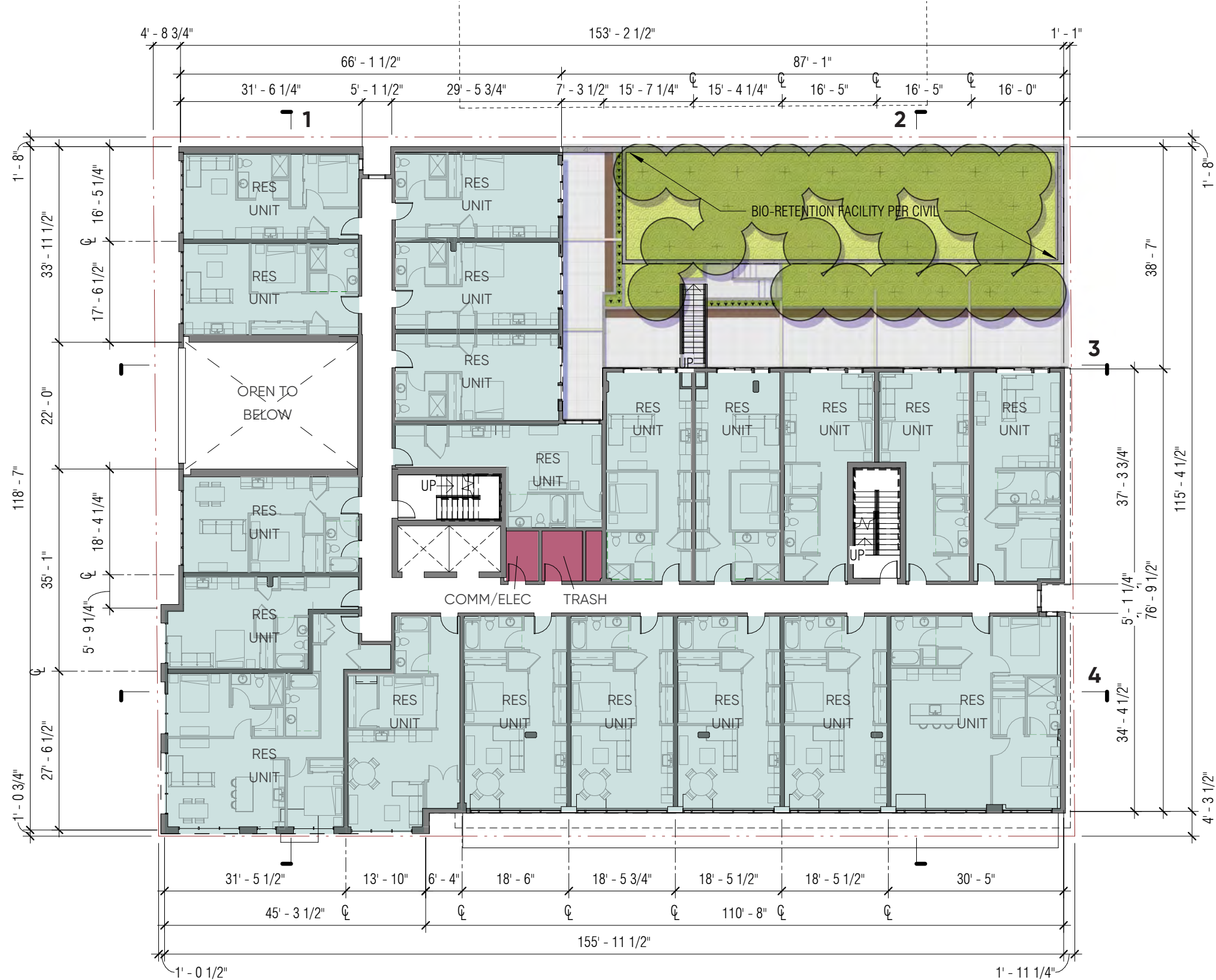
MEZZANINE

1" = 20'-0"



KEY

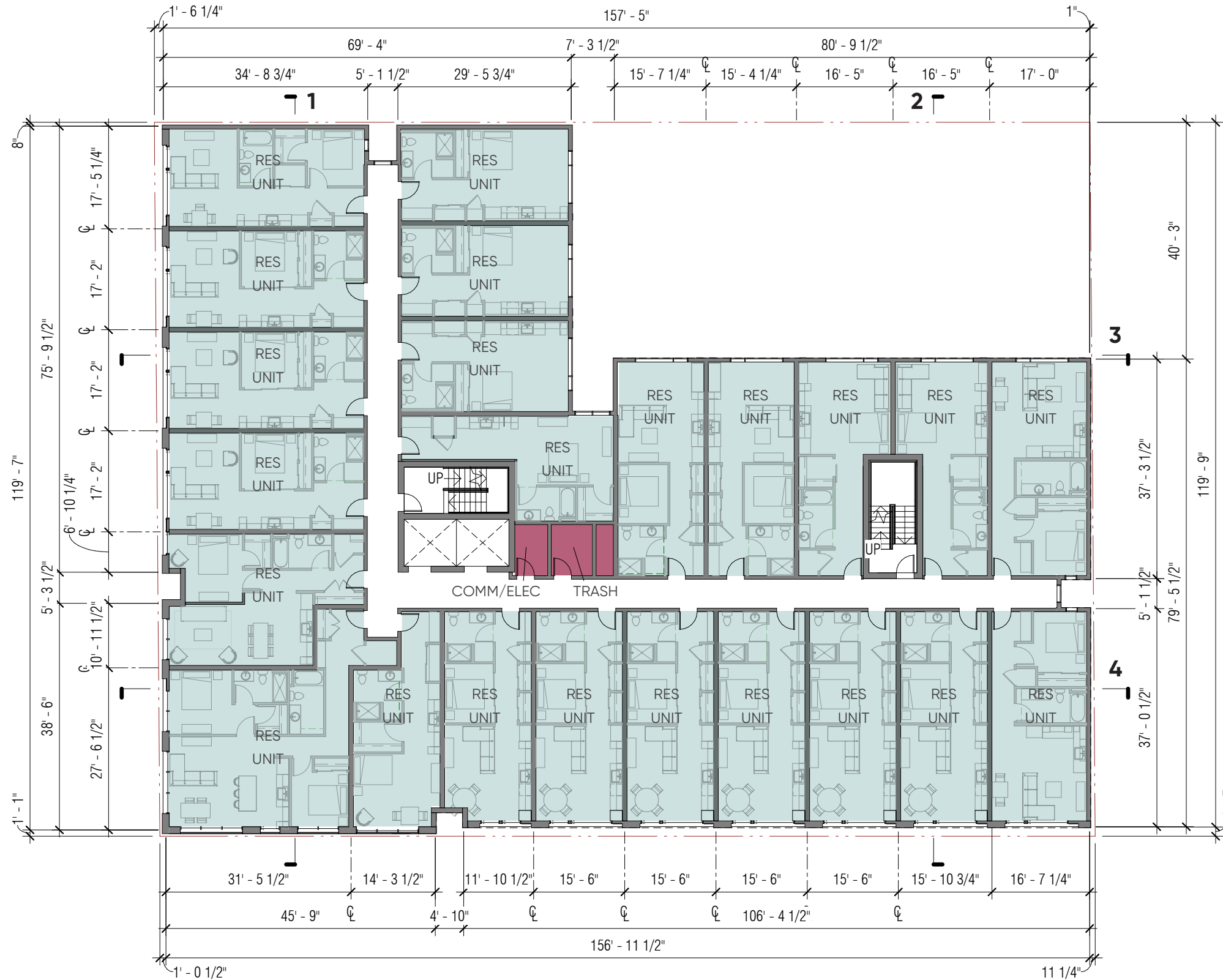
- Hardscape
- Parking
- Back of House
- Lobby/Common Space
- Live/Work Units
- Residential
- Amenity Space
- Shared Outdoor Space
- Private Outdoor Space
- Below-Grade



LEVEL 2

1" = 20'-0"

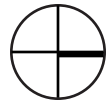




- KEY**
- Hardscape
 - Parking
 - Back of House
 - Lobby/Common Space
 - Live/Work Units
 - Residential
 - Amenity Space
 - Shared Outdoor Space
 - Private Outdoor Space
 - Below-Grade

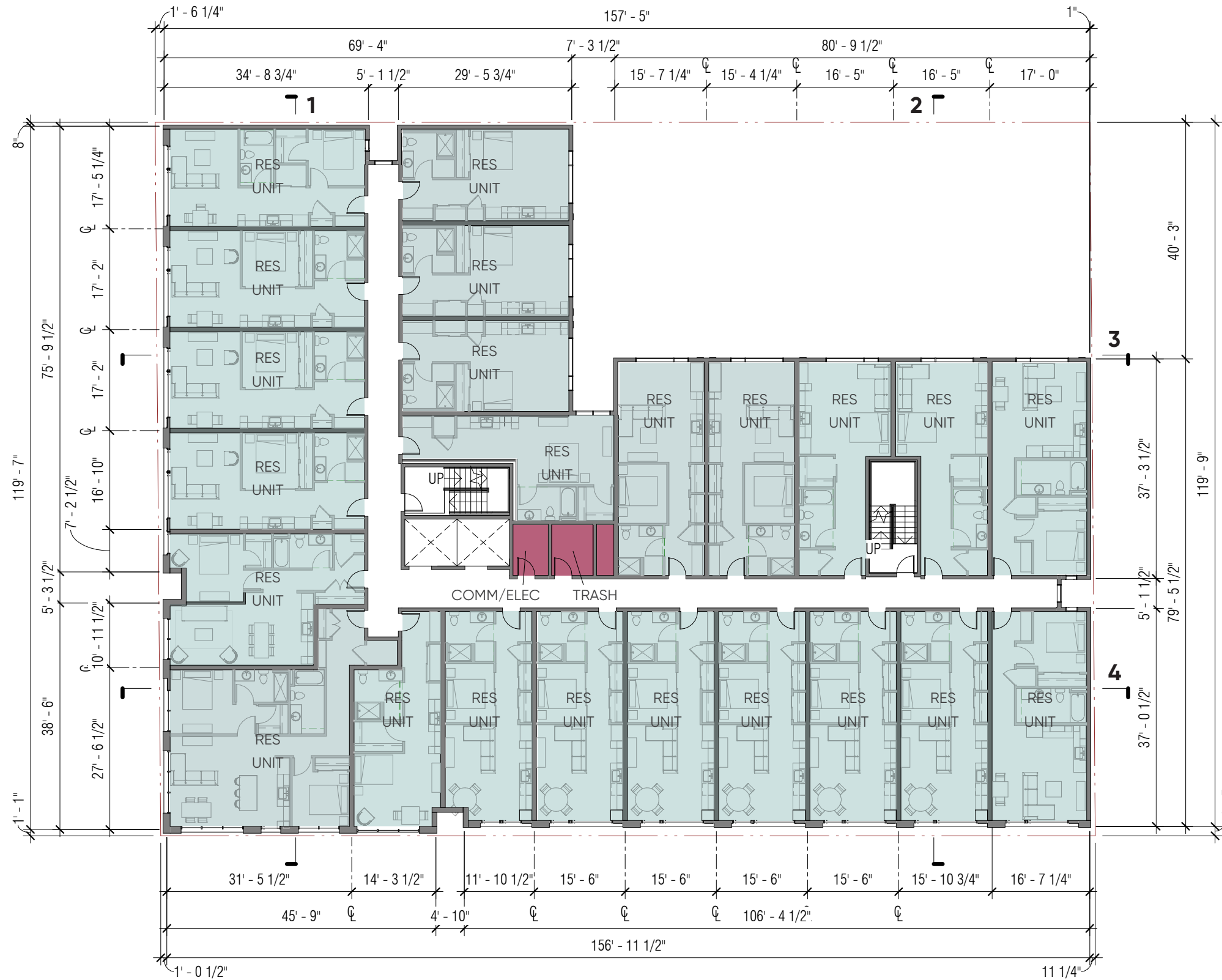
LEVEL 3

1" = 20'-0"



KEY

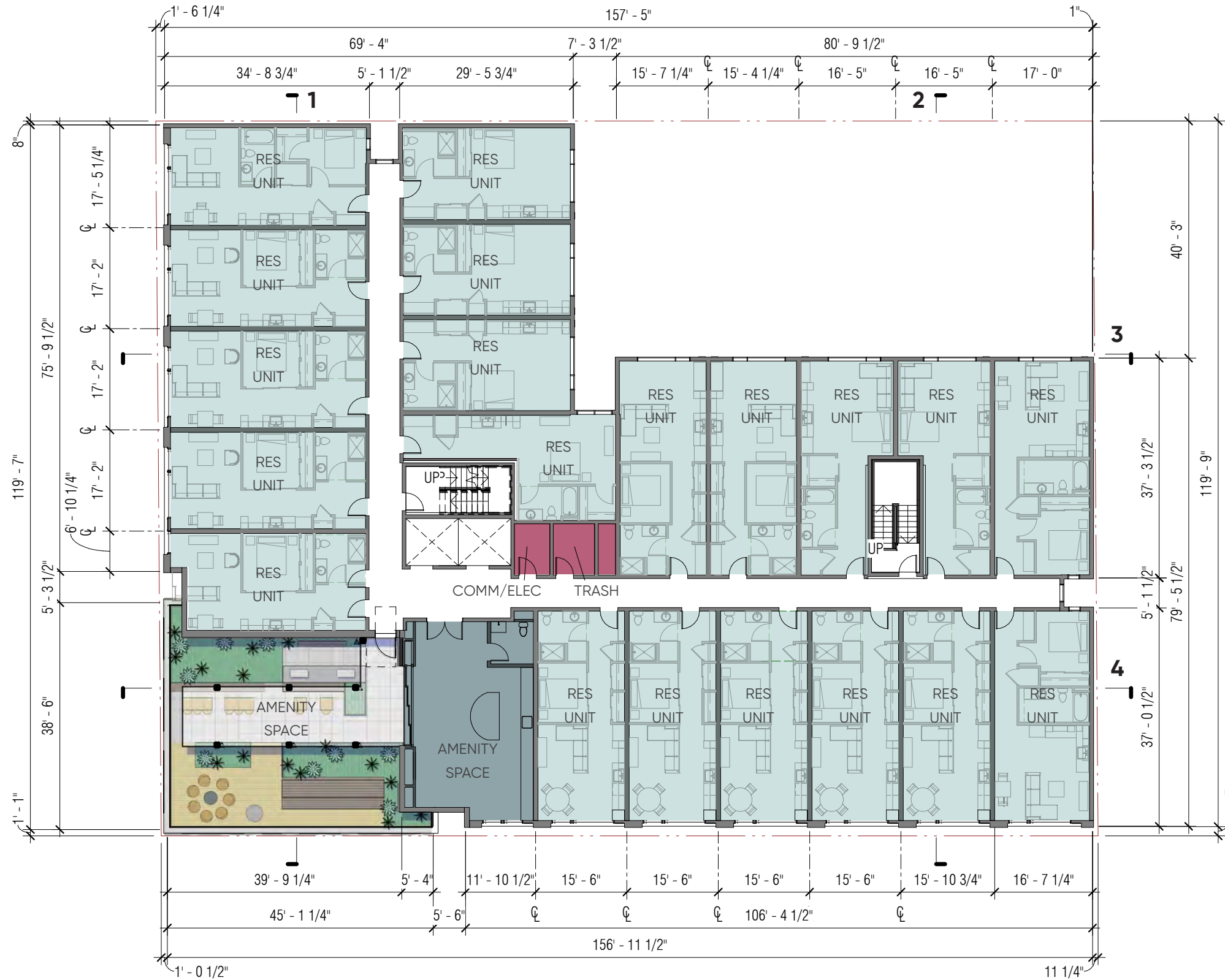
- Hardscape
- Parking
- Back of House
- Lobby/Common Space
- Live/Work Units
- Residential
- Amenity Space
- Shared Outdoor Space
- Private Outdoor Space
- Below-Grade



LEVEL 4-7

1" = 20'-0"

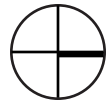




- KEY**
- Hardscape
 - Parking
 - Back of House
 - Lobby/Common Space
 - Live/Work Units
 - Residential
 - Amenity Space
 - Shared Outdoor Space
 - Private Outdoor Space
 - Below-Grade

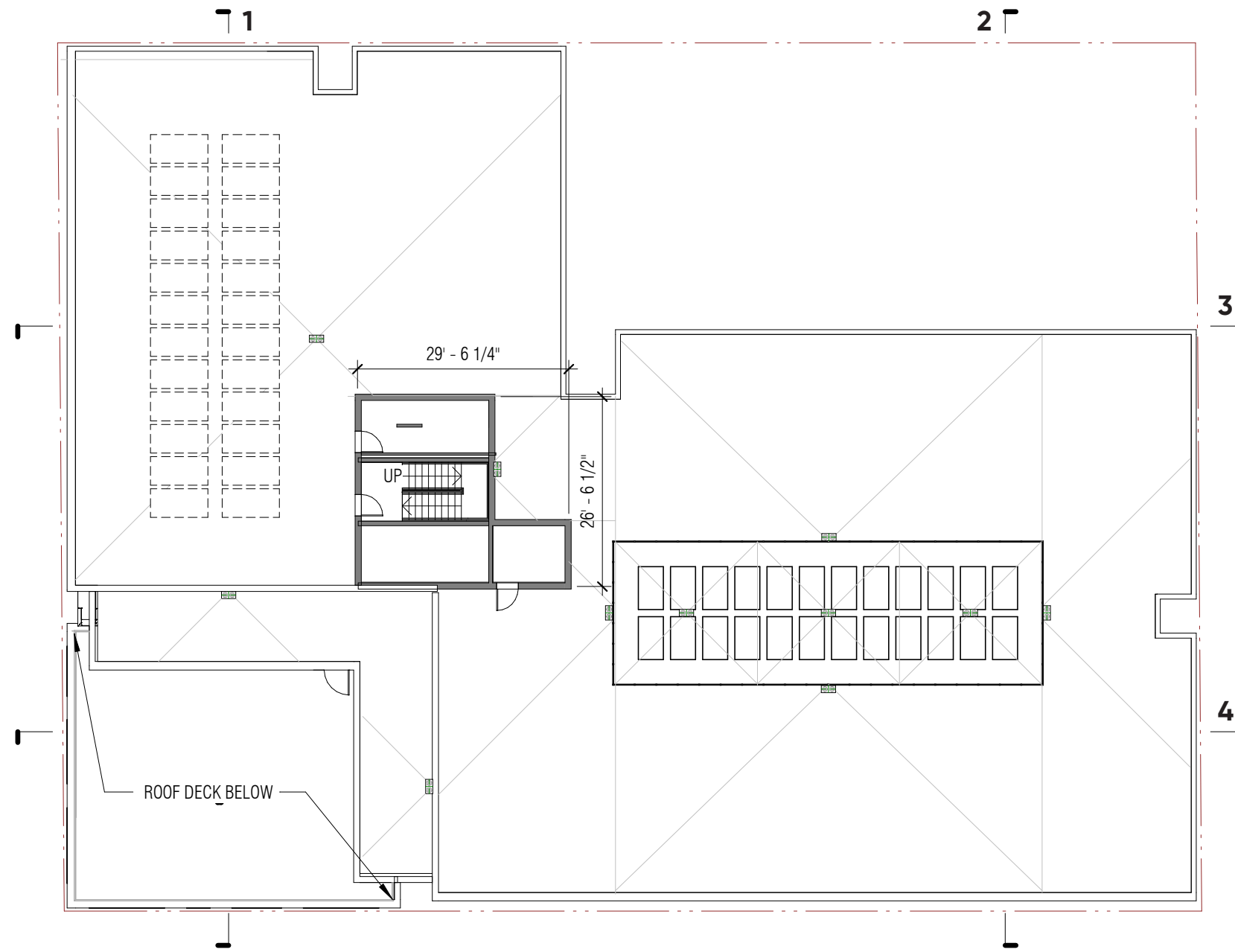
LEVEL 8

1" = 20'-0"



KEY

- Hardscape
- Parking
- Back of House
- Lobby/Common Space
- Live/Work Units
- Residential
- Amenity Space
- Shared Outdoor Space
- Private Outdoor Space
- Below-Grade



ROOF PLAN

1" = 20'-0"



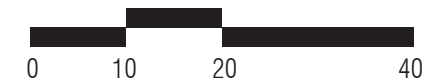


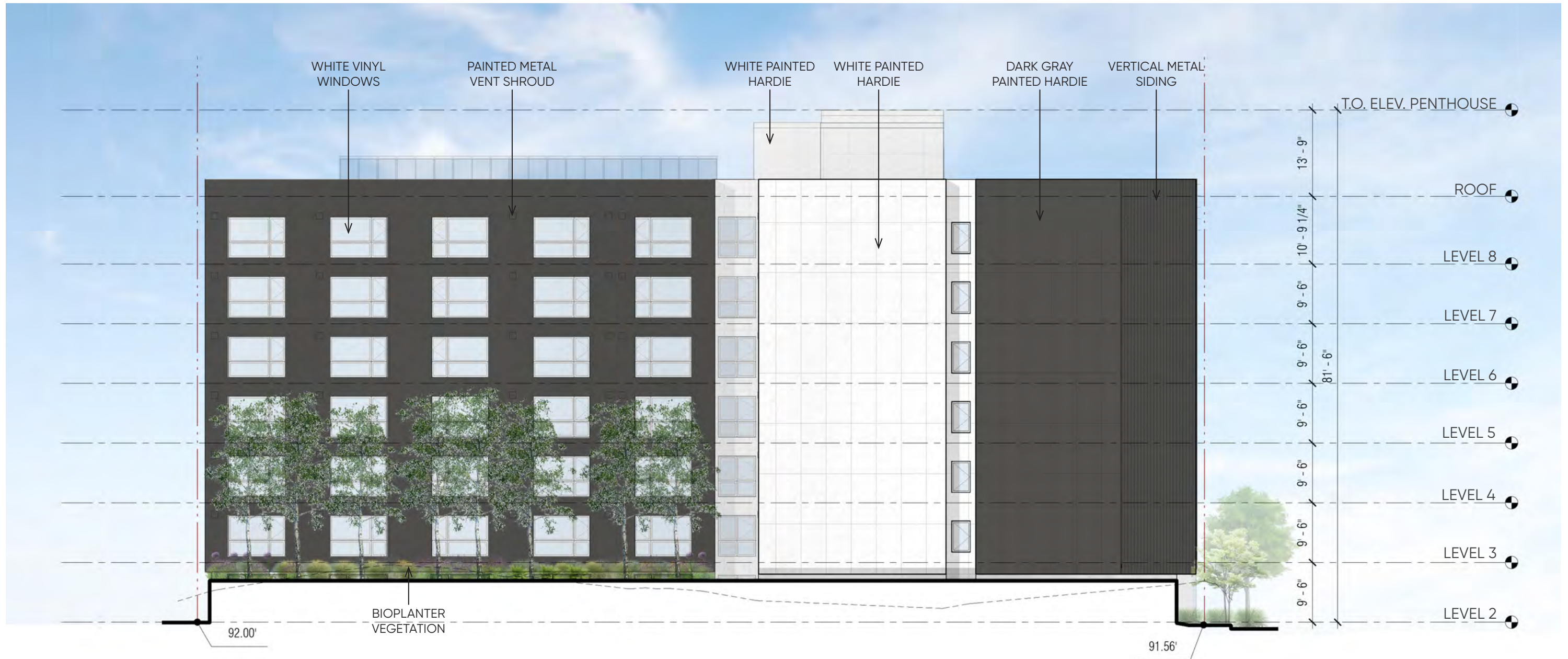
ELEVATION - EAST





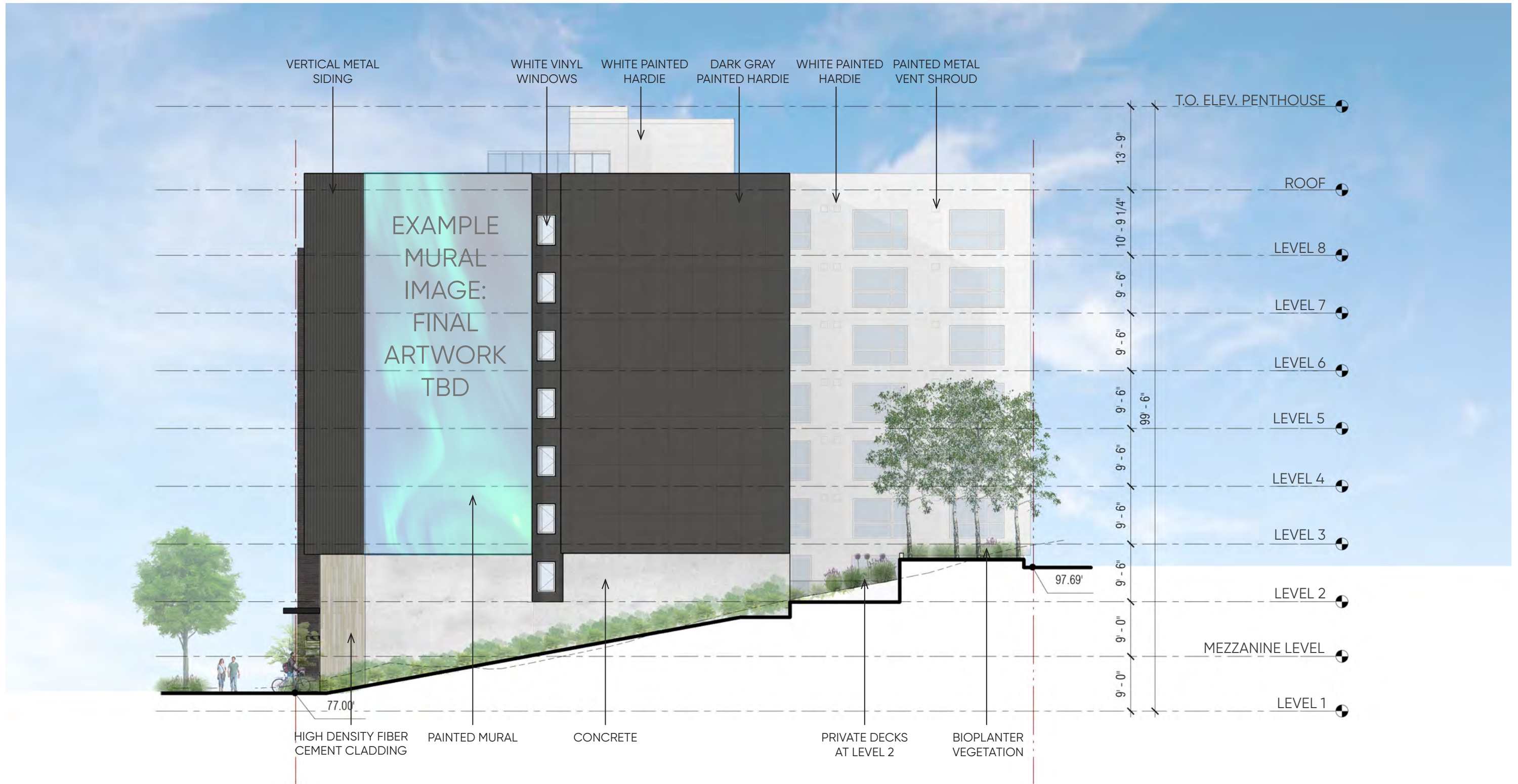
ELEVATION - SOUTH





ELEVATION - WEST

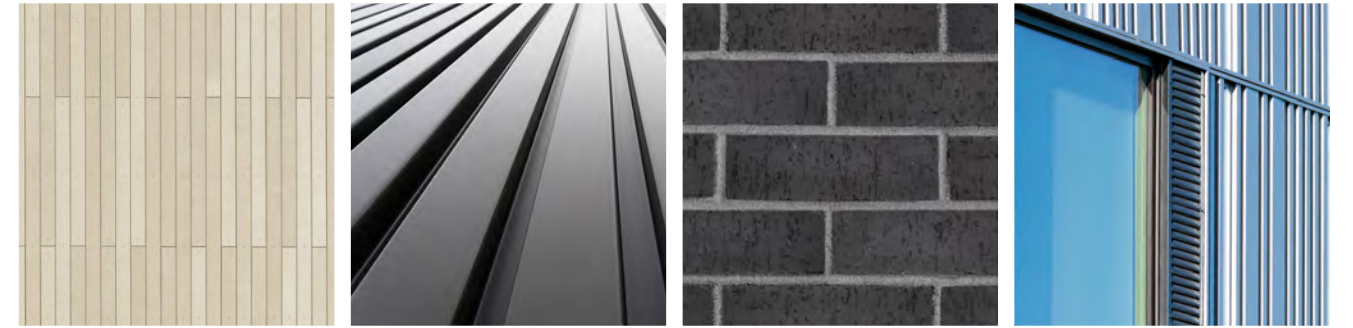




ELEVATION - NORTH

3.0

DESIGN PROPOSAL



- ① HIGH DENSITY FIBER CEMENT CLADDING
Color integral with color matched 22 gauge, 2"x2" corrugation, vertical installation, rain screen installation, black-bronze color
- ② CORRUGATED METAL PANEL SIDING
Running bond installation, medium gray mortar color
- ③ DARK COLOR MODULAR BRICK VENEER
Sheet-metal louvered vent termination, integrated into glazing and siding design, black color
- ④ INTEGRATED UNIT VENTING EXHAUST



⑤ WHITE VINYL WINDOWS
Configurations shown in building elevation drawings, pages 36-39



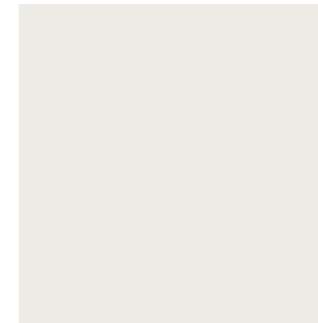
⑥ BLACK VINYL WINDOWS
Configurations shown in building elevation drawings, pages 36-39



⑦ BLACK ALUMINUM STOREFRONT
Configurations shown in building elevation drawings, pages 36-39



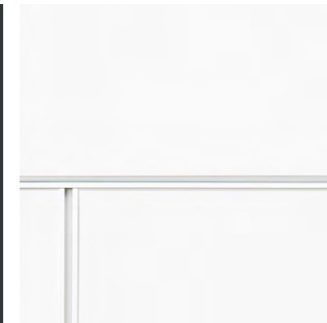
⑧ STEEL AND GLASS RAILING
Painted/powder coated black frame with clear glass panel infill.



⑨ METAL DOOR PAINTED WHITE
SW 7005 PURE WHITE



⑩ METAL DOOR PAINTED BLACK
SW 6993 BLACK OF NIGHT



⑪ WHITE PAINTED HARDIE PANEL
Countersink and fill fasteners, painted seams



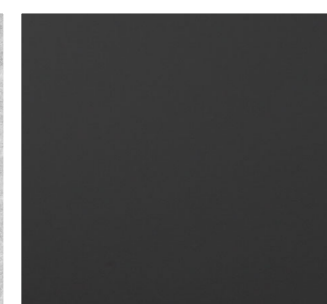
⑫ BLACK PAINTED HARDIE PANEL
Countersink and fill fasteners, painted seams



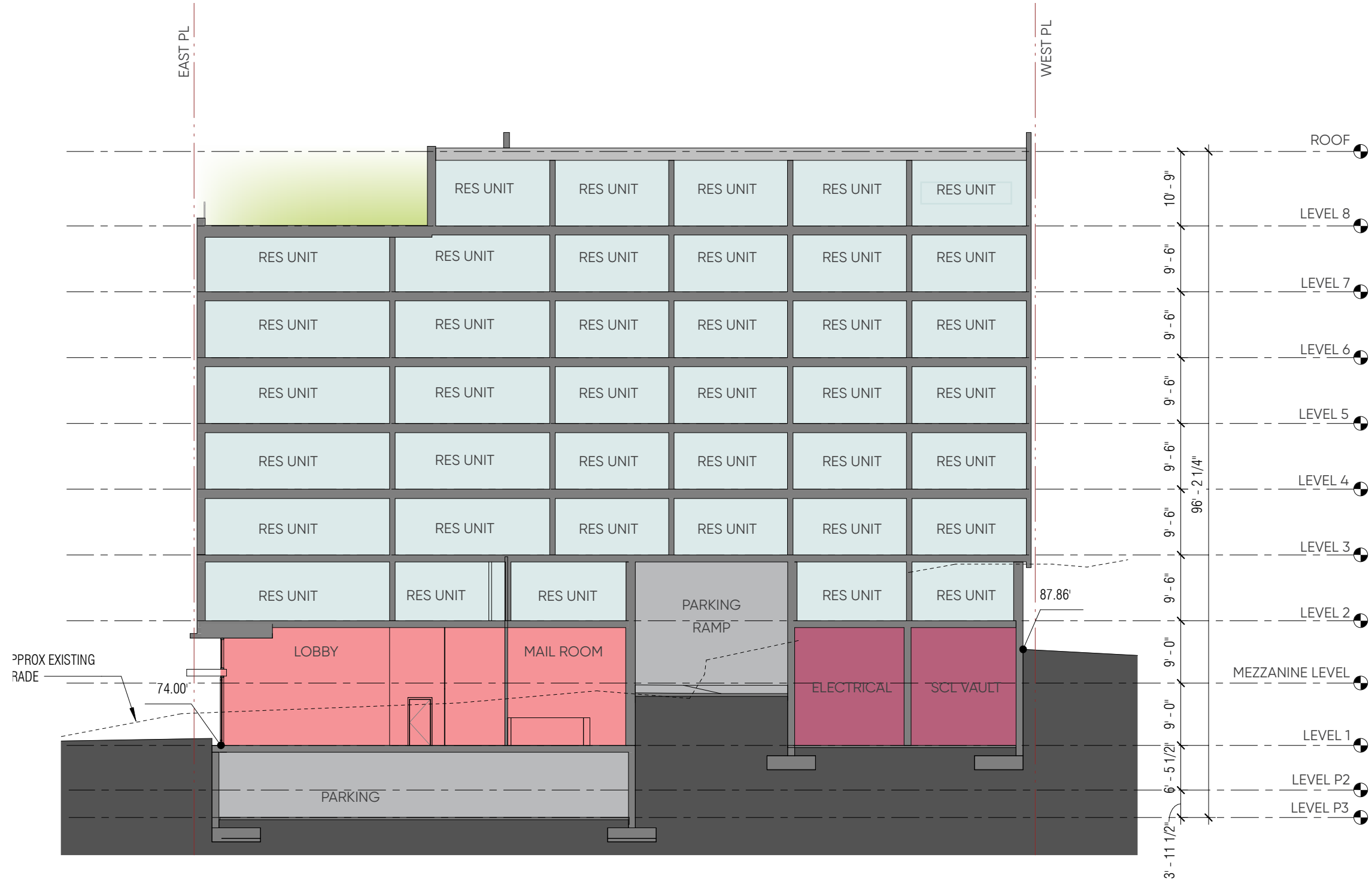
⑬ FORMED SHEET METAL VENT EXHAUST
Sheet metal vent shroud, painted to match adjacent siding color



⑭ CAST-IN-PLACE CONCRETE
Smooth form finish



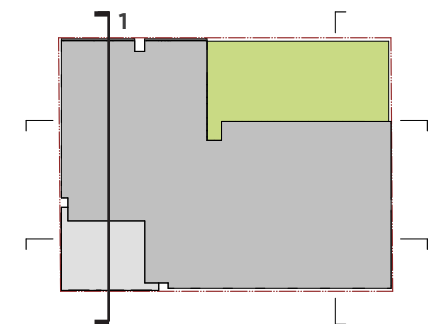
⑮ METAL ENTRY CANOPIES + PLANTER BOX
Painted/powder coated black



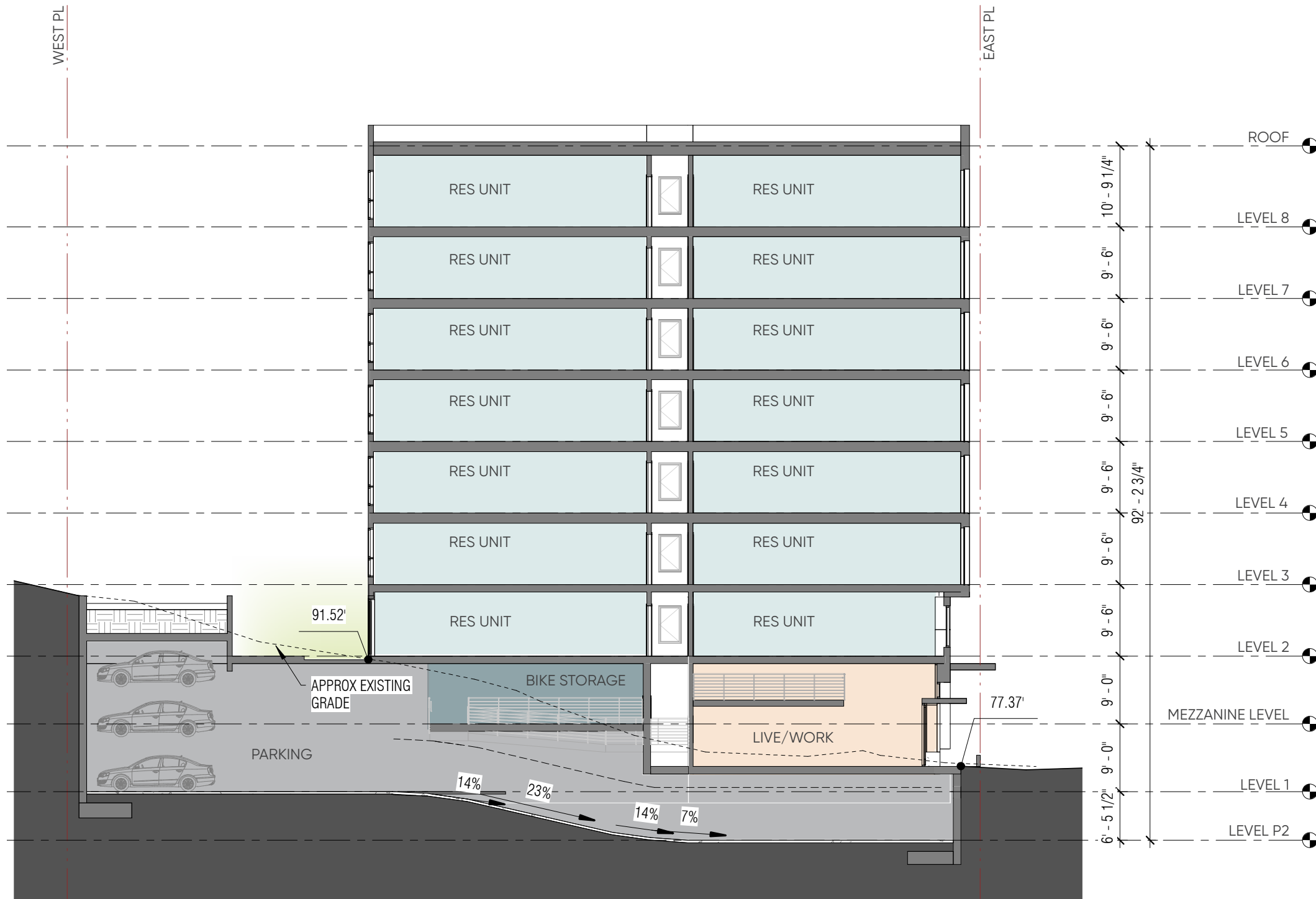
KEY

- Hardscape
- Parking
- Back of House
- Lobby/Shared Space
- Live/Work Units
- Residential
- Amenity Space
- Shared Outdoor Space
- Private Outdoor Space

KEY PLAN



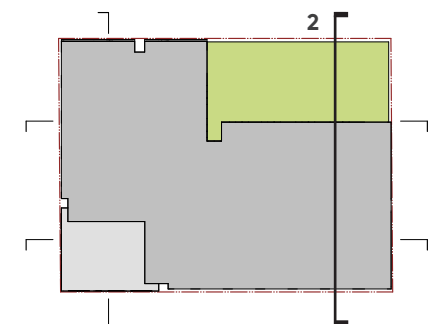
SECTION 1



KEY

- Hardscape
- Parking
- Back of House
- Lobby/Shared Space
- Live/Work Units
- Residential
- Amenity Space
- Shared Outdoor Space
- Private Outdoor Space

KEY PLAN



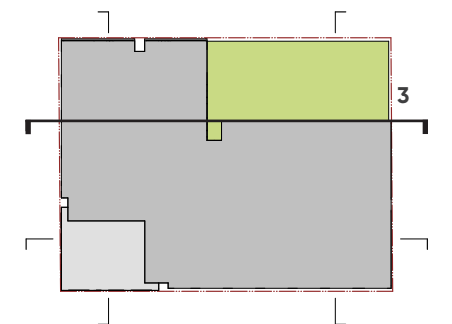
SECTION 2



KEY

- Hardscape
- Parking
- Back of House
- Lobby/Shared Space
- Live/Work Units
- Residential
- Amenity Space
- Shared Outdoor Space
- Private Outdoor Space

KEY PLAN



SECTION 3

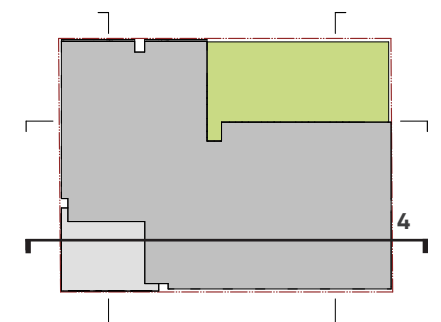


T.O. ELEV. PENTHOUSE

KEY

- Hardscape
- Parking
- Back of House
- Lobby/Shared Space
- Live/Work Units
- Residential
- Amenity Space
- Shared Outdoor Space

KEY PLAN



SECTION 4



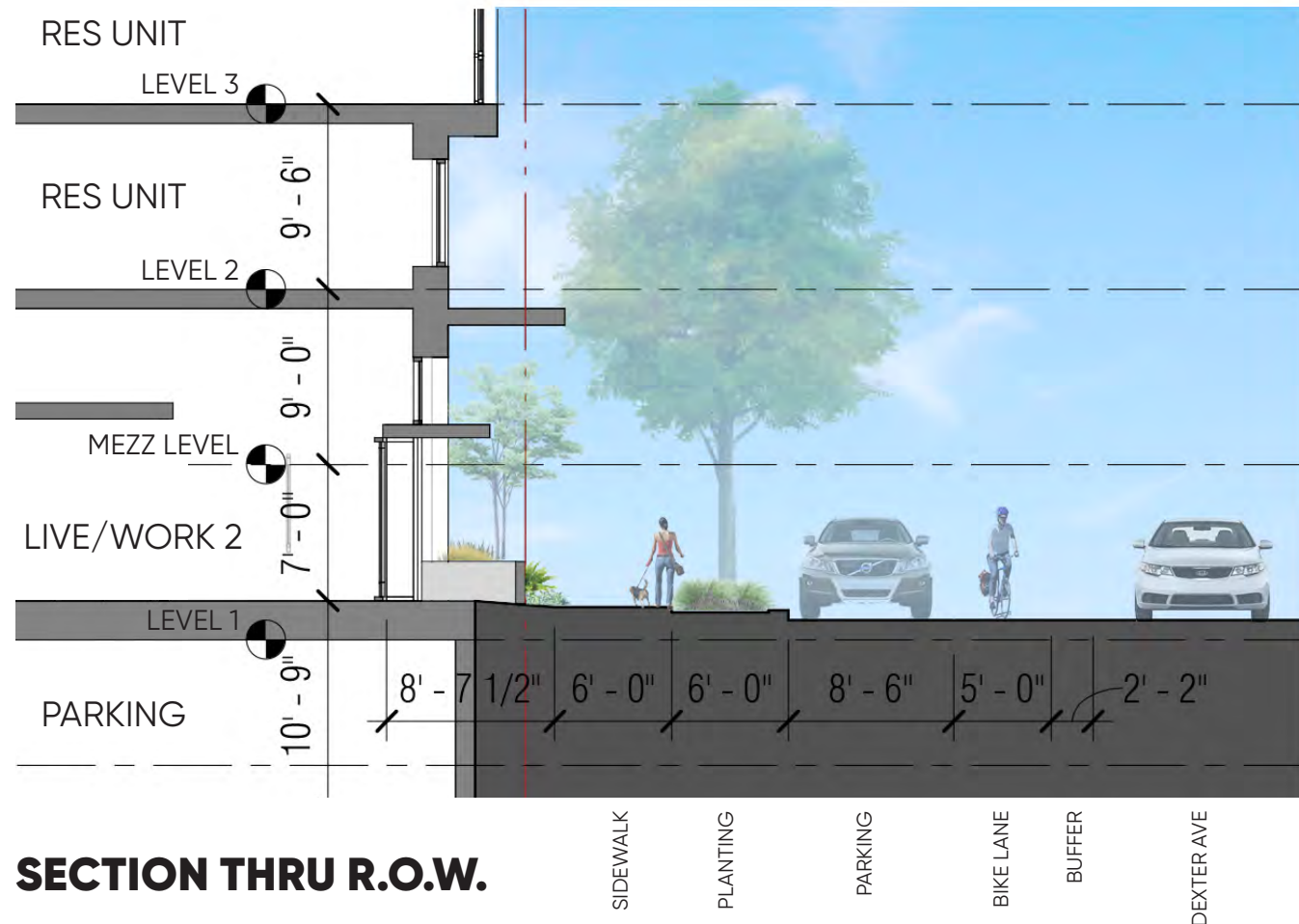
DEXTER AVE N STREETScape AT LIVE/WORK UNITS

The Dexter Ave N streetscape presents a richly textured ground level facade with clearly articulated storefronts. The landscape plan proposes to soften the building frontage, offer a transition from public to private, while still providing maximum transparency and the overall dimensions of a traditional commercial storefront.

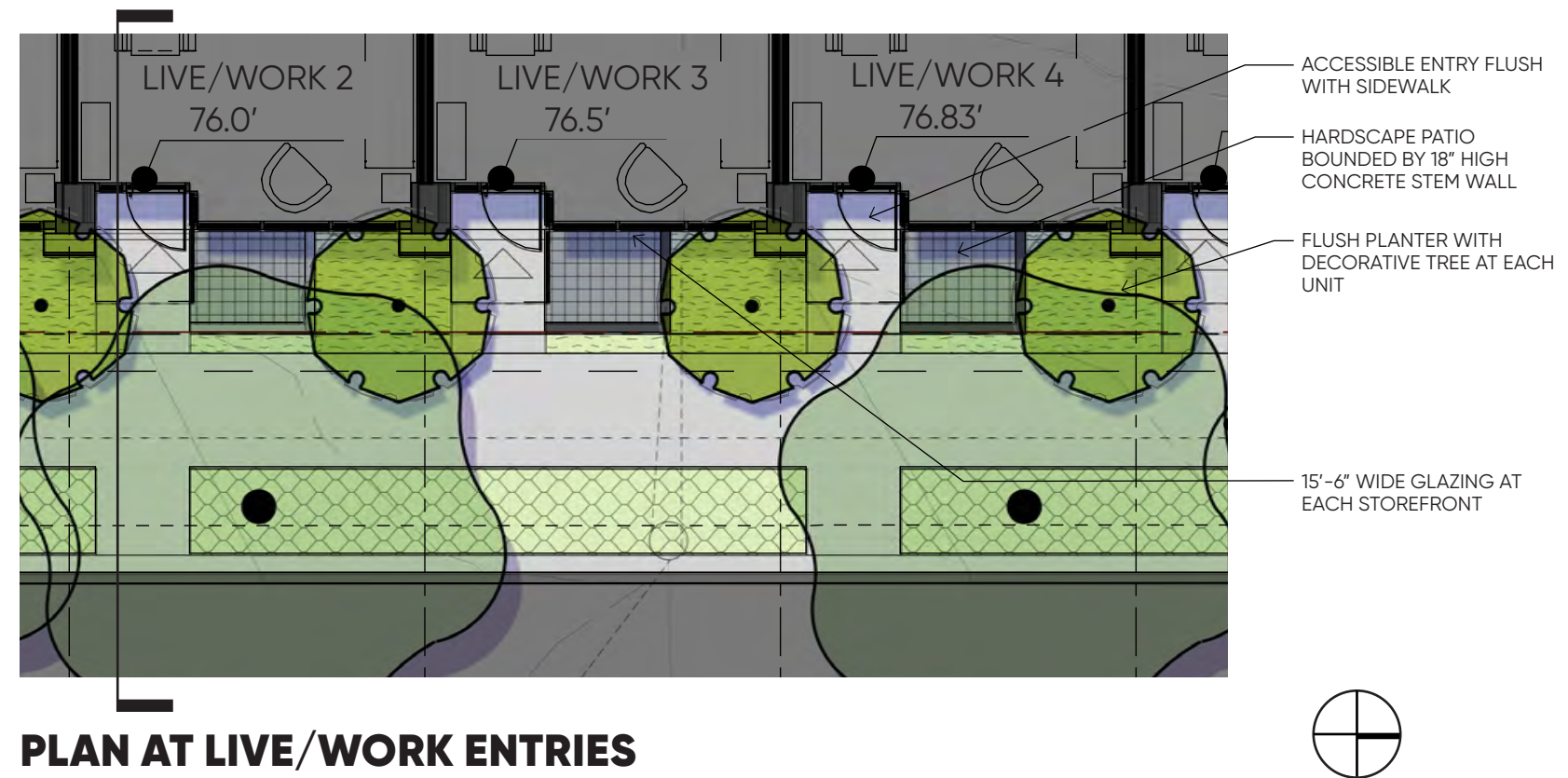
- Each Live/Work unit has a wide clearly marked entry, flush with the sidewalk, and is fully accessible.
- Live/Work units are commercial in height, with floor to ceiling dimensions from 13'-6" to 16'-0".
- Transparency is maximized at each storefront with glazing that is 15'-6" wide for units 18'-0" wide. The vast majority of that glazing is completely unobstructed. The only landscape element that intrudes above eye level is a small decorative tree at each unit.
- Individual Live/Work unit entries are clearly identified by being recessed and covered with a well-articulated canopy.
- The landscape treatment at each Live/Work frontage is broken down into thirds. The first third is a wide and legible entry path from sidewalk to entry door. The middle third is a hardscape terrace sized to allow for an arrangement of patio furniture, or retail display, or a couple café tables. The final third is occupied by a planter containing native under-story plants and a single small decorative tree.
- The hardscape patio area is defined by a low, 18" concrete stem wall that offers a sense of threshold without obscuring sight lines or feeling imposing to a passerby.
- No fences, gates, or screens are proposed.



PERSPECTIVE RENDERING



SECTION THRU R.O.W.



PLAN AT LIVE/WORK ENTRIES

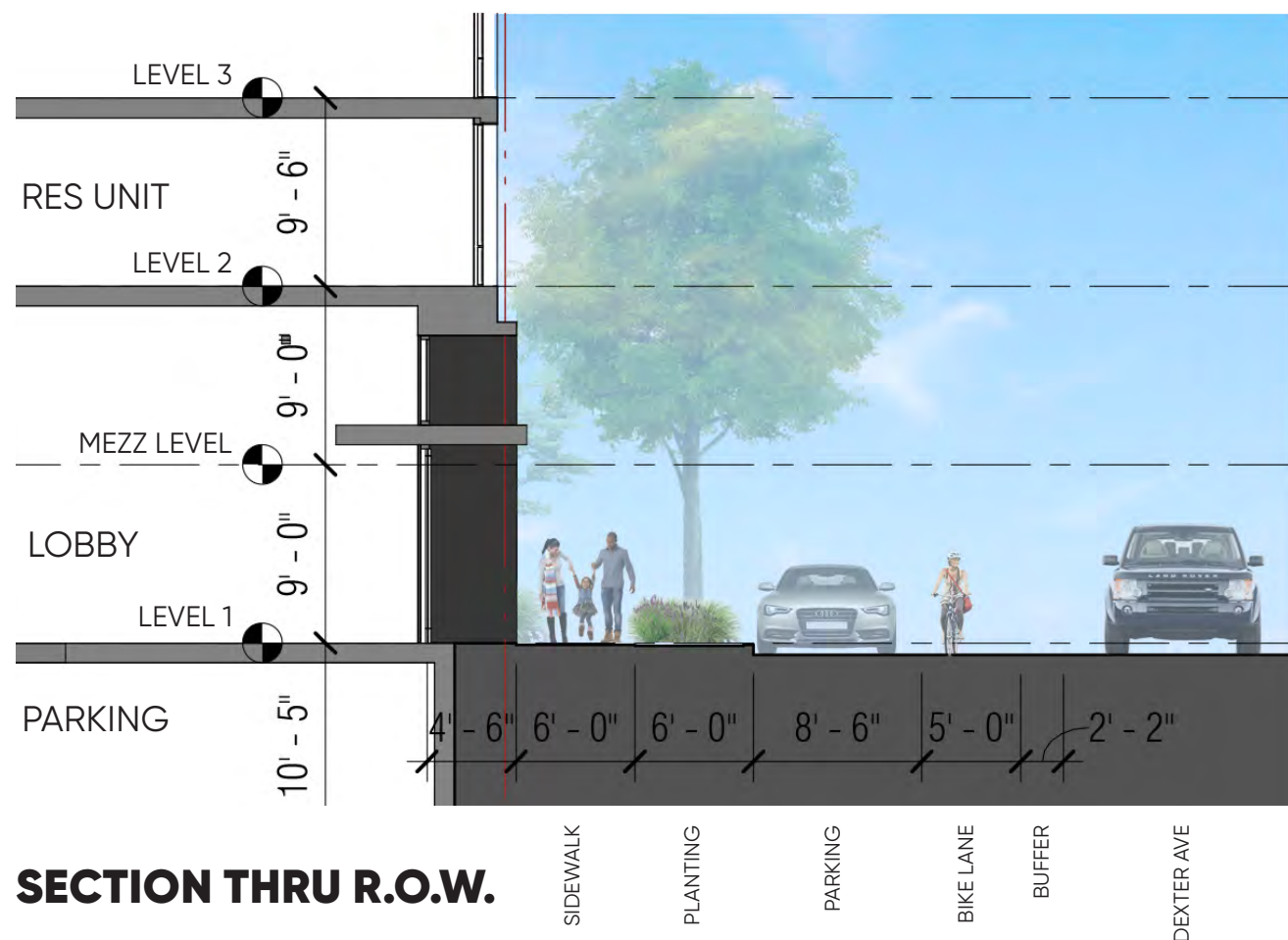
DEXTER AVE N STREETScape AT MAIN BUILDING ENTRY

The overall building design proposes to hold the corner of Dexter Ave and Lee St with a iconic brick tower. This massing element is rigorously composed with a rhythmic grid of windows and uniform brick-window module. This gridded pattern flows from the top, down to the main building entry where an intentional, contrasting asymmetrical void occupies the SE corner at street level. This two sided, highly transparent entry feature is an intentional welcoming gesture to pedestrians, the street, and city beyond.

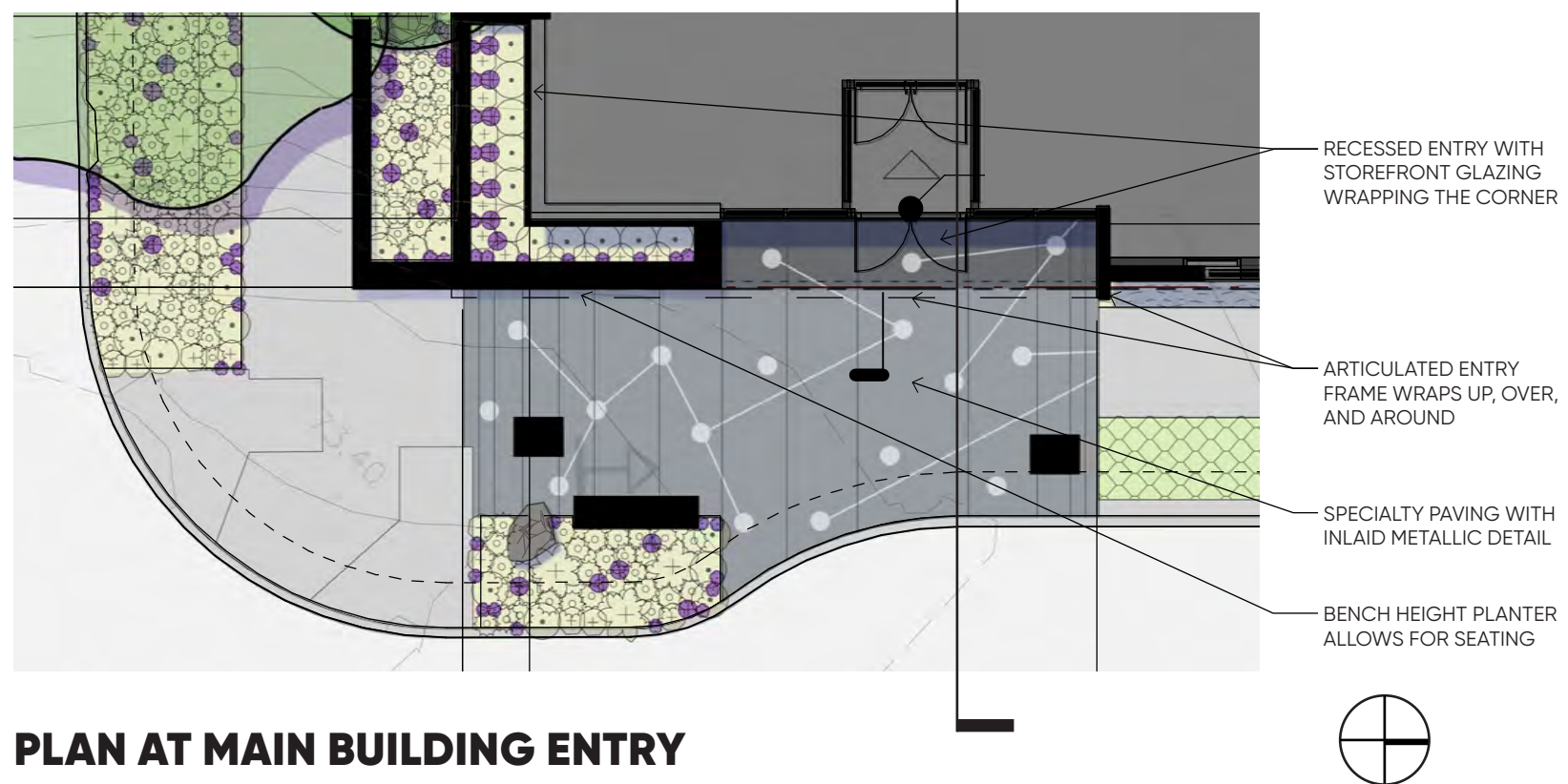
- Employing maximum transparency and highlighted by an articulated frame, the building entry is unmistakable and primary to the street level experience.
- The glazed corner offers clear sight lines in and out of the building. Glowing lantern-like in the evening, the corner void reinforces the iconic nature of the brick tower at street level, making it increasingly recognizable.
- The plane of the main building entry glazing is recessed 3'-6" from the adjacent facade. This extra depth pairs with the bulge of a curb bulb at the corner to create an outdoor "room" where building residents and other pedestrians can pause to rest, gather as a group, wait on a ride-share, etc...
- Site design elements reinforce and augment this area as a unique moment in the public right of way. Thickened edge planters contain eye catching vegetation while providing a bench height place to sit. Specialty paving and inlaid metallic detail further highlight the primary building entry and differentiate it from other access points in the south and east facades.
- A tertiary canopy covers the main entry doors further highlighting that specific entrance while providing a logical location for building signage.



PERSPECTIVE RENDERING



SECTION THRU R.O.W.



PLAN AT MAIN BUILDING ENTRY

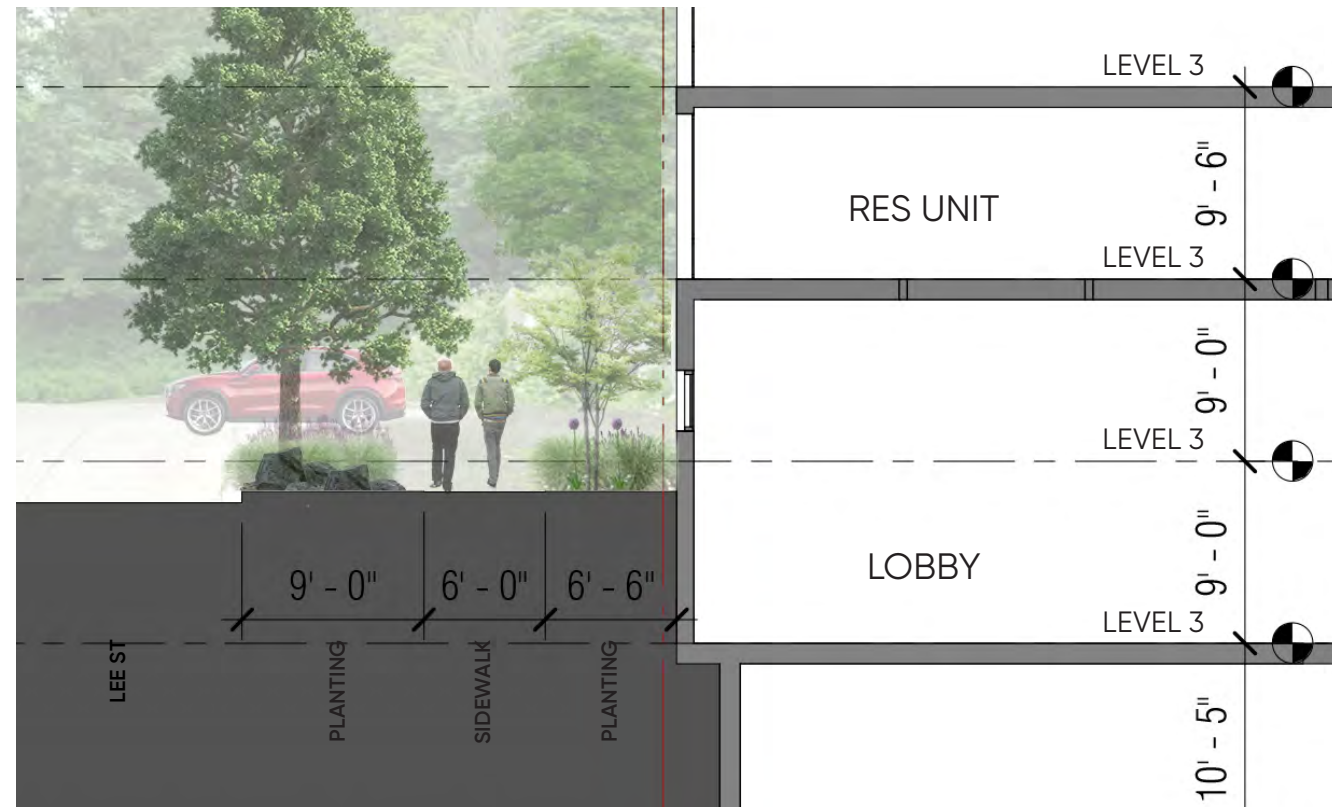
LEE ST STREETSCAPE

The Lee St facade traverses over 24' of vertical grade change from west to east. The steepness of existing grade in this area presents a significant challenge to providing a direct connection between sidewalk pedestrian activity and internal building program facing the street. Allowing for the parking garage entrance and solid waste staging area further exacerbates the challenge. But through the thoughtful placement of glazing, intentional use of site design features, and creative inclusion of utilitarian functions allows Lee St a pleasant and gracious pedestrian experience.

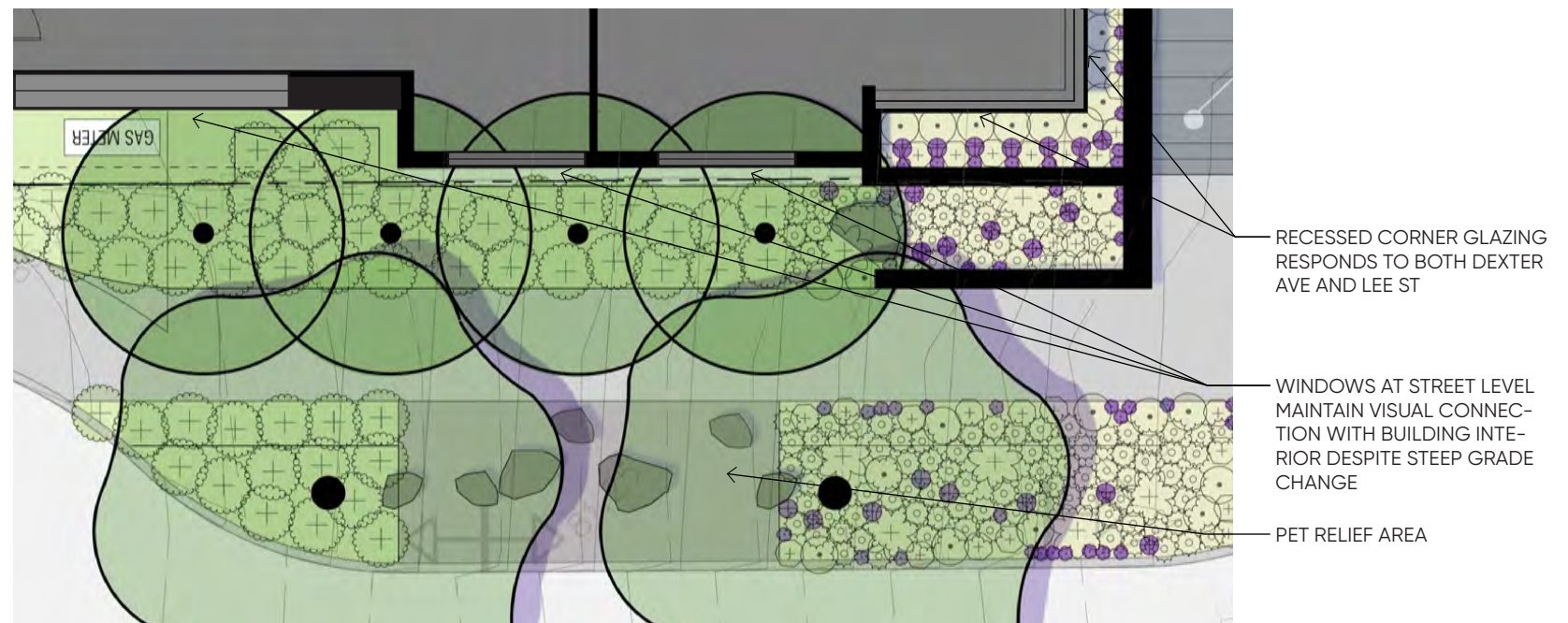
- Carefully placed glazing reinforces the overall facade composition while providing direct lines of sight into the common areas of level 1. As grade rises to the west, level 2 units utilize generous glazing to improve the sidewalk level connectivity while providing informal, "eyes on the street" surveillance.
- Due to the active urban condition at Dexter Ave and that Lee St offers the only other access to a public right of way, solid waste collection is proposed adjacent to the parking garage entrance at the Lee St cul-de-sac. By utilizing the steep change in grade relative to the elevation of interior spaces along the south facade, the design proposes a solid waste staging niche that allows all trash and recycling containers to be staged on-site and entirely out of the sidewalk or street during pick up.
- The highly glazed portion of the main building entry facing Lee St insures that both Dexter Ave and Lee St have a direct connection to the primary building access point.
- A proposed pet relief area acknowledges the reality of pet owners in this building or adjacent buildings by providing a considered location for dog urine and in turn protecting other plantings on site.



PERSPECTIVE RENDERING



SECTION THRU R.O.W.



PLAN AT LEE ST





- KEY
- 1 Native Understory / Slope Stabilization Area
 - 2 Solid Waste Staging Area
 - 3 New Curb Cut and Garage Entry
 - 4 Pet Relief Zone
 - 5 Ornamental Planting Zone with Street Trees
 - 6 Bulb-out with Improved Access Ramps
 - 7 Architectural Bench/Planter Integrates with Building
 - 8 Microplaza at Building Entry with Special Paving
 - 9 Decorative Seating Elements
 - 10 Low Groundcover Mix with Street Trees in Planting Strip
 - 11 Planting + Hardscape @ Live/Work Units
 - 12 Bike Parking and Repair Zone

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 + 4'-6" wide planting strip + 12" walk off strip + 6" curb along Dexter.
- 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

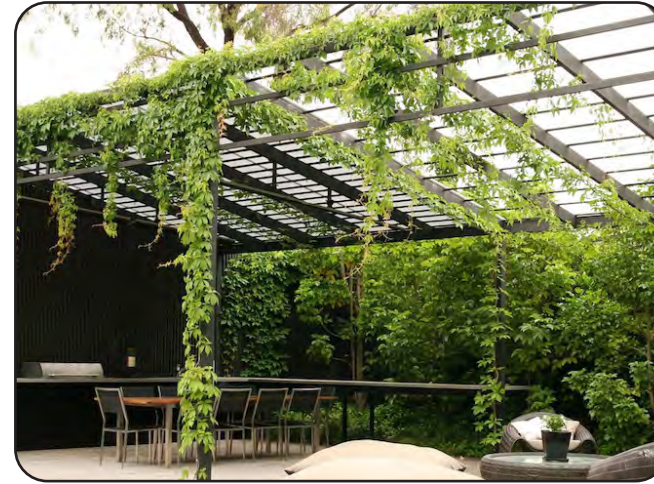
- All vehicle access to the site's below-grade parking will be provided via curb cuts off of Lee Street.
- In order to preserve and encourage the vibrant urban growth going on in the area, the proposed building will meet the sidewalk with a recessed entry. This provides an expanded "moment" or micro plaza, where people can gather and pause along the sidewalk, calling attention to the integration of the building into the public realm.

**LANDSCAPE PLANS-
LEVELS 2 AND 8**

The podium level revolves around a forested bioretention planter providing a naturalized respite within the urban realm, blending nicely into the vegetated western slope beyond the property line. The roof deck focuses on the integration of communal work space and lounging, with amenity space provided for cooking, sunning, and hanging with friends by the corner fire pit. Views towards Lake Union are accentuated by the layout of the space. A unique experience is ensured by the airy, vegetated trellis above and the rolling sedum mounds in the extensive green roof planters.



ASPENS WITHIN BIORETENTION PLANTER ON PODIUM LEVEL

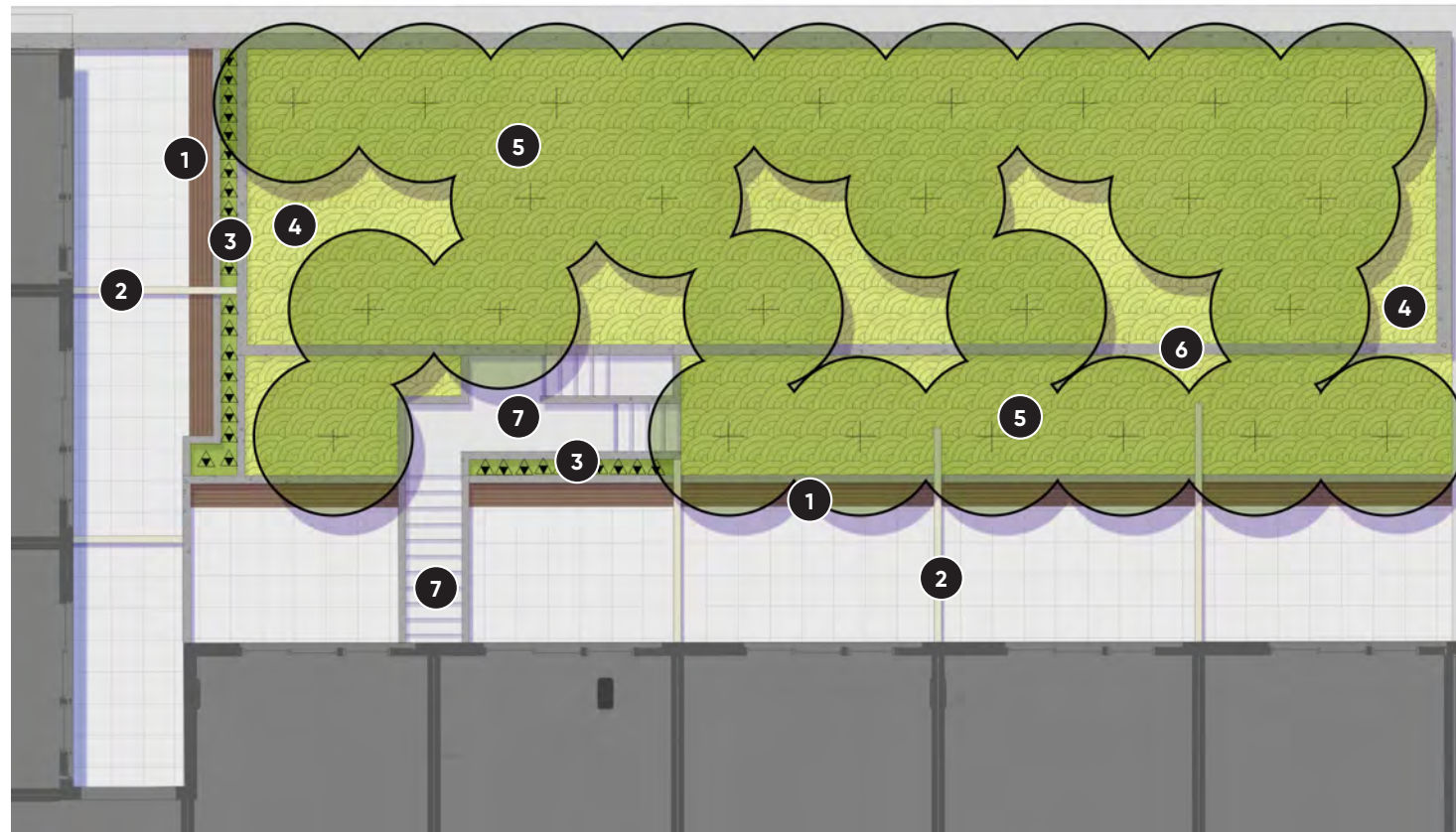


ROOF DECK TRELLIS WITH VINE COVERING



LOW GROWING SEDUM MOUNDS ON ROOF DECK

LEVEL 2 - UNIT PATIOS AND FORESTED BIORETENTION PLANTER



- 1 18" Tall Deck Benches
- 2 6' Tall Unit Patio Partitions
- 3 Vine Plantings on Concrete Wall
- 4 Understory Bioretention Plantings
- 5 Aspen Grove in Bioretention
- 6 Bioretention Planter Wall
- 7 Maintenance Access Terrace

LEVEL 8 - EXTENSIVE ROOF DECK



- 8 Concrete Pedestal Pavers
- 9 Glass Railing along Perimeter
- 10 Cooking / BBQ Area
- 11 Sedum Mounds with Sculptural Agave
- 12 Work Benches and Communal Seating
- 13 Fire Pit Zone
- 14 Observation Telescope
- 15 Architectural Trellis with Vines
- 16 Sunning Deck
- 17 Wood Pedestal Tiles



PLANTINGS

The planting design is a compromise between client desires, horticulture value, maintenance, and ecological value. We utilize a mix of native and adaptive species in the understory and east facing areas, with predominately natives along the slopes to the southwest to assist our slope stabilization and semi-restorative efforts. Focal plantings along the south east streetscape will be mostly adaptive species as a response to exposure, proximity to the recessed entrance, and ornamental value. Our primary focus is to promote beauty, biodiversity, and habitat friendly species within the urban context.



GRAPE HYACINTH
Muscari armeniacum



HIDCOTE LAVENDER
Lavandula angustifolia 'Hidcote Blue'



WALKER'S LOW CATMINT
Nepeta x faassenii 'Walker's Low'



RUSSIAN SAGE
Perovskia atriplicifolia 'Lacey Blue'



TUFTED HAIR GRASS
Deschampsia cespitosa



MEXICAN FEATHER GRASS
Nassella tenuissima



GLOBE ALLIUM
Allium 'Globemaster'



SALAL
Gaultheria shallon



CREeping MAHONIA
Mahonia repens



BUNGLEWEED
Ajuga reptans



WESTERN SWORD FERN
Polystichum munitum



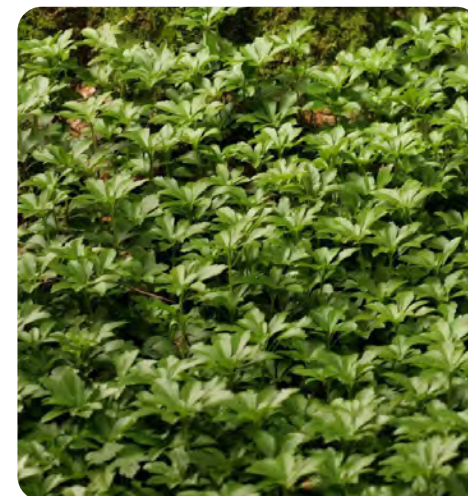
BLACK MONDO GRASS
Ophiopogon planiscapus 'Nigrescens'



REDWOOD SORREL
Oxalis oregana



CREeping RASPBERRY
Rubus calycinioides



JAPANESE PACHYSANDRA
Pachysandra terminalis



RED FLOWERING CURRANT
Ribes sanguineum

DESIGN RECOMMENDATION

SDCI #3030165-LU

1405 DEXTER AVE N

1405 DEXTER AVE. N. SEATTLE, WA 98109





LEVEL 1



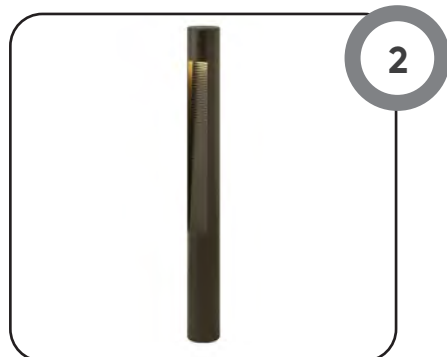
**EXTERIOR LIGHTING -
LEVEL 1**

Starting from the north end of the site, the entrance to the bike storage room along with each Live/Work Unit entrance are washed with a decorative wall sconce to provide a familiar and welcoming quality at night. An existing street light along Dexter illuminates the sidewalk, and is augmented by LED bollards within the Dexter planting strip to provide adequate pedestrian lighting. The main entrance to the building is accentuated by recessed LED strip lighting along the base of the architectural planter walls, creating a distinct glow at the entrance and cementing the sense of place. As you head west up Lee, tree uplighting guide you to the pet relief zone, where more LED bollards cast light for late night "business". The native planting zone at the western end of Lee will be put on display by a series of tree uplights.

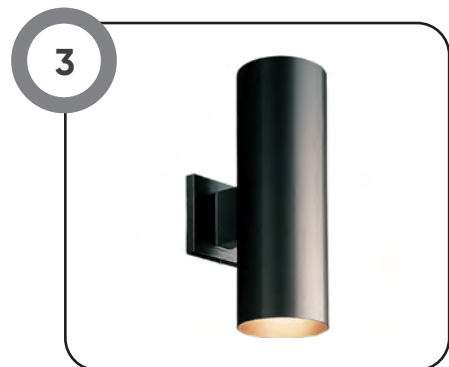
FIXTURES



HINKLEY - LED SPOT LIGHT



HINKLEY - LUNA BOLLARD LED



PROGRESS LIGHTING - WALL LANTERN



LED STRIP LIGHT

**EXTERIOR LIGHTING -
LEVEL 2**

The lighting concept for the second level starts with providing each unit patio with a decorative wall sconce for ambient lighting. Where applicable, uplights will be sited to wash the concrete retaining walls with soft light. Trees directly adjacent to units will have uplighting. Recessed step and wall lights will provide appropriate lighting levels for the maintenance access terrace. Finally, the entire perimeter of the bioretention planter walls will be enhanced by LED strip lighting to provide a compelling glow to the podium courtyard space and accentuate the geometry within the forested planter.

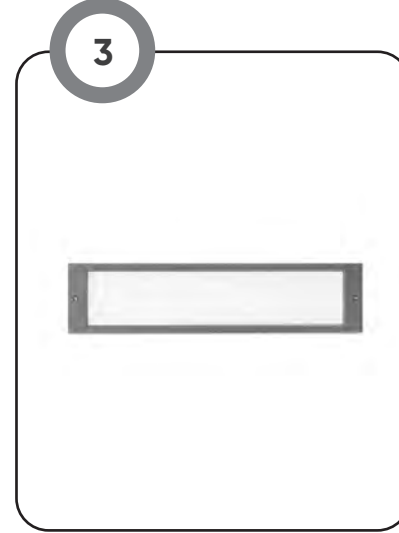
FIXTURES



HINKLEY - LED SPOT LIGHT



PROGRESS LIGHTING - WALL LANTERN



BEGA - RECESSED LUMINAIRE

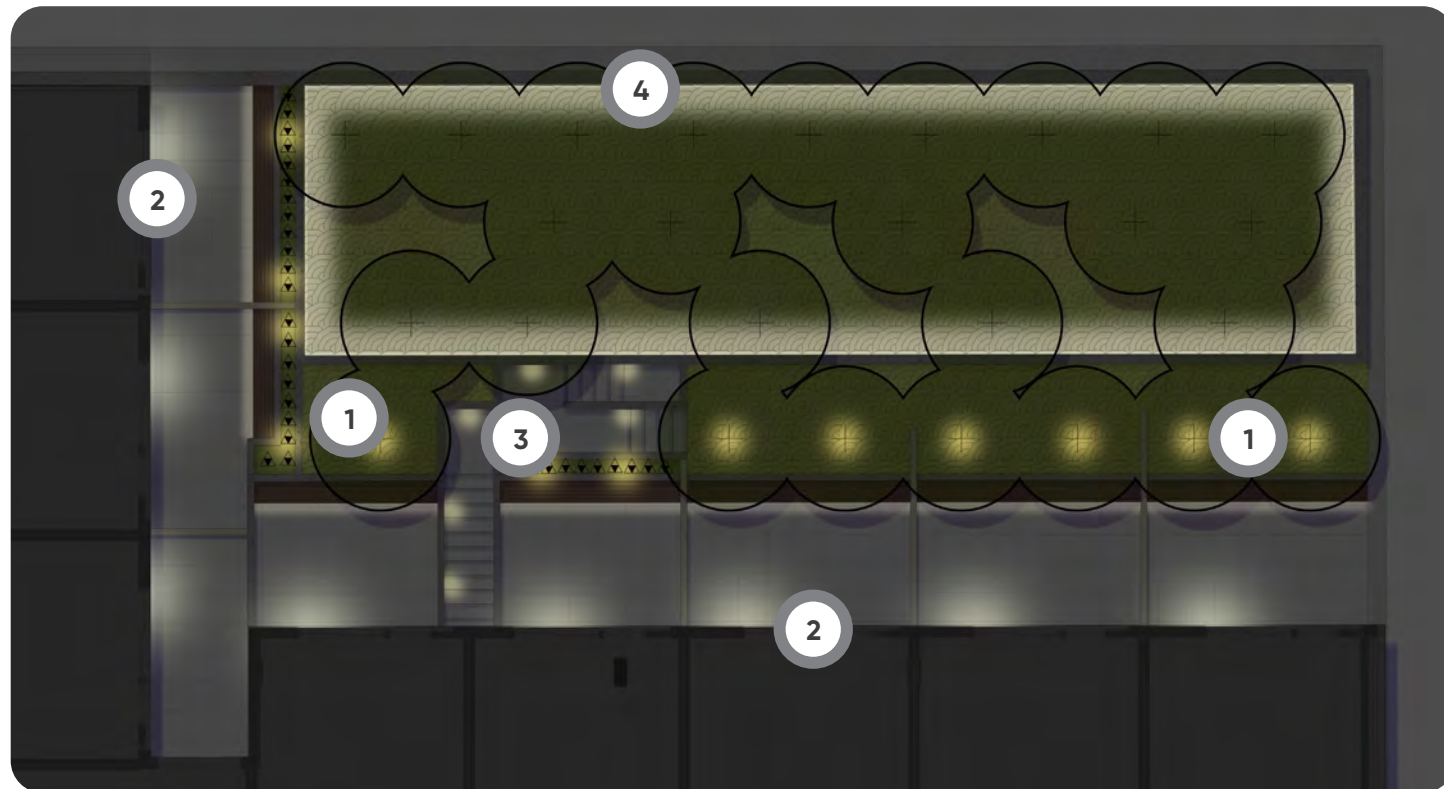


LED STRIP LIGHT



CUSTOM LIGHTING/ART DISPLAY

LEVEL 2



LEVEL 8



**EXTERIOR LIGHTING -
LEVEL 8**

The lighting concept for the roof deck is anchored by a artistic display of colored lights within the sedum mounds- reinforcing the celestial themes carrying through the development. The perimeter of the roof-deck is illuminated by a recessed LED strip light to accentuate the space. The BBQ area receives overhead task lighting for late night cooking. The architectural trellis also receives the application of recessed strip lighting to provide soft ambient lighting and provide a strong architectural statement to observers from afar.

BUILDING SIGNAGE

APARTMENT BUILDING SIGNAGE



ENTRY VIEW FROM SOUTHEAST CORNER

45° ANGLE CORNER MOUNTED BLADE SIGN
OR
PERPENDICULAR WALL MOUNTED BLADE SIGN

UPTURNED SIGN AT THE LEADING EDGE OF THE ENTRY CANOPY

UPTURNED SIGN AT THE LEADING EDGE OF THE ENTRY CANOPY

SURFACE APPLIED SIGNAGE AT INSIDE FACE OF ARTICULATED ENTRY FRAME

SURFACE APPLIED SIGNAGE AT ENTRY DOOR SIDELIGHT



EAST ELEVATION AT MAIN ENTRY

45° ANGLE CORNER MOUNTED BLADE SIGN
OR
PERPENDICULAR WALL MOUNTED BLADE SIGN

UPTURNED SIGN AT THE LEADING EDGE OF THE ENTRY CANOPY

UPTURNED SIGN AT THE LEADING EDGE OF THE ENTRY CANOPY

SURFACE APPLIED SIGNAGE AT INSIDE FACE OF ARTICULATED ENTRY FRAME

SURFACE APPLIED SIGNAGE AT ENTRY DOOR SIDELIGHT

COMMERCIAL SIGNAGE AT LIVE/WORK



COMMERCIAL ENTRIES LOOKING SOUTHWEST



EAST ELEVATION AT LIVE/WORK

APARTMENT BUILDING SIGNAGE

For the main building signage and graphic identity, three signage types and locations are proposed.

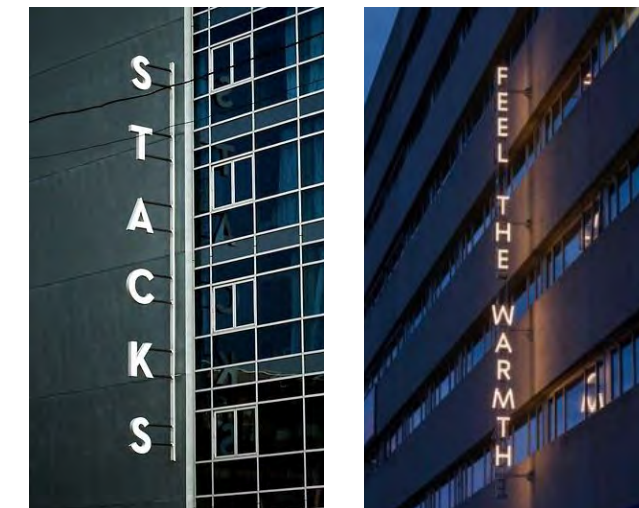
- At the brick corner volume, a minimal blade sign or individual illuminated letters can occupy the SE corner at a 45 degree angle or perpendicular to the building face along Dexter Ave.
- Directly above the main building entry doors, at the leading edge of the canopy, up turned letters can display the building name or address number.
- At the inside (south) face of the expressed entry frame is a natural location for surface applied signage

COMMERCIAL SIGNAGE AT LIVE/WORK

At individual Live/Work unit entries, two signage types and locations are proposed.

- Directly above the Live/Work entry doors, at the leading edge of the canopy, up turned letters can display the business name or address number.
- At the Live/Work entry door there is an 18" sidelight on the handle side that is a natural location for surface applied signage.

PRECEDENT IMAGERY



DEPARTURE REQUEST #1				
CODE CITATION	CODE REQUIREMENT	PROPOSED DEPARTURE	DESIGN RATIONALE	ALTERNATIVE PROPOSAL
23.54.030.G.1 PARKING SPACE AND ACCESS STANDARDS - SIGHT TRIANGLE	For two way driveways less than 22 feet wide, a sight triangle on both sides of the driveway shall be provided, and shall be kept clear of any obstruction for a distance of 10 ft from the intersection of the driveway with a driveway, easement, sidewalk or curb intersection	Allow a 4'-3" intrusion into the required sight triangle at the driveway at Lee Street (South Elevation).	<p>Recessing the garage door in order to meet the requirements of 23.54.030.G.1 would negatively impact an otherwise nicely composed facade that is attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, materials, and the patterns created by their arrangement. DC2.B.1</p> <p>Recessing the garage door would also reveal an awkwardly sloping upper portion of the driveway ramp and create a walking hazard for pedestrians. PL2.A</p> <p>Recessing the garage door to provide the required sight triangle also creates an "indefensible" corner at the east side of the driveway entrance. This is contrary to PL2B.1 and providing lines of sight and encouraging natural surveillance. PL2B.1</p>	Provide mirrors, a change in paving pattern and texture, as well as an auditory warning signal to alert pedestrians that an automobile is exiting the garage, thereby maintain safety with an obstructed sight triangle.

