



2514 Dexter Ave N.

EARLY DESIGN GUIDANCE SUBMITTAL
Date: Submitted November 7, 2018
SDCI Project # 3032443-EG

APPLICANT TEAM

Developer: K&S Property Investments
Architect: Johnston Architects
Landscape: Karen Kiest Landscape Architects

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LEGEND

PUBLIC FACILITIES
 COMMERCIAL
 MULTI-FAMILY
 SINGLE-FAMILY
 BUS BUS STOPS

PROJECT DESCRIPTION:

Proposal for a new 3-story multi-family building containing 6 condominiums and 11 on-site parking spaces in a partially below-grade garage. No commercial use or live-works are proposed. Existing building to be demolished. Once MHA passes, the project plans to comply with MHA requirements per SMC 23.58C for additional FAR and building height.

PROJECT OBJECTIVES:

The project aims to create a multi-family building that both fits in with its neighborhood and provides a guide for future design in the area.

The site is located on Dexter Avenue North, just east (downhill) of Aurora Avenue North and west (uphill) of Westlake Ave N. The street is a series of 2-, 3- and 4-story low-rise multi-family buildings, with some single-family residences, along a major arterial route. Nearby there can also be found commercial buildings on Lake Union as well as single-family zones on the other side of Aurora.

Architecturally, the nearby context is a jumble of architectural styles and approaches. Some have large setbacks from the street, others do not. Some are completely closed off from the street, others have visible circulation. The major unifying element is that all building embrace the views to the east, towards Lake Union.

This project seeks to embrace that common element – orienting itself towards the lake. With a densely vegetated zone (a steep slope ECA) to the east, that side will provide a quiet respite for residents. On the west (Dexter) side, the project seeks to provide privacy, but to also seeks to create an in-between space that is dynamic. Residents and non-residents can interact via open exterior circulation that will be visible from the street, activating the street front.

The community outreach plan was implemented as a three-part approach. The three strategies included printed outreach, in-person outreach, and digital outreach.

A poster was used for the printed outreach. The poster (right) was distributed as a flyer for our in-person and digital outreach strategies. The poster contained a brief summary of the proposed project, the link and QR code for our digital outreach, and a map and address of the site location. It also included a notice of our site tour. These flyers were placed at the site, at local businesses around the site, as well as businesses on the main commercial strip of Upper Queen Anne. These were placed into the above locations on August 22nd, 2018.

For in-person outreach, the architect gave a site tour of the project location and immediate context. The tour provided information of the current site and use, the constraints, and the surrounding context. After the tour there was a generous amount of time for questions and discussions. The tour was given on September 7th, 2018 from 11:30am to 12:30pm and had three attendees.

An online survey was provided for the digital outreach. The questions focused on people's relationship with the site and their concerns about the project. However, it also allowed space for respondents to provide personalized feedback regarding the future use of the site, and/or information they deem pertinent for the design team to know as the process moves forward. The survey website was showcased on the posters as well as sent out to the Queen Anne Neighborhood Alliance. The survey was launched on August 21st, 2018.

PROPOSED PROJECT LOCATED AT 2514 DEXTER AVENUE NORTH
DEXTER AVENUE NORTH CONDOMINIUMS

PROPOSED PROJECT: 4-story multi-family building containing 8 units and 11 partially below-grade parking spaces. Existing building to be demolished.

ONLINE SURVEY: Take the online survey to provide your input about the project. Visit www.surveymonkey.com/r/L3SNTYS or scan the QR code below.

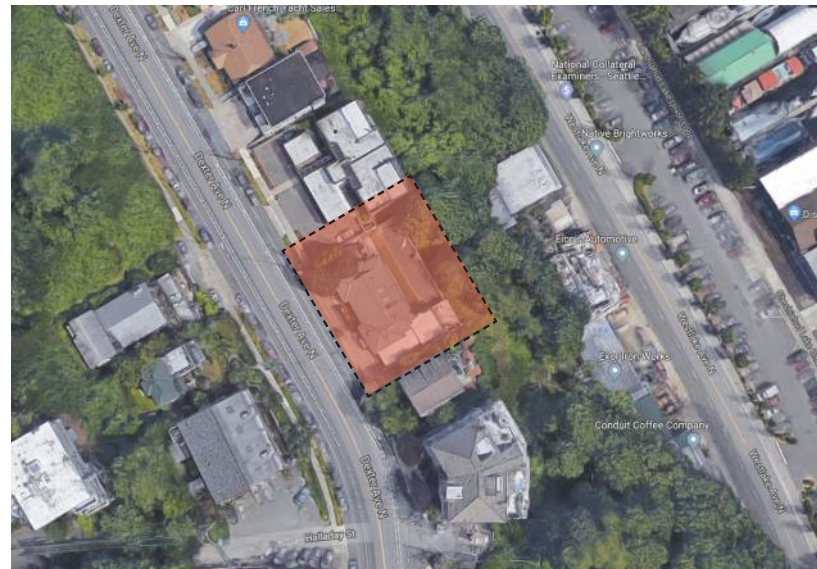


photo: Google Map

COME TOUR THE SITE WITH US!

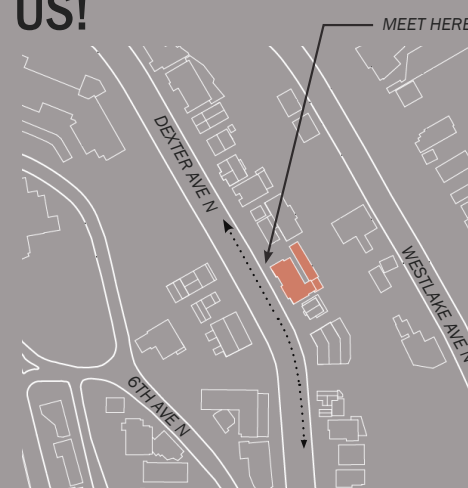
WHEN: Friday Sept. 7th, 2018
11:30am - 12:30pm

WHERE: 2514 Dexter Ave N

Design team will be onsite with handouts and will provide a brief tour of the site. Q&A will be held at the end of the walk.

QUESTIONS/CONTACT:

David Fuchs
Johnston Architects
2514dexter@johnstonarchitects.com
206.523.6150



To track this projects progress, search the project address in the Design Review Calendar and the Seattle Services Portal.
SDCI #3032443

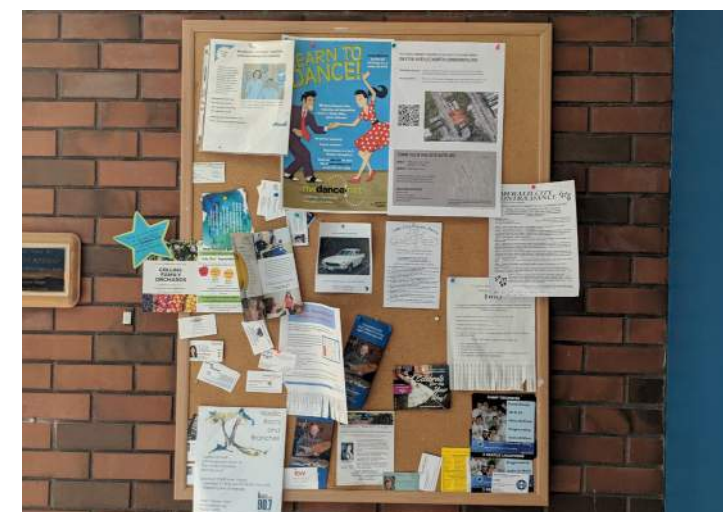
*Any information provided may be made public through the City of Seattle



Flyer located at LynnMac Real Estate



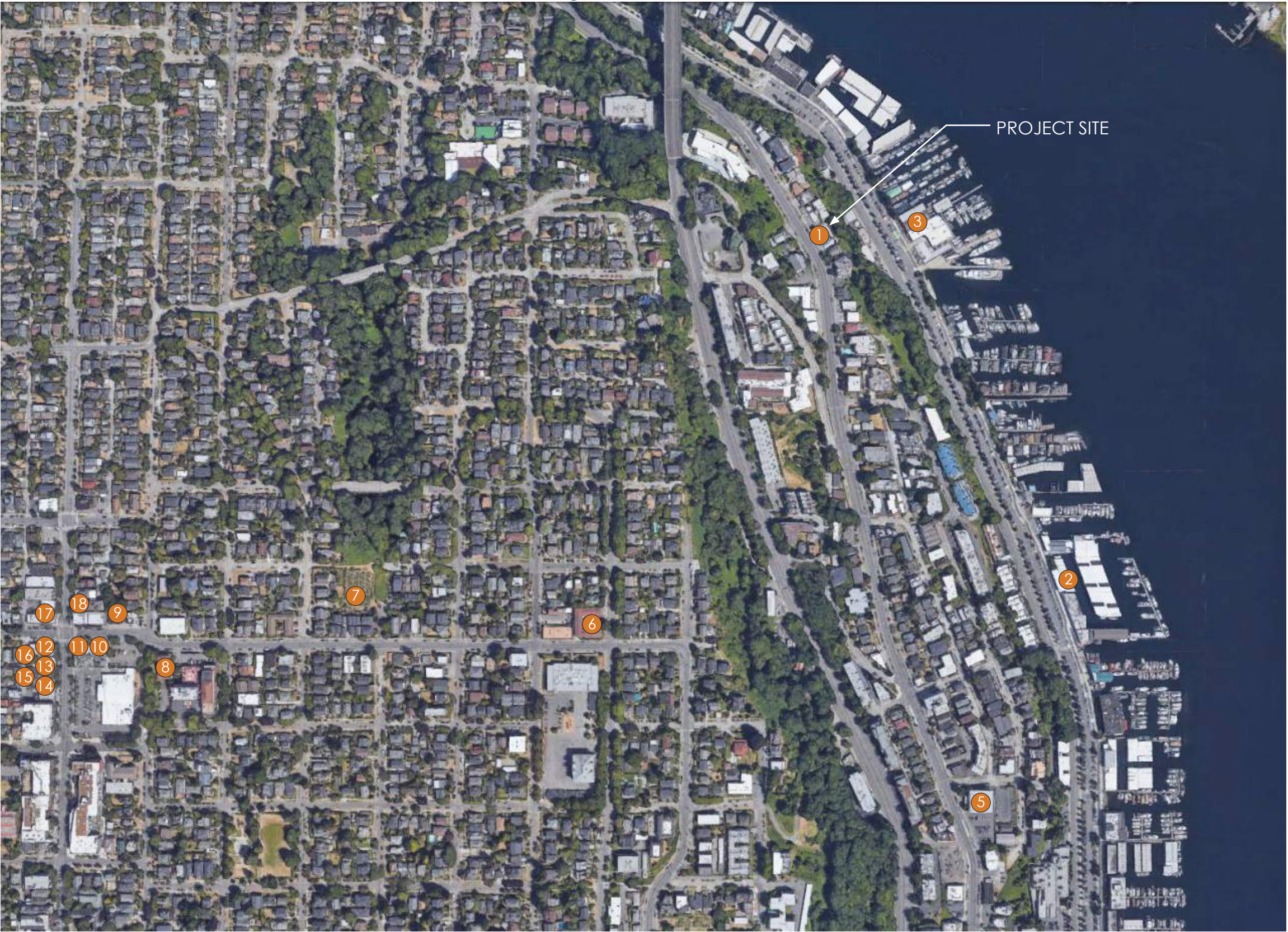
Flyer at Nickerson Street Saloon



Flyer at the Swedish Club

POSTER LOCATION MAPPING:

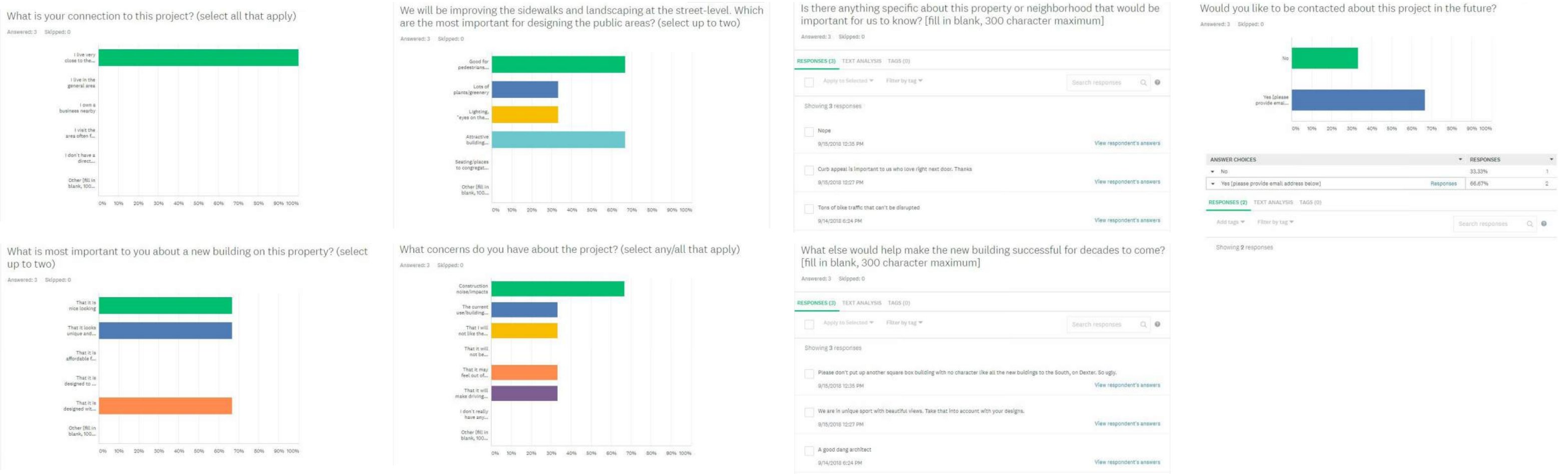
- 1 Project Site
- 2 Westlake Deli & Grocery
- 3 Lake Union Crew
- 4 Nickerson Street Saloon
- 5 The Swedish Club
- 6 LynnMac Commercial Real Estate
- 7 Queen Anne P-Patch Community Gardens
- 8 American Cancer Society
- 9 Michal Friedrich D.D.S.
- 10 Boston Hair Design
- 11 Bounty Kitchen
- 12 Starbucks
- 13 Hilltop Ale House
- 14 Three Birds Home & Gifts
- 15 All the Best Pet Care
- 16 Peridot Boutique
- 17 Homegrown
- 18 Queen Anne Dispatch



500 ft



SURVEY ANALYSIS:



SITE TOUR SIGN-IN SHEET:

JOHNSTON ARCHITECTS LLC

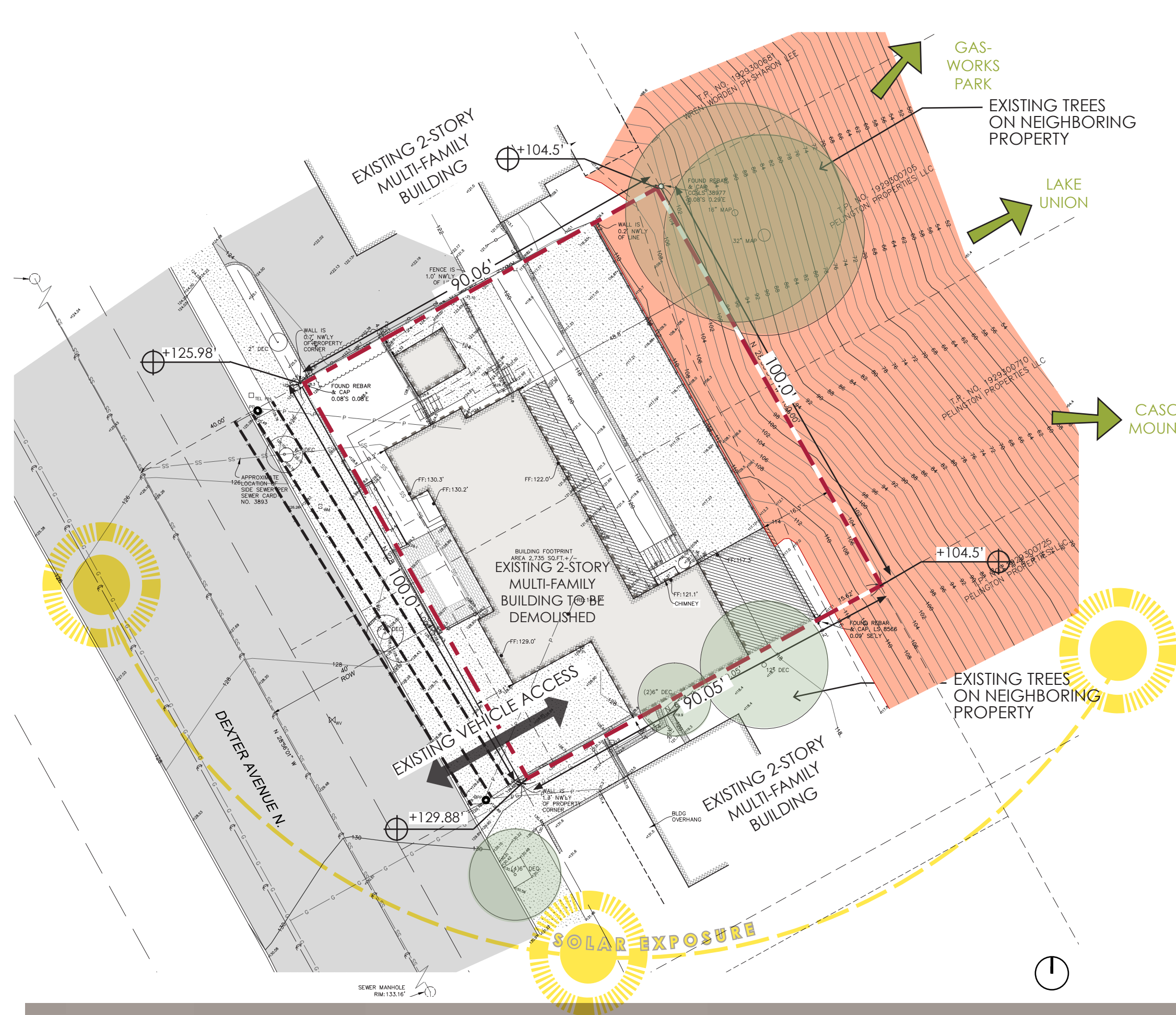
7 September 2018
2514 Dexter Condominiums
SITE TOUR

Sign-In Sheet

Name	Email	Would you like to be contacted in the future regarding project?
Roger Walton	rogerwalton@ex.net	yes
Peter Curtis	petercurtis03@gmail.com	yes
Carolyn Curtis	smcurtis2@hotmail.com	yes

FEEDBACK:

- We received good feedback from all of the outreach strategies. The face-to-face connections while putting up posters sparked good conversation as well at the attendees that showed up for the tour. The survey provided some more focused feedback that was not received elsewhere. Feedback included:
1. The site of the project is located very close to a steep slope and is prone to landslides. The neighbors want us to be aware and protect against that with the new construction.
 2. This area of Queen Anne is known for its views. The neighbors want to make sure we try and respect the surrounding residents' views out towards Lake Union.
 3. It is important to keep parking off of the street. There is limited parking locations as is and this is a high traffic road.
 4. Dexter Ave North is a high pedestrian, bike, and public transportation route. Limiting interference to these routes during construction is key.
 5. There was concern of the cost of living in the new construction. The question of who will be able to afford condos came up. However, some neighborhood residents were happy that condos were being built instead of rental units.
 6. Most respondents said that they want good architecture. They want a design that can help lift up the neighborhood.



PROJECT ADDRESS:
2514 DEXTER AVENUE NORTH
SEATTLE, WA 98109

PARCEL NUMBERS:
192930-0700

OWNER:
K & S PROPERTY INVESTMENTS
MANAGER:

SEATTLE, WA 98118

LEGAL DESCRIPTIONS:
DAYS B F ELDORADO

PLAT BLOCK: 15
PLAT LOT: 27 & 30

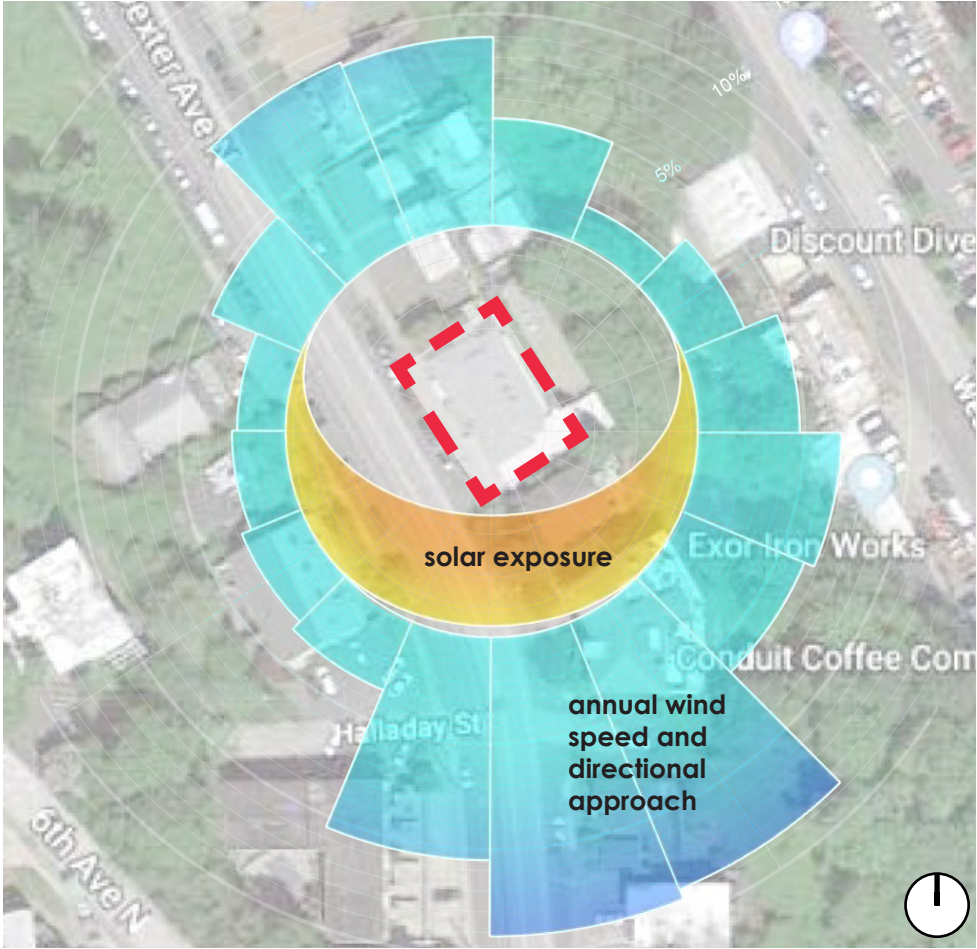
SURVEY KEY:

- PROPERTY LINE
- EXISTING BUILDING TO BE DEMOLISHED
- POWER POLE / OVERHEAD POWER LINES
- STEEP SLOPE ECA
- TERRITORIAL VIEWS FROM SITE

VICINITY MAP



CLIMATE MAP



LEGEND

- PUBLIC FACILITIES COMMERCIAL MULTI-FAMILY SINGLE-FAMILY BUS STOPS

LOCAL SITE CONTEXT:

Though situated in a quiet neighborhood surrounded by single-family and low-rise multi-family buildings, the larger local context offers many bike paths, parks, and local amenities.



Bus Routes and Facilities	
	RapidRide line and stop
	frequent all-day route (every 15 minutes or less until 6pm Mon-Fri)
	all-day route
	all-day routes that combine for frequent service
	peak-only route

PROJECT SITE

MAJOR PEDESTRIAN ROUTE

Separate Pathways	Marked Streets
Separated Bikeway includes trails and protected bike lanes	Bicycle Lane includes buffered bike lanes and uphill-only lanes
Neighborhood Greenway	Sharrows streets with shared-lane markings
	Pedestrian Path Bicyclists permitted
Un-Marked But Commonly Used Streets	Steep Uphill Route
Un-Marked Arterial Street	Moderate Uphill Route
Un-Marked Non-Arterial Street	One Way

SDOT BIKE MAP



KING COUNTY METRO TRANSIT SYSTEM MAP



1 In lane stops on Dexter Ave bike lane between Westlake Ave and Dexter Ave



2 Bhy Kracke (1/2 mile from project site)



3 Gas Works Park (1.1 miles from project site)



1 Looking East into the site from Dexter Ave N



2 Looking west across Dexter Ave N from project site



3 Looking NE across Dexter Ave N to project site



4 Looking at project site from adjacent parcel to the south

IMMEDIATE SITE CONTEXT:

The project site is located along the Dexter Avenue North, due east of Aurora Avenue North. The area is a mixture of multi- and single-family residential with commercial interspersed. Single-family zones are can be found up the hill to the west of 6th Ave North.

The area is very walkable and bikable, with several bus routes that pass close to the site along Dexter Ave N and Westlake Ave N, traveling to Downtown Seattle, Fremont and Ballard.



1 Adjacent properties to north of site



2 Looking north on Dexter Ave N



3 Looking northwest from site



4 Looking south towards site on Dexter Ave N



5 Adjacent properties to south of site



6 Adjacent multifamily housing to south



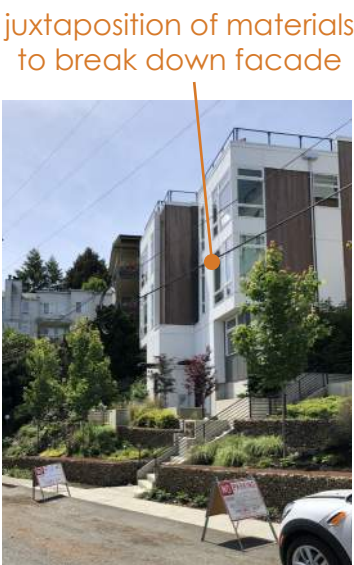
7 Looking across Dexter Ave N from site



8 Nearby multifamily housing to north



9 Nearby single family housing to south



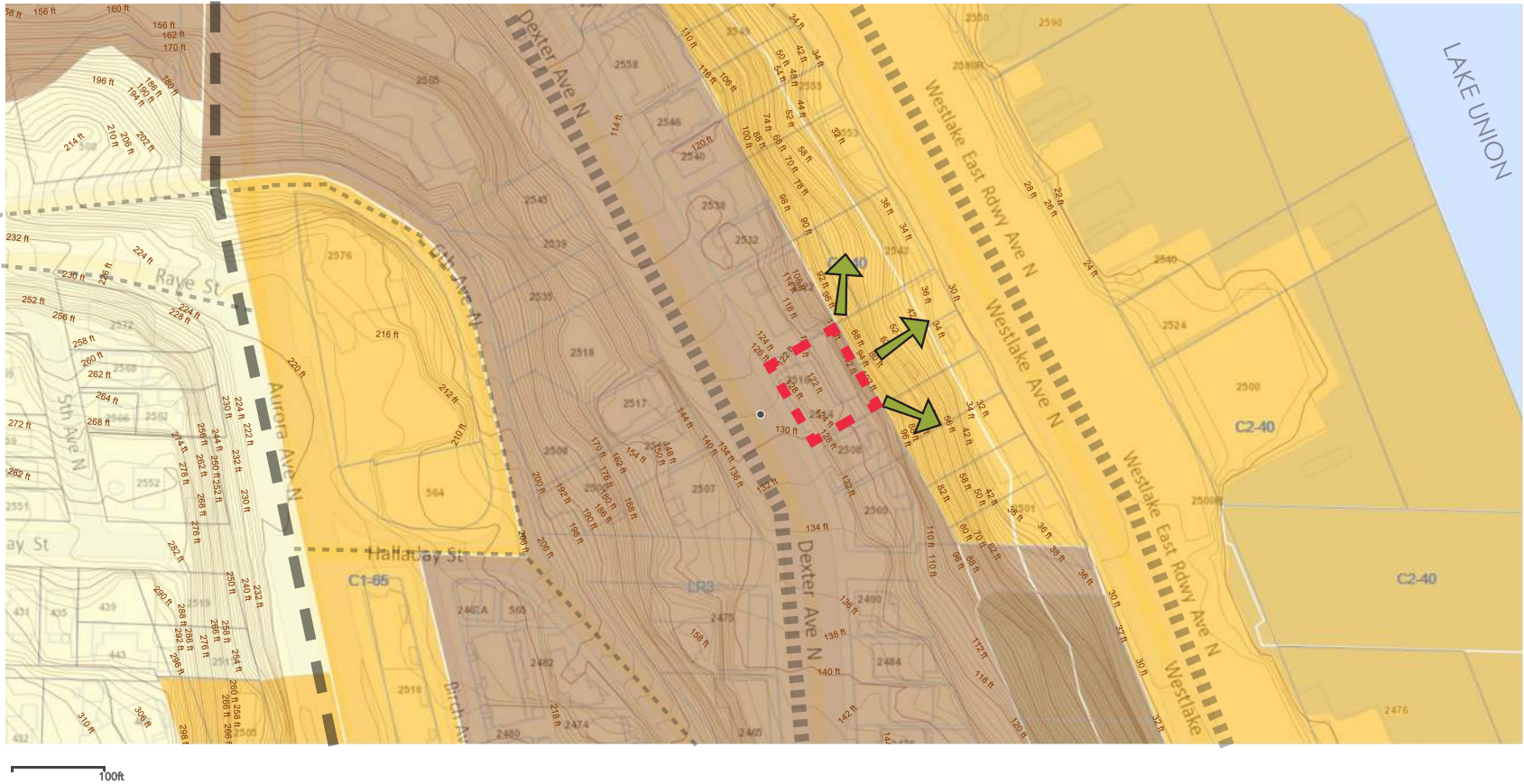
10 Nearby multifamily housing

SITE AREA: 9,006 sf

ZONING: Current Zoning: LR3
Note: Once MHA passes, project plans to apply under LR3 (M): LR3 with MHA suffix (M)

OVERLAYS: Frequent Transit Overlay

ZONING MAP



LEGEND

- SITE

LR3

C1-65/ C2-4
- SF 5000

WATER BODY

HIGHWAY
- ARTERIAL

COLLECTOR ARTERIAL

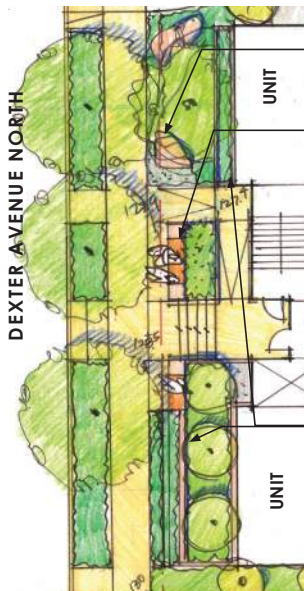
SUMMARY OF DEVELOPMENT STANDARDS:

<u>Height limit</u>	Required: 30'	Proposed: 30'
<u>Density Limit</u>	Required: No limit	Proposed: 1 unit / 1,126 sf
<u>Parking</u>	Required: Car: 1 space per 2 units Bike: 1 per 4 units	Proposed: Car: 1.4 spaces per unit (11 total) Bike: 1 per 4 units (2 total)
<u>FAR</u>	Required: 1.6 max if Built Green 1.6 × 9,006 sf = 14,410 sf	Proposed: 14,410 sf
<u>Setbacks</u>	Required: Front: 5' min. Rear: 15' min. Side: 5' if building is 40' or less in length; 5' min/7' avg otherwise	Proposed: Front: 5' Rear: 20' Side: 5' min, 7' avg
<u>Trash</u>	Required: 84 sf w/ 7' min. dimension	Proposed: 84 sf w/ 7' min. dimension
<u>Amenity Area</u>	Required: 25% of lot area 0.25 x 9,006sf = 2,252sf 50% @ ground level = 1,126sf	Proposed: 25% of lot area 2,252sf total 1,126sf @ ground level
<u>Landscaping</u>	Required: Green Factor of 0.6 or greater	Proposed: Green Factor of 0.6 or greater

> PL3.B.2: **RESIDENTIAL EDGES: Ground Level Residential**

Consider privacy and security for residences on the ground floor by raising the floor level, setting the building back from the street, and providing transition elements and spaces.

Response: Street-facing units on the ground floor are set back ±10' from the sidewalk. Furthermore, bioretention planters have been placed in front of them, allowing vegetation to grow and provide privacy and a sound buffer from the street. These residences will also only be accessible via a secure lobby, ensuring their security.



> DC1.A.1: **ARRANGEMENT OF INTERIOR USES: Visibility**

Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

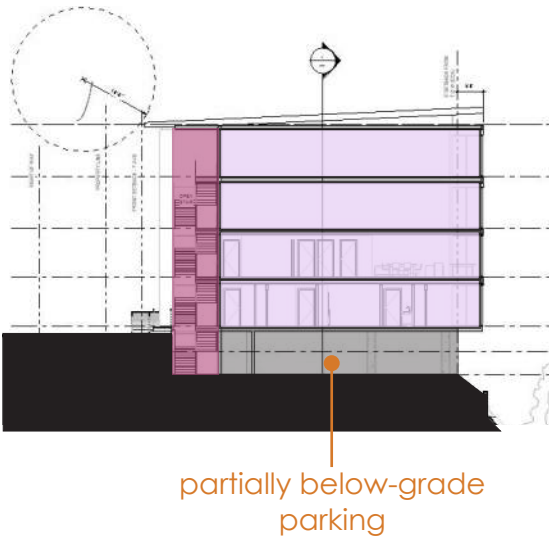
Response: In all schemes, the entry is clearly marked as a break in the mass. In some schemes we also show a canopy, or make the lobby and adjacent stair outdoor to accentuate their location and importance.



> DC1.C.1: **PARKING AND SERVICE USES: Below-Grade Parking**

Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.

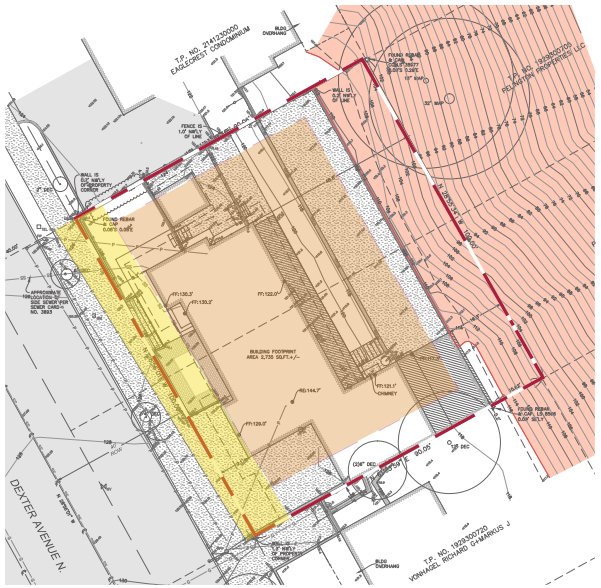
Response: In all schemes, the parking is located partially below grade, taking advantage of the grade change. This allows it to be hidden from the street and not disrupt the front facade.



> DC2.A.1: **MASSING: Site Characteristics and Uses**

Arrange the mass of the building taking into consideration the characteristics of the site [e.g. varied topography] and the proposed uses of the building and its open space.

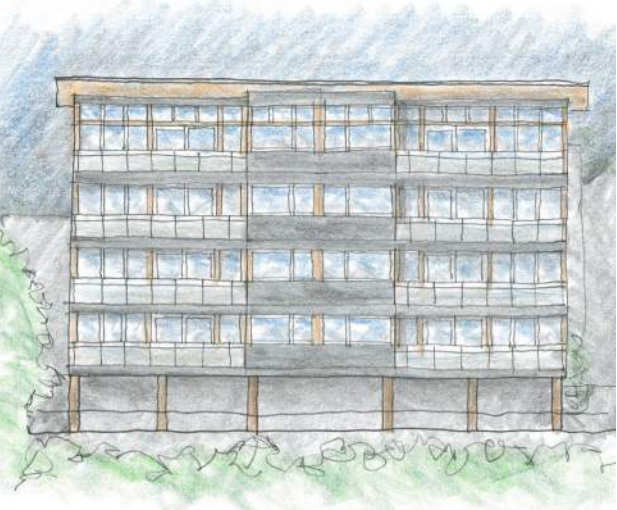
Response: The site is extremely limited by many buffers and setbacks, including power line setbacks & power pole setbacks. In addition, a steep slope ECA to the east takes up ±18% of our site and will require an additional 5' setback from the retaining wall per our Geotechnical Engineer. The design concepts seeks to elegantly nuzzle the building within this limited footprint through cantilevers, excavation, and projections.



> DC2.B.1: **ARCH'L AND FACADE COMPOSITION: Facade Composition**

Ensure facades are attractive and well-proportioned through placement of details and patterns.

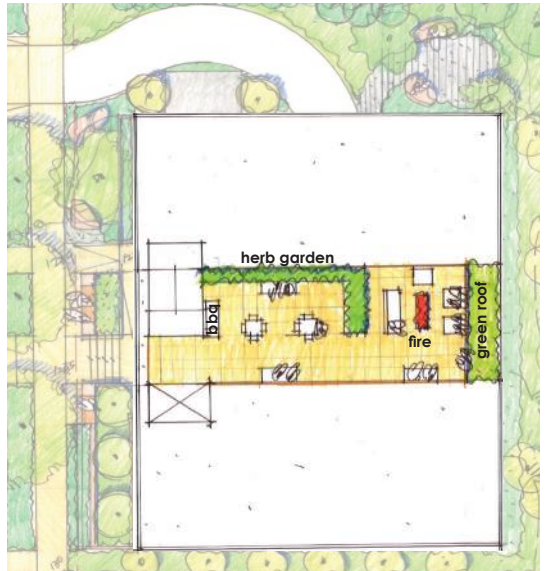
Response: Facades are planned to be balanced and modulated, with options for balconies, overhanging roofs, and canopies. In all options, we use an exterior stair as a means of organizing and activating the front facade.



> DC3.B.1: **OPEN SPACE USES AND ACTIVITIES: Meeting User Needs**

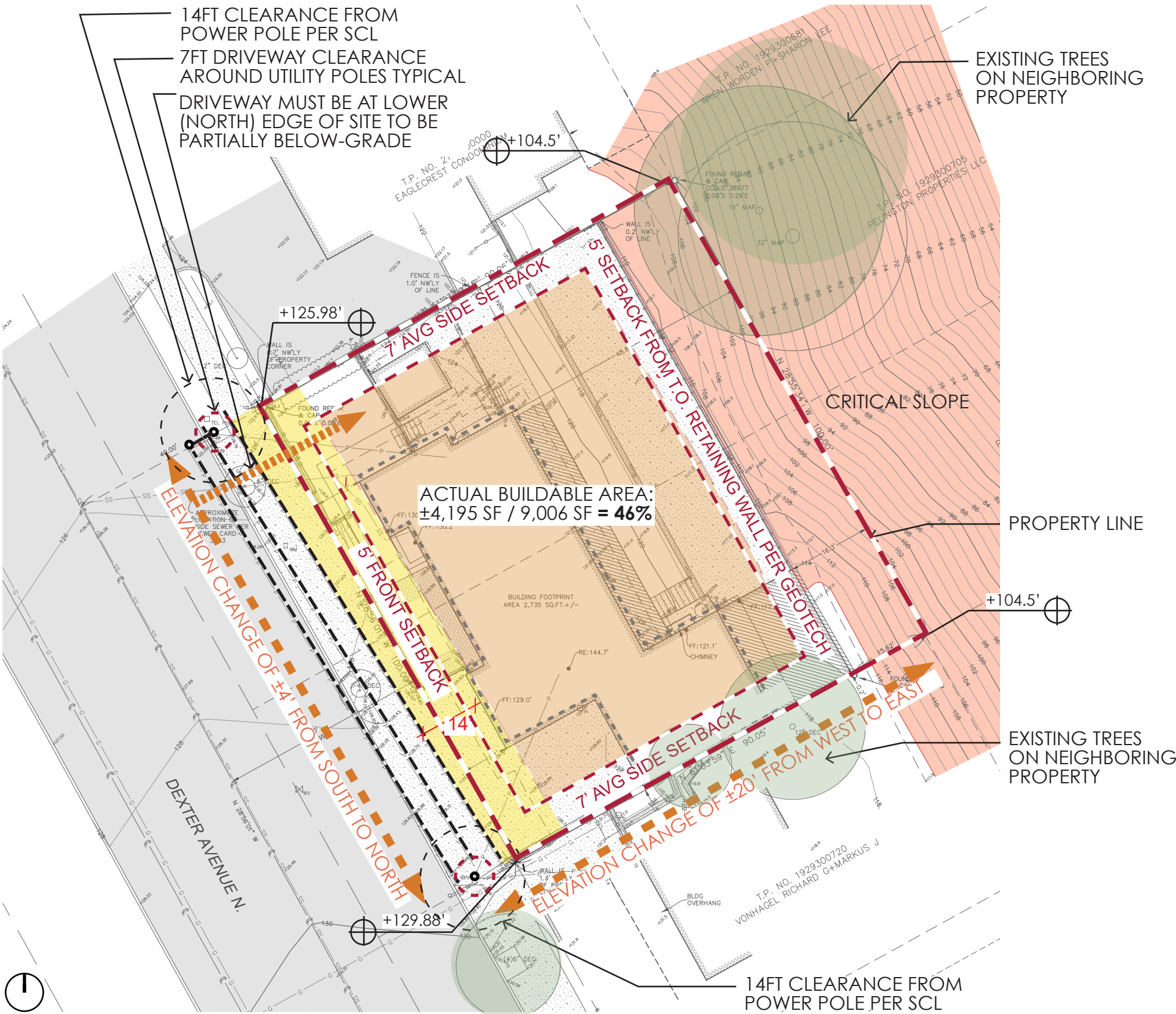
Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

Response: Each proposed space has a programmed use, while still allowing flexibility for the future residents to personalize them. The landscape design includes ground-level amenity space for playing and gardening, while the roof deck offers community gathering space and a place to relax with a stunning view.



SITE CONSTRAINTS

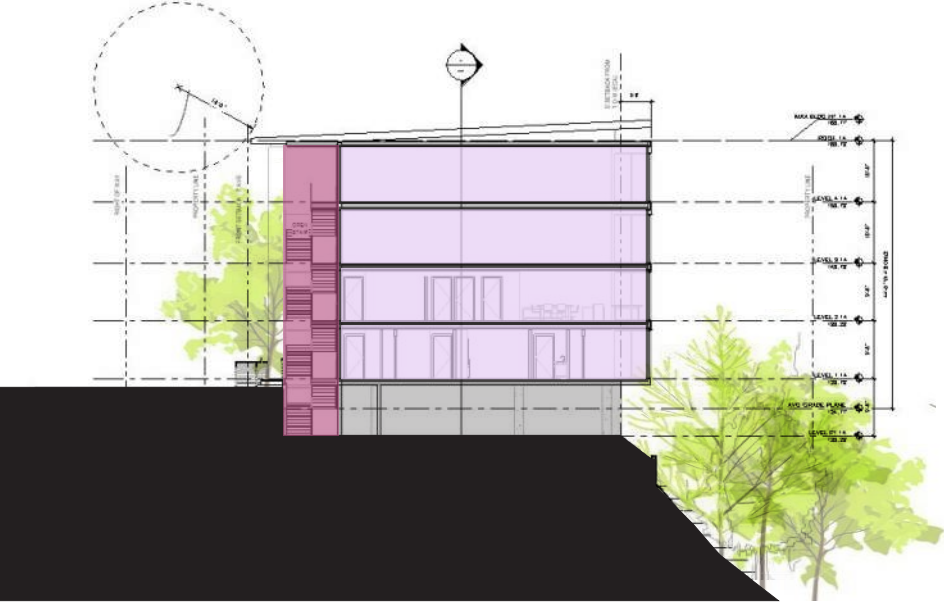
The site has many zoning, topographic, and infrastructural constraints, limiting the available footprint to only 46% of the total lot area.



Power Lines on Dexter Ave N require 14' clearance per SCL



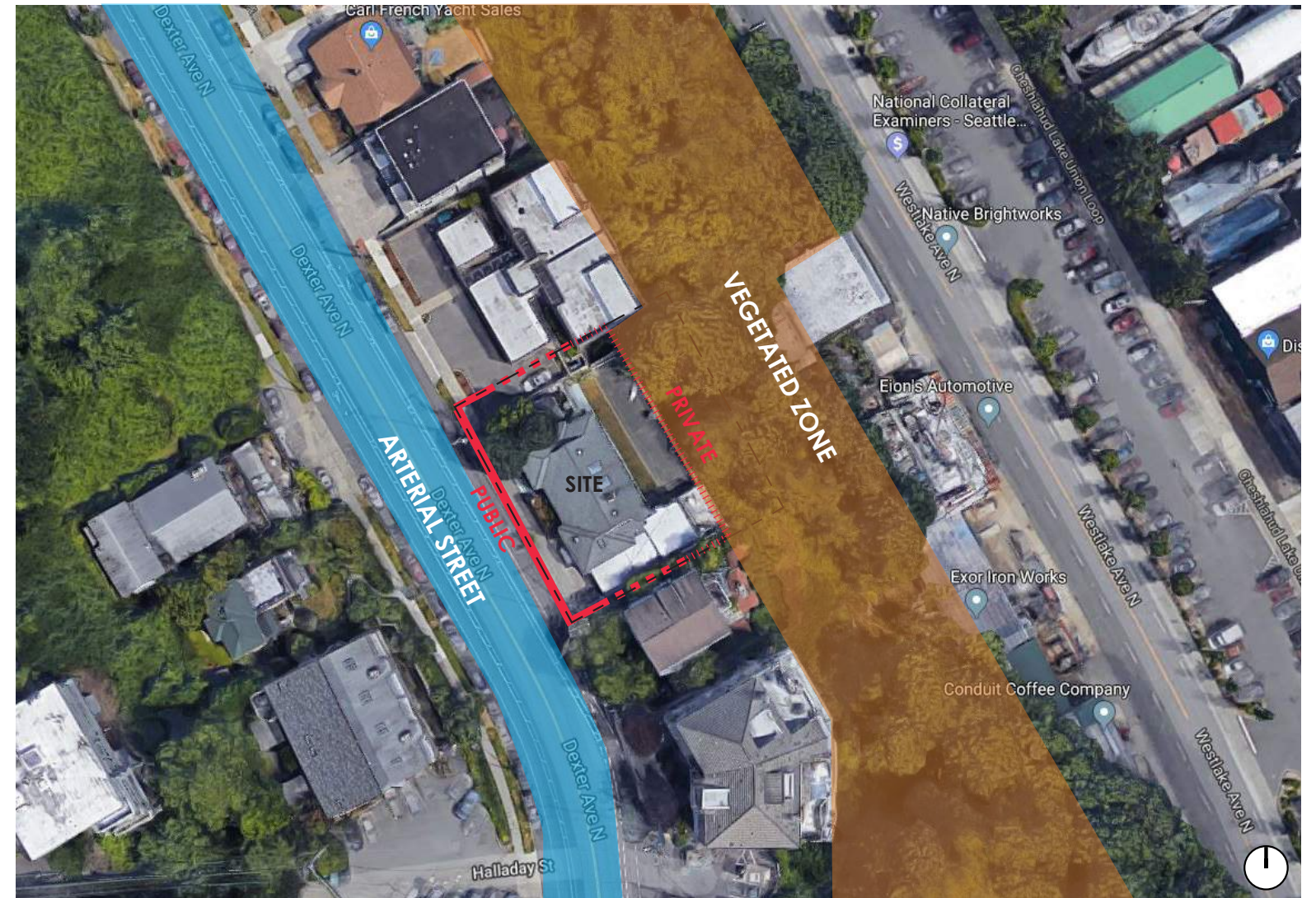
Steep Slope (>40%) grade. Comprises 18% (1,659 SF) of the site



Diagrammatic west-east section showing topographic change

public vs private

- Public edge along Dexter Avenue should transition to the private edge facing the densely vegetated zone to the east
- Materials and fenestration should respond appropriately:
 - More solid material with punched openings along Dexter
 - Lighter material with continuous glazing to the east
- Separate entry floor level for privacy



transition between street and vegetated zone

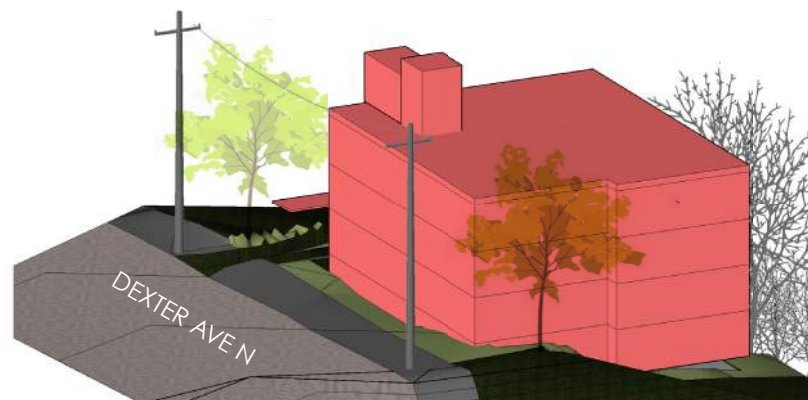
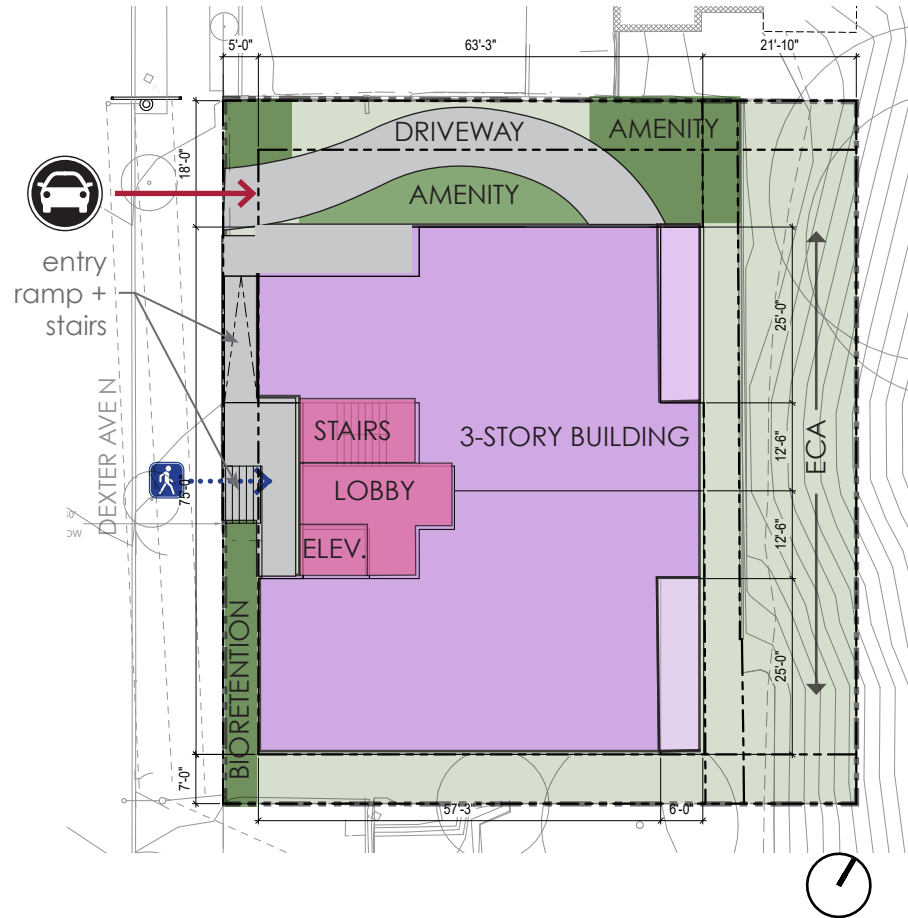
- Use the site and building as a transition between the busy street to the west and the quiet vegetated zone to the east.
- Use the additional setback required by the power-line setbacks as bioretention to bring the landscape to the street.



scheme A

STACKED

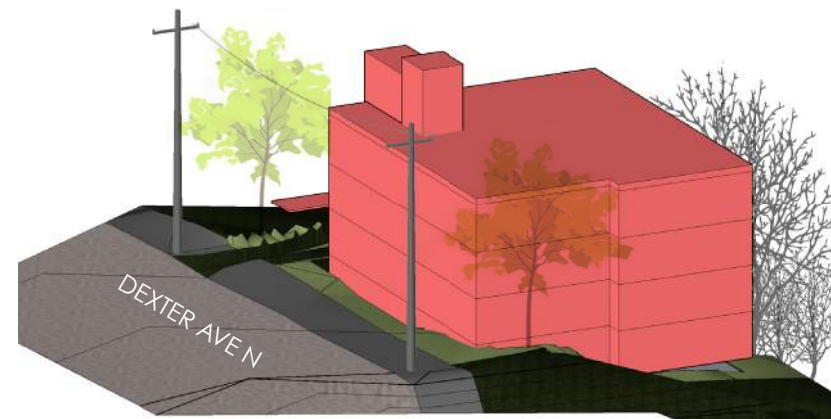
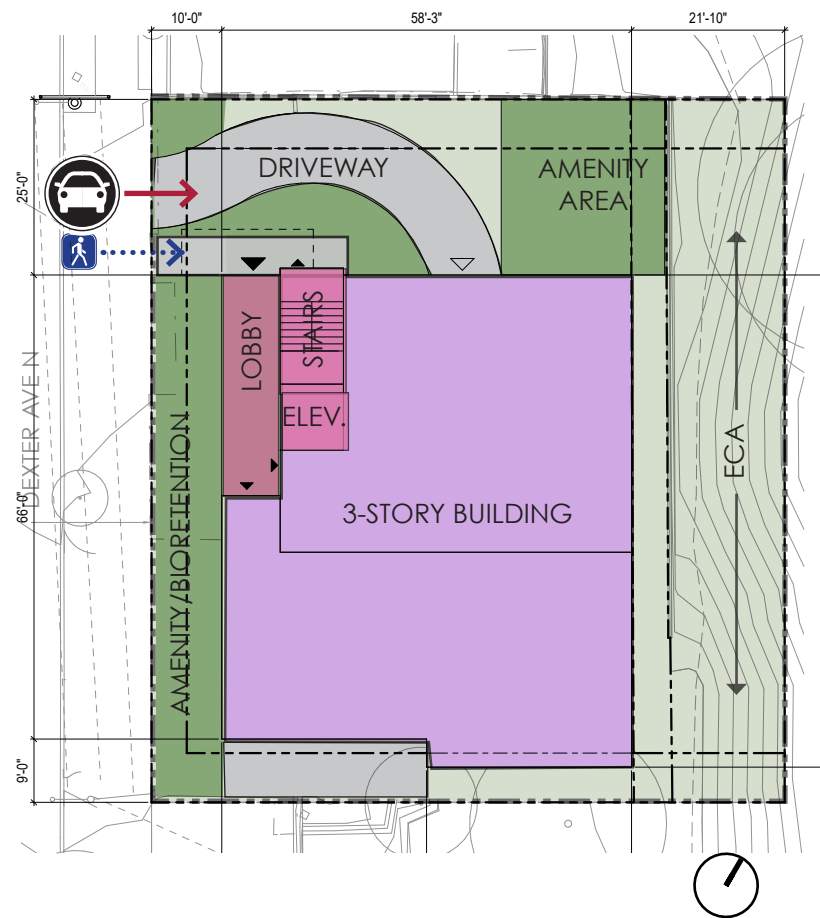
6 units (condos)
11 parking spaces
No Departures Requested



scheme B

OFFSET ENTRY

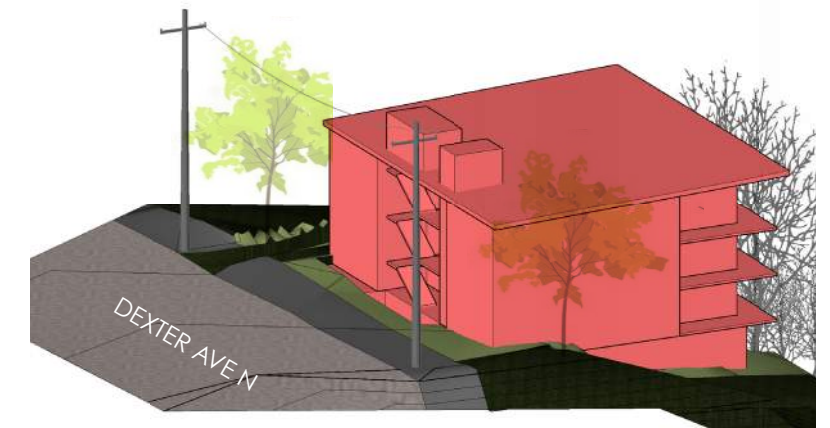
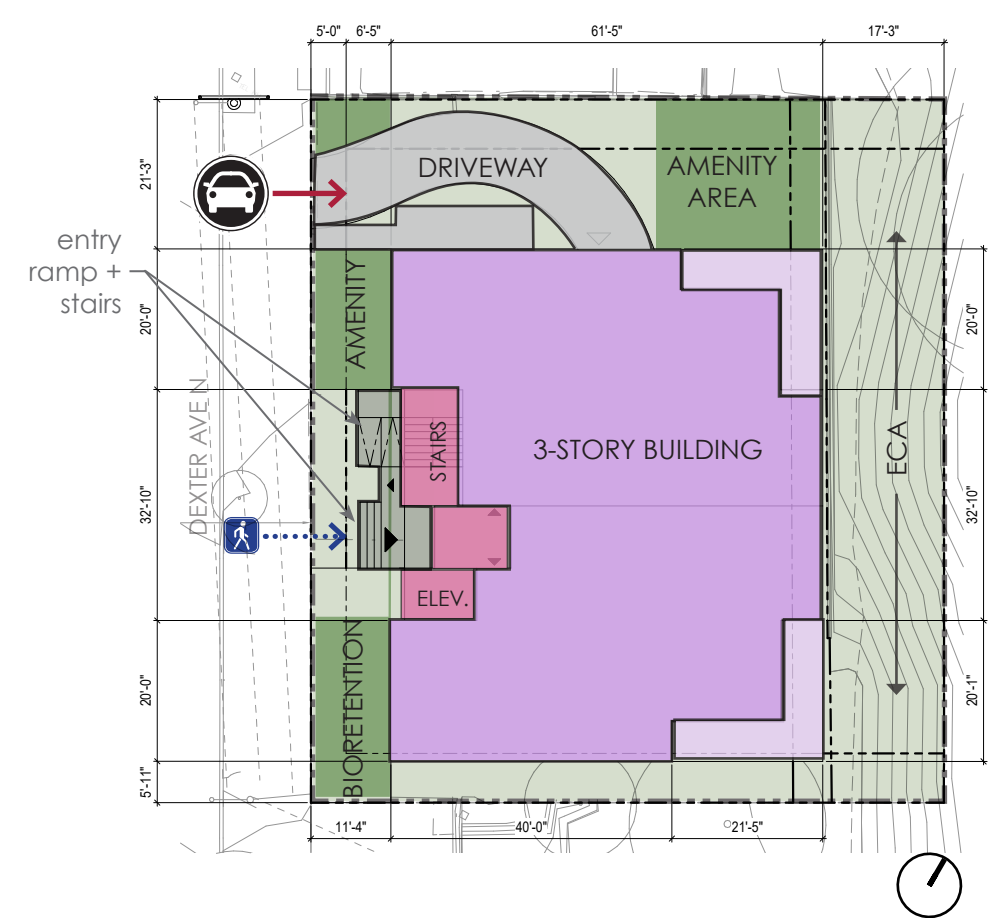
6 units (condos)
11 parking spaces
No Departures Requested



scheme C

CARVED
[preferred]

6 units (condos)
11 parking spaces
No Departures Requested



overview

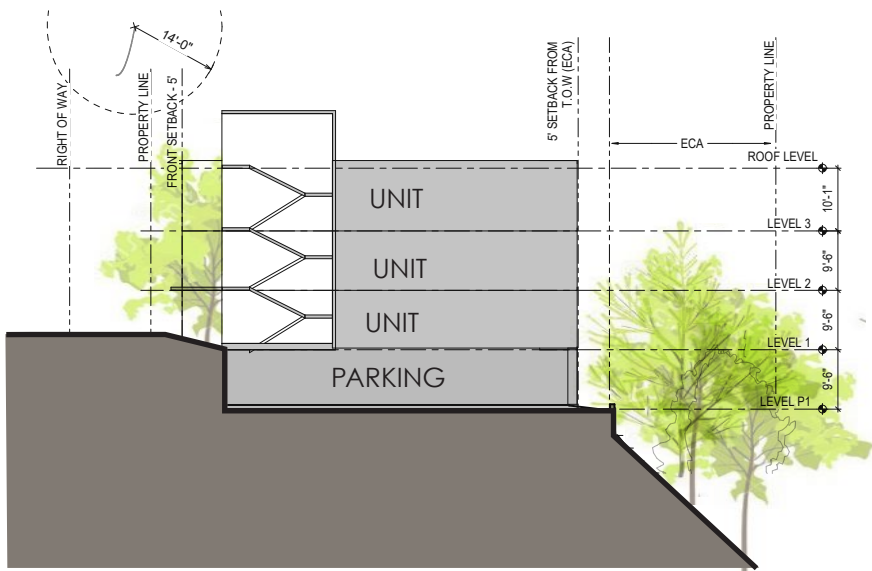
- 3 story multi-family (condos) w/ below-grade parking
- 6 units
- 11 parking spaces
- Max FAR = 14,410 sf
- FAR shown = 12,336 sf (86% of max FAR)
 - P1: 0 sf (below grade)
 - 1: 4,112 sf
 - 2: 4,112 sf
 - 3: 4,112 sf
 - Roof: 400 sf

opportunities

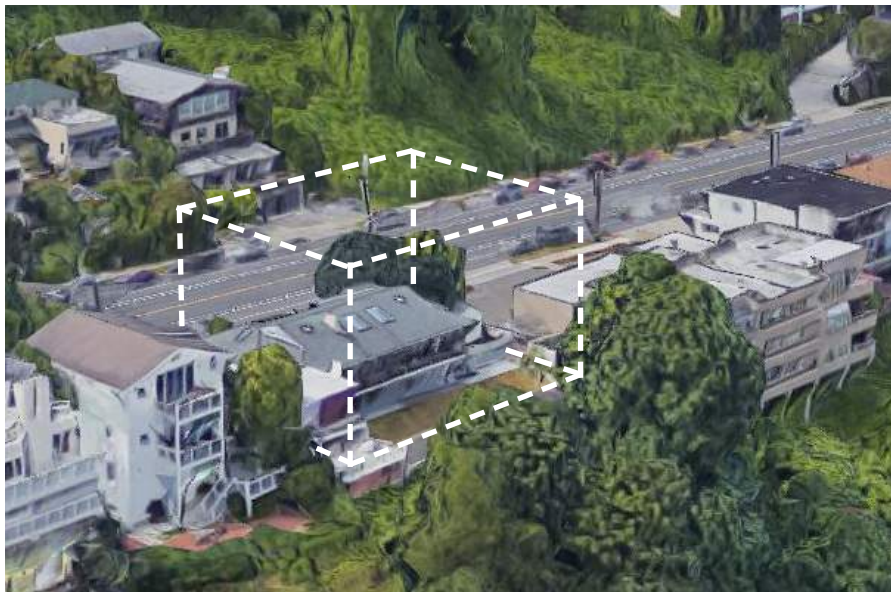
- building is code compliant
- carving out of mass provides for an interesting form

challenges

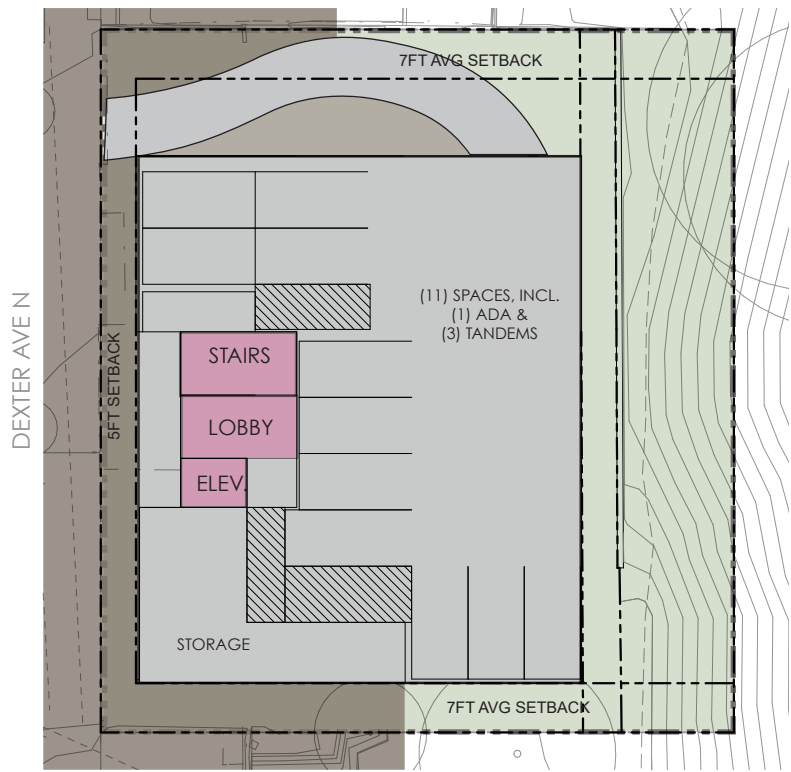
- main building entry at center means that the entry lobby is 18" below the adjacent sidewalk grade, requiring steps and a ramp for access



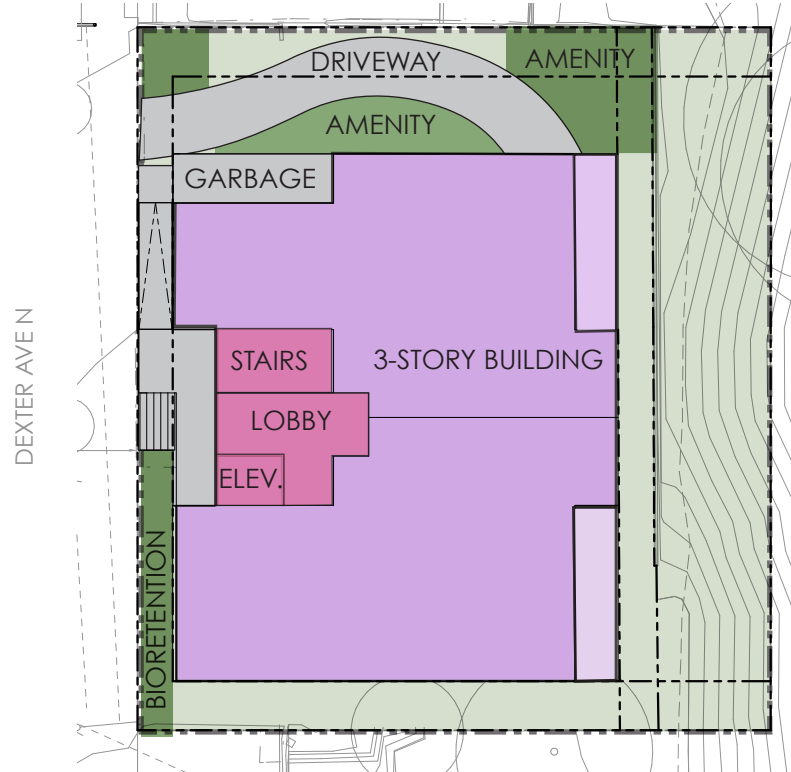
Conceptual section looking north



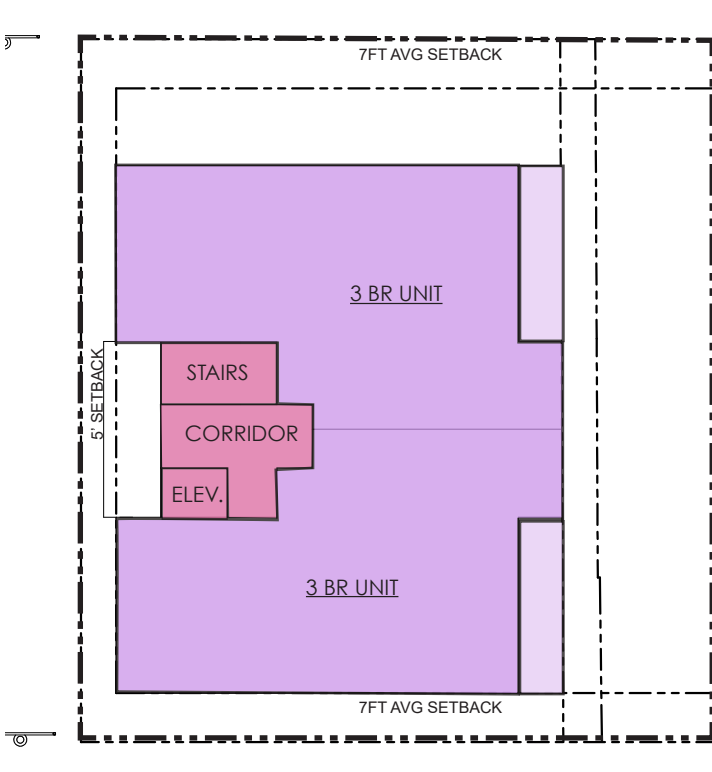
Max buildout for proposed site



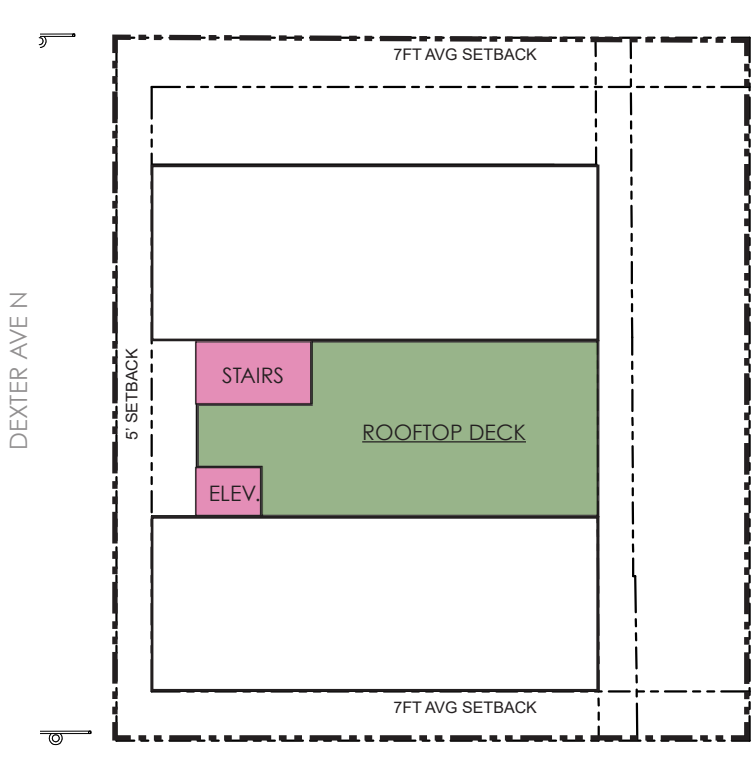
BASEMENT
(PARTIALLY BELOW-GRADE)



GROUND FLOOR

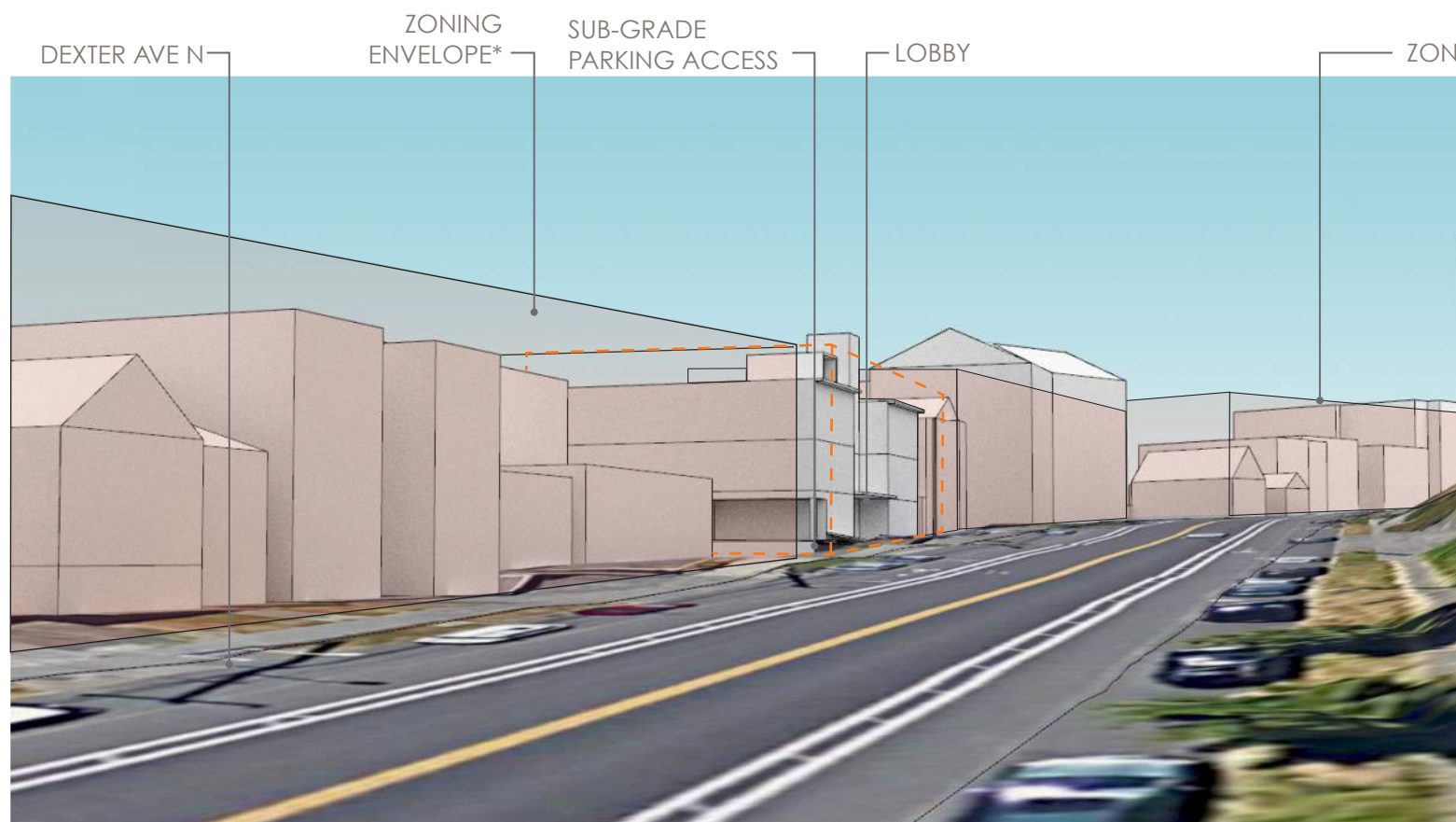


FLOORS 2-3

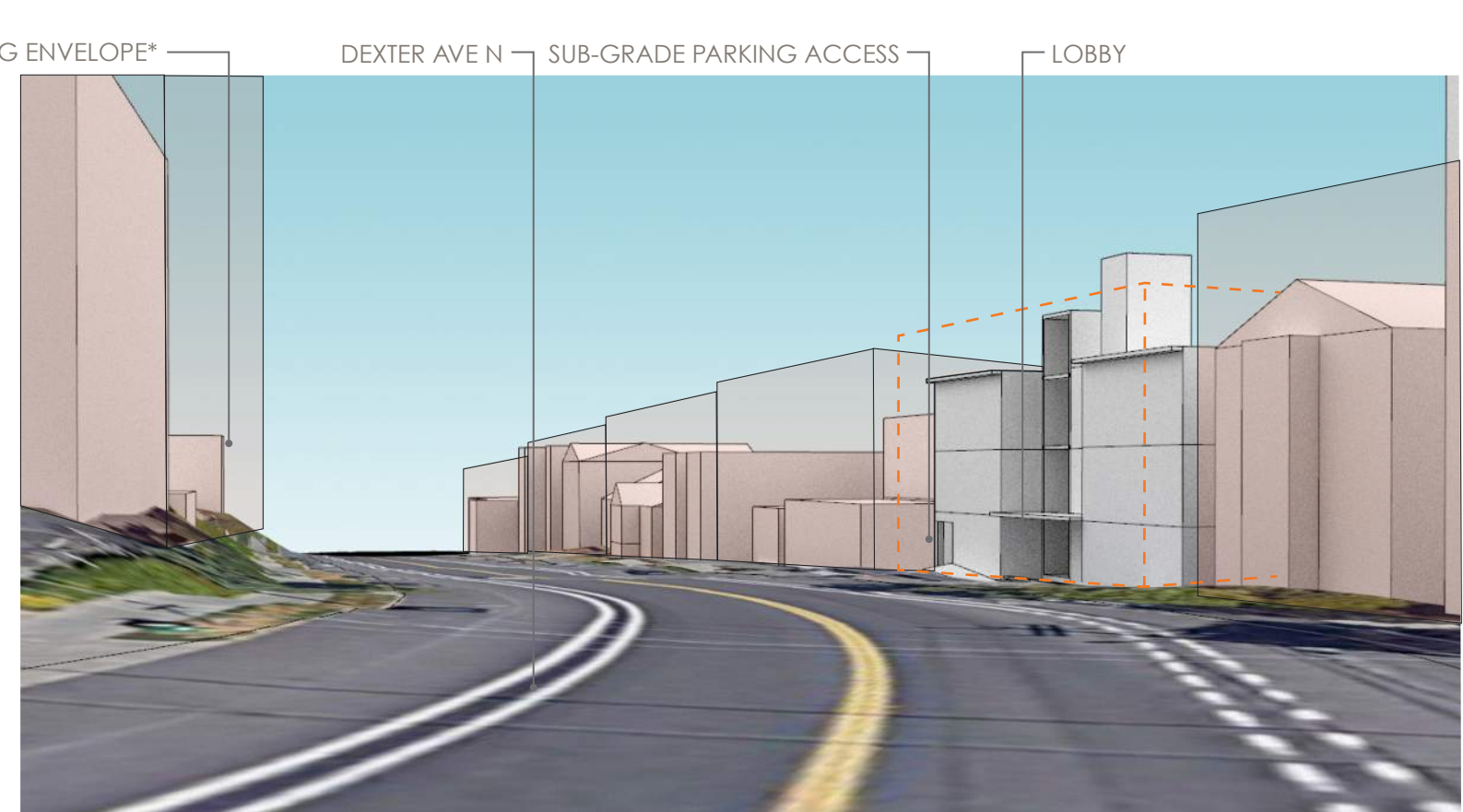


ROOFTOP

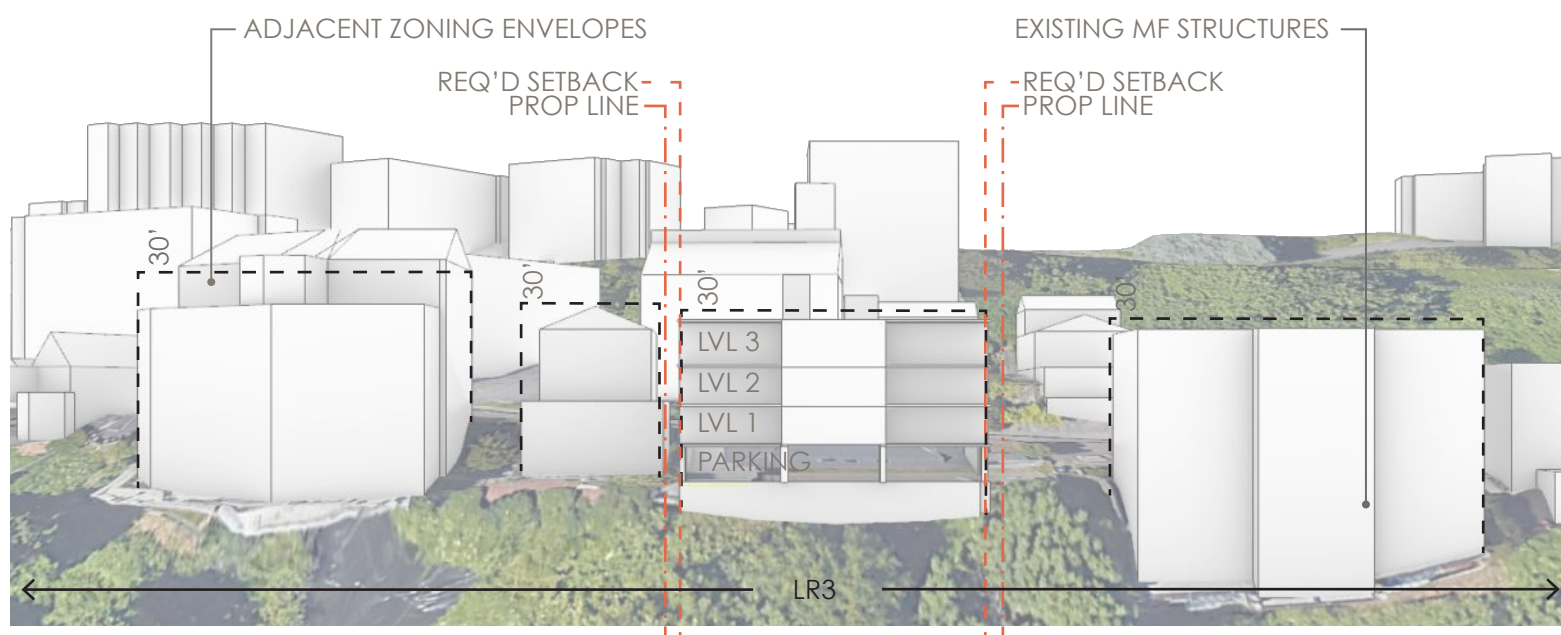
LOBBY AMENITY AREA RESIDENTIAL SUPPORT



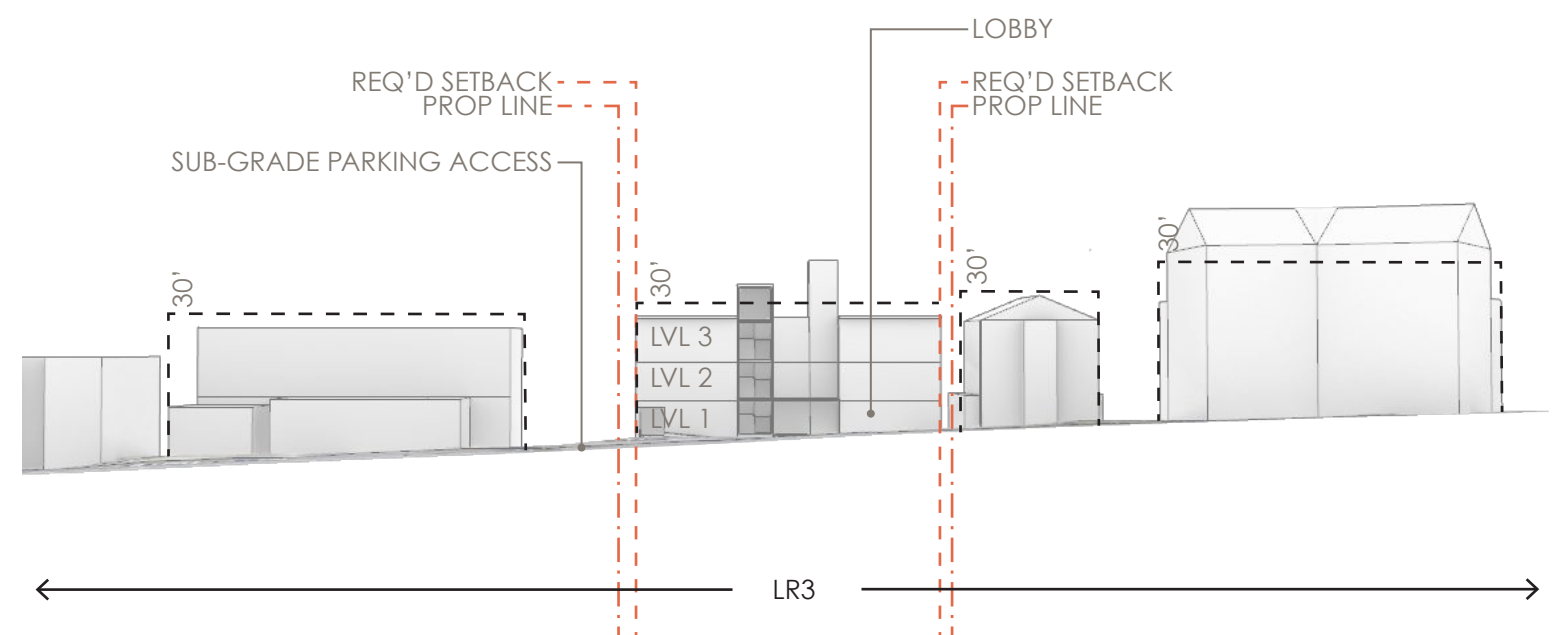
A Looking south from Dexter Ave North



B Looking north from Dexter Ave North

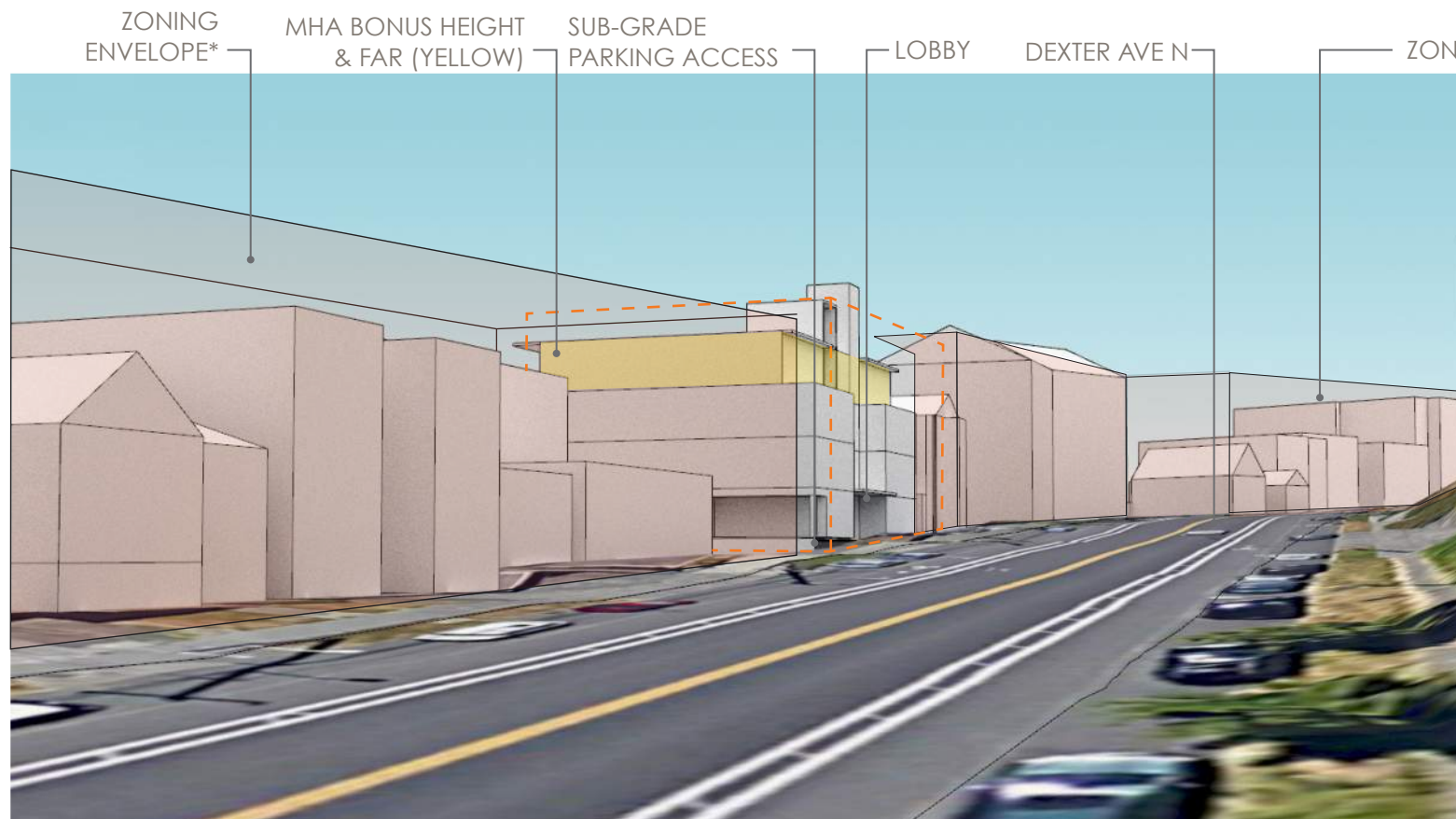


C West elevation (looking West from Westlake Ave North)

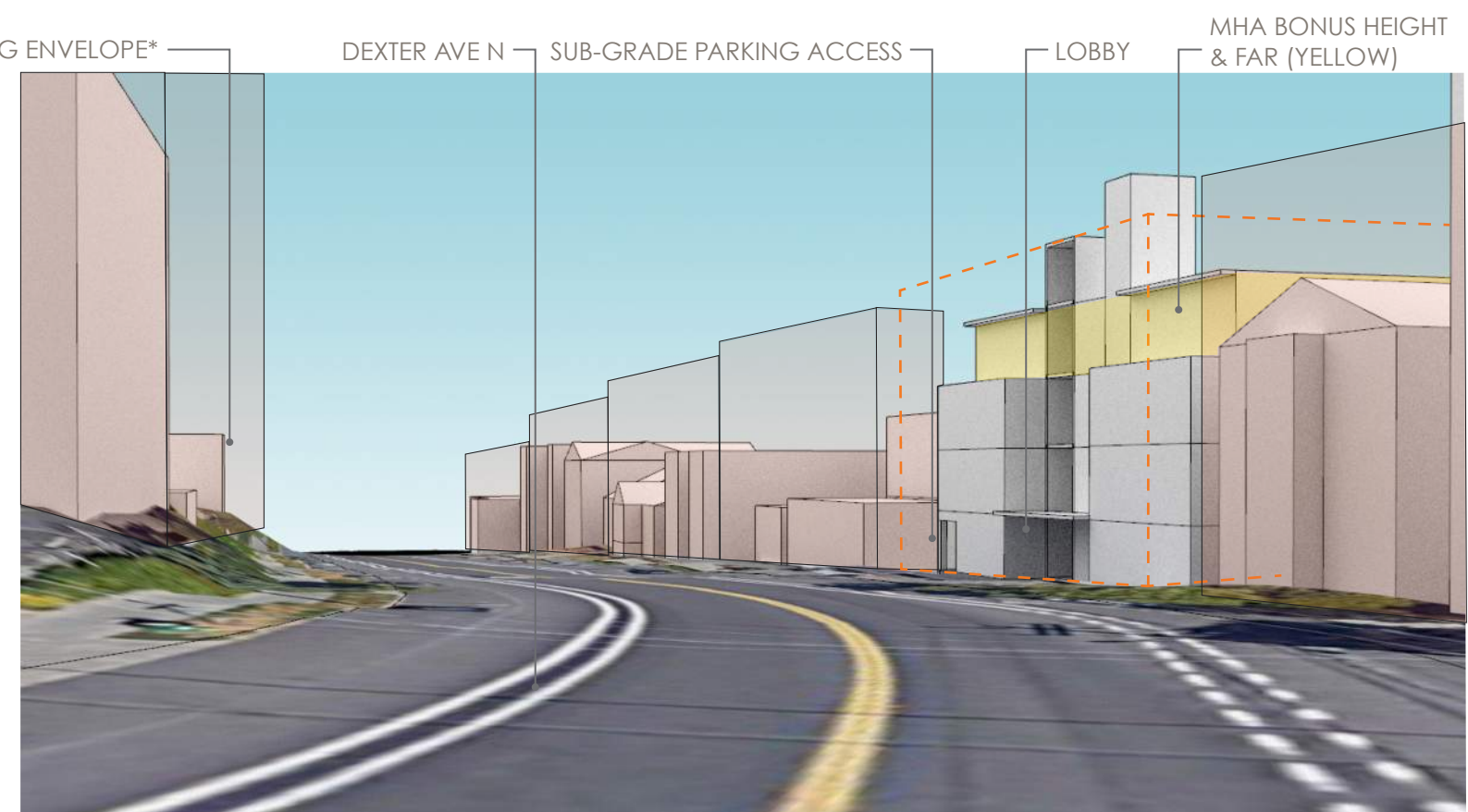


D East elevation (looking West from Dexter Ave North)

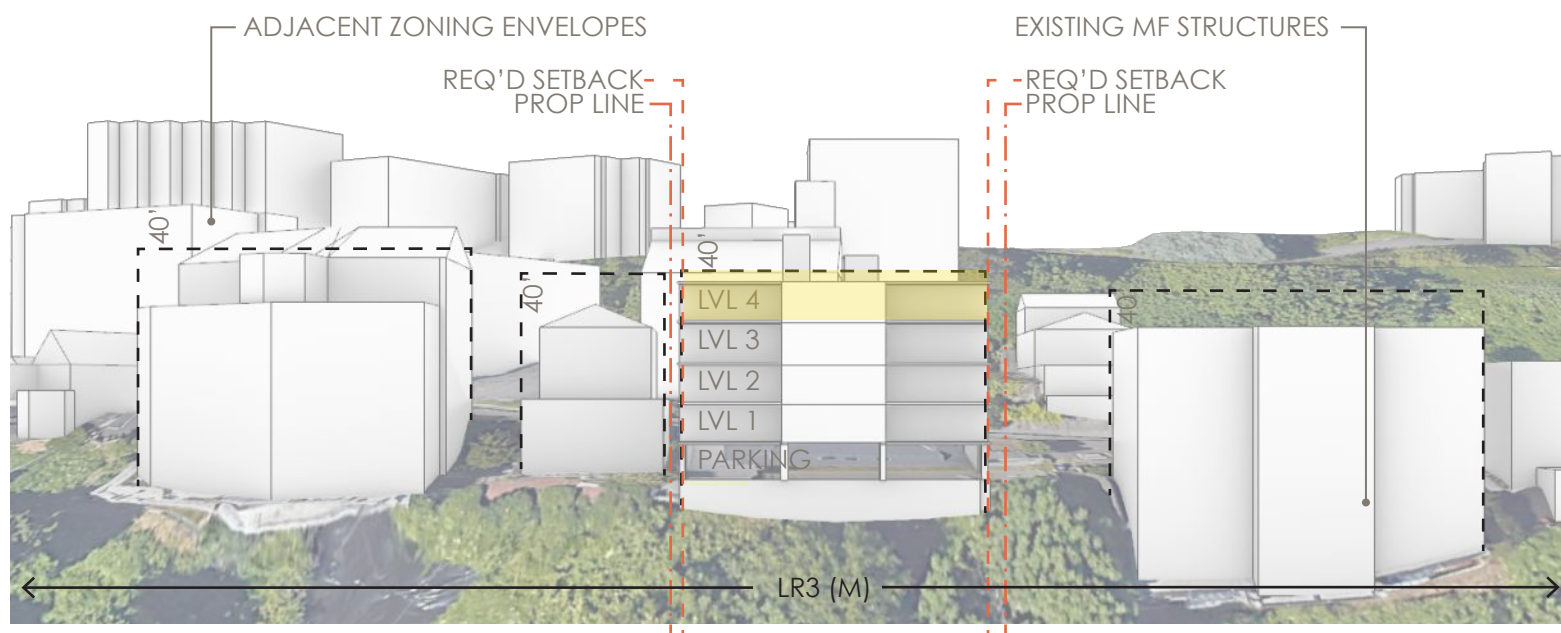
*Zoning envelope, not accounting for allowed height bonuses



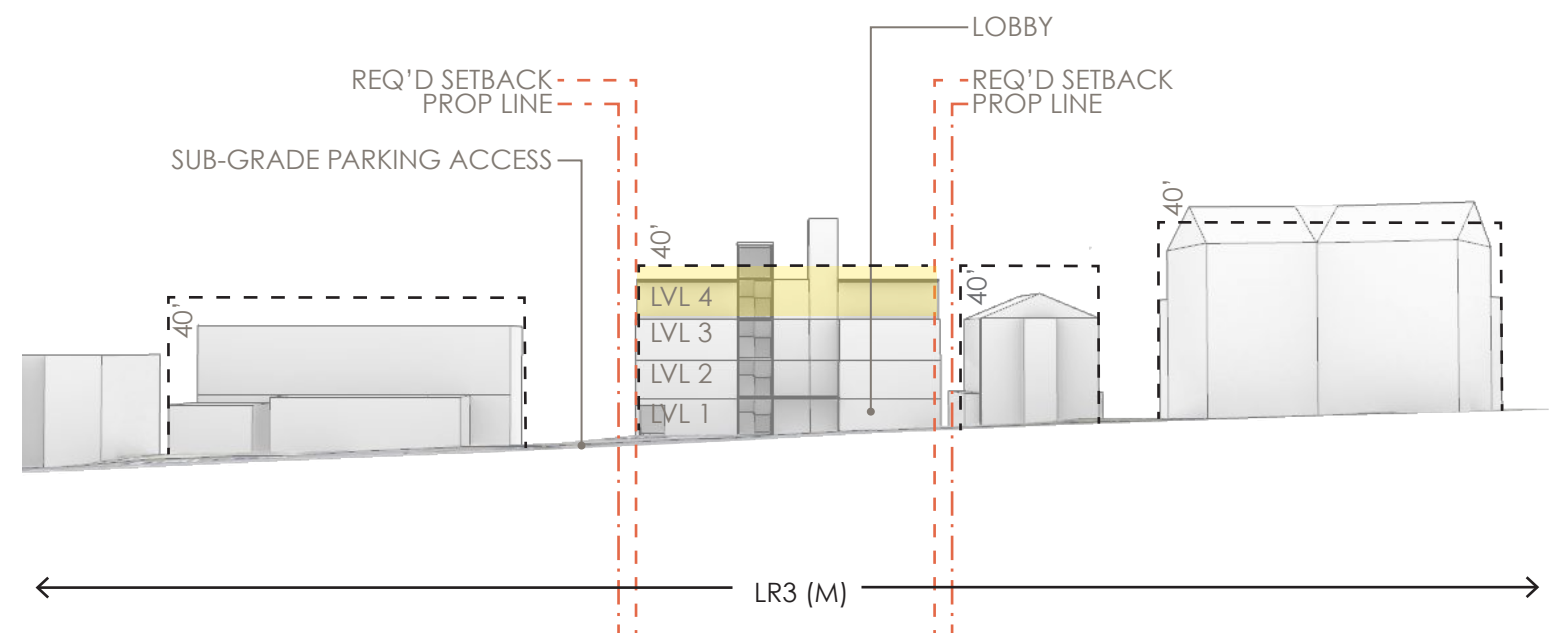
A Looking south from Dexter Ave North



B Looking north from Dexter Ave North



C West elevation (looking West from Westlake Ave North)



D East elevation (looking West from Dexter Ave North)

*Zoning envelope, not accounting for allowed height bonuses

overview

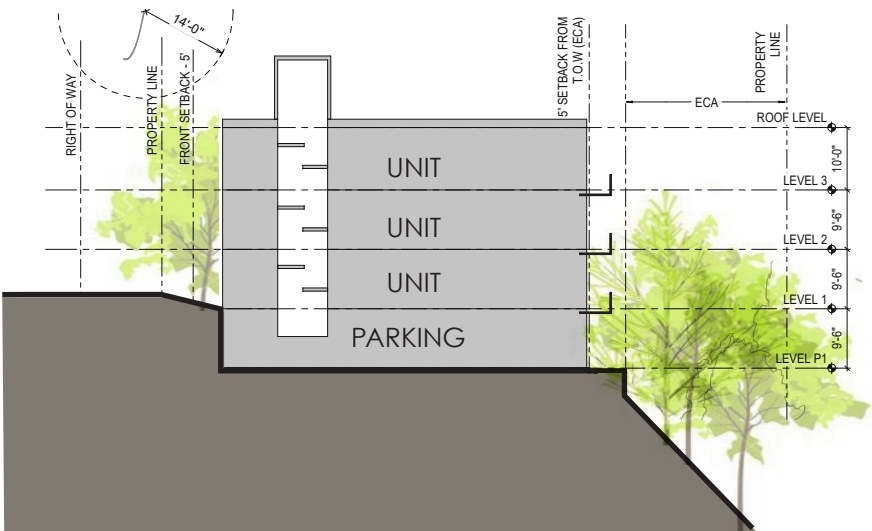
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- 6 units
- 11 parking spaces
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- FAR shown = 12,259 sf (85% of max FAR)
 - P1: 0 sf (below grade)
 - 1: 3,953 sf
 - 2: 3,953 sf
 - 3: 3,953 sf
 - Roof: 400 sf

opportunities

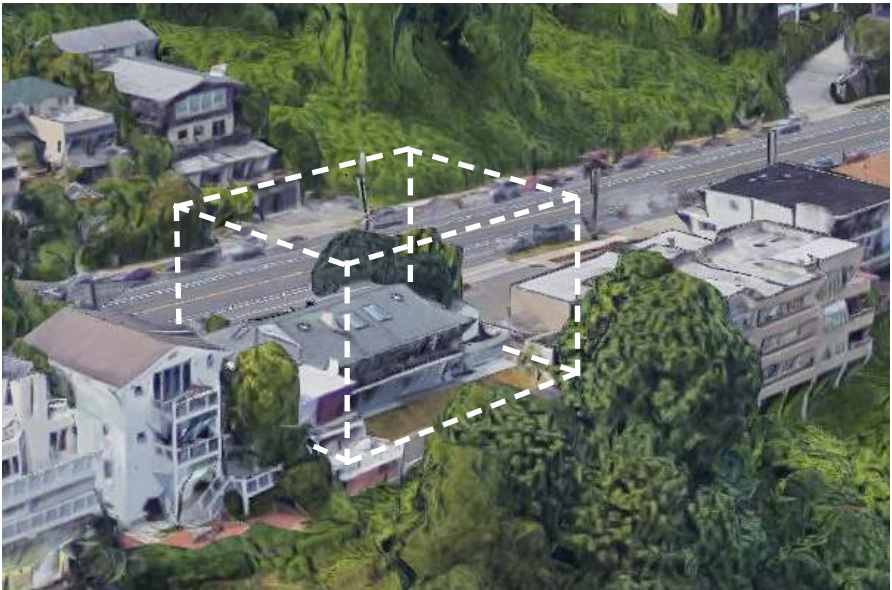
- building is code compliant
- asymmetrical facade provides a dynamic form from the street

challenges

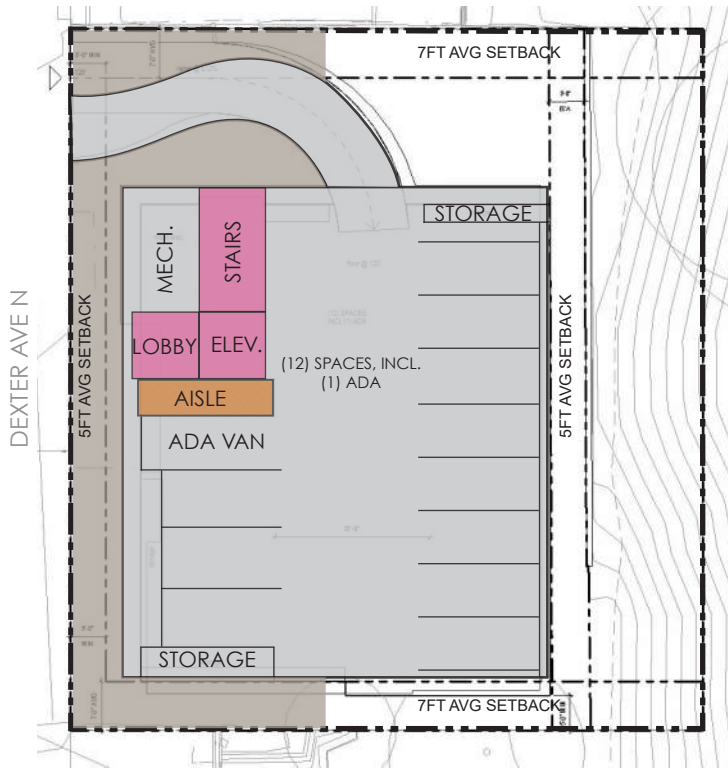
- main building entry is directly adjacent to the driveway, provides a less safe access for pedestrians
- off-center vertical circulation requires lobby at each floor to be oversized in order to access south unit



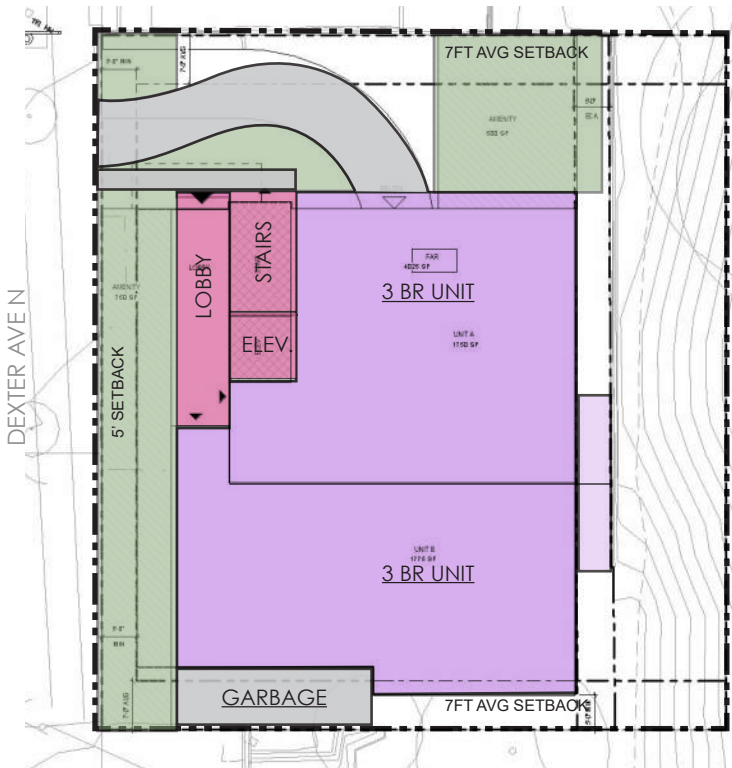
Conceptual section looking north



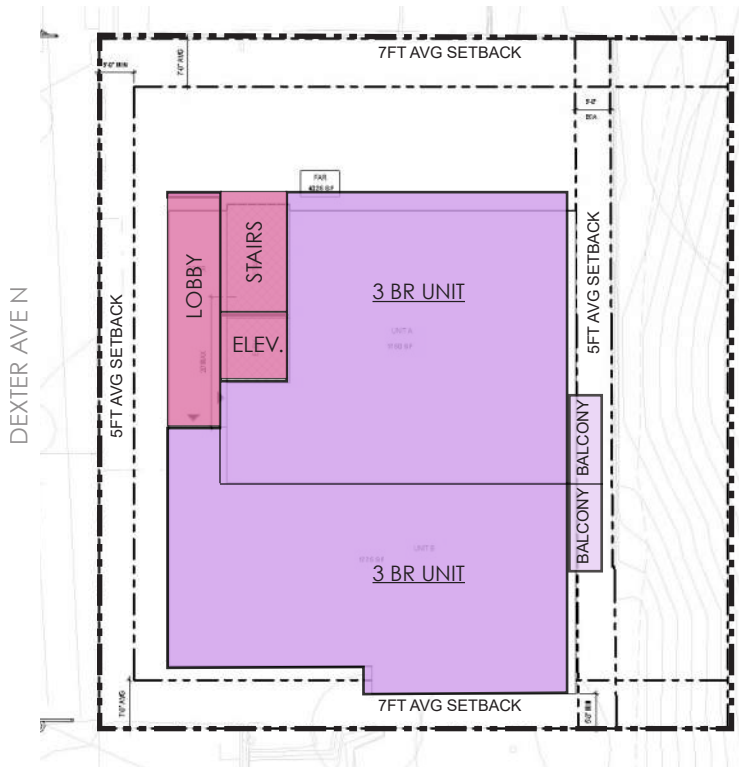
Max buildout for proposed site



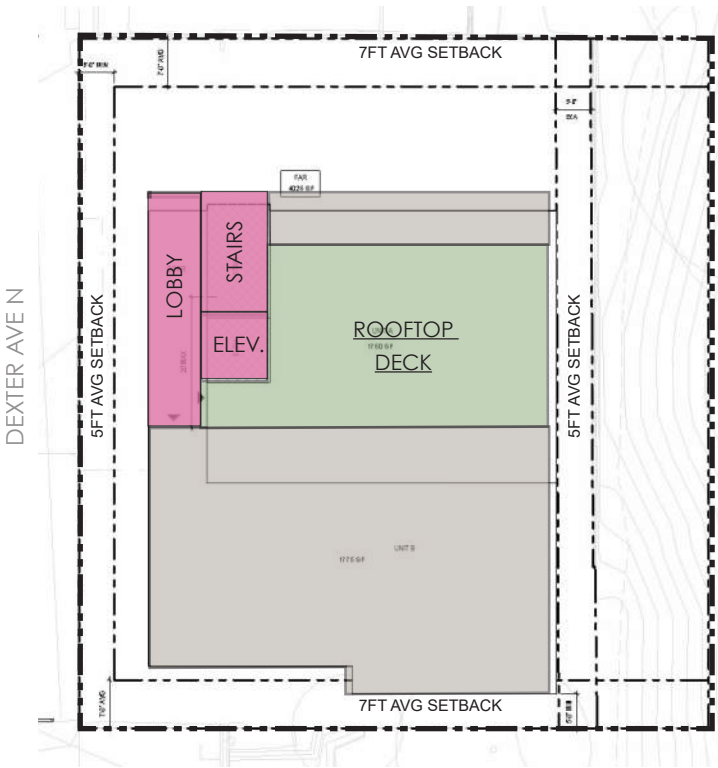
BASEMENT (SUBGRADE)



GROUND FLOOR

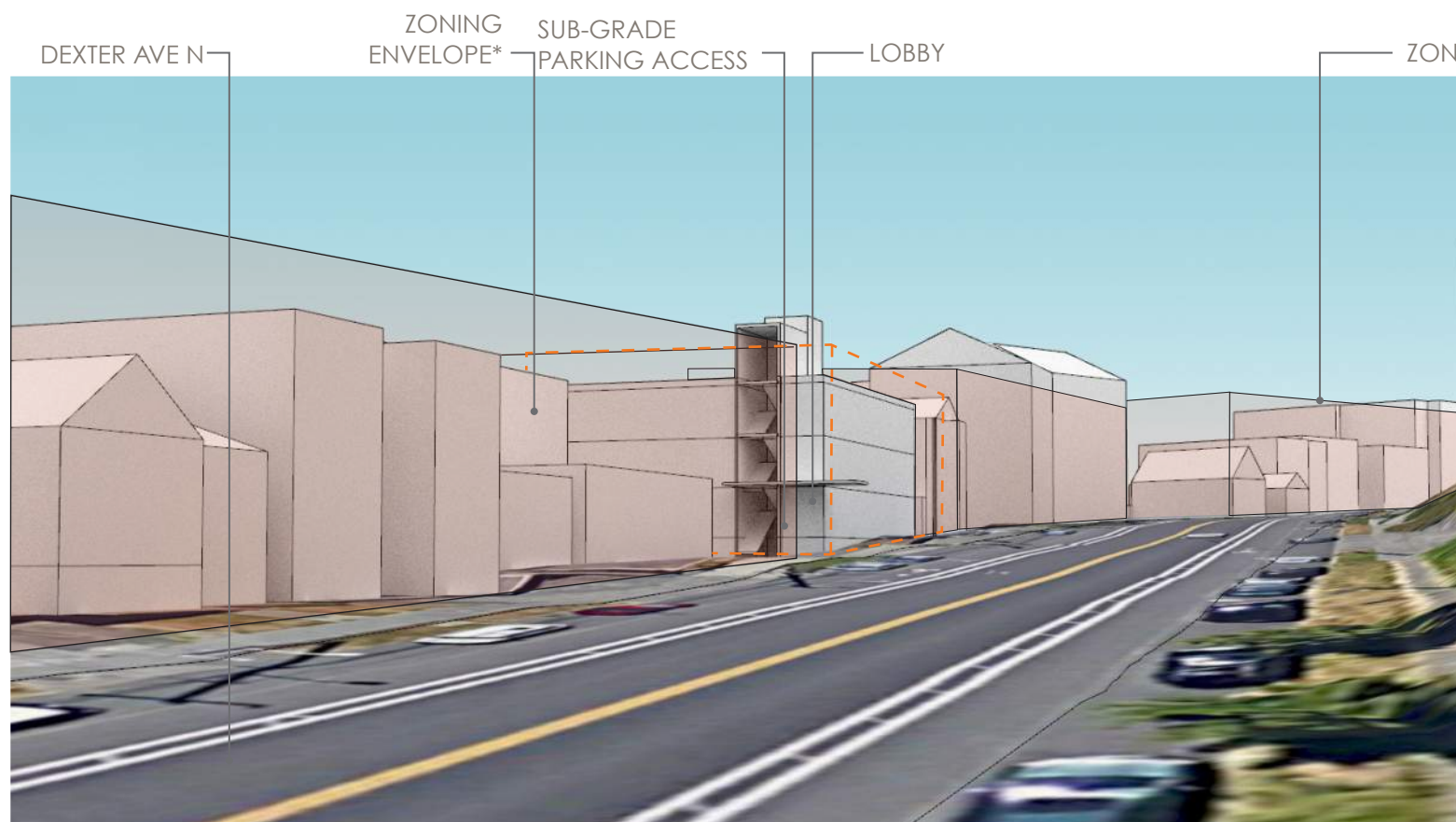


FLOORS 2-3

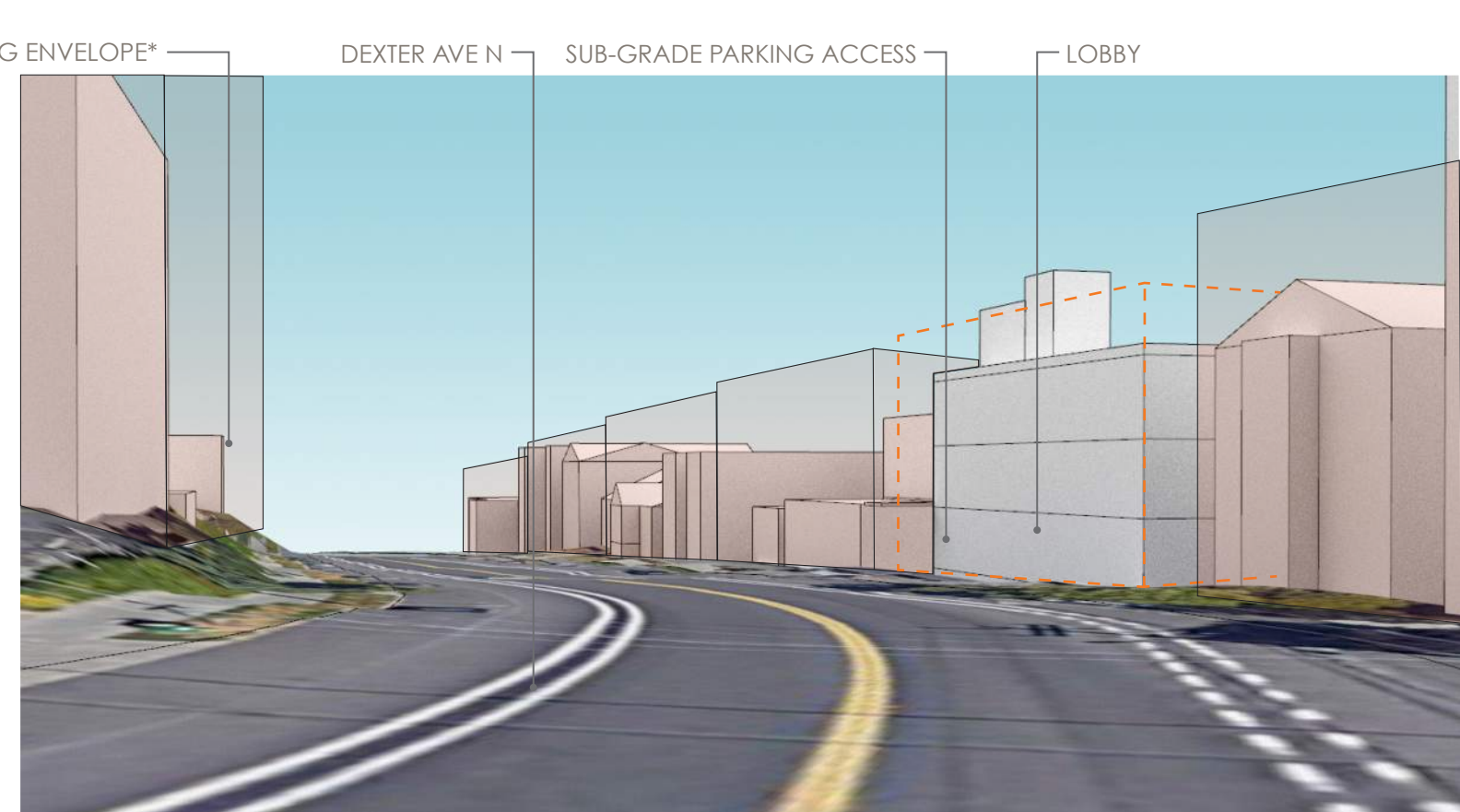


ROOFTOP

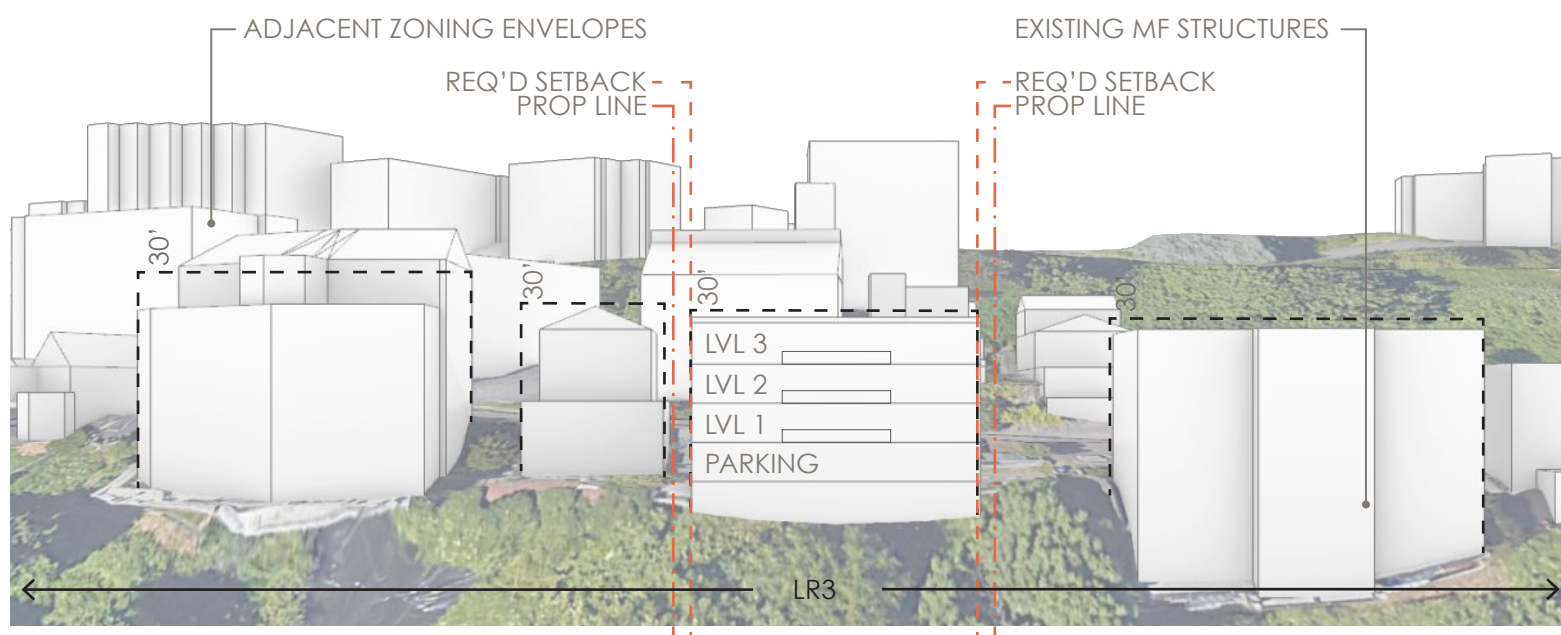
LOBBY AMENITY AREA RESIDENTIAL SUPPORT



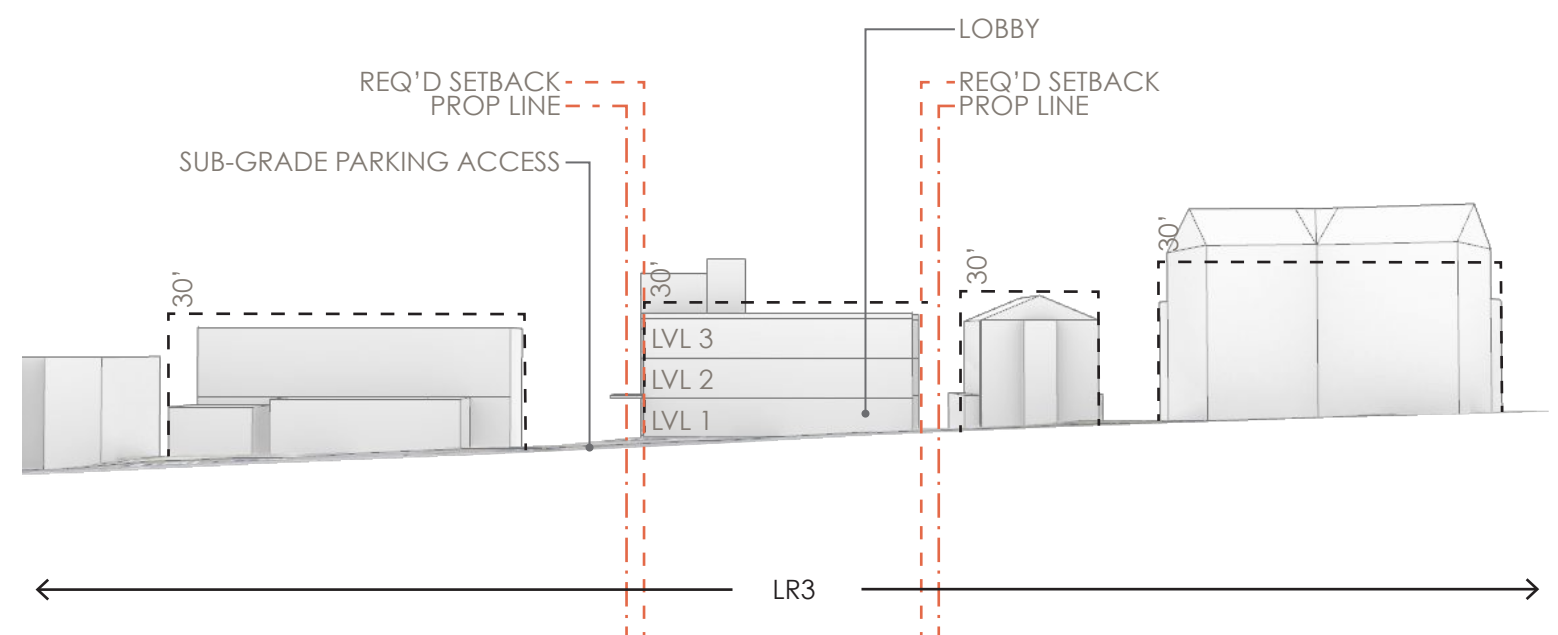
(A) Looking south from Dexter Ave North



(B) Looking north from Dexter Ave North

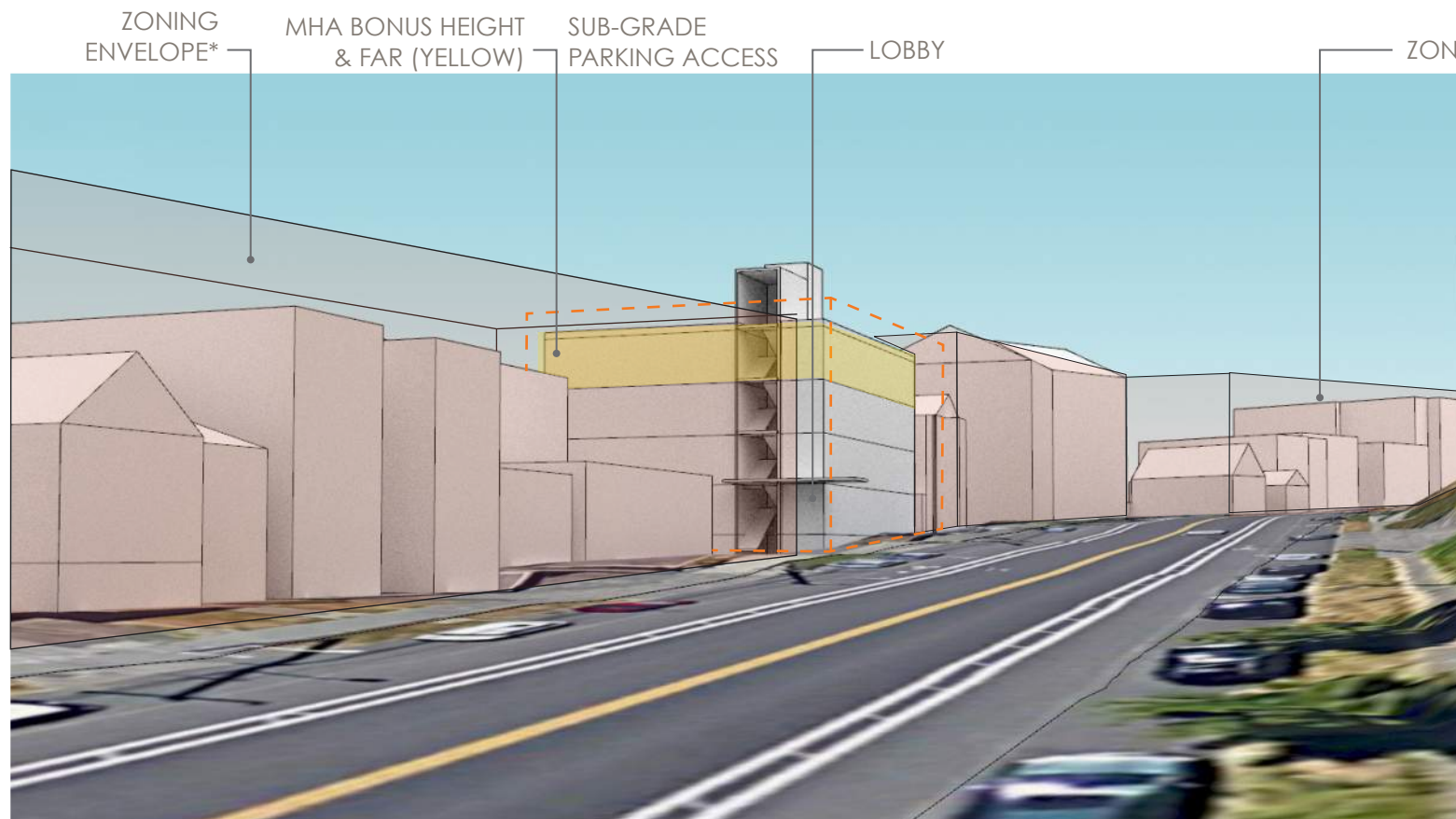


(C) West elevation (looking West from Westlake Ave North)

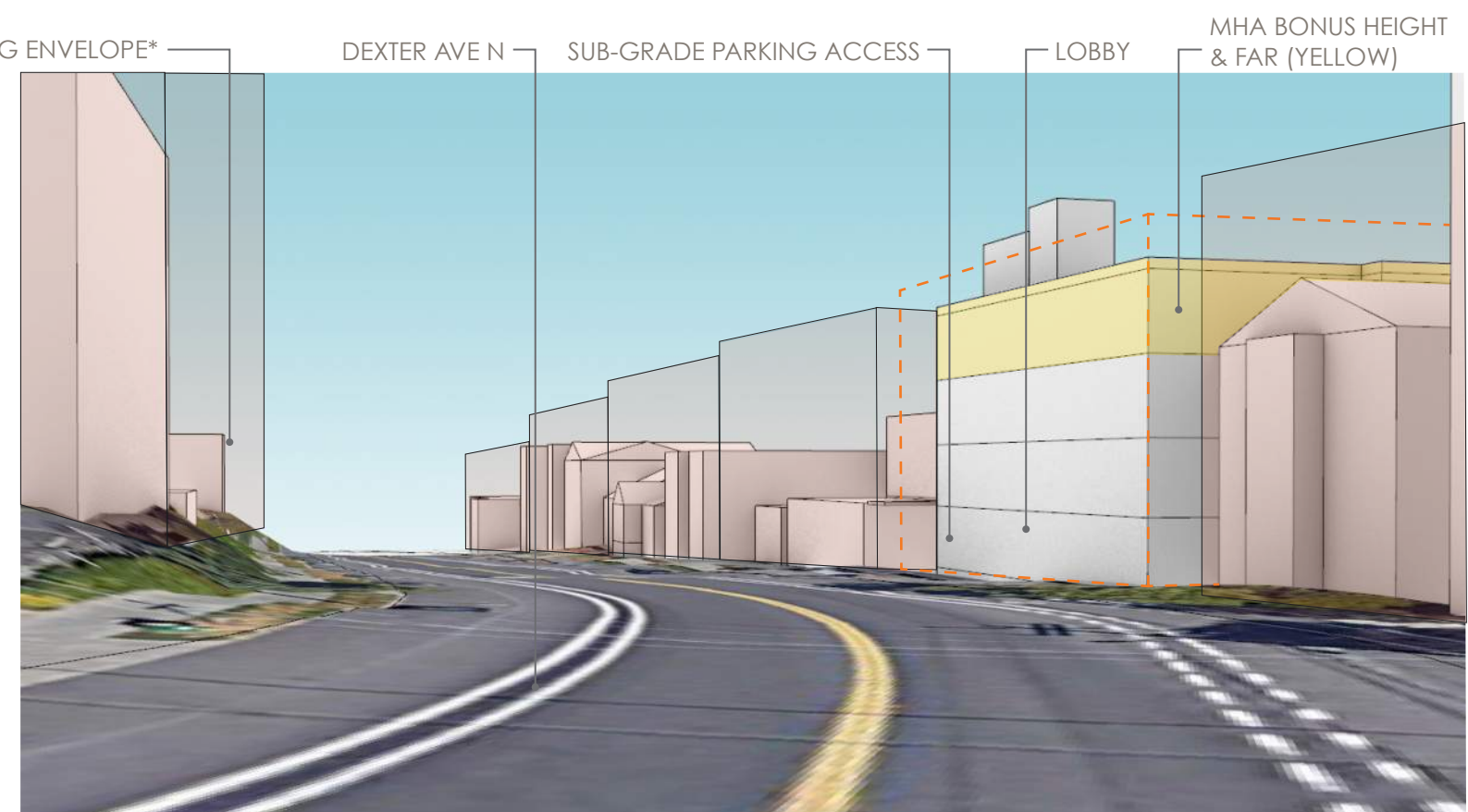


(D) East elevation (looking West from Dexter Ave North)

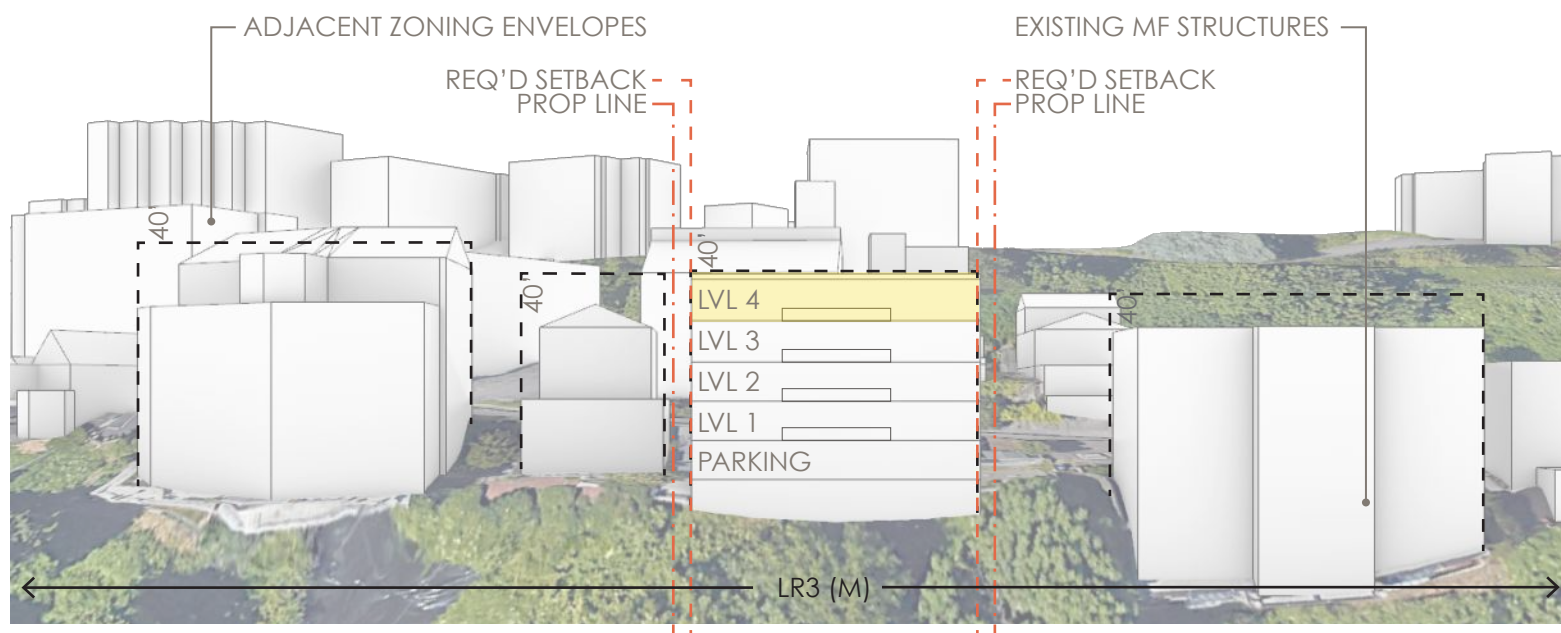
*Zoning envelope, not accounting for allowed height bonuses



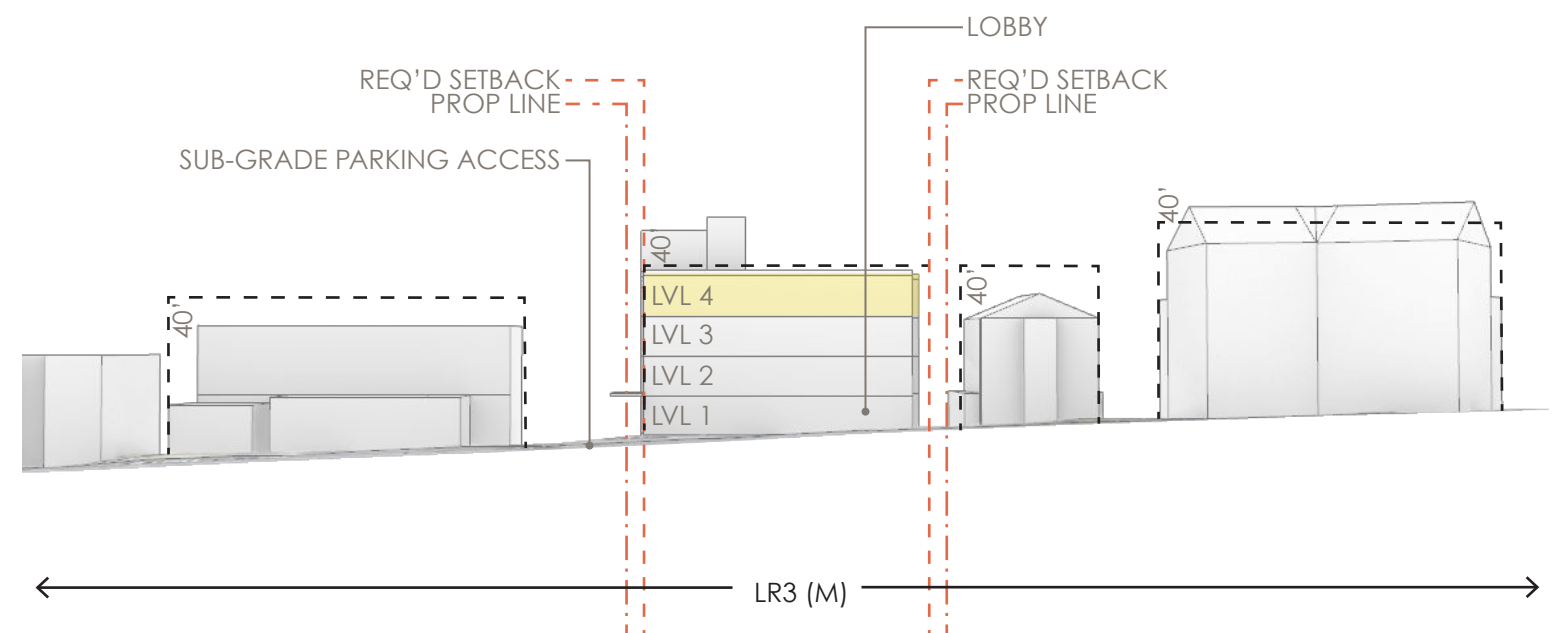
(A) Looking south from Dexter Ave North



(B) Looking north from Dexter Ave North



(C) West elevation (looking West from Westlake Ave North)



(D) East elevation (looking West from Dexter Ave North)

*Zoning envelope, not accounting for allowed height bonuses

overview

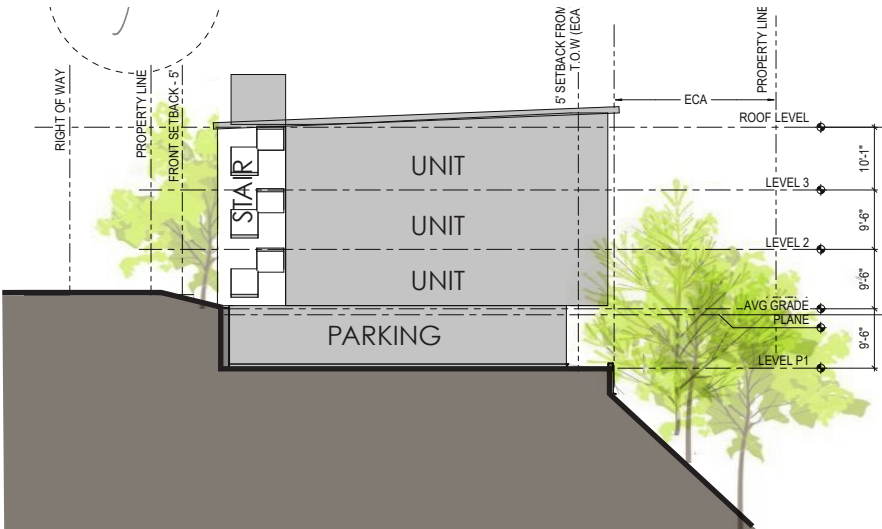
- 3 story multi-family (condos) w/ below-grade parking
- 6 units
- 11 parking spaces
- Max FAR = 14,410 sf
- FAR shown = 12,259 sf (85% of max FAR)
 - P1: 0 sf (below grade)
 - 1: 3,953 sf
 - 2: 3,953 sf
 - 3: 3,953 sf
 - Roof: 400 sf

opportunities

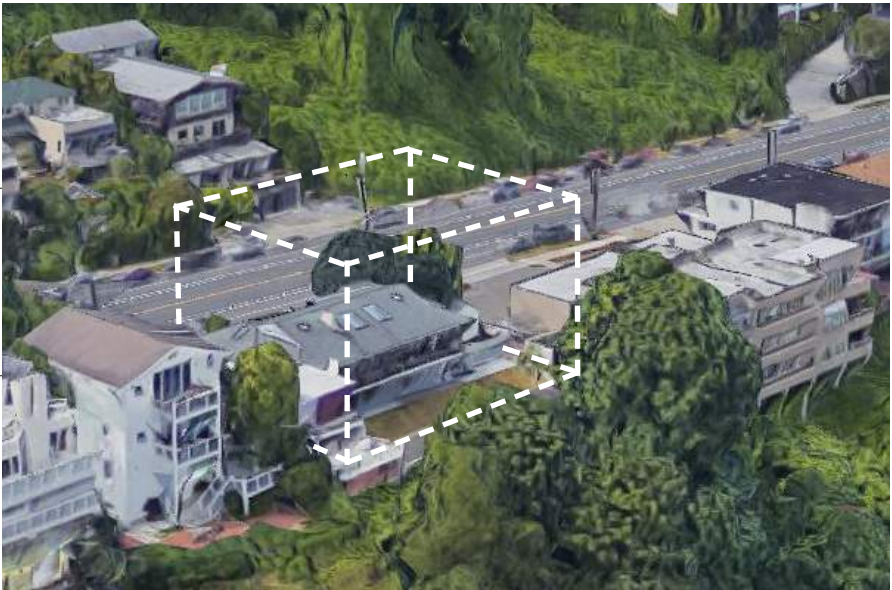
- building is code compliant
- exterior stair provides a dynamic “in-between” space
- carving out of mass provides for an interesting form

challenges

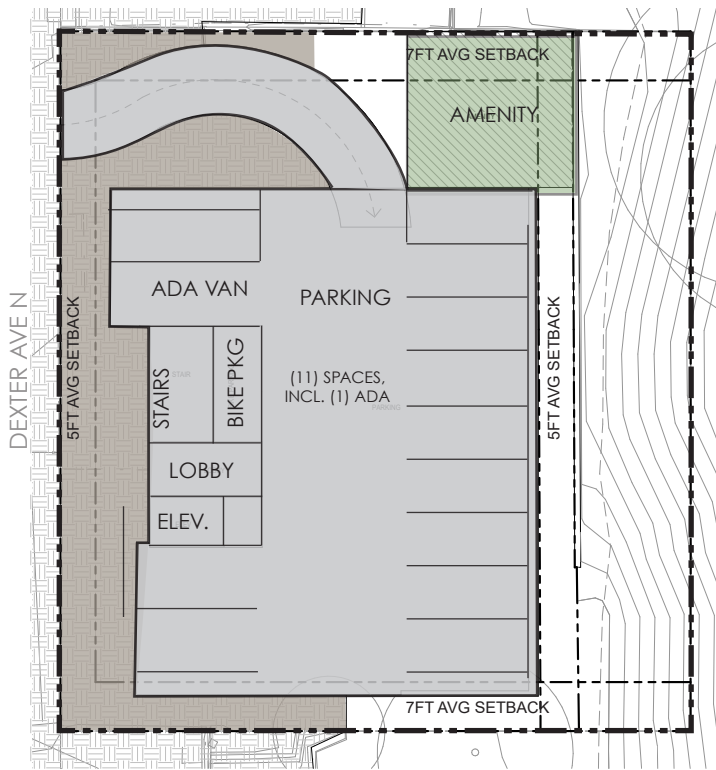
- main building entry at center means that the entry lobby is 18” below the adjacent sidewalk grade, requiring steps and a ramp for access



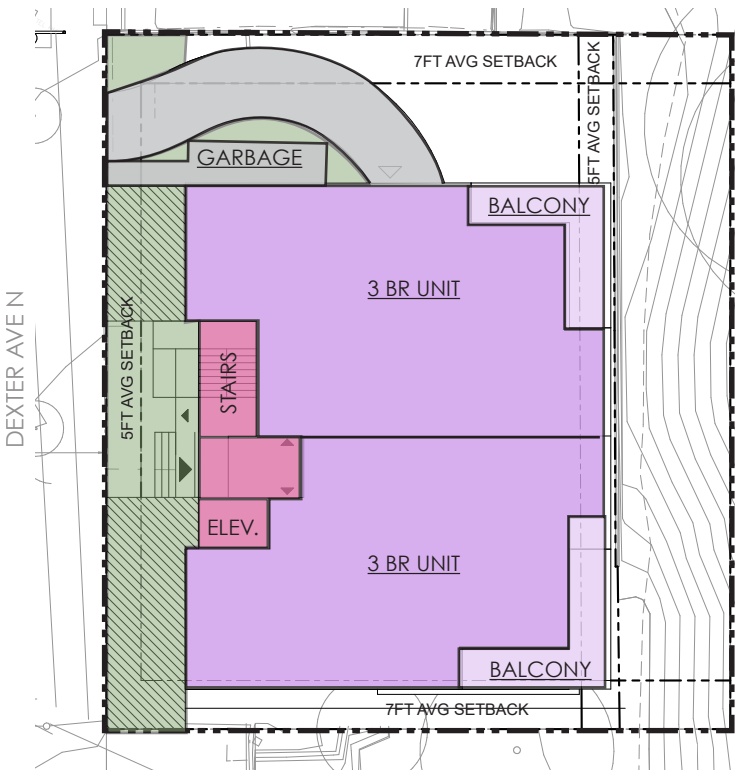
Conceptual section looking north



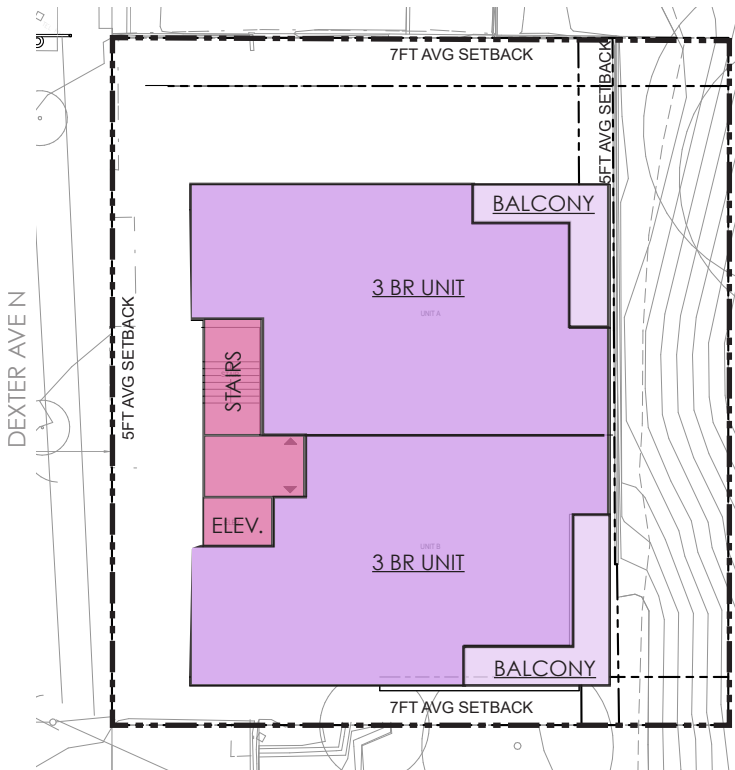
Max buildout for proposed site



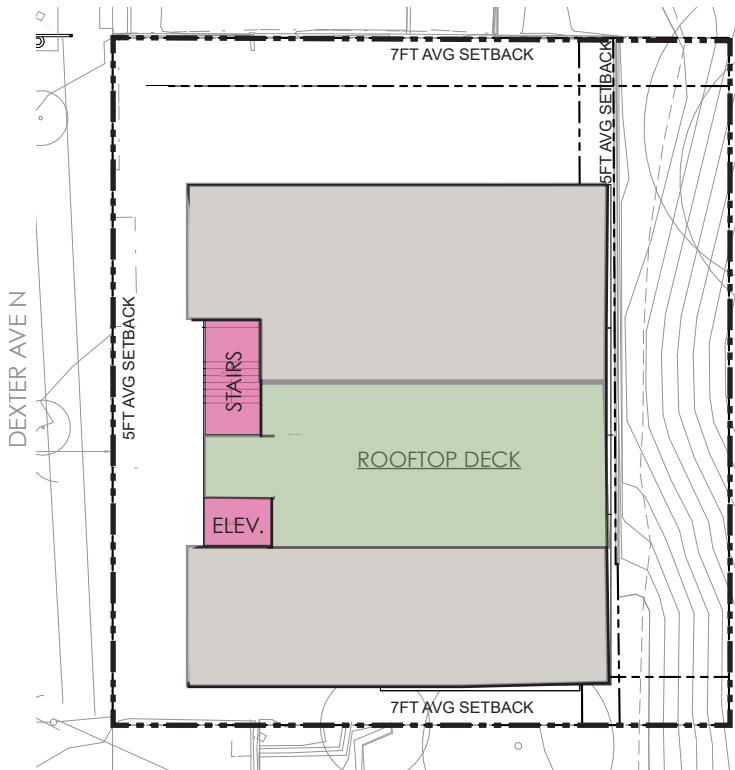
BASEMENT (SUBGRADE)



GROUND FLOOR

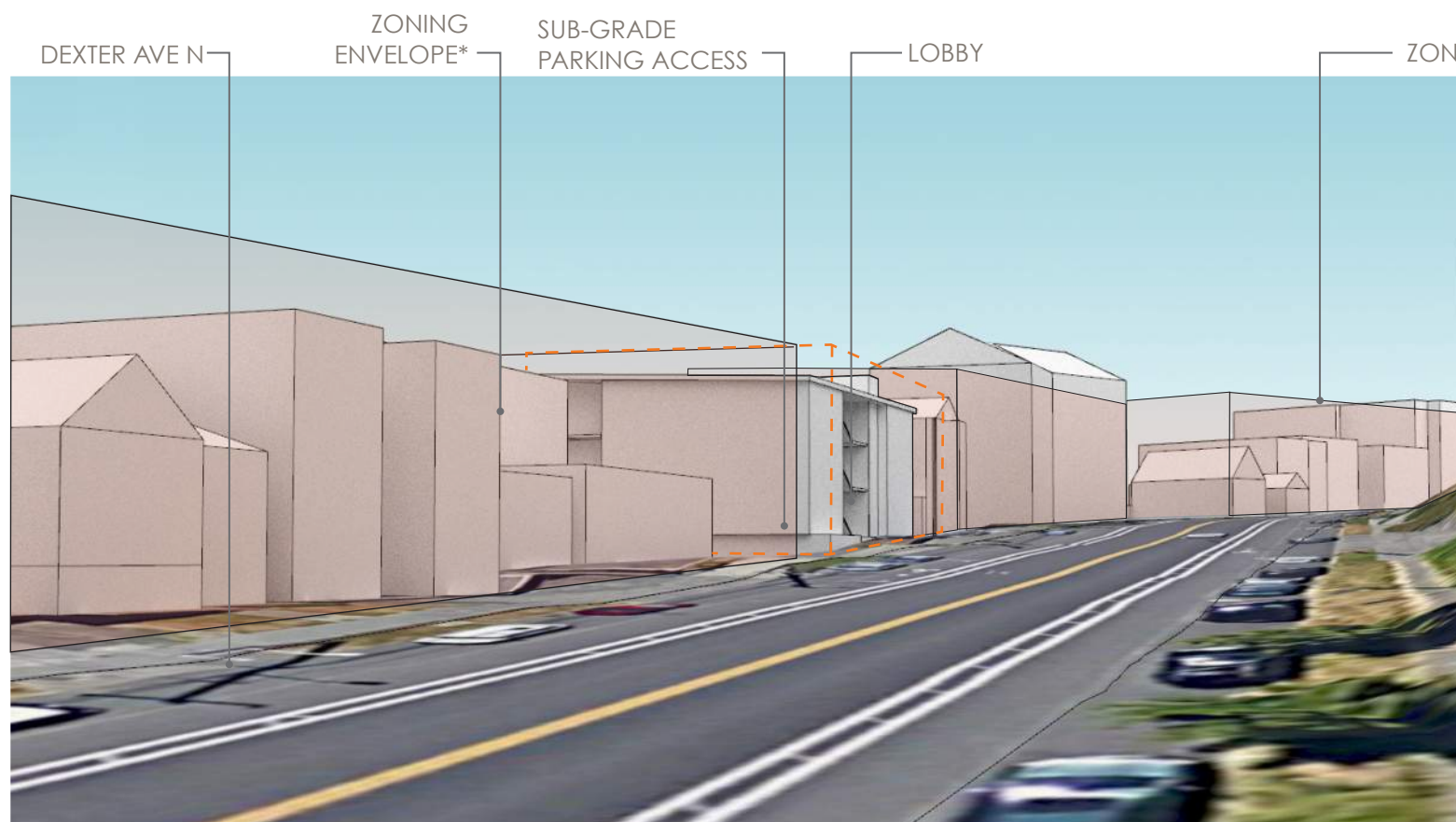


FLOORS 2-3

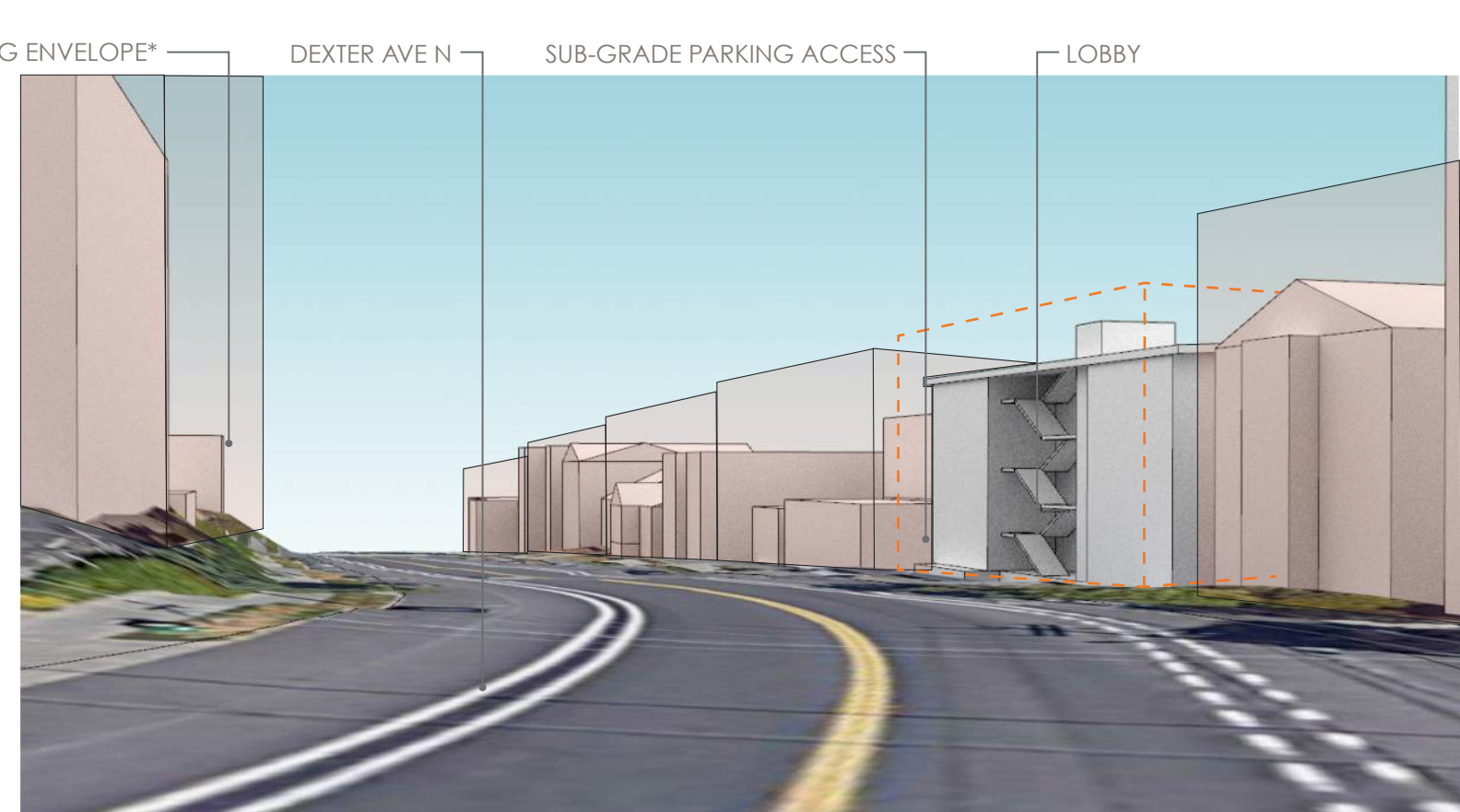


ROOFTOP

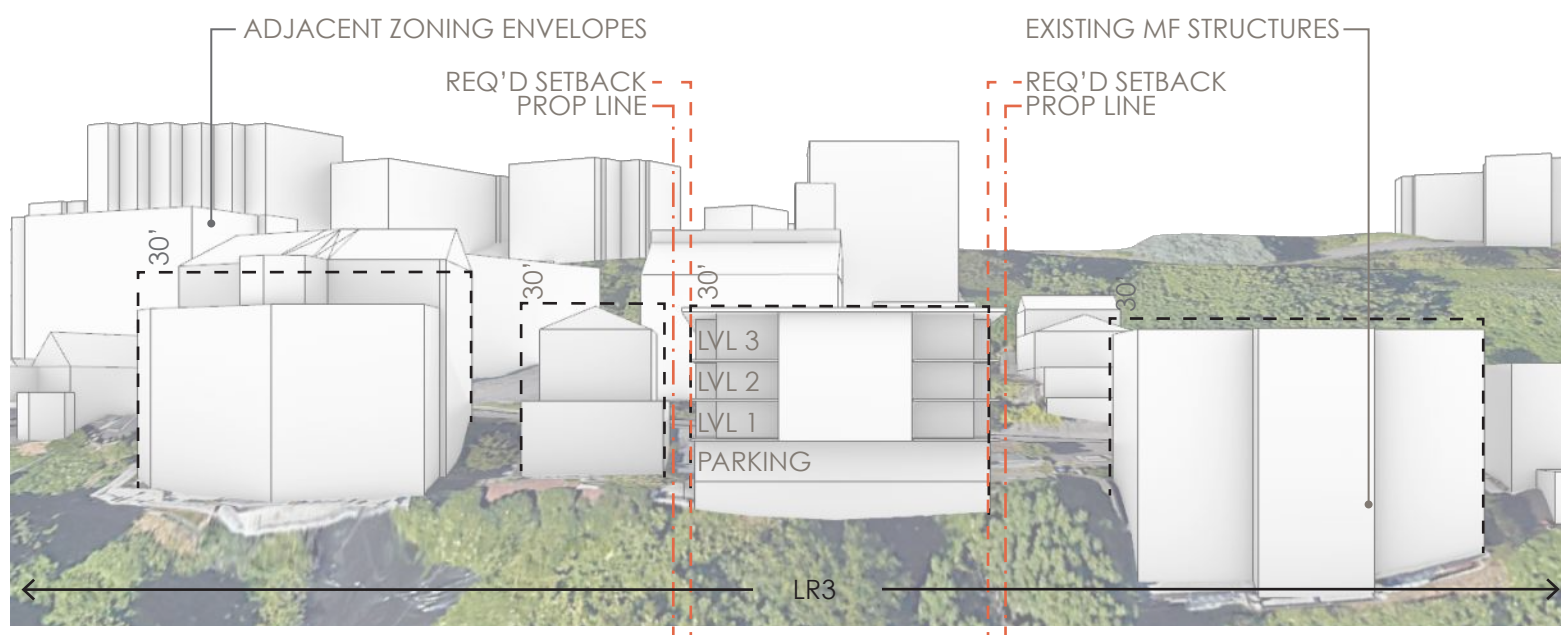
LOBBY AMENITY AREA RESIDENTIAL SUPPORT



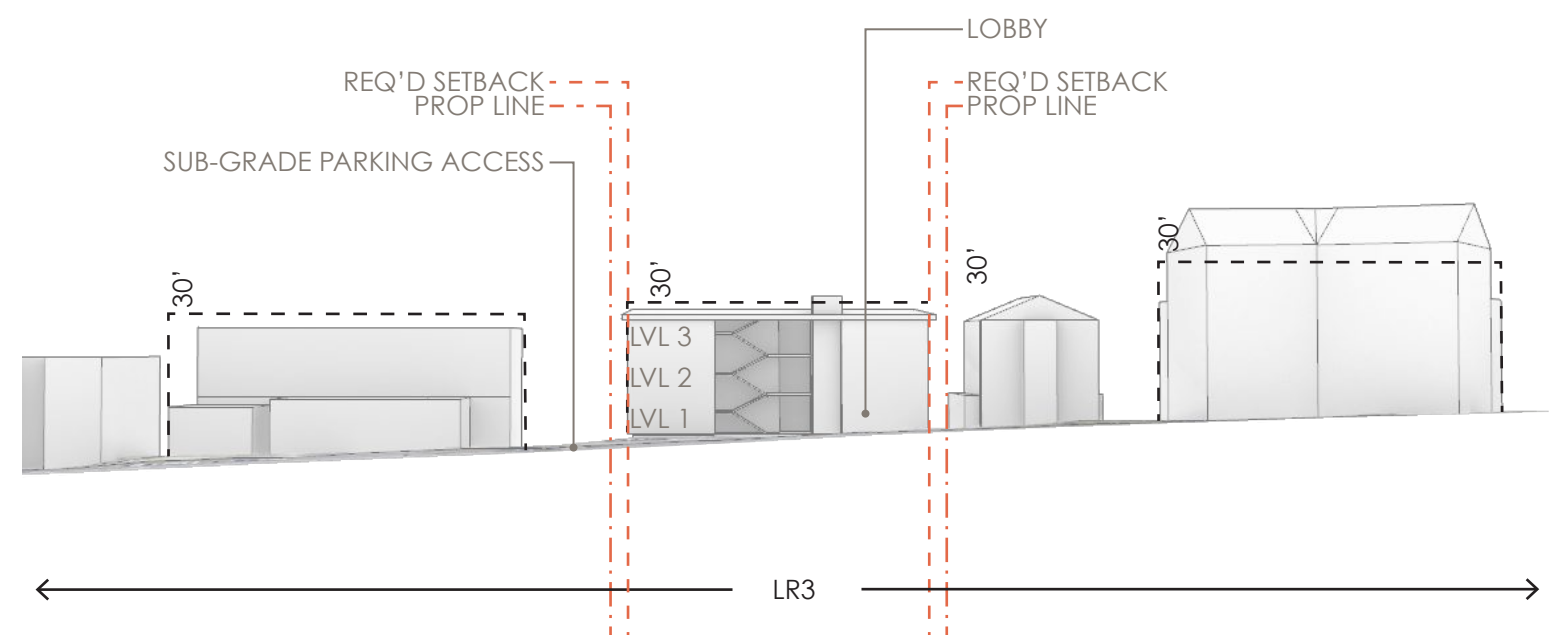
A Looking south from Dexter Ave North



B Looking north from Dexter Ave North

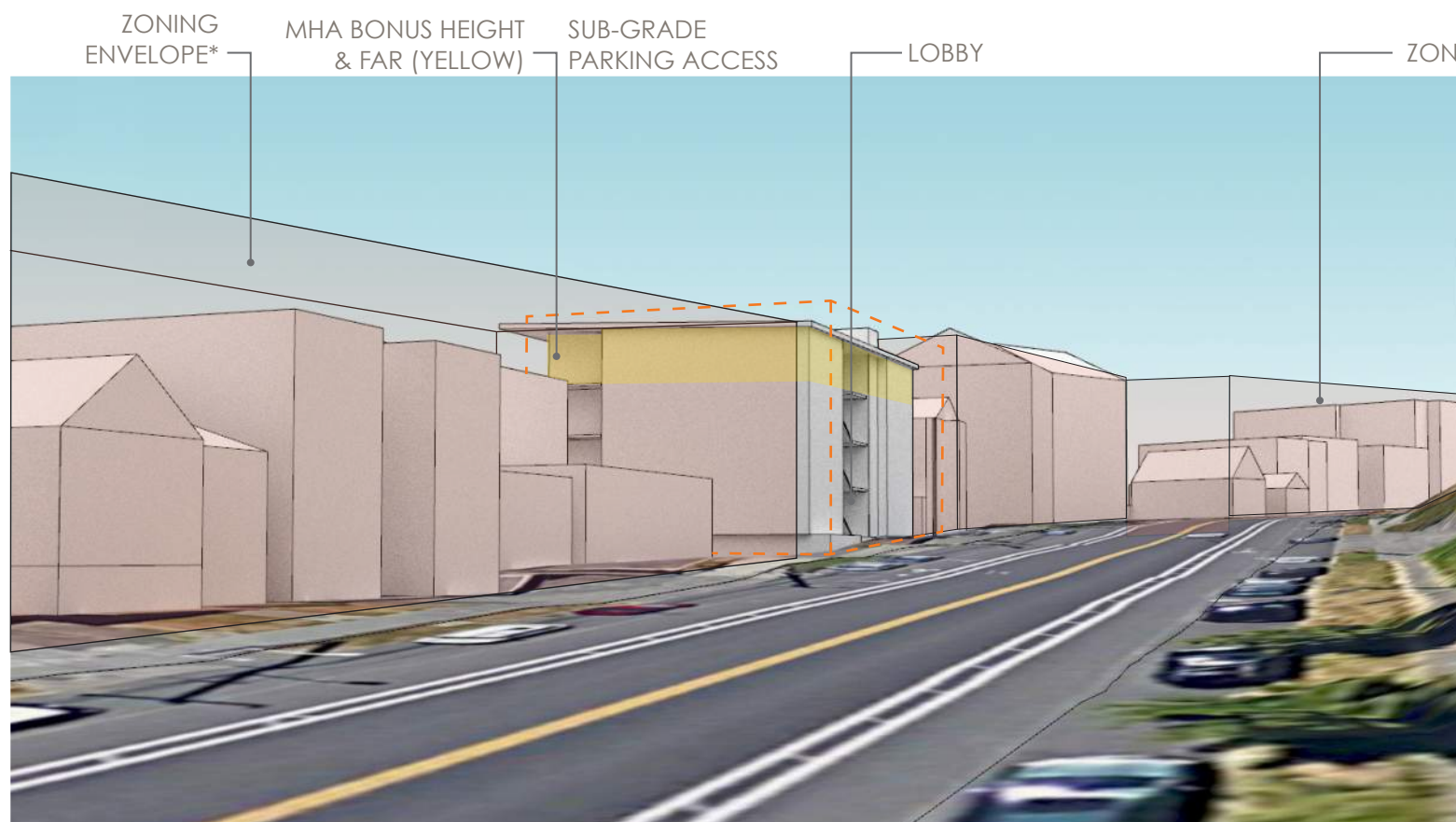


C West elevation (looking West from Westlake Ave North)

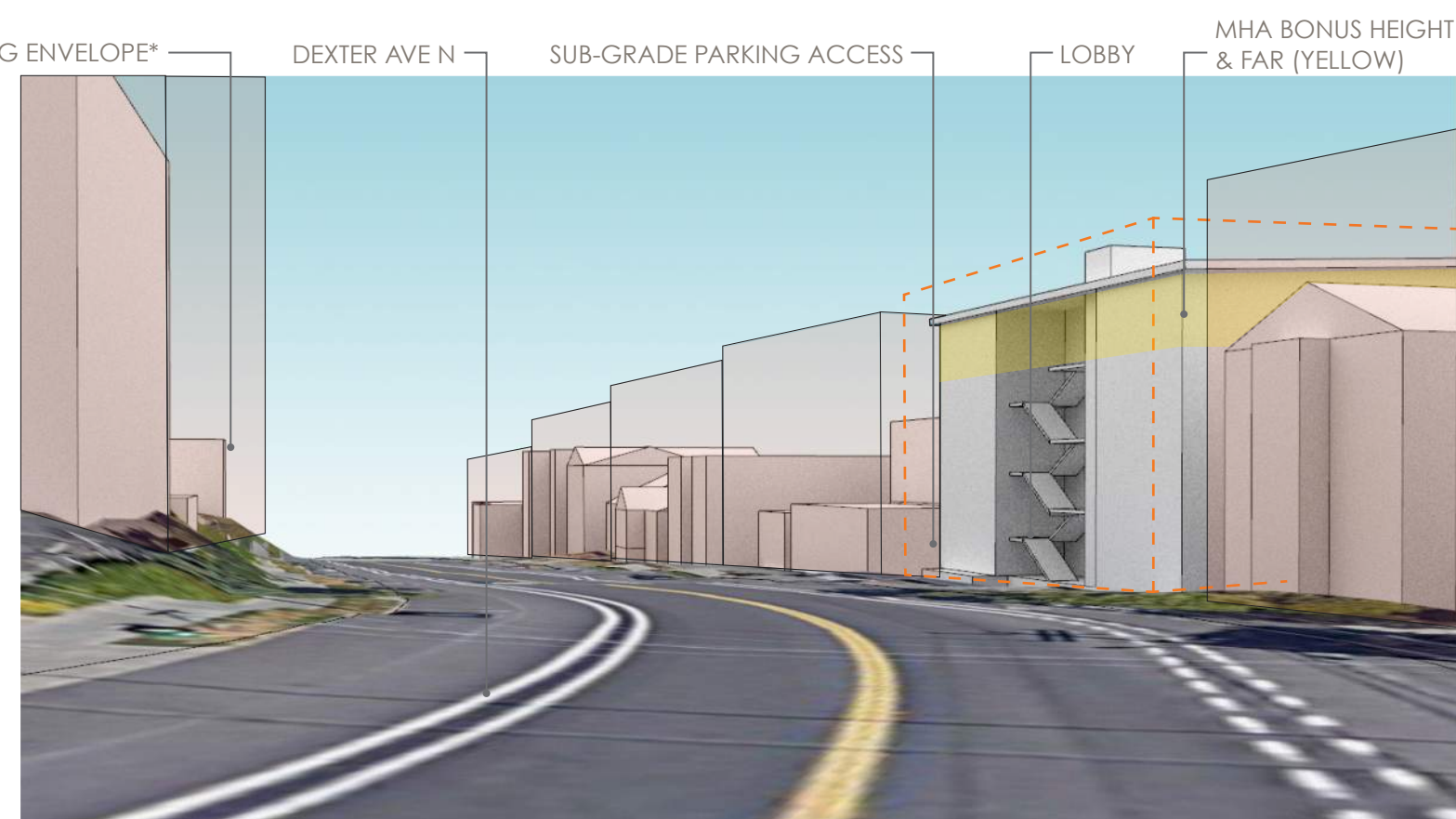


D East elevation (looking West from Dexter Ave North)

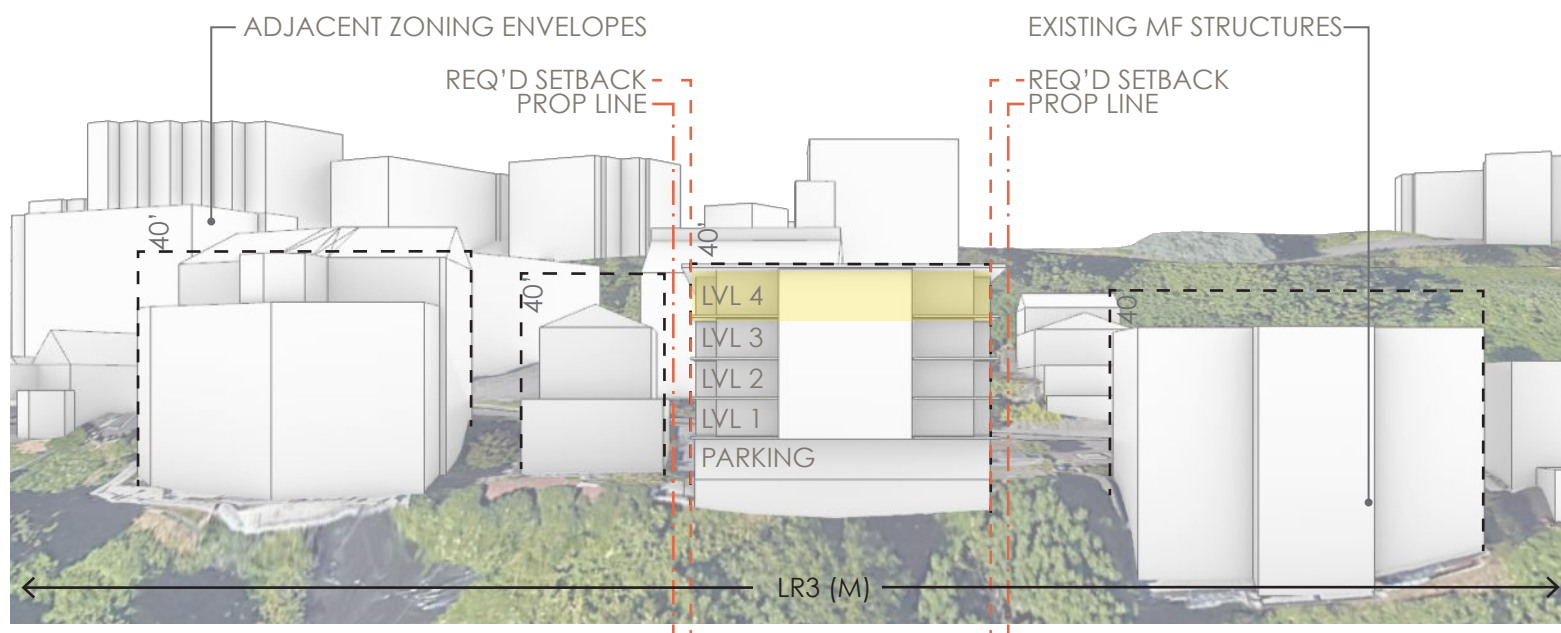
*Zoning envelope, not accounting for allowed height bonuses



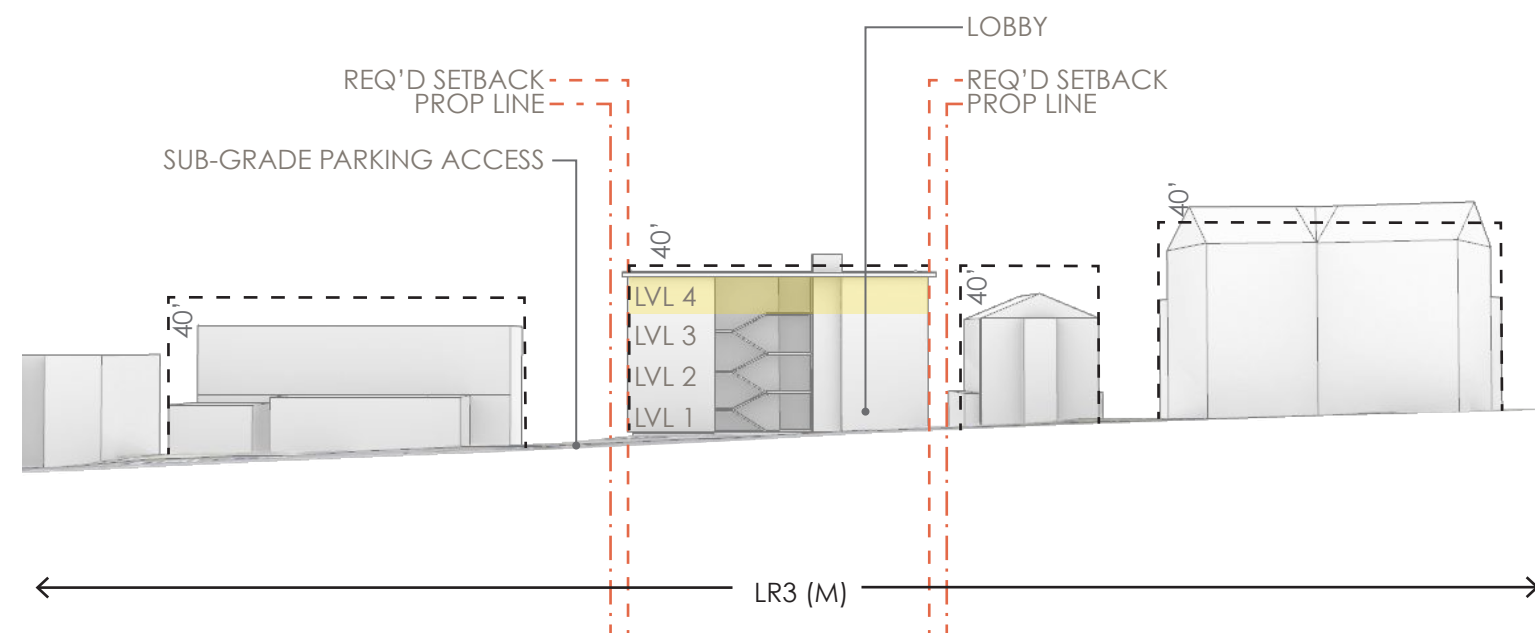
A Looking south from Dexter Ave North



B Looking north from Dexter Ave North



C West elevation (looking West from Westlake Ave North)



D East elevation (looking West from Dexter Ave North)

*Zoning envelope, not accounting for allowed height bonuses

OPEN + AIRY TO VIEW



apartment complex in Jaipur, Rajasthan, India

FENESTRATION IN BRICK



Anhalt renovation + addition, Seattle
PUBLIC47 Architects

TRADITIONAL STREET-
FACING FACADE



Bridge Square Building, Rochester
Passero Associates (Renovation)

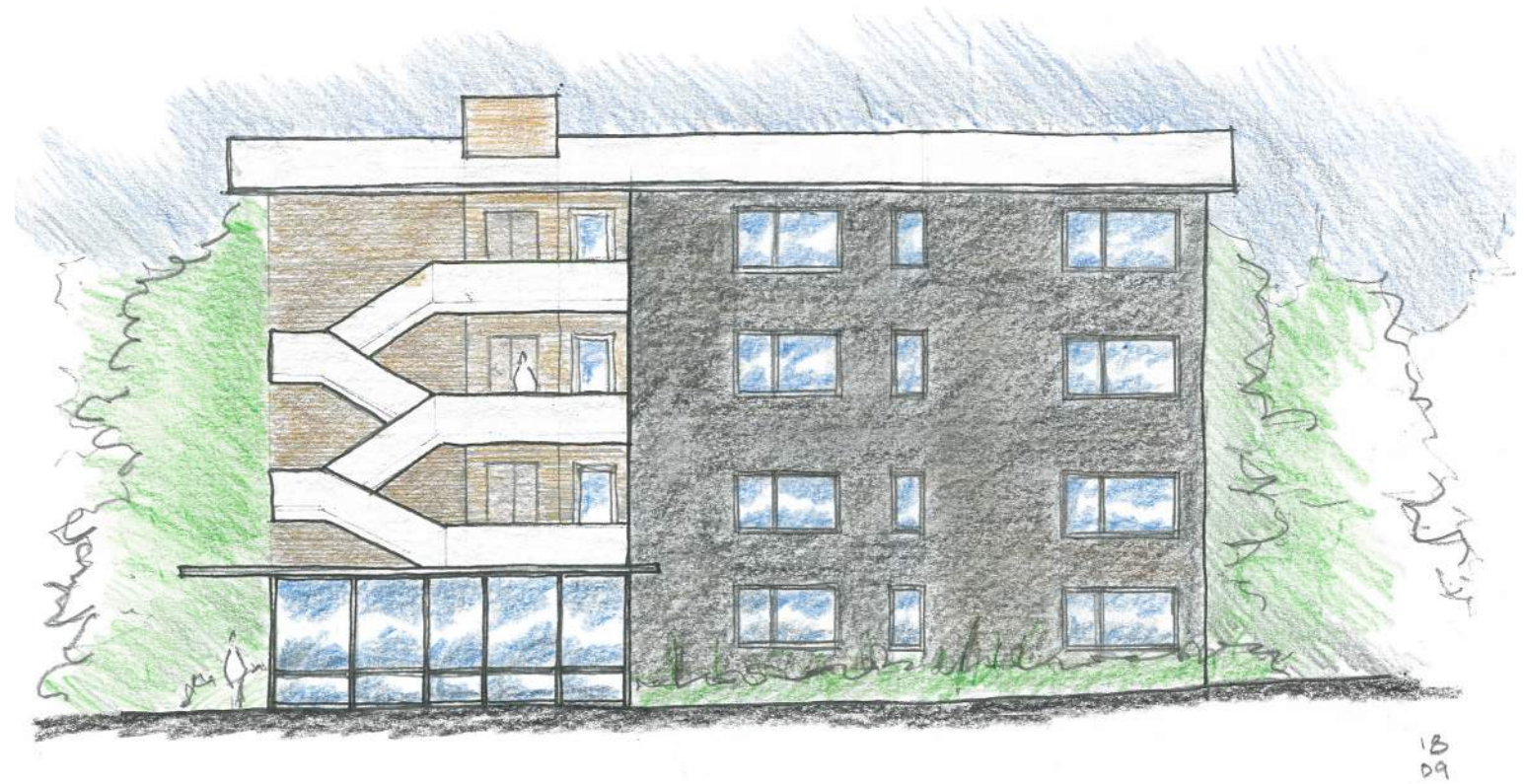
FEATURED EXTERIOR
CIRCULATION



Atrium multi-family project, Seattle
Johnston Architects



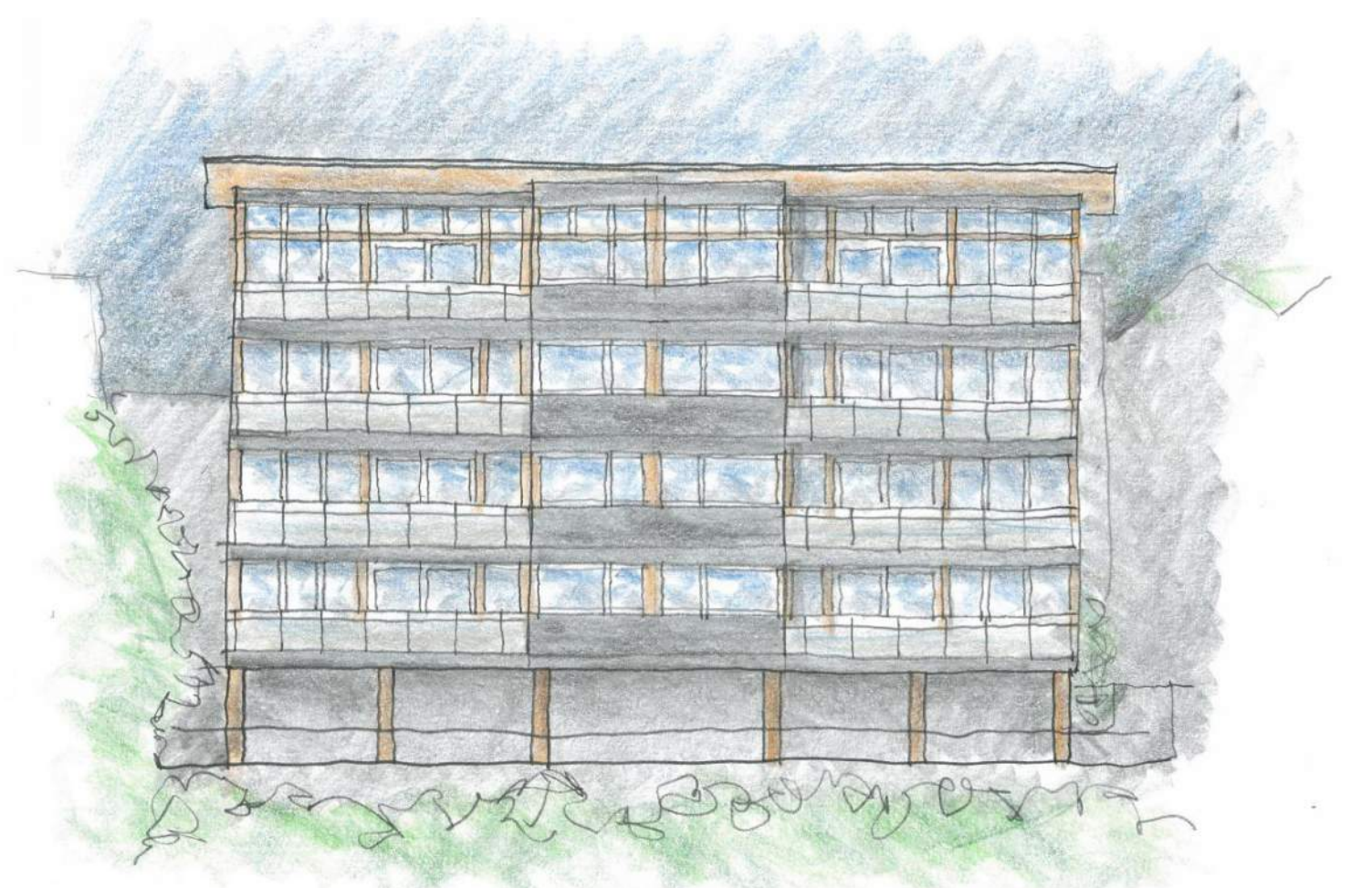
West elevation - Scheme A



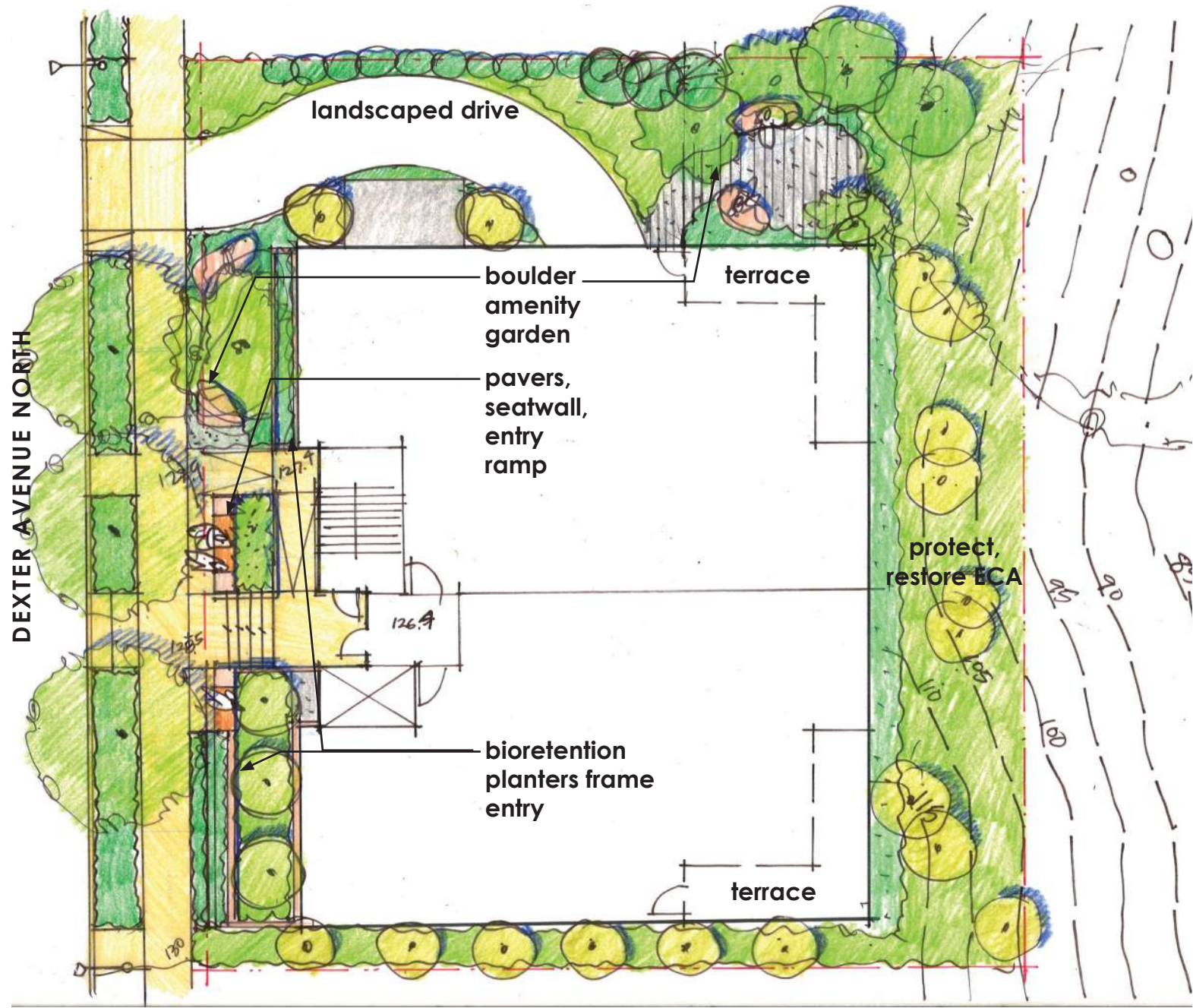
West elevation - Scheme B



West elevation - Scheme C



East elevation



1 0 16 ^ N



generous streetscape



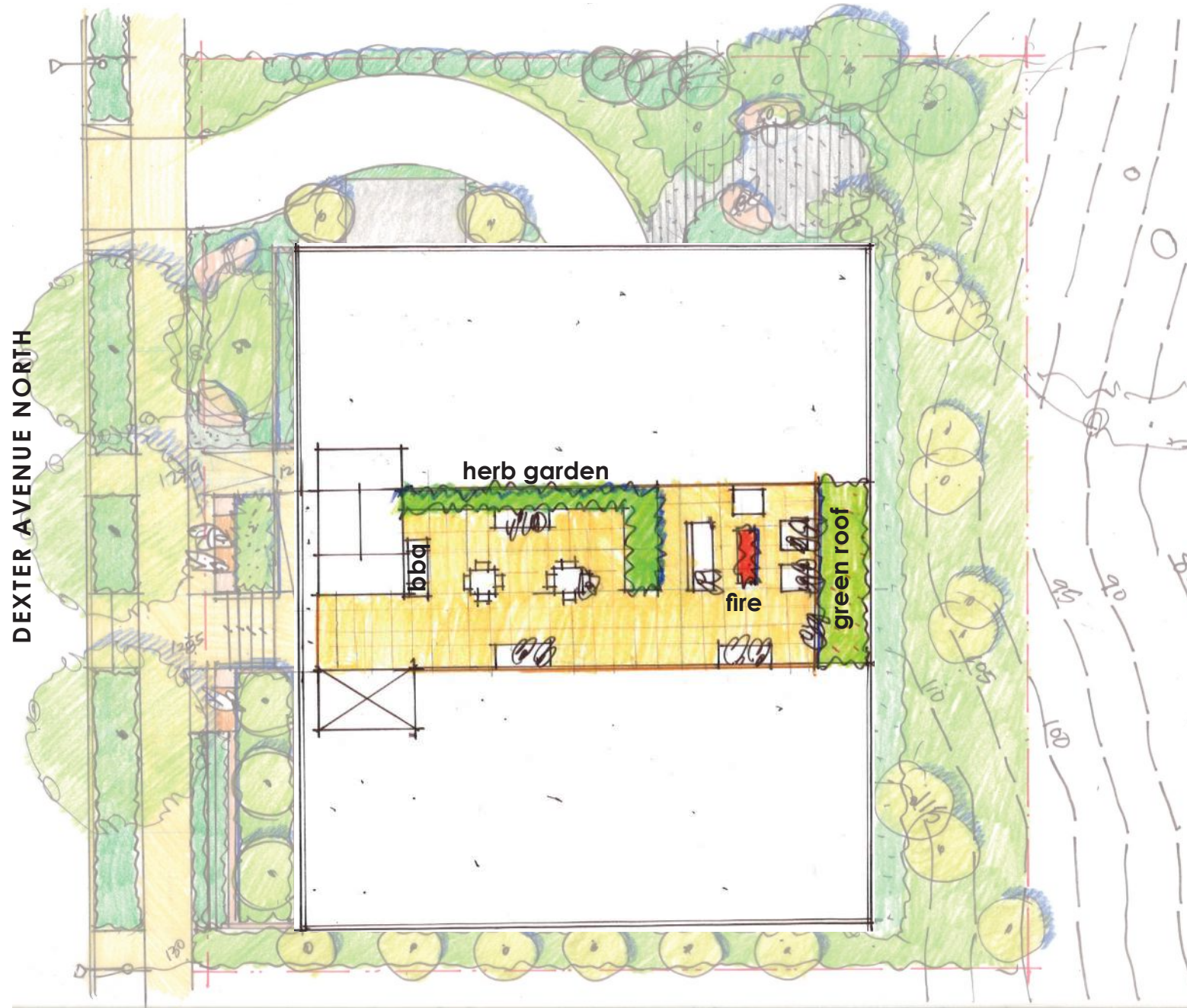
at grade bioretention planter



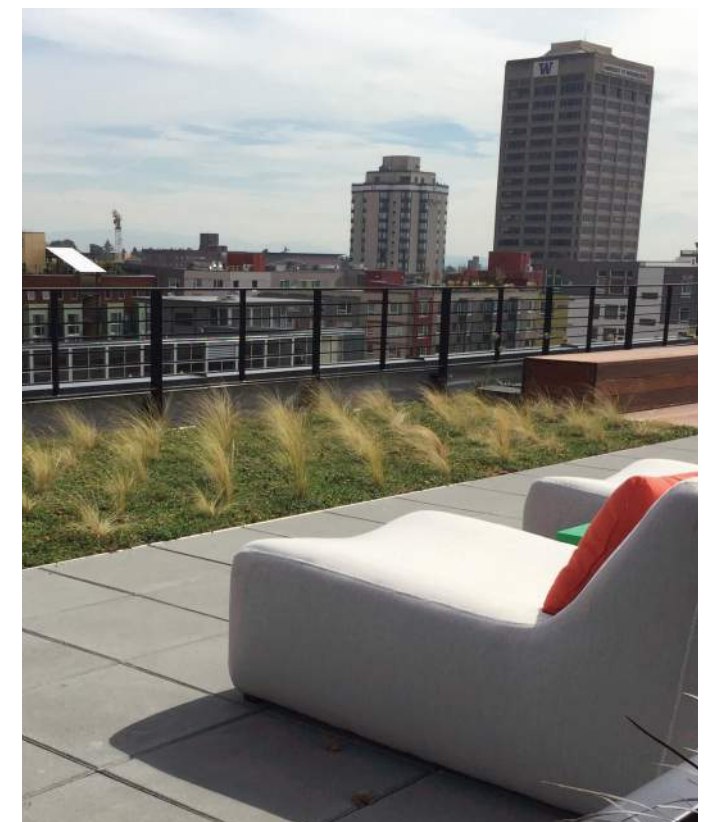
permeable pavers and seatwall



amenity garden



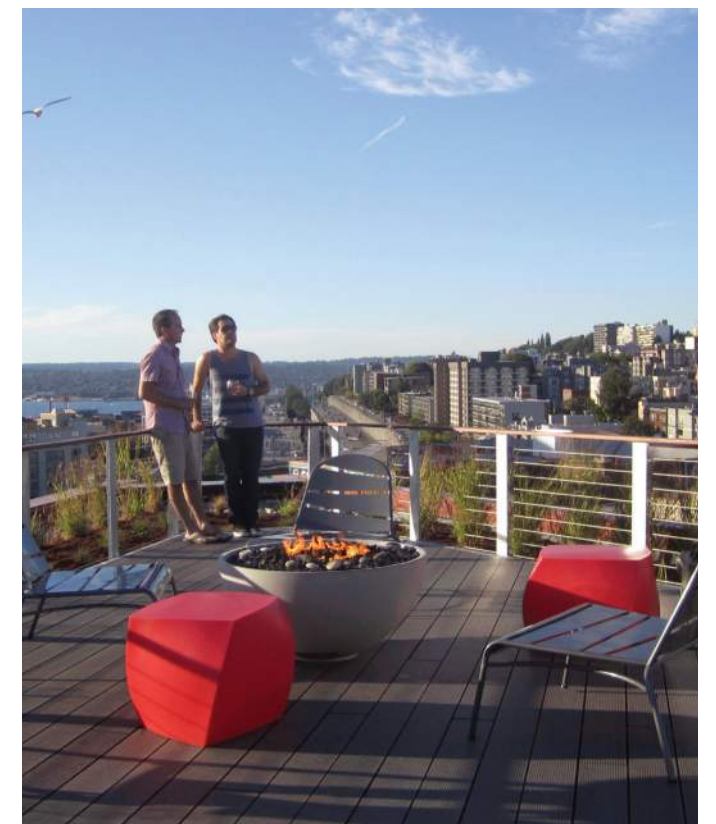
outdoor dining



green roof edge



herb garden



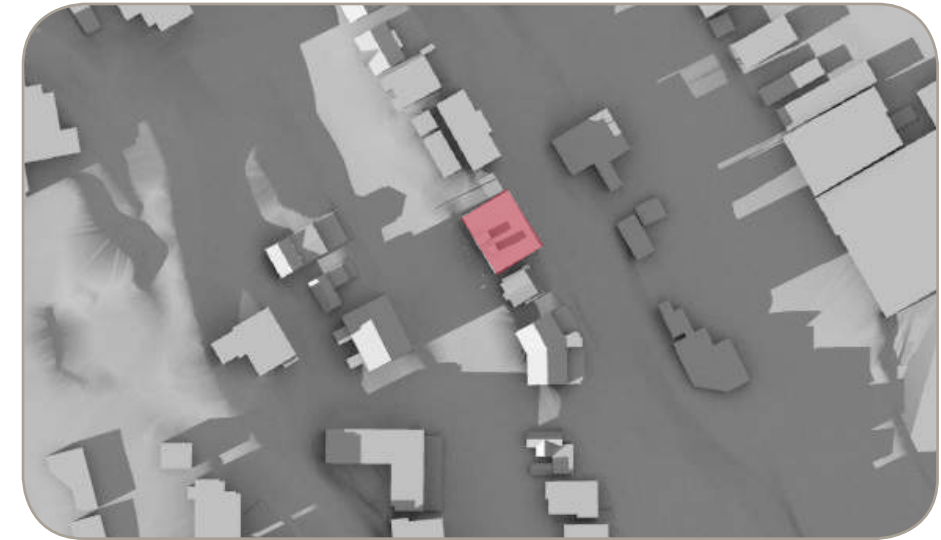
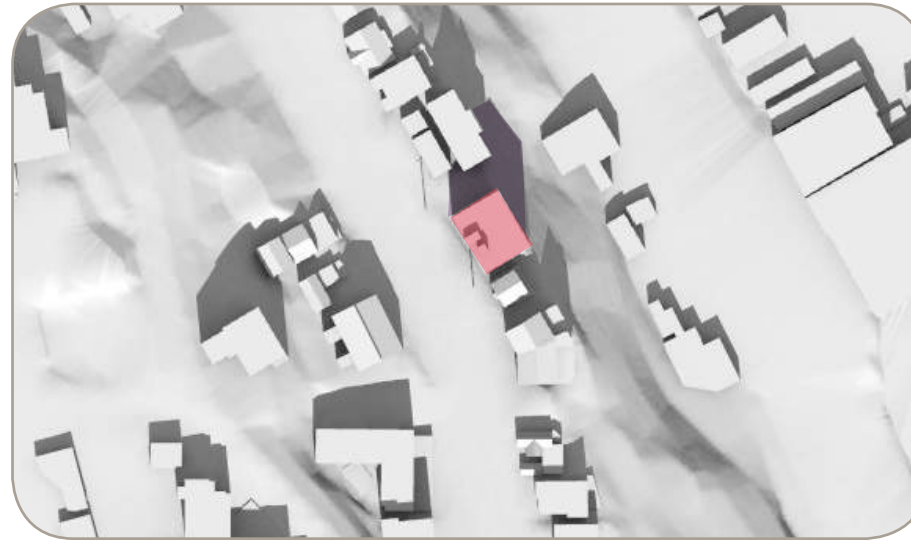
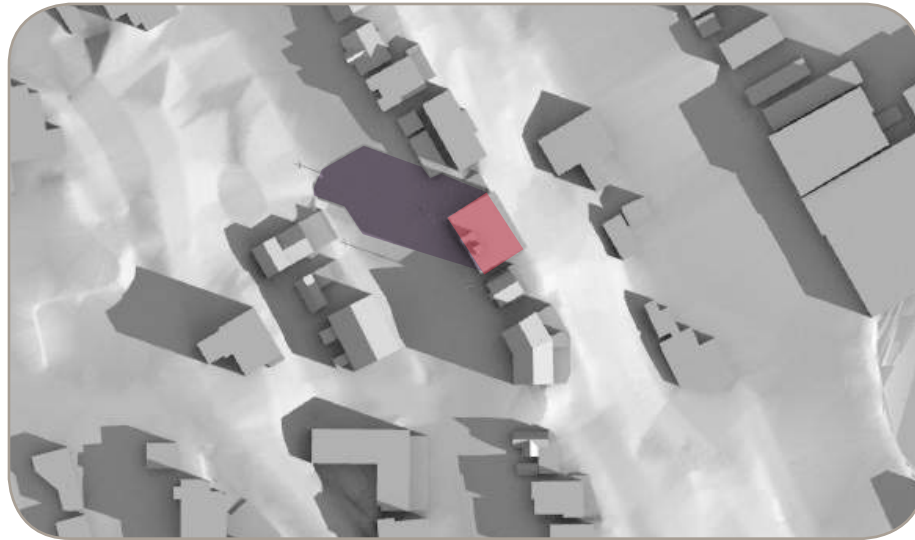
fire and fun and killer view

0 16 N



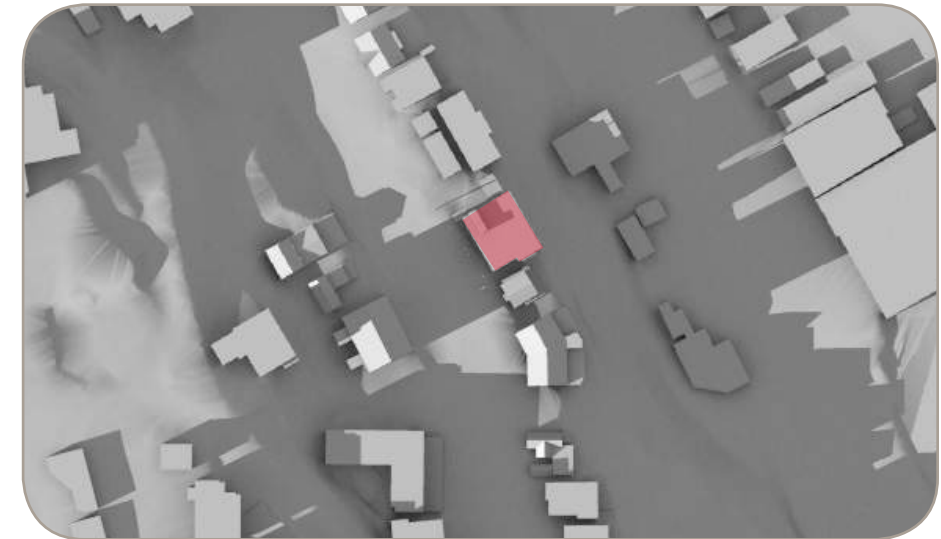
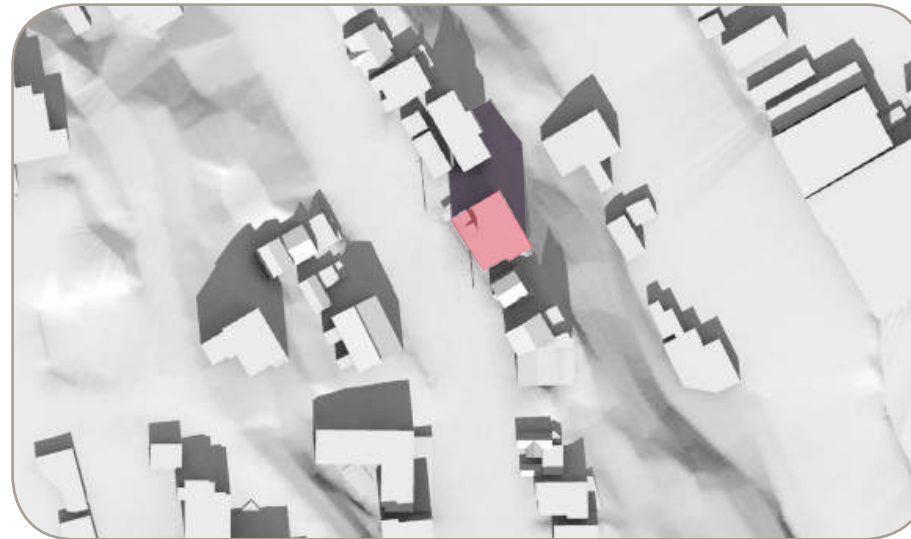
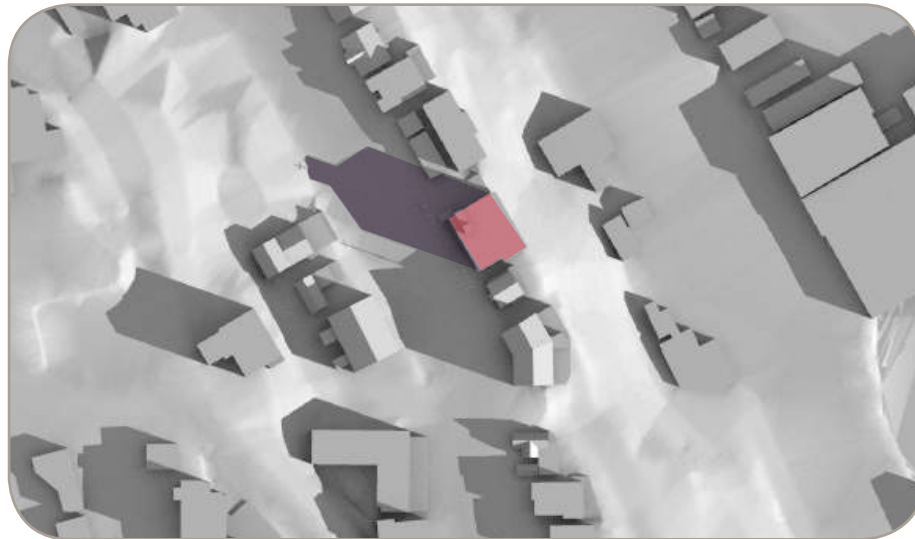
A

SCHEME A
STACKED



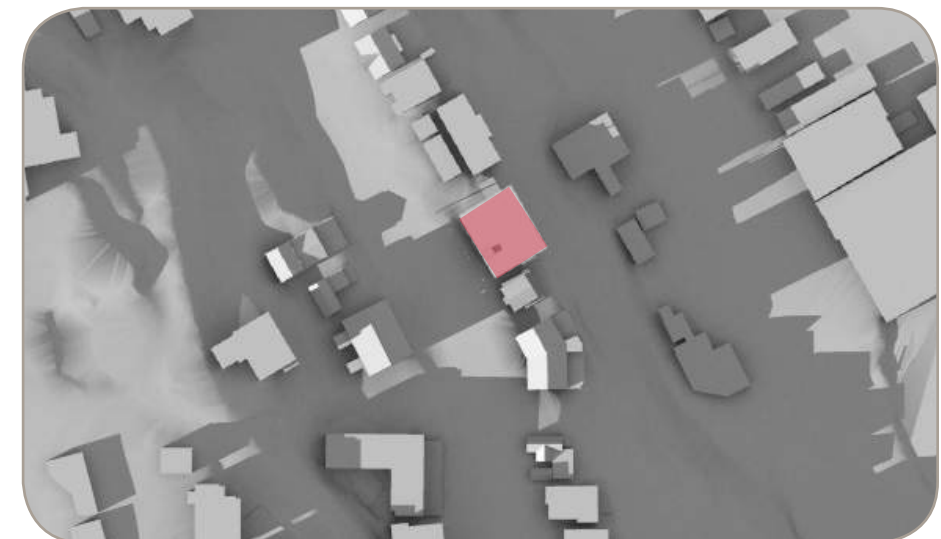
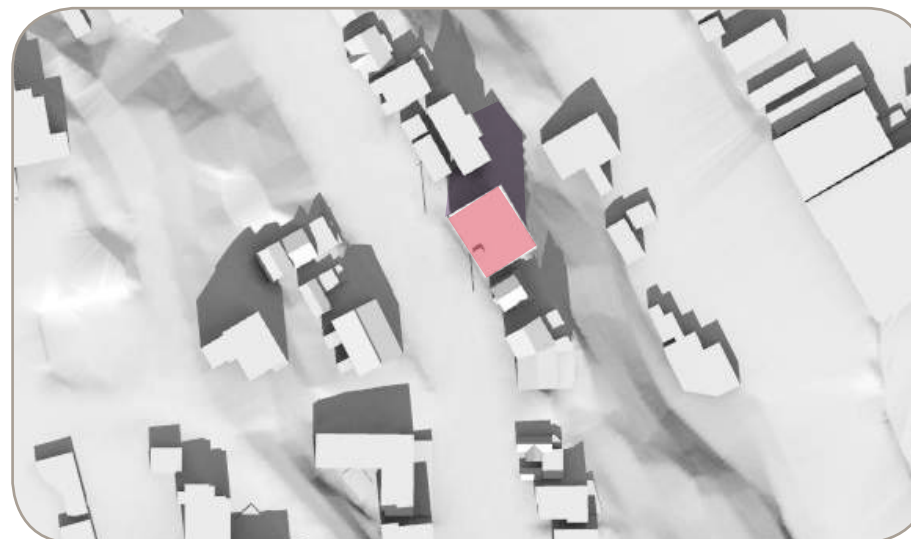
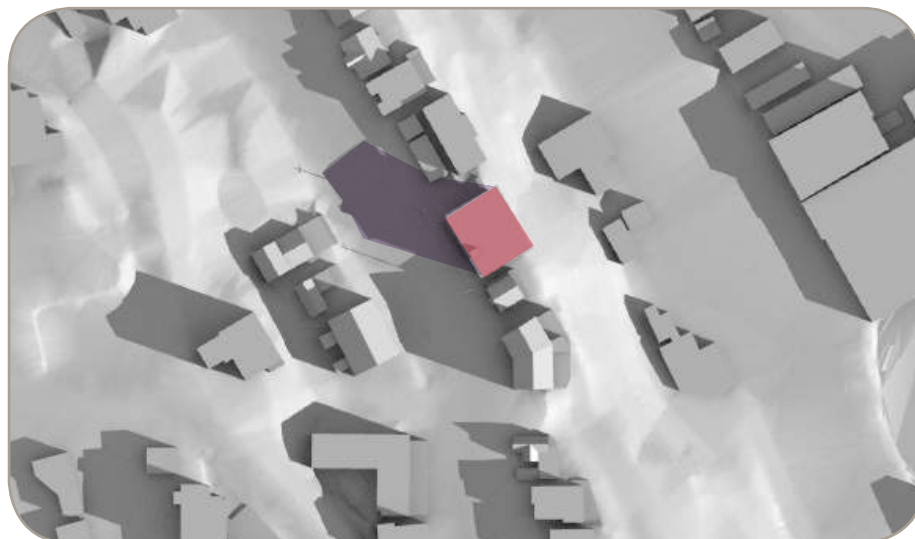
B

SCHEME B
OFFSET ENTRY



C

SCHEME C
CARVED
[preferred]





ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



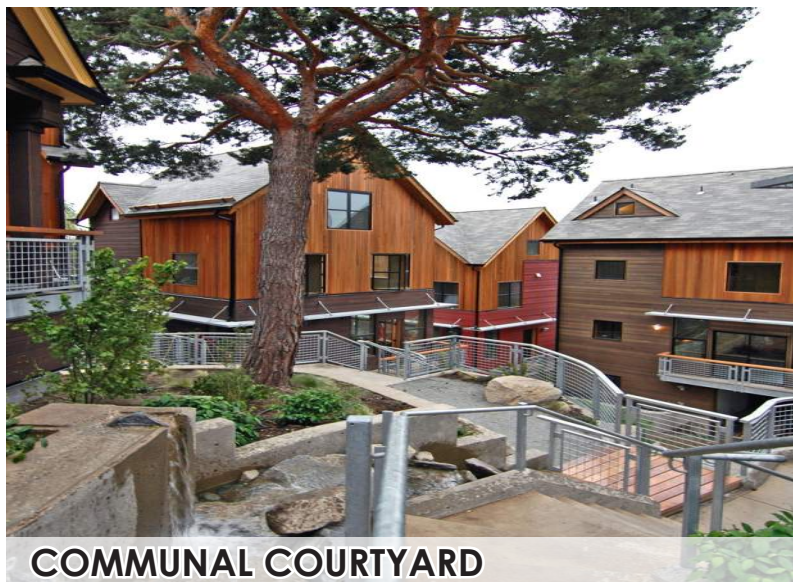
SECONDARY ARCHITECTURAL ELEMENTS



LIVABLE COMMUNAL SPACE



FENESTRATION / MATERIAL PATTERNING



COMMUNAL COURTYARD



STREET-LEVEL ENGAGEMENT



FINE-GRAIN ARCHITECTURAL DETAIL



ARTICULATION OF MASSING