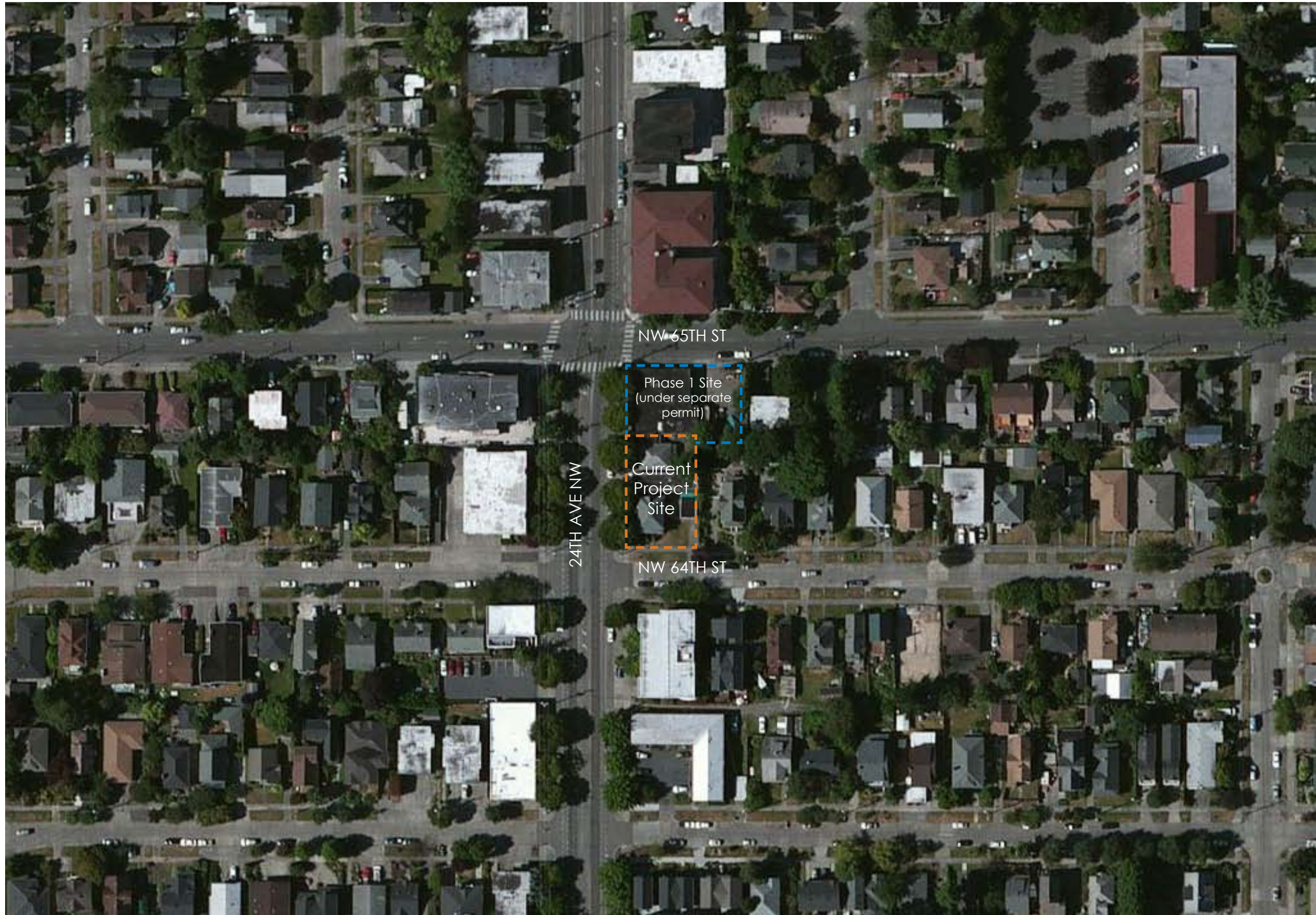




6404 24th Ave NW
Early Design Guidance
23 July 2012
DPD Project #3013516



SITE AREA

7,554sf (approximately 111' x 68')

ZONING

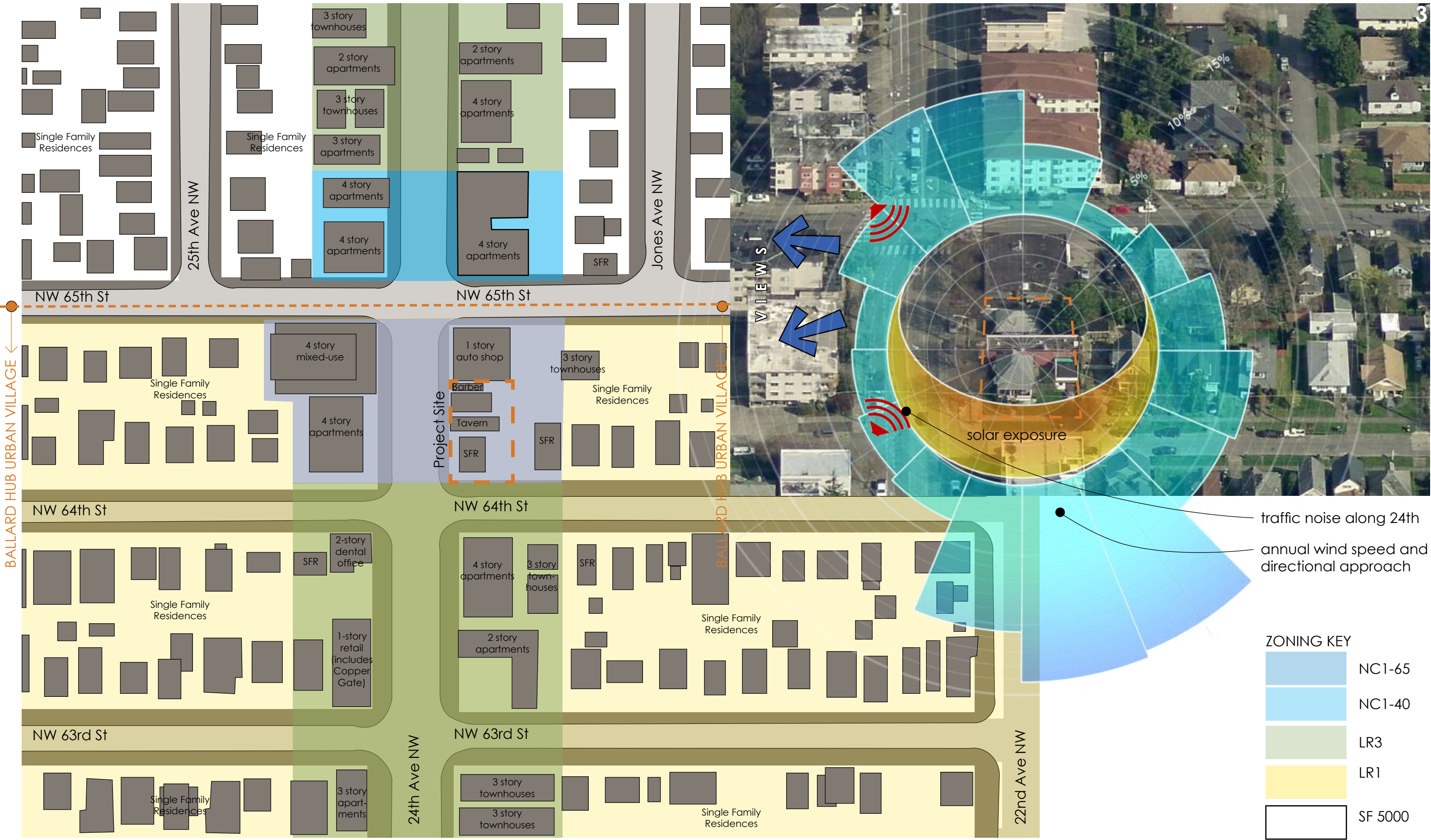
NC1-65

DEVELOPMENT OBJECTIVES

- 45-60 residential units
- 3000-5000sf retail commercial
- 65-70 parking stalls (shared w/ PH 1)

SUMMARY OF DEVELOPMENT STANDARDS

- Height limit: 65' (SMC 23.47A.012)
- Parking: No parking req'd due to transit proximity (SMC 23.54.015)
- FAR: 4.75 (mixed-use)
7,554 x 4.75 = 35,882sf (SMC 23.47A.013)
- Setbacks: None required because neighboring lot is zoned NC-1 (SMC 23.47A.014)





1 NW 64th St east of project site, looking N



Looking S from project site



2 24th Ave NW north of project site, looking NE



Looking NW from project site



3 24th Ave south, looking SW



Looking S down 24th from 65th



4 NW 65th St east of site, looking E



Looking E towards site



Looking W east of site



1 Single family home E of site



2 townhouses SE of site



3 apartments S of site



4 offices SW of site



5 apartments W of site



6 mixed-use NW of site



7 apartments NW of site



8 apartments N of site



9 townhouses NE of site



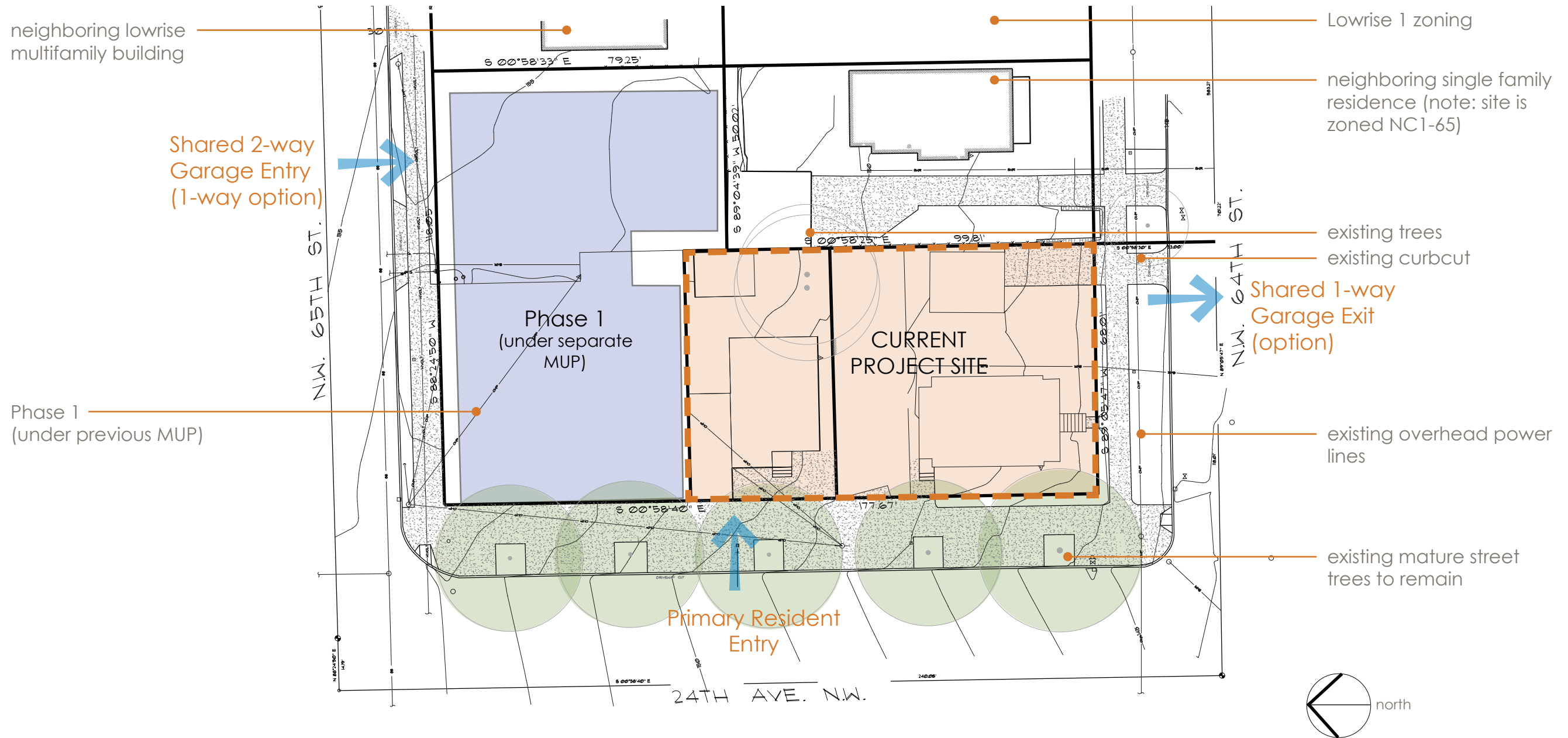
10 single family homes NE of site



Looking SE to site from 65th & 24th



Looking NE to site from 64th & 24th





Corner retail @ 24th and 65th



North Elevation (NW 65th St)



West Elevation (24th Ave NW)



Street-level landscaping and mature street trees



Varied and eclectic small storefronts



Well-tended Craftsman homes exhibiting a variety of colors + textures



Proximity to transit and bicycle lane network



Large pedestrian-oriented storefront windows; durable building materials



Historic handcrafted elements

A

SITE PLANNING

- > A-2: Streetscape Compatibility: enhance desirable characteristics of neighborhood
- > A-4: Human Activity: encourages activity on the street
 - Ballard-specific: commercial uses encouraged to setback where appropriate to provide pedestrian-oriented activity
- > A-8: Parking and Access: minimize neighborhood impact and maximize safety
 - Ballard-specific: vehicular entrances discouraged on "Avenues"; minimize number and width of curbcuts

B

HEIGHT/BULK/SCALE

- > B-1: Compatibility: compatible with development anticipated for the surrounding area
 - Ballard-specific: maintain solar access for neighbors

C

ARCHITECTURAL ELEMENTS AND MATERIALS

- > C-3: Human Scale: appropriate level of detail
- > C-4: Exterior Finish Materials
 - Ballard-specific: durable materials that exhibit craftsmanship

D

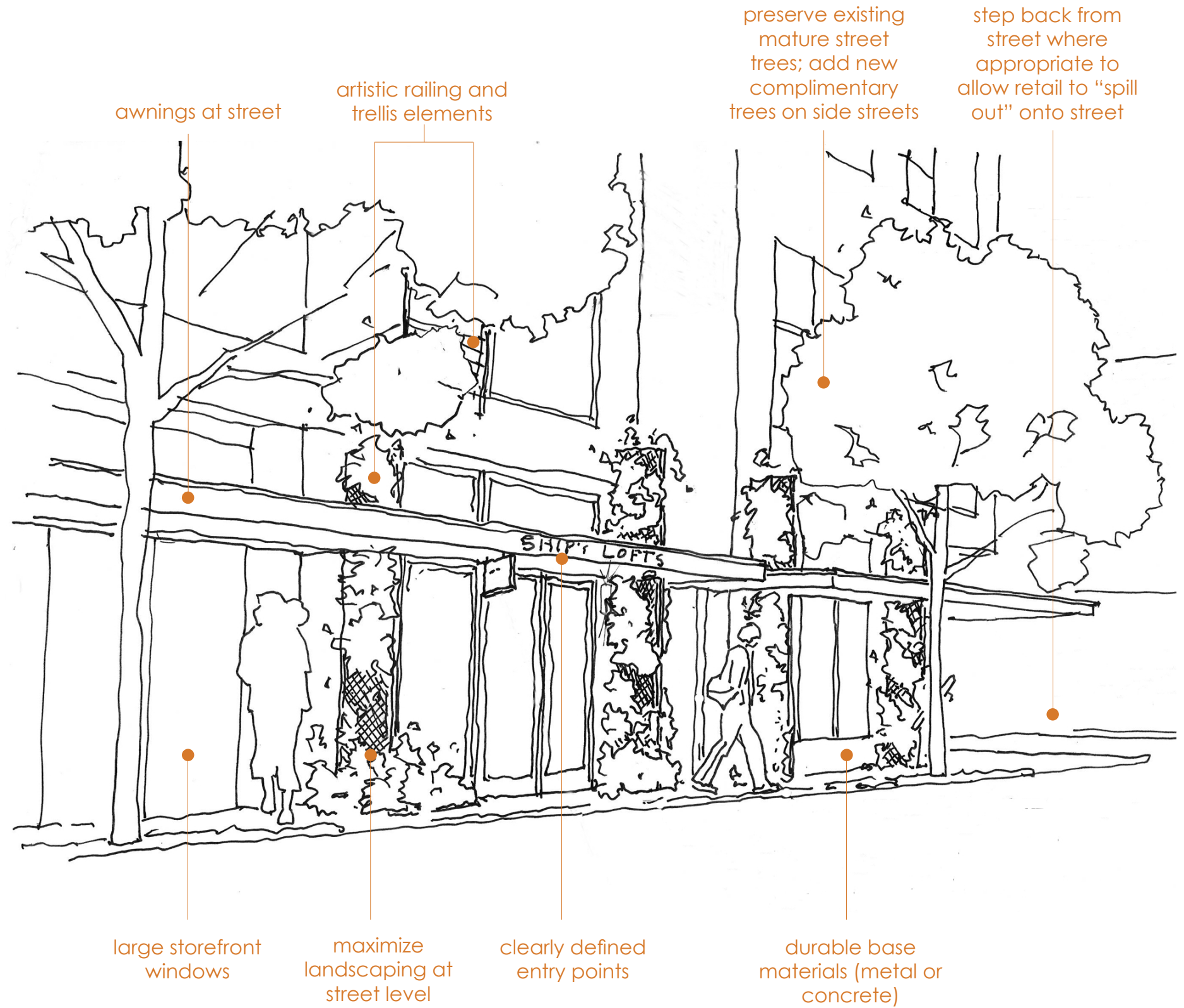
PEDESTRIAN ENVIRONMENT

- > D-1: Pedestrian-oriented entrances: weather protection, lighting
- > D-11: Commercial Transparency: visual connection to first floor interior; minimize blank walls

E

LANDSCAPING

- > E-1: Reinforce Continuity with Adjacent Sites: reinforce character of abutting streetscapes



Overview

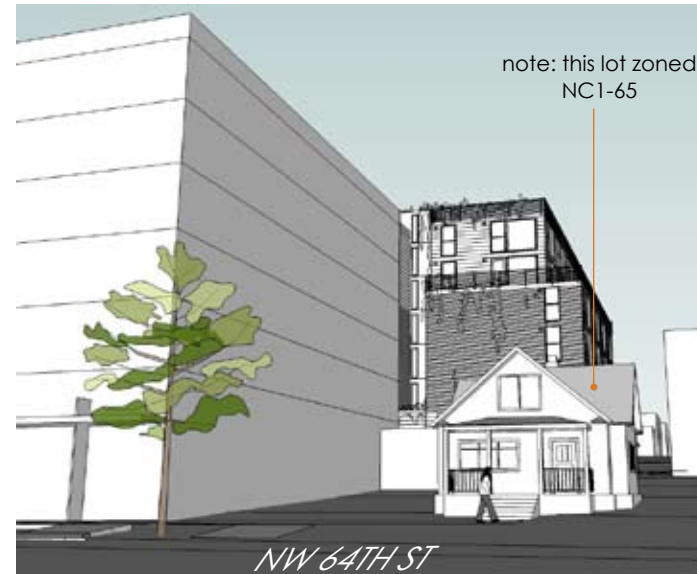
- 6-story massing; 65' height
- 2-way garage entry off 65th (shared with Phase 1)
- 45-60 units
- up to 5,000 sf retail commercial
- 65-70 parking spaces (shared with Phase 1)

Opportunities

- maximizes zoning development potential
- maintains continuous streetwall along 64th for future neighboring NC development
- no development departures required

Challenges

- alignment of Phase 1 floorplates staggered due to slope of 24th Ave NW
- daylighting of east-facing units difficult



Overview

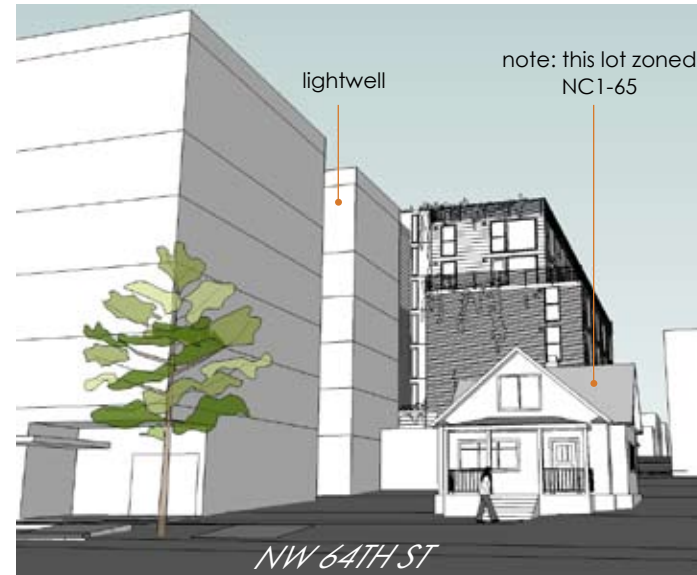
- 6-story massing; 65' height
- 1-way garage entry off 65th (in Phase 1);
1-way garage exit onto 64th
- 45-60 units
- up to 5,000 sf retail commercial
- 65-70 parking spaces (shared with Phase 1)

Opportunities

- floorplates align between phases
- 1-way garage entry/exits increase safety
- lightwells at east elevation softens facade and increases daylighting potential
- no development departures required

Challenges

- lower floor-to-floor heights on middle floors limit structural options
- daylighting of east-facing units difficult



Overview

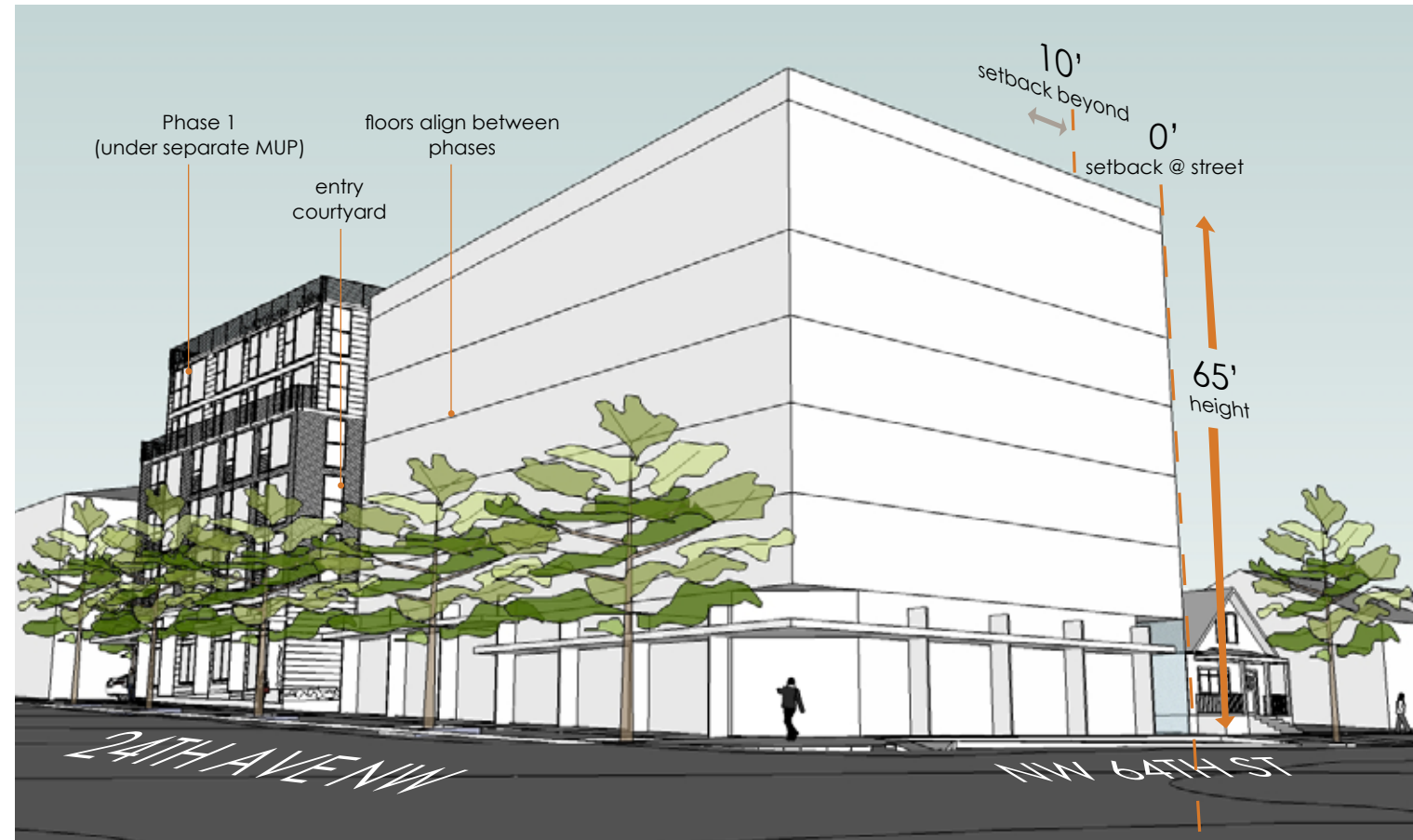
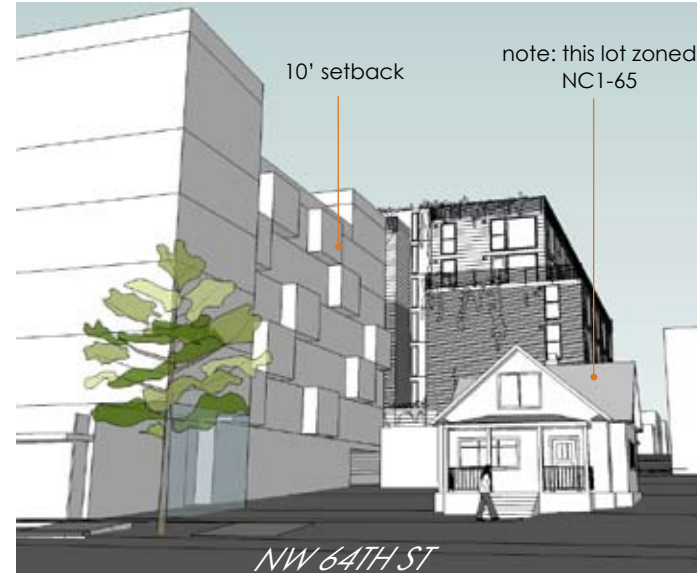
- 6-story massing; 65' height
- option for 2-way garage entry off 65th or 1-way entry off 65th & 1-way exit at 64th
- 45-60 units
- 3,000-5000 sf retail commercial
- 65-70 parking spaces (shared with Phase 1)

Opportunities

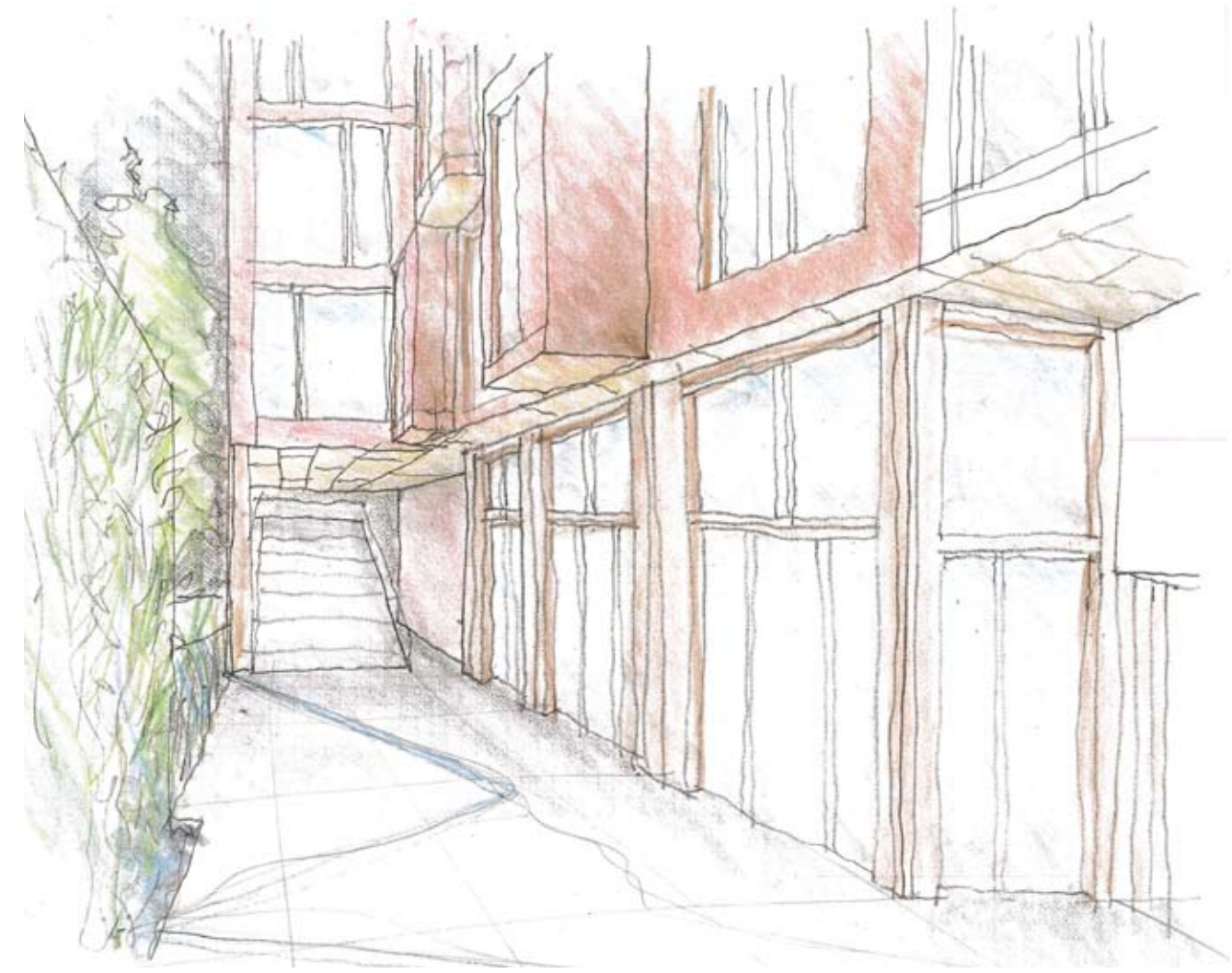
- floorplates align between phases
- allows fenestration and balconies along east facade
- west entry courtyard clearly defines primary entry
- potential for Live | Work spaces along east ground floor
- greater opportunity for at-grade landscaping
- no development departures required

Challenges

- lower floor-to-floor heights on middle floors limit structural options
- challenging to hit FAR and development targets with reduced floorplate size









8am



10am



12pm

A SCHEME A
zoning-driven



8am



10am



12pm

B SCHEME B
steps down from Phase 1



8am



10am



12pm

C SCHEME C
east setback, entry courtyard



1pm



3pm



5pm

A SCHEME A
zoning-driven



1pm



3pm



5pm

B SCHEME B
steps down from Phase 1



1pm



3pm



5pm

C SCHEME C
east setback, entry courtyard