



1427 NW 65th Street

Early Design Guidance Application - Project # 3020645

September 10, 2015

b9 architects

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OBJECTIVES

Design and construct an apartment building containing 22 apartment units.

Number of Apartment Units (Approx.) 23

Number of Parking Spaces 0

Number of Bike Parking Spaces 23

Sustainability
Achieve a 4-Star Built Green certification.

TEAM

ARCHITECT b9 architects

DEVELOPMENT Birdhouse LLC

STRUCTURAL Malsam Tsang Structural Engineering



Application for Early Design Guidance

PART I: CONTACT INFORMATION

1. Property Address	1427 NW 65th St
2. Project number	3020645
3. Additional related project number(s):	N/A
4. Owner/Lessee Name	Birdhouse LLC
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City State Zip	Seattle, WA 98104
Phone	206.297.1284
Email address	office@b9architects.com
6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect
7. Design Professional's Name	Bradley Khouri
Address	610 2nd Avenue
Phone	206.297.1284
Email address	bgk@b9architects.com

PART II: SITE AND DEVELOPMENT INFORMATION

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The existing site is located mid-block on NW 65th St. The site is relatively flat with a subtle slope from north to south. The existing triplex structure will be demolished.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

The lot is zoned LR3 and is within an urban Village.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

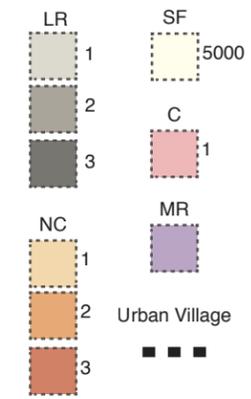
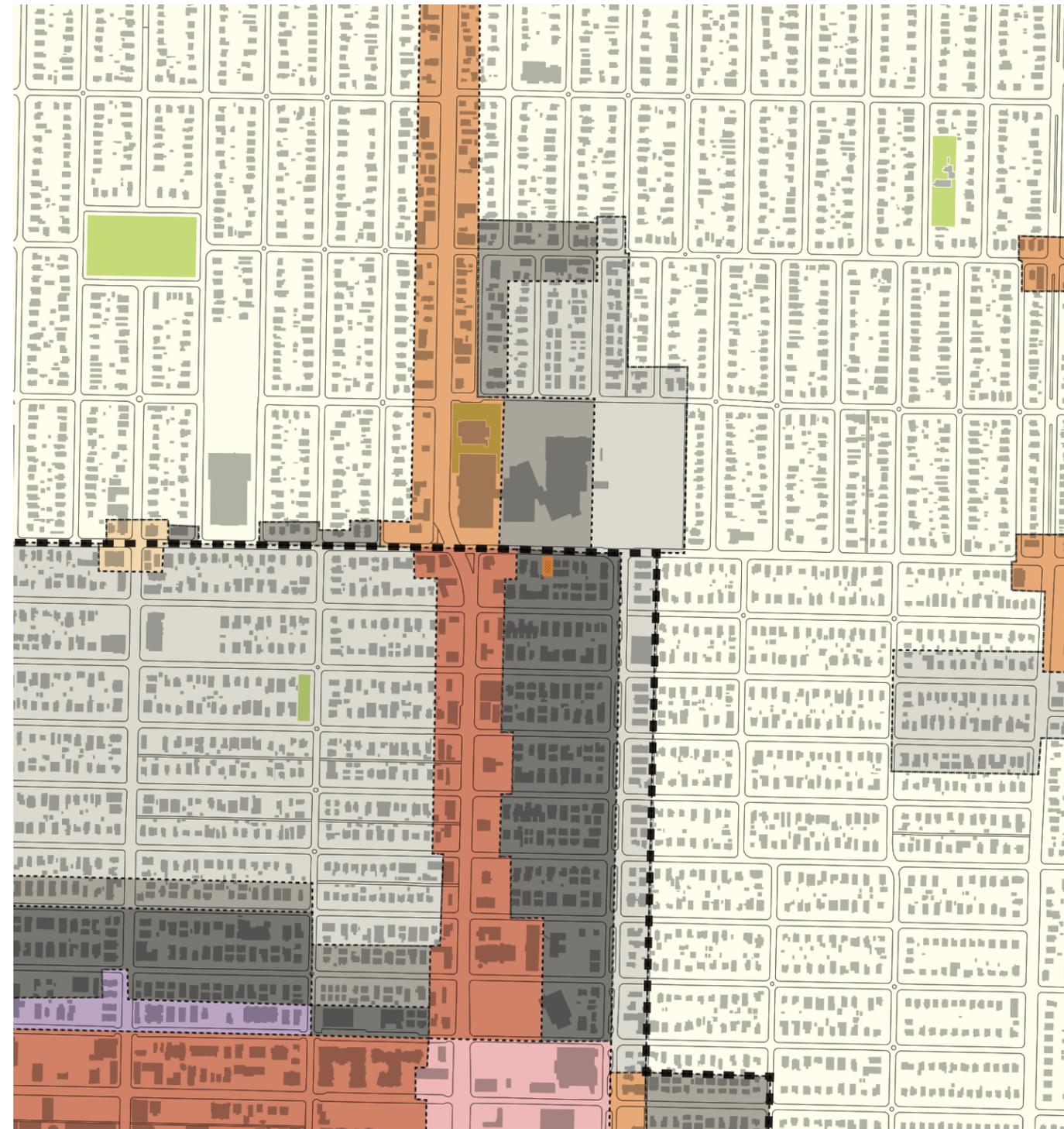
This proposal is located in the Ballard neighborhood in the north west area of Seattle. The site is an infill site between an 8 unit townhouse structure and a 6-unit apartment building. The proposal is a half block east of the busy arterial of 15th Avenue NW and immediately south of the Ballard High School on NW 65th Street. The immediate vicinity consists of a mix of residential and commercial structures, with the addition of the adjacent High School and playfield. The proposal is consistent with development in the neighborhood.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The proposal is for a 23 unit apartment building including studio and 1-bedroom units. No parking is being provided.

The preferred alternative requests departures for facade length, rear setback and side setbacks to create an open courtyard at the center of the site..

The three alternatives describe a design evolution that proposes a unique approach to density in the Lowrise 3 Urban Villages/Centers. Instead of a solid building with double loaded corridors, the proposal activates the center of the site by providing circulation at the exterior raised up above a central courtyard, accessed by all residents and visitors.



ADDRESS
1472 NW 65th St

PARCEL # 276760-0635

LEGAL DESCRIPTION:
LOT 6, BLOCK 6, GILMAN PARK ADDITION TO
THE CITY OF SEATTLE ACCORDING TO THE PLAT
THERE IN VOLUME 3, PAGE 40, RECORDS OF KING
COUNTY, WASHINGTON.

LOT SIZE
5,000 SF

ZONING
LR3

SEPA Review
Required



ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright.

23.45.510 FLOOR AREA RATIO:

- 2.0 X 5,000 = 10,000 square feet allowable for projects that meet the standards of SMC 23.45.510.C
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

23.45.512 DENSITY LIMITS:

- Density limits do not apply for apartment developments that meet the standards of SMC 23.45.510.C

23.45.514 STRUCTURE HEIGHT:

- For apartment developments located in zone LR3 and within Urban Centers, the height limit is 40 feet.
- On portions of lots within 50 feet of a single-family zoned lot, the height limit is 30 feet.

23.45.518 SETBACKS AND SEPARATIONS

- Front Setback – 5 feet minimum
- Rear Setback – 15 minimum without alley
- Side Setback – 7 feet average and 5 feet minimum
- Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA

- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.
- For apartments, amenity area at ground level is to be provided as common space.

23.45.524 LANDSCAPING STANDARDS

- Landscaping shall achieve a green factor score of 0.6 or greater.

23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH

- For apartment developments located in zone LR3 and within Urban Centers, the maximum structure width is 150 feet.
- The maximum combined façade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

23.54.040 SOLID WASTE

- For developments containing 16-25 dwelling units, the minimum area for solid waste storage is 225 square feet.
- The minimum horizontal dimension of required storage space is 12 feet.

ARCHITECTURAL CONTEXT



① 67th and Alonzo Townhouses
Built: 2007



② 67th and 13th Triplex
Built: 1957



⑥ 11th and 64th
4 units
Built: 1957



⑦ 1408 NW 63rd ST
8 units
Built: 1964



3 Belay Apartments on 15th and 67th
104 units
Built: 2012



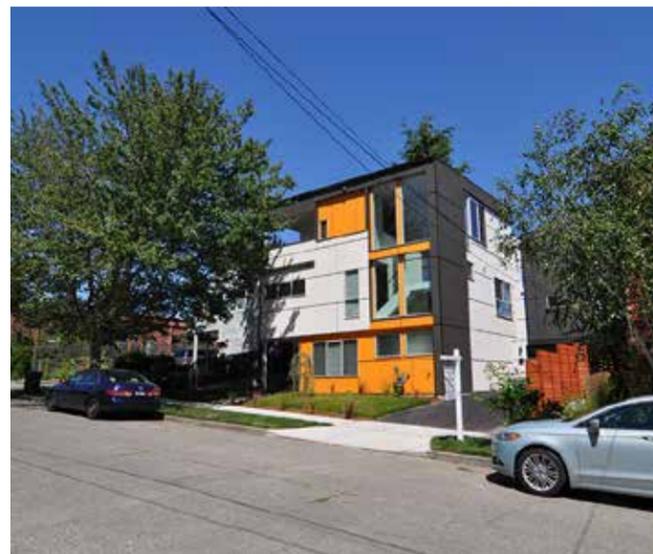
4 65th and 11th Single Family House
Built: 1907



5 65th and 12th Single Family house
Built: 1910



8 67th and Mary Ave Townhouses
Built: 2007



9 70th and Alonzo Townhouse
Built: 2015



10 1419 - 1429 NW 65th St Townhouses
Built: 2007

VICINITY MAP

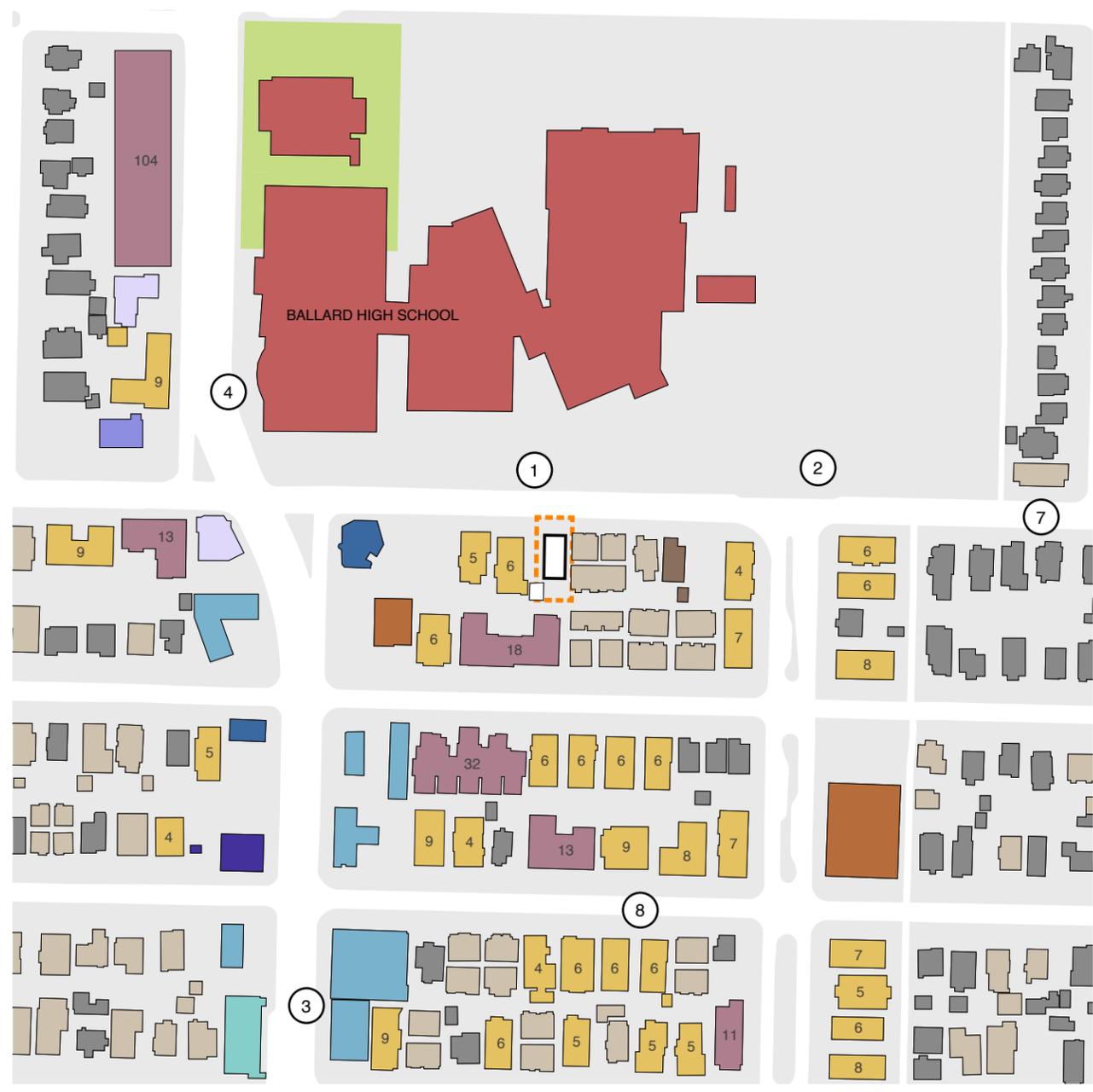




TRANSIT AND ACCESS



① RAPID RIDE 'D' LINE BUS STOP ON 15TH IN FRONT OF BALLARD HIGH SCHOOL



ADJACENT USES



1 Ballard High School



2 Ballard High School Sports Field



3 15th Ave NW and NW 63rd St



4 15th Ave NW



5 NW 70th St



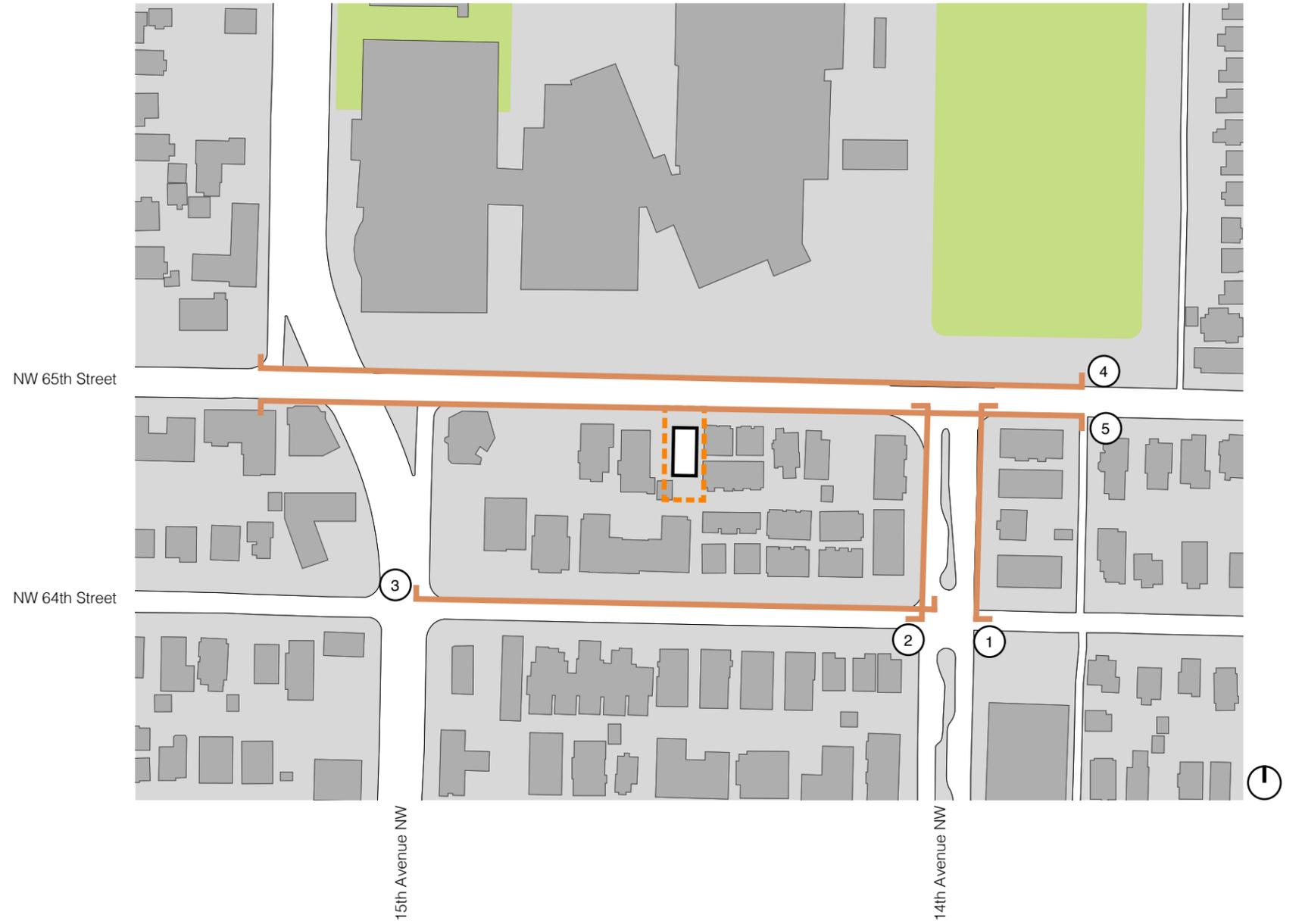
6 Townhouses on Alonzo Ave NW



7 Single Family House on NW 65th St and 12th Ave NW



8 6 unit Apartment on NW 63rd St between 14th and 15th Ave NW



① East Side of 14th Avenue NW



② West Side of 14th Avenue NW



③ North Side of NW 64th Street



④ North Side of NW 65th Street



⑤ South Side of NW 64th Street





1506 NW 61ST STREET
Ballard
33 Dwelling Units
Lot Size: 4,753 sf
No Parking Provided

INFILL PRECEDENT

The following examples demonstrate several projects in design development in Ballard and the University District. These projects, like our proposal, are small apartment buildings on 4-5,000 SF infill lots with no or limited parking provided.



5253 15th Avenue North East
University District
30 Dwelling Units
Lot Size: 4118 sf
No Parking Provided



24 2249 NE 46TH STREET
University District
20 Dwelling Units
Lot Size: 6837 sf
4 parking stalls (1 ADA)



1436 NW 62nd Street
Ballard
30 Dwelling Units
Lot Size: 5020 sf
No Parking Provided

The following examples demonstrate built projects in Ballard and Capitol Hill. These projects, like our proposal, are small apartment buildings on 4-5,000 SF infill lots.

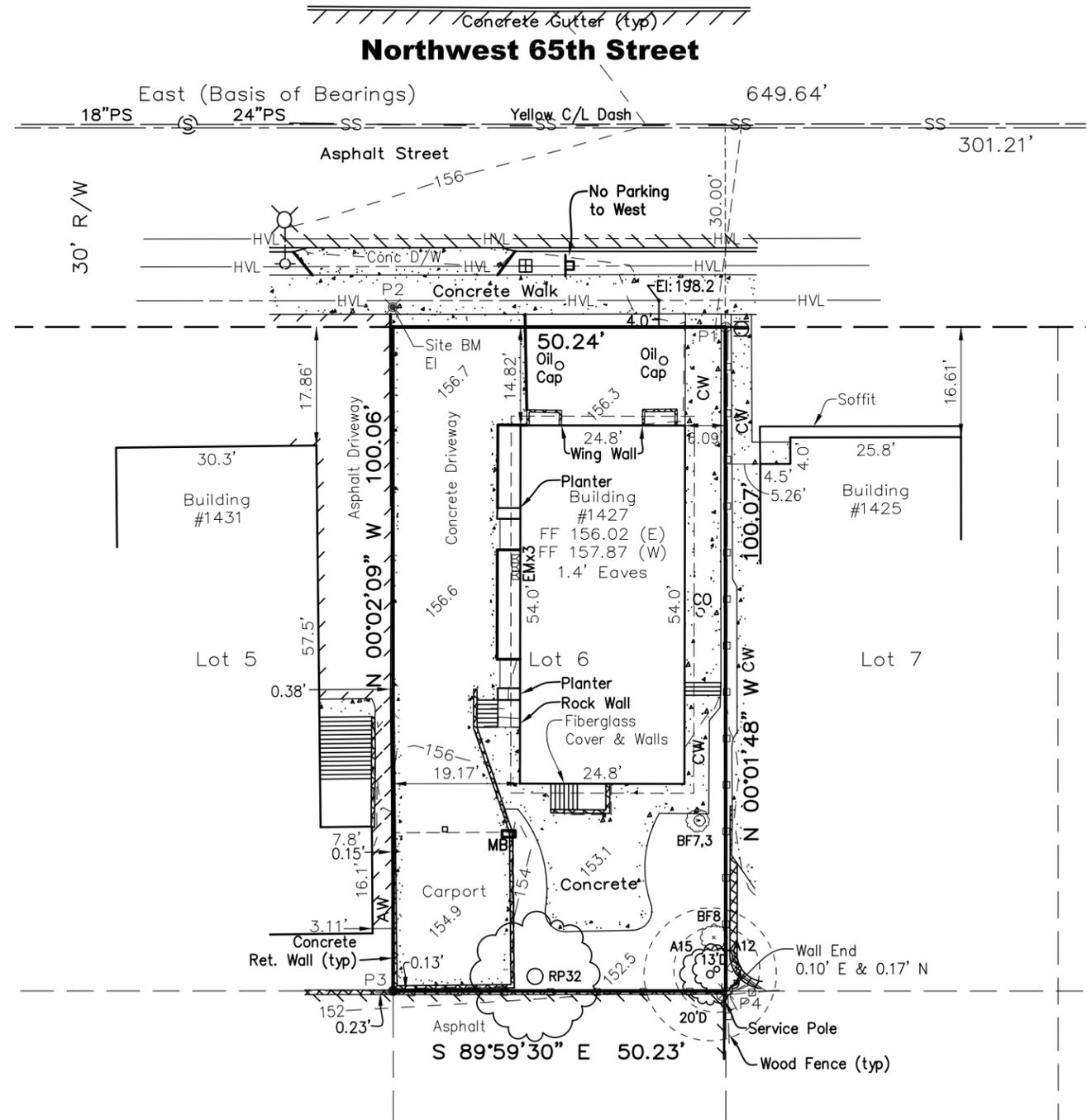


1600 E John St
Capitol Hill
15 Dwelling Units
Lot Size: 4118 sf
18 parking stalls

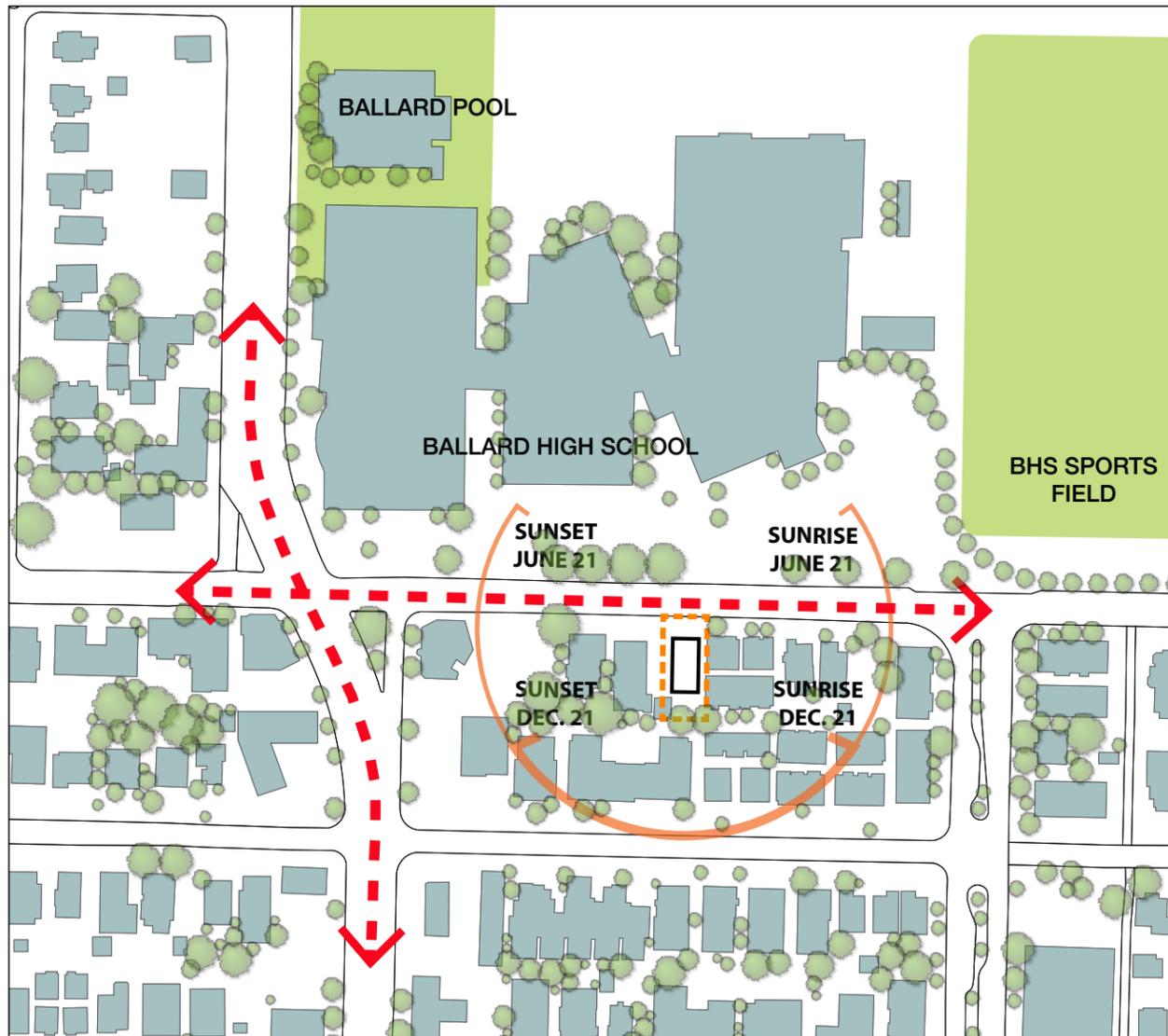


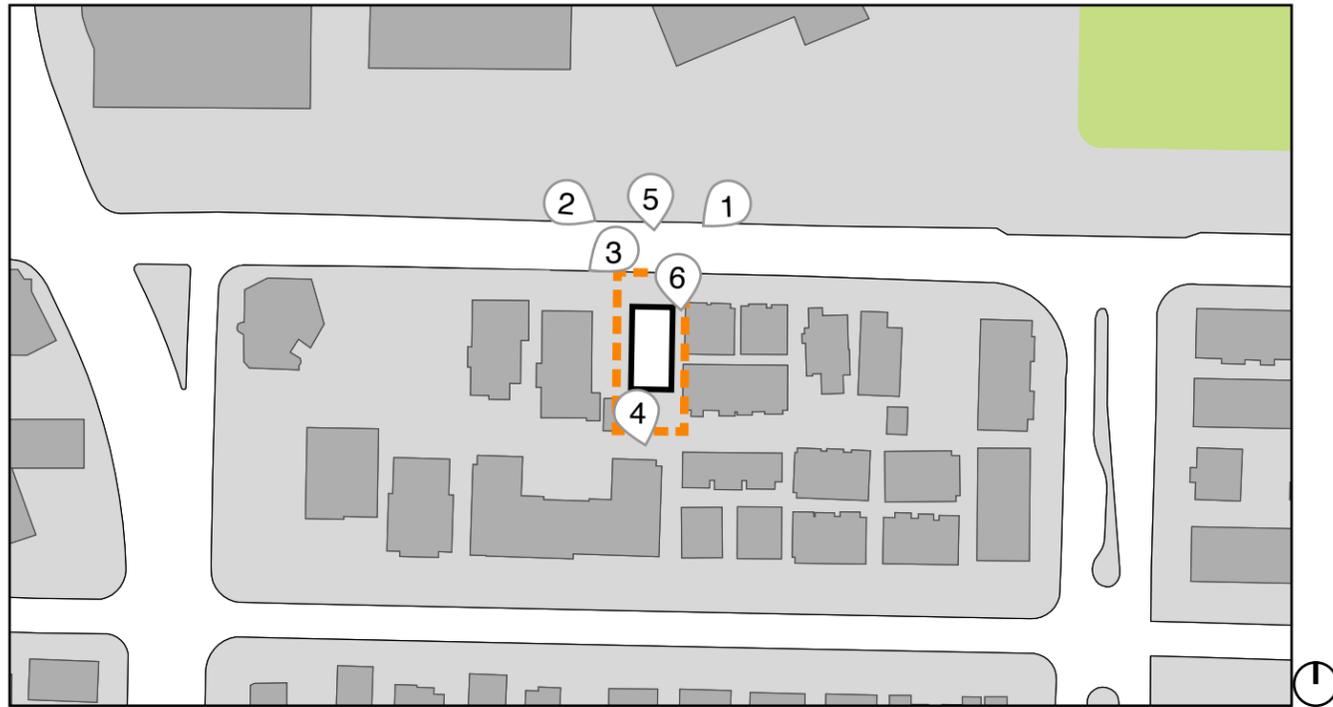
2018 NW 57TH
Ballard
20 Dwelling Units
Lot Size: 5000 sf
10 parking stalls

SITE SURVEY



SITE CONDITIONS & CONSTRAINTS





EXISTING SITE CONDITIONS

The site is located mid-block on NW 65th Street between existing multifamily structures, four townhouse structures to the east and a small apartment building to the west. The site is relatively flat with a slight slope from west to east and north to south. Ballard High School is located directly across the street. The existing structure is a triplex to be removed.



1 View from NE



2 View from SW



3 View from NW



4 View from S

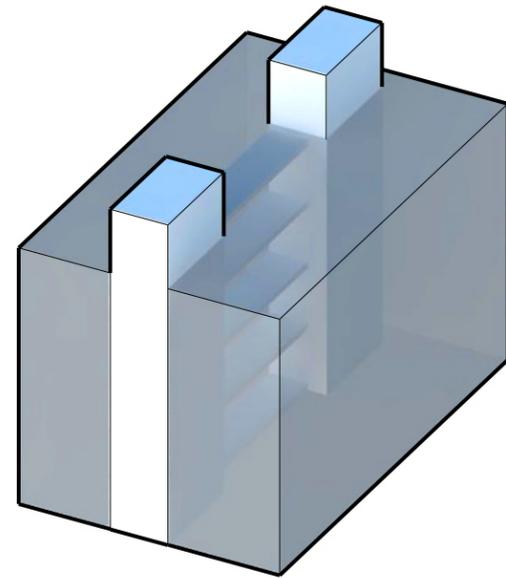


5 View from NW

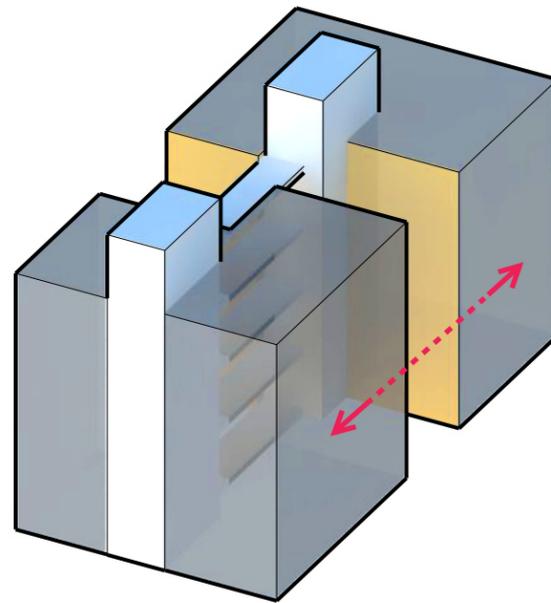


6 View from SW

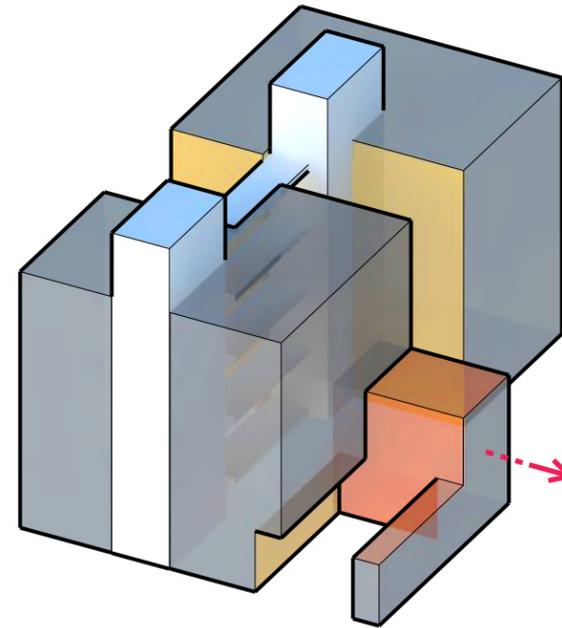
PROJECT EVOLUTION



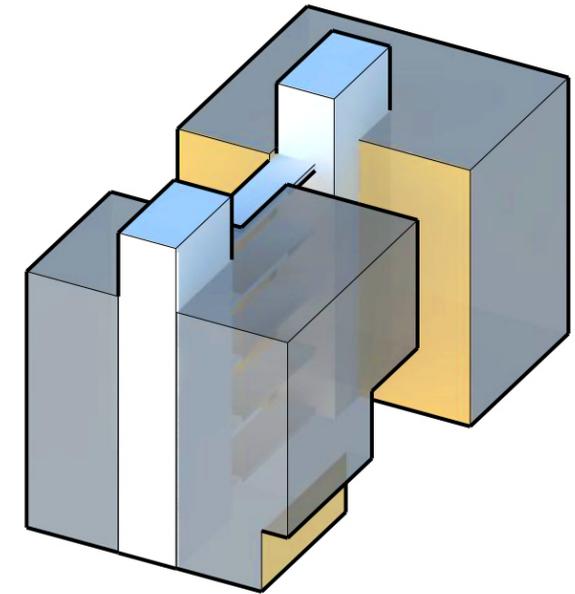
Solid Massing



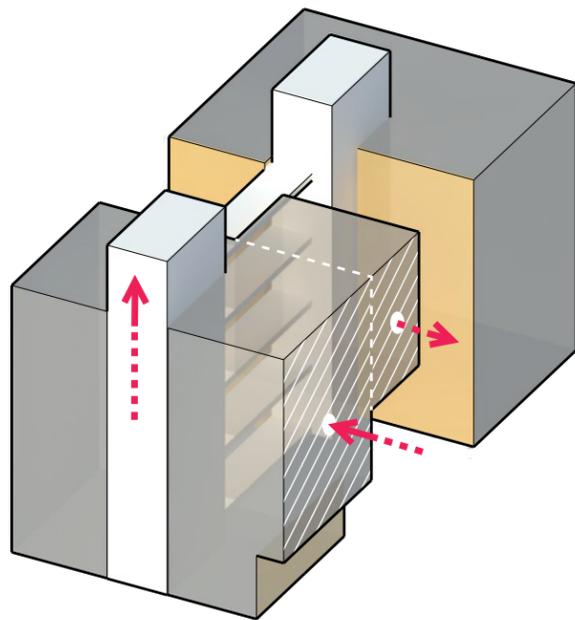
The massing is pulled apart in the N/S direction to increase access to light and air at the center of the site.



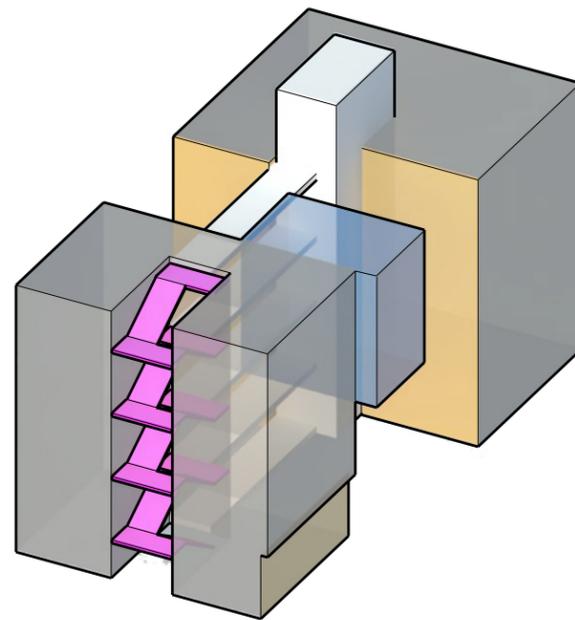
The lower portion of the NW corner is removed to create a distinct entry sequence to a central courtyard.



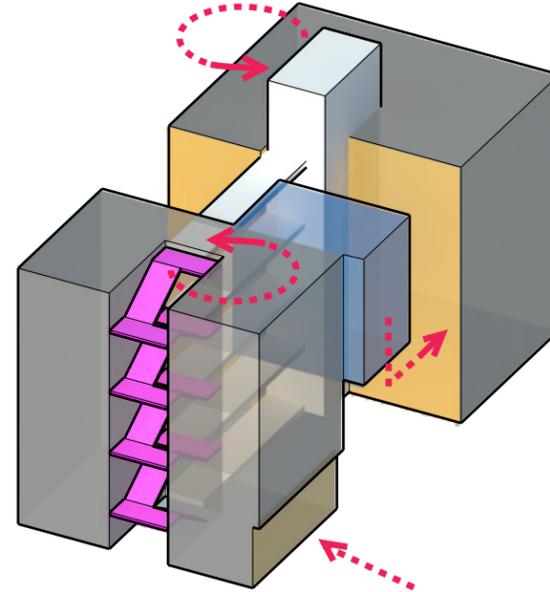
Alternative 1
Code Compliant Scheme



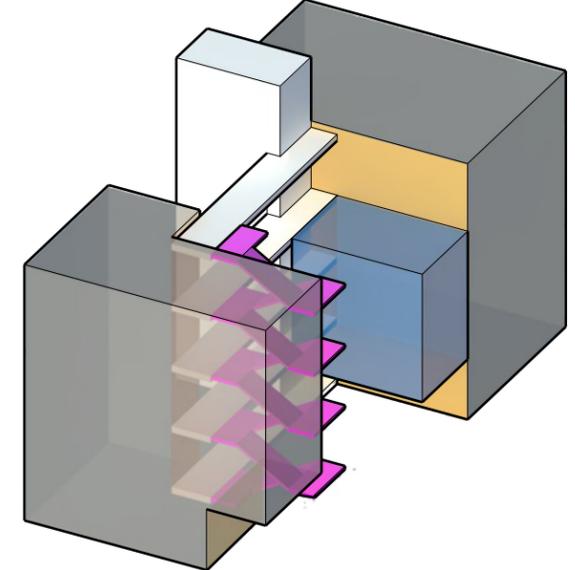
The side facade in the northwest corner shifts two planes, east and west, in order to articulate the central space. The enclosed front stair volume opens to elements, reducing the massing at the street.



Alternative 2
North massing becomes more open to the street facade



Both stair volumes are rotated 90 degrees providing a stronger connection between the apartment units and the street. The articulated center two-story volume is pushed down to further reduce the massing. It is also pushed south, more directly connecting the courtyard with the street.



Alternative 3
The ground floor further carved away, revealing the entry from the street. Highlighted by a cantilevered volume, it connects the courtyard to the street.

ALTERNATIVE 1

Alternative 1 creates a code compliant scheme that proposes (23) apartments, (10) 1-bedroom units and (13) studio units. This alternative has a raised courtyard at the center of the site accessed by a ramp in the setback with a central circulation spine of an open walkway connecting two interior stairs. All units take access from the central space on each level. The upper floors utilize a series of stacked, exterior walkways to access those units and a rooftop deck is proposed for the at the south edge of the structure.

Advantages:

- Code compliant
- Common Amenity Area at rear of site

Issues:

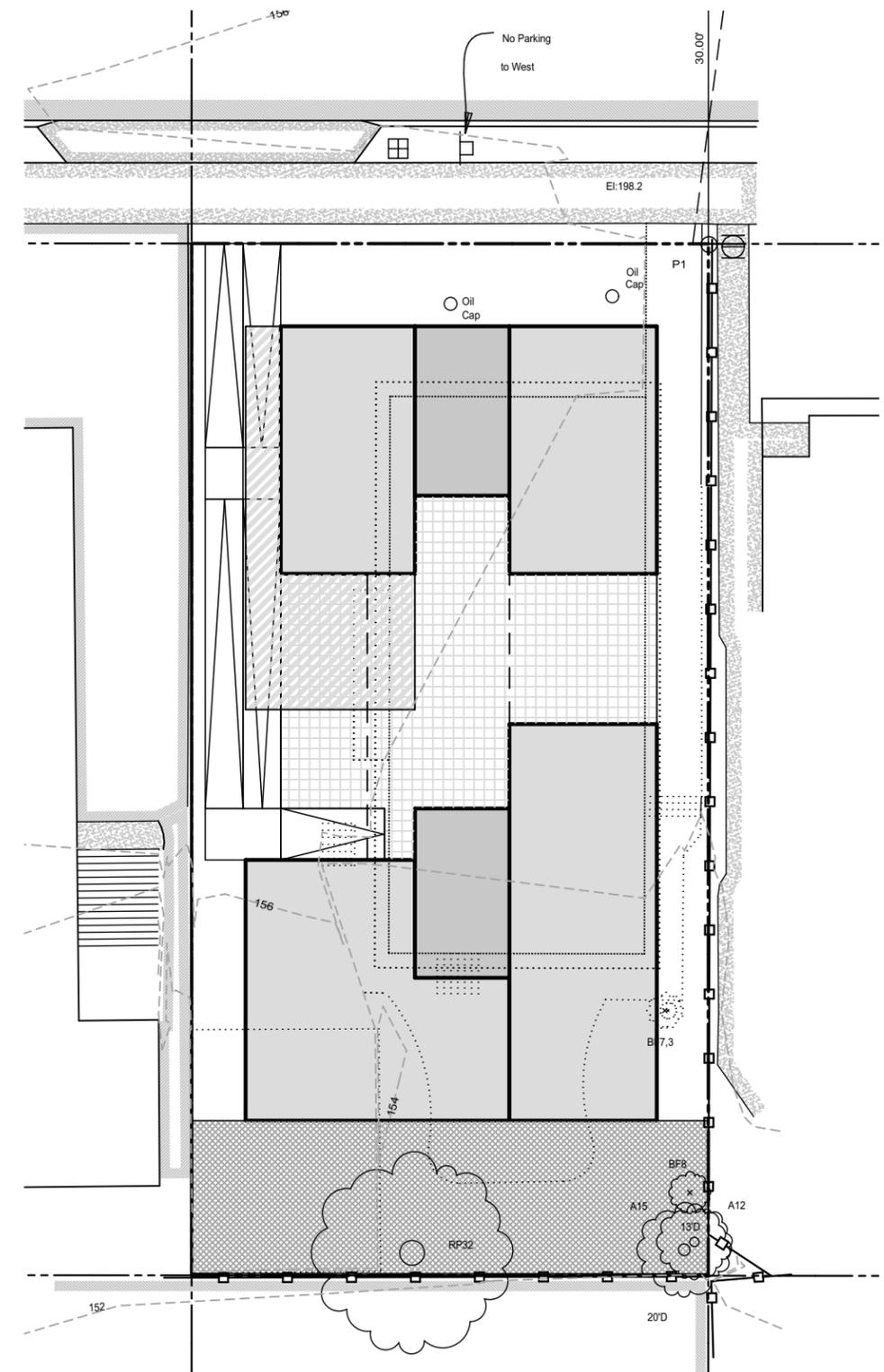
- Massing is larger with the stairs enclosed and full height parapets instead of open railings.
- Courtyard does not provide visual access to the street
- Small courtyard
- Entire site is four stories

LEGEND:

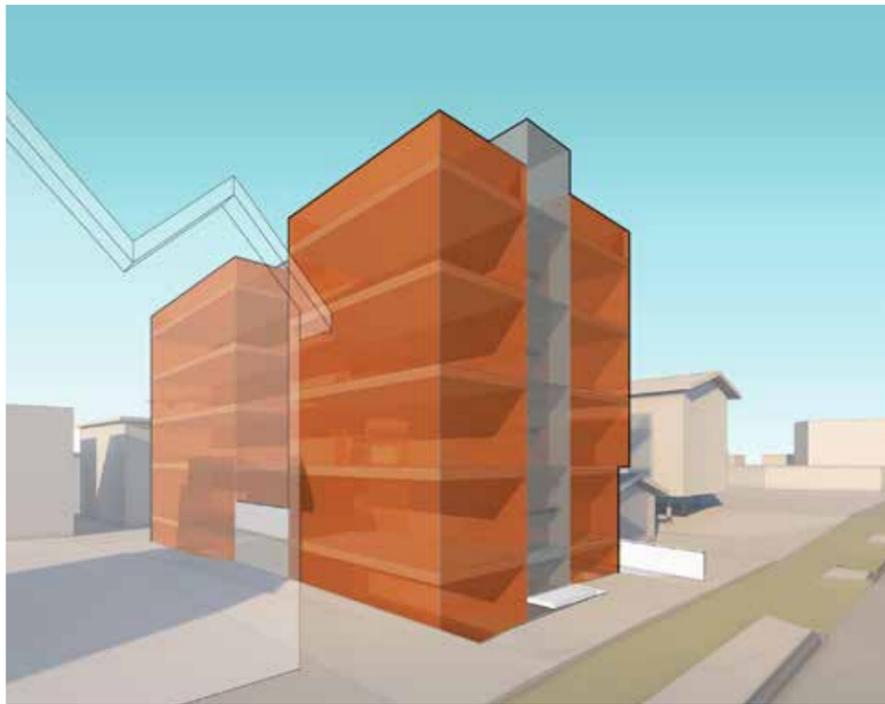
- NEW STRUCTURE FOOTPRINT AT GRADE
- EGRESS STAIR
- FLOOR SPACE ABOVE GRADE
- DECK / CIRCULATION ABOVE GRADE
- OPEN SPACE AT GROUND LEVEL
- COURTYARD LEVEL AT 1st FLOOR



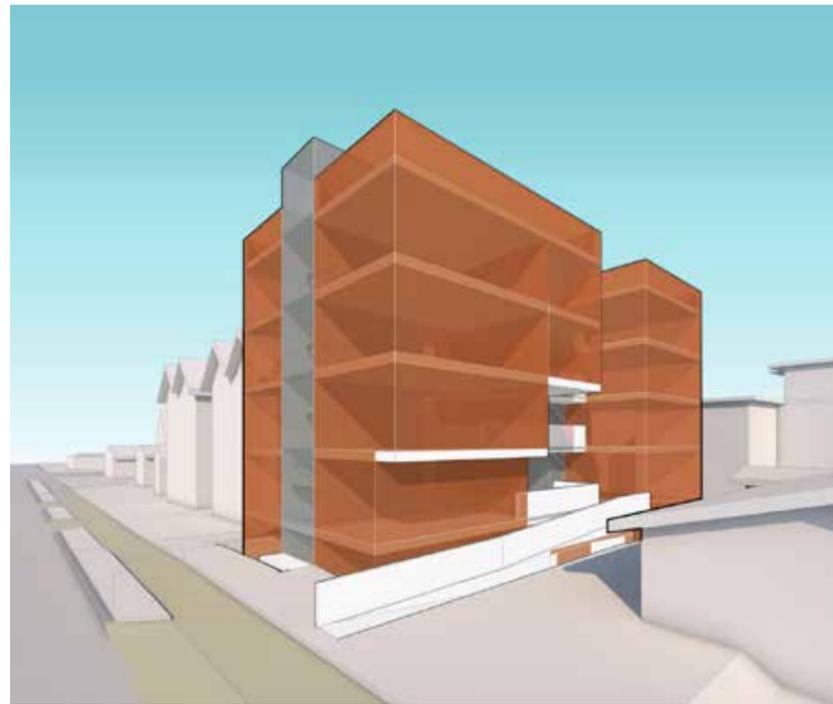
1 Aerial View from Northwest



Site Plan



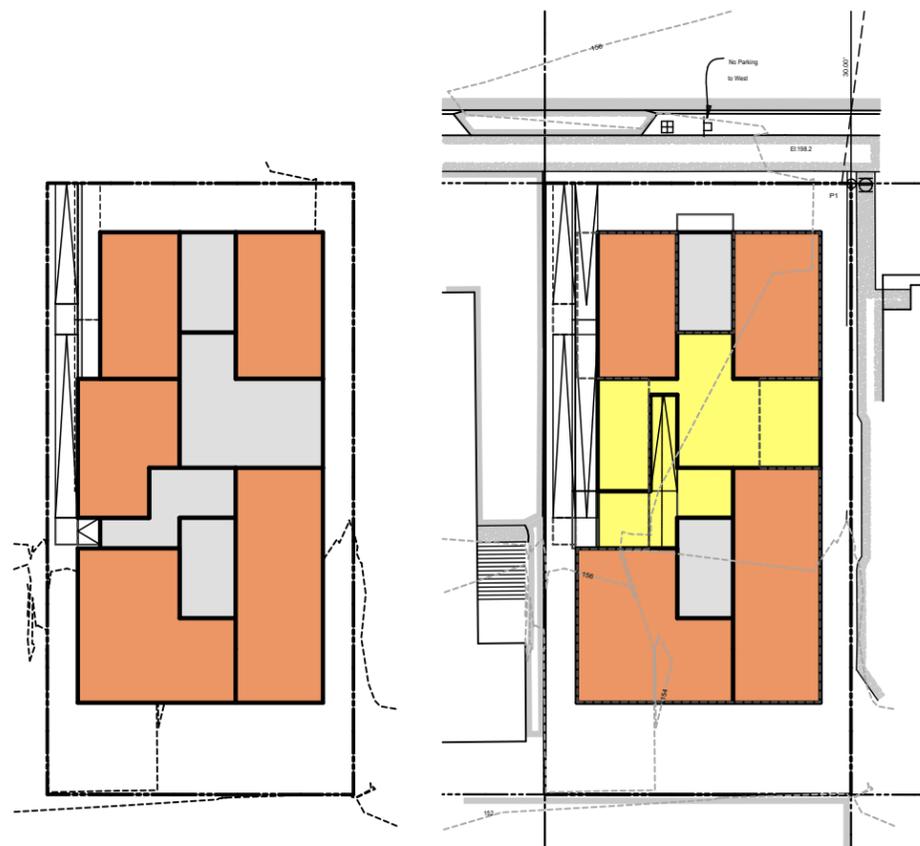
2 View from Northeast



3 View from Northwest

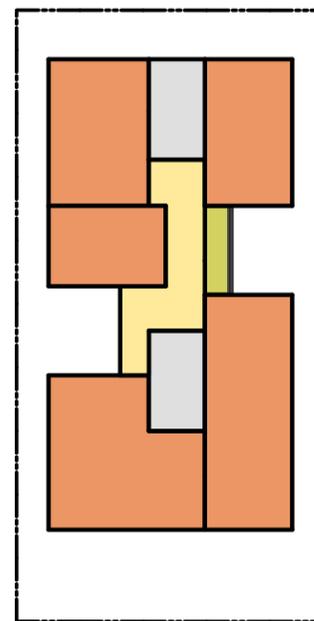


4 View from West

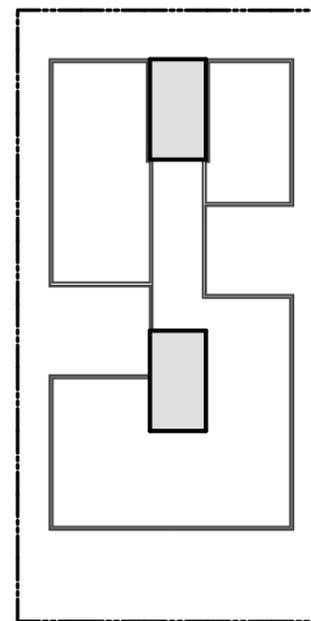


Lower Floor Plan

First Floor Plan

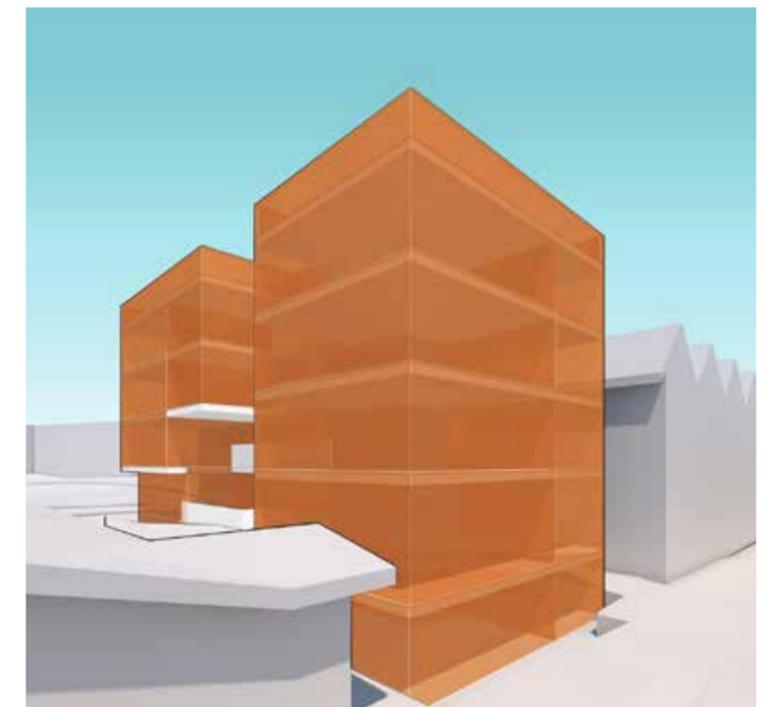


Typical Upper Floor Plan



Roof Plan

- Apartment
- Stair/Storage
- Exterior Circulation
- Private Decks



5 View from Southwest

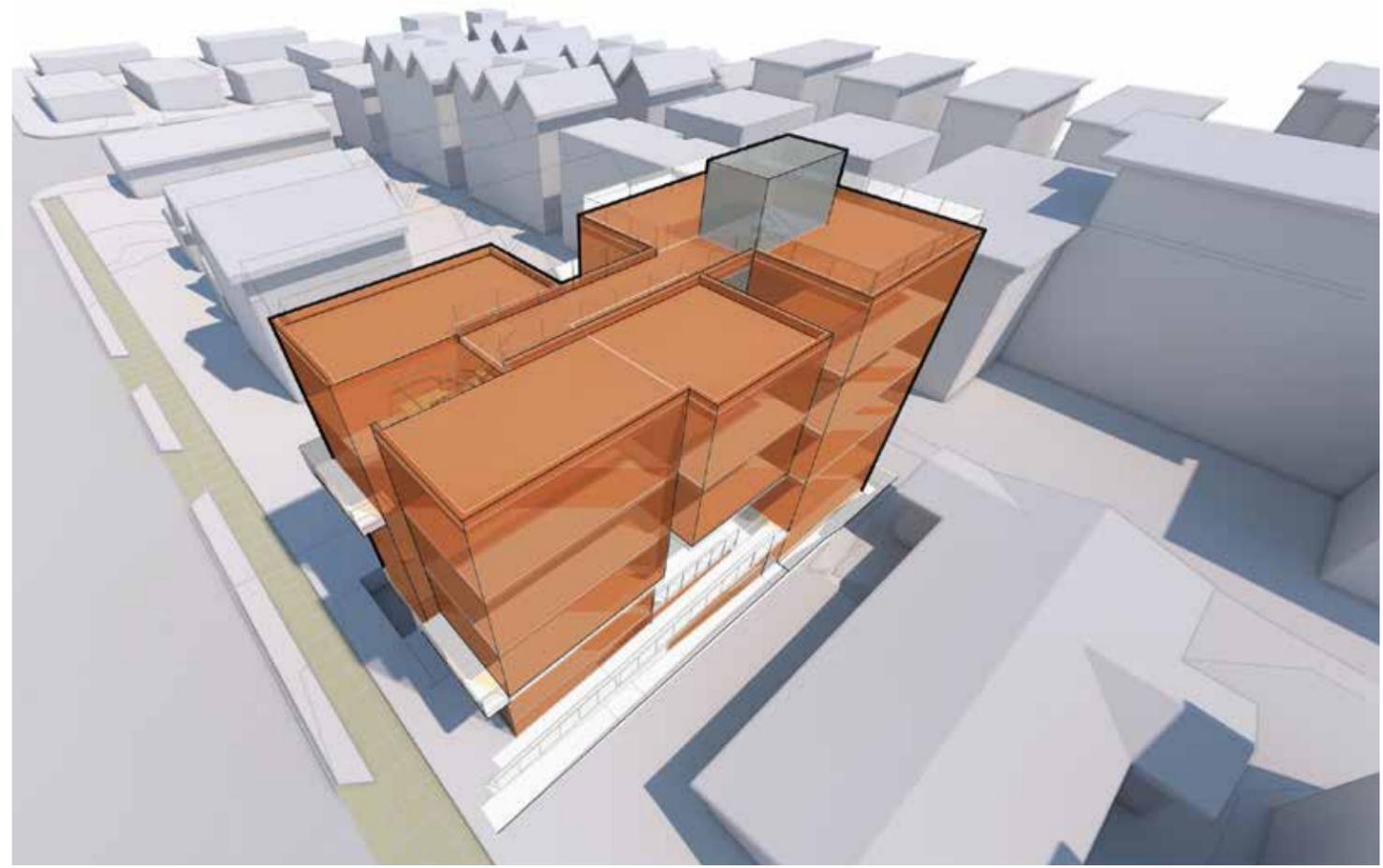
ALTERNATIVE 2

Alternative 2 creates a scheme that proposes (23) apartments, (10) 1-bedroom units and (13) studio units. This alternative has a raised courtyard at the center of the site accessed by a ramp in the setback. An exterior open stair connects the street entry directly with an exterior central circulation spine. The rear stair is enclosed adjoining the courtyard. All units take access from the central space on each level. The upper floors utilize a series of stacked, exterior walkways to access those units and a rooftop deck is proposed for the at the south edge of the structure.

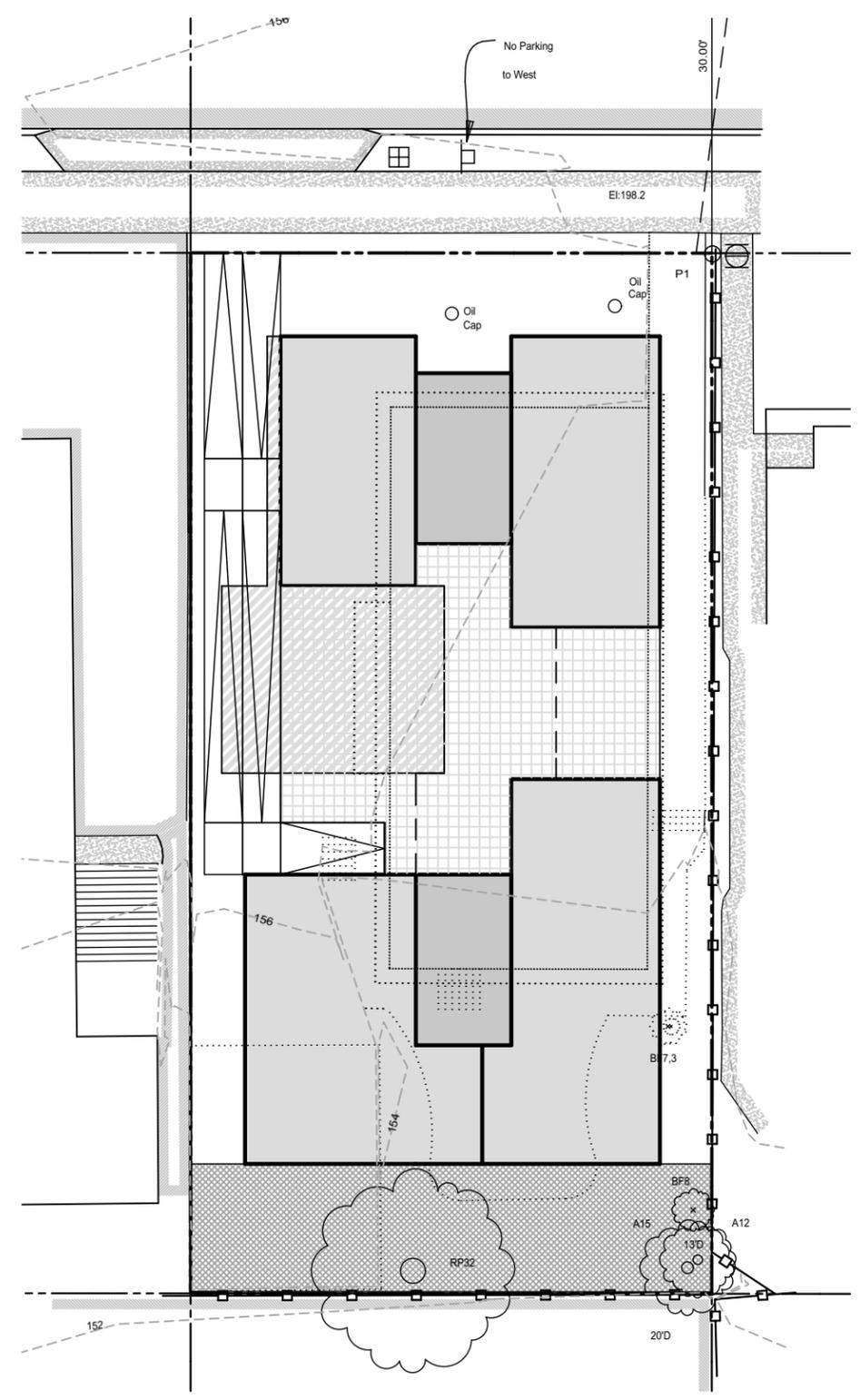
- Advantages:**
- Massing is reduced by making the street-facing stair exterior for its full height, lowered parapets and open railings.
 - Courtyard connects to street with Common Amenity Area at rear of site
 - Larger courtyard and reduce massing at west side by removing unit at the raised courtyard level.
 - Exterior stair connects directly from the sidewalk.
- Issues:**
- Departures requested for Side Setback minimum west side, Rear Setback and Facade length on west side

LEGEND:

- NEW STRUCTURE FOOTPRINT AT GRADE
- EGRESS STAIR
- FLOOR SPACE ABOVE GRADE
- DECK / CIRCULATION ABOVE GRADE
- OPEN SPACE AT GROUND LEVEL
- COURTYARD LEVEL AT 1st FLOOR

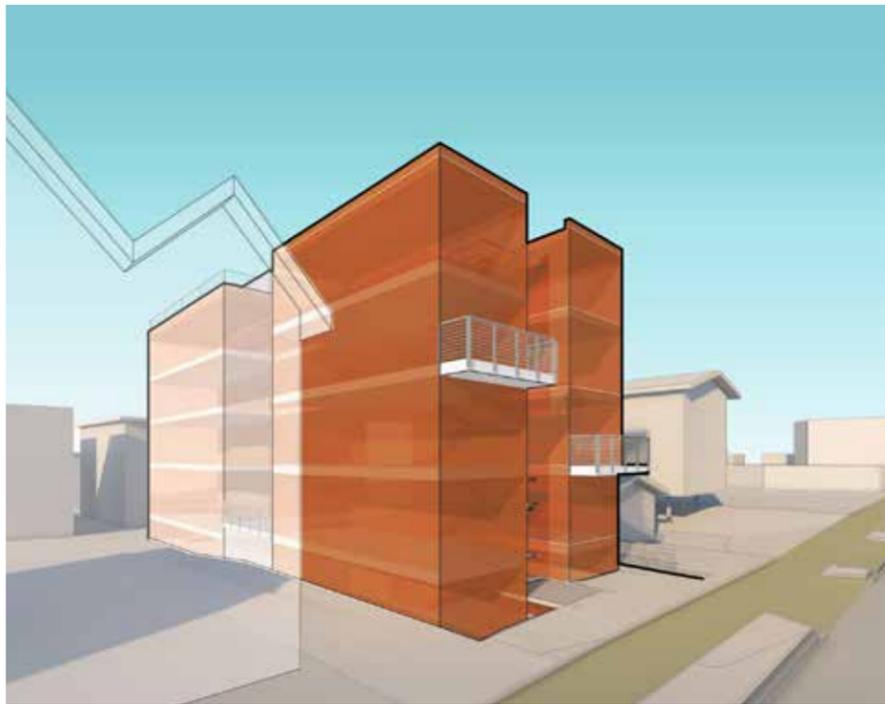


1 Aerial View from Northwest

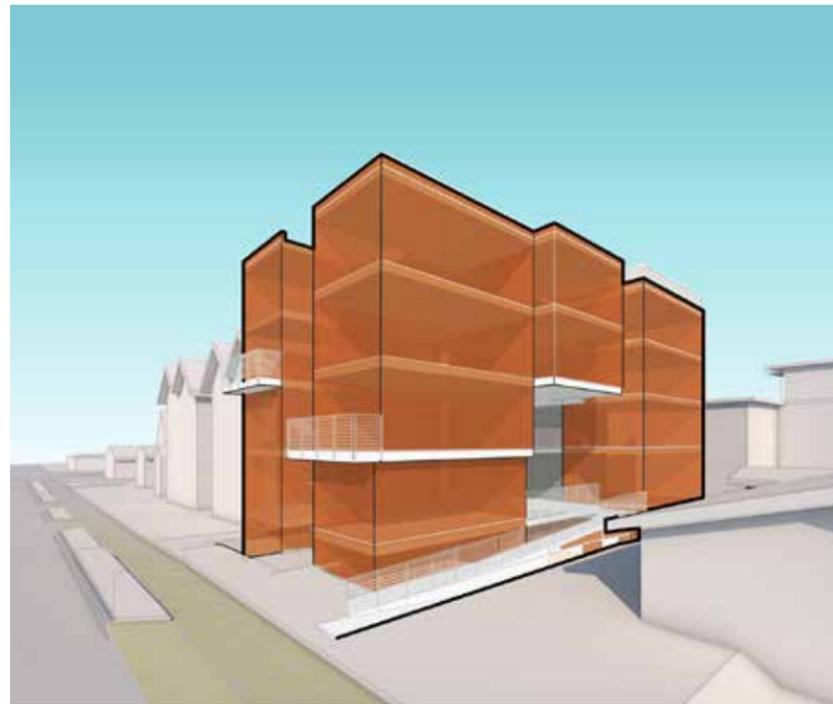


Site Plan

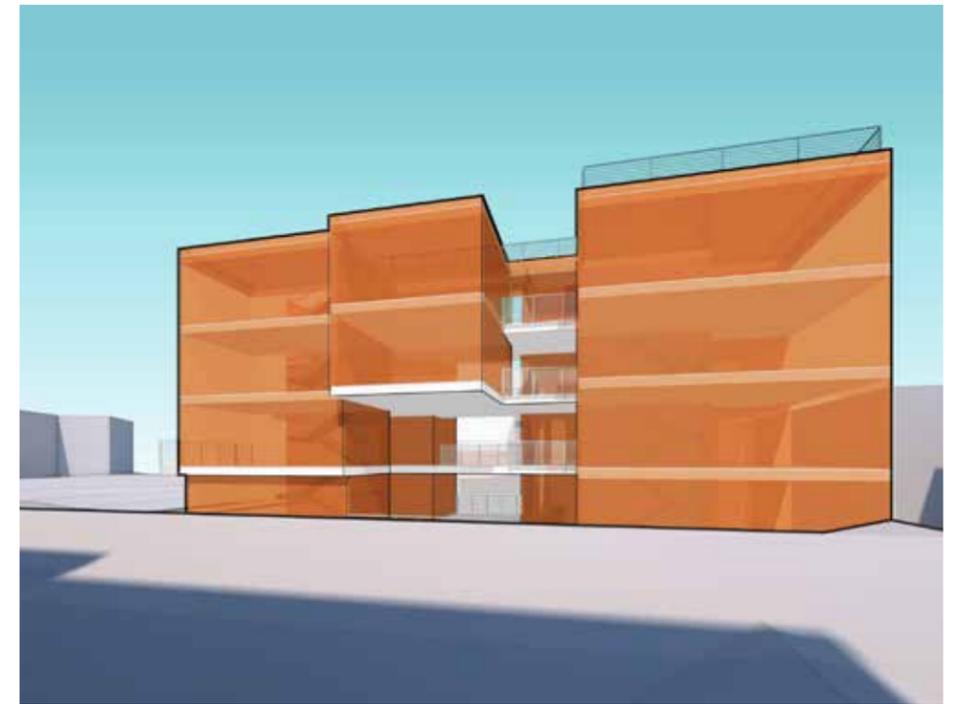




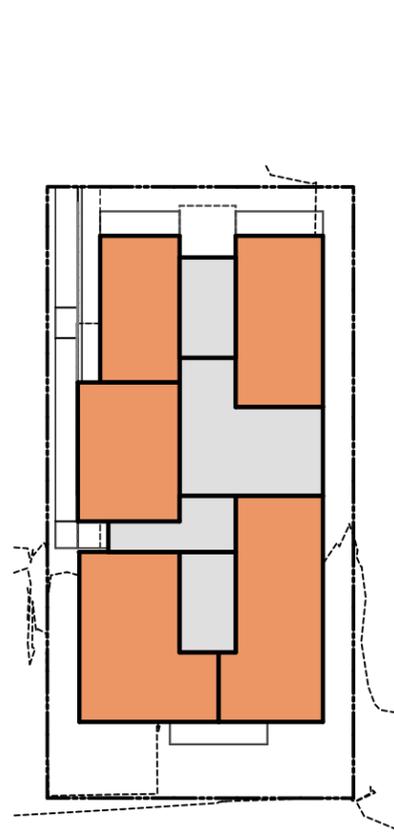
2 View from Northeast



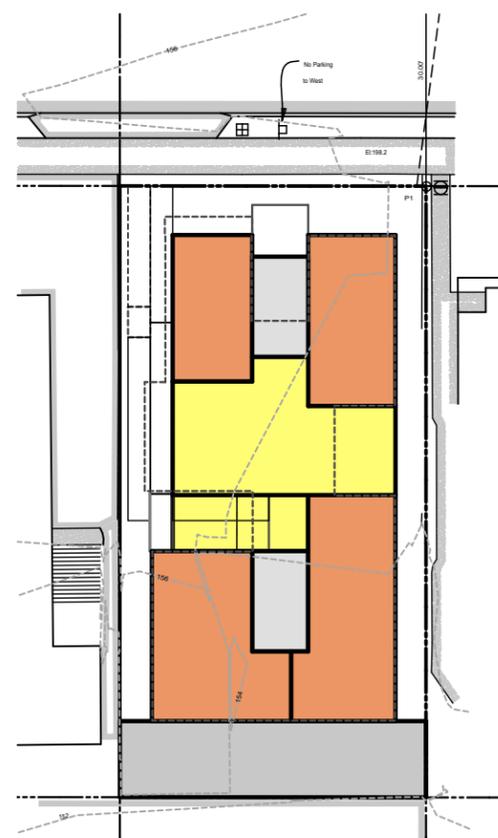
3 View from Northwest



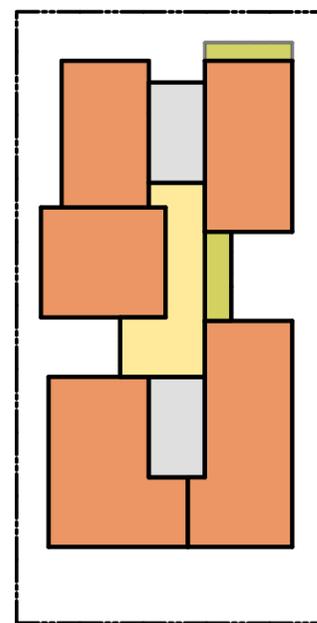
4 View from West



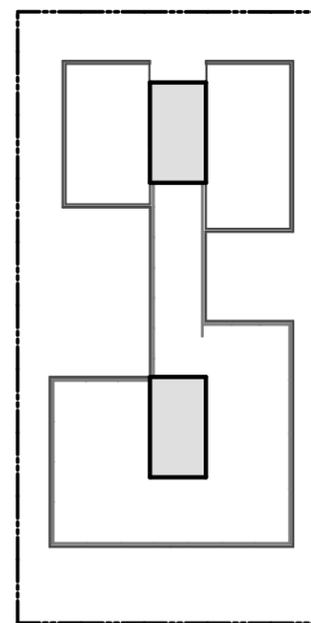
Lower Floor Plan



First Floor Plan



Typical Upper Floor Plan

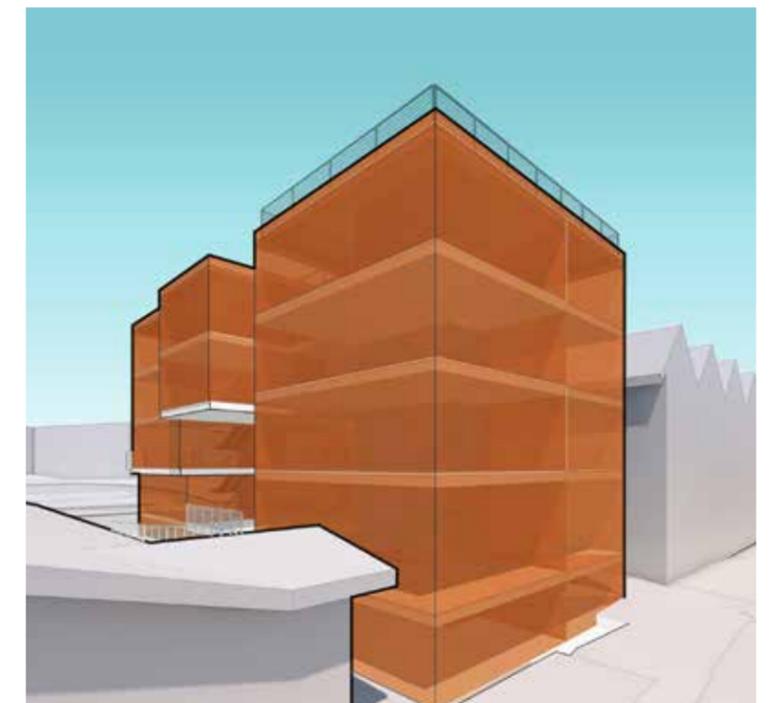


Roof Plan

- Apartment
- Stair/Storage
- Exterior Circulation
- Private Decks



5 View from Southwest



ALTERNATIVE 3

Alternative 3 creates a scheme that proposes (22) apartments, (11) 1-bedroom units and (11) studio units. This alternative has a raised courtyard at the center of the site accessed by a ramp in the setback. An exterior open stair connects to the west creating a dynamic open courtyard space and massing. The rear stair is enclosed adjoining the courtyard on the east side. All units take access from the central space on each level. The upper floors utilize a series of stacked, exterior walkways to access those units and a rooftop deck is proposed at the south edge of the structure.

- Advantages:**
- Massing is reduced by: 1) relocating the exterior stair to the center of the site; 2) lowering the volume above the courtyard a full story and shifting it south to create more of an opening near the street
 - Stairs are internal to the site, allowing more direct connection between apartments and street.
 - Larger courtyard with more direct connection to street.
 - Varied volumes to adjacent sites through departure requests.

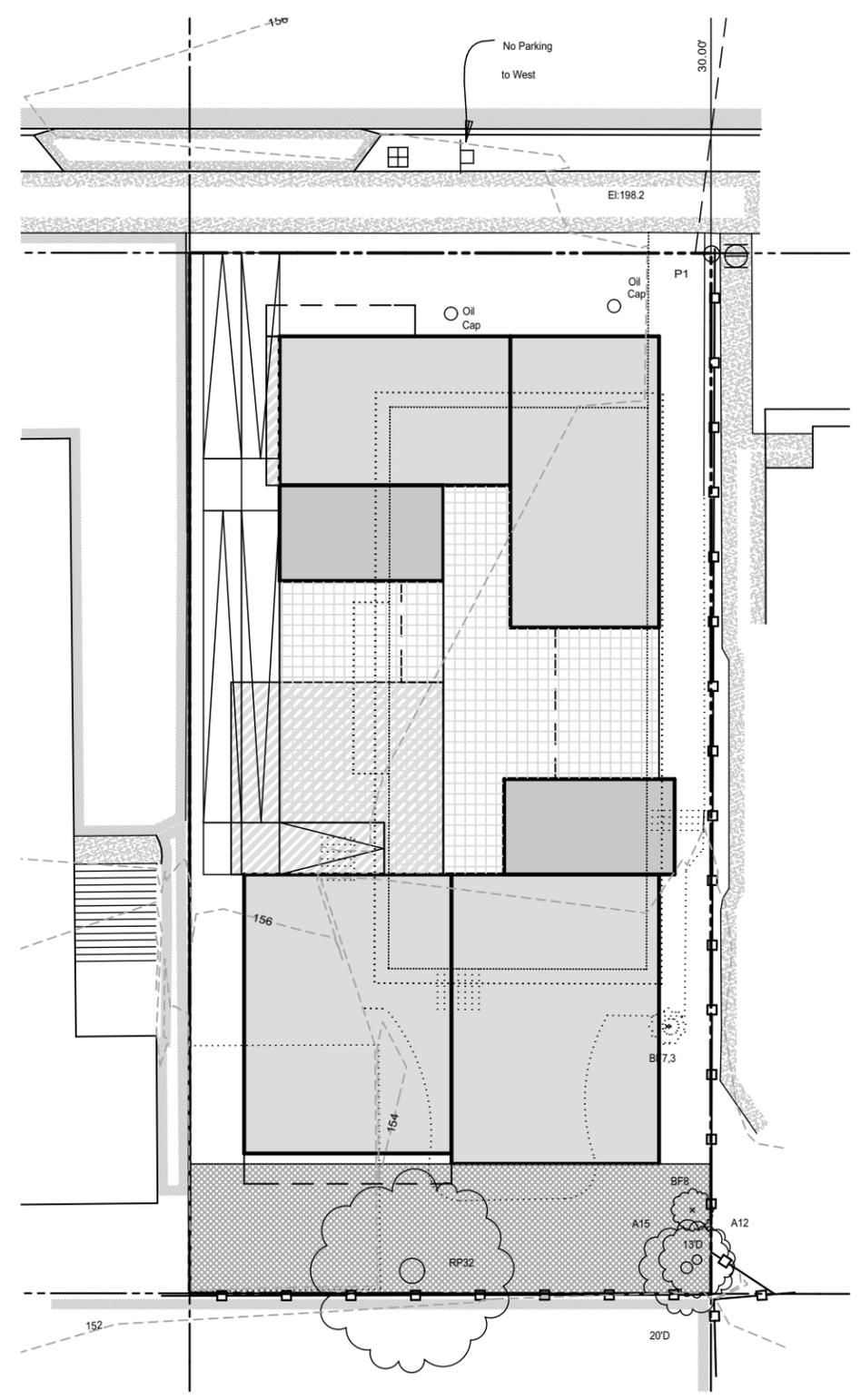
- Issues:**
- Departures requested for Side Setback minimum east and west side, Rear Setback and Facade length on west side

LEGEND:

-  NEW STRUCTURE FOOTPRINT AT GRADE
-  EGRESS STAIR
-  FLOOR SPACE ABOVE GRADE
-  DECK / CIRCULATION ABOVE GRADE
-  OPEN SPACE AT GROUND LEVEL
-  COURTYARD LEVEL AT 1st FLOOR



1 Aerial View from Northwest



Site Plan

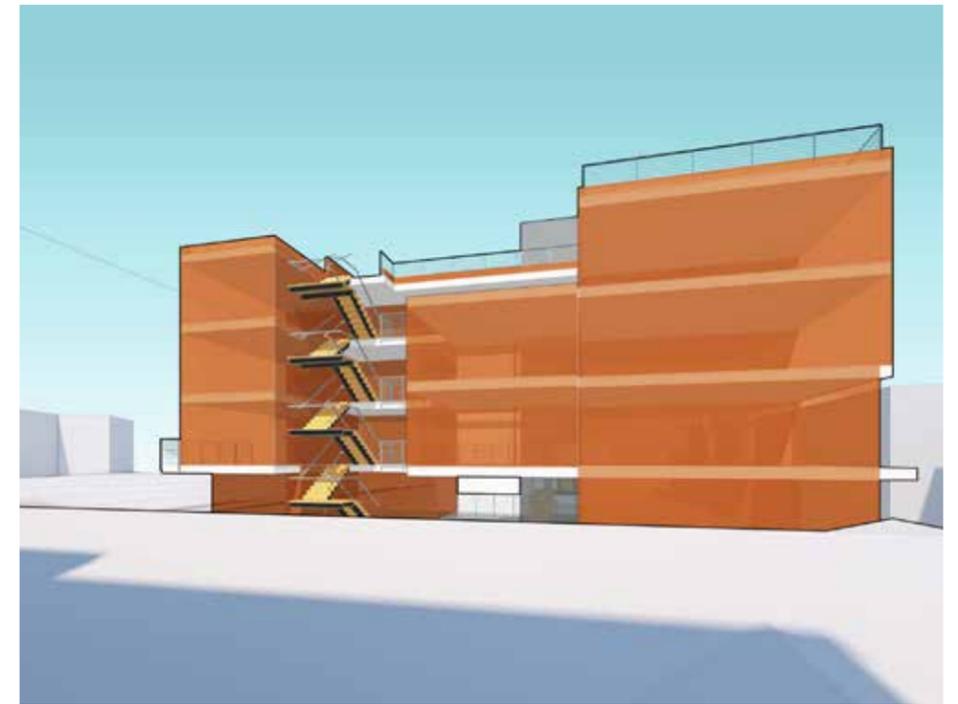




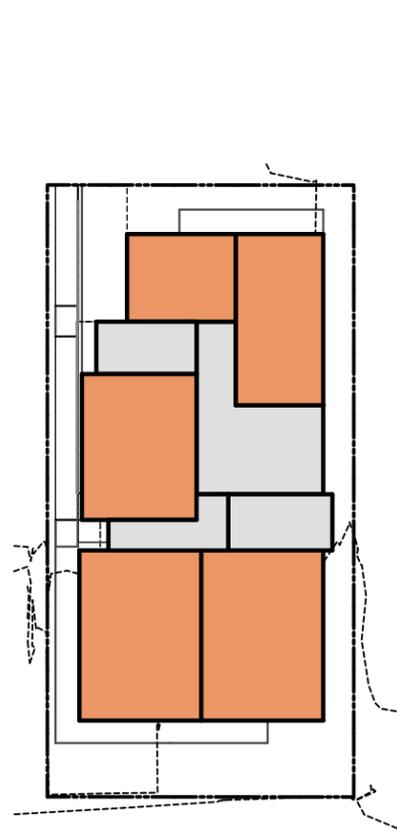
2 View from Northeast



3 View from Northwest



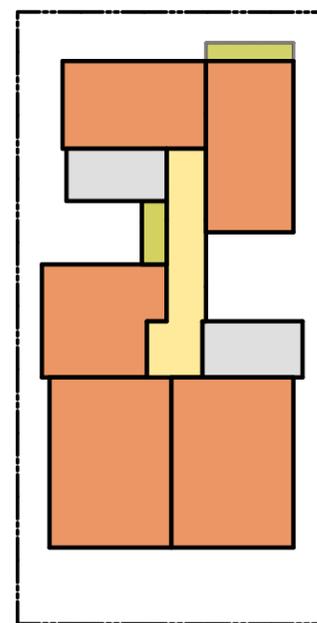
4 View from West



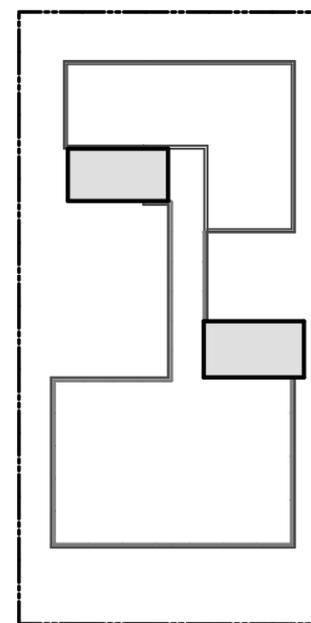
Lower Floor Plan



First Floor Plan



Typical Upper Floor Plan



Roof Plan

- Apartment
- Stair/Storage
- Exterior Circulation
- Private Decks



5 View from Southwest



ALTERNATIVE 1

Alternative 1 creates a code compliant scheme that proposes (23) apartments, (10) 1-bedroom units and (13) studio units. This alternative has a raised courtyard at the center of the site accessed by a ramp in the setback with a central circulation spine of an open walkway connecting two interior stairs. All units take access from the central space on each level. The upper floors utilize a series of stacked, exterior walkways to access those units and a rooftop deck is proposed for the at the south edge of the structure.

Advantages:

- Code compliant
- Common Amenity Area at rear of site

Issues:

- Massing is larger with the stairs enclosed and full height parapets instead of open railings.
- Courtyard does not provide visual access to the street
- Small courtyard
- Entire site is four stories

ALTERNATIVE 2

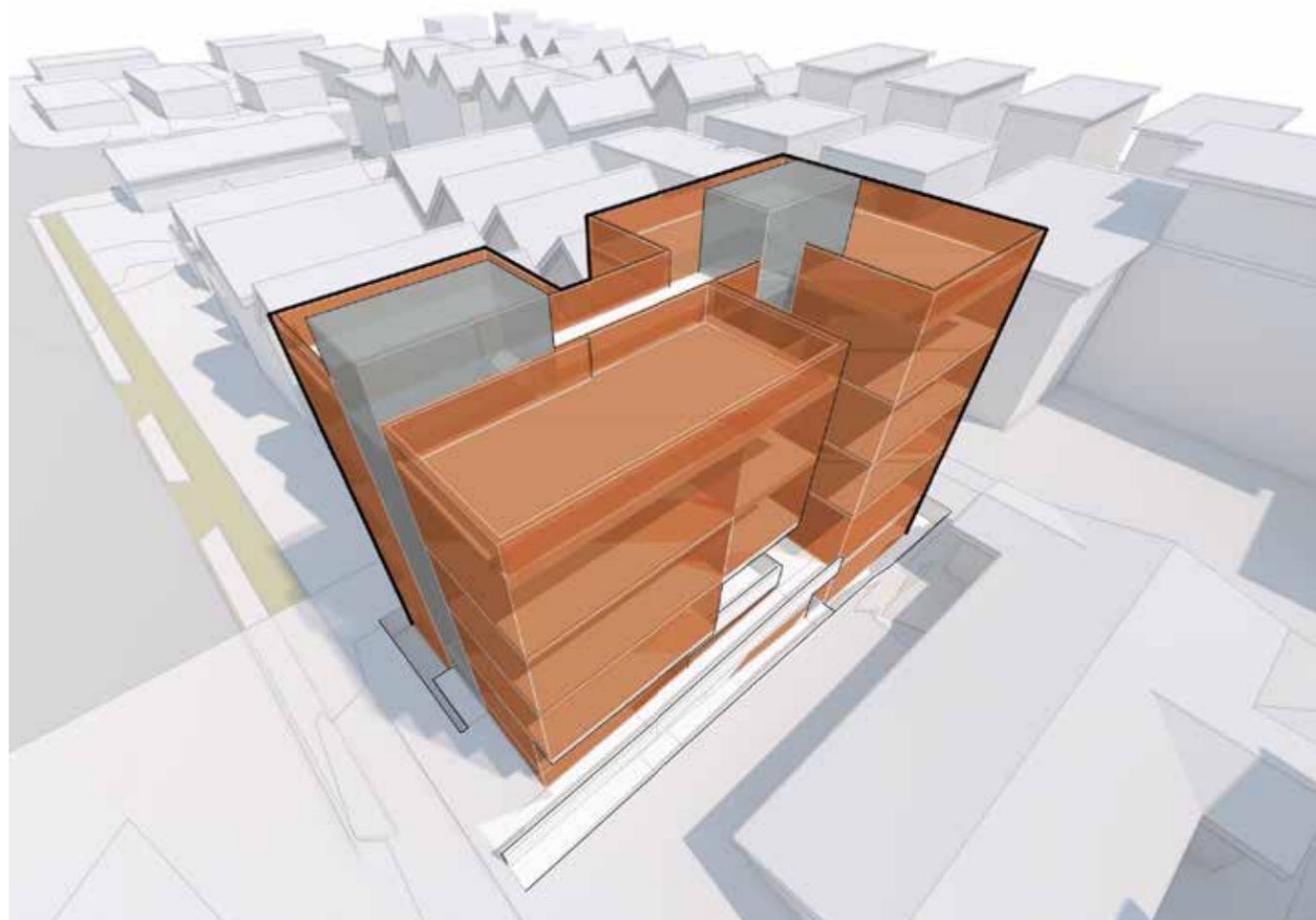
Alternative 2 creates a scheme that proposes (23) apartments, (10) 1-bedroom units and (13) studio units. This alternative has a raised courtyard at the center of the site accessed by a ramp in the setback. An exterior open stair connects the street entry directly with an exterior central circulation spine. The rear stair is enclosed adjoining the courtyard. All units take access from the central space on each level. The upper floors utilize a series of stacked, exterior walkways to access those units and a rooftop deck is proposed for the at the south edge of the structure.

Advantages:

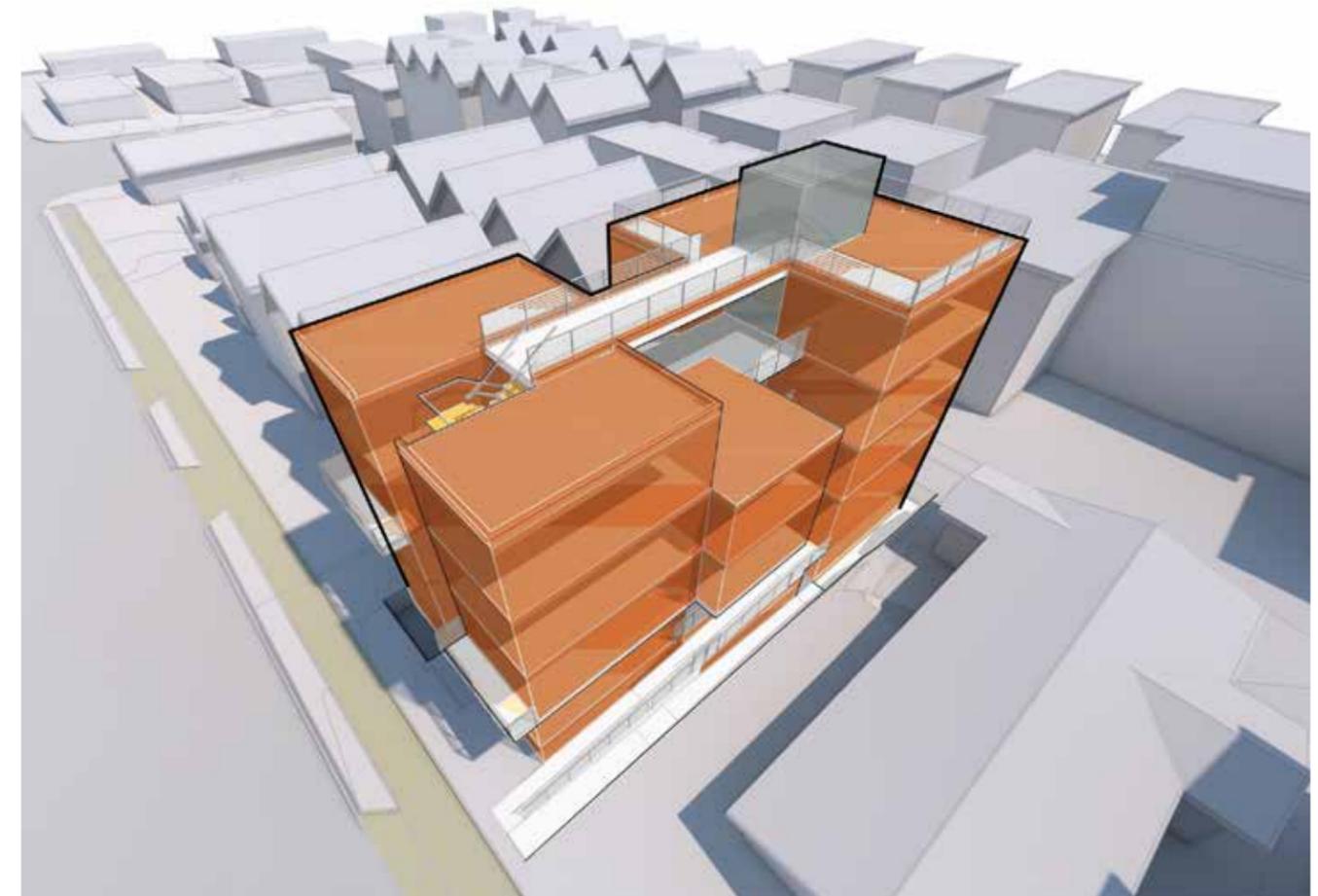
- Massing is reduced by making the street-facing stair exterior for its full height, lowered parapets and open railings.
- Courtyard connects to street with Common Amenity Area at rear of site
- Larger courtyard and reduce massing at west side by removing unit at the raised courtyard level.
- Exterior stair connects directly from the sidewalk.

Issues:

- Departures requested for Side Setback minimum west side, Rear Setback and Facade length on west side



Alternative 1 Aerial View from Northwest



Alternative 2 Aerial View from Northwest

ALTERNATIVE 3

Alternative 3 creates a scheme that proposes (22) apartments, (11) 1-bedroom units and (11) studio units. This alternative has a raised courtyard at the center of the site accessed by a ramp in the setback. An exterior open stair connects to the west creating a dynamic open courtyard space and massing. The rear stair is enclosed adjoining the courtyard on the east side. All units take access from the central space on each level. The upper floors utilize a series of stacked, exterior walkways to access those units and a rooftop deck is proposed at the south edge of the structure.

Advantages:

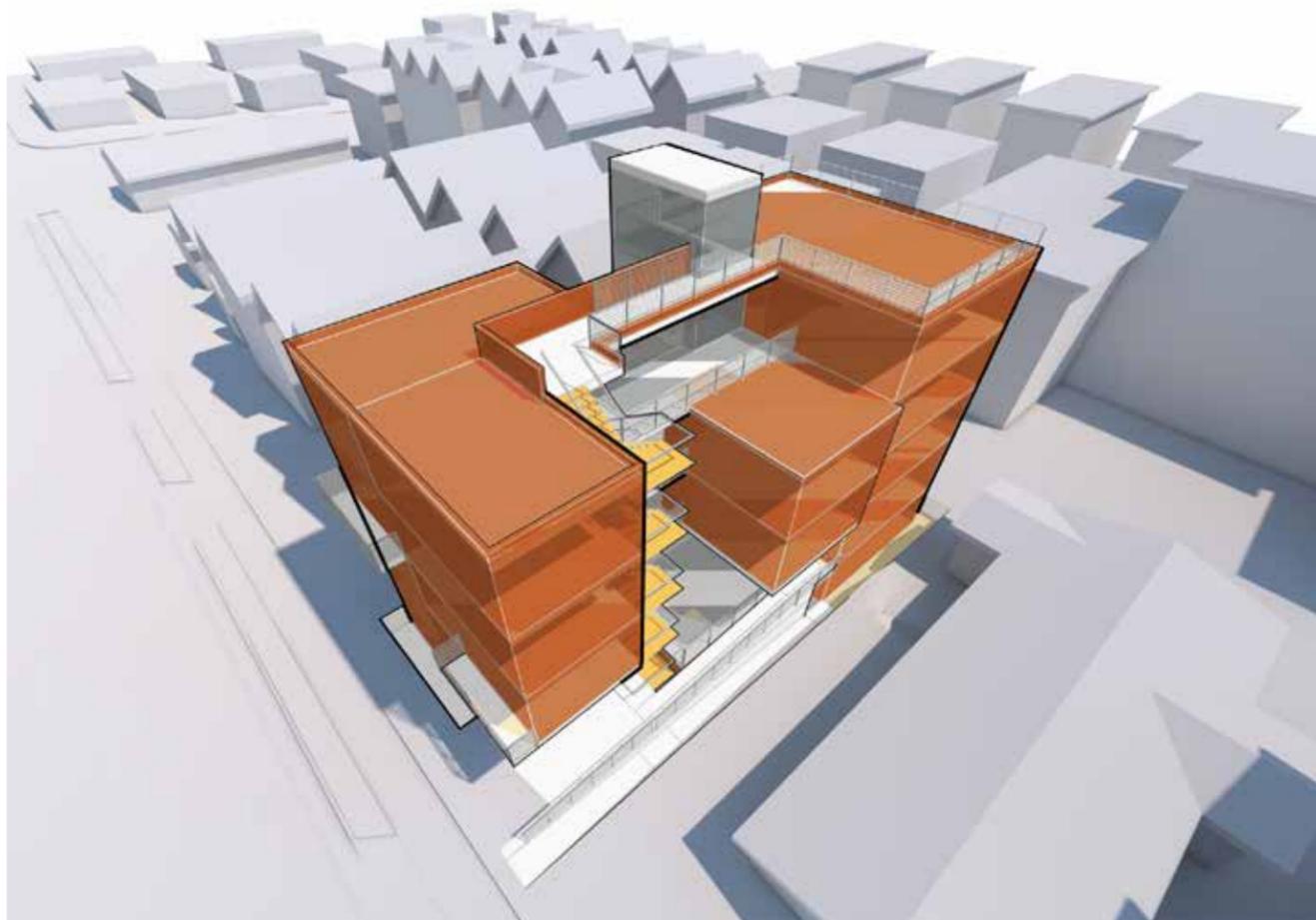
- Massing is reduced by: 1) relocating the exterior stair to the center of the site; 2) lowering the volume above the courtyard a full story and shifting it south to create more of an opening near the street
- Stairs are internal to the site, allowing more direct connection between apartments and street.
- Larger courtyard with more direct connection to street.
- Varied volumes to adjacent sites through departure requests.

Issues:

- Departures requested for Side Setback minimum east and west side, Rear Setback and Facade length on west side

SUMMARY

Alternative 3 provides a better scaled solution that responds directly to the surrounding context while designing to allowable zoning. The varied massing results from an idea about a vibrant central courtyard space with open walkways and decks above that further activate the site. The external facades will be thoughtfully fenestrated, with decks strategically placed for connections between the residents and streetscape on NW 65th Street. A roof deck is located internal to the site away from the street, reducing the total height of the structure through the use of open railings and lowered parapets. The rear wall is aligned with the townhouse pattern immediately east of the site. In contrast with the adjacent townhouses the center of the site is occupied by residents instead of vehicles.



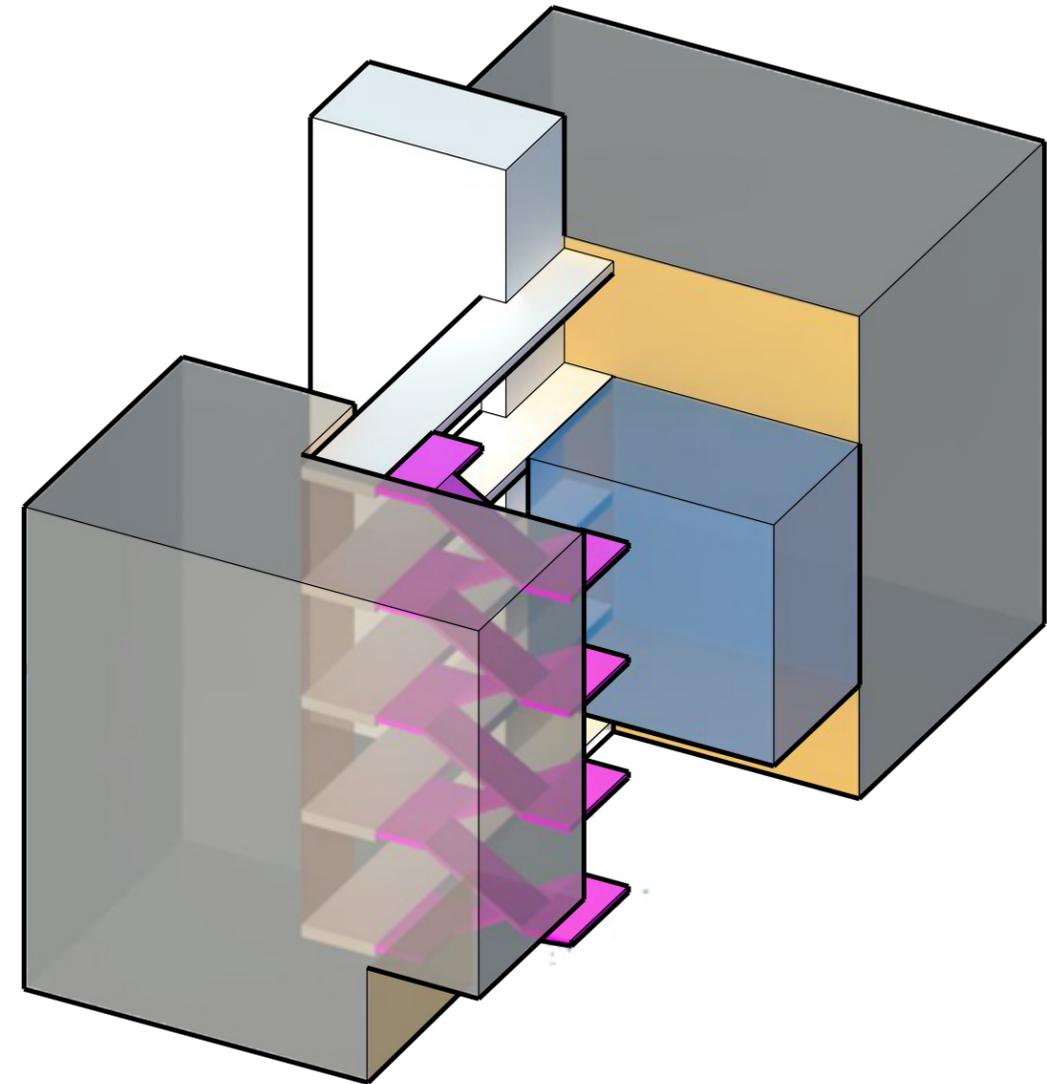
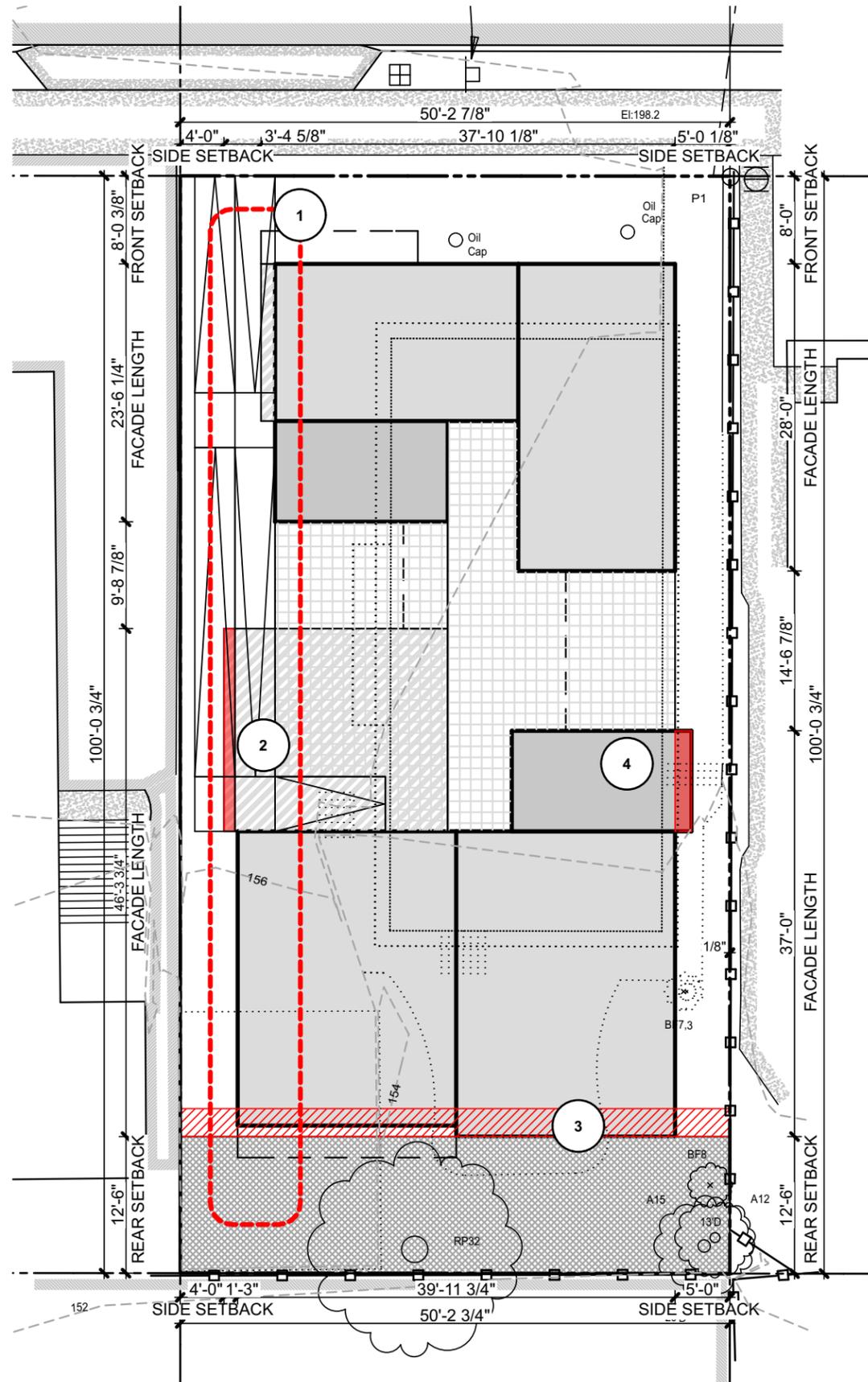
Alternative 3 Aerial View from Northwest



Longitudinal Section

ALTERNATIVE 3 : DEPARTURE SUMMARY

9/10/15	CODE SECTION AND REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	FACADE LENGTH SMC 23.45.527.B.1	A MAXIMUM OF 65% OF LOT LENGTH, WHICH IS 65'-0"	67% ALONG THE WEST PROPERTY LINE, WHICH IS 69'-0"	FAÇADE LENGTH: 4 FEET INCREASE IN LENGTH	THE INCREASE IN FACADE LENGTH RESULTS FROM CREATING A CONTINUOUS STREET WALL FOR THE INFILL SITE. THE EAST SIDE IS CODE COMPLIANT, THE WEST SIDE BALANCES A REDUCTION IN HEIGHT AT THE CENTER OF THE SITE AND AN EXTERIOR STAIR, BOTH OF WHICH REDUCE THE OVERALL WALL AREA OTHERWISE PERMITTED IN A CODE COMPLIANT LENGTH. A TWO-STORY VOLUME IS LIFTED ABOVE THE COURTYARD WITH A VOID BETWEEN IT AND THE STREET-FACING UNITS. THIS TWO-STORY VOLUME ACTIVATES THE COURTYARD AT THE CENTER OF THE SITE.	CS2.C RELATIONSHIP TO BLOCK, CS2.D HEIGHT, BULK, & SCALE, PL1.A NETWORK OF OPEN SPACES, PL.3.A STREET LEVEL INTERACTION ENTRIES, DC2.A MASSING, DC2.B ARCHITECTURAL AND FAÇADE COMPOSITION
2	SIDE SETBACK SMC 23.45.518.A	5' MINIMUM, 7' AVERAGE SETBACK	4' MINIMUM, 7' AVERAGE SETBACK	SETBACK: 1' REDUCTION OF MINIMUM SETBACK	THE SIDE SETBACK REDUCTION TO 4 FEET IS IN RESPONSE TO THE DESIGN CONCEPT. INSTEAD OF DESIGNING A SINGLE BLOCK BUILDING, THE ALTERNATIVES PROPOSE A STRUCTURE SEPARATED INTO MULTIPLE ELEMENTS WITH AN OPENING AT THE CENTER OF THE SITE. A SMALL VOLUME IS RAISED ABOVE THE LEVEL OF THE COURTYARD AND PROJECTS BEYOND THE MINIMUM SETBACK ALLOWANCE. IT DRAWS YOUR EYE TO THE SITE'S CENTER TO SIGNIFY THE OPEN COURTYARD AND VARIED VOLUMES AROUND IT. THIS MODULATION CREATES A WALL THAT IS LESS BULKY THAN A CODE COMPLIANT ONE.	CS2.D HEIGHT, BULK, & SCALE, PL3.B.2 RESIDENTIAL EDGES, PL.3.C STREET LEVEL INTERACTION, CS2.C RELATIONSHIP TO THE BLOCK, DC2.B.1 FAÇADE COMPOSITION, DC2.D SCALE AND TEXTURE
3	REAR SETBACK SMC 23.45.518.A	15' MINIMUM SETBACK	12'-6"	SETBACK: 2'-6" REDUCTION	<u>THE REAR SETBACK REDUCTION RESULTS FROM A COMBINATION OF SITE STRATEGIES:</u> (1) SHIFTING THE ENTIRE STRUCTURE TO THE SOUTH TO PROVIDE AN INCREASED FRONT SETBACK RESULTING FROM HIGH VOLTAGE LINES; (2) AN CENTRAL COURTYARD THAT REDUCES THE MASS AND BULK AT THE CENTER OF THE SITE AND PROVIDES MORE LIGHT AN AIR TO ADJACENT SITES; (3) THE PROPOSED REAR SETBACK IS CONSISTENT WITH ADJACENT STRUCTURES ON BOTH SIDES. IT PROVIDES A LARGER SETBACK THAN THE STRUCTURE TO ITS WEST AND NEARLY THE IDENTICAL SETBACK OF THE STRUCTURE TO THE EAST.	CS2.B ADJACENT SITES, STREETS AND OPEN SPACES, CS2.D HEIGHT, BULK, & SCALE, PL1.A NETWORK OF OPEN SPACES
4	SIDE SETBACK SMC 23.45.518.A	5' MINIMUM, 7' AVERAGE SETBACK	3.5' MINIMUM, 7' AVERAGE SETBACK	SETBACK: 1.5' REDUCTION OF MINIMUM SETBACK	A REDUCTION IN THE SIDE SETBACK AT THE EAST FAÇADE FOR THE THE PORTION OF THE ENCLOSED STAIR RESPONDS TO THE DESIRE TO BREAK DOWN THE MASSING OF THE FAÇADE INTO MULTIPLE PORTIONS AS WELL AS CREATE MODULATION AND INTEREST. THE THREE VOLUMES WILL VARY IN SCALE AND TEXTURE TO FURTHER BREAK UP THE MASSING OF THE WALL.	CS2.D HEIGHT, BULK, & SCALE , DC2.B.1 FAÇADE COMPOSITION, DC2.D SCALE AND TEXTURE





1430 NW 65th St (eastern neighbor)



Entrance to Ballard High School immediately adjacent to project site

CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND VENTILATION

The site is an infill site between 8 townhouse units to the east and a 6-unit apartment building to the west. All proposals open up at the center of the structure to maximize individual unit's exposure to light and air and to adjacent sites.

C. TOPOGRAPHY

The site is relatively flat with an approximate 3.5 foot slope from north to south. The rear portion of the lower and first floor shift down to accommodate this slope.

D. PLANTS AND HABITAT

There are no significant plants and habitat in this area. The proposal fills most of the development site with side setbacks to the east and west and a large rear setback at the south side. The setbacks combined with a generous roof deck will incorporate landscape elements.

CS2 URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

This proposal is located in the Ballard neighborhood in the north west area of Seattle. The proposal is a half block east of the busy arterial of 15th Avenue NW and immediately south of the Ballard High School on NW 65th Street. The immediate vicinity consists of a mix of residential and commercial structures, with the addition of the adjacent High School and playfield. The proposal is consistent with development in the neighborhood.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

Located at an infill site on NW 65th Street, the site is bound by an 8-unit townhouse development to the east and a 6-unit apartment building to the west. Adjacent to the site across 65th is the main entrance to Ballard High School with a large drop off/ load area. The entry area to Ballard High School provides a large open area directly across from the site. To the east of the school is the large playfield. Directly behind the site is a 4-story, 18 unit apartment building constructed in 1964. The proposal creates an open multilevel courtyard at its center.

C. RELATIONSHIP TO THE BLOCK

The proposal is located mid-block on NW 65th Street. With the exception of the northwest and southwest corners of the block, the entire block is fully developed. The northwest and southwest corners are commercial properties with large parking lots that create gaps in the otherwise fully built-out block. The proposal will replace a triplex structure with a 23-unit apartment building, adding a mix of one-bedroom and studio apartments to the Ballard Hub Urban Village. The proposed structure holds the edge of the street while breaking away at the northwest corner to create a highly visible and welcoming entry. The open center of the proposed alternatives creates relief for the neighboring properties at the center of the site.

D. HEIGHT, BULK, AND SCALE

The proposal will take advantage of the 40-foot height limit for apartment developments located in the LR3 zone within Urban Centers and Villages. The 40-foot proposal will be more similarly aligned in height with the structures to the east, north and south than the existing single-story structure to the west (currently under developed for the site). Each proposed alternative addresses the height, bulk and scale in a similar way with a reduction in the overall height in the alternatives 2 and 3 where open railings and short parapets replace the full height parapet of alternative 1. In each alternative, the massing strategy is an aggregation of units, organized at the front and rear of the site with an opening at the center. This creates a dynamic interior volume that provides access to all units and depending on the alternative is more or less visible from the street facade.



1430 NW 64th St, 18 unit apartment building (southern neighbor)



El Camion Restaurant and parking lot at NW corner of block

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

The proposal provides an approach to massing that is contemporary and livable in a neighborhood of evolving architectural character. It is consistent with the adjacent existing multi-family residential structures to the south and east.



Ballard High School Playfield

PUBLIC LIFE

PL1 CONNECTIVITY

A. NETWORK OF OPEN SPACES

The site's open space at grade is located at the front and rear of the site. The rear of the site creates a more private area for tenants and creates a landscape buffer to the adjacent structure to the south. The front open space creates an open and welcoming entry area to the project across from the entry to the High School. An open, exterior courtyard is visible from the street. It provide an opportunity for informal and planned interaction between the building tenants while providing a void at the center of the site. Exterior walkways cross this gap at upper levels and provide connections between units. This composition creates a dynamic and lively environment at the center of the site. Communal gathering is encouraged at the south side of the roof, away from the street.

B. WALKWAYS AND CONNECTIONS

A network of exterior walkways and decks connect the structure to the public realm at the sidewalk and within the project. They enliven the pedestrian realm, are a means of enhancing safety and security while signifying human scale occupation. They are visible from the street and connect residents internally and the structure to its immediate neighborhood.

C. OUTDOOR USES AND ACTIVITIES

The site proposes a network of open spaces encouraging outdoor uses and activities. These include a shared central courtyard with a ramped connection to the street, a shared rooftop deck at the southern portion of the structure, a rear common amenity area at grade, shared exterior walkways and various private balconies.

PL2 WALKABILITY

A. ACCESSIBILITY

The project will meet the requirements for accessibility according to ADA standards. A series of ramps provide access to the shared courtyard, common amenity area and the apartment units at the first floor and lower level.

B. SAFETY AND SECURITY

Exterior walkways and decks will provide lines of sight throughout the building structure and to the streetscape along NW 65th. Lighting will provide sufficient illumination for pathways and entries.

C. WEATHER PROTECTION

Overhead weather protection is integrated into the overall building design. The building entry is protected by cantilevered floors above with additional weather protection internal to the site by the exterior walkways and other overhanging volumes.

D. WAYFINDING

Clear and prominent wayfinding is integrated into the overall design. The exterior entry is clearly identified and visible from the street. All circulation is exterior and visible.

PL3 STREET LEVEL INTERACTION

A. ENTRIES

The prominent entrance at the northwest corner of the structure is clearly defined in a carved out void at the lower floors. A series of ramps lead residents and visitors into the central open courtyard at the first floor level of the structure that is the site's exterior lobby.

B. RESIDENTIAL EDGES

The first floor of the structure is raised approximately a half story above the street level. The partially below grade lower level will be generously screened with landscaping at the street facing units. There are no private entries off of 65th, all residents will enter through a series of ramps at the northwest corner and enter a common courtyard before entering individual units. This generous entry sequence creates a buffer between the street and private entries.



15th Avenue NW 'D' Line Bus stop

PL4 ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS

The primary residential entry is located on NW 65th St. Residents and visitors will have direct access to transit and adjacent retail along 15th Avenue NW.

B. PLANNING AHEAD FOR BICYCLISTS

Bicycle parking will be provided in the lower level and in the courtyard. Both spaces are accessible via ramps for convenient access.

C. PLANNING AHEAD FOR TRANSIT

The site is a half block east of 15th Avenue NW, a transit corridor connecting to downtown Seattle to the south and along NW 65th Street to the east.

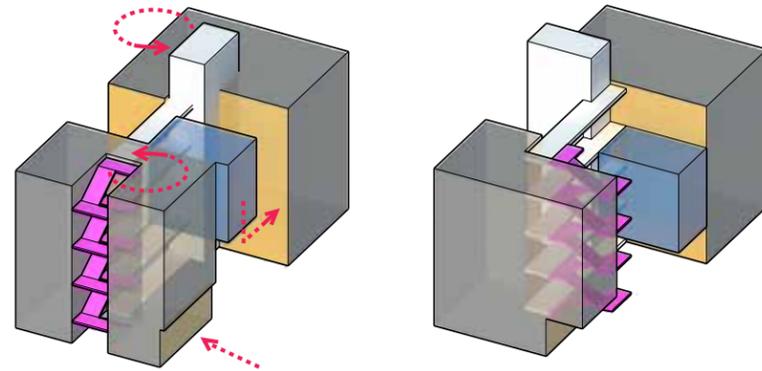


Entry to Ballard High School directly across the street



A view to the site from the entry / drop off at Ballard High School

DESIGN CONCEPT



Stair volumes are rotated
Center volume is pushed down and south

The north volume at the street facade becomes smaller revealing more of the dynamic internal nature of the project



The proposed structure will be designed to visually engage both NW 65th Street and 15th Avenue NW

DC1 PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

The arrangement of uses within the site is clearly expressed. Residential units front the street and rear of the site with a network of open spaces at the center. Nearly all circulation is exterior and therefore exposed for clarity of expression.

B. VEHICLE ACCESS AND CIRCULATION

The proposal provides no parking and therefore no vehicular access. All pedestrian access is from NW 65th Street through a network of ramps connecting to the central courtyard.

C. PARKING AND SERVICE USES

The proposal provides no parking. Bicycle storage will be provided in the courtyard at the first level and in the lower level with trash and recycling storage.

DC2 ARCHITECTURAL CONCEPT

A. MASSING

The site is a typical Seattle infill lot. Its 50-foot side faces the street and extends 100 feet deep into the block. Without an alley, the site is contained on all edges by existing structures. The massing proposal responds directly to this condition, seeking to create a dynamic open center, protected by simpler massing at its front and rear. The design strategy reduces the mass of the building at the center of the site. Modulation coupled with balconies and material variation will be utilized to further erode the perceptible mass of the structure.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

The design team has worked to generate a well-proportioned composition with special consideration of the street-facing facades. A system of exterior balconies, cantilevers, and modulation will be used to highlight certain volumes while maintaining a consistent language throughout the project. A dramatic interior space connects to the street through a cantilever to invite residents and visitors into the site. At the center the preferred alternative is reduced to a floating two-story volume.

C. SECONDARY ARCHITECTURAL FEATURES

The design team is developing a compositional strategy that will employ decks, railings, parapets and cantilever treatments to minimize the structure's mass and enliven the site. This will occur at all edges of the site and internally at the center of the proposal.

DC3 OPEN SPACE CONCEPT

A. BUILDING OPEN SPACE RELATIONSHIPS

All three alternatives are designed to appear as two structures anchored to a base that extends partially above grade. At the center between the two elements of the structure is a network of open connective spaces. A courtyard sits 4 feet above street level, accessed by a series of ramps. The ramps also provide access to a common amenity area at the rear of the site at grade. Through the exterior stair, most visible in alternatives 2 and 3, residents and visitors ascend through the site to a shared roof deck. Private decks help activate the streetscape and internal building facades. A network of exterior walkways above the central courtyard activate open center of the site, reducing the scale from north to south.

B. OPEN SPACES USES AND ACTIVITIES

Open spaces will be considered and designed to accommodate a variety of uses and will incorporate seating and planting that will thrive. The internal network of stairs, private decks and common walkways provides opportunities for various shared and private uses. A carefully considered roof deck will encourage activity and communication between residents and their immediate surroundings.

DC4 MATERIALS

A. BUILDING MATERIALS

The design team is considering the use of durable and warm materials consistent with the neighborhood. Materials will be used to create an attractive and inviting street edge. Pattern and rhythm in the alternation of façade materials is also being considered as a method of breaking down the scale of the building and calling out individual floors and units.

B. SIGNAGE

Signage will be minimal along NW 65th Street, focusing instead on how the design of the structure can signify the use of the proposal. The design team proposes an approach to signage that is incorporated with weather protection and is of a consistent design language as those secondary architectural elements of the proposal.

C. LIGHTING

Lighting will be considered in such a way that promotes safety and security, while also respecting the adjacent properties and adding a level of warmth and detail to the pedestrian realm.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

The landscape design will incorporate the various open spaces at the edges and center of the site. A buffer will be created to NW 65th Street to support the clearly identifiable entry in the preferred alternative 3, and to protect the units closest to the street. The network of open spaces will utilize high quality materials consistent with this scale of development. These materials and landscape elements will complement the architecture.



The proposed massing opens at the center of the site and nearest to the street.

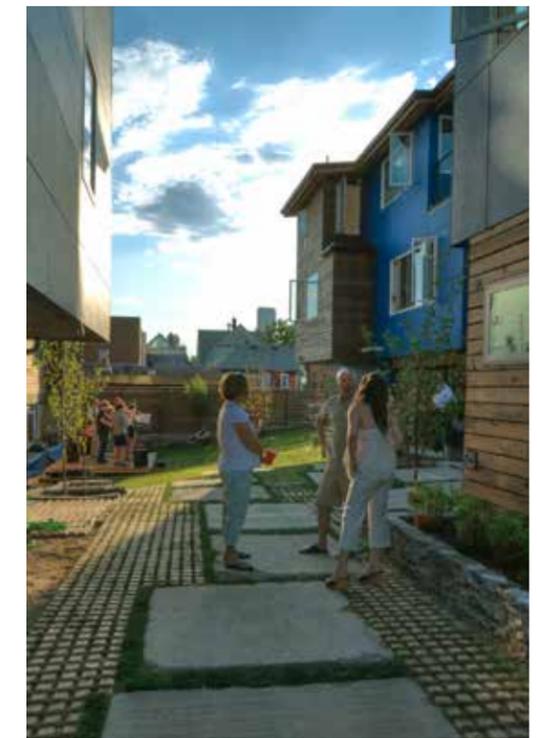
COMPLETED WORK



3515 Wallingford Ave N



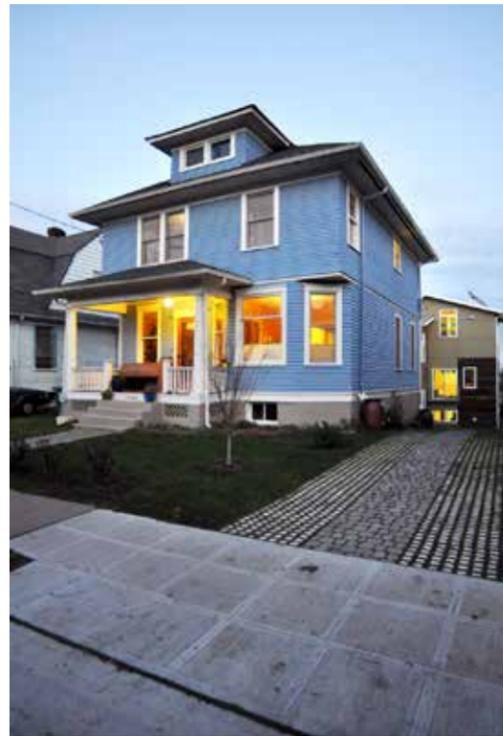
1818 E Yesler Way



1818 E Yesler Way



208 18th Avenue E



1504 19th Avenue



90 E Newton Street



1411 E Fir Street