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Home For Good

1506 NW 62nd St Seattle, Washington
EARLY DESIGN GUIDANCE 2
March 9th 2009

Project Description

Project Address:

1506 NW 62nd St (East Site) and
1512 NW 62nd St (West Site)
Seattle, Wa

Project Owner:

Home For Good
437 5th Ave South, Suite 101
Edmonds, WA 98020
Contact: Darryl Lewis or Melanie
Gillespie

Project Contact:

Taylor Callaway, AIA
Shugart Bates
911 Western Ave #406
Seattle, Wa 98104
206 264 7744

Project Location:

The project is located approximately 50' west of the corner of NW 62nd street and 15th Ave W in the Ballard Neighborhood. It is a split zone development straddling the commercial NC3-40 and residential LDT zones. Currently a single family home resides on both properties. The existing building to the East of the proposed site is a 3 story brick mixed use building with street front commercial and apartments above. The existing building to the West is a single family residence. There is no alley and to the north of the LDT property is an existing single family home. To the north of the NC3 site is an existing Jiffy Lube.

Development Objectives:

As a Not-For-Profit company Home for Good is working to create affordable, for ownership, housing that is sustainable, strongly rooted in the community, and well designed for both the residents and the neighborhood. The majority (51%) of the units will be sold to those earning 80% AMI or below.

This project strives to enhance the community by creating viable and thoughtful community based residential design through materials, massing, public open space, sustainable building and site design. This project straddles the commercial zone off of 15th street and the residential zones behind and thus must react to that transition by embracing and addressing the street and using a visually interesting mix of materials that speak to both the commercial and residential zones.

Program Summary:

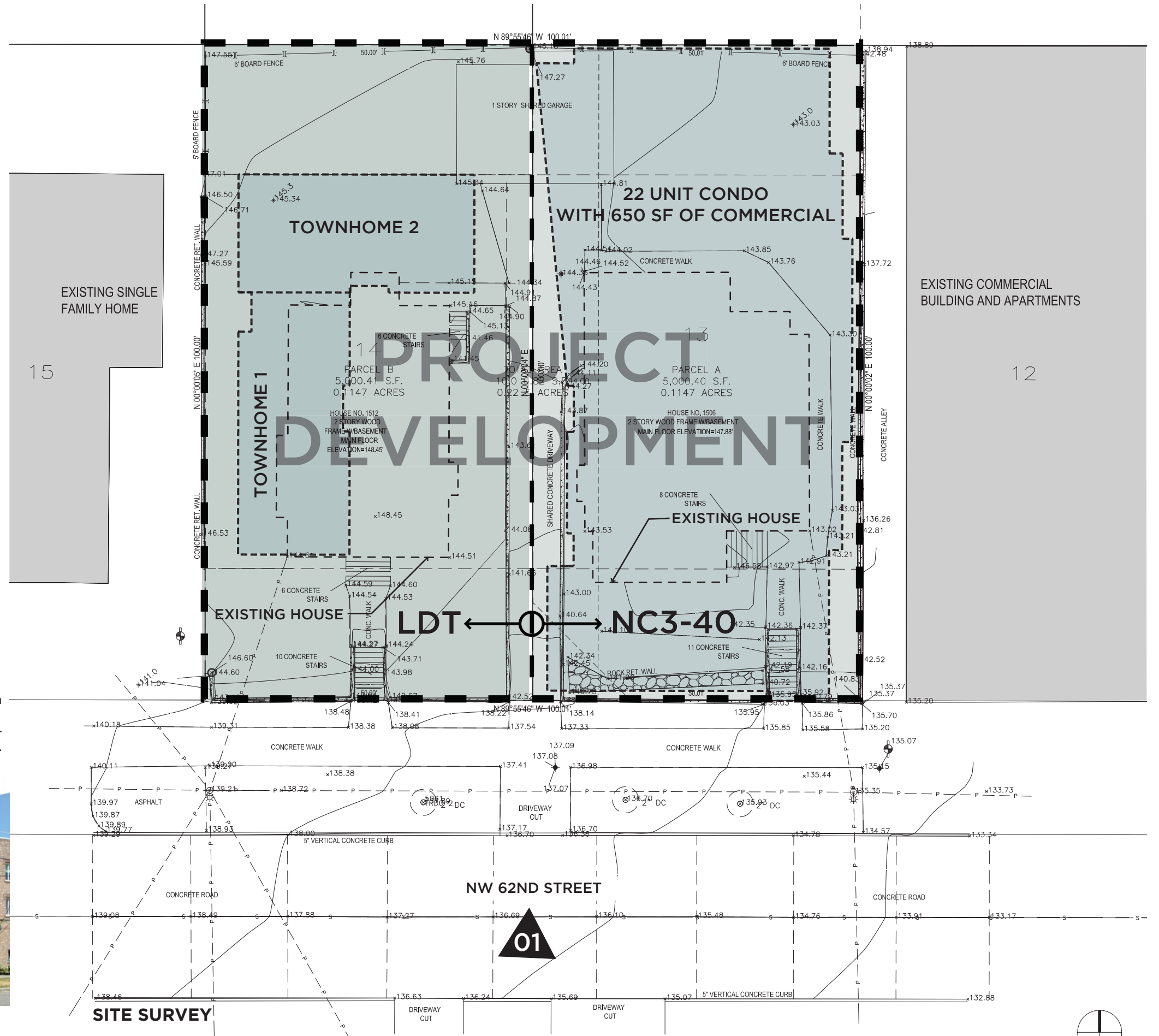
NC3-40 ZONE (4 story Condominium with Commercial Space)
Number of Residential Units = 22 (Approximate)
Number of Commercial Units = 1 - 650sf (Approximate)
LDT ZONE (2 Townhouses)
Number of Residential Units = 2 (Approximate)
PARKING*
Number of Parking Stalls = 18 (Approximate)

*Parking is for the entire development
*Per 23.54.020 J 2 - The project can reduce the number of required parking spaces by providing parking spots for an approved car sharing program. For every 1 spot provided for a car sharing program 3 required spaces can be removed.

Site Boundry



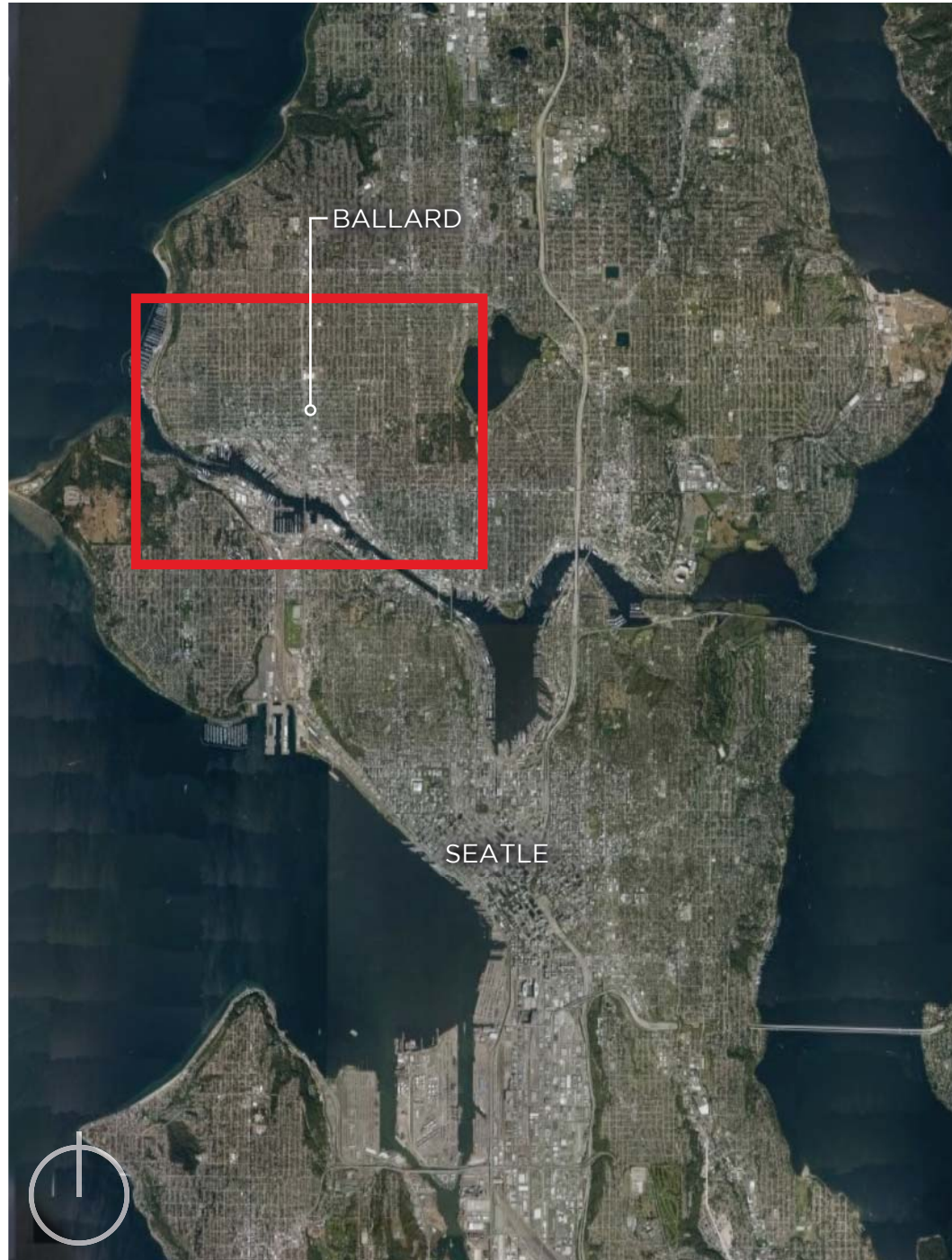
01-VIEW OF THE PROJECT



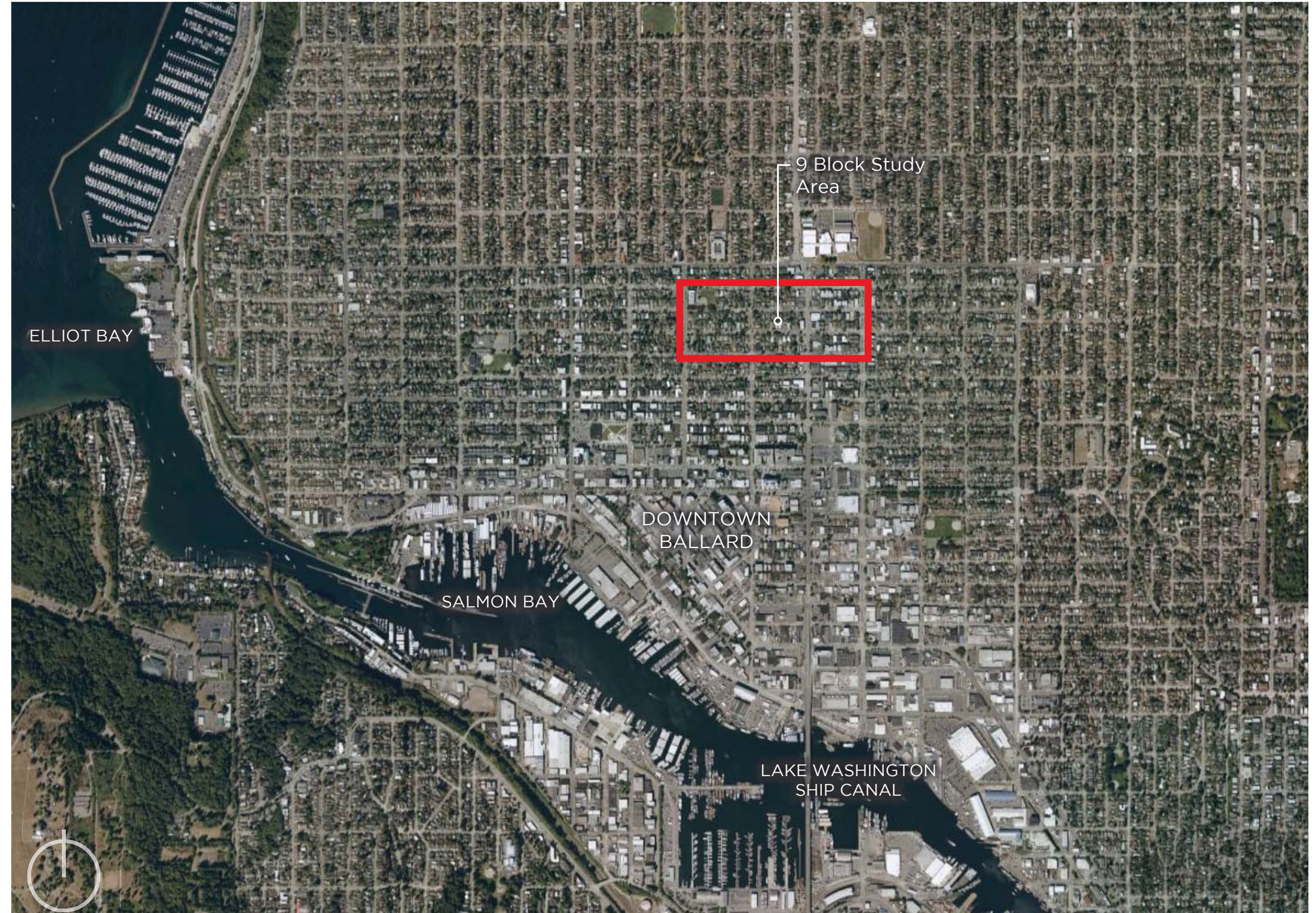
SITE SURVEY



SEATTLE



BALLARD



9 BLOCK STUDY AREA



ZONING SUMMARY:
 L-3—LOWRISE 3
 LDT— LOWRISE DUPLEX/TRIPLEX
 NC3-40—NEIGHBORHOOD COMMERCIAL 40' HEIGHT LIMIT



DESIGN GUIDELINES WHICH ARE MOST IMPORTANT TO THE PROJECT:

A-6 -“Transition Between Residence and Street”: The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-7- “Residential Open Space”- Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

B-1- “Height, Bulk and Scale Compatibility”: Projects should be sited and designed to provide a sensitive transition to near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

C-3- “Human Scale” -The design and new buildings should incorporate architectural features, elements and details to achieve a good human scale.

D-1- “Pedestrian Open Spaces and Entrances”- Convenient and attractive access to the building’s entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

D-12- “Residential Entries and Transitions” - For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians.

E-2-“Landscape Design to Address Special Site Conditions” - Landscaping including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the projects.

LAND USE SUMMARY AND SITE ANALYSIS

1506 62nd Ave NW - (East Lot)

Zoning: 23.47A
 NC3-40, Ballard HUV overlay
 Allowable Uses: 23.47A.004
 All residential uses allowed per Chart A.

Street-Level Development Standards:
 23.47A.008

A. Basic Street-level Requirements:
 2. a. Blank segments of the Street-facing façade between 2' and 8' above the sidewalk may not exceed 20' in width.
 b. The Total of all blank façade segments may not exceed 40% of the width of the façade along the street

2. Transparency.
 a. Sixty (60) percent of the street-facing facade between two (2) feet and eight (8) feet above the sidewalk shall be transparent.

3. Height and depth of nonresidential space.
 The following provisions apply to new structures or new additions to existing structures:
 a. Nonresidential uses must extend an average of at least thirty (30) feet and a minimum of fifteen (15) feet in depth from the street-level street-facing facade,
 b. Nonresidential uses at street level must have a floor-to-floor height of at least thirteen (13) feet.

Structure height: 23.47A.012
 A. The height limit is 40'. The height can be established from existing grade, but that existing grade must be established and kept up to the building
 1. a. The height of a structure may exceed the otherwise limit by up to 4' provided that (1)(b) A residential use is located on a street-level, street-facing façade, and the first floor of the structure at or above grade is at least 4' above sidewalk grade and (2) The additional height allowed for the structure will not allow an additional story.

Floor Area Ratio: 23.47A.013
 With Commercial Use in the 40' height limit = 3.25

Setbacks: 23.47A.014
 B. Rear and side setbacks for lots adjacent to residential zones.
 1. 15' triangle
 2. Rear or side: a. 10' abutting an R zone
 5. No entrance or opening closer than 5' abutting an R zone.

Landscaping and Screening: 23.47A.016
 A.2. The site green factor score must meet a .30 min.

1512 62nd Ave NW - (West Lot)

Zoning: 23.45
 LDT, Ballard HUV overlay
 Allowable Uses: 23.45.004
 Single Family and Multi-Family

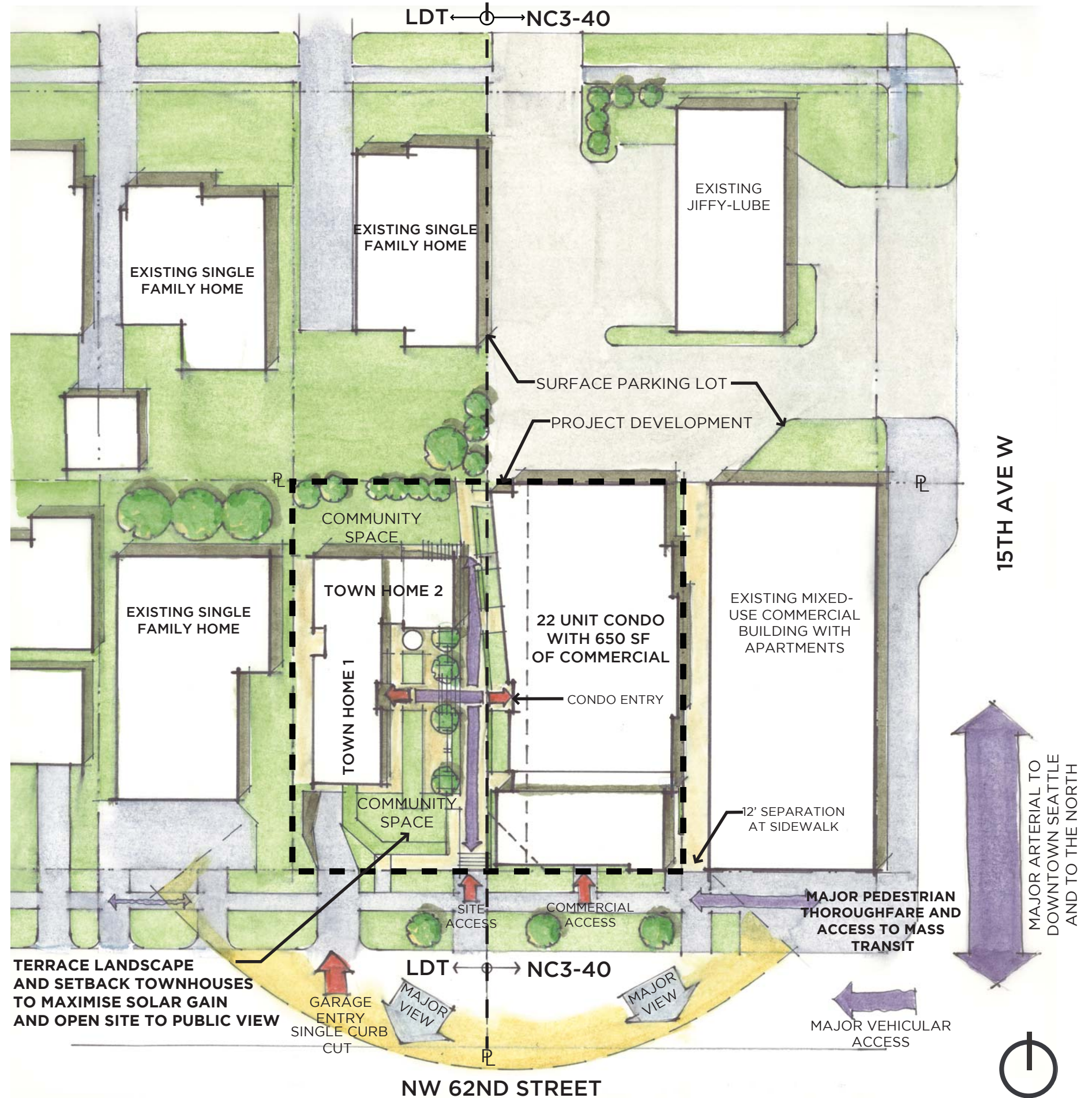
Density: LDT - One dwelling unit per 2000 sq ft of lot area

Structure height: 23.45.009
 LDT - 25' max
 C. Pitched roofs - 6:12 roofs can extend to 35', 4:12 roofs may extend to 30'. All roofs over 25' shall be pitched.

Lot coverage: 23.45.010
 LDT - 45%

Setbacks: 23.45.014
 A. Front Setbacks shall be the ave. of the setbacks of the first principal structures on either side.
 LDT - 5' min and no more than 20' required
 B. Rear Setbacks shall be 20' or 20% of the lot depth, whichever is less, but never less than 15'
 C. Side setbacks shall be 5'
 D. cluster - LDT - 10' separation between buildings
 F. some projections allowed such as bay windows and garden windows
 Landscaping and Screening: 23.45.015
 A. Quantity = 3' x length of prop line = 900 sq ft
 C. Tree Requirement - 2 caliper inch per 1000 sf = 10 caliper inch

Open Space: 23.45.016
 A. 1. a. - 600 sf of landscaping minimum
 (1) A minimum of 200 sf per unit shall be private usable open space
 (2) A minimum of 150 sf per unit shall be provided as common open space
 c. Structures with 2 units - At least one unit shall have direct access to a minimum of 400 sf of private, usable open space.
 The second unit shall also have direct access to 400 sf of private, usable open space or 600 sf of common open space shall be provided on the lot
 B. Development standards - 1. a. Private usable open space shall be provided at ground level in one contiguous parcel min 400sf. - No horizontal dimension of the open space shall be less than 10'.
 B. - Required common open space shall be provided at ground level in one contiguous parcel with a min area of 600 sf with no horz. dim less than 10'



BALLARD CONTEXT ANALYSIS

Ballard is an eclectic and diverse neighborhood both socially and architecturally. Some of its roots tie back to the fishing industry and the Scandinavian settlers that started in this area. Ballard's early boom year came around the time when the Craftsman style was favored much like most of Seattle, although there are areas that tie heavily into the rambler and some 50's modern styles are seen as well. Consequently the multi-family has a tendency to be rooted in the Craftsman style also.

In the last 10 - 15 years that has been a push in Ballard towards a more contemporary style that has shown up in many of the newer multi-family projects as well as commercial and single family. Some of these projects tend to relate to the Craftsman style by using overhangs and bevel siding, while some others can be a complete departure.

In the single family structures most use bevel siding mixed with some stucco, shingle, and flat panel cement boards. There are some project that use natural materials such as exposed concrete and stained cedar siding. In the commercial building more stone, brick, and CMU is seen.

NEW CONDO DEVELOPMENT



CRAFTSMAN INFLUENCE WITH UNIQUE ART ON STREET SIDE



JUXTAPOSITION OF STYLES CREATING INTEREST AND DIVERSITY



CMU BLOCK



NEW MULTIFAMILY TOWNHOUSES WITH FLAT SIDING, NATURAL CEDAR, AND HARDY BEVEL

MODERN DWELLING WITH NATURAL EXPOSED CONCRETE, METAL SIDING, AND NATURAL CEDAR



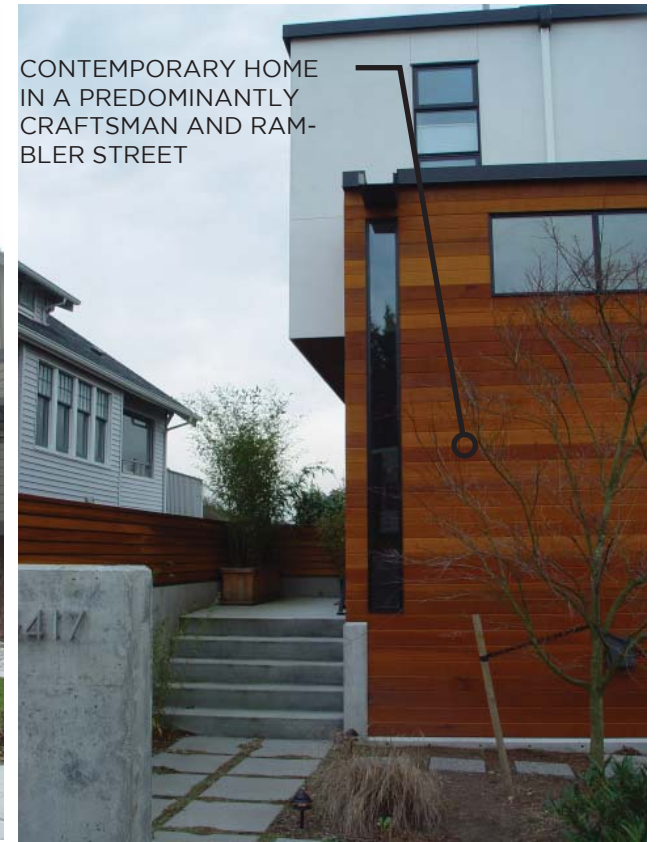
BALLARD CONTEXT ANALYSIS

In general Ballard's roots in architecture tend to be rooted in the more workforce housing feel with simple and cost effective materials.

Most of the streets have juxtaposed styles side by side giving Ballard it's unique and interesting diversity. While the Craftsman style seems to be the origin and most ubiquitous of any style the trend has been moving away from that and towards a more "Northwest Contemporary" style which pays homage in its simplicity and materials while also picking up the modernist zeitgeist that has been a more "West Coast" architecture of late.



COMMERCIAL BUILDING ON 15TH ACROSS THE STREET FROM THE HOME FOR GOOD SITE



CONTEMPORARY HOME IN A PREDOMINANTLY CRAFTSMAN AND RAMBLER STREET



COMMONLY SEEN DIVERSITY OF STYLES IN BALLARD



MODERNLY RENOVATED CRAFTSMAN HOME



NEW TOWNHOUSE PROJECTS WITH LARGE GLAZING PANELS, NATURAL CONCRETE, HARDY PANEL SIDING AND NATURAL CEDAR SIDING FOR WARMTH

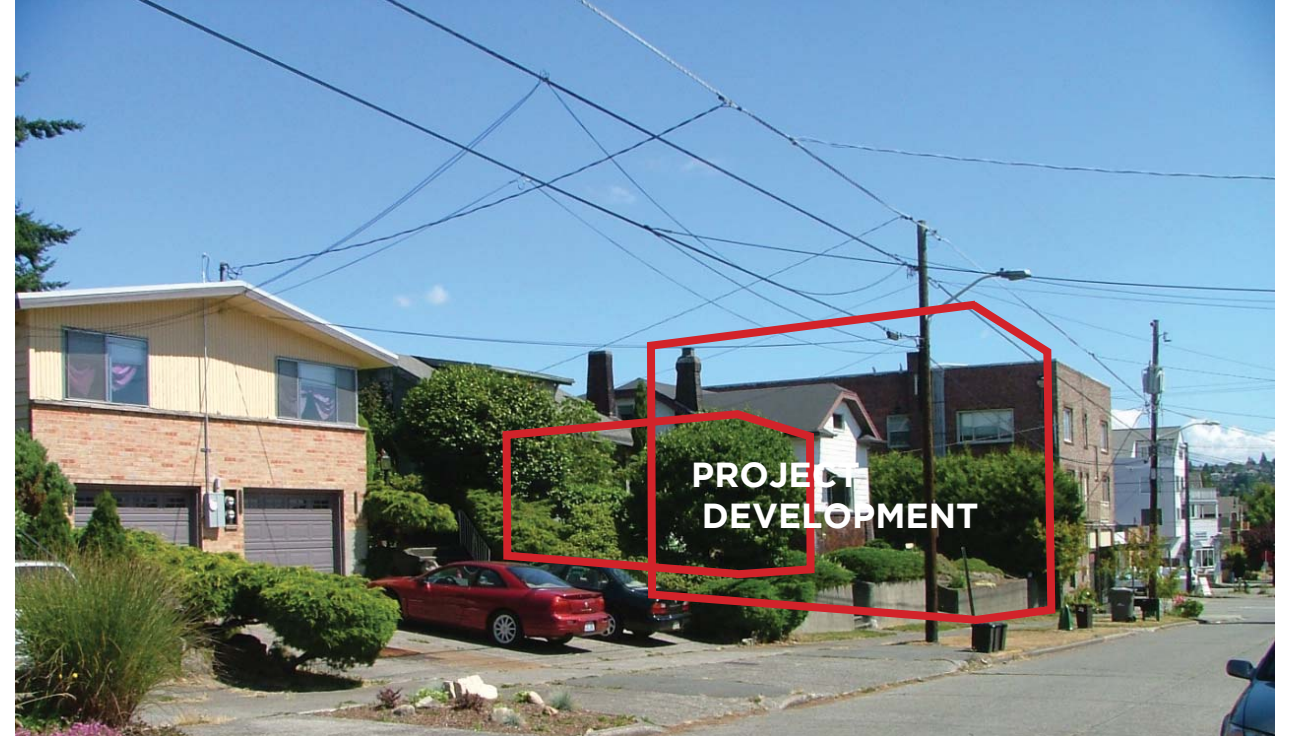
NEIGHBORHOOD/STREET CONTEXT ANALYSIS

URBAN DESIGN ANALYSIS/CONTEXTUAL CUES:

- o Split zone site stipulates a stepdown in zoning between the NC3-40 and the LDT side of the site. An appropriate response to massing and open space should be considered.
- o Existing 7'-0" setback to the commercial building to the east of the site.
- o Project is located 60 feet off of 15th and should take into account the transition from commercial to residential from both a form and material standpoint.
- o Project is primarily a residential use and should provide a well lit and safe transition between the street and the residential units. This project is primarily a low-income project and the project should encourage walking to mass transit near by.
- o Commercial building to the East has a different design vocabulary than most NW 62nd street. The project should try and gesture to that transition.
- o The Commercial building also has apartments that face the west. The project should allow for as much light as possible to filter between the building and create an interesting facade with modulation, opening and changes in material.
- o The rest of the street has diverse architecture ranging from commercial concrete, brick and CMU buildings, to Craftsman bungalows, to 60's moderns stucco houses. It also ranges in date from the 1920's and earlier, to mid-century, to recent construction.



SITE PHOTO: CORNER OF 15TH AVE AND NW 62ND STREET



SITE PHOTO: VIEW OF SITE FROM THE WEST ON NW 62ND AVE

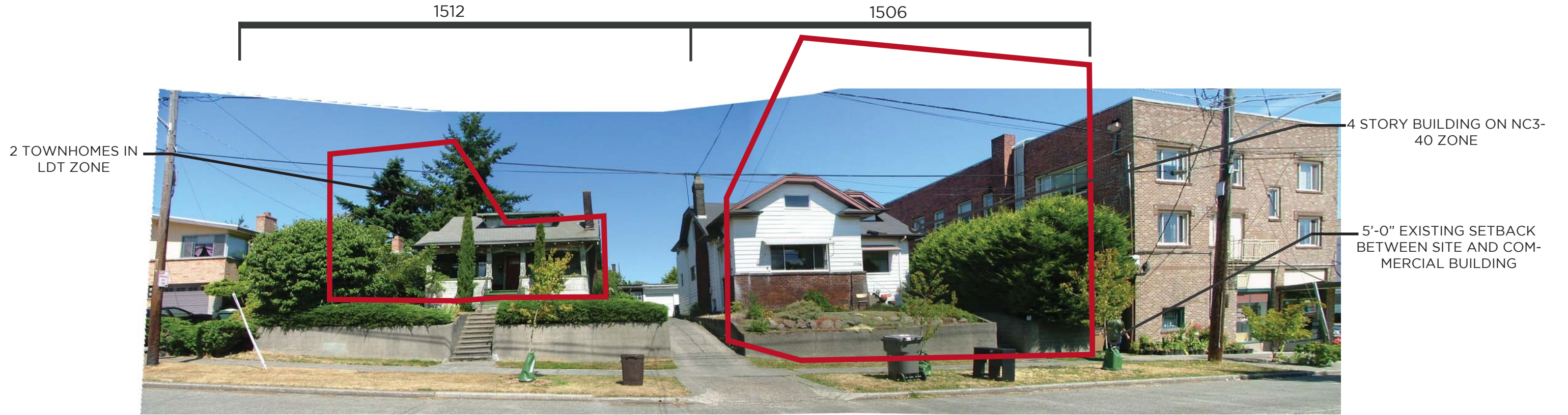


SITE PHOTO: VIEW FROM COMMERCIAL SITE NORTH OF THE PROJECT SITE ON NW 63RD



SITE PHOTO: VIEW OF MULTI-FAMILY PROJECT ON NW 63ND AVE WEST OF SITE

NEIGHBORHOOD/STREET CONTEXT ANALYSIS



STREETSCAPE - NORTH SIDE OF NW 62ND STREET (VIEW OF THE PROJECT SITE)



COMMERCIAL SPACE
CMU and Concrete building

SINGLE FAMILY
Craftsman

MULTI FAMILY
Mid-Century modern stucco
with diamond pattern facades

MULTI FAMILY
Mid-Century modern stucco
with diamond pattern facades

STREETSCAPE - SOUTH SIDE OF NW 62ND STREET (ACROSS FROM THE SITE)

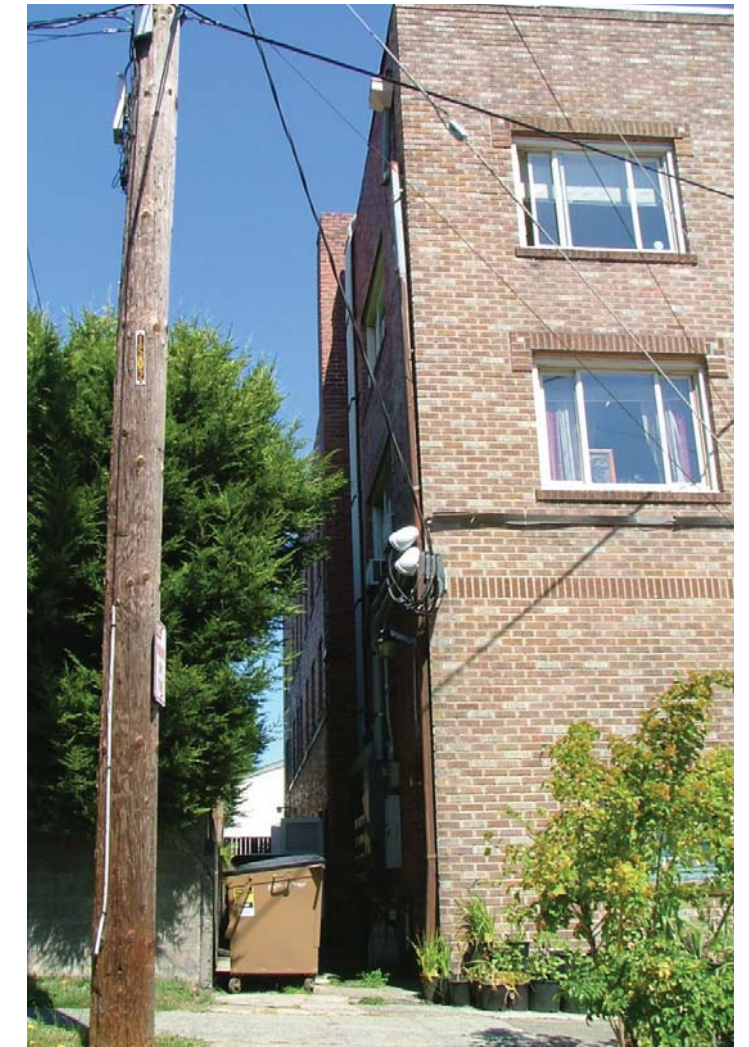
NEIGHBORHOOD/STREET CONTEXT ANALYSIS



SITE PHOTO: VIEW OF MULTI-FAMILY PROJECT ON NW 62ND AVE WEST OF THE SOUTH



SITE PHOTO: VIEW OF MULTI-FAMILY PROJECT ON NW 62ND AVE WEST OF THE SOUTH



SITE PHOTO: CLOSE UP VIEW OF OPEN SPACE BETWEEN PROJECT SITE AND NEIGHBORING COMMERCIAL BUILDING THE SOUTH



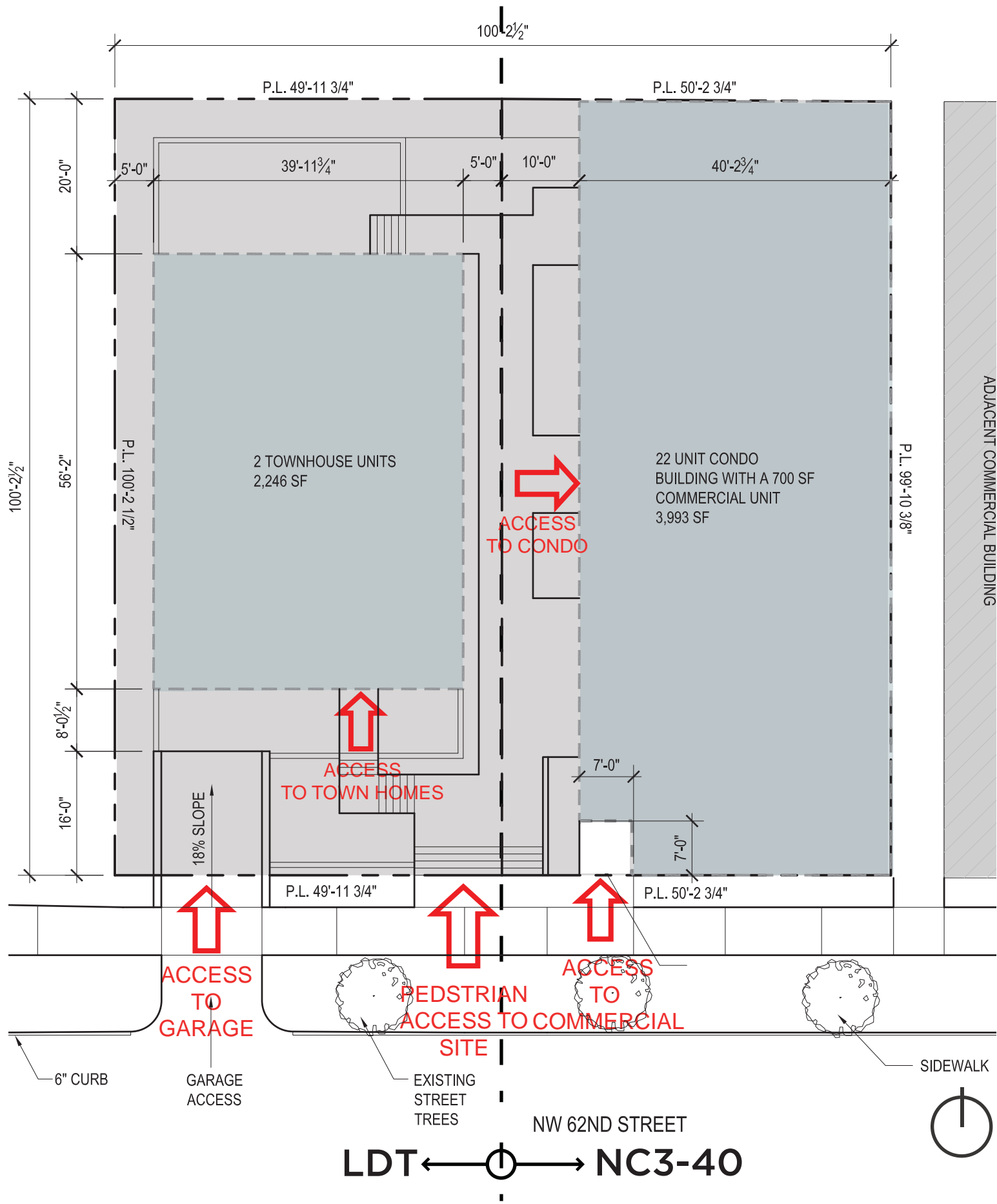
SITE PHOTO: VIEW OF LOTS TO WEST OF PROJECT SITE ON THE NORTH SIDE OF NW 62ND STREET

MULTI FAMILY

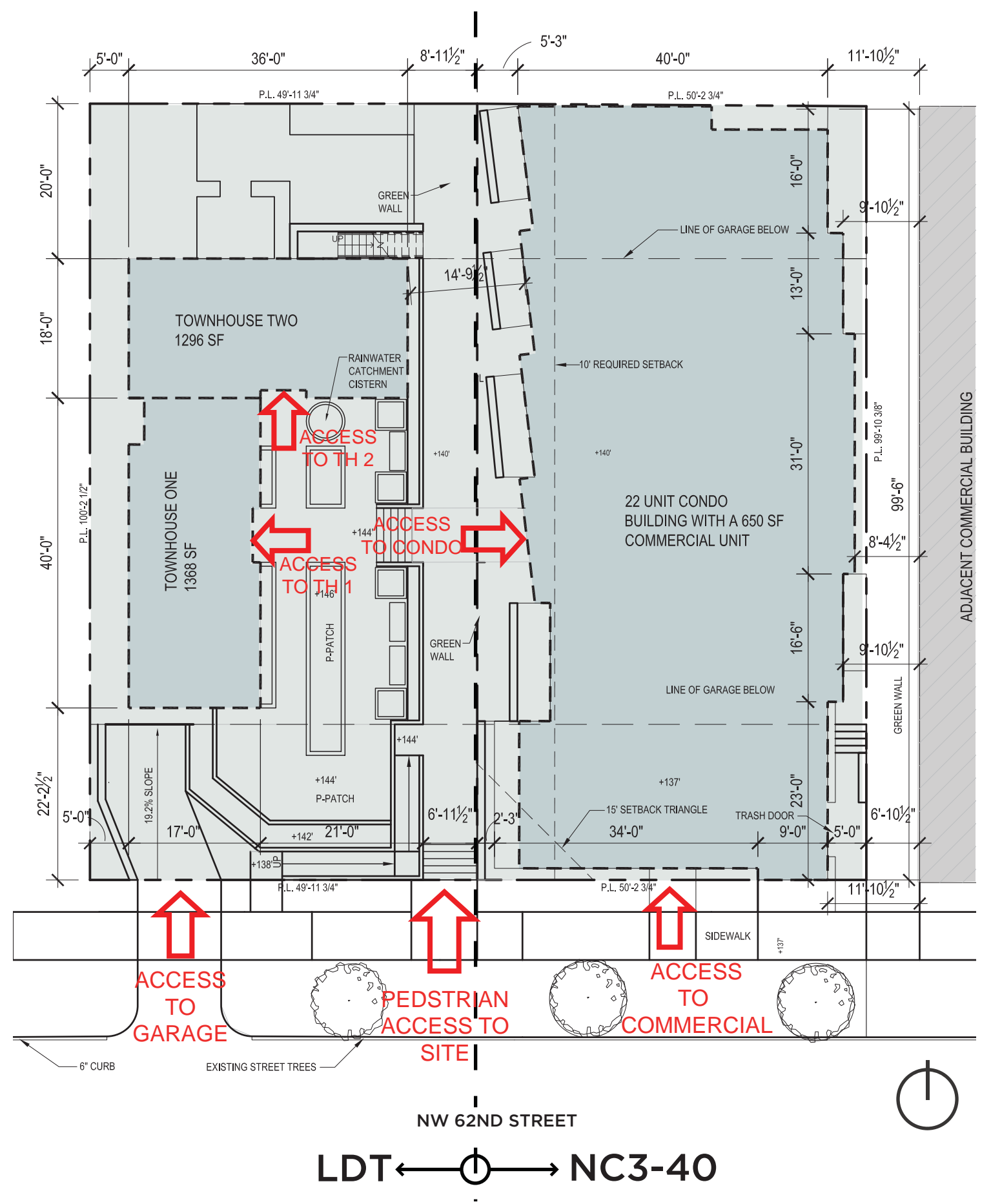
SINGLE FAMILY

MULTI FAMILY

PROJECT SITE



OPTION 3 PLAN (CODE COMPLIANT)
SCALE: 1/16" = 1'-0"



OPTION 2 PLAN
SCALE: 1/16" = 1'-0"



Southwest View From Street

DESIGN OPTION 3: (Code Compliant)

Pros:

- Complies with setback guidelines
- Reduces cost by eliminating an exterior facade

Cons:

- Maximise lot coverage on LDT cuts down available Landscaping and open space
- No modulation on East facade of condo building
- Dark corridor between Commercial and Residential zone
- 1 large structure over the entire development
- Relationship to commercial building to the east limits light between the buildings

Departures:

- None



Northwest Aerial Perspective



Southeast View From Street



Southeast Aerial Perspective



Southwest View From Street

DESIGN OPTION 2:

Pros:

- Creates the maximum amount of community open space between the Commercial and residential zones
- Maximizes Southern views and solar exposure
- Building modulation between Commercial and Residential zones
- Stepped back on East side allowing for a 12'-0" setback on the street between the commercial brick building and the condo.
- East facade modulated allowing for a change in material and interesting facade to look at for the apartments in the brick building to the east.
- Smaller Townhouse development on LDT creates open area for landscaping and p-patch
- Community open space with rainwater catchment system
- 4th floor steps back allowing for a strong connection to the commercial brick building with punched windows on the second and 3rd floor. This also breaks the facade down in scale stepping back as it gets taller.
- Use of bevel siding and vinyl windows draw connection to neighborhood context while the flat panelized siding relates to some of the newer construction in Ballard
- Trash room door moved to East side of condo building sharing a trash area with the commercial building to the East.

Cons:

- Gables forms reminiscent of industrial Ballard may be too commercial for this street
- Large facades on Street level
- No vertical modulation on street facade

Departures:

- 23.47A.014 B 1: 15' Triangle abutting a residential zone
- 23.47A.014 A 2 a.: 10' setback above 13'
- 23.47A.008 B 2 3. a. : Nonresidential uses must extend 30'



Northwest Aerial Perspective



Southeast View From Street



Southeast Aerial Perspective



Southwest View from Street

DESIGN OPTION 1: (Preferred Option)

Pros:

- Creates the maximum amount of community open space between the Commercial and residential zones
- Maximizes Southern views and solar exposure
- Building modulation between Commercial and Residential zones
- Stepped back on East side allowing for a 12'-0" setback on the street between the commercial brick building and the condo.
- East facade modulated allowing for a change in material and interesting facade to look at for the apartments in the brick building to the east.
- Smaller Townhouse development on LDT creates open area for landscaping and p-patch
- Community open space with rainwater catchment system
- 4th floor steps back allowing for a strong connection to the commercial brick building with punched windows on the second and 3rd floor. This also breaks the facade down in scale stepping back as it gets taller.
- Vertical modulation on the south facade breaking up the street facing facade and breaking up long commercial ribbon glazing.
- Use of bevel siding and vinyl windows draw connection to neighborhood context while the flat panelized siding relates to some of the newer construction in Ballard
- Trash room door moved to East side of condo building sharing a trash area with the commercial building to the East.
- Roof overhangs with soffits and eaves making a connection with the residential buildings on the block.

Cons:

- Encroaches into the 10 required setback abutting a residential zone
- More expensive structure

Departures:

- 23.47A.014 B 1: 15' Triangle abutting a residential zone
- 23.47A.014 A 2 a.: 10' setback above 13'
- 23.47A.008 B 2 3. a. : Nonresidential uses must extend 30'
- 23.47A.016: Landscaping and Screening
- A.2. The site green factor score must meet a .30 min.



Southwest Aerial Perspective



Northwest Aerial Perspective



Southeast View from Street showing Area between condo and commercial brick building

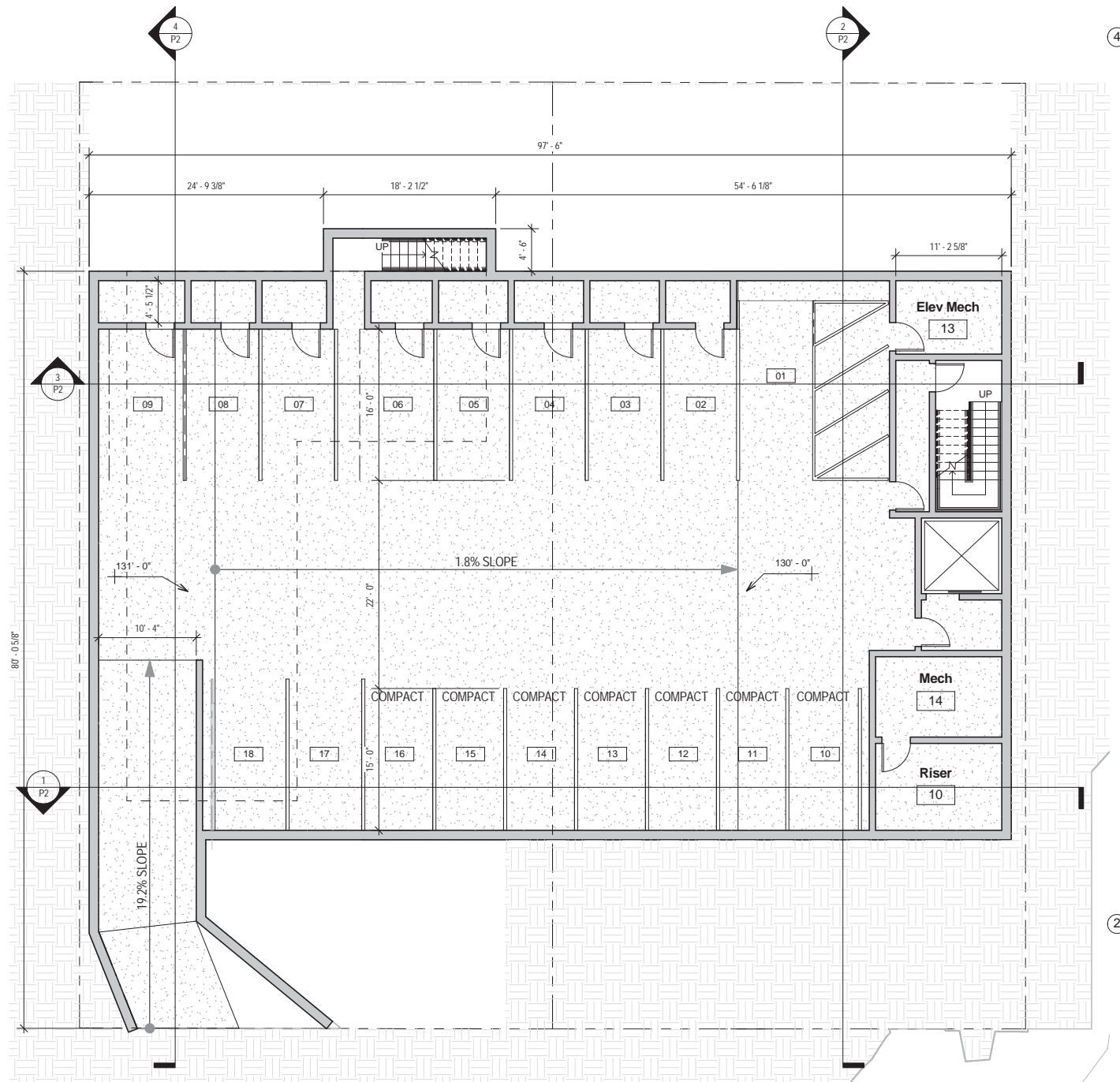


Existing shots of the West Facade of the commercial brick building

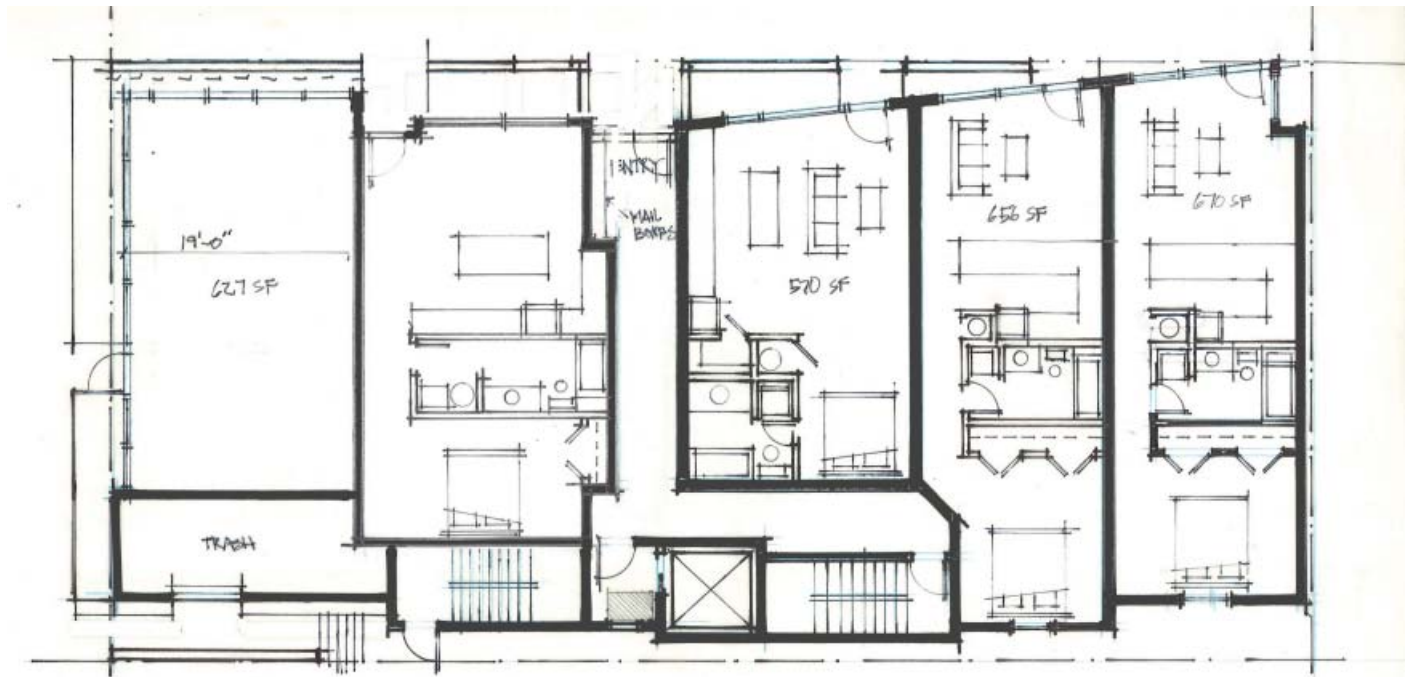


Courtyard view from Street

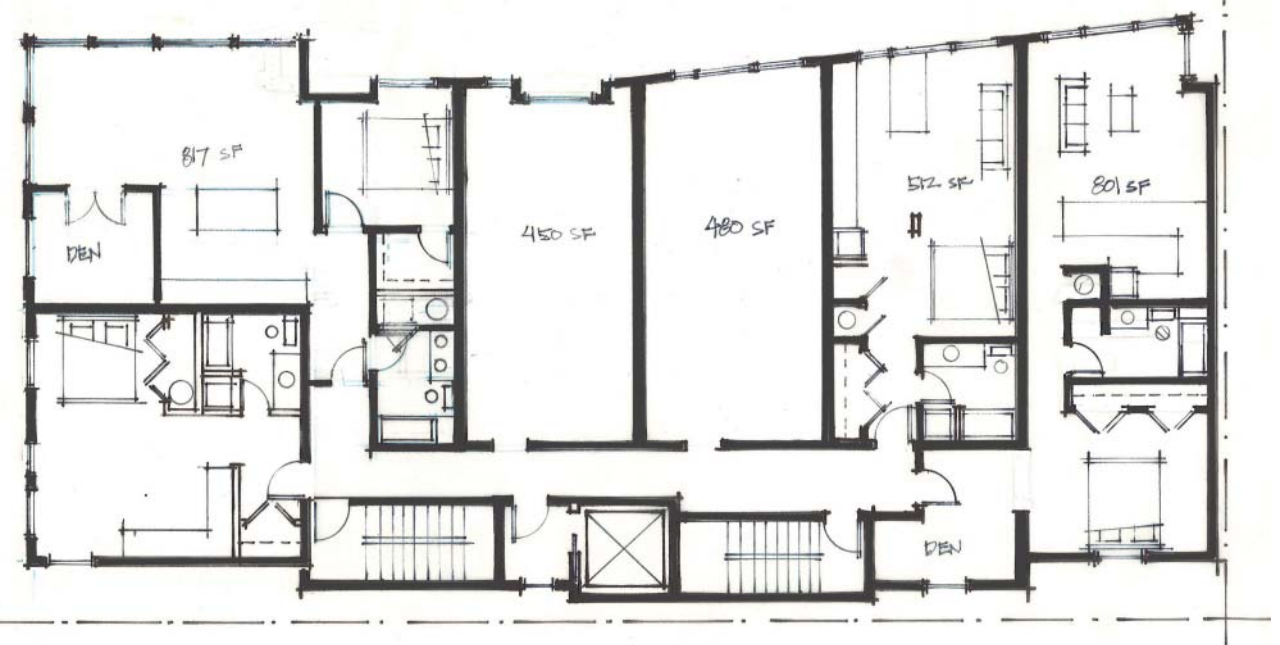
DESIGN OPTION 1: (Preferred Option) - PLANS



Garage Level



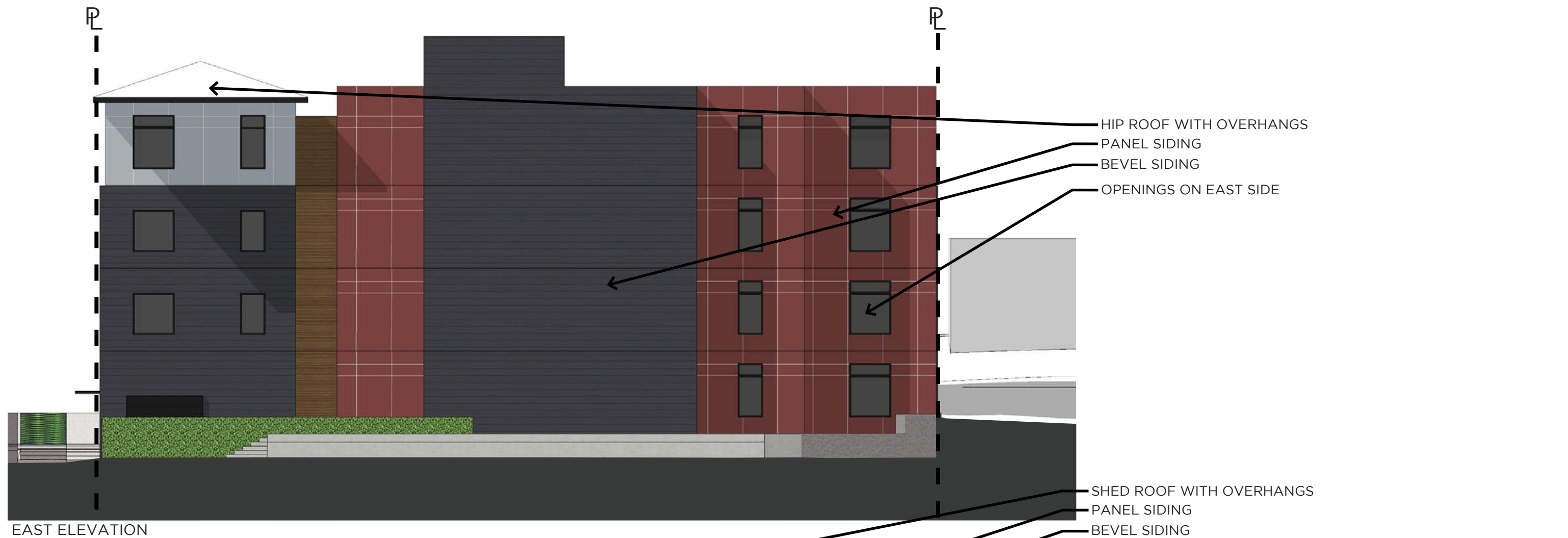
Ground Floor



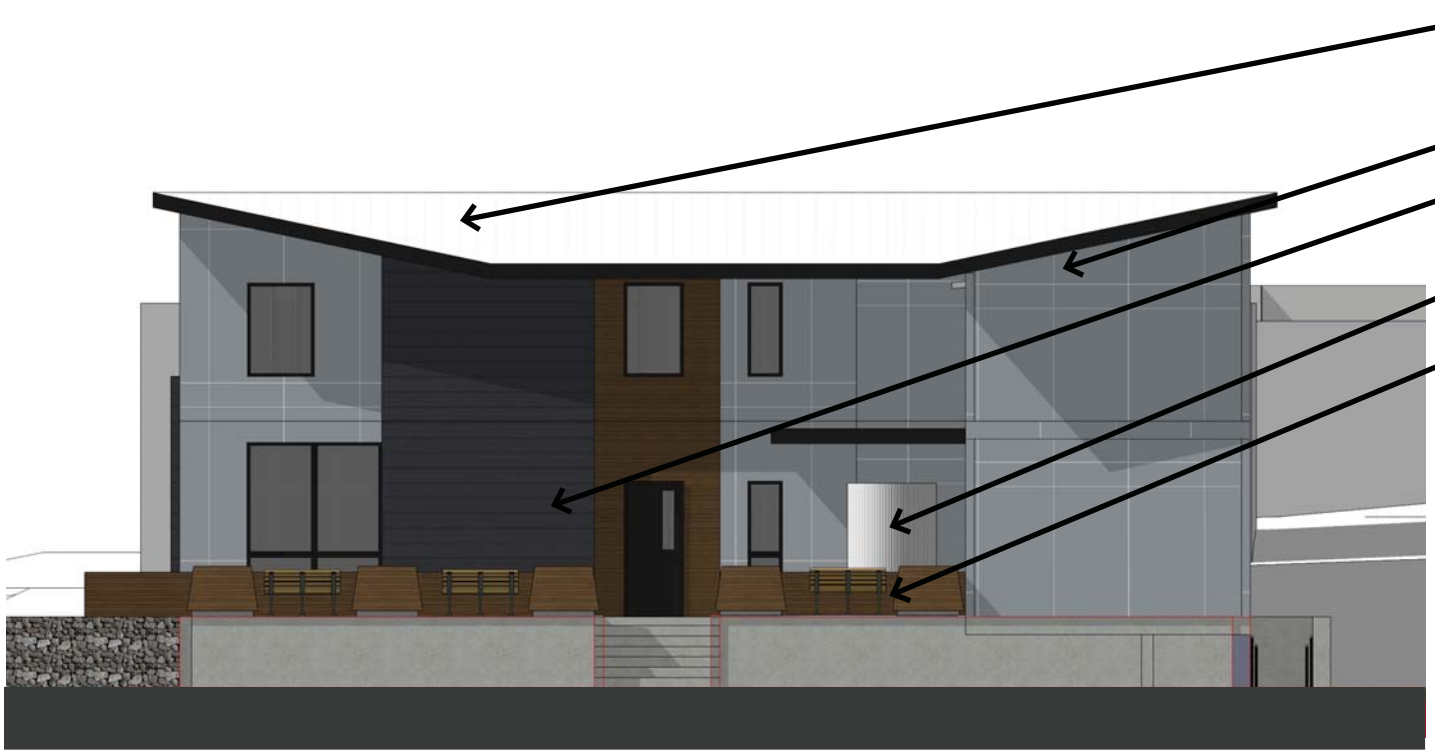
Second - Fourth Floor

DESIGN OPTION 1: (Preferred Option) - ELEVATIONS

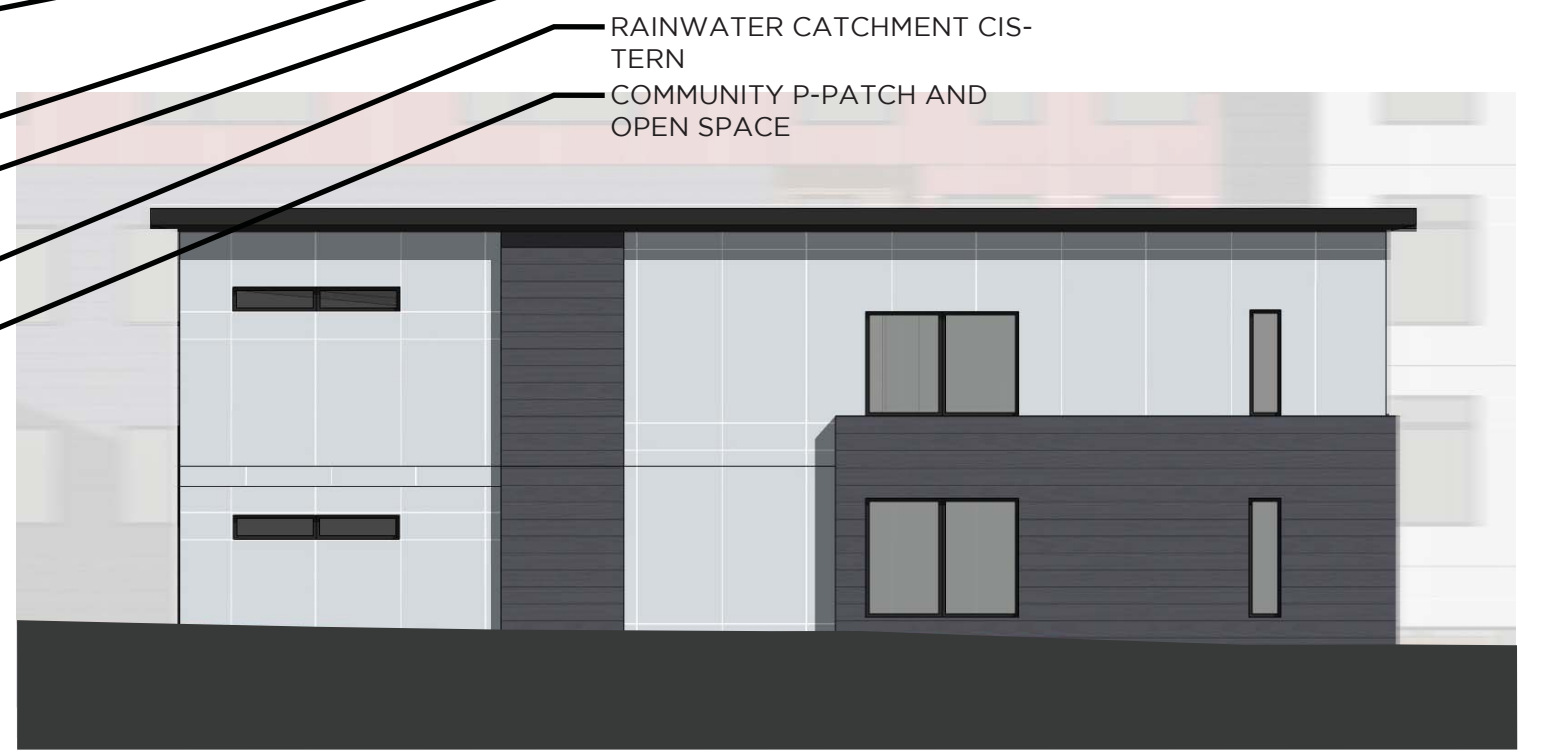




EAST ELEVATION

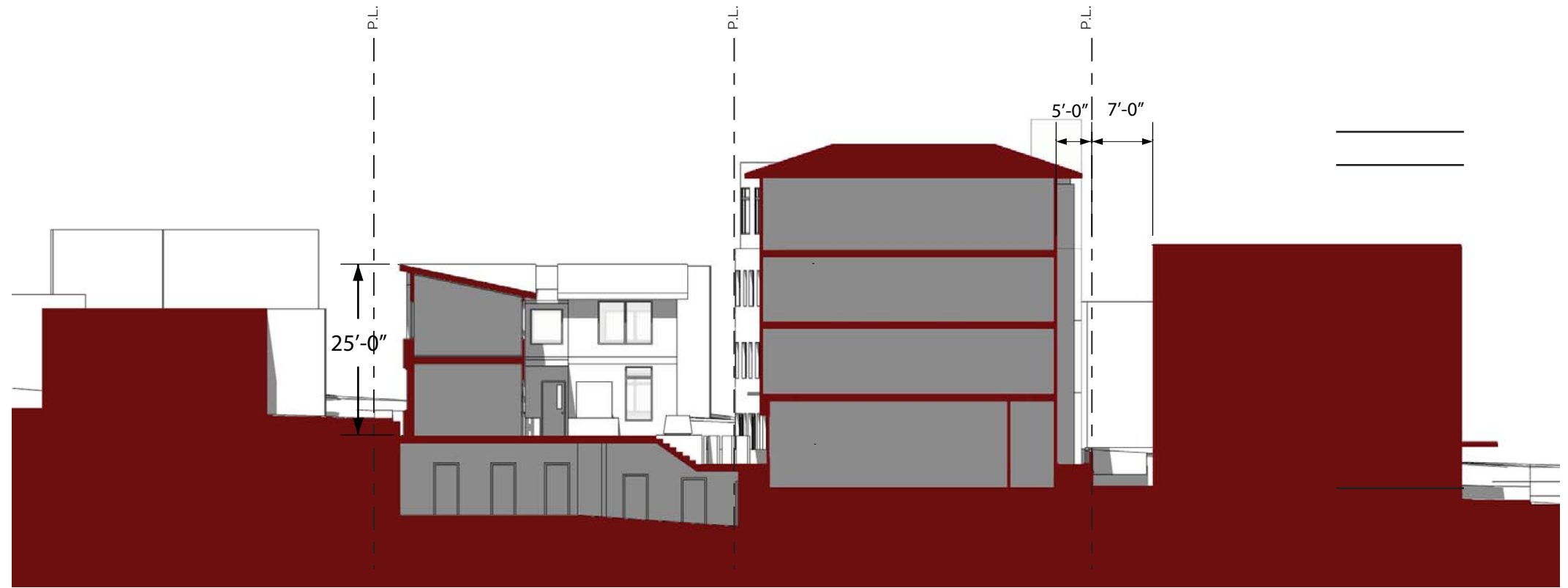
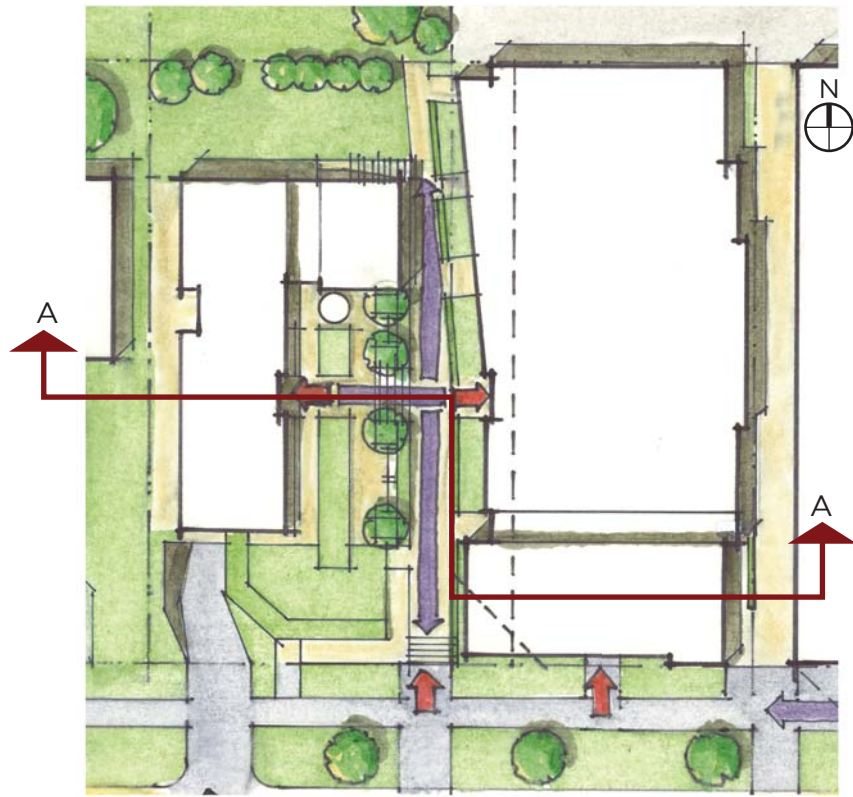


EAST ELEVATION - TOWNHOMES

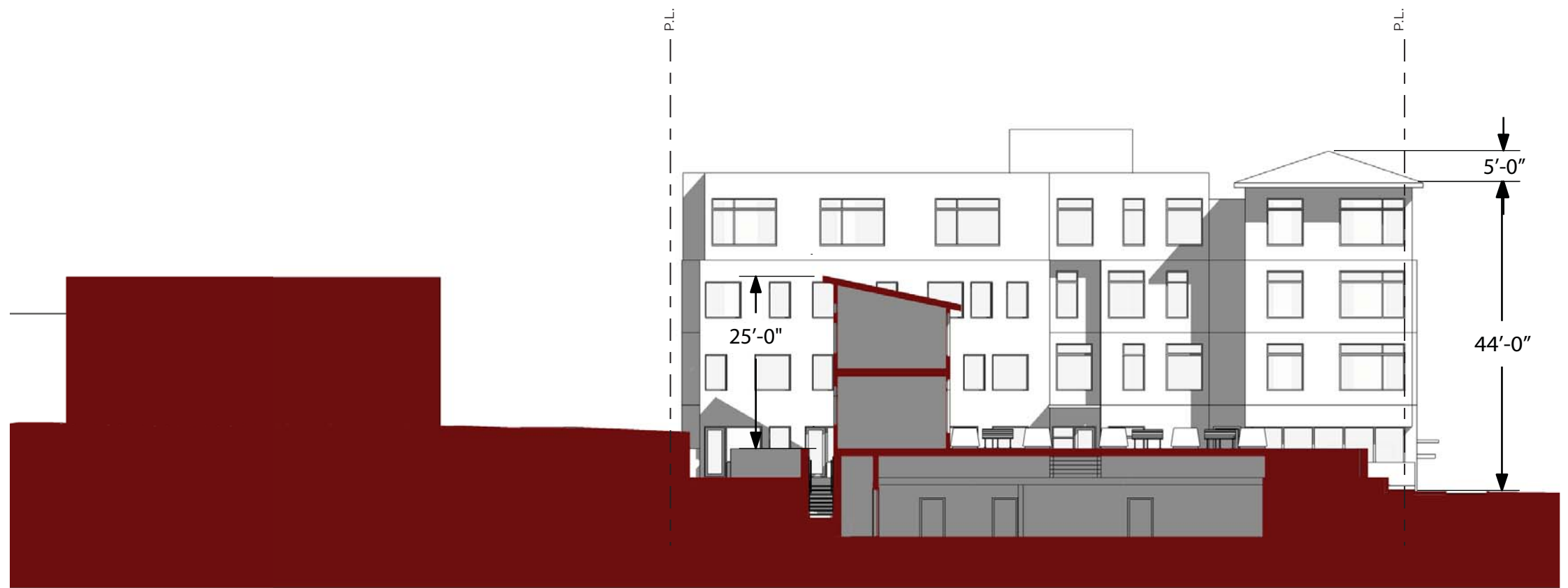
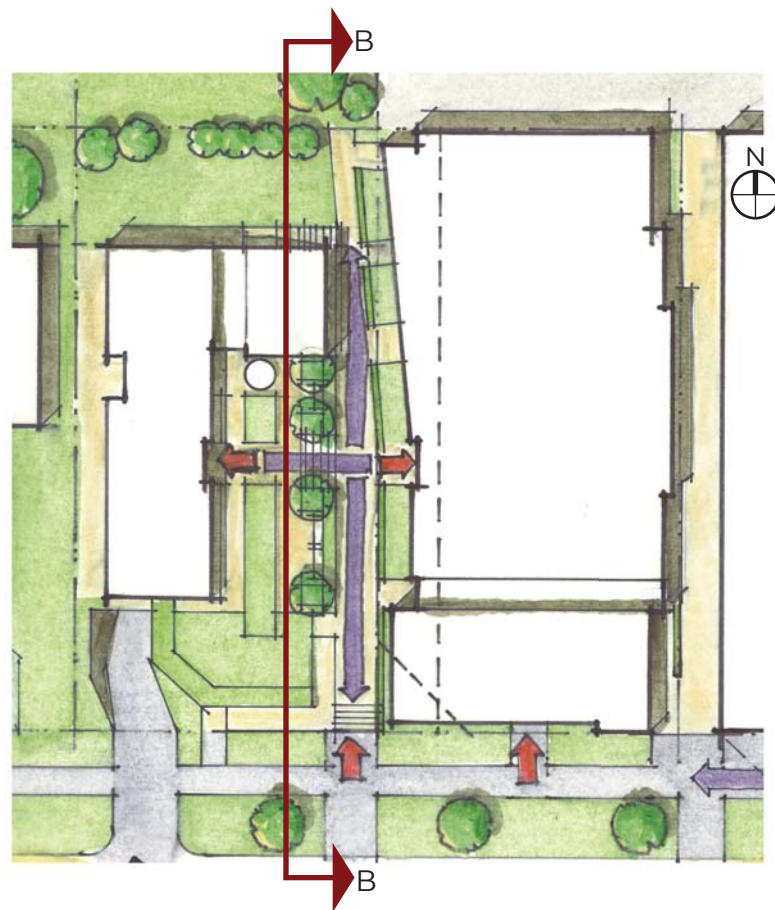


WEST ELEVATION - TOWNHOMES

DESIGN OPTION 1: (Preferred Option) - SECTIONS



Section A-A



Section B-B

DESIGN OPTION 1: (Preferred Option) - LANDSCAPE PLAN AND DESIGN



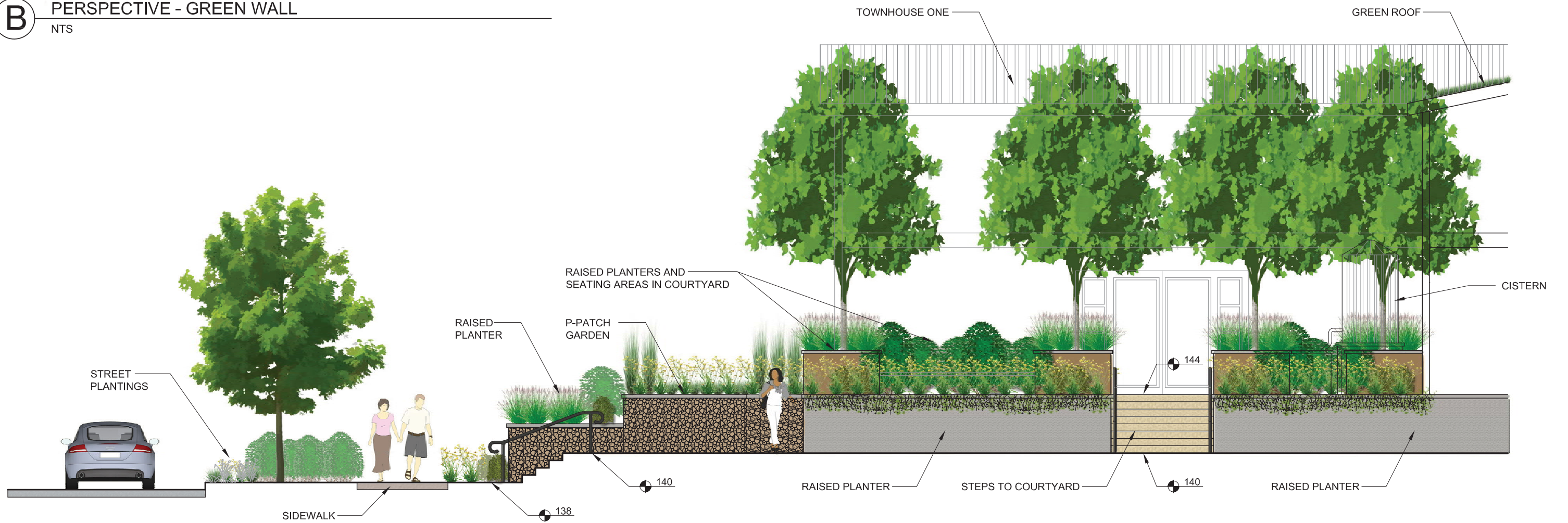
PLANT MATERIAL LEGEND

	DECIDUOUS TREE Latin Name •Amelanchier x Grandiflora •Cornus kousa 'Chinensis'	Common Name Serviceberry Kousa Dogwood
	LARGE SHRUBS Latin Name •Arbutus unedo 'Compata' •Ribes sanguineum •Vaccinium ovatum	Common Name Compact Strawberry Bush Flowered Currant Evergreen Huckleberry
	SMALL SHRUBS Latin Name •Cornus sericea 'Kelseyi' •Gaultheria shallon •Mahonia repens •Prunus laurocerasus 'Mt Vernon'	Common Name Kelsey Dogwood Salal Creeping Mahonia English Laurel
	GROUND COVER / PERENNIALS / GRASSES Latin Name •Arctostaphylos uva-ursi •Fragaria children's •Festuca glauca •Slavia officinalis 'Purpurea' •Alchemilla mollis •Hakonechloa macra 'Aureola'	Common Name Kinnikinnick Beach Strawberry Blue Fescue Sage Lady's Mantle Golden Hakone Grass
	CLIMBING VINES / GREEN WALLS Latin Name •Akebia quinata •Euonymus fortunei 'Radicans'	Common Name Five Leaf Akebia Wintercreeper
	GREEN ROOF PLANTINGS Common Name •Festuca •Sedum Varieties •Hebe	
	P-PATCH GARDEN	

SITE PLAN
SCALE 1" = 10'



B PERSPECTIVE - GREEN WALL
NTS



A SITE SECTION
SCALE 1/4" = 1'-0"

s-site section A.dwg



CISTERN EXAMPLES



GREEN WALL AND GREEN ROOF EXAMPLES



SITE AMENITY AND P-PATCH EXAMPLES

DEPARTURES FOR DESIGN OPTION 1: (Preferred Option)

01 23.47A.014 B 1: A setback is required on any lot that abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle must each extend along the street lot line and side lot line 15' from the intersection of the street lot line and the side lot line abutting the residentially zoned lot.

-The current design departs from this code by the ground floor extending 2'-0" into the triangle on the ground floor and 8'-0" into the triangle on the 2nd through 4th floor for the condo building on the NC3-40 side of the development.

-By trading off this setback against the FAR and using that square footage in a more efficient and less expensive structure the project has the ability to setback further on the West side ground floor thus modulating the building on the long facade and provided more relief area in the courtyard. By having control over the setbacks on the NC3-40 portion of the development the project proposes to reduce the coverage on the LDT site to create a more rich and interactive courtyard for both the community of the property and the neighborhood.

02 23.47A.014 A 2 a.: 10' for portions of structures above 13' in height to a maximum of 65'

-The project proposes a setback of 8' in lieu of the 10' setback on the 2nd, 3rd, and 4th floor of the condo building on the NC3-40 side of the development

-In order to add modulation on the West facade of the Condo and to make the project viable as a residential structure the current design is using an 8'-0" setback. A reduction of the setback to 4'-0" would allow the building to move to the west and create more space between the condo building and the commercial building to the East although currently the design does not propose that solution.

03 23.47A.008 B 2 3. a. : Nonresidential uses must extend 30'...

-The site constraints limit the developments ability to have a 30' deep commercial space because if the commercial space pushes further back on the small site the garage will have to be pushed deeper in the site making the ramp access too steep.

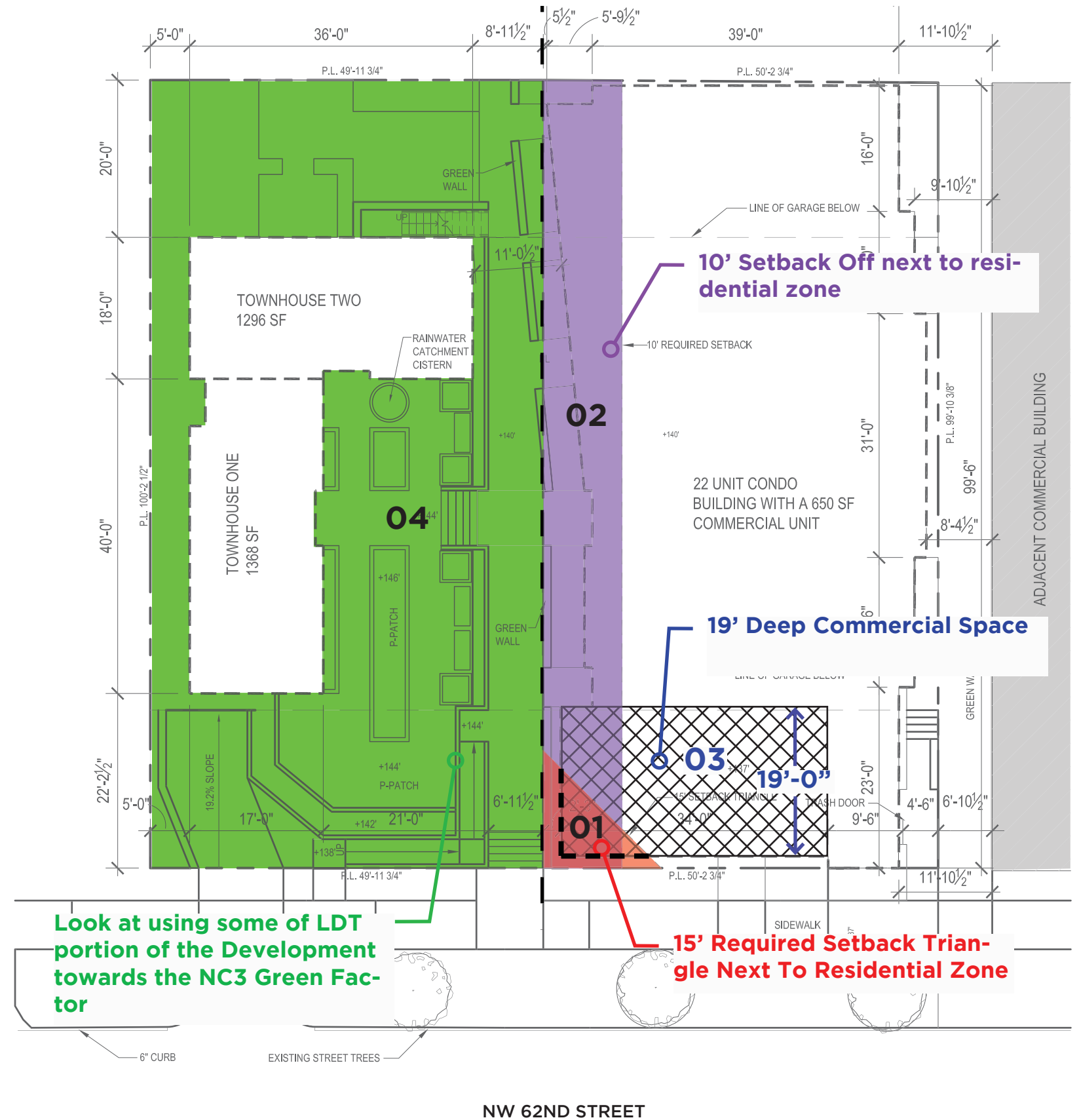
-We are currently at a 20'-0" depth off the front property line. There are no other commercial uses facing 62nd street and the community is concerned with the additional traffic caused by a commercial use encroaching west down the street into the neighborhood. This used is currently designated as office space for the not-for-profit developing the building and limiting the size of commercial space thus meeting the intent of stepping down the commercial use towards the single family uses.

04 23.47A.016 A.2. Landscaping and Screening:

-The site green factor score must meet a .30 min.

-The current design does not meet the current green factor when you only look at the NC3 portion of the development. This is in part to movig the project off of the East property line limiting our space between the west side of the condo and the property line.

-If the development can be looked at as a whole and we can count the extra green area on the LDT portion of the site towards the green factor on the NC3 side we far exceed the .30 minimum requirement.



DEPARTURE DIAGRAM