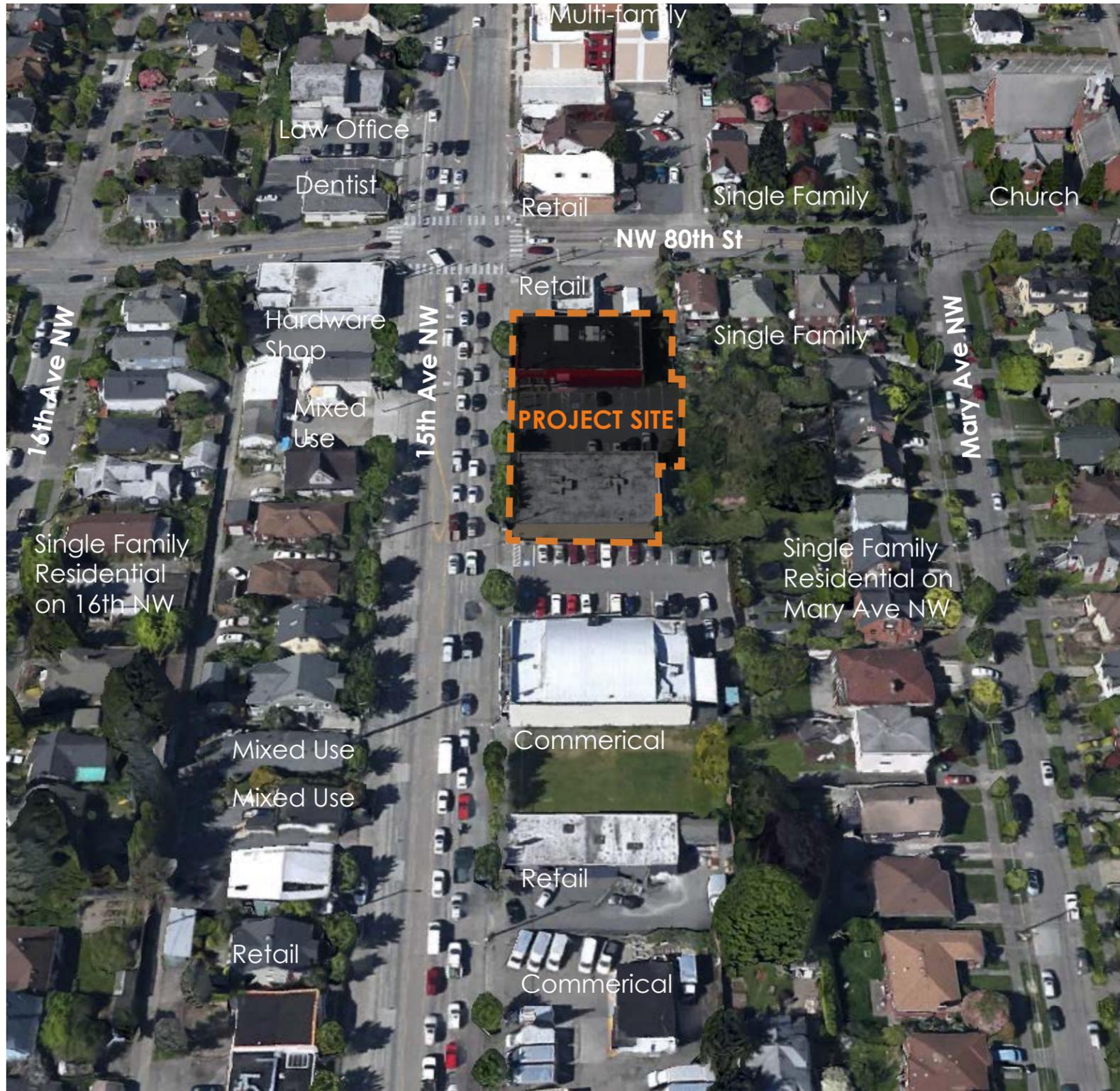


7730 15TH AVE NW

Early Design Guidance Submittal

November 2, 2015

DPD Project # 3021006



PROJECT DESCRIPTION

Proposal for new multi-story mixed use building 4 stories above grade with ground floor retail, on-site parking for 29 vehicles and 57 apartment units.

PARCELS

#349130-0109 (7730 15th Ave NW) & #349130-0112 (7750 15th Ave NW)
17,045 SF total

ZONING

NC2-40 (Neighborhood Commercial 40') with frequent transit overlay

SUMMARY OF DEVELOPMENT STANDARDS

Height limit = 40' (SMC 23.47A.012) (+4' if 1st level is 13')

PARKING: Vehicle: 1 per/ 2 dwelling units
Bike: 0.75 per dwelling unit: (SMC 23.54.015)

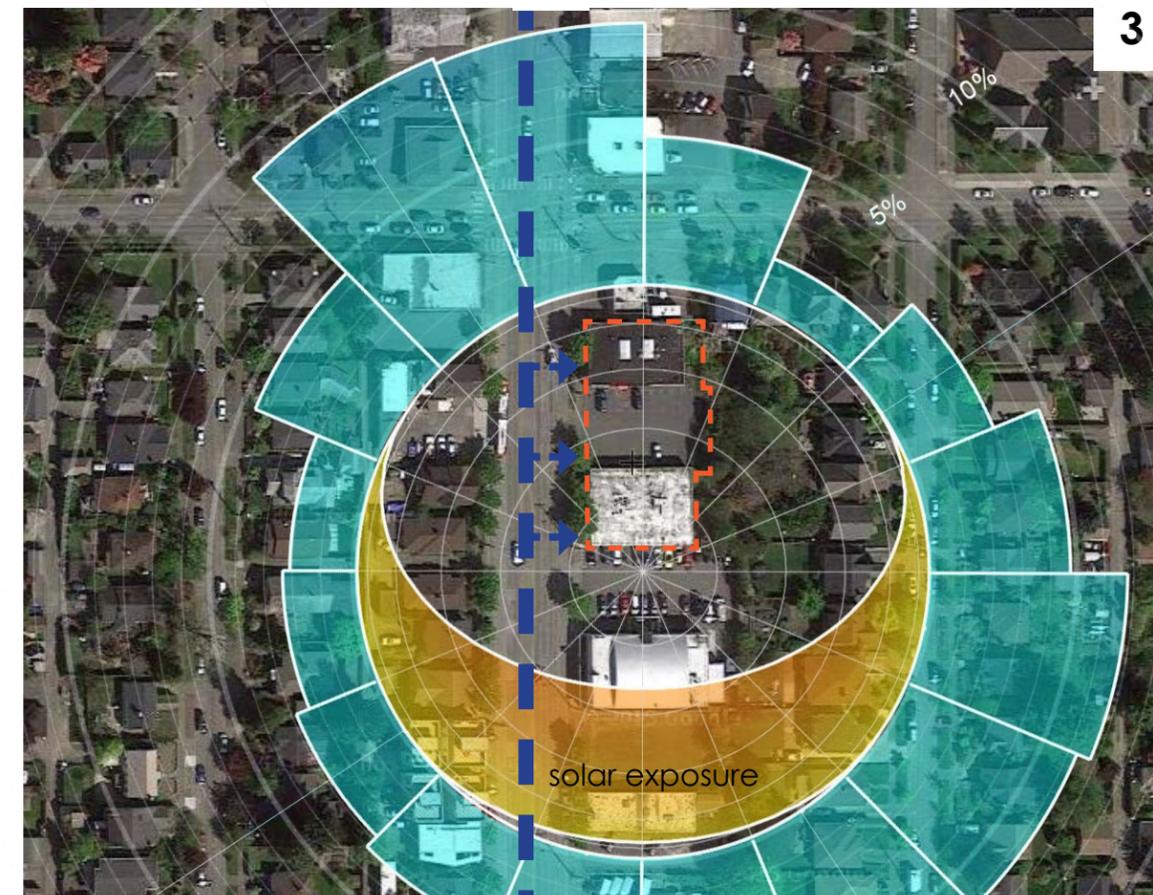
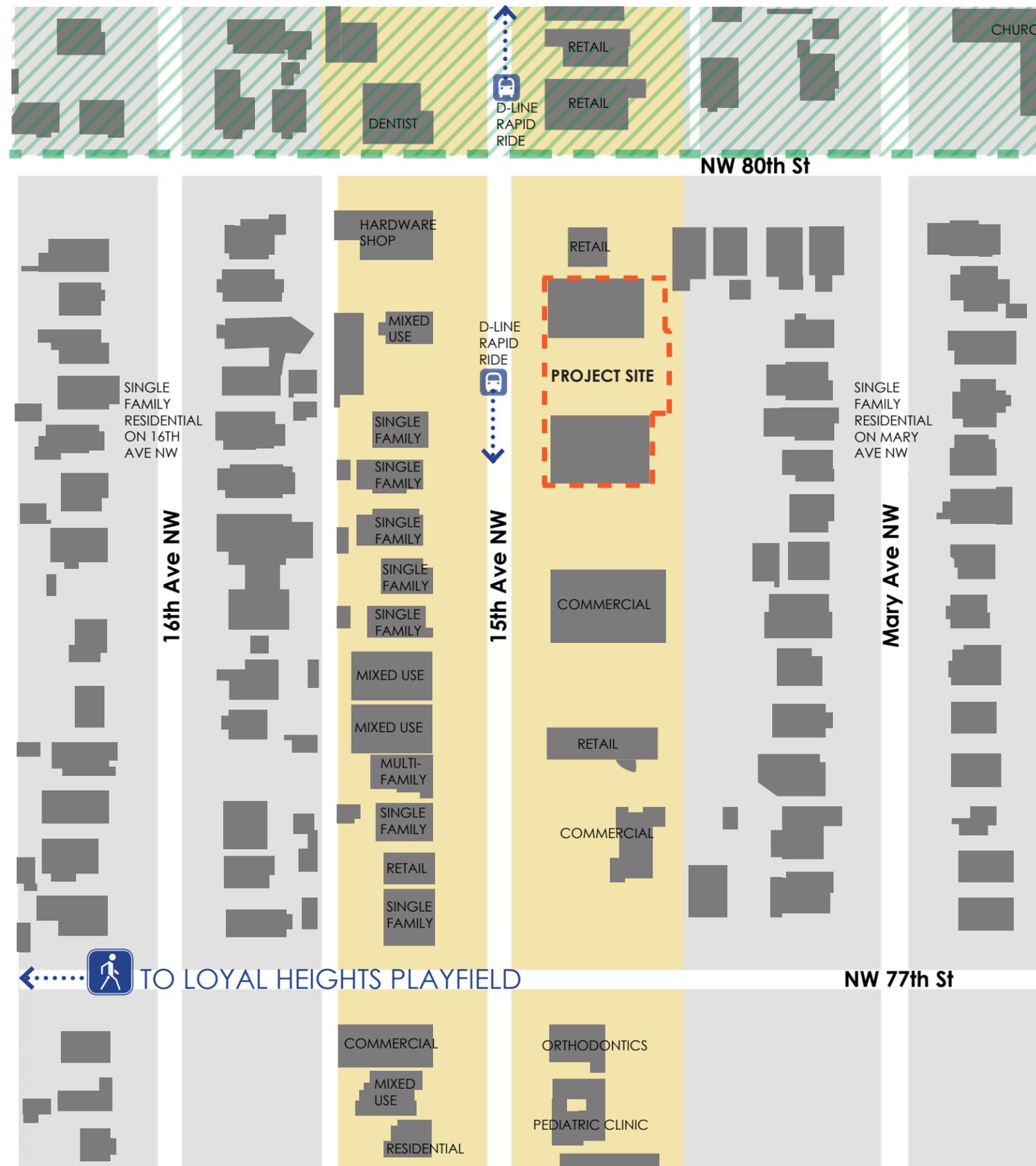
FAR: 3.25 (mixed-use)
Lot area of 17,045 SF x 3.25 = 55,396 SF (SMC 23.47A.013)

SETBACKS: Front and Side Yard Setback = None
Power line clearance on 15th Ave NW = 10' min + 4' for scaffolding
Rear Setback (where abutting a residential zone)
- Below 13' in height = 0'
- Above 13' in height = 15'
- Additional 2:10 setback > 40' above grade.
- Additional setbacks: 5' Min distance of opening from residential zoned lot (SMC23.47A.014)

GARBAGE: 51-100 Units: 375 SF plus 4 SF for every unit over 50
Combined total area for trash for 57 units = 403 SF (SMC 23.54.040)

AMENITY: 5% of total gross floor area of residential use
Total gross residential area = ±40,000 SF
5% * 40,000 SF = 2000 SF (SMC 23.47A.024)

DEPARTURES: none requested

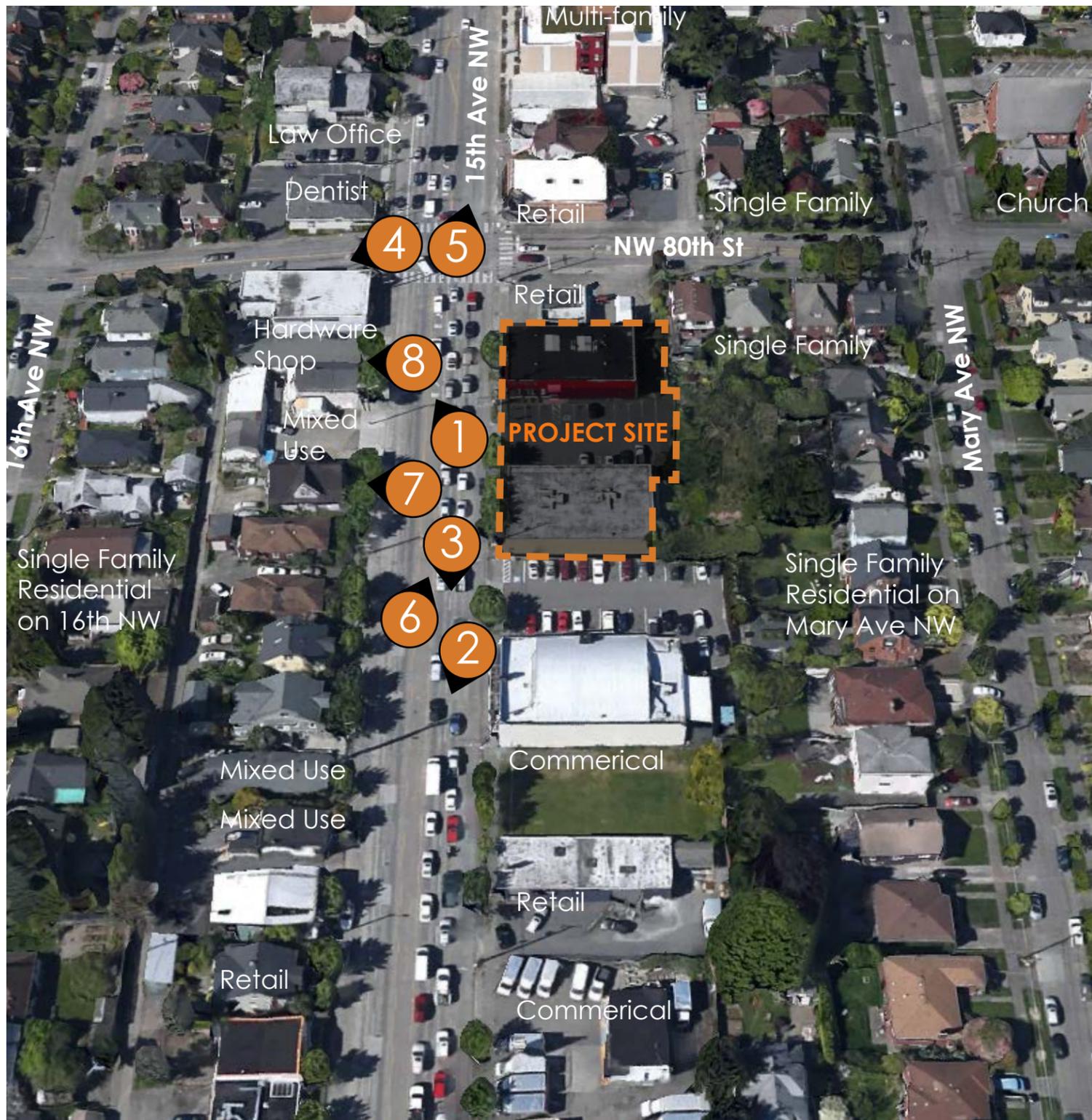


Zoning Key

- Frequent Transit Line (15 minute frequency)
- Crown Hill Residential Urban Village
- NC2-40
- SF5000

— traffic noise along 15th Ave NW and NW 80th St

— annual wind speed and directional approach



1 Looking NW up 15th Ave NW from site



2 Looking SW down 15th Ave NW from site



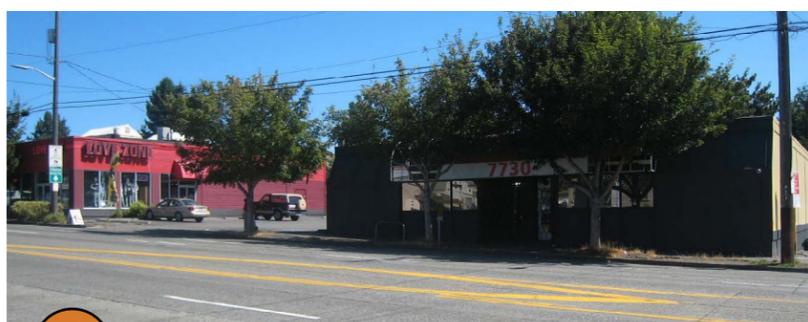
3 Looking S on 15th Ave NW at bus stop across from site



4 Looking west down 80th St



5 Looking NE up 15th Ave NW from NW 80th St



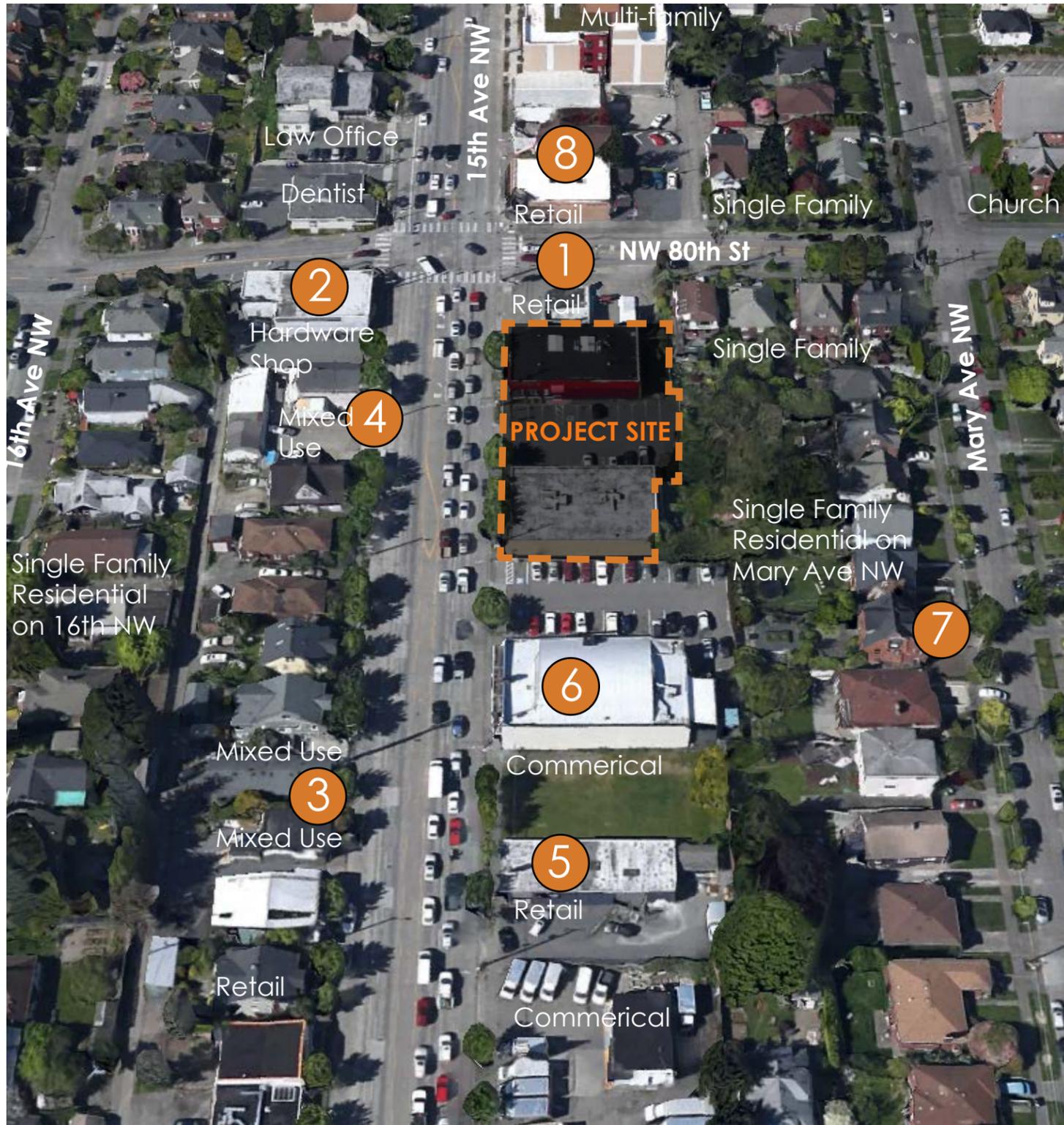
6 View of site



7 Looking W from site across 15th Ave NW



8 Looking W from site across 15th Ave NW



1 Retail N of site



2 Crown Hill Hardware NW of site



3 Mixed Use S of site



4 Mixed Use W of site



5 Retail S of site



6 Retail S of site



7 Residence E of site



8 Retail N of site



-  NEIGHBORHOOD NODE
-  NEIGHBORHOOD BOUNDARIES PER SEATTLE CITY CLERK
-  TRANSIT RAPIDRIDE ROUTE
-  PRINCIPAL ARTERIALS PER SDOT
-  MINOR ARTERIALS PER SDOT
- 



Ballard Public Pool

A neighborhood in transition: single-family homes and traditional lowrise storefronts are giving way to larger retail blocks and multi-family construction



Whitman Middle School



Salmon Bay Park

Walking distance to public parks



Loyal Heights Playfield



Loyal Heights Playground



Whittier Elementary School



Easy accessibility to downtown by car via the Ballard Bridge and on transit on the RapidRide D-Line



Ballard High School

Proximity to Community Institutions

CS

CONTEXT & SITE

> CS2 C 2: **Mid-block Sites**

Respond to existing street edges and datum lines created by adjacent buildings. Where adjacent properties are underdeveloped, design party walls to provide visual interest.

> CS2 D 3&4: **Height/Bulk/Scale: Zone Transitions**

Use existing/anticipated siting patterns to make a successful fit with neighboring properties or interesting urban form. Consider existing separation/buffers

> CS3 A 4: **Evolving Neighborhoods**

Explore ways to establish a positive context for others to build on in the future



PL

PUBLIC LIFE

> PL1 B 3: **Pedestrian Amenities**

Create lively, pedestrian-oriented spaces to attract interest and interaction with the project, visible access to the entry, and an engaging retail environment

> PL2 B 3: **Street-level Transparency**

Maintain sight lines into/out of ground level space to enhance safety and security

> PL3 A 1: **Entries**

Design primary entries to be obvious, identifiable, and distinctive with clear sightlines and visual connections between lobbies and the street

> PL4 B 2: **Bike Facilities**

Provide facilities such as bike racks, storage, shower facilities and lockers for bicyclists, located to maximize convenience, security and safety



DC

DESIGN CONCEPT

> DC2 D 1: **Human Scale**

Incorporate architectural features and details of a human scale into the facade, entries, and open spaces to engage the pedestrian

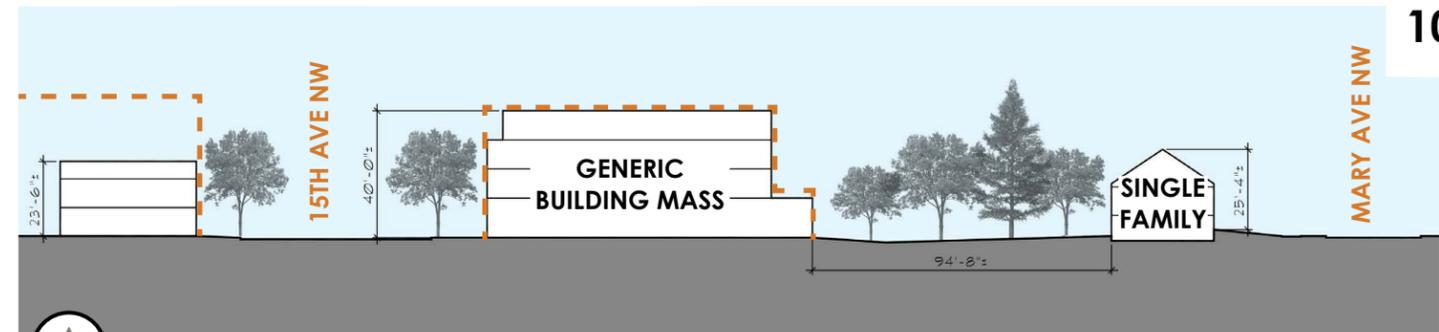
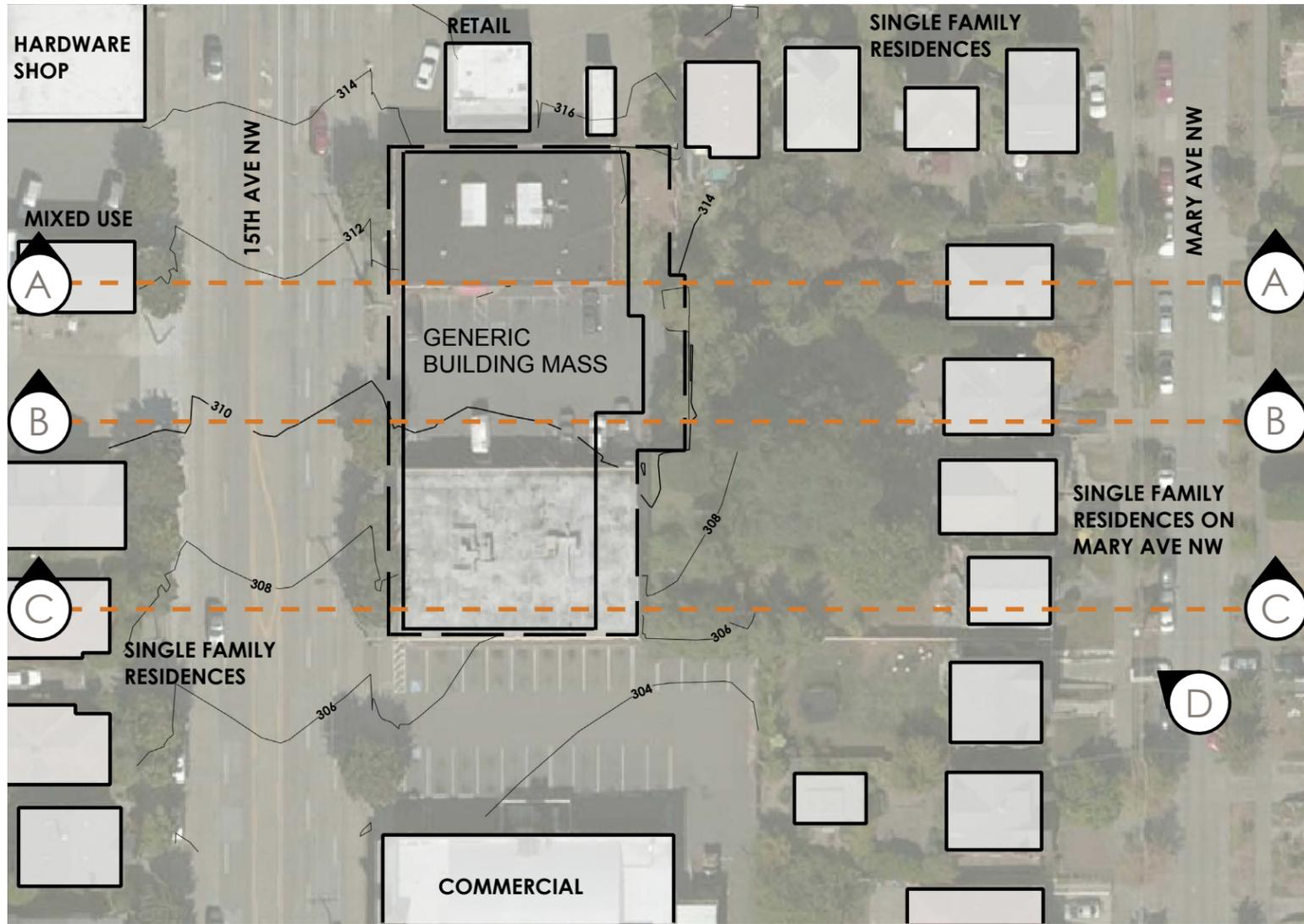
> DC2 C 1: **Visual Depth and Interest of Architectural Features**

Add depth to facades where appropriate by incorporating secondary elements into the facade design. Add detailing at the street to create interest for the pedestrian and encourage active street life

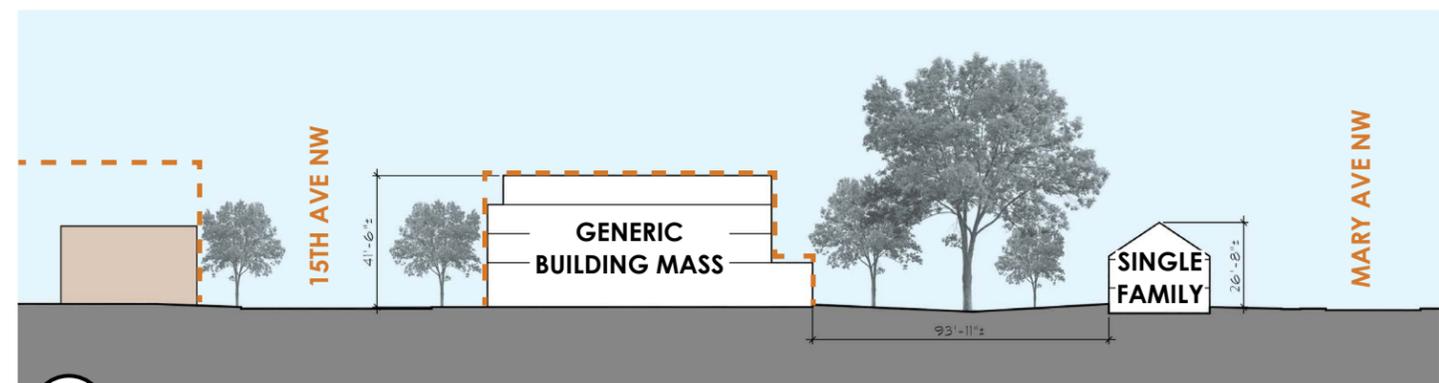
> DC4 A 1: **Exterior Finish Materials**

Utilize durable materials that have texture, pattern, and high-quality detailing

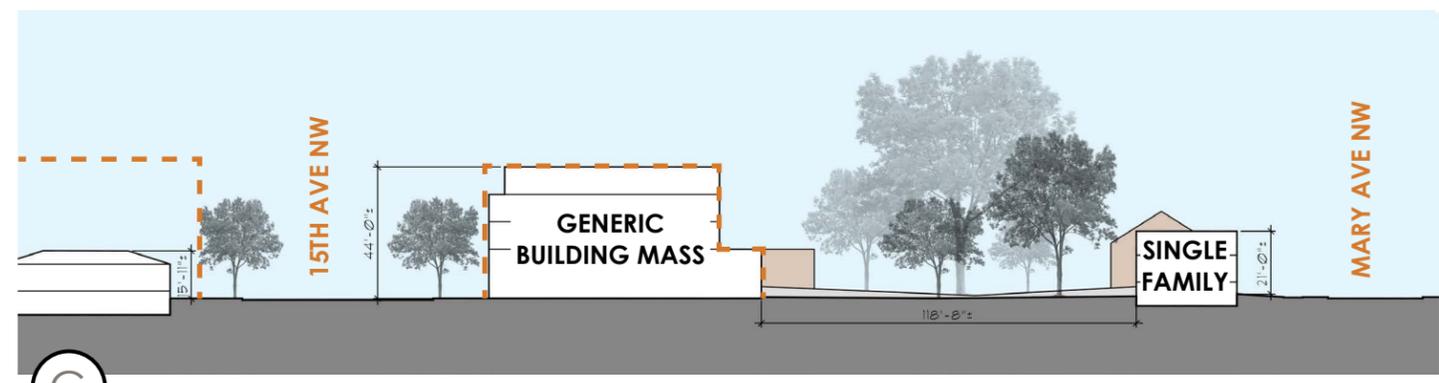




A SECTION LOOKING NORTH



B SECTION LOOKING NORTH



C SECTION LOOKING NORTH

Site Section Key

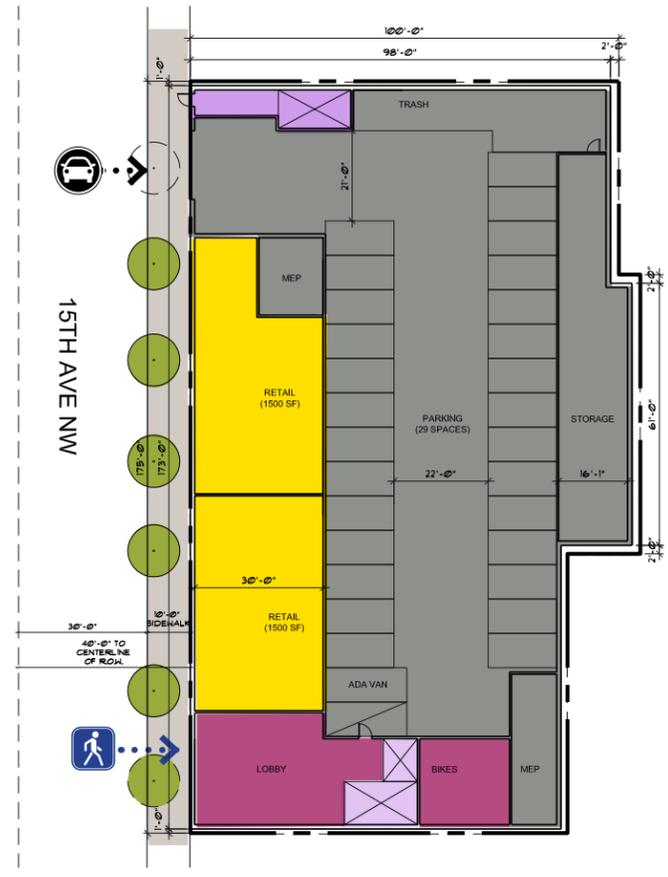
--- NC2-40 ZONING LIMITS



D PERSPECTIVE LOOKING FROM MARY AVE NW

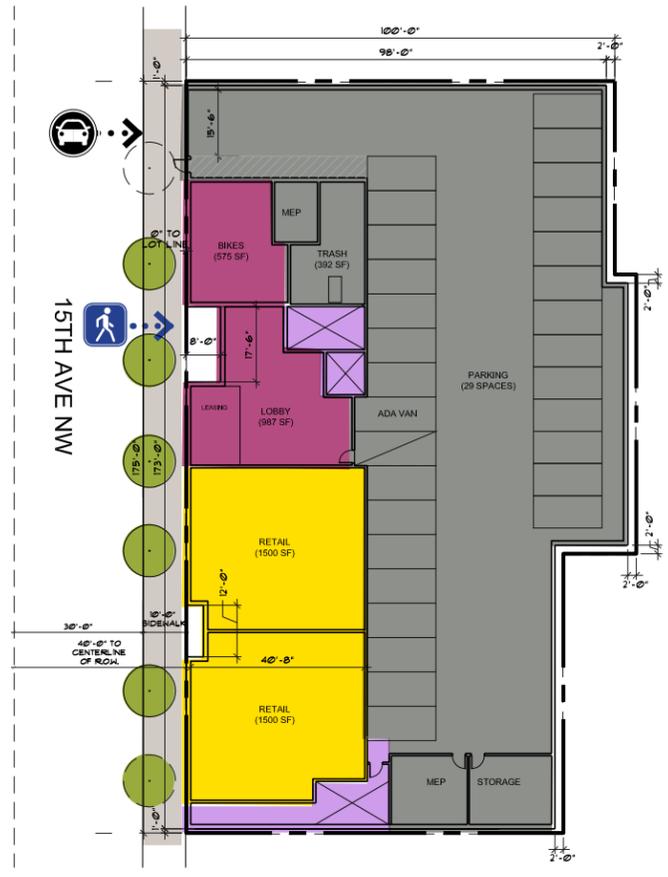
scheme **A**

maximum zoning envelope



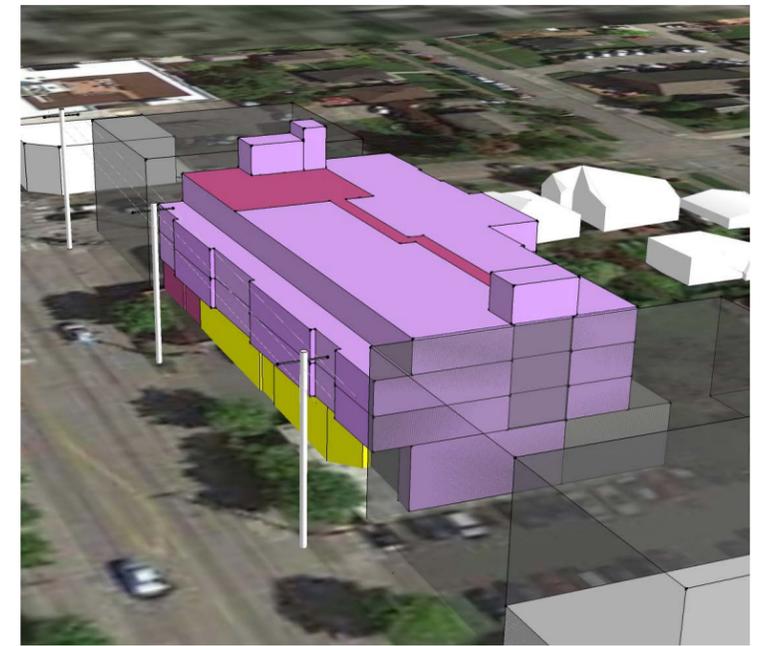
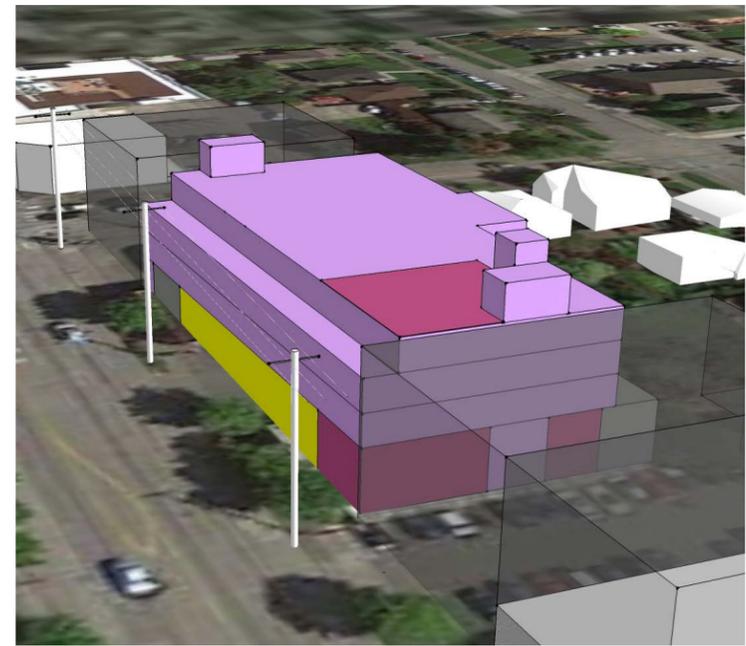
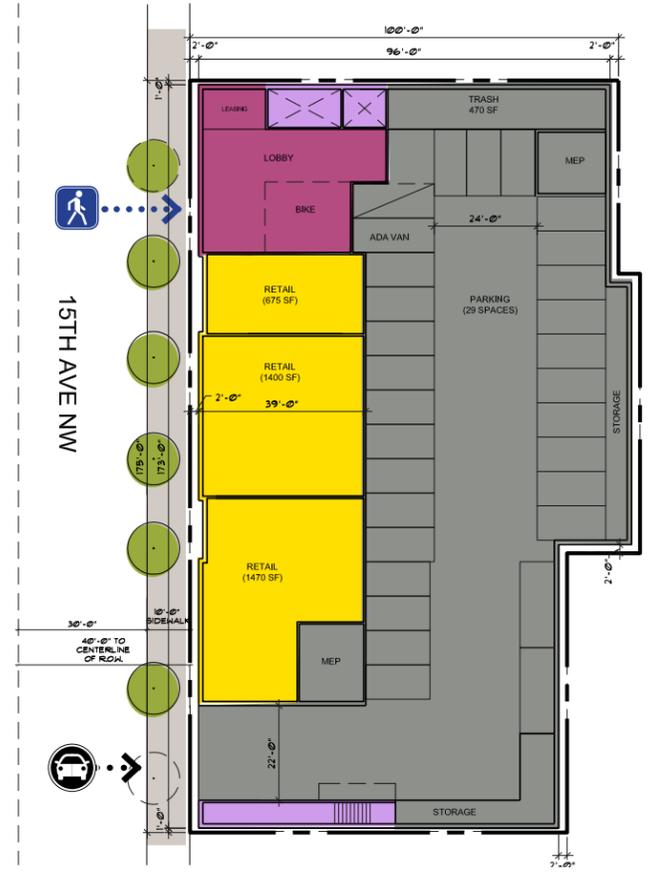
scheme **B**

vertical modulation



scheme **C**

PREFERRED horiz modulation & window bays



overview

- 4-story massing: 44' height
- 57 residential units
- 29 on-site parking spaces
- 3000 sf of ground floor retail

- FAR shown = 55,040 sf (99% FAR Utilization of max 55,396 sf allowed)
 - L1: 15,951 sf
 - L2: 13,410 sf
 - L3: 13,410 sf
 - L4: 11,786 sf
 - R: 483 sf

opportunities

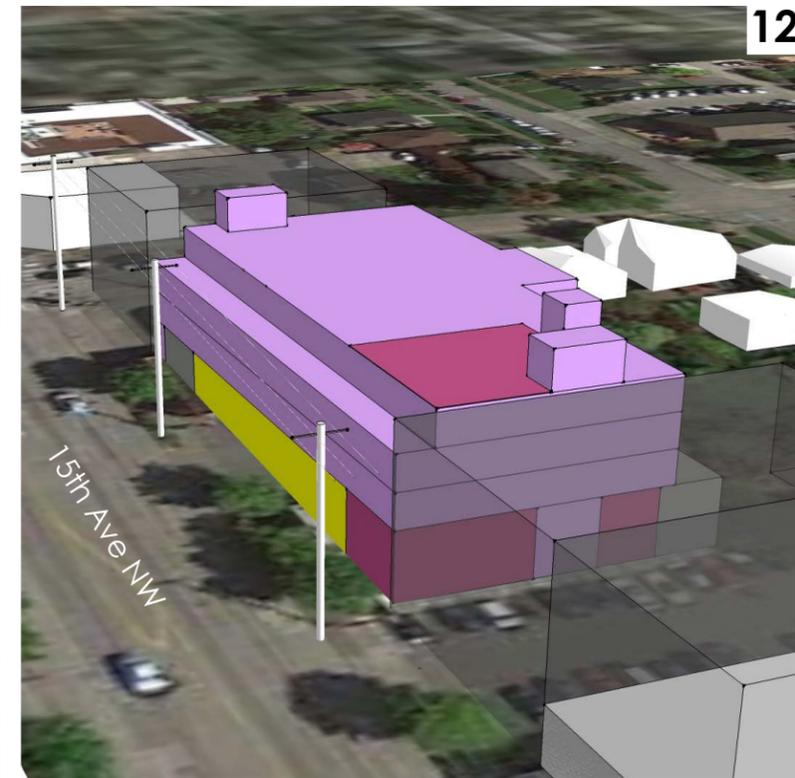
- Maximizes FAR opportunity
- Code-compliant / no departures required

challenges

- Setback for power lines at L4
- North and south façade treatment that currently works while anticipating future development
- Long unbroken façade along 15th Ave NW
- North driveway location has close proximity to 80th St intersection



STREET VIEW FROM 15TH AVE NW



BIRD'S EYE LOOKING NORTH



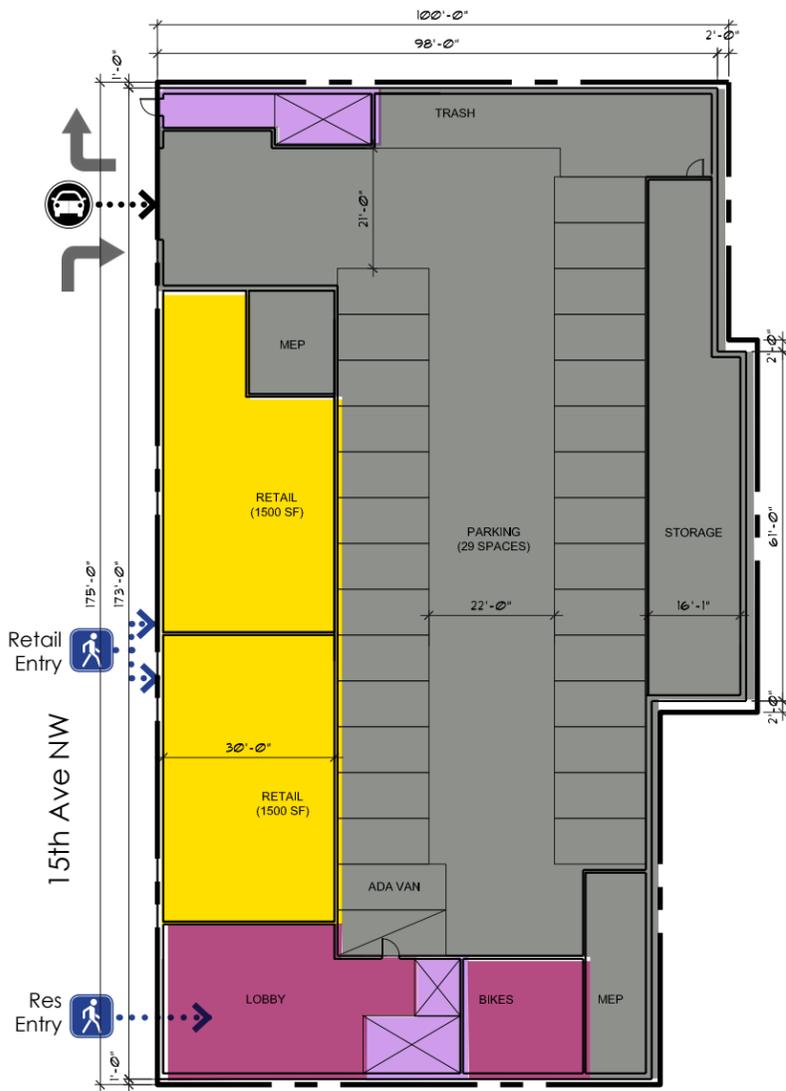
BIRD'S EYE LOOKING EAST



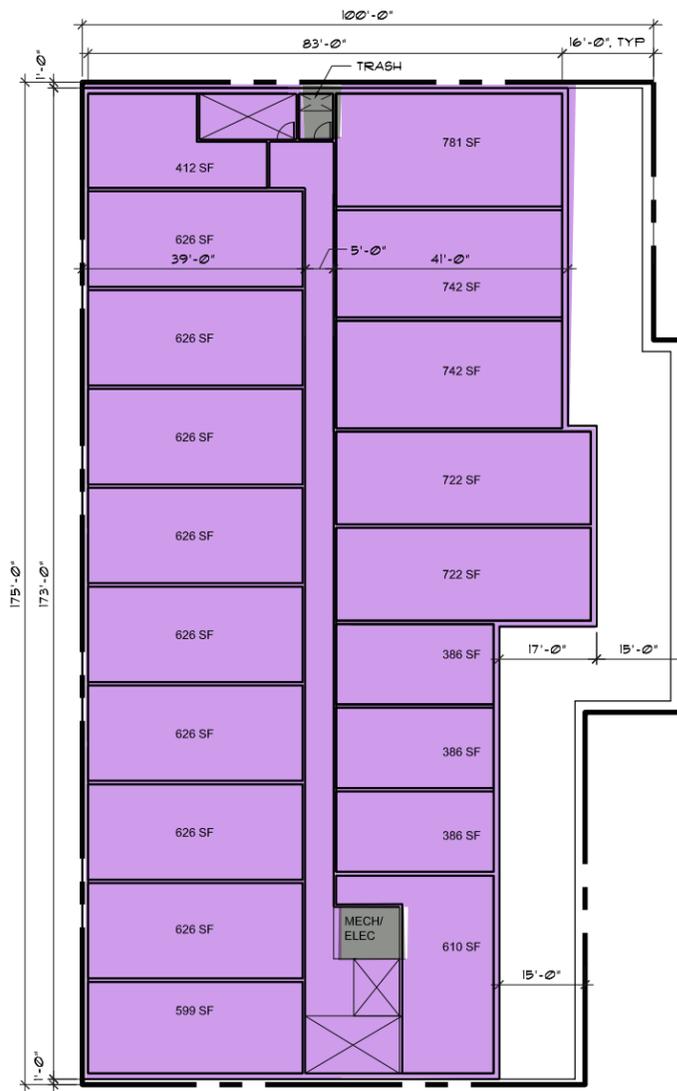
STREET VIEW FROM MARY AVE NW



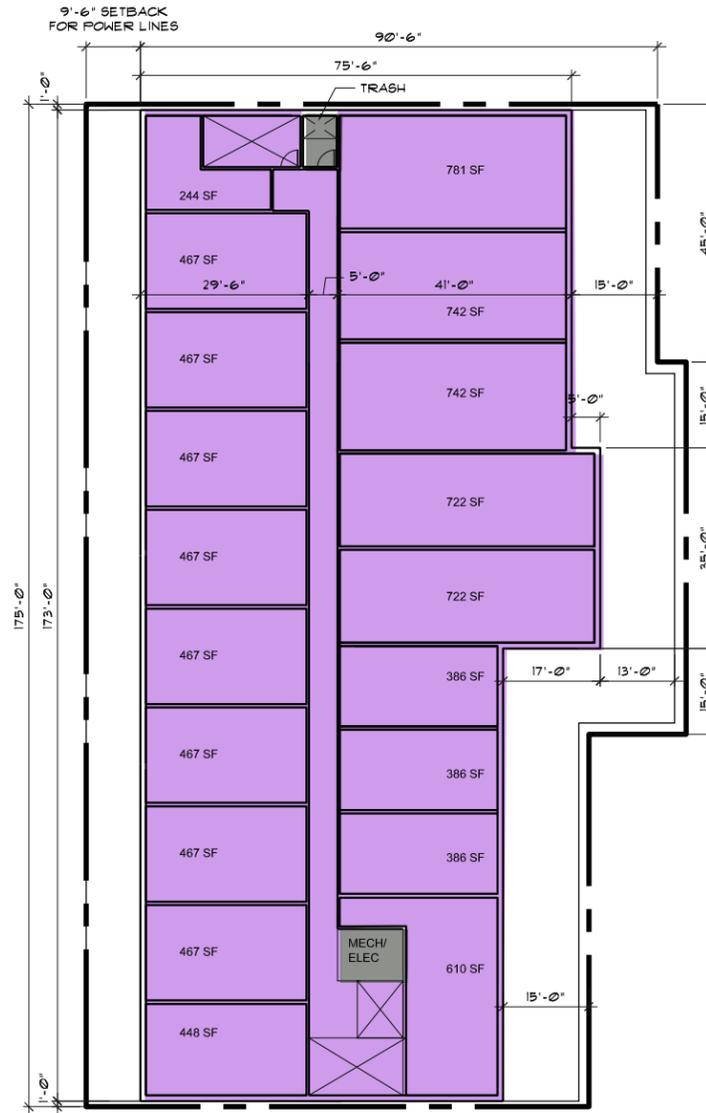
BIRD'S EYE LOOKING SOUTH



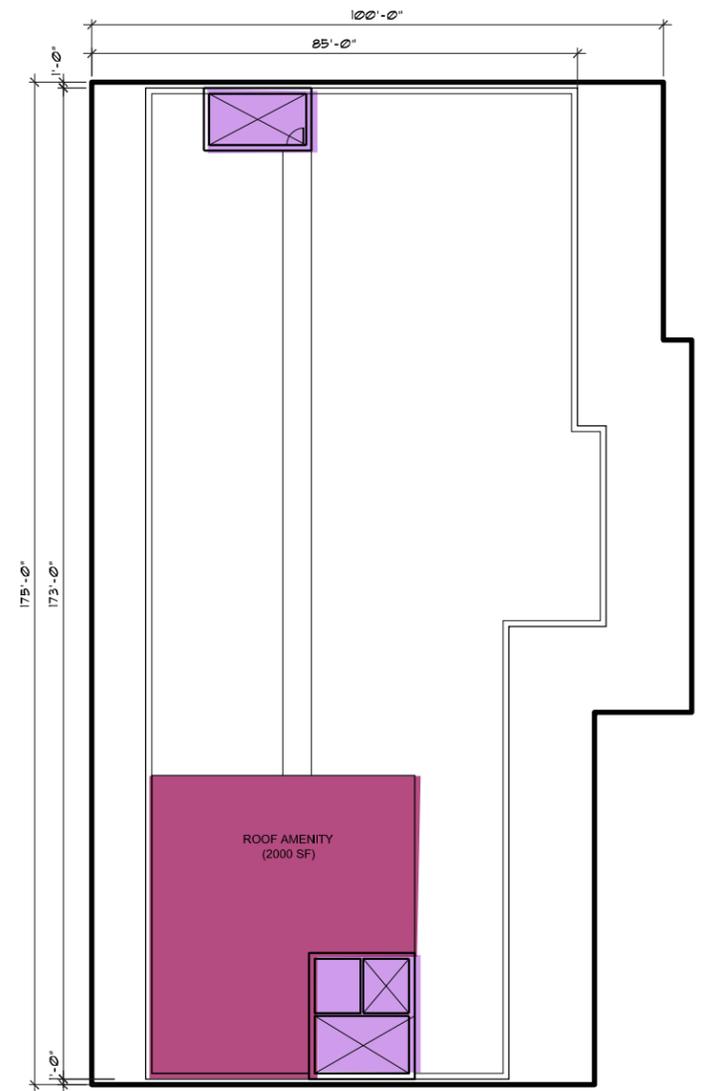
Ground Floor



Floors 2-3



Floor 4



Roof

overview

- 4-story massing: 44' height
- 57 residential units
- 29 on-site parking spaces
- 3000 sf of ground floor retail

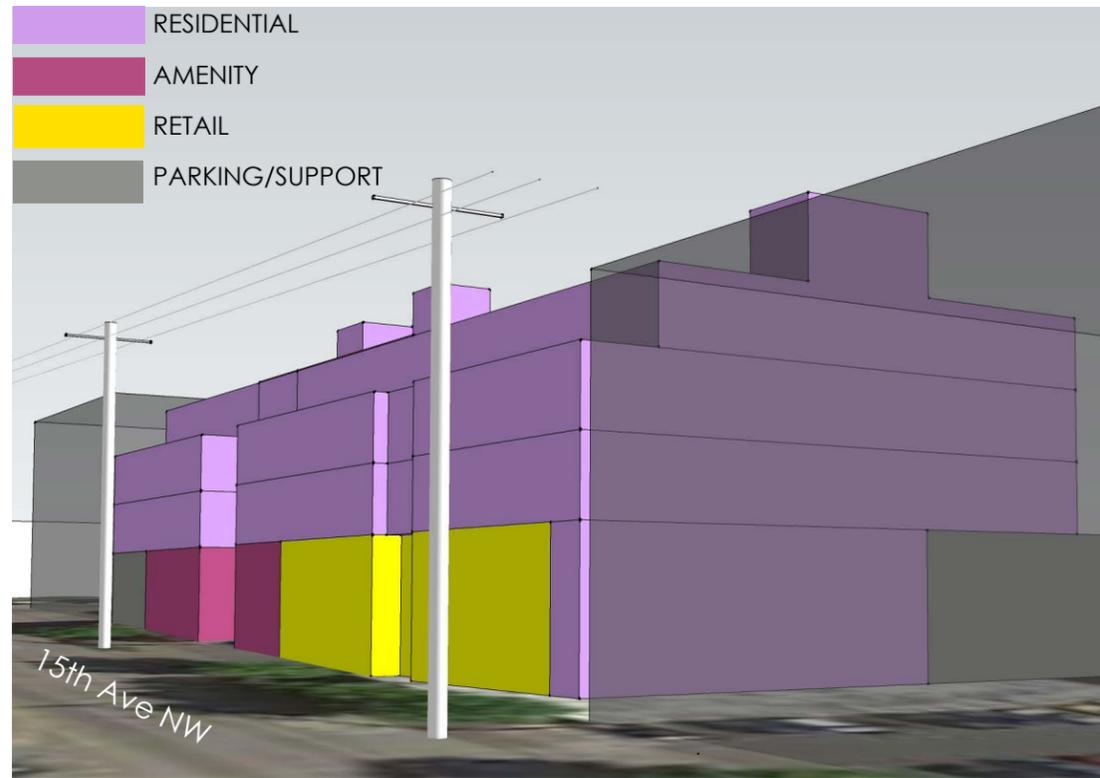
- FAR shown = 54,556 sf (98% FAR Utilization of max 55,396 sf allowed)
 - L1: 15,723 sf
 - L2: 13,239 sf
 - L3: 13,239 sf
 - L4: 11,814 sf
 - R: 541 sf

opportunities

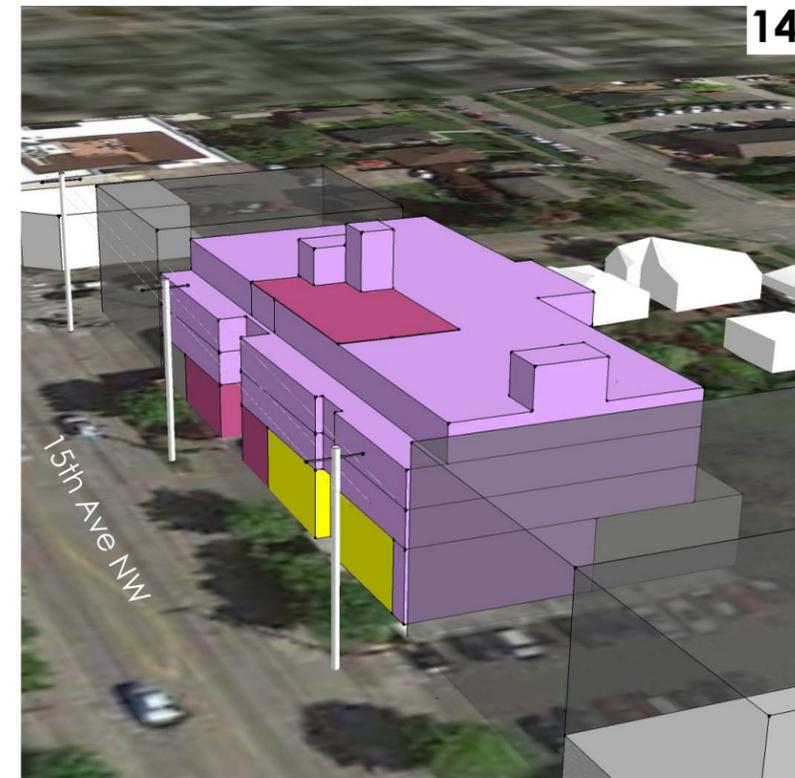
- 3-part composition breaks up long facade
- Entry notches allow for mid-block articulation
- Code-compliant / no departures required

challenges

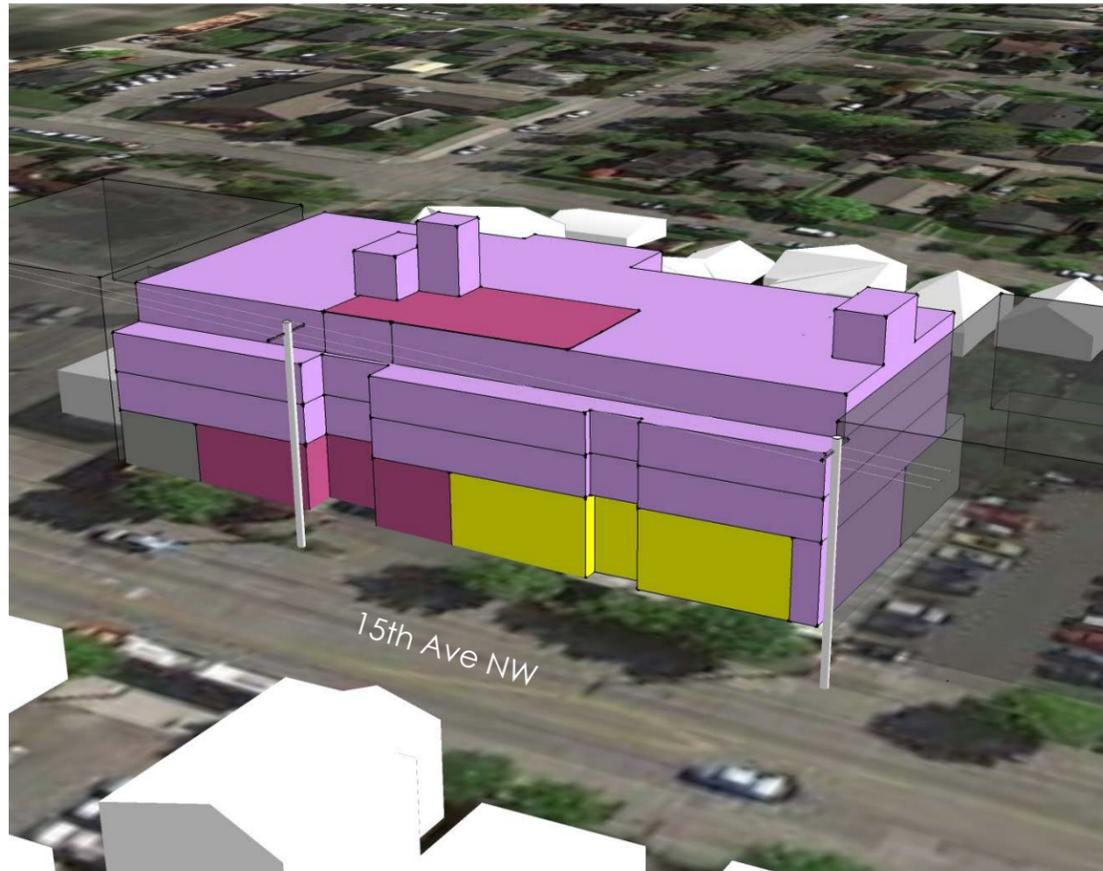
- Setback for power lines at L4
- North and south façade treatment that currently works while anticipating future development
- Reduced FAR due to entry notches required
- North driveway location has close proximity to 80th St intersection



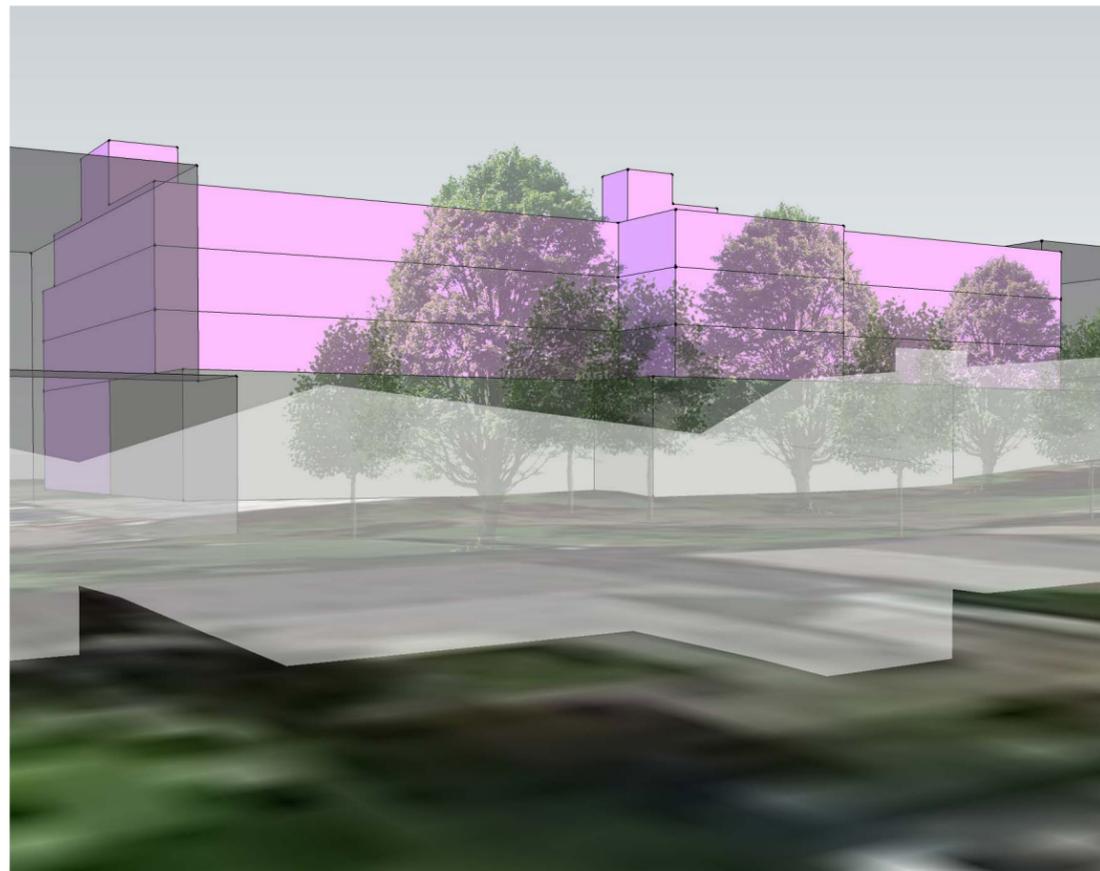
STREET VIEW FROM 15TH AVE NW



BIRD'S EYE LOOKING NORTH



BIRD'S EYE LOOKING EAST



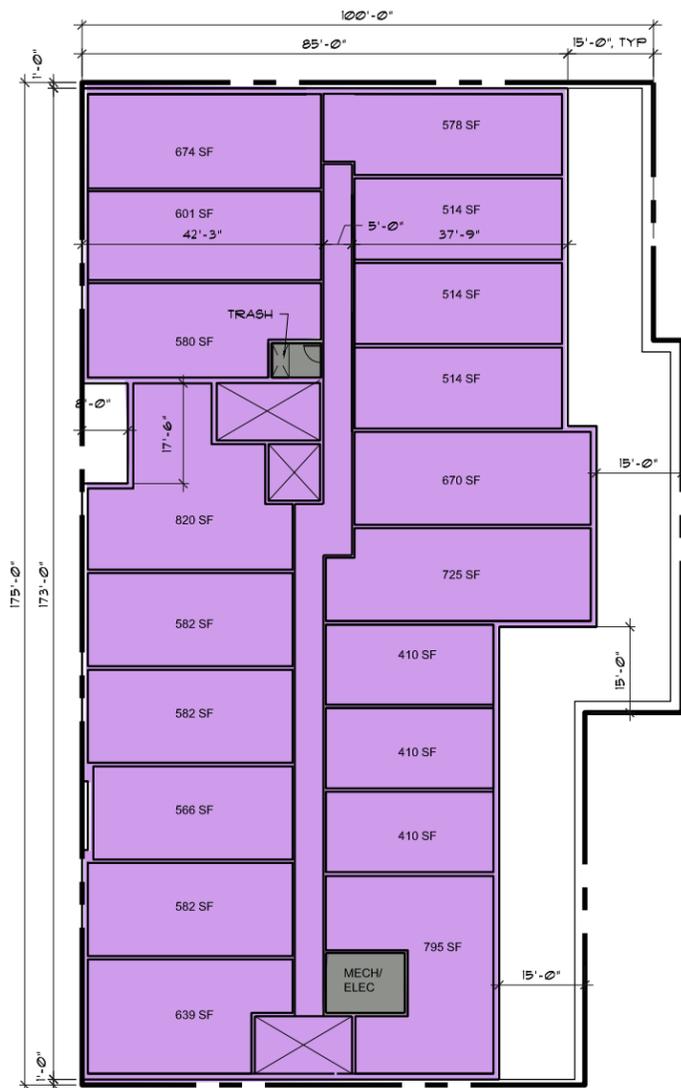
STREET VIEW FROM MARY AVE NW



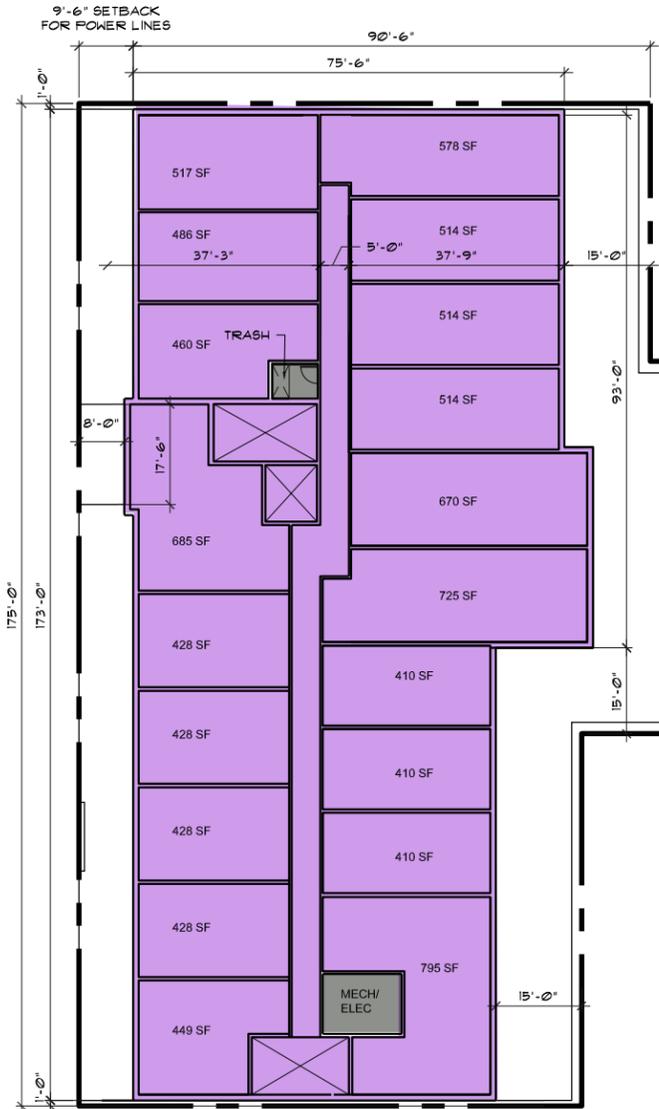
BIRD'S EYE LOOKING SOUTH



Ground Floor



Floors 2-3



Floor 4



Roof

overview

- 4-story massing: 44' height
- 57 residential units
- 29 on-site parking spaces
- 3500 sf of ground floor retail

- FAR shown = 54,404 sf (98% FAR Utilization of max 55,396 sf allowed)
 - L1: 15,542 sf
 - L2: 13,286 sf
 - L3: 13,286 sf
 - L4: 11,734 sf
 - R: 556 sf

opportunities

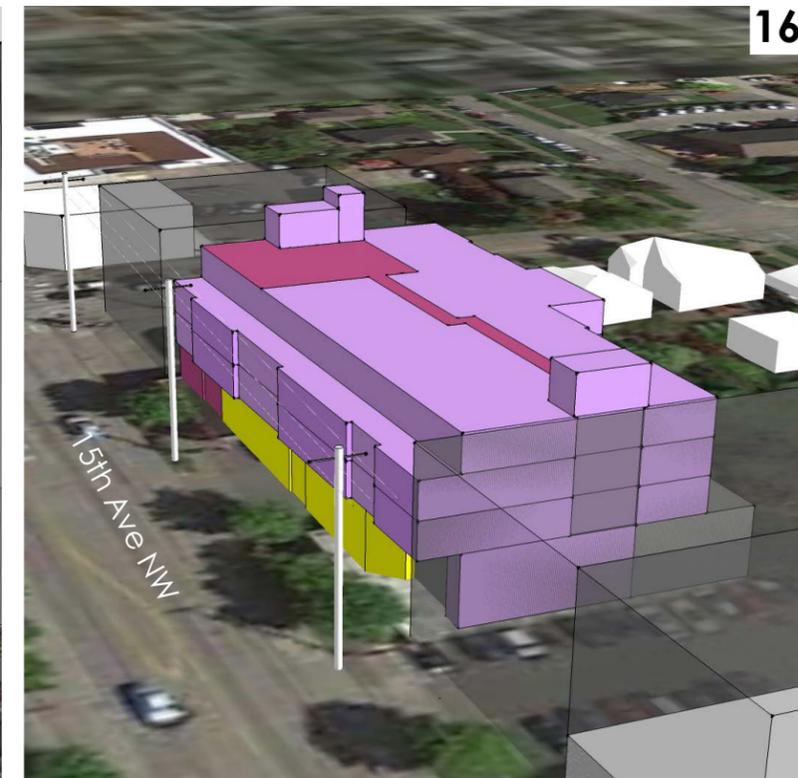
- Window bays break up facade and provide order
- Driveway at south edge of site is as far as possible from 80th St intersection
- Code-compliant / no departures required
- 2' setback at base allows a wider sidewalk

challenges

- Setback for power lines at L4
- North and south façade treatment that currently works while anticipating future development
- Lower grade at south means that parking entry/exit gets greater head height, rather than retail or amenity spaces.



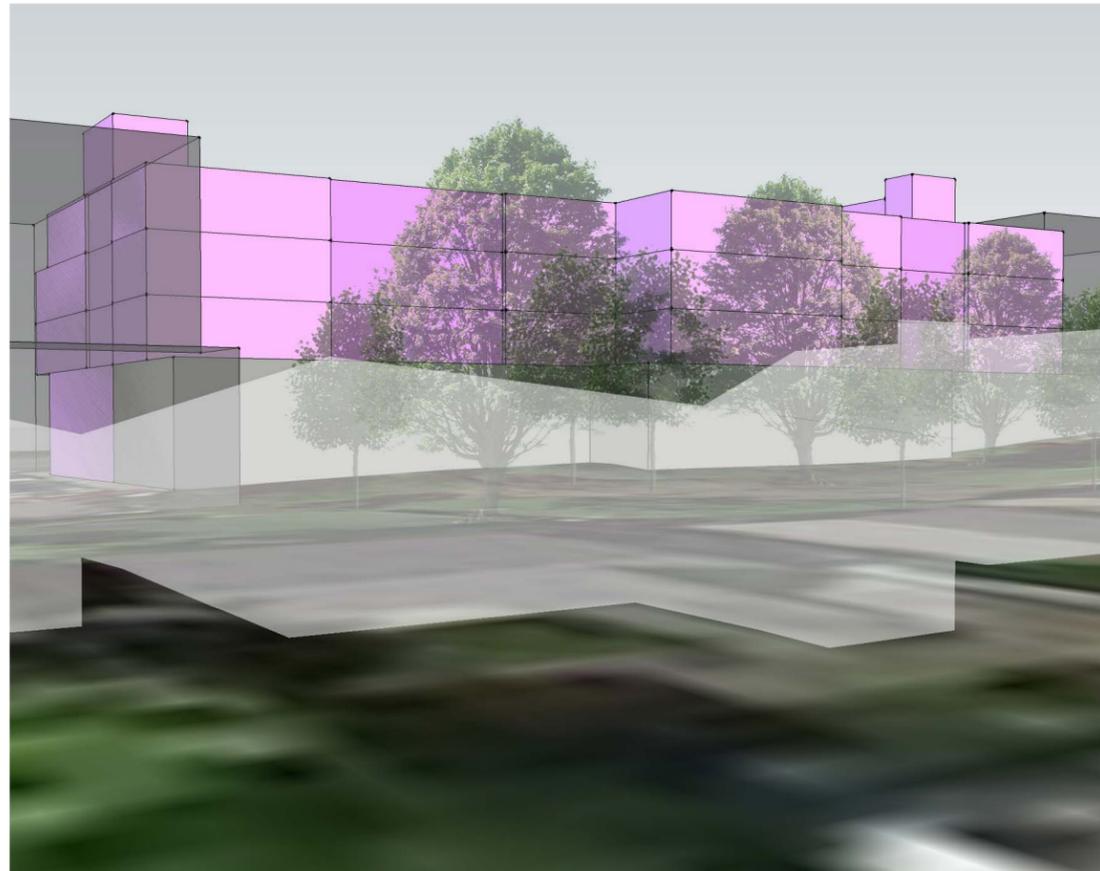
STREET VIEW FROM 15TH AVE NW



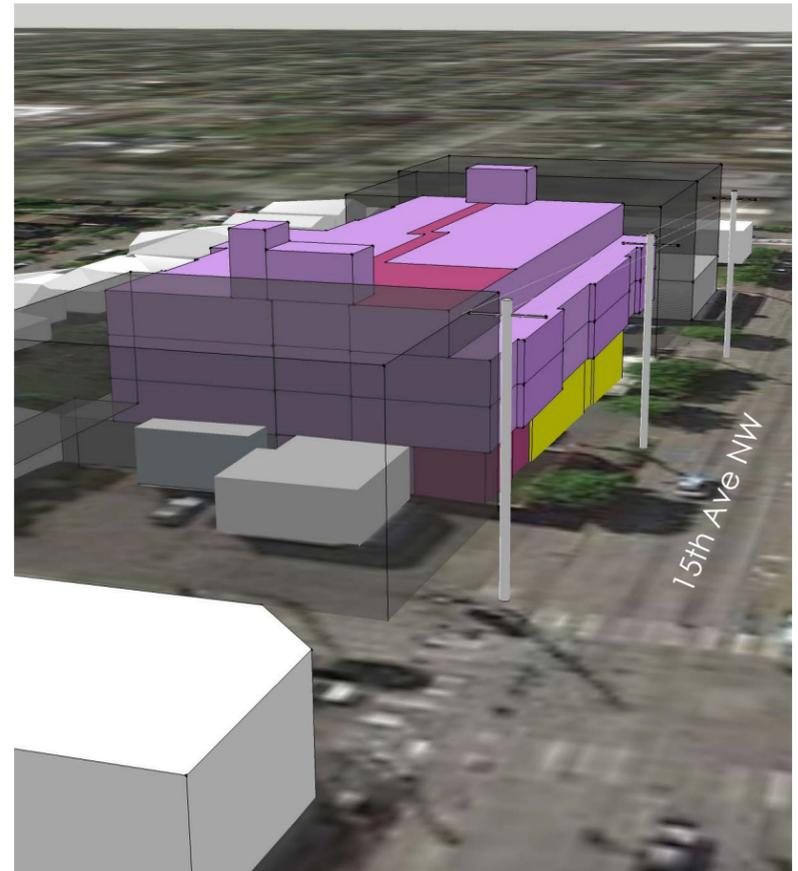
BIRD'S EYE LOOKING NORTH



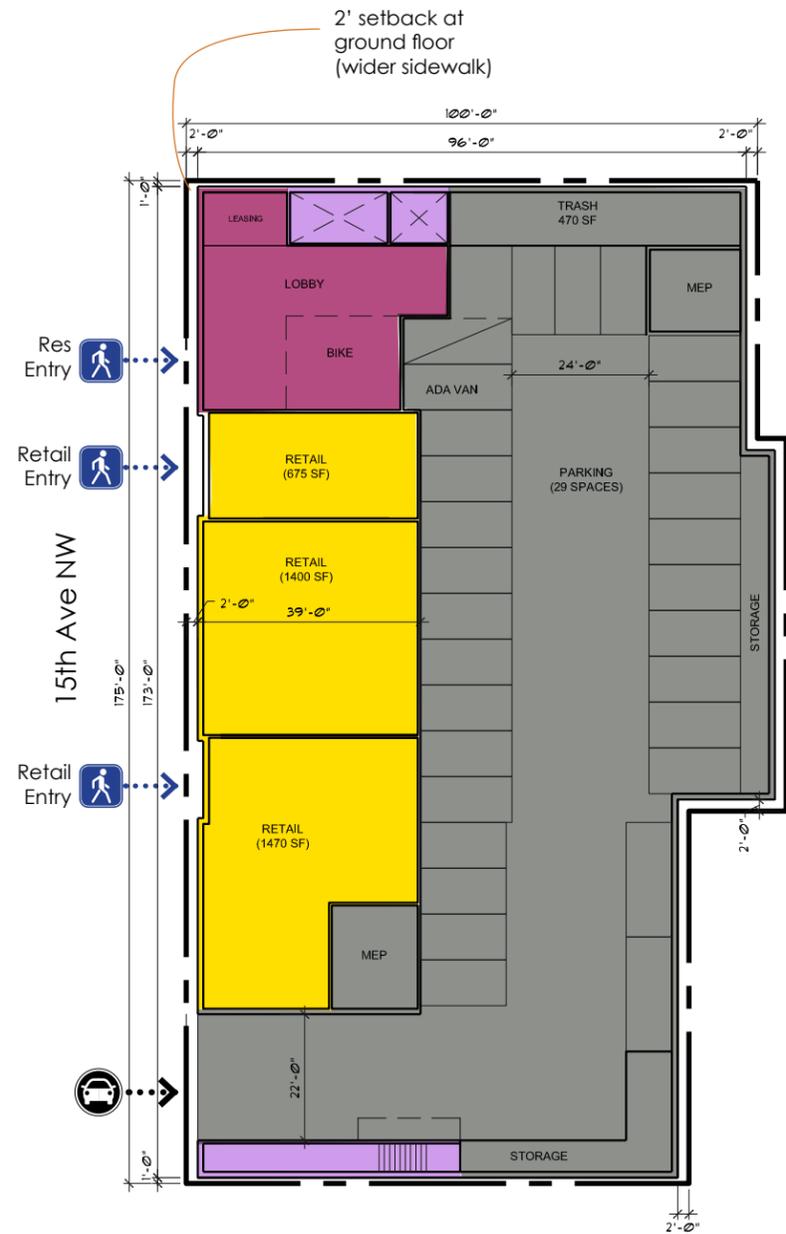
BIRD'S EYE LOOKING EAST



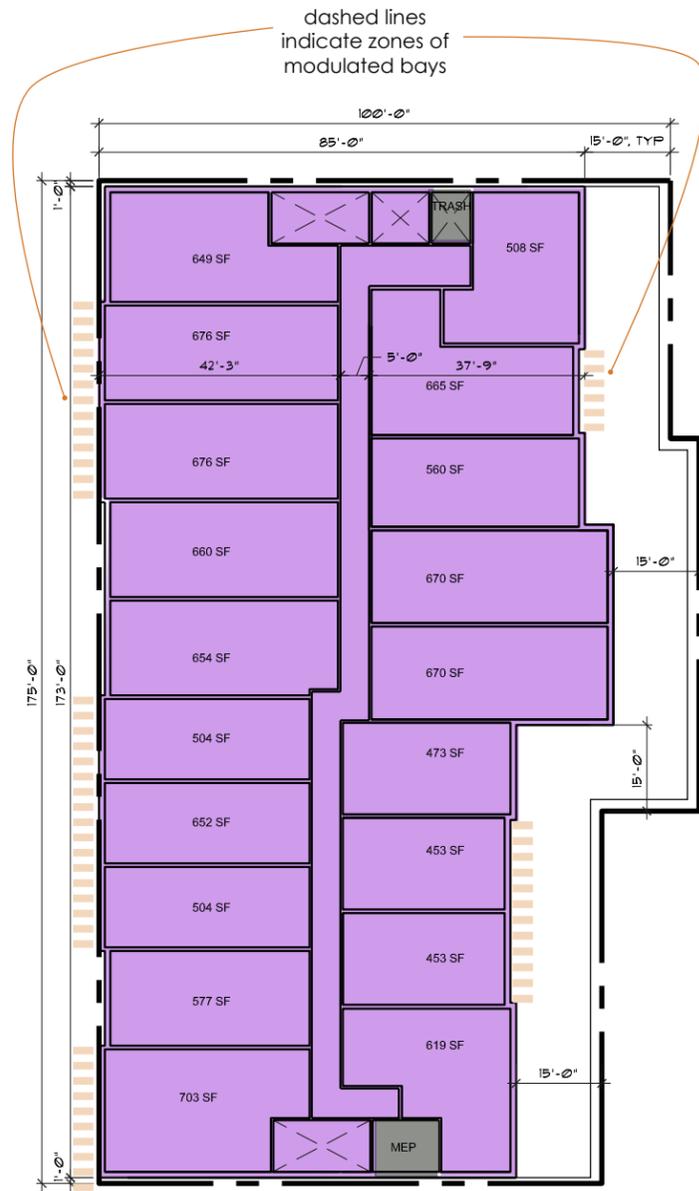
STREET VIEW FROM MARY AVE NW



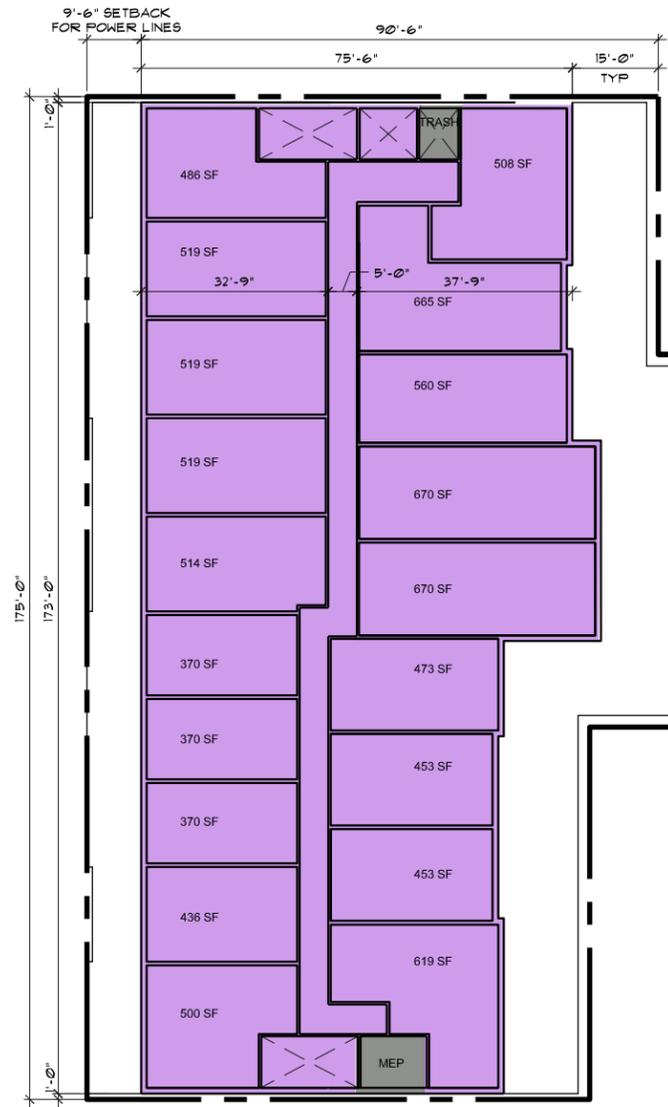
BIRD'S EYE LOOKING SOUTH



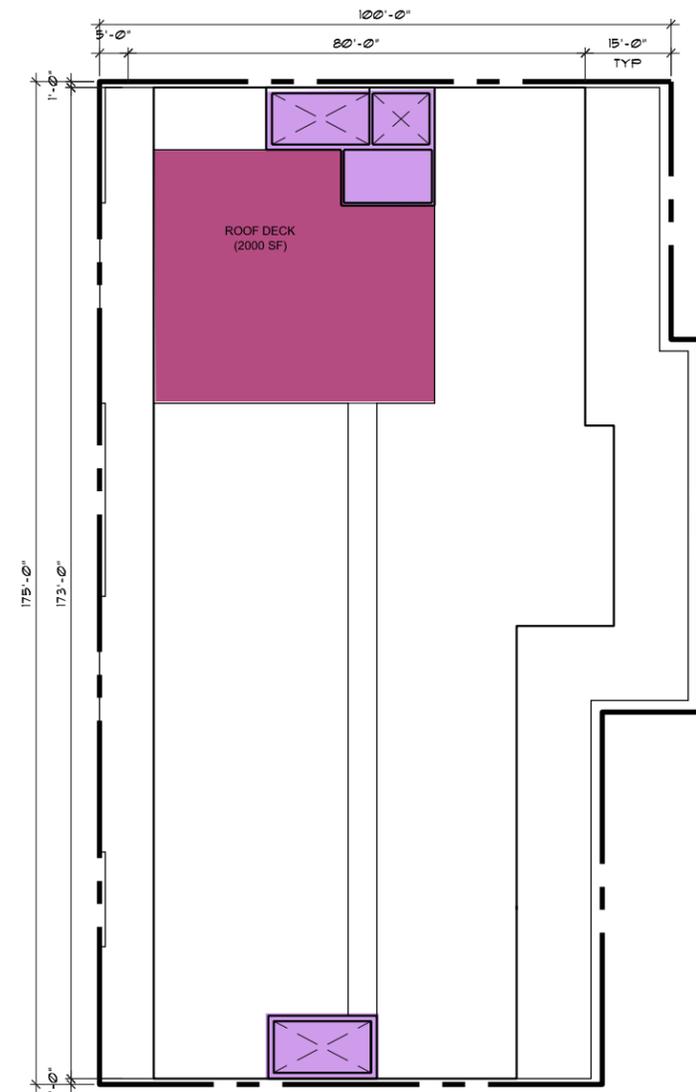
Ground Floor



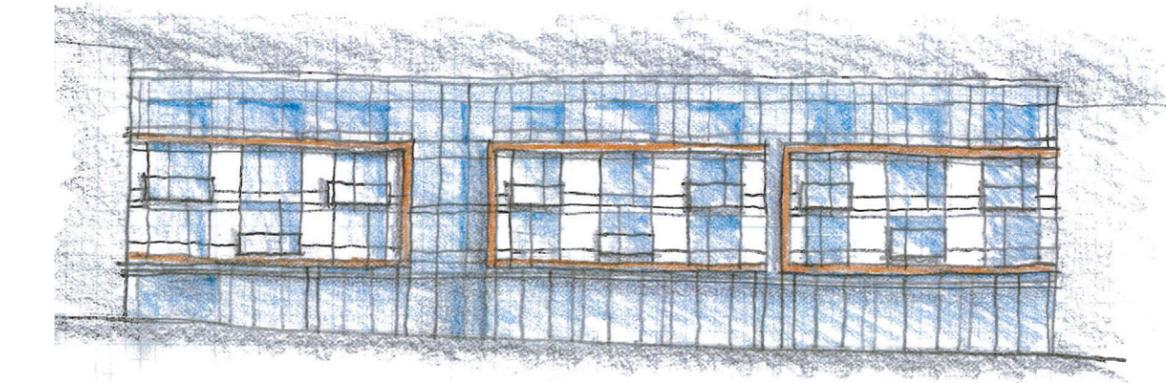
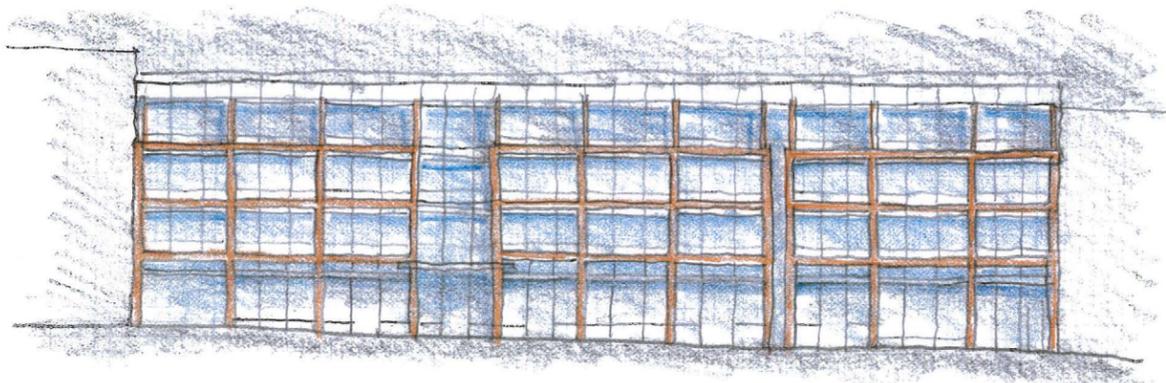
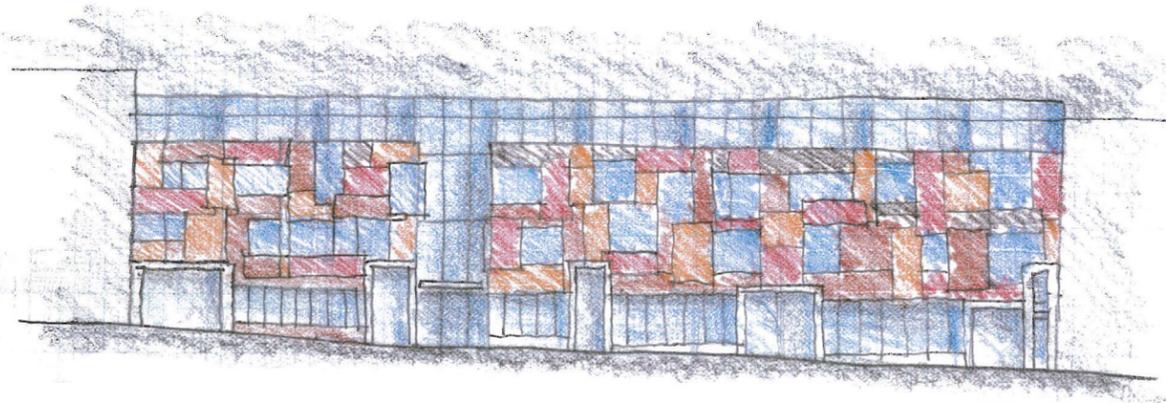
Floors 2-3



Floor 4



Roof



PALETTE: natural/warm materials, wide pedestrian-oriented streetscape, overhead weather protection, dark fenestration



WEST (FRONT) ELEVATION

A mid-block building should showcase materials and texture, creating a richness and depth through details and patterning

initial explorations lead to an asymmetrical pattern of bays grounded by a regular grid and set upon a transparent base

NORTH/SOUTH (SIDE) ELEVATIONS

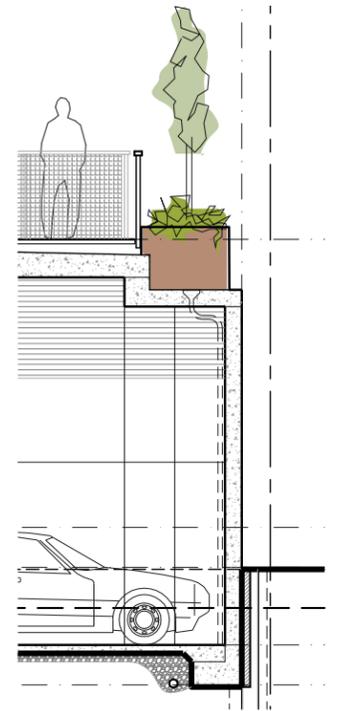
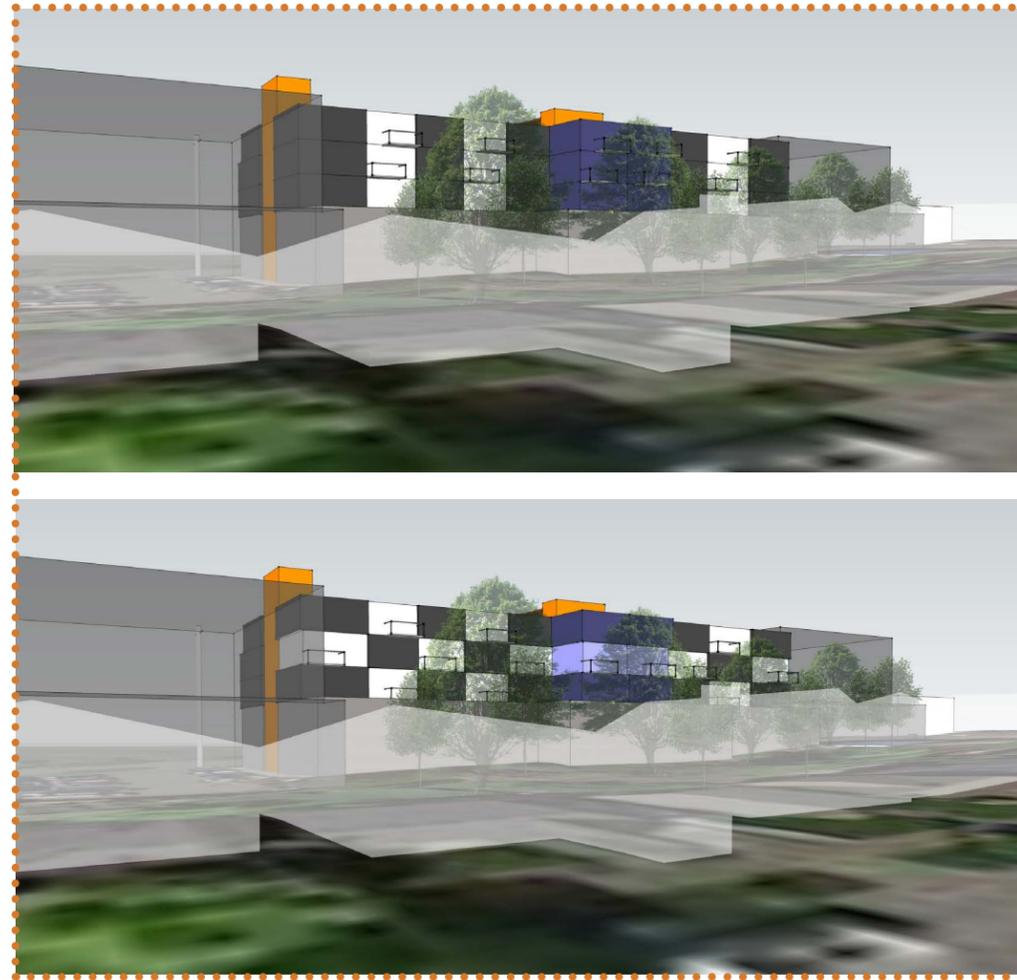
Future neighboring development is anticipated adjacent to this mid-block site. In the meantime, an interesting grid of materials is proposed



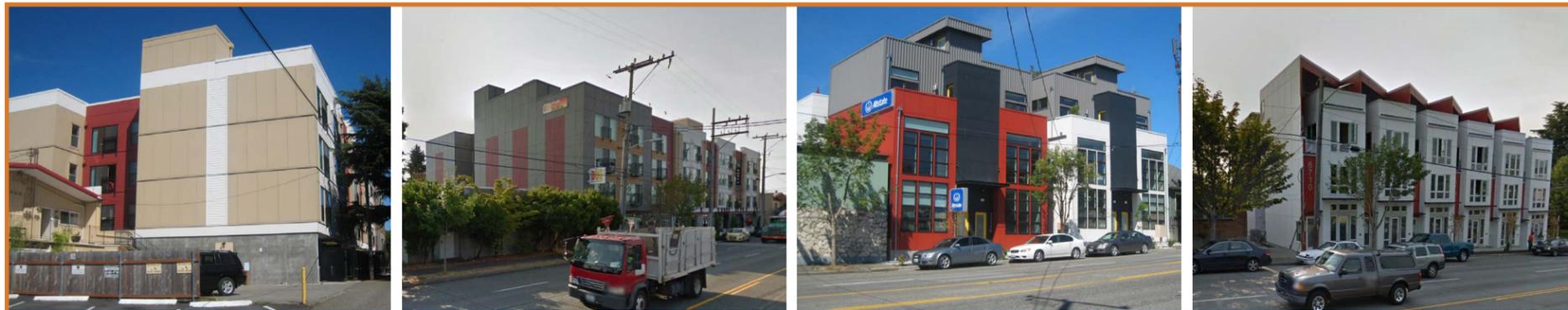
Blank facade treatment at a previous JA project.

EAST (REAR) ELEVATION

Facing a residential zone, the focus of this facade is breaking down scale. Current explorations include plantings at the 2nd floor deck, facade modulation to break up the length, and a pattern of multiple materials and balconies. Deep residential lots and large existing trees in neighbors' backyards help with this goal.



Potential technique to reduce visible garage wall height by sinking 2nd floor planter buffer into podium slab

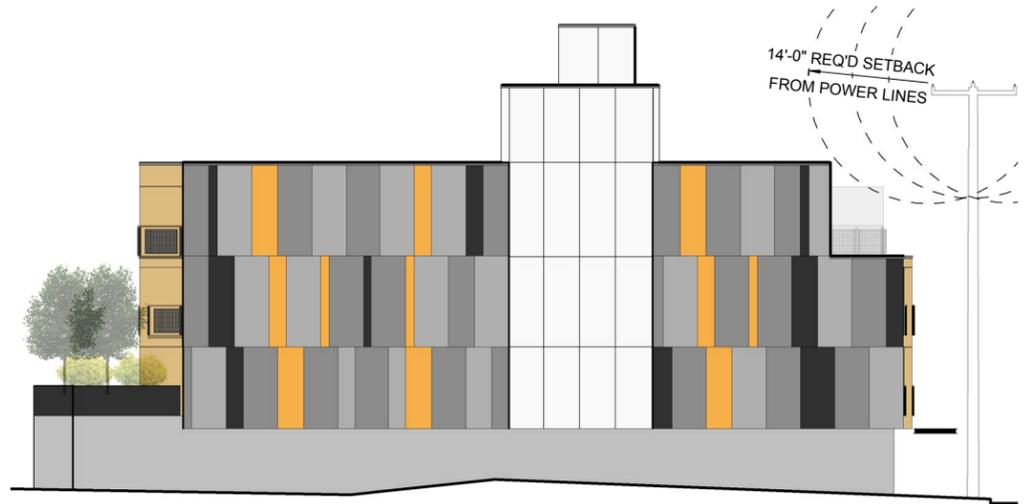


Blank facade treatments on other multi-family projects along 15th Ave NW

WEST (FRONT) ELEVATION



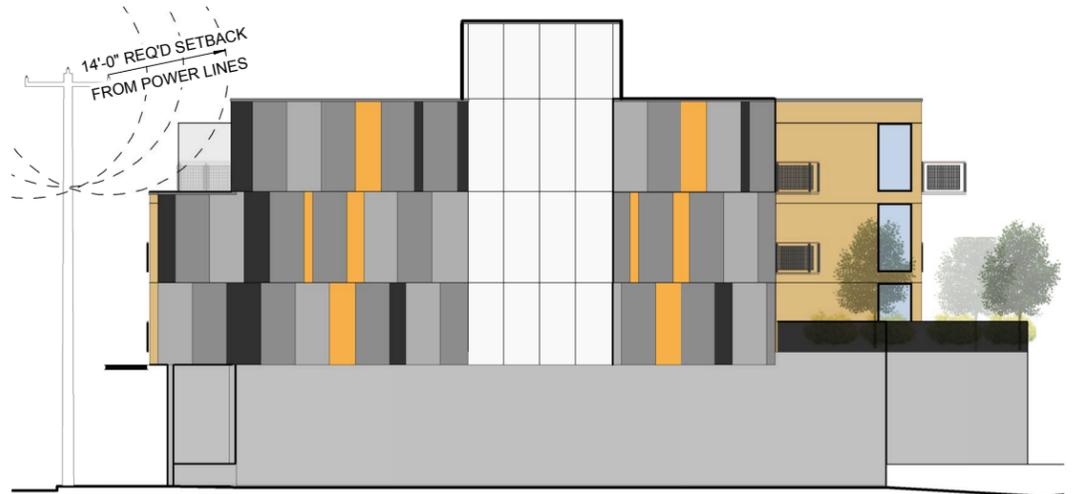
NORTH ELEVATION

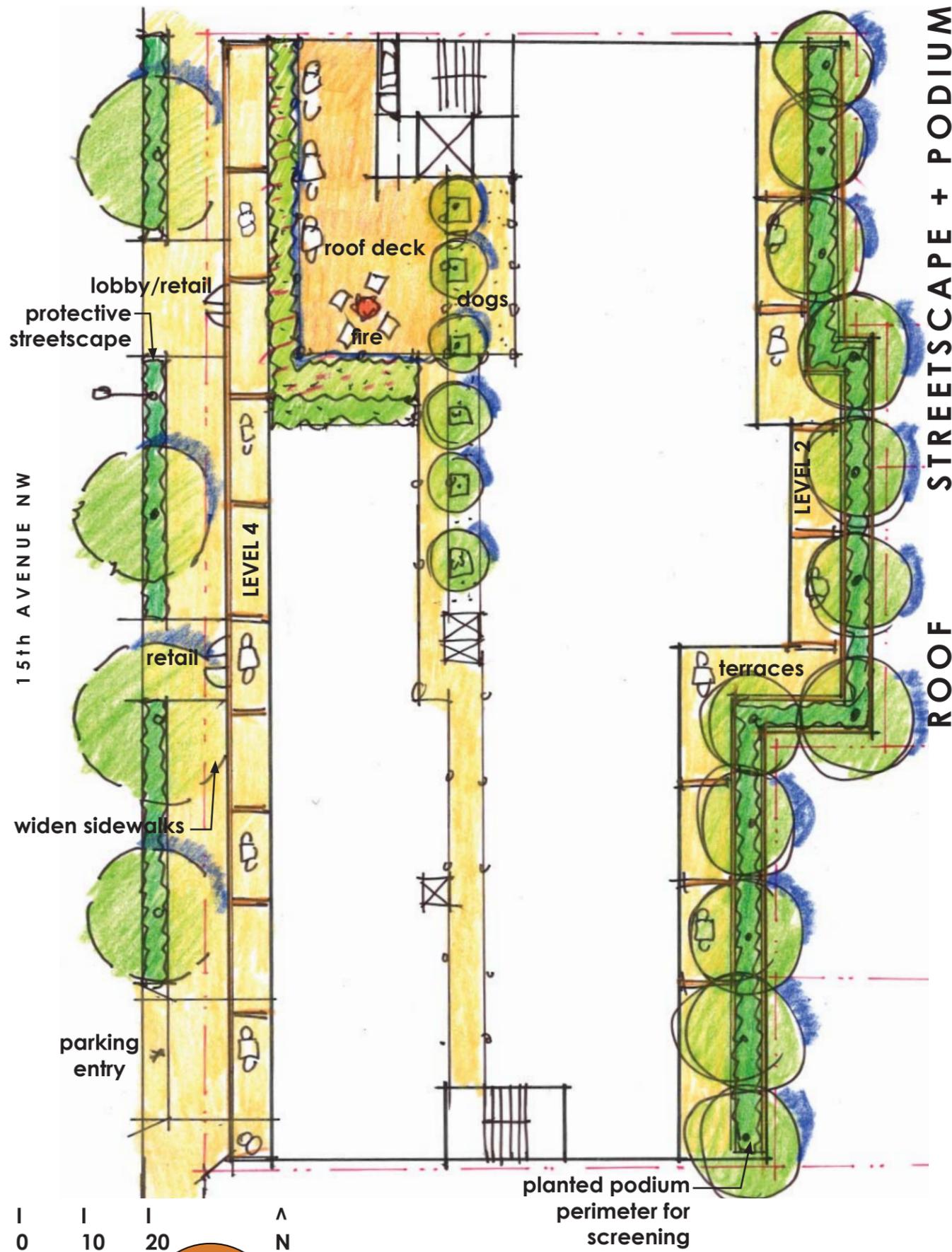


EAST (BACK) ELEVATION



SOUTH ELEVATION

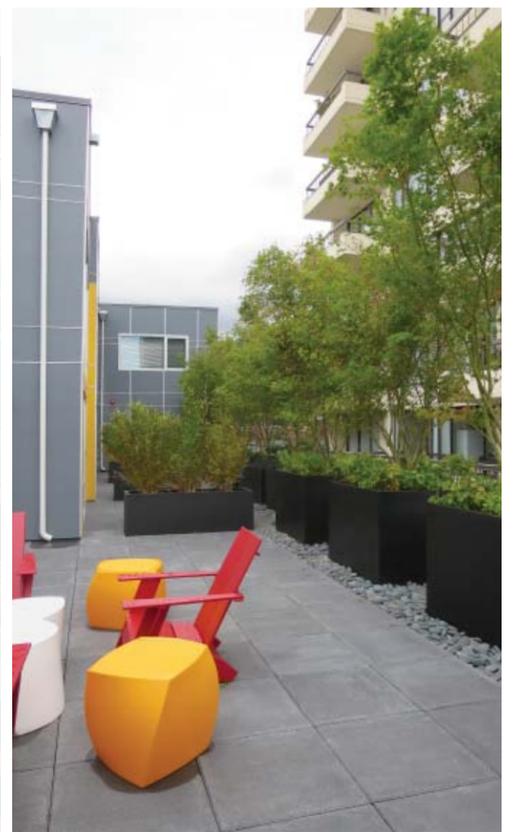




protective streetscape



active retail edge



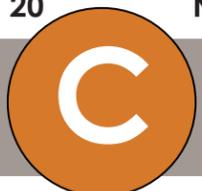
planted podium perimeter



roof deck and sedums and view



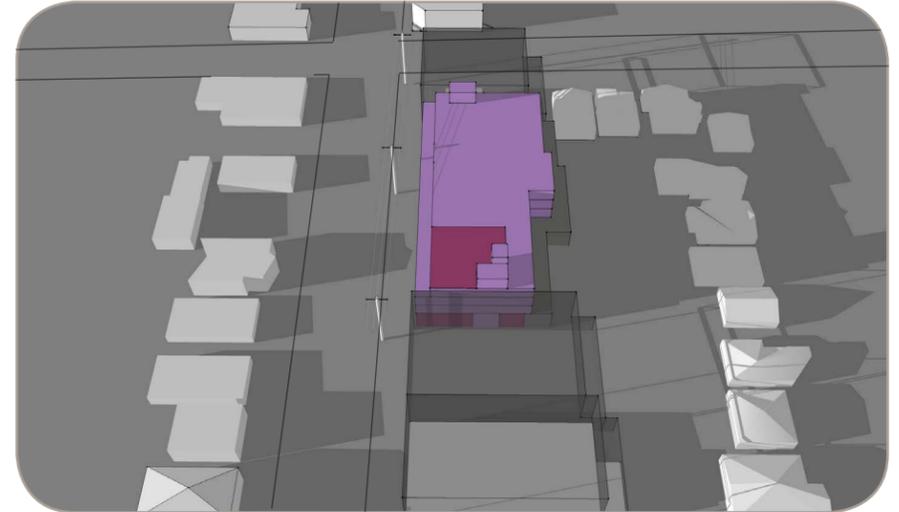
informal fire and view





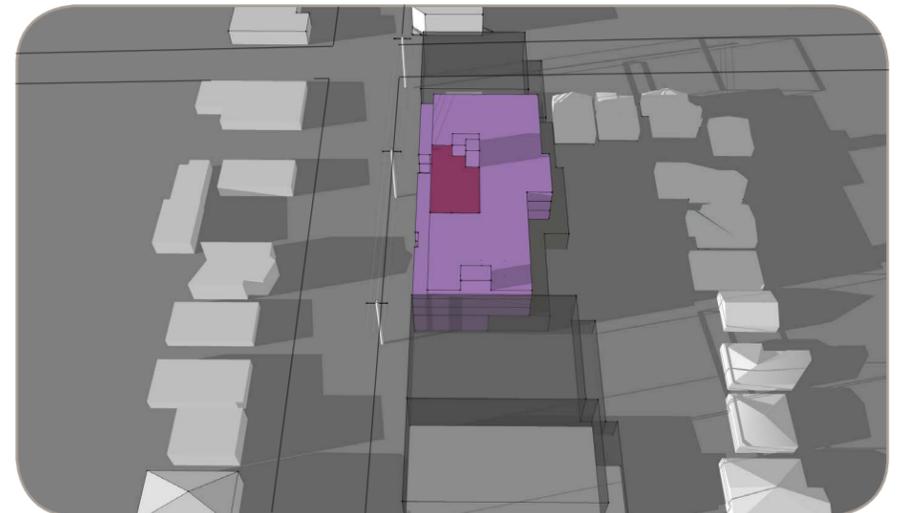
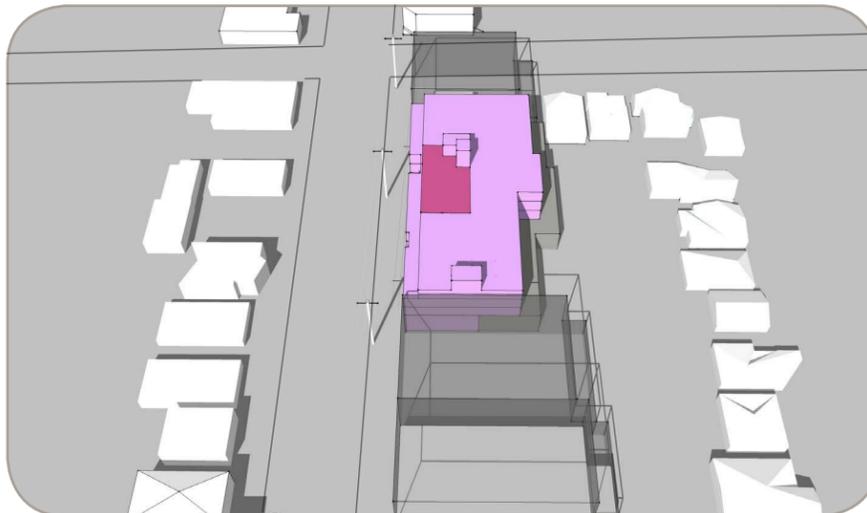
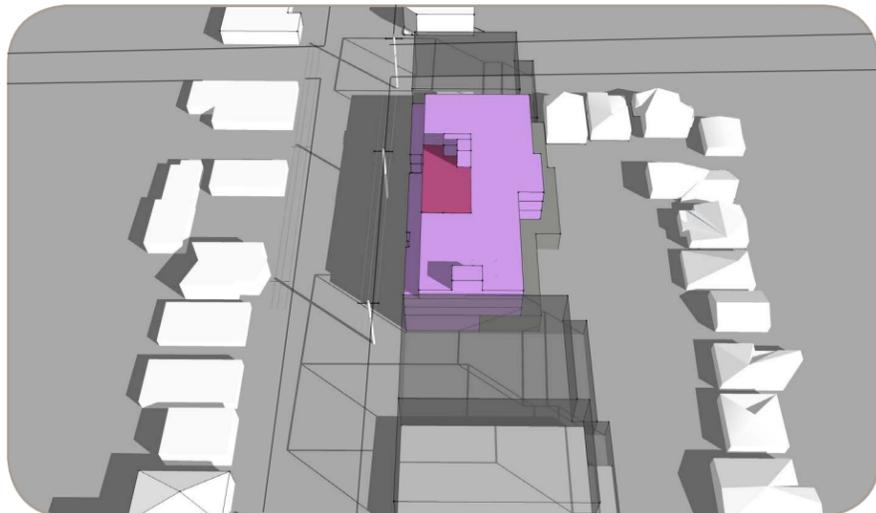
A

SCHEME A
max zoning



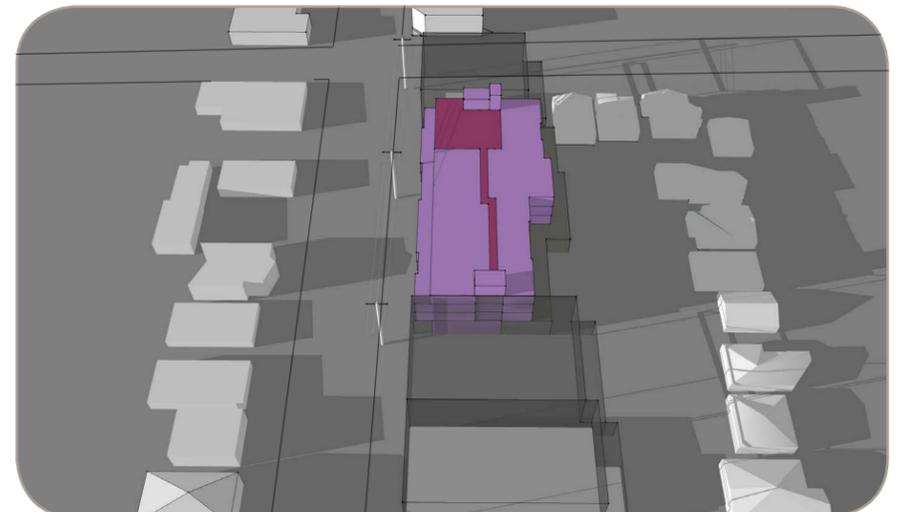
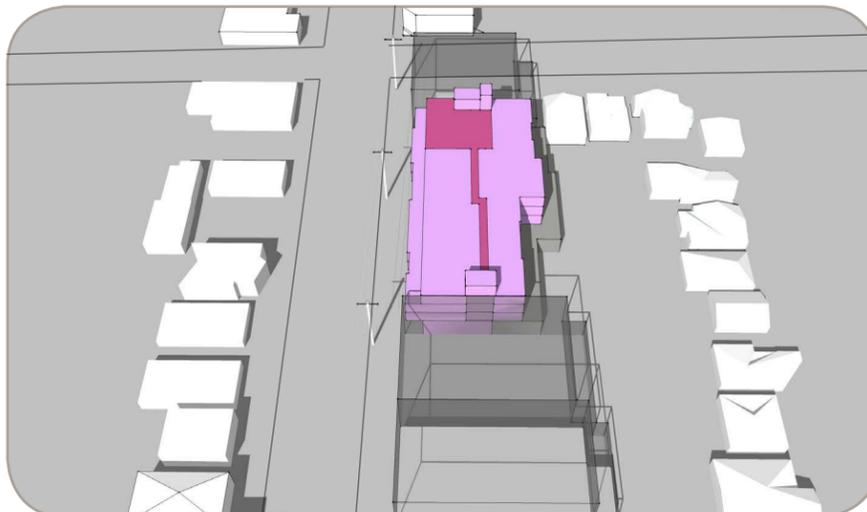
B

SCHEME B
vertical modulation



C

SCHEME C
preferred





COMMUNITY-ORIENTED GROUND LEVEL RETAIL



COMMUNITY-ORIENTED GROUND LEVEL RETAIL



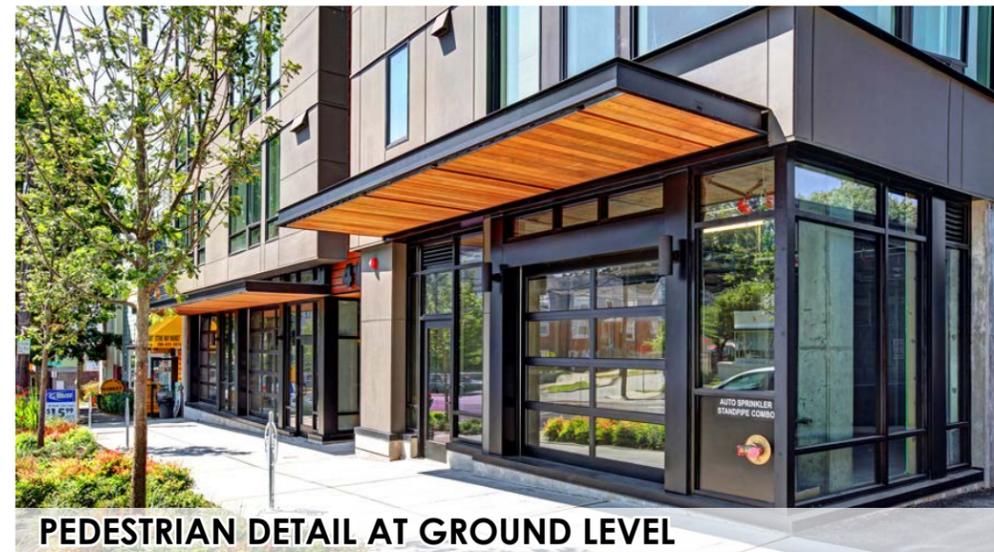
COMMUNITY-ORIENTED GROUND LEVEL RETAIL



USE OF MATERIALS TO ARTICULATE MASSING



USE OF MATERIALS TO ARTICULATE MASSING



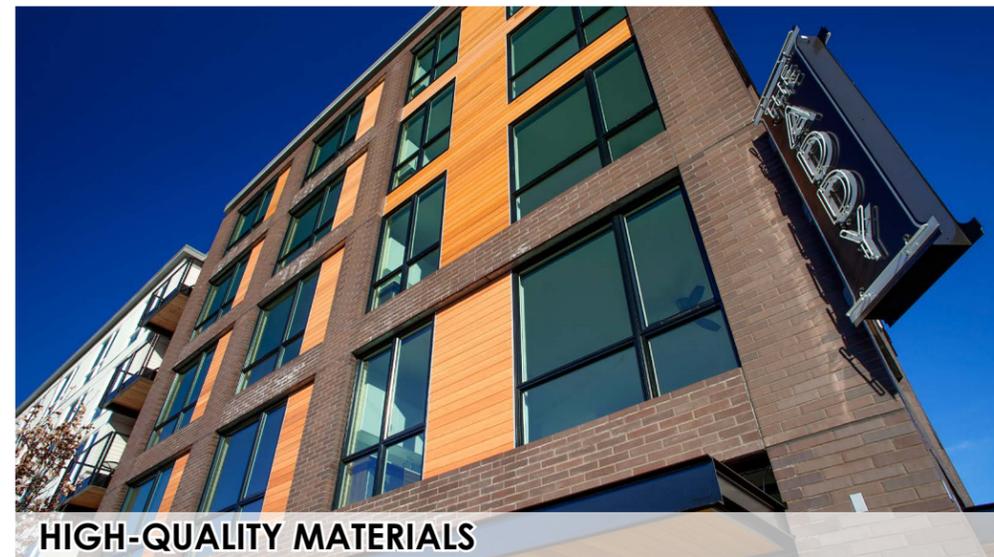
PEDESTRIAN DETAIL AT GROUND LEVEL



USE OF MATERIALS TO ARTICULATE MASSING



PEDESTRIAN DETAIL AT GROUND LEVEL



HIGH-QUALITY MATERIALS



ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



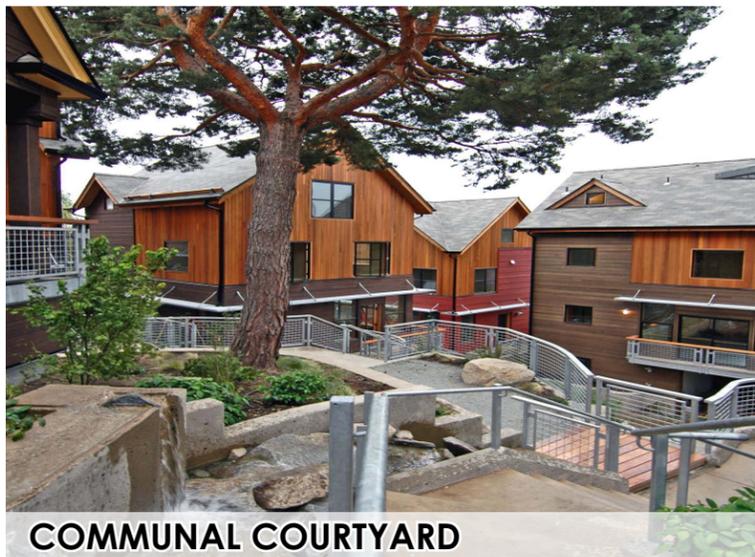
FENESTRATION / MATERIAL PATTERNING



LIVABLE COMMUNAL SPACE



FENESTRATION / MATERIAL PATTERNING



COMMUNAL COURTYARD



STREET-LEVEL ENGAGEMENT



FINE-GRAIN ARCHITECTURAL DETAIL



ARTICULATION OF MASSING