



conceptual sketch



Nesttun, Norway 1913



Ballard 1902



SE corner rendering

NESTTUN
mixed-use building
7001 15th Ave NW

TABLE OF CONTENTS

INTRODUCTION	3	FLOOR PLANS	42
PROJECT DATA	4	WALL SECTIONS	49
EXISTING CONDITIONS AND SITE SURVEY	5	SECTIONS	50
AERIAL SITE PLAN	6	ELEVATION EAST	52
SITE PLAN AND DESIGN CONSTRAINTS	7	ELEVATION SOUTH	53
ZONING ANALYSIS	8	ELEVATION WEST	54
ZONING MAP	9	ELEVATION NORTH	55
EDG 2 DESIGN BOARD RECOMMENDATIONS MASSING AND RESPONSE TO CONTEXT	10	LIGHTING PLANS	56
STREETSCAPE AND PEDESTRIAN EXPERIENCE	24	URBAN ART WORK	58
STREET LEVEL USES	28	LANDSCAPE DESIGN - STREET	60
VEHICULAR ACCESS AND SERVICE USES	32	LANDSCAPE DESIGN - STREET DETAILS	61
NIGHTTIME RENDERING	34	LANDSCAPE DESIGN - BUFFER WITH RESIDENTIAL AREA	62
SOUTHEAST PLAZA RENDERING	35	LANDSCAPE DESIGN - ROOF	63
MATERIAL PALETTE AND DETAILS	36	PROPOSED DEPARTURE	64
MATERIAL BOARD	37	APPENDIX FROM EDG2	66

INTRODUCTION

PROPERTY ADDRESS

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Seattle 98117

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PROJECT DESCRIPTION: The proposed project is a mixed use building containing a blend of residential apartment units and commercial spaces at the street level. Partly underground parking is provided for residents. The vision for Nesttun Development is to provide quality, affordable housing that strikes a balance between standing out and fitting in through imaginative design and refined detail.

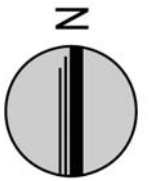
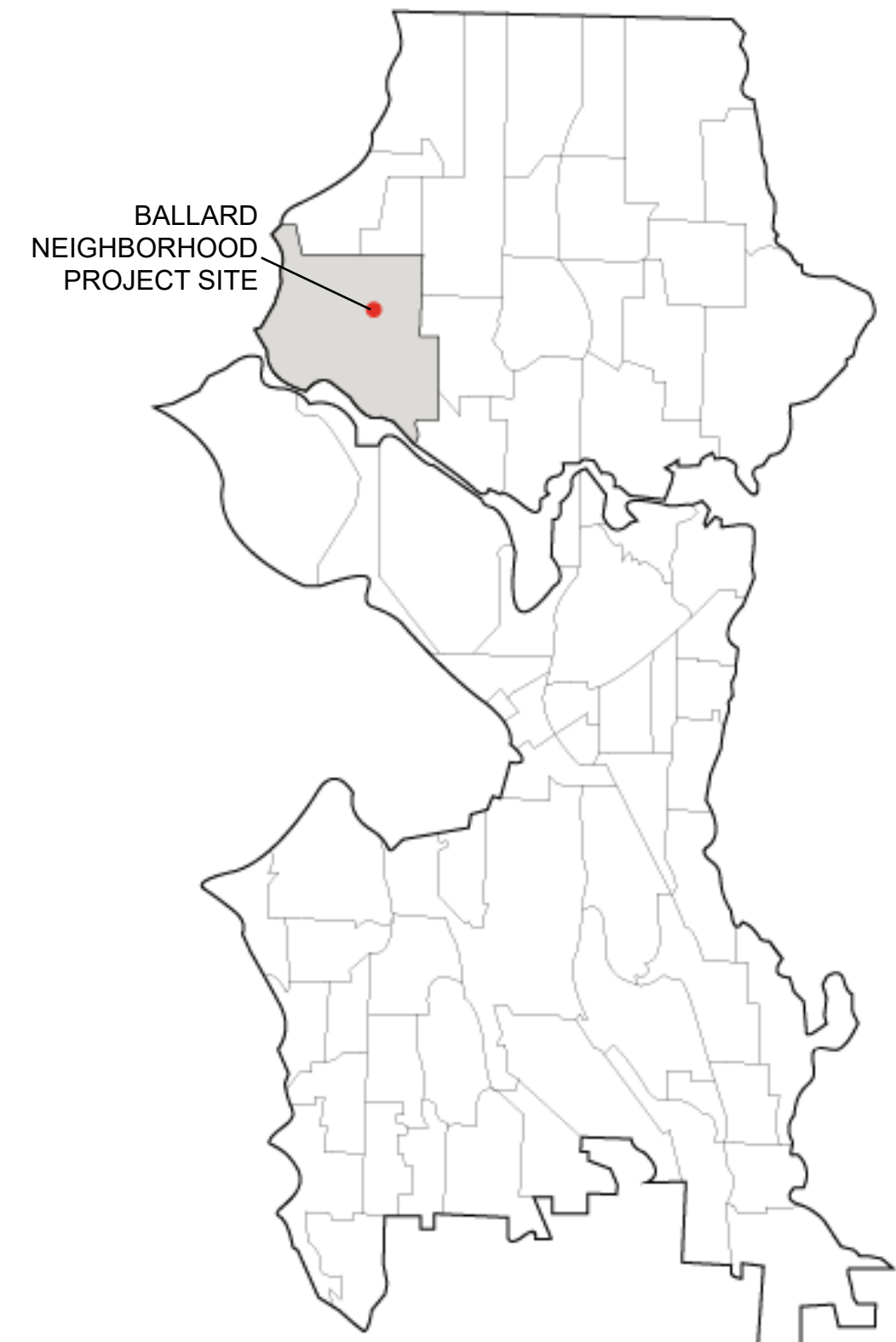
PROJECT GOALS/OBJECTIVES: The proponents' project goal is to create a development that contributes to the emerging vibrant character of the neighborhood. Specific objectives are:

- Strengthen the streetscape with a new building that has visual variety and openness at the street level.
- Reinforce the character and support the activity of the neighborhood by providing opportunities for new businesses and affordable residential units.

PROJECT HISTORY: The project began located on the corner lot of 15th Ave NW and NW 70 St. With that relatively small area, the require parking needed to go underground, and this made the investment unfeasible. The development team worked to expand the site north over 5 properties and in November 2018 presented on the 1st EDG meeting a mixed use building with a length of 300 ft along 15th Ave NW. In response to the critique of the scale of the building and other constraints, the development team made the decision to reduce the project to about half its original size. Because of the significant change, SDCI required 3 design concepts to be presented at the 2nd EDG meeting. The preferred concept was approved. The project completed a review cycle in MUP and Building permit and the presented building meets the current building and zoning codes.



VICINITY MAP





Intersection of 15th Ave. NW & NW 70th St. facing NORTH



Intersection of 15th Ave. NW & NW 70th St. facing WEST

PROJECT DATA

Use	Residential - apartment units; Commercial spaces at street level; Parking only for residents.	
Lot Size	13,321 sq.ft.	
Area	6,439 sq.ft. parking 2,646 sq.ft. ancillary 2,904 sq.ft. commercial 41,493 sq.ft. residential 53,476 sq.ft. total	
Levels	1 level of parking at street level in the south side and partly underground in the north side of the lot. 4 commercial spaces at street level along 15th Ave NW 5 levels of residential units	
Units	SEDU	29
	Urban 1 bedroom	17
	Urban 2 bedroom	21
	Total	67
Parking	10 small size 16 medium size 2 ADA spaces, 1 ADA for van 26 total 64 long-term bicycle spaces 6 short-term	
Garbage/ Recyclable	In parking level Access from NW 70 St.	
Common Space	2,616 sq. ft. 6th floor terrace	
Green Factor 0.3	Street landscape areas; Street trees; Bioretention planters.	

EXISTING CONDITIONS AND SITE SURVEY

LOCATION

The project site is located at NW corner of 15th Ave. NW and NW 70th St. and has 150 ft. frontage along 15th Ave., and 88 ft. frontage on 70th St.

EXISTING CONDITIONS

The site consists of 2 lots where Grumpy’s Coffee Shop, an autobody shop and a dentist office are currently located. The site rises from south to north with about 6 ft. It is bordered by single family residences lots to the west with about 5 ft. of average difference. There is a gas station across the street to the south, commercial uses (some in single family homes) to the north and a multi family project to the east (Lillehamer Apartments).

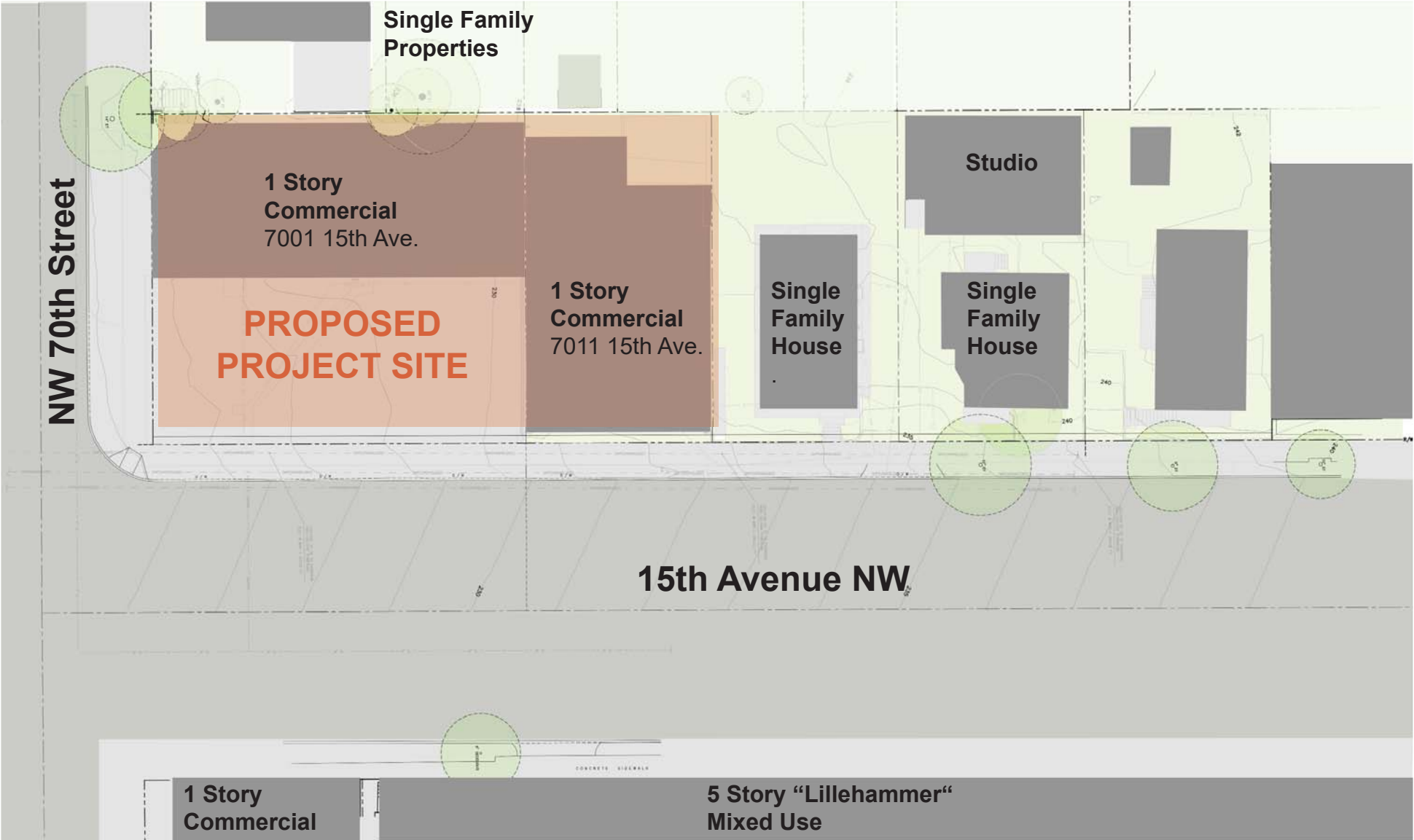
- There is a metro bus stop with frequent transit located 200 ft from the property.
- There is no alley serving the property.
- There is no exceptional landscaping or trees on the site.
- There a turn lane onto 70th along the property at 15th Ave.

CONSTRAINTS

- Since a portion of the site abuts SF-5000, setbacks will need to be maintained.
- Overhead power lines are about 2 ft from property line measured horizontally and 48 ft vertically.

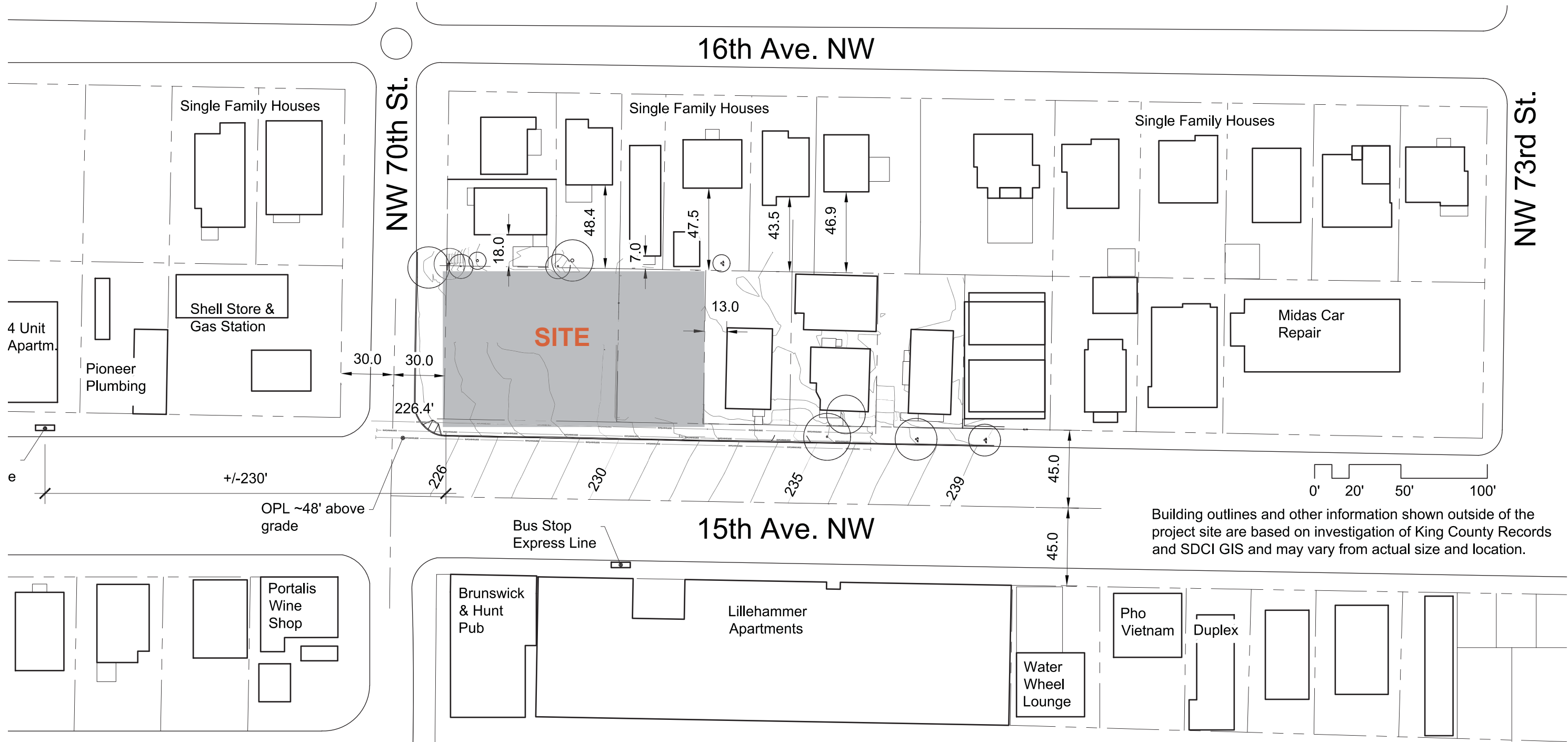
OPPORTUNITIES

- Corner location provides high visibility.
- Upper level units to have views to the east, west and south.
- Transit stop provides quick access to various areas, including downtown Seattle.
- There are many amenities nearby, including restaurants, services, schools, parks and recreation opportunities.



EXISTING BUILDINGS TO BE DEMOLISHED

7001 15th Ave. W: Grumpy D’s Coffee, will continue to operate until January ‘22 and is considering to continue operating in new building. The Auto body shop has a lease through January ‘22.
7011 15th Ave. W: Creation Dentistry - operated until December ‘19. Commercial space is temporary leased to a wood crafting studio.



LEGAL DESCRIPTION

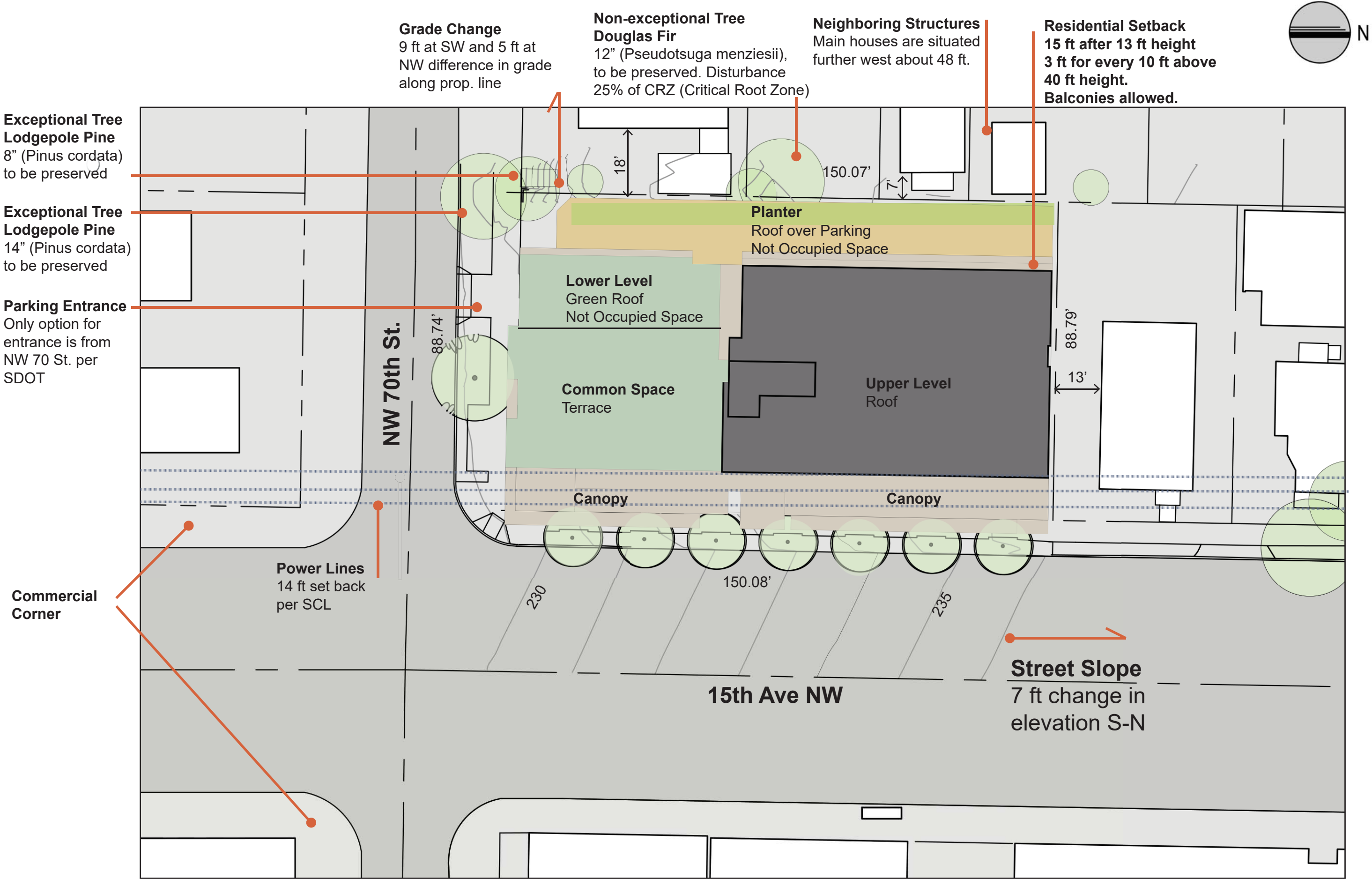
Parcel No 7518500530 (7001)

Lots 11 and 12, block 9, Salmon Bay Park addition to the City of Seattle, according to the plat thereof recorded in volume 4 of plats, page 76, records of King County, WA. Except that portion condemned in King County Superior Court cause No. 206194 for the widening of 15th Ave. NW as provided by Ordinance No. 52039 of the City of Seattle.

Parcel No 7518500520 (7011)

Lots 9 and 10, block 9, Salmon Bay Park addition to the City of Seattle, according to the plat thereof recorded in volume 4 of plats, page 76, records of King County, WA. Except that portion condemned in King County Superior Court No. 206194 for the widening of 15th Ave. NW as provided by Ordinance No. 52039 of the City of Seattle.

SITE PLAN AND DESIGN CONSTRAINTS



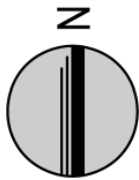


ZONING ANALYSIS

Zoning	NC2P-55 neighborhood commercial 2 pedestrian designed
Urban Village	No
Overlay	No
Principal Pedestrian Street	15th Ave NW
Environmental Critical Areas	No
Adjacent Zoning North	NC2P-55
Adjacent Zoning East	NC2P-55
Adjacent Zoning South	NC2P-55
Adjacent Zoning West	SF 5000
Permitted Uses	23.47A.004 Table A (J) Residential uses (C) Offices, Restaurants, Retail
Street Level Uses	23.47A.005.C up to 20% for residential use
Structure Height	55 ft.
Rooftop Features	23.47A.012.C.2 Open railing, planters, parapets up to 4 ft 23.47A.012.C.3 Solar collectors up to 7 ft. 23.47A.012.C.4 rooftop features up to 15 ft.
FAR	3.75
Setbacks	23.47A.014.B.1 Triangle, (2) sides extend along the street lot line and the side lot line 15 ft from the intersection of the residentially designated lot’s front line. B.3 15 ft for portion of structures above 13’ to a max 40 ft. B.3.b additional 3 ft for every 10 ft above 40 ft height
Setback Exceptions	Decks with open railing up to 5 ft to property line per 23.47A.014.E.1.a Eaves, cornices and gutters up to 18 inches per 23.47A.014.E.2 Fences, freestanding walls up to 6 ft per 23.47A.014.E.2
Utility Setbacks	14 ft to overhead power lines

Street Level Standards	23.47A.008.B.1 Street facing facade between 2 and 8 feet above sidewalk a minimum of 60% must be transparent. 23.47A.008.B.3 nonresidential use shall extend an average depth of 30 ft and a minimum depth of 15 ft. 23.47A.008.B.4 nonresidential uses at street level shall have 13 ft floor-to-floor height. 23.47A.008.C.1 a minimum of 80% of the width of street facing facade shall occupied by uses listed in 23.47A.005.D.1
Amenity Area	23.48.020.B. Area of 5% of total gross residential area. 23.48/20.C Maximum 50% may be enclosed. Minimum size is 225 sq.ft. minimum horizontal dimension is 15 feet.
Landscaping	Green Factor score of .30 or greater
Parking Access	23.47A.032.A.1.c Access is permitted across one of the side street
Required Parking	23.54.015. Table B (I) 1 space per 2 efficiency dwelling units. 23.54.020.F.2 Transit reduction of 50% for all uses when located within 1320 feet of street with frequent transit service. 23.54.015.D.2. No parking is required for the first 1,500 of each business establishment.
Bicycle Parking	23.54.015. Table D (D2) Residential Long Term 1 per dwelling units, and SEDU; after first 50 space additional are required at ratio 3/4 Residential Short Tem 1 per 20 units (A1) Commercial Long Term 1/5,000 sq.ft. (A1) Commercial Short Term 1/1,000 sq.ft. (A6) Commercial Long Term 1/4,000 sq.ft. (A6) Commercial Short Term 1/2,000 sq.ft.

ZONING MAP



The street facing blocks on 15th Avenue NW starting from Ballard Bridge to Holman Road is currently designated as Neighborhood Commercial and recently rezoned to 55 height. Typical land uses in this zone include grocery stores, coffee shops, service offices, medical facilities and apartments.

City code defines NC as supporting/encouraging pedestrian oriented shopping area that encourages a full range of household goods and services including:

- variety of small to medium sized neighborhood serving businesses
- continuous storefronts along the front lot line
- an atmosphere attractive to pedestrians

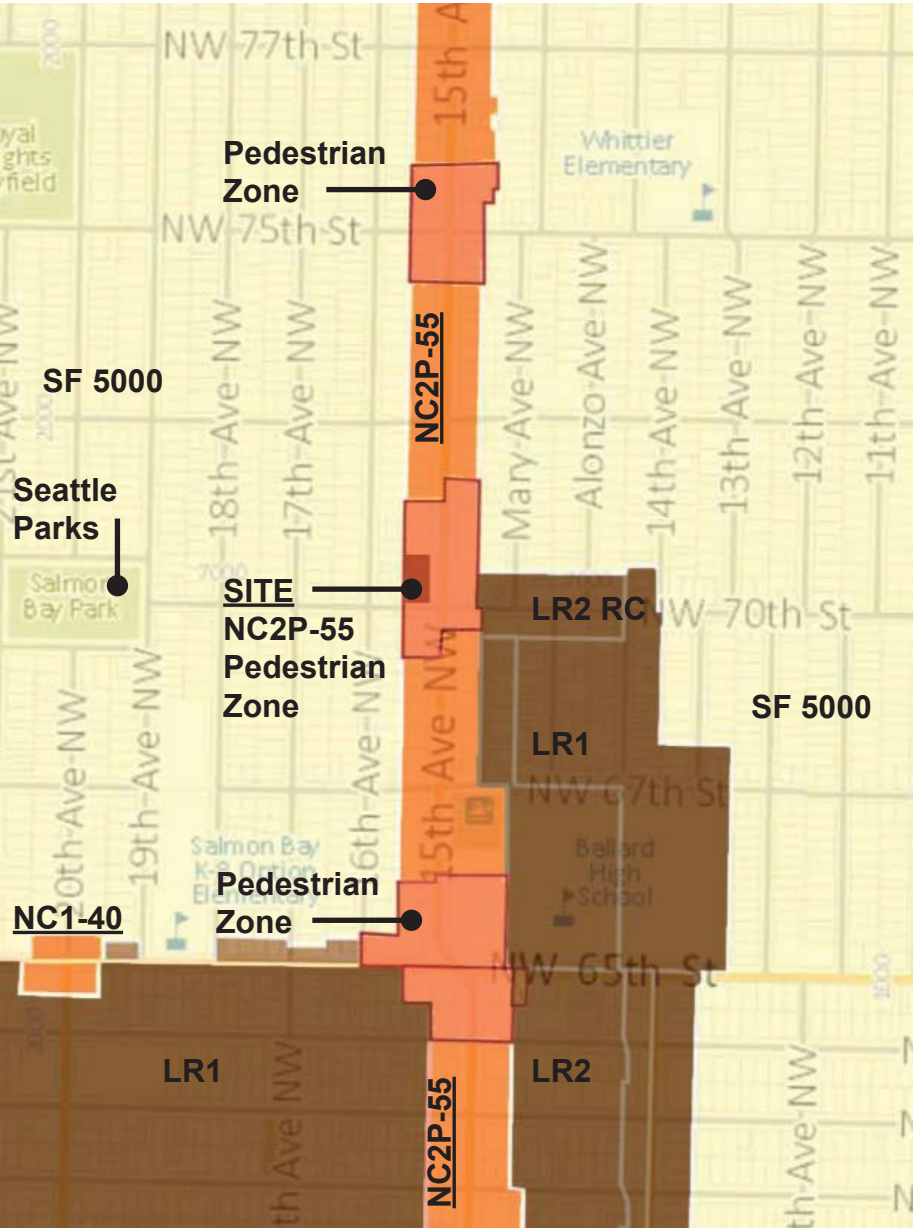
This designation is typically found on sites that are characterized by the following:

- located on streets with good capacity such as principal or minor arterials
- lack strong edges to buffer residential areas
- a mix of small to medium size parcels
- limited or moderate transit services

Adding the designation of the pedestrian zone means that the area should:

- preserve areas that offer a mix of street level pedestrian oriented destinations
- identifies/encourages areas that have the potential to transition to pedestrian oriented business district
- encourages more walking, biking and transit use

In pedestrian zones, residential uses may occupy no more than 20% of the street level facade. Buildings cannot have large blank facades at the pedestrian facing street level, and parking must either be under the building or behind it. The zoning immediately west of the site is SF 5000.



CURRENT ZONING

This area is designated with **M (medium)** MHA.

EDG MEETING 2 BOARD RECOMMENDATIONS

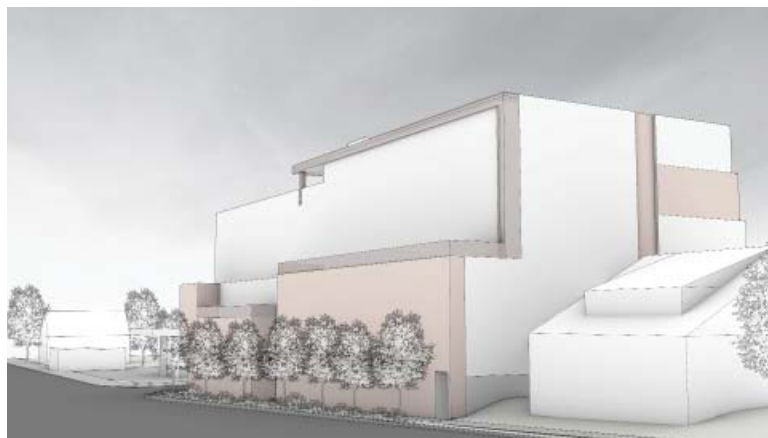
1. MASSING & RESPONSE TO CONTEXT

a. *In agreement with public comment, the Board appreciated the sincere response to earlier guidance and commitment to ongoing public outreach since the first EDG meeting. The Board acknowledged that the site size was reduced in response to public concerns and supported massing Option 3, the applicant's preferred massing option, as it was thoughtfully developed to ensure a good fit with the neighborhood. (CS2-D, DC2, DC2-A-1)*

- The design team further developed Option 3 massing scheme.
- The design team (consisting of 16 different consultants) worked on maintaining the concept while evaluating the project to the next phase. The building has been shaped in response to the design guidance/recommendations, implementing zoning and building code regulations and coordinating the requirements of every discipline.



EDG2 Southeast view



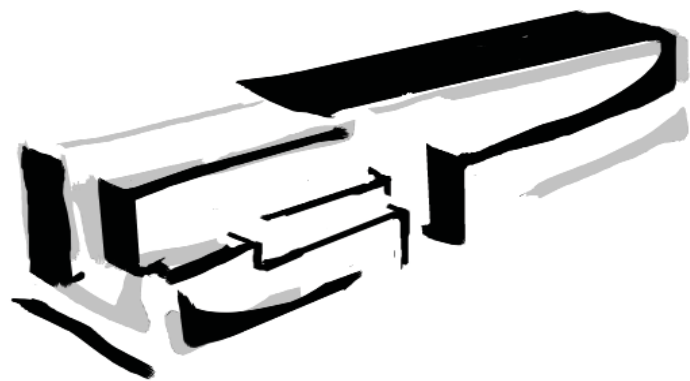
EDG2 Northeast view



SOUTHEAST VIEW

b. The Board supported the concept sketches illustrated on page 56 of the second EDG packet, particularly, the clear division of residential, commercial and live-work uses. The Board recommending maintaining the essence of these concept sketches as the design evolves. (DC2)

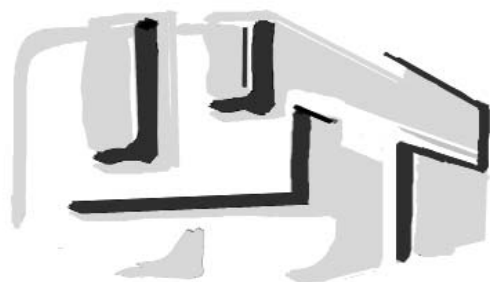
- The design is elevated to the next phase with the whole team of consultants working closely to follow the recommendations.
- The project maintained its unique identity complementing the pattern of buildings that create strong street corners and distinctive edges to the street. The commercial space will engage the corner of 15th Ave. NW and NW 70th St. and the small commercial spaces will activate the street frontage along 15th Ave NW.
- Guard rail design and roof modulation break up the massing at the roof line, and the canopy at the top level terrace creates a dynamic accent.
- Wood cladding, large windows and metal accents create texture and scale at the street level.



p.56 EDG2 East concept view



p.56 EDG2 Northeast concept view



p.56 EDG2 Southeast concept view



NORTHEAST VIEW

- c. *The Board was concerned that the composition of the south façade is too busy for such a small elevation and that the corner volume consists of too many elements, all of which – when combined – feel overly complex and lack clarity. The Board recommended further study of how these pieces come together and gave guidance to simplify the treatment in a manner that strengthens the commercial expression and draws attention to the corner; the overhead mass and ground plane should read as a singular and cohesive commercial element. The Board, however, noted the treatment of the corner in Option 1 is not the right solution. (CS2, CS2-C-1, DC2, DC2-B-1)*

South elevation was revised:

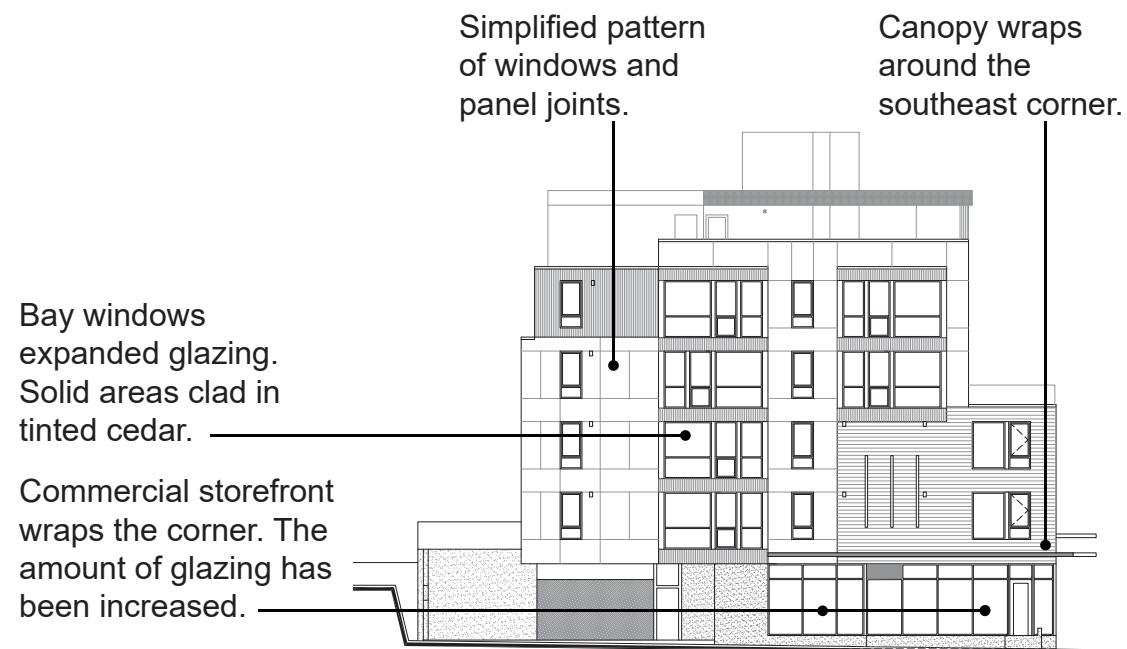
- The two bay windows are now fully glazed with tinted cedar siding which unites them as one bold accent. The number of opening are reduced and the pattern of openings is simplified.
- The enlarged windows of the projecting bays create a vertical accent opposite to the horizontal layout of the commercial glazing. This will also be visible at night when lights are on in the interior spaces.
- At the pedestrian level, glass at commercial space wraps around corner creating continuity from the east façade to the south.
- The glazing length is increased and the commercial space creates an alcove for the plaza.
- The canopy wraps the corner for continuity at the street level.
- At the 2nd/3rd stories, horizontal cedar siding wraps around corner, creating continuity from the west façade to the south.
- Cement board cladding is used on the building on all facades. It is used to create contrast and to break down the overall scale of the building. Changes in the tone and orientation of the cedar cladding create additional visual interest and break up the overall volume of the building, which addresses comments to reduce the perceived bulk and scale of the building in a meaningful but subtle way.
- Accent panels for visual interest and continuity are positioned at the most visible space on the south facade. A local artist is commissioned to create a unique piece of art that is an interpretation of history and vibrancy of the place.



EDG2 South Elevation



EDG2 South Elevation Rendering



SOUTH ELEVATION



SOUTH ELEVATION RENDERING

Cedar cladding is a consistent element on all facades.



Continuous glazing and canopy wraps corner to unify south and east facade at street level and creates transparency and illumination at the street level.

Cedar cladding wraps around residential units on south and east facades creating continuity around the corner.



Wood cladding on underside of canopy creates warmth and texture.

MODULATING WEST FACADE

- d. In response to public comment, the Board recommended further articulating the west façade in a manner that breaks down the scale and improves access to daylight for adjacent sites, such as pulling away from the southwest corner or modulating the roof line. The Board recommended incorporating the vertical reveals on the west façade of Option 1 as it is a more sensitive massing response to the single family zone. The Board encouraged continued neighborhood outreach as the treatment of this edge evolves. (CS2-D-3, CS2-D-4, DC2-A-2)

- The upper portion of the west facade is recessed, similar to the facade treatment on the east elevation.
- Articulation of the west facade is further developed by a change in material and wall thickness, with dark toned cedar cladding at the recessed area.
- Downspouts and placement of exterior vents reinforce the vertical elements.

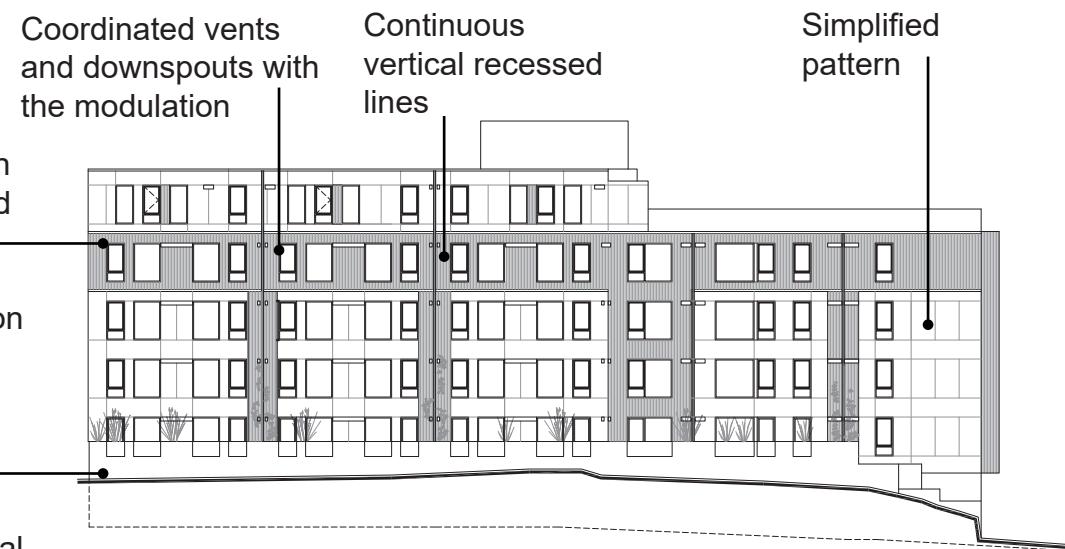


EDG2 West Elevation



EDG2 West Elevation Rendering

- Wood siding, visible above the matured vegetation of the neighboring properties. It brings warmth and texture at the transition to residential properties.
- The configuration of the bioretention planters is designed to correspond with the vertical articulation and allow for vines to be planted and reinforce the vertical element. The placement of planters along the property line creates a soft edge between the new building and existing vegetation.
- While allowed by code, the bio retention planter area is not occupiable space, creating an additional privacy buffer between the building and adjacent properties.



WEST ELEVATION



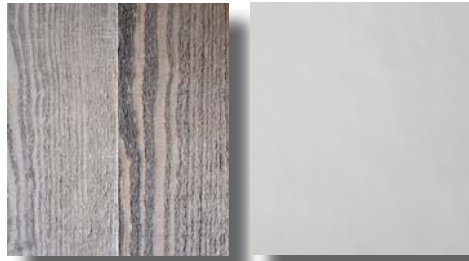
WEST ELEVATION RENDERING



WEST SIDE RENDERING

Facade modulation through changes in material and texture. Recessed areas create illusion of separate buildings, color adds visual interest and scale. Planted areas and landscaping soften the building edges and vegetated screening will be on the west facade.

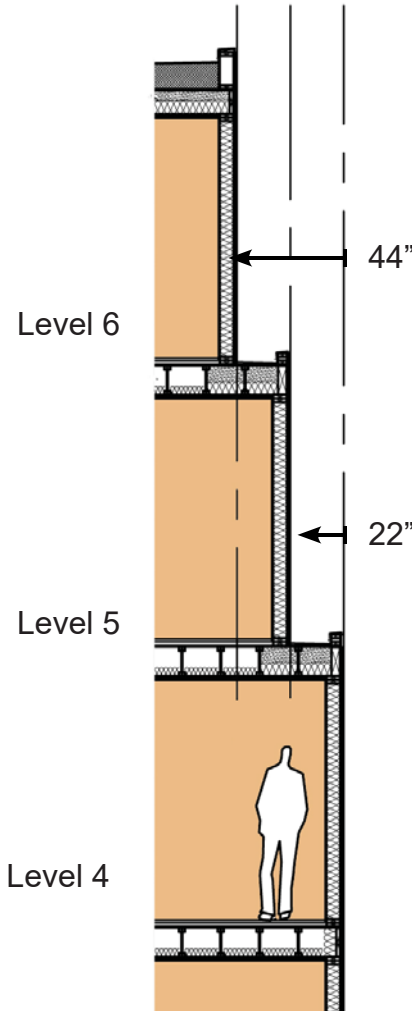
NOT SHOWN ON THE RENDERING FOR CLARITY. The space of shoring wall below ground at property line will be used to build wood fence or decorative lattice for crawling vines to enhance the single family properties. The proposed height of 8 ft above ground is a feedback from the property owners.



The neutral color palette creates a softer transition between the building and adjacent properties to the west. The vertical orientation and darker tone of the wood cladding reinforces the recessed portion of the facade. The pewter hue of the wood will age more gracefully.

Facade steps back 44" from lower building edge and 19.3 ft from property line.

Facade steps back 22" from lower building edge and 17.4 ft from property line.

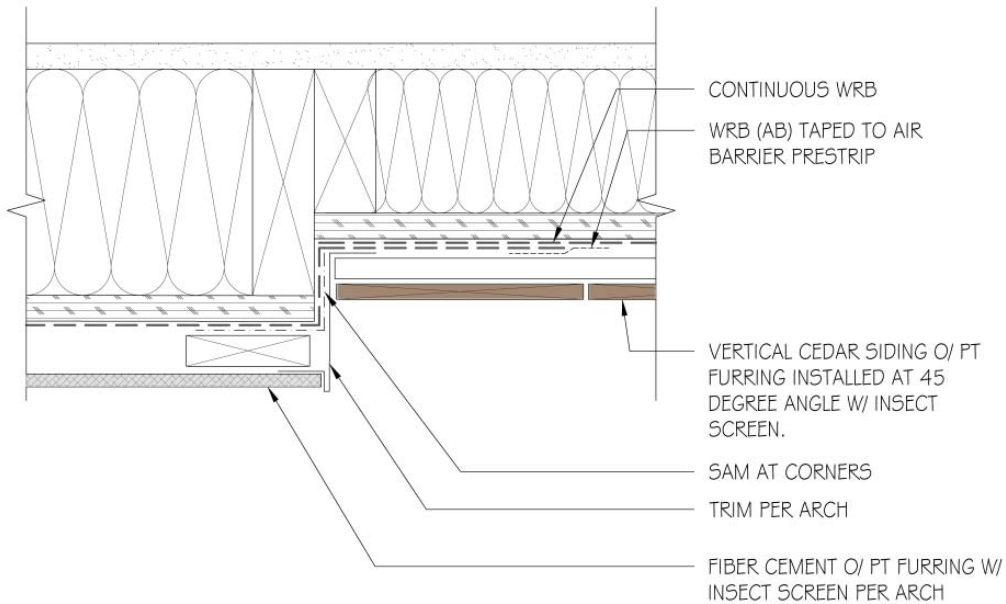




Example of change in material and color tone, downspout and vent placement, climbing vegetation to emphasize vertical elements and create scale.



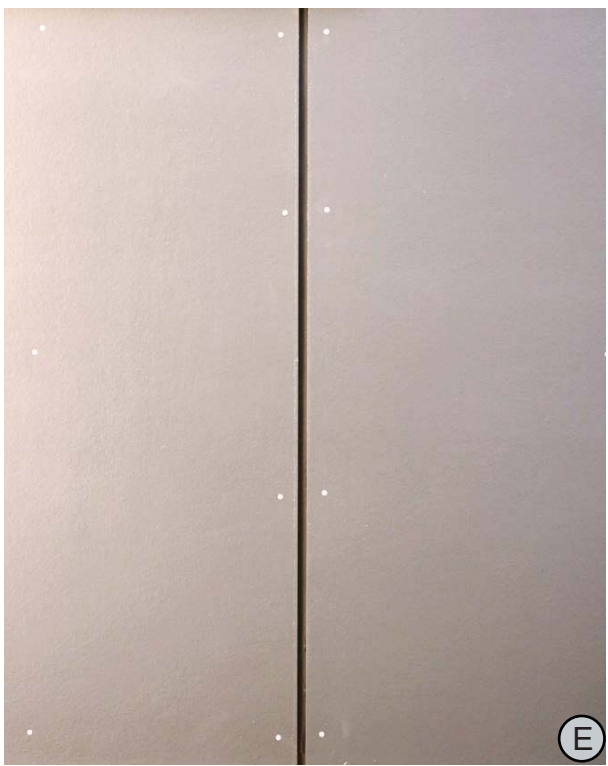
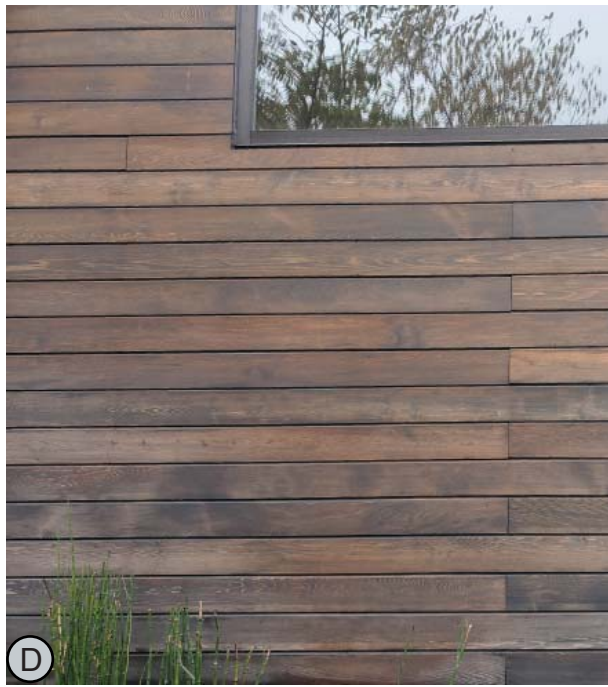
Rendering shows change in material and color tone, downspout and vent placement, climbing vegetation to emphasize vertical elements and create scale.



Detail showing change of plane for building cladding materials. Recess creates shadow line, emphasizing the vertical orientation at this plane.

MATERIAL PALETTE

- e. *The Board supported the level of quality of the proposed material palette as it is attractive and appropriate for scale of development and context. In response to public comment, the Board recommended further development of a neutral and muted palette that blends with the landscape and reduces height, bulk and scale impacts as perceived from the single family zone. The same guidance should be applied to the development of the materiality and composition of the north façade; it should fall to the background rather than call attention to itself. (DC2, DC2-B-1, DC2-B-2, DC2-C-3, DC4, DC4-A)*
- The building material palette consists of neutral warm pale grays and accents of darker stained wood. The darker stain will age more gracefully in the northwest climate.
 - The composition of the overall building utilizes the cedar siding to create a background for the portions of the building clad in the lighter cement panel siding. The cedar is a modern expression of traditional materials. The dark color has a more modern feel and will make the street trees more visible by creating a darker backdrop.
 - On the west façade, the dark tone is applied to amplify the stepped back area and make it appear to recede. The lighter tone on the lower residential portion is consistent with the guidance for a muted/neutral palette on that elevation.
 - There is an existing billboard at the north side of the building. The owner will remove it as it will not be visible northbound and may be damaged during construction. The north elevation may be used for community outreach in the format of mural or signage.



- Ⓐ Exposed concrete

Ⓑ Weathering steel

Ⓒ Perforated steel
- Ⓓ Cedar

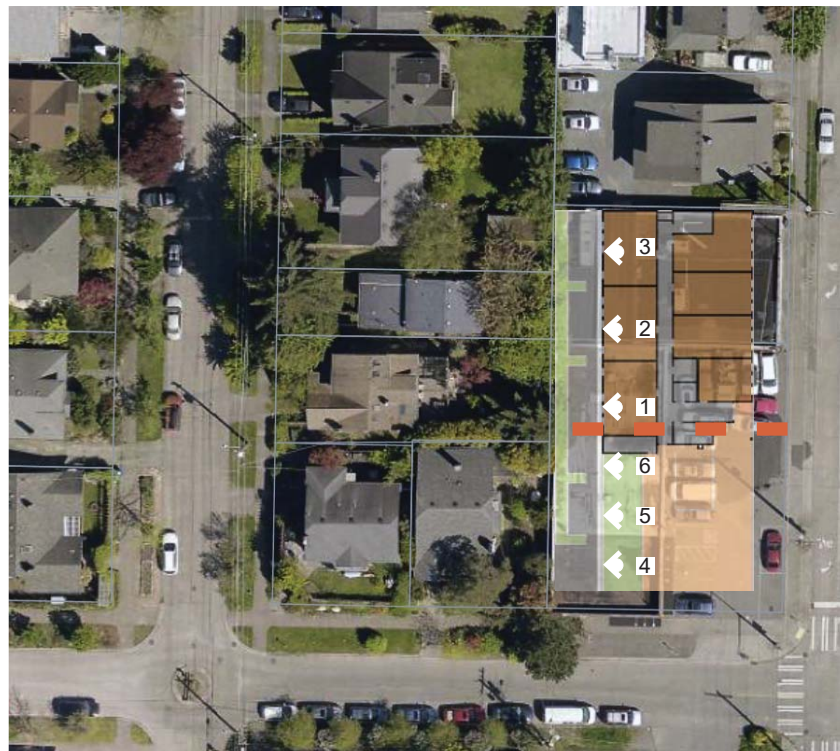
Ⓔ Cement panel

Ⓕ Vines/vegetation

f. The Board supported pulling the rooftop penthouses away from the west property line as it reduces massing impacts on the single family zone and promotes respect for privacy of residents on adjacent sites. The Board requested privacy studies of the west façade at the Recommendation phase. (CS2-D-4, CS2-D-5)

The project had made a significant adjustment to reduce the impact to the single family zones by reducing the size of the building, eliminating all balconies, and moving the terraces. Stepping the top floor back further will make the top units unfeasible, so the following additional adjustments have been made:

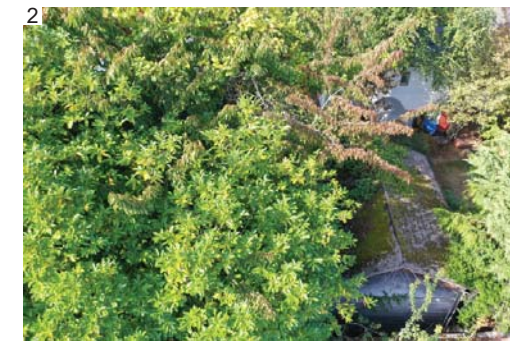
- The balconies have been removed from the design, even though they would be allowed in the required setback.
- The terrace above the parking area is not occupiable space. Because it is the roof over the parking area it could provide additional outdoor space for building residents, but it is designed as not occupiable in order to create another layer of privacy for adjacent properties.
- The roof terrace is pulled back from the west façade. The amenity space could have taken full advantage of the south facing terrace with views to the Puget Sound, but was revised with the privacy of adjacent residents in mind.
- The team completed additional research by using drones to take pictures at the penthouse level. The pictures show that the matured vegetation in the adjacent properties create a natural screen. The area where the building steps down is most open, so the green roof was positioned so that the usable part is at the center/east side.



Drone image **locations and direction of view**



Drone images **straight** from the 6th Floor (Penthouses)



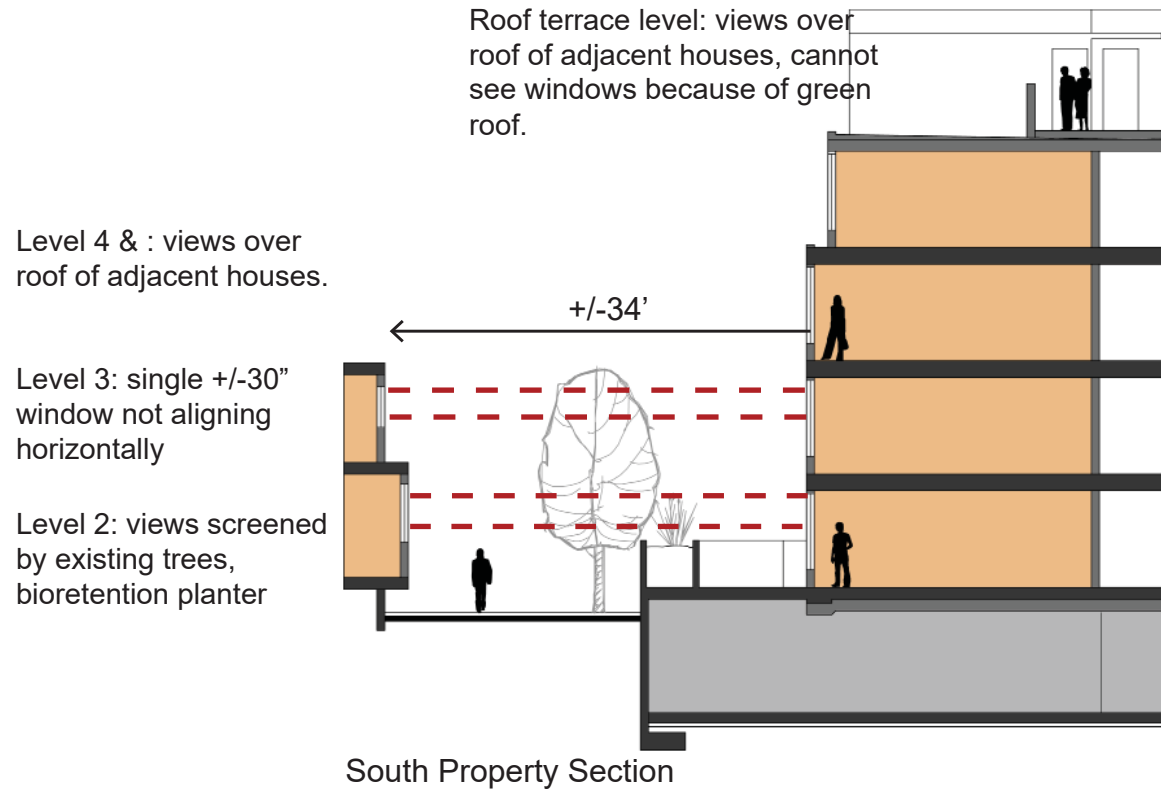
Drone images **down** from the 6th Floor (Penthouses)



Drone images **straight** from the 6th Floor Green Roof / Terrace



Drone images **down** from the 6th Floor Green Roof / Terrace

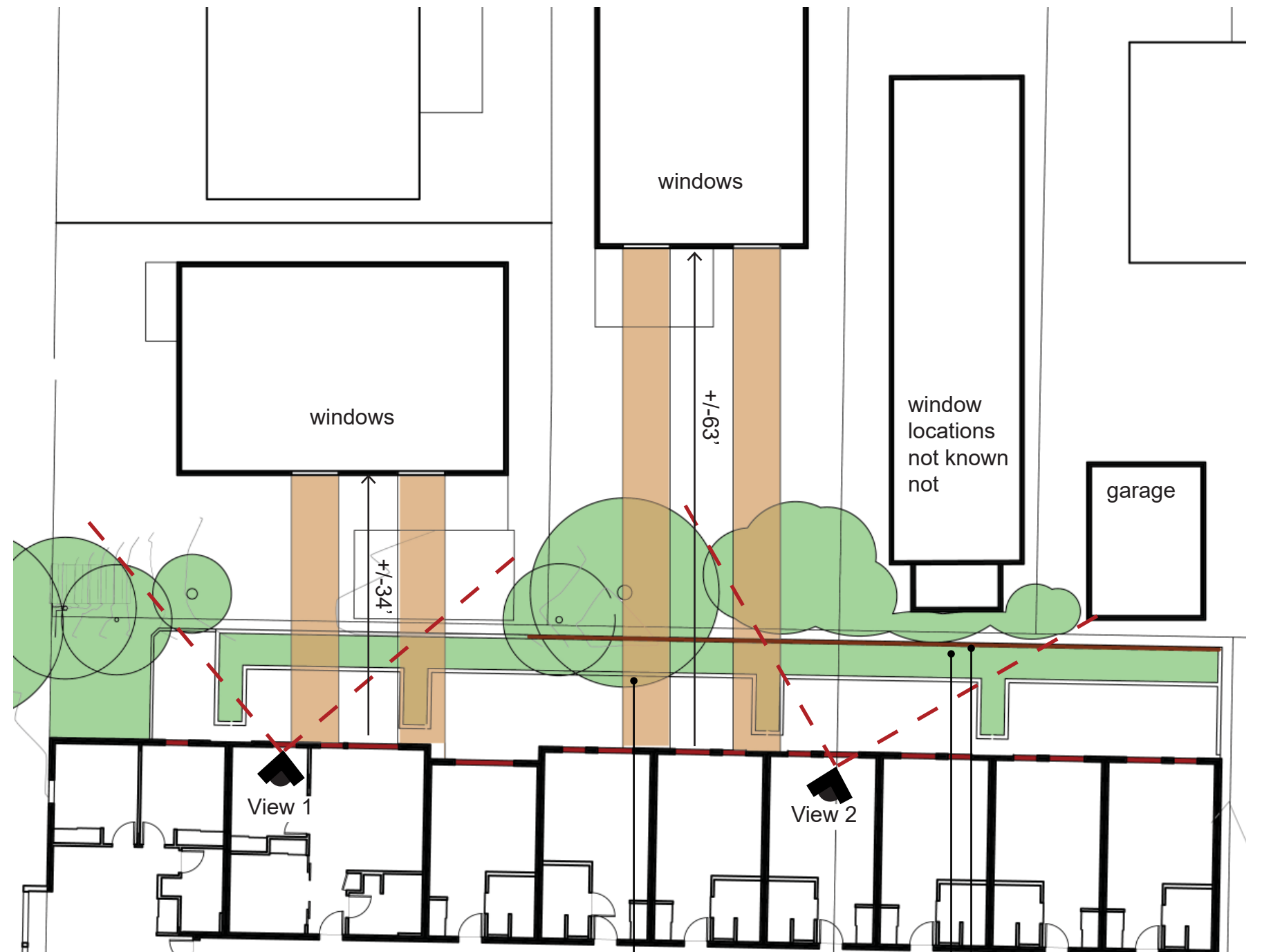


View 1



View 2

WINDOW ALIGNMENT

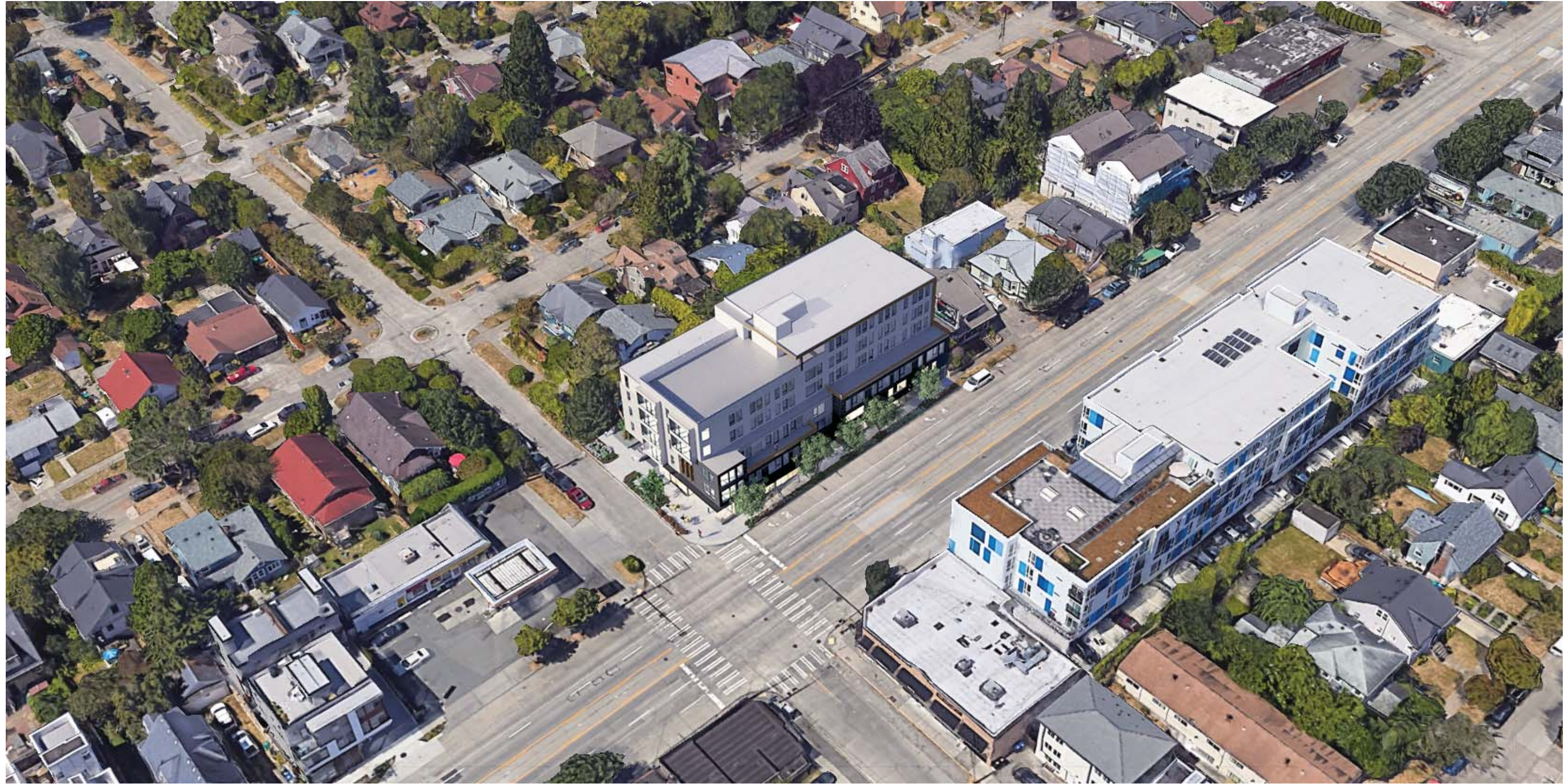


Windows have been placed on the west facing elevation so that they align with walls (not windows) of neighboring houses to the greatest extent possible in order to preserve privacy. Windows on the upper levels look out over the roof(s) of adjacent properties, the lower level windows are screened from adjacent properties by the vegetated bio retention area, wood screen fence and existing trees.

Direct view of windows

Fence provide additional layer of screening.

Bioretention planter screens view at Level 1



BIRD'S EYE VIEW OF PROPOSED PROJECT AND ADJACENT



BIRD'S EYE VIEW OF PROPOSED PROJECT AND ADJACENT

SUN PATH STUDY



SUMMER 9 AM

Primary impact: shading on east facade of existing adjacent properties. The matured vegetation mitigates the impact of the new building.



WINTER 10 AM

Primary impact: shading on partial south and east facade of existing adjacent properties. The matured vegetation mitigates the impact of the new building.



SUMMER 4 PM

Primary impact: none



WINTER 3 PM

Primary impact: none

g. The Board reiterated the following Design Guideline priorities regarding massing, context, and community engagement, as identified at the first EDG meeting, CS1-B-2, Daylight and Shading; CS2-C-1, Corner Sites; CS2-D, Height, Bulk and Scale; DC2-A, Massing; CS3-A, Emphasizing Positive Neighborhood Attributes; CS3-B, Local History and Culture; DC2-B, Architectural and Façade Composition; DC2-C, Secondary Architectural Features; DC2-D, Scale and Texture; and DC2-E, Form and Function. (CS1-B-2, CS2-C-1, CS2-D, CS3-A, CS3-B, DC2-A, DC2-B, DC2-C, DC2-D, DC2-E)

- The design team followed these guidelines and continued efforts to incorporate them:
- The developer continued communication with community members. The project will incorporate a wood fence or trellis approved by the immediate neighbors of the property to the northwest.
 - The use of wood siding was increased. It is a preferred material given that it references the Nordic heritage of Ballard and the residential feel it provides.
 - Community engagement was further established by engaging a local artist to share her vision of transformation and continuity the project offers.
 - Daylight and shading were further studied. A drone imaging consultant was contracted to show the extent of vegetation on the properties. Splitting the top level in two volumes aligns with where there is more existing vegetation.
 - Planters help to shape and soften edges at the landscaped terrace/common area, and screen views to residential properties.
 - The commercial corner creates an identifiable urban edge and activity/transparency at the ground level on both street frontages.
 - Visual interest is achieved with the pattern and rhythm of openings coordinated with the mechanical vents and this adds subtle interest to the façade composition.
 - Human scale features such as large street level windows, benches, lighting, landscaped planters and overhead canopy with wood soffit enhance the pedestrian experience.



STREETSCAPE ALONG 15TH AVE NW

Residential
Entry

Small Commercial
Entries



STREETSCAPE ALONG NW 70TH ST

Parking
Entry

Commercial
Plaza & Entry

2. STREETSCAPE & PEDESTRIAN EXPERIENCE

ERODED CORNER AND SETBACK

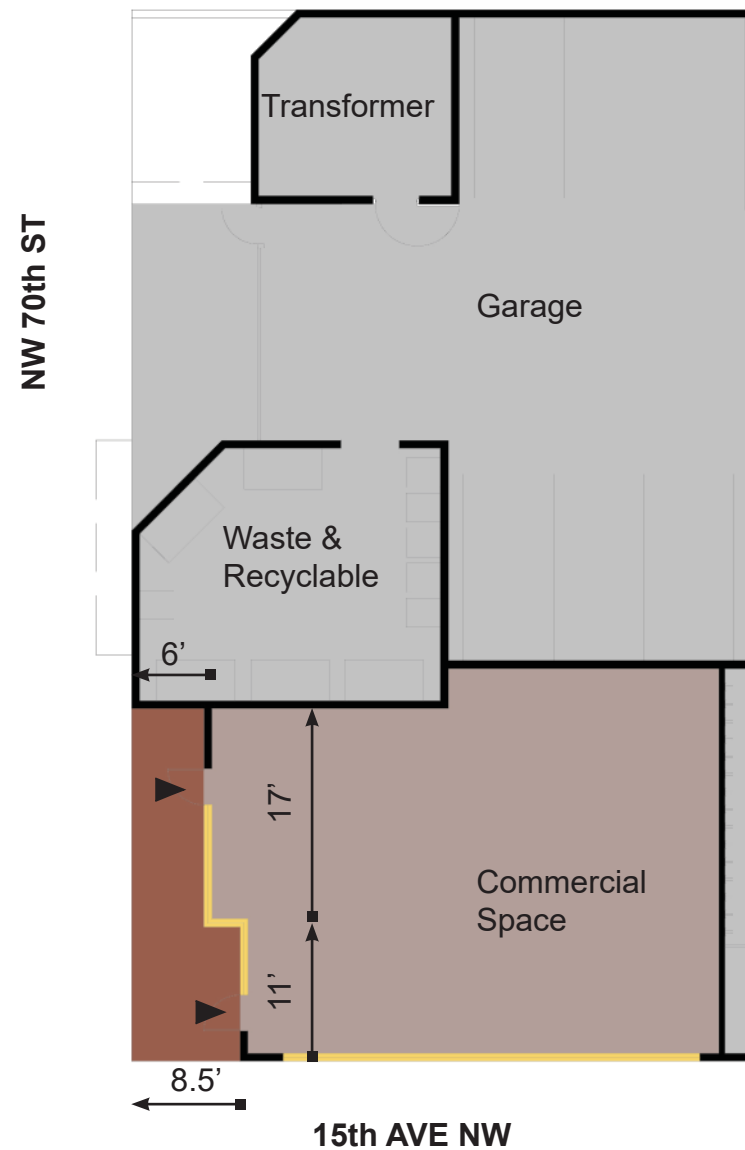
a. The Board supported the eroded corner and recommended the street-level of the south façade provide a continuous setback at the corner open space, rather than jog,

- The corner of the building was revised.
- The south line of the commercial space has no jog, and is setback further.
- The overall layout was revised to provide larger commercial frontage along NW 70 St, and eliminate 45 degree wall.

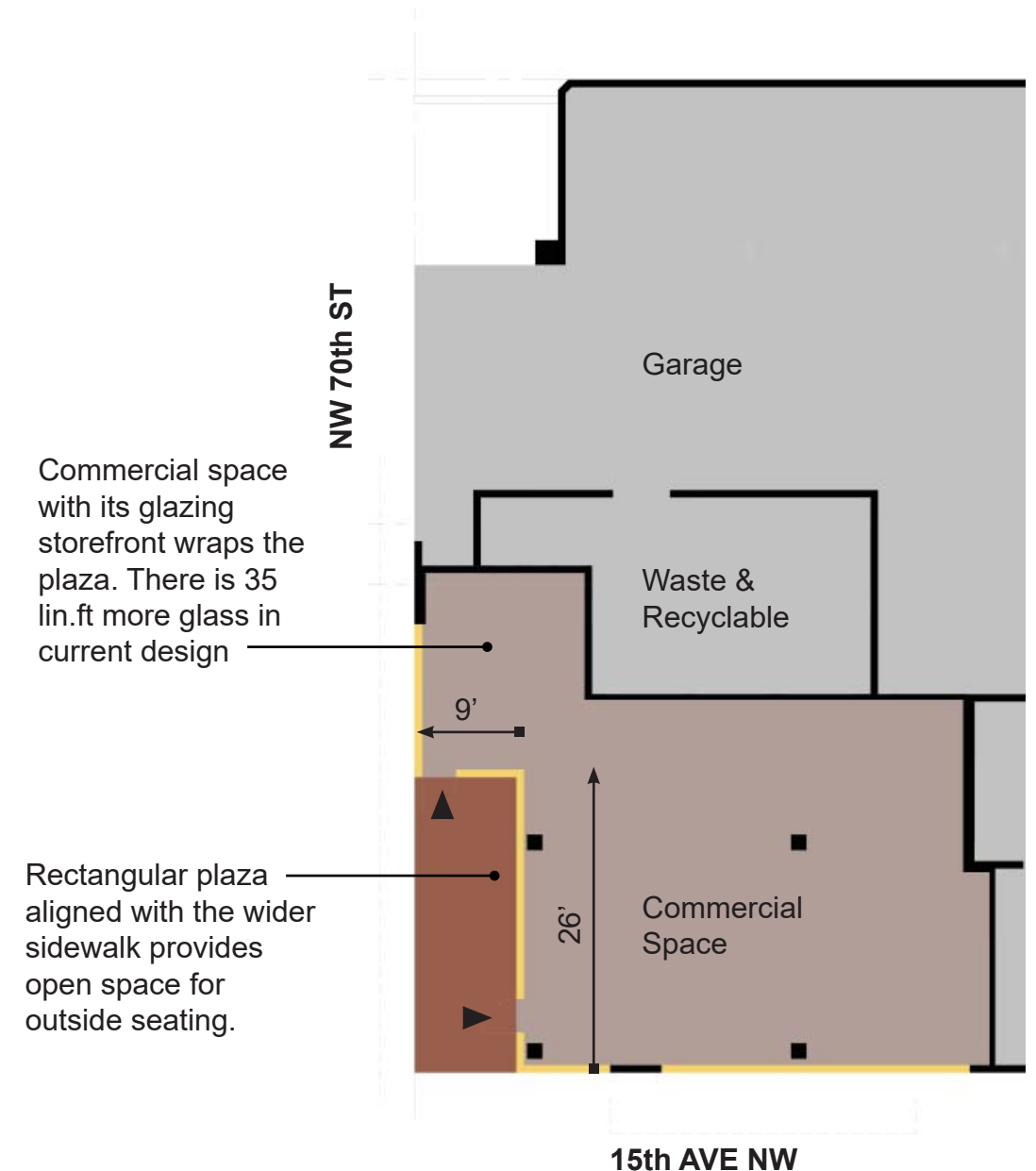
ZONING REVIEW COMMENT

“Plans identify the commercial space set back about 29’ from 15th Ave NW. Per 23.47A.008.A.3, “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.” Please discuss with Design Review board to recommend approval of entryway as approved open space.” The project is seeking a departure to comply with the Zoning Code regulation.

- The proposed plaza on the south side is rectangular, and its long edge faces the wider sidewalk on NW 70th St. This creates an opportunity for a larger open space with areas for outdoor seating.
- The set back is for 9 ft of length along 15th Ave NW and unlike previous configuration creates a continuous commercial glazed frontage.



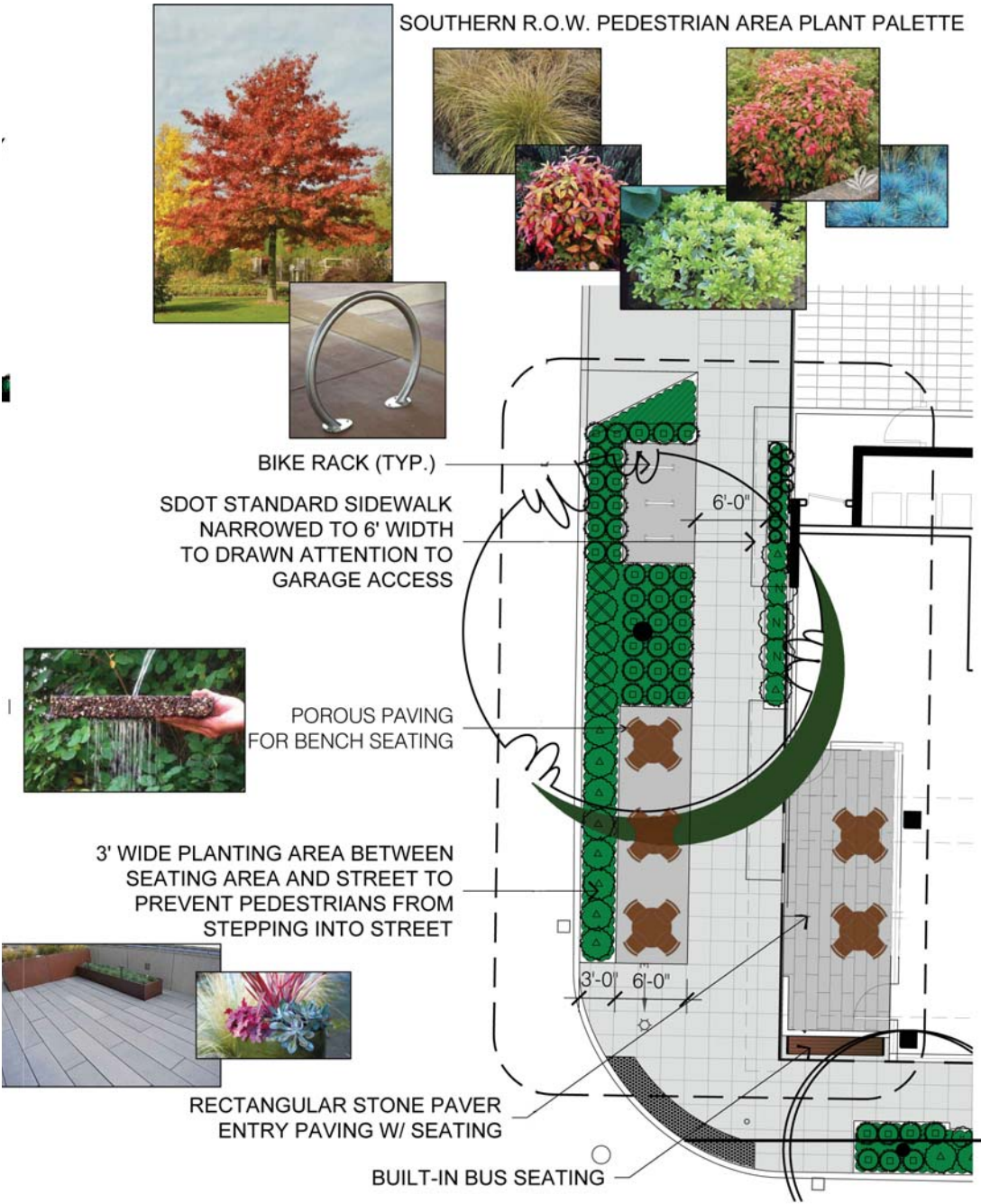
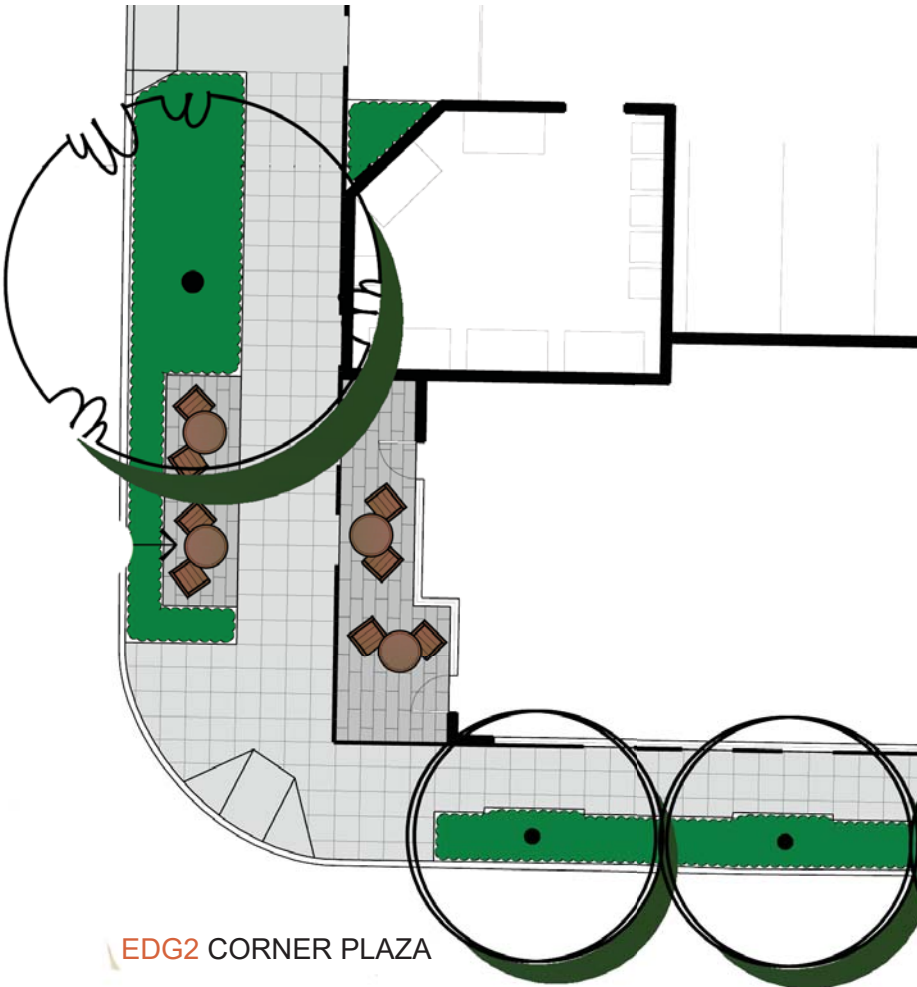
EDG2 COMMERCIAL CORNER



PROPOSED COMMERCIAL CORNER

b. The Board recommended eliminating the portions of the planting strip adjacent to the corner commercial use and residential entry to create a robust sidewalk zone with continuous occupiable spaces that can accommodate heavy pedestrian activity. Consider SDOT's revised recommendations for sidewalk width as the design evolves. (PL1-B-2, DC3, DC3-B-1)

The landscape plan was revised per the recommendation. The landscape design had preliminary approval from SDOT arborist.



SIMPLIFYING THE DESIGN

c. The Board was concerned that the proposed use of green screens along NW 70th St may present one too many elements – on top of the artistic panels – and recommended simplifying the landscape design and relying on planting in that location. The artistic panels should be locally inspired. (DC3, DC3-C-2, DC4-D-1)

The green screen artistic panels were eliminated per the recommendations, and glazing of the commercial space extended.



EDG2 South Street Level



SOUTH STREET LEVEL

Artistic panels are removed.

Commercial storefront glazing was extended.

Artistic element adds visual interest.
Weathered steel laser cut panel.
Design concept by Maryia Apostolova.
p.52,53



Street tree

Floor to ceiling glass wraps the corner at the commercial space.

Landscaped edge

Canopy provides protection and sets datum line.

CONTINUOUS WEATHER PROTECTION

d. *In agreement with public comment, the Board supported the near continuous overhead weather protection along 15th Ave NW and at the entries. (PL2-C-1)*

- The overhead weather protection is maintained as near continuous per recommendations.
- The canopy is a sequence of areas where the canopy fully covers the sidewalk and areas where the canopy pulls back for the new street trees.
- The areas between the street trees are a place where the signage is positioned so it is more visible.



Canopy design identifies entries and commercial spaces.



Bay windows create modulation and act as canopy for additional protection from weather.

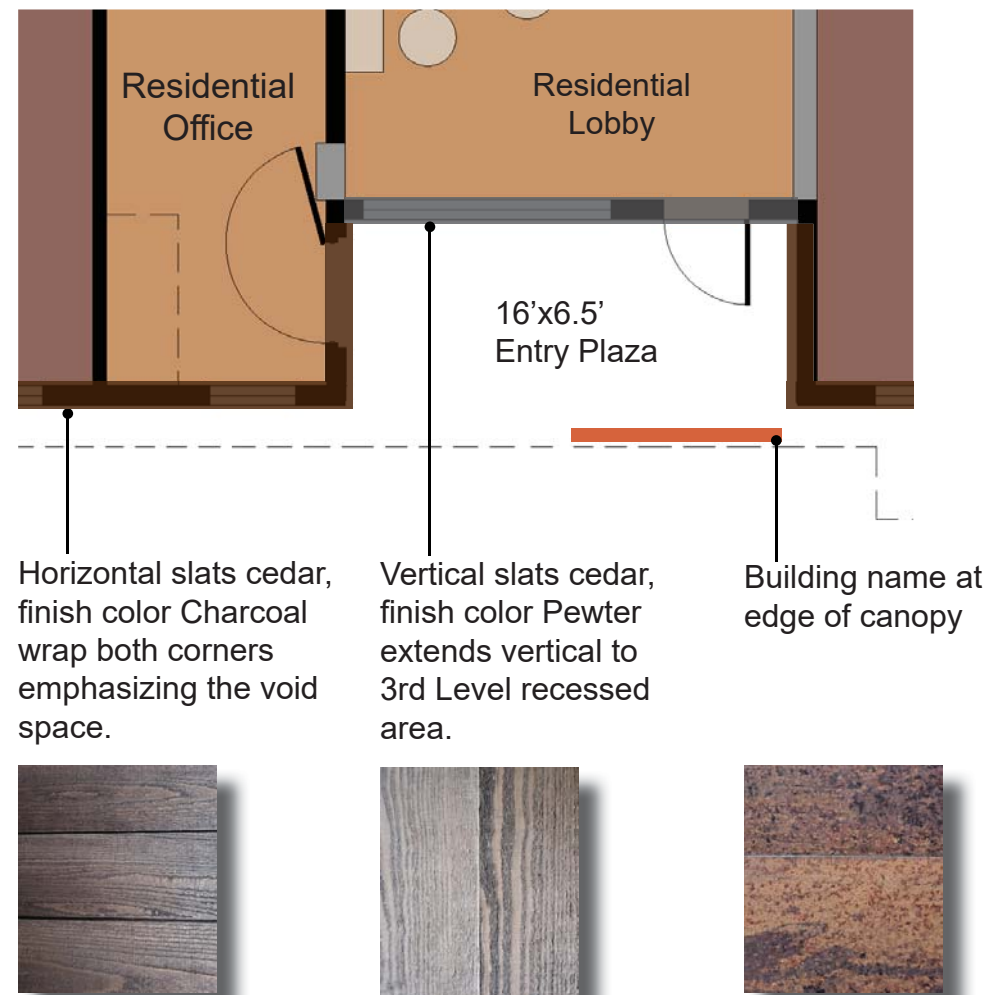
Canopy continues around the corner.



15TH AVENUE PEDESTRIAN EXPERIENCE

3. STREET-LEVEL USES

- a. The Board noted that the primary residential entry is well-defined and identifiable, and supported the location between the commercial and live-work uses as it allows for the two separate non-residential volumes to balance each other. (PL3-A-1, PL3-A-2, DC2-A-1)
- The concept has been further developed with the progression of the design. The residential entry and small leasing office plus the residential exit discharge equals to 20% of the frontage as prescribed by Code for the pedestrian oriented area.
 - The residential entry is identifiable with materials such as wood and glass and an extended canopy with illuminated signage.
 - The entrance to the building is clearly defined with a canopy, signage and lighting.



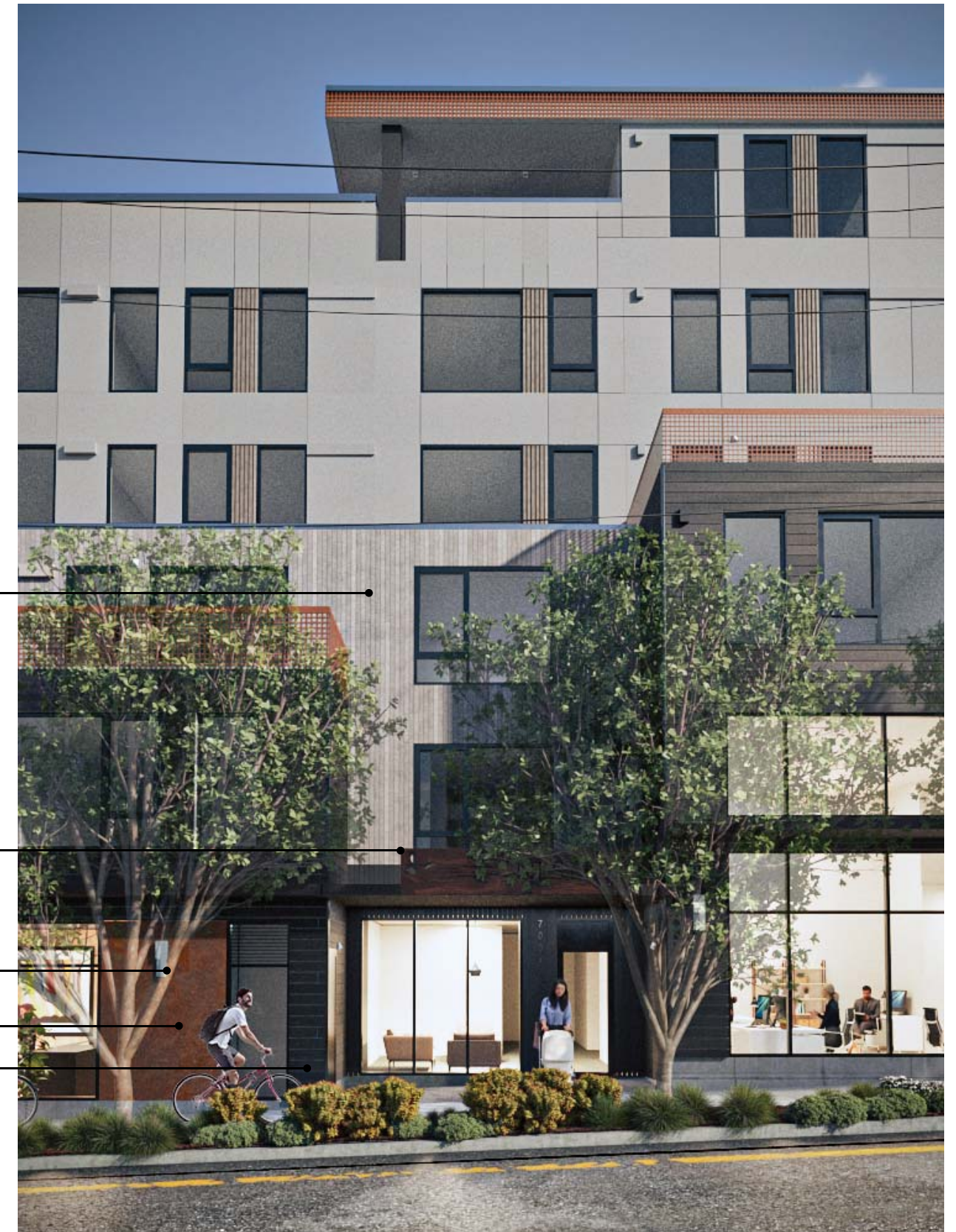
Vertical slats cedar,
finish color Pewter

Artwork/Signage:
weathered steel laser
cut. Design by Maryia
Apostolova. p.52,53

Wall Sconce, p.50

Weathered steel panel

Horizontal slats cedar,
finish color Charcoal



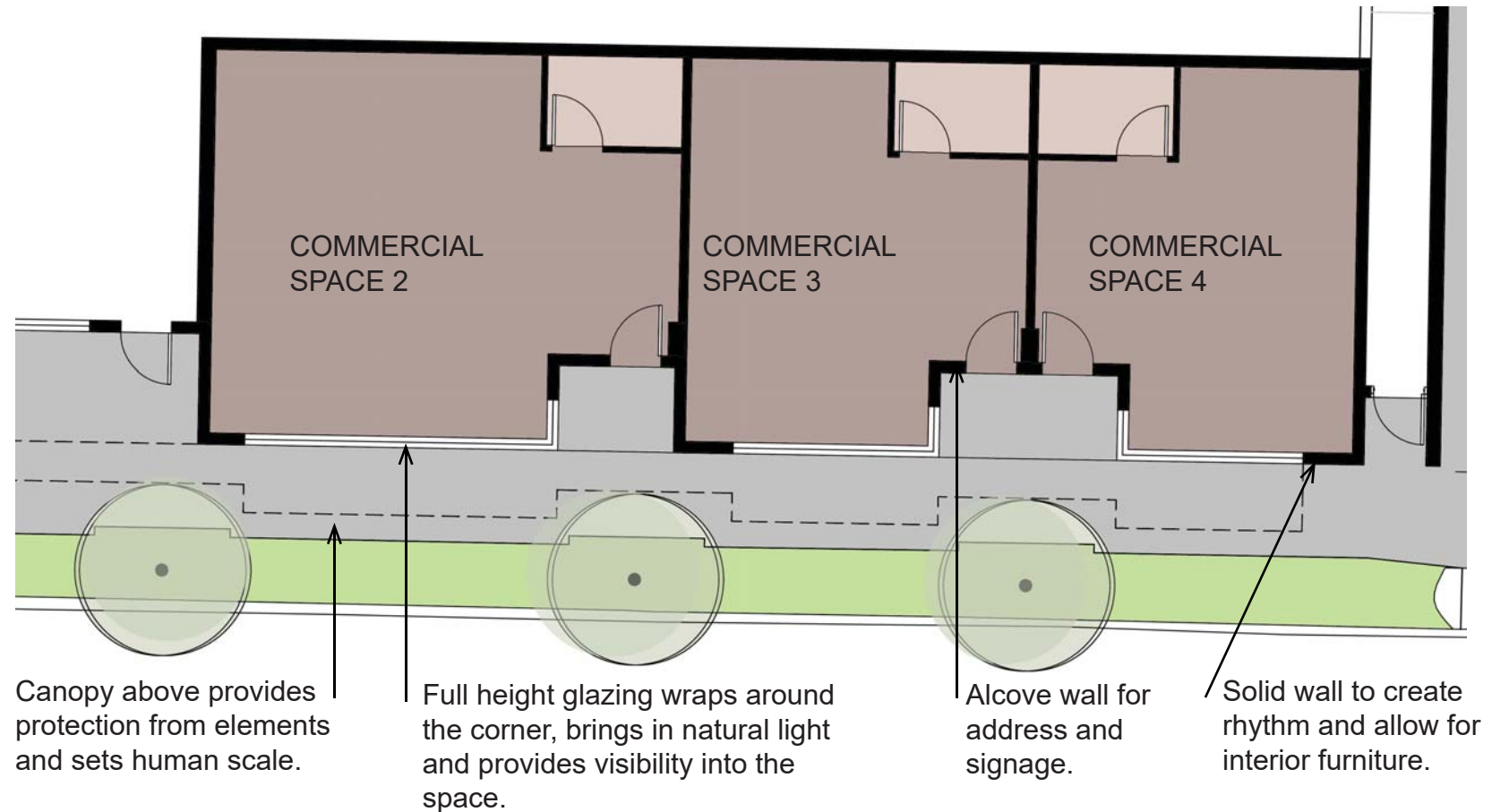
RESIDENTIAL ENTRY

b. The Board was inclined to support the requested departure from maximum frontage requirements for live-work uses, provided that there is greater articulation of the individual store fronts in a manner that establishes a rhythm and adds depth and texture to the street frontage, such as through the use of signage and inclusion of entry alcoves. The live-work units should not appear as a monotonous block. (DC2-C-1, DC2-D, DC2-E-1, DC4-B-1)

- The live-work units were removed from the project. Per zoning review, increasing the frontage over 20% cannot be subject of departure. The street area north of the residential entry will house 3 commercial spaces with areas of less than 500 sq.ft. to give opportunity to small businesses.
- Following the recommendation of the Design Board, alcoves are created at the entrances to the small commercial spaces. They define the entries and give a human scale, and also provide protection from the weather.
- The high ceilings provides opportunities for creative spaces and loft areas.



Example of a small art studio and/or gallery with a high ceiling and opportunity for a storage loft.



EMPHASIZING COMMERCIAL SPACE

c. *In response to public comment, the Board stated the live-work units should emphasize the “work” use and achieve a true commercial expression at the street-level. The Board recommended providing a high level of glazing and landscape improvements that are commercial in nature. (DC1-A-1, DC2-E-1, DC4, DC4-D-1)*

- The street level uses along 15th Ave NW consists of 80% commercial spaces that are about equally split between one large space and the three smaller ones. The live work units have been removed from the project. The design, while keeping the integrity of the commercial aspect, treats the smaller spaces with the appropriate scale modulation and alcoves.
- The glazing exceeds the amount required by zoning code by 15% along 15th Ave NW.
- Datum lines are set by the canopies, and then by mullions and door headers and continue from the east to the south facade.
- The solid wall will be used for signage for the smaller commercial spaces and as an accent and transition to the solid upper walls of the building.
- The glazing along NW 70th St. is increased to 60% of the frontage.
- Landscaped areas are located where there are blank concrete walls and soften the transition to the single family properties.



GLAZING ALONG NW 70TH ST



GLAZING ALONG 15TH AVE NW

d. The Board reiterated the following Design Guideline priorities regarding the street-level uses, as identified at the first EDG meeting, CS2-B, Adjacent Sites, Streets, and Open Spaces; PL2-B, Safety and Security; PL3-A, Entries; PL3-B-Residential Edges; PL3-C, Retail Edges; and DC1-A, Arrangement of Interior Uses. (PL2-B, PL3-A, PL3-B, PL3-C, DC1-A)

- The lighting plan is prepared by electrical engineers and follows the guidance for illumination at the street level.
- The number of alcoves are limited, but allow for accessible route to enter the commercial spaces along the slope of 15th Ave NW.
- The main residential entry is in the middle of the east facade of the building and creates a balanced division between the single large commercial space and the 3 smaller ones.
- Parking and waste/recyclable area is located per the rules and recommendation of their respective agencies SDOT and SPU.

Vertical slats cedar, finish color Pewter extends vertical to 4th Level recessed area.

Cement “Hardie” panel, color Ellie Gray with accent painted joints



Significant tree on the street as well as the ones in neighboring properties will be protected.

Green accent corner creates a visual break between parking access and the residential uses.



SOUTHWEST CORNER

4. VEHICULAR ACCESS & SERVICE USES

a. The Board supported the proposed response to guidance from the first EDG meeting regarding vehicular access and service uses and, in response to public comment, suggested working with SDOT and SDCI on methods to reduce traffic in the neighborhood, such as restricting vehicle turns exiting the garage. (DC1-B-1)

- Traffic analysis shows a low impact in the neighborhood streets. All the pass-by trips are expected to access the site via 15th Avenue NW. It is estimated that 25% of the development's traffic will travel to and from north along 15th Avenue NW. Approximately 70% of the development's traffic will travel to and from the south, five percent along 16th Avenue NW and sixty-five percent along 15th Avenue NW. The remaining 5% is expected to travel to and from the east along NW 70th Street.
- Trip distribution and site traffic assignment for the proposed development is based on the City of Seattle Origin/Destination Tables and counts performed near the site.

MINIMIZE IMPACT OF VEHICLE & SERVICE USES ON PEDESTRIAN EXPERIENCE

b. The Board heard public comment and supported the proposed design features that seek to minimize impacts of the vehicular access and service uses on the pedestrian experience, particularly, the larger than required sight triangles, landscape buffers, and internalized solid waste storage and staging. (DC1-B-1, DC1-C-2, DC1-C-4)

- The project will incorporate all the following features as recommended by traffic engineers:
- The sight triangles are larger than what is currently required by Code.
- Traffic mirrors and a flashing bollard are incorporated in the design.
- Based on the feedback from the community, no sound alarm is proposed.
- Landscape buffers are provided along NW 70th St.
- Following the objection of the community for staging as well as safety traffic concerns, the Waste and Recyclable Space meets SPU standards for pick up from the building.

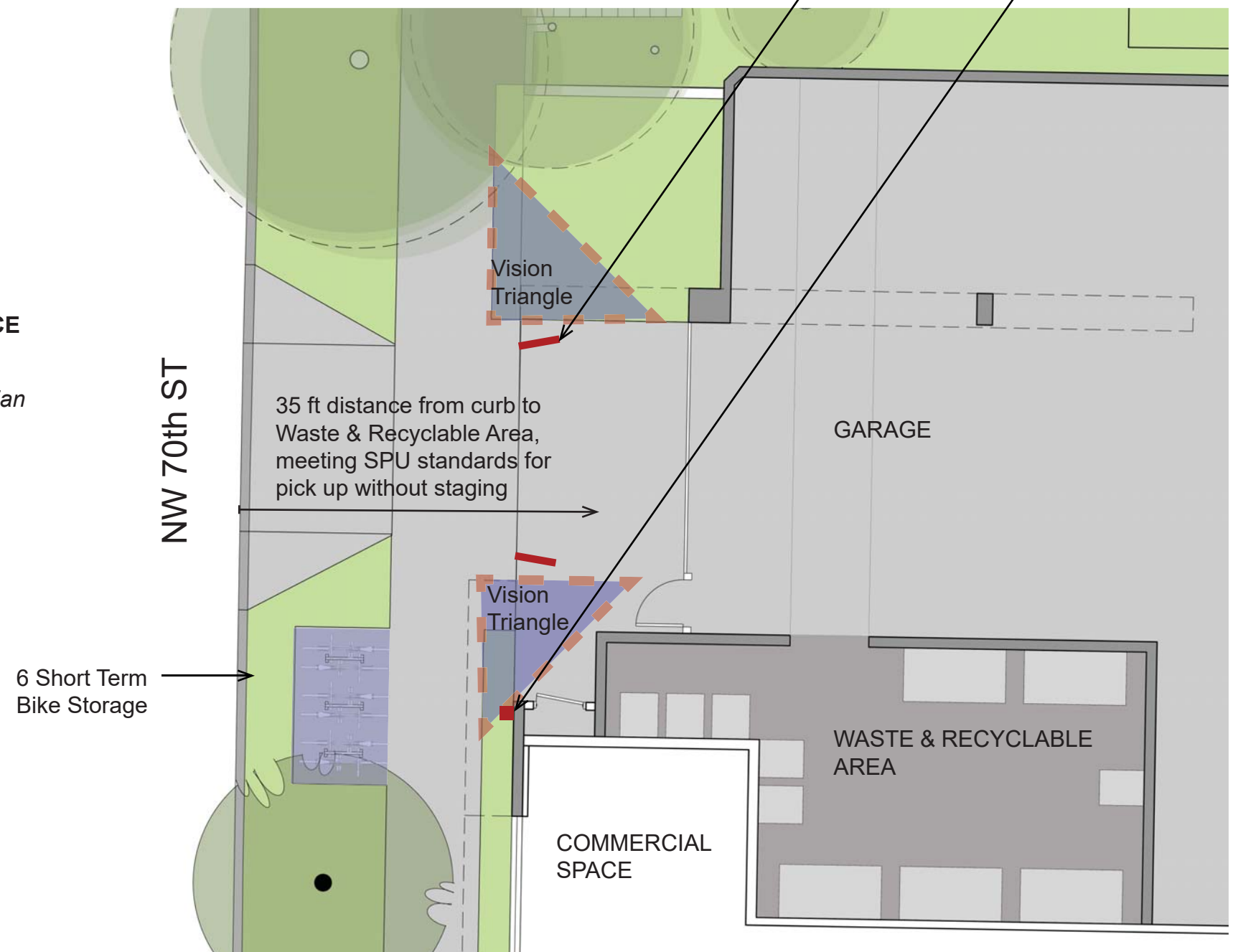
SAFETY FEATURES



2 convex mirrors mounted on the ceiling of cantilevering floor



Flashing alert bollard



ACCESS TO BIKE ROOM

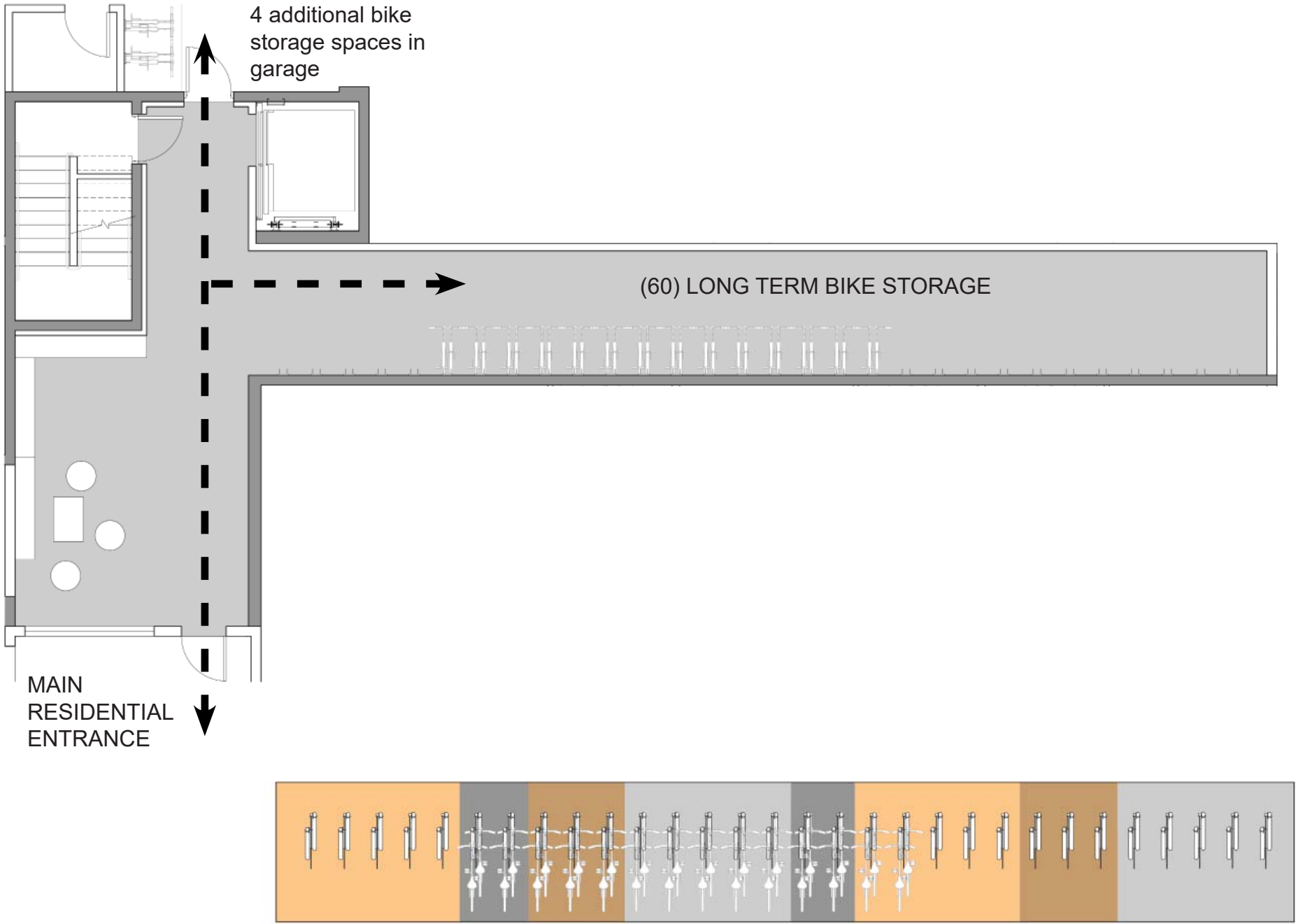
c. The Board supported the proposed external access to the bike storage room and recommended incorporating direct internal access from the residential lobby to maximize convenience and improve flow. (PL4-B-2)

The bike storage has been revised to be connected to the residential lobby per the recommendation. While zoning code does not allow the space to be at the street facing area, it is still visible and connected to activities near the main entrance and lobby area of the building.

VEHICULAR ACCESS, SERVICE USES AND BICYCLE FACILITIES

d. The Board reiterated the following Design Guideline priorities regarding vehicular access, service uses and bicycle facilities, as identified at the first EDG meeting, PL4-B, Planning Ahead for Bicyclists; DC1-B, Vehicular Access

- Long term bike storage is part of the lobby thereby keeping with the recommendation of EDG 1 that the location encourage biking as a way to commute or use for leisure.
- Short term bike storage is located next to the commercial plaza, surrounded by a landscaped area. It does not cross paths with the vehicular entry to the building.
- The waste and recyclable space is positioned to allow for easy access from NW 70th St. without staging outside of the building. The parking entrance will also serve as the waste and recycle entry reducing the number of service entries.
- Utility connections are further designed by the Civil and MEP team and are preliminarily approved by SPU and SCL. There are arranged in such way as to not be on the street facing elevations.



The proposed pattern of bike storage on the wall creates visual interest and is a continuation of the lobby interior.

NIGHTTIME RENDERING



SOUTHEAST PLAZA RENDERING

Locally inspired artistic
element add visual interest



Ample glass wraps corner at
commercial space.

Canopy provides protection
and sets datum line.

MATERIAL PALETTE & DETAILS

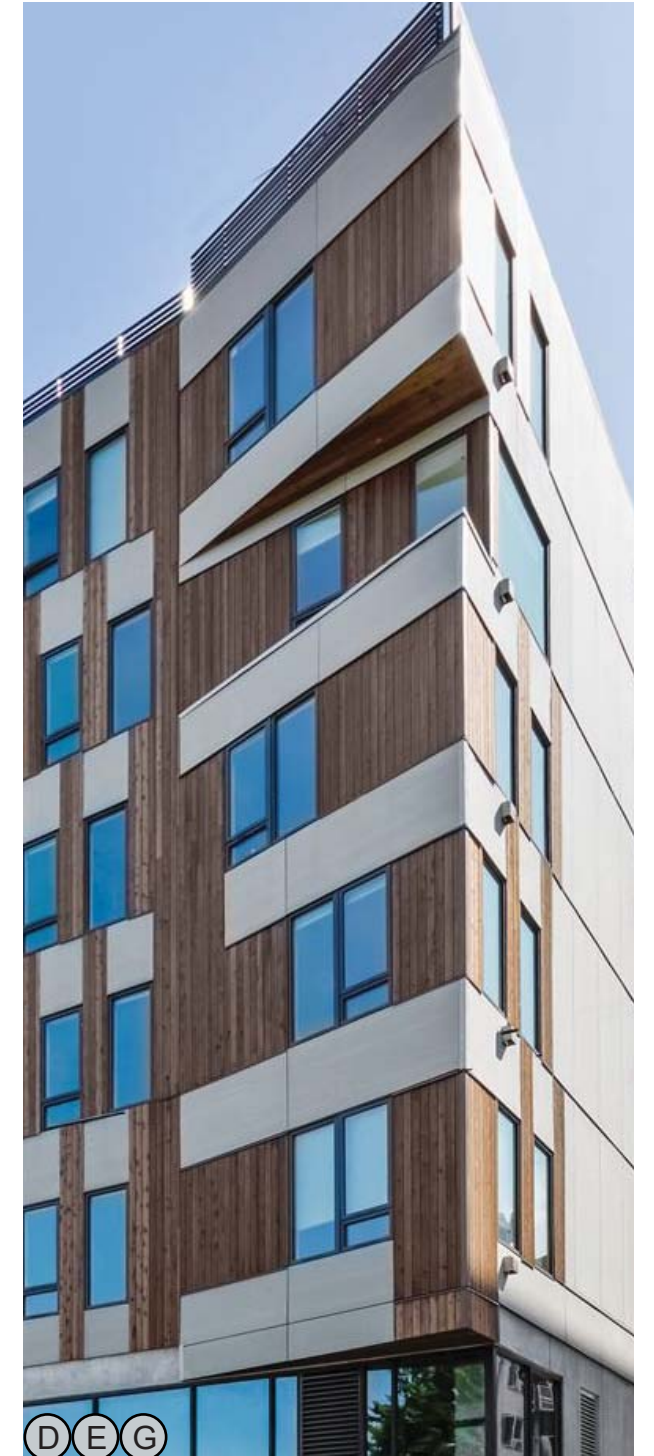


- Exposed concrete gives the building base mass and weight, control joints and rustication provide detail and texture.
- Untreated steel develops patterns from moisture in the atmosphere which will give each piece a unique look and beautiful richness.
- Cedar brings warmth and texture to the project facade, and has been used as a primary building material in the Pacific Northwest for centuries.
- Cement panels with accented scoring create the illusion of depth and create a pattern.
- Vines softens the edges of the building.
- Bronze finish on the windows complements the materials and unites the color scheme.



- (A) Exposed concrete
- (B) Weathering steel
- (C) Perforated steel
- (D) Cedar

- (E) Cement panel
- (F) Vines / vegetation
- (G) Bronze finish windows & storefront
- (H) Iron Ore painted steel



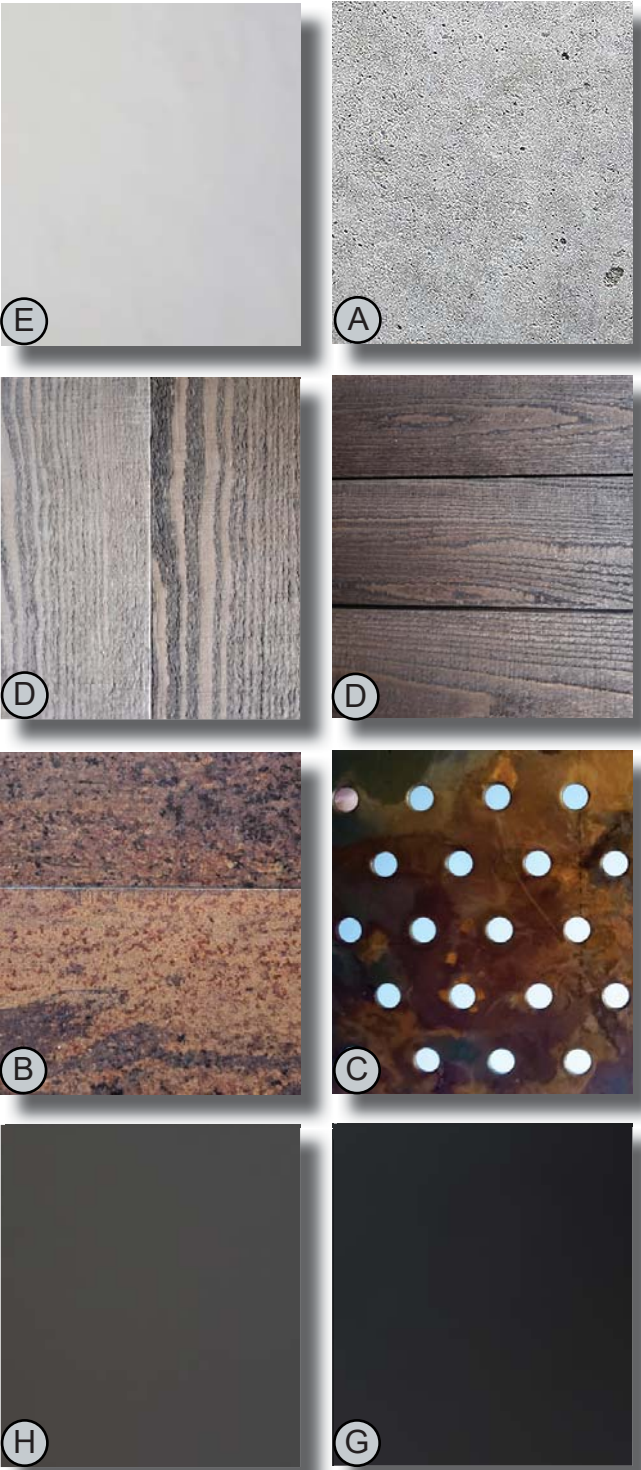


Many of the proposed materials can be found on other buildings in the nearby vicinity.

Pictures of the materials are from:

- Tommer Building, Ballard. Project by Diagonal D
- The Werner Apartments, Interbay. Project by Diagonal D
- House on 13th Ave W, Queen Anne. Project by Diagonal D
- House on Evanston Ave N, Fremont. Project by Diagonal D
- Sitka Apartments, South Lake Union
- Rivet Apartments, South Lake Union

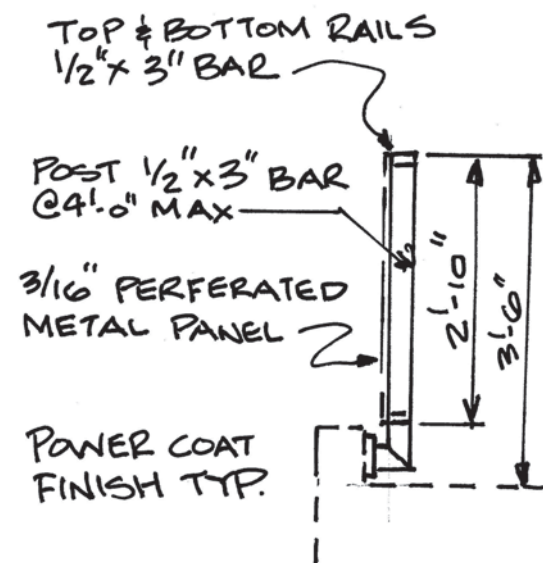
MATERIAL BOARD SAMPLES PICTURE



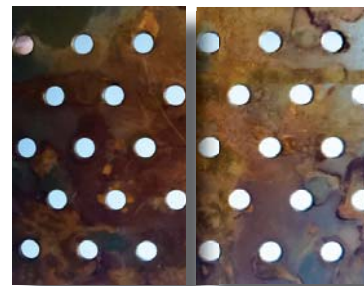
EXHAUST VENT



Exhaust vents can be located so that they blend in with the building facade, and can be used to reinforce specific building elements such as vertical recess on west facade.



TYPICAL GUARD DETAIL



PERFORATED METAL GUARD



Perforated metal at guard rails and balconies provide required protection for occupants, visual interest, and a screen that can appear both either solid or as a semi transparent screen depending on light and orientation of the viewer.



PERFORATED METAL GUARD DETAIL

CANOPY DESIGN

- The canopy provides many benefits to the building:
- provides weather protection
 - creates continuity wrapping from east to south facade
 - creates strong horizontal datum point
 - identifies main building entry point
 - soffit provides opportunity for warm material, lighting



Canopy View, Southeast Corner



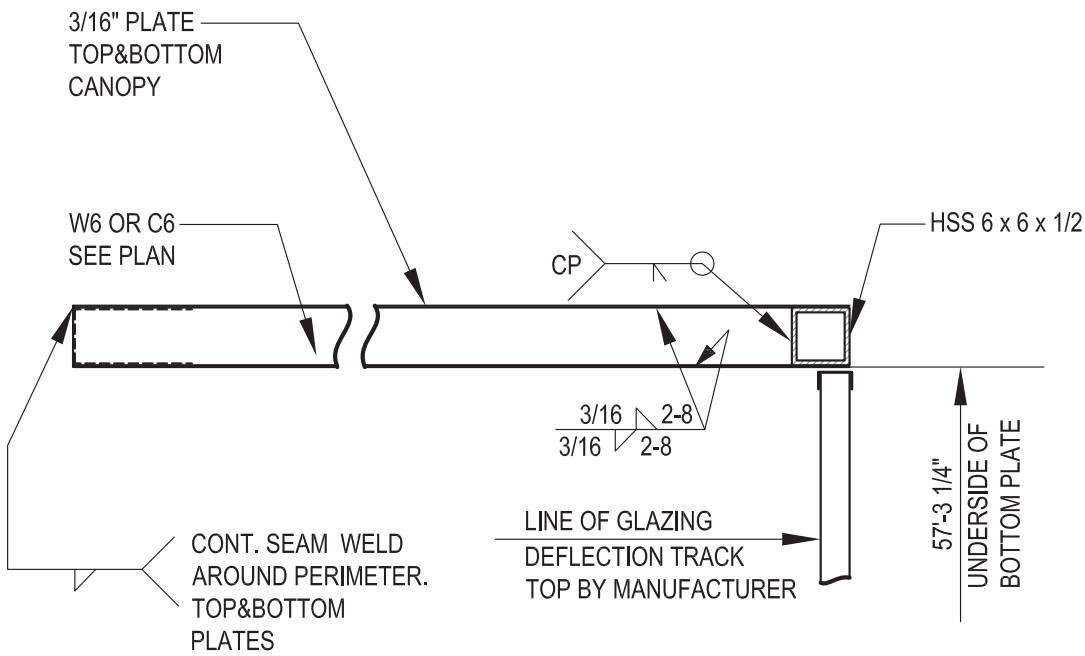
Canopy View, East Entrance



The Werner Apartments, Interbay, design by Diagonal D



1111 E Olive Apartments, Capitol Hill



CANOPY DETAIL





Material Board in light



Material Board in shade



Material Board at artificial light

MATERIAL BOARD





FLOOR PLANS

1st LEVEL



- Commercial
- Services
- Residential
- Circulation
- Parking
- Utility
- Circulation Area
- Corridor/Hallway
- Planters & Green



2nd LEVEL



MATERIALS

-  Concrete
-  Hardwood
-  Carpet
-  Tiles



3rd LEVEL



- Commercial
- Services
- Residential
- Circulation
- Parking
- Utility
- Circulation Area
- Corridor/Hallway
- Planters & Green



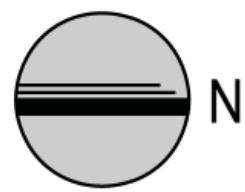
4th LEVEL



- MATERIALS**
- Concrete
 - Hardwood
 - Carpet
 - Tiles



5th LEVEL



- Commercial
- Services
- Residential
- Circulation
- Parking
- Utility
- Circulation Area
- Corridor/Hallway
- Planters & Green



6th LEVEL



MATERIALS



Concrete



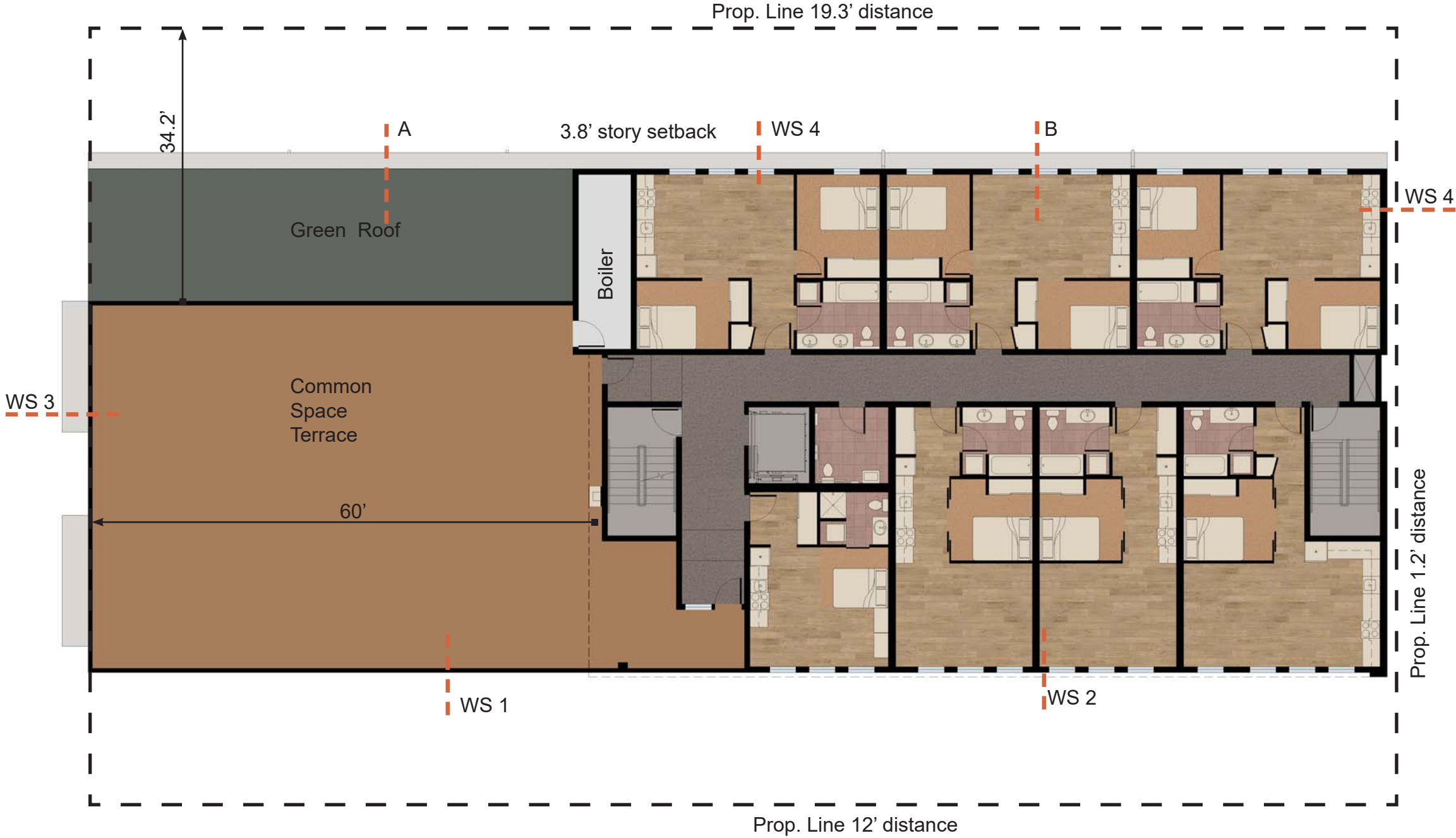
Hardwood



Carpet



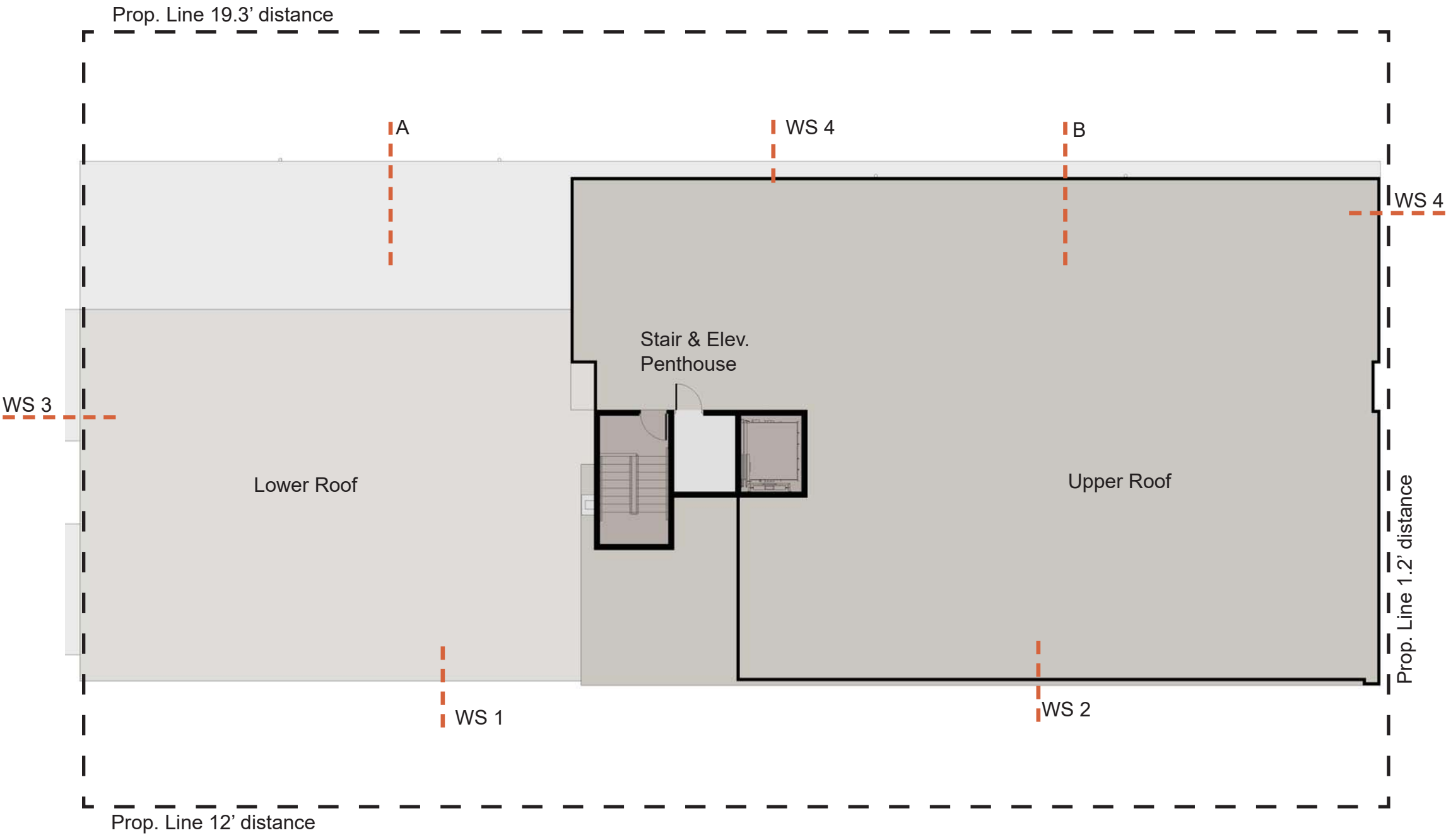
Tiles



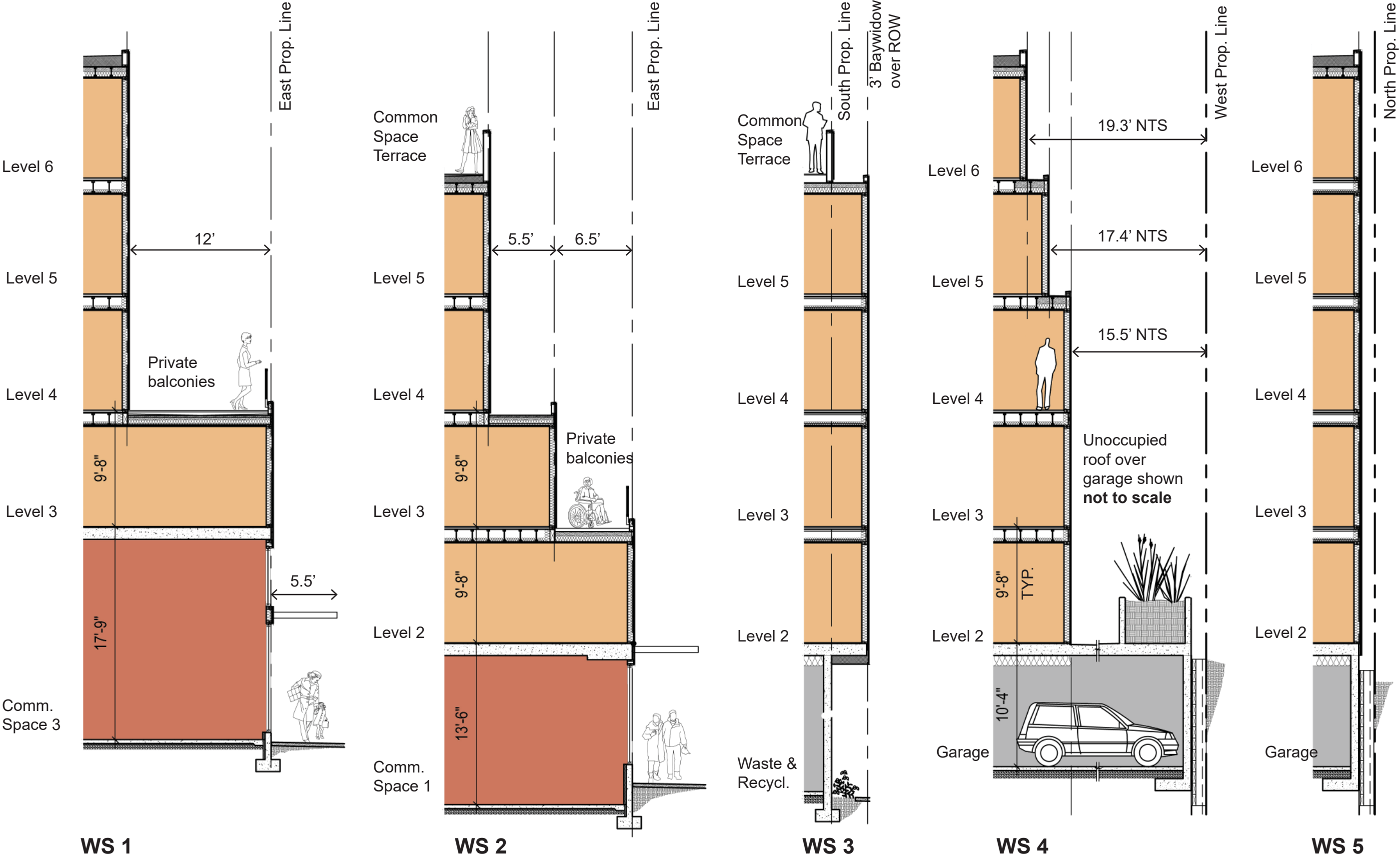
ROOF



- Commercial
- Services
- Residential
- Circulation
- Parking
- Utility
- Circulation Area
- Corridor/Hallway
- Planters & Green

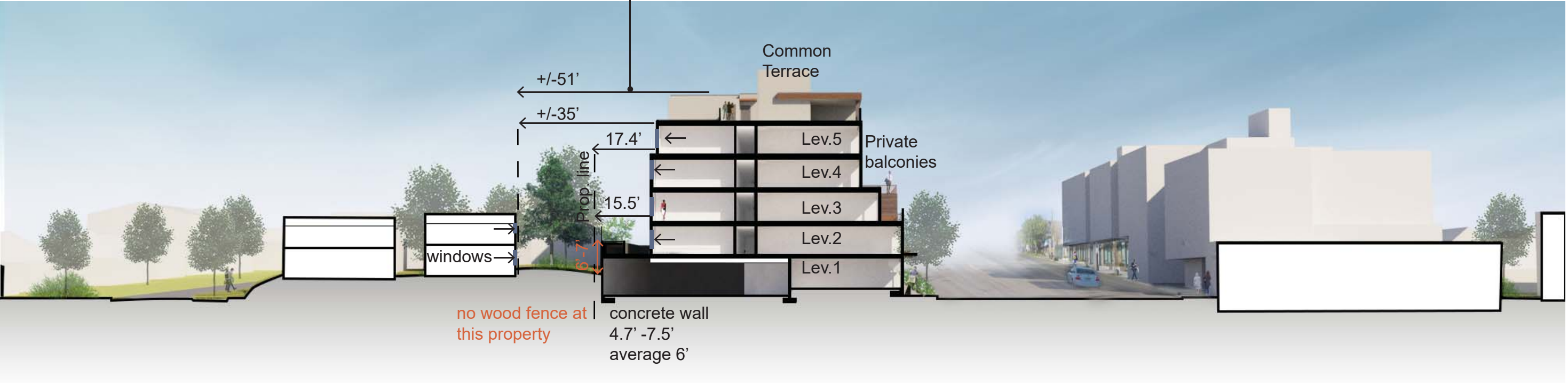


WALL SECTIONS



SECTION A

Occupied terrace at Level 6 pulled back 15'-8" from the building edge for privacy.
Terrace at garage roof top **not occupied**.
No wood fence along first property.
The level of garage and bioretention planter provides adequate screening and security.



Single Family Properties with
Accessory building

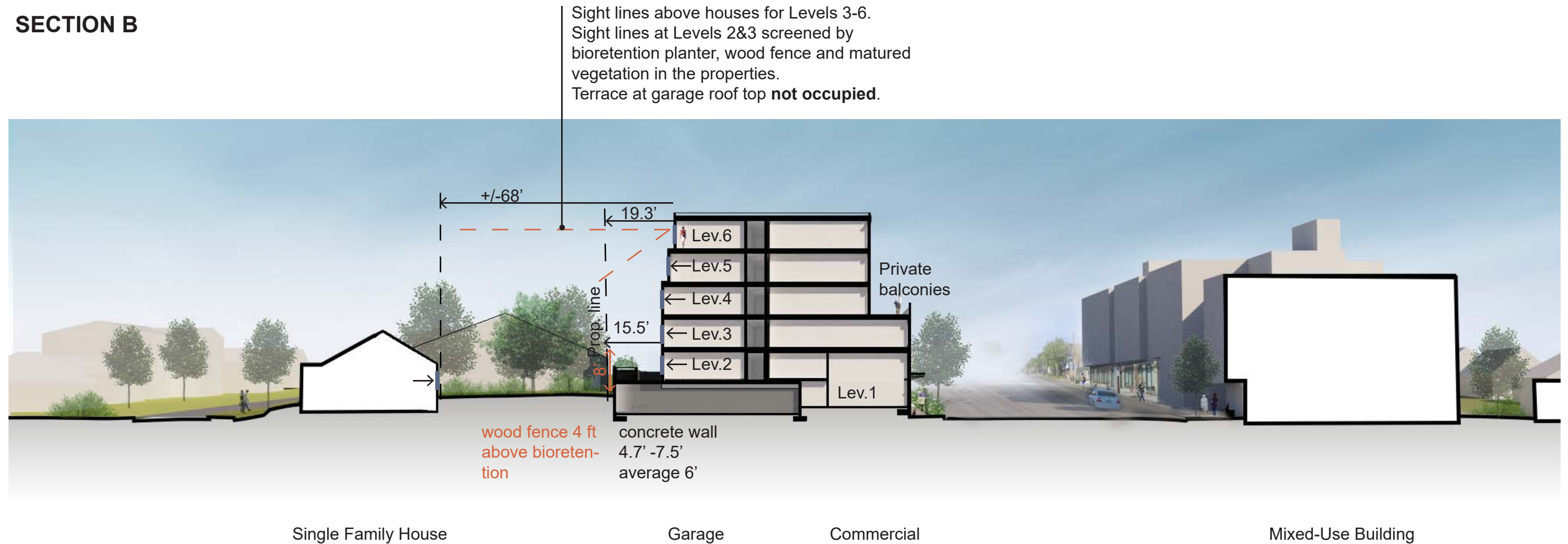
Garage

Commercial Space

Commercial

The sections illustrate the silhouette of the urban plan with the increase in height and massing allowed in NC2P along 15th Ave NW. The contrasting urban scale to the west is separated with a planting area to soften the transition. The perception of the structure is reduced by assembling distinct separate volumes rather than a single monolithic wall. The windows are smaller, the step back of the upper levels and the selection of materials soften the transition.

SECTION B



The mature vegetation between the building and the neighboring properties mitigates direct sight lines to the windows of the houses; and the distance from the occupied spaces in the new building and the existing residential structures is over 45 feet in most cases.






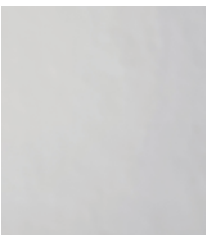







ELEVATION EAST



ELEVATION SOUTH



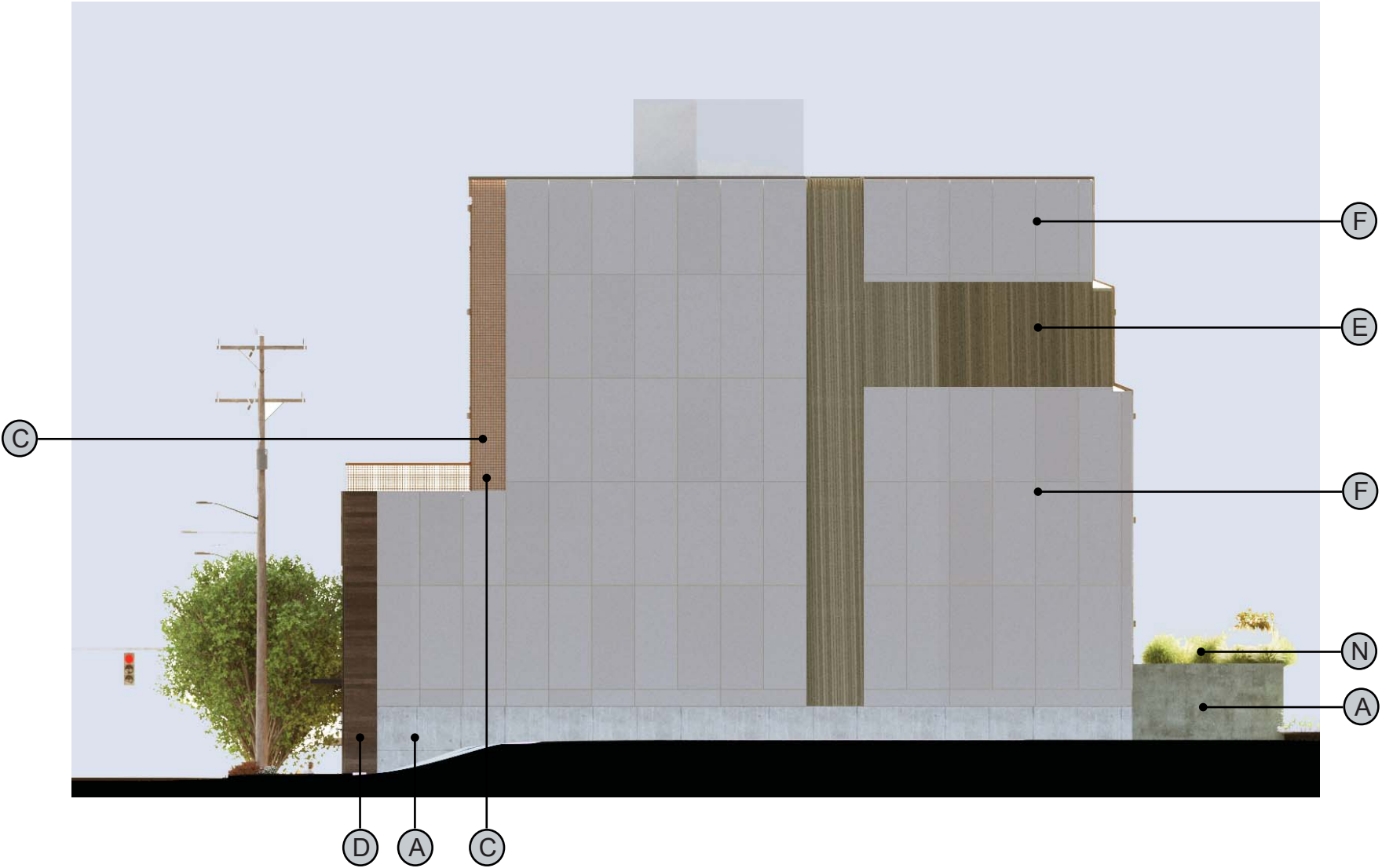
BUILDING MATERIAL KEY

-  (A) Exposed concrete, clear finish
-  (B) Weathered steel
-  (C) Perforated weathered steel
-  (D) Cedar - horizontal 6" slats, Charcoal finish
-  (E) Cedar - vertical 4" slats, Pewter finish
-  (F) Cement "Hardie" panel, Color: Ellie Gray SW 7650 by Sherwin Williams
-  (G) Canopy, steel
-  (H) Downspouts, steel
Color: Iron Ore SW 7069 by Sherwin Williams
-  (I) Storefront, by Kawneer, aluminum, bronze finish
-  (J) Windows, by VPI, vinyl, bronze finish
-  (K) Lighting fixture, bronze finish
-  (L) Vents, color to match background material
-  (N) Vines








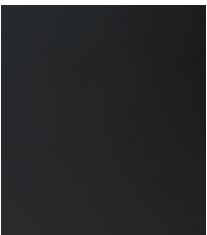

ELEVATION WEST



ELEVATION NORTH



BUILDING MATERIAL KEY

	(A) Exposed concrete, clear finish
	(B) Weathered steel
	(C) Perforated weathered steel
	(D) Cedar - horizontal 6" slats, Charcoal finish
	(E) Cedar - vertical 4" slats, Pewter finish
	(F) Cement "Hardie" panel, Color: Ellie Gray SW 7650 by Sherwin Williams
	(G) Canopy, steel
	(H) Downspouts, steel
	Color: Iron Ore SW 7069 by Sherwin Williams
	(I) Storefront, by Kawneer, aluminum, bronze finish
	(J) Windows, by VPI, vinyl, bronze finish
	(K) Lighting fixture, bronze finish
	(L) Vents, color to match background material
	(N) Vines

LIGHTING PLANS

Proposed lighting for the exterior of the building will be subtle and finishes integrated with the material palette. Exterior lighting will be used for safety, to illuminate signage and to accentuate certain features such as artwork.



Type: Wall Sconce
Model: Incavo, by Sonneman
Finish: Bronze
Location: Accent solid walls and residential lobby.



Type: Wall Sconce
Model: Triform, by Sonneman
Finish: Bronze
Location: private balconies, 3rd and 4th levels.

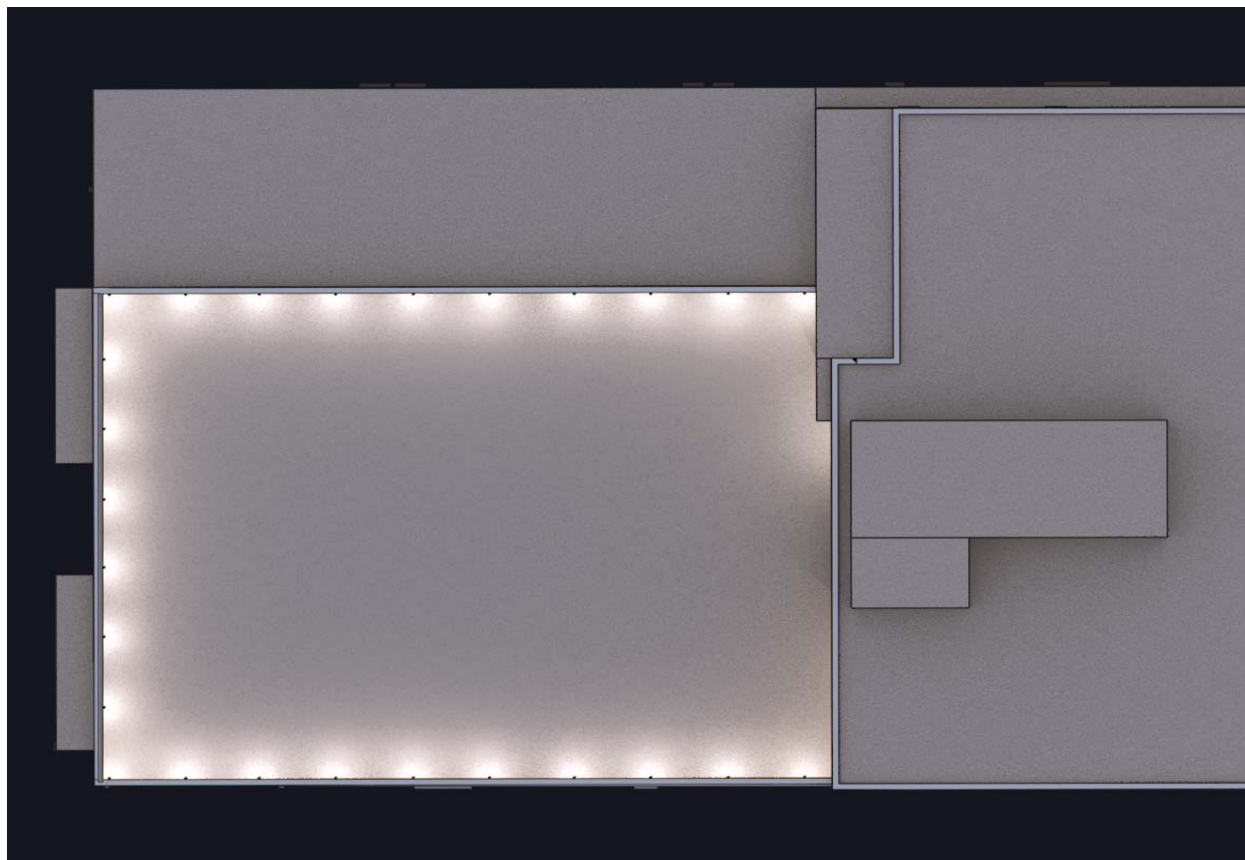


STREET LEVEL ILLUMINATION DIAGRAM

Wall sconces are located on the accent solid walls along 15th Ave NW.



Type: Downlighting
Model: DRD2 by DMF Lighting
Finish: Bronze
Location: ceiling at commercial plaza, small commercial entries



ROOF TERRACE ILLUMINATION DIAGRAM

Illumination at the roof terrace level will be low profile and confined to the terrace guard rail.
 The accent band will be located along the fascia of south and east side of the top floor.



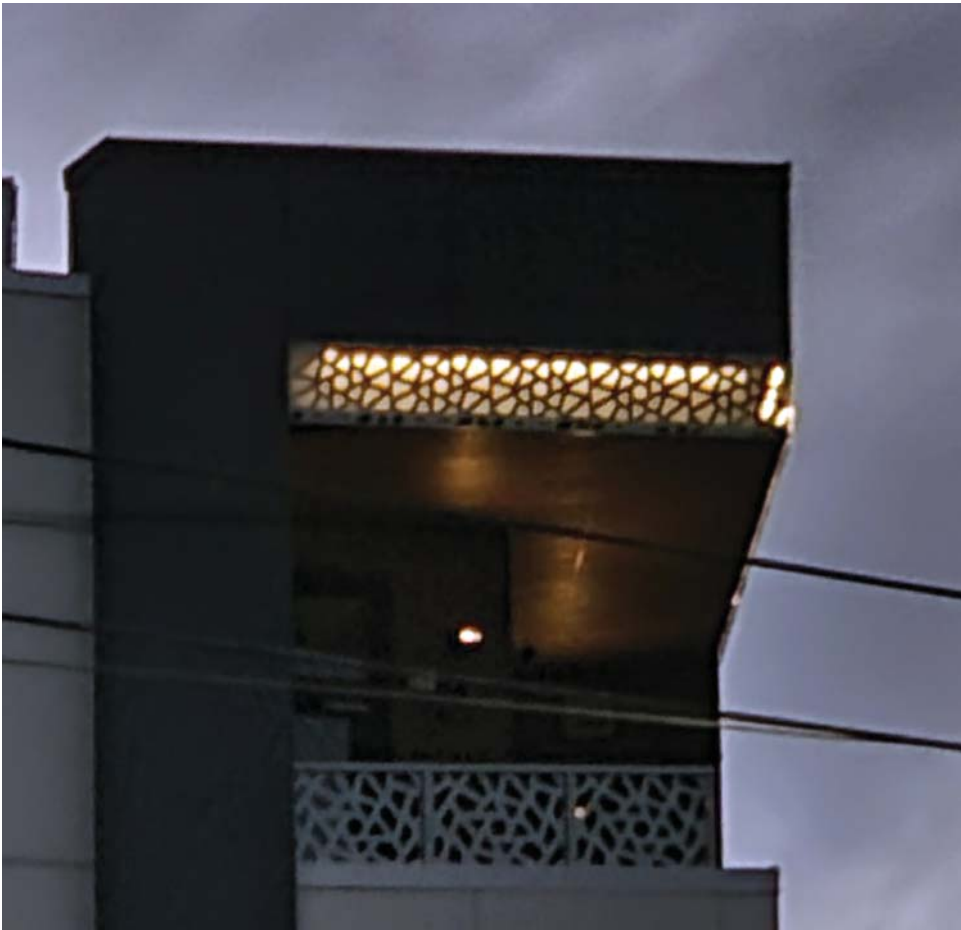
Type: Recessed Linear Light
 Model: Zedge, by Targetti
Location: roof terrace guard rail.



Type: Outdoor LED ribbon
 Model: Flex Line 120V by NovaFlex
Location: “eyebrow” accent light



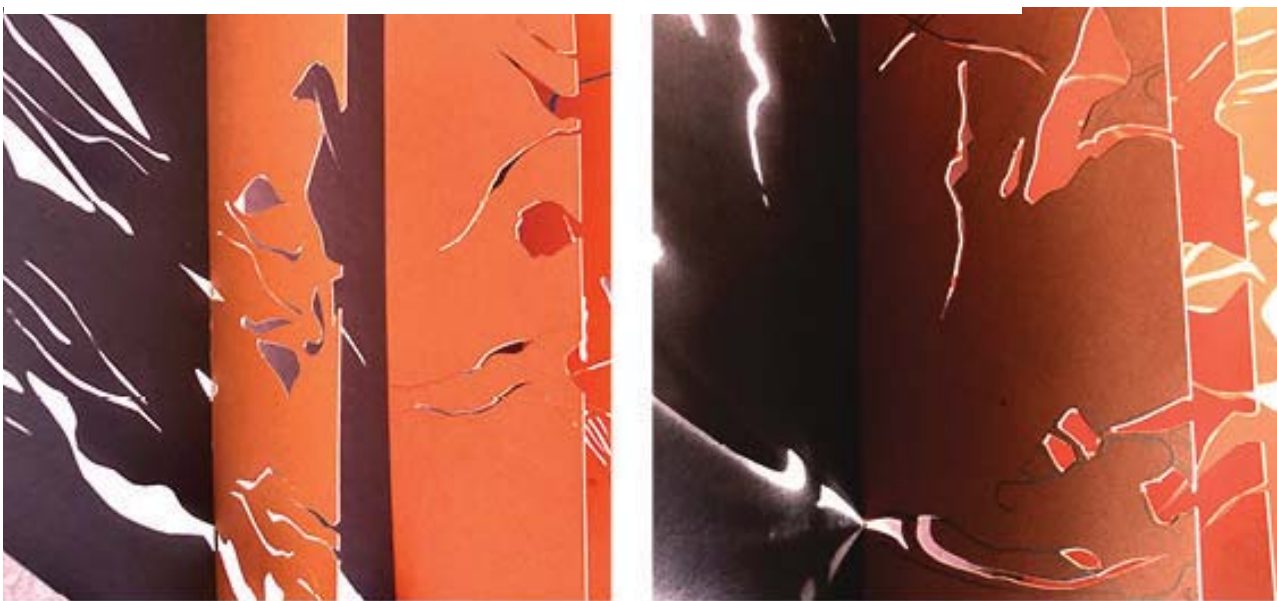
Type: Low Profile Cove and Glazer
 Model: Pilot PEX by Insight Lighting
Location: signage light mounted behind laser cut steel plate signage and artwork



“Eyebrow” accent band, An Lac Housing, S Jackson St, Seattle



Original salt water and ink prints used in the concept.



Inspired by the theme of community and interconnection, this design features an original water and ink print which is laser cut onto three Corten panels. Natural light and lighting at night accentuate the forms into gentle and playful shadows.



Model showing play of light and shadow with metal panels.

URBAN ART WORK

INTERCONNECTION - South Elevation

URBAN ART WORK
SIGNAGE -East Canopy

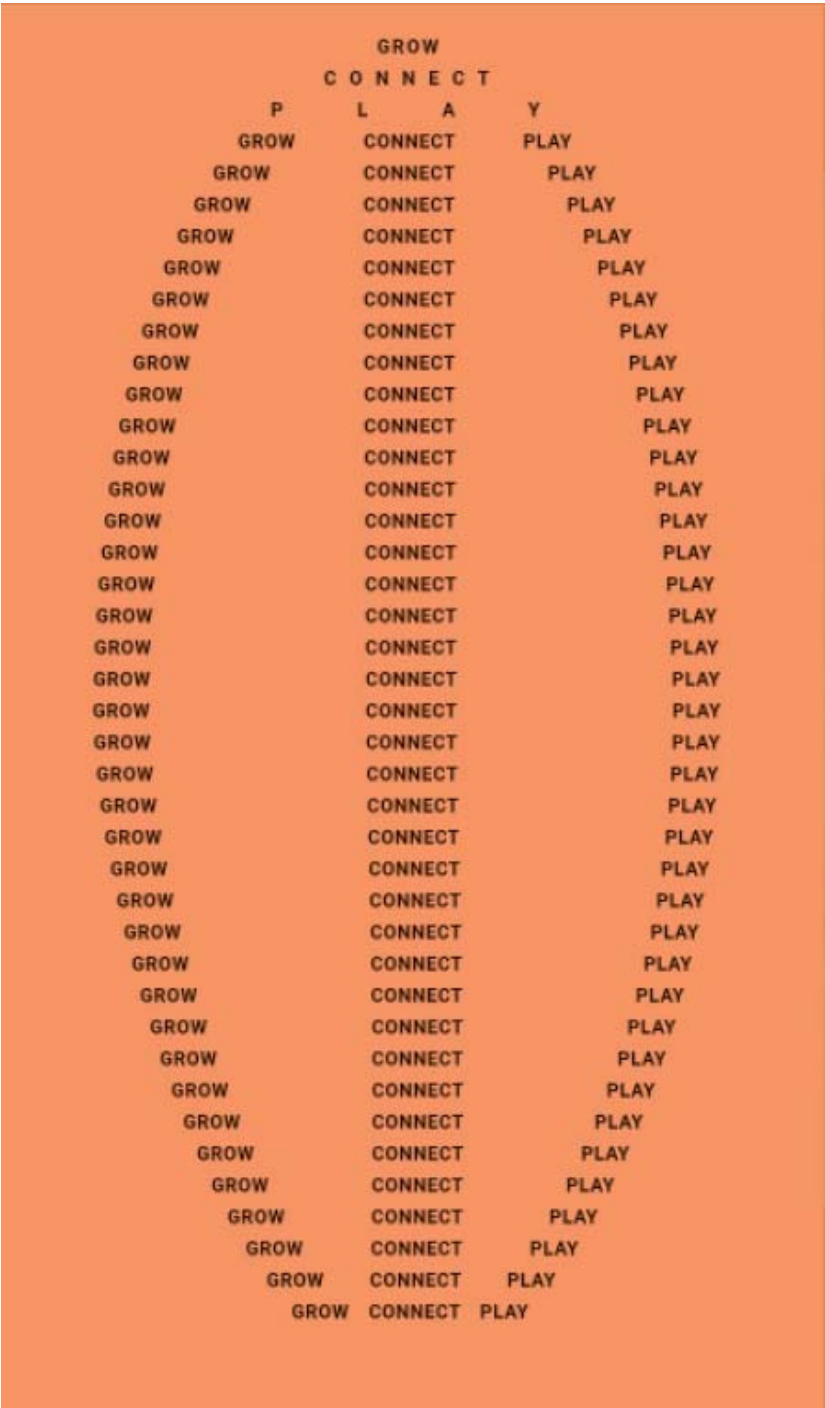


The signage through the building features elements from the panels as a connecting theme.



Patterns of shadows and light

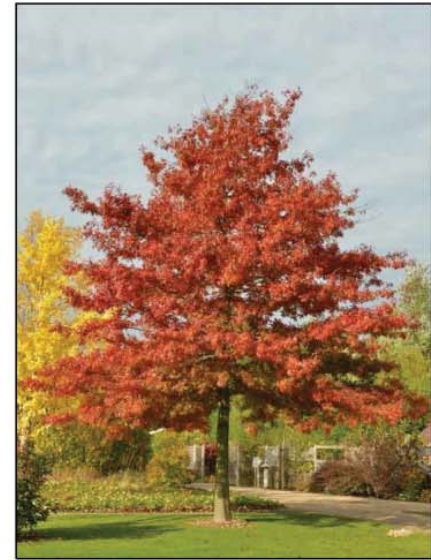
Building upon the theme of interconnection between natural elements and human interaction, this Corten screen features another water print. This space suggests a sense of privacy while keeping uninterrupted flow of air and light.



This mural is designed for an interior wall in the lobby. Inspirational text creates an interesting visual and may enhance the sense of community.

MURAL - Residential Lobby

LANDSCAPE DESIGN - STREET



NEIGHBORHOOD GATEWAY
BLOW UP
(SEE NEXT PAGE)

WESTERN SERVICEBERRY TREE
WITH NATIVE/DROUGHT
TOLERANT PLANTINGS (TYP.)



SCARLET OAK SDOT APPROVED
STREET TREE IN R.O.W. PLANTING
STRIP WITH NATIVE/DROUGHT
TOLERANT PLANTINGS (TYP.)

SOUTHERN R.O.W. PEDESTRIAN
EXPERIENCE BLOW UP
(SEE NEXT PAGE)



POROUS PAVE PAVERS IN R.O.W.
PLANTER FOR BENCH OR CAFE SEATING



RECTANGULAR PAVERS AND
LOW ENTRY PLANTINGS AT
RESIDENTIAL ENTRANCE

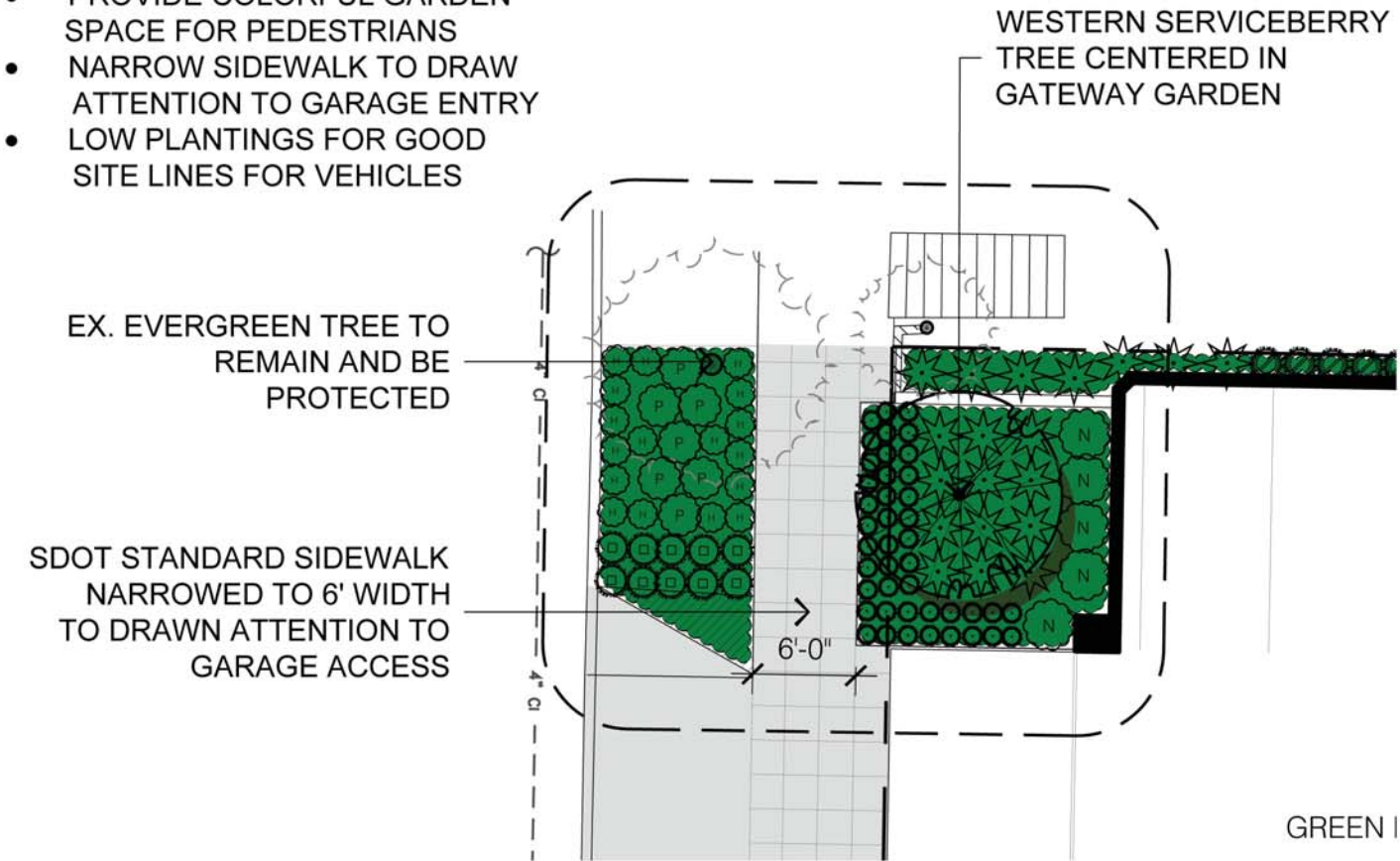
PERSIAN IRONWOOD SDOT
APPROVED STREET TREE IN
R.O.W. PLANTING STRIP W/
NATIVE/DROUGHT
TOLERANT PLANTINGS (TYP.)



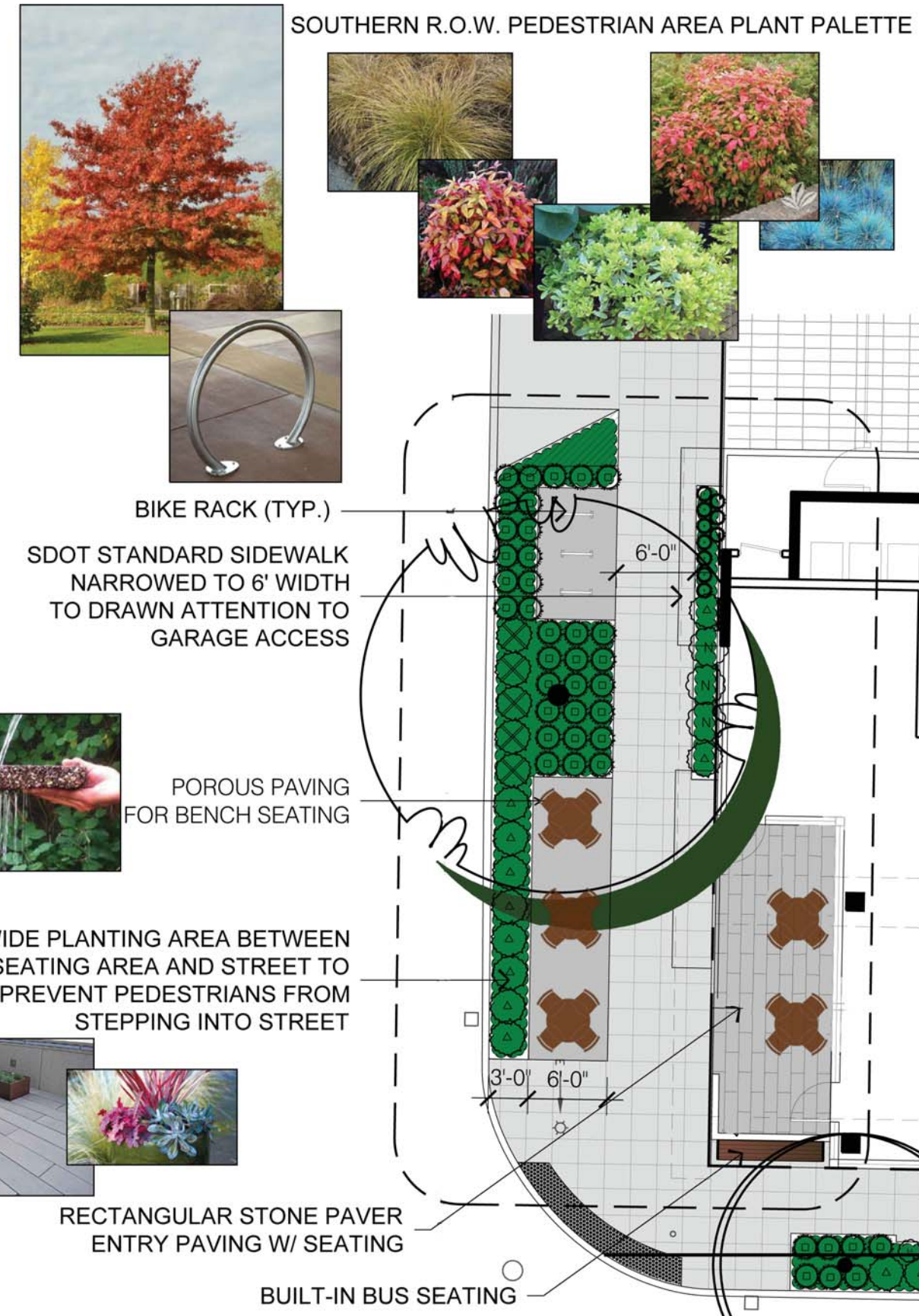
LANDSCAPE DESIGN - STREET DETAILS

NEIGHBORHOOD GATEWAY:

- TRANSITION TO RESIDENTIAL
- PROVIDE COLORFUL GARDEN SPACE FOR PEDESTRIANS
- NARROW SIDEWALK TO DRAW ATTENTION TO GARAGE ENTRY
- LOW PLANTINGS FOR GOOD SITE LINES FOR VEHICLES



NEIGHBORHOOD GATEWAY PLANT PALETTE



LANDSCAPE DESIGN - BUFFER WITH RESIDENTIAL AREA

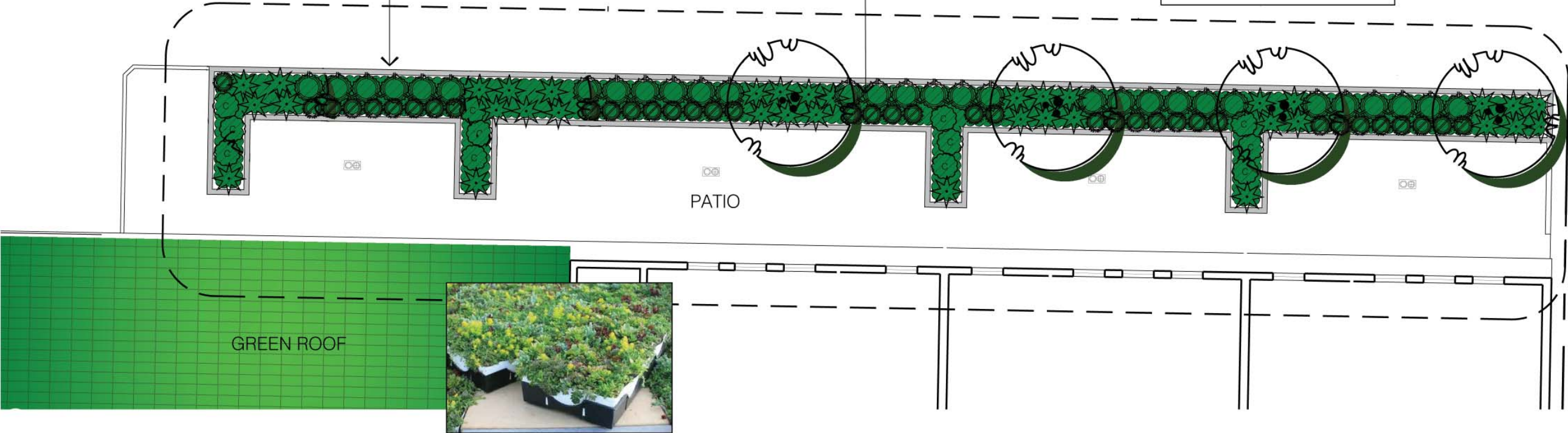


WEST PLANTING AREA PLANT PALETTE



VERTICAL PLANTERS ON SIDE OF BUILDING TO ADD GREEN ELEMENT AND REDUCE GLARE

CONCRETE BIO-RETENTION PLANTERS W/ 6' HORIZONTAL BOARD SCREEN PANEL FOR PRIVACY AND TO ADD WARM ELEMENT TO WEST FACADE OF BUILDING

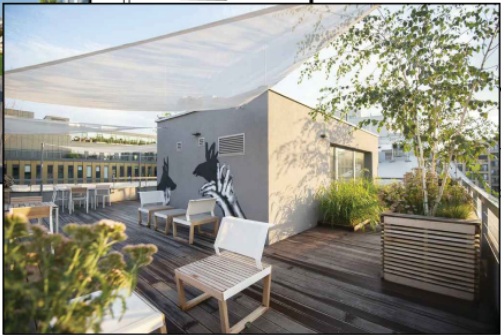


LANDSCAPE DESIGN - ROOF

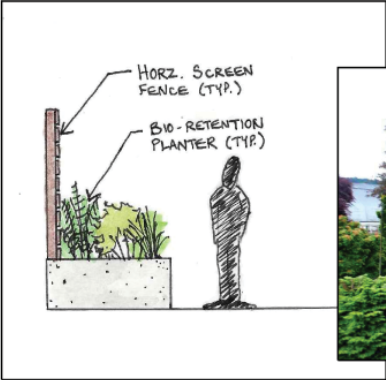


LIVEROOF GREEN ROOF SYSTEM:
2'-0" x 1'-0" TRAYS W/ 4" DEPTH
PLANTING MEDIUM COMPRISED OF
NATIVE & DROUGHT TOLERANT
PLANTING SPECIES (TYP.)

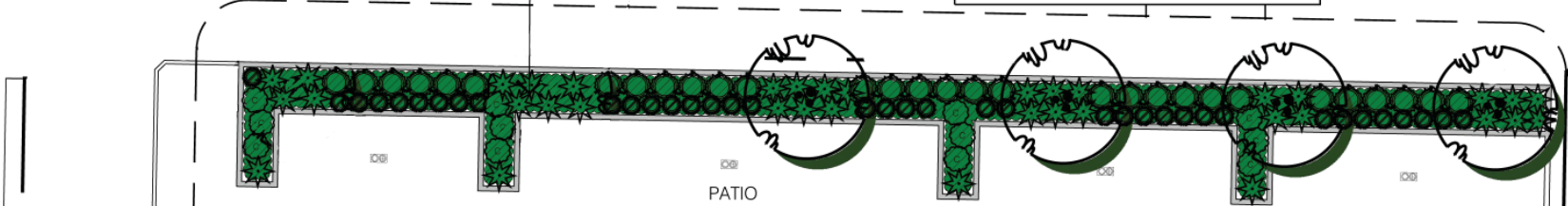
ROOFTOP DECKING
W/ OUTDOOR FURNITURE,
FIRE PITS AND PLANTERS
TO CREATE MULTIPLE
SEATING/DINING/ENTERTAINING
AREAS (TYP.)



4' HT. CONCRETE BIO-RETENTION
PLANTERS W/ 6' HORIZONTAL
BOARD SCREEN FENCE
AND NATIVE TREES
AND PLANTINGS (TYP.)



WEST PLANTING AREA
PLAN BLOW UP
(SEE NEXT PAGE)



ENCLOSED DOG RUN AREA
WITH ARTIFICIAL TURF AND
BENCH SEATING (TYP.)

COMMUNITY SPACE:
PEDESTAL SET PRE-CAST CONCRETE
PAVERS W/ OUTDOOR FURNITURE
AND PLANTERS



PROPOSED DEPARTURE

1. SMC 23.47A.008.A.3 6. Street-level Development Standards.

Reference

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.

SDCI zoning review concluded that the current entry space design could not be classified as any of the permitted spaces.

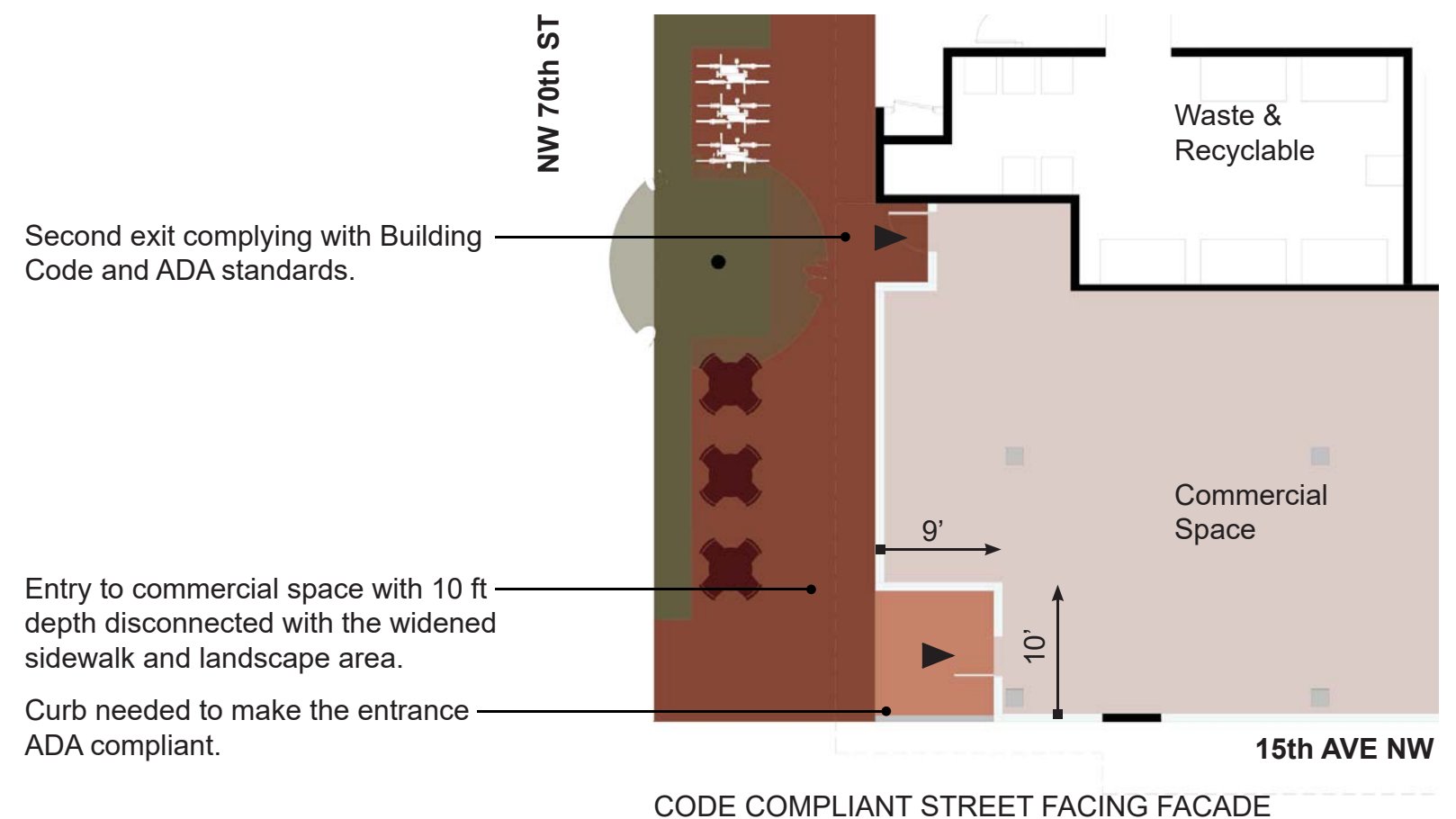
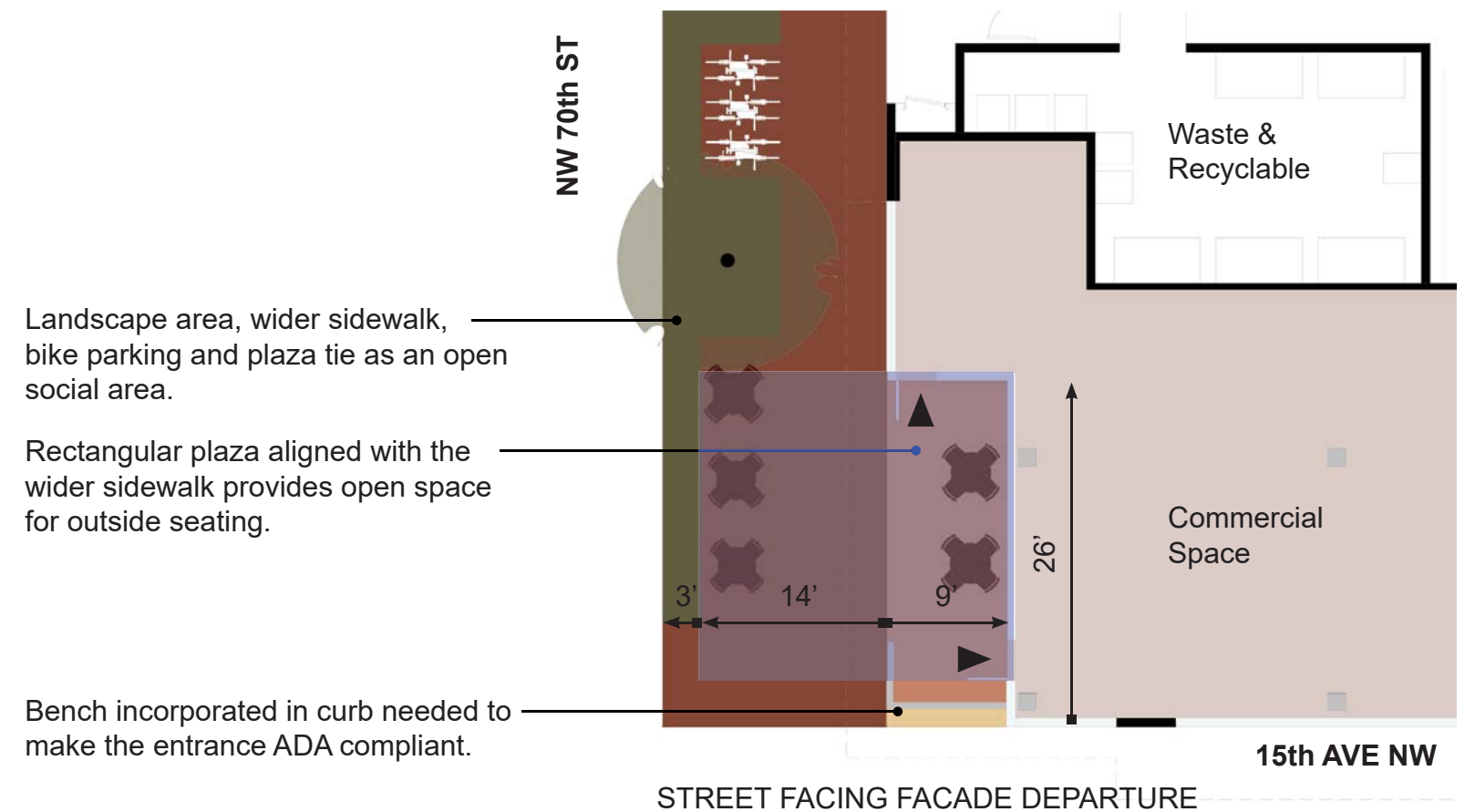
Proposed

The proposed street facing facade in the southeastern corner of the building to be 26 ft from the property line.

Rationale

At EDG, the Board “stated the design should provide a strong community presence at the corner. (CS2-B-2, PL3).” At EDG 2, the Board “supported the eroded corner and recommended the street-level of the south façade provide a continuous setback at the corner open space, rather than jog, to promote active use. (DC3, DC3-B-1).” Additionally, the Board “recommended eliminating the portions of the planting strip adjacent to the corner commercial use and residential entry to create a robust sidewalk zone with continuous occupiable spaces that can accommodate heavy pedestrian activity (PL1-B-2, DC3, DC3-B-1).” The proposed design addresses these areas of guidance.

The rectangular plaza area on the south/east side of the building can serve as an outdoor seating/gathering area to support the commercial spaces. The landscaped area with seating bench is needed to mitigate the existing slope on 15th Ave and provide accessible entrances to both commercial areas and to provide a buffer from the street. Space for outdoors seating is provided along both sides of the sidewalk creating an outdoor plaza area, the portion adjacent to the building is covered by the canopy, and the area adjacent to 70th St. will be shaded by the street tree as shown.”





DEPARTURE VIEW OF COMMERCIAL CORNER
from 15th Ave NW
The requested with departure additional depth
provides space for gathering. The bench, needed
to furnish curb for ADA compliant approach
also serves as a buffer and additional seating space.



DEPARTURE VIEW OF COMMERCIAL CORNER



CODE COMPLIANT VIEW OF COMMERCIAL CORNER

APPENDIX from EDG 2

MASSING CONCEPT 3

The corner of SW 70th St. and 15th Ave NW has materials and massing that create visual interest and continuity from one facade to the other. It is connected to street on both facades

The west side is given scale and texture with separate areas.

Accent at amenity area



Common space

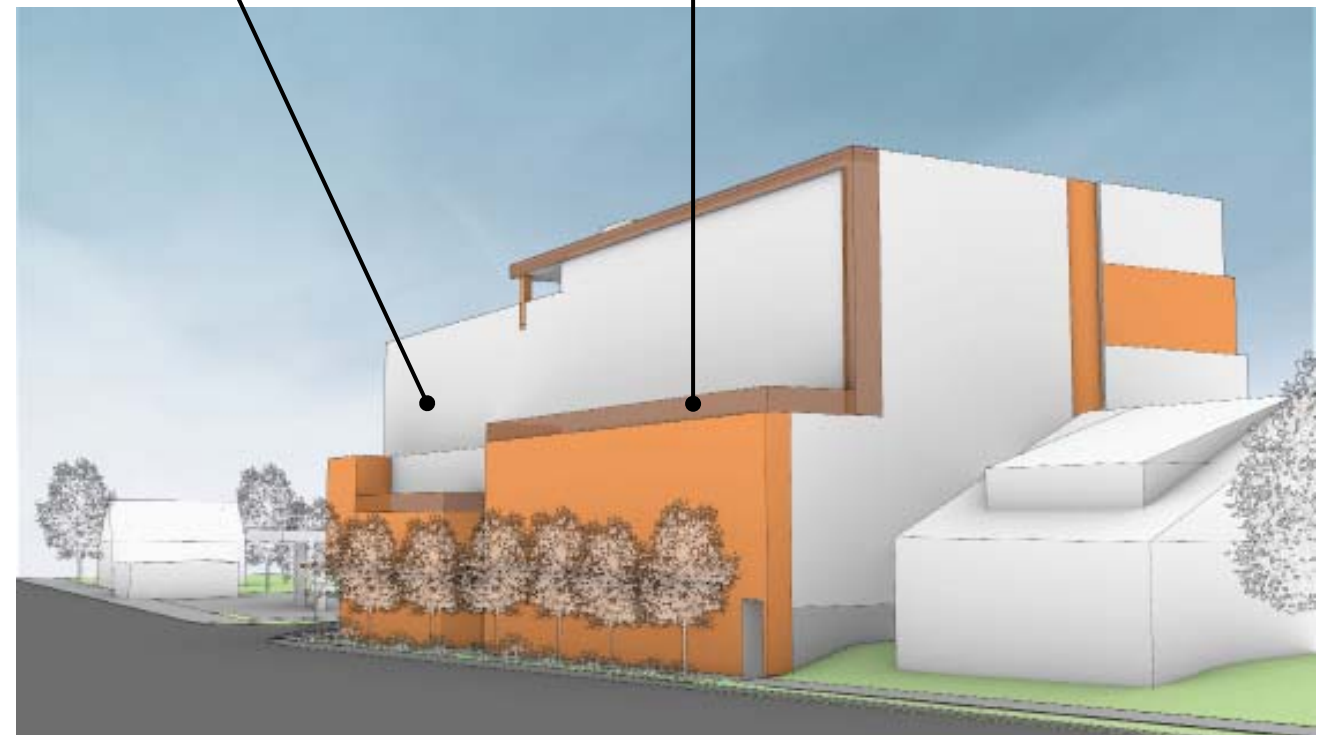
Live-work

The project will have a unique identity complementing the pattern of buildings that create strong street corners and distinctive edges to the street. The commercial space will engage the corner of 15th Ave. NW and NW 70th St. and the live-work units will activate the street frontage along 15th Ave NW.

SOUTHBOUND 15TH AVE NW

Set back at upper levels as required for overhead power lines is an integral part of the design.

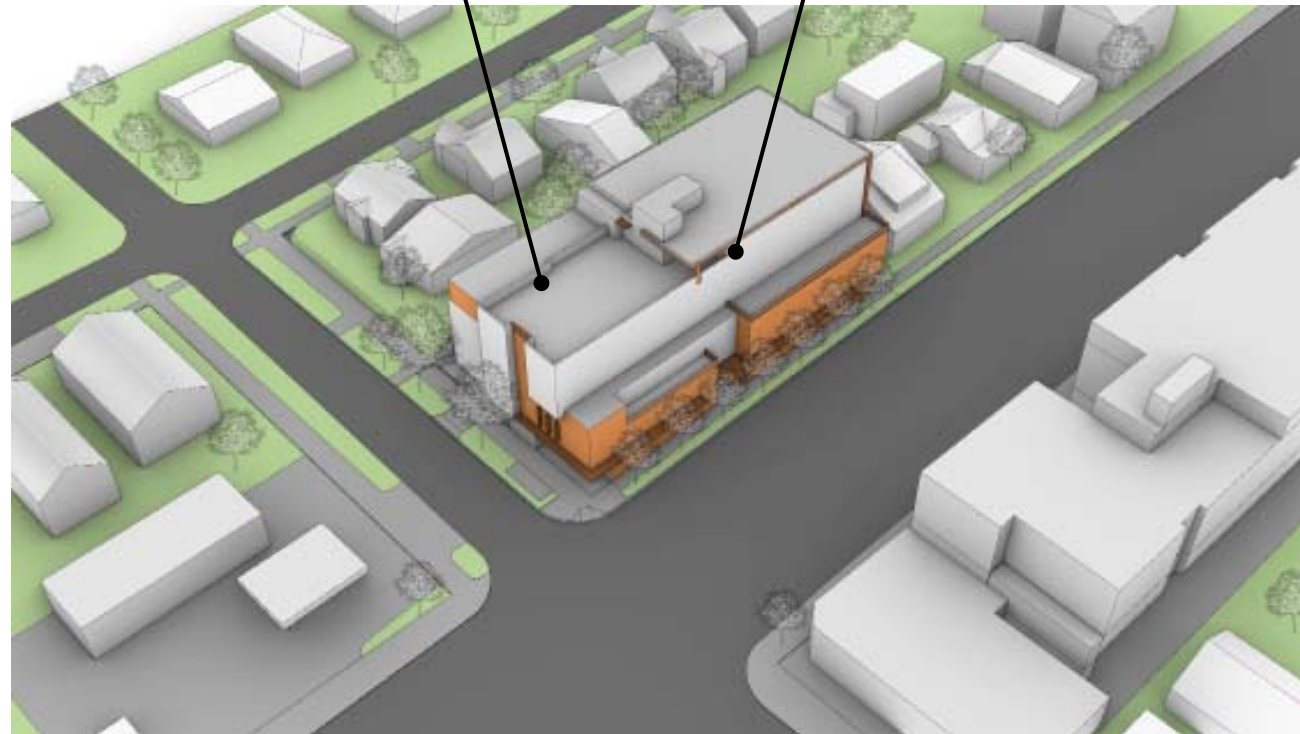
Material at terraces and canopy creates a dynamic accent



NW 70TH ST/15TH AVE

Roof terrace creates activity on the south corner; planting and screens provide privacy on west elevation.

Guard design and perception as modulation of roof line.



The perceived mass of the building will be reduced through the use of: recessed entry areas, glazing at street level, composition and material of balconies along 15th Ave NW, step backs from the facade at upper levels, composition of openings. The building facade emphasizes the uses occurring at each level, and the materials on the facade will wrap around the corner at 70th and 15th Ave NE.

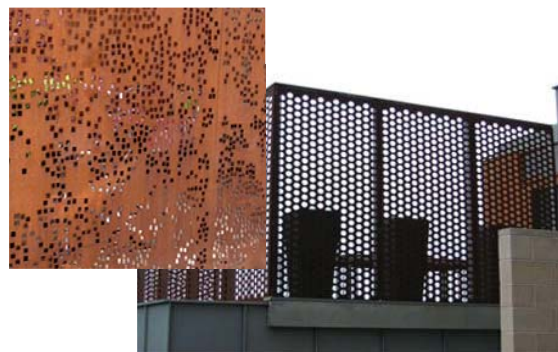


Bioretention planters at property line to act as buffer

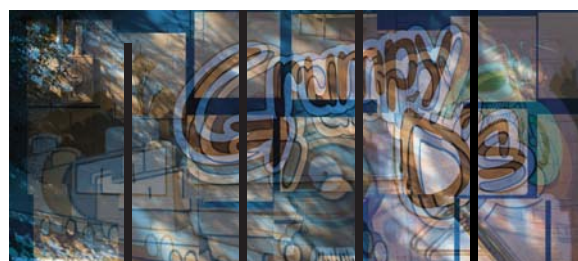
Green accent corner creates visual break between parking access and residential uses.

APPENDIX

MATERIALS AND ELEMENTS CONCEPT



Perforated metal panels at edges brings visual interest. The material can be used for art panels



The owner of Grumpy's D cafe are considering reopening in the new building. The new cafe may retain elements from the existing building, such as signage and artwork.

The commercial corner with activity and transparency creates an identifiable urban edge and activity/transparency at the ground level on both street frontages.



Identifiable residential entry with materials such as wood and glass.



MATERIALS

(B) (C) (A) (D)



(A) Exposed concrete gives the building base mass and weight, control joints and rustication provide detail and texture.



(B) Steel develops patterns from moisture in the atmosphere which give each piece a unique look and beautiful richness.



(C) Cedar brings warmth and texture to the project facade, and has been used as a primary building material in the Pacific Northwest for centuries.



(D) Cement panel with accented scoring creates illusion of depth.



AMENITIES



ROOF TERRACES

Planters help to shape and soften edges at the landscaped terrace/common area, and screen views to residential properties.



DOG RUN

Dog run provides outdoor space for people and pets.

APPENDIX

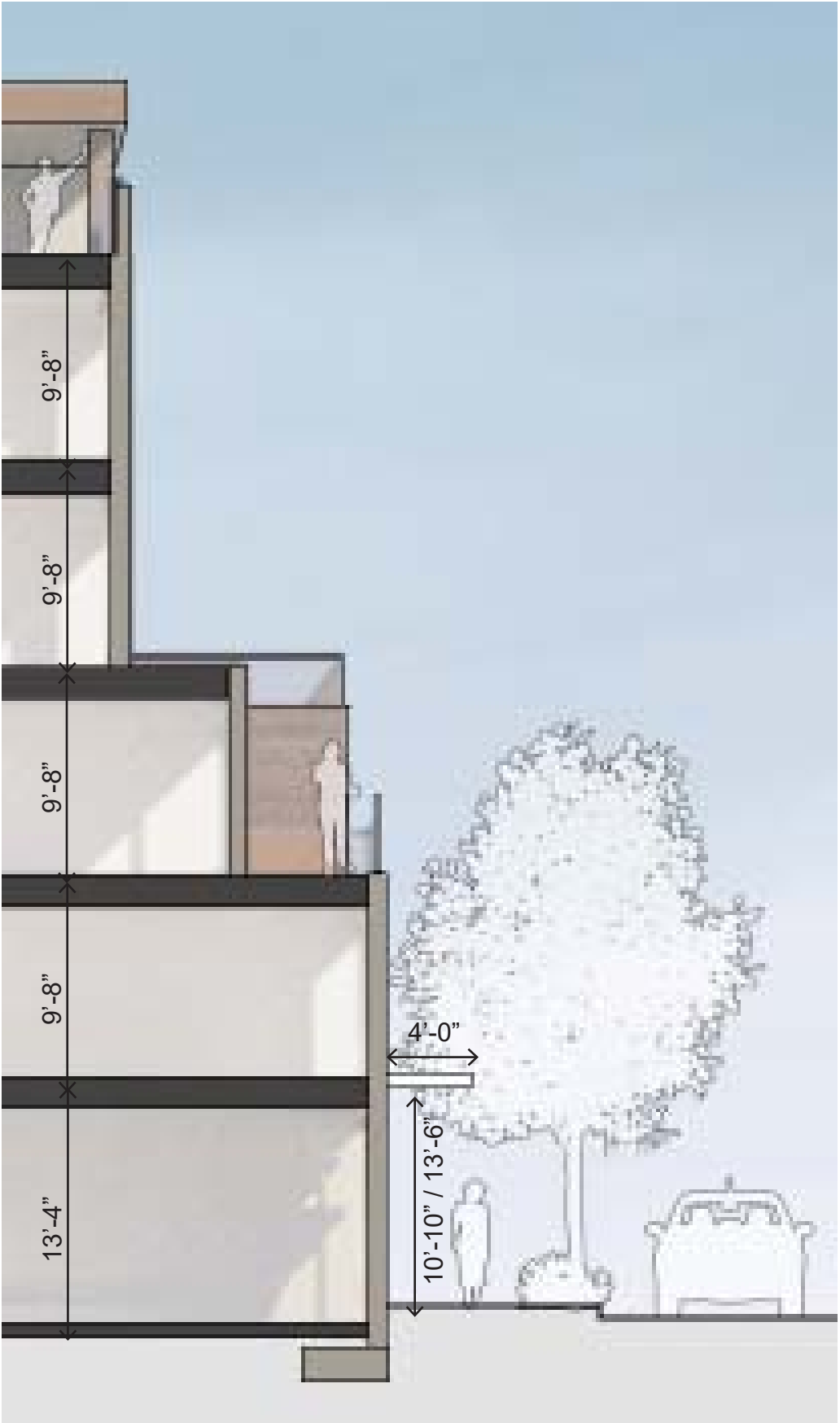


SE Corner

PEDESTRIAN EXPERIENCE



15th AVENUE NW Elevation



15th AVENUE Section



Residential Entry



NW 70th STREET



Talta Development 7530 15th Ave NW

PEDESTRIAN EXPERIENCE



NW 70th STREET SW Corner

APPENDIX

RENDERINGS



Ⓐ Visual interest with pattern of openings
Change of rhythm of opening as delineating



Ⓑ Accent panels
add layer of texture

Ⓒ Orientation and
combination of
materials



Ⓓ Minimalists canopy
design

Ⓔ Distinction between
commercial and residential floors

RENDERINGS



Ⓕ Modulation of massing is achieved with set back upper levels with variation of roof line and use of contrasting materials.



Ⓖ Example of facade composition and material wrapping building corner.



Ⓗ Defined entrance

Ⓘ The live/work spaces will have transparency and human scale detail at the ground level in terms of door size/scale, glazing and signage. Large glazing at live work units. Modulation to have continuation with the upper residential floors.



Ⓗ

Ⓘ