

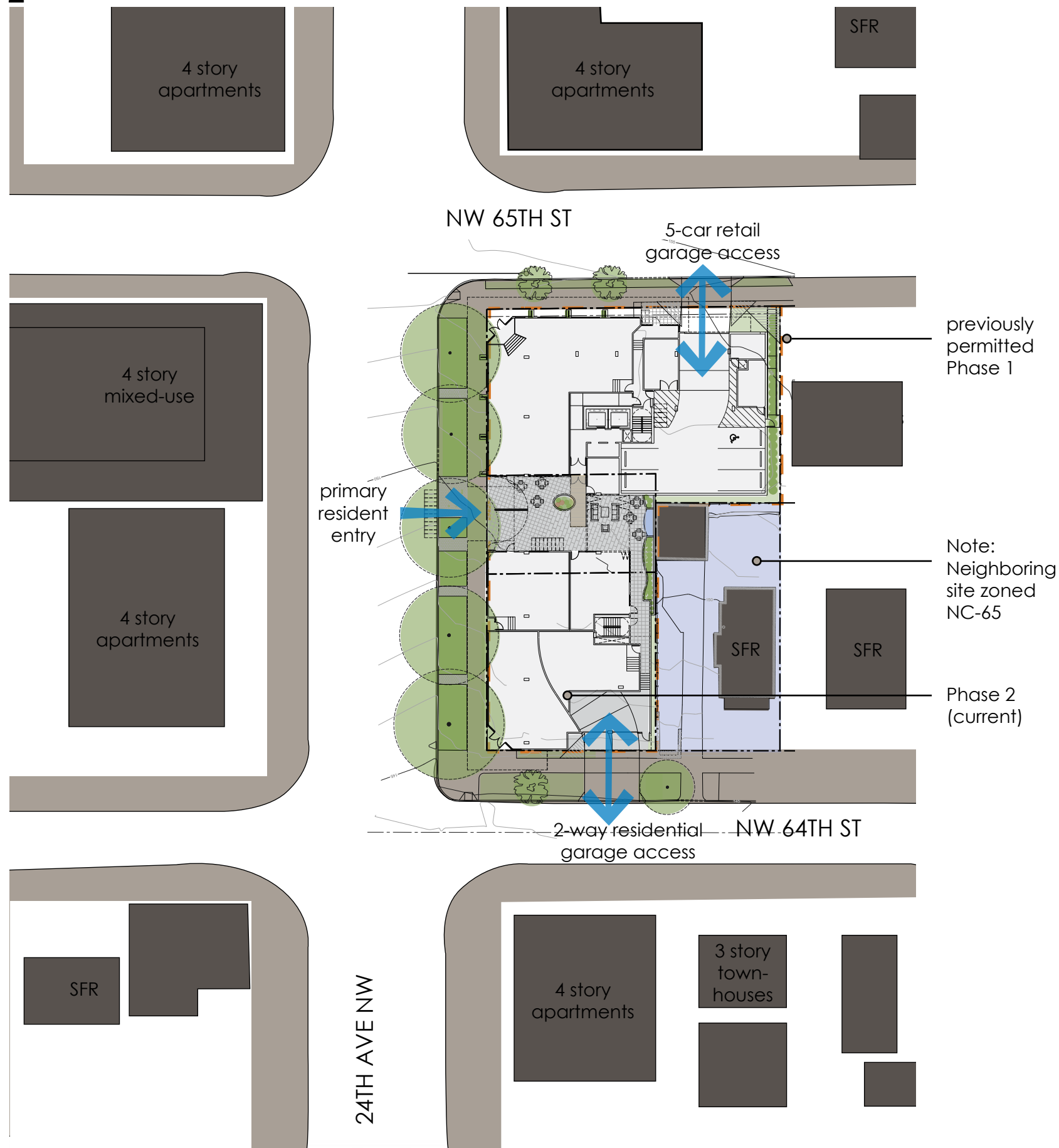


6404 24th Ave NW

Design Review Recommendation - Access to Parking Departure

18 March 2013

DPD Project #3013516



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 5000sf 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.

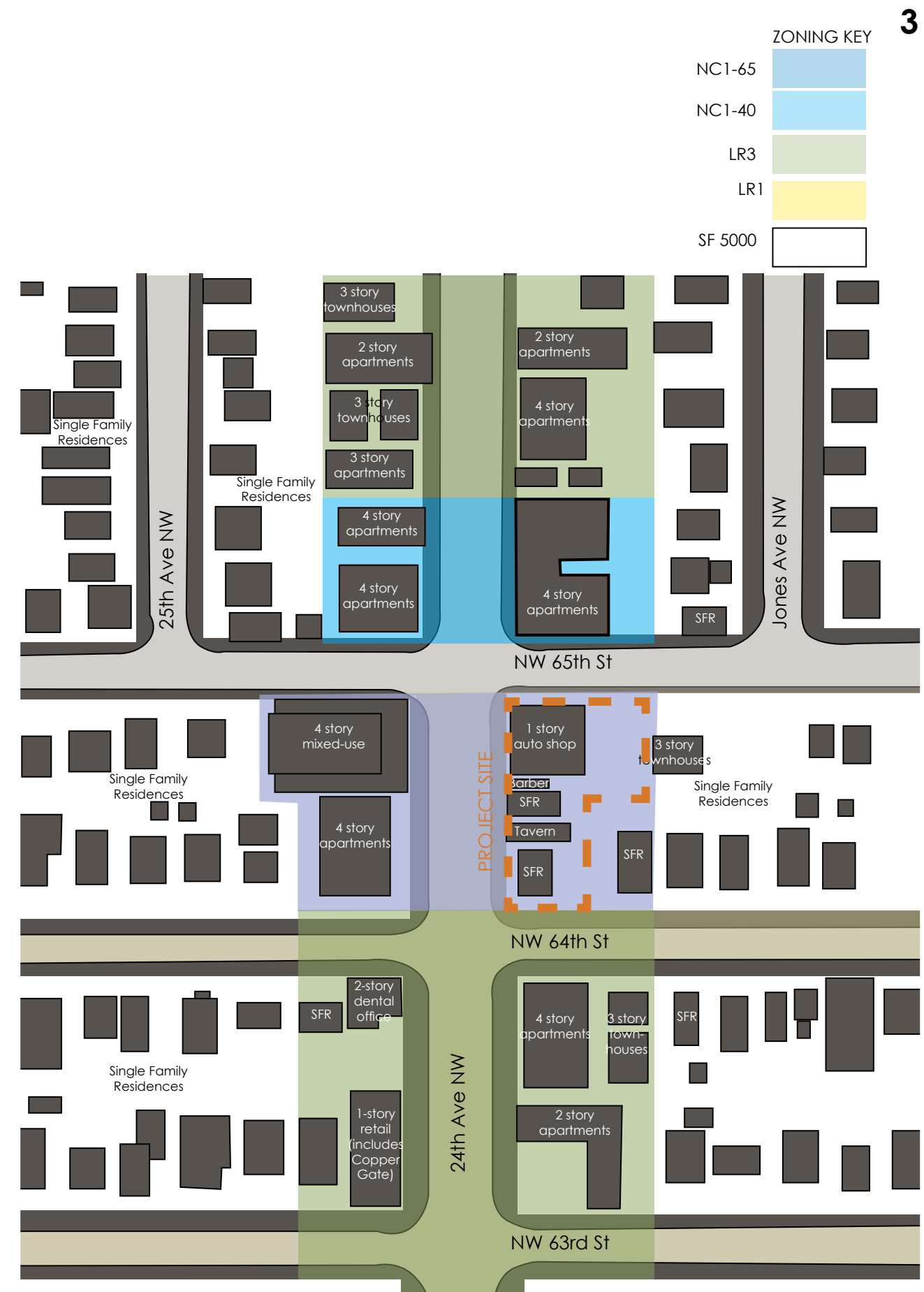
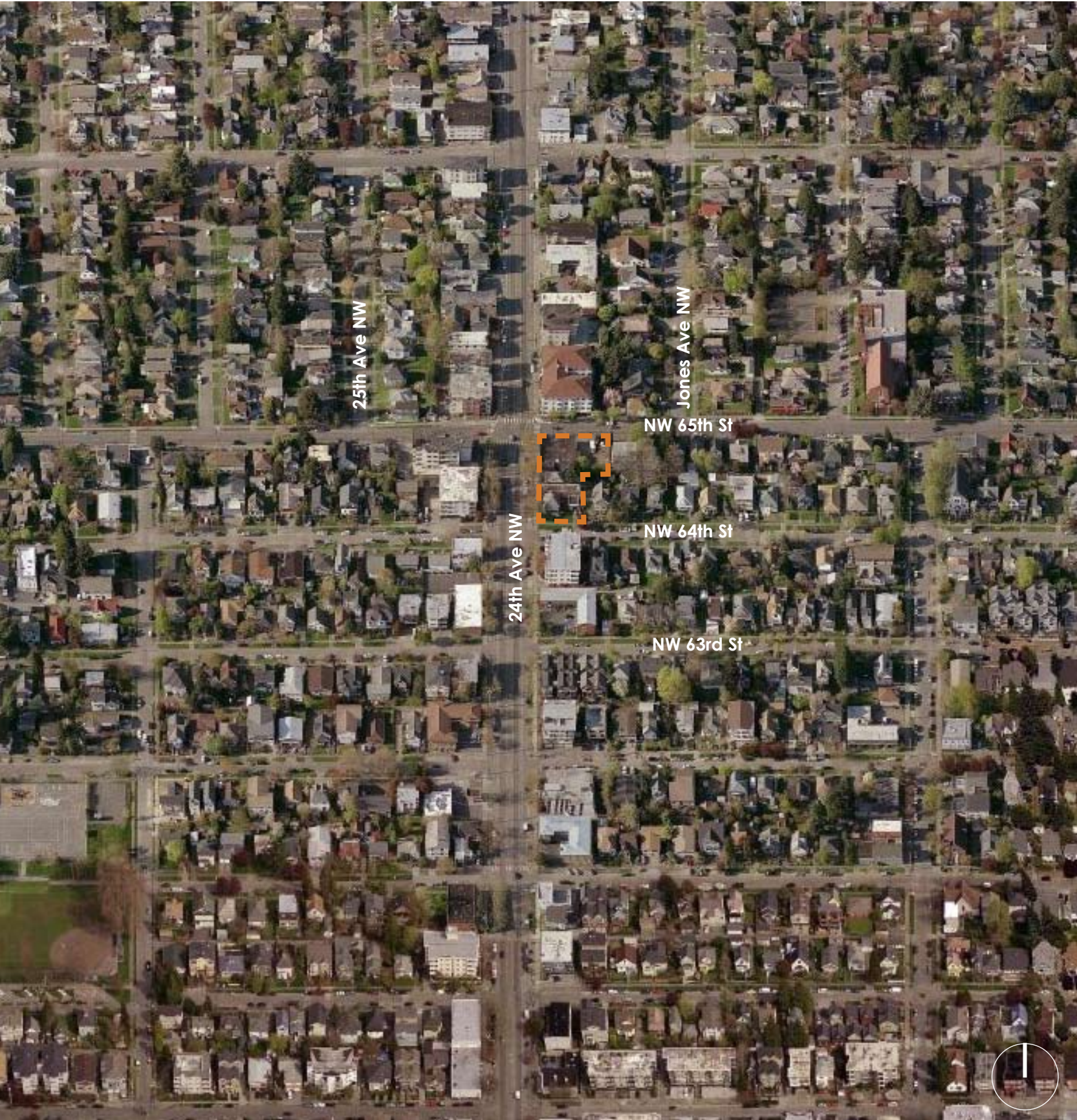
USE SUMMARY

	Phase 1	Phase 2 (current)	Total Project
- # of residential units:	36 units	36 units	72 units
- SF of retail commercial:	2,789 sf	2,250 sf	5,039 sf
- Parking:	55 stalls	33 stalls	88 stalls

FLOOR AREA RATIO

- Zoning FAR: 4.75
- FAR limit: 4.75 x 16,062 sf site area = 76,295sf (both phases combined)
- FAR proposed: 75,110 sf (both phases combined)

- Floor area summary: (both phases combined)	Gross Floor Area	FAR
> SUBGRADE 2:	14,892sf	n/a
> SUBGRADE 1:	14,892sf	n/a
> 1ST:	11,676sf	11,676sf
> 2ND (incl loft):	19,402sf	19,402sf
> 3RD (incl loft):	19,402sf	19,402sf
> 4TH:	11,971sf	11,971sf
> 5TH:	11,971sf	11,971sf
> ROOF	688sf	688sf
	104,894sf	75,110sf





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



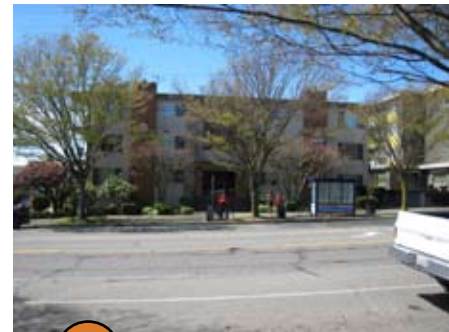
2 24th Ave NW N of project site, looking NE



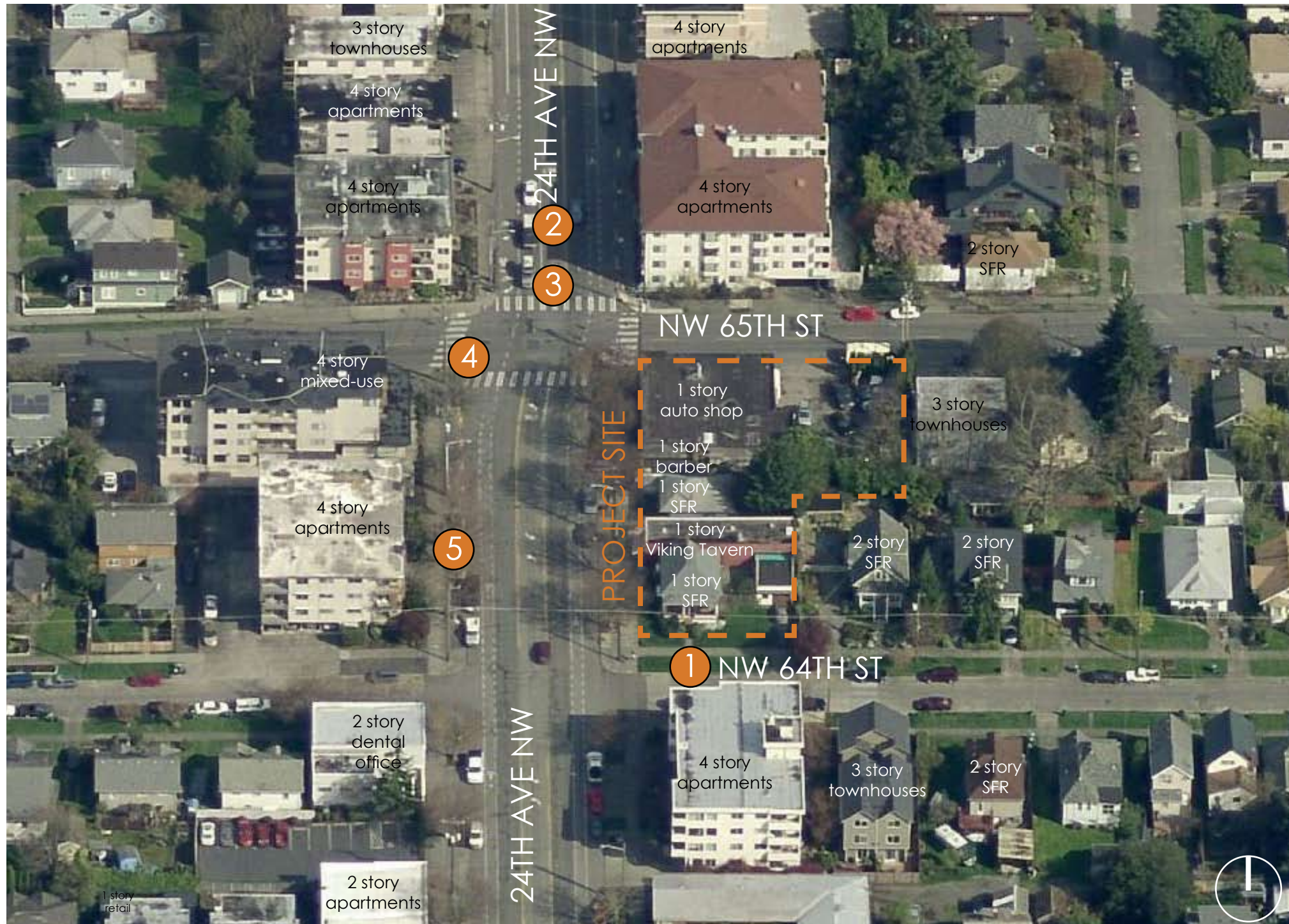
3 24th Ave, looking NW from project site



4 Mixed-use W of site



5 Apartments W of site



SITE + VICINITY ANALYSIS

- 24th Ave NW

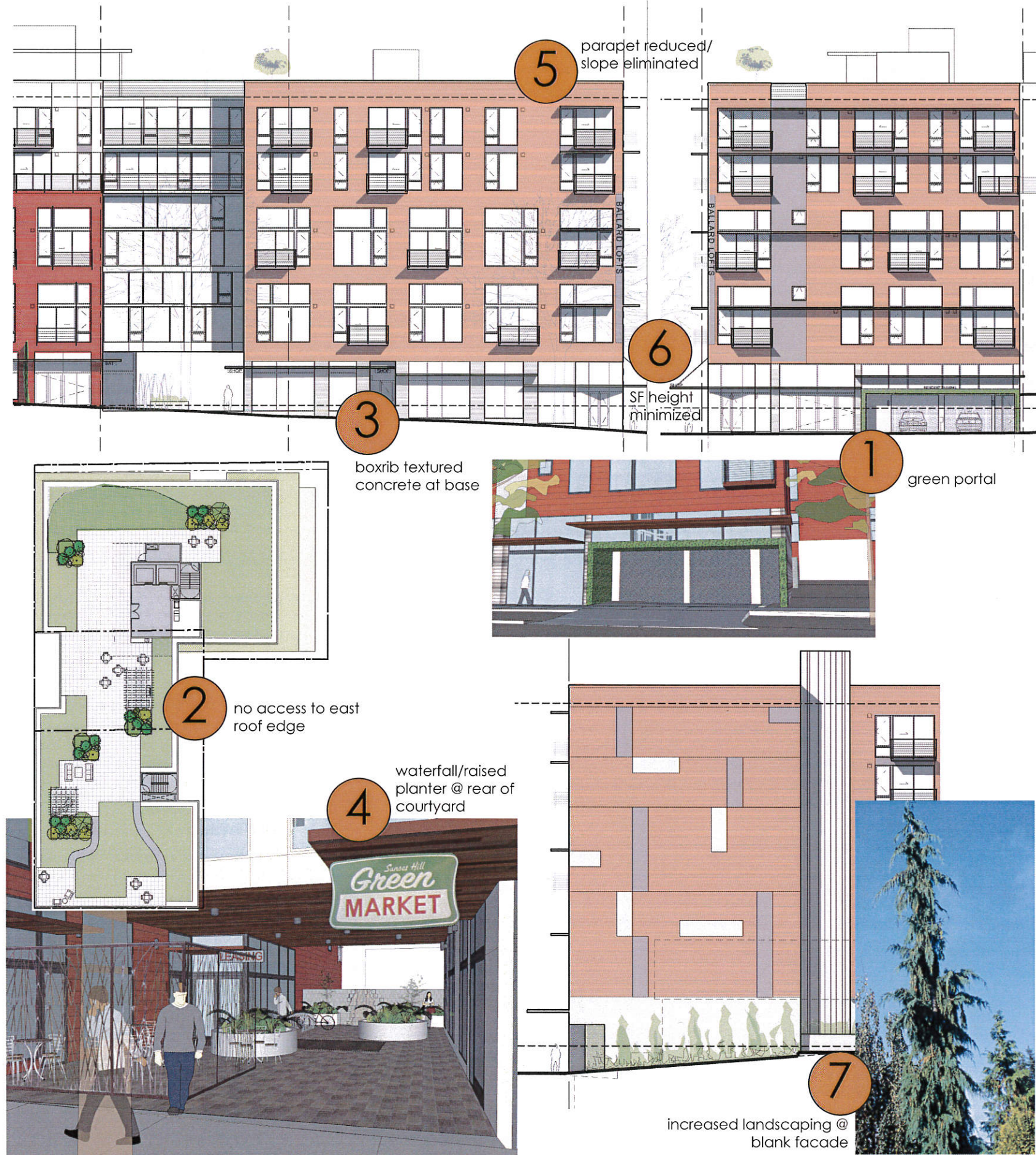
- > Variety of sizes and uses, from 4-story multifamily to 1-story retail
- > Relatively flat, walkable unconcentrated retail
- > Arterial
- > Transit routes and bike lanes
- > Large existing mature street trees

- NW 65th St

- > Arterial
- > Mixture of multifamily and single-family residential
- > Proposed retail garage entry/exit

- NW 64th St

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



BOARD RECOMMENDATIONS FROM PREVIOUS MEETING:

- 1 Develop 64th garage entry portal to provide a better human scale and more landscaping
Height of recess has been minimized to approximately 8'-6" above grade; retail facade continues overhead to provide better connection with adjacent facade. A landscaped green wall and canopy frame the garage entry to form a green "portal" to the garage and courtyard. Safety and security is maintained with keycard-accessible garage and person gates. Nighttime illumination is provided via wall-mounted sconces.
- 2 Ensure east edge of the roof deck will not be accessible to users to preserve privacy of properties to the east
Paver patio area has been pulled away from the east edge of the roof. A sedum roof buffer has been added
- 3 Solid base material around the building should be ribbed concrete. A natural color is preferred over red
Solid base material will be concrete with a box-rib texture around the building
- 4 Screen courtyard from abutting property with water feature and landscaping
The east side of the courtyard will be bound by a water feature and raised planters with tall plantings which will not allow pedestrian traffic across the property line to the east.
- 5 Reduce solid parapet at the south corner of the west facade
Solid parapet has been reduced to railing height (42") and no longer slopes up to the south
- 6 Minimize the height of the storefronts at the southern portion of the 24th Ave facade and along NW 64th
Storefront heights have been reduced by several feet and both intermediate mullions and overhead awning canopies above now step down with the sidewalk grade along 24th to reduce the scale at the southern portion of the facade.
- 7 Keep east facade blank wall back from property line and provide interest with subtle color variations of the cement board siding. Provide vertical landscaping at the base
Subtle variation of siding colors is provided and weeping Alaskan Yellow Cedar provides a tall narrow landscaping hedge at grade within 2' setback



SOUTH ELEVATION - NW 64TH ST 3



WEST ELEVATION - 24TH AVE NW 1



NORTH ELEVATION 4



EAST ELEVATION 2

- wood shade trellis
- raised planters at roof garden
- mini-box rib metal siding
- grey cement board panel accent siding
- dk bronze fiberglass floor-to-ceiling windows
- perforated steel sunshades
- steel railings
- illuminated primary bldg id sign on corners
- concrete base w/ box rib texture
- wood/steel canopies
- dk bronze up/down light sconces
- floor-to-ceiling dk bronze anodized aluminum storefront windows

- wood shade trellis
- raised planters at roof garden
- grey cement board panel accent siding
- mini-box rib metal siding
- steel railings
- dark bronze floor-to-ceiling fiberglass windows
- textured concrete base
- at-grade landscaping @ garage wall

- mixed grey cement board panel accent siding
- outline of neighboring house

- floor-to-ceiling dark bronze anodized aluminum storefront windows

- courtyard landscaping in raised planters





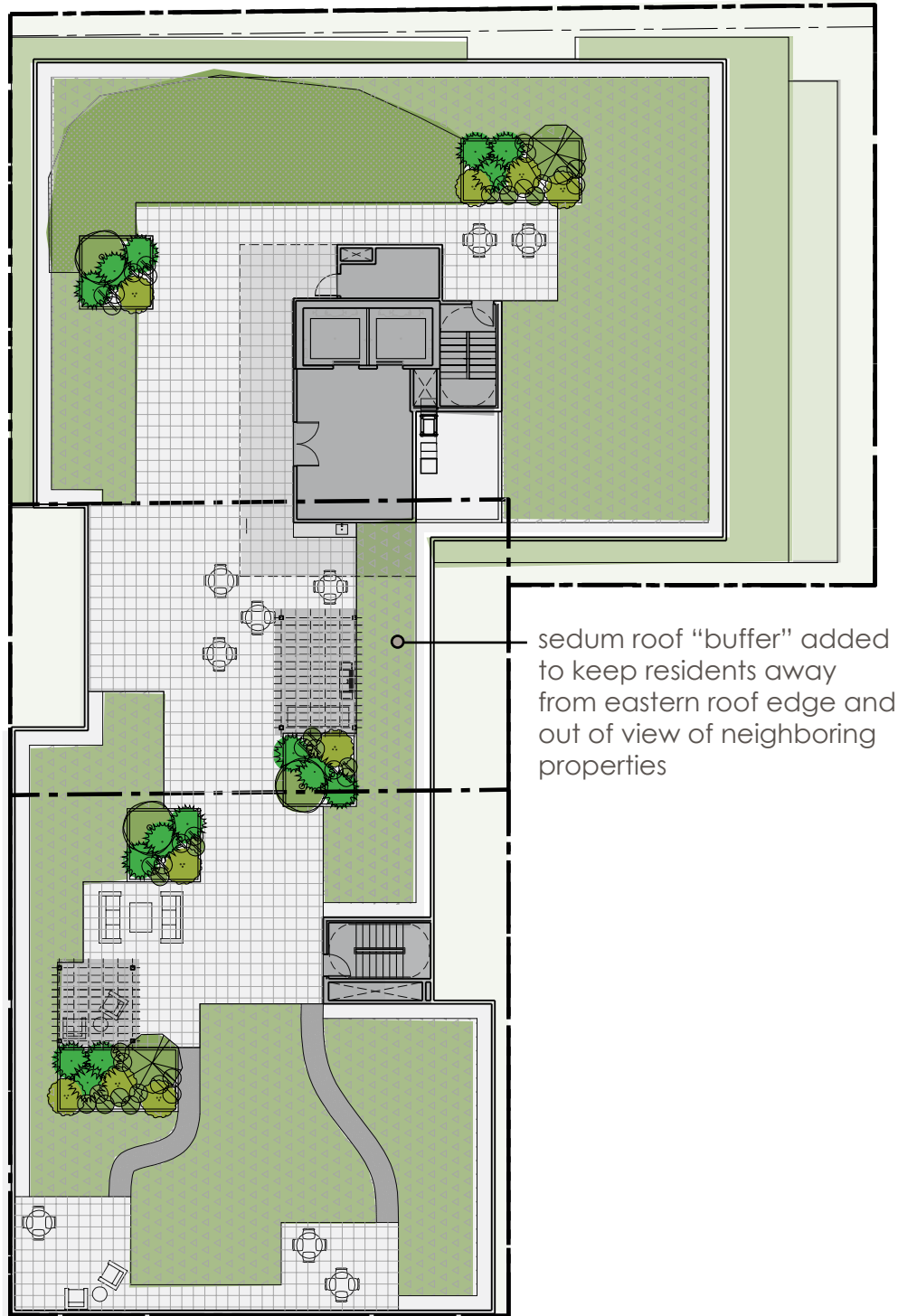
southwest corner (24th Ave NW @ NW 64th St)



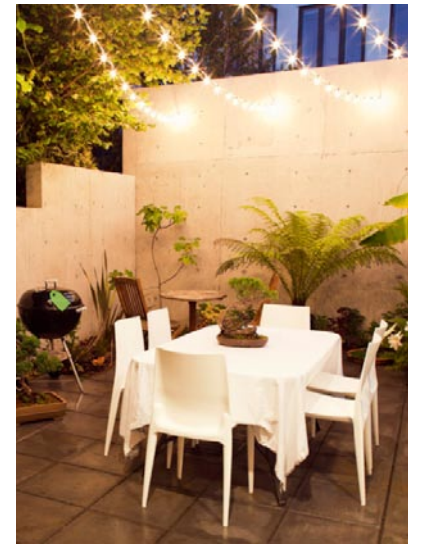
64th St parking garage green wall portal



64th St view looking NE towards parking entrance



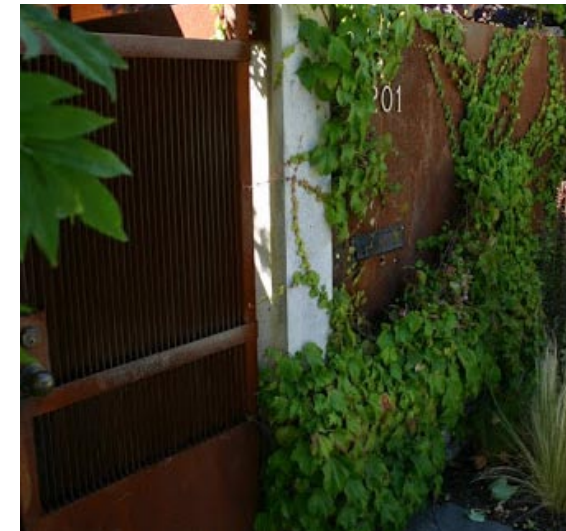
1 Functional Outdoor Spaces

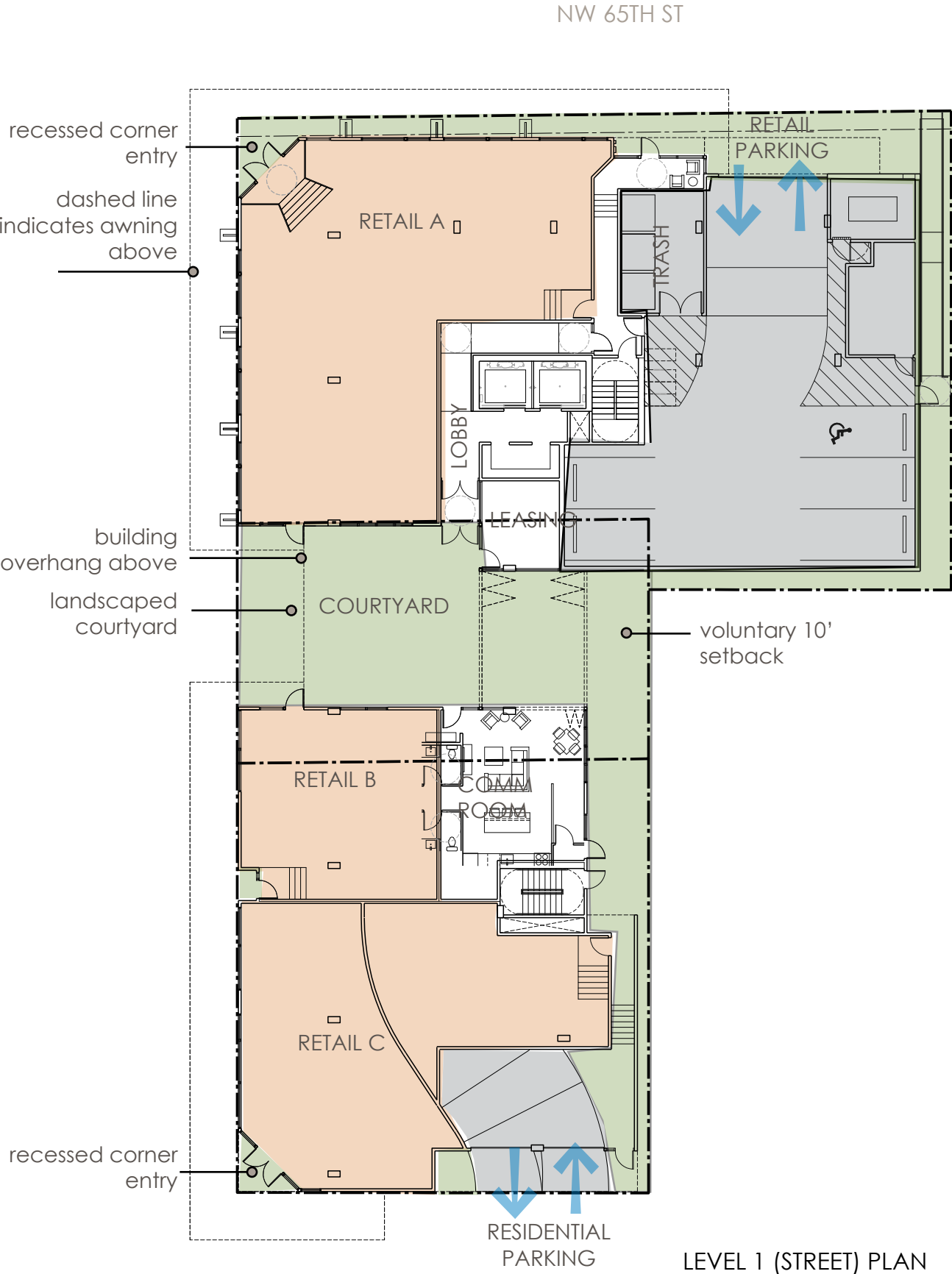


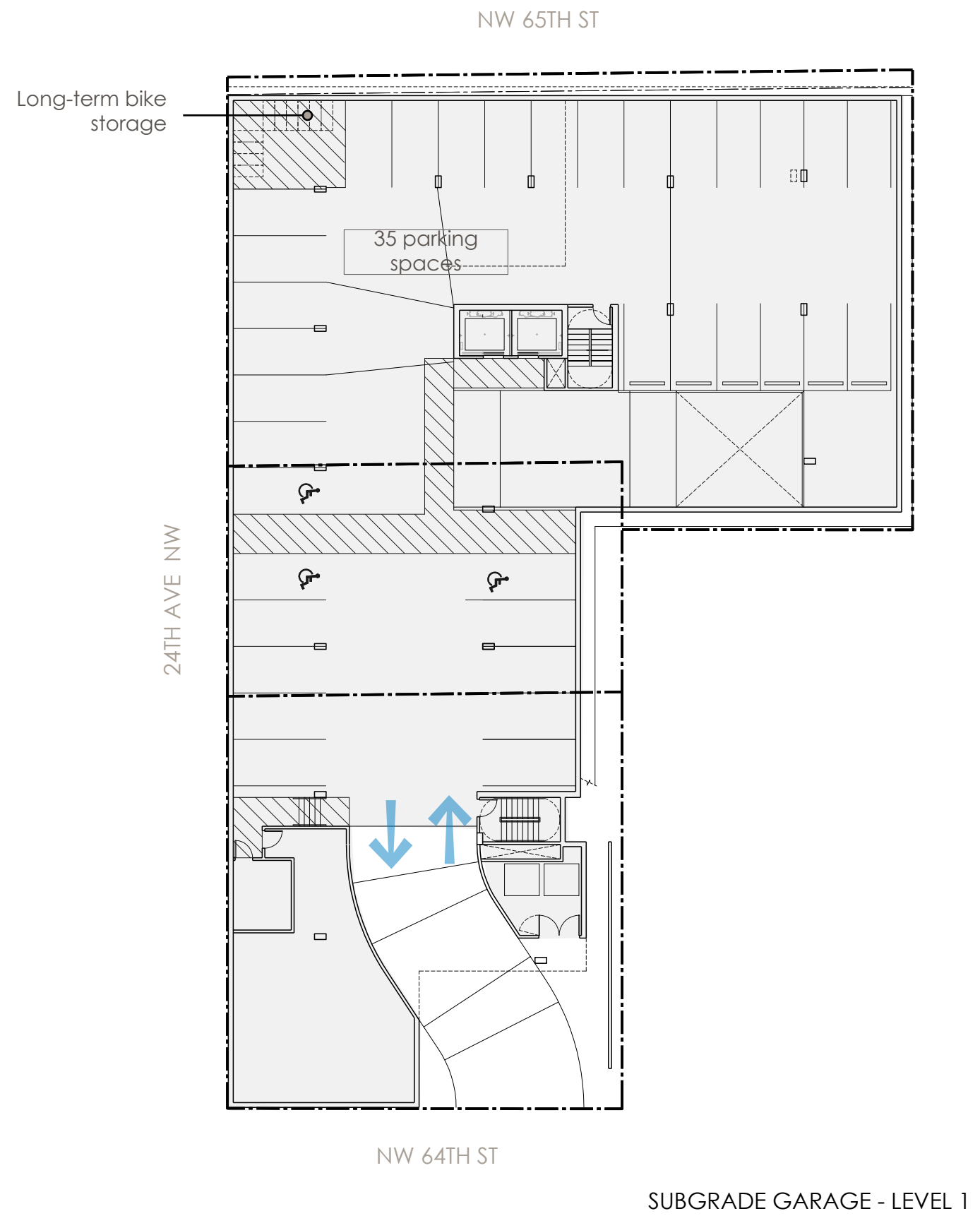
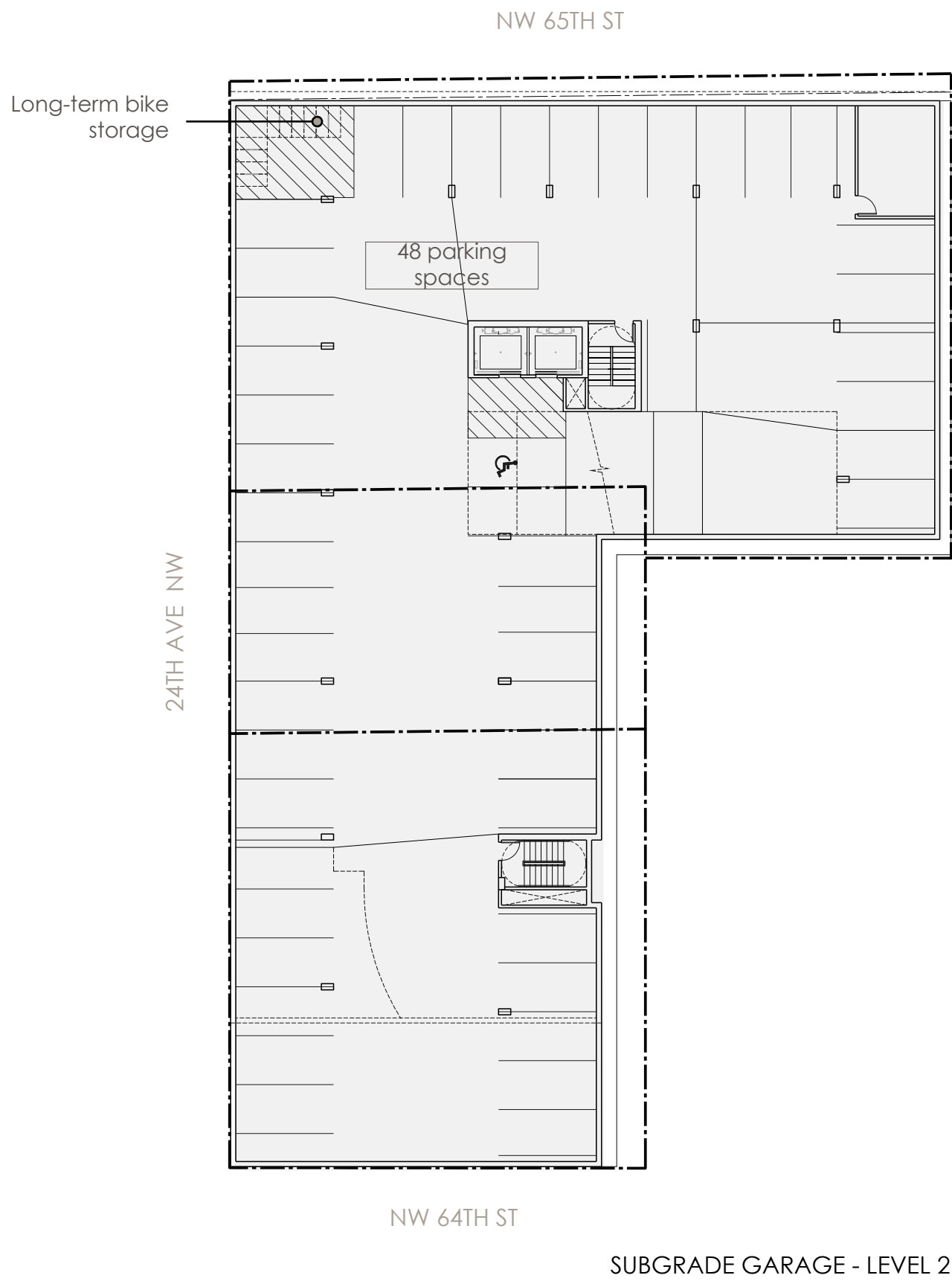
2 Creative Lighting



3 Warm - Industrial Materials







NORTH



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



2012 ADMINISTRATIVE MUP REVISION
(5 floors flats)



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

WEST



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

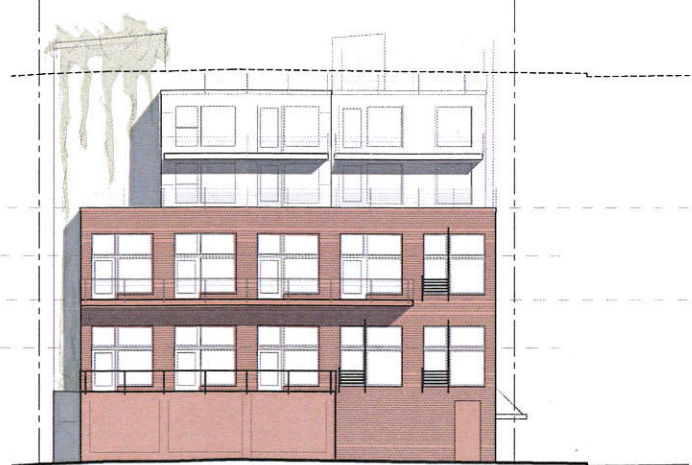


2012 ADMINISTRATIVE MUP REVISION
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CURRENT PROPOSAL w/ PHASE 2
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EAST



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