

An aerial photograph of a city neighborhood, likely Seattle, showing a river, residential areas, and commercial buildings. A small rectangular area is highlighted in orange, labeled 'PROJECT SITE'.

EARLY DESIGN GUIDANCE

ADMINISTRATIVE DESIGN REVIEW

SDCI # #3032930-EG
2440 Dexter Avenue N
Seattle, WA 98109

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PROJECT SITE



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VICINITY MAP

EXISTING SITE

The project site consists of two parcels (APN 352890-0970, 352890-0980) on the eastern portion of Dexter Ave N at the intersection with Wheeler St. Immediately adjacent the site to the south are two condominium buildings, and to the east, across the alley, is a 4-unit residence. The subject parcels are a total of 12,878 SF and measure approximately 139' in the east-west direction and 91'-6" in the north-south direction. The site slopes downward from the southwest to the northeast with an approximate grade change in that direction of 7 feet. Existing grade is retained along Wheeler Street and the alley with a concrete retaining wall where the grade is as much as 15' lower than the site. Two triplex residences currently occupy the site and will be demolished.

ZONING AND OVERLAY DESIGNATION

The project parcels are zoned LR3, indicating that structures may go up to 30'-0" plus applicable height bonuses. The LR3 zoning continues to the north and south on both sides of Dexter Ave N for several blocks. Directly to the east, across the alley, the zoning drops to LR2.

The subject parcel is not within an overlay district but is confirmed to be in a Frequent Transit area and qualifies for a parking reduction. Parking is required to be provided for only half of the units.

DEVELOPMENT OBJECTIVES

This project proposes an increase in density proportionate to existing development in the area. The proposed townhouses will connect to Dexter but, to ameliorate noise and privacy concerns, will primarily focus on the creation of an internal micro-community with shared outdoor amenity space located between all units. Parking for each townhouse aims to be unobtrusive, located in an underground garage with vehicular access from the alley. Panoramic views of Lake Union will be captured from roof decks and strategic locations throughout the site.

NEIGHBORHOOD DEVELOPMENT

Dexter Ave N runs parallel to the west edge of Lake Union in the north-south direction from Denny Way at the south to Nickerson Street at the north. The neighborhood is situated between the lake and Upper Queen Anne but is relatively isolated from both by a series of greenbelts, roadways, and significant topography changes. Thus, the development along Dexter is largely residential in nature, comprised of housing in a variety of scales from single-family residences to large apartment and condominium buildings. Thomas C. Wales Park serves as a respite from the constant flow of traffic along Dexter and navigates the topography by connecting Dexter to Aurora Ave N where additional public transportation is available. Though east-west navigation is challenging, the site has ready access to Downtown Seattle, Fremont, Green Lake, and North Seattle.



SITE LOCATION

2440 & 2436 Dexter Ave N
Seattle, WA 98109

ZONING SUMMARY

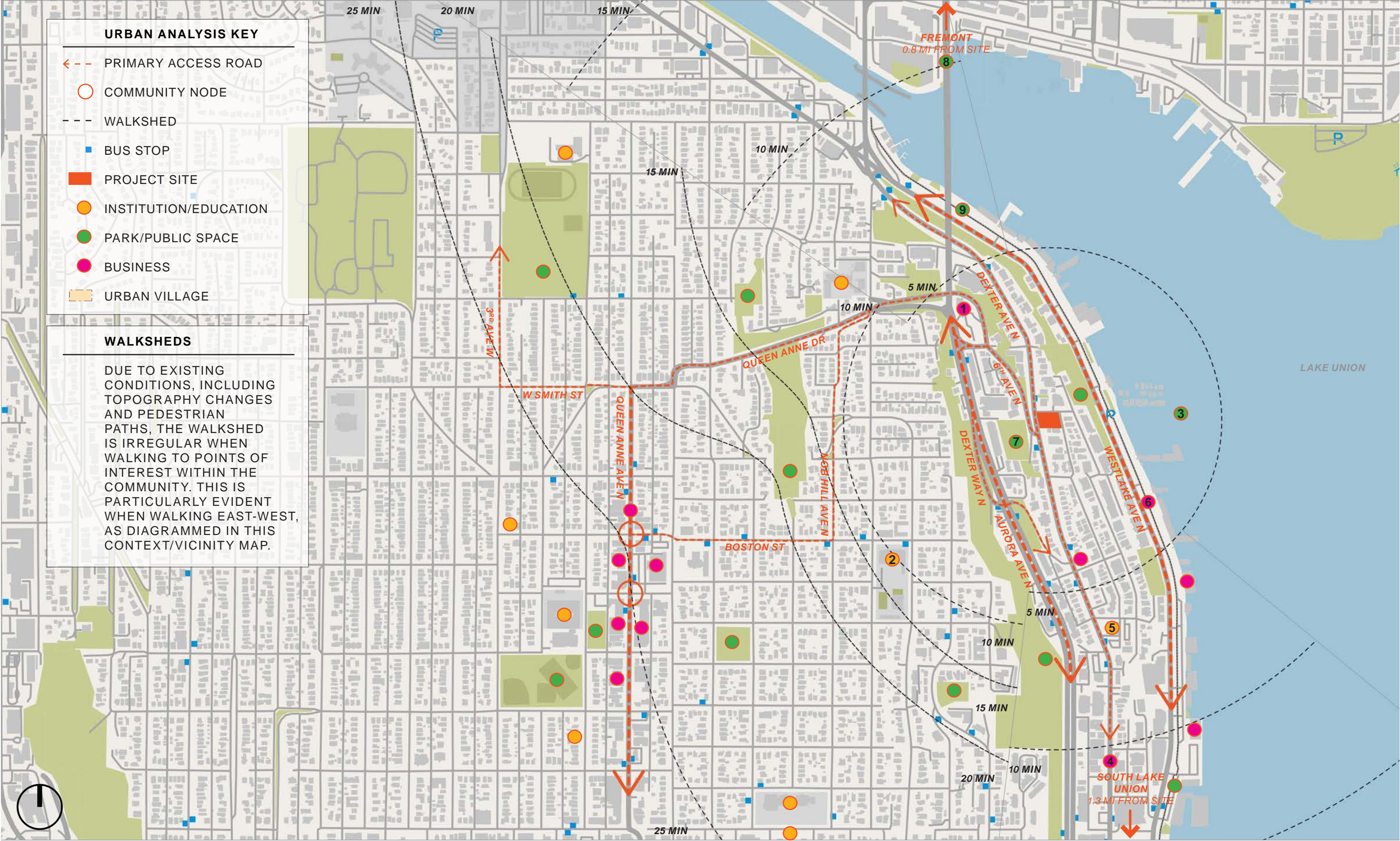
Zone: LR3
Overlay: None
Frequent Transit: Yes

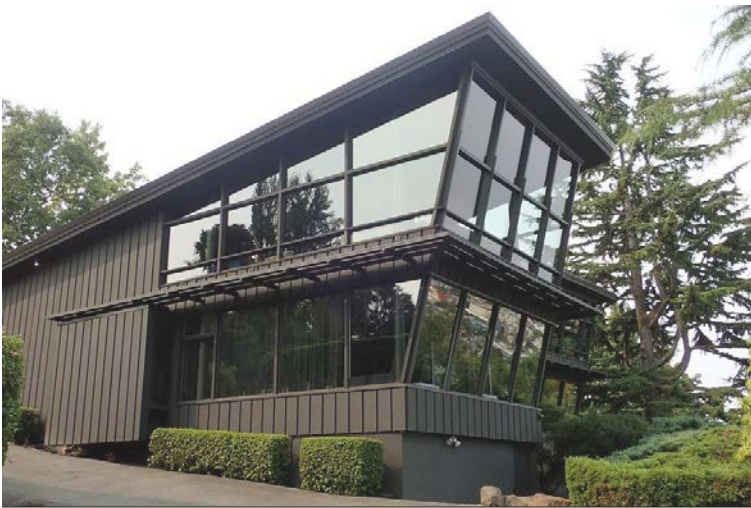
PROJECT PROGRAM

Site Area: 12,878 SF
Number of Residential Units: 15
Number of Parking Stalls: 15
Allowable FAR= 1.3, 16,741 SF
Approx. FAR= 16,700 SF
Approx. GSF Per Unit= 1,235 SF

DEPARTURES REQUESTED

None





1 LOCAL RESTAURANT - CANLIS



2 QUEEN ANNE ELEMENTARY SCHOOL



3 WEST LAKE UNION



4 DEXTER / SOUTH LAKE UNION CANYON



5 THE SWEDISH CLUB - CULTURAL CENTER



9 CHESHIAHUD LAKE UNION LOOP



6 LOCAL BUSINESSES ALONG LAKE UNION



7 THOMAS C. WALES PARK



8 FREMONT SUNDAY MARKET

COMMUNITY MEETING SUMMARY

Key Messages Relayed:

- Purpose of meeting is to inform neighbors about proposal and hear feedback which becomes a part of the official project record
 - This is the first of three meetings for design review board
 - Meeting 2 will be about massing, access, and design alternatives
 - Meeting 3 (if option approved at meeting #2) will be submittal of specific proposal
- Proposal is for 15 townhomes in LR3 zone (multi-family) within an area that provides frequent transit service
- No design specifics known at this time; more design concepts to come (3-4 months)
 - Looking at brick, natural wood, “Northwest contemporary” design element on exterior
 - Courtyard feature for residents
- 1-2 years until permits will be obtained, construction to take about 1 year; expected completion in 2021.
- Proposal is on 2 parcels (total area is close to 13,000 square feet) currently occupied with 2 brick buildings
- Looking at 3 story townhomes, ranging in square footage (1100, 1200, 1300 sf)
- All units will have 1 parking stall (exceeding city code requirement) in private garage.
- Project is “fee simple townhome” – not rental
- Project will have a “neighborhood association” to ensure maintenance of common areas. (e.g. landscaped courtyard)

FEEDBACK THEMES

Access to Project / Street Impacts

- Official designation of the alley? Records research confirms alley is designated as such.
- Garage access from alley
- Project will improve sidewalk on Wheeler Street
- Wheeler Street will be repaved
- Private stairway to units where possible
- One unit will receive elevator
- Will close curb cut on Wheeler and Dexter which will add back street parking
- Bike parking is contained within project
- Trash room will be on-site, not in public right of way. Lock provided to City for access to trash room. No dumpsters on street.

Construction Impacts

- Will there be sewer or water work? Yes, City of Seattle requiring new water main extension on Wheeler St. Units will be served by sewer from Dexter to Wheeler.
- Will there be street closures? Equipment will likely be trucked in/out daily. Contractors will park off-site (not on neighborhood streets)
- What will happen to existing retaining walls? Will be removed and replaced

Building Features

- Roof-top decks? Yes
- Balconies? Possibly on certain units
- Fireplaces? Not likely
- Living/Dining/Kitchen likely on 2nd floor units facing Dexter

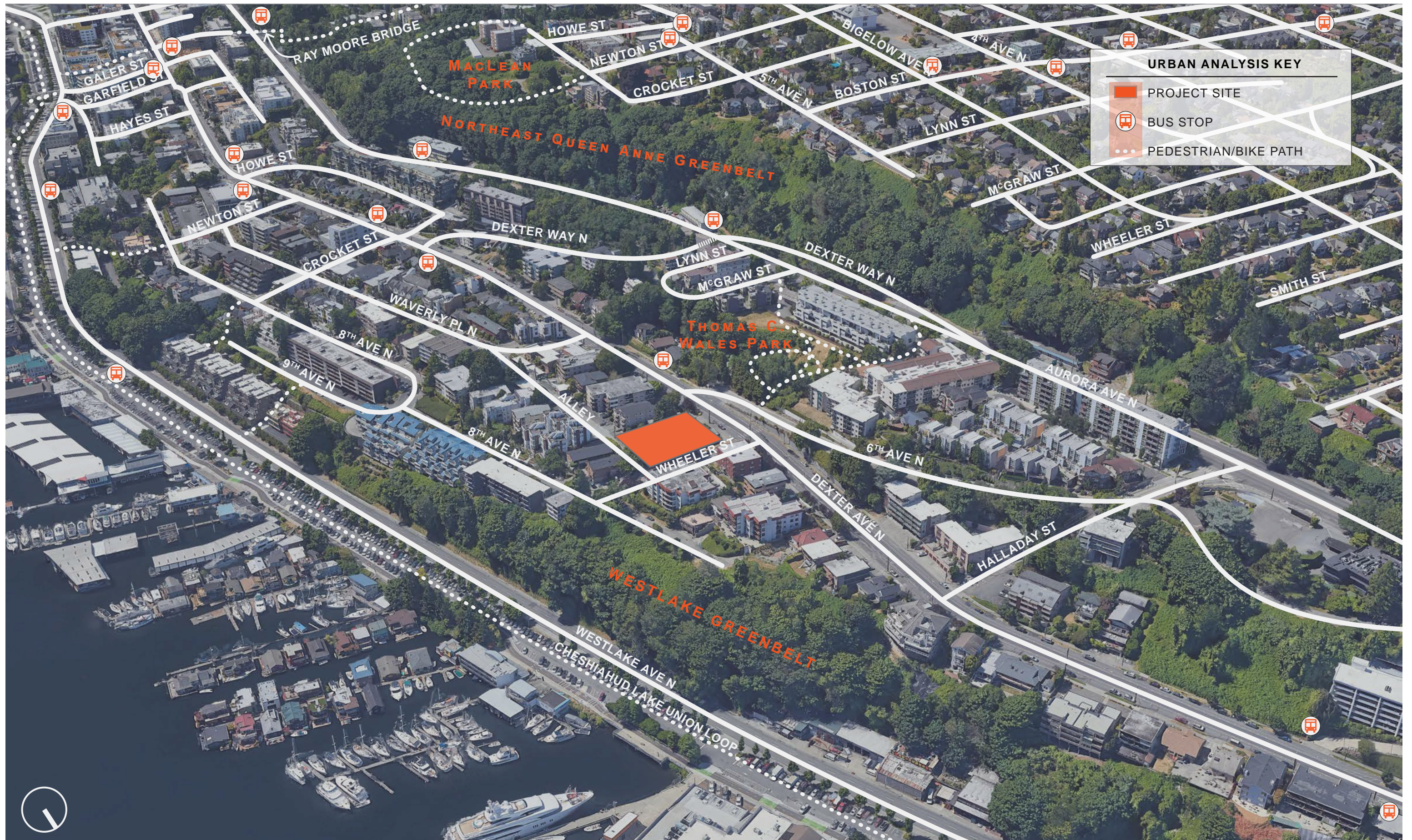
Notifications to Neighbors

- Expectation of being notified prior to start of work. Advised contractor will do neighborhood outreach.
- Expectation of being notified of meetings 2 and 3

RESPONSE TO FEEDBACK

Much of the feedback revolved around right-of-way improvements, parking and site access, construction impacts, and future notification of work. These items are largely out of the purview of design review. Items that are being addressed by the proposal are:

- Restoration of curb cuts along Dexter and Wheeler
- Underground parking with access from the alley



ADDRESSES: 2436 & 2440 Dexter Avenue N
PARCEL #: 3528900970, 3528900980
ZONING: LR3
OVERLAYS: None
SITE AREA: 12,878 SF

23.45.504 PERMITTED USES

Permitted outright: Residential

23.45.514 STRUCTURE HEIGHT

Zoning: LR3
Allowed Maximum Base Height:
4'-0" for a structure in LR3 zones including a story that is partially below-grade
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.)
10'-0" additional allowed for stair penthouses:

LR3
30'-0"
34'-0"
38'-0"
44'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 FLOOR AREA RATIO

Maximum FAR: 1.3 (16,741 SF)

23.45.518 SETBACKS REQUIREMENTS

Front Setback: 7'-0" average/5'-0" minimum
Rear Setback: 7'-0" average/5'-0" minimum
Side Setback for Facades <40' in length: 5'-0"
Side Setback for Facades ≥ 40' in length: 7'-0" average/5'-0" minimum

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .6 or greater, per Section 23.86.019, is required for any lot within an LR zone if construction of one or more new dwelling units is proposed.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.45.522 AMENITY AREA

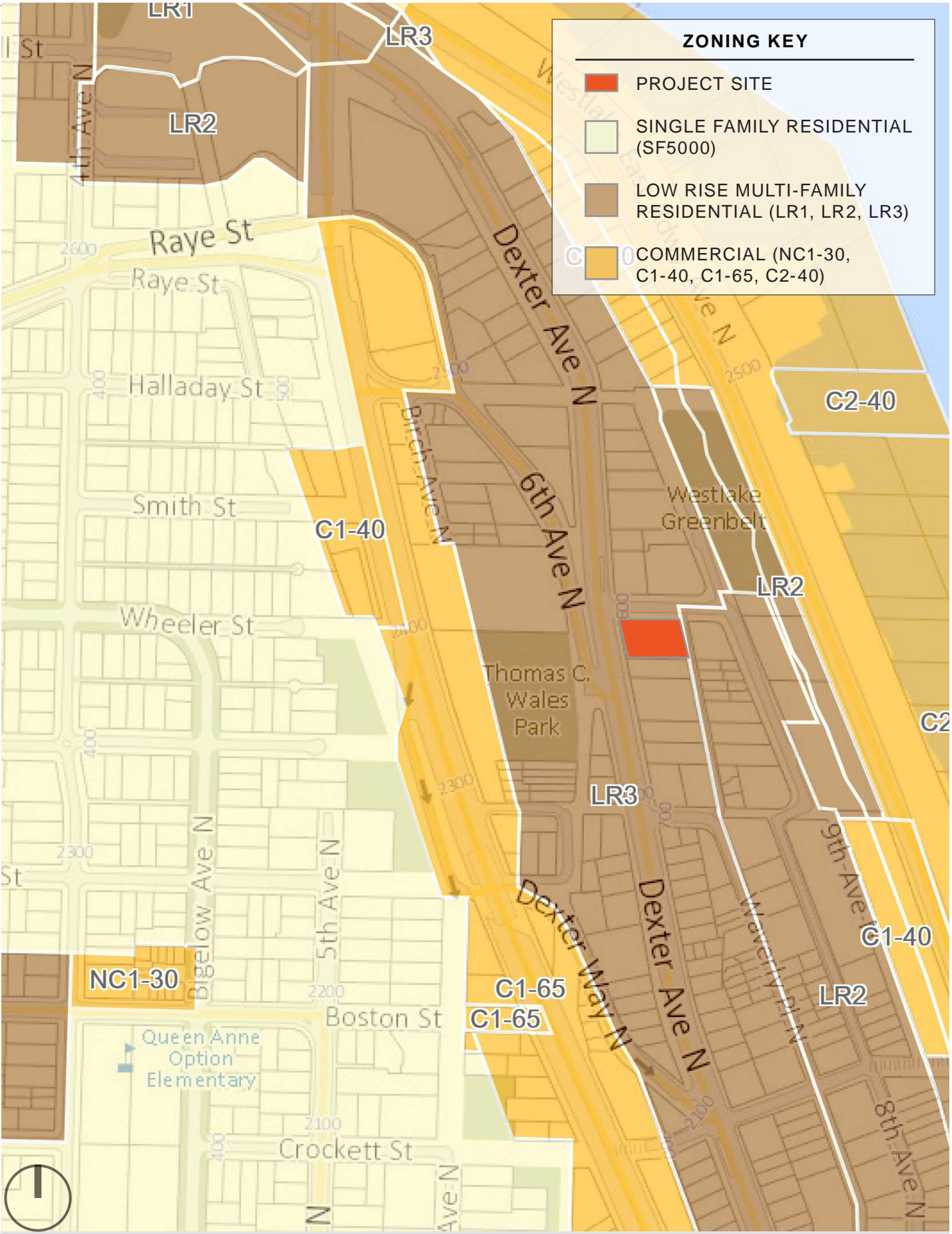
Required: 25% of lot area (50% provided on ground level)
25% x 12,878 SF = 3,219.5 SF (1,609.75 SF at ground level)

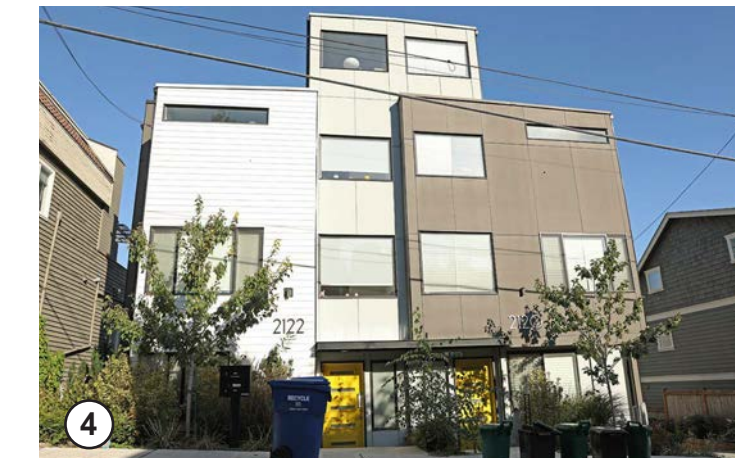
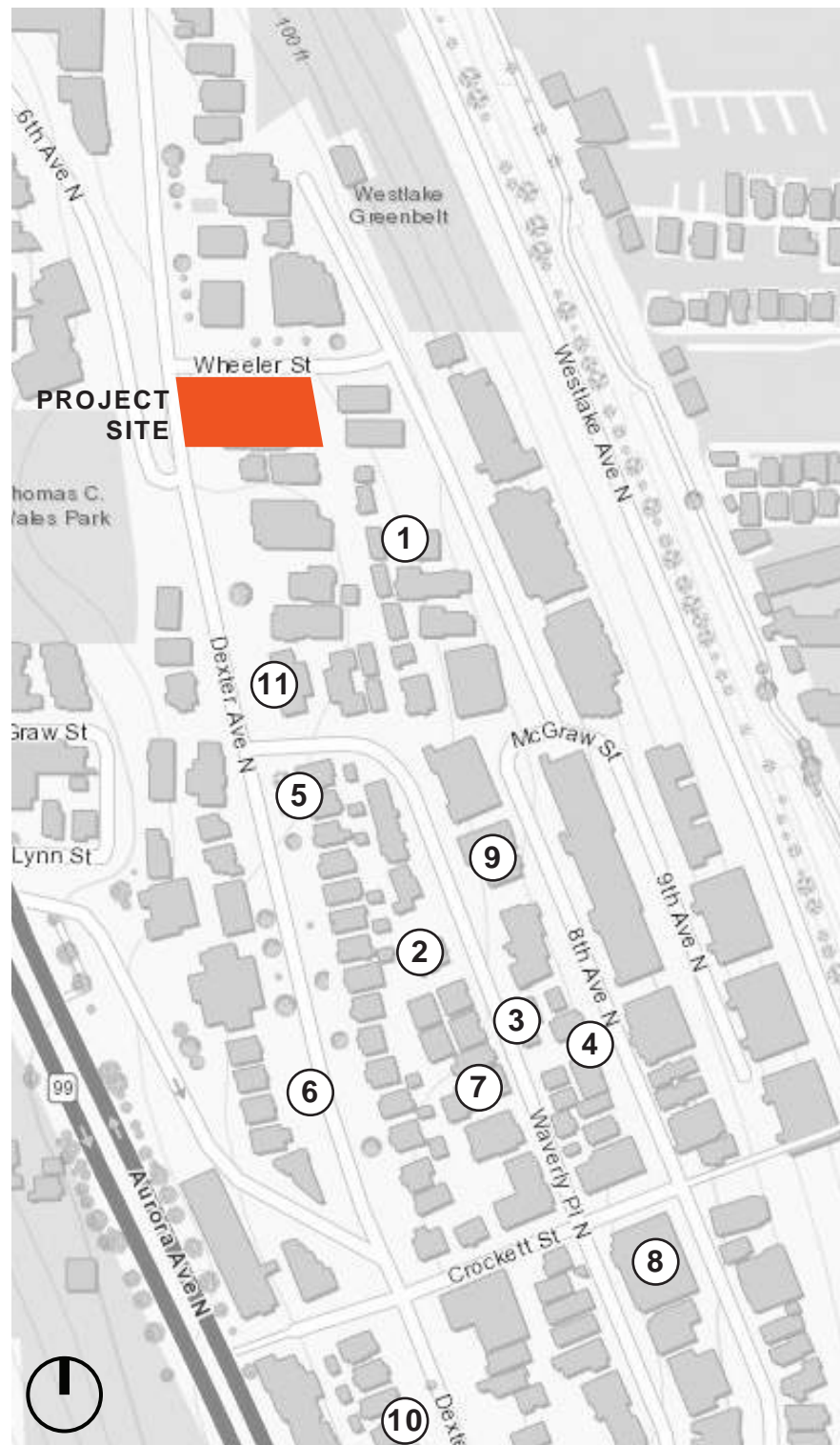
23.54.015 REQUIRED PARKING

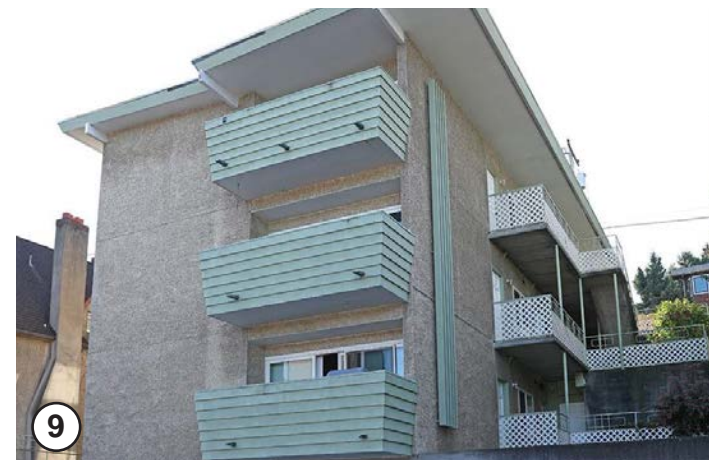
The project location provides frequent transit service and is eligible to reduce parking by 50%.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 9-15 dwelling units: 150 SF
The minimum horizontal dimension of required storage space is 12 feet.







NEIGHBORHOOD PRECEDENTS

The neighborhood is comprised of multifamily apartment buildings, townhouses, and rowhouses as well as single family residences spanning from well over 50 years old to more recent construction.

No consistent concept or aesthetic pervades the area and thus the project is taking a more regional set of cues from the northwest contemporary style set.

DECKS

Decks are commonplace on townhouses, rowhouses, and apartment complexes. Whether on the roof or a projection, they take advantage of the panoramic views towards Lake Union, the downtown skyline, and Gas Works Park.

Roof decks are proposed for each townhouse and additional decks are provided in select locations.

TOPOGRAPHY

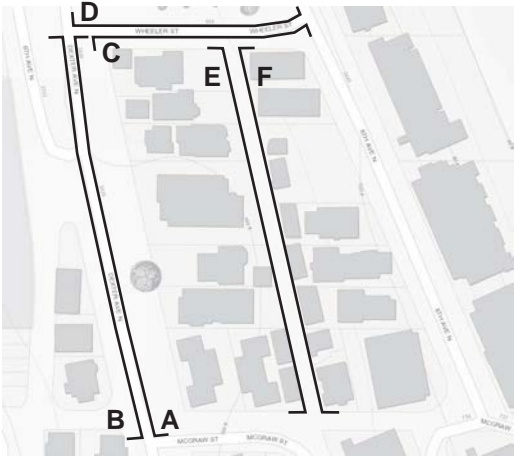
Most parcels in the neighborhood experience grade change. Some use this as an opportunity to embed a lower floor into the hillside while others sit atop large retaining walls.

The existing retaining walls are proposed to be removed from the right of way and rebuilt on the property to retain existing grade. This allows for the construction of an underground garage with access from the alley as well as units to be accessed from Dexter Ave.

PALETTE OF MATERIALS

While older structures make use of one or two exterior materials, newer developments in this neighborhood are using a variety of materials that add visual interest, from fiber cement to lap siding and natural wood.

The proposed townhouses strike a balance between the material approaches by using a limited, sophisticated, modern material palette.



SITE

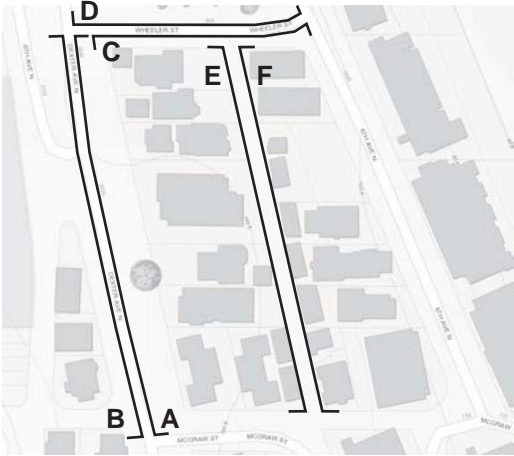


(A) DEXTER AVE N LOOKING EAST

ACROSS FROM SITE



(B) DEXTER AVE N LOOKING WEST



SITE

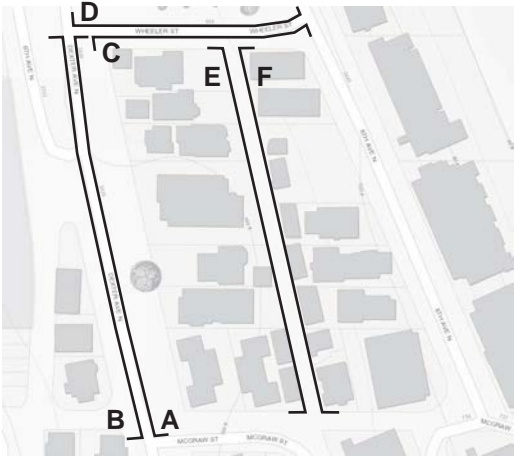


(C) WHEELER ST LOOKING SOUTH

ACROSS FROM SITE



(D) WHEELER ST LOOKING NORTH



SITE

(E) ALLEY LOOKING WEST

ACROSS FROM SITE



(F) ALLEY LOOKING EAST



VIEW OF RETAINING WALL AT THE CORNER OF DEXTER + WHEELER



VIEW OF SITE ON DEXTER AVE FACING EAST



VIEW OF RETAINING WALL AT ALLEY FROM WHEELER ST



VIEW OF SOUTH PROPERTY LINE FROM ALLEY



EXISTING GARAGE ENTRANCE ON WHEELER ST



VIEW OF WHEELER POLE SUPPORT TO RETAINING WALL

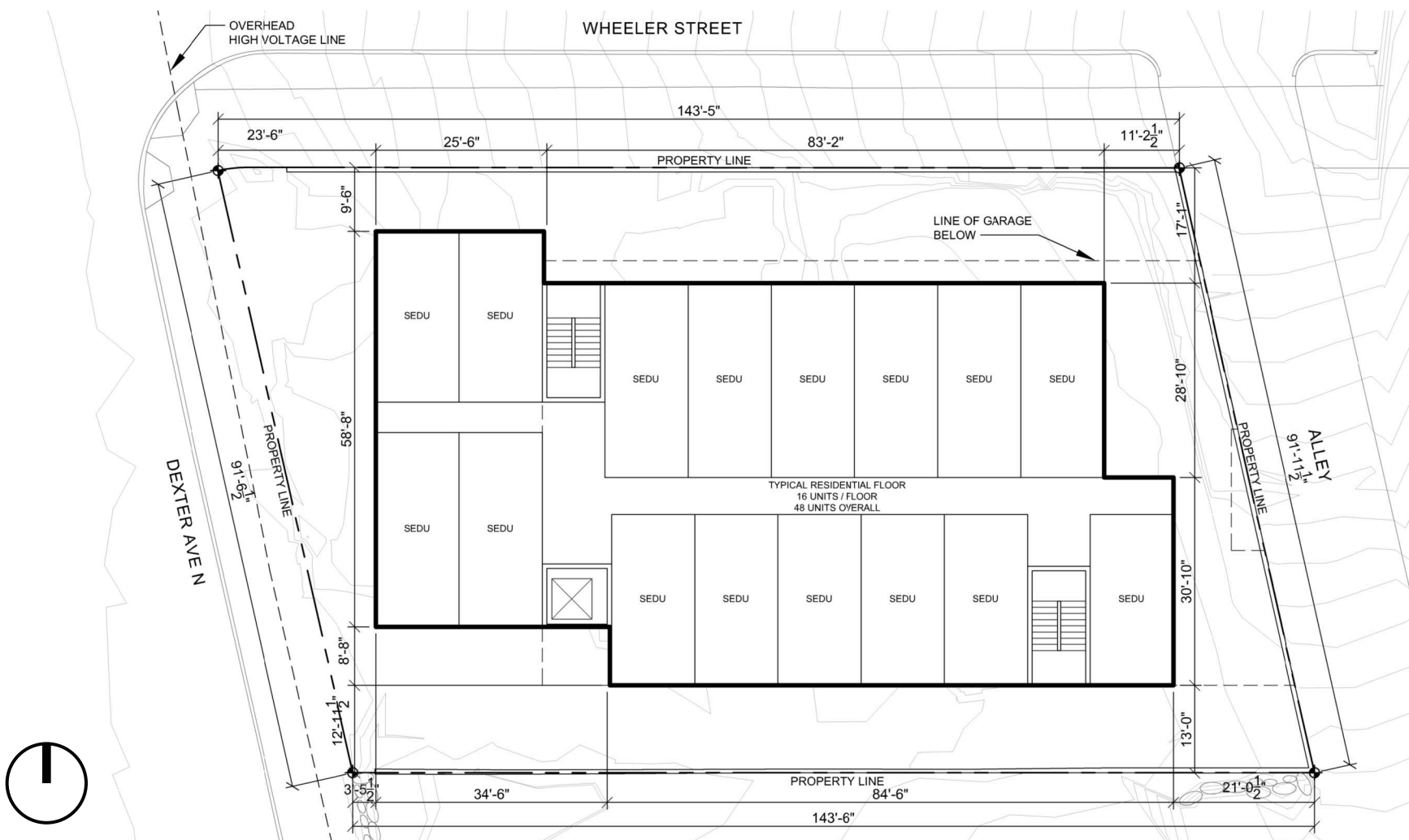


VIEW SOUTH PROPERTY LINE FROM DEXTER AVE

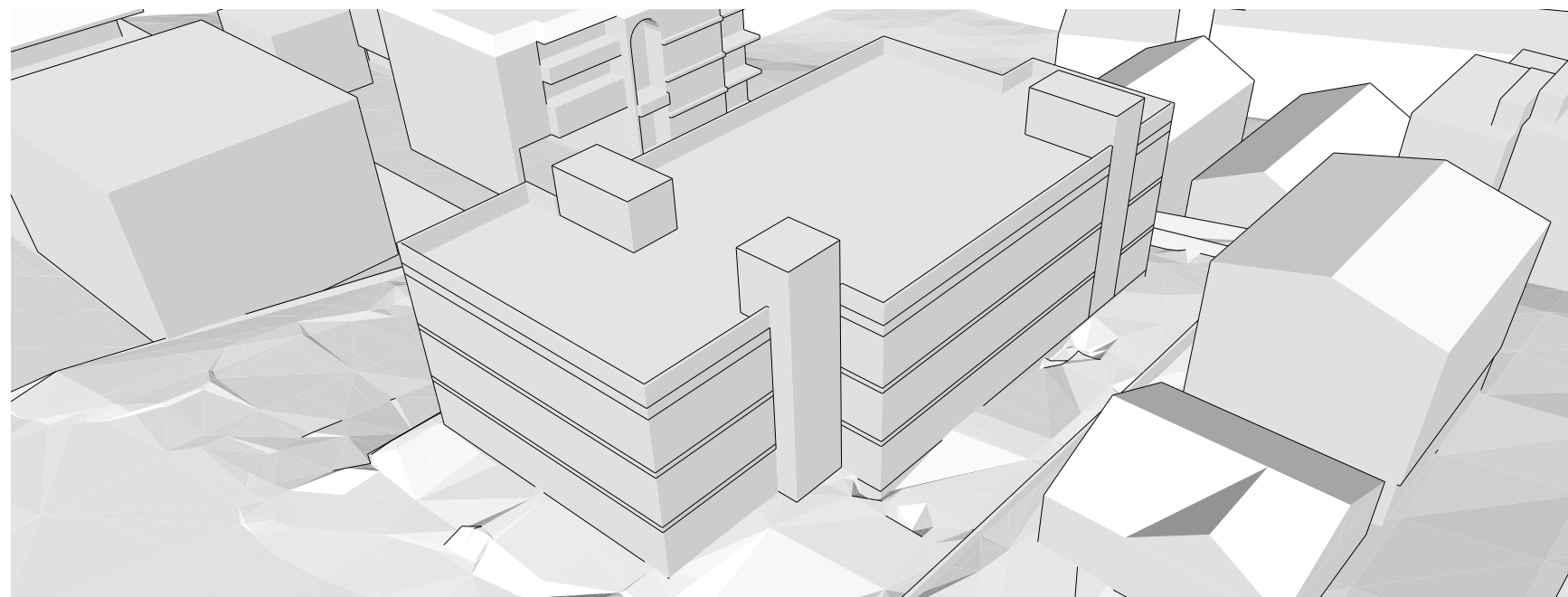


EXISTING SITE CONDITION IMAGERY KEY

MAXIMUM DEVELOPMENT POTENTIAL



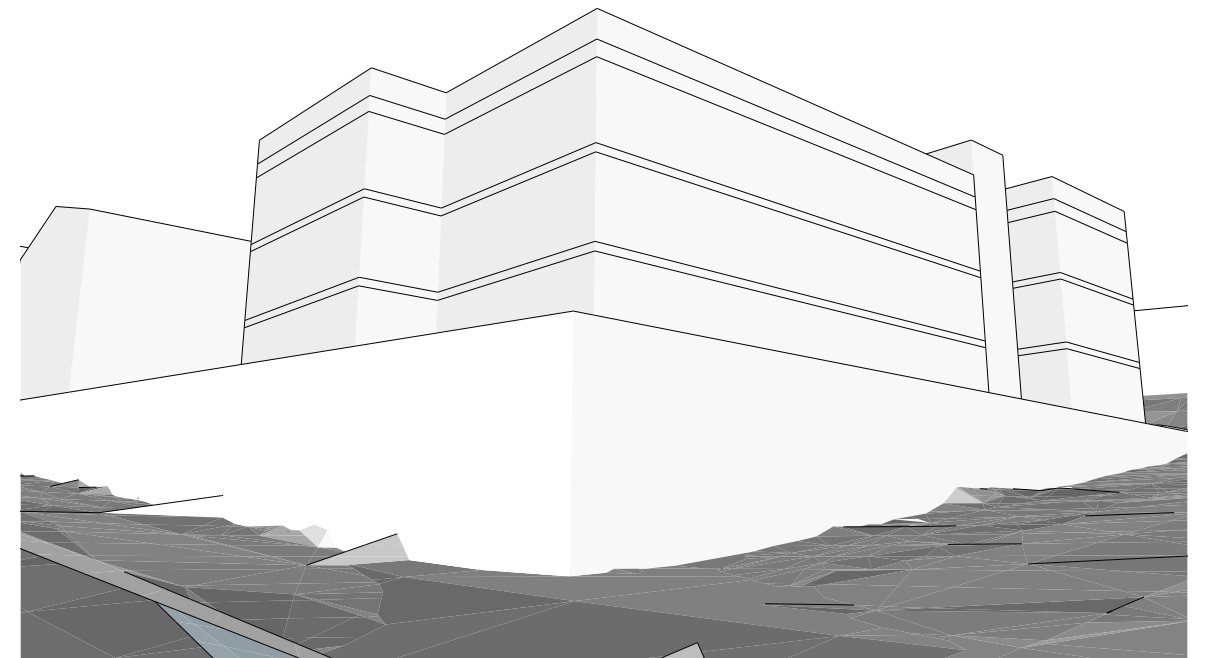
MAXIMUM DEVELOPMENT TYPICAL FLOOR PLAN



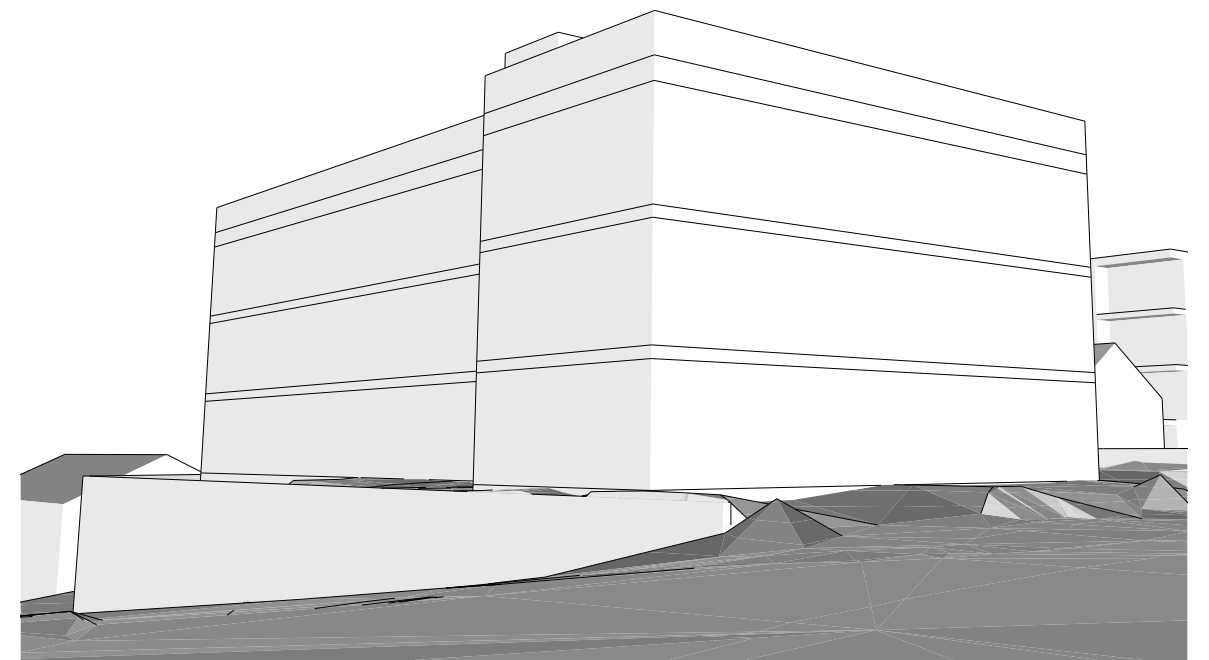
AERIAL VIEW OF SOUTHWEST CORNER

To take advantage of the maximum development potential of this LR3 zoned site, an apartment building is permitted by code. With a FAR of 1.6 and a base height limit of 30' a three-story building containing up to 48 small efficiency dwelling units with an underground parking garage housing fifteen parking stalls (1:4 parking requirement) could be built on this lot.

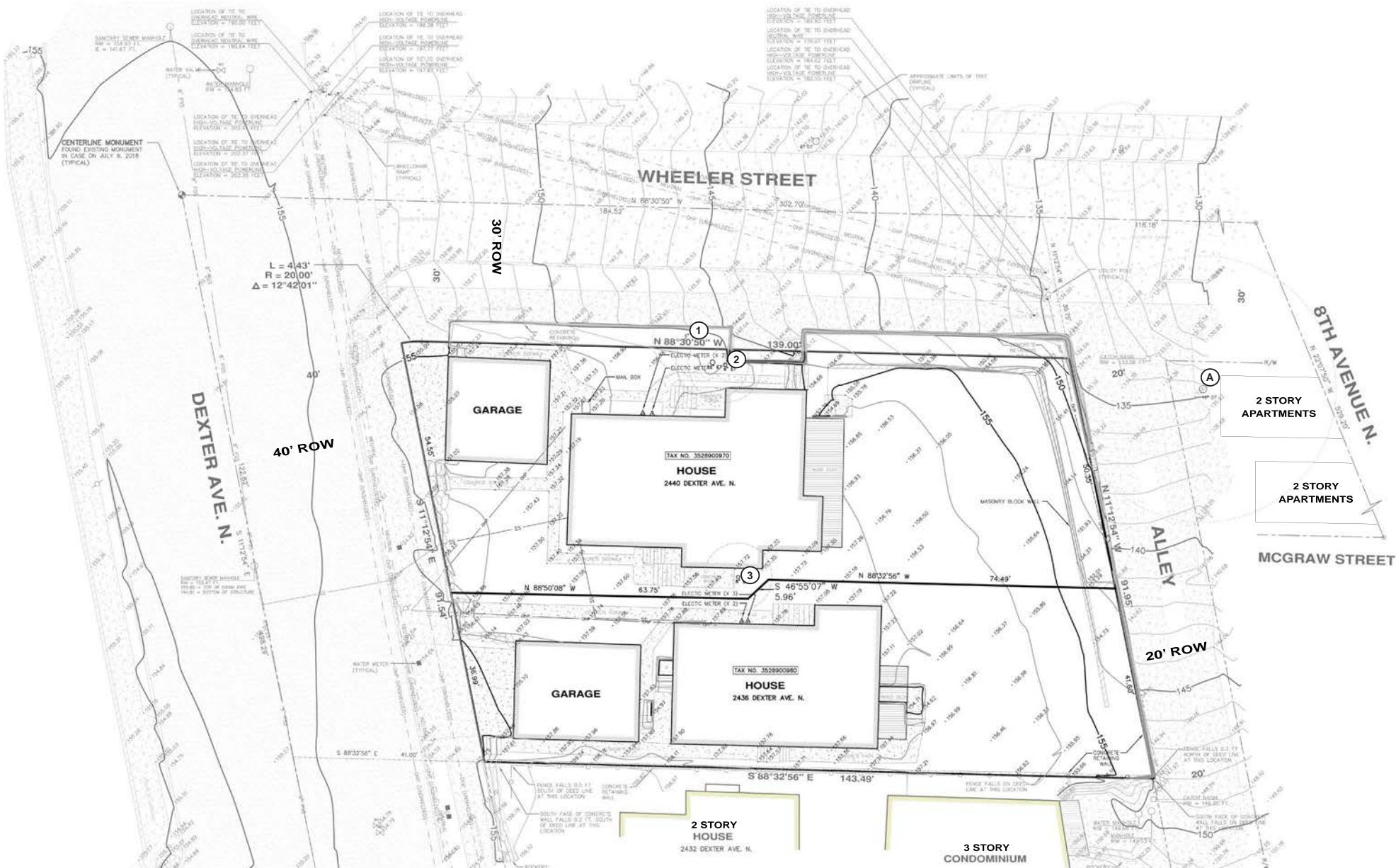
This study is included to help illustrate the maximum density that the site could support.



VIEW OF NORTHEAST CORNER



VIEW OF NORTHWEST CORNER



EXISTING CONDITIONS SITE PLAN

Tree ID	Code	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	Drip line Radius				Exceptional Threshold	Exceptional (y/n)	Notes
							N	E	S	W			
1	chpi	Chamaecyparis pisifera	Sawara cypress	10.5	Good	Good	6	4	3	6	26.9	no	
2	chpi	Chamaecyparis pisifera	Sawara cypress	6.0	Good	Good	3	8	4	2	26.9	no	
3	pith	Pinus thunbergii	Japanese black pine	8.2	Good	Fair	0	6	6	6	15.8	no	
A	acne	Acer negundo	Boxelder	14.0	Good	Good	n/a				26.7	no	*on private property overhanging alley. Extends 3 feet across subject property. DSH is approximate.

TABLE OF TREES BY TREE SOLUTIONS INC. JULY 17, 2018



EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

- Two parcels located on the east side of Dexter Ave N at Wheeler St
- Total Site Area = 12,878 SF and measures roughly 91'-6" wide by 139' deep

TOPOGRAPHY

- 7'-0" slope down across site from southwest corner to northeast corner
- 2'-6" slope down along Dexter Ave N frontage from south to north
- 5'-6" slope down along Wheeler St frontage from west to east
- 0'-16' grade change between site and right of way at NE corner

ADJACENT BUILDINGS AND USES

- Existing 2-story duplex immediately south of site (LR3)
- Existing 3-story condominiums immediately south of site (LR3)
- Existing 2-story apartments east across the alley
- Existing 4-story apartments north across Wheeler St
- Thomas C. Wales Park directly west

SOLAR ACCESS & VIEWS

- The site has great solar access due to existing topography and alley separation to the east.
- Territorial views of Lake Union, the Downtown skyline to the south, and Gas Works Park to the north

TRAFFIC PATTERNS

- Two-way traffic along Dexter Ave N and Wheeler Street
- Dedicated bicycle lane on both sides of Dexter
- Parking is permitted along east side of Dexter at the project site. Unrestricted street parking is permitted on either side of Wheeler.
- Bus Route 62 runs in both directions along Dexter Ave N

STREETSCAPE

- Existing sidewalks along both Dexter Ave N and Wheeler Street
- Planting Strip along Dexter (filled with concrete) and Wheeler
- No existing street trees present
- Curb cuts along Dexter and Wheeler
- Power poles present in planting strips in Dexter and Wheeler. High Voltage lines run parallel to site along east edge of Dexter.
- Existing retaining walls along Wheeler and alley within ROW. Heights range from 4' to 16' as topography changes.

TREES

- No existing exceptional trees on site

LEGAL DESCRIPTION

LOT 1 AND LOT 2 IN BLOCK 14 OF HUNTER'S LAKE UNION ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 27, RECORDS OF KING COUNTY AUDITOR. EXCEPT THE WEST 20.00 FEET CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE 61981 FOR WIDENING OF DEXTER AVENUE, AS PROVIDED BY ORDINANCE NO. 17628 OF THE CITY OF SEATTLE.

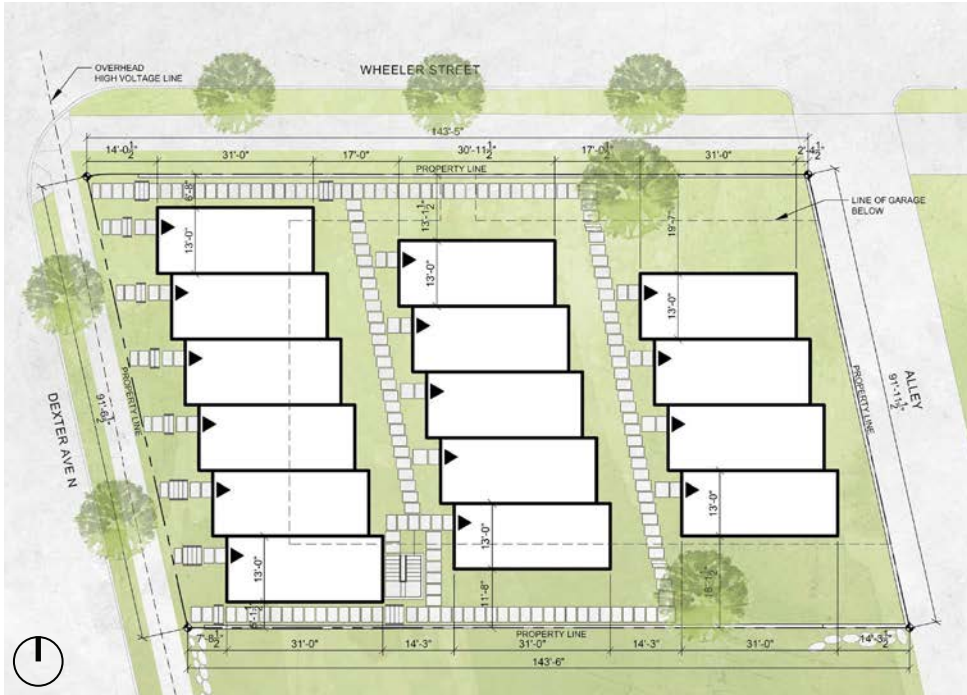
CS2. URBAN PATTERNS AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	
CS2-B. Adjacent Site, Streets and Open Spaces	2. Connections to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.	Street facing units will have primary entries connecting to Dexter Ave N. Common circulation to rear units will also be from Dexter.
PL1. CONNECTIVITY	Complement and contribute to the network of open spaces around the site and the connections among them.	
PL1-B. Walkways and Connections	2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area. 3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	Common outdoor amenity will be provided between all units designed to promote activity and interaction between residents. The main pedestrian pathway will lead to this area and all units will have direct access to it.
PL1-C. Outdoor Uses and Activities	1. Selecting Activity Area: Concentrate activity area in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.	Common outdoor amenity will be located with exposure to sun and views and directly accessible from pathways and all units.
PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	
PL3-A. Entries	1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. 2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.	The street-facing entries will be indicated by an ensemble of elements - overhead weather protection, directional hardscaping and planting, lighting and signage.
PL3-B. Residential Edges	1. Security and Privacy: Provide through the use of a buffer or semi-private space between the development and the street. 2. Ground Level Residential: Consider providing a greater number of transition elements and spaces, and chose materials carefully to clearly identify the transition from public sidewalk to private residence.	The street facing entries will be raised above the sidewalk to create semi-private stoops. Paving and planting will signify the transition from public sidewalk to private entry.
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	1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.	The units facing Dexter are grouped in pairs and set back accordingly from the street to reduce the bulk and scale of the building. Additionally, the position of the roof access at the street provides a breakdown of the massing to reduce the buildings height from the street.
DC2-B. Architectural and Facade Composition	1. Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.	The townhouses will be visible from three sides and from buildings up the hill and will be thoughtfully detailed with a refined material palette throughout.
DC2-C. Secondary Architectural Features	1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.	The Dexter facing units contain layered massing with the roof access providing a breakdown in scale. Additionally, stoops, overhead weather protection and materials will add to the visual interest from the street.
DC2-D. Scale and Texture	1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. 2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture.”	Stoops, weather protection, signage, lighting and railings will all be of appropriate human scale and provide a layer of fine grained texture. Materials will be of a simple palette with textural materials used at street facing elevations and within the pedestrian realm.
DC4. EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces.	
DC4-A. Building Materials	1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.	Chosen materials will be high quality, durable and easily maintainable materials.
DC4-D. Trees, Landscape and Hardscape Materials	1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. 2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials.	Native and drought tolerant plants will be used where possible and landscaping cues will be taken from the park across the street for neighborhood cohesion. Hardscaping will be textured and patterned to differentiate pathways from amenity areas.



OPTION ONE

Option One contains townhouses in two buildings oriented east-west with eight units facing Wheeler Street to the north and seven along the south edge of the site. Pedestrian access to the site is through one of two shared pathways from Dexter Ave N. The central pathway connects through the site to a stair leading to garage access at the alley. An underground garage houses fifteen parking stalls with both vehicular and pedestrian access from the alley. Trash storage and bicycle parking is located in the garage and adjacent to the alley.

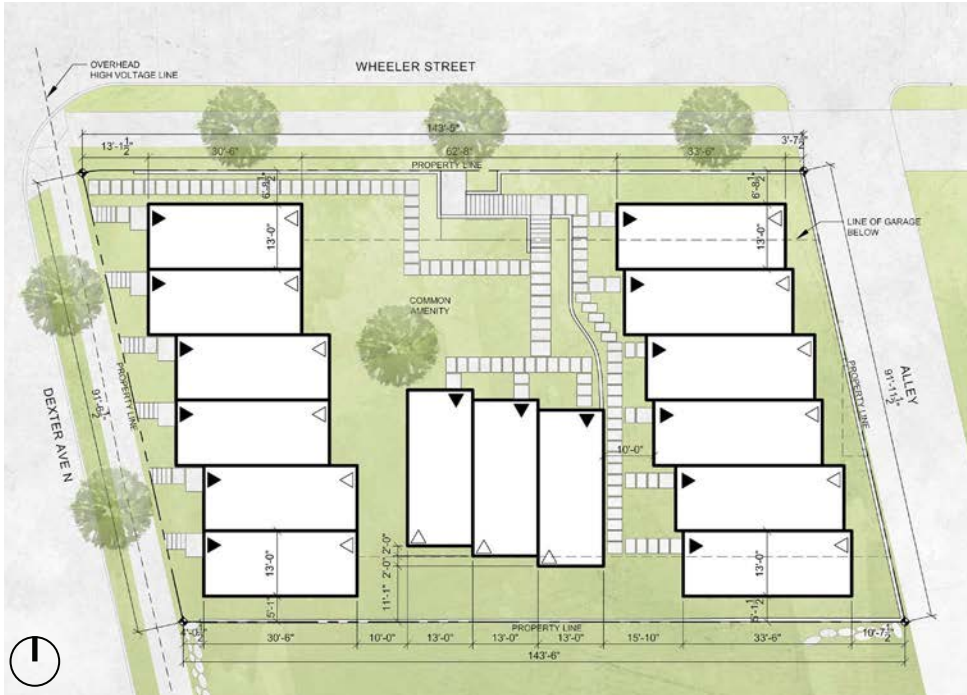
Ground level amenity is ample but is private to the east units. Privacy between units is a concern as minimal building separation is provided between buildings and similar concerns exist with the neighboring buildings to the south as seven units face this direction. The building orientation of Option One limits access to views to very few units and north-south penthouse orientation further blocks views from the roof decks.



OPTION TWO

Option Two contains fifteen townhouses in three buildings oriented north-south with six units facing Dexter Ave N, four units facing the alley and five units between. Pedestrian access to the site is through one of two shared pathways along the north and south edges of the site. Unit entries are located off of additional pathways that cut through the site and connect the two main pathways while units facing Dexter have private pathways connecting to the street. An underground parking garage houses fifteen parking stalls. Vehicular access is from the alley while pedestrian access is through a common stair located between buildings at the southwest of the site. Trash storage and bicycle parking is located in the garage and adjacent to the alley.

Ground level amenity is limited as pathways subdivide the open spaces between buildings. Privacy between units is a concern as minimal building separation is provided between units. A majority of units will have interior access to views and all units will have access to views from roof decks.



OPTION THREE - PREFERRED

Option Three, the applicant's preferred option, contains fifteen townhouses in three buildings—two six-unit buildings oriented north-south parallel to Dexter and the alley and one three-unit building oriented east-west between them. Pedestrian access to the site is through one shared pathway along the north edge of the property that jogs through a common amenity area courtyard to connect to the rear units. Street facing units have private pathways connecting to Dexter. An underground parking garage houses fifteen parking stalls. Vehicular access is from the alley while pedestrian access is through a common stair adjacent to the common courtyard with connections to both the garage and Wheeler Street. Trash storage and bicycle parking is located in the garage and is adjacent to the alley.

Common ground level amenity space is concentrated in a centrally located courtyard for the use of all residents. This increased separation between buildings alleviates some privacy concerns and the orientation of the middle building further reduces privacy conflicts. A majority of units will have interior access to views and all units will have access to views from roof decks.

OPTION ONE —**DISTINGUISHING FEATURES**

- 15 Townhouses + 15 parking stalls
- 3-story units + underground garage
- 16,698 SF FAR (22,843 GFA)
- Code compliant

OPPORTUNITIES

- Axial circulation from Dexter to alley
- Large ground level private amenity located at the east end of the site

CONSTRAINTS

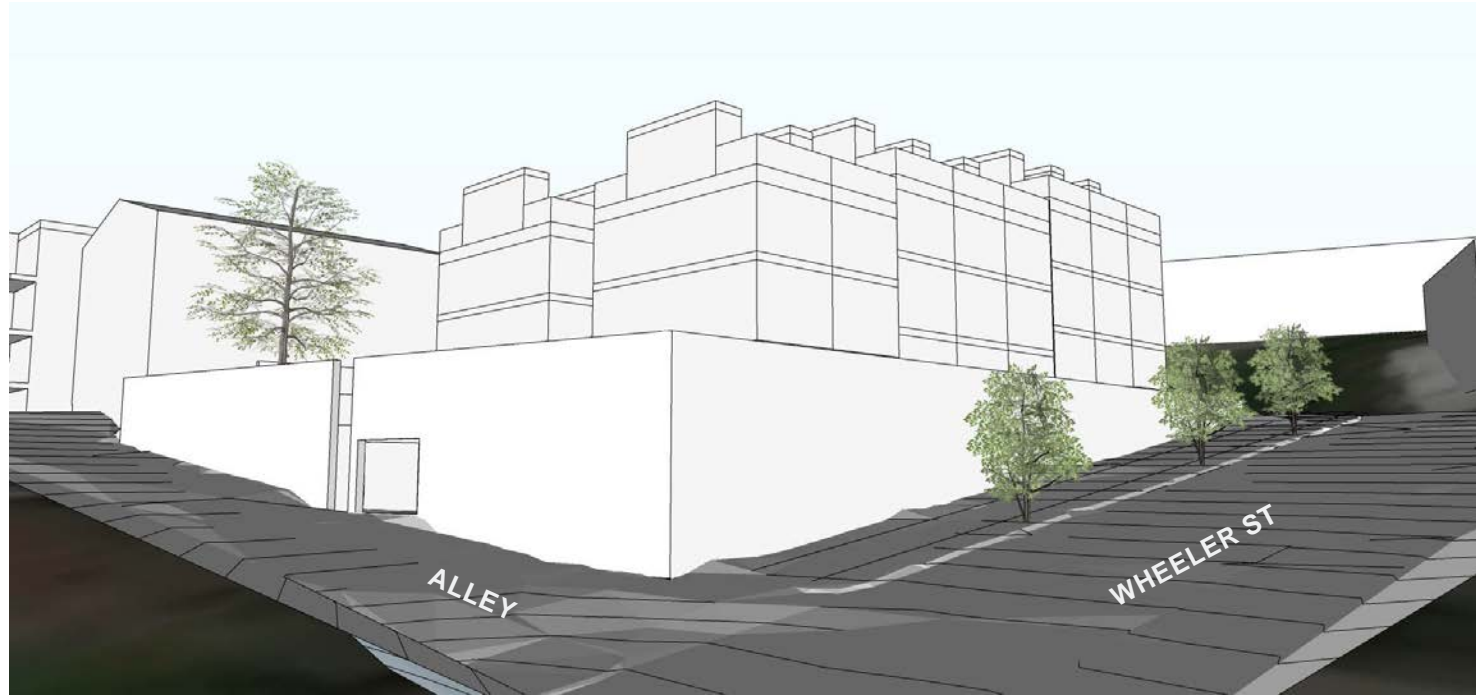
- Minimal interaction between units and the street
- Few entries face Dexter Ave N
- Ground level amenity is private to two units
- Stair tower orientation blocks views
- Privacy conflicts with seven units facing buildings to the south
- Limited access to views from majority of units

DEPARTURE REQUESTED:

- No departures requested



VIEW OF NORTHWEST CORNER



VIEW OF NORTHEAST CORNER



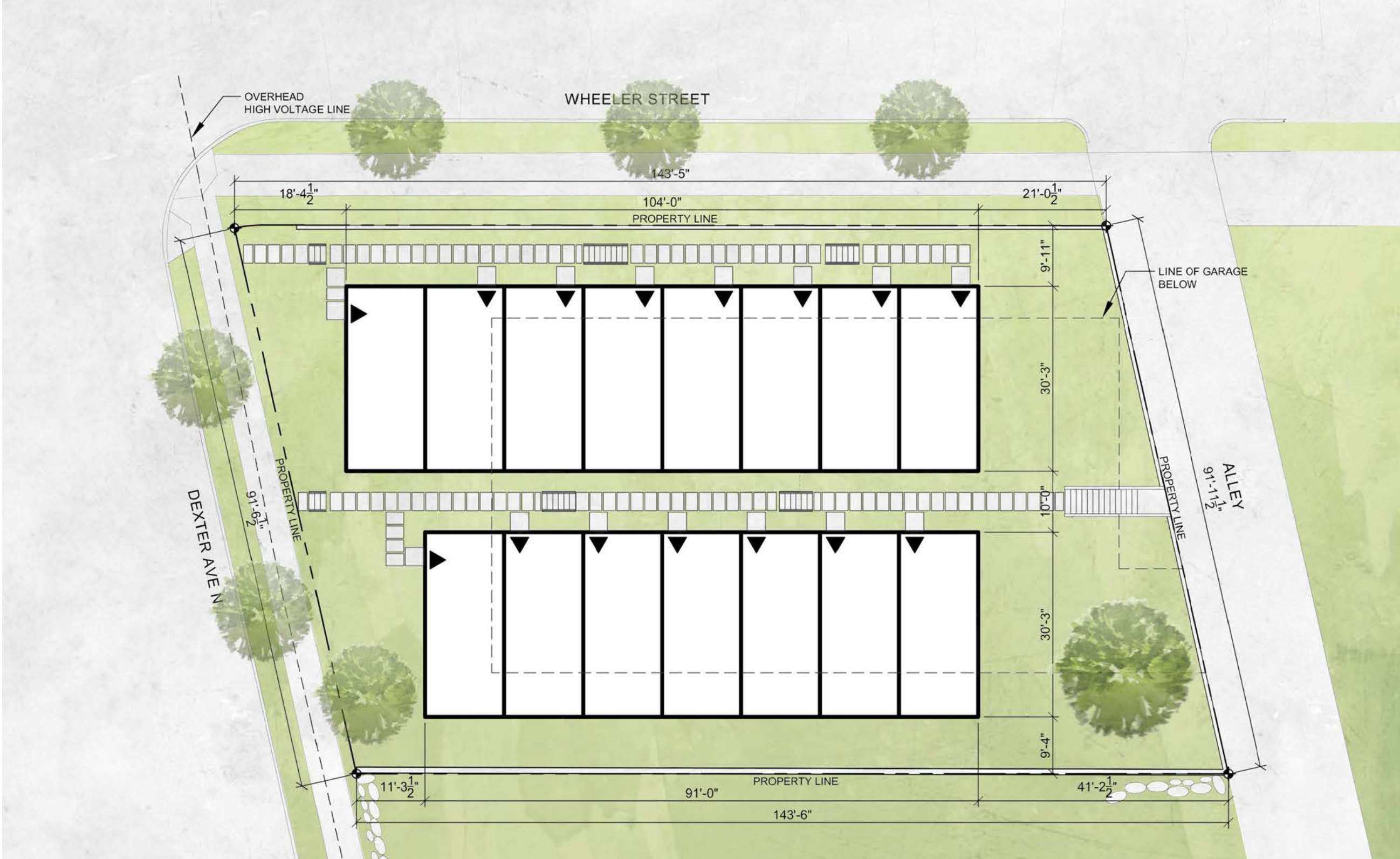
VIEW OF SOUTHWEST CORNER



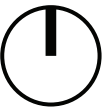
VIEW OF NORTHEAST CORNER

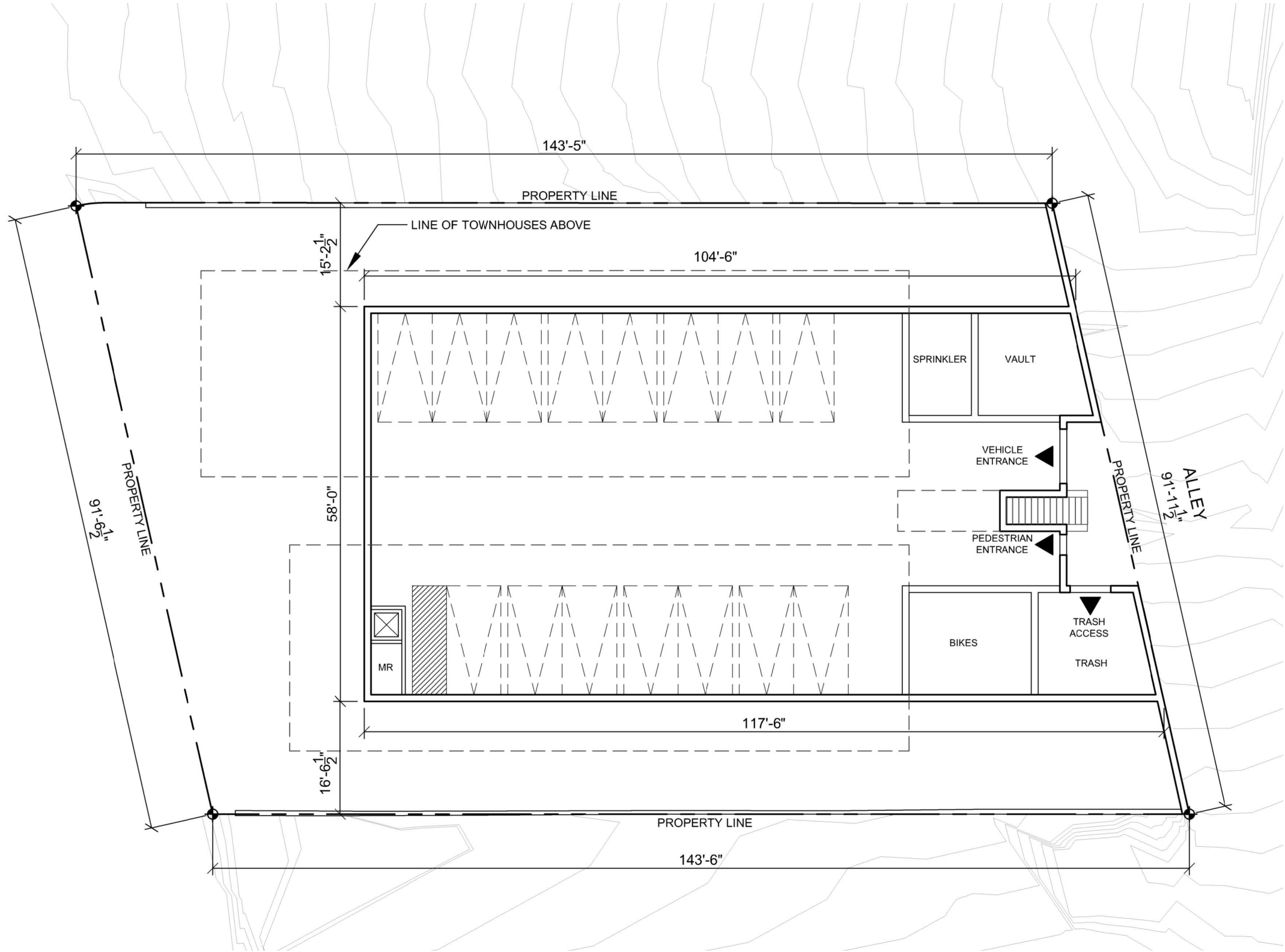


AERIAL VIEW OF SOUTHWEST CORNER

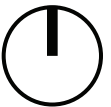


OPTION ONE SITE PLAN





OPTION ONE GARAGE PLAN



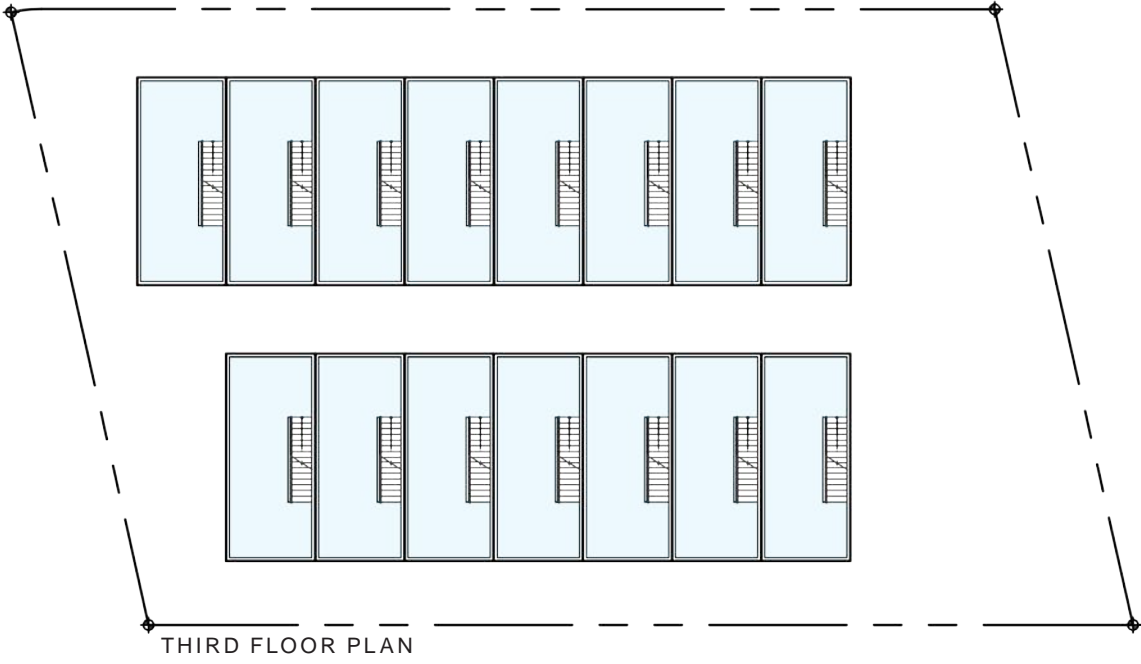
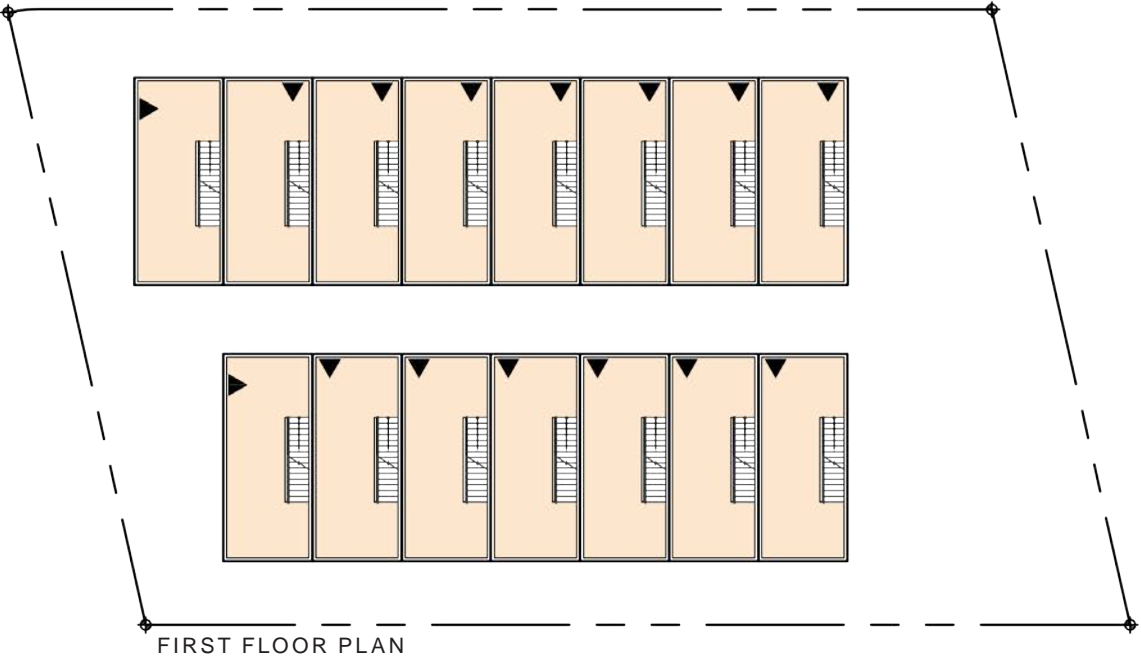
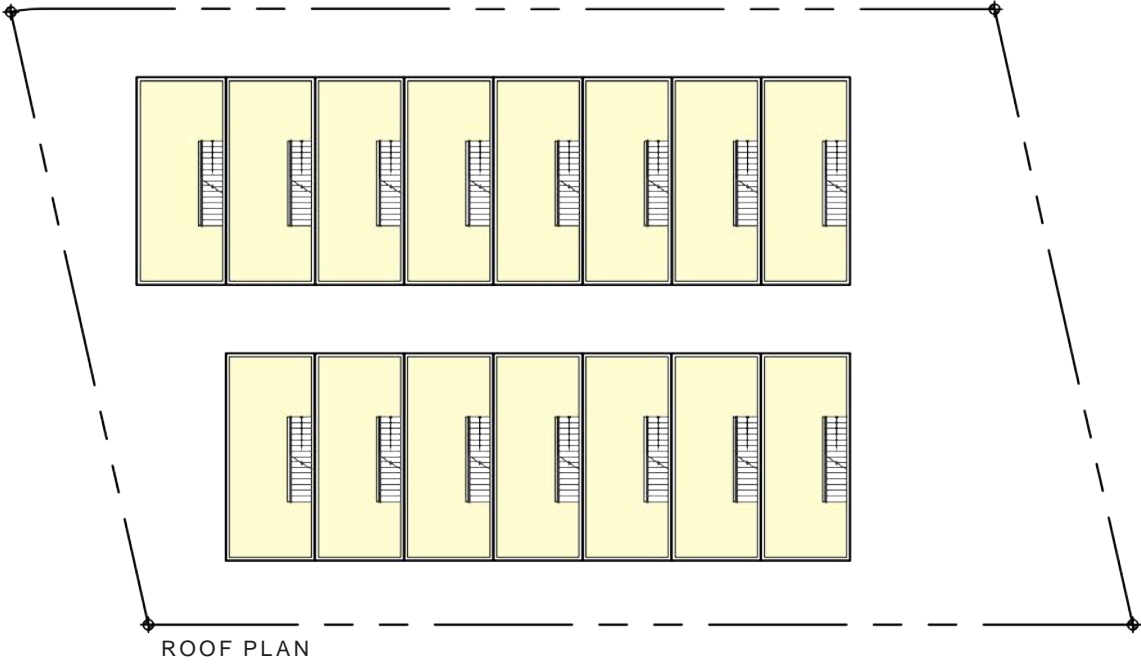
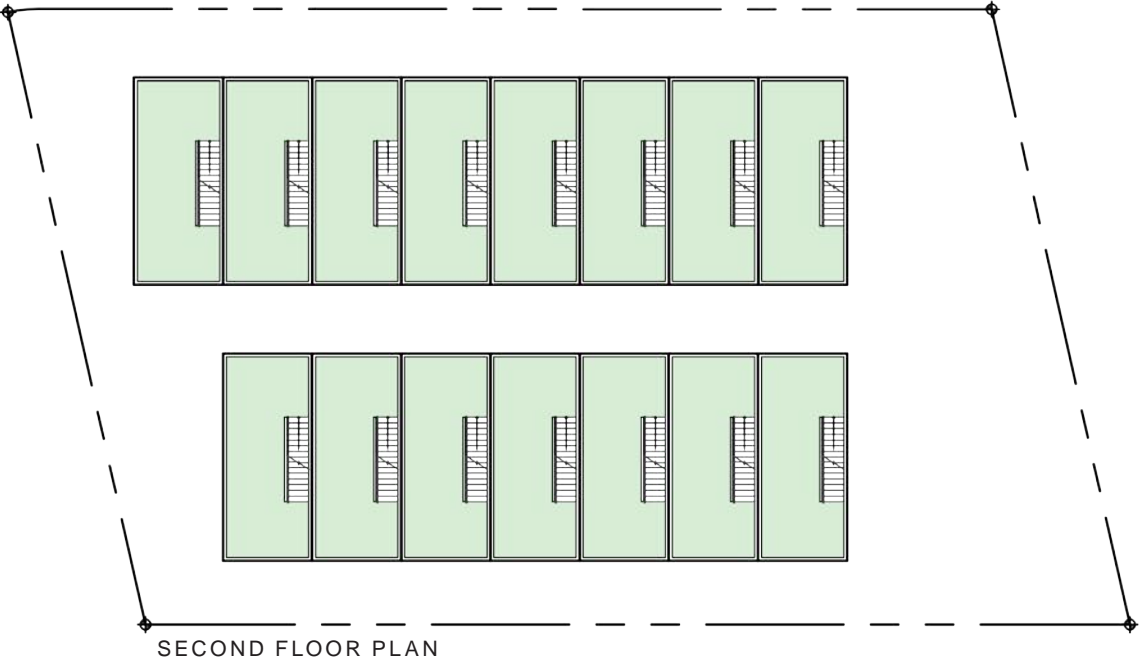
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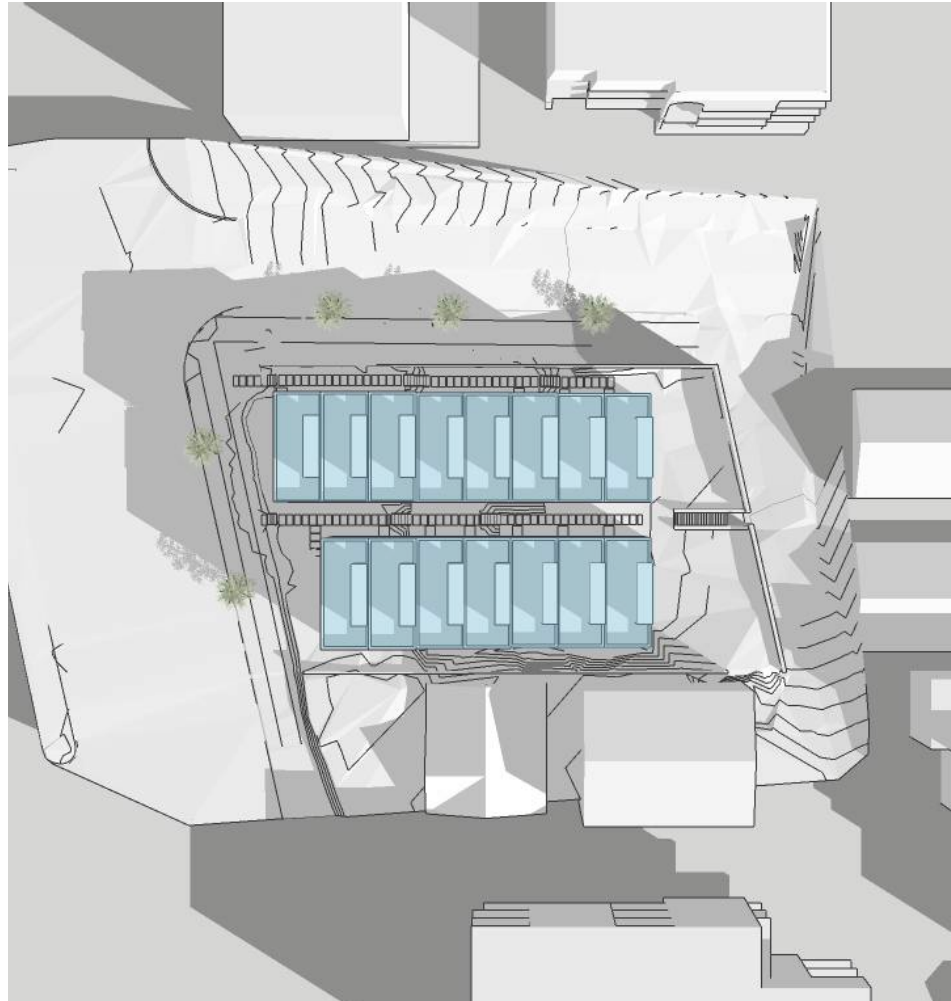
2ND BEDROOM/BATH

LIVING/DINING/KITCHEN

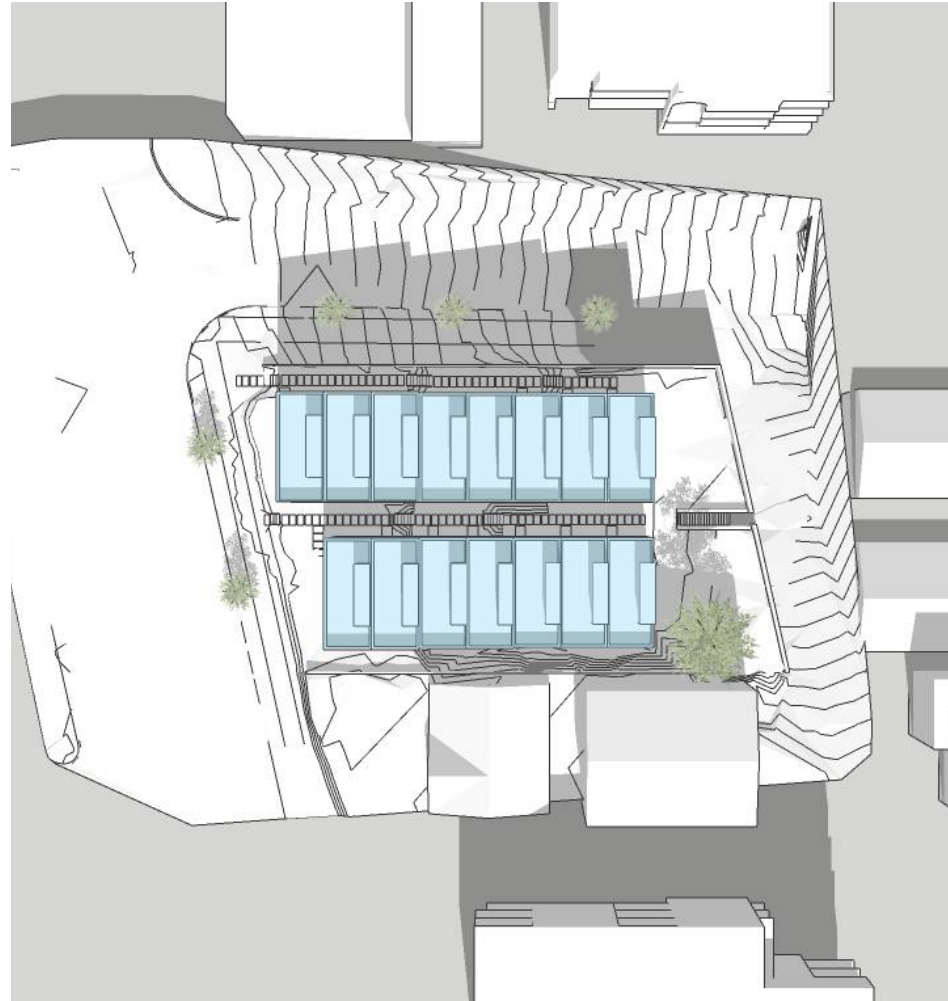
MASTER SUITE

ROOF DECK





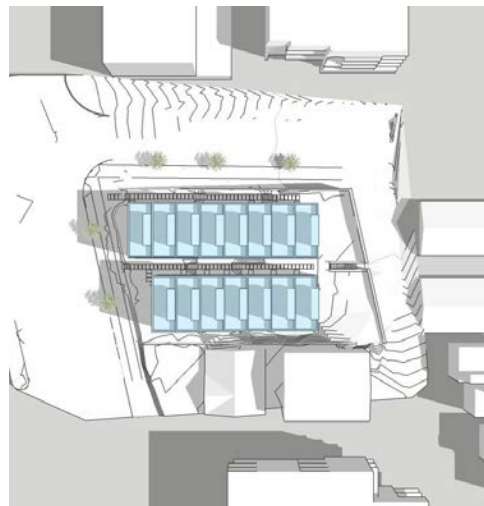
MARCH / SEPTEMBER 21, 9 AM



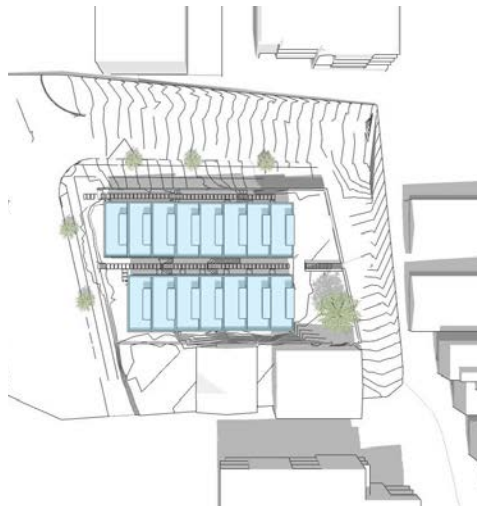
MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



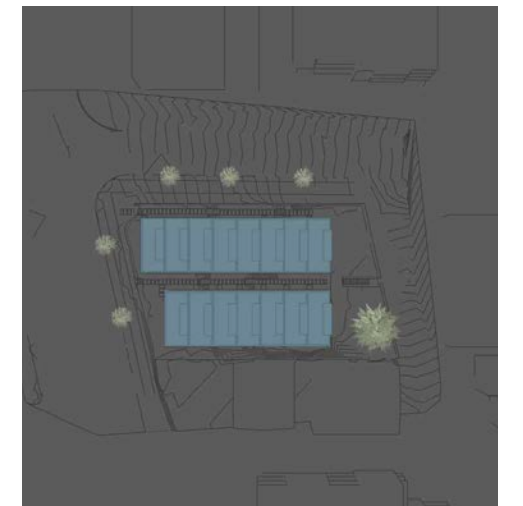
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



OPTION TWO—

DISTINGUISHING FEATURES

- 15 Townhouses + 15 parking stalls
- 3-story units + underground garage
- 16,700 SF FAR (23,373 SF GFA)
- Code Compliant

OPPORTUNITIES

- 6 units front Dexter Ave N with entries facing the street
- Majority of units have access to views
- No penthouse blocking views from roof decks

CONSTRAINTS

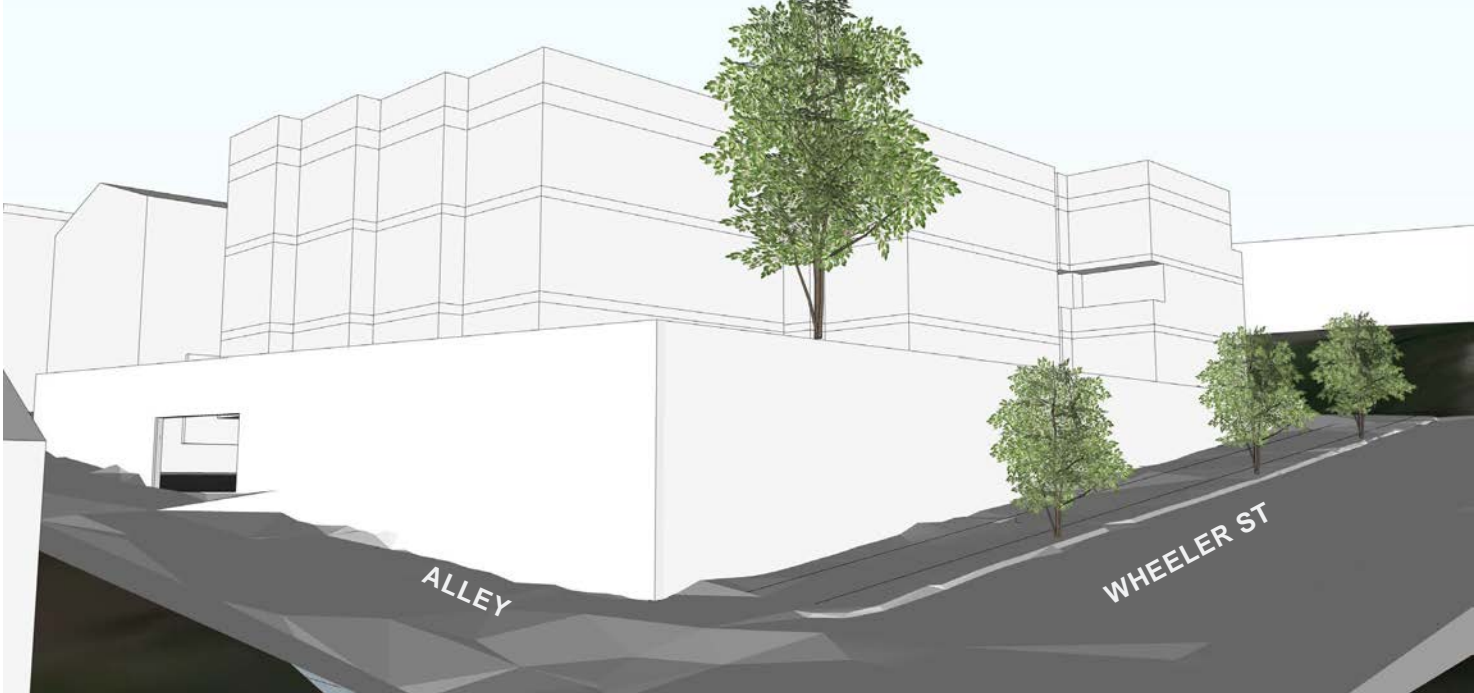
- Circulation routes through site reduce usable ground level amenity space
- Narrow building separation between all units
- Privacy conflicts with units facing one another
- Access stair to underground garage not centrally located

DEPARTURE REQUESTED:

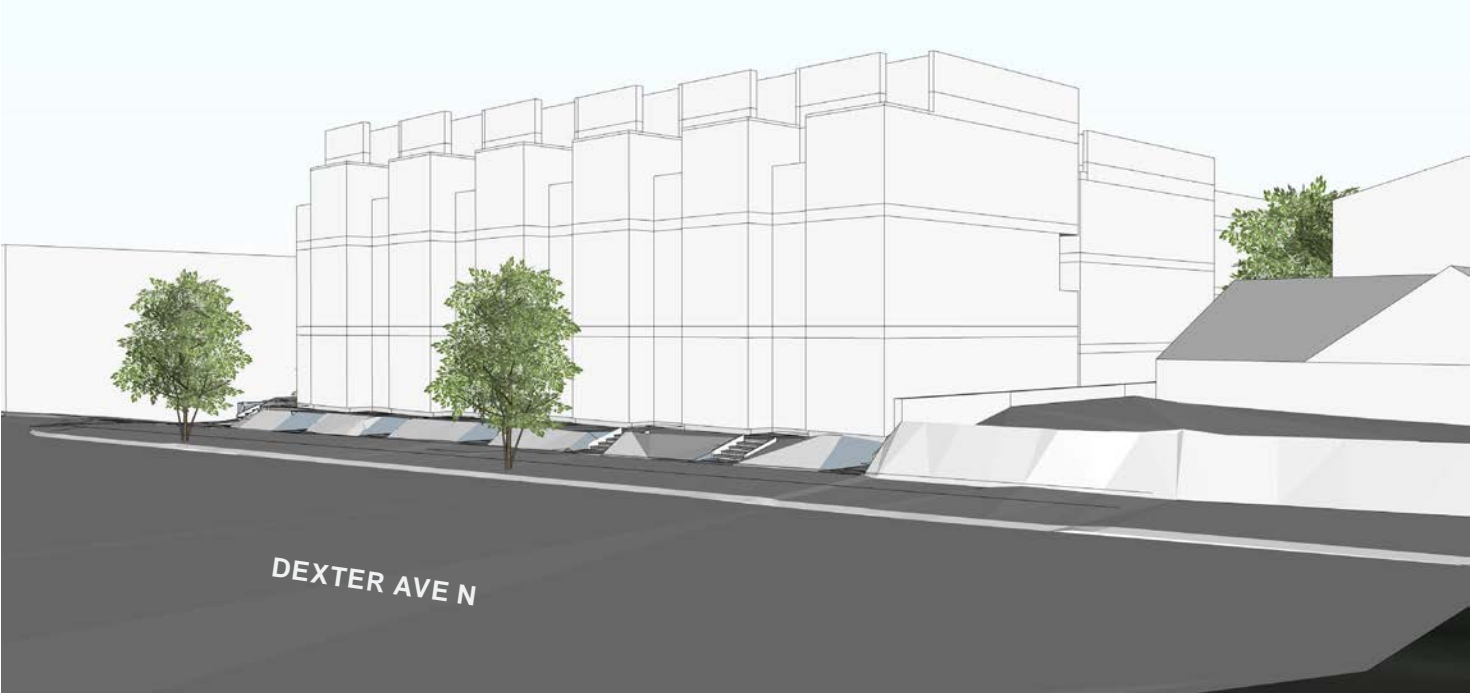
- No departures requested



VIEW OF NORTHWEST CORNER



VIEW OF NORTHEAST CORNER



VIEW OF SOUTHWEST CORNER



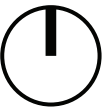
AERIAL VIEW OF NORTHEAST CORNER

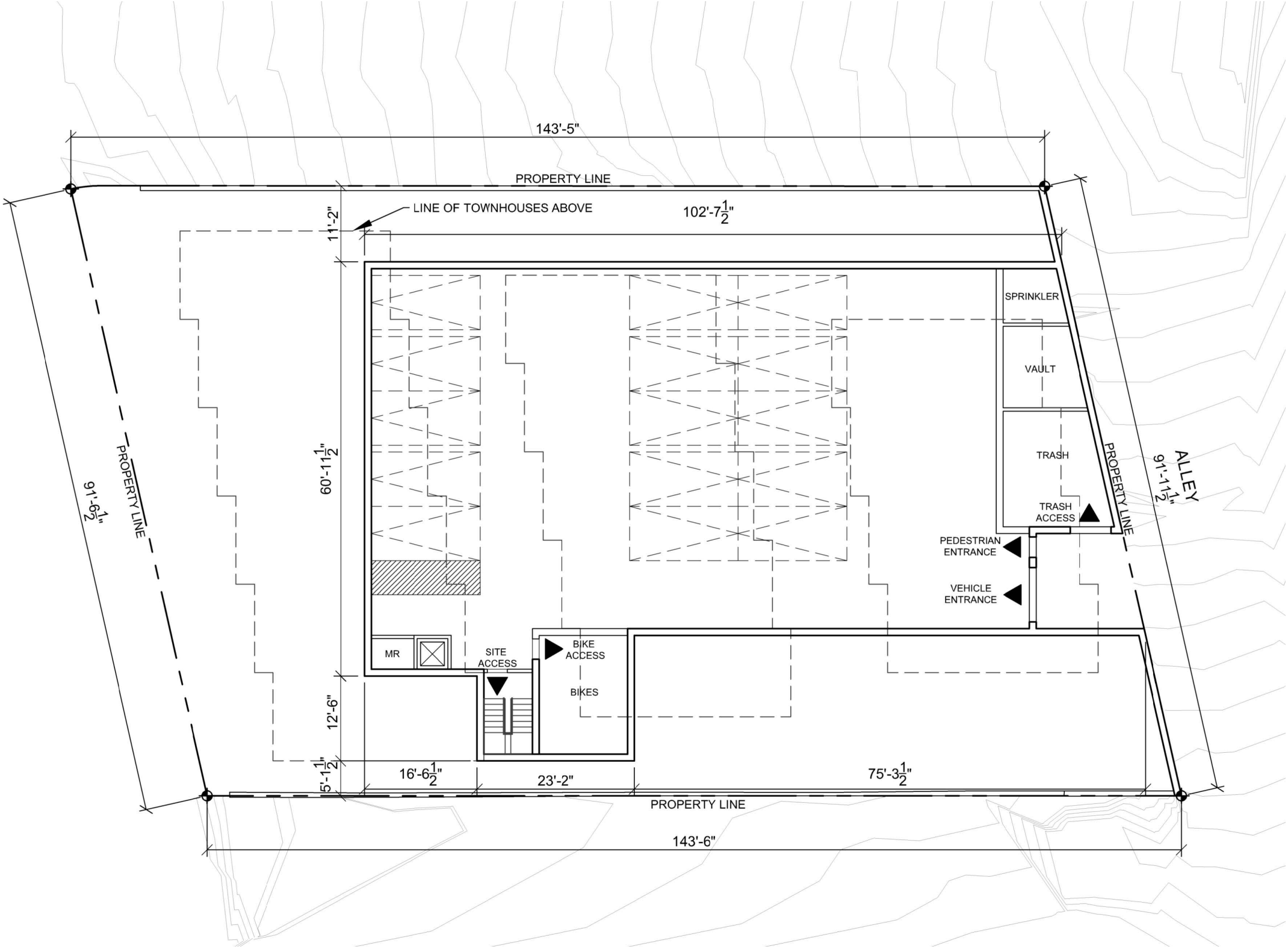


AERIAL VIEW OF SOUTHWEST CORNER

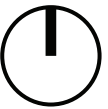


OPTION TWO SITE PLAN





OPTION TWO GARAGE PLAN



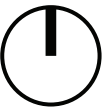
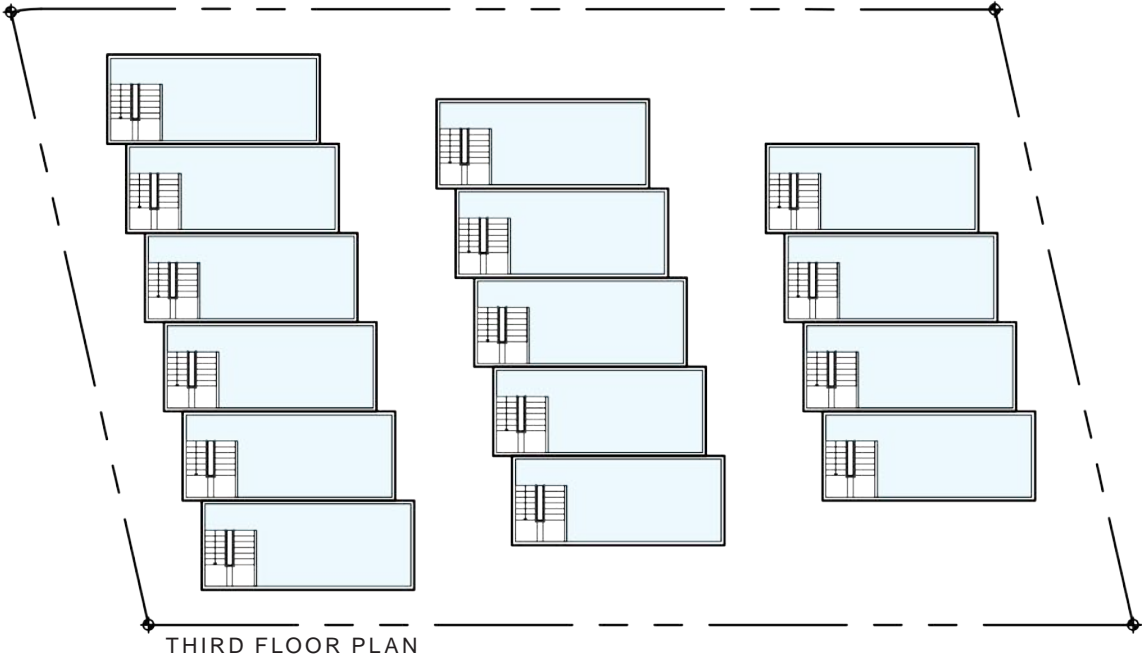
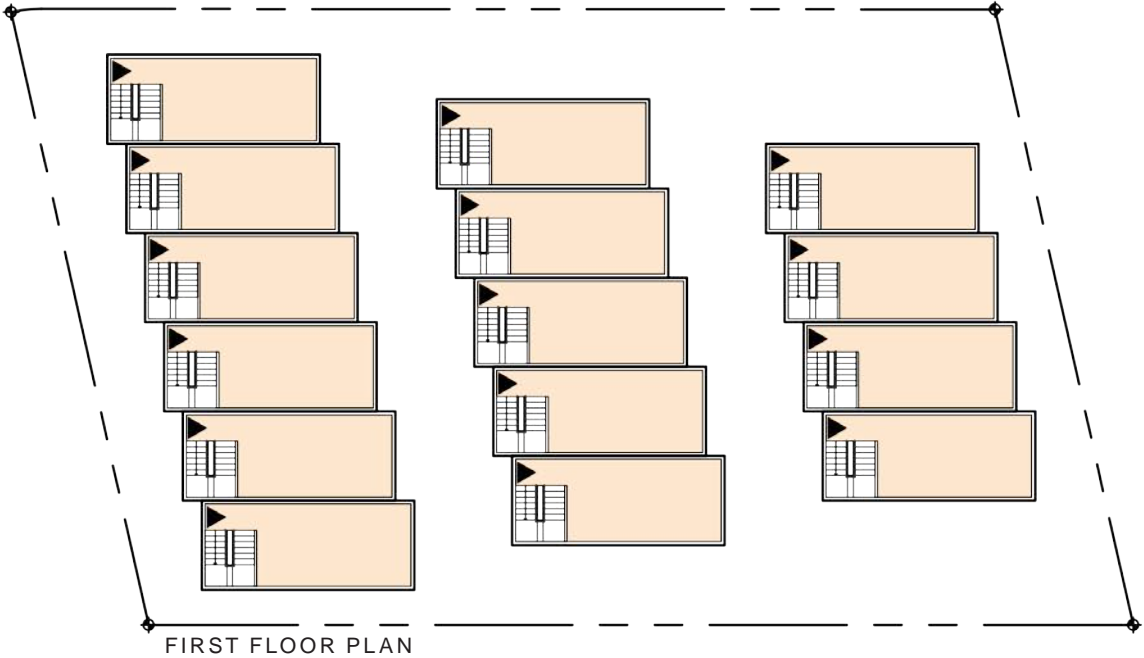
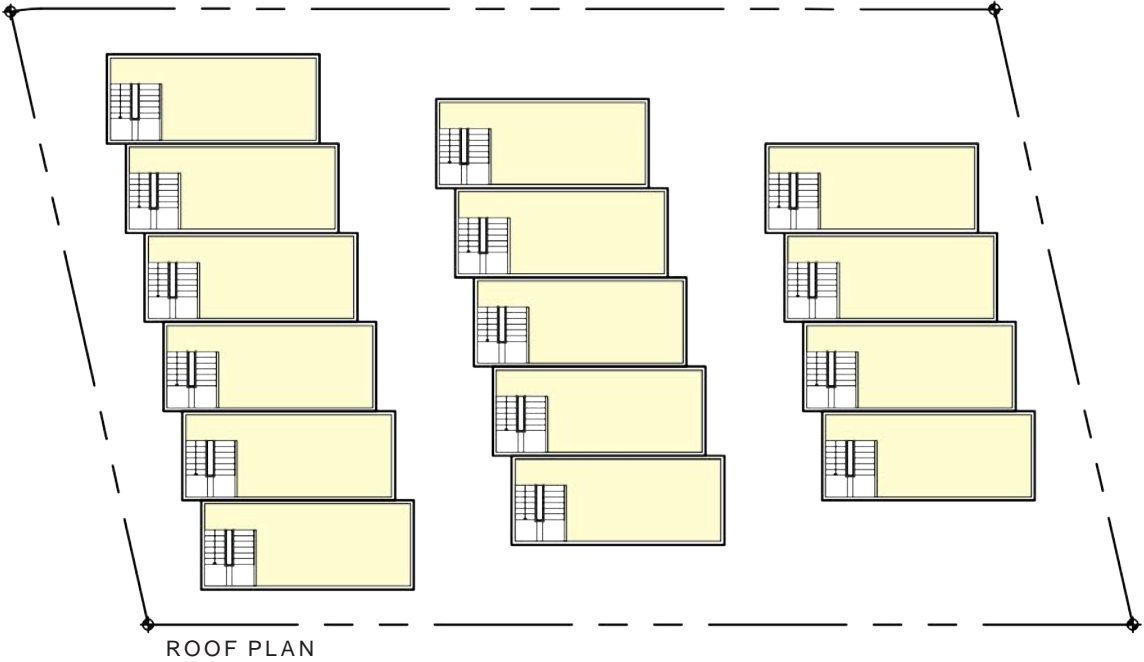
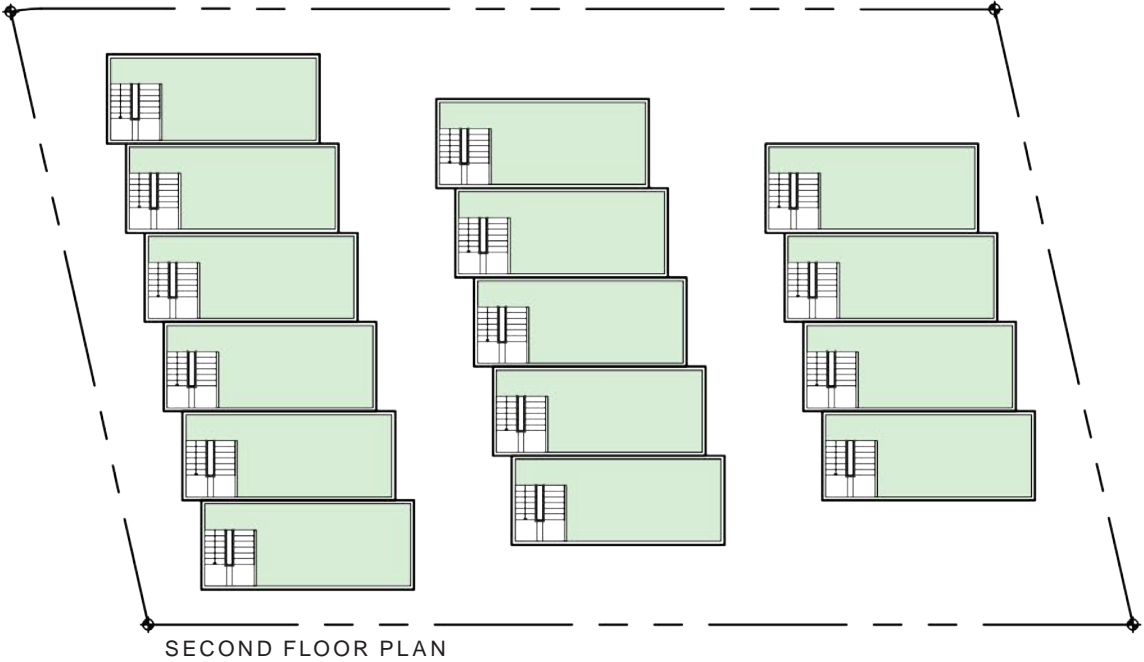
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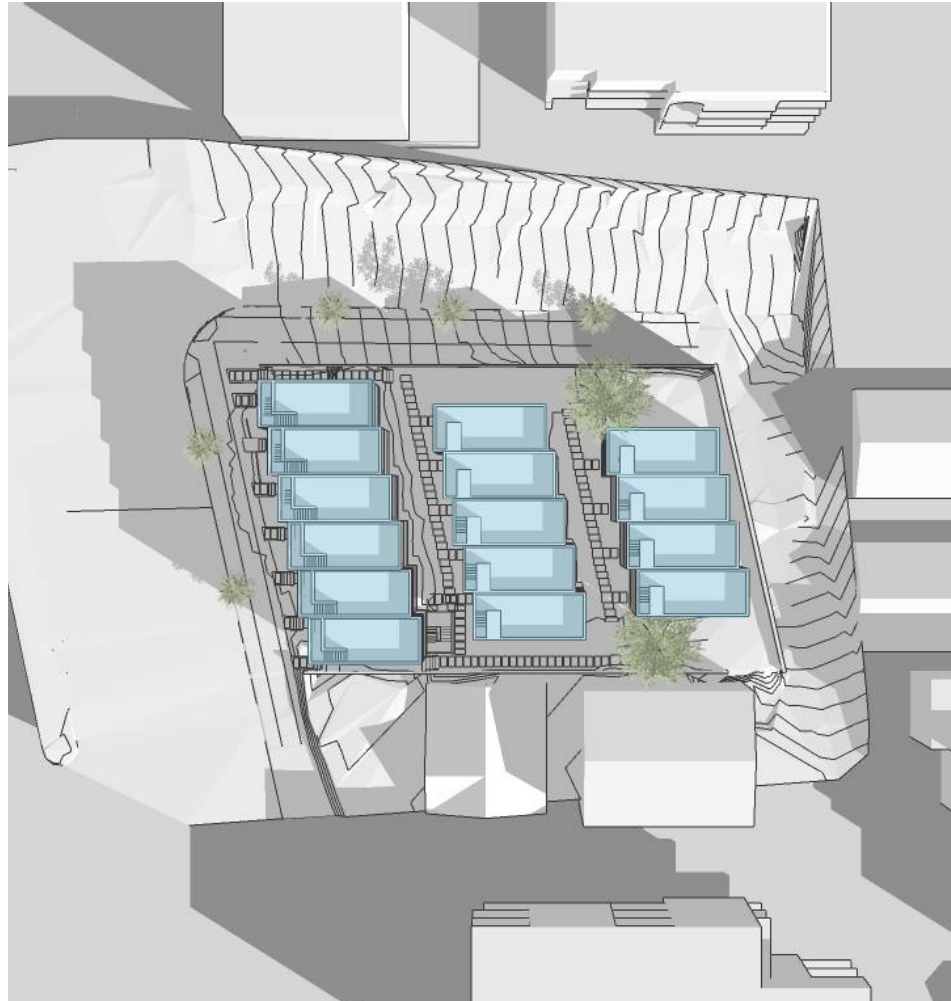
2ND BEDROOM/BATH

LIVING/DINING/KITCHEN

MASTER SUITE

ROOF DECK





MARCH / SEPTEMBER 21, 9 AM



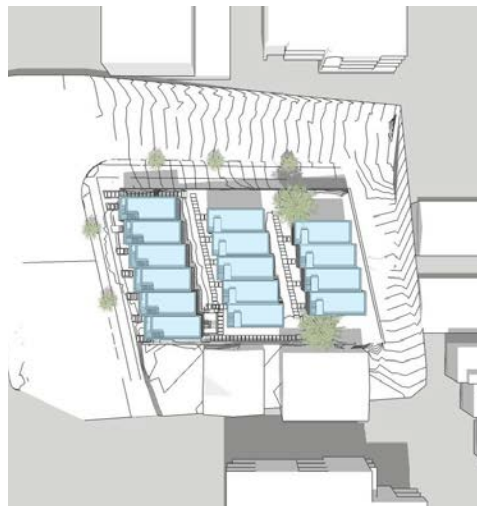
MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



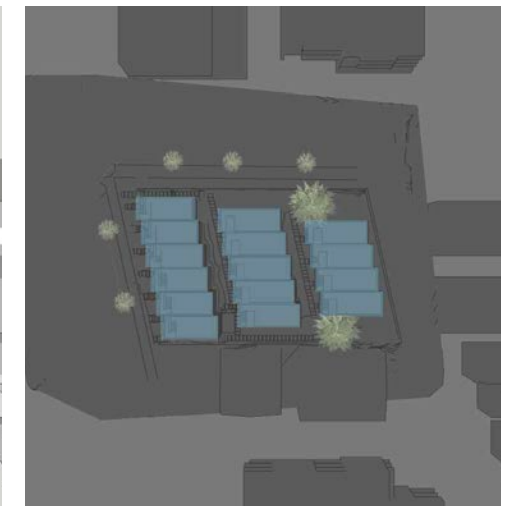
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



OPTION THREE—PREFERRED

DISTINGUISHING FEATURES

- 15 Townhouses + 15 parking stalls
- 3-story units + underground garage
- 16,700 SF FAR (23,100 SF GFA)
- Code Compliant

OPPORTUNITIES

- 6 units front Dexter Ave N with entries facing the street
- Majority of units have access to views
- Centralized access to underground garage convenient to most units
- Centralized common ground level amenity space with access from all units
- Second floor decks on Dexter units face common amenity space
- No penthouses blocking views from roof decks

CONSTRAINTS

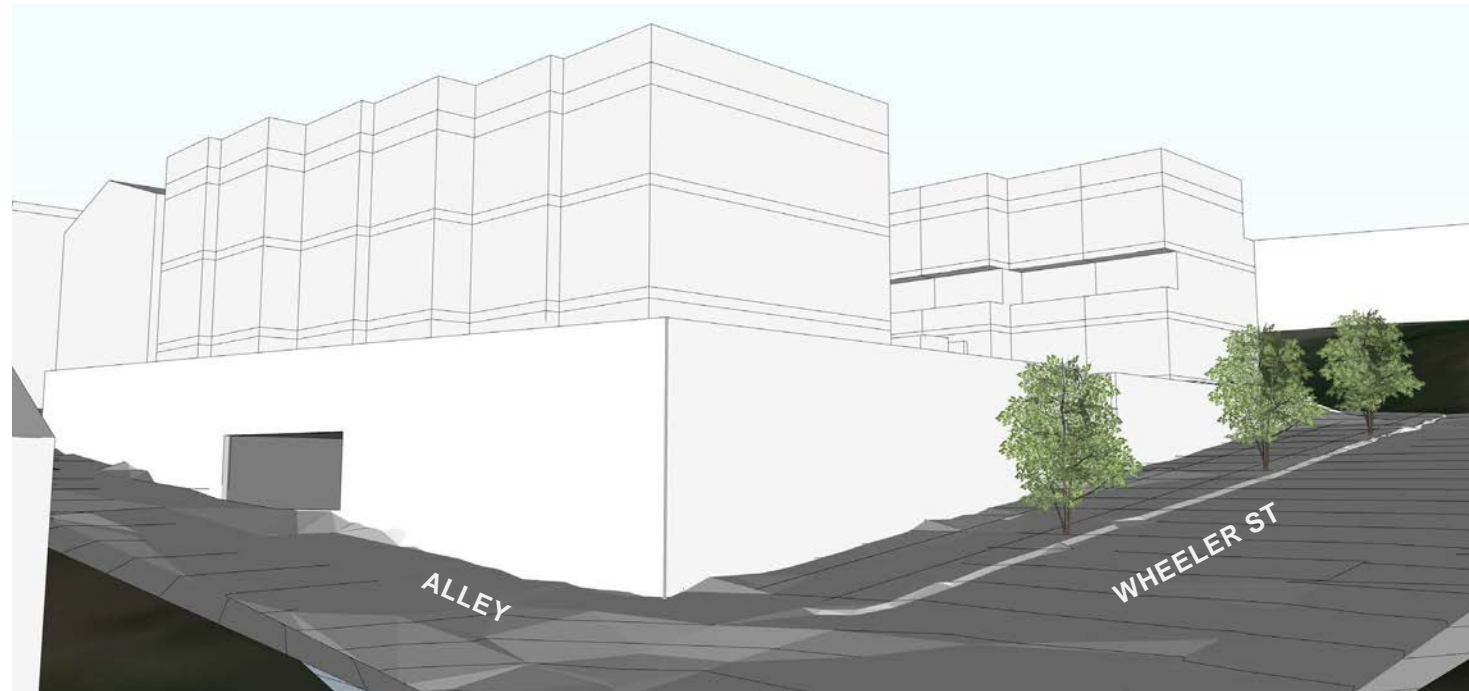
- Minimal privacy conflicts between units and between units and buildings to the south

DEPARTURE REQUESTED:

- No departures requested



VIEW OF NORTHWEST CORNER



VIEW OF NORTHEAST CORNER



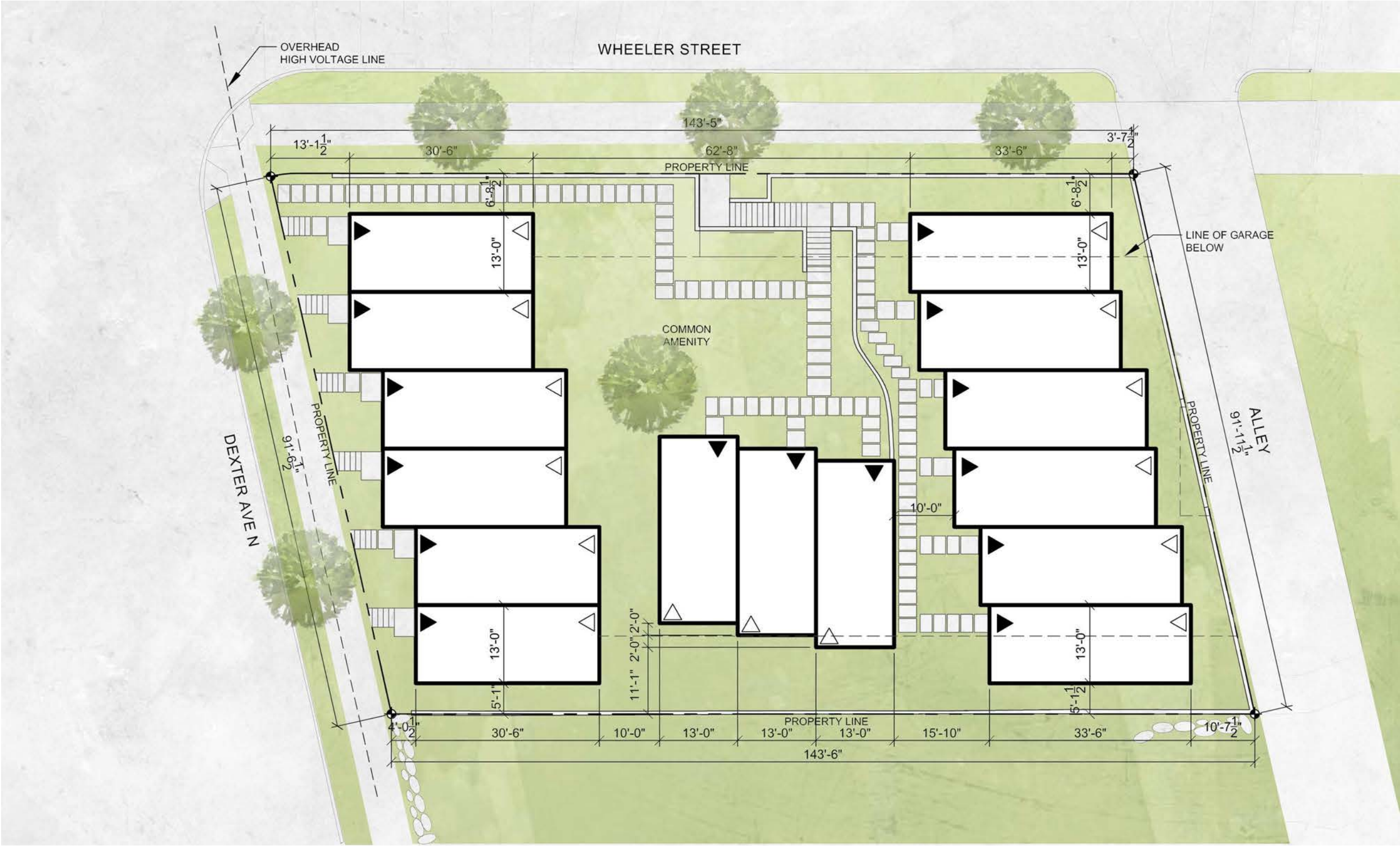
VIEW OF SOUTHWEST CORNER



AERIAL VIEW OF NORTHEAST CORNER

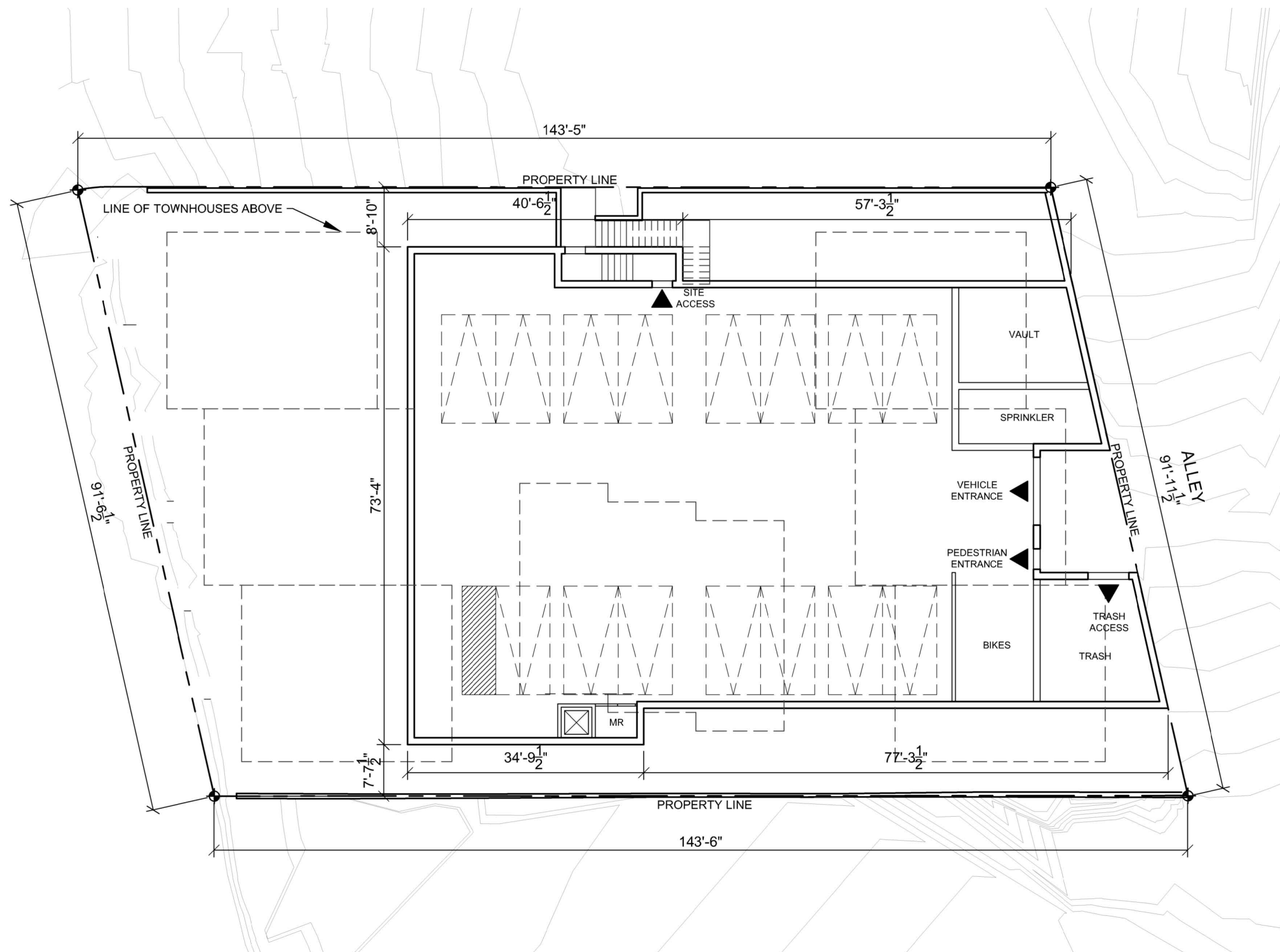


AERIAL VIEW OF SOUTHWEST CORNER

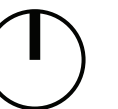


OPTION THREE (PREFERRED) SITE PLAN





OPTION THREE (PREFERRED) GARAGE PLAN



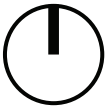
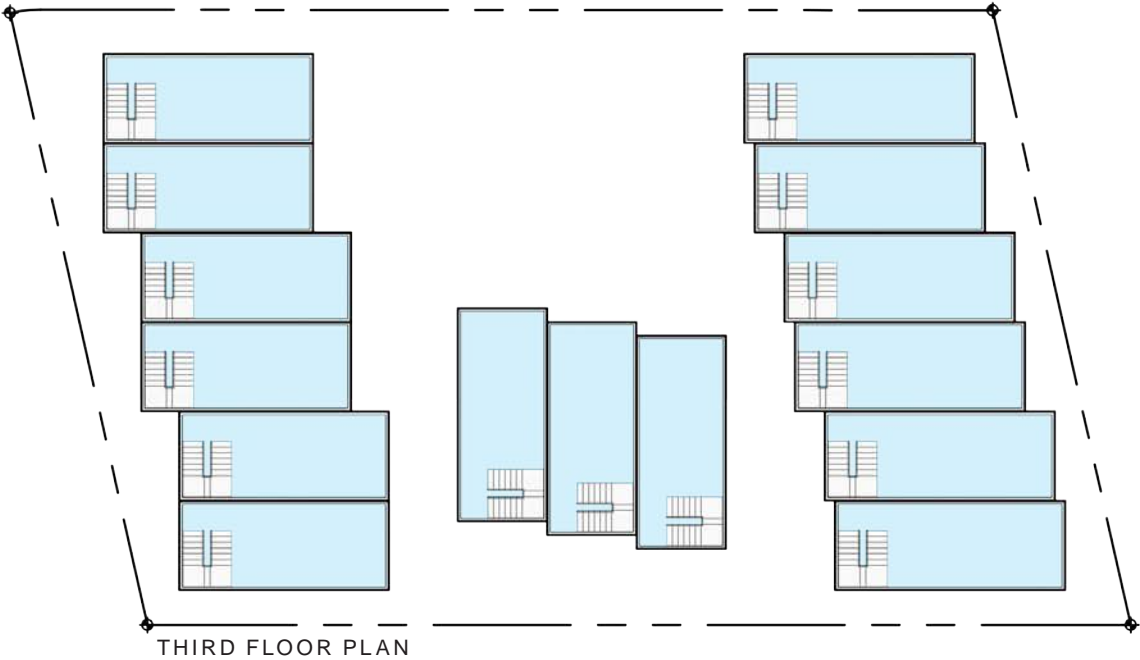
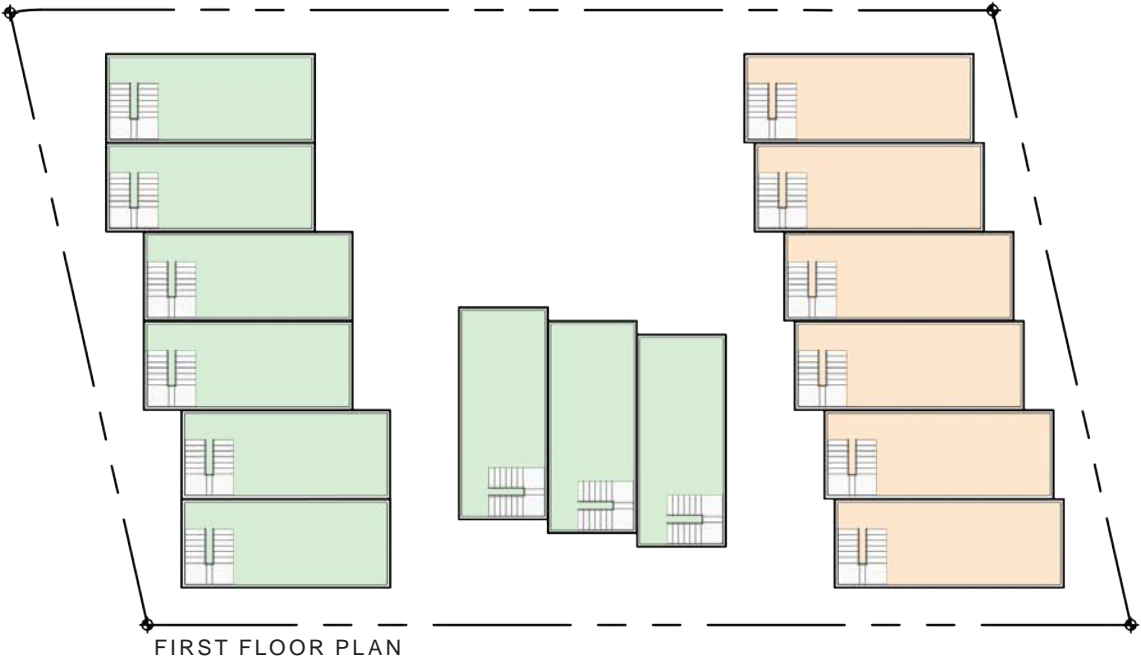
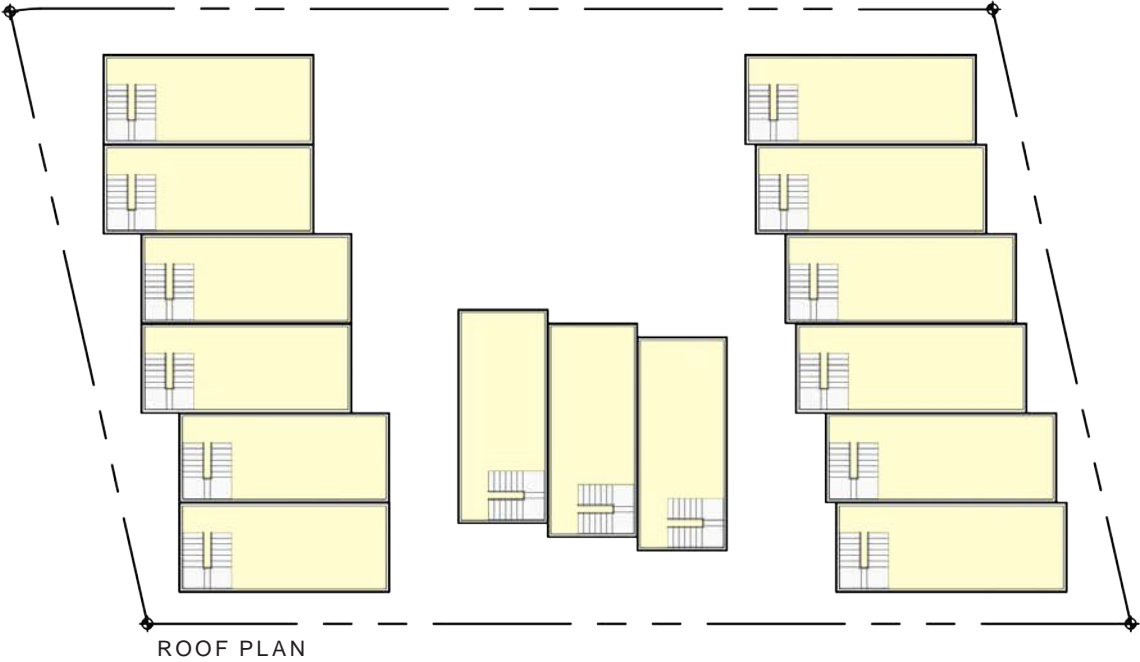
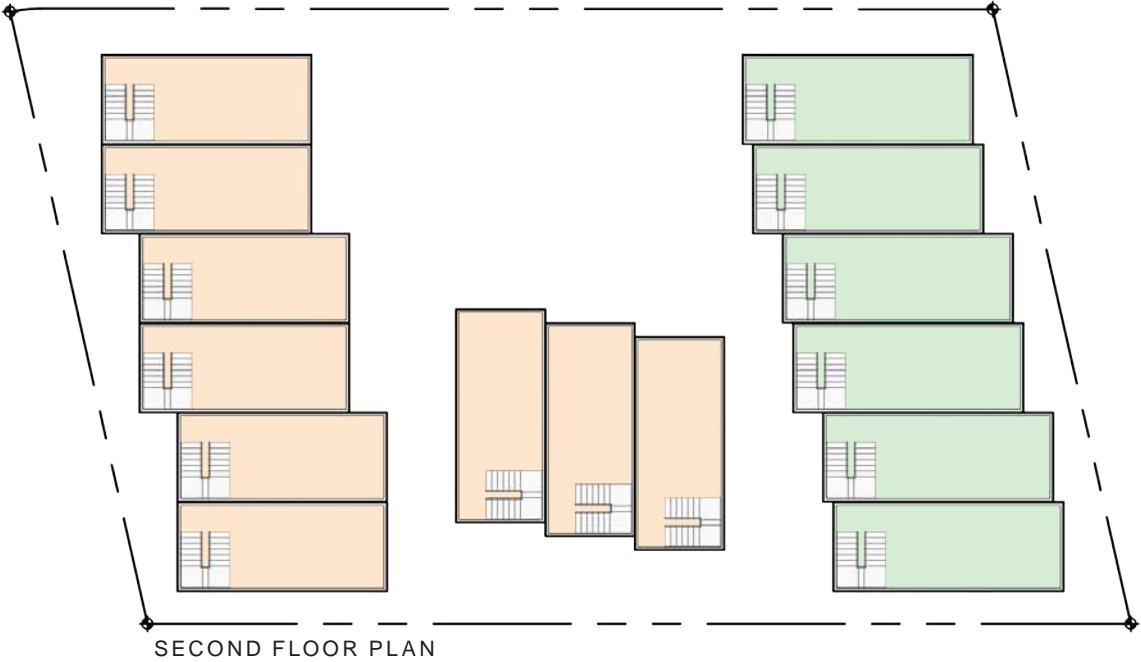
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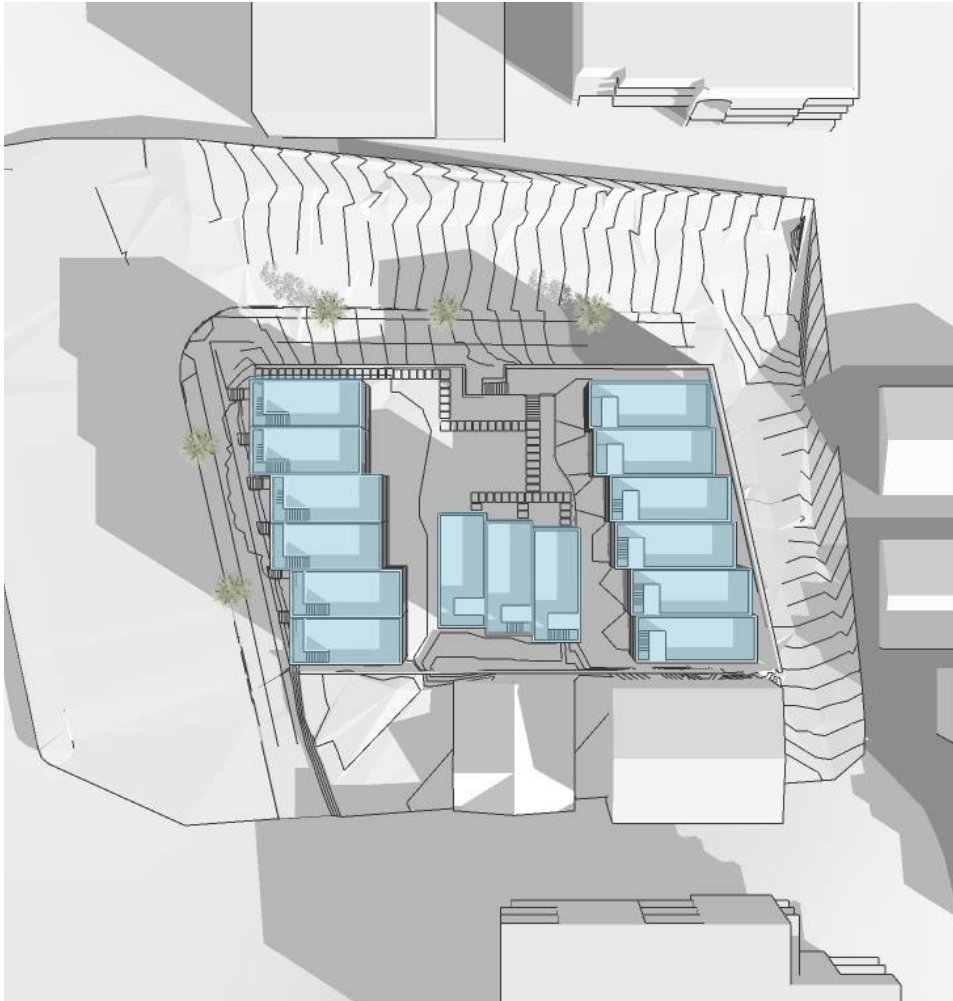
2ND BEDROOM/BATH

LIVING/DINING/KITCHEN

MASTER SUITE

ROOF DECK





MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 5 PM



DECEMBER 21, 9 AM



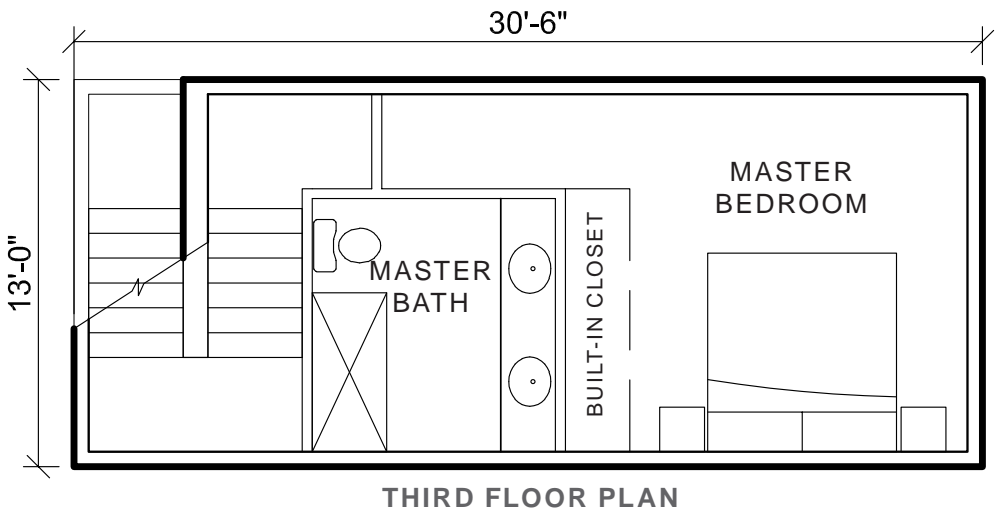
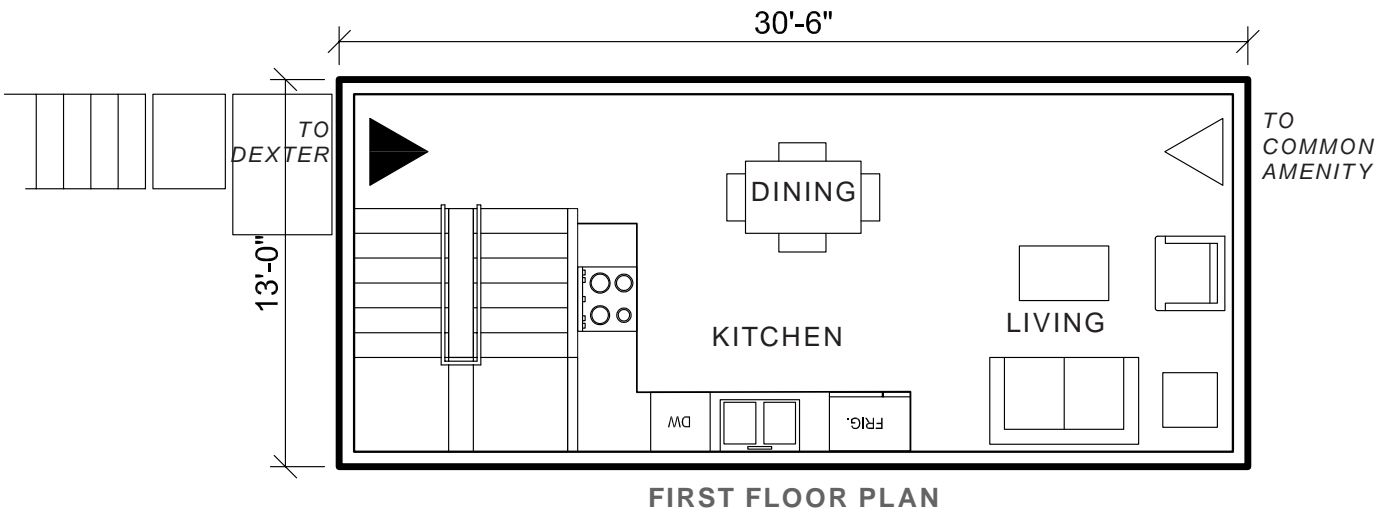
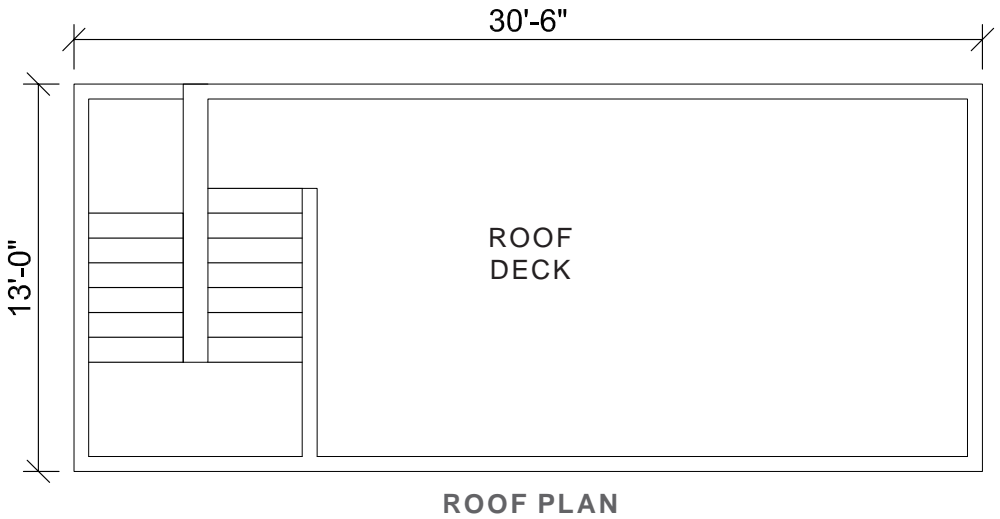
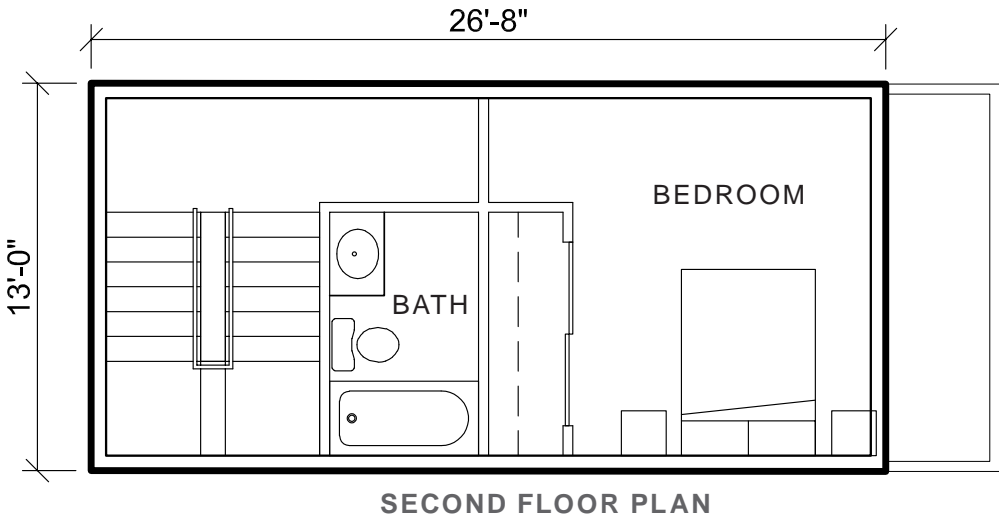
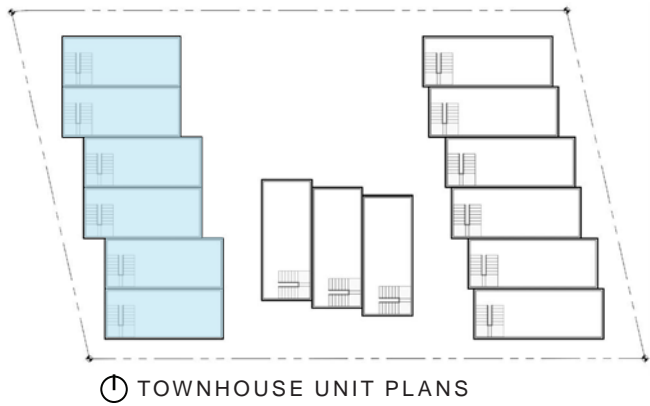
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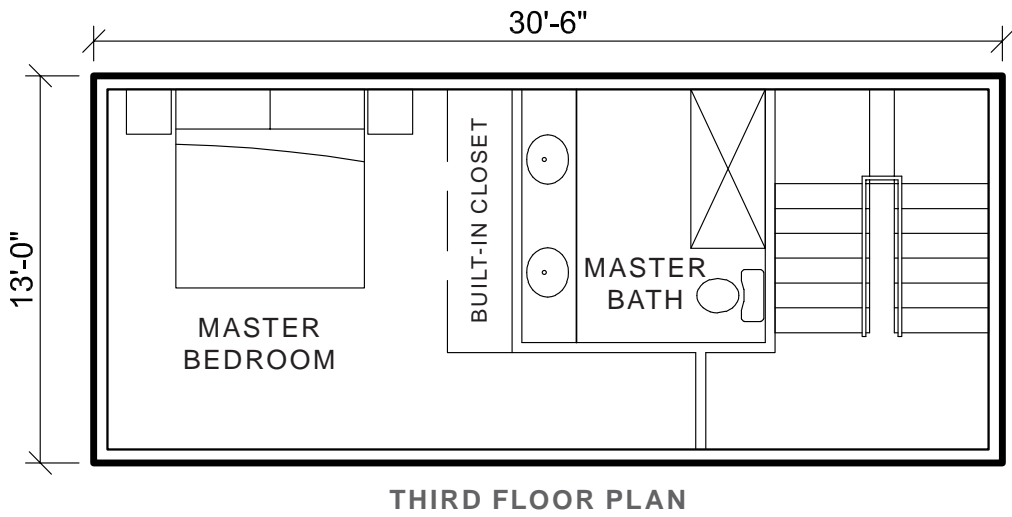
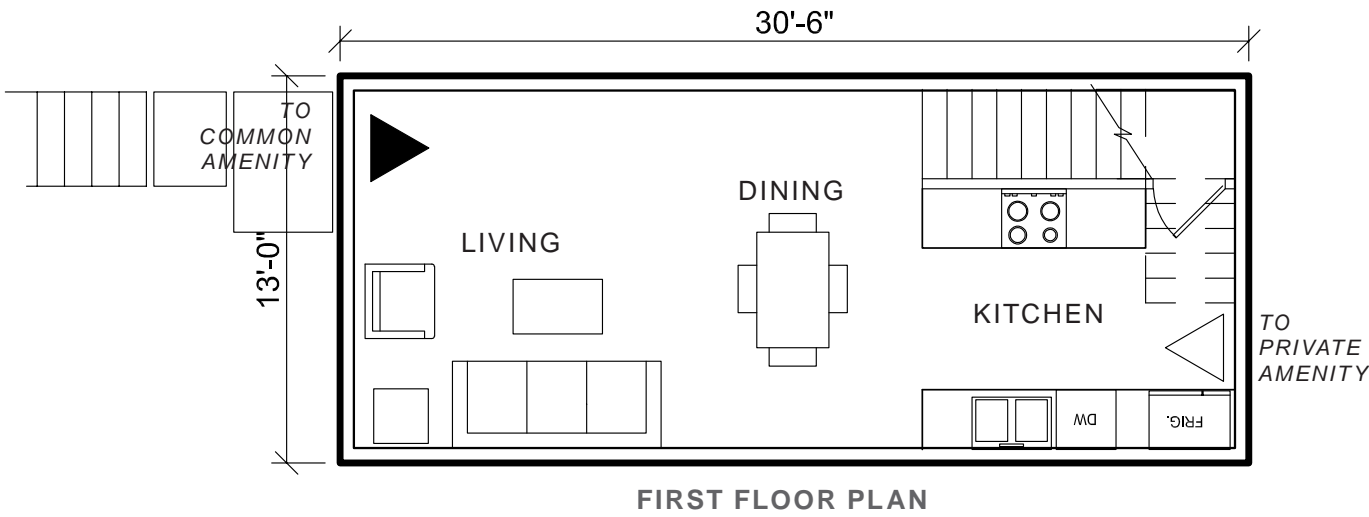
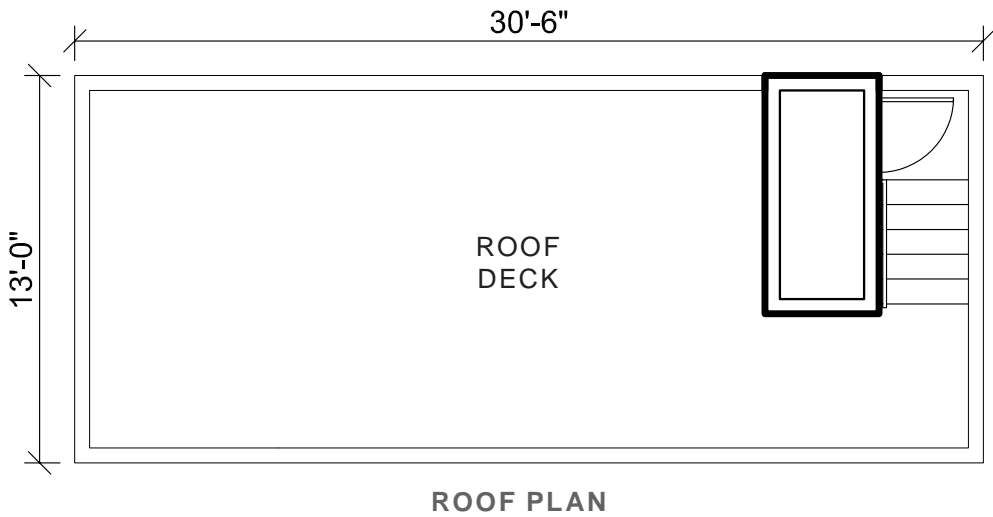
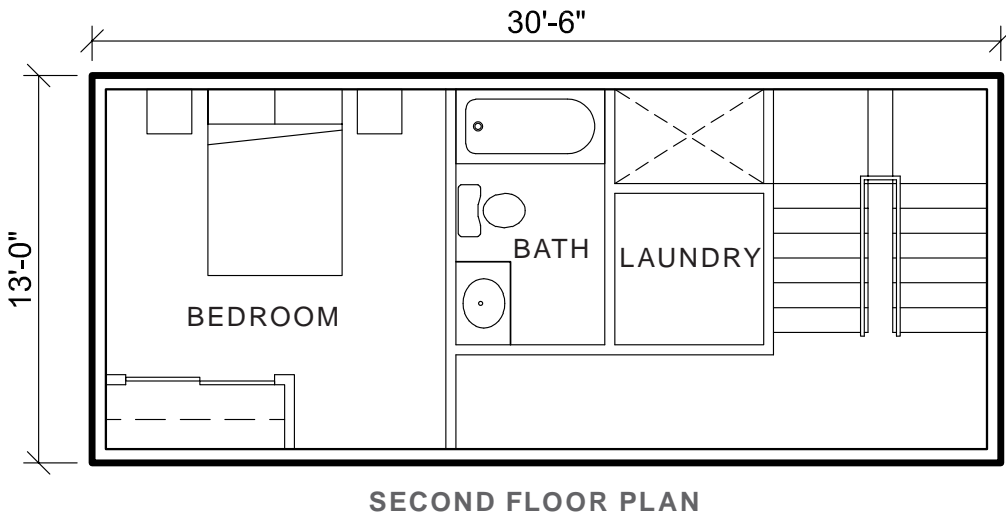
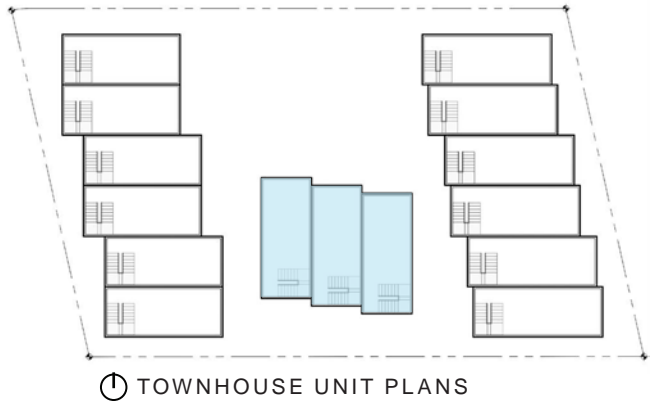
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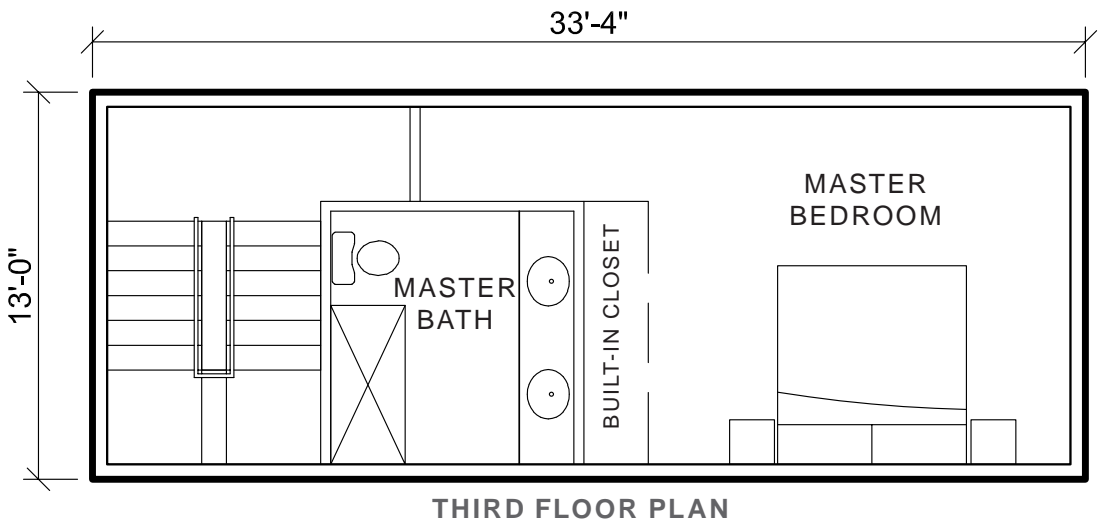
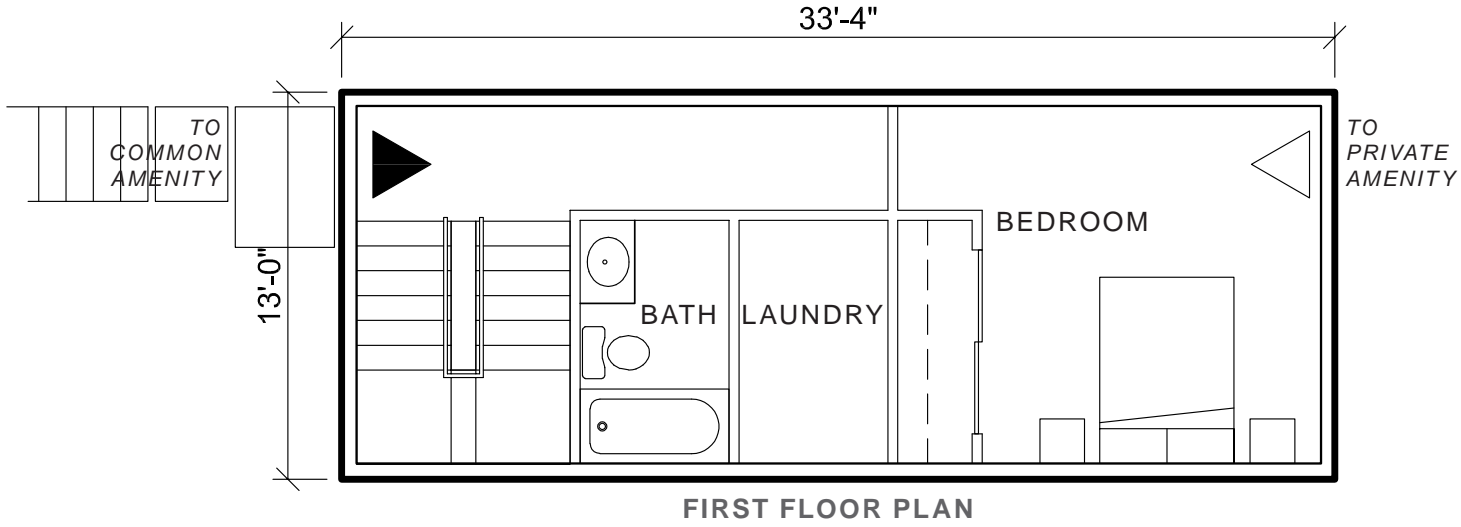
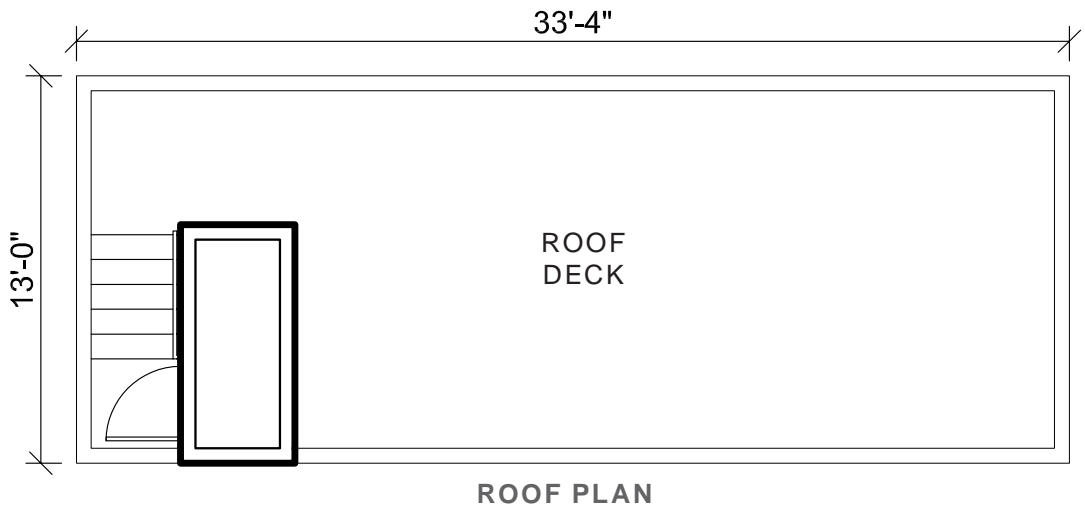
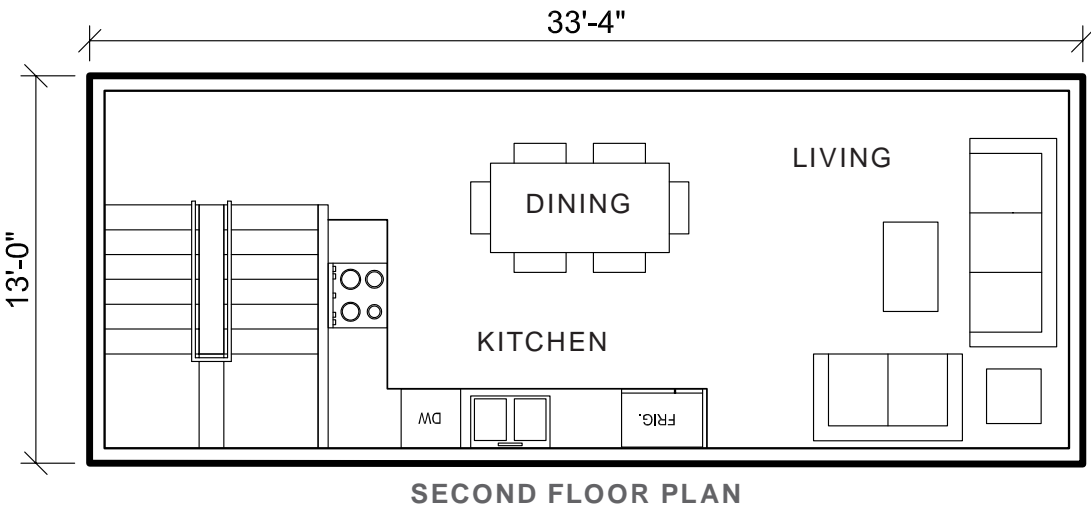
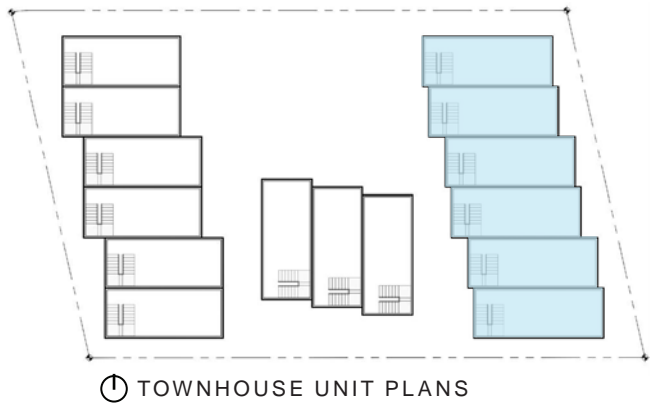
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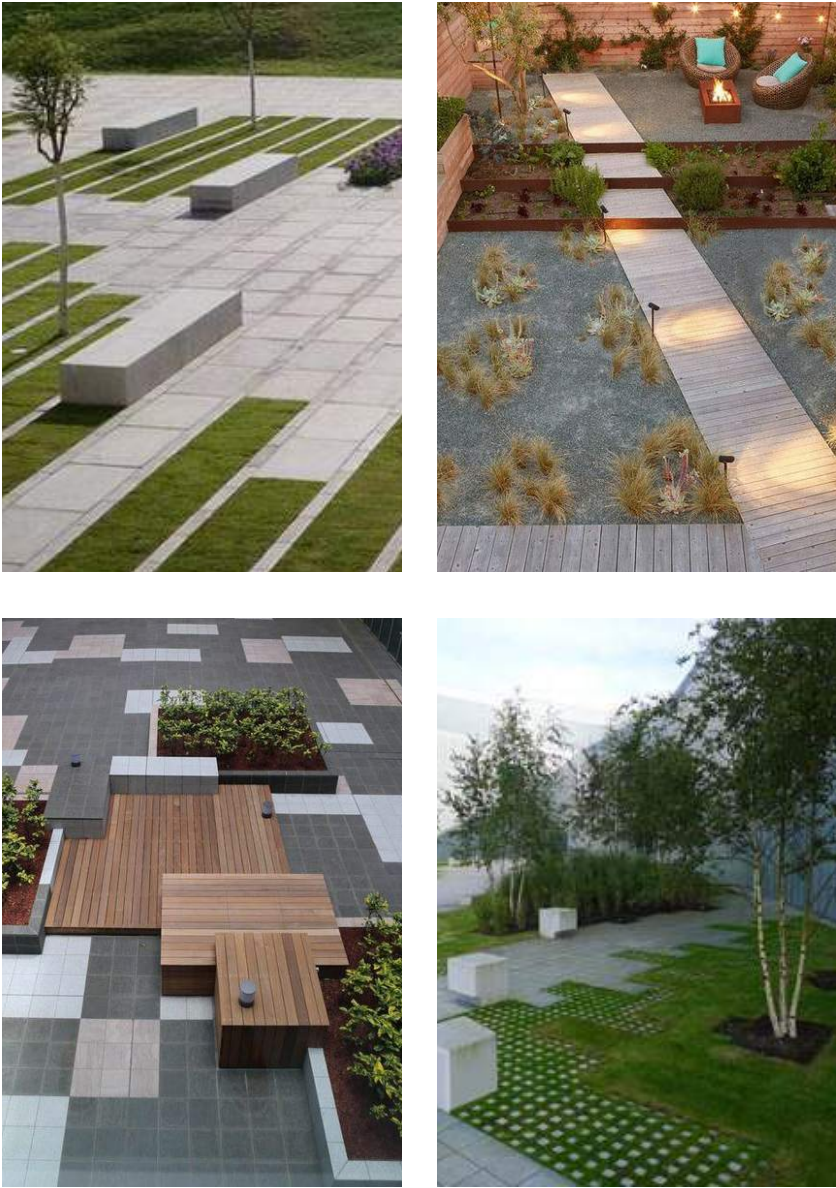


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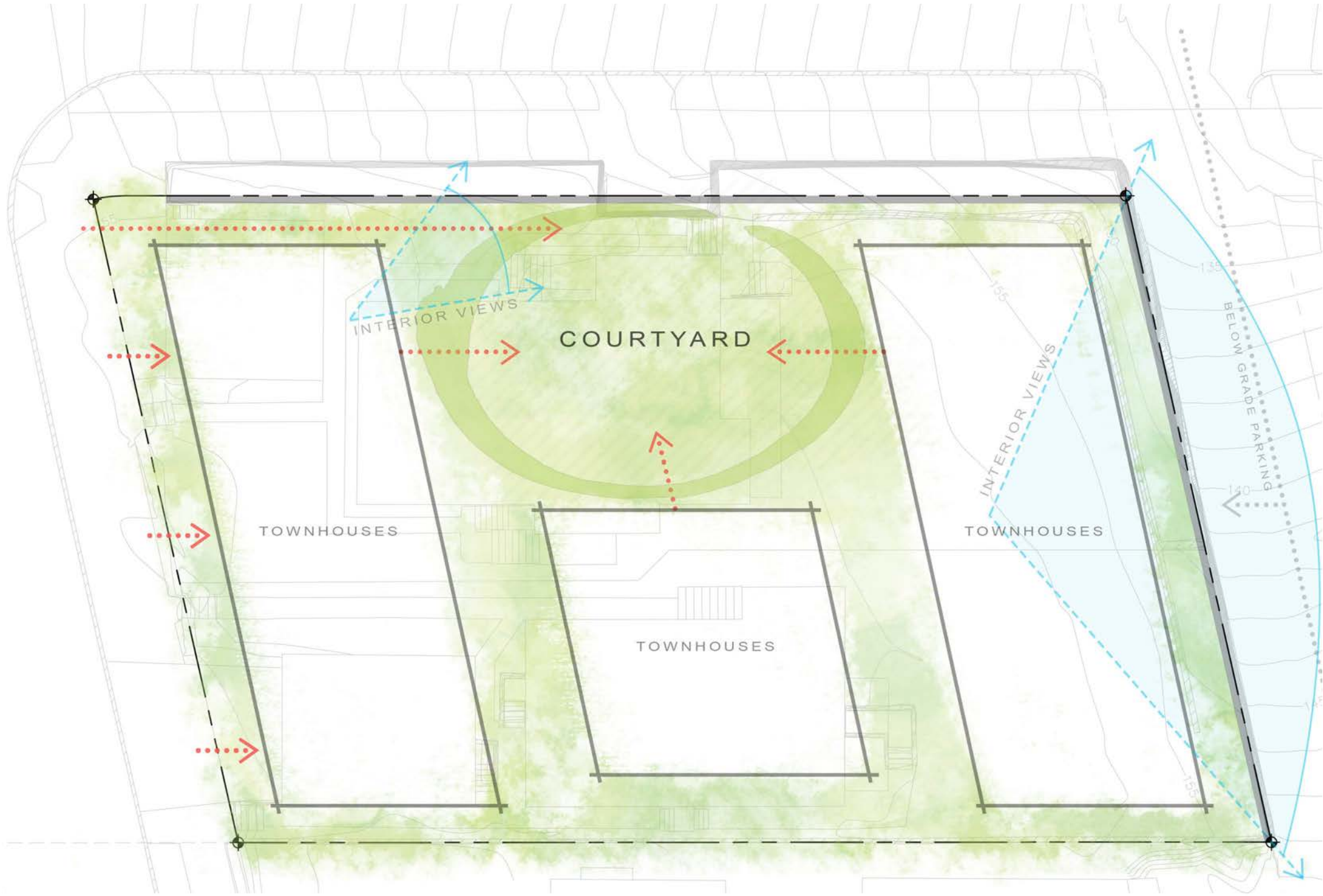
KEY





SITE CONCEPT INSPIRATION IMAGES

- Align units with Dexter Ave N for strong street edge
- Align units with alley to maximize solar and view potential
- Combines open ground level space into one common amenity space. Centralize amenity space and provide access to all residents from all units. Create sense of community through programming, landscaping, paving and pathways.
- Pedestrian access from Dexter - directly to street facing units, along north edge for rear units
- Underground parking with vehicular access from alley
- Rebuild retaining walls along Wheeler and the alley to maintain existing grade



PROPOSED CONCEPTUAL SITE PLAN

KEY

PEDESTRIAN

VEHICULAR

INTERIOR VIEWS

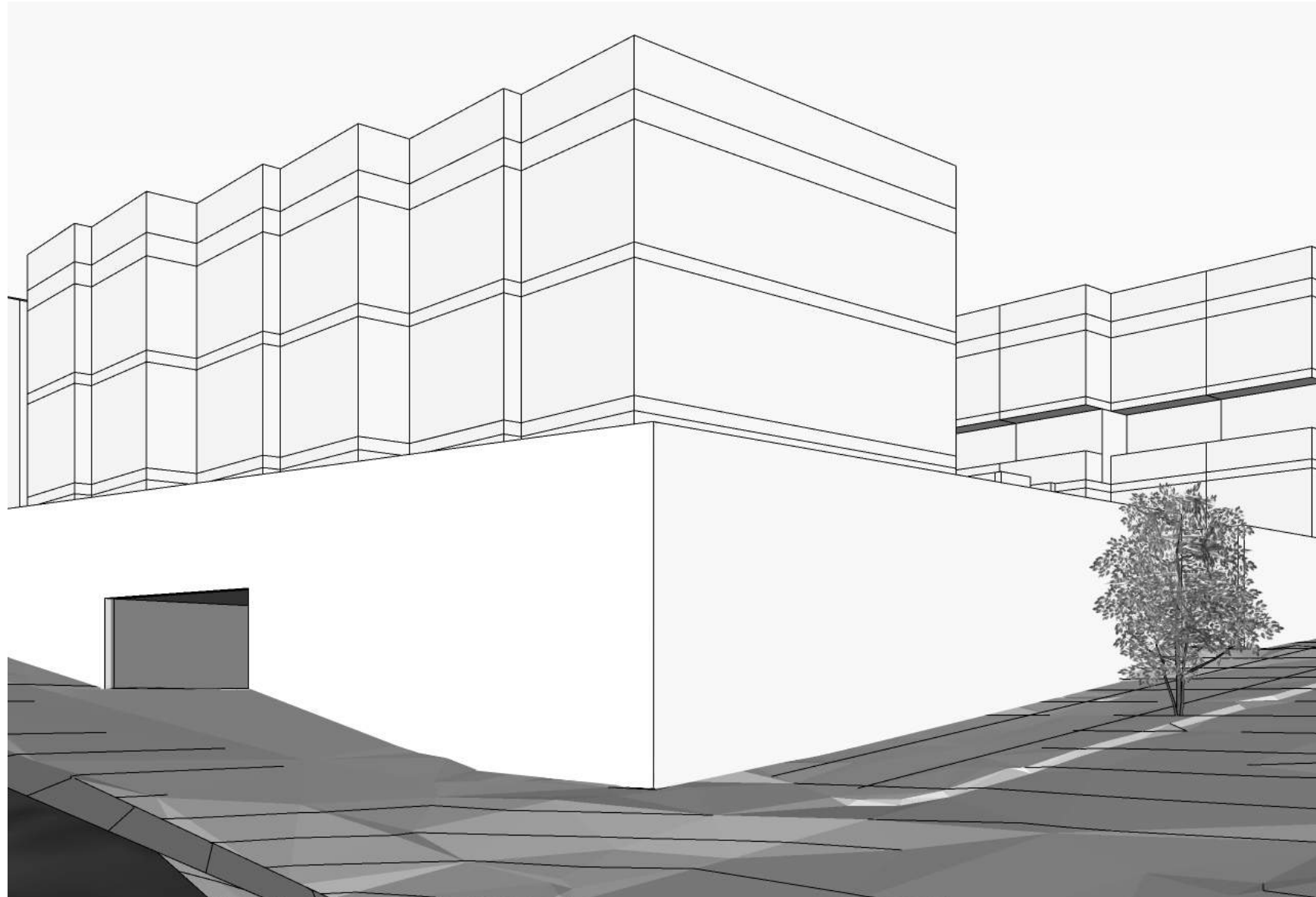
RETAINING WALL



INSPIRATIONAL IMAGES



DEXTER AVE N TOWNHOUSES



VIEW AT INTERSECTION OF WHEELER AND ALLEY

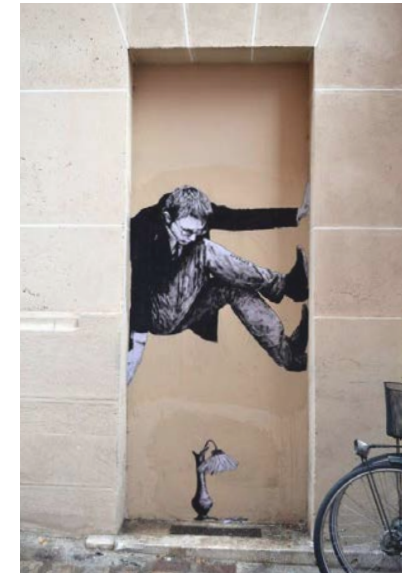
EXISTING RETAINING WALLS

The existing retaining walls along Wheeler Street and the alley will be removed as they are currently located in the right-of-way and will be rebuilt to the same height at the property lines. As the street and alley slope with the existing topography, the retaining wall height varies from approximately four feet to fifteen feet. To breakdown the mass of these walls and provide visual interest, the following strategies are being studied. A final proposal will be presented at Design Recommendation.

MURALS: Murals pose the opportunity to create a memorable moment within the large retaining walls. Utilizing recessed detailing to create a picture frame effect enables street art to be integrated within the wall, allowing the entire wall to become an art piece. These mural moments can be combined with other design strategies to enhance pedestrian experience within the community.

MATERIAL/TEXTURE: Material and texture strategies highlighted include gabion walls accented with steel structure and detailing and stamped/pattern-formed concrete. Both of these strategies offer the potential to create an interesting pedestrian experience through variety in patterns or colors while also providing opportunities for additional moments to be incorporated within the wall through detailing or integrated features like murals or vegetation.

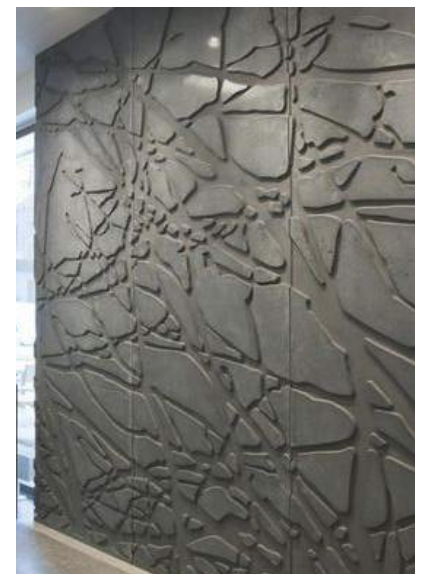
GREEN/LIVING WALL: Green screens or living walls can complement the landscaping provided within the planting strip and provide a soft, natural texture to the large retaining walls.



MURAL



MATERIAL/TEXTURE



GREEN/LIVING WALL

