Administrative LU Recommendation Packet



OWNER:
GALLAGHER 1431 LLC
9515 31ST AVE NW
Seattle, WA 98117

PROJECT:
3039287-LU
1431 NW 65TH ST
Seattle, WA 98117

ARCHITECT: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
rod@noviongroup.com (206.361.6133)

TABLE OF CONTENTS

1 COVER PAGE
2 TABLE OF CONTENTS
3 DEVELOPMENT OBJECTIVES
4 PROJECT DESCRIPTION
5 ZONING MAP
6 NEIGHBORHOOD ANALYSIS
7 EXIST BUILDING CONTEXT
8 STREET VIEWS
9-10 EXISTING BLDGS CONTEXT
11 DESIGN PRECEDENTS
12 SITE SURVEY
13-14 ZONING SYNOPSIS
15-17 SEATTLE+ BALLARD DESIGN GUIDANCE PRIORITIES
18-25 DESIGN OPTION 2
26-27 PRIORITIES & SDCI STAFF RECOMMENDATIONS
28 SUN STUDY
29-30 COMMUNITY OUTREACH MATERIAL
31 MODERN DESIGNS BY ARCHITECT FIRM



DEVELOPMENT OBJECTIVES

PROJECT TEAM

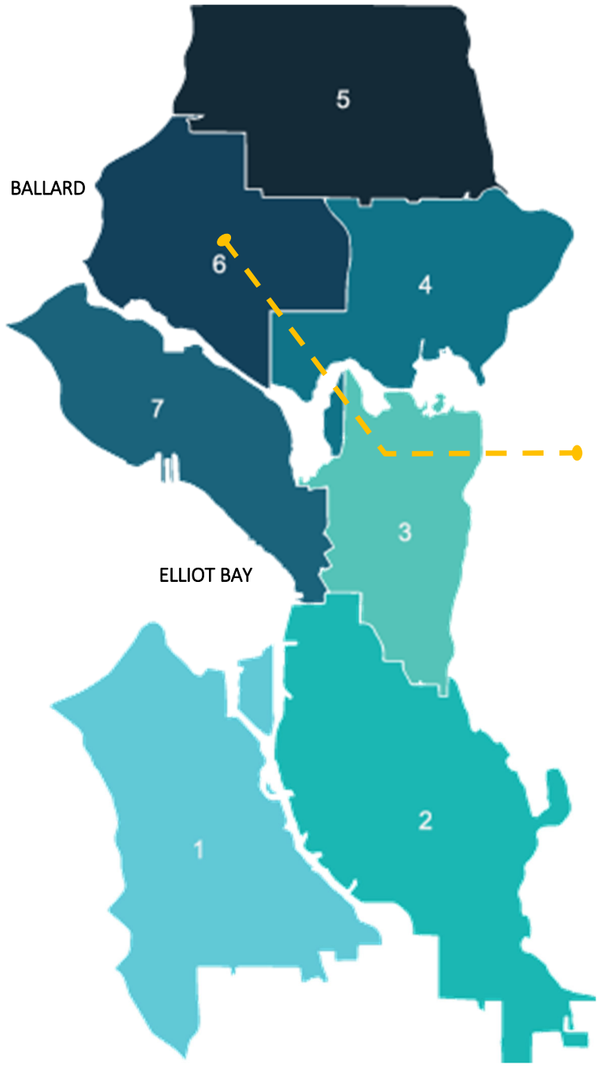
Owner: GALLAGHER 1431 LLC
9515 31ST AVE NW
Seattle, WA 98117
Contact: GARY GALLAGHER
Architect & Applicant:
ROD NOVION, ARCHITECT, AIA
Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
Contact: Rod Novion
DCI Project #3039287-LU
Contact: , DAVID SACHS– Senior Land Use Planner

Existing Site:

Address:	1431&1439 NW 65th St.
Location:	The Site is in the Ballard district.
Site Area:	10,048 sf
Existing Development:	5 unit and a 6 unit. Apartment buildings

Project Proposal: **New apartment building**
Number of Residential Units: 42 new residential units
Number of Parking Stalls: 0 stalls
Gross Floor Area of Residential Use: 26,000 gsf

Developmental Objective:
To provide increased multifamily housing in a high density area where the current configuration of the lot underutilizes the development potential.
The proposal is to provide 42 apartment units in a location where the residents will benefit from the easy connection to the neighborhood amenities and public transportation, as well as have access to many public sites that encourage community interaction.





PROJECT DESCRIPTION

1. The site(s) is located on the Northeast comer of the Ballard Hub Urban Village.

The project is proposed over two parcels– 1431 and 1439 NW 65th St. The site is occupied by 2 apartment structures containing a total of 11 residential units. There are existing curbs and sidewalks along the Northern boundary, NW 65th Street. . There are no exceptional trees located on the site. The site is relatively level, sloping down from the North to the South approximately 3 feet.. There will be some outlooks towards the south from the upper levels and roof decks.

2. The subject property is zoned LR 3 (M). Properties to the West are a higher zone of NC3P-55 (M). The properties across NW 65th St are mixed zone with the western portion (fronting 15th Ave NW being NC3P-55 (M) and the eastern portions as LR3- (M). Properties to the east are zoned LR 3 (M). The properties to the South are zoned LR-3 (M).

3. Neighboring uses include the North block as a school- Ballard High School, to the East is a New Apartment building and further East are townhouses. To the West there is a mixed use development under construction and immediately south another mixed use project under construction.

4. Development objectives are to utilize the site for its zoned multi-family use. Current plans are for 42 unit apartment, 5 stories over a basement. The proposed structure will be designed to meet all of the development and Design Review standards.

The structure will meet green building performance standards by earning a built green 4-star rating of the Master Builders Association of King County and Snohomish County.

Site Information:

Jurisdiction:	**City of Seattle**
Existing Zoning:	**LR3 (M)**
Site Area:	**10,048 sf**
APN Number:	**2767600630 + 2767600625**
Comprehensive Plan Land Use:	Ballard Neighborhood Plan
Neighborhood Planning Area:	Ballard
Urban Village:	Ballard Hub Urban Village



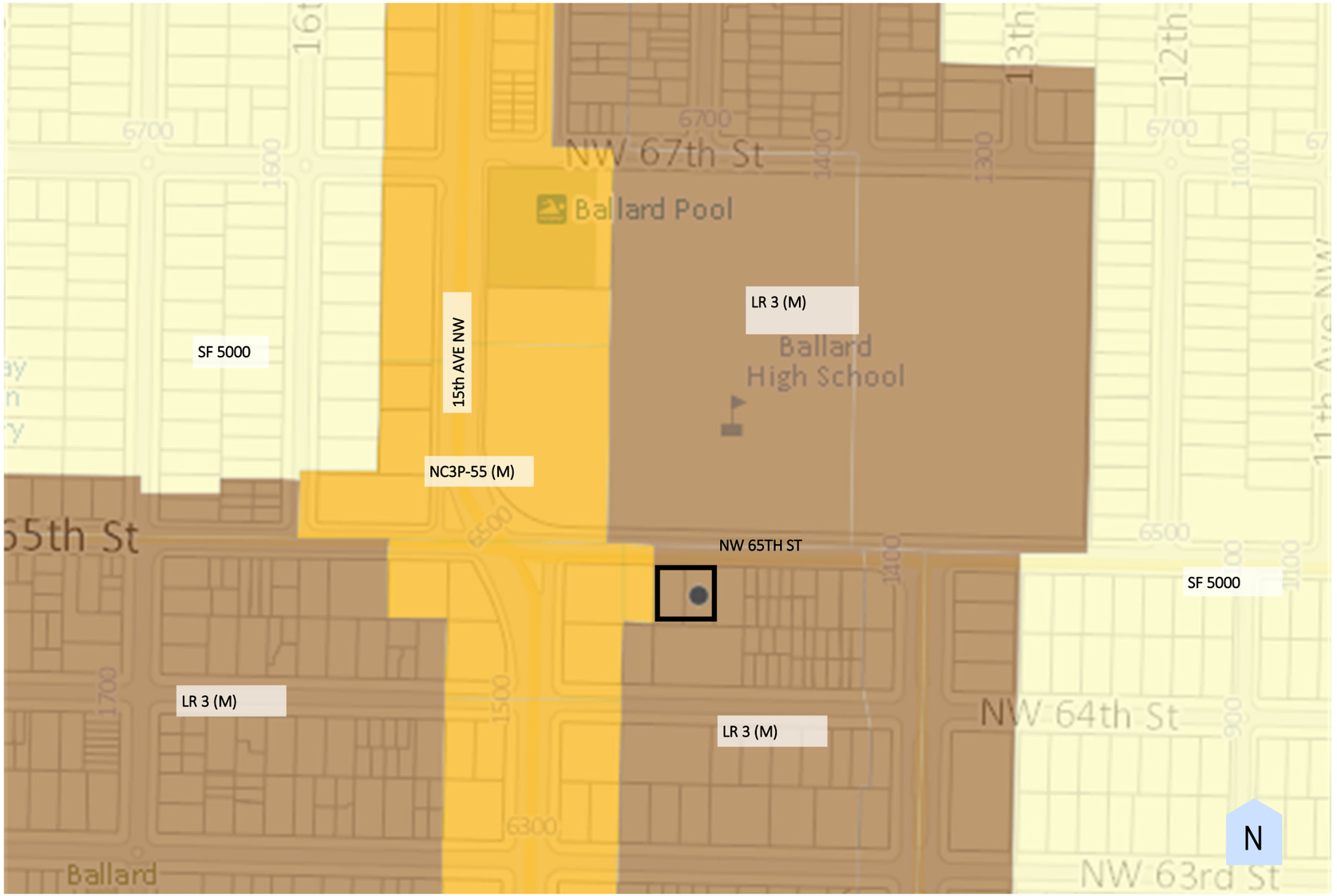
ZONING MAP

15TH AVE NW CORRIDOR IS ZONED NC3P-55(M)
Then east of the corridor the zone changes to LR3 (M)
which the proposed project is located.

SF 5000 (NR3) SINGLE FAMILY (RESIDENTIAL USE ZONE)

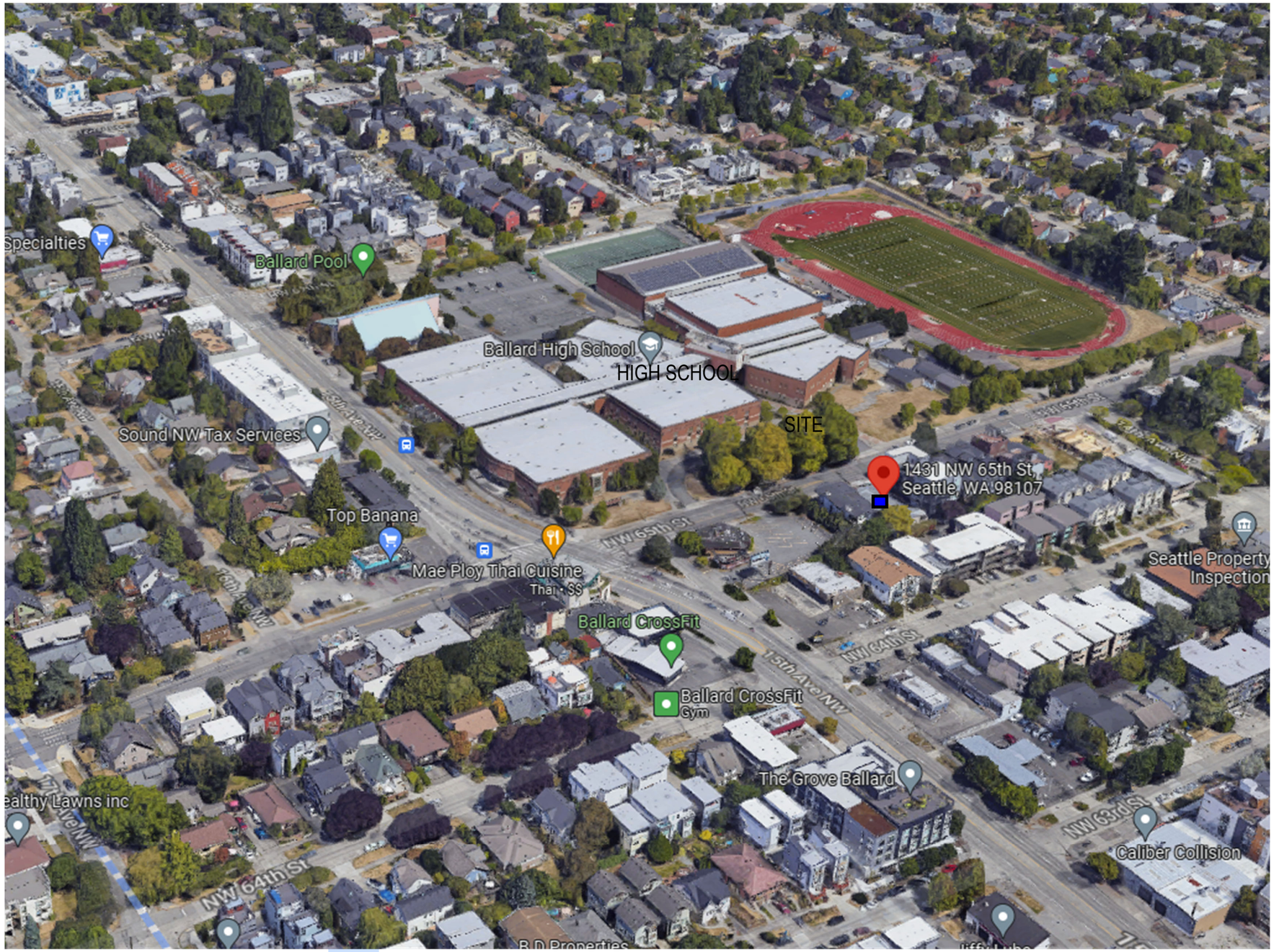
NC3P-55 (M) NEIGHBORHOOD COMMERCIAL 3– P (M)

LR3 (M) LOWRISE 3 (M)



NEIGHBORHOOD ANALYSIS

THE NEIGHBORHOOD IS A MIX OF USES. BALLARD HIGH SCHOOL MAKES UP FOR MOST OF THE NORTHERN BLOCKS.
USES SOUTH OF 65TH ARE RAPIDLY CHANGING TO MULTIFAMILY USES FROM APARTMENT STYLE BUILDINGS AND TOWNHOUSE–ROWHOUSE BUILDINGS. THE SW CORNER OF 65TH IS UNDER DEVELOPMENT FOP A LARGE MIXED USE BUILDING.
BUILDING MATERIALS ARE MOSTLY WOOD FRAME BASE WITH SIDINGS RANGING FROM WOOD TO CEMENT PANELS TO MASONRY.
THE SITE FRONTS ON NW 65TH ST. THIS IS AN ARTERIAL THAT WILL PROVIDE CONNECTIONS EAST TO 15TH AVE NW THAT PROVIDES CONNECTION TO THE CITY, TO THE EAST PROVIDES CONNECTIONS TO HIGHWAY 99 AND GREENLAKE..
THERE IS BUS SERVICE ON 15TH AVE NW.
15TH NW WILL BE THE FOCUS FOR VEHICULAR TRAVEL WITH CONNECTIONS TO DOWNTOWN TO THE SOUTH.



EXISTING BUILDINGS IN IMMEDIATE CONTEXT

1—COMMERCIAL
THE USE ON 15TH AVE NW IS PREDOMINANTLY COMMERCIAL AND MIXED USE– COMMERCIAL RESIDENTIAL USE. NC3P 55 (M) ZONE

2—RESIDENTIAL– MULTI FAMILY
THE MAJORITY OF THE USES ALONG THE CALIFORNIA FRONTAGE ARE MULTI FAMILY.. WITH A MIX OF APARTMENT STYLE BUILDINGS AND TOWNHOUSE STYLE.. THERE ARE A FEW SINGLE FAMILY USE REMAINING. LR3 (M) ZONE

3- SCHOOL.
LR3 (M) & NC3P 55 (M) ZONE.

4– RESIDENTIAL– SINGLE FAMILY
THE PREDOMINANT USE NW OF THE SITE SINGLE FAMILY IN SINGLE FAMILY ZONE.



15TH AVE NW



ACROSS SUBJECT SITE

STREET VIEW LOOKING NORTH



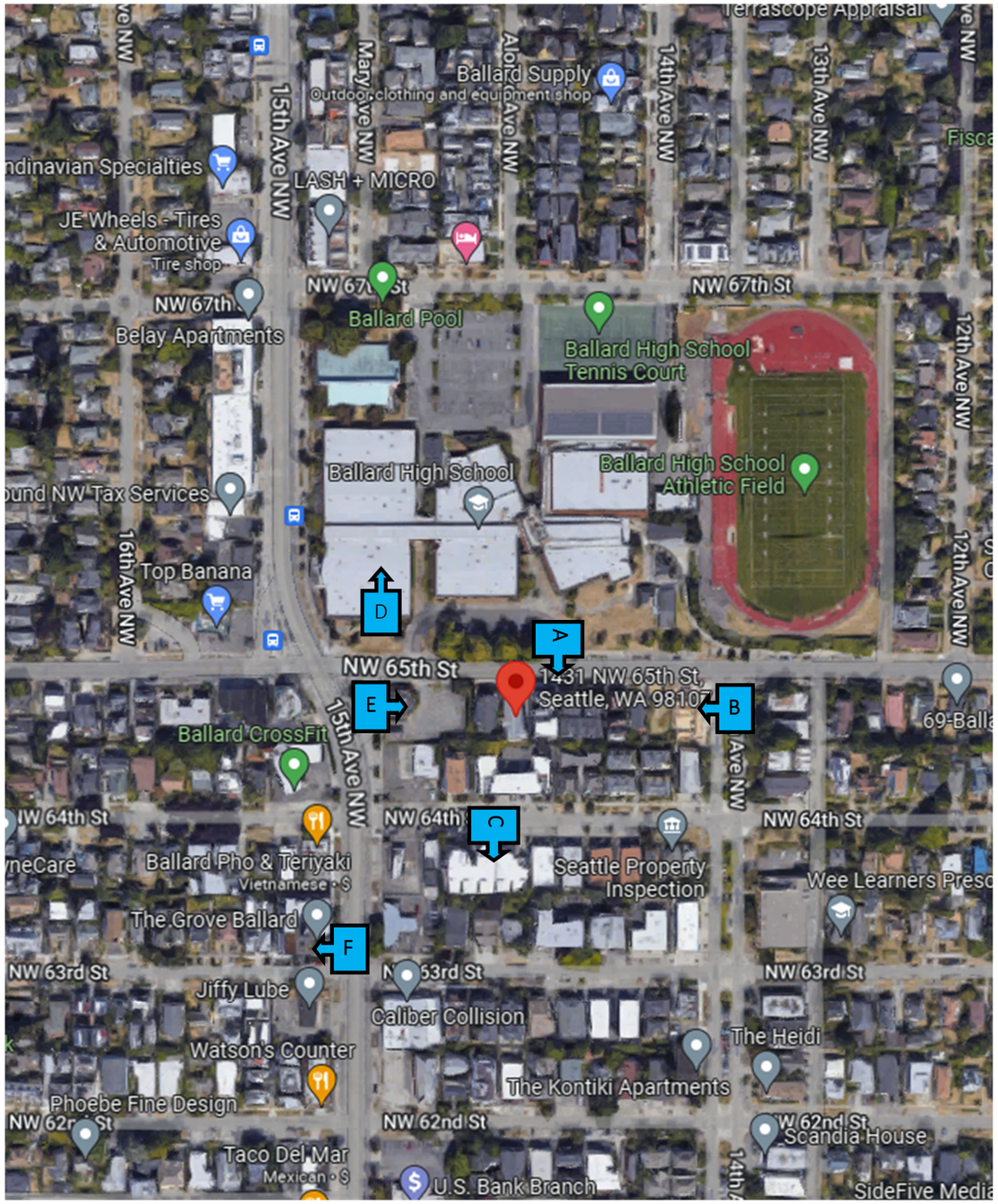
15TH AVE NW

SUBJECT SITE

STREET VIEW LOOKING SOUTH

N

EXISTING NEIGHBORHOOD STYLE AND CONTEXT





A—1427 NW 65TH ST



B—6421 14TH AVE NW



C—1423 NW 64TH ST



D—6500 15TH AVE NW– BALLARD HS



E—6416 15TH AVE NW– 3024352-LU



F—6301 15TH AVE NW

EXISTING NEIGHBORHOOD STYLE AND CONTEXT



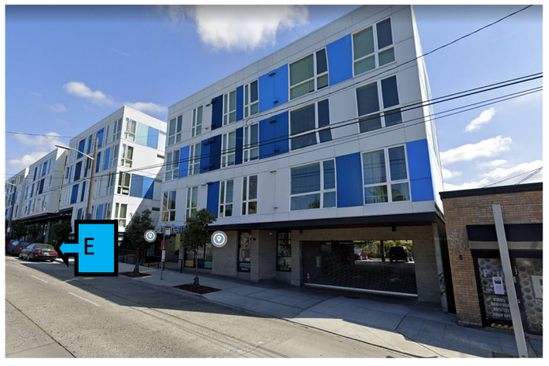
G—6421 15TH AVE NW



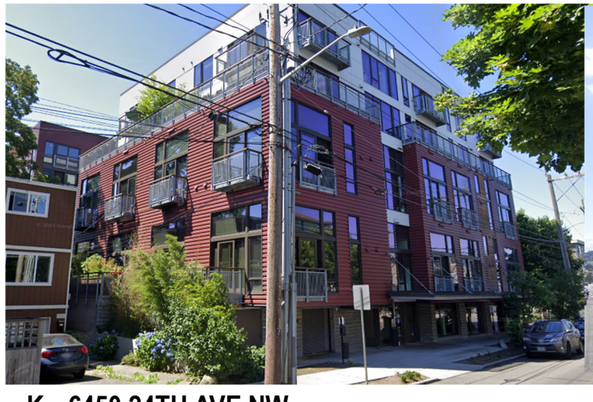
H—7536 15TH AVE NW



I—6700 15TH AVE NW



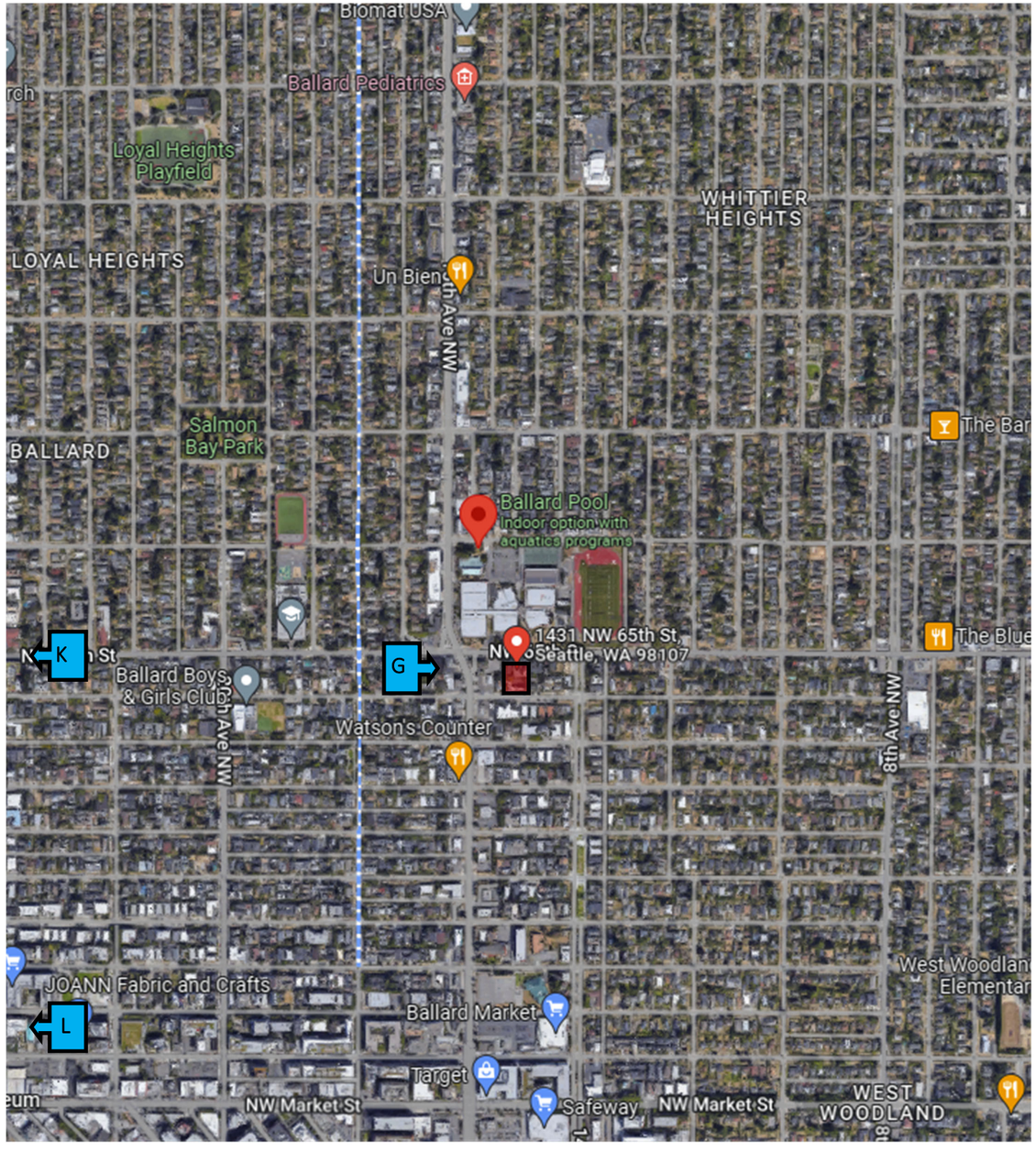
J-7006 15TH AVE NW



K—6450 24TH AVE NW

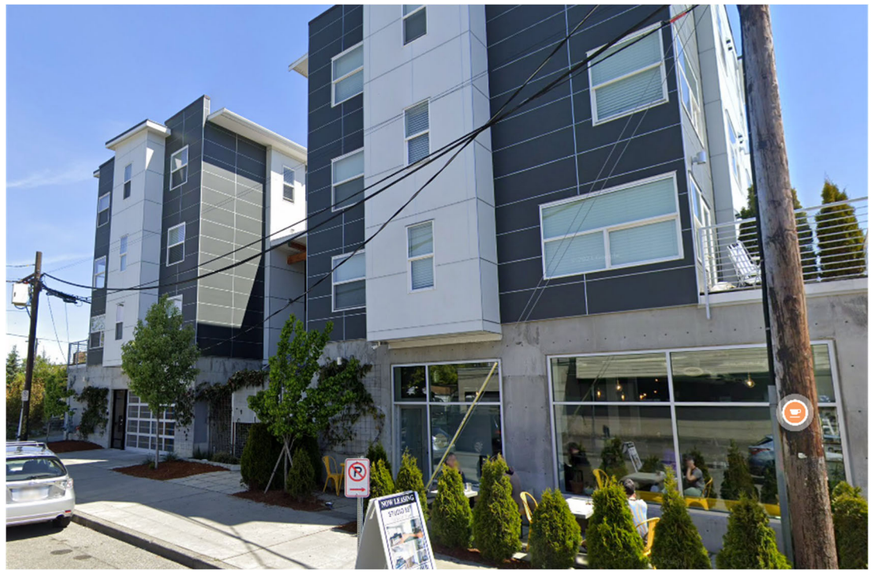


L—5711 24TH AVE NW

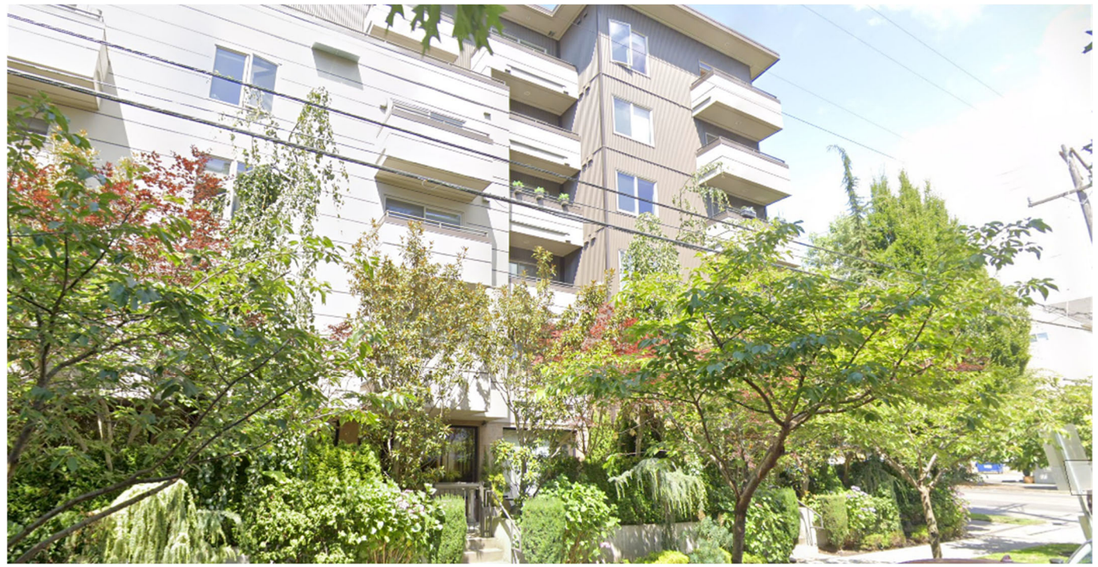


SUBJECT SITE

DESIGN PRECEDENTS



IINSET COURT CREATES A BUILDING MASS SEPARATION AND OPENS FOR PRIMARY ENTRANCE. REDUCED PERCEIVED MASSING.



WELL LANDSCAPED STREET FRONTAGE TO SOFTEN APPEARENCE.

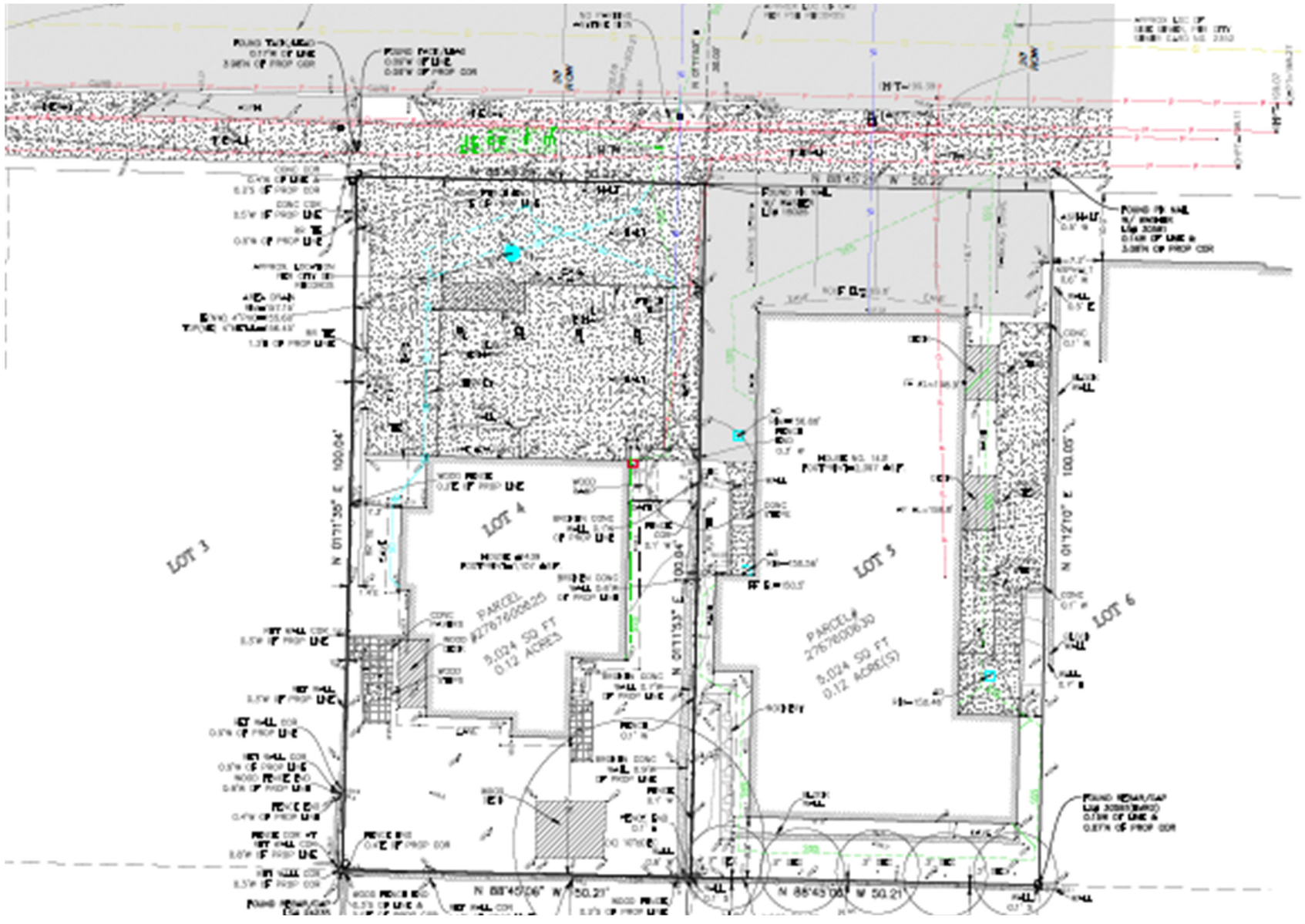


MATERIAL CHANGE TO REDUCE VERTICAL MASSING.



MATERIAL CHANGE AND PLANE CHANGE TO REDUCE VERTICALITY

SITE SURVEY



Legal Description:

- (PER STATUTORY WARRANTY DEED RECORDING #20160108000712)
- PARCEL NO. 2767600630
- LOT 5, BLOCK 6, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGES 40 AND 41, RECORDS OF KING COUNTY, WASHINGTON.
-
- (PER STATUTORY WARRANTY DEED RECORDING #202106020000284)
- PARCEL NO. 2767600625
- LOT 4, BLOCK 6, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, IN KING COUNTY, WASHINGTON.

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ZONING SUMMARY

SITE OVERVIEW	
Zoning	LR3 (M) — 65TH FRONTAGE IS LR3 (M) FROM THE SUBJECT PROPERTY TO THE EAST. THE WESTERN SIDE IS ZONE NC3 P 55 (M)
URBAN VILLAGE Overlay	BALLARD HUB URBAN VILLAGE
Lot Area	10,048 sf

COMPLIANCE SUMMARY	
	Permitted Uses — SMC 23.45.504 Table A
Requirement	Uses permitted include Residential, Institutions, Uses in existing or former schools, Parks and Playgrounds
Proposed	Residential apartment structure.
	FAR (Floor Area Ratio) — SMC 23.45.510 Table A
Requirement	The maximum permitted FAR for apartment is 2.3x10,048= 23,110.4gsf
Provided	The proposed FAR for the preferred option will be 2.3
	Density — SMC 23.45.512 Table A
Requirement	There is no density limit for apartments.
Provided	42 residential units
	Structure Height — SMC 23.45.514 Table A
Requirement	The maximum permitted height limit for Apartments is 50’ from Avg. grade (plus an additional 15’ for stair & elevator penthouses)
Proposed	The proposed height limit is 48’ to the roof deck, 60’ to the elevator penthouse, from AG.

COMPLIANCE SUMMARY	
	Setbacks — SMC 23.45.518 Table A
Requirement	The Required setbacks for Apartment: Front— 5’ Minimum Rear— 15’ Minimum– with no alley Side— 5’ Min. for facades less than 40’ 5’ Min. 7’ avg, for facades greater than 40’
Provided	All options meet or exceeds all the required setbacks
	Amenity Area — SMC 23.45.522
Requirement	The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area Required at ground shall be common amenity area.
Provided	All options propose ground level amenity areas as well as roof top deck, meeting the required area and dimensions.
	Landscaping Standards — SMC 23.45.524
Requirement	The required amount of landscaping shall meet a Green Factor of .6
Provided	All option proposes a Green Factor of .606 and uses new trees, new ground cover and shrubs, and permeable pavement surfaces
	Structure Width & Façade Length — SMC 23.45.527
Requirement	There are is a maximum structure width for apartments inside urban village of 150’ The maximum façade length for portions of structures within 15’ of a side lot line is 65% of the length of the lot line
Provided	All options meet the width and length requirements.
	Design Standards — SMC 23.45.529
Requirement	The required street facing façade standards include at least 20% of the street facing façade be transparent glass, and façade articulation is to be applied to certain sized facades. For rowhouses, additional standards apply including wayfinding, landscaping and architectural expression.
Provided	All options meet the required design standards for rowhouses.

ZONING SYNOPSIS

COMPLIANCE SUMMARY	
	Required Parking — SMC 23.54.015 Table B & D
Requirement	1 parking stall per unit is required. Due to location in an Urban Village and in a frequent transit corridor parking is reduced to 0 stalls.
Provided	Bicycle parking is required as follows– long term parking 1 per dwelling unit. Short term– 1 per 20 units. The required bicycle parking is proposed in the structure.
	Solid Waste & Recycle — SMC 23.54.040
Requirement	Storage requirements for 26-50 dwelling units shall be a minimum area of 375sf for shared storage area
Provided	All options are proposing a shared solid waste storage area of at least the minimum required area, locate in the ground floor. Within the building

DESIGN GUIDANCE PRIORITIES

CS1 Natural Systems & Site Features	RESPONSE
A) ENERGY USE **B) SUNLIGHT AND NATURAL VENTILATION** **Ballard Supplemental Guidance** 1. Plants and Habitat	The project will use high insulation, air tightness, high efficiency windows and systems, solar panel system. The preferred option provides the most exterior wall for maximizing unit's exposure to light, air and solar. The front setback, open spaces and street planting strip shall be landscaped to provide visual interest.

CS2 Urban Pattern & Form	RESPONSE
A. LOCATION IN THE CITY AND NEIGHBORHOOD **B. ADJACENT SITES, STREETS, AND OPEN SPACES** **C. RELATIONSHIP TO THE BLOCK** 2. **Mid-Block Sites:** **D) Height, Bulk, and Scale** 1. **Existing Development and Zoning:** 5. **Respect for adjacent Sites** **Ballard Supplemental Guidance** f. Residential In-Town:	The proposal is located in the Ballard Neighborhood midblock fronting NW 65th St. across from Ballard High School. The site to the west has an application for a five story, 60 unit mixed use building. The project to the East is a recently completed 4 story , 22 unit apartment building. The proposal appears consistent with the developments in the vicinity and development codes.

CS3 Architectural Context & Character	RESPONSE
A. Emphasizing Positive Neighborhood Attributes **Ballard Supplemental Guidance** 1. Fitting Old and New	This is an evolving block with new proposals to the West and a new building to the East of the site. The proposal is modern and will use modern as well as more traditional materials such as brick which is present in the school across the street and the newer developments

PL1 Connectivity	RESPONSE
A. NETWORK OF OPEN SPACES 1. **Enhancing Open Space:** **C. OUTDOOR USES AND ACTIVITIES** **Ballard Supplemental Guidance**	Open space is provided at the street front to enhance the communication with the street, adjacent properties and neighborhood. The rear of the property offers open space for the residents as well as a full roof deck open space.

DESIGN GUIDANCE PRIORITIES

PL2 Walkability	RESPONSE
A. ACCESSIBILITY **B. SAFETY AND SECURITY** **1. Eyes on the Street**	**Access to site and building provided visibly in the front. All building areas and yards are accessible.** **Units facing the street will provide eyes on the street through windows and balconies.**

PL3 Street Level Interaction	RESPONSE
A. ENTRIES **1. Design Objectives:** **c. Common entries to multi-story residential buildings**	**Primary entrance has a clear line of sight from street.**

PL4 Active Transportation	RESPONSE
B. PLANNING AHEAD FOR BICYCLISTS **Ballard Supplemental Guidance**	**Secure bicycle parking provided within the building**

DC1 Project Uses and Activities	RESPONSE
A. ARRANGEMENT OF INTERIOR USES **1. Visibility:**	Principal entry is visible from street. Services are accessible from the street. Bicycle parking, solid waste.

DC2 Architectural Concept	RESPONSE
A. MASSING **B. ARCHITECTURAL AND FAÇADE COMPOSITION** **D. SCALE AND TEXTURE** **E. FORM AND FUNCTION** **Ballard Supplemental Guidance**	**Massing approach per guidance recommendations. Single parcel-wide building along NW 65th st. frontage. Similar in scale and modulation of adjacent development.** **Upper level setbacks and material changes will further reduce the massing.**

DC3 Open Space Concept	RESPONSE
A. BUILDING-OPEN SPACE RELATIONSHIP **B. OPEN SPACE USES AND ACTIVITIES** **C. DESIGN** **Ballard Supplemental Guidance**	**Open space is planned for the residents at front, rear and roof.**

DESIGN GUIDANCE PRIORITIES

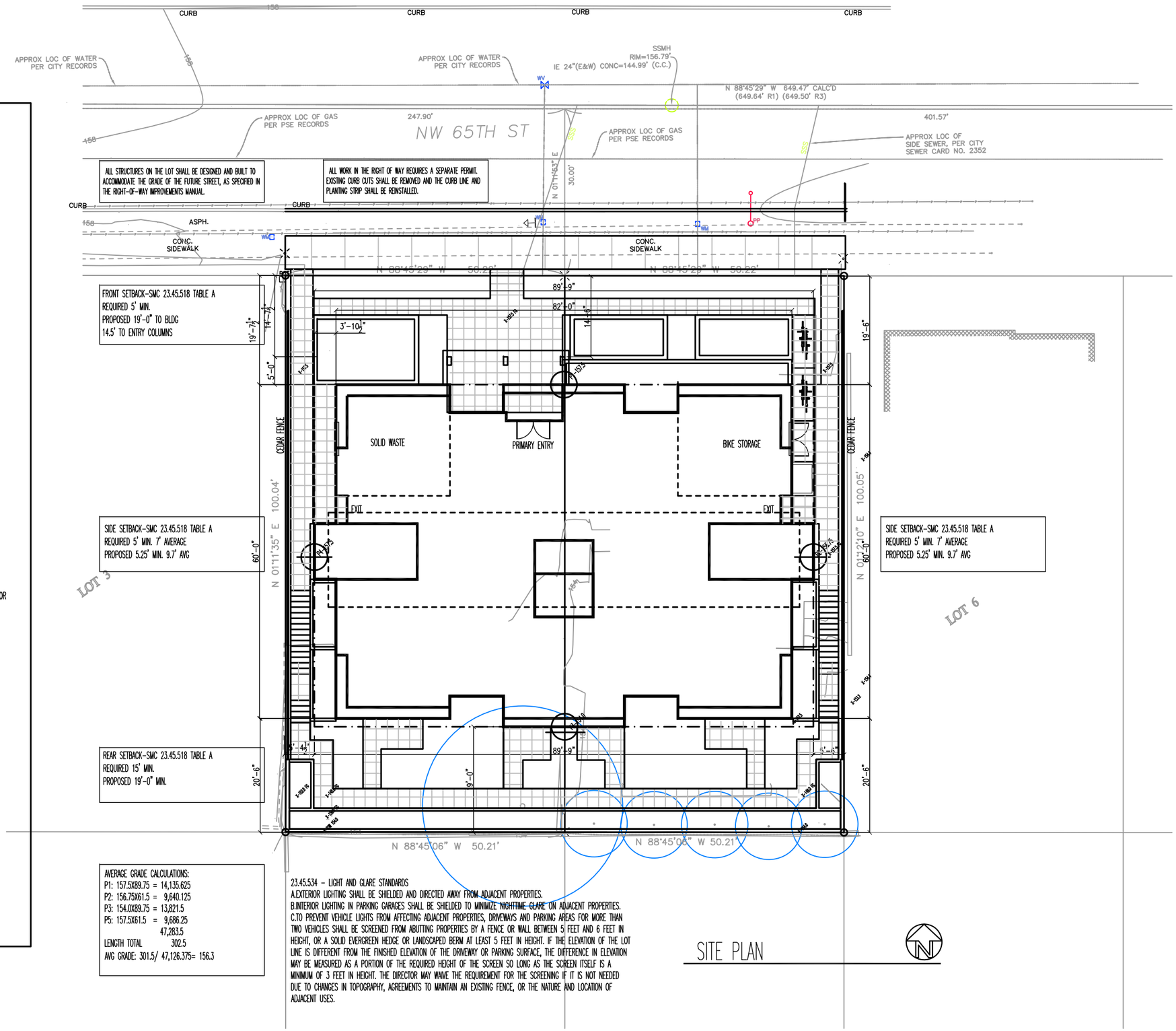
DC4 EXTERIOR ELEMENTS AND FINISHES	RESPONSE
A. BUILDING MATERIALS	**Exterior materials shall be durable and maintainable materials that will be complementary for the neighborhood.**
C. LIGHTING	**Lighting shall be used highlight the architecture, increase site safety while avoiding light pollution.**
D. TREES, LANDSCAPE AND HARDS CAPE MATERIALS **Ballard Supplemental Guidance**	

PROJECT NOTES:

OWNER:	GALLAGHER 1431 LLC. 9515 31ST AVE NW. SEATTLE, WA 98117 PHONE: 206.850.7777	
PROJECT NAME:	NW 65TH ST HOUSING	
PROJECT ADDRESS:	1431+1439 NW 65TH ST	
PARCEL NUMBER:	2767600630 + 2767600625	
ZONING:	LR-3(M)	
URBAN VILLAGE:	BALLARD HUB URBAN VILLAGE	
FREQUENT TRANSIT SERVICE AREA	YES	
MHA:	MEDIUM AREA- $17.51	
OCCUPANCY:	R2 RESIDENTIAL APARTMENT	
CONSTRUCTION:	TYPE V-A	
LOT AREA:	5,024+5024= 10,048 SF	
HOUSING TYPE:	APARTMENT	
DENSITY:	NO DENSITY LIMITS	
	PROPOSED: -	43 NEW UNITS
	TOTAL -	43 UNITS
FAR:	2.3X10048=	23,110.4 SF MAX.
	PROPOSED:	23,108.0 SF
FACADE LENGTH:	100' X 65% =	65' MAX.
	PROPOSED:	60.0'
BUILDING WIDTH:	120' MAXIMUM,	
	PROPOSED:	89.75'
HEIGHT:	BASE:	50'
	RAILINGS, PARAPETS:	4' ADDITIONAL
	STAIR PENTHOUSE:	10' ADDITIONAL
	ELEVATOR PENTHOUSE:	16' ADDITIONAL
	SOLAR COLLECTORS:	4' ADDITIONAL ABOVE ELEVATOR PENTHOUSE
SETBACKS:	FRONT:	5'-0" MIN
	SIDE (FACADE GREATER THAN 40'):	5' MIN. 7' AVG
	REAR:	15' (NO ALLEY)
AMENITY AREA:	25% OF LOT AREA =10,024X25% = 2,506 SF 50% MIN TO BE GROUND RELATED- 1253 SF PROPOSED:	(SEE SHEET A-2.0)
PARKING:	NONE REQD B/C OF LOCATION IN URBAN VILLAGE & FREQUENT TRANSIT CORRIDOR	
BICYCLE PARKING:	LONG TERM-1 PER UNITS SHORT TERM- 4 SPACES	
	PROPOSED - LONG TERM 43, SHORT TERM 4	
SOLID WASTE AND RECYCLABLE STORAGE SPACE SMC 23.54.040		
	REQUIRED PER TABLE A: 26-50 DWELLING UNITS	375 SF
	PROPOSED:	398 SF
PROJECT ARCHITECT:	ROD NOVION AIA	(206)361-6133
	NOVION GROUP INC.	
STRUCTURAL ENG.:		
GEOTECH:		
LANDSCAPE ARCHITECT:	GHA	(206)522-2334

(PER STATUTORY WARRANTY DEED RECORDING #20160108000712)
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AVERAGE GRADE CALCULATIONS:
P1: 157.5X89.75 = 14,135.625
P2: 156.75X61.5 = 9,640.125
P3: 154.0X89.75 = 13,821.5
P5: 157.5X61.5 = 9,686.25
47,283.5
LENGTH TOTAL 302.5
AVG GRADE: 301.5/ 47,126.375= 156.3

23.45.534 - LIGHT AND GLARE STANDARDS
A.EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.
B.INTERIOR LIGHTING IN PARKING GARAGES SHALL BE SHIELDED TO MINIMIZE NIGHTTIME GLARE ON ADJACENT PROPERTIES.
C.TO PREVENT VEHICLE LIGHTS FROM AFFECTING ADJACENT PROPERTIES, DRIVEWAYS AND PARKING AREAS FOR MORE THAN TWO VEHICLES SHALL BE SCREENED FROM ABUTTING PROPERTIES BY A FENCE OR WALL BETWEEN 5 FEET AND 6 FEET IN HEIGHT, OR A SOLID EVERGREEN HEDGE OR LANDSCAPED BERM AT LEAST 5 FEET IN HEIGHT. IF THE ELEVATION OF THE LOT LINE IS DIFFERENT FROM THE FINISHED ELEVATION OF THE DRIVEWAY OR PARKING SURFACE, THE DIFFERENCE IN ELEVATION MAY BE MEASURED AS A PORTION OF THE REQUIRED HEIGHT OF THE SCREEN SO LONG AS THE SCREEN ITSELF IS A MINIMUM OF 3 FEET IN HEIGHT. THE DIRECTOR MAY WAIVE THE REQUIREMENT FOR THE SCREENING IF IT IS NOT NEEDED DUE TO CHANGES IN TOPOGRAPHY, AGREEMENTS TO MAINTAIN AN EXISTING FENCE, OR THE NATURE AND LOCATION OF ADJACENT USES.

SITE PLAN

SMC 23.45.522–AMENITY AREA REQUIREMENT

REQUIRED AMENITY AREA:	25% OF THE LOT AREA 10,048 SFX25% =		2,512 SF
	50% REQUIRED AT GROUND LEVEL2512X.5=		1,256 SF
PROPOSED COMMON AMENITY AREA:			
	GROUND		1,684 SF
	ROOF		4,045 SF
TOTAL:			6,729 SF

BICYCLE PARKING NOTES:

SMC 23.54.015 – Required parking and maximum parking limits

K. Bicycle parking. The minimum number of off-street parking spaces for bicycles required for specified uses is set forth in Table D for 23.54.015. Long-term parking for bicycles shall be for bicycles parked four or more hours.

2. Performance standards. Provide bicycle parking in a highly visible, safe, and convenient location, emphasizing user convenience and theft deterrence, based on rules promulgated by the Director of the Seattle Department of Transportation that address the considerations in this subsection 23.54.015.K.2.

a. Provide secure locations and arrangements of long-term bicycle parking, with features such as locked rooms or cages and bicycle lockers. The bicycle parking should be installed in a manner that avoids creating conflicts with automobile accesses and driveways.

b. Provide pedestrian and bicycle access to long-term bicycle parking that is separate from other vehicular entry and egress points.

c. Provide adequate lighting in the bicycle parking area and access routes to it.

e. Long-term bicycle parking shall be located where bicyclists are not required to carry bicycles on stairs to access the parking.

g. Install bicycle parking hardware so that it can perform to its manufacturer's specifications and any design criteria promulgated by the Director of the Seattle Department of Transportation, allowing adequate clearance for bicycles and their riders.

h. Provide full weather protection for all required long-term bicycle parking.

3. Bicycle parking required for residential uses shall be located on-site.

9. Bicycle parking spaces within dwelling units, other than a private garage, or on balconies do not count toward the bicycle parking requirement.

SOLID WASTE & RECYCLING STORAGE REQUIREMENTS PER SMC 23.54.040:

-MINIMUM AREA: 26-50 UNITS- 375SF MIN
-PROPOSED: (20'X20') AREAS = 400 SF MIN.
-ACCESS FOR PICK-UP FROM STREET
STORAGE DESIGN & ACCESS STANDARDS:
-DEVELOPMENTS W/ 9 OR MORE UNITS REQUIRE A MINIMUM HORIZONTAL DIMENSION OF 12'
-FLOOR OF THE STORAGE SPACE SHALL BE LEVEL & HARD SURFACED
-STORAGE SPACE SHALL BE SCREENED FROM PUBLIC VIEW AS WELL AS MINIMIZE LIGHT & GLARE IMPACTS.
-STORAGE SPACE SHALL BE LOCATED ON THE LOT OF THE STRUCTURE FOR WHICH IT SERVES AND NOT LOCATED BETWEEN THE STREET FACING FACADE OF A STRUCTURE AND THE STREET.
-STORAGE SPACE SHALL NOT BE LOCATED IN REQUIRED DRIVEWAYS, PARKING AISLES OR PARKING SPACES.
-STORAGE SPACE SHALL NOT BLOCK OR IMPEDE ANY FIRE EXITS, ANY PUBLIC RIGHT OF WAYS, OR PEDESTRIAN & VEHICULAR ACCESS.
-STORAGE SPACE SHALL MEET CONTRACTOR SAFETY STANDARDS PROMULGATED BY THE DIRECTOR OF SPU.
-ACCESS FOR SERVICE PROVIDERS SHALL NOT BE MORE THAN 50 FEET FROM COLLECTION AREA.

EXTERIOR LIGHTING TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT RESIDENTIAL USES PER SMC 23.45.534

REFER TO LANDSCAPE PLANS
FOR STREET TREE INFORMATION

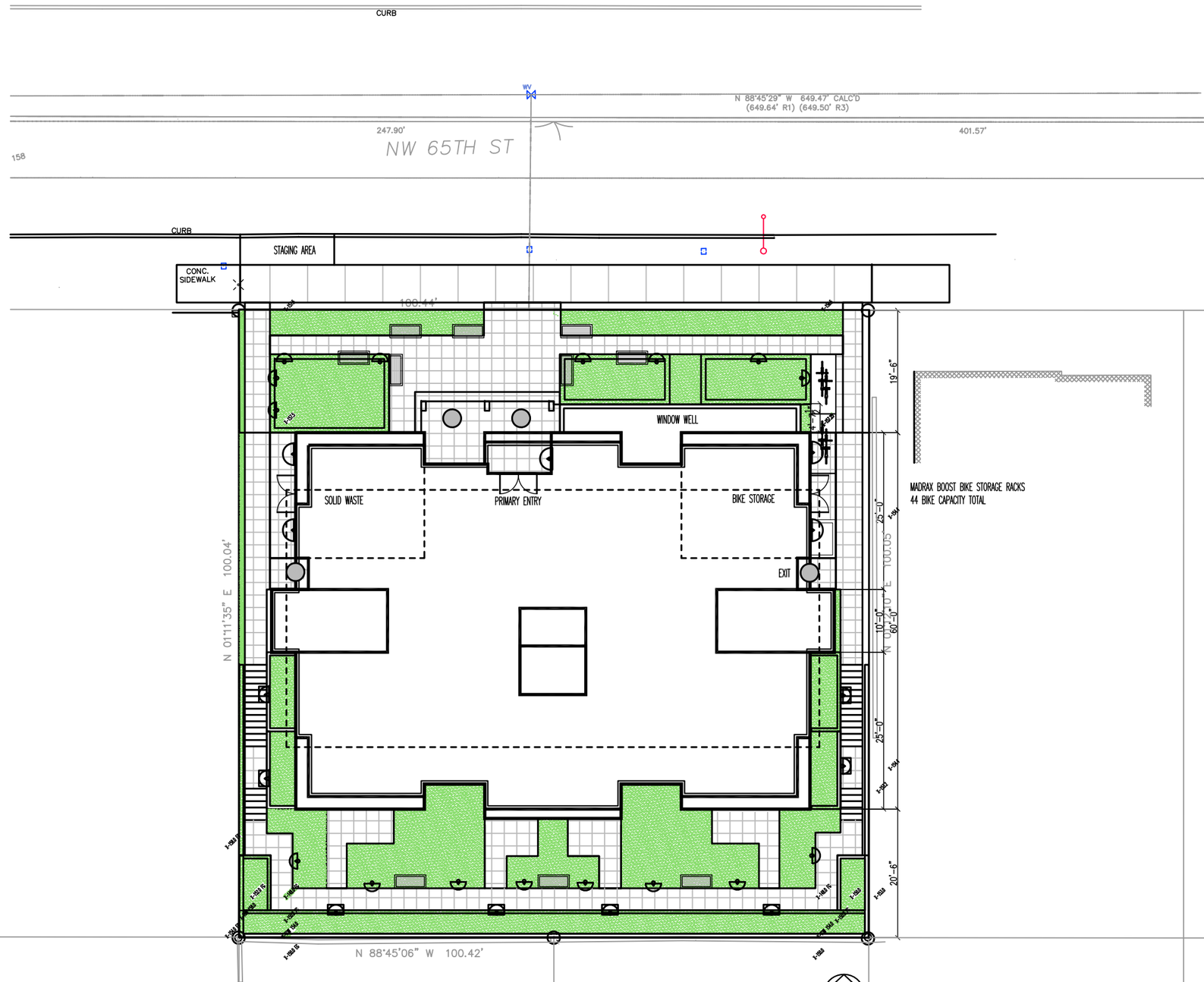
PROVIDE 6' HIGH CEDAR FENCE TO PROTECT ADJACENT PROPERTIES FROM LIGHT AND GLARE.
FENCES ON TOP OF RETAINING WALLS ARE LIMITED TO 4' IN HEIGHT PER SMC 23.45.518.J.7.a

EXTERIOR LIGHTING TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT RESIDENTIAL USES PER SMC 23.45.534

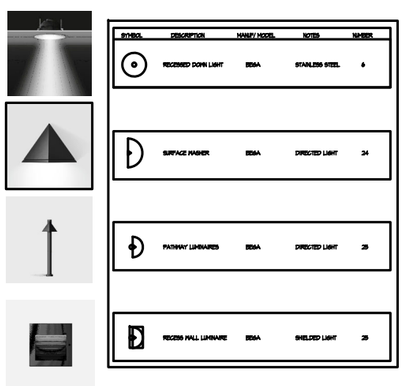
23.45.534 – LIGHT AND GLARE STANDARDS
A.EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.
B.INTERIOR LIGHTING IN PARKING GARAGES SHALL BE SHIELDED TO MINIMIZE NIGHTTIME GLARE ON ADJACENT PROPERTIES.
C.TO PREVENT VEHICLE LIGHTS FROM AFFECTING ADJACENT PROPERTIES, DRIVEWAYS AND PARKING AREAS FOR MORE THAN TWO VEHICLES SHALL BE SCREENED FROM ABUTTING PROPERTIES BY A FENCE OR WALL BETWEEN 5 FEET AND 6 FEET IN HEIGHT, OR A SOLID EVERGREEN HEDGE OR LANDSCAPED BERM AT LEAST 5 FEET IN HEIGHT. IF THE ELEVATION OF THE LOT LINE IS DIFFERENT FROM THE FINISHED ELEVATION OF THE DRIVEWAY OR PARKING SURFACE, THE DIFFERENCE IN ELEVATION MAY BE MEASURED AS A PORTION OF THE REQUIRED HEIGHT OF THE SCREEN SO LONG AS THE SCREEN ITSELF IS A MINIMUM OF 3 FEET IN HEIGHT. THE DIRECTOR MAY WAIVE THE REQUIREMENT FOR THE SCREENING IF IT IS NOT NEEDED DUE TO CHANGES IN TOPOGRAPHY, AGREEMENTS TO MAINTAIN AN EXISTING FENCE, OR THE NATURE AND LOCATION OF ADJACENT USES.



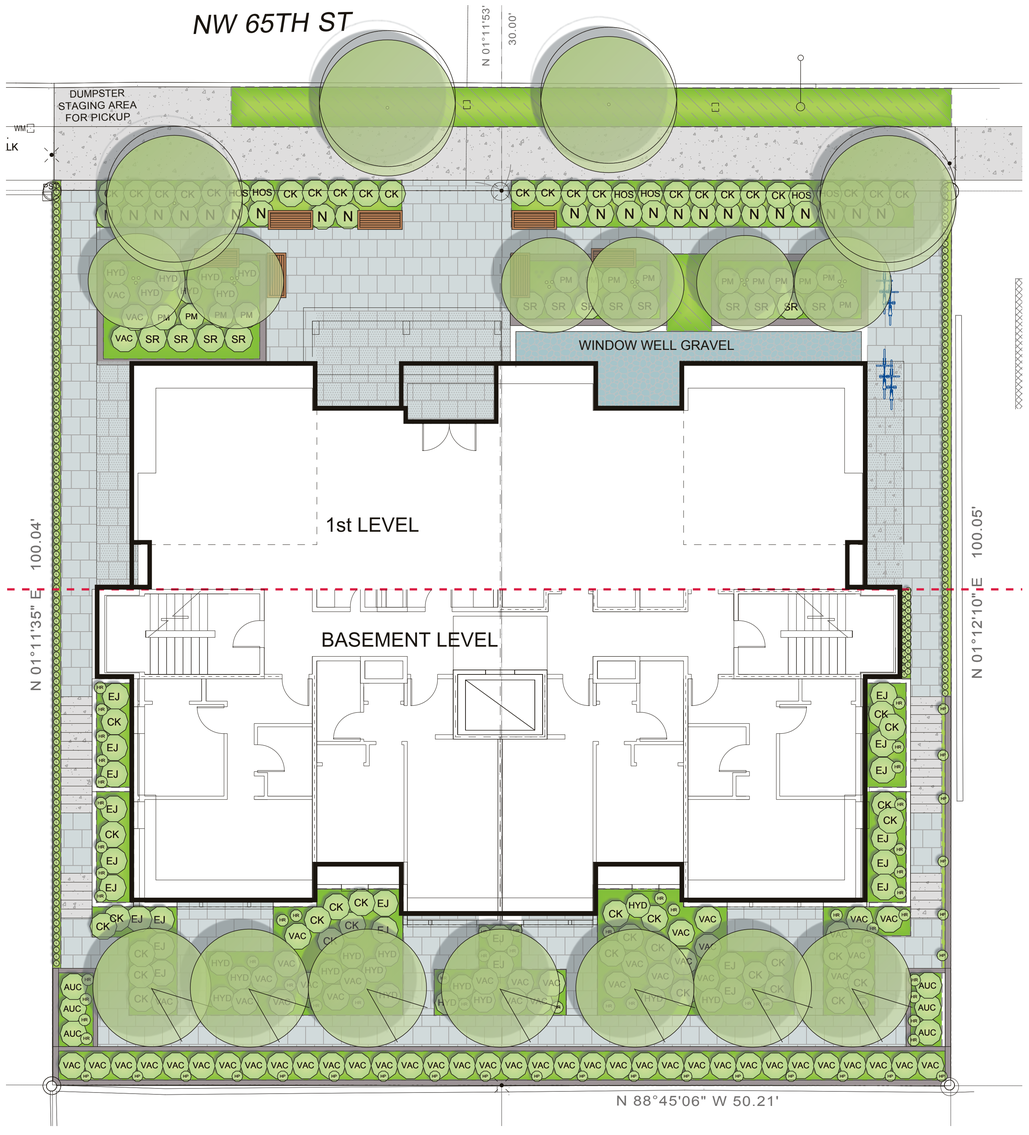
AMENITY AREA PLAN



AMENITY AREA PLAN



SYMBOL	DESCRIPTION	MANUF/MODEL	NOTES	NUMBER
	RECESSED DOWN LIGHT	EDMA	STAINLESS STEEL	6
	SURFACE WASHER	EDMA	DIRECTED LIGHT	34
	PATHWAY LUMINAIRES	EDMA	DIRECTED LIGHT	29
	RECESS WALL LUMINAIRE	EDMA	SHIELDED LIGHT	29



1 LANDSCAPE PLAN - GROUND LEVEL
1/8" = 1'-0"
0 8 16 32

PLANT SCHEDULE

	QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	6	ACER CIRCINATUM MULTI-STEM	VINE MAPLE MULTI-STEM	7-8'	
	4	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	2-2.5" CAL	
		STREET TREE FORM			
	7	STYRAX JAPONICUS 'SNOWCONE'	SNOW CONE JAPANESE SNOWBELL TREE	1.5" CAL	
AUC	★★ 6 #	ABUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	5 GAL	
CK	★ 41 #	CORNUS KEYLSYII	DWARF REDTWIG DOGWOOD	2 GAL	
EJ	★★ 44 #	EUONYMUS JAPONICUS 'GREEN SPIRE'	'GREEN SPIRE' EUONYMUS	2 GAL	
HR	84 #	HEMEROCALIS HAPPY RETURNS	DAY LILY HAPPY RETURNS	1 GAL	
HOS	4 #	HOSTA HONEY BELLS, (SUN TOLERANT VARIETY)	HONEY BELLS HOSTA	2 GAL	
HYD	★ 20 #	HYDRANGEA QUERCIFOLIA PEE WEE	DWARF OAKLEAF HYDRANGEA	2 GAL	
I	★★ 18 #	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
L	220 #	LIRIOPE SILVERY SUNPROOF	SILVERY SUNPROOF MONDO GRASS	1 GAL	
N	★ 22 #	NANDINA DOMESTICA 'MOON BAY'	MOONBAY COMPACT HEAVENLY BAMBOO	2 GAL	
PEN	★ 30 #	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL	
PM	★ 14 #	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL	
PMT	★ 6 #	POTENTILLA MANGO TANGO	MANGO TANGO POTENTILLA	2 GAL	
SR	★ 13 #	SARCOCOCCA RUSCIFOLIA	TALL SARCOCOCCA	2 GAL	
VAC	★★ 64 #	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
	VINES				
HP	24 #	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	2 GAL	
	66 #	VINCA MINOR 'WINE'	WINE COLOR FLOWERING PERIWINKLE	1 GAL	30" O.C.
		GREEN ROOF TRAY PLANTING SYSTEM, PROVIDE SEMI SHADE TOLERANT MIX FOR ROOF OVER TRASH ENCLOSURE. TRAY SYSTEM WEIGHS UP TO 34 POUNDS PER SQUARE FOOT SATURATED WEIGHT MAXIMUM.			

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH
★ SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)
★★ SHRUB WITH A MATURE HEIGHT OF 48" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)
PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES
DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS
COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

WINDOW WELL GRAVEL

7/8" ROUND WASHED DRAIN ROCK OVER PROTECTION BOARD

DECKING AT ROOF GARDEN

DOG RUN AREA, ARTIFICIAL TURF OVER PLASTIC SUBSTRATE PAVERS ON PEDESTALS

TOURNESOL 'WILSHIRE' PLANTERS, 24" DEEP, AND 36" DEEP FOR TREES

TOURNESOL 'BOULEVARD WOOD PLANTERS', 24" DEEP, AND 36" DEEP FOR TREES

BENCHES AT GROUND LEVEL, SEE ARCHITECTURAL PLANS

ROW STREET TREE PLANTING UNDER SDOT URBAN FORESTRY PERMIT SDOTTREE000XXXX. CONTACT DOT_LA@SEATTLE.GOV FOR PERMIT ISSUANCE PRIOR TO PLANTING

ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS

MUP PERMIT SUBMITTAL REVISION #1

REVISIONS BY
1 11-17-2023

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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GHA Landscape Architects
1417 NE 80th St.
SEATTLE, WA 98115
TELE 206.522.2334 FAX 206.526.5667

APPROVAL

APARTMENT PROJECT
1431 NW 65th ST
LANDSCAPE PLAN

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
NEIL BUCHANAN
CERTIFICATE No. 513

DATE: 5-7-2023
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L1.0DR

1 of 2 SHEETS

ID - C:\DWGS\COMMERCIAL\Novion 1-2020\1431 NW 65TH ST\1431 NW 65th St L1.dwg - Fri, 17 Nov 2023 - 15:27

PLANT SCHEDULE

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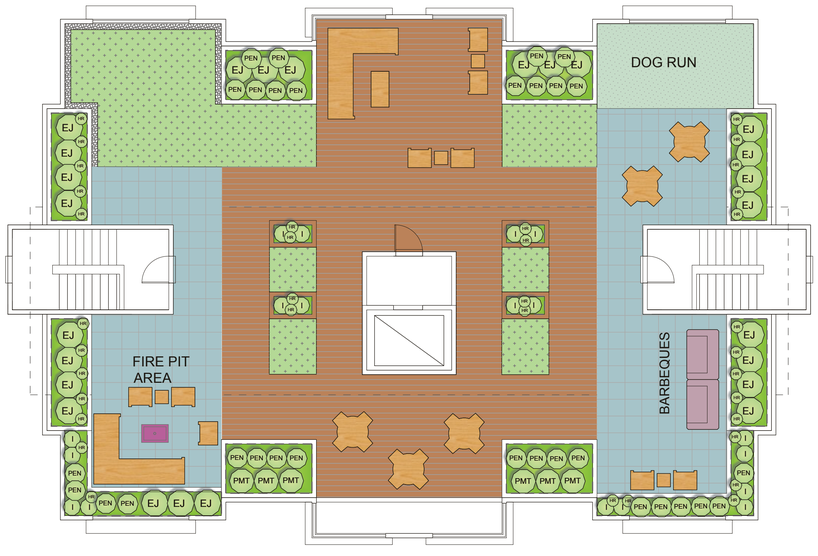
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SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS



1 LANDSCAPE PLAN - ROOF
1/8" = 1'-0"
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MUP PERMIT SUBMITTAL REVISION #1

REVISIONS BY
1 11-17-2023

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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APPROVAL

APARTMENT PROJECT
1431 NW 65th ST
LANDSCAPE PLAN

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Neil Buchanan
NEIL BUCHANAN
CERTIFICATE No. 513

DATE: 5-7-2023
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

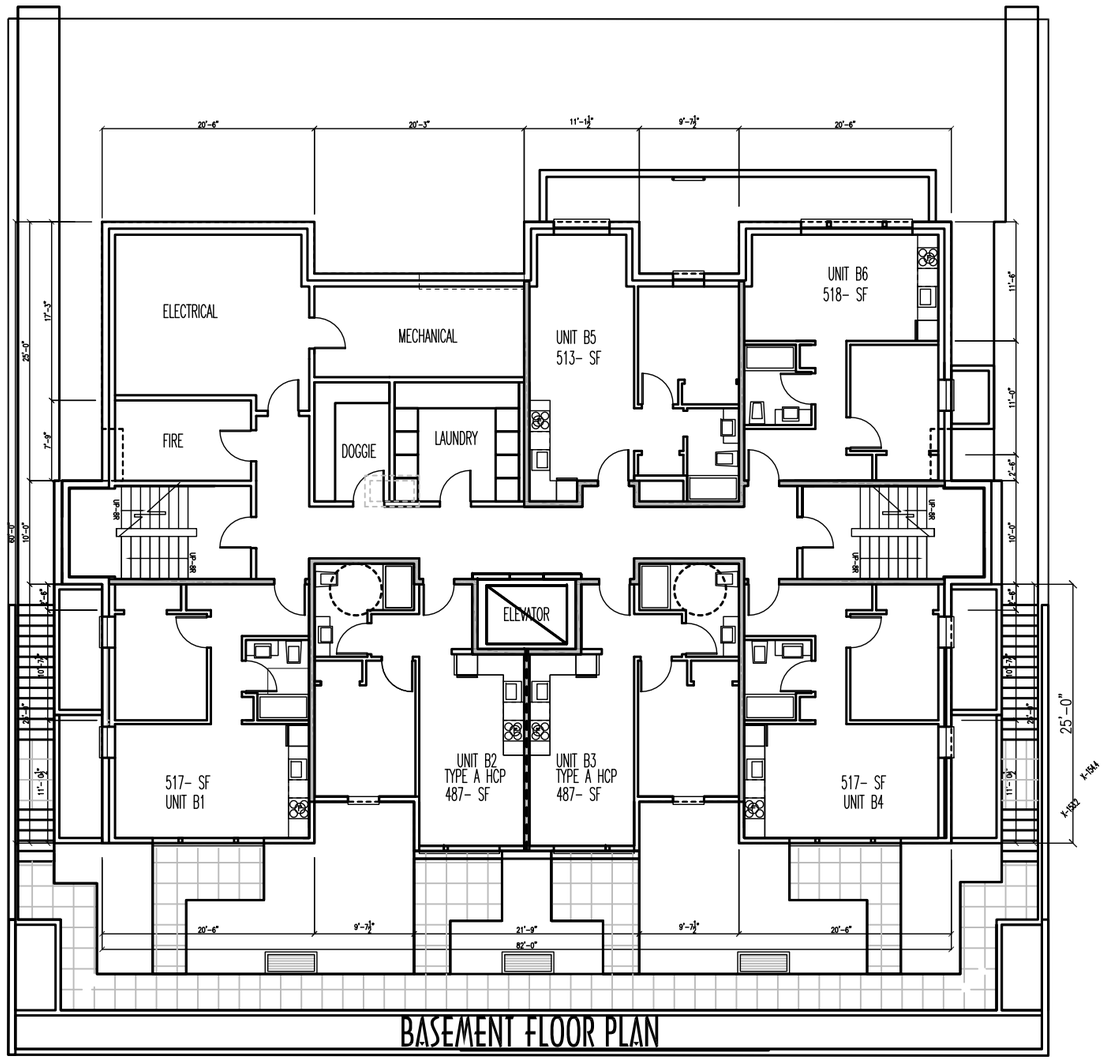
L1.1DR

2 of 2 SHEETS

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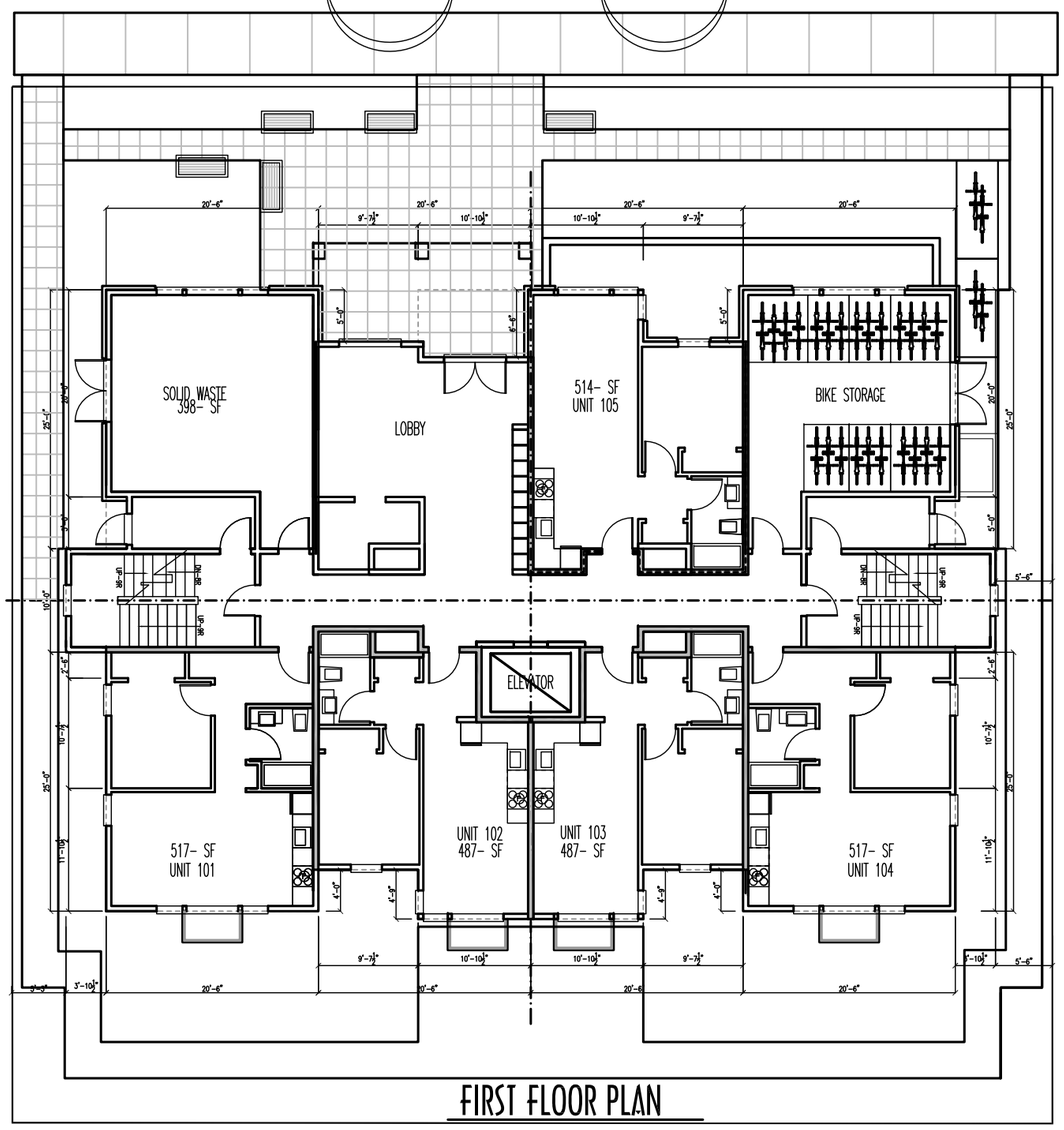
BUILDING AREAS:	R-2
UNIT:	AREA
UNIT B-1:	517.0 SF
UNIT B-2:	487.0 SF
UNIT B-3:	487.0 SF
UNIT B-4:	517.0 SF
UNIT B-5:	513.0 SF
UNIT B-6:	518.0 SF
TOTAL: 6	3,039.0 SF

BUILDING AREAS:	R-2	R-2	R-2	S
LEVEL:	BUILDING AREA	RESIDENTIAL(UNITS)	R (COMMON)	
BASEMENT FLOOR:	4787.5 SF	3039.0 SF	1748.5 SF	
FIRST FLOOR:	4752.5 SF	2606.0 SF	2146.5 SF	
SECOND FLOOR:	4840.5 SF	4070.0 SF	770.5 SF	
THIRD FLOOR:	4840.5 SF	4070.0 SF	770.5 SF	
FOURTH FLOOR:	4552.5 SF	3778.0 SF	774.5 SF	
FIFTH FLOOR:	4552.5 SF	3778.0 SF	774.5 SF	
ROOF FLOOR:	456.0 SF		456.0 SF	
TOTAL:	28,782.0 SF	21,341.0 SF	7441.0 SF	



BASEMENT FLOOR PLAN

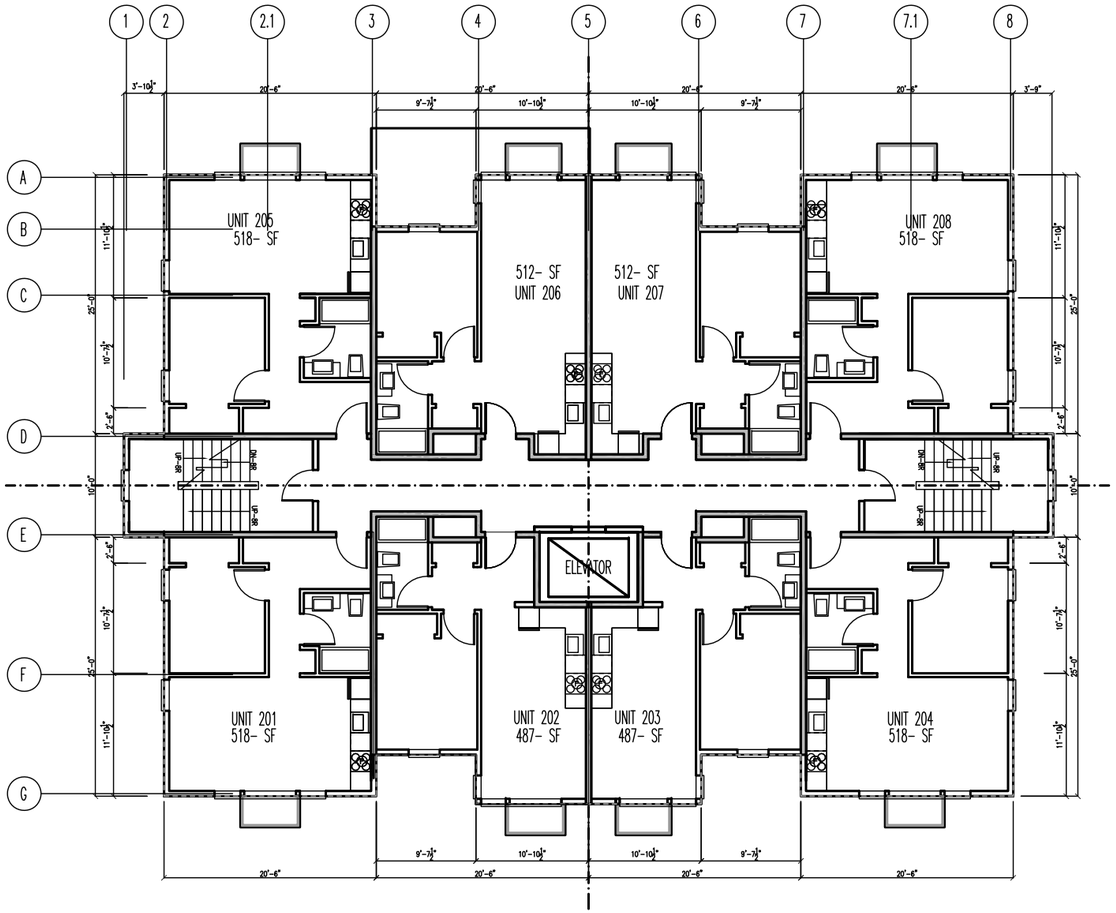
UNIT 101:	517.0 SF
UNIT 102:	487.0 SF
UNIT 103:	487.0 SF
UNIT 104:	517.0 SF
UNIT 105:	514.0 SF
TOTAL: 5	2,606.0 SF



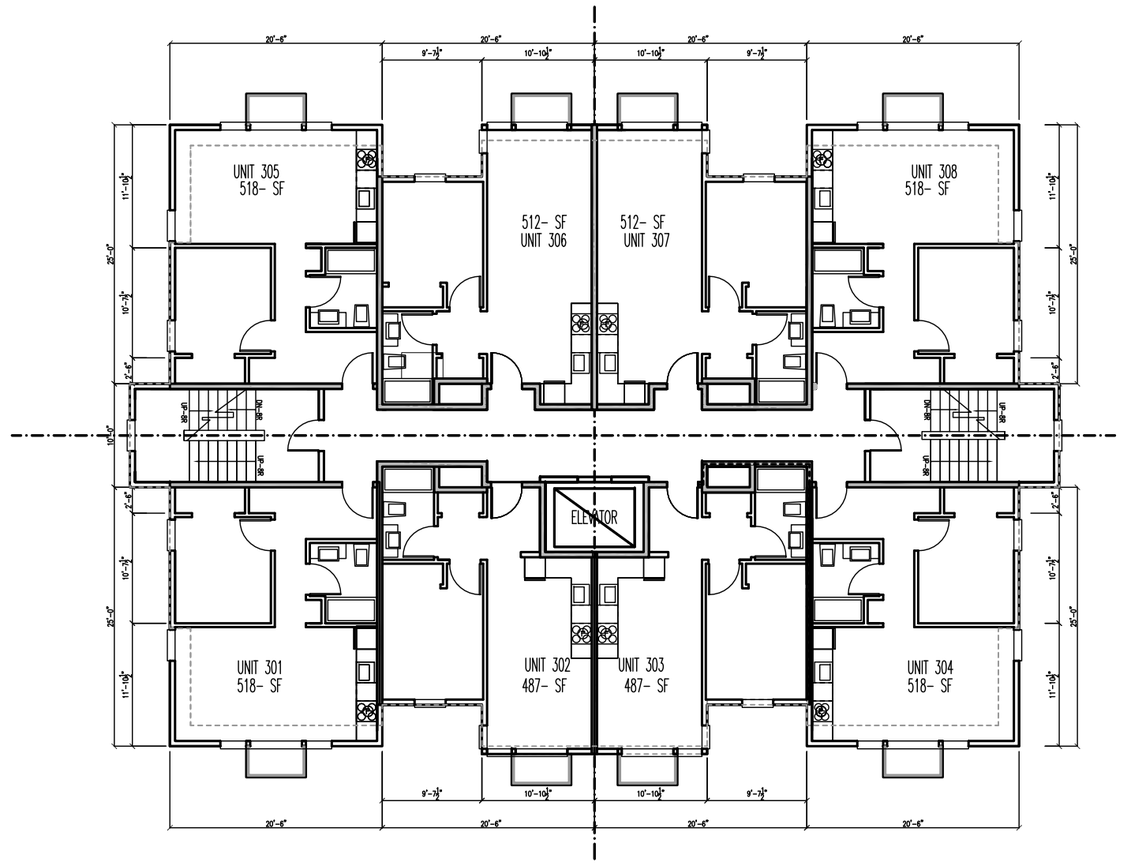
FIRST FLOOR PLAN

SEC FLOOR	
UNIT 201:	518.0 SF
UNIT 202:	495.0 SF
UNIT 203:	495.0 SF
UNIT 204:	518.0 SF
UNIT 205:	518.0 SF
UNIT 206:	512.0 SF
UNIT 207:	512.0 SF
UNIT 208:	518.0 SF
TOTAL: 8	4,086.0 SF

THIRD FLOOR	
UNIT 301:	518.0 SF
UNIT 302:	495.0 SF
UNIT 303:	495.0 SF
UNIT 304:	518.0 SF
UNIT 305:	518.0 SF
UNIT 306:	512.0 SF
UNIT 307:	512.0 SF
UNIT 308:	518.0 SF
TOTAL: 8	4,086.0 SF

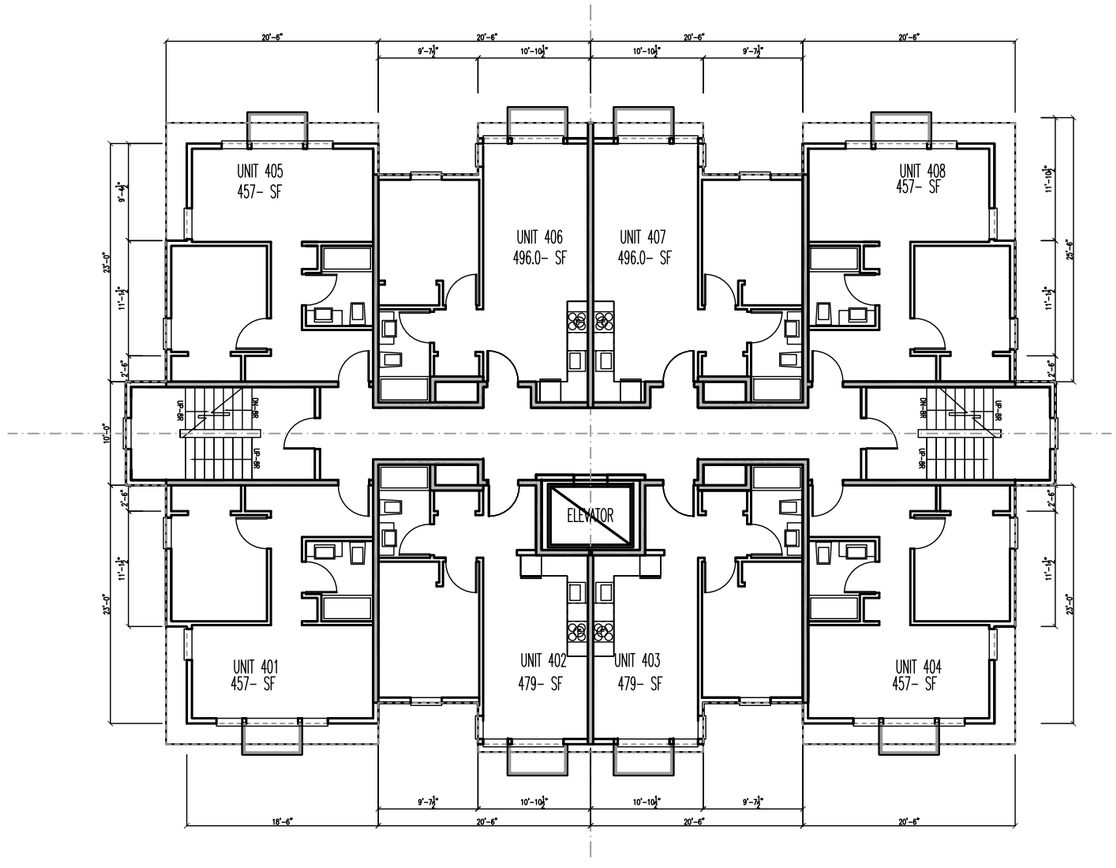


SECOND FLOOR PLAN



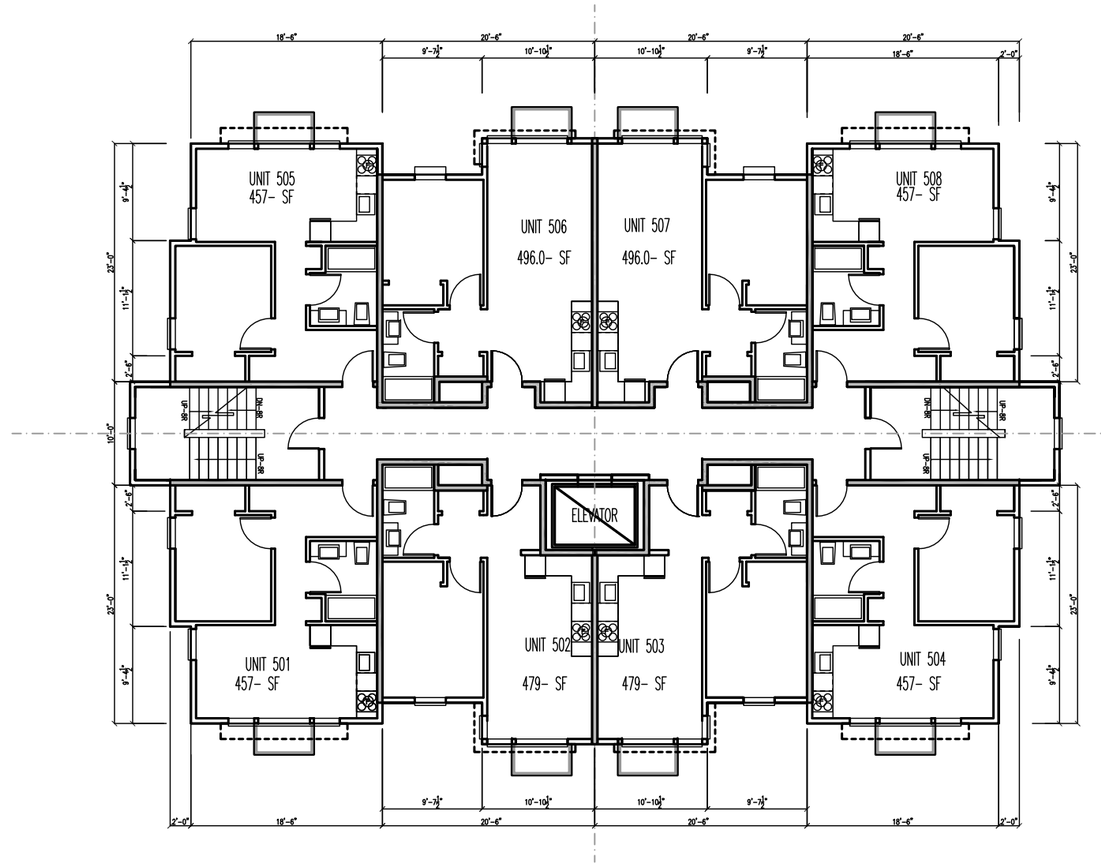
THIRD FLOOR PLAN

UNIT 401:	457.0 SF
UNIT 402:	479.0 SF
UNIT 403:	479.0 SF
UNIT 404:	457.0 SF
UNIT 405:	457.0 SF
UNIT 406:	496.0 SF
UNIT 407:	496.0 SF
UNIT 408:	457.0 SF
TOTAL: 8	3,778.0 SF

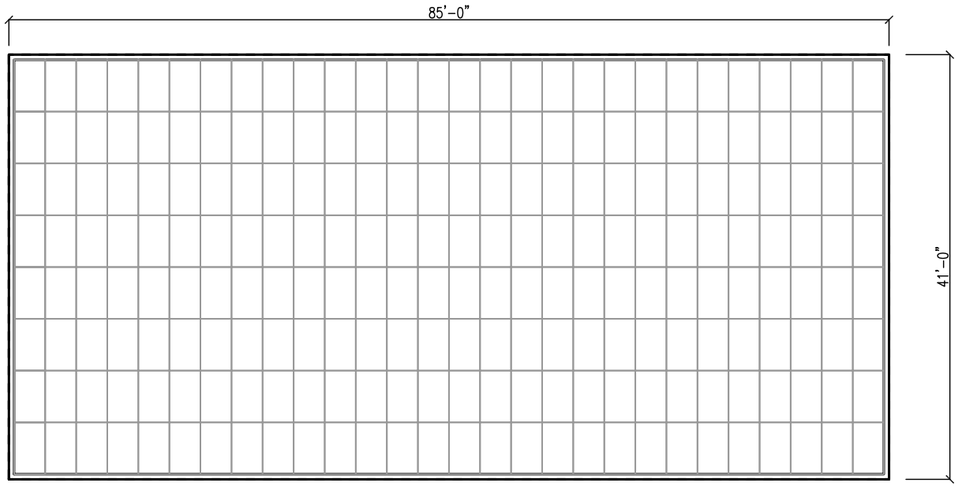


FOURTH FLOOR PLAN

UNIT 501:	457.0 SF
UNIT 502:	479.0 SF
UNIT 503:	479.0 SF
UNIT 504:	457.0 SF
UNIT 505:	457.0 SF
UNIT 506:	496.0 SF
UNIT 507:	496.0 SF
UNIT 508:	457.0 SF
TOTAL: 8	3,778.0 SF



FIFTH FLOOR PLAN



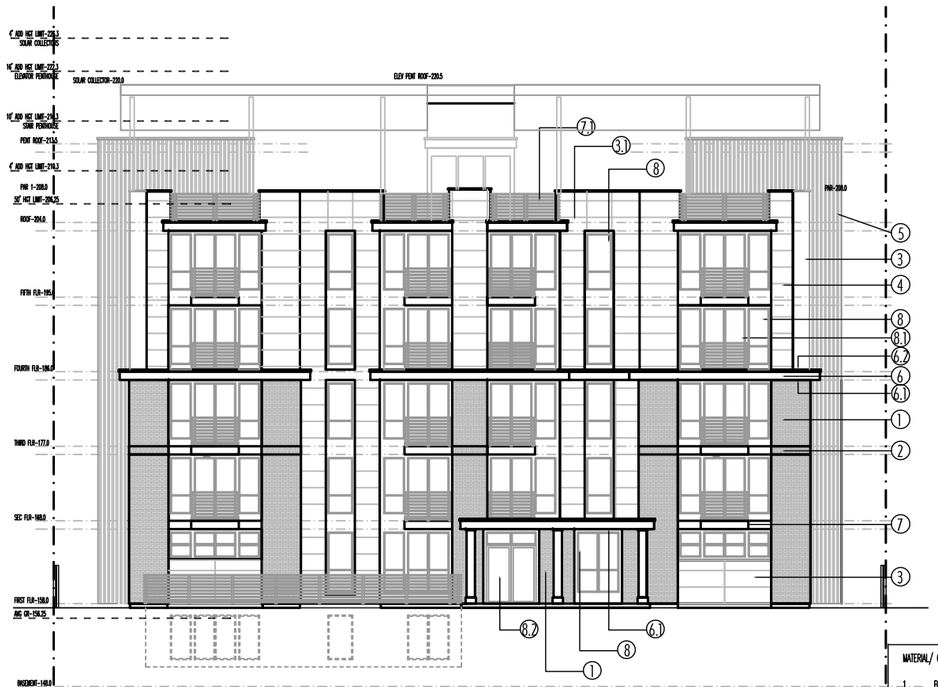
SOLAR ARAY



ROOF PLAN

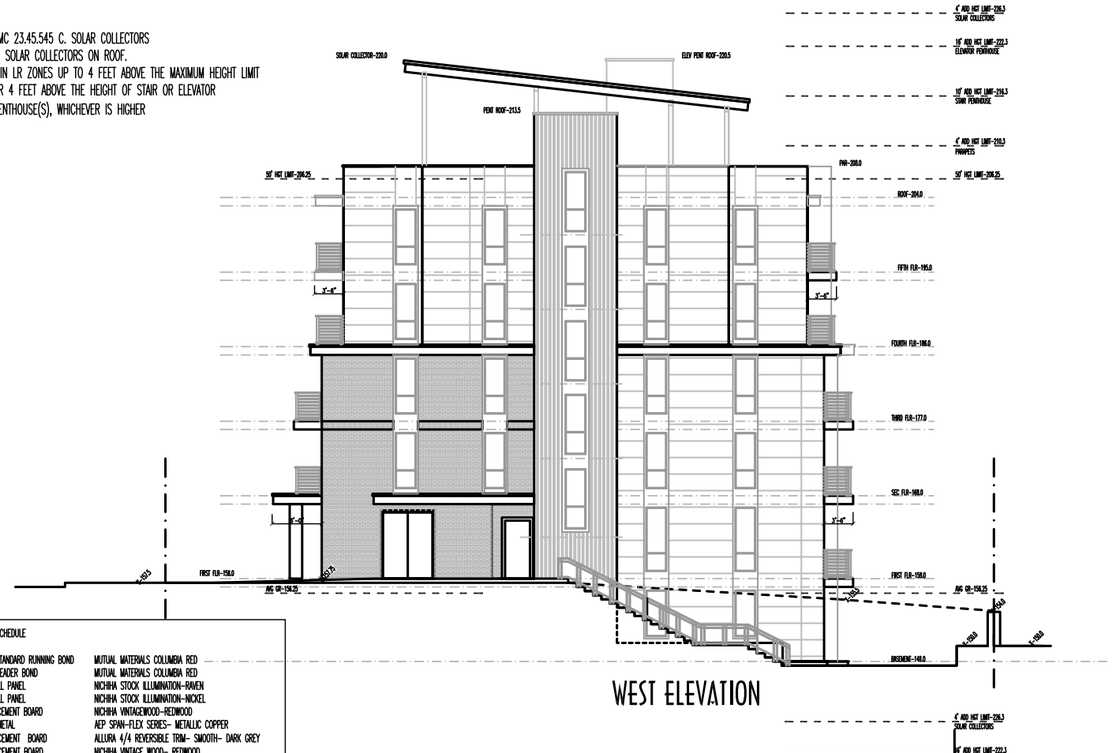
SMC23.45.510 I.4 & 6.
ROOF AREA: 4,543 SF
ROOF & STAIR PENTHOUSE AREA: 519 SF
PERCENT COVER: 519/ 4543= 11.5%

SMC 23.45.545 C. SOLAR COLLECTORS
2. SOLAR COLLECTORS ON ROOF.
A.IN LR ZONES UP TO 4 FEET ABOVE THE MAXIMUM HEIGHT LIMIT OR 4 FEET ABOVE THE HEIGHT OF STAIR OR ELEVATOR PENTHOUSE(S), WHICHEVER IS HIGHER



NORTH ELEVATION

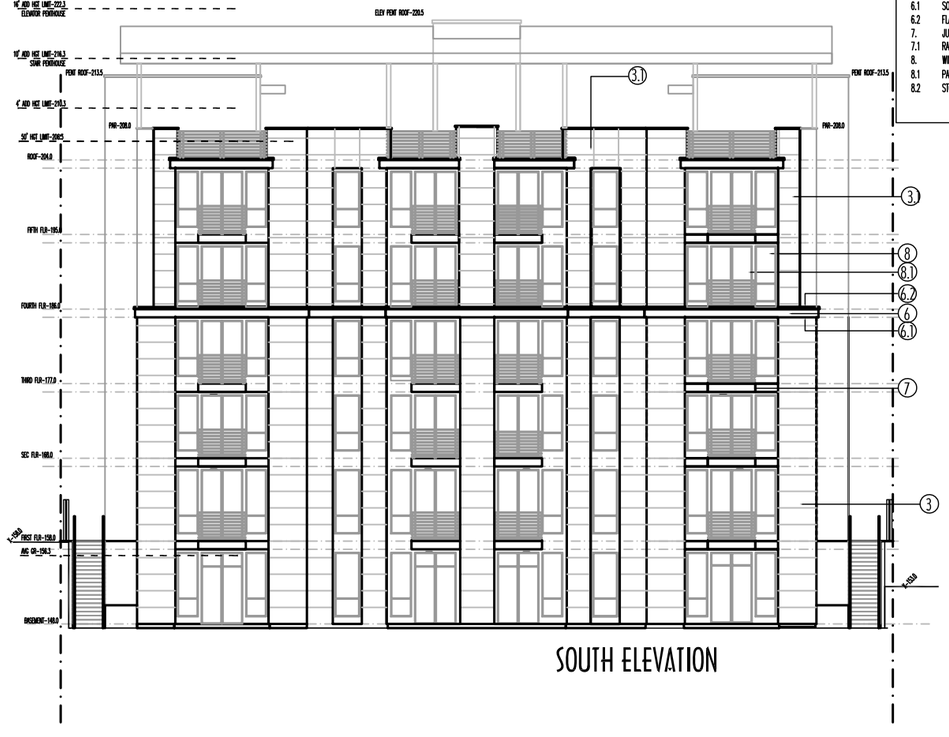
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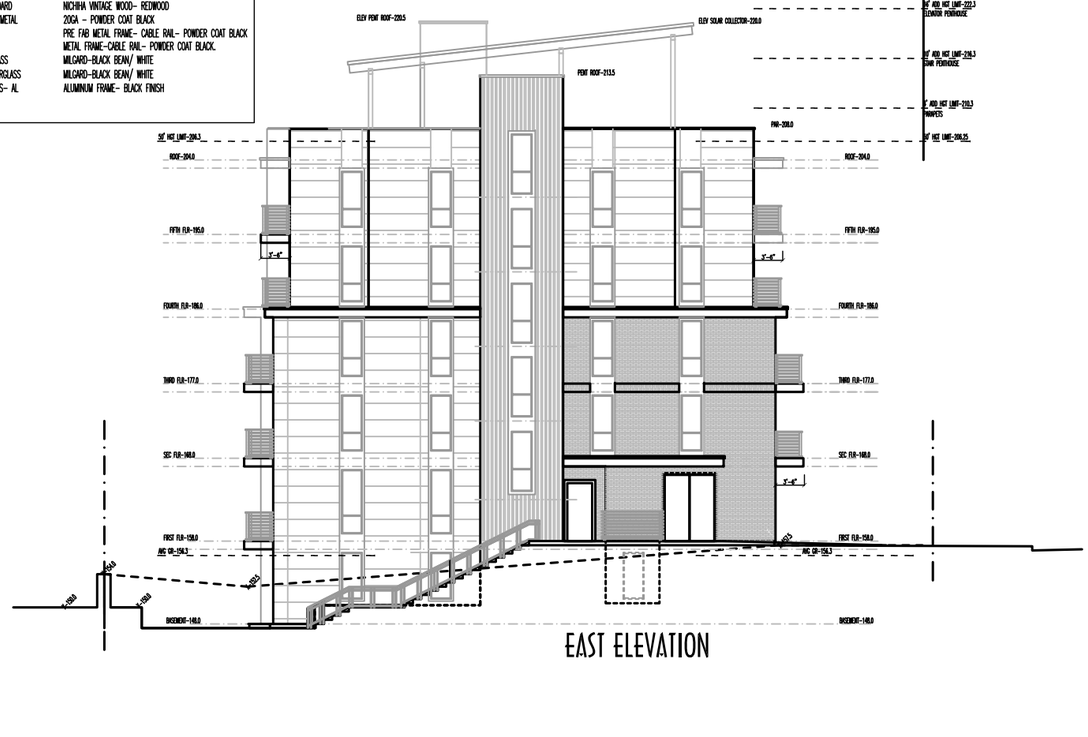
WEST ELEVATION

MATERIAL/ COLOR SCHEDULE

1	BRICK- STANDARD RUNNING BOND	MUTUAL MATERIALS COLUMBIA RED
2	BRICK- HEADER BOND	MUTUAL MATERIALS COLUMBIA RED
3	ARCH WALL PANEL	NICHIHA STOCK ILLUMINATION-RAVEN
3.1	ARCH WALL PANEL	NICHIHA STOCK ILLUMINATION-NICKEL
4	SIDING- CEMENT BOARD	NICHIHA VINTAGEWOOD-REDWOOD
5.	SIDING- METAL	AEP SPAN-FLEX SERIES- METALLIC COPPER
6.	FASCIA- CEMENT BOARD	ALLURA 4/4 REVERSIBLE TRIM- SMOOTH- DARK GREY
6.1	SOFFIT- CEMENT BOARD	NICHIHA VINTAGE WOOD- REDWOOD
6.2	FLASHING/COPING- METAL	20GA - POWDER COAT BLACK
7.	JULIETTE BALCONY	PRE FAB METAL FRAME- CABLE RAIL- POWDER COAT BLACK
7.1	RAIL SYSTEM-	METAL FRAME-CABLE RAIL- POWDER COAT BLACK.
8.	WINDOWS- FIBERGLASS	MILGARD-BLACK BEAN/ WHITE
8.1	PATIO DOORS- FIBERGLASS	MILGARD-BLACK BEAN/ WHITE
8.2	STORE FRONT DOORS- AL	ALUMINUM FRAME- BLACK FINISH



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

OWNER/CLIENT

MATERIAL/ COLOR SCHEDULE

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2	BRICK- HEADER BOND	MUTUAL MATERIALS COLUMBIA RED
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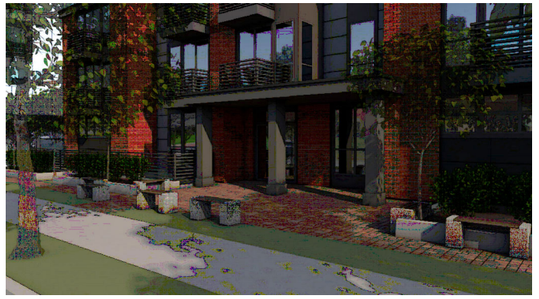


EAST ELEVATION

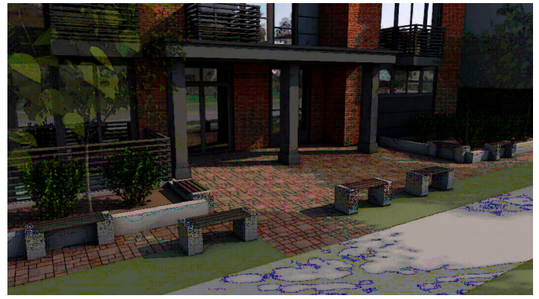


NORTH ELEVATION

PRIORITIES & SDCI STAFF RECOMMENDATIONS	RESPONSES
1. MASSING OPTIONS: STAFF APPRECIATES THE THREE DISTINCT AND PLAUSIBLE SITE DEVELOPMENT OPTIONS AND SUPPORTS THE DEVELOPMENT OF MASSING OPTION 2 IN-LIEU OF THE APPLICANTS PREFERRED MASSING OPTION 1. MOVING FORWARD, STAFF RECOMMENDS DEVELOPING MASSING OPTION 2, WITH THE FOLLOWING GUIDANCE:	OPTION 2 MASSING IS DEVELOPED IN THIS APPLICATION
a. STAFF IS CONCERNED THAT THE MASSING OPTION 1 IS BROKEN DOWN INTO NARROW VERTICALLY ORIENTED TOWNHOUSE-SCALED BLOCKS THAT DO NOT RELATE WELL TO THE HEIGHT, BULK, AND SCALE OF MULTI-FAMILY PROJECTS IN THE IMMEDIATE CONTEXT AND DO NOT EXPRESS THE FUNCTION OF THE PROPOSED BUILDING. STAFF THEREFORE SUPPORTS THE OVERALL SITE PLANNING APPROACH AND MASSING STRATEGY OF OPTION 2 THAT MAINTAINS THE APPEARANCE OF A SINGLE PARCEL-WIDE BUILDING ALONG NW 65m ST FRONTAGE, SIMILAR IN SCALE AND MODULATION TO THE MULTI-FAMILY BUILDING UNDER DEVELOPMENT ON THE PARCEL TO THE WEST (SDCI RECORD 3036782-LU) AND OTHER MULTI-FAMILY BUILDINGS IN THE IMMEDIATE VICINITY. CS2-C-2, CS2-D-1, DC2-A, DC2-E.	OPTION 2 WILL MAINTAIN THE APPEARENCE OF A SINGLE PARCEL-WIDE BUILDING. THIS IS SIMILAR TO THE PROPOSED MIXED USE BUILDING IN THE PROPERTY TO THE WEST.
b. ALTHOUGH STAFF APPRECIATES THE OVERALL SYMMETRICAL MASSING APPROACH ON OPTION 2, STAFF NOTES THAT THE LARGE CARVE-OUT AT THE GROUND LEVEL RESIDENTIAL ENTRY ON NW 65m ST BREAKS FROM THE SYMMETRY AND NEITHER ALIGNS WITH THE VERTICAL RECESS NOR THE PROTRUDING MASSING ABOVE. STAFF RECOMMENDS THE APPLICANT CONTINUE STUDYING THE OVERALL MASSING COMPOSITION TO EITHER REINFORCE THE SYMMETRY AT ALL BUILDING LEVELS, OR TO ADJUST THE UPPER-LEVEL MASSING TO BETTER ALIGN WITH ENTRY RECESS IN A MORE ASYMMETRICAL ARRANGEMENT, SIMILAR TO THE MASSING OF THE MULTI-FAMILY BUILDING UNDER DEVELOPMENT ON THE PARCEL TO THE WEST. CS2-D-1, CS3-A-3, DC2-A-2, DC2-B-1, DC2-C-3.	ENTRY IS RE ALIGNED WITH MASSING ABOVE. LARGER COVER ROOF AND COLUMNS ADDED TO DEFINE THE ENTRY FURTHER. ENTRY WALK WITH SPECIAL PAVING HELP DEFINE THE ENTRY COURT/ AREA. SKETCH 1,2
c. STAFF IS INTRIGUED BY THE UPPER-LEVEL SETBACKS ABOVE THE 3m FLOOR DATUM LINE SHOWN ON THE BUILDING ELEVATIONS ON PAGE 29 PF THE EDG PACKET AND RECOMMENDS THAT APPLICANT STUDY THE HEIGHT OF THE DATUM LINE TO BETTER ADDRESS THE HEIGHT, BULK, AND SCALE RELATIONSHIP WITH THE 4-STORY BUILDING TO THE EAST AND THE 3-STORY BAY MASSING PROPOSED ON THE MULTI-FAMILY BUILDING UNDER DEVELOPMENT ON THE PARCEL TO THE WEST ALONG NW 65m ST. CS2-C-3.	THE WESTERN PROPOSED MIXED USE BUILDING HAS THE BUILDING SETBACK AT THE THIRD LEVEL WITH TWO LEVELS ABOVE THAT. THIS IS SIMILAR TO OUR APPROACH EVEN THOUGH THE FLOOR TO FLOOR HEIGHTS ARE DIFFERENT. SKETCH 8
d. STAFF NOTES THAT THE OCCUPIABLE ROOF DECK DOES NOT APPEAR TO EXTEND TO THE ROOF EDGE ON OPTION 2. IF THE ROOF DECK IS SET BACK FROM THE ROOF EDGE, STAFF RECOMMENDS THE APPLICANT INCLUDE STUDIES INTRODUCING VARIED PARAPET HEIGHTS, OVERHANGS, OR OTHER SECONDARY ARCHITECTURAL ELEMENTS TO HELP ARTICULATE THE OVERALL HEIGHT, BULK, AND SCALE OF THE MASSING IN RESPONSE TO THE ADJACENT CONTEXT. CS2-D-1, CS2-C-2, DC2-A-2, DC2-B-1, DC2-C.	THE ROOF DECK DOES EXTEND TO THE EDGES. PROPOSING VARIOUS PARAPET/ RAILINGS AND OVERHANGS TO HELP ARTICULATE THE OVERALL HEIGHT, BULK AND SCALE. SKETCH 6
2. FAÇADE ARTICULATION, MATERIALS, AND SECONDARY ARCHITECTURAL FEATURES: a. STAFF APPRECIATES THE CLEAR MASSING APPROACH PROPOSED FOR MASSING OPTION 2 AND NOTES THAT THE FAÇADE OF EACH STRUCTURE ARE INHERENTLY WELL-PROPORTIONED WHEN VIEWED FROM VARIOUS LOCATIONS ALONG THE STREET FRONTAGE AND FROM THE ADJACENT PROPERTIES. STAFF STRONGLY RECOMMENDS THE APPLICANT PAY ATTENTION TO THE ARTICULATION AND MATERIAL APPLICATION ON ALL FACADES, THROUGH THE IMPLEMENTATION OF A CLEAR ARCHITECTURAL CONCEPT, A COHESIVE COMPOSITION, AND FAÇADE DEPTH. DEMONSTRATE HOW THE VARIOUS PARTS OF THE FORM WILL BE COMPOSED USING DEPTH OF FENESTRATION, EXTENT OF GLAZING, INTEGRATED BALCONIES, AND OTHER SECONDARY ARCHITECTURAL ELEMENTS. DC2-B, DC2-C, DC2-D, DC4-1.	REFER TO THE BUILDING ELEVATIONS, 3D SHOTS ARTICULATION AND MATERIAL APPLICATION SHEET A-4.1, SKETCHES
b. STAFF STRONGLY RECOMMENDS THE DEVELOPMENT OF WELL-PROPORTIONED FACADES THAT INCLUDE THE USE OF SMALLER-SCALED HIGH-QUALITY MATERIALS THAT RESPOND TO THE CONTEXT, SUCH AS BRICK MASONRY, FOUND ON MANY BUILDINGS ON THIS STREET FRONTAGE AND WITHIN THE IMMEDIATE NEIGHBORHOOD. THE FAÇADE DESIGN SHOULD LIMIT THE USE OF LARGE, FLAT PANEL MATERIALS VOID OF TEXTURE AND SHOULD INCLUDE A LEVEL OF VISUAL INTEREST AND RESIDENTIAL CHARACTER ON ALL FACADES OF THE PROJECT, ESPECIALLY THOSE FACING NW 65m ST. DC2-B, DC2-C, DC2-D, DC4-A.	REFER TO THE BUILDING ELEVATIONS, 3D SHOTS ARTICULATION AND MATERIAL APPLICATION THE USE OF BRICK IS EXTENSIVE IN THE NORTH ELEVATION AND THE WRAP ON THE EAST AND WEST SIDES. THERE IS USE OF A FIBER CEMENT PANEL FOR CONTRAST- THE PANELS ARE SMALLER SCALE- 24"X 60". COLORS ARE VARIED.
c. IN THE DEVELOPMENT OF ALL FACADES, STAFF RECOMMENDS STUDYING THE RELATIONSHIP OF PROPOSED WINDOWS FACING ADJACENT BUILDINGS, TO ENSURE PRIVACY CONCERNS ARE ADDRESSED BETWEEN THE PROPOSED BUILDING AND WITH THOSE ON THE ADJACENT PROPERTIES. THESE STUDIES SHOULD BE PROVIDED IN THE RECOMMENDATION PACKET. CS2-D-5, PL3-B-1.	WINDOW PRIVACY STUDY TO THE EAST IS PROVIDED. SKETCH 4
3. GROUND LEVEL USES, LANDSCAPE, AND SITE FEATURES:	
a. STAFF RECOMMENDS THE APPLICANT PROVIDE A VARIED AND LAYERED LANDSCAPE DESIGN ALONG NW 65TH ST THAT REINFORCES THE BUILDING ENTRY, PROVIDES A BUFFER FOR THE LIGHT-WELL INTO THE PROPOSED BELOW-GRADE UNITS, AND WORKS IN CONCERT WITH THE TREATMENT OF THE BLANK WALL CONDITION AT THE SOLID WASTE ROOM. PL1-A-2, PL3-B-1, PL3-B-4, DC3-B	A VARIED AND LAYERED LANDSCAPE IS PROPOSED IN ORDER TO REINFORCE THE BUILDING ENTRY AND HELP PROVIDE A BUFFER FROM THE STREET. SKETCH 1,2,3
b. STAFF RECOMMENDS THE APPLICANT DEVELOP A CLEAR AND IDENTIFIABLE RESIDENTIAL ENTRY THROUGH THE USE OF SECONDARY ARCHITECTURAL ELEMENTS SUCH AS CANOPIES, HIGHLY TRANSPARENT STOREFRONT, SIGNAGE, LIGHTING, OPPORTUNITIES FOR EXTERIOR SEATING, AND OTHER RESIDENTIAL SCALED ELEMENTS. PL2-D, PL3-A-1, PL3-A-4, DC2-C.	THE ENTRY IS IDENTIFIABLE BY THE ENTRY COURT PAVING, SEATING. THE ENTRY DOORS ARE TRANSPARENT STORE DOORS. ENTRY COVER IS PROVIDED WITH COLUMNS TO ACCENT THE ENTRY. LIGHTING AND PROPER SIGNAGE WILL BE PROVIDED. SKETCH 1,2
c. STAFF ACKNOWLEDGES THAT THERE IS NO ALLEY FRONTING THE SITE AND APPRECIATES THAT THE SOLID WASTE ACCESS WILL BE FROM NW 65m ST, WHICH NECESSITATES THE SOLID WASTE STORAGE ROOM TO BE ACCESSIBLE FROM THE STREET FRONTAGE. STAFF IS CONCERNED, HOWEVER, WITH THE SOLID WASTE STORAGE ROOM AND BLANK WALL CONDITIONS LOCATED AT THE NORTHEAST CORNER OF THE BUILDING ADJACENT TO THE RESIDENTIAL ENTRY OF THE BUILDING TO THE EAST. STAFF RECOMMENDS THE APPLICANT STUDY RELOCATING THE SOLID WASTE STORAGE ROOM TO THE NORTHWEST CORNER OF THE BUILDING WHERE IT BETTER RELATES TO THE NON-PEDESTRIAN GARAGE ACCESS OF THE BUILDING TO THE WEST. STAFF ALSO RECOMMENDS THE APPLICANT EXPLORE WAYS TO MITIGATE THE PERCEIVED BLANK WALL CONDITIONS OF THE EXTERIOR FACADES OF THE SOLID WASTE STORAGE ROOM THROUGH THE USE OF HIGH-QUALITY TEXTURED MATERIALS, SIGNAGE, LIGHTING, LANDSCAPE, OR OTHER MEANS. CS2-D-5, DC1-C-4, DC2-B-2.	THE SOLID WASTE ROOM IS MOVED TO THE NW CORNER OF THE BUILDING. THE BLANK WALL IS MITIGATE WITH THE ADDITION OF WINDOWS (HIGH) AND MATERIAL CHANGES. THIS WILL ALSO BE LANDSCAPED. SKETCH 1,2,3
d. STAFF NOTES THE LOCATION OF THE BIKE PARKING ROOM IS EASILY ACCESSIBLE FROM BOTH THE EXTERIOR AND INTERIOR OF THE BUILDING, HOWEVER, STAFF IS CONCERNED THAT THIS LOCATION IN THE NORTHWEST CORNER RESULTS IN ADDITIONAL BLANK WALLS ALONG THE STREET FRONTAGE. STAFF RECOMMENDS THE APPLICANT STUDY RELOCATING THE BIKE PARKING ROOM, POTENTIALLY TO THE SOUTHWEST CORNER OF THE BUILDING WHERE IT IS STILL ACCESSIBLE FROM THE LOBBY, THUS FREEING UP THE STREET FRONTAGE FOR MORE ACTIVE USES WITH TRANSPARENCY, SUCH AS A RESIDENTIAL AMENITY SPACE AND LOBBY OR RESIDENTIAL UNIT. REGARDLESS OF THE USE PROPOSED AT THE NORTHWEST CORNER, STAFF STRONGLY RECOMMENDS THAT THE LANDSCAPE IN THIS LOCATION INCLUDE EXTERIOR PATIO SPACE WITH LAYERED AND BUFFERING LANDSCAPING THAT PROVIDES AN ENGAGING OUTDOOR SPACE THAT ENHANCES THE PEDESTRIAN EXPERIENCE. CS2-D-5, PL3-B-4, DC1-A-1.	BIKE PARKING IS MOVED TO THE NE CORNER OF THE BUILDING. WINDOWS ARE ADDED TO SOFTEN THE BLANK WALL APPEARANCE- MATERIAL CHANGES, LANDSCAPE HELPS. THERE IS A CENTRAL COURT WHICH WILL ACT AS RESIDENTIAL AMENITY SPACE AS WELL AS THE ENTRY COURT. SKETCH 1,2,3
e. STAFF NOTES THAT THE REAR YARD OF THE PROPERTY IS WELL BELOW THE SURROUNDING GRADE AND IS FORMED BY WHAT APPEARS TO BE SUBSTANTIAL RETAINING WALLS BUT NOTES THERE IS LIMITED INFORMATION PROVIDED IN THE EDG PACKET. STAFF RECOMMENDS THE APPLICANT PROVIDE AMPLE VIGNETTES AND SITE-SECTIONS TO DESCRIBE THE QUALITY OF THIS SUNKEN SPACE AND ITS RELATIONSHIP TO THE ADJACENT PROPERTIES. STAFF ALSO RECOMMENDS DEVELOPING A BALANCED LANDSCAPE DESIGN THAT VISUALLY REDUCES THE RETAINING WALLS THROUGH TERRACING AND THE INCLUSION OF USABLE PRIVATE/PUBLIC AMENITY SPACE THAT IS OPTIMALLY LOCATED TO TAKE ADVANTAGE OF SUNLIGHT. CS1-B, DC1-A-2, DC3-A-1, DC3-B-2, DC3-B-4, DC4-D.	THE PROPERTY TO THE SOUTH IS AT A LOWER LEVEL. THE PROPOSED BASEMENT ELEVATION WILL BE APPROXIMATELY TWO FEET BELOW THEIR ELEVATION. ALONG THE SOUTH PROPERTY LINE THE PROPOSAL IS FOR A SIX FOOT HIGH WALL TO MATCH THEIR EXISTING WALL (FENCE) HEIGHT AND A RAISED PLANTER ALONG THE BASE OF IT. SKETCH 5, 6



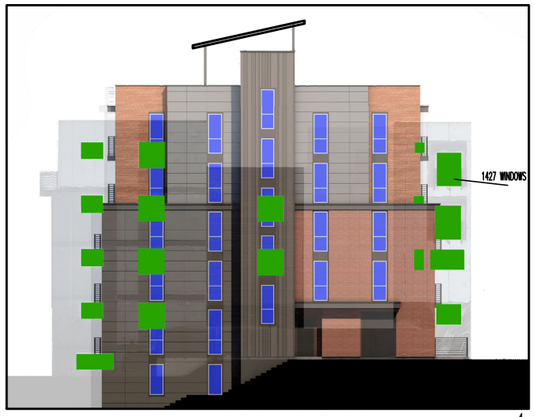
ENTRY DETAIL 1



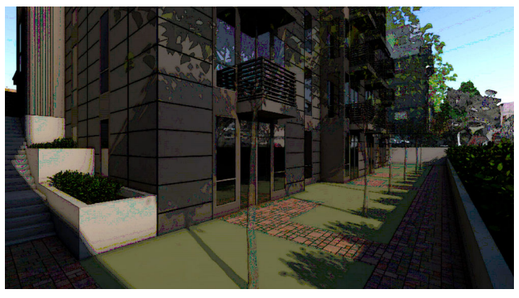
STREET SW VIEW 2



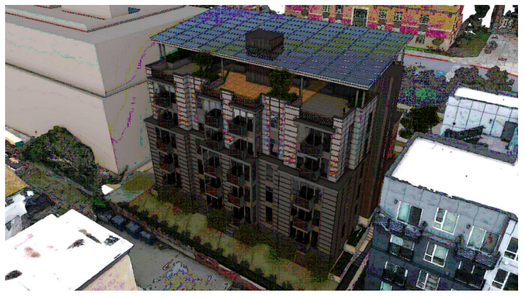
STREET SE VIEW 3



WINDOW PRIVACY STUDY 4



REAR YARD EAST VIEW 5



AERIAL NORTH WEST VIEW 6



AERIAL SOUTH EAST VIEW



STREET SOUTH EAST VIEW



NORTH ELEVATION COMPOSITE- OPTION 1



NORTH ELEVATION COMPOSITE- OPTION 2

OPTION 2—SUN STUDY

	Summer Solstice	Spring/Fall Equinox	Winter Solstice
9 am			
12 pm			
3 pm			

EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DESIGN REVIEW

Documentation of Compliance with the Community Outreach Plan

Project Address: **1431 NW 65th St, SEATTLE, WA, 98117**
SDCI Record Number: **008293-21PA**
Project Description: Demolish two existing Apartment Buildings located at 1431 and 1439 NW 65th Street.
Construct a new Apartment Building with 5 Residential Floors. Total of 42 New Residential Units.

Hopefully these materials are sufficient to document compliance with our Community Outreach plan.
Our approved plan consisted of methods;

1. Printed Outreach-
High-Impact Method C-
C: Direct mailing to residences and businesses within approximately 500 ft radius of the proposed site.

2. Electronic/digital outreach-
High-Impact Method C-
C: Interactive project website with public commenting function.
(Available online: https://www.noviongroup.com/design-review/1431-1439)

3. In-person outreach:
* According to DON; "*There is a temporary rule that states developers need to substitute an additional high impact digital method in lieu of in-person outreach.*"
Therefor the "In-person outreach" will be replaced with Electronic/digital outreach High Impact Method a. Online Survey (Added to our Interactive project website.)

Community Outreach Plan timeline and additional documentation included on the following sheets.

EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DESIGN REVIEW
SUMMARY OF FEEDBACK RECEIVED

Desire that the development is affordable for residents and/or businesses.
Desire that the development fits into neighborhood look.
Desire that the development is designed with environmental sustainability in mind.
Desire that the development provides parking for the residents it brings.
Desire that the development is designed to be family-friendly

Concerns that the development may feel out of scale with other buildings nearby.
Concerns about Construction noise/impacts
Concerns that development provide adequate parking.
Concerns that development will not be affordable.
Concerns that they won't like the way it looks.

COMMUNITY OUTREACH MATERIALS

SURVEY RESULTS

What is your connection to this development project?
I live very close to the project, I live in the general area
I live very close to the project
I live very close to the project
I live very close to the project
I don't have a direct connection but I care about growth and development in Seattle, I live in the general area
I live in the general area

What is most important to you about a building on this property? (select up to two)
That is affordable for residents and/or businesses, That there is parking for the residents it brings
That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind
That it fits into neighborhood look, That it is designed with environmental sustainability in mind
That it fits into neighborhood look, That it is designed to be family-friendly
That it fits into neighborhood look, That is affordable for residents and/or businesses
That it provides off street parking for cars and includes some electric vehicle charging stations

What concerns do you have about the project? (Check any/ all that apply)
That it may feel out of scale with other buildings nearby, No parking planned for 42 new units
That it will not be affordable, That it may feel out of scale with other buildings nearby, Needs parking built into it
Construction noise/impacts, That it may feel out of scale with other buildings nearby
Construction noise/impacts, That I will not like the way it looks
That it will not be affordable, That it may feel out of scale with other buildings nearby, Construction noise/impacts
It needs off street parking for cars as 75% of Seattle households have a car

Is there anything specific about this property or neighborhood that would be important for us to know?
Street parking is already an issue and will be made worse by this build and the apartments on 15th.
Building needs to have parking, sidewalk in front needs more room since it's already cramped
I like the neighborhood and it is a nice and quiet place. I am worried that by building lots of apartments, it would increase the crime rate and break the peace we have currently. And it will become crowded and noisy.
I don’t want it to be built because it will effect street parking for residents next door and create noise complaints.
As stated before there is no street parking on NW 65th Street or 15th Ave NW in the vicinity of the bldg. The neighborhood has been greatly densified, limiting the amount of on street parking available. The electric car revolution is here but renters will not have the chance to take part unless buildings offer places to park electric vehicles and charging stations. As 75% of Seattle households own cars, including renters, please do your part and provide off-street parking with car charging for your tenants.

What are some landmarks/spaces that help to identify your neighborhood?
Ballard High School, Top Banana, Ballard Market, 14th Ave
Ballard High
Townhouses and high school
Clean and friendly
I don't have a direct connection but I care about growth and development in Seattle, I live in the general area
I live in the general area

What do you like most about living or working in your neighborhood?
Walkability, charm, good for dogs
Proximity to restaurants, bars, Sunday market and other neighborhoods nearby
Quietness and not very crowded
Its safe and affordable. I find parking.
Friendly neighbors, walkability, many parks, restaurants and breweries. Kids and families in the neighborhood - people of all ages.

What do you like least about living/working in your neighborhood?
Parking struggles
Parking
Too many apartments are coming now
How busy the street gets with constant traffic and noisy.

I don't like the crime and homeless issues that have been happening. Its disheartening to see the glass broken on every bus shelter and randomly at businesses in Ballard. It seem everyday there is another boarded up window or shattered glass door somewhere.

OTHER MODERN DESIGNS BY ARCHITECTURAL FIRM



