



CLARK  
BARNES

OCTOBER 16, 2023

# RECOMMENDATION MEETING

6015 15th Ave NW Seattle, WA  
3038032-LU RECOMMENDATION MEETING



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**APPLICANT TEAM**

OWNER: 601five LLC

ARCHITECT: CLARK | BARNES  
1401 West Garfield St.  
Seattle, WA 98119

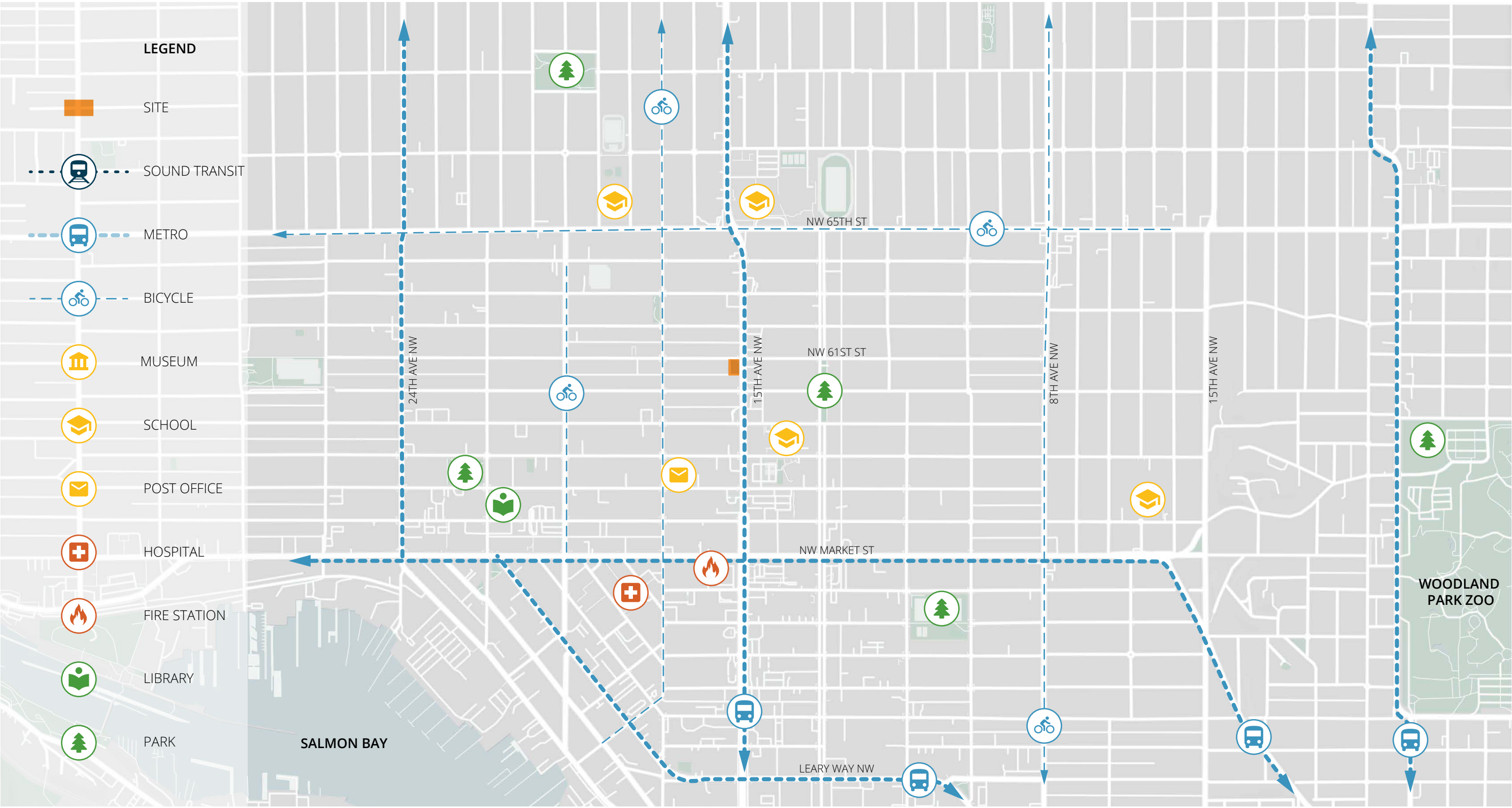
**PROJECT DESCRIPTION**

The site includes multiple existing structures with surface parking that will be demolished. The proposed development is a 5-story residential building with approximately 51 units and 4 tuck-under parking stalls located off the alley.

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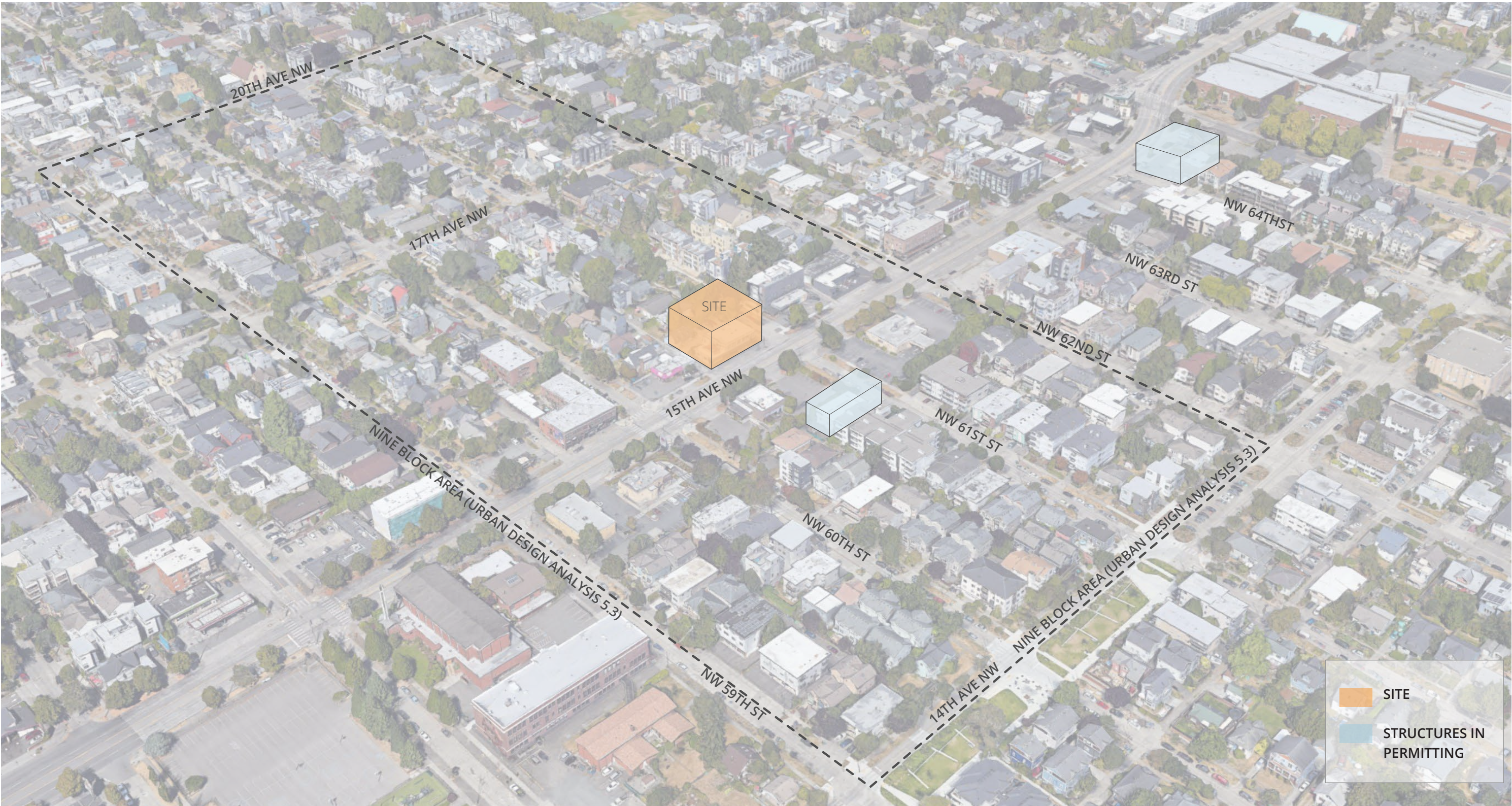
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# URBAN DESIGN ANALYSIS - VICINITY MAP (5.2)



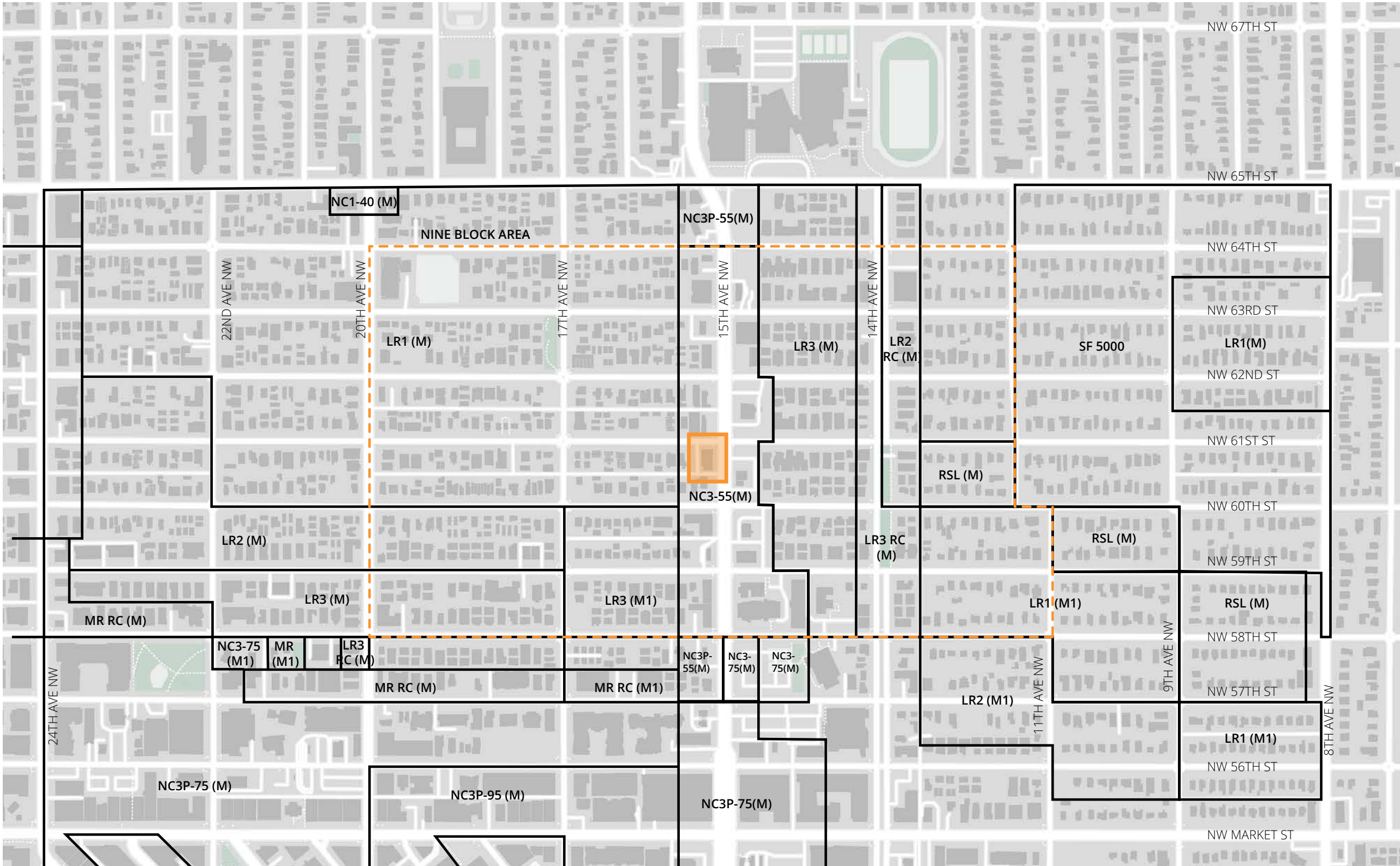


# URBAN DESIGN ANALYSIS - AERIAL PHOTOGRAPH NINE BLOCK AREA (4.3)





# URBAN DESIGN ANALYSIS - ZONING MAP (5.0)



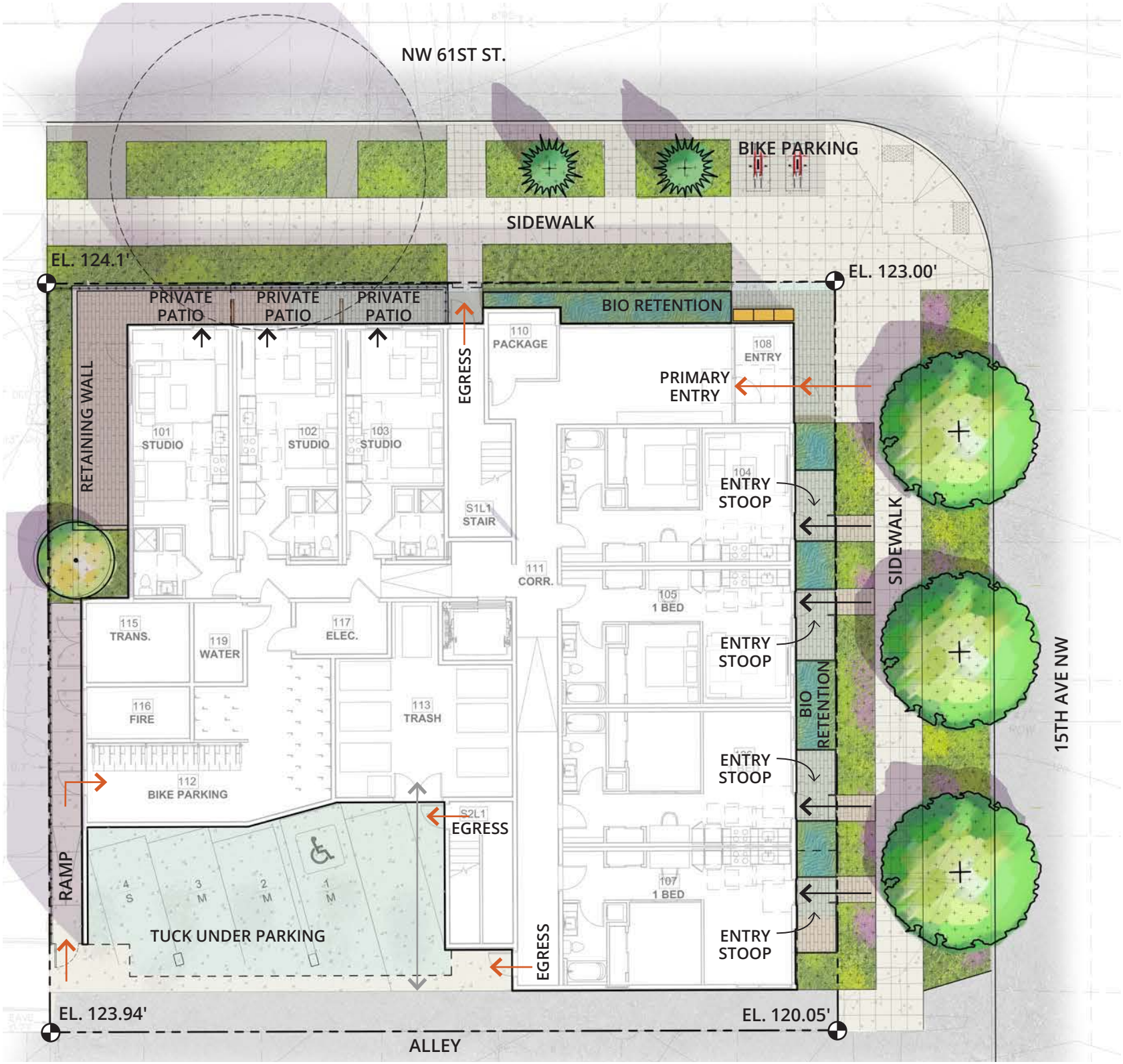


# ZONING DATA (6.0)

ADDRESS	6015 15th Ave NW		
PARCEL #	2767603300		
TOTAL SITE AREA	9,500 SF		
ZONE	NC3-55 (M), Parking Flexibility, Ballard (Hub Urban Village)		
STREETS	15th Avenue NW, NW 61st Street, Unimproved Alley		
PERMITTED USES 23.47A.005	Residential, Retail sales and services		
HEIGHT LIMIT 23.47A.012	55' Proposal complies with the height limit.	GREEN FACTOR 23.47A.016	0.3 Proposal requires 0.3 green factor.
FAR 23.47A.013	Maximum: 3.75 (35,625 SF) Minimum: 2 (19,000 SF) Proposal complies with the maximum allowable FAR.	AMENITY AREA 23.47A.024	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Proposal complies with the amenity area requirements at roof top deck.
BALLARD HUB URBAN VILLAGE STANDARDS 23.47A.009.F	Upper-level setbacks: A setback with an average depth of 10 feet from all abutting street lot lines is required for portions of a structure above a height of 45 feet. The maximum depth of a setback that can be used for calculating the average setback is 20 feet. See departure request for upper level setbacks.	AFFORDABLE HOUSING: 23.58C.040 TIP 257	MHA Zone: M - Medium Payment: \$15.36/SF (per 3/1/21-2/28/22 fee schedule. Subject to SDCL increases) Performance: 5% of Units Proposal must comply with MHA requirements through payment method.
SETBACK 23.47A.014	A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone or a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially zoned lot.  An upper-level setback is required along any rear or side lot line that abuts a lot in an LR zone as follows: 10' for portions of structures above 13' in height to a maximum of 65'. Proposal complies with the required setbacks from LR zone to the west.	PARKING 23.54.015  BICYCLE PARKING 23.54.015  SOLID WASTE 23.54.040  ALLEY IMPROVEMENT 23.53.030	No minimum parking requirement for residential uses within urban villages Proposal has included 4 stalls located off the alley.  long term: 1 per dwelling unit; short term: 1 per 20 dwelling units Proposal complies with bicycle parking requirements.  Residential: 375 square feet plus 4 square feet for each additional unit above 50 Proposal complies with 379 SF solid waste requirement.  20' Minimum Right-of-Way Widths for Existing Alleys in NC3 Zone Current alley is 10' wide and will require 5' alley dedication.



COMPOSITE SITE PLAN (7.0)



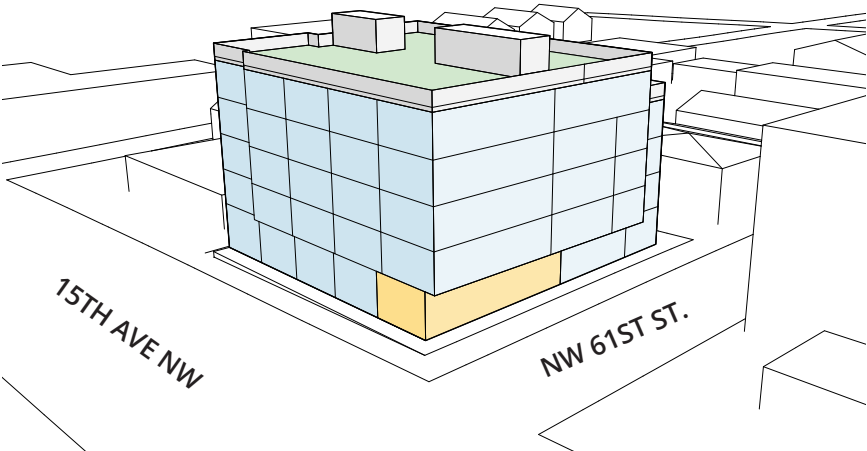


MASSING  
(CS2.C.1, CS2.D.3,  
DC2.2)

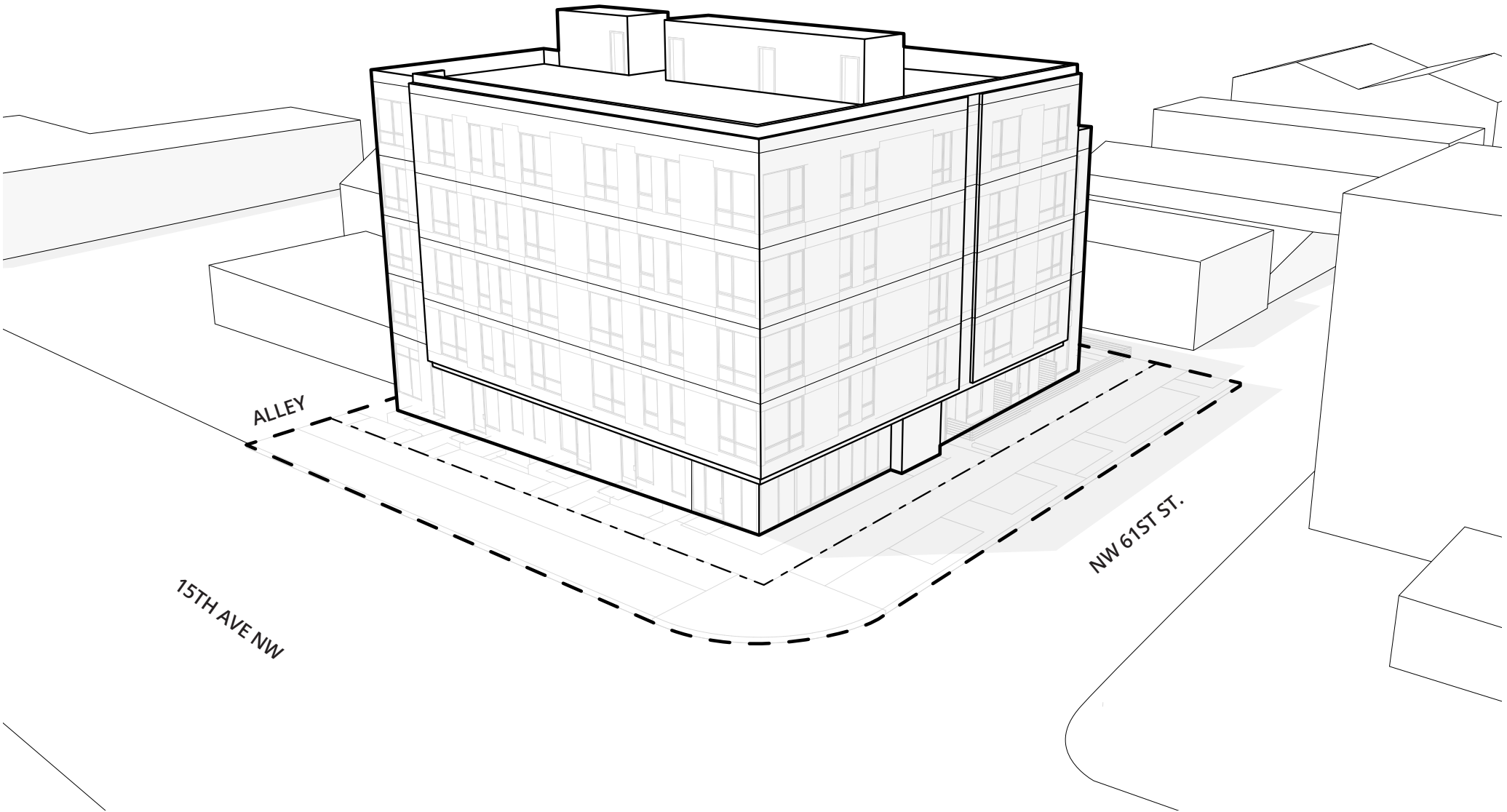
"What Was Said"

The Board noted that although this site is relatively small, the three massing options presented gave viable alternatives for arranging the building mass to respond to site and program conditions. The Board unanimously supported Option C, the preferred option. The Board specifically supported the upper level overhang in Option C that emphasizes the corner location that is balanced by a recess at the ground level that creates space to develop the streetscape. They supported the shift of massing at the upper level towards the busy 15th Ave NW arterial and away from the zone transition to LR1.

The Recommendation Meeting massing is consistent with EDG Option C.



EDG - 10/18/21 MASSING



RECOMMENDATION MEETING - PROPOSED MASSING



ENTRIES  
(PL3.A)

"What Was Said"

The Board requested that the height of the overhang at the corner be assessed to avoid a visual pinch point of the massing at the main residential entry lobby.

10' tall floor to ceiling glazing wrapping the corner emphasizes the openness and vertical clearance at the building entry.

ENTRIES  
(PL3.A)

The Board requested further study of the location of the main residential entry door within the corner lobby location indicated in Option C at the Recommendation phase. They noted that clear way finding and identification of the entry was important for building function.

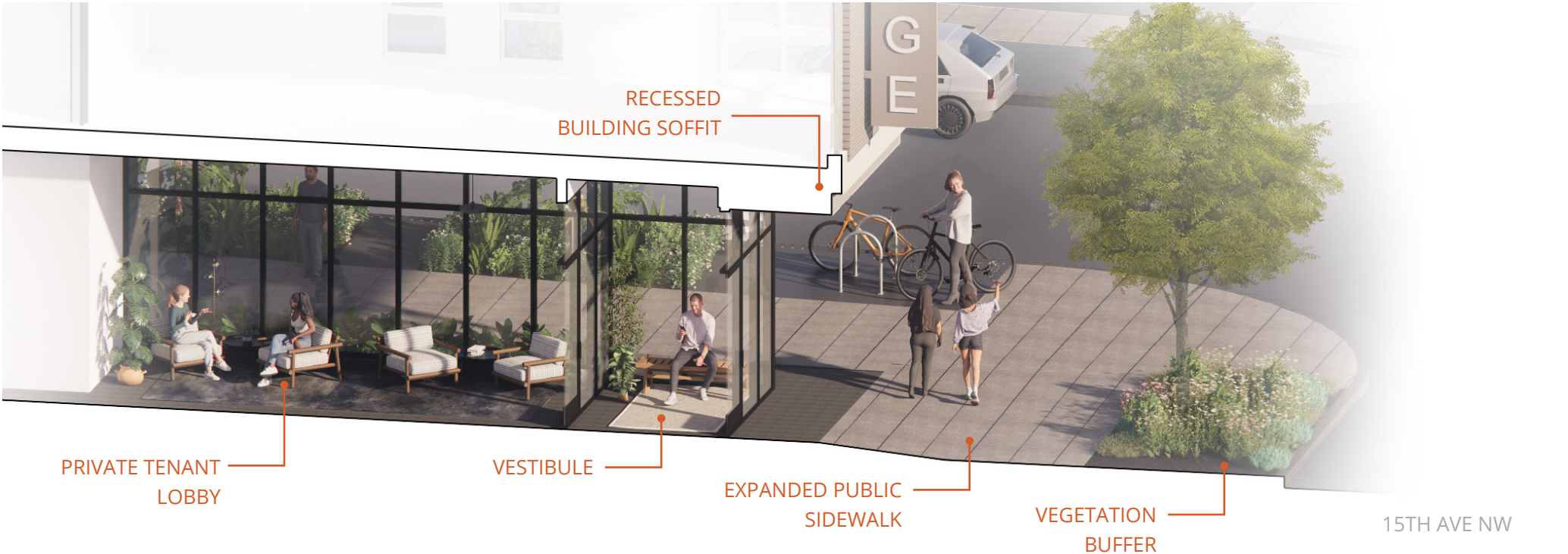
The main building entrance has been relocated to face 15th Ave NW, paired with signage for clear way finding and entry direction.



RECOMMENDATION MEETING - SITE PLAN



RECOMMENDATION MEETING - MAIN CORNER ENTRY



ENTRY SECTION - 15TH AVE NW



CORNER SITES/  
RETAIL EDGES/  
ENTRIES  
(CS2.C.1, PL3.C,  
PL3.A)

"What Was Said"

The Board noted that the site is within the 'Commercial Mix' Character Area in the Ballard Neighborhood Design Guidelines that recommends retail at corner locations. The applicant noted that the strong commercial frontage along 15th Ave NW was addressed with the arrangement of the live-work units. This layout was balanced by locating the residential entry at the corner which serves as a transition to the residential neighborhood along NW 61st St. The Board supported that design logic and supported the location of the residential entry at the corner to provide activation and transition to the lower density zone.

The main building entry remains at the corner and continues to serve as a transition to the residential neighborhood at NW 61st St. Each residential unit facing 15th Ave NW has a separate sidewalk, front door accessed from the entry stoop and overhead weather protection



EDG - 10/18/21



RECOMMENDATION MEETING - ENTRIES ALONG 15TH AVE NW



# EDG RESPONSE - CONNECTION TO STREET [8.0]

CONNECTION TO  
THE STREET  
(CS2.B.2)

"What Was Said"

The Board asked about the level of the live-work units relative to the sidewalk. The applicant noted that, as there is no basement in the building, there is some flexibility in setting those finish floor elevations. The Board requested a study of how the level of how the ground level units are set to allow accessibility from the street.

Floor finish at the ground floor units step down with the grades along 15th Ave NW to provide individual stoops at each entry.

WEATHER  
PROTECTION  
(PL2.C)

The Board asked about overhead weather protection, especially in relation to the live - work unit entrances. The applicant noted that the overhang at the northeast corner would provide integrated weather protection for several of the entries. The Board requested further exploration of weather protection at all of the live -work entries at the Recommendation phase

The 5' overhang along the East and North facades provides weather protection. The unit entries that are not located under the overhang have individual canopies.

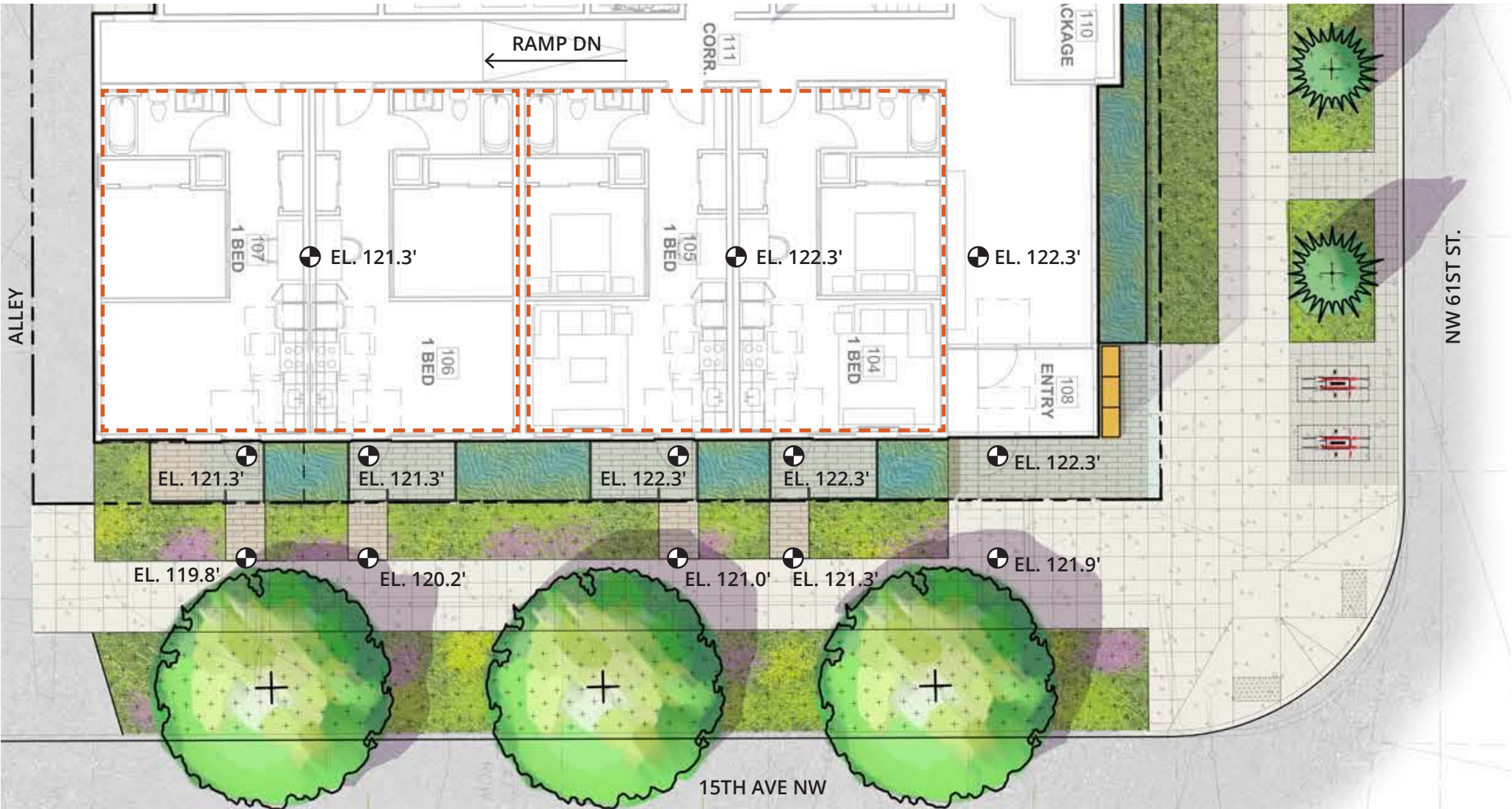
CONNECTION TO  
THE STREET  
(CS2.B.2)

The Board supported the 5 foot ground level setback along both street frontages, as shown in Option C, that creates space for a transitional zone between the public sidewalk and the semi-private live-work units. The Board specifically requested information on the further development of the landscape buffer at the Recommendation phase. They noted this area should be developed to serve as a transitional space to the live-work unit entries as well as an integral part of the streetscape development.

The 5' ground level setback has been developed with individual unit stoops along 15th Ave NW with bio-retention planters in between. Units along 61st have private outdoor patios to transition to the LR zone.



RECOMMENDATION MEETING - EAST ELEVATION AT STREET LEVEL (15TH AVE NW)



RECOMMENDATION MEETING - UNIT ENTRIES ALONG 15TH AVE NW



CONNECTION TO  
THE STREET  
(CS2.B.2)

"What Was Said"

The Board asked about the level of the live-work units relative to the sidewalk. The applicant noted that, as there is no basement in the building, there is some flexibility in setting those finish floor elevations. The Board requested a study of how the level of how the ground level units are set to allow accessibility from the street.

**The ground floor units facing NW 61st Street have private individual patio access from the inside. Direct access to the sidewalk was removed to create privacy and a residential scale next to the LR zone.**

WEATHER  
PROTECTION  
(PL2.C)

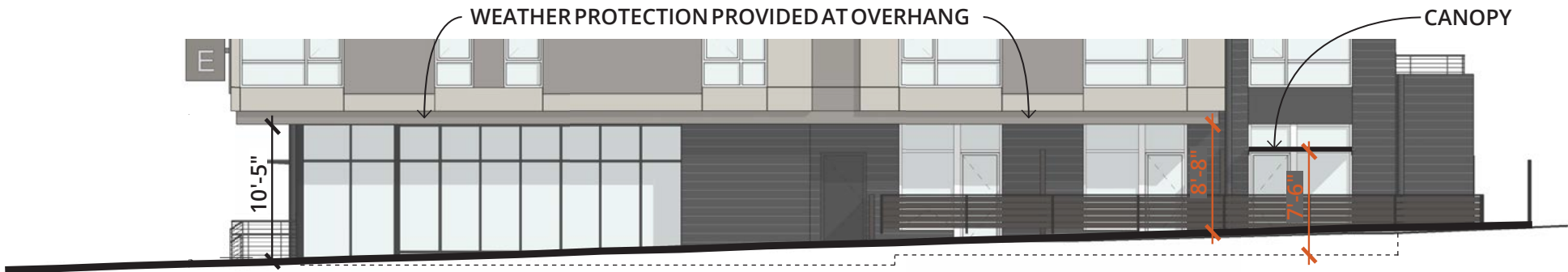
The Board asked about overhead weather protection, especially in relation to the live - work unit entrances. The applicant noted that the overhang at the northeast corner would provide integrated weather protection for several of the entries. The Board requested further exploration of weather protection at all of the unit entries at the Recommendation phase

**The 5' overhang along the East and North facades provides weather protection. The unit entries that are not located under the overhang have individual canopies.**

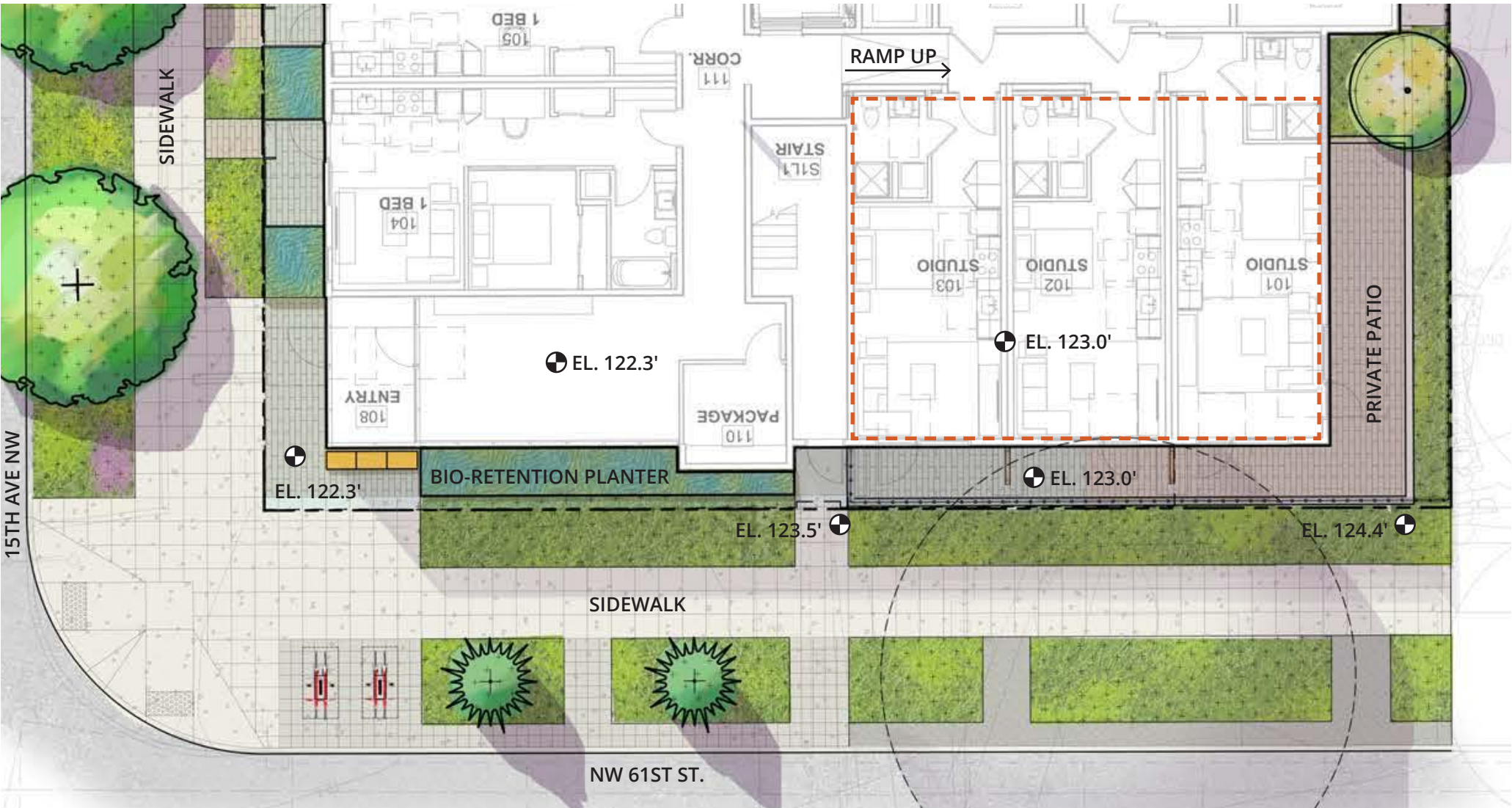
CONNECTION TO  
THE STREET  
(CS2.B.2)

The Board supported the 5 foot ground level setback along both street frontages, that creates space for a transitional zone between the public sidewalk and the dwelling units. The Board specifically requested information on the further development of the landscape buffer at the Recommendation phase. They noted this area should be developed to serve as a transitional space to the unit entries as well as an integral part of the street-scape development.

**The 5' ground level setback has been developed with individual unit stoops along 15th Ave NW with bio-retention planters in between, and a landscape buffer between the sidewalk and property line.**



RECOMMENDATION MEETING - EAST ELEVATION AT STREET LEVEL



RECOMMENDATION MEETING - UNIT ENTRIES ALONG NW 61ST ST





RECOMMENDATION MEETING - UNITS FACING NW 61ST ST



RESPECT FOR  
ADJACENT SITES  
(CS2.D.5)

"What Was Said"

The Board did express concern, about the potential impact of the higher density use on the adjacent residential neighbors. They requested a privacy study, including assessment of window overlap, to be presented at the Recommendation phase, to show how the refinement of the building is addressing privacy concerns.

The reduction and relocation of windows on the west facade in combination with the existing vegetation buffer minimizes the privacy impact on the adjacent residential property.





## EDG RESPONSE - MASSING [8.0]

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**BUILDING-  
OPEN SPACE  
RELATIONSHIP  
(DC3.A)**

## "What Was Said"

The Board asked the applicant about the uses in the 10 foot rear setback along the west property line. The applicant noted that the ground level units would have direct access to the adjacent exterior space at the north end of the lot. At the south end of the lot, direct access to the bike room and building services would also be provided. The Board appreciated the thoughtful utilization of the space.

The building is setback 10'-1" at the northwest corner of the site that provides a private patio at the ground floor unit and a 3' landscape buffer. A private pathway provides access to the bike parking, building services from the alley. Above level 1 the building is setback 10'-1".



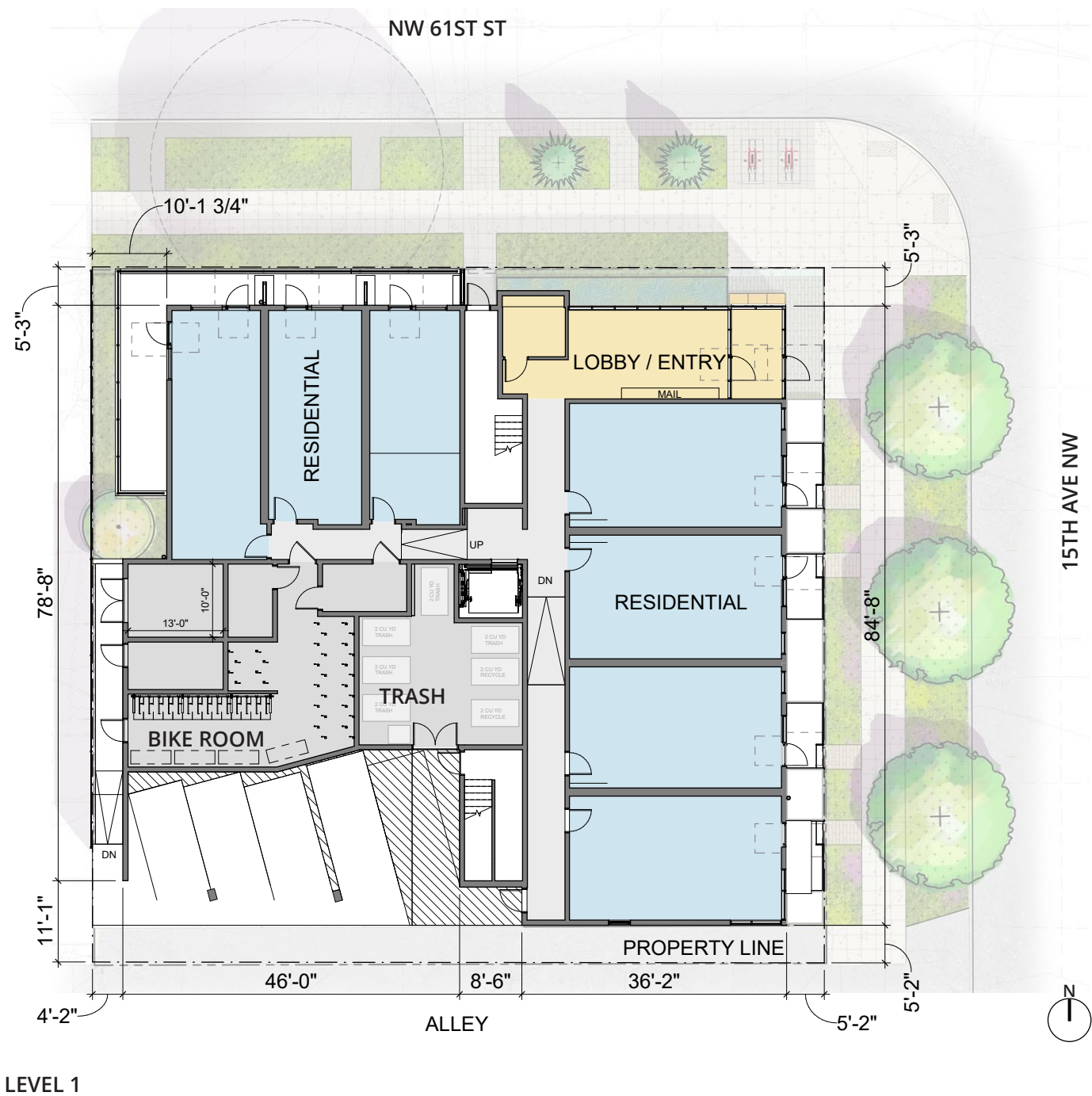
## RECOMMENDATION MEETING - WEST ELEVATION GROUND FLOOR



RECOMMENDATION MEETING - ENLARGED SITE PLAN - WEST PROPERTY LINE



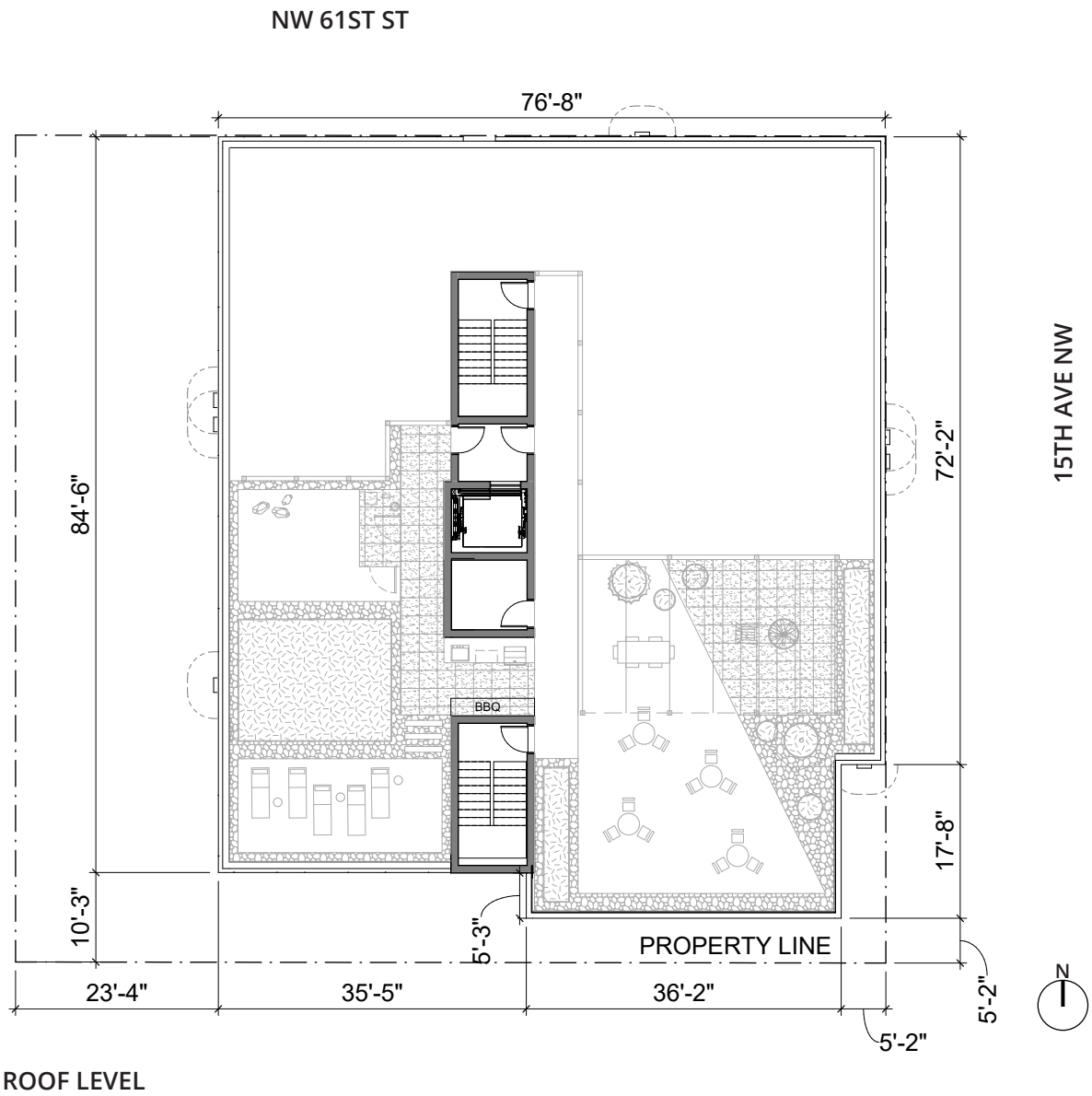
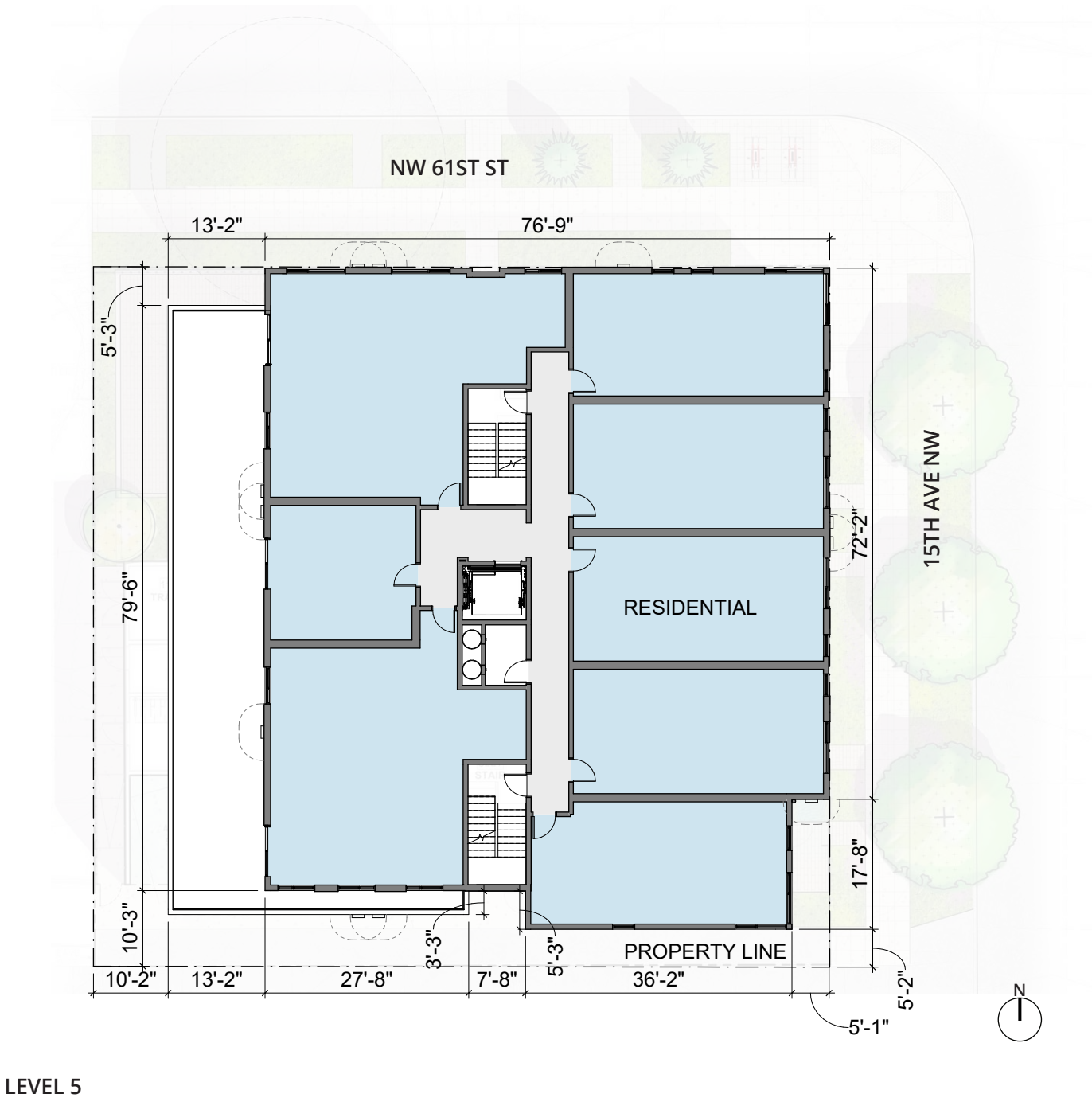
FLOOR PLANS [9.0]





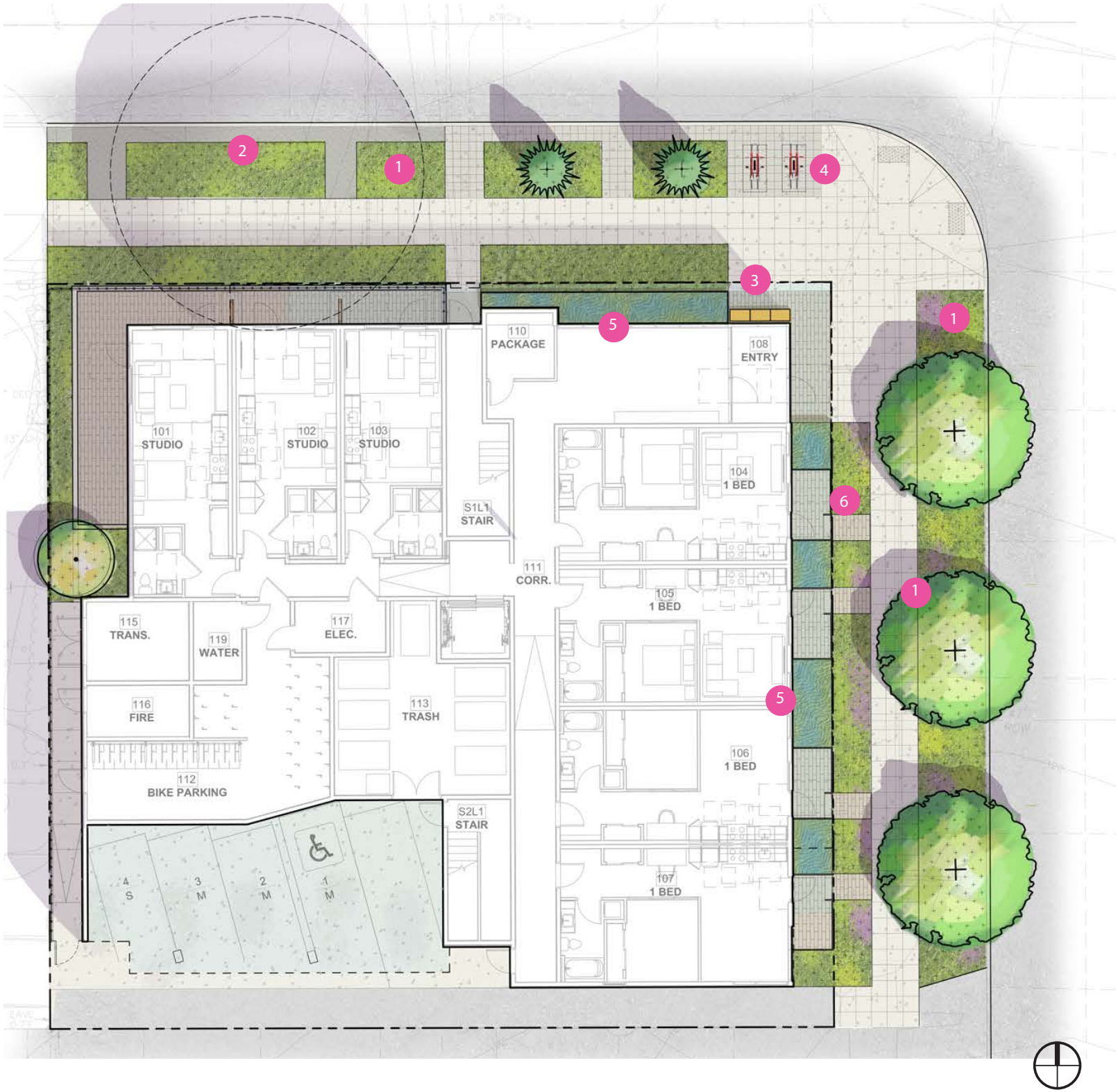
FLOOR PLANS - L5 [9.0]

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BARNES





# LANDSCAPE & PLANTING PLANS - STREETSCAPE [10.0]



1 Wide Planting Strip



2 Existing Tree Preservation



3 Stool Seating for Informal Gathering



4 Bike Racks



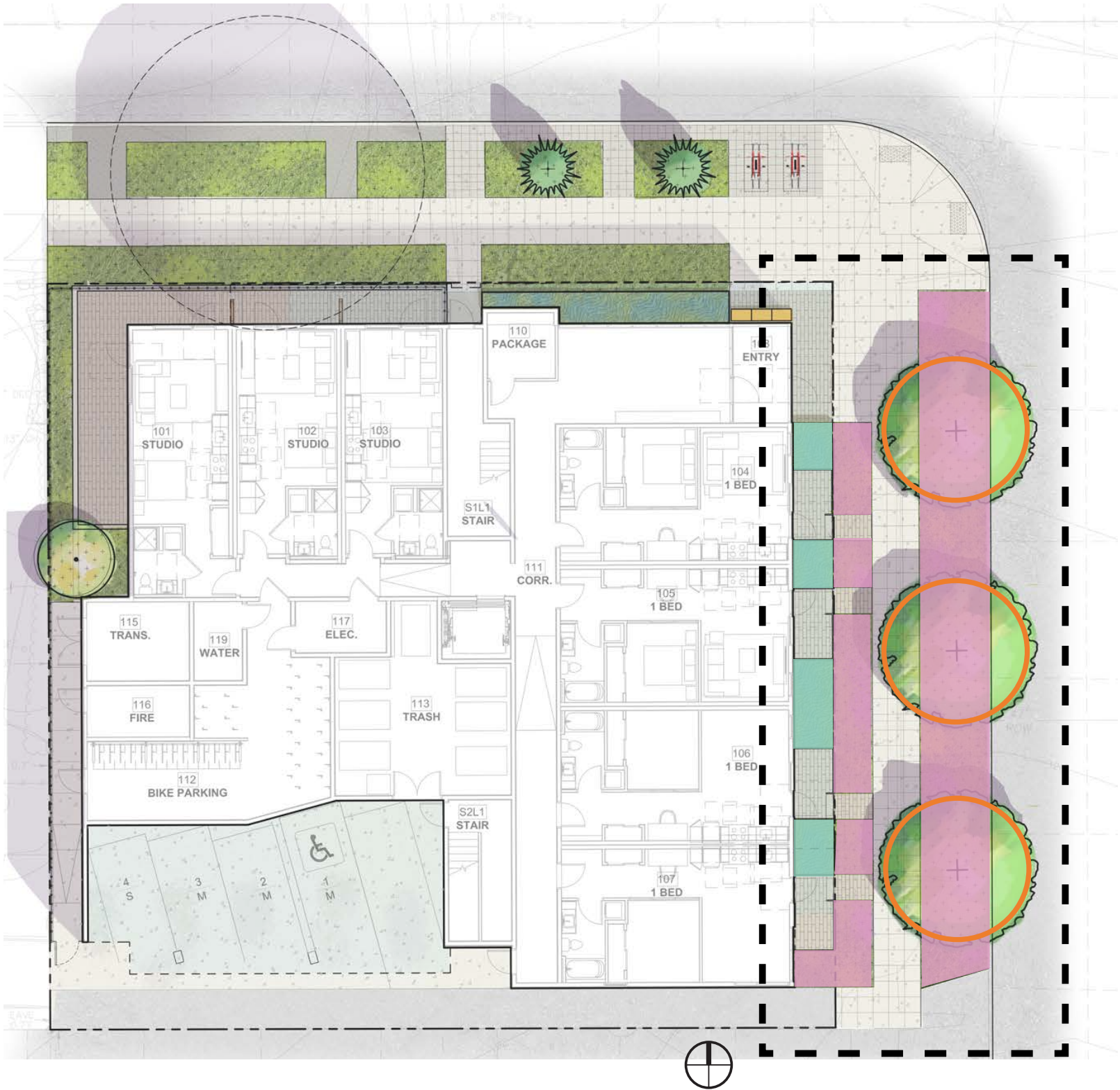
5 Bioretention Planters



6 Townhome Stoops



# LANDSCAPE & PLANTING PLANS - 15TH AVE NW [10.0]



STREET TREE

Ulmus 'Frontier' / Frontier Elm

Rhamnus purshiana / Cascara

SUNNY MEADOW

Panicum virgatum / Switchgrass

Potentilla fruticosa / Shrubby cinquefoil

Mahonia aq. 'Compacta' / Oregon Grape

Spiraea be. 'Tor' / Birch-Leaf Spirea

BIORETENTION

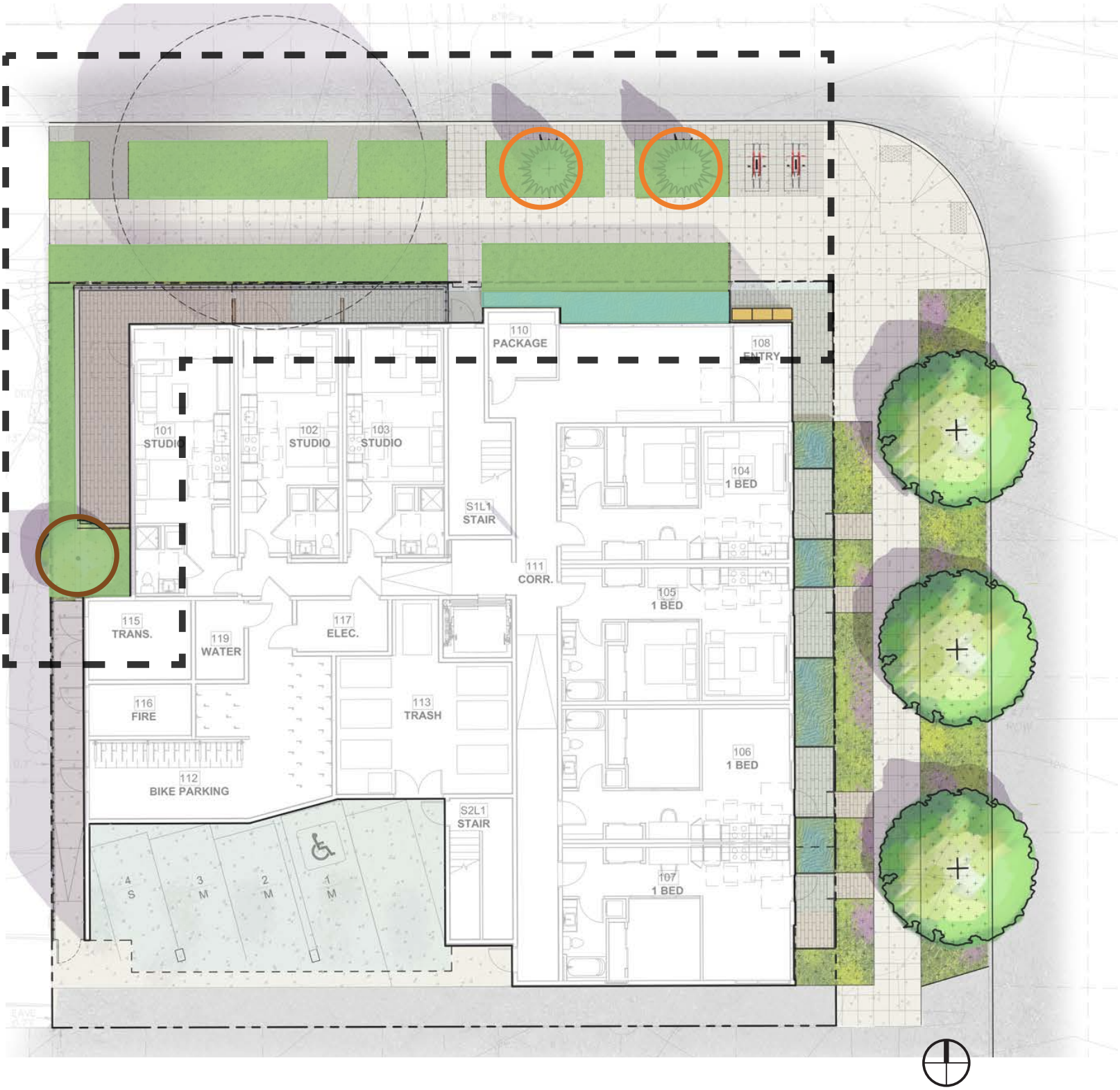
Clethra al. 'Humminbird' / Summersweet

Juncus patens / California Grey Rush


Iris sibirica 'Butter & Sugar' / Siberian Iris



LANDSCAPE & PLANTING PLANS - NW 61ST ST [10.0]



STREET TREE




Calocedrus decurrens /  
Incense Cedar

ACCENT TREE



Rhamnus purshiana /  
Cascara

SAHDY WOOD LAND



Symphoricarpos albus /  
Snowberry



Vaccinium ovatum /  
Evergreen Huckleberry



Mahonia aq. 'Compacta' /  
Oregon Grape



Hydrangea qu. 'Pee-Wee' /  
Dwarf Oakleaf Hydrangea



Gaultheria shallon /  
Salal



Sarcococca ho. 'Humilis' /  
Dwarf Sweetbox



Polystichum munitum /  
Sword Fern



Dryopteris erythrosora /  
Autumn Fern

BIORETENTION



Carex obnupta /  
Slough Sedge



Darmera peltata /  
Umbrella Plant



# LANDSCAPE & PLANTING PLANS - ROOF DECK [10.0]



1 Raised Planters & Round Pots



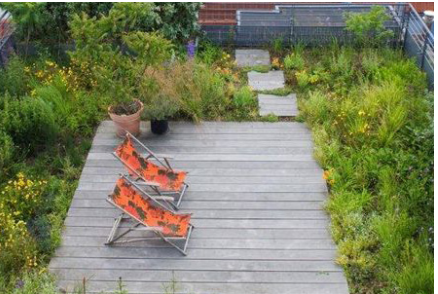
2 Firepit



3 Dining Deck w/ Tables & Chairs & String Lights



4 BBQ Island



5 Sun Deck

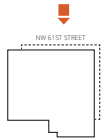


6 Pet Relief Area



ELEVATIONS [11.0]

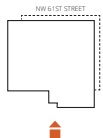
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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



# MATERIAL AND COLOR PALETTE [12.0]

## "What Was Said"

**MATERIALS**  
**(DC4.A.1)**

The Board supported the materials precedent images in the EDG package (shown on page 28) as portraying high quality foundational materials for the facades. For a relatively small site and building, the Board supported emphasizing the strength of the massing concept through the use of a simple and elegant materials palette to create a 'quiet' building.

The material palette is consistent with the inspiration images provided on page 28 of the EDG packet, a refined and neutral palette that maintains a restrained elegance. A material board provided on the next page shows a combination of metal siding, painted fiber cement siding and wood soffit in different lighting conditions. Additional installation and profile images is provided for reference.

LIGHT MASS

1 24-GUAGE MTL PANEL SIDING  
AEP SPAN FLEX SERIES  
1.2FX10-12 (2" X 2")  
COLOR: ZINC GREY

2 1/2" FIBER CEMENT SIDING  
PAINTED HARDI PANEL  
COLOR: SW 7017  
DORIAN GRAY

3 1/2" FIBER CEMENT SIDING  
PAINTED HARDI PANEL  
COLOR: SW 7019  
GUANTLET GRAY

4 1/2" FIBER CEMENT LAP  
SIDING  
PAINTED HARDI PANEL  
COLOR: SW 7019  
GUANTLET GRAY

5 WHITE VINYL  
WINDOW

DARK MASSES

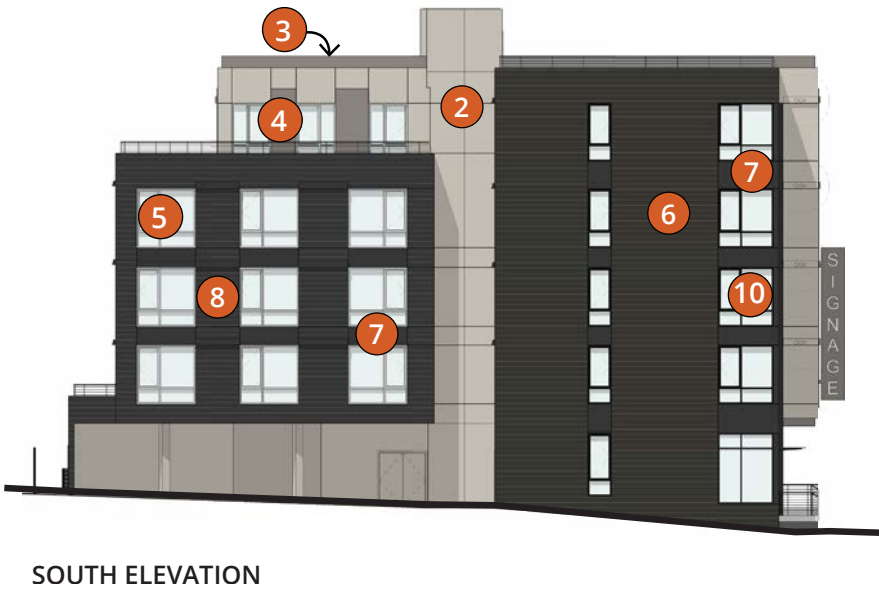
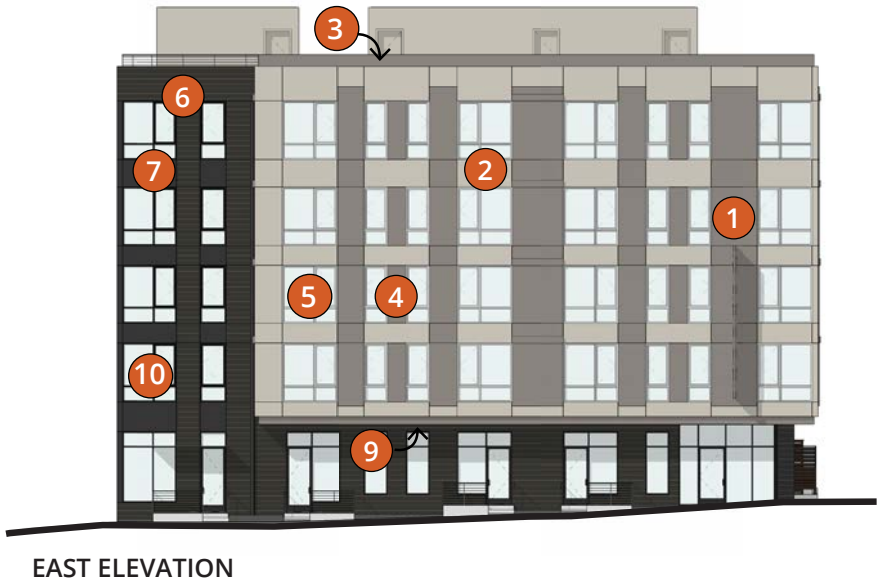
6 24-GUAGE MTL PANEL SIDING  
AEP SPAN FLEX SERIES  
1.2FX20-12 (10" X 2")  
COLOR: MATTE BLACK

7 1/2" FIBER CEMENT SIDING  
PAINTED HARDI PANEL  
COLOR: SW 6258  
TRICORN BLACK

8 1/2" FIBER CEMENT LAP  
SIDING  
PAINTED HARDI PANEL  
COLOR: SW 6258  
TRICORN BLACK

9 WESTERN RED CEDAR  
DELTA MILLWORKS  
TIGER SMOOTH BURN  
COLOR: WOLVERINE

10 BLACK VINYL  
WINDOW





# MATERIAL AND COLOR PALETTE [12.0]

DIRECT SUNLIGHT  
(CLEAR DAY)

**LIGHT MASS**

1 24-GUAGE MTL PANEL SIDING  
COLOR: ZINC GREY

2 PAINTED HARDI PANEL  
DORIAN GRAY

3 PAINTED HARDI PANEL  
GUANTLET GRAY

4 1/2" FIBER CEMENT LAP SIDING  
GUANTLET GRAY

5 WHITE VINYL  
WINDOW

SHADE

PROFILE EXAMPLE

FOR COLOR REPRESENTATION ONLY

DIRECT SUNLIGHT  
(CLEAR DAY)

SHADE

**DARK MASS**

6 24-GUAGE MTL PANEL SIDING  
COLOR: MATTE BLACK

7 PAINTED HARDI PANEL  
COLOR: TRICORN BLACK

8 PAINTED HARDI LAP  
PANEL  
TRICORN BLACK

9 WESTERN RED CEDAR  
COLOR: WOLVERINE

10 BLACK VINYL  
WINDOW



















EXTERIOR LIGHTING PLAN [14.0]



- 

1 RECESSED WALL SCONCE
- 

2 RECESSED LIGHT
- 

3 WALL SCONCE
- 

4 FESTOON LIGHTING



SIGNAGE CONCEPT PLAN [15.0]

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1 BLADE SIGN IDEAS



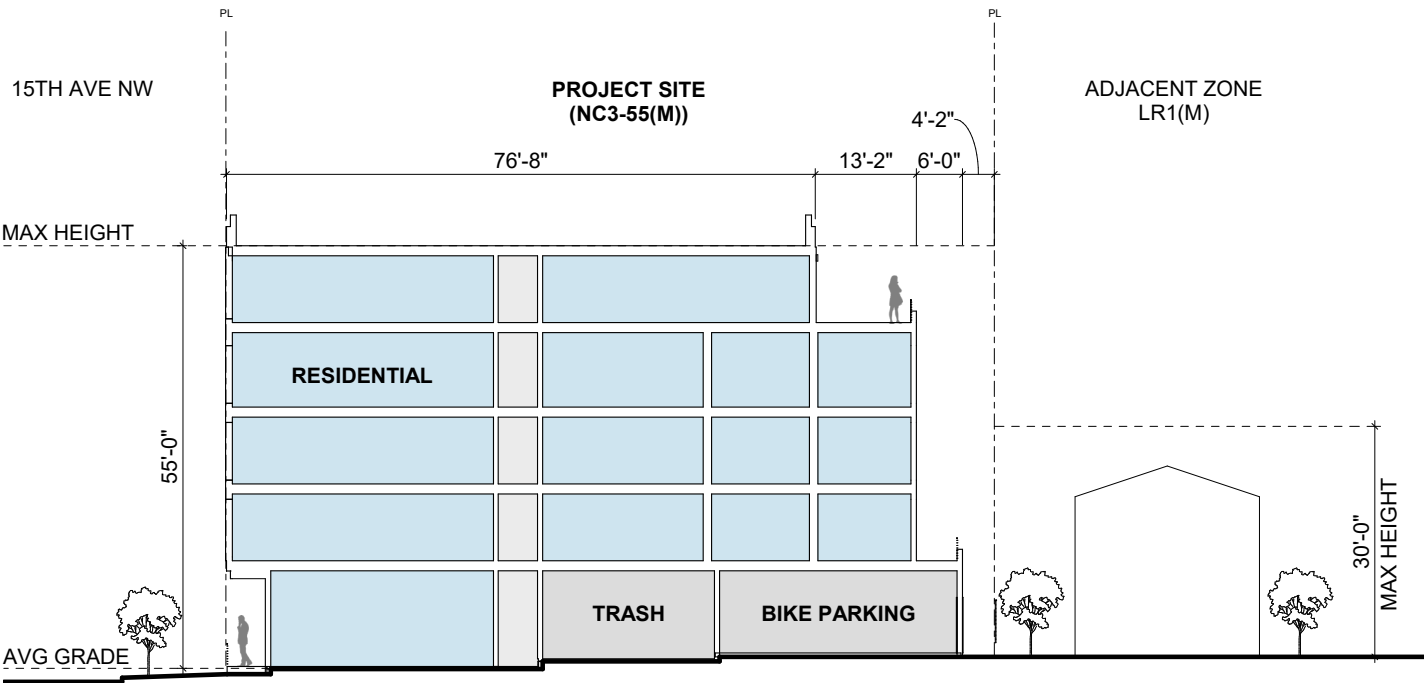
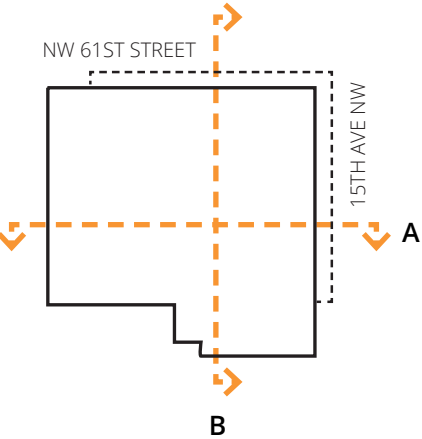
SOUTH ELEVATION



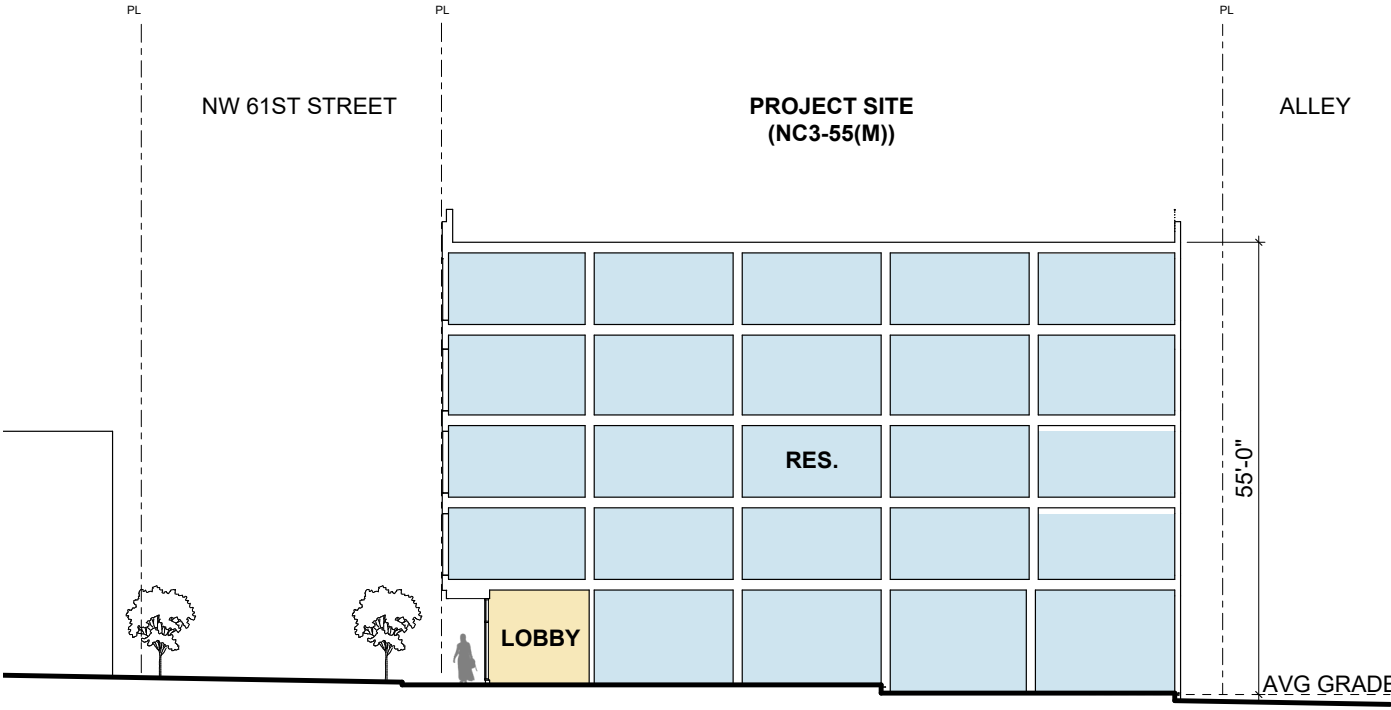
EAST ELEVATION



# BUILDING SECTIONS [16.0]



Section A



Section B



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DEPARTURE TITLE: UPPER LEVEL SETBACK REQUIREMENTS

Upper-level setbacks: A setback with an average depth of 10 feet from all abutting street lot lines is required for portions of a structure above a height of 45 feet. The maximum depth of a setback that can be used for calculating the average setback is 20 feet.

Average Setback = Total Setback Area / Total Facade Length  
(0SF / 76' = 0')

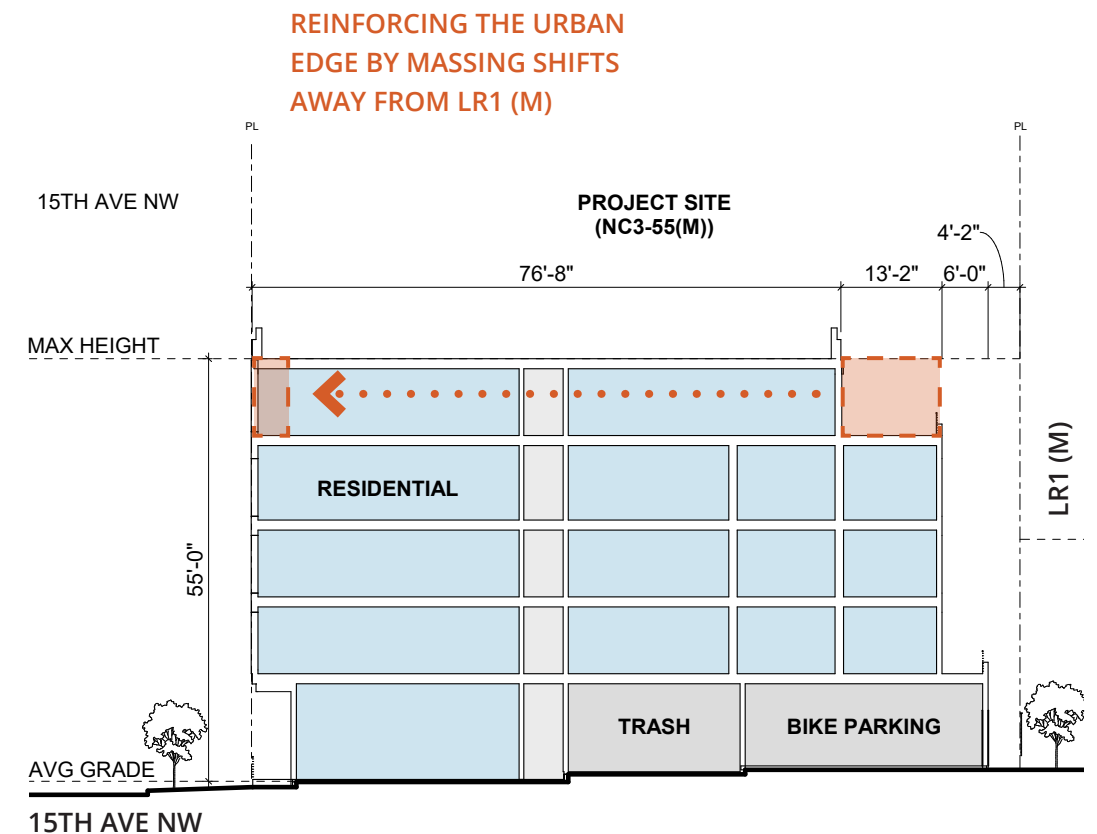
Average Setback = Total Setback Area / Total Facade Length  
(90SF / 90' = 1')

**CS2.D.3** Additional setbacks provided at level 5 abutting LR1(M) zone reduce bulk and scale for appropriate zone transition.

**CS2.C.1** Mass of building accentuated at prominent corner creating strong urban edge along 15th Ave NW and NW 61st St.



## LEVEL 5 FLOOR PLAN



EAST/WEST SECTION



Early Design Guidance Packet



# DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH (3.0)

DEVELOPMENT OBJECTIVES

- Create lively streetscapes that contributes to the public realm.
- Focus massing toward 15th to maximize privacy and livability to the west.
- Maximize corner glazing to provide eyes on street at the intersection.

SUMMARY OF PROJECT  
OUTREACH

DESIGN RELATED

- Exterior
- Landscaping
  - Lighting/safety features;
  - Discouraged removing plants/trees that already exist.
  - Warmly lit sidewalk without distracting light from bright signage or upwards-facing light pollution.
- Height & Scale
- One respondent noted they are not happy with the project as it will likely block their view of Mount Rainier.
  - Another encouraged building taller/bigger, maximizing height to increase density and more housing.
- Sustainability
- Environmentally friendly project, i.e. solar panels, green roofs and robust, drought-tolerant landscaping.

NON DESIGN RELATED

- Traffic & Parking
- Concern regarding deliveries and that four parking spaces is not enough for this project.
  - Encouraged prioritizing people, walking, biking & transit; appropriate to have little to no parking.
  - Concern regarding pedestrian crossing at 15th.
- Affordability & Units
- Encouraged providing reasonably priced, affordable housing including low-income housing.
  - Several respondents noted that 51 units is too many and that they sound like micro apartments.
  - Support for increased density but not in units that are inhumane in size/pricing.
  - One respondent supports condos for sale; another encouraged mixed-income housing.
- Neighborhood Contributions & Livability
- Welcoming usable spaces and opportunities for people to gather to enliven the neighborhood.
  - Encouraged contributing to the neighborhood, i.e. community, calm and safety.
  - One respondent encouraged adding livability to the neighborhood.
- Impacts
- Concern regarding noise levels during construction, minimizing construction time and rat abatement.
- Retail
- Encouraged providing ground-floor retail space and noted a restaurant would make it more successful.
  - One respondent expressed concern that the project will remove a small business from the neighborhood.

MISCELLANEOUS

- Oppose
- Several do not support an apartment building of this size, the people & safety issues to the neighborhood.
- Support
- Several support increased density and noted the project should be built without unnecessary delay.
- Outreach
- One respondent noted that it is important to ensure neighbor peace and agreement with this project.

## Opportunity to Provide Online Input on the 6015 15th Ave NW Project

ABOUT THE PROJECT

This project proposes construction of a five-story residential building with approximately 51 units and four parking stalls located off the alley.

**What:** Let us know what you think! Visit our website at [www.601515thAveNWProject.com](http://www.601515thAveNWProject.com) to learn more about this new project, including the team's proposed vision and approach.

**Survey:** Take our online survey to share your thoughts about the project site and components. (Survey located on the project website.)

**Comments:** Provide additional comments via our comment form or by email at [601515thAveNWProject@earlyDRoutreach.com](mailto:601515thAveNWProject@earlyDRoutreach.com)



SCAN ME



ADDITIONAL PROJECT DETAILS

**Project Address:**  
6015 15th Ave NW, Seattle, WA 98107

**Contact:**  
Natalie Quick

**Applicant:**  
Clark Barnes

**Additional Project Information on Seattle  
Services Portal via the Project Number:**  
3039498-EG

**Project Email:**  
[601515thAveNWProject@earlyDRoutreach.com](mailto:601515thAveNWProject@earlyDRoutreach.com)

Note that emails are generally returned within 2-3 business days and are subject to City of Seattle public disclosure laws.

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.



# EXISTING SITE SURVEY - PRELIMINARY PLAN (4.0)

CLARK  
BARNES

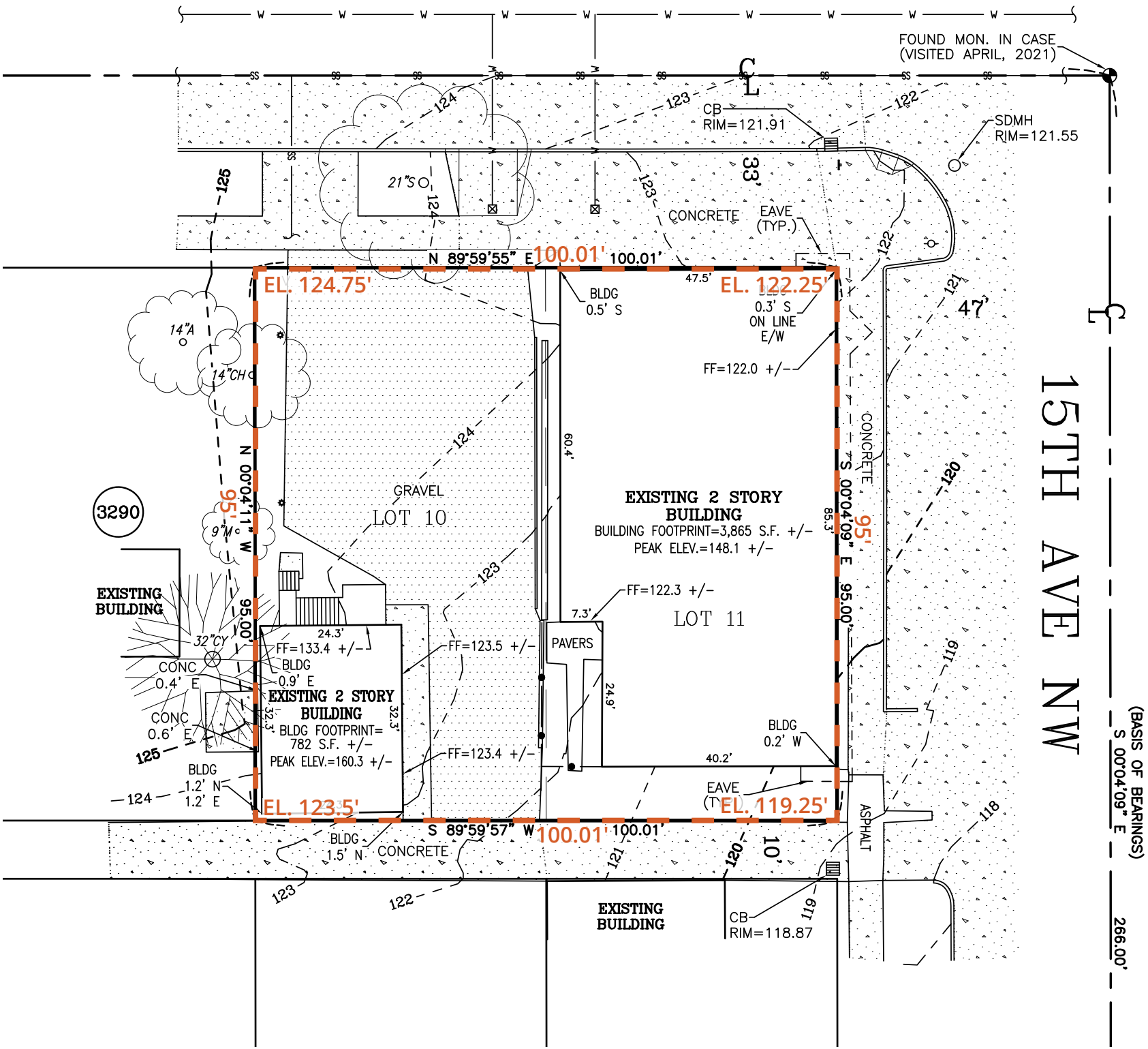
ADDRESS: 6015 15TH AVE NW SEATTLE, WA 98115

OWNER: 601FIVE LLC

**LEGAL DESCRIPTION:** LOTS 10 AND 11, BLOCK 30, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 5 FEET THEREOF CONVEYED TO THE CITY OF SEATTLE FOR ALLEY PURPOSES BY DEEDS RECORDED UNDER RECORDING NUMBERS 4622814 AND 4622815. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

PARCEL: 2767603300

LOT AREA: 9,500 SF





# URBAN DESIGN ANALYSIS - STREETScape (5.4)



15TH AVENUE NW - EAST STREETSCAPE



15TH AVENUE NW - WEST STREETSCAPE



# URBAN DESIGN ANALYSIS - STREETSCAPE (5.4)



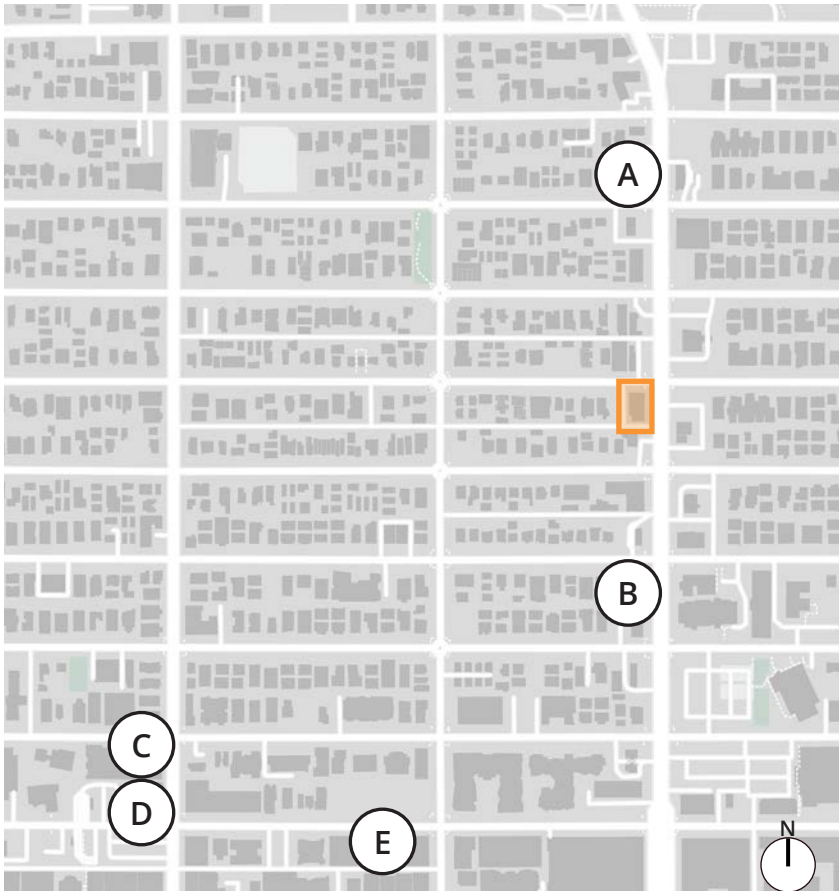
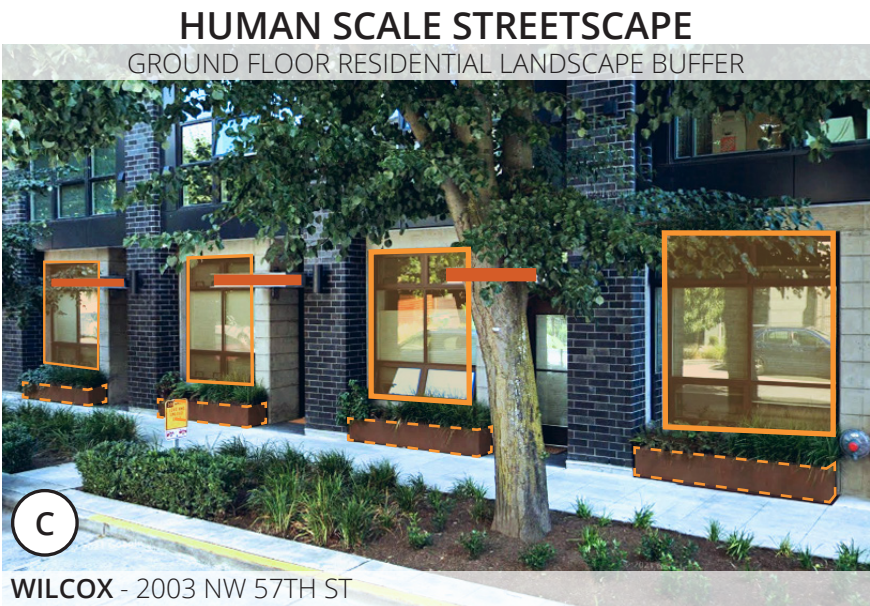
NW 61ST STREET - NORTH STREETSCAPE



NW 61ST STREET - SOUTH STREETSCAPE

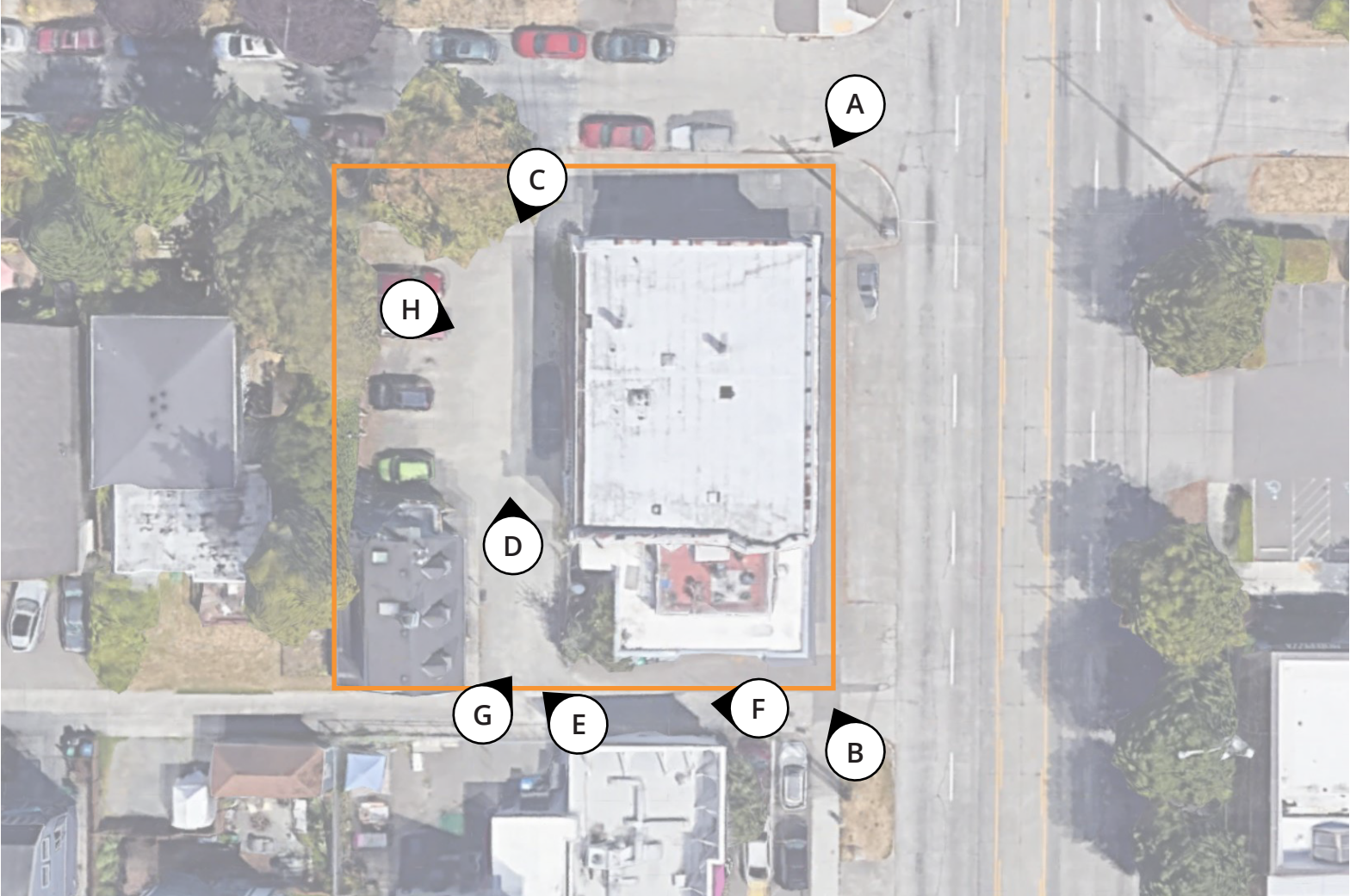


# URBAN DESIGN ANALYSIS - CONTEXT ANALYSIS (5.5)



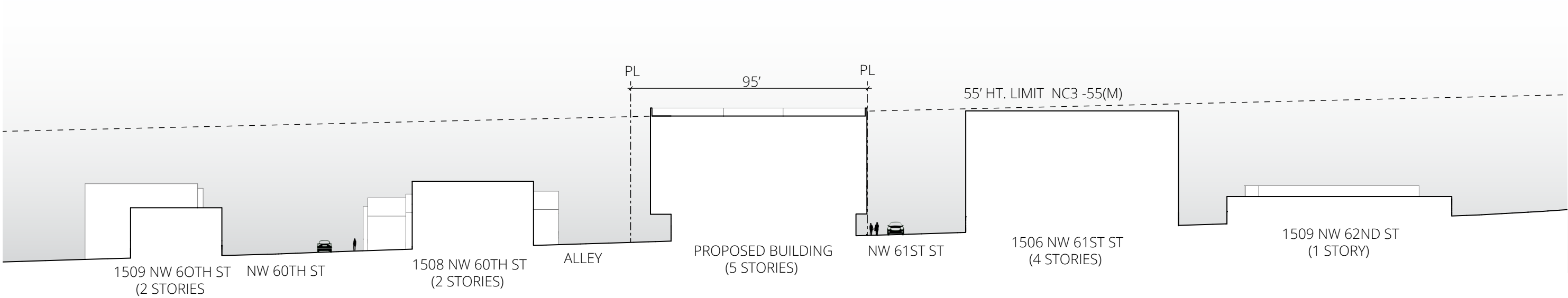


URBAN DESIGN ANALYSIS - SITE PHOTOS (5.7)

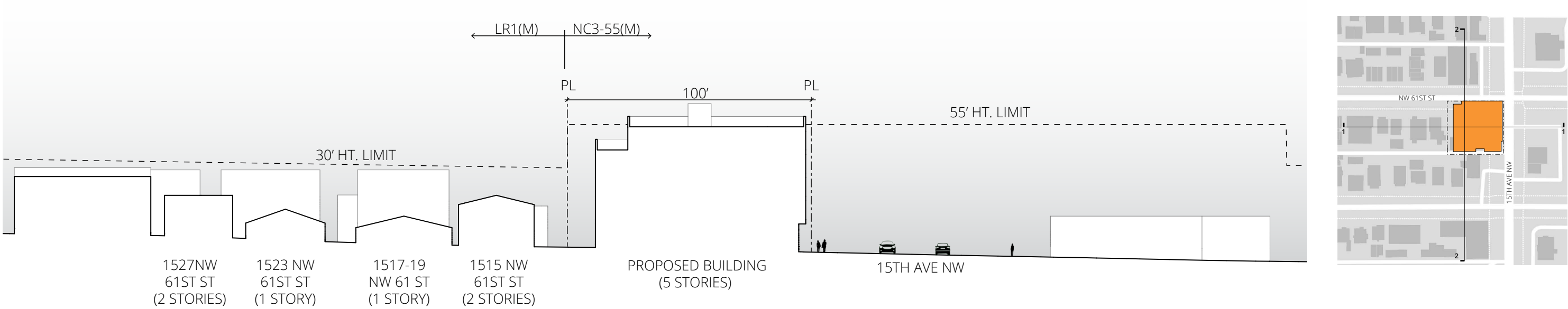




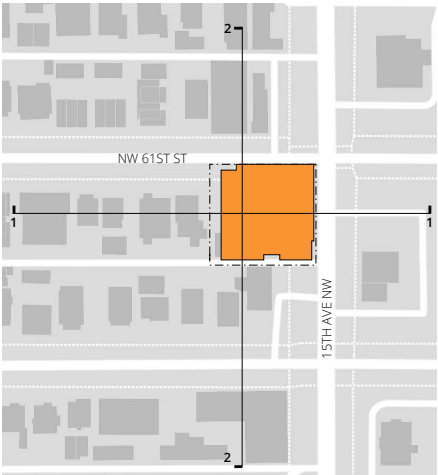
# ZONING DATA - ZONING TRANSITION SITE SECTIONS



SITE SECTION 1



SITE SECTION 2





# DESIGN GUIDELINES (7.0)

CONNECTION TO THE STREET  
CS2.B.2 - SEATTLE

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

All schemes include individual live work entries at the ground floor activating both 15th Avenue NW and 61st streetscapes. This activation contributes to a quality public realm that invites social interaction. The preferred scheme's upper level massing is projected over the ground floor entries to provide weather protection. This setback also provides a layered landscaped transition at each live work entry.

LOCATION IN THE  
NEIGHBORHOOD - SENSE OF  
PLACE:  
CS2.1.D.2 - BALLARD

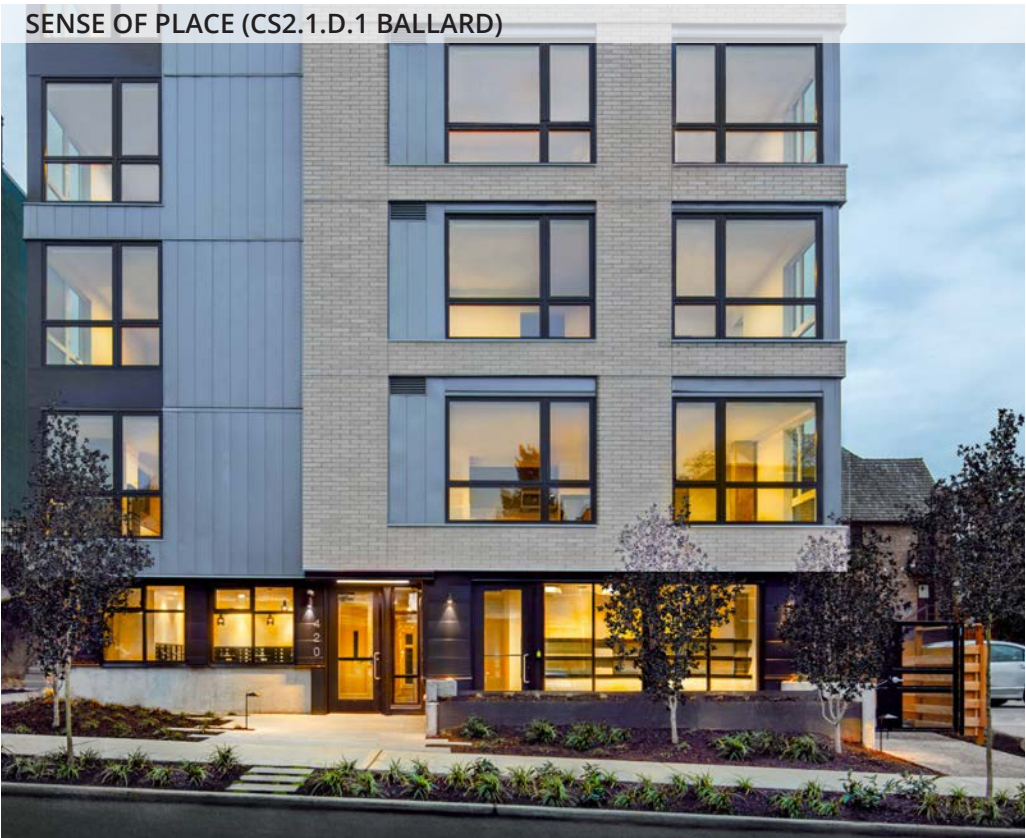
**Commercial Mixed:** The section of 15th Ave NW, north of NW 58th St., provides a mix of businesses serving adjacent neighborhoods, as well as services and shops serving north-west Seattle. Include residential and/ or office uses in upper floors to take advantage of the transit and auto access. Prioritize pedestrian oriented retail at corners.

All schemes respond to the urban, public edge along 15th Avenue NW and include residential at upper floors. Live/Work along the street frontage provides an opportunity for neighborhood shops.

ZONE TRANSITION  
CS3-D.3 - SEATTLE

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

The site is located in a Neighborhood Commercial (NC3-55) zone serving the 15th Avenue NW "Commercial Mixed" character area. To the west is a Low-rise Residential (LR1) zone and LR3 to the east, both serve as zone transitions from the commercial arterial to townhouses and smaller multi-family developments. The preferred scheme merges the transitional scale seen in "residential In Town" character areas with medium scale multi-family architecture.





# DESIGN GUIDELINES (7.0)

RESPECT FOR ADJACENT  
SITES CS2.C.2 - SEATTLE

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

The preferred scheme prioritizes building mass along the urban edge at 15th. This massing approach allows for the greatest setbacks and modulation along the west property line, providing increased separation, privacy, and transition to the adjacent LR1 zone.

ARCHITECTURAL PRESENCE  
CS2.A.2 - SEATTLE

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials

The project is located between the neighborhood nodes along 15th at NW Market St and 65th St, thus making the project site more suited to a simpler building form with a quality design that contributes to the block as a whole.

ARCHITECTURAL AND  
FAÇADE COMPOSITION  
DC2.2.A - BALLARD

Provide continuity of rhythm of vertical and horizontal elements (such as window size and spacing and location of entrances) along a block. Maximize the visibility of corner locations by placing entrances and strong design features on corners.

All schemes propose consistent rhythm contributing to a strong urban edge. The preferred scheme locates primary residential entry at the corner to maximize glazing. Residential levels will accentuate corner glazing.



ARCHITECTURAL PRESENCE (CS2.A.2 SEATTLE)



ARCHITECTURAL AND FAÇADE COMPOSITION (DC2.2.A BALLARD)



EXTERIOR FINISH MATERIALS (DC4.1.A.3 BALLARD)



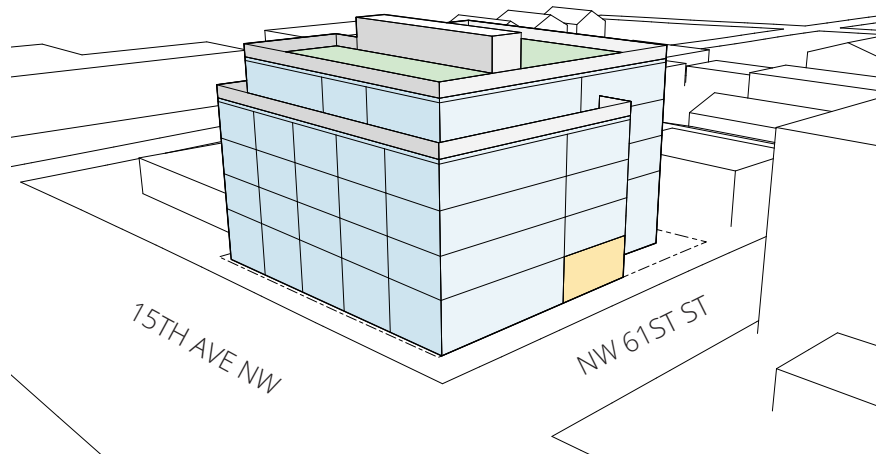
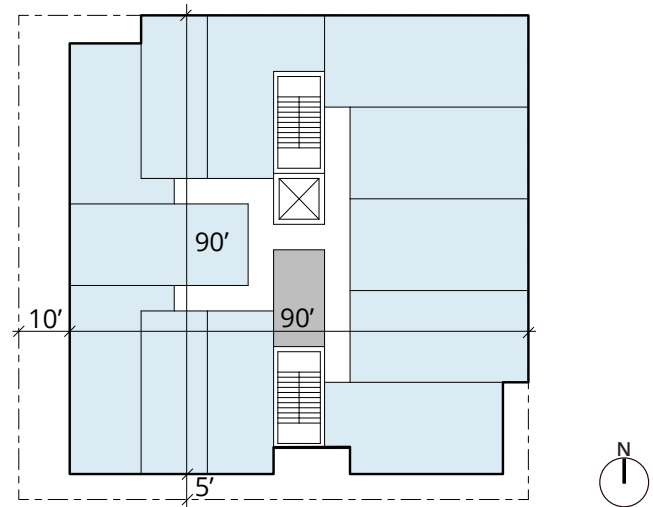
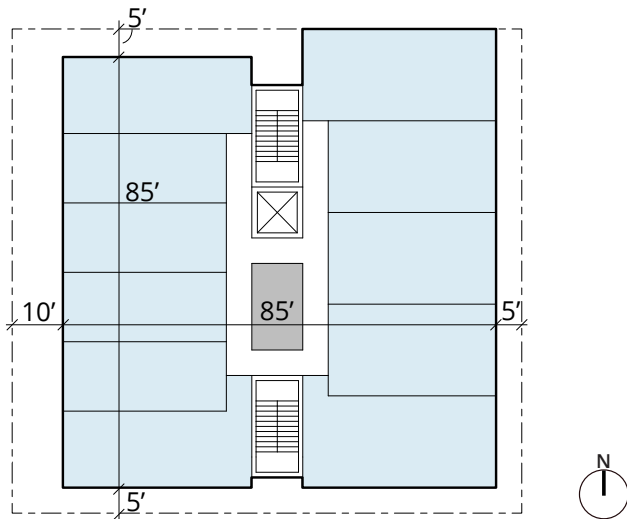
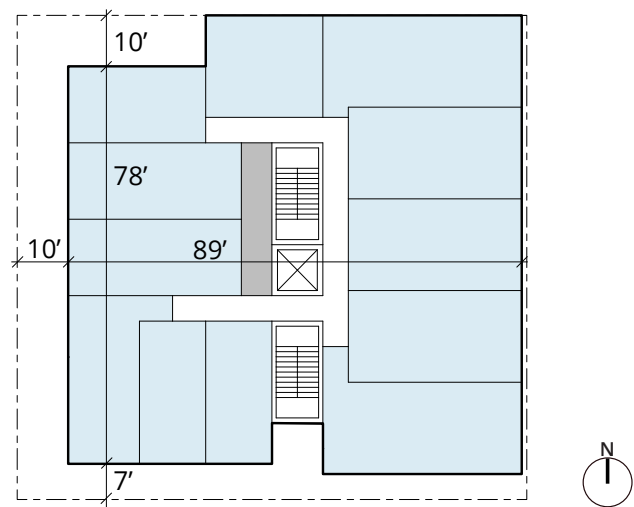
RESPECT FOR ADJACENT (CS2.CS)



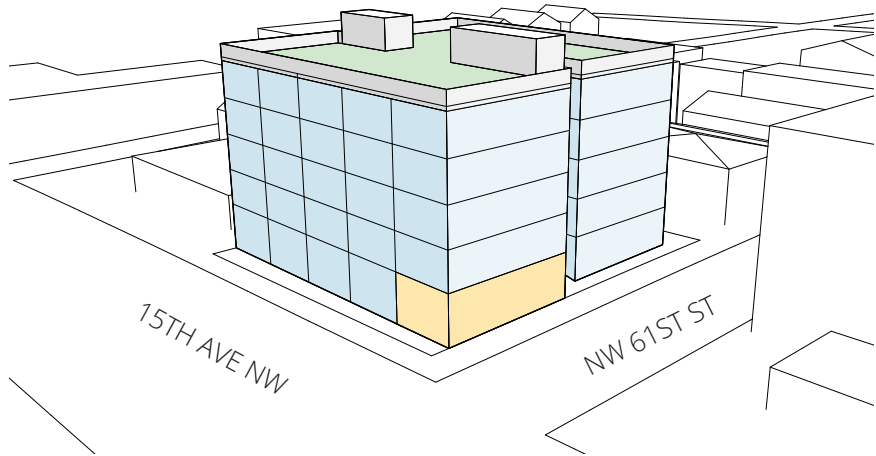


# ARCHITECTURAL MASSING CONCEPTS (8.3)

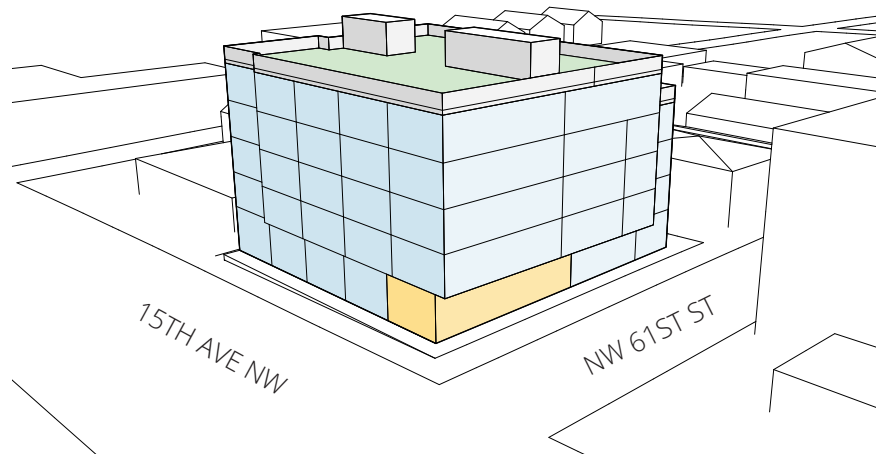
CLARK  
BARNES



**OPTION A**  
GROSS BUILDING AREA: 36,915 SF  
CHARGEABLE FAR: 35,623 SF  
UNITS: 51 UNITS  
PARKING STALLS: 4 STALLS  
DEPARTURES: NONE



**OPTION B**  
GROSS BUILDING AREA: 36,945 SF  
CHARGEABLE FAR: 35,620 SF  
UNITS: 51 UNITS  
PARKING STALLS: 4 STALLS  
DEPARTURES: UPPER LEVEL SETBACK (23.47A.014)



**OPTION C (PREFERRED)**  
GROSS BUILDING AREA: 36,841 SF  
CHARGEABLE FAR: 35,552 SF  
UNITS: 51 UNITS  
PARKING STALLS: 4 STALLS  
DEPARTURES: UPPER LEVEL SETBACK (23.47A.014)



# OPTION C: MASSING (PREFERRED)

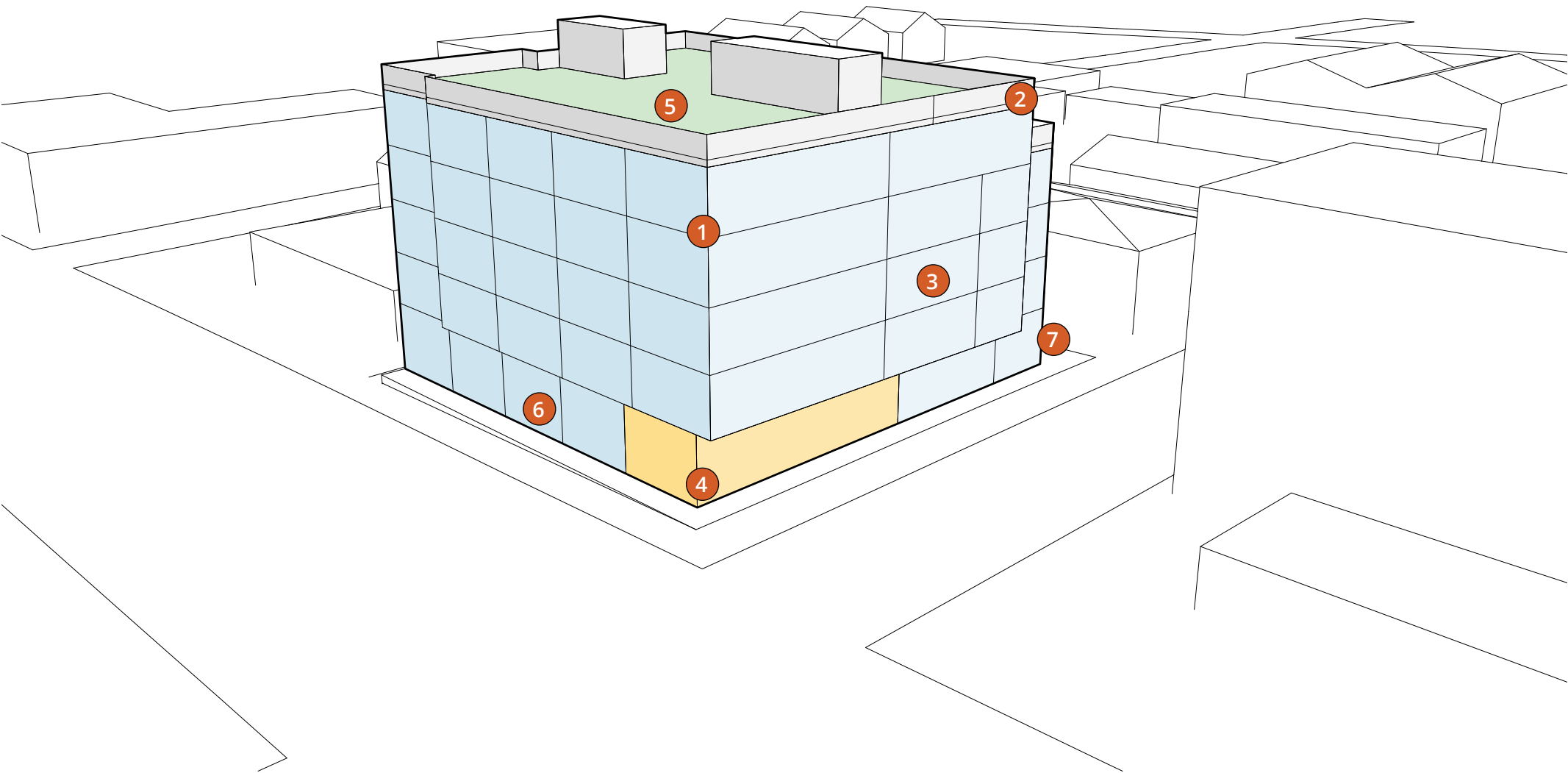
**BUILDING AREA:** GROSS BUILDING AREA: 36,841 SF  
CHARGEABLE FAR: 35,552 SF

**UNITS:** 51 UNITS

**PARKING STALLS:** 4 STALLS

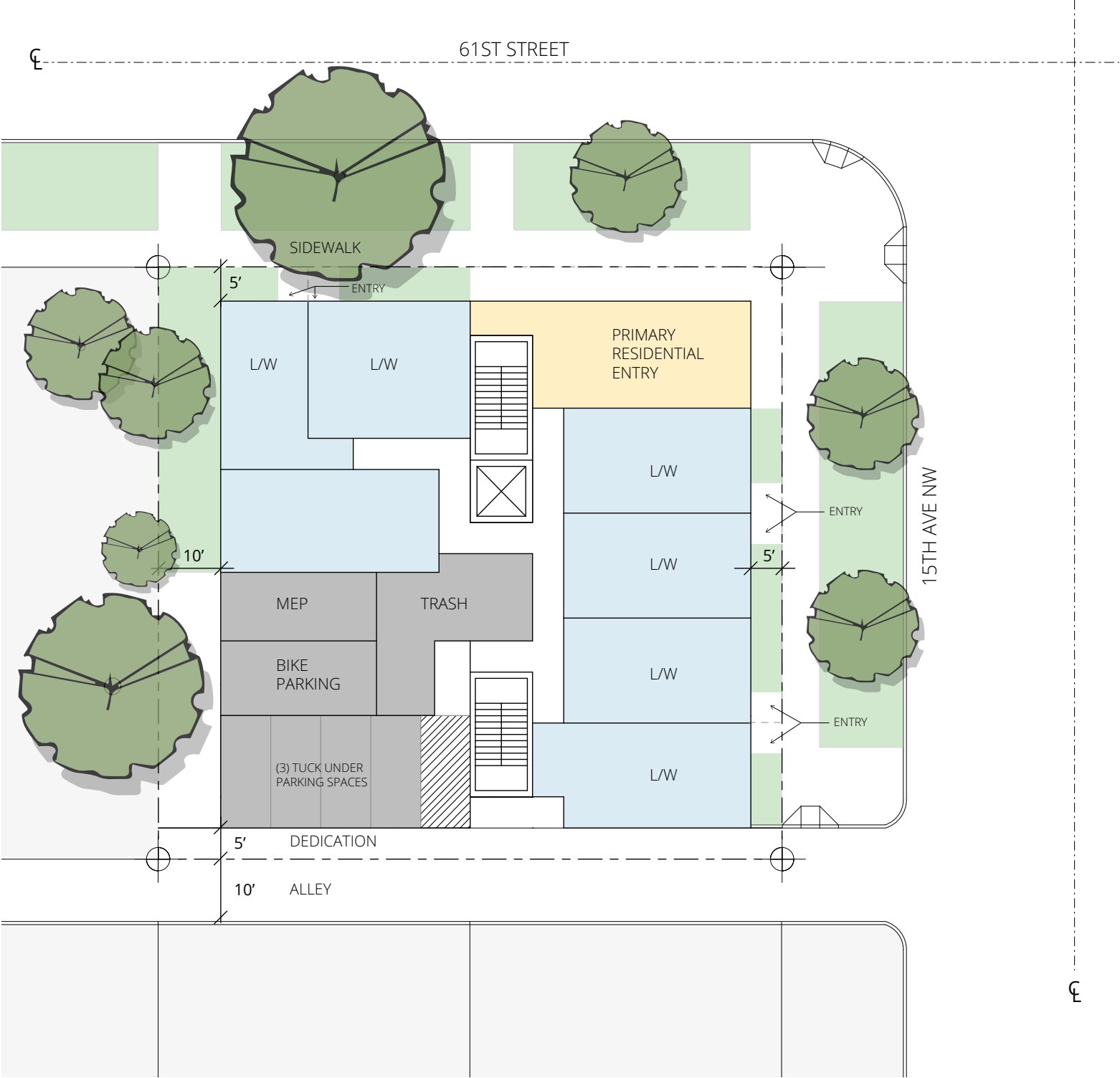
**DEPARTURES:** Upper level setback (23.47A.014)

- PROS:**
- 1 **CS2.C.1** Mass of building accentuated at prominent corner creating strong urban edge along 15th Ave NW and NW 61st St.
  - 2 **CS2.D.3** Additional setbacks at upper levels abutting LR1(M) zone reduce bulk and scale for appropriate zone transition.
  - 3 **CS2.D.5** Majority of units located on West side of building are oriented North/South to minimize privacy disruption to single family residences.
  - 4 **CS2.B.2** Residential entry located at corner for greatest connection to street.
  - 5 **PL1.C.3** The rooftop amenity space provides year round outdoor space for the building occupants.
  - 6 **PL3.B.2** Setback at ground floor allows for public to private transition from sidewalk to ground floor units.
  - 7 **CS2.D** Modulation provided along NW 61st St compliments the residential character and scale in the LR1(M) zone.

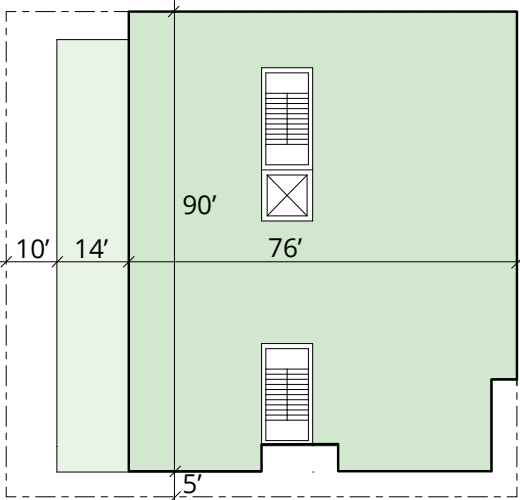




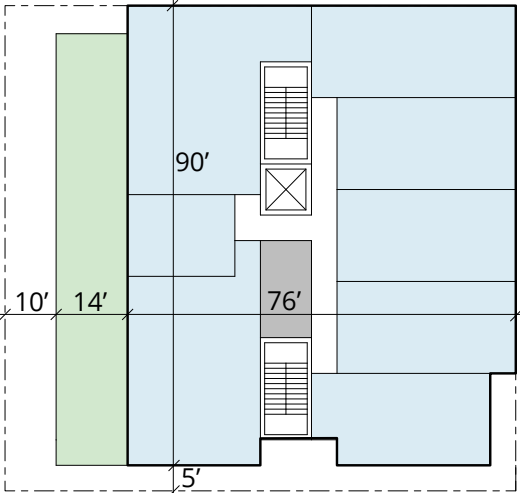
OPTION C: PLANS (8.4) (PREFERRED)



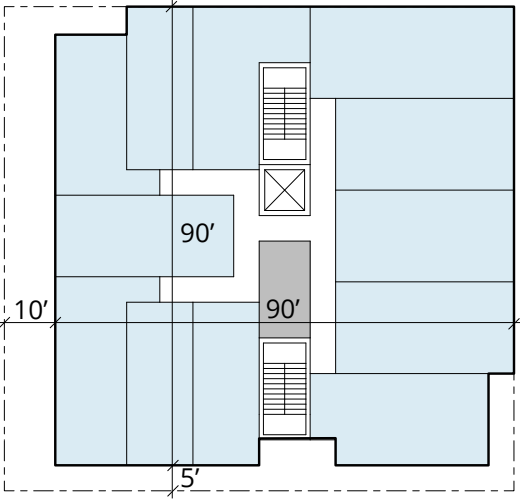
GROUND FLOOR - SITE PLAN



ROOF LEVEL



ALTERNATE FLOOR

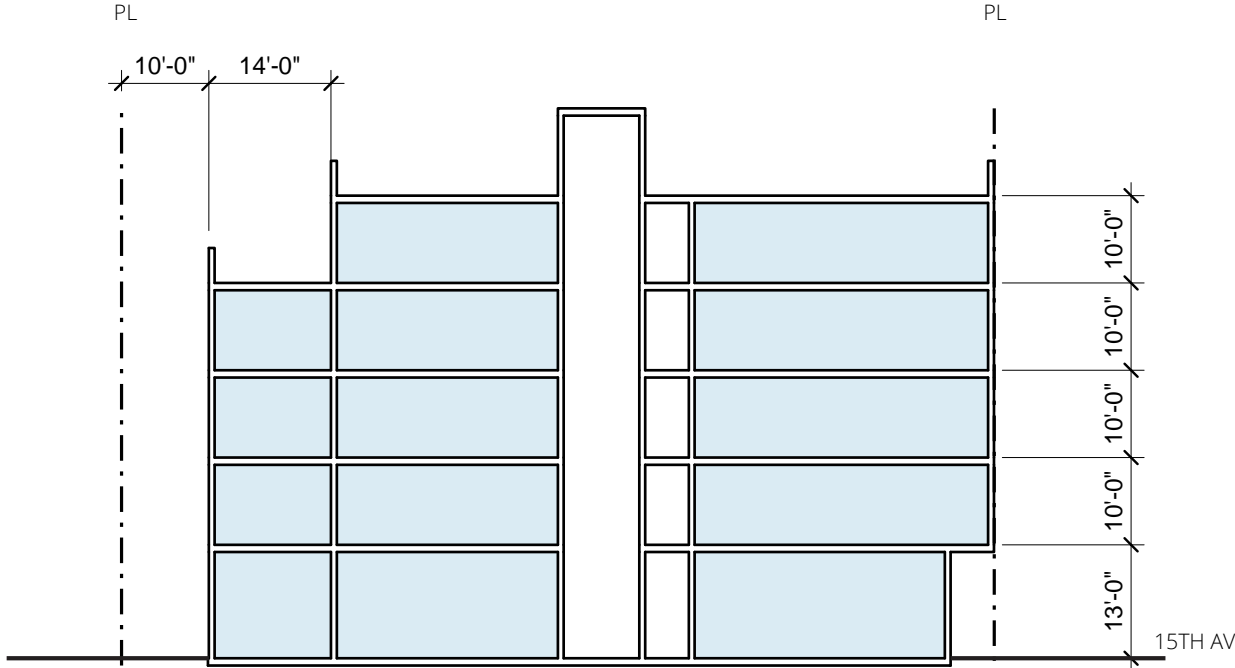


TYPICAL FLOOR

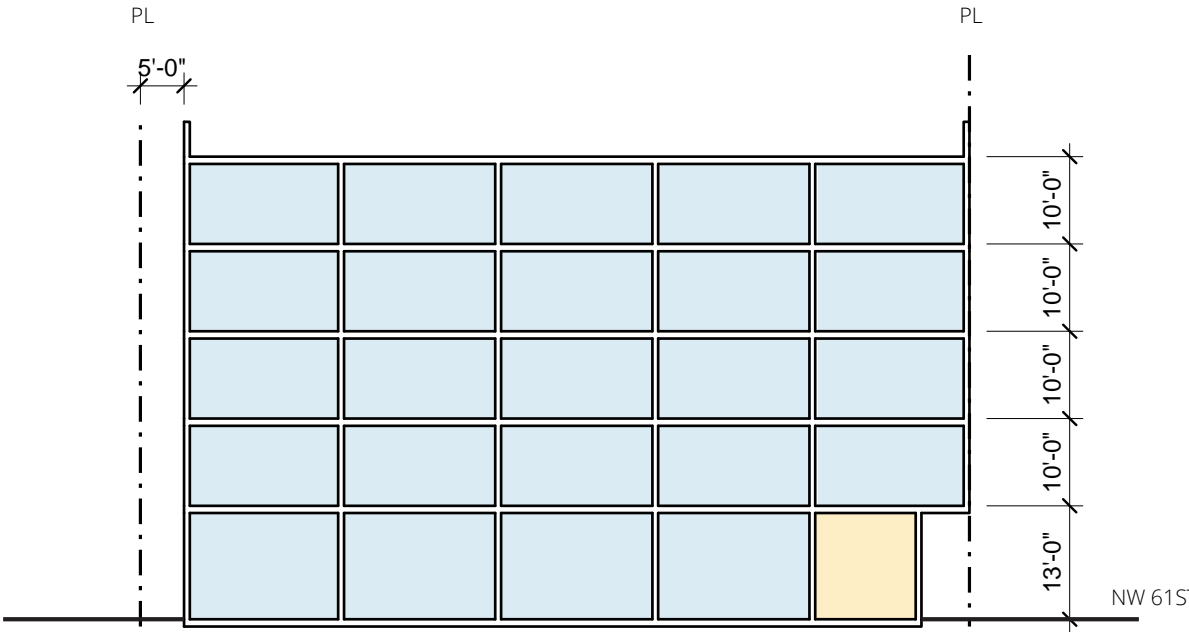
- RESIDENTIAL
- OFFICE
- OUTDOOR AMENITY
- OPEN SPACE



OPTION C: SECTIONS (PREFERRED)

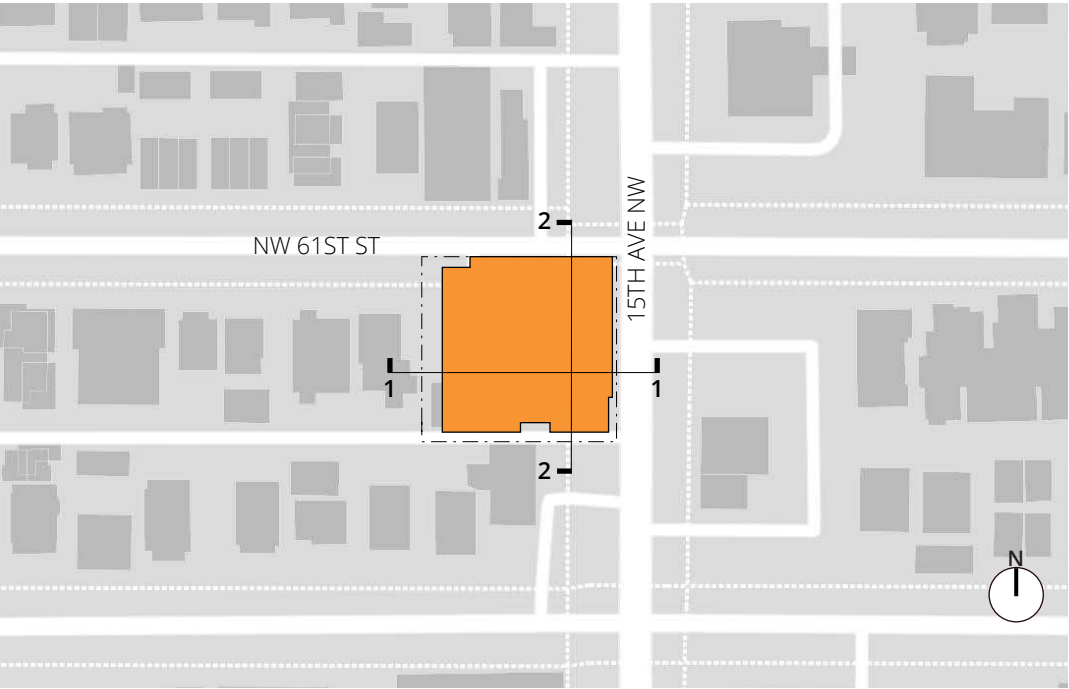


SECTION 1



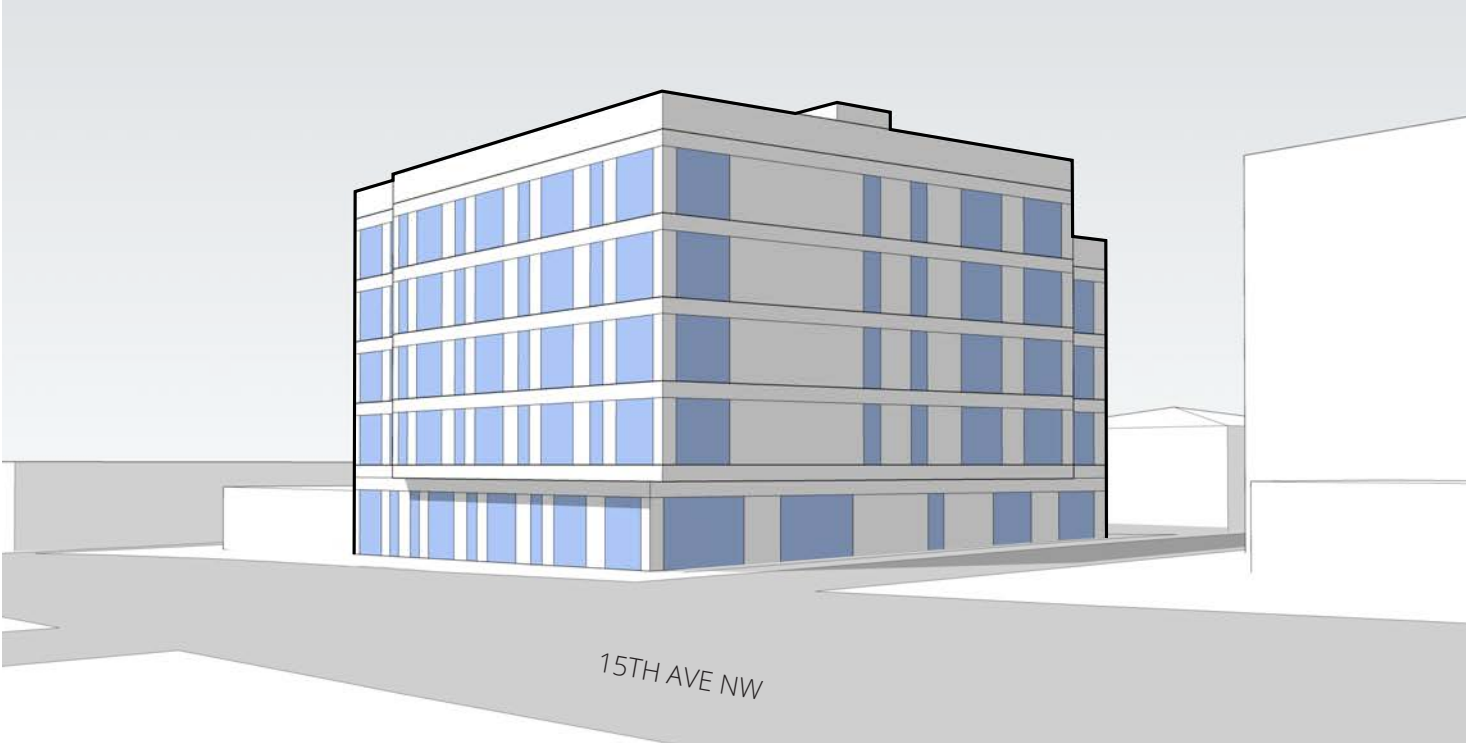
SECTION 2

- RESIDENTIAL
- AMENITY
- PARKING

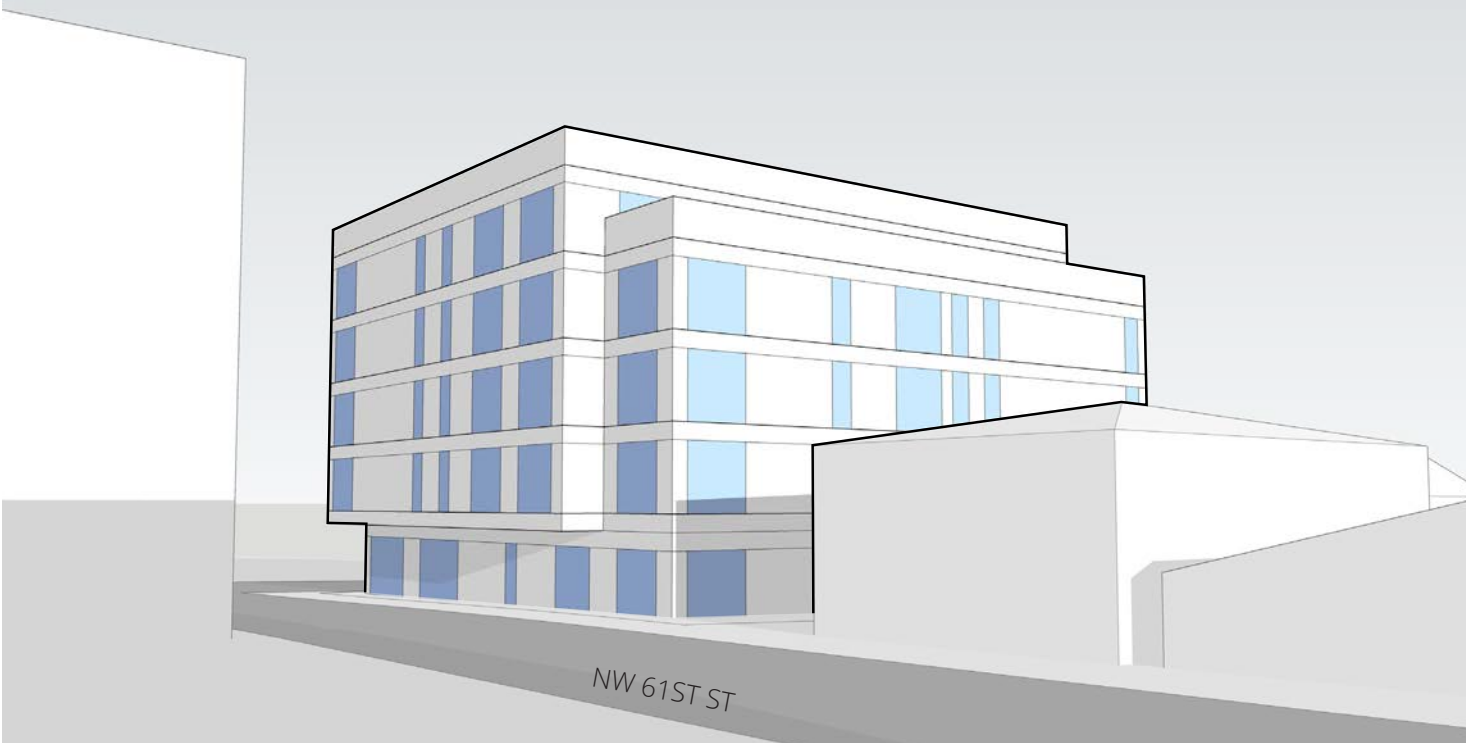




OPTION C: VIGNETTES (PREFERRED) (8.6)



NORTHEAST CORNER



NORTHWEST CORNER



SOUTHEAST CORNER



SOUTHWEST CORNER



# ARCHITECTURAL MASSING CONCEPTS - PRECEDENT IMAGES (8.8)

CLARK  
BARNES



NEUTRAL WOOD TONE ACCENT SIDING



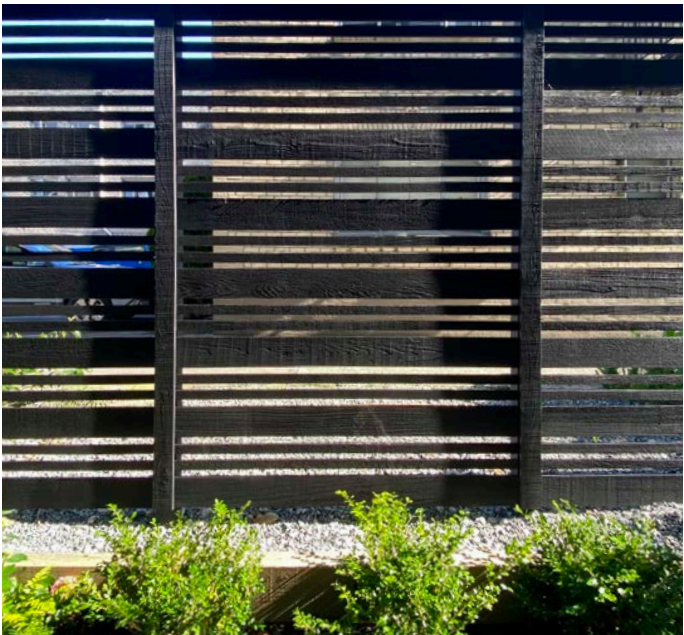
HORIZONTAL FLOOR  
ARTICULATION



INTEGRATED VENTING  
STRATEGY



NEUTRAL WOOD TONE ACCENT SIDING



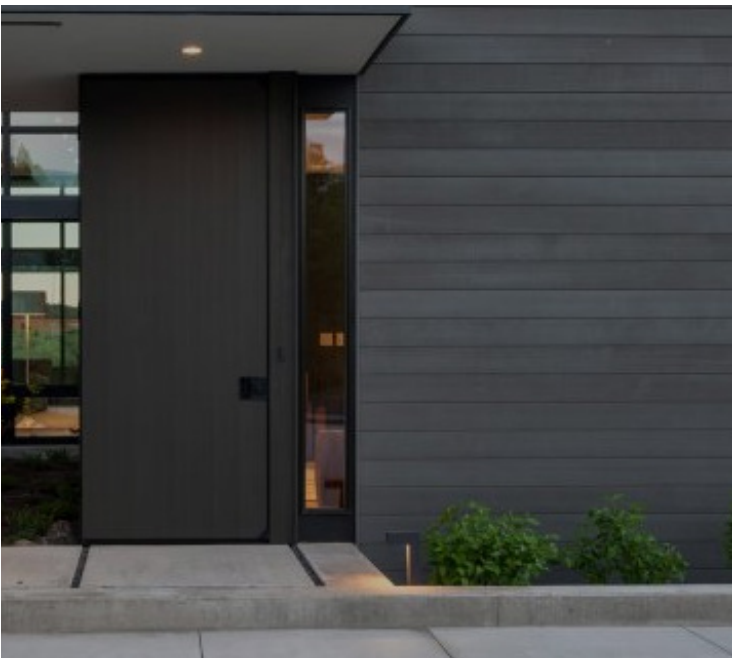
FENCE AND SECONDARY ELEMENTS COMPLIMENT  
NEUTRAL MATERIAL PALETTE & LANDSCAPE



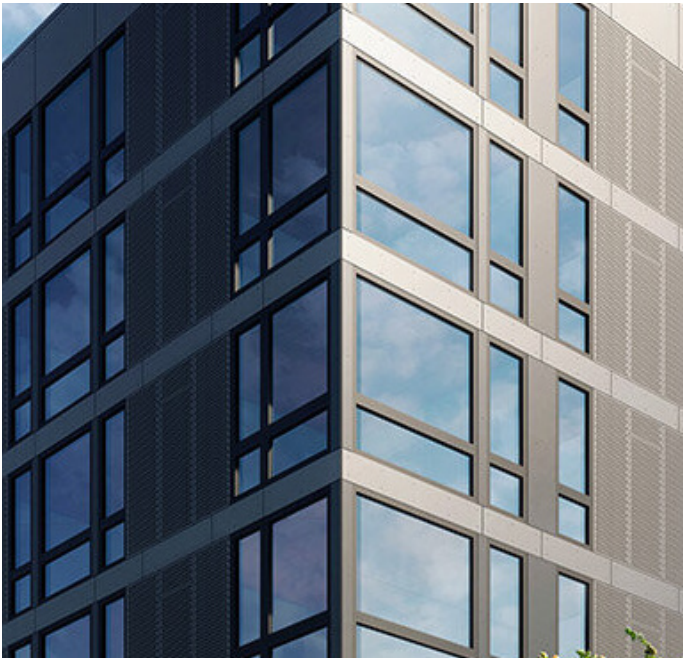
RECESSED GROUND FLOOR AT CORNER WITH RESIDENTIAL ENTRY TO MAXIMIZE  
GLAZING



RECESSED GROUND FLOOR  
RESIDENTIAL UNIT ENTRIES



GROUND FLOOR RESIDENTIAL UNIT & NATURAL  
MATERIAL EXPRESSION



MAXIMIZED CORNER GLAZING AND HORIZONTAL  
ARTICULATION AT FLOORS