



DESIGN OBJECTIVES

Create a timeless contribution to the built environment through design, craft and sensibility to the surrounding context

Continue our commitment to strategic, sustainable, and affordable urban development

PROPOSAL

This proposal is addressing a need for affordable housing within the city's urban neighborhoods. The objective is to provide an opportunity for safe, simple, efficient living within our urban centers. This achieves several objectives such as reduced commuting and encouraging livewhere-you work opportunities; keeping people and their contributions in the city rather than outlying suburbs; all the while utilizing the cities pre-established systems. Our commitment to the neighborhood, great design, and the health and well-being of our residents has resulted in several exciting up and coming communities throughout Seattle.

The Proposal:

1506 NW 61ST STREET, SEATTLE WA

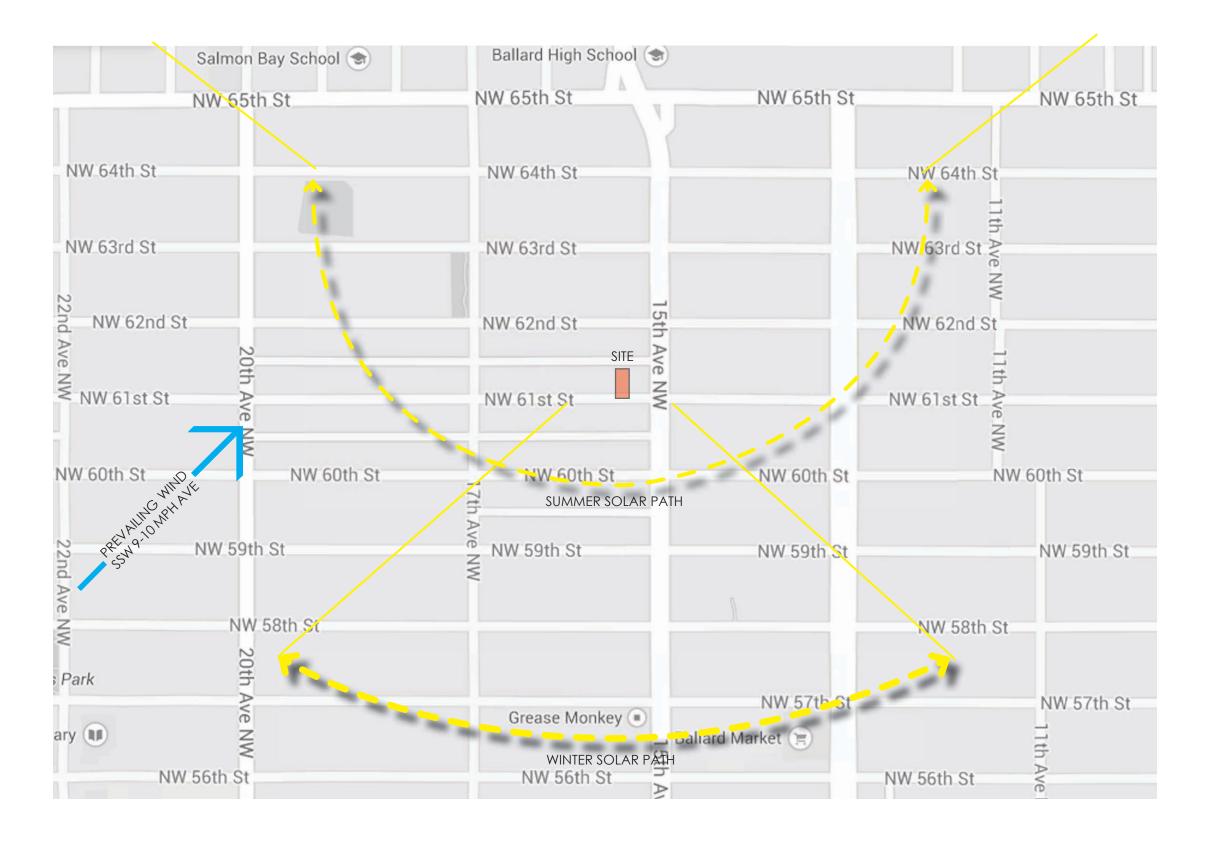
- NC3-40
- Site area 4,753 +/-
- 4 story residential apartment building
- 30 units +/-
- Demolition of existing 2 story structure
- No parking provided

Design objectives and challenges drawn from analysis

- The neighborhood is an eclectic mix of architecture from different styles and time periods without any one predominant archetype or character.
- The scale of the neighborhood is single family home and low-rise residential in the form of apartment buildings and townhouses. 15th Ave NW is a main arterial street lined primarily with small and medium scale commercial.
- The site is adjacent to both the commrecial space alongside 15th Ave NW and a single family dwelling. Responding to the character and use of both conditions is crucial.
- The small size of the site, the topography, and the residential character of the neighborhood make access to the site challenging. Addressing the access to the site and connection to the sidewalk is important.



ENVIRONMENTAL ANALYSIS





ZONING

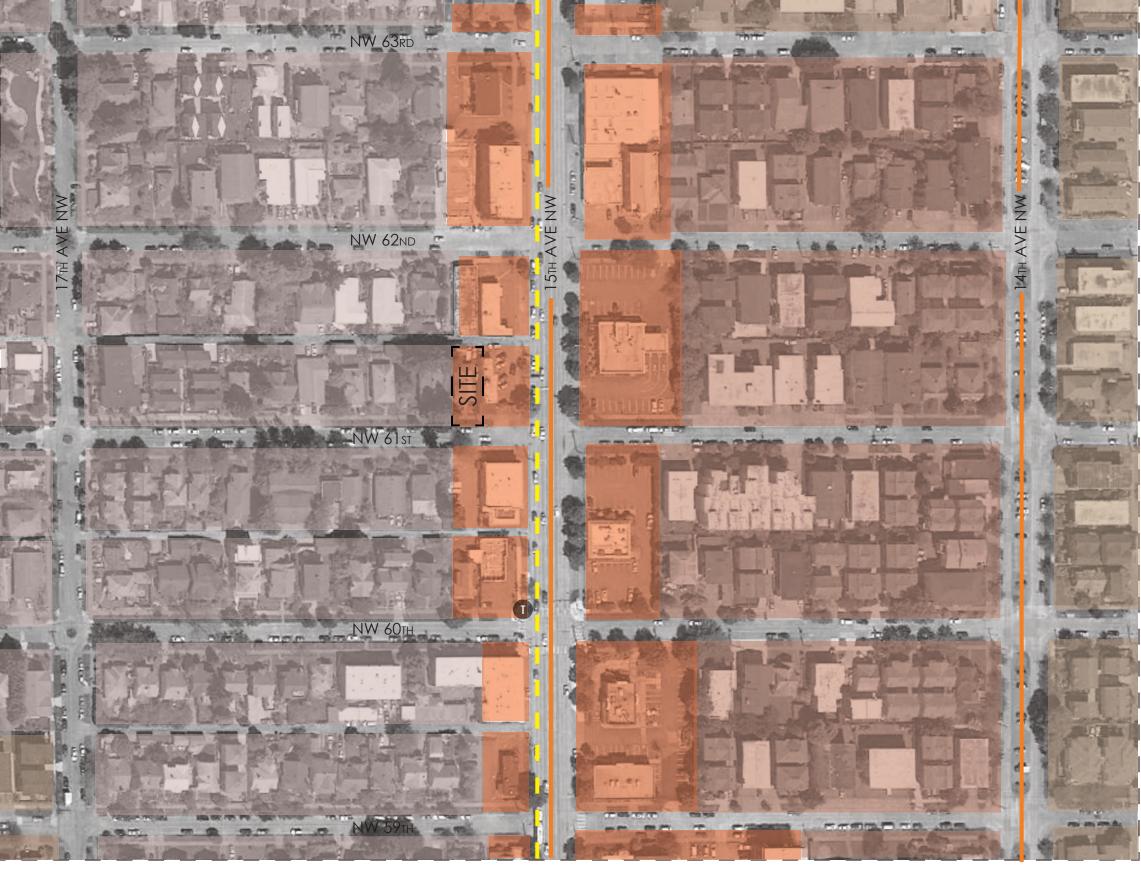
KEY

NC3-40

LR1

LR2

LR3



CIRCULATION, TRANSIT, & NEIGHBORHOOD AMENITIES

KEY

MAIN

--- ARTERIAL

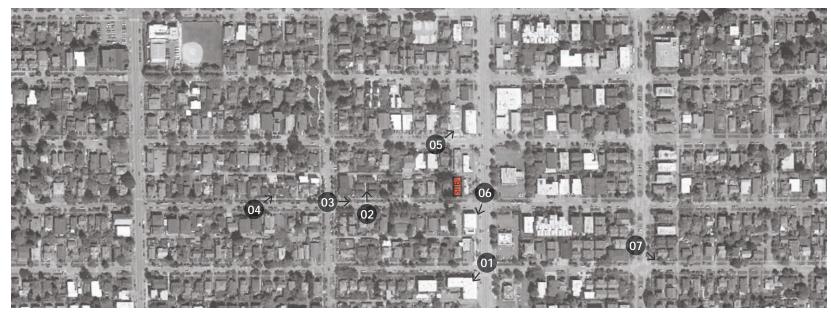
- - - BIKE ROUTE / LANES

TRANSIT STOP

TRANSIT ROUTE

- 01 BALLARD HIGH SCHOOL
- 02 BOYS AND GIRLS CLUB
- **03** BALLARD CORNERS PARK
- 04 US BANK
- 05 TACO DEL MAR
- 06 14TH AVE PARK BOULEVARD (PROPOSED)
- SAINT ALPHONSUS CHURCH
- OB SAINT ALPHONSUS PARISH SCHOOL
- 09 BALLARD POST OFFICE
- 10 BALLARD MARKET





NEIGHBORHOOD VICINTY MAP



03. Vegitation along NW 61st St



06. Commercial alongside 15th Ave NW



04. Condos



07. Townhomes



01. Commercial Alongside 15th St NW



02. Townhouses



05. New Multi-family development on NW 62nd St

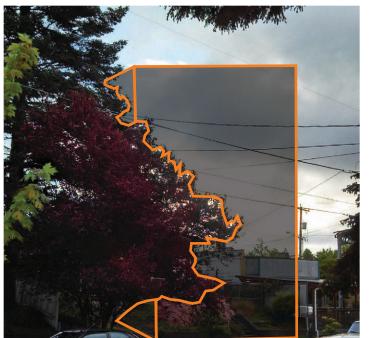
NEIGHBORHOOD CONTEXT | SUMMARY

The neighborhood is a mix of single family and low rise multi-family residential with small scale commercial along 15th Ave NW, the major street in the area. In addition to the commercial adjacent to 15th Ave NW, the area is served by amentities to the South along Market St and the historic Ballard area to the Southwest. While not immediate, many of these urban features are still walkable and easily accessed.

There does not seem to be one prominent or dominant architectural category, so the aesthetics will be informed by the function of the building, as well as the characteristics of the site. Striving towards a refined, elegant aesthetic.







03. SITE | Looking NE across NW 61st St



04 View from site looking South across NW 61st St



01. SITE | Looking NW from across intersection of 15th Ave NW and NW 61st St



05. SITE | N approach to site from Alley



06. Commercial Alongside 15th St NW

SEATTLE MUNICIPAL CODE TITLE 23

REQUIREMENTS FOR NEIGHBORHOOD COMMERCIAL (NC3-40) ZONES:

SMC 23.47A.004 (TABLE A) | PERMITTED USES
RESIDENTIAL USES ARE PERMITTED OUTRIGHT

SMC 23.47A.012 | STRUCTURE HEIGHT:

MAXIMUM HEIGHT: 40' + 4' (SECTION C.2) = 44'

SMC 23.47A.013 | FLOOR AREA RATIO:

MAXIMUM F.A.R. RESIDENTIAL USE: 3.00
MINIMUM F.A.R. RESIDENTIAL USE: 1.50
PROPOSED 3.00

SMC 23.47A.013 | SETBACK REQUIREMENTS:

FRONT: 0'

REAR: 5' MIN.

EAST SIDE @>40' FACADE: 0'

SIDE @<40' FACADE: 15' MIN.

SMC 23.47A.024 | AMENITY AREA

AMENITY AREA REQUIRED: EQUAL TO 5% OF TOTAL GROSS RESIDENTIAL FLOOR AREA, MEETING THE FOLLOWING STANDARDS:

- ALL RESIDENT SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA
- AMENITY AREAS SHALL NOT BE ENCLOSED
- COMMON AMENITY AREAS SHALL HAVE A MIN. HORIZ. DIMENSION OF 10' AND BE NO LESS THAN 250 SF IN SIZE
- PRIVATE BALCONIES & DECKS SHALL HAVE A MIN. AREA OF 60 SF AND NO HORIZ. DIMENSION LESS THAN 6'

SMC 23.54.015 | REQUIRED PARKING

REQUIRED PARKING IN NC3 ZONES WITHIN AN URBAN VILLAGE:
NOT REQUIRED, PER TABLE B FOR SMC 23.54.015: SECTION II ITEM "M".

SMC 23.47A.016 | LANDSCAPE STANDARDS:

GREEN FACTOR SCORE OF .3 OR GREATER IS REQUIRED

SMC 23.47A.008 | STREET-LEVEL DEVELOPMENT STANDARDS
STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE
SHALL HAVE A PROMINENT PEDESTRIAN ENTRY; AND THE FLOOR OF A
DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE
SHALL BE AT LEAST 4' ABOVE OR BELOW SIDEWALK GRADE OR BE SET BACK
AT LEAST 10' FROM THE SIDEWALK

LEGAL DESCRIPTION OF SITE

LOT 13, BLOCK 19, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE NORTH 5 FEET THEREOF CONVEYED OT THE CITY OF SEATTLE FOR ALLEY BY DEED RECORDED UNDER RECORDING NO. 1289135

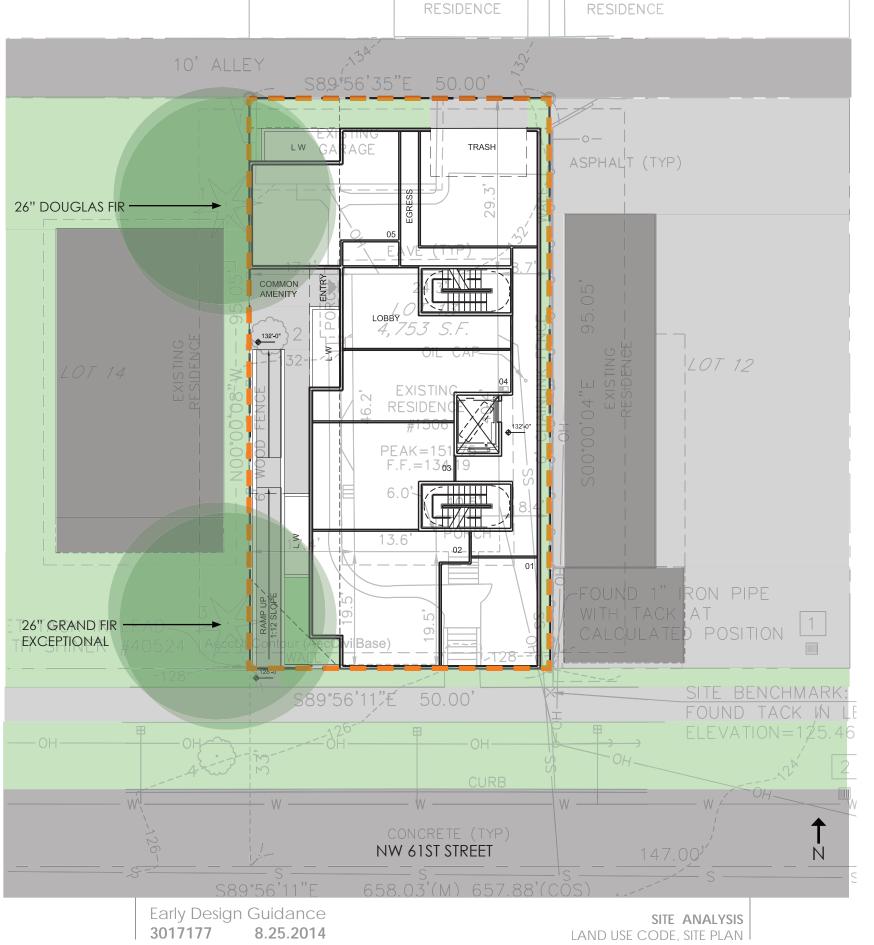
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

(PER OLD REPUBLIC TITLE, ORDER NUMBER: 5207118149)

architecture

architecture

planning
design



CITYWIDE DESIGN GUIDELINES

CONTEXT & SITE

CS1.C | TOPOGRAPHY: Use the natural topogoraphy and/or other desirable land forms or features to inform the project's design.

CS2.A2 | ARCHITECTURAL PRESENCE: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Encourage all building facades to incorporate design detail, articulation, and quality materials.

CS2.B2 | CONNECTION TO 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. Consider the qualities and character of the streetscape - it's physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and it's function (major retail street or quieter residential street) - in siting and designing the building.

CS2.D1 | EXISTING DEVELOPMENT AND ZONING: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

CS3.D2 | EXISTING SITE FEATURES: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighborhood building.

CS2.D3 | ZONE TRANSITIONS: For projects located at the edge of different zones, provide an appropriate transition or complement to adjacent zone(s). Projects should create a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zone and the proposed development. Consider: Distance to the edge of a less (or more) intensive zone; Differences in developmental standards between abutting zones; The type of separation form adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change); Adjacencies to different neighborhoods or districts; and shading to or from neighboring properties.

CS2.D4 | MASSING CHOICES: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make fore interesting urban form.

CS2.D5 | RESPECT FOR ADJACENT SITES: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

CS3.A2 | CONTEMPORARY DESIGN: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3.A4 | EVOLVING NEIGHBORHOODS: In neighborhoods where architectural character is evolving or otherwise in transition, explore way for new development to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL1.B2 | PEDESTRIAN INFRASTRUCTURE: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL2.A1 | ACCESS FOR ALL: Provide acces for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcome trhough the front door. Refrain from creating separate "back door" entrances for persons with mobility limitations.

PL2.C | WEATHER PROTECTION: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activitity such as entries, retail uses, and transit stops.

PL3.A | ENTRIES: Common entries to multi-story residential buildings need to provide privacy and secturity for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls, and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

PL3. B | RESIDENTIAL EDGES: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development adn the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

DESIGN CONCEPT

DC2.A | MASSING: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as the can accentuate mass and height. Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or identations in the building envelope; adding balconies; bay windows; porches, canopies or other elements; and/or highlighting building entries.

DC2.B1 | FACADE COMPOSITION: Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

DC2.C2 | DUAL PURPOSE ELEMENTS: Consider architectural features that can be dual purpose - adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contirbute toward energy efficency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

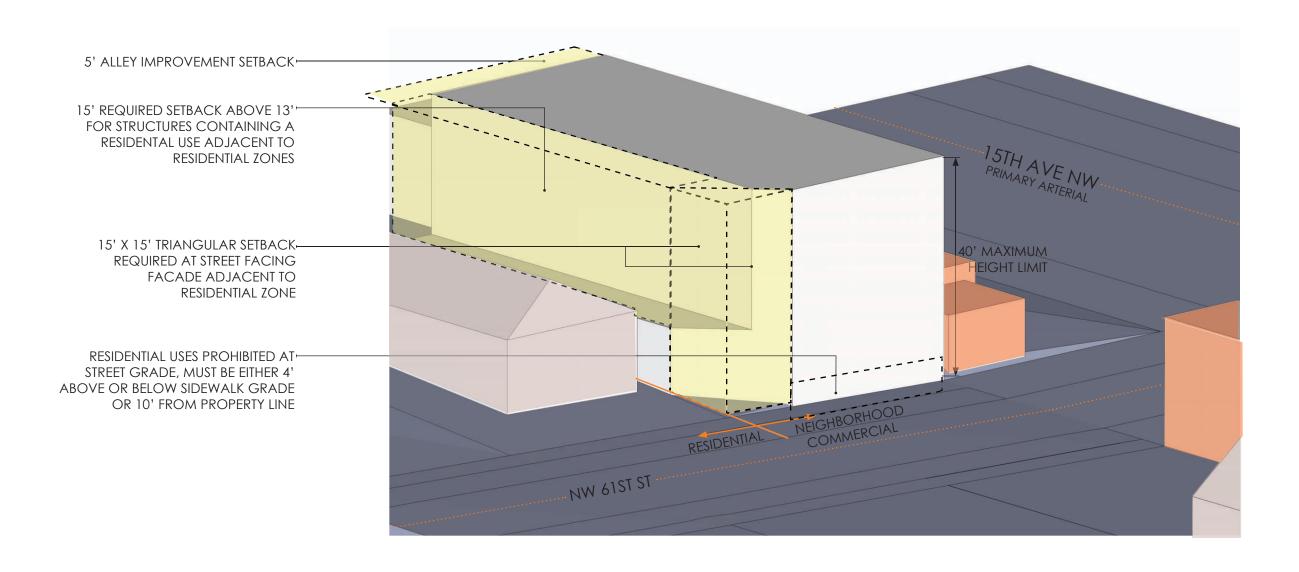
DC2.D1 | HUMAN SCALE: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

DC2.D2 | TEXTURE: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture" particularly at the street level and other areas where pedestrians predominate.

DC4.A1 | EXTERIOR FINISH MATERIALS: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themseleves to a high quality of detailing are encouraged.

DC4.A2 | CLIMATE APPROPRIATENESS: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

REQUIRED SETBACKS & RESTRICTIONS





OPTION A RAMP UP



CODE COMPLIANT, NO DEPARTURES

HEIGHT - 39' - 10"

UNITS - 31

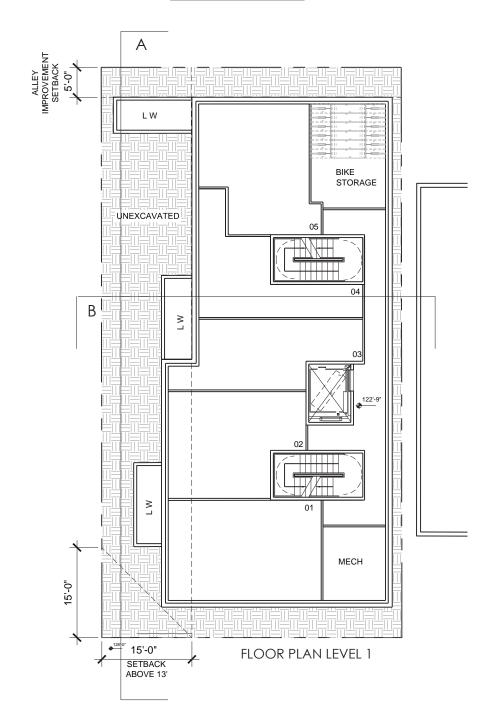
PARKING - Not provided

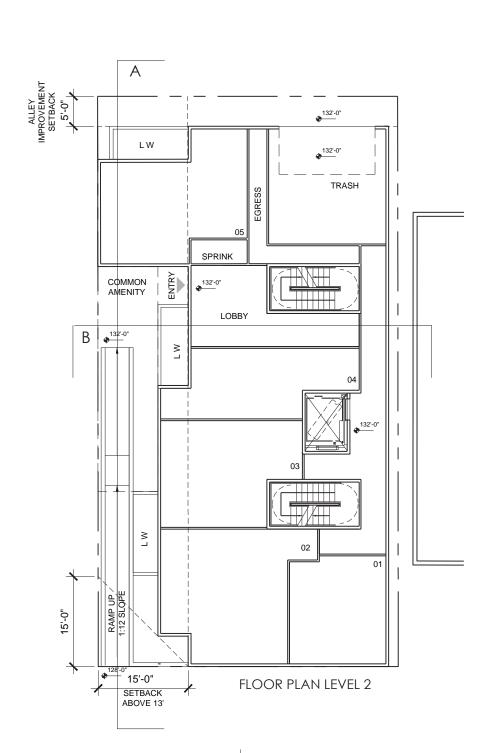
PROS:

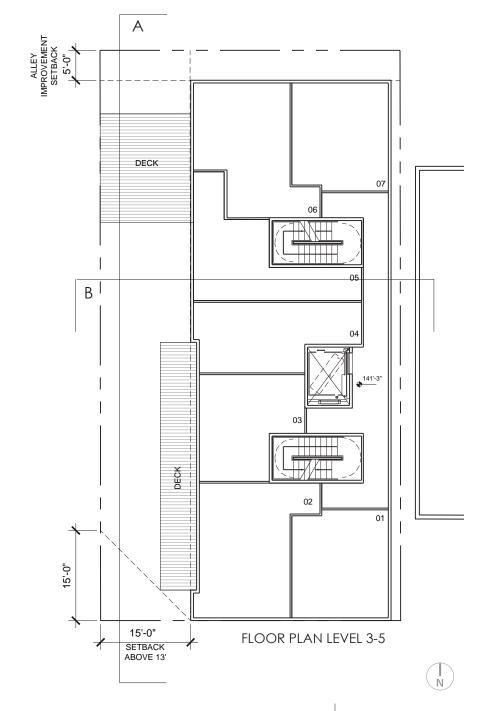
- Clear massing organization

CONS:

- Sense of Arrival is challenging
- Light wells required to provide light to lower level units

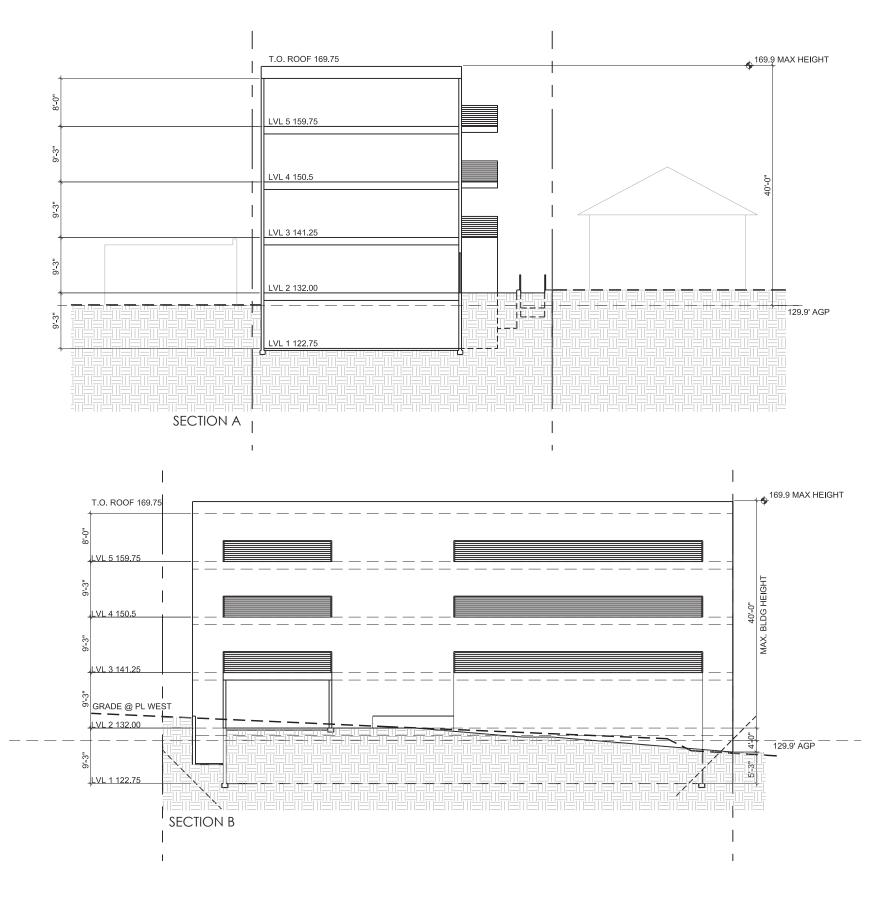






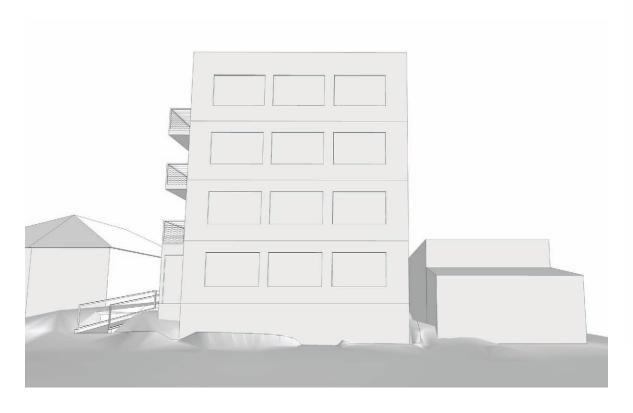
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| architecture
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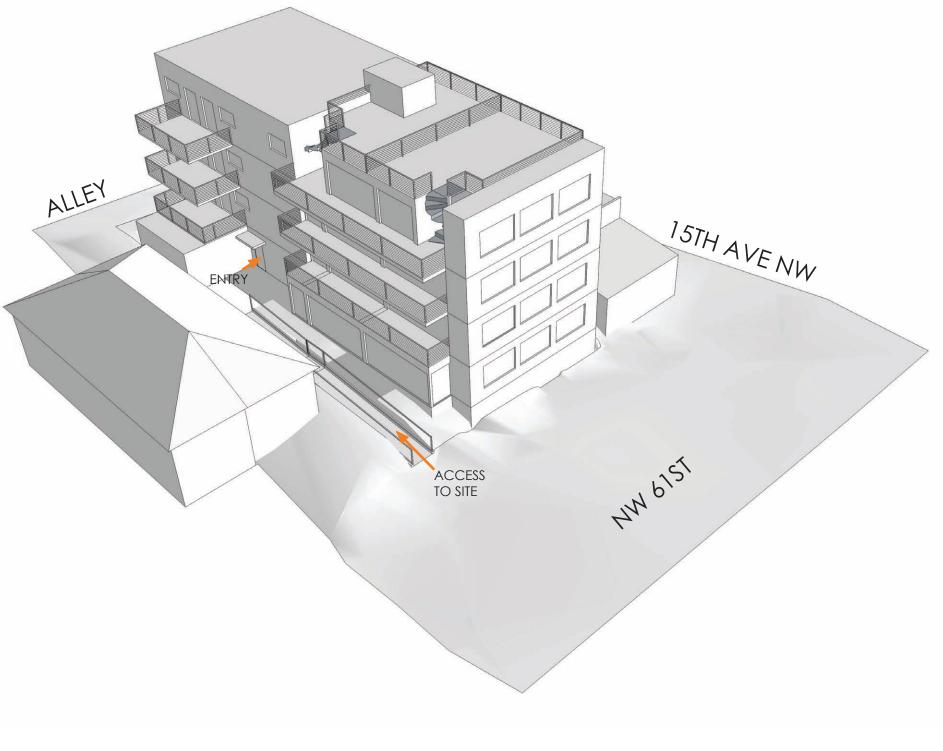
OPTION A



OPTION A







OPTION B RAMP DOWN



CODE COMPLIANT, NO DEPARTURES

HEIGHT -42' - 2"

32 UNITS -

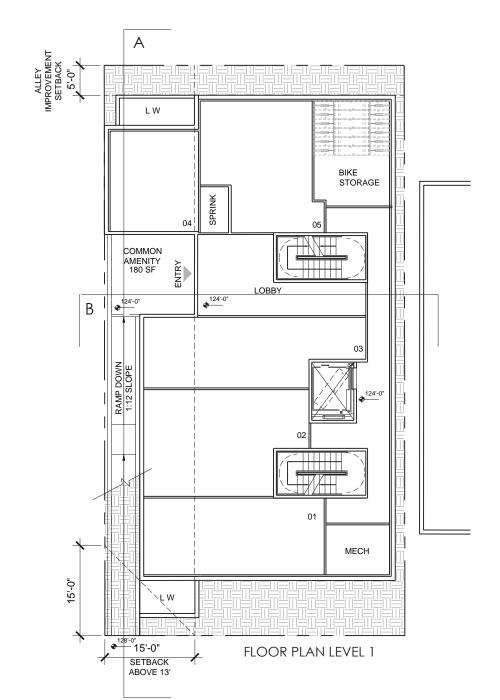
PARKING -Not provided

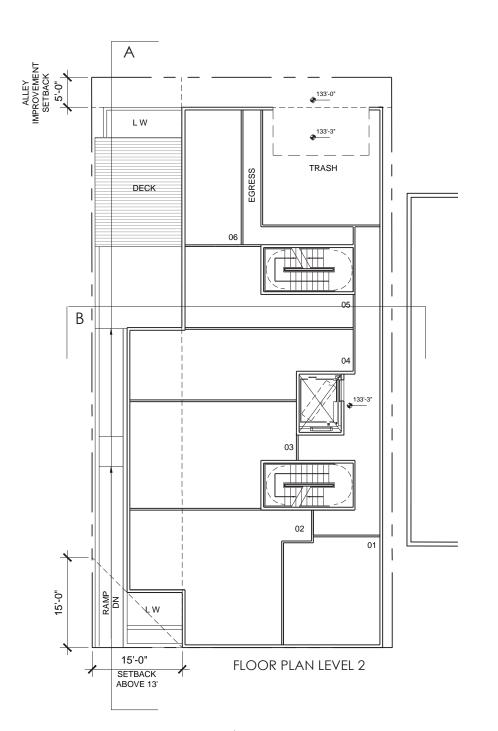
PROS:

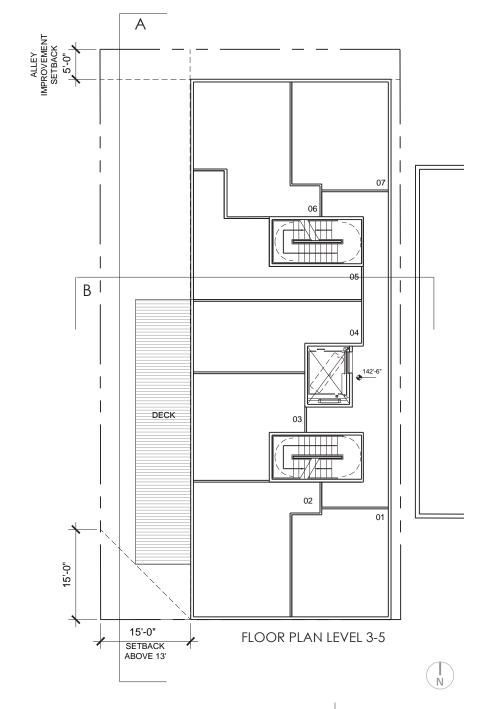
- Less building below grade, more window exposure to lower
- Clerestory adds light and volume to top level units Provides additional unit

CONS:

- Sense of arrival is challenging





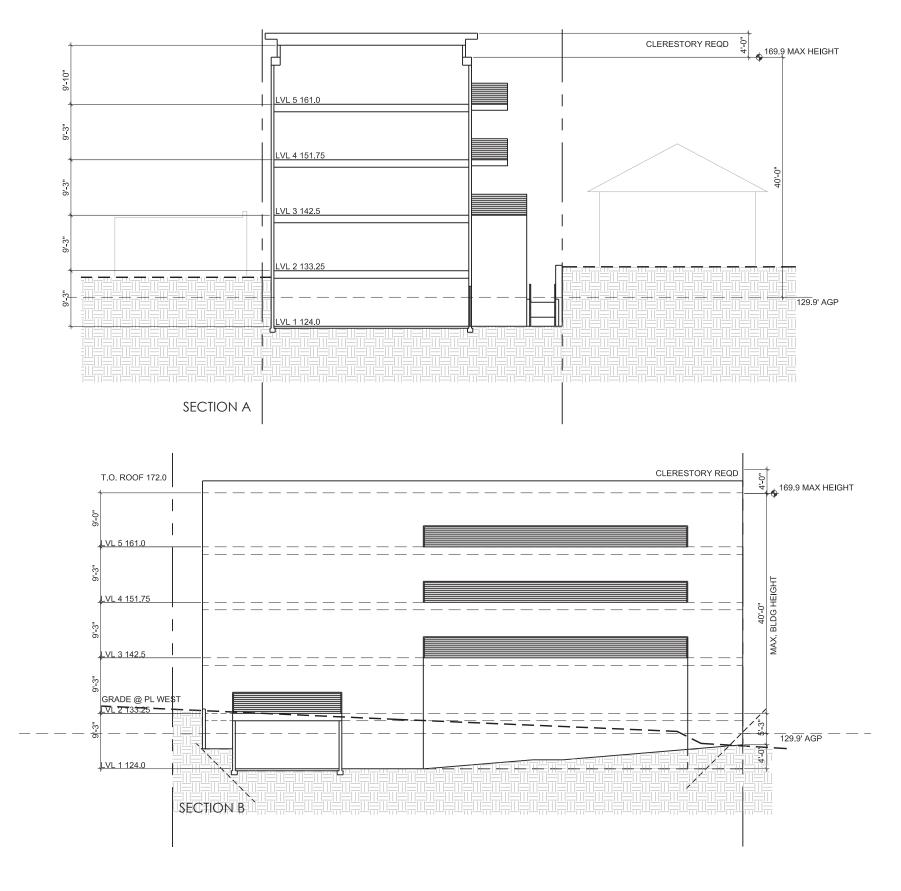


CONCEPTUAL DESIGN | OPTION B FLOOR PLANS

1506 NW 61ST ST

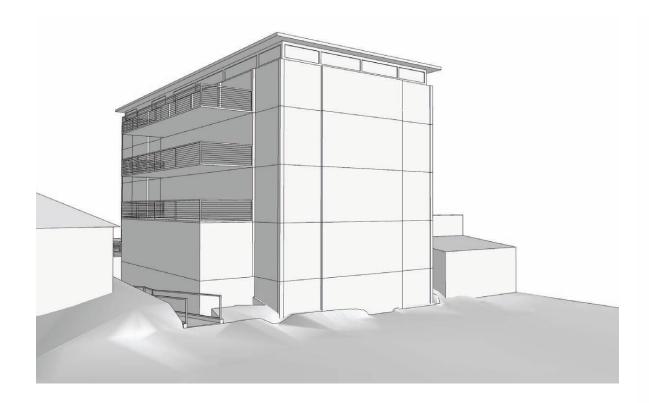
Early Design Guidance 3017177 8.25.2014

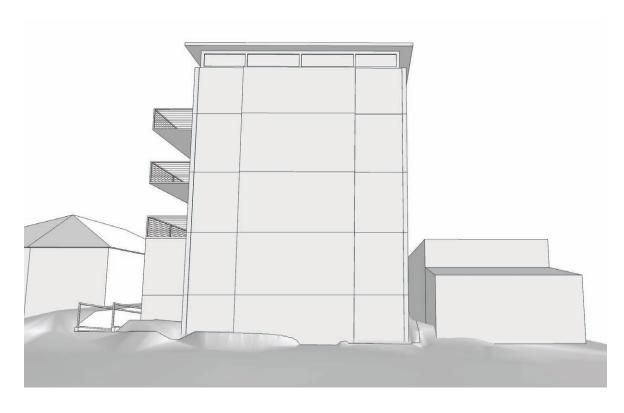
OPTION B

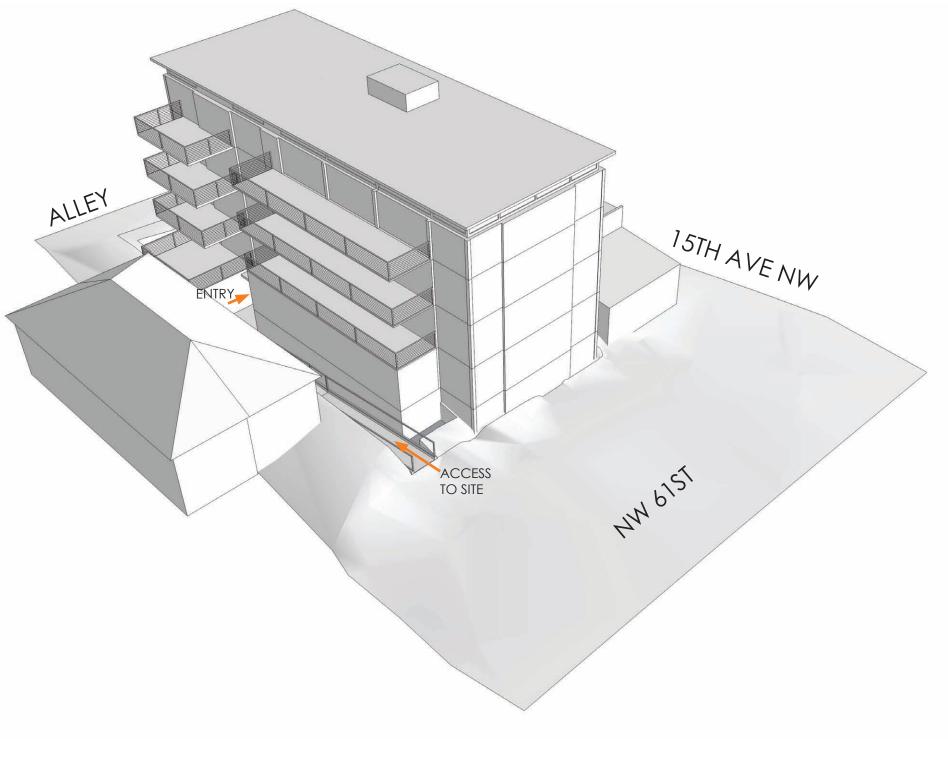


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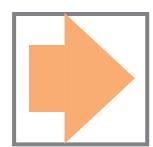
OPTION B







OPTION C SWITCHBACK (PREFERRED)



CODE COMPLIANT, NO DEPARTURES

HEIGHT - 39'-11"

UNITS - 31

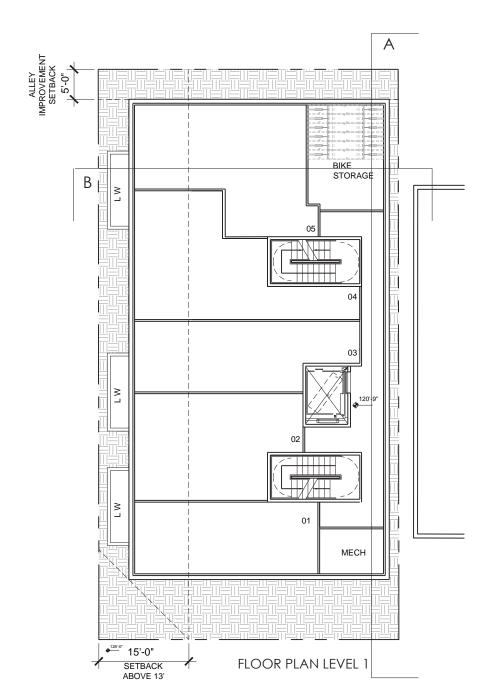
PARKING - Not provided

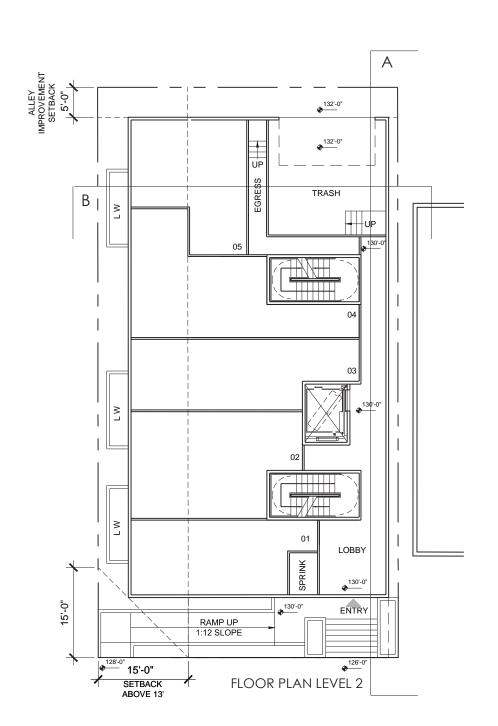
PROS:

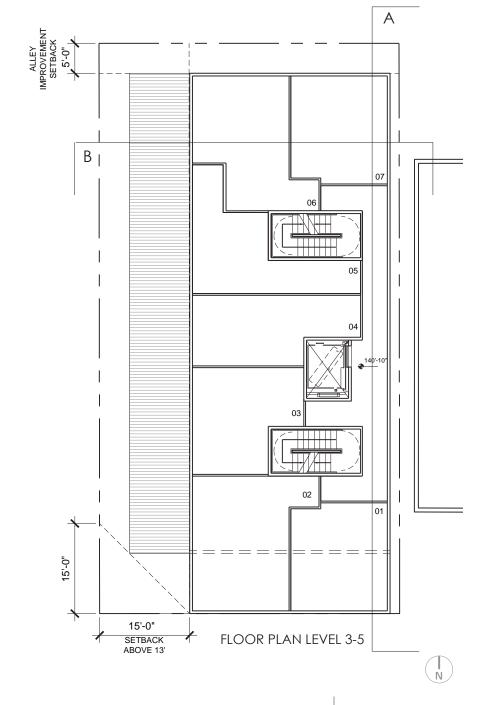
- Prominent street presence and sense of entry
- Dramatic cantilver on South facade

CONS:

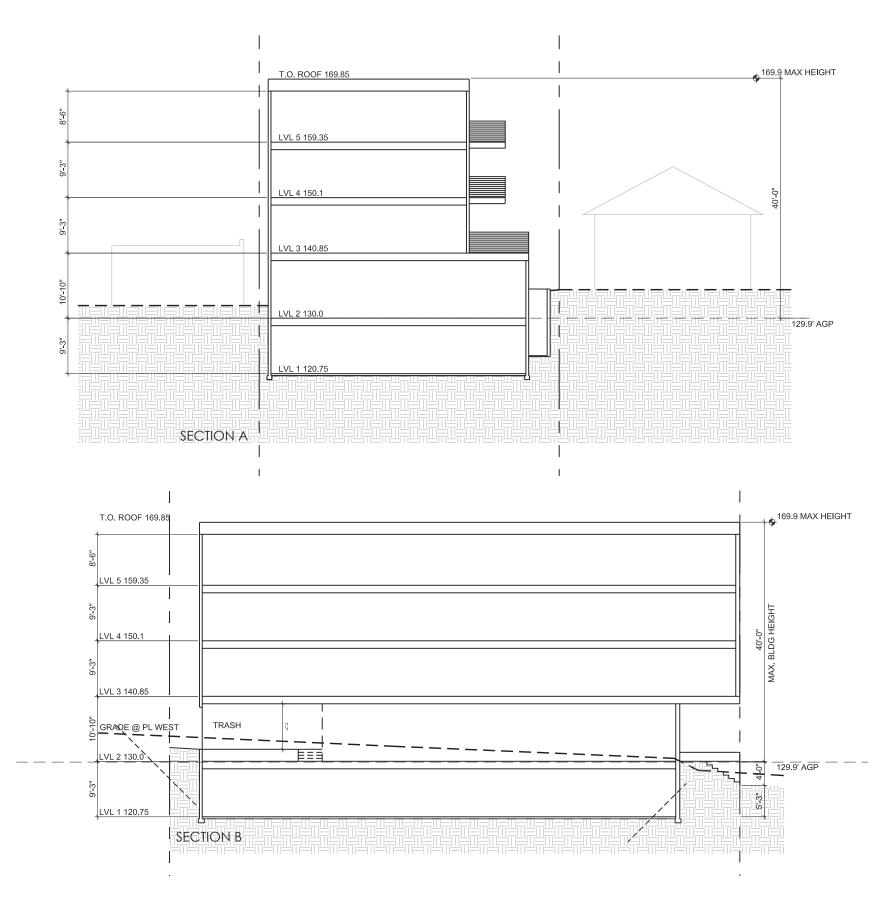
- Building pushed below grade, requiring light wells for lower level units.





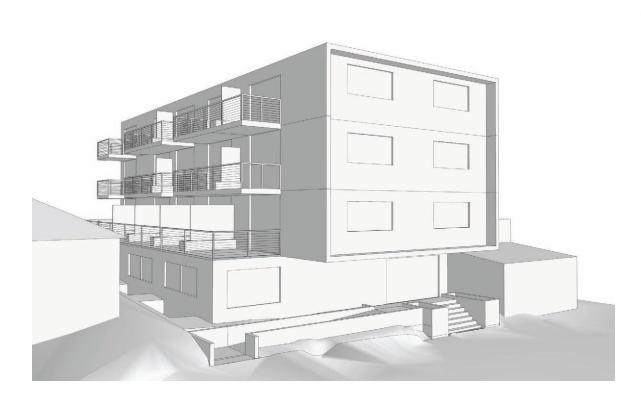


OPTION C

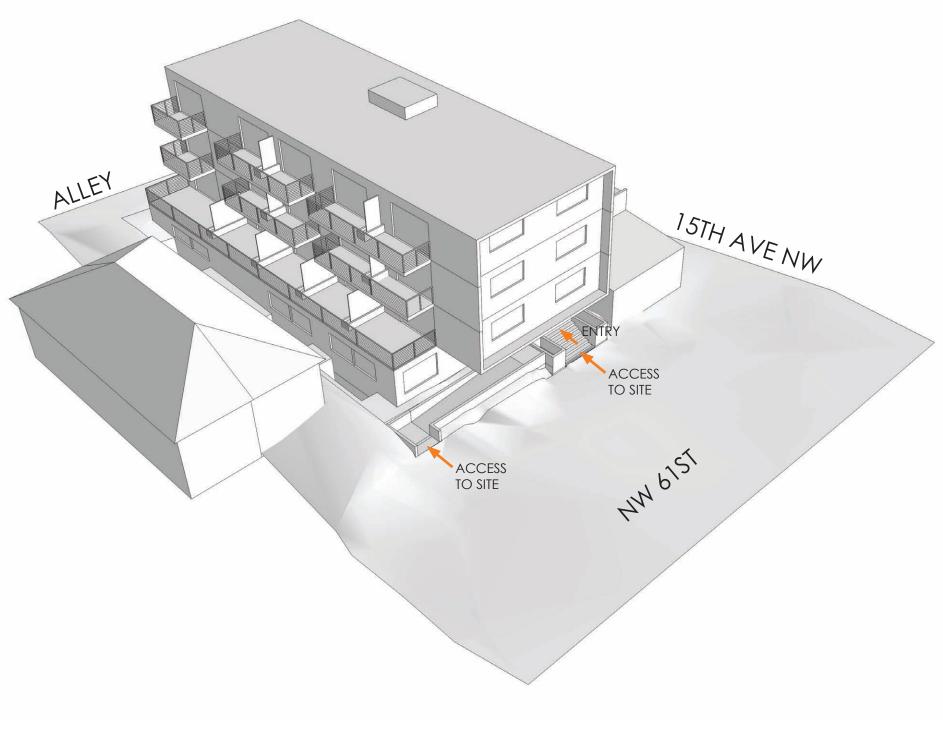


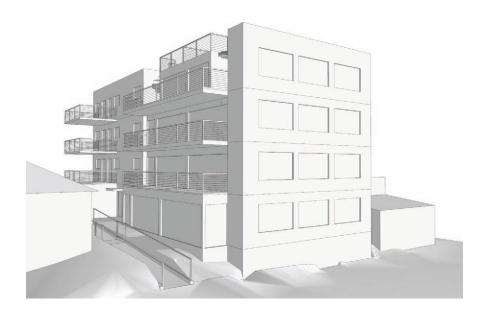


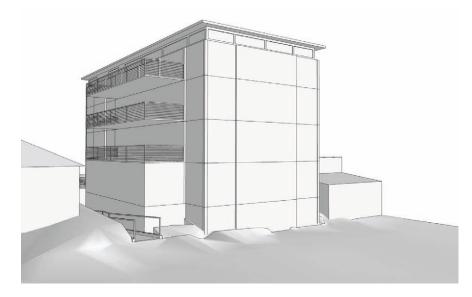
OPTION C

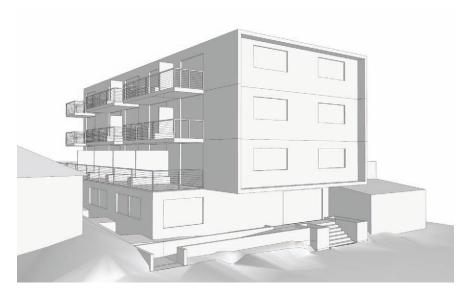


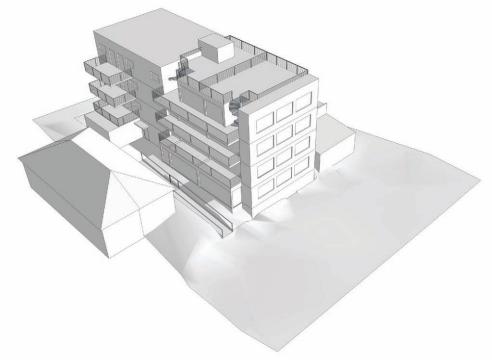


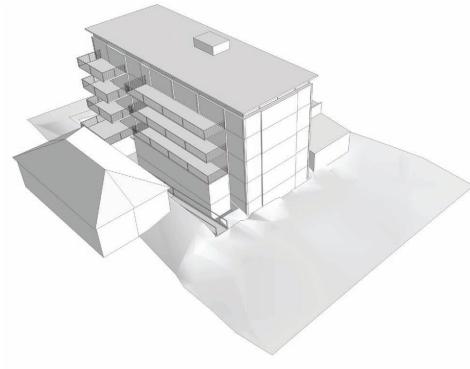


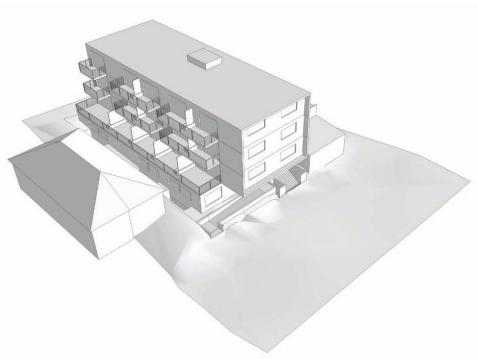












OPTION A | RAMP UP

Advantages |

- Clear massing organization

Disadvantages |

- Sense of Arrival is challenging
- Light wells required to provide light to lower level units

OPTION B | RAMP DOWN

- Less building below grade, more window exposure to lower level units
 Clerestory adds light and volume to top level units
- Provides additional unit

Disadvantages |

- Sense of arrival is challenging

OPTION C | SWITCHBACK (PREFERRED)

Advantages |

- Prominent street presence and sense of entryDramatic cantilver on South facade

Disadvantages |

- Building pushed below grade, requiring light wells for lower level units.