

615 Dexter

SEATTLE, 98109

SDCI# 3036126-LU

ADMINISTRATIVE DESIGN REVIEW:
DESIGN REVIEW RECOMMENDATION
08/08/2021

COLLINS WOERMAN

SUSTAINABLE LIVING INNOVATIONS

HEWITT

Project Information

ADDRESS
615 Dexter Avenue North
Seattle, WA 98109

PARCEL
2249000120

SDCI PROJECT #
3036138-EG

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Project Site



Development Goals

- **Strengthen & Compliment** the visual and physical connections of an emerging community to natural features and amenities that South Lake Union offers
- **Sculpt & Carve** the massing of the building to respect the existing fabric of the neighborhood and create formal responses that directly react to the character of Roy Street and the commanding view apertures available towards South Lake Union
- **Foster Community** by providing a residential anchor within an emerging Science and Technology microcosm that will contribute to the success of multiple new projects developing in the immediate area
- **Affordable Housing** to the tune of 223 units at 60-85% AMI will be provided with the completion of this project and will create a new standard for market rate housing that is accessible to a wider range of tenants
- **Go Green** by providing a unique building system that incorporates sustainable features that include grey water treatment, bioretention, future photovoltaic panels, and modular panel systems that reduce construction waste and help us achieve a LEED old standard.

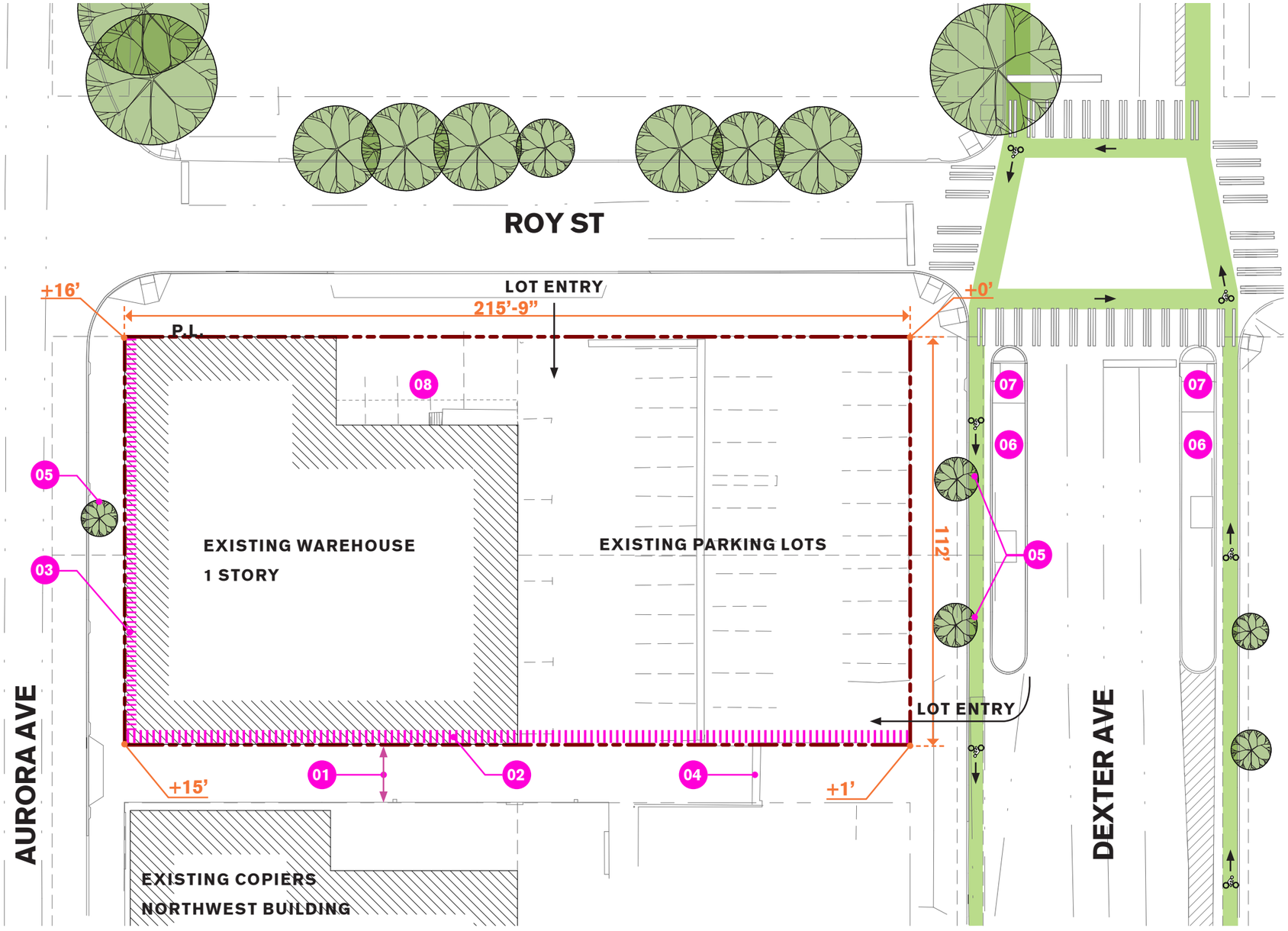
Project Data

Site Area	24,192 SF
GFA	266,930 SF
Levels	18 levels above grade
Unit Count	411 Units
Amenity Area	10,898 SF above grade
Parking	115 Stalls, 2 levels below grade
Bike Parking	342 Stalls

SITE CONDITIONS

Existing Site Conditions

Site Survey



Project Information

Address:	615 Dexter Ave N, Seattle, WA
Parcel:	2249000120
Parcel Size:	24,192 SF
Legal Description:	LOT 3 THRU 6, BLOCK 3, EDEN ADDN LESS STREETS
SDCI Project #:	3036138-EG

Keynotes

01 Current alley width is 16' wide

02 2' alley dedication is required

03 ROW setback required along Aurora Ave

04 Alley dead-ends

05 Existing tree at 4" DEC

06 Raised median for protected bike lane

07 Existing bus stop

08 Existing loading dock

Aerial View Facing Southwest



Project Data

Gross Floor Area (GFA)	279,400 SF
Levels	18
Podium Levels	7
Unit Count	394
Parking	210 stalls, 3 levels below grade

Guiding Principals

- **Balance -** Context - Scale - Modulation - Setbacks
- **Blend -** Seamless - Transparency - Operable - Showcase Amenities
- **Enrich -** Quality Materials - Weather Protection - Sustainable Features
- **Elevate -** Outlooks/Overlooks - View Apertures - Embrace SLU

Street View Along Roy Facing West



Street View Along Dexter Facing North



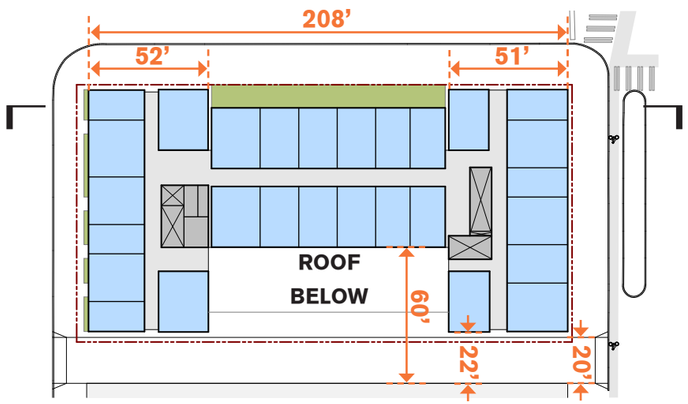
Aerial View Facing Northeast



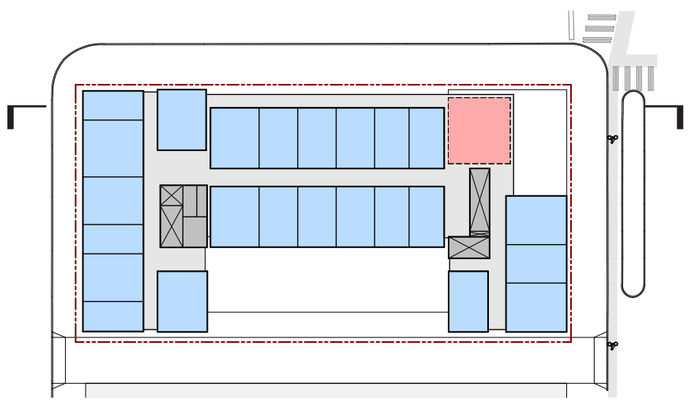
EDG PREFERRED ALTERNATIVE

Residential
Amenity
Lobby/Leasing
MEP/Trash
Mail Room
Planters

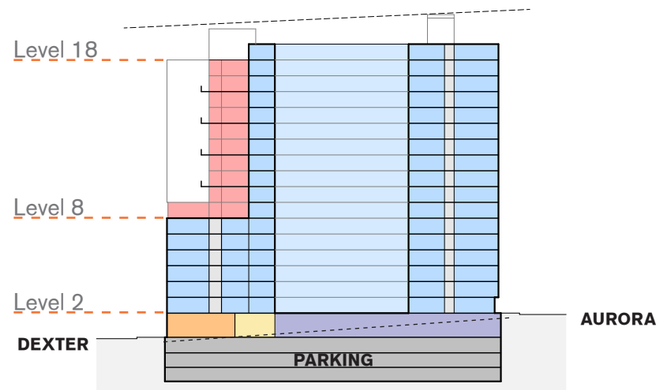
Level 2-7



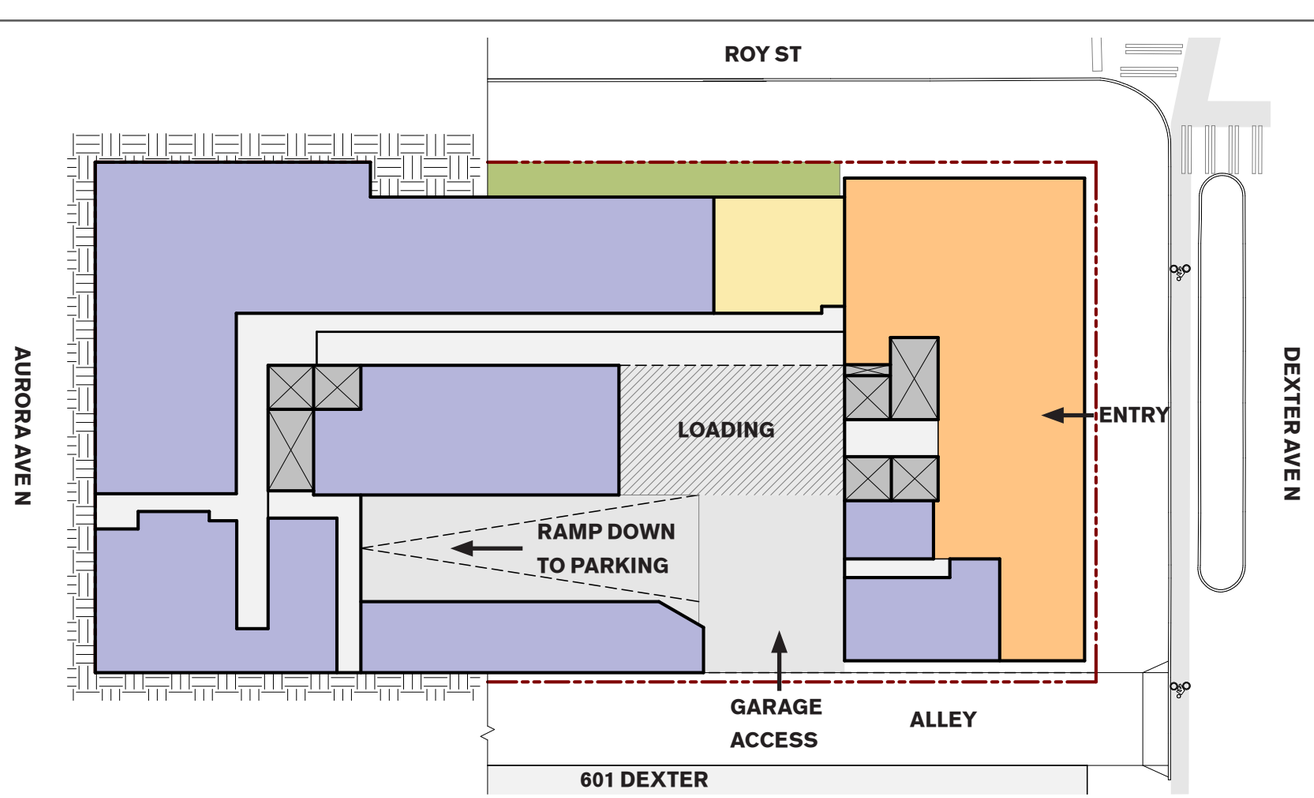
Level 8-18



Section



Level 1



Observations

- **Ground Level Units** along Aurora are setback 2’ to add planting and provide relief along the pedestrian realm
- **Main Entry** is clear and building amenities can be celebrated
- **Setback** along Roy St provide bioretention and seat wall opportunities that are pedestrian friendly
- **Podium Expression** is self evident and relates in scale to other mid-rise apartment buildings in the neighborhood
- **Amenity Decks** are integrated into the massing and react to SLU

Street View - Dexter at the Alley



Aerial View - Facing SW



Aerial View - Facing NE



Street View - Dexter



Street View - Roy



Street View - Aurora

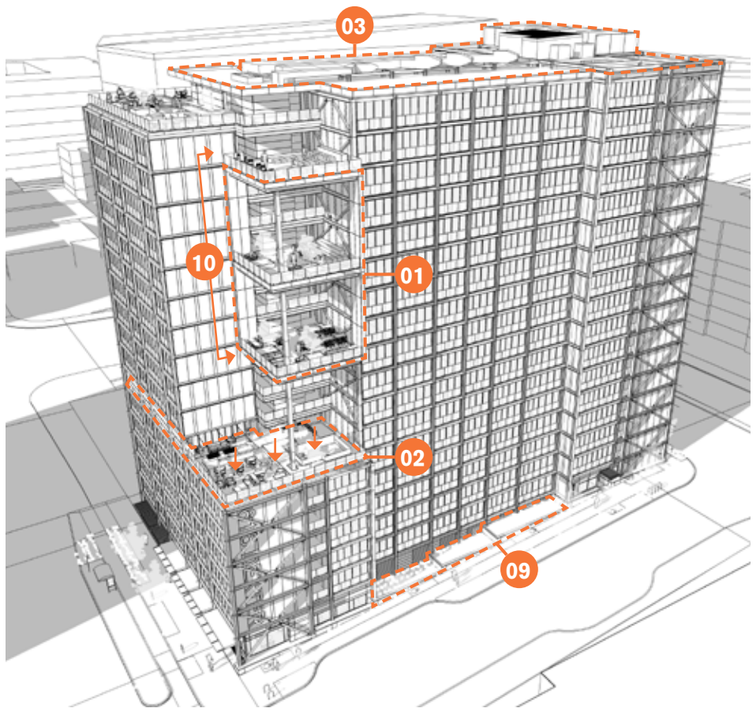


Response to EDG Guidance

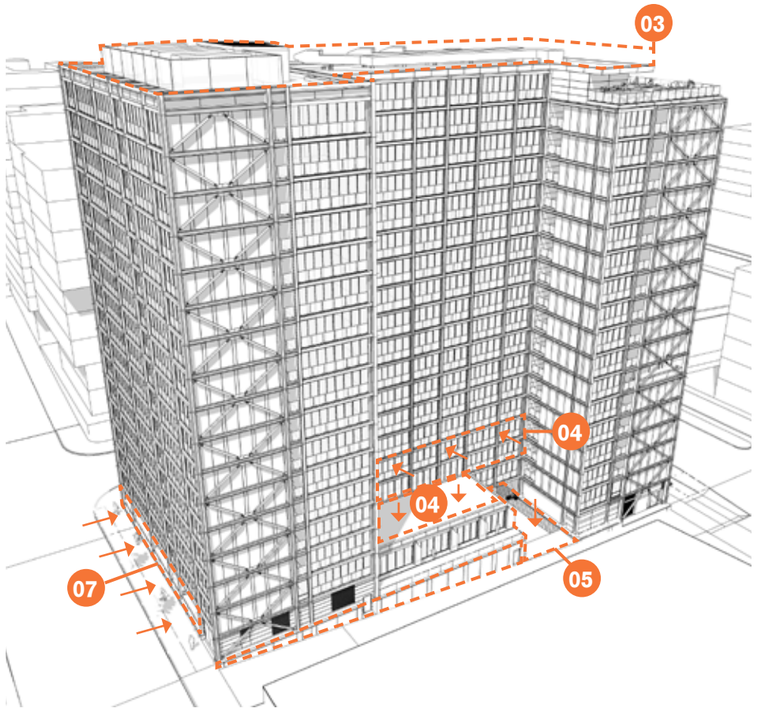
RESPONSE TO EDG GUIDANCE

Massing Revisions to Preferred Alternative

Aerial View Facing Southwest



Aerial View Facing Northeast



Keynotes

01 Reduced mass of multi-story amenity space at NE corner

02 Lowered podium height and roof deck by 1 story

03 Additional rooftop mechanical and mechanical screening

04 Reduced floor plate size on levels 3 and 4 and lowered green roof

05 Notched building at garage entry to accommodate loading/trash

06 Recessed level 1 facade along Dexter Ave to widen sidewalk

07 Recessed level 2 facade along Aurora and added planters for buffer

08 Introduced/modified concrete plinths to support exoskeleton

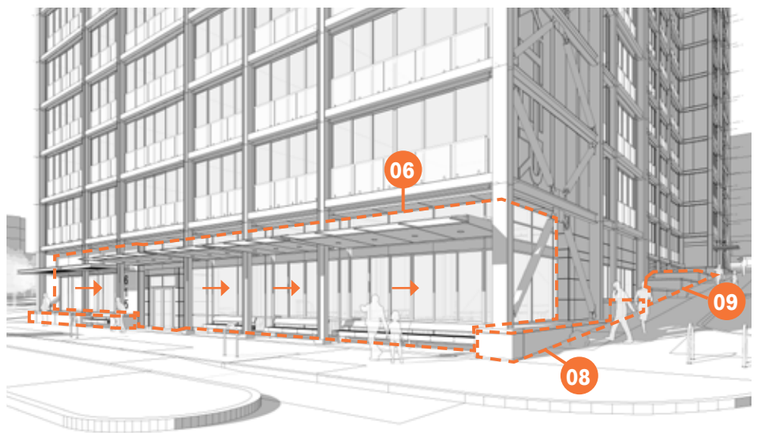
09 Revised number of cascading bioretention planters along Roy St

10 Redistributed number of outdoor amenity areas

Street View Along Aurora Facing Northeast



Street View Along Dexter Facing Southwest



Street View Along Roy St Facing Southeast



Massing Concepts

3.1.a, 3.1.b, 3.1.c - Guidance

- The Staff supported the applicant's preferred scheme, finding the modulation of the façade at Roy Street and the erosion of the massing at Dexter to be contextually appropriate, and the resulting form the most likely to result in a unified and functional design that fits well on the site and within its surroundings.
- The Staff agreed that the massing of the project fits the site but was concerned by the inconsistent expression of the connections between massing elements. Staff suggested a more consistent application of the primary logic; including that changes in program or exterior expression be accompanied by massing shifts and plane changes.
- Staff noted that the composition and detailing of the exterior expression will be of critical importance.

RELEVANT DESIGN GUIDELINES:

DC2, CS2-D DC-4
DC2, DC2-4

Aerial View - Facing NE



Aerial View - Facing SW



Street View - Dexter



Street View - Roy



Response to Massing Concepts

3.1.a, 3.1.b, 3.1.c - Response

- The project has refined the expression of the massing at the corner of Dexter and Roy where the most prominent transition between massing moves occurs. Rather than confusing the architectural expression of common amenity space with any of the dwelling units along Roy street, the revised design frames the amenity decks at the corner of Dexter and Roy for a clearer massing expression.
- This massing move is further highlighted by a high quality Brass/ Gold metal panel and a more appropriate scale.
- In addition, the massing move is further differentiated by creating a massing offset along Roy Street and Dexter Ave to separate the expression of the amenity spaces from other adjacent expressions occurring for the apartment units.
- These amenity spaces feel warm and inviting and are highlighted with unique lighting techniques such as the use of globe like pendant fixtures.

Aerial View - Facing SW



Aerial View - Facing SW



Street View - Enlarged View of Massing



Aerial View - Facing SW



Typical Lighting Plan



Context - Roy Street

3.2.a - Guidance

- Staff noted the unique and evolving character of Roy Street and that a clear rationale for how the street edge of this project responds will be required in the next review phase.

RELEVANT DESIGN GUIDELINES:
CS2, CS2-3

Street View - Roy



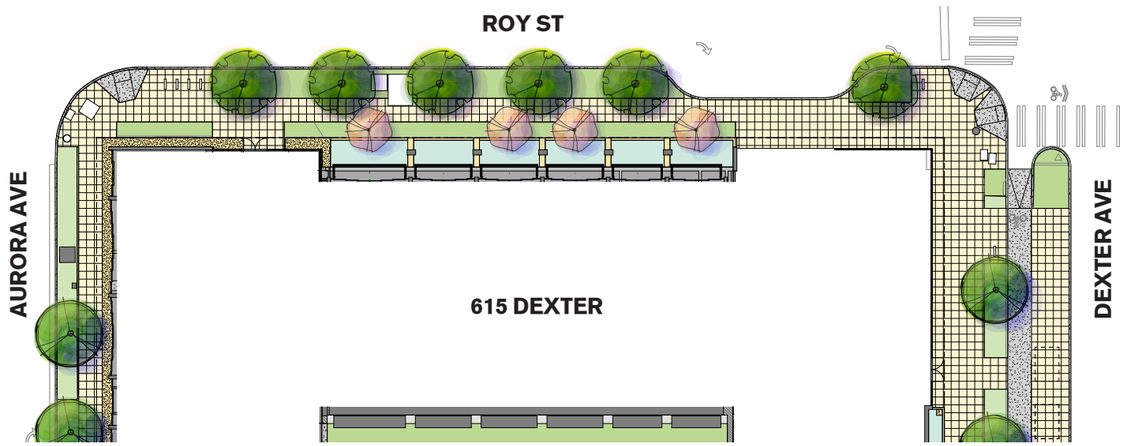
Street View Along Roy



Street View - Entrance on Roy



Site Plan - Roy



Response to Context - Roy Street

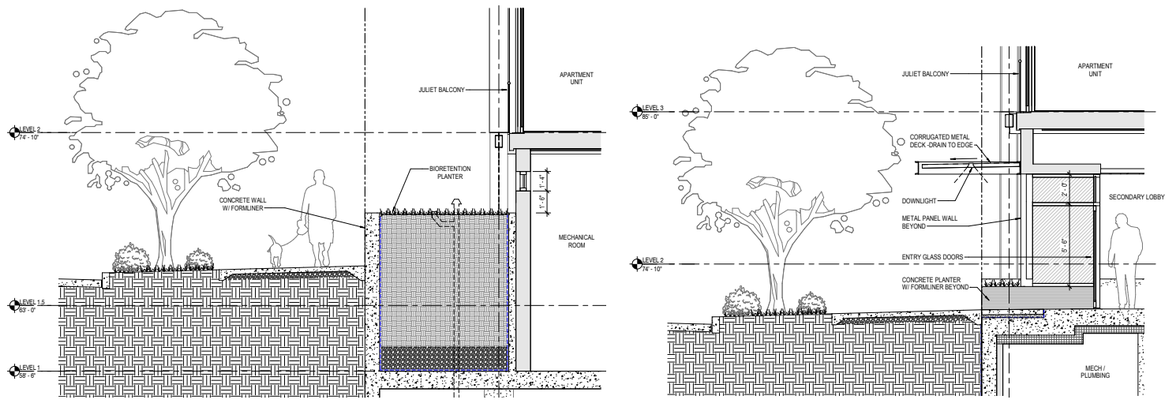
3.2.a - Response

- As Roy Street evolves and the area around this project is further developed by private entities, it is likely to become a more prominent pedestrian connection to Lake Union. This project has responded by providing an ample building setback along the street edge to provide relief to a historically quiet section of Roy street.
- The project has made a great effort to showcase native planting within bioretention planters that cascade down the significant grade change that occurs between Aurora Ave and Dexter Ave. These planters will be carefully stepped to follow the structural rhythm of the building and include architectural concrete to ensure a pedestrian scale.
- Given the ample sidewalk width of Roy street, the landscape design has recognized the opportunity to not only provide for required street trees along the street edge, but also a secondary layer of smaller trees immediately adjacent to the bioretention planters in a smaller planter bed to provide a soft and layered approach to the streetscape.
- Given that the ground level is partially buried below grade along Roy, the Architectural design includes exterior materials that are consistent with the rest of the tower expression, but are used in different ways to create visual interest and a change in scale.

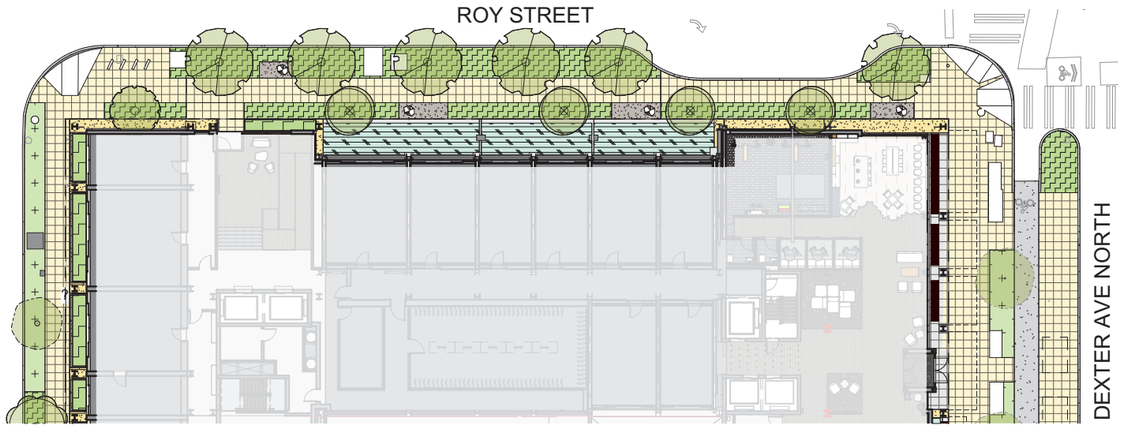
Street View - Roy



Street Sections - Roy



Site Plan - Roy



RESPONSE TO EDG GUIDANCE

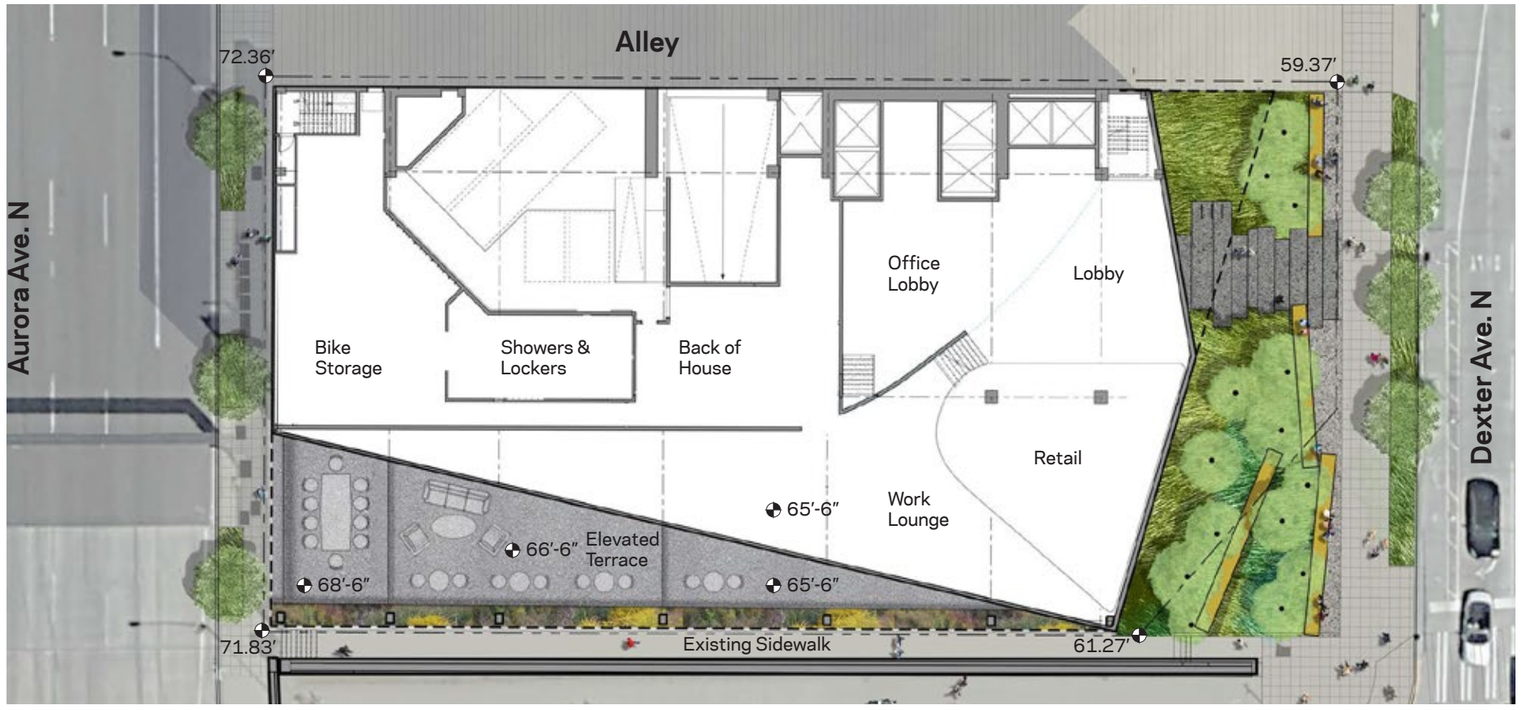
Context - 601 Dexter

3.2.b - Guidance

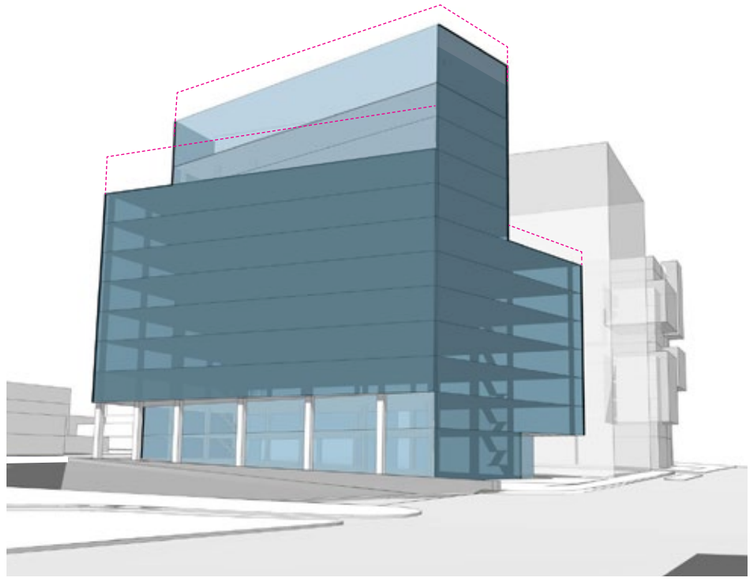
- Staff recognizes that the large project encompassing the blocks to the south is also under review. The most current design work for that proposal should be included in the context drawings with a demonstration of this project's design response.

RELEVANT DESIGN GUIDELINES:
CS2, CS3

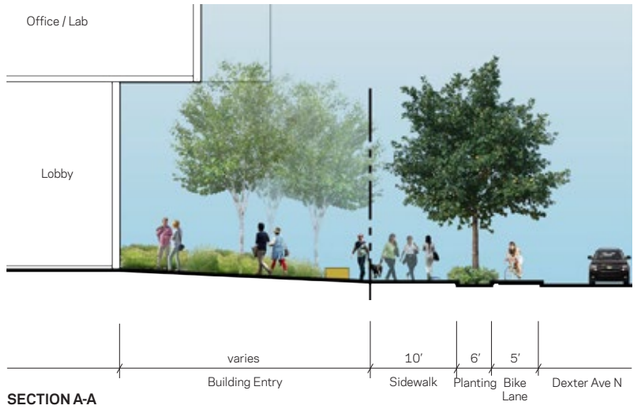
601 Dexter



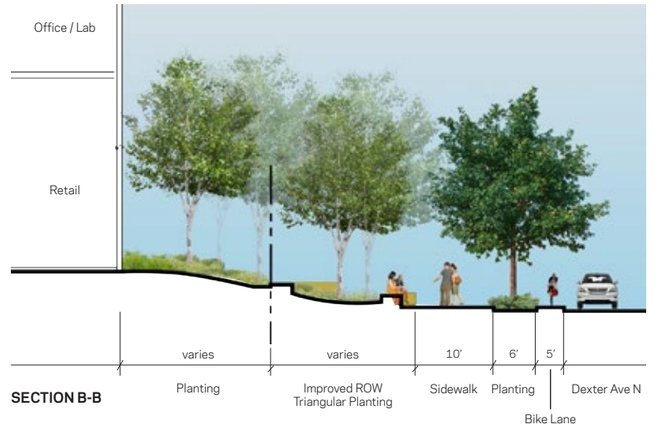
601 Dexter - View Facing North From Dexter



601 Dexter - Dexter Ave Street Sections



SECTION A-A



SECTION B-B

Response to Context - 601 Dexter

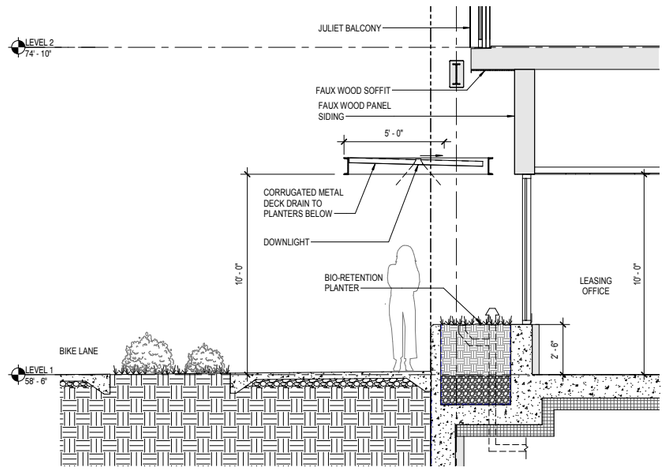
3.2.b - Response

- The design team has recognized several design aspects of the adjacent property to the south that were important to consider when developing a design response. These included a gracious setback along Dexter Ave N, cascading bioretention planters, a main lobby entrance biased towards the north side of their site, and a unique carving away of the building mass at the ground level near the alley.
- In response to the items above, the design team also introduced a setback along Dexter Ave N along the entire frontage. On the south portion of the proposed design adjacent to the alley, the street front provides for a well placed bioretention planter as well as wood bench seating to continue some aspects of the street edge from the adjacent property.
- In addition to the streetscape, the street level design embraces a different exterior expression than the rest of the frontage to symbolize different programming (leasing) as well as provide for a change in materiality. The material expresses itself as a mix of light and dark faux wood siding to create a unique expression at the corner to help relate to the massing move of the adjacent property and provide more visual interest directly fronting the lobby access of the adjacent property.

Street View - Dexter Ave & Alley



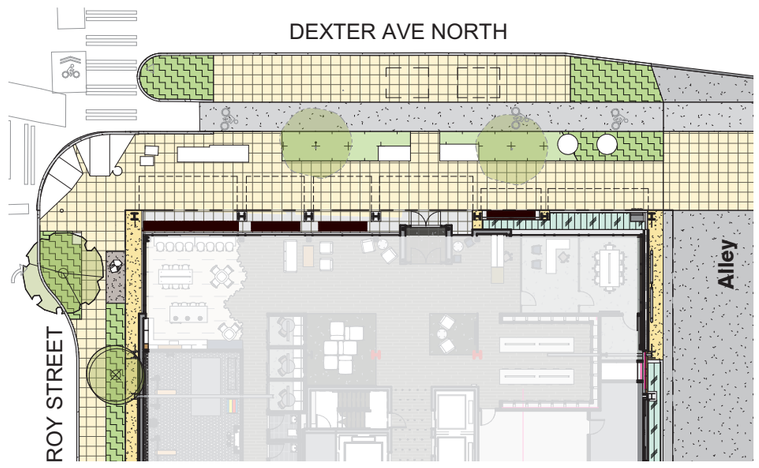
Street Sections - Dexter Ave N (South)



Aerial View - Dexter Ave N & Alley



Site Plan - Dexter Ave N



Context - 816 Mercer

3.2.b - Guidance

- Staff recognizes that the large project encompassing the blocks to the south is also under review. The most current design work for that proposal should be included in the context drawings with a demonstration of this project's design response.

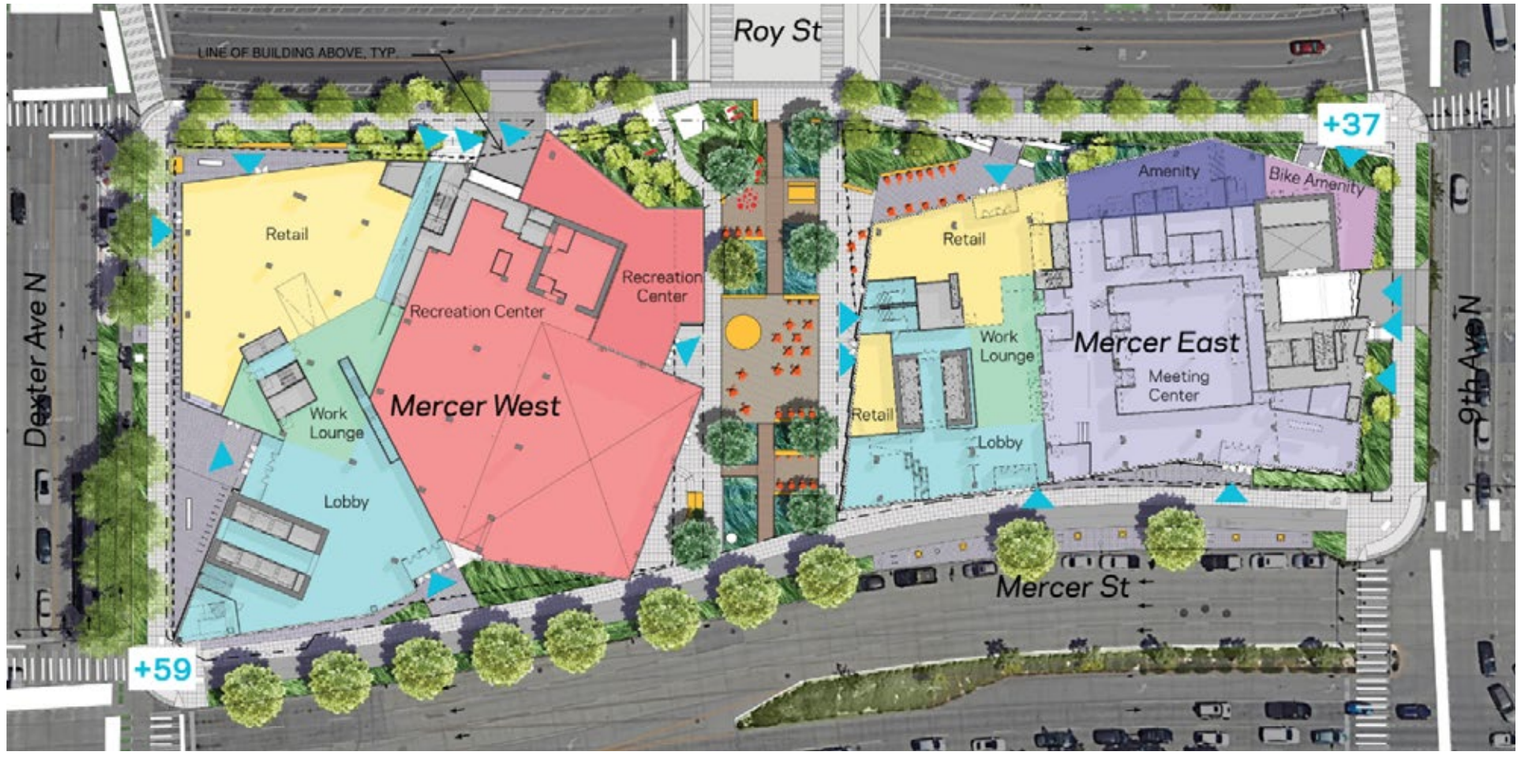
RELEVANT DESIGN GUIDELINES:
CS2, CS3

816 Mercer - Views from Dexter & Roy St





816 Mercer - Ground Level & Site Plan



816 Mercer - Aerial View of Roy St



Response to Context - 816 Mercer

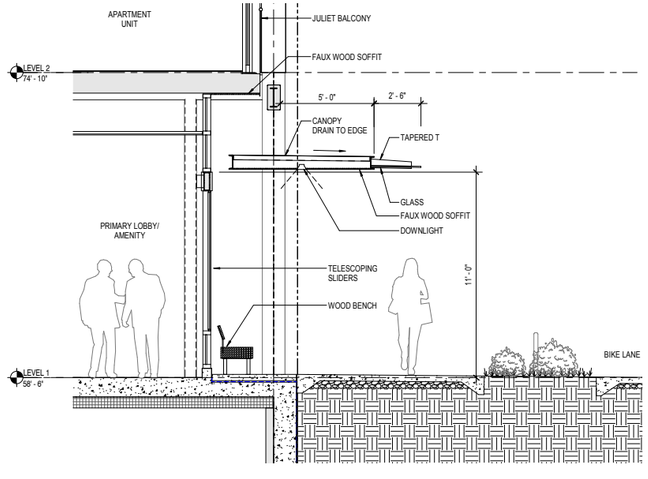
3.2.b - Response

- Immediately to the east, across Dexter Ave N, is a large multi-block proposal for two office buildings. The scale and quality of the project has many positive aspects of that this project can easily relate to. The character of Roy street in particular, provides for healthy setbacks, bioretention planting, multiple points of access to the site, and a clear and simple use of an exterior frame that appears to simulate exposed steel with infilled curtain wall. Additionally, the building mass at the corner of Dexter & Roy erodes above the podium height, providing for more light, air, and a suitable scale to the street intersection.
- Drawing upon these aspects, the street level Along Dexter and Roy for the proposed design also provides for setbacks with wood bench seating, bioretention planters, and changes in materiality and expression in multiple places.
- Coincidently, the primary structural system for this project is a steel exoskeleton with telescoping sliders and glass Juliet balcony railings. In addition, the location of the amenity spaces and the setbacks at the northeast corner above the podium height help to accomplish the same goals as 816 Mercer. This directly corresponds in ways that help relate this project to the proposal across the street.

Street View - Dexter



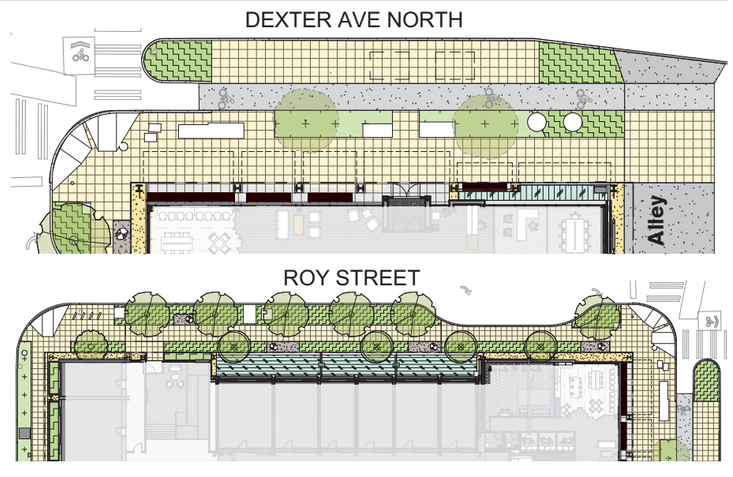
Street Sections - Dexter Ave N (North)



Street View - Roy St



Site Plan - Dexter Ave N & Roy St



Context - Aurora Ave N

3.2.c - Guidance

- The EDG drawings provide little information about the facade or street level development at the west property line. Aurora Avenue is a unique condition and will require a carefully considered response.

RELEVANT DESIGN GUIDELINES:
CS2-3

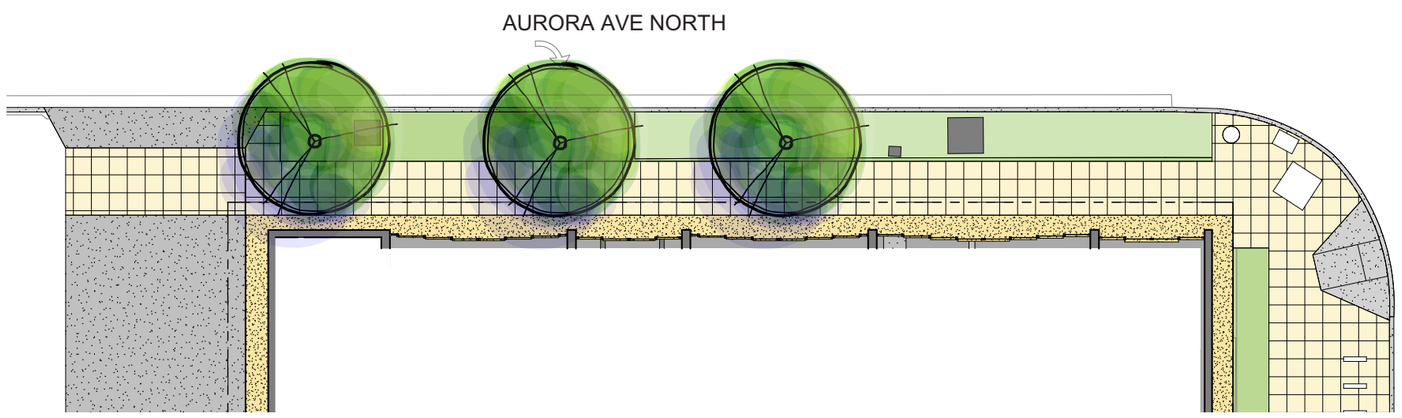
Street View - Aurora Ave N



Street View - Roy St & Aurora Ave N



Site Plan - Aurora Ave N



Response to Context - Aurora Ave N

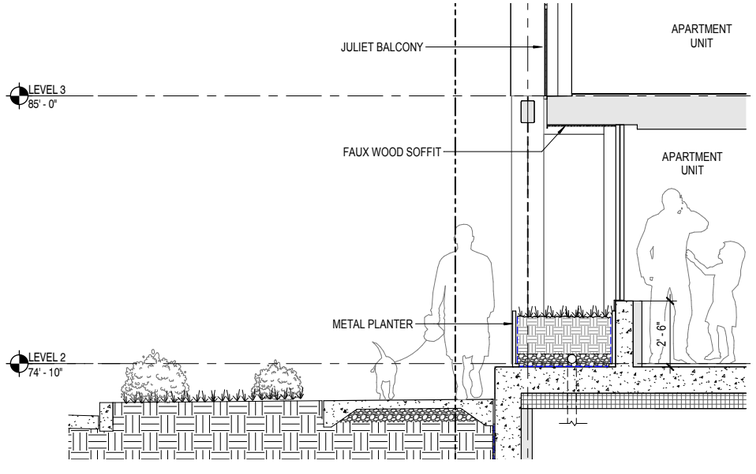
3.2.c - Response

- Considering the unique conditions along Aurora Ave, the design team has recognized that it is important to not only provide a buffer from the sidewalk for ground level apartment units, but when possible, give more relief and variety for the streetscape.
- In addition to a 1 foot pedestrian easement being provided, this project has elevated the floor level above the sidewalk along with a 3' setback with planters along Aurora Ave.
- In order to add variety in exterior expression, the design has included raised planters, as well as raised window sills, and a faux wood soffit within the setback to provide warmth within the recess at the ground level.

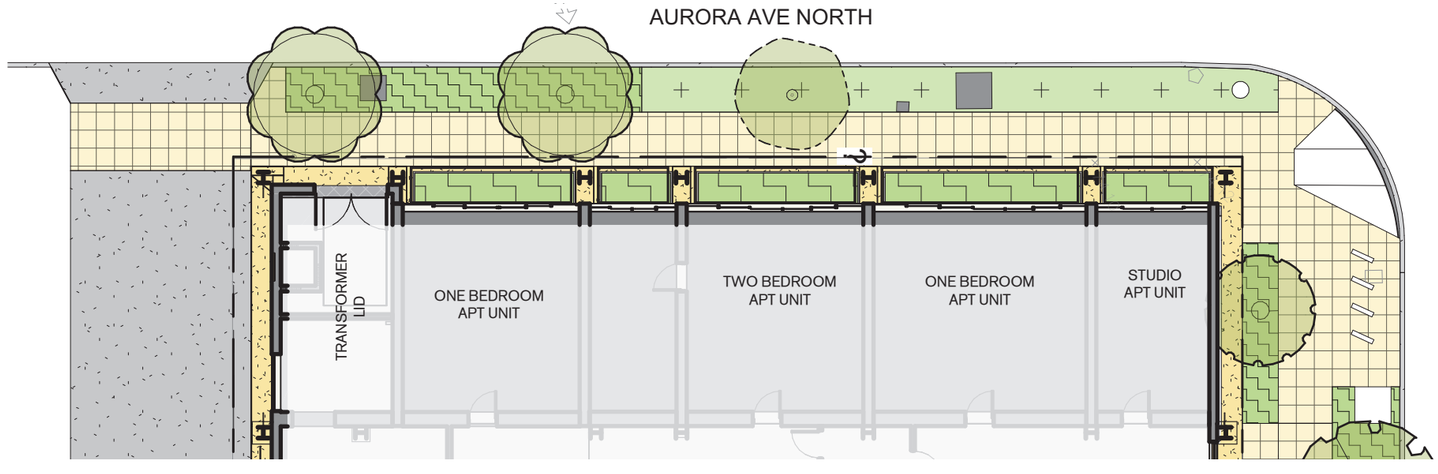
Street View - Roy St & Aurora Aurora Ave N



Street Section - Aurora Ave N



Site Plan - Aurora Ave N



Design Concepts

3.3.a, 3.3.b - Guidance

- The Staff supports the massing and design concept shown in Option 3, and notes that the scale mitigation provided by this scheme results in part from the development of an assembly of legible massing elements at a variety of scales.

- Staff notes that the legibility of the projecting outdoor spaces as a discrete massing and scale element is compromised by its conflation with the mass to the west. Staff agrees that this appearance is likely due to this element spanning the full width of the mass to the west and the continuous railings at alternating floors. For the next review phase, revise the design of this element to read as a discrete component of intermediate scale.

RELEVANT DESIGN GUIDELINES:
DC2
DC2, CS2-D

Aerial View - Facing SW



Aerial View - Facing NE



Street View - Dexter



Street View - Roy



Response to Design Concepts

3.3.a, 3.3.b - Response

- The design team recognizes the conflict created between the continuous balcony expression and massing move at the northeast corner of the project. In an effort to reduce its size and make it a more appropriate and intermediate scale, we have de-coupled the expression from the rest of the north elevation to the west.
- To rationalize the development of this massing move, the design team developed a over arching concept to help define the main elements of the building. We consider this entire project a ***lighthouse***. Every lighthouse carries a ***lantern*** element that helps create a beacon for its adjacent surroundings.
- In addition, we have carefully balanced the required amenity area needed for this project, and in turn have situated the ***lantern*** element at a point that makes it appear as being held up by the inside corner of the apartment tower and floating above the podium level to ensure its presence can be seen as a complete element.
- In response to analyzing the scale and rhythm of the ***lantern*** we have also provided for more height between each of the intermediate levels to ensure it appears as a more lightweight element on the building. This helps the scale of this intermediate element relate to multiple two or three story massing moves and fenestration patterns that occur on existing buildings along Dexter Ave.
- We also intend to treat the massing move with unique materials and specialty lighting that will differentiate this space and further break down the massing of the building as seen from the ground level.

Create a Lighthouse



Bright	Warm	Beacon	Movement
Clean	Calm	Timeless	Vertical

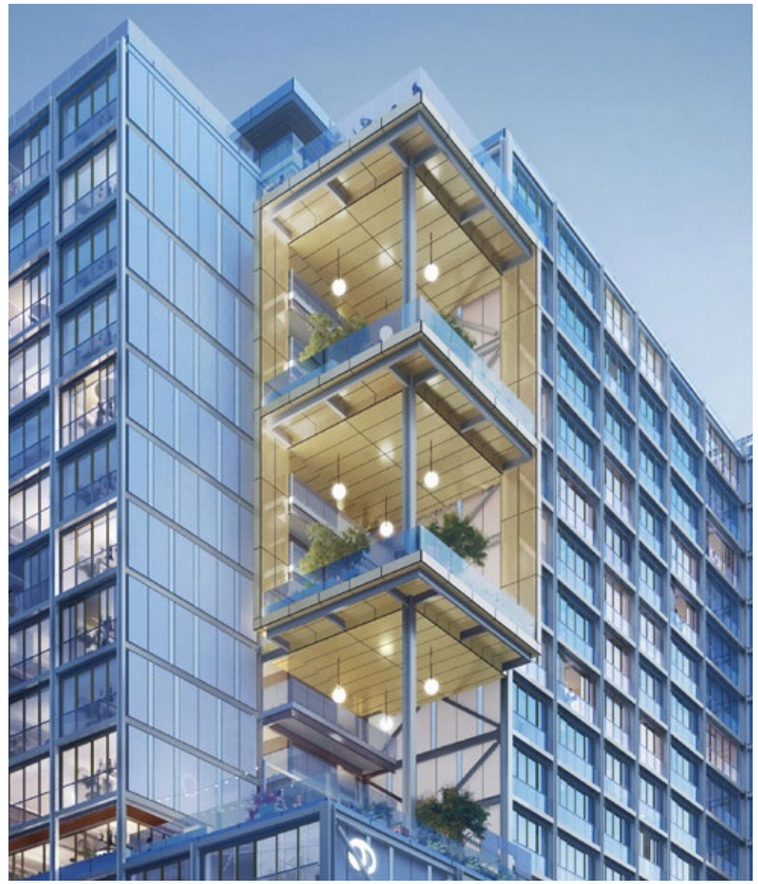
Street Level View - Dexter Ave & Roy St



Aerial View - Facing SW



3D View of the "*Lantern*"



"*Lantern*" Material & Lighting Details



Pure + Freeform Hampton Brass



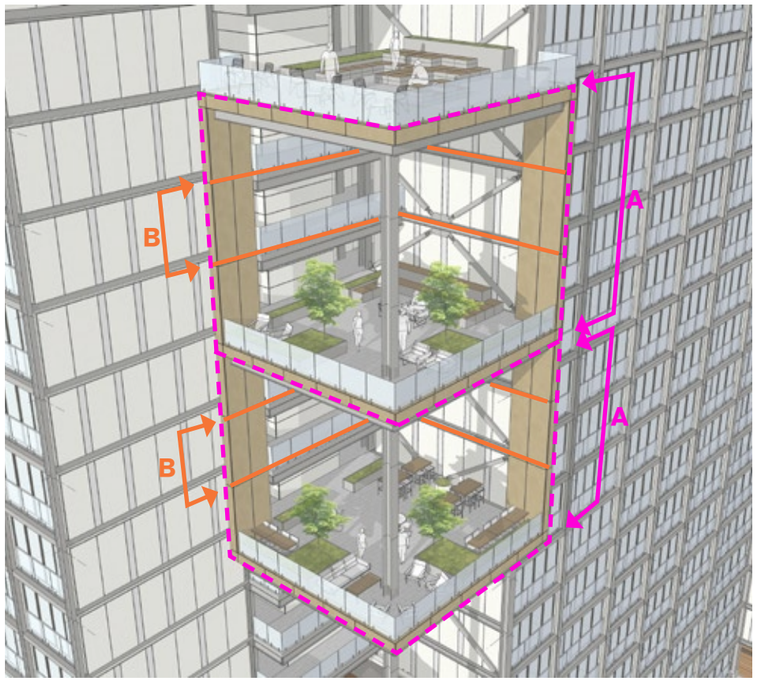
Pendant Globe Lighting

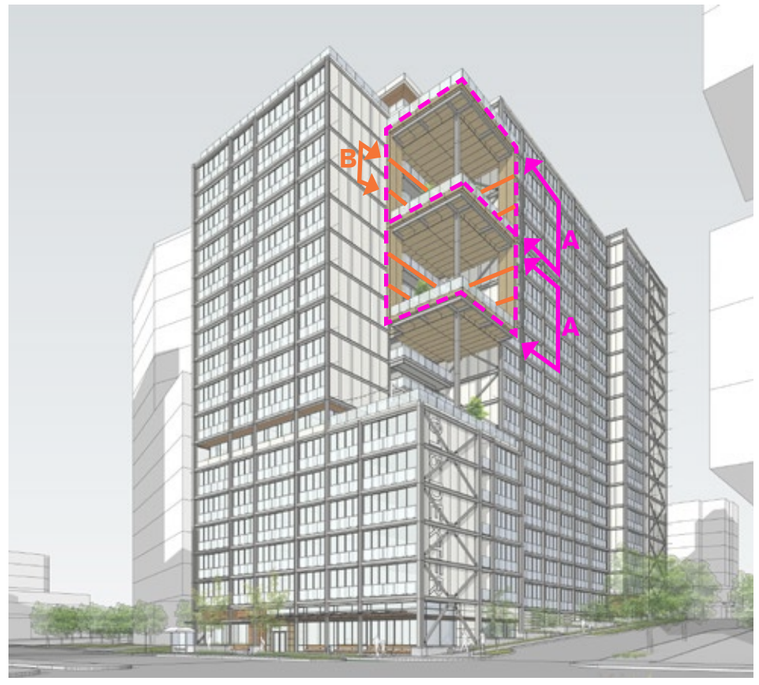
Response to Design Concepts

3.3.a, 3.3.b - Response

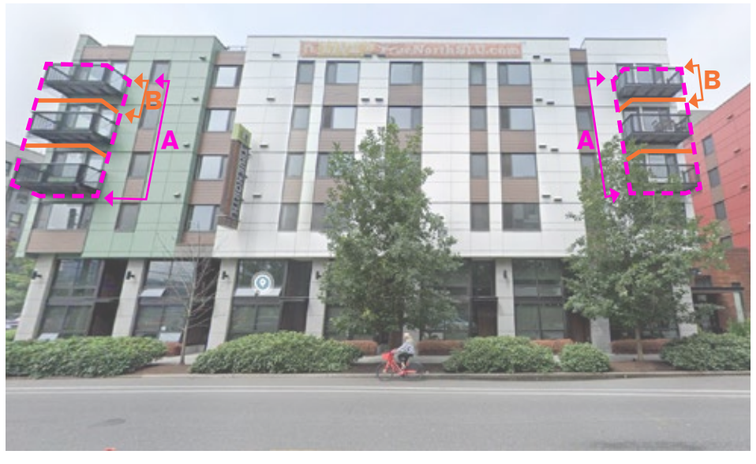
- To further support the design teams approach to the ***Lighthouse*** and the ***lantern*** elements, a conceptual analysis was conducted to review common intermediate scales that currently occur along Dexter Ave.
- There is an assortment of apartment buildings along Dexter Ave that are at or near 85' in height. In addition, each of the buildings include some outdoor decks, bay windows, or other exterior material changes that tend to occur in groupings that range in sets of 2, 3 and 4. The most common pattern appeared to be groupings that were approximately 3 stories tall.
- To better relate to the context, the scale of the lantern was determined by creating a massing element that followed this common pattern, which allowed for two groupings that were 3 stories tall. This helps to relate to the finer scale of Dexter Ave, while also providing for a transitional scale to newly proposed projects in the vicinity that are taller and more dense than what currently exists today.

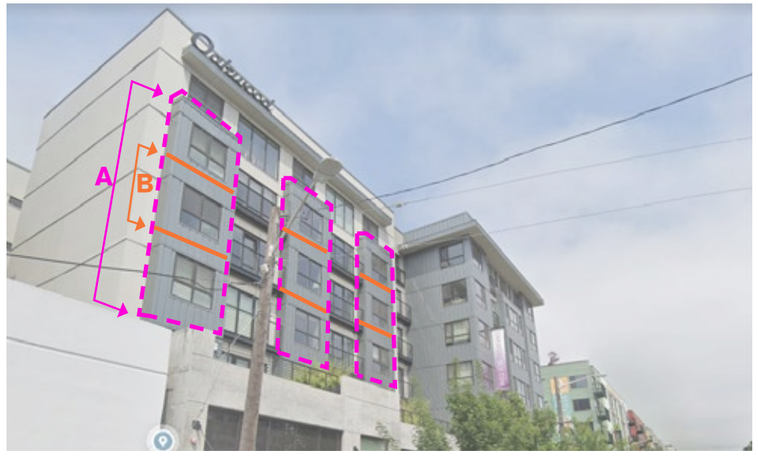
Intermediate Scale Diagrams





Intermediate Scale Analysis







Response to Design Concepts

3.3.c - Guidance

- Please clearly identify the bike storage location and circulation route from Dexter, demonstrating how the design supports cyclists.

RELEVANT DESIGN GUIDELINES:
PL4-1

3.3.c - Response

- In addition to interior bike storage locations, the Right-of-way is able to accommodate for 8 short-term bike parking spots that are highly visible from Roy Street.
- At ground level, the design team has located multiple opportunities to provide for bike parking that can be easily accessed by tenants and the public.
- The exterior will include graphic and text signage to indicate bike storage locations from the alley, as well as on the interior for the primary and secondary lobby's.
- From the alley, to create a safe pathway, the ground surface will be clearly striped to provide a clear visual delineation from how pedestrians or bicyclists access the building.

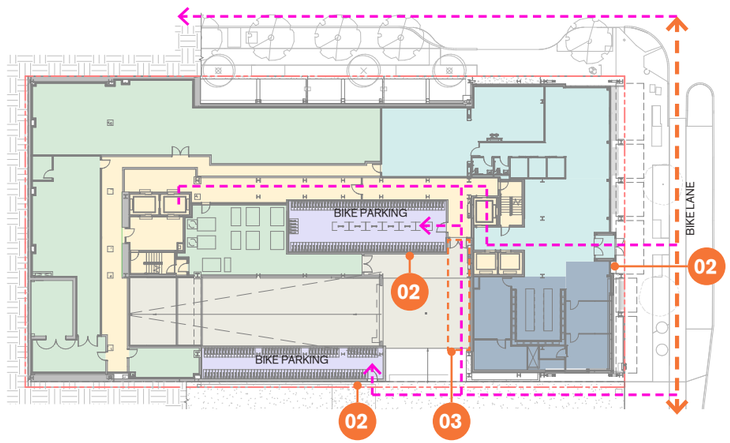
Keynotes

01 Short-term Bike Parking in ROW

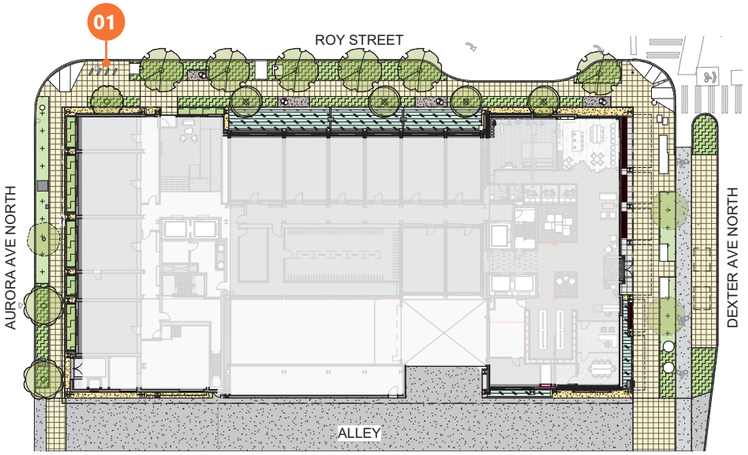
02 Graphic/Text Signage

03 Striped Pathway

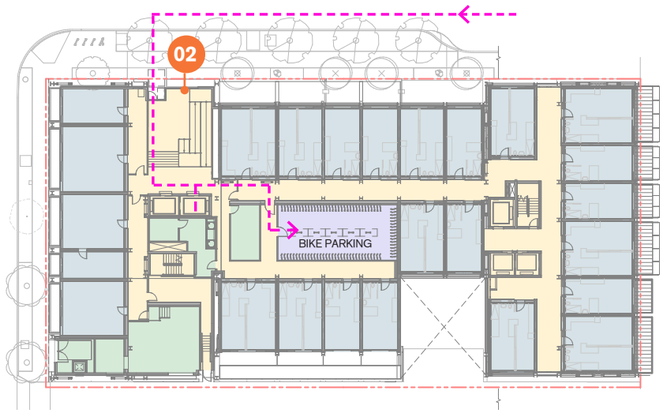
Level 1 Bike Storage Pathways



Right-of-way Bike Parking



Level 2 Bike Storage Pathways



View of Bike Storage Signage



RESPONSE TO EDG GUIDANCE

Site Planning - Context

3.4.a - Guidance

- In compliance with the South Lake Union Guidelines, the projects proposed to the north and south both include significant landscaping along Dexter Avenue. For the next review phase, include their landscape plans and demonstrate how this project will respond to these projects as well as the underlying guideline.

RELEVANT DESIGN GUIDELINES:
CS2-3-a

Observations

601 Site features a large public/private plaza facing the street, bold design gestures are scaled to match the adjacent major intersection at Mercer. Planting areas are monolithic, and offer significant buffering of the roadway.

701 Site features a smaller, varied plaza, reflecting the more fine grained residential character of Dexter as it transitions to the north. Planting areas are broken up to allow for some visual porosity, while keeping a clear threshold between pedestrian and vehicular uses.

In both cases:

- Building facade modulation and weather protection provide pedestrian-scale interest
- Seating elements, bike racks, and varied paving foster a visually engaging pedestrian environment

Keynotes

01 Bench/Seating Elements

02 Accent Paving

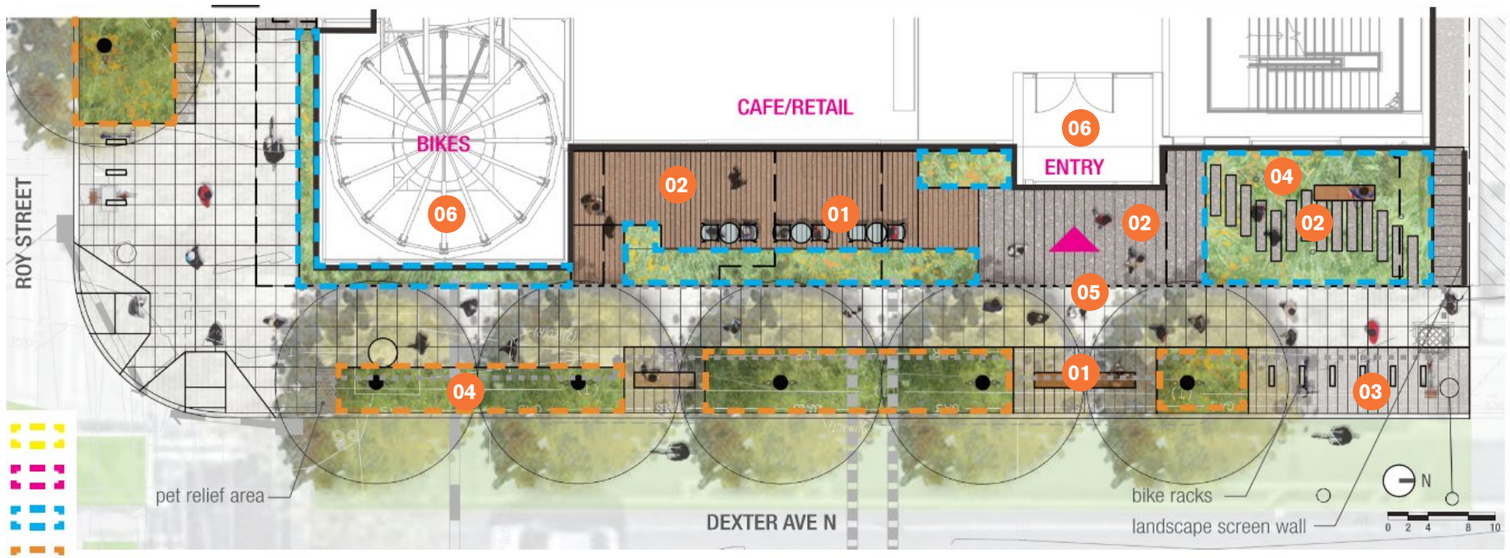
03 Bike Racks

04 Planting Area

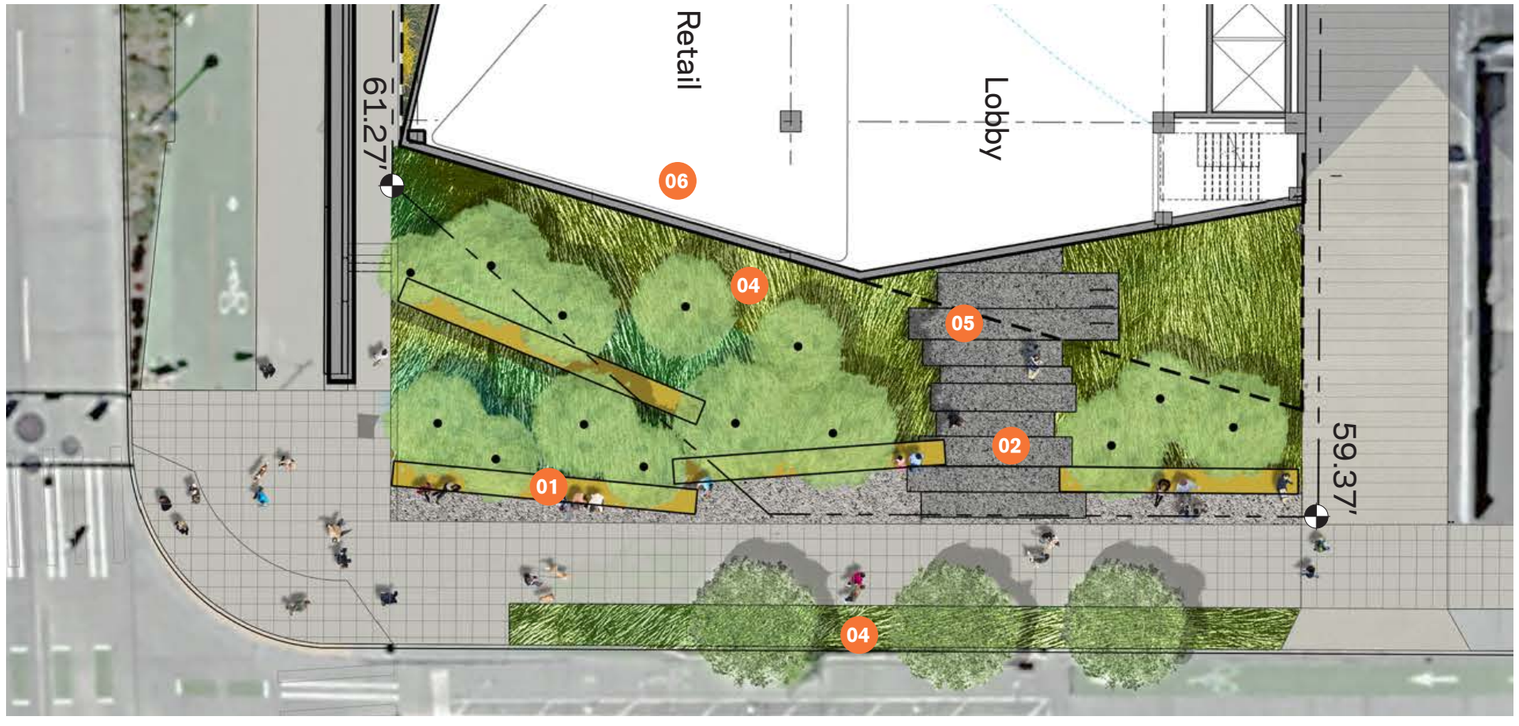
05 Overhead Weather Protection

06 Building Facade Modulation

701 Dexter - Dexter Ave Landscape Plan (North of Us - Across Roy)



601 Dexter - Dexter Ave Landscape Plan (South of Us - Across Alley)



Response to Site Planning

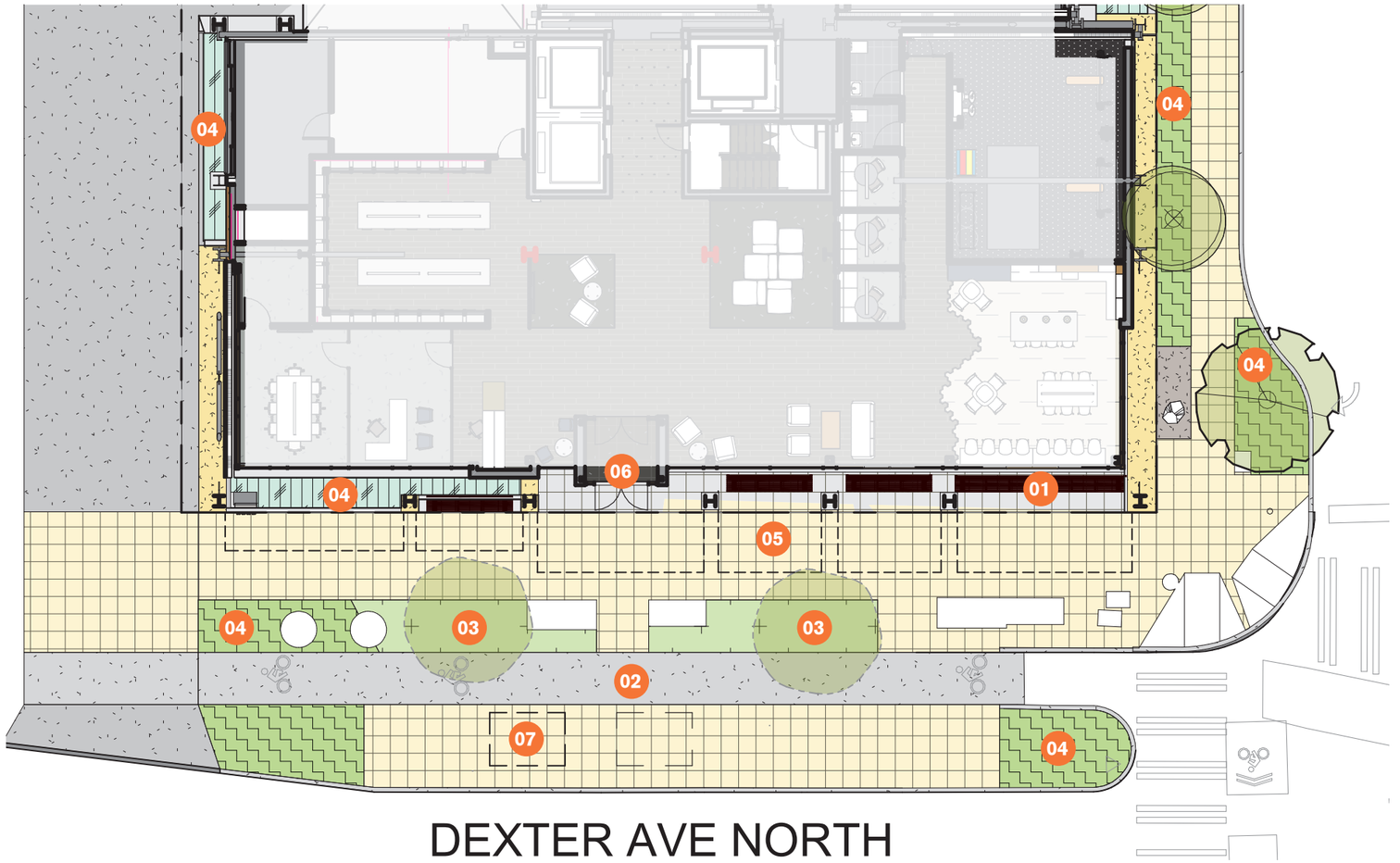
3.4.a - Response

- The 615 Site acts as a transition between the 601 project to the south, and 701 to the north, with a focus on pedestrian experience, walkability, and connection to the adjacent transit hub.
- The central feature of the 615 streetscape is the connection to the elevated bike lane and transit platform. Building facade modulation, overhead weather protection, and operable windows provide pedestrian-scale interest, and a porous transition between the interior building function and the bustle of the sidewalk and street. Large wood benches set against the building facade enhance the indoor/outdoor connection, and allow for covered overflow seating for transit users.
- A large planting strip in the center of the half block expands the available soil volume for (2) existing trees to remain, and provides a clear threshold between pedestrian and bike uses. Breaks in the planter allow for clear pedestrian access to the transit island. At each end of the project, planting areas relate to the surrounding context. To the south, bioretention planting at the building facade and along the alley echo the planting areas at 601, and work to join the two projects and de-emphasize the alley gap. To the north, a large tree planter at the corner of Roy and Dexter acts as a visual terminus for pedestrians, mirroring the tree planter across Roy at 701, and acting as a threshold to the “green filter” of stepped bioretention planters and lush planting along Roy leading up to Aurora to the west.

Street View - Dexter Ave Facing SW



Composite Site Plan



Keynotes

01 Bench/Seating Elements

02 Elevated Bike Lane

03 Existing Trees to Remain

04 Planting Area

05 Overhead Weather Protection

06 Building Facade Modulation

07 Bus Stop

Street Edges

3.4.b, 3.4.c - Guidance

- It is not yet clear how the principal entry at Dexter will meet Guideline criteria to “design primary entries to be obvious, identifiable, and distinctive and to be welcoming and identifiable to visitors.”
- It is not yet clear how the street front at Dexter will meet Guideline criteria to “encourage human interaction and activity at the street-level by making strong connections to the street and public realm.”

RELEVANT DESIGN GUIDELINES:
PL3-A
PL3, CS2-B

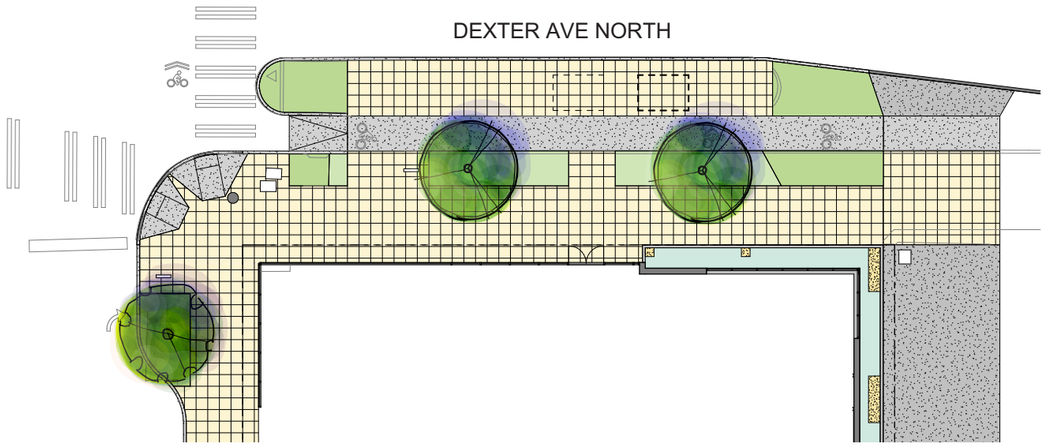
Street View - Dexter



Street View - Entrance on Dexter



Site Plan - Dexter



Response to Street Edges

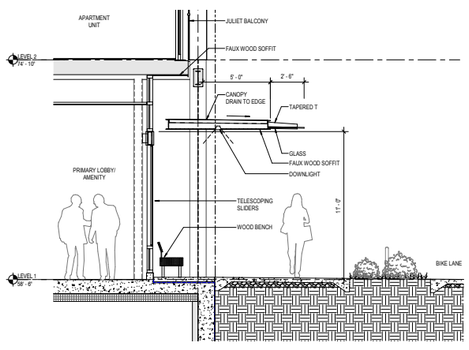
3.4.b, 3.4.c - Response

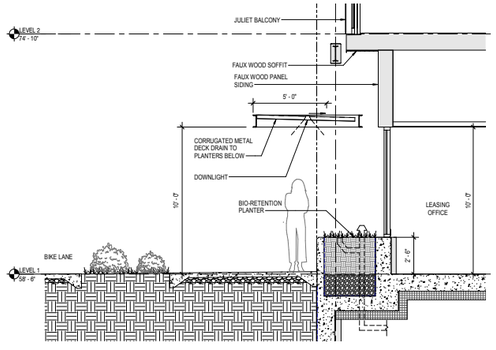
- The proposed design intends to provide a clear and identifiable entry vestibule that will project beyond the adjacent transparent and opaque materials of the street level façade. The vestibule will be clad with unique materials that specifically relate to the finishes applied to the massing move that occurs on the NE corner above level 8. From a pedestrian's point of view, the modulation and material change along the façade will make it clear and apparent.
- Given that this project is a residential only development, the design team recognizes the design challenge in ensuring human interaction occurs along Dexter Ave. We have addressed this by carefully block planning the ground level of the development to place leasing functions near the alley and allow for a larger and more open great room space that combines the main entry lobby and amenity spaces together. This space will be continuously active with building users through the use of amenity activities and lounge seating areas. In addition, almost two thirds of the façade immediately in front of these spaces will be treated with highly transparent glass. Along the street edge, we have set the building façade back 5' from the sidewalk and provided for comfortable bench seating that sits in front of telescoping operable sliders that will provide a seamless threshold between the amenity area and the sidewalk adjacent. This is mean to encourage interaction with pedestrians and building users during most times of the year. Lastly, the entire frontage of Dexter Ave will provide for overhead weather protection with varying treatments in materials and lighting design.

Street View - Dexter

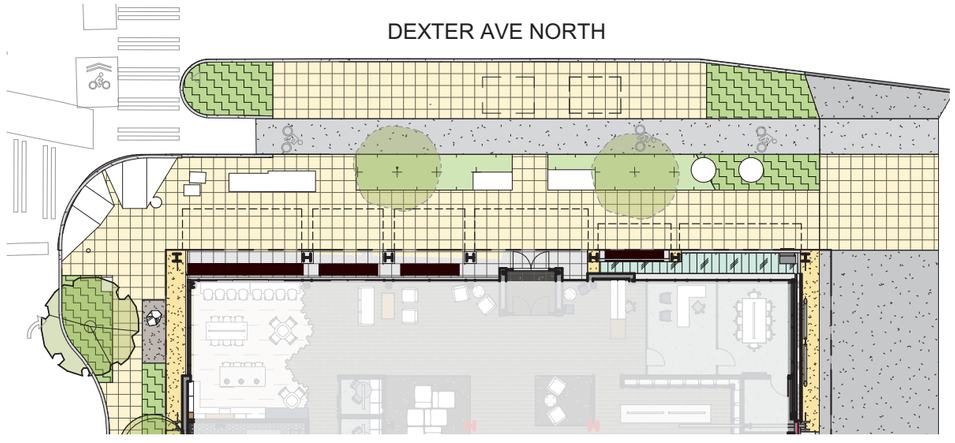


Street Sections - Dexter





Site Plan - Dexter



Response to Exterior Expression

3.5.a, 3.5.b - Guidance

- The Staff supports the use of the structural elements of this unique construction system to inform both the design concept and its expression.
- For the next review phase, provide details showing the carefully composed high-quality detailing of both the primary and secondary architectural elements

RELEVANT DESIGN GUIDELINES:
DC1, DC2
DC2, DC4

EDG: Aerial View Facing Southwest



EDG: Aerial View Facing Northeast



EDG: Street View Along Dexter



EDG: Street View Along Dexter & Alley



EDG: Street View Along Roy St



Response to Exterior Expression

3.5.a, 3.5.b - Response

PRIMARY

- The design team paid careful attention to hierarchy in the exterior expression. The structural exoskeleton stands proud of the infill elements within the frame, and creates a framework for the rationale of the massing moves. Therefore, we believe this component is the **Primary** architectural element.
- The primary structural frame contains carefully detailed brace frames & gusset plates that create a rhythm vertically in the building and help break down the scale.
- In addition, at ground level, the primary columns and brace frames have been detailed to engage concrete plinths that occur in various ways around the site to create an elegant termination to the primary expression at street level.
- The primary structural frame is also used to hold up secondary and tertiary elements such as the Lantern at the Northeast corner, the floors, exterior walls & glazing, and juliet balcony railings outside of each apartment unit.

View From Dexter Ave Facing West



View From Aurora Facing Southeast



Primary Framing Along Dexter



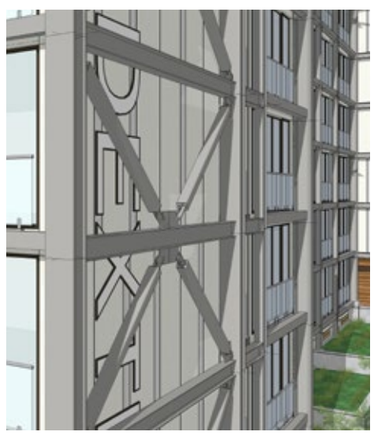


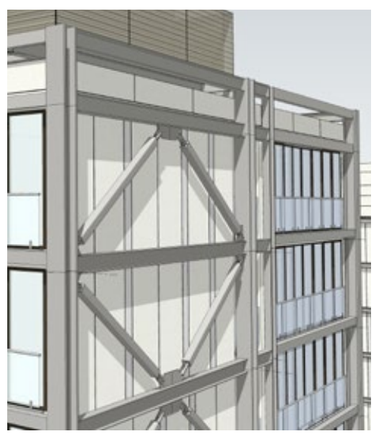
Primary Framing Along Aurora





Primary Framing At Tower





Response to Exterior Expression

3.5.a, 3.5.b - Response

SECONDARY & TERTIARY

- The exterior amenity spaces and the massing move that the design team has coined the ***Lantern***, provides for a robust intermediate scale in the design that we have treated as **Secondary**. The importance of the secondary element is significant, and therefore it has been treated with a specialty brass metal panel and unique lighting to ensure it maintains a strong presence. The primary structural frame holds up this element and allows it to appear to float above Dexter Ave and Roy St.
- The exposed exterior walls and glazing are infilled within the primary structural frame and are treated as **Tertiary**. In order to not overpower the established hierarchy of the structural frame or the ***Lantern*** element, the design team has chosen to apply a simple vertical pattern that creates a two story rhythmic module on the opaque portions of the facade. This pattern is comprised of high pressure laminate panels that include a clean white and reflective silver. The intent helps to maintain the strong vertical proportions of the design and also adds a radiating effect that is subservient to the primary and secondary elements.
- The facade also includes other **Tertiary** elements such as telescoping sliders at both tower levels and ground level, glass juliet railings, and a mix of linear faux wood panels in special locations.

View From Dexter Ave Facing Southwest



Aerial View of Lantern



Enlarged Exterior Expressions





View of Telescoping Slider at Ground Level



View of Mixed Faux Wood



Concept Development

What does the **future have in store** for South Lake Union?



Significant growth

- Tech-Office
- Bio-Tech and Lab
- Commercial Office
- Residential

Activity and Vibrancy

- New Street Level Uses
- Community Programming
- 18 Hour Days
- Contemporary Design

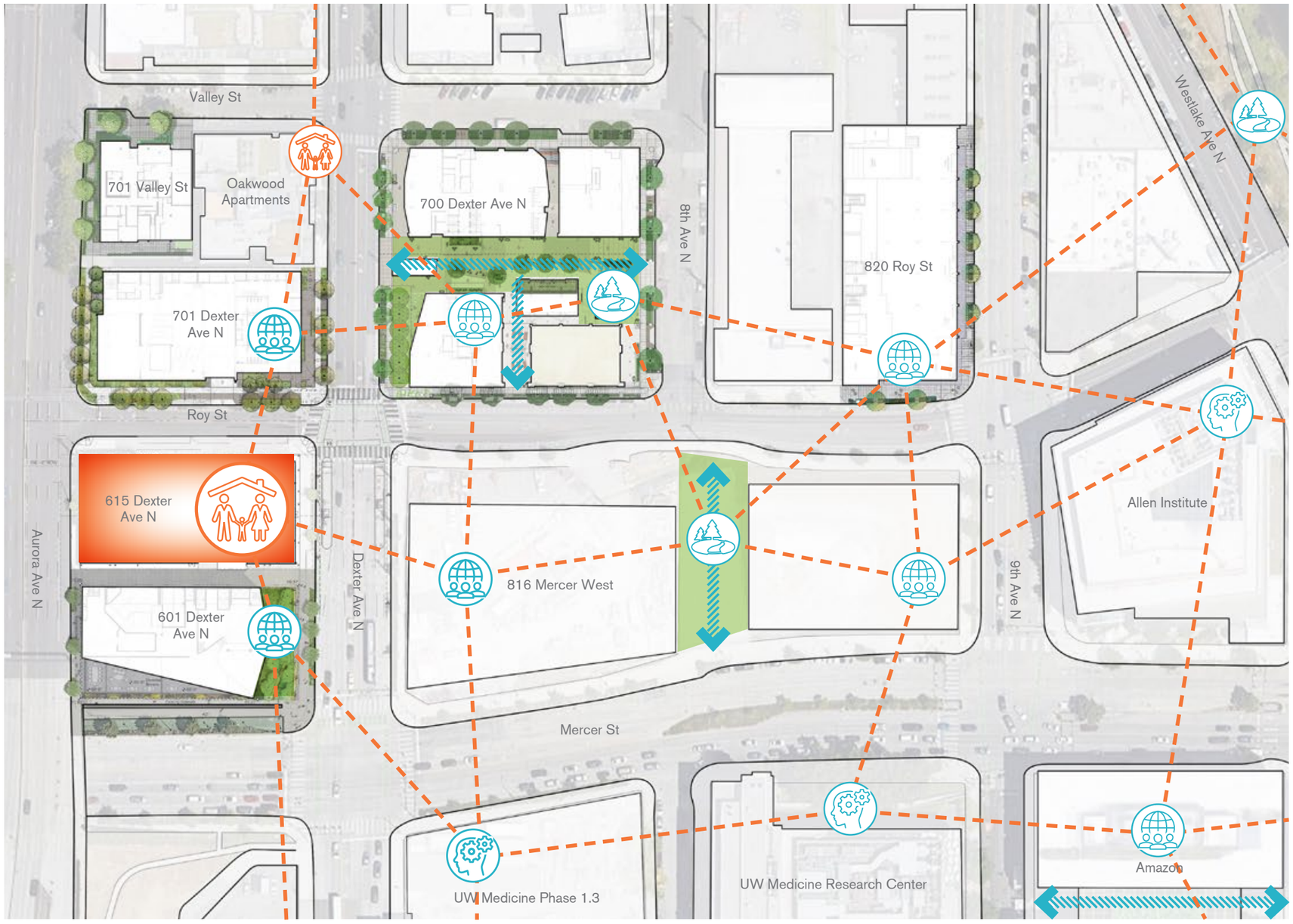
Open Space

- New Thru-Block Connections
- 8th Ave Pedestrian Passage
- Newly Enhanced Streetscapes
- Sustainable Design Features

Map Key

- Site
- Open Space
- Future Development

How do we fit into an **emerging science and tech** microcosm?



Enhanced Streetscape

- Elevated pedestrian experience
- Ease of access
- Places for gathering

Increased Density

- Tighter cluster of community elements
- Well-connected spaces
- Improved walkability

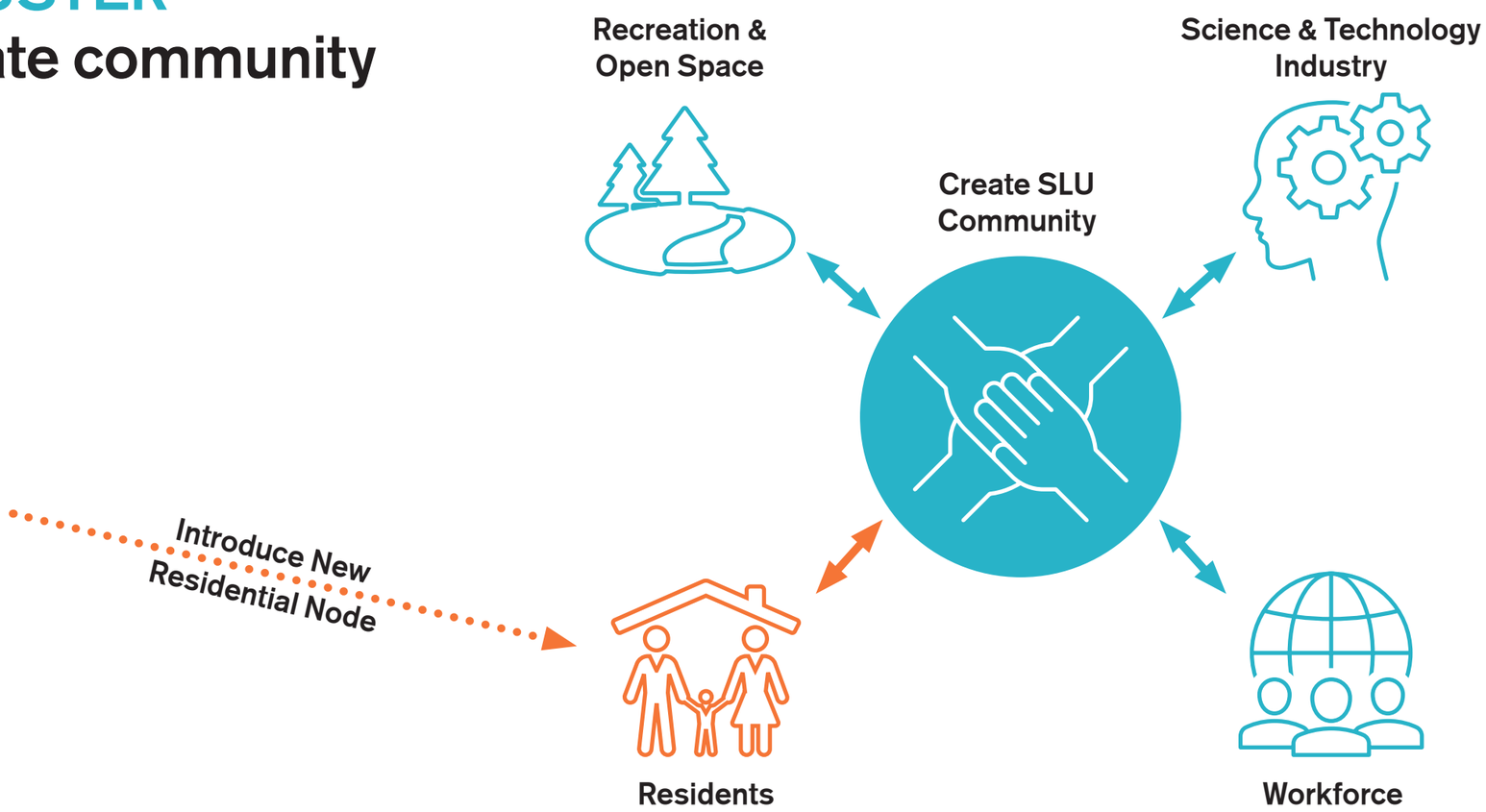
Map Key

- Residential Node
- Recreation & Open Space Node
- Workforce Node
- Science and Technology Industry Node
- Thru-block Pedestrian Circulation
- Site
- Open Space

COMPLETING THE CLUSTER

Provide the people - **create community**





How do we **complete the cluster**?

Balance
- Respect Contextual Cues
- Scaling Appropriately
- Modulate The Massing
- Setback At Street Level

Blend
- Create Seamless Thresholds
- Heightened Facade Transparency
- Operable Street Level Facade
- Showcase Residential Amenities

Enrich
- Quality & Durable Materials
- Overhead Weather Protection
- Sustainable Design Features
- Celebrate The Building Technology

Elevate
- Encourage “Outlooks & Overlooks”
- Design For View Apertures
- Features The “5th Elevation”
- Embrace Natural Features of SLU

What is South Lake Union?

Rich & Natural - it embodies the Pacific Northwest and the environment.

- Warm, earthy elements ground the building
- Light screening elements come down to human scale, balancing the heavier grounding elements
- Patterned metal panel and metal accents give a nod to historical and industrial past

Bright & Contemporary - fresh, clean, and enlightened.

- Balancing cues from contemporary architecture and cues from natural elements in SLU
- Light, airy feel to the facade with slats and perforations
- Using materials in innovative ways to relate to science and tech industry
- Honest materials that age well and with character

How do we accomplish this?

Create a Lighthouse

Qualities of a Lighthouse:

Bright

Clean

Warm

Calm

Movement

Vertical

Beacon

Timeless



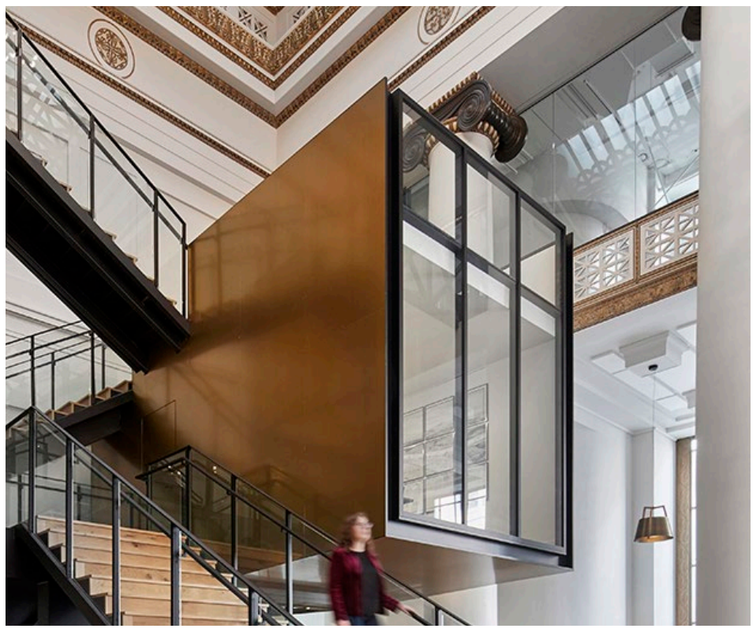
What is special about this Lighthouse?

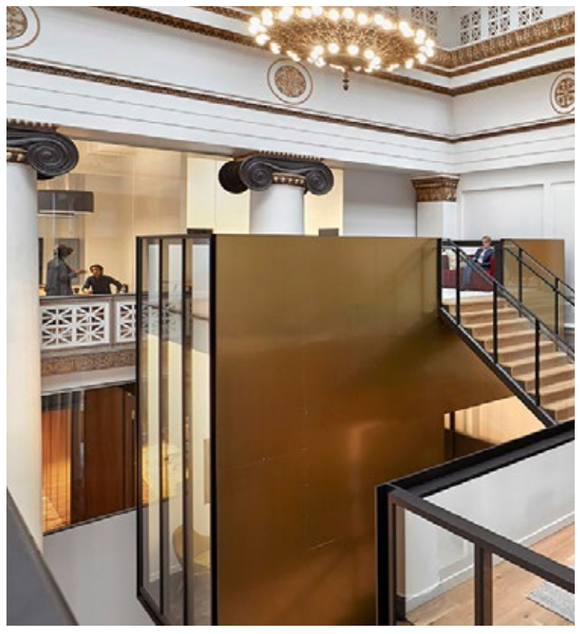
The Lantern

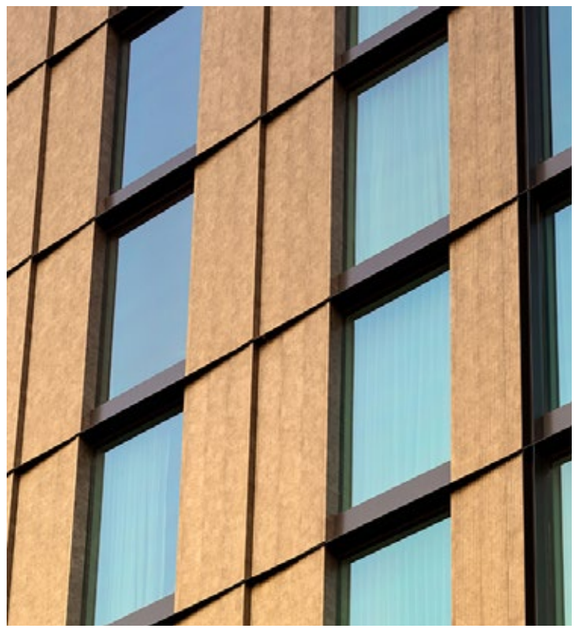
How do we make the Lantern Warm & Timeless?

With timeless & warm materials

Brass







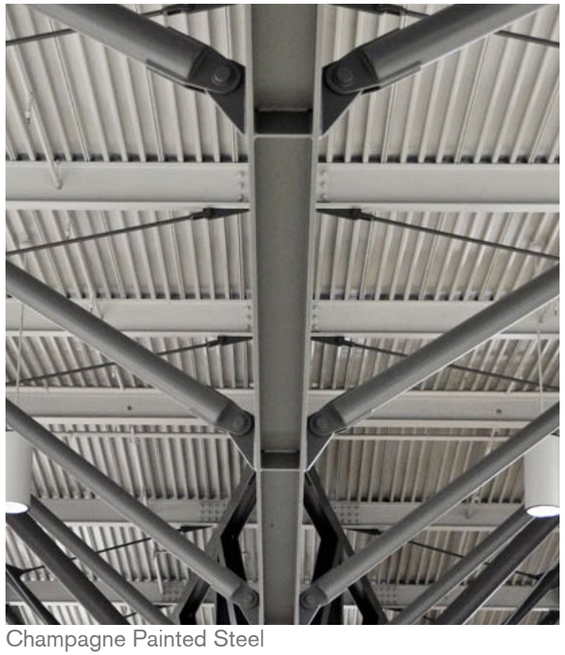


Pure + Freeform Hampton Brass

How does the Lighthouse hold up the Lantern?

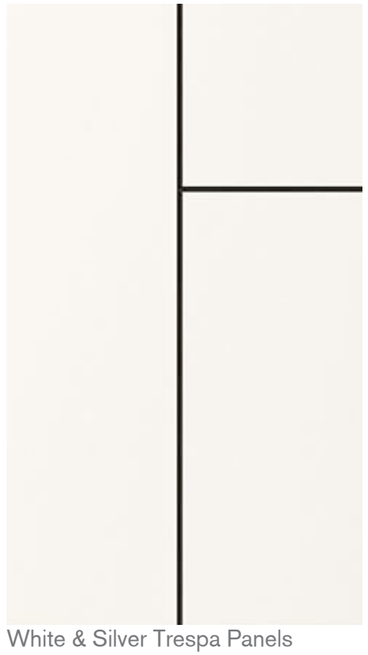
Calm, clean, bright, warm & vertical materials

Steel



Champagne Painted Steel

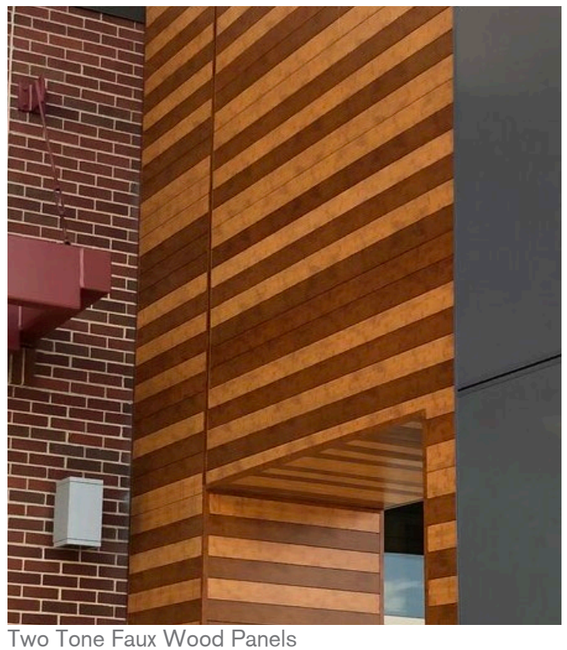
Walls



White & Silver Trespa Panels

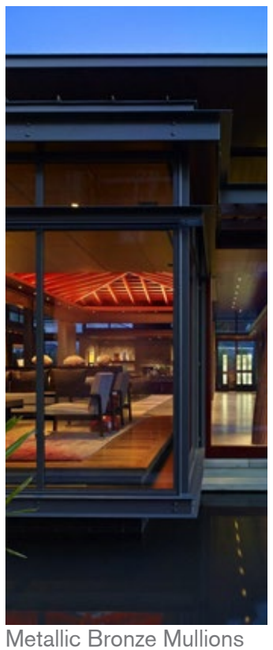


Wood

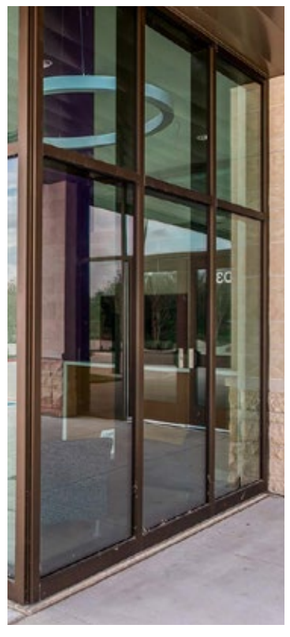


Two Tone Faux Wood Panels

Mullions



Metallic Bronze Mullions



Design Proposal

View from Dexter & Roy



RENDERINGS

Aerial View facing SW



Aerial View facing SW



RENDERINGS

View from Dexter Ave



Aerial View facing SW



RENDERINGS

View along Dexter facing South



View along Roy facing East

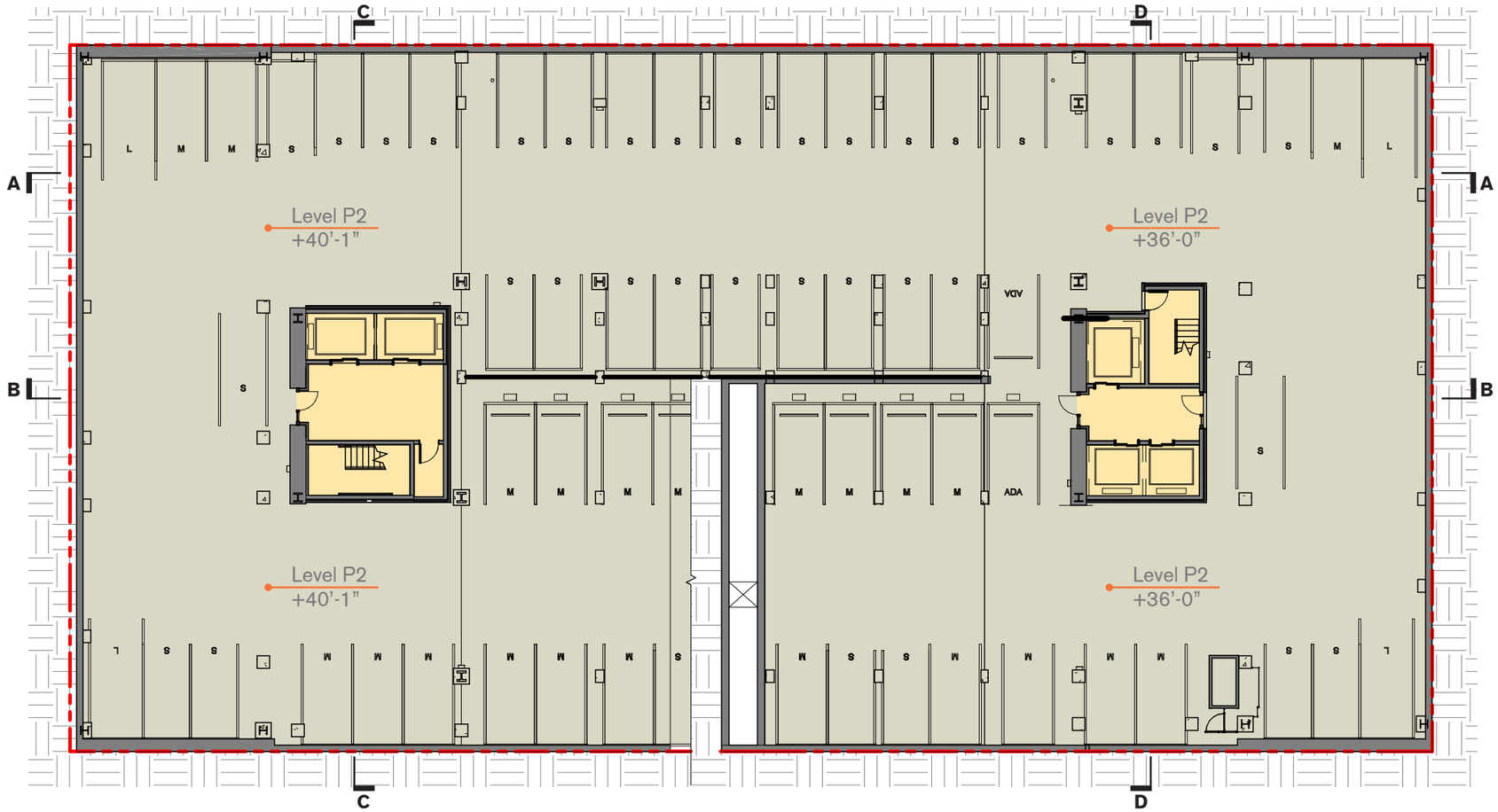


FLOOR PLANS

Level P2

Level P2 Floor Plan

Scale : 3/64” = 1’-0”



Key Notes

Area

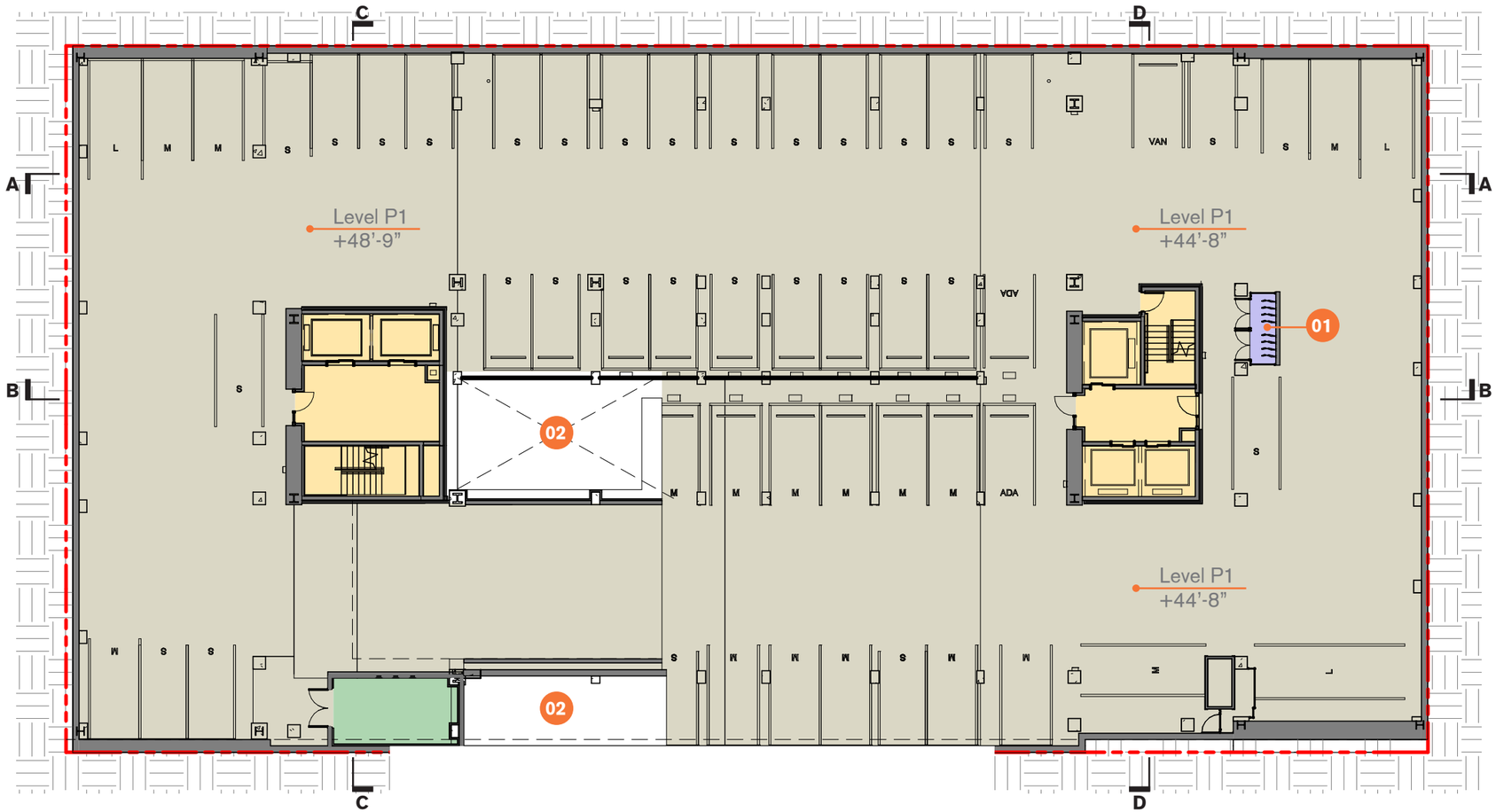
- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

- Property line
- Level 1 +000’-0” Elevation
- Entry
- Vehicle Entry
- Service Entry

Level P1 Floor Plan

Scale : 3/64” = 1’-0”



Key Notes

01 Bike Storage

02 Open to Below

Area

- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

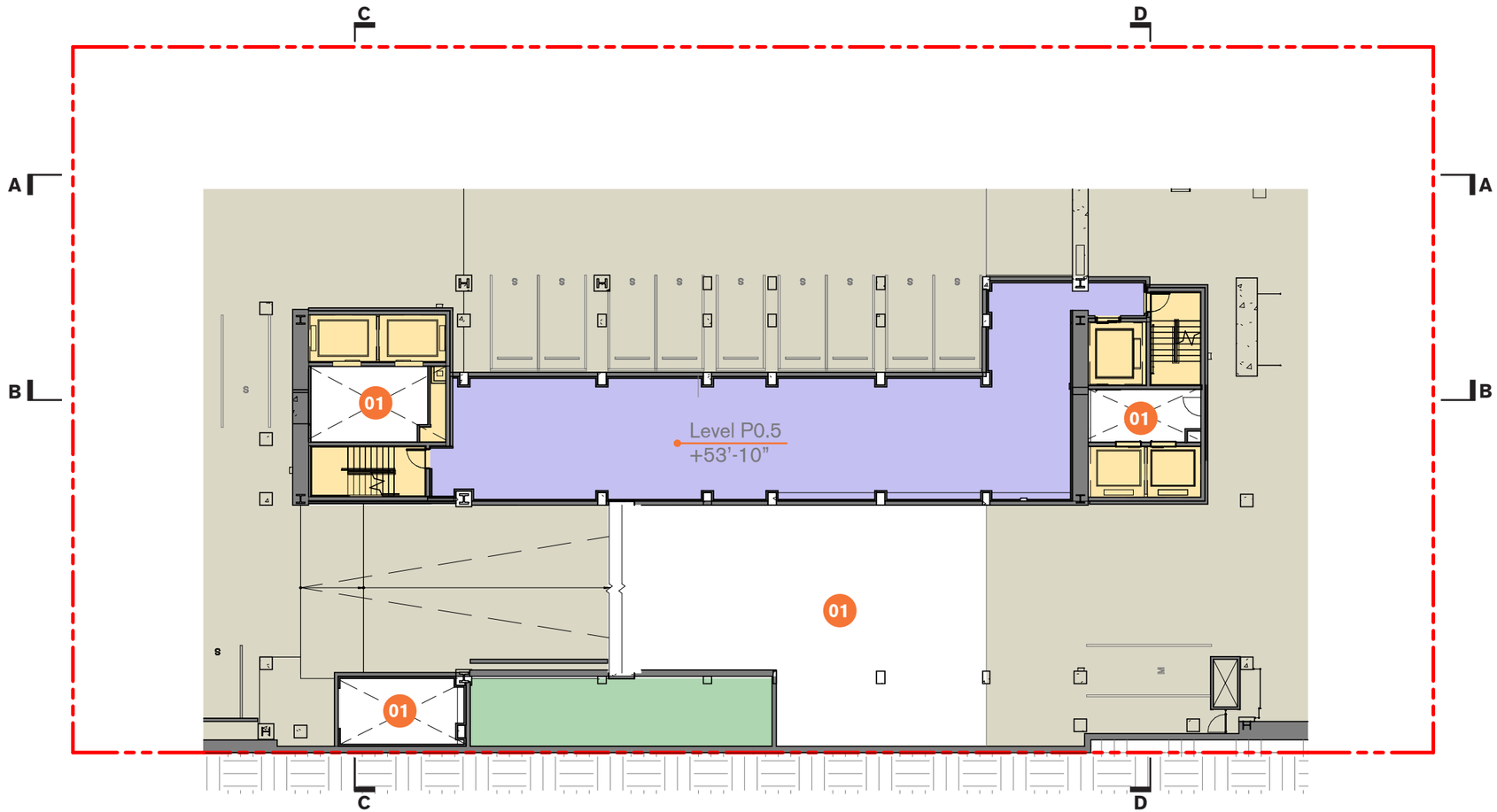
- Property line
- Level 1 +000’-0” Elevation
- Entry
- Vehicle Entry
- Service Entry

FLOOR PLANS

Level P0.5

Level P0.5 Floor Plan

Scale : 3/64” = 1’-0”



Key Notes

01 Open to Below

Area

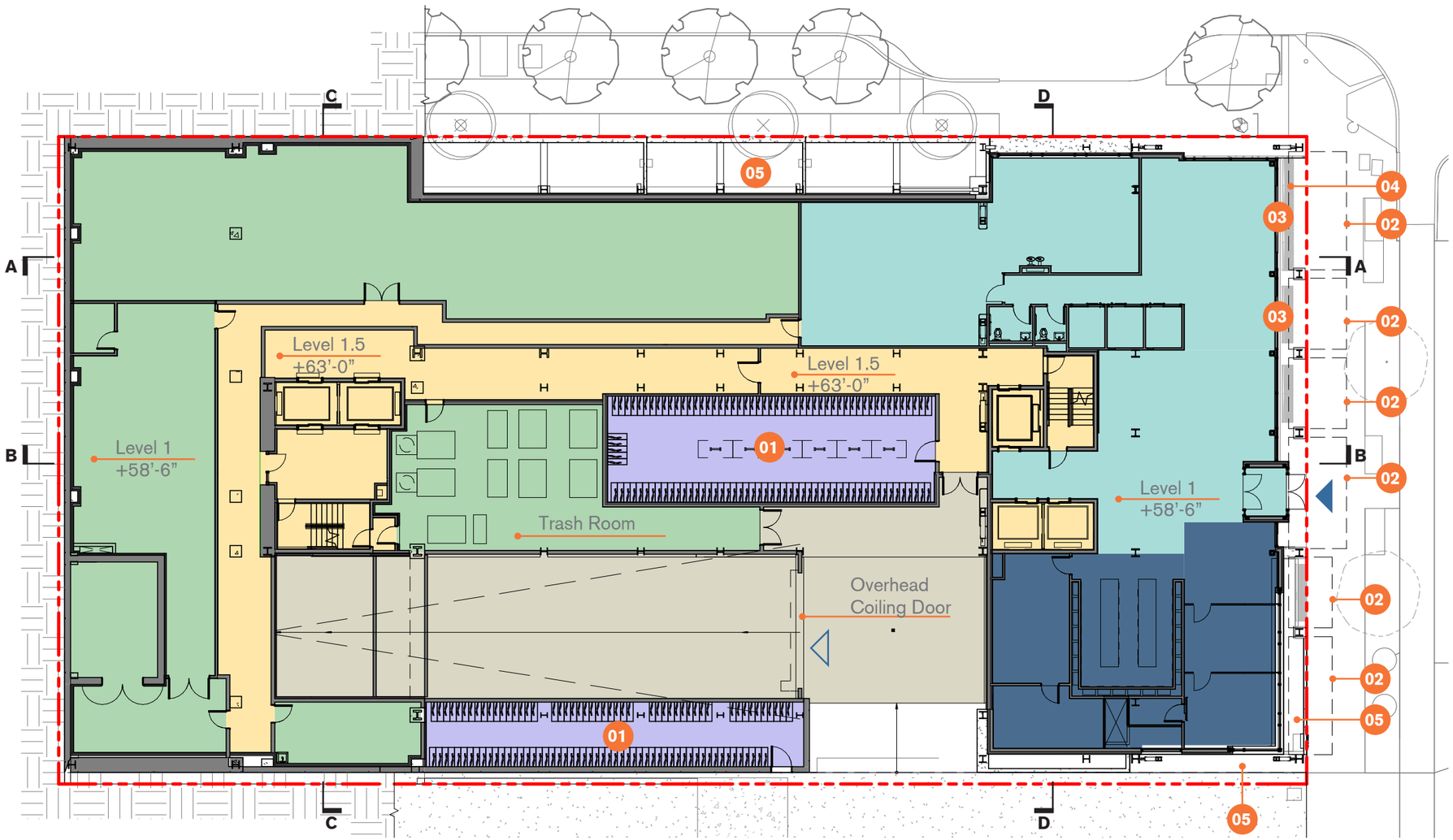
- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

- Property line
- Level 1 +000’-0” Elevation
- Entry
- Vehicle Entry
- Service Entry

Level 1 Floor Plan

Scale : 3/64" = 1'-0"



Key Notes

01 Bike Storage

02 Overhead Canopy

03 Telescoping Glass Doors

04 Bench Seating

05 Bioretention Planter

Area

- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

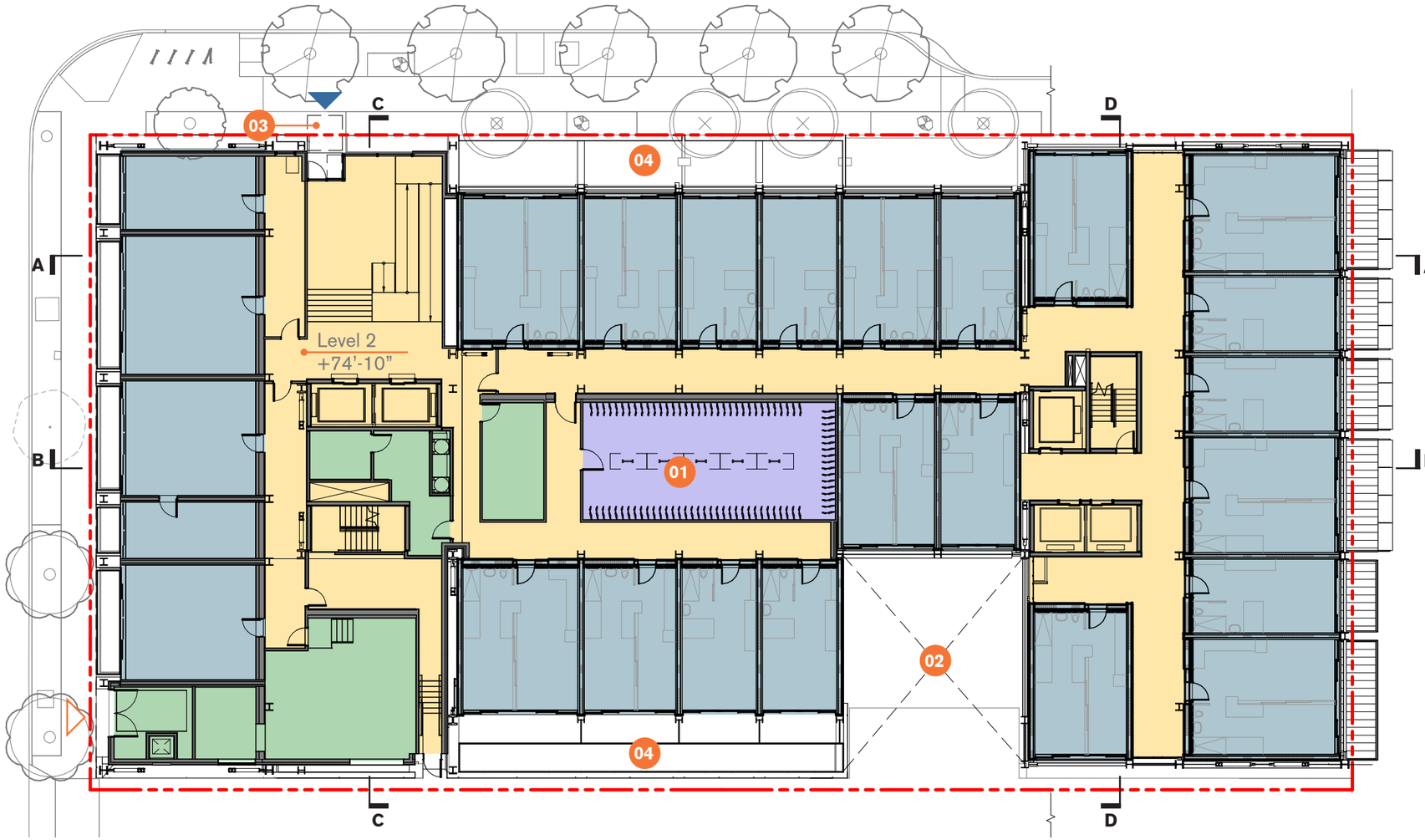
- Property line
- Level 1 +000'-0" Elevation
- Entry
- Vehicle Entry
- Service Entry

FLOOR PLANS

Level 2

Level 2 Floor Plan

Scale : 3/64” = 1’-0”



Key Notes

01 Bike Storage

02 Open to Below

03 Overhead Canopy

04 Bioretention Planter

Area

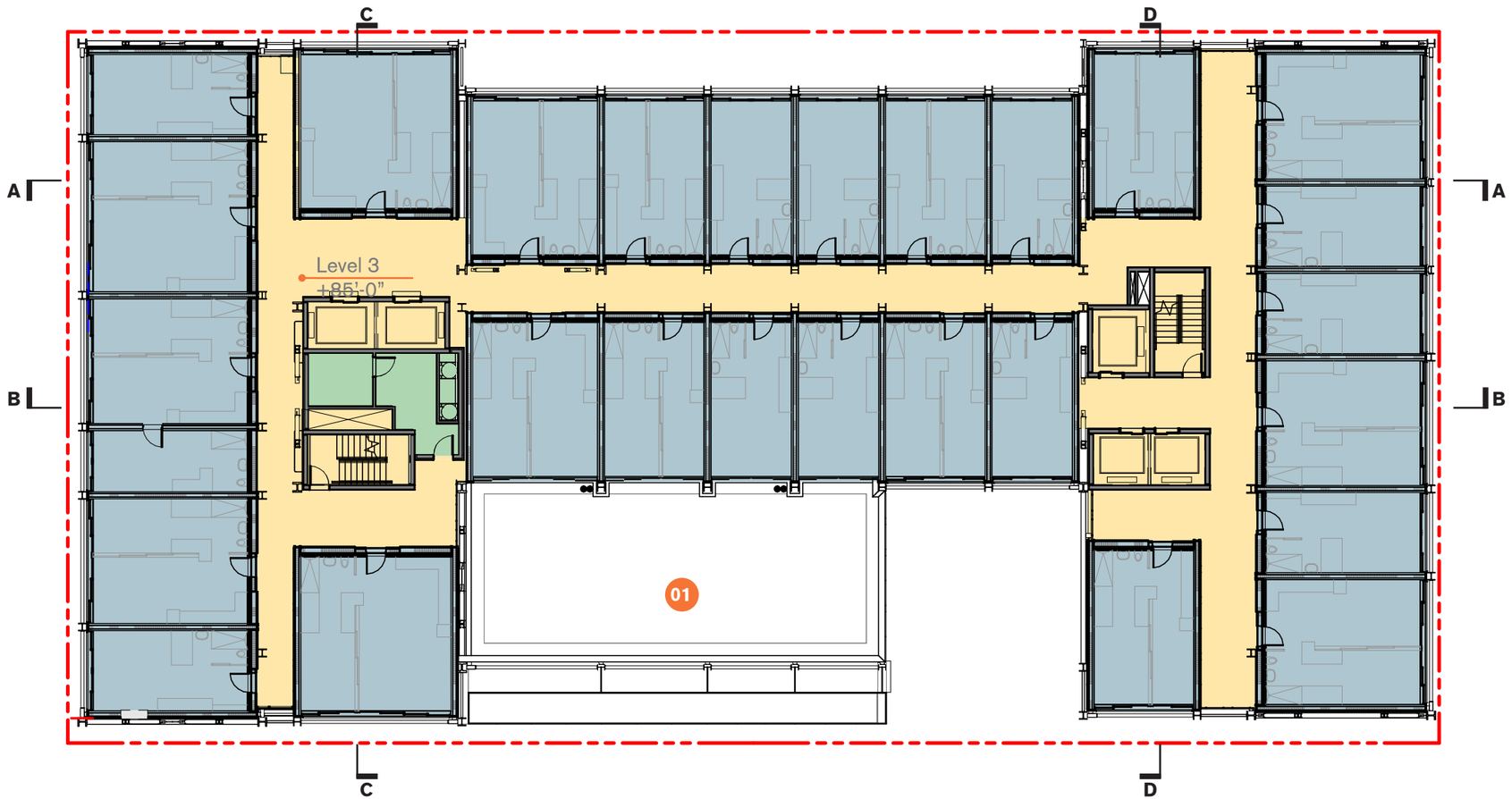
- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

- Property line
- Level 1 +000’-0” Elevation
- Entry
- Vehicle Entry
- Service Entry

Level 3 Floor Plan

Scale : 3/64” = 1’-0”



Key Notes

01 Green Roof/Vegetation

Area

- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

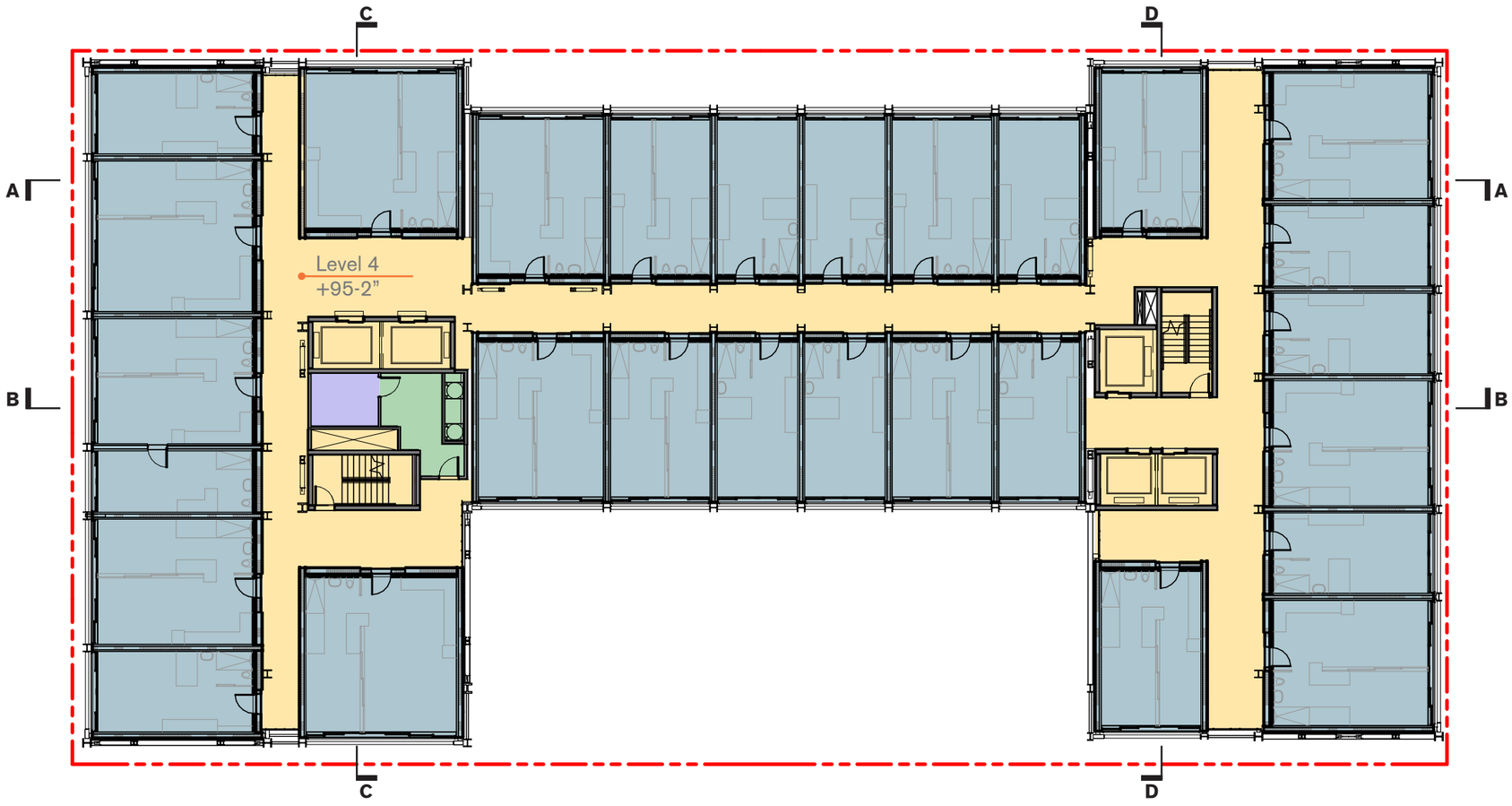
- Property line
- Level 1 +000’-0” Elevation
- Entry
- Vehicle Entry
- Service Entry

FLOOR PLANS

Levels 4-6

Levels 4-6 Floor Plan

Scale : 3/64” = 1’-0”



Key Notes

Area

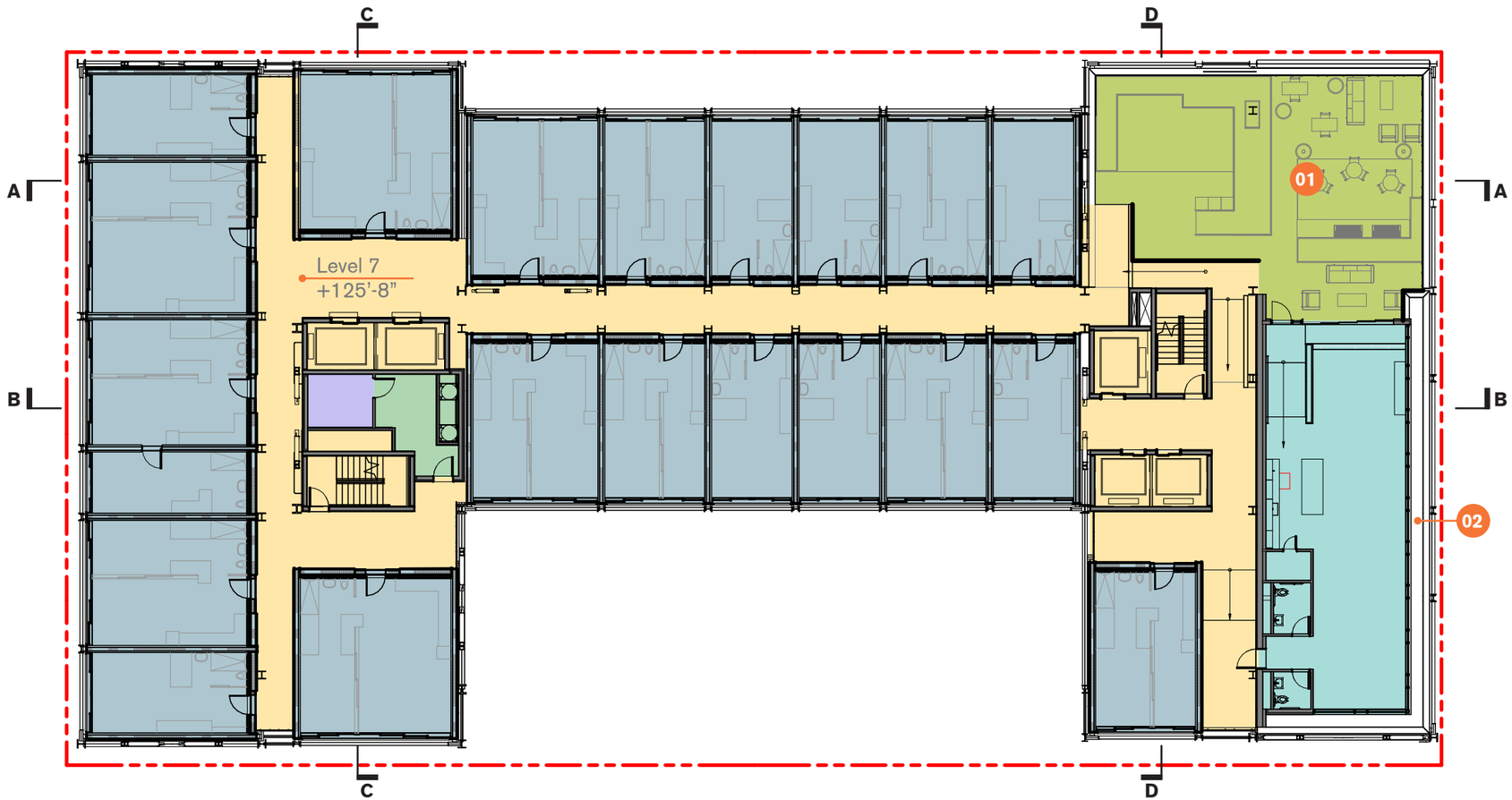
- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

- Property line
- Level 1 +000’-0” Elevation
- Entry
- Vehicle Entry
- Service Entry

Level 7 Floor Plan

Scale : 3/64" = 1'-0"



Key Notes

01 Occupiable Roof Deck

02 Green Roof/Vegetation

Area

- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

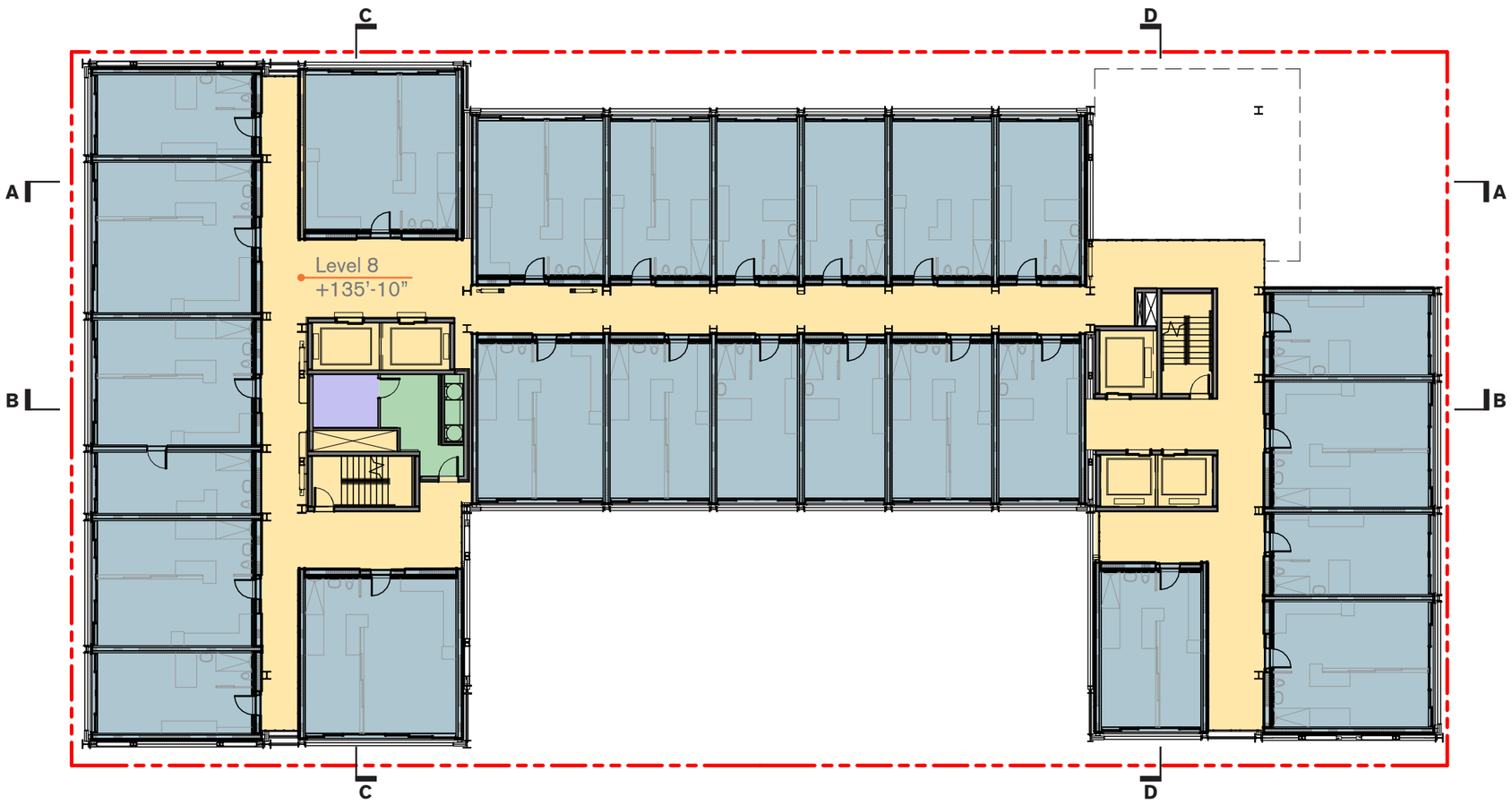
- Property line
- Level 1 +000'-0" Elevation
- Entry
- Vehicle Entry
- Service Entry

FLOOR PLANS

Levels 8, 9, 10, 12, 13, 15 & 16

Levels 8, 9, 10, 12, 13, 15 & 16 Floor Plan

Scale : 3/64” = 1’-0”



Key Notes

Area

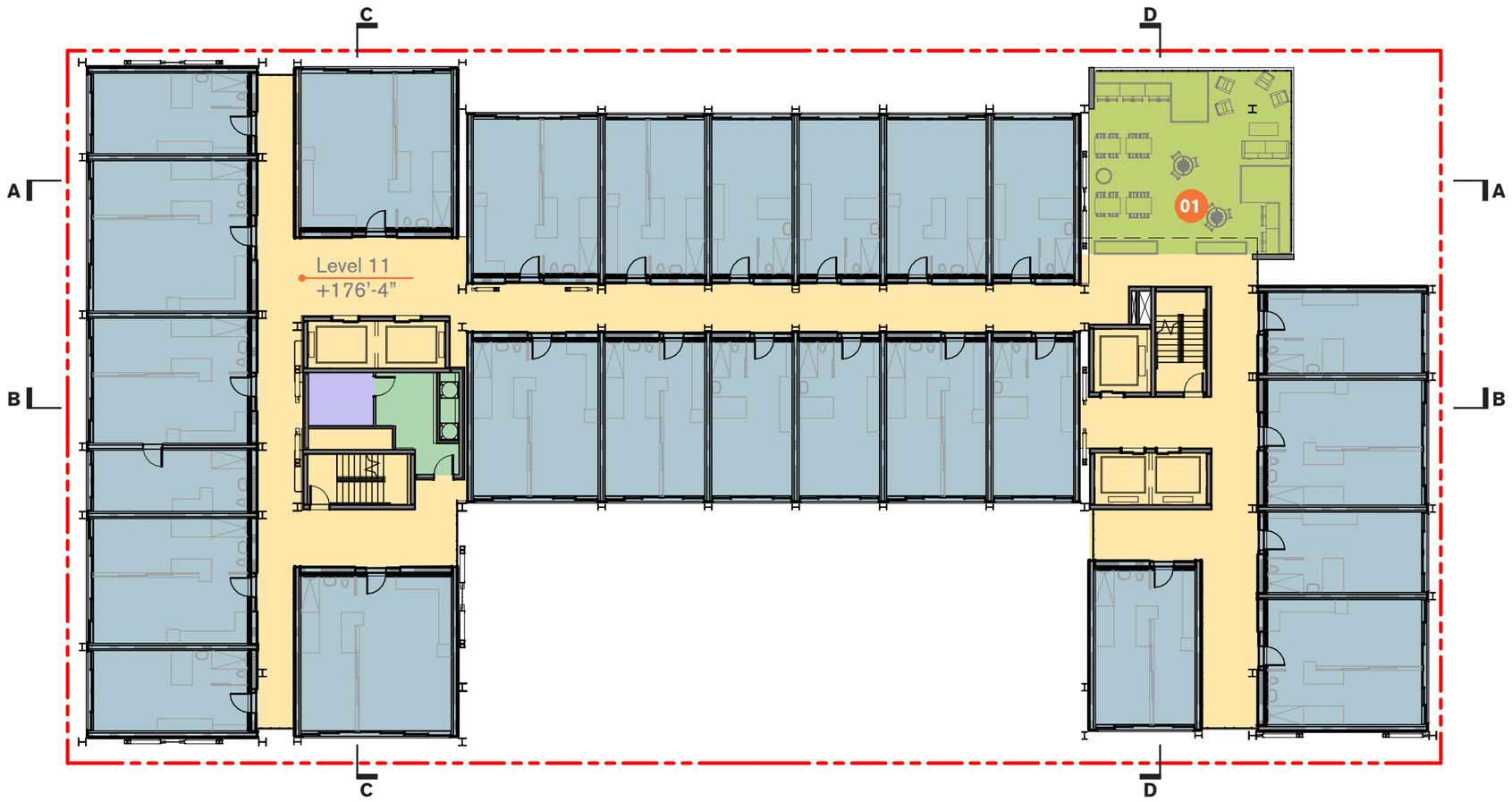
- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

- Property line
- Level 1 +000’-0” Elevation
- Entry
- Vehicle Entry
- Service Entry

Levels 11, 14 & 17 Floor Plan

Scale : 3/64” = 1’-0”



Key Notes

01 Occupiable Roof Deck

Area

- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

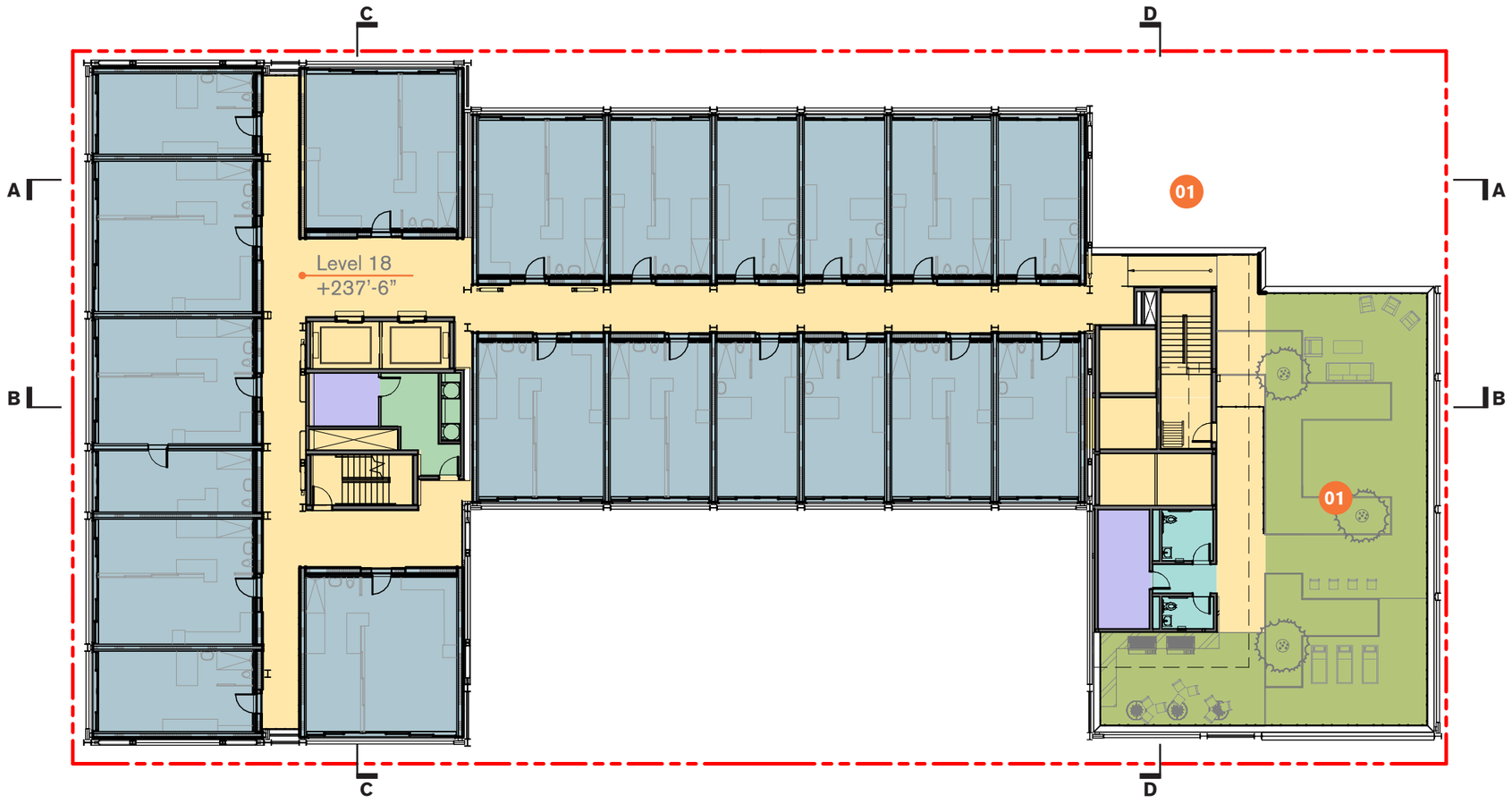
- Property line
- Level 1 +000’-0” Elevation
- Entry
- Vehicle Entry
- Service Entry

FLOOR PLANS

Level 18

Level 18 Floor Plan

Scale : 3/64” = 1’-0”



Key Notes

01 Occupiable Roof Deck

Area

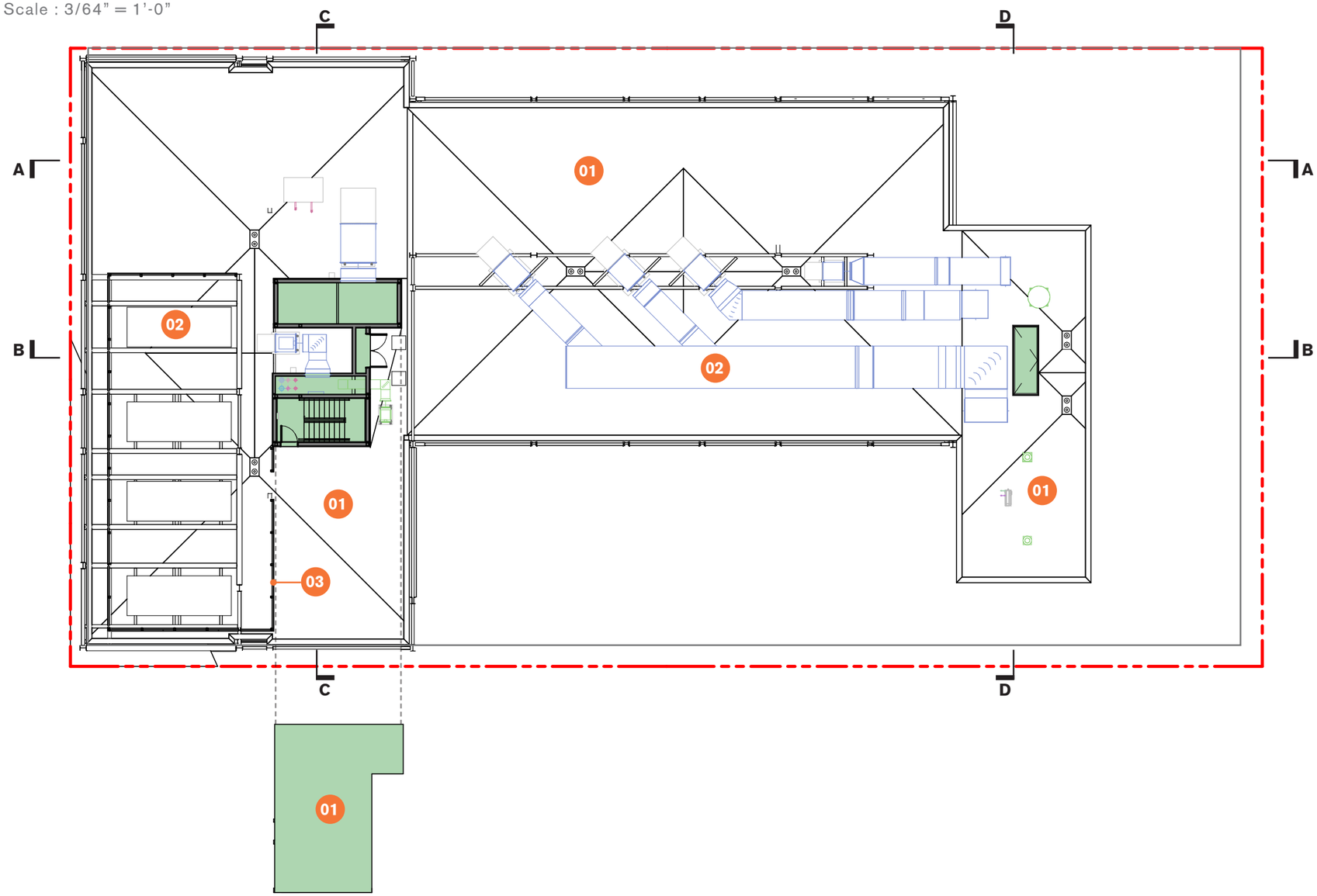
- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

- Property line
- Level 1 +000’-0” Elevation
- Entry
- Vehicle Entry
- Service Entry

Roof Level Floor Plan

Scale : 3/64" = 1'-0"



Roof Level Penthouse
Scale : 3/64" = 1'-0"

Key Notes

01 Roof Below

02 Mechanical Equipment

03 Mechanical Screening

Area

- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

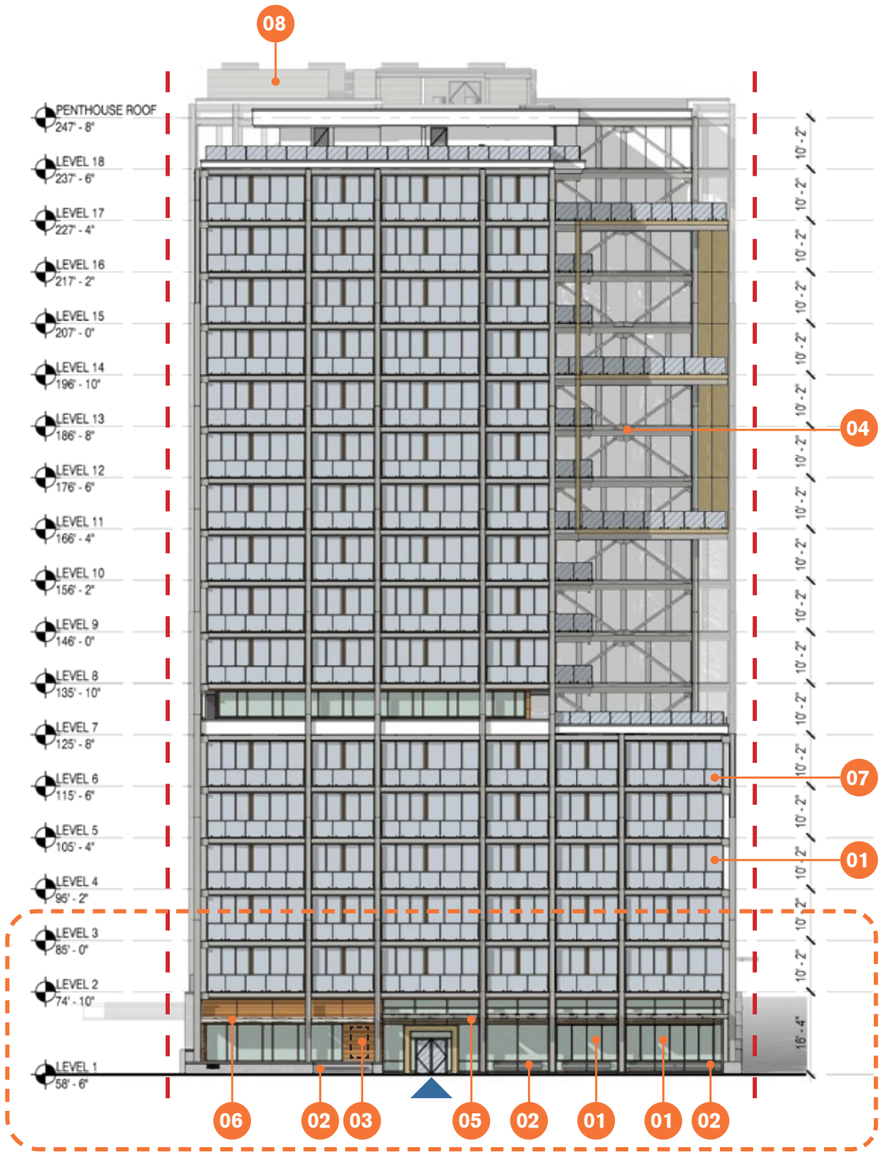
- Property line
- Level 1 +000'-0" — Elevation
- Entry
- Vehicle Entry
- Service Entry

ELEVATIONS

East Elevation

East Elevation

Scale: 1” = 30’-0”



Key Notes

01 Telescoping Glass Doors

02 Wood Benches

03 Building Signage

04 Structural Brace Frame

05 Steel & Glass Canopies

06 Steel Canopies

07 Glass Juliet Railings

08 Mechanical Screening

Materials

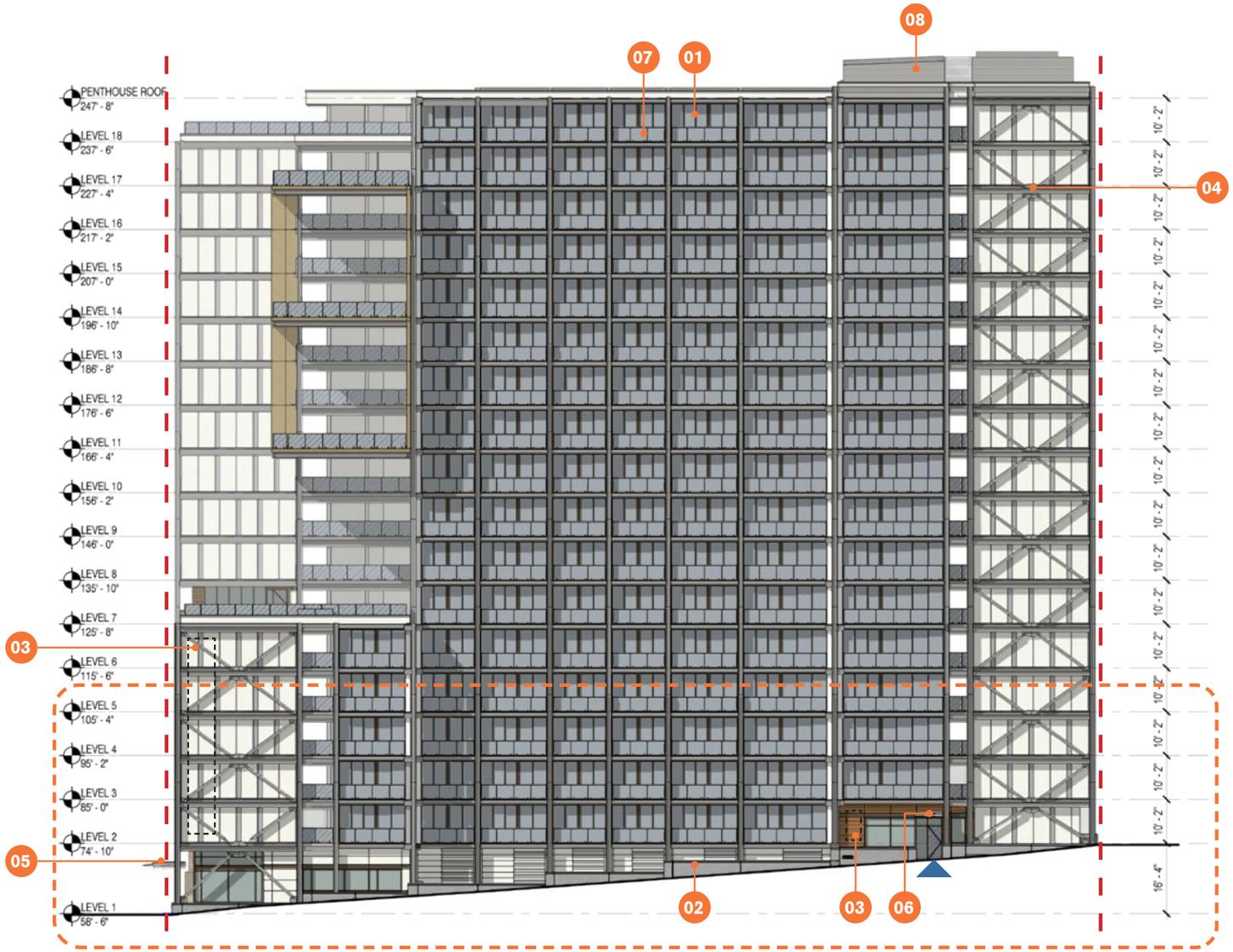
- Architectural Concrete
- Concrete Masonry Unit
- Champagne Paint
- Trespa Pure White
- Trespa Paris Silver
- Medium Bronze
- Hampton Brass
- Clear Vision Glass
- Unit Apartment Glass
- Dark Faux Wood
- Light Faux Wood

Legend

- Property Line
- Entry
- Vehicle Entry
- Service Entry
- Enlarged Elevation Callout

North Elevation

Scale: 1" = 30'-0"



Key Notes

01 Telescoping Glass Doors
02 Bioretention Planter
03 Building Signage
04 Structural Brace Frame
05 Steel & Glass Canopies
06 Steel Canopies
07 Glass Juliet Railings
08 Mechanical Screening

Materials

- Architectural Concrete
- Concrete Masonry Unit
- Champagne Paint
- Trespa Pure White
- Trespa Paris Silver
- Medium Bronze
- Hampton Brass
- Clear Vision Glass
- Unit Apartment Glass
- Dark Faux Wood
- Light Faux Wood

Legend

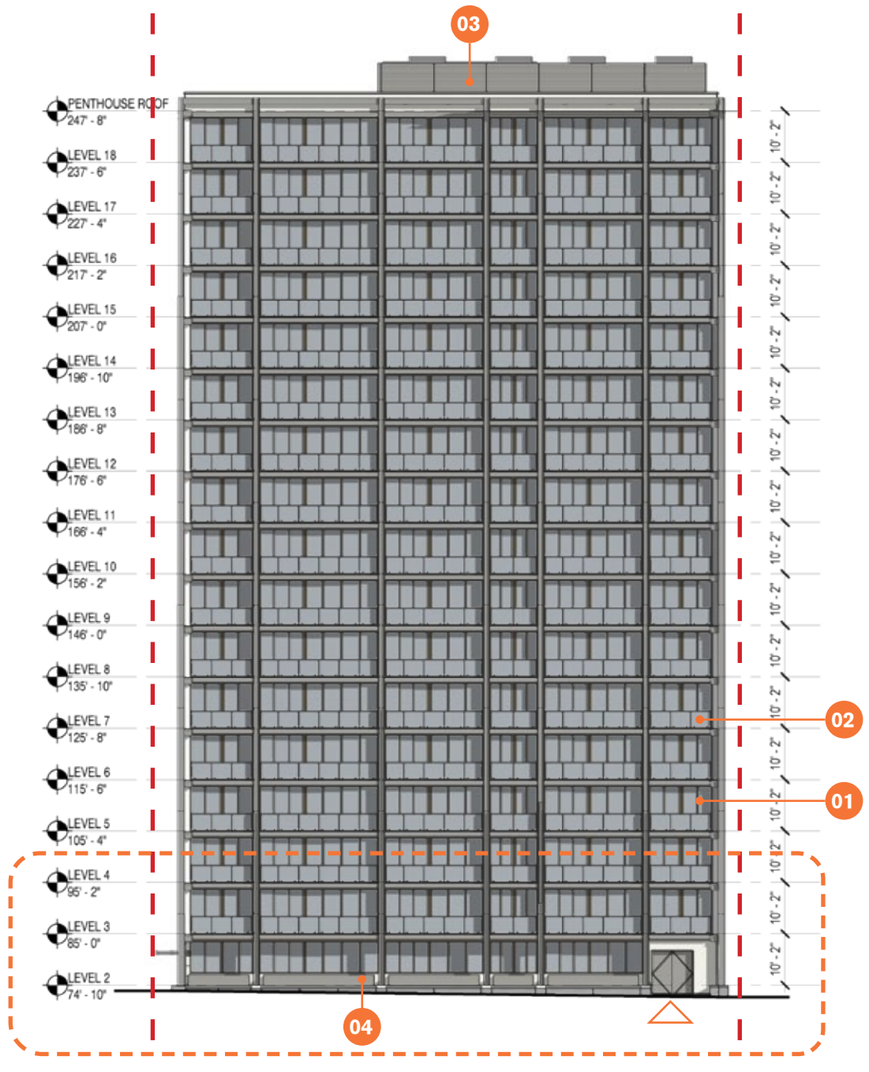
- Property Line
- Entry
- Vehicle Entry
- Service Entry
- Enlarged Elevation Callout

ELEVATIONS

West Elevation

West Elevation

Scale: 1” = 30’-0”



Key Notes

01 Telescoping Glass Doors

02 Glass Juliet Railings

03 Mechanical Screening

04 Modular Planters

Materials

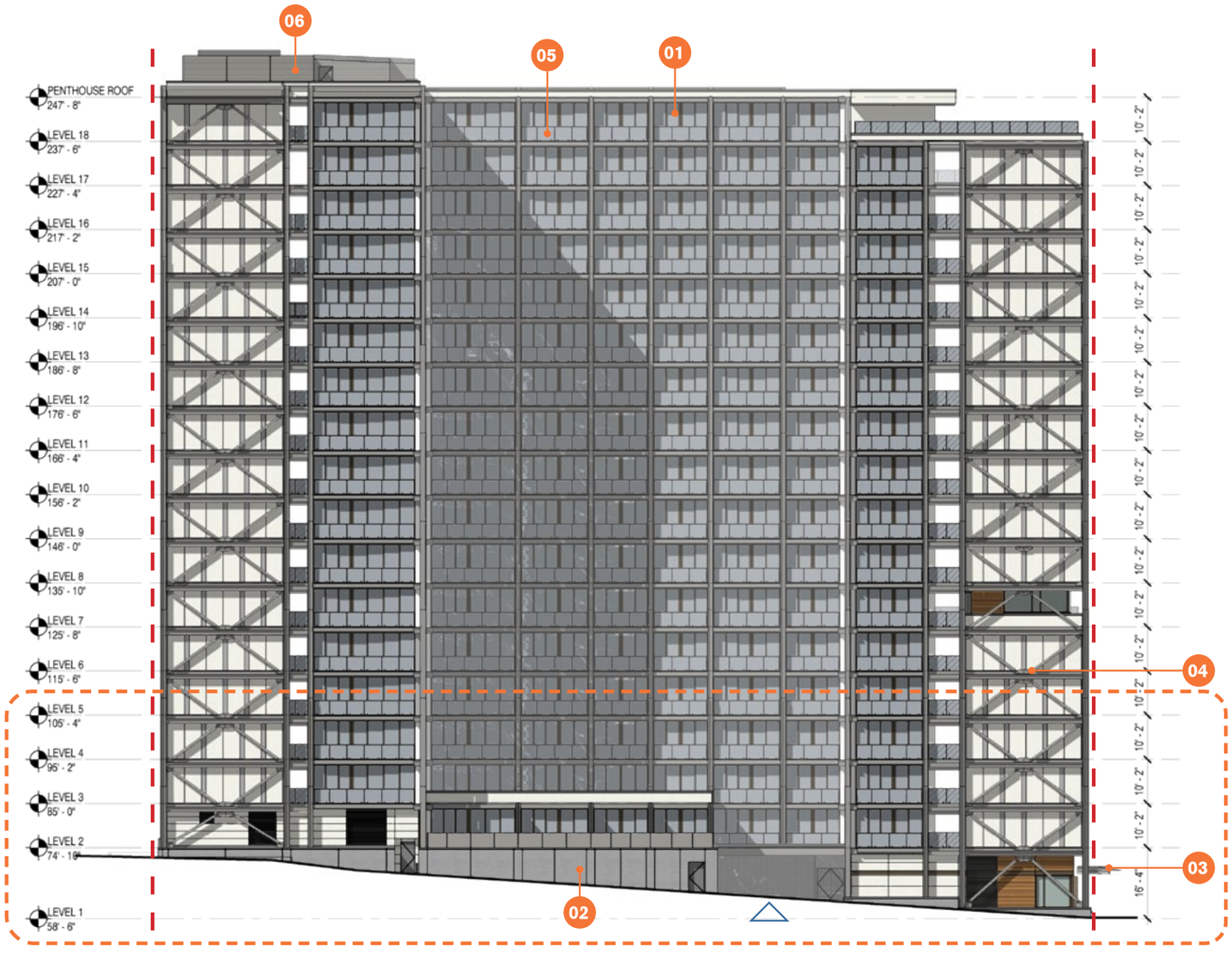
- Architectural Concrete
- Concrete Masonry Unit
- Champagne Paint
- Trespa Pure White
- Trespa Paris Silver
- Medium Bronze
- Hampton Brass
- Clear Vision Glass
- Unit Apartment Glass
- Dark Faux Wood
- Light Faux Wood

Legend

- Property Line
- Entry
- Vehicle Entry
- Service Entry
- Enlarged Elevation Callout

South Elevation

Scale: 1" = 30'-0"



Key Notes

01 Telescoping Glass Doors

02 Bioretention Planter

03 Steel Canopies

04 Structural Brace Frame

05 Glass Juliet Railings

06 Mechanical Screening

Materials

- Architectural Concrete
- Concrete Masonry Unit
- Champagne Paint
- Trespa Pure White
- Trespa Paris Silver
- Medium Bronze
- Hampton Brass
- Clear Vision Glass
- Unit Apartment Glass
- Dark Faux Wood
- Light Faux Wood

Legend

- Property Line
- Entry
- Vehicle Entry
- Service Entry
- Enlarged Elevation Callout

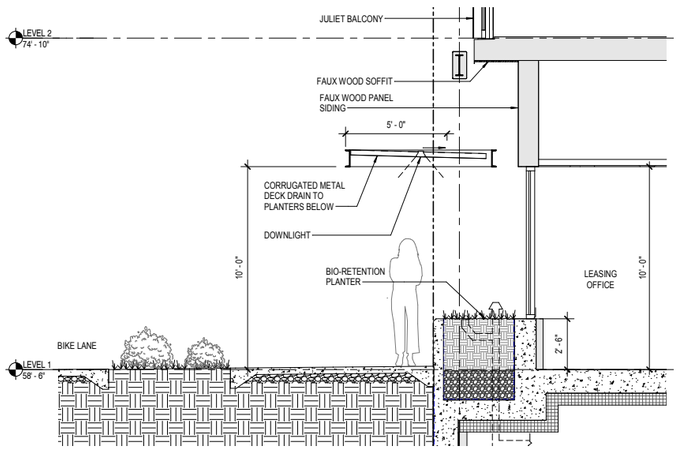
ENLARGED ELEVATIONS

Dexter Avenue North

View Facing Northwest At Alley



Street Section - Dexter Ave (South)



Key Notes

01 Telescoping Glass Doors

02 Wood Benches

03 Building Signage

04 Steel & Glass Canopies

05 Steel Canopies

06 Glass Juliet Railings

Materials

- Architectural Concrete
- Concrete Masonry Unit
- Champagne Paint
- Trespa Pure White
- Trespa Paris Silver
- Medium Bronze
- Hampton Brass
- Clear Vision Glass
- Unit Apartment Glass
- Dark Faux Wood
- Light Faux Wood

Enlarged Elevation - Dexter Avenue North



Legend

- Property Line
- Entry
- Vehicle Entry
- Service Entry

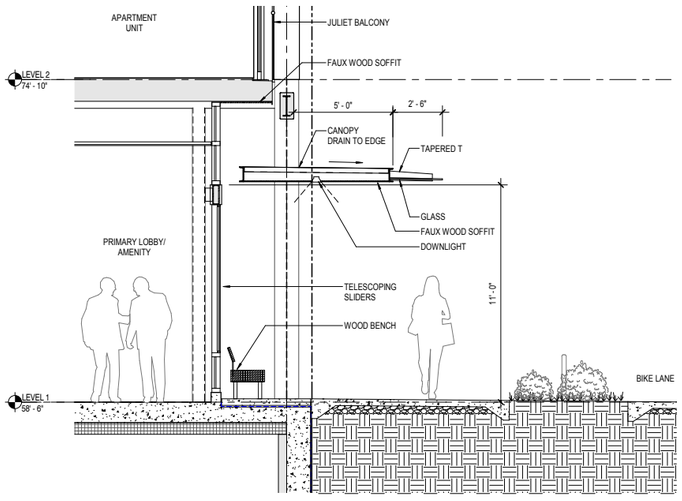
ENLARGED ELEVATIONS

Dexter Avenue North

View Facing Southwest At Dexter Ave & Roy St



Street Section - Dexter Ave (North)



Enlarged Elevation - Dexter Avenue North



Key Notes

01 Telescoping Glass Doors

02 Wood Benches

03 Building Signage

04 Steel & Glass Canopies

05 Steel Canopies

06 Glass Juliet Railings

Materials

- Architectural Concrete
- Concrete Masonry Unit
- Champagne Paint
- Trespa Pure White
- Trespa Paris Silver
- Medium Bronze
- Hampton Brass
- Clear Vision Glass
- Unit Apartment Glass
- Dark Faux Wood
- Light Faux Wood

Legend

- Property Line
- Entry
- Vehicle Entry
- Service Entry

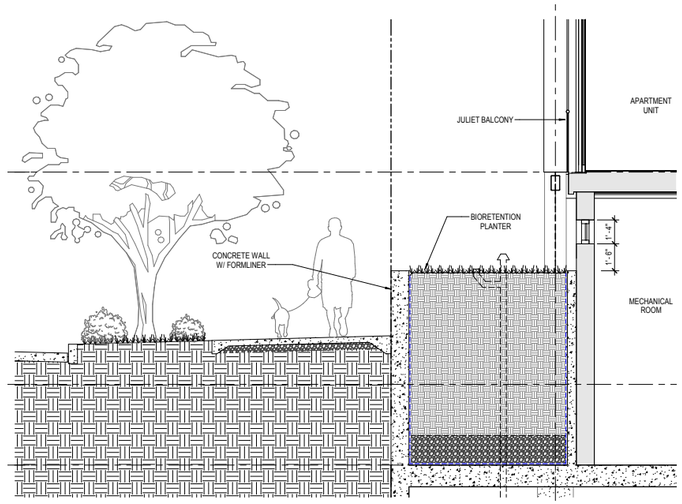
ENLARGED ELEVATIONS

Roy Street

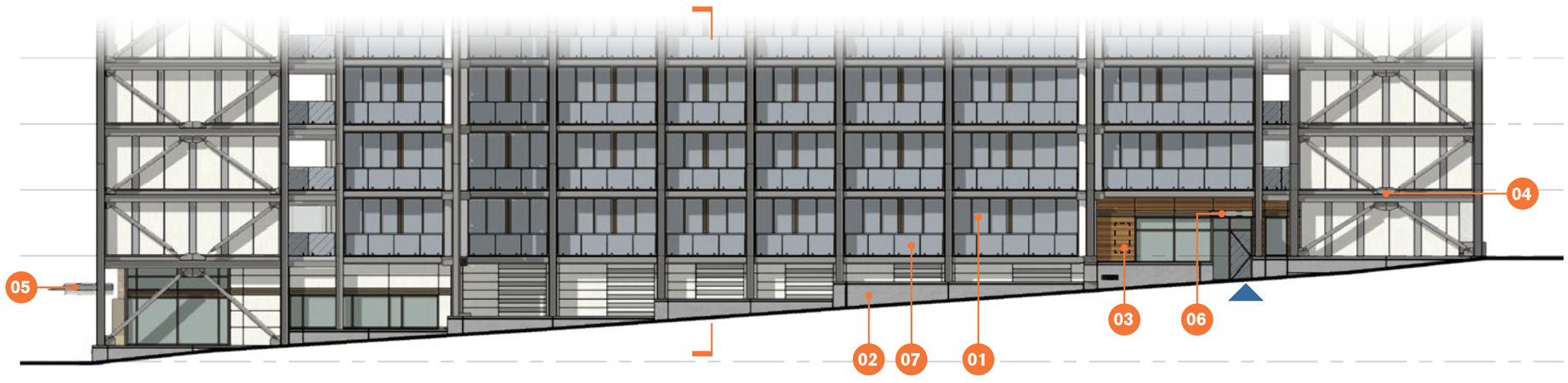
View Facing Southwest Along Roy St



Street Section - Roy St (East)



Enlarged Elevation - Roy St



Key Notes

01 Telescoping Glass Doors

02 Bioretention Planter

03 Building Signage

04 Structural Brace Frame

05 Steel & Glass Canopies

06 Steel Canopies

07 Glass Juliet Railings

Materials

- Architectural Concrete
- Concrete Masonry Unit
- Champagne Paint
- Trespa Pure White
- Trespa Paris Silver
- Medium Bronze
- Hampton Brass
- Clear Vision Glass
- Unit Apartment Glass
- Dark Faux Wood
- Light Faux Wood

Legend

- Property Line
- Entry
- Vehicle Entry
- Service Entry

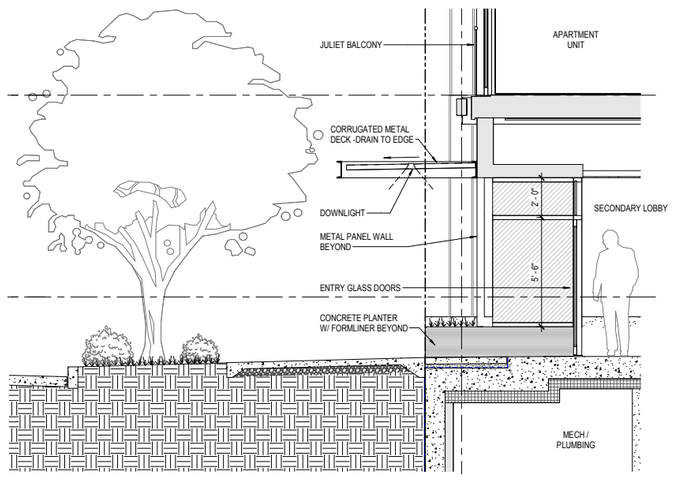
ENLARGED ELEVATIONS

Roy Street

View Facing Southeast Along Roy St



Street Section - Roy St (West)



Key Notes

01 Telescoping Glass Doors

02 Bioretention Planter

03 Building Signage

04 Structural Brace Frame

05 Steel & Glass Canopies

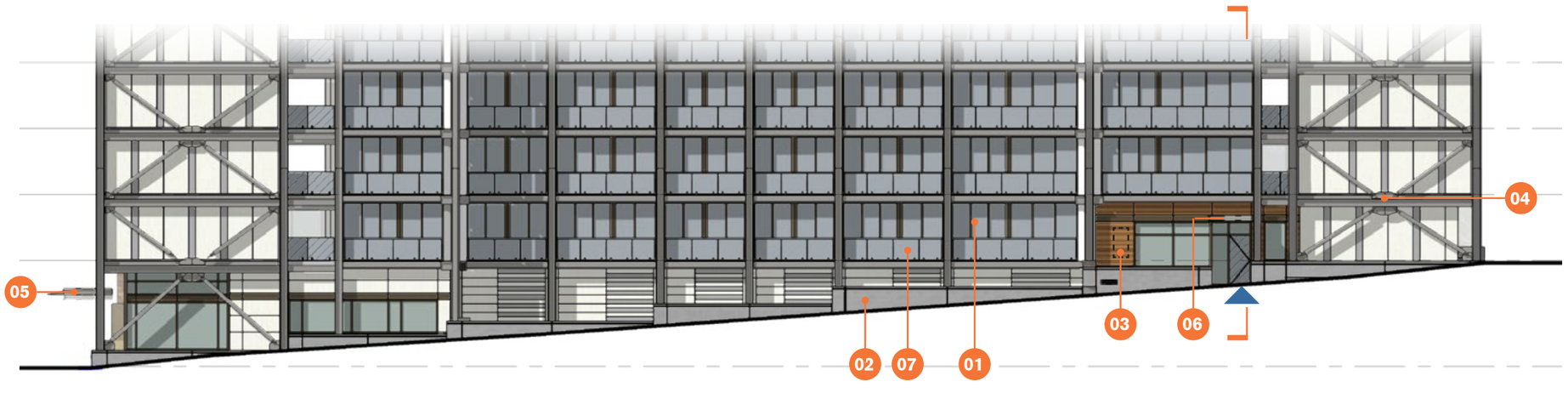
06 Steel Canopies

07 Glass Juliet Railings

Materials

- Architectural Concrete
- Concrete Masonry Unit
- Champagne Paint
- Trespa Pure White
- Trespa Paris Silver
- Medium Bronze
- Hampton Brass
- Clear Vision Glass
- Unit Apartment Glass
- Dark Faux Wood
- Light Faux Wood

Enlarged Elevation - Roy St



Legend

- Property Line
- Entry
- Vehicle Entry
- Service Entry

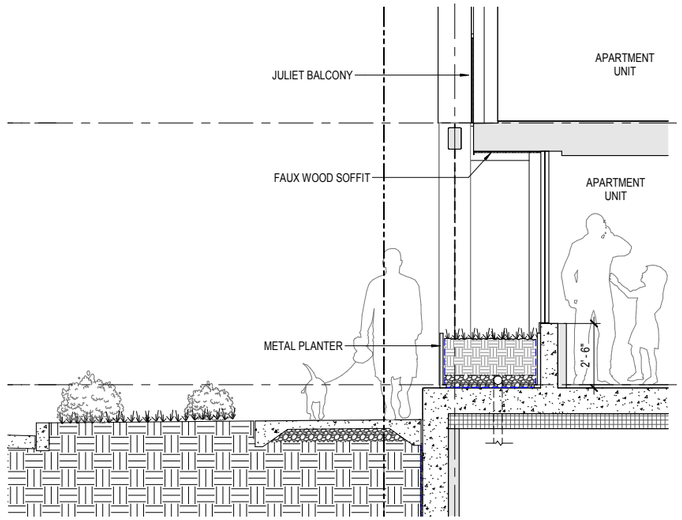
ENLARGED ELEVATIONS

Aurora Ave N

View Facing Northwest At Alley



Street Section - Aurora Ave N



Key Notes

01 Telescoping Glass Doors

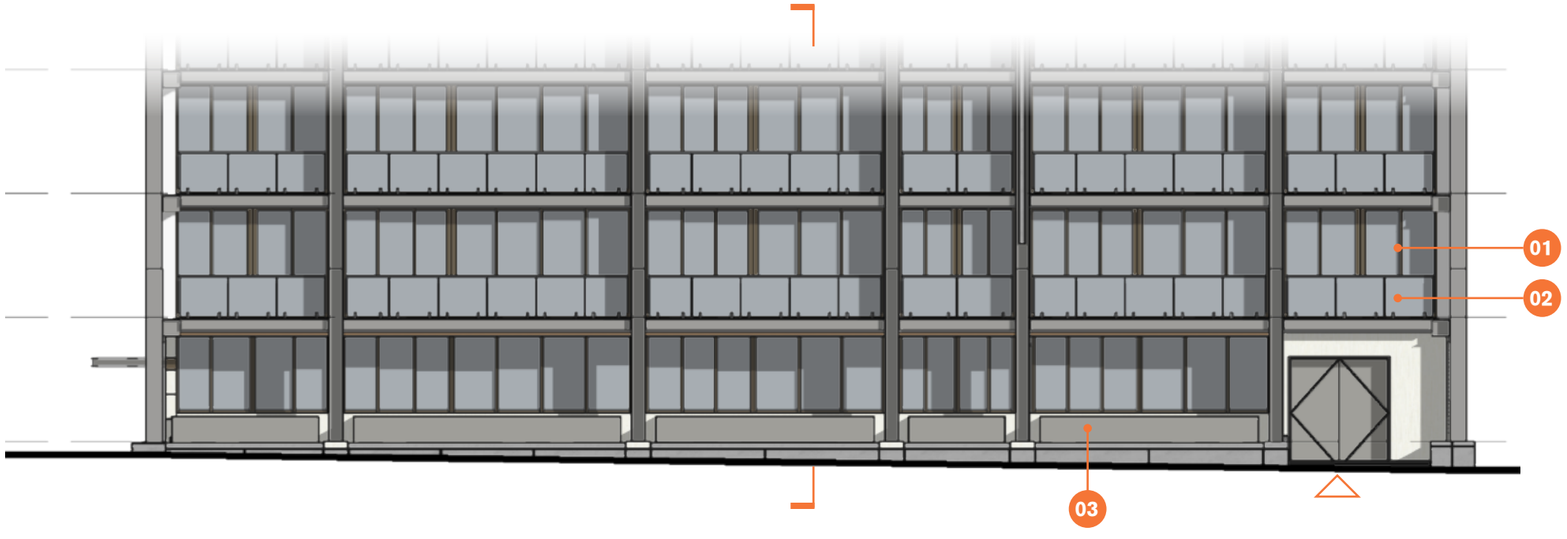
02 Glass Juliet Railings

03 Modular Planters

Materials

- Architectural Concrete
- Concrete Masonry Unit
- Champagne Paint
- Trespa Pure White
- Trespa Paris Silver
- Medium Bronze
- Hampton Brass
- Clear Vision Glass
- Unit Apartment Glass
- Dark Faux Wood
- Light Faux Wood

Enlarged Elevation - Aurora Ave N



Legend

- Property Line
- Entry
- Vehicle Entry
- Service Entry

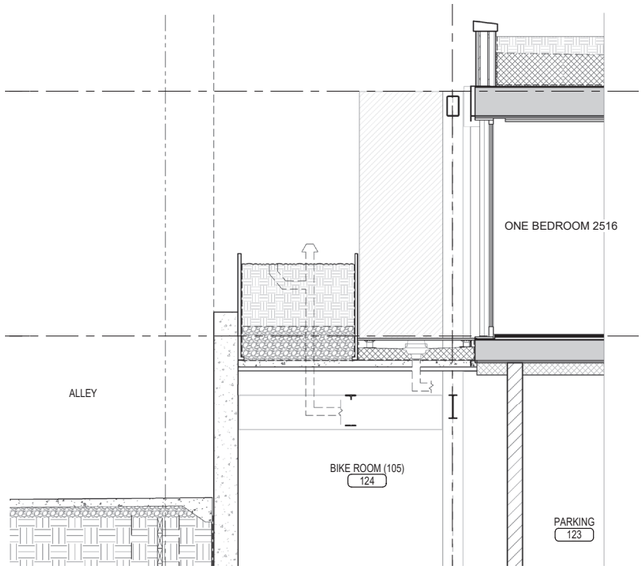
ENLARGED ELEVATIONS

Alley

View Facing Northwest At Alley



Street Section - Alley



Key Notes

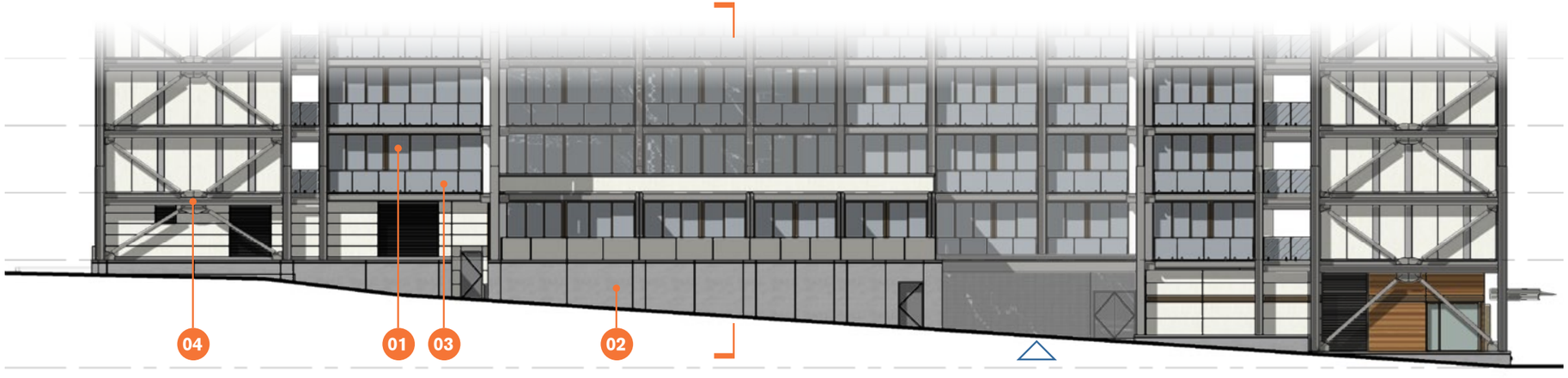
01 Telescoping Glass Doors

02 Bioretention Planter

03 Glass Juliet Railings

04 Structural Brace Frame

Enlarged Elevation - Alley



Materials

- Architectural Concrete
- Concrete Masonry Unit
- Champagne Paint
- Trespa Pure White
- Trespa Paris Silver
- Medium Bronze
- Hampton Brass
- Clear Vision Glass
- Unit Apartment Glass
- Dark Faux Wood
- Light Faux Wood

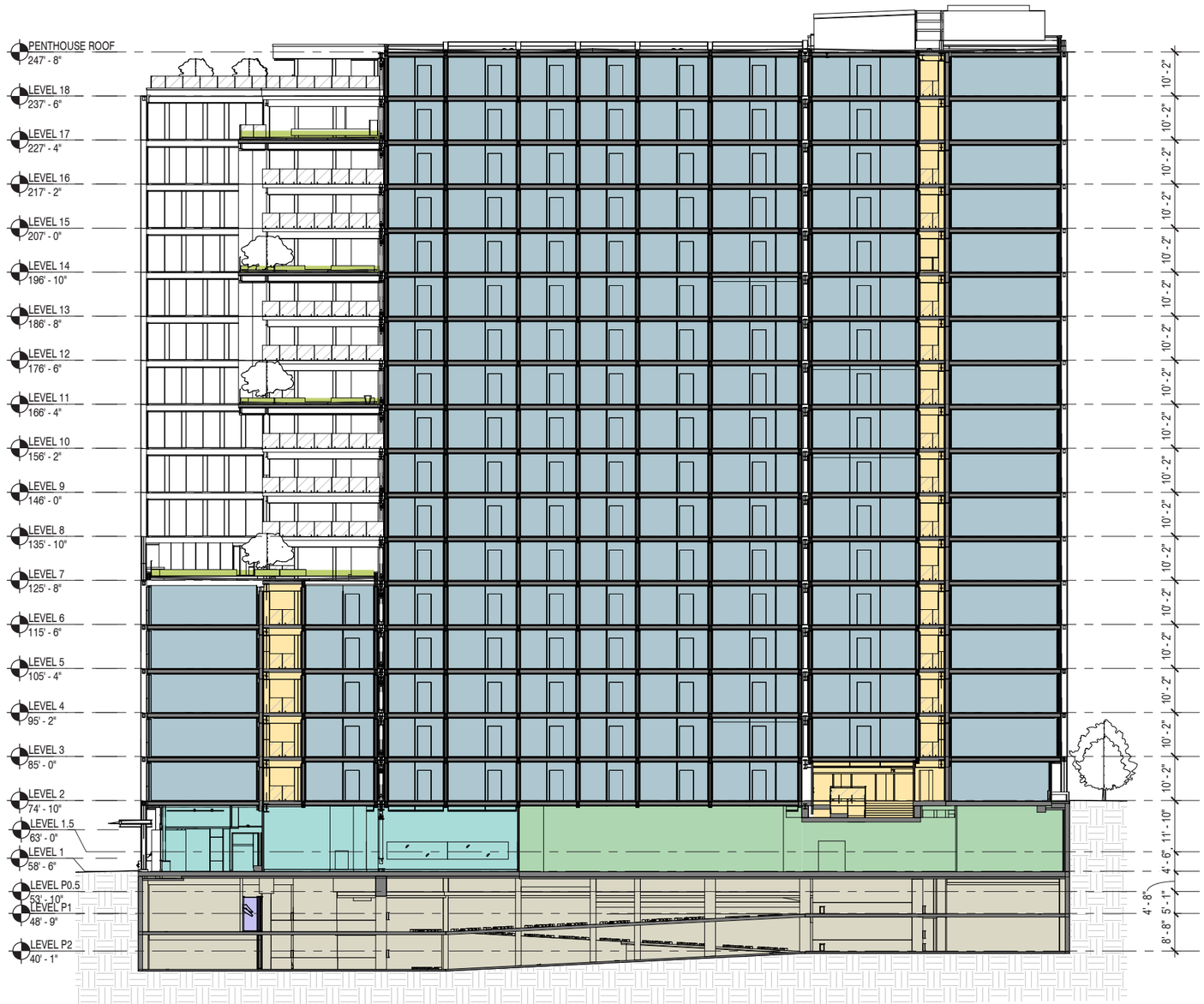
Legend

- Property Line
- Entry
- Vehicle Entry
- Service Entry

BUILDING SECTIONS

A: East/West Section looking South

Scale: 1” = 30’-0”



Keynotes

Area

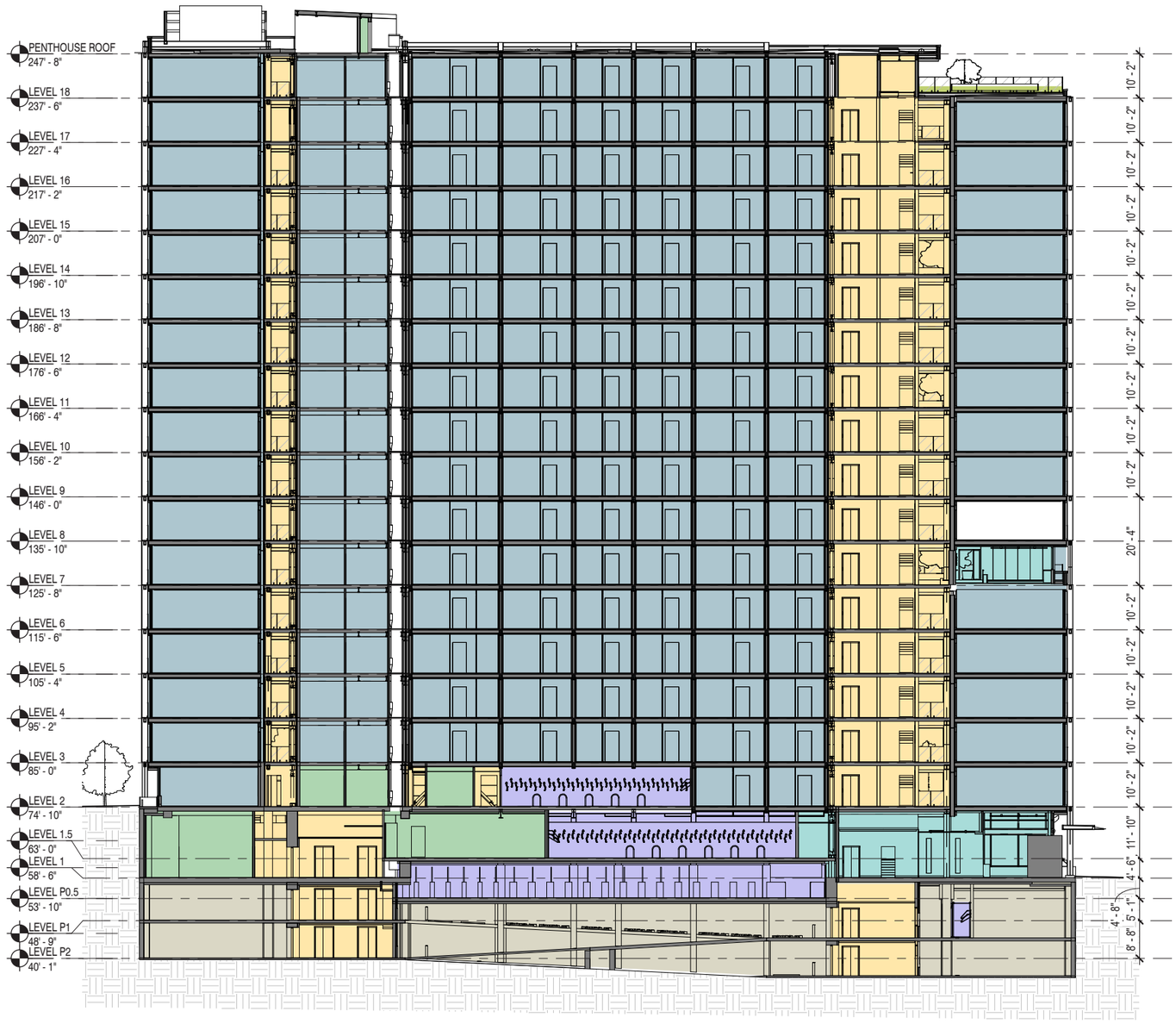
- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

- Property line

B: East/West Section looking North

Scale: 1” = 30’-0”



Keynotes

Area

- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

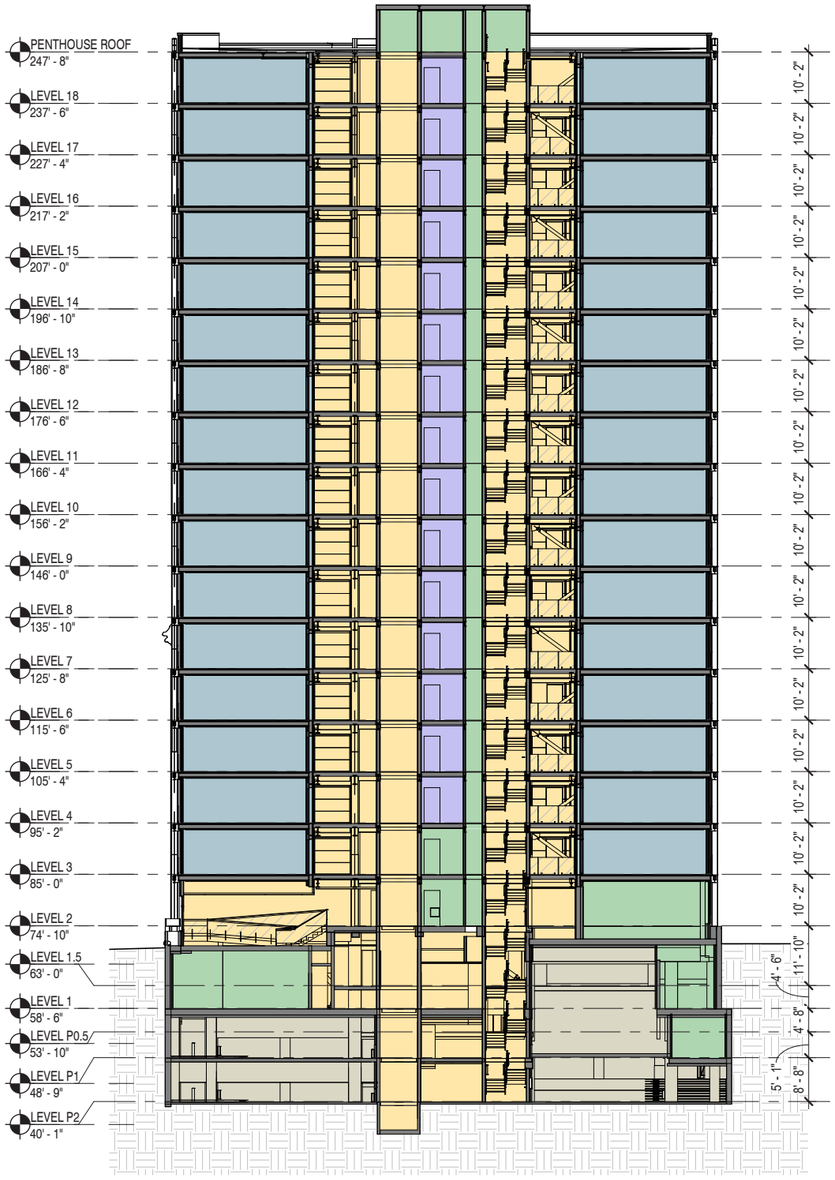
Legend

- - - Property line

BUILDING SECTIONS

C: North/South Section looking East

Scale: 1” = 30’-0”



Keynotes

Area

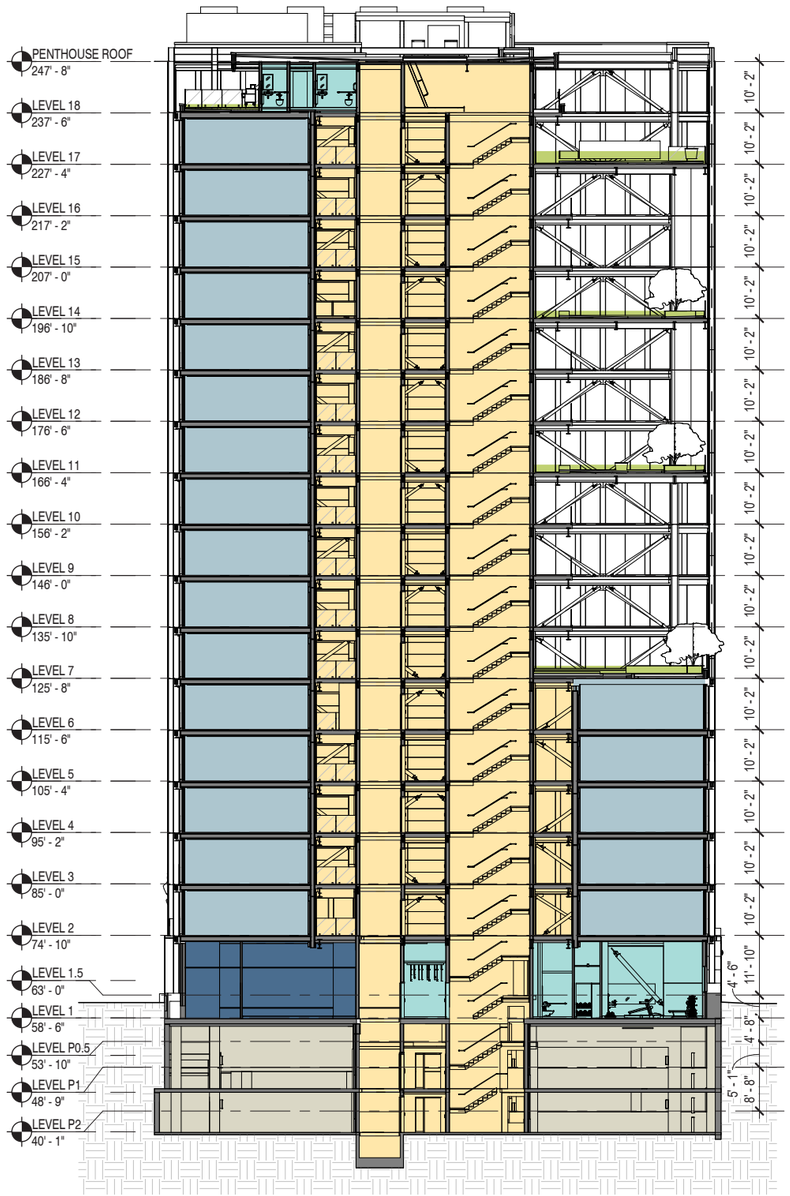
- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

- Property line

D: North/South Section looking West

Scale: 1” = 30’-0”



Keynotes

Area

- Bike Parking/Storage
- Circulation
- Mechanical/Service
- Parking
- Amenity
- Office/Leasing
- Residential
- Exterior Amenity

Legend

- Property line

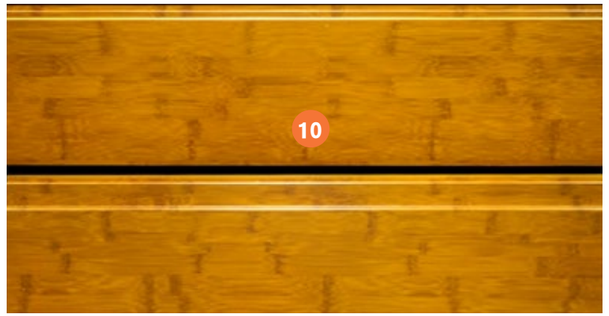
MATERIAL + COLOR PALETTE

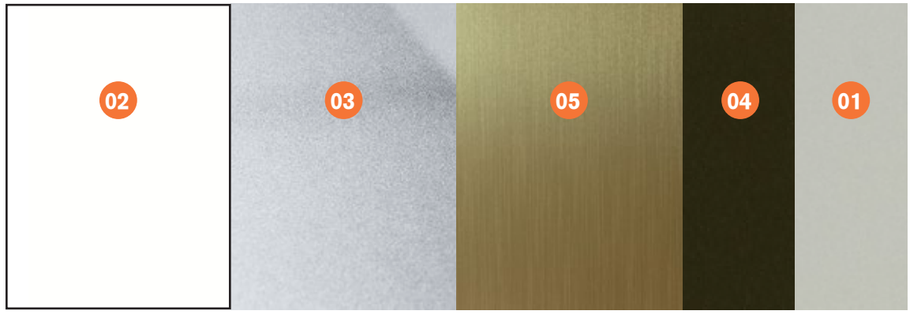
Digital Material Board













Live Material Board



Material Notes

- The primary steel exoskeleton frame is to be painted with a high performance semi-gloss coating that will resemble a light champagne color
- The massing element at the northeast corner called the Lantern, will use a high quality brass metal panel
- The common exterior opaque walls will be comprised of high pressure laminate panels that include a pure white and reflective silver that creates subtle vertical patterns on the facade
- The window mullions for both the storefront and the apartment units will utilize an anodized medium bronze color
- The glazing for the apartment units and ground level will be high performance and very clear, with additional performance added to the apartment units
- A mix of light and dark linear metal faux wood will be used at the southeast corner at the leasing office, secondary lobby, and soffits of the canopies

Material Keynotes

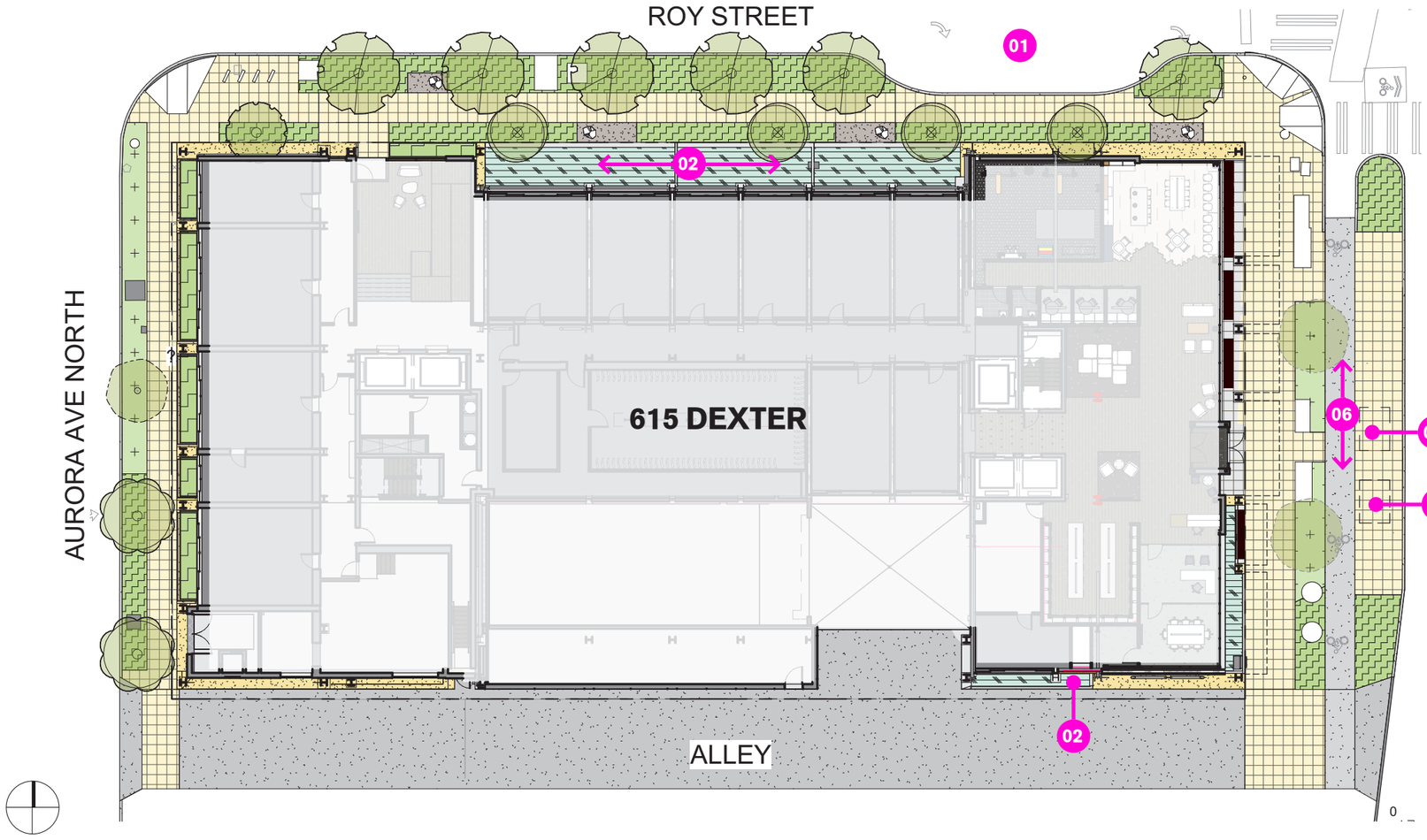
01	**P-1: Champagne Painted Steel**	Source: Sherwin Williams	Color: Sherloxane 800
02	**HPL-1: Trespa Pure White**	Source: Trespa	Color: Pure White
03	**HPL-2: Trespa Paris Silver**	Source: Trespa	Color: Paris Silver
04	**MP-1: Medium Bronze**	Source: PPG Duranar	Color: Bronze UC130935F
05	**MP-2: Hampton Brass**	Source: Pure+Freeform	Color: Hampton Brass
06	**MULL-1: Medium Bronze**	Source: Arcadia	Color: Medium Bronze AB-4
07	**GL-1: Clear Vision Glass**	Source: Guardian	Color: SN68 On Clear
08	**GL-2: Unit Apartment Glass**	Source: Guardian	Color: SN54 On Clear
09	**WD-1: Dark Faux Wood**	Source: Longboard	Color: Dark Bamboo
10	**WD-1: Light Faux Wood**	Source: Longboard	Color: Light Bamboo

Landscape Design

LANDSCAPE DESIGN

Overall Site Plan

Ground Level Landscape Plan



Keynotes

01 Short-term passenger loading zone

02 Bioretention Planters

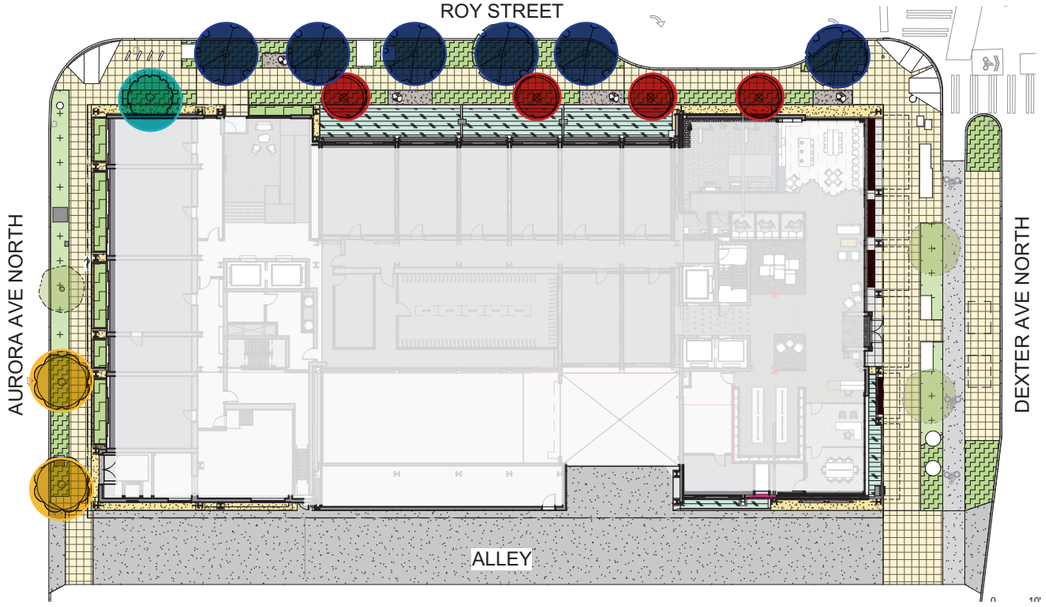
03 Green Roof

04 Existing Bus Shelter

05 Relocated Bus Shelter

06 Protected Bike Lane

Ground Level Planting Character





Varied and Durable Streetscape Planting



Lush Stepped Bioretention Planters



Amelanchier x grandiflora ‘Autumn Brilliance’



Liriodendron tulipifera



Quercus coccinea



Pinus strobus Fastigiata

LANDSCAPE DESIGN

Ground Level

Ground Level Site Furnishings



View of Dexter Ave Streetscape



View of Aurora Ave Streetscape



Tournesol Wilshire Collection Planters



mmcite Woody Bench



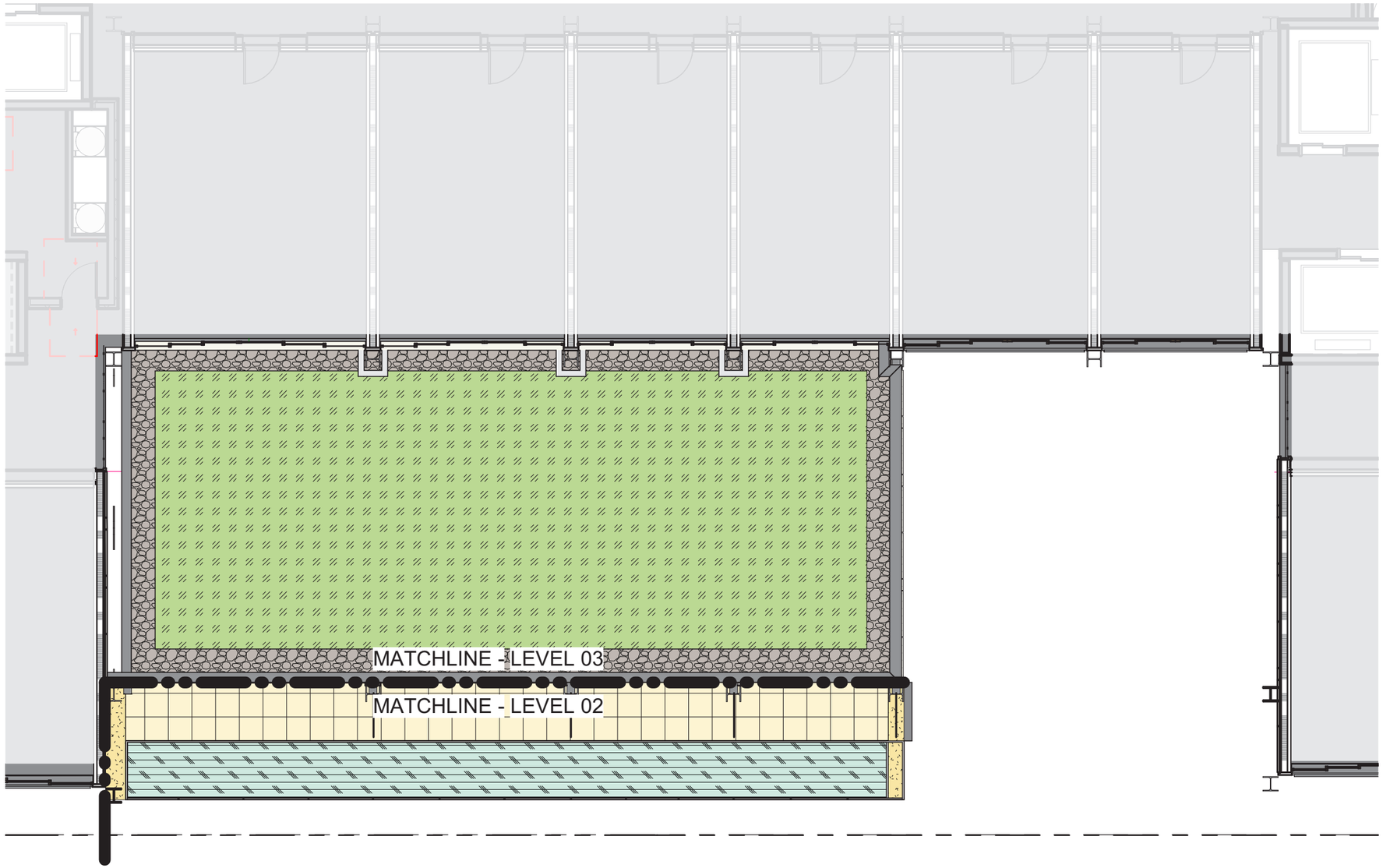
Sportworks Tofino No-Scratch Bike Rack



Custom Planter Rails

Levels 2 & 3 Landscape Plan

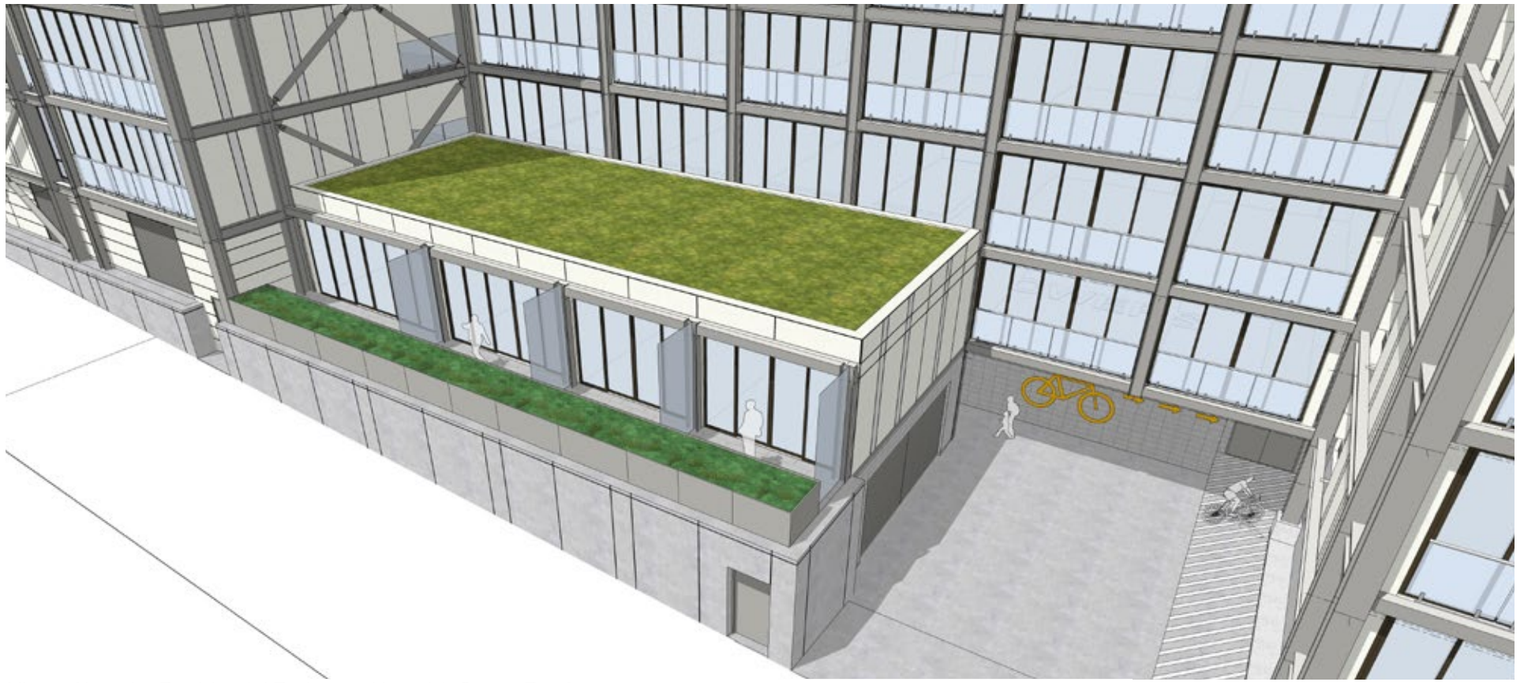
Scale: 1” = 10’-0”



LANDSCAPE DESIGN

Levels 2 & 3

Levels 2 & 3 Planting Character



View of Level 2 Residential Patios and Level 3 Green Roof



Green Roof



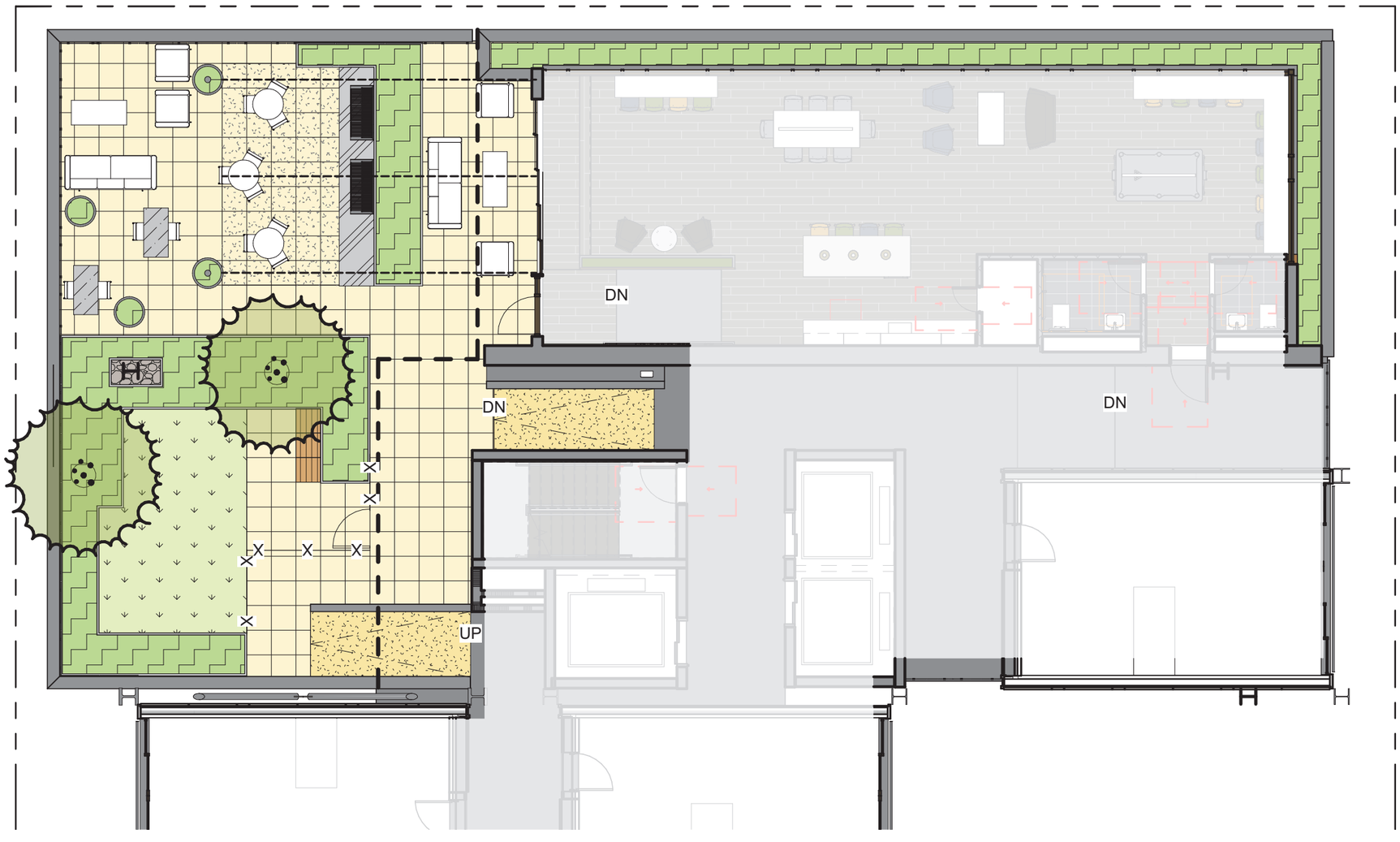
Etera Pre-Vegetated All Seasons Sedum Tile



Metal Bioretention Planters

Level 7 Landscape Plan

Scale: 1" = 10'-0"



LANDSCAPE DESIGN

Level 7

Level 7 Planting Character



View of Level 8





Soft Shield Fern



Wallich's Wood Fern



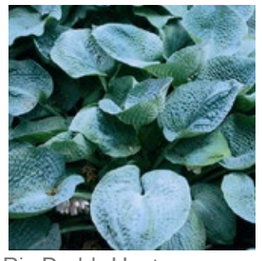
AutumnFern



Everillo Japanese Sedge



Bear's Breeches



Big Daddy Hosta



Osakazuki Japanese Maple - 10 to 12 ft tall



Bridal Veil Astilbe



Pee Wee Oakleaf Hydrangea



False Solomon's Seal



Rocket Leopard Plant



Soft Caress Oregon Grape

Level 7 Site Furnishings



View of Level 7



Moveable tables and chairs



Tournesol Wilshire Collection Planters



Dog Turf

LANDSCAPE DESIGN

Level 11

Level 11 Landscape Plan & Site Furnishings

Scale: 1” = 10’-0”

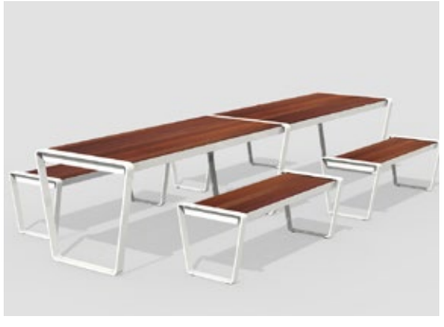




View of Level 11



Tournesol Wilshire Collection Planters



Maglin LExicon Tables

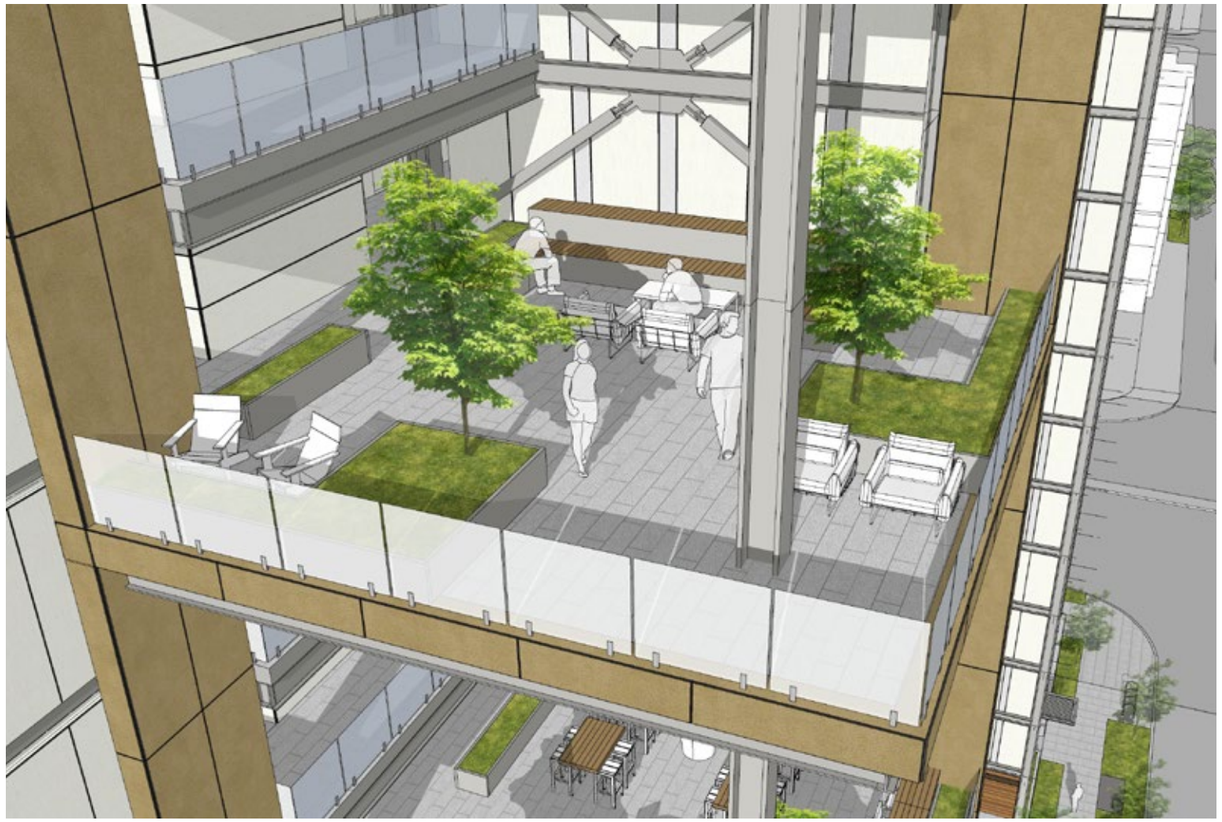


Maglin LExicon Bar Height Tables

Level 14 Landscape Plan & Site Furnishings

Scale: 1" = 10'-0"





View of Level 14



Tournesol Wilshire Collection Planters



Maglin Pixel



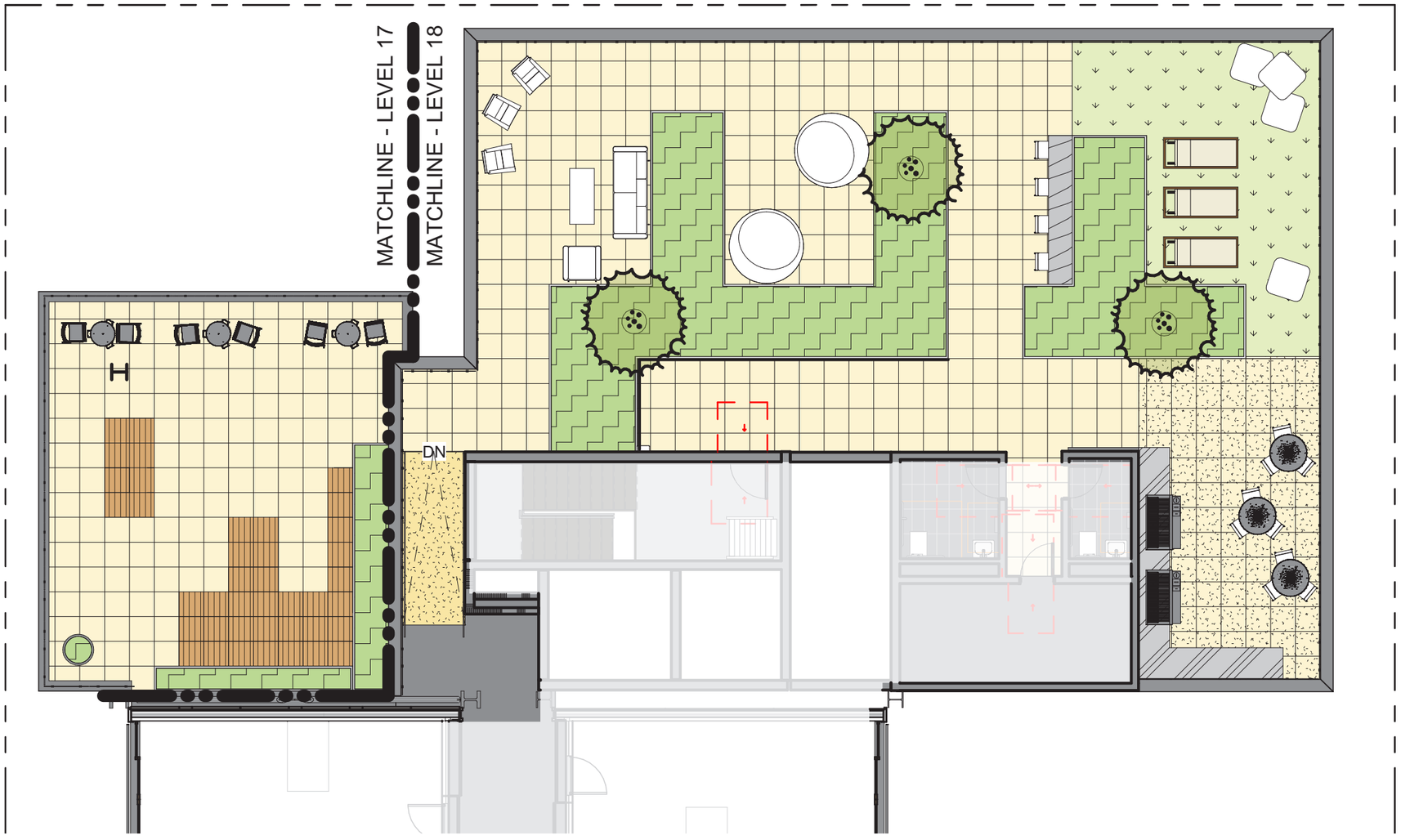
Alternate:
Punto Design
Hanging Bench

LANDSCAPE DESIGN

Levels 17 & 18

Levels 17 & 18 Landscape Plan

Scale: 1" = 10'-0"



Levels 17 & 18 Planting Character



View of Level 18



View of Level 17



Osakazuki Japanese Maple - 6-8 ft tall





Soft Grasses and Perennials



LANDSCAPE DESIGN

Levels 17 & 18

Levels 17 & 18 Site Furnishings



View of Level 18



View of Level 17





Extremis Sol+Luna Lounge Chair





Maglin Pixel





Infrared Outdoor Heater



Nestrest by Dedon



Tournesol Wilshire Collection Planters

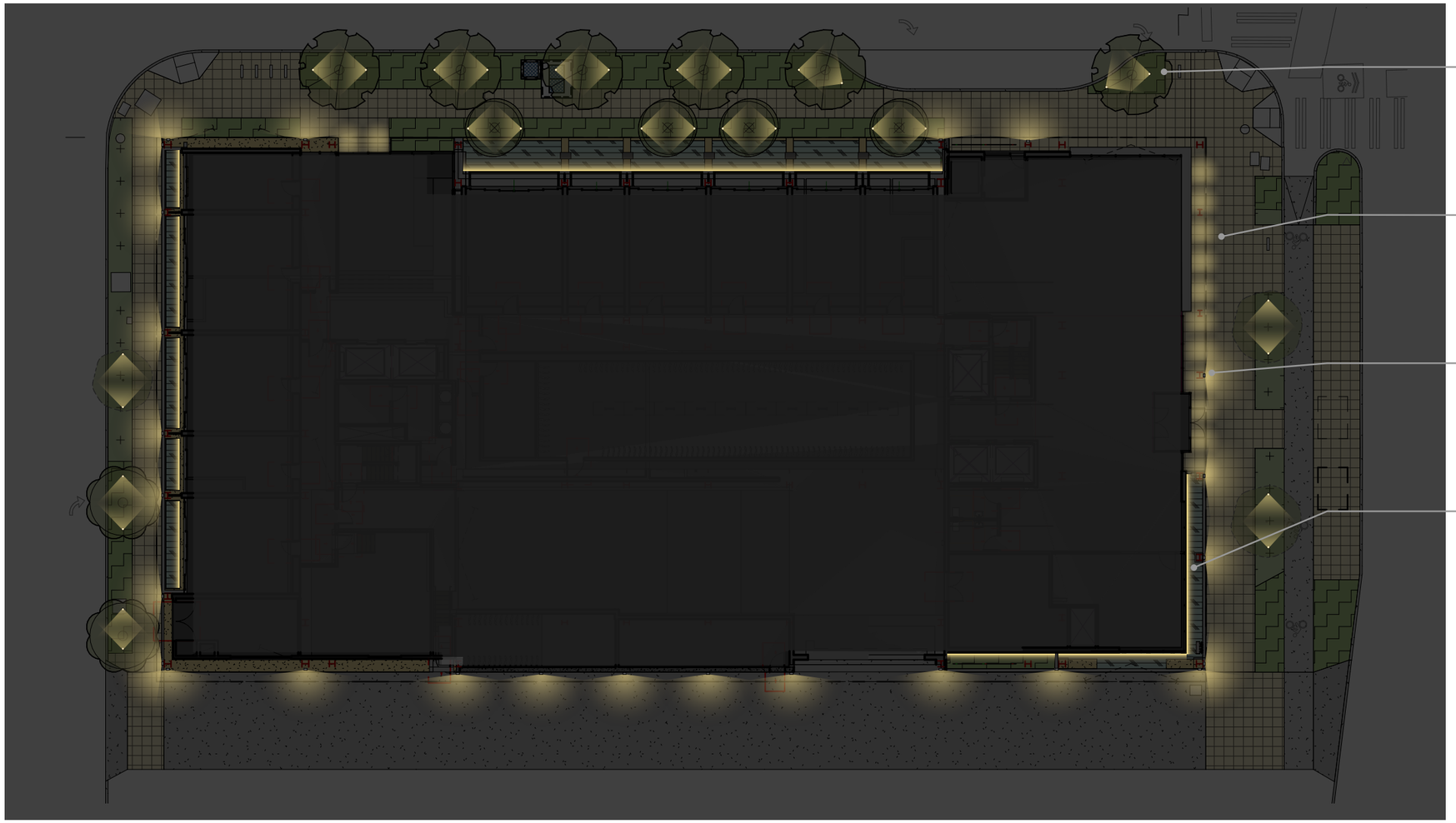
Lighting & Signage Design

LIGHTING & SIGNAGE DESIGN

Ground Level

Ground Level Lighting Plan

Scale: 1” = XX



Tree Uplights

In-grade adjustable uplights provide low level illumination along Roy Street.

Canopy Downlights

Recessed or surface mounted downlights at canopies illuminate walkways and highlight building entries.

Wall-Mounted Area Lights

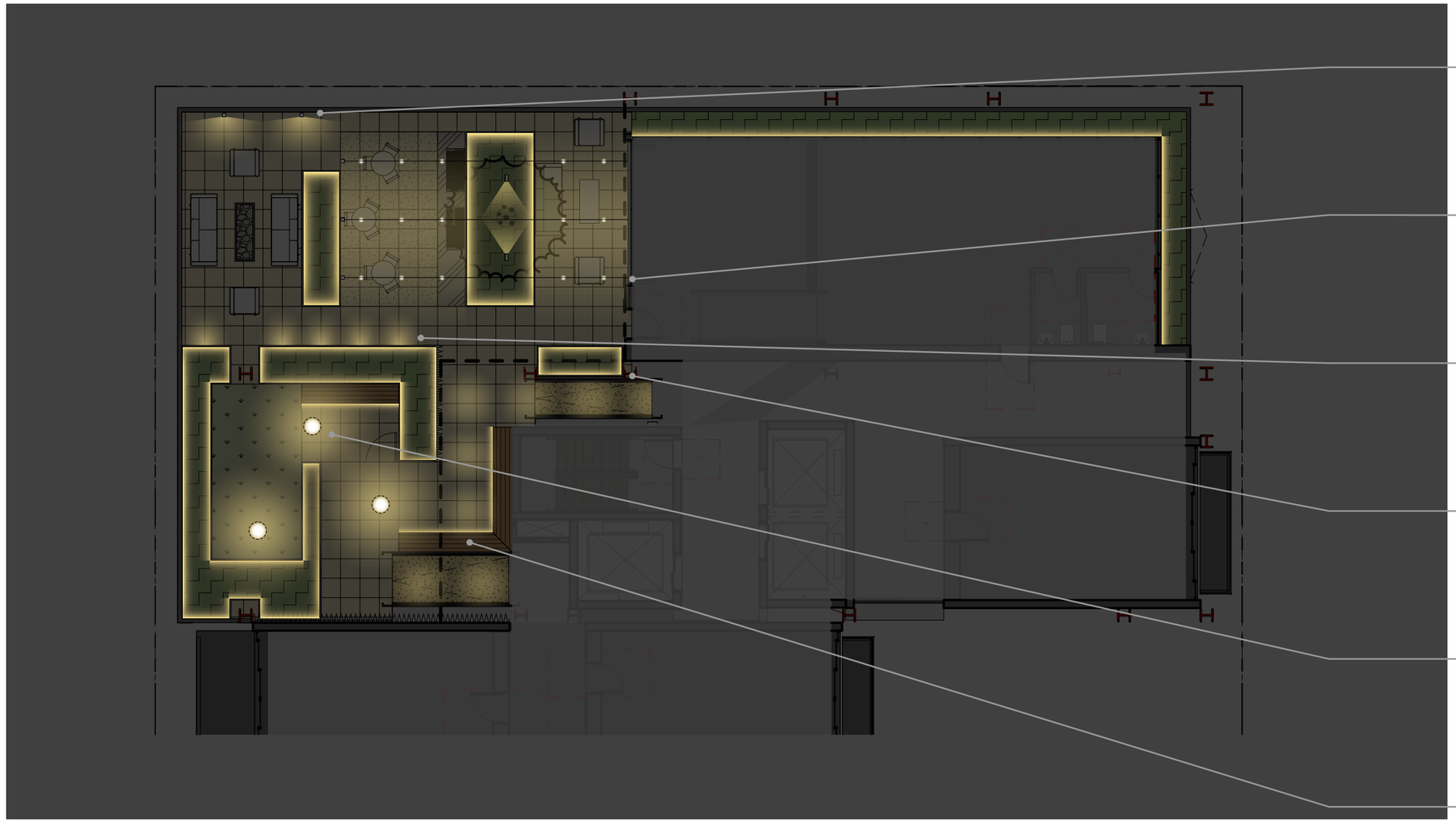
Fixtures mounted to columns and walls provide illumination for general illumination for safety and additional highlight at main entry.

Linear Planter Lights

Linear grazing lights integrated with planters highlight planter beds. Fixtures are aimed away from the building for comfort of occupants.

Level 7 Lighting Plan

Scale: 1" = XX



Bollard / Guardrail Lighting

Independent low profile bollard or guardrail post integrated fixture provides low level path illumination at the deck perimeter.

Decorative Catenary

Catenary provides sparkle for seating area and task illumination at grill top.

Steplights

Fully-sealed steplights integrated into planters provide low level path illumination.

Linear Planter Lights

Linear grazing lights integrated with planters highlight planter beds. Fixtures are aimed away from the building for comfort of occupants.

Suspended Lighting

Suspended fixtures provide general illumination at deck below and visual interest to viewers outside the building by illuminating the underside of the deck above.

Underbench Lighting

Integrated linear fixtures provide highlight at base of benches and low level illumination

LIGHTING & SIGNAGE DESIGN

Level 14

Level 14 Lighting Plan

Scale: 1” = XX



Column Mounted Accent Lights

Well-shielded accent lights mounted above head height provide path illumination at the deck perimeter.

Suspended Lighting

Suspended fixtures provide general illumination at deck below and visual interest to viewers outside the building by illuminating the underside of the deck above.

Underbench Lighting

Integrated linear fixtures provide highlight at base of benches and low level illumination

Linear Planter Lights

Linear grazing lights integrated with planters highlight planter beds. Fixtures are aimed away from the building for comfort of occupants.

Downlights

Recessed or surface mounted downlights at canopies illuminate walkways.

Levels 17 & 18 Lighting Plan



Bollard / Guardrail Lighting

Independent low profile bollard or guardrail post integrated fixture provides low level path illumination at the deck perimeter.

Linear Planter Lights

Linear grazing lights integrated with planters highlight planter beds. Fixtures are aimed away from the building for comfort of occupants.

Steplights

Fully-sealed steplights integrated into planters provide low level path illumination.

Downlights

Recessed or surface mounted downlights at canopies illuminate walkways.

Decorative Catenary

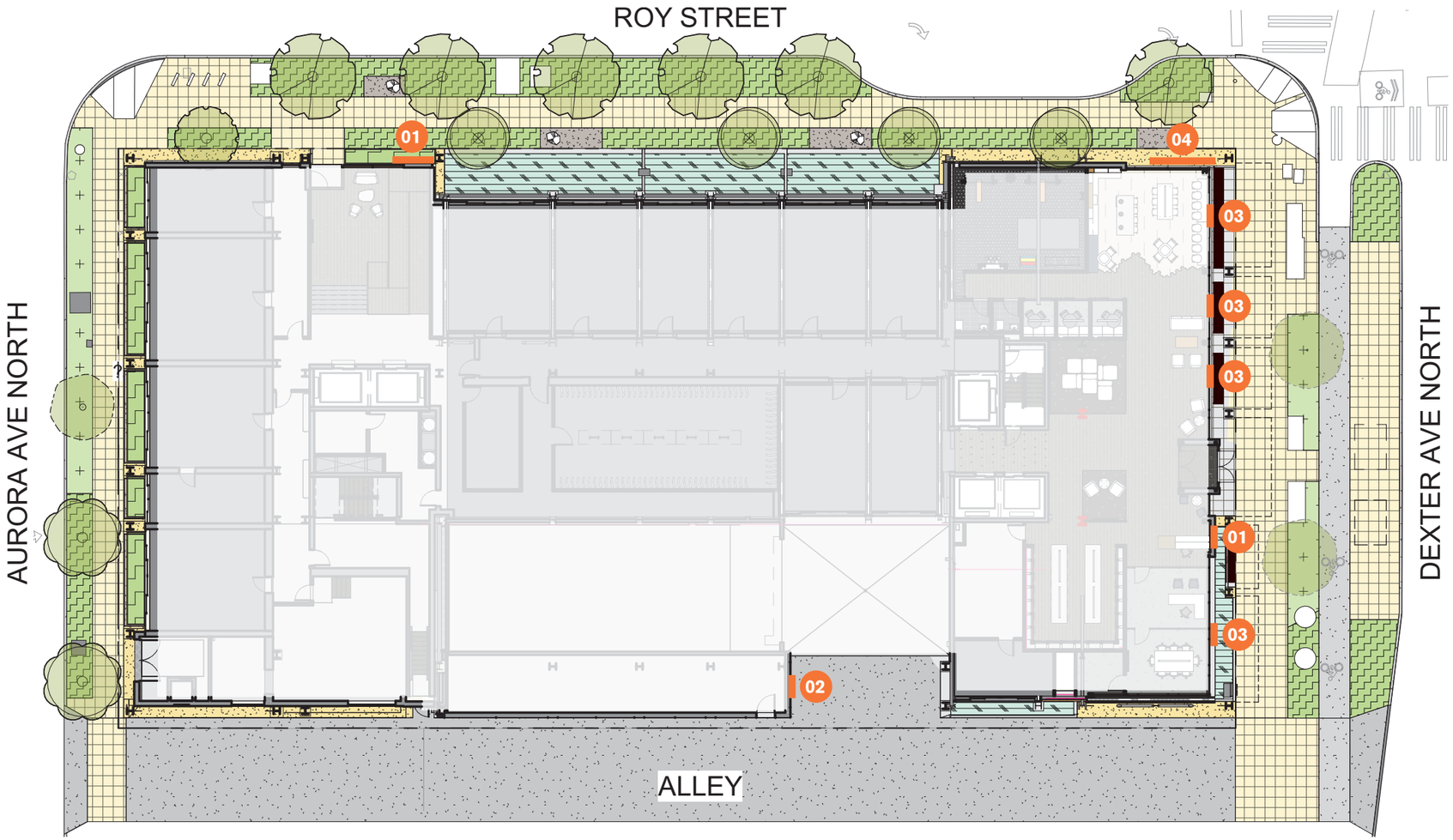
Catenary provides sparkle for seating area and task illumination at grill top.

Underbench Lighting

Integrated linear fixtures provide highlight at base of benches and low level illumination

SIGNAGE CONCEPTS

Ground Level Signage Plan

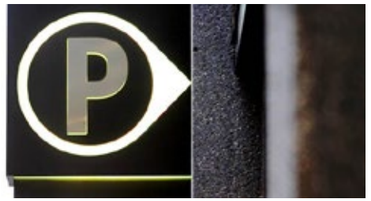


Keynotes

01 Building ID at main entry



02 Garage entry ID



03 Additional signage on storefront



04 Face lit signage

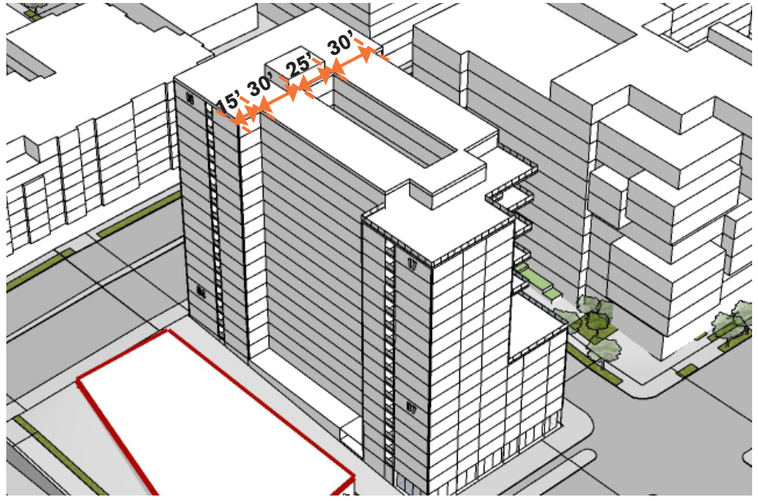


Design Departures

DESIGN DEPARTURES

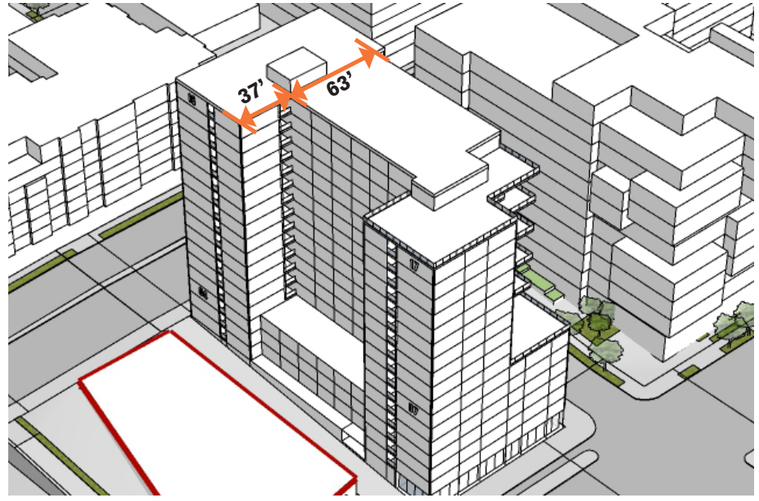
Departure #1 - Residential Parking Stalls

Residential Parking Scheme: Code Compliant



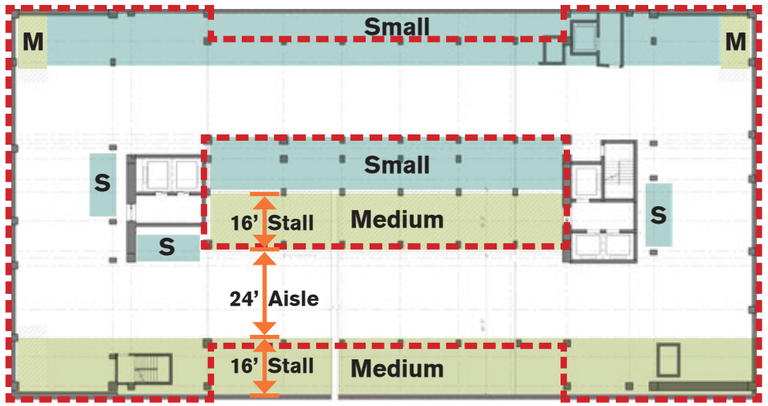
Code Compliant % Medium	60%

Residential Parking Scheme: Departure



Total Residential Stalls	115
Medium Stalls	38
% Medium	33%

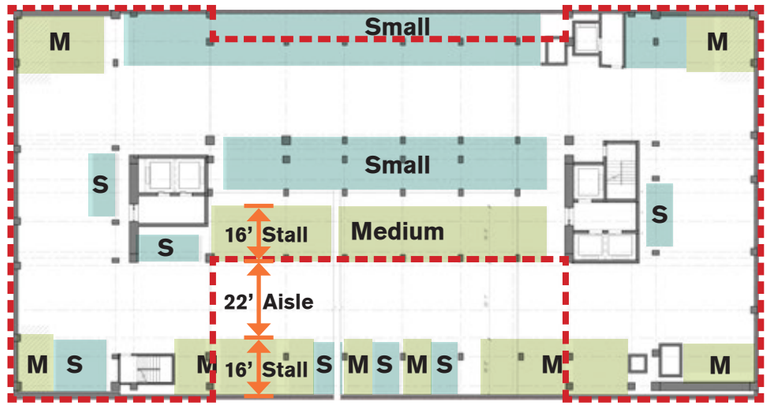
Typical Residential Parking Level



Legend

Tower Footprint

Typical Residential Parking Level

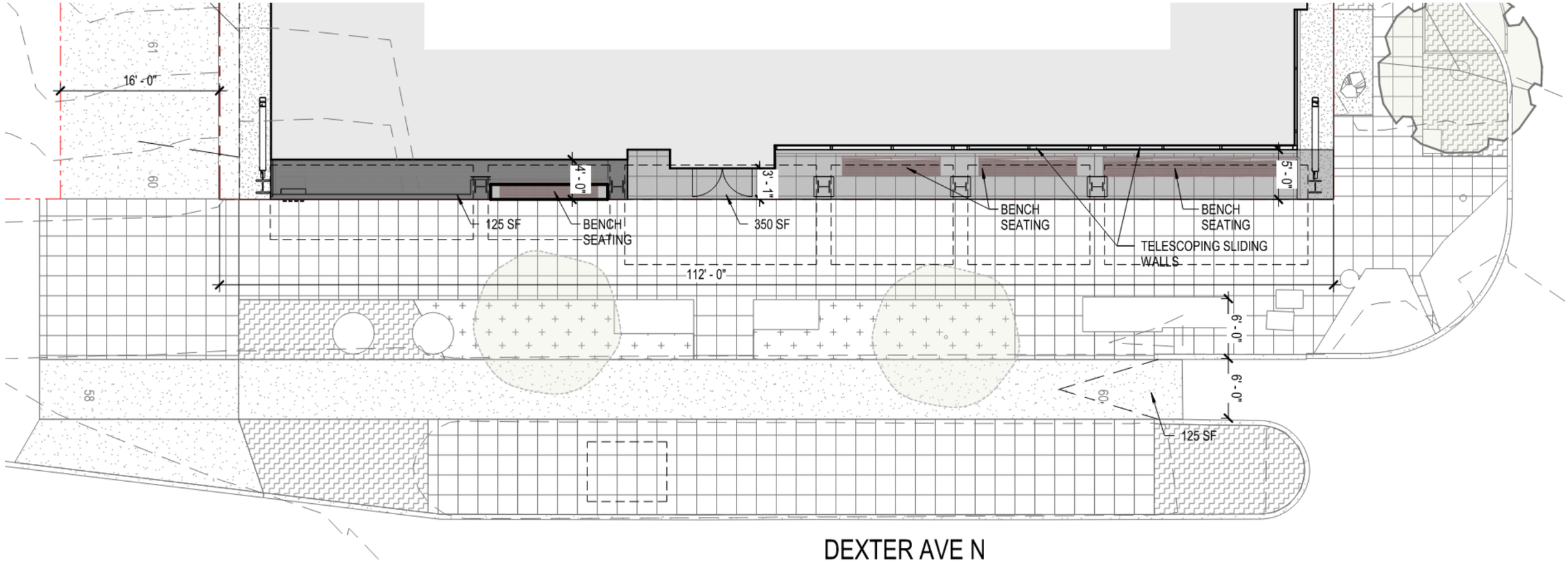


Legend

Tower Footprint

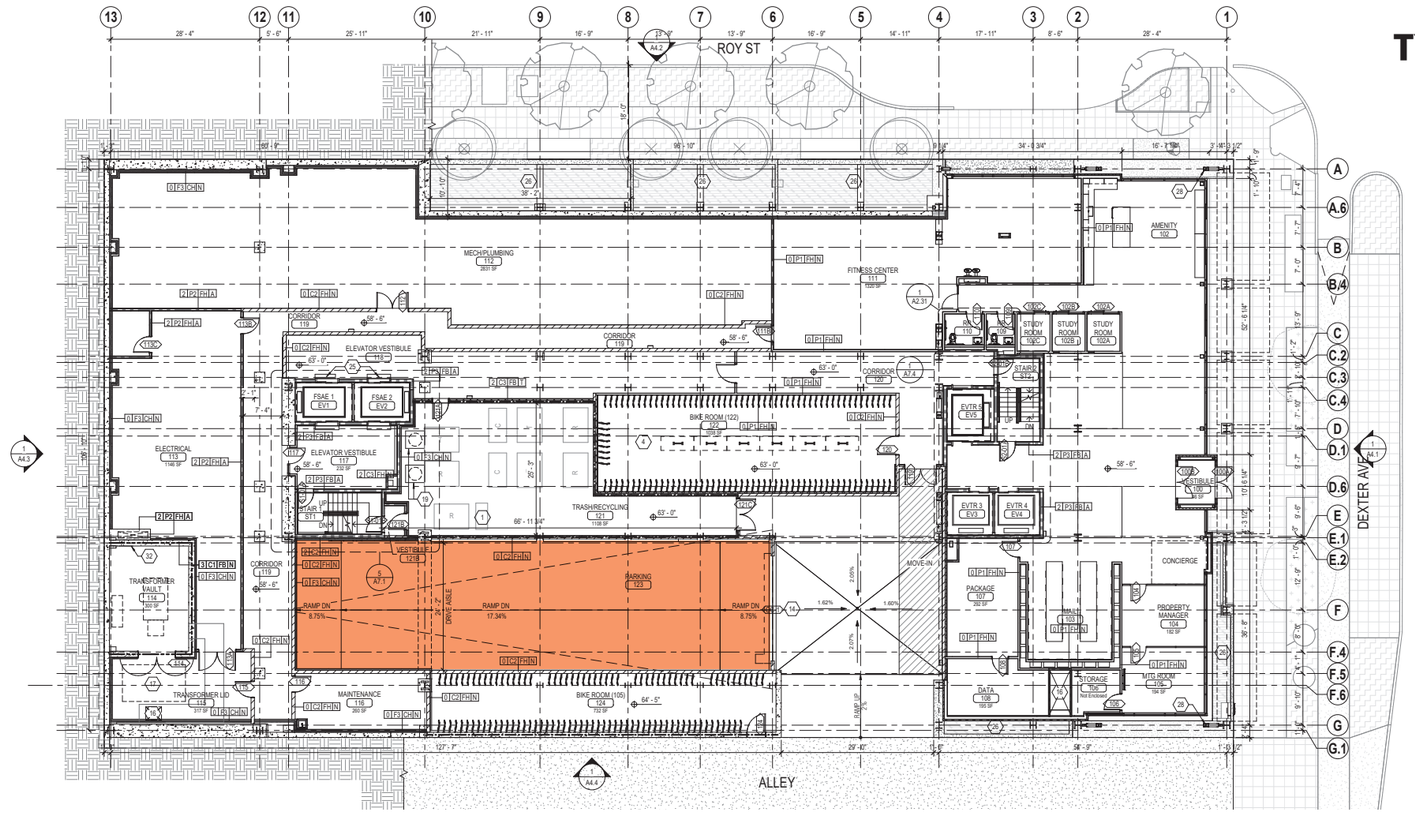
REQUIREMENT	REQUEST	RATIONALE	RELEVANT DESIGN GUIDELINES
2 23.54.030 - Parking Space and Access Standards			
When more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles.	Request to reduce the minimum percentage of medium stalls to 33% and increase the maximum percentage of small and large stalls to 67%	To meet the standard residential medium stall ratio, the shape of the tower would have to be adjusted, significantly increasing the bulk of the building. SLU Design Guidelines suggest we should provide ample space between adjacent properties to mitigate negative impacts to light, airflow and user interactions. We do not want to create tight conditions between our neighbor across the alley solely based on garage design. This departure allows more contextually appropriate setbacks in the alley.	**DC2:** Architectural Concept: Tall Buildings **DC2:** Architectural Concept: Tall Form Placement, Spacing, and Orientation

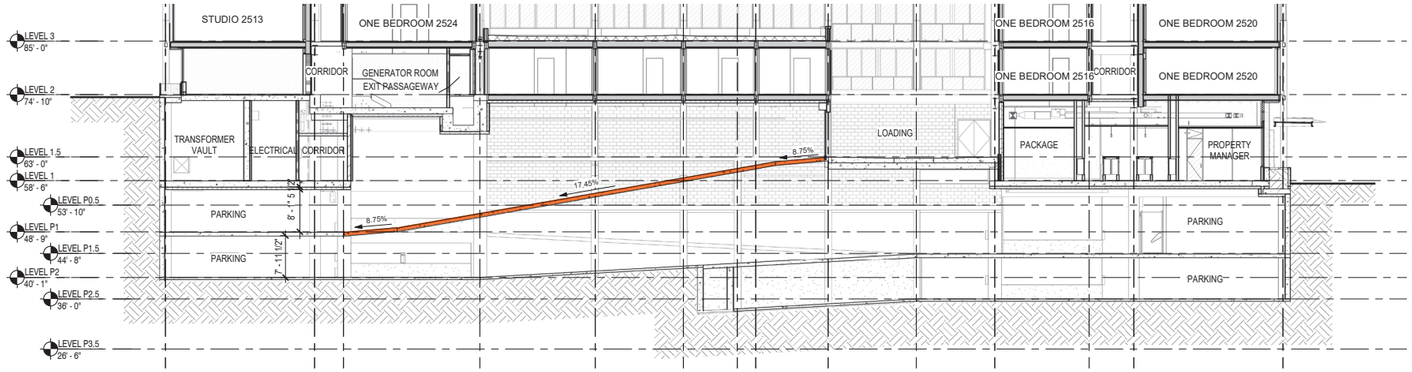
Departure - Proposed Street Level Setback



REQUIREMENT	REQUEST	RATIONALE	RELEVANT DESIGN GUIDELINES
3 23.48.055.A.3: Landscaping Requirements			
Landscaping in setback areas or berms shall be planted with trees, shrubs, and grass or evergreen groundcover. Features such as decorative pavers, street furnishings, sculptures, or fountains may cover a maximum of 30 percent of each required landscaped area or berm.	The proposed design requests that the maximum allowable area for features other than landscaping be increased from 30% to 74%	The proposed design includes a gracious space at level 1 for residential amenity and leasing services. The design team has carefully designed the street level facade to include a high level of transparency, along with multiple operable walls with telescoping sliders, to increase connectivity between tenants and pedestrians, which helps to activate the sidewalk environments. In addition, the landscape design features a street level bioretention planter as well as multiple wood clad benches for public use.	**CS2:** Urban Pattern & Form **PL3:** Street Level Interaction

TYPE 1 DIRECTOR DECISION





REQUIREMENT	REQUEST	RATIONALE	RELEVANT DESIGN GUIDELINES
4 23.54.030.E.4 - Parking Aisles			
Aisle slope shall not exceed 17 percent provided that the Director may permit a greater slope if the criteria in subsections 23.54.030.D.3.a, 23.54.030.D.3.b, and 23.54.030.D.3.c are met	Request to increase slope percentage of ramp to 17.45%	This slope percentage is necessary to meet the grade of the alleyway and is still usable to access the parking and is the minimum necessary to accommodate conditions of the parking garage.	**DC1:** Project Uses and Activities

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DESIGN GUIDELINES

High Priority Guidelines

Context & Site



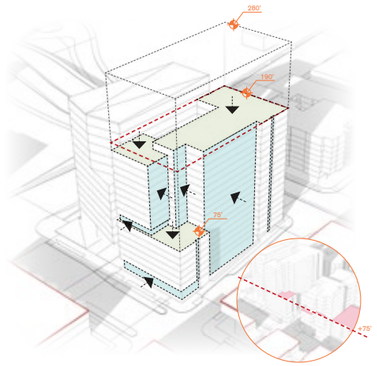
CS2 Urban Pattern & Form

B. Adjacent Site, Streets, and Open Spaces

a. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape– its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)–in siting and designing the building.

Design Response

- Along Dexter Ave N, the design team included a setback at ground level to widen the sidewalk and added wood benches along the frontage to encourage public interaction with the building.
- The Dexter frontage also includes two sets of telescoping sliders that allow for increased porosity between the private and public realm, helping to create an indoor-outdoor experience.
- The project also mindfully changes the expression with faux wood siding to react to programming changes, and several large stepping bioretention planters that provide buffers and react to topography.



CS2 Urban Pattern & Form

D. Height, Bulk, and Scale

a. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

b. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

Design Response

- The massing of the building was carefully considered early on to help relate the scale to adjacent existing buildings along Dexter Ave N.
- The podium height was defined at a height that relates to other developments and also allows for the intersection of Roy and Dexter to have a reduced scale and more available light and air.
- The lantern massing at the northeast corner above level 7, creates an intermediate scale that relates to the proportions and groupings of bay windows, decks, and material changes in the vicinity.



CS2 Urban Pattern & Form

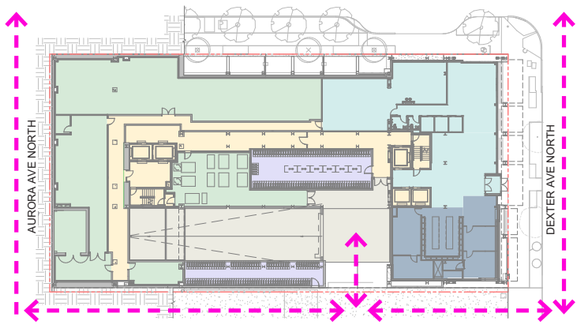
3. Adjacent Streets

a. Aurora and Dexter Avenues N: New development should help to make these arterials entries into downtown by implementing substantial landscaping and attractive building facades. Balconies and outdoor living spaces are less desirable facing these streets. Because these arterials will be primarily experienced by vehicle, the scale of street improvements and facade elements could be larger than if these streets were predominantly pedestrian oriented.

Design Response

- The building design has included moves such as setbacks, ample site furnishings, bike parking, lush bioretention planting, and street trees to ensure that Aurora and Dexter both maintain a pedestrian scale and environment.
- The building does not include decks to follow this guideline, and instead employs Juliet balcony railings and telescoping sliders that add an interesting texture to the facade.
- Larger upper level amenity spaces and occupied roof decks are setback from street level, but still visible from the sidewalk.

Design Concept



DC1 Project Uses and Activities

B. Vehicular Access and Circulation

Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

Design Response

- This project utilizes the alley to direct vehicles, delivery trucks, and bicyclists to the building.
- The access to the building for these uses occur a good distance away from the alley and Dexter intersection, and tucked into the building footprint so it is not highly visible from the street.
- Trash and recycle pickup also occurs off the alley, to ensure trash receptacles are not visible from the public right-of-way.

Design Concept



DC2 Architectural Concept

4. Tall Buildings

a. Response to Context: Integrate and transition to a surrounding heights; relate to existing visual datums; respond to nearby or visible sites such as waterfronts, view corridors, and street ends.

b. Intermediate Scales: Mediate height and scale by adding legible multistory elements such as projections, sky terraces, layering, or others.

c. Facade Depth and Articulation: Use plane changes, depth, shadow, and texture to provide human scale, interest and to break up the facade.

Design Response

- The Podium height responds to an adjacent 65' datum of mid-rise residential to the North and the Tower height of the building rises up to meet the High-rise buildings to the South.
- Above the podium height, layered balconies are encapsulated by a unifying wrapping element that ties together a grouping of upper level floors and creates a significant transition in scale between the podium levels and high rise levels.



DC4 Exterior Elements & Finishes

1. Exterior Building Materials

a. Transparent ground floor glass

b. Panelized Materials should be of high quality and carefully detailed

c. Materials at ground level should be durable and provide visual interest

Design Response

- Transparency of the ground level will express and display the residential lobby and ground-floor amenities.
- Quality materials are used with meticulous detailing and testing in this whole-building system. The building system is pre-fabricated, allowing for high precision and quality control. Wall paneling is detailed to resist warping.
- At ground level, concrete planters and low barriers help protect planting and damage to the street level of the building.

Public Life



PL3 Street-Level Interaction

1. Entries

Enhance or articulate primary building entries by design measures such as:

a. Special canopy features

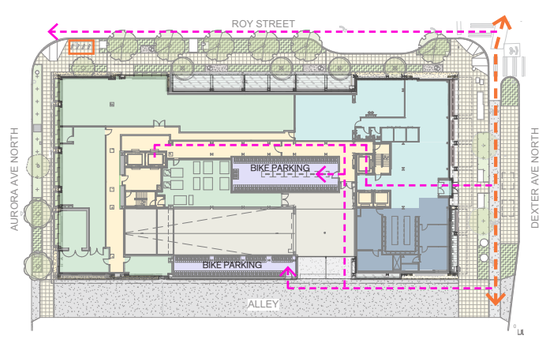
b. Architectural elements such as special lighting

c. Artwork, or

d. Other similar treatment

Design Response

- The primary entry off of Dexter is sheltered by a canopy with special lighting and extra detailing and a specialty material change that makes the entry clear and provides opportunity for signage.
- High transparency at the 1st floor lobby draws the eye into the first floor, highlights the lobby programming and indicates the entry.
- Telescoping, operable openings in the facade at ground level promote engagement between residents and the public realm.



PL4 Active Transportation

1. Bicycle Facilities

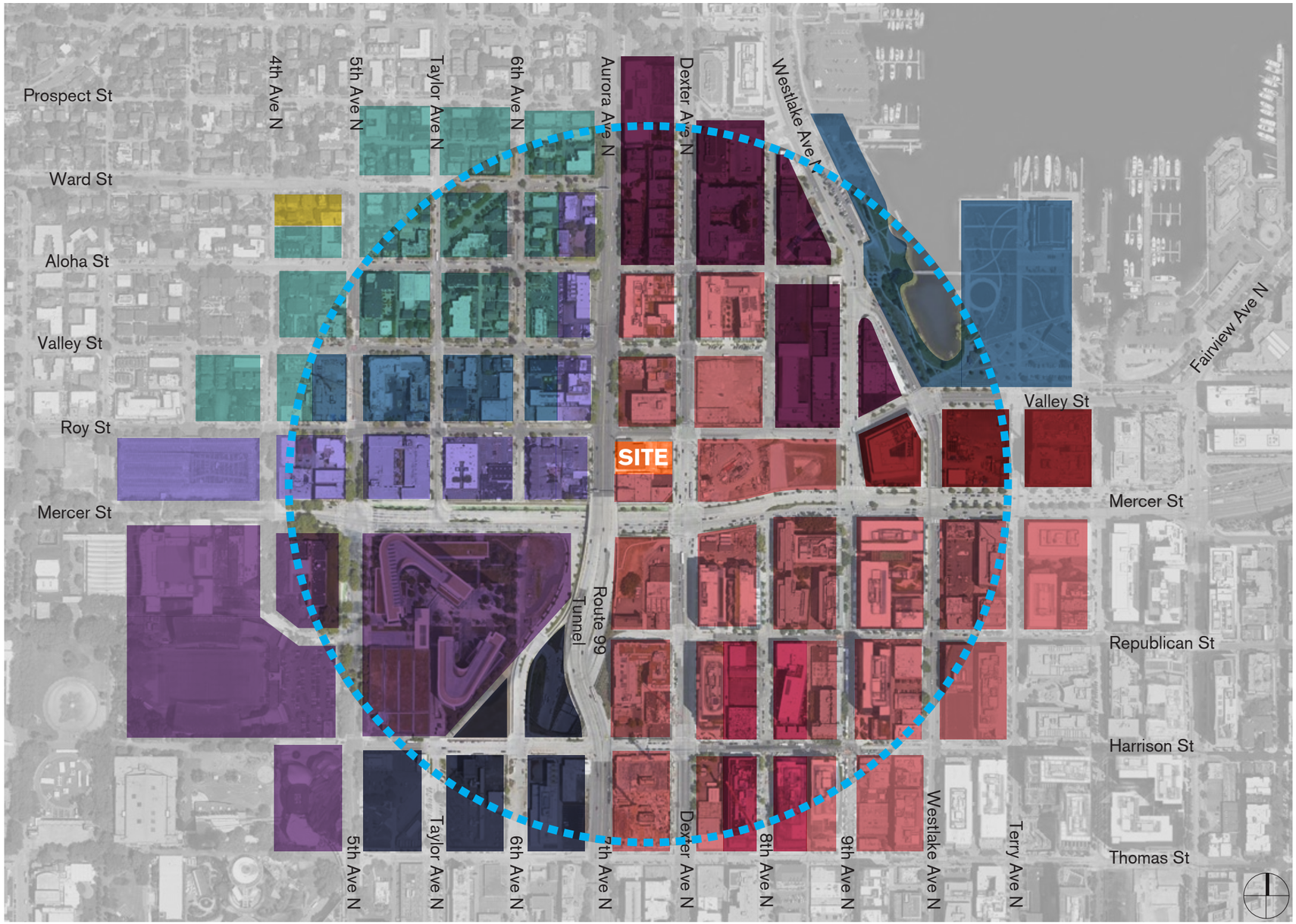
a. Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar 'inverted U' or 'staple' style. The bicycle racks may also be an opportunity for placemaking, such as having a uniform color for bike racks within South Lake Union or having distinctive place-names designed into the racks

Design Response

- Given the R.O.W. design and the need for utility vaults and access to bus islands on Dexter Ave, this project has supplied bike parking spaces along Roy street where possible using SDOT approved bike racks.
- The design team has given careful consideration to bike parking access for tenants and the public with several in-building bike parking locations that can be easily accessed through the main lobby, secondary lobby, and from the alley with ample way finding signage.

Appendix

Zoning + Overlay Designations



Map Key

- **SM-UP 160** Seattle Mixed Uptown
- **SM-UP 95** Seattle Mixed South Lake Union
- **SM-UP 85** Seattle Mixed South Lake Union
- **SM-UP 65** Commercial 2
- **C2-40** Commercial 2
- **LR 3** Low Rise 3
- **SF 5000** Seattle Mixed
- **SM-SLU 175/85-280** Seattle Mixed South Lake Union
- **SM-SLU 85-280** Seattle Mixed South Lake Union
- **SM-SLU 85/65-160** Neighborhood Commercial
- **SM-SLU 100/95** Seattle Mixed South Lake Union

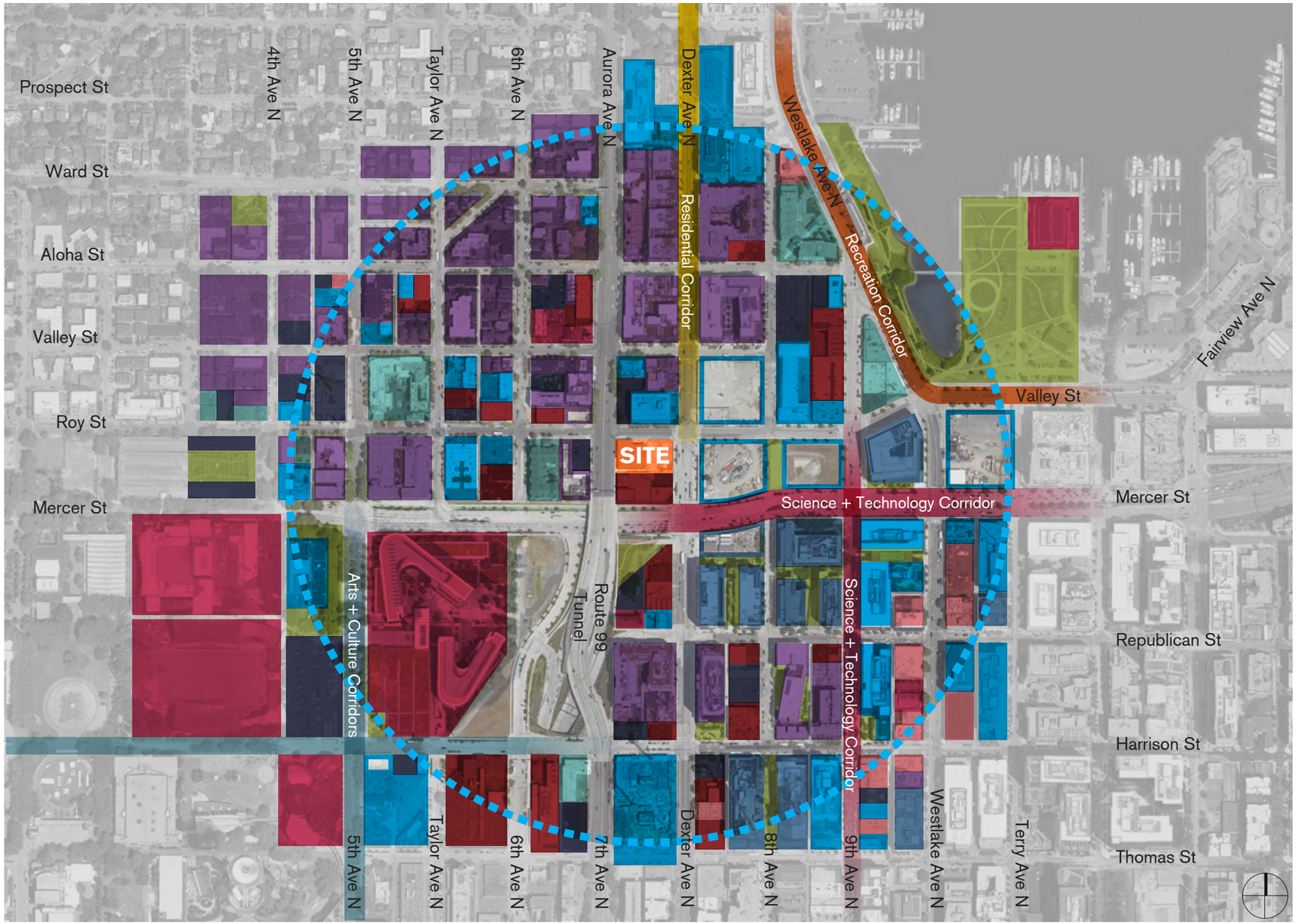
Observations

- **Building Scale** decreases to the North/Northwest towards Westlake and Queen Anne then increases to the South/Southeast towards Downtown
- **Mixed Use** designations dominate this area of South Lake Union
- **Crossing** of Mercer and Aurora define transitions between zoning types.

CONTEXT ANALYSIS

Surrounding Uses

Surrounding Uses



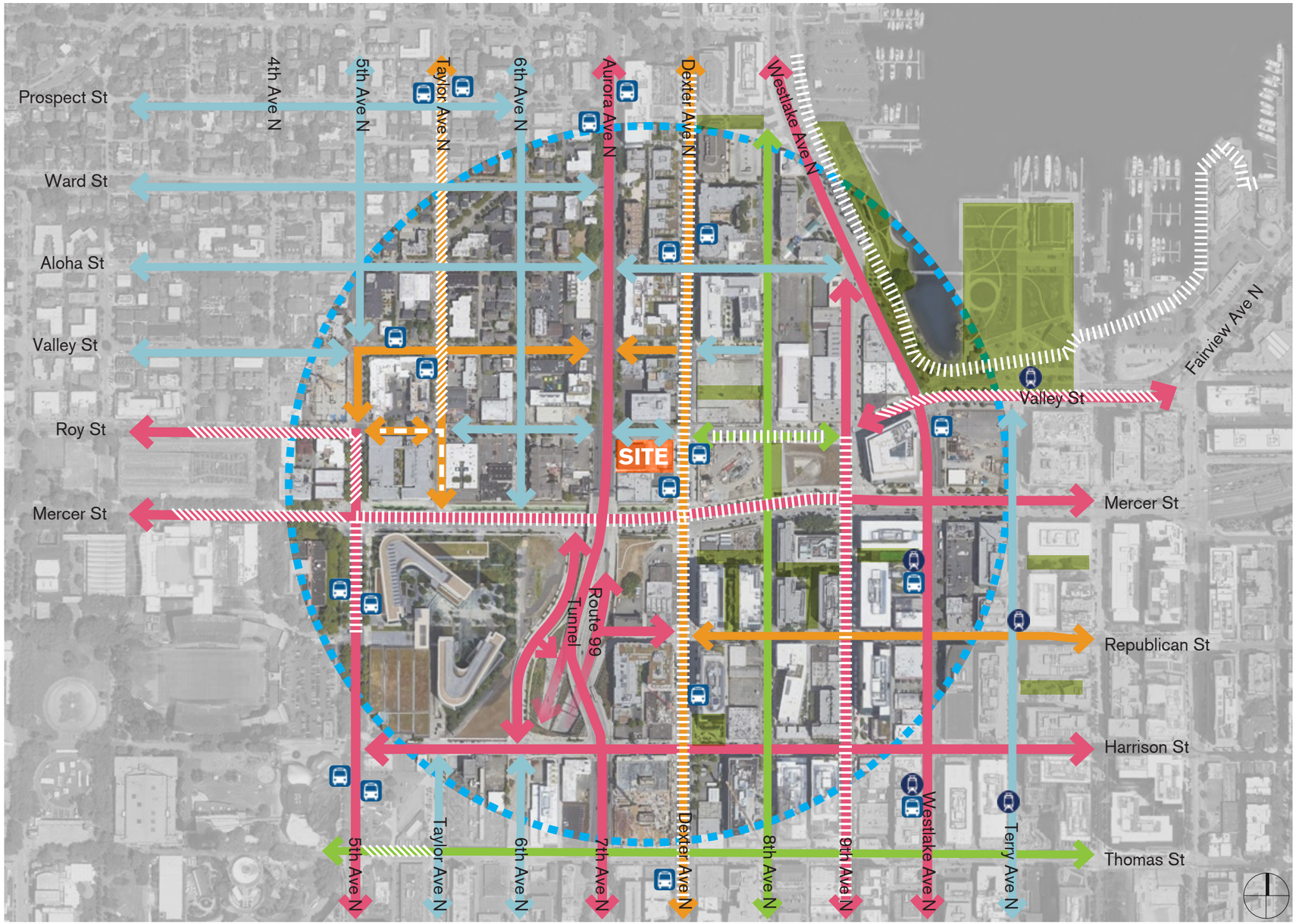
Map Key

- Surface + Garage Parking
- Residential/Mixed Use
- Office/Commercial
- Medical/Science/Research
- Hospitality/Restaurant
- Park/Recreation + Enhanced Landscape
- Retail
- Cultural/Arts/Philanthropy
- Industrial/Utility
- Vacant/Construction

Observations

- **Transitional** site between clusters of midrise residential and high rise commercial projects.
- **Rapid change** occurring as under-utilized parcels are developed into mixed use, commercial and residential buildings around the site.
- **Corridors** of major uses define more concentrated zones within South Lake Union.
- **Crossroads** of arts and culture, science and technology, residential and recreation.
- **Proposed** adjacent projects are science and technology or office uses with some potential community programming and open space.

Traffic Flow + Siting Patterns



Map Key

- Principal Arterial
- Minor Arterial
- Green Street
- Woonerf
- Undesignated
- Bus Stop / Light Rail Stop
- Protected Bike Lane
- In-Street Bike Lane
- Sharrows with Uphill Bicycle Lane
- 5 Minute Walk Radius
- Open Space

Adjacent Street Classifications

Dexter Ave N: Minor Arterial, Class II Pedestrian St

Roy St: Not Designated

Aurora Ave N: Principal Arterial, Class III Pedestrian St

Observations

- **Mobility** increased for pedestrians, bikes and vehicles with the recent completion of the Route 99 Tunnel.
- **Roy Street**, planned to become a woonerf, provides an important pedestrian connection to Lake Union.
- **Through-block** connections contribute to a growing pedestrian network in South Lake Union bringing life and character to the area.
- **Bike Infrastructure** along Mercer, Dexter and Roy allows for ease of access to Downtown, Fremont, Eastlake and general recreational biking.

CONTEXT ANALYSIS

Prominent Surrounding Buildings

Prominent Surrounding Buildings



Map Key

EXISTING PROMINENT BUILDINGS

1. 708 6th Ave | Uptown Apartments
2. Oakwood Apartments
3. 801 Dexter | True North Apartments
4. 810 Dexter Ave | JUXT Apartments
5. 615 Westlake | Allen Institute
6. UW Medicine Research
7. UW Medicine
8. 435 Dexter Ave | Modera Apartments
9. 400 Dexter Ave
10. 403 Dexter Ave | Tellus Apartments
11. Bill and Melinda Gates Foundation
12. Seattle Center

FUTURE PROMINENT BUILDINGS

1. 601 Dexter Ave N
2. 601 Aurora Ave N | MOD Studios
3. 701 Dexter Ave N
4. 700 Dexter Ave N
5. 701 Valley St
6. 820 Roy St
7. UW Medicine Lake Union Phase 3.3
8. 816 Mercer Megablock

1 708 6th Ave | Uptown Apartments



6 Story | Residential

2 Oakwood Apartments



1 Story | Restaurant / Retail

3 801 Dexter | True North Apartments



5 Story | Residential & Retail

4 810 Dexter Ave | JUXT Apartments



7 Story | Residential

5 615 Westlake | Allen Institute



5 Story | Office

6 UW Medicine Research



5 Story | Medical/Research

7 UW Medicine



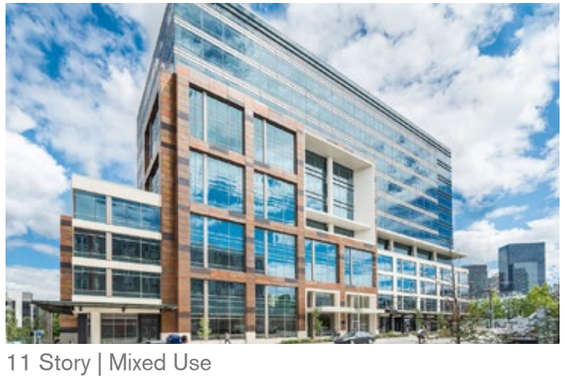
7 Story | Medical/Research

8 435 Dexter Ave | Modera Apartments



7 Story | Residential

9 400 Dexter Ave



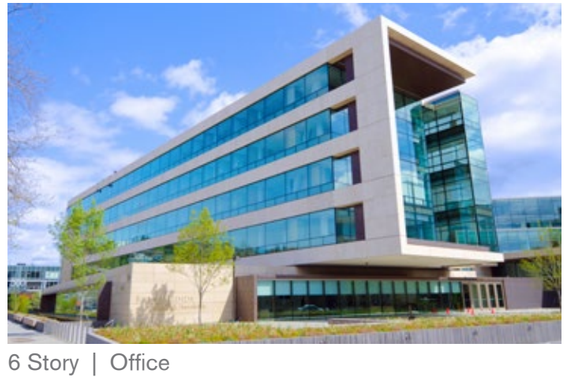
11 Story | Mixed Use

10 403 Dexter Ave | Tellus Apartments



8 Story | Residential

11 Bill and Melinda Gates Foundation



6 Story | Office

12 Seattle Center



Cultural Center

CONTEXT ANALYSIS

Future Prominent Surrounding Buildings

Aerial View Facing Southwest



Legend

1. 601 Dexter Ave N
2. 601 Aurora Ave N
3. 701 Dexter Ave N
4. 700 Dexter Ave N
5. 701 Valley St
6. 820 Roy St
7. UW Medicine Lake Union Phase 3.3
8. 816 Mercer St | Mercer Megablock
9. 403 Dexter Ave N

Observations

- **New Development** will help connect the area to the already prominent and growing science, tech and biotech cluster to the Southeast.
- **Increased Density** of future development will significantly change the character and experience of the area.
- **Views** to the West, to the Space Needle and to Queen Anne will be largely unencumbered by planned and existing development across Aurora which maintain lower allowable heights.

1 601 Dexter Ave N



13 Stories | Office, Laboratory & Retail

2 601 Aurora Ave N | MOD Studios



8 Stories | Apartments

3 701 Dexter Ave N



11 Stories | Office

4 700 Dexter Ave N



14 Stories | Office

5 701 Valley St



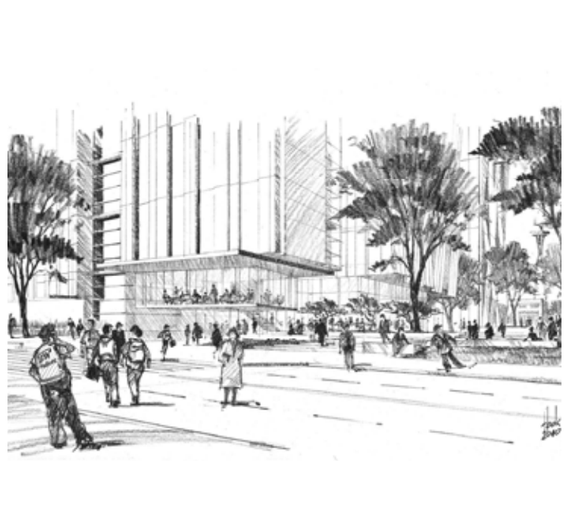
14 Stories | Apartments

6 820 Roy St



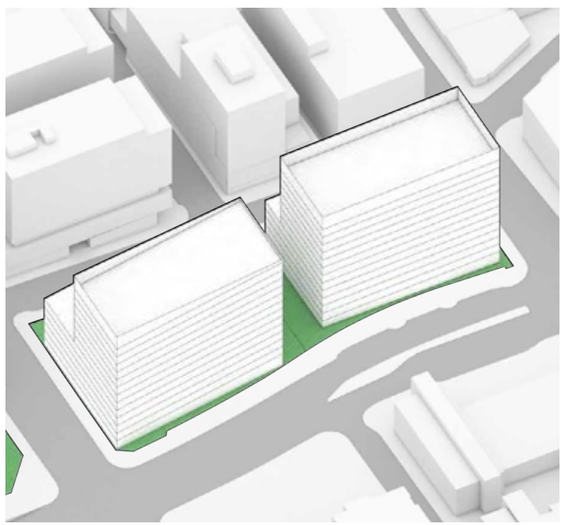
8 Stories | Office & Retail

7 UW Medicine Lake Union Phase 3.3



6 Stories | Research & Medical

8 816 Mercer St | Mercer Megablock



Confidential

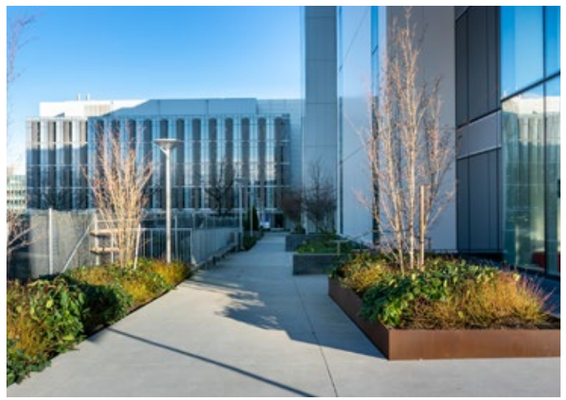
CONTEXT ANALYSIS

Neighborhood Character

1 Street Facade on Dexter Ave N



2 UW Medical Center



3 The Center For Wooden Boats



4 True North Apartments



5 Space Needle - 400 Broad St



6 Lake Union Park - 860 Terry Ave N





7 Valley St Sidewalk



8 Dexter Ave N Sidewalk



9 Dexter Ave N Sidewalk



10 Amazon - 400 9th Ave N



11 Allen Institute - 615 Westlake Ave N







Observations

- **Historical** remnants of South Lake Union's industrial past have been redeveloped and celebrated in SLU and provide a unique character to the street-level environment.
- **Contemporary** character is celebrated in science, tech, and biotech buildings and is brought into the streetscape with public art.
- **Natural and Industrial** accents connect contemporary design to the backdrop of Lake Union and the neighborhood's history.

12 Google - 1021 Valley St



13 Seattle Opera - 363 Mercer St



15 Tesla - 435 Westlake Ave N



Key Map



CONTEXT ANALYSIS

Existing Active Neighborhood Spaces

1 UW Medical Thru-Block Connector



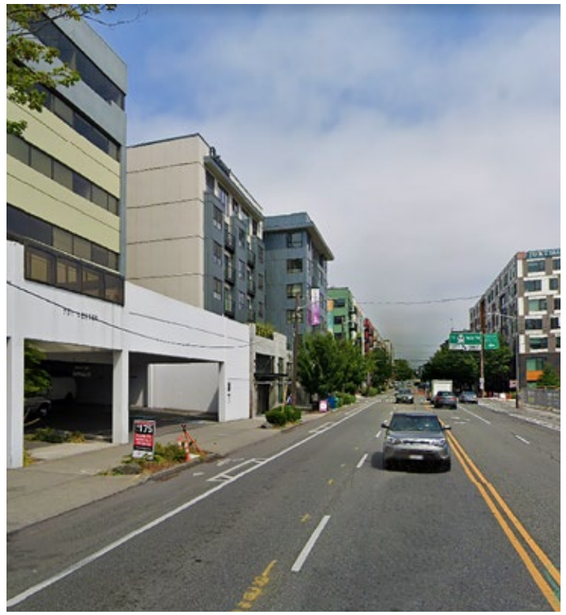
2 UW Medical Thru-Block Connector



3 Amazon Thru-Block Connector



4 Lack of Activity North of Dexter Ave



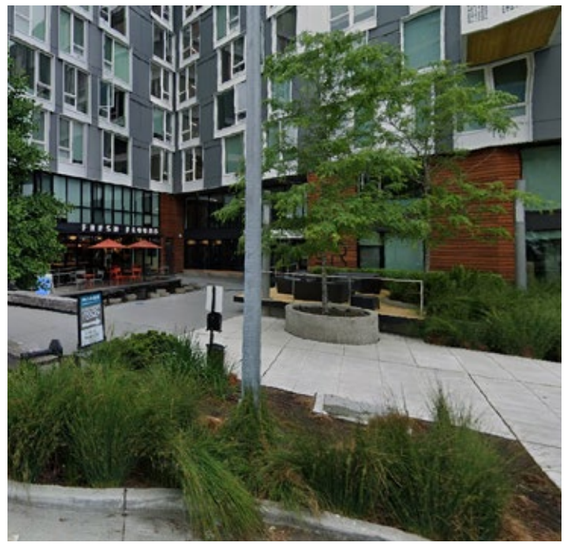
5 Lake Union Park



6 Amazon Thru-Block Connector



7 Public Square at 424 8th Ave



8 Allen Institute Landscape on Mercer



Observations

- **Lake Union** is the epicenter of activity in South Lake Union, with flexible outdoor programming, walking/ biking paths, and great views from Lake Union Park.
- **Enhanced Landscaping** contributes to a more active street-scape and breaks down the large scale of new development in South Lake Union for a more pleasant pedestrian experience.
- **Increased Activity** along the street-level on Dexter Ave N provides new opportunities to engage the community with newly proposed projects in the area.

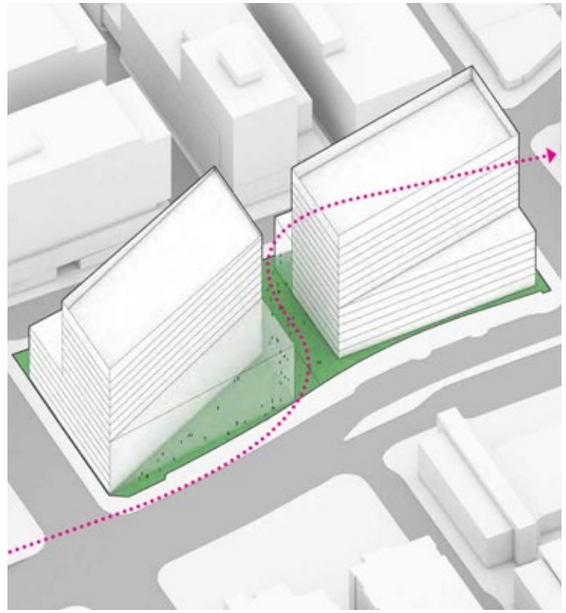
1 701 Dexter Ave N - Landscape



2 700 Dexter Ave N - Through-block



3 816 Mercer - Open Space



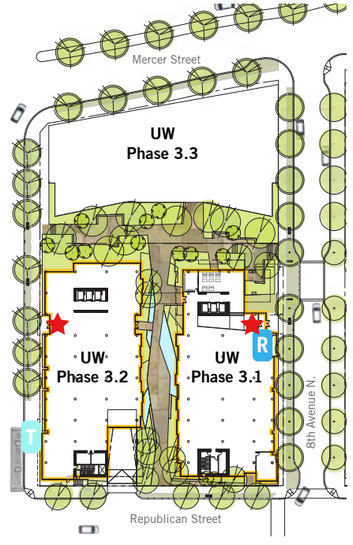
Observations

- **Through-Block Connectors** help activate the pedestrian realm of the tech and medical/research offices to the Southeast and enhance pedestrian connectivity to and from Lake Union.
- **Neighborhood Open Space** proposed at the 816 Mercer mega block will be a promising new hub of ground level activity and community programming.
- **Streetscapes** being developed by new and future projects along Dexter Ave provide design cues to better define the emerging fabric of the ground level environment.

4 601 Dexter Ave N - Open Space



5 UW Phase 3 - Through-block Connection





Key Map



CONTEXT ANALYSIS

Outward Views









Potential View Apertures

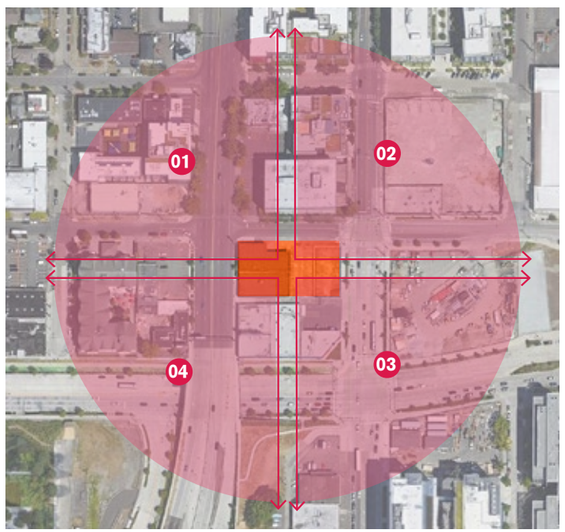
01 Facing Northwest | 160’
- Queen Anne

02 Facing Northeast | 160’
- Lake Union

03 Facing Southeast | 98’
- Downtown
- The Gates Foundation

04 Facing Southwest | 98’
- Space Needle
- Seattle Center

Key Map



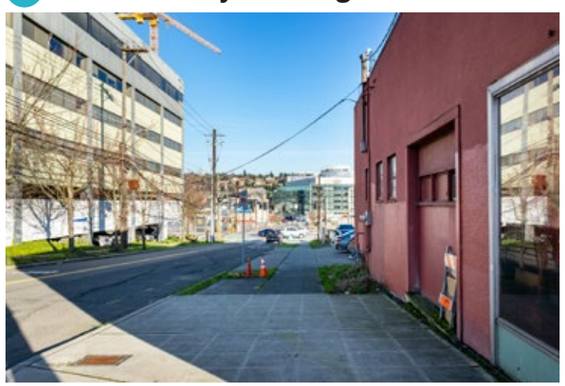
01 Roy - Facing West



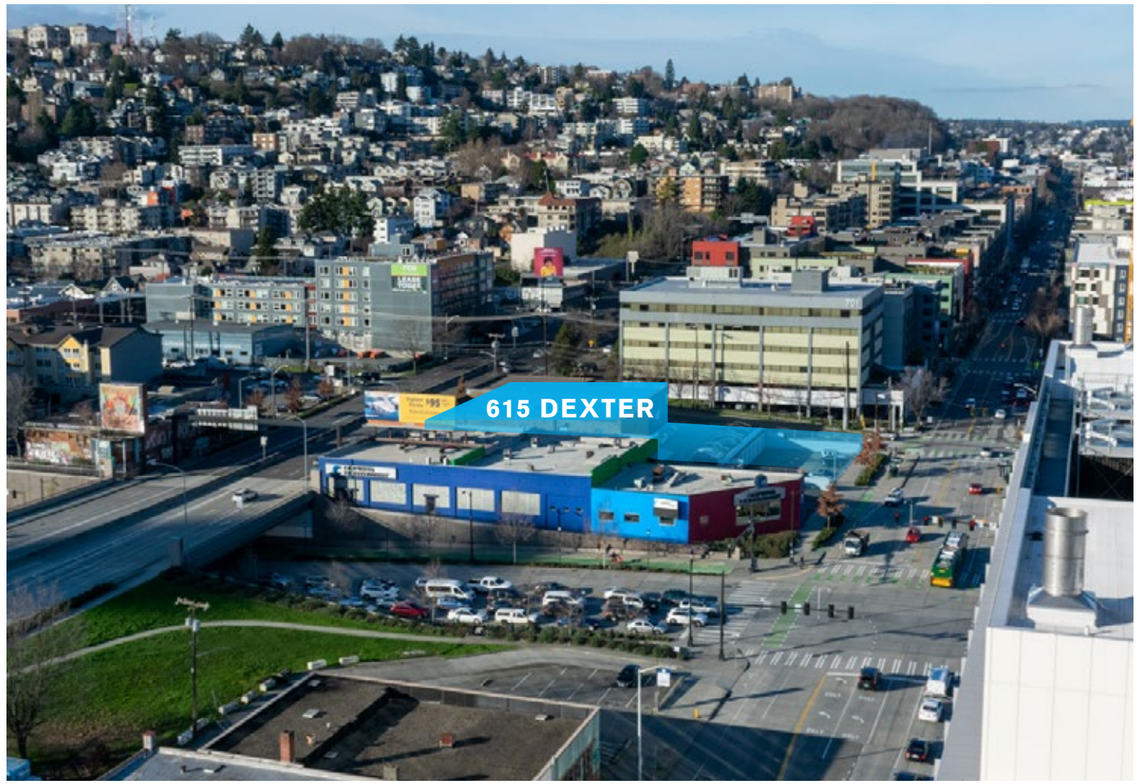
02 Dexter - Facing South



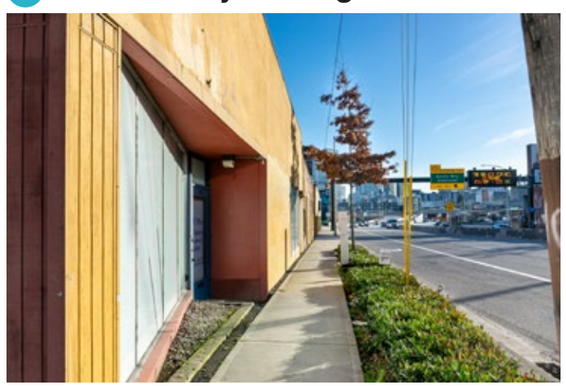
03 Aurora & Roy - Facing East



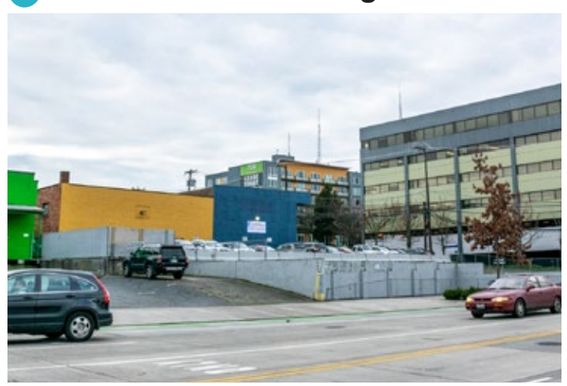
04 Aerial View Facing Northwest



05 Aurora & Roy - Facing South



06 Dexter & Mercer Facing Northwest



Observations

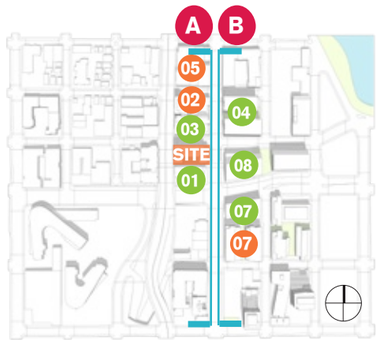
- **Streetscapes** along Dexter Ave, North of the proposed site provide residential uses and occasional pockets of retail.
- **Low-rise Commercial** and surface parking are the primary uses on site and do not contribute to the emerging character of the neighborhood.
- **Grade Change** along Roy Street approaches 15' of difference from Dexter Ave to Aurora and provides unique challenges in designing ground level uses.
- **Narrow Sidewalks** currently exist along Aurora and contribute to a compressed experienced along a busy highway.
- **Generous Sidewalks** currently exist along Dexter Ave and Roy Street, which provides great landscape design opportunities and areas of respite.
- **Bus Stops** currently exist immediately in front of the proposed site and will contribute to an increased level of mobility and access for future residents.

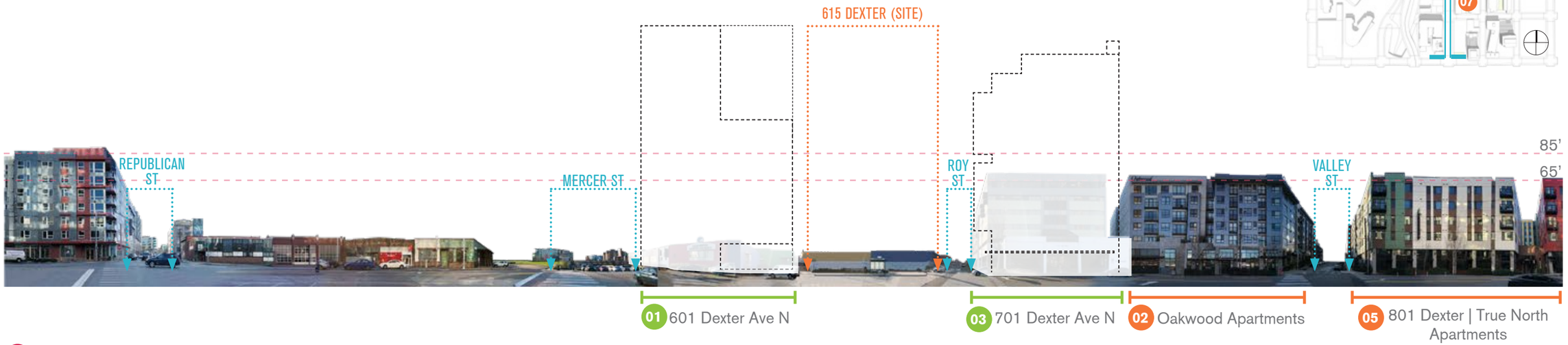
Key Map



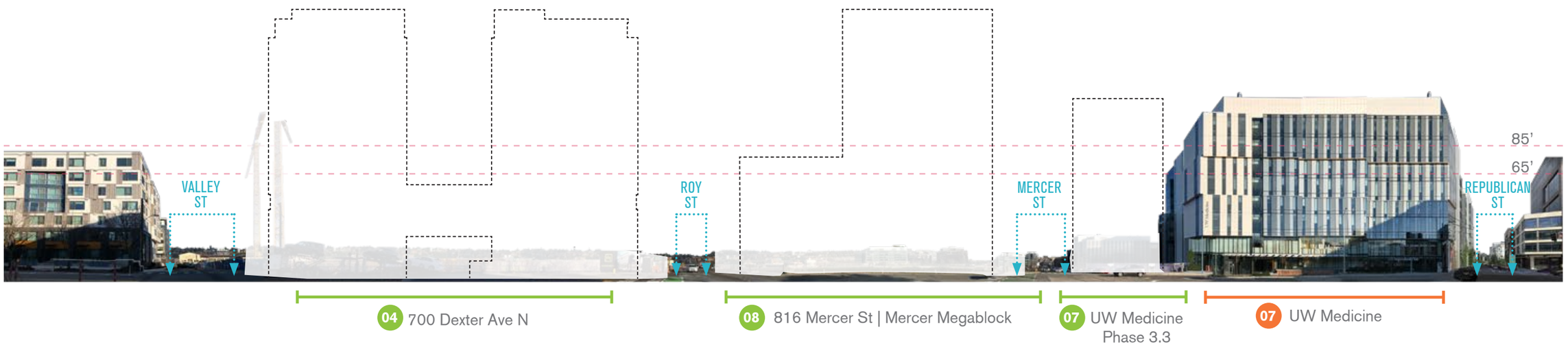
CONTEXT ANALYSIS

Streetscape Photomontage - View Direction





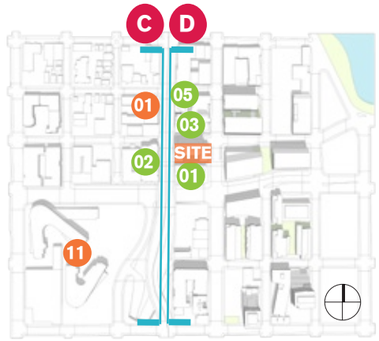
A Dexter Ave N - Facing West



B Dexter Ave N - Facing East

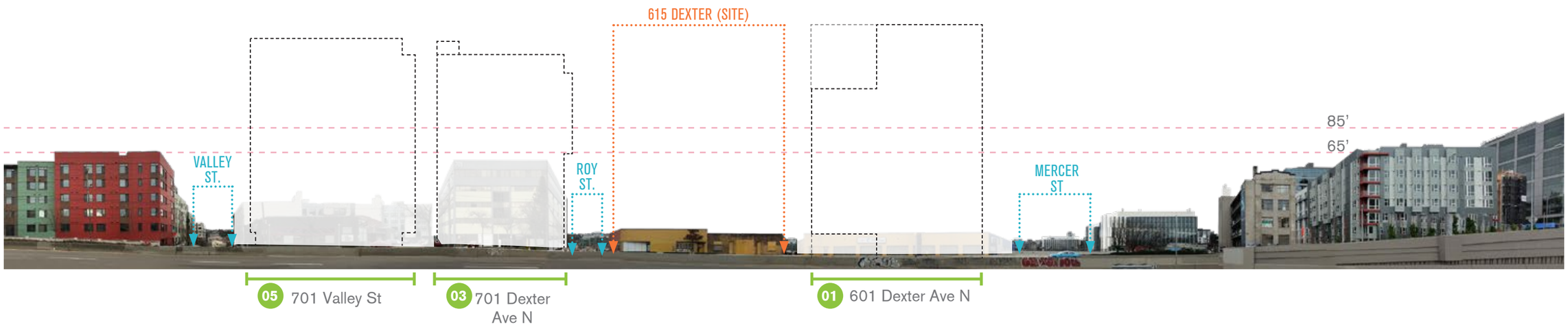
CONTEXT ANALYSIS

Streetscape Photomontage / View Direction





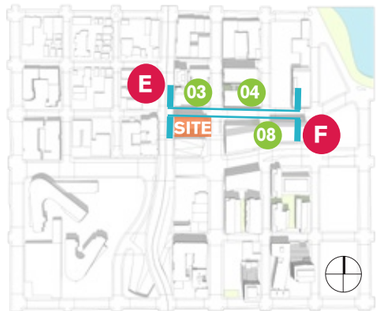
C Aurora Ave N - Facing West

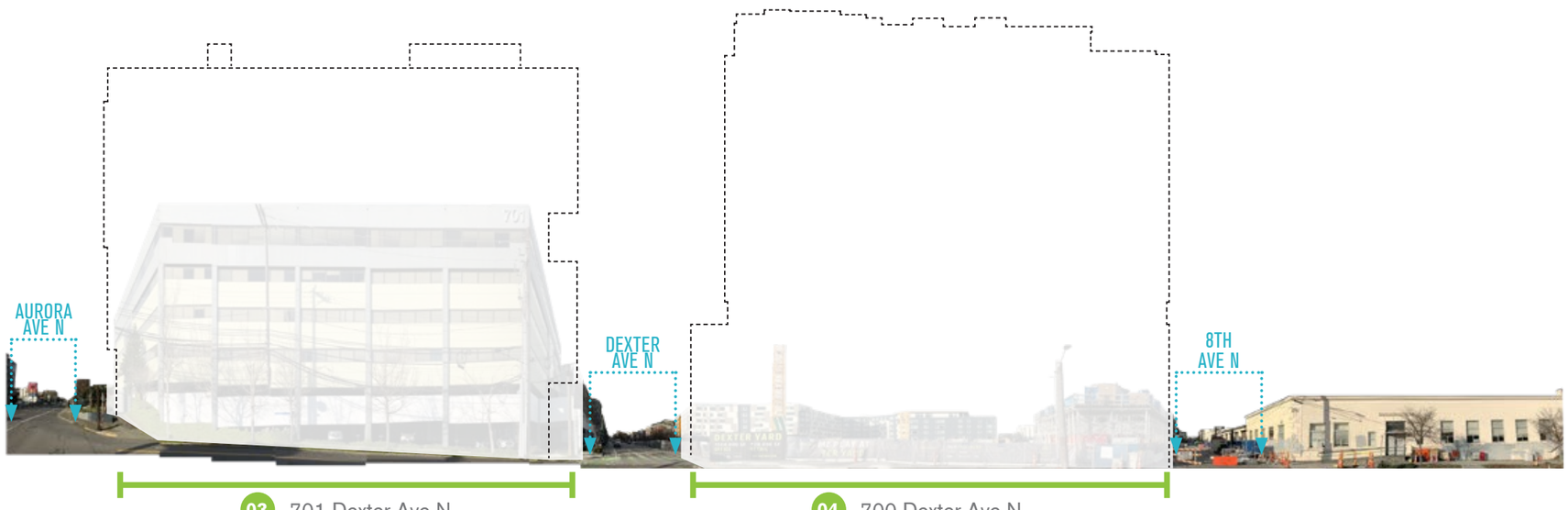


D Aurora Ave N - Facing East

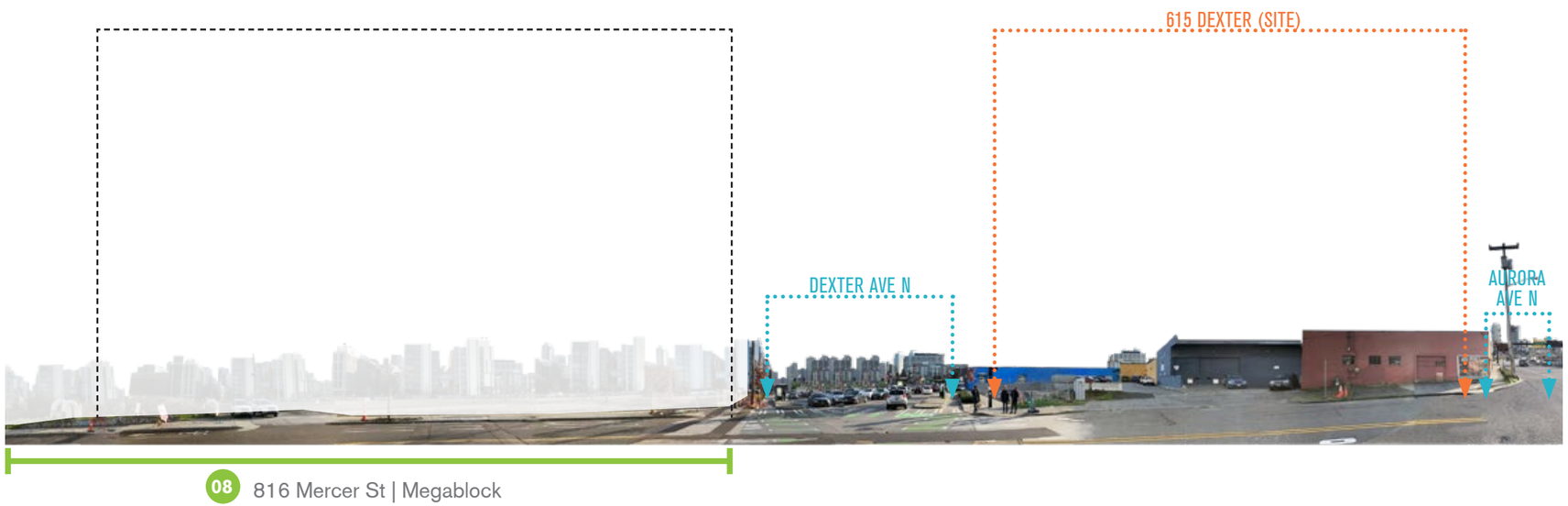
CONTEXT ANALYSIS

Streetscape Photomontage / View Direction





E Roy St - Facing North



F Roy St - Facing South

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ZONING SUMMARY

Relevant Development Standards

Land Use Code Summary

ZONE: SM-SLU 175/85-280

1. **23.48.025 - Structure Height**
   - Non-Residential: 175' ; Residential: 85-280'
   - Additional height above limit: +15' for Covered or enclosed common amenity area, +15' (stair and mechanical), +25' (elevator) with max rooftop coverage of 20%, or 25% if including stair or elevator penthouses.
   - Screening of Rooftop Equipment: required
   - 23.40.060 Living Building Pilot Program: +25' for Residential use

2. **23.48.005D - Required Street-Level Uses**
   - No street level uses required - 23.48.240 Map A

3. **23.48.040 - Street-Level Development Standards**
   - Dexter Ave: Minimum floor-to-floor of 13 feet, extending at least 30 feet in depth from the facade.
   - Pedestrian access to street-level uses: located no more than 3 feet above or below sidewalk grade or at the same level as outdoor amenity or open space

4. **23.48.220 - Floor Area Ratio (FAR) in South Lake Union Urban Center**
   - Residential uses exempt
   - Minimum FAR: 3
   - Base FAR: 4.5
   - Max FAR up to 85': 6
   - Maximum FAR for nonresidential: 8

5. **23.48.225 - Structure Height in South Lake Union**
   - Required to show that the proposed structure will not physically obstruct the flight path or endanger aircraft operations shown on Map A of 23.48.225: South Lake Union Seaport Flight Corridor

6. **23.48.255 - Screening and Landscaping Standards in South Lake Union Urban Center**
   - Achieve a Green Factor score of .30

7. **23.48.080 - Required Parking and Loading**
   - No parking required
   - No loading required
   - Bicycle Parking:
   - Long Term: 1 per dwelling unit and 1 per small efficiency dwelling unit
   - Short Term: 1 per 20 dwelling units
   - After the first 50 spaces for bikes are provided, additional spaces required at 3/4 the ratio

8. **23.48.285 - Parking Location, Access and Curb Cuts in South Lake Union Urban Center**
   - Access to parking and loading shall be from the alley when the lot abuts an improved alley

9. **23.54.030 - Parking Space and Access Standards**
   - Residential Uses providing more than 5 parking spaces:
   - Min. 60% of the parking spaces shall be striped for medium vehicles
   - Max. 40% of the parking spaces may be striped for any size in subsection 23.54.030.A., provided when parking spaces are striped for large vehicles, the min. required aisle width shall be as shown for medium vehicles
   - Commercial Uses providing more than 20 parking spaces:
   - Min. 35% and max. 65% of the parking spaces shall be striped for small vehicles.
   - Min. 35% of the spaces shall be striped for large vehicles.

10. **23.54.035 – Loading Berth Requirements**
    - None Required

11. **23.48.009 - Street Level Use Requirements**
    - No required uses

12. **23.48.050.C - Mandatory Housing Affordability**
    - Exempt from MHA program if:
    - Receives public funding
    - Provides greater than 40% of its units at or below 60% area median income for a period of 50 years.

13. **23.48.045 - Amenity Area for Residential Uses**
    - 5% of total GFA in Residential Use, Max 50% enclosed
    - Min Size of amenity area: 225 SF
    - Min Horizontal distance: 15' or 10' if it is landscaped open space at ground level

14. **23.48.245 Upper-level Development Standards in South Lake Union Urban Center**
    - Max Podium Height: 65' and 85'
    - Tower Standards: for all floors above the podium height, the maximum floor plate is 24,000 SF
    - Max average GFA of residential stories above the podium height: Modified by 23.48.231: 55% of the Lot Area
    - Max GFA of each residential story: Modified by 23.48.231: 11,500 SF
    - Max average GFA of all portions of stories subject to Podium Standards shall not exceed 75% of the lot area
    - Upper Level Setbacks: None required

15. **23.48.040 - Street-Level Development Standards**
    - Transparency and Blank Facade Requirements: do not apply to portions of a structure in residential use

16. **23.48.240 - Street-level Development Standards in South Lake Union Urban Center**
    - Dexter Ave N - Class II pedestrian street: street facing facade may setback up to 12' from the street lot line
    - Additional setbacks allowed for up to 30% of street façade that is set back at a minimum 20' from street corner

17. **23.54.040 - Solid Waste and Recyclable Materials Storage**
    - 100+ Units: 575 SF + 4 SF per additional unit above 100 units
    - Exception: Development with over 100 units can reduce storage space by 15% if minimum horizontal dimension is 20'
    - Minimum horizontal dimension: 20'

18. **23.53.030 – Alley Improvements in All Zones**
    - Current Alley Width: 16'
    - Required Alley Width: 20'
    - 2' alley dedication required along proposed project alley lot line
    - Must maintain a 26' vertical clearance within the alley dedication zone
    - Min. vertical clearance of 16.5" over easement roadway
    - 23.53.035 - Structural building overhangs and minor architectural encroachments
    - Vertical Clearance: 8' above sidewalk, 26' above alley
    - Depth/Max horizontal projection: 3' to furthest projected element , 8' from alley center line

Keynotes

01 85’ Podium height measured along Roy St

02 65’ Podium height measured along Roy St

03 2’ Alley Dedication

04 75% Max average GFA at podium designation

05 12’ Max setback at street level

06 One tower allowed per block front

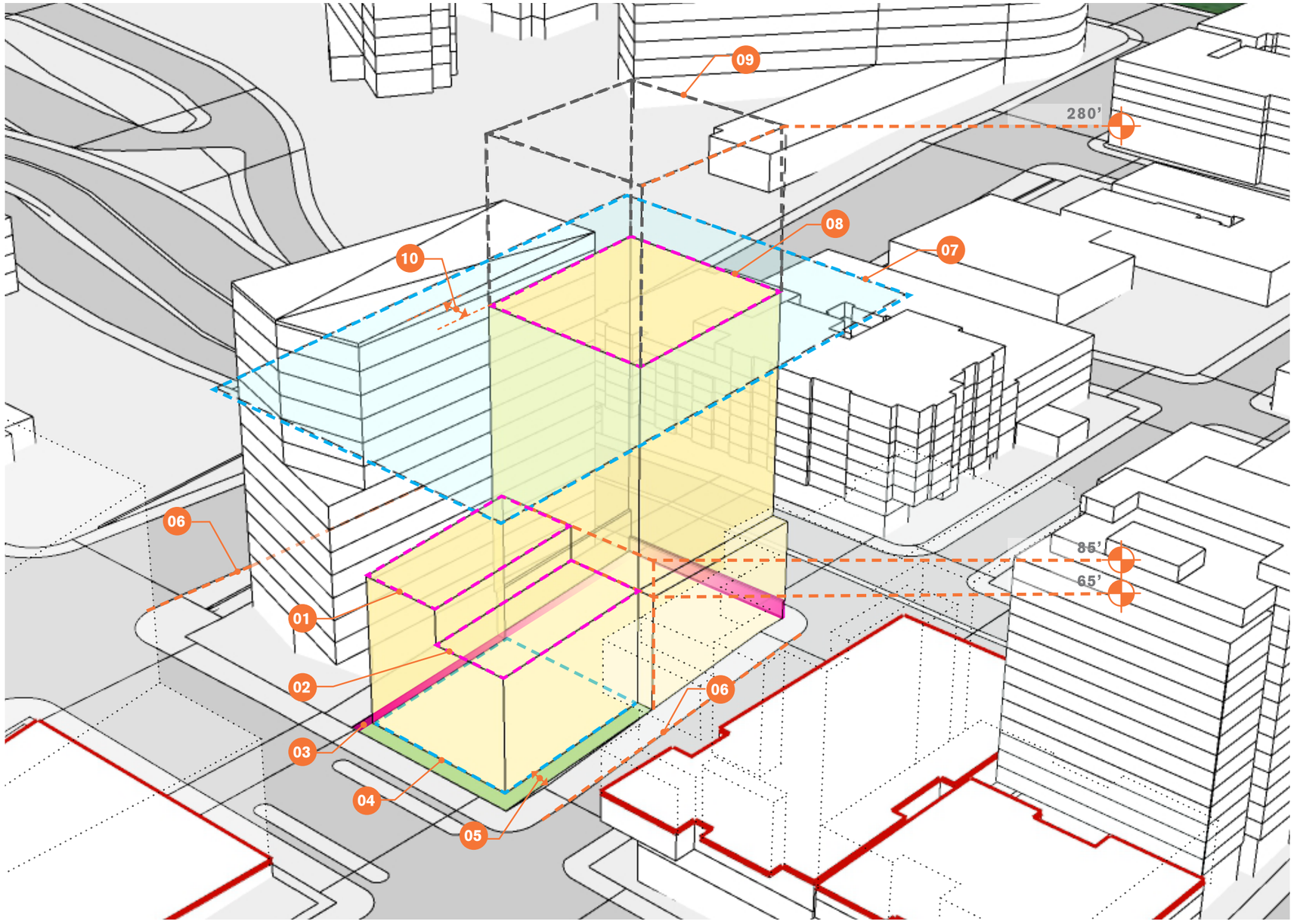
07 Seaport Flight Corridor Max Height

08 11,500 SF max GFA above podium height

09 Max height not achievable due to Seaport Flight Corridor

10 No tower setback required between a residential and non-residential tower

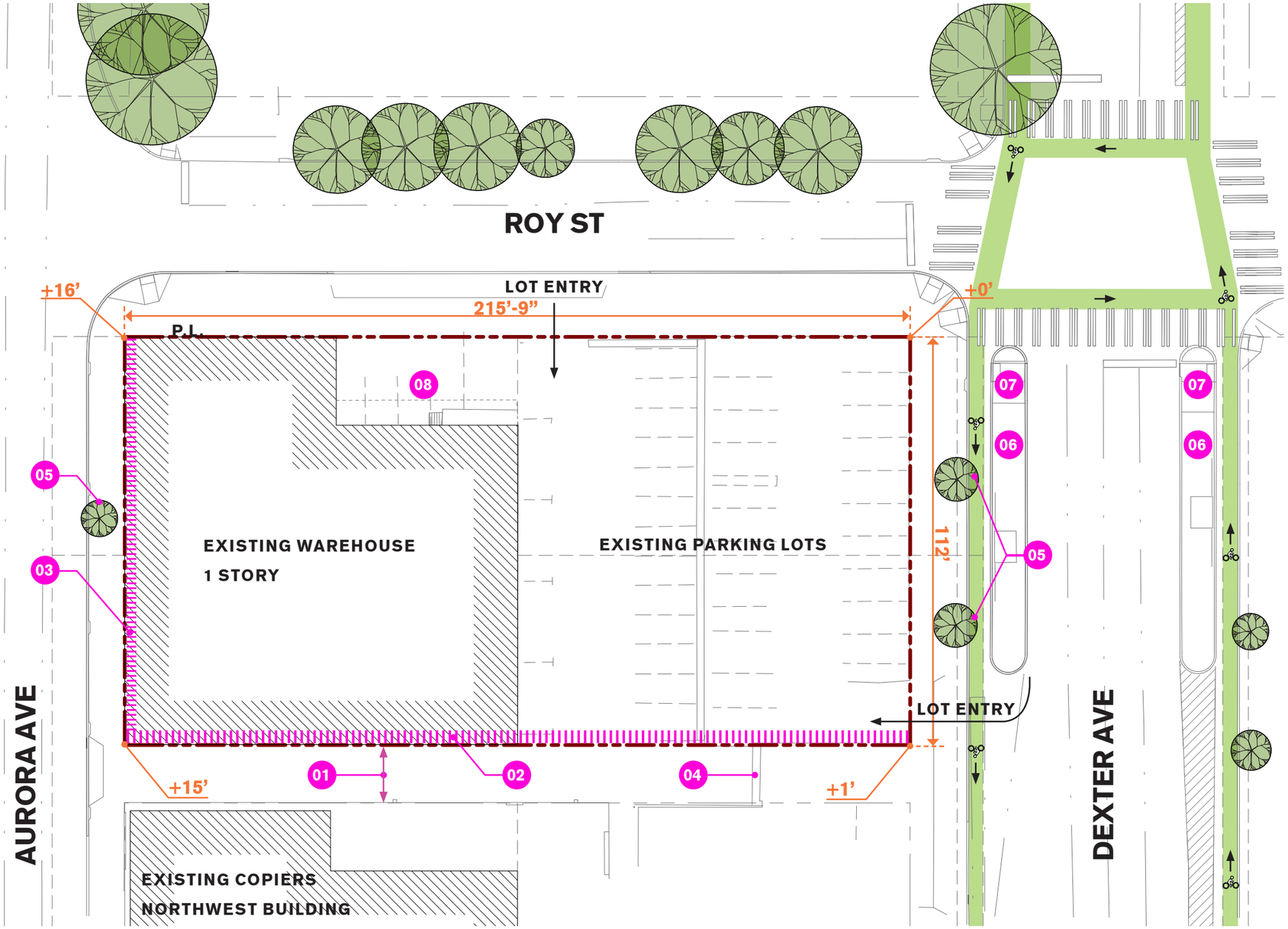
Aerial View Facing Southwest



SITE CONDITIONS

Existing Site Conditions

Site Survey



Project Information

Address:	615 Dexter Ave N, Seattle, WA
Parcel:	2249000120
Parcel Size:	24,192 SF

Legal Description:

The North 52 feet of lot 3 and all of lot 4, block 3, Eden Addition to the City of Seattle, according to the plat there of recorded in Volume 1 of plats, page 61A, in King County, Washington; Except the east 20 feet thereof condemned in King County Superior Court cause no. 193437, as provided by ordinance no. 50890 of the City of Seattle; And except that portion thereof condemned in King county superior Court Case no. 486551 for Street; Also; Lot 5 and the north 53 feet of lot 6, block 3, Eden Addition to the City of Seattle, according to the plat thereof recorded in volume 1 of plats, page 61A in king county, Washington; Except that portion thereof condemned for aurora avenue, in king county superior court case no. 236360 under ordinance no. 597119 of the City of Seattle.

SDCI Project #:	3036138-EG

Keynotes

01 Current alley width is 16’ wide

02 2’ alley dedication is required

03 ROW setback required along Aurora Ave

04 Alley dead-ends

05 Existing tree at 4” DEC

06 Raised median for protected bike lane

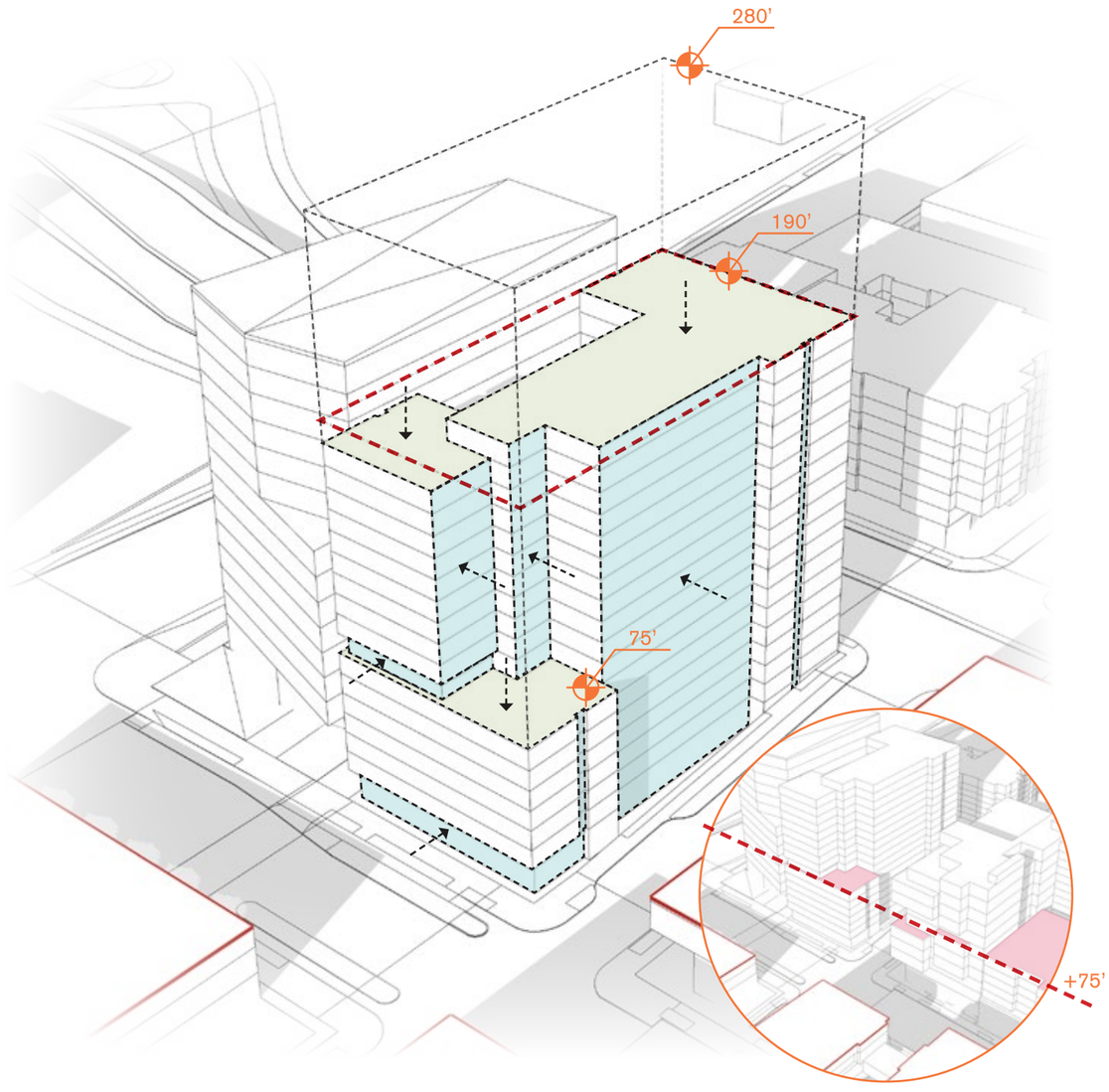
07 Existing bus stop

08 Existing loading dock

Concept Development

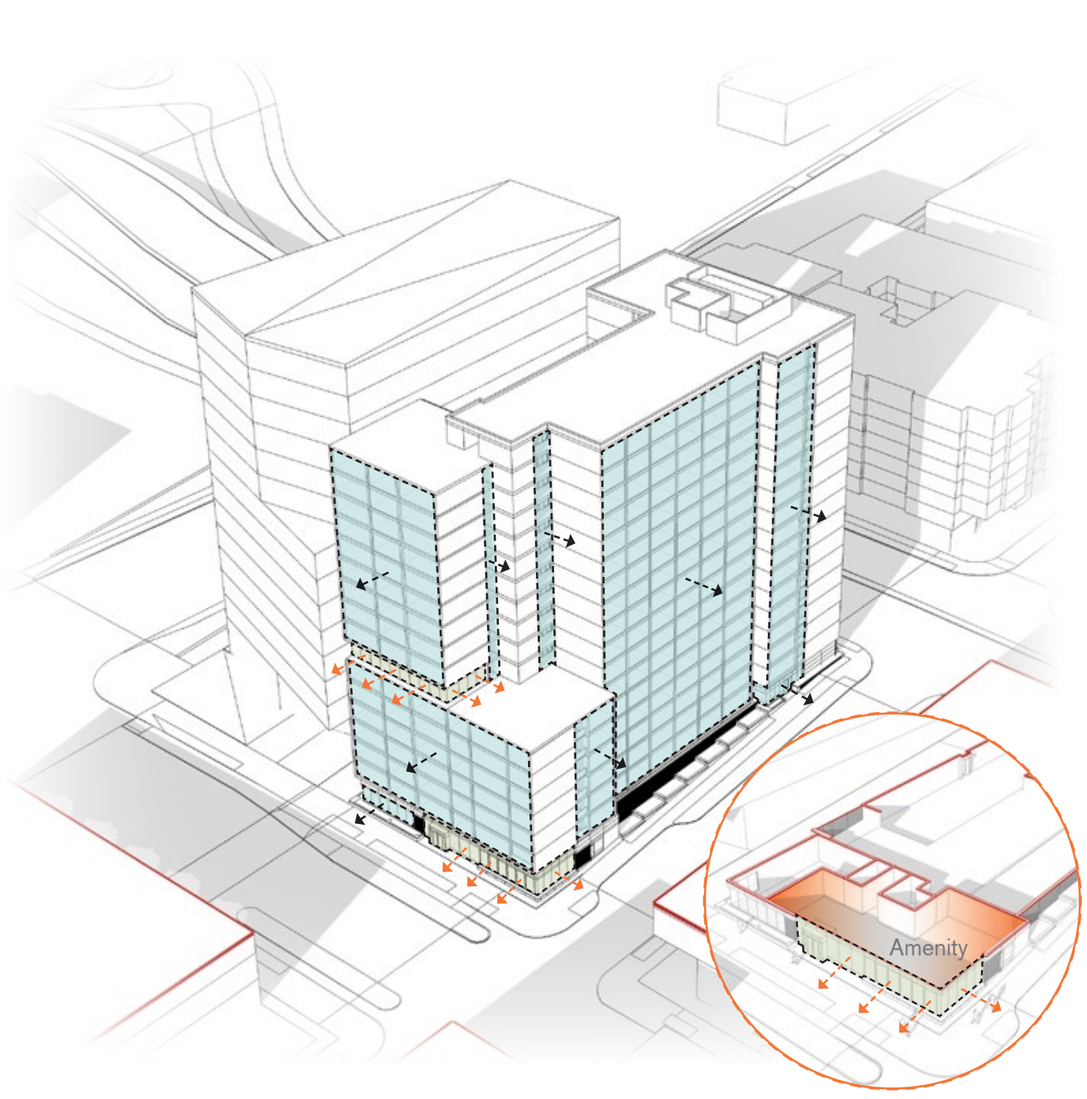
EDG PREFERRED ALTERNATIVE

Massing Evolution



Balance

- Respect Contextual Cues
- Scaling Appropriately
- Modulate The Massing
- Setback At Street Level

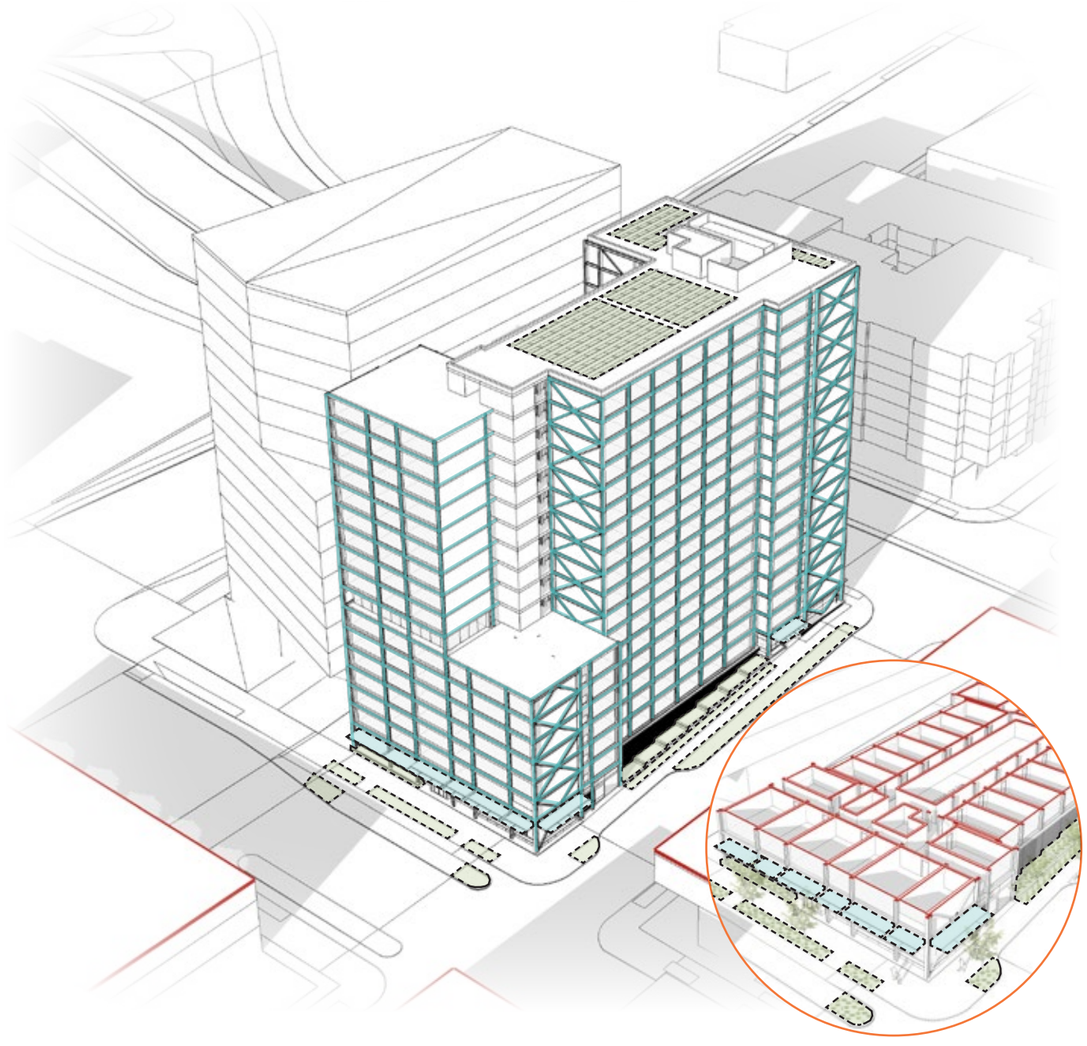


Blend

- Create Seamless Thresholds
- Heightened Facade Transparency
- Operable Street Level Facade
- Showcase Residential Amenities

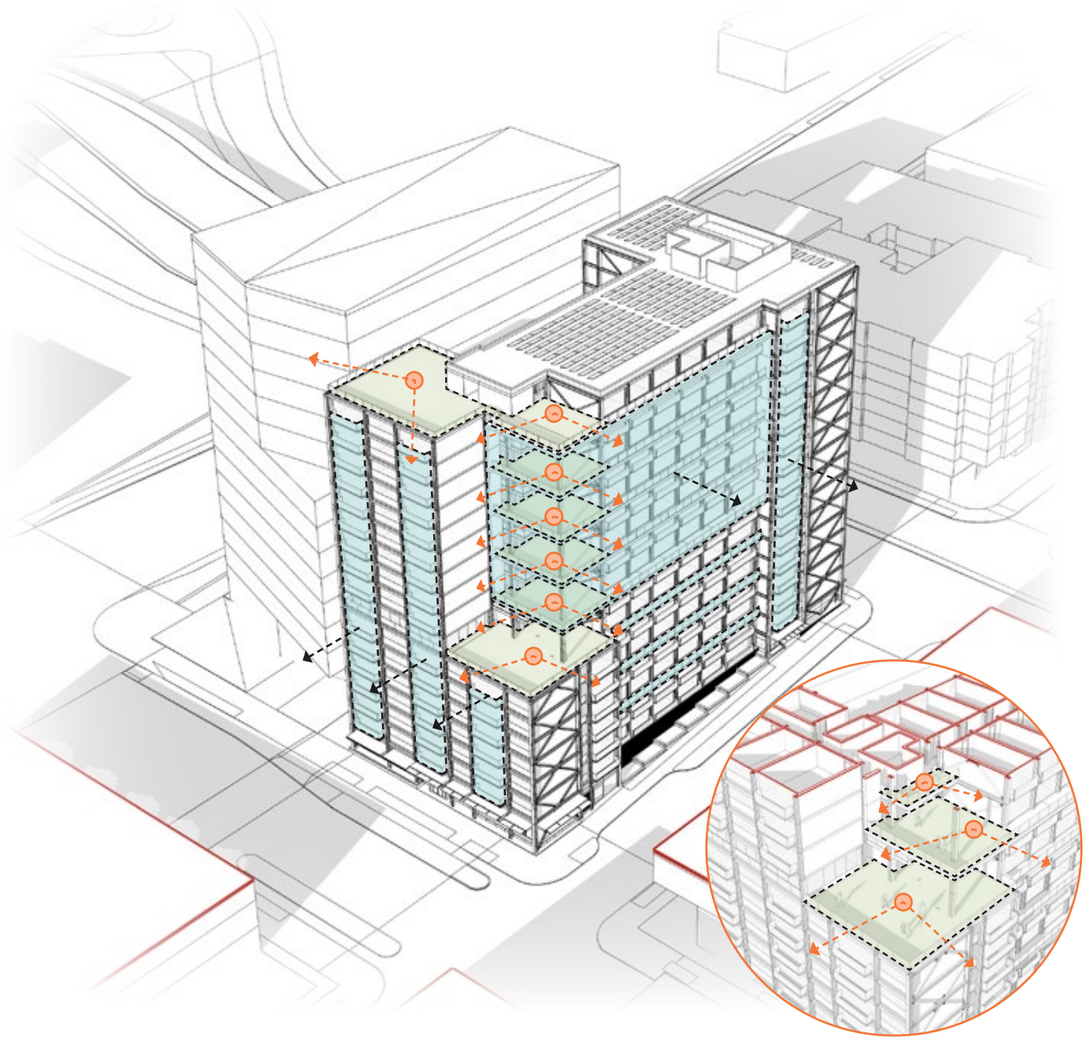
EDG PREFERRED ALTERNATIVE

Massing Evolution



Enrich

- Quality & Durable Materials
- Overhead Weather Protection
- Sustainable Design Features
- Celebrate The Building Technology



Elevate

- Encourage “Outlooks & Overlooks”
- Design For View Apertures
- Features The “5th Elevation”
- Embrace Natural Features of SLU

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Concept Alternatives

CONCEPT ALTERNATIVES

Summary of Alternatives

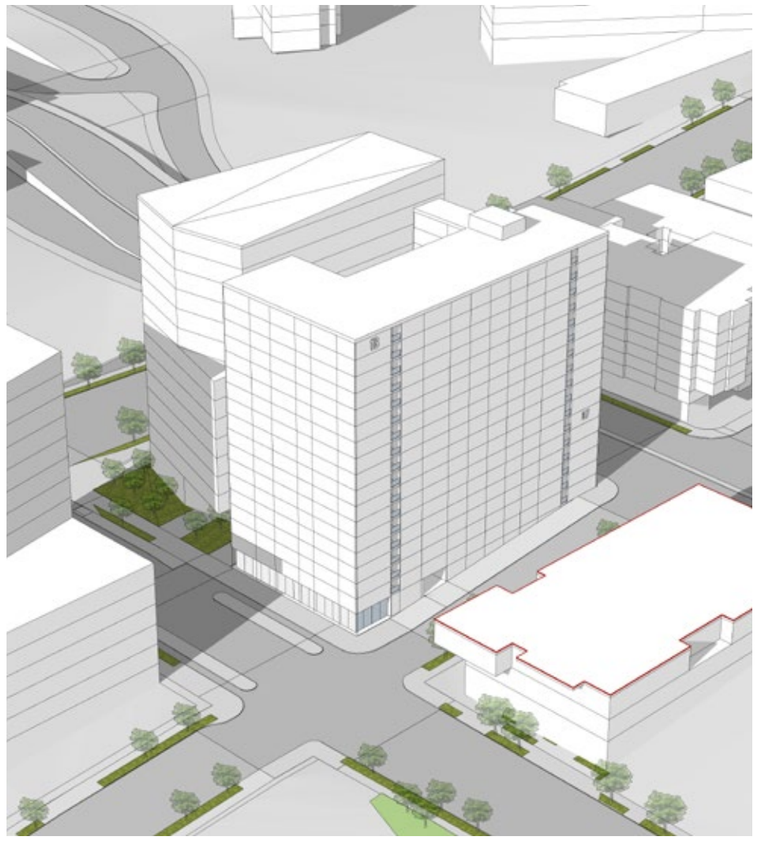
Option 1 - Code Compliant



Opportunities

- Design the massing in ways that encourages community interaction and fosters connections to the adjacent Science & Technology buildings being proposed in the area
- Take advantage of generous sidewalk widths along Dexter Ave and Roy Street to provide enhanced streetscapes and new landscaping opportunities
- Provide formal massing moves that react directly to the incredible view apertures available to this site
- Relate to the neighborhood fabric and reduce the scale of the massing along Roy Street and Dexter Ave

Option 2



Challenges

- Significant grade change along Roy Street and the Alley between Dexter Ave and Aurora provides challenges in efficiently programming the ground level
- The sidewalk along Aurora is very narrow and creates a compressed environment within the pedestrian realm
- Allowable height of the building is limited by the Sea Port Flight Corridor, and larger floor plates are allowed which warrants more generous massing moves

Option 3 - Preferred



Guiding Principals

- **Balance -** Context - Scale - Modulation - Setbacks
- **Blend -** Seamless - Transparency - Operable - Showcase Amenities
- **Enrich -** Quality Materials - Weather Protection - Sustainable Features
- **Elevate -** Outlooks/Overlooks - View Apertures - Embrace SLU

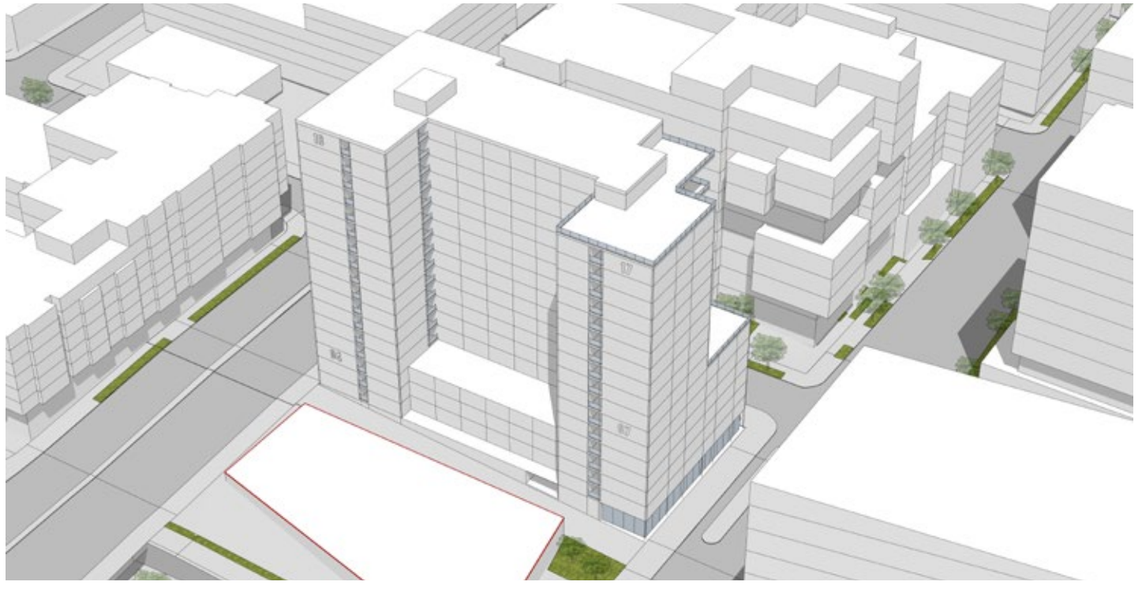
Option 1 - Code Compliant



Option 2



Option 3 - Preferred



Project Data

OPTION 1 - CODE COMPLIANT		OPTION 2		OPTION 3 - PREFERRED	
Gross Floor Area	279,310 SF	**Gross Floor Area**	279,400 SF	**Gross Floor Area**	279,400 SF
Levels	18	**Levels**	18	**Levels**	18
Podium Levels	6	**Podium Levels**	7	**Podium Levels**	7
Unit Count	397	**Unit Count**	397	**Unit Count**	394
Parking	210 stalls, 3 levels below grade	**Parking**	210 stalls, 3 levels below grade	**Parking**	210 stalls, 3 levels below grade

Concept Alternatives: Option 1

Aerial View Facing Southwest



Project Data

Gross Floor Area (GFA)	279,310 SF
Levels	18
Podium Levels	6
Unit Count	397
Parking	210 stalls, 3 levels below grade

Guiding Principals

Balance - ~~Context~~ - Scale - ~~Modulation~~ ~~Setbacks~~

Blend ~~Seamless~~ - Transparency - ~~Operable~~ ~~Showcase Amenities~~

Enrich - Quality Materials - ~~Weather Protection~~ - Sustainable Features

Elevate - Outlooks/Overlooks - View Apertures - Embrace SLU

Street View Along Roy Facing West



Street View Along Dexter Facing North



Aerial View Facing Northeast

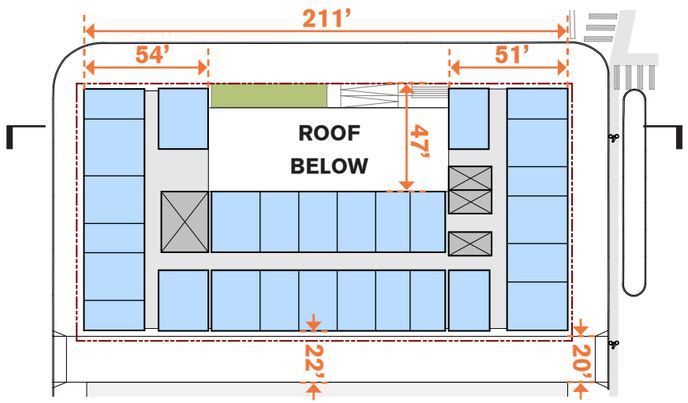


CONCEPT ALTERNATIVES

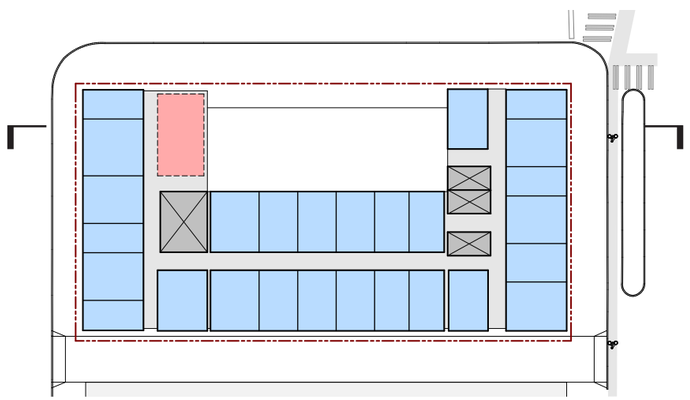
Massing Option 1 - **Code Compliant**

Residential
Amenity
Lobby/Leasing
MEP/Trash
Mail Room
Planters

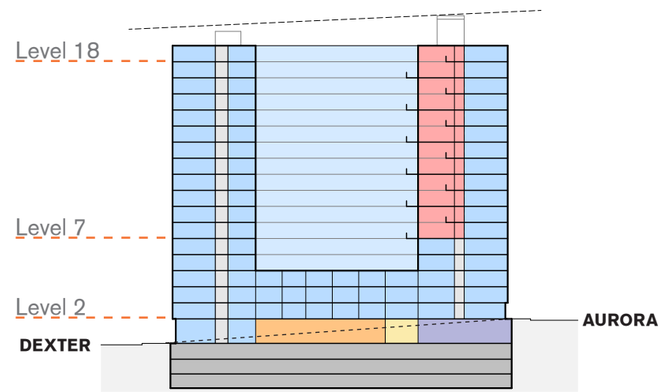
Level 2-6



Level 7-18



Section



Level 1

Observations

- **Ground Level Units** do not activate Dexter Ave
- **Main Entry** is hidden behind a setback along Roy St and is partially below grade
- **Large Setback** along Roy St allows for reprieve from massing at street level
- **Podium Expression** is not evident along Dexter Ave and makes the building feel unmodulated
- **Amenity Decks** do not correlate well to view apertures

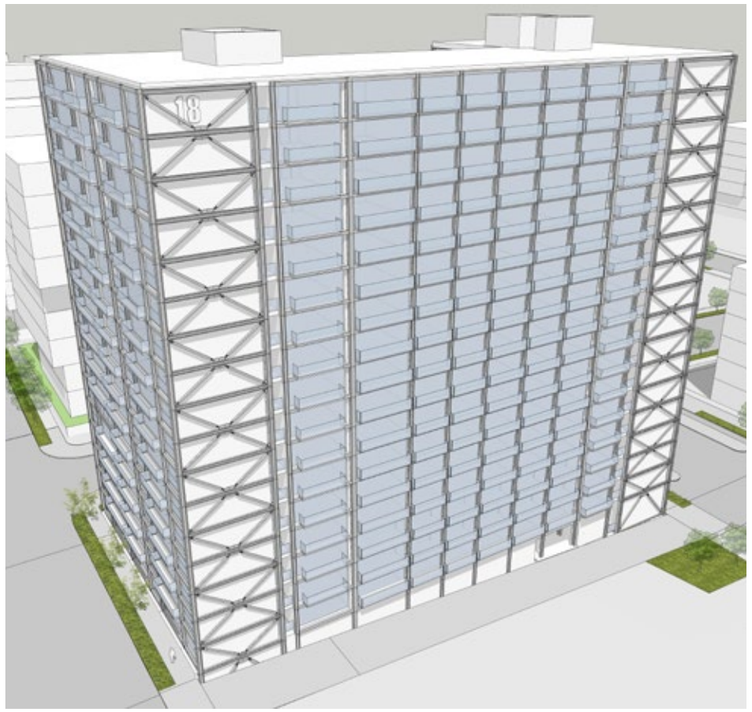
Street View - Dexter at the Alley



Aerial View - Facing SW



Aerial View - Facing NE



Street View - Dexter



Street View - Roy



Street View - Aurora



Concept Alternatives: Option 2

Aerial View Facing Southwest



Project Data

Gross Floor Area (GFA)	279,400 SF
Levels	18
Podium Levels	7
Unit Count	397
Parking	210 stalls, 3 levels below grade

Guiding Principals

Balance - ~~Context~~ Scale - ~~Modulation~~ ~~Setbacks~~

Blend - Seamless - Transparency - Operable - Showcase Amenities

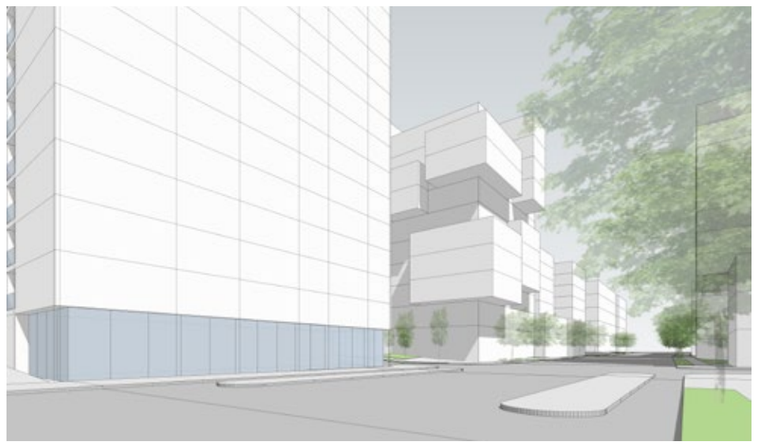
Enrich - Quality Materials ~~Weather Protection~~ Sustainable Features

Elevate - ~~Outlooks/Overlooks~~ View Apertures ~~Embrace SLU~~

Street View Along Roy Facing West



Street View Along Dexter Facing North



Aerial View Facing Northeast

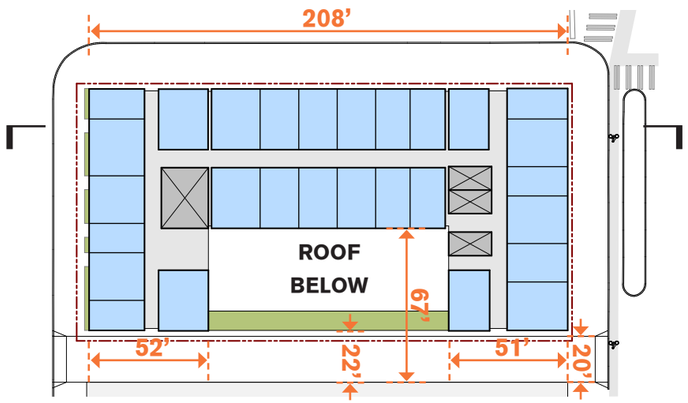


CONCEPT ALTERNATIVES

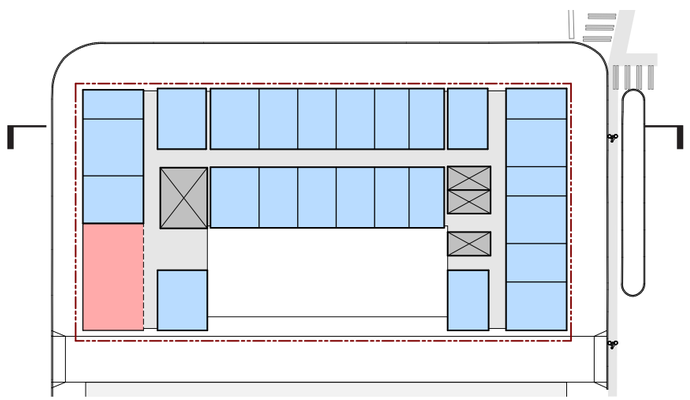
Massing Option 2

Residential
Amenity
Lobby/Leasing
MEP/Trash
Mail Room
Planters

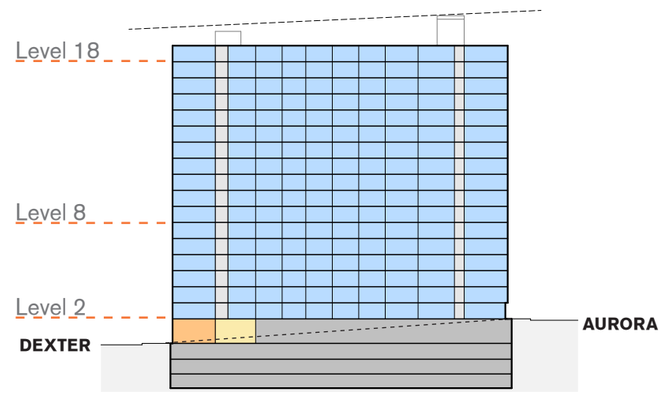
Level 2-7



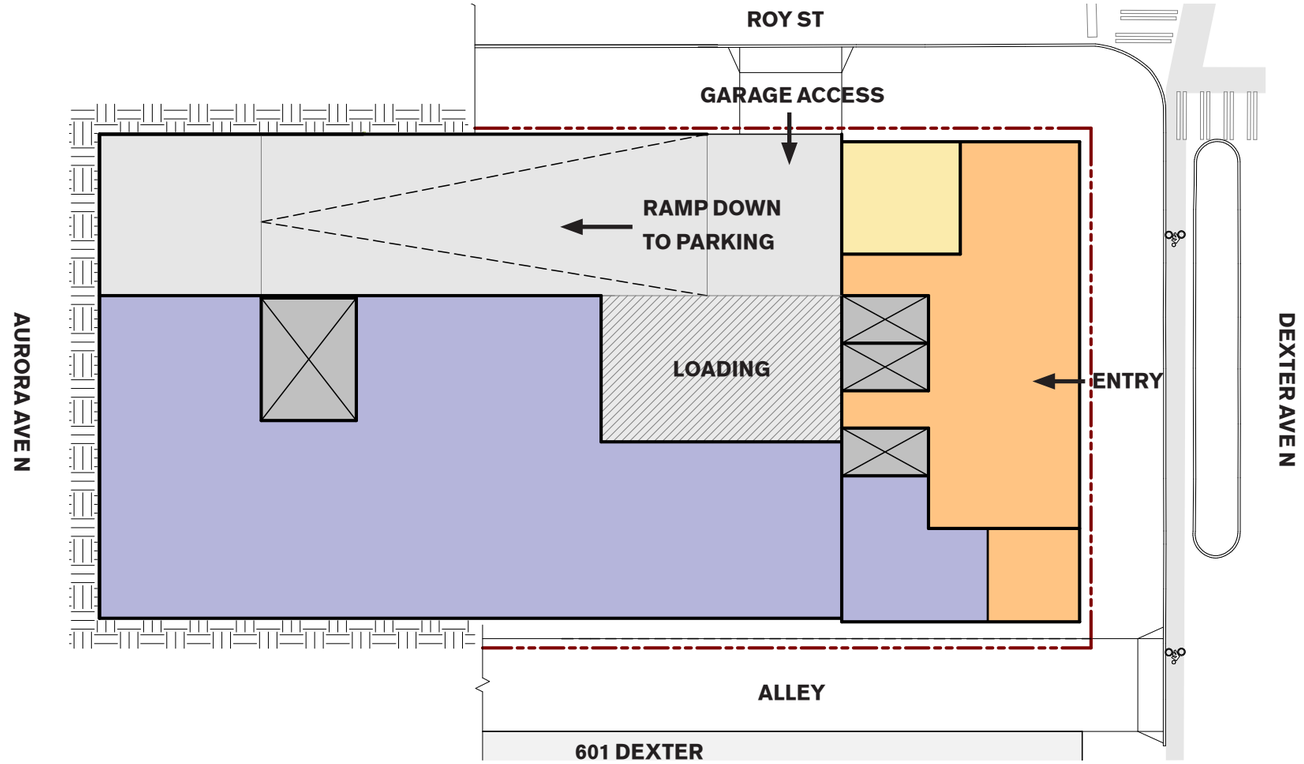
Level 8-18



Section



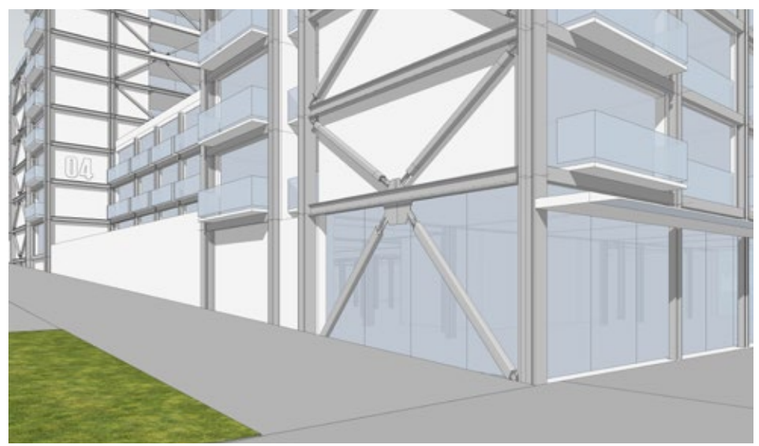
Level 1



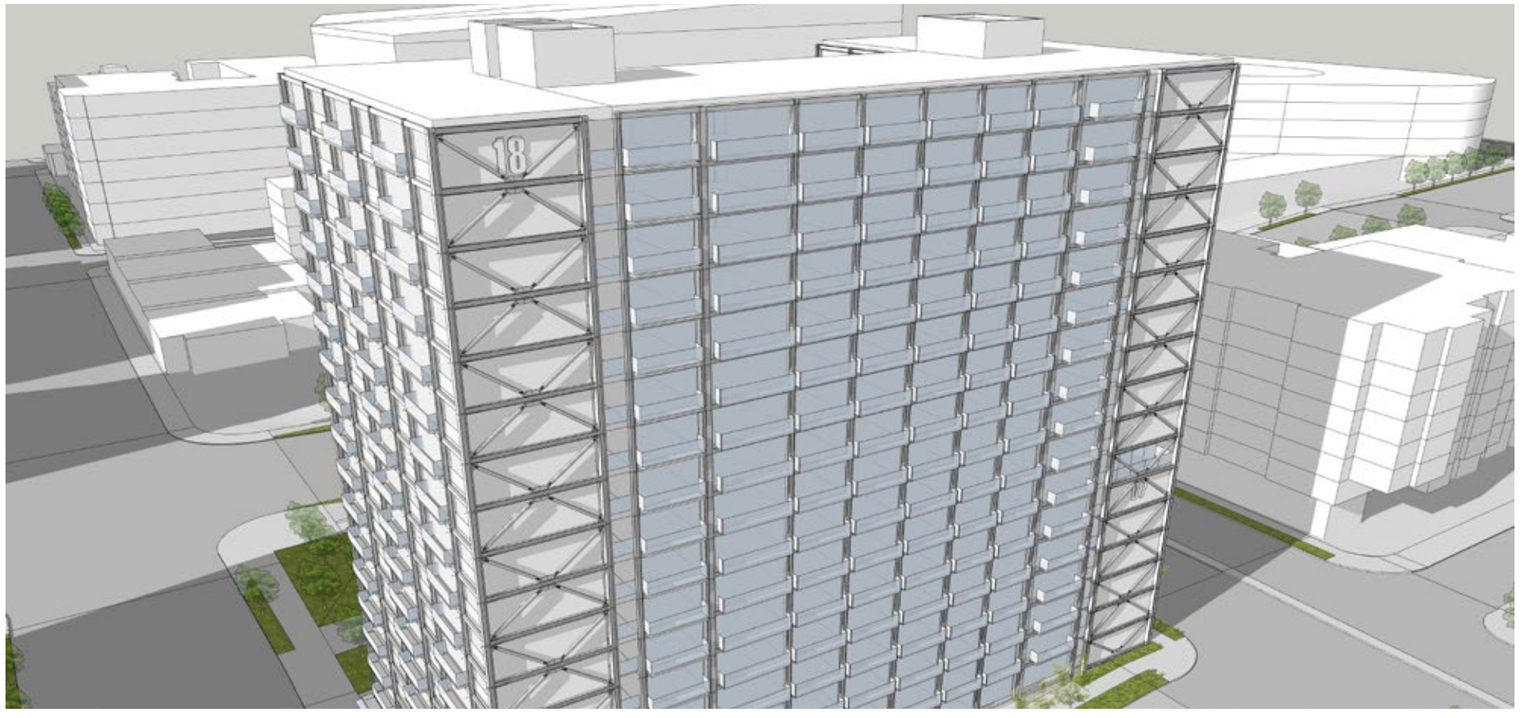
Observations

- **Parking Entry** is located off of Roy St and is not pedestrian friendly
- **Main Entry** is clear and building amenities can be celebrated
- **No Setback** along Roy St make the massing feel imposing and not pedestrian friendly
- **Podium Expression** is not evident along Dexter Ave and makes the building feel unmodulated
- **Amenity Decks** correlate to views towards the Seattle Center/Elliot Bay

Street View - Dexter at the Alley



Aerial View - Facing SW



Aerial View - Facing NE



Street View - Dexter



Street View - Roy



Street View - Aurora



CONCEPT ALTERNATIVES

Responding to South Lake Union

Breaks in Canopies



Framed Elements



Glass and Steel Structure



Observations

- **Canopies** in South Lake Union break and step, creating rhythm and variability at the Pedestrian level. 615 Dexter incorporates breaks that align with the structure and provide varied canopies moving along the Dexter street front.
- **Framing** elements are a part of South Lake Union's contemporary makeup, expressed in new tech and residential buildings in the area. This is incorporated into 615 Dexter on Dexter Ave, emphasizing a the transition from the podium to the tower.
- **Glass and Steel Structures** cue into the character of South Lake Union. 615 Dexter's innovative structural system hearkens back to the industrial buildings and activity of SLU's past while connecting to contemporary expressions of steel and glass structures.
- **Bay Windows** are prominent in residential projects in South Lake Union, 615 Dexter's balconies are stacked and framed to project in a similar way.
- **Continuous Balconies** are used on 615 Dexter's Roy Street Facade, creating linear elements that are prominent in South Lake Union.

Stepping Canopies



Bay Window Expression



Continuous Balconies



Street View - Entrance on Dexter



Precedent Imagery



CANOPY MODULATION BROKEN AT STRUCTURE



SHOWCASE OF RESIDENTIAL AMENITY

Precedent Imagery



TELESCOPING DOORS + OPERABLE WALLS



OPERABILITY OF SOCIAL SPACE



ACTIVE STREETSCAPE INTERACTION WITH AMENITY

RENDERINGS

Roy Street

Street View - Entrance on Roy



Precedent Imagery

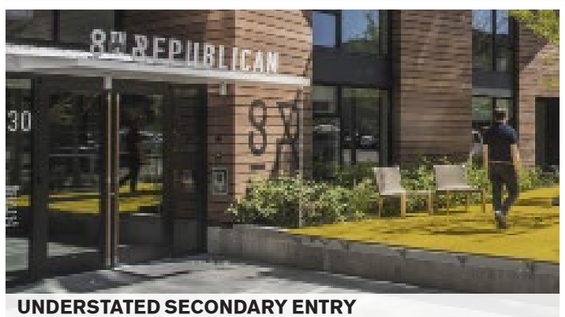


HIGH TRANSPARENCY AND CANOPIES AT ENTRIES

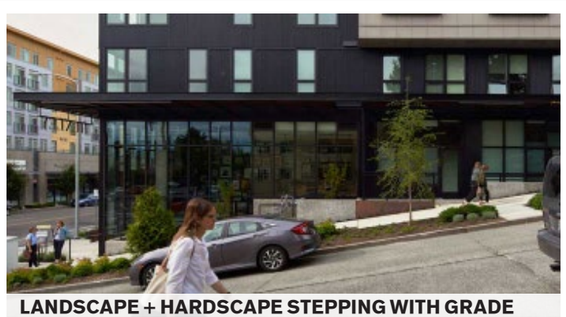


RECESSED SECONDARY ENTRY WITH PLANTING

Precedent Imagery



UNDERSTATED SECONDARY ENTRY



LANDSCAPE + HARDSCAPE STEPPING WITH GRADE



INCREASED OPACITY AT RESIDENCES



PLANTERS TO SOFTEN PEDESTRIAN LEVEL

Street View - Facing Southwest



Precedent Imagery





STRUCTURAL EXPRESSION



BALCONIES CREATE DEFINITION AND RHYTHM



HIGH TRANSPARENCY

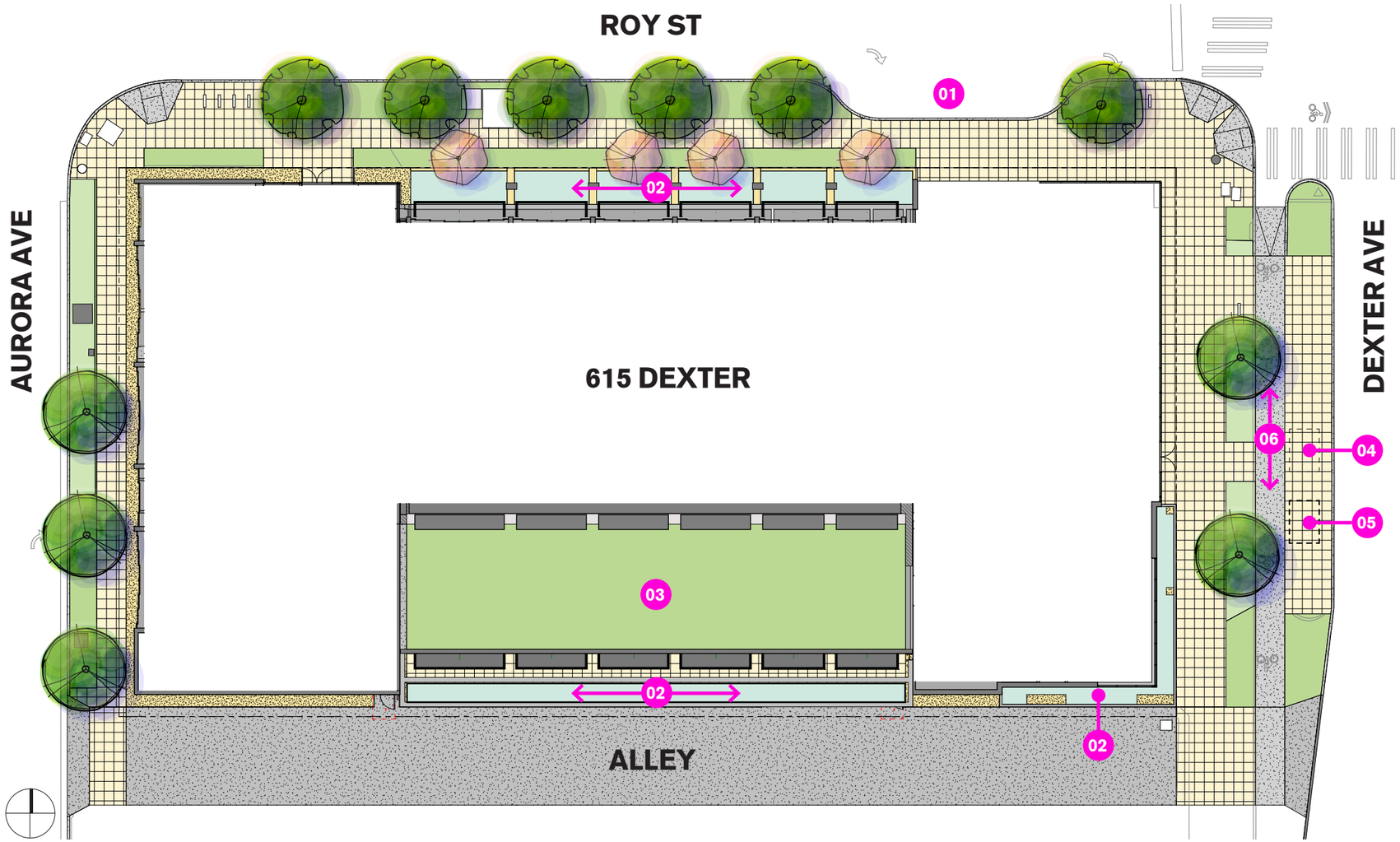


GASKET TRANSITION

SITE PLAN + LANDSCAPE CONCEPTS

Overall Site Plan

Landscape Plan



Keynotes

01 Short-term passenger loading zone

02 Bioretention Planters

03 Green Roof

04 Existing Bus Shelter

05 Relocated Bus Shelter

06 Protected Bike Lane

Roy Precedents



Lush Neighborhood Streetscape



Streetscape with Bioretention Cascade



Bioretention Cascade Detail

Dexter Precedents



Strong Urban Residential Corner



Detailed Urban Residential Frontage

Alley Precedents



Focal Bioretention Planter

Appendix:

A DEPARTURE FROM TRADITIONAL THINKING

SUSTAINABLE LIVING INNOVATIONS

A new way of living through a new way of building.

Mission

To deliver 4-star mid- to high-rise residential projects inexpensively, faster, and with a higher level of operational efficiency and livability.

Vision

SLI's objective is to tackle inherent problems with conventional multi-story residential construction worldwide, i.e. urgent need, material waste, size limitations, risk, and lack of resources.

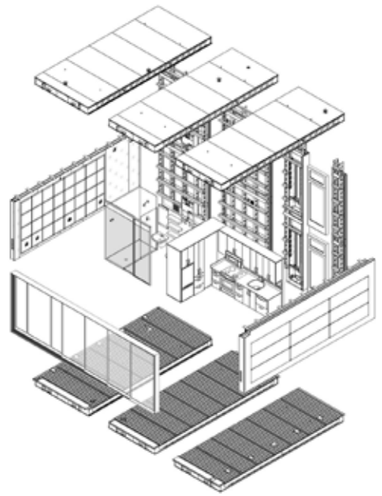
What is the SLI deliverable?

All components are manufactured off site and delivered to the location ready to connect. Very little site prep is required and can be done while the panels are being put together. Once the panels arrive on site, the process is clean and repetitive as panels are erected, connected, and systems are activated. Interior and exterior finishes are installed, and the building is ready for inspection.

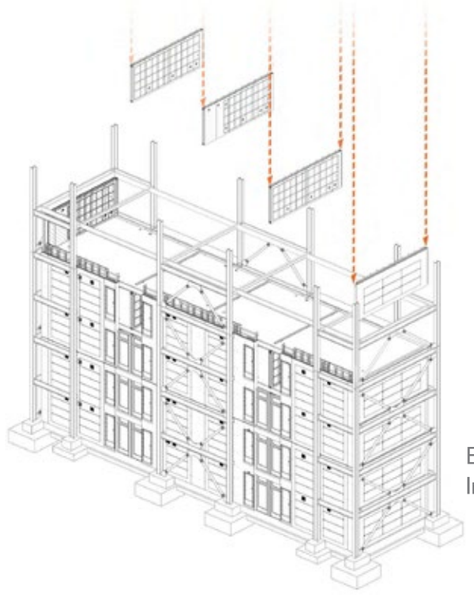
Traditional construction schedules are reduced by 50% with SLI (off-site fabrication is 70% of the shortened schedule, on-site labor is 30%).

The SLI panelized development model shortens on-site construction time by prefabricating panels in the factory while earthwork activities take place on-site. By parallel tracking above-grade construction with below-grade activities, an 18-month construction schedule is reduced to 9-months of on-site activity.

PANEL INSTALLATION



Prefabricated Components



Efficient Installation

BENEFITS FOR THE CITY

- **Time to Deliver.** SLI is able to provide sustainable, affordable housing for the city at an unmatched speed by conventional construction.
- **Zero construction waste.** SLI apartment units are built on-site without the generation of any waste.
- **Zero Net Energy.** SLI buildings use about two-thirds less energy than traditional apartment buildings. The addition of on-site renewable energy sources (such as PV) allow SLI buildings to reach Zero Net Energy without high initial capital costs.
- **Reduce community impact.** 50% faster construction minimizes neighborhood disruptions, traffic, and parking issues.
- **Reduce highway congestion.** 49.6% of Seattle's workforce still commutes to work alone in their car. SLI can help the City build thousands of housing units closer to workplaces and alternative transportation options.

SUSTAINABLE LIVING INNOVATIONS

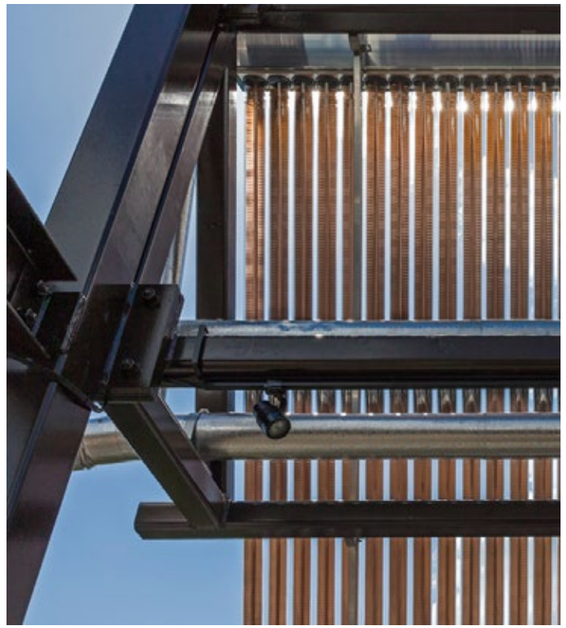
How It Works

SLI SOLUTION FOR THE CITY OF SEATTLE

Advancing Sustainable Living

- **Reduced on-site time** lowers the construction carbon footprint associated with workers commuting to the site and deliveries.
- SLI units are constructed using **responsibly sourced materials** containing low-to-no VOC's, **improving the indoor air quality** for occupants.
- **Reduced energy demands** through the use of efficient LED lighting and low voltage systems.
- SLI buildings use **vacuum tube solar panels** to supply renewable energy on-site.
- SLI buildings utilize **greywater treatment systems to reduce water demands**.
- To **improve the building materials supply chain**, SLI buildings utilize products containing high volumes of recycled materials. Recycled steel and wood products are focal points for minimizing resource extraction for new product processing.
- **Factory assembled** panel systems inherently eliminate waste. Moreover, SLI utilizes companies that are ISO9000 certified.

47+7 APARTMENTS, GREY WATER TREATMENT SYSTEM, SOLAR TUBES







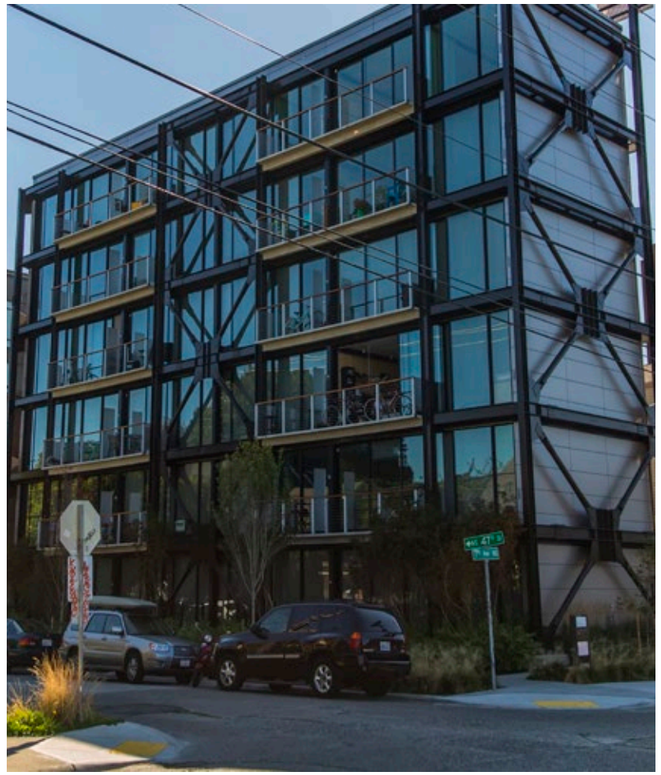
SLI SOLUTION FOR THE CITY OF SEATTLE

Advancing Affordability

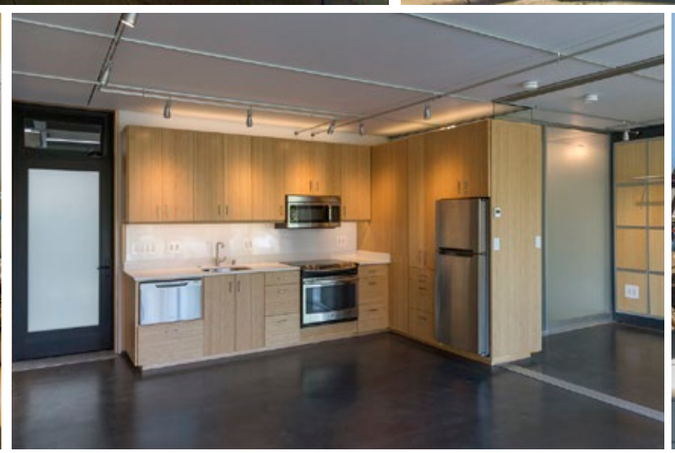
- **Mixed-income developments add to the social fabric of the city, improving equity and social justice.**
- 615 Dexter will achieve **over 55% affordable units**.
- With a shortened construction cycle, SLI delivers **new affordable units to the market faster** than conventional construction.
- **It is of the utmost importance that people are not pushed out of the City.** SLI develops affordable units on urban infill, orphan lots with the intent on bringing people closer to where they work, reducing the need for urban sprawl.
- SLI is the only developer in Seattle building **affordable units in high-rise buildings**.
- **High quality affordable living spaces** are unmatched by other affordable housing projects.

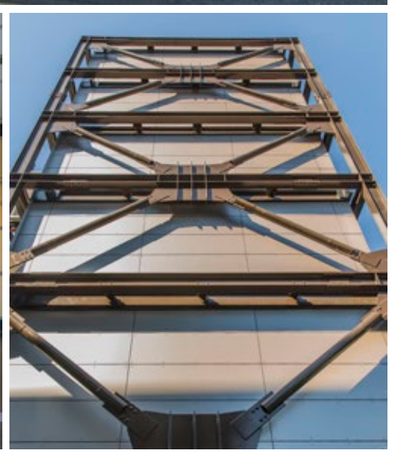
IMPROVING STANDARD OF LIVING FOR ALL







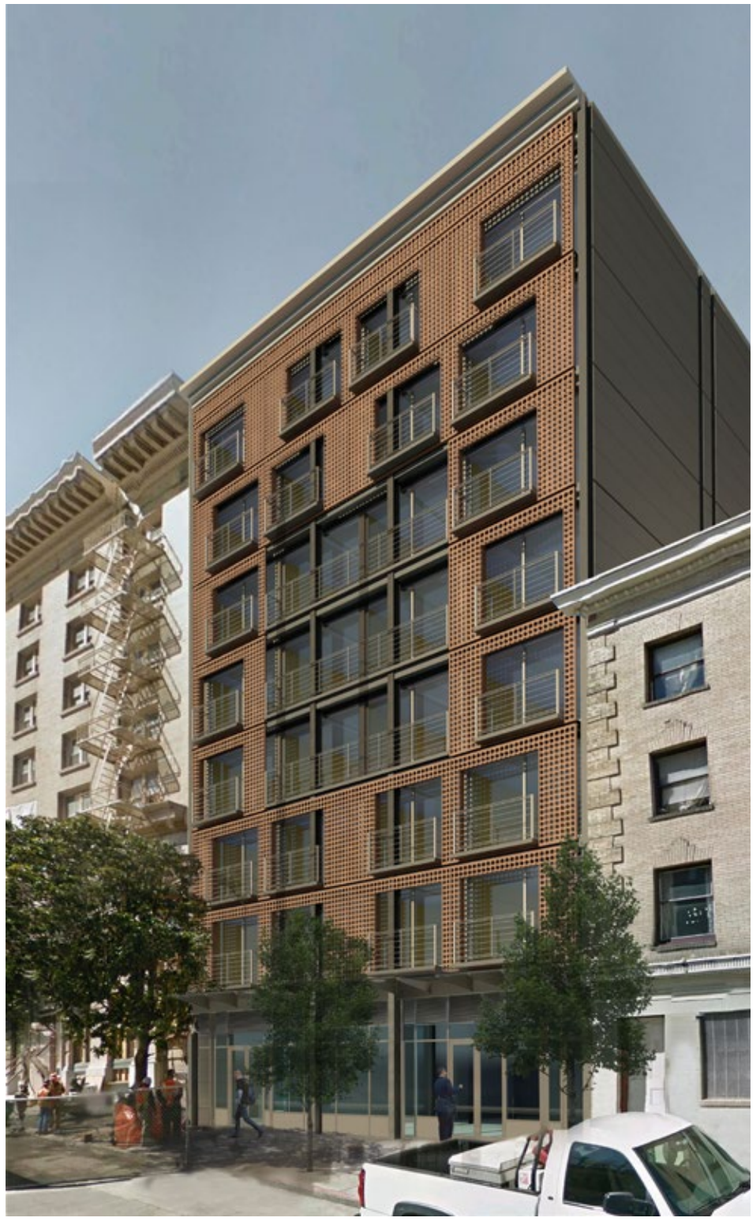




SUSTAINABLE LIVING INNOVATIONS

Examples of SLI Design

145 Leavenworth - San Francisco, CA



303 Battery - Seattle, WA



1800 Terry - Seattle, WA



SITE CONDITIONS

Future Shadow Conditions



Legend

Proposed Site Location and Shadows

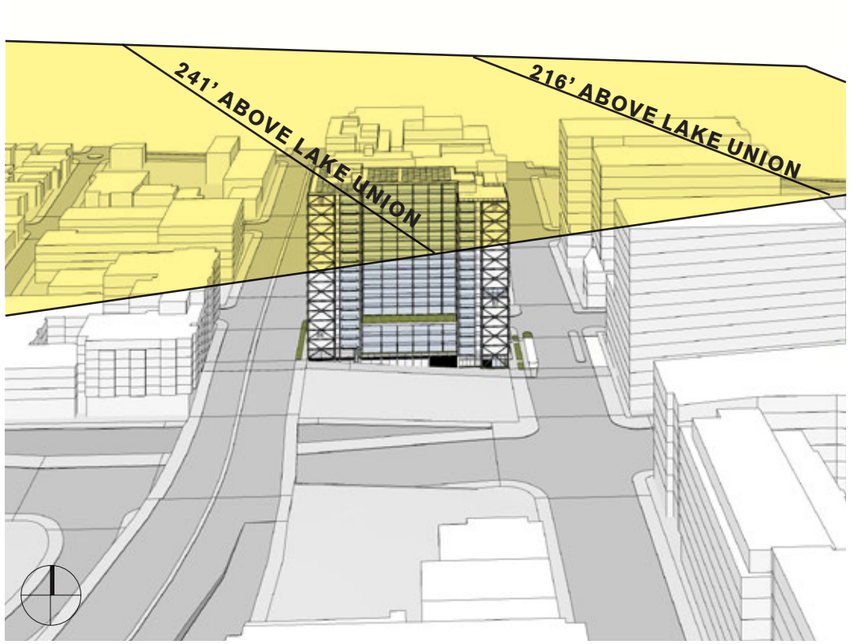
Observations

- **The site** is most effected by shadows on the winter solstice
- **Future development** of 601 Dexter and 816 Mercer will cast shadows on 615 Dexter

SITE CONDITIONS

Seaport Flight Corridor

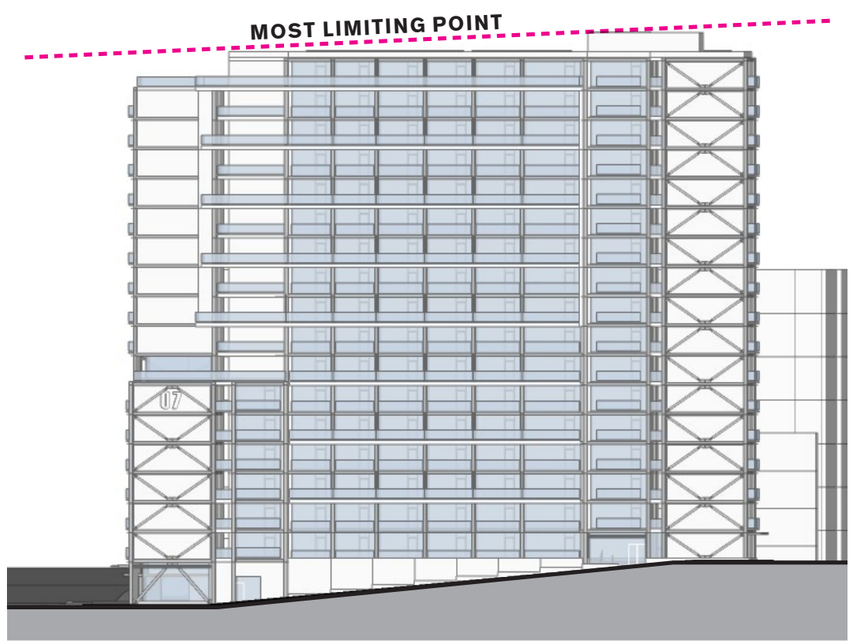
Aerial View Facing North



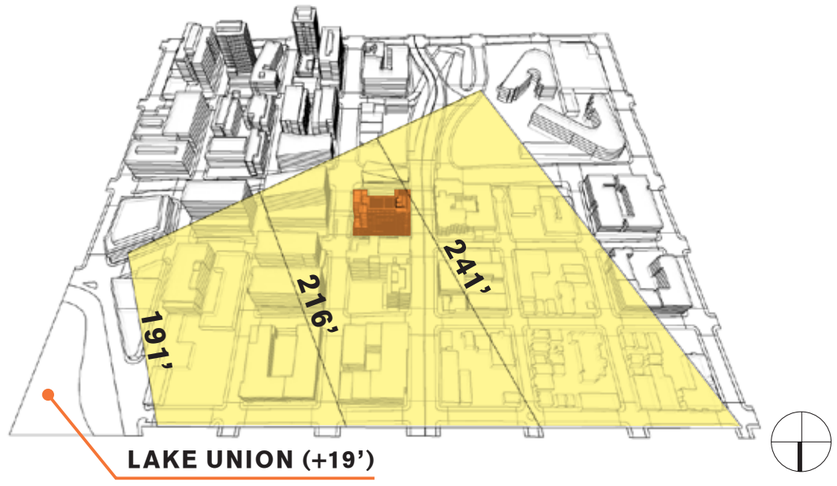
Map A for 23.48.225



Elevation Facing South



Aerial View Facing South



Legend

- Site
- Seaport Flight Corridor

Seaport Flight Corridor Limitations

- Allowable max height of the building is limited by the Sea Port Flight Corridor from 280' to approximately 190'.

Allowances

- Increased residential floor plate limits to the tower and podium which warrant more generous massing moves.

COLLINS WOERMAN

ARCHITECTURE PLANNING INTERIORS SUSTAINABILITY

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