

# **DESIGN REVIEW RECOMMENDATION MEETING**

**June 5, 2017**

DPD # 3022416  
1443 NW 63rd St  
Seattle, WA 98107

APPLICANT:  
Cleave Architecture + Design  
214 21st Ave  
Seattle, WA 98122  
Contact: Justin Kliewer

OWNER:  
GreenBuild Development LLC  
PO Box 24810  
Federal Way, WA 98093

DPD CONTACT:  
Josh Johnson  
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(206) 684-8278





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PROJECT PROGRAM:

BUILDING TYPE: APARTMENTS  
 UNIT COUNT: 30  
 UNIT SIZES: 220 - 290 sf  
 ABOVE-GROUND STORIES: 4  
 PARKING STALLS: 0  
 PROPOSED FAR: 2.0  
 LOT SIZE: 5,014 sf

DESCRIPTION:

The proposed structure is an apartment building with 4 above-ground stories plus a basement with shared laundry and storage. The intent is to provide affordable studio apartments in the Ballard neighborhood where rents are currently skyrocketing. The project will encourage alternate means of transportation by providing secured, conditioned bicycle storage for every occupant. The intended market will be those who are community and socially oriented, both young and old, who choose to live simply and with minimal possessions.

INFORMATION:

ADDRESS: 1443 NW 63rd St, SEATTLE 98107  
 DPD#: 3022416  
 APN: 27677-04215  
 LEGAL: LOT 3, BLOCK 86, GILMAN PARK ADD  
 OWNER: Vitaliy Afichuck - Green Build Development LLC  
 APPLICANT: Justin Kliewer - Cleave Architecture  
 LU PLANNER: Joshua Johnson



VICINITY MAP





**ZONING MAP**

The site is located in an LR3 zone, the west property line abuts a pedestrian oriented neighborhood commercial zone (NC3P-40) following 15th Ave NW that offers a variety of restaurant options as well as grocery stores, pharmacies and healthcare services. One block to the east is a single family zone, and two blocks north of the site is an LR2 zone that includes Ballard High School. It is in the Ballard Hub Urban Village and a frequent transit area, therefore no parking is required.



**LOCAL TRANSPORTATION**

There are three bus stops located within a few blocks of the site that service bus routes 15 and 994 and the RapidRide D line, offering transportation to Crown Hill, Queen Anne, Downtown and connections to other routes.

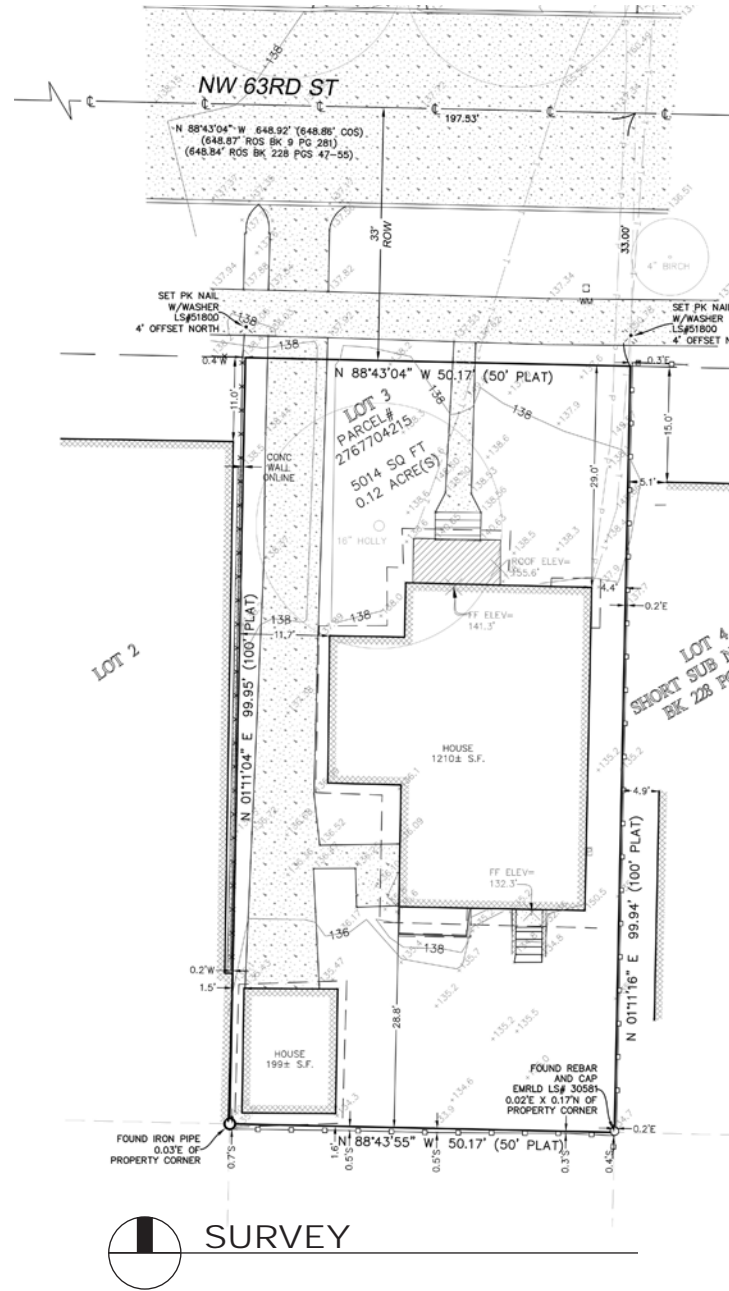
A neighborhood greenway is currently under construction along 17th Ave NW creating a safer route for pedestrians and bicyclist from North Beach to Downtown Ballard, it will also connect to the existing greenway along NW 58th st.



**ADJACENT STRUCTURES**

The site fronts on NW 63rd St between 15th Ave NW and 14th Ave NW. The buildings immediately surrounding the site are predominantly multi-family structures including townhouse developments, 3 story apartments and larger 4 story apartments. Height of the proposed structure should not be an issue because of how many 4 story structures already exist in the surrounding area and the site abuts a neighborhood commercial zone with a 40 ft height limit.

**SITE:** The 1 story structure to the west of the site extends to the property line, not leaving a lot of room for plantings. Both neighbors are setback relatively far from the street at 11 and 15 ft, this makes siting the structure further back on the lot the best option to fit in with adjacent facades. The site has territorial views to the west above the first floor and to the south above the third floor.



**SURVEY**





Existing Site Panorama



View from NW 63rd St looking South



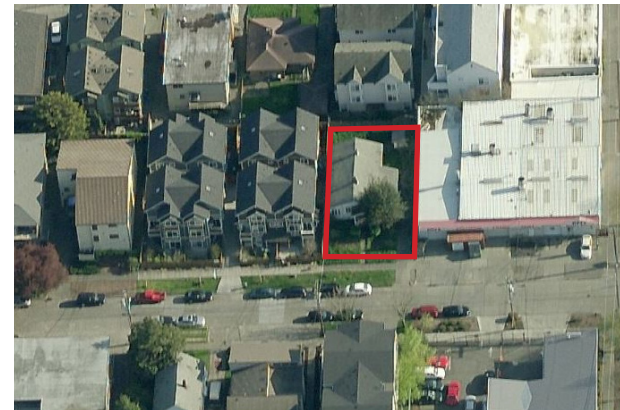
View from South



View from East



View from NW 63rd St looking North



View from North



View from West



ZONE: LR3, Ballard Hub Urban Village & Frequent Transit Area

LOT AREA: 5,014 sf

23.45.510 FLOOR AREA RATIO  
 ALLOWED: 5,014 x 2.0 = 10,028 sf Max  
 (Aptartment in LR3 w/ BuiltGreen 4-Star Commitment)  
 PROPOSED: 10,026 sf

E1. Floor area within portions of a structure that are completely underground are exempt from FAR limits.

23.45.512 DENSITY  
 ALLOWED: No Limit (BuiltGreen 4-Star Commitment)  
 PROPOSED: 30 Small Efficiency Dwelling Units

23.45.514 HEIGHT  
 ALLOWED: 40.0 ft (Apartments in LR3 & Urban Village)  
 PROPOSED: 38.85 ft (Roof Deck ff Abv Avg Grade)

J2. Open railings and parapets may extend 4 ft above maximum height limit  
 J4. Stair penthouses may extend 10 ft above the height limit and elevator penthouses may extend 16 ft above the height limit if the combined total coverage of all features does not exceed 15% of the roof area.

23.45.518 SETBACKS  
 FRONT YARD - REQUIRED: 5.0 ft Min  
 PROPOSED: 11.02 ft Min

SIDE YARD - REQUIRED: 7.0 ft Avg / 5.0 ft Min  
 PROPOSED: 8.43 ft Avg / 6.47 ft Min (West)  
 8.72 ft Avg / 6.52 ft Min (East)

REAR YARD - REQUIRED: 15.0 ft Min  
 PROPOSED: 11.18 ft Min / 14.42 ft Avg

H1. Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 ft if they are no closer than 3 ft to any lot line.

I. Unenclosed decks and balconies may project a maximum of 4 ft into required setbacks if each one is: 1. no closer than 5 ft to a lot line, 2. no more than 20 ft wide, 3. separated from other decks on the same facade by a distance equal to half the projected width.

23.45.522 AMENITY  
 REQUIRED: 5,014 x 0.25 = 1,254 sf Min  
 (1,254 x 0.5 = 627 sf Min Required @ Ground)  
 PROPOSED: 2,250 sf - 814.89 sf @ Ground & 1,435.11 sf @ Roof Deck

D5. a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.  
 b1. At least 50 percent of common amenity area shall be landscaped with grass, ground cover, bushes and/or trees.  
 b2. Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features shall be provided.

23.45.524 LANDSCAPE  
 The project is proposing a Green Factor of 0.9 (0.6 min)

23.45.527 STRUCTURE WIDTH & LENGTH  
 A. WIDTH - ALLOWED: 90'-0"  
 PROPOSED: 37'-2"

B. LENGTH - ALLOWED: 100 x 0.65 = 65'-0" Max  
 PROPOSED: 63'-9" (West)  
 65'-9" (East)

23.45.534 LIGHT & GLARE STANDARDS  
 Exterior lighting shall be shielded and directed away from adjacent properties. See p.21 for site and roof deck lighting plans.

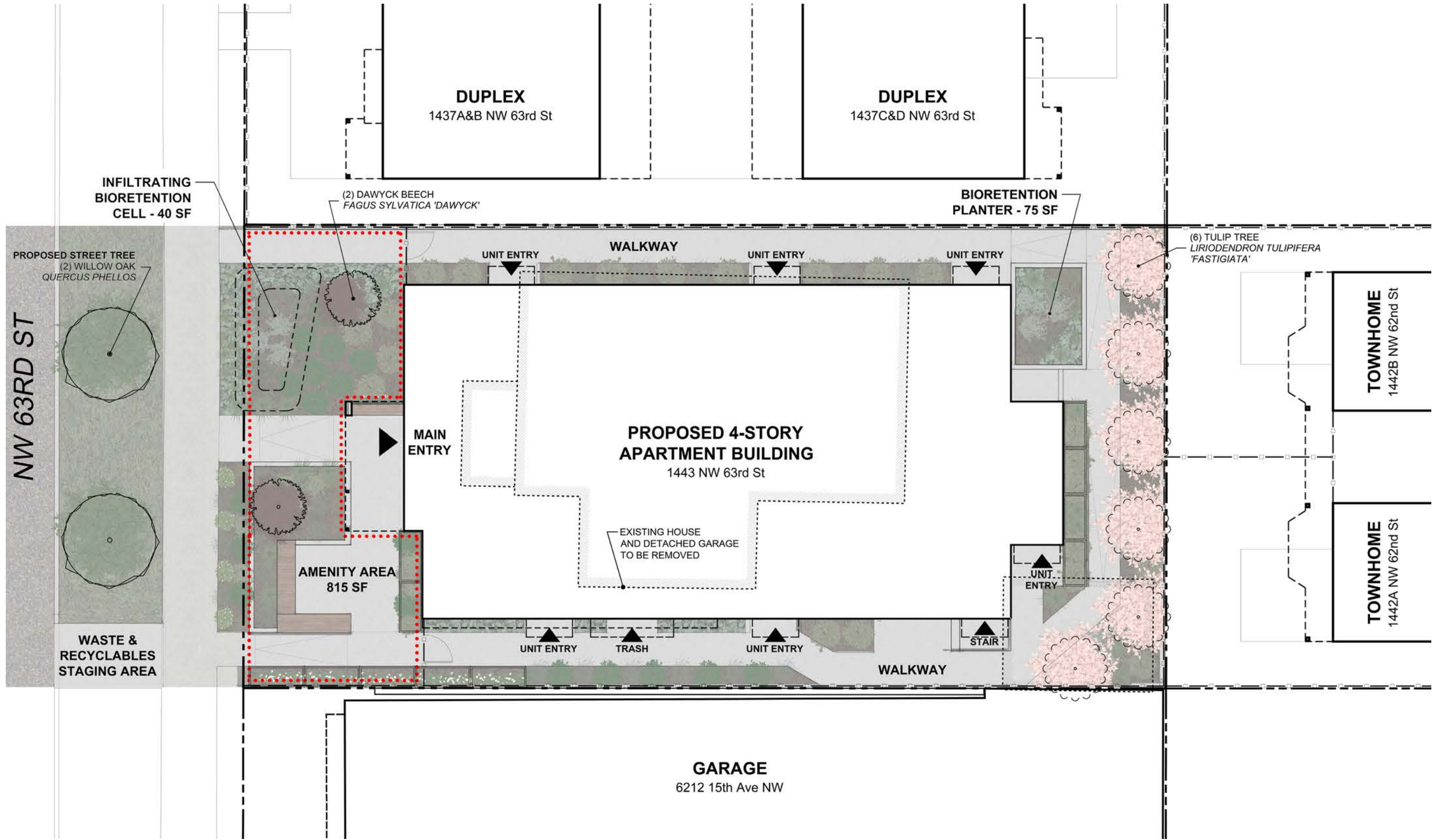
23.54.015 PARKING (VEHICLE)  
 J. REQUIRED: 0 (Ballard Hub Urban Village / Frequent Transit Area)  
 PROPOSED: 0

23.54.015 PARKING (BICYCLE)  
 D. REQUIRED: 0.75 x 30 = 23 (0.75 per small efficiency dwelling unit)  
 PROPOSED: 29 - 15 bike racks + 14 private lockers in basement

K2. Required bicycle parking shall be provided in a safe, accessible and convenient location. Bicycle parking hardware shall be installed so that it can perform to its manufacturer's specifications.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE  
 A. REQUIRED: 375 sf (26 - 50 dwelling units)  
 PROPOSED: 176 sf - Approved by Liz Kain 10/26/16

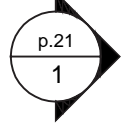
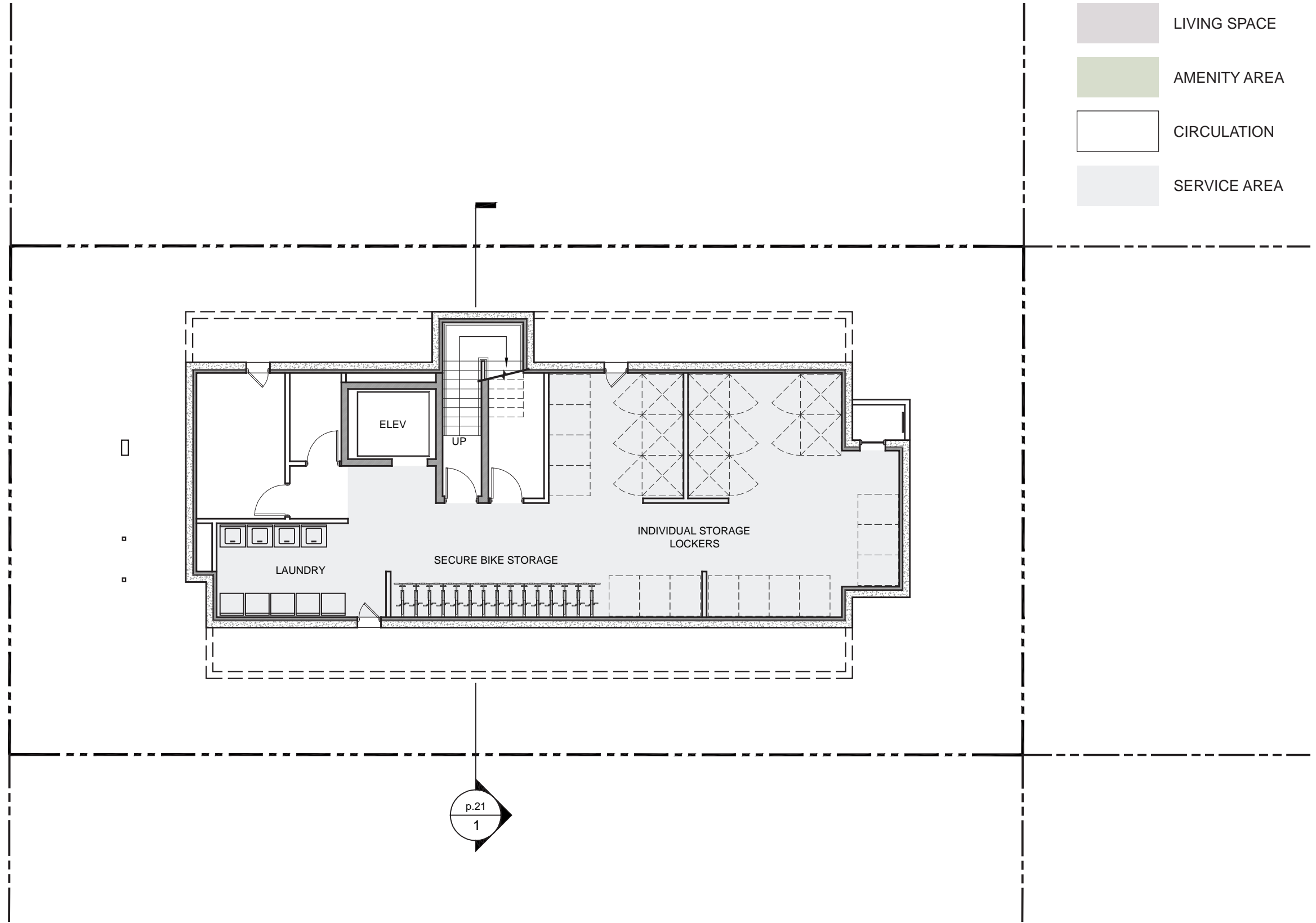




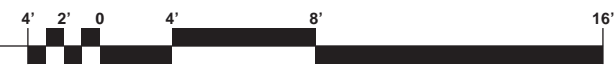
**SITE PLAN**  
SCALE: 3/32" = 1'

4' 2' 0 4' 8' 16'

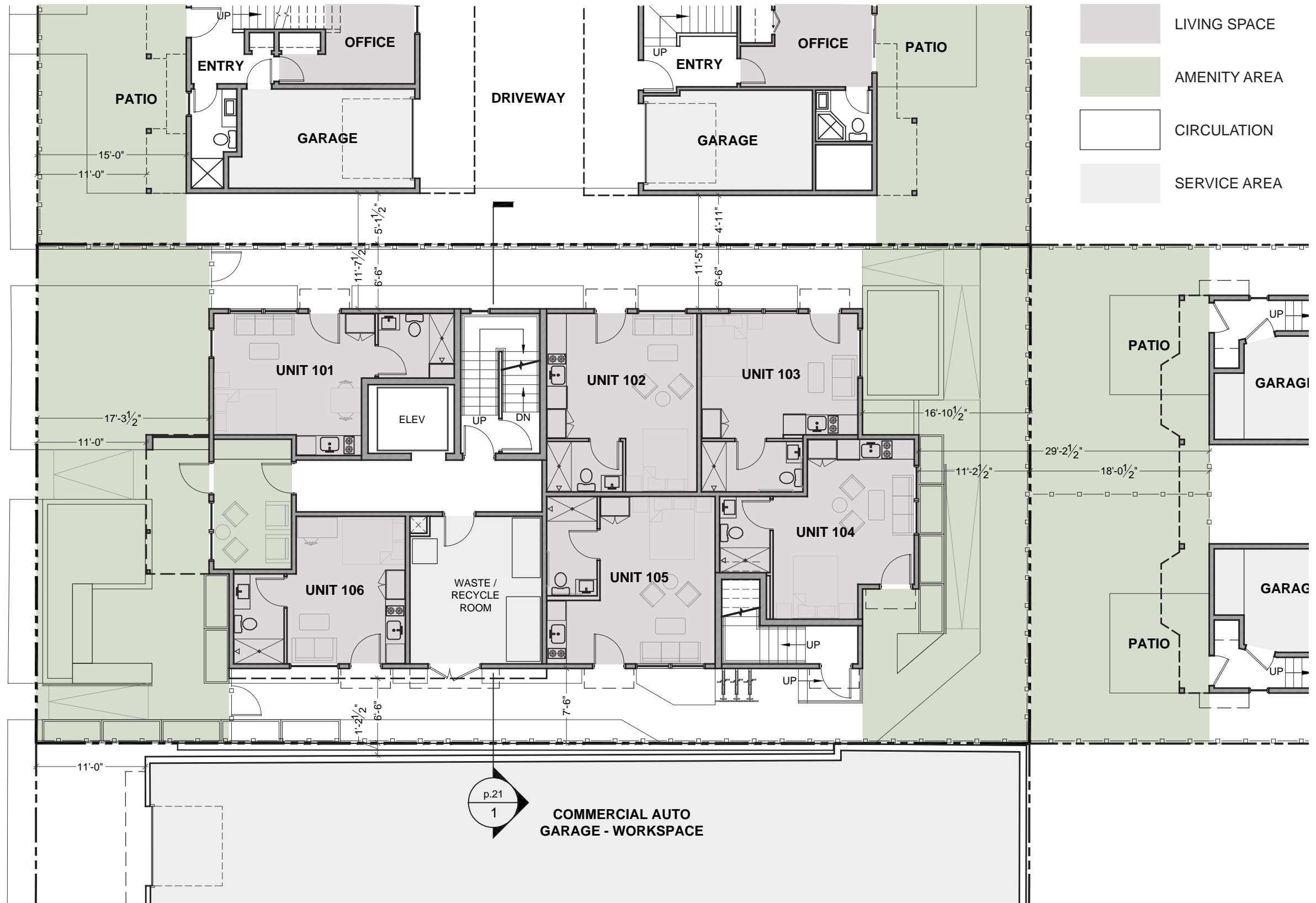
- LIVING SPACE
- AMENITY AREA
- CIRCULATION
- SERVICE AREA



 **BASEMENT**  
SCALE: 3/32" = 1'



NW 63RD ST

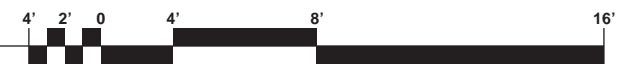


- LIVING SPACE
- AMENITY AREA
- CIRCULATION
- SERVICE AREA

FIRST FLOOR  
SCALE: 3/32" = 1'

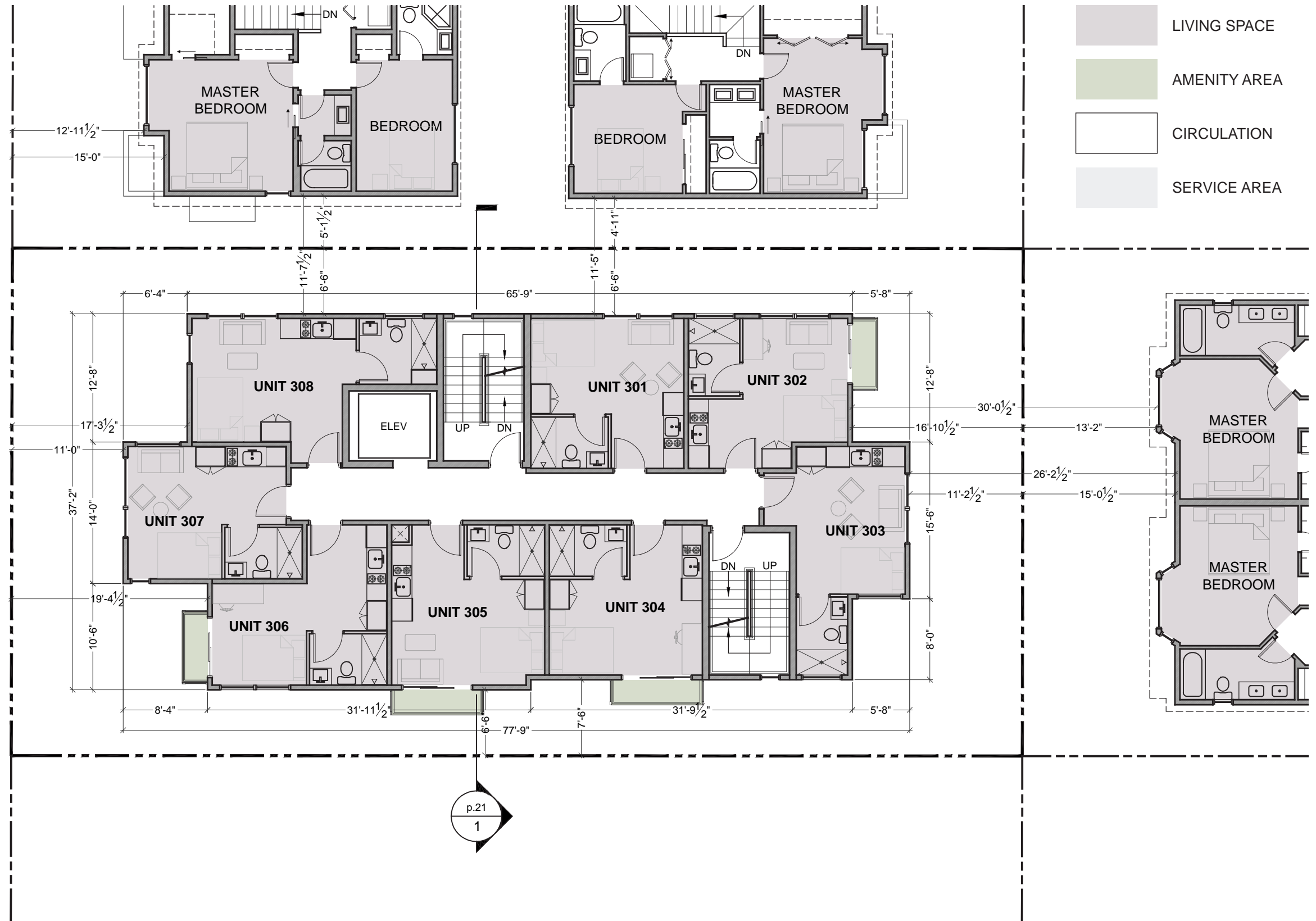
p.21  
1

COMMERCIAL AUTO  
GARAGE - WORKSPACE









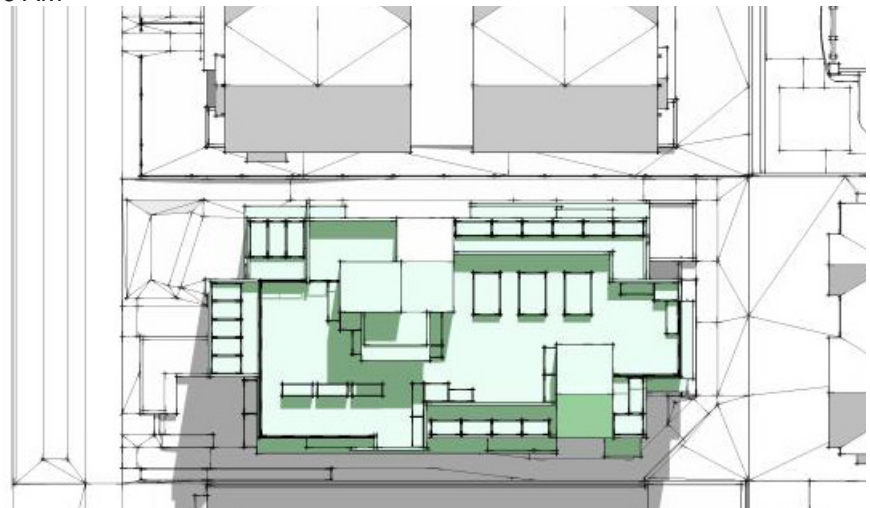
THIRD FLOOR  
SCALE: 3/32" = 1'





ROOF DECK  
SCALE: 3/32" = 1'

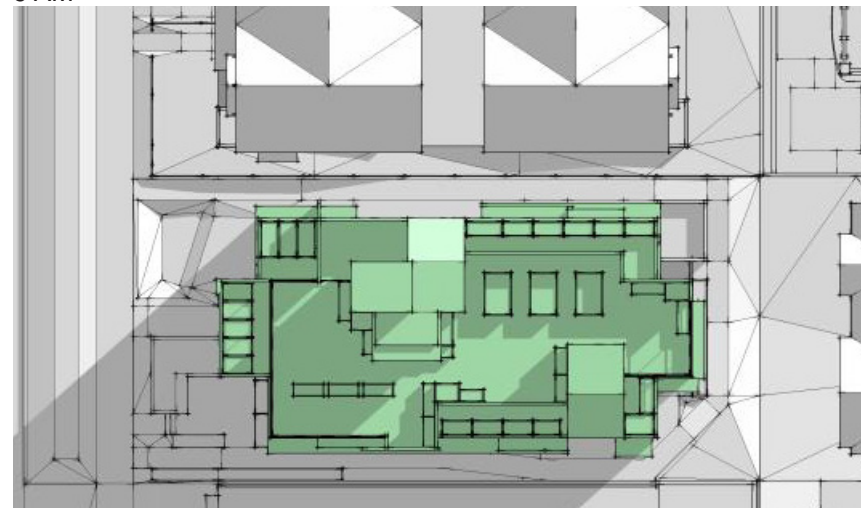
9 AM



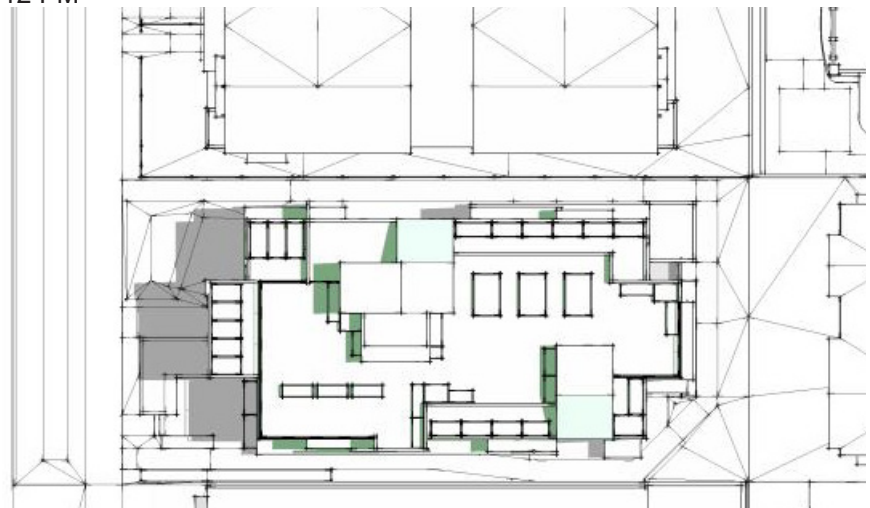
9 AM



9 AM



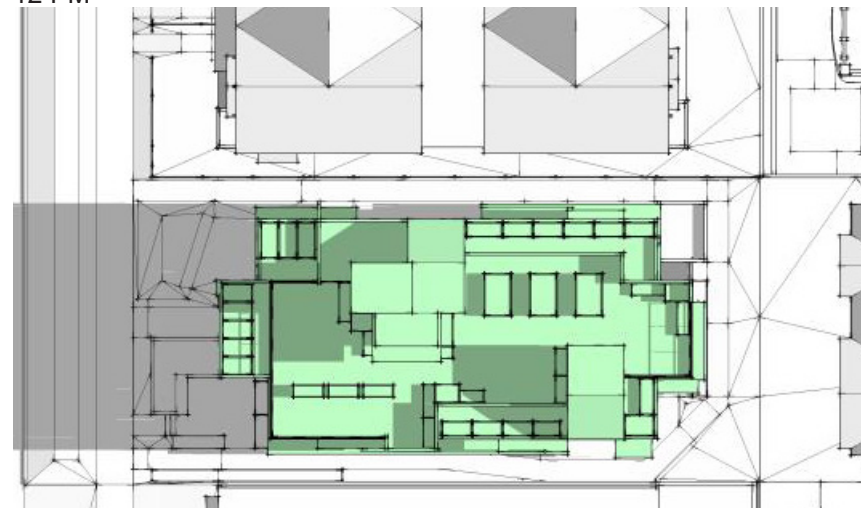
12 PM



12 PM



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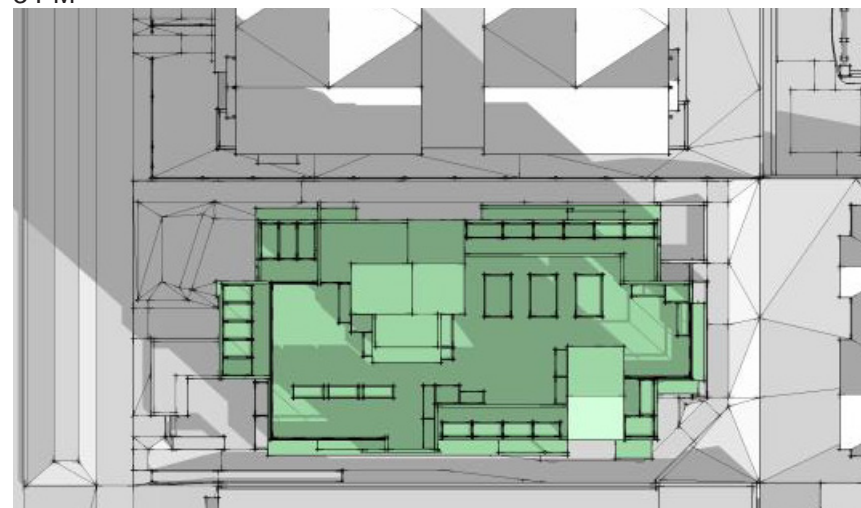
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SUMMER SOLSTICE

NTS



SPRING / FALL EQUINOX

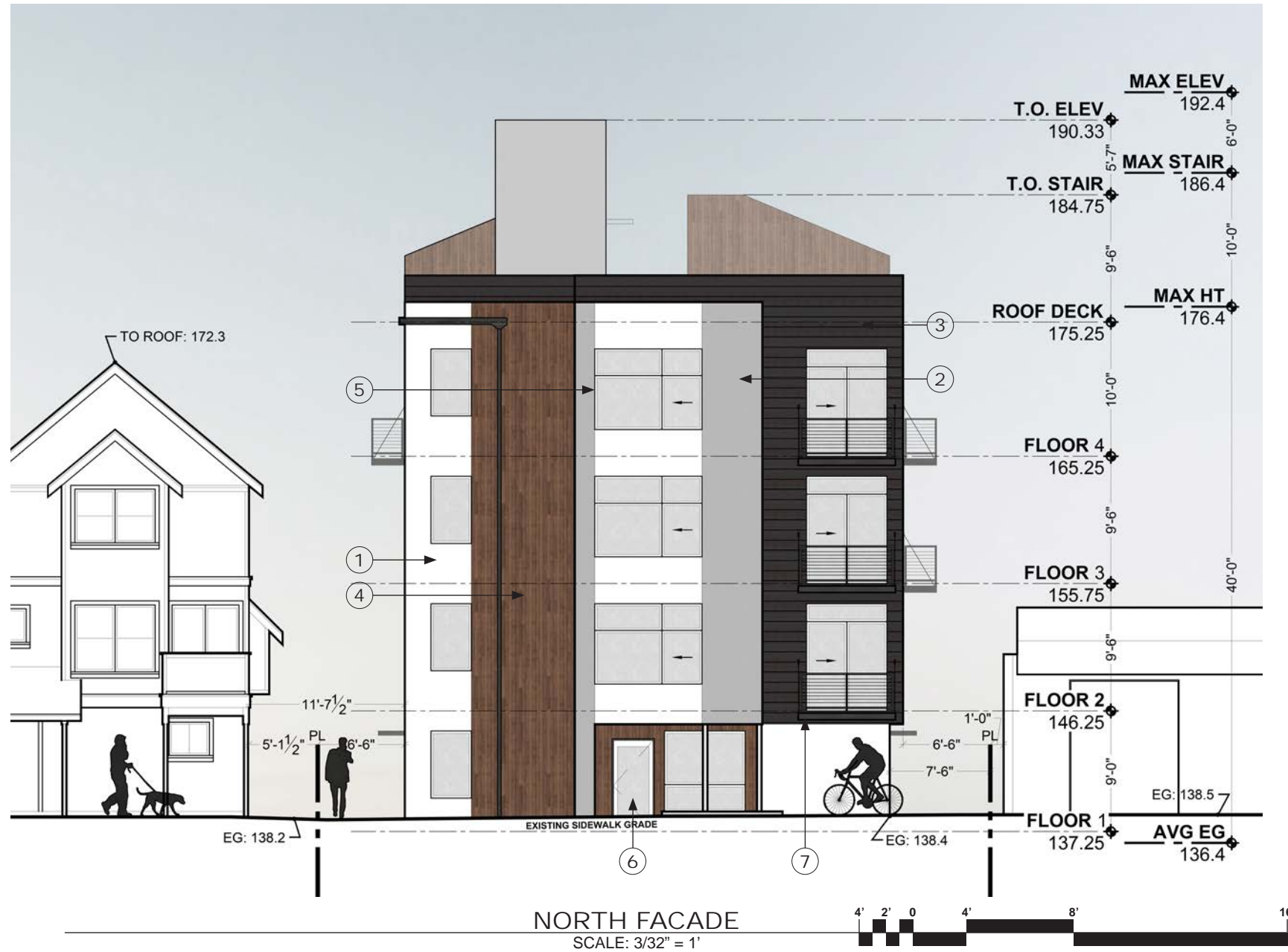
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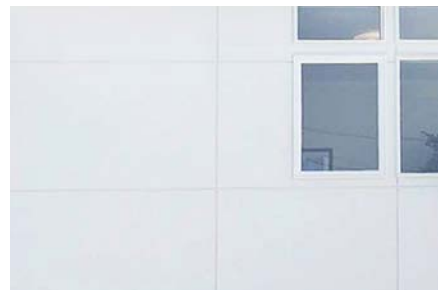
WINTER SOLSTICE

NTS





- ① FIBER CEMENT PANEL - WHITE
- ② FIBER CEMENT PANEL - LIGHT GREY
- ③ HORIZONTAL LAP SIDING - DARK GREY
- ④ CEDAR VERTICAL LAP SIDING - CLEAR COAT
- ⑤ WHITE VINYL WINDOWS
- ⑥ WHITE 3/4 LIGHT EXTERIOR DOORS
- ⑦ PRE-FAB METAL BALCONY
- ⑧ PRE-FAB METAL AWNING
- ⑨ OXIDIZED STEEL PLANTERS



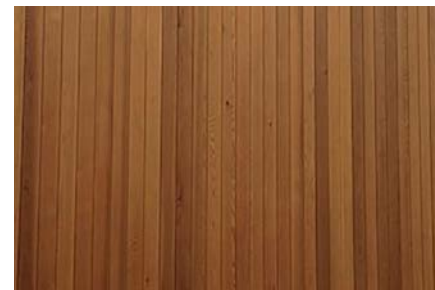
WHITE FIBER CEMENT PANEL -  
(PAINT CHANNELS TO MATCH)



LIGHT GREY FIBER CEMENT  
PANEL (PAINT CHANNELS TO MATCH)



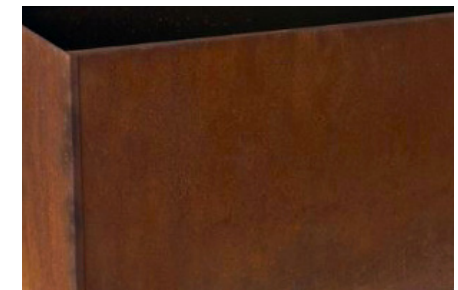
DARK GREY LAP SIDING & WHITE  
VINYL WINDOWS



VERTICAL CEDAR



PRE-FAB METAL BALCONY

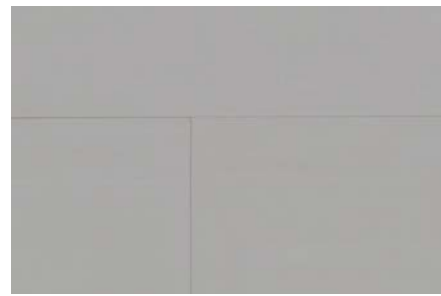


OXIDIZED STEEL PLANTER  
OR SIM.





WHITE FIBER CEMENT PANEL -  
(PAINT CHANNELS TO MATCH)



LIGHT GREY FIBER CEMENT  
PANEL (PAINT CHANNELS TO MATCH)



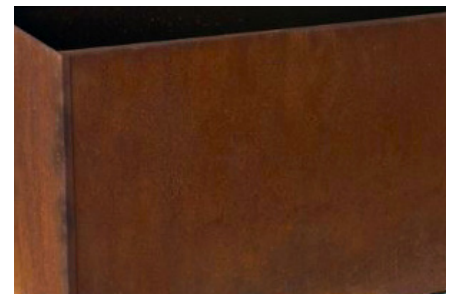
DARK GREY LAP SIDING & WHITE  
VINYL WINDOWS



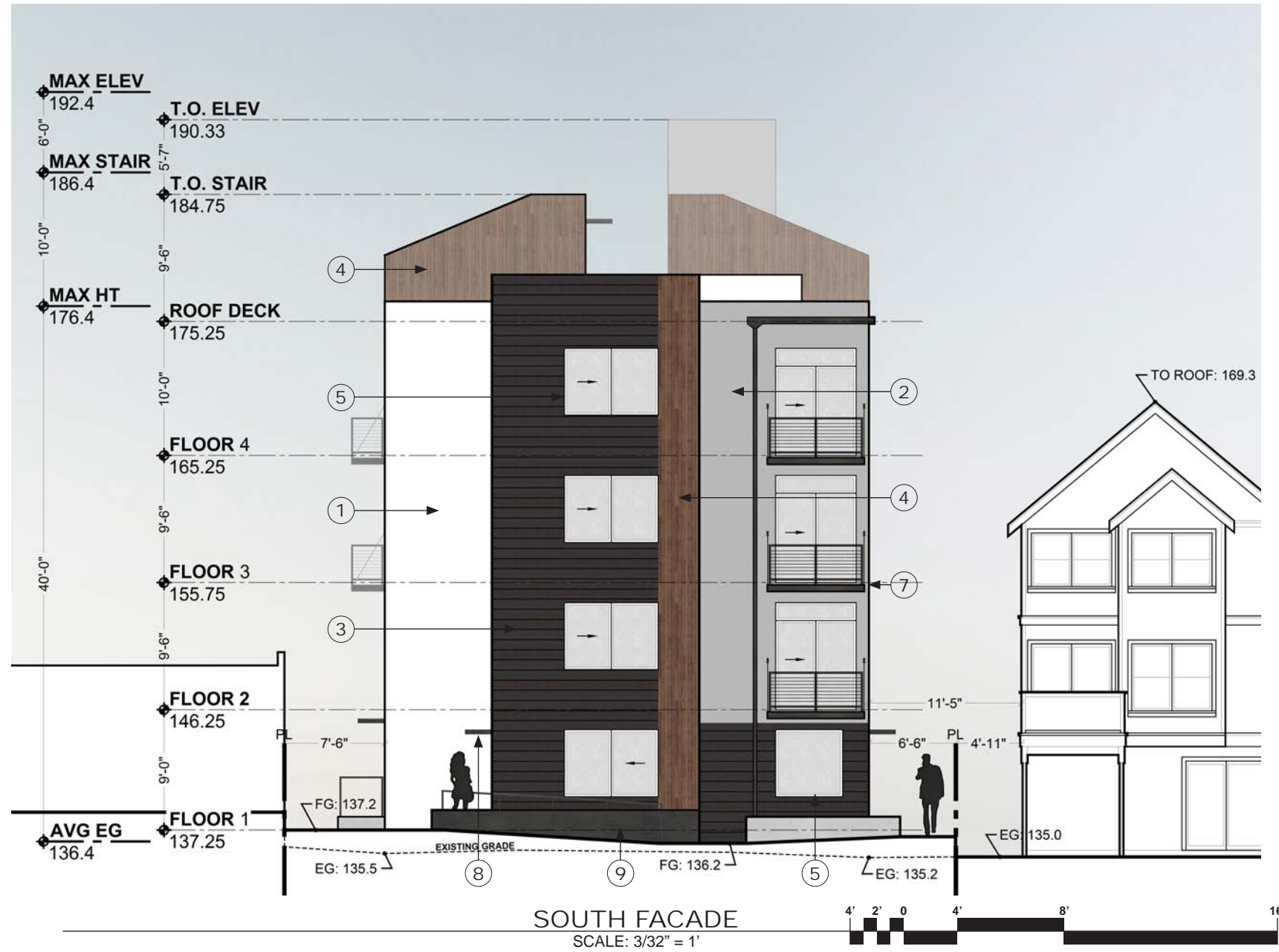
VERTICAL CEDAR



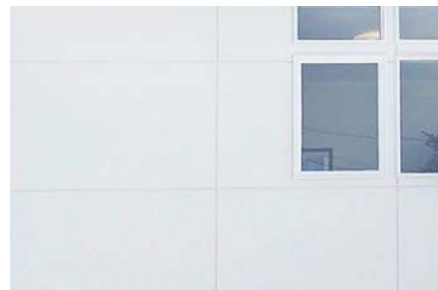
PRE-FAB METAL BALCONY



OXIDIZED STEEL PLANTER  
OR SIM.



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- ⑧ PRE-FAB METAL AWNING
- ⑨ OXIDIZED STEEL PLANTERS



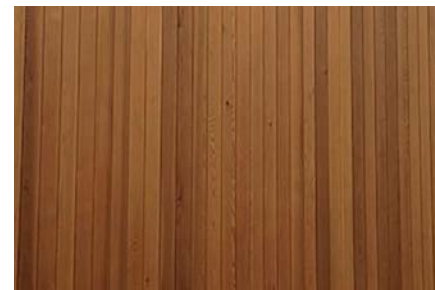
WHITE FIBER CEMENT PANEL -  
(PAINT CHANNELS TO MATCH)



LIGHT GREY FIBER CEMENT  
PANEL (PAINT CHANNELS TO MATCH)



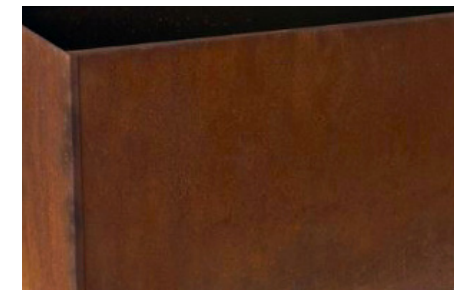
DARK GREY LAP SIDING & WHITE  
VINYL WINDOWS



VERTICAL CEDAR



PRE-FAB METAL BALCONY



OXIDIZED STEEL PLANTER  
OR SIM.





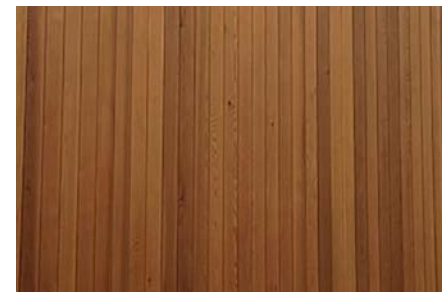
WHITE FIBER CEMENT PANEL -  
(PAINT CHANNELS TO MATCH)



LIGHT GREY FIBER CEMENT  
PANEL (PAINT CHANNELS TO MATCH)



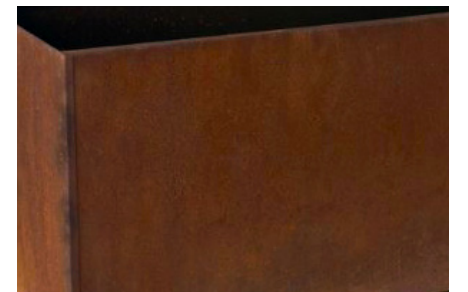
DARK GREY LAP SIDING & WHITE  
VINYL WINDOWS



VERTICAL CEDAR



PRE-FAB METAL BALCONY



OXIDIZED STEEL PLANTER  
OR SIM.



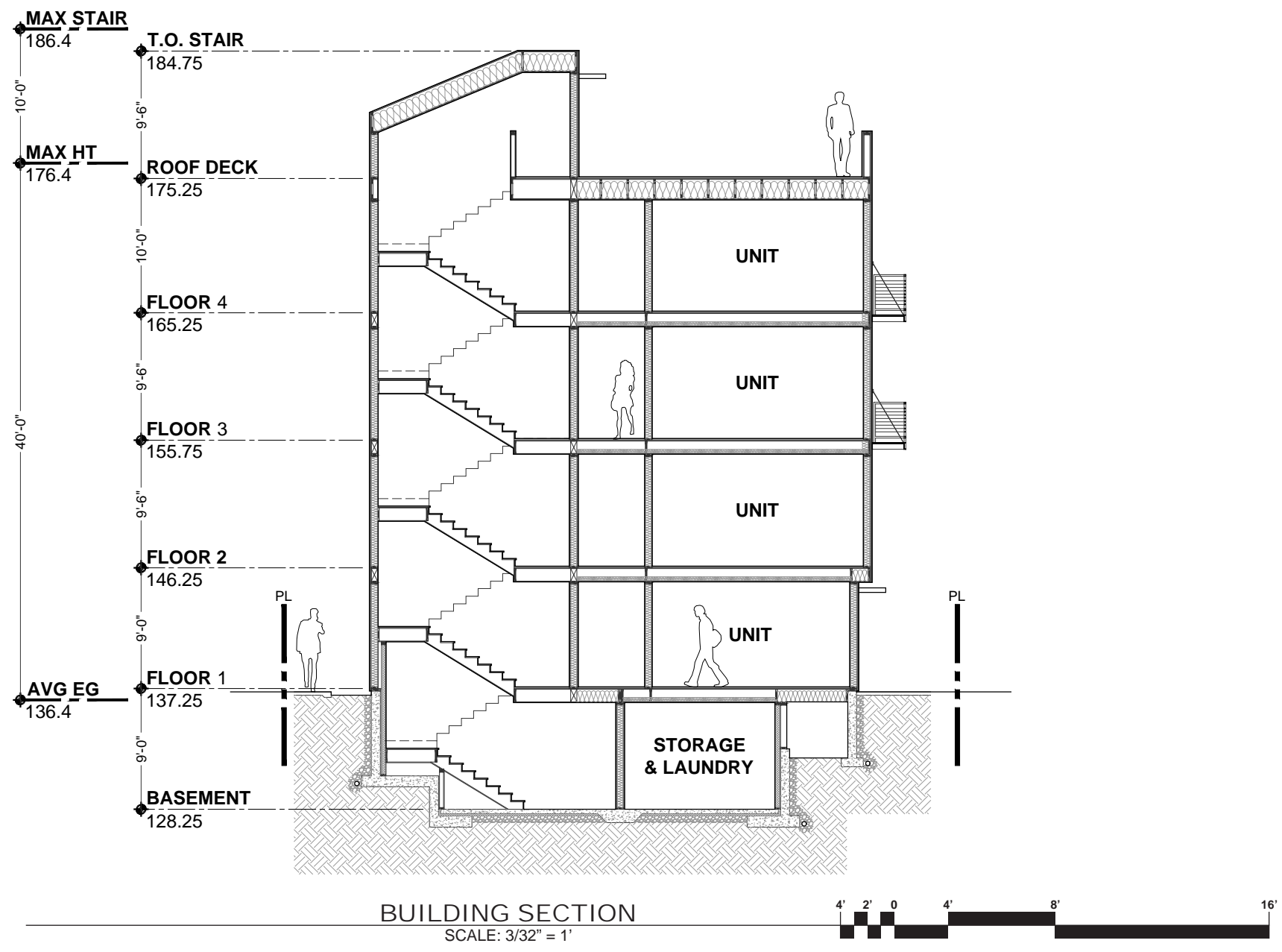
SOUTH FACADE OVERLAY  
SCALE: 3/32" = 1'



EAST FACADE OVERLAY  
SCALE: 3/32" = 1'







PLANT SCHEDULE GROUND LEVEL

TREES	BOTANICAL NAME / COMMON NAME
	<i>Fagus sylvatica</i> 'Danyck' / Danyck Beech
	<i>Liriodendron tulipifera</i> 'Fastiglata' / Tulip Tree
	<i>Quercus phellos</i> / Willow Oak Street Tree

SHRUBS	BOTANICAL NAME / COMMON NAME
	<i>Carex comans</i> 'Fronsted Curly' / Frosted Curly Sedge
	<i>Carex testacea</i> / Carex
	<i>Hakonechloa macra</i> 'All Gold' / Japanese Forest Grass
	<i>Mahonia evrybracteata</i> 'Soft Caress' / Mahonia Soft Caress
	<i>Miscanthus sinensis</i> 'Gold Bar' / Gold Bar Miscanthus
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo
	<i>Nandina domestica</i> 'Sienna Sunrise' / Heavenly Bamboo
	<i>Fleris japonica</i> 'Little Heath' / Little Heath Lilly of the Valley
	<i>Sarcococca humilis</i> / Fragrant Sarcococca
	<i>Viburnum davidii</i> / David Viburnum

BIORETENTION	BOTANICAL NAME / COMMON NAME
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag
	<i>Cornus alba</i> 'Ballhalo' TM / Ivory Halo Dogwood
	<i>Iris tenax</i> / Oregon Iris
	<i>Juncus effusus</i> / Soft Rush
	<i>Polystichum munitum</i> / Western Sword Fern

VINES	BOTANICAL NAME / COMMON NAME
	<i>Hydrangea anomala</i> petiolaris 'Miranda' / Variegated Climbing Hydrangea

GROUND COVERS	BOTANICAL NAME / COMMON NAME
	<i>Arctostaphylos uva-ursi</i> 'Vancouver Jade' / Vancouver Jade Bearberry
	<i>Epimedium Rubrum</i> / Red Barranwort
	<i>Sedum spurium</i> 'Red Carpet' / Stonecrop

BIORETENTION	BOTANICAL NAME / COMMON NAME
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag

SITE	BOTANICAL NAME / COMMON NAME
	Lawn

PLANT SCHEDULE ROOF TOP PLANTERS

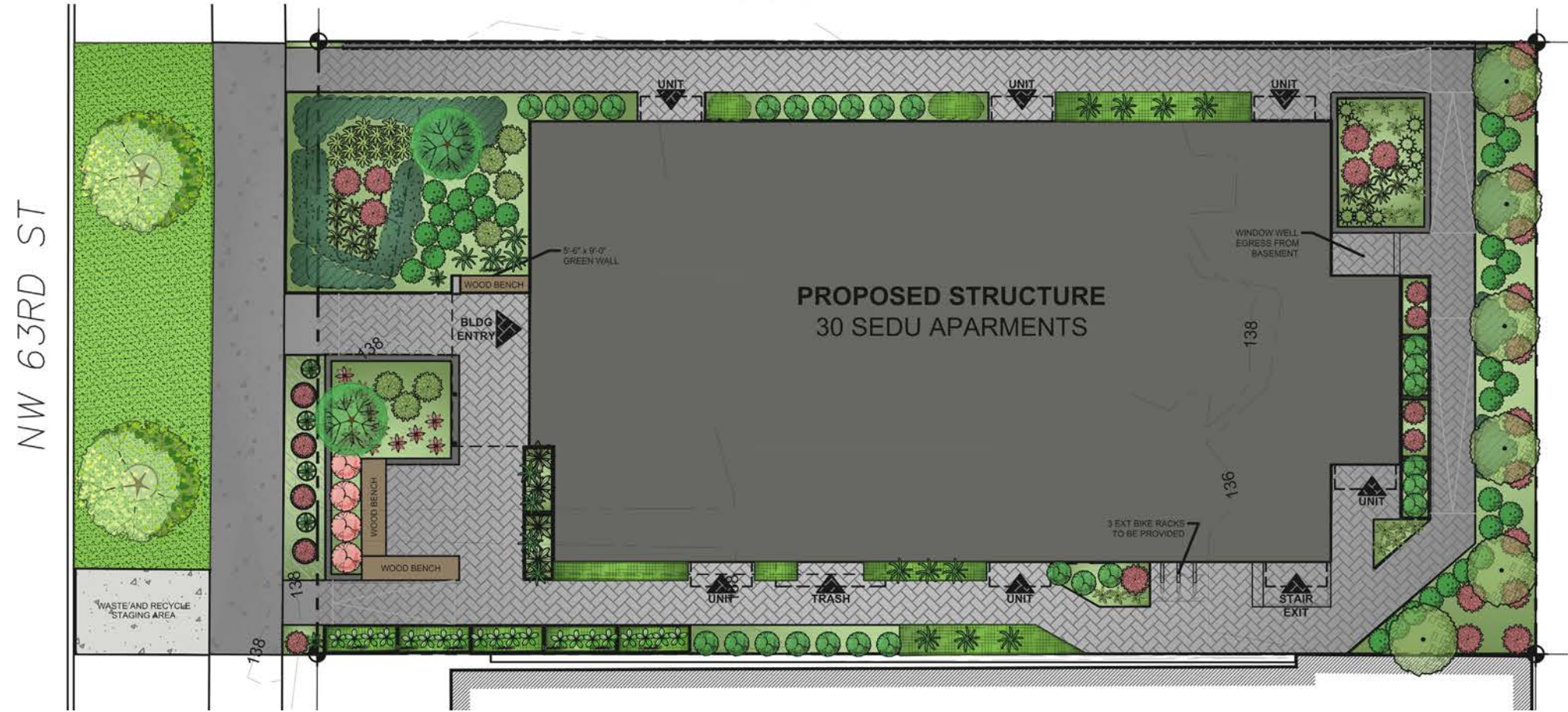
SHRUBS	BOTANICAL NAME / COMMON NAME
	<i>Bergenia</i> x 'Bressingham Ruby' / Bressingham Ruby Bergenia
	<i>Colamagrostis</i> x acutiflora 'Karl Foerster' / Feather Reed Grass
	<i>Carex comans</i> 'Fronsted Curly' / Frosted Curly Sedge
	<i>Carex elata</i> 'Bowles Golden' / Bowles Golden Sedge
	<i>Carex testacea</i> / Carex
	<i>Evonymus japonicus</i> 'Microphylla' / Boxleaf Evonymus
	<i>Lavandula angustifolia</i> 'Hidcote Blue' / Hidcote Blue Lavender
	<i>Miscanthus sinensis</i> 'Gold Bar' / Gold Bar Miscanthus
	<i>Nandina domestica</i> 'Sienna Sunrise' / Heavenly Bamboo

VINE/ESPALIER	BOTANICAL NAME / COMMON NAME
	<i>Clematis armandii</i> 'Avalanche' / Avalanche Evergreen Clematis



LANDSCAPE PLAN - ROOF DECK  
NTS



LANDSCAPE PLAN - GROUND LEVEL  
NTS





WILLOW OAK



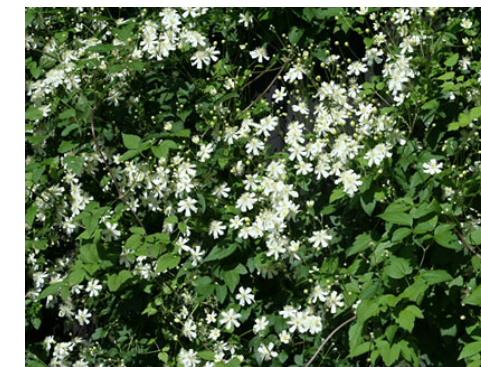
DAWYCK BEECH



TULIP TREE



FEATHER REED GRASS



CLEMATIS



BOXLEAF EUONYMUS



RUBY BERGENIA



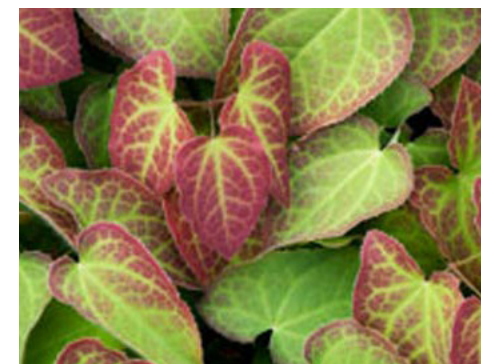
OREGON LILY



DAVID VIBURNUM



GOLD BAR MISCANTHUS



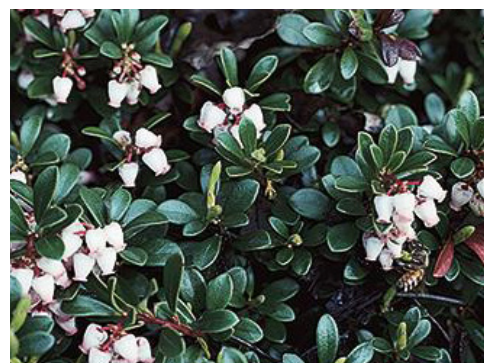
RED BARRENWORT



IVORY HALO DOGWOOD



GOLDEN SEDGE



JADE BARBERRY



WESTERN SWORD FERN



HEAVENLY BAMBOO



CAREX





ROOF DECK LIGHTING PLAN  
NTS



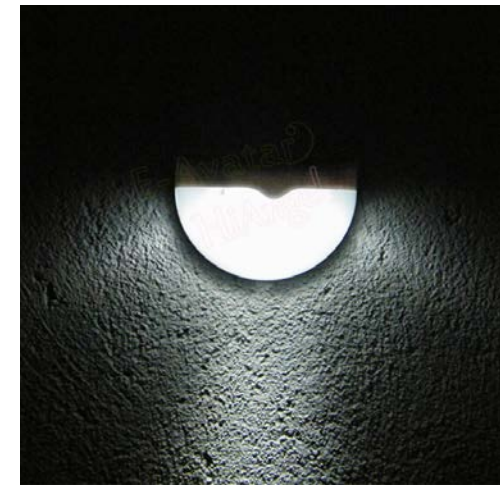
RECESSED CAN LIGHTS



ENTRY SCONCE



PATH LIGHTING



PARAPET DOWN LIGHT



SITE LIGHTING PLAN  
NTS



RECESSED STRIP LIGHTING



BACKLIT ADDRESS SIGN

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**BOARD RECOMMENDATION:****CS1.B2 - DAYLIGHT & SHADING**

The board agreed that the parapet height should be reduced to more closely match the massing of existing buildings.

**RESPONSE:**

Parapet height at the roof deck steps down at exterior walls to decrease building height as viewed from the street - especially adjacent to existing townhomes.

The elevator and stair towers are set back from the street facade to minimize their apparent height. Stair tower roofs are sloped to decrease height along facades.

Vertical modulation of the street facade is also used to break up the perceived mass and height of the building while creating a prominent entry point. Material is employed to further define the massing.

In response to the zoning transition, there are more private balconies located on the west facade - adjacent to the Neighborhood Commercial zone which could be developed as a mixed use building up to 40' tall and less adjacent to the existing townhomes to the East and South to allow more privacy.

**RELATED DESIGN GUIDELINES:**

CS1.B2 - DAYLIGHT & SHADING - Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS3.A1 - FITTING OLD & NEW TOGETHER - Create compatibility between new projects and existing architectural context, including historic and modern designs through building articulation, scale and proportion, roof forms, detailing, fenestration and/or the use of complementary materials.

DC2.A1 - SITE CHARACTERISTICS AND USES - Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2.A2 - REDUCING PERCEIVED MASS - Use secondary architectural elements to reduce the perceived mass of larger projects.





Parapet height at the roof deck steps down at exterior walls to decrease the perceived mass of the structure as viewed from the street.

Stair tower roofs are sloped to decrease their height along the facades.



VIEW OF ROOF FROM NORTHWEST



**BOARD RECOMMENDATION:**  
CS2.C2 - MID-BLOCK SITES

The board echoed the concerns of the public and encouraged the applicant to match the front setback to that of buildings along the street.

**RESPONSE:**

The existing multifamily buildings along NW 63rd St follow a consistent 15' front setback with secondary modulations that extend up to 11' from the property line. The proposed structure is shifted back on the site to preserve the appearance of this strong street edge.

The proposed central modulation is located 11'-2" from the property line - aligning with the balcony projection of the townhomes to the East. The rest of the facade has a setback of 17'-3" visually aligning with the primary mass of the East townhomes. Shifting the building back does cause the rear yard setback to decrease to 11'-1" from the minimum 15' setback required for apartments in LR zones (see page 38 for proposed departure).

The larger front yard allows for an amenity area between the building entrance and the sidewalk. East of the entry is a rain garden covered in dense plantings and to the West is a small seating area with built-in benches and planters. The amenity area creates a buffer between the public sidewalk and the apartment units.

**RELATED DESIGN GUIDELINES:**

CS2.A2 - ARCHITECTURAL PRESENCE - Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2.B1 - SITE CHARACTERISTICS - Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building mass.

CS2.C2 - MID-BLOCK SITES - Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

PL2.C3 - PEOPLE-FRIENDLY SPACES - Create an artful and people-friendly space beneath the building.

DC1.A2 - GATHERING PLACES - Maximize the use of any interior or exterior gathering spaces.

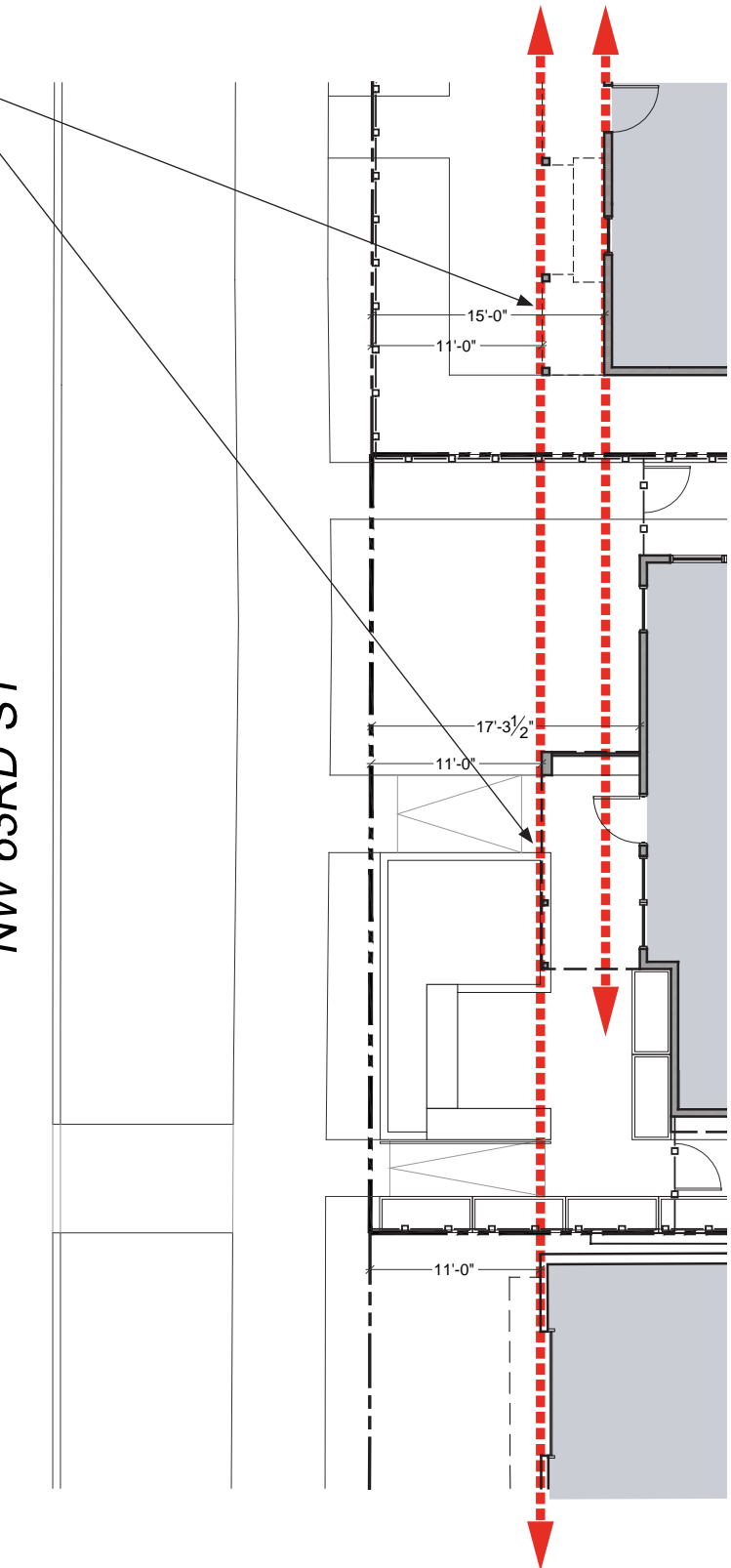
VIEW OF FRONT AMENITY AREA



The central modulation aligns with the neighboring balcony projection and the commercial auto garage to the West.

The East side of the North facade aligns with the primary mass of the townhomes to the East.

NW 63RD ST



PARTIAL SITE PLAN  
NTS



The front setback preserves the continuous street edge formed by the existing townhomes along NW 63rd St.



STREET-LEVEL VIEW FROM NORTHWEST



**BOARD RECOMMENDATION:**  
CS2.D1 - EXISTING DEVELOPMENT & ZONING

The board favored the modern design of Option 2 noting that this site borders a commercial zone and will serve as a transition between residential and future mixed use. They stated their preference for the layout of Massing Option 3 with the more modern facade composition of Option 2.

**RESPONSE:**

The revised design combines the proposed floor plans of option 3 with a more modern facade inspired by option 2. The street-facing facade is split into 3 distinct masses defined by both modulation and materiality. When approached from either side, the massing of the facade with the central modulation extending 5' forward of either side functions to obscure the far facade segment from view - making the structure appear much narrower than it actually is.

The vertical modulation and large windows mimic the scale of modern townhomes in the area further decreasing the perceived mass of the structure.

The building acts as a transition from the small multifamily neighborhood character to the commercial zone along 15th St NW. The facade design is intended to establish a positive and desirable style for future development to build on while still fitting into the current context via scale and materiality.

**RELATED DESIGN GUIDELINES:**

CS2.D1 - EXISTING DEVELOPMENT AND ZONING - *Review Height, bulk and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.*

CS2.D3 - ZONE TRANSITIONS - *For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone. Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.*

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

DC2.B1 - FACADE COMPOSITION - *Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.*



MODERN TOWNHOMES NEARBY



MODERN TOWNHOMES NEARBY



MIXED-USE BUILDING ALONG 15 AVE NW

↑ The proposed building acts as a transition from the existing 3-story multifamily structures to the commercial corridor along 15 Ave NW.



NORTH FACADE





The central modulation obscures the far facade segment from view - making the structure appear much narrower than it actually is.

Vertical modulation and large windows mimic the scale of modern townhomes in the area further decreasing the perceived mass of the structure.

STREET-LEVEL VIEW FROM NORTHEAST



**BOARD RECOMMENDATION:**  
CS2.D5 - RESPECT FOR ADJACENT SITES

The board suggested that the applicant should shrink the rooftop amenity space to mitigate privacy impacts on nearby residences.

**RESPONSE:**

The rooftop deck has been reduced and shifted away from exterior walls adjacent to neighboring buildings. The original proposed roof deck was around 1750 sf and has now been decreased to 1435 sf.

Where the parapet is set back from the exterior walls, planters containing a mixture of grasses and low shrubs are used as a buffer to screen direct views to neighboring properties and to dampen sound coming from the roof deck.

Small, intimate seating areas are defined by arrangements of planters discouraging large gatherings toward the East and South to reduce privacy impacts on townhomes. The two barbeque areas are located toward the North and West, orienting the potentially louder activities toward the commercial zoning and away from neighboring residences.

**RELATED DESIGN GUIDELINES:**

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

PL1.C1 - SELECTING ACTIVITY AREAS - *Concentrate activity areas in places with sunny exposure, views across spaces and in direct line with pedestrian routes.*

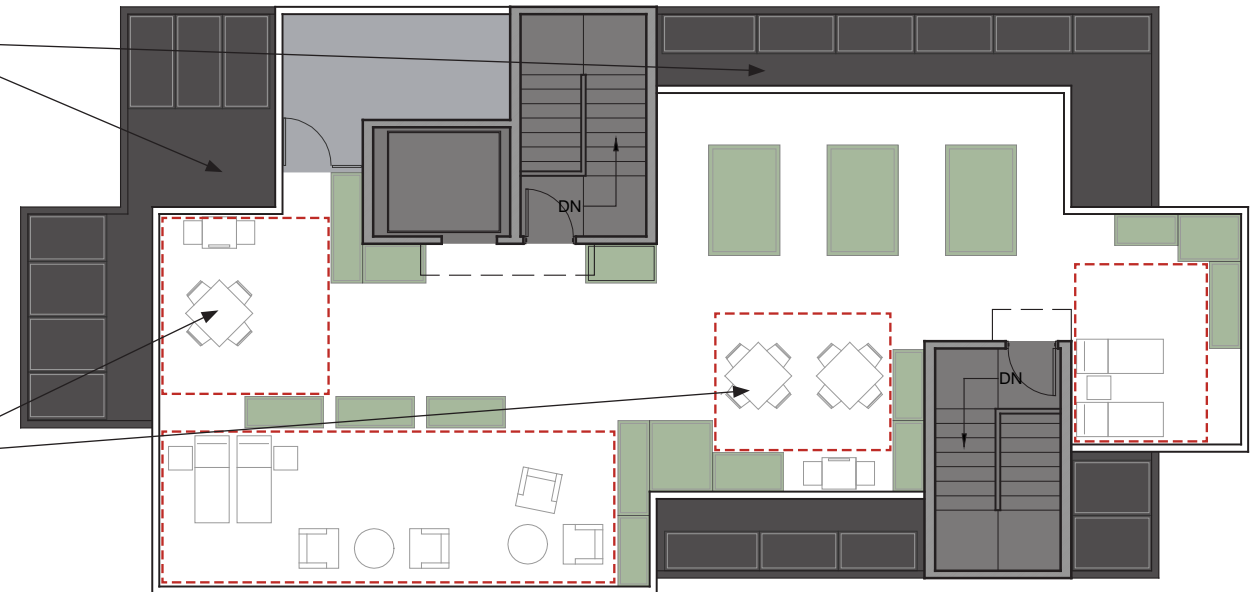
PL3.B1 - SECURITY AND PRIVACY - *Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.*

PL3.B2 - GROUND-LEVEL RESIDENTIAL - *Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.*

The roofdeck has been reduced and shifted away from the exterior walls adjacent to neighboring townhomes.

Small, intimate seating areas are defined by arrangements of planters, discouraging large gatherings toward the East and South to reduce privacy impacts on neighbors.

The two barbeque areas are located toward the North and West, orienting the potentially louder activities toward the commercial zoning and away from neighboring residences.



ROOF PLAN  
NTS



PLANTERS ORGANIZATION USED TO DEFINE SPACES



PLANTERS AS BUFFER ALONG ROOF DECK



VARYING HEIGHT OF PLANTERS



PLANTERS AS BUFFER ALONG ROOF DECK





Elevator and stair towers along the East facade further buffer the roofdeck from the neighbors.

Where the parapet is set back from the exterior walls, planters containing a mixture of grasses and low shrubs are used as a buffer to screen direct views to neighboring properties and to dampen sound coming from the roof deck.

Small, intimate seating areas are defined by arrangements of planters, discouraging large gatherings toward the East and South to reduce privacy impacts on neighbors.

VIEW OF ROOF FROM SOUTHEAST



**BOARD RECOMMENDATION:**  
PL3.A1 - DESIGN OBJECTIVES

The board noted that as the project moves forward, the design should include a more substantial primary entrance and add more transparency to the front facade.

**RESPONSE:**

The central modulation of the revised facade design extends over the first floor entry, providing a covered area in front of the door. The 3/4 light front door provides ground level transparency as well as a large window into the entry vestibule which has been increased to include a small interior seating area next to the front door.

A large back-lit address sign on the facade above the entry is prominently visible from the sidewalk to pedestrians in either direction - drawing attention and defining the entrance.

Walkway lights and recessed can lights above the entrance provide safety as well as wayfinding at night. The small seating area adjacent to the entry has strip lights below the benches helping to further define the front yard at night.

**RELATED DESIGN GUIDELINES:**

CS2.B2 - CONNECTION TO THE STREET - *Identify opportunities for the project to make a strong connection to the street and public realm.*

PL1.B1 - PEDESTRIAN INFRASTRUCTURE - *Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.*

PL2.A1 - ACCESS FOR ALL - *Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.*

PL2.B2 - LIGHTING FOR SAFETY - *Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.*

PL3.A1 - DESIGN OBJECTIVES - *Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.*

PL3.A4 - ENSEMBLE OF ELEMENTS - *Design the entry as a collection of coordinated elements including the door, overhead features, ground surface, landscaping, lighting and other features.*



STREET VIEW OF ENTRY FROM NORTHWEST

High quality cedar siding is used at the entry to add a smaller scale of texture and delineate the entry.



STREET VIEW OF ENTRY FROM NORTHEAST

A large back-lit address sign on the facade modulation above the entry is prominently visible from the sidewalk to pedestrians approaching from either direction.

A trellis with vines and built-in bench adjacent to the entry door allow more light to permeate the space and make it more inviting.





STREET VIEW OF ENTRY FROM NORTH



**BOARD RECOMMENDATION:**  
DC4.A1 - EXTERIOR FINISH MATERIALS

The board recommended the use of high-quality materials that will weather well, especially if a lighter color such as white is used.

**RESPONSE:**

The primary materials are Fiber Cement Board painted light gray and horizontal lap siding painted a dark, warm gray. Both of these materials have been shown to withstand the Seattle climate well and the darker colors were chosen in response to the public's concern at the EDG meeting of light colors potentially not weathering well in Seattle.

The secondary materials are Fiber Cement Board painted white and vertical cedar siding with a clear stain. These secondary colors were chosen to reflect material choices on the adjacent townhomes. The townhomes directly to the East have a primary burgandy paint with white trim detailing and an accent of cedar on the balcony. The proposed material palette takes a modern approach to this palette - white is used to define window sets and the cedar is used to articulate specific parts of the structure including the front entry and both stair towers.

The mixture of Fiber Cement Board panels, horizontal lap siding and vertical cedar create a composition of varying scales and depths of material along the facade.

**RELATED DESIGN GUIDELINES:**

CS3.I iv - ARCHITECTURAL CONCEPT & CONSISTENCY - *(Ballard Supplemental Guidance)* - Use materials and design that are compatible with the structures in the vicinity if those represent the neighborhood character.

DC2.D1 - HUMAN SCALE - *Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards and exterior spaces in a manner that is consistent with the overall architectural concept.*

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

DC4.C1 - LIGHTING FUNCTIONS - *Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.*



PRIMARY MATERIALS



SECONDARY MATERIALS

← The mixture of fiber cement board panels, horizontal lap and vertical cedar siding create a composition of varying scales and depths of material along the facade.

↙ The vegetation was chosen to incorporate a variety of shapes, sizes, textures and colors around the site.



SOME PROPOSED VEGETATION





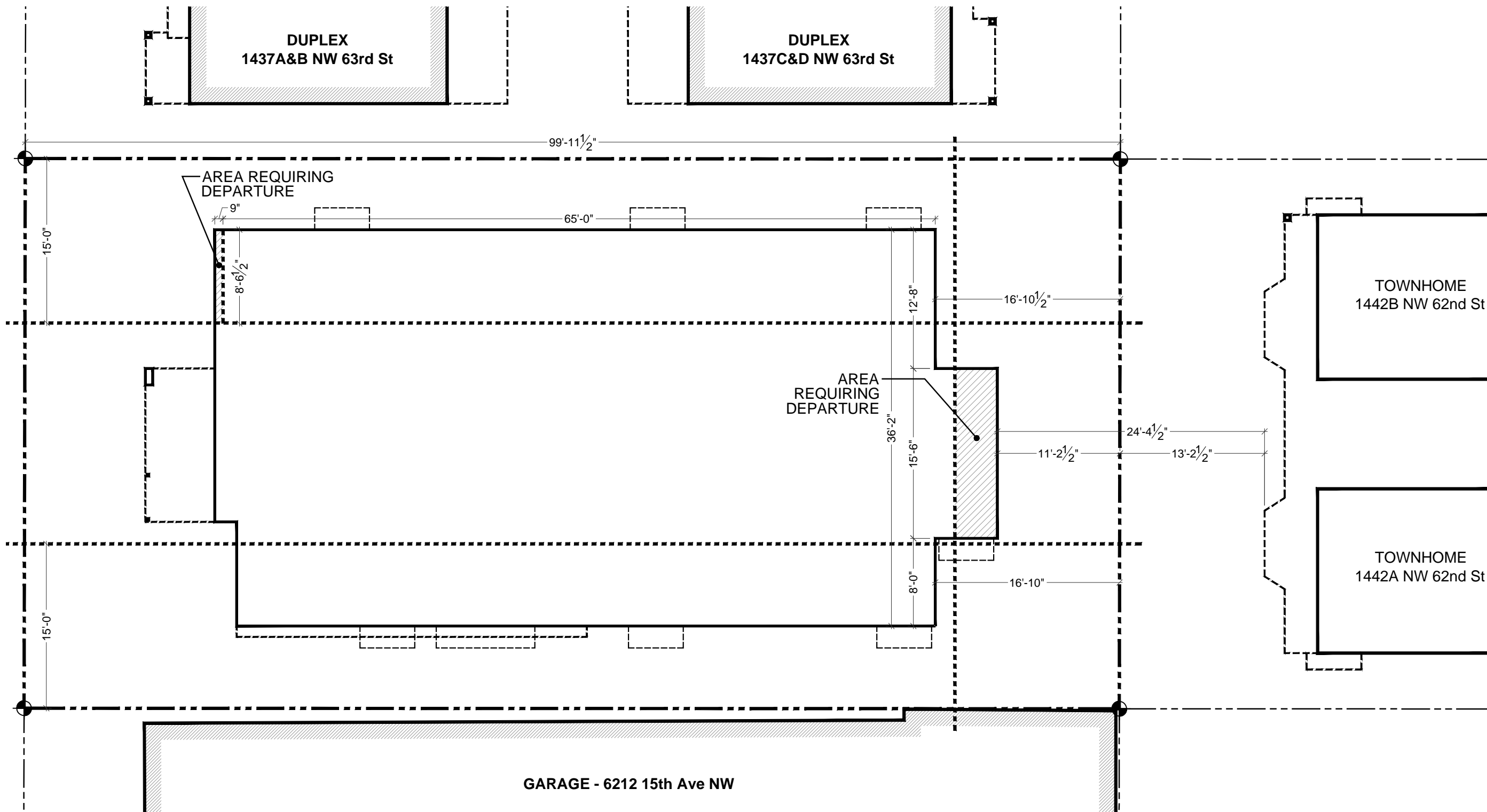
White detailing defines window and massing details. And cedar accent adds a smaller scale of texture.

Pre-fab metal balconies and awnings suggest the smaller, human scale within the greater structure.



CODE SECTION	REQUIREMENT	PROPOSED	AMOUNT OF DEPARTURE	RATIONALE	EDG BOARD RECOMMENDATION
23.45.518.A SETBACKS	APARTMENTS IN LR ZONE - REAR YARD SETBACK: 15' MIN	11'-2" MIN REAR YARD FOR 15'-6" OF 36'-2" WIDE FACADE (42.9% OF FACADE); 14.4' AVG SETBACK	DECREASE MIN SETBACK FROM 15' TO 11'-2" OR 26.7%	SHIFTING THE BUILDING BACK ALLOWS THE FRONT FACADE TO ALIGN WITH THE EXISTING FACADES ALONG NW 63RD ST - IT PRESERVES THE STRONG STREET EDGE THAT ALREADY EXISTS. IT IS ALSO AN ISSUE THAT WAS SPECIFICALLY IDENTIFIED BY THE PUBLIC AT THE EDG MEETING.  THE REDUCED REAR YARD SETBACK ALSO ALLOWS FOR A LARGER FRONT YARD AMENITY AREA ALONG THE STREET - PROVIDING A SEMI-PRIVATE BUFFER BETWEEN THE PUBLIC SIDEWALK AND STRUCTURE.	THE BOARD INDICATED THEY WERE FAVORABLE TOWARD THE PROPOSED REAR SETBACK REDUCTION IN ORDER TO ALLOW THE BUILDING TO MATCH THE FRONT SETBACK OF EXISTING BUILDINGS ALONG THE STREET AND KEEPING A CONTINUOUS STREET EDGE WHILE MAINTAINING THE SAME FOOTPRINT.
23.45.527 FACADE LENGTH	MAX COMBINED FACADE LENGTH WITHIN 15' OF PROPERTY LINE: 65% (100' x 0.65 = 65' MAX)	65'-9" (EAST FACADE)	INCREASE MAX LENGTH FROM 65'-0" TO 65'-9" OR 1.2%	INCREASING THE EAST FACADE LENGTH HELPS TO DEFINE THE ASYMMETRICAL MODULATION OF THE STREET FACADE. IT ALSO HELPS TO SHIFT THE WINDOW SETS ON THE NORTH EDGE OF THE EAST FACADE FARTHER NORTH SO THAT THEY DON'T LINE UP WITH NEIGHBORING WINDOWS FOR PRIVACY CONCERNS.	THE BOARD INDICATED THEY WERE FAVORABLE TOWARD THE SIDE FACADE LENGTH INCREASE AS THAT SHIFTS THE BUILDING BACK TO THE WEST TO CREATE MORE BUFFER TO THOSE NEIGHBORS TO THE EAST.





 SITE PLAN  
SCALE: 3/32" = 1'