

NOREN 59TH

EARLY DESIGN GUIDANCE



NOREN DEVELOPMENT
1501 NW 59TH STREET
SEATTLE, WA 98107

DPD #3020779



PROJECT INTRODUCTION



PROJECT TEAM:

Noren Development, LLC
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Seattle, WA 98117
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Seattle, WA 98104
Contact: Jennifer Bushnell

Project #: 3020779
Planner: Tami Garrett

EXISTING SITE

Address: 1501 NW 59th St Seattle, WA 98107
Lot Area: 5,000 SF
Description: The project site consists of one parcel located at the southwest corner of the intersection of 15th Avenue NW & NW 59th Street. The parcel faces east along 15th Avenue NW and north along NW 59th Street. The site is predominately flat with a gradual slope from the northwest to the southeast by approximately 3 feet. The project includes the demolition of an existing occupied Barber Shop and Hair Salon.

NEIGHBORING DEVELOPMENT

The project site is located along the northern portion of the Ballard Hub Urban Village. The site directly abuts a single family home to the west, a commercial comic book store to the south, commercial coffee shop north across NW 59th Street, and St. Alphonsus Catholic School is east across 15th Avenue NW. A convenience market is located to the southeast corner across 15th Ave NW.

The NC zoning changes to single family at the west boundary of the property which continues northbound on NW 81st Street and southbound to N 65th Street. Directly across the street, on eastside of 15th Avenue NE, the NC zone makes same transition from NC zone. The NC commercial along 15th Avenue NW is a mixture of shopping centers, churches, apartment complexes, gas stations, and restaurants all within walking distance of the site. The site is along the arterial of 15th Avenue NW and NW 59th Street which makes it close to transportation services and is pedestrian friendly.

ZONING AND OVERLAY DESIGNATION

The parcel is zoned NC3-40 and is entirely within the Ballard Hub Urban Village.

DEVELOPMENT OBJECTIVES

The project is a 4-story mixed-use building with approximately 21 Small Efficiency Dwelling units over ground floor retail. The development is along Metro transit stops and positioned to take advantage of the pedestrian oriented gateway to the south. No parking is required by code and is not being proposed for the project since residents will be encouraged to take advantage of the the transit corridor along 15th Avenue NW. The existing one story commercial buildings will be demolished.

The site will transition from the commercial scale of the NC3-40 to the adjacent more residentially scaled block to the west through thoughtfully designed units screening, and appropriate setback proposed at the ground floor.

PROJECT PROGRAM

Number of Small Efficiency Dwelling Units:	21
Area of Residential Space:	Approximately 12,794 sf
Area of Commercial Space:	Approximately 2,128 sf
Area of Support/Utility Space:	Approximately 1,187 sf
Total Area:	Approximately 16,109 sf

CONTEXT ANALYSIS

URBAN CONTEXT

NEIGHBORHOOD CONTEXT

STREETSCAPES

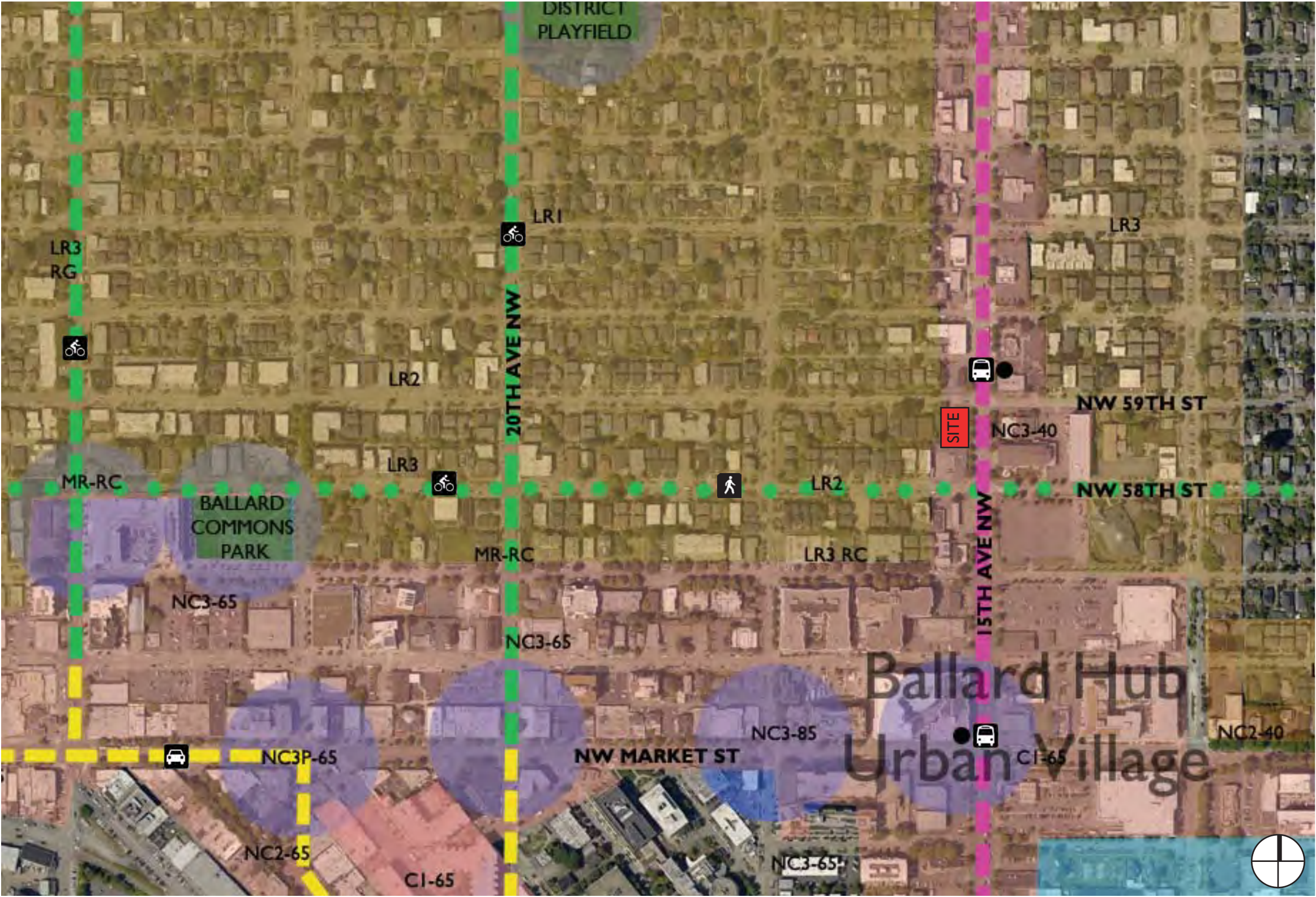
EXISTING SITE PLAN

EXISTING SITE CONTEXT

I4 BLOCK DIAGRAM

CONTEXT ANALYSIS

URBAN CONTEXT



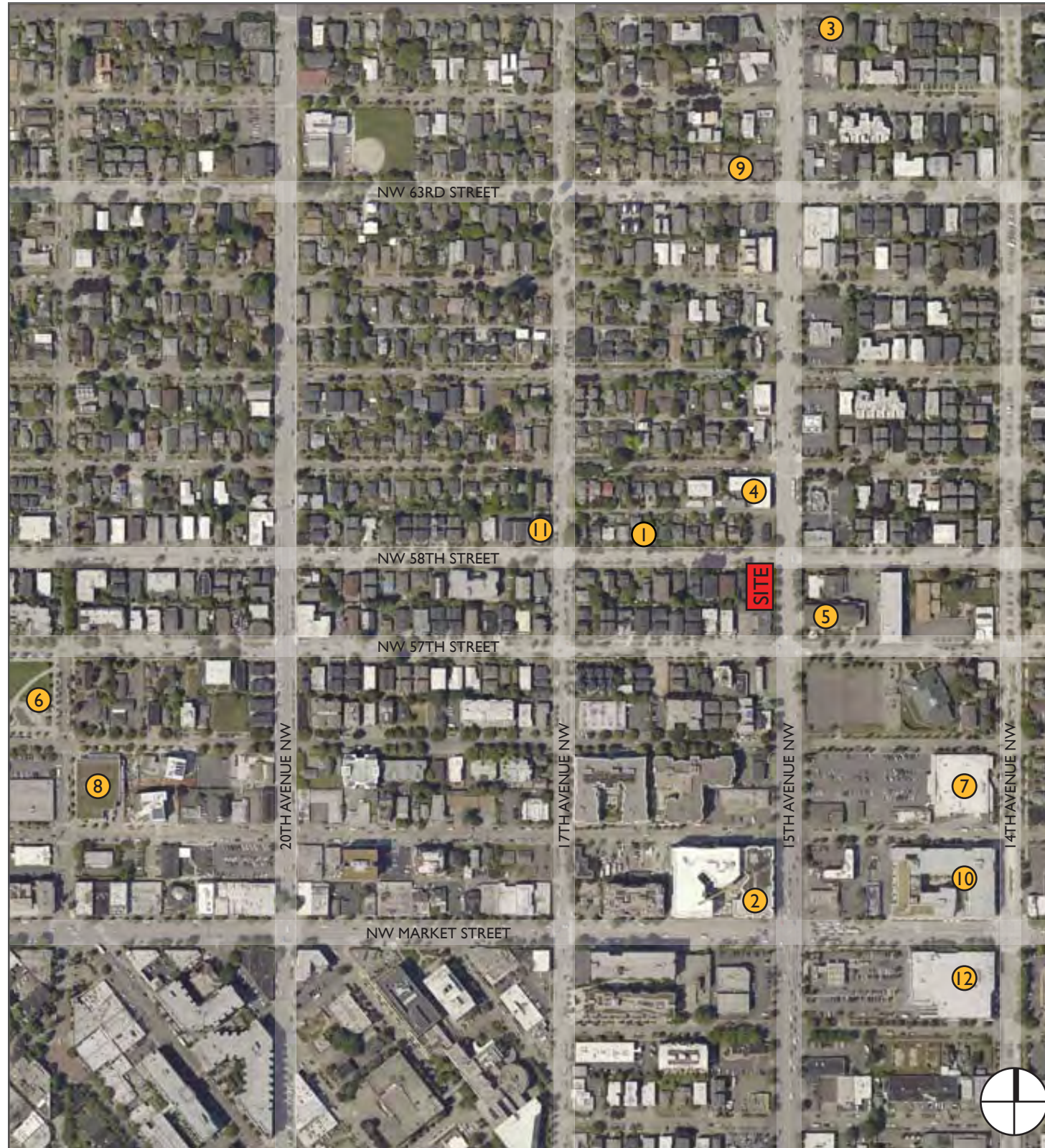
OPPORTUNITIES & CONSTRAINTS

The site is located within the Ballard Hub Urban District with dense residential development to the west and provides well-established neighborhood character with many multi-family structures. Neighborhood development goals include ensuring that the proposed infill development enhances the existing neighborhood character. Other buildings represent a variety of styles and scales along the NC3-40 zone.

KEY	
	PROJECT SITE
	PARK
	NEIGHBORHOOD GREENWAY
	BIKE LANE
	ARTERIAL STREET
	BUS ROUTE
	BUS STOP
	RESIDENTIAL ZONING
	COMMERCIAL ZONING
	NODE

CONTEXT ANALYSIS

NEIGHBORHOOD CONTEXT



① 3-STORY APARTMENTS ON 59TH ST



② URBANA APARTMENTS



③ BALLARD HIGH SCHOOL



④ OFFICE BUILDING



⑤ ST ALPHONSUS CATHOLIC SCHOOL



⑥ BALLARD COMMONS PARK



⑦ BALLARD MARKET



⑧ BALLARD PUBLIC LIBRARY



⑨ 3-STORY APARTMENT BUILDING



⑩ AVA APARTMENTS



⑪ TOWNHOME



⑫ SAFEWAY AND STARBUCKS

1501 NW 59TH BALLARD - DPD #3020779

EARLY DESIGN GUIDANCE

CONTEXT ANALYSIS

STREETSCAPES



① VIEW TO NORTH ACROSS NW 59TH STREET



② NW 59TH ST LOOKING NORTH



③ 15TH AVE NW LOOKING WEST



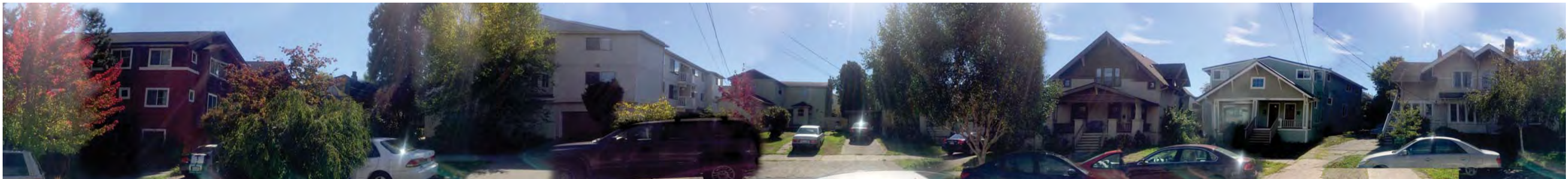
④ 15TH AVE NW LOOKING EAST



⑤ NW 59TH ST LOOKING SOUTH



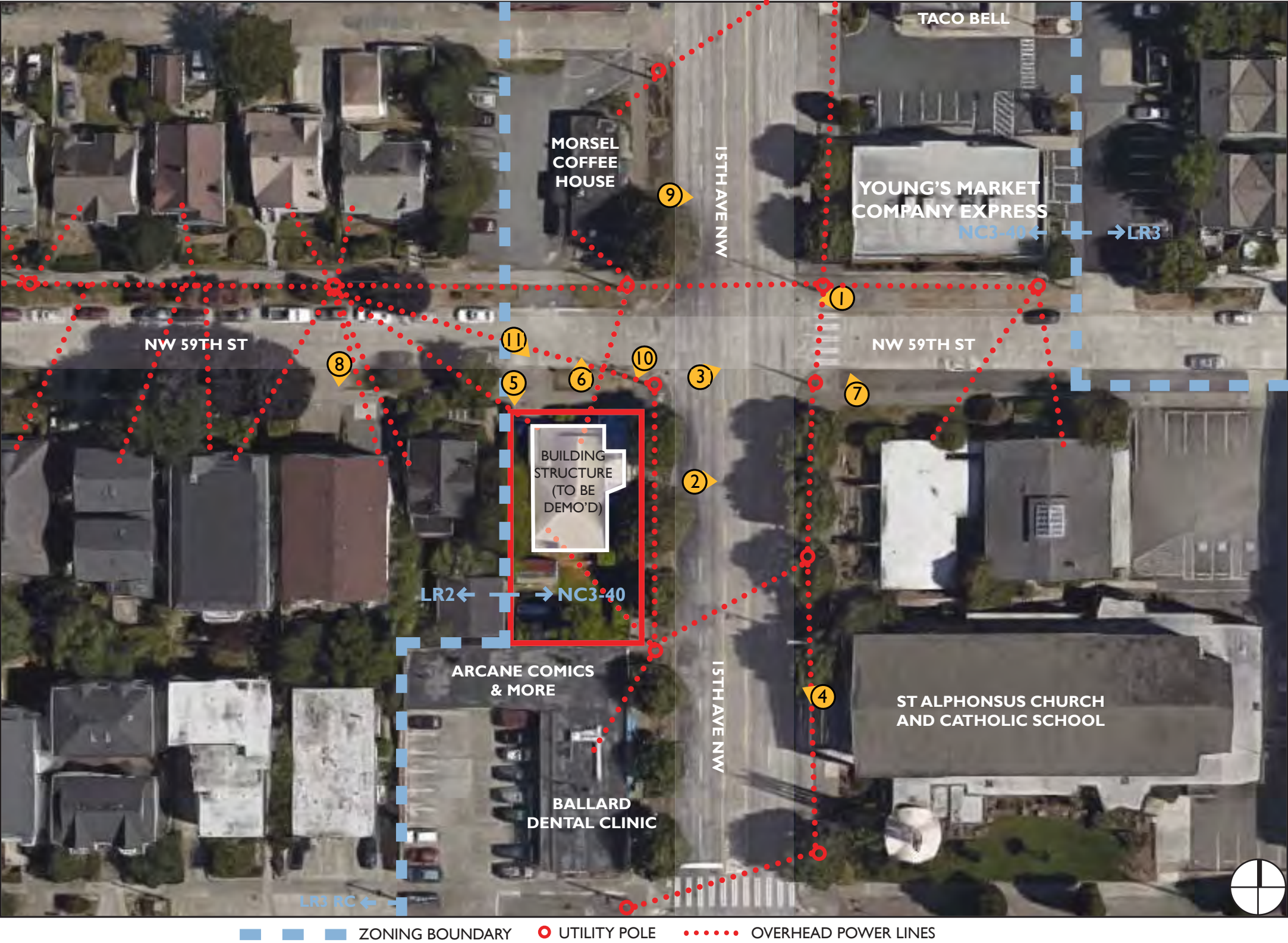
⑥ NW 59TH ST LOOKING SOUTH AT SITE



⑦ NW 59TH ST LOOKING SOUTH

EXISTING SITE CONDITIONS

EXISTING SITE PLAN



1 LOOKING WEST ACROSS 15TH AVE DOWN NW 59TH ST



2 ST ALPHONSUS SCHOOL ACROSS 15TH FROM SITE



3 LOOKING EAST ACROSS 15TH TOWARDS NW 59TH AVE

EXISTING SITE CONDITIONS

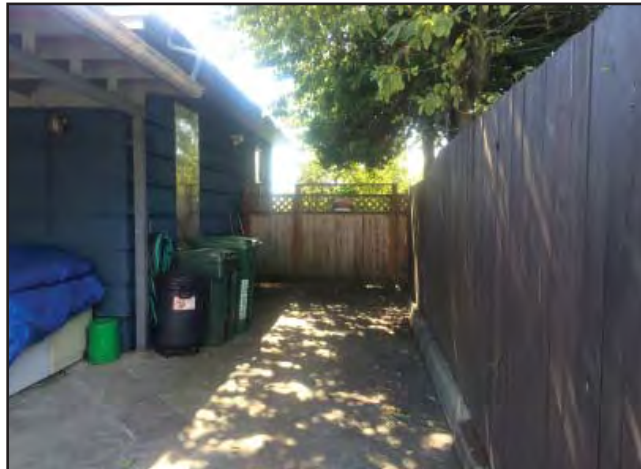
EXISTING SITE CONTEXT



④ LOOKING ACROSS 15TH AT PROJECT SITE



⑦ LOOKING NORTH UP 15TH AVE FROM SCHOOL



⑤ LOOKING SOUTH DOWN DRIVEWAY ON SITE



⑧ APARTMENT BUILDING ON NW 59TH



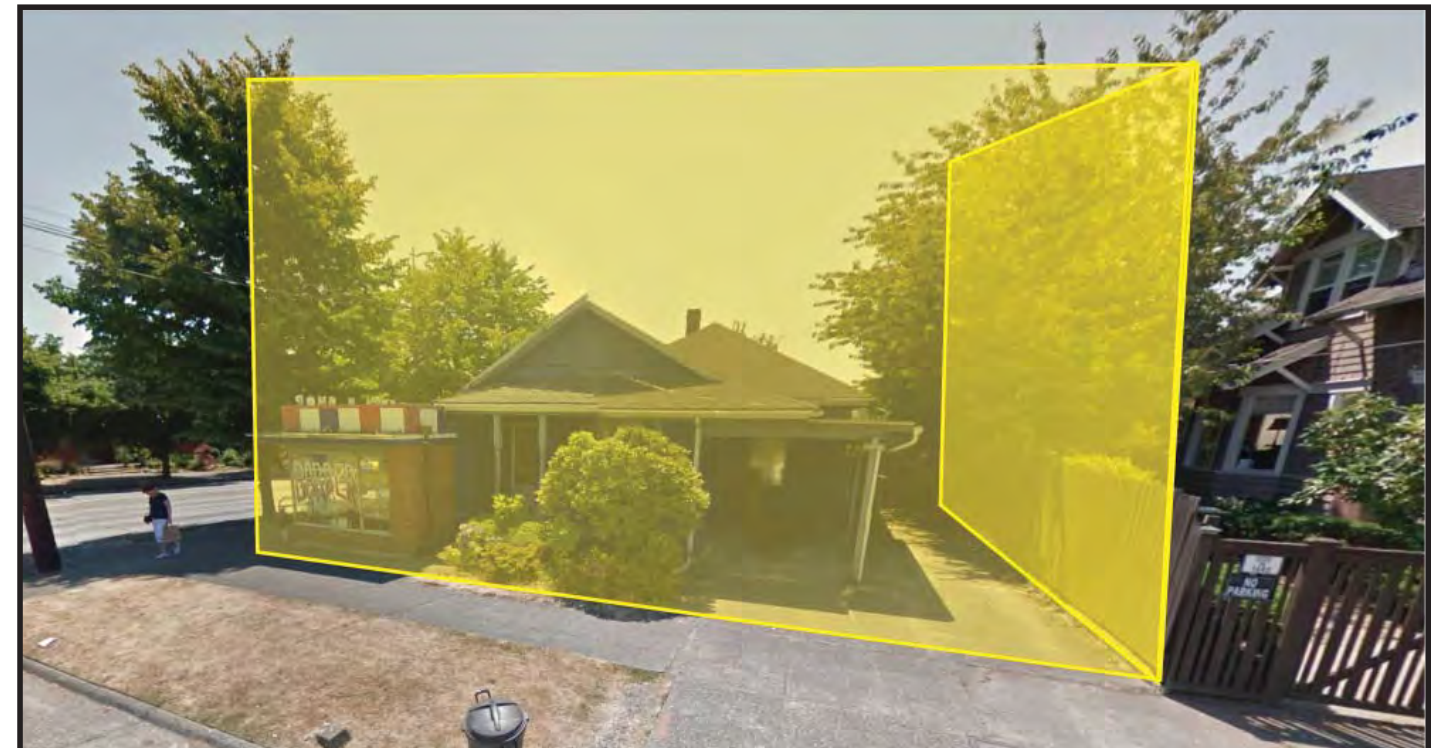
⑥ LOOKING NORTH ACROSS NW 59TH AWAY FROM SITE



⑨ YOUNG'S MARKET ACROSS 15TH NORTH OF SITE



⑩ BUILDING MASS STUDY - LOOKING SOUTH TOWARDS SITE ACROSS NW 59TH AVE



⑪ BUILDING MASS STUDY - LOOKING SOUTHEAST TO SITE ACROSS NW 59TH AVE

CONTEXT ANALYSIS

I4 BLOCK DIAGRAM



ZONING & DESIGN GUIDELINES

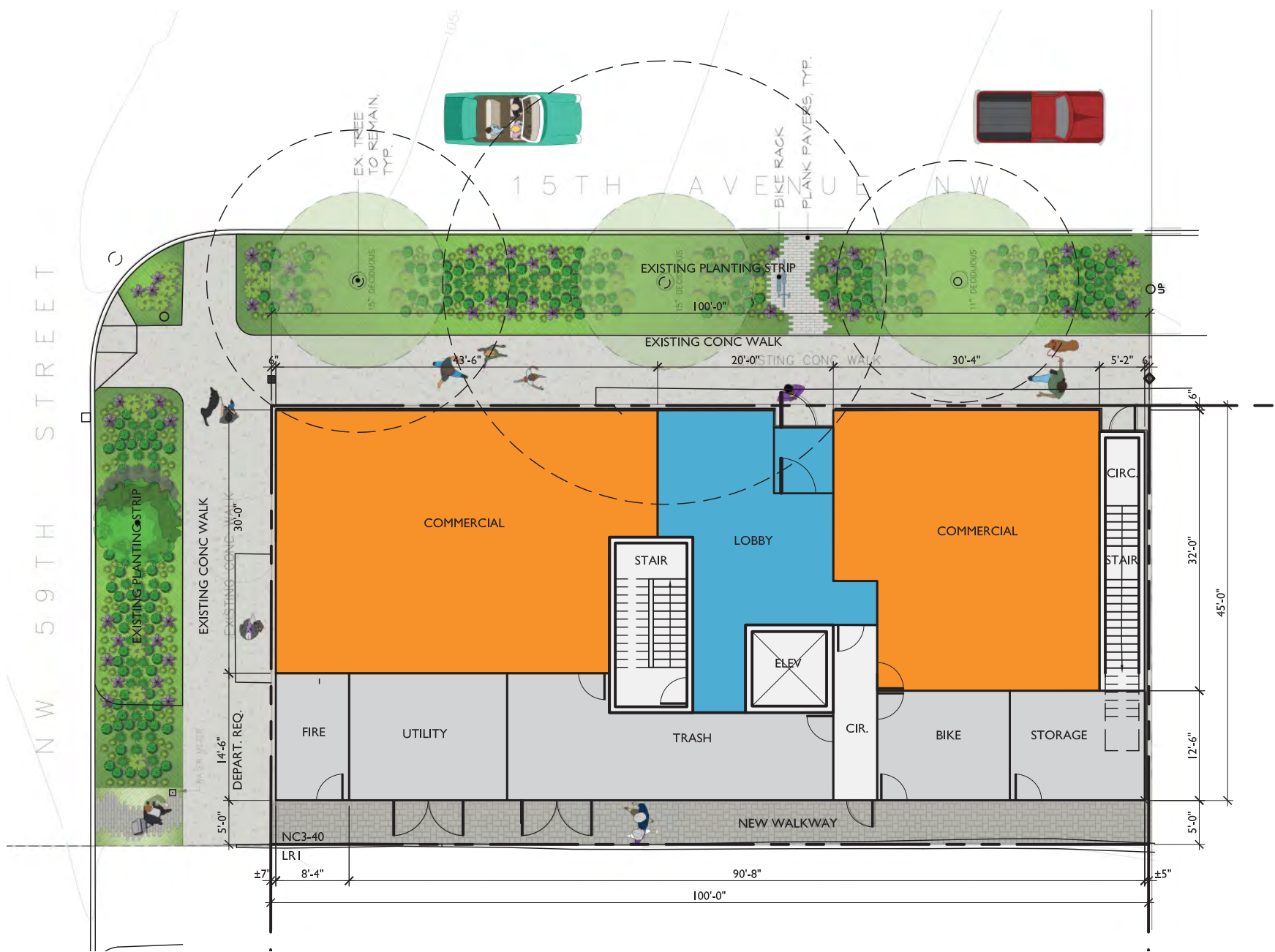
PROPOSED SITE PLAN SURVEY

ZONING SUMMARY

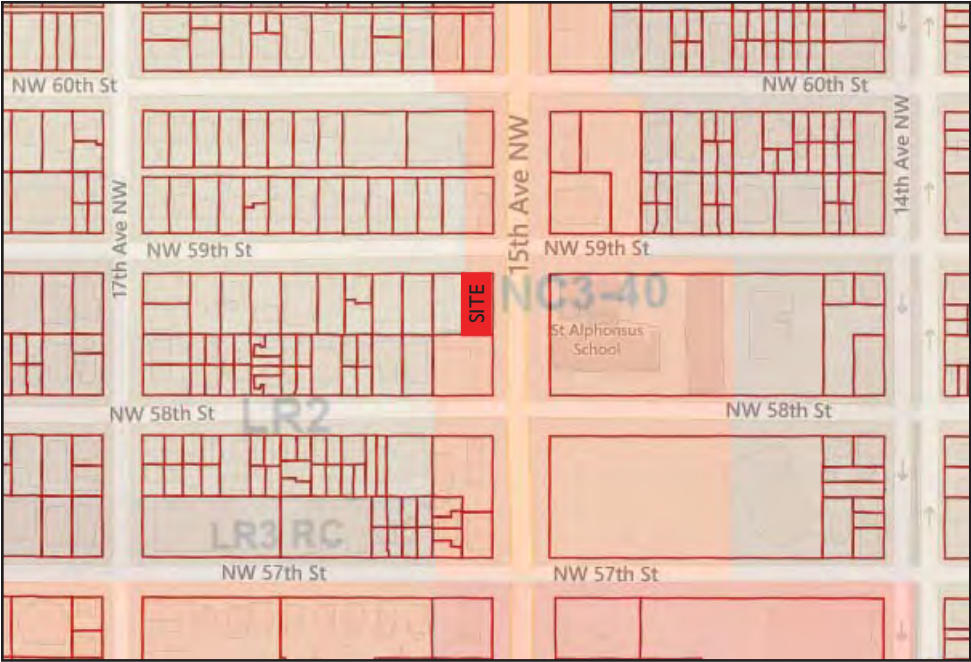
DESIGN GUIDELINES

SITE PLAN + ZONING MAP

PROPOSED SITE PLAN + SURVEY



PROPOSED SITE PLAN



DPD ZONING MAP

PARCEL #:	2767604525
ZONING:	NC3-40
OVERLAYS:	Frequent Transit & Urban Village Ballard Hub Urban Village
LOT AREA:	5,000 SF

23.47A.004 PERMITTED USES

Residential uses, Ground Floor Commercial and others not listed

23.34.086 PEDESTRIAN DESIGNATION

- Pedestrian-designated zones are most appropriate on land that is generally characterized by the following conditions:
 1. Pedestrian district surrounded by residential areas or major activity centers; or a commercial node in an urban center or urban village;
 2. NC zoned areas on both sides of an arterial

23.47A.013 FLOOR AREA RATIO

Allowed FAR: 3.25
Minimum FAR: 1.5

ZONING SUMMARY

ZONING CODE SUMMARY

23.47A.012.A.1 STRUCTURE HEIGHT

Allowed Maximum Structure Height:	
- Base Height:	40'-0"
- 4' additional w/ 13' floor to floor comm. space or if res. first floor is raised 4':	44'-0"
- Maximum bonus height per pitched roof: (except sheds or butterflies)	45'-0"
- Stair Penthouse +15'-0" above limit*	59'-0"
- Elevator Penhouse +16'-0" above limit*	60'-0"
* If total covers less than 25% of total roof area	

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure)

23.47A.014E SETBACK REQUIREMENTS

Required Front Setback:	0'
Required Side Setback:	0'
Required rear setback adjacent to residential zone.*	
- 15'x15' triangle setback required where lots abuts the intersection of a side lot line + front lot line of a lot located on residential zone	
- 13'-40' above grade	15'
Additional setbacks:	
- +40' above grade: setback at 1'-0" per every 10'-0" of height.	
- Cornices, eaves and gutters may project into required setbacks a maximum of 18 inches.	
- Decks accessory to residential uses and no higher than 18 inches from finished grade or decks with open railings are permitted within 5 feet of a lot in a residential zone.	
- Ramps or devices for access which meet SBC Chapter 11 are permitted in setbacks.	
- Fences, freestanding walls, bulkheads and retaining walls are permitted in required setbacks if they are limited to 6 feet in height.	
- Detached solar collectors are permitted in setbacks. They may be no closer than 5 feet to any accessory or principal structure, and no closer than 3 feet to any lot line that abuts a residential zoned lot.	
- Dumpsters or other trash receptacles except for trash compactors, are not permitted within 10 feet of any lot line that abuts a res. zone and must be screened per 23.47A.016.	

23.47A.024 AMENITY AREA

Required:	5% of gross floor area in residential use, excluding mechanical spaces and accessory parking:
	Option 1: 5% X 10,500 sf = 525 sf required
	Option 2: 5% X 12,000 sf = 600 sf required
	Option 3: 5% X 12,000 sf = 600 sf required

23.47A.016 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.30 required	
-	General standards for screening and landscaping where required for specific uses.
-	Screening shall consist of fences, walls, hedges, or landscaped berms. Any type of screening shall be at least as tall as the height specified in subsection 23.47A.016.D.
-	Landscaped areas and berms required under subsection 23.47A.016.D must meet rules promulgated by the Director pursuant to subsection 23.47A.016.A.1. Decorative features such as decorative pavers, sculptures or fountains, or pedestrian access meeting the Seattle Building Code, Chapter 11, may cover a maximum of 30 percent of each landscaped area or berm used to satisfy requirements under subsection 23.47A.016.D.
-	Screening and landscaping requirements for specific uses: When there is more than one use that requires screening or landscaping, the requirement that results in the greater amount applies.

23.47A.005 STREET-LEVEL USES:

- 15th Avenue NW is an arterial
- Residential uses may occupy, in the aggregate, no more than 20% of the street-level, street facing facade.
- In pedestrian designated zones, along designated principal pedestrian streets, one or more of the following uses are required along 80% of the street level street facing facade: General Sales, retail, restaurants, etc.

23.54.040 SHARED STORAGE SPACE FOR SOLID WASTE

Non-residential uses: 0 to 5,000 sf = 82 sf
For 16-25 dwelling units: 225 sf
Minimum area for shared storage space: 307 sf

23.54.015 AUTOMOBILE AND BICYCLE PARKING

Required vehicle parking per Table B, Line M - No minimum required
Required Bicycle Parking per Table D - 0.75 per Small Efficiency Dwelling

RESIDENTIAL ENTRY LOCATION

4' above or below sidewalk grade
or 10' from sidewalk for residential uses at street level and street facing

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

Blank Segments of the street-facing facade between 2' and 8' above the sidewalk may not exceed 20' in width.

Total Blank Facade Segments may not exceed 40% of the width of the facade of the structure along the street.

Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas or other approved landscaped or open spaces are provided.

The above provisions should also apply to structures with street level non-residential uses in NC zones and in all structures in pedestrian designated zones.

60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30 inch depth.

Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.

Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.

For purposes of calculating 80% of a structure's street-level facade, the width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing facade if the access cannot be provided from an alley

At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and

The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

When a live-work unit is located on a street-level street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B apply, and the portion of each such live-work unit in which business is conducted must be located between the principal street and the residential portion of the live-work unit.

DESIGN GUIDELINES

RELEVANT CITYWIDE DESIGN GUIDELINE PRIORITIES

CONTEXT AND SITE

- CS2.A - URBAN PATTERN AND FORM
 - A2. ARCHITECTURAL PRESENCE
- CS2.B - ADJACENT SITES, STREETS, AND OPEN SPACES
 - B2. CONNECTION TO THE STREET
- CS2.C - RELATIONSHIP TO THE BLOCK
 - C1. CORNER SITES
- CS2.D - HEIGHT BULK + SCALE
 - D1. EXISTING DEVELOPEMENT + ZONING
 - D3. ZONE TRANSITIONS
- CS3.B - LOCAL HISTORY + CULTURE
 - C1. PLACEMAKING

Located in the Ballard Hub Urban Village, adjacent to vehicle-oriented commercial uses, and abutting single-family and low-rise zones, this proposal eases the transition from busy commercial activity to quieter residential neighborhoods.

The site is densely developed as appropriate for the zone, and responds to the nearby commercial spaces by providing a strong and active commercial edge at the ground level along 15th Avenue NW. On the upper levels facing 15th Avenue NW, are Small Efficiency Dwelling Units that boast visual access to the street. Support and circulation spaces for the residential use are located along the west edge of the property.

To reinforce the commercial use and street presence for pedestrians and vehicles along 15th Avenue NW, storefront glazing at the retail spaces and transparency into the residential lobby will create an active edge. As the building transitions from east to west, the zoning transitions from commercial to a residential zone - with massing and program transitioning in concert. The active nature of the program facing 15th Avenue NW transitions to quiet support spaces and circulation along the west property line, while also stepping back in massing to maintain light, open space and provide appropriate scale for the abutting single family residence.

Taking advantage of the corner location, this project will engage the commercial use around the corner and continue architectural elements such as bays and canopies, to create a solution that addresses both streets while acknowledging the primacy of 15th Avenue NW. An effort will be made to also address the history of the Ballard neighborhood, and reinforce the existing Scandinavian influence to create a strong sense of place.

PUBLIC LIFE

- PL2.B - SAFETY + SECURITY
 - B1. EYES ON THE STREET
 - B3. STREET-LEVEL TRANSPARENCY
- PL3.A - ENTRIES
 - A1-c. COMMON ENTRIES TO MULTI-STORY RES. BUILDINGS
- PL3.B - RESIDENTIAL EDGES
 - B4. INTERACTION
- PL3.C - RETAIL EDGES
 - C1. POROUS EDGE
 - C2. VISIBILITY

Extensive glazing at the commercial space and residential lobby at the ground floor along 15th Avenue NW (and wrapping the corner to NW 59th Street) will encourage an active pedestrian zone, while also allowing for security through eyes on the street. This is further enforced by the residential units facing 15th Avenue NW and NW 59th Street. An integrated canopy design will enforce a pedestrian scale to the street edge, while also providing overhead weather protection and an opportunity for lighting.

The residential entry will have an appropriate scale, relative to the adjacent commercial space, with increased privacy and thoughtful detailing. Building residents will enter off of 15th Avenue NW into the intimate-scaled lobby, featuring a petite waiting/gathering space and the mail area, efficiently designed to promote resident interaction and simple wayfinding.

Glazing and storefront entries along the commercial space will provide multiple access opportunities as well as extensive visual connections between the sidewalk and the interior. Also, the floor to floor height on the ground floor is increased to 13'-0" to provide further transparency into and out of the commercial space for an inviting and open feel.

DESIGN CONCEPT

- DC1.A - ARRANGEMENT OF INTERIOR USES
 - A1. VISIBILITY
 - A4. VIEWS + CONNECTIONS
- DC2.A - MASSING
 - A2. REDUCING PERCEIVED MASS (NCG 2.3 - HEIGHT, BULK + SCALE COMPATIBILITY)
- DC2.D - SCALE AND TEXTURE
 - D2. TEXTURE (NCG 2.3 - HEIGHT, BULK + SCALE COMPATIBILITY)
- DC3.B - OPEN SPACE USES AND ACTIVITIES
 - B4. MULTIFAMILY OPEN SPACE (NCG 3.1 - INTERIOR BLOCK PEDESTRIAN CONNECTIONS)
- DC4.A - EXTERIOR ELEMENTS + FINISHES
 - A1. EXTERIOR FINISH MATERIALS

The most public uses: commercial and residential lobby at the ground floor are located along 15th Avenue NW, which allows the support spaces to be located at the west edge of the property. By organizing the spaces in this way, the project will further activate the primary street frontage and maintain privacy for the single family residence to the west. Residential units on the upper levels also enjoy east-facing views, providing further privacy for the single family residence to the west.

Our preferred scheme introduces a massing strategy that provides the adjacent residential zone with an additional 5'-0" setback at the first level. This buffer allows for access to support spaces while also providing an opportunity for a relief between the commercial and residential zones. Levels 2-4 then move to the west 5'-0" (for a total of 10'-0" from the west property line) allowing for additional separation and a further break-down of the massing.

The sense of community amongst the tenants and neighbors alike will be strengthened by the inclusion of viable commercial uses and walkability. Additionally, this project will carefully develop a design and material palette that expresses the commercial elements while still complementary to the adjacent residential neighborhoods. We look forward to adding a handsome and handy new member to this active neighborhood.

DESIGN CONCEPTS

DESIGN OPTION 1

DESIGN OPTION 2

PREFERRED OPTION 3

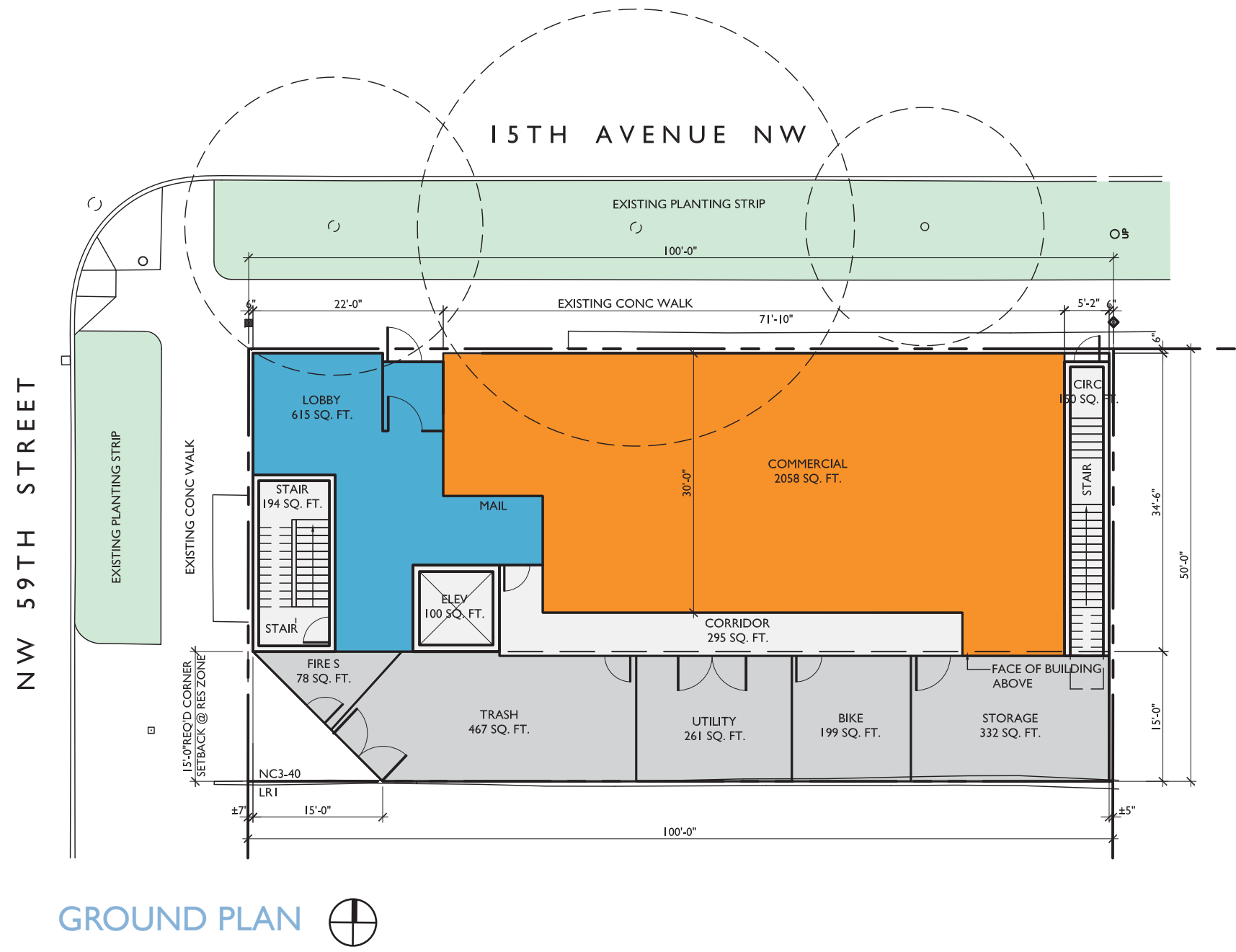
LANDSCAPING STUDIES

DESIGN DIRECTION

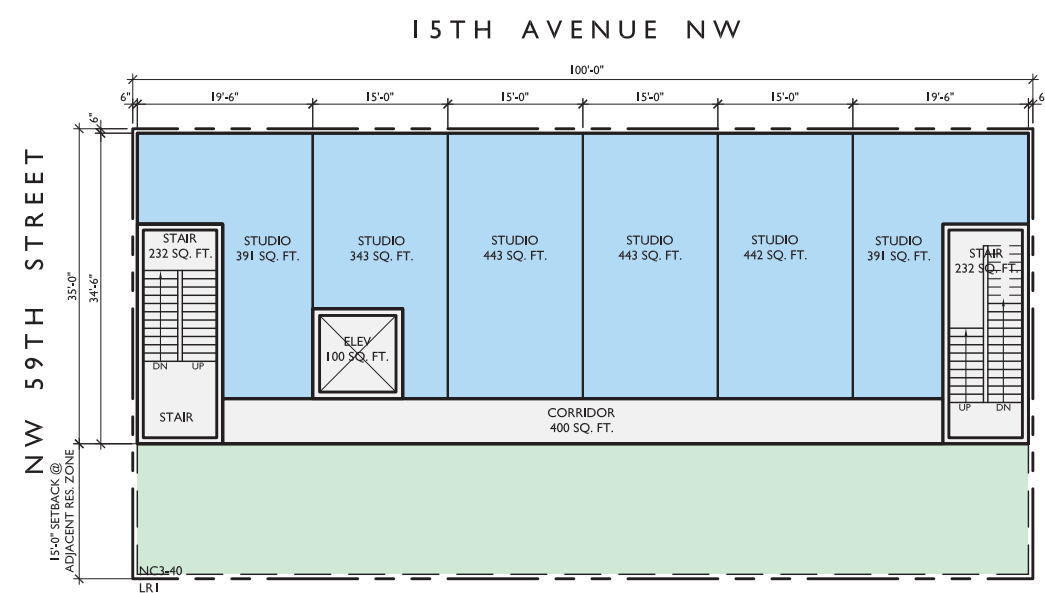
DEPARTURES

DESIGN OPTION I

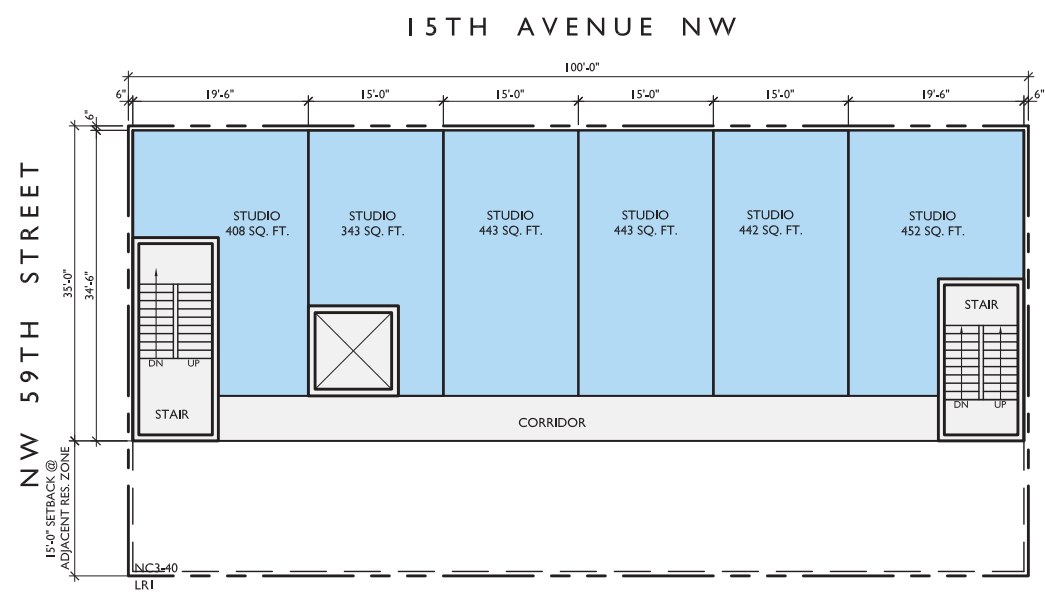
FLOOR PLANS (CODE COMPLIANT)



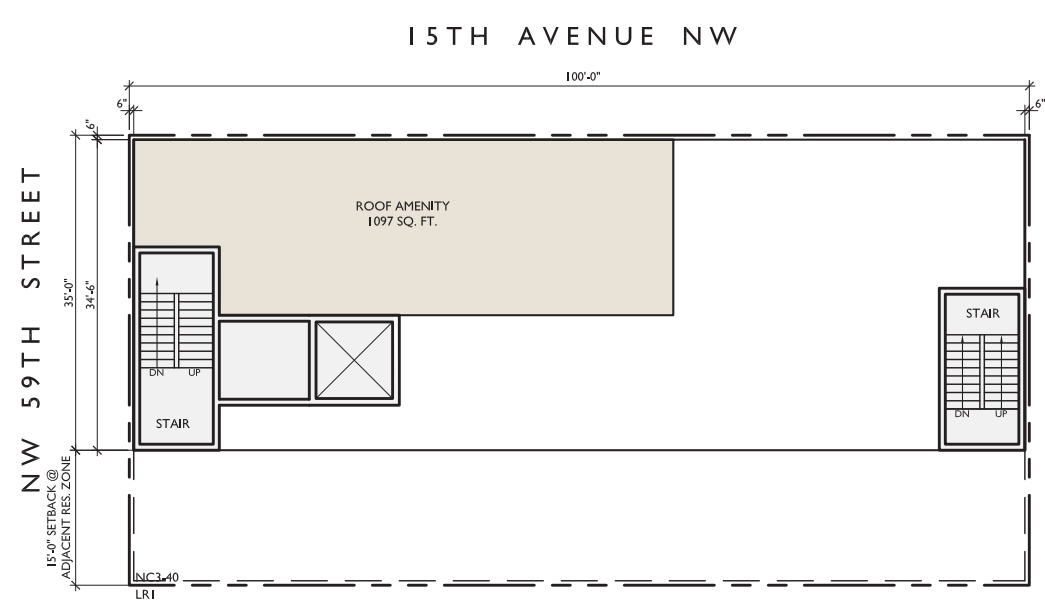
2ND LEVEL PLAN



3RD/4TH FLOOR PLAN



ROOF PLAN



DESIGN OPTION I

PERSPECTIVES (CODE COMPLIANT)

DISTINGUISHING FEATURES:

Design Option I proposes approximately 2,058 sf of commercial space at the ground floor and a total of 18 units on levels 2-4. The ground level is fully built out to all property lines and access to building utility areas is through an internal corridor. Trash collector access to the Refuse Room is located on NW 59th street at the 15'-0" triangular setback. Due to code required setbacks, and to provide reasonably sized units, there are only 6 units per floor. At the roof, tenant exterior amenity area is on the east, facing 15th Avenue NW.

PROS:

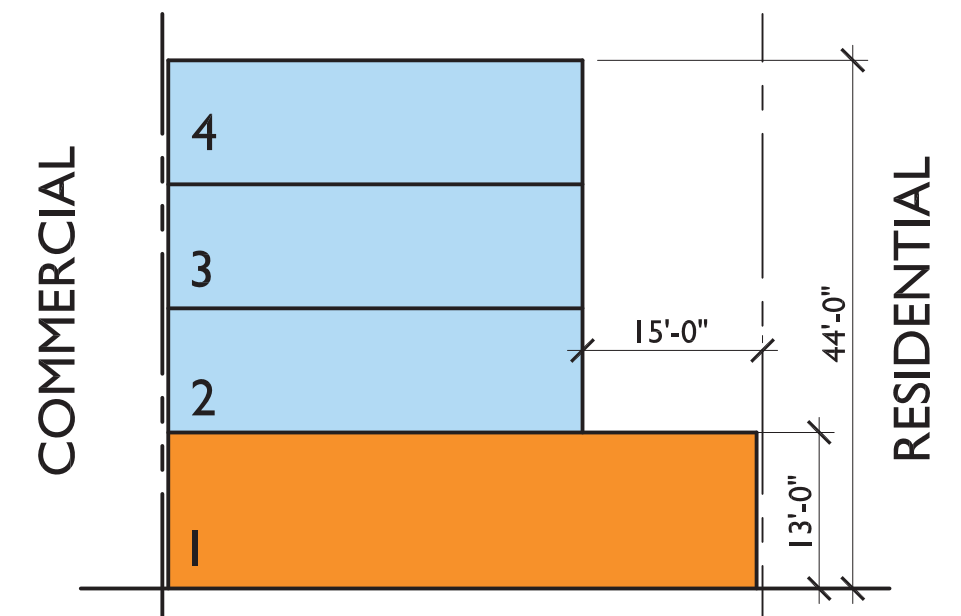
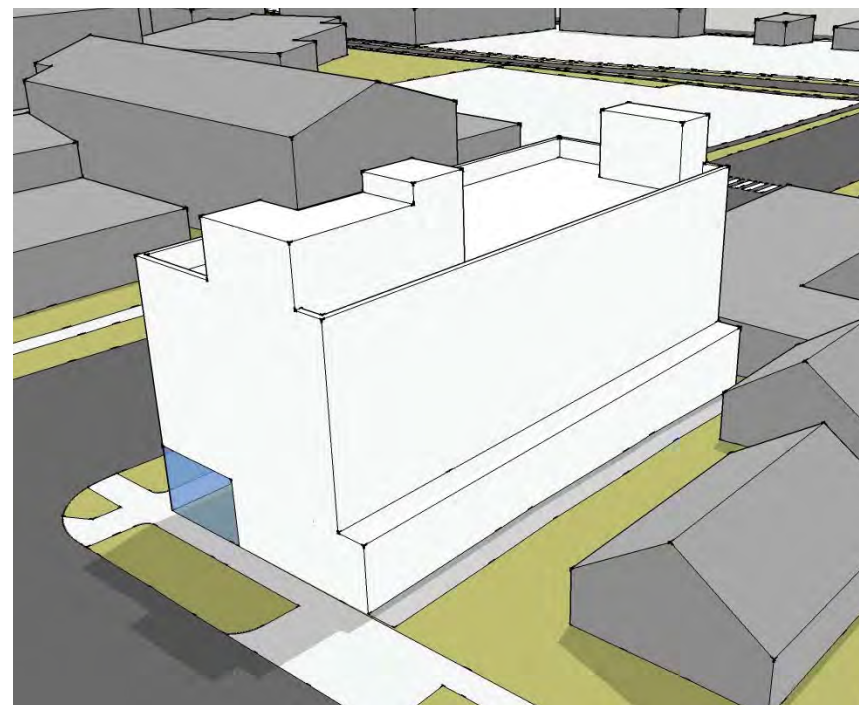
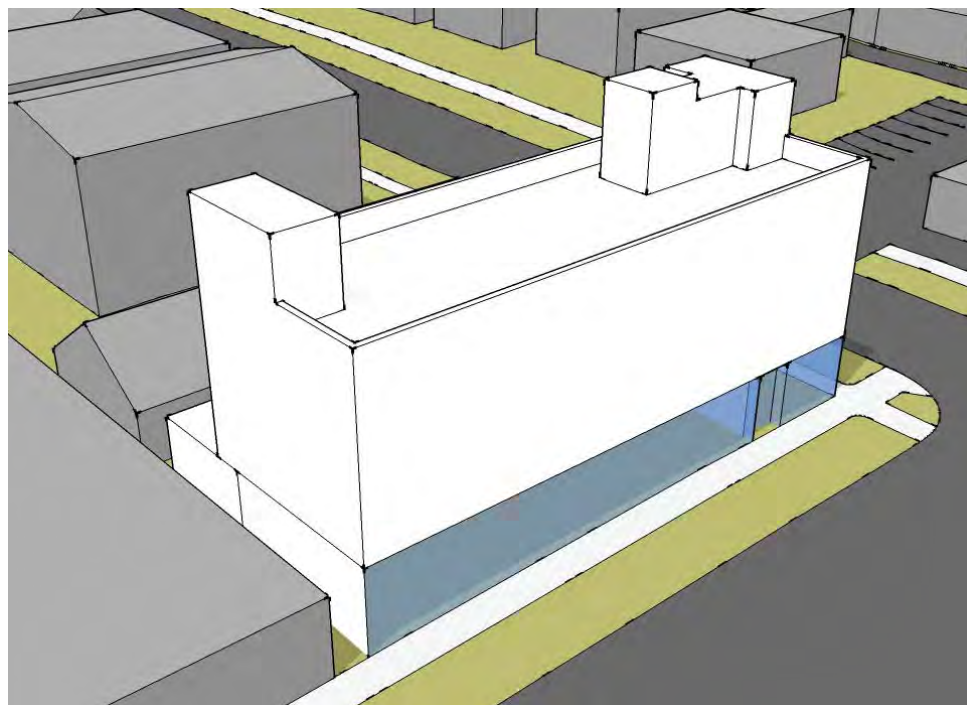
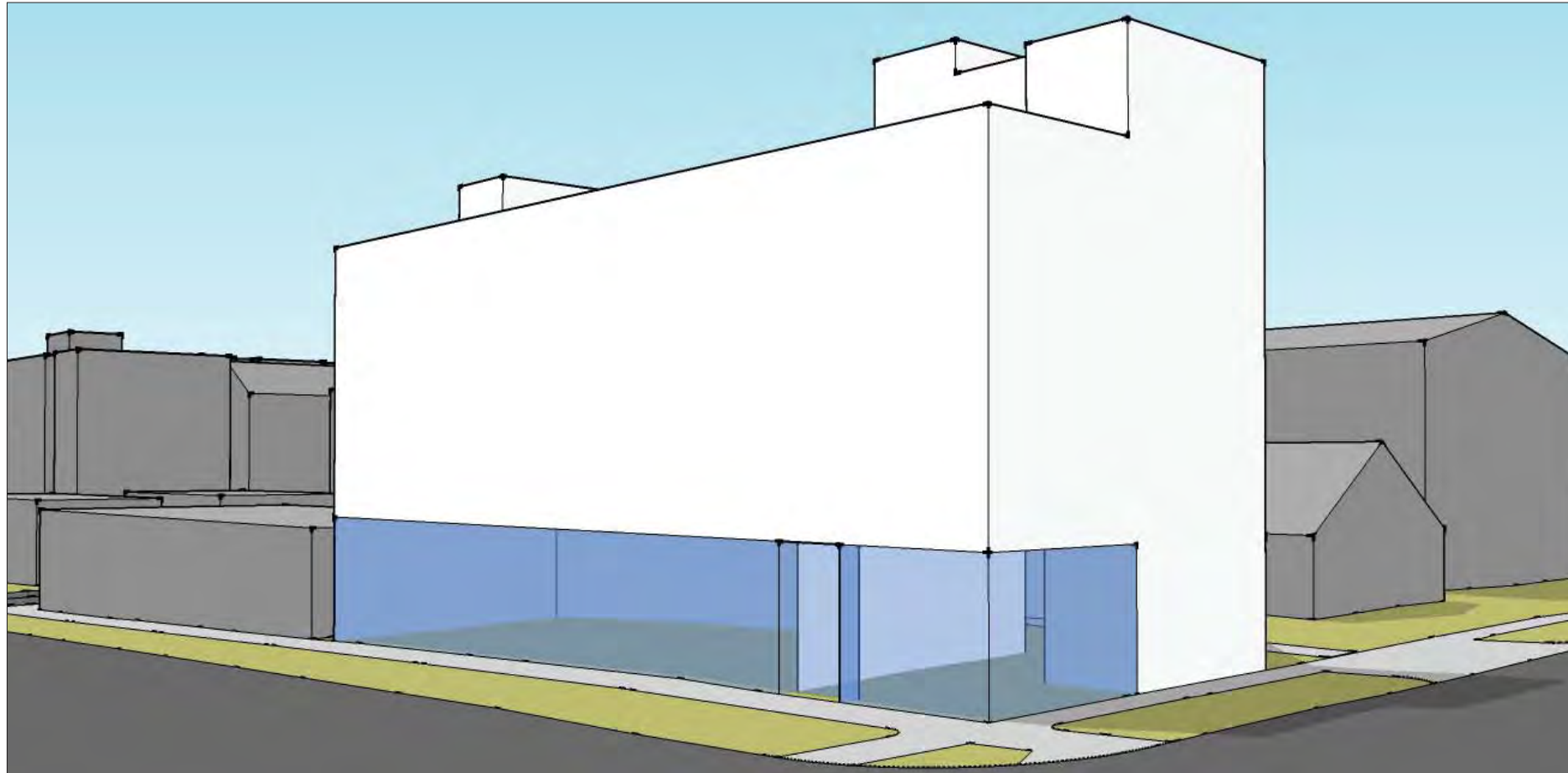
- Maximizes commercial area.
- Internal access to utility and support spaces on the ground level.

CONS:

- Reduced number of residential units (Small Efficiency Dwelling Units).
- Triangular setback creates awkward transition to residential zone.
- Little opportunity for building modulation

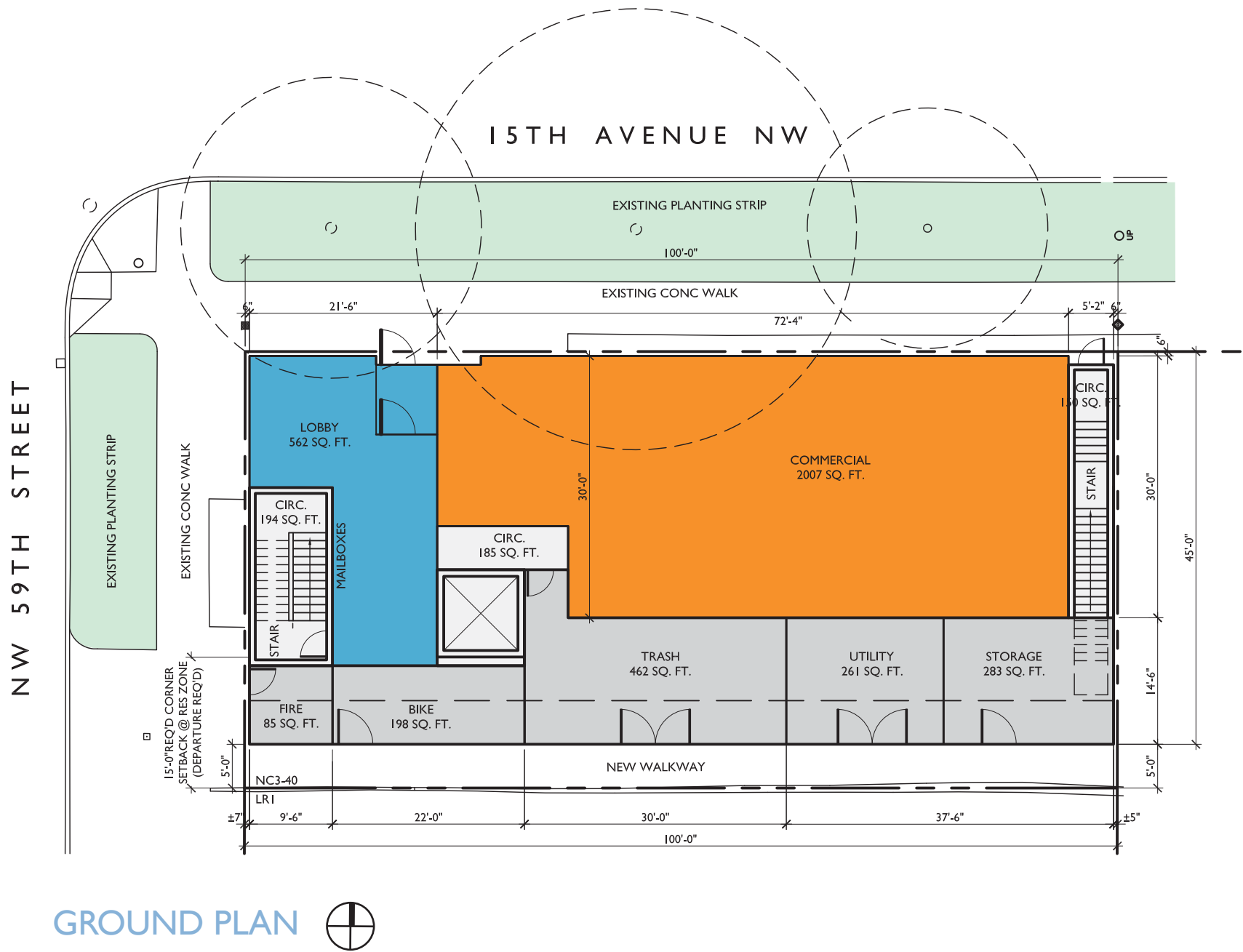
POTENTIAL DEPARTURES:

Code Compliant Option. No Departures

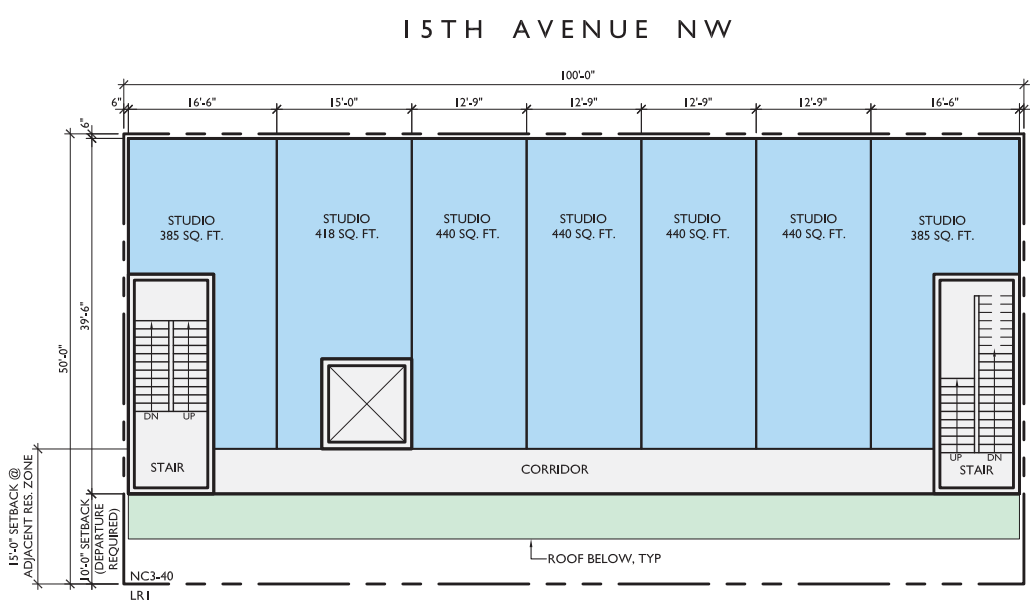


DESIGN OPTION 2

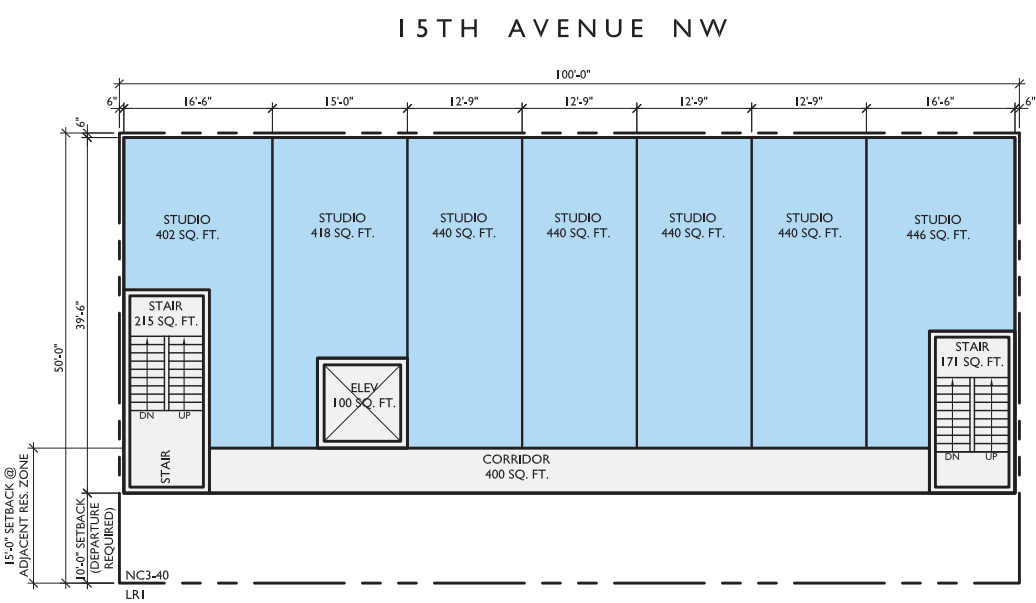
FLOOR PLANS



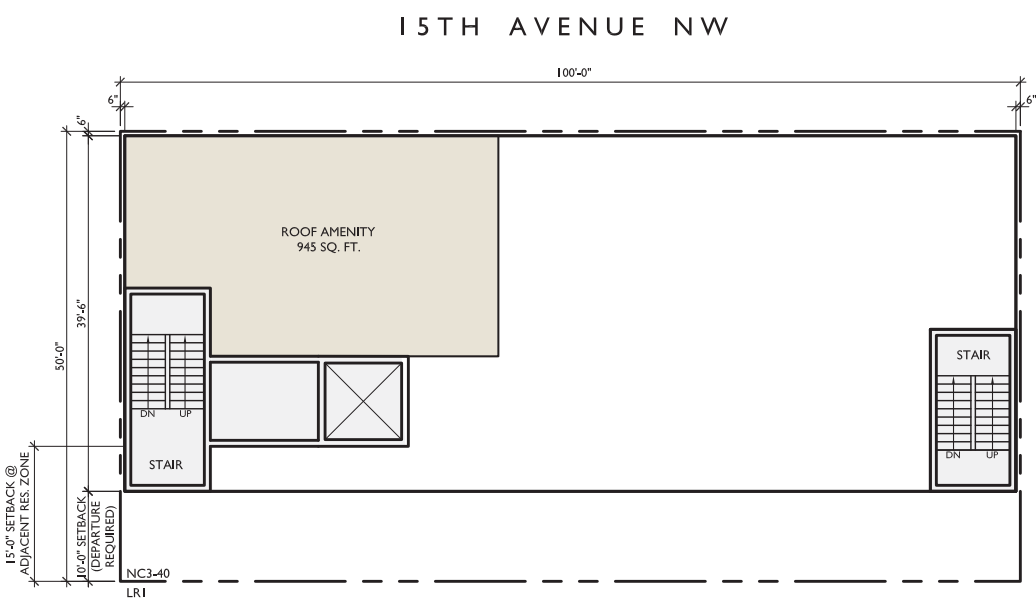
2ND LEVEL PLAN



3RD/4TH FLOOR PLAN

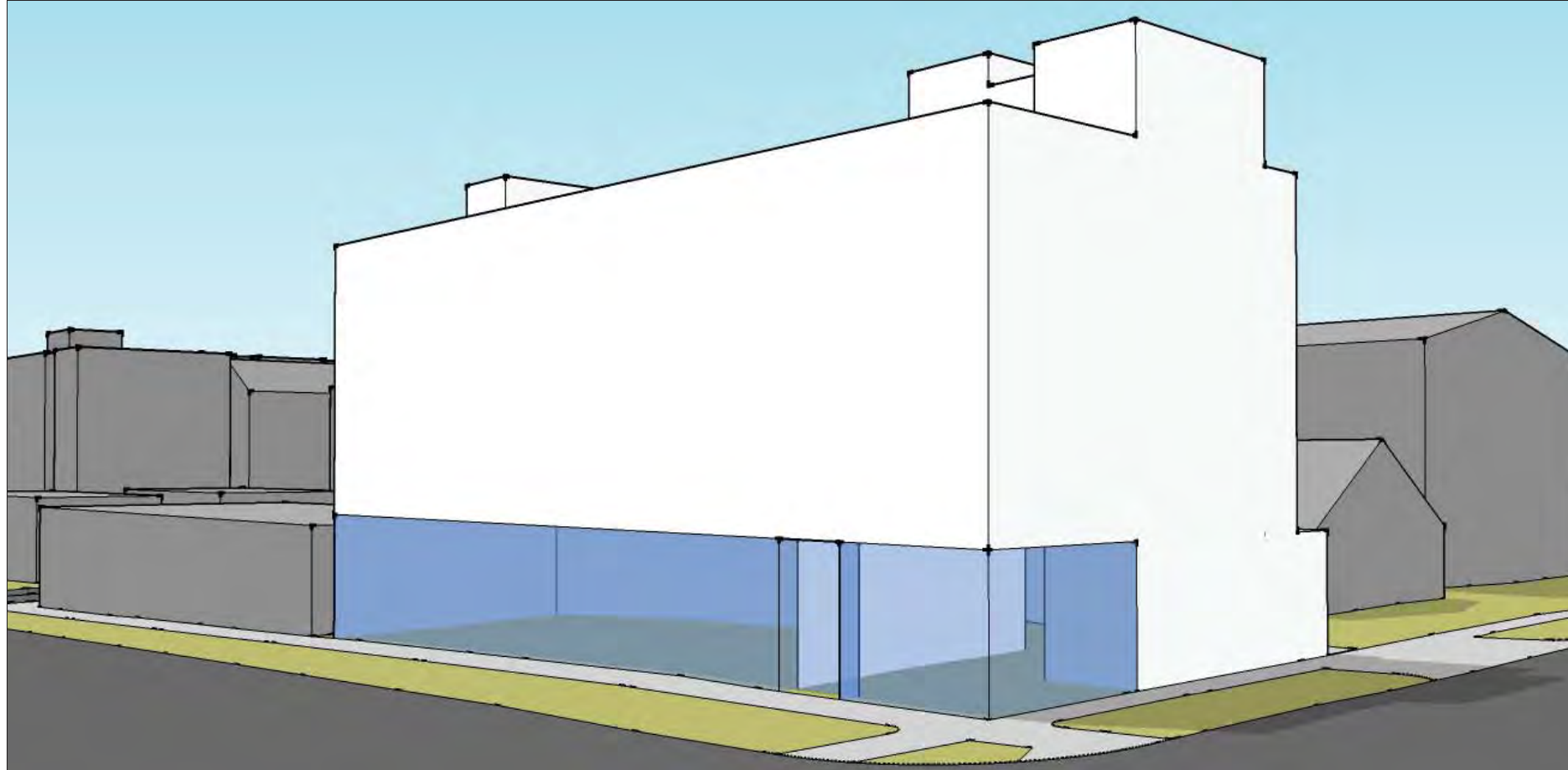


ROOF PLAN



DESIGN OPTION 2

PERSPECTIVES



DISTINGUISHING FEATURES:

Design Option 2 proposes approximately 2,007 sf of commercial space at the ground floor and a total of 21 units on levels 2-4. A 5'-0" setback at the west property line abutting the residential zone provides access to building utility areas, and buffer between the residential zone and the commercial. A departure at Levels 2-4 allow for slightly deeper units and more opportunities for in-unit storage. Resident amenity space is provided at the east edge of the roof, facing 15th Avenue NW.

PROS:

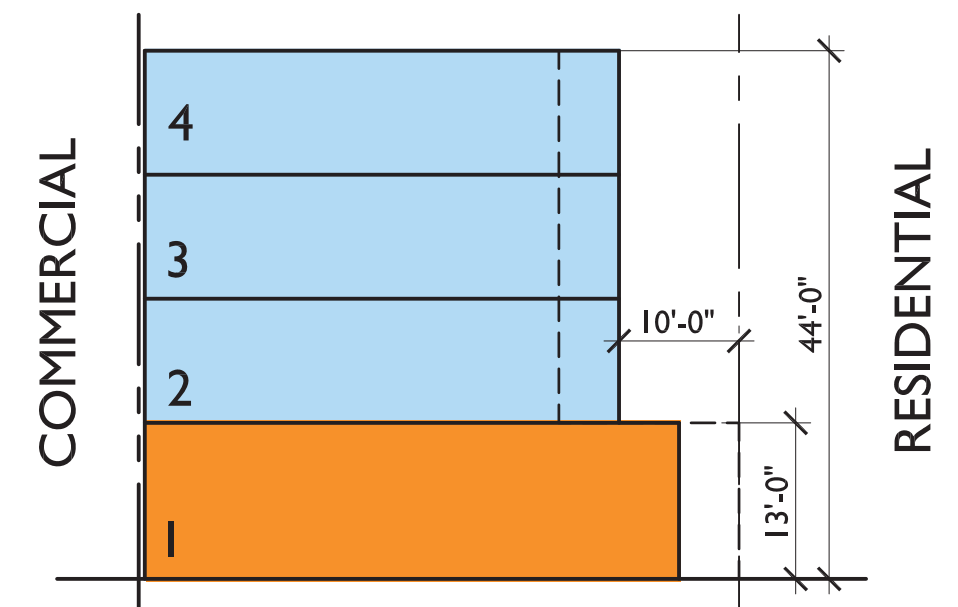
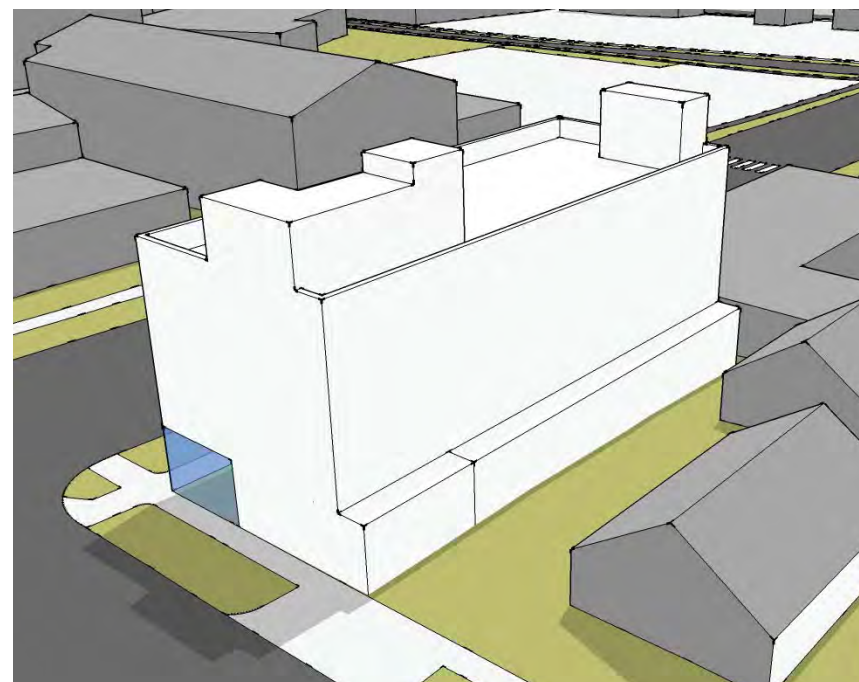
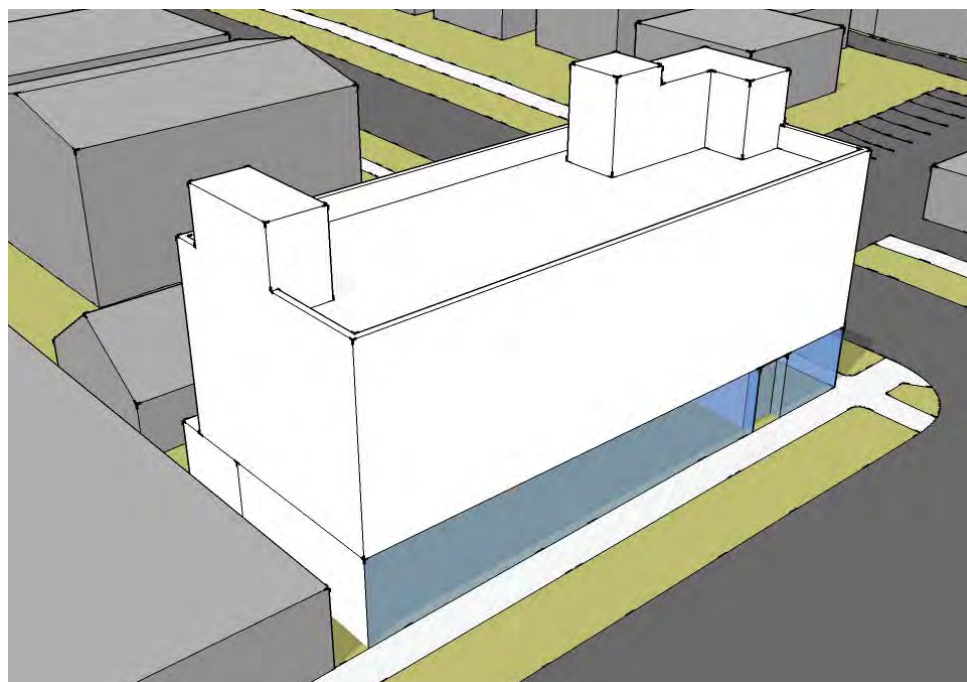
- Maximizes yield of units on site
- Maximizes size of residential units (Small Efficiency Dwelling Units)
- Provides target commercial space area.
- 5'-0" setback at west property line provides ground level relief to residential zone

CONS:

- Exterior access to building utility spaces
- Minimum opportunity for building modulation
- Average commercial space depth < 30'-0"

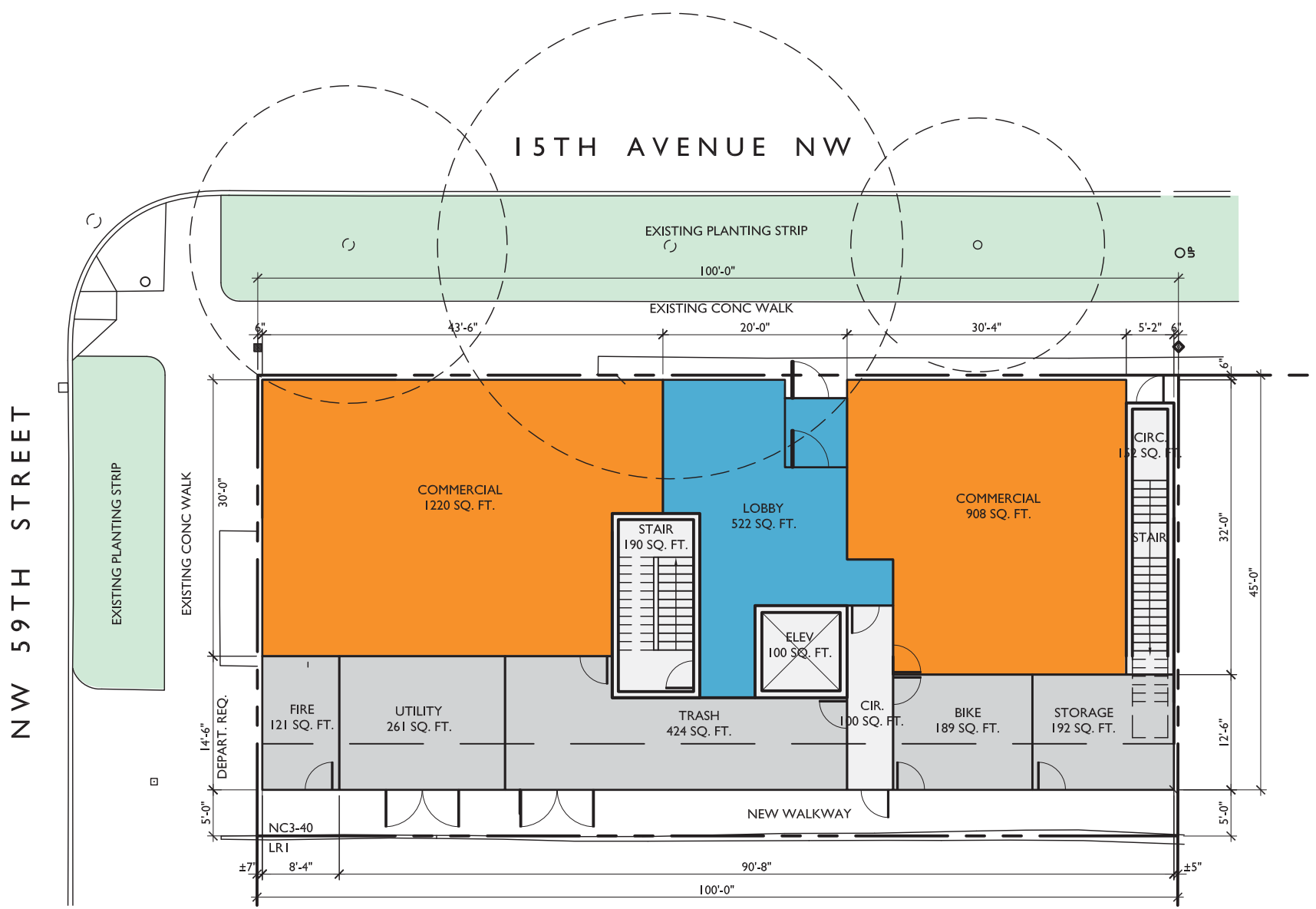
POTENTIAL DEPARTURES:

1. 15'-0" Corner triangle setback at commercial that abuts residential zoned lots.
2. 15'-0" Setback above 13'-0" abutting residential zones.
3. Average commercial space depth to be 30'-0".



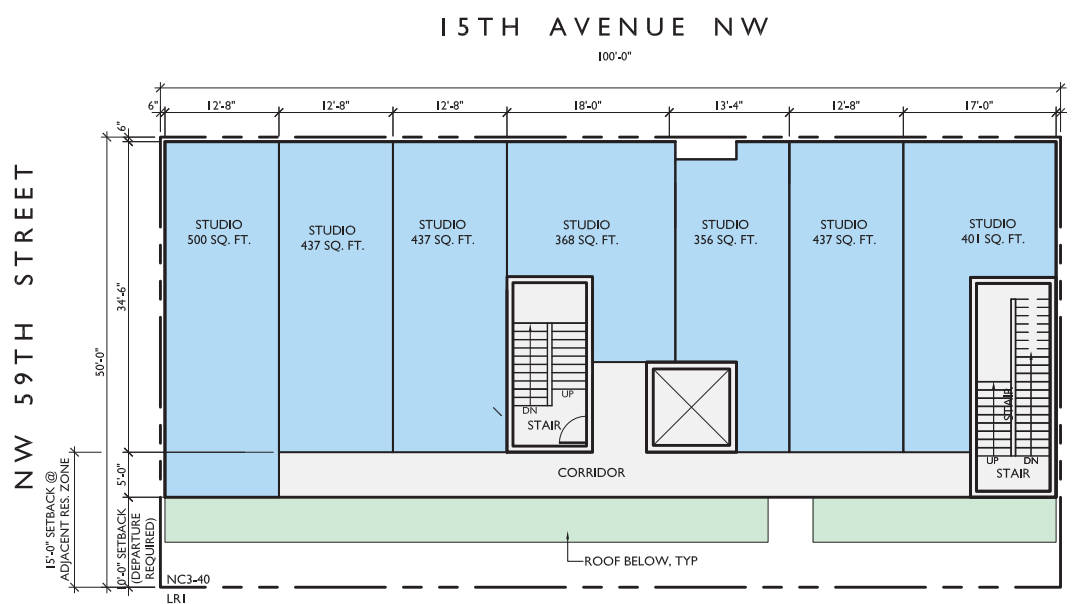
DESIGN OPTION 3

FLOOR PLANS (PREFERRED)

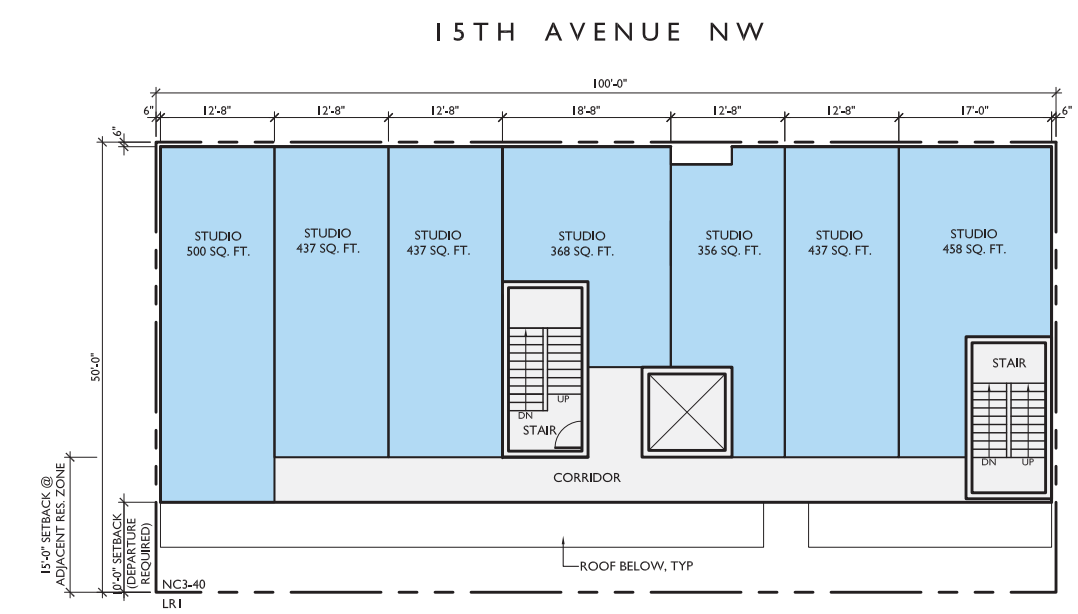


GROUND PLAN

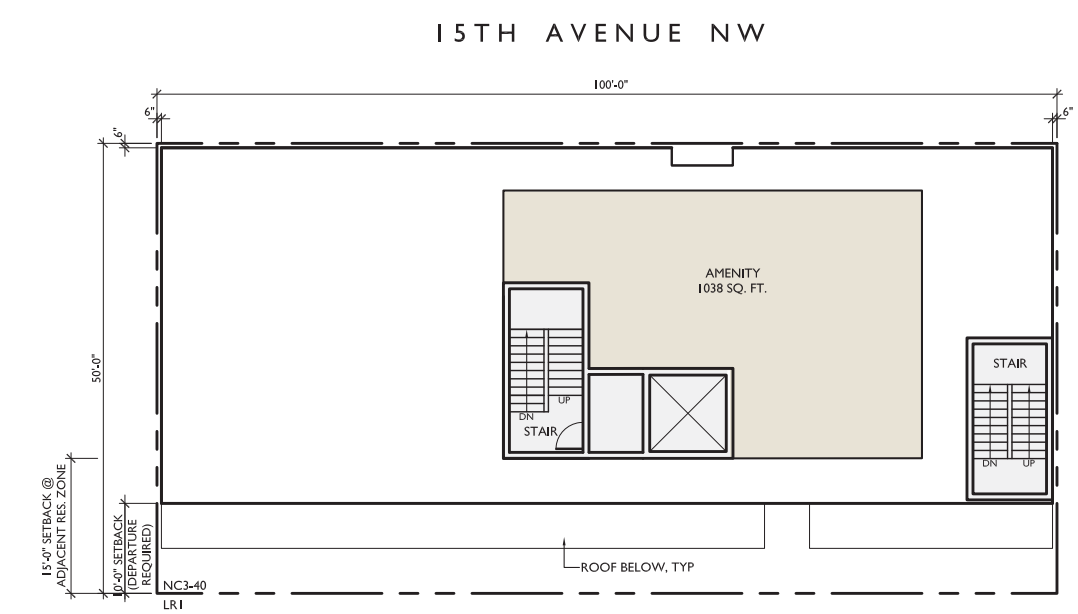
2ND LEVEL PLAN



3RD/4TH FLOOR PLAN

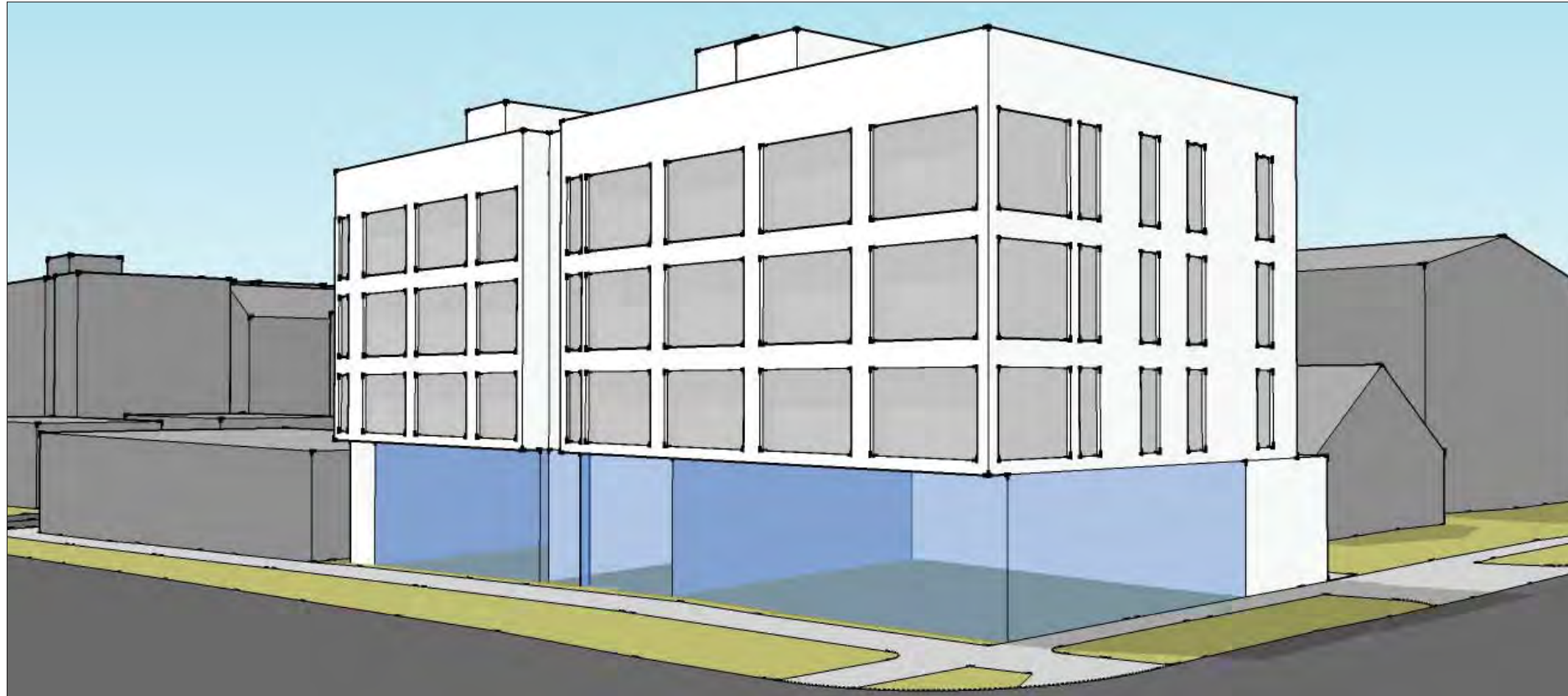


ROOF PLAN



DESIGN OPTION 3

PERSPECTIVES (PREFERRED)



DISTINGUISHING FEATURES:

Design Option 3 proposes two commercial spaces of about 1,000 sf at the ground floor, separated by the residential lobby located in the building core, and a total of 21 units on levels 2-4. A 5'-0" setback at the west property line abutting the residential zone provides access to building utility areas, and massing relief between the residential and the commercial zone. A departure at Levels 2-4 allow for slightly deeper units and more opportunities for in-unit storage that proportionally assist in the building form. Resident amenity space is provided at the east edge of the roof, facing 15th Avenue NW.

PROS:

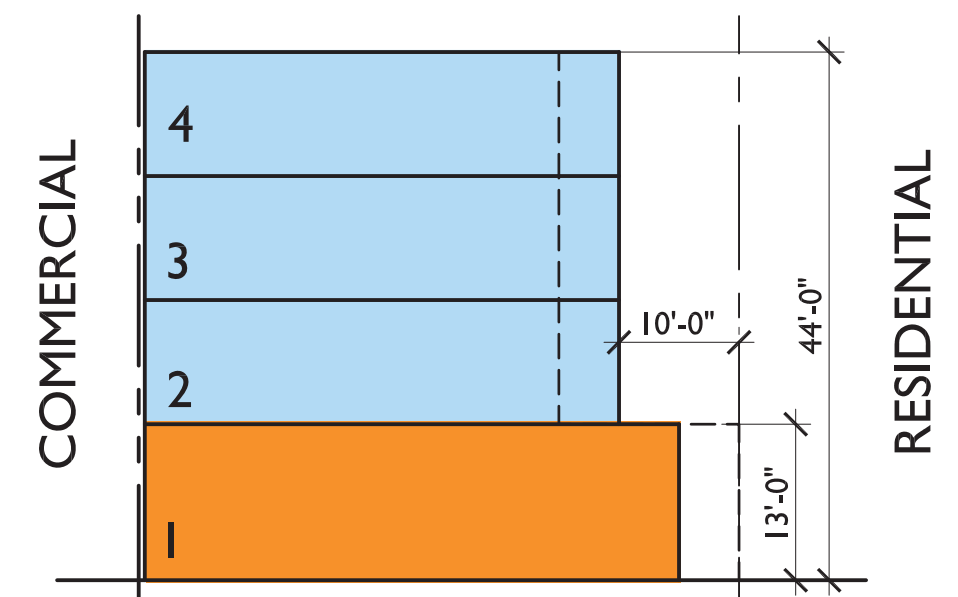
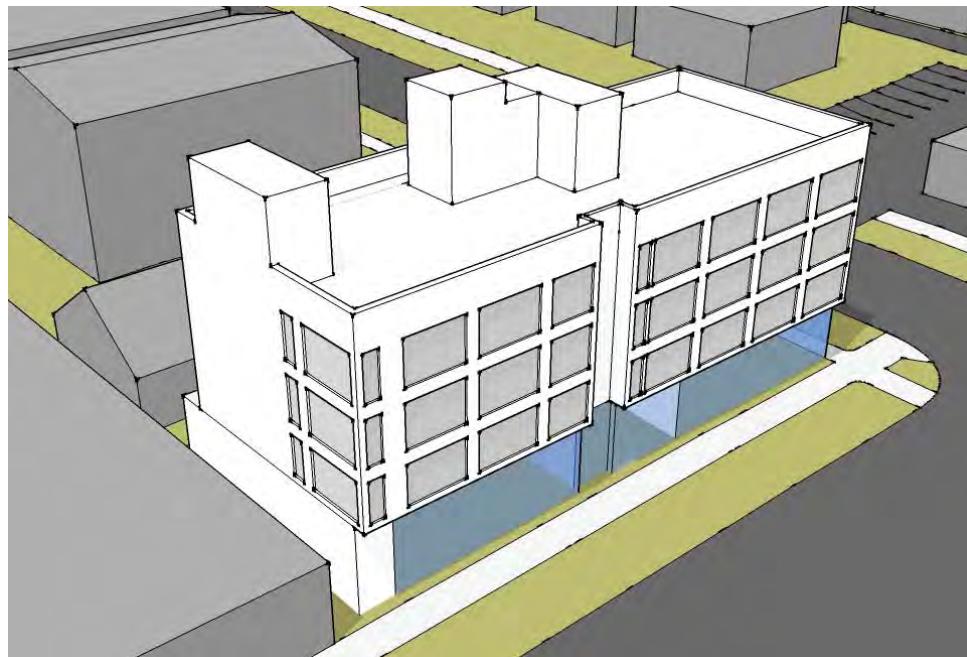
- Maximizes yield of units on site
- Maximizes size of residential units (Small Efficiency Dwelling Units)
- Provides target commercial space area.
- 5'-0" setback at west property line provides ground level relief to residential zone

CONS:

- Exterior access to building utility spaces
- Little opportunity for building modulation
- Triangle setback creates awkward transition to residential zone.

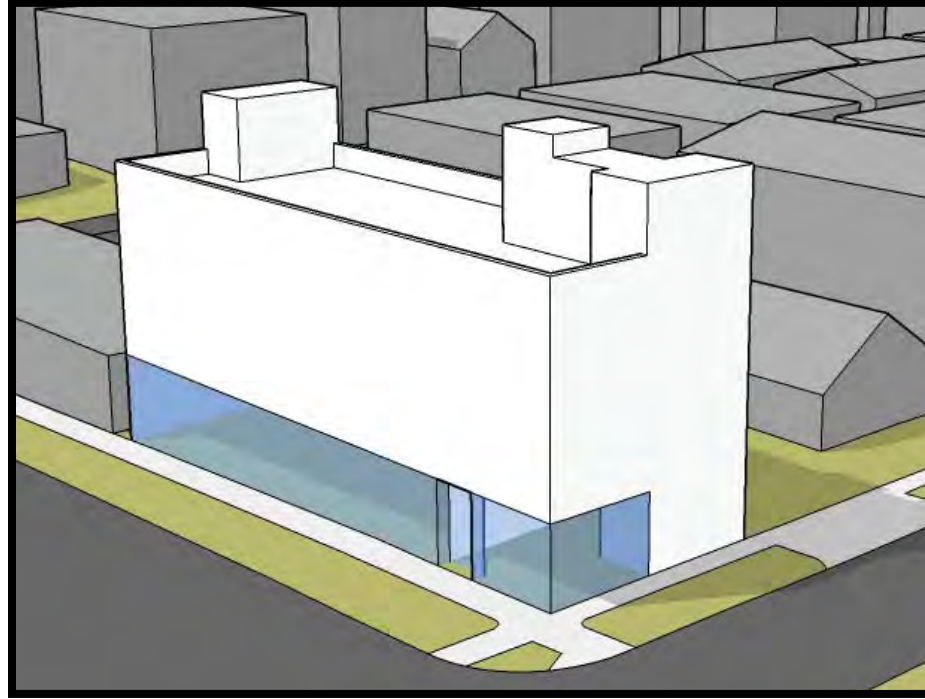
POTENTIAL DEPARTURES:

1. 10'-0" Setback above 13'-0" abutting residential zones.
2. 5'-0" Setback provided at ground floor 0' setback
3. 15'-0" corner triangle setback at commercial that abuts residential zoned lots.



3 OPTION COMPARISON

PERSPECTIVES + BULLET POINTS



OPTION 1 (CODE COMPLIANT)

DISTINGUISHING FEATURES:

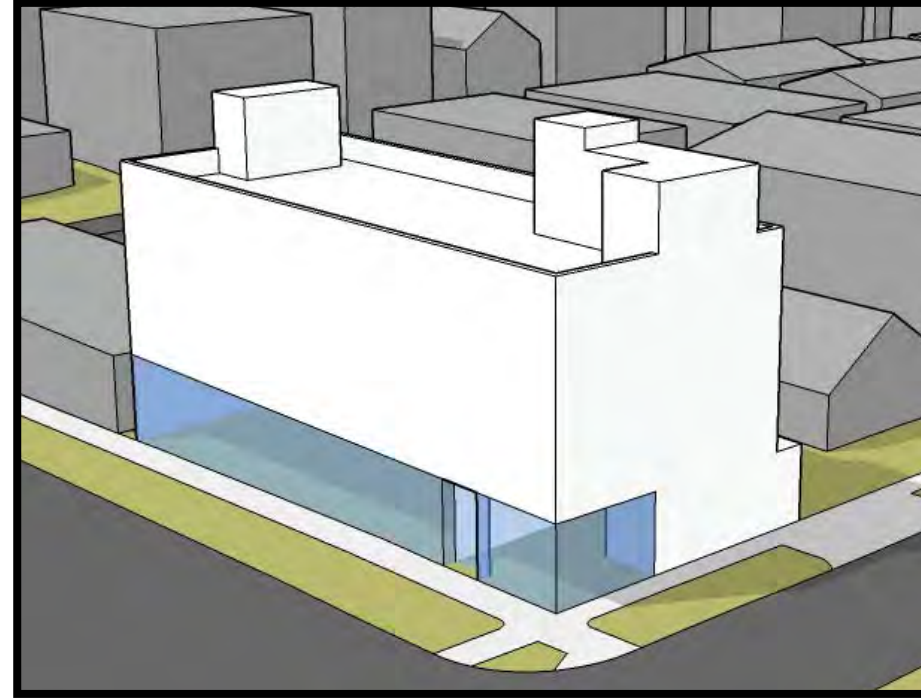
Design Option 1 proposes approx. 2,058 commercial space at ground floor and a total of 18 Small Efficiency Dwelling Units (SEDUs) on levels 2-4, a residential lobby at the northeast corner of the site, support spaces along the west, and a large commercial space along 15th Avenue NW. This option is code compliant and provides a strong street edge.

PROS:

- Fully code compliant
- Maximizes commercial area.
- Internal access to utility and support spaces on the ground level.

CONS:

- Reduced number of residential units (Small Efficiency Dwelling Units).
- Triangular setback creates awkward transition to residential zone.
- Little opportunity for building modulation



OPTION 2

DISTINGUISHING FEATURES:

Design Option 2 proposes approximately 2,007 sf of commercial space at the ground floor and a total of 21 Small Efficiency Dwelling Units on levels 2-4. A 5'-0" setback at the west property line abutting the residential zone provides access to building utility areas, and a relief buffer between the residential zone and the commercial.

PROS:

- Maximizes yield of units on site
- Maximizes size of residential units (Small Efficiency Dwelling Units)
- Provides target commercial area.
- 5'-0" setback at west property line provides ground level relief to residential zone

CONS:

- Exterior access to building utility spaces
- Reduced opportunity for building modulation
- Average commercial space depth < 30'-0"



OPTION 3 (PREFERRED)

DISTINGUISHING FEATURES:

Design Option 3 proposes two commercial spaces of about 1,000 sf at the ground floor, separated by the residential lobby at the center, and a total of 21 Small Efficiency Dwelling Units on levels 2-4. A 5'-0" setback at the west property line abutting the residential zone provides access to building utility areas, and a relief buffer between the residential zone and the commercial.

PROS:

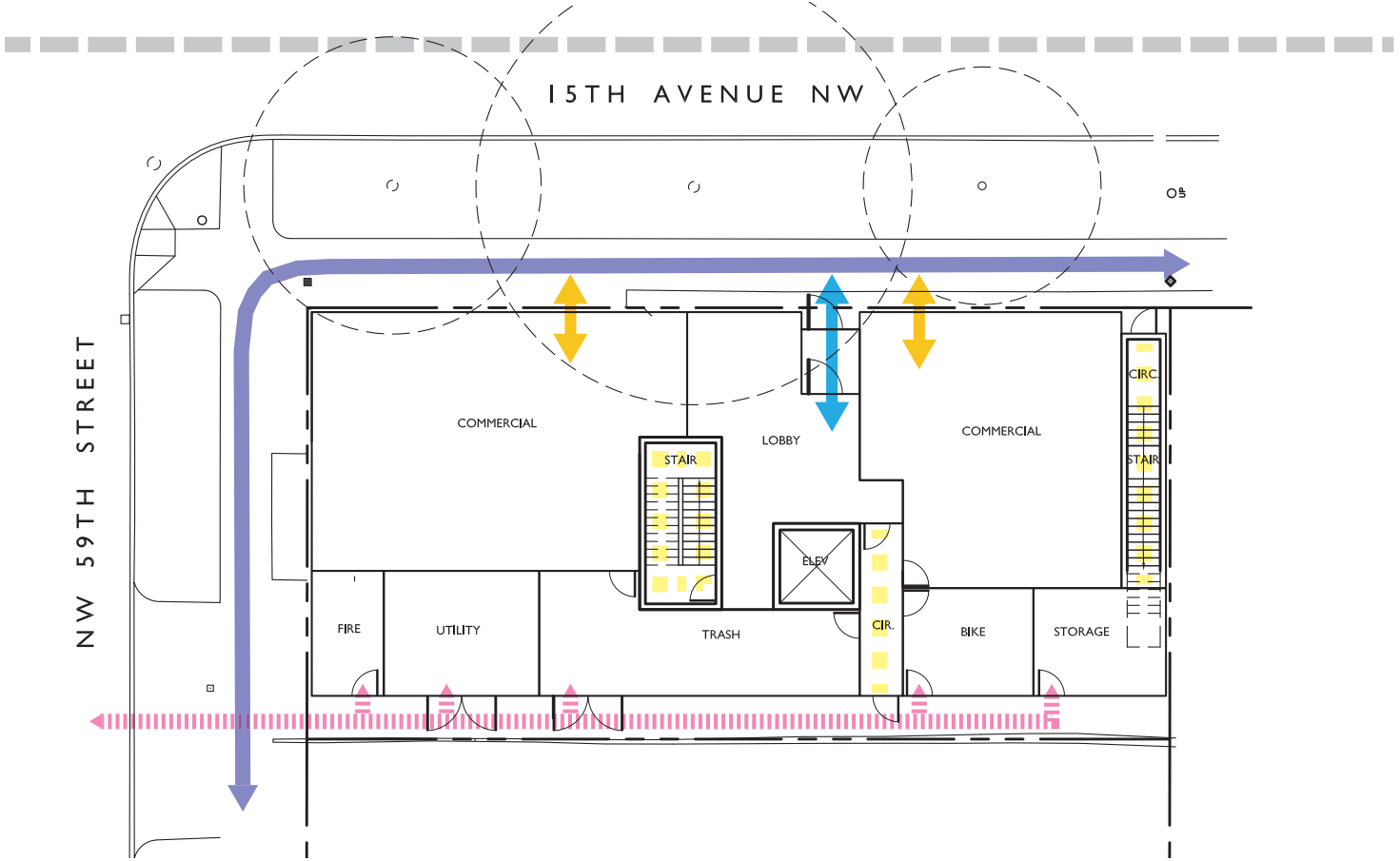
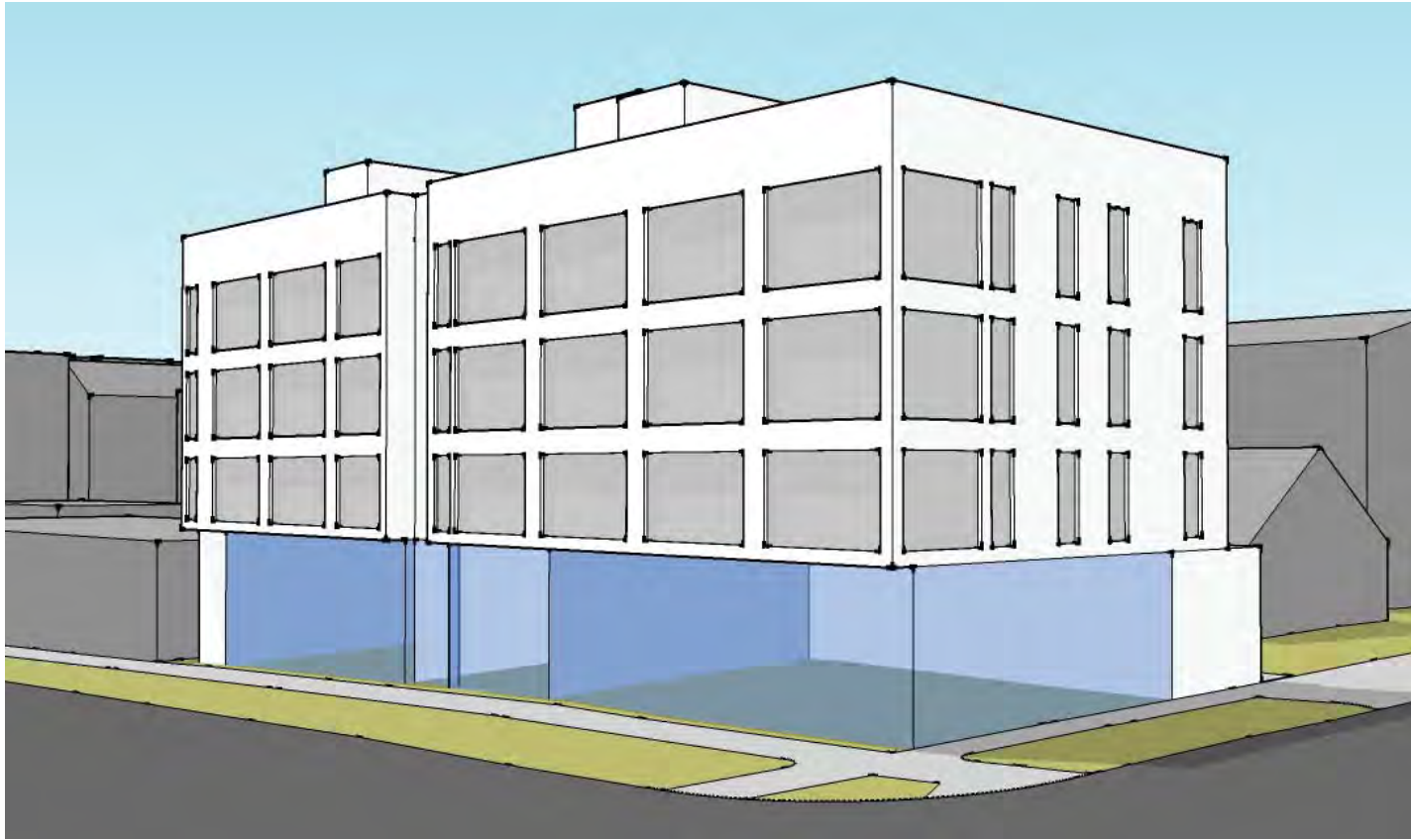
- Maximizes yield of units on site
- Maximizes size of residential units (Small Efficiency Dwelling Units)
- Provides target commercial area.
- 5'-0" setback at west property line provides ground level relief to residential zone

CONS:

- Exterior access to building utility spaces

PREFERRED OPTION DETAILS

PERSPECTIVES + DIAGRAMS



CIRCULATION DIAGRAM

- COMMERCIAL ENTRY
- RESIDENTIAL ENTRY
- PEDESTRIAN CIRCULATION
- UTILITY ACCESS
- TRANSIT ARTERIAL
- INTERNAL CIRCULATION

LANDSCAPING

PLANS












LANDSCAPING PLAN

LANDSCAPING

PLANTING PALETTE

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Ulmus parvifolia 'Emer II' / Allee Elm or Quercus frainetto Street Tree	2'Gal	No	No	1	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Hellebrachion sempervirens 'Sapphire' / Blue Oat Grass	1 gal	Yes	No	150	
	Imperata cylindrica 'Red Baron' / Japanese Blood Grass	1 gal	Yes	No	24	
	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal	Yes	No	156	
	Pennisetum orientale / Oriental Fountain Grass substitute Bouteloua gracilis 'Blonde Ambition' if available	1 gal	Yes	No	28	
	Phalaris arundinacea 'Picta' / Ribbon Grass	1 gal	Yes	No	24	
	Phormium tenax 'Jack Spratt' / New Zealand Flax	2 gal	Yes	No	48	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Rubus calycinoides 'Emerald Carpet' / Emerald Carpet Creeping Raspberry	1 gal	Yes	No	24" o.c.	239
	Thymus serpyllum 'Elfin' / Elfin Thyme	4" pot	Yes	No	12" o.c.	31



Plank Pavers



Jack Spratt Flax



Burgundy Bunny Fountain Grass



Blue Oat Grass



Ribbon Grass



Allee Elm



Blood Grass



Blue Grama



Oriental Fountain Grass



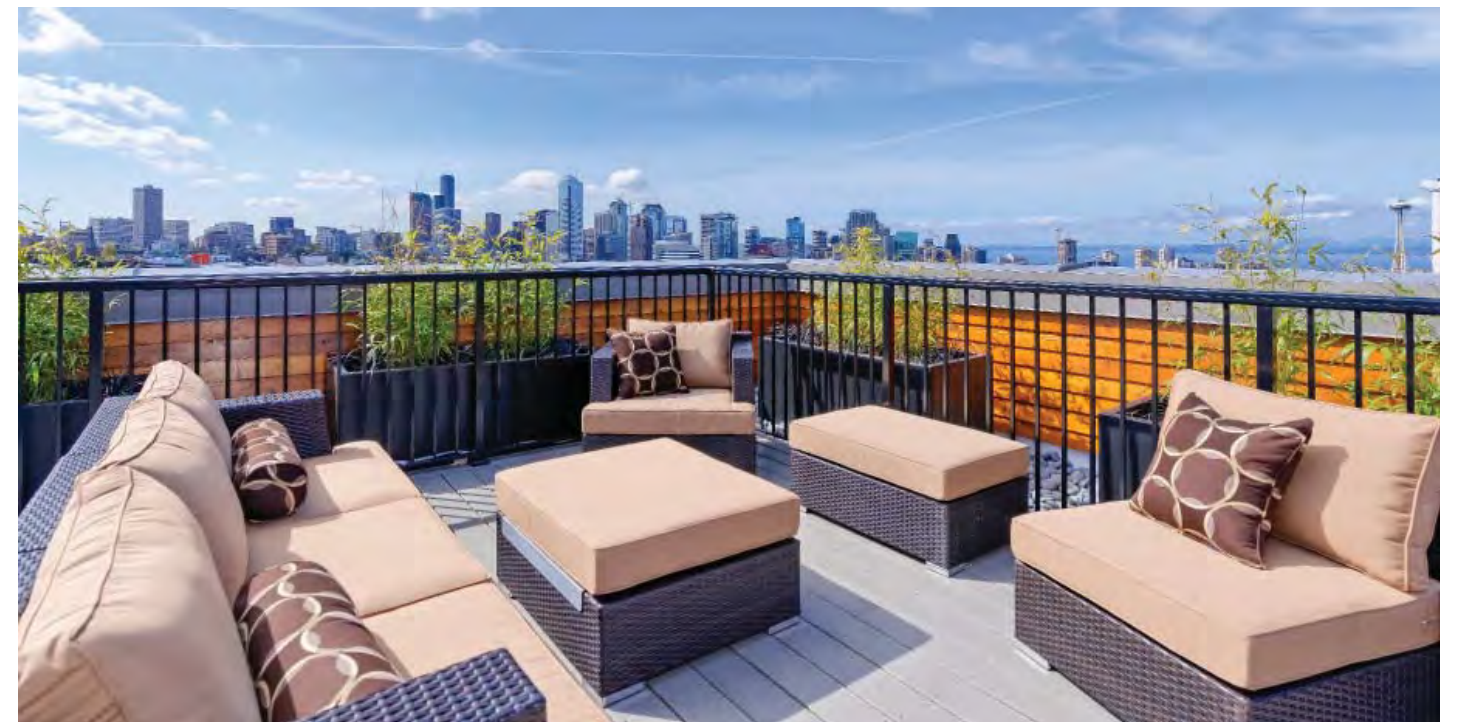
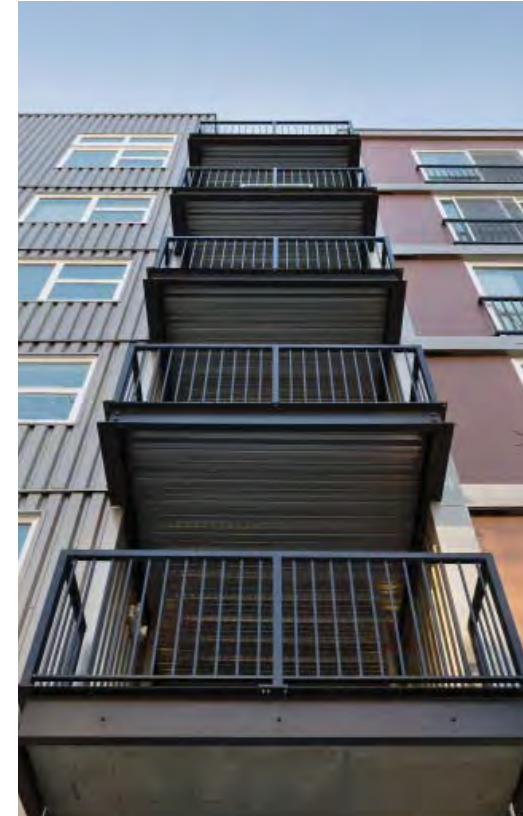
Emerald Carpet Creeping Bramble



Elfin Thyme

DESIGN DIRECTION

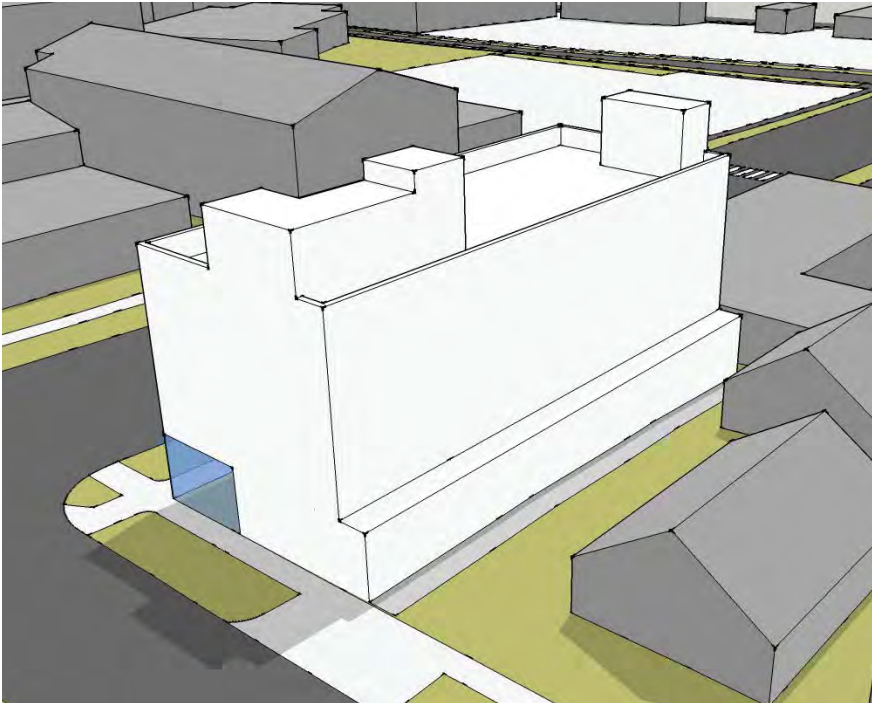
INSPIRATION IMAGES



DEPARTURES

DESIGN DEPARTURES

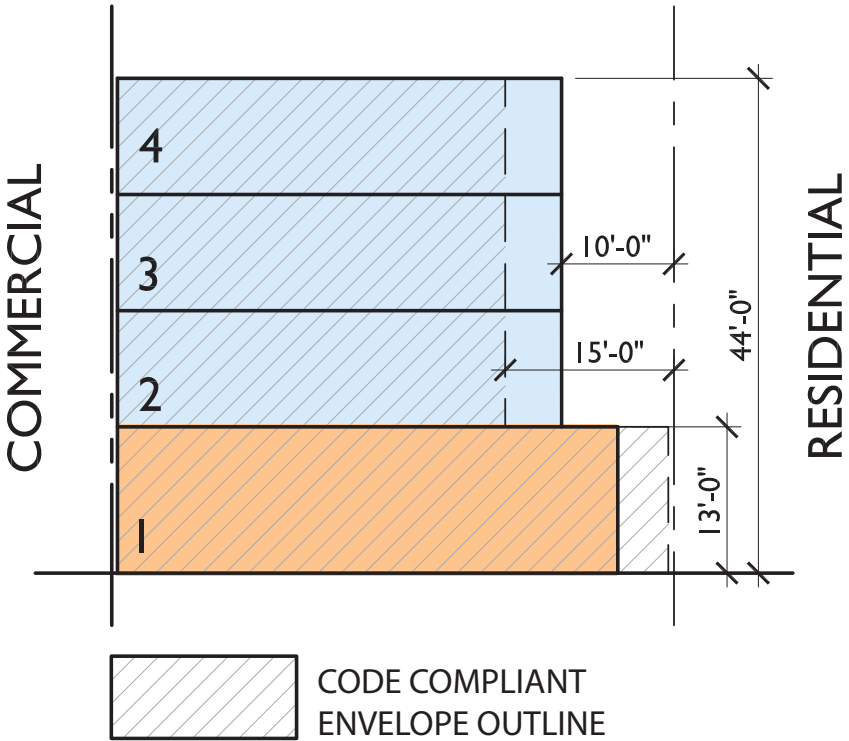
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT	REASON FOR DEPARTURE	DESIGN REVIEW GUIDELINES
SMC 23.47A.014E Setback Requirements: Adjacent to Residential zones	15' by 15' triangle setback is required where lots abut the intersection of a side lot line and front lot line of a lot located on a residential zone.	Setback of 5'-0" from the west property line along the residentially zoned lot at the first floor.	10'-0" Length along NW 59th street at intersection 15'-0" Length along west property line at intersection	The triangular setback at this location creates undue hardship on the overall massing of the building, functionality of the support/utility spaces located at the west edge of the property. A rectilinear shape better suites the function of the building, accommodate a 5'-0" west edge walkway with buffer between the commercial and residential lots. This provides access to utility spaces, as well as relief from the build-to line at that edge.	CS2.D Height Bulk and Scale 3. Zone Transitions 5. Respect for Adjacent Sites
SMC 23.47A.014E Setback Requirements: Adjacent to Residential zones	Between 13'-0" and 40'-0" above the grade plane, a 15'-0" setback is required when a commercial lot abuts a residential lot.	Setback of 10'-0" between 13'-0" and 40'-0" above grade plane, in lieu of 15'-0"	Approximately 100'-0" along the west property line, abutting the residential zone between 13'-0" and 40'-0" above grade.	Due to the small area of the property, the 15'-0" setback at this location negatively affects the livability & functionality of the residential units by decreasing their depth & their opportunity for storage within the unit. In order to accommodate the setback, an entire unit is lost on each level, for a total of three lost units. Privacy will be maintained for the residential use at this edge due to the location of program elements: the residential level corridor is located along this building edge which preserves privacy for both the single family residence and the future residents of the development.	DC1.A Arrangement of Interior Uses 4.Views and Connections



CODE COMPLIANT (NO DEPARTURE)



PREFERRED (DEPARTURE GRANTED)



SHADING AND PRECEDENT STUDIES

SHADING STUDIES

PRECEDENT NK STUDIES

PRECEDENT OWNER STUDIES

NEIGHBORHOOD CONTEXT

SHADING STUDIES

9:00 AM

NOON

3:00 PM

JUNE



MARCH/SEPTEMBER



DECEMBER



RECENT NK PROJECTS



BROADSTONE KOI - MIXED USE



H2O APARTMENTS - MIXED USE



APERTURE ON FIFTH - MIXED USE



VIEW 222 - MIXED USE



ISOLA ALASKA - MIXED USE (IN CONSTR.)



JAMAR BOYLSTON
- SEDU'S (IN CONSTR.)



CAPELOUTO - MIXED USE (IN CONSTR.)



ISOLA GREENWOOD - MIXED USE (IN CONSTR.)



DAKOTA - MULTI-FAMILY

PRECEDENT OWNER PROJECTS

