

Administrative Design Guidance Application



OWNER:
GALLAGHER PROPERTIES
1521 NW 64TH ST
Seattle, WA 98107

PROJECT:
3039310-EG
1431 NW 65TH ST
Seattle, WA 98117

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

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DEVELOPMENT OBJECTIVES

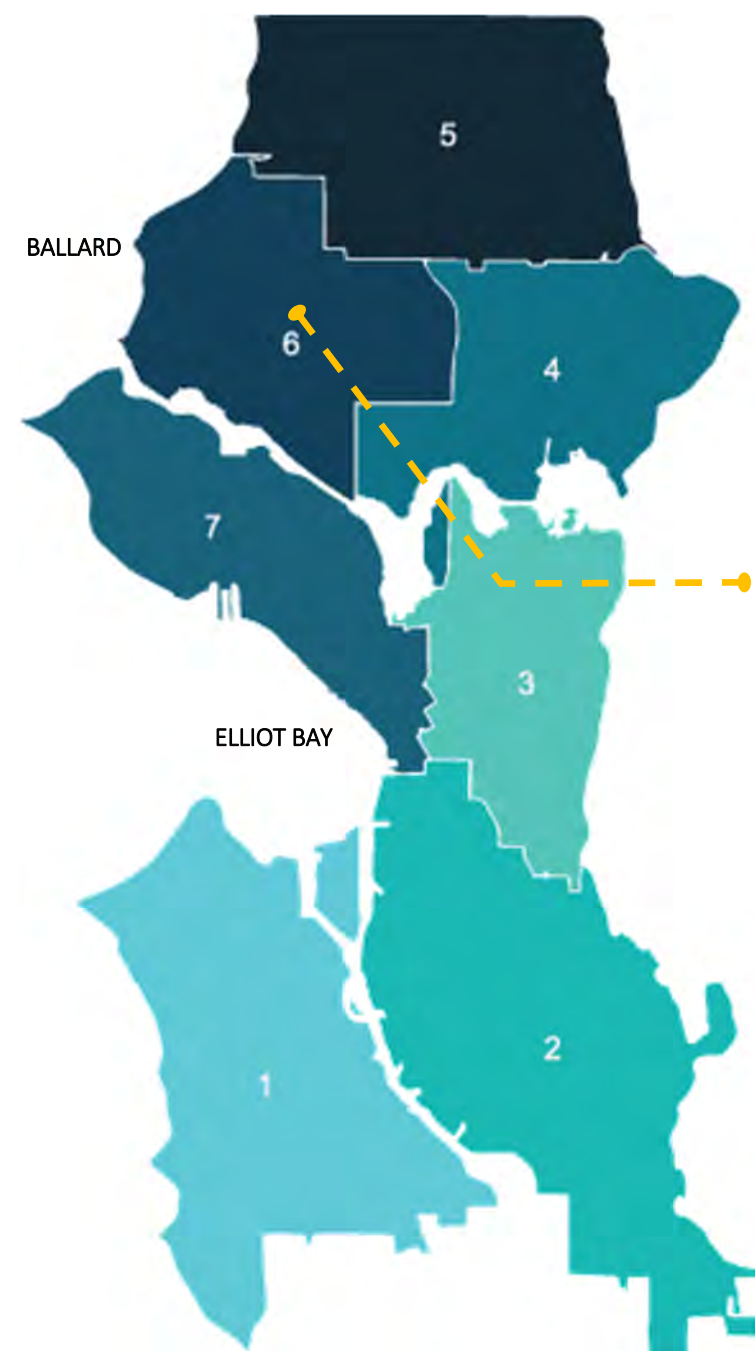
PROJECT TEAM

Owner: GALLAGHER PROPERTIES
1521 NW 54TH ST
Seattle, WA 98107
Contact: GARY GALLAGHER
Architect & Applicant:
ROD NOVION, ARCHITECT, AIA
Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
Contact: Rod Novion
DCI Project #3039310-EG
Contact: , Ellen Aebischer- 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.



15th AVE NW



PROJECT DESCRIPTION

1. The site(s) is located on the Northeast corner 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 town-houses. To the West there is a mixed use development under construction and immediately south another mixed use project under construction.

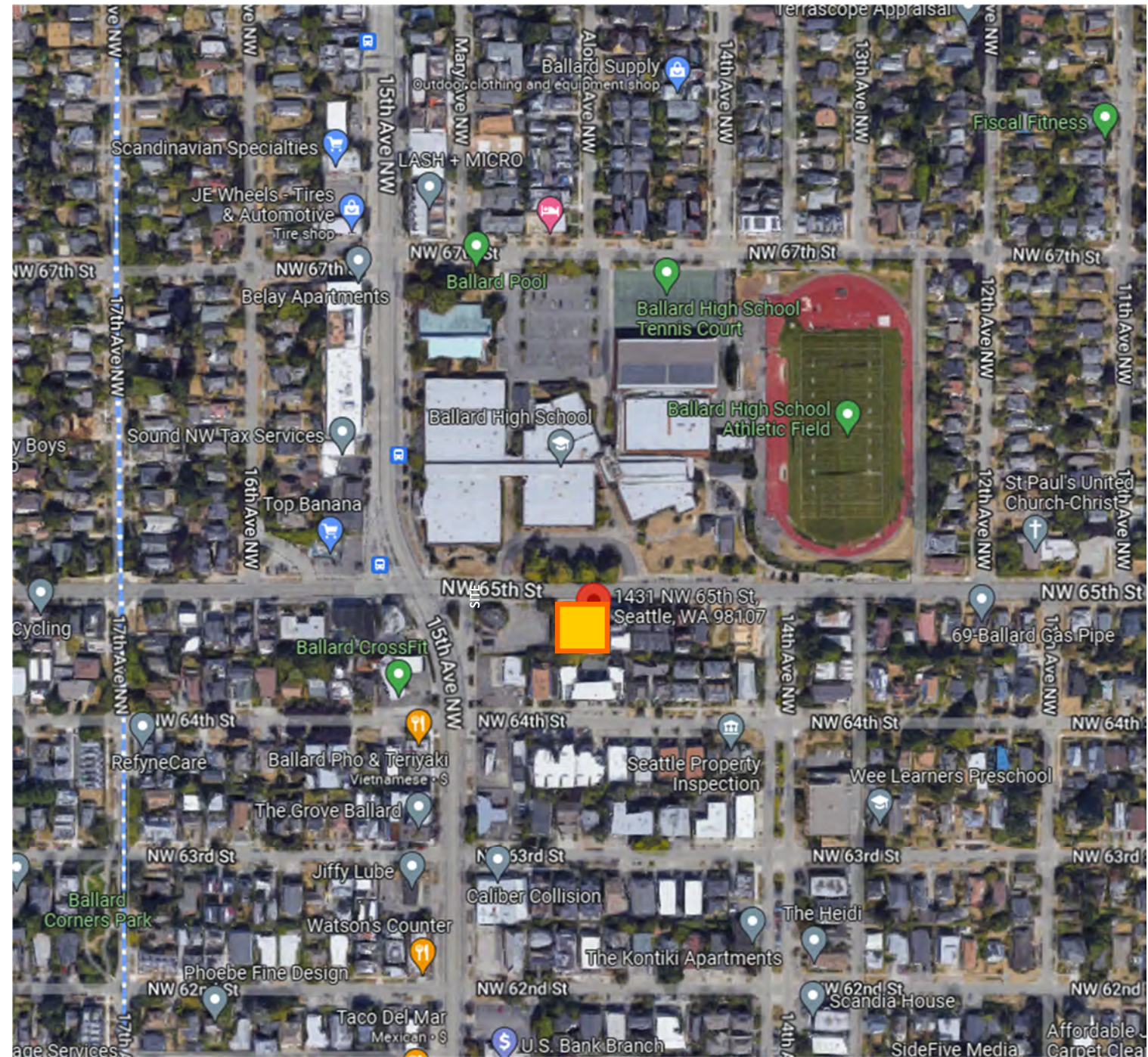
4. Development objectives are to utilize the site for its zoned multi-family use. Current plans are for 42 unit apartment, 5 stories over a basement. The proposed structure will be designed to meet all of the development and Design Review standards.

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



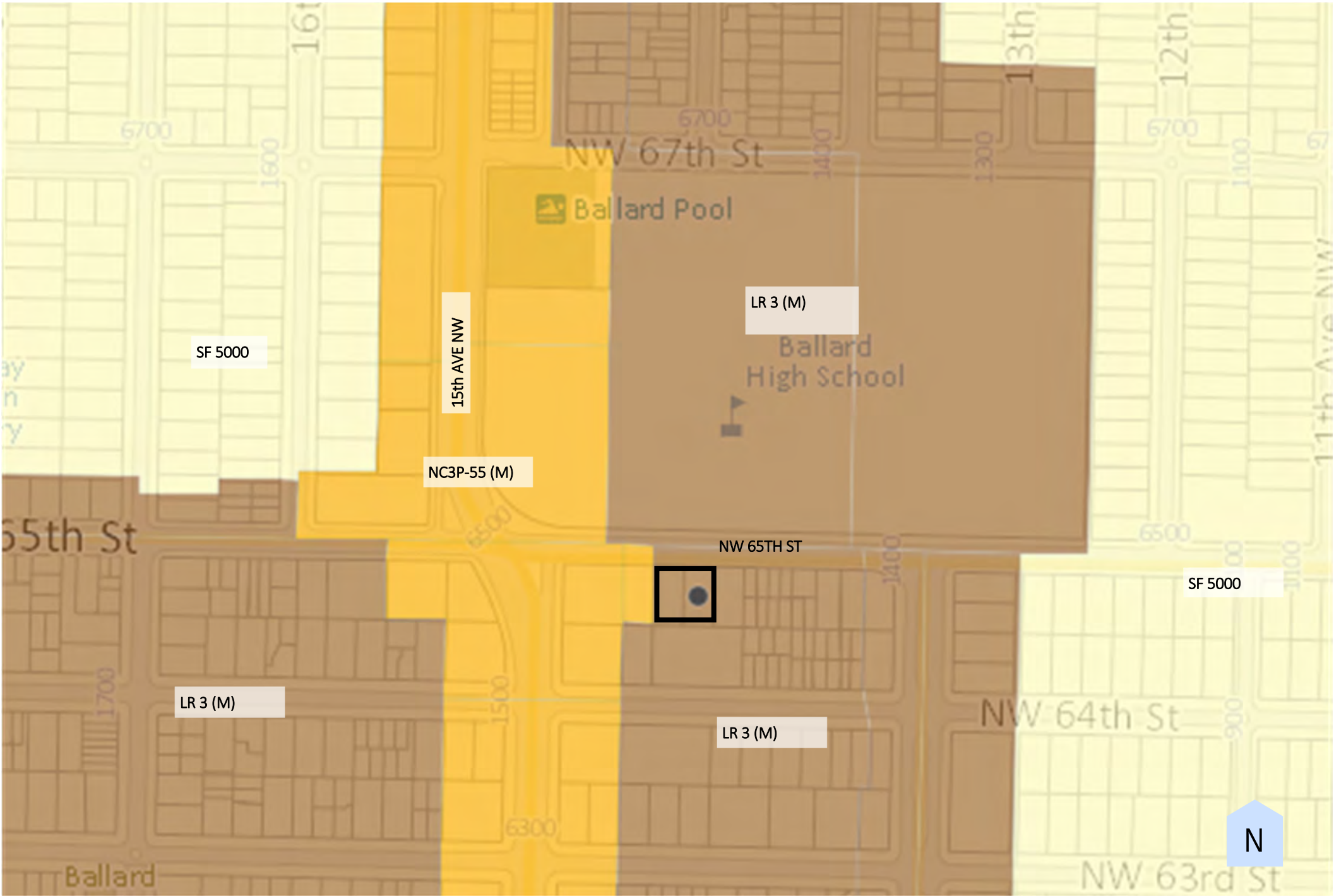
ZONING MAP

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 FOR 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 RESI-
DENTIAL 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

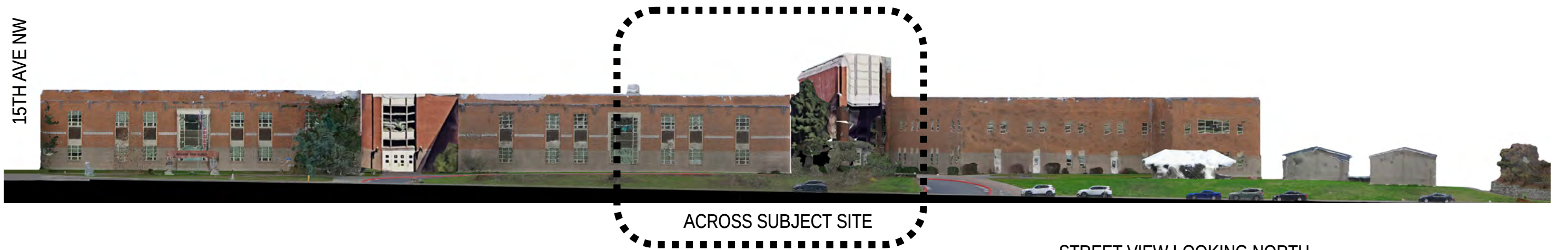
3- SCHOOL.

LR3 (M) & NC3P 55 (M) ZONE.

3- RESIDENTIAL- SINGLE FAMILY

THE PREDOMINANT USE NW OF THE SITE SINGLE
FAMILY IN SINGLE FAMILY ZONE.





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



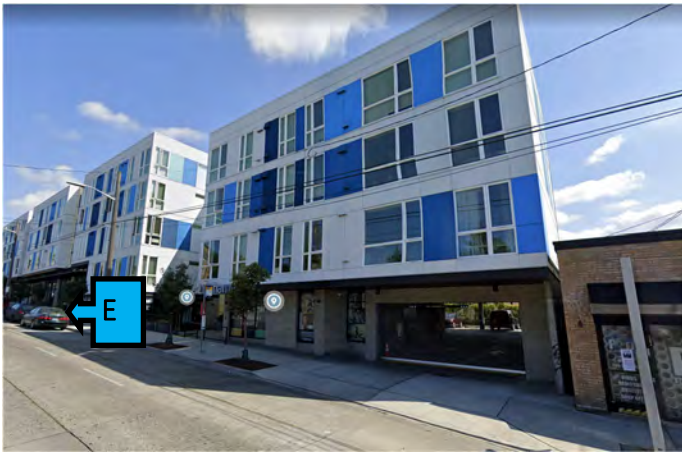
G—6421 15TH AVE NW



H—7536 15TH AVE NW



I—6700 15TH AVE NW



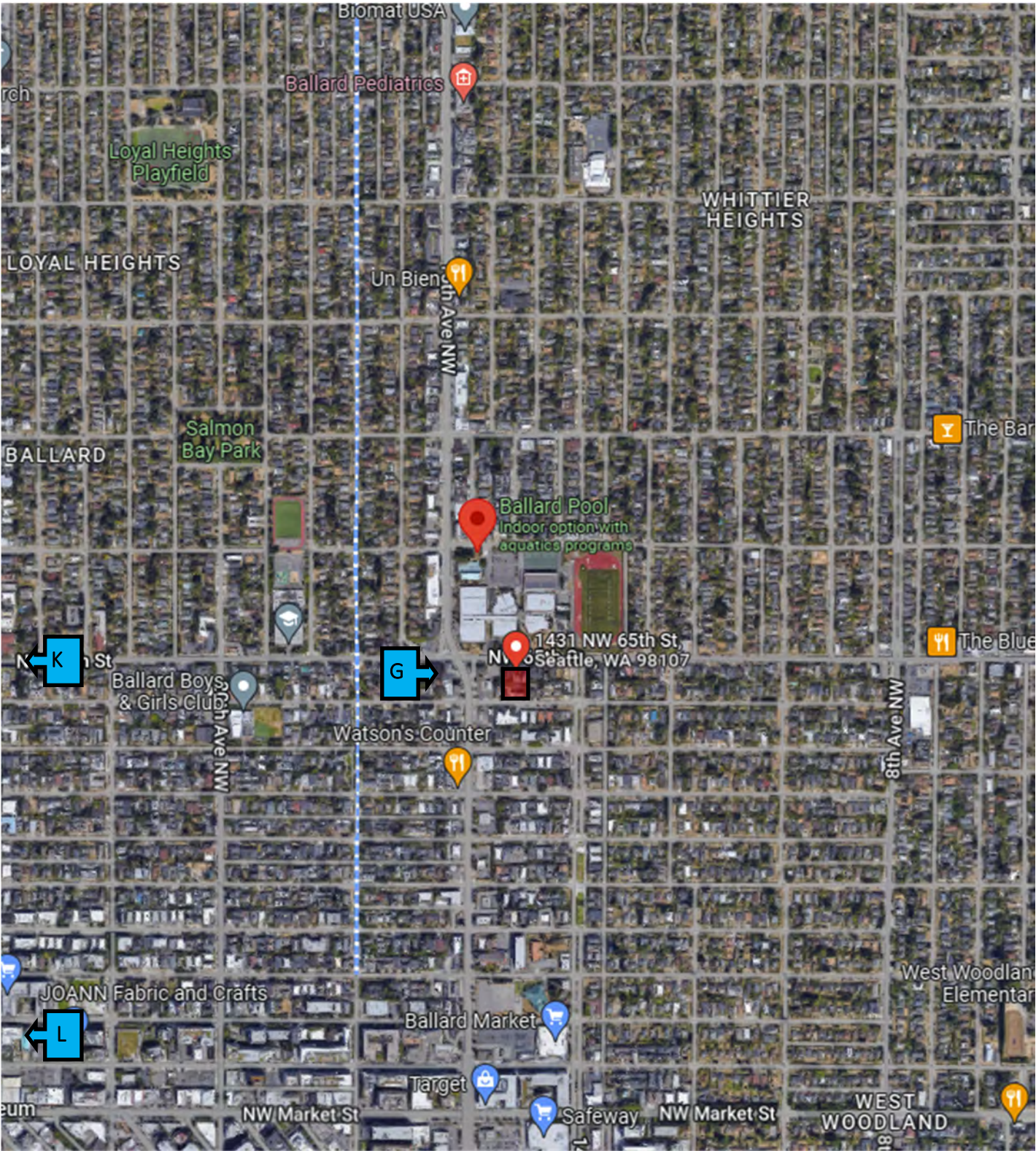
J-7006 15TH AVE NW



K—6450 24TH AVE NW

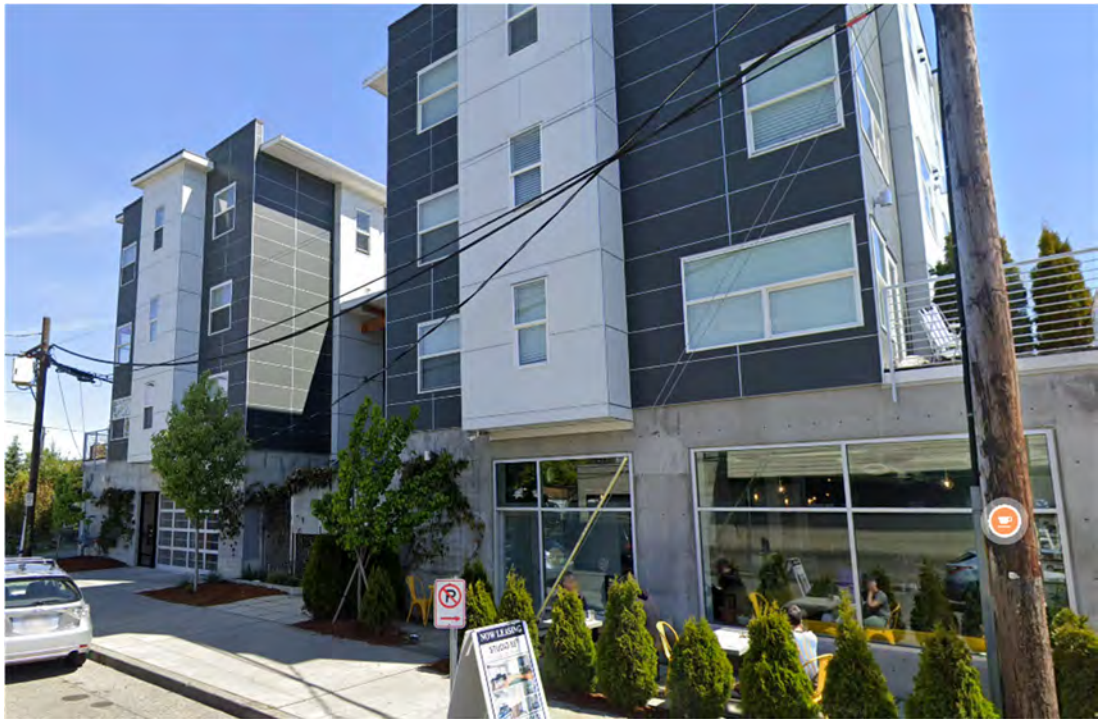


L—5711 24TH AVE NW



SUBJECT SITE

DESIGN PRECEDENTS



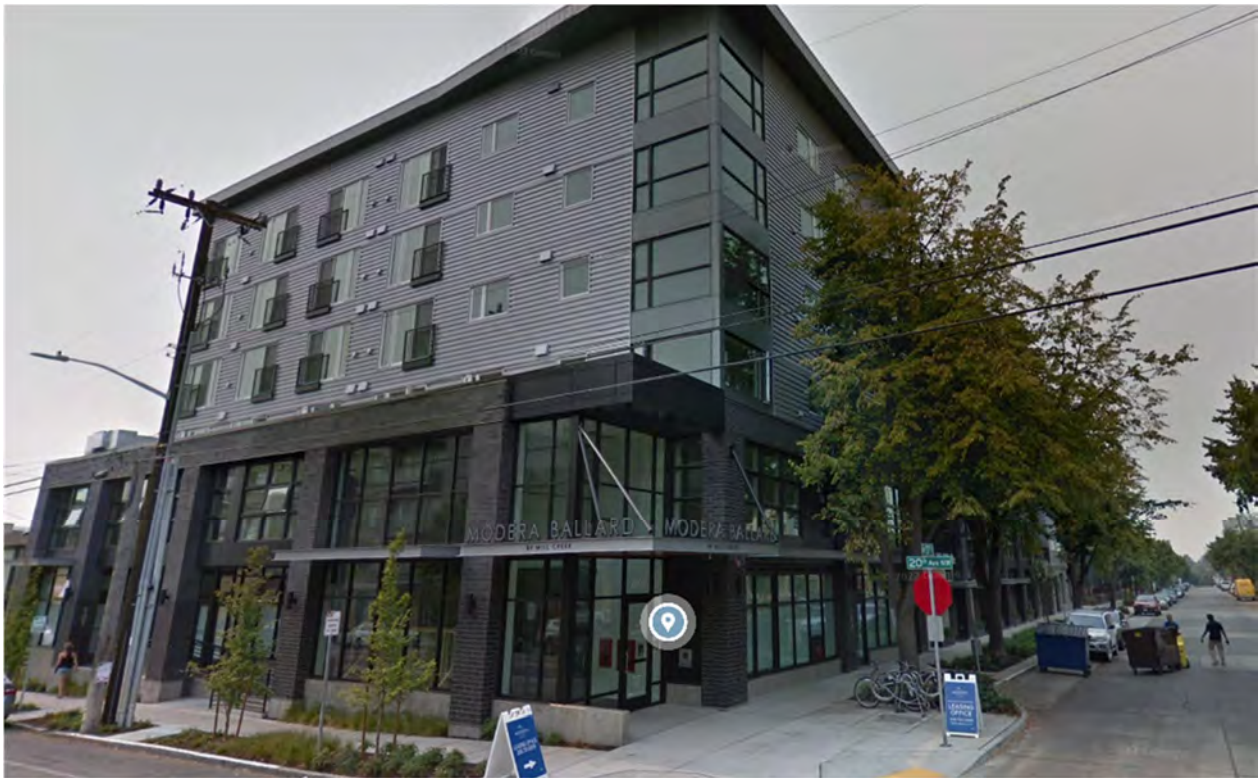
IINSET COURT CREATES A BUILDING MASS SEPARATION AND OPENS FOR PRIMARY ENTRANCE. REDUCED PERCEIVED MASSING.



WELL LANDSCAPED STREET FRONTAGE TO SOFTEN APPEARANCE.

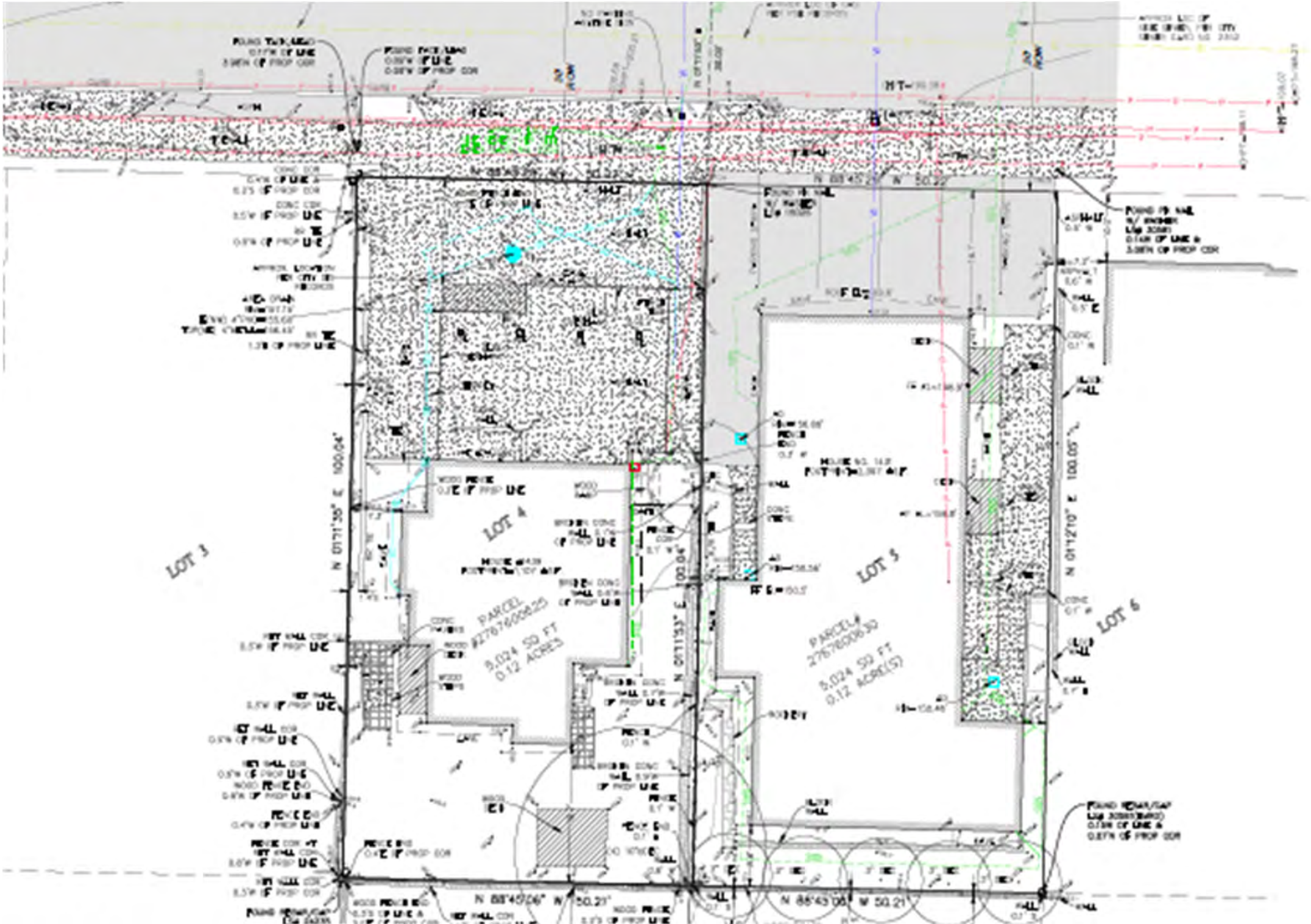


MATERIAL CHANGE TO REDUCE VERTICAL MASSING.



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.

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	
Requirement	Permitted Uses — SMC 23.45.504 Table A
	Uses permitted include Residential, Institutions, Uses in existing or former schools, Parks and Playgrounds
Proposed	Residential apartment structure.
Requirement	FAR (Floor Area Ratio) — SMC 23.45.510 Table A
	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
Requirement	Density — SMC 23.45.512 Table A
	There is no density limit for apartments.
Provided	42 residential units
Requirement	Structure Height — SMC 23.45.514 Table A
	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 pent-house, from AG.

COMPLIANCE SUMMARY	
Requirement	Setbacks — SMC 23.45.518 Table A
	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
Requirement	Amenity Area — SMC 23.45.522
	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. All options propose ground level amenity areas as well as roof top deck, meeting the required area and dimensions.
Provided	
Requirement	Landscaping Standards — SMC 23.45.524
	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
Requirement	Structure Width & Façade Length — SMC 23.45.527
	There are is a maximum structure width for apartments inside urban vil-lage 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.
Requirement	Design Standards — SMC 23.45.529
	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	
Requirement	Required Parking — SMC 23.54.015 Table B & D
	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 proposed garages .
Requirement	Solid Waste & Recycle — SMC 23.54.040
	Storage requirements for 26-50 dwelling units shall be a minimum area of 375sf for shared storage area
Provided	All option are proposing a shared solid waste storage area of at least the minimum required area, locate in the ground floor.

DESIGN GUIDANCE PRIORITIES

CS1 Natural Systems & Site Features

- A) ENERGY USE
- B) SUNLIGHT AND NATURAL VENTILATION

Ballard Supplemental Guidance

- 1. Plants and Habitat

CS2 Urban Pattern & Form

- A. LOCATION IN THE CITY AND NEIGHBORHOOD
 - 1. Sense of Place:
- 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:

CS3 Architectural Context & Character

- A. Emphasizing Positive Neighborhood Attributes

Ballard Supplemental Guidance

- 1. Fitting Old and New

PL1 Connectivity

- A. NETWORK OF OPEN SPACES

- 1. Enhancing Open Space:

- C. OUTDOOR USES AND ACTIVITIES
- Ballard Supplemental Guidance

DESIGN GUIDANCE PRIORITIES

PL2 Walkability

A. ACCESSIBILITY

B. SAFETY AND SECURITY

1. Eyes on the Street

PL3 Street Level Interaction

A. ENTRIES

1. Design Objectives:

c. Common entries to multi-story residential buildings

B. RESIDENTIAL EDGES

PL4 Active Transportation

B. PLANNING AHEAD FOR BICYCLISTS

Ballard Supplemental Guidance

DC1 Project Uses and Activities

A. ARRANGEMENT OF INTERIOR USES

DC2 Architectural Concept

A. MASSING

B. ARCHITECTURAL AND FAÇADE COMPOSITION

D. SCALE AND TEXTURE

E. FORM AND FUNCTION

Ballard Supplemental Guidance

DC3 Open Space Concept

A. BUILDING-OPEN SPACE RELATIONSHIP

B. OPEN SPACE USES AND ACTIVITIES

C. DESIGN

Ballard Supplemental Guidance

DESIGN GUIDANCE PRIORITIES

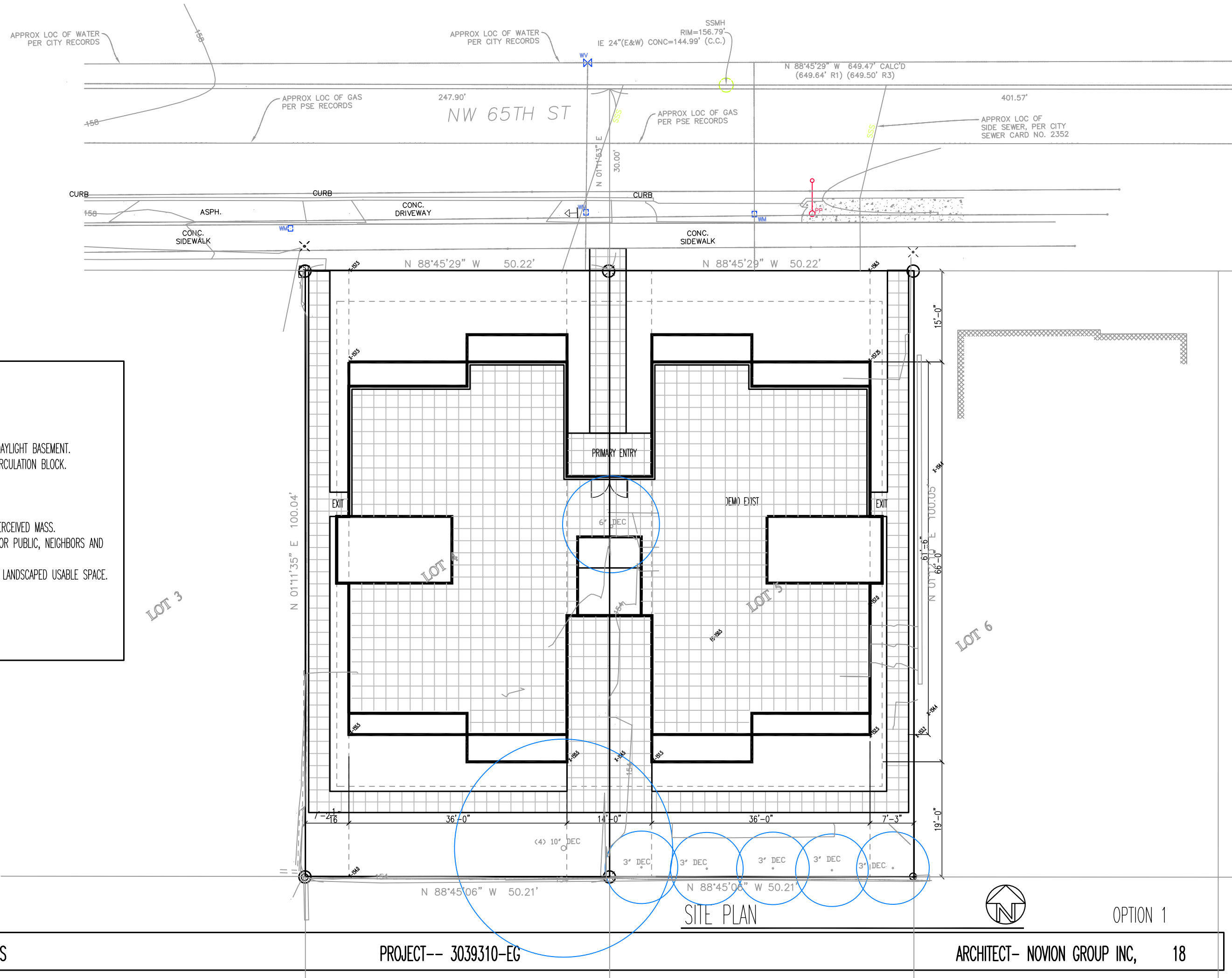
DC4 EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS

C. LIGHTING

D. TREES, LANDSCAPE AND HARDS
CAPE MATERIALS

Ballard Supplemental Guidance



OPTION 1 -- PREFERRED OPTION

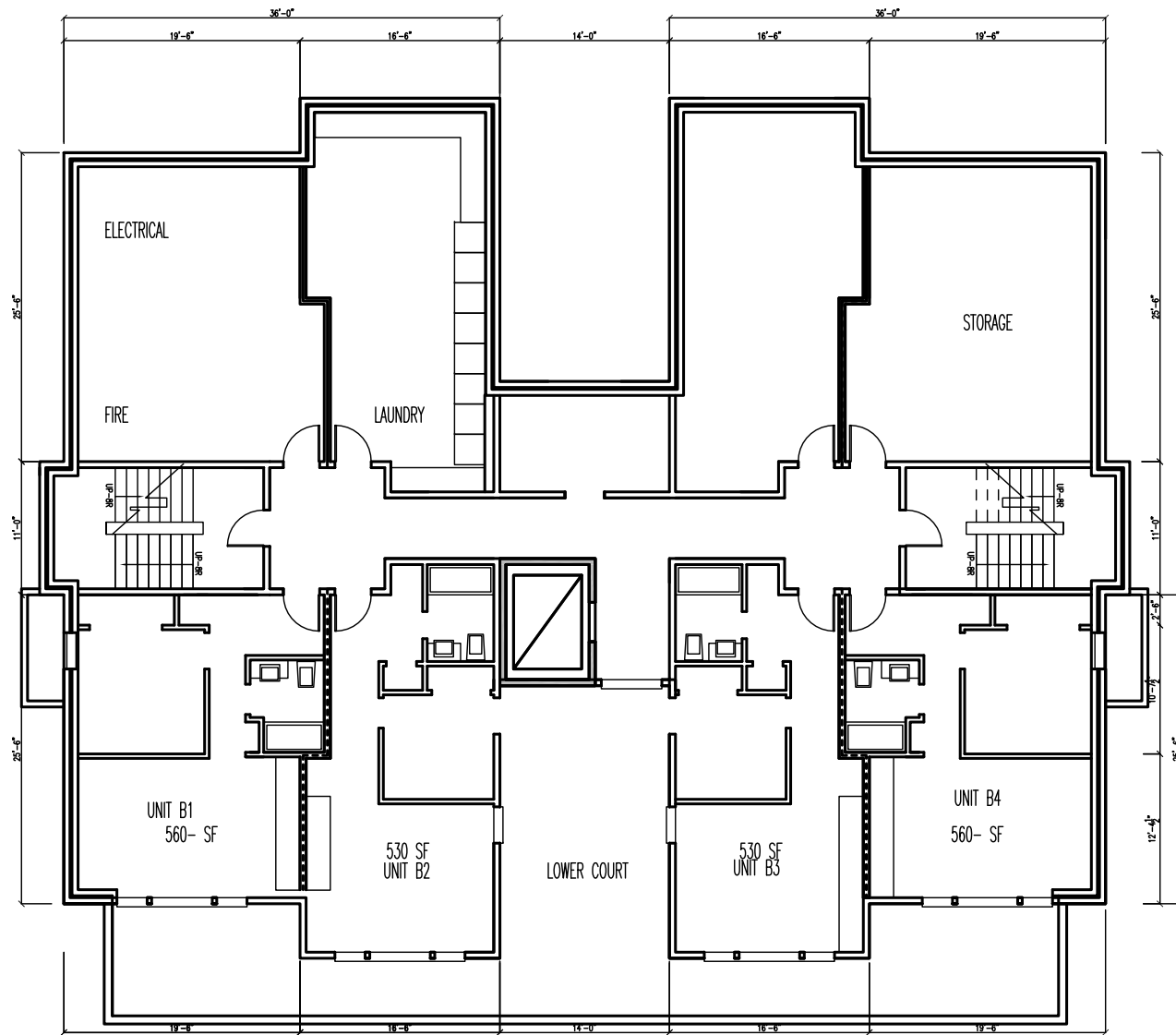
PROPOSAL:

5 STORY APARTMENT STRUCTURE OVER DAYLIGHT BASEMENT.
TWO BUILDINGS CONNECTED WITH THE CIRCULATION BLOCK.
42 RESIDENTIAL UNITS APPROXIMATELY.

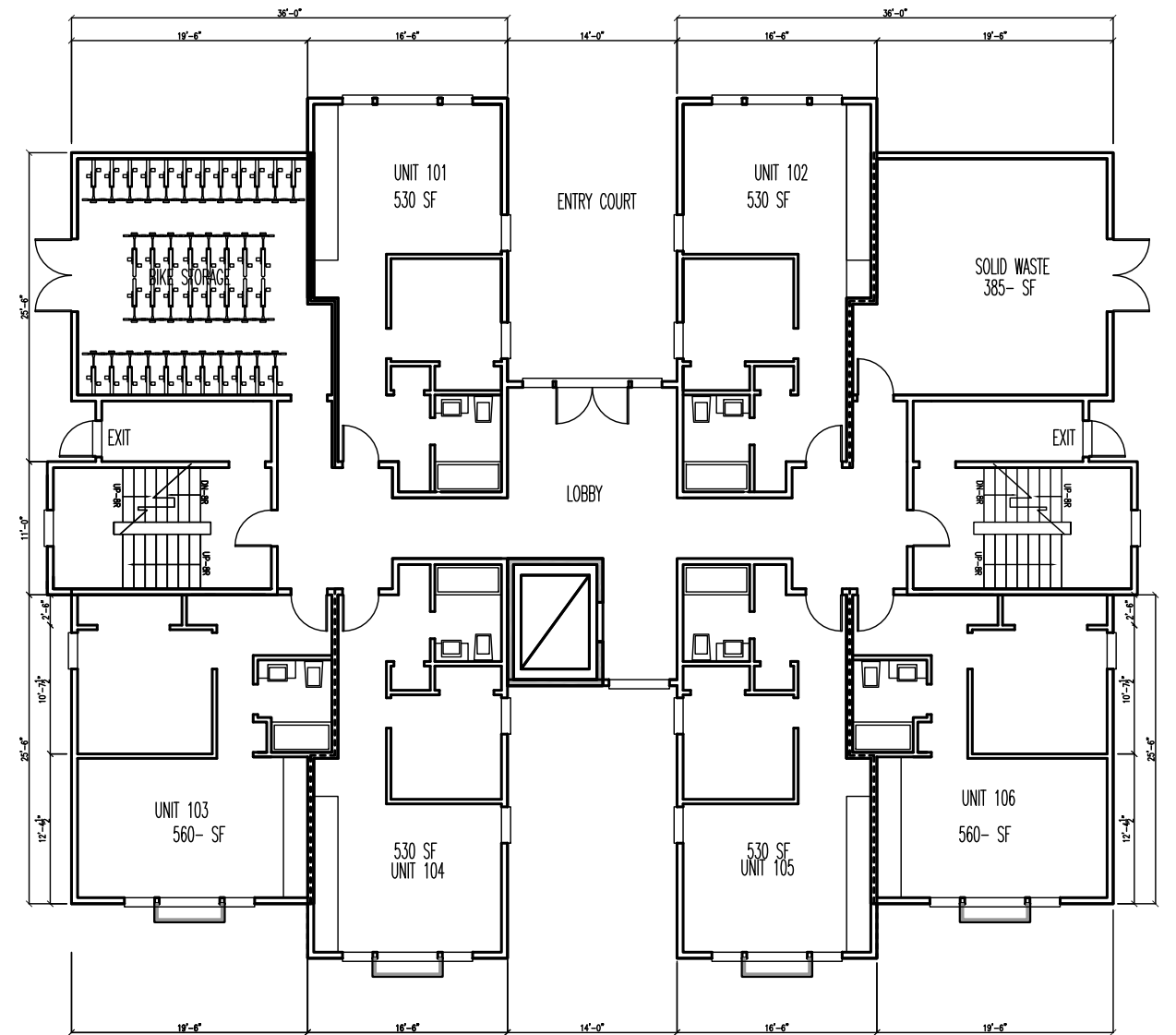
ADVANTAGES:

BUILDING INDENTATION HELPS REDUCE PERCEIVED MASS.
LARGE COURT AND INCREASED SETBACK FOR PUBLIC, NEIGHBORS AND
RESIDENTS INTERACTION.
INCREASED FRONT SETBACK FOR A WELL LANDSCAPED USABLE SPACE.

DISADVANTAGES:

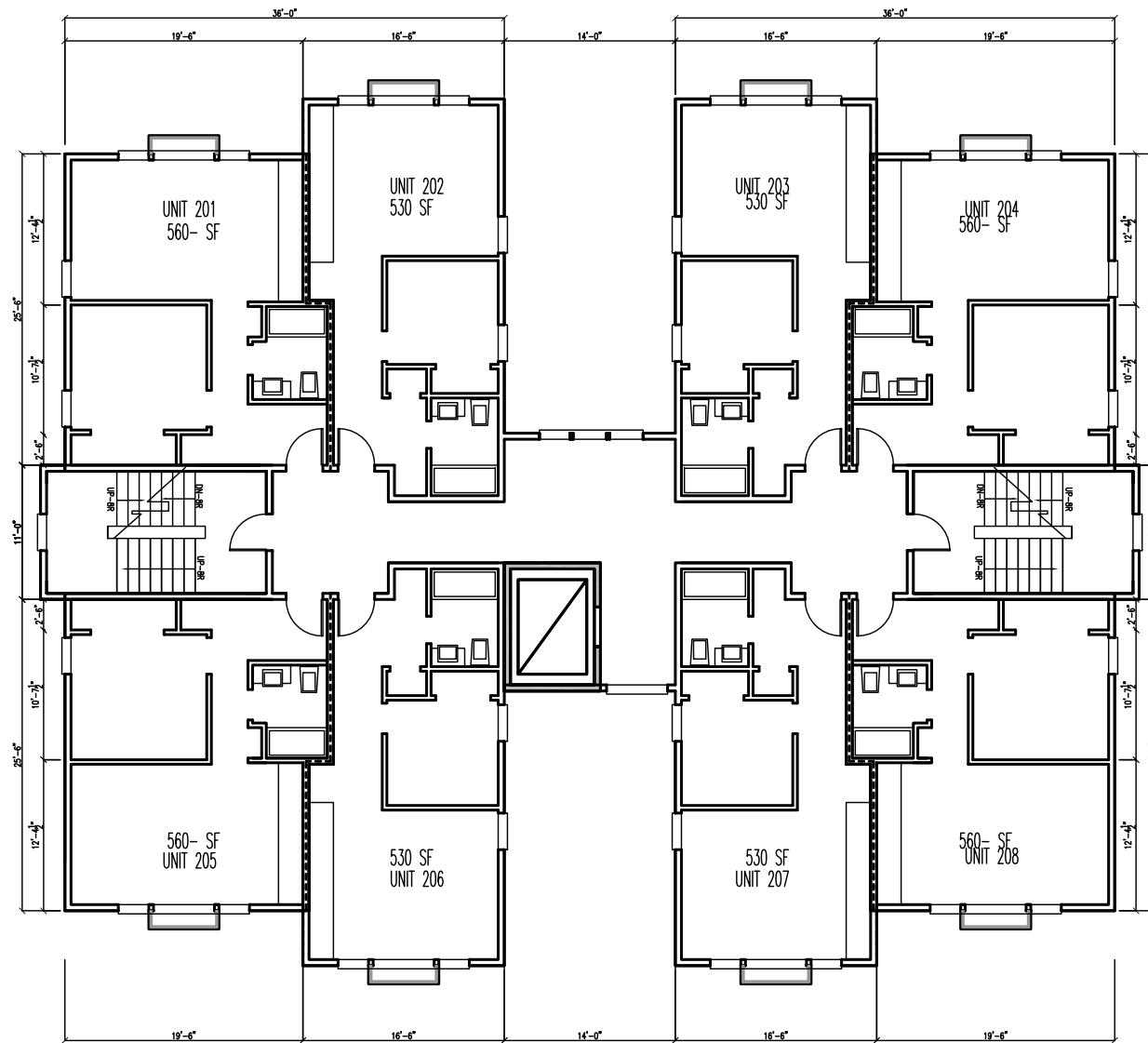


BASEMENT FLOOR PLAN

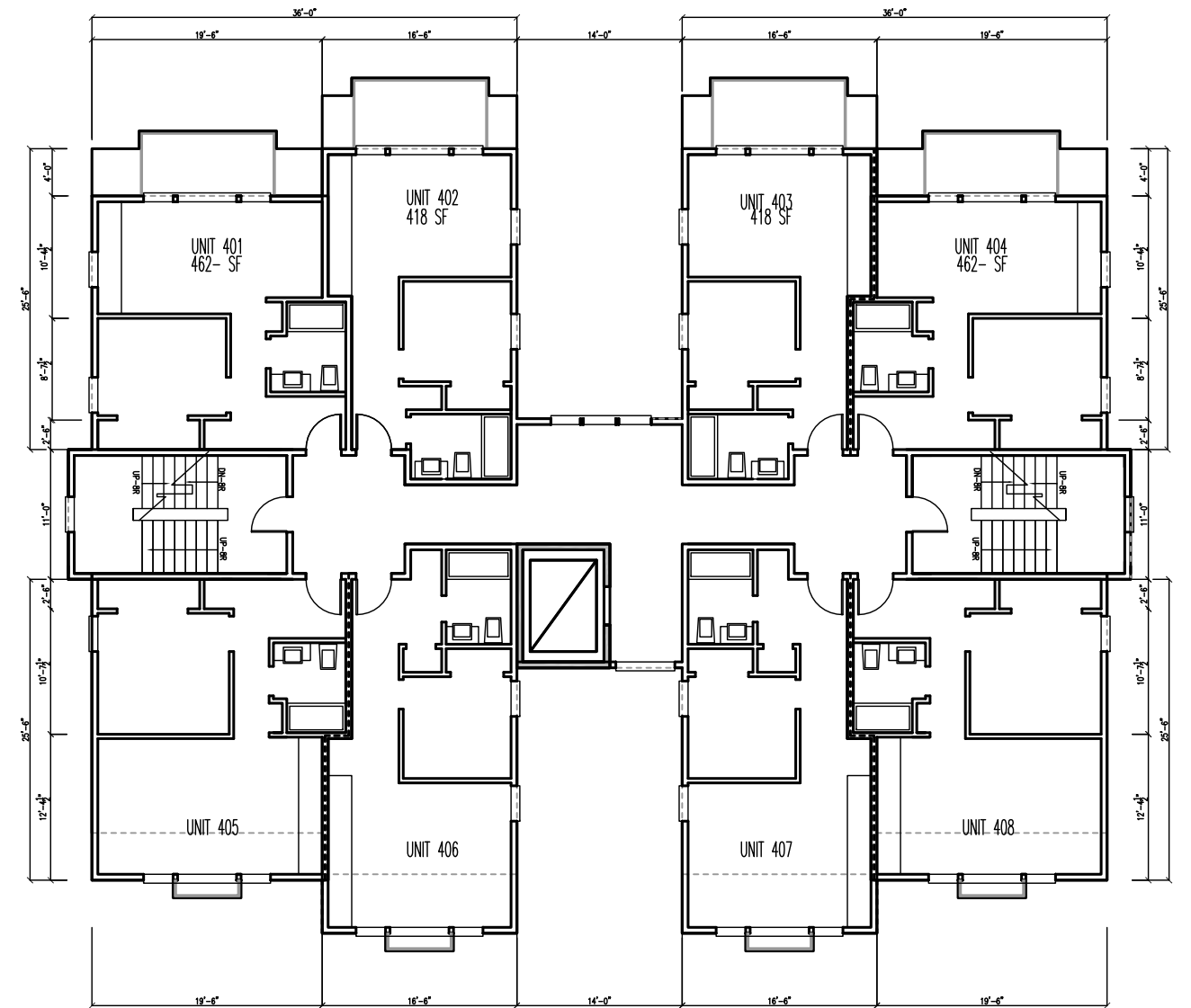


FIRST FLOOR PLAN

OPTION 1

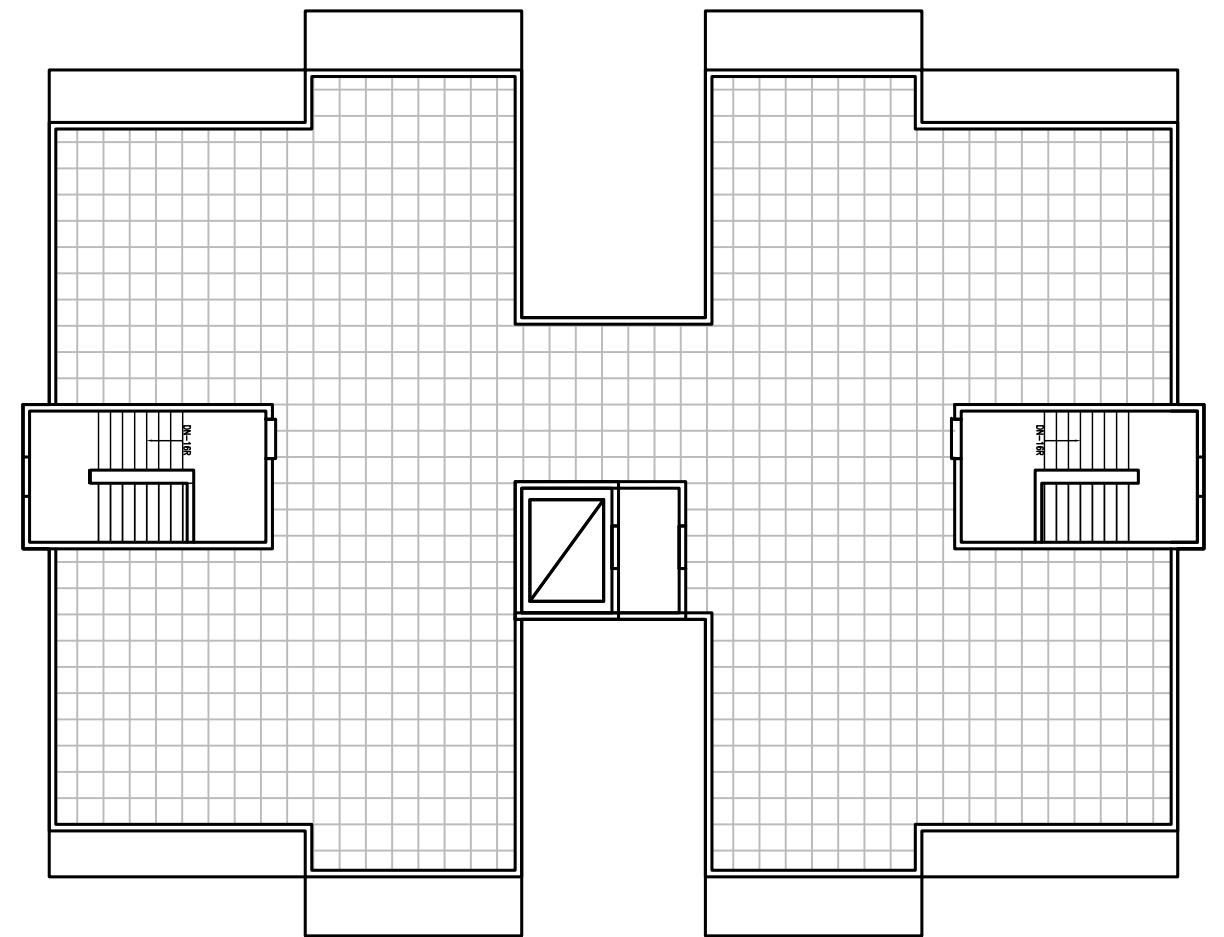


SECOND & THIRD FLOOR PLAN
OPTION 1



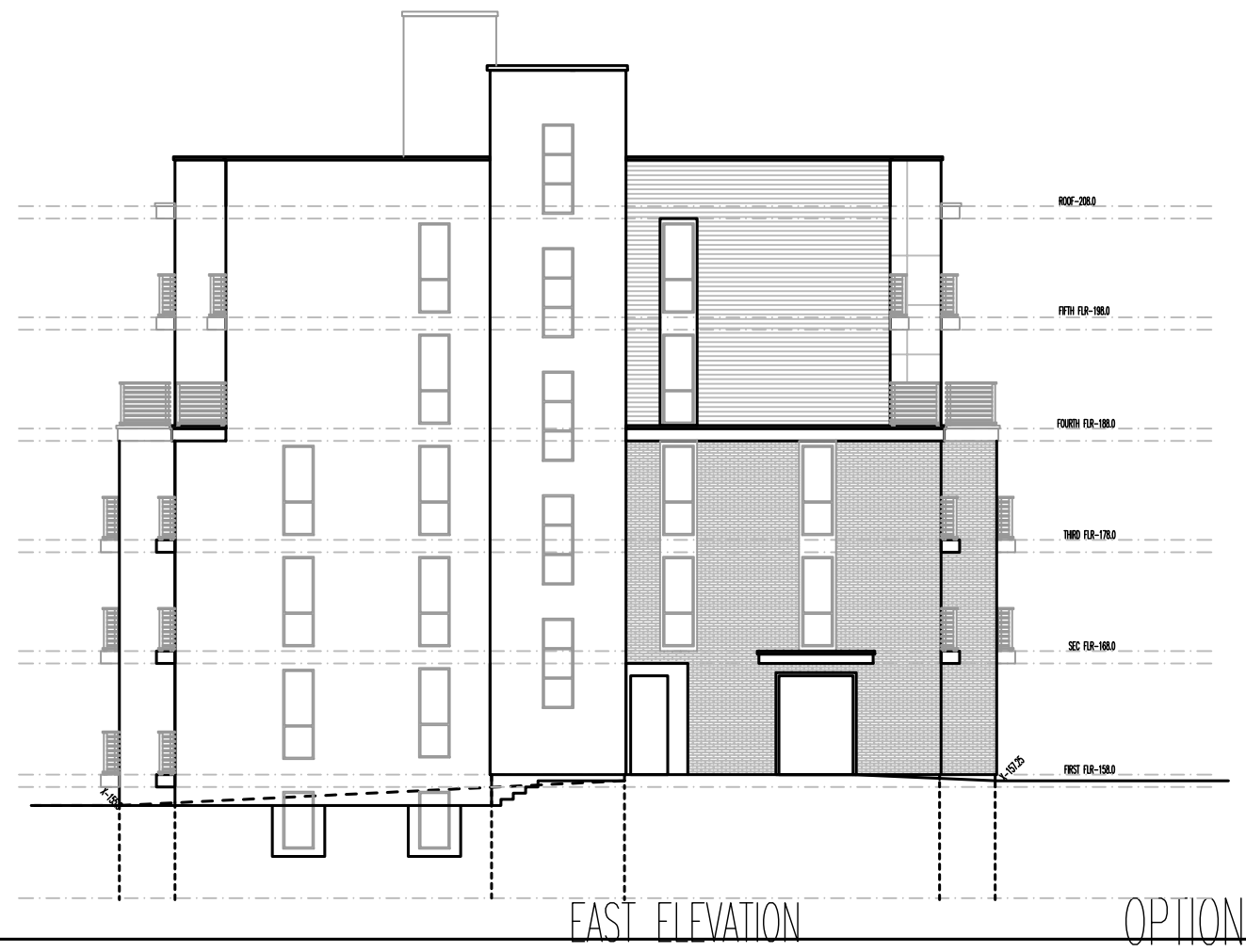
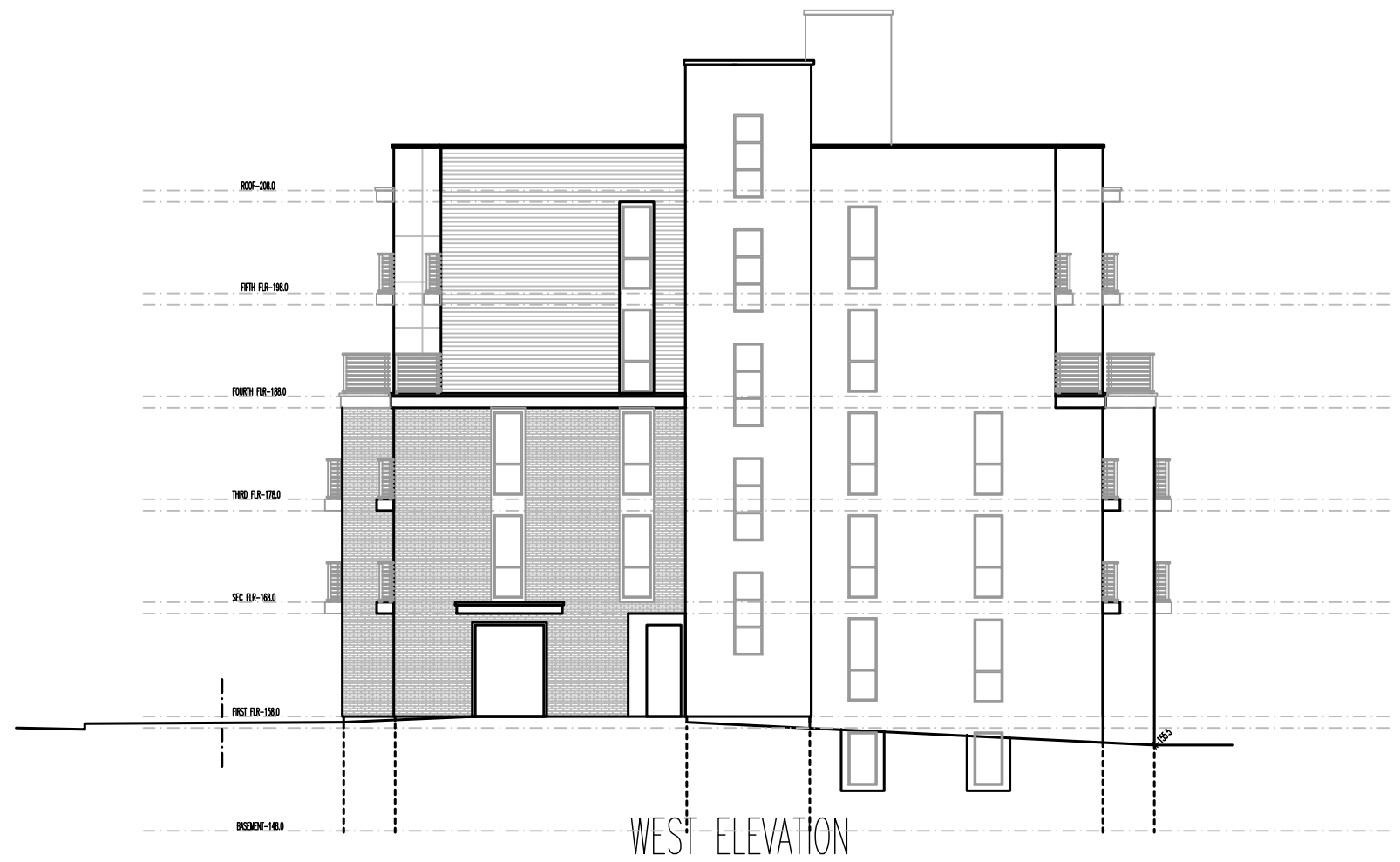
FOURTH & FIFTH FLOOR PLAN
OPTION 1

OPTION 1



ROOF PLAN
OPTION 1

OPTION 1



OPTION 1

MASSING STUDY



OPTION 1—LOOKING SOUTHEAST



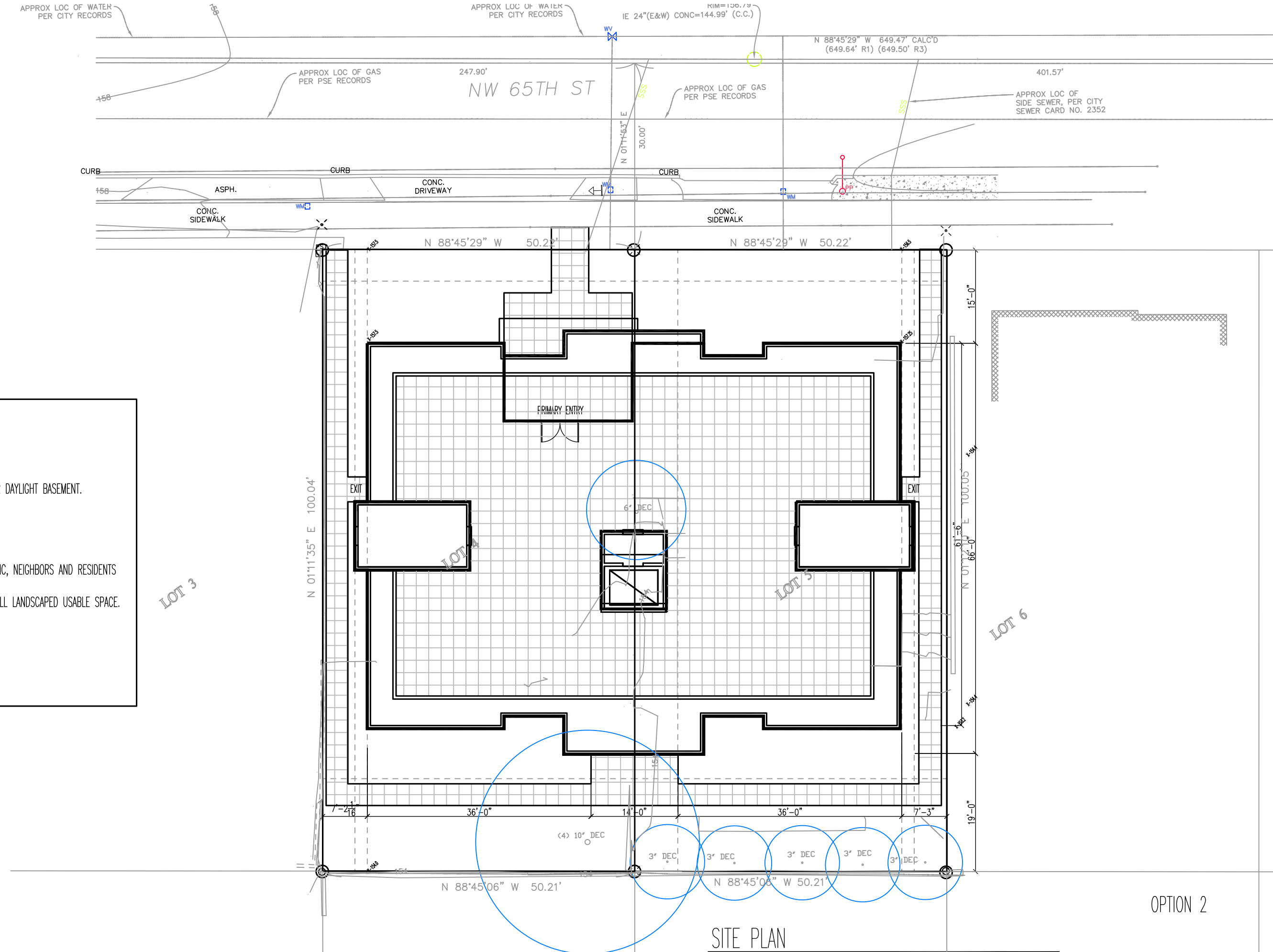
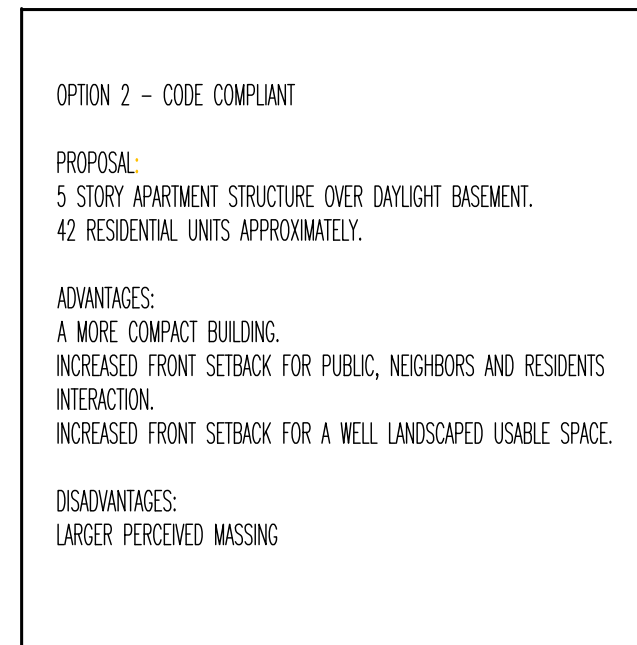
OPTION 1—LOOKING SOUTHEAST-STREET 1

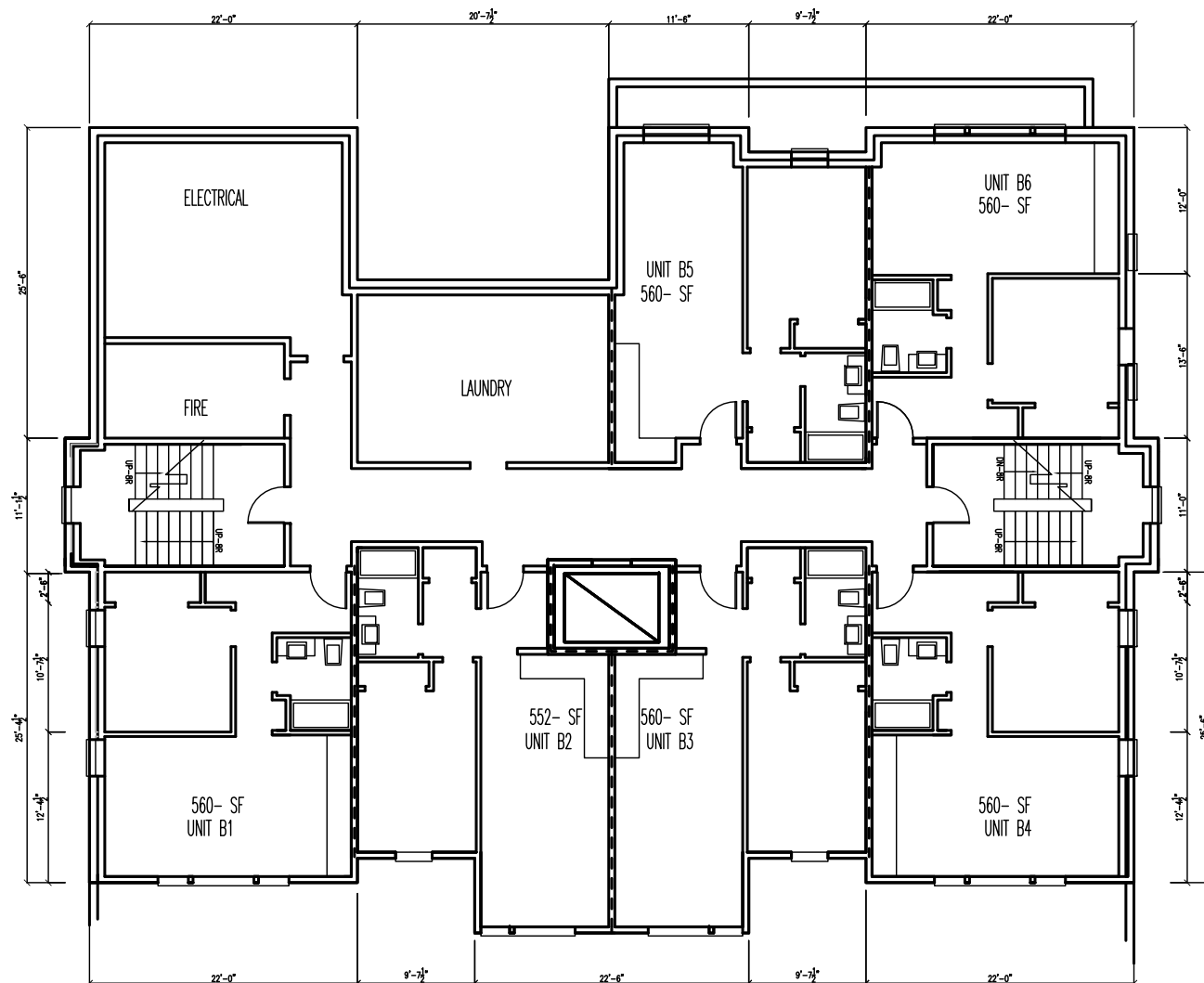


OPTION 1—MASSING STUDY (STREET VIEW) 2

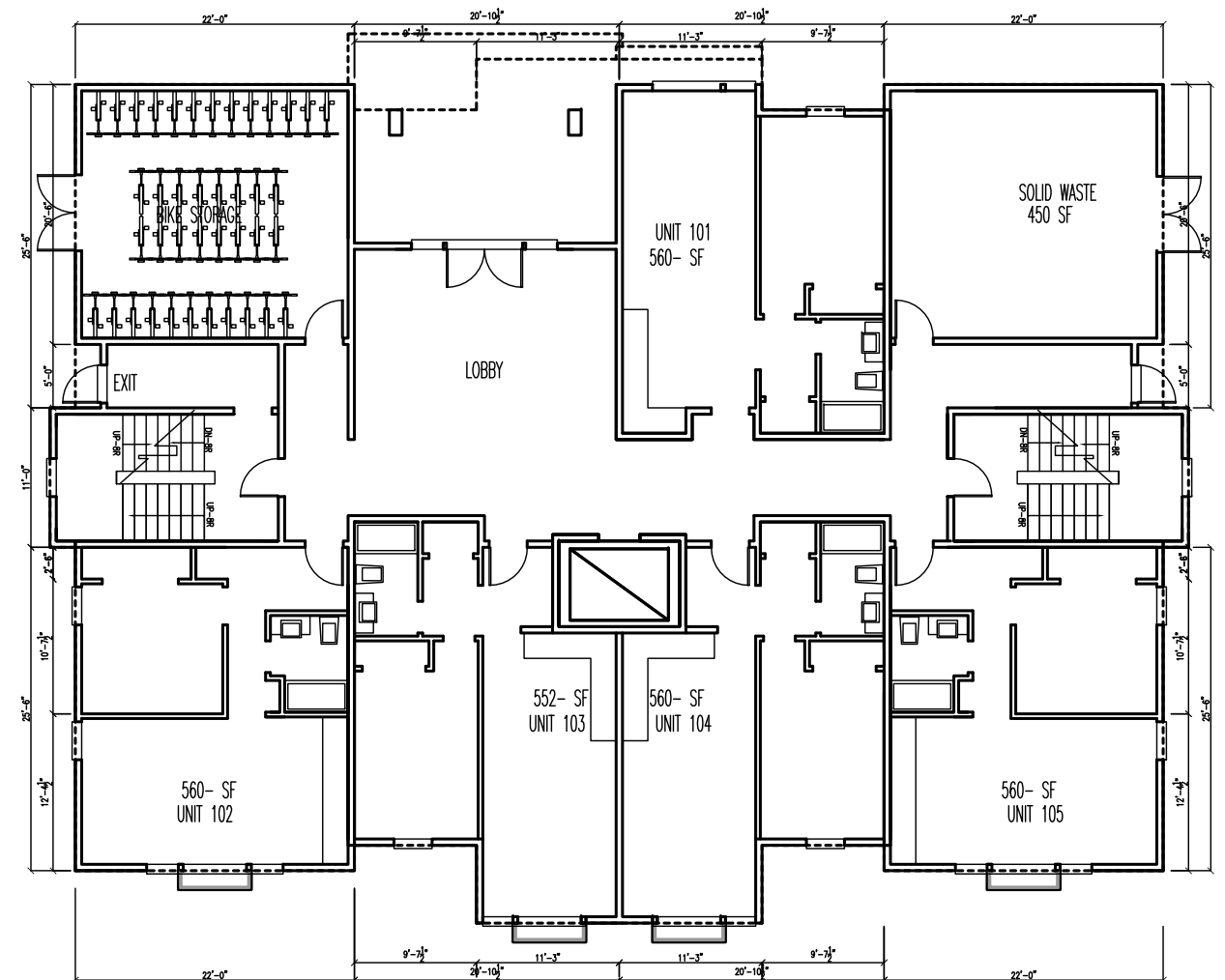
OPTION 1—SUN STUDY





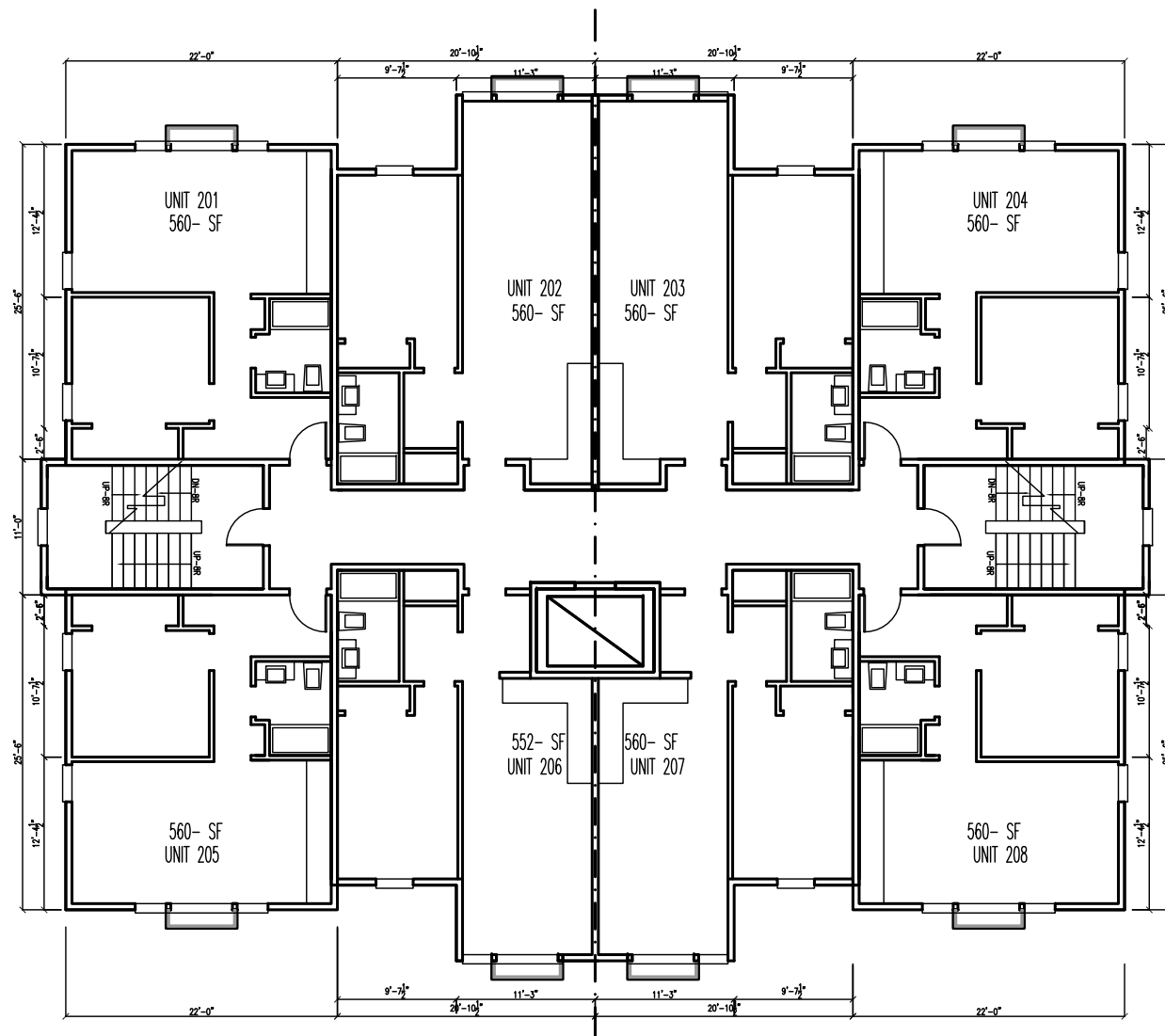


BASEMENT FLOOR PLAN

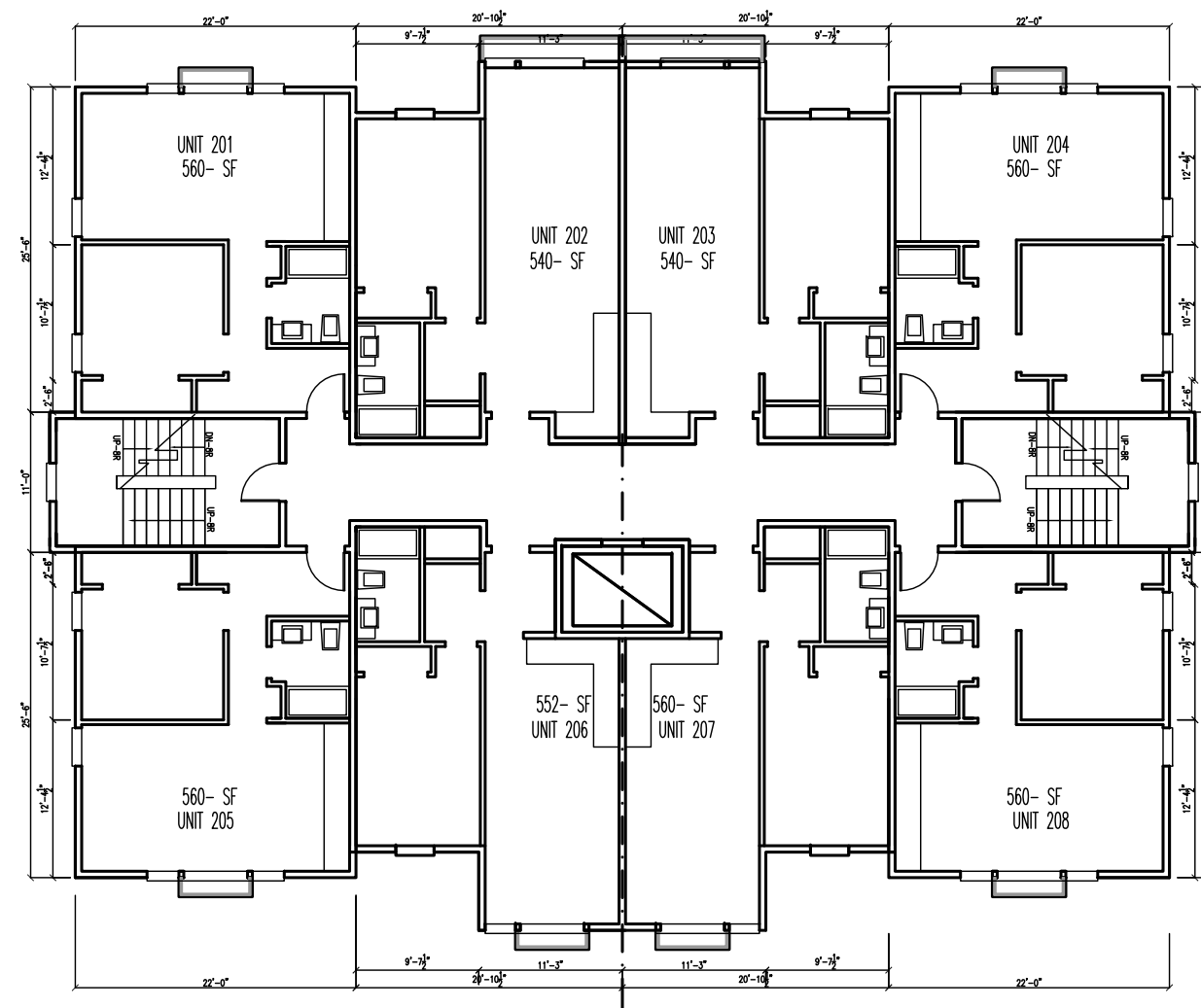


FIRST FLOOR PLAN

OPTION 2

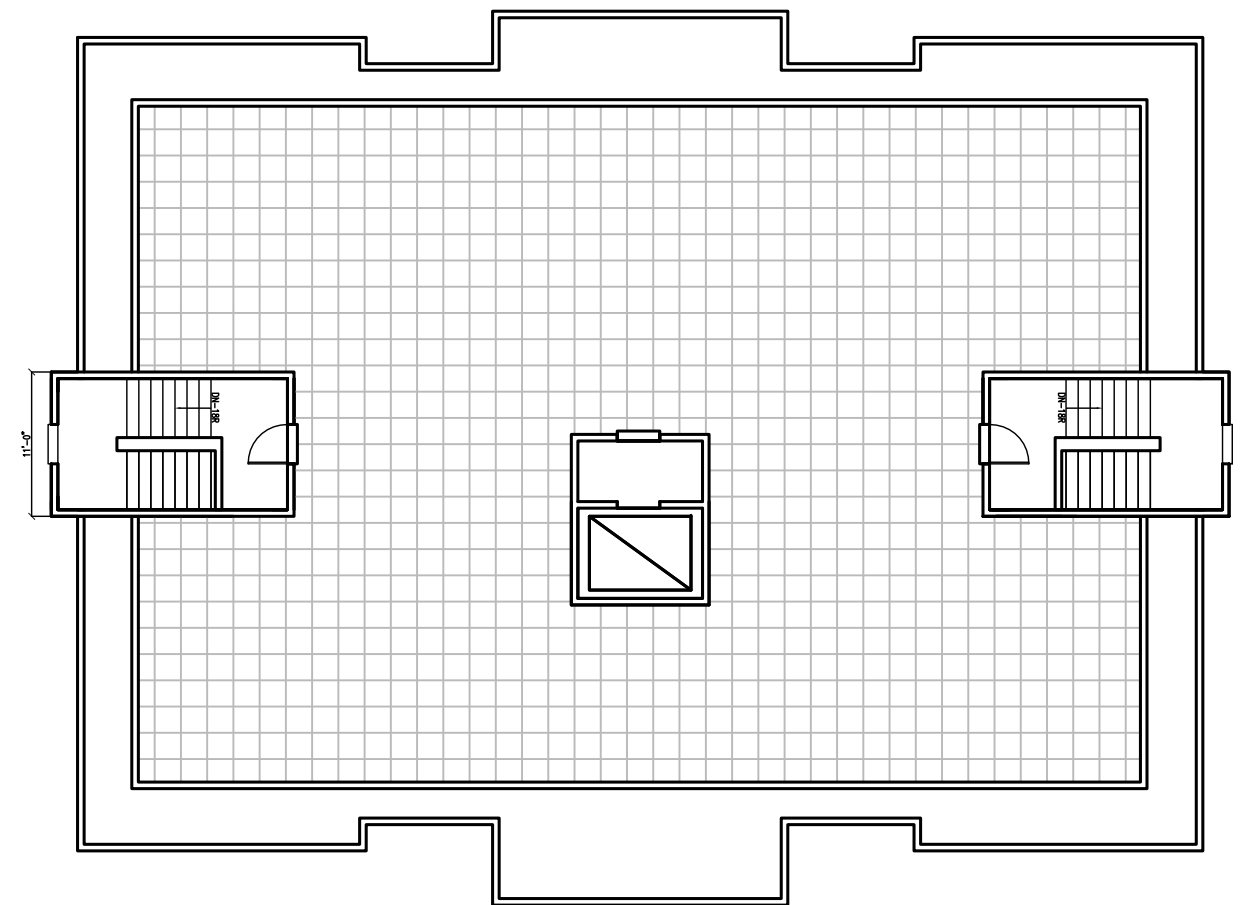


SECOND, THIRD FLOOR PLAN



FOURTH, FIFTH FLOOR PLAN

OPTION 2

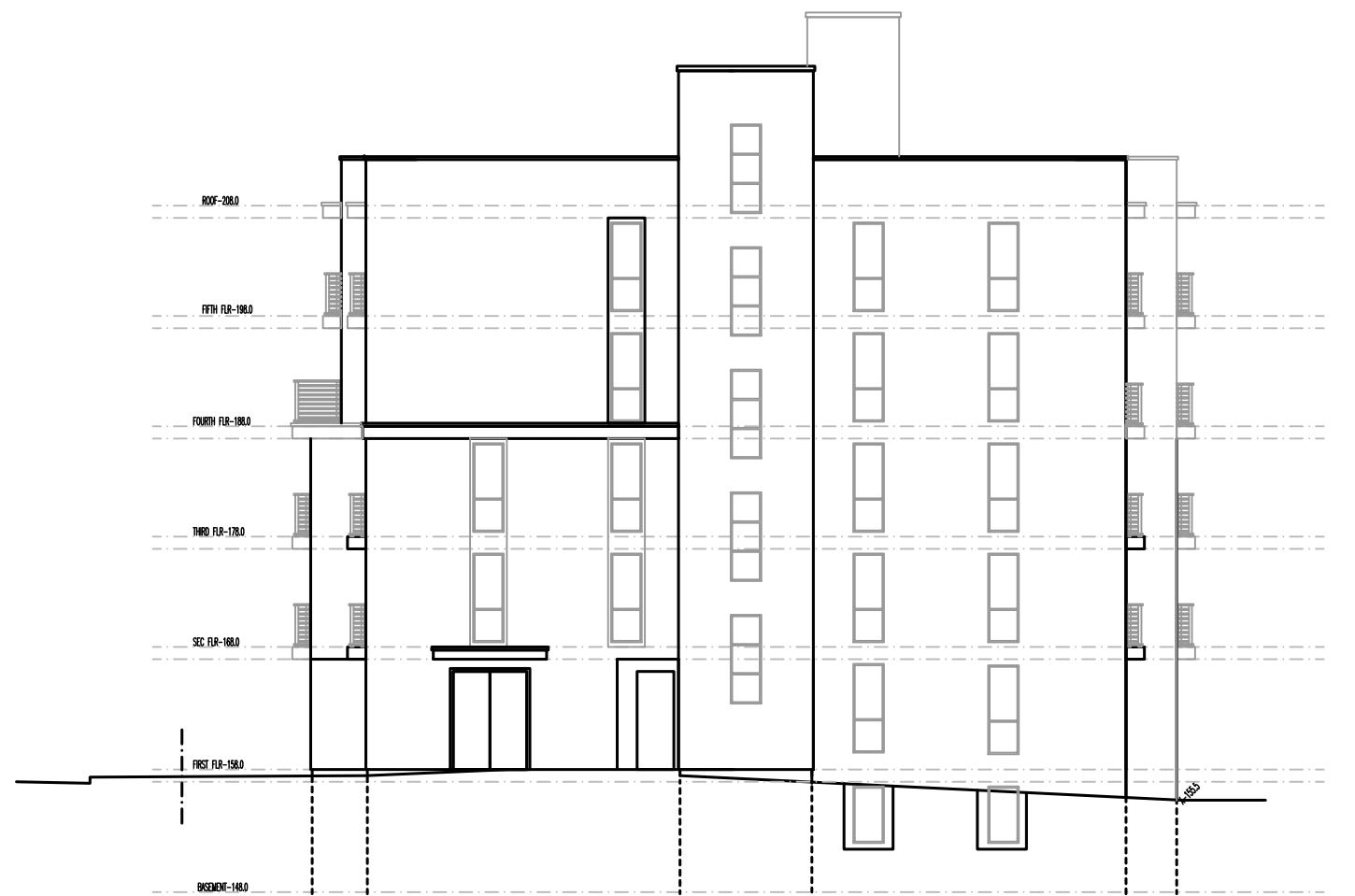


ROOF PLAN

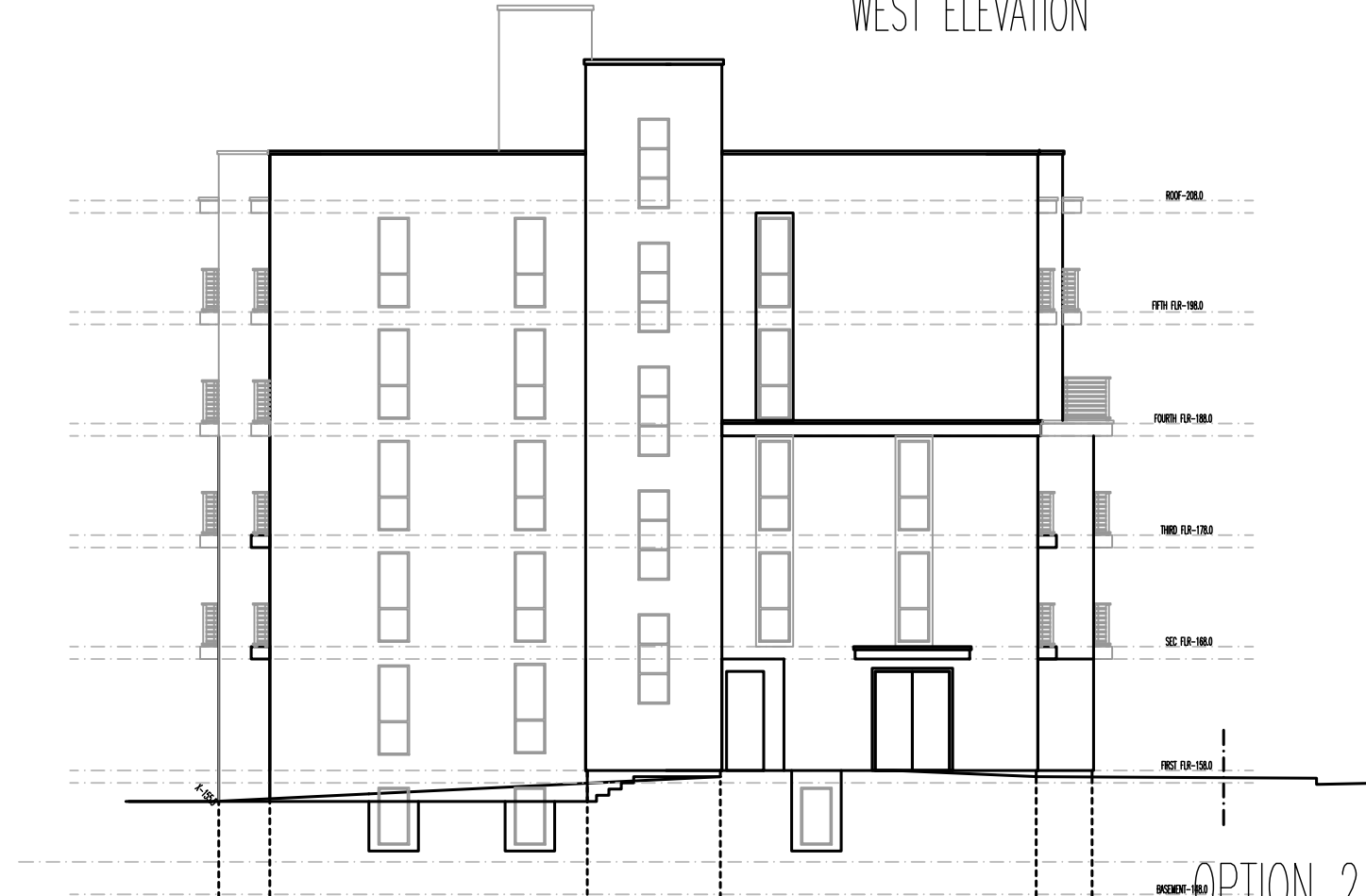
OPTION 2



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

OPTION 2

MASSING STUDY



OPTION 2—SOUTHEAST ORIENTATION



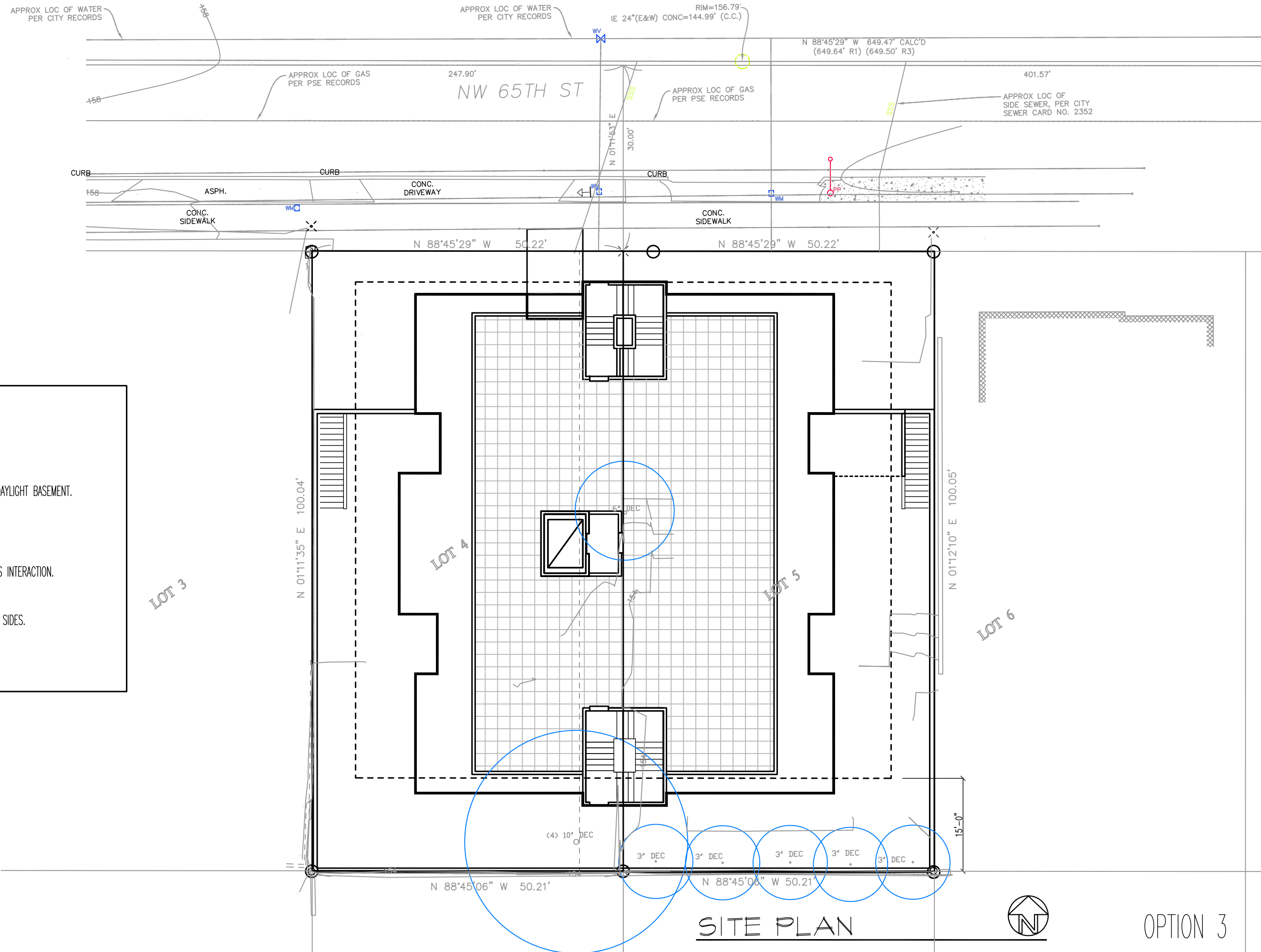
OPTION 2—STREET VIEW

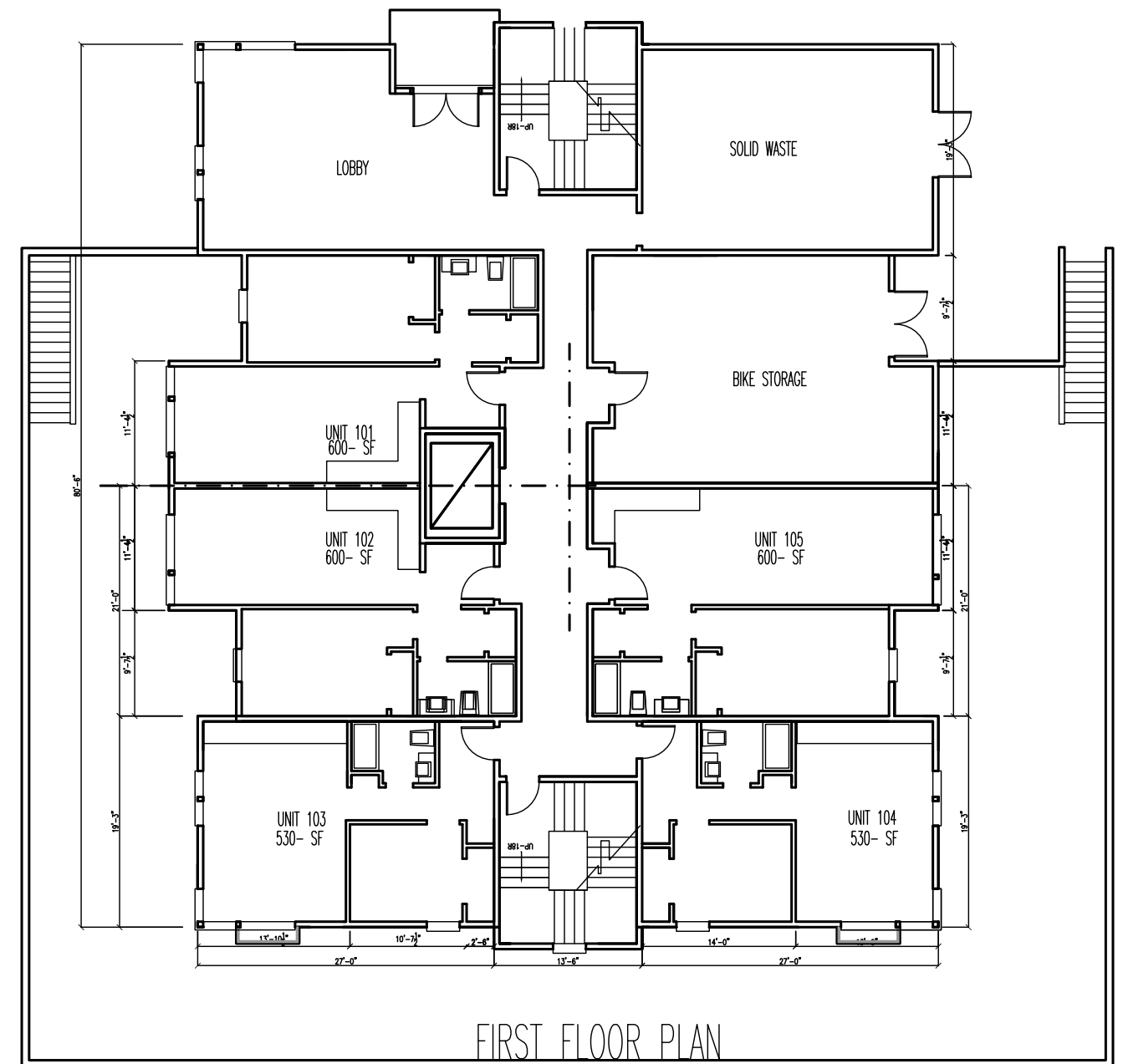
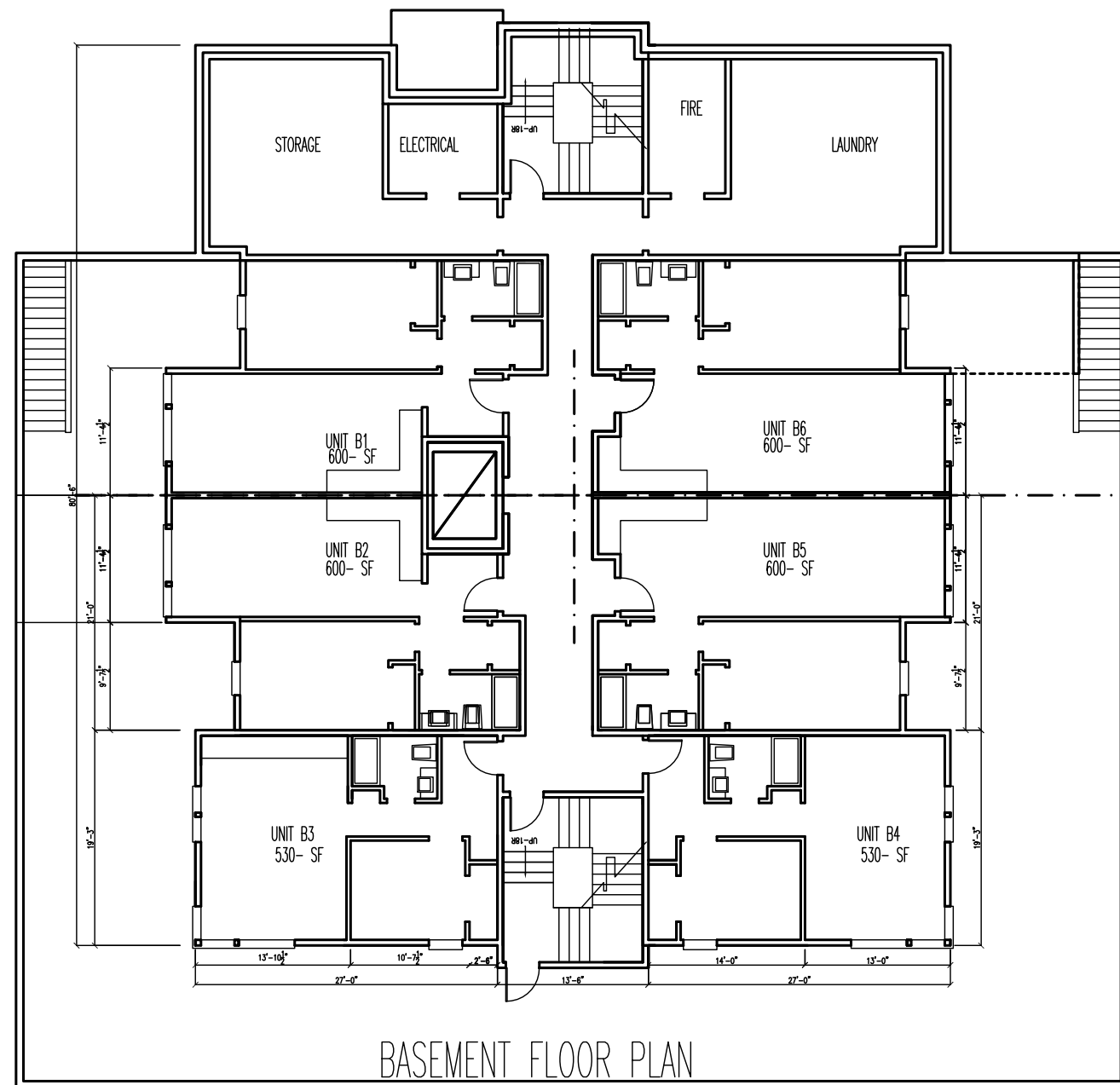


OPTION 2—STREET VIEW 2

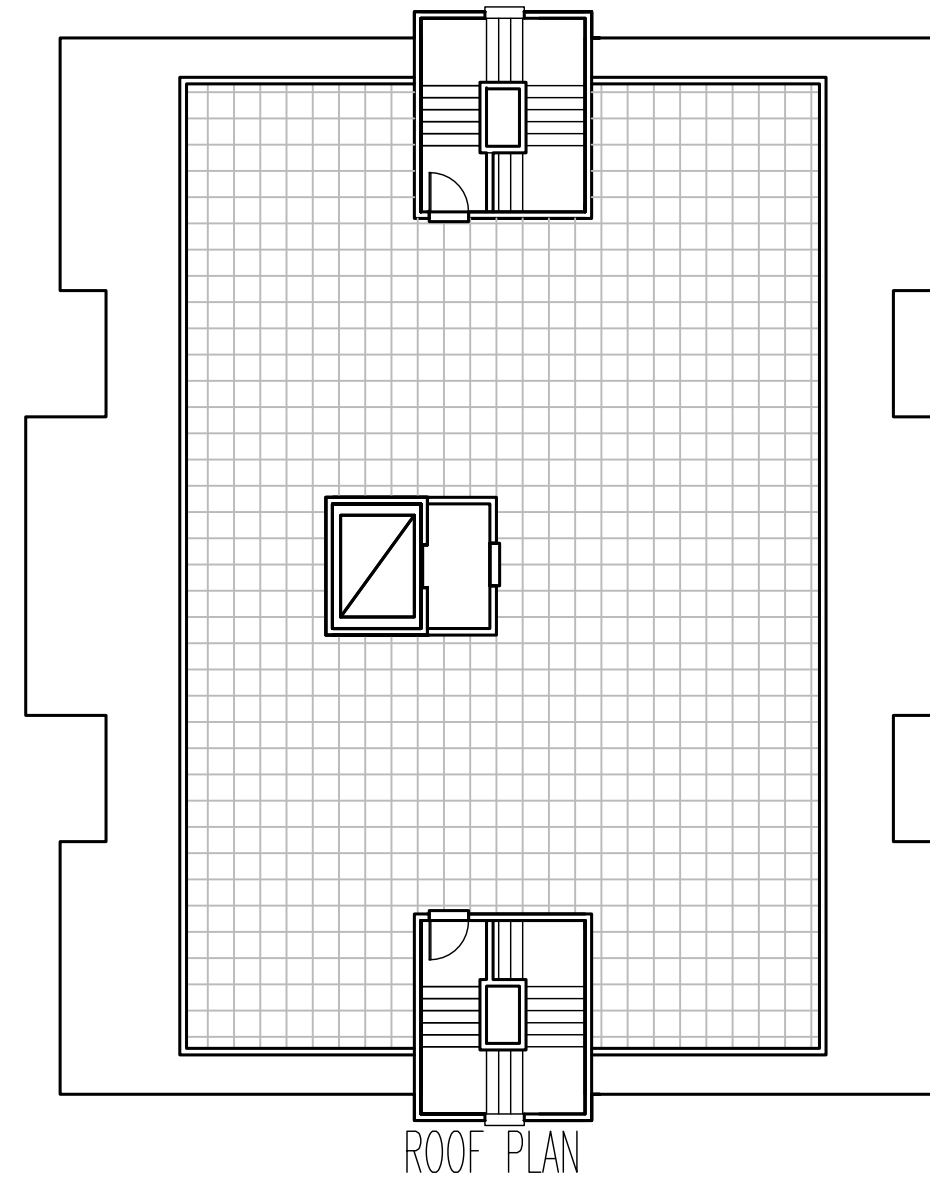
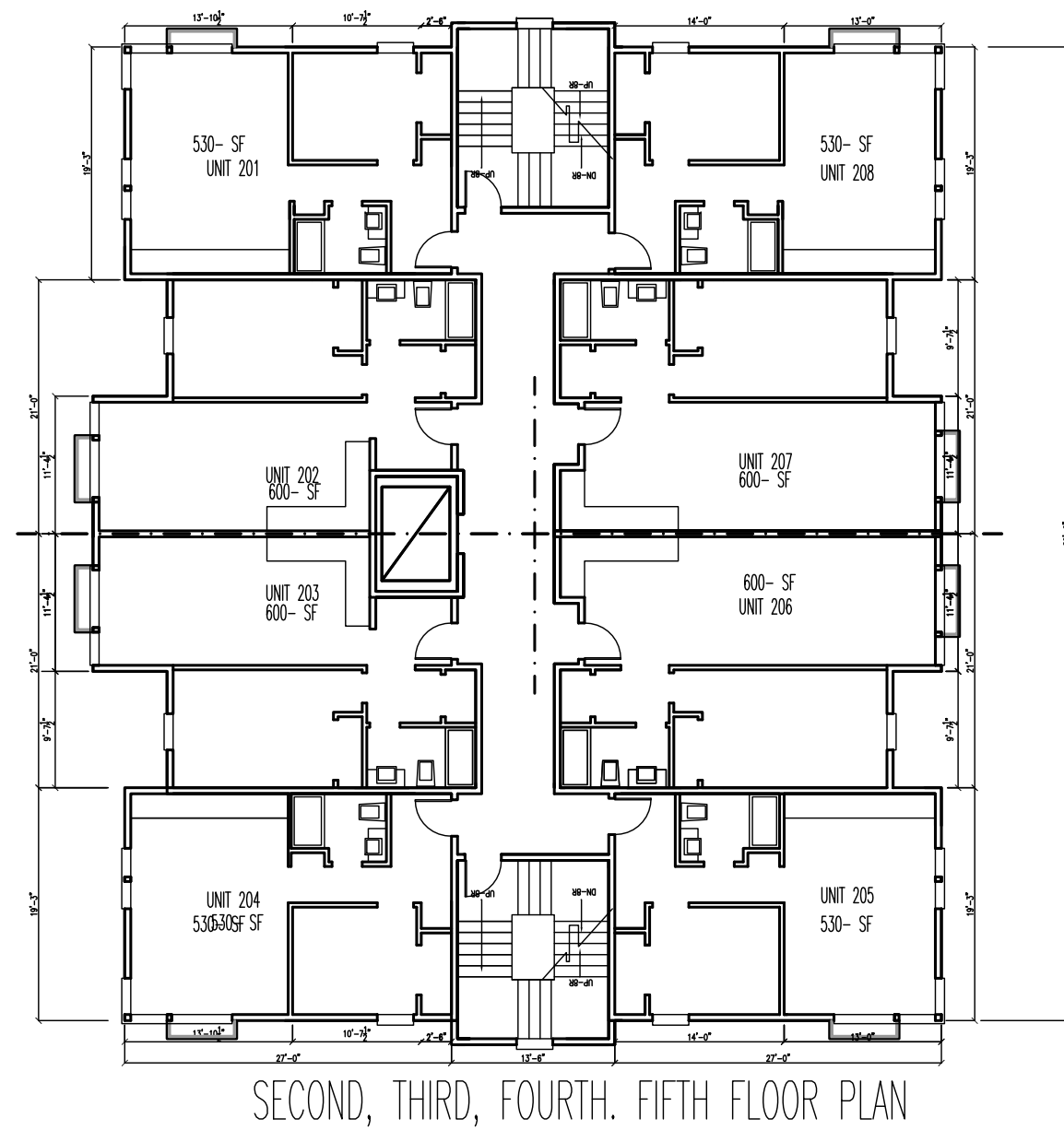
OPTION 2—SUN STUDY

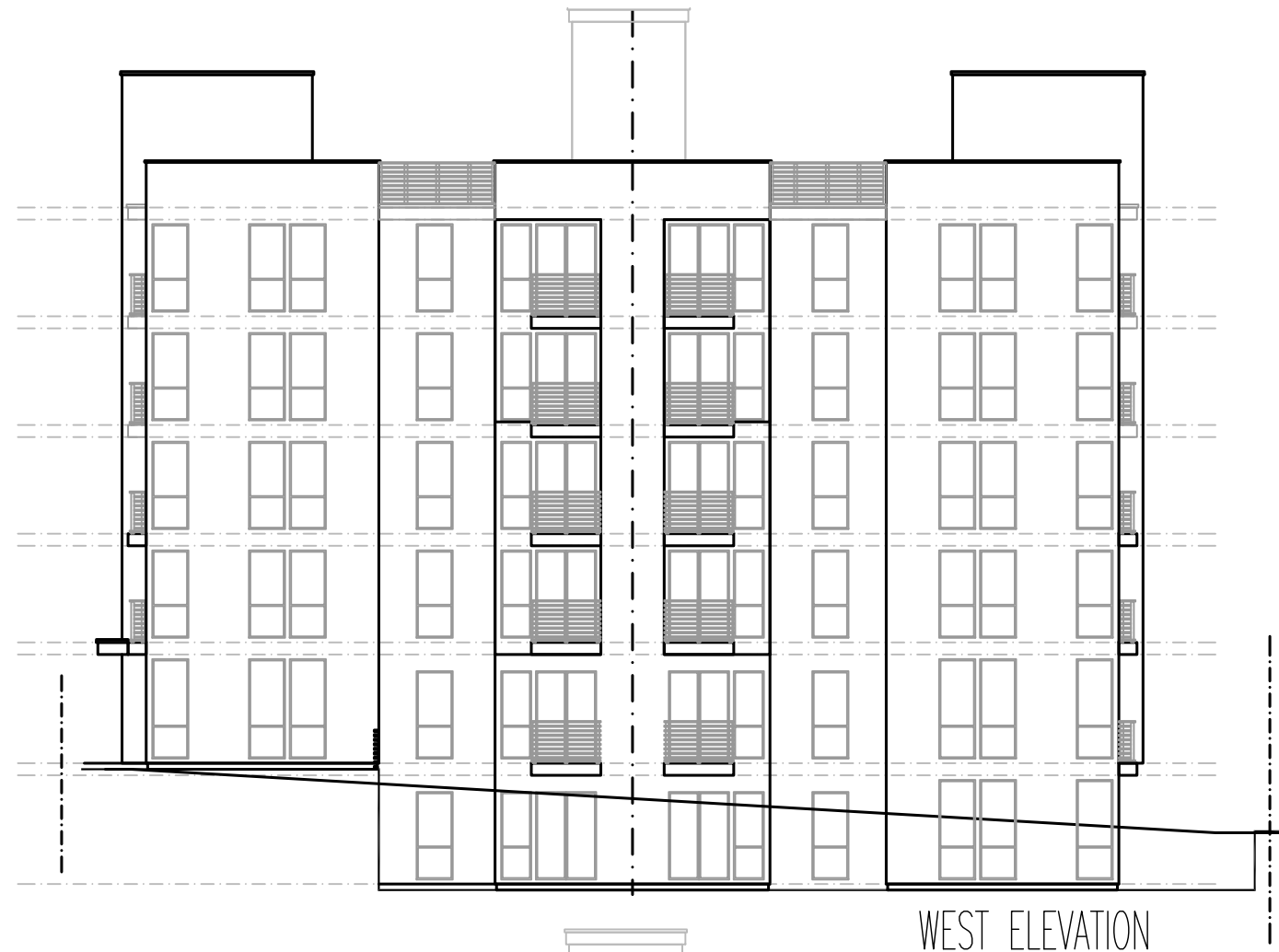
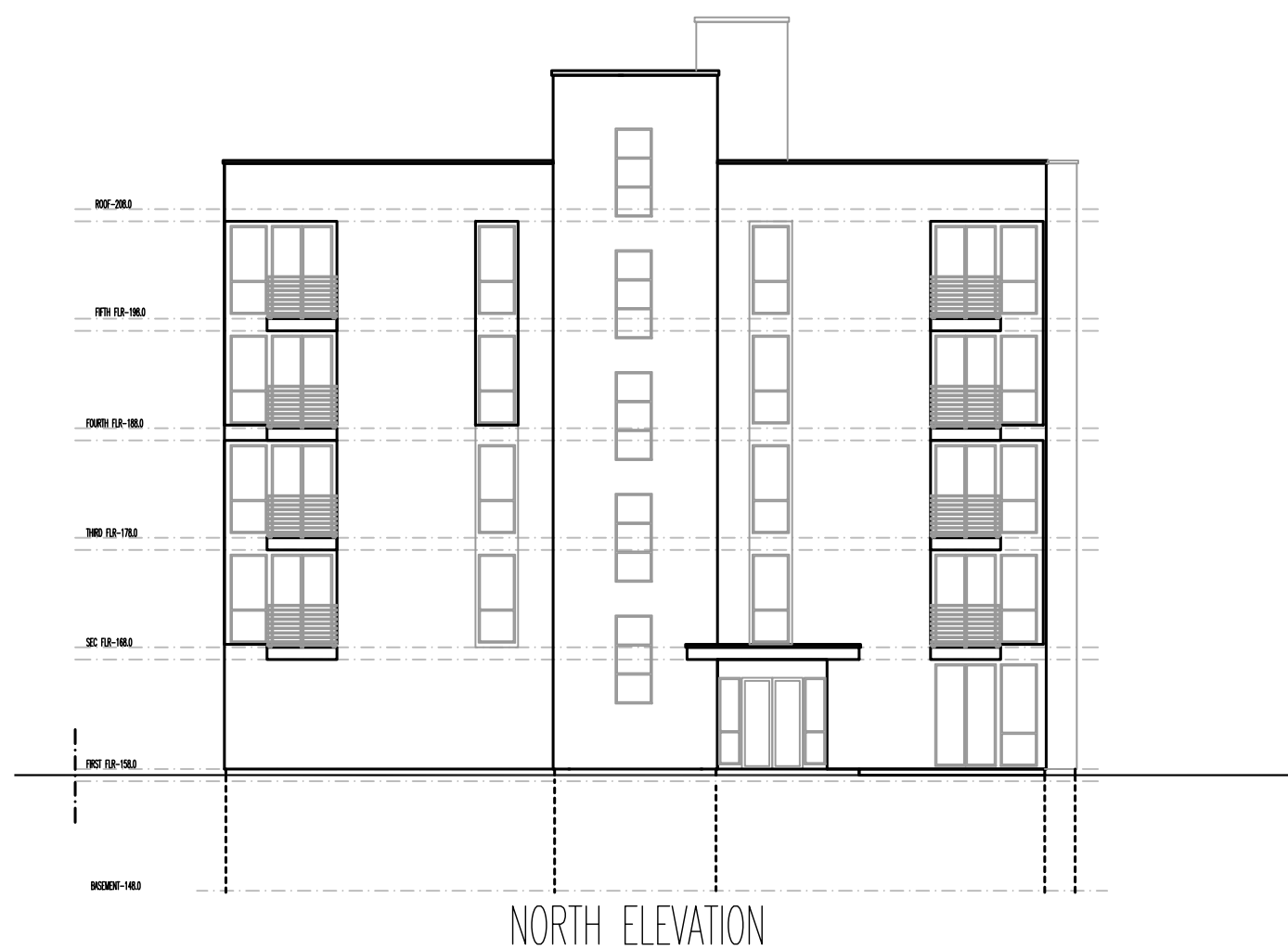






OPTION 3





MASSING STUDY



OPTION 3—SOUTH EAST ORIENTATION



OPTION 3—STREET VIEW



OPTION 3—STREET VIEW 2



MASSING STUDY OPTIONS



MASSING OPTION 1



MASSING OPTION 2



MASSING OPTION 3

COMMUNITY OUTREACH MATERIALS

EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DE-SIGN 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 DE-SIGN 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

