



701 DEXTER AVENUE N, SEATTLE WA 98109

WEST DESIGN REVIEW BOARD
EARLY DESIGN GUIDANCE
EDG 2 MEETING DATE: 07.10.19
SDCI #: 3033099-EG



OWNER

Alexandria Real Estate
400 Dexter Ave N
Seattle, WA 98109

ARCHITECT

ZGF Architects
925 4th Ave, Suite 2400
Seattle, WA 98104

LANDSCAPE ARCHITECT

Site Workshop
222 Etruria St, Suite 200
Seattle, WA 98109

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01 OVERVIEW | Project Info

TEAM

OWNER:

Alexandria Real Estate, 400 Dexter Ave N, Seattle WA 98109

ARCHITECT:

ZGF Architects, 925 4th Avenue, 2400, Seattle WA 98104

LANDSCAPE ARCHITECT:

Site Workshop, 222 Etruria Street, Suite 200, Seattle WA 98109

SITE

PROJECT ADDRESS: 701 Dexter Avenue N, Seattle WA 98109

ZONING DESIGNATION: SM-SLU 175/85-280 in the South Lake Union area. The site lies within the Lake Union seaplane flight path (SMC 24.48.225, Map A.)

SITE AREA: 27,132 SF

FAR: 8; 217,056 SF

EXISTING DEVELOPMENT: 6 Story Reinforced Concrete Building for Office use, with a below-building surface parking lot.

EDG 2 PREFERRED SCHEME

GROSS FAR AREA: 230,000 SF

CHARGEABLE AREA: 217,056 SF

TOTAL PROPOSED OFFICE AREA: 180,950 SF

STORIES: 10 stories + Roof amenity and penthouse

PARKING STALLS, BELOW GRADE: 230 stalls

BUILDING GROSS, BELOW GRADE: 87,300 SF

PROJECT DESCRIPTION

The project is located along Dexter Ave N in the Seattle's South Lake Union neighborhood. The half-block site is bounded by Dexter Avenue N on the east, Roy St on the south, Aurora Ave North on the west, and two adjacent parcels to the north. The project includes the demolition of an existing 6 story reinforced concrete structure and existing on-grade parking, constructed in 1984. Site redevelopment goals include a 10 story high rise structure with penthouse level to accommodate office and research laboratory uses and approximately 3 levels of below grade parking. A ground level entries planned on Dexter and Roy will provide access to a building lobby, retail space, and office elevator lobbies. A vehicular entry near mid-block along Roy St will provide access to an internal loading dock and below grade parking.

PROJECT GOALS + OPPORTUNITIES

- Establish a sense of place for the site and immediate South Lake Union neighborhood, distinguished by its architectural form, engaging street-level experience, and use of durable, tactile materials.
- Create a strong street presence and enhanced pedestrian experience, with emphasis at Dexter Ave N, an important neighborhood connector and Class II Pedestrian Street. Activate pedestrian entries and minimize vehicle entries.
- Complement the existing biking infrastructure along Dexter Ave N with a bicycle-friendly development.
- Build a sustainable project that achieves at minimum LEED Gold certification, with focus on the health and well-being of building occupants.
- Design tower floors for flexible office or research laboratory use, providing occupants with access to a vibrant neighborhood and views to South Lake Union, Downtown Seattle, and the Cascade Mountains.
- Derive the building form from unique characteristics of adjacent streets and neighborhood attributes to root the building in its site and surroundings.
- Acknowledge the transitional nature of the site and its role as a visual gateway.



GUIDANCE SUMMARY

EDG 1 Guidance board comments and priority Design Guidelines have been summarized below. The following pages demonstrate our responses to both comments and board-designated priority guidelines.

CONTEXT / CONCEPT / MASSING

- **A.1** Further study & demonstrate surrounding neighborhood context
- **A.2** Address overall height, bulk, modulation, and scale of design as it relates to context and transitional nature of site
- **A.3** Study how prominent building corners will be viewed moving south and north along Dexter
- **A.4** Present a clear concept and evolved massing

PEDESTRIAN EXPERIENCE

- **B.1** Provide additional detail related to how the ground plane will enhance the pedestrian realm
- **B.2** Refine the relationship to the residential structure to the north
- **B.3** Address SDOT comments regarding the curb cut location

MATERIALITY / CHARACTER

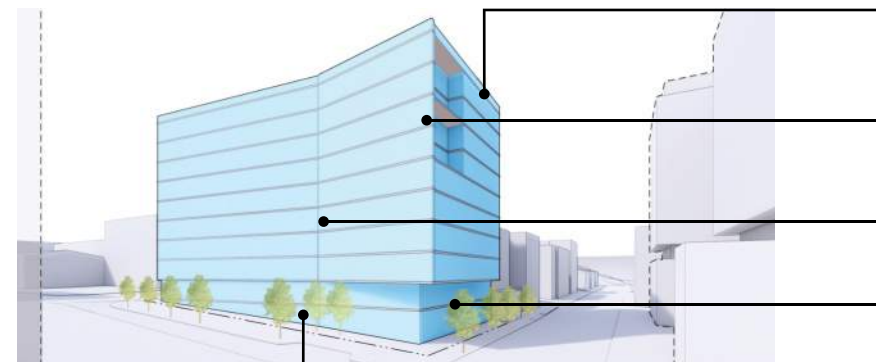
- **C.1** Further clarify design intent related to materials and facade articulation
- **C.2** Note how the building will differentiate itself from similarly clad buildings

PRIORITY DESIGN GUIDELINES

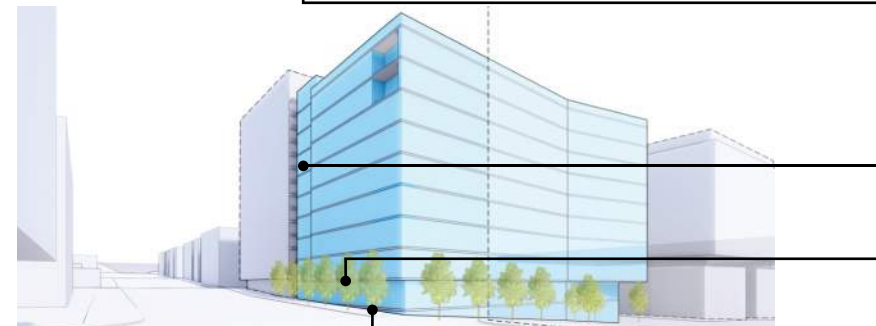
- CS1-C, CS2-B, CS2-D, CS2-1, CS2-1a, CS2-3a, CS3-A3, CS3-A4, PL1-A2, PL1-B, DC1-B1, DC1-C2, DC2, DC2-B, DC2-C, DC2-1, DC2-4, DC4-D

EDG 1

EDG 1 SCHEME 3 *PREFERRED*



View from Dexter Ave. N / Roy St. corner looking NW



View from Aurora Avenue looking north

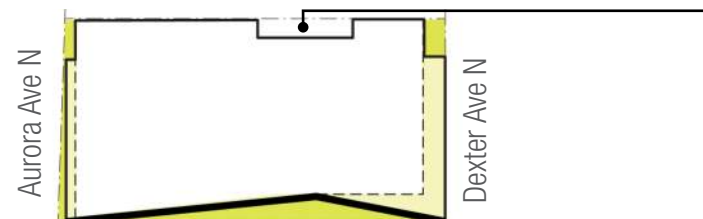
- ? Consider the transitional nature of massing to residential property to north
- ✓ Merit to massing modulation at Roy and interest at upper corner
- ? Further consider modulation along Roy Street
- ✓ Merit to ground floor setback wrapping from Dexter to Roy
- ? Emphasize pedestrian entry rather than garage entry
- ✓ Merit to recessing stair tower at Aurora
- ? Address the pinched condition along Aurora
- ✓ Support for removal of Exceptional Tree

OPPORTUNITIES

- Acknowledges pedestrian scale at Dexter Ave/Roy Street corner approach
- Acknowledges pedestrian scale at Aurora Avenue
- Articulates Dexter and Aurora facades at ground plane and tower

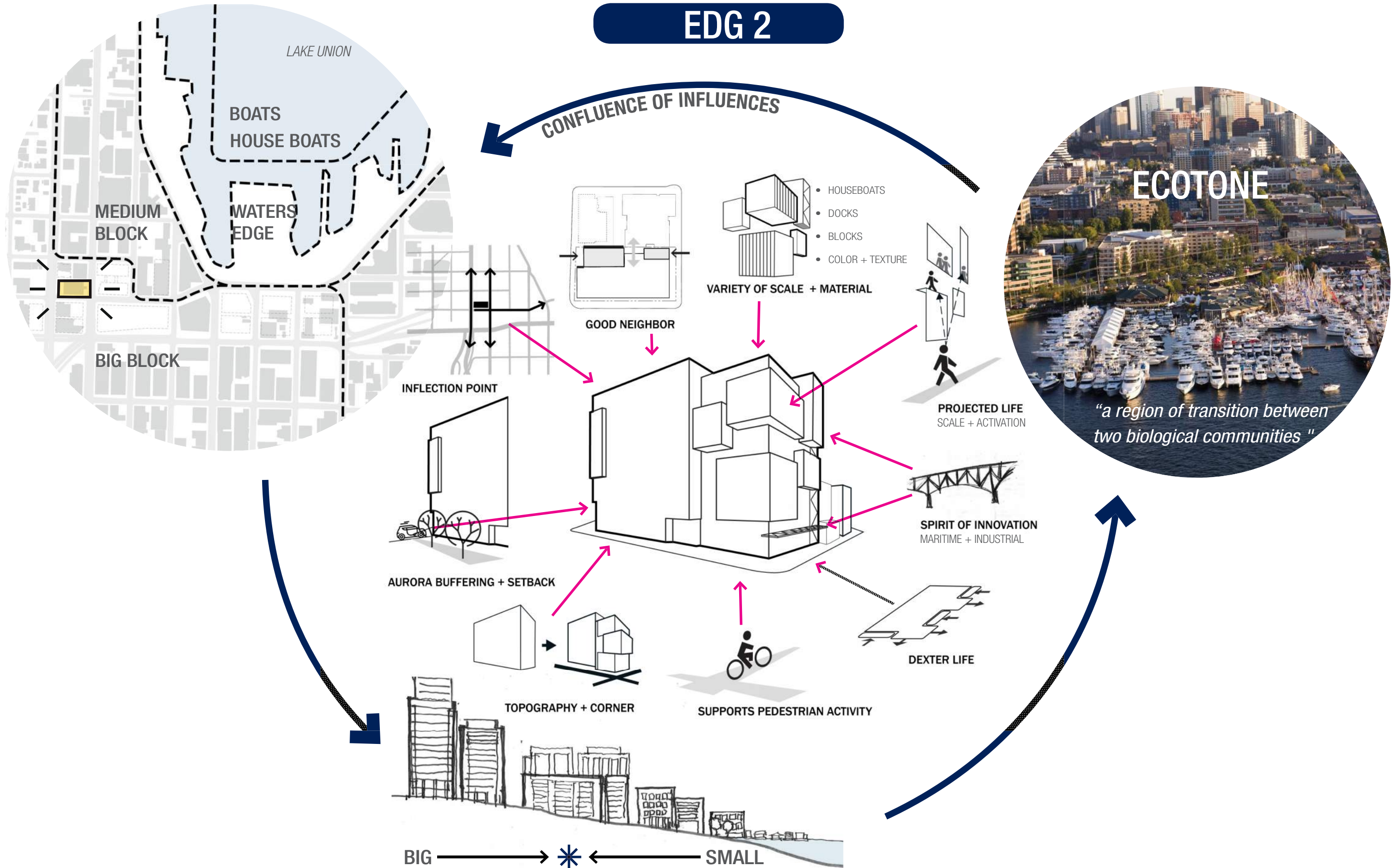
CONSTRAINTS

- Requires removal of Exceptional Tree



- ✓ Merit to notch/modulation at north wall

EDG 2



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02 ANALYSIS / SYNTHESIS

Contextual Attributes

EDG COMMENT A.1

A.1 Further study & demonstrate surrounding neighborhood context

RESPONSE

Each adjacent street presents a unique character and fabric. The team has completed additional street analysis summarized in the following pages to inform the proposed massing. Additional EDG1 neighborhood analysis, including zoning designations, uses, and transit access is included in the package appendix.

Aurora Ave N is designated as a **“Freeway”** by the SLU Design Guidelines. As a **non-porous** street, it is a western barrier to the neighborhood with low pedestrian activity.

Dexter Ave N is a designated as a neighborhood **“Great Street”** and is a vital north-south pedestrian, biking, and vehicle corridor in SLU. Dexter presents a range of and **transition in building scales**, generally moving from smaller to larger from north to south.

Roy Street is a shared street of **varied** uses and frontage conditions, and an important **connector** to the Lake Union Park, a regional heart. Planned developments along Roy will create a series of **activated corners**.

Priority Guideline **CS2-B** asks that the design be informed by site characteristics. Analysis and subsequent synthesis of these conditions into our design concept is noted on following pages.

CS2-3-a focuses on making Aurora and Dexter entries to downtown with substantial landscaping and larger scaled facade elements. Our analysis and synthesis on subsequent pages supports this gesture.



SUMMARY OBSERVATIONS

Aurora Ave N

- non-porous
- high speed vehicular
- low pedestrians

Dexter Ave N

- scale transition
- strong linear flow
- pocket parks

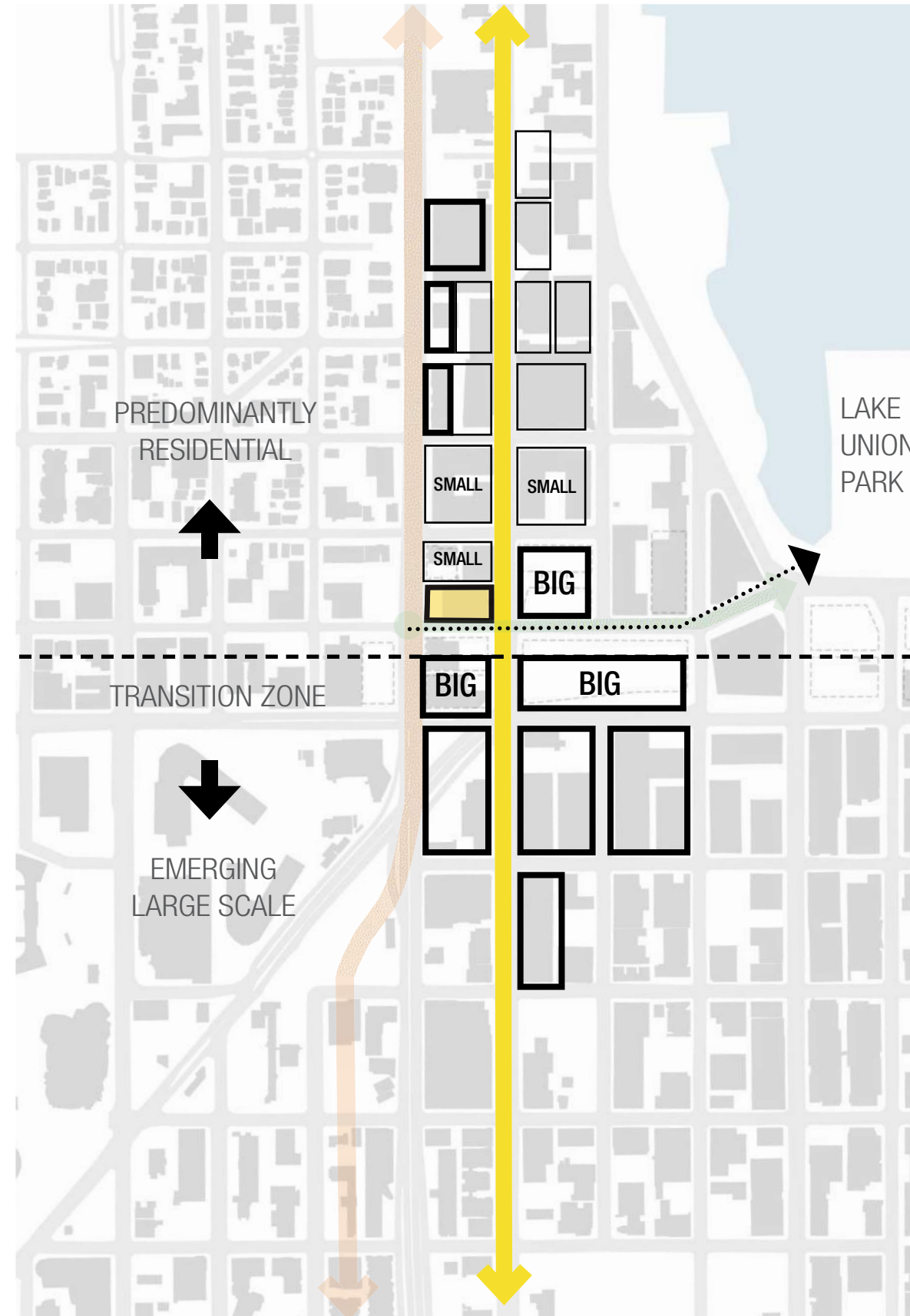
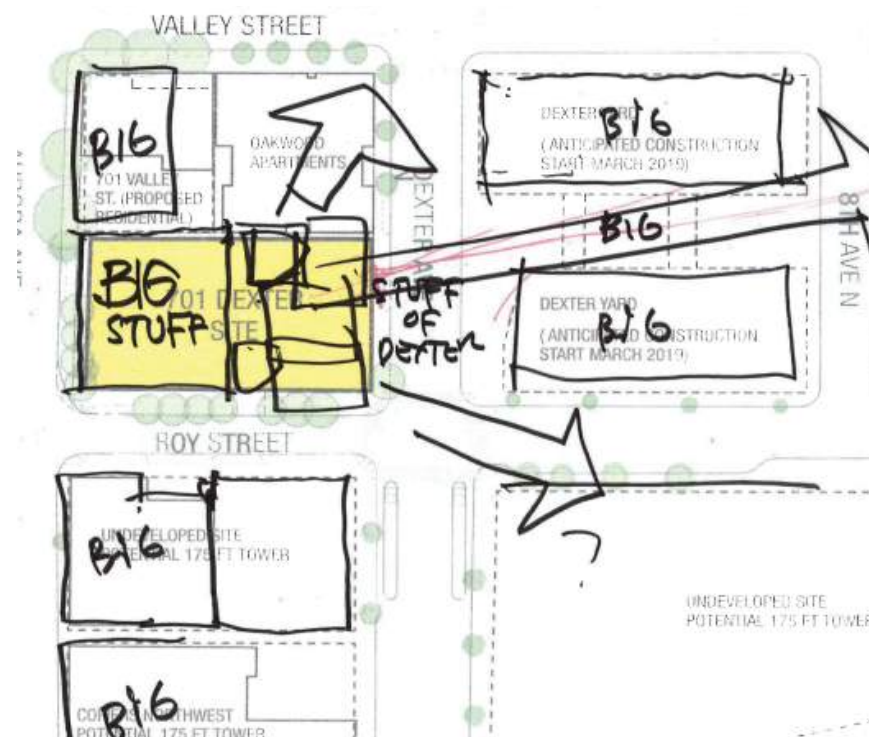
Roy Street

- active corner catalyst
- bike connection
- scale gradation

RESPONSE *cont'd*

To the south of the project site, **Dexter Ave N** is characterized by an emerging larger scale with predominantly office or research uses, as represented in photos on the following page. These larger massings are modulated with smaller projections or insets, often 2-3 stories in scale. To the north, building masses generally reduce in height, as many sites were developed under a previous zoning height of 65'. Uses tend to be residential, with some large scale commercial buildings mixed in. Residential buildings also feature facade articulation and texture with projected or recessed volumes.

The street level realm also transitions at this point, shifting from wider sidewalks and deeper setbacks at the south to a more intimate scale to the north. The pedestrian zone and typical building "base" vary from 1-3 stories, increasing in height at commercial developments like Dexter Yard to the east and other existing buildings to the south.



OBSERVATIONS

Scale Transition

big, small, others

variable blocks to north

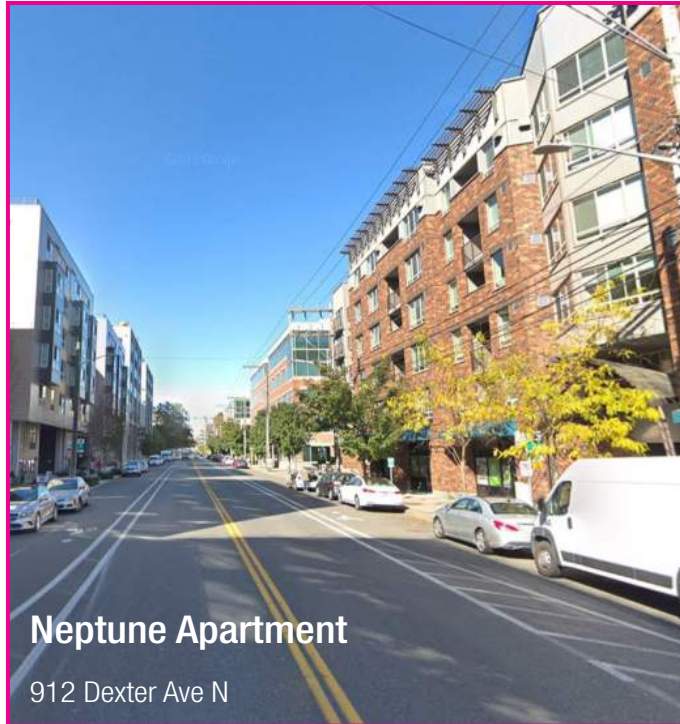
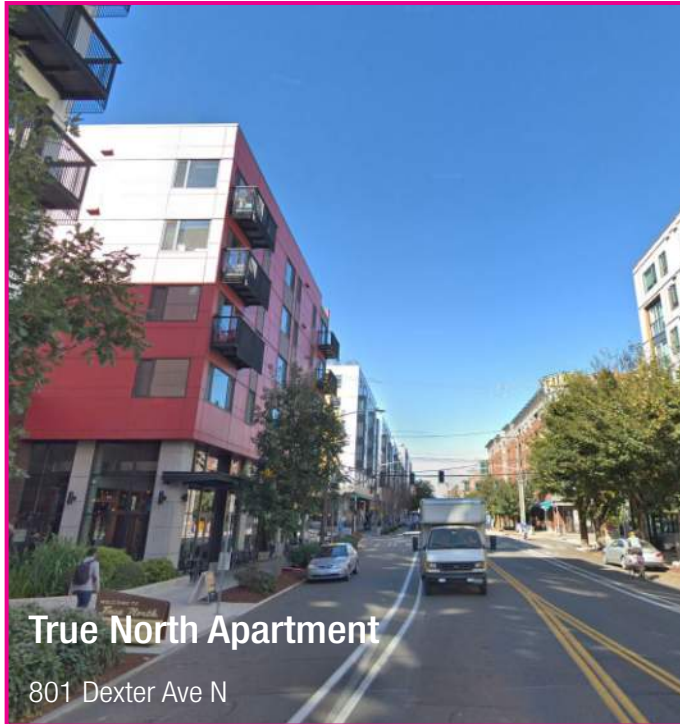
big blocks to south

divide at Mercer

balconies project life to streets

pop out bases

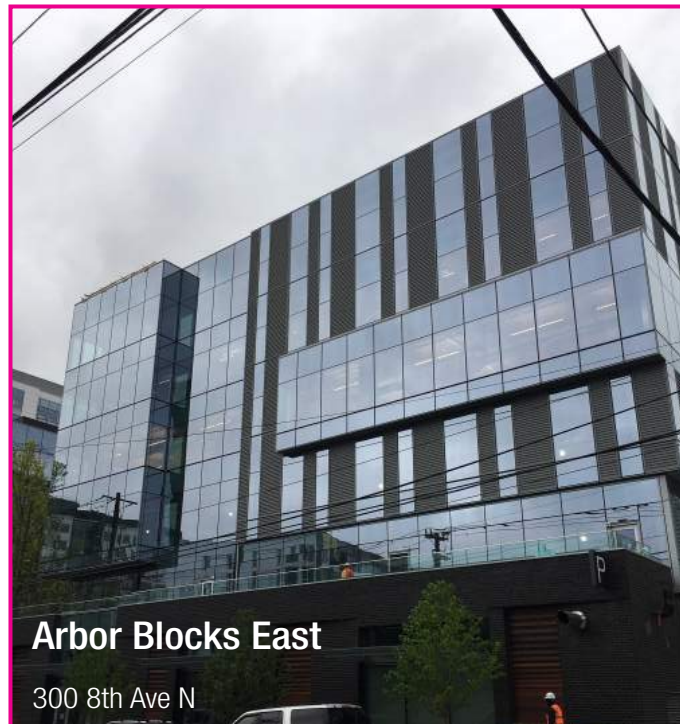
DEXTER NORTH
↑



varied blocks + massings to north; varied and decreasing size of facade modulation moves; 1-3 story pedestrian level setbacks

bigger blocks + massings to south; increasing size of facade modulation; 1-4 story pedestrian level setbacks

↓
DEXTER SOUTH



02 ANALYSIS / SYNTHESIS

Dexter Ave N

OBSERVATIONS

Buffer Views / Access

- views to lake
- Dexter as a high street
- north-south flow
- interrupted west access at road ends
- limited east access

Landscaped Pockets

- moments for pauses

Street Trees

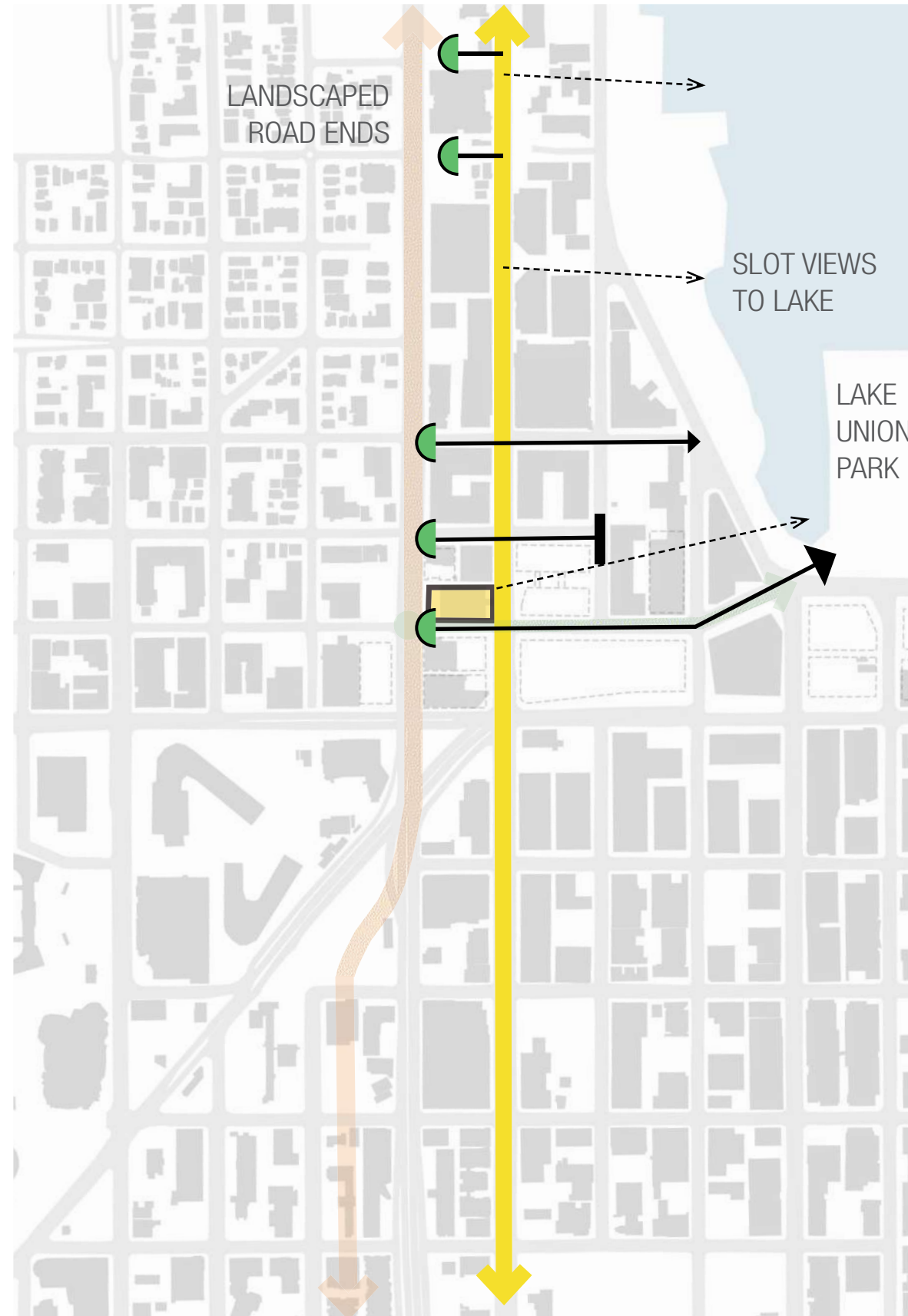
- strong linear flow
- filter light / shade
- comfortable

Residential Stoops

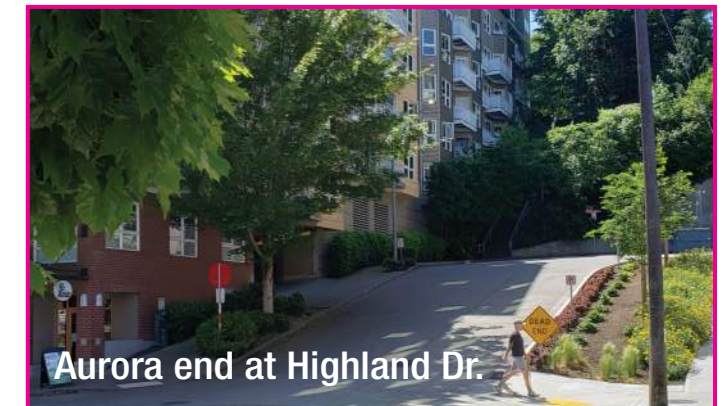
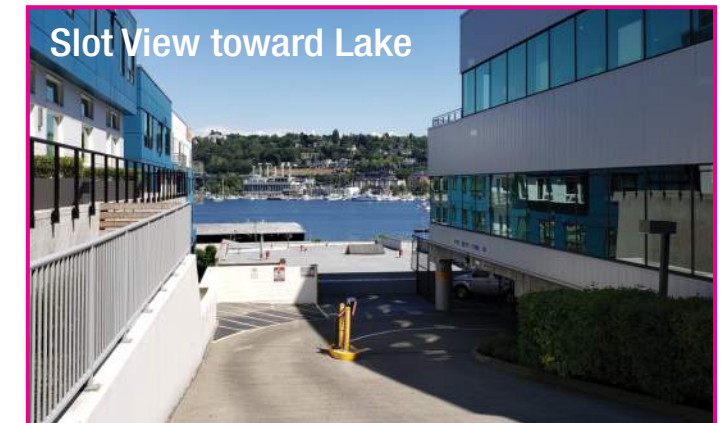
- engage in activities

Overhead Canopies

- weather protection



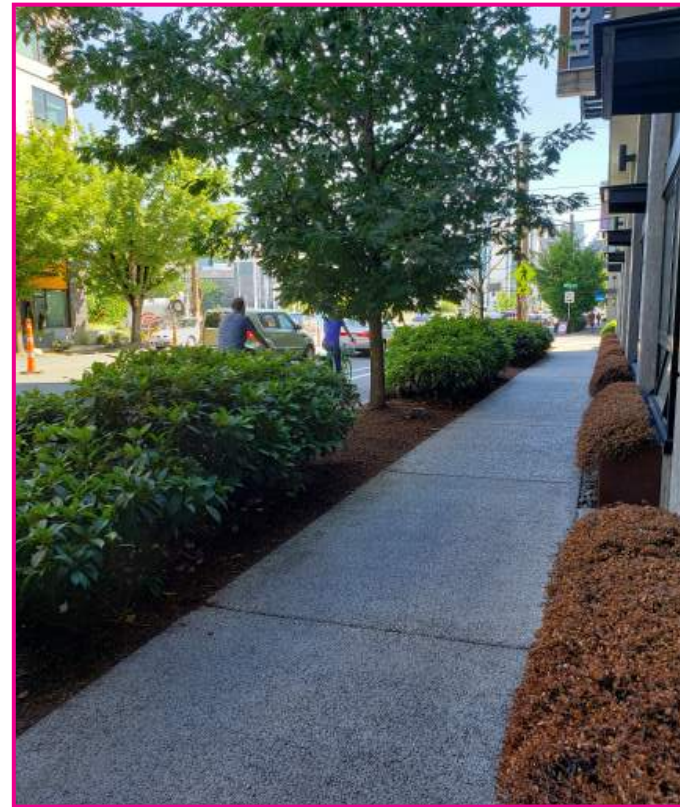
BUFFER VIEWS / ACCESS



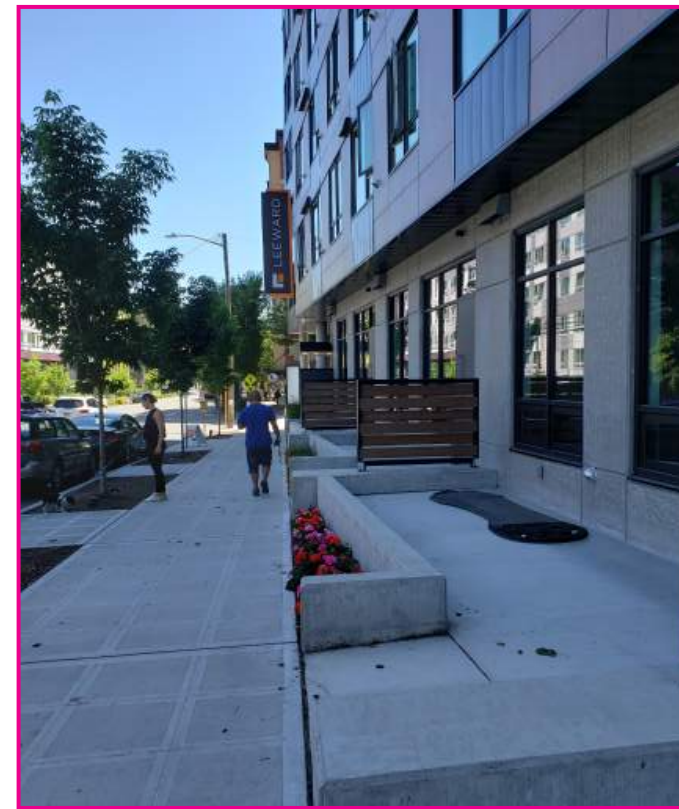
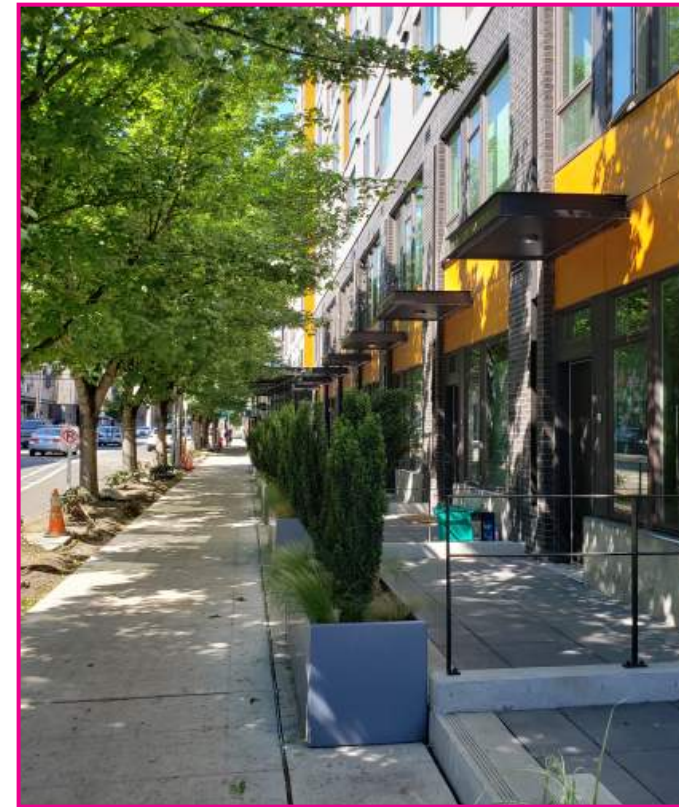
LANDSCAPED POCKETS



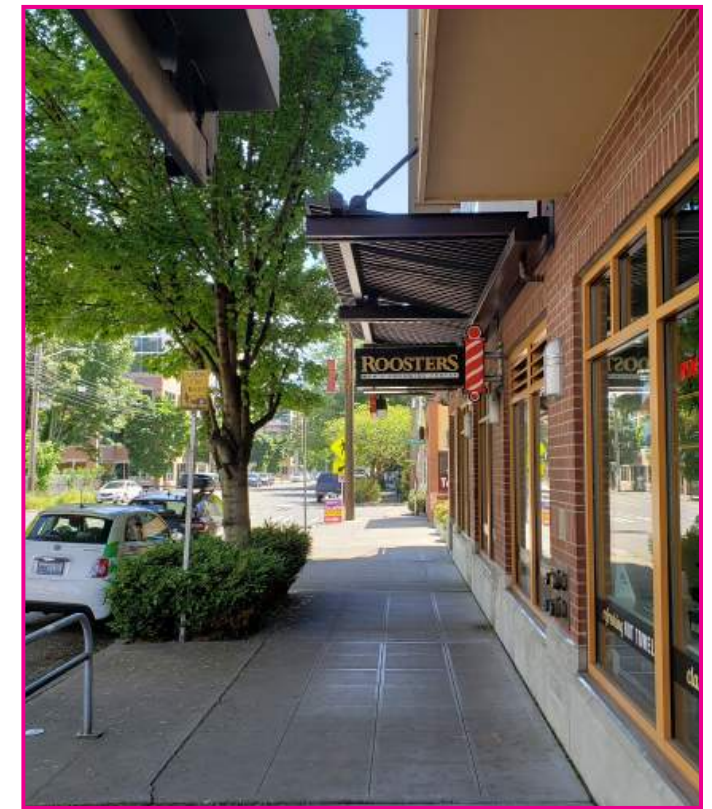
STREET TREES



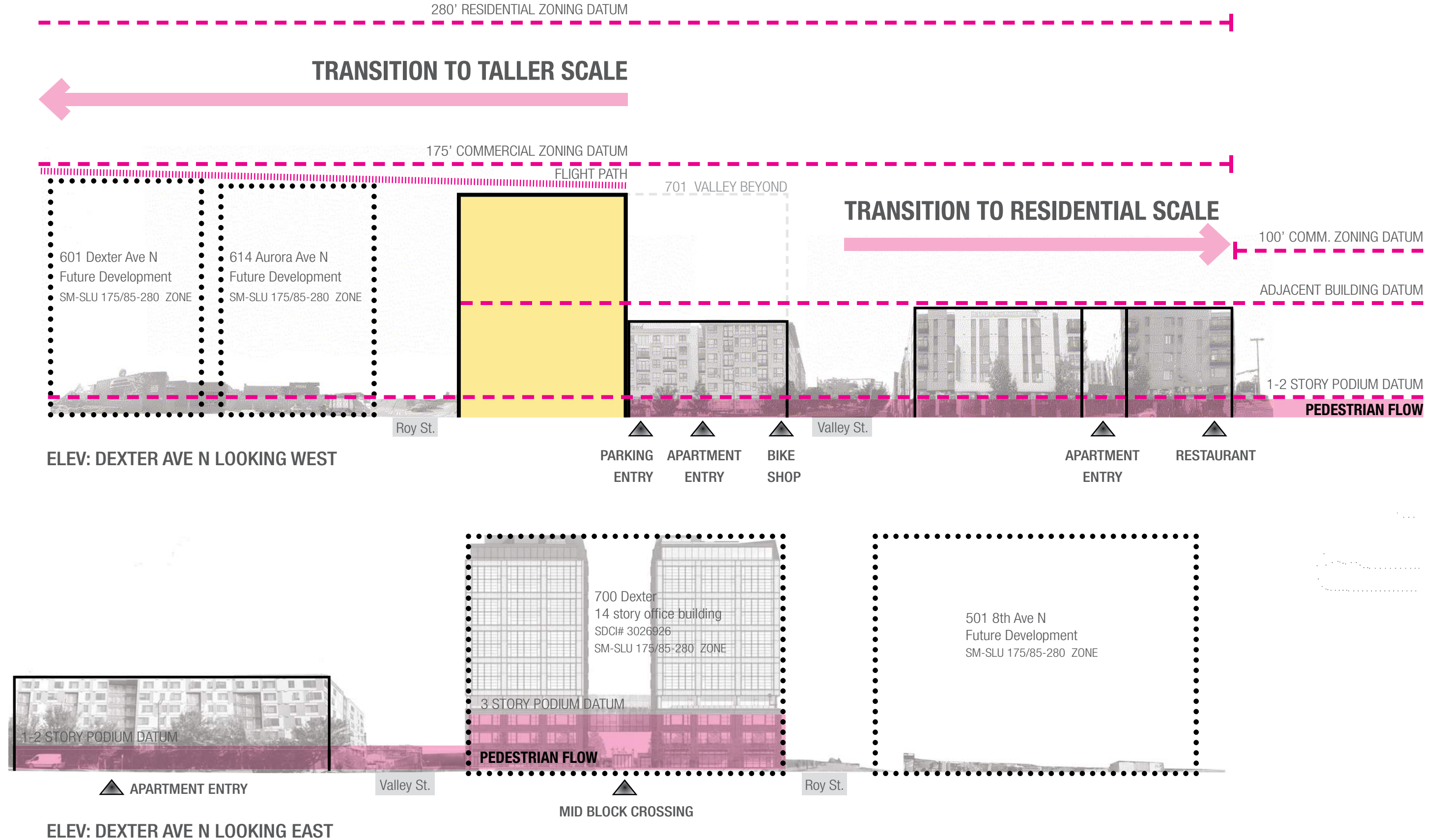
RESIDENTIAL STOOPS



OVERHEAD CANOPIES



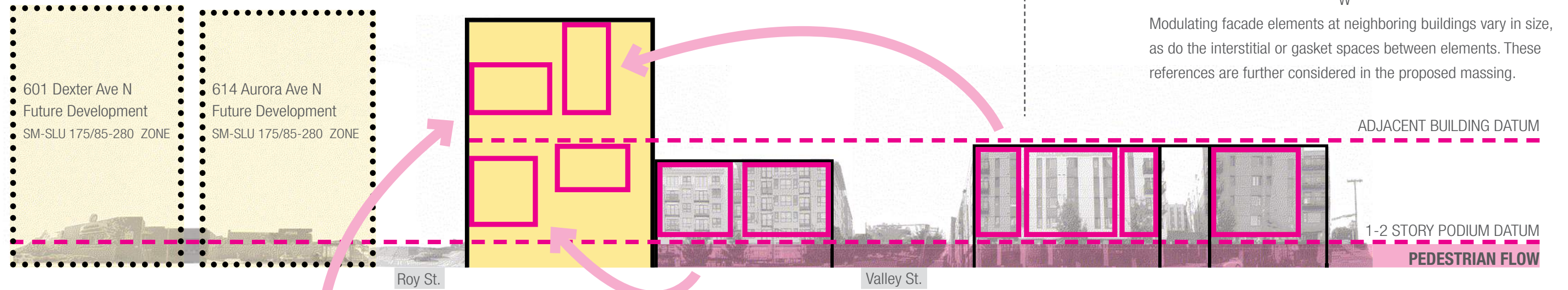
02 ANALYSIS / SYNTHESIS | Dexter Ave N



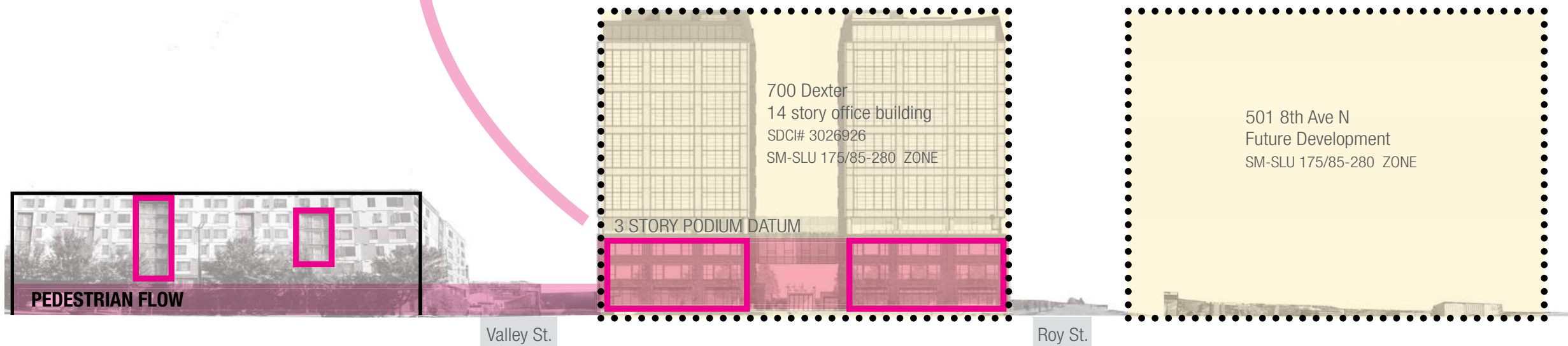
RESPONSE *cont'd*

DC2-4 and the Tall Building Guidelines recommend integration of surrounding heights and visual datums, and introduction of intermediate scales like floor groupings, offsets, and projections.

Adjacent buildings regularly feature articulated floor groupings from 2-5 stories providing facade modulation and reduction in bulk. Our proposal draws upon these references and visual datums in appropriately modulating all facades, particularly at Dexter and Roy. (**CS3-A-3, CS3-A-4, DC2-B, DC2-4**)



DEXTER LOOKING WEST



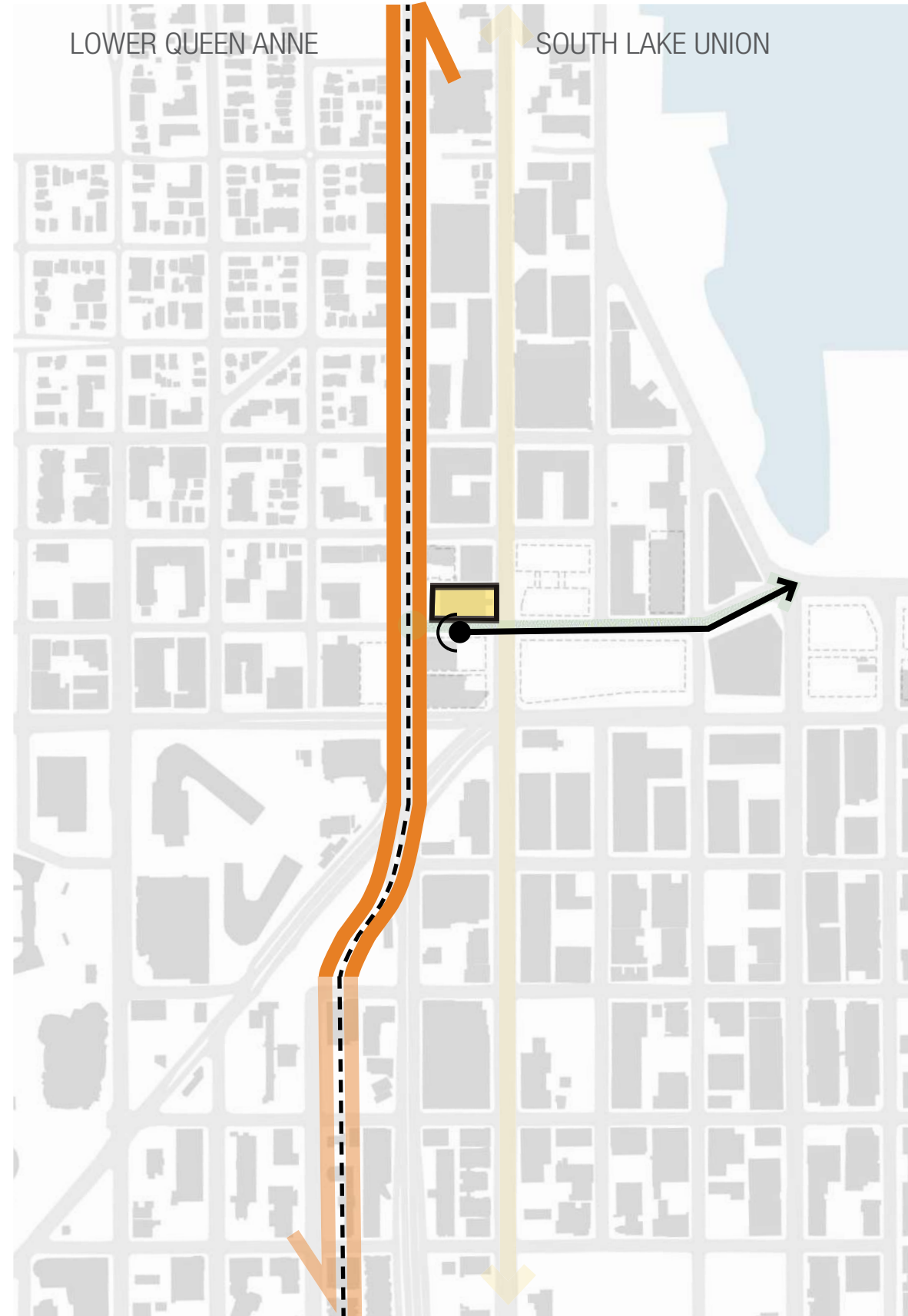
DEXTER LOOKING EAST

02 ANALYSIS / SYNTHESIS

Aurora Ave N

RESPONSE *cont'd*

Aurora Ave N creates an western edge condition for the South Lake Union neighborhood. Existing architectural response to the pedestrian realm is limited. **CS2-3** notes that Aurora is primarily experienced by vehicle and that facade elements can be larger than at predominantly pedestrian-oriented streets. While our analysis indicates a need to address Dexter and Roy as the primary site and pedestrian corner, we aim to enhance the existing street-level environment at Aurora with appropriate massing moves and landscape design. Per the design guidelines, larger facade modulating elements are considered in the proposal.



OBSERVATIONS

“Anonymous” Architecture

big, blocky buildings

less intermediate facade scales

Non-porous

6 lane highway

nearest pedestrian crossings at Mercer and Galer

High Speed Vehicular

experienced by car or bus at high speed

bridges, tunnels

Low Pedestrian Activity

few entries

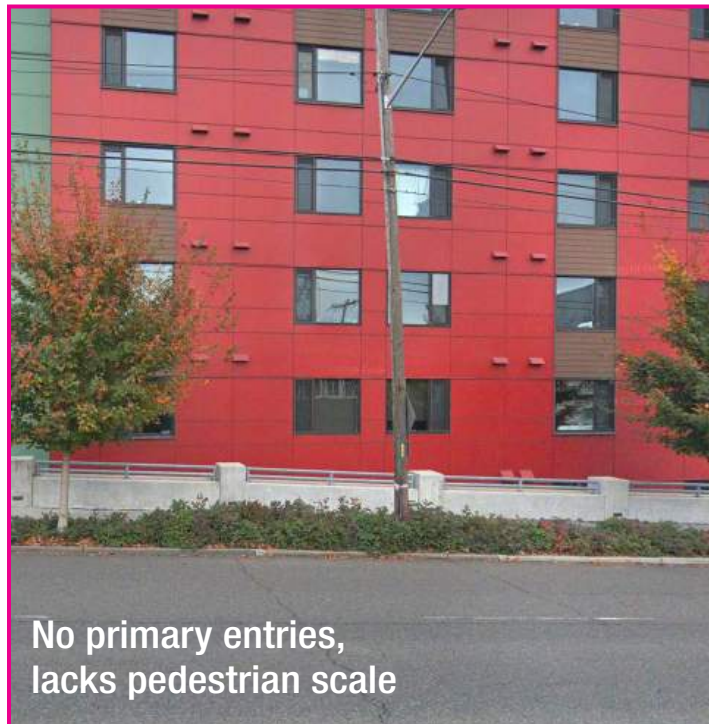
lack pedestrian scale



Larger scale buildings,
less modulated frontages



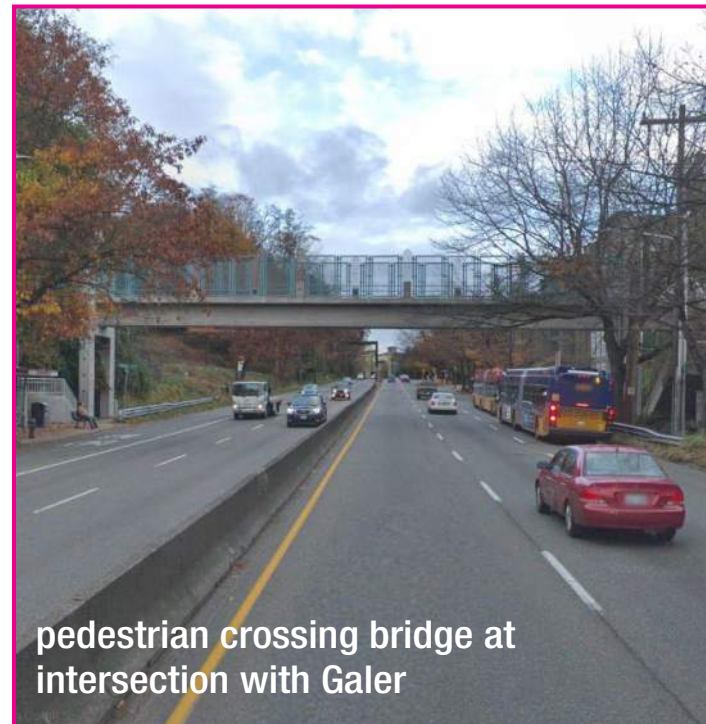
High-speed / non-porous



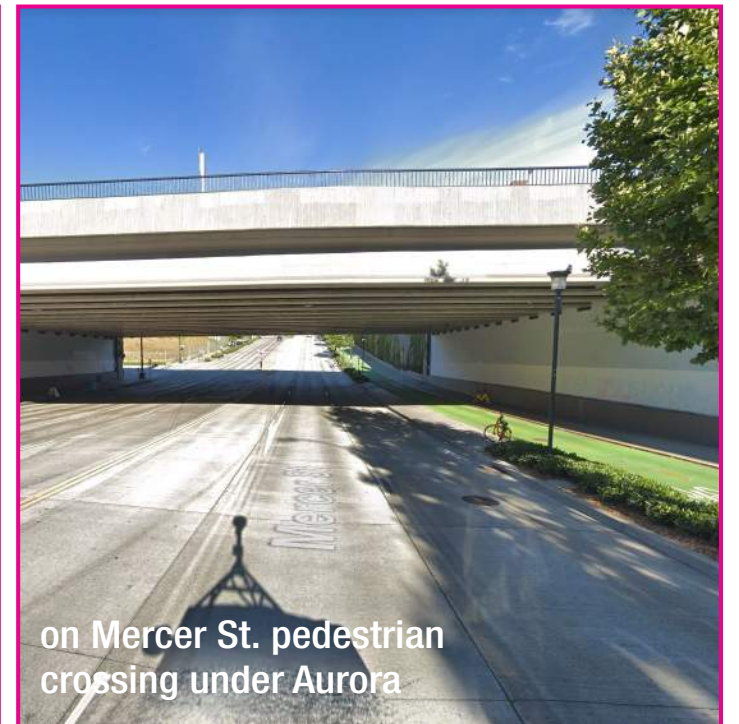
No primary entries,
lacks pedestrian scale



No primary entries,
lacks pedestrian scale



pedestrian crossing bridge at
intersection with Galer



on Mercer St. pedestrian
crossing under Aurora

RESPONSE *cont'd*

Roy Street, starting at the intersection at Dexter, is an important eastward pedestrian and bike connection to Lake Union Park. Given this flow, as well as the strong north-south flow along Dexter, the corner at Dexter and Roy will be a primary corner for the massing to address at both the street-level and tower scale. **CS2-2** also indicates that primary building entries should respond to Regional and Neighborhood Heart locations, at Lake Union and the Dexter-Mercer intersection, respectively. This corner of the site can serve as a visual gateway from the south, east, and north. Given the evolving nature of sites along Roy, the proposal can set a precedent for activated corners and enhanced pedestrian environments at sites to the east. Dexter Yard makes similar moves at corners, with a SW corner street-level massing gesture that opens up toward the Roy-Dexter intersection.

OBSERVATIONS

Visual Gateway

visual gateway from south and north on Dexter

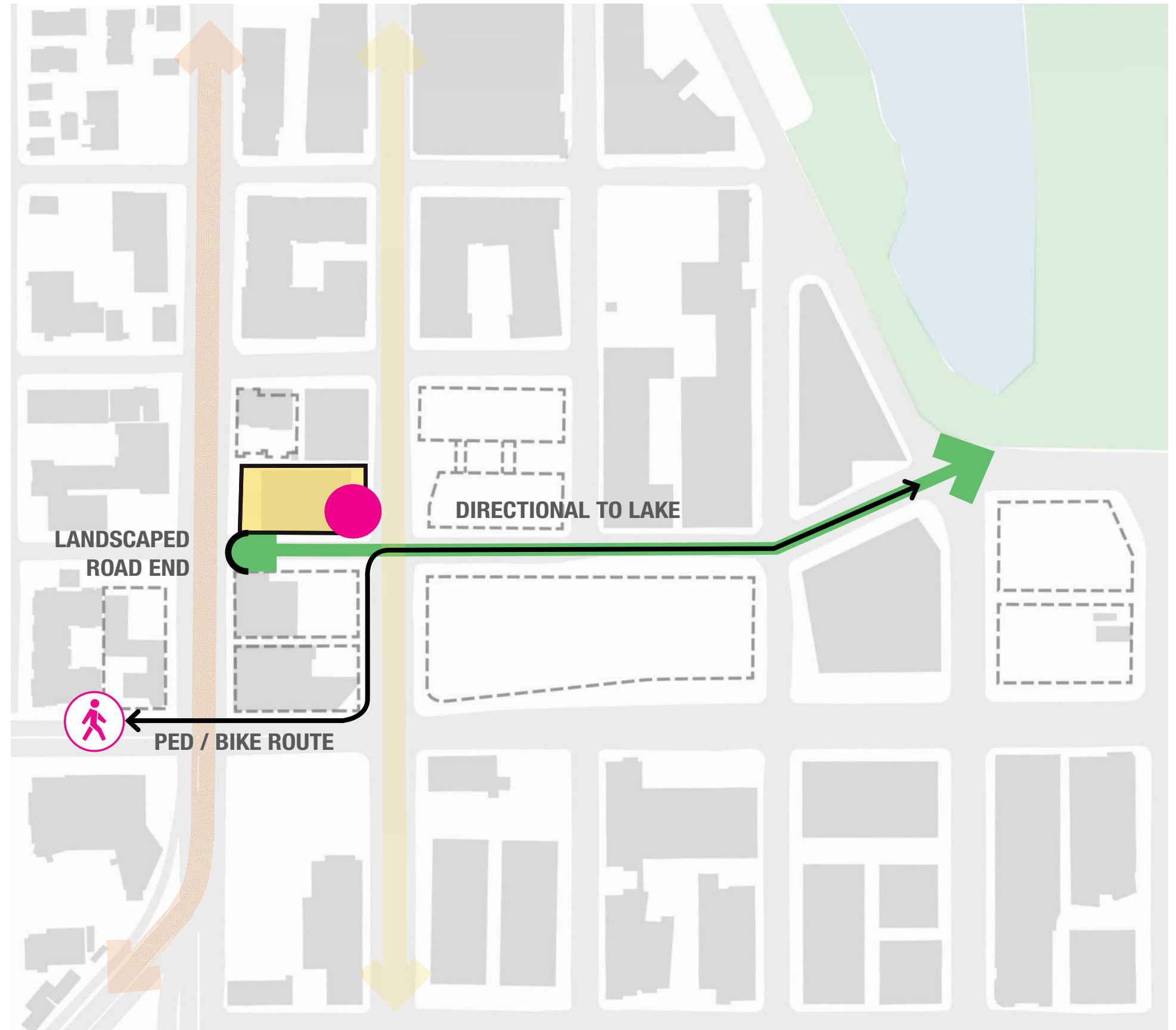
Dexter to lake connection

landscaped road end at Aurora needs development

Pedestrian Connection

from Mercer to Roy to lake

potential for a cohesive corridor on Roy





Topography + trees signal a terminus



Dexter Yard opening gesture toward Roy corner



Visual gateway from south at Roy intersection



Roy's Dexter-to-Lake Connection

02 ANALYSIS / SYNTHESIS

Roy Street

OBSERVATIONS

Activated Corners + Connections
Potential for **pedestrian scale**

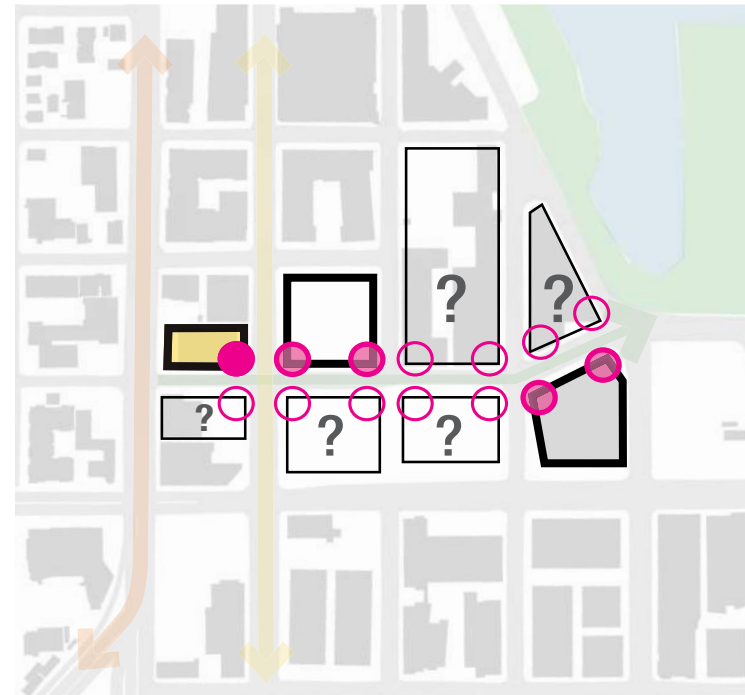
Varied frontage conditions
and mixed-use

Roy Vision

3/8 vision complete

to create a good
bookend for what's to come on Roy

ROY FUTURE + NODES

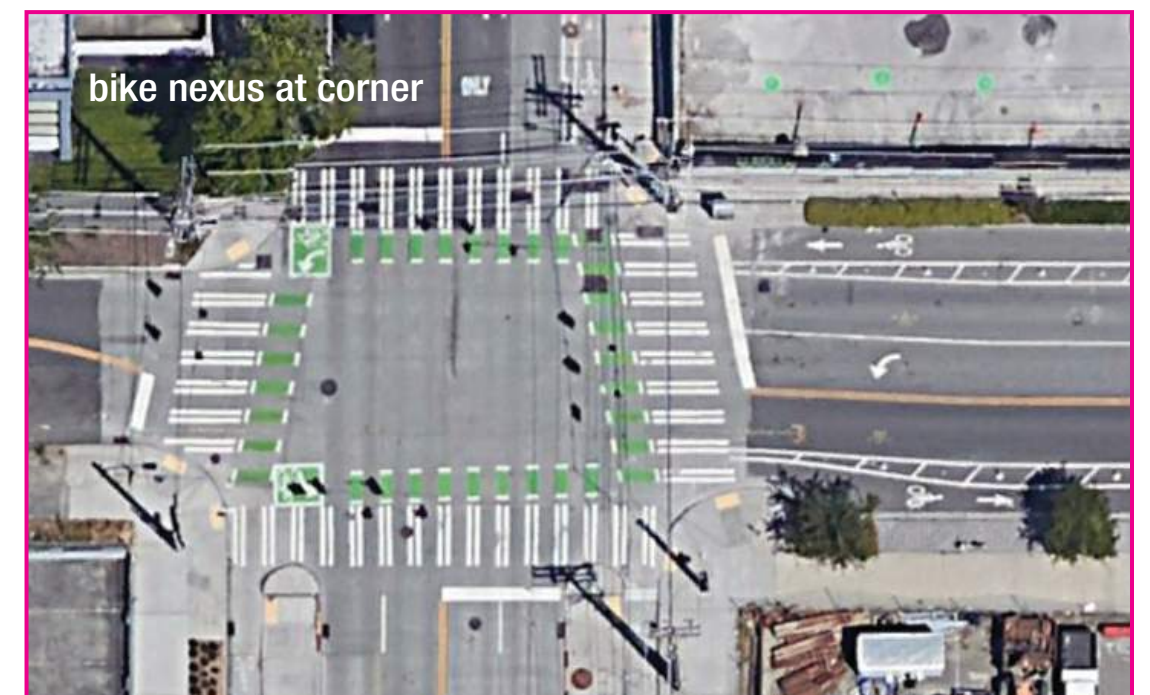
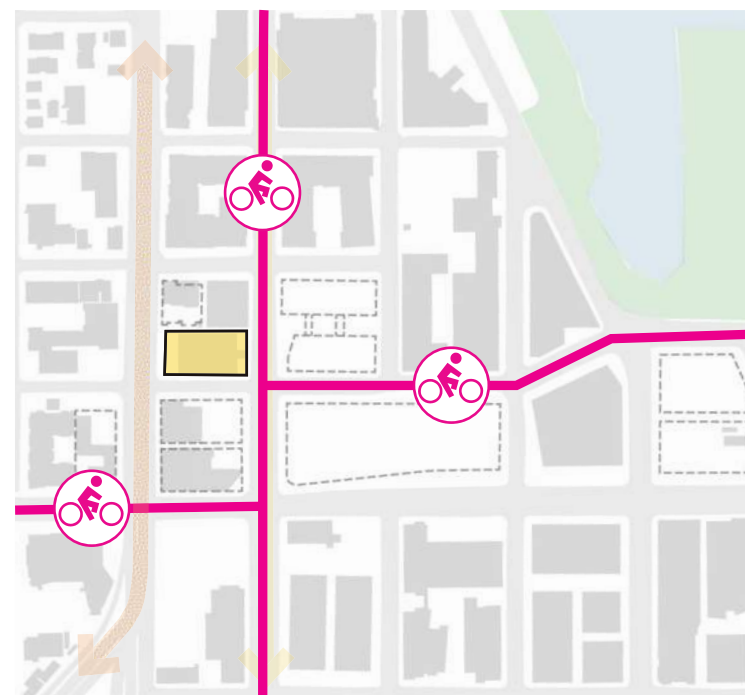


Set precedent for potential future corner activation at Roy & Dexter

BIKE NEXUS

Bike Nexus

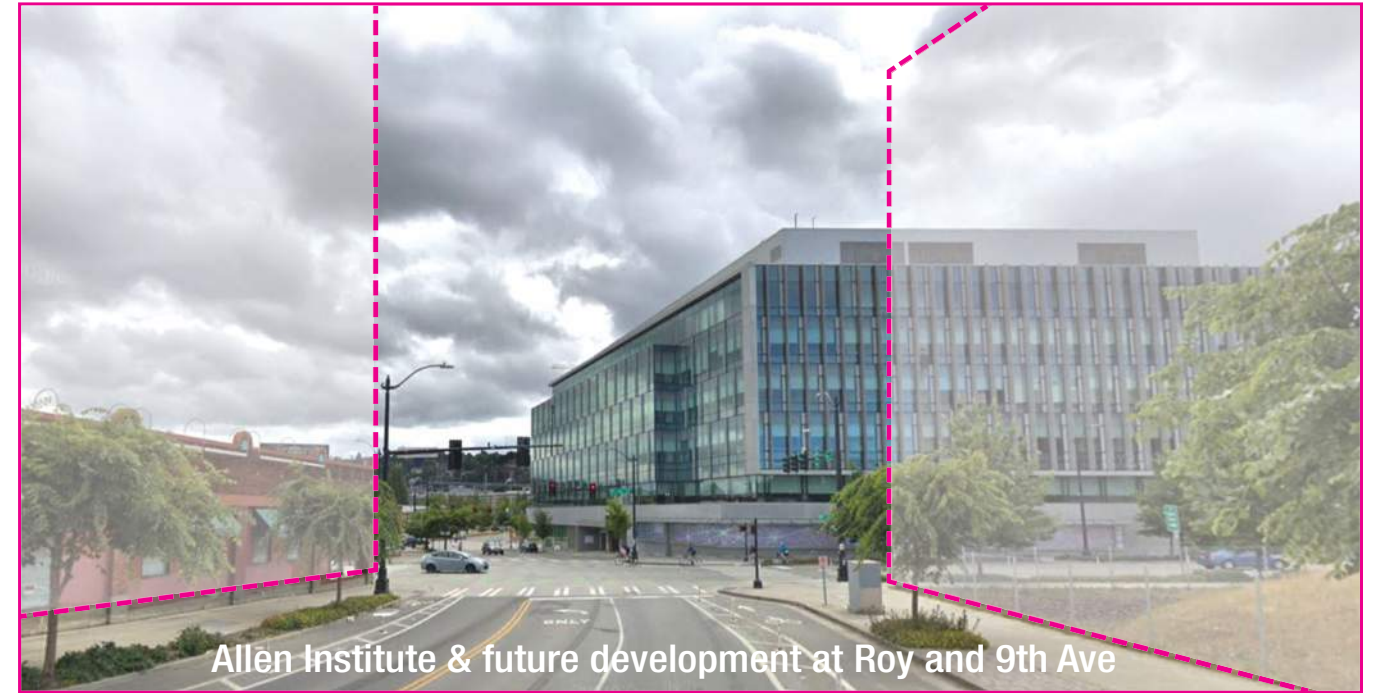
Bike flow and amenities



bike nexus at corner



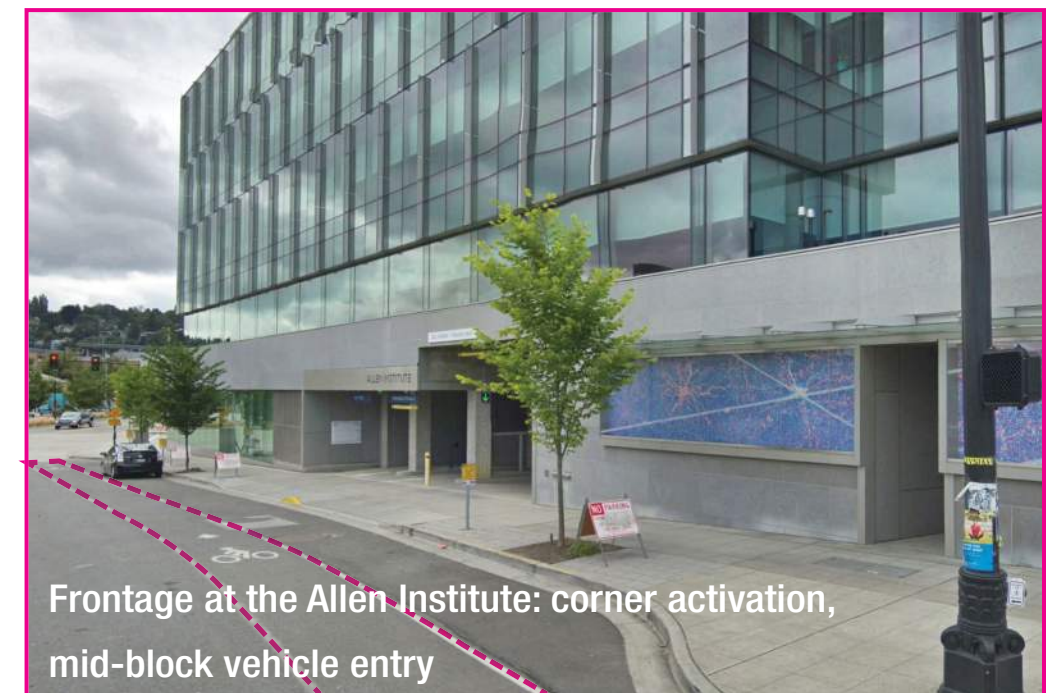
Future development at Roy & 8th Ave



Allen Institute & future development at Roy and 9th Ave



Roy frontages vary from pedestrian activated to vehicle access



Frontage at the Allen Institute: corner activation, mid-block vehicle entry

02 ANALYSIS / SYNTHESIS

Massing Concept

NEIGHBORHOOD ECOTONE

EDG COMMENT A.2, A.4

A.2 Address overall height, bulk, modulation, and scale of design as it relates to context and transitional nature of site

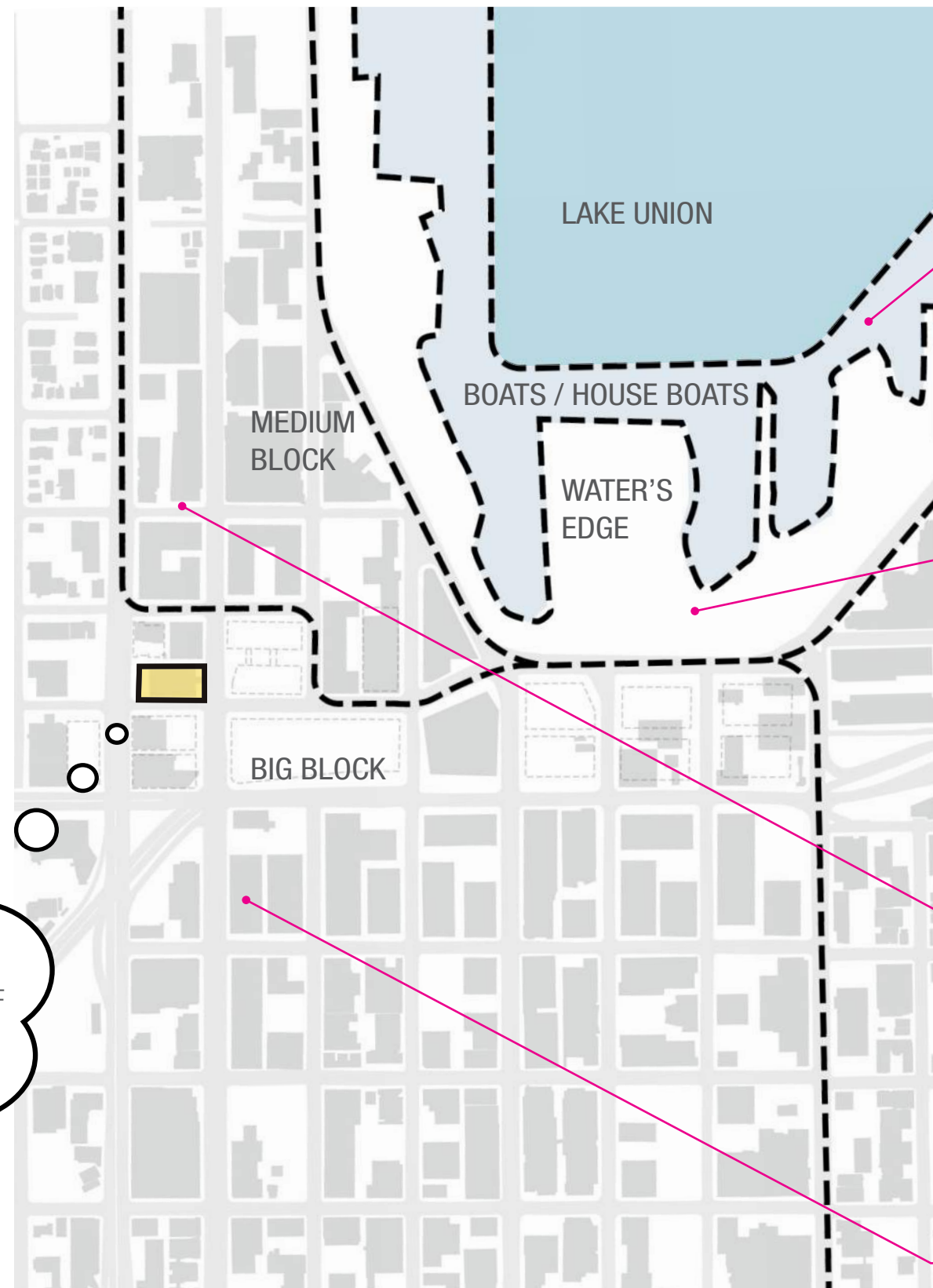
A.4 Present a clear concept and note how the massing has evolved

RESPONSE

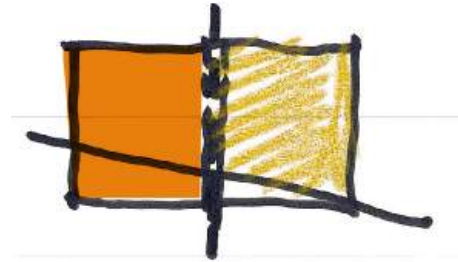
South Lake Union exists as a rich ecotone of various building typologies fronting a marine bay. The building massing scales range from the individual family house boat to a mixed-use commercial high-rise. The vehicular and pedestrian connections also inform how the building masses are perceived from the different streets.

The previous analysis demonstrates the confluence of influences at the nexus of the project site. The proposal seeks to take cues from the rich tapestry of South Lake Union in respect to massing scale and modulation.

HOW CAN 701 DEXTER REPRESENT ALL SCALES OF THE NEIGHBORHOOD?

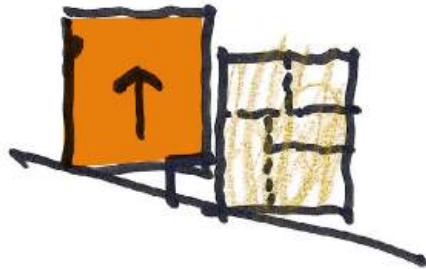


MASSING AS ECOTONE



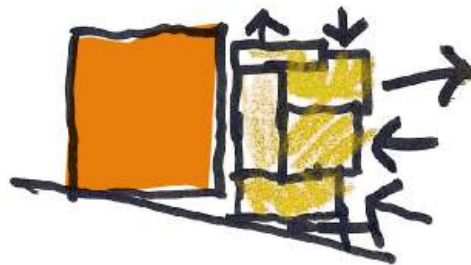
SPLIT

AURORA / DEXTER CHARACTER



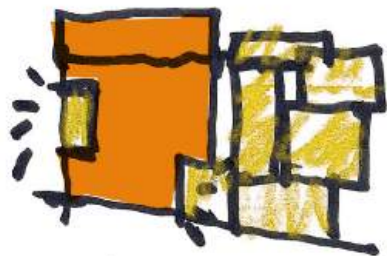
DIVIDE

ROY TOPOGRAPHY
CONTEXTUAL DATUMS



ORIENT

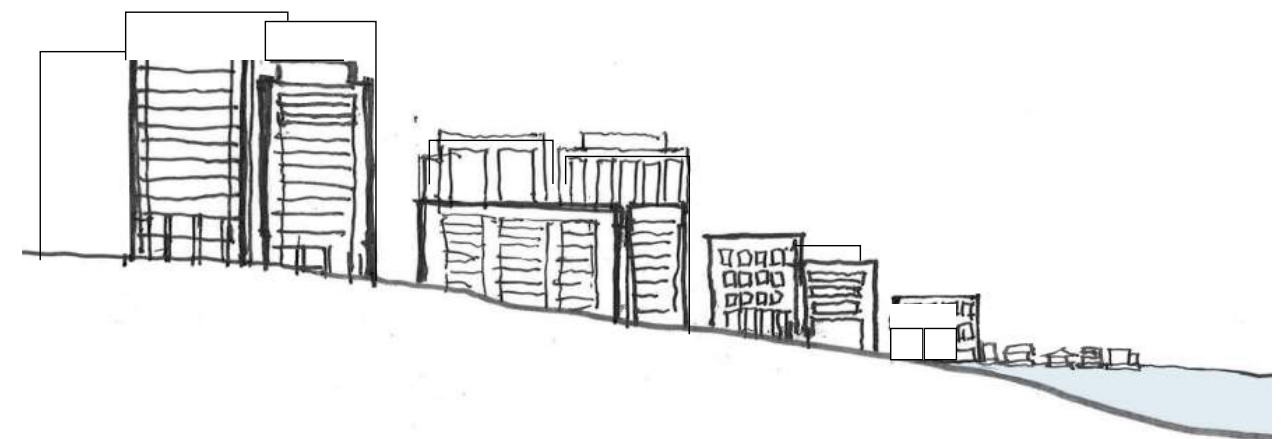
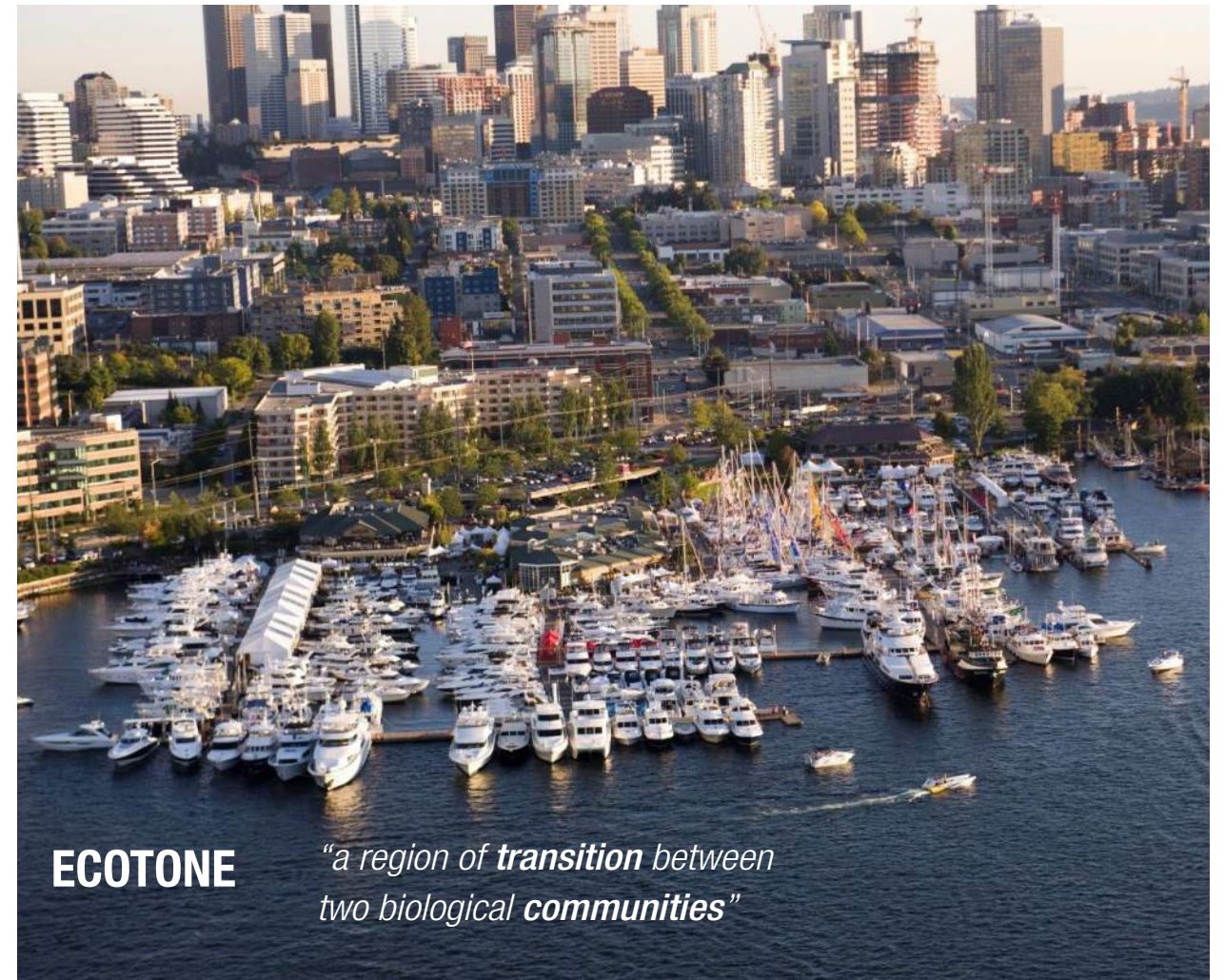
VIEW + SCALE



COMMUNITY

FAMILY OF COMPONENTS

BIG ← → SMALL



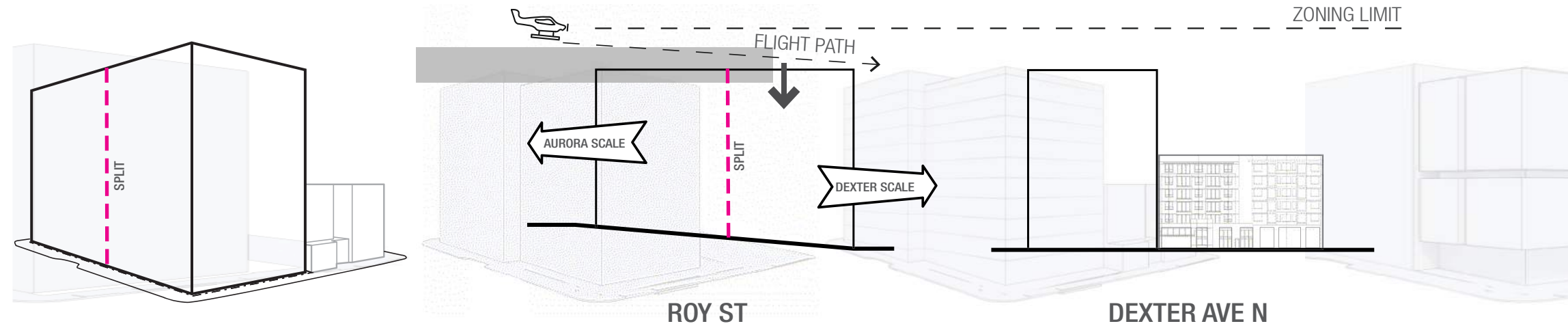
BIG ← → SMALL

02 ANALYSIS / SYNTHESIS | Massing Concept

1. SPLIT

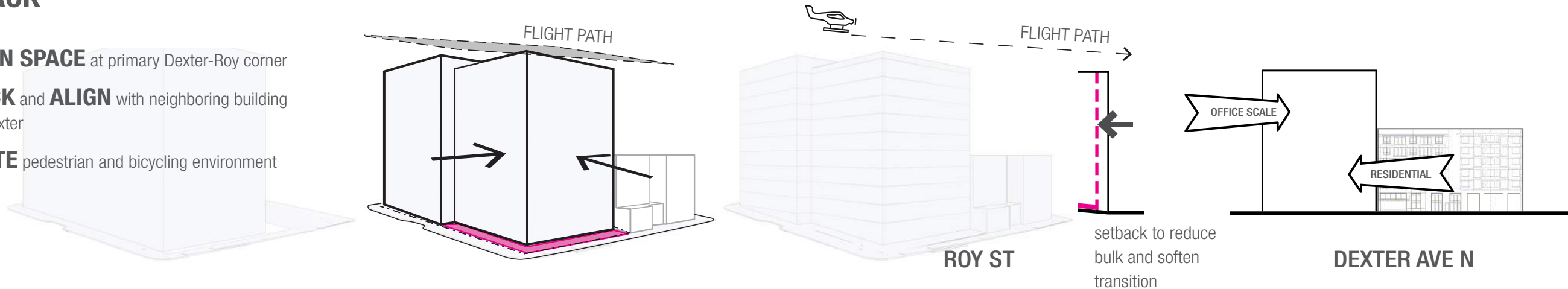
Conceptual massing moves are rooted in site-specific responses as described in the following diagrams.

- **SPLIT** massing into 2 parts to address Aurora scale and Dexter/Roy scale
- **TRANSITION** massing and **REDUCE** height and bulk at east



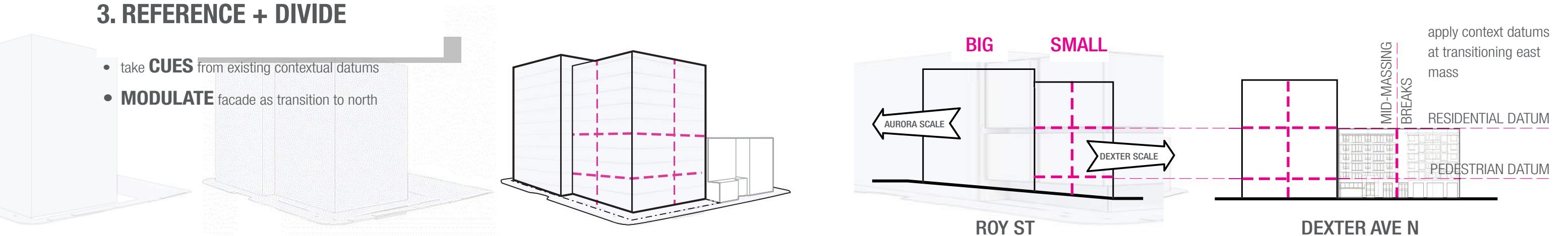
2. SETBACK

- wrap **OPEN SPACE** at primary Dexter-Roy corner
- **SETBACK** and **ALIGN** with neighboring building mass at Dexter
- **ACTIVATE** pedestrian and bicycling environment



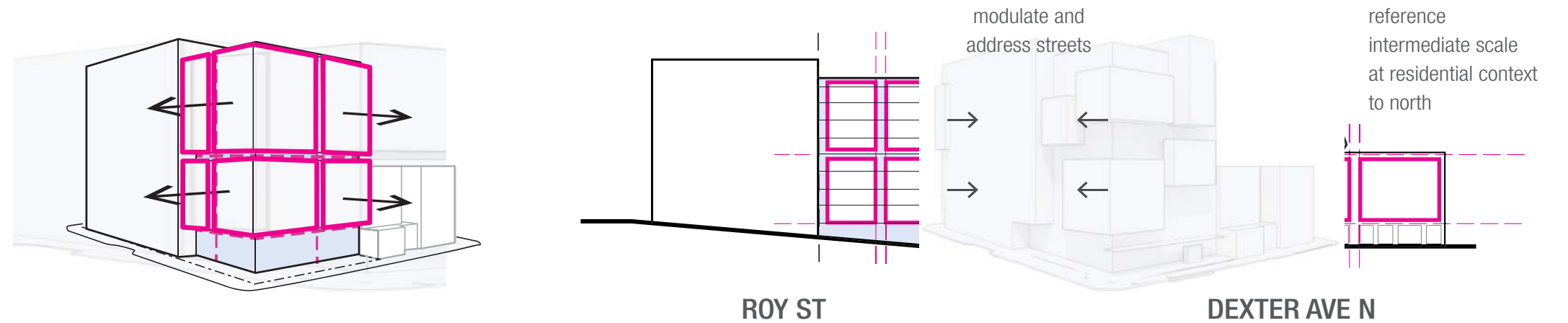
3. REFERENCE + DIVIDE

- take **CUES** from existing contextual datums
- **MODULATE** facade as transition to north



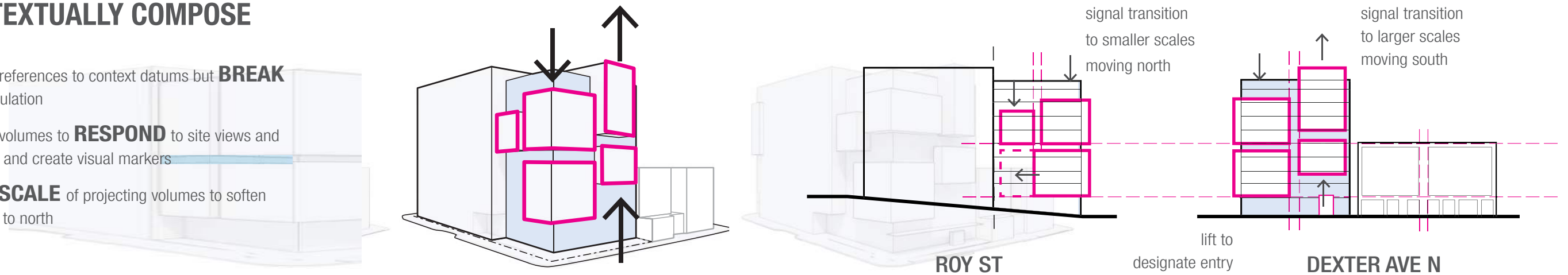
4. ORIENT + PROJECT

- introduce tower **INTERMEDIATE SCALE** in response to modulation at residential context
- **ORIENT** volumes to **PROJECT** life to street
- consider gasket **PROPORTION** to reduce bulk of projecting volumes



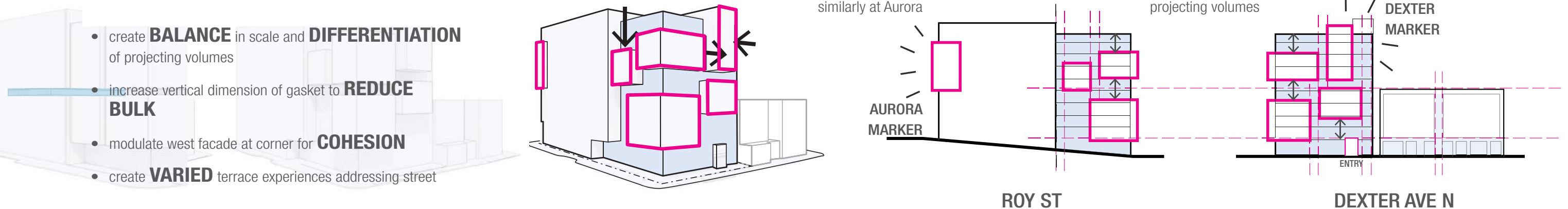
5. CONTEXTUALLY COMPOSE

- maintain references to context datums but **BREAK** rigid modulation
- **SHIFT** volumes to **RESPOND** to site views and approach and create visual markers
- consider **SCALE** of projecting volumes to soften transition to north



6. COMMUNITY + COHESION

- create **BALANCE** in scale and **DIFFERENTIATION** of projecting volumes
- increase vertical dimension of gasket to **REDUCE BULK**
- modulate west facade at corner for **COHESION**
- create **VARIED** terrace experiences addressing street



03 PROPOSAL | Massing - Review

EDG COMMENT A.2, A.4

A.2 Address overall height, bulk, modulation, and scale of design as it relates to context and transitional nature of site

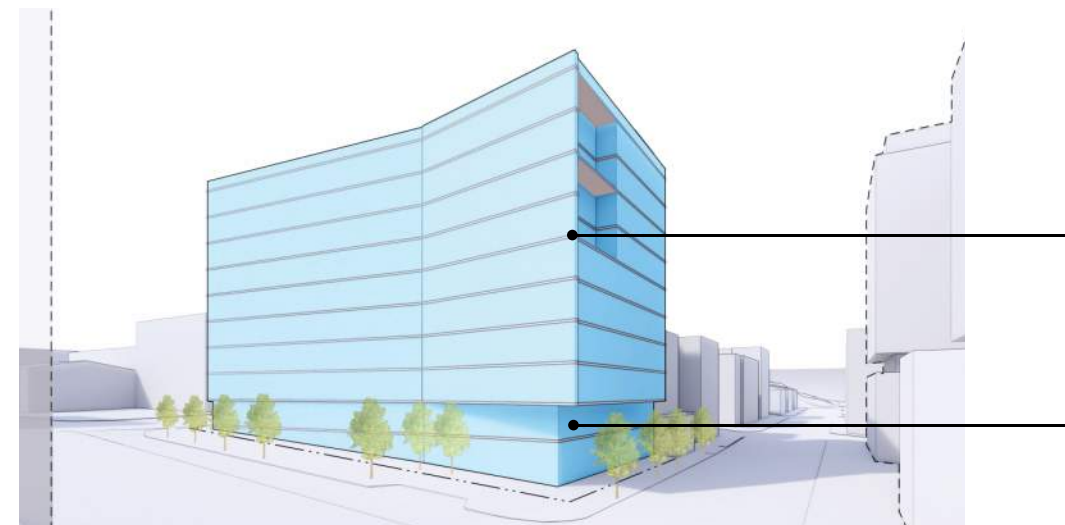
A.4 Present a clear concept and note how the massing has evolved

RESPONSE

The prior simpler, angled massing has been more deliberately broken up conceptually into two discrete components: a larger, “quieter” massing that grounds the building to the site at the west, and a modulated east mass with smaller projecting volumes that opens to and engages the more active streets at Dexter and Roy. The form takes its cues from conceptual references along Aurora, Dexter and the general SLU neighborhood as noted in previous slides. The envelope at the east portion of the building is heavily modulated and varies in height. This is a nod to the transitional nature of the site and the smaller, varied scale forms along Dexter to the north and south. The revised massing significantly reduces the perceived bulk while still actively engaging the street, and sets a precedent for appropriately scaled design and corner activation at the sites to the south and southwest. **(CS2-D, DC2)**

The proposal carefully considers the Tall Building Guidelines, acknowledging the project’s highly visible nature **(DC2-4)**. The revised massing takes cues from these guidelines: we have shaped and oriented floor plates based on context, considered the base scale, street scale, and skyline scale. Modulation is provided to avoid a single repeated extrusion from the base to the top. The scale of modulating volumes create a transition to smaller scales and context to the north.

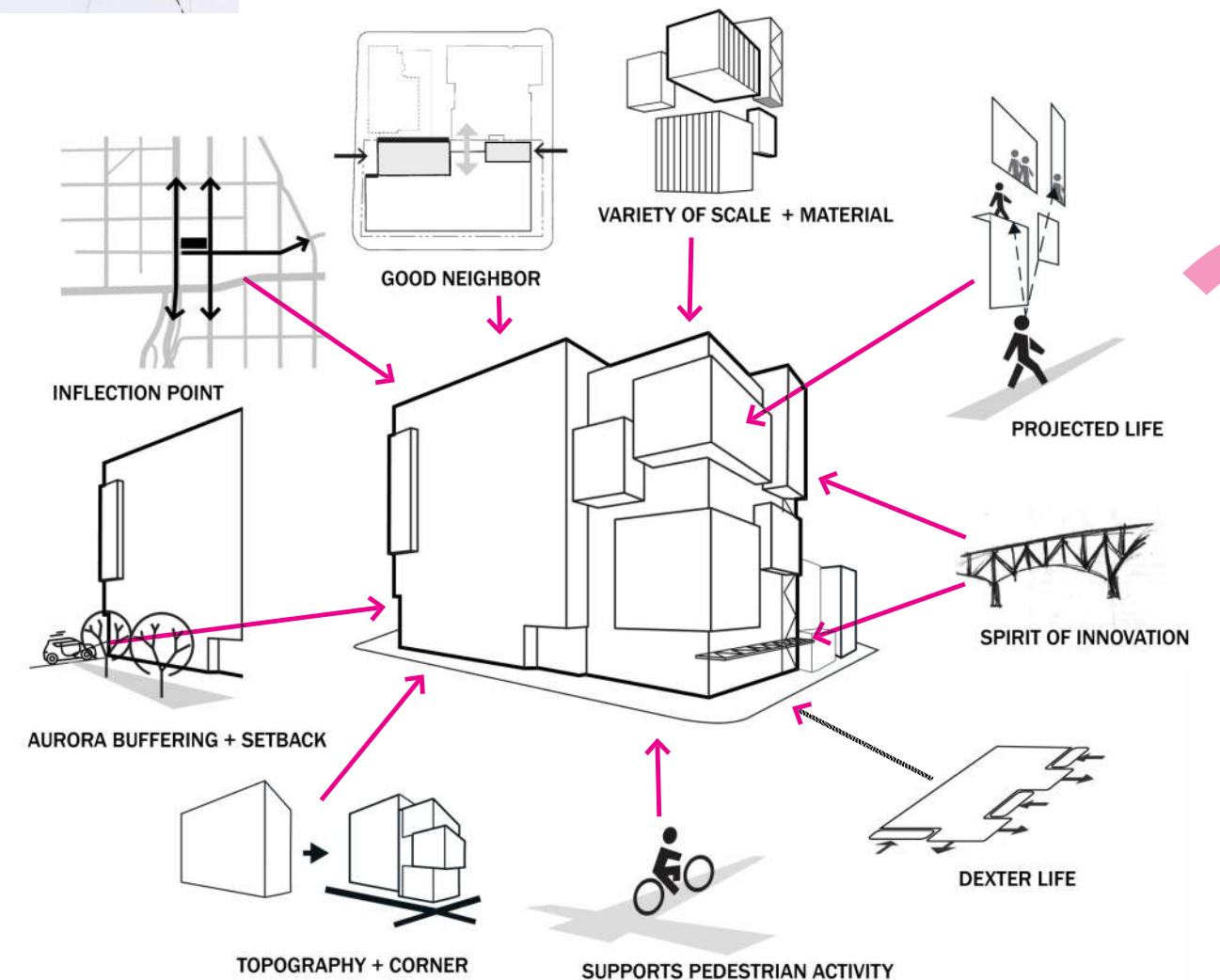
EDG 1 PREFERRED MASSING



MAINTAIN POSITIVE ATTRIBUTES

- ✓ Merit to recessing stair tower at Aurora
- ✓ Merit to notch/modulation at north wall
- ✓ Merit to massing modulation at Roy and interest at upper corner
- ✓ Support for removal of Exceptional Tree
- ✓ Merit to ground floor setback wrapping from Dexter to Roy

NEW ANALYSIS + SYNTHESIS



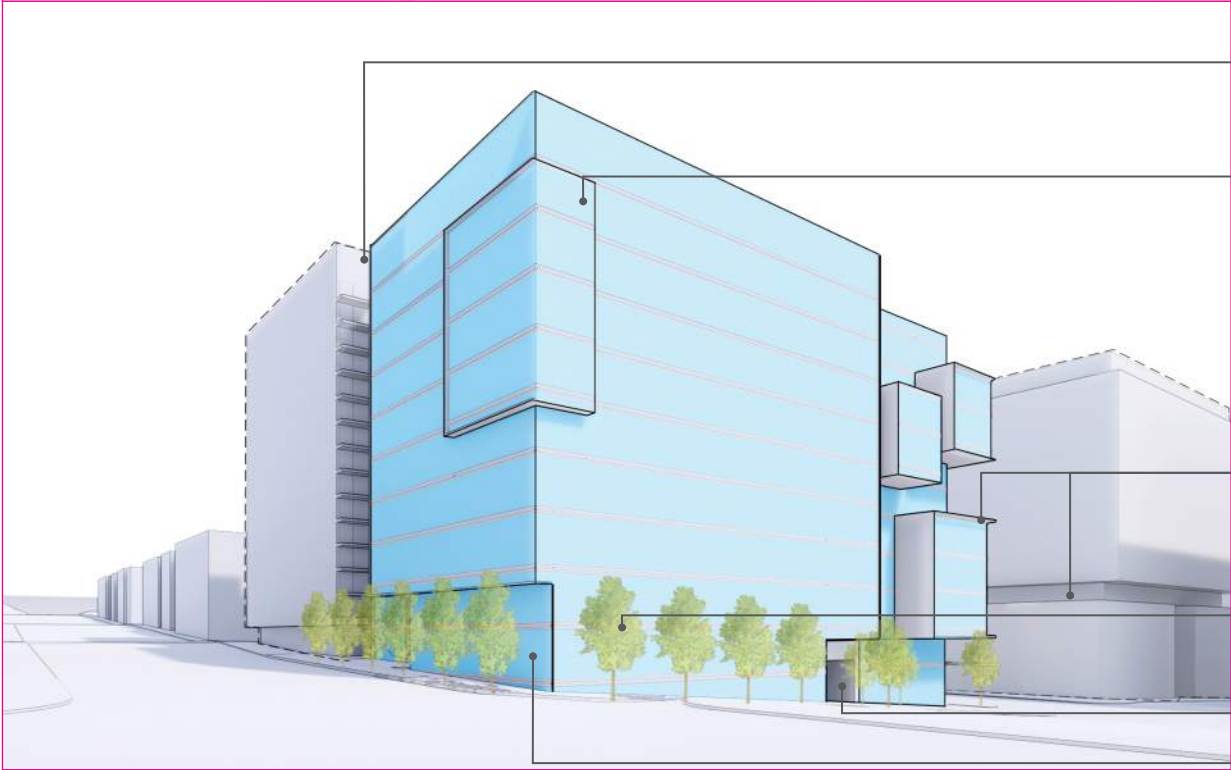
RE-INTEGRATION OF CONTEXTUAL INFLUENCES

EDG 2 PREFERRED MASSING

PRIORITY DESIGN GUIDELINE RESPONSES



- Formal concept, including massing split, developed as a response to distinct characteristics of adjacent streets **(CS2-B, DC2)**
- Height, bulk, and scale reduced in response to context **(CS2-D)**
- Height mediated by offsets, projects, intermediate scales, plane changes, depth, and shadows provide human scale and interests **(DC2-4, DC2-C)**
- Transition to smaller scales references existing context along Dexter Ave N **(CS2-D, CS3-A-3, DC2-C)**
- Consideration of three scales; pedestrian, street room, and skyline **(DC2-1)**
- Activated facade at Dexter and Roy establishes a visual gateway, transition, and sets a precedent for the evolving neighborhoods **(CS2-1, CS2-1-A, CS3-A-4)**
- Created open space wrapping primary corner at Dexter and Roy **(PL1-A-2, PL1-B)**



- Setback at NW (hidden from view) to provide daylight access to residential neighbors **(CS2-D)**
- Introduction of modulating element and visual marker at Aurora for massing cohesion and appropriately scaled tower activation at corner **(CS2-3-A, DC2, DC2-1)**
- Activation of facade at tower scale with exterior terraces and contextual references at Dexter Yard and Residential buildings to the north **(CS2-B, CS2-3-A, DC2-4)**
- "Greening" of road-end at Roy to reflect similar contextual conditions at sloping site topography, providing buffer for pedestrian experience **(CS1-C, PL1-B, DC4-D)**
- Minimized vehicular entry visual impact **(DC1-B-1)**
- Setback at ground plane to relieve pinched condition at Aurora **(CS1-C, DC2-4)**



03 PROPOSAL | Massing along Roy

RESPONSE *cont'd*

EDG 2 PREFERRED MASSING

- Floors: 10 stories + 1 penthouse
- Pedestrian entry on Dexter Avenue N
- Dedicated bike entry at Roy
- Lobby and potential retail frontage at Dexter
- Office frontage at Aurora
- Parking + loading entry mid-block on Roy street

MASSING OPPORTUNITIES

- Derives form from unique characters of adjacent streets
- Height and bulk reduced at Dexter at transition to residential properties to north
- Additional modulation and intermediate scale at Dexter and Roy responds to site status as visual gateway and neighborhood scale transitions
- Activated pedestrian corner; vehicle entry downplayed
- Appropriate modulation and setback at Aurora for cohesive massing

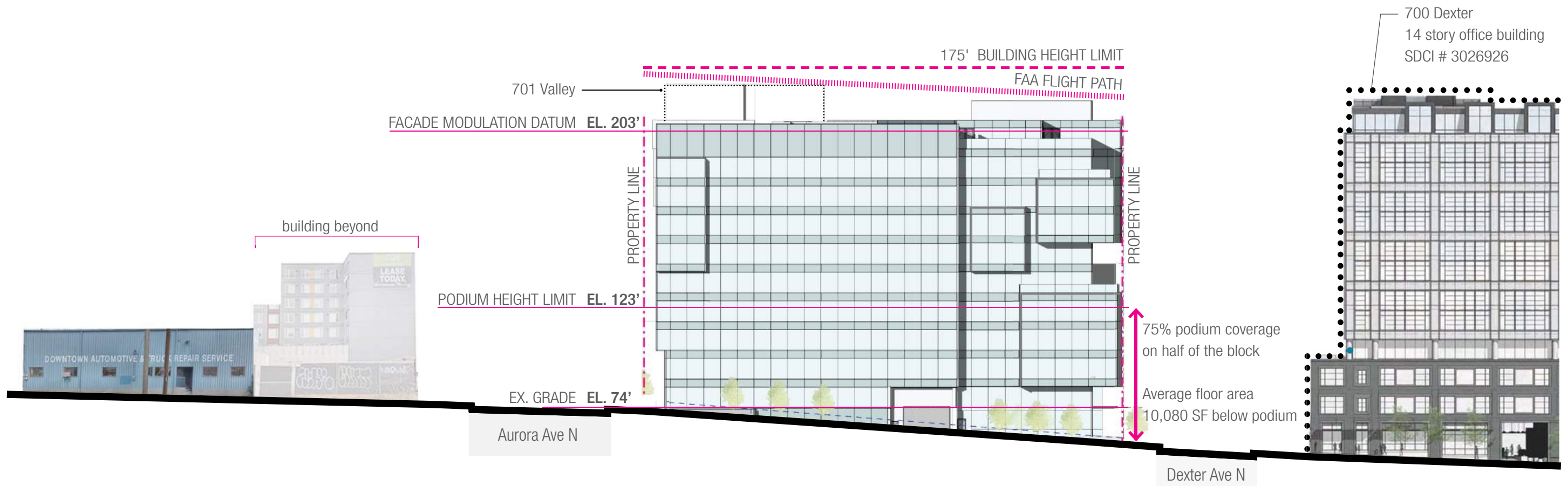
REQUESTED DEPARTURES

23.48.240.B.1.b - Dexter Setback is 2' deeper than maximum 12' allowable

23.48.245.D - Facade Modulation minimum width at Roy St.



VIEW FROM DEXTER AVE N / ROY ST. CORNER LOOKING NW



ELEVATION ALONG ROY ST.

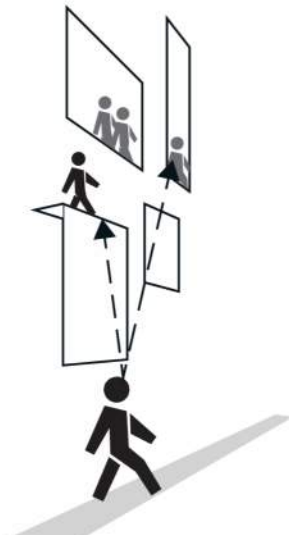
03 PROPOSAL | Massing Concept - Projected Life

EDG COMMENT

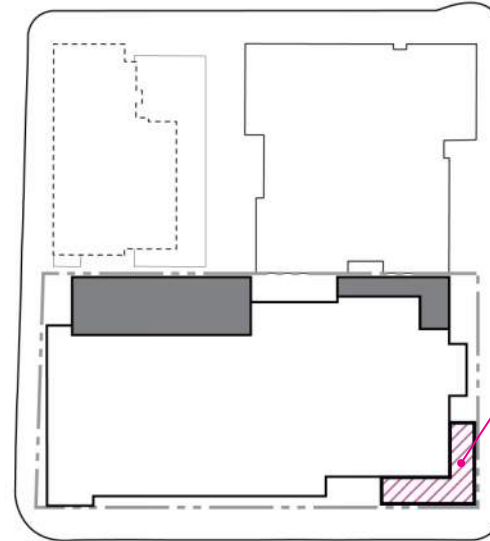
A.3 Study how prominent building corners will be viewed moving south and north along Dexter Ave N

RESPONSE

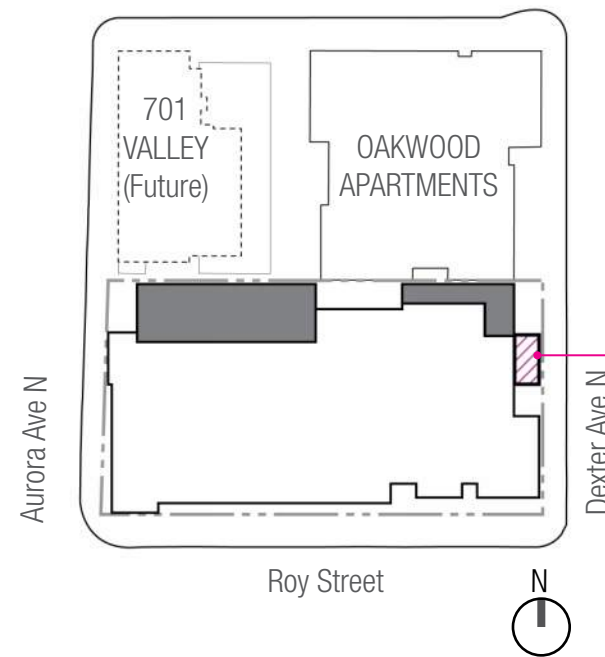
The projecting, off-set volumes at Roy and Dexter provide opportunities for exterior terraces to further activate the street-room and tall building scales. There are numerous precedents of elevated indoor-outdoor spaces in SLU, particularly in houseboat communities and residential developments north along Dexter. Newer developments like Dexter Yard also provide exterior amenity spaces, including at a third story terraced setback directly across Dexter. The proposed design locates these spaces so that they provide additional activation of the public realm at Dexter and Roy below. Tall Building guidelines recommend multi-story scale elements and sky-terraces. These activated exterior spaces help to engage the street room at Dexter and break down the overall massing. **(DC2)**



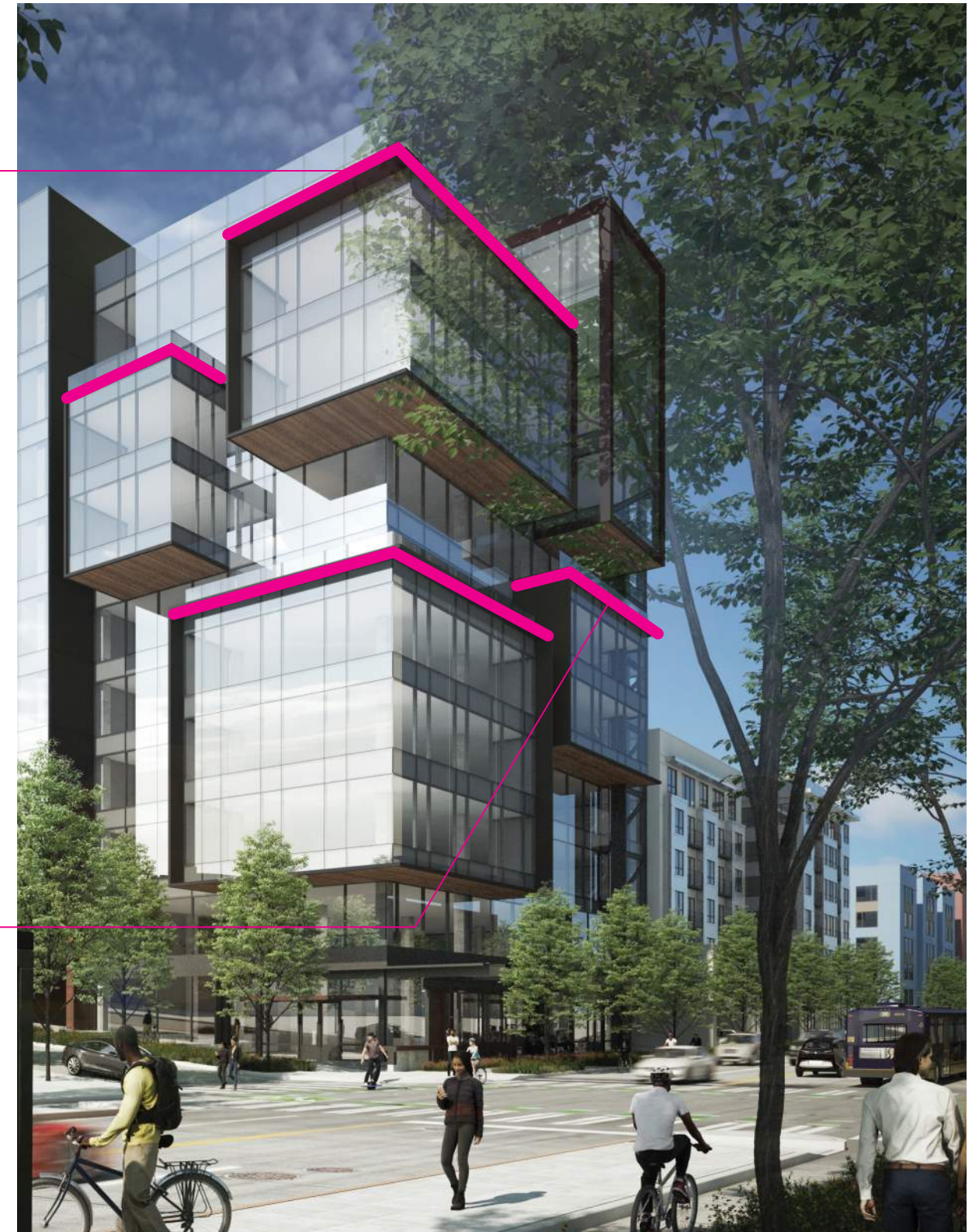
LEVEL 8 TERRACE



LEVEL 6 TERRACE



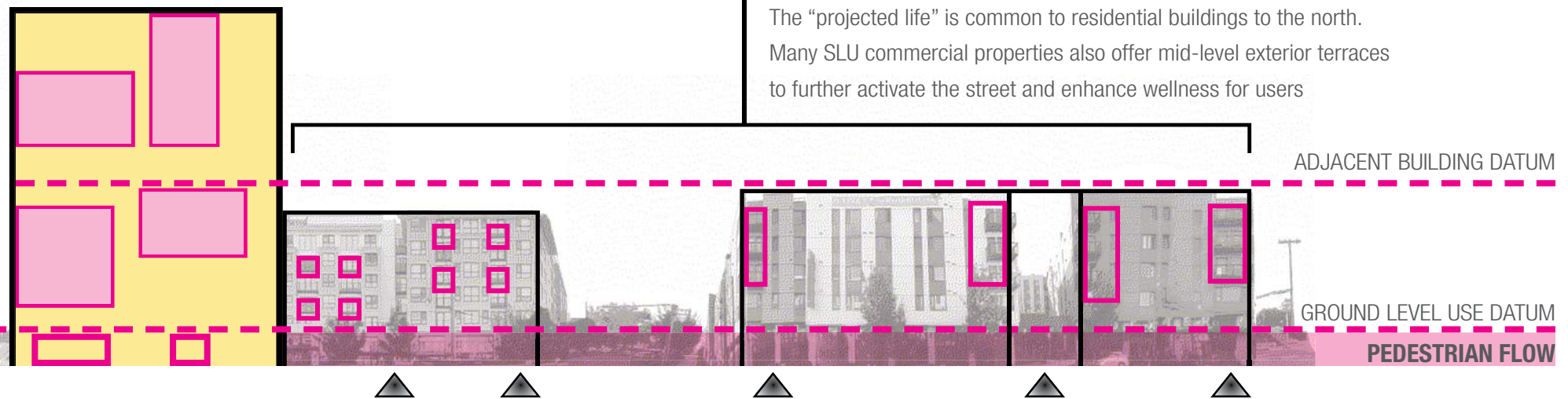
VIEW OF PROPOSED TERRACES FROM SOUTH OF DEXTER





PROJECTED LIFE CONCEPTUAL REFERENCES

PROJECTED LIFE



The "projected life" is common to residential buildings to the north. Many SLU commercial properties also offer mid-level exterior terraces to further activate the street and enhance wellness for users

03 PROPOSAL | Massing along Dexter

EDG COMMENT

A.2 Address overall height, bulk, modulation, and scale of design as it relates to context and transitional nature of site

A.3 Study how prominent building corners will be viewed moving south and north along Dexter Ave N

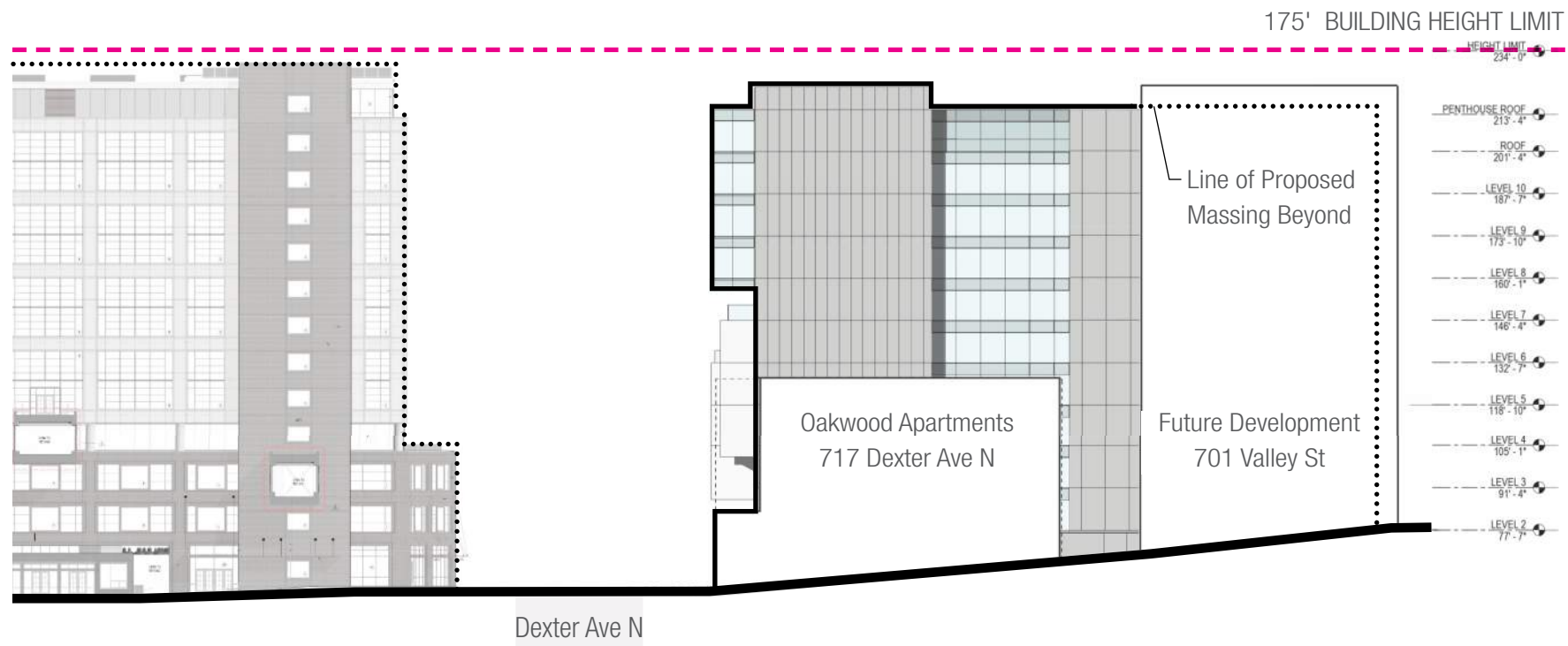
B.2 Refine the relationship to the residential structure to the north

RESPONSE

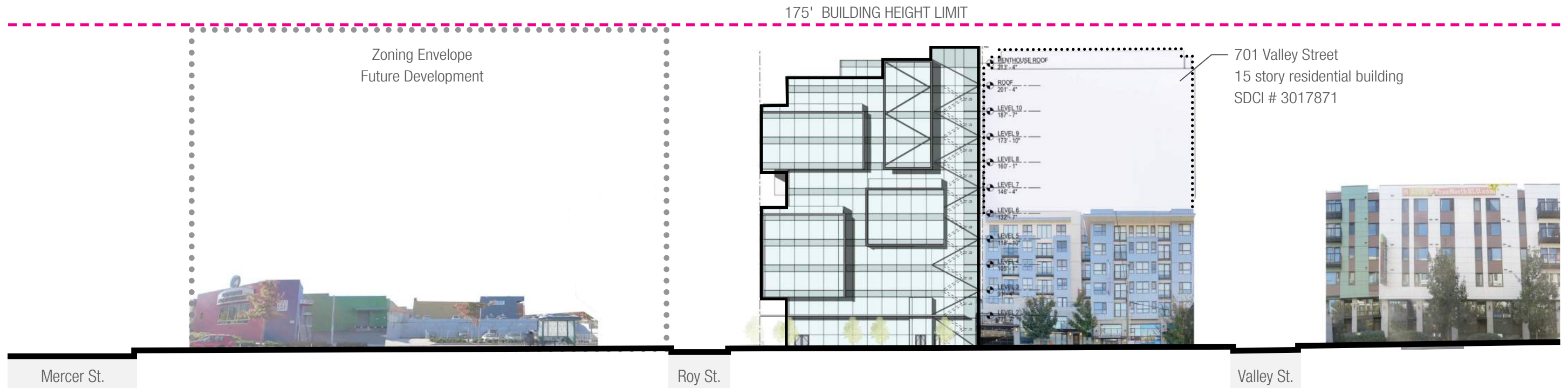
The NE stair and elevator massing is setback from Dexter to provide relief to the Oakwood Apt massing at the street wall and allow the smaller projecting volumes to read as transitional scale elements as one approaches the site from the north. The height of the NE stair and elevator massing remains at or below the adjacent heights of roof elements at 701 Valley and 700 Dexter (Dexter Yard.) The proposed north facade is modulated rather than a continuous surface, with setbacks and material changes from opaque to glazed surfaces. Given prominent views to the stair and elevator massing, the proposed design intends to feature enhanced visual interest and detailing. Initial options for integral and applied treatments are proposed on following pages. **(DC2-B)** While not a designated neighborhood gateway, the proposal will serve as a visual gateway moving into downtown, as one leaves predominantly residential areas. As described in **CS2-1**, the massing and visual treatment will become a physical marker so that the community understands this as an approach and transition to an area of distinct character.



VIEW FROM DEXTER AVE N LOOKING SOUTH



NORTH ELEVATION



ELEVATION ALONG DEXTER AVE N

03 PROPOSAL | Massing Concept - Views

EDG COMMENT A.3

A.3 Study how prominent building corners will be viewed moving south and north along Dexter

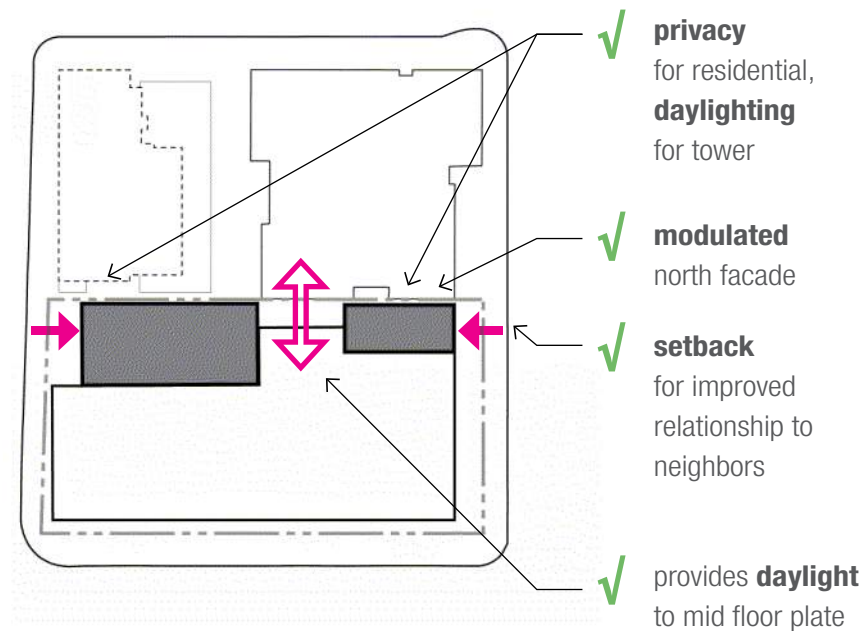
RESPONSE

The board indicated support for the northern core placement and modulated north facade. This placement is meant to support both privacy for residential uses to the north and modulation of the north facade (**DC2-4**). A setback at the NW corner provides additional daylight access to residential openings planned at the new 701 Valley development. The proposed massing sets back the stair and elevator tower at the NE corner to align with the main upper massing of the Oakwood Apt building, to permit additional daylight access to their rooftop amenity space, and to allow a clear reading of projected volumes activating Dexter Ave from the north. This setback reduces the massing bulk at the NE street lot line.

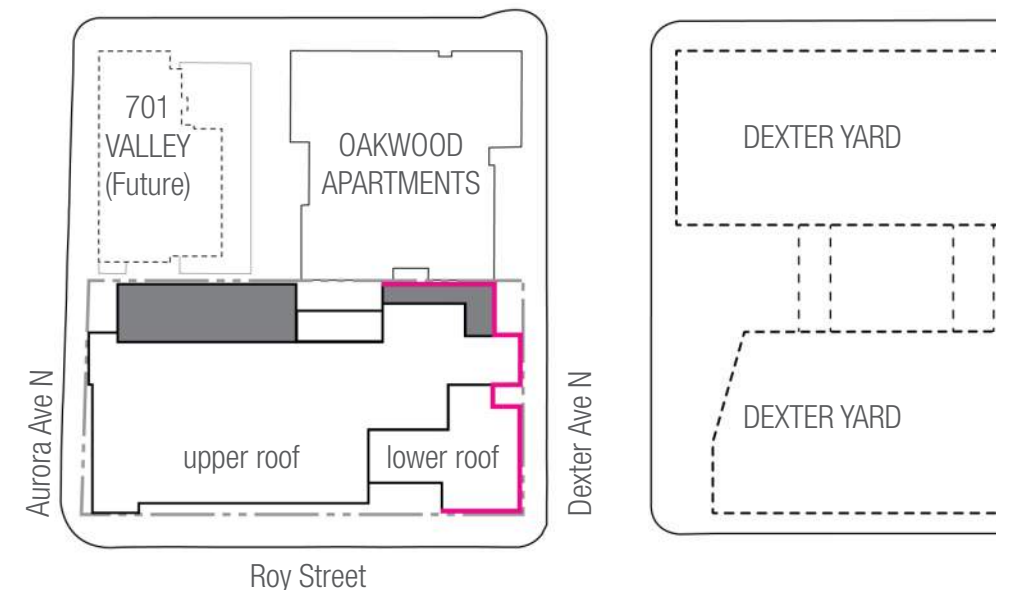
The projecting volumes shift down at the Roy-Dexter intersection to more directly address this primary corner, reduce bulk, and provide continuity with street-level datums from the north. These smaller scale massing elements create visual markers as one moves to the north.

The proposal also considers how the Dexter facade will be viewed from the mid-block crossing and connecting bridges at 700 Dexter (Dexter Yard.) The full height of the NE stair will be partially glazed to activate the facade, in addition to the projecting volumes and mid-level terraces. The proposed main entry also relates visually to this opening across Dexter.

SPLIT CORE



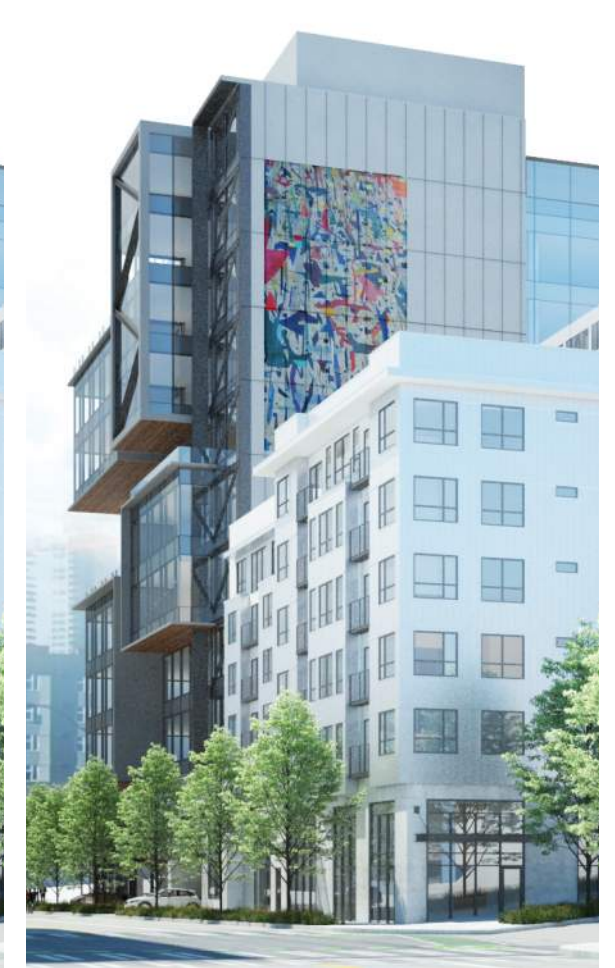
VIEW FROM SOUTH OF DEXTER



FROM DEXTER YARD MIDBLOCK



NORTH FACE ARTICULATION STUDIES

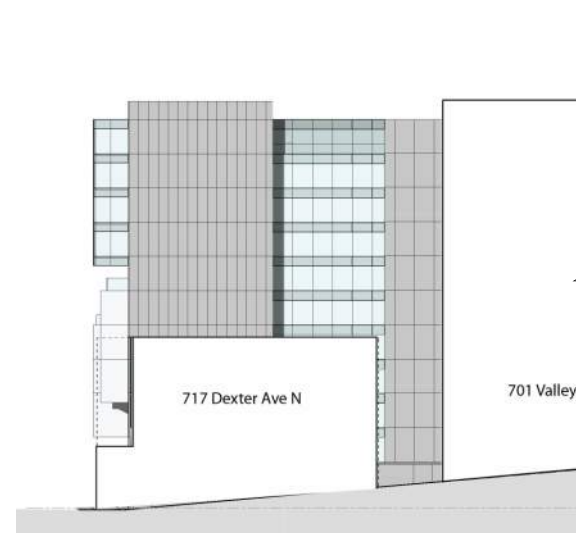


Articulated forms at Dexter and Roy enhance visual gateway

Glazed **stair tower** will be a feature to provide an **active facade**

- creates a buffer for Oakwood Apt Buildings
- visual interest at north of stair tower
- core proximity to lobby provides opportunity to activate the ground plane

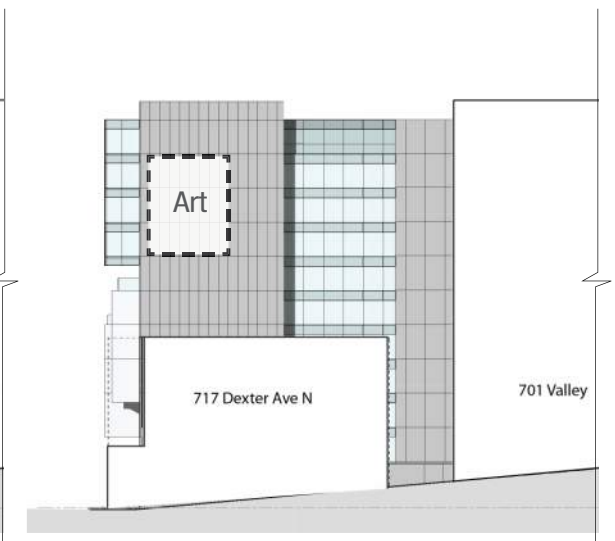
METAL PANEL



REFLECTIVE ACCENT



ART



03 PROPOSAL | Massing along Aurora

EDG COMMENT

A.2 Address overall height, bulk, modulation, and scale of design as it relates to context and transitional nature of site.

RESPONSE

CS2-3 indicates that new development at Aurora should implement substantial landscaping and attractive building facades. Because Aurora will be primarily experienced by vehicle, the scale of facade elements can be larger. Conceptually, the massing at Aurora is representative of the transition to larger scales in the neighborhood, and the facade is quieter than the east massing at the primary Dexter and Roy corner. A setback is introduced at the street level to create a base condition for the tower and well-landscaped, safe pedestrian environment. Office uses front Aurora to provide eyes-on-the-street. A full height setback at the NW corner gives breathing room to future residences at 701 Valley. To create a cohesive building massing, and appropriately scaled visual marker at the Aurora-Roy corner, a wrapping offset is introduced at the tower for additional modulation.



VIEW FROM AURORA AVENUE LOOKING NORTH

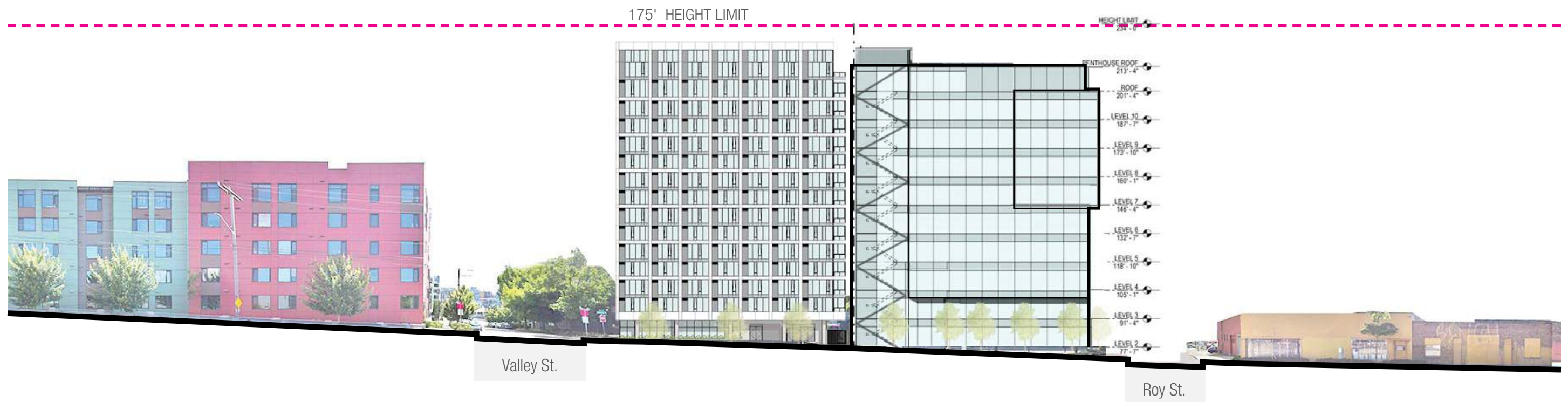


NW tower setback (full recess hidden from view) provides privacy and daylight access for neighbors

Modulation at intermediate tower scale for conceptual massing cohesion and visual marker at Aurora

Substantial landscaping and setback for pedestrian experience and tower base reading

VIEW FROM AURORA AVENUE LOOKING SOUTH



ELEVATION ALONG AURORA AVE

03 PROPOSAL | Massing - Floor Plans



AURORA LEVEL 1



LEVEL 5

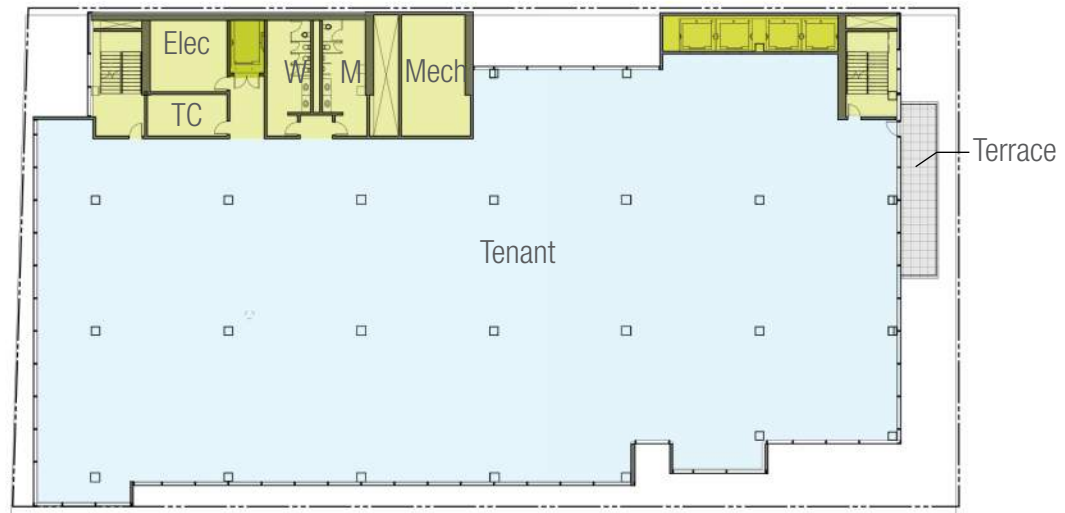


DEXTER LEVEL GROUND



LEVEL 6





LEVEL 7



LEVEL 10



LEVEL 9



ROOF



03 PROPOSAL | Street-level Design

EDG COMMENT B.1

B.1 Provide additional detail related to how the ground plane will enhance the pedestrian realm

RESPONSE

We propose a unique treatment at each adjacent street in response to their character and connections to the neighborhood beyond.

At Aurora Ave N, the proposal acknowledges the pedestrian scale in massing setbacks (**DC2-4-f**), and is providing an appropriate amount of landscaping and additional street trees to support the pedestrian experience. Office uses front Aurora, so eyes-on-the-street will help in keeping this environment activated and safe. (**PL2-B**) A setback at the NW corner provides the future 701 Valley residential tower units with additional privacy.

Roy Street is directional in nature, funneling pedestrians toward the Dexter corner and beyond to Lake Union Park (**PL1-B**). As in other neighborhood east-west block terminuses, the west end of Roy Street will feature denser landscaping. New street trees shield the vehicle entry from view. In response to SDOT EDG 1 comments, the drop-off location has been relocated further to the west, away from higher levels of pedestrian activity (**DC1-B**).

Our open space and setback is gathered at **Dexter Ave N**. This activated corner is an important connection point along both Roy and Dexter. The partially covered space creates relief for bicyclists and pedestrians, leading one to the building's main entry. Dexter Yard subtly opens up its mid-block crossing to the Dexter corner at Roy. By addressing this move, we are able to activate both open spaces, and set a precedent for future activation of the Dexter-Roy corner. (**PL1-A-2, CS3-A-4**)



SW CORNER GROUND LEVEL



overhead weather protection transitions to residential scale of canopies at north

landscape selection to create green buffers between pedestrians, bikes, and cars



03 PROPOSAL | Street-level Design - Bike Nexus

RESPONSE *cont'd*

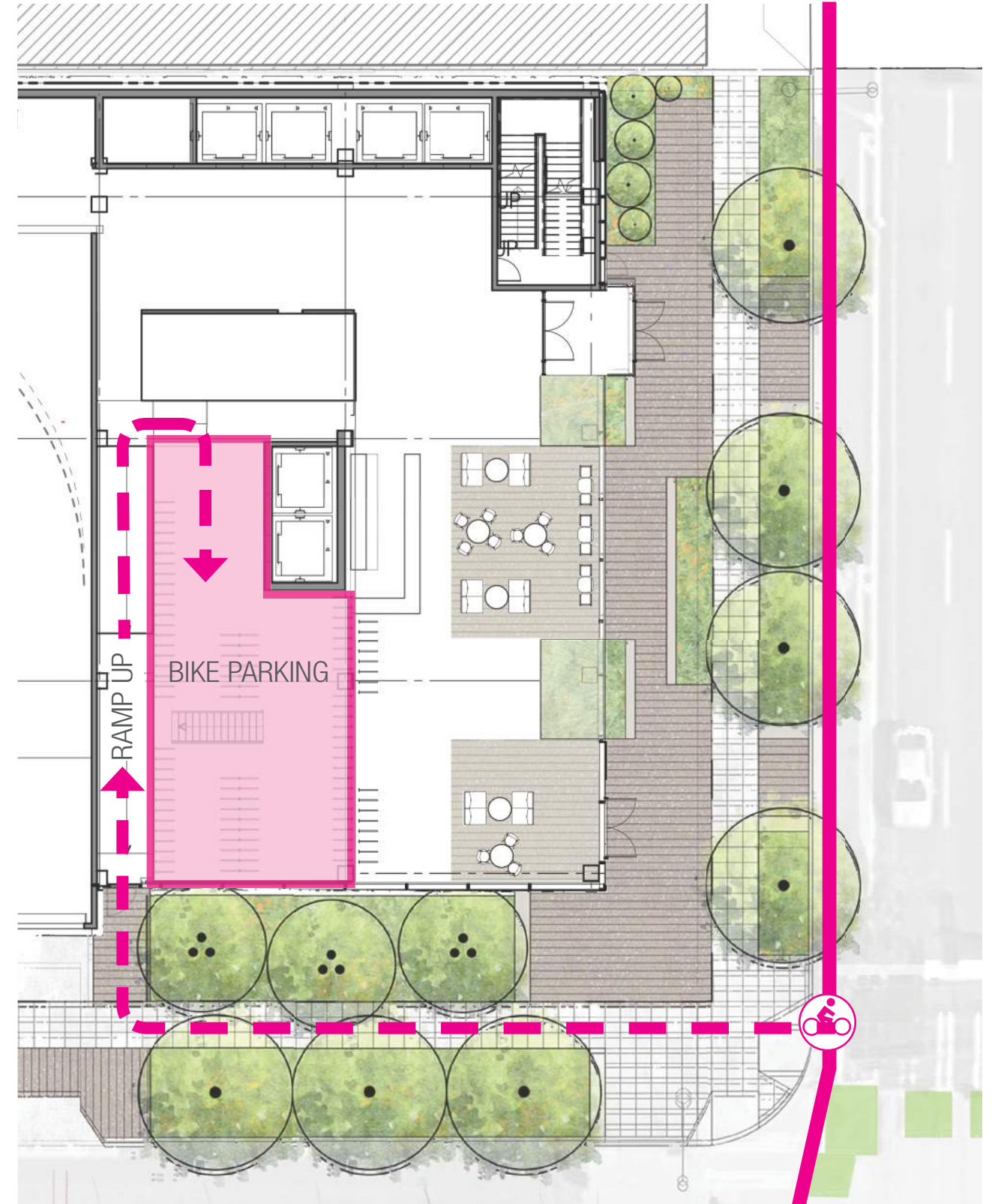
CELEBRATION OF BIKES + SLU SPIRIT OF INNOVATION

The southeast corner is a nexus of bike lanes seeks to celebrate the cyclist experience **(PL4-B)**.

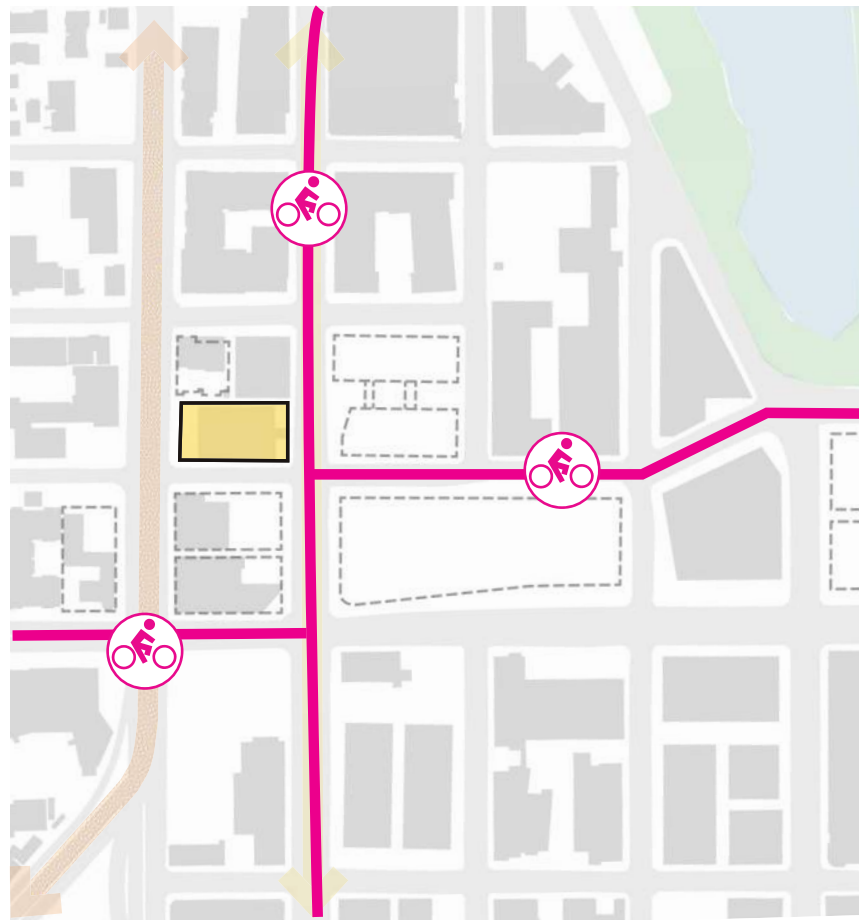
The design features bicycle amenities, including mezzanine bicycle storage and locker / shower rooms in the center of the lobby. Cyclists can arrive to the amenity directly from the street via a designated entry and ramp entering at Roy. Bicycles on display at the lobby and mezzanine will further activate the passerby experience.



DEXTER LEVEL GROUND



DEXTER LEVEL MEZZANINE



potential for bike-related retail

RAPHA CLUBHOUSE Seattle, WA



consider bike traffic floor material

BICYCLE CLUB Hainan, PRC, NL Architects



BUFFERED BIKE AND PEDESTRIAN FLOWS



architectural detailing inspired by bike tech

CASCADE BICYCLE CLUB Seattle, ZGF



dedicated bike access

DENMARK PAVILION Shanghai, PRC, Bjarke Ingels Group

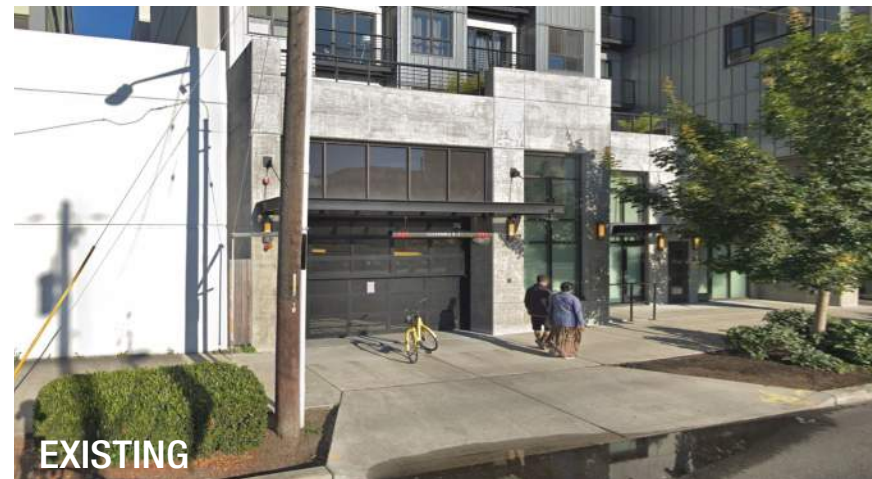
03 PROPOSAL | Street-level Design - Northeast

EDG COMMENT B.2

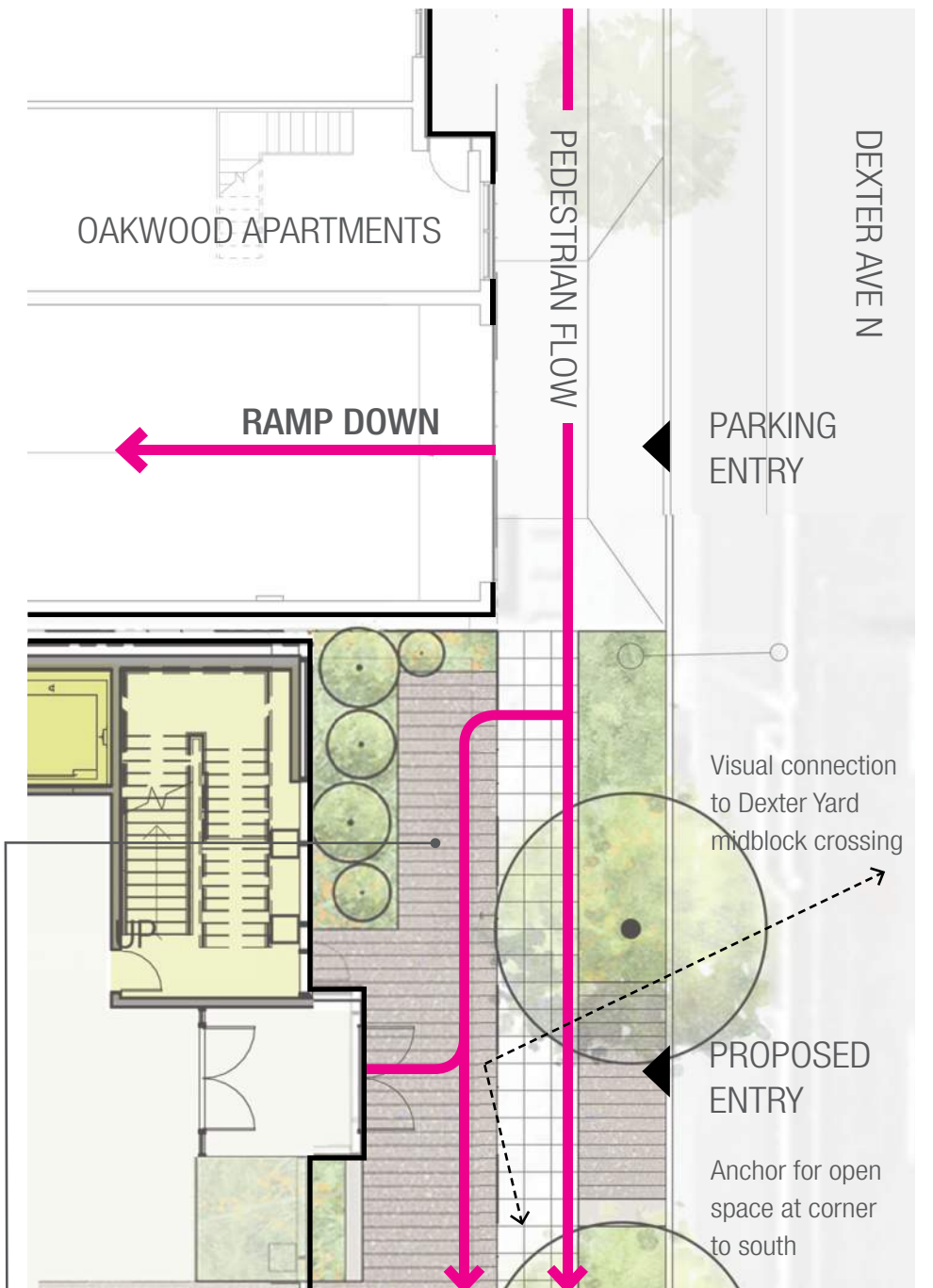
B.2 Refine the relationship to the residential structure to the north

RESPONSE

The northeast corner of the property abuts against the southern concrete wall of Oakwood Apartment's garage entry. The proposal aims to create a landscape and canopy terminus that filters the reading of this existing blank wall and creates a zone of transition. The purposeful setback creates a relief zone for pedestrians walking past the residential garage entry, and moves the taller building mass away from the street lot line to allow the smaller, more intermediate scale massings to read legibly and activate the street experience. **(PL1-B and CS-2)**



RELATIONSHIP TO OAKWOOD APARTMENTS



Gathering/open space featured at Dexter for enhanced pedestrian experience. North end at neighboring building will provide visual terminus and transition to narrower sidewalk conditions.

Landscape and canopy terminus to open space at Dexter minimizes visual impact of existing blank wall at Oakwood Apts

Street-level Design - Drop Off Location

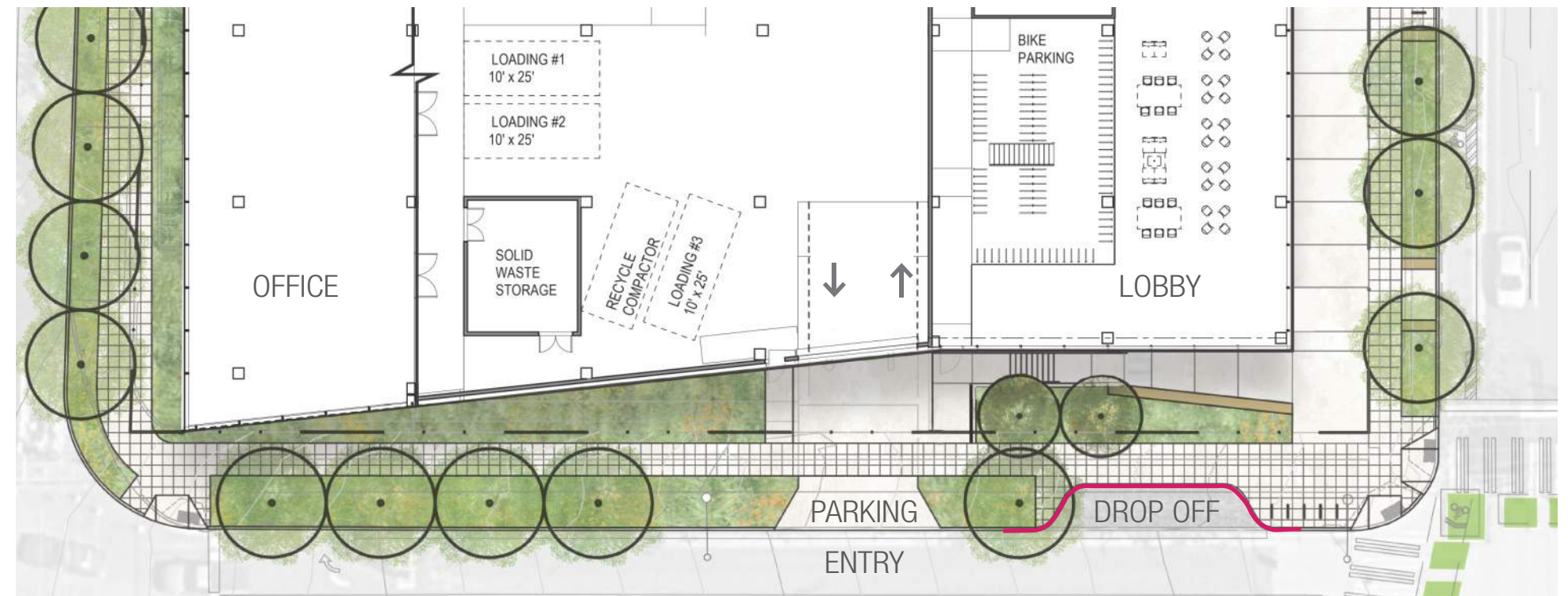
EDG COMMENT B.3

B.3 Address SDOT comments regarding the drop-off location

RESPONSE

The vehicle drop-off location was relocated to the west side of the parking entry drive in order to create a safer, unbroken pedestrian experience at the SE corner of Roy Street and Dexter Avenue N. Additional street trees are provided as a visual buffer for the vehicle entry as one approaches the project from Roy. Pedestrians and Bicyclists are given primary consideration.

EDG 1



EDG 2



04 MATERIALITY | Context Character

EDG COMMENT C.1, C.3

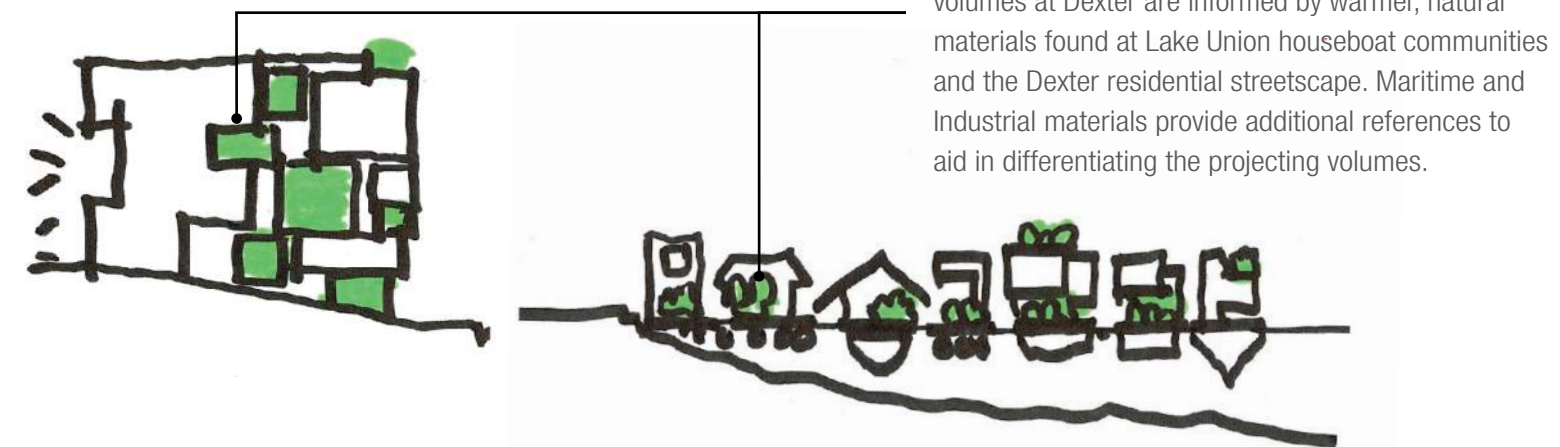
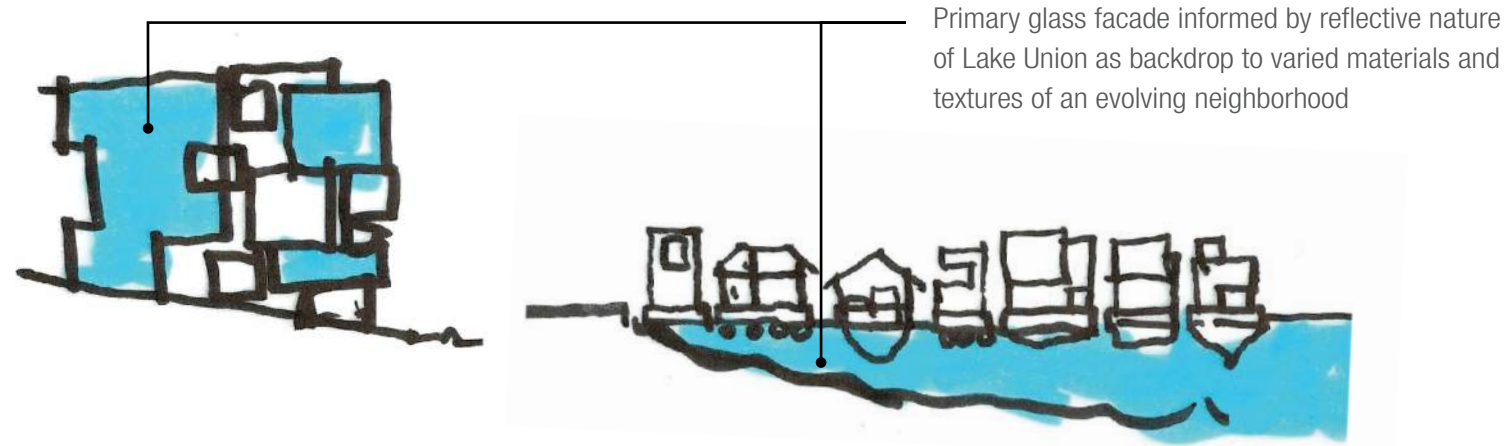
C.1 Further clarify the design intent related to materials and facade articulation

C.3 Note how the building will differentiate itself from similarly clad buildings.

RESPONSE

The proposed design responds both in form and materiality to the surrounding neighborhood context. It draws upon maritime and industrial references, the warmer, natural, and variable character of houseboats, and the reflective nature of the lake. The offset, projecting volumes at Dexter and Roy are reminiscent of clustered houseboats clinging to the edge of the Lake Union; as well as the varied and transitional scales along Dexter. **(DC2, DC4)**

As natural elements used in maritime and industrial structures that populate South Lake Union, material applications and detailing with steel and wood will complement the glazing elements and blend the composition into the neighborhood as it evolves. The soffits that are visible from the Dexter pedestrian experience are potentially clad in a warm wood tone. The neutral color of the proposed steel or metal finishes of the box framing elements, or “shrouds,” seeks to compliment the variety of materials found in the neighborhood context without overwhelming an already colorful neighborhood context, particularly to the north.



LAKE ANCHORS COMMUNITY a reflective surface as stage and unifying element of distinct but related parts

CONCEPT AND CONTEXT MATERIAL REFERENCES



GLASS



GLASS INS AND OUTS



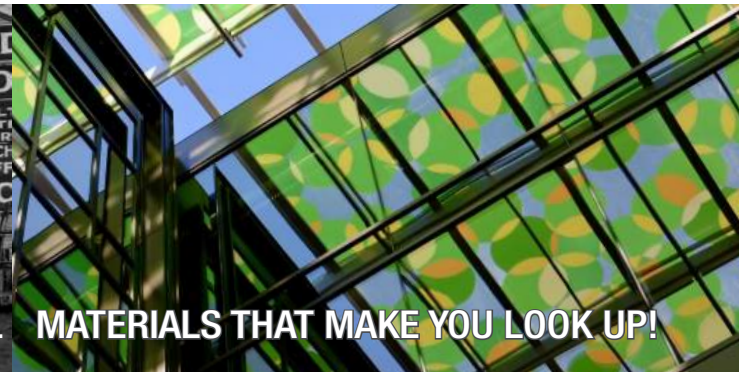
LAKE AS BACKDROP; CITY AND SKY REFLECTIONS



MODULATIONS IN GLASS



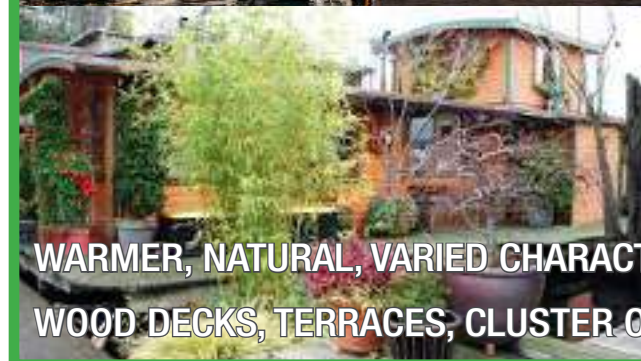
MARITIME + INDUSTRIAL



MATERIALS THAT MAKE YOU LOOK UP!



MODERN INDUSTRIAL



WARMER, NATURAL, VARIED CHARACTER
WOOD DECKS, TERRACES, CLUSTER OF DISTINCT PARTS



FRAMED INTERMEDIATE SCALES



WARM SOFFITS



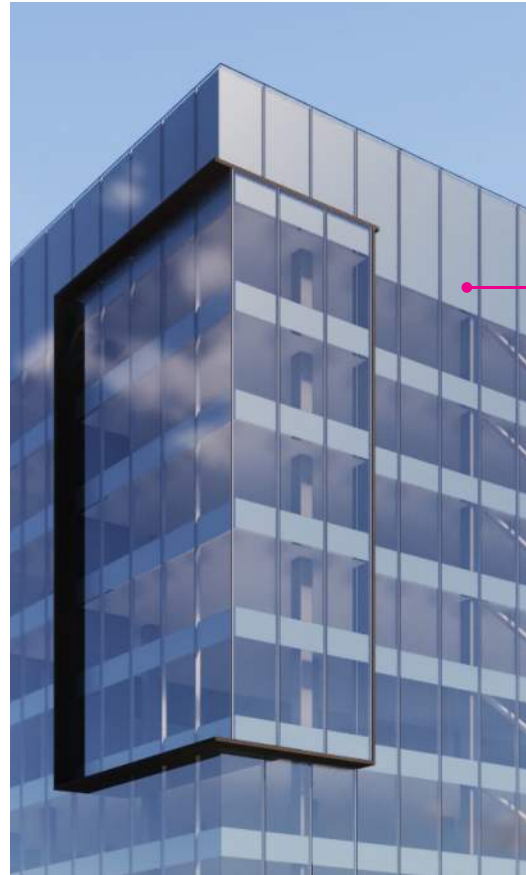
WOOD

04 MATERIALITY | Initial Material Studies

RESPONSE *cont'd*

MATERIAL STUDIES Material applications and detailing to support the architectural concept continue to be studied. Initial studies are shared at right. The proposal looks to contextual references from the neighborhood to represent the “ecotone” nature of the site and SLU.

WATER + SKY



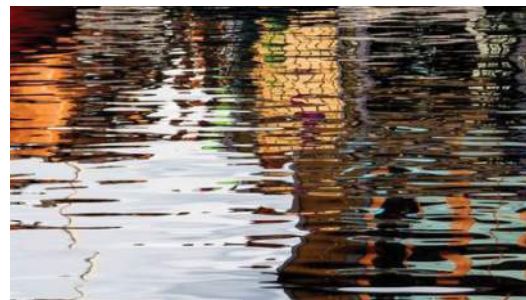
Lake Union reflects the sky, maritime life, and surrounding buildings of South Lake Union. The base facade material of glass can be interpreted as a “vertical Lake Union.”

NATURAL



The soffits are potentially clad in a warm wood tone.

The neutral color of the proposed black/grey steel finish of the box shrouds seeks to compliment the variety of colored facades particularly north of the site.

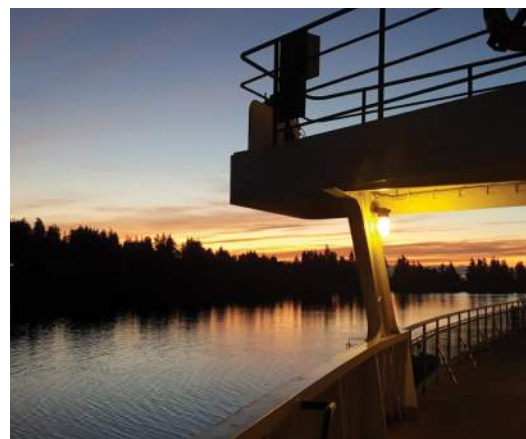


REFLECTIVE

QUIET

SUBTLE

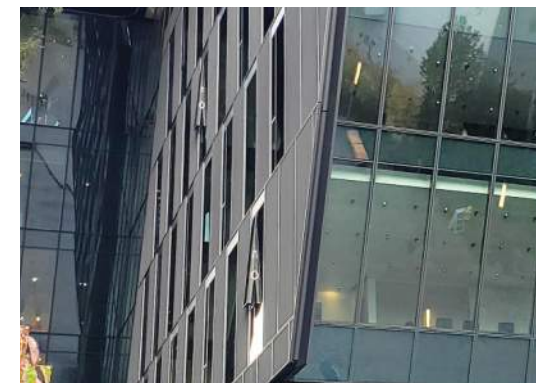
TONES



WARMTH

COMPLIMENTARY

TIMELESS



MARITIME / INDUSTRIAL



The bridges, shipping infrastructure and remnants of manufacturing structures of South Lake Union contribute to its industrial neighborhood character. These references can help in further rooting the project within the neighborhood, differentiating the projecting volumes, and acknowledging exposed structural elements at Dexter Yard.



TEXTURE

STRENGTH

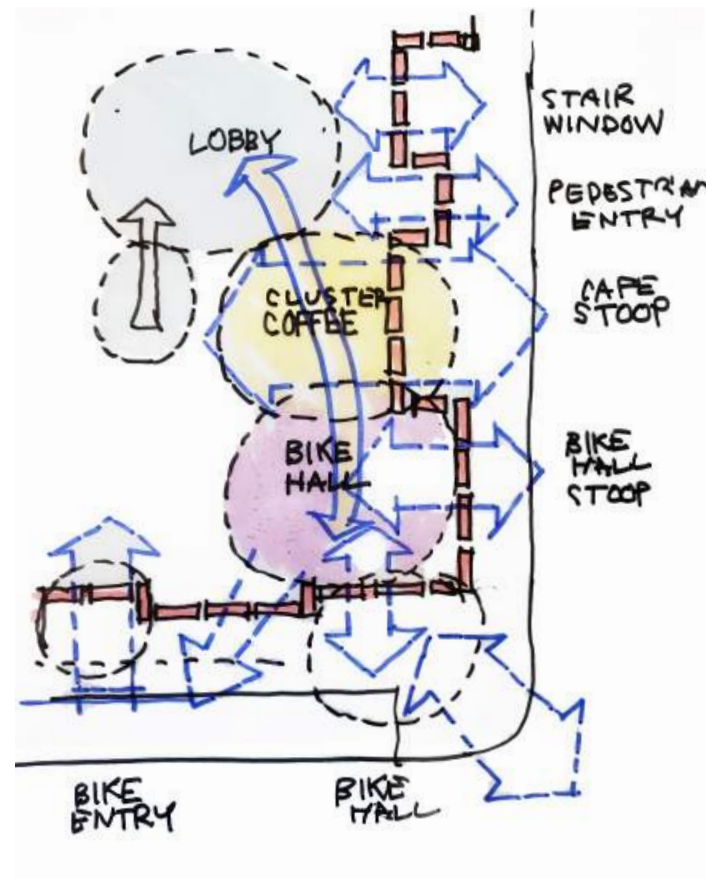
SPIRIT OF
INNOVATION



RESILIENT

TOUGH

INSIDE / OUTSIDE



Like houseboats and other contextual references there are unique inside-outside relationships in the neighborhood where interior materials bleed outside and vice versa. We plan to embrace this approach in concept and material application at both our ground plane and upper level terraces.



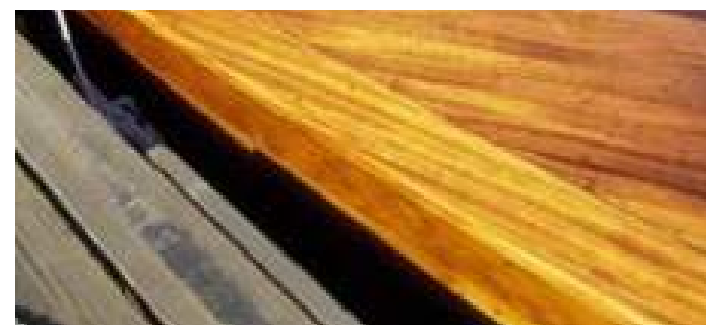
STOOPS

NOOKS

DOCKS

PUBLIC LIFE

FLEXIBILITY



04 VARIETY OF MATERIALITY

RESPONSE *cont'd*

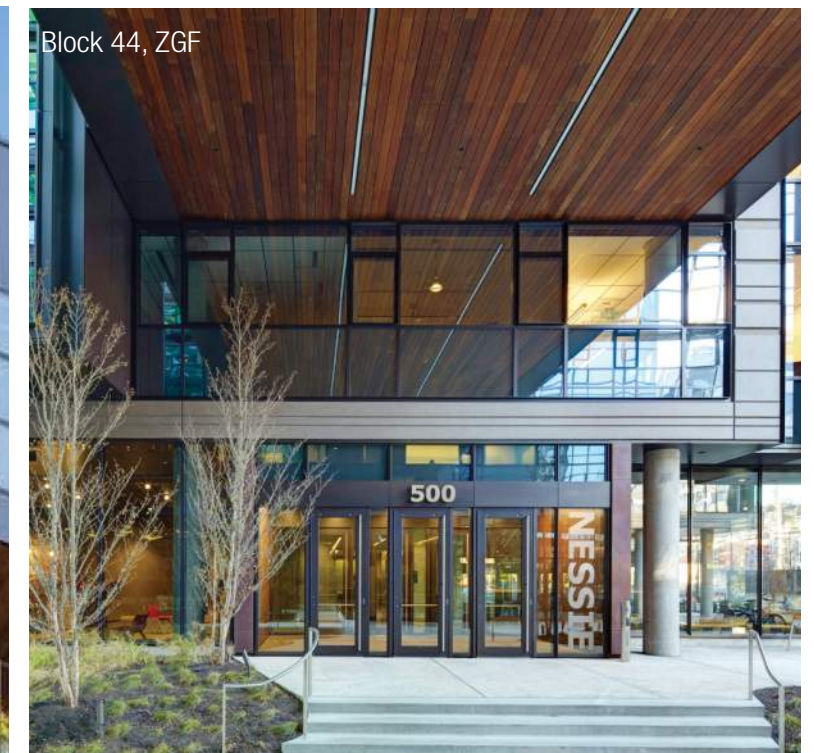
VARIATION AT PROJECTING VOLUMES South Lake Union is a collection of architectural scales and styles, ranging from industrial warehouses to jewel-box house boats to contemporary institutional icons. The projecting volumes on the east side of the massing will similarly read as unique parts of a community. They can be differentiated by soffit material hue, frame or shroud materiality, geometry and vertical accent elements. Variation will be explored, but is not intended to come at the expense of cohesion and balance within the full massing.



A - SOFFIT VARIATION



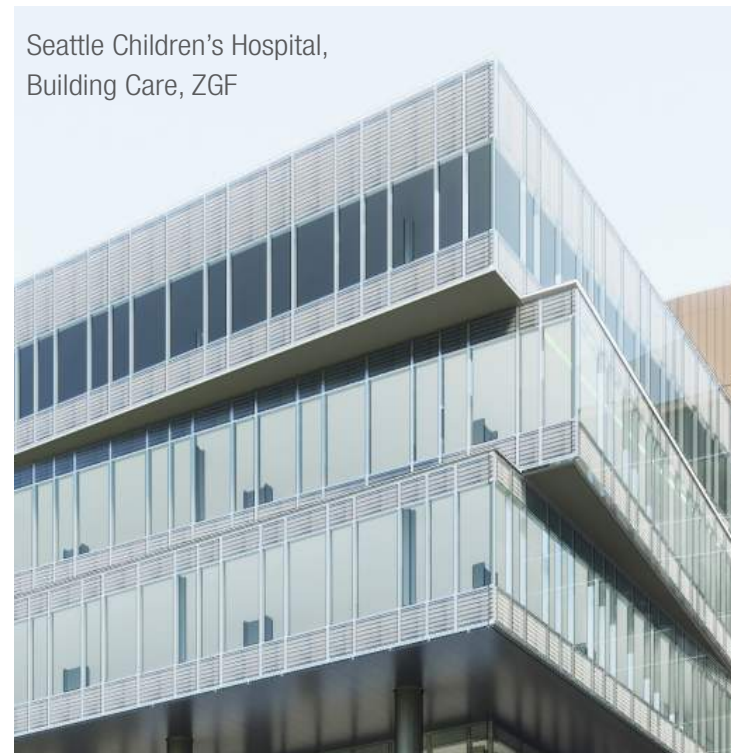
Varying the hue and directionality of the natural material on soffits can add distinction to box expressions and enhance the Dexter pedestrian experience



B - VERTICAL ACCENTS VARIATION



C - WRAPPER VARIATION



05 DEPARTURES | Facade Modulation

SMC 23.48.045.D FACADE MODULATION

Applicable: **Revised Preferred Massing**

SMC REQUIREMENTS

23.48.045.D For all structures with non-residential uses exceeding 85 feet in height, facade modulation is required for the street-facing portions of a structure located within 15 feet of a street lot line and exceeding the podium height specified for the lot in Map A for 23.48.245. No modulation is required for portions of a facade set back 15 feet or more from a street lot line.

1. The maximum length of a facade without modulation is prescribed in Table B for 23.48.245. This maximum length shall be measured parallel to each street lot line, and shall apply to any portion of a facade, including projections such as balconies, that is located within 15 feet of street lot lines.

Table B for 23.48.245: For stories above 65 ft, up to 145 ft, the maximum length of unmodulated facade within 15 ft of street lot line is 150 ft. For stories above 145 ft, the maximum length of unmodulated facade within 15ft of the street lot line is 120 ft.

2. If a portion of a facade that is within 15 feet of the street lot line is the maximum length permitted for an unmodulated facade, the length of the facade may be increased only if additional portions of the facade are set back a minimum of 15 feet from the street lot line for a minimum distance of 40 feet. If the required setback is provided, additional portions of the facade may be located within 15 feet of the street lot line.

DEPARTURE SUMMARY

Facade modulation is required for facades that exceed 150 ft in length and are within 15 feet of the street lot line, and are above the Podium Height Limit of 65 ft.

DESIGN PROPOSAL

The design proposal proposes facade modulation with offset projecting volumes at Roy St. and Dexter. No portions of the facade exceed 150 ft in length, and modulated areas are setback from the street lot line the minimum 15 ft. Some portions of the upper level modulated areas do not meet the minimum 40 ft setback width.

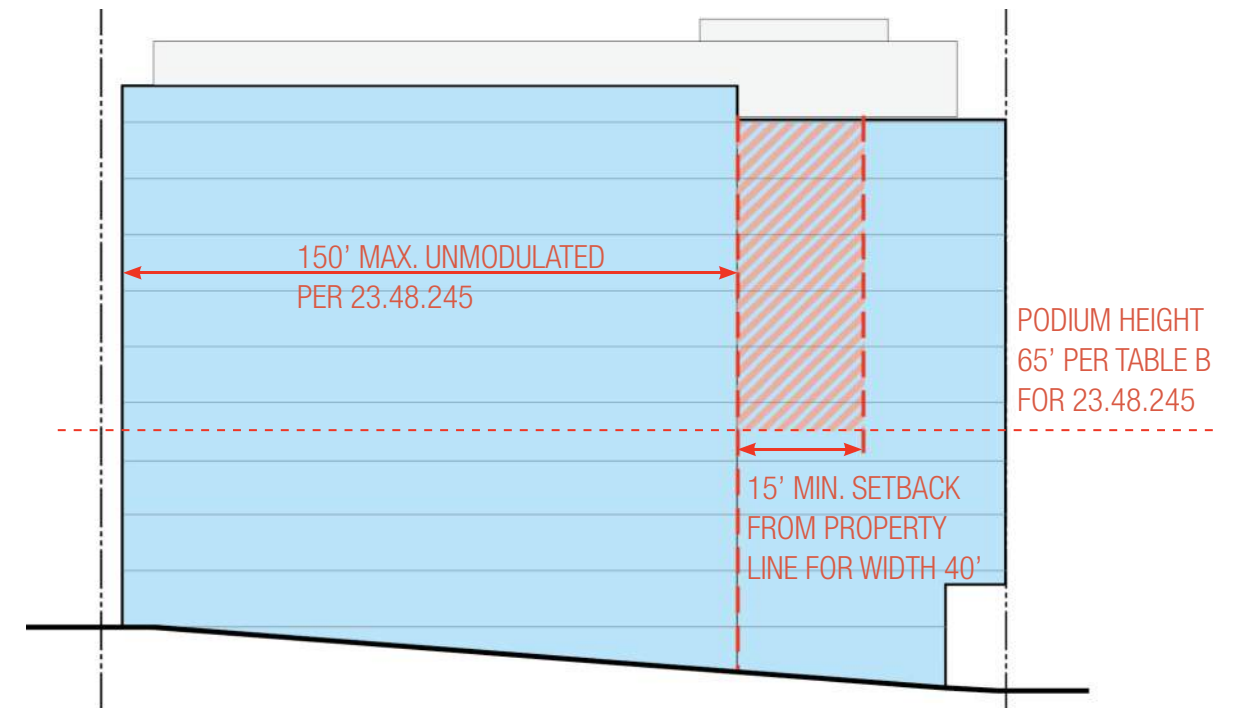
JUSTIFICATION

The massing response at Dexter and Roy Street provides distinct architectural form, reduces bulk and mass, considers views to the site from the north and south, and addresses both the primary corner at Dexter and Roy Street. The total modulation achieves a greater amount of relief setback area at the facade than prescribed by the code.

Neighborhood Design Guidelines supporting this departure as an improvement over prescribed conditions include:

CS2 Urban Pattern and Form: At Corner Sites, emphasize pedestrian activity at corners
 DC2: Architectural Concept and Tall Buildings: Develop an architectural concept that fits well on the site and within its surroundings. Provide multi-story intermediate scale elements. Modulation should be upsized to match longer, taller view distances.

CODE PRESCRIBED



ROY ST. ELEVATION FACADE MODULATION OVERLAY



PLAN AT FACADE MODULATION OVERLAY

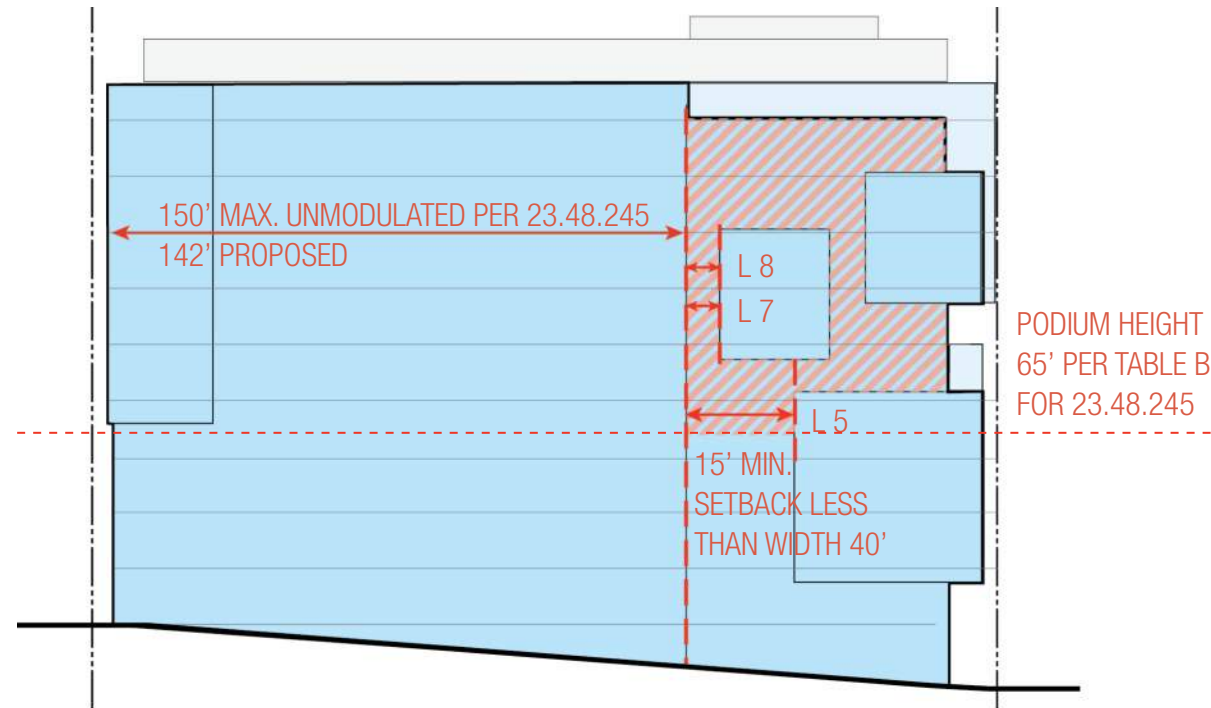
600 SF MODULATION
 x 6 FLOORS (LEVELS 5 - 10)

3,600 SF TOTAL MODULATION AT ROY ST.

3,600 SF TOTAL MODULATION

PER CODE

PROPOSED MODULATION



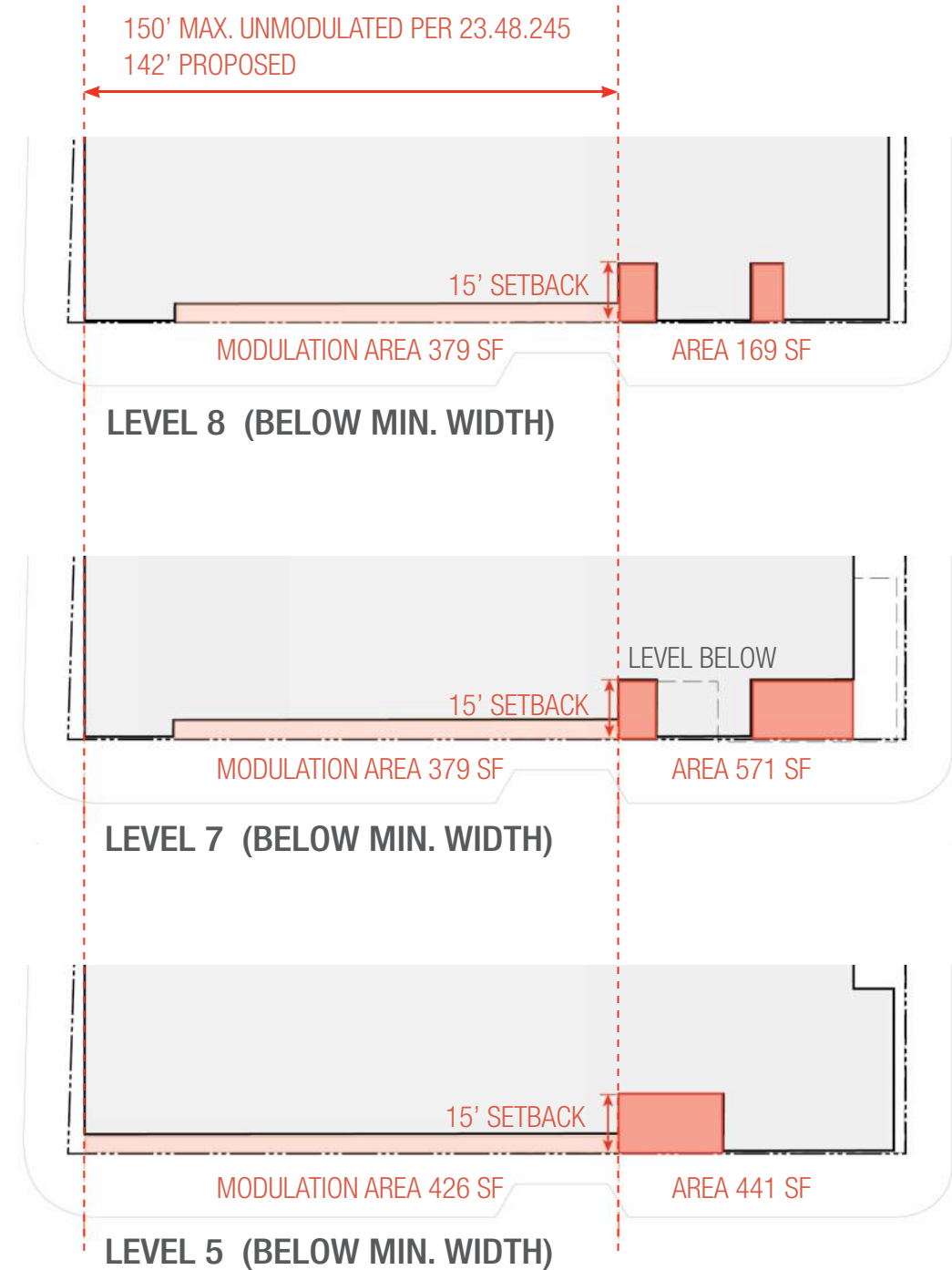
ROY ST. ELEVATION FACADE MODULATION OVERLAY

MODULATION AREA

LEVEL	WEST SETBACK	EAST SETBACKS
10	379	989
9	379	587
8	379	169
7	379	571
6	379	989
5	426	441
TOTAL	2,321 SF	3,746 SF

2,321 SF + 3,746 SF = **6,067 SF**

PROPOSED



PLANS AT FACADE MODULATION OVERLAY

05 DEPARTURES | Street Setback

SMC 23.48.240.B.B STREET LEVEL DEVELOPMENT STANDARDS IN SOUTH LAKE UNION CENTER

Applicable: **Revised Preferred Massing**

SMC REQUIREMENTS

A. Street-level development standards in Section 23.48.040 apply to all streets in SM-SLU zones designated as Class 1 Pedestrian Streets, Class 2 Pedestrian Streets, or Neighborhood Green Streets as shown on Map A for 23.48.240.

B. General Façade Requirements

b. Except on Class 1 Pedestrian Streets, as shown on Map A for 23.48.240, and as specified in subsection 23.48.240.B.1, the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following (Exhibit B for 23.48.240):

- 1) The setback area shall be landscaped according to the provisions of subsection 23.48.055.A.3;
- 2) Additional setbacks are permitted for up to 30 percent of the length of portions of the street-facing facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner; and
- 3) Any required outdoor amenity area, or other required open space, or usable open space provided in accordance with subsections 23.48.240.E, 23.48.240.F, or 23.48.245.B.4.c is not considered part of the setback area and may extend beyond the limit on setbacks from the street lot line that would otherwise apply under subsections 23.48.240.B.1.b.1 or 23.48.240.B.1.b.2.

DEPARTURE SUMMARY

Per 23.45.240 Map A, Dexter Avenue N is a Class II Pedestrian Street. Per 23.45.240.A and 23.45.240.B.b, the maximum setback at Dexter is 12 ft from the street lot line. Roy Street and Aurora Ave N are un-designated, therefore this provision does not apply.

DESIGN PROPOSAL

The design proposal includes a 14 ft setback from Dexter Ave N at Levels 1 and 2. The setback area includes required Open Space, and leads to street level uses of retail and the building lobby.

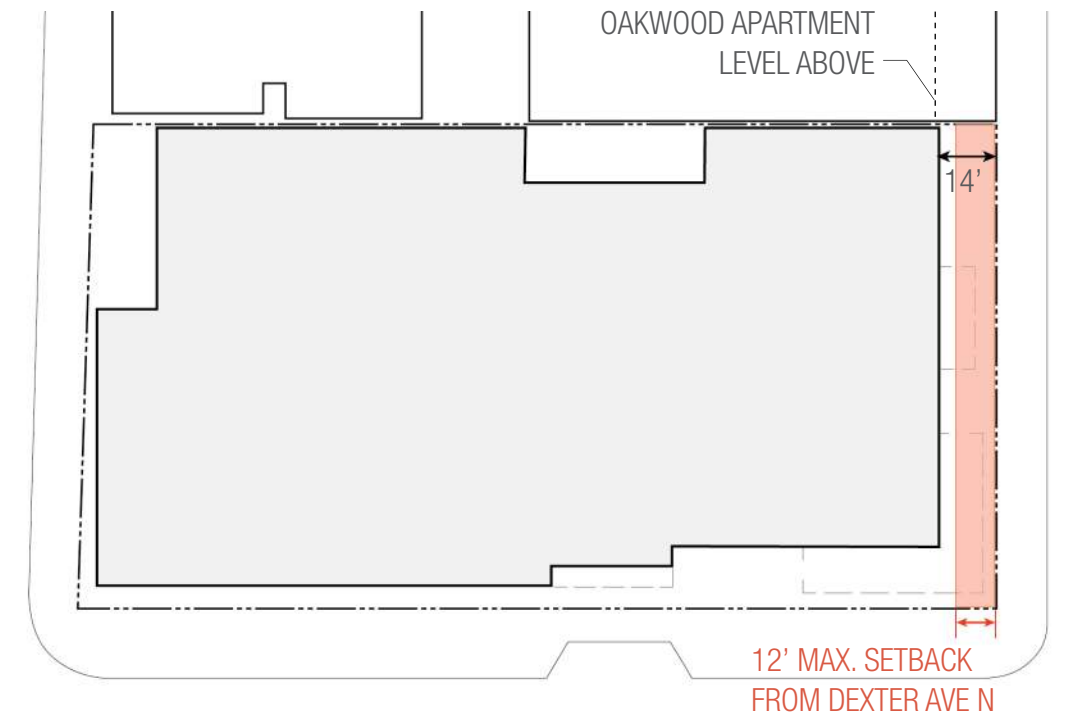
JUSTIFICATION

The team proposes a massing option that is heavily modulated along Dexter and Roy Street, reducing perceived bulk and mass. The additional setback at Dexter allows the project form and hierarchy to read more clearly, permits the design team to more appropriately address the pedestrian environment at Dexter, sets the tower massing back to align with the main volume at the Oakwood Apartment building, and allows the project to comply with the Podium Coverage requirements at the east half of the site.

The team anticipates that the setback area will be considered open space, eliminating a need for the departure from all or part of the Dexter frontage. Until that determination, the departure is presented, as it benefits the project massing and neighborhood response.

Neighborhood Design Guidelines supporting this departure as an improvement over prescribed conditions include:

- PL1 Connectivity: Complement and contribute to the network of open spaces
- PL-2 Walkability: Create a safe and comfortable walking environment
- DC-3 Open Space Concept: Locate open spaces toward streets with high pedestrian volumes



**GROUND FLOOR PLAN WITH STREET LEVEL
DEVELOPMENT OVERLAY**

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APPENDICES

- Context Analysis
- Sun Studies
- Garage Entry Studies
- Core Studies
- Public Outreach Summary
- Arborist Report

06 APPENDICES | Context Analysis - Site Aerials



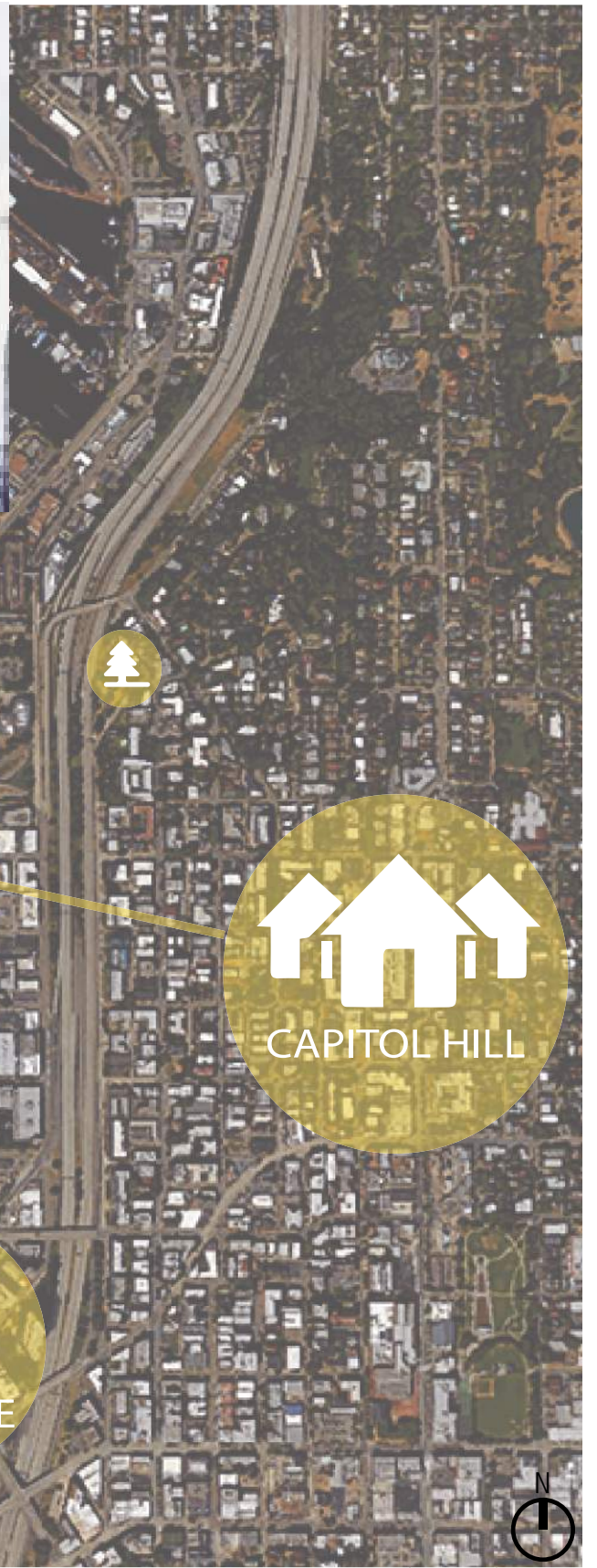
SEATTLE CENTER



LAKE UNION



SOUTH LAKE UNION





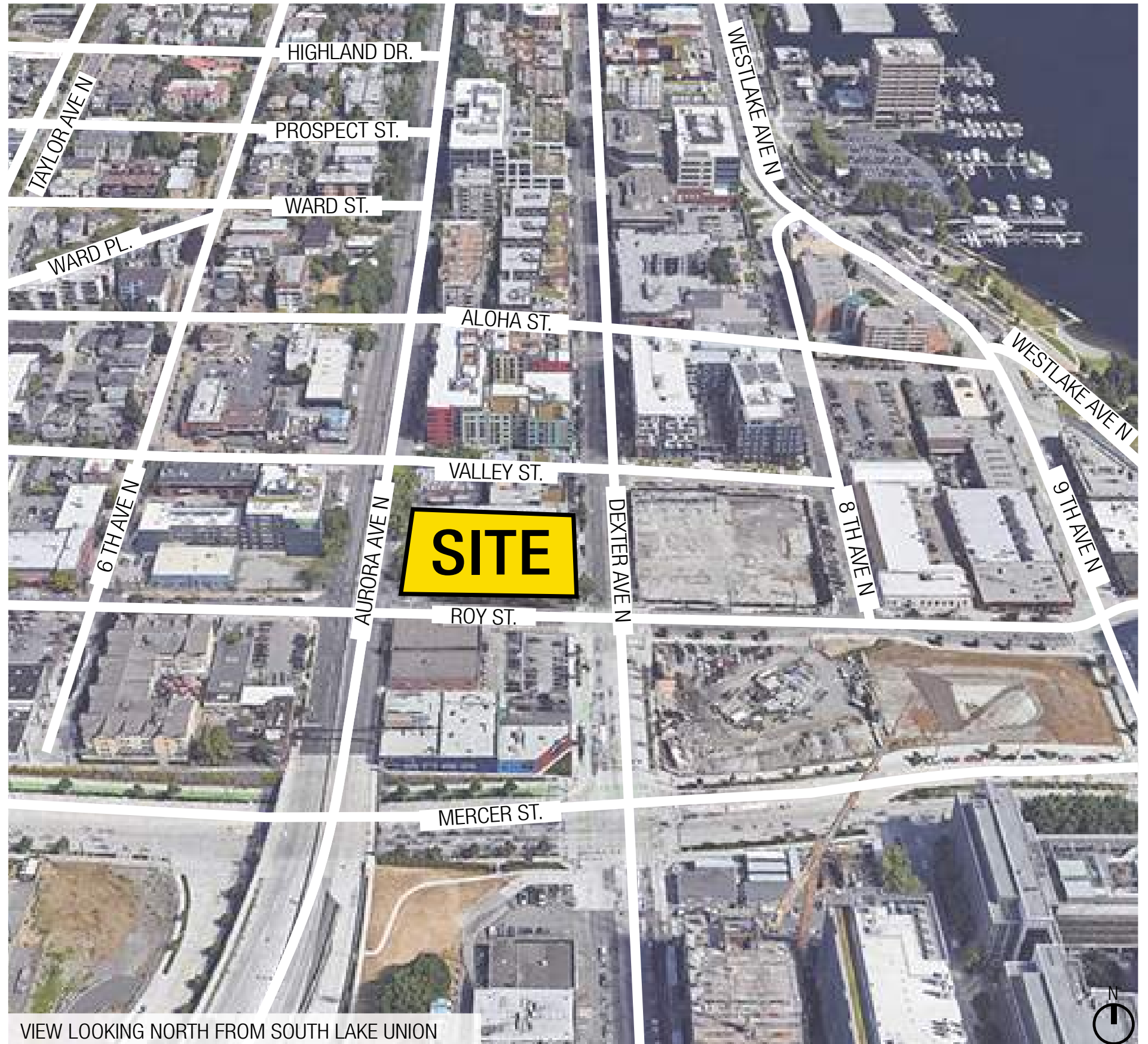
VIEW LOOKING EAST, FROM QUEEN ANNE



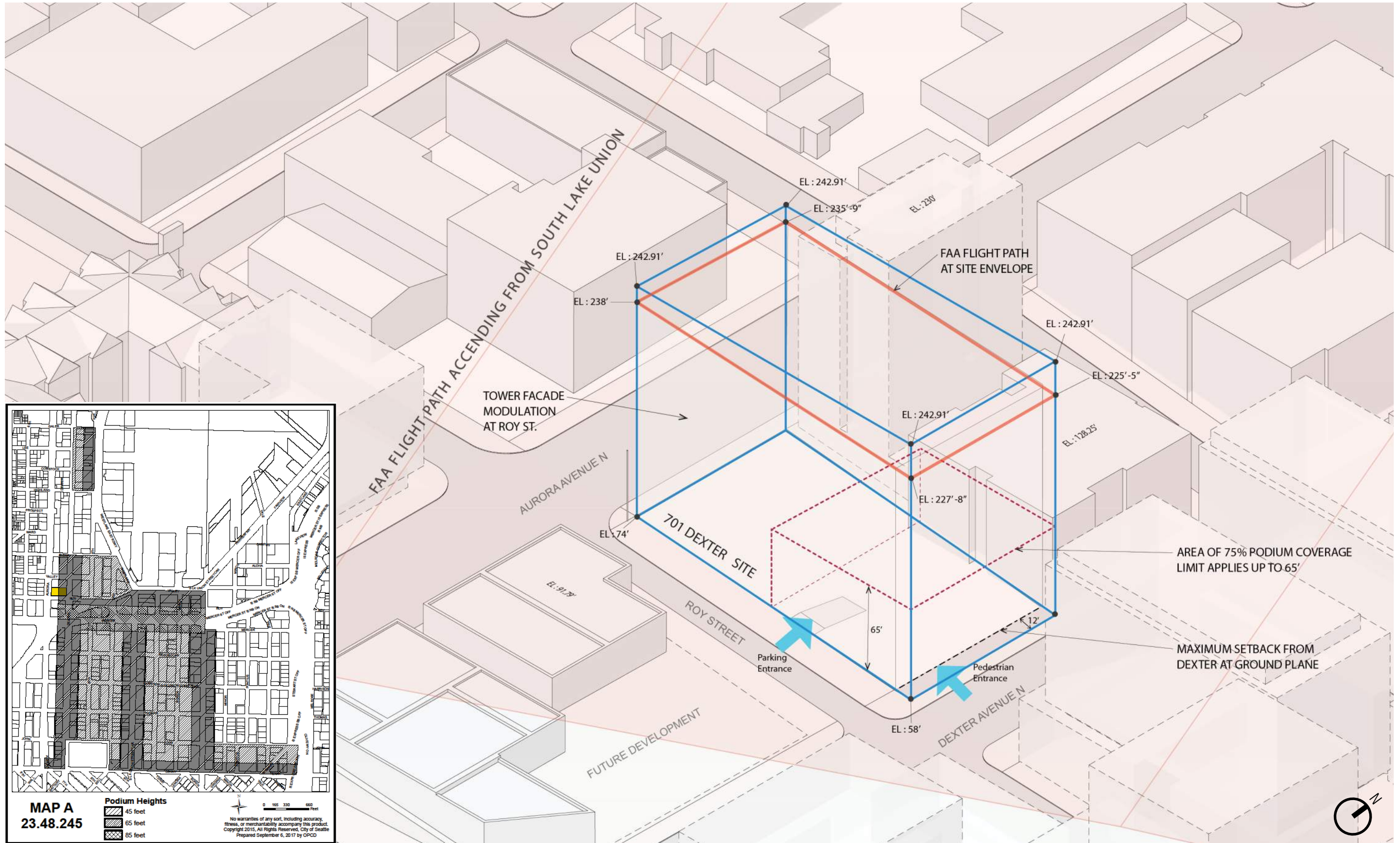
VIEW LOOKING WEST, FROM SOUTH LAKE UNION



VIEW LOOKING SOUTH, FROM WESTLAKE



VIEW LOOKING NORTH FROM SOUTH LAKE UNION



06 APPENDICES | Context Analysis - Zoning Data

Zoning Data

SMC 23.48 SEATTLE MIXED SUBCHAPTER I - GENERAL PROVISIONS

23.48.002 – Scope of provisions:

Zoning designation: SM-SLU: South Lake Union Urban Center

23.48.005 – Uses

A. Uses: Office and/or laboratory uses permitted

D. Required Street Level Uses: n/a, No Class I streets on site (per map A for 23.48.240).

23.48.020 – Floor-Area-Ratio (FAR):

Applicable exempt floor areas:

- Below-grade floor area.
- Floor area in portions of a story that extend no more than 4 ft above existing or finished grade
- Allowance of 3.5% for mechanical equipment for structure above 65’.
- Mechanical equipment located on roof of a structure
- Bicycle commuter shower facilities

23.48.021 – Extra floor area

Site is located with a Local Infrastructure Project Area (per map A for 23.58A.044):

- Additional non-residential floor area will be obtained by using the payment option for child care, complying with MHA-C, and obtaining Regional Development Credits.
- Project will earn a LEED Gold rating or meet a substantially equivalent standard as required.

23.48.025 – Structure height

Determined by Subchapter II - South Lake Union Provisions

C.2. Open railings...parapets may extend up to 4ft max above height limit

C.4. Stair Penthouses, Mechanical Equipment, Covered or Enclosed Amenity Area are included in features that may extend up to 15ft above max height limit if combined total coverage of all features does not exceed 25% of roof area.

C.9 Roof mechanical equipment and elevator penthouses shall be screened.

23.48.040 – Street-level development standards

Dexter Avenue N is classified as a Class II Pedestrian Street.

A.2.b. Minimum facade height on Dexter is 25 feet.

A.2.c. On all other streets, minimum height for street facing facades is 15 feet.

B.1.a. Minimum 60 percent facade transparency on Dexter Ave

B.1.b. Minimum 22 percent facade transparency on Roy St (>7.5% slope); Minimum 30 percent facade transparency on Aurora Ave.

B.2.a. Blank facade segments at Dexter limited to 15 feet wide, not to exceed 40 percent of street facing facade width.

B.2.b. Blank facade segments at Roy St and Aurora Ave limited to 30 feet wide, not to exceed 70 percent of street facing facade width, or 78 percent at Roy.

B.2.c. Separate blank facades by 2’ feet wide transparent areas.

C.1. No street level uses area required; any street level uses exempt from FAR calculations shall meet the following.

C.2. No minimum frontage for provided street level uses.

C.3. Minimum floor-to-floor-height of 13 feet, minimum 30 feet in depth at street level.

C.5. Locate street level uses within 10 feet of lot line. Exceptions: uses abutting an outdoor amenity area or required street level setback.

C.6. Pedestrian access to street level use shall be direction from the street.

23.48.055 – Screening and landscaping standards

Project will comply with landscaping and screening requirements as outlined:

A.2. A Green Factor score of .30 will be achieved by perimeter landscaping adjacent to public right of way. (New development > 4,000 SF)

C.3. Structured parking will be located below-grade.

D. Street trees will be provided in right-of-way planting strips. The Director, in consultation with the Director of Transportation, will determine the number, type, and placement. Existing street trees shall be retained unless the Director of Transportation approves their removal.

23.48.065 – Noise and odor standards

Project will comply with noise and odor requirements as outlined:

- Project will utilize appropriate screening to minimize impacts.

23.48.075 – Light and glare standards

Project will comply with light and glare requirements as outlined:

- Project will utilize appropriate site fixtures, facade articulation and material selections to minimize impacts.

23.48.080 – Required parking and loading

- Maximum vehicle parking determined by 23.48.280.

A. Project will comply with parking requirements as outlined in 23.54.015

B. Loading berths shall be provided per 23.54.035

23.48.085 – Parking and loading location, access and curb cuts

- Structured parking will be located below-grade.

D.2. Parking access will be provided from Roy Street (an undesignated street), in one two-way curb cut

- 30 feet max width for combined truck and auto access
- Existing curb cuts to be removed.

Non-Applicable Seattle-Mixed Chapter Sections:

23.48.010 – Relocating Landmark structures

23.48.045 – Amenity area for residential uses

23.48.090 – Assisted living facilities

23.48.095 – Pet daycare centers

smc 23.48 seattle mixed

subchapter ii - south lake union provisions

23.48.002 – Scope of provisions:

Zoning designation: South Lake Union Urban Center SM-SLU 175/85-280

23.48.205 - Uses for South Lake Union

B. Prohibited uses. Flexible-use parking.

C. Required street-level uses.

- No required street-level uses.

23.48.220 - Floor area ratio (FAR) in South Lake Union Urban Center

- Base FAR = 4.5; Maximum FAR = 8

23.48.221 - Extra Floor Area in South Lake Union Urban Center

A.2. Means to achieve 75% of the extra non-residential floor area include the affordable housing and child care credit pursuant to SMC 23.58A.024. Means to achieve 25% of the extra non-residential floor area include Regional Development Credits

23.48.223 - Mandatory Housing Affordability (MHA) Program

Provisions in SMC 23.58B and SMC 23.58C apply to the project.

Zoning Data, continued

23.48.225 - Structure Height in South Lake Union Urban Center

A.1. Applicable height limit is 175 feet.

E. Proposed structure height shall not physically obstruct use of the flight path shown on Map A of 23.48.225 or endanger aircraft operations.

- Proposed structure will not physically obstruct use of the flight path

23.48.230 - Additional Height in certain SM-zoned areas in the South Lake Union Urban Center

- Proposal does not exceed allowable non-residential height limit of 175 ft.

23.48.231 - Modifications in South Lake Union Zones

A.1.b In a SM-SLU 175/85-280 zone located in the South Lake Union Flight Corridor, non residential floor plate limits shall be increased from 24,000 to 25,000 SF.

23.48.240 - Street Level Development Standards in South Lake Union Urban Center

A. Street-level development standards apply to all streets in SM-SLU zone designated as Class I, Class II, or Neighborhood Green Street.

- Dexter Ave N is a Class II Pedestrian Street, Aurora Ave N and Roy Street are undesignated, therefore provisions apply to Dexter only.

A.b. Street-facing facade may be set back up to 12 feet from the street lot line subject to the following

A.b.1. The setback area shall be landscaped according to 23.48.055.A.3

A.b.3 Any required outdoor amenity area or other required open space, is not considered part of the setback area and may extend beyond the limit on setbacks.

23.48.245 - Upper-level Development Standards in South Lake Union Urban Center

B.1.d Stories above the podium height limited to 24,000 gross floor area

- This provision is modified from 24,000 SF to 25,00 SF by SMC 23.48.231.A.1.b.

B.4.a Podium height limit at site is 65' measured from grade elevation at the street lot line

B.4.b Podium floor area limited to 75% of lot area per 23.48.245 Map A

- Per Map A, podium floor area is limited at the east half of the site

D. Facade Modulation. For all non-residential use structures exceeding 85 ft in height, facade modulation is required from the street-facing portion of a structure located within 15 ft of a street lot line and exceeding the podium height. No modulation is required for portions of a facade set back 15 feet or more from a

street lot line.

D.1. From 65 ft up to 145 feet, the maximum length of an unmodulated facade is 150 feet. For stories above 145 feet, the maximum length of an unmodulated facade is 120 feet.

F. Limit on towers per block. Only one tower with non-residential uses exceeding 85 feet in height is permitted on a single block.

- No other non-residential use towers are either existing or proposed on the block.

23.48.250 - Open Space requirement for office uses in South Lake Union Urban Center

B. 20 SF of Open Space per 1,000 sf gross office floor area shall be provided

- 174,000 Gross Office Space / 1,000 sf = 3,480 sf

C. Open space may be public or private on-site. Per 23.84A.028, open shall be predominately open to the sky, per 23.48.250.C.1.a, private open space shall be open to the sky.

23.48.280 - Required Parking in South Lake Union Urban Center

B.1. Maximum allowable parking is 1 per 1,000 sf of gross floor area.

- 230,000 Gross Floor Area / 1,000 = 230 stalls

23.48.255 - Screening and landscaping standards in South Lake Union Urban Center

B. Parking in structures. Screen parking from Class 1 and 2 Pedestrian Streets. Parking is not permitted at street level unless separated from the street by other uses, provided that garage doors need not be separated.

- No parking is located at a Class 2 Pedestrian Street. Below-grade parking entry and loading shall be screened from Roy street with garage entry doors.

23.48.280 - Required parking in South Lake Union Urban Center

2. If, on or before September 1, 2012, a lot is providing legal off-site parking for another lot, by means such as a recorded parking easement or off-site accessory parking covenant on the subject lot, then the number of such off-site parking spaces is allowed on the off-site lot in addition to one space per 1,000 square feet for non-residential uses minus gross floor area in parking uses on the subject lot.

23.48.285 - Parking location, access and curb cuts in South Lake Union Urban Center

- No above-grade or accessory surface parking is proposed.

23.48.290 - Transportation management programs

A. If proposed development generates 50 or more employee single-occupant vehicle (SOV) trips in any one p.m. hour, the applicant shall prepare and implement a Transportation Management Program (TMP)

- Project team will prepare a TMP

Non-Applicable Seattle-Mixed Subchapter II Sections:

23.48.232 - Lot Area Limits in SM-SLU/R 65/95

smc 23.54 QUANTITY AND DESIGN STANDARDS FOR ACCESS, OFF-STREET PARKING, AND SOLID WASTE STORAGE

23.54.015 - Required Parking and Maximum Parking Limits

A. The minimum number of off-street motor vehicle parking spaces per Table A is Eating and Drinking Establishments: 1 per 250 SF; Office: 1 per 1,000 SF

- Estimated Minimum parking required: 217,000 Office SF / 1,000 = 217 stalls

K. Bicycle Parking for Office and Laboratory uses are required at the following ratios:

- Long Term: 1 per 2,000 sf. 174,000 Gross Office Area / 2,000 = 87
- Short Term: 1 per 10,000 sf. 174,000 Gross Office Area / 10,000 = 18

K.8 Bicycle Commuter Shower Facilities are required 2 showers for every 100,000 office use area:

- 174,000 Gross Office Area / 100,000 sf x 2 showers = 4 showers

23.54.040 - Solid Waste and Recyclable Materials Storage

Table A: 200,001sf > Gross Floor Area - 500 sf (Min.) required

23.54.030 - Parking Space and Access Standards

c. a minimum of 35 percent of the parking spaces shall be striped for small vehicles; A maximum of 65 percent of the parking spaces may be striped for small vehicles. A minimum of 35 percent of the spaces shall be striped for large vehicles.

23.54.035 Loading Berth Requirements and Space Standards

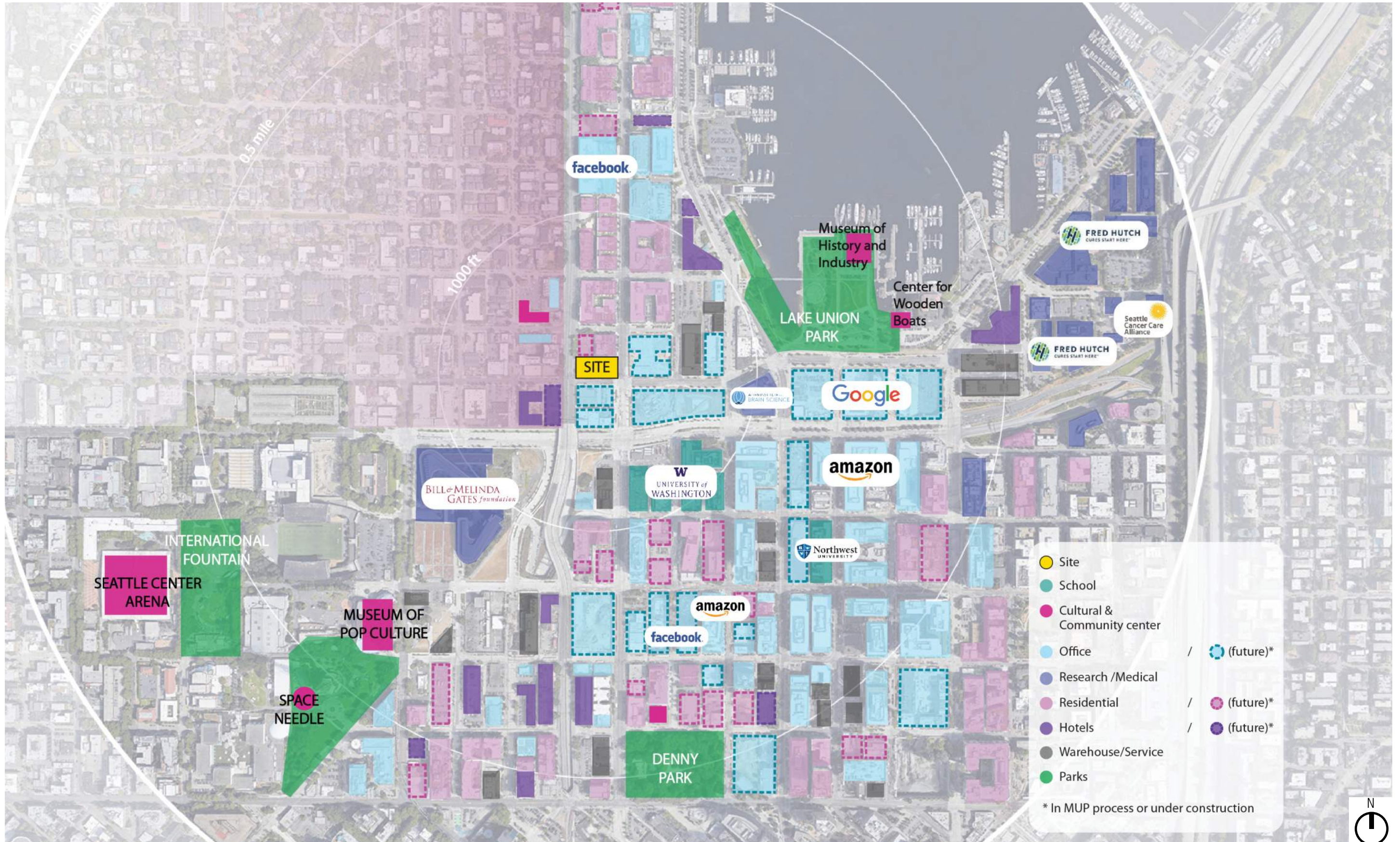
A. Quantity of Loading Spaces. Table A Requires (3) 10 ft wide, 35 ft long x 14 ft high (low and medium demand) loading berths for proposed project.

B.2. Within the South Lake Union Urban Center loading berth requirements may be waived or modified if the Director finds, after consultation with and approval by the Director of Transportation

C.2.c. c. Exceptions to Loading Berth Length. Where the Director finds, after consulting with the property user, that site design and use of the property will not result in vehicles extending beyond the property line, loading berth lengths may be reduced to 25 ft for low and medium demand uses.








- The project team will consult with the Director and proposes (3) loading berths of 25 ft in length.

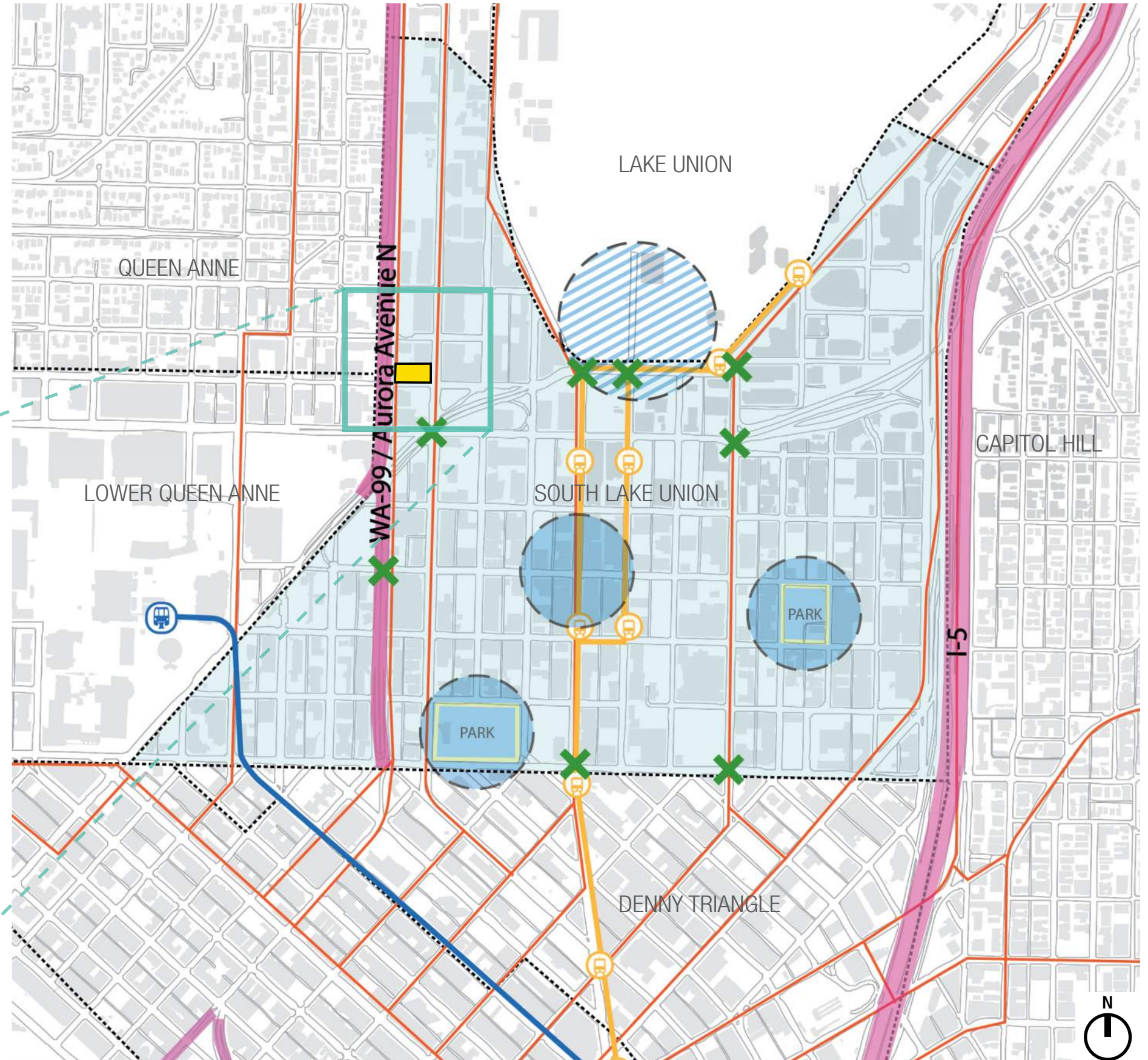
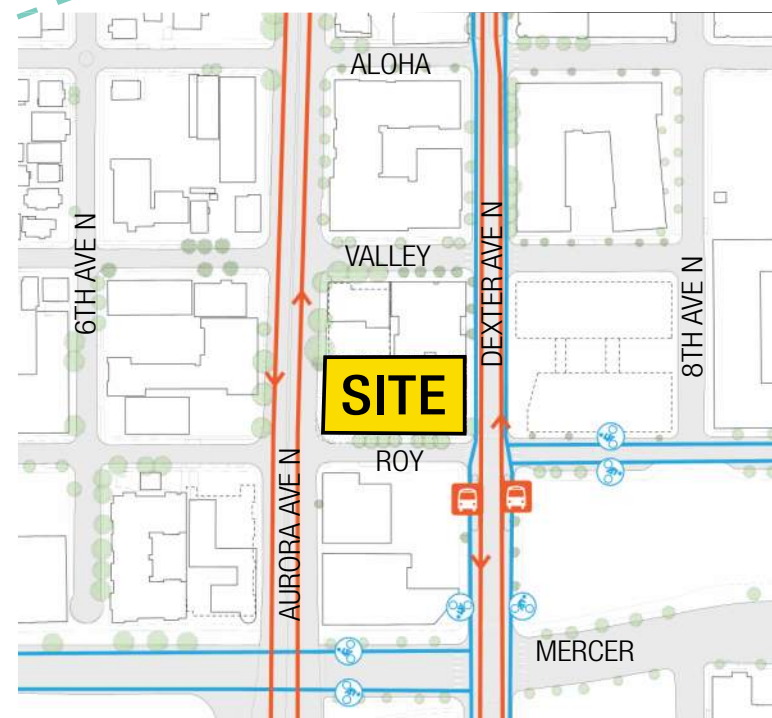
06 APPENDICES | Context Analysis - Neighborhood Uses



06 APPENDICES | Context Analysis - Neighborhoods

South Lake Union consists of a mix of building types and uses, including office, bio-tech, residential, retail, maritime, and cultural institutions. The project site sits between two important north-south corridors: Aurora Ave N, a divided highway and critical city-wide vehicle thoroughfare; and Dexter Ave N, an important transit, bicycle, pedestrian, and vehicle route connecting South Lake Union and Downtown to neighborhoods to the north. Dexter is a Class 2 Pedestrian Street.

-  BUS ROUTE
-  BIKE LANE
-  MONORAIL
-  STREETCAR
-  GATEWAY
-  NEIGHBORHOOD HEART
-  REGIONAL HEART



06 APPENDICES | Context Analysis - Adjacent Uses









- ① 501 8TH AVE N and 614 AURORA AVE - "MERCER MEGA BLOCK" (undeveloped site for future application)
- ② 700 DEXTER AVE N (UNDER CONSTRUCTION) - "DEXTER YARD" Proposed 14 story mixed-use office building
- ③ 717 DEXTER AVE N - "OAKWOOD APARTMENTS" Existing 6 story mixed-use apartment building
- ④ 701 VALLEY STREET (FUTURE DEVELOPMENT APPLICATION) Proposed 15 story residential structure
- ⑤ 708 6TH AVE N - "UPTOWN APARTMENTS" Existing 6 story mixed-use apartment building
- ⑥ 601 AURORA AVE N (FUTURE DEVELOPMENT APPLICATION) "AURORA MOD STUDIOS" - Proposed 8 story mixed-use apartment & Hotel building
- ⑦ 601 DEXTER AVE N - "COPIERS NORTHWEST" Existing 1 story warehouse buildings
- ⑧ 810 DEXTER AVE N - "JUXT APARTMENTS" Existing 7 story mixed-use apartment building
- ⑨ 801 DEXTER AVE N - "TRUE NORTH" Existing 8 story mixed-use apartment building
- ⑩ 602 VALLEY STREET - "HORIZON CHURCH" Existing 1 and 3 story institutional buildings
- ⑪ 719 AURORA AVE N - "PAGLIACCI PIZZA" Existing 2 story mixed-use apartment building
- ⑫ 601 ROY STREET - "FOURPOINTS BY SHERATON" Existing 4 story hotel
- ⑬ 622 VALLEY STREET - "COMPLETE WHEEL RETAIL" Existing 2 story repair shop

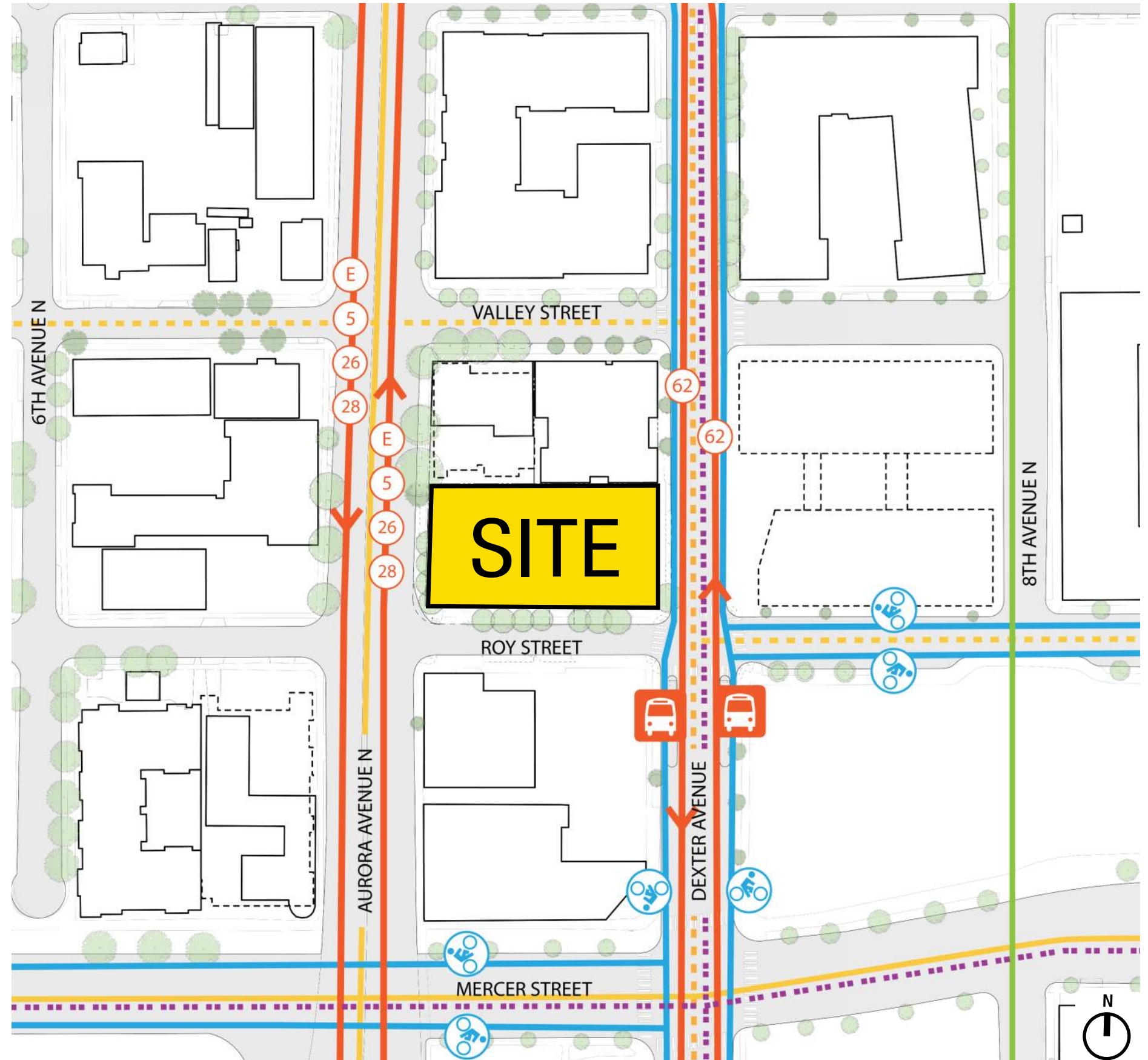
- | | |
|-------------------------|-----------------------|
| ● RESIDENTIAL | ● WAREHOUSE / SERVICE |
| ● RESIDENTIAL, PROPOSED | ● CHURCH |
| ● OFFICE | ● HOTEL |
| ● OFFICE, PROPOSED | ● TO BE DEMOLISHED |



06 APPENDICES | Context Analysis - Access and Mobility

Aurora Ave N is an important north-south arterial for vehicle transit, but as a divided highway, provides limited opportunity for pedestrian activity. The nearest bus stops for transit moving north along Aurora are at Denny Way, 6 blocks to the south and Prospect Street, 3.5 blocks to the north. Contrasting Aurora, Dexter Ave N is an important neighborhood pedestrian corridor, and one of the city's most well-used bike corridors, with buffered bike lanes for both north and south directors. Dexter Ave N is designated a Class II Pedestrian Street. Roy Street will be an active pedestrian corridor from the site and adjacent properties to Lake Union Park, 3 blocks to the east. Roy Street will also be the required vehicular access point to the below-grade parking on site. Two existing curb cuts at Dexter and one existing curb cut at Aurora will be eliminated. An existing curb cut at Roy will be removed, and a new curb cut will be provided at Roy Street per City of Seattle standards.

-  PRINCIPAL ARTERIAL ROADWAY
-  MINOR ARTERIAL ROADWAY
-  BUS ROUTE, BUS STOP
-  BIKE LANE
-  CLASS I PEDESTRIAN STREET
-  CLASS II PEDESTRIAN STREET
-  CLASS III PEDESTRIAN STREET
-  NEIGHBORHOOD GREEN STREET



06 APPENDICES | Context Analysis - Nine Block Aerial

The site is located at the northwest portion of the South Lake Union neighborhood. Structures to the west of Aurora Avenue range from 1-8 (proposed) stories, a majority residential in use. East of Aurora Ave, adjacent blocks and sites within the same block are currently in development, or under construction. These structures are seeking to achieve development capacity within the SM-SLU 175/85-280, either as office or residential uses. The Dexter Ave corridor is a majority office use to the south, transitioning to residential and office uses to the north.

- ① 501 8TH AVE N and (undeveloped site) and 614 AURORA (FUTURE DEVELOPMENT APPLICATION FOR MERCER MEGA BLOCK)
- ② 700 DEXTER AVE N (UNDER CONSTRUCTION)
- ③ 717 DEXTER AVE N
- ④ 701 VALLEY STREET (FUTURE DEVELOPMENT APPLICATION)
- ⑤ 708 6TH AVE N
- ⑥ 601 AURORA AVE N (FUTURE DEVELOPMENT APPLICATION)
- ⑦ 601 DEXTER AVE N
- ⑧ 810 DEXTER AVE N
- ⑨ 801 dexter ave n
- ⑩ 602 VALLEY STREET
- ⑪ 719 AURORA AVE N
- ⑫ 601 ROY STREET

- New / future development
- Existing / no development planned



06 APPENDICES | Context Analysis - Surrounding Buildings



1

614 AURORA (FUTURE DEVELOPMENT)
"Mercer Mega Block" Project site lies within the SM-SLU 175/85-280 zone.



1

501 8TH AVE N (FUTURE DEVELOPMENT)
"Mercer Mega Block" Project site lies within the SM-SLU 175/85-280 zone.



2

700 DEXTER AVE N (UNDER CONSTRUCTION)
A 14 story, two-tower office building with approx. 500 parking stalls below grade. Major amenity on site is a pedestrian through-block between two towers that provides access to retail, office elevator lobbies, and open gathering space.



3

717 DEXTER AVE N
a 7 story apartment building service Oakwood Seattle South Lake Union containing 99 apartments with retail of 1,325 SF at ground level.



4

701 VALLEY STREET (FUTURE DEVELOPMENT APP.)
a 15-story multi-family residential building containing 162 residential units and 3 levels of underground parking. Major entrances for pedestrians and parking are at Valley street.



5

708 6TH AVE N
Multi-story (6 stories on Aurora Ave N and 4 stories on 6th Ave N) mixed-use residential building with 577 SF of retail at ground level and approximately 120 live-work / residential units above.



6

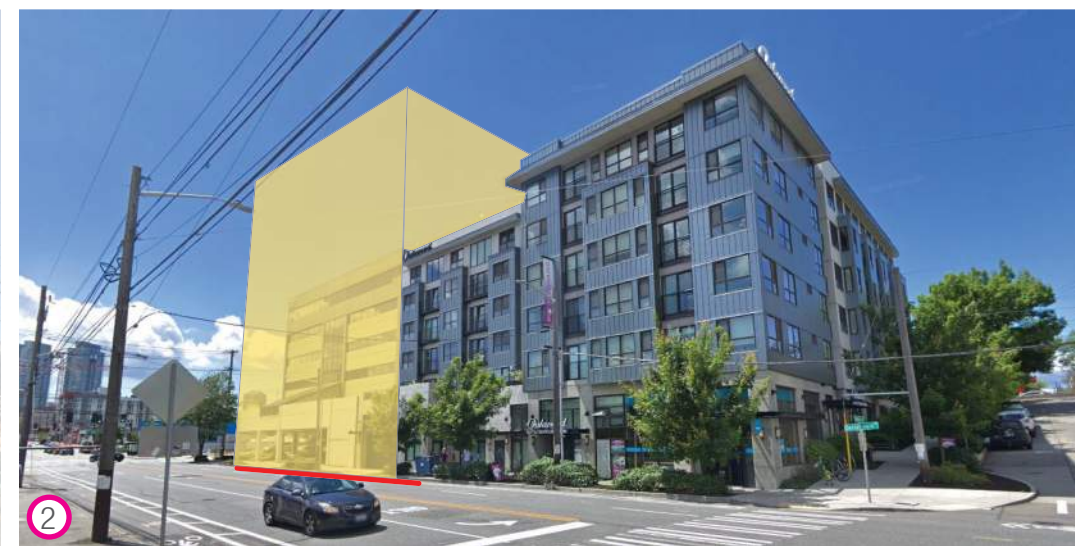
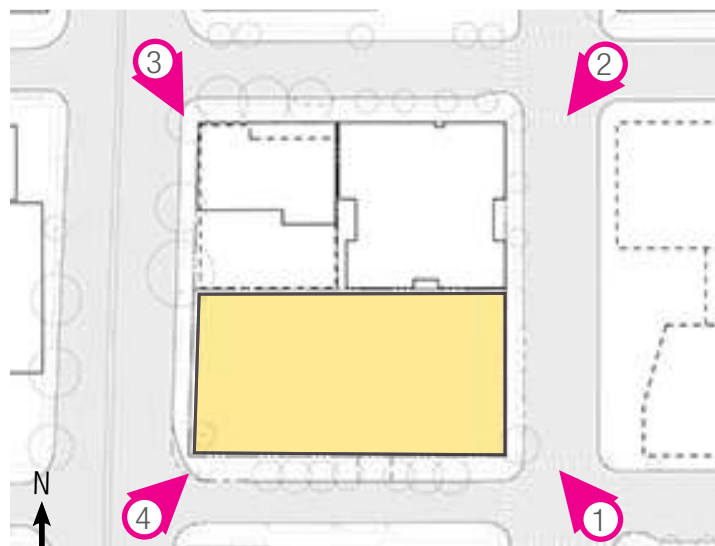
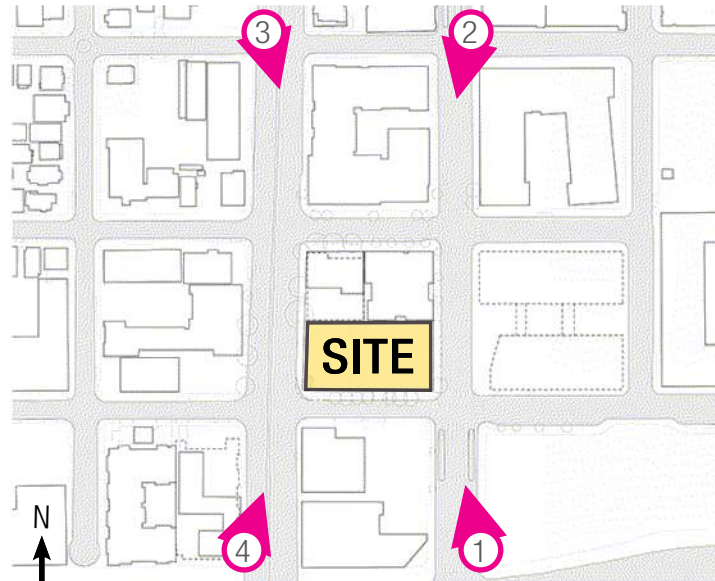
601 AURORA AVE N (FUTURE DEVELOPMENT APP.)
8 story mixed-use hotel / housing proposed project consisting 143 units of hotel, 113 units of residential, and 3 levels of parking below grade.

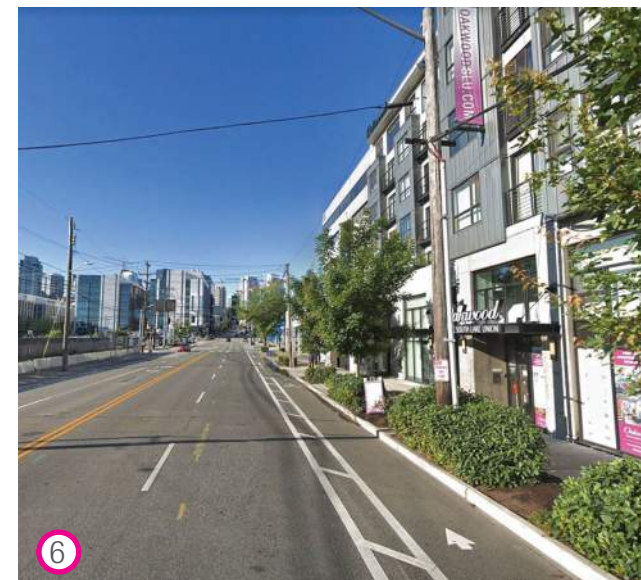
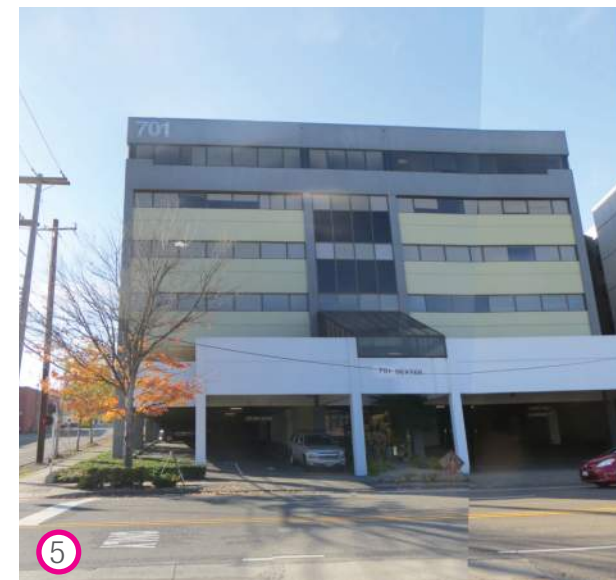
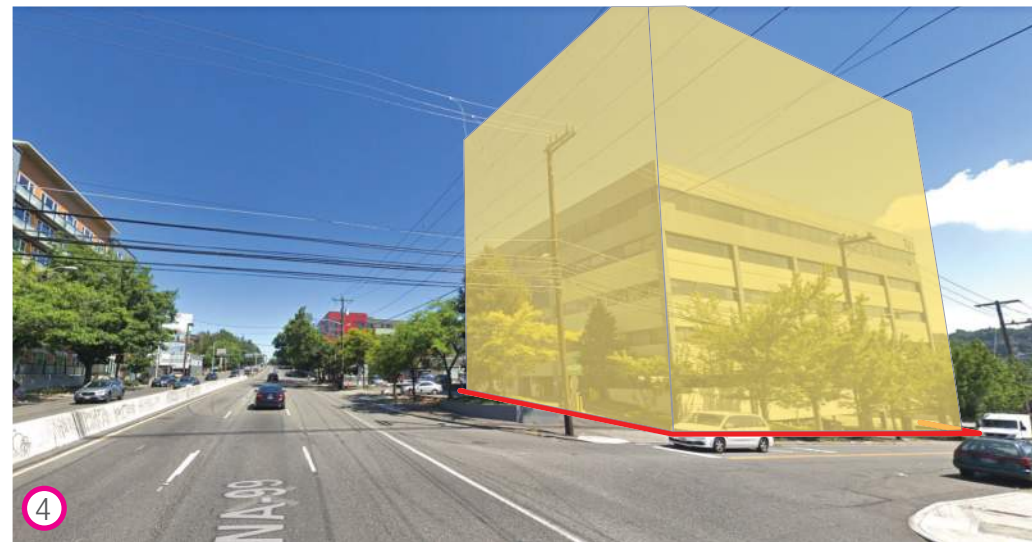


7

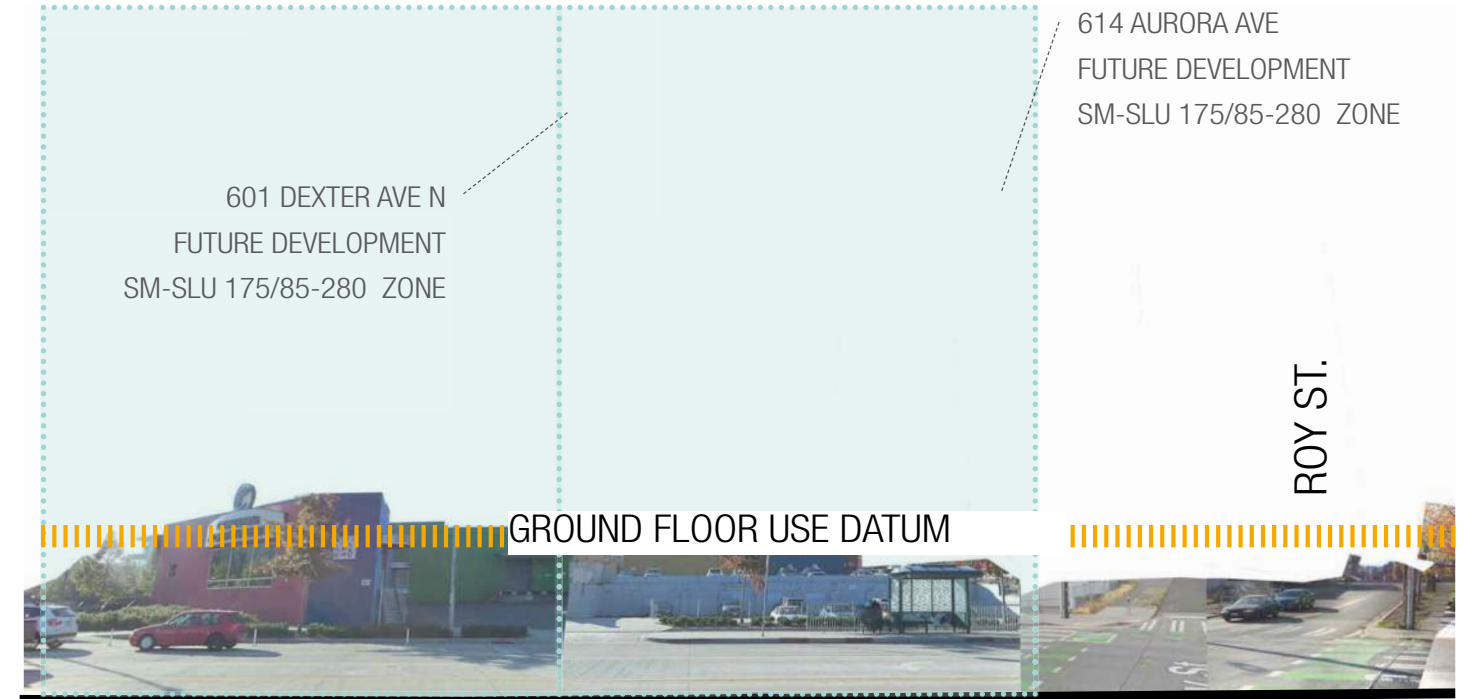
601 DEXTER AVE N
601 Dexter / single story service Seattle Copiers Northwest. Project site is within the SM-SLU 175/85-280 zone.

06 APPENDICES | Context Analysis - Views to Site





06 APPENDICES | Context Analysis - Dexter Ave N



A - VIEW LOOKING WEST ON DEXTER AVE N



B - VIEW LOOKING EAST ON DEXTER AVE N

APARTMENT ENTRY



PROJECT SITE

VALLEY ST.

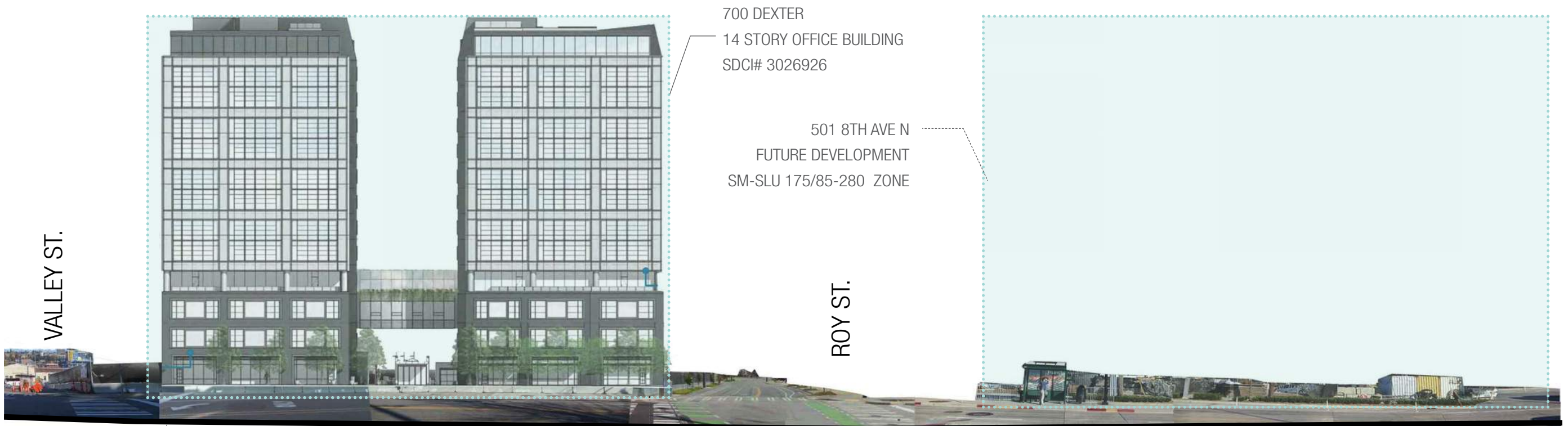
PARKING ENTRY

APARTMENT ENTRY

BICYCLE WORKSHOP

APARTMENT ENTRY

RESTAURANT



VALLEY ST.

700 DEXTER
14 STORY OFFICE BUILDING
SDCI# 3026926

501 8TH AVE N
FUTURE DEVELOPMENT
SM-SLU 175/85-280 ZONE

ROY ST.

RETAILS

06 APPENDICES | Context Analysis - Aurora Ave N



ROY ST.

E - VIEW LOOKING WEST ON AURORA AVE N



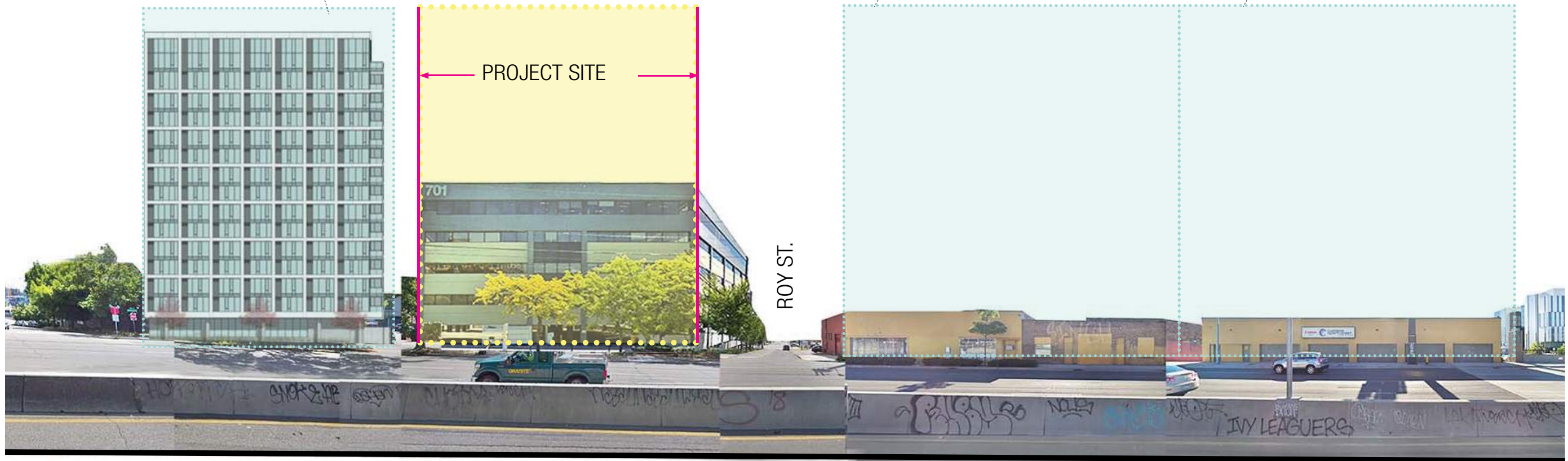
VALLEY ST.

F - VIEW LOOKING EAST ON AURORA AVE N



VALLEY ST.

701 Valley Street
15 story residential building
SDCI# 30178



PROJECT SITE

614 Aurora Ave
Future Development

601 Dexter Ave N
Future Development

ROY ST.

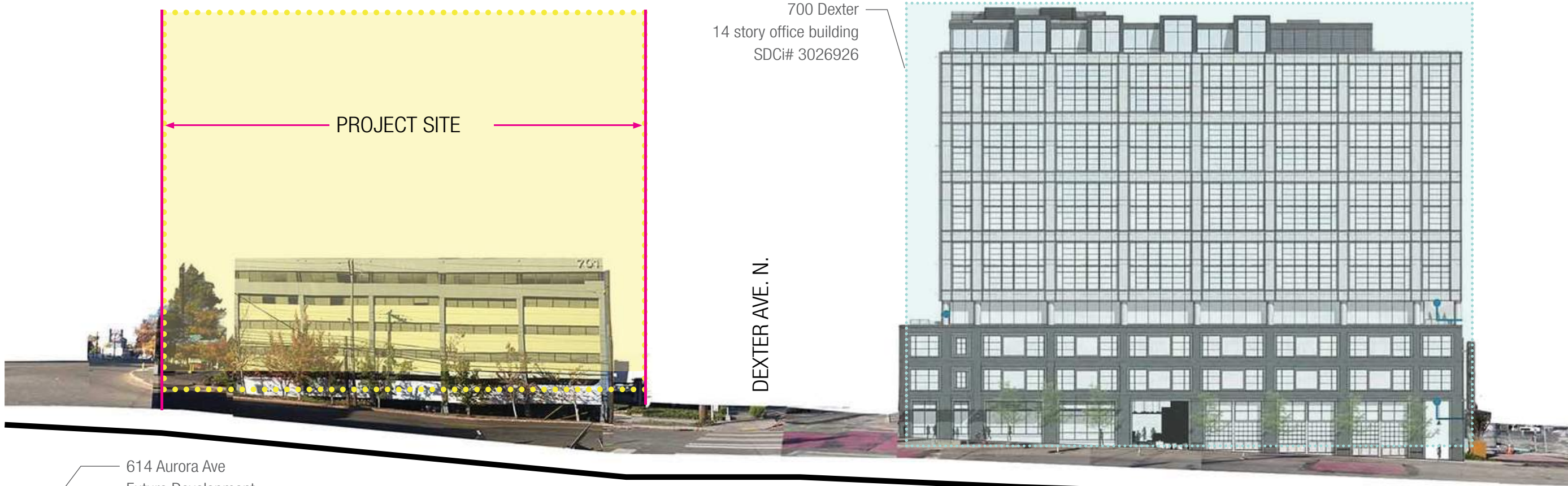
06 APPENDICES | Context Analysis - Roy Street



C - VIEW LOOKING NORTH ON ROY STREET



D - VIEW LOOKING SOUTH ON ROY STREET

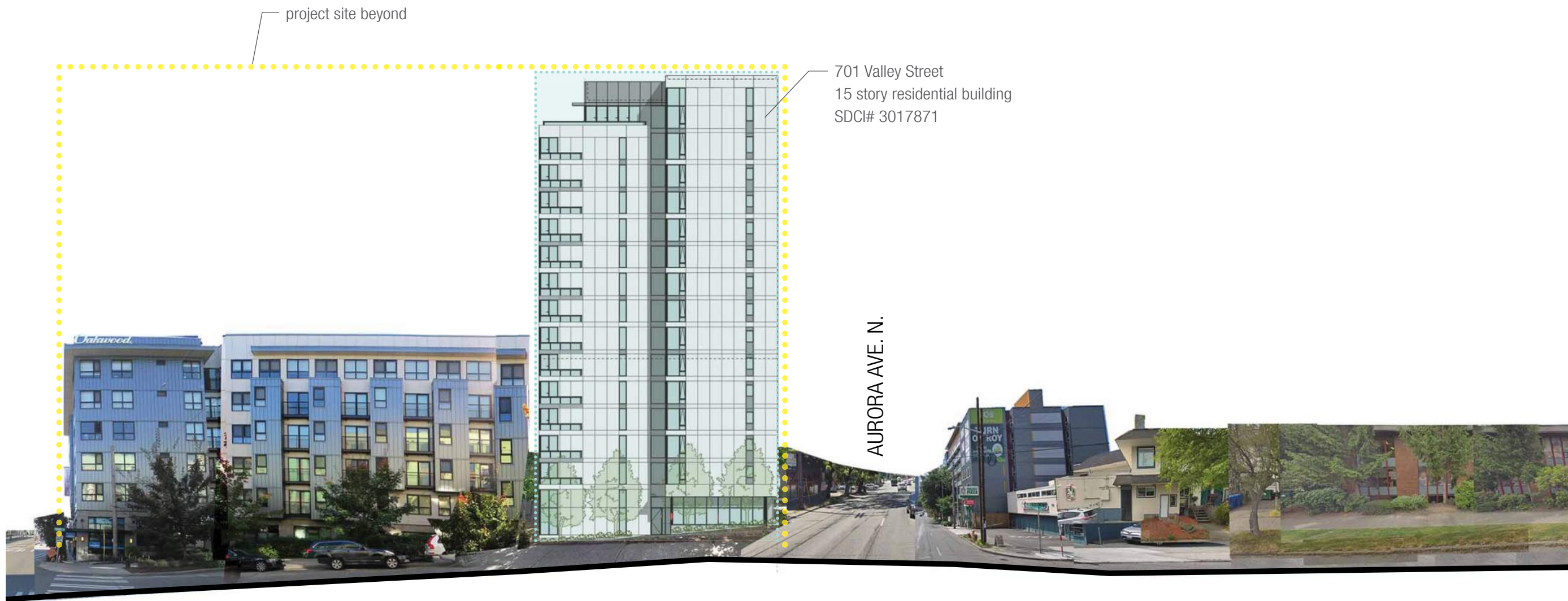


06 APPENDICES | Context Analysis - Valley Street

700 Dexter
14 story office building
SDCi# 3026926



G - VIEW LOOKING SOUTH ON VALLEY STREET



06 APPENDICES

Context Analysis - Site Survey

LEGAL DESCRIPTIONS:

LOTS 1 AND 2, BLOCK 6, EDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLANT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 61-1, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 7 FEET THEREOF HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 61981 FOR THE WIDENING OF DEXTER AVENUE, AS PROVIDED UNDER ORDINANCE NUMBER 17628 OF THE CITY OF SEATTLE; AND

LOTS 7 AND 8, BLOCK 6, EDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 61-A, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 236360 FOR THE WIDENING OF AURORA AVENUE, AS PROVIDED UNDER ORDINANCE NUMBER 59719 OF THE CITY OF SEATTLE;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

Surveyor:

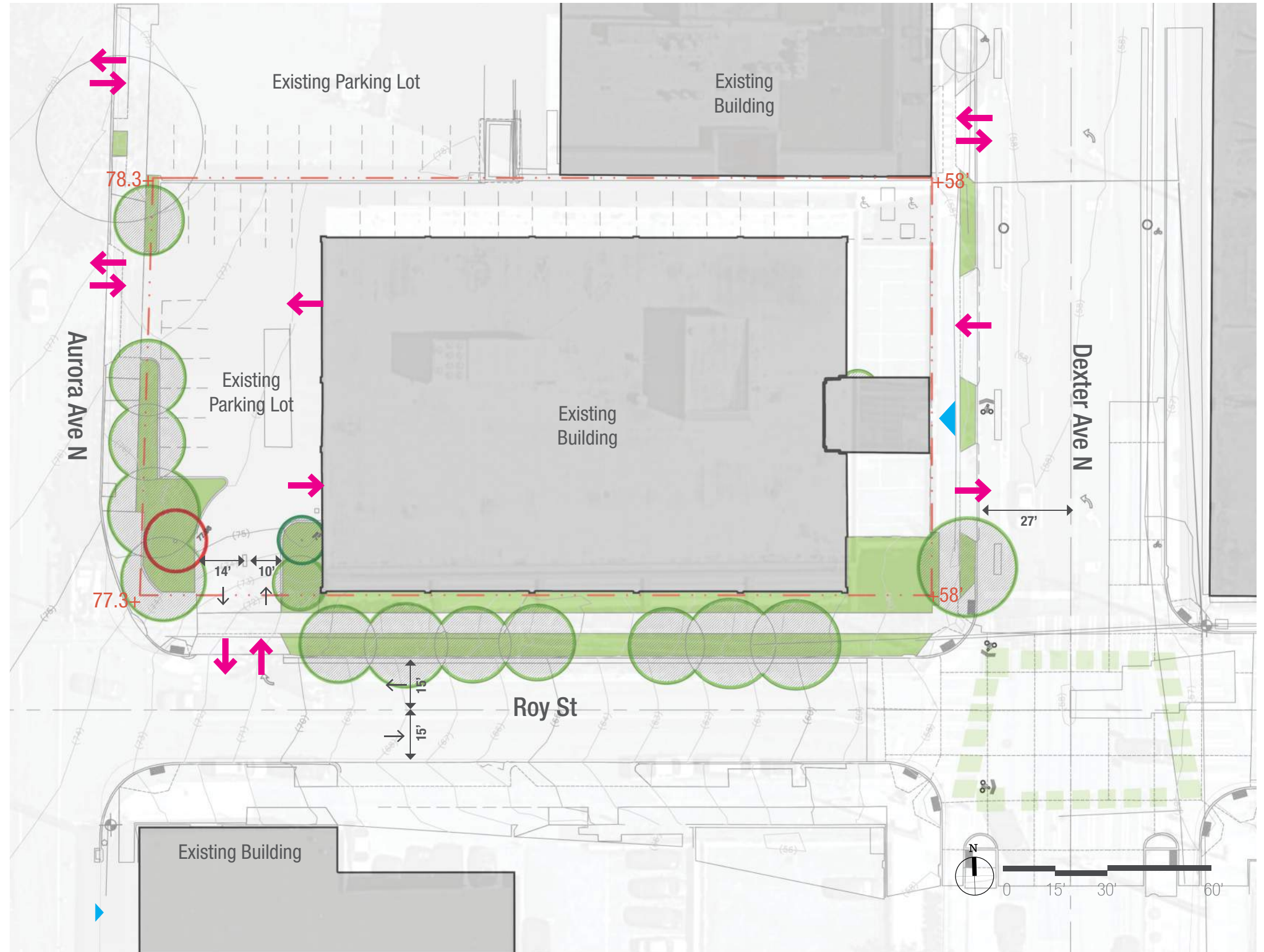
BUSH, ROED & HITCHINGS, INC. DATE: 09/26/2018



06 APPENDICES

Context Analysis - Existing Site Conditions

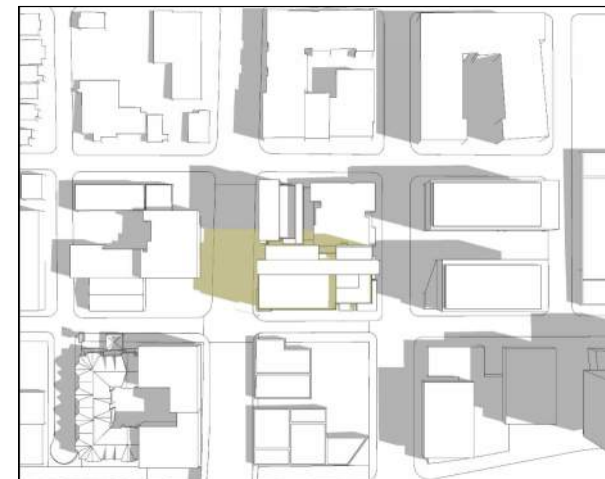
- Property Line
- Vehicular Access
- Pedestrian Access (Major)
- Pedestrian Access (Minor)
- Pedestrian Route
- Deciduous Tree to Remain
- Coniferous Tree to Remain
- Deciduous Tree to be Removed
- Coniferous Tree to be Removed
- Exceptional Tree*
shore pine, 12.3" diameter at standard height



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EQUINOX (MARCH/SEPTEMBER)
9:00 AM



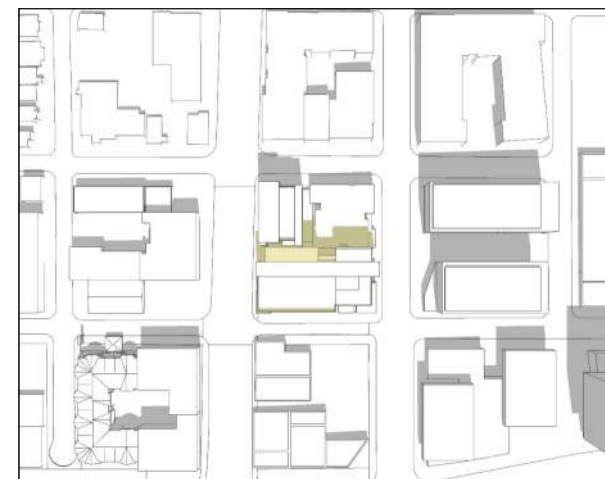
JUNE
9:00 AM



DECEMBER
9:00 AM



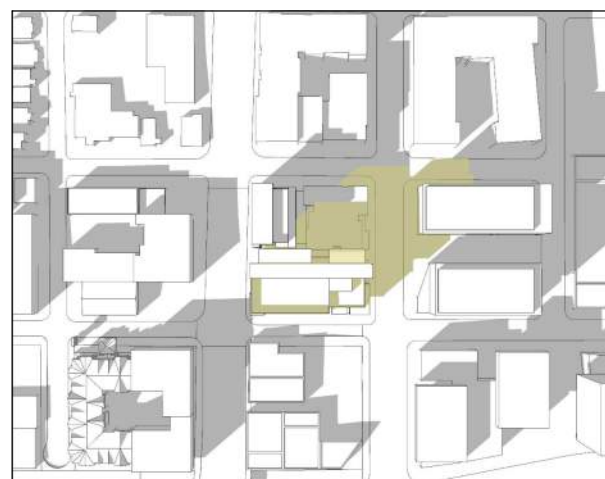
EQUINOX (MARCH/SEPTEMBER)
12:00 PM



JUNE
12:00 PM



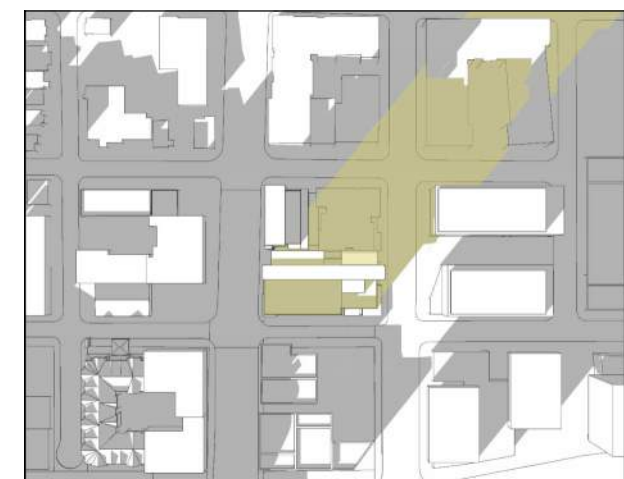
DECEMBER
12:00 PM



EQUINOX (MARCH/SEPTEMBER)
3:00 PM



JUNE
3:00 PM

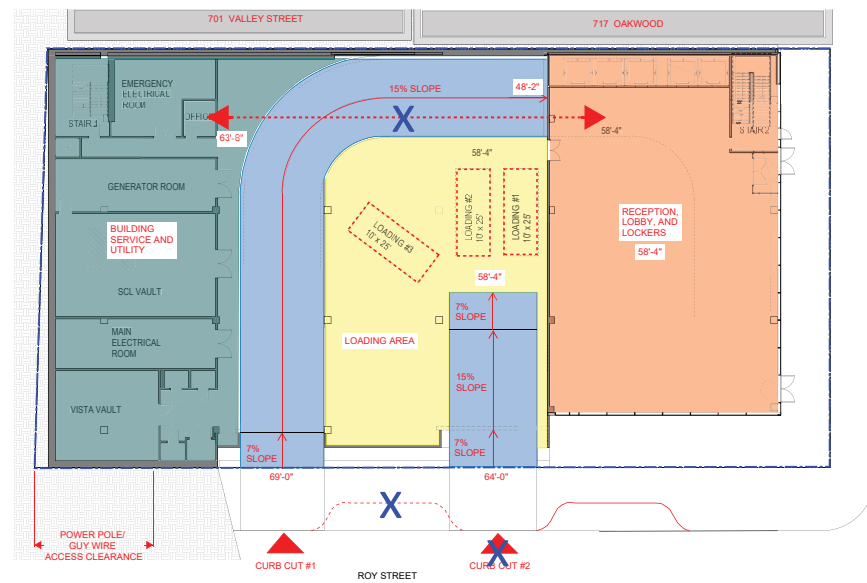


DECEMBER
3:00 PM

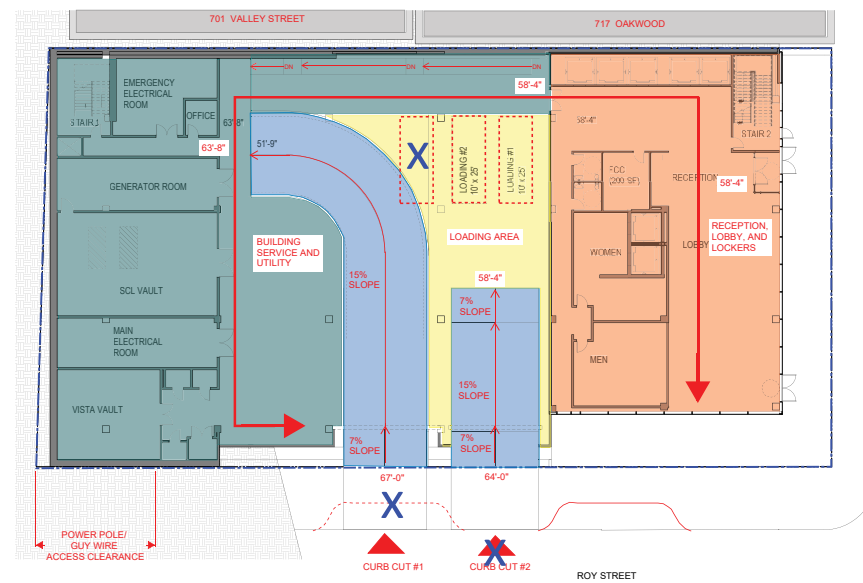
06 APPENDICES | Garage Entry Studies

PARKING ENTRY & GARBAGE PICK UP LOCATION

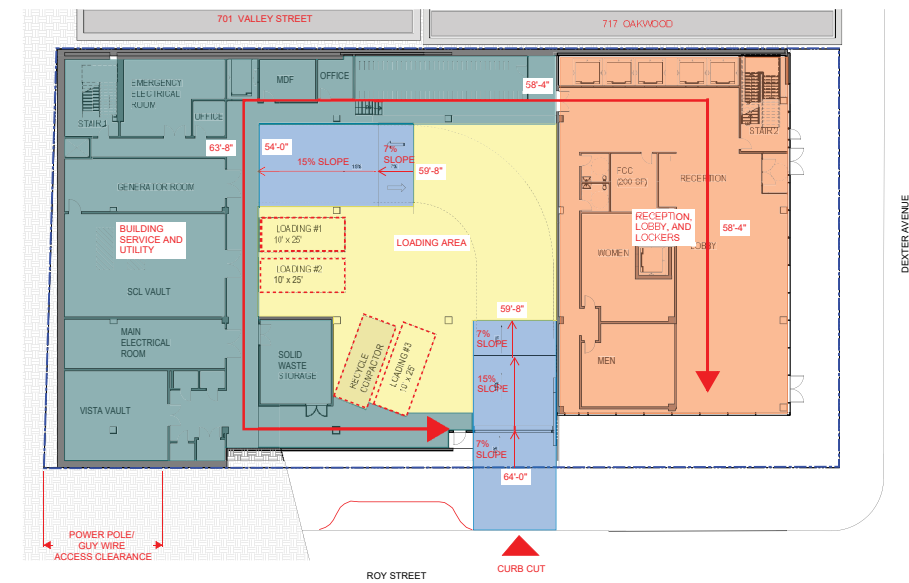
Access to internal loading, below grade parking, and garbage access is limited to Roy Street by SDOT. The team studied locations for this access point. Due to the site topography and required ground level programming, the western-most entry conditions for parking require an additional curb cut and vehicular entry to access a loading area. The Center-east entry requires only one curb-cut for this access. Shifting the drop-off zone to the west of the Center-east entry creates an improved protected pedestrian and bike zone at the southeast portion of the site.



WEST ENTRY



CENTER-WEST ENTRY

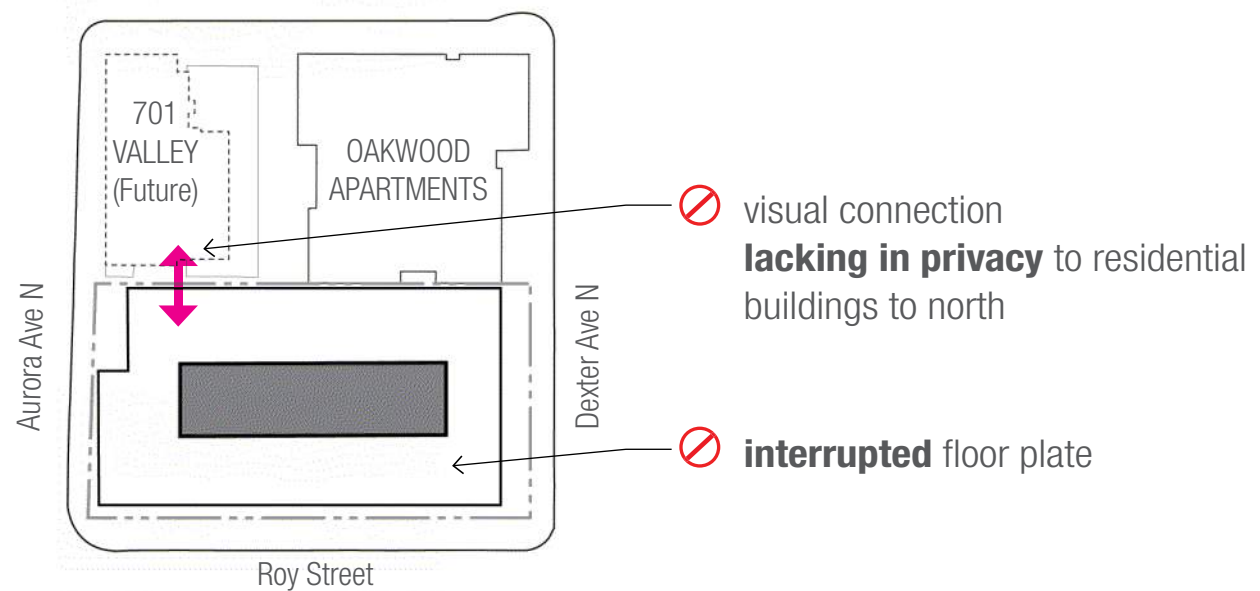


CENTER-EAST ENTRY

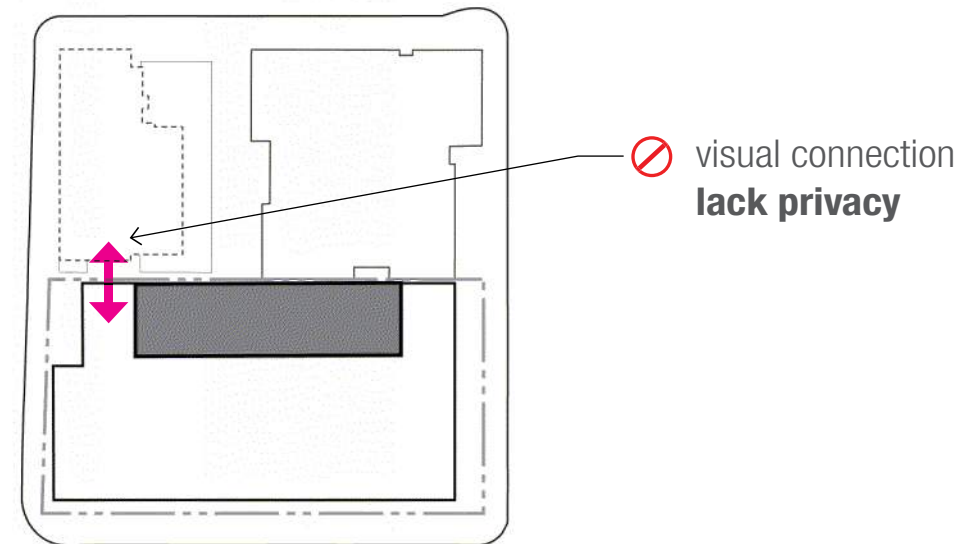
06 APPENDICES | Core Studies

Various core locations were studied to find a solution that is contextually appropriate and supports the massing concept. A northern core helps to create a buffer to the changing use at properties to the north. The split in the core helps to modulate the massing, appropriately locate those buffer conditions, and bring daylight into the office floorplates. The massing maintains east-west setbacks to appropriate transition to neighbor massings. Height and blank walls will be mitigated by visual interest and material treatment at the north facade.

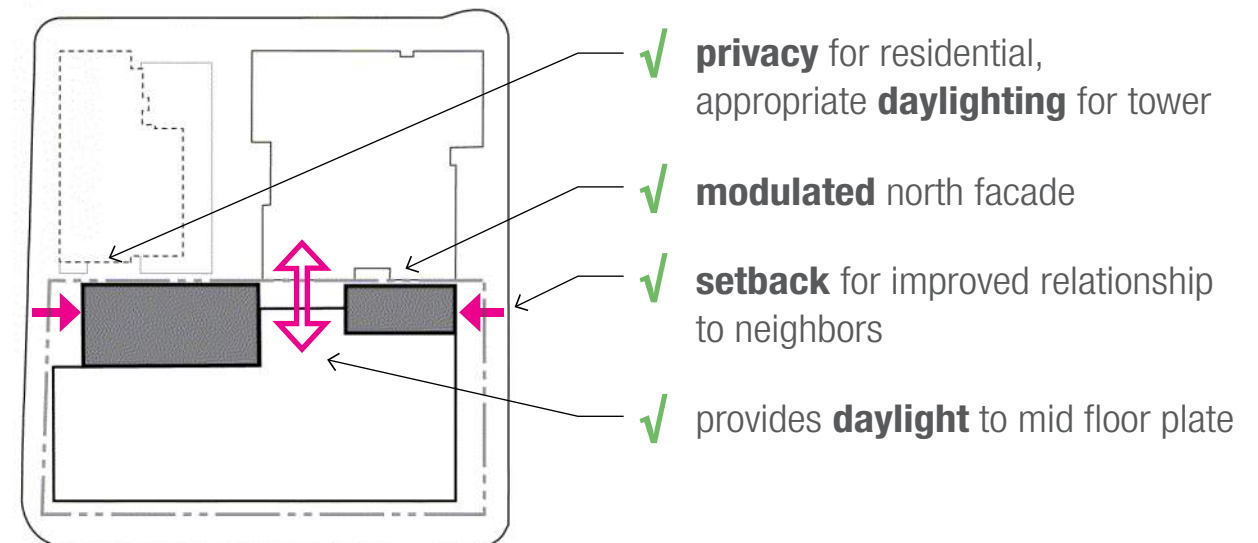
CENTER CORE



NORTH CORE



SPLIT CORE



06 APPENDICES | Public Outreach Summary

Summary of Public Outreach

Early Community Outreach was conducted in accordance with Seattle Department of Neighborhoods requirements. No comments from the community were received as part of the Early Community Outreach process. No members of the public attended the community meeting, and no members of the public submitted comments to the publicized hotline or email address.

Refer to the Appendix for additional record of the Early Community Outreach process and associated materials.

summary excerpt:

701 Dexter Ave. N Project Brief Summary of Outreach Methods and What We Heard from the Community

Brief Summary of Outreach Methods

Printed Outreach

- *Choice:* POSTERS, HIGH IMPACT
- *Requirement:* Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
- *What we did:* Posters were hung in 12 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in Addendum A.
- *Date completed:* November 27, 2018

Electronic/Digital Outreach

- *Choice:* PROJECT HOTLINE, HIGH IMPACT
- *Requirement:* Project hotline (information and voicemail)
- *What we did:* Voicemail line and script established. Publicized hotline number via poster. Checked voicemail daily for messages. Script included in Addendum A.
- *Date completed:* November 20, 2018

In-Person Outreach

- *Choice:* COMMUNITY MEETING, HIGH IMPACT
- *Requirement:* Host or co-host a community meeting (at least one hour of presentation/discussion of project). *What we did:* Held a Community Meeting event, open to the public, publicized through posters and DON calendar. Event photos, agenda, sign-in sheets, and comments included in Addendum A.
- *Date completed:* December 11, 2018

What We Heard from the Community

Summary of Comments/Questions Heard at the Community Meeting on December 11, 2018:

Only project representatives attended the meeting so there were no comments from the community.

No comments were received via the project hotline or the project email address.

project community meeting poster:



Join us for a community meeting to learn more about the **701 Dexter Ave N Project.**

The proposed project will demolish the existing 6-story office structure and construct a 10-story commercial building on the roughly 27,000 SF site. The building will be approximately 217,000 SF and include three levels of below-grade parking. The project is zoned SM-SLU 175/85-280.

What: Join the project team and their architects to discuss the vision and approach for this new commercial project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

Time: Event begins promptly at 6pm and will end around 7pm

Date: Tuesday, December 11th, 2018

Where: Meet at the project site (701 Dexter Ave N)
Event is rain or shine

Project Address:
701 Dexter Avenue N, Seattle, WA 98109
Contact: Natalie Quick
Applicant: ARE-Seattle No. 33, LLC
Additional Project Information on Seattle Services Portal via the Project Address: 701 Dexter Ave N
Project Hotline & Email:
(206) 257-3073
701DexterAveN@gmail.com

Note: Calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.

06 APPENDICES | Public Outreach Summary

The full record of public outreach meeting has been submitted to the Department of Neighborhoods.

Community Meeting Event: 701 Dexter Ave. N

Meeting Report

EVENT DATE: Tuesday, December 11, 2018

Project Address:	701 Dexter Ave N, Seattle, WA 98109
Brief Description:	The proposed project will demolish the existing 6-story office structure and construct a 10-story commercial building on the roughly 27,000 SF site. The building will be approximately 217,000 SF and include three levels of below-grade parking.
Contact:	Natalie Quick
Applicant:	ARE-Seattle No. 33, LLC
Contact Information:	701dexteraven@gmail.com
Phone:	206-257-3073
Type of building:	Commercial office and/or lab
Neighborhood:	South Lake Union
In Equity area:	No

Community Meeting: 701 Dexter Ave N Project

Photos

Event Date: December 11, 2018

Project Address:	701 Dexter Ave N, Seattle, WA 98109
Brief Description:	The proposed project will demolish the existing 6-story office structure and construct a 10-story commercial building on the roughly 27,000 SF site. The building will be approximately 217,000 SF and include three levels of below-grade parking.
Contact:	Natalie Quick
Applicant:	ARE-Seattle No. 33, LLC
Contact Information:	701dexteraven@gmail.com
Phone:	206-257-3073
Type of building:	Commercial office and/or lab
Neighborhood:	South Lake Union
In Equity area:	No

Summary of Comments/Questions Heard at the Community Meeting on December 11, 2018:

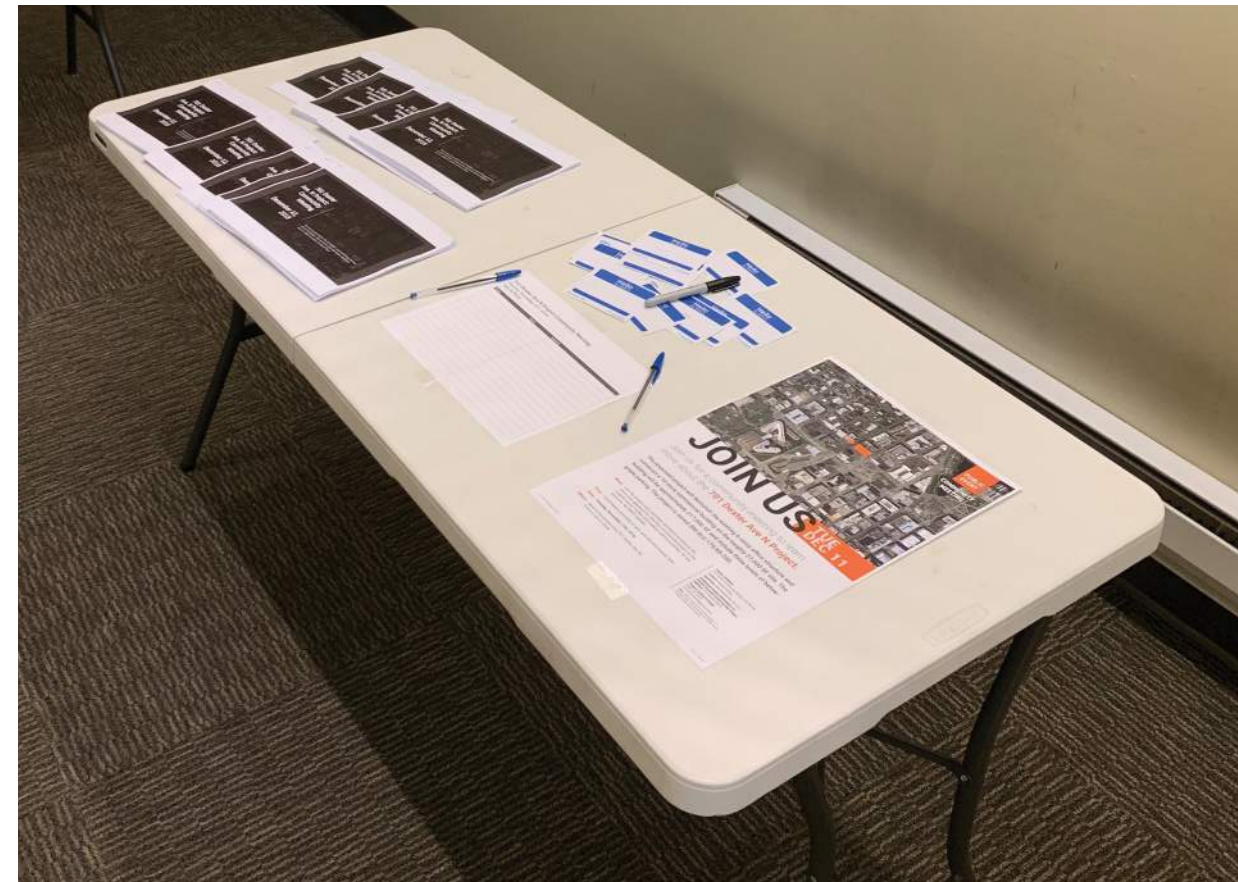
The project team prepared a one-hour presentation, however, there were no attendees from the community.

Only project representatives attended the meeting so there were no comments from the community regarding the project.

No comments were received via the project hotline or the project email address.



06 APPENDICES | Public Outreach Summary





Project No. TS - 6554

The board indicated support for the removal of the exceptional tree at the SW corner of the site. The proposal includes an overall increase in street trees, more appropriately placed, to mitigate any loss in landscape elements.

Arborist Memo

TO: ZGF Architects LLP, c/o Maggie Capelle
SITE: 701 Dexter Ave N, Seattle, WA, 98109
RE: Preliminary Tree Assessment
DATE: November 26, 2018
PROJECT ARBORIST: Josh Petter
ISA Certified Arborist #PN- 8406A

REVIEWED BY: Sean Dugan , Registered Consulting Arborist # 457
ISA Board Certified Master Arborist #PN- 5459B
ISA Qualified Tree Risk Assessor

Summary

This memo documents the site visit by Tree Solutions Inc. on November 16, 2018 to the above referenced site. I assessed one shore pine (*Pinus contorta* var. *contorta*) tree on this lot. This tree met the exceptional tree criteria outlined in the Seattle Director's Rule 16-2008.¹

My recommendations are as follows:

- Site planning around exceptional trees must follow the guidelines outlined in SMC 25.11.050.².
- Site planning in commercial areas should follow guidelines outlined in 25.11.080.³
- Provide design plans for review.
- Complete a comprehensive tree inventory with all trees greater than 6 inches.

Observations

The 27,127 square foot lot is zoned as commercial. According to Seattle Department of Construction & Inspections this lot is not in an environmentally critical area (ECA).

I was called out to 701 Dexter Ave N to assess an exceptional tree onsite. The tree is a 12.3 inch diameter at standard height (DSH) shore pine that is in good health condition and good structural condition. This tree is in a raised bed on the southwestern corner of the property (Photo 1). There is some material in the trunk of the tree, perhaps wire, that is causing a growth deficit on one side of the tree. There is good response wood surrounding this (Photo 2). This tree is proposed for removal. Additional information can be found in Figure 1.

¹ Sugimura, D.W. "DPD Director's Rule 16-2008". Seattle, WA, 2009

² Seattle Municipal Code 25.11.050. General Provisions for Exceptional Trees

³ Seattle Municipal Code 25.11.080. Tree protection on sites undergoing development in Midrise and commercial zones

Discussion—Construction Impacts

This report is preliminary as we have not reviewed design or construction plans for this area. However, for planning purposes, replacement requirements and tree protection requirements per municipal code are cited below:

Figure 1. Tree Inventory

Tree ID	Common Name	Botanical Name	DSH *	Drip Line **	Health	Structure	Exceptional	Proposed Action	Notes
1	Shore Pine	<i>Pinus contorta</i> var. <i>contorta</i>	12.3"	N-10 E-13 S-13 W-11	Good	Good	Yes	Remove	Surface roots; powerlines west and south; in elevated bed; some old pruning wounds; ivy at base; old wire in tree at approximately 3 feet

*Diameter at standard height (inches)

Tree ID is numerical if on site and alphabetical if offsite / on adjacent property.

Dripline was measured from the center of the trunk to the outermost limits of the canopy (feet)

Photographs



Photo 1. Exceptional shore pine in raised bed



Photo 2. Good response growth surrounding wound

Appendix A - Assumptions & Limiting Conditions

1. Consultant has agreed to undertake Services on the subject Site. Consultant assumes that the Client owns or is the agent for the owner of the Site and that the legal description of the Site provided by the Client is accurate. Consultant assumes that Client has granted a license over, under, upon, and across the Site for the limited purpose of providing Services.
2. Consultant assumes that the Site and its use do not violate and is in compliance with all applicable codes, ordinances, statutes or regulations.
3. The Client is responsible for making all relevant records and related information available to the Consultant and for the accuracy and completeness of that information. Consultant may also obtain information from other sources that it considers reliable. Nonetheless, Client is responsible for the accuracy and completeness of that additional information and Consultant assumes no obligation for the accuracy and completeness of that additional information.
4. The Consultant may provide report or recommendation based on published municipal regulations. The Consultant assumes that the municipal regulations published on the date of the report are current municipal regulations and assumes no obligation related to unpublished city regulation information.
5. Any report by Consultant and any values expressed therein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event, or upon any finding to be reported.
6. Ownership of any documents produced passes to the Client only when all fees have been paid.
7. All photographs included in our reports were taken by Tree Solutions, Inc. during the documented Site visit, unless otherwise noted. Sketches, drawings and photographs in any report by Consultant, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.
8. Unless otherwise agreed, (1) information contained in any report by Consultant covers only the items examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring.
9. Consultant makes no warranty or guarantee, express or implied, that the problems or deficiencies of the plants or Site in question may not arise in the future. Any report is based on the observations and opinions of the authoring arborist, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described assessed. Neither the Arborist nor Tree Solutions, Inc. has assumed any responsibility for liability associated with the trees on or adjacent to this project site, their future demise and/or any damage which may result therefrom. Any changes to an established tree's environment can cause its decline, death and/or structural failure.
10. Measurements are subject to typical margins of error, considering the oval or asymmetrical cross-section of most trunks and canopies.
11. Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the site's soil should be obtained by a qualified professional if an additional understanding of the site's characteristics is needed to make an informed decision.
12. Our assessments are made in conformity with acceptable evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.

Appendix B – Tree Protection Specifications

- **Tree Protection Fencing:** All trees planned for retention or on neighboring properties that overhang the site shall be protected for the entire duration of the construction project. Tree protection fencing shall consist of chain link fencing installed at the extent of the tree protection area. Where trees are being retained as a group the fencing should encompass the entire area.
- **Soil Protection:** No parking, materials storage, or dumping (including excavated soils) are allowed within the tree protection area. Any heavy machinery should remain outside of the protection area unless soils are protected from the load. Acceptable methods of soil protection include applying 1 inch plywood over 3 to 4 inches of wood chip mulch, or use of Alturna mats (or equivalent product).
- **Duff/Mulch:** Retain and protect as much of the existing duff and understory as possible. Retained trees in areas where there are exposed soils shall have 4 to 6 inches of wood chips applied to help prevent water evaporation and compaction. Keep mulch 1 foot away from the base of the tree.
- **Excavation:** Excavation done at or within the tree protection area should be carefully planned to minimize disturbance. Where feasible consider using alternative methods such as pneumatic excavation which uses pressurized air to blow soil away from the root system, directional drilling to bore utility lines, or hand excavation to expose roots. Excavation done with machinery (backhoe) in proximity of trees should be performed slowly with flat front buckets, removing small amounts of soil at a time with one person on the ground spotting for roots. When roots are encountered, excavation should stop and roots should be cleanly pruned as needed so they are not ripped or torn.
- **Root Pruning:** Root pruning should be limited to the extent possible. All roots shall be pruned with a sharp saw making clean cuts. Avoid fracturing and breaking roots with excavation equipment. Root cuts shall be immediately covered with soil or mulch and kept moist.
- **Irrigation:** Retained trees will require supplemental water if construction occurs during summer drought periods.
- **Pruning:** Any pruning required for construction and safety clearance shall be done with a pruning specification provided by the project arborist in accordance with American National Standards Institute ANSI A300 Standard Practices for Pruning. Use of an arborist with an International Society of Arboriculture Certification to perform pruning is strongly advised.

Appendix C: Seattle Municipal Code
(updated July 24, 2017)

25.11.050 - General Provisions for exceptional tree determination and tree protection area delineation in Single-family, Residential Small Lot, Lowrise, Midrise, and Commercial zones.

A. Exceptional trees and potential exceptional trees shall be identified on site plans and exceptional tree status shall be determined by the Director according to standards promulgated by the Seattle Department of Construction and Inspections.

B. Tree protection areas for exceptional trees shall be identified on sites plans. Applicants seeking development standard waivers to protect other trees greater than two (2) feet in diameter measured four and one-half (4.5) feet above the ground shall also indicate tree protection areas on site plans. The basic tree protection area shall be the area within the drip line of the tree. The tree protection area may be reduced if approved by the Director according to a plan prepared by a treecare professional. Such reduction shall be limited to one-third of the area within the outer half of the area within the drip line. In no case shall the reduction occur within the inner root zone. In addition, the Director may establish conditions for protecting the tree during construction within the feeder root zone. (See Exhibit 25.11.050 B.)

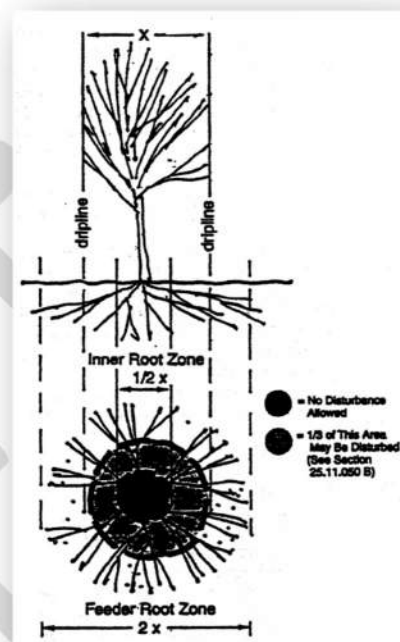


Figure 1. Exhibit 25.11.050 B

C. If development standards have been modified according to the provisions of this chapter to avoid development within a designated tree protection area, that area shall remain undeveloped for the remainder of the life of the building, and a permanent covenant stating this requirement shall be recorded in the King County Office of Records and Elections.

D. The Director may require a tree protection report by a tree care professional that provides the following information:

1. Tree evaluation with respect to its general health, damage, danger of falling, proximity to existing or proposed structures and or utility services;
2. Evaluation of the anticipated effects of proposed construction on the viability of the tree;
3. A hazardous tree assessment, if applicable;
4. Plans for supervising, and/or monitoring implementation of any required tree protection or replacement measures; and
5. Plans for conducting post-construction site inspection and evaluation.

E. The Director may condition Master Use Permits or Building Permits to include measures to protect tree(s) during construction, including within the feeder root zone.

Seattle Municipal Code
(updated July 24, 2017)

25.09.070 - Standards for tree and vegetation and impervious surface management (in ECA)

A. The following activities in landslide-prone critical areas, steep slope erosion hazard areas and their buffers, fish and wildlife habitat conservation areas, wetlands, and wetland buffers shall comply with the provisions of this Chapter 25.09 including this Section 25.09.070:

1. Planting, disturbing, or removing trees or vegetation;
2. Adding, altering, or removing impervious surface; or
3. Other land disturbing activity.

B. Tree topping is prohibited.

C. If the activities in subsection 25.09.070.A are authorized in compliance with the provisions of this Chapter 25.09 by a permit or the Director's approval that does not require a permit, the following apply, except as provided in subsection 25.09.070.D:

1. A tree and vegetation, and/or impervious surface plan is required for all authorized activities in subsection 25.09.070.A. The plan shall identify:
 - a. The location and size of the area where the authorized activities will occur;
 - b. The type and area of the existing ground coverage, including the size, species, and location of existing trees and vegetation in the proposed work areas; and
 - c. The type and area of final proposed ground coverage, including the species and location of trees and vegetation.
2. Any area cleared of trees and vegetation or disturbed and not to be used for development shall be planted with native trees and vegetation; and
3. Mitigation pursuant to subsection 25.09.070.G and Section 25.09.065 is required.

D. Tree and vegetation management, and impervious surface management activities are allowed without complying with subsection 25.09.070.C, if the following best management practices are used:

1. Normal and routine pruning and maintenance of trees and vegetation and normal and routine maintenance of existing impervious surface in the following areas:
 - a. Trees, lawns, landscaping and similar vegetative cover, and paths, lawfully maintained prior to the effective date of the ordinance introduced as Council Bill 118853; and
 - b. Steep slope erosion hazard areas described in subsections 25.09.090.B.2.a, 25.09.090.B.2.b, and 25.09.090.B.2.c, if no adverse impact on the steep slope erosion hazard area will result.
2. Actions taken under approvals as part of an issued building or grading permit with a landscaping plan prior to the effective date of the ordinance introduced as Council Bill 118853, or otherwise approved by a tree and vegetation plan prior to the effective date of the ordinance introduced as Council Bill 118853 shall comply with the conditions on such permit or plans.

E. Voluntary restoration and improvements

1. Voluntarily restoring or improving trees and vegetation, including removing non-native vegetation or invasive plants and noxious weeds by hand, to promote maintenance or creation of a naturally functioning condition that prevents erosion, protects water quality, and/or provides diverse habitat is allowed if:

- a. The work is under 1,500 square feet in area calculated cumulatively over three years, the work complies with subsections 25.09.070.E.2.a and 25.09.070.E.2.b, and a plan detailing the proposed work is reviewed and authorized by the Director before the work begins; or
- b. The work is 1,500 square feet or more in area calculated cumulatively over three years, or if the removal of invasive plants or noxious weeds is by machine or chemicals, the work complies with subsections 25.09.070.E.2.b and 25.09.070.E.2.c, the proposal keeps adverse environmental impacts to a minimum, the work is performed by or under the direction of a qualified environmental professional, and a plan detailing the proposed work is reviewed and authorized by the Director before the work begins.

2. Standards for plans. In addition to complying with the requirements in subsection 25.09.070.C.1, plans shall comply with the following standards as applicable under subsections 25.09.070.E.1:

- a. Plans shall be consistent with the Department's standard *tree* and vegetation plan and best management practices.
- b. If the area of work exceeds 750 square feet in a landslide-prone area, the plan shall be approved by a geotechnical engineer licensed in the State of Washington with experience in analyzing geological hazards related to slope stability and tree and vegetation removal on landslide prone areas.
- c. Plans shall be prepared by a qualified environmental professional with experience related to the type of environmentally critical area or buffer where work will occur.

F. Hazard trees. Removing a tree that is a hazard tree under Chapter 25.11 must meet the standards of subsections 25.09.070.G and 25.09.070.H.

G. Mitigation for tree and vegetation alteration and increase in impervious surface

1. If trees and vegetation are lawfully altered or removed, other than as allowed in subsection 25.09.070.D, or if work authorized pursuant to this Chapter 25.09 requires increased impervious surface, the applicant shall mitigate adverse impacts to ecological functions through the mitigation standards pursuant to Section 25.09.065. Adverse impacts on ecological functions to be mitigated include but are not limited to:

- a. loss of shading to the aquatic environment;
- b. loss of organic inputs critical for aquatic life;
- c. loss of the contribution of large, medium and small wood material into the aquatic environment;
- d. loss of habitat for amphibian, avian, and terrestrial species;
- e. loss of woody debris inputs to the aquatic environment;
- f. loss of soil stabilization functions; and
- g. loss of stormwater filtering, detention, and infiltration.

2. Mitigation to offset the impacts of tree and vegetation management, and impervious surface management shall meet the following criteria, unless the applicant demonstrates that doing so is inapplicable or that an alternative approach will be more effective in mitigating impacts as demonstrated by a report by a qualified environmental professional detailing the mitigation achieved through the proposed alternative approach:

- a. Trees and vegetation shall not be removed or otherwise disturbed until a *tree* and vegetation plan has been approved or authorized.
- b. If *tree* and vegetation management, and impervious surface management results in the removal of mature trees and vegetation, the mitigation proposed shall include an analysis detailing how the specific existing ecological functions impacted will be mitigated.
- c. Mitigation plantings shall be native species suited to specific site conditions.
- d. Plantings provided for mitigation purposes shall be sited as close as practicable to other treed and vegetated areas and to any water body.
- e. Areas that have been cleared, graded, or compacted shall be amended with organic matter prior to planting.
- f. If *tree* and vegetation management, and impervious surface management, results in a loss of pervious surfaces, mitigation shall create new pervious surfaces that infiltrate water or create areas that replicate the functions of pervious surfaces using Volume 3 of the City of Seattle Stormwater Manual as guidance regarding required the size and design of such areas.
- g. Tree and vegetation, and impervious surface management actions requiring soil disturbance shall use appropriate best management practices to prevent sediment runoff.

H. A tree and vegetation monitoring and maintenance plan approved by the Director that complies with subsection 25.09.065.D is required for trees and vegetation planted pursuant to this Section 25.09.070.