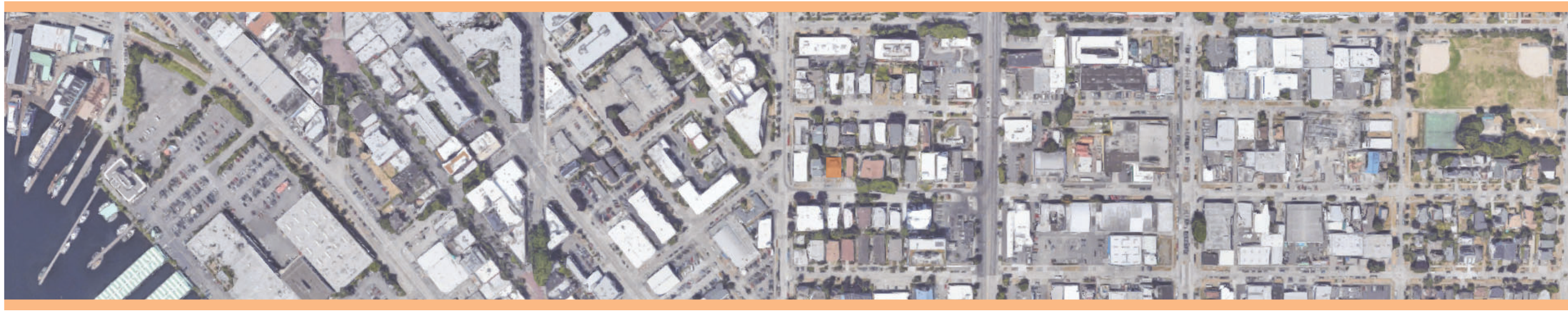
1544 NW 52ND ST



CONTENTS

ARCHITECT | SKIDMORE JANETTE ARCHITECTURE PLANNING & DESIGN

OWNER | ISOLA REAL ESTATE VII

MASTER USE PERMIT # | 3034315-LU

EARLY DESIGN GUIDANCE | 09/16/2019, NORTHWEST DESIGN REVIEW BOARD

VICINITY MAP

OVERVIEW

Address | 1544 NW 52ND ST
Site Area | 6,000 SF
Zone | MR (M1)
Overlays | Ballard Hub Urban Village
Parking Flexibility Area

Maximum FAR | 4.50

Maximum Height | 80 feet

Proposed # of Dwelling Units: 67 - 74 SEDUs
Small Efficiency Dwelling Units

Proposed Vehicle Parking: None, not required

Proposed Bicycle Storage: Approx. 71-78

NEIGHBORHOOD AMENITIES & OPEN SPACE

1 SAFEWAY

2 BALLARD AVE
FARMERS MARKET

3 SEATTLE PUBLIC LIBRARY
BALLARD BRANCH

4 SWEDISH MEDICAL CENTER

5 BALLARD
RETAIL, ENTERTAINMENT

6 BALLARD COMMONS

7 BURKE GILMAN TRAIL

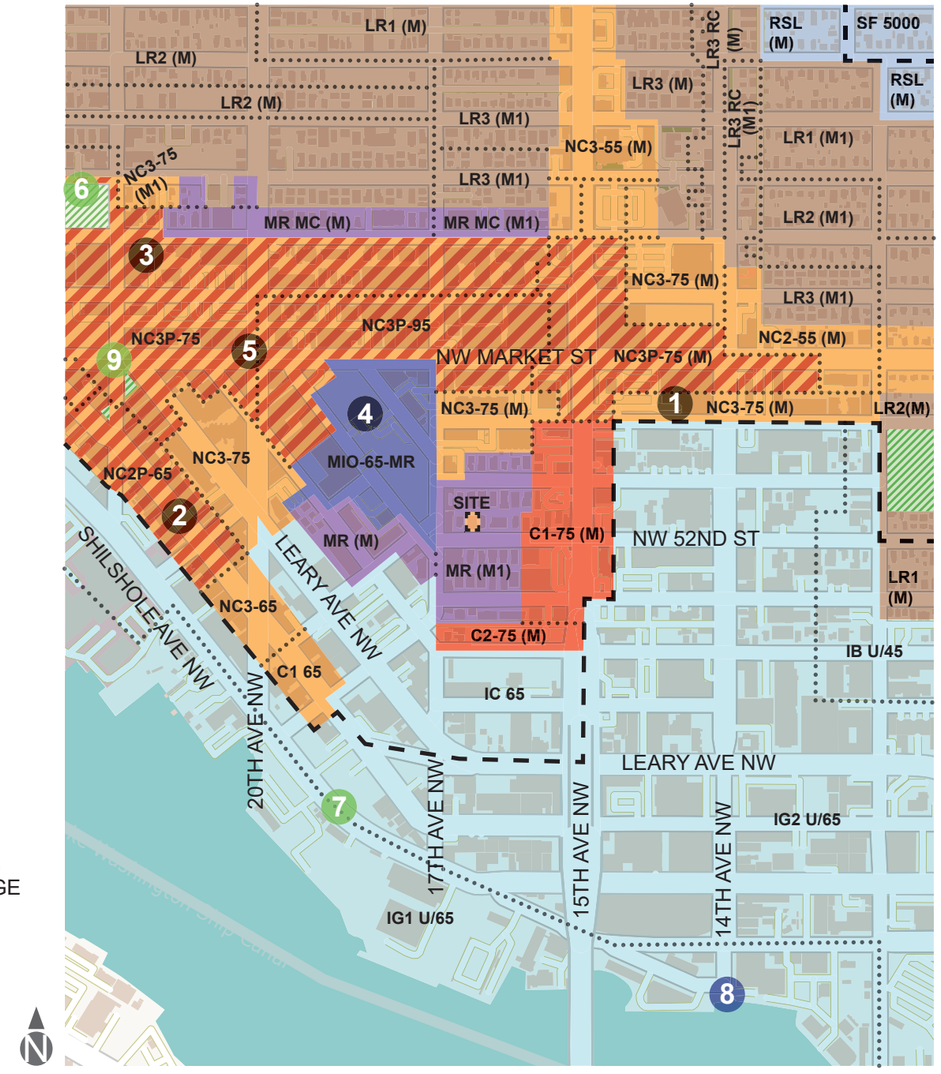
8 PUBLIC WATER ACCESS

9 BERGEN PLACE

KEY

- SF
- LR ZONES
- COMMERCIAL
- NC
- MIO
- MR
- IND
- CITY PARK
- PEDESTRIAN DESIGNATED ZONES
- SITE
- BOUNDARIES BETWEEN ZONING
- BALLARD HUB URBAN VILLAGE BOUNDARY

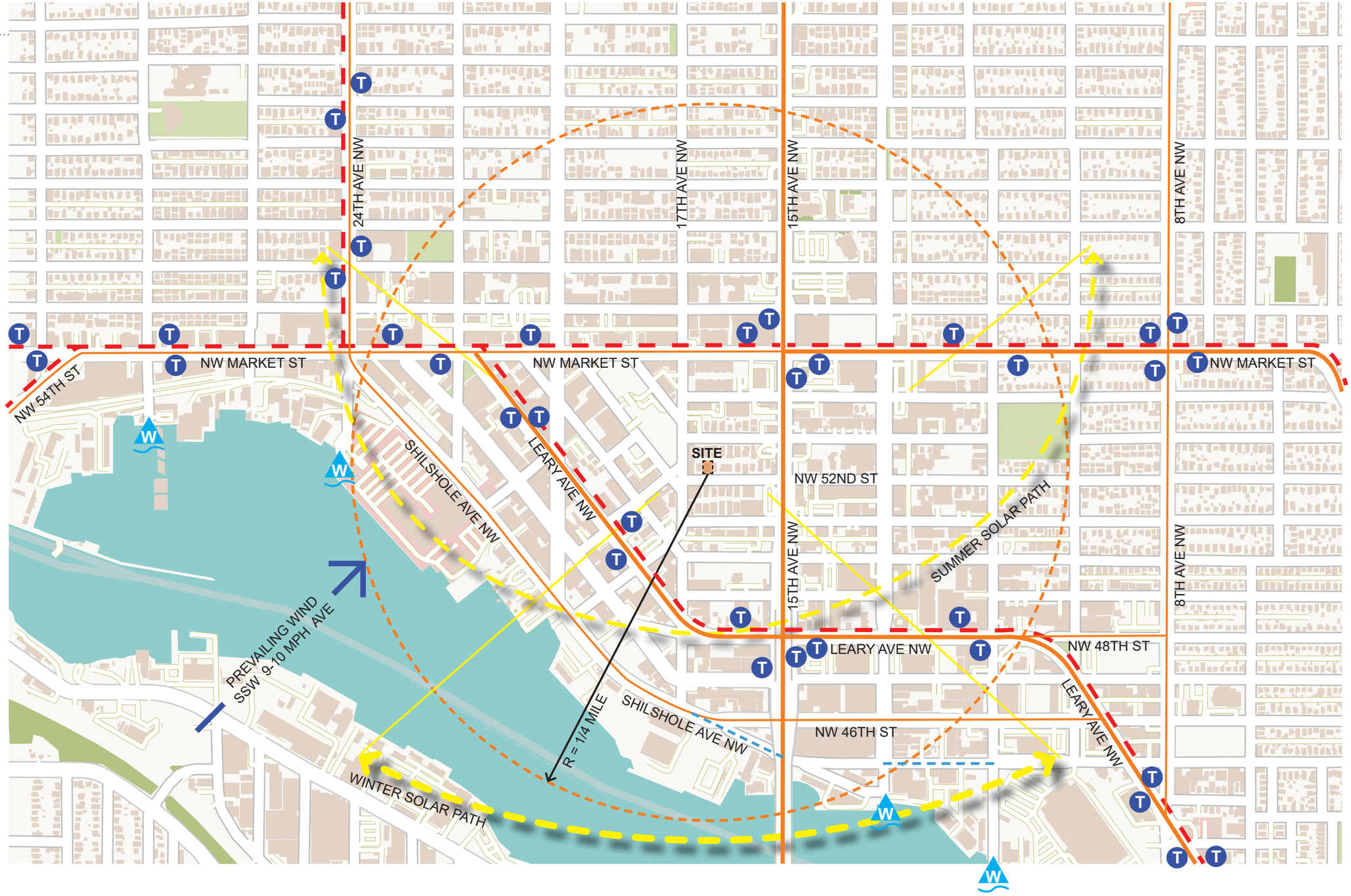
ZONING



CIRCULATION, TRANSIT, & ENVIRONMENTAL ANALYSIS

KEY

- MAIN ARTERIAL
- SECONDARY ARTERIAL
- BIKE ROUTE / LANES
- NEARBY TRANSIT STOP
- TRANSIT ROUTE
- WATERFRONT ACCESS



ADJACENT USES - PLAN

KEY

- MIXED USE
- MULTI - FAMILY
- COMMERCIAL
- PARK / OPEN SPACE
- SINGLE FAMILY
- INDUSTRIAL
- INSTITUTIONAL

ADJACENT USES - AERIAL

KEY

- MIXED USE
- MULTI - FAMILY
- COMMERCIAL
- PARK / OPEN SPACE
- SINGLE FAMILY
- INDUSTRIAL
- INSTITUTIONAL

EXISTING MULTI-FAMILY / MIXED-USE ARCHITECTURE | BALLARD

1514 NW 52ND ST

- SINGLE MASSING VOLUME
- NARROW, VERTICAL WINDOWS
- RECESSES & SUBTRACTED BALCONIES
- SLOPED ROOF

1512 NW 52ND ST

- SINGLE MASSING VOLUME
- NARROW, VERTICAL WINDOWS
- RECESSED ENTRY
- VERTICAL & HORIZONTAL SIDING PATTERNS
- SINGLE MASSING VOLUME
- FLAT ROOF

1515 NW 52ND ST

- SEPARATE & DISTINCT MASSING VOLUMES
- ANGULAR BAY WINDOWS
- VERTICAL & HORIZONTAL SIDING PATTERNS
- INSET BALCONIES
- VIBRANT COLOR SCHEME
- MODULATION AT ROOFLINE

1516 NW 51ST ST

- SEPARATE & DISTINCT MASSING VOLUMES
- WINDOWS & MATERIALS “LAYERED” ON LARGE VOLUMES
- LARGE WINDOWS
- DURABLE, HIGH QUALITY MATERIALS
- MODULATION AT ROOFLINE

5398 RUSSEL AVE NW

- SEPARATE & DISTINCT MASSING VOLUMES
- VISUALLY PROMINENT ENTRY
- DURABLE, HIGH QUALITY MATERIALS

1139 NW MARKET ST

- SEPARATE & DISTINCT MASSING VOLUMES
- LARGE WINDOWS
- VIBRANT COLOR SCHEME
- PROJECTING BALCONIES
- HIGH TRANSPARENCY AT STREET LEVEL

2418 NW 57TH ST

- SINGLE MASSING VOLUME
- WINDOWS & MATERIALS “LAYERED” ON LARGE VOLUMES
- LARGE WINDOWS
- HIGH TRANSPARENCY AT STREET LEVEL
- MODULATION AT ROOFLINE

2034 NW 56TH ST

- SEPARATE & DISTINCT MASSING VOLUMES
- LARGE WINDOWS
- VIBRANT COLOR SCHEME
- DURABLE, HIGH QUALITY MATERIALS
- PROJECTING BALCONIES
- HIGH TRANSPARENCY AT STREET LEVEL
- SLOPED ROOF

EXISTING ARCHITECTURE | IMMEDIATE VICINITY

1

2

3

4

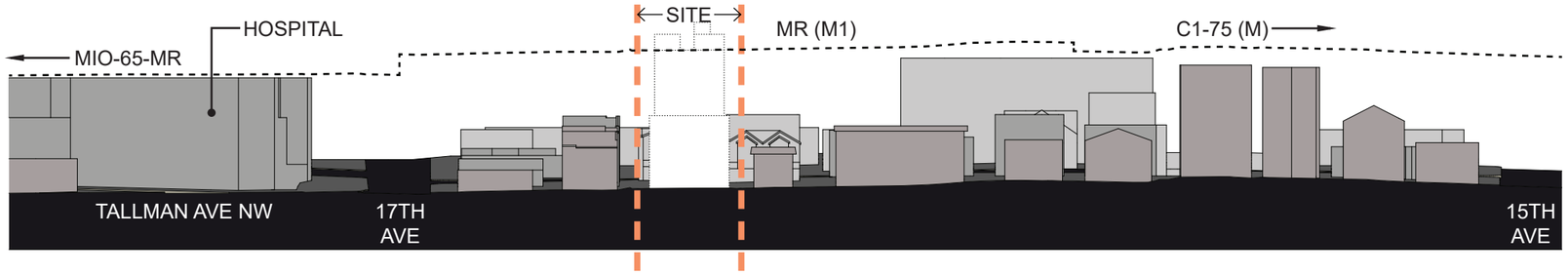
5

6

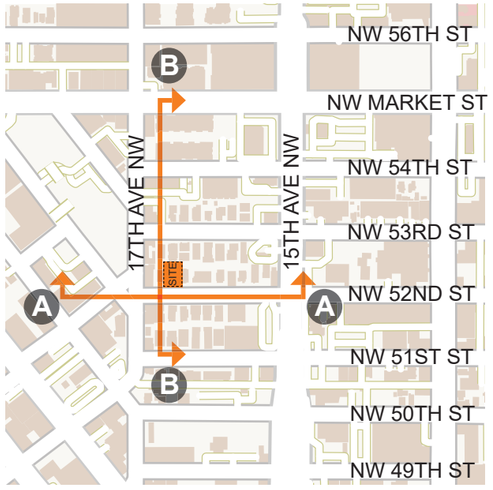
7

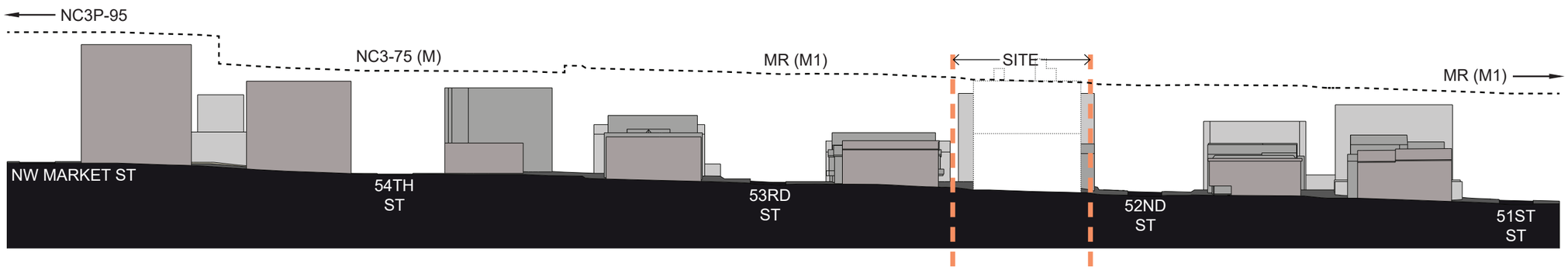
8

NEIGHBORHOOD SECTIONS



A **NW 52ND STREET**
WEST / EAST





B **17TH AVE NW**
NORTH / SOUTH

STREET-SCAPES

ANALYSIS |

A significant number of buildings on the street have frontages that are dominated by vehicle access and parking (see image 1). Their entries are difficult to locate as they are often placed perpendicular to the street or behind the facades and parking.

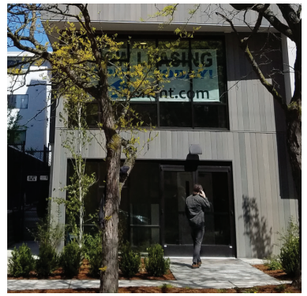
KEY

- STREET-LEVEL FACADE DOMINATED BY PARKING PEDESTRIAN ENTRY NOT PROMINENT
- PEDESTRIAN ENTRY PROMINENT
- VISIBLE ENTRY
- (#) PHOTO - EXAMPLE OF CONDITIONS

CONCLUSION |

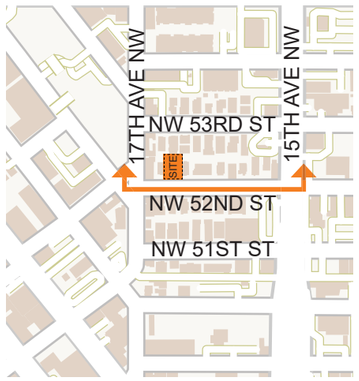
The project should strive to not repeat the dominate urban pattern caused by covered vehicle parking adjacent to the sidewalk. As the proposed project does not include parking, it has the opportunity to actively engage the street by providing a prominent residential entry and high-transparency at street level. This more pedestrian friendly approach is seen in more recent construction (see image 2) on the block and can serve as a precedent for future development.

① OBSCURED ENTRY

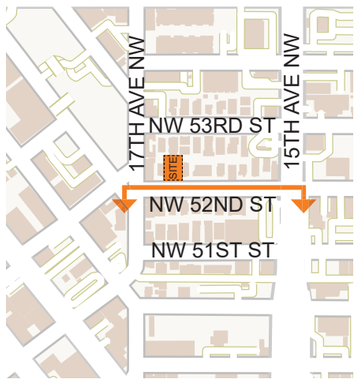


② VISIBLE ENTRY

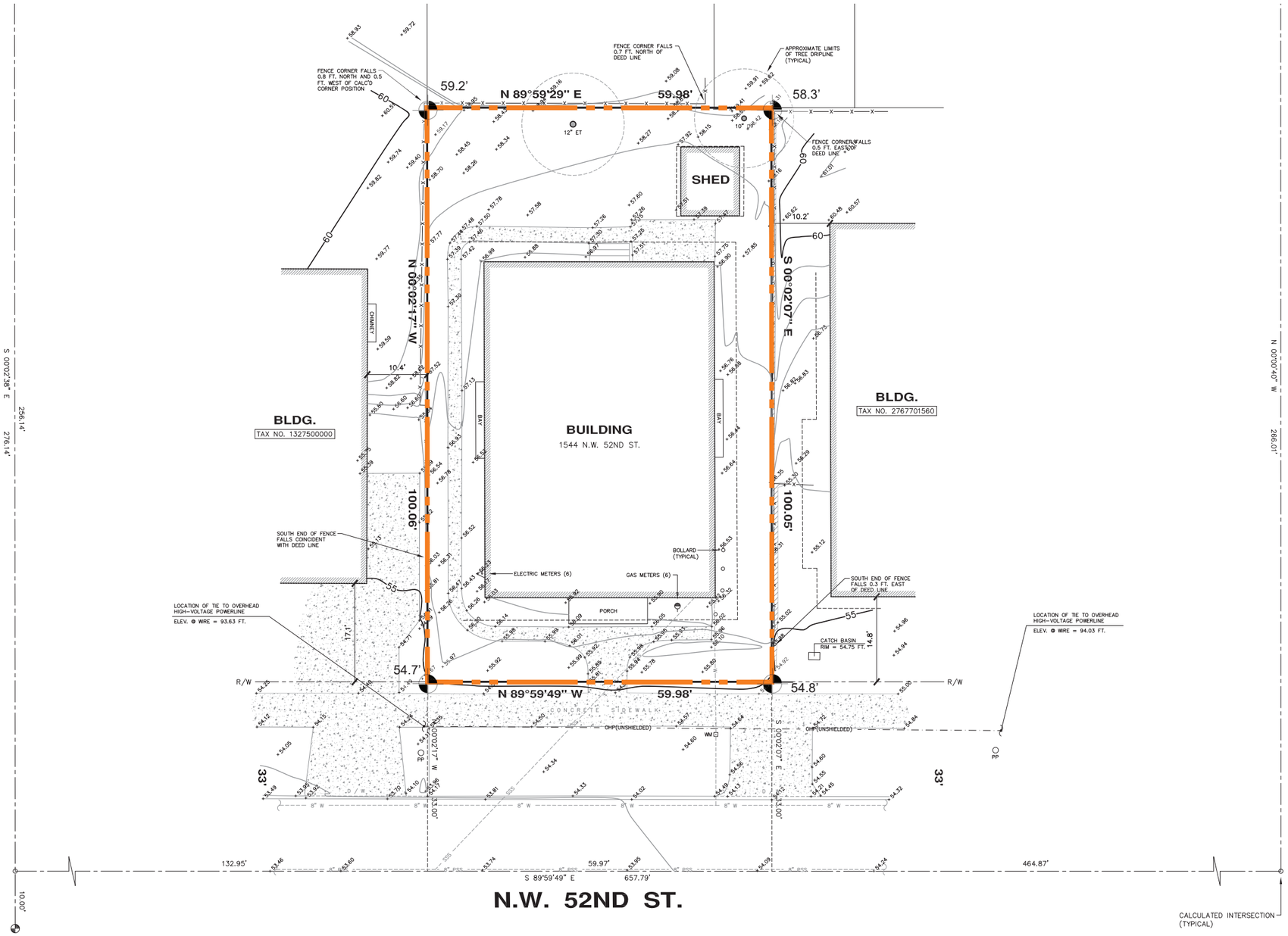
NORTH CONTEXT ON NW 52ND ST



SOUTH CONTEXT ON NW 52ND ST



SITE SURVEY



NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JULY 5, 2018.
4. PARCEL AREA = 6,001 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 2767701561
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

PROPERTY DESCRIPTION

THE WEST 10 FEET OF LOT 21 AND ALL OF LOT 22, BLOCK 63, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA.

EXISTING SITE CONDITIONS

KEY

- PROPERTY LINE
- TOPOGRAPHY CONTOURS
- POWER LINES
- RETAINING WALL
- MULTI-FAMILY
- COMMERCIAL
- MIXED-USE
- SINGLE-FAMILY

SIZE |
The site is approximately 6,000 SF (60’-0” x 100’-0”)

RIGHT OF WAYS / STREETS |
The site has 60’-0” of frontage along NW 52nd Street to the south.
There is no alley access.

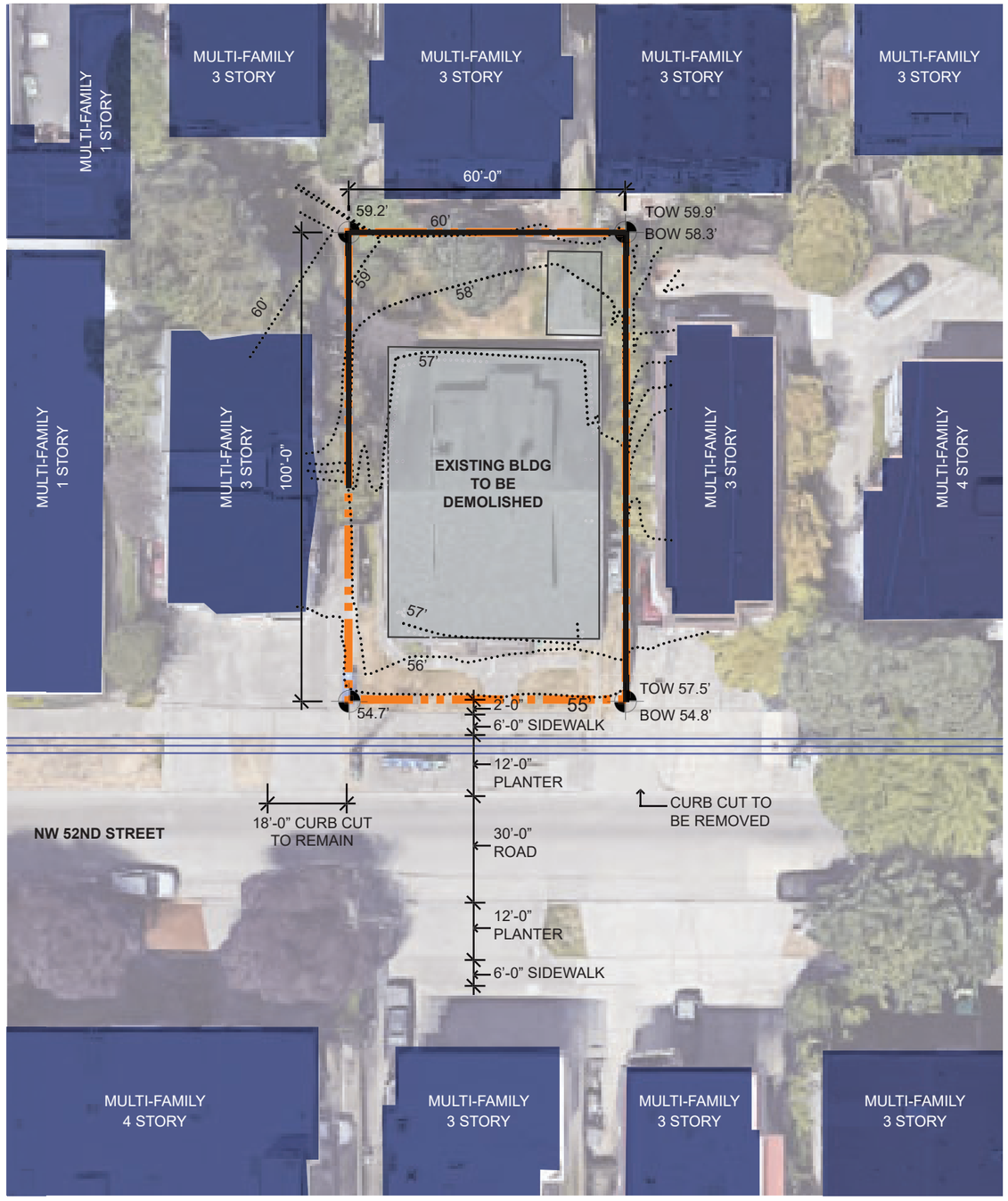
TOPOGRAPHY |
The site is generally flat along the sidewalk on the south edge of the site. There is approximately 4-5 feet of rise from the south edge of the site to the north edge.

ADJACENT BUILDINGS / USES |
The building is surrounded on all sides by multi-family structures, ranging from a single story to four stories in the immediate vicinity, with taller six and seven story structures on the east end of the block, adjacent to 15th Ave NW.
A 4-story hospital is located directly west of the site, across 17th Ave NW.

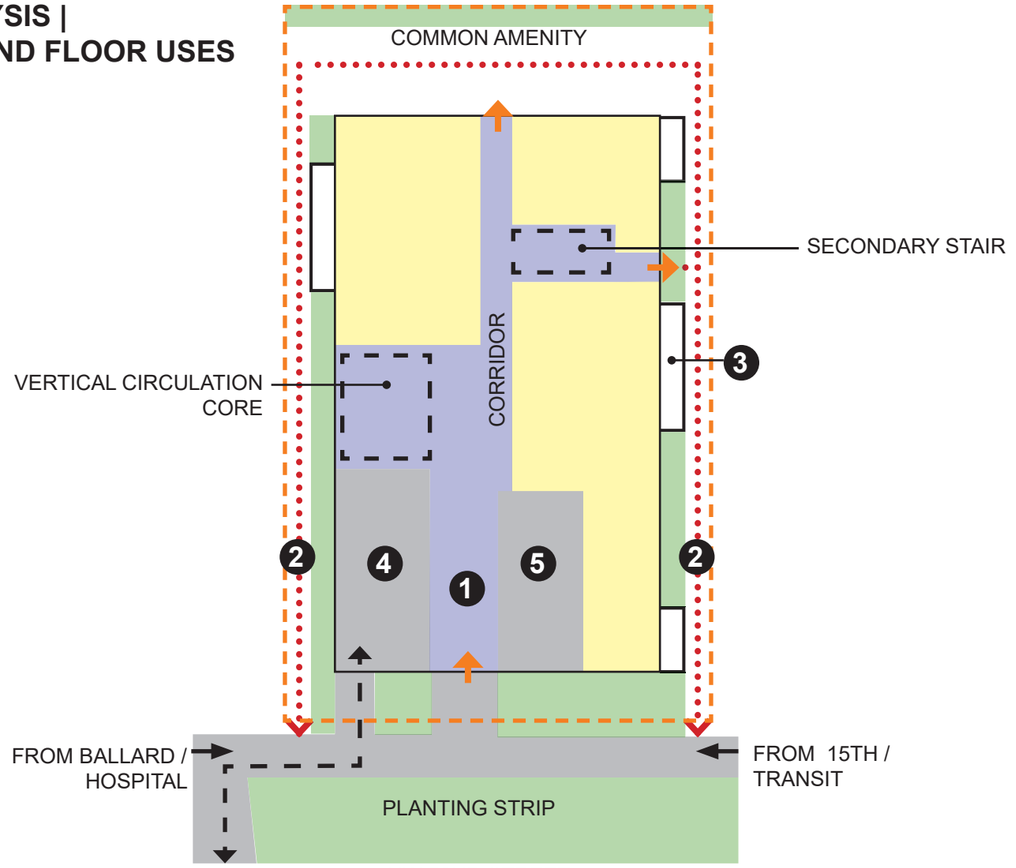
POWER LINES |
There are high voltage power-lines running along the north side of NW 52nd Street, adjacent to the site. However, due to their location in the right-of-way, and the required front setback, the required clearances are not anticipated to impact the massing of the proposed building.

TREES |
There are no exceptional trees on the site or immediately adjacent.
The site currently has not street trees, though street trees will need to be provided in coordination with SDOT.

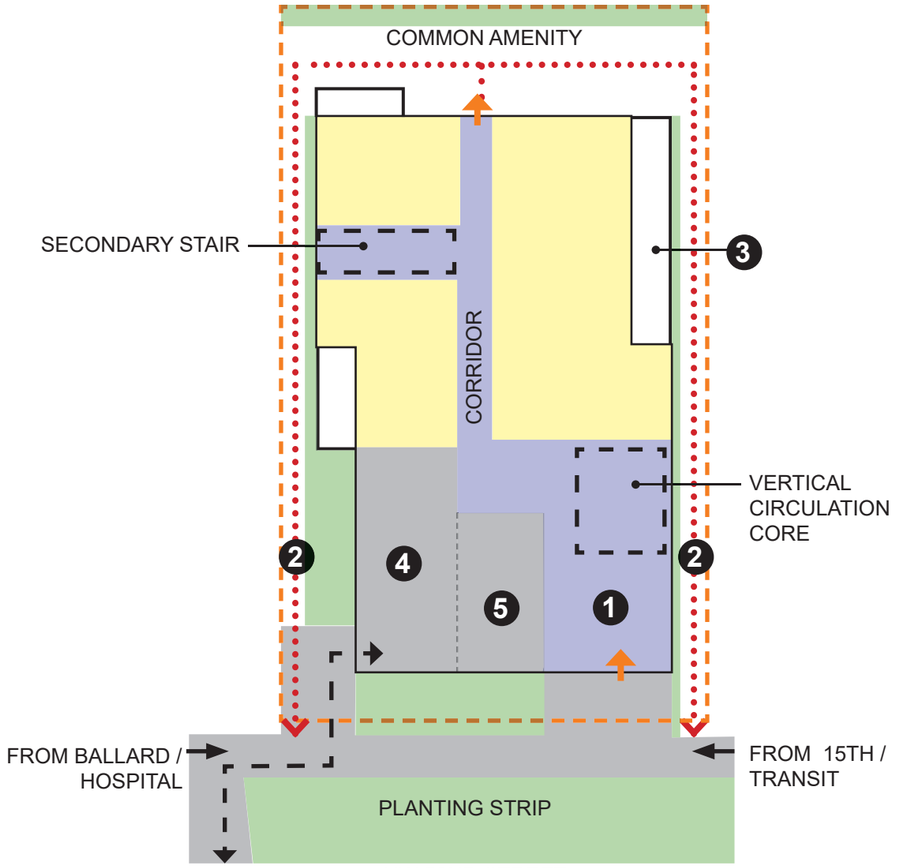
LEGAL DESCRIPTION |
THE WEST 10 FEET OF LOT 21 AND ALL OF LOT 22, BLOCK 63, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA.



ANALYSIS | GROUND FLOOR USES



STUDY 1



STUDY 2

CONCLUSIONS |

1. LOBBY | Both studies provide a lobby adjacent to NW 52nd Street. Pedestrian traffic comes from both the east (15th Ave, major transit lines) and the west (hospital campus, Ballard restaurants and amenities). As such, there is no strong direction for the lobby along the frontage, so a centered lobby (as shown in study 1) or a corner lobby (as shown in study 2) are both appropriate.

2. EGRESS PATHS | As the site has no secondary right of way or alley access, the building and life safety code dictates that both means of egress must connect to NW 52nd Street to the south. In order to allow openings and windows at the lower floors, a clear path of egress (minimum 36" wide) must be maintained down both sides of the building in order to maintain two clear "egress courts" for the secondary exit. This required configuration has an impact on the possible modulation of the building as well as window well configurations.

3. WINDOW WELLS | Each basement unit requires a window well, both for light and air and egress in an emergency. The window wells must be at least 36" wide to allow for egress. When combining this requirement with the clear egress court requirement outlined above, consideration must be taken to balance these two requirements. Consistent 7'-0" setbacks (as shown in study 1) allows for both the window wells and egress, whereas modulated setbacks (as shown in study 2) provide opportunities for wider window wells for additional light and air.

4. GARBAGE / SERVICE | Due to the parking conditions along NW 52nd Street garbage and recycling must be either collected from a staging area in the planting strip or directly from the internal garbage room, which is preferred. In order for garbage to remain internally staged the room must be located within 50' of the adjacent curb cut where collection occurs. This restriction necessitates the room being in the southwest corner, along the street front. The larger side setback in Study 2 allows for the access door to be on the side of the building, as opposed to the front of the building (Study 1), limiting it's visual impact on the street-scape.

5. BIKE PARKING | As no parking is required or proposed for the site, providing accessible but secure bike parking is a priority. Providing it along the street front highlights the "alternative transit" nature of the building. Aggregating the bike parking with the adjacent garbage / service space (as shown in study 2) allows for a more efficient lobby layout then the separated uses in study 1.

KEY

- RESIDENTIAL
- COMMON / CIRCULATION
- SERVICE / BIKE PARKING
- LANDSCAPE
- RESIDENTIAL ENTRY
- EGRESS PATH
- SERVICE ENTRY / ROUTE
- PROPERTY LINE

ANALYSIS |
HEIGHTS, DATUMS, & SETBACKS

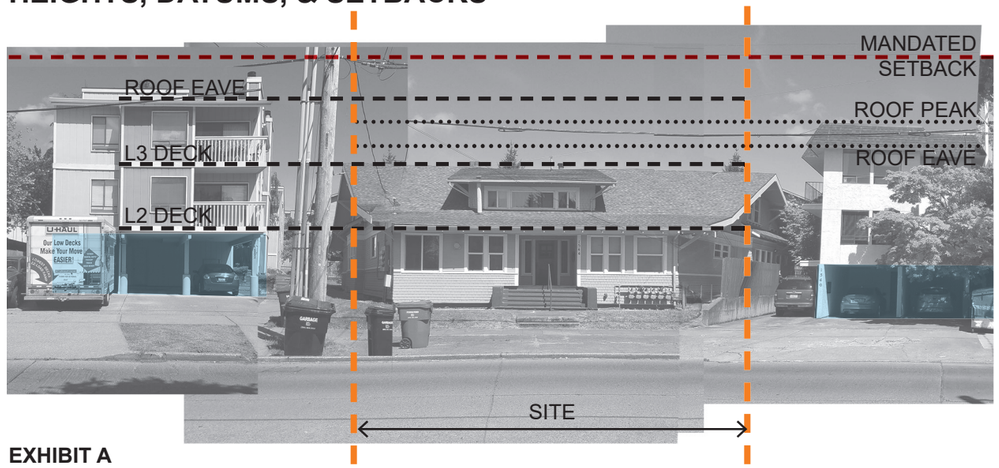
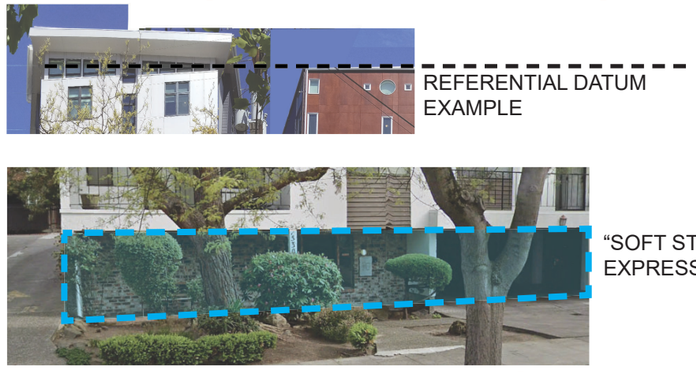
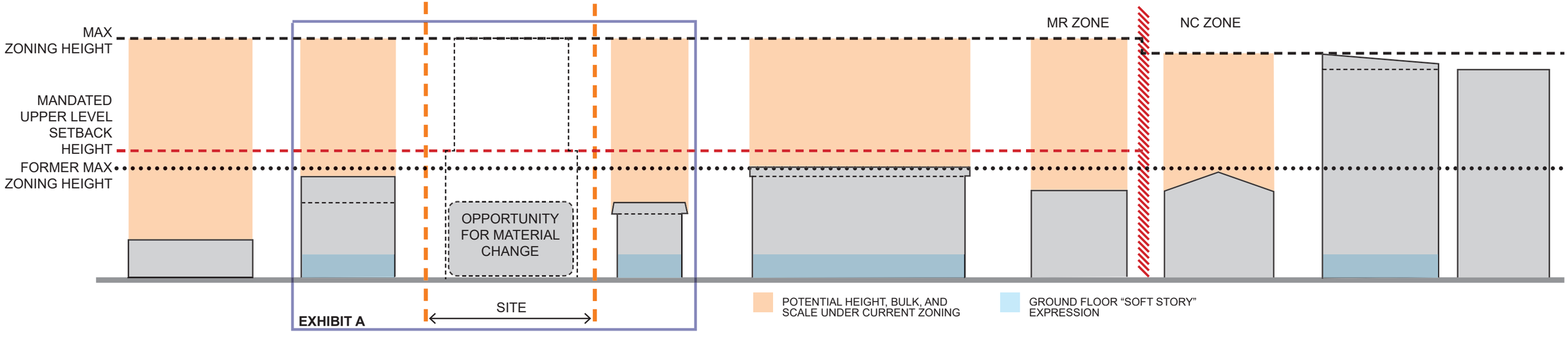


EXHIBIT A





ANALYSIS |

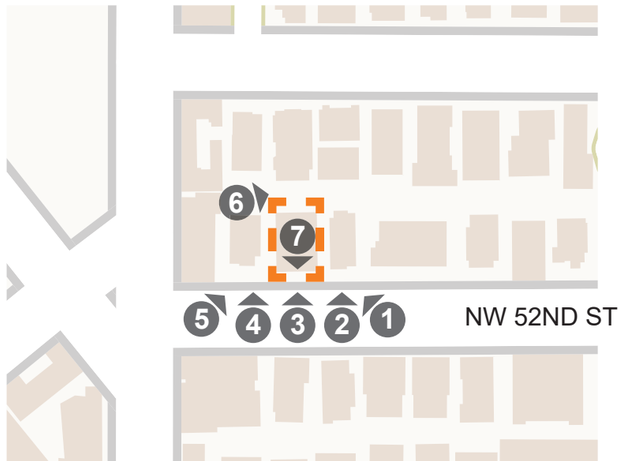
A number of factors can be considered when determining where massing shifts should occur, how the project can relate to existing adjacent structures, and how to design the building to both respect the existing context and also look forward to and set precedents for future development.

Factors to be considered include:
- Many structures built under prior zoning still exists, with a underdeveloped sites being predominantly three-stories.
- In MR zones, an arbitrary 42' height is mandated for upper level setbacks. This height can be problematic in the current zone for a variety of reasons (see requested departures on pages 38 & 39 for more about the upper level setback)
- One common datum that is problematic in urban design and should not be emulated is the ground floor cavernous, car-oriented "soft story" at ground level that is formed by allowing the building above to overhang at-grade parking.

CONCLUSIONS |

There are no single, consistent or strong datum in the immediate context. Reacting to the variety of datums established by roof lines, floor lines, eaves, and balconies would result in a chaotic composition that could quickly feel outdated as the adjacent structures change. Allowing the proposed massing to exhibit graceful proportions while using referential gestures such as material or color changes, fenestration patterns, and smaller modulation is a more sophisticated and timeless approach that will not feel outdated as the neighborhood evolves.

SITE PHOTOS



SITE - AERIAL VIEW

1 LOOKING NW ON SITE

2 EAST EDGE OF SITE, LOOKING NORTH

3 VIEW OF SITE ACROSS NW 52ND ST
LOOKING NORTH

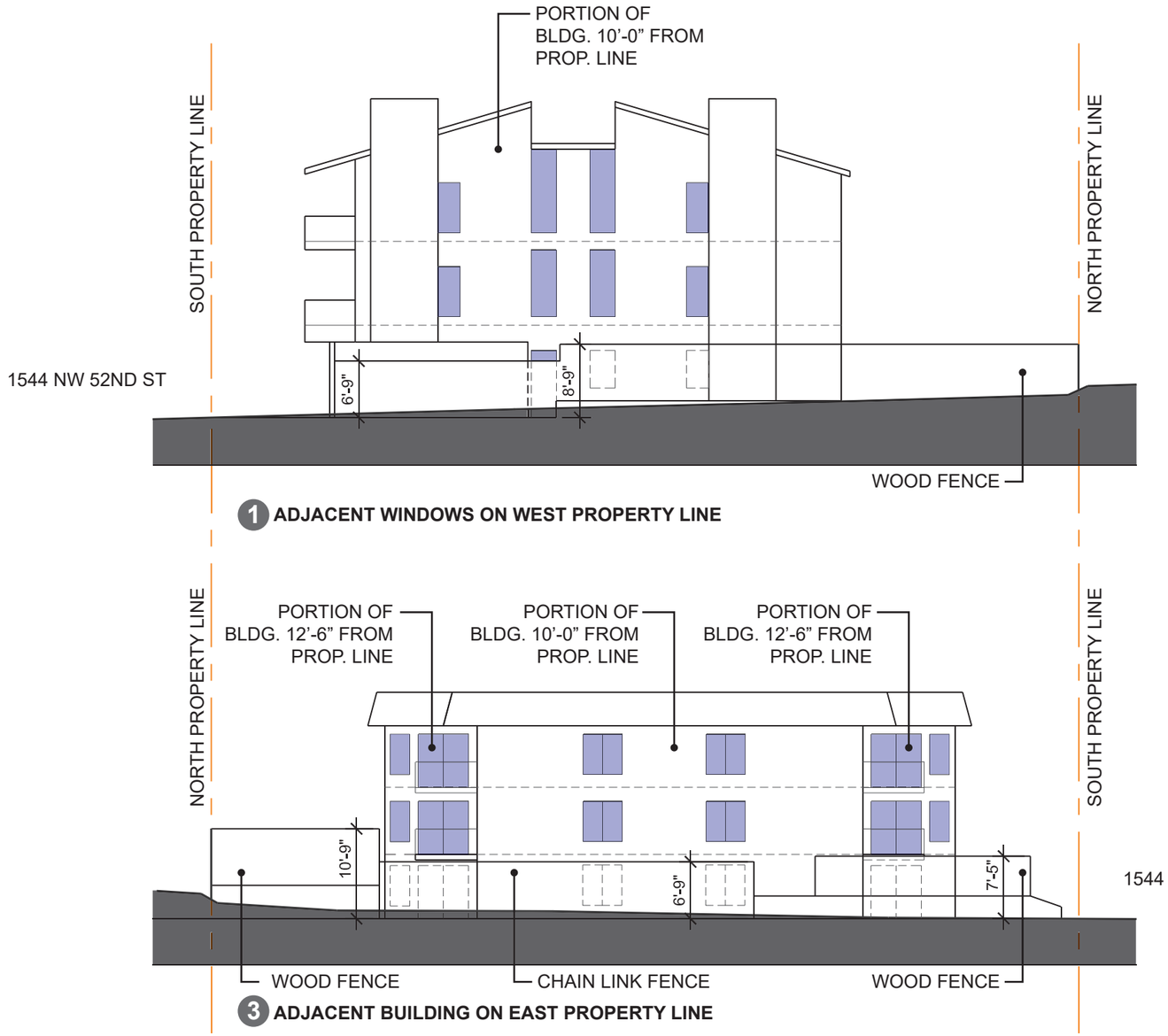
4 WEST EDGE OF SITE, LOOKING NORTH

5 LOOKING NE ON SITE

6 NE VIEW OF SITE - BACK

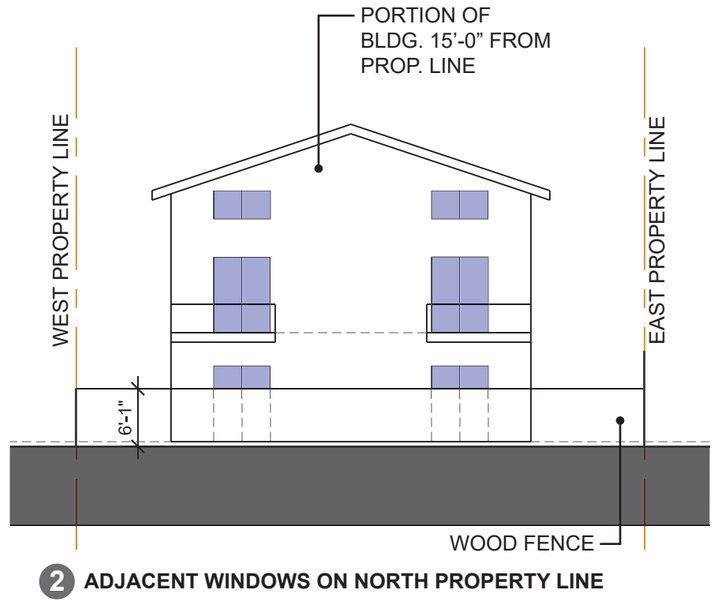
7 VIEW LOOKING SOUTH ACROSS NW 52ND ST

ANALYSIS |
PRIVACY & ADJACENT STRUCTURES

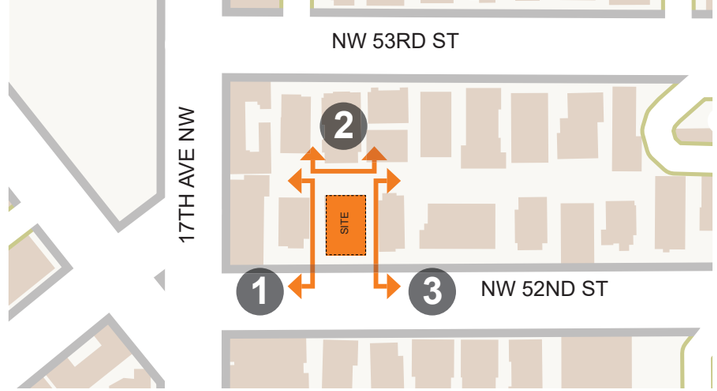


1 ADJACENT WINDOWS ON WEST PROPERTY LINE

3 ADJACENT BUILDING ON EAST PROPERTY LINE

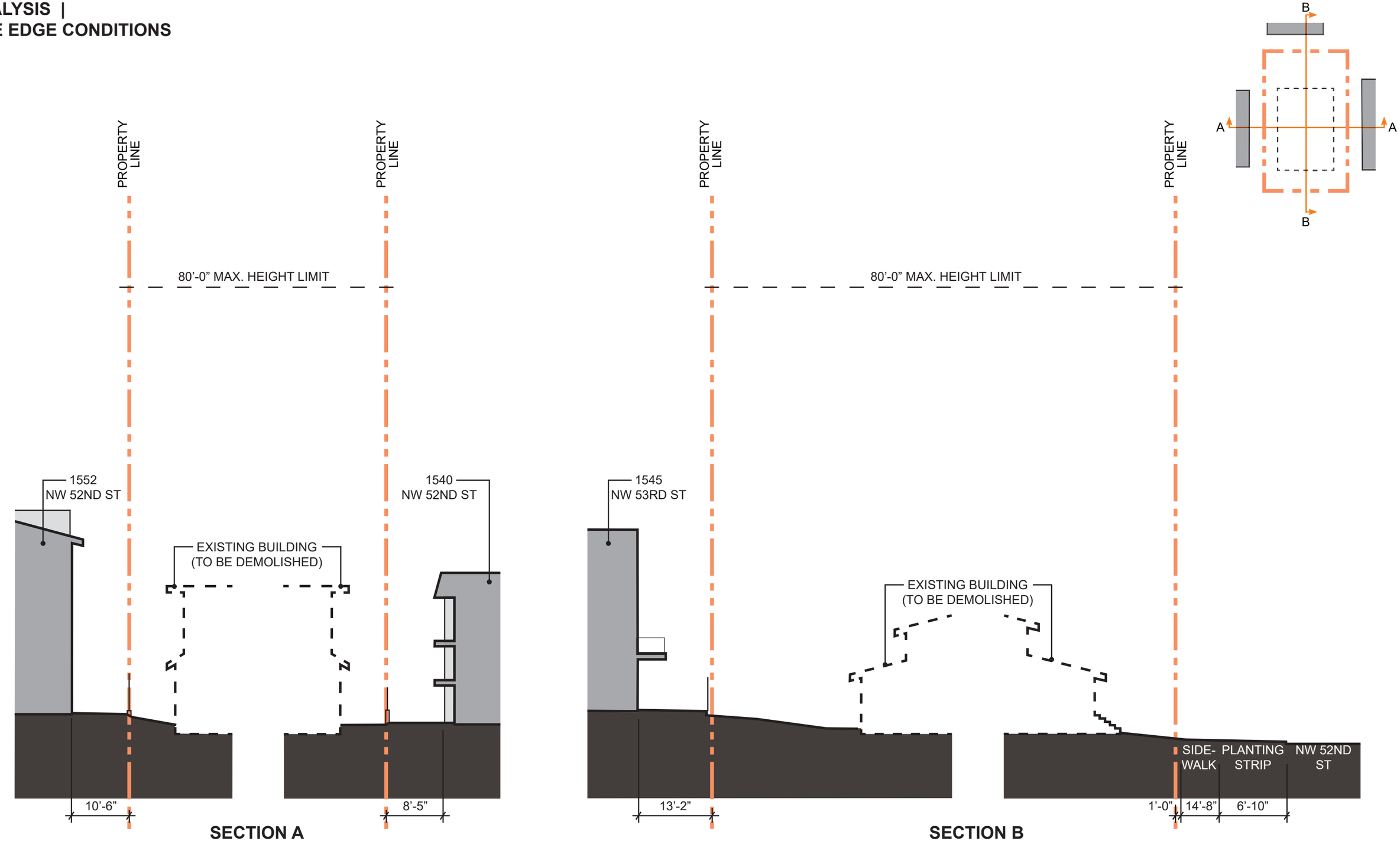


2 ADJACENT WINDOWS ON NORTH PROPERTY LINE



CONCLUSION |
The proposed site is adjacent to three story residential structures on the north, east, and west. The window patterning on all three buildings is rigid, with stacked windows and privacy fences at grade. During development of the proposed project, adjacent window patterns should be considered to avoid direct visual reciprocity with adjacent windows, while still maintaining a coherent facade composition.

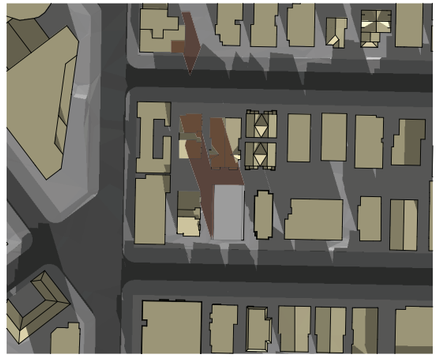
ANALYSIS |
SITE EDGE CONDITIONS



ANALYSIS |
SHADOW ANALYSIS / MAXIMUM ZONING

WINTER SOLSTICE

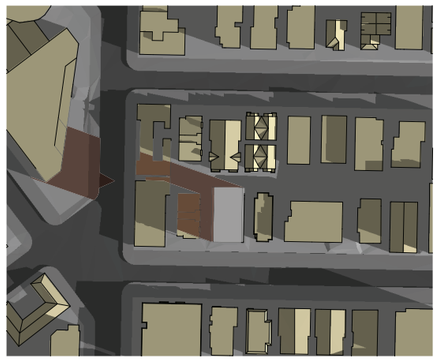
MAX ZONING | WINTER SOLSTICE
9AM



MAX ZONING | WINTER SOLSTICE
12PM

MAX ZONING | WINTER SOLSTICE
3PM

FALL/SPRING EQUINOX

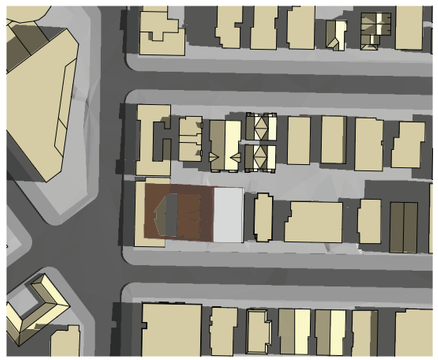


MAX ZONING | FALL/SPRING EQUINOX
9AM

MAX ZONING | FALL/SPRING EQUINOX
12PM

MAX ZONING | FALL/SPRING EQUINOX
3PM

SUMMER SOLSTICE



MAX ZONING | SUMMER SOLSTICE
9AM

MAX ZONING | SUMMER SOLSTICE
12PM

MAX ZONING | SUMMER SOLSTICE
3PM

PRIORITY DESIGN GUIDELINES - CONTEXT & SITE

CS1.C.1 | LAND FORM

Use the natural topography and/or other desirable land forms or features to inform the project design.

DC2.D.1 | HUMAN SCALE

Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities

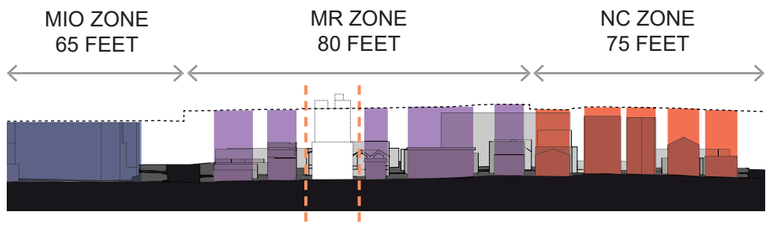
RESPONSE |

- The topography of the existing site has the north portion of the site below adjacent properties, utilizing retaining walls and fences to separate the levels. Accessibility of the at grade common amenity areas may necessitate maintaining or increasing these conditions, and the transition should be designed to maximize the usability of the space.

- This condition creates a shaded, intimate space, and the design may need to use certain finishes and materials that create what is known as bright shade, where palette aids in the illumination of shaded areas.

- Choosing furniture arrangements and installations that have a lighter materiality or form may be the right choice given the height of the building and the condition of the land form.

- Setting the limits of the space at a “human scale” height will promote an intimacy /privacy for the occupants of the space.



CS3.A.2 | EXISTING DEVELOPMENT AND ZONING

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

RESPONSE |

- Although the project is zoned MR, the neighboring sites are largely under-developed, with two to three story apartments. With the massing of MHA legislative, it is anticipated that this project will be part of a new trend of increased density and height in the immediate vicinity, matching the scale and height of nearby construction at the east end of the block, as well as anticipated future development.

- The site is not at a zoning edge condition and will thus be seen as a stronger presence of the midrise zoning. Midrise height is compatible with nearby commercial height limits.

CS3.A.2 | CONTEMPORARY DESIGN

Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3.A4 | EVOLVING NEIGHBORHOODS

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to building upon in the future.

RESPONSE |

- The height of the proposed building will be following a new pattern within the vicinity. Midrise residential buildings such as these are creating a new presence of architecture and may work withing the forms seen from the lowrise buildings to create fluidity of design. Mirroring existing elements or patterns, such as the rhythm of ground floor elements, height datums, balcony or railing expressions can create parity between the two types of buildings.

- The midrise buildings within the vicinity each have distinction that creates individual identity. Matching any of these buildings too strongly will result in creating a generic pairing. The distinction between these buildings is seen in form while there may be similarities in color/material palettes. This project should seek its own individuality with awareness of other contextual elements that still find a fluidity of design and use.

PRIORITY DESIGN GUIDELINES - PUBLIC LIFE

PL1.B.3 | PEDESTRIAN AMENITIES

Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

RESPONSE |

- An open plaza featuring landscaping would invite the public sphere into the bounds of the building.
- Seating and lighting would add a level of comfort for visitors and residents.

PL3.A.2 | ENTRY - ENSEMBLE OF ELEMENTS

Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

a. Overhead shelter: canopies, porches, building extensions;
b. Transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
c. Ground surface: seating walls; special paving, landscaping, trees, lighting
d. Building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

RESPONSE |

- Placing the required landscaping in such a way as to call attention to the entrance would aid in clear entry.
- A canopy would also do this as well as provide protection from precipitation at the entrance.
- Seating at the plaza may also be considered to promote assembly among tenants and visitors.

PL4.B.1 | EARLY PLANNING

Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4.B.2 | BIKE FACILITIES

Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

RESPONSE |

- Designing bike storage to be directly accessed at an exterior, ground-level door would promote bicycling as an intended mode of travel.
- Additional bike storage in basement offers a secondary, more-private space for bicyclists accessed via elevator.

PRIORITY DESIGN GUIDELINES - DESIGN CONCEPT

DC2.B.1 | FACADE COMPOSITION

Design all building façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

DC4.A.1 | EXTERIOR FINISH MATERIALS

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

DC3.B.4 | MULTIFAMILY OPEN SPACE DESIGN

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

DC3.C.2 | AMENITIES AND FEATURES

Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

DC4.B.1 | SCALE AND CHARACTER (SIGNAGE)

Add interest to the street-scape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.

RESPONSE |

- The proposed massing options all split the building into separate and distinct masses, either through a base / top expressions, or a horizontal shift in the plan. These distinct masses provide opportunities to uses materiality, fenestration patterns, and detailing to either unify the masses, or give each mass a contrasting expression

- Exterior finish materials/patterns to be considered: fiber cement siding, metal siding, vibrant/subdued supplements of color, and verticality/horizontality of patterns and grains.

RESPONSE |

- Outdoor cooking, furniture such as benches/hammocks, or other outdoor communal elements may be designed to define the amenity space in the back (North end) of the building.

- Balance between roof deck and landscaping to be sought. Between the windows of upper floors there may be the opportunity to place trellis walls that bring climbers such as ivy or honeysuckle to the edge of said windows.

RESPONSE |

- A common trend of contemporary architecture in the area is the use of large signage on the building facade. These signs are integrated into the architect in varying degrees to establish the identity of the building. This project may choose to explore utilizing building signage as part of it's identity, but seek to do it in a tasteful and creative way.

- Large scale signage, while present in the existing context, may not be appropriate for the proposed mid-block site.

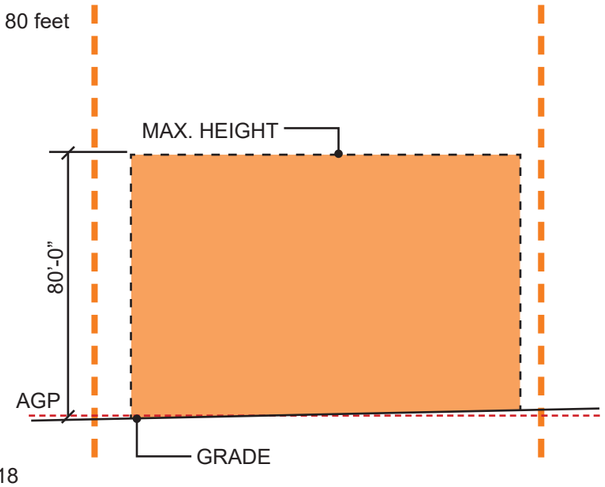
ZONING & LAND USE SUMMARY

MR (M1) | MULTIFAMILY ZONING (SMC 23.45)

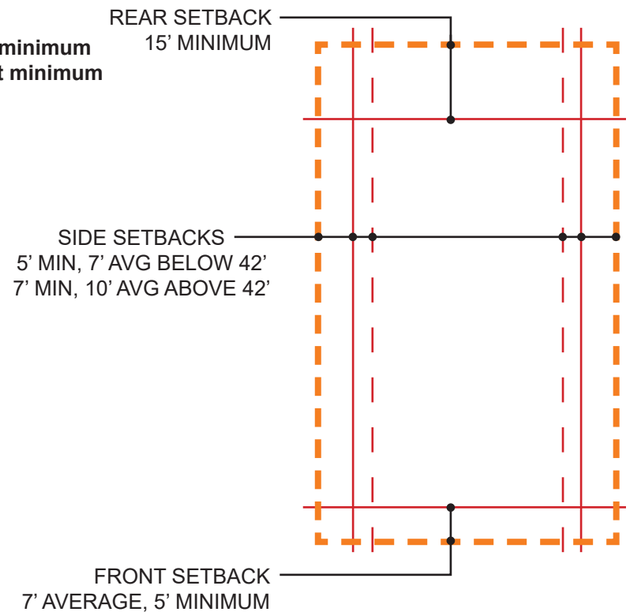
23.45.504 | PERMITTED USES
Residential use (apartments) are permitted outright, per table A 23.45.504

23.45.510 | FAR LIMITS
The maximum FAR in an MR zone with a housing affordability suffix is **4.5** per table B 23.45.510.
Applicable FAR exemptions are:
- All underground stories
- Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.

23.45.514 | STRUCTURE HEIGHT
The base height limit in an MR zone with an affordability suffix is 80 feet per table B 23.45.514
Applicable height exceptions are:
- Stair penthouses may extend 15 feet above the height limit, provided they are no more than 20% of the roof area
- Elevator penthouses may extend up to 16 feet above the height limit, provided they are no more than 20% of the roof area.



23.45.518 | SETBACKS & SEPARATIONS
Setbacks for apartments in MR zones, per table B SMC 23.45.518
Front : **7 foot average, 5 foot minimum**
Rear : **15 foot minimum (without alley)**
Side, interior lot line, < 42' in height : **7 foot average, 5 foot minimum**
Side, interior lot line, > 42' in height : **10 foot average, 7 foot minimum**



23.45.522 | AMENITY AREA
The required amount of amenity area in MR zones is equal to **5%** of the total gross floor area of the structure in residential use, with the following conditions:
- All units shall have access to a common or private amenity area
- In MR zones, no more than 50% of the amenity area may be enclosed, and enclosed area shall be provided as common amenity.
- Private Amenity areas : no minimum dimensions, except where abutting a non-street side lot line, where the minimum horizontal dimension measured from the lot line is 10 feet.
- Common Amenity areas: 250 SF min, no horizontal dimension less than 10 feet

23.45.524 | LANDSCAPE STANDARDS
Green Factor of **0.5 or greater** is required
Street trees are required, in consultation with SDOT.

23.45.529 | DESIGN STANDARDS
Not required for projects undergoing any type of design review, per SMC 23.45.529.B.

23.45.534 | LIGHT AND GLARE STANDARDS
Exterior lighting shall be shielded and directed away from adjacent properties.

23.54.015 | PARKING REQUIREMENTS
Per table B SMC 23.54.015 Item M, there is no minimum parking requirement.

Bicycle parking requirements : **1 per dwelling unit and/or SEDU + 1:20 dwelling unit and/or SEDU (short term)**, per table D SMC 23.54.015 item D.2. Required bicycle parking shall be provided in a safe, accessible, and convenient location. Bicycle parking hardware shall be installed so that it can perform to it's manufacturer's specifications and any design criteria promulgated by the Director of Transportation, allowing adequate clearance for bicycles and their riders. Directional signage shall be installed when bike parking facilities are not clearly visible from the street or sidewalk.
Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for weather protection. If the required, covered bicycle parking is located inside the building that contains small efficiency dwelling units or congregate residence sleeping rooms, the space required to provide the required bicycle parking shall be exempt from Floor Area Ratio (FAR) limits. Covered bicycle parking that is provided beyond the required bicycle parking shall not be exempt from FAR limits.

23.54.040 | SOLID WASTE AND RECYCLABLES
A minimum required square footage of **439 SF (375 SF for 51 + 4 per additional (64 SF))** shall be provided for solid waste and recycling storage, per table A, SMC 23.54.040.
For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.
The floor of the storage space shall be level and hard-surfaced.
If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.
The storage space shall not be located between a street facing facade of the structure and the street.
Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location.

PUBLIC OUTREACH

Public site walk held on 6/13/2019 at 7 PM
Approximately 9 members of the public attended.

Below is a summary of comment from those of whom attended the site walk, located at 1544 NW 52nd St :

There was discussion about non-design related items, such as parking, permitted uses, density limits, and maximum zoning heights, in addition to the design items and neighborhood trends noted below:

- A entry/security sequence that may work well for the receiving of packages.

- Security cameras and large windows designed to have more “eyes on the street.”

- Roof garden and backyard patio would be valued amenities to this project.
    - Concern with having the neighbors’ yards too visible.
    - Backyard patio likely to retain privacy with the topography change at the neighboring property lines.

- Ground level amenity would be favored by the community.
    - Entry plaza, landscaping and garden elements are all elements of interest.
    - Plaza may also serve as waste staging as we are unable to access waste directly by truck.
    - Loading area may also be a factor in the entry design. This would aid in resident move in, move out and transportation services and help to keep the street unobstructed.

- Concern with their being too many “Apodments”, though our response is that the design is proposing full SEDU units with 9% as affordable housing.

- Bike parking / storage designed as part of a proposed means of travel along with the increased transit system that coincided with the up-zoning and increased FAR.

- Speed bumps would prevent drivers from driving dangerously down the residential road. Any assistance the applicant can provide would be helpful.

JOIN US

Join Us for a Site Walk to Provide Input on the **1544 NW 52nd St Project.**

The project proposes demolition of the existing structure(s) and construction of a seven-story apartment building with approximately 65 dwelling units. Parking is not required or proposed. The project site is zoned multi-family.

What: **Let us know what you think!** Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

Time: Event begins promptly at 6pm and will end around 7pm

Date: **Thursday, June 13, 2019**

Where: Meet at the site (1544 NW 52nd St)

THUR JUN 13

PROJECT HOTLINE:
206-775-8752

Project Address:
1544 NW 52nd St, Seattle WA 98107

Contact:
Natalie Quick

Applicant:
Isola Homes

Additional Project Information on Seattle Services Portal via the Project Address: 1544 NW 52nd St

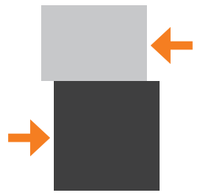
Project Hotline & Email:
206-775-8752
1544NW52ndSt@gmail.com

Note: Calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.

MEETING FLYER

DESIGN CONCEPTS | OVERVIEW

OPTION A
PREFERRED



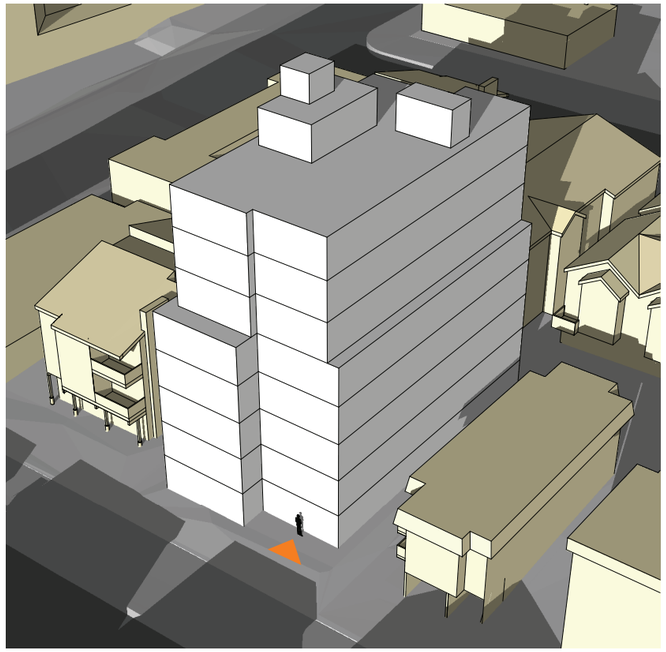
"SHIFT"

PROS

- Larger average setbacks at east & west where adjacencies are most sensitive
- Simple two volume massing is appropriate for narrow frontage and consistent with similar scale construction on the block
- Large ground level amenity north of building
- Additional side setback allows for solid waste access from side of building as opposed to front of building

CONS

- Requires departure for upper level setback



OPTION B

"SHEAR"

PROS

- Longitudinal massing shift creates "entry plaza" adjacent to street
- Level 6 setback reduces perceived height, bulk and scale
- Modulation at front facade accentuates tall narrow proportions of building

CONS

- Encroachment into rear setback reduces common area to north of building
- Upper level setbacks are inconsistent with existing context of similar height structures on the block
- Heavy modulation results in a street-facing facade with excessive, difficult to resolve geometry
- Smaller side of setbacks necessitates solid waste access from front of building

OPTION C

"STACK"

PROS

- Level 5 setback reduces perceived height, bulk and scale
- Large ground level amenity north of building
- Modulation at west facade provides opportunities for decks

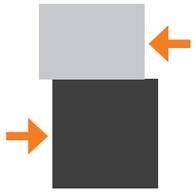
CONS

- Upper level setbacks are inconsistent with existing context of similar height structures on the block
- Code compliant upper level setback datum results in clumsy half & half proportions
- Lack of modulation provides less open space adjacent to sidewalk
- Smaller side setbacks necessitates solid waste access from front of building

OPTION A PREFERRED | FLOOR PLANS

FAR | 4.50
UNITS | 74

DEPARTURES REQUIRED :
Side setbacks above 42’-0” in height (SMC 23.45.518)



“SHIFT”

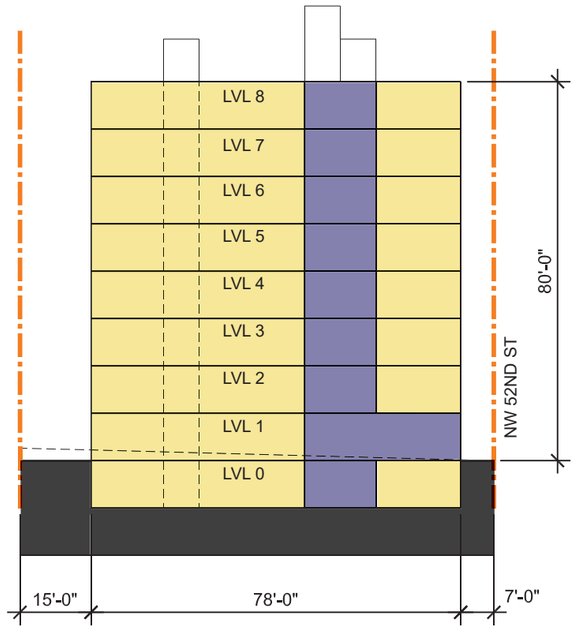
DESIGN SUMMARY

- Massing is two separate and distinct volumes, one to the north and one to the south, each shifted laterally to create larger average side setbacks for portions of the structure. The smaller volume is positioned to the north, reducing the perceived mass near the adjacent smaller structures.

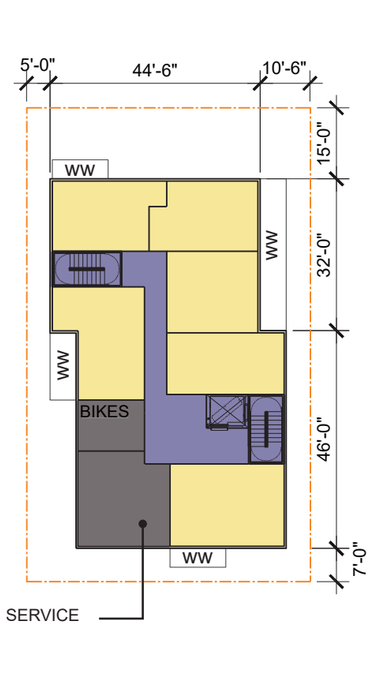
- Residential lobby, bike storage, and garbage are located along the street frontage, with service access provided off the large west setback, and the lobby situated to the east.

- No upper level setbacks are provided, aligning with the existing context of similar scale buildings on the street. Visual interest and contrast between the two volumes will occur through fenestration patterns, materiality, and street level transparency.

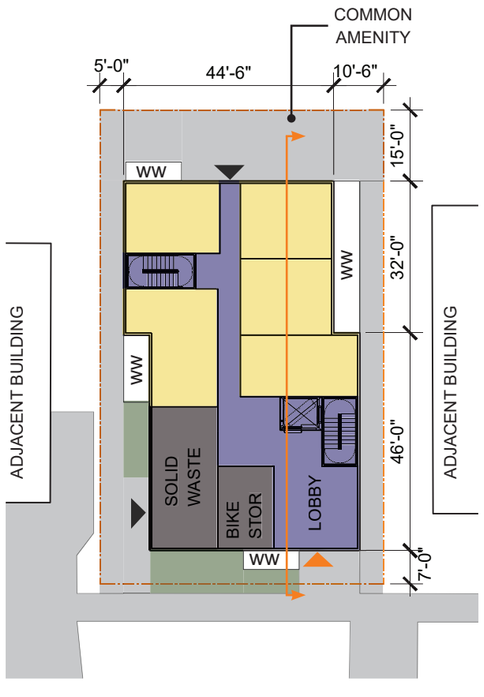
- Common amenity is located at the roof deck and rear amenity area.



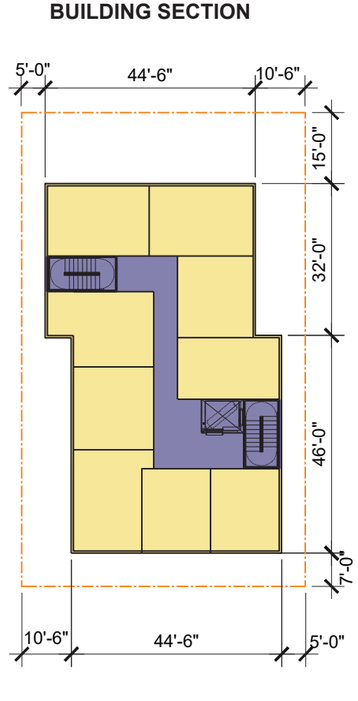
BUILDING SECTION



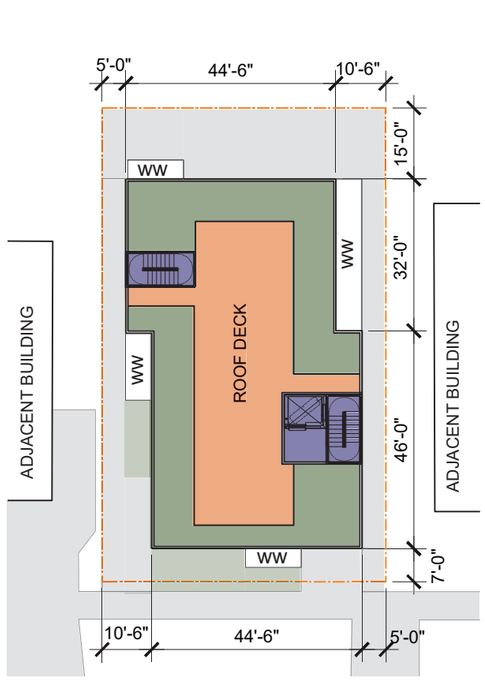
BASEMENT
6 UNITS



LVL 1
5 UNITS



LVL 2-8
9 UNITS



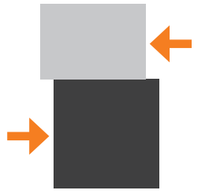
ROOF / SITE COMPOSITE

KEY

- RESIDENTIAL
- COMMON / CIRCULATION
- SERVICE / BIKES
- LANDSCAPE/ GREENROOF
- AMENITY
- PROPERTY LINE
- PRIMARY ENTRY
- SECONDARY ENTRIES

N 0’ 16’ 32’

OPTION A **PREFERRED** | MASSING



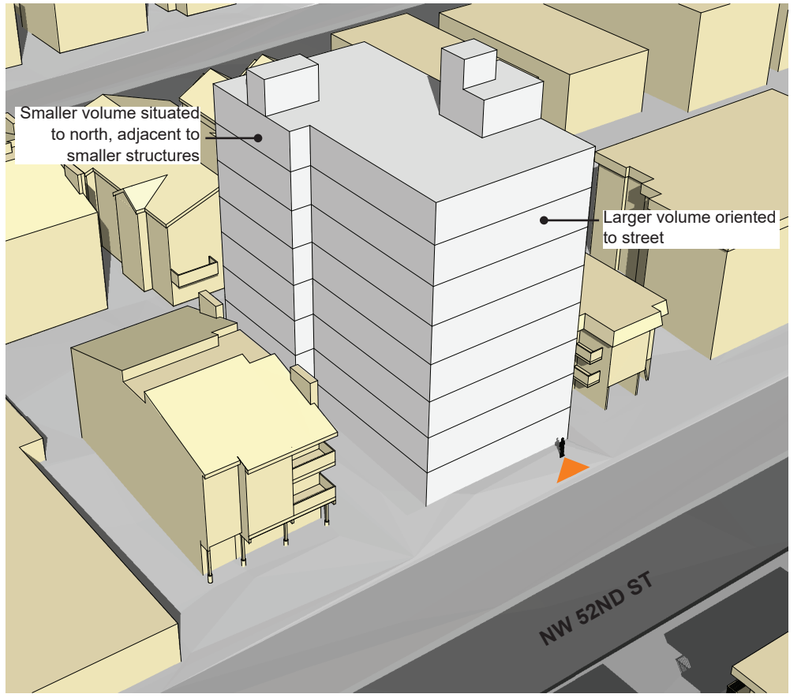
"SHIFT"

PROS

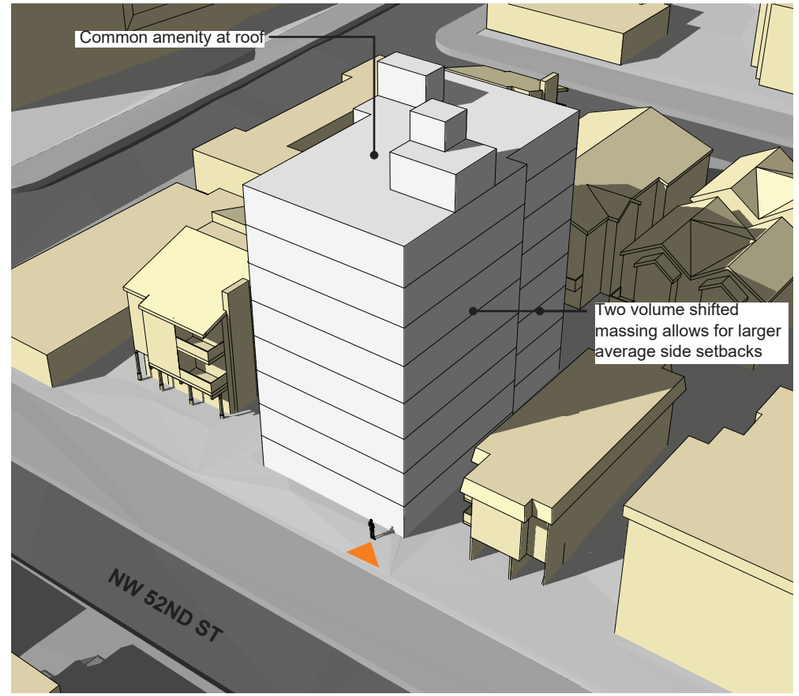
- Larger average setbacks at east and west where adjacencies are more sensitive
- Simple two volume massing is appropriate for narrow frontage and consistent with similar scale construction on the block.
- Large ground-level amenity north of building
- Additional side setback allows for solid waste access from side of building as opposed to front of building

CONS

- Requires departure for upper level setback

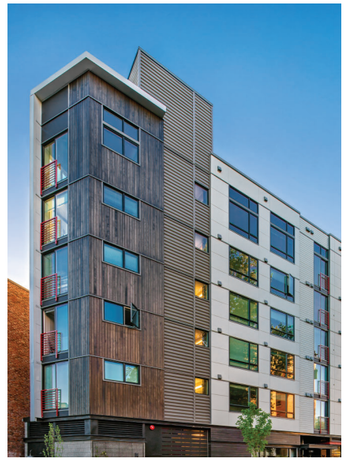


LOOKING NE

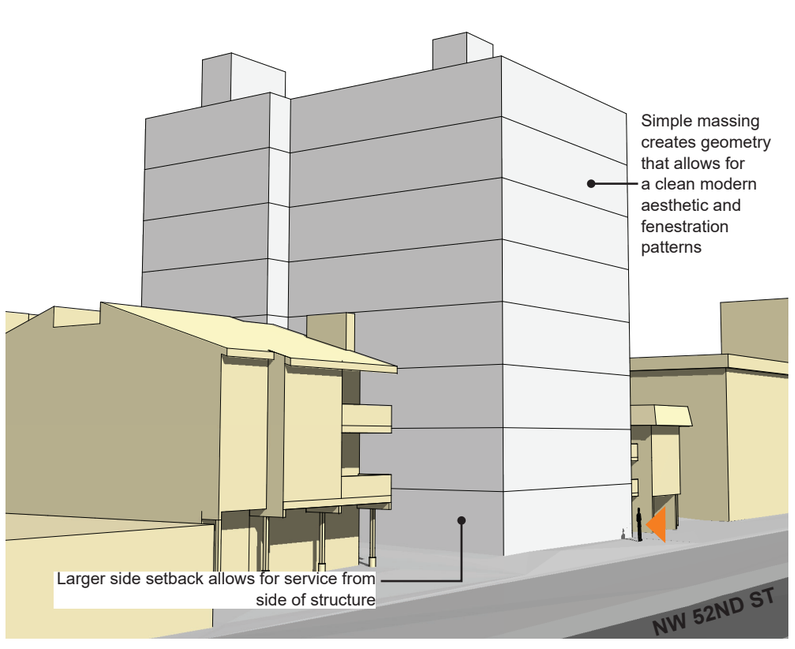


LOOKING NW

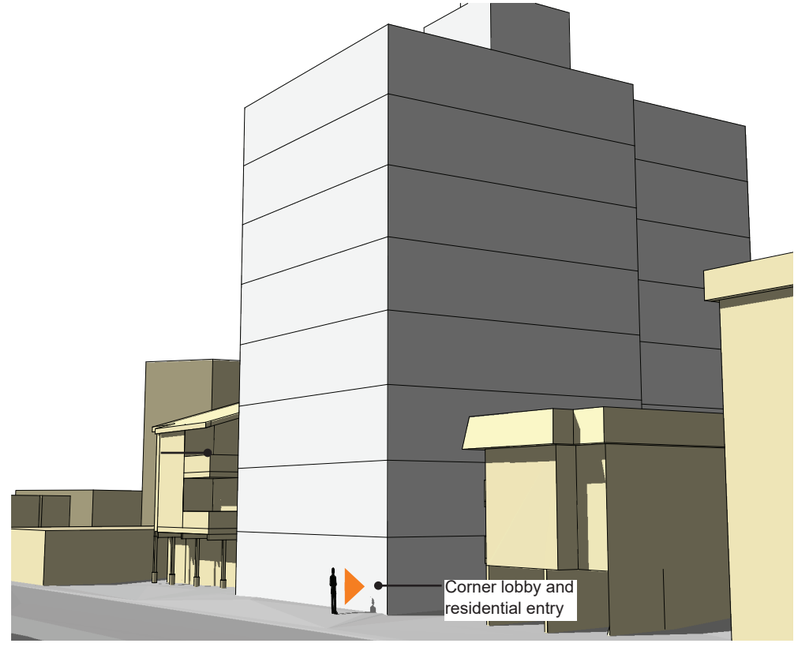
SEPARATE & DISTINCT VOLUMES



MATERIAL / COLOR SHIFTS



LOOKING NE



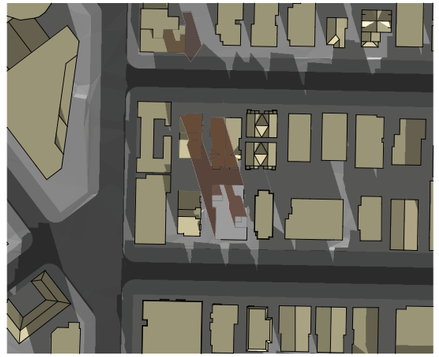
LOOKING NW

ENTRY

OPTION A PREFERRED | SHADOW ANALYSIS

WINTER SOLSTICE

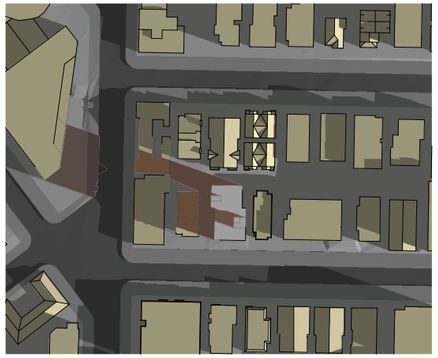
OPTION A | WINTER SOLSTICE
9AM



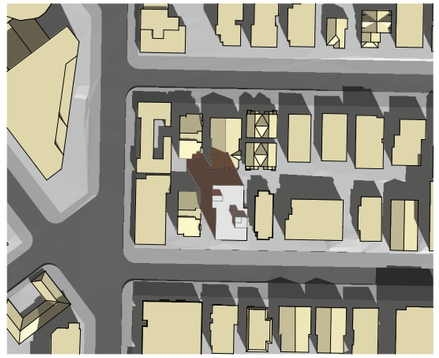
OPTION A | WINTER SOLSTICE
12PM

OPTION A | WINTER SOLSTICE
3PM

FALL/SPRING EQUINOX



OPTION A | FALL/SPRING EQUINOX
9AM



OPTION A | FALL/SPRING EQUINOX
12PM

OPTION A | FALL/SPRING EQUINOX
3PM

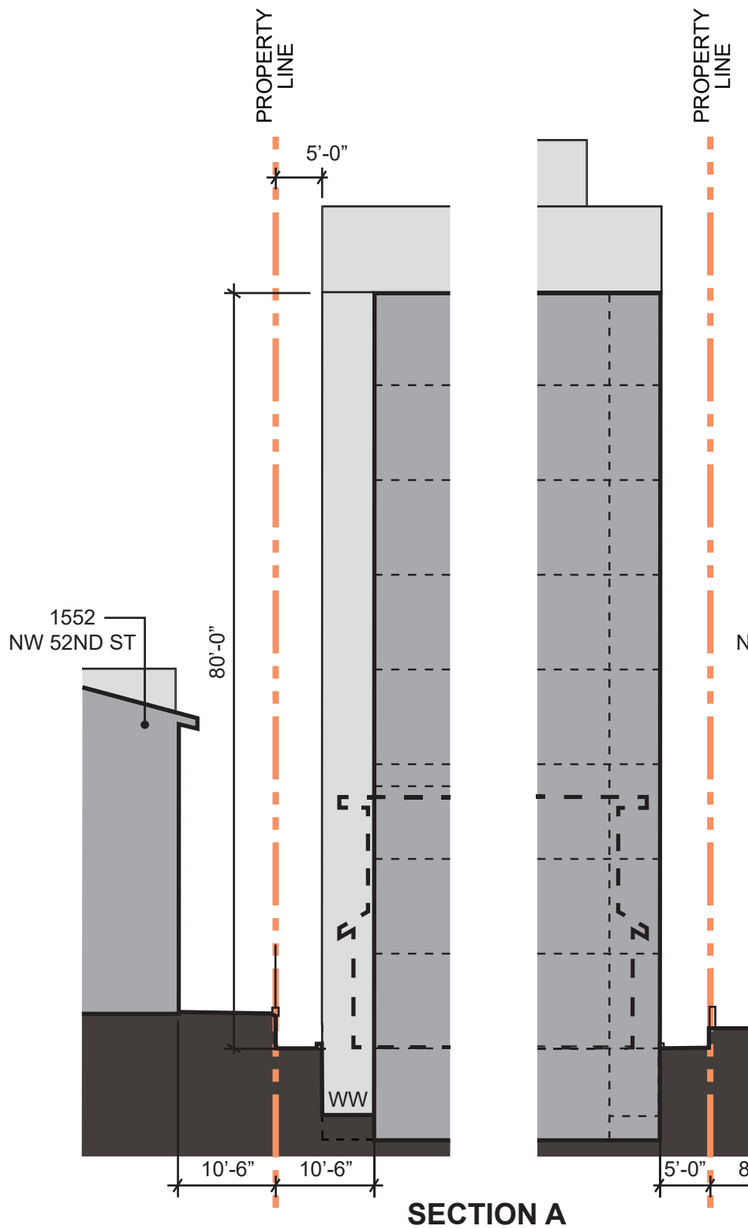
SUMMER SOLSTICE

OPTION A | SUMMER SOLSTICE
9AM

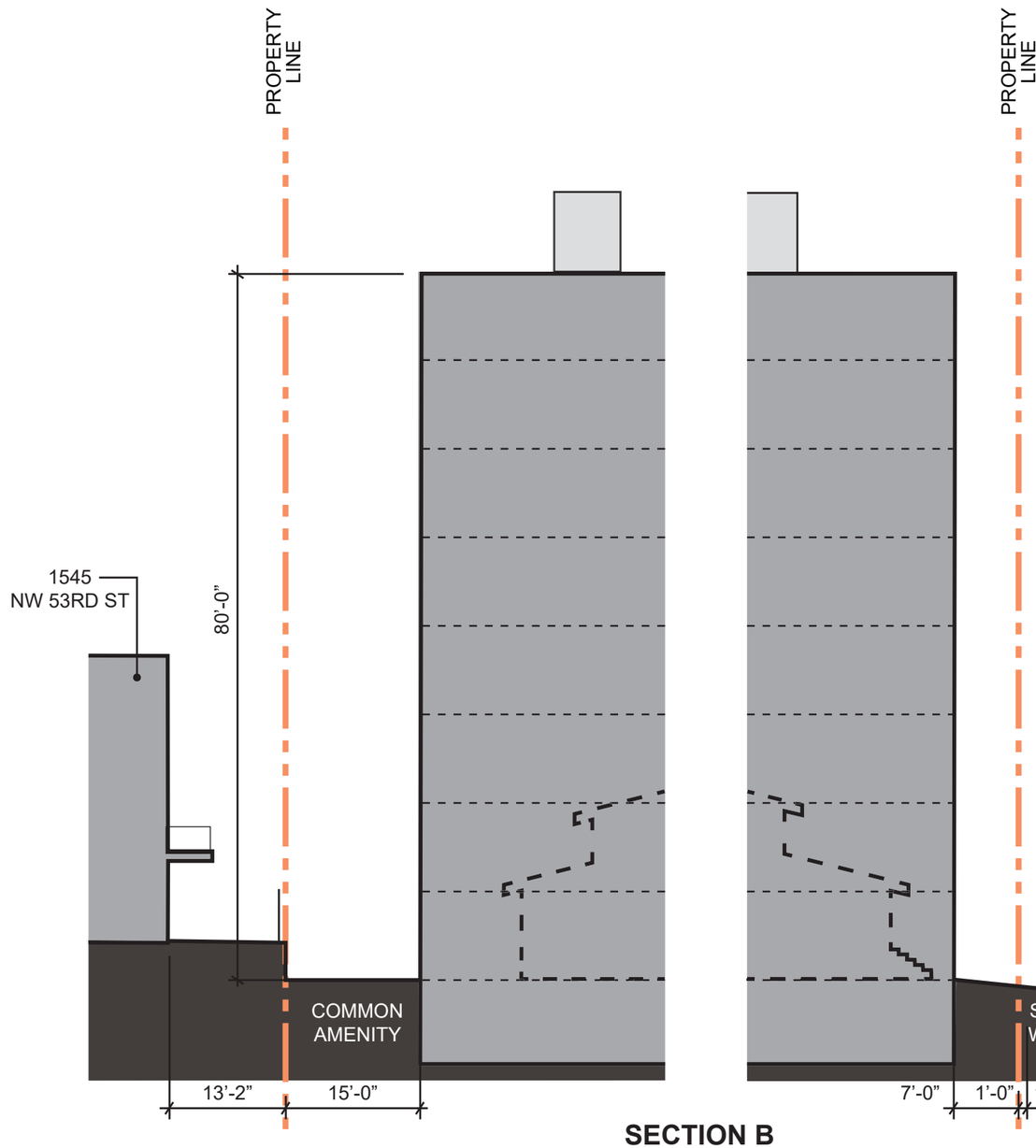
OPTION A | SUMMER SOLSTICE
12PM

OPTION A | SUMMER SOLSTICE
3PM

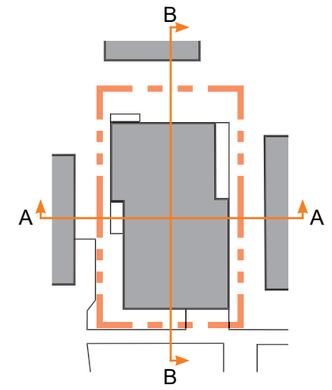
OPTION A PREFERRED | EDGE CONDITIONS



SECTION A



SECTION B



0' 8' 16'

OPTION B | FLOOR PLANS

FAR | 4.35
UNITS | 73

DEPARTURES REQUIRED :
Rear Setback (SMC 23.45.518)
Side setbacks above 42’-0” in height (SMC 23.45.518)

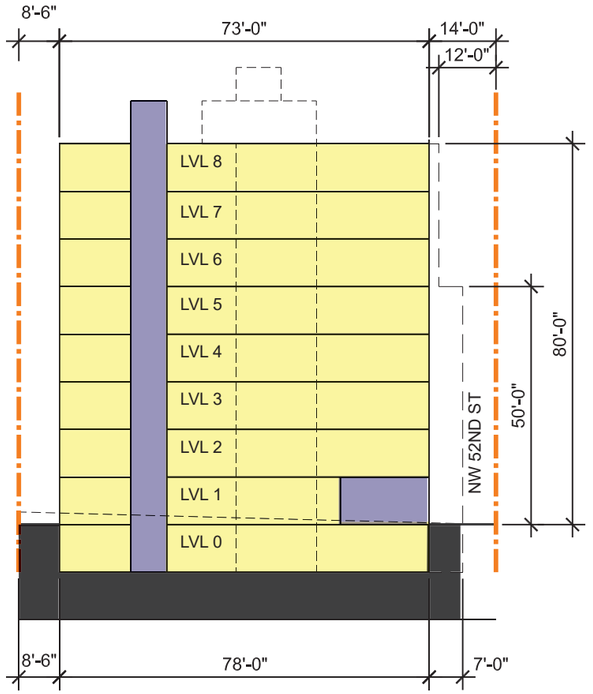
DESIGN SUMMARY

- Massing is two volumes, split vertically down the center of the building, with the east volume shifted north, away from the street to create an entry plaza and reduce perceived height, bulk, and scale.

- A lobby is located adjacent to the entry plaza on the southeast corner, with bike storage and garbage at the ground floor of the west volume.

- Upper level setbacks on the side of both volumes and front of the west volume establish a “base-top” expression on both volumes.

- Common amenity is located at the roof deck and at ground level in the entry plaza and rear setback.

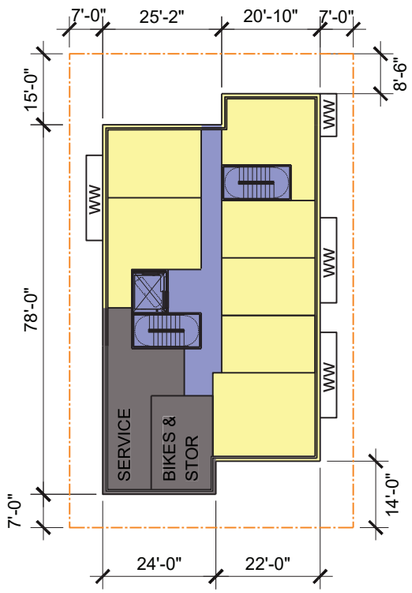


BUILDING SECTION

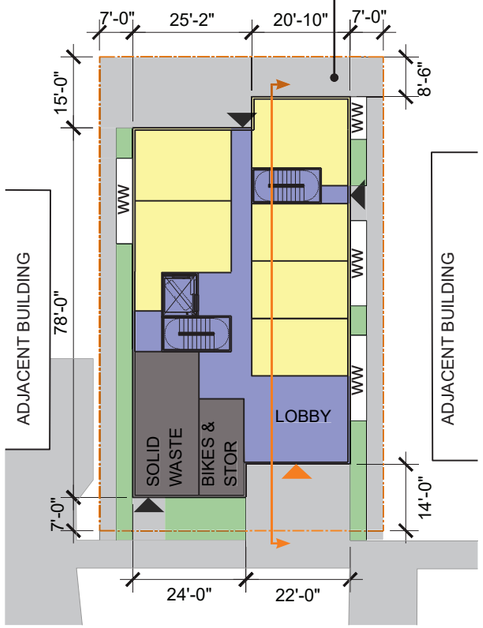
KEY

- RESIDENTIAL
- COMMON / CIRCULATION
- SERVICE / BIKES
- LANDSCAPE/ GREENROOF
- AMENITY
- PROPERTY LINE
- PRIMARY ENTRY
- SECONDARY ENTRIES

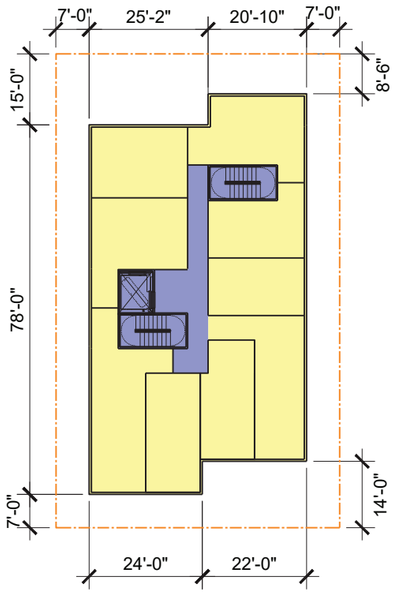
0’ 16’ 32’



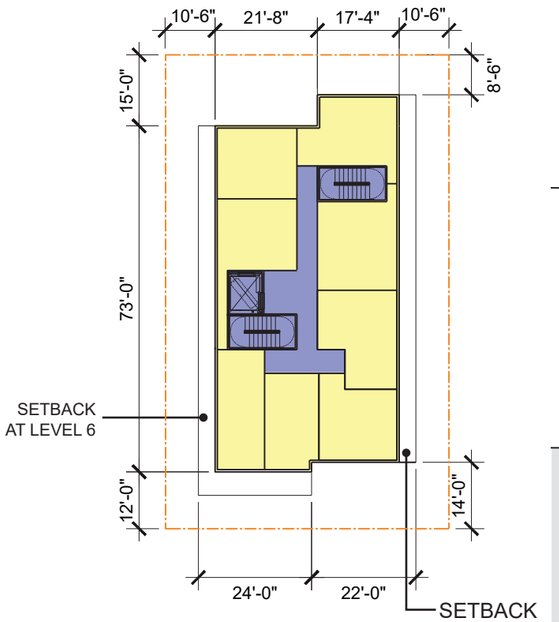
BASEMENT
7 UNITS



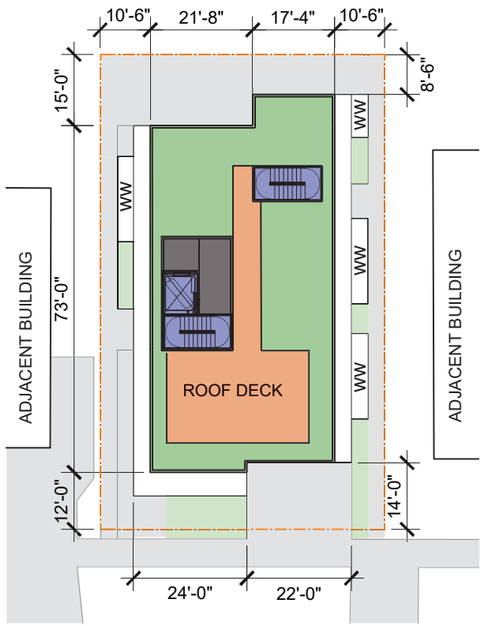
LVL 1
6 UNITS



LVL 2-5
9 UNITS



LVL 6-8
8 UNITS



ROOF / SITE COMPOSITE

OPTION B | MASSING

"SHEAR"

PROS

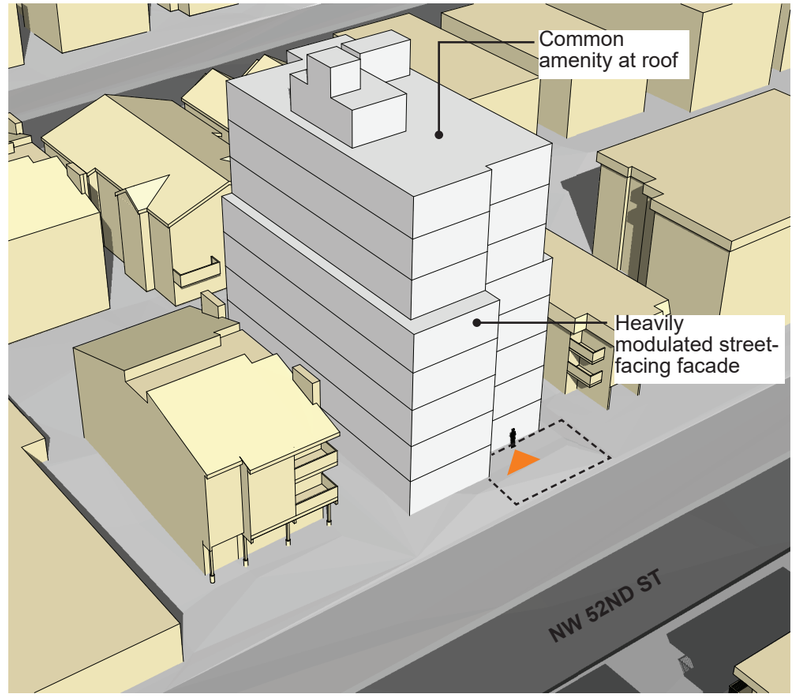
- Longitudinal massing shift creates 'entry plaza' adjacent to street
- Level 6 setback reduces perceived height, bulk and scale
- Modulation at front facade accentuates tall narrow proportions of building

CONS

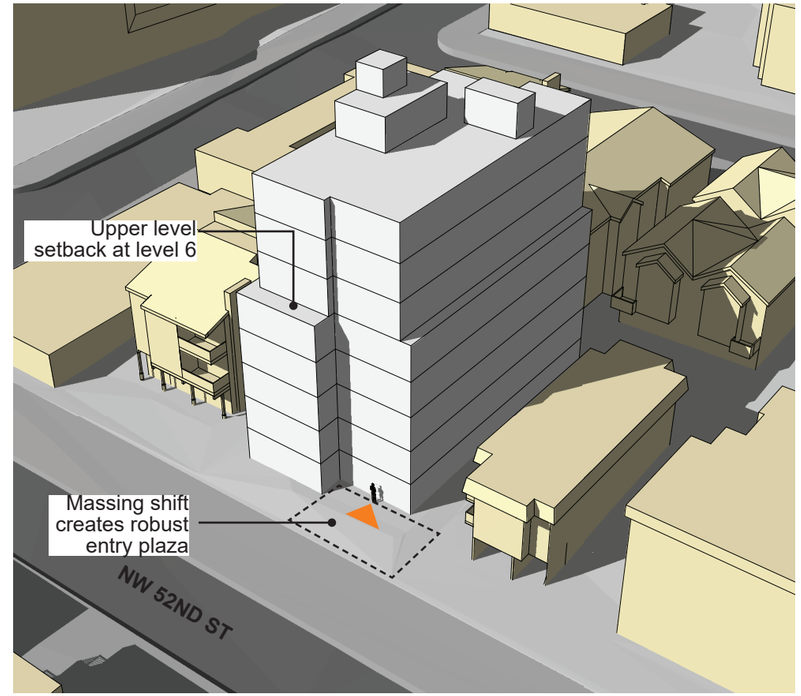
- Encroachment into rear setback reduces common area to north of building
- Upper level setbacks are inconsistent with existing context of similar height structures on the block
- Heavy modulation results in a street-facing facade with excessive, difficult to resolve geometry
- Smaller side setbacks necessitates solid waste access from front of building

SPLIT VOLUMES / ENTRY PLAZA

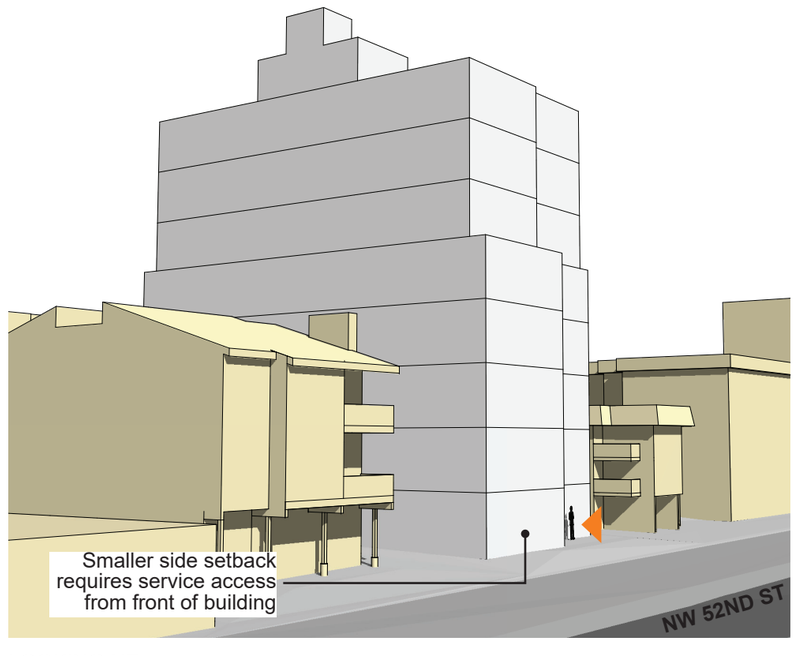
HEAVY FACADE MODULATION



LOOKING NE



LOOKING NW



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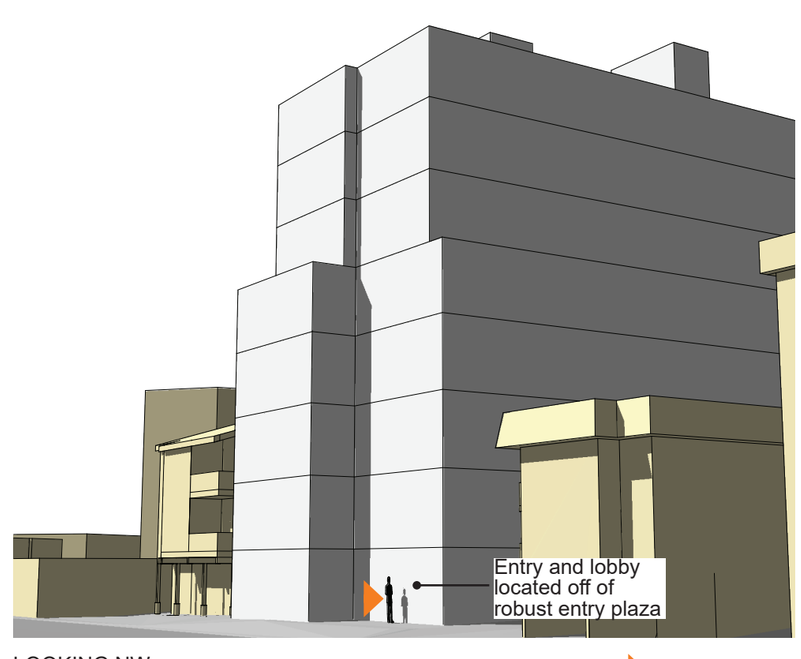
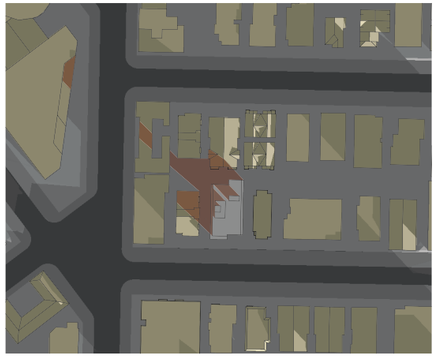


LOOKING NW

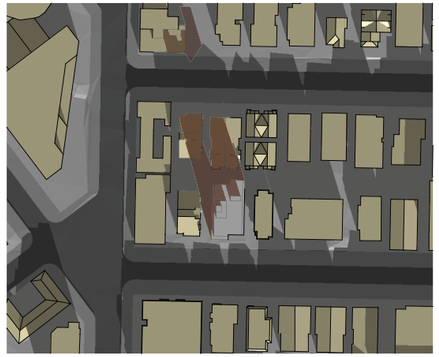
ENTRY

OPTION B | SHADOW ANALYSIS

WINTER SOLSTICE



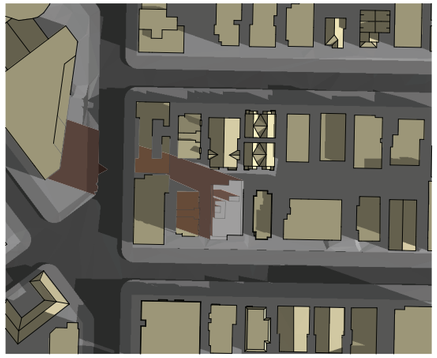
OPTION B | WINTER SOLSTICE
9AM



OPTION B | WINTER SOLSTICE
12PM

OPTION B | WINTER SOLSTICE
3PM

FALL/SPRING EQUINOX



OPTION B | FALL/SPRING EQUINOX
9AM

OPTION B | FALL/SPRING EQUINOX
12PM

OPTION B | FALL/SPRING EQUINOX
3PM

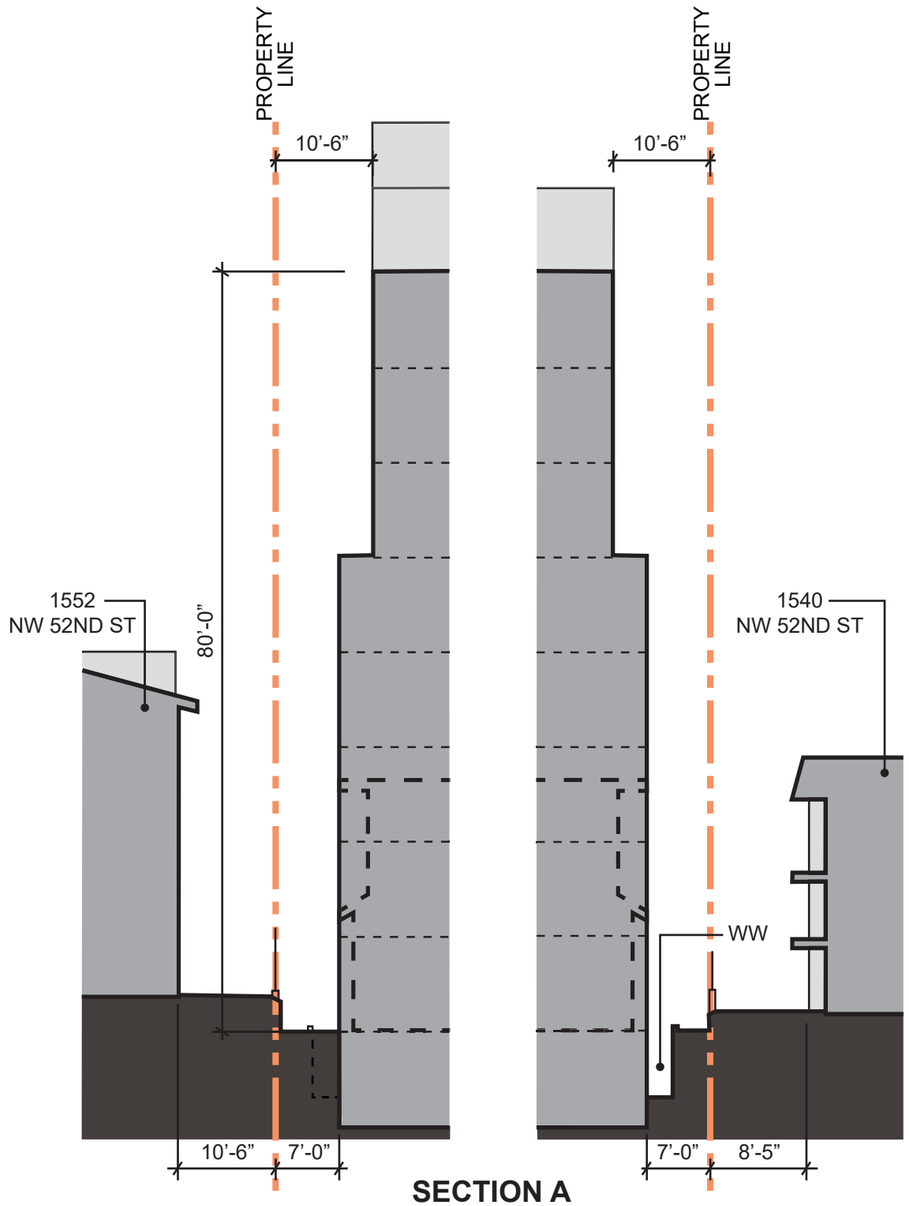
SUMMER SOLSTICE

OPTION B | SUMMER SOLSTICE
9AM

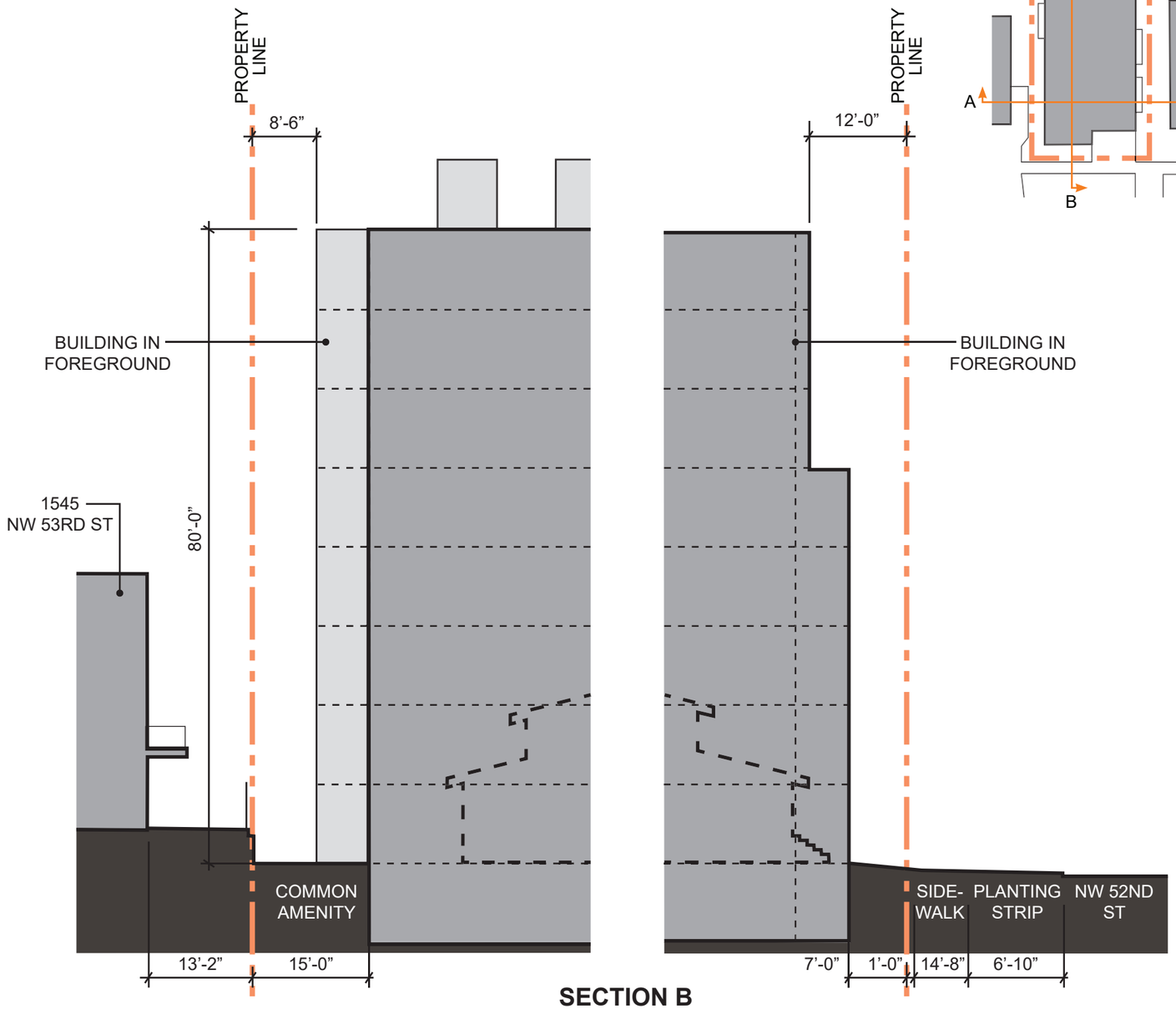
OPTION B | SUMMER SOLSTICE
12PM

OPTION B | SUMMER SOLSTICE
3PM

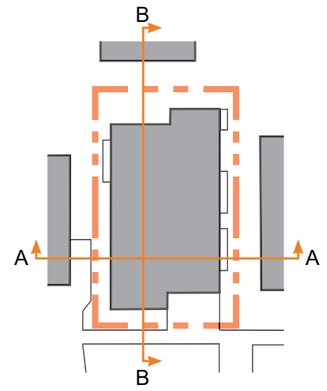
OPTION B |
EDGE CONDITIONS



SECTION A



SECTION B

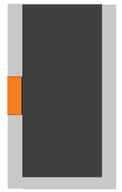


0’ 8’ 16’

OPTION C | FLOOR PLANS

FAR | 4.12
UNITS | 67

DEPARTURES REQUIRED
None - Code Compliant



"STACK"

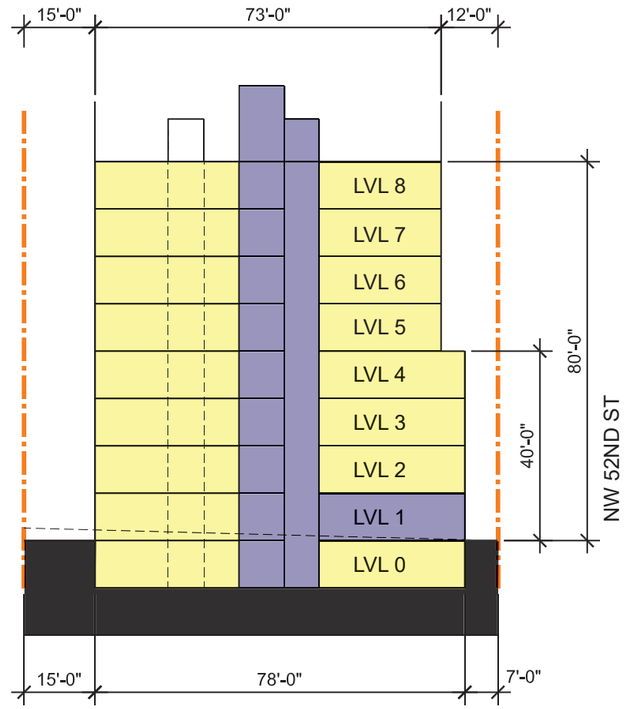
DESIGN SUMMARY

- Massing is tiered with a level 5 setback establishing a strong base / top expression on the sides and front of the building.

- Residential lobby, bike storage, garbage, and a residential unit are all located along the street frontage. The lobby is centrally located in the facade, with garbage and bike parking flanking the space. Service access is from the front of the building.

- Modulation on the west facade of the building dissolves the lower level mass and provides an opportunity for visual interest and private amenity through west facing decks.

- Common amenity is located at the roof deck and rear amenity area.

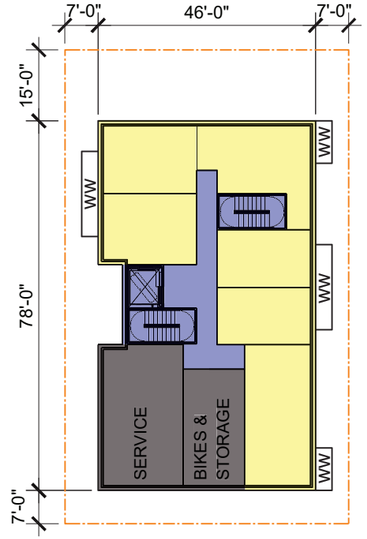


BUILDING SECTION

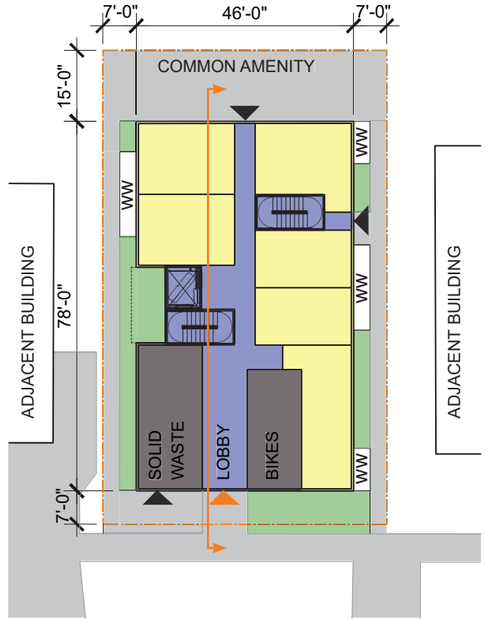
KEY

- RESIDENTIAL
- COMMON / CIRCULATION
- SERVICE / BIKES
- LANDSCAPE/ GREENROOF
- AMENITY
- PROPERTY LINE
- PRIMARY ENTRY
- SECONDARY ENTRIES

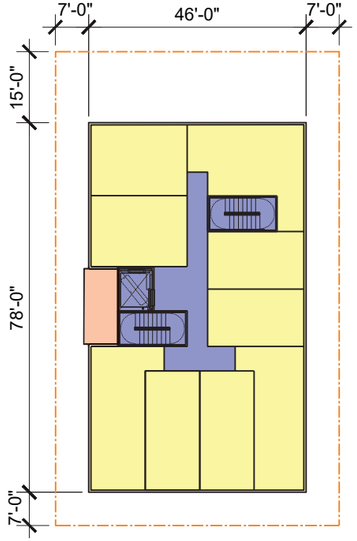
N 0' 16' 32'



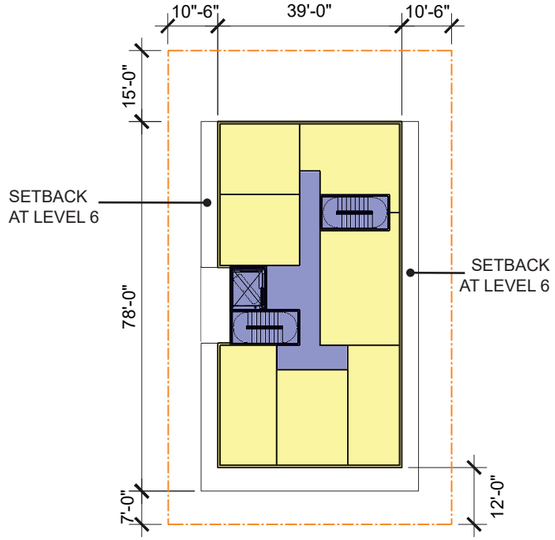
BASEMENT
6 UNITS



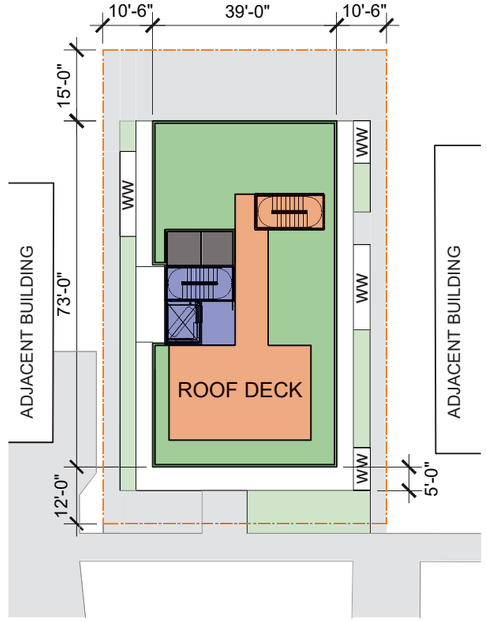
LVL 1
6 UNITS



LVL 2-4
9 UNITS

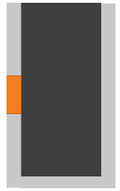


LVL 5-8
7 UNITS



ROOF / SITE COMPOSITE

OPTION C | MASSING



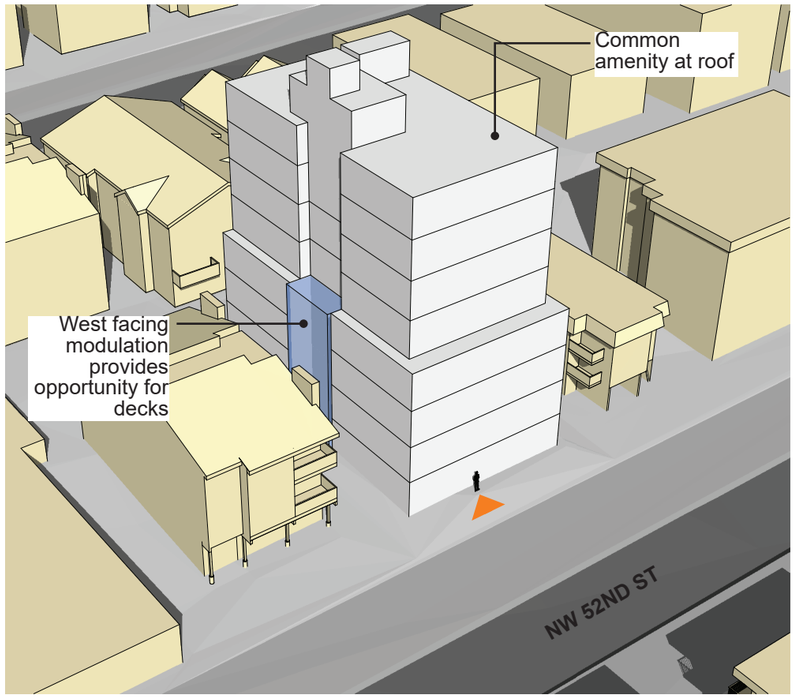
"STACK"

PROS

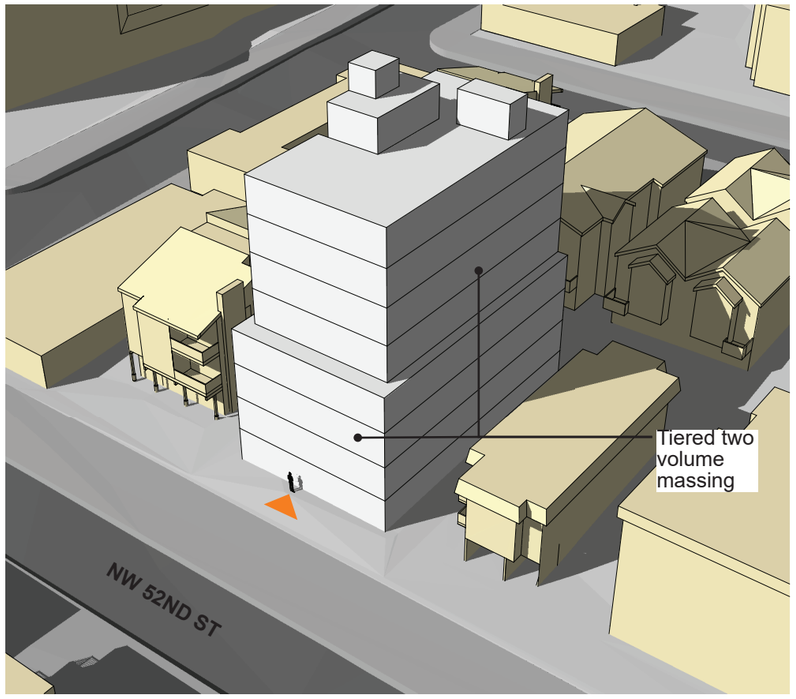
- Level 5 setback reduces perceived height, bulk and scale
- Large ground level amenity north of building
- Modulation at west facade provides opportunities for decks

CONS

- Upper level setbacks are inconsistent with existing context of similar height structures on the block
- Code compliant upper level setback datum results in clumsy equal / equal massing proportions
- Lack of modulation provides less open space adjacent to sidewalk proportions
- Smaller side setback necessitates solid waste access from front of building



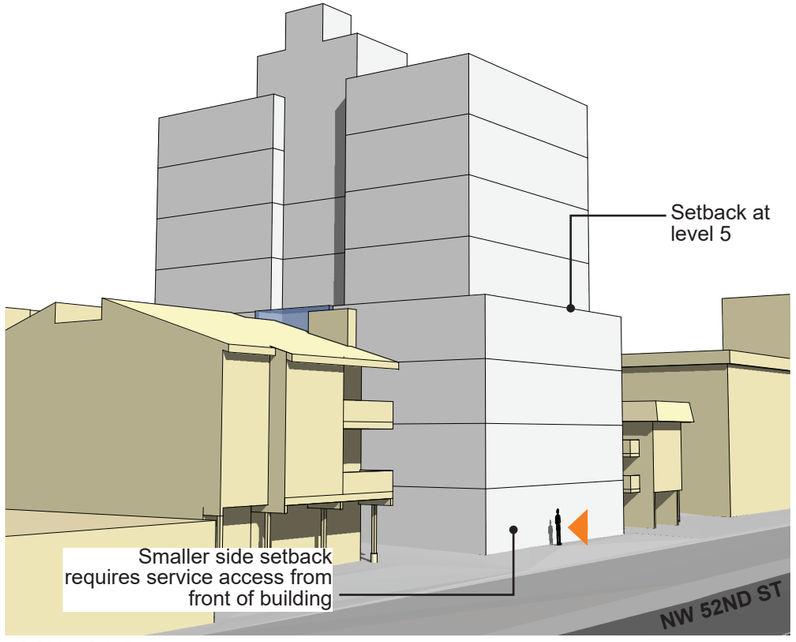
LOOKING NE



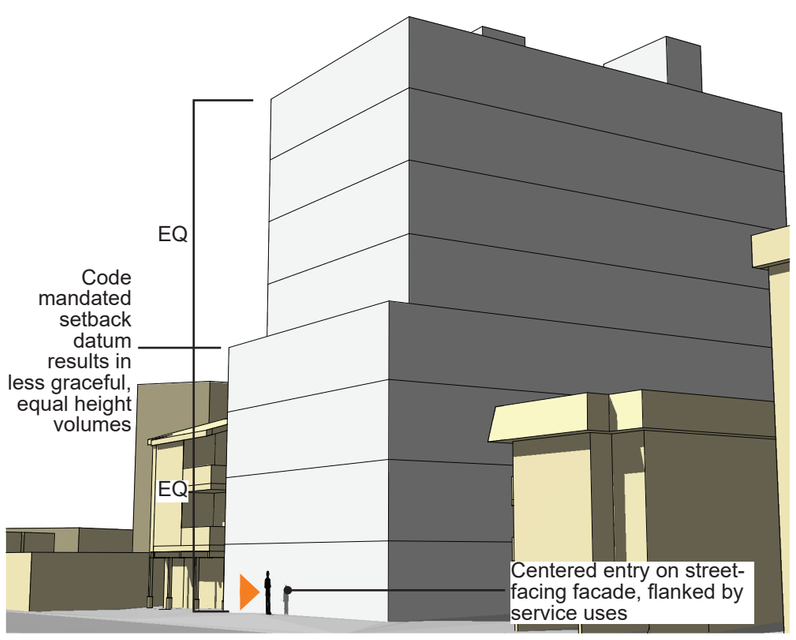
LOOKING NW

STACKED VOLUMES

BALCONY MODULATION



LOOKING NE



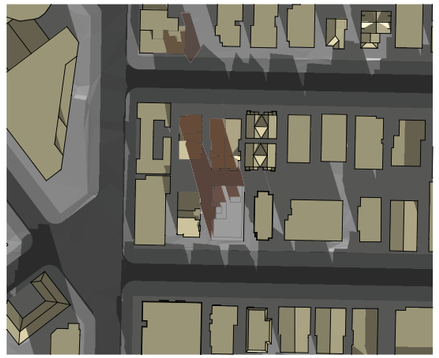
LOOKING NW

ENTRY

OPTION C | SHADOW ANALYSIS

WINTER SOLSTICE

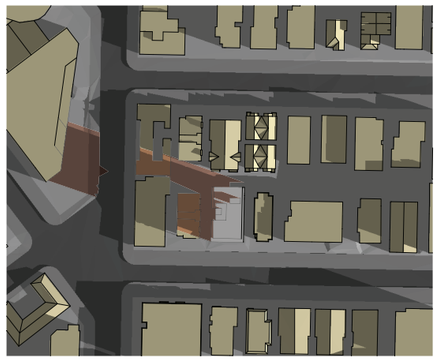
OPTION C | WINTER SOLSTICE
9AM



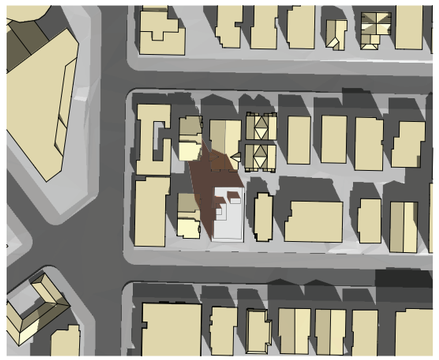
OPTION C | WINTER SOLSTICE
12PM

OPTION C | WINTER SOLSTICE
3PM

FALL/SPRING EQUINOX



OPTION C | FALL/SPRING EQUINOX
9AM



OPTION C | FALL/SPRING EQUINOX
12PM

OPTION C | FALL/SPRING EQUINOX
3PM

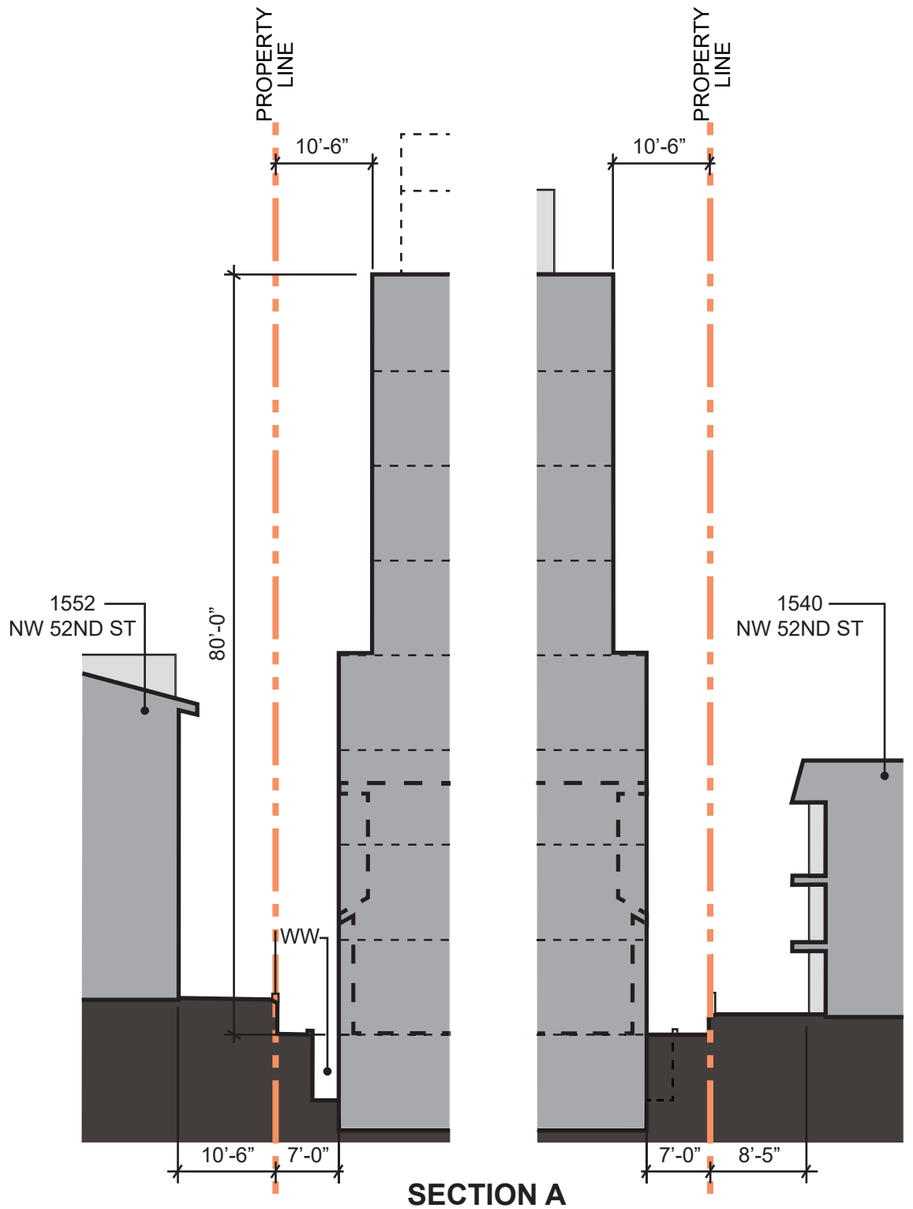
SUMMER SOLSTICE

OPTION C | SUMMER SOLSTICE
9AM

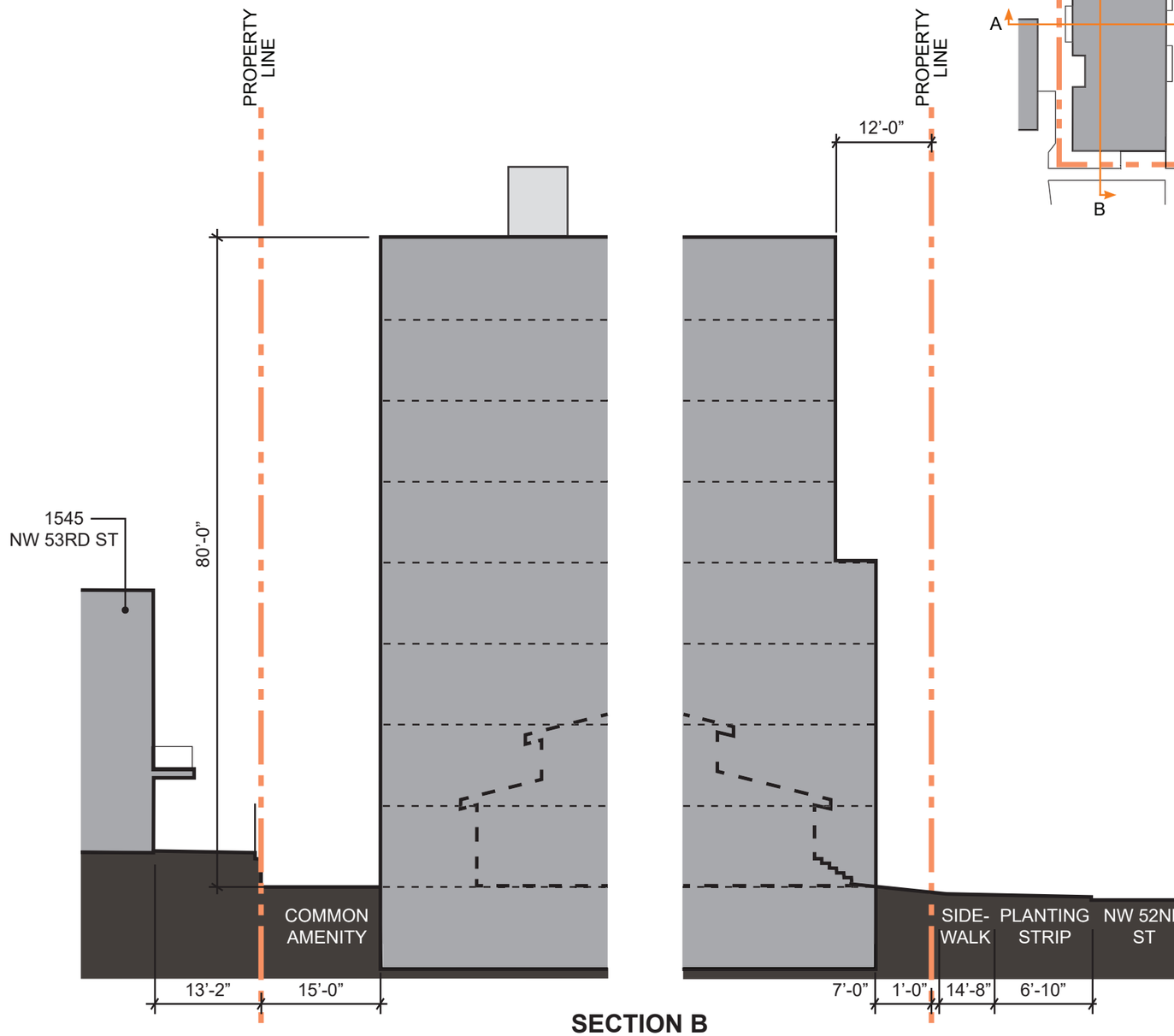
OPTION C | SUMMER SOLSTICE
12PM

OPTION C | SUMMER SOLSTICE
3PM

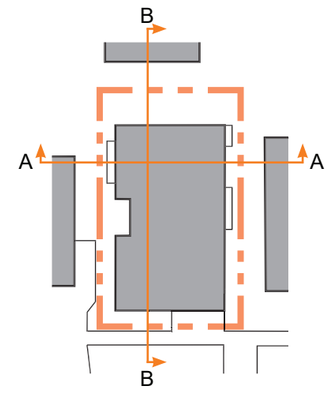
OPTION C |
EDGE CONDITIONS



SECTION A

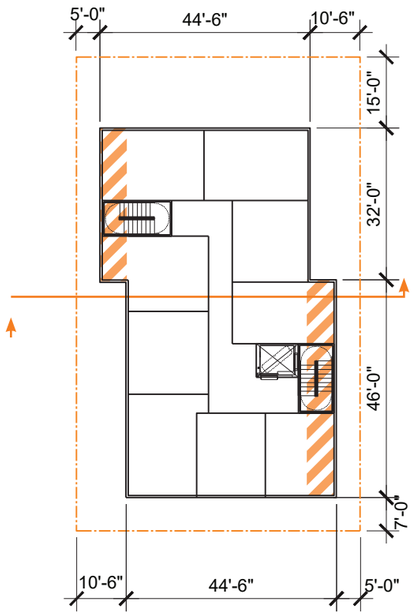


SECTION B

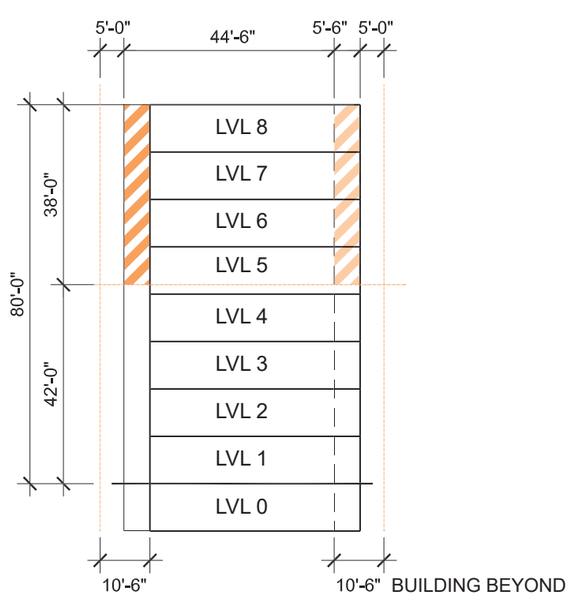


0’ 8’ 16’

PROPOSED DEPARTURE - OPTION A | PREFERRED



PLAN | LEVEL 2-8



SECTION

0' 16' 32'

DEPARTURE 1

UPPER LEVEL SETBACKS PER TABLE B SMC 23.45.518

REQUIREMENT

7'-0" average setbacks, 5'-0" Min., from side lot lines where building is less than 42'-0" above average grade plane.

10'-0 side setbacks from lot lines where building is greater than 42'-0" above average grade plane

LOCATION

Side setback at east and west property lines, above 42'-0" feet.

JUSTIFICATION

The upper level setback requirements, both in distance and height, are arbitrary and do not relate to the existing context in this neighborhood:

- The mandated height of 42 feet does not reflect the historical zoning / context of the underdeveloped three-story structures in the neighborhood. (CS2.D1)
- The NC zoning nearby has a similar height and does not require the upper level setback. Existing structures built to a similar height do not incorporate it, making the setback foreign in the existing context of similar height buildings. (CS2.D1, DC2.C3)
- With the recent maximum height change to 80 feet, the 42 foot upper level setback creates two equal height masses, which is an awkward proportion that can make the top mass feel disproportionately heavy. (DC2.A2, DC2.B1)

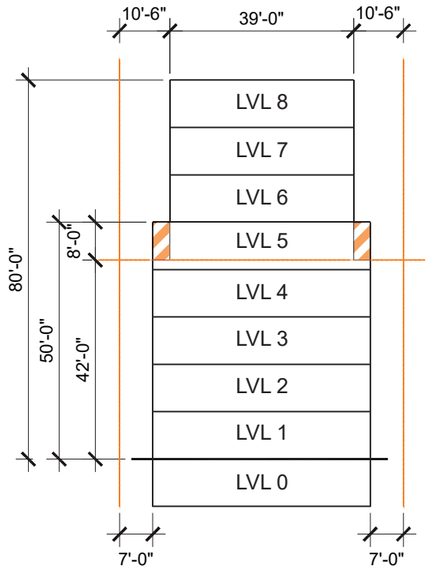
The proposed design omits the arbitrary upper level setbacks and instead modulates the entire building height along portions of the side property line. This approach better meets the intent of the design guidelines by:

- Increasing the overall average side setbacks for the structures entire height to greater then code minimums. (CS2.D5)
- Omitting the upper level setback allows the building to exhibit more graceful proportions and use more referential gestures, such as material or color changes, fenestration patterns, and smaller modulation as a more sophisticated and timeless approach to respecting the existing context. (CS2.D1, CS3.A4, DC2.B1, DC4.A1)
- The upper level setback is inconsistent with other buildings of a similar scale and height on the block. (DC2.C3)

APPLICABLE DESIGN GUIDELINES

- CS2.D1 - EXISTING DEVELOPMENT AND ZONING
- CS2.D5 - RESPECT FOR ADJACENT SITES
- CS3.A4 - EVOLVING NEIGHBORHOODS
- DC2.A2 - REDUCING PERCEIVED MASS
- DC2.B1 - FACADE COMPOSITION
- DC2.C3 - FIT WITH NEIGHBORING BUILDINGS
- DC4.A1 - EXTERIOR FINISH MATERIALS

PROPOSED DEPARTURES - OPTION B



SECTION

DEPARTURE 1

UPPER LEVEL SETBACKS PER TABLE B SMC 23.45.518

REQUIREMENT

10'-0 side setbacks from lot lines where building is greater than 42'-0" above average grade plane

LOCATION

Side setback at east and west property lines, above 42'-0" feet.

JUSTIFICATION

The upper level setback requirements, both in distance and height, are arbitrary and do not relate to the existing context in this neighborhood:

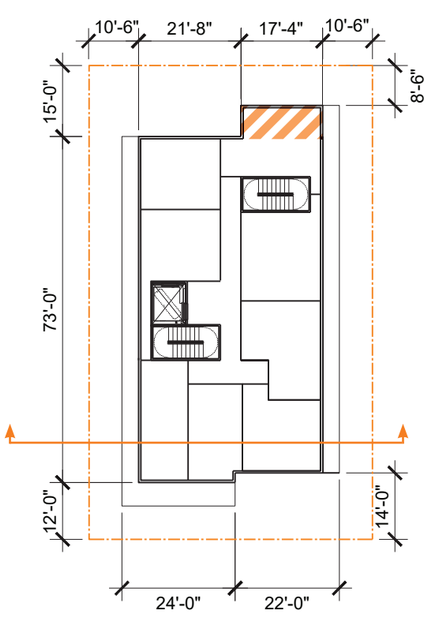
- The mandated height of 42 feet does not reflect the historical zoning / context of the underdeveloped three-story structures in the neighborhood. (CS2.D1)
- With the recent maximum height change to 80 feet, the 42 foot upper level setback creates two equal height masses, which is an awkward proportion that can make the top mass feel disproportionately heavy. (DC2.A2, DC2.B1)

The proposed design modifies the upper level setback to occur at a height of 50 feet as opposed to the code mandated 42 foot datum. This approach better meets the intent of the design guidelines by:

- Allowing the break to occur at a more natural point on the structure, results in more elegant overall proportions and avoids the equal / equal massing proportions that make the upper stories. (DC2.A2, DC2.B1)
- By setting back at level 5, there are better opportunities to dissolve the lower mass using material and color changes, fenestration patterns, and smaller modulation to relate to adjacent structure datums and heights. (CS2.D1, DC2.A2, DC2.C3, DC4.A1)

APPLICABLE DESIGN GUIDELINES

- CS2.D1 - EXISTING DEVELOPMENT AND ZONING
- DC2.A2 - REDUCING PERCEIVED MASS
- DC2.B1 - FACADE COMPOSITION
- DC2.C3 - FIT WITH NEIGHBORING BUILDINGS
- DC4.A1 - EXTERIOR FINISH MATERIALS



PLAN | LEVEL 6-8

0' 16' 32'

SETBACK ENCROACHMENT

DEPARTURE 2

REAR SETBACK PER TABLE B SMC 23.45.518

REQUIREMENT

Rear setback of 15-0" from rear property line

LOCATION

Rear setback at north property line

JUSTIFICATION

The proposed design fractures the massing along a north / south axis, pushing a portion of the building mass back from the street to create a robust entry plaza that engages the sidewalk. The complementary shift encroaches a portion of the rear facade into the north setback. This approach better meets the intent of the design guidelines by:

- Creating an entry plaza adjacent to the street and primary residential entry, creating open space, and adding to the public amenities / landscaping available to the pedestrian realm. (CS2.B2, CS2.B3, PL1.A2, DC3.C2)
- The horizontal massing shift results in smaller facades, both at the street-facing and rear facades. These facade widths are more comparable with the facade widths of existing structures on the block and will reduce the apparent height, bulk, and scale of the north facing facade. (DC2.A2, DS2.C3)

APPLICABLE DESIGN GUIDELINES

- CS2.B.2 - CONNECTION TO THE STREET
- CS2.B.3 - CHARACTER OF OPEN SPACE
- PL1.A.2 - ADDING TO PUBLIC LIFE
- DC2.A.2 - REDUCING PERCEIVED MASS
- DC2.C.3 - FIT WITH NEIGHBORING BUILDINGS
- DC3.C.2 - AMENITIES AND FEATURES

APPLICANT WORK SAMPLES

SKIDMORE JANETTE APD