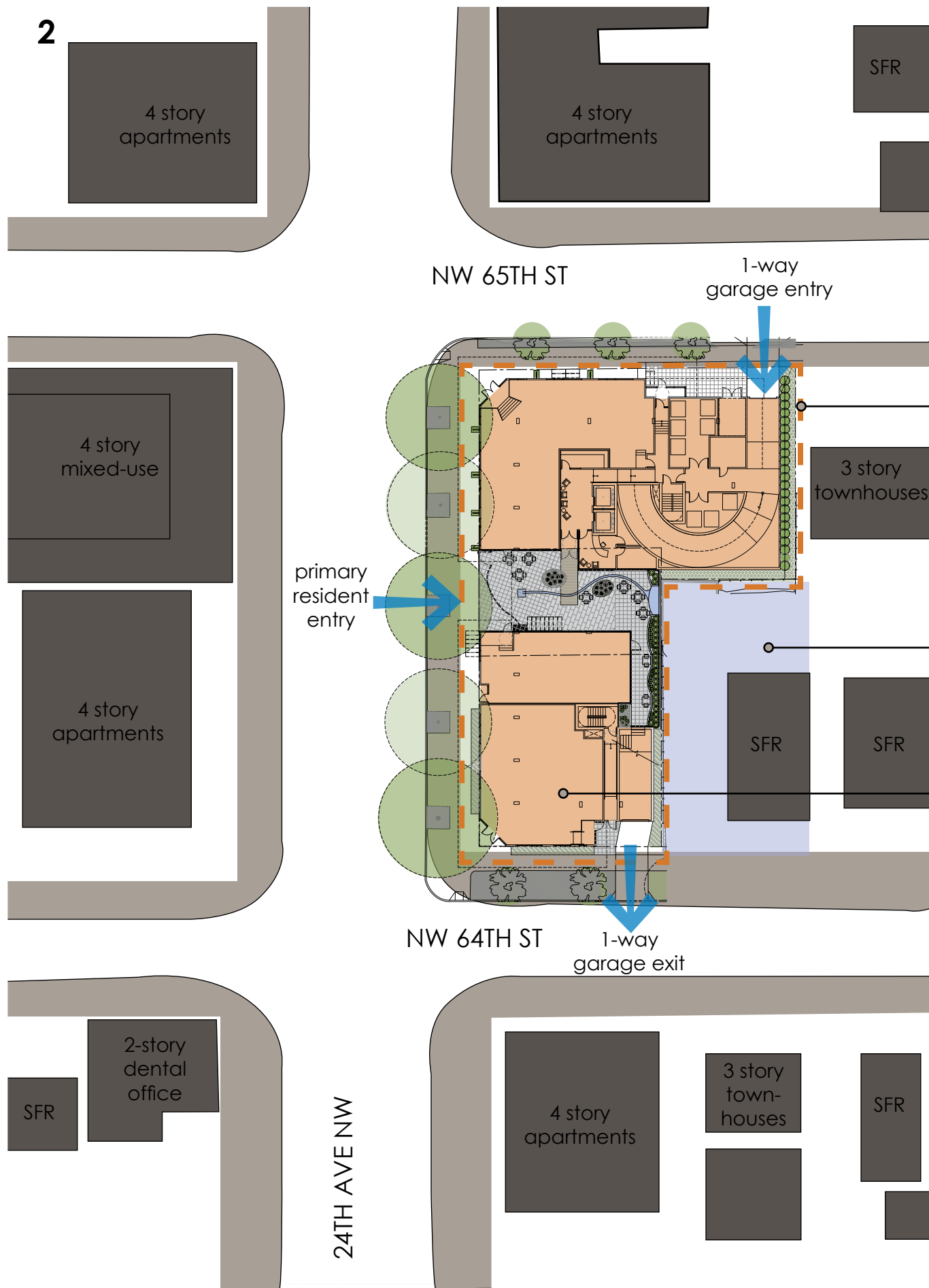




6404 24th Ave NW  
Design Review Recommendation  
29 January 2013  
DPD Project #3013516

2



PROJECT DESCRIPTION

The proposed development is a 5 story mixed-use project with 4 floors of multifamily residential apartments over ground floor retail with 2 levels of subgrade parking. The northern portion of the development bordering NW 65th St has been previously approved through the MUP/Design Review process and is referenced in the proposal materials as "Phase 1." The entire project (both phases) will be built together and consists of 72 residential units with approximately 6500sf of street-oriented retail, including a small grocer and a restaurant. A large entry courtyard at street level demarcates the two phases and will serve as an amenity for building residents, retail tenants, and the surrounding neighborhood with landscaping, a water feature, and outdoor seating. A large roof deck for building residents will feature outdoor amenity space, landscaping, a dog lawn, and a large area of green roof to help reduce the environmental impact of the project. The four floors of residential units will feature a mix of one and two bedroom units with two floors of loft-style units (with sleeping lofts/mezzanines) and two floors of conventional flat-style units. Parking for retail and residential uses will be provided in the subgrade parking garage, as well as ample bicycle parking.

USE SUMMARY

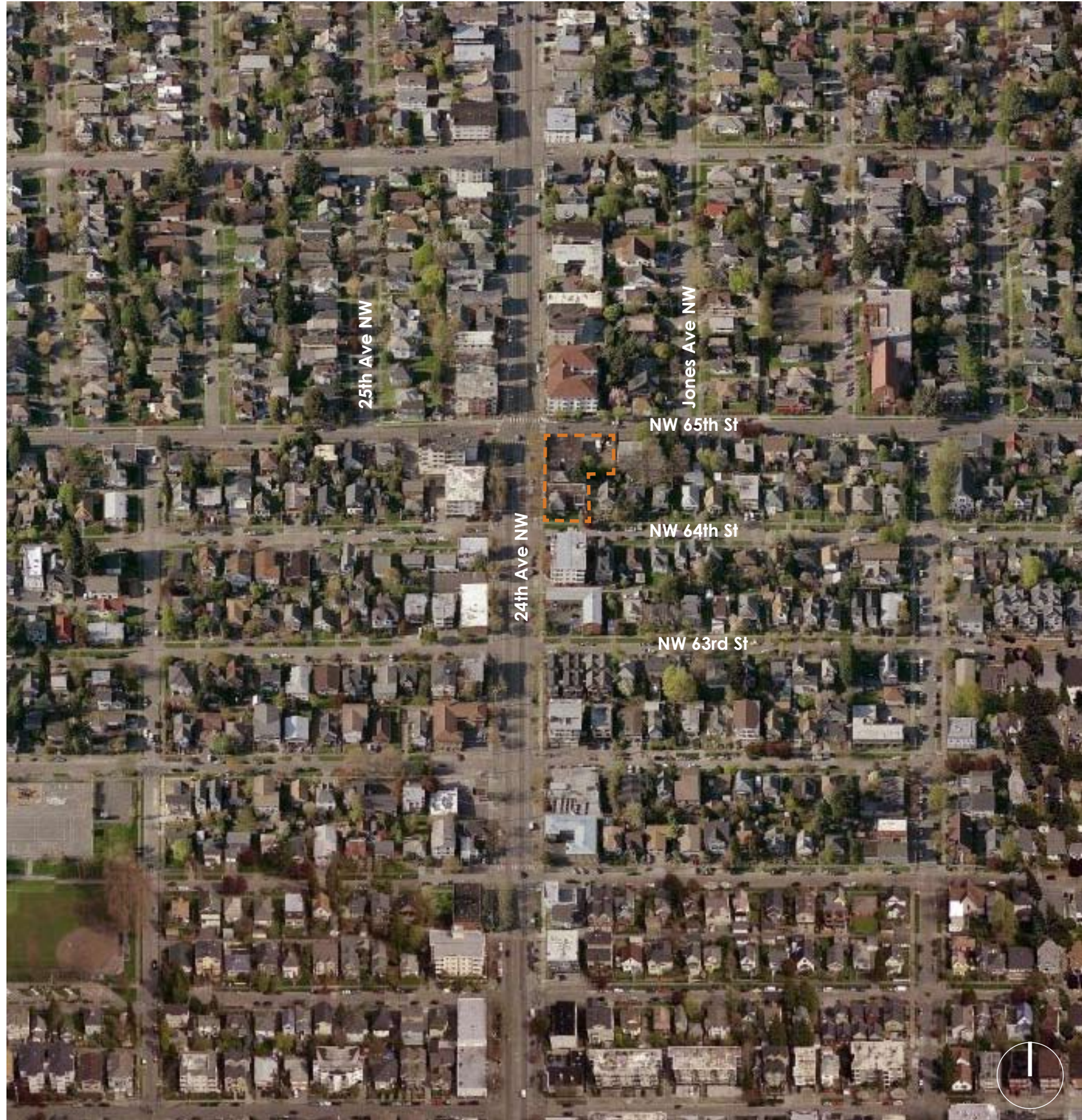
	Phase 1	Phase 2 (current)	Total Project
- # of residential units:	36 units	36 units	<b>72 units</b>
- SF of retail commercial:	2,812 sf	3,687sf	<b>6,499sf</b>
- Parking:	42 stalls	37 stalls	<b>79 stalls</b>

FLOOR AREA RATIO

- Zoning FAR: 4.75
- FAR limit: 4.75 x 16,062 sf site area = 76,295sf (both phases combined)
- FAR proposed: 74,996sf (1,299 under limit) (both phases combined)

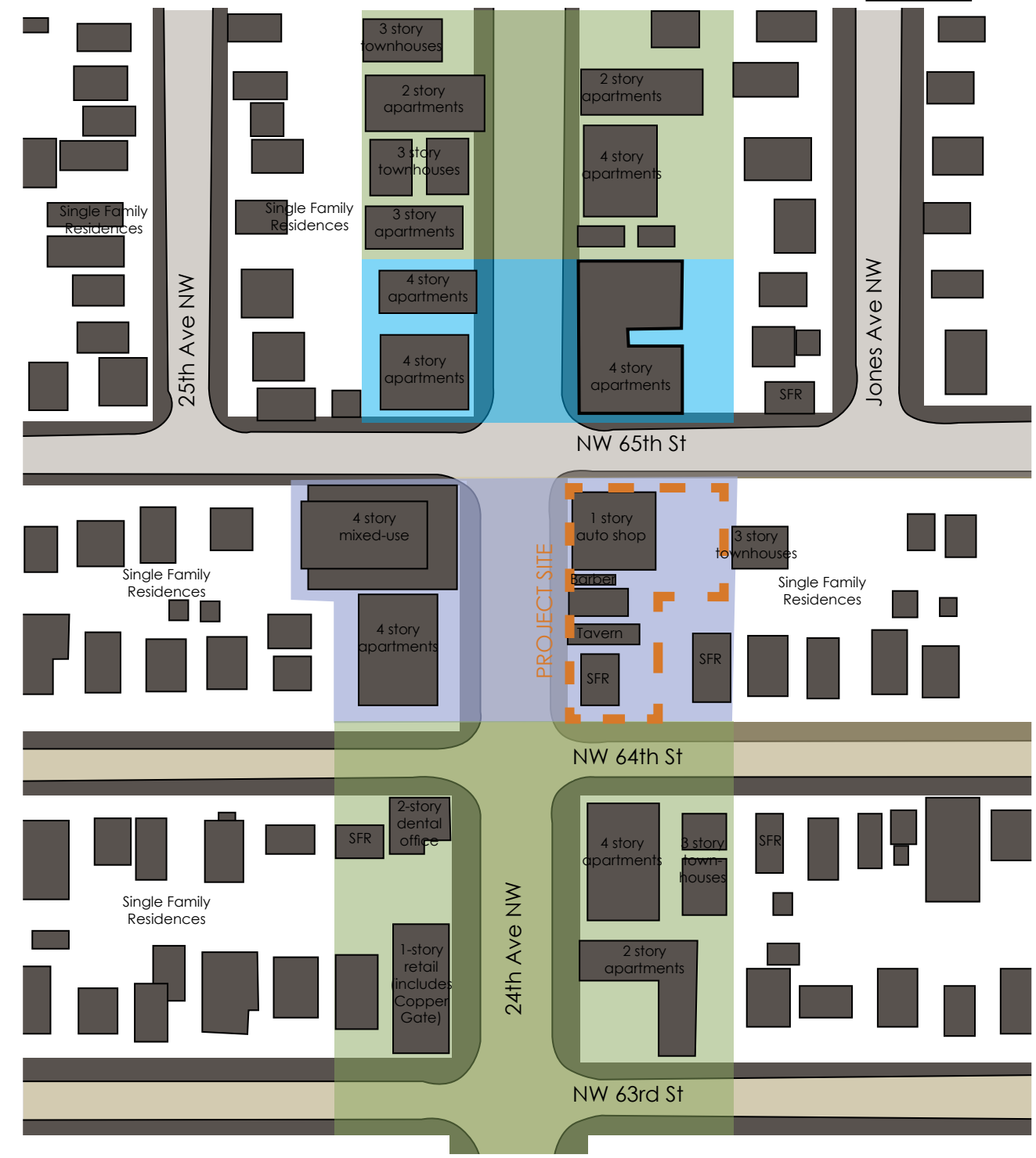
(both phases combined)	Gross Floor Area	FAR
> SUBGRADE 2:	14,892sf	n/a
> SUBGRADE 1:	14,892sf	n/a
> 1ST:	11,873sf	11,536sf
> 2ND (incl loft):	19,886sf	19,604sf
> 3RD (incl loft):	19,886sf	19,604sf
> 4TH:	12,133sf	11,863sf
> 5TH:	12,133sf	11,863sf
> ROOF:	750sf	601sf
	106,370sf	74,996sf





ZONING KEY

NC1-65	
NC1-40	
LR3	
LR1	
SF 5000	







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



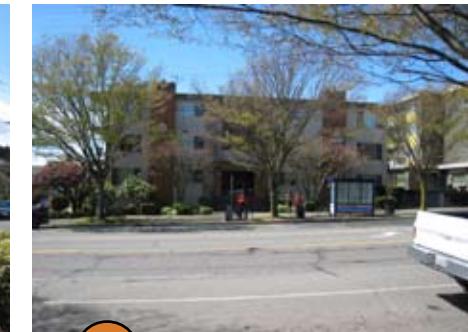
2 24th Ave NW N of project site, looking NE



3 24th Ave, looking NW from project site



4 Mixed-use W of site



5 Apartments W of site



## SITE + VICINITY ANALYSIS

### - 24th Ave NW

- > Variety of sizes and uses, from 4-story multifamily to 1-story retail
- > Relatively flat, walkable unconcentrated retail
- > Arterial
- > Transit routes and bike lanes
- > Large existing mature street trees

### - NW 65th St

- > Arterial
- > Mixture of multifamily and single-family residential
- > Proposed garage entry to site

### - NW 64th St

- > Quiet residential street
- > Proposed garage exit from site
- > Older single-family with some newer 3-story townhome developments



A

SITE PLANNING

> A-1: Responding to Site Characteristics:

Entry courtyard "knuckle" between two phases provides amenity space and breaks up project mass mid-block. Building massing pulled towards street frontage and provides voluntary setback along east to soften transition to neighboring residence (although neighbor is zoned NC1-65)

> A-4: Human Activity: encourages activity on the street

Street-oriented retail with restaurant and grocery uses activates sidewalk and entry courtyard. Large overhead awnings and shade trees provide a pleasant pedestrian atmosphere, and the courtyard clearly defines primary entry. Ample bicycle parking will be provided along the sidewalk and courtyard to encourage car-free living

B

HEIGHT/BULK/SCALE

> B-1: Compatibility: compatible with development anticipated for the surrounding area

The building mass is pulled towards street frontages, allowing a voluntary 10' setback along a large portion of the east facade. Windows are limited along the east portion directly flanking an existing single-family residence, which will provide privacy and allow future neighboring NC1-65 development to directly abut the project to maintain a constant urban street presence. Sunshades, decks, railings, and the entry courtyard help to break up the overall scale of each facade

C

ARCHITECTURAL ELEMENTS AND MATERIALS

> C-2: Architectural Concept and Compatibility

The materiality and fenestration pattern will be shared between the two phases; artistic elements (signage, trellises, water features) will build upon the artisan history of Ballard

> C-3: Human Scale

Large awnings and street trees will provide weather protection for pedestrians, landscape elements will be provided along street with a water feature in courtyard, and decks off residential units above encourage interaction with the street

D

PEDESTRIAN ENVIRONMENT

> D-6: Screening of Dumpsters

Trash rooms and recycling are located inside building in garage areas

> D-7: Personal Safety and Security

Retail and residential uses activate courtyard during daytime and evening hours and a folding steel courtyard gate (operated by building management) will provide night time security. Ample site lighting will be provided adjacent to all entrances and in the courtyard. The roof deck provides secure outdoor access for residents (and their pets).

> D-11: Commercial Transparency: visual connection to first floor interior; minimize blank walls

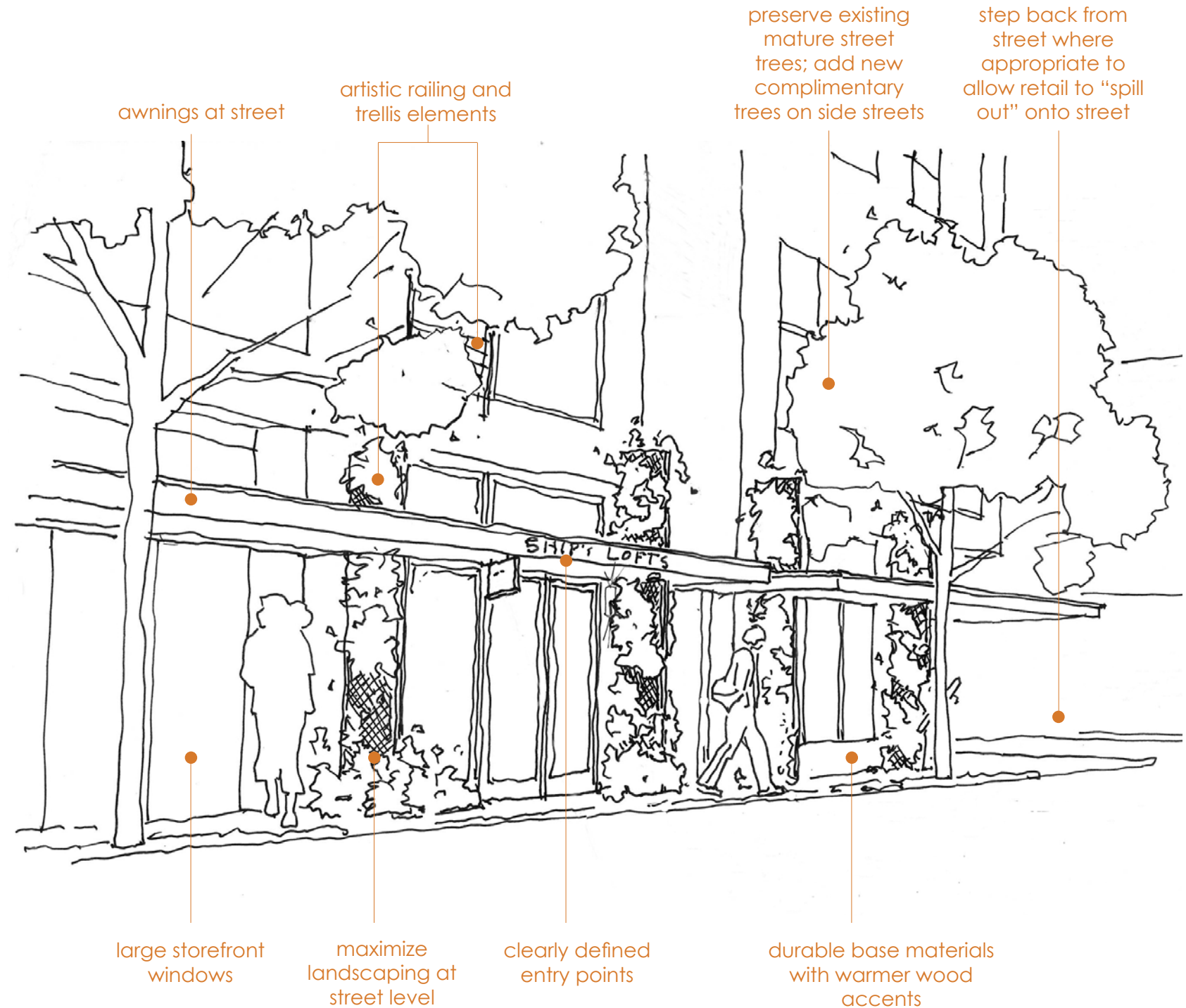
Large floor-to-ceiling glass, corner retail entries, large overhead awnings, and active retail uses (grocery, restaurant) will work together to enliven the pedestrian experience

E

LANDSCAPING

> E-3: Landscape Design to Address Special Site Conditions

Landscaping is provided at the sidewalk's edge (in street tree planters and adjacent to the building in places) and a large entry courtyard with planters, outdoor seating, and water feature will provide mid-block urban green space. Planters and seating will also be provided at the east edge "muse" space where the building is set back from the neighbor

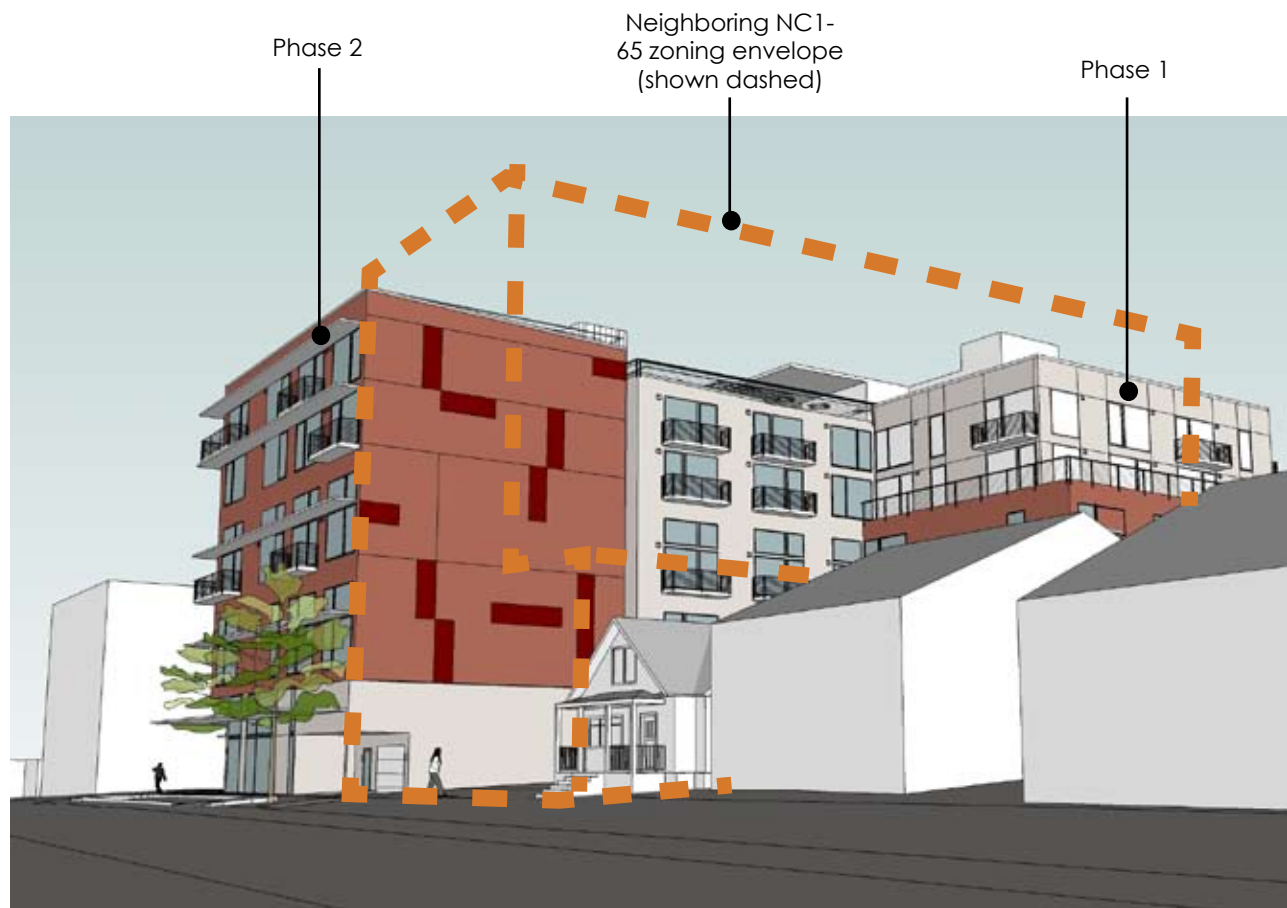




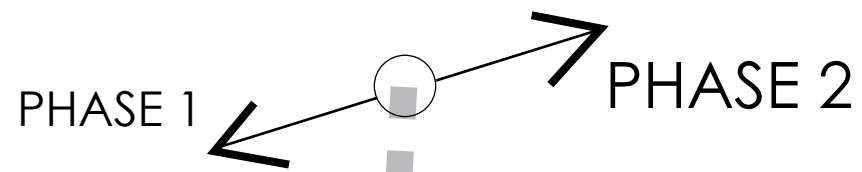
6



northwest corner (24th Ave NW @ NW 65th St looking south)

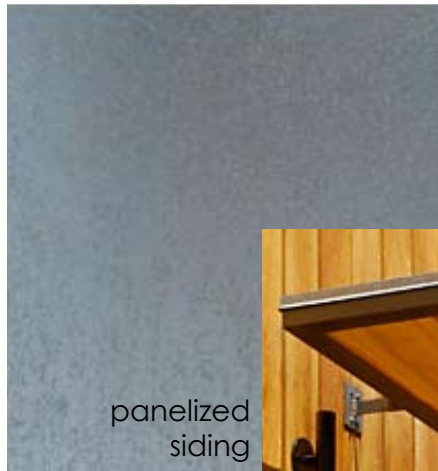


southeast corner (NW 64th St looking east)

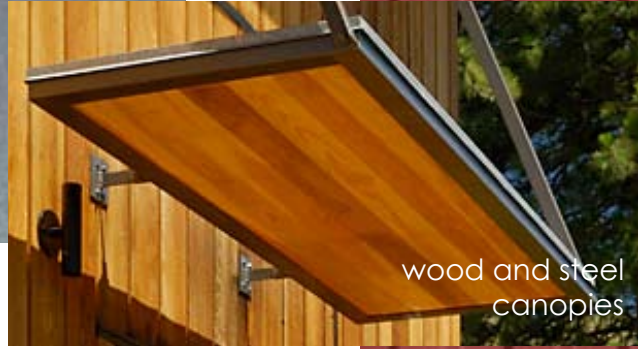


southwest corner (24th Ave NW @ NW 64th St)





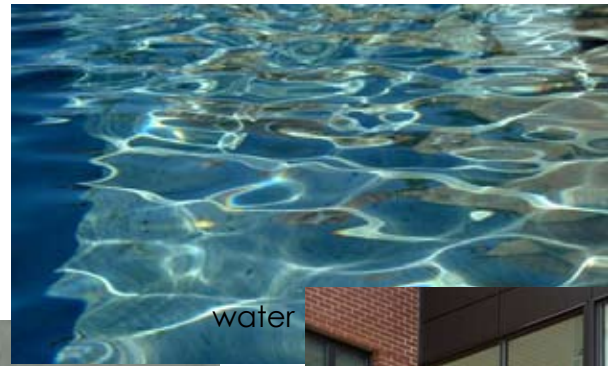
panelized siding



wood and steel canopies



steel signage



water



sedum roof



box rib textured metal siding



concrete pavers



ipe wood accents @ retail base



dark bronze floor-to-ceiling windows



textured concrete treatment at base



steel balconies



planters



artistic steel courtyard gate





SOUTH ELEVATION - NW 64TH ST 3

WEST ELEVATION - 24TH AVE NW 1

NORTH ELEVATION 4  
(PHASE 1)

EAST ELEVATION 2





NORTH



2007 DRB-APPROVED  
(2 floors flats over 2 floors lofts)



2012 ADMINISTRATIVE MUP REVISION  
(all flats)



CURRENT PROPOSAL w/ PHASE 2  
(2 floors flats over 2 floors lofts)

WEST



2007 DRB-APPROVED  
(2 floors flats over 2 floors lofts)



2012 ADMINISTRATIVE MUP REVISION  
(all flats)



CURRENT PROPOSAL w/ PHASE 2  
(2 floors flats over 2 floors lofts)

EAST



2007 DRB-APPROVED  
(2 floors flats over 2 floors lofts)



2012 ADMINISTRATIVE MUP REVISION  
(all flats)

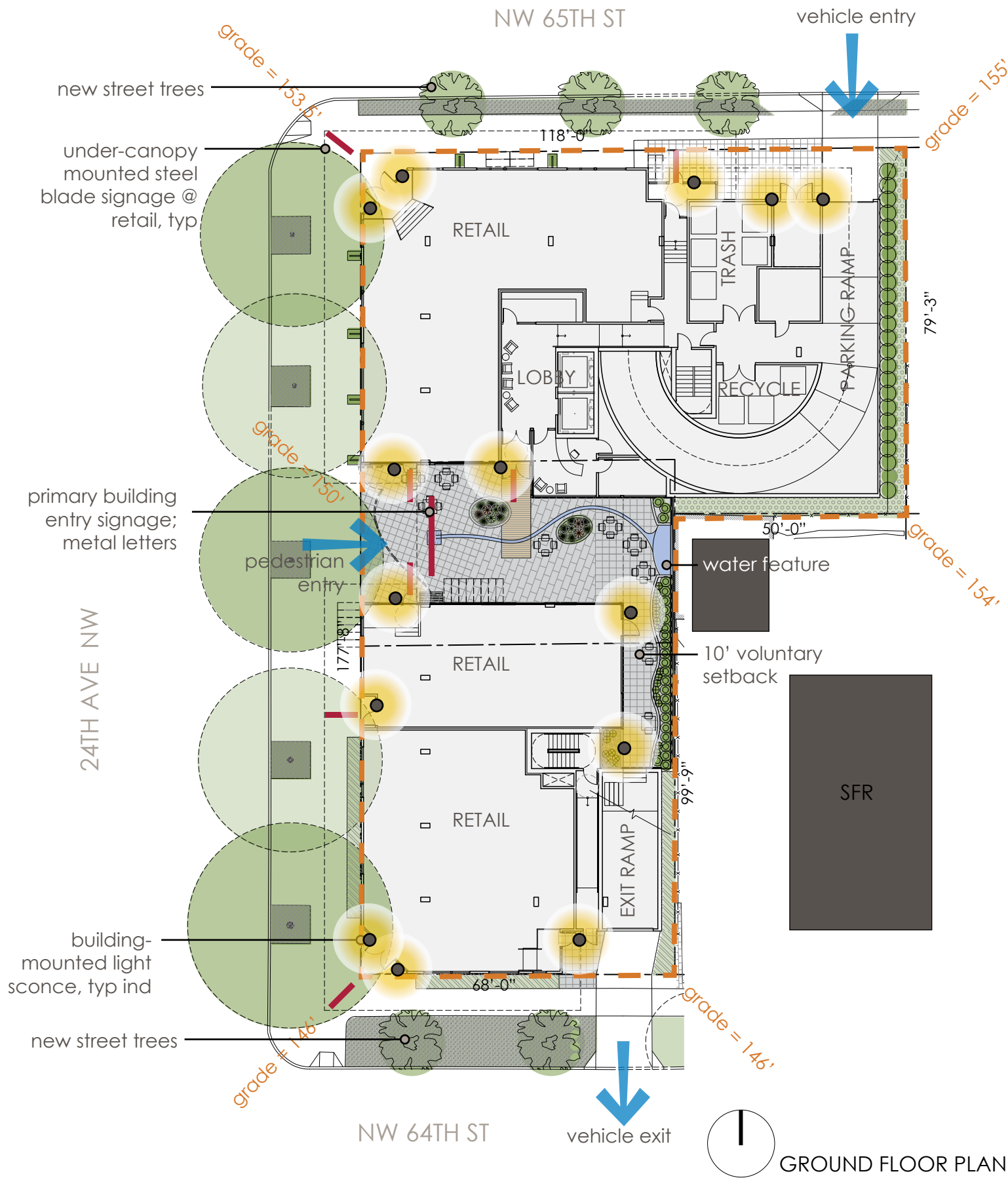


CURRENT PROPOSAL w/ PHASE 2  
(2 floors flats over 2 floors lofts)



PHASE 1

PHASE 2



steel under-canopy mounted blade signage @ retail



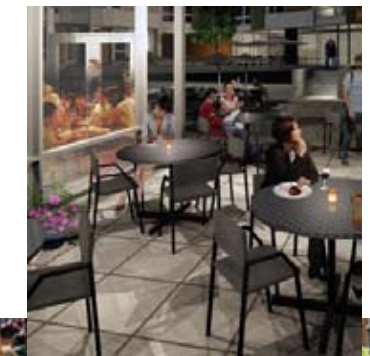
steel letter primary signage



planters



up/down light sconce



wood and steel awning



outdoor seating





outdoor seating

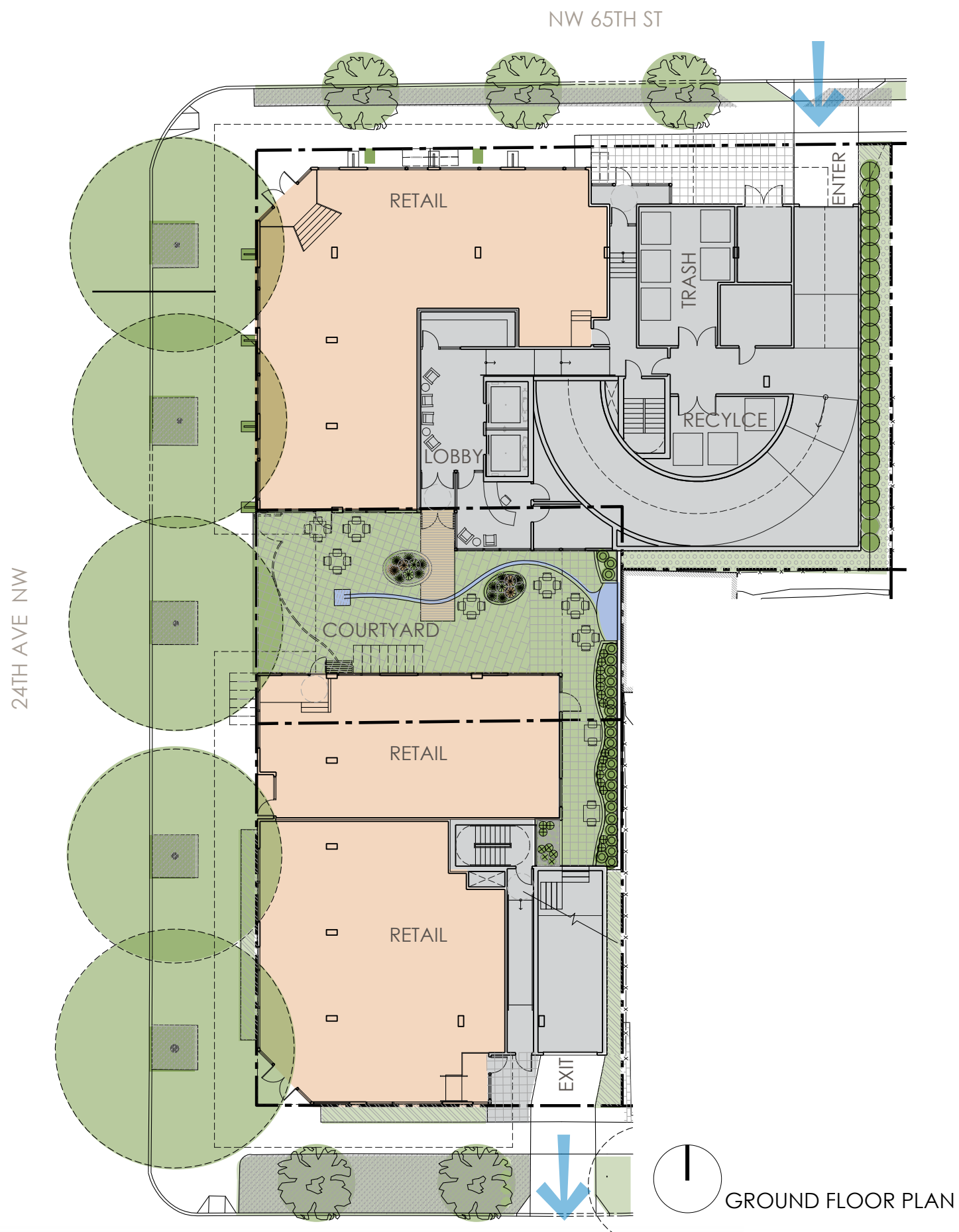


playful/inviting overhead lighting



artistic steel security gate





PLANT SCHEDULE AT GRADE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	5	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS HAWTHORNE	2" CAL	AS SHOWN	STREET TREE
	28	CALAMAGROSTIS ACUTIFOLIA	'KARL FOERSTER' GRASS	2 GAL	24" O.C.	PLANTERS
	3	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX	2 GAL	AS SHOWN	PLANTERS
	14	UNCINIA UNCINATA	UNCINIA	2 GAL.	AS SHOWN	PLANTERS
	29	CAREX ALBULA	SILVER SEDGE	1 GAL.	18" O.C.	PLANTERS
	3	CHOISYA TERNATA	MEXICAN MOCK ORANGE	2 GAL.	18" O.C.	
	3	EUONYMUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	2 GAL.	24" O.C.	AT EAST SIDE OF BUILDING
	-- SF	FRAGARIA X 'LIPSTICK'	PINK-FLOWERED BARREN STRAWB.	4" POTS	6" O.C.	@ ROW. PLANTING
	-- SF	CAREX TESTACEA	ORANGE SEDGE	1 GAL.	18" O.C.	TRIANGULAR SPACING
	12	CYRTOMIUM FORTUNEI	FORTUNE'S HOLLY FERN	1 GAL.	24" O.C.	
	10 SF	EPIMEDIUM X PERRALCHICUM	EPIMEDIUM	4"	12" O.C.	
	15.5 SF	ASARUM CAUDATUM	WESTERN WILD GINGER	4"	12" O.C.	
		RUBUS PENTALOBUS	CREeping RASPBERRY	4"	18" O.C.	





9am



10am



11am



1pm



3pm

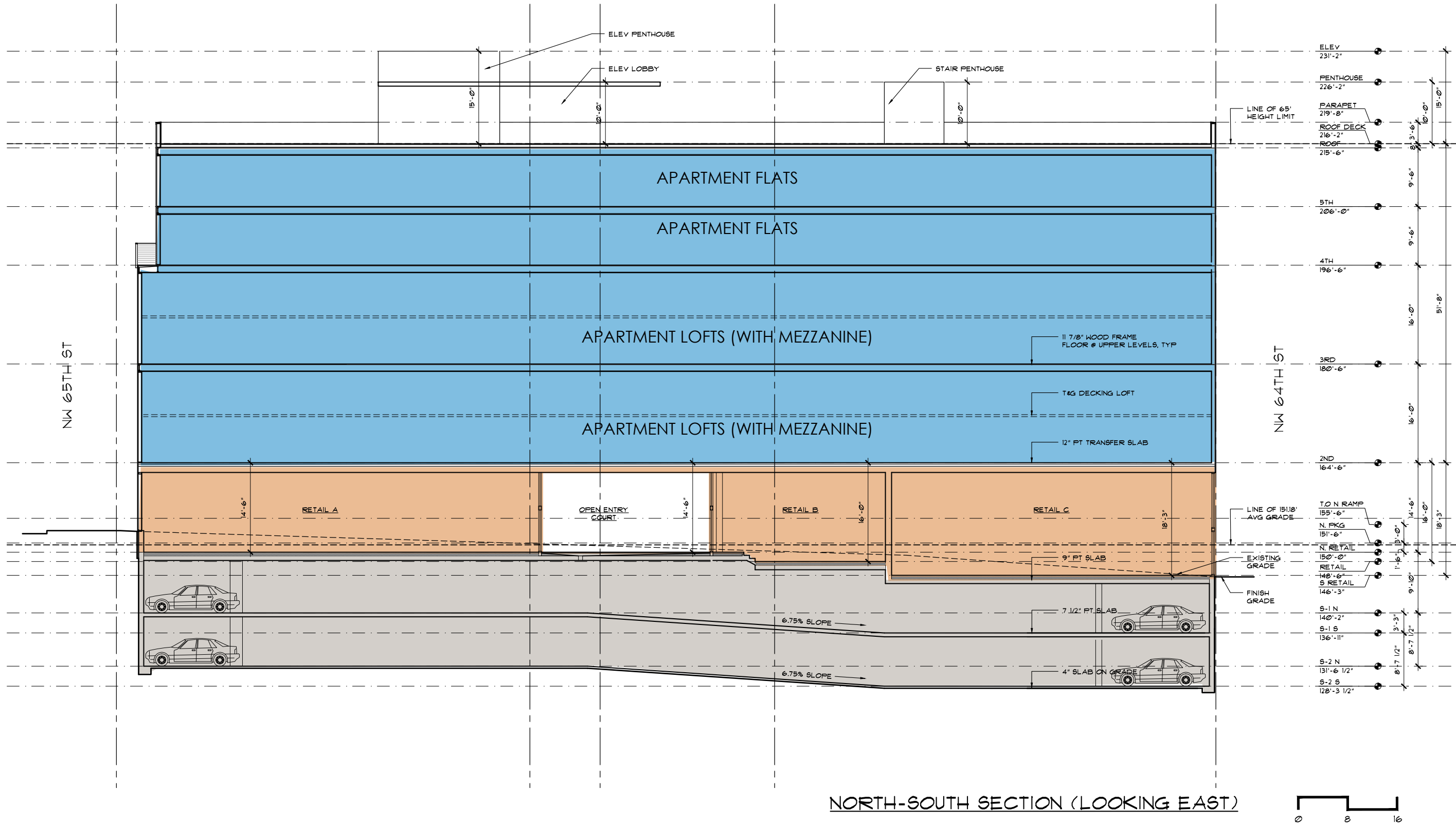


5pm

**A** MORNING SHADOWS

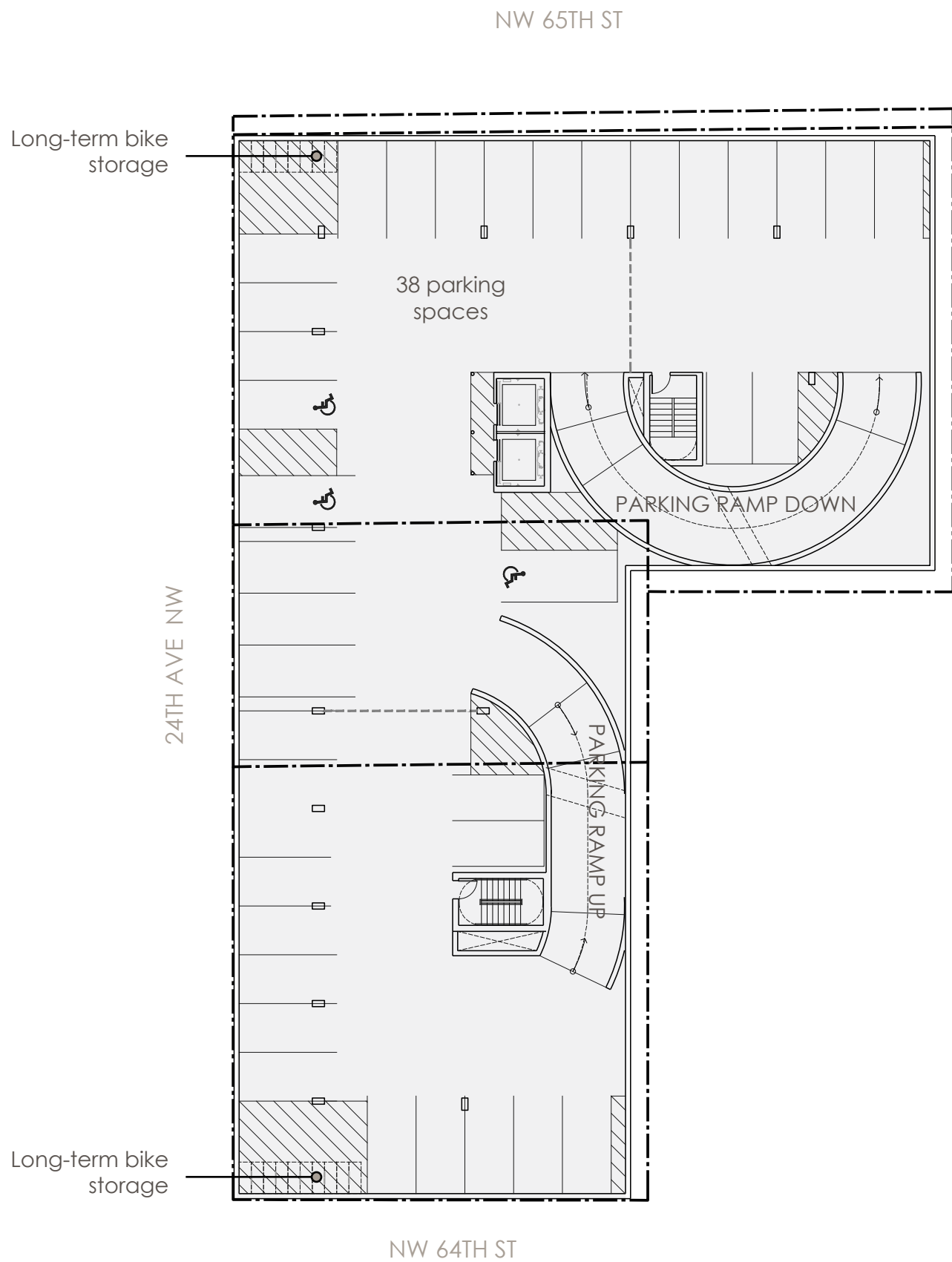
**B** AFTERNOON SHADOWS



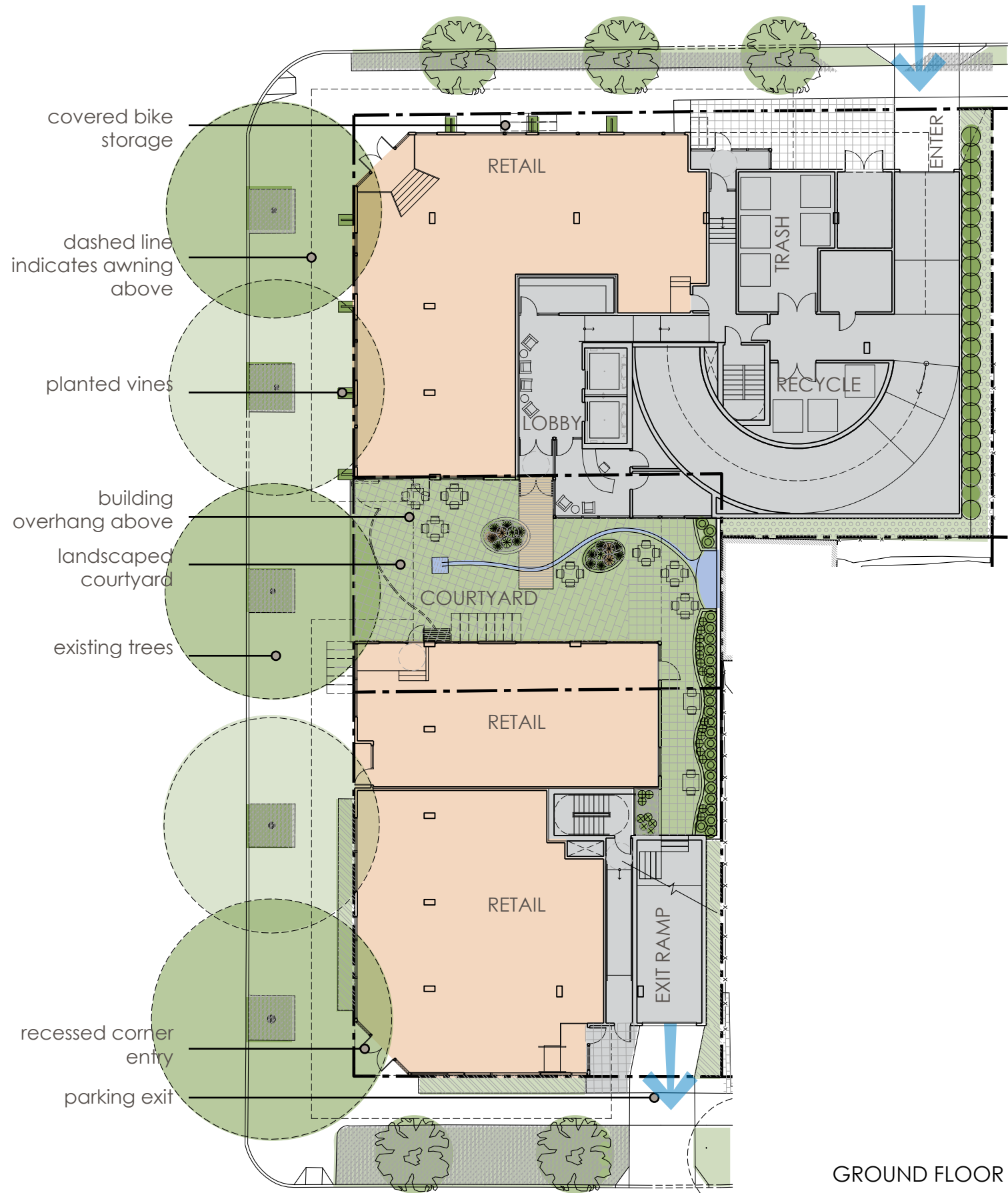


NORTH-SOUTH SECTION (LOOKING EAST)





SUBGRADE GARAGE

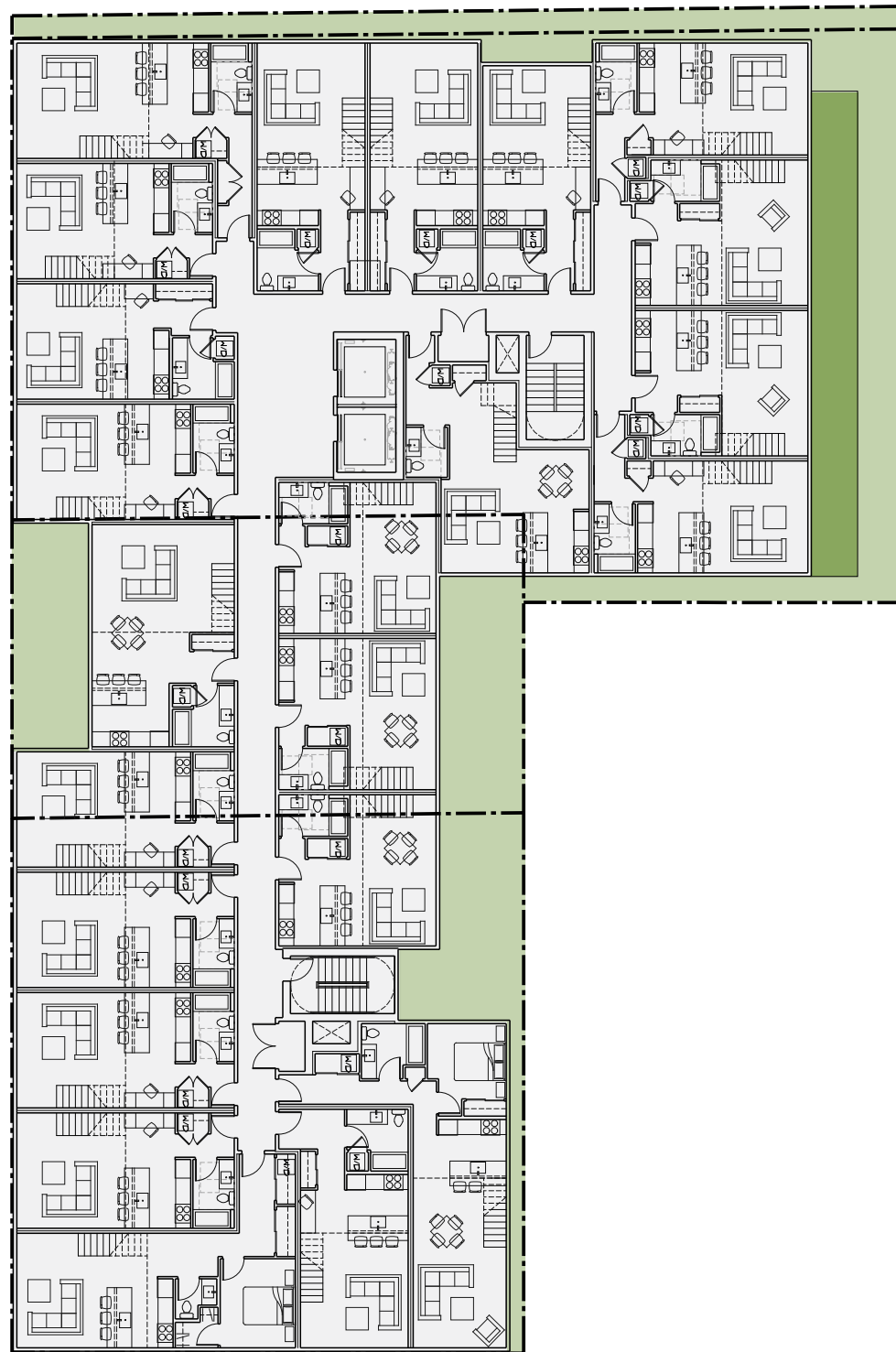


GROUND FLOOR PLAN



NW 65TH ST

24TH AVE NW

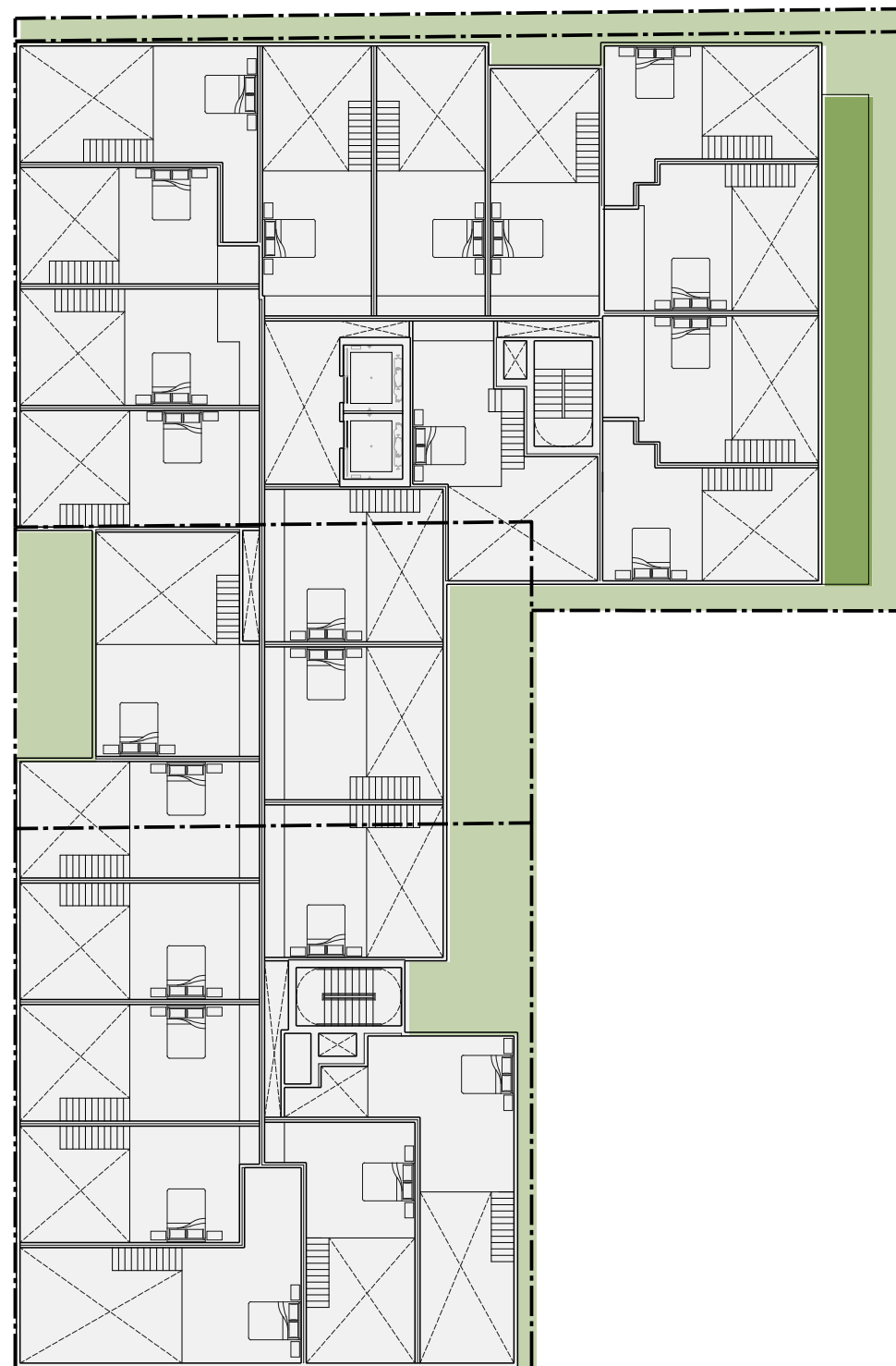


NW 64TH ST

LEVEL 2-3 LOFT FLOOR PLAN (MAIN)

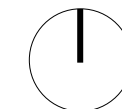
NW 65TH ST

24TH AVE NW



NW 64TH ST

LEVEL 2-3 LOFT FLOOR PLAN (UPPER)



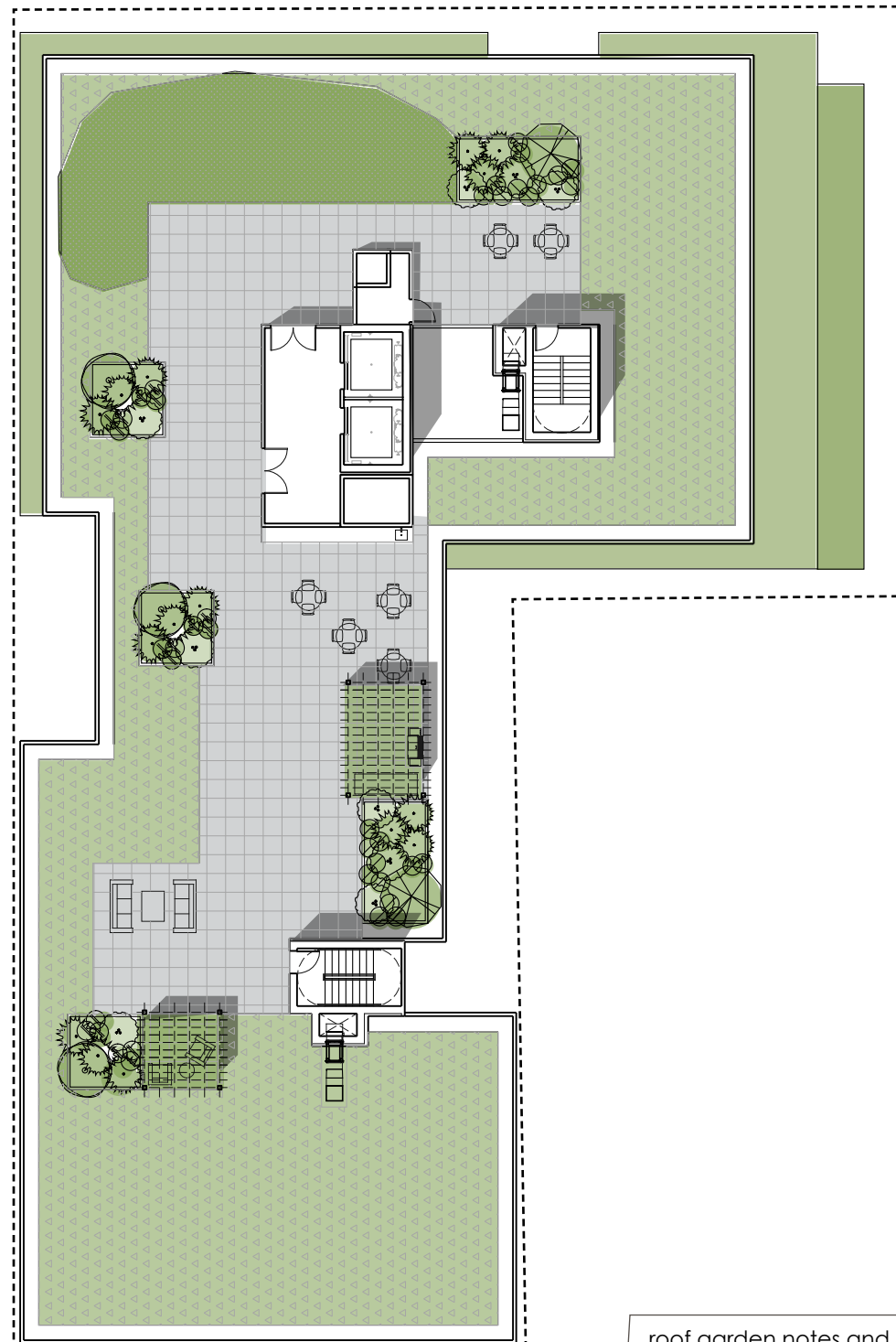
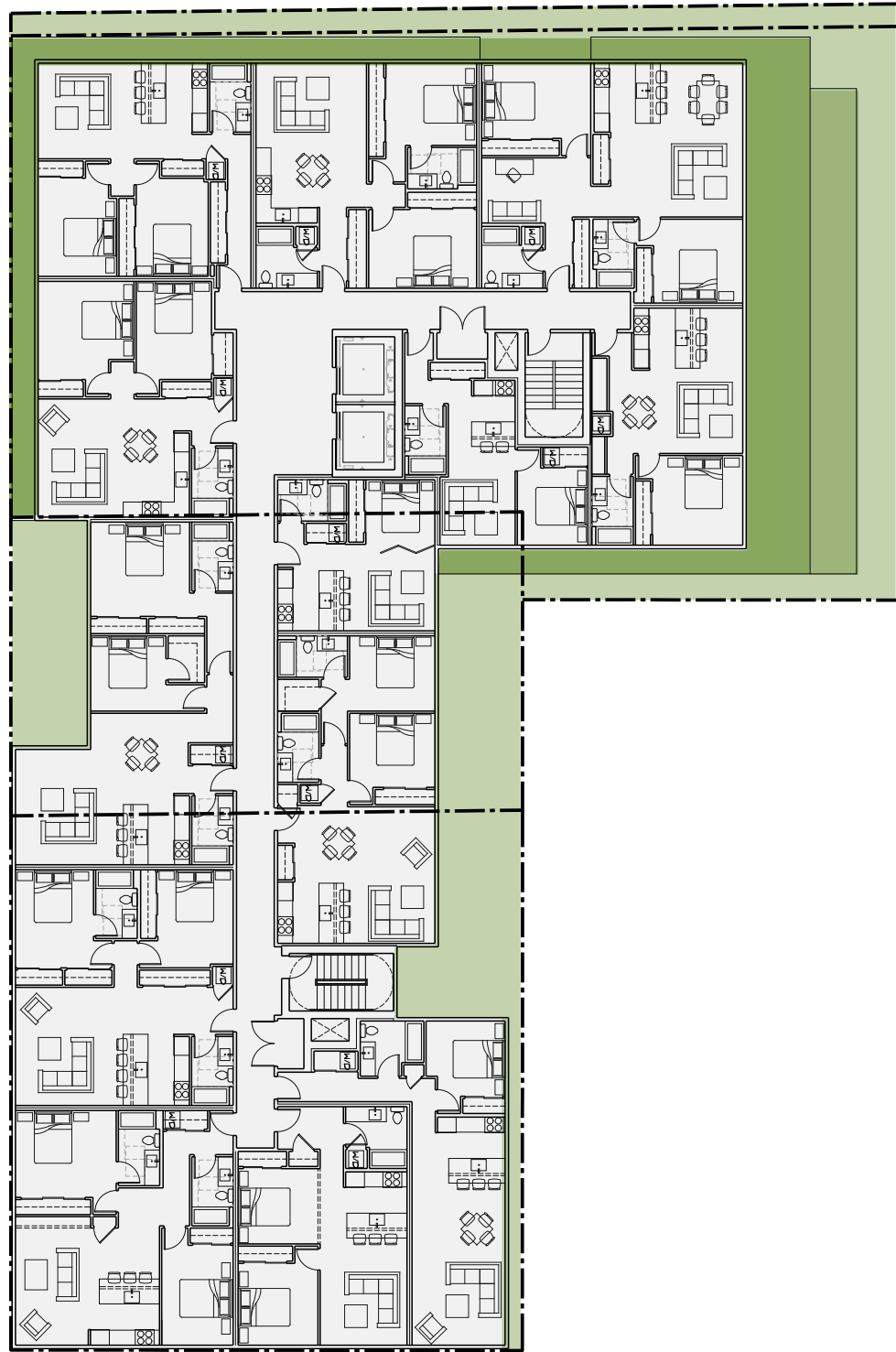


NW 65TH ST

NW 65TH ST

24TH AVE NW

24TH AVE NW



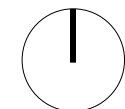
NW 64TH ST

NW 64TH ST

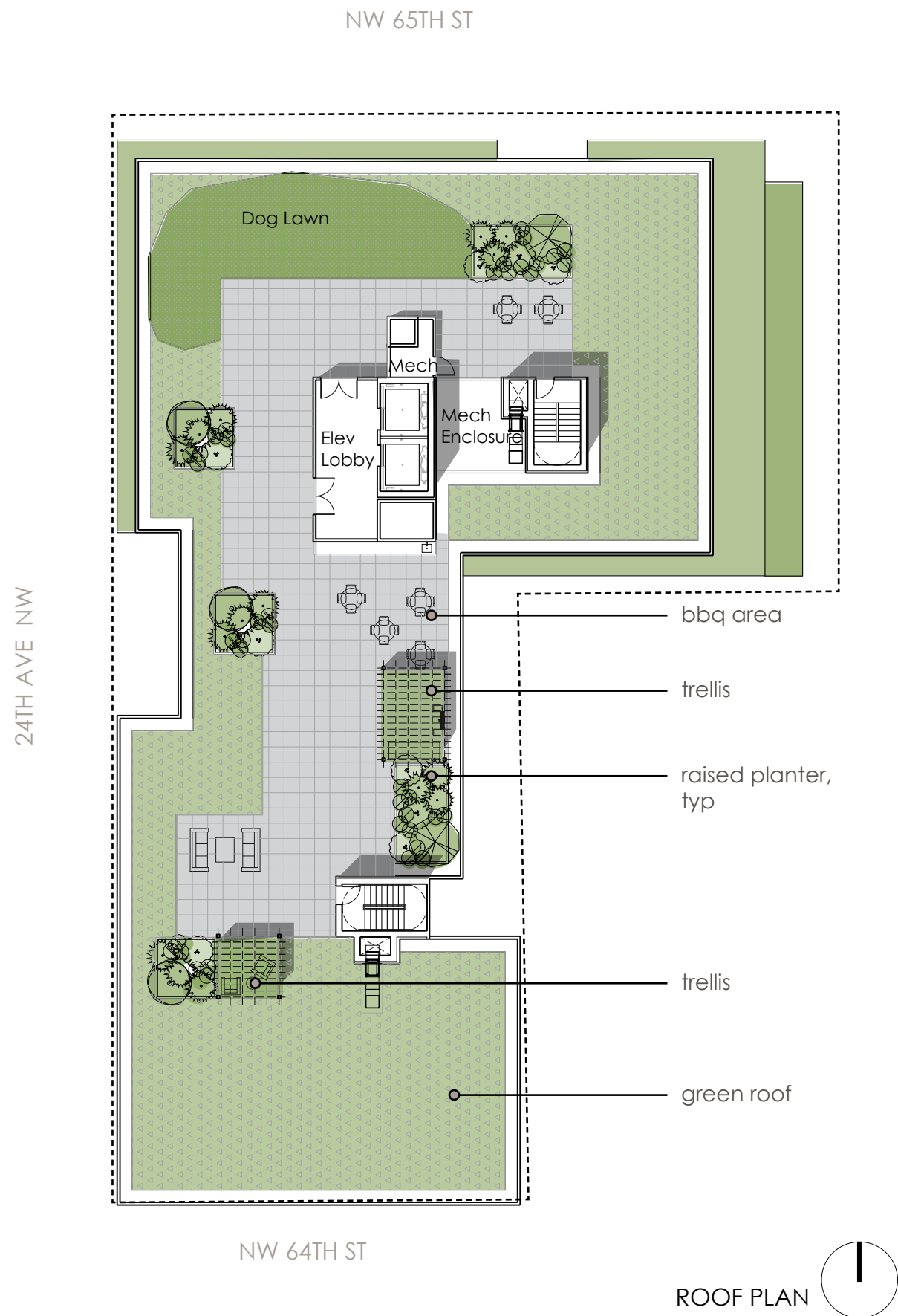
LEVELS 4-5 FLOOR PLAN

roof garden notes and details on next page

ROOF PLAN







PLANT SCHEDULE - ROOF						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	2	STYRAX JAPONICUS	JAPANESE SNOWBELL	6' HT.	AS SHOWN	SINGLE STEM, WELL BRANCHED
	3	ACER PALMATUM	JAPANESE MAPLE	6' HT.	AS SHOWN	
	9	HALIMOCISTUS SALUCII	HALIMOCISTUS	2 GAL.	AS SHOWN	
	15	CHOISYA TERNATA	MEXICAN MOCK ORANGE	2 GAL.	AS SHOWN	
	18	ALOPECURUS P. AUREOVARIEGATUS	GOLDEN FOXTAIL GRASS	4"	12" O.C.	
	22	BOUTELOUA GRACILIS	BLUE GRAMA	4"	12" O.C.	
	903 SF	SYNTHETIC TURF GRASS				IRRIGATION: STORM CONNECTION
	4743 SF	SEDUM MIX INCLUDES:		SOD		PREGROWN TILES
		S. DIVERGENS, S. HISpanicUM				DROUGHT TOLERANT
		S. SPURIUM, S. KAMTSCHATICUM				DROUGHT TOLERANT