



*ADMINISTRATIVE DESIGN REVIEW
RECOMMENDATION MEETING*
#3026926
1501 NW 59th St

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PROJECT INFORMATION

SITE ADDRESS 1501 NW 59th St
 PARCEL NUMBER 2767604525
 SDCI # 3026926
 APPLICANT Neiman Taber Architects
 1421 34th Avenue, Suite 100
 Seattle, WA 98122
 (206) 760-5550
 CONTACT David Neiman
 dn@neimantaber.com
 ZONING NC3-40
 OVERLAYS Ballard Hub Urban Village
 LOT SIZE 5,000 SF
 ALLOWABLE FAR 3.25 (GFA: 16,250 SF)
 PROPOSED UNITS 52
 PROPOSED PARKING 0
 FREQUENT TRANSIT Yes

PROJECT TEAM

OWNER HUP NTA 1501 LLC
 ARCHITECT Neiman Taber Architects
 1421 34th Ave, Suite 100
 Seattle, WA 98122
 (206) 760-5550
 GEOTECHNICAL Geotech Consultants, Inc.
 SURVEYOR Chadwick & Winters
 LANDSCAPE Philbin Design Group
 STRUCTURAL Malsam Tsang
 CIVIL Sitewise

- The proposed development is a 4 story with a basement, mixed use structure containing 52 sleeping units and approximately 16,431 GFA of building area (212 GFA commercial / 16,219 GFA residential).
- No parking will be provided.
- The residential portion will be all congregate residences
- The project is in the Ballard HUB Urban Village. It is along 15th Ave NW, a major commercial arterial.
- Existing commercial structure on site to be removed.
- The site has commercial zoning and building to the north and south and LR2 zoning and a mix of single family and small multifamily residential to the west.
- The preferred alternative is designed to continue the tradition of small scale mixed-use building that are found along arterials throughout Seattle.

PROJECT GOALS

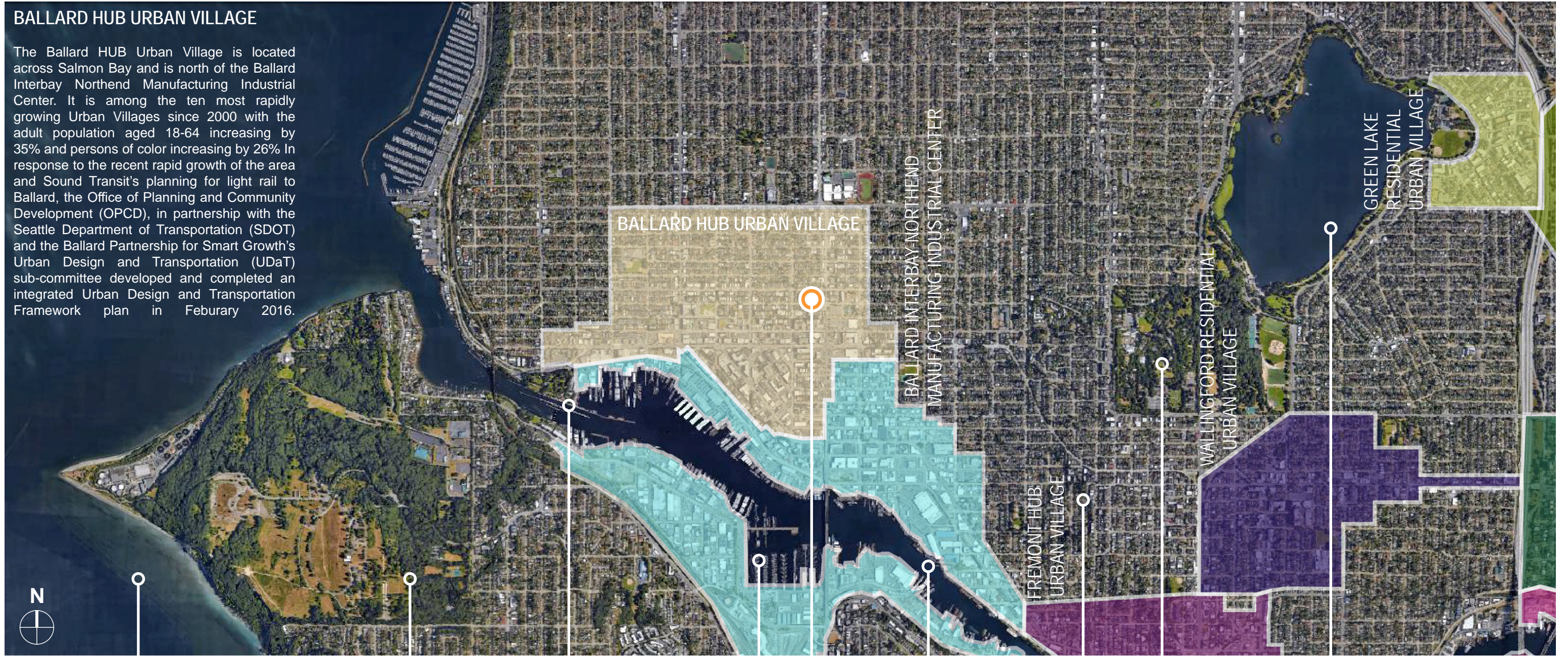
1. Create a high quality fabric building that is contemporary, but also reflects traditional small mixed-use corner buildings
 [CS3.A1 - Fitting Old + New Together]
2. Provide a building that establishes an urban development precedent for pedestrian oriented design in an evolving context.
 [CS3.A4 - Evolving Neighborhoods]
3. Show respect for adjacent neighbors' privacy while providing daylighting and views to the proposed building's future residents.
 [CS1.B2 - Daylight + Shading]

CONTEXT ANALYSIS

BALLARD + THE CITY

BALLARD HUB URBAN VILLAGE

The Ballard HUB Urban Village is located across Salmon Bay and is north of the Ballard Interbay Northend Manufacturing Industrial Center. It is among the ten most rapidly growing Urban Villages since 2000 with the adult population aged 18-64 increasing by 35% and persons of color increasing by 26%. In response to the recent rapid growth of the area and Sound Transit's planning for light rail to Ballard, the Office of Planning and Community Development (OPCD), in partnership with the Seattle Department of Transportation (SDOT) and the Ballard Partnership for Smart Growth's Urban Design and Transportation (UDaT) sub-committee developed and completed an integrated Urban Design and Transportation Framework plan in February 2016.



PUGET SOUND

DISCOVERY PARK

BALLARD LOCKS

FISHERMAN'S TERMINAL
1501 NW 59TH STREET
(PROJECT SITE)

SHIP CANAL

FREMONT PEAK PARK

WOODLAND PARK ZOO

GREEN LAKE

CONTEXT ANALYSIS

IMMEDIATE CONTEXT



1501 NW 59th St is located at the corner of NW 59th St and 15th Ave NW. 15th is a primary north-south arterial serving NW Seattle. In the area near the site 15th has small commercial spaces which include a small cafe and restaurants, a beauty salon, and other professional services. Across to the east on 15th Ave NW is the St. Alphonsus parish complex which provides facilities such as a community center, gymnasium, and school.

To the east and west of the site beyond 15th Ave NW are neighborhoods characterized by a mix of single family homes, townhomes and small apartment buildings. The area is gradually densifying as older single family structures are replaced by multifamily buildings.

Takeaways:

- The area has a mix of old and new buildings - mediating between the two will be important
- 15th Ave NW is auto-oriented street that is changing to a more pedestrian oriented road - the building must respond to what exists while aspiring to what will be.

- PROPOSED GEMENSKAP PARK
- ST. ALPHONSUS FAMILY SERVICES
- ST. ALPHONSUS CHURCH
- YOUNG'S MARKET COMPANY EXPRESS
- TACO BELL
- MORSEL
- THE WAX BAR
- 15TH AVE NW
- U.S. POST OFFICE
- SEATTLE HOUSING AUTHORITY
- 16TH AVE NW
- SEATTLE PRO MUSICA

CONTEXT ANALYSIS

NEIGHBORHOOD CIRCULATION

The project has strong transit, walking, biking and car access. The site is located within a frequent transit zone and is on the Rapid Ride D-Line which provides service between the residential areas to the north and Downtown. It is also served by the 44 bus connecting Ballard to the University District.

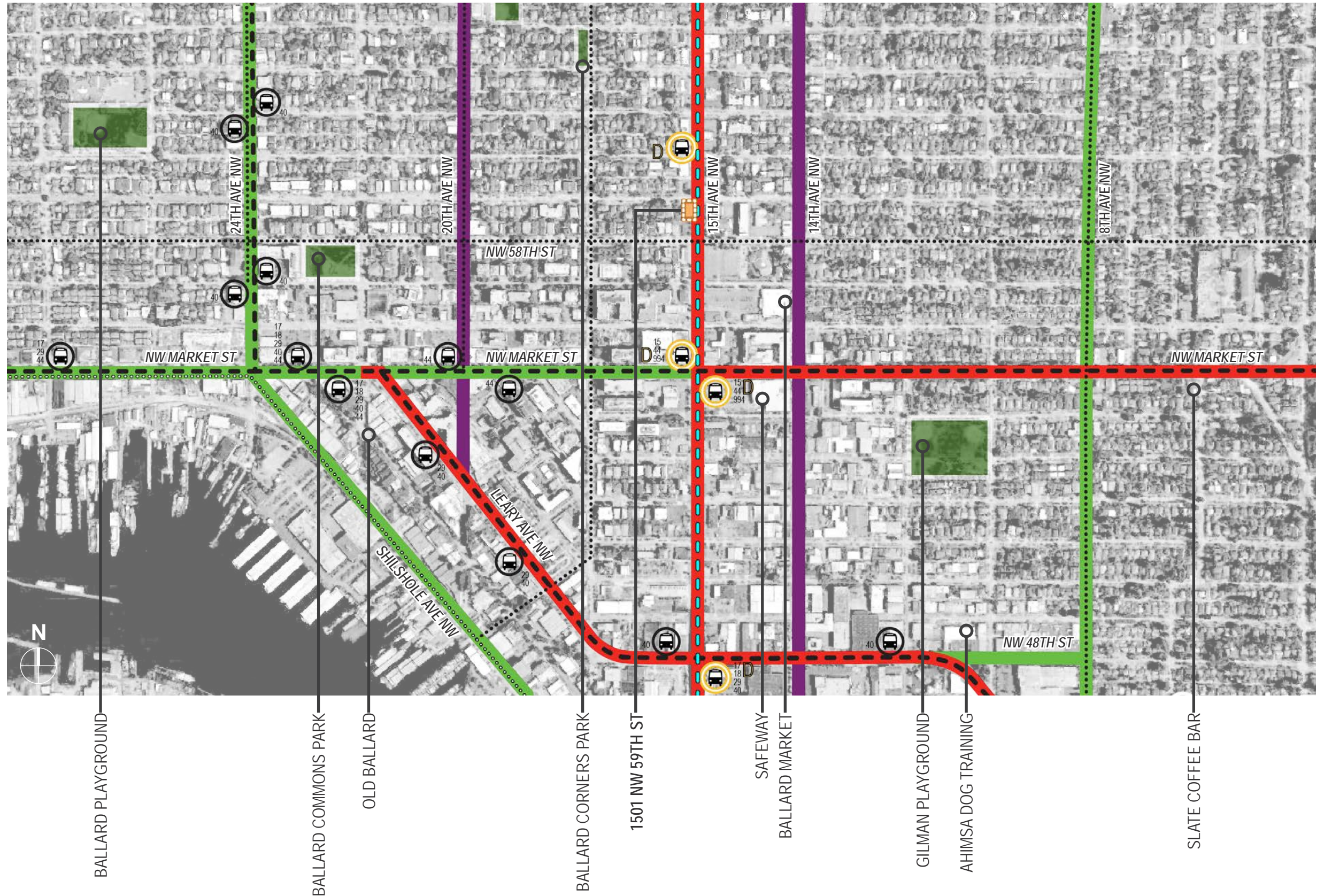
The project is walking distance from central Ballard and the food, service and entertainment options that it provides. The Burke-Gilman bike trail is located to the south and provides connections to the east as well as to other major bikeways. Additional neighbor bikeways bisect the area providing safe routes.

Walk Score: 94
 Transit Score: 54
 Bike Score: 80
 (Source: walkscore.com)

- Takeaways:
- Enhance the streetscape for the pedestrian
 - Make biking easy

LEGEND

- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR ARTERIAL
- BUS ROUTE
- BUS
 BUS STOP | RAPIDRIDE STOP
- DESIGNATED BIKE ROUTE - EXISTING
- DESIGNATED BIKE ROUTE - PROPOSED
- PARK | OPEN SPACE
- PROJECT SITE



CONTEXT ANALYSIS

ZONING + USE



USES

- SINGLE FAMILY
- COMMERCIAL
- MULTI-FAMILY
- TOWNHOME
- MIXED-USE
- INSTITUTIONAL

ZONING

- C1-65
- NC3-65
- NC3-40
- MR-RC
- LR3 RC
- LR3
- LR2
- LR1



The project site is located within a NC3-40 zone and neighbors other small to medium sized commercial uses along the 15th Ave NW corridor. Further to the west and east are a series of Lowrise zones ranging from LR1 to LR3-RC. The LR zones are a mix of townhomes, small apartment buildings and older single family structures. The area is transitioning from a relatively low density area to higher intensity uses.

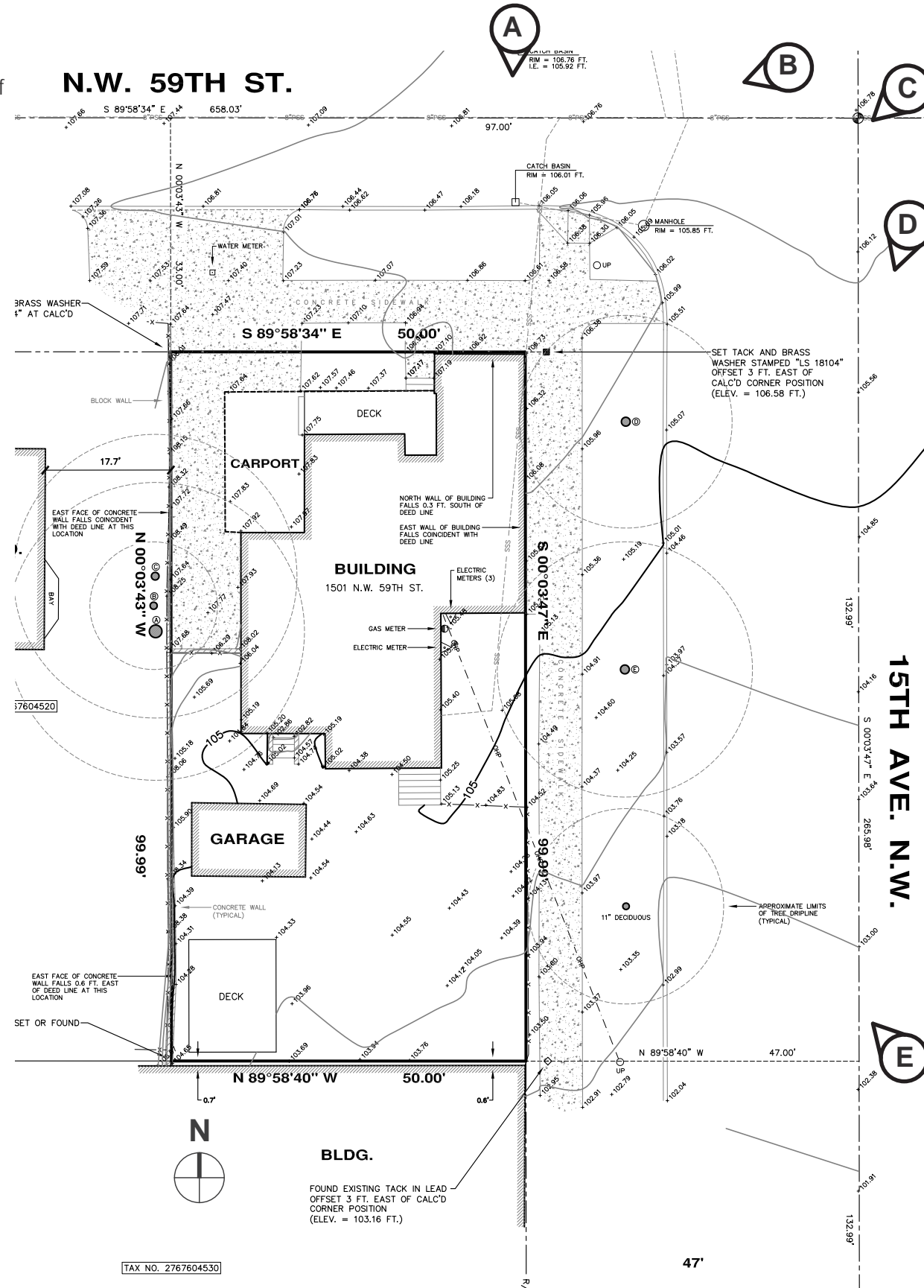
The HALA upzones proposed for the Ballard Urban Village would increase the sites 40' height limit to 55'. The upzone would also increase the FAR and height available for adjacent Lowrise sites.

Takeaways:

- The area is transitioning to higher intensity uses
- Create a human scaled street edge
- Respect lower intensity uses to the west

EXISTING SITE CONDITIONS SURVEY + SITE PHOTOS

Legal Description: Lot 11, Block 42, Gilman Park,
according to the Plat thereof recorded in Volume 3 of
Plats, Page 40, records of King County, WA.



A - NW 59TH ST - LOOKING SOUTH



D - 15TH AVE NW - LOOKING SOUTH

EXISTING SITE CONDITIONS SURVEY + SITE PHOTOS

SITE FEATURES

The proposed project is located at the corner of 15th Ave NW, a major arterial street, and NW 59th ST, a quiet residential street. There is no alley so it directly abuts adjacent properties to the south and west. To the south is a single story medical office building (NC3-40). To the west is a one and a half story single family residence (LR1). The site is composed of a single 50' x 100' lot.

The site is located on a gentle slope that rises from the ship canal to Crown Hill. It has an even rise of approximately four feet from south to north and approximately one foot from east to west. The site is currently occupied by what appears to be an old single family residence (1900) that has had a commercial space added to it at some point. There are currently no occupants.

There are no exceptional trees on site or any vegetation of note.

Takeaways:

- Establish a strong corner presence
- Respond to the slope of the site
- Create and reenforce active street edges
- Respect the privacy of adjacent property



B - NW 59TH ST - LOOKING WEST



C - NORTHEAST CORNER



E - PROJECT SITE - SOUTHEAST CORNER

ZONING STANDARDS

ZONING: NC3-40 / BALLARD HUB URBAN VILLAGE

CITATION	TOPIC	CODE STATEMENT	NOTES
23.42.049.C	Congregate Residence Communal area	-15% of total floor area of sleeping rooms	
23.47A.008	Street-level Development Standards	-Blank Segments shall not exceed 20' in length -Blank façade not to exceed 40% of street façade -60% of street facing façade between 2' and 8' above sidewalk shall be transparent -Non-residential use shall extend an avg. depth of at least 30' and min. depth of 15' -Non-residential uses at street level shall have a min. f-t-f of 13' -Floor of dwelling units along the street-level street-facing facade shall be at least 4' above the sidewalk	Departure requested Departure requested
23.47A.012	Structure Height	40' +4' for 13' FTF for non-residential use at street level +4' for clerestories, parapets, railings, etc +16' for penthouses (20% max. coverage/25% max. coverage with screened mech.)	
23.47A.013	FAR Limit	3.0 or 3.25 (Mix of Uses)	2.87 Provided
23.47A.014	Setbacks	Corner Setback for lots abutting residential zones (23,47A.014.B) Rear Set back for structures containing a residential use that abut a lot in a residential zone (23.47A.014.B3) -0' - 13' High: No setback required -13' - 40' High: 15' setback required - > 40' High: Additional setback at a rate of 2' for every 10' above 40'	Departure Requested Departure Requested
23.47A.016	Landscaping	Green Factor of 0.3 or greater	Street trees required
23.47A.022	Lighting and glare	Exterior light and glare must be shielded and directed away from adjacent uses.	
23.47A.024	Amenity areas	5% of gross floor area in residential use	Residential use includes commons
23.54.015	Parking	No minimum requirement for all residential uses within urban centers 0 spaces for live-work units with 1,500 SF or less.	No parking provided
23.54.015	Bicycle Parking	0.75 per sleeping room	53 spaces provided
23.54.040	Solid waste and recycling	51-100 dwelling units = 375 SF min. storage area + 4 SF for each addt'l unit above 50. Nonresidential 0 - 5,000 sf + 82 sf. Mixed Use: must meet residential req. + 50% of non-residential req. = 420 sf Or as approved by SPU	Waste room analysis pending approval Waste to be picked up on NW 59th ST

APPROVED EDG CONCEPT SCHEME C: MASSING AND CONCEPT

SCHEME C: *CLASSIC BLOCK*
(PREFERRED)
(Departures Required)

SUMMARY

Scheme C starts with scheme B and then uses minor departures to improve it. The building is set back 12' uniformly from the adjacent property to create simple form reminiscent of older corner buildings. A small retail space and a higher street level floor to floor are provided to reenforce and activate the street edge.

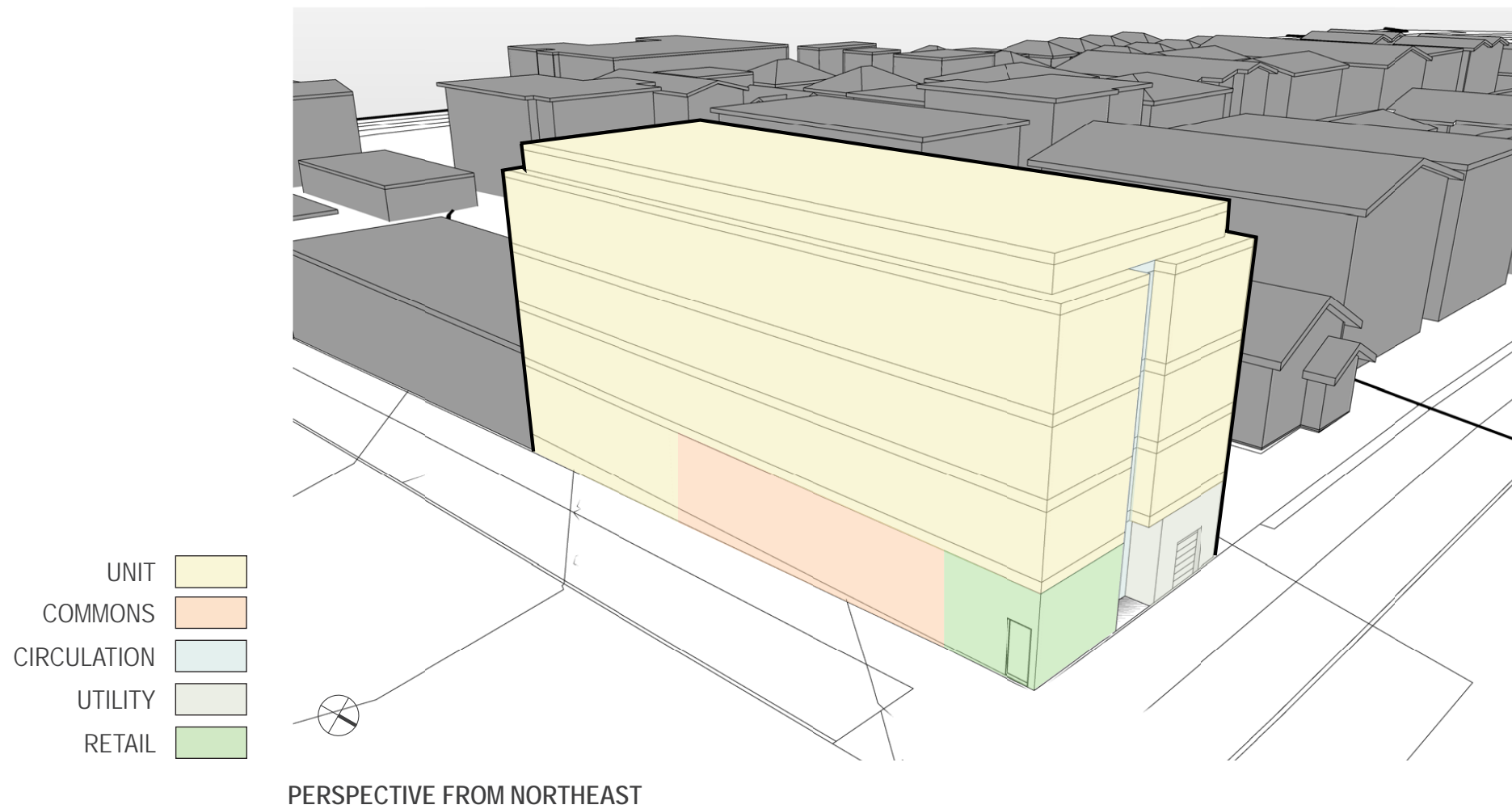
UNITS: 53
FAR: 2.86 / 14,285 GFA
STREET USES: Units + Commons

ADVANTAGES

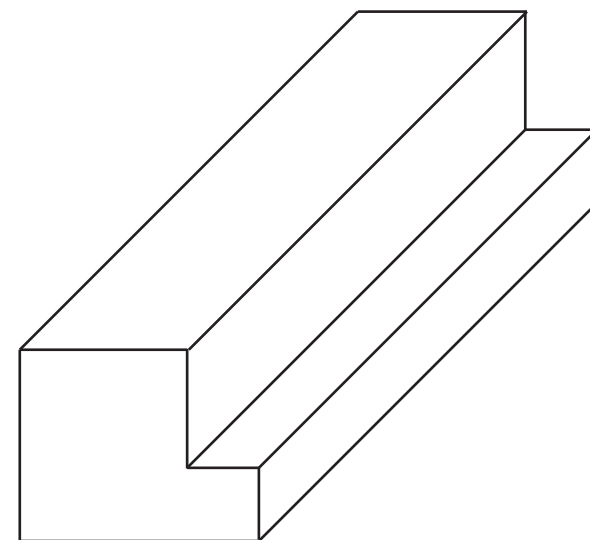
- Larger first floor setback at the west residential edge [CS2.D5 Respect for Adjacent Sites]
- Simplified Building Form [DC2.B1 Facade Composition]
- Higher floor to floor at the first floor and a more prominent base along 15th Ave NW [CS3.A4 Evolving Neighborhoods]
- Small retail use added [CS2.C1 Corner Sites]
- Active street level use [PL2.B1 Eyes on the Street]
- Better natural light for basement units [CS1.B2 Daylighting and shading]

DEPARTURES:

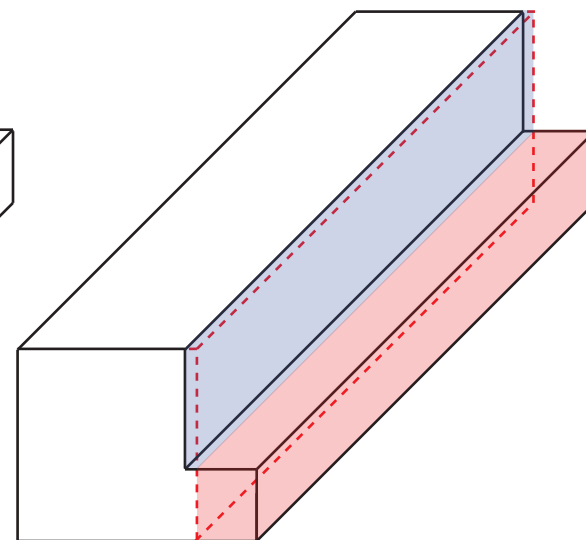
- 23.47A.014.B.3 - Setback requirements along rear lot line
- 23.47A.014.B.1 - Setback requirements for lots abutting or across the alley from residential zones.
- 23.47A.008.B.3 - Non-Residential Depth
- 23.47A.008.D.2 - Street Level Residential Requirements



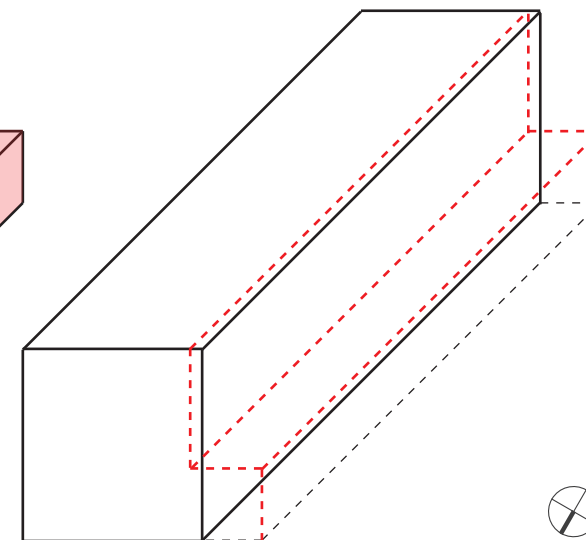
PERSPECTIVE FROM NORTHEAST



ZONING ENVELOPE

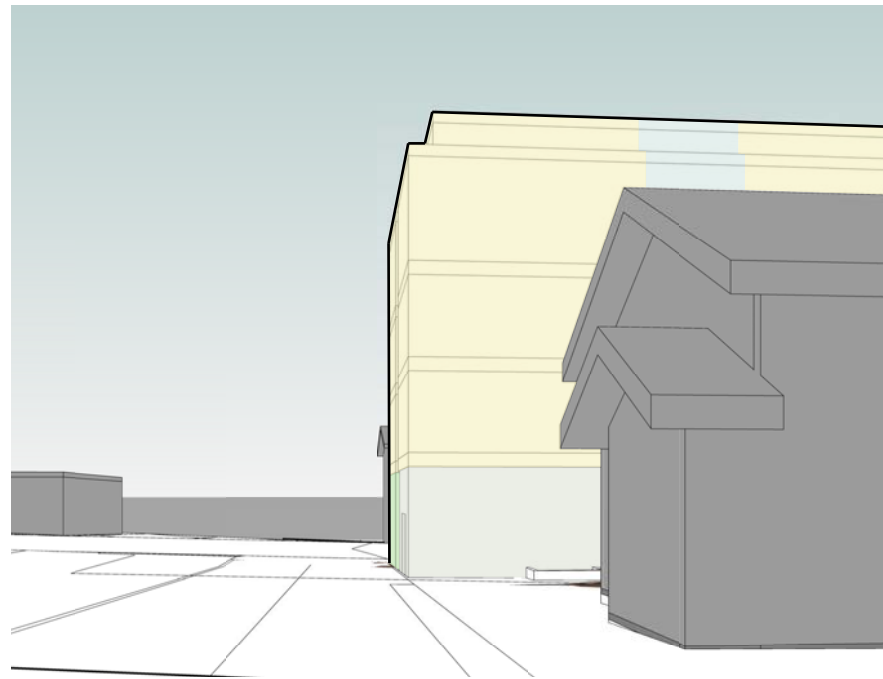


UNIFORM SETBACK



PROPOSED MASSING

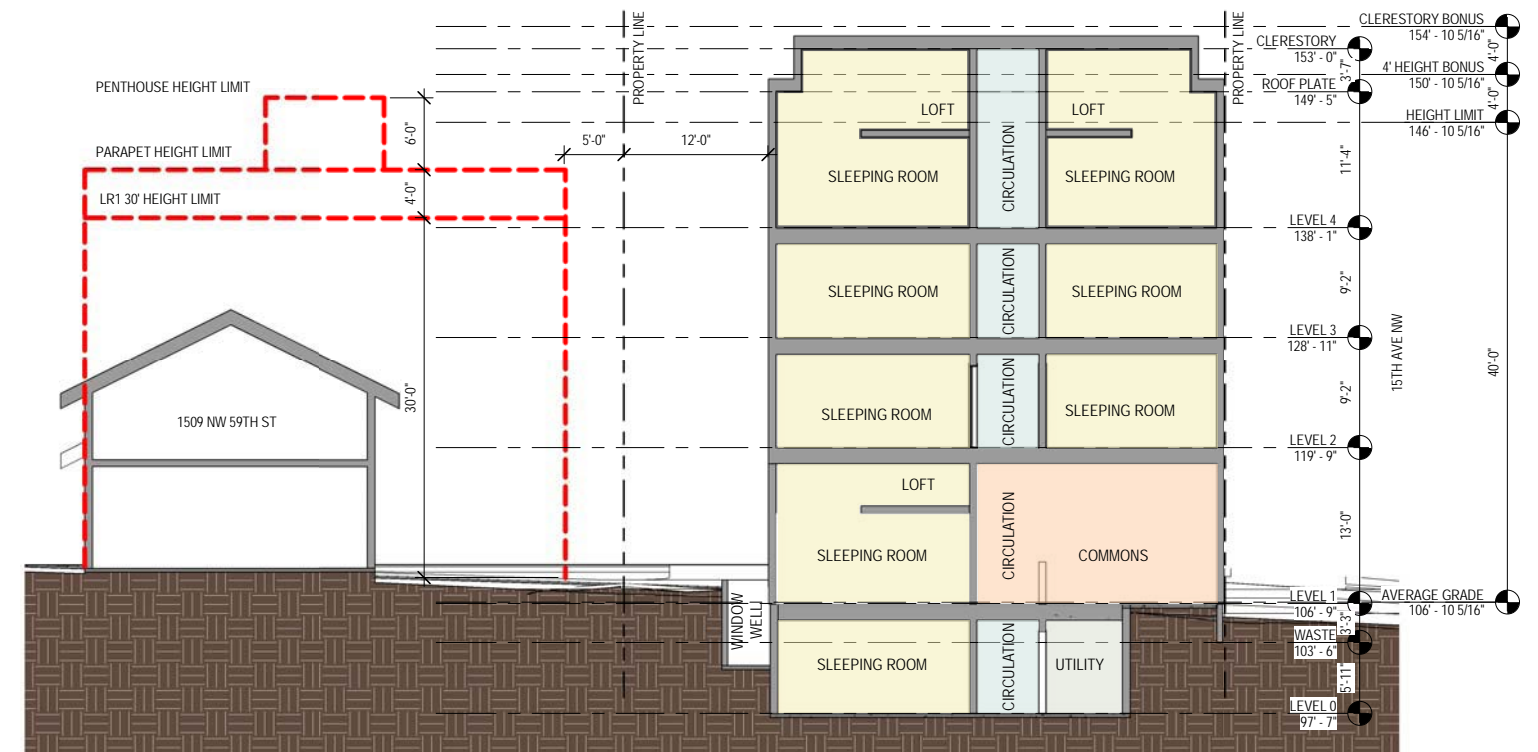
APPROVED EDG CONCEPT SCHEME C: MASSING AND CONCEPT



PERSPECTIVE FROM WEST



PERSPECTIVE FROM NORTHWEST



TRANSVERSE SECTION

RECOMMENDATION

EDG ITEMIZED RESPONSE

SDCI STAFF RECOMMENDATIONS + SUMMARY RESPONSE

PRIORITIES & SDCI STAFF RECOMMENDATIONS

Board Recommendation

1. Massing and Facade Composition:

a. Staff supports the use of secondary architectural elements and proposed material changes to provide depth and visual interest to the building façades, especially the east and west façades which are very prominent. The proposed fenestration pattern also works well in creating well-proportioned façades with a clear composition. Staff recommends having the windows wrap the corners of the structure to improve on the composition. *(DC2-B-1. Façade Composition, DC2-C. Secondary Architectural Features, DC2-C-1. Visual Depth and Interest)*

Design Response

Juliet balconies paired with large operable opening are used on the east facade as to provide depth. The facade uses a pattern of colored, fine grain materials through out to create visual interest. The windows are now wrapping the corner with additional windows added on the north facade as requested.

Board Recommendation

b. Explore opportunities for modulation and/or a vertical expression relating to the circulation elements on the east and west façades to help break up the massing and bulk of the structure. *(DC2-A-2. Reducing Perceived Mass)*

Design Response

The circulation has been pushed out slightly at level 1 and a small portion of level 2 on the west façade. Windows have been added to the circulation and the siding has been aligned to provide visual relief along the west façade. There is no circulation of the east façade, but at the proposed commons a full balcony (instead of a Juliet) and larger amount of fenestration has been added.

Board Recommendation

c. Staff supports utilizing a material palette consisting of high quality materials that fit in with the character of the neighborhood. This is extremely important as the success of the proposed massing and fenestration pattern is contingent on the use of high quality materials to complement the simplistic form. Refer to the precedent images in the EDG packet demonstrating how high-quality materials can be used to create a contemporary design that fits into the neighboring context. *(CS3-A-1. Fitting Old and New Together, DC4-A-1. Exterior Finish Materials)*

Design Response

James Hardie Reveal, a premium fiber cement product, is proposed for use on the streetside façades. The Reveal siding is a thicker, smoother panel that lays flatter on the wall and has a recessed, extruded flashings that have stronger shadow lines and reads more like an open joint rainscreen than conventional Hardie products.



PERSPECTIVE: CURRENT PROPOSAL



PERSPECTIVE: CURRENT PROPOSAL



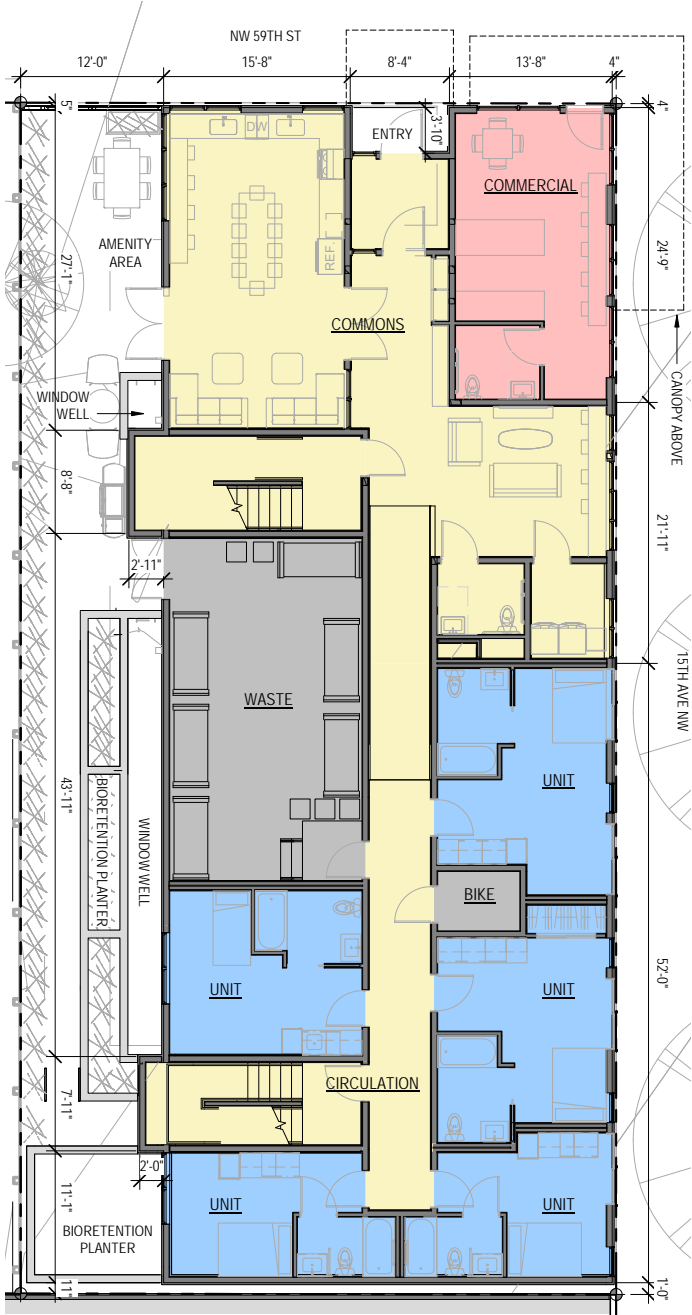
PERSPECTIVE: PROPOSED AT EDG



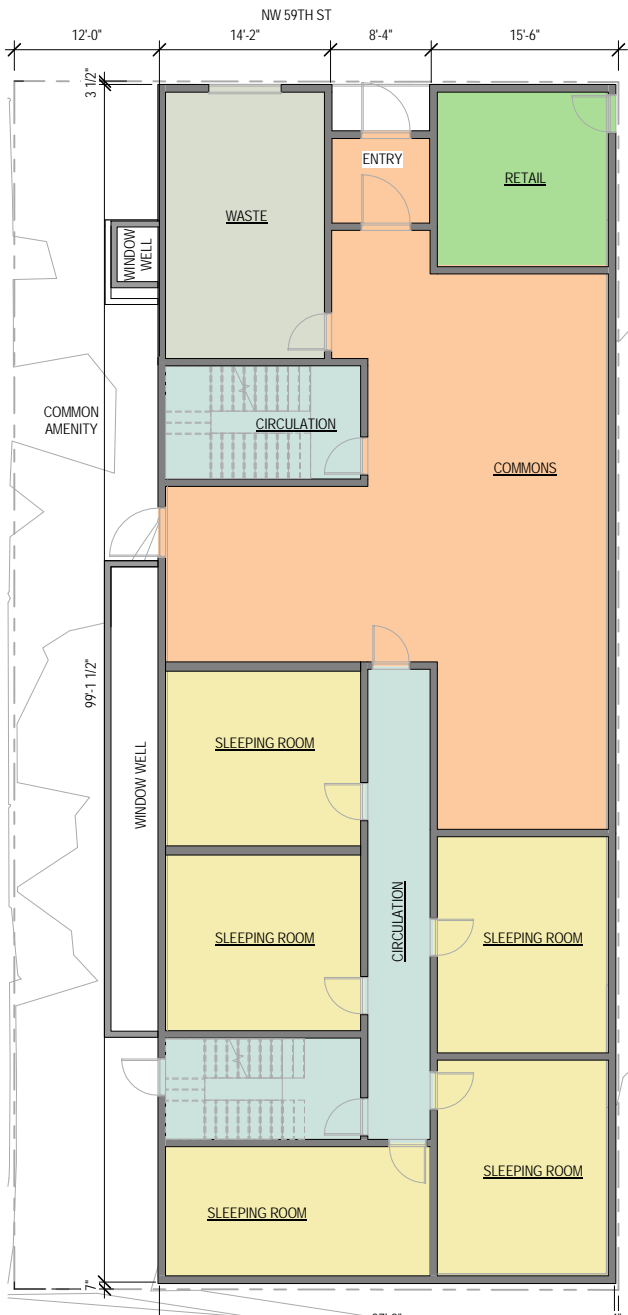
PERSPECTIVE: PROPOSED AT EDG

EDG ITEMIZED RESPONSE

SDCI STAFF RECOMMENDATIONS + SUMMARY RESPONSE



PLAN: CURRENT PROPOSAL



PLAN: PROPOSED AT EDG

Board Recommendation

d. Staff supports stepping back the upper floor, minimizing the perceived height and bulk of the structure. Continue to explore how the massing of the current configuration impacts the neighboring structures and minimize these impacts where possible. (CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices, CS2-D-5. Respect for Adjacent Sites)

Design Response

The upper level stepping is maintained as requested and extended with greater setbacks from the north and east.

Board Recommendations

2. Primary Residential Entry and Lobby: Staff discussed the visibility of the primary residential entry and agreed that its design is critical to highlighting this entrance located off NW 59th Street. Develop a design that incorporates overhead weather protection, lighting, and signage that clearly distinguishes this residential entrance from the commercial entrance, making it easily identifiable. Staff also recommends rearranging the common space on the ground floor to work in conjunction with the residential entry. (PL3-A-1. Design Objectives, PL3-A-4. Ensemble of Elements, DC1-A-1. Visibility)

Design Response

The primary building entry has an ensemble of elements that help establish a human scale and clearly signify it as the entry. These elements include a canopy, signage and lighting. The area to the west has been changed from waste storage to commons which better frames and reinforces the entry.

Board Recommendations

3. Recycling/Waste Room Location: Staff is concerned with the proposed location for the recycling and waste room which is prominently located along NW 59th Street. Staff supports locating this room south of the adjacent stair tower and rearranging the common space to front NW 59th Street near the primary residential entrance. (DC1-C-4. Service Uses)

Design Response

The waste room has been moved south of the adjacent stair tower as requested. Additional common areas have been moved to the NW corner along NW 59th Street, creating a more active and transparent façade.

EDG ITEMIZED RESPONSE

SDCI STAFF RECOMMENDATIONS + SUMMARY RESPONSE

Board Recommendations

4. Ground Level Uses

a. Staff is concerned with the functionality of the small size of the micro retail space on the ground floor as proposed. Provide a floor plan showing a potential layout of the commercial space to demonstrate how it can accommodate a retail use. (DC1-A. Arrangement of Interior Uses)

Design Response

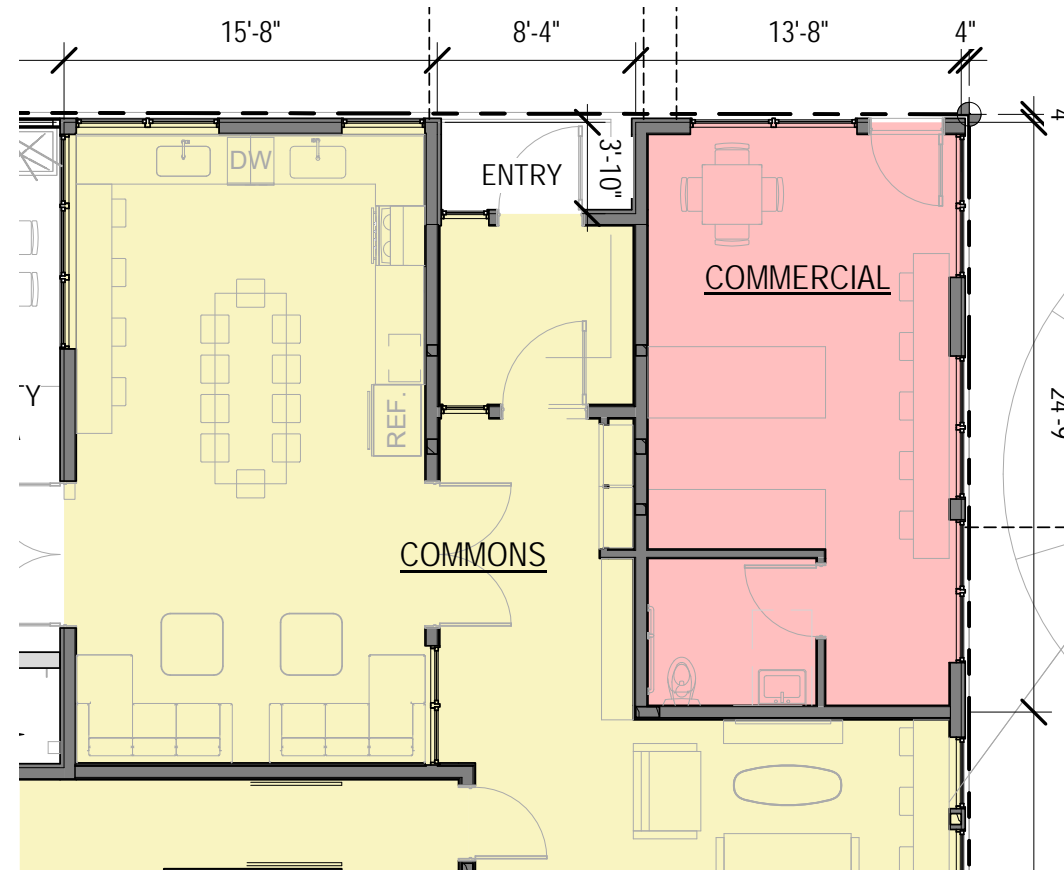
The small retail space has been enlarged by ~50%. A potential layout has been added to demonstrate how it can be used to accommodate a small retail use.

Board Recommendations

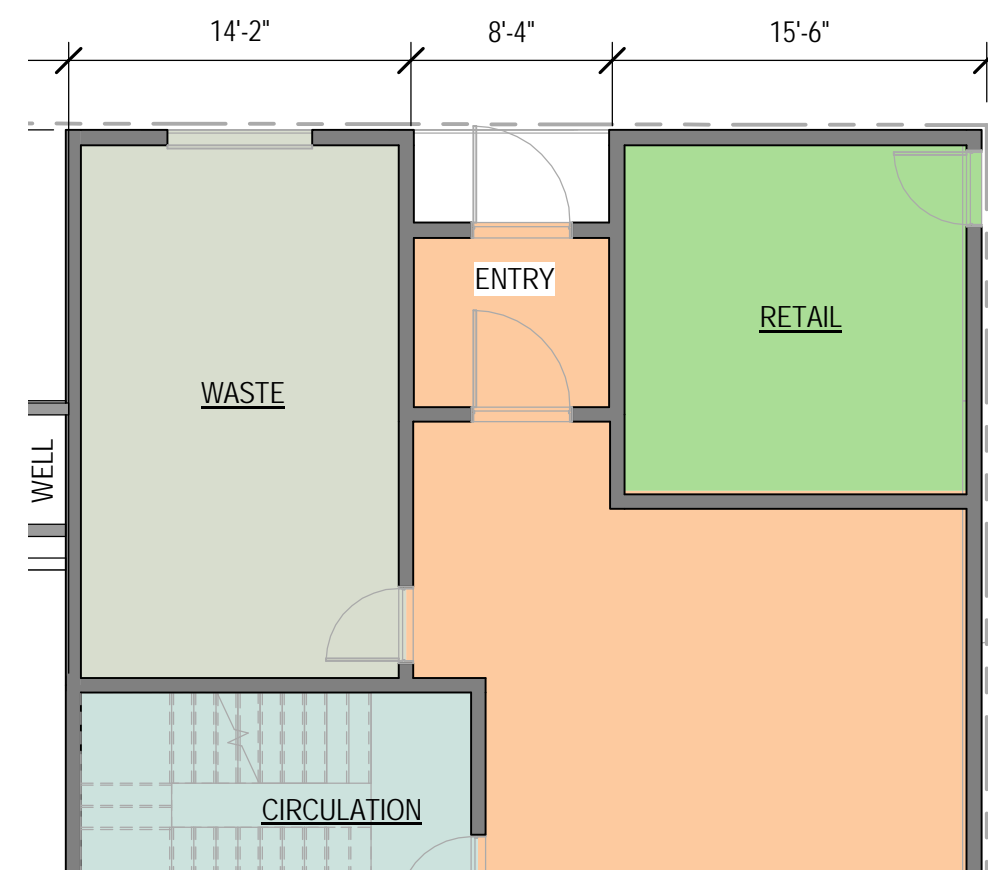
b. Staff is concerned with the fenestration pattern as shown for the commercial space and ground floor commons that front 15th Avenue Northwest. Develop a design that reinforces the prominent base concept while providing a high level of transparency and the opportunity for street level interaction and engagement. (CS2-B-2. Connection to the Street, PL3-B-4. Interaction, PL3-C-2. Visibility, DC1-A-4. Views and Connections)

Design Response

The fenestration pattern at the ground floor commercial space has been changed to provide more transparency. The commercial and residential commons portion of the base are distinguished from the residential portion by a higher level of transparency, change siding color, and a matching window frame color.



PLAN: CURRENT RETAIL SPACE



PLAN: RETAIL AT EDG



PERSPECTIVE: PROPOSED COMMERCIAL FENESTRATION ON 15TH AVE NW



PERSPECTIVE: PROPOSED COMMERCIAL FENESTRATION ON NW 59TH ST

EDG ITEMIZED RESPONSE

SDCI STAFF RECOMMENDATIONS + SUMMARY RESPONSE

Board Recommendations

5. **Common Amenity Area:** Staff is concerned with potential design and layout of the common amenity area located east of the structure adjacent to the residential zone. Develop a design that will contribute to the overall usability of this area and include vegetation that is vertical in nature to help buffer the structure from the adjacent properties. Hardscape materials can also be used to add color and texture to the open area and delineate a pedestrian pathway. *(DC3-B-1. Meeting User Needs, DC4-D-1. Choice of Plant Materials, DC4-D-2. Hardscape Materials)*

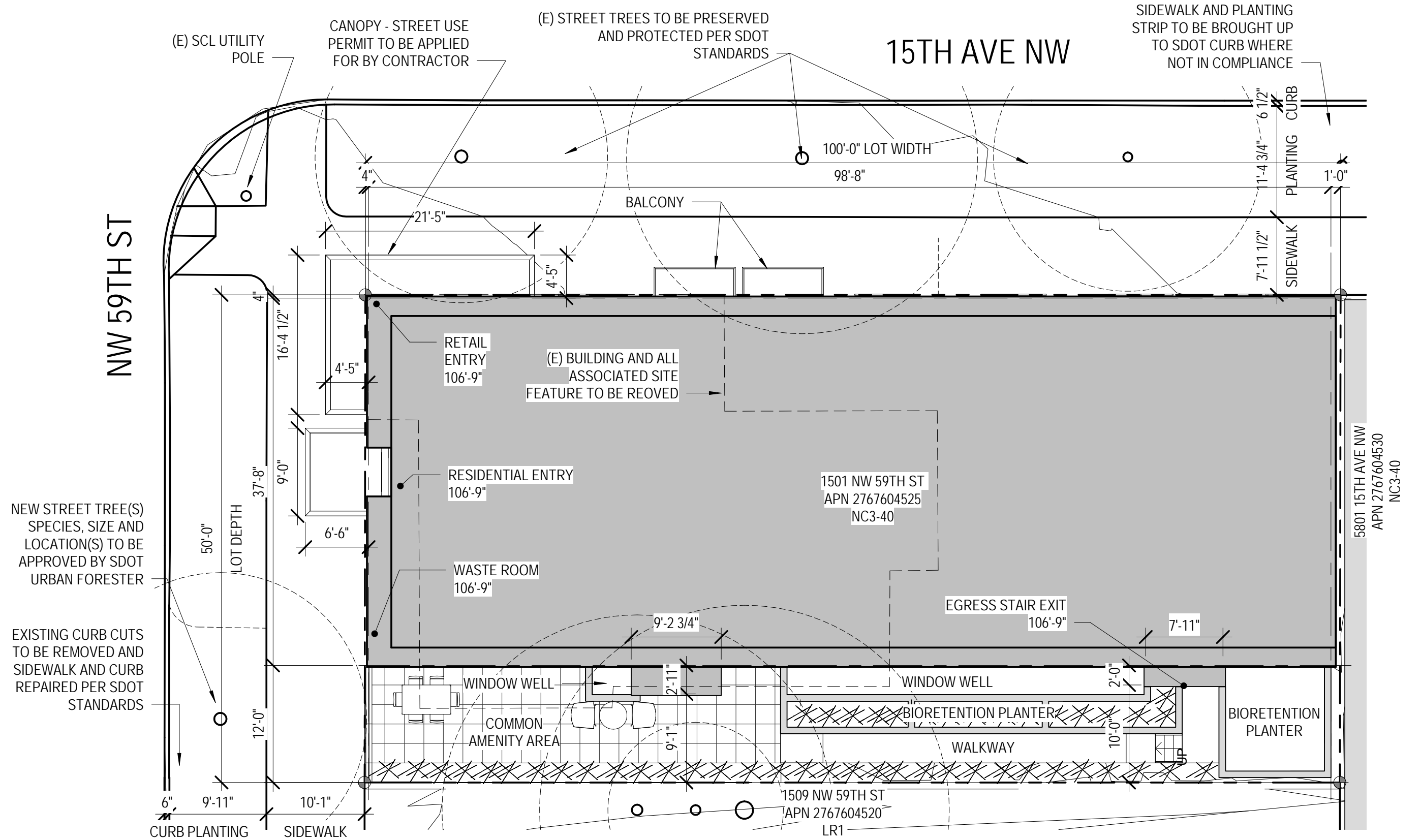
Design Response

A more refined design has been developed. Vegetation that is vertical in nature, Green Tower Boxwood, along the length of the west property to buffer the amenity area from adjacent neighbor. Permeable paver hardscaping has been added to delineate the walkways and patio.



PERSPECTIVE: PROPOSED AMENITY AREA

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NW 59TH ST

15TH AVE NW



NEW STREET TREE(S) SPECIES, SIZE AND LOCATION(S) TO BE APPROVED BY SDOT URBAN FORESTER

EXISTING CURB CUTS TO BE REMOVED AND SIDEWALK AND CURB REPAIRED PER SDOT STANDARDS

CANOPY - STREET USE PERMIT TO BE APPLIED FOR BY CONTRACTOR

(E) STREET TREES TO BE PRESERVED AND PROTECTED PER SDOT STANDARDS

SIDEWALK AND PLANTING STRIP TO BE BROUGHT UP TO SDOT CURB WHERE NOT IN COMPLIANCE

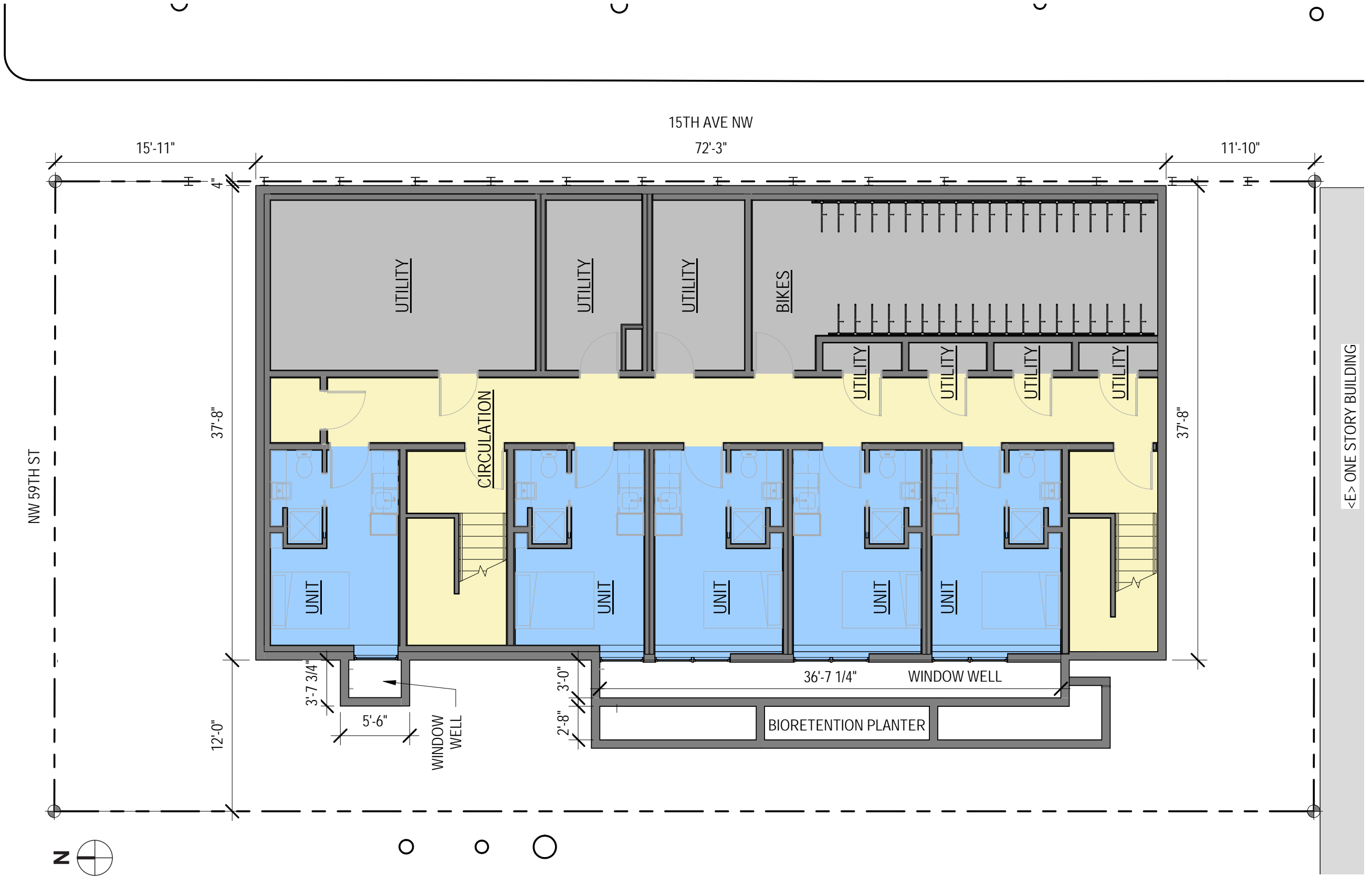
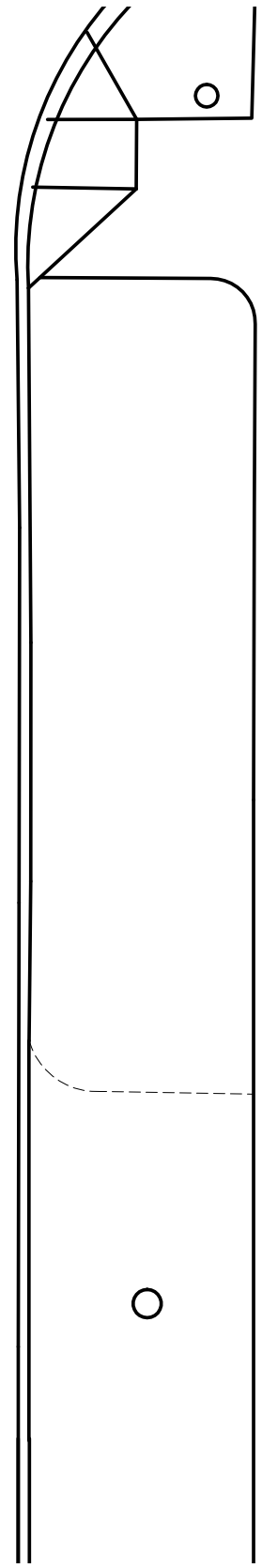
(E) BUILDING AND ALL ASSOCIATED SITE FEATURE TO BE REMOVED

1501 NW 59TH ST
APN 2767604525
NC3-40

5801 15TH AVE NW
APN 2767604530
NC3-40

1509 NW 59TH ST
APN 2767604520
LR1

FLOOR PLANS
LEVEL 0



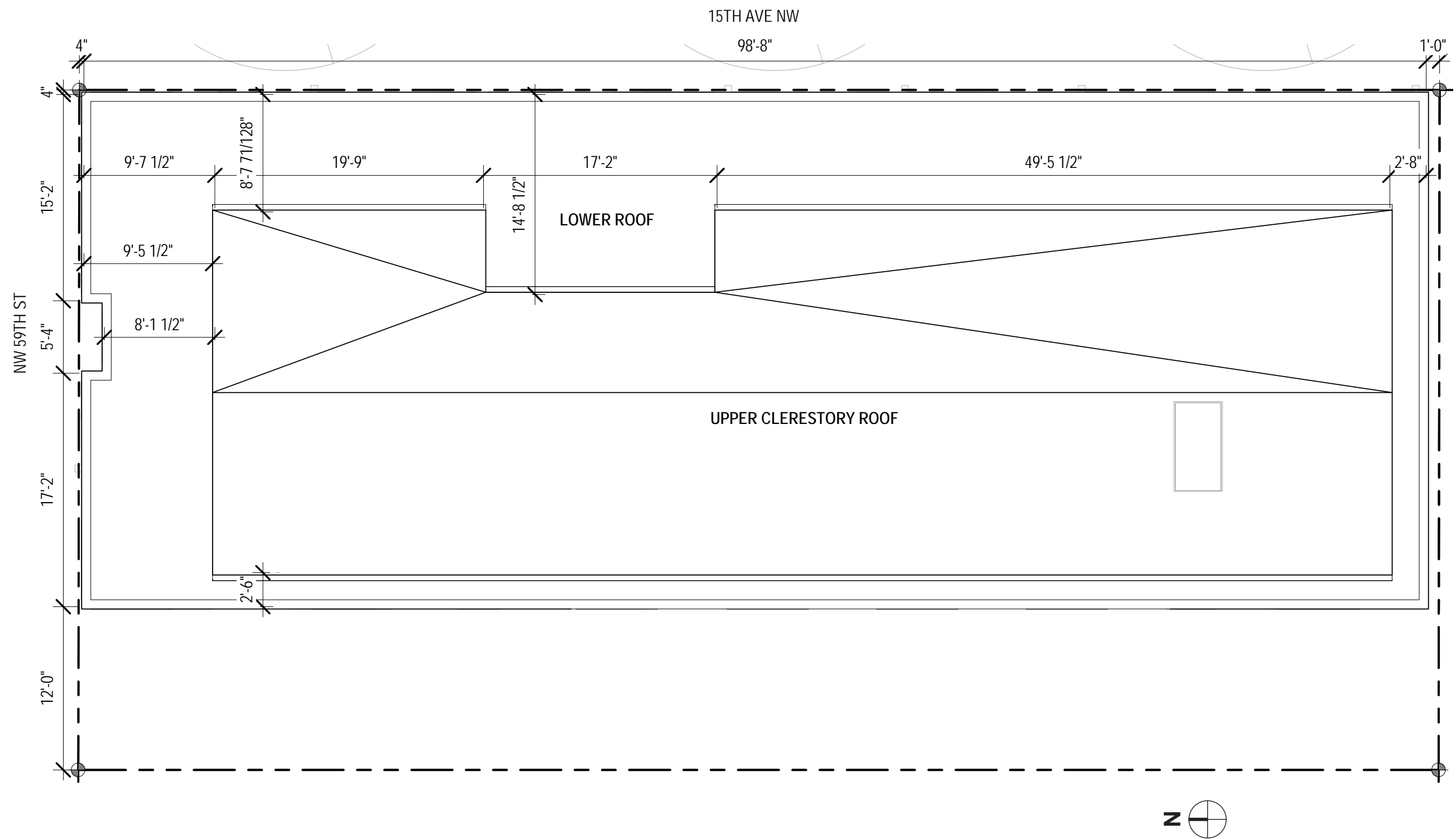
FLOOR PLANS
LEVEL 1



RECOMMENDATION

FLOOR PLANS
TYPICAL LEVEL


















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LANDSCAPE DESIGN PLANTING PLAN

PLANT SCHEDULE

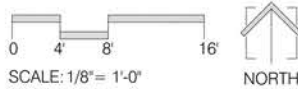
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS	
	<i>Quercus frainetto</i> / Forest Green Oak	2'-2.5' Cal	2	Plant per SDOT std. plan 100a, Species per SDOT 9/21/17, Green Factor M/L Tree	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	REMARKS	
	<i>Abelia x grandiflora</i> 'Rose Creek' / Rose Creek Abelia	2 gal	11	GF Plant List, +24", DT, Meets 30" SDOT Req.	
	<i>Buxus sempervirens</i> 'Green Tower' / Green Tower Boxwood	2 gal	45	GF Plant Variety, DT, +24"	
	<i>Carex albula</i> / Frosty Curly Sedge	1 gal	49		
	<i>Cornus sericea</i> 'Kelsey' / Kelsey Dogwood	1 gal	21	GF Plant List, +24", DT, Meets 30" SDOT Req.	
	<i>Cornus sericea</i> 'Midwinter Fire' / Midwinter Fire Dogwood	2 gal	3	GF Plant Variety, +24", DT	
	<i>Geranium x cantabrigiense</i> 'Biokovo' / Biokovo Cranesbill	1 gal	104	GF Plant List, DT, Meets 30" SDOT Req.	
	<i>Juncus effusus</i> 'Curly Wurly' / Corkscrew Rush	1 gal	58	GF Plant List Variety, +24"	
	<i>Prunus laurocerasus</i> 'Mt Vernon' / Mt. Vernon Laurel	1 gal	26	GF Plant List, +24", DT, Meets 30" SDOT Req.	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	REMARKS
	<i>Arctostaphylos uva-ursi</i> / Kinnikinnick	4" pot	24" o.c.	32	GF Plant List, DT, Meets SDOT 30" Req.
	<i>Heuchera x 'Little Cutie Coco'</i> / Coral Bells	4" pot	21" o.c.	76	GF Plant List, DT, Meets 30" SDOT Req.
	<i>Pachysandra terminalis</i> / Japanese Spurge	4" pot	24" o.c.	27	GF Plant List, DT
	<i>Sedum oreganum</i> / Oregon Sedum	4" pot	12" o.c.	23	GF Plant List, DT

COS STANDARD STREET TREE CLEARANCE

- 3 1/2' Face of the curb
- 5' Underground utility lines
- 10' Power Poles (15 feet recommended)
- 7 1/2' Driveways (10 feet recommended)
- 20' Street lights or other existing trees
- 30' Street intersections

KEY

- GF = Green Factor
- DT = Drought Tolerant
- +24" = Taller than 24" at maturity
- 30" SDOT Req. = Less than 30" tall at maturity or easily maintainable at 30" height



RECOMMENDATION

LANDSCAPE DESIGN
PLANT IMAGES



ABELIA 'ROSE CREEK'



ARCTOSTAPHYLOS UVA-URSI



BUXUS SEMPERVIRENS 'GREEN TOWER'



CAREX 'FROSTED CURLS'



KELSYI DOGWOOD



GERANIUM 'BIOKOVO'



HEUCHERA 'LITTLE CUTIE COCO'



JUNCUS 'CURLY WURLY'



PACHYSANDRA TERMINALIS



PRUNUS LAUROCERASUS
'MOUNT VERNON'



QUERCUS FRAINETTO



SEDUM

ELEVATIONS EAST



RECOMMENDATION

ELEVATIONS

NORTH



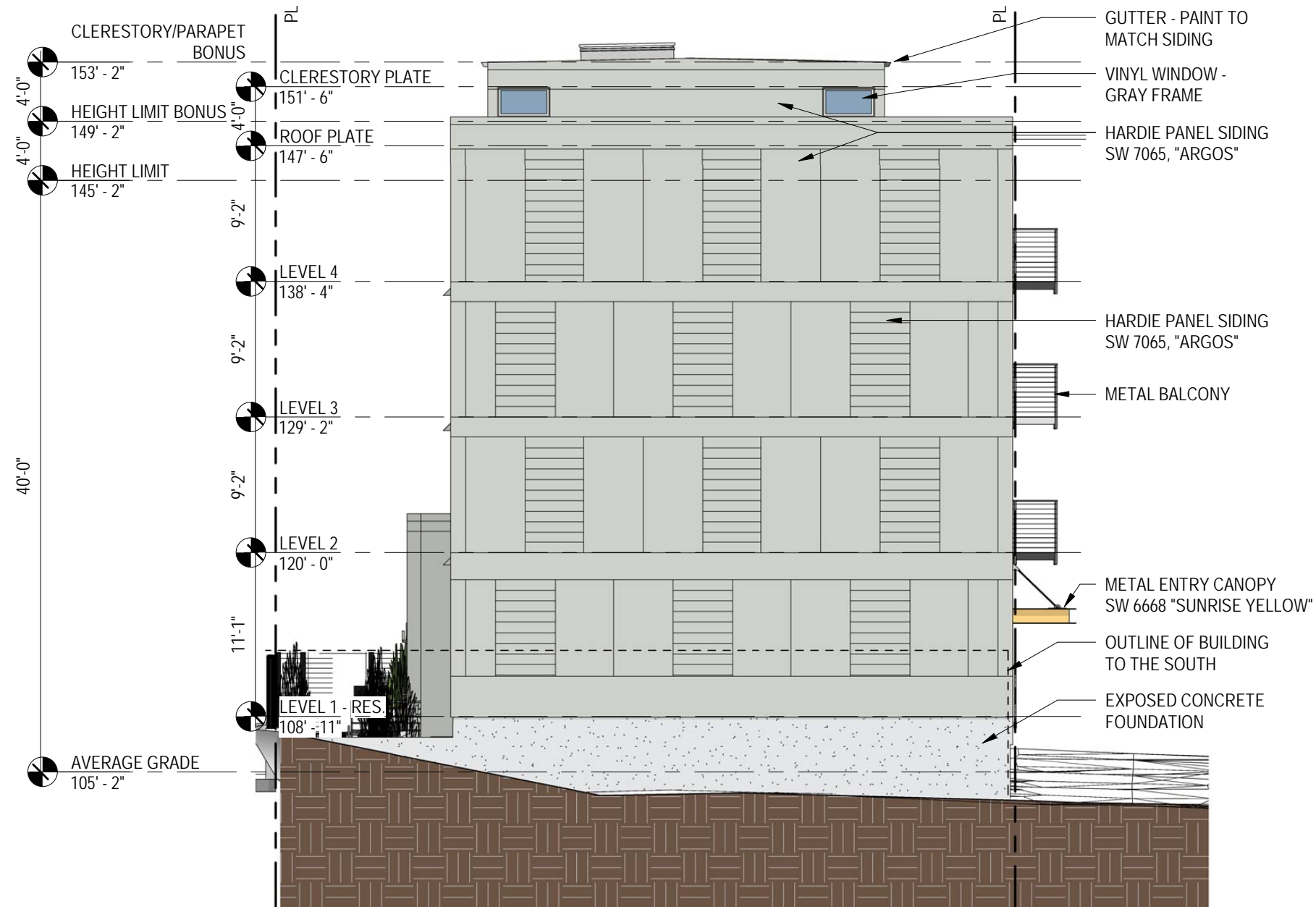
ELEVATIONS WEST



RECOMMENDATION

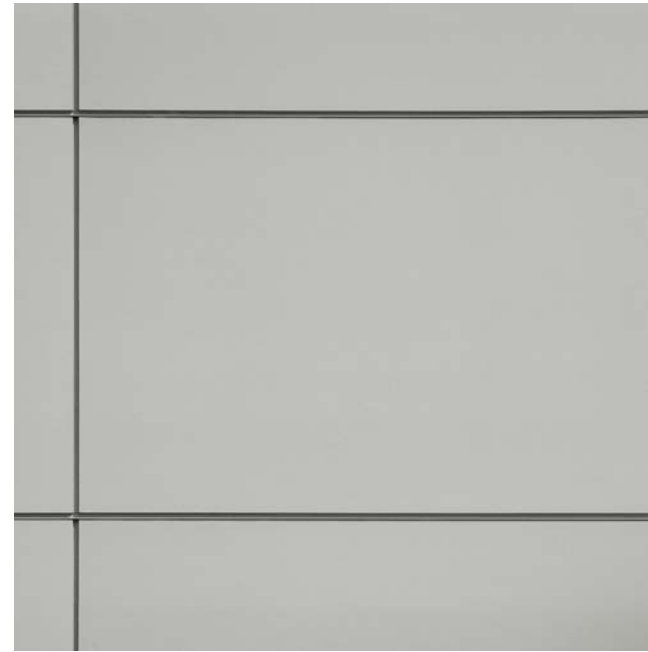
ELEVATIONS

SOUTH





METAL ENTRY CANOPY PAINT
SW 6668, "SUNRISE"



HARDIE REVEAL FIBER CEMENT PANEL RAINSCREEN SIDING
SW 7065, "ARGOS"



HARDIE REVEAL FIBER CEMENT PANEL RAINSCREEN SIDING
SW 7069, "IRON ORE"



HARDIE FIBER CEMENT PANEL RAINSCREEN SIDING
SW 7065, "ARGOS"



HARDIE FIBER CEMENT PANEL RAINSCREEN SIDING
SW 7069, "IRON ORE"

RENDERINGS
PERSPECTIVE - NORTHEAST





RENDERINGS
STREET LEVEL - 59TH AVE NW



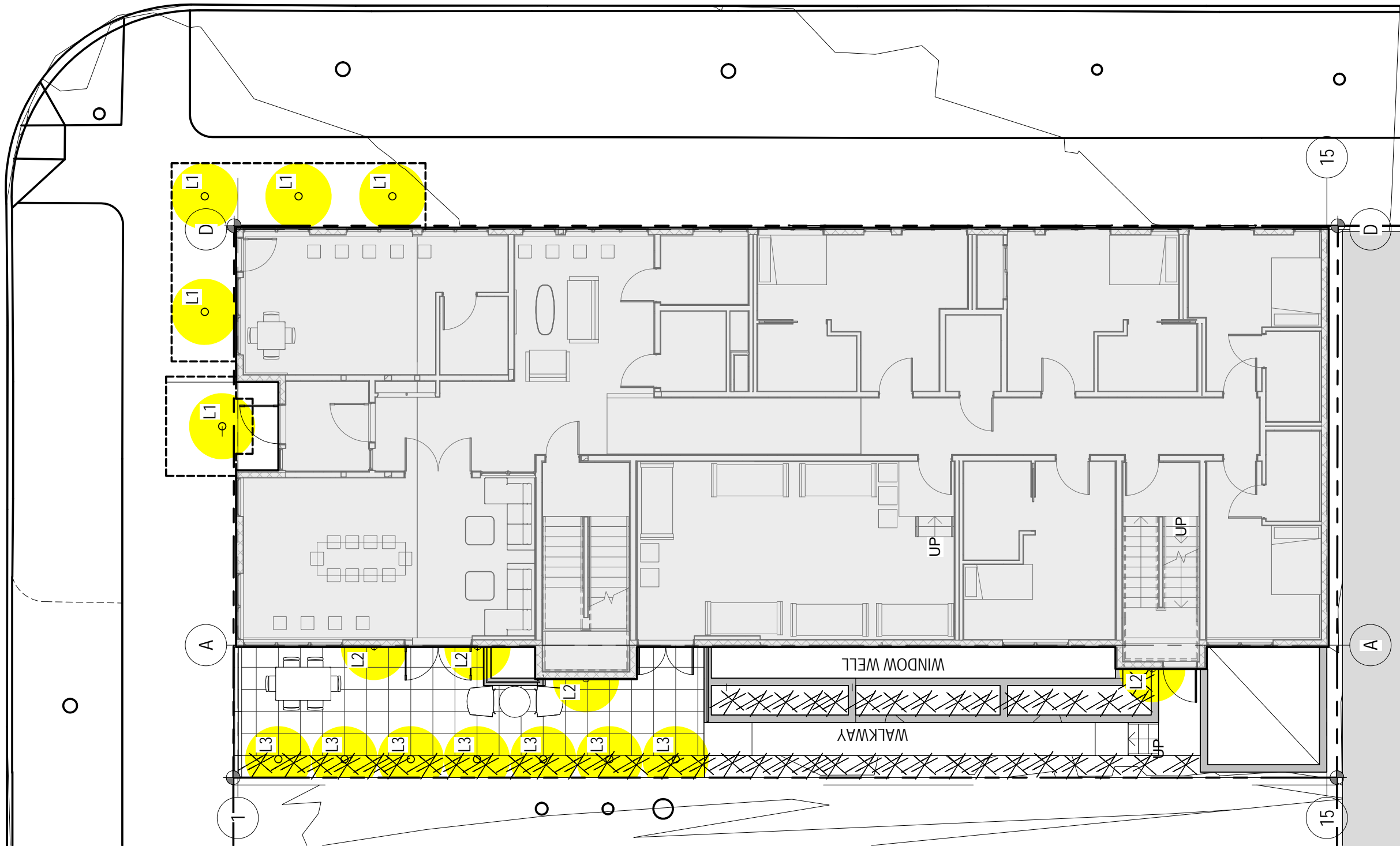


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15TH AVE NW

EXTERIOR LIGHTING PLAN

NW 59TH ST



L1: PUCK LIGHT



L2: WALL LIGHT



L3: LANDSCAPE PATH LIGHT

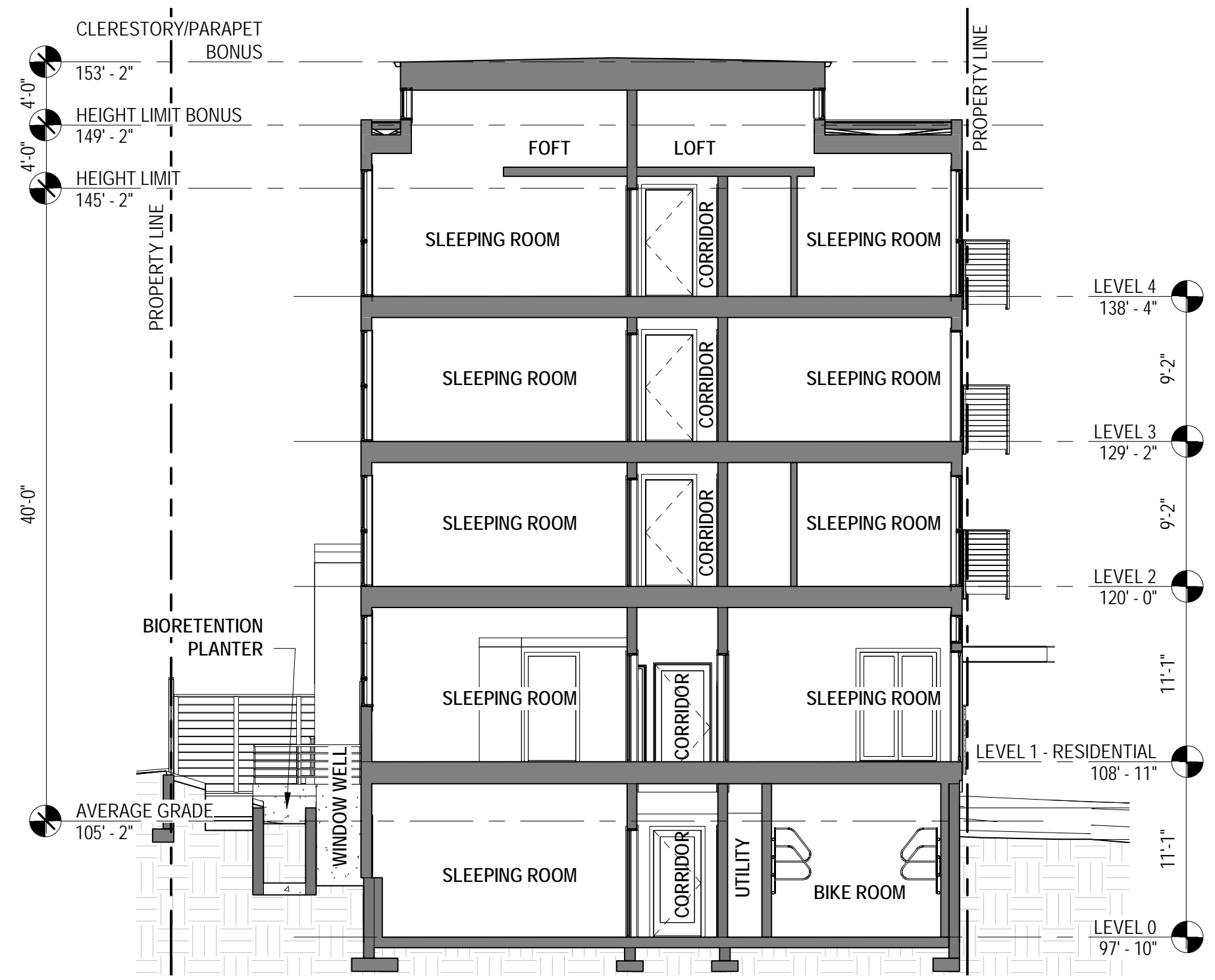


RECOMMENDATION

SECTIONS LONGITUDINAL



SECTIONS TRANSVERSE



RECOMMENDATION

DESIGN DEVELOPMENT

REQUESTED DEVELOPMENT DEPARTURES

DESIGN STANDARD

23.47A.014.B.3 - SETBACK REQUIREMENTS

3. For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, or that abuts a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows:

- a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
- b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet (Exhibit C for 23.47A.014).

DEPARTURE REQUEST

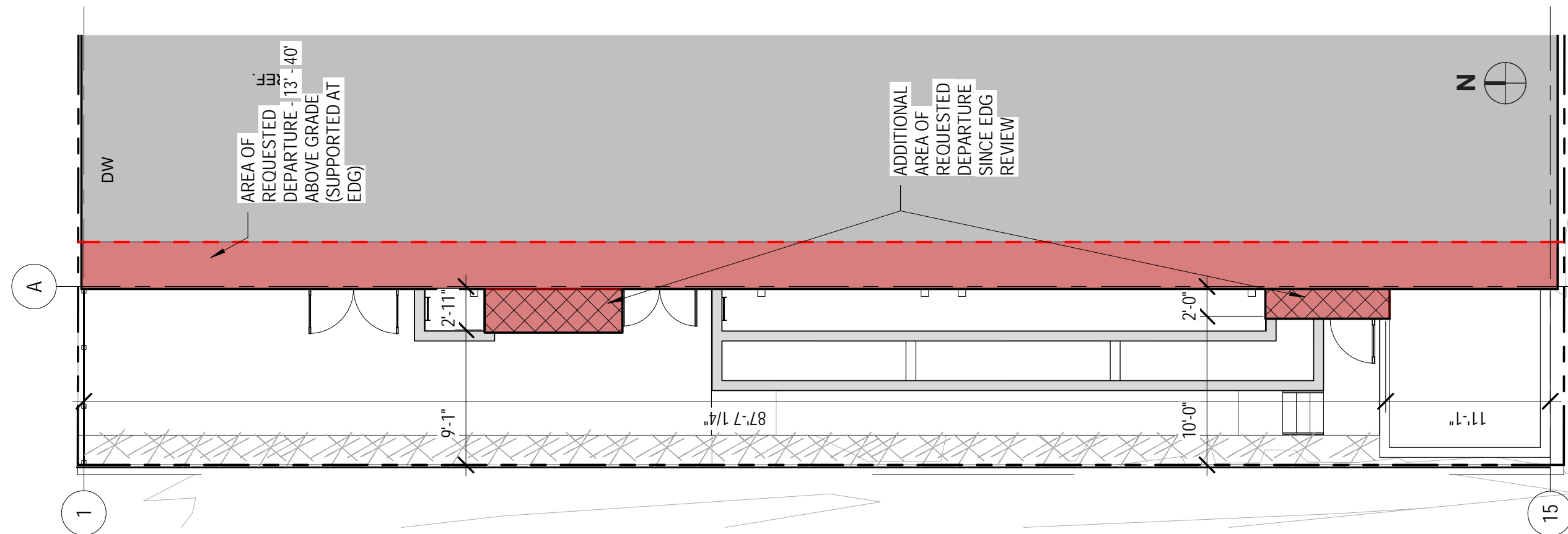
Request to depart from the 15' set back for portions of structures above 13' and the additional 1' per each 10' above 40' and instead provide a uniform 12' setback.

RATIONALE FOR REQUESTED DEPARTURE

By providing a uniform 12' setback the building pulls back farther at the ground floor allowing for more of a buffer between it and the adjacent property, particularly near the house and its back yard. By eliminating the step in the building mass the opportunity for large balconies facing the adjacent residence is also eliminated, lessening the impact of the project on western neighbor. The uniform setback also simplifies the massing of the building and allows it to become calmer and more in line with the older brick apartment buildings in the area.

RELEVANT GUIDELINES:

- CS2.C1 Corner Sites
- CS3.A1 Fitting Old and New Together
- CS3.A4 Evolving Neighborhoods
- DC2.B1 Facade Composition

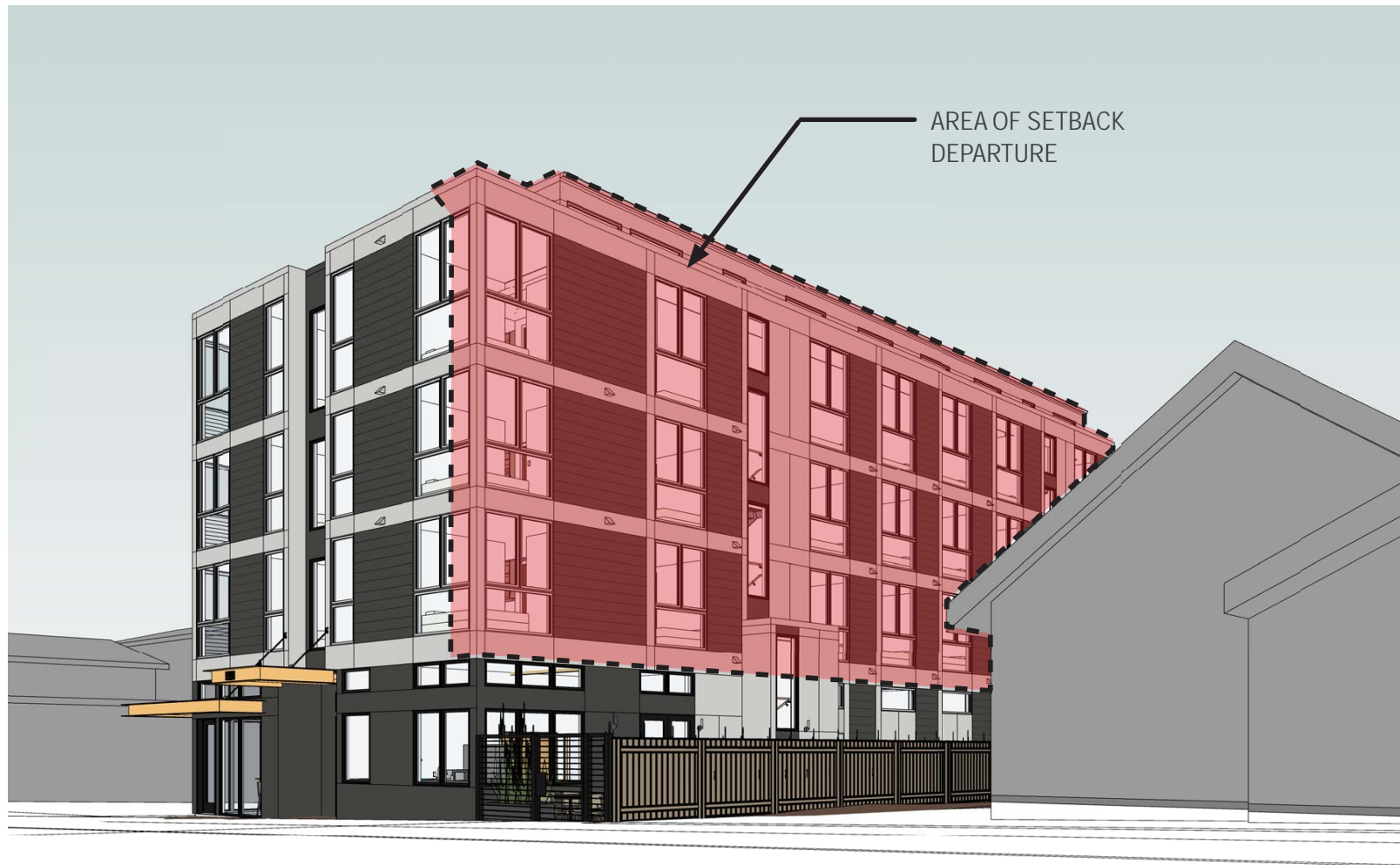


PLAN: SETBACK DEPARTURE

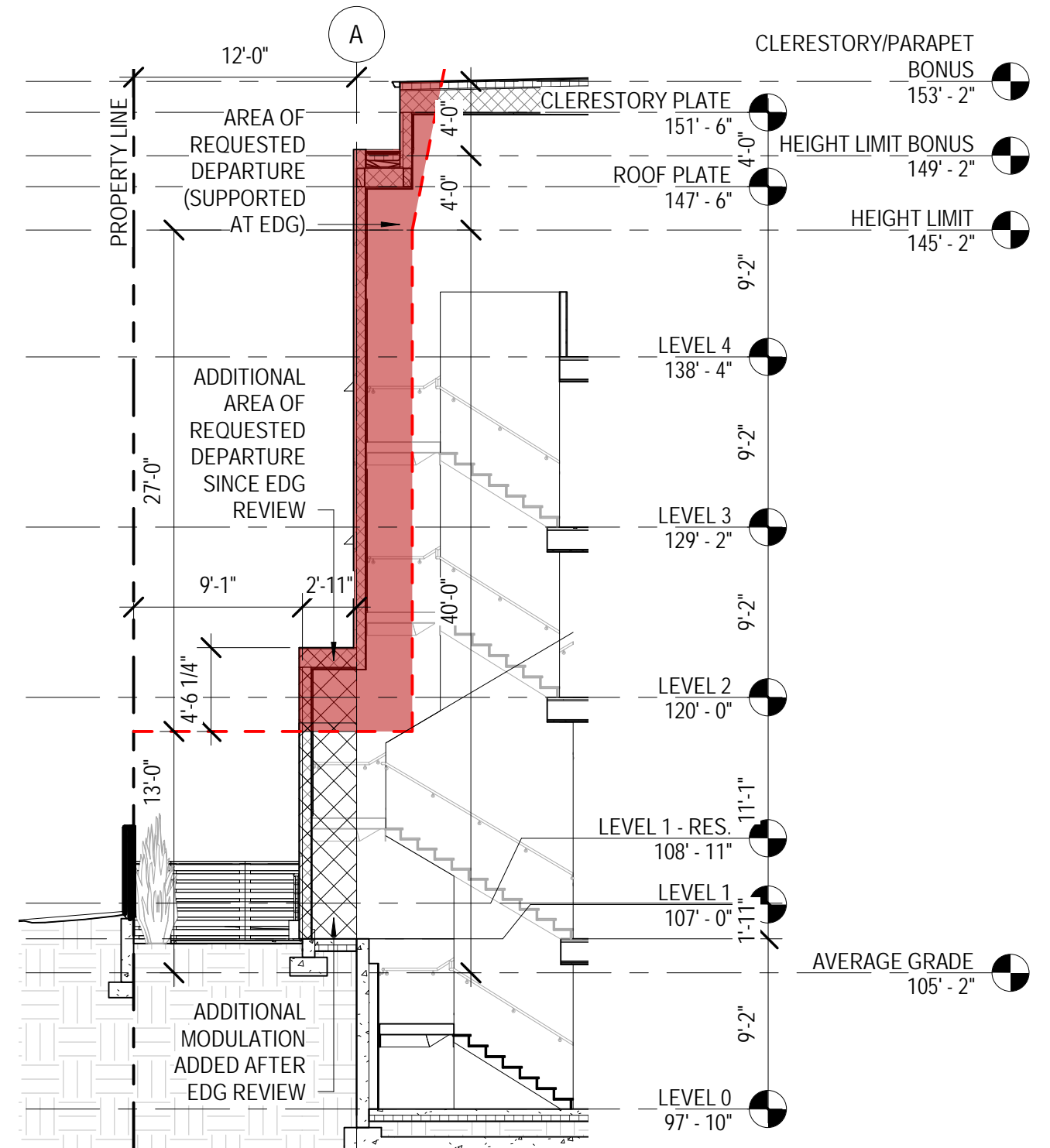
SDCI STAFF RECOMENDATION + DESIGN RESPONSE

STAFF RECOMENDATION: Staff indicated preliminary support for this departure as the setback on the ground floor provides opportunity to buffer the structure from the adjacent properties, meeting the intent of the setback requirement. Staff recommends including vegetation that is vertical in nature in the design of the common amenity area to strengthen that buffer and help minimize any privacy issues. (PL3-B-1. Security and Privacy, DC4-D-1. Choice of Plant Materials)

DESIGN RESPONSE: Vegetation that is Vertical in nature has been added along the western property line as requested: Buxus sempervirens 'Green Tower' / Green Tower Boxwood, ~ 9' tall at maturity. The planting extends from the bioretention planter to the south to the north property line.



PERSPECTIVE: SETBACK DEPARTURE



SECTION: SETBACK DEPARTURE

DESIGN OPTION

REQUESTED DEVELOPMENT DEPARTURES

DESIGN STANDARD

23.47A.014.B.1 - SETBACK REQUIREMENTS

B. Setback requirements for lots abutting or across the alley from residential zones.

1. A setback is required where a lot abuts the intersection of a side lot line and a front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and the side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects the two sides with a diagonal line across the commercially-zoned lot.

DEPARTURE REQUEST

Request to depart from the 15' triangular set back where the project site abuts land in residential zoning. There is a small (2'-10" x 3'-0") portion of the proposed building that intrudes into this setback. The departure is to allow this small portion of the building to be constructed in the setback.

RATIONALE FOR REQUESTED DEPARTURE

Allowing the small 2'-10" x 3'-0" triangular portion of the proposed building to be constructed in the setback will result in a more whole building. The structure will be a solid form in line with other block buildings found in the area. The building will be a stronger presence at an important corner and hold the street edge better. Denial of the departure will result in a less cohesive building,

RELEVANT GUIDELINES:

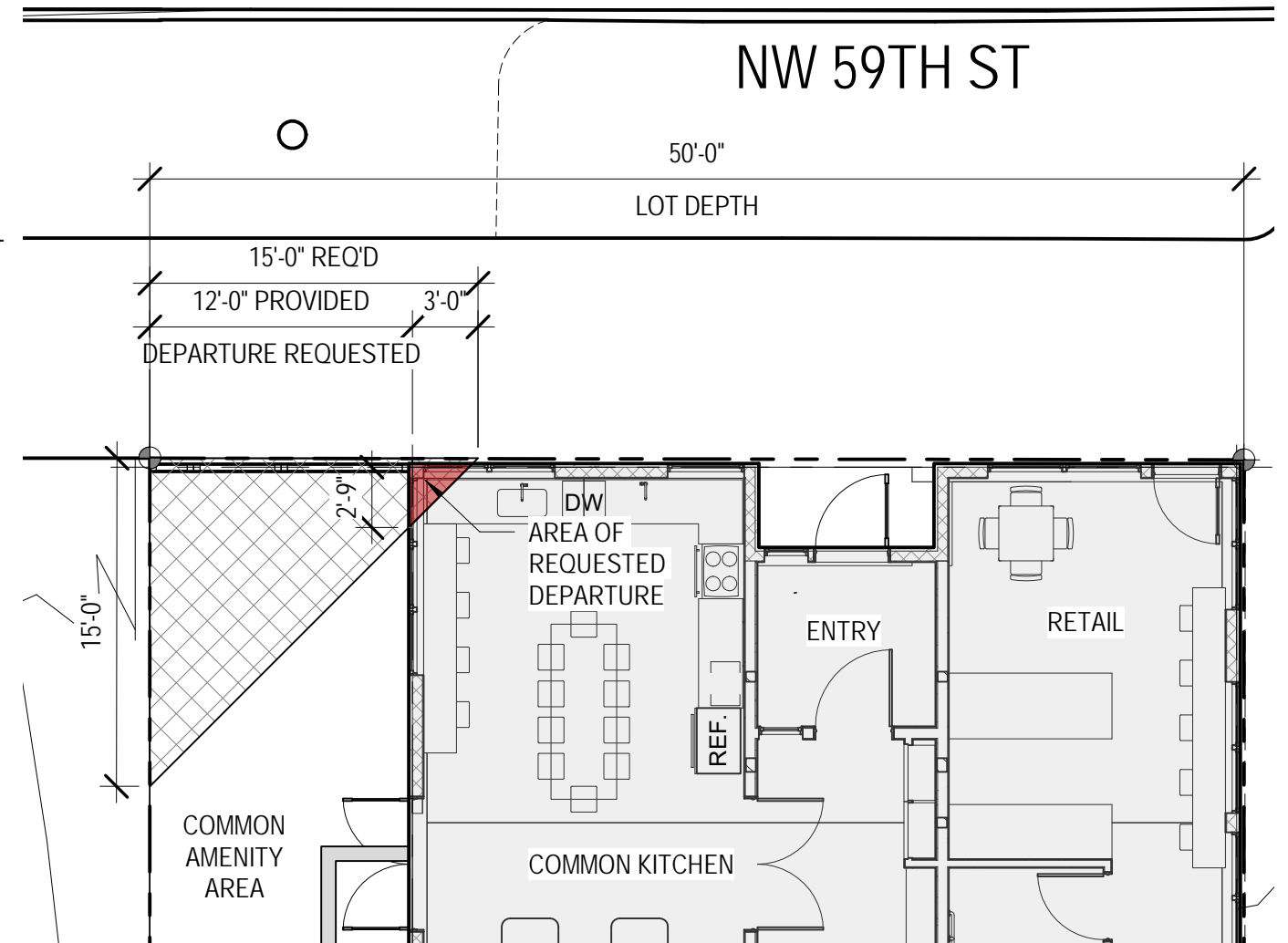
- CS2.C1 Corner Sites
- CS3.A1 Fitting Old and New Together
- CS3.A4 Evolving Neighborhoods
- DC2.B1 Facade Composition

SDCI STAFF RECOMENDATION + DESIGN RESPONSE

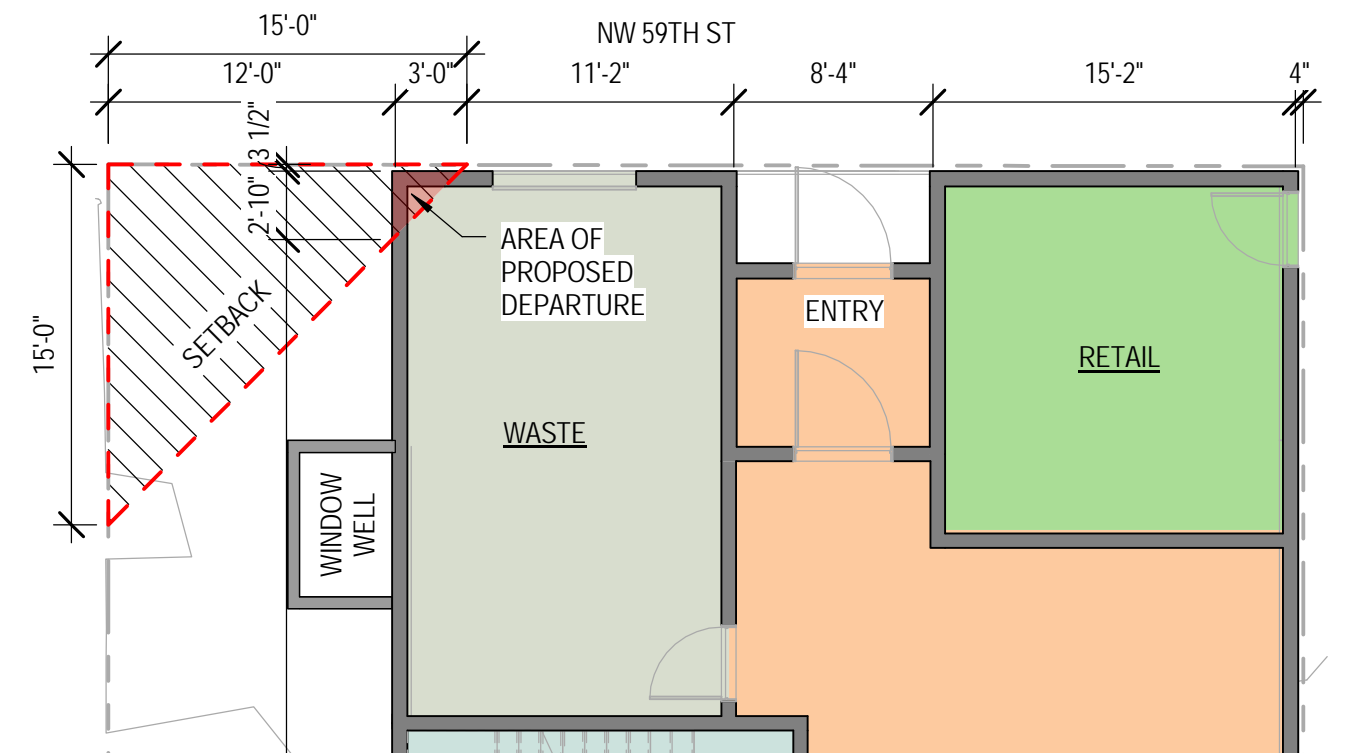
STAFF RECOMMENDATION: Staff indicated concern with this departure as proposed and believes rearranging the ground level uses and primary residential entry as a response to the design guidance provided will eliminate the need for this departure and maintain the zone transition intended by this set back standard. (DC1-A. Arrangement of Interior Uses)

DESIGN RESPONSE: In response to feedback from SDCI staff the northwest corner of the building and the entry has been reconfigured to provide a more active facade along NW 59th ST. The changes have not eliminated the need for this departure and has in fact increased the justification for it.

PLAN: CURRENT PROPOSAL



PLAN: PROPOSED AT EDG



DESIGN STANDARD

23.47A.008.B.3 - NON-RESIDENTIAL DEPTH

Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. If the combination of the requirements of Sections 23.47A.005 or 23.47A.008 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to non-residential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be non-residential.

DEPARTURE REQUEST

Request to depart from the non-residential depth requirement of 30' average and 15' minimum to allow for micro-retail space.

RATIONALE FOR REQUESTED DEPARTURE

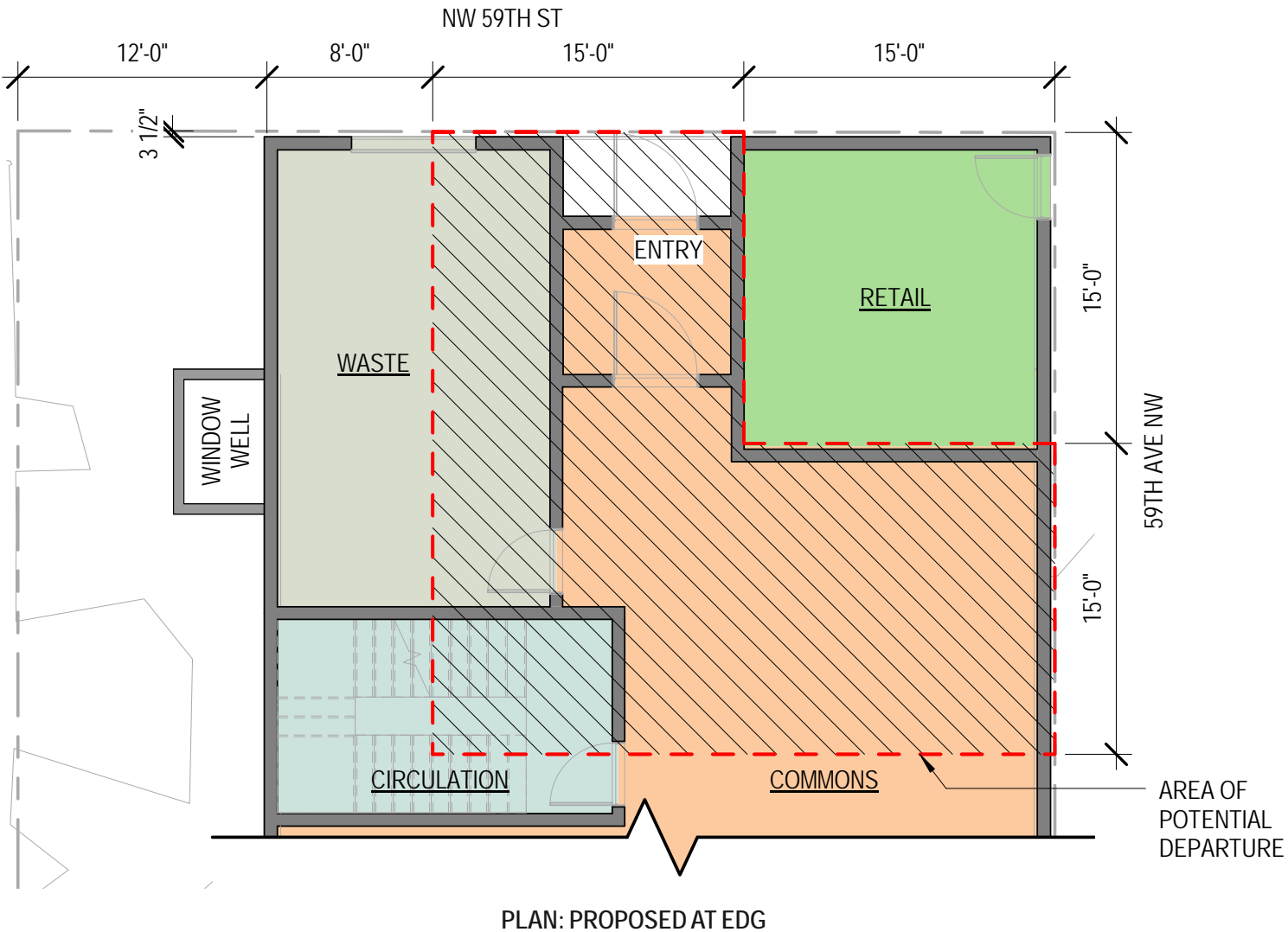
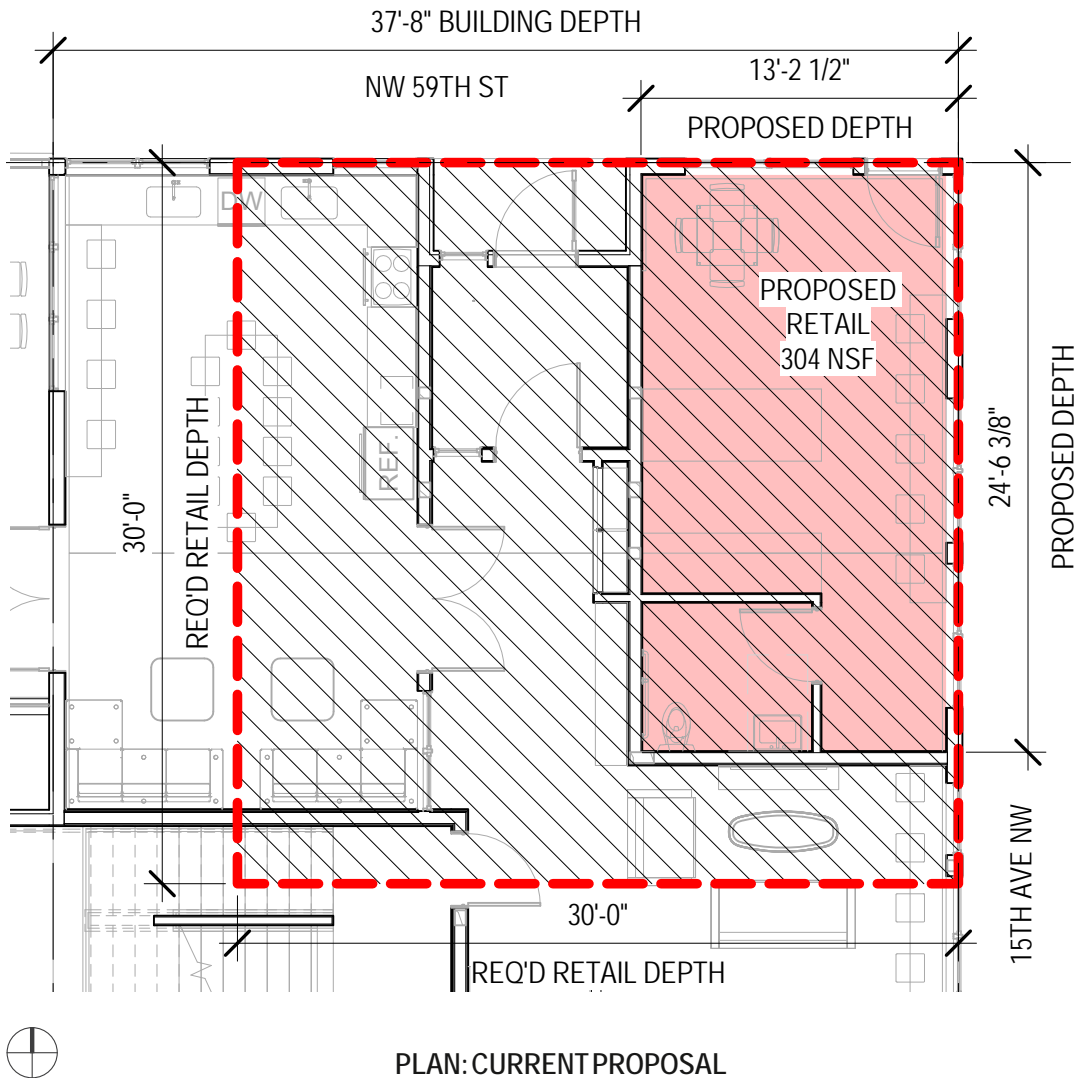
The project is on a lot that is 50' deep and the preferred alternative proposes a setback of 12' from the adjacent residential parcel. This leave a building width of 38' or 8' more that the code minimum non-residential depth. In addition the proposal is for a congregate residence building which requires large amounts of commons for the residents. Granting the departure allows for the inclusion of one affordable micro-retail space and for commons to occupy much of the street facade providing all hours eyes on the street and a high level of visual connection between the residents and the community.

- RELEVANT GUIDELINES:**
 CS2.C1 Corner Sites
 CS3.A1 Fitting Old and New Together
 CS3.A4 Evolving Neighborhoods
 DC2.B1 Facade Composition

SDCI STAFF RECOMENDATION + DESIGN RESPONSE

STAFF RECOMMENDATION: Staff indicated preliminary support for this departure contingent upon additional information showing a potential layout of the commercial space to demonstrate how it can successfully accommodate a usable retail use. (DC1-A. Arrangement of Interior Uses)

DESIGN RESPONSE: The retail area has been increased from ~225 NSF to ~304 NSF and a possible layout of the commercial space added to demonstrate viability as requested.



RECOMMENDATION

DESIGN OPTIONS

REQUESTED DEVELOPMENT DEPARTURES

DESIGN STANDARD

23.47A.008.D.2 - STREET LEVEL RESIDENTIAL REQUIREMENTS

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

DEPARTURE REQUEST

Request to depart from the requirement that dwelling units street-level facades be 4' above sidewalk grade. The preferred alternative shows one residential unit at street level that is 2'-4" (measure at mid-point) above sidewalk grade.

RATIONALE FOR REQUESTED DEPARTURE

By providing the departure from the requirement that street level residential uses be 4' above grade, the project is able to provide a street facing residential unit while also setting the floor level of the primary level at grade with the corner of 15th Ave NW and NW 59th Ave. This allows for the entrances to be placed at the corner reinforcing its importance. The main level is also set such that the building has barrier/ramp free access that can be used by all residents regardless of ability. By providing a street level unit the goal of eyes on the street are furthered, yet the unit is still enough above the street that its privacy can be maintained.

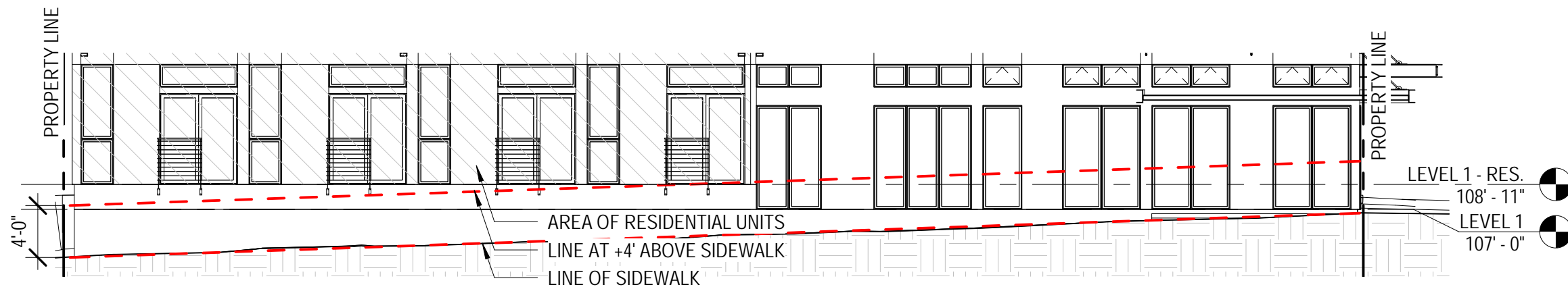
RELEVANT GUIDELINES:

- CS2.C1 Corner Sites
- CS3.A1 Fitting Old and New Together
- CS3.A4 Evolving Neighborhoods
- DC2.B1 Facade Composition

SDCI STAFF RECOMENDATION + DESIGN RESPONSE

STAFF RECOMMENDATION: Staff indicated concern with this departure as proposed and believes rearranging the ground level uses and primary residential entry as a response to the design guidance provided will eliminate the need for this departure and maintain the zone transition intended by this set back standard. (DC1-A. Arrangement of Interior Uses)

DESIGN RESPONSE: The requested departure has been removed. The residential floor level has been adjusted so that all street facing unit floors are now 4' or more above sidewalk grade



ELEVATION: STREET FACING, STREET LEVEL RESIDENTIAL UNITS ALONG 15TH AVE NW

COMPLIES - ALL AREA IN STREET LEVEL STREET FACING RESIDENTIAL UNITS > 4' ABOVE SIDEWALK GRADE



CLOCKWISE FROM UPPER LEFT:

1. HANK APARTMENTS - IN SITU ARCHITECTURE

2. UPTOWN 11 - SCHEMATA WORKSHOP

3. THE TRUMAN - IN SITU ARCHITECTURE

4. SAWYER'S ROW - HOLST

5. 19TH + MERCER - WEINSTEIN AU

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23RD + MADISON (SEATTLE): Mixed use apartment building (Complete 2017). Done in conjunction with Hamilton Urban Partners.



HIAWATHA ARTWORKS (SEATTLE): Congregate artist housing with lofts + ground-floor retail. (Under construction - occupancy 2018)



YOBI APARTMENTS (SEATTLE): Congregate housing adjacent to Seattle University. (Completed 2015)