Nesttun
mixed-use building
7001 15th Ave NW

Early Design Guidance November 5, 2018
SDCI project # 3032621-EG

Nesttun, Norway 1913

Ballard 1902

Nesttun project conceptual sketch

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INTRODUCTION

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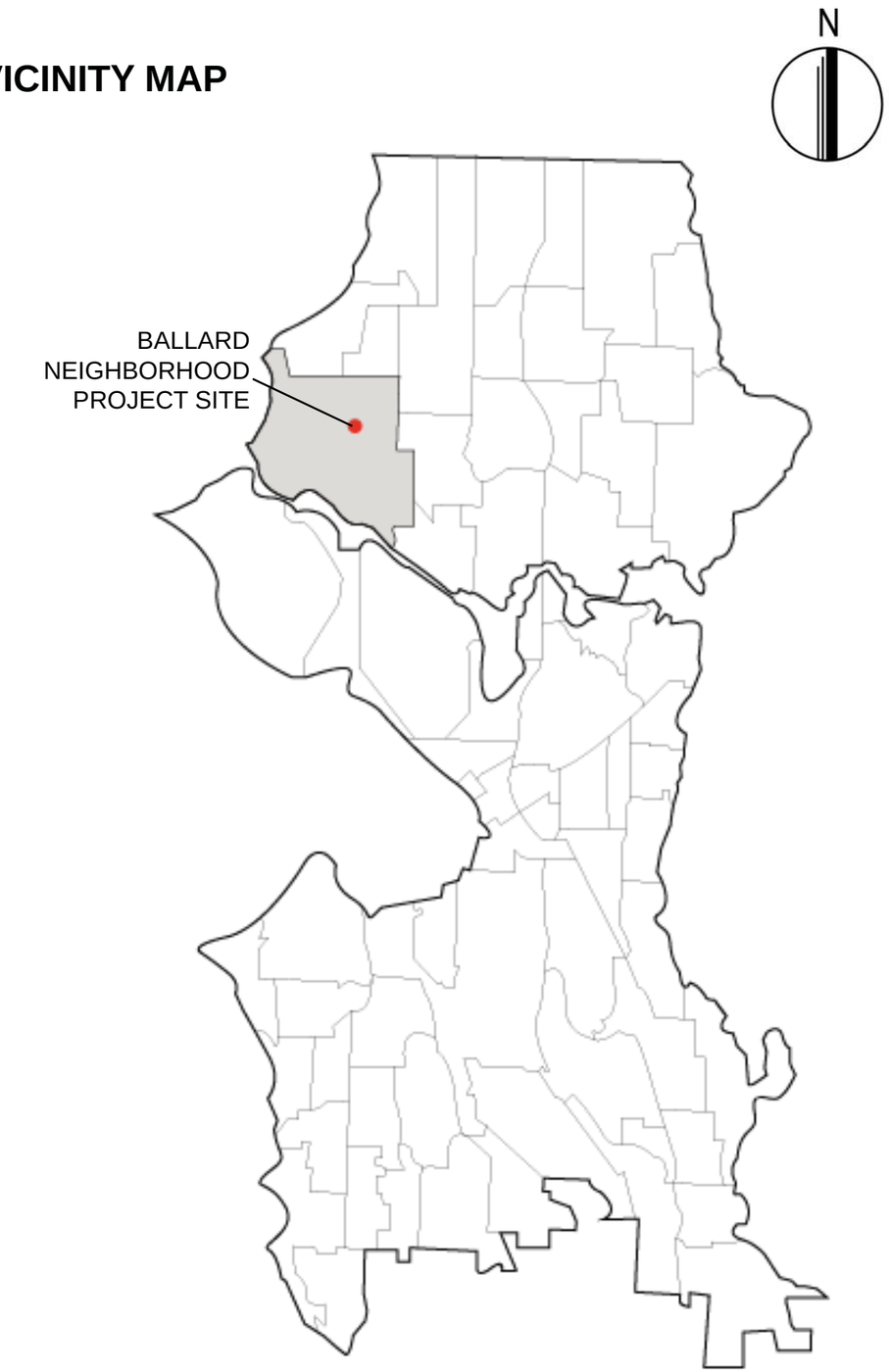
PROJECT DESCRIPTION: The proposed project is a mixed use building containing a blend of residential apartment units, live work units and commercial space at the street level. Partly underground parking is provided for residents. The vision for Nesttun Development is to provide quality, affordable housing 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 open-ness at the street level.
• Reinforce the character and support the activity of the neighborhood by providing opportunities for new businesses and affordable residential units.

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 space and live work at street level; Parking only for residents.
Lot Size	26,651 sq.ft.
Area	14,619 sq.ft. parking 1,888 sq.ft. ancillary 1,499 sq.ft. commercial 25,785 sq.ft. residential 111,180 sq.ft. total
Levels	1 level of parking at street level in the south side and underground in the north side of the lot. Commercial space and live work units at street level along 15th Ave. NW 5 levels of residential units
Units	Live work 12 SEDU 68 Sudio 2 Urban 1 bedroom 40 Urban 2 bedroom 41 Total 163
Parking	24 small size 38 medium size 3 ADA spaces, 1 ADA for van 62 total 130 long-term bicycle spaces 17 short-term
Garbage/ Recyclable	In parking level Access from NW 70 St.
Common Space	4,959 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 300 ft. frontage along 15th Ave., and 88 ft. frontage on 70th St.

EXISTING CONDITIONS

The site consists of 5 lots where currently are located Grumpy's coffee shop, Body shop with parking area, Dentistry and 3 single family houses converted to businesses. The site rises north with about 16 ft of vertical difference. 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 new multi family project to the east Lillehamer Apartments.

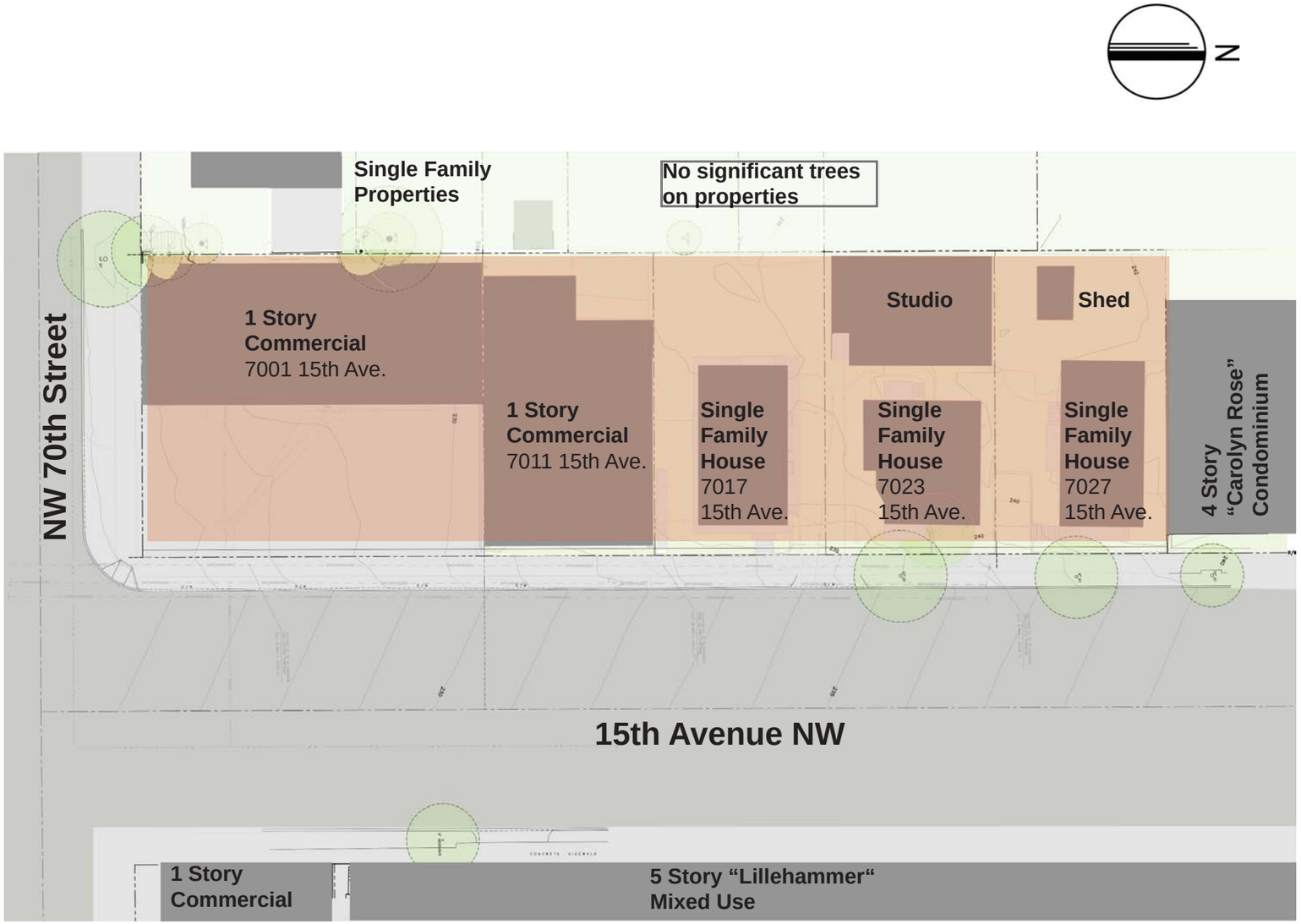
- There is a metro bus stop with frequent transit located 200 ft from the property.
- There is no alley serving the property.
- There is no significant landscaping or trees on the site.
- There a turn lane onto 70th along the property at 15th Ave.

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.
- 2 ft dedication along 15th Ave to meet newly adopted SDOT standards

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 '20 and are considering to continue businessin new building or retirring. The Auto body shop has a lease through January '20
7011 15th Ave. W - Creation Dentistry - will continue to operate until December '19 and plans to move to another state.
7017 15th Ave. W - Husky Senior Care administration office fplan to move to another property they own in Seattle.
7023 15th Ave. W - Owner Recording Studio- owner move his recording studio with the proceeds from his property sale.
7027 15th Ave. W – A day care that closed their business at the end of this month. A new tenant with an 18-month lease is sought

AERIAL SITE PLAN

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.

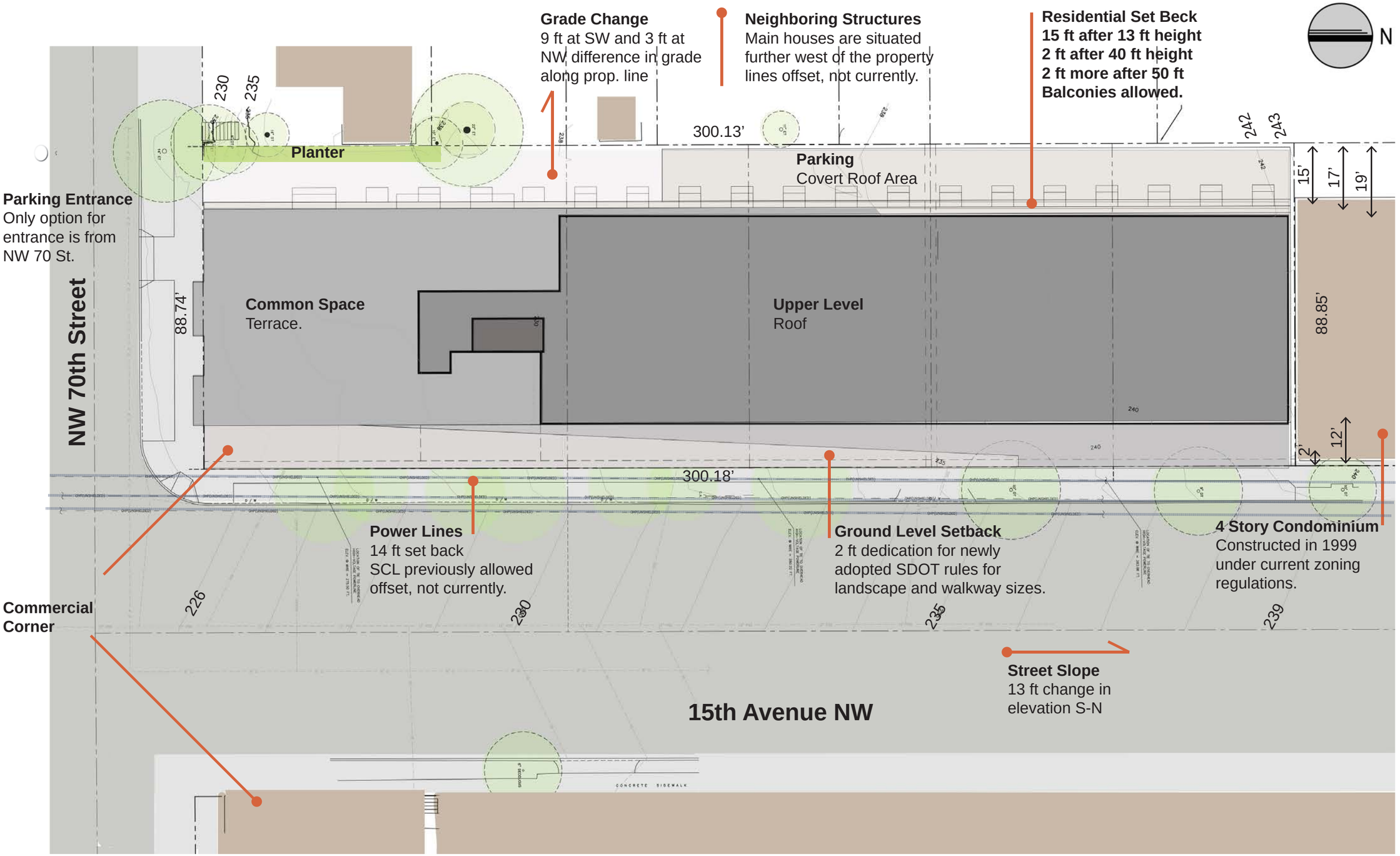
Parcel No 7518500520 (7011) Lots 9 and 10, block 9, Salmon Bay Park addition to the City of Seattle, according to the plat thereof recorded in volume 4 of plats, page 76, records of King County, WA. Except that portion condemned in King County Superior Court No. 206194 for the widening of 15th Ave. NW as provided by Ordinance No. 52039 of the City of Seattle.

Parcel No 7518500510 (7017) Lots 7 and 8, 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.

Parcel No 7518500500 (7023) Lots 5 and 6, 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.

Parcel No 7518500480 (7027) Lots 1, 2, 3 and 4, 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 CONSTRAINS



ZONING ANALYSIS

Zoning	NC2P-55 neighborhood commercial 2 pedestrian designed
Urban Village	No
Overlay	No
Principal Pedestrian Street	15th Ave
Environmental Critical Areas	No
Adjacent Zoning North	NC2P-40
Adjacent Zoning East	NC2P-40
Adjacent Zoning South	NC2P-40
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 (+4) 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.
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	10 ft (14ft) 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 NC2P-40. The project is applying for contract rezoning to NC2P-55 - Neighborhood Commercial 2 Pedestrian, 55 feet high, which is in concurrence with the proposed HALA/MHA plan. 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

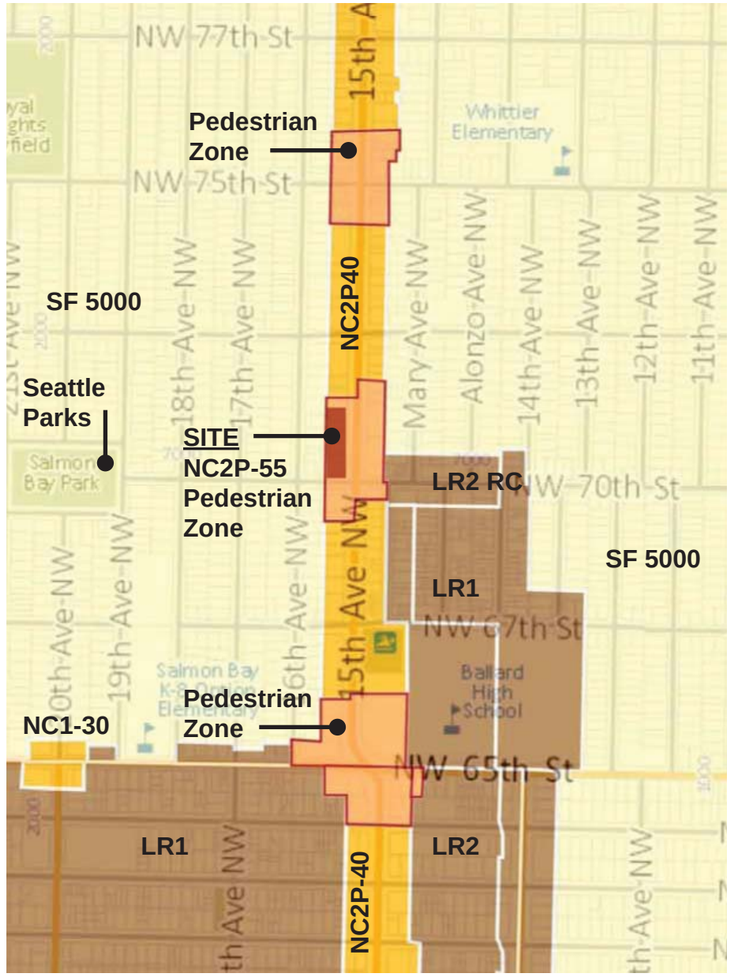
This designation is typically found on sites that are characterized by the following:

- 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

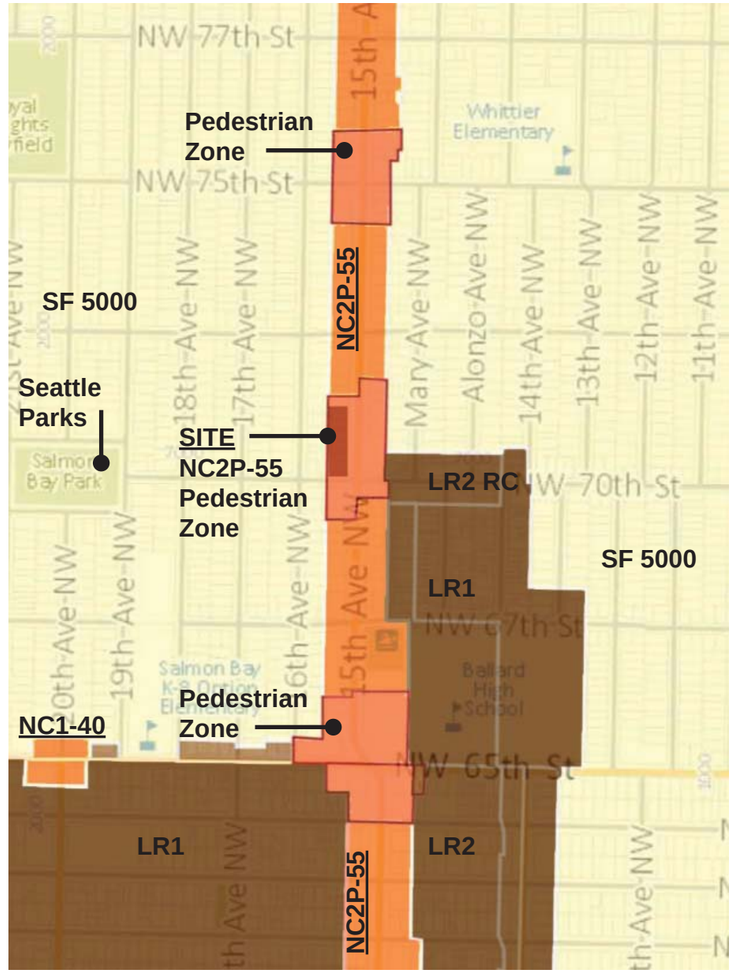
Adding the designation of the pedestrian zone means that the area should:

- 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 NC2P-40 designation continues to the adjacent properties to the north, south and across 15th Avenue NW,an area also proposed for rezone to NC2P-55 by HALA/MHA. The zoning immediately west of the site is SF 5000.



CURRENT ZONING



HALA/MHA PROPOSED REZONING

The map shows zoning changes that would implement MHA requirements.

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

DEVELOPMENT OF THE AREA

Ballard was first settled in the 1850's and grew quickly from that point on. Known as "the shingle capital of the world", Ballard drew many residents seeking jobs in the timber and fishing industries. Many new arrivals were from Scandinavia; and while the Scandinavian population never constituted more than 1/3 of Ballard, a strong sense of identity was imprinted on the community.
Streetcars operated in Ballard by 1890, and the amusement park at Golden Gardens drew many visitors.

In 1900, Ballard had just over 4,500 residents; by 1907 the population had grown to 17,000. Ballard's municipal services struggled to keep up with its growth, as a result Ballard was incorporated with the City of Seattle in that same year.

BALLARD THEN

BALLARD NOW

Ballard is a popular neighborhood - and its waterfront supported fishers, boat builders, and millworks—many of Scandinavian descent. It has since grown to one of the city's most desirable neighborhoods, and it still has a working waterfront.

Despite the recent growth, Ballard has preserved its historic feel. Ballard Avenue is a historic district and is home to restaurants, bars, shops, and other activities.

Since 2007, there were over 20 large mixed use/multi family projects completed in the Ballard area and the population of the neighborhood continues to grow given its proximity to downtown Seattle, Puget Sound, and a host of other amenities within walking or biking distance.

Archive photographs from the area

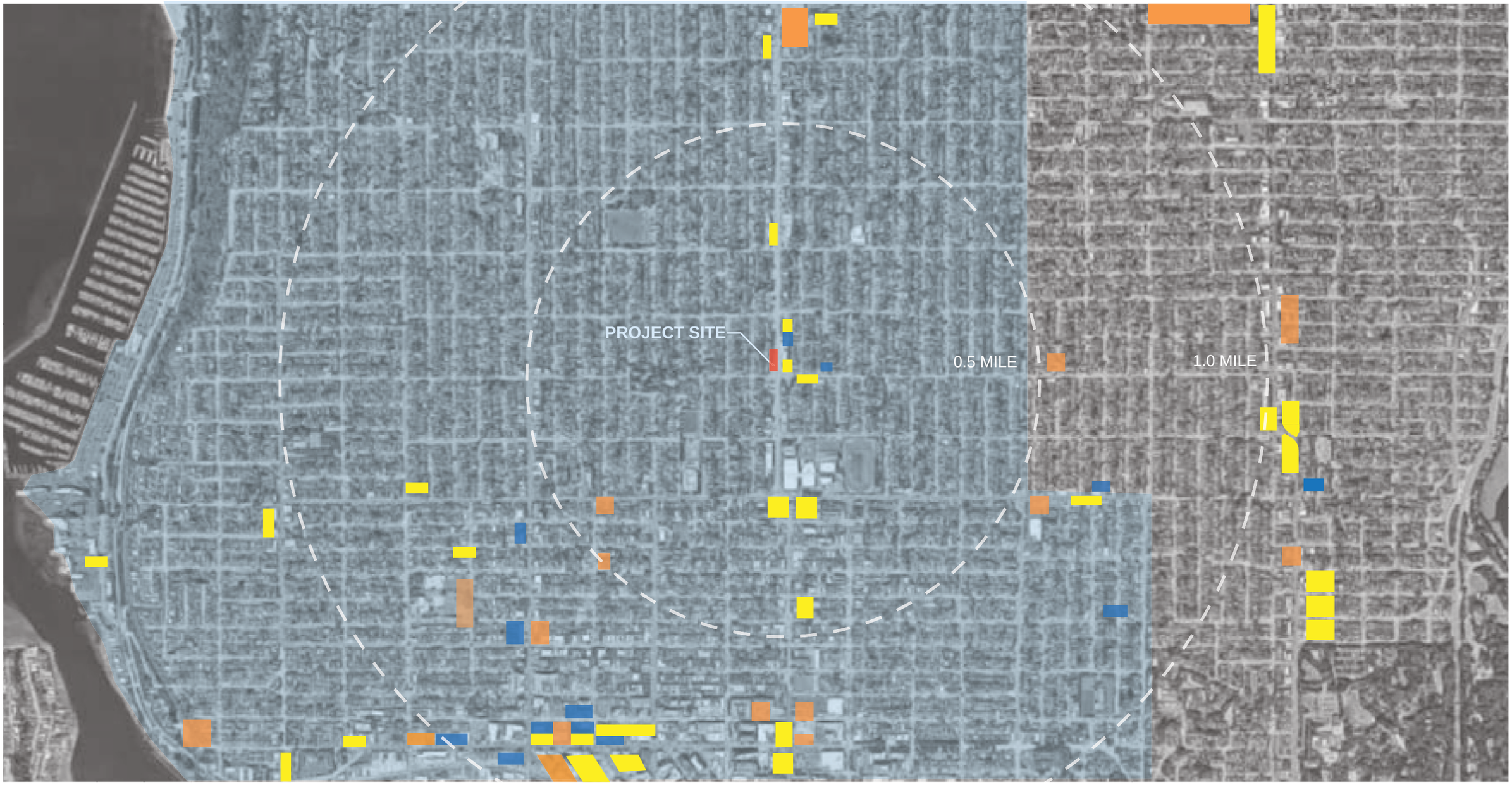
CIRCULATION AND TRANSIT

TRANSIT
The project site is well served by local transit. Metro's Rapid Ride D line has a stop at NW 70th Ave, and routes 15 and 81 run along 15th Ave NW.

BIKE
Bike routes are located on NW 77th, 17th Ave NW to 20th Ave NW, 24th Ave NW, and 8th Ave NW.

PEDESTRIAN
There are sidewalks on both sides of 15th Ave NW. Salmon Bay Park, Salmon Bay School, Ballard Pool and Ballard High School are all within a 1 mile radius of the site. 15th Ave NW has been given a street type score of 1-8 on the Corridor Function Map.

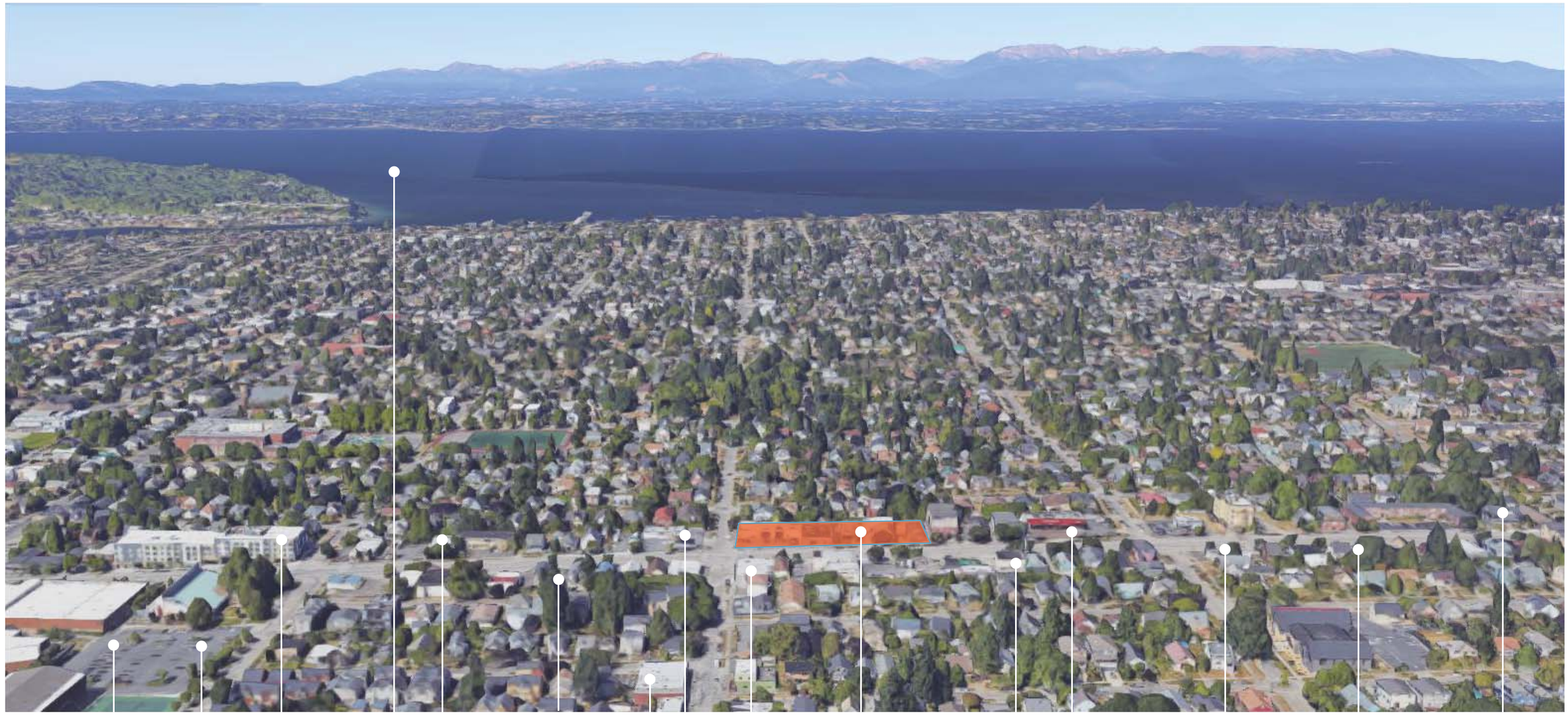
BALLARD SOCIAL MAP



PROJECT SITE
SHOPPING STORES
RESTURANTS
NIGHT LIFE/ SOCIAL
BALLARD NEIGHBORHOOD

The project site is located in close proximity to many desirable amenities, ranging from coffee shops to parks and community centers. The Ballard downtown area is approx 1.2 away, and the site is centrally located between Golden Gardens Park and Green Lake Park (2.6 and 3.0 miles each).
The neighborhood could be considered "in transition" - there are numerous new developments within a 15 block radius.

AERIAL VIEW

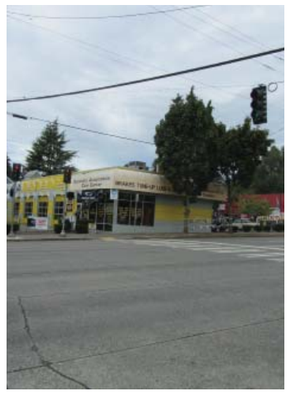

BALLARD HIGH SCHOOL
BALLARD POOL
BELAY APARTMENTS
PUGET SOUND
SCANDINAVIAN SPECIALTIES
BALLARD MASSAGE CENTER
DELANCEY PIZZA RESTAURANT
SHELL GAS STATION
BRUNSWICK & HUNT PUB
PROJECT SITE
WATERWHEEL LOUNGE
MIDAS
JENNY'S NAILS SALON
WINDY'S BARBER LOUNGE
CARLISLE CLASSIC HOMES LLC

CHARACTER OF THE

STREET CHARACTER

The existing streetscape along 15th Ave. NW contains a mixture of recently restored buildings with new small businesses, new apartment buildings and new live-work spaces. Redevelopment is expected to continue.

The existing sidewalk has new street trees and landscaping where new development has occurred otherwise there is none.



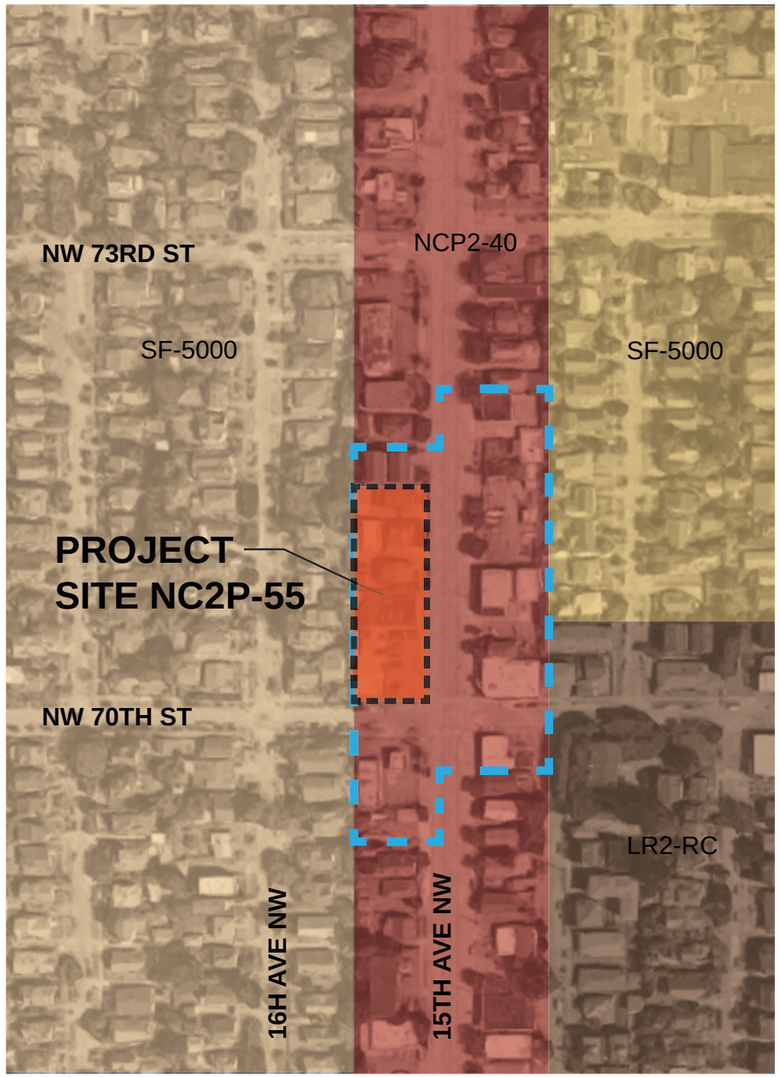
COMMERCIAL STRUCTURES

Many of the businesses along 15th Ave. NW are in single story structures, with a variety of physical characteristics. Most of them are small in terms of physical footprint, and the setback from the street can vary depending on the use. While some have been restored, many do not have significant architectural features or characteristics. New street level commercial spaces could provide easily accessible opportunities for a variety of small businesses.

SINGLE FAMILY HOUSES

Many of the existing single family homes in the area are old, and some are deteriorated and/or abandoned, others contain small businesses. They are typically single story dwellings, (some with basements), many have been physically altered or remodeled at multiple points in the past and lack distinctive architectural characteristics.

NEIGHBORHOOD ZONING

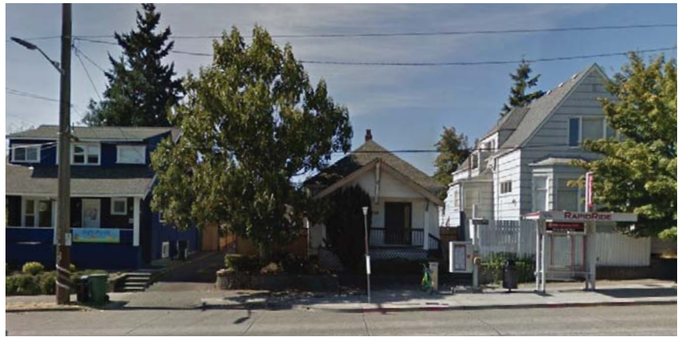


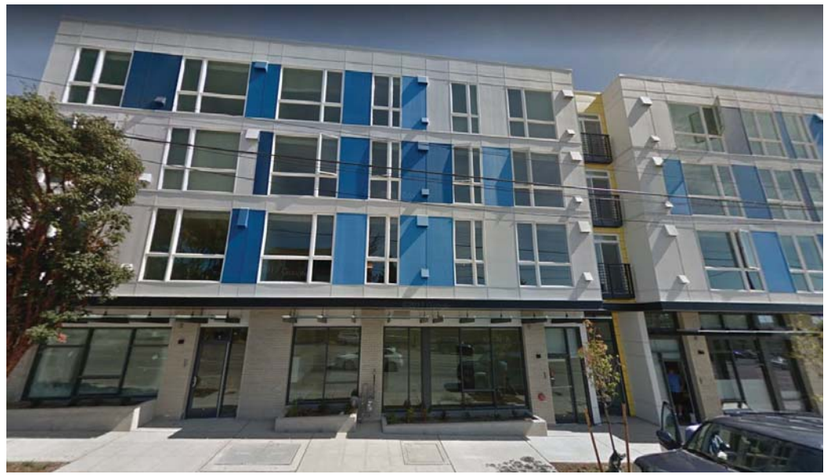
- SINGLE FAMILY RESIDENTIAL (SF-5000)
- NEIGHBORHOOD COMMERCIAL (NC)
- MULTI FAMILY LOWRISE (LR)
- PEDESTRIAN ZONE

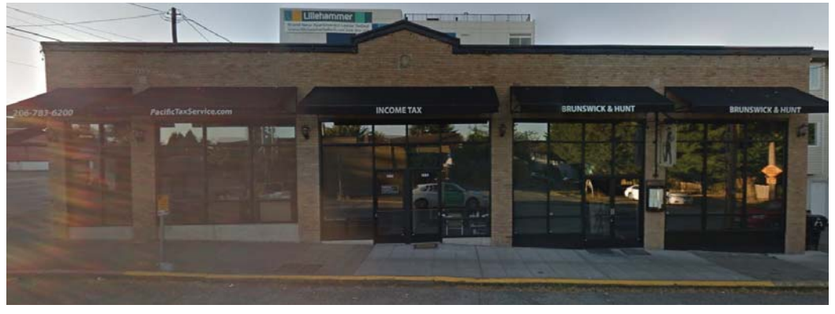
SURROUNDING USE

- SINGLE FAMILY RESIDENCE
- COMMERCIAL
- MULTI FAMILY RESIDENCE
- MIXED USE
- PARK / OPEN SPACE
- RELIGIOUS
- EDUCATIONAL
- COMMUNITY CENTER

SURROUNDING SITES







NEARBY MULTI-FAMILY PROJECTS

TOWNHOUSES (new construction)

1. Townhouses / Live Work, NW 69th St. &15th Ave. NW
2. Townhouses / Live Work, NW 73rd St .&15th Ave. NW

Townhouses are typically built in two rows on the lot, with the units along street containing the live work spaces. The architectural language uses the roof line to create visual interest and scale, as well as facade modulation and color. Large windows provide light within these units, which have narrow widths of about 20 +/- ft.

EXISTING APARTMENT /CONDOMINIUM BUILDINGS

3. Brubaker Apartments (1948)
4. Nordvest Condominium (2002)

One of the apartment buildings constructed after WWII is a two-story structure with parking toward the street. The condominiums constructed in the early 2000's are built on single or double lots with commercial spaces or a lobby at street level. The buildings have a mixture of design features.

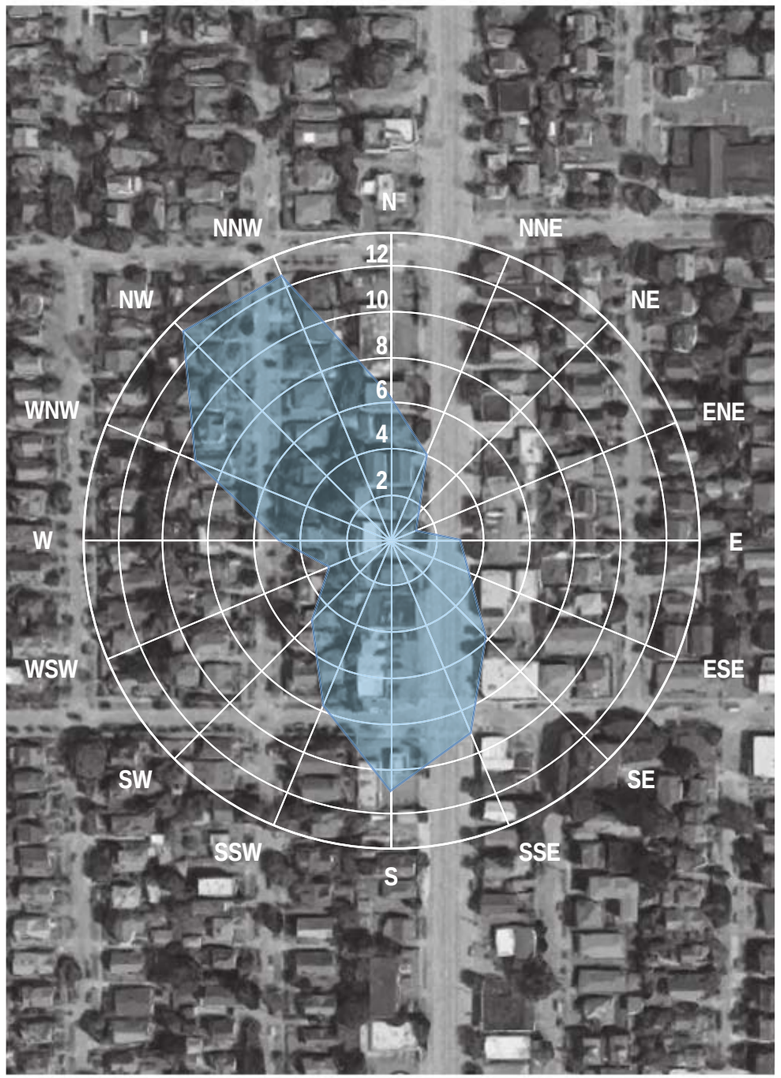
MIXED-USE BUILDINGS (new construction)

5. Belay Apartments (Johnston Architects)
6. Talta Development (NK Architects)

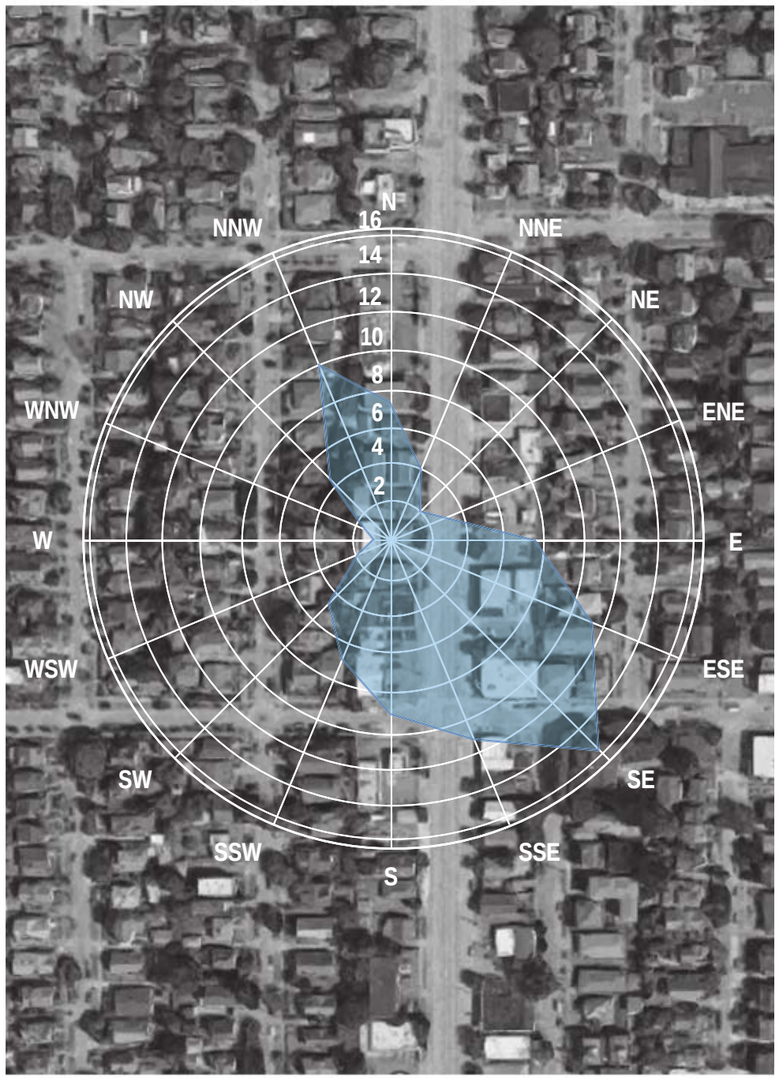
With the increased demand for housing close to downtown, four large multifamily developments have been constructed in the last five years. The architecture features modulated massing, simple shapes and lines. Street level uses include small commercial spaces and/or live/work units.

WIND STRENGTH AND DIRECTION

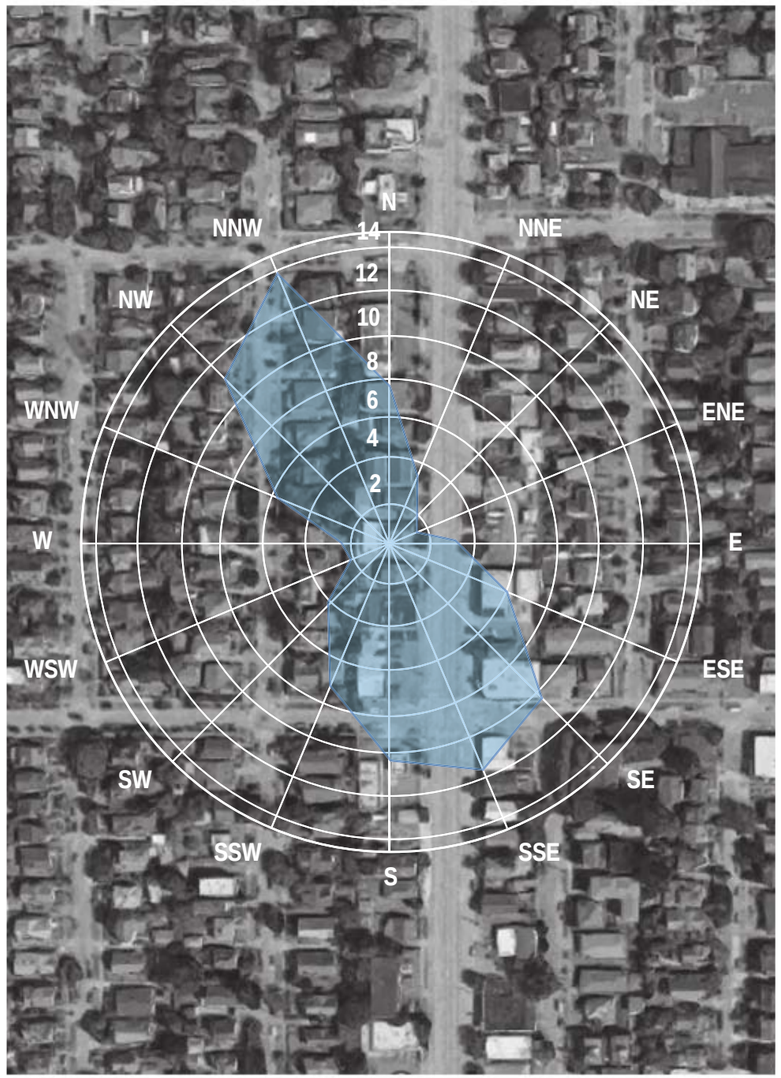
JUNE



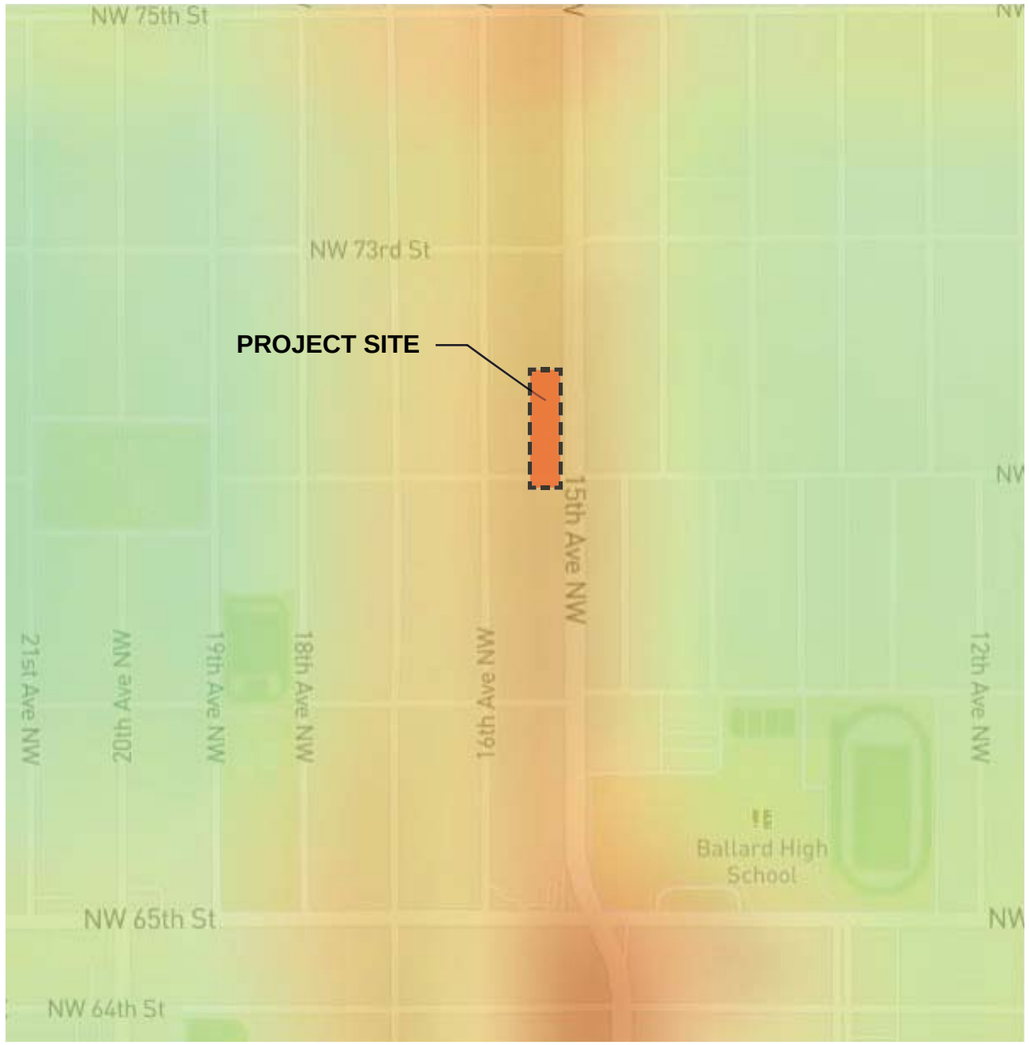
DECEMBER



YEARLY



ENVIRONMENTAL NOISE MAP



60 BUSY

65 DYNAMIC

70 LIVELY

75 ACTIVE

80 MODERATE

85 CALM

The new development will act as a barrier to the dynamic noise of 15th Ave NW.

SUNPATH

DESIGN GUIDELINE ANALYSIS

CONTEXT AND SITE

CS2 - URBAN PATTERN & FORM

CS2A: LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place
The project will have a unique identity that complements the emerging 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.

2. Architectural Presence
The new building will create a stronger edge to both street frontages; currently there is a parking lot with a single story building set back from the street edge; the remainder of the block is consists of unrelated buildings at various scales, setbacks and nondescript architectural features.

CS2C: RELATIONSHIP TO THE BLOCK

1. Corner Site
Special attention is given to the treatment of the SE corner in order to create an identifiable urban edge, and activity/transparency at the ground level on both street frontages.

Design concept of SE corner

Example of corner with activity and transparency

CS2D: HEIGHT, BULK and SCALE

1. Existing Development and Zoning

The existing condition of the site does not reflect the development potential given current or proposed zoning and anticipated development patterns in the greater are, but the proposed project does. The trend along 15th Ave. NW is for larger mixed use developments that create a strong urban edge that transitions rapidly to adjacent single family uses.

3. Massing Choices

The massing of the building is broken up with the use of architectural features such as balconies, pattern of openings, materials, color, and transparency/activity at the street level. The massing is very similar to other projects recently constructed (or under construction) along 15th Ave.

Modulation of massing is achived with set back upper levels with variation of roofline and use of contrasting materials.

Example of pattern of openings and color to break up massing.

DESIGN GUIDELINE ANALYSIS, CONT.

PUBLIC LIFE

PL3. STREET-LEVEL INTERACTION

PL3A: ENTRIES

1. Design Objectives

The entries to the building are obvious and distinctive; the main entry to the building is identified by an enhanced entry plaza. The commercial space has windows and entry that is visible and accessible from 15th Ave. NW, and a cover to shelter from the weather. The live/work units each have individual entries that will connect to the street and allow opportunities for personalization.

PL3B: RESIDENTIAL EDGES

3. Buildings with Live/Work Uses

The live/work spaces will have transparency and human scale detail at the ground level in terms of door size/scale, glazing and signage.

Example of human scale entry, canopy, opportunities for personalization at live/ work spaces.

DESIGN CONCEPT

DC2. ARCHITECTURAL CONCEPT

DC2A: MASSING

1. Reducing Perceived Mass

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, step backs from the facade at upper levels, composition of openings.

DC2B: ARCHITECTURAL FACADE and COMPOSITION

1. Facade Composition

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.

2. Blank Walls

Walls at the parking level on the east elevation will be treated with plantings and wood fencing.

Example of facade composition and material wrapping building corner.

Example of blank wall treatment.

DESIGN GUIDELINE ANALYSIS, CONT.

DESIGN CONCEPT

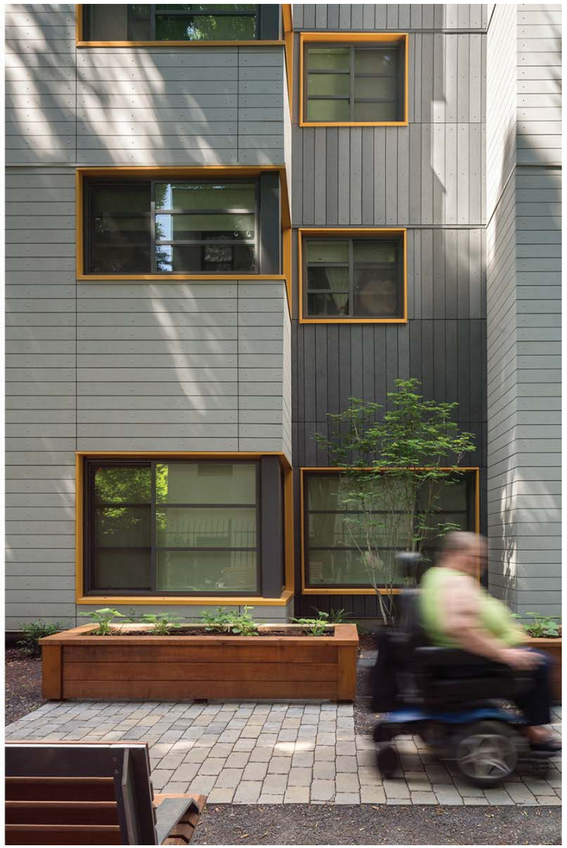
DC2. ARCHITECTURAL CONCEPT, CONT.

DC2C: SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest

Depth on the building is created through the use of building elements that pop out or recess, balconies, common deck space and pattern of openings. Depth will also be created through the use of different cladding materials, orientation of materials and use of color.

Example of change of materials to create depth. Werner Apartments, Lev-Vel / Diagonal D .



Example of visual interest with color and orientation of materials.

DC2. ARCHITECTURAL CONCEPT, CONT.

DC2D: Scale and Texture

1. Human Scale

Elements such as door heights, window sills, entry canopies and other elements at the ground level will be human scale and have hierarchy relating to the type of space: for example the doors to the residential lobby will be taller and wider than the entries to the live/work units.

2. Texture

Materials such as brick, wood, cementitious siding and glass will be used to create variety and texture on the building facade.

Example texture and human scale elements.

COMMUNITY OUTREACH

PARKING STALL COUNT

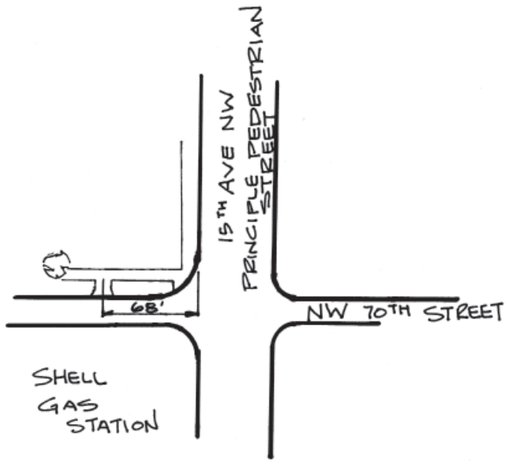
COMMUNITY COMMENT
Provided parking stalls will not be sufficient.

RESPONSE/ACTIONS
The number of provided parking stalls is 3 more than required. About 40% of the proposed residential units are Small Efficiency Units which is also reflected in the regulations. A parking study by traffic engineers is commissioned to provide site specific data and analysis. The design team will follow the recommendations of the report.

PARKING ACCESS

COMMUNITY COMMENT
Proposed parking entrance from NW 70th St. is unacceptable as it will create heavy traffic in the street.

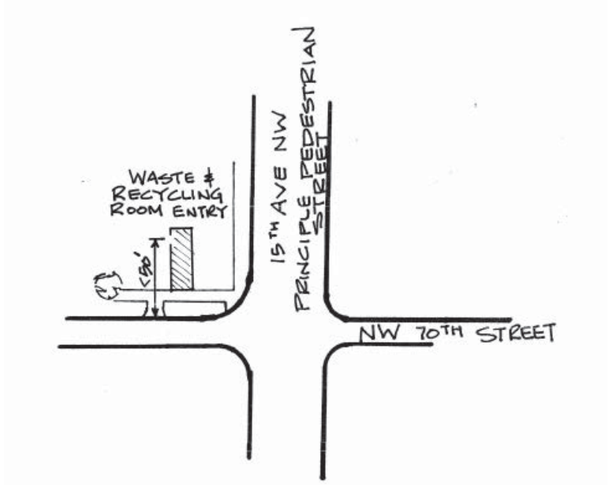
RESPONSE/ACTIONS
The proposed parking entrance is the only area where an entrance is allowed per SMC because 15th Ave NW is designated as principal pedestrian street and per 23.47A.032.A.2.a: “access shall be either from alley which the property does not abut or a side street.” The pedestrian traffic is heavier on 15th Ave, therefore having the parking entrance from a side street is safer and will provide better walking experience.



WASTE AND RECYCLING

COMMUNITY COMMENT
Some of the new developments in the neighborhood leave waste and recycling containers at curb side.

RESPONSE/ACTIONS
The layout of the building is such that the distance from waste and recyclable space located within the garage to the curb is within the 50’ required by SPU so that the bins are collected by driver and returned at the time of service. The space, quantity and size of the bins and the pick up schedule was discussed and approved by SPU. No waste/recycle staging is proposed outside the building parking area.



BUILDING HEIGHT

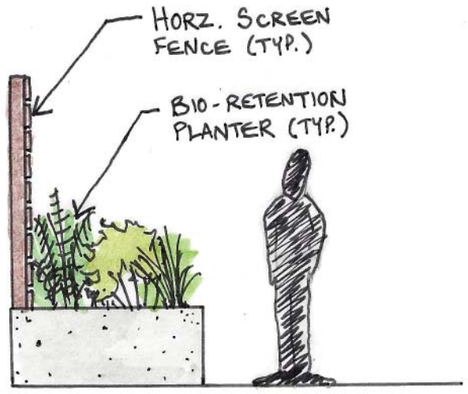
COMMUNITY COMMENT
Discussion about building height: allowed and proposed.

RESPONSE/ACTIONS
The proposed building is designed according to current zoning regulations. There are no proposed departures for building height or setback, and the design follows all setback requirements per SMC. The project will go through contract rezoning following the proposed changes per HALA. Although contract rezoning is not subject of Early Design Guidance, an analysis is included in this booklet.

PRIVACY /SECURITY ALONG WEST PROPERTY LINE

COMMUNITY COMMENT
Community expressed concerns about privacy and security along the property line with the single family residences.

RESPONSE/ACTIONS
The design includes a fence along the property line, to which the neighbors reacted very positively.



PRIVACY FROM WINDOWS, BALCONIES AND TERRACE

COMMUNITY COMMENT
Privacy from the upper floors of the building is a concern for the residents in adjacent properties to the west.

RESPONSE/ACTIONS
The proposed balconies are smaller than the allowable 5 ft. depth to limit their use as entertainment. The layout of the upper common use terrace will include planters and trellises to limit views directly toward the properties. The number of units on the upper floors has been reduced, and the SEDU’s are designated for single occupants.

BUILDING AESTHETICS FACING THE RESIDENTIAL PROPERTIES

COMMUNITY COMMENT
Community conveyed strong interest in the use of exterior materials, especially the west side facade facing the single family properties.

RESPONSE/ACTIONS
The design team explained that at the stage of Early Design Guidance, the priority is communicating the general concept and massing of the building. The team strongly stated that there is no “back” side of the building and the design will develop the project as a whole, not one with a “front” and “back”. The team sees opportunities to differentiate between the commercial street versus the more residential nature of west side. The community was encouraged to send any further comments and they will be discussed. A materials board will be presented at the Recommendation Meeting.

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

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

A balcony railing with a trellis gives a sense of depth and provides visual screening, privacy and control of light and glare, use of color creates visual interest.

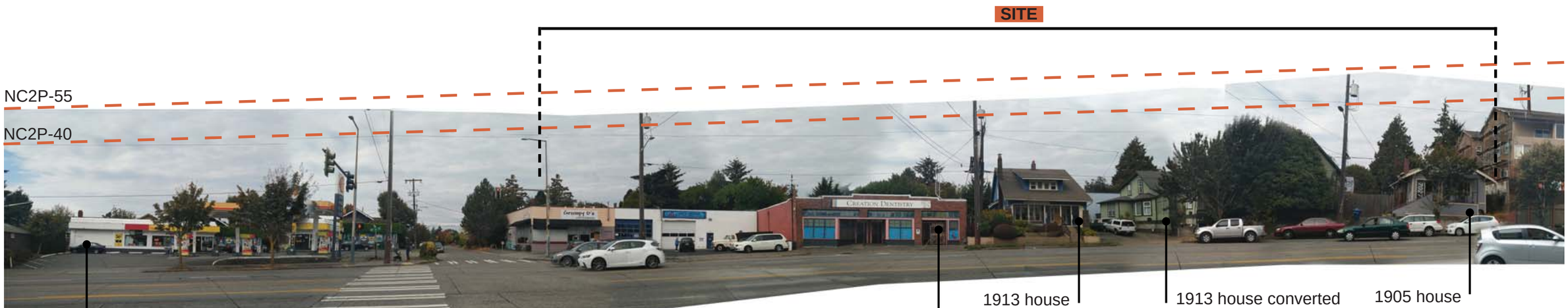
Exposed concrete gives the building base mass and weight, control joints and rustication provide detail and texture.

GROUND DISTURBANCE AND CONSTRUCTION DEBRIS

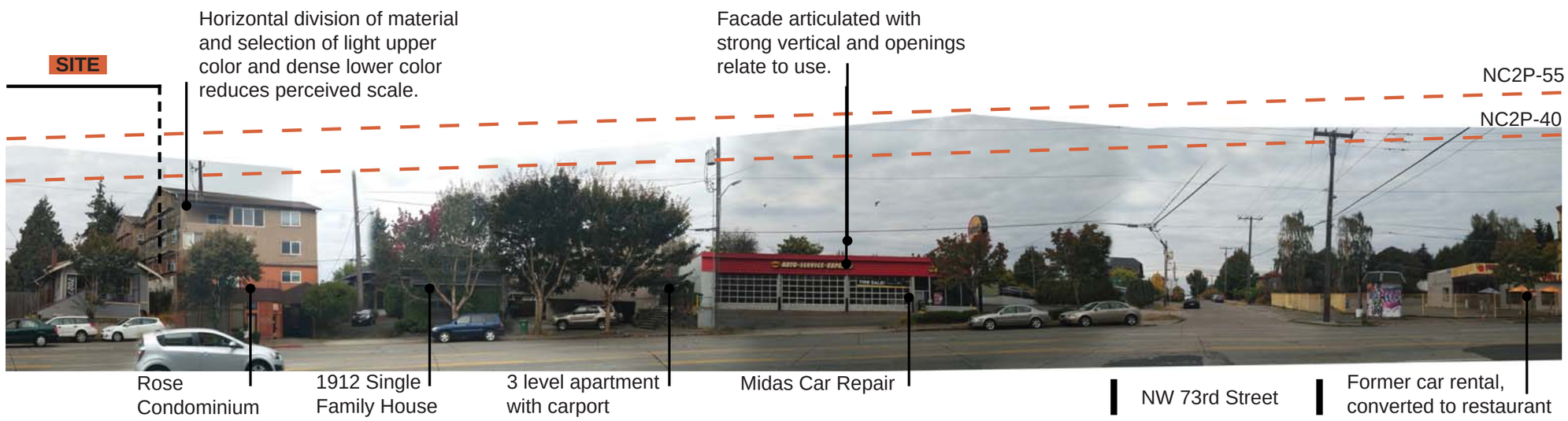
COMMUNITY COMMENT
Neighboring properties expressed concerns about excavation work and construction.

RESPONSE/ACTIONS
The project proposes minimum excavation. On the south side the building is at grade and because of the natural slope the north end is one level below ground. There will be shoring along west and north side. As excavation and construction process is not part of the Design Review the design team explained that during Building Permitting process shoring design is reviewed and there will on site geotechnical engineer as part of the special inspection to monitor excavation. Construction process will comply with current clean air, noise and safety regulations.

EXISTING STREETSCAPE



A1 15TH AVENUE NW FACING WEST



A2 15TH AVENUE NW FACING WEST

EXISTING STREETSCAPE

Facade modulation through changes in material and texture. Recessed areas create illusion of separate buildings, color adds visual interest and scale.

NC2P-55

NC2P-40

2017 Lillehammer Apartments, 5 levels

Brunswick & Hunt Pub

NW 70th Street

Portalis Wine Shop

B1 15TH AVENUE NW FACING EAST

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

NC2P-55

NC2P-40

NW 73rd Street

2017 Live/Work townhouse, 4 levels

1908 single family house

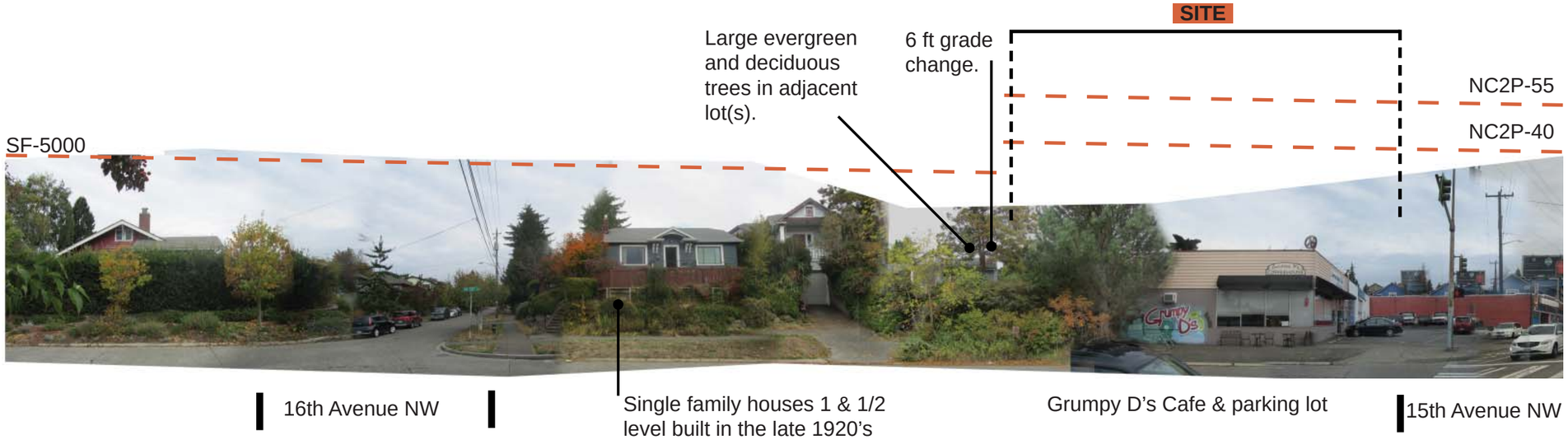
Two 1944 single family houses

Pho Vietnamese Restaurant

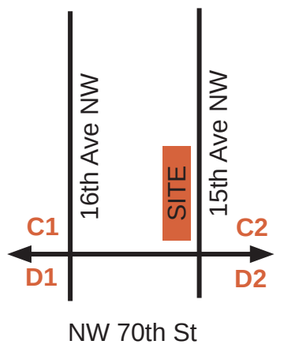
Water Wheeler Lounge

B2 15TH AVENUE NW FACING EAST

EXISTING STREETSCAPE

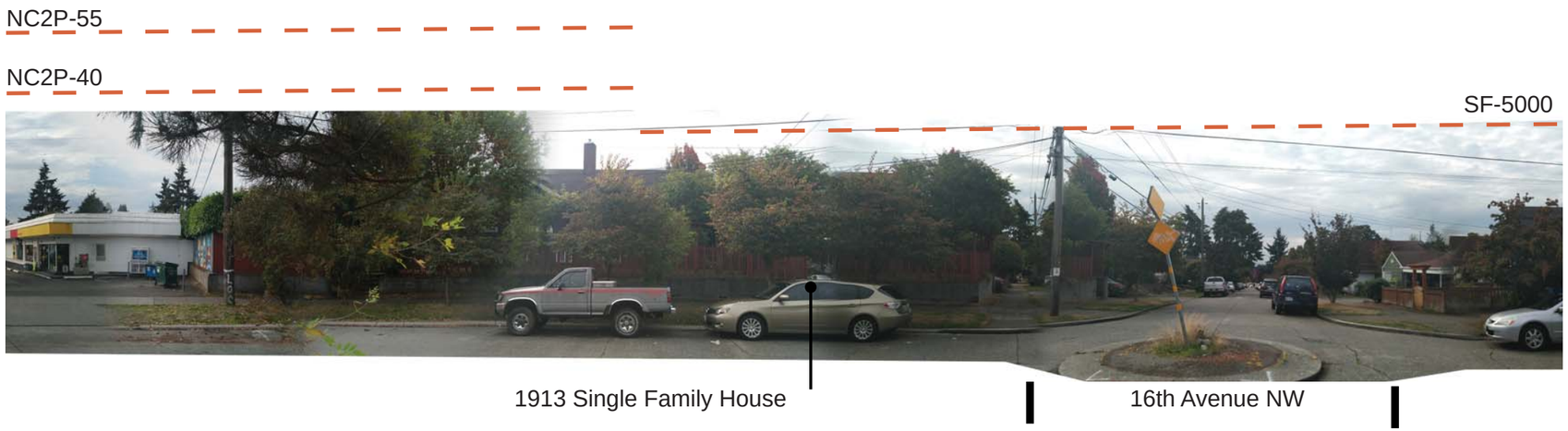


C1 NW 70TH STREET FACING NORTH

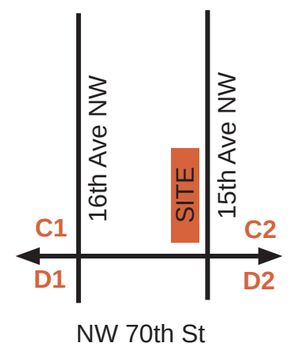


C2 NW 70TH STREET FACING NORTH

EXISTING STREETSCAPE



D1 NW 70TH STREET FACING SOUTH



D2 NW 70TH STREET FACING SOUTH

PROPOSED STREETSCAPE

Proposed streetscape along 15th Avenue NW

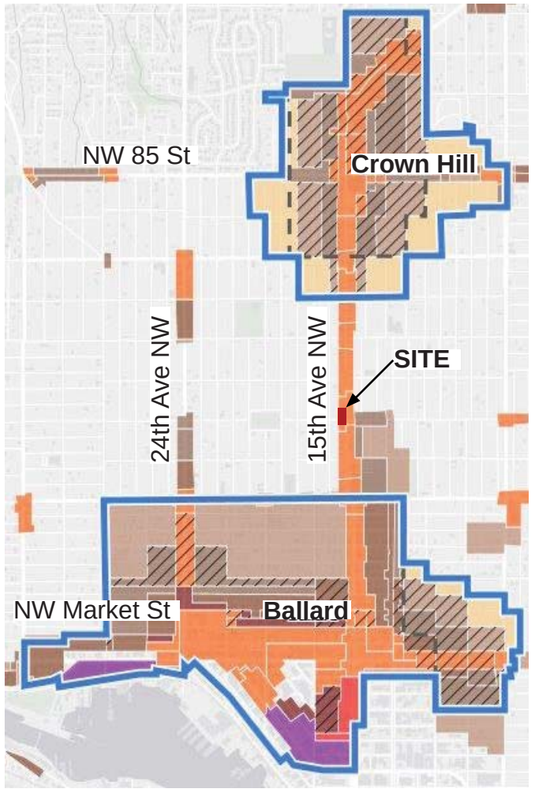
Proposed streetscape along NW 70th Street

LEGEND

Residential Space

Commercial Space

CONTRACTED REZONING ANALYSIS



HALA
Implementing Zoning Map

The project is located on 15th Ave NW and NW 70th Street. 15th Ave NW is the primary artery connecting the Ballard and Crown Hill neighborhoods. This area is subject to rezoning and implementation of affordable housing requirements in multifamily and commercial zones to provide more housing choices where there is access to transit, parks, schools, retail and employment opportunities.

SUMMARY

The project will pursue contract rezoning of the existing NC2P-40 to NC2P-55, which is aligned with the proposed changes as part of rezoning under the City of Seattle's Housing Affordability and Livability Agenda (HALA).

The additional development capacity will contribute to the goal of providing more affordable housing in close proximity to work. This is consistent with the state approved programs targeted to create better living and social environments.

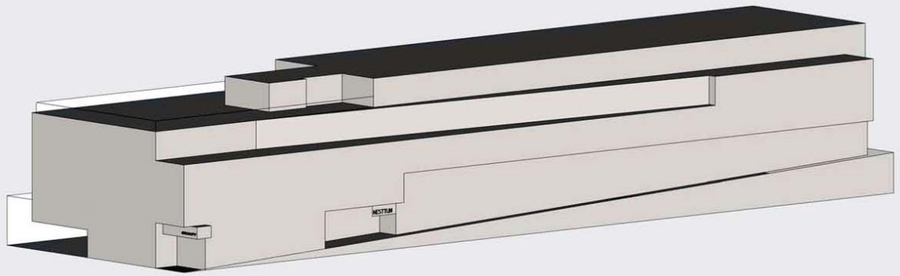
EXISTING NC2P-40

FAR Max	3.25
Height Limit	40 ft
Setbacks	
Front	First floor dwellings must be 4 ft above or 10 ft back from street
Rear	10 ft next to residentially zoned lot
Sides	15 ft next to residentially zoned lot
Parking	1 per unit.

PROPOSED NC2P-55

FAR Max	3.75
Height Limit	55 ft
Setbacks	
Front	First floor dwellings must be 4 ft above or 10 ft back from street
Rear	10 ft next to residentially zoned lot
Sides	15 ft next to residentially zoned lot
Parking	1 per unit.

MASSING UNDER NC2P-40



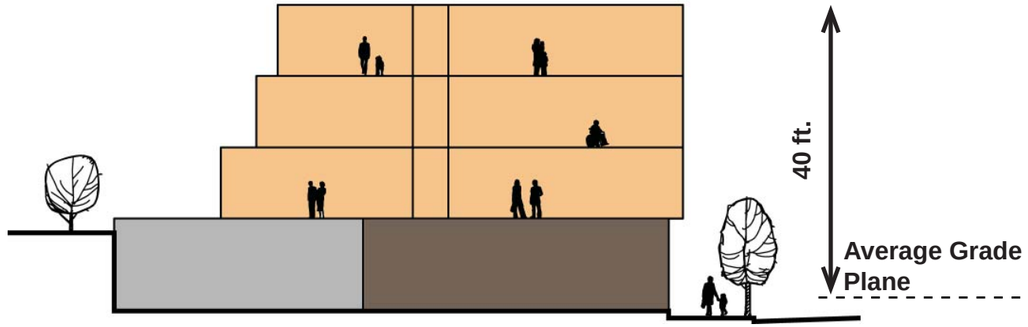
EXISTING ZONING NC2P-40

Lot Size	26,651 sq.ft.
Total Allowed GSF	86,616 sf
Efficiency Factor	.89
Ground Floor Commercial	1,500 sq.ft.
Total Net Residential	75,790 sq.ft.
Total Units	129
Average Net Unit Size	588 sq.ft.
Parking Spaces	Provided at ground / underground

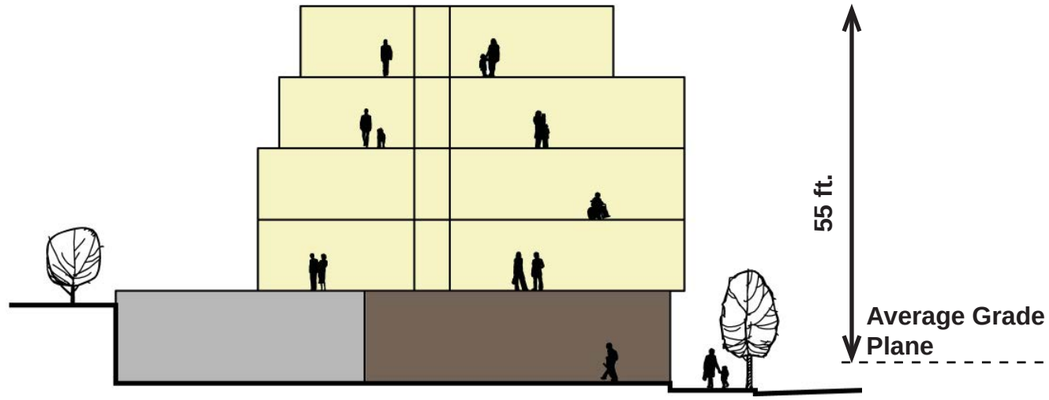
MASSING UNDER NC2P-55

REZONING NC2P-55

Lot Size	26,651 sq.ft.
Total Allowed GSF	99,941 sq.ft.
Efficiency Factor	.95
Ground Floor Commercial	1,500 sq.ft.
Total Net Residential	93,174 sq.ft.
Total Units	163
Average Net Unit Size	572 sq.ft.
Parking Spaces	Provided at ground / underground



EXISTING ZONING
NC2P-40



PROPOSED REZONING
NC2P-55 / CITY OF SEATTLE HOUSING AFFORDABILITY AND LIVABILITY

New apartment buildings offer a variety of affordable housing options: unit sizes range from: Small Efficiency Duelling Units, Studios, Urban 1-bedroom, Urban 2-bedroom and 2-bedroom units. The new project is in close proximity to transit, and within walking distance to many neighborhood amenities ranging from services to schools, parks and restaurants. The current zoning allows for 3 levels of residential use above parking and commercial space. The west elevation steps back from the property line as it abuts a single family zone.
The increase in height allowed under the proposed rezone will result in a narrower because of the FAR is not equal to one floor area. The increase building height also allows for a greater floor-to-ceiling height which is desirable in both the commercial and the residential spaces.

CONCEPT 1
CODE COMPLIANT

CONCEPT 1 is designed so that it is visually perceived as 4 separate buildings on the east and west elevations to break up the overall massing. Each segment is characterized by horizontal bands of balconies and glass at openings, and cladding of panels and vertically oriented wood.

FEATURES
- the residential lobby is situated in the NE corner of the building with
- an open stair located at the south end of the building for visibility and sun exposure.
- the commercial space is next to the live-work units creating linkages to the street.
- upper two floor set back for the existing overhead power lines.
- there is one balcony that creates a distinct design feature on the east side
- balconies on the west elevation are grouped into bands of 3 to reinforce the distinct building segments.

PROS
- The open stair in the NE corner creates a visual interest.
- Commercial spaces at SE corner creates strong street related element, connection to the public.
- common terrace on 6th level with dog walk area opposite quieter residential area.

CONS
- 2nd floor 10 ft from property line.
- Residential lobby removed from strong corner with commercial space.
- Elevator and lobby cluster separated from Waste & Recyclable Room making is less convenienteveryday use and handicap approach.

CONCEPT 2

CONCEPT 2 is characterized by a division of the overall perceived mass into 2 parts, one longer and one shorter at the north end. The longitudinal impression of building is anchored by the central stair tower, which creates strong vertical element. The west side has longitudinal band of balconies, with patterned railings to create visual interest. The corner of SW 70th St. and 15th Ave NW has more differentiation between the floors than option 1.

FEATURES
- the residential lobby is situated toward the SE corner of the building next to the commerical space.
- an open stair leads to the open terrace at the top floor, terrace is centered within the overall building.
- the commercial space is next to the live-work units creating linkages to the street.
- upper two floor set back for the existing overhead power lines.

PROS
- Clear definition of commercial and residential area at street level.
- Creates visual interest with dynamic SE corner.
- Architectural accent with open roof top stair.

CONS
- The compositional ideas may be overpowering.
- First residential floor 10 ft from property line.
- Upper roof terrace with open railing with less privacy.

DEPARTURES
- Minimum height of the last three or two live work units below 13 ft floor-to floor.
- Commercial use depth at corner location has depth of more that 30 ft measured from the NW 70 theSt and less measured from 15th Ave NW. One of the live work units will have a depth that is less than 30 ft.

CONCEPT 3
PREFERRED

CONCEPT 3: responds to the linear nature of current development trends along 15th Ave NW. The residential lobby is located between the commercial space and the live work units with an entry plaza, and creates a band of street level transparency/visual connections and opportunites for activities. The exterior materials create a continuous street level experience and define the zones between the commercial space and the residential units.

FEATURES
- The set back at the upper levels as required for the overhead power lines is used in a creative way to integral part of the design.
- 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.
- The west side is given scale and texture with separate balconies. The balconies also create depth on that facade.

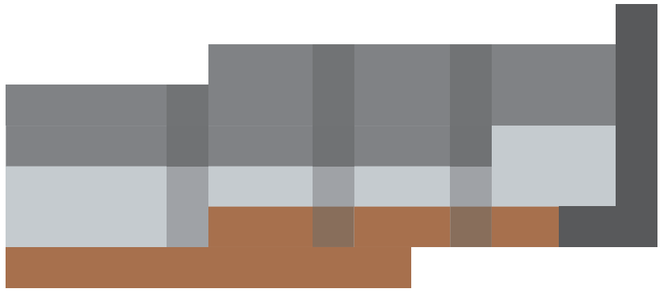
PROS
- SE corner connected to street on both facades.
- The apartment units are setback to maximum required on west side in consideration of privacy.
- Area of balconies is reduced.
- Common terrace at 6th level creates visual interest; plantings and screens provide privacy on west elevation.
- Well defined residential lobby with potential to connect with the commercial space.
- Plantings and screening adjacent to single family residences.

CONS
- Blank wall at north property line.

DEPARTURES
- Minimum height of the 3 live work units below 13 ft floor-to floor height.

ELEVATION STUDY

CONCEPT 1



EAST FAÇADE

- Breaking the long elevation in segments
- Accent vertical element

SOUTH FAÇADE

CONCEPT 2

EAST FAÇADE

- Dividing the massing in two interconnected elements
- Void used active element

SOUTH FAÇADE

CONCEPT 3

EAST FAÇADE

- Interwoven horizontal levels
- Accent vertical bay window

SOUTH FAÇADE

MASSING CONCEPT 1
CODE COMPLIANT

4th, 5th and 6th floors setback from overhead power lines

Bay pop out and windows create vertical element.

NW 70TH ST/15TH AVE

Exterior stair from street to roof creates strong visual element.

Perceived building mass broken into 4

Residential lobby continues connection to the street.

SOUTHBOUND 15TH AVE NW

Roof terrace on top floor

Grouping of balconies creates visual interest

Commercial use engages street level on both facades

NW 70TH ST

Segmenting the building by grouping the individual balconies, and use of contrasting cladding materials.

WEST

LEGEND

Residential Space

Commercial Space

SITE PLAN CONCEPT 1

SUN PATH STUDY CONCEPT 1

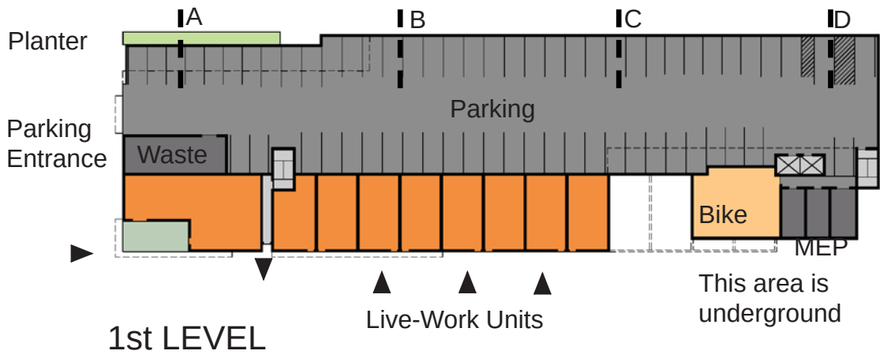
SUMMER 9 AM

WINTER 9 AM

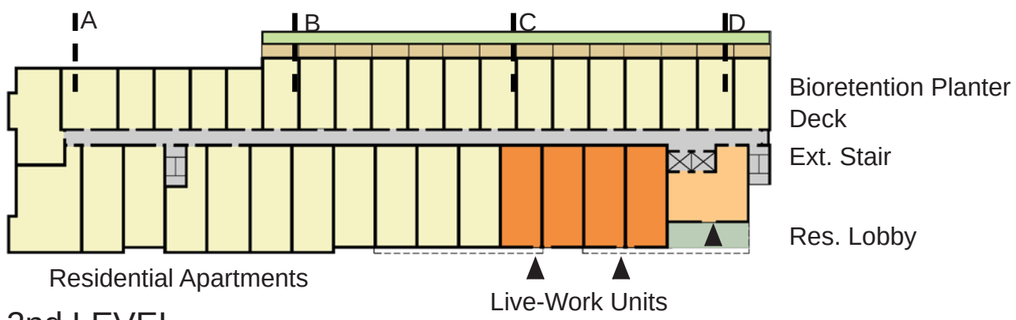
SUMMER 3 PM

WINTER 3 PM

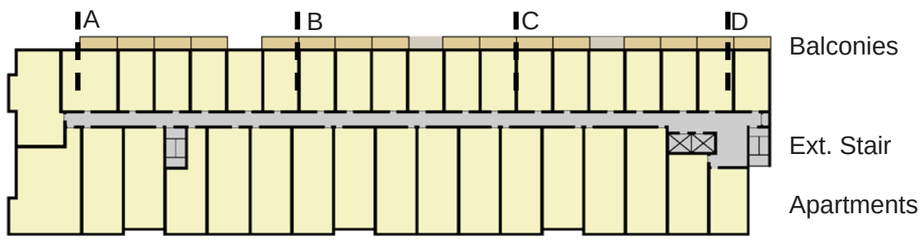
FLOOR PLANS CONCEPT 1



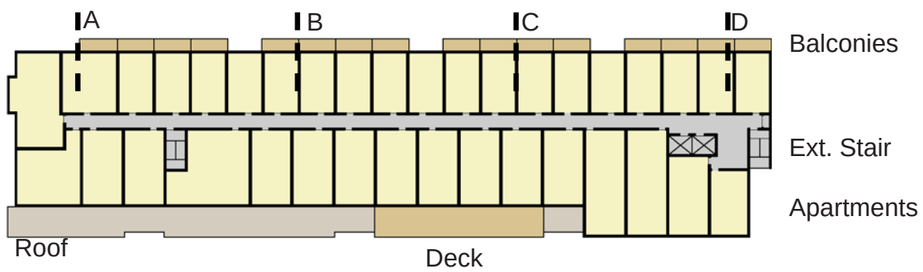
1st LEVEL



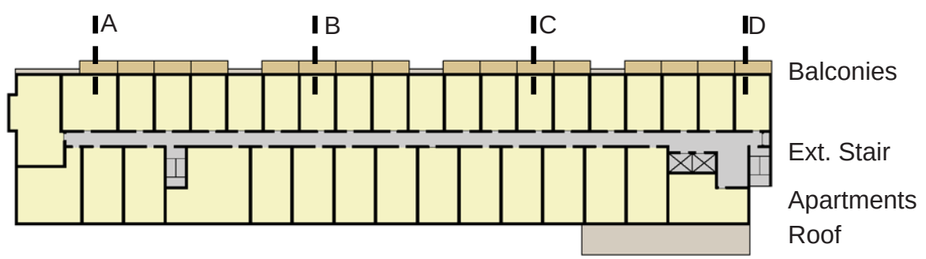
2nd LEVEL



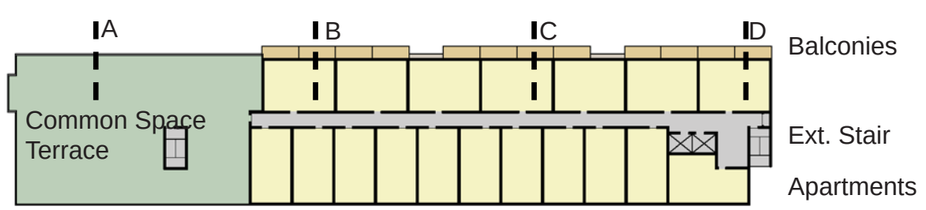
3rd LEVEL



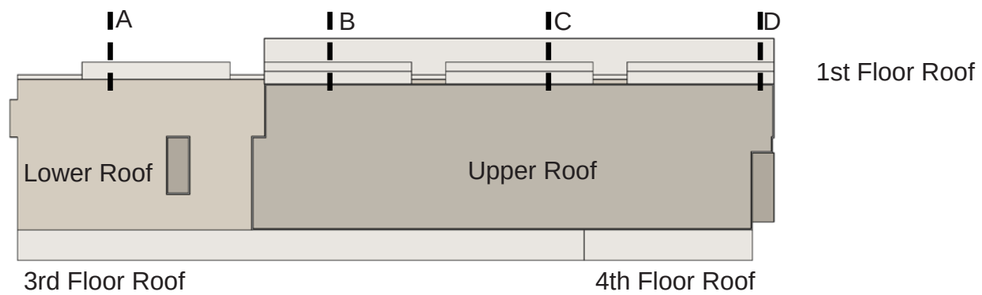
4th LEVEL



5th LEVEL



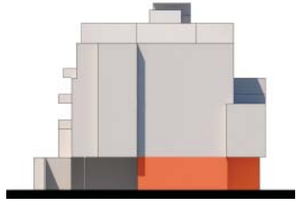
6th LEVEL



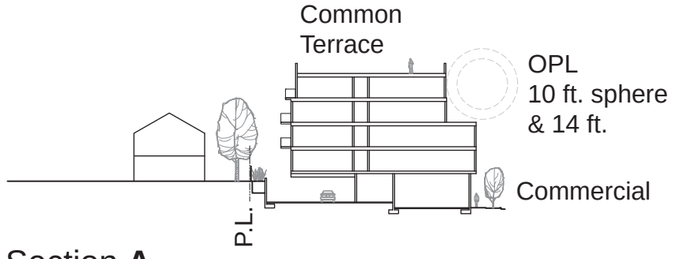
ROOF

ELEVATIONS & SECTION CONCEPT 1

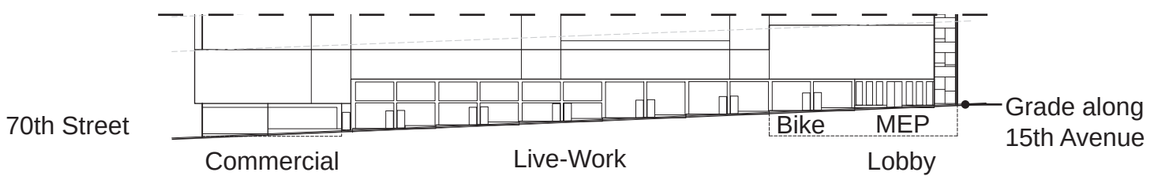
Elevation **EAST**



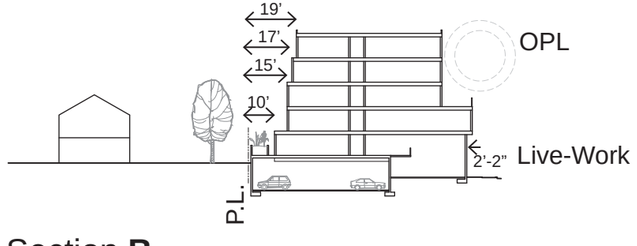
Elevation **SOUTH**



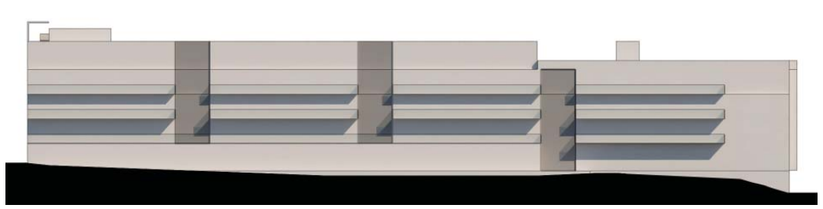
Section **A**



Ground Level along 15th Ave NW

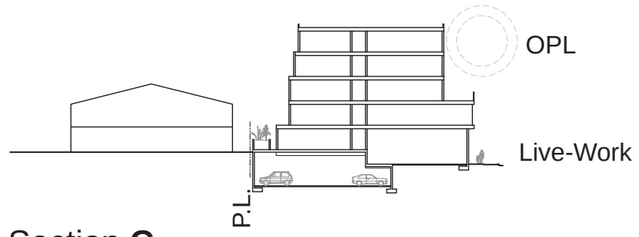


Section **B**

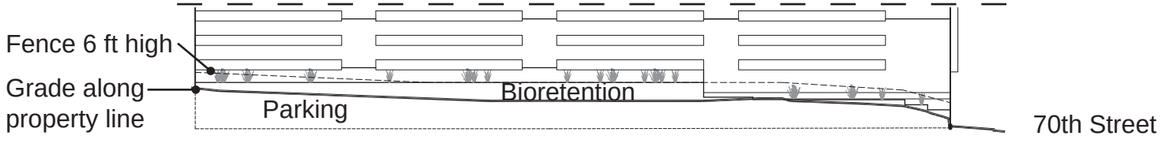


Elevation **WEST**

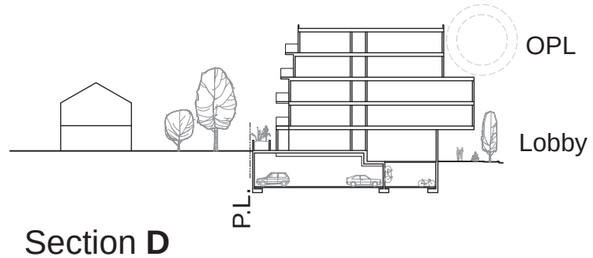
Elevation **NORTH**



Section **C**



Ground Level along West Property Line



Section **D**

MASSING CONCEPT 2

Vertical break of longitudinal composition, separating commercial with residential lobby

Expressed tiers at SE corner

NW 70TH ST/15TH AVE NW

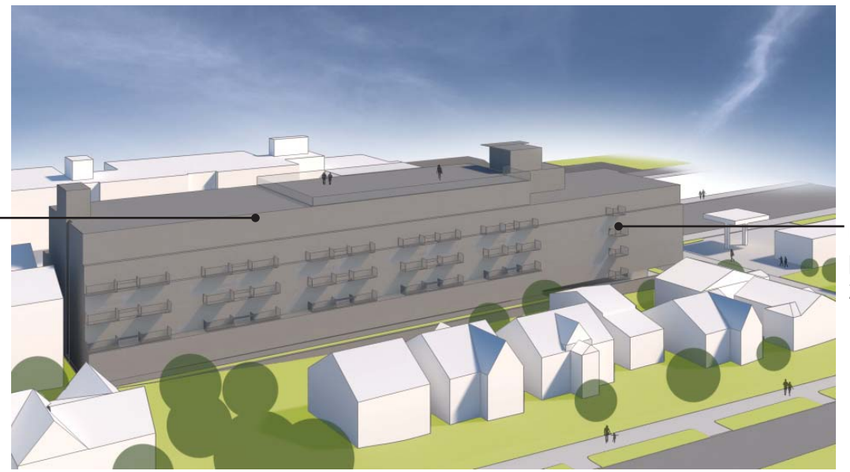
Bioretention planters at property line to act as buffer

Commercial corner with plaza creates strong edge.

NW 70TH ST

Longitudinal elevation is split into 2 distinct volumes.

SOUTHBOUND 15TH AVE NW



Grouping balconies creates rhythm, texture, depth and visual interest.

Building perceived as 2 elements.

WEST

LEGEND

Residential Space

Commercial Space

SITE PLAN CONCEPT 2

SUN PATH STUDY CONCEPT 2

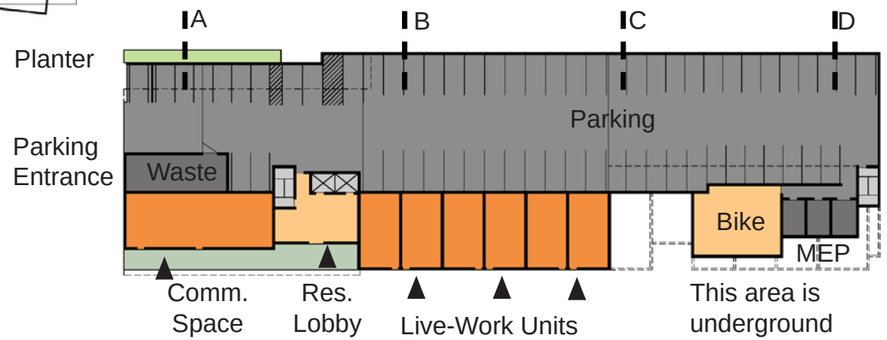
SUMMER 9 AM

WINTER 9 AM

SUMMER 3 PM

WINTER 3 PM

FLOOR PLANS CONCEPT 2



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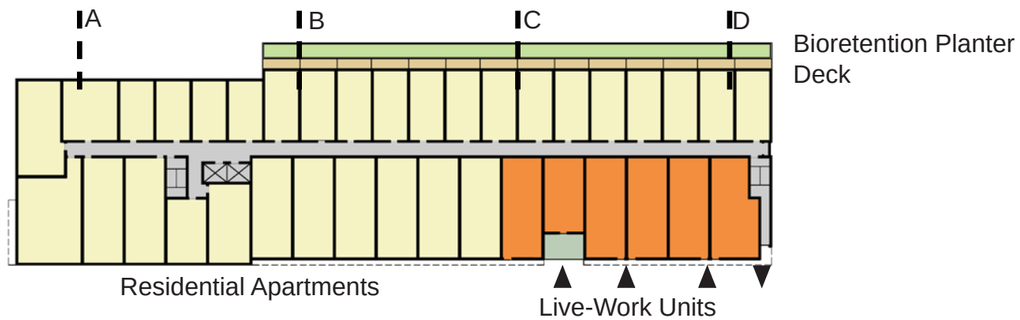
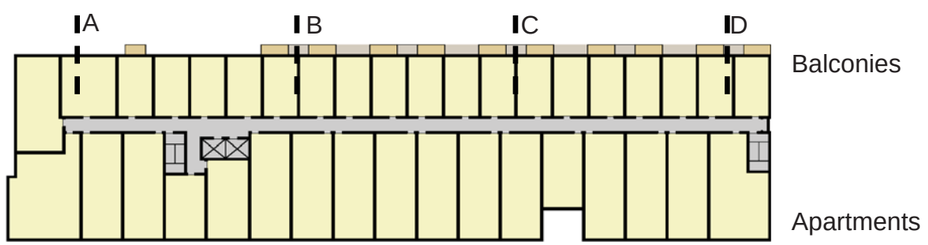
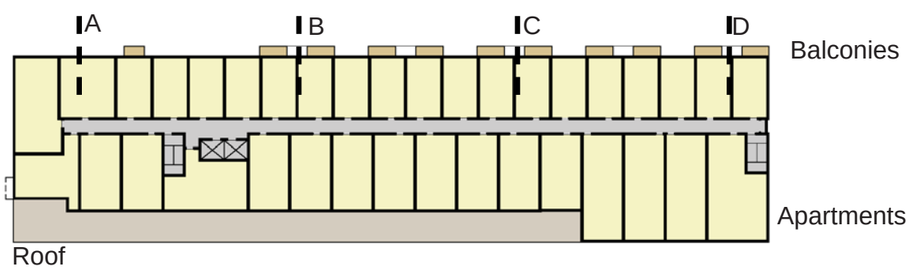


2nd LEVEL



3rd LEVEL



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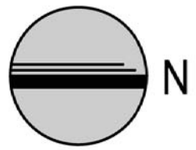
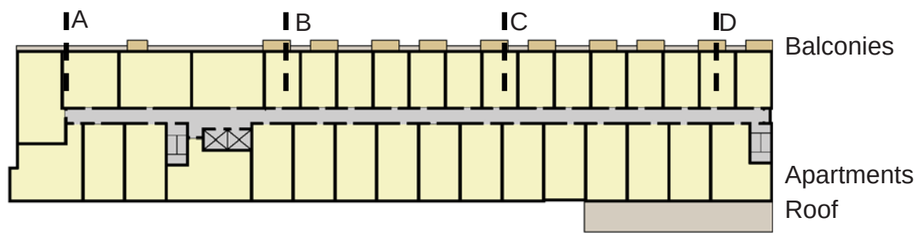
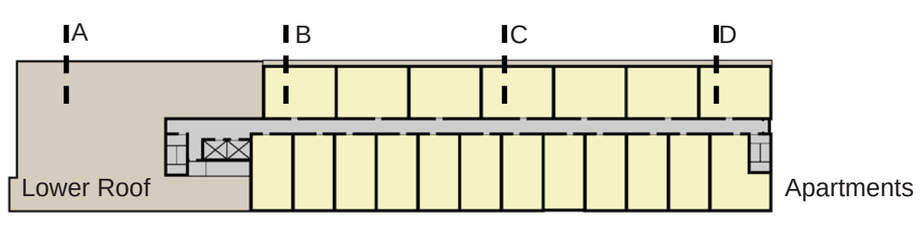
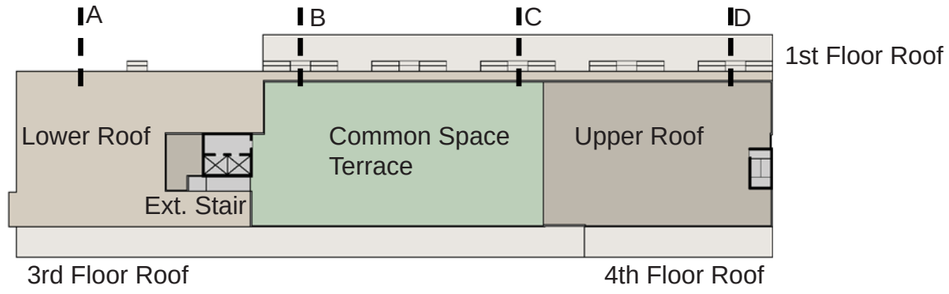




5th LEVEL



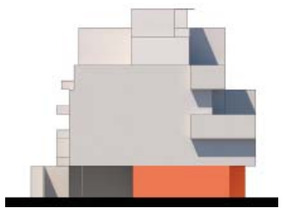
6th LEVEL



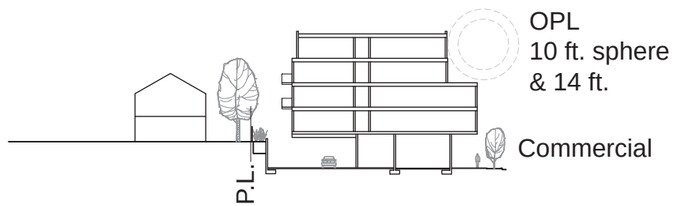
ROOF

ELEVATIONS & SECTION CONCEPT 2

Elevation **EAST**



Elevation **SOUTH**



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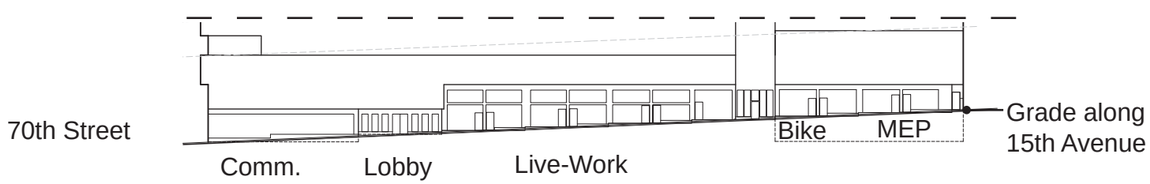
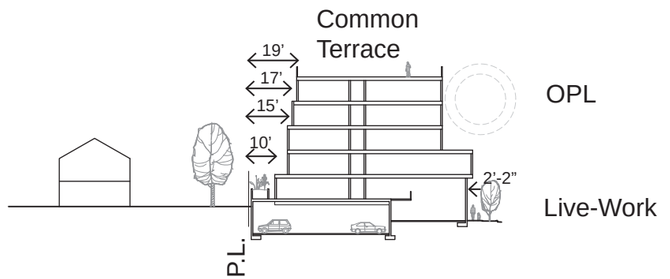


Ground Level along 15th Ave NW



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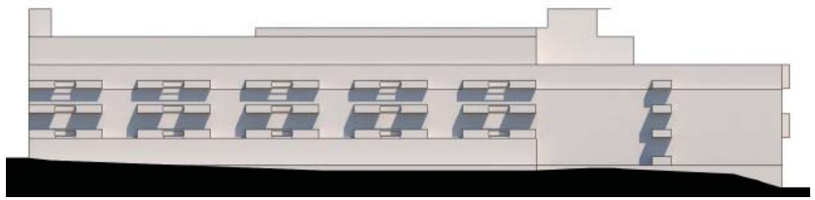
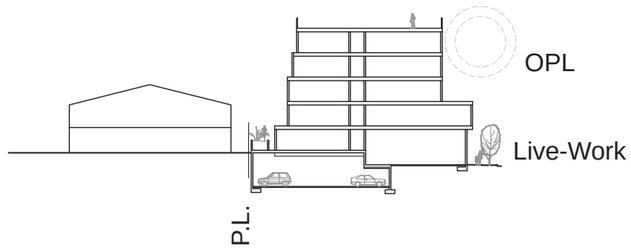


Elevation **WEST**

Elevation **NORTH**



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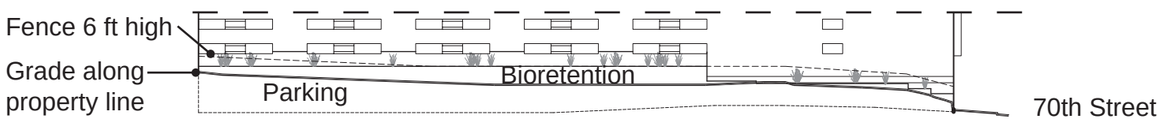
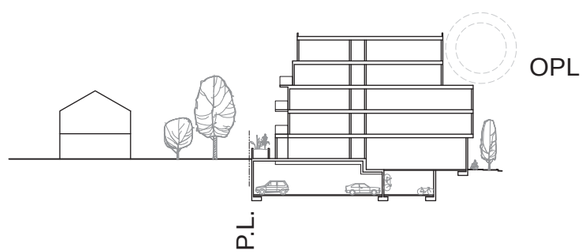


Ground Level along West Property Line



Section **D**

MASSING CONCEPT 3
PREFERRED

OHP lines setback

Massing of residential units and facade wraps corner, creates continuity around corner.

NW 70TH ST/15TH AVE

Bioretention planters at property line to act as buffer

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

Commercial space activates and strengthens corner

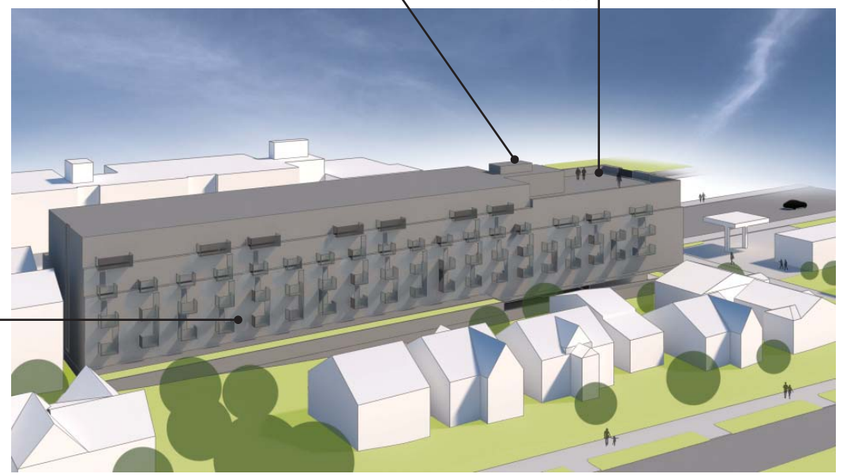
NW 70TH ST

Band of terraces over live-work units create separation

Identifiable residential entry

Live-work units

SOUTHBOUND 15TH AVE NW



Stairs and elevator extend as vertical

Roof terrace creates activity on south corner

Balconies create pattern, rhythm and texture.

WEST

LEGEND

Residential Space

Commercial Space

SITE PLAN CONCEPT 3

SUN PATH STUDY CONCEPT 3

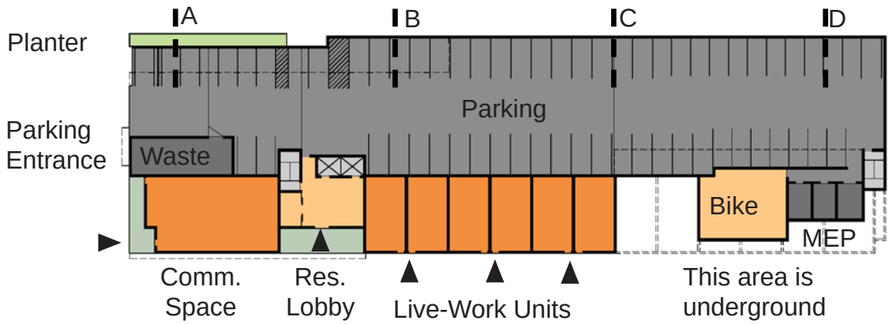
SUMMER 9 AM

WINTER 9 AM

SUMMER 3 PM

WINTER 3 PM

FLOOR PLANS CONCEPT 3



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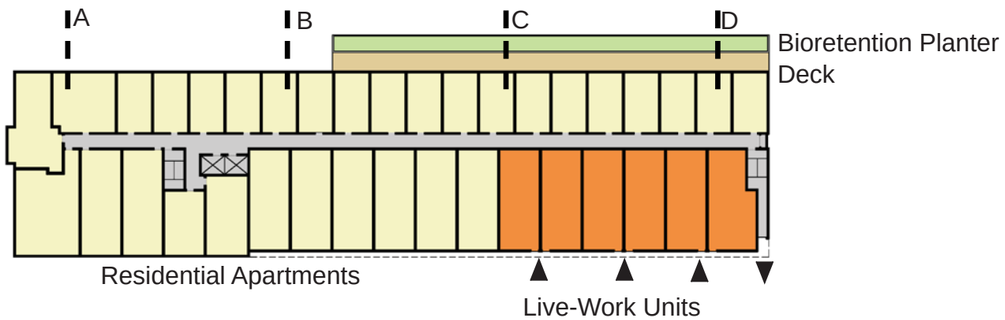
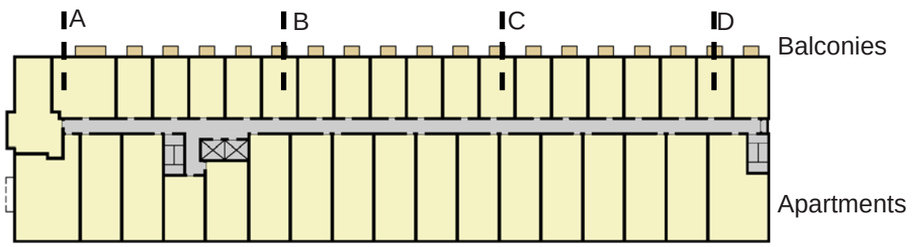
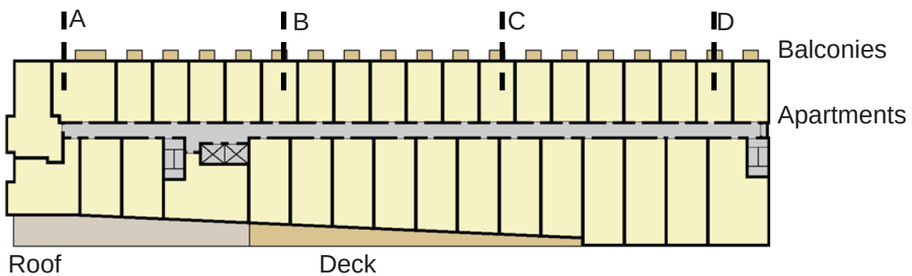


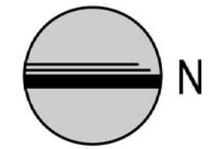
2nd LEVEL

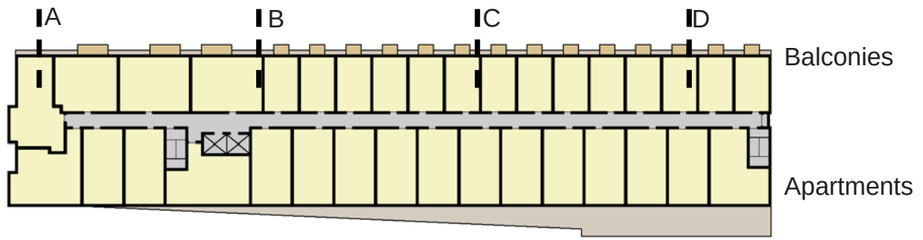


3rd LEVEL

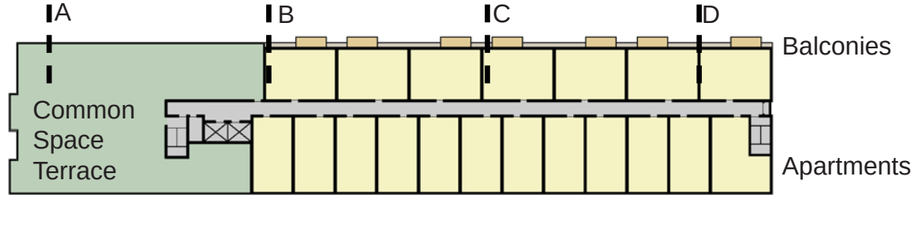


4th LEVEL

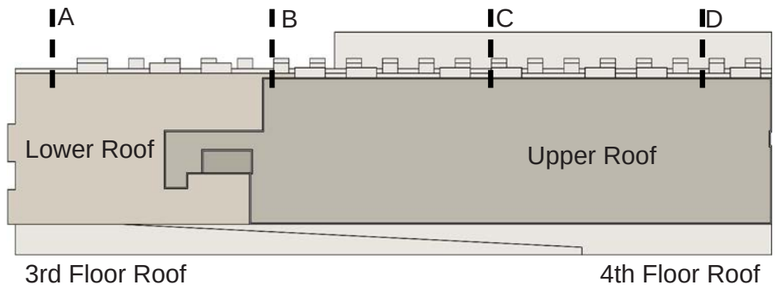




5th LEVEL



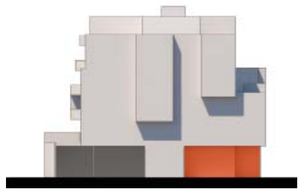
6th LEVEL



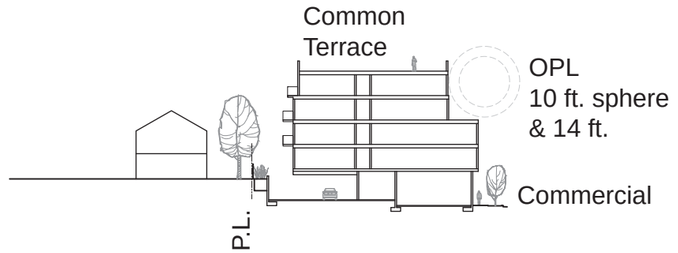
ROOF

ELEVATIONS & SECTION CONCEPT 3

Elevation **EAST**



Elevation **SOUTH**



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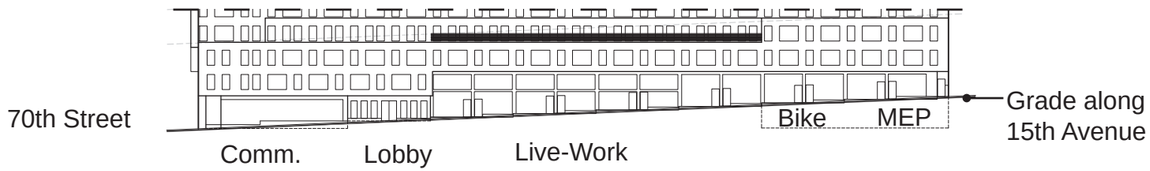
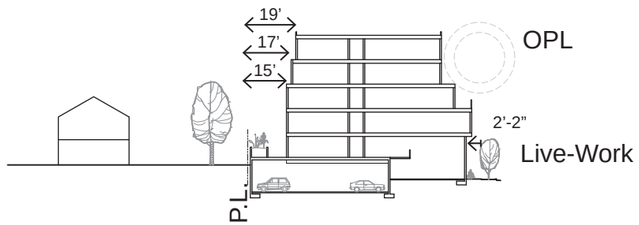


Ground Level along 15th Ave NW



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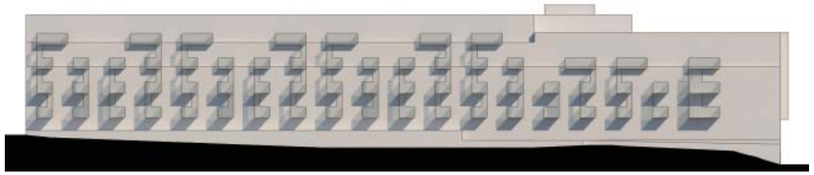
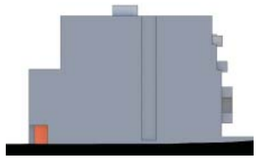
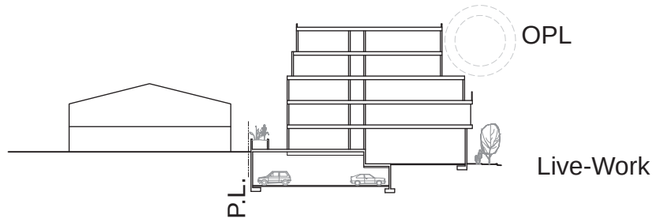


Elevation **WEST**



Elevation **NORTH**



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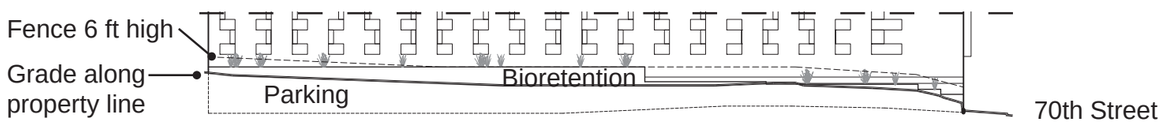
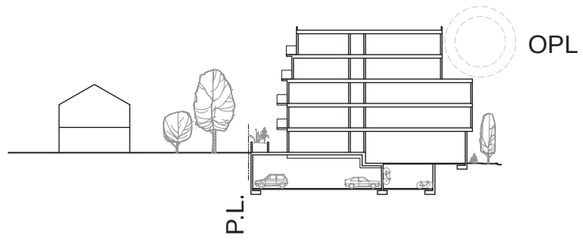


Ground Level along West Property Line



Section **D**

LANDSCAPE DESIGN - STREET

PAVERS IN R.O.W. PLANTER FOR BENCH OR CAFE STYLE BAR SEATING

CIP CONCRETE BIO-RETENTION PLANTER W/ 6' HORIZONTAL BOARD SCREEN FENCE FOR PRIVACY TO THE WEST (TYP.)

N

NW 70th ST

15th AVE NW

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

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

LANDSCAPE DESIGN - ROOF

HORIZONTAL BOARD SCREEN PANELS TO PROVIDE PRIVACY TO NEIGHBORS TO THE WEST (TYP.)

RAISED BIO-RETENTION PLANTER W/ NATIVE PLANTINGS AND 6' HORIZONTAL SCREEN FENCE FOR PRIVACY (LOCATED ON 2nd FLOOR PATIO) (TYP.)

NW 70th ST

ENCLOSED DOG RUN AREA W/ ARTIFICIAL TURF, BENCHES, AND TRASH RECEPTICLES

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

15th AVE NW

PROJECT COMMON AND PUBLIC SPACES AND AMENITIES

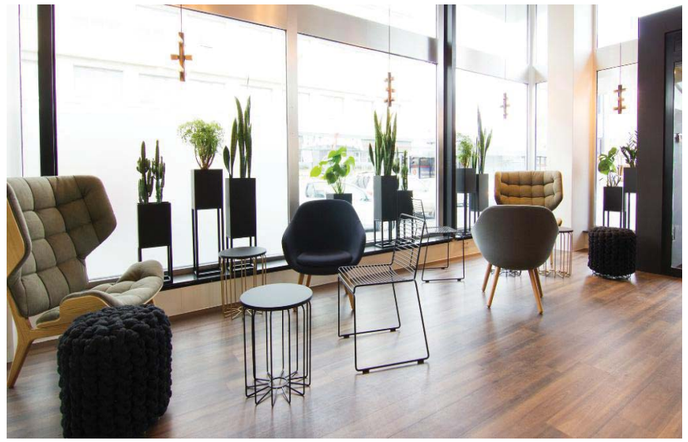
ROOF TERRACES
Planters help to shape and soften edges at the landscaped terrace/ common area, and screen views to residential properties.

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

BIKERS' SPACE
The bike storage area is designed with extra space to allow for a work table and storage for tools and provides a place to fix outdoor gear and repair bicycles.

DOG RUN
Dog run provides outdoor space for people and pets.

RESIDENTIAL LOBBY/ENTRY
Warm materials, covered area, seating and glass convey a sense of welcome at the residential lobby entry



RESIDENTIAL LOBBY/INTERIOR
The entry lobby will reflect Scandinavian inspired design and be a casual, welcoming space.

BUILDING ELEMENTS / INSPIRATION

Visual interest with pattern of openings

Orientation of materials

Transparency, colors, and use of different materials

Distinction between commercial and residential floors

Creating depth in a flat plane

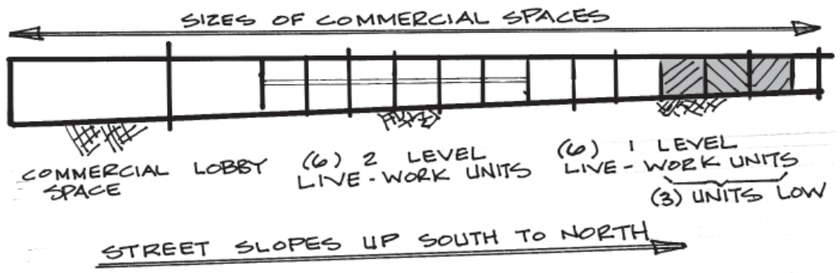
POSSIBLE DEPARTURE(S)

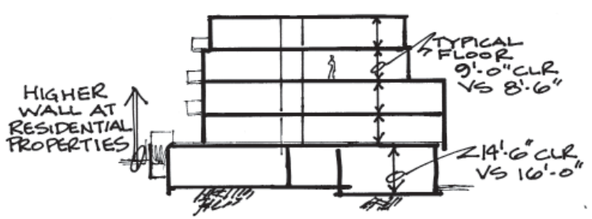
1. SMC 23.47A.008.B.4 Street Level Design Development Standards

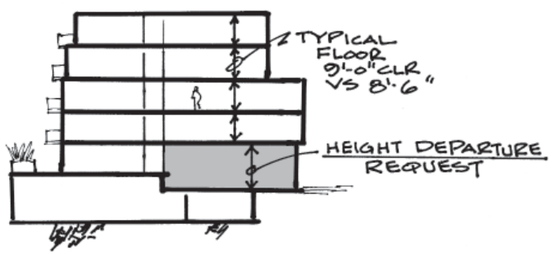
Reference
Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

Proposed
Reduce Floor-to Floor height from 13 ft to:
Live Work 4 12’-10”
Live Work 5 11’-7”
Live Work 6 11’-5”

Rationale
The departure would provide a design that would better meet the intent of the architectural concept and facade composition.
If the lid over level 2 is lifted up, the floor to floor height shall be reduced by 6 inches. Higher ceiling height will proved better units space and option for providing storage spaces space in the SEDU’s. Lifting the lid will result in higher concrete wall along residential lots.





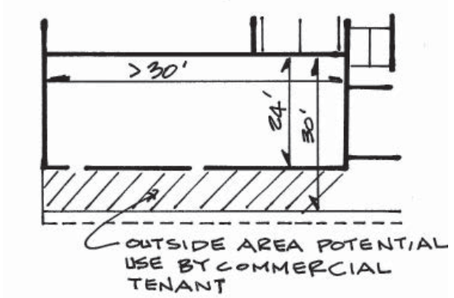


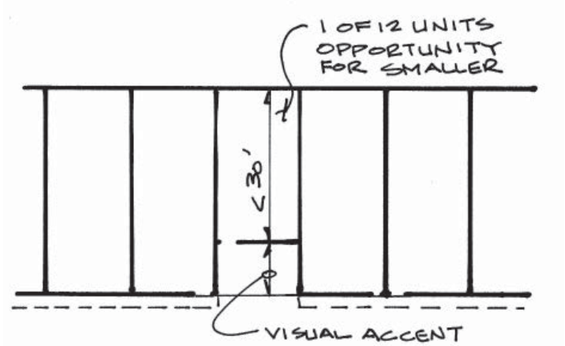
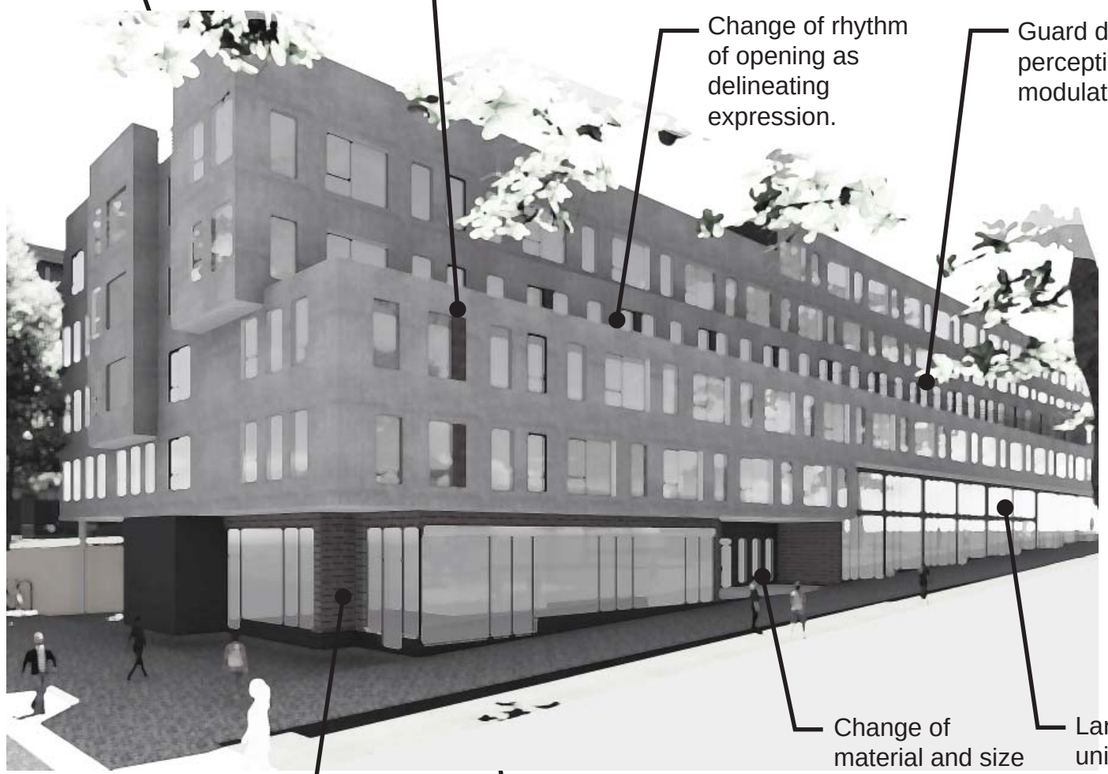
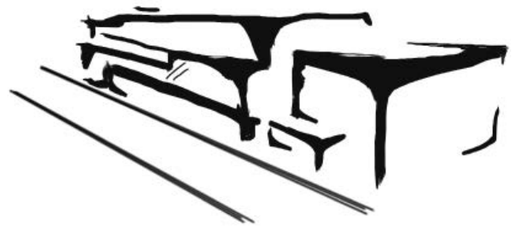
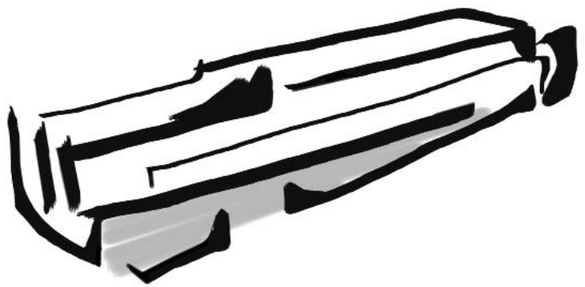
2. SMC 23.47A.008.B.3 Commercial use depth.

Reference
Nonresidential use shall extend an average depth of 30 ft and a minimum depth of 15 ft.

Proposed
Commercial use depth at corner location has depth of more that 30 ft measured from the NW 70 the St and less measured from 15th Ave NW.
One of the live work units will have a depth that is less than 30 ft.

Rationale
The departure would provide an opportunity to create commercial plaza along 15th Ave as an outdoor extension of the commercial space. The overall size of the space remains the same.
The live work unit with smaller depth will provide different size of a unit. The accent will bring separation of the units arrangement.





PRELIMINARY BUILDING RENDERING AND DESIGN SKETCHES