



1431 NW 65th Street

MUP Recommendation Packet | Project #3030433-EG | June 03, 2019

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OBJECTIVES

Construct a residential apartment structure with four stories above street level and one partially-below grade story. The structure will have (22) units. Existing structure will be demolished. No parking will be provided.

Number of Units	22
Number of Parking Spaces	0
Number of Bike Parking Spaces	22

Sustainability:
Achieve a 4-Star Built Green certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	Gallagher Properties
STRUCTURAL	--
GEOTECHNICAL	PanGEO
LANDSCAPE	Pacific Landscape Architecture

EDG APPLICATION

PART I: Contact Information

1. Property address	1431 NW 65th Street
2. Project number	#3030433-EG
3. Additional related project number(s)	n/a
4. Owner Name	Gallagher Properties
5. Contact Person Name	Bradley Khouri
	Firm
	Mailing Address
	City, State Zip
	Phone
	Email Address
	b9 architects
	610 2nd Avenue
	Seattle, WA 98104
	206.297.1284
	office@b9architects.com

6. Applicant's Name	Bradley Khouri
	Relationship to Project
	Architect
7. Design Professional's Name	Bradley Khouri
	Email Address
	Address
	Phone
	office@b9architects.com
	610 2nd Avenue
	206.297.1284

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The existing site is located mid-block on NW 65th Street. The site is relatively flat with a subtle downhill slope from north to south. The adjacent sites follow the same general topography. The existing triplex structure will be demolished.
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

The lot is zoned LR3 and is within the Ballard Hub Urban Village. The proposed project will respond to Seattle Citywide Design Guidelines as well as the Ballard Neighborhood Design Guidelines.
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

This proposal is located in the Ballard neighborhood in the north west area of Seattle. The site is an infill site between a three-story 5-unit apartment building immediately to the west, and a new four-story 22-unit apartment building immediately to the east. The proposal is a half block east of the busy arterial of 15th Avenue NW and immediately south of the Ballard High School on NW 65th Street. The immediate vicinity consists of a mix of residential and commercial structures, with the addition of the adjacent High School and play field. The proposal is consistent with development in the neighborhood.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The proposal is for a four-story, 22-unit apartment building including a mix of studio and 1-bedroom units. No parking is being provided.

The preferred alternative requests departures for facade length, rear setback and common amenity area to create an open shared courtyard at the center of the site.

The three alternatives describe a design evolution that proposes a unique approach to infill development in the Lowrise 3 Urban Villages/ Centers. As an alternative to typical development, organized with double loaded corridors, the proposal seeks to activate the center of the site by providing circulation at the exterior raised up above a central courtyard, accessed by all residents and visitors.

Departures requested:

1. Rear setback
2. Facade Length
3. Common Amenity Area at Grade
4. Minimum Area for Common Amenity Area
5. Minimum Percentage of Landscaped Area for Common Amenity Area

ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright.

23.45.510 FLOOR AREA RATIO:

- 2.0 X 5,000 = 10,000 square feet allowable for projects that meet the standards of SMC 23.45.510.C
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

23.45.512 DENSITY LIMITS:

- Density limits do not apply for apartment developments that meet the standards of SMC 23.45.510.C

23.45.514 STRUCTURE HEIGHT:

- For apartment developments located in zone LR3 and within Urban Centers, the height limit is 40 feet.

23.45.518 SETBACKS AND SEPARATIONS

- Front Setback – 5 feet minimum
- Rear Setback – 15 minimum without alley
- Side Setback – 7 feet average and 5 feet minimum
- Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA

- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.
- For apartments, amenity area at ground level is to be provided as common space.

23.45.524 LANDSCAPING STANDARDS

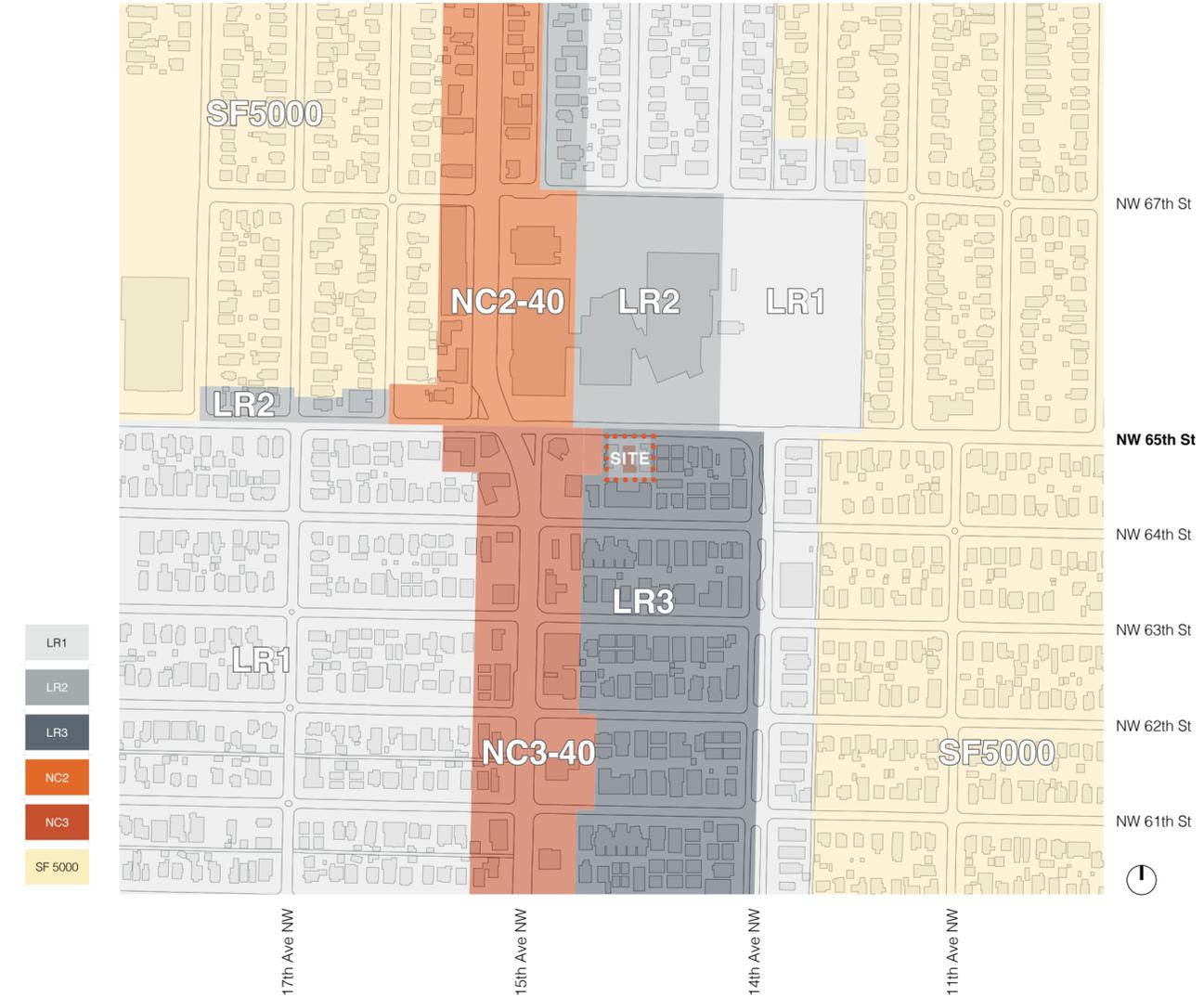
- Landscaping shall achieve a green factor score of 0.6 or greater.

23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH

- For apartment developments located in zone LR3 and within Urban Centers, the maximum structure width is 150 feet.
- The maximum combined façade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

23.54.040 SOLID WASTE

- For developments containing 16-25 dwelling units, the minimum area for solid waste storage is 225 square feet.
- The minimum horizontal dimension of required storage space is 12 feet.



ADDRESS
1431 NW 65th Street

PARCEL #
276760-0630

LEGAL DESCRIPTION
Lot 5, Block 6, Gilman Park, according to the plat thereof recorded in volume 3 of plats, pages 40 and 41, records of King County, Washington.

LOT SIZE
5,000 SF

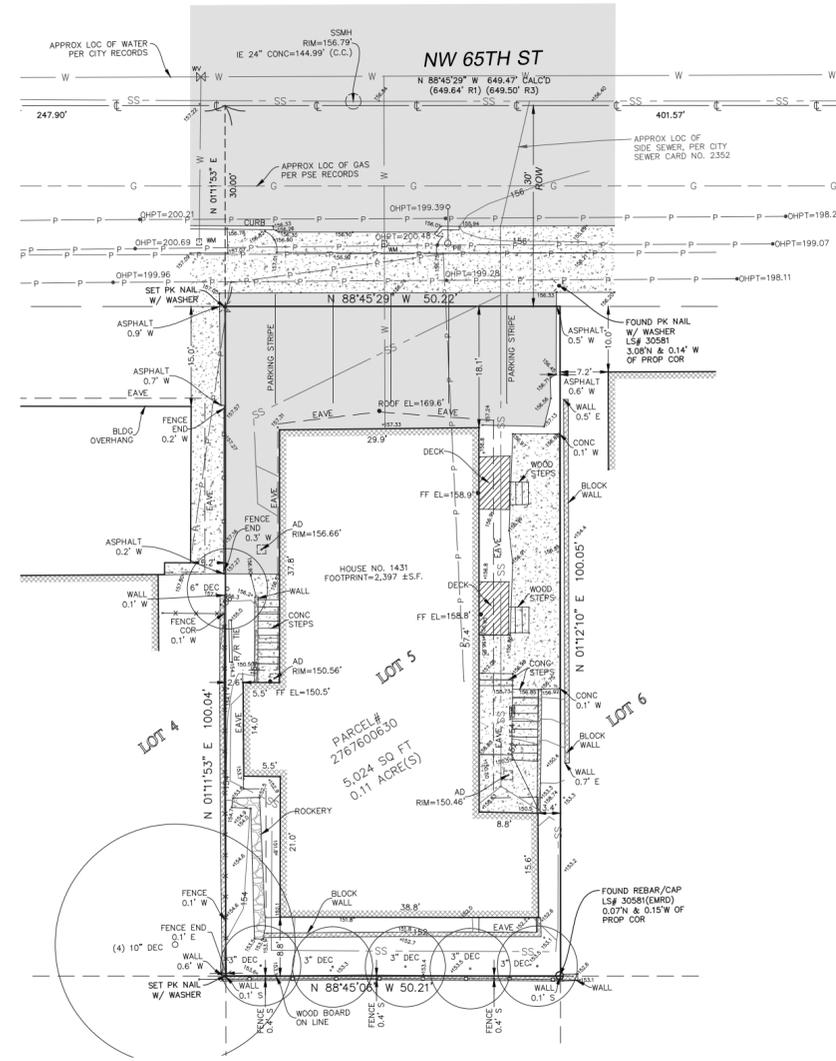
ZONE
LR3

URBAN VILLAGE OVERLAY
Ballard Hub Urban Village

NEIGHBORHOOD CONTEXT

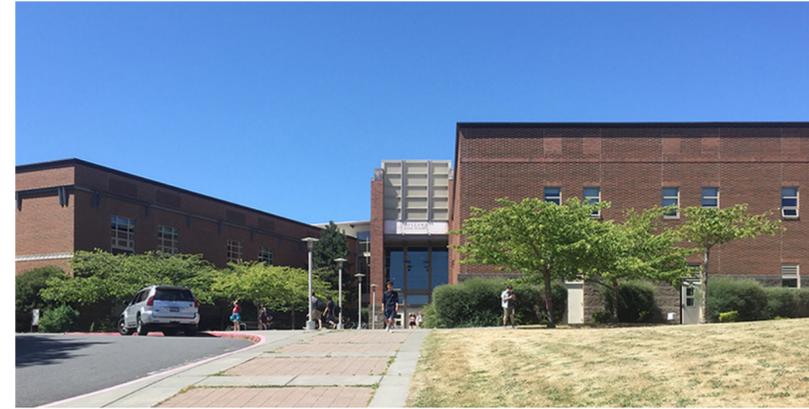


SITE SURVEY





ADJACENT USES



1 Ballard High School



2 Ballard High School Sports Field



3 15th Ave NW and NW 63rd St



6 Townhouses on Alonzo Ave NW



4 22 unit Apartment east of site



7 Single Family House on NW 65th St and 12th Ave NW



5 NW 70th St



8 6 unit Apartment on NW 63rd St between 14th and 15th Ave NW

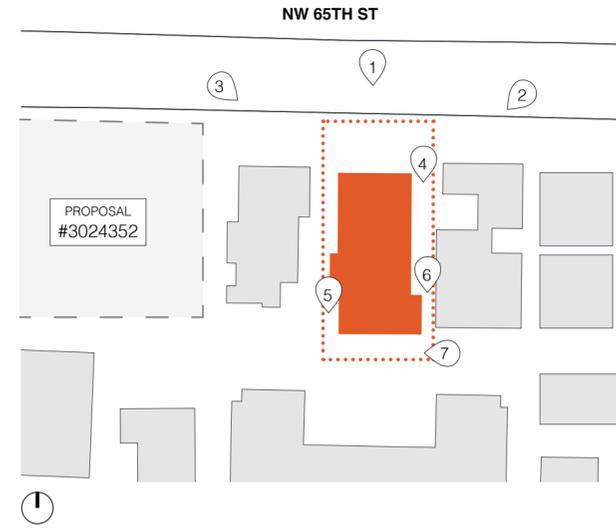
EXISTING CONDITIONS

The site, 50 feet wide by 100 feet deep, currently contains a one-story multi-family structure. The development proposes to demolish the existing structure and construct a new four-story apartment building.

Multi-family structures bound the site to the east and west. The site is located directly across the street from the Ballard High School along NW 65th Street, a minor arterial. The site is relatively flat with a slight slope down from west to east and north to south.

To the east is a new four-story apartment structure completed in 2018 and to the west is a three-story apartment structure built in 1984. To the south is a four-story apartment structure built in 1963.

West of the adjacent three-story building is a proposal for a six-story mixed-use apartment building that is currently in the permitting process.



1 View of site looking South



2 View of site looking Southwest



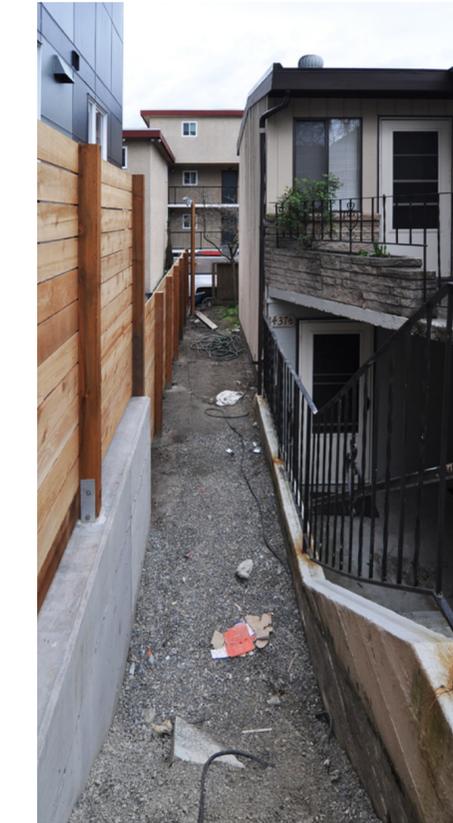
3 View of site looking Southeast



4 View in east side setback looking South



5 View in west side setback looking South



6 View in east side setback looking South

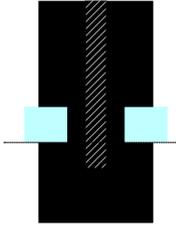


7 View of rear setback looking West

PROJECT EVOLUTION

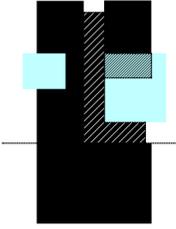
DESIGN PROPOSAL AT EDG MEETING

ALTERNATIVE 1



Exterior spaces are carved out of a solid massing to both increase access to light and air at the center of the site and provide a more articulated massing solution with relief along the side facades.

ALTERNATIVE 2

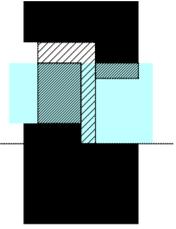


The north stair core is shifted into the massing to create modulation and reduce massing at the street.

The south stair core is rotated to create wider units at the rear of the site.

The northeast building volume is reduced to enlarge the courtyard and provide a direct visual and physical connection between the streetscape and the courtyard at the center of the site.

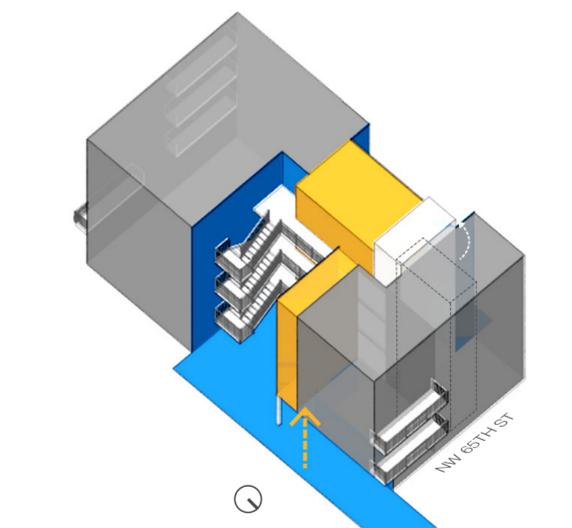
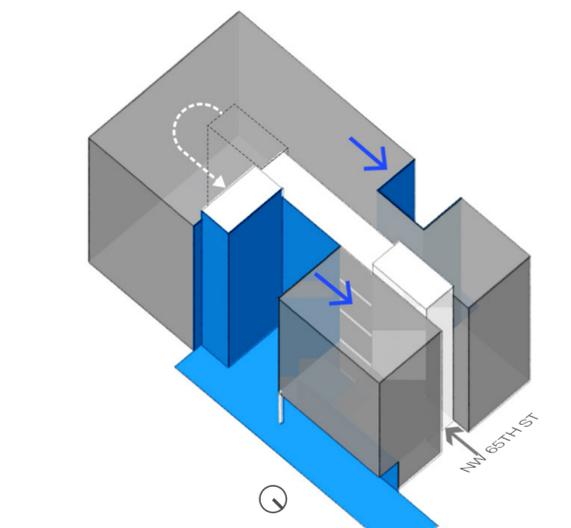
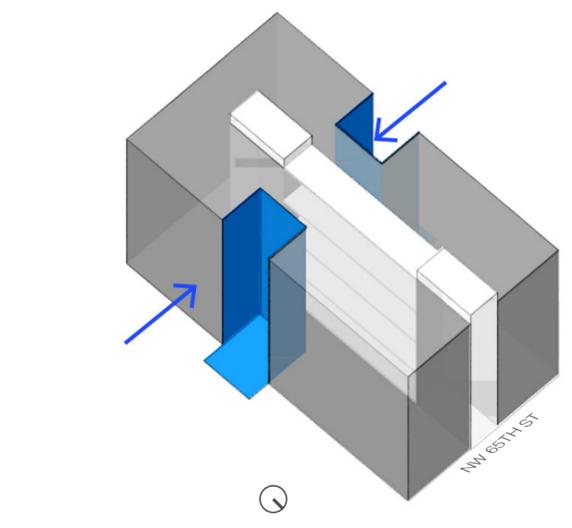
ALTERNATIVE 3 (PREFERRED)



The courtyard stair and building corridors are made exterior to activate the courtyard and provide a more articulated design at the center of the site.

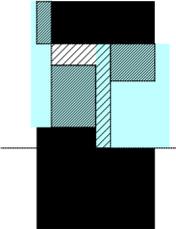
Unit balconies add articulation to the front (street) and rear facades and provide opportunities for eyes on the street and rear amenity area.

The courtyard is enlarged by removing building at the ground floor as identified in the diagrams to the left (blue area) and below (yellow volumes), creating a more dynamic project.



DESIGN PROPOSAL EVOLUTION AFTER EDG MEETING

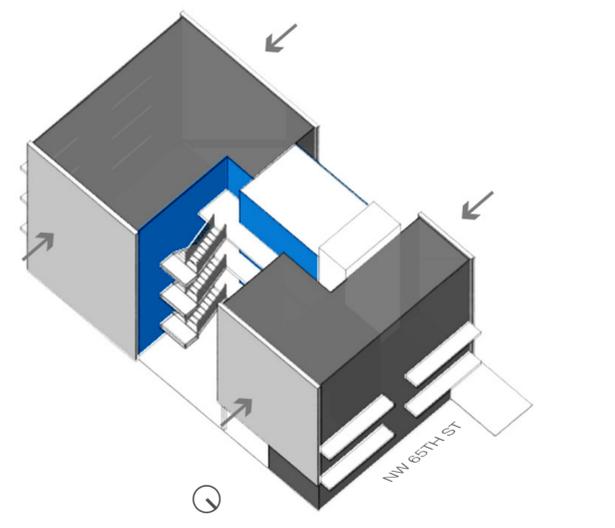
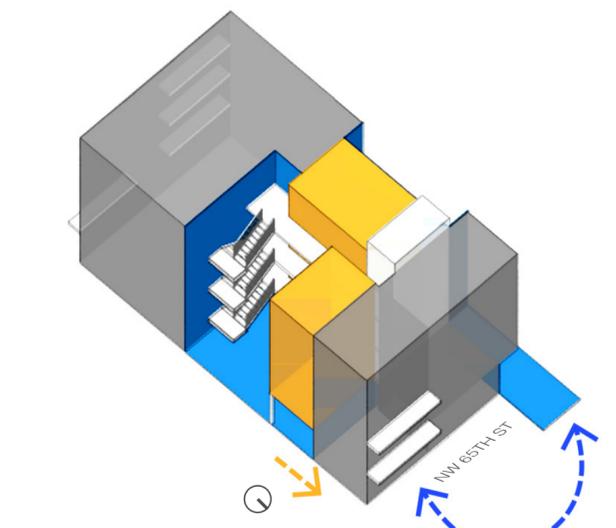
STREET ENTRY + COURTYARD



The design proposal is further developed to engage with the street and its adjacent context. The entry ramp into the shared central courtyard has been shifted to the west side of the proposal to reduce the amount of visual barrier between the proposal and the courtyard of the neighboring structure to the east. The covered area of the courtyard has been expanded to the north, making the open space more visible from the street.

MASSING ARTICULATION

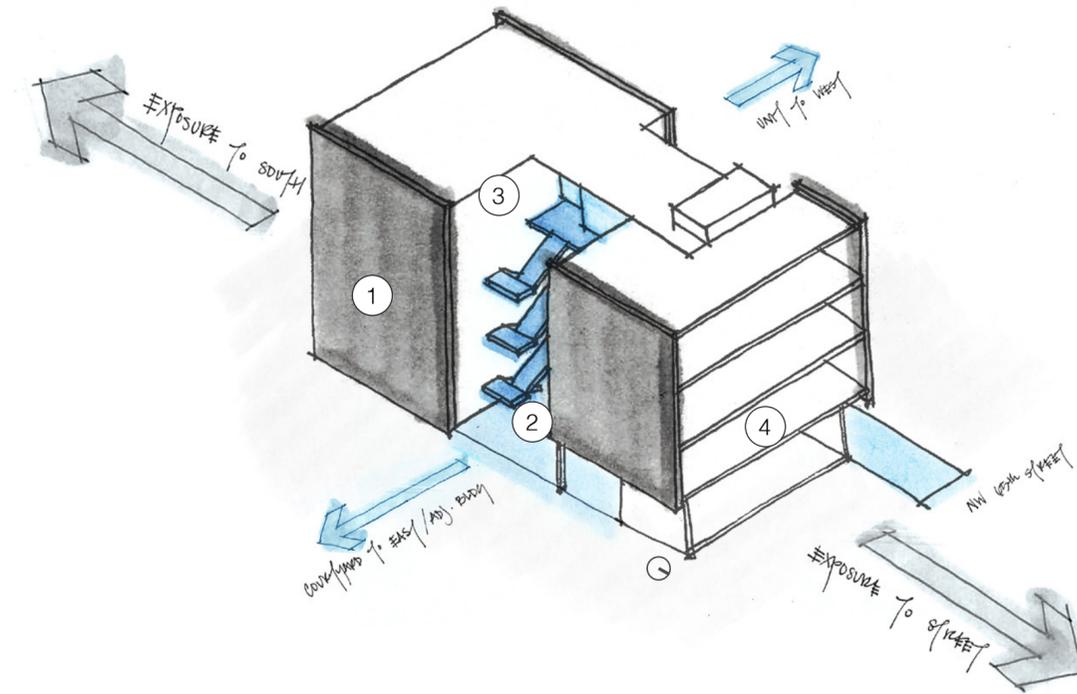
The design proposal is further articulated by the introduction of defining edges along the east and west sides. The central open courtyard is signified and accentuated with a distinct material. Balconies provide further articulation at the north and south facades.



SCHEMATIC DESIGN STRATEGY

The design team explored a schematic design strategy for the preferred scheme, Alternative 3, based on supporting relationships to the surrounding context and internal building organization.

Examples of specific building elements highlight the key aspects of the proposed design strategy, particularly exterior glazing and surface organization as well as courtyard articulation. These elements seek to add visual interest to the proposal and create an identifiable solution.



1/ HORIZONTAL EDGE-DEFINING PLANES



115 BUILDING
Graham Baba Architects
Seattle, Washington

2/ VISUAL MOVEMENT IN COURTYARD



RICHARDSON APARTMENT
David Baker + Partners
San Francisco, California

3/ EXTERIOR STAIR ARTICULATION



VALLECAS 47
Estudio UNTERCIO
Madrid, Spain

4/ RHYTHMIC VERTICAL WINDOW PATTERN



CORDOBA-REURBANO PENTHOUSE
Cadaval & Sola-Morales
Mexico City, Mexico

SUMMARY OF GUIDANCE

PREFERRED OPTION

The Board agreed that the applicant's preferred option (3) was the best suited to meet the criteria of the Design Review Guidelines.

The Board was particularly interested in the development of the shared open space with exterior circulation scheme, for two reasons:

i. The potentially synergistic relationship with the similar space in the project to the east (also designed by this applicant).

ii. The visual connection to this space from the sidewalk and its potential to animate the street-edge. (PL3-A, CS2-D, DC1-A)

- The proposed project has been developed from the preferred massing option to address the Board's concerns and solve specific site-related challenges, particularly in relationship with the street-edge and the adjacent structure to the east.

MASSING/HEIGHT, BULK, AND SCALE

The Board agreed that the overall scale of the project was in an appropriate range for this zone and neighborhood, particularly given the "erosion" of the project in the center and the visual connection to the space from the street. (PL3-A, CS2-D-1, DC2-A)

- The building maintains the eroded central courtyard from the preferred EDG option, a massing strategy that the board agreed creates an appropriate scale at the street and to its surrounding context, particularly the adjacent structure to the east.

- A glazing design concept has been incorporated based on massing and facade orientation, consistent with the sketch diagram presented at EDG.

- The open site strategy allows for light and air to access the center of the site as well as adjacent sites.

- Elevated exterior walkways combined with an exterior staircase provide a visual connection to units above grade, creating a dynamic central open space at the center of the site.

- As a result, all residential units can engage the larger community of the project. The majority of the residential units have access to light from two different directions and share a party wall with only one other unit.

FACADE COMPOSITION AND STREETScape

The Board supported the direction the project is taking, based on the architect's previous work and the precedents provided in the packet.

The Board agreed that those precedents set a high bar for this project and that they would expect the same high-quality materials and careful detailing that were integral to the success of the precedents.

A particular feature the Board recognized was the recessed balconies on the 1800 John project (page 16 of the EDG packet), and they asked the applicant to explore that idea is part of the facade composition. (DC2-C, DC1-A, DC2-B)

- The facade composition is consistent with the sketch diagram presented at EDG. The north and south facades consist of large windows and doors as part of a dynamic and rhythmic pattern. Secondary architectural elements, such as balconies combined with material changes provide articulation to the design proposal.

- The east and west exterior facades act as more solid, anchoring walls that incorporate punched windows and material texture to reduce the overall scale of the proposal.

- The combination of dark tones, articulated windows, and decks on the north and south facades along with lighter tones on the east and west facades create visual interest and an articulated yet subtly modulated facade at the street.

- Privacy elevations show minimal exposure to and from adjacent structures.

COURTYARD / OPEN SPACE

The Board expressed broad support for the idea of the courtyard, but had some questions about the character of the space and its relationship with the space to the south.

The Board asked to see detailed drawings of the space (plan, sections, elevations) including experiential perspective drawings from key vantage points.

In conjunction with this, the Board asked that similar drawings explaining the relationship with the space to the east be included. (CS2-B-3, PL1-A-1, DC3-A, DC3-C, DC3-B, CS1-B)

- The courtyard is designed to be central to the project's circulation and program of spaces. In response to concerns from the Design Review Board Members, the main entry ramp connecting the sidewalk to the courtyard has been moved from the east to the west side of the site. This greatly reduces the visual impact of railings and ramps along the eastern property line which was a concern of the Board.

- The sequence of entering the site from NW 65th Street is also greatly improved, allowing residents to be fully protected from the weather and access the two stair cores, mailboxes, and the package storage room.

- As residents enter the courtyard from the entry ramp, they immediately have a visual connection through the site to the adjacent structure's courtyard. This visual connection is supported by the dynamic relationship between the proposed structure's courtyard and that of the adjacent structure's, generated predominantly by the exterior stairs, walkways, and dynamic elevated building masses.

- The proposed courtyard will feature a mixture of planters and hardscape creating a pleasant amenity space for residents.

- Although technically the courtyard does not meet the definition of ground related open space as required by the Seattle Land Use code, it is still the heart of the project. Through the development of the design it grew by nearly 100 square feet and is now approximately 800 square feet, in fact, larger than the code required amenity area required at grade.

EXTERIOR MATERIALS

The Board appreciated the high-quality materials evident in the precedents in the EDG packet and encouraged the applicant to retain this approach. (DC4-A)

- This modern design uses durable materials in a manner consistent with the neighborhood. Material treatment as well as color distinction supports the design concept presented at EDG of a massing approach to the site that is carved away at its edges and interior by exterior circulation and shared gathering spaces.

- As suggested by the Design Review Board, the entry ramp and courtyard paving is proposed to match, in tone, the exterior siding at the walkways and the recessed exterior walls along the west facade, to emphasize the concept of an eroded central courtyard.

- Texture in the siding treatment is intended to add visual interest and clarity to the design concept.

- Material use follows the conceptual sketch diagram presented at EDG, with areas of large glazing on the north and south facades balanced by more solid east and west facades featuring selective punched openings.

- The east and west facades act as anchoring element to the design with a distinct material treatment from the north and south facades.

- The material and visual contrast in the proposed design elements create greater clarity in the design concept, adding visual interest and depth along the street facing facade and in the courtyard.

BICYCLES

The Board would like to see how bikes come to the site and are stored and how the design of that sequence supports their use. (PL4.B)

- Bicycles will access the site through the exterior eastern ramp down to the basement and into a secured bicycle parking room.

- The sequence to the bike parking room is direct and without barriers. The design provides twenty-two bicycle parking spaces, equivalent to the number of residential units in the proposed structure.

MASSING AND ARTICULATION

RESPONSE TO GUIDANCE

- The building maintains the eroded central courtyard from the preferred EDG option, a massing strategy that the board agreed creates an appropriate scale at the street and to its surrounding context, particularly the adjacent structure to the east.
- A glazing design concept has been incorporated based on massing and facade orientation, consistent with the sketch diagram presented at EDG.
- The open site strategy allows for light and air to access the center of the site as well as adjacent sites.
- Elevated exterior walkways combined with an exterior staircase provide a visual connection to units above grade, creating a dynamic central open space at the center of the site.
- As a result, all residential units can engage the larger community of the project. The majority of the residential units have access to light from two different directions and share a party wall with only one other unit.

SUPPORTED GUIDELINES

PL3-A, CS2-D-1, DC2-A



Street View looking Southwest at EDG



Street View looking Southwest



Aerial View looking Southwest



Aerial View looking Southwest at EDG

FACADE COMPOSITION & STREETScape

RESPONSE TO GUIDANCE

- The facade composition is consistent with the sketch diagram presented at EDG. The north and south facades consist of large windows and doors as part of a dynamic and rhythmic pattern. Secondary architectural elements, such as balconies combined with material changes provide articulation to the design proposal.
- The east and west exterior facades act as more solid, anchoring walls that incorporate punched windows and material texture to reduce the overall scale of the proposal.
- The combination of dark tones, articulated windows, and decks on the north and south facades along with lighter tones on the east and west facades create visual interest and an articulated yet subtly modulated facade at the street.
- Privacy elevations show minimal exposure to and from adjacent structures.

SUPPORTED GUIDELINES

DC2-C, DC1.A, DC2.B



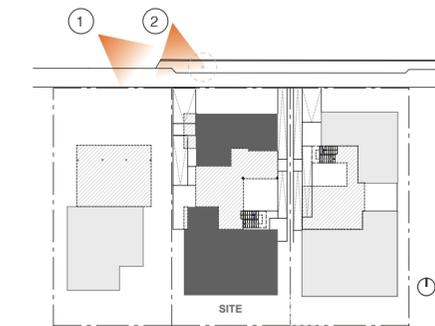
Street View looking Southeast at EDG



① Street View looking Southeast



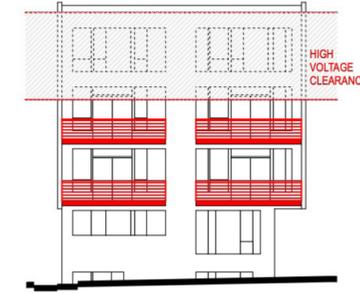
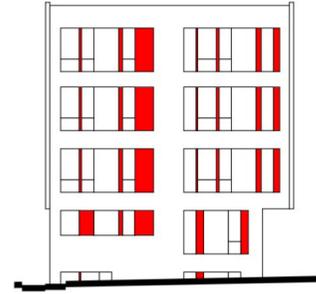
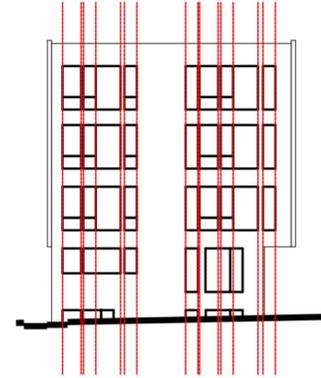
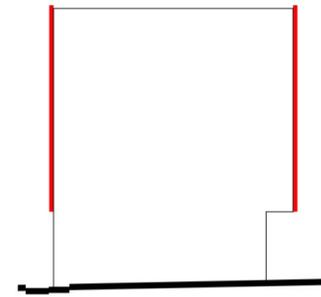
② View of Entry from Street looking South



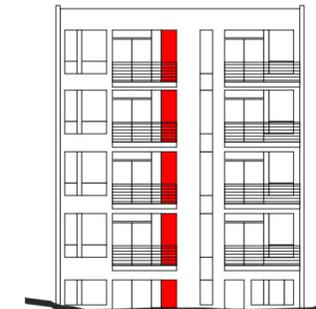
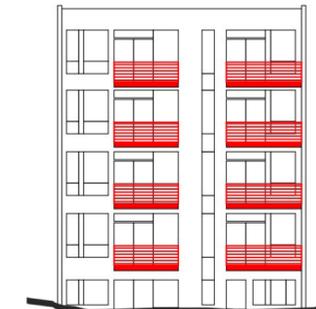
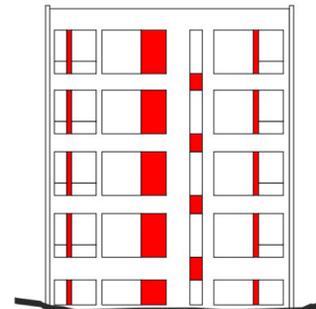
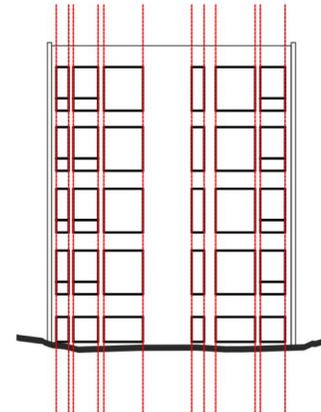
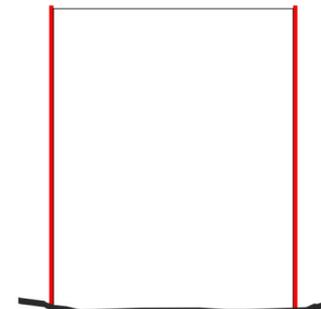
FACADE COMPOSITION & STREETScape

Continuing with the design concept presented at EDG, the north and south facades area further developed with strategies for glazing, siding materials, and balconies.

North Street-facing Facade



South Facade



1 Edge-defining planes

DC.2.A Architectural Concept- Massing

2 Glazing organization

DC.2.B Architectural Concept- Architectural and Facade Composition

3 Infill articulation between openings

DC.2.D Architectural Concept - Scale and Texture

4 Balcony organization

DC.2.C Architectural Concept - Secondary Architectural Features

5 Color accent in infill panel

DC.2.D Architectural Concept - Scale and Texture

6 Color strategy

DC.2.B Architectural Concept- Architectural and Facade Composition

FACADE COMPOSITION & STREETScape

In response to the Board's guidance, an exploration of recessed balconies on the street facade was conducted to see how it could complement the design.

PROPOSED FACADE:



Street View looking Southeast

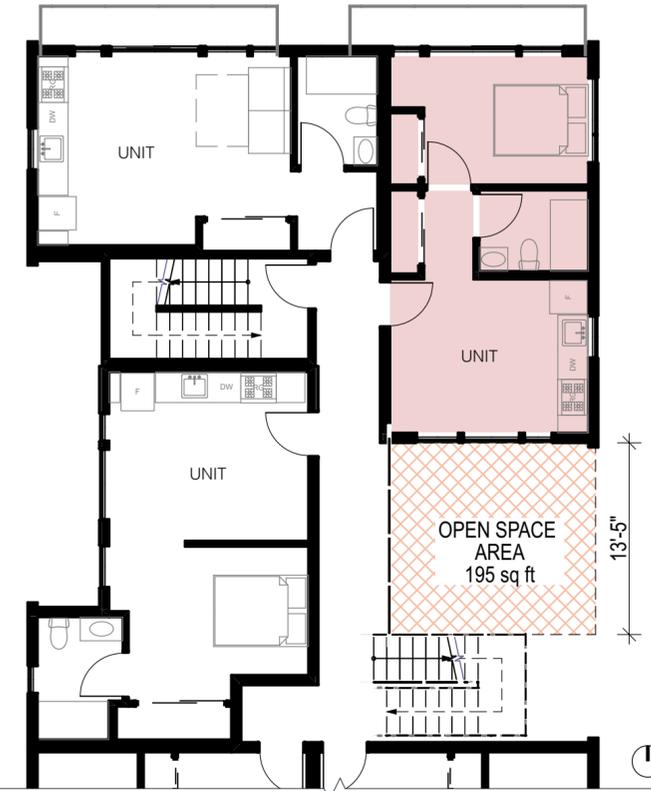
Infill high-quality Ceraclad material providing a visual and tonal break
 DC.4.A.1 - Exterior Finish Materials

Infill white panels and vertically-organized glazing accentuate the vertical nature of the building structure and complement the vertical lines of the building edges
 DC.2.D.2 - Texture

Generous deck projections span the width of the units, providing opportunities to engage with the street
 DC.2.C - Secondary Architectural Features

Extended deck projection to visually connect proposal to deck projection on neighboring structure to the east
 CS2.B - Adjacent Sites, Streets, and Open Spaces

PROPOSED TYPICAL FLOOR PLAN



Typical Floor Plan

DECK EXPLORATIONS:

STUDY 1: - PARTIALLY RECESSED DECKS



Due to high voltage limitations, decks cannot be provided at the fourth floor

Decks recessed slightly maintain facade composition and size of courtyard area

Due to minimum area requirements for a studio, this portion of the facade remains flush



Typical Floor Plan

By recessing the deck into the building structure, the area in red is shifted south to desired unit area. As a result the open space area of the courtyard diminishes from 195 sf to 180 sf.

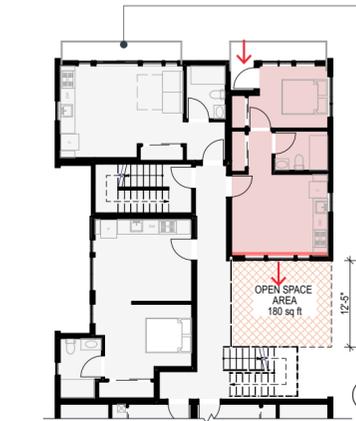
STUDY 2: - HYBRID RECESSED DECKS



Due to high voltage limitations, a full deck cannot be provided at the fourth floor

Small punched-in decks that provide access to deck from the bedroom

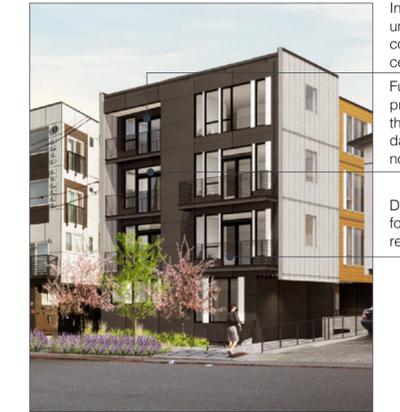
Due to minimum area requirements for a studio, this portion of the facade remains flush



Typical Floor Plan

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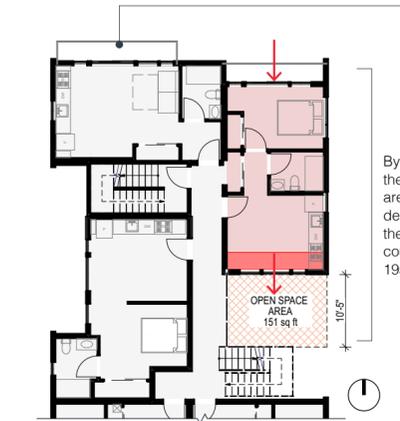
STUDY 3: - FULLY RECESSED DECKS



Fully recessed decks detract from and conflict with the original design intent presented at EDG (pg. 16), reducing the clarity of the facade surface for such a small structure. In addition, this recess slides the units south and reduces the overall courtyard space and daylight to the center of the site.

Fully recessed decks, while providing distinctive modulation on the facade, reduces the amount of daylighting into the units due to its north orientation

Due to minimum area requirements for a studio, this portion of the facade remains flush



Typical Floor Plan

By recessing the deck into the building structure, the area in red is shifted south to desired unit area. As a result the open space area of the courtyard diminishes from 195 sf to 151 sf.

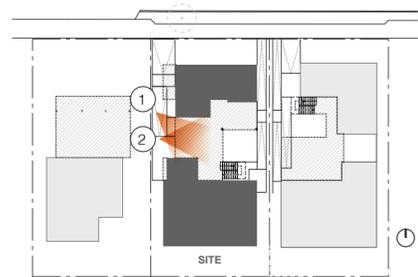
COURTYARD/OPEN SPACE

RESPONSE TO GUIDANCE

- The courtyard is designed to be central to the project's circulation and program of spaces. In response to concerns from the Design Review Board Members, the main entry ramp connecting the sidewalk to the courtyard has been moved from the east to the west side of the site. This greatly reduces the visual impact of railings and ramps along the eastern property line which was a concern of the Board.
- The sequence of entering the site from NW 65th Street is also greatly improved, allowing residents to be fully protected from the weather and access the two stair cores, mailboxes, and the package storage room.
- As residents enter the courtyard from the entry ramp, they immediately have a visual connection through the site to the adjacent structure's courtyard. This visual connection is supported by the dynamic relationship between the proposed structure's courtyard and that of the adjacent structure's, generated predominantly by the exterior stairs, walkways, and dynamic elevated building masses.

SUPPORTED GUIDELINES

CS2-B-3, PL1-A-1, DC3-A, DC3-B, DC3.C, CS1.B



① View of Open Courtyard from Entry Ramp looking Southeast



② View of Open Courtyard from Entry Ramp looking East

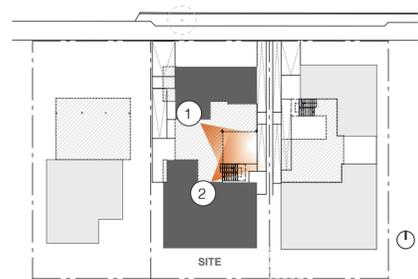
COURTYARD/OPEN SPACE

RESPONSE TO GUIDANCE

- The proposed courtyard will feature a mixture of planters and hardscape creating a pleasant amenity space for residents.
- Although technically the courtyard does not meet the definition of ground related open space as required by the Seattle Land Use code, it is still the heart of the project. Through the development of the design it grew by nearly 100 square feet and is now approximately 800 square feet, in fact, larger than the code required amenity area required at grade.

SUPPORTED GUIDELINES

CS2-B-3, PL1-A-1, DC3-A, DC3-B, DC3.C, CS1.B



1 View of Open Courtyard looking Southeast



2 View of Open Courtyard looking East

COURTYARD/OPEN SPACE

RESPONSE TO GUIDANCE

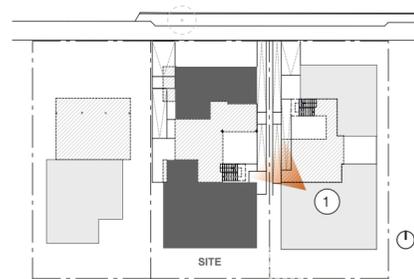
- In addition to the visual connection with the courtyard of the adjacent site, a network of open spaces in the proposal is visible from the exterior walkways of the neighboring building to the east. By doing so, there is not only an informal interaction of residents and visitors between the two structures, and not just internally in each building.

SUPPORTED GUIDELINES

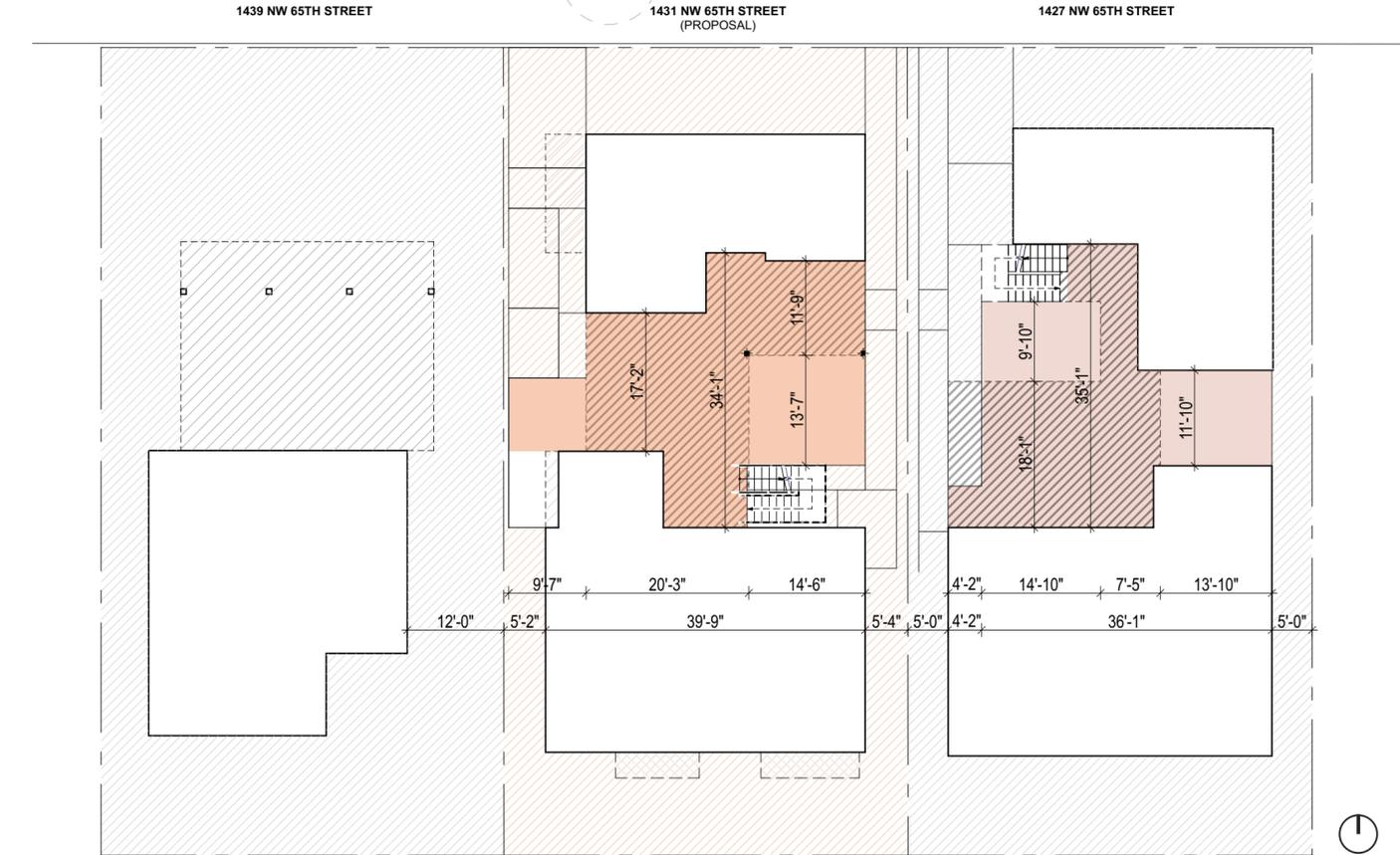
CS1-B, CS2-B-3, PL1-A-1, DC3-A, DC3-B, DC3-C



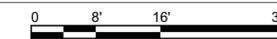
1 View of Open Courtyard looking Northwest



NW 65TH STREET



OPEN SPACE DIAGRAM



COURTYARD/OPEN SPACE

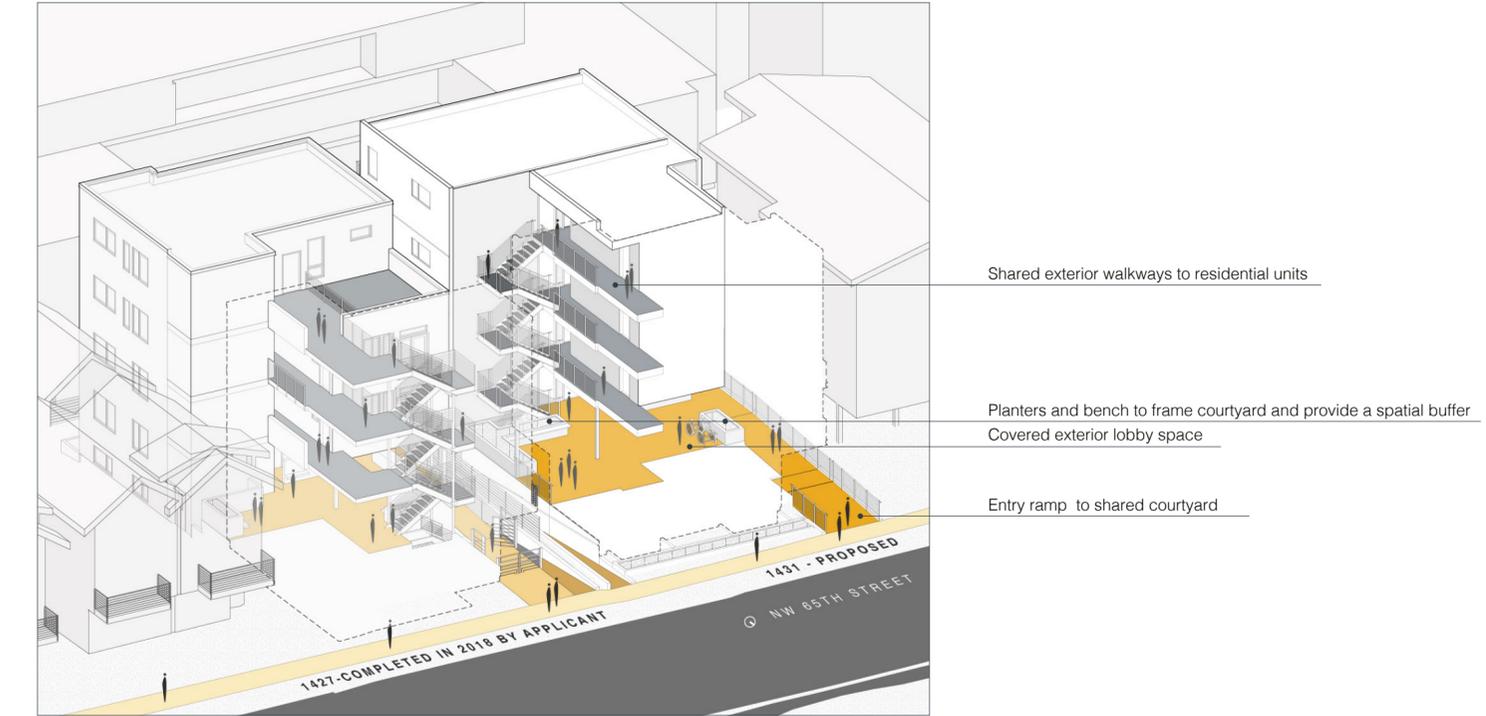
In response to the Board's guidance, the design proposal is further developed in relationship to the neighboring structure to the east, also designed by the applicant, with particular attention paid to the visual and spatial connections between the courtyards.



1 Axonometric view showing massing relationship between proposed structure and neighboring structure to the east



2 Axonometric view showing central open space and circulation in proposed structure



3 Axonometric view showing central open spaces between proposed structure and neighboring structure to the east

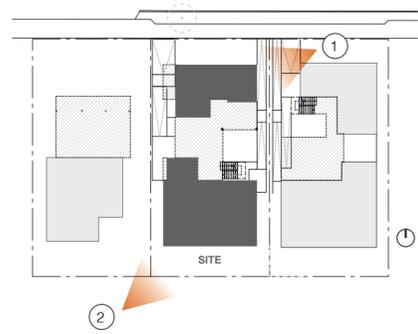
EXTERIOR MATERIALS

RESPONSE TO GUIDANCE

- This modern design uses durable materials in a manner consistent with the neighborhood. Material treatment as well as color distinction supports the design concept presented at EDG of a massing approach to the site that is carved away at its edges and interior by exterior circulation and shared gathering spaces.
- As suggested by the Design Review Board, the entry ramp and courtyard paving is proposed to match, in tone, the exterior siding at the walkways and the recessed exterior walls along the west facade, to emphasize the concept of an eroded central courtyard.
- Texture in the siding treatment is intended to add visual interest and clarity to the design concept.
- Material use follows the conceptual sketch diagram presented at EDG, with areas of large glazing on the north and south facades balanced by more solid east and west facades featuring selective punched openings.
- The east and west facades act as anchoring element to the design with a distinct material treatment from the north and south facades.
- The material and visual contrast in the proposed design elements create greater clarity in the design concept, adding visual interest and depth along the street facing facade and in the courtyard.

SUPPORTED GUIDELINES

DC4-A



1 View looking West

- CEMENT PANEL
4'-0" X 8'-0" HORIZONTAL
SW 7069 IRON ORE
- CEMENT PANEL
2'-0" X 8'-0" VERTICAL
SW 7065 ARGOS
- CEMENT PANEL
INFILL - VARYING WIDTHS
SW 7063 NEBULOUS WHITE
- CERACLAD
8REVEAL
SAND
- CEMENT PANEL
2'-0" X 8'-0" VERTICAL
SW 6384 CUT THE MUSTARD



View of Rear looking Northeast at EDG



2 View of Rear looking Northeast

BICYCLES



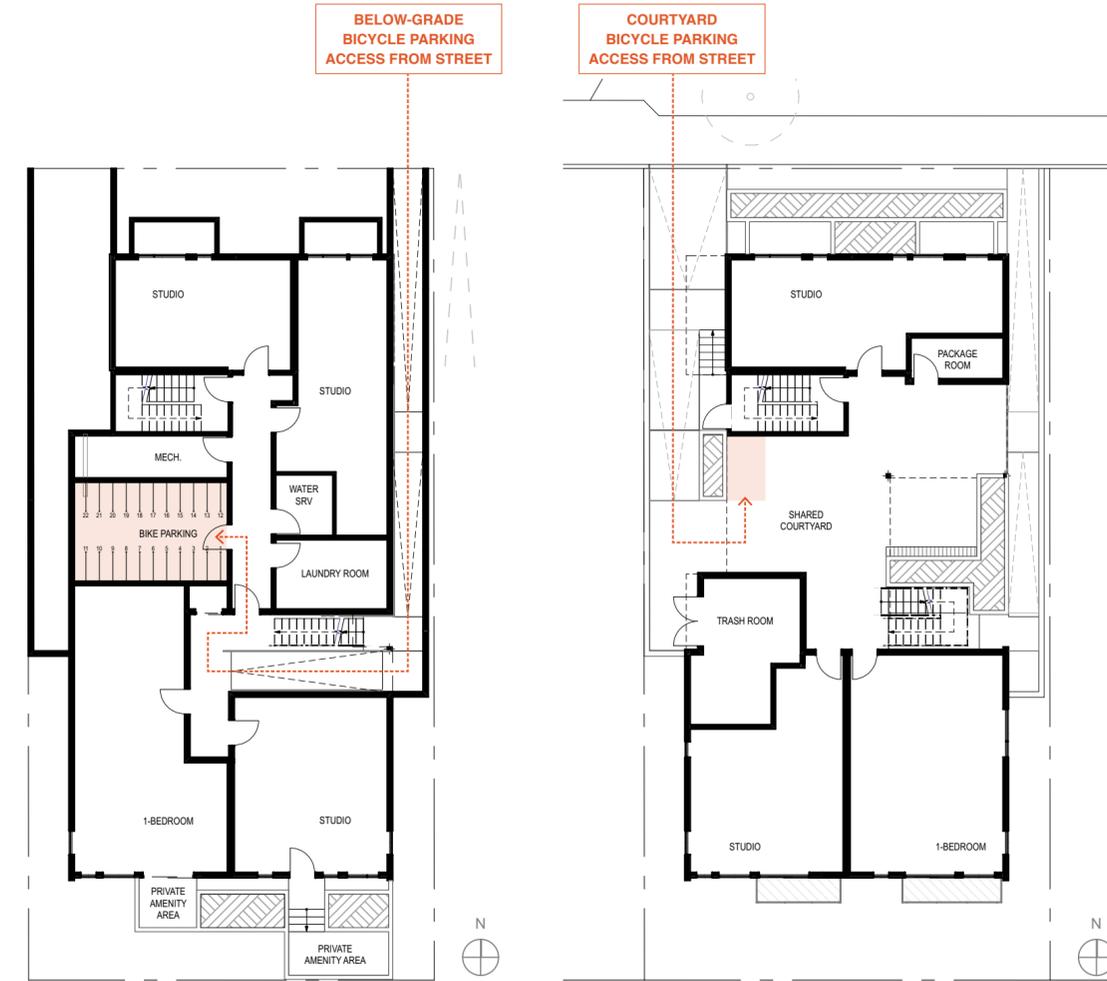
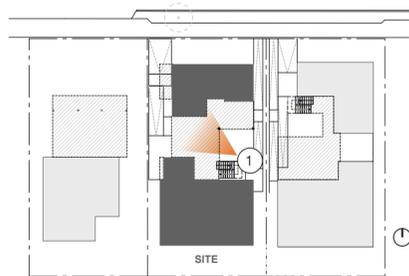
1 View of bicycle parking in the courtyard looking Northwest

RESPONSE TO GUIDANCE

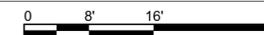
- Bicycles will access the site through the exterior eastern ramp down to the basement and into a secured bicycle parking room.
- The sequence to the bike parking room is direct and without barriers. The design provides twenty-two bicycle parking spaces, equivalent to the number of residential units in the proposed structure.

SUPPORTED GUIDELINES

- PL4-B



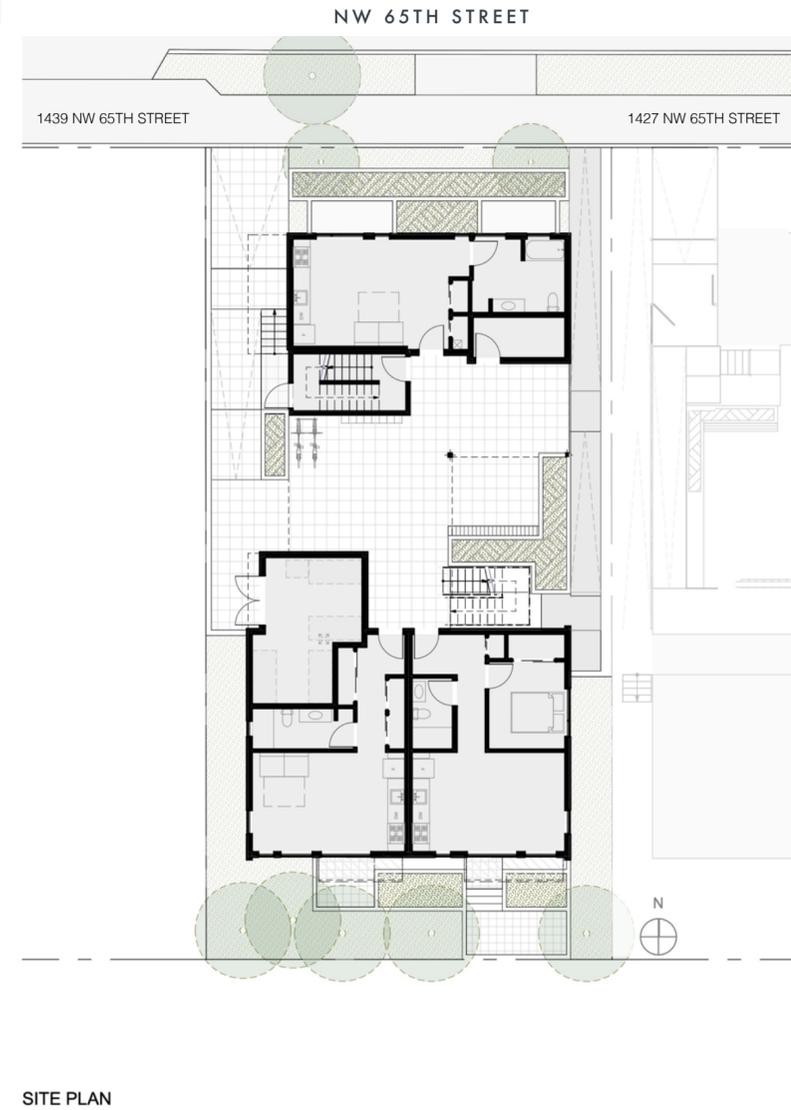
BASEMENT FLOOR PLAN



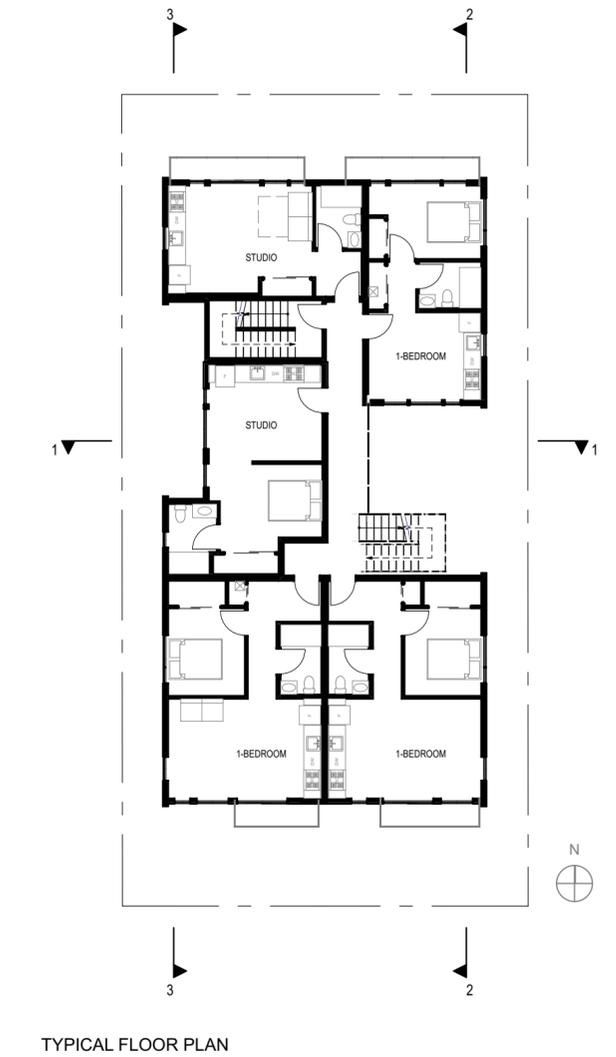
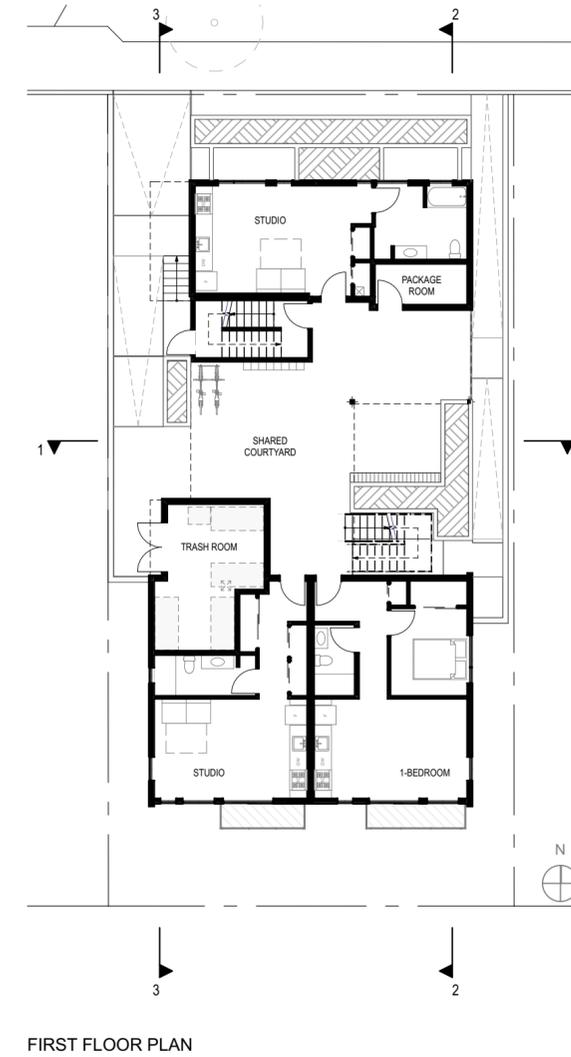
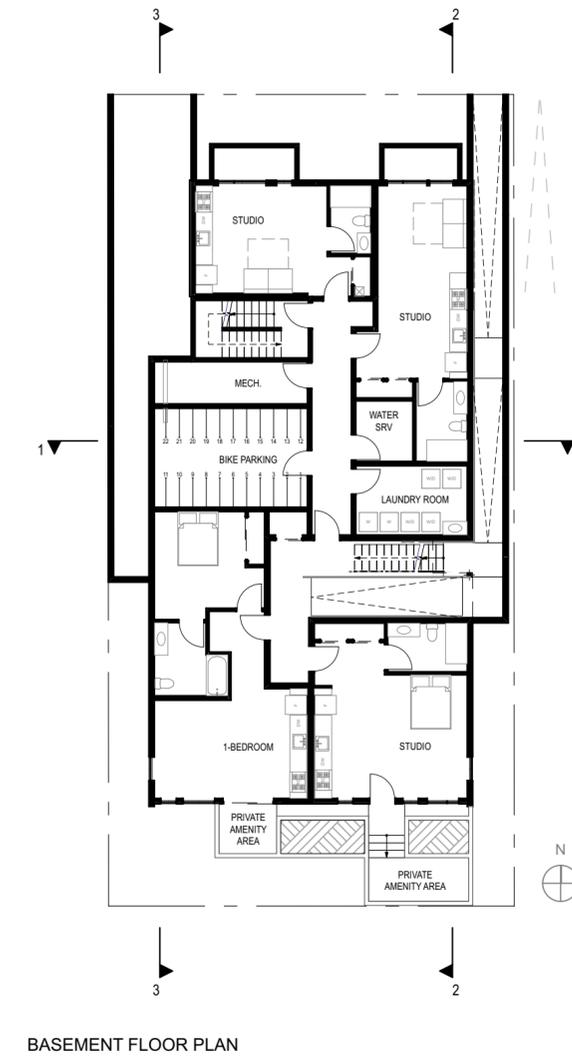
FIRST FLOOR PLAN



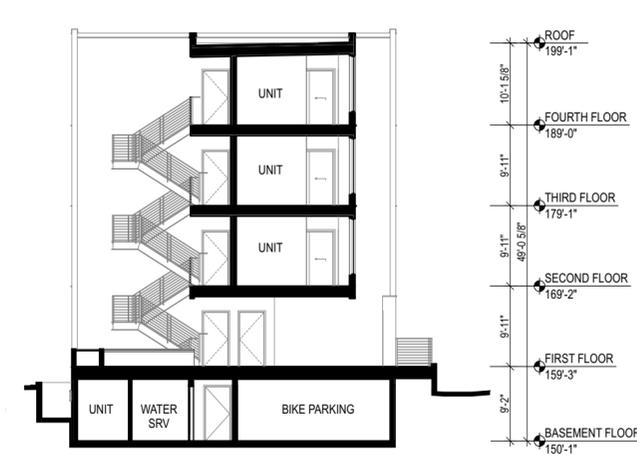
SITE PLAN



PROPOSED PLANS



BUILDING SECTIONS



1 TRANSVERSE SECTION



2 LONGITUDINAL SECTION



3 LONGITUDINAL SECTION



RENDERED ELEVATIONS

- ① CEMENT PANEL
4'-0" X 8'-0" HORIZONTAL
SW 7069 IRON ORE
- ② CEMENT PANEL
2'-0" X 8'-0" VERTICAL
SW 7065 ARGOS
- ③ CEMENT PANEL
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- ④ CERACLAD
8REVEAL
SAND
- ⑤ CEMENT PANEL
HORIZONTAL LAP-SIDING
SW 6384 CUT THE MUSTARD



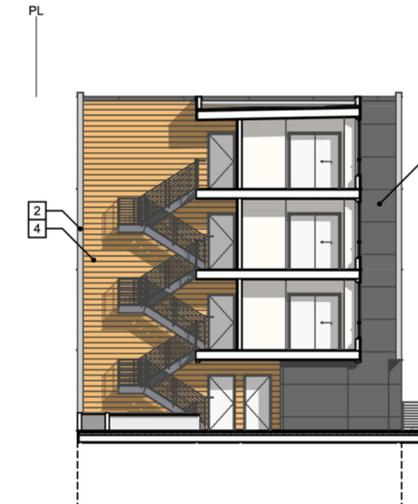
RENDERED EAST ELEVATION



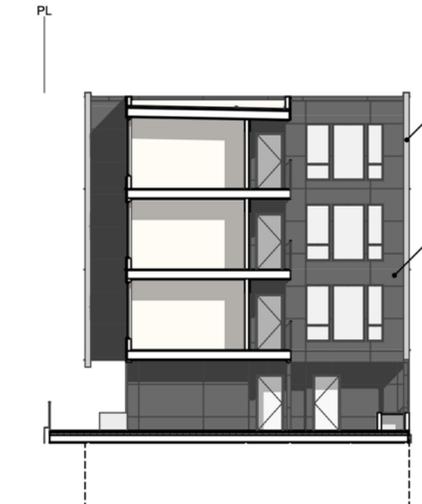
RENDERED WEST ELEVATION



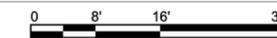
RENDERED NORTH ELEVATION



RENDERED NORTH COURTYARD ELEVATION



RENDERED SOUTH COURTYARD ELEVATION

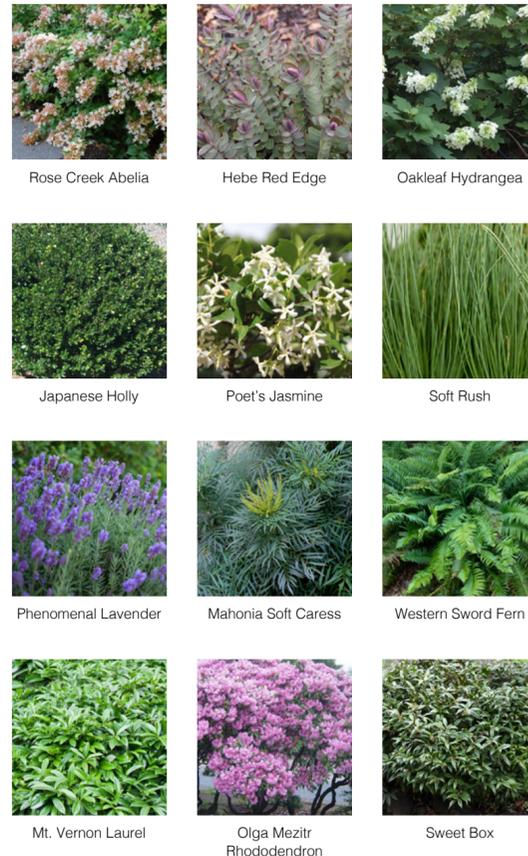
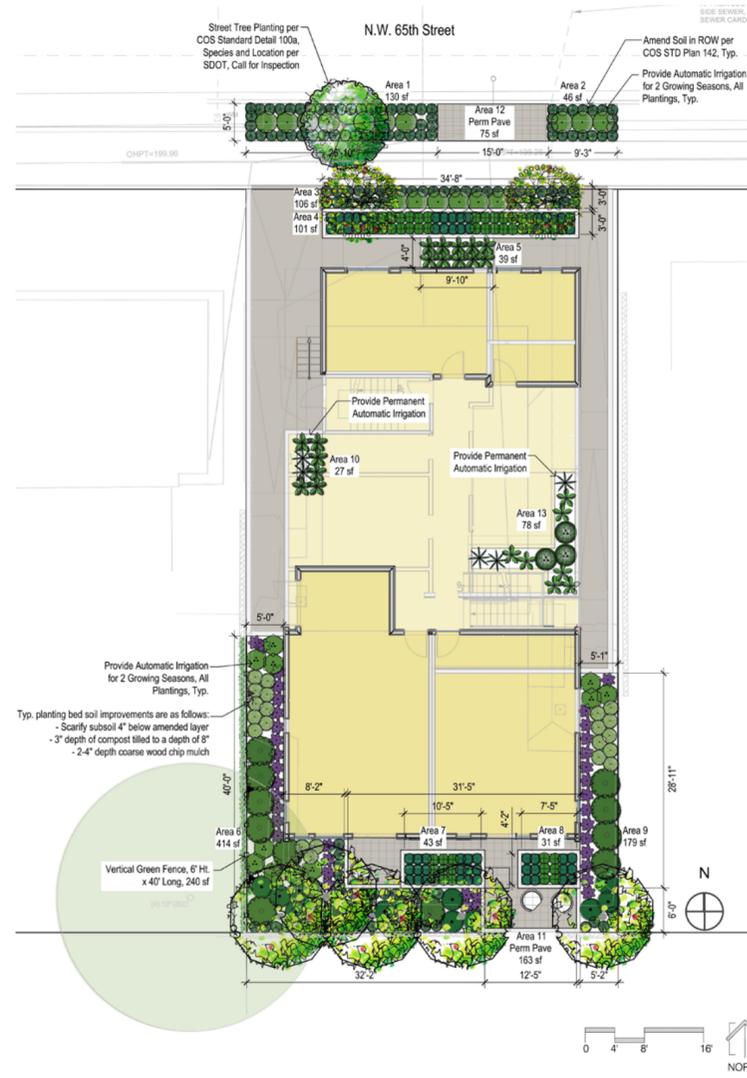


RENDERED SOUTH ELEVATION

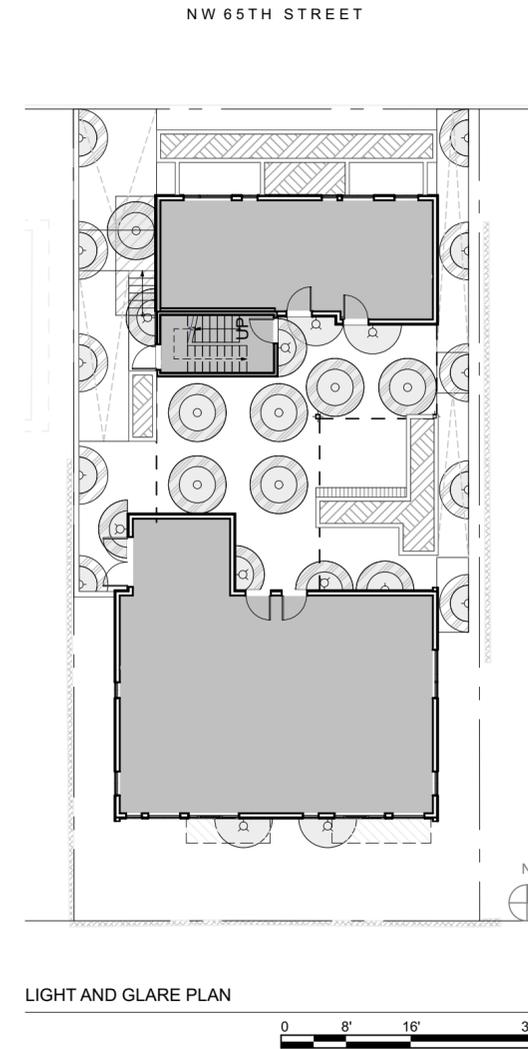


LANDSCAPE

PLANT SCHEDULE			
TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	<i>Ginkgo biloba</i> "Princeton Sentry" / Princeton Sentry Ginkgo GF Plant List, DT, +24"	2" Cal	5
	<i>Malus x "Lancelot"</i> TM / Lancelot Crab Apple GF Small Tree	2" Cal	2
	<i>Parrotia persica</i> "Vanessa" / Persian Parrotia SDOT Selection, GF Med/Small Tree	2"-2.5" Cal	1
SHRUBS			
	<i>Abelia x "Rose Creek"</i> / Rose Creek Abelia GF Plant List, DT, +24"	2 gal	16
	<i>Hebe x "Red Edge"</i> / Hebe GF Plant List, DT, +24"	1 gal	39
	<i>Hydrangea quercifolia</i> "Pee Wee" / Oakleaf Hydrangea GF Plant List, DT, +24"	2 gal	13
	<i>Ilex crenata</i> "Sky Pencil" / Sky Pencil Japanese Holly GF Plant Variety, DT, +24"	1 gal.	21
	<i>Jasminum grandiflorum</i> / Poet's Jasmine GF Plant List, DT, +24"	1 gal	3
	<i>Juncus effusus</i> / Soft Rush GF Plant List, Native, +24"	1 gal	60
	<i>Lavandula x intermedia</i> "Phenomenal" / Lavender GF Plant List, DT, +24"	1 gal	126
	<i>Mahonia eurybractea</i> "Soft Caress" / Mahonia Soft Caress DT, +24"	1 gal	5
	<i>Polystichum munifolium</i> / Western Sword Fern GF Plant List, Native, +24"	1 gal	29
	<i>Prunus laurocerasus</i> "Mt Vernon" / Mt. Vernon Laurel GF Plant List, DT, +24"	1 gal	12
	<i>Rhododendron x "Olga Mezitt"</i> / Olga Mezitt PJM Rhododendron GF Plant List, DT, +24"	2 gal	14
	<i>Sarcococca hookeriana humilis</i> / Sweet Box GF Plant List, DT	2 gal	3
	<i>Scirpus microcarpus</i> / Small-fruited Bulrush GF Plant List, Native, +24"	1 gal	43



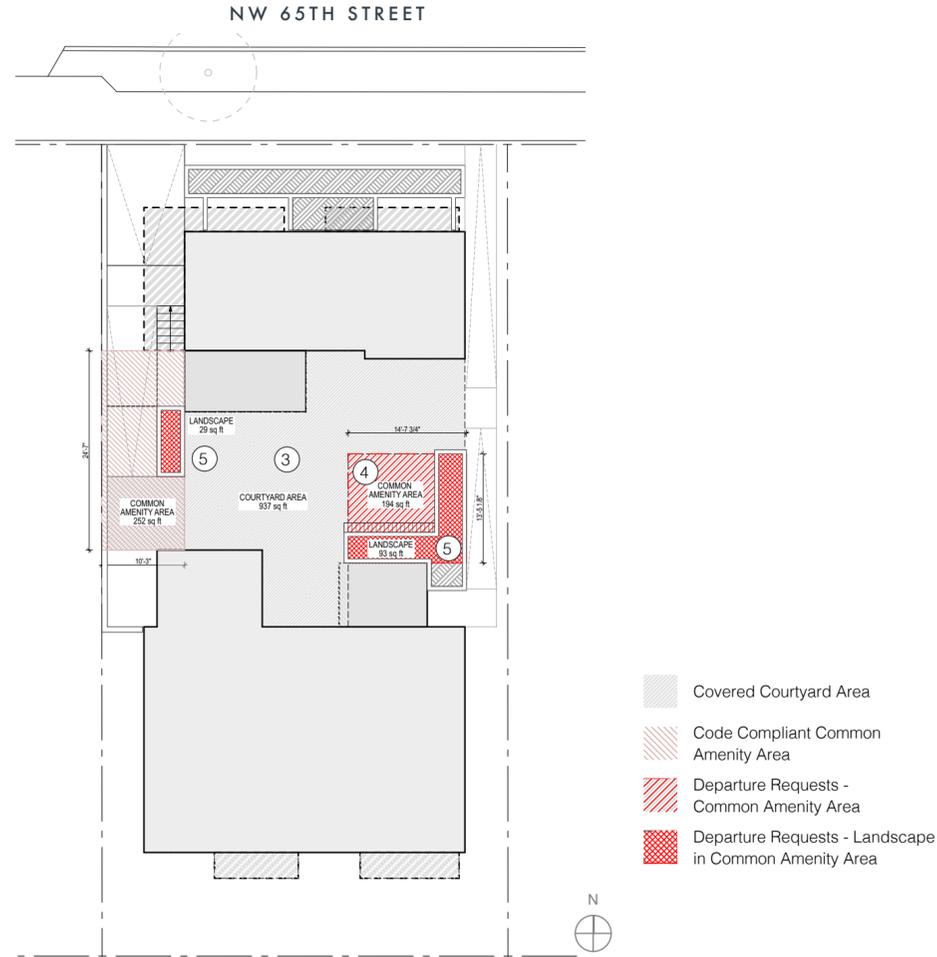
LIGHT AND GLARE



- LIGHTING LEGEND**
- SOFFIT LIGHT
 - OUTDOOR JELLY JAR LIGHT AT ENTRY DOOR, W/ BAFFLE TO LIGHT DOWN ONLY
 - OUTDOOR WALL/TREAD LIGHT, AUTOMATIC ON AT DARK, W/ BAFFLE TO LIGHT DOWN ONLY. FENCE PREVENTS SPILLAGE ON ADJACENT PROPERTY
 - LIGHT CONE
 - LIGHT CONE FOR FIXTURE W/ PHOTO CELL
- PER SMC 23.45.534.A, ALL EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES



View of Open Courtyard looking Northwest



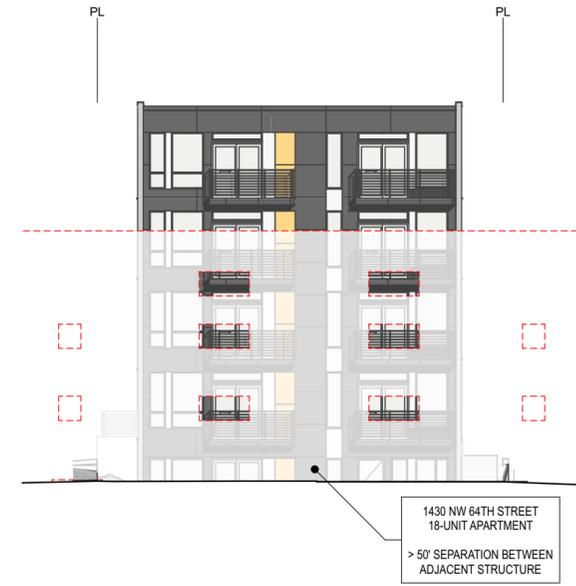
DEPARTURE MATRIX

ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORT DESIGN GUIDANCE
3	AMENITY AREA AT GRADE SHALL BE PROVIDED AS COMMON SMC 23.45.522.A.4	AMENITY AREA AT GRADE SHALL BE PROVIDED AS COMMON	AMENITY AREA PROVIDED IN COURTYARD DOES NOT MEET DEFINITION OF COMMON AMENITY AREA AT GRADE PER LAND USE CODE	AMENITY AREA IS NOT PROVIDED AS COMMON	The proposal locates a semi-public, slightly elevated courtyard at the center of the site where it can be more easily enjoyed by residents and visitors. This area does not comply with the code definition of common amenity area. Combined with the exterior stair and walkways, the project creates a dynamic collection of open spaces that can be easily activated by residents and visitors. The partially below grade story combined with the sloping topography of the site results in the courtyard being slightly elevated above grade. Locating the common amenity area in this position at the center of the site allows private amenity areas to be provided for the two basement level apartments at the rear of the site, a similar strategy to the recently completed apartment structure immediately adjacent to the east.	DC1.A2 Gathering Places DC3.B4 Multifamily Open Space PL1.B3 Pedestrian Amenities PL1.C3 Year Round Activity
4	MINIMUM AREA FOR COMMON AMENITY AREA SMC 23.45.522.D.5.a	NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SF	COMMON AMENITY AREA IN COURTYARD IS 194 SF	56 SF REDUCTION	The proposal locates a semi-public, slightly elevated courtyard at the center of the site where it can be more easily enjoyed by residents and visitors. The entire area of the courtyard exceeds the minimum common amenity area requirement, however, a portion is not open to the sky and therefore does not meet the definition of amenity area. Combined with the exterior stair and walkways, the project creates a dynamic collection of open spaces that can be easily activated by residents and visitors. Locating the common amenity area in this position at the center of the site allows private amenity areas to be provided for the two basement level apartments at the rear of the site, a similar strategy to the recently completed apartment structure immediately adjacent to the east.	CS2.B.Adjacent Sites, Streets, and Open Spaces DC1.A2 Gathering Places DC3.B4 Multifamily Open Space DC3.A Building-Open Space Relationship PL1.A. Network Of Open Spaces PL1.B3 Pedestrian Amenities PL1.C - Outdoor Uses and Activities PL1.C3 Year Round Activity
5	MINIMUM PERCENTAGE OF LANDSCAPED AREA IN COMMON AMENITY AREA SMC 23.45.522.D.5.b.1	LANDSCAPING SHALL BE AT LEAST 50% OF THE COMMON AMENITY AREA AT GRADE	COMMON AMENITY AREA IN COURTYARD IS 27% LANDSCAPED	23% REDUCTION	The landscaped areas proposed for the central courtyard are provided in large planter boxes that define the courtyard edges and are open to the sky for residents and visitors to enjoy. These raised areas of green space also provide a visual filter to the neighboring building to the east. As indicated on the landscape plan, there is a significant percentage of landscaped ground surface, however, the minimum dimensional requirements of amenity area preclude these planted areas from being counted towards the minimum percentage. The site meets the green factor requirement of 0.6.	CS2.B.Adjacent Sites, Streets, and Open Spaces DC1.A2 Gathering Places DC3.B4 Multifamily Open Space DC3.A Building-Open Space Relationship PL1.A. Network Of Open Spaces PL1.B3 Pedestrian Amenities PL1.C - Outdoor Uses and Activities PL1.C3 Year Round Activity

PRIVACY ELEVATIONS



PRIVACY WEST ELEVATION



PRIVACY SOUTH ELEVATION



PRIVACY EAST ELEVATION



SHADOW STUDIES

MARCH

JUNE

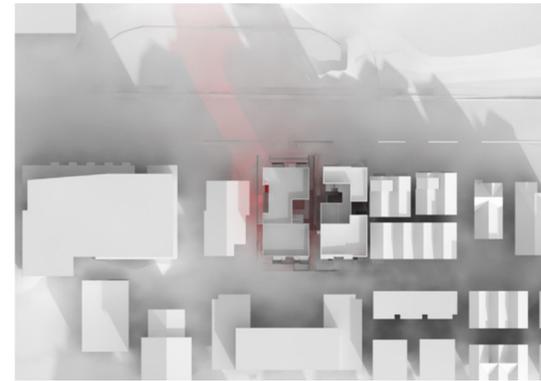
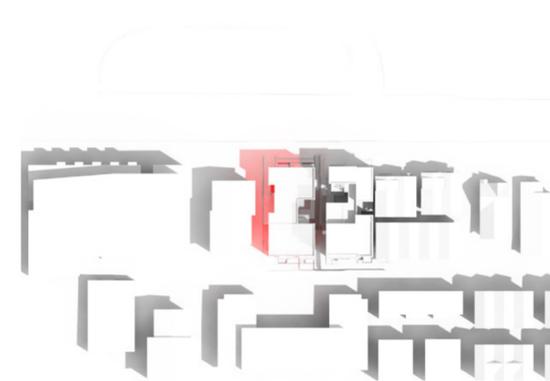
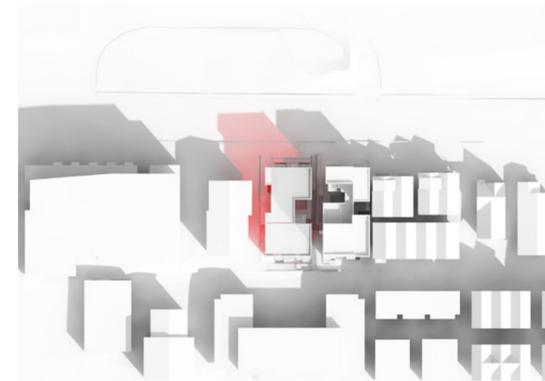
DECEMBER

MARCH

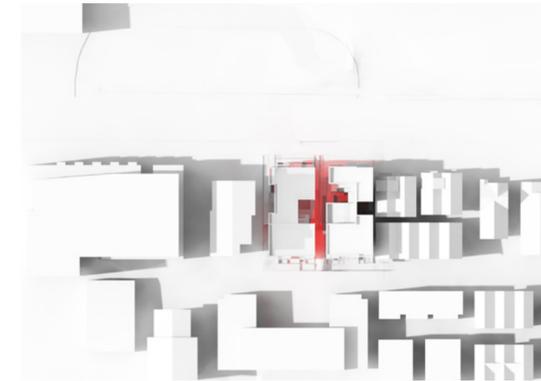
JUNE

DECEMBER

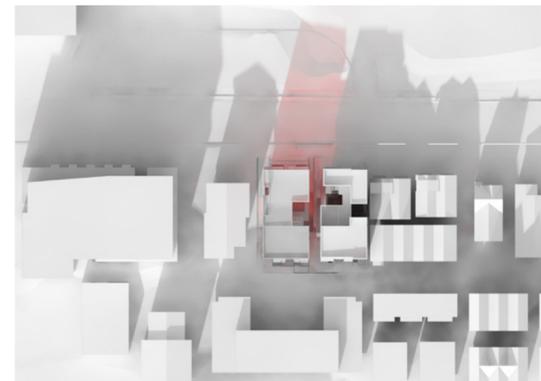
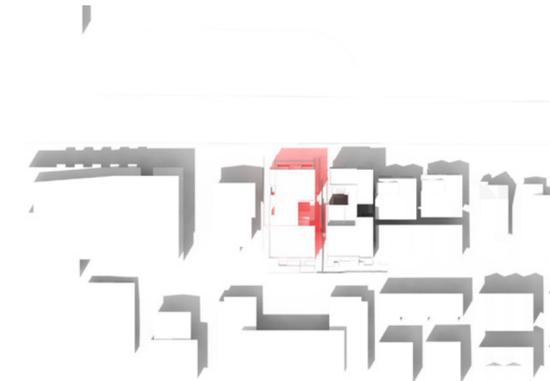
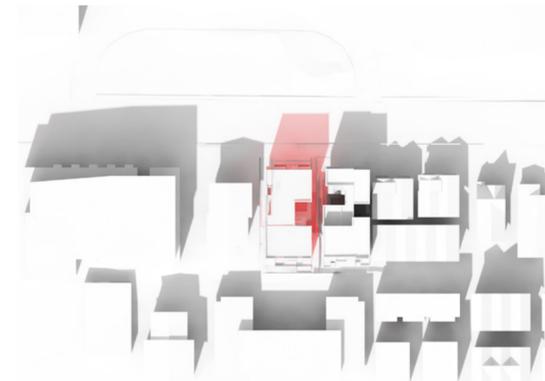
10 am



4 pm



1 pm



COMPLETED WORK B9 ARCHITECTS



Ship Street Apartments (1427 NW 65th Street) in Ballard by b9 architects



Courtyard L Apartments in Capitol Hill by b9 architects