1115 DEXTER

SDCI# 3028130

1115 Dexter Ave N, Seattle, WA 98109

10/06/2021

RUNBERG ARCHITECTURE GROUP

Brumbaugh & Associates
LANDSCAPE ARCHITECTURE

CAPSTONE Partners

TABLE OF CONTENTS

"We borrow from nature the space upon which we build."
- *Tadao Ando*

01 SITE HISTORY

SITE HISTORY + CHARACTER

1855

Near natural state of East Queen Anne Hill. The dirt road was called "Military Road" which eventually became Dexter Avenue

CONSTRUCTION OF BALLARD LOCKS IS COMPLETED

BOEING OPENS FIRST FACTORY IN SEATTLE

1927

Dexter Ave at highland drive looking north showing the Dexter streetcar line. The Seattle Municipal Railway Line, opened in 1914, was one of the first to be funded by the city

AURORA BRIDGE BUILT

WORLD WAR II

MUSEUM OF HISTORY & INDUSTRY OPENS

1962

Aerial view of Dexter Ave and Aurora Ave looking North

AMAZON MOVES HQ TO SOUTH LAKE UNION

1870s

Family settling on east face of Queen Anne Hill

1909

Lumber Mill on Lake union

1932

Construction of Aurora Ave from Highland Drive

SEATTLE WORLD'S FAIR

1966

Westlake houseboats

Early Settlement Impacts on the Natural Conditions of the Hillside

Before the arrival of settlers, the east face of Queen Anne Hill was home to a lush forest of fir, maple, oak, and cedar trees. Seasonal Salish camps could be found along the perimeter of the hill as the dense tree cover was ideal for summer hunting. Winter brought more activity from the local natural springs along the hillside.

Near natural state of East Queen Anne Hill / Westlake in the 1850's. The dirt road shown was called "Military Road" which eventually became Dexter Avenue

Family Settling on East Face of Queen Anne Hill, Clear Cutting Surrounding Acres, 1870's

Looking NE at Lake Union, 1890'S with the east slope of Queen Anne Hill beyond. The rapid development of this time caused significant deforestation.

Lake Union from present day Highland Dr and Aurora Ave, 1890'S. The deforestation destabilized the slope, setting up a decade long issue with erosion and land slides

The Adverse Affects of Non-Contextual Development

Over the last 150 years, the Queen Anne Hillside has faced mass amounts of disruption and deforestation as the area was developed. The lack of care to preserve the natural conditions has caused multiple landslides and a rise in water pollution from run off into Lake Union.

Looking North on Military Road (Dexter Ave) clearly identifiable to its present state, 1930's

Fifty Years After Initial Development, Landslides and Destabilization Continues Along Aurora Ave, 1933

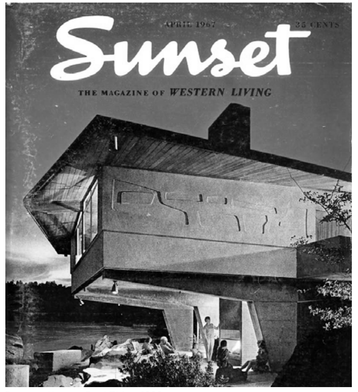
Signal Station constructed on Aurora edge of Project Site in 1961. Photo Taken in 1980's

Thirty Years Ago and to Present Day, the East Slope of Queen Anne Continues to Have Erosion and Slide Issues Due to Decades of Poor Land Stewardship, 1987

A NORTHWEST REGIONALISM APPROACH (20TH CENTURY)

Mercer Island House, Arne Bystrom, 1953

Lea Residence, Lionel Pries, 1947



Brauner House, Paul Thiry, 1962

Canlis, Roland Terry, 1950 | Remodeled by James Cutler 1996

Kerry Residence, Paul Thiry, 1938

Introduction of Northwest Regionalism

With the intention of rehabilitating the hillside, the project has taken design inspiration from Northwest Regionalism. Beginning in the 1930's, the Northwest Regionalism movement encouraged architecture to respond to the Pacific Northwestern landscape, climate, and character. The structures do not compete with their surroundings but instead embrace the identity of the site. Early pioneers of this movement included Paul Thiry, John Yeon, Arthur Erickson, and Paul Kirk.

Fundamental aspects of NW Regionalism:

- Native Materials and Plantings
- Symbiotic Relationship to Site
- Framed Views of Natural Landscape

A NORTHWEST REGIONALISM APPROACH (21ST CENTURY)

Hotchkiss Residence, Scott Edwards, 2010

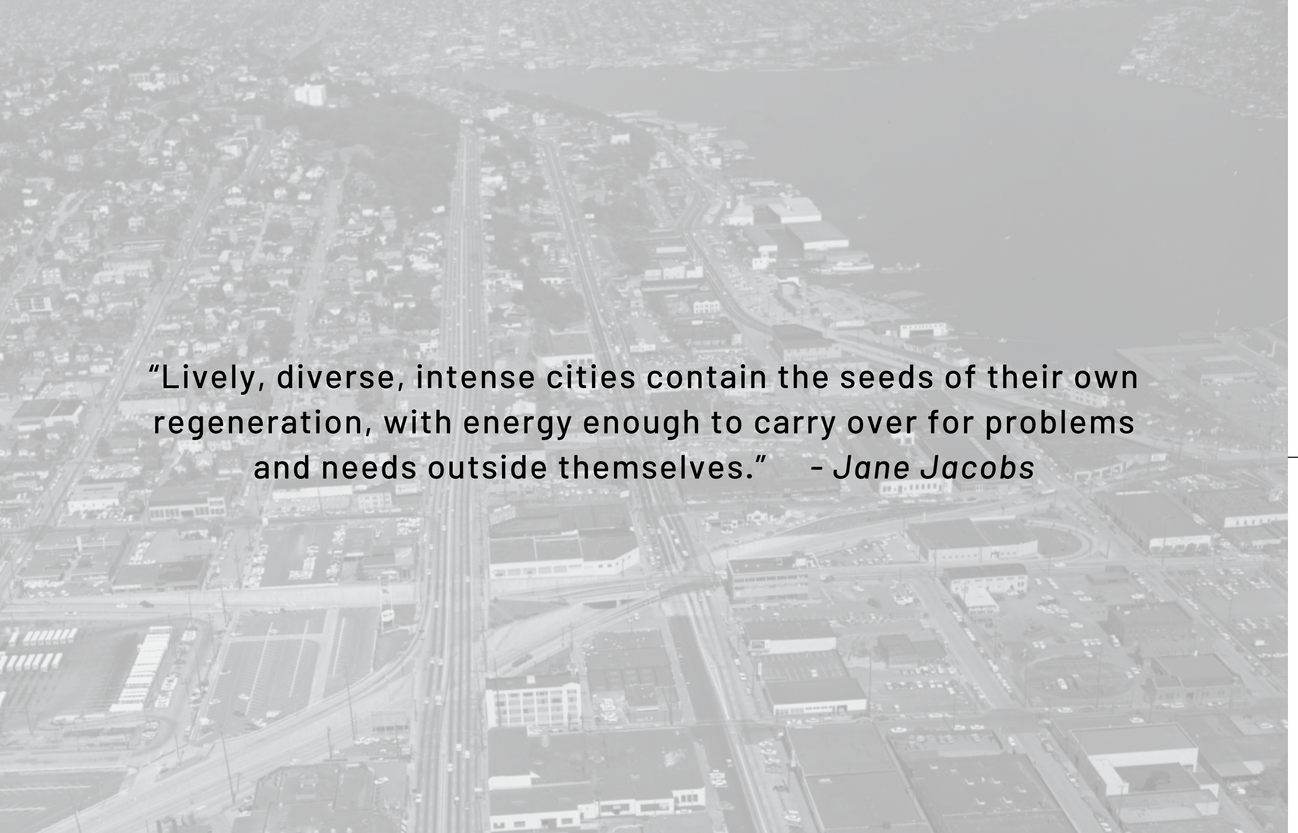
Maple Valley Library, Cutler Anderson | Johnston Architects, 2000

The Pierre, Olson Kundig, 2010

Portland Japanese Garden, Kengo Kuma, 2017

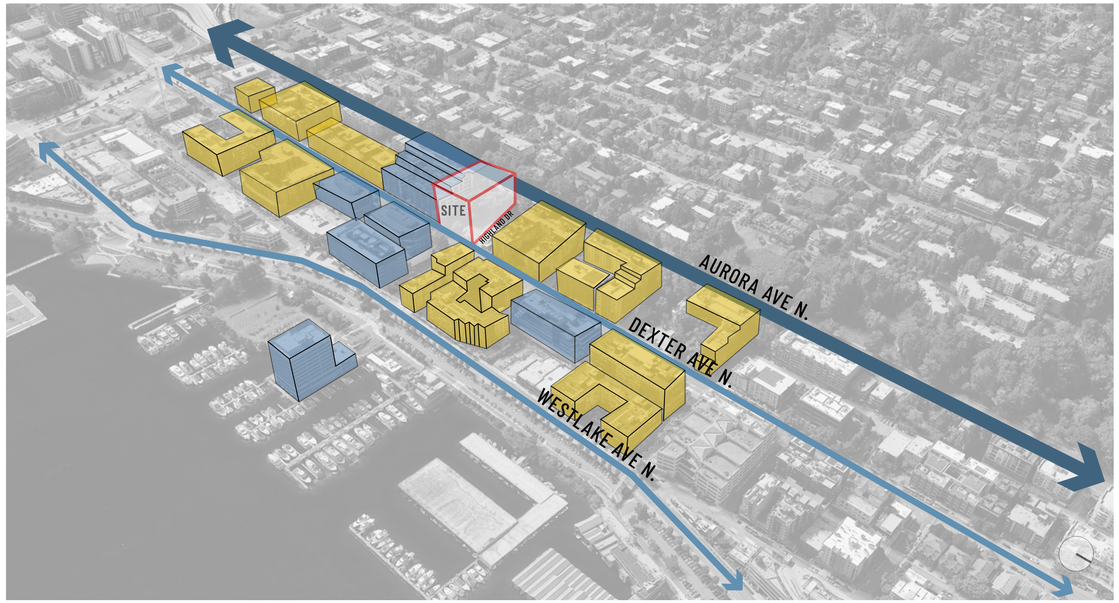
Architectural Approach

Modern expressions of Northwest Regionalism work with both form and materials to reflect and respond to the natural context. Buildings thoughtfully set in their environment that take advantage of the views are a hallmark of the Pacific Northwest design, celebrating the marriage of architecture and the landscape. Our climate informs roof overhangs while large windows open to the beauty of our surroundings.



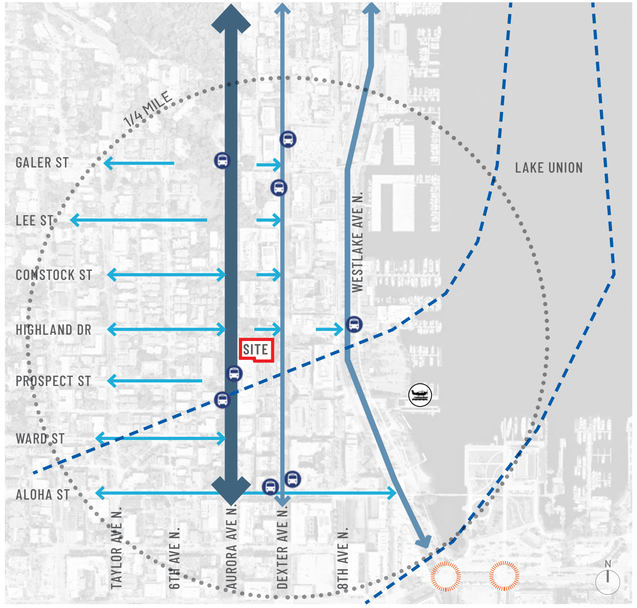
"Lively, diverse, intense cities contain the seeds of their own regeneration, with energy enough to carry over for problems and needs outside themselves." - *Jane Jacobs*

02 SITE CONTEXT



OFFICE RESIDENTIAL

SITE ANALYSIS | TRAFFIC: VEHICULAR



AURORA AVE LOOKING NORTH

DEXTER AVE LOOKING NORTH

VEHICULAR CONNECTION (NOT DESIGNATED)

MINOR ARTERIAL

PRINCIPAL ARTERIAL

BUS STOP

FLIGHT PATH

KENMORE SEAPLANE BASE

GATEWAY

WESTLAKE PROTECTED BIKE LANE LOOKING SOUTH

DEXTER BIKE LANE HEADED SOUTH

DEDICATED BIKE LANE

GREEN STREET

WOONERF

TRAIL

PARK / GREEN SPACE

Seattle All Stairs

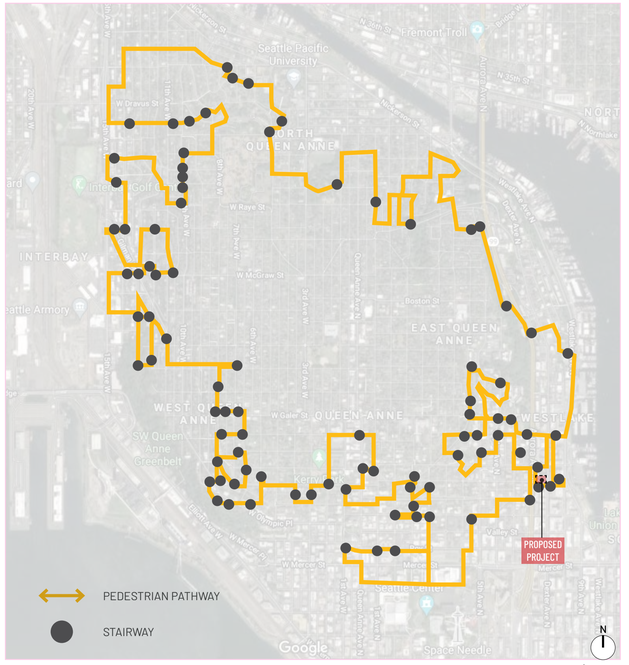


Image credited to Seattle Stairway Walks

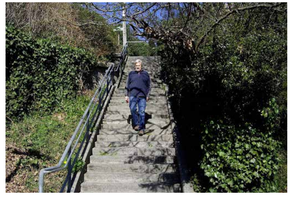


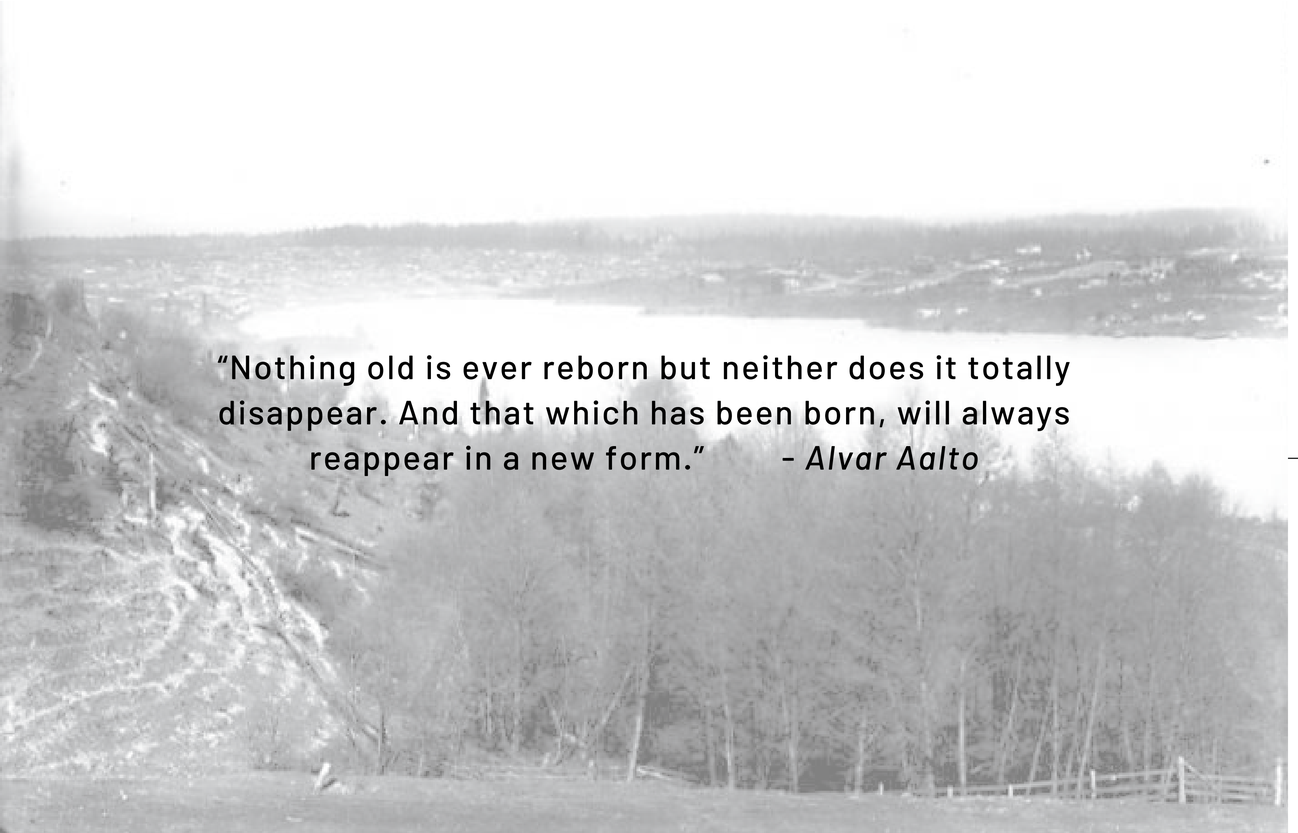
Image credited to Seattle All Stairs

Image credited to Seattle Times

Image credited to Queen Anne & Magnolia News

Image credited to Seattle Refined

Image credited to Outdoor Project



"Nothing old is ever reborn but neither does it totally disappear. And that which has been born, will always reappear in a new form." - *Alvar Aalto*

03 PROJECT HISTORY + CURRENT

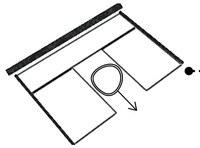
PROJECT HISTORY + TIMELINE

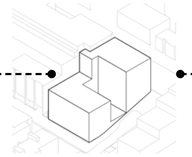
2017

05/05
ORIGINAL EDG APPLICATION FROM PREVIOUS ARCHITECT (VESTING)

05/15
MHA BECOMES AFFECTIVE FOR DOWNTOWN AND SOUTH LAKE UNION

07/12
ORIGINAL EDG MEETING AND MUP INTAKE





2018

2019

2020

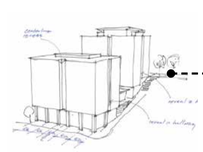
08/07 + 8/19
MEETINGS WITH PLANNER TO REVIEW OPTING INTO MHA WITH NEW ZONING HEIGHT BASED ON AN EXTRUDED VERSION OF THE PREVIOUS MASSING DESIGN MODIFIED BASED ON THE BOARD'S EDG DIRECTION

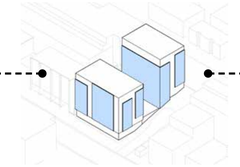
09/25
MUP RE-SUBMITTAL

2021

03/16
MUP CORRECTION CYCLE COMPLETE

10/06
DRB MEETING





PREVIOUS EDG | ZONING + PROJECT DATA

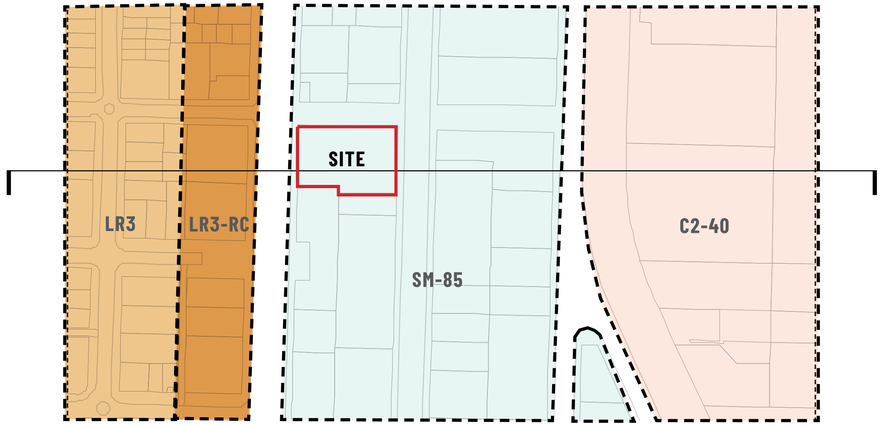
- ZONING : SM-85
- USE: RESIDENTIAL / ACCESSORY PARKING
- ZONING HEIGHT: 85'
- FAR BASE: 4.5
- FAR MAX: 6.0
- GROSS BUILDING AREA: 211,607 SF

TOTAL UNITS: 170

PARKING STALLS: **100**

BUILDING HEIGHT AURORA AVE: 65'

BUILDING HEIGHT DEXTER AVE: 85'



PROPOSED | NEW ZONING + PROJECT DATA

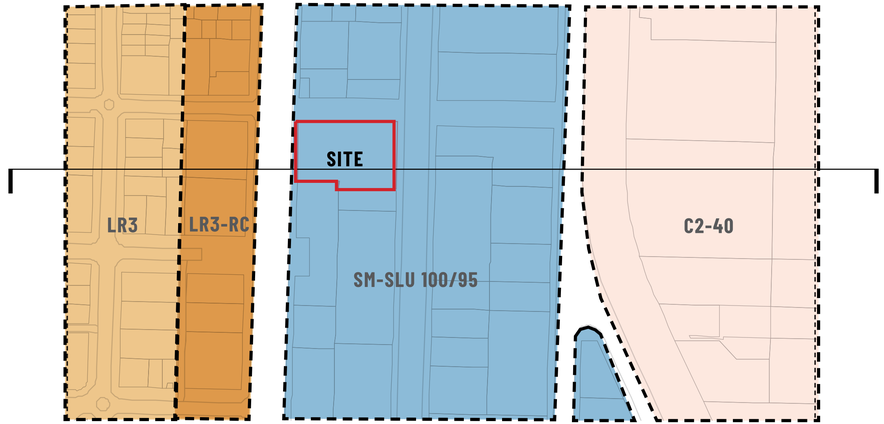
- ZONING : SM-SLU 100/95
- USE: RESIDENTIAL / ACCESSORY PARKING
- ZONING HEIGHT: 95'
- FAR BASE: 4.5
- FAR MAX: 6.75
- GROSS BUILDING AREA: 234,381 SF

TOTAL UNITS: 252

PARKING STALLS: **103**

BUILDING HEIGHT AURORA AVE: 95'

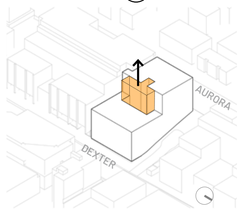
BUILDING HEIGHT DEXTER AVE: 95'



PREVIOUS 2017 MUP SUBMISSION (PREVIOUS ARCHITECT)

PREFERRED OPTION/BOARD SUPPORTED

1

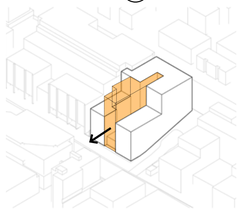


PREVIOUS MASSING | OPTION 1

ENCLOSED COURTYARD:

- An inwardly facing scheme, facades are monolithic with no relief on Highland or Dexter
- Strong 2-story expression, but it fails to alleviate bulk
- Monolithic facade on Highland keeps pedestrian thoroughfare in the shade
- Main entry located prominently on corner, but central core hinders parking layout

2

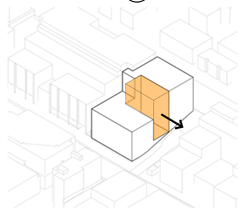


PREVIOUS MASSING | OPTION 2

OPEN TO THE EAST:

- The bulk on the north shades and overwhelms the pedestrian experience on Highland
- Central entry creates less direct route to building core
- Long and narrow courtyard is less desirable for use
- Uniform and less unique ground level

3



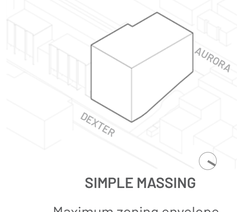
PREVIOUS MASSING | OPTION 3

OPEN TO THE NORTH:

- Two volumes visible from all street facades
- Creates opportunity for prominent street corners
- Minimizes the number of units facing south
- Massing has some relief on Highland

CURRENT 2021 PROPOSAL

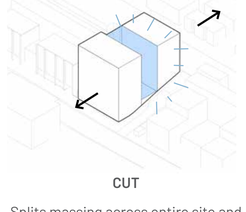
A



SIMPLE MASSING

Maximum zoning envelope

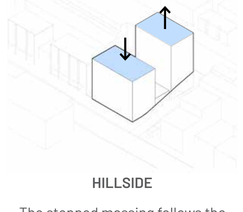
B



CUT

Splits massing across entire site and allows for a similar centralized courtyard as supported at EDG meeting

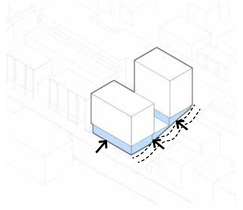
C



HILLSIDE

The stepped massing follows the hillside and modulates the bulk and scale of the overall project

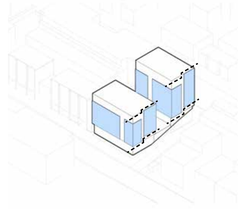
D



EROSION

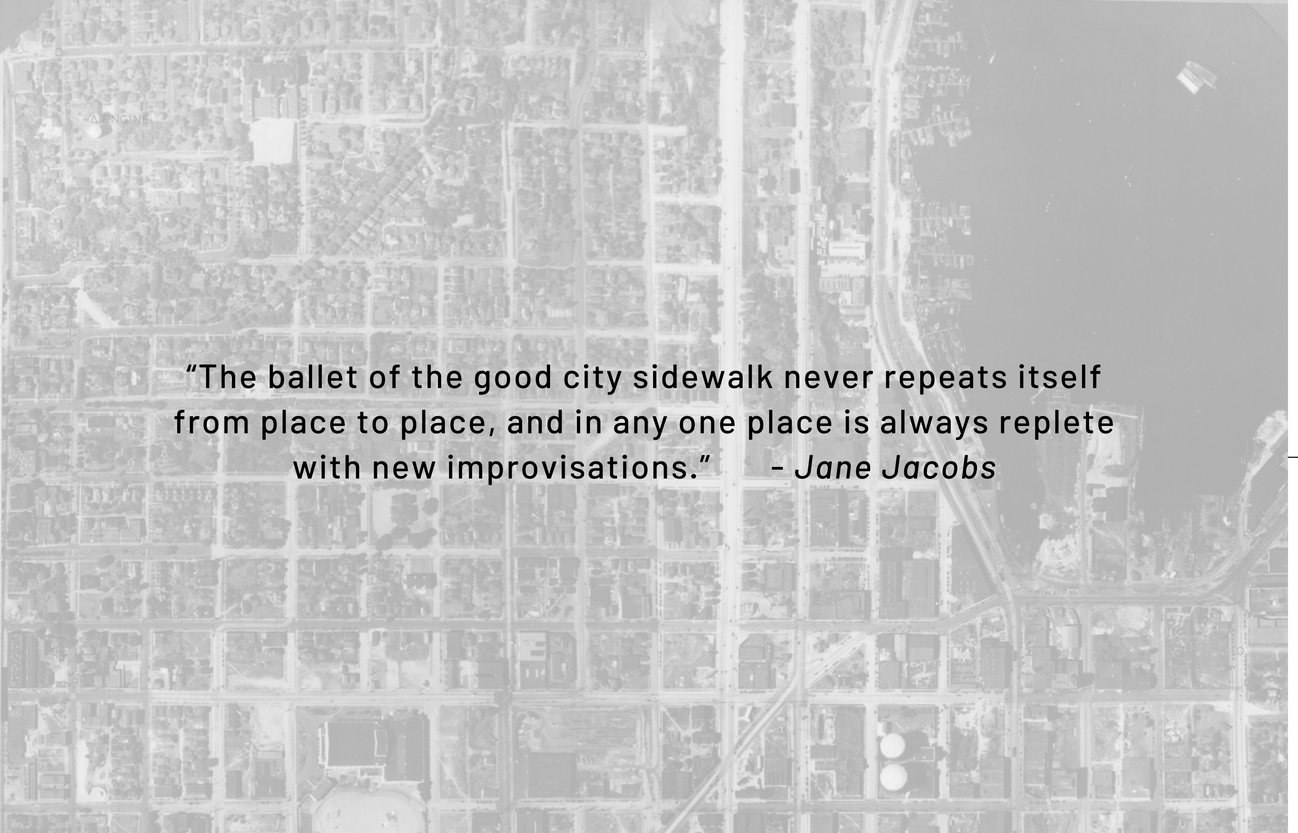
Carving at the base creates a welcoming pedestrian experience with weather protection and definition of uses at grade

E



CASCADE

The modulation in the facade reflects the stepped massing and emphasizes the texture, scale, and variation of the forested landscape that once inhabited the hillside



"The ballet of the good city sidewalk never repeats itself from place to place, and in any one place is always replete with new improvisations." - *Jane Jacobs*

04 EDG RESPONSE

1 Public Comment:

"Would like to see more active spaces along the north facade, east of the garage entrance; active uses or another unit with additional transparency would help avoid a blank wall".

2 Board Recommendations:

The Board agreed with public comment that the arrangement of uses at the ground floor should be re-examined to provide a stronger connection to the public realm and recommended incorporating active uses and/or translucency along this frontage.

3 Board Recommendation:

For the northwest corner, the Board noted that the frontage adjacent to the hill climb presented an opportunity to contribute to pedestrian experiences. The Board requested section and perspectives for the next meeting.

4 Board Recommendation:

Along the Aurora frontage, the Board recommended adding an entry or an active use at the corner to respond to the streetscape and potentially connect to the hill climb.

1 Response:

The uses along the entire north facade have been revised, including a lounge at the northeast corner. The transparency has been significantly increased along Highland, eliminating the blank walls previously shown.

2 Response:

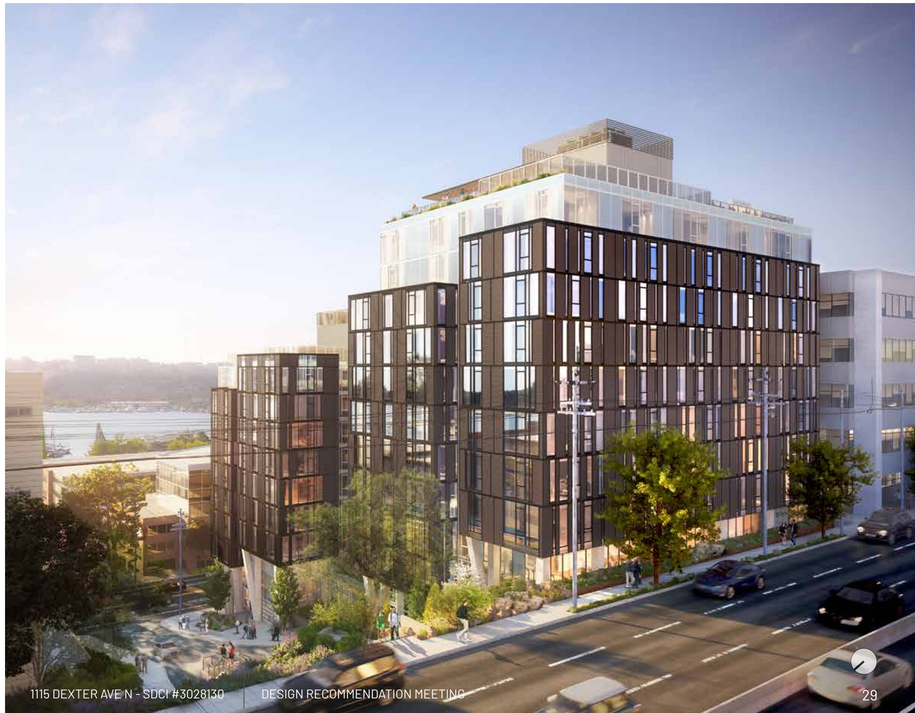
The significant redesign has opened this entire facade to capitalize on active and transparent uses stepping up the hill. The main building entry has been relocated to Highland to directly engage with pedestrians along the hill climb.

3 Response:

The revised program locates fitness amenity at the northwest corner with high levels of transparent connection to the hill climb. New right of way planting and terracing will improve the current site condition. Sections and perspectives of this area are provided in the design section of the packet.

4 Response:

The landscaping along Highland wraps the corner onto Aurora and improves the sidewalk experience. By relocating the fitness along the Aurora frontage, activity and visibility enhances both the streetscape and the hill climb. An amenity room with an entry connection to Aurora Avenue has been added to the southwest corner to offer opportunities for pedestrian interaction and activation.



1 Board Recommendations:

The Board supported the logic of the courtyard location that creates two volumes visible from all street facades. The Board preferred this massing option as the form has the best potential to create architectural presence, address the site corners, and respond to the streetscape. The Board also appreciated minimizing the number of units facing south for privacy.

2 SDOT Comment:

The Board supports the garage entrance off of Highland Drive as proposed as it reduces additional curb cuts on Dexter Ave N which is a high-volume bicycle corridor.

3 Board Recommendation:

The Board supported the location of the proposed vehicular entry but has concerns with the garage frontage and entry and the relationship to the courtyard above.

1 Response:

The overall massing follows the original orientation but opens the courtyard through the entire width of the lot, further distinguishing the two volumes. The revised arrangement goes further than the initial design to completely eliminate any units facing south towards the neighboring office building.

2 Response:

Garage and bike room access remains on Highland Drive but has been relocated slightly to the east to allow more amenity use to activate the hill climb and add transparency.

3 Response:

The relocated vehicular entry allows an at grade expression of the courtyard focusing on the connection from the right of way to the courtyard amenity through a transparent, iconic entry lobby.

4 Board Recommendation:

For the Highland Frontage, the Board recommended resolving how the podium meets the ground and interacts with the two volumes above. The Board encouraged studying a podium expression with two volumes on top so that the frontage reads as two distinct masses.

5 Board Recommendation:

The Board approved of the proportion of the courtyard space but strongly recommended exploring how to connect with or enhance the uses and activities of the open space with the streetscape below

4 Response:

The revised ground plane response emphasizes the separation between the two volumes above connected with an active lobby. This creates a welcoming entry sequence that takes advantage of the Highland Drive turn around to limit traffic disruptions on Dexter Ave N.

5 Response:

The courtyard maintains the previous proportions but lowers the courtyard from the level above the street to ground level. By relocating the lobby to this location, we have created a visual connection to the active open space beyond.

1 Board Recommendation:

The Board stressed the importance of conveying a distinct design concept. For the Dexter facade, the Board recommended drawing cues from the commercial building to the south and recommended different character of the different street frontages.

2 Board Recommendation:

The Board supported the two-story base as it provides a cohesive street wall along Dexter.

3 Board Recommendations:

To strengthen the connection of the northeast comer to the streetscape, the Board recommended exploring relocating the main entry or incorporating an active use/amenity space at this location.

1 Response:

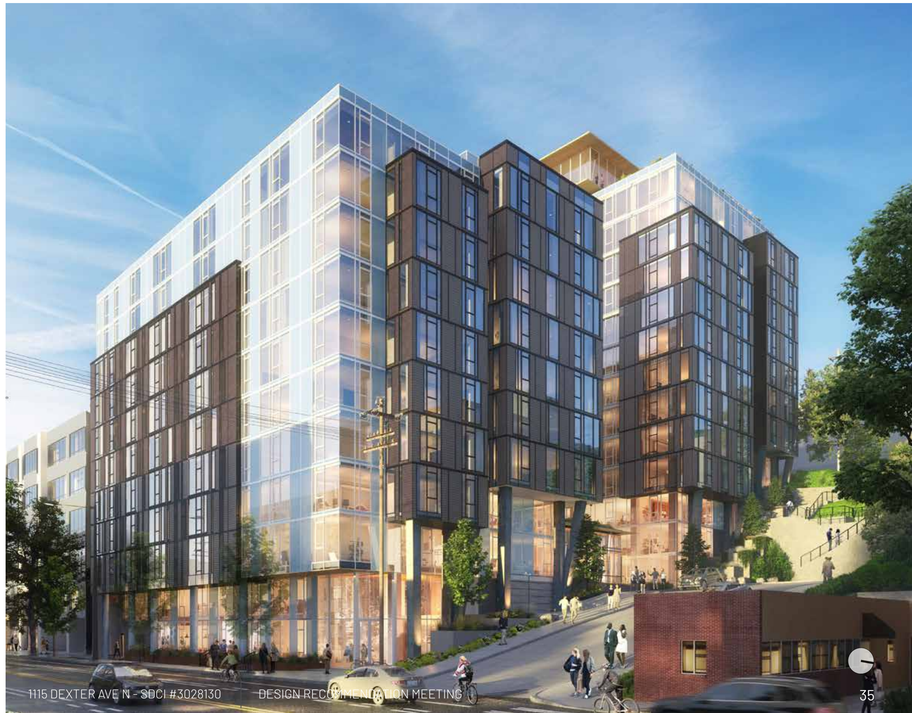
Each of the facades have been designed with the unique character of the adjacent street, as well as the neighboring conditions in mind. The Dexter facade pulls a datum line from the Dexter Station building to the south while expressing and highlighting the corner where the tenant lounge is located.

2 Response:

The two-story base along Dexter has been retained in the revised design. The addition of raised stoops, canopies, lighting and signage at each unit entry have been added to highlight individual units.

3 Response:

The revised proposal has located a secondary lobby/ lounge area at the corner of Highland and Dexter to activate the corner and give the project presence on Dexter Avenue while still focusing activity further up Highland Drive.

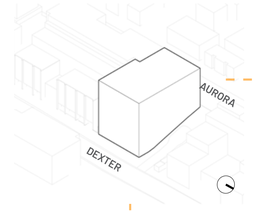


"Architecture should speak of its time and place, but yearn for timelessness" - *Frank Gehry*

05 DESIGN

CONCEPT DIAGRAMS

A MAXIMUM ZONING ENVELOPE



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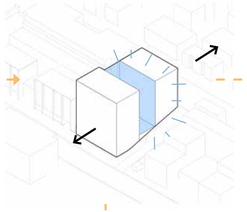
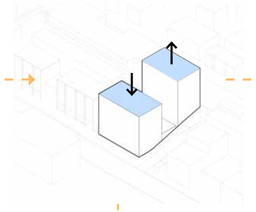
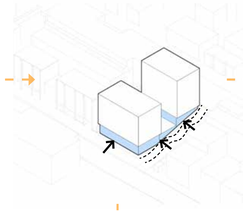


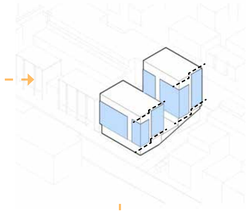
C HILLSIDE



D EROSION

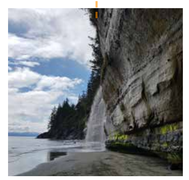


E CASCADE

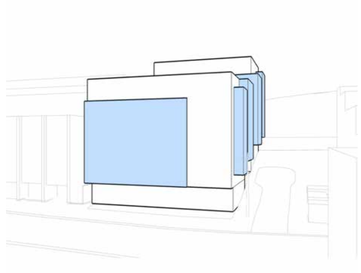


HUMAN INTERVENTION

NATURAL METAPHOR (PRECEDENT)

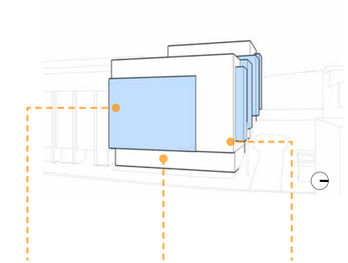


3D PERSPECTIVE



DEXTER AVENUE

Multi-modal / interact with facade at multiple speeds and scales



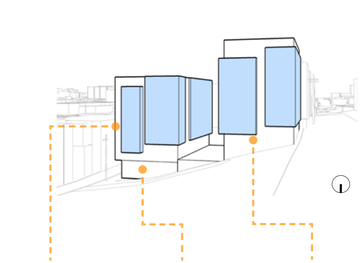
HILLSIDE:
The facade expression along south end of Dexter acknowledges the proportions of the adjacent office building

EROSION:
Lower levels of the Dexter facade are set back to create a soft buffer between the street and residential stoops

CASCADE:
The facade at the corner is expressed to highlight the entry at grade

HIGHLAND DRIVE

Low speed, primarily pedestrian interaction. Significant modulation and breaking up of facade



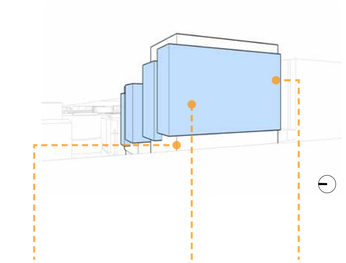
CASCADE:
The facade treatment highlighting the corner wraps to continue the language and begin stepping up the pedestrian corridor

EROSION:
The lower floors are recessed to reflect the carved erosion of the hillside from the natural watershed into Lake Union

CASCADE:
The facade follows the stepped massing, further breaking down the bulk of the towers in appropriate scale to adjacent Highland right of way and echoing the forest that ascended the hillside prior to settler development

AURORA AVE

50-60 mph interaction; simple expression intended to be read from 100-500 ft away



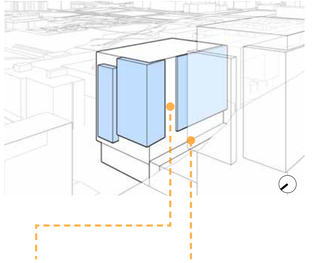
EROSION:
The massing is lifted at the base to highlight the amenity space at ground level.

CASCADE:
The massing language along Aurora is simplified to address the scale of 45 + mph speeds

HILLSIDE:
The extruded height continues to reflect the datum proportion of the adjacent office building

EAST TOWER COURTYARD

Modulation to focus on connection with lower soffit height and central lobby

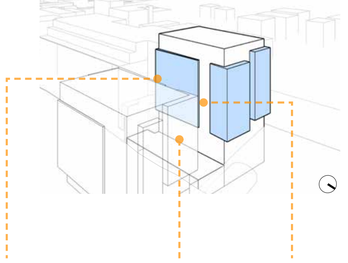


CASCADE:
The break in the massing highlights the prominent corridor below that branches off of the main entry / community living room

EROSION:
The massing is raised above the courtyard level to widen and delineate the amenity space

WEST TOWER COURTYARD

Modulation to focus on connection with lower soffit height and central lobby



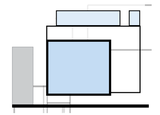
HILLSIDE:
The facade expression on the west face of the courtyard raises higher than the east to correspond to the stepping building heights and to remain proportionate to the adjacent office building

EROSION:
The massing is raised from the ground and the lower level is recessed to give room for an active communal courtyard

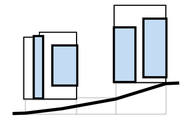
CASCADE:
The break in the massing echoes the break on the east tower courtyard facade

FACADE DIAGRAMS

DEXTER AVENUE

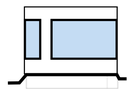


HIGHLAND DRIVE

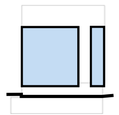


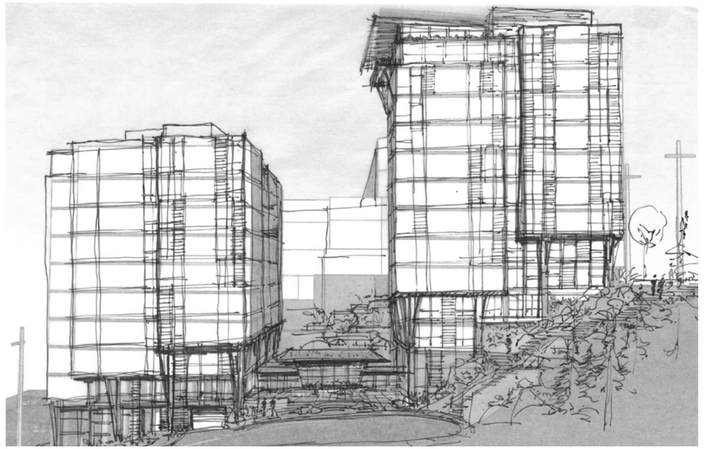
AURORA AVE

EAST TOWER COURTYARD



WEST TOWER COURTYARD





Skin Inspiration

U of Aberdeen, Schmidt Hammer Lassen, 2005

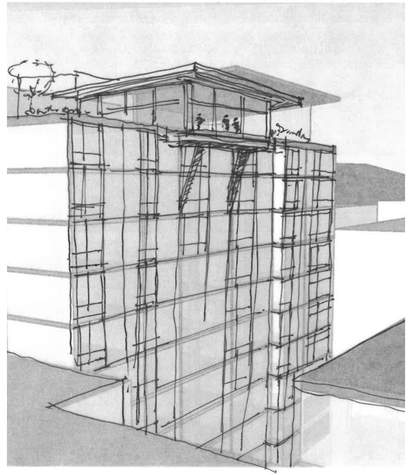
SOHO Fuxing Lu, gmp Architects, 2015

Skin Inspiration

Skin Inspiration

One Vandam, BKSK Architects, 2017

ASU Beus Center for Law and Society, Ennead Architects, 2016



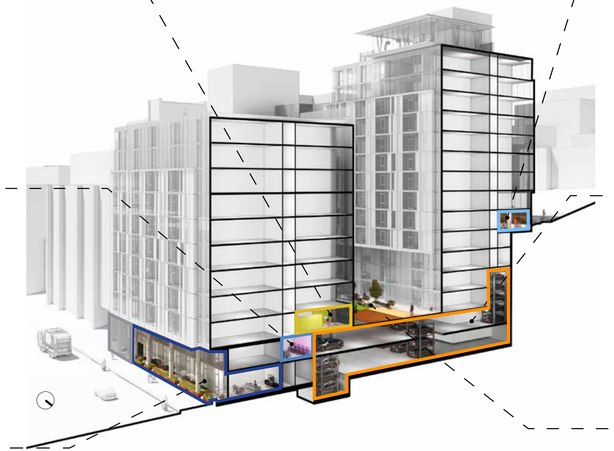
BUILDING SKIN | INSPIRATION

INTERNAL PROGRAM | SERVICES

MAIL ROOM

BIKE ROOM

RESIDENTIAL



FITNESS AMENITY

PARKING STACKERS

COURTYARD

SITE CONSTRAINTS

GRADE CHANGE

The street condition on Aurora Ave is a busy auto thoroughfare, experienced at 40-50 mph and Dexter is a multi-modal street busy with pedestrian, bike, and automobile traffic.

Highland Ave is a small side street with significant grade change and a dead end approximately mid block. The exceptional constraint of a grade change spanning over seven stories has been mitigated by the lobby location and parking entry off of Highland Dr , leaving the Dexter facade open to pedestrian interaction.

PARKING

The parking demand calculated for the project was 88 stalls, but the desired ratio to allow some flexibility was approximately 100 stalls. The teams priority to dedicate at grade courtyard and lobby space off of Highland Ave required creative mix of parking stackers and typical parking to reduce the garage floor area and provide flexibility for future renovations if parking demand reduces as expected.

This new design of the courtyard and relocation of the garage entry also eliminated the previous blank wall conditions and allowed for more pedestrian interaction along Highland Drive.

TRASH

The team has spent considerable time with SPU and their contacts to coordinate a safe and efficient trash and recycling collection system supporting both towers from a single pick up point located off Dexter Ave.

GROUND LEVEL CONCEPT

GROUND LEVEL PLAN | AURORA, HIGHLAND, DEXTER

HILLSIDE RESPONSE

CENTRAL COURTYARD

BIORETENTION PLANTERS

RESIDENTIAL GREEN PORCHES

PLANTING ALONG SIDEWALK

NATURAL LANDSCAPE

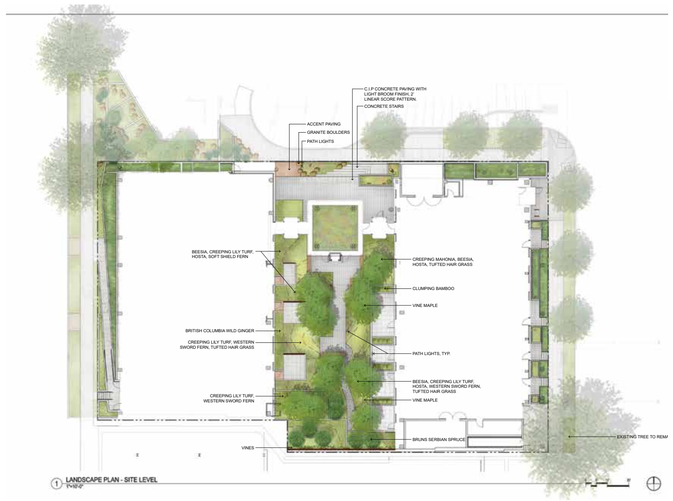
TERRACED PLANTERS

LANDSCAPE PLAN

Restoring the Landscape

The design prioritizes a symbiotic environmental relationship / repairing the hillside through native plantings, adding trees back, and blurring a hard property line; the project plantings compliment the adjacent public stair landscape.

Design cues taken from the re-imagined natural state of the east slope of Queen Anne Hill: natural flora, indigenous foliage, and responsible water management



View of central courtyard

Acer circinatum
Vine Maple

Picea omorika 'Bruns'
Bruns Serbian Spruce

Asarum caudatum
British Columbia Wild Ginger

Beesia deltophylla
Beesia

Deschampsia cespitosa
Tufted Hair Grass

Mahonia repens
Creeping Mahonia

Liriope spicata
Creeping Lilyturf

Holboellia brachyandra
Holboellia Vine

Polystichum munitum
Western Sword Fern

Polystichum setiferum
Soft Shield Fern

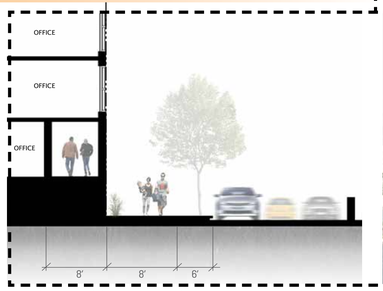
AURORA AVE

STREET CONDITION | EXISTING ADJACENT BUILDINGS | AURORA AVE

CURRENT STREET CONDITION | "DEXTER LAKE UNION"

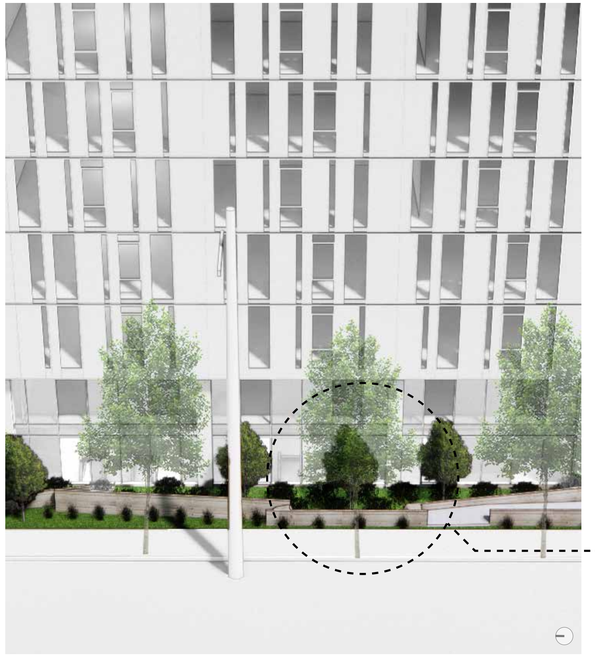
Recessed residential units

CURRENT STREET CONDITION | "DEXTER STATION"



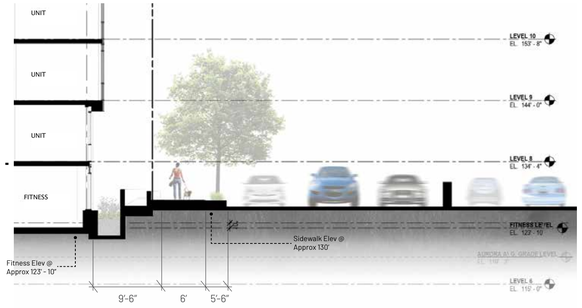
Level 1 raised from sidewalk area

STREET CONDITION | NEW DESIGN | AURORA AVE

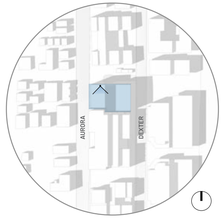


Inspiration images using green space as a buffer between sidewalk traffic and residential

GRADUAL GRADE CHANGE AT FITNESS USING PLANTERS

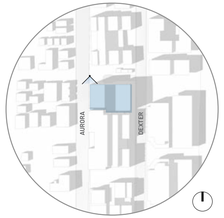


AURORA AVENUE | ROOFTOP CLUB ROOM



Rooftop Inspiration Images

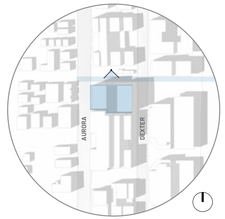
AURORA AVENUE | FITNESS AREA



Fitness Area Inspiration Images

HIGHLAND DR

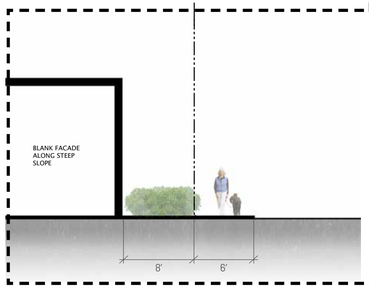
STREET CONDITION | ADJACENT BUILDINGS | HIGHLAND DR



CURRENT STREET CONDITION | EAST OF SITE

Parking/Blank Wall

CURRENT STREET CONDITION | ACROSS THE STREET



Small Scale Retail - Minimal Transparency

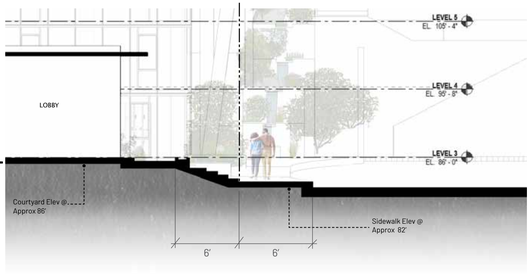
STREET CONDITION | NEW DESIGN | HIGHLAND DR

Significant effort has been spent in order to revise the connection of the courtyard with grade and add a lobby at this location with gracious setback to the street to activate both Highland Dr and the project amenities

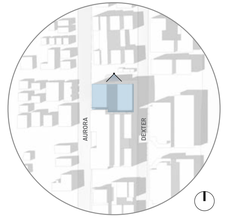
Example of central courtyard

Example of pedestrian path with green buffer

LOBBY ENTRY AT HIGHLAND DRIVE

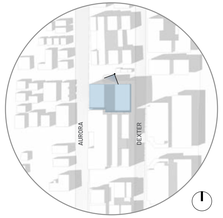


HIGHLAND DRIVE | RESIDENTIAL LOBBY



Courtyard/Lounge Inspiration Images

HIGHLAND DRIVE | STAIR CLIMB



Landscaping Inspiration Images

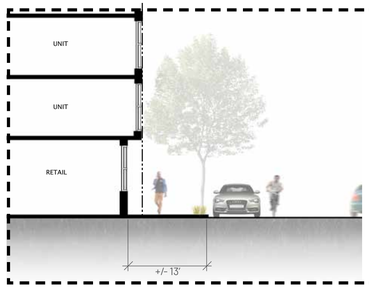
DEXTER AVE

STREET CONDITION | ADJACENT BUILDINGS | DEXTER AVE

CURRENT STREET CONDITION | "DEXTER STATION"

Commercial double height expression

CURRENT STREET CONDITION | "DEXTER LAKE UNION"



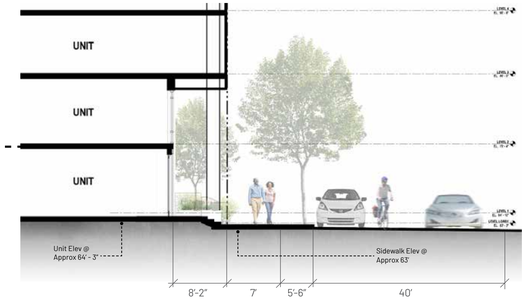
Single story expression with retail

STREET CONDITION | NEW DESIGN | DEXTER AVE

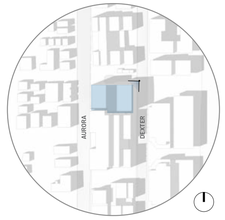
Double height expression with raised residential stoops

Inspiration images of raised residential stoops

RESIDENTIAL STOOPS ALONG DEXTER AVE



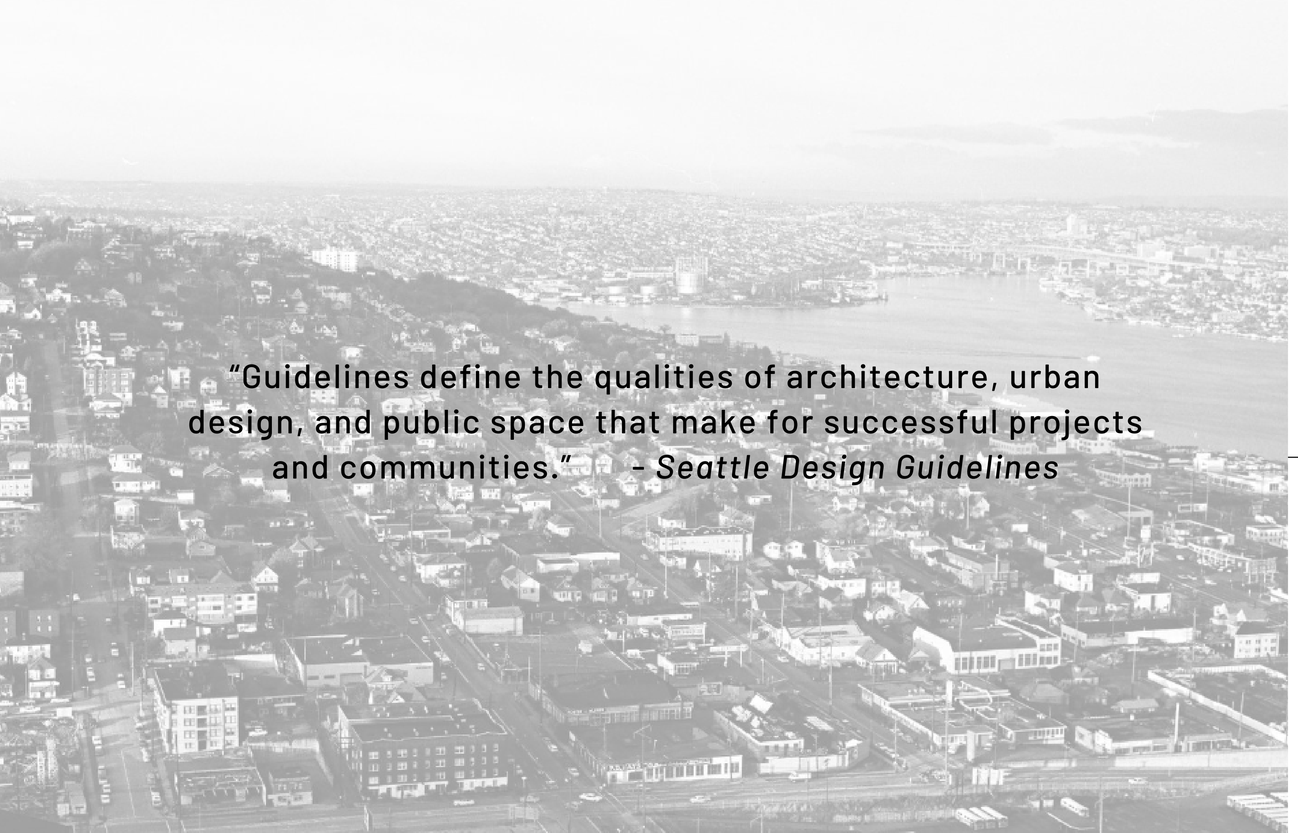
DEXTER AVENUE | LOUNGE



Lounge Inspiration Images

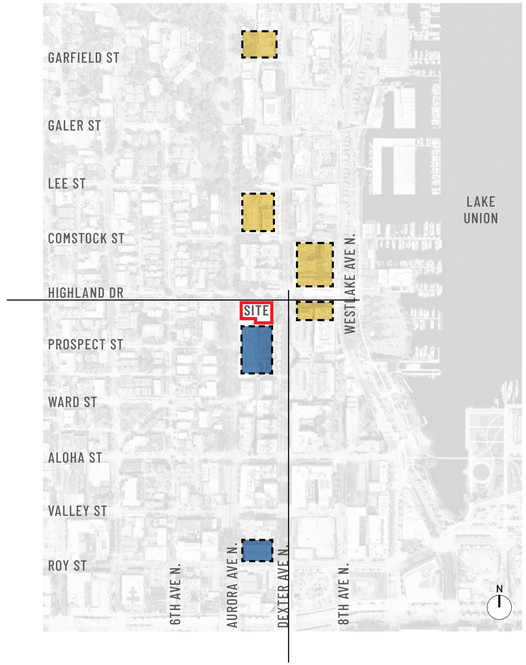
DEXTER AVENUE | RESIDENTIAL PORCHES

Residential Porch Inspiration Images



"Guidelines define the qualities of architecture, urban design, and public space that make for successful projects and communities." - *Seattle Design Guidelines*

06 DESIGN GUIDELINES



A | OFFICE BLDG

1. CONTEXTUAL ANALYSIS AND MASSING RESPONSES (CS2.1, CS2.D, DC2)

- Provide a clear architectural concept - emphasis on the importance of contextual cues
- Prominent building corners will be viewed moving South and North along Dexter
- Resolve the pinched condition along steep slope by providing a setback at the ground plane on Aurora and by modulating projection that serves as a minor marker at Aurora

2. STREET-LEVEL DESIGN (PL1.A.2)

- Consider how the ground plane will add to the public realm and activate the street
- Cohesion of the two halves
- Provide a prominent corner entry

3. MATERIALS AND FACADE DEVELOPMENT (CS3.A.3, CS3.A.4)

- Clarifying the design intention related to materials and facade articulation

B | RES. BLDG

1. MASSING & FACADE COMPOSITION (CS1.C.1, CS2.C.1, DC1.C.4, DC2.A.1, DC4.A.1)

- Facade composition, secondary features, and pedestrian realm in response to topography
- Dexter - the ground-level at the corner to open-up to the streetscape to create a more generous pedestrian realm
- Supported the upper-level courtyard as it breaks-up the bulk and scale of the mass
- Emphasize the importance of pedestrian activity at the corners
- Encouraged the use of high quality exterior finish materials and detailing

2. ARCHITECTURAL CONCEPT (CS1.C.1, CS3.A.4, DC2.A.1, DC2.B.1)

- A coherent and simplified architectural concept that responds directly to site topography

3. STREET-LEVEL USES & VEHICULAR ACCESS (PL3.B.1, PL3.B.2,DC1.C.4, DC2.B.2)

- Incorporate interior uses to activate the pedestrian realm along Garfield St.
- Residential edge at grade
- Planning ahead for bicyclists

4. PEDESTRIAN REALM (CS1.C.1, CS3.B.1, PL1.B, PL2)

- Pedestrian amenities to respond to and provide relief from the significant grade change

C | RES. BLDG

1. MASSING & FORM (CS2.A, DC2.1)

- Supported a narrow, slot building in a context of much larger, boxy forms
- Supported the stepped parapet and staggered street plane on Dexter
- Supported PV's, rainwater collection and other sustainable measures

2. FACADE ELEMENTS, MATERIALS, & COMPOSITION (DC2; DC4.A.1)

- Use of wood cladding, as a welcome contrast from the predominant cement fiber panels in the context

3. STREET-LEVEL USES & TREATMENTS (PL3.A, DC2.B.1, PI3.A; PL3.III)

- Dexter - primary lobby entrance off Dexter, engaging the generous patio and views to the lake
- Corner site on a view corridor - engage the Dexter sidewalk and provide a welcoming entry sequence
- Un-interrupted retail or amenity room can activate the majority of the Dexter frontage
- Parking should be visually well-screened from pedestrians to the North and East

D | RES. BLDG

1. AURORA AVE N. STREESTACPE & FACADE (PL3)
   - Pedestrian realm along Aurora - avoid monolithic facade

2. STREET LEVEL FACADE ON STEEP SLOPE (CS1.3)
   - Topography - the facade facing the hill climb should be not be blank. On sloping street frontages, incorporate portals, architectural articulations and landscaping

3. DEXTER AVE N. STREET FACADE (PL3.2.a)
   - Residential edges - uses and spatial connection to Dexter

E | RES. BLDG

1. MASSING & DESIGN CONCEPT (DC2.I, DC2.B, DC2.C, DC2.D, DC4.A)

- Supported asymmetrical massing across the site
- Two buildings should be designed to be more distinct from each other
- Varied rooflines to help reduce the mass and scale
- Street level at Dexter - provide more massing variation

2. STREET LEVEL DEVELOPMENT (PL2.I, PL3.B, DC1-A)

- Supported additional retail uses at street level
- Street level residential units - maximize to provide flexibility for future retail use, strategies include storefront windows, permanent durable materials, movable planters and railings between the units and the sidewalk, commercial scale canopies and light fixtures
- Noted minimum 10' setback (buffer) from the busy traffic context at Dexter Ave N.

F | OFFICE BLDG

1. MASSING & FORM (CS2.A, DC2.1)

- Reduce the bulk of the building along Aurora & South
- Consolidate building steps along Dexter
- Add human scale elements
- Provide facade variety
- Address the concerns of the neighboring residential building to the South

2. PUBLIC REALM (DC2.1)

- A bold cantilever along Dexter enhances the public ream by extending amenity to the South
- Combine loading and garage entries into one along Dexter

3. MATERIALS (DC4.1)

- A variety of building material and their rigorous yet sympathetic use on the facades will add variety and vitality to the building, furthering the goal of neighborhood integration.

DC2

A. MASSING

1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open spaces.

2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger objects.

The massing is split to create a strong courtyard mid site and reduce the scale of the building. Facade modulation further breaks up the massing and echoes the stepping hillside

B. ARCHITECTURAL AND FACADE COMPOSITION

1. Facade Composition: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open spaces.

2. Blank Walls: Use secondary architectural elements to reduce the perceived mass of larger objects.

2. Dual Purpose Elements : Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and it's neighbors.

Each of the facades has been designed with the unique character of the adjacent streetscape and neighboring buildings in mind. Significant increase in active use is reflected in the exterior design and transparency provided

SOUTH LAKE UNION SUPPLEMENTAL

5. Secondary Architectural Features

a. Visual Depth and Interest

1. Rooftops: Design the "fifth elevation" - the roofscape - in addition to the facades. As SLU is a topographic valley, the roofs will be visible from tall buildings and locations outside the neighborhood such as the freeway and Space Needle.

Each rooftop has a different program for residents. The Aurora Tower has a rooftop club/lounge that has design inspired by NW regionalism looking out over the Dexter Tower and towards Lake Union . There is also outdoor patio seating and the roof is a great place for social gathering. The tower on Dexter Ave N has a large pet area for residents.

DC3

C. DESIGN

2. Amenities and Features: Creates attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces.

Splitting the massing into two separate buildings allows space for a central courtyard. Moving this courtyard flush with the grade allows the opportunity for amenity connection and creates a unique space that activates Highland Dr and creates a point of interest, rather than treating the street like an alley, which is more common among other buildings along Highland Dr.

CS1-C

C. TOPOGRAPHY

1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

SOUTH LAKE UNION SUPPLEMENTAL

3. Topography and Elevation Changes: Accommodate sloping terrain through "stepping" ground floor and other architectural features.

a. Entryways should include a generous level transitional space for commercial or residential activity.

b. Set back or recess entrances for a gracious transition from a sloped sidewalk to a flat grade.

c. Conceal underground parking from street views

d. Create a safe visual transition between ground level interior and adjacent pedestrian areas.

e. Incorporate hill climbs as identified in the South Lake Union Urban Design Framework.

There is about a 60ft elevation change between Dexter Ave N and Aurora Ave N. and there is currently an existing hill climb staircase connecting Aurora to Highland Ave. The building takes advantage of this elevation change by splitting the massing into two separate towers, giving distinct experiences at each street level: more residential on Dexter Ave N with a prominent lounge on the north-east corner, a lobby and courtyard garden on Highland Dr, and a fitness zone on Aurora Ave N turning the challenge of the grade change into a way to provide amenity and connection to the streetscapes on all three right of way property lines

DESIGN GUIDELINE APPLICATIONS

PL2

A. ACCESSIBILITY

1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design.

2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

By moving the courtyard to grade we greatly enhance the usability and accessibility of that amenity as well as create multiple entry levels to respond to the grade change. A ramp leads down from the sidewalk of Aurora into the building for ease of entry for all users. The ramp travels through and is integrated with the landscaping buffer that separates the building from the sidewalk

B. SAFETY AND SECURITY

1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through the strategic placement of doors, windows, balconies, and street-level use.

2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

3. Street-Level Transparency: Ensure transparency of street-level uses by keeping views open into spaces behind walls or plantings.

While Dexter had high visual connection in the previous design the other two right of ways were not fronted with active use. The revised design has located both an amenity / lobby use on the south west corner and elongated the fitness along the entire west facade and wrapping the corner to provide site lines to Aurora and to the hill climb. The relocation of the lobby to Highland activate this right of way and allows significant increase of transparency at areas where the building meets the ground

DC3

B. OPEN SPACE USES AND ACTIVITIES

1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users.

4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC1

A. ARRANGEMENT OF INTERIOR USES

1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas.

2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

a. a location at the crossroad of high levels of pedestrian traffic
b. proximity to nearby or project-related shops and services
c. amenities that complement the building design and offer safety and security when used outside normal business hours.

3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs.

4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

Each street has a distinct interaction and space that provides multiple uses for residents as well as the public. The corner of Dexter Ave N and Highland Dr has prominent lounge for gathering, Dexter Ave N has residential units with stoops on the ground level to create pedestrian interaction. Highland Dr has a large lobby/lounge that leads into a central courtyard, and Aurora Ave N has landscaping that incorporates the hill climb and creates an engaging buffer between the sidewalk and the fitness area on the ground level

C. PARKING AND SERVICE USES

2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related sign and equipment as much as possible.

The parking entrance is on Highland Dr, however all of the parking is located underneath the rest of the building and is not visible from the street

DC4

A. BUILDING AND MATERIALS

1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.

2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

A variety of materials have been chosen that accent the massing. A dark bronze window wall system in multiple tones and textures is used for the protruding sections of the massing and is staggered to convey a stepped tree line which reflects the history of this site. The remaining mass has a mixture of clear vision glass mixed with off-white glass to contrast with the bronze and further modulate the massing in appropriate scales for each of the facades

PL4

B. PLANNING AHEAD FOR BICYCLISTS

1. Early Planning: Consider existing and future bicycle traffic to and through the site.

2. Bike Facilities: Facilities such as bike racks and storage, share stations, shower facilities, and lockers should be located to maximize convenience, security, and safety.

3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid.

C. PLANNING AHEAD FOR TRANSIT

1. Influence on Project Design: Identify how a transit stop adjacent to or near the site may influence project design.

3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections withing the project design.

Dexter Ave N is a main cycling thoroughfare and two bike rooms are located off of Highland Dr, one on either side of the central courtyard

DESIGN GUIDELINE APPLICATIONS

PL1

A. NETWORK OF OPEN SPACES

1. Enhancing Open Space : Design the building and open spaces to positively contribute to a broader network of open spaces in the neighborhood.

2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.

B. WALKWAYS AND CONNECTIONS

1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure.

2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation.

3. Pedestrian Amenities : Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest with the site and building should be considered.

The already existed hill climb that joins Aurora Ave N and Highland Dr will be incorporated with landscaping and transition into the now more pedestrian activated Highland Dr. The residential porches on Dexter Ave N add a connection of residential to pedestrian traffic and fosters interaction

CS2-A

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood and/or the site it's distinctive sense of place.

2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B

B. ADJACENT SITES, STREETS, AND OPEN SPACES

1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots.

2. 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.

The project responds to and represents the history and current condition of the unique slice of South Lake Union between Aurora Ave N and Dexter Ave N. The neighborhood's history as a dense, forested area on a steep hill has informed the buildings massing, materials, and design

PL3

A. ENTRIES

1. Design Objectives:

c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the doors, overhead features, ground surface, landscaping, and other features. Consider a range of elements such as:

a. overhead shelter: canopies, porches, building extensions
b. transitional spaces: stoops, courtyards, stairways, portals, gardens.
c. ground surface: seating walls; special paving, landscaping, trees, lighting.
d. building surface/interface: privacy screens, upward operating shades on windows, signage, lighting.

The two story height lounge is an engaging entry from Dexter Ave N and the facade modulation at the corner highlights the common entry. The residential lobby on Highland Dr creates an interesting entrance to the two buildings as well as into the central courtyard

B. RESIDENTIAL EDGES

1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

2. Ground-Level Residential: Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.

a. vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries.
b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots.
c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

The residential units along Dexter Ave N feature a porch condition to foster interaction, while the change in elevation helps define private space. A landscaping buffer provides further distinction and visual interest

DESIGN GUIDELINE APPLICATIONS

PL2

C. WEATHER PROTECTION

1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole.

3. People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the facade.

SOUTH LAKE UNION SUPPLEMENTAL

1. Weather Protection: Overhead weather protection is encouraged in areas of high pedestrian activity such as along Green streets, designated trails, and where retail uses are provided along the ground floor.

a. consider opportunities for the canopy or other weather protection to reinforce a sense of pedestrian scale.
b. avoid long monolithic designs in favor modulation along the length of a block.

The residential units along Dexter Ave N have porches with overhangs to create spaces that are shielded from the weather. The building massing provides overhangs at entries at the northeast corner and the entry along Aurora Ave N providing both weather protection and pedestrian scale

2. Walkways and Pedestrian Interest: Visually engaging pedestrian walkways reinforce the pedestrian network and are an important element in project design.

a. points of interest that may include building entrances, window displays. seats, landscaping, change of architectural character, alcoves or artwork should be placed every 15-20 feet.
b. focal features—an open space, pedestrian connection, activity center, or significant variation in spatial enclosure or architecture character—should be placed approximately every 130 feet.

CS2-C

C. RELATIONSHIP TO THE BLOCK

1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

SOUTH LAKE UNION SUPPLEMENTAL

4. Relationship to the Block:

a. **All Corner Sites:** Emphasize the importance and/or amount of pedestrian activity at corners with widened pedestrian areas, landscaping, corner building entries, etc.

The north-east corner where Dexter Ave N meets Highland Dr currently has the most pedestrian activity potential. Dexter Ave N is a multi-modal street with cars, bicycles, and pedestrian traffic. The corner lounge provides a large space for gathering and a point of interest for people passing by. The lobby on Highland is also visible from traffic passing by on Dexter Ave N and from the pedestrians using the hill climb from Aurora Ave N to Highland Dr

DC4

B. SIGNAGE

1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

2. Coordination With Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate other project features to complement the project as a whole.

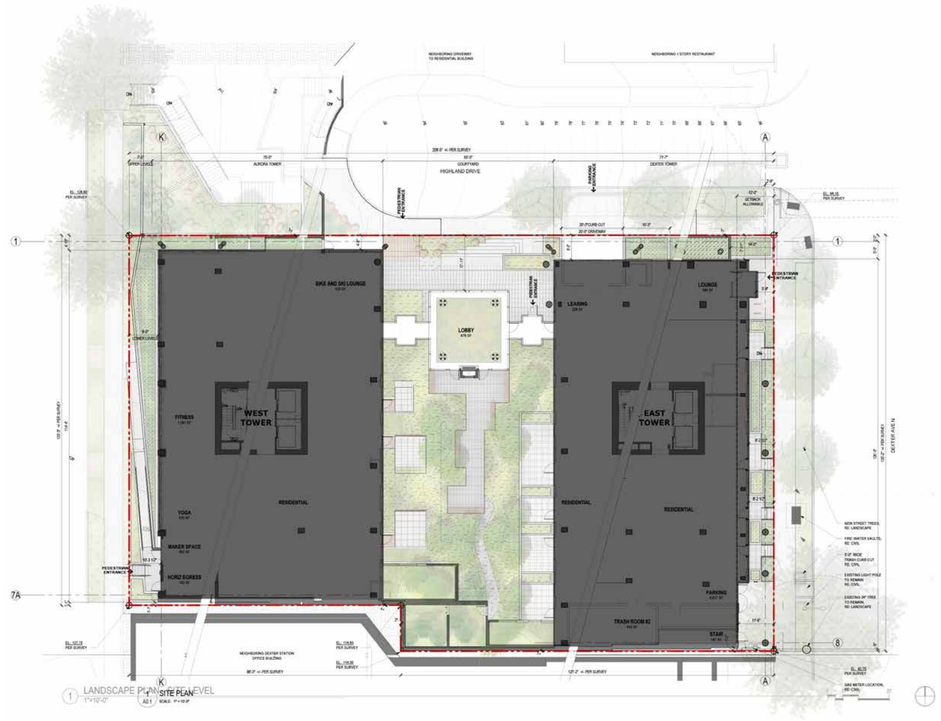
C. LIGHTING

1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details.

Signage and lighting are scaled based on the residential functions and use both exterior and spill over lighting from the active uses to increase security

07 PLANS, SECTIONS, ELEVATIONS, AND MATERIALS

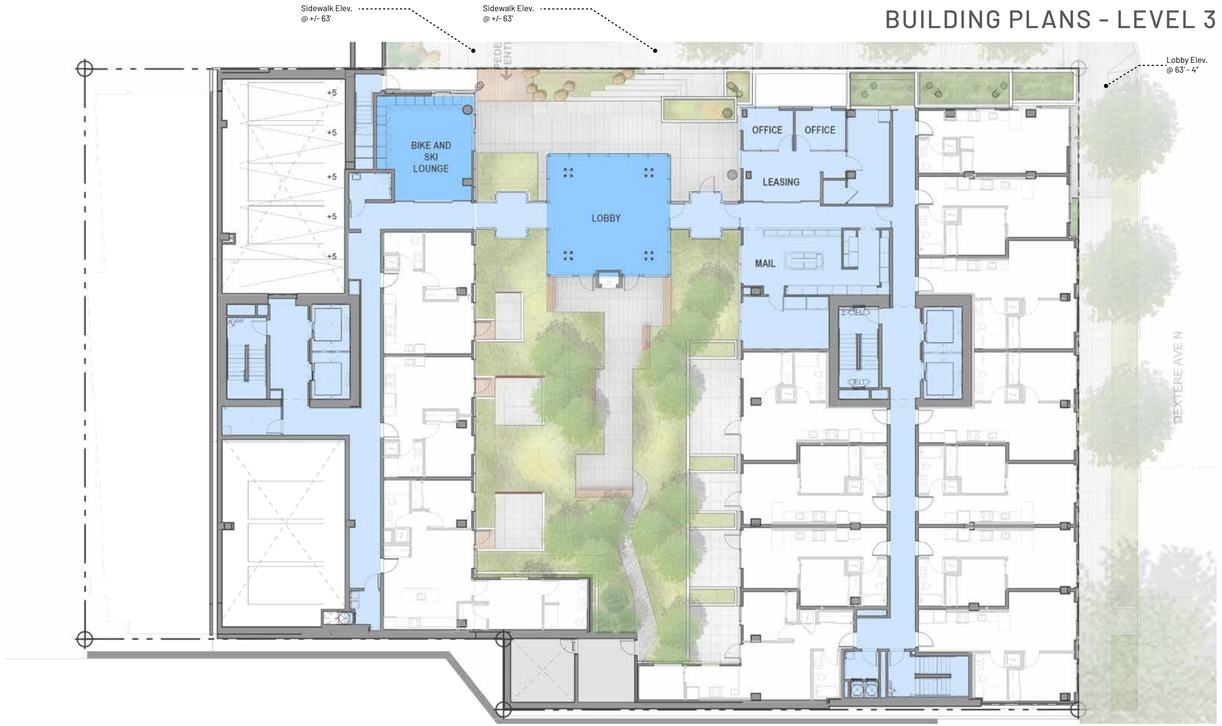
COMPOSITE SITE PLAN



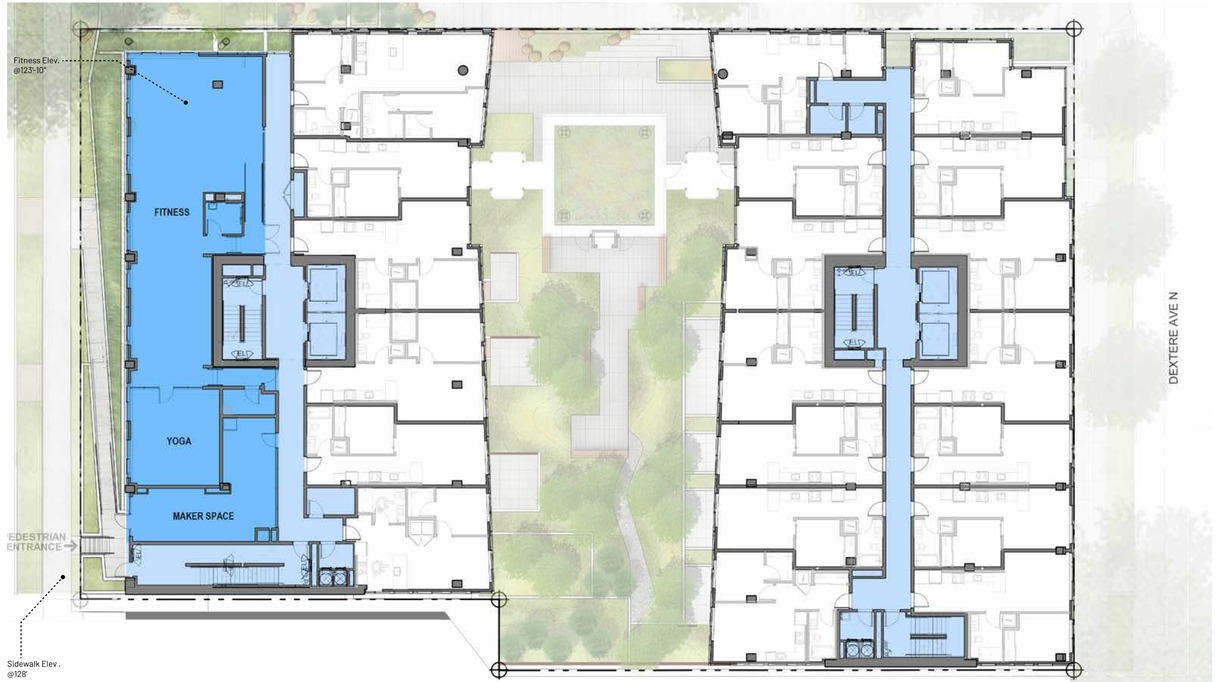
BUILDING PLANS - LEVEL 1

BUILDING PLANS - LEVEL 2

BUILDING PLANS - LEVEL 3



BUILDING PLANS - LEVEL 7



BUILDING PLANS - TYPICAL LEVELS

BUILDING PLANS - ROOF LEVEL FOR THE DEXTER TOWER

CIRCULATION AMENITY TERRACE RESIDENTIAL PARKING/SUPPORT

0' 5' 10' 20'

BUILDING PLANS - ROOF LEVEL FOR THE AURORA TOWER

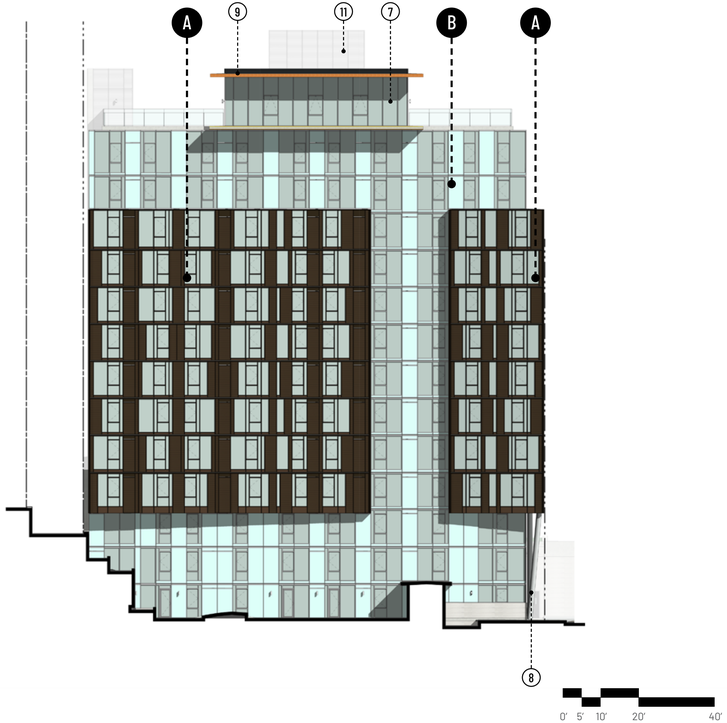
CIRCULATION AMENITY TERRACE RESIDENTIAL PARKING/SUPPORT

0' 5' 10' 20'

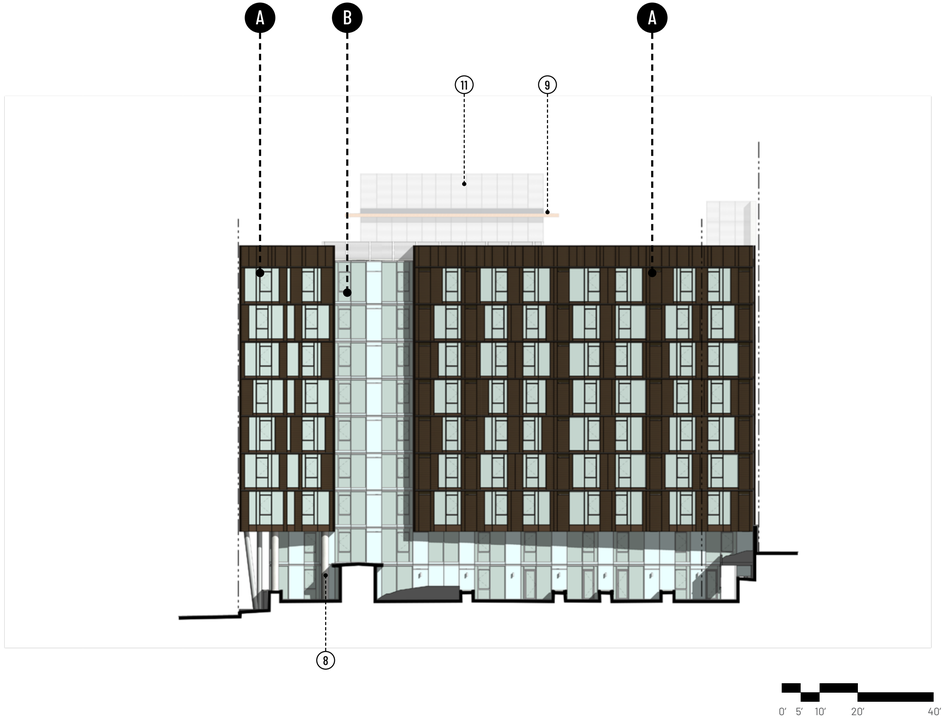
EAST ELEVATION

SOUTHTH ELEVATION

WEST COURTYARD ELEVATION

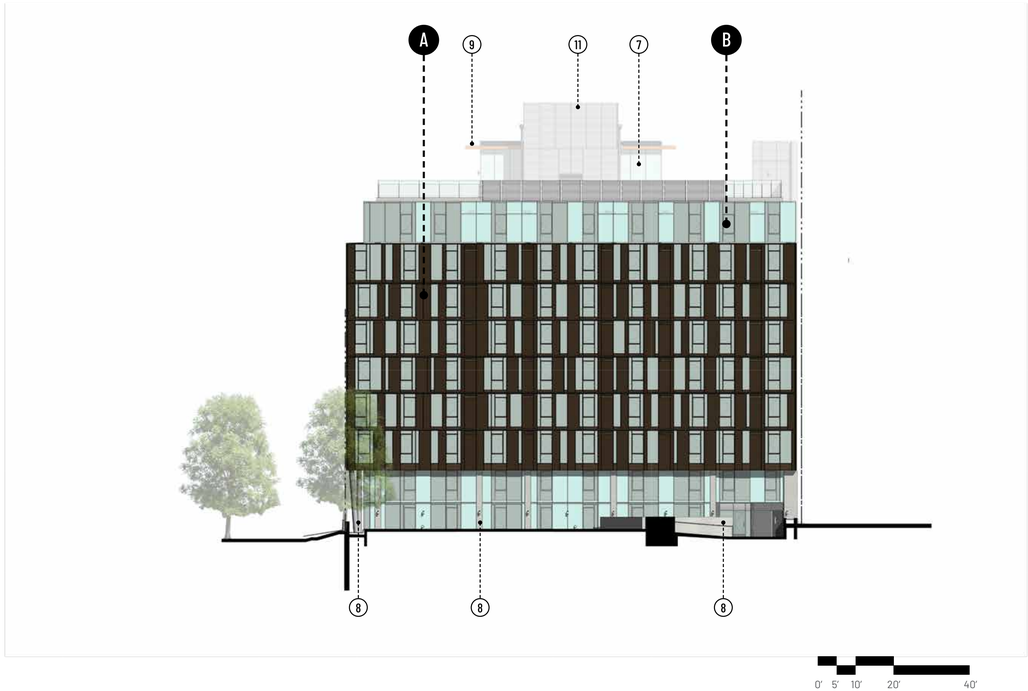


EAST COURTYARD ELEVATION



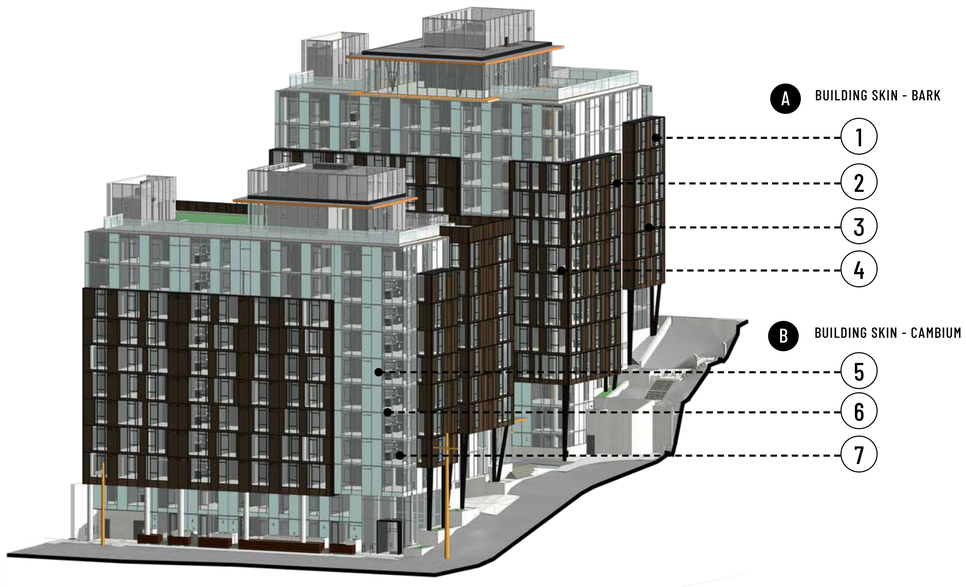
NORTH ELEVATION

WEST ELEVATION

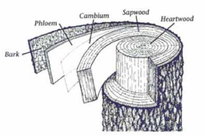


SECTIONS

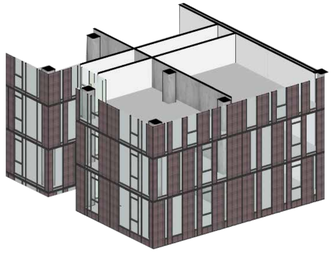
SECTIONS

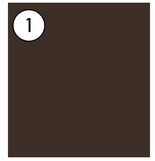


MATERIAL CONCEPT

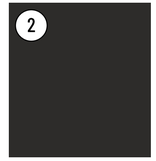


A BUILDING SKIN - BARK

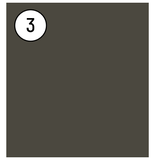




Bronze Glass Spandral w/ Opaci-Coat - Lava Bronze



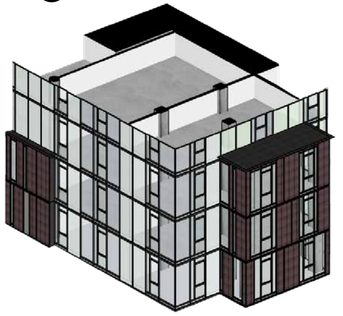
Metal Projected Panel - Statuary Bronze



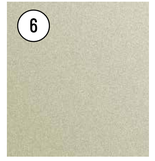
Metal Projected Panel - Extra Dark Bronze

Metal Fastener Panel

B BUILDING SKIN - CAMBIUM

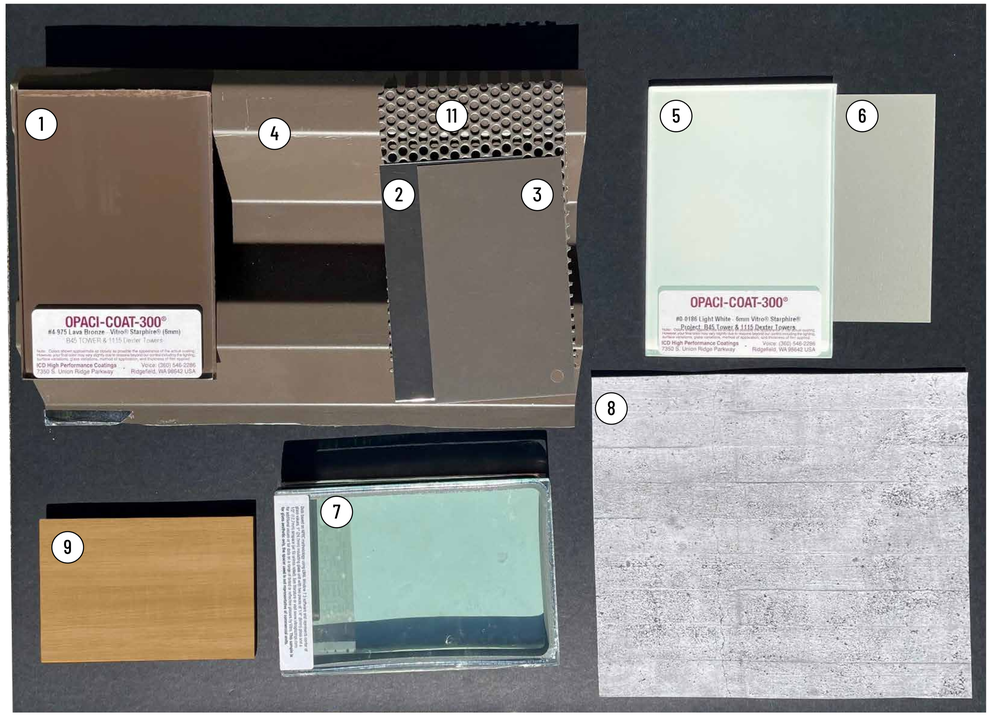


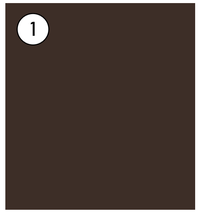
Spandral Glass w/ Opaci-Coat - Light White + Solexia Glass



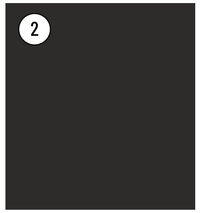
Metal Projected Mullion - Atlantic Sunrise

Vision Glass

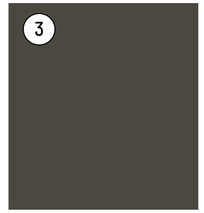




Bronze Glass Spandral w/ Opaci-Coat - Lava Bronze

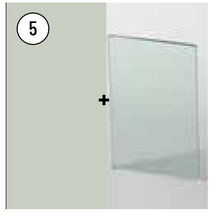


Metal Projected Panel - Statuary Bronze



Metal Projected Panel - Extra Dark Bronze

Metal Fastener Panel



Spandral Glass w/ Opaci-Coat - Light White + Solexia Glass

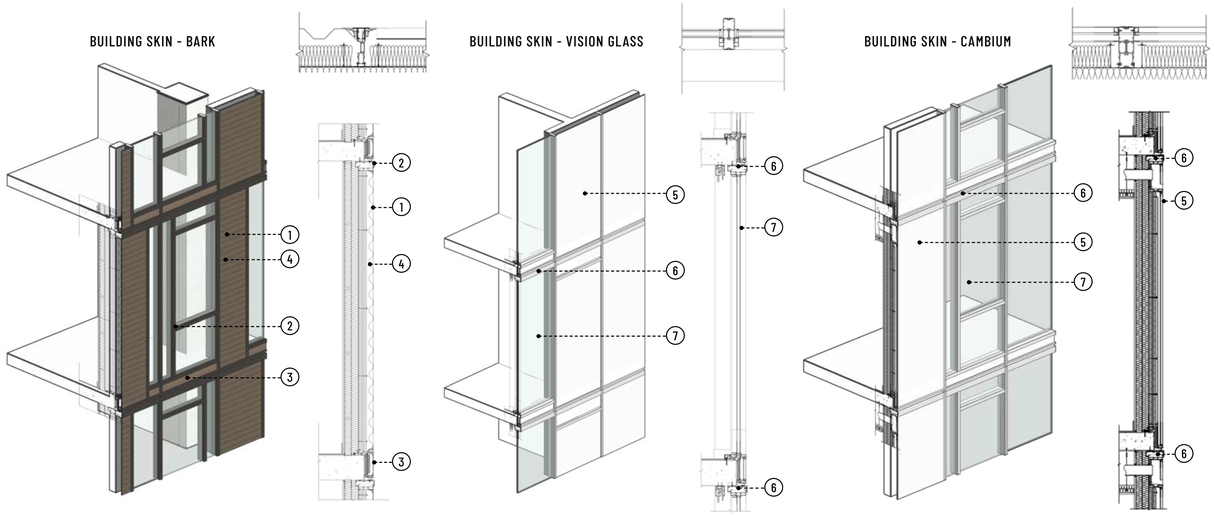
Metal Projected Mullion - Atlantic Sunrise

Vision Glass

C.I.P Concrete

Wood-look Panel Finish

WINDOW WALL DETAIL



1 Bronze Glass Spandral w/ Opaci-Coat - Lava Bronze

2 Metal Projected Panel - Statuary Bronze

3 Metal Projected Panel - Extra Dark Bronze

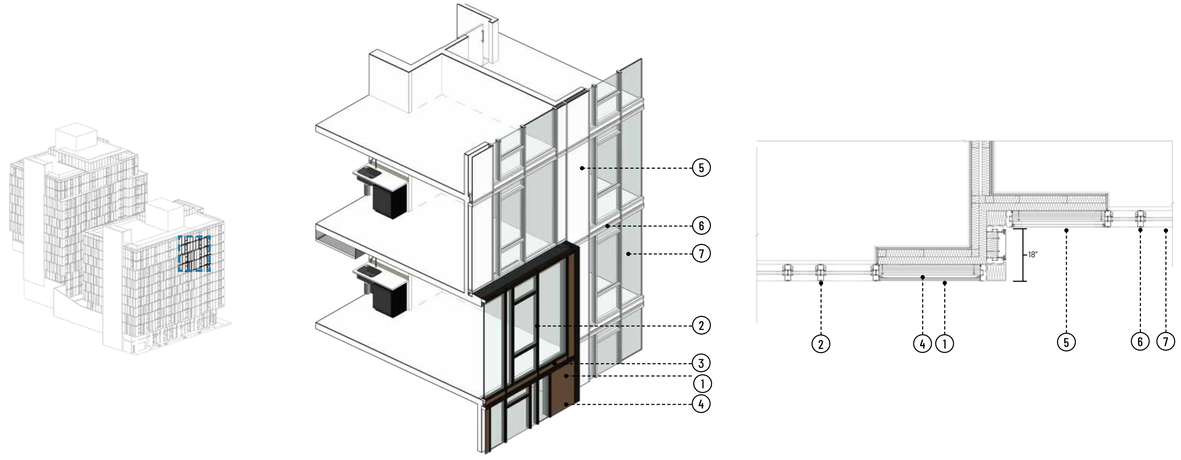
4 Metal Fastener Panel

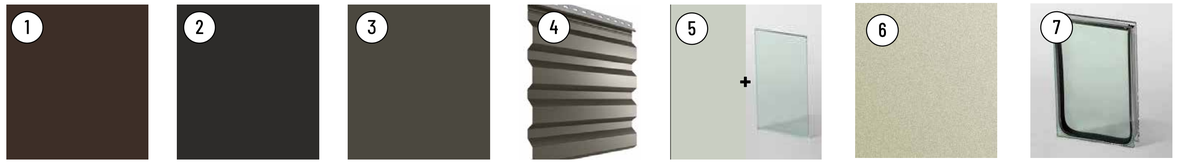
5 Spandral Glass w/ Opaci-Coat - Light White + Solexia Glass

6 Metal Projected Panel - Atlantic Sunrise

7 Vision Glass

DEXTER BUMP OUT DETAIL





1 Bronze Glass Spandral w/ Opaci-Coat - Lava Bronze

2 Metal Projected Panel - Statuary Bronze

3 Metal Projected Panel - Extra Dark Bronze

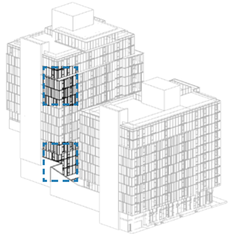
4 Metal Fastener Panel

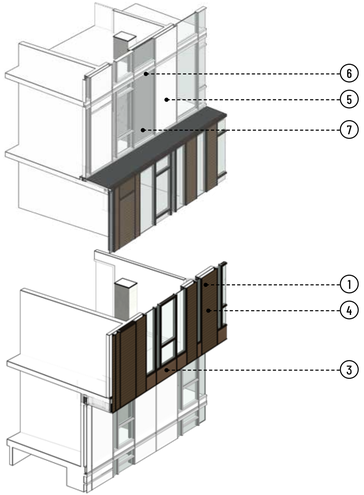
5 Spandral Glass w/ Opaci-Coat - Light White + Solexia Glass

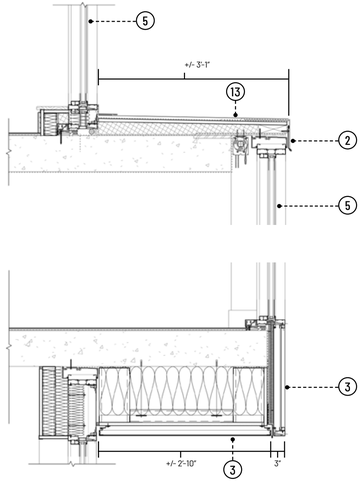
6 Metal Projected Panel - Atlantic Sunrise

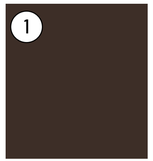
7 Vision Glass

COURTYARD BUMP OUT DETAIL

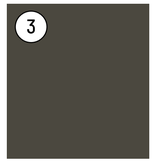








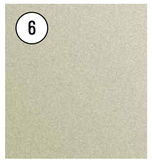
Bronze Glass Spandral w/ Opaci-Coat - Lava Bronze



Metal Projected Panel - Extra Dark Bronze

Metal Fastener Panel

Spandral Glass w/ Opaci-Coat - Light White + Solexia Glass

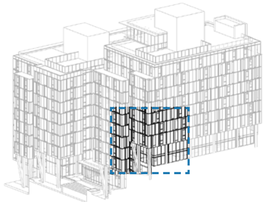


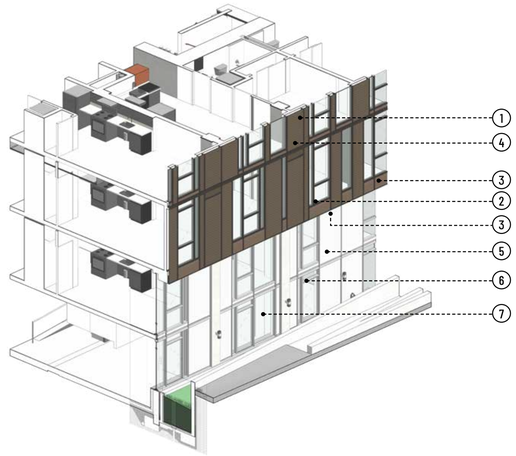
Metal Projected Panel - Atlantic Sunrise

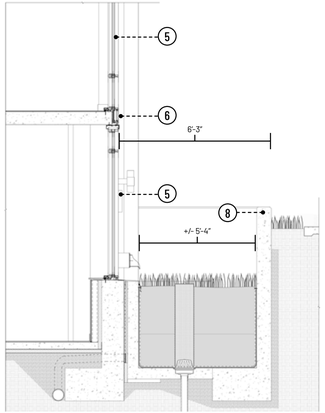
Vision Glass

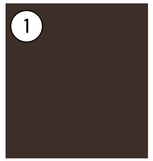
22GA Flat Lock MTL Roofing

FITNESS AREA

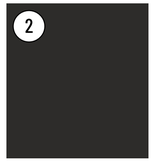




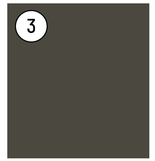




Bronze Glass Spandral w/ Opaci-Coat - Lava Bronze



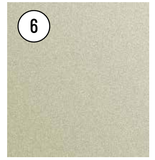
Metal Projected Panel - Statuary Bronze



Metal Projected Panel - Extra Dark Bronze

Metal Fastener Panel

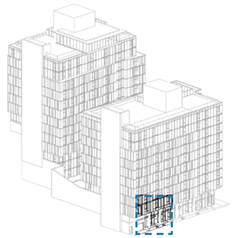
Spandral Glass w/ Opaci-Coat - Light White + Solexia Glass

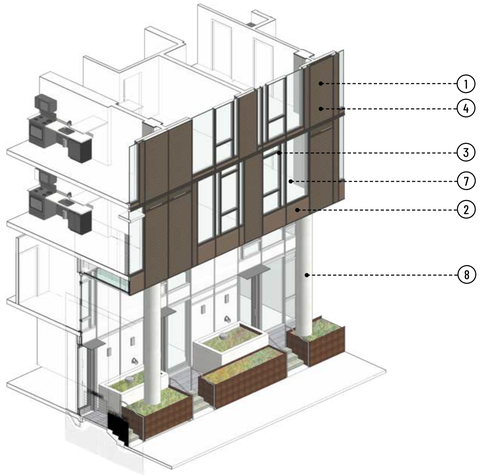


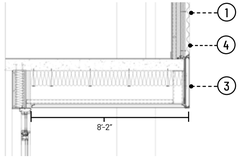
Metal Projected Panel - Atlantic Sunrise

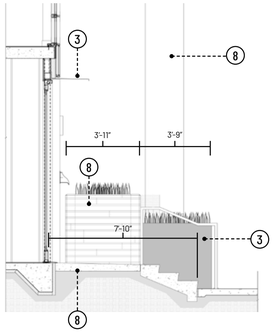
Vision Glass

RESIDENTIAL DETAIL

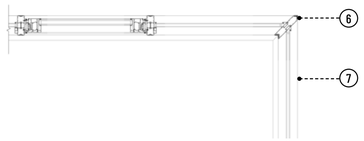


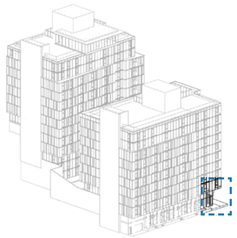


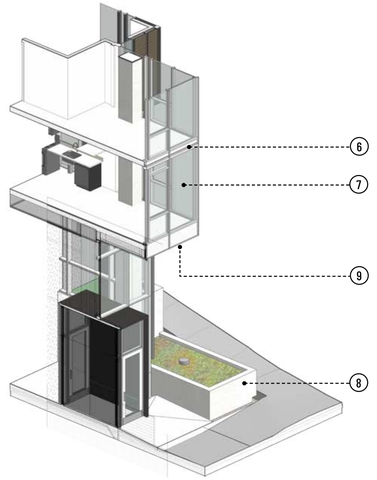


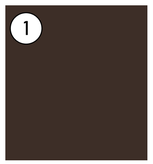


Corner Detail:

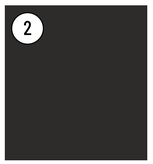




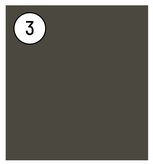



1

Bronze Glass Spandral w/ Opaci-Coat - Lava Bronze


2

Metal Projected Panel - Statuary Bronze


3

Metal Projected Panel - Extra Dark Bronze


4

Metal Fastener Panel


5

Spandral Glass w/ Opaci-Coat - Light White + Solexia Glass

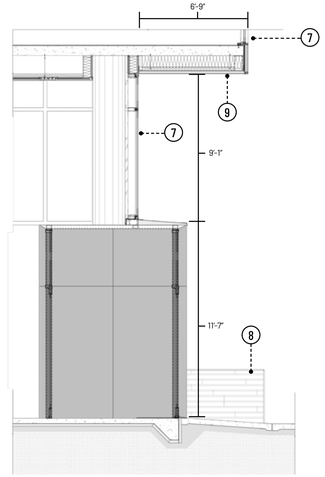

7

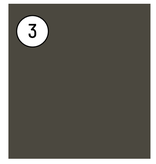
Vision Glass


8

C.I.P Concrete

RESIDENTIAL LOUNGE DETAIL

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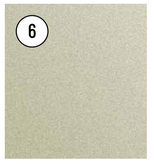
Metal Projected Panel - Extra Dark Bronze


9

Wood-look Panel Finish


6

Metal Projected Panel - Atlantic Sunrise

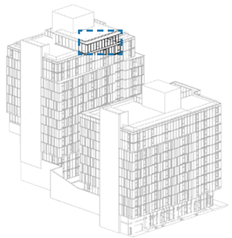

7

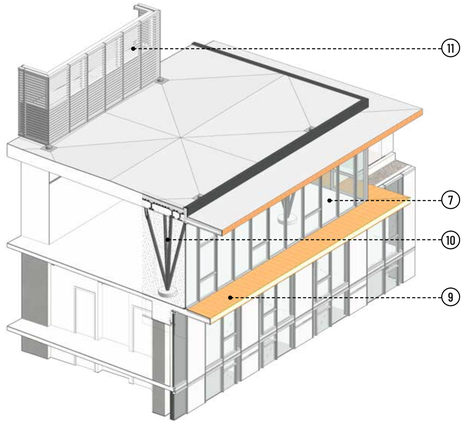
Vision Glass

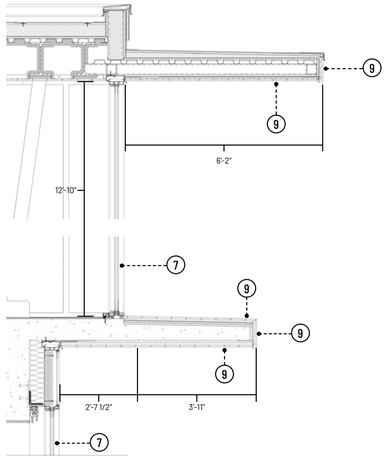

8

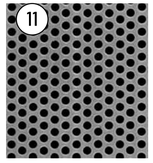
C.I.P Concrete

ROOFTOP LOUNGE DETAIL









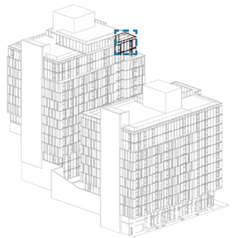
Perforated Metal Screen

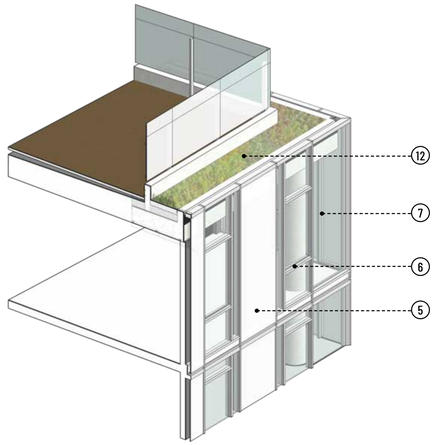
Vision Glass

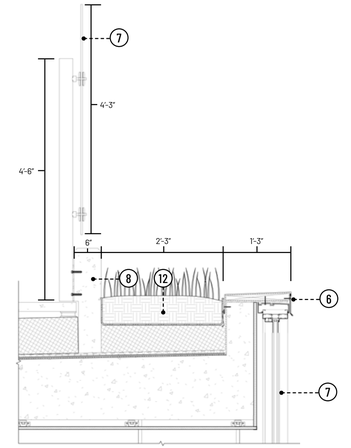
Wood-look Panel Finish

Steel Column

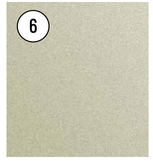
ROOFTOP WINDSCREEN DETAIL







Spandral Glass w/ Opaci-Coat - Light White + Solexia Glass

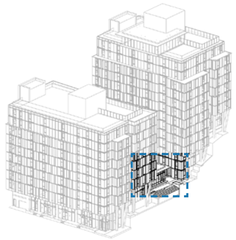


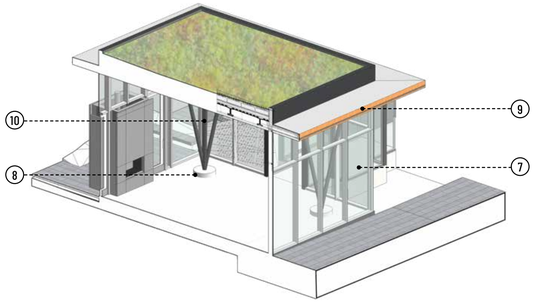
Metal Projected Panel - Atlantic Sunrise

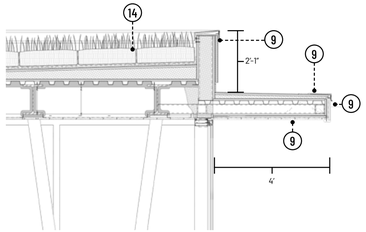
Vision Glass

C.I.P Concrete

Drainage Gravel







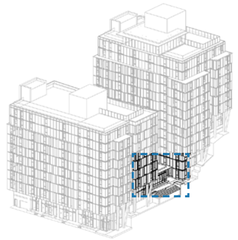
Vision Glass

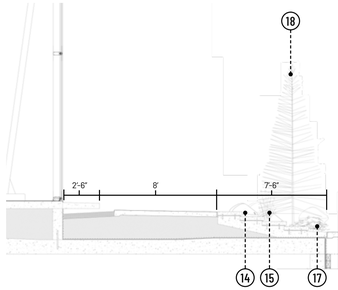
C.I.P Concrete

Wood-look Panel Finish

Steel Column

Landscape Tray





Boulder

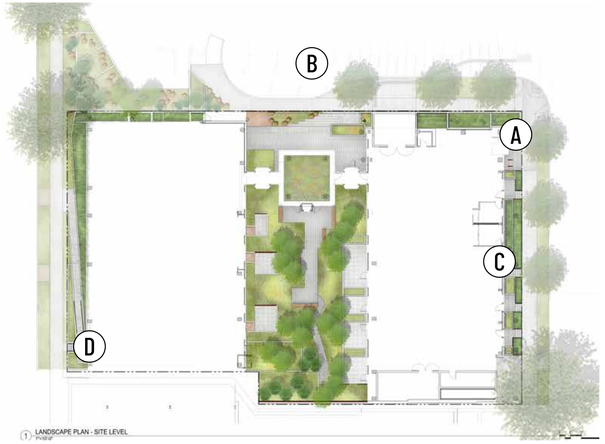
Liriope

Deschampsia

Microbiota

Hamamelis

SIGNAGE PLAN



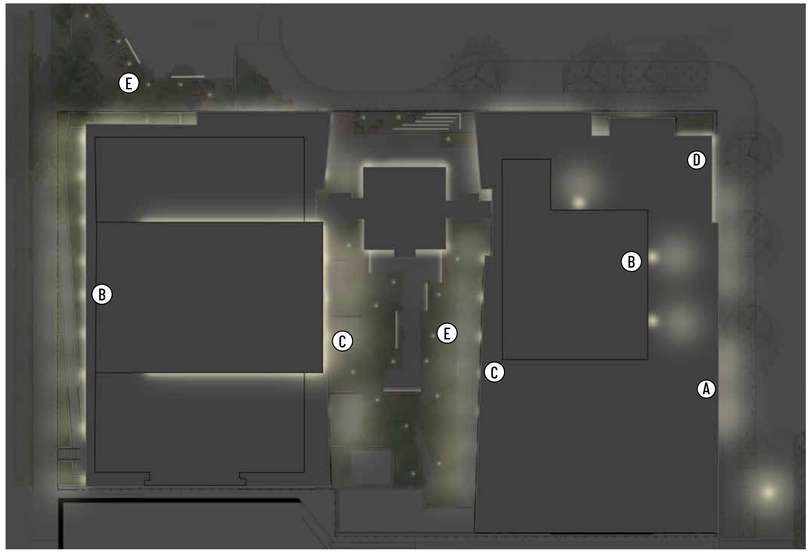
A - PRIMARY BUILDING SIGNAGE

B - RESIDENTIAL LOBBY SIGNAGE

C - RESIDENTIAL UNIT SIGNAGE

D - SECONDARY BUILDING SIGNAGE

CONCEPTUAL LIGHTING PLAN



A - WALL SCONCE - DIFFUSE GLOW

B - WALL SCONCE - UP/ DOWN LIGHT

C - WALL SCONCE - UP/ DOWN LIGHT

D - RECESSED DOWN LIGHT

E - LANDSCAPE LIGHTING

08 DEPARTURES

DEPARTURE REQUEST 1

REQUIREMENT:

23.48.025.C.7 - Combined total coverage of all features listed subsections C.4 and C.5 may be increased to 65% of the roof area, provided that: all mechanical equipment is screened and no rooftop features are located closer than 10 feet to the roof edge

REQUEST/PROPOSAL:

A) Allow the stair penthouse along south property to be located adjacent to the south roof edge

B) Allow the Solarium to be cantilevered over the edge of the courtyard below located in the center of the property

JUSTIFICATION:

A) Stair locations are preferred along the south internal property line to minimize privacy conflicts between the units and the adjacent office

B) The Solarium's cantilevered condition is a emphasized design feature and is located in the center of the property, far in excess of 10 feet from any property line

AURORA AND DEXTER ROOFTOPS

DEPARTURE REQUEST 2

REQUIREMENT:

23.48.025.C.5 - For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted

REQUEST/PROPOSAL:

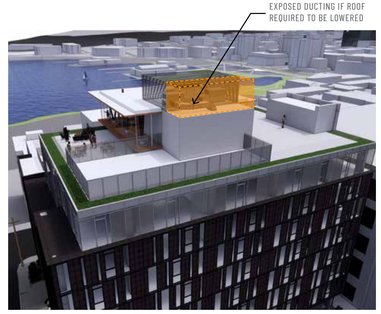
Clarify that the elevator penthouse height is also applied to the required screening and the mechanical equipment associated with the elevator operation

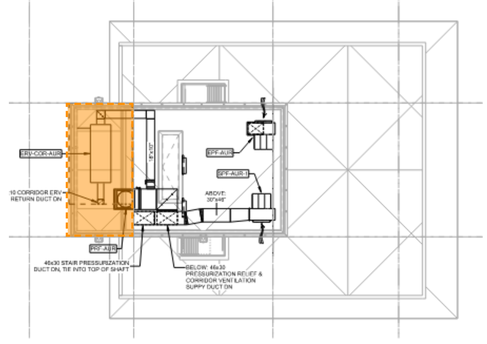
JUSTIFICATION:

The stair is required to be extended to the upper roof with a 3' x 12' hatch occupying a large portion of the penthouse roof. The required pressurization equipment have minimum physical separations that define the minimum area required on the roof of the roof of the elevator penthouse. We are requesting clarification that the screening surrounding the equipment associated with the stair and elevator are included in the height allowance for the elevator penthouses

CURRENT PROPOSED DESIGN WITH DEPARTURE

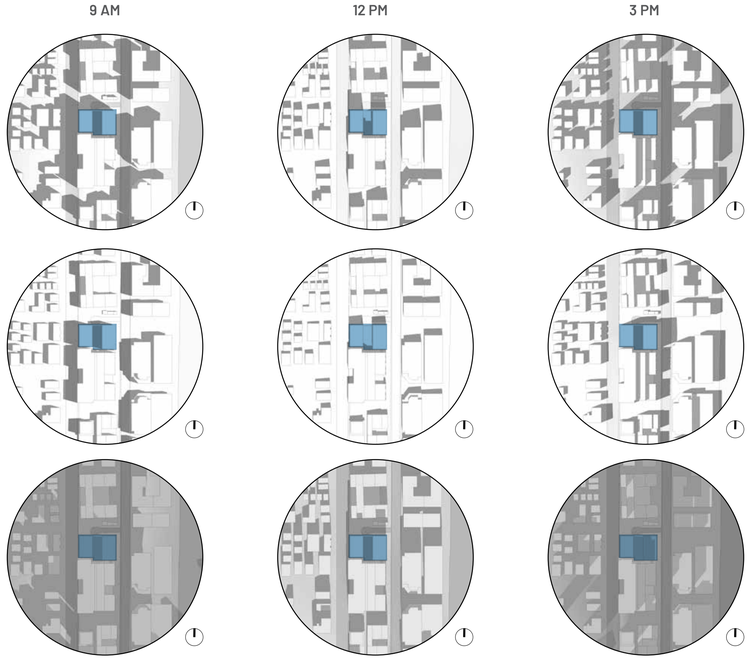
DESIGN MEETING REQUIREMENT



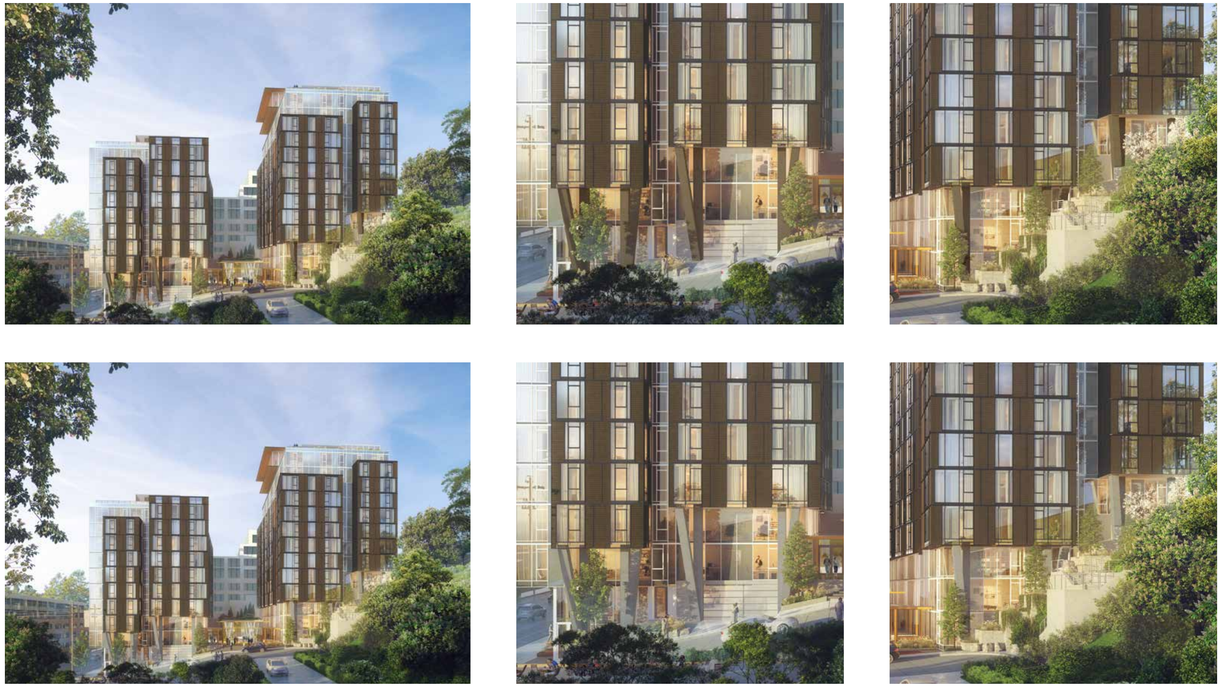


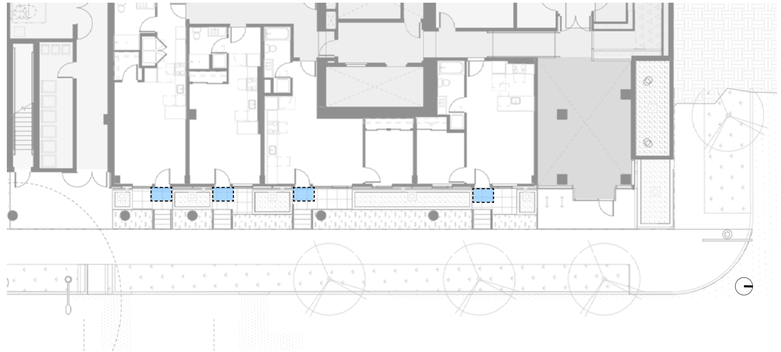
09 APPENDIX

SOLAR STUDIES



CONCRETE COLUMN COLOR OPTIONS



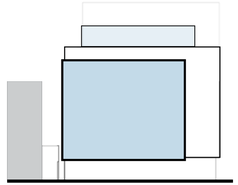


Examples of Canopies Framing Residential Units

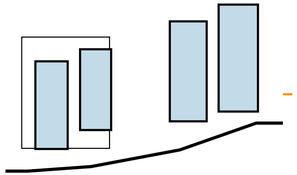
Examples of Simple Metal Canopies

FACADE DIAGRAMS | OPTION 1

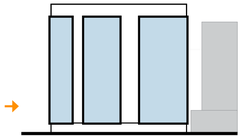
DEXTER AVENUE



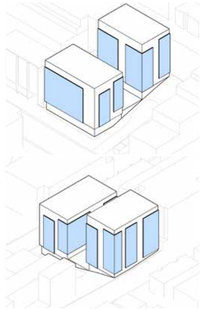
HIGHLAND DRIVE



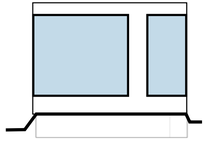
AURORA AVE



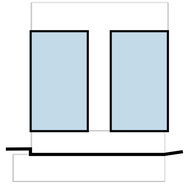
3D PERSPECTIVE



EAST TOWER COURTYARD

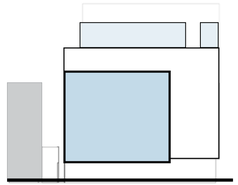


WEST TOWER COURTYARD

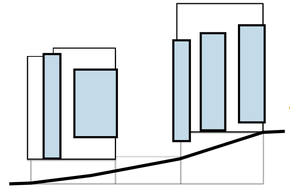


FACADE DIAGRAMS | OPTION 2

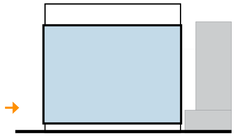
DEXTER AVENUE



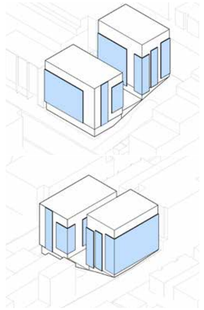
HIGHLAND DRIVE



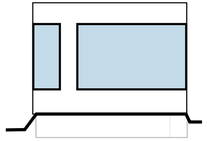
AURORA AVE



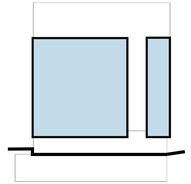
3D PERSPECTIVE



EAST TOWER COURTYARD

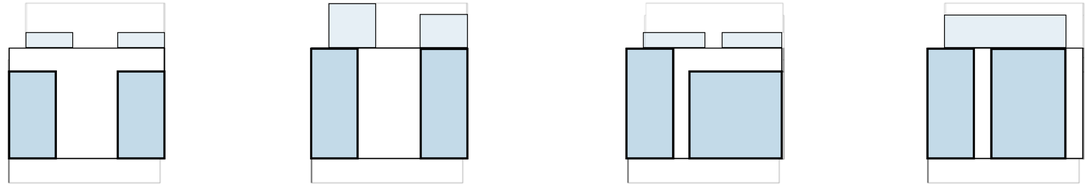


WEST TOWER COURTYARD



FACADE DIAGRAM ITERATIONS

DEXTER AVENUE



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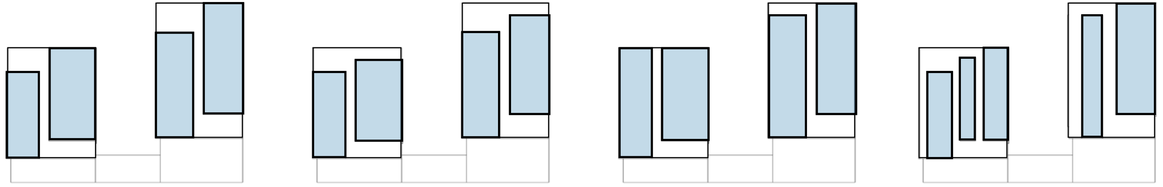
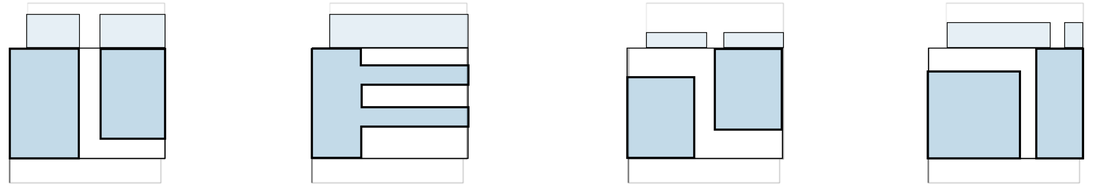


AURORA AVENUE

FACADE DIAGRAM ITERATIONS

DEXTER AVENUE



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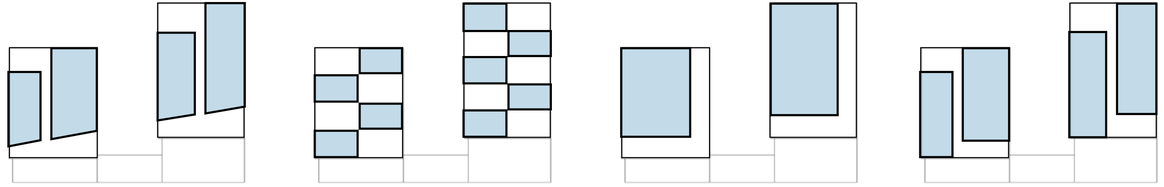
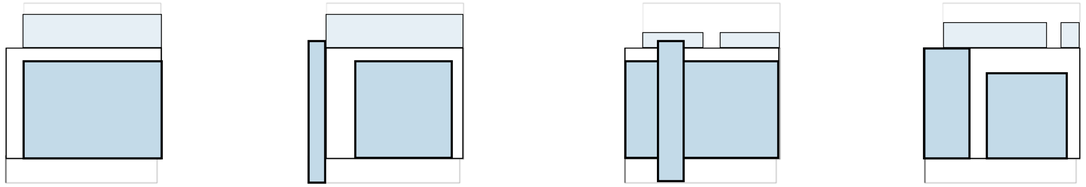


AURORA AVENUE

FACADE DIAGRAM ITERATIONS

DEXTER AVENUE



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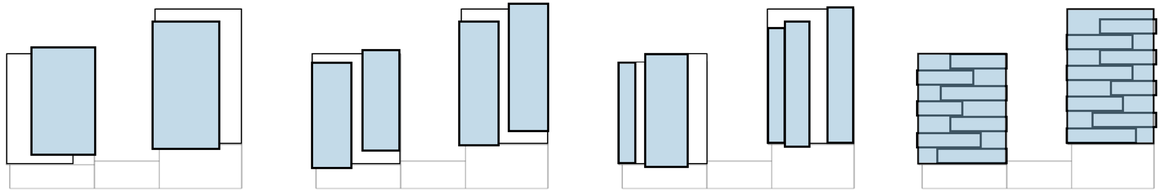

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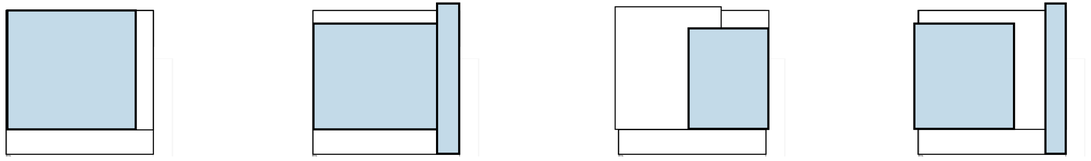
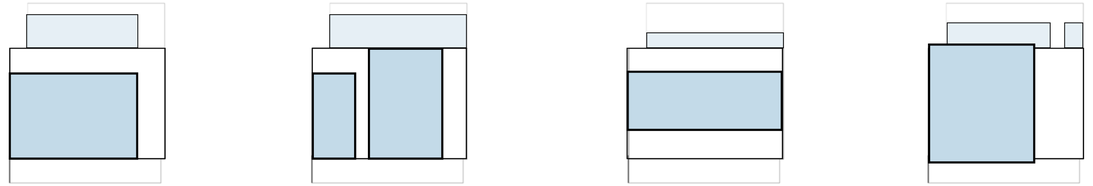


FACADE DIAGRAM ITERATIONS

DEXTER AVENUE



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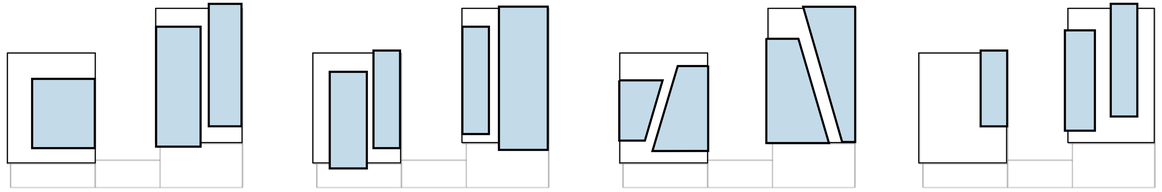
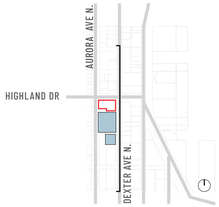


AURORA AVENUE

STREET ELEVATION - DEXTER

DEXTER AVE N FACING WEST



DEXTER AVE N FACING EAST

RELEVANT PROTECTED PUBLIC VIEWPOINTS IDENTIFIED IN SMC 25.05.675

1. Aurora Avenue North
2. Dexter Avenue North
3. Bhy Kracke Park
4. Volunteer Park
5. Gasworks Park

1

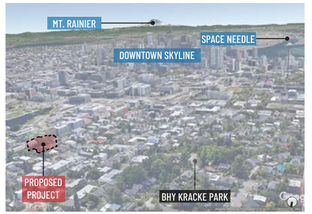
Currently, there is no view of Lake Union from the stretch of Aurora Ave N adjacent to the project site.

2

The proposed project will not block any views that are not already obstructed by the commercial building to the south. The downtown skyline will still be visible from Dexter Ave N.

3

Bhy Kracke Park will still have sweeping views of Lake Union. The proposed project does not block any significant views that the existing park landscaping is not already obscuring.



3

The views of the downtown skyline from Bhy Kracke Park will not be affected by the proposed project as it is located east of the park.

4

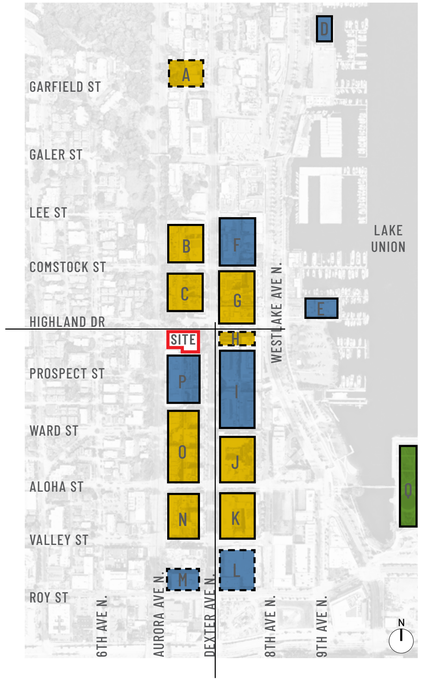
The project is located on the lower end of Queen Anne hill and slightly north of the Volunteer Park Observatory so views to the Space Needle as well as the Olympic Mountain Range will not be blocked.

5

Due to the project site's location on the lower end of the Queen Anne hillside, views to the Space Needle from Gasworks park will not be obstructed.

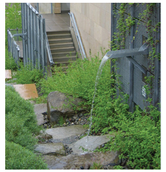
5

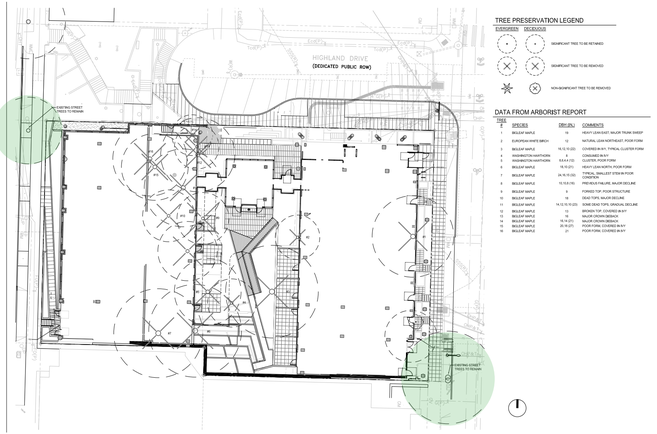
A view from the lowest point of Gasworks shows the project site is far enough east that the view will not be affected.



RESIDENTIAL (FUTURE)
RESIDENTIAL
OFFICE (FUTURE)
OFFICE
PARK

SITE CONTEXT | SURROUNDING USES





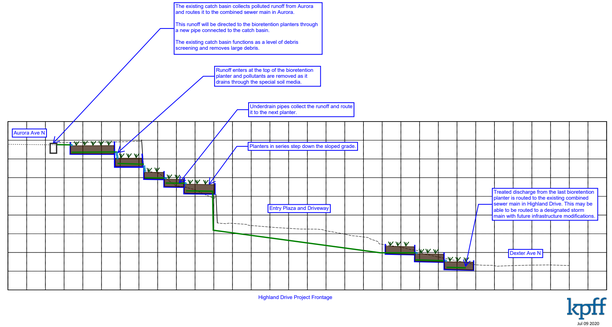
Site Approach

The Right of Way treatment has been evaluated for the ability to use this space as Bio-Filtration. While the infrastructure and how this fits into the larger utility relies on Seattle Public Utilities, we have worked with them on what could be possible as part of this project. Unfortunately, the initial direction has been to reestablish natural planting in typical stepped planters, Bio-Filtration and full retention planters could be added in the future.

Example: Data 1, Weber Thompson | KPFF, 2017

*SPU opted not to allow in Right of Way

Proposed Tributary Area



Bio-filtration of East Hill Face

TBD

THANKS!