

CLARK BARNES

SEPTEMBER 12, 2022

EARLY DESIGN GUIDANCE

6015 15th Ave NW Seattle, WA

TABLE OF CONTENTS





APPLICANT TEAM

OWNER: 601 five LLC

ARCHITECT: CLARK | BARNES

1401 West Garfield St. Seattle, WA 98119

PROJECT DESCRIPTION

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

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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** 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



ADDITIONAL PROJECT DETAILS

6015 15th Ave NW, Seattle, WA 98107

Natalie Quick

Applicant:

ervices Portal via the Project Number: 039498-EG 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)



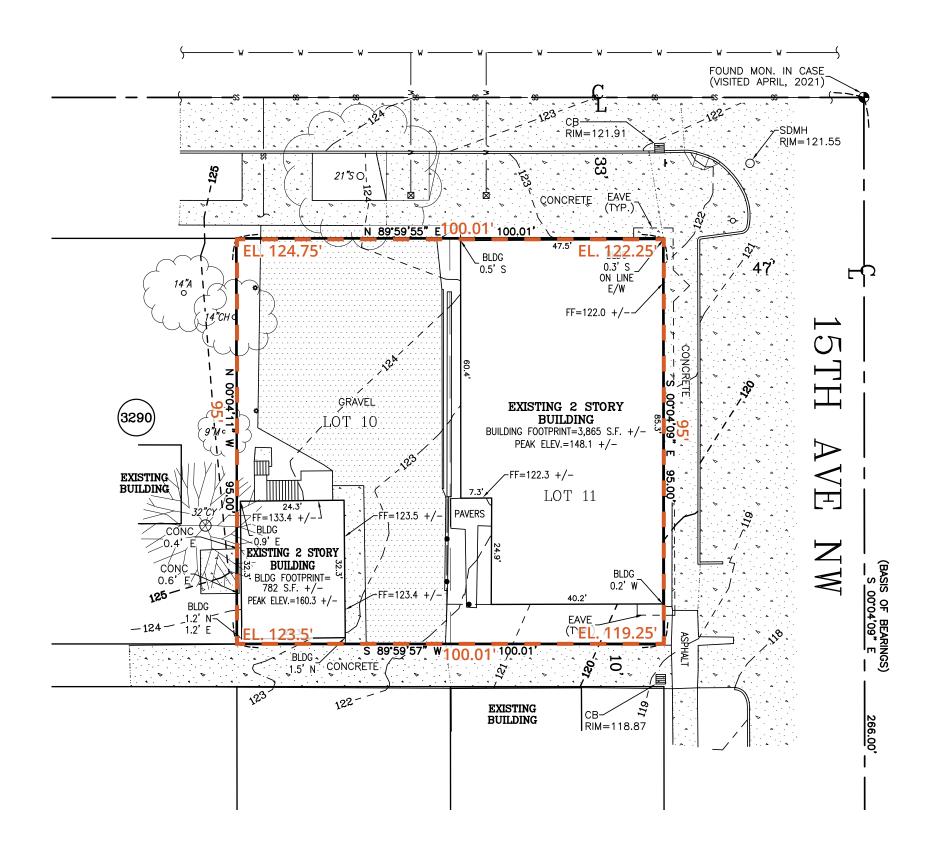
ADDRESS: 6015 15TH AVE NW SEATTLE, WA 98115

OWNER: 601 FIVE 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

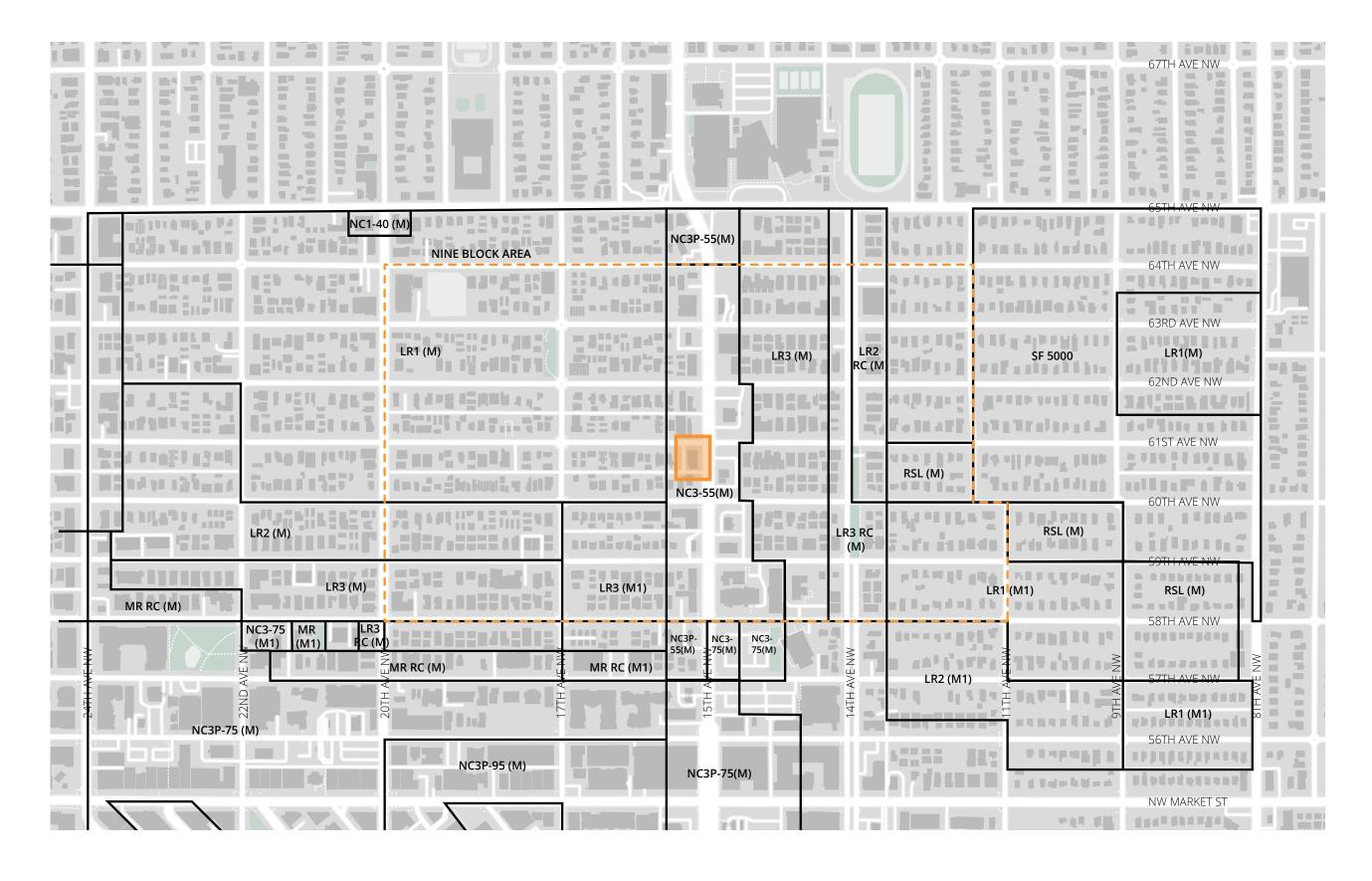
PARCEL: 2767603300

LOT AREA: 9,500 SF



URBAN DESIGN ANALYSIS - ZONING MAP (5.1)





URBAN DESIGN ANALYSIS - VICINITY MAP (5.2)





URBAN DESIGN ANALYSIS - AERIAL PHOTOGRAPH NINE BLOCK AREA (5.3)





URBAN DESIGN ANALYSIS - STREETSCAPE (5.4)





15TH AVENUE NW - EAST STREETSCAPE



15TH AVENUE NW - WEST STREETSCAPE



NW 61ST STREET - NORTH STREETSCAPE



NW 61ST STREET - SOUTH STREETSCAPE

URBAN DESIGN ANALYSIS - CONTEXT ANALYSIS (5.5)

CLARK BARNES

CORNER LOT - VOLUMETRIC EXPRESSION









HUMAN SCALE STREETSCAPE







ZONE TRANSITION



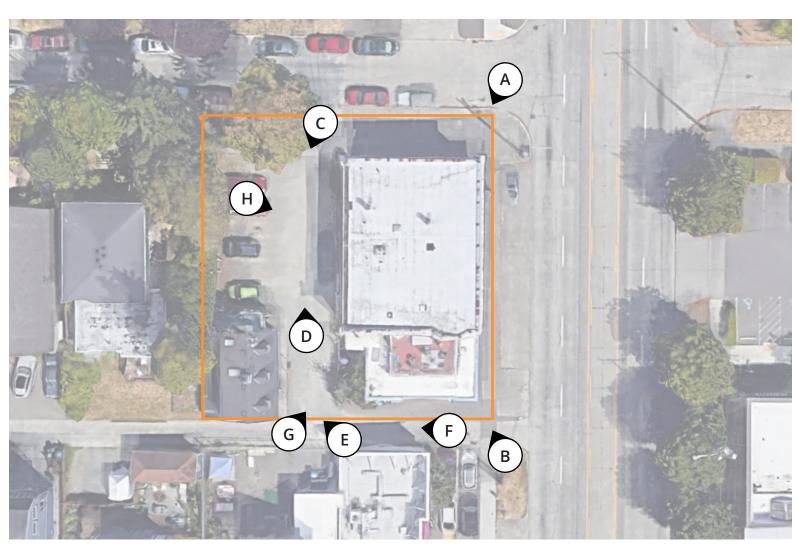


















ZONING DATA (6.0)



 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

55'

23.47A.012 Proposal complies with the height limit.

FAR Maximum: 3.75 (35,625 SF) **23.47A.013** Minimum: 2 (19,000 SF)

Proposal complies with the maximum allowable FAR.

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.

Proposal provides 10' upper level setback at Level 5, along 15th Avenue NW and NW 61st Street.

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.

GREEN FACTOR 0.3

23.47A.016 Proposal requires 0.3 green factor.

AMENITY AREA 23.47A.024

Amenity areas are required in an amount equal to 5 percent of the total gross floor area in

(per 3/1/21-2/28/22 fee schedule. Subject to SDCI increases)

residential use.

Proposal complies with the amenity area requirements at roof top deck.

AFFORDABLE MH

MHA Zone: M - Medium

HOUSING: Payment: \$15.36/SF **23.58C.040** Performance: 5% of Units

TIP 257 Proposal must comply with MHA requirements through either Payment or Performance

method.

PARKING 23.54.015 No minimum parking requirement for residential uses within urban villages

Proposal has included 4 stalls located off the alley.

BICYCLE PARKING 23.54.015

long term: 1 per dwelling unit; short term: 1 per 20 dwelling units

Proposal complies with bicycle parking requirements.

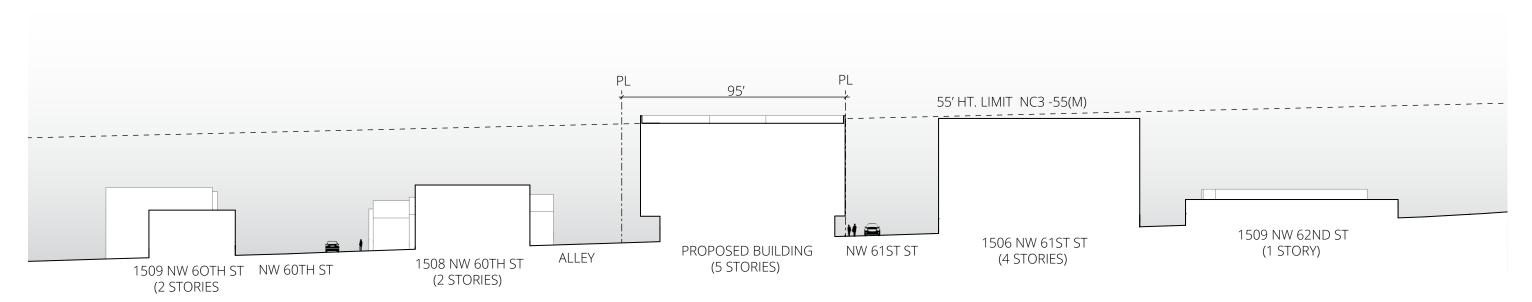
SOLID WASTE 23.54.040

desidential: 375 square feet plus 4 square feet for each additional unit above 50

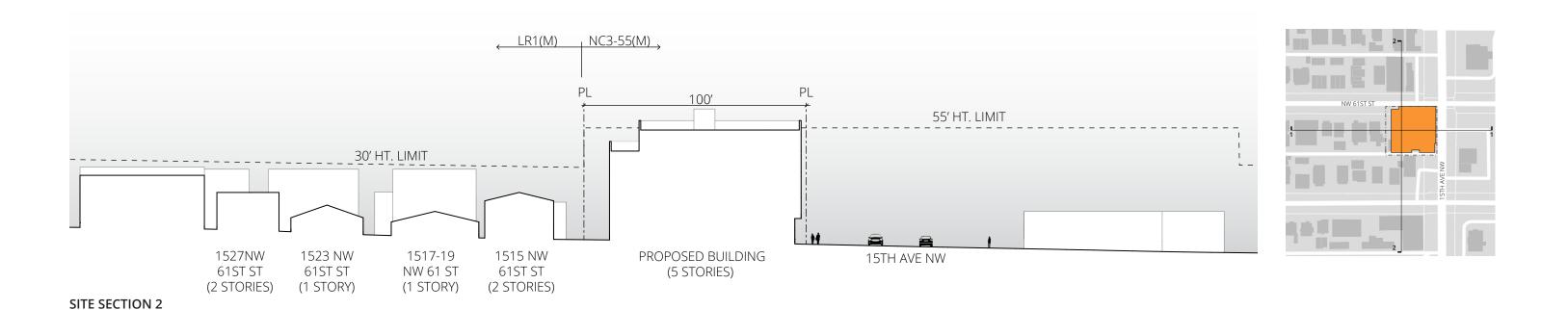
Proposal complies with 379 SF solid waste requirement.

ALLEY IMPROVEMENT 23.53.030 20' Minimum Right-of-Way Widths for Existing Alleys in NC3 Zone Current alley is 10' wide and will require 5' alley dedication.

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SITE SECTION 1



DESIGN GUIDELINES (7.0)

CLARK BARNES

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.









HUMAN SCALE STREETSCAPE

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DESIGN GUIDELINES (7.0)

CLARK BARNES

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.





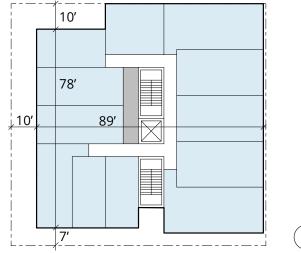




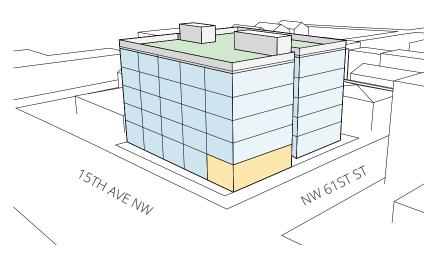


ARCHITECTURAL MASSING CONCEPTS (8.3)

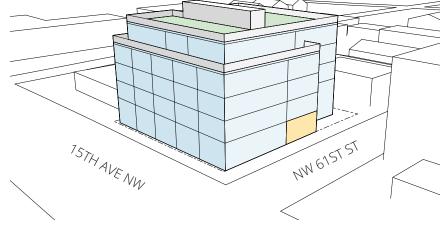








85'



OPTION A

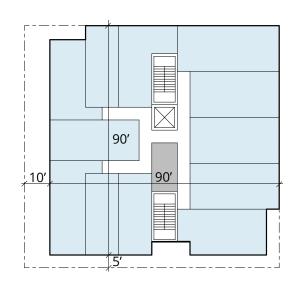
GROSS BUILDING AREA: 36,915 SF CHARGEABLE FAR: 35,623 SF UNITS: 51UNITS PARKING STALLS: 4 STALLS DEPARTURES: NONE

OPTION B

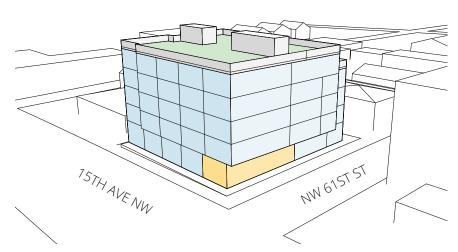
GROSS BUILDING AREA: 36,945 SF
CHARGEABLE FAR: 35,620 SF
UNITS: 51 UNITS
PARKING STALLS: 4 STALLS
DEPARTURES: UPPER LEVEL SETBACK (23.47A.014)

85'

<u></u> 10′







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 A: MASSING

BUILDING AREA: GROSS BUILDING AREA: 36,915 SF

CHARGEABLE FAR: 35,623 SF

UNITS: 51

PARKING STALLS: 4 STALLS

DEPARTURES: NONE

PROS:

CS2.B.2 The strong building edge along 15th Avenue NW contributes to an active street-scape and defines the urban corridor.

CS2.D.3 10' setbacks at ground floor abutting LR1(M) zone.

PL1.C.3 The rooftop amenity space provides year round outdoor space for the building occupants.

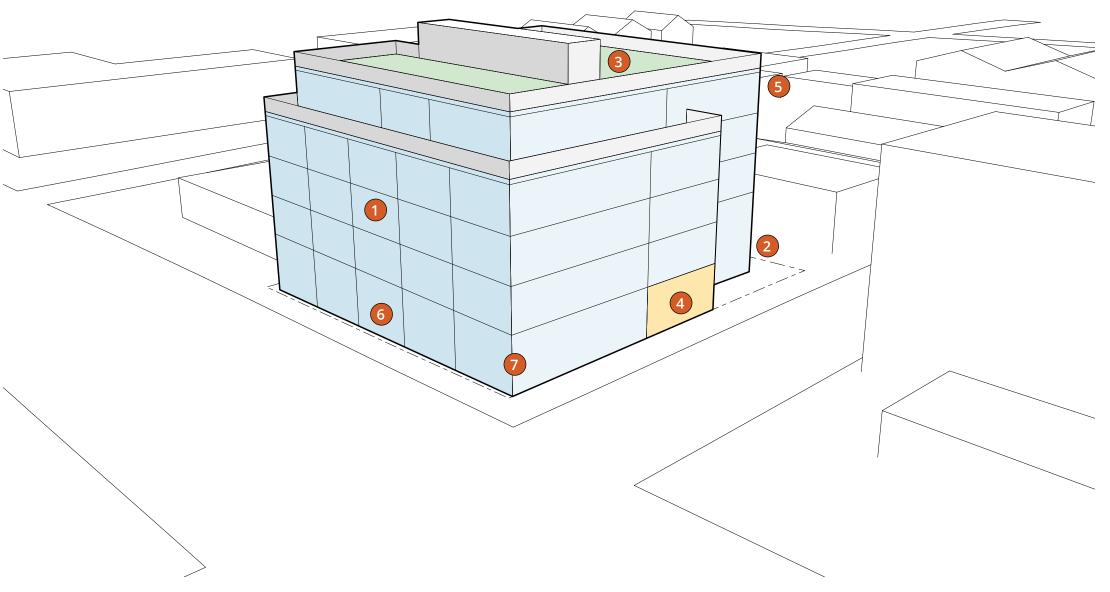
4 CS2.B.2 Residential entry located mid-block along NW 61st responds to residential street character.

CONS:

CS2.D.3 10' setback at west facade creates a flat wall abutting LR1 zone with units facing adjacent property.

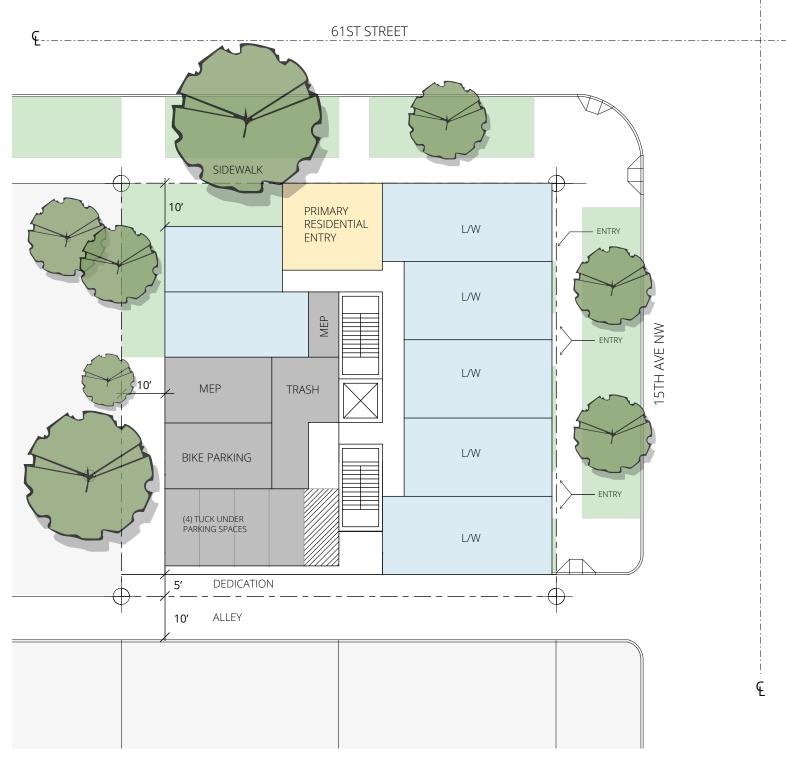
6 PL3.B.2 No setback at ground floor does not allow for public to private transition from sidewalk to ground floor units.

DC2.2.A Live/Work located at the corner does not maximize glazing at the corner.



OPTION A: PLANS (8.4)



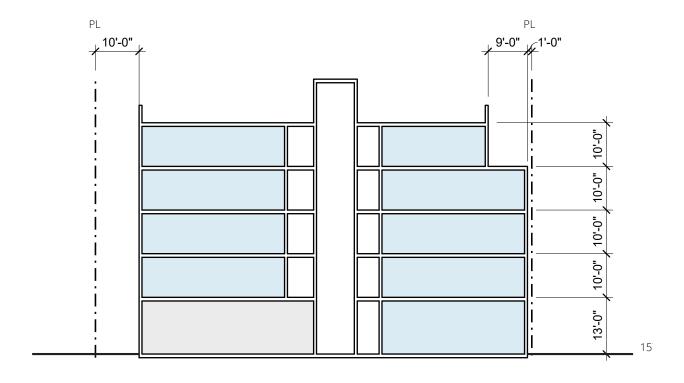


GROUND FLOOR - SITE PLAN

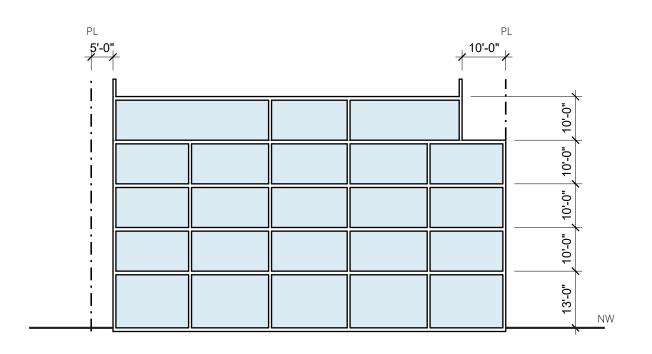


OPTION A: SECTIONS





SECTION 1





AMENITY

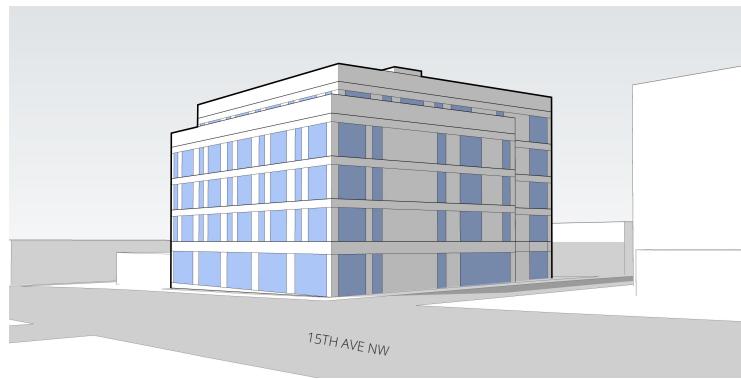
PARKING



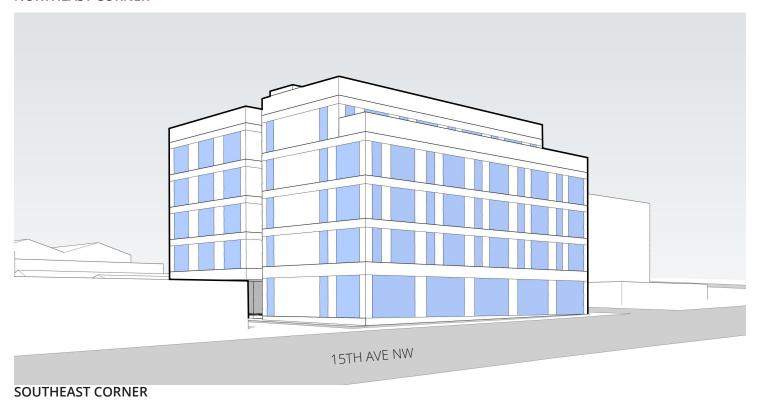
SECTION 2

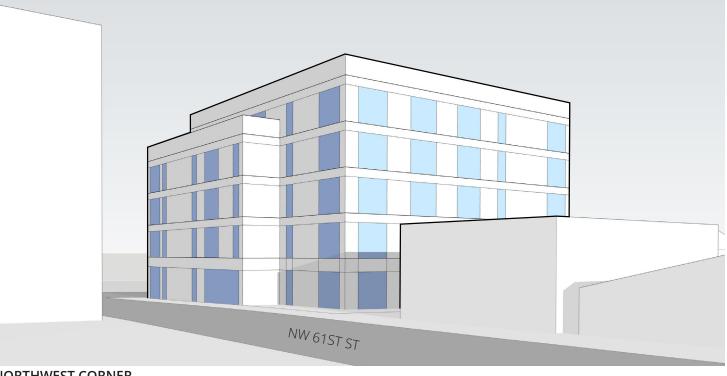
OPTION A: VIGNETTES (8.6)



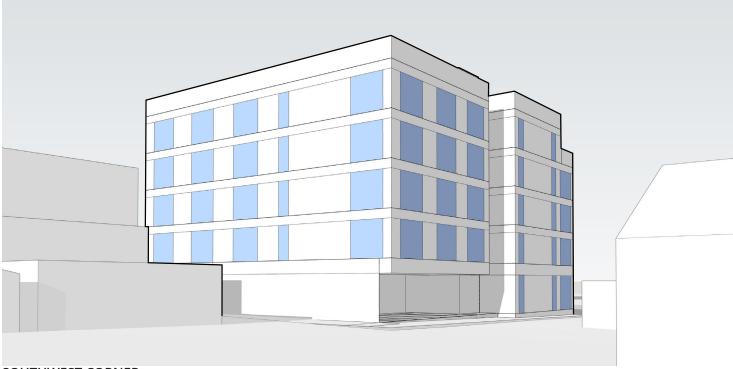


NORTHEAST CORNER





NORTHWEST CORNER



SOUTHWEST CORNER

OPTION B: MASSING

BUILDING AREA: GROSS BUILDING AREA: 36,945 SF

CHARGEABLE FAR: 35,620 SF

UNITS: 51 UNITS

PARKING STALLS: 4 STALLS

DEPARTURES: NONE

PROS:

PL3.B.2 Scheme provides greatest setback along 15th avenue NW and allows for public to private transition from sidewalk to street facing units.

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

PL1.C.3 The rooftop amenity space provides year round outdoor space for the building occupants.

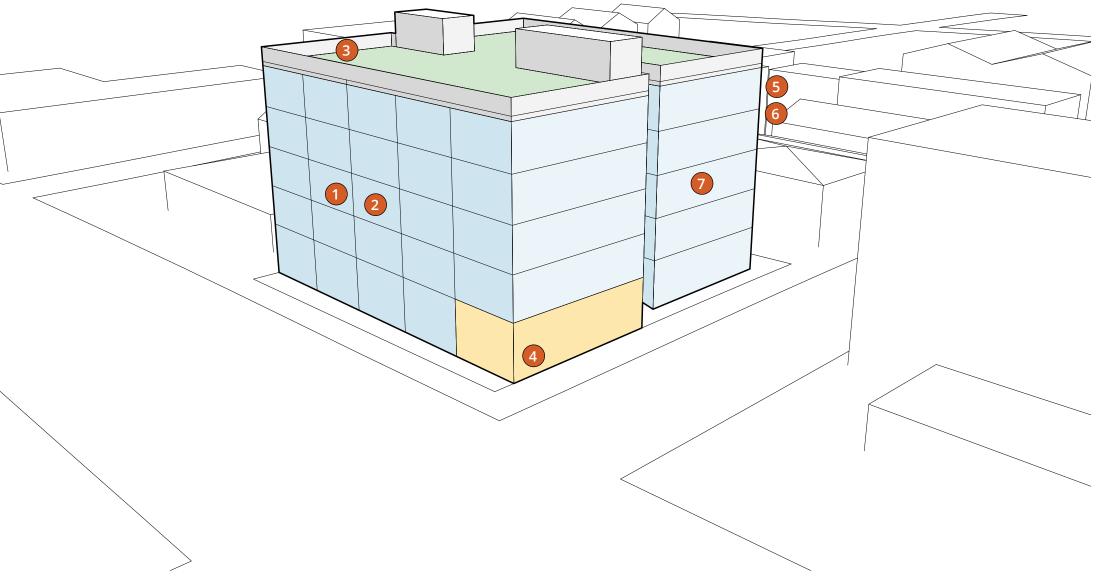
CS2.B.2 Residential entry located at corner for greatest connection to street.

CONS:

CS2.D.3 Scheme provides most bulk along west facade facing adjacent LR1 property.

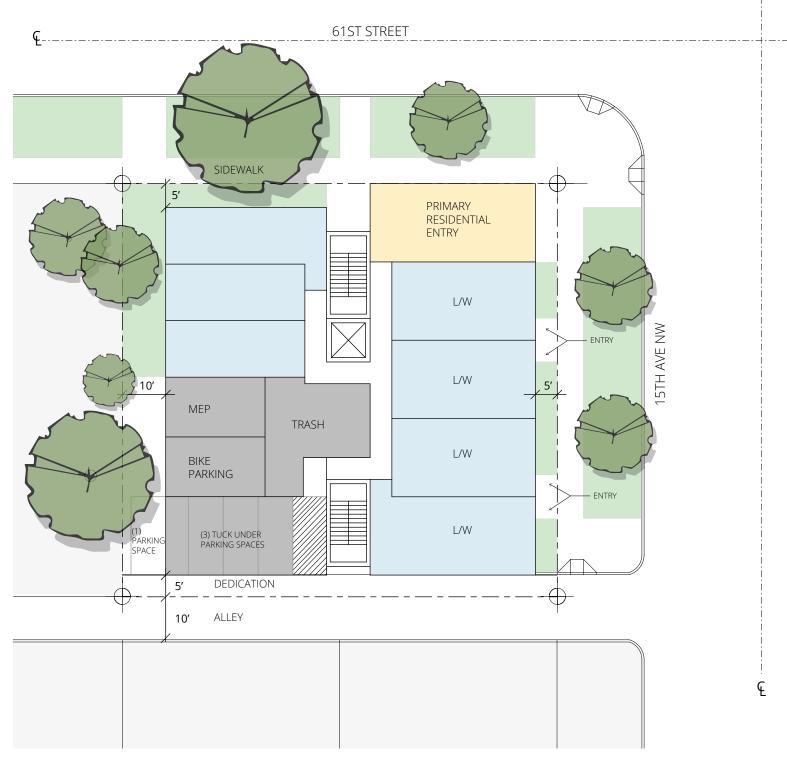
CS2.D5 Scheme provides most units facing LR1 and potential privacy conflict..

DC2.B2 Unit orientation east/ west will result in some blank facade facing 61st street.

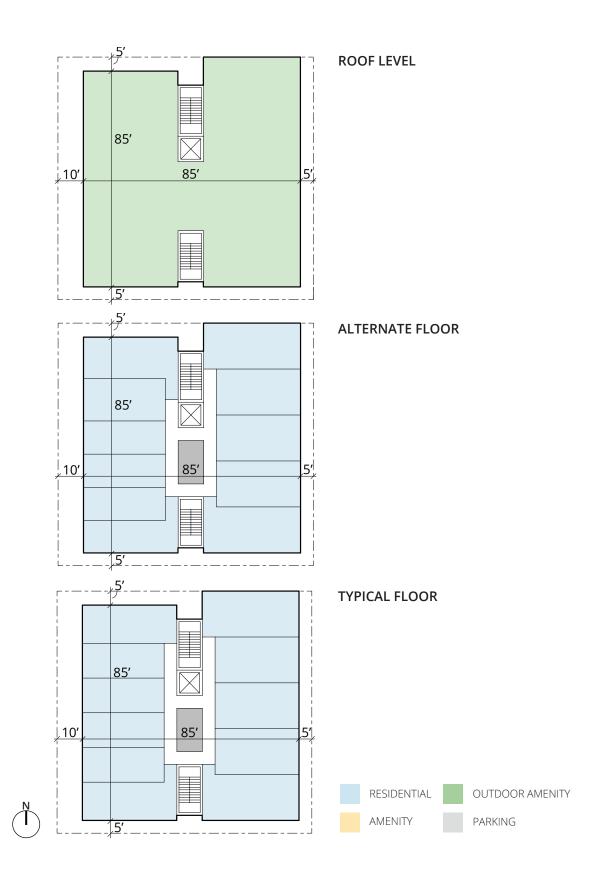


OPTION B: PLANS (8.4)



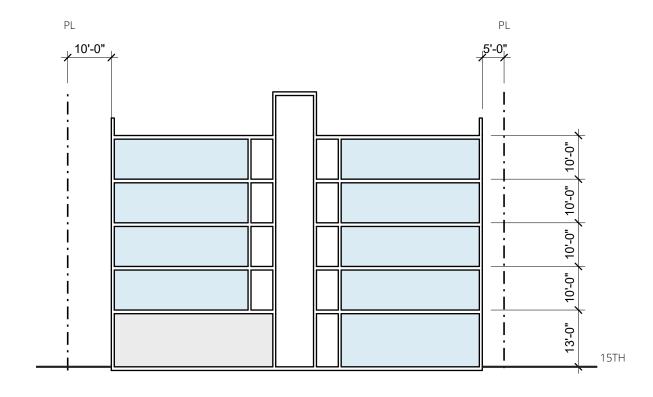


GROUND FLOOR - SITE PLAN

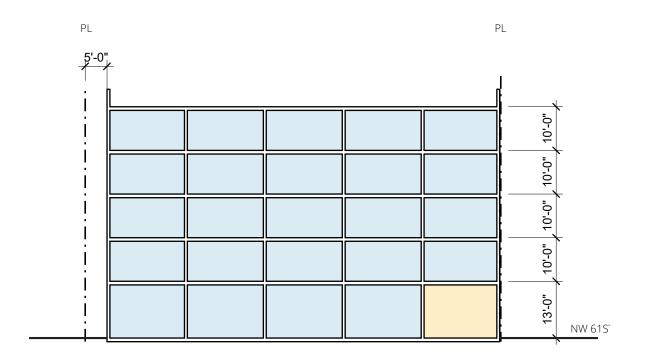


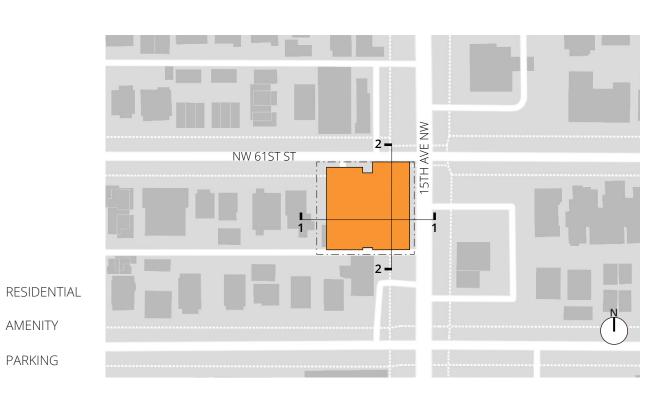
OPTION B: SECTIONS





SECTION 1

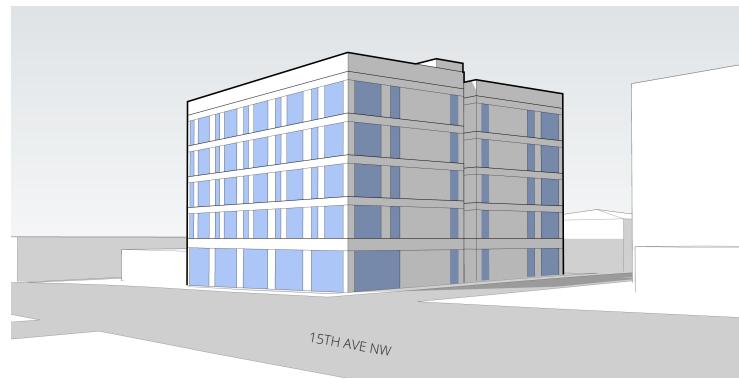




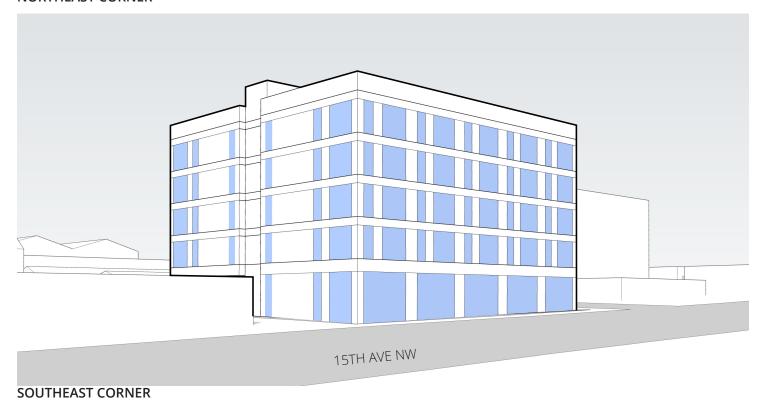
SECTION 2

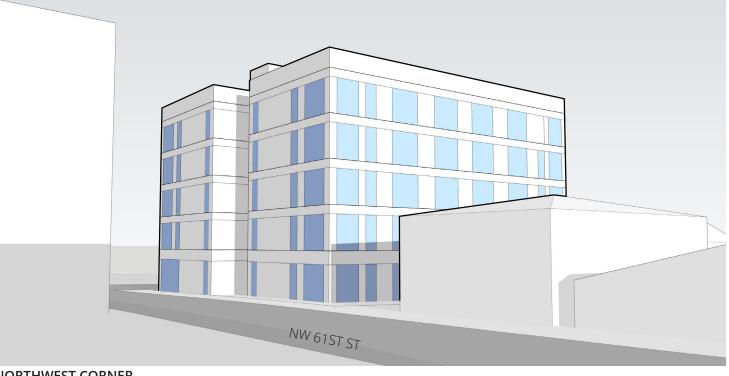
OPTION B: VIGNETTES (8.6)





NORTHEAST CORNER





NORTHWEST CORNER



SOUTHWEST CORNER

OPTION C: MASSING (PREFERRED)

BUILDING AREA: GROSS BUILDING AREA: 36,841 SF

CHARGEABLE FAR: 35,552 SF

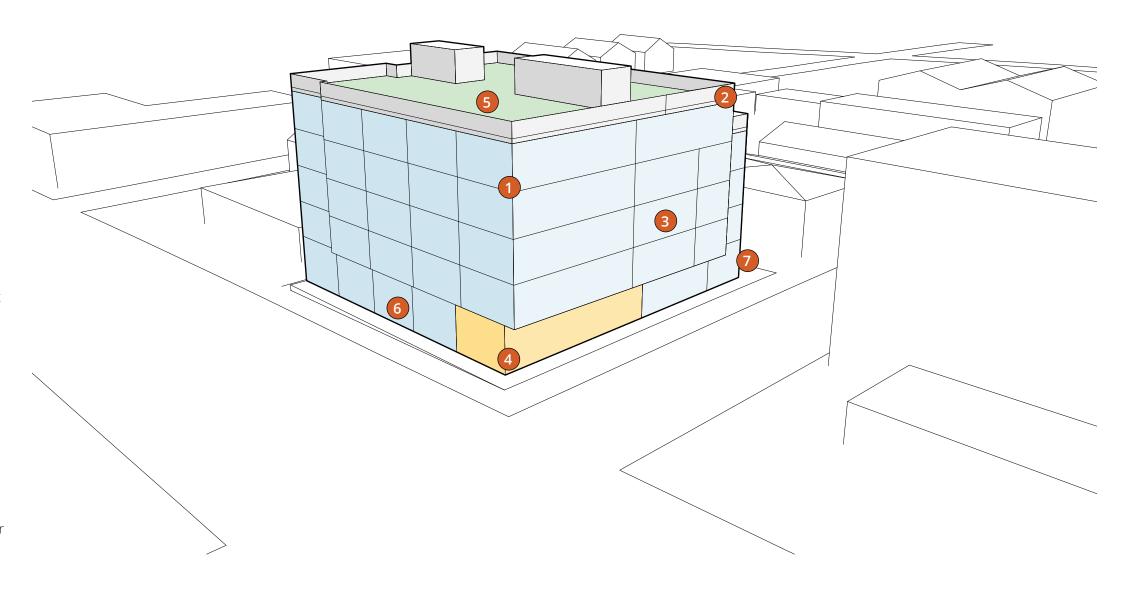
UNITS: 51 UNITS

PARKING STALLS: 4 STALLS

DEPARTURES: Upper level setback (23.47A.014)

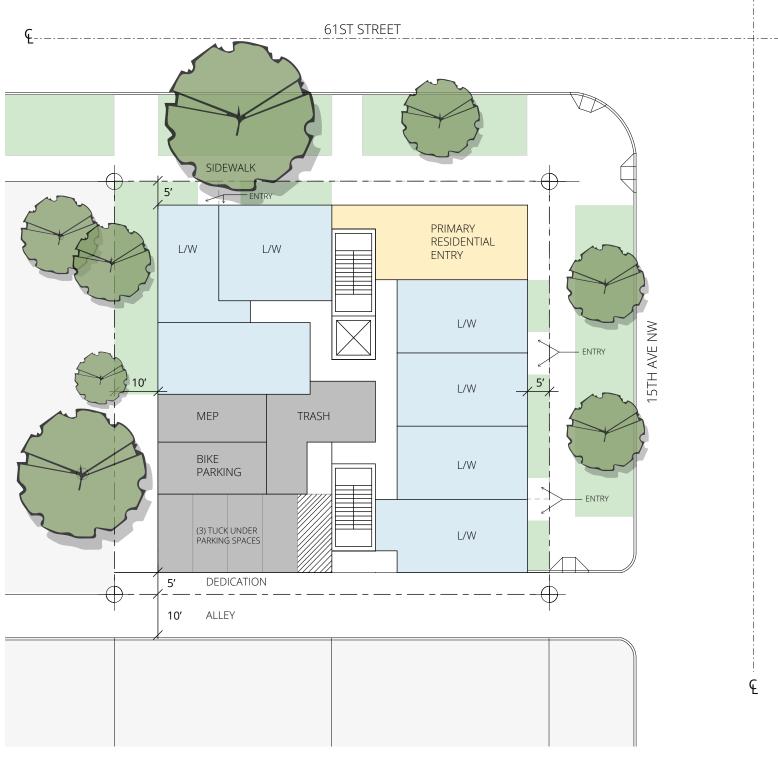
PROS:

- 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.
- **PL1.C.3** The rooftop amenity space provides year round outdoor space for the building occupants.
- PL3.B.2 Setback at ground floor allows for public to private transition from sidewalk to ground floor units.
- **CS2.D** Modulation provided along NW 61st St compliments the residential character and scale in the LR1(M) zone.

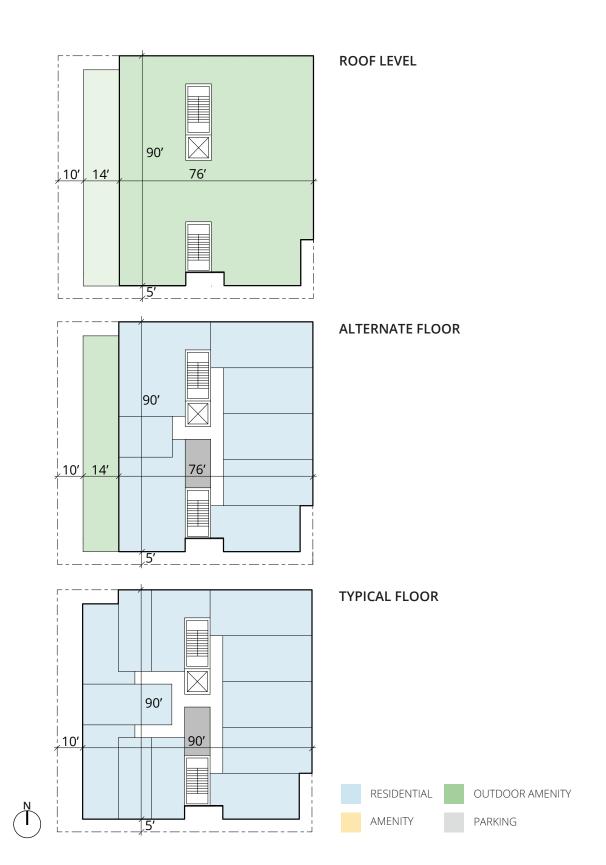


OPTION C: PLANS (8.4) (PREFERRED)



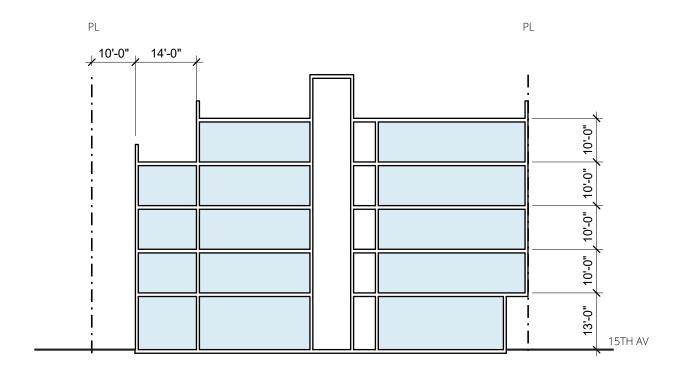


GROUND FLOOR - SITE PLAN

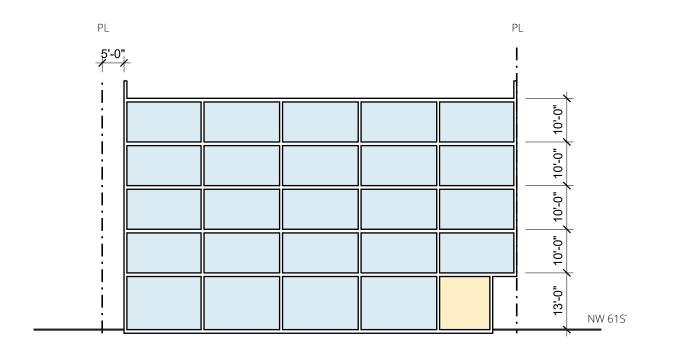


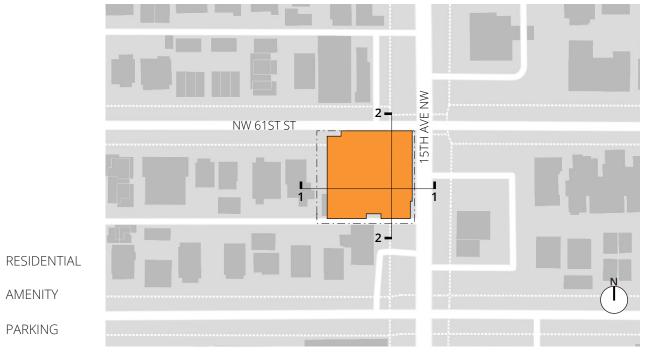
OPTION C: SECTIONS (PREFERRED)





SECTION 1

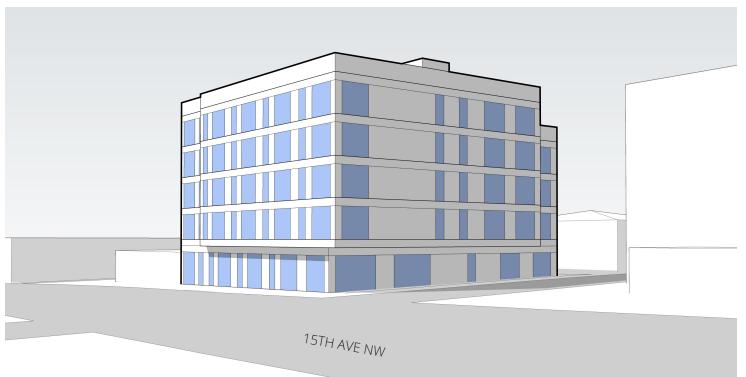




SECTION 2

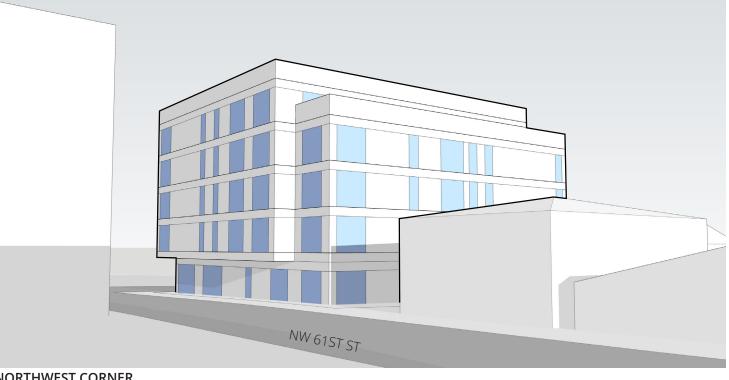
OPTION C: VIGNETTES (PREFERRED) (8.6)



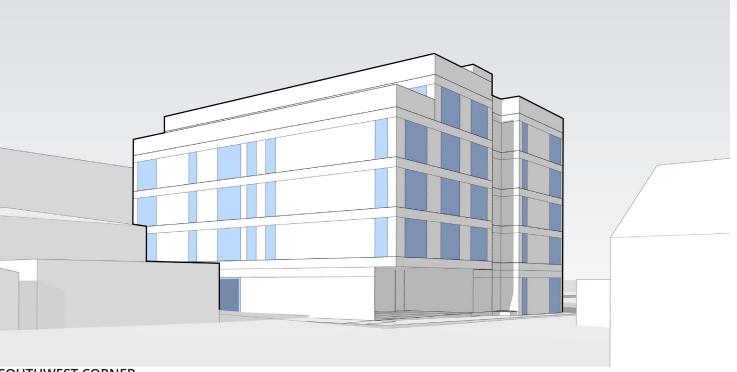


NORTHEAST CORNER





NORTHWEST CORNER



SOUTHWEST CORNER

ARCHITECTURAL MASSING CONCEPTS - PRECEDENT IMAGES (8.8)



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



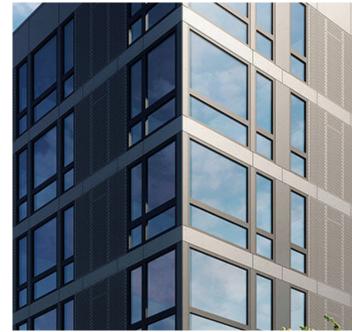
RECESSED GROUND FLOOR AT CORNER WITH RESIDENTIAL ENTRY TO MAXIMIZE RECESSED GROUND FLOOR **GLAZING**



RESIDENTIAL UNIT ENTRIES



GROUND FLOOR RESIDENTIAL UNIT & NATURAL MATERIAL EXPRESSION

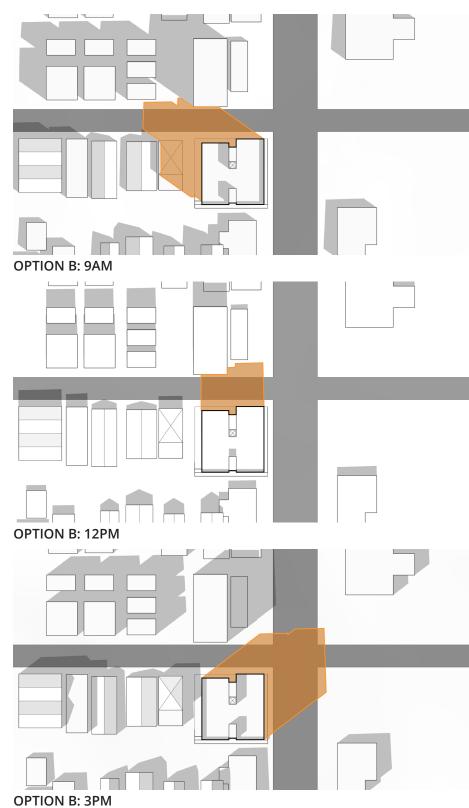


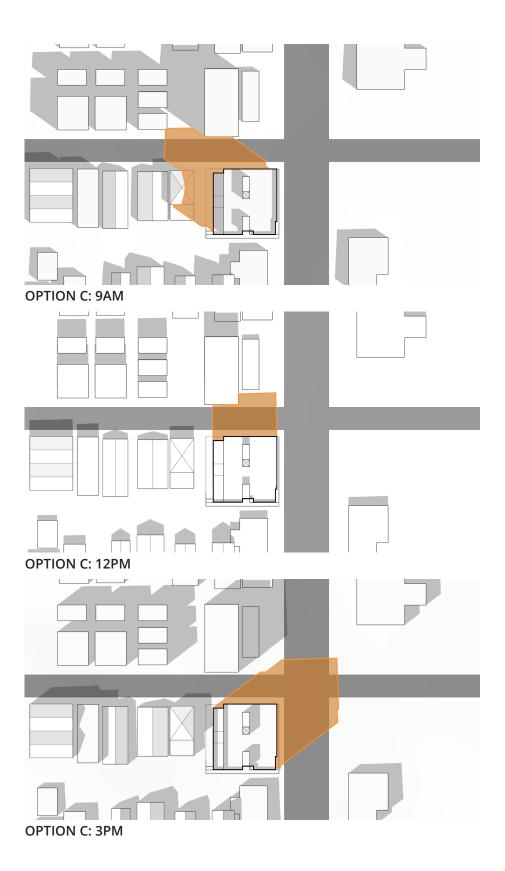
MAXIMIZED CORNER GLAZING AND HORIZONTAL ARTICULATION AT FLOORS

ARCHITECTURAL MASSING CONCEPTS - SHADOW ANALYSIS (8.9)









DEPARTURES - OPTION B (9.0)



BALLARD HUB URBAN VILLAGE STANDARDS 23.47A.009.F.4.B.1 **DEPARTURE TITLE:** UPPER LEVEL SETBACK REQUIREMENTS

THE CODE REQUIRES THAT:

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.

THE APPLICANT PROPOSES:

NW 61st Street = 3.69' Average Upper-Level Setback

Calculation:

Facade 1: Facade Length 37' x Setback Depth 5'-6" = 203'-6" SF Facade 2: Facade Length 10' x Setback Depth 11' = 110' SF Facade 3: Facade Length 38' x Setback Depth 0' = 0 SF Total Facade Length = 88' Total Setback Area = 313'-6" SF Average Setback = Total Setback Area / Total Facade Length (313.5/85 = 3.69')

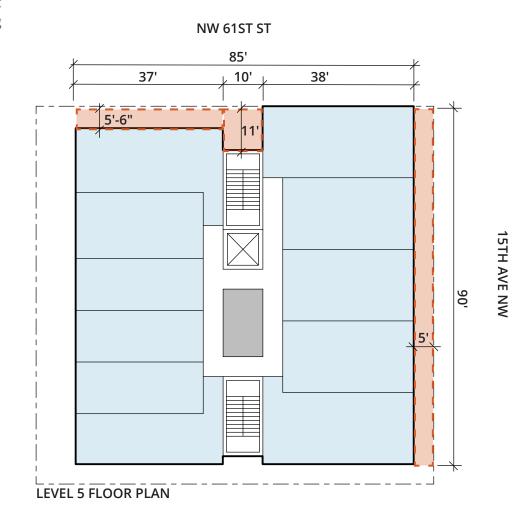
15th Avenue NW = 5' Average Upper-Level Setback

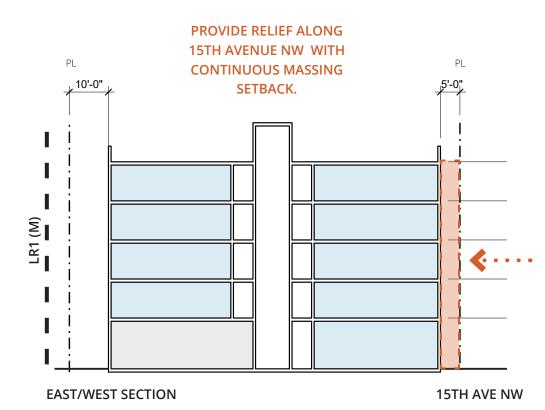
Calculation:

Facade 1: Facade Length 90' x Setback Depth 5' = 450 SF Total Facade Length = 85' Total Setback Area = 450 SF Average Setback = Total Setback Area / Total Facade Length (450 SF/90' = 5')

THE GUIDELINES BETTER MET:

PL3.B.2 Scheme provides greatest setback along 15th avenue NW and allows for public to private transition from sidewalk to street facing units.





DEPARTURES - OPTION C (9.0)



BALLARD HUB URBAN VILLAGE STANDARDS 23.47A.009.F.4.B.1 **DEPARTURE TITLE:** UPPER LEVEL SETBACK REQUIREMENTS

THE CODE REQUIRES THAT:

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.

THE APPLICANT PROPOSES: NW 61st Street = 0 Average Upper-Level Setback

Calculation:

Facade 1: Facade Length 76' x Setback Depth 0' = 0SF Average Setback = Total Setback Area / Total Facade Length (0SF / 76' = 0')

15th Avenue NW = 1' Average Upper-Level Setback

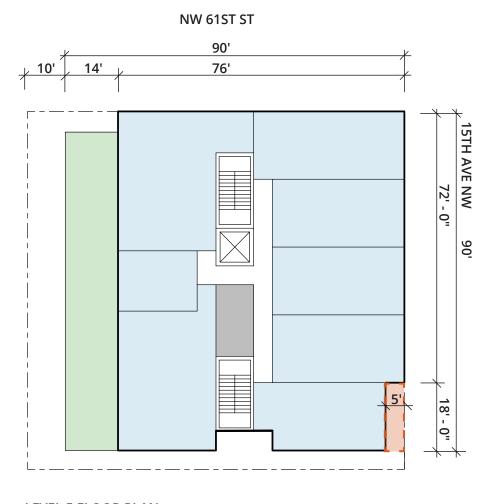
Calculation:

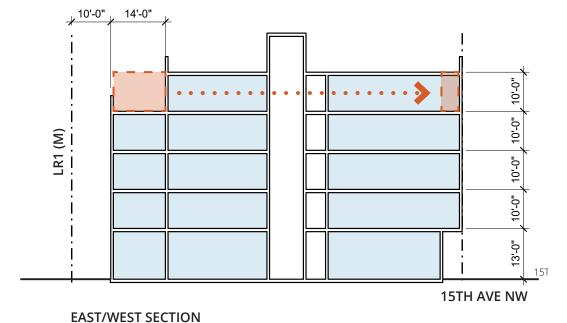
Facade 1: Facade Length 72' x Setback Depth 0' = 0 SF Facade 2: Facade Length 18' x Setback Depth 5' = 90 SF Total Facade Length = 90' Total Setback Area = 90 SF Average Setback = Total Setback Area / Total Facade Length (90SF / 90' = 1')

THE GUIDELINES BETTER MET:

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.





REINFORCING THE URBAN

EDGE BY MASSING SHIFTS

AWAY FROM LR1 (M)

LEVEL 5 FLOOR PLAN