DESIGN REVIEW RECOMMENDATION
MAY 6, 2024 MEETING

SDCI #3040275-LU
6102 14th Ave NW
Seattle, WA 98107

Applicant:
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Seattle, WA 98103
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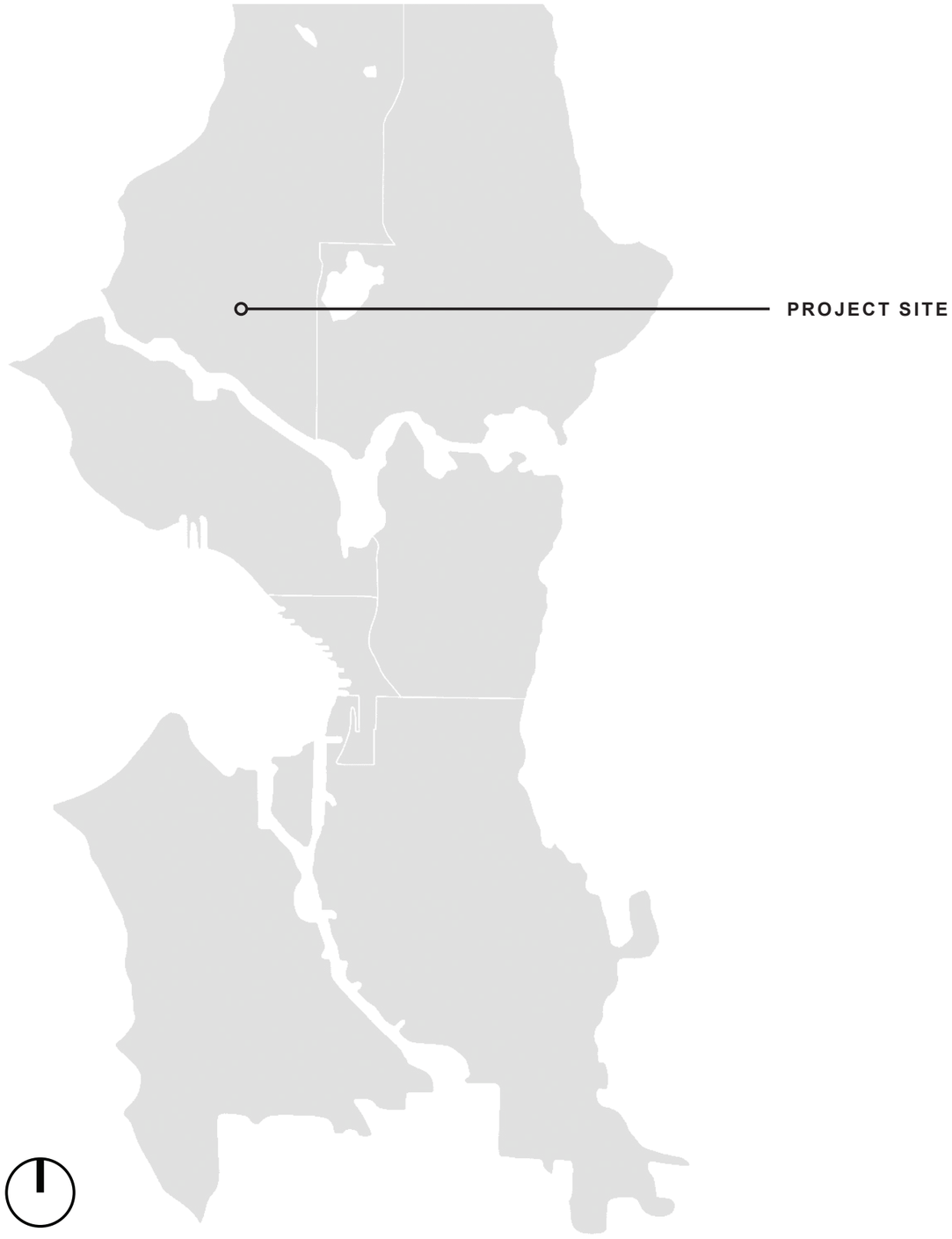

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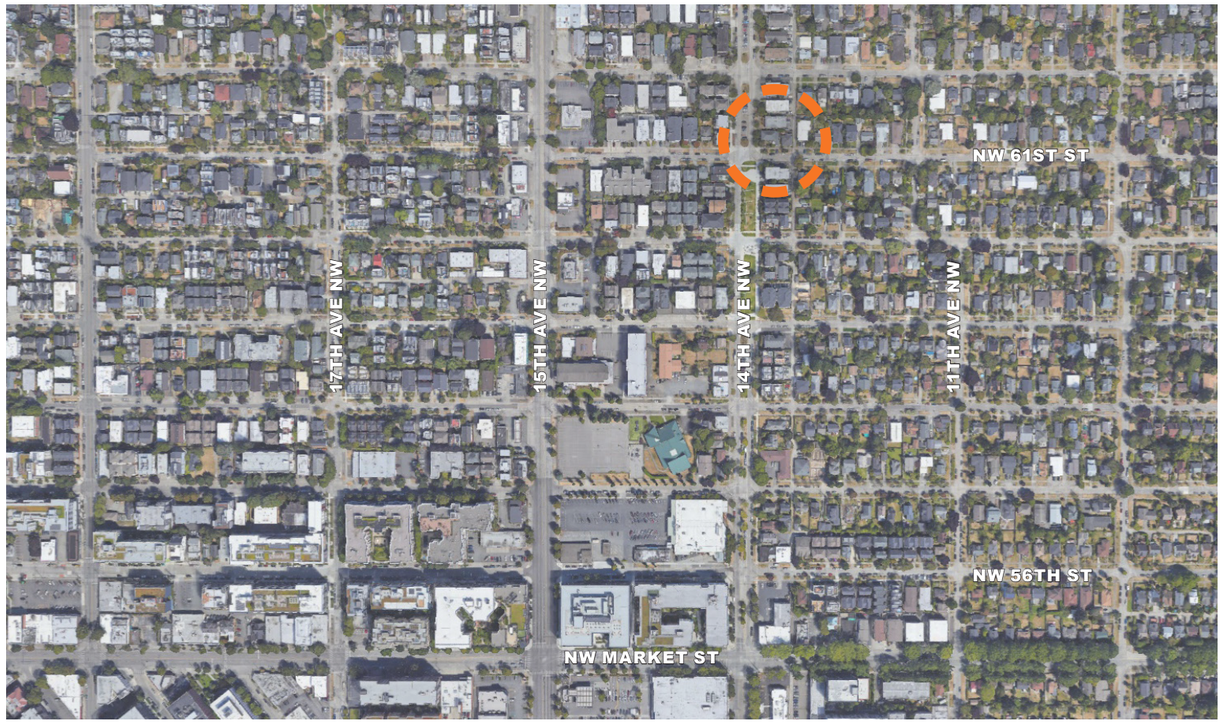


VICINITY MAP

EXISTING SITE

The project site consists of two lots (APN 276770-4505 & 276770-4506) on 14th Ave NW and NW 61st St. The site measures approximately 50 feet wide by 102 feet deep and 5,097 square feet. To the north is a multifamily apartment, to the south across NW 61st St is another multifamily apartment and also Gemenskap Park. Across 14th Ave NW to the west are townhouses and a parking median. An improved alley is located east of the site and a single family residence is located southwest of the project site, across NW 61st St. The existing grades are generally flat and gently slopes up from the south to the north.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 RC (M) & LR2 (M), indicating that the structure height limit is 40'-0" plus additional applicable height bonuses. One block south, zoning increases to LR3 RC (M1). LR zoning continues both north and south of the project site for several blocks. The west side of 14th Ave NW is zoned LR3 RC. Across the alley is zoned NR3. Directly southeast of the site is a small pocket of RSL zoning.

SITE LOCATION

6102 14th Ave NW & 1138 NW 61st St

ZONING SUMMARY

Zone: LR2 RC(M) 6102 14th Ave NW
LR2 (M) 1138 NW 61st St

Overlay: Ballard Hub Urban Village
Parking Flexibility Area

PROJECT PROGRAM

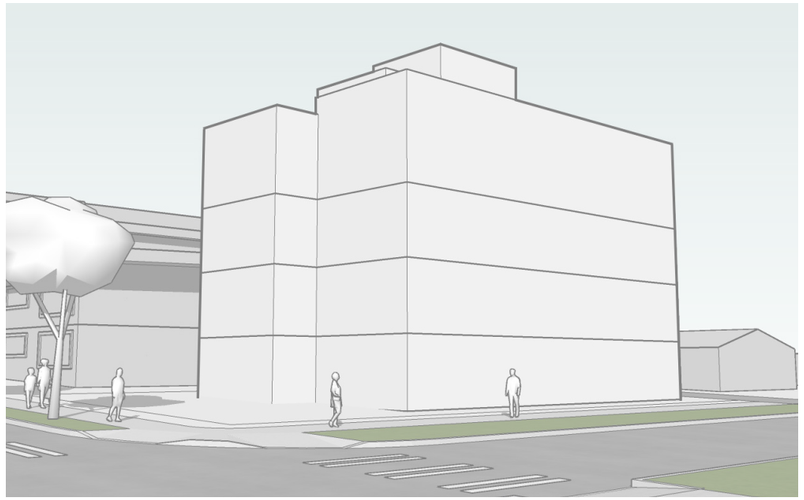
Site Area: 5,097 SF
Number of Units: 16
(4) EDUs, (11) SEDUs, (1) 1-Bed Unit
Proposed Bike Parking:
16 Long Term, 1 Short Term
Allowable Floor Area Ratio: 1.6 (8,155 SF)
↳ *FAR with additional ground level amenity*
Proposed Floor Area Ratio: 1.57 (7,980 SF)
Proposed Vehicle Parking: 0

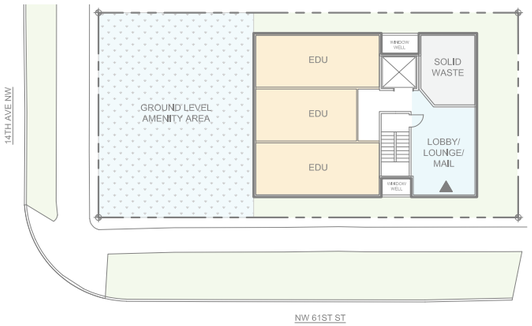
DEVELOPMENT OBJECTIVES

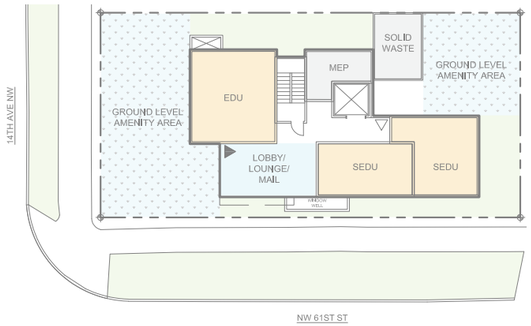
The project proposes the construction of a new apartment building containing a mixture of small efficiency dwelling units (SEDUs), efficiency dwelling units (EDUs), and an owner's unit. For the last 25 years, the owners have lived and raised their family on this site and intend to remain in the completed project, furthering their investment in the neighborhood. The objective for these apartments is to provide high-quality, thoughtfully designed housing that is within walking distance to the neighborhood core of Ballard, nearby parks and urban outdoor spaces, and public transportation. The project site is located at the north end of Gemenskap Park that prioritizes pedestrians and residents over vehicular traffic. This project will relate to this greenway park through it's open space configuration, and also through its green building methods and sustainability objectives. In addition, this project will help transition from primarily single family homes to the east to low rise multifamily structures to the west, all while providing more housing opportunities along a burgeoning corridor of the Ballard neighborhood.

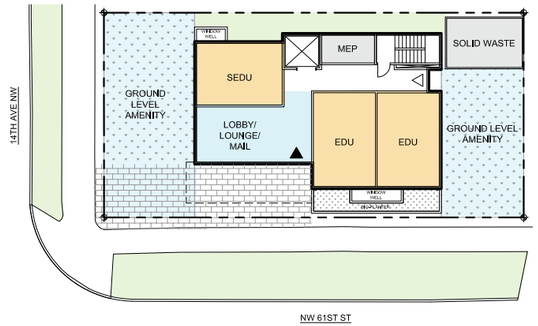
NEIGHBORHOOD DEVELOPMENT

The immediate blocks to the project site are a mix of multifamily apartment buildings, townhouses and single family homes, of varying conditions and vintages. Gemenskap Park, which was completed in 2018, was the culmination of a 13-year effort by the neighborhood, lead in part by this project's owner. There are a variety of commercial buildings along 15th Ave NW a block to the east, all within walking distance, which includes several restaurants, coffee shops, small businesses, and a grocery store. This neighborhood is served by King County Metro bus routes 40, 44, 15, and Rapid Ride D, providing easy access to downtown as well as adjacent neighborhoods. This project will support increased housing density in the Ballard neighborhood east of 15th Ave NW.









OPTION ONE

DISTINGUISHING FEATURES

- 14 Efficiency Dwelling Units
- Owners' Unit, Guest Unit
- FAR: 8,092 SF, GSF: 10,708 SF
- No departures requested
- No parking stalls provided

OPPORTUNITIES

- Highest FAR utilization
- Overall larger unit layouts

CONSTRAINTS

- Vertical circulation occupies the highly visible south facade
- Separation of ground level amenity and residential entrance
- Unit orientation limited primarily towards the west

OPTION TWO

DISTINGUISHING FEATURES

- 6 Efficiency Dwelling Units, 8 Small Efficiency Dwelling Units
- Owners' Unit, Guest Unit
- FAR: 7,982 SF, GSF: 10,410 SF
- No departures requested
- No parking stalls provided

OPPORTUNITIES

- Relationship between adjacent park and ground floor amenity
- All units have two walls of natural light exposure allowing for natural cross ventilation

CONSTRAINTS

- Ground level amenity area at northeast corner is less desirable
- Minimal opportunity for decks based on location of ground level amenity area

OPTION THREE

DISTINGUISHING FEATURES

- 10 Efficiency Dwelling Units, 4 Small Efficiency Dwelling Units
- Owners' Unit, Guest Unit
- FAR: 7,800 SF, GSF: 10,250 SF
- No departures requested
- No parking stalls provided

OPPORTUNITIES

- Strongest relationship between adjacent park and ground floor amenity
- All units have two walls of natural light exposure allowing for natural cross ventilation
- Units oriented primarily to the south
- Roof optimized for sustainable practices and reduction of scale

CONSTRAINTS

- Lowest FAR utilization
- No rooftop amenity

VIEW FROM 14TH AVE NW & NW 61ST ST

VIEW FROM NW 61ST ST & ALLEY

VIEW FROM 14TH AVE NW LOOKING SOUTH

AERIAL VIEW AT 14TH AVE NW & NW 61ST ST

OPTION THREE

DESIGN NARRATIVE

Option Three explores the residential entry becoming close to the ground level amenity area but accessed from N 61st St. Units at level one, and above, are then oriented north-south, creating a direct relationship to the single family home context along N 61st st. The massing holds the edge at the alley but opens up at the southwest corner, diagonally opposite from the green space along 14th Ave NW. The proposed design features a shed roof form for optimal sustainability practices while also relating to the existing context, both older and newer stock. The circulation is organized at the north facade, allowing all other facades to be better suited for daylight opportunities.

DISTINGUISHING FEATURES

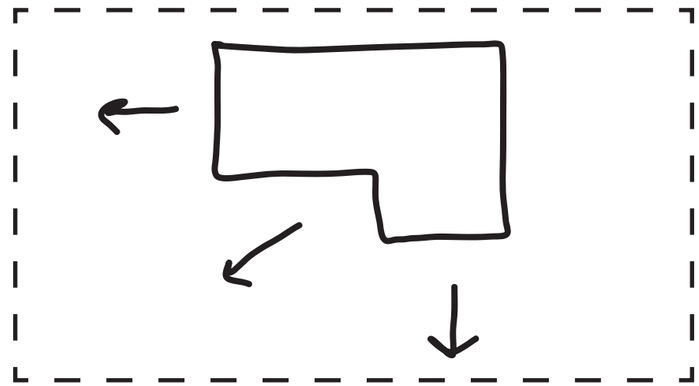
- 10 Efficiency Dwelling Units, 4 Small Efficiency Dwelling Units
- Owners' Unit, Guest Unit
- FAR: 7,800 SF
- GSF: 10,250 SF
- No departures requested

OPPORTUNITIES

- Relationship between adjacent park and ground floor amenity
- All units have two walls of natural light exposure
- Units oriented primarily to the south
- Daylit corridors
- Roof optimized for sustainable practices

CONSTRAINTS

- Lowest FAR utilization
- No rooftop amenity



1.A. MASSING AND MODULATION

The Board supported the applicant's preferred Option 3, stating that it best organizes the building mass, interior functions, and outdoor spaces to address street frontages and surrounding context, including Gemenskap Park to the south and the zone transition to the east.

APPLICANT RESPONSE:

Thank you for your guidance. Option 3 has been maintained and developed further.

1.B. MASSING AND MODULATION

The Board supported the locations of the primary residential entry and lobby at the southwest corner of the building in Option 3, stating that this location provides a high level of entry legibility and is appropriate for the corner site. The Board added that the south-facing door placement will help to activate the paved amenity area along the NW 61st Street frontage.

APPLICANT RESPONSE:

The residential entry has been maintained at the southwest corner of the building with access off of NW 61st St. This area has been further refined and connected to an amenity space at the street corner. The entry itself is highlighted with the use of a fin wall that drops from the fourth level deck, accentuated with the warmth of cedar and the presence of architectural pendant lights.

1.C. MASSING AND MODULATION

The Board supported the simple massing form and shed roof design in Option 3, which are compatible with the forms of surrounding multi-family buildings. The Board added that the shed roof provides an opportunity for solar gain or solar energy.

APPLICANT RESPONSE:

The single shed roof has been maintained from the EDG concepts of Option 3. The direction of the shed roof has been re-oriented to slope down to the north so drainage can be oriented towards the north property line where a bioplanter has been located to both provide privacy from the north neighbor but also grade reconciliation. Sloping the roof down to the north also reduces the overall height of the building at the shared property line.

SEATTLE
CS2-A-1. SENSE OF PLACE
CS2-B. ADJACENT SITES, STREETS, AND OPEN SPACES
CS2-D-3. ZONE TRANSITIONS
PL3-A. ENTRIES
CS2-B-2. CONNECTION TO THE STREET
CS2-C-1. CORNER SITES
PL1-A-1. ENHANCING OPEN SPACE
PL3-B-4. INTERACTION

VIEW FROM THE CORNER OF 14TH AVE NW AND NW 61ST ST

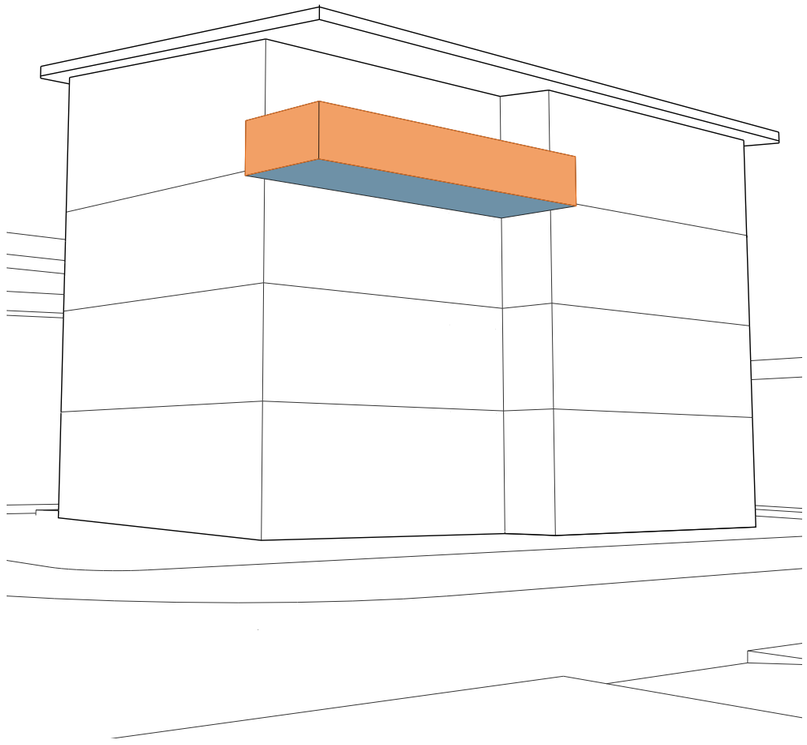
1.D. MASSING AND MODULATION

The Board urged additional integration of the third-floor balcony on the south façade into the design concept of Option 3, stating that its current expression appears to be an awkward attachment to the simple massing form. The Board encouraged the development of a consistent strategy for integrating secondary architectural elements, such as balconies, into the design concept (DC2-B-1. Façade Composition, DC2-C. Secondary Architectural Features).

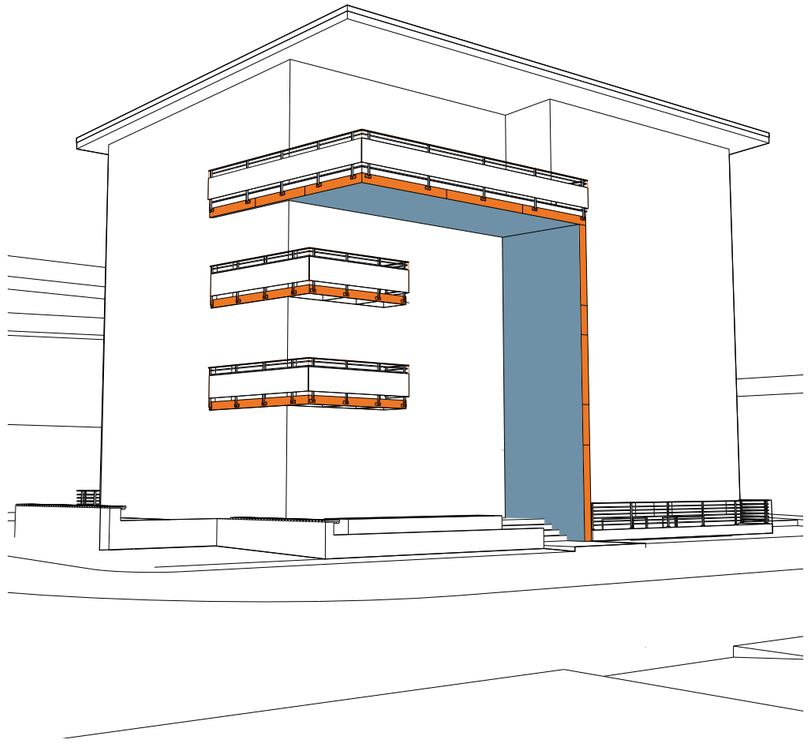
APPLICANT RESPONSE:

The proposed fourth floor balcony on the south façade has been further integrated into the overall design concept through the addition of complimentary decks on level 2 and 3, creating a stacked condition that fits into the existing context of the neighborhood. Level two and three decks are pulled back to highlight the three story residential entry, with the fourth level deck's cedar soffit wrapping down for a warm, pedestrian scaled material. This typology of repeating decks is present in many neighboring apartment buildings, which can be further seen through the diagram on page 16.

Secondary architectural features including numerous juliet balconies bring the language of the metal railings of level 2, 3 and 4 decks to the west and south facade. The juliet railing placement corresponds with sliding door operability emphasizing the playful stacking of glazing. Juliet balconies provide access to outdoor space for all units while the level one patio allows for larger outdoor gatherings.



EDG PREFERRED OPTION MASSING - SINGLE DECK PROPOSED



REC MASSING - INTEGRATED DECK AND ENTRY DESIGN

SEATTLE
DC2-B-1. FACADE COMPOSITION
DC2-C. SECONDARY ARCHITECTURAL FEATURES
CS2-C-1. CORNER SITES
CS2-D. HEIGHT, BULK, AND SCALE
CS3-A-1. FITTING OLD AND NEW TOGETHER

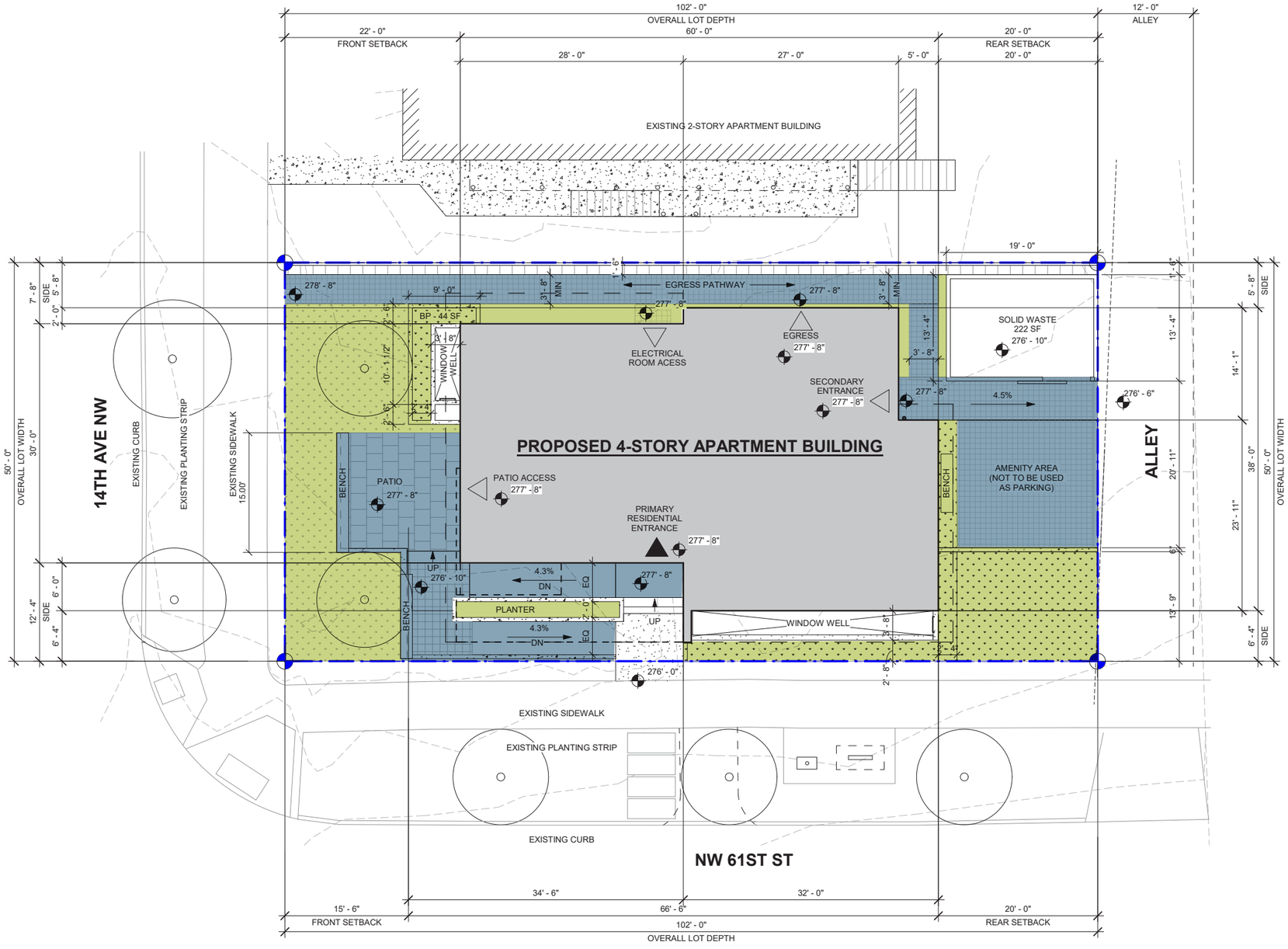
1.E MASSING AND MODULATION

The Board supported the relationship of Option 3 to the zone transition to the east, citing the additional building setback along the east property line provided by an outdoor amenity space, which helps to mitigate the transition in height and scale (CS2-C-1. Corner Sites, CS2-D. Height, Bulk, and Scale, CS3-A-1. Fitting Old and New Together)

APPLICANT RESPONSE:

The open space at the east end of the parcel has been maintained to accommodate 35% of the overall lot area as ground level amenity.

This space, which includes robust plantings and built-in seating as well as some hardscaping, is proposed to be multi-functional for the building, providing an additional gathering space for residents.



HARDSCAPE

LANDSCAPE

SEATTLE
CS2-C-1. CORNER SITES
CS2-D. HEIGHT, BULK, AND SCALE
CS3-A-1. FITTING OLD AND NEW TOGETHER

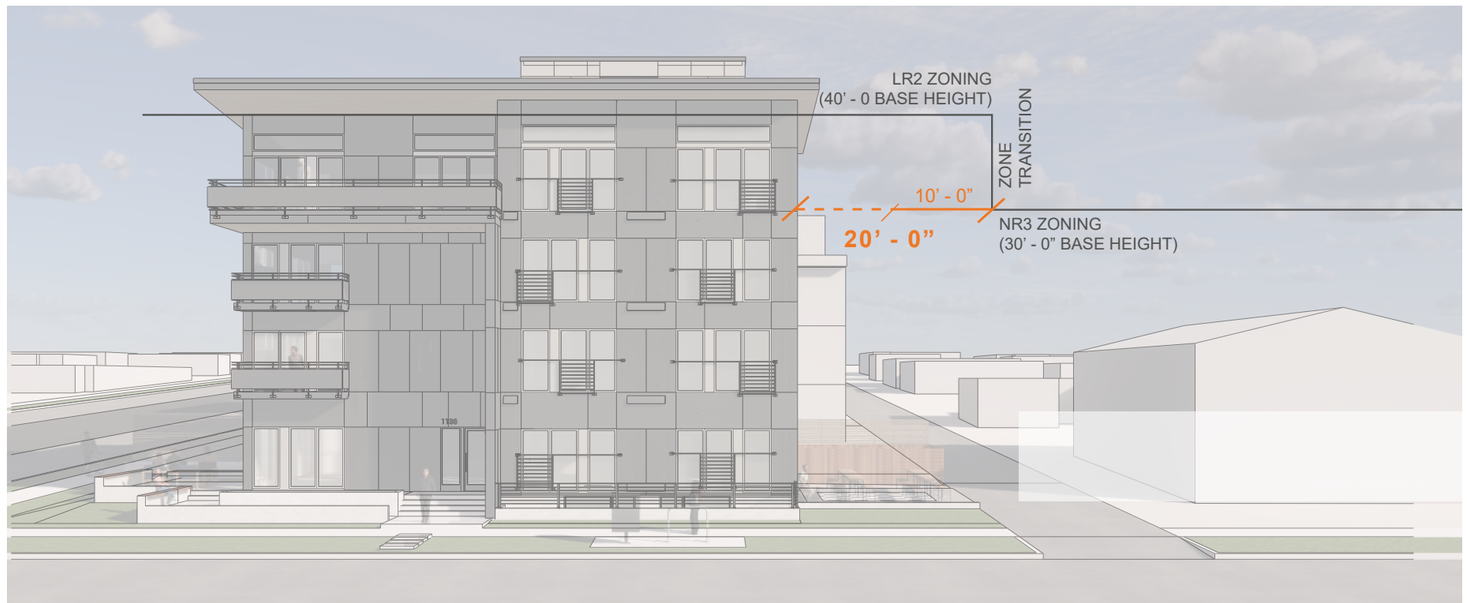
1.F. MASSING AND MODULATION

The Board requested a site section drawing and a window privacy diagram at the Recommendation phase of review to show how the proposed building mass will relate to adjacent development in the Neighborhood Residential 3 zone to the east of the site and maintain privacy to adjacent residents (CS2-D-3. Zone Transitions, CS2-D-5 Respect for Adjacent Sites, PL3-B-1. Security and Privacy).

APPLICANT RESPONSE:

Please reference the provided diagrams to see the minimal overlap in glazing between the proposed design and adjacent buildings.

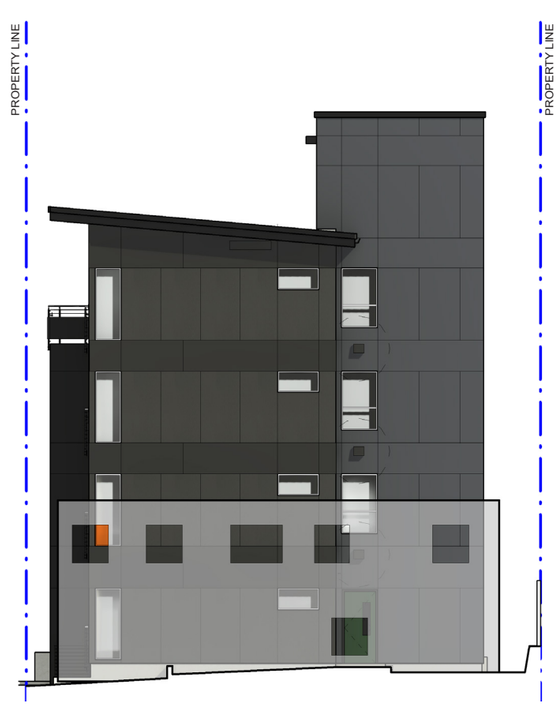
The site elevation along NW 61st St shows the additional 10’-0” provided at the zone transition to allow for greater separation between the triplex and the proposed design. The eastern amenity space acts as a buffer at this transition while providing double the required setback.



VIEW FROM NW 61ST ST OF ZONE TRANSITION

PRIVACY DIAGRAMS

WINDOW RELATIONSHIP WITH NORTH NEIGHBOR



WINDOW RELATIONSHIP WITH EAST NEIGHBOR

SEATTLE
CS2-D-3. ZONE TRANSITION
CS2-D-5. RESPECT FOR ADJACENT SITES
PL3-B-1. SECURITY AND PRIVACY

1.G. MASSING AND MODULATION

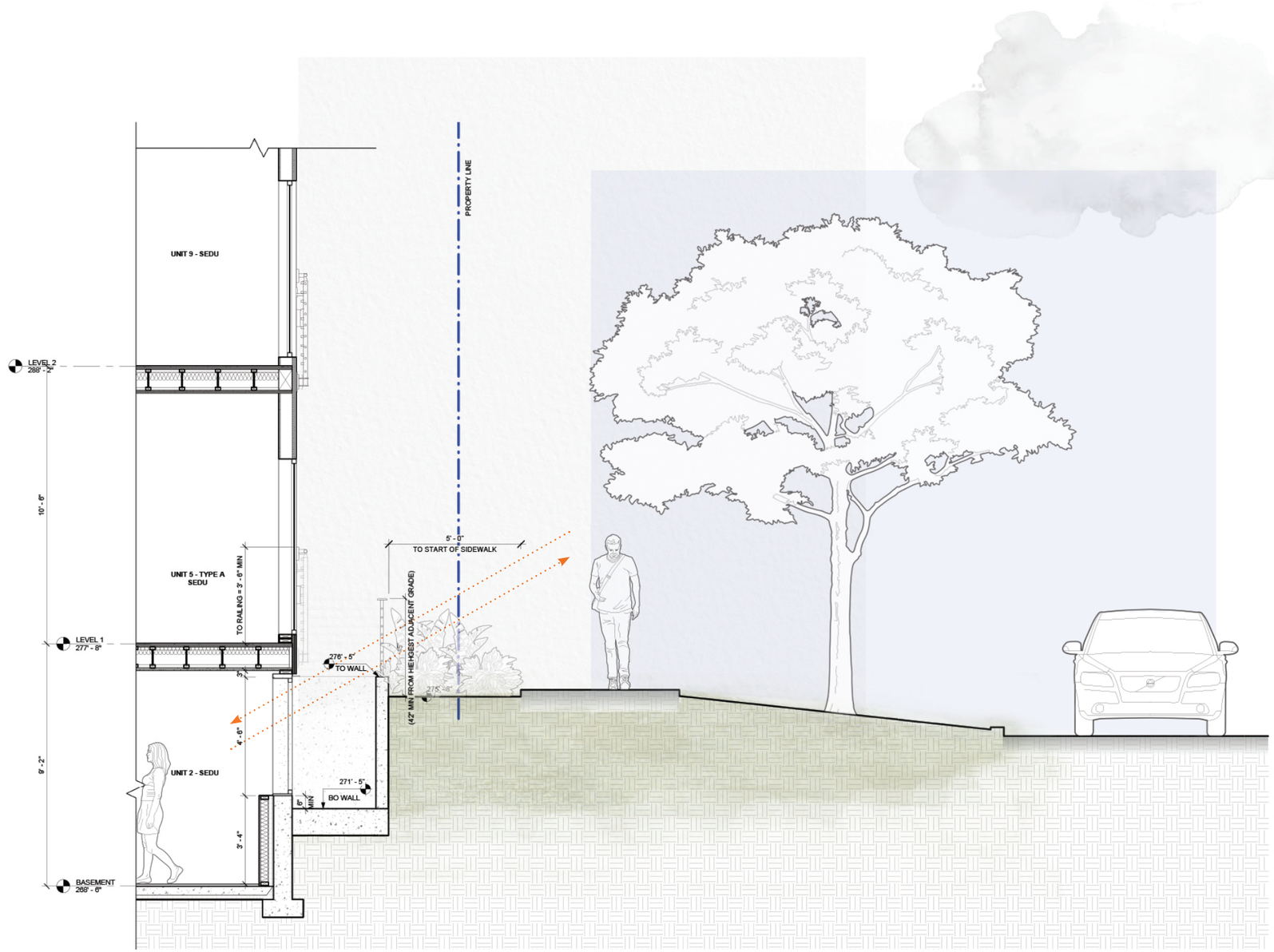
The Board requested additional information at the Recommendation phase of review to demonstrate the livability of basement-level units related to the availability of light. Information provided at Recommendation should include section drawings of the window wells (CS1-B-2. Daylight and Shading, PL3-B-2. Ground-level Residential)

APPLICANT RESPONSE:

Glazing has been maximized at the north and south lower level units, as seen in the two enlarged sections, to optimize livability and access to light and air.

Added details are included within the sections showing requirements for fall protection. To minimize the impact of the railings and reinforce privacy, landscaping is placed strategically.

Since EDG, the previously north window well has shifted to the west, encouraging more daylight opportunities for this lower level unit.



SOUTH WINDOW WELL ENLARGED SECTION

SEATTLE
CS2-D-3. ZONE TRANSITION
PL3-B-1. SECURITY AND PRIVACY
DC3-B. OPEN SPACE USES AND ACTIVITES
DC3-C. DESIGN

WEST WINDOW WELL ENLARGED SECTION

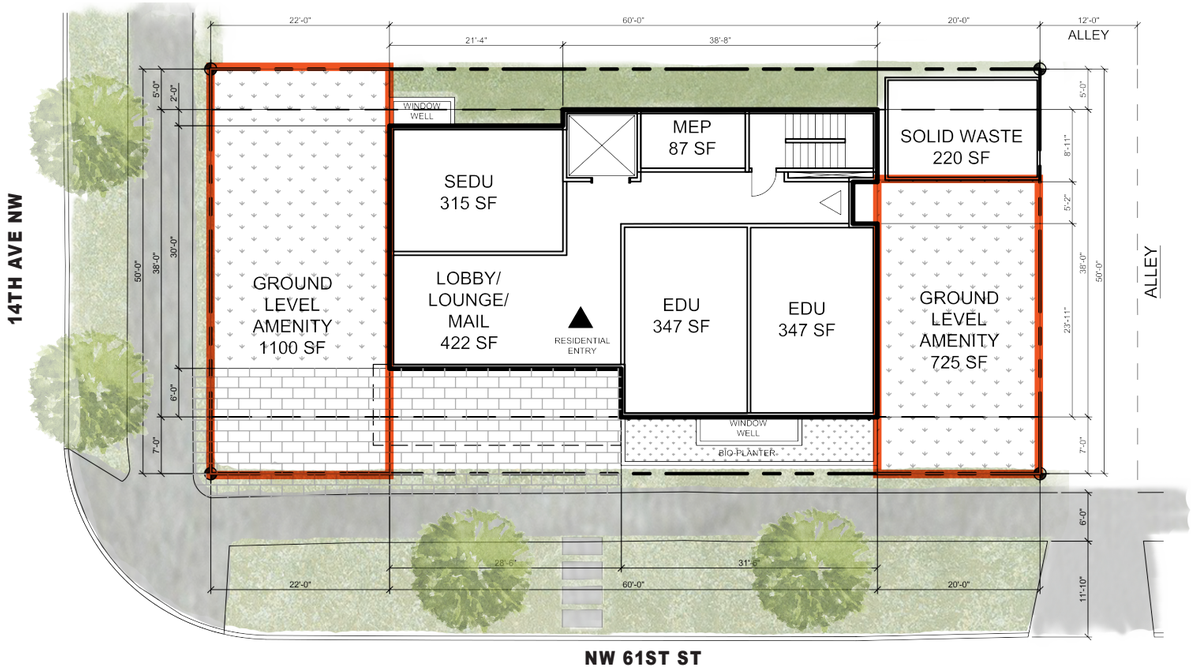
SEATTLE
CS2-D-3. ZONE TRANSITION
PL3-B-1. SECURITY AND PRIVACY
DC3-B. OPEN SPACE USES AND ACTIVITES
DC3-C. DESIGN

2.A. OPEN SPACE AND ZONE TRANSITION

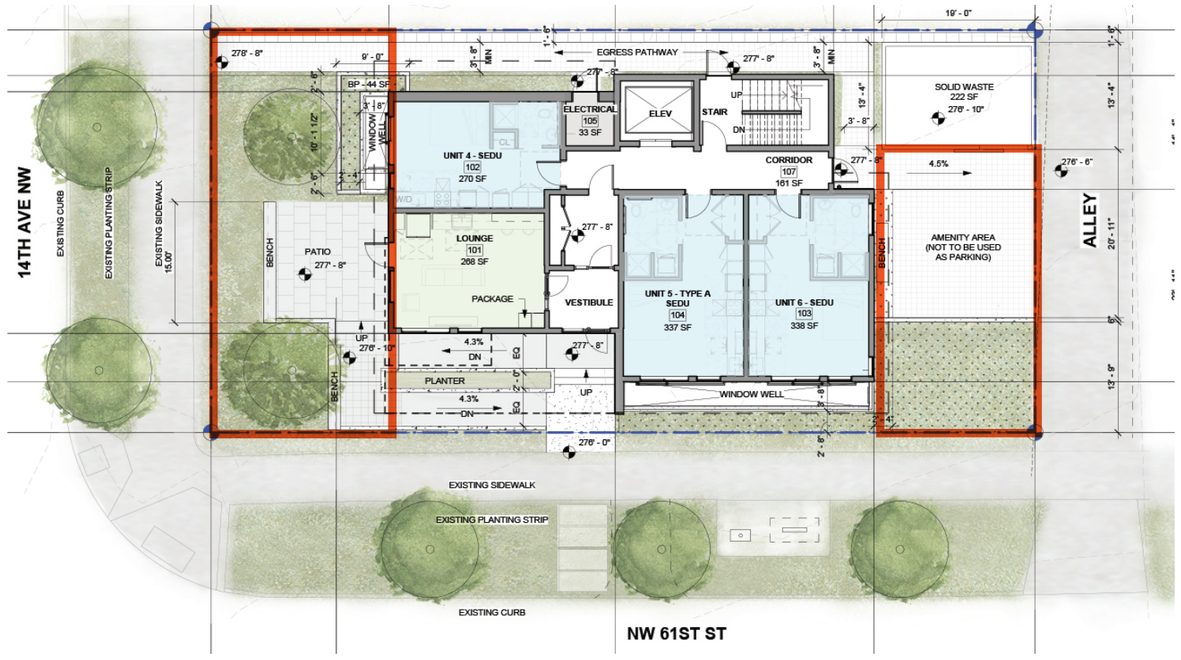
The Board generally supported layout of Option 3 with separate amenity spaces on the east and west sides of the site, stating that the western space relates well to Gemenskap Park, while the rear setback provided by the eastern space allows for an appropriate zone transition to the east.

APPLICANT RESPONSE:

The size of the proposed open spaces has been maintained from Option 3 at EDG. See the adjacent diagrams outlining the amenity spaces proposed at the EDG meeting for the preferred massing along with the proposed design. In addition, these amenity spaces have been carefully composed with a variety of landscaped and hardscaped areas, built-in seating, and integrated lighting to promote opportunities for people to gather and linger.



EDG PREFERRED OPTION SITE PLAN



REC PROPOSED DESIGN SITE PLAN

SEATTLE
BALLARD PL3-2. RESIDENTIAL EDGES
PL3-B. RESIDENTIAL EDGES
DC3-B. OPEN SPACE USES AND ACTIVITES
DC3-C. DESIGN
PL1-A-1. ENHANCING OPEN SPACE
PL1-C-1. SELECTING ACTIVITY AREAS
DC3-C. DESIGN

2.B. OPEN SPACE AND ZONE TRANSITION

The Board requested additional information at the Recommendation phase of review illustrating how the design and programming of the east and west outdoor amenity spaces will provide comfortable and usable open spaces that meet the needs of residents within the site. The Board cited the relatively small residential units within the building and promoted the need for a range of public and private areas within these outdoor spaces.

APPLICANT RESPONSE:

The amenity spaces will support the residential units with a variety of scales and the possibility of multiple functions. The western amenity space is accessed directly from the interior amenity room, acting as a front patio for the 'living room' of the building. With two green spaces on either side of the patio, there is a balance of hardscape and greenery allowing multiple gathering spaces for tenants, overlooking but removed from the adjacent sidewalks.

To transition from the street to the building, a feature tree is provided at the SW corner of the site with a bench at the mid-landing between the front door and outdoor patio.

The hardscaped eastern amenity space is pulled away from the sidewalk with open area and a landscape buffer to separate the two spaces. The hardscaped amenity is intended as a play area, for games and sports, and larger gatherings (i.e. dinner parties). This space acts as a buffer at the zone transition but also supports alley activities at it's terminus.

AERIAL VIEW

EASTERN AMENITY

WESTERN AMENITY

SEATTLE
BALLARD PL3-2. RESIDENTIAL EDGES
PL3-B. RESIDENTIAL EDGES
DC3-B. OPEN SPACE USES AND ACTIVITES
DC3-C. DESIGN
PL1-A-1. ENHANCING OPEN SPACE
PL1-C-1. SELECTING ACTIVITY AREAS
DC3-C. DESIGN

2.C. OPEN SPACE AND ZONE TRANSITION

The Board supported the intent for the placement of amenity spaces along street frontages in Option 3 and emphasized the need to maintain physical and/or visual interaction between the amenity spaces and the street frontages by minimizing the heights of fences and other physical barriers along street frontages.

APPLICANT RESPONSE:

The proposed design maintains a visual connection from the hardscaped amenity spaces at the southwest and southeast corners of the site to the adjacent sidewalks. Rich plantings, instead of fencing, is located along the western property line, to create a soft buffer for the private patio space from sidewalks, while still allowing some transparency and views to and from.

2.D. OPEN SPACE AND ZONE TRANSITION

Expressing concern that the paved portion of the amenity space extending from the primary residential entry to the southwest corner of the site would serve primarily as site circulation, the Board stated the need for this space to serve a purpose and function beyond circulation as usable open space.

APPLICANT RESPONSE:

With the front door of the building elevated a few steps above the sidewalk, accessibility for all must be incorporated. Rather than providing ADA-compliant ramps with railings, the project aims to blend access seamlessly into the exterior design via gently sloping walkways. An oversized mid-landing provides another outdoor space with a bench under a feature tree, removed but near both the front door, outdoor patio, as well as the adjacent sidewalks.

SOUTHWESTERN SITE VIEW

SEATTLE
BALLARD PL3-2. RESIDENTIAL EDGES
PL3-B. RESIDENTIAL EDGES
DC3-B. OPEN SPACE USES AND ACTIVITES
DC3-C. DESIGN
PL1-A-1. ENHANCING OPEN SPACE
PL1-C-1. SELECTING ACTIVITY AREAS
DC3-C. DESIGN

3.A. EXTERIOR MATERIALS

The Board emphasized the need for high-quality materials on the building exterior and encouraged the applicant to take cues from surrounding development in the use of durable high-quality building materials

3.B. EXTERIOR MATERIALS

The Board emphasized the need for secondary architectural features to aid in the reduction of the building scale (CS2-D. Height, Bulk, and Scale, CS3-A-4. Evolving Neighborhoods, DC2-B-1. Façade Composition, DC2-C. Secondary Architectural Features).

APPLICANT RESPONSE:

A simple material palette is proposed, composed of a variety of smooth and textured fiber cement panels with warm wood accents, relating to the neighboring material context. The various panel types interact through playful material breaks and infill moments.

Juliet balconies at the south and west facades add visual interest and depth to the overall composition of the building. To further reduce the building scale, the fourth level deck has been combined with a fin wall to engage the street, providing overhead weather protection for the identifiable residential entry. Two additional decks have been added below the fourth floor deck, following contextual patterns, and reducing the height of the overall form.

Cedar soffits at the fourth level deck and roof are proposed to provide a sense of warmth from the pedestrian view, while also balancing the monochromatic nature of the smooth and textured panel.

LEVEL 2 AND 3; ADDED DECKS TO RESPOND TO NEARBY ADJACENT BUILDINGS

JULIET BALCONIES WITH METAL RAILING

RESIDENTIAL ENTRY EMPHASIS

SMOOTH AND TEXTURED PANEL COMPOSITION

PEDESTRIAN VIEW ALONG NW 61ST ST

SEATTLE
CS2-D. HEIGHT, BULK, AND SCALE
CS3-A-4. EVOLVING NEIGHBORHOODS
DC2-B-1. FACADE COMPOSITION
DC2-C. SECONDARY ARCHITECTURAL FEATURES
CS3-A-1. FITTING OLD AND NEW TOGETHER

The proposed small apartment with a single stairway has unique building code requirements which have fundamentally constrained the overall organization of both the interior spaces and exterior circulation. Please see code requirements below in orange providing insight into the site and building development.

SBC 1006, SECTION 7

7. Not more than 5 *stories* of Group R-2 occupancy are permitted to be served by a single exit under the following conditions:

7.1. The building has not more than six stories above grade plane.

7.2. The building does not contain a boarding house.

7.3. There shall be no more than four dwelling units on any floor.

7.4. The building shall be of not less than one hour fire-resistive construction and shall also be equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1. Residential-type sprinklers shall be used in all habitable spaces in each dwelling unit.

7.5. There shall be no more than two single exit stairway conditions on the same property.

7.6. An exterior stairway or interior exit stairway shall be provided. The interior exit stairway, including any related exit passageway, shall be pressurized in accordance with Section 909.20. Doors in the stairway shall swing into the exit stairway regardless of the occupant load served, provided that doors from the interior exit stairway to the building exterior are permitted to swing in the direction of exit travel.

7.7. A corridor shall separate each dwelling unit entry/exit door from the door to an interior exit stairway, including any related exit passageway, on each floor. Dwelling unit doors shall not open directly into an interior exit stairway. Dwelling unit doors are permitted to open directly into an exterior stairway.

7.8. There shall be no more than 20 feet (6096 mm) of travel to the exit stairway from the entry/exit door of any dwelling unit.

7.9. Travel distance measured in accordance with Section 1017 shall not exceed 125 feet.

7.10. The exit shall not terminate in an egress court where the court depth exceeds the court width unless it is possible to exit in either direction to the public way.

SBC 1006.7.10 resulted in the egress path being revised so exiting can exist to the east and west of the site meeting the requirement to have the option to exit in two directions from the single stair.

7.11. Elevators shall be pressurized in accordance with Section 909.21 or shall open into elevator lobbies that comply with Section 713.14. Where approved by the building official, natural ventilation is permitted to be substituted for pressurization where the ventilation would prevent the accumulation of smoke or toxic gases.

7.12. Other occupancies are permitted in the same building provided they comply with all requirements of this code. Other occupancies shall not communicate with the Group R occupancy portion of the building or with the single-exit stairway.

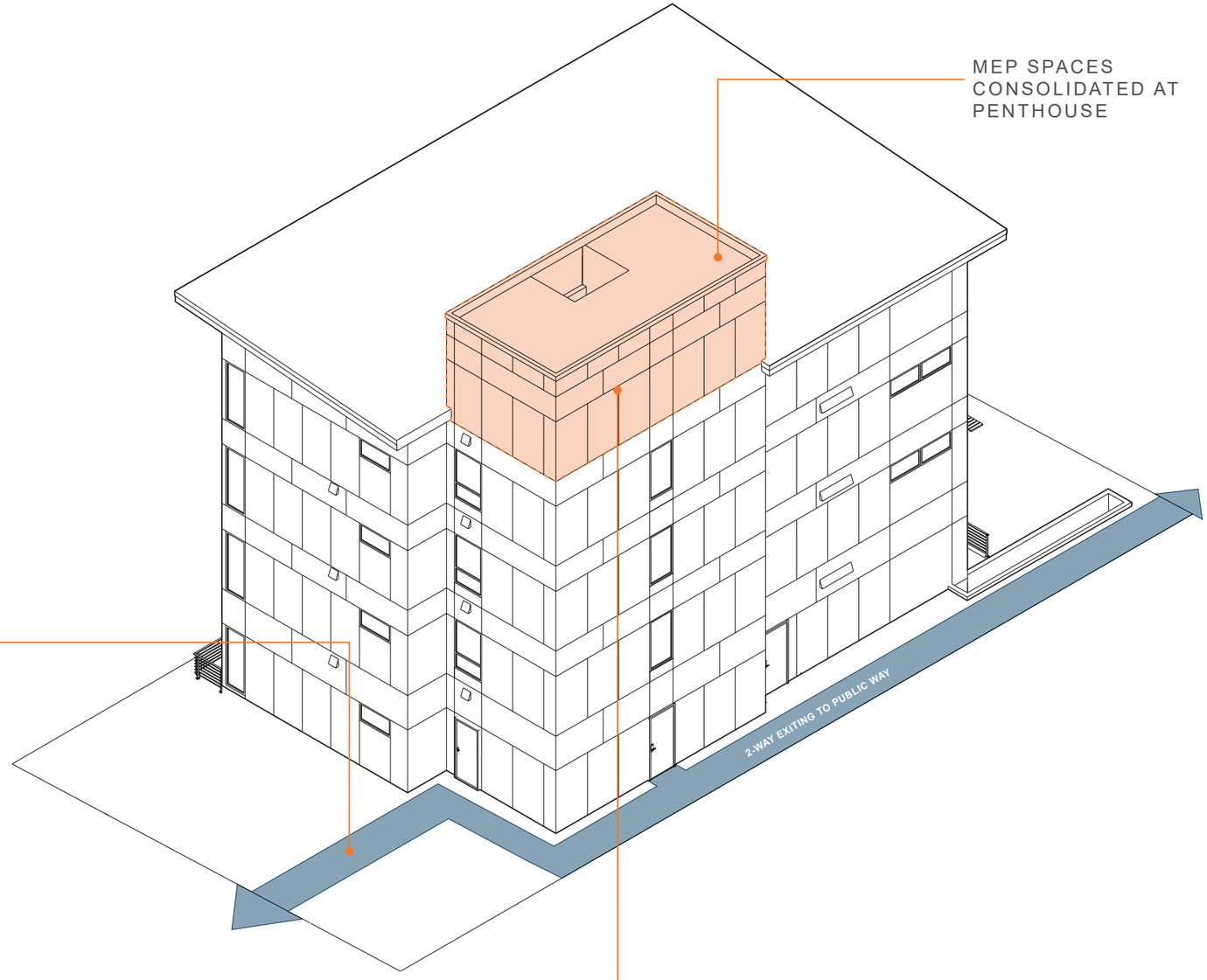
Exception: Parking garages and occupied roofs accessory to the Group R occupancy are permitted to communicate with the exit stairway.

7.13. The exit serving the Group R occupancy shall not discharge through any other occupancy, including an accessory parking garage.

SBC 1006.7.12-13 requires that all non-Group R occupancy spaces to have their own exit. As a result, the proposal has been modified to place MEP spaces within a penthouse, accessed through an exterior vestibule providing the required separation from the Group R exiting.

The bike parking (garage) remains at the basement per the exception.

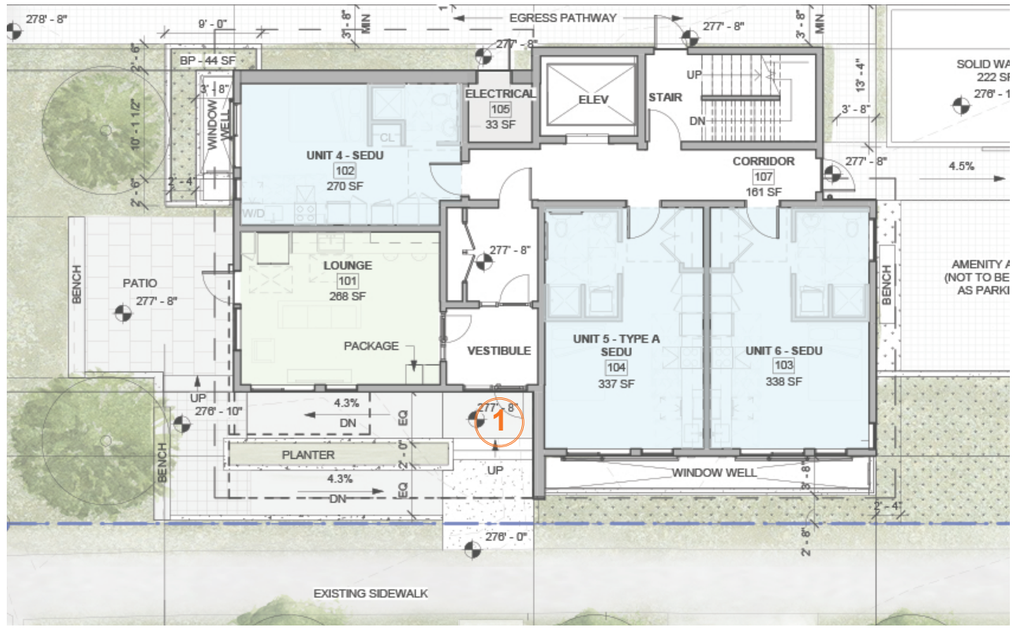
7.14. There shall be no openings within 10 feet (3048 mm) of unprotected openings into the stairway other than required exit doors having a one-hour fire-resistance rating.



CORNER OF NW 61ST ST & 14TH AVE NW

VIEW FROM NW 61ST ST OF EASTERN AMENITY SPACE

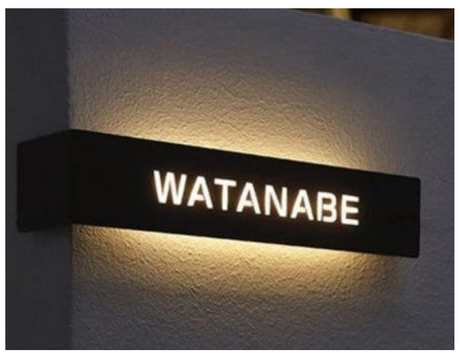
VIEW FROM 14TH AVE NW OF WESTERN AMENITY SPACE

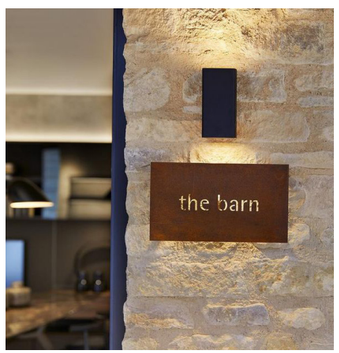


SIGNAGE LOCATION

NW 61ST ST - RESIDENTIAL ENTRY SIGNAGE

SIGNAGE PRECEDENTS





1 **FIBER CEMENT PANEL, SMOOTH**
HARDIE PANEL, 5/16”
PAINTED SW 7069 IRON ORE

A high quality smooth fiber cement panel is used as one of two primary materials on the proposed design. The smooth panel contrasts the proposed textured panel, providing visual variation in a monochromatic approach by staying consistent with the paint color.

2 **FIBER CEMENT PANEL, TEXTURED**
HARDIE PANEL, 5/16” SEAGRASS
PAINTED SW 7069 IRON ORE

A high quality textured fiber cement panel is used as one of two primary materials on the proposed design. The textured panel contrasts the proposed smooth panel, providing visual variation in a monochromatic approach by staying consistent with the paint color.

3 **FIBER CEMENT PANEL, SMOOTH**
PAINTED SW 9163 TIN LIZZIE

A medium gray painted fiber cement panel is used at the stairtower along the north and east facade which provides a subtle contrast with the dark smooth and textured panels used in other locations.

4 **FIBER CEMENT TRIM, SMOOTH**
PAINTED SW 6991 BLACK MAGIC

Black fiber cement is used at the entry shroud and decks to contrast the cooler gray and warm cedar of the adjacent smooth and textured panels.

5 **CEDAR TONGUE & GROOVE SIDING**
CLEAR FINISH

To bring warmth to the material palette, clear finished cedar is proposed at the residential entry side wall, all soffit locations and the roof eaves on the expressed shed roof.

SOUTH ELEVATION

FIBER CEMENT PANEL, SMOOTH (A)
James Hardie, 5/16"
SW 7069 Iron Ore

FIBER CEMENT PANEL, TEXTURED (B)
James Hardie, 5/16" Seagrass
SW 7069 Iron Ore

FIBER CEMENT PANEL AND INFILL (C)
James Hardie, 5/16" Smooth
SW 9163 Tin Lizzie

FIBER CEMENT FASCIA (D)
James Hardie, 5/16" Smooth
SW 6991 Black Magic

CEDAR (E)
Tongue & Groove Siding
Clear Finish

HORIZONTAL RAIL (G)
Black Metal
See Page 26 for Details

VINYL WINDOW (H)
White

ALUMINUM VENT SHROUD (I)
Paint to Match Adjacent

CAST IN PLACE CONCRETE (J)

METAL CAP FLASHING (K)
SW 6991 Black Magic

WEST ELEVATION

FIBER CEMENT PANEL, SMOOTH (A)
James Hardie, 5/16"
SW 7069 Iron Ore

FIBER CEMENT PANEL, TEXTURED (B)
James Hardie, 5/16" Seagrass
SW 7069 Iron Ore

FIBER CEMENT PANEL AND INFILL (C)
James Hardie, 5/16" Smooth
SW 9163 Tin Lizzie

FIBER CEMENT FASCIA (D)
James Hardie, 5/16" Smooth
SW 6991 Black Magic

CEDAR (E)
Tongue & Groove Siding
Clear Finish

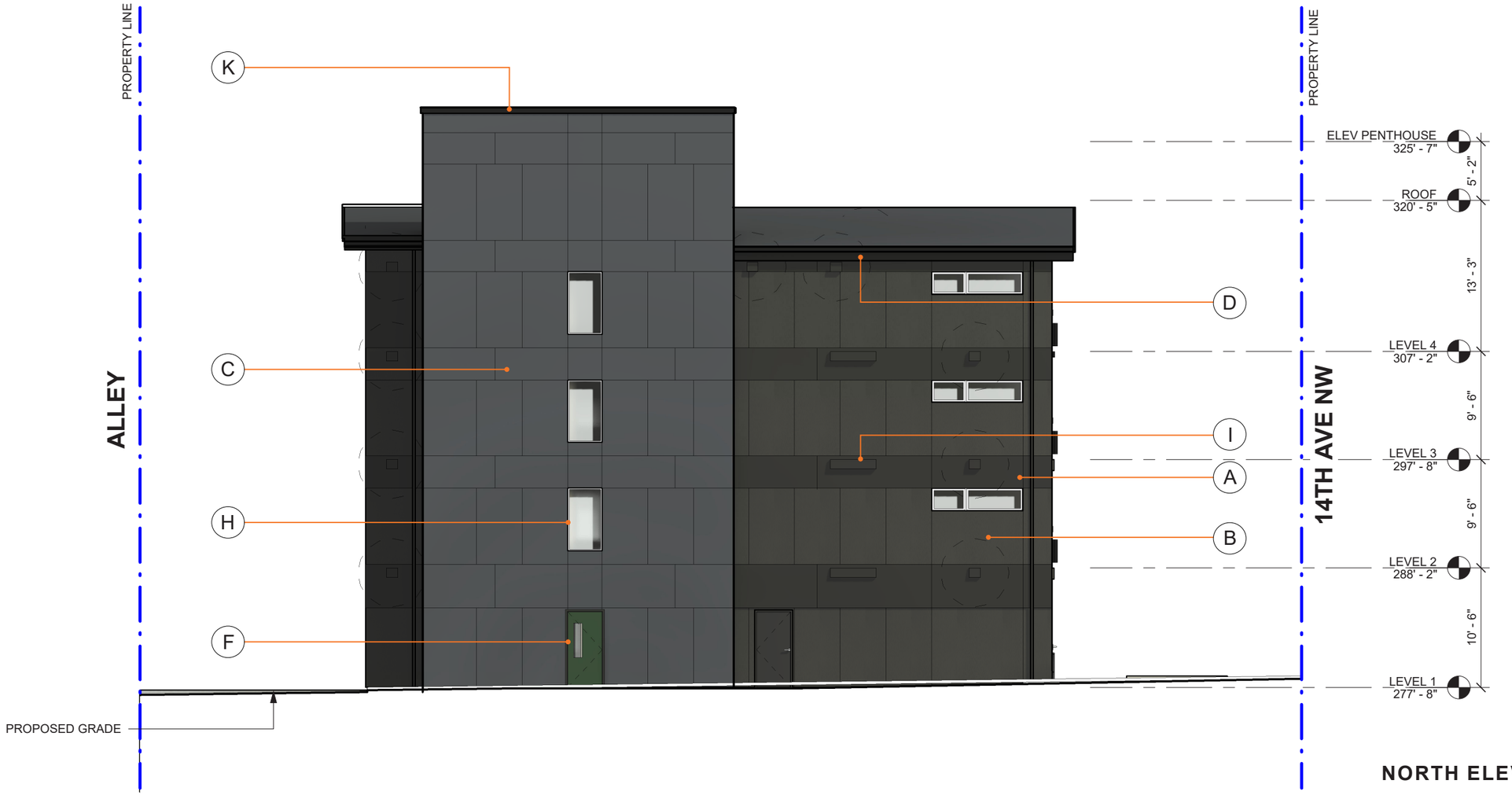
HORIZONTAL RAIL (G)
Black Metal
See Page 26 for Details

VINYL WINDOW (H)
White

ALUMINUM VENT SHROUD (I)
Paint to Match Adjacent

CAST IN PLACE CONCRETE (J)

METAL CAP FLASHING (K)
SW 6991 Black Magic



NORTH ELEVATION

FIBER CEMENT PANEL, SMOOTH (A)
James Hardie, 5/16”
SW 7069 Iron Ore

FIBER CEMENT PANEL, TEXTURED (B)
James Hardie, 5/16” Seagrass
SW 7069 Iron Ore

FIBER CEMENT PANEL AND INFILL (C)
James Hardie, 5/16” Smooth
SW 9163 Tin Lizzie

FIBER CEMENT FASCIA (D)
James Hardie, 5/16” Smooth
SW 6991 Black Magic

CEDAR (E)
Tongue & Groove Siding
Clear Finish

PAINTED DOOR (F)
SW 6447 Evergreens

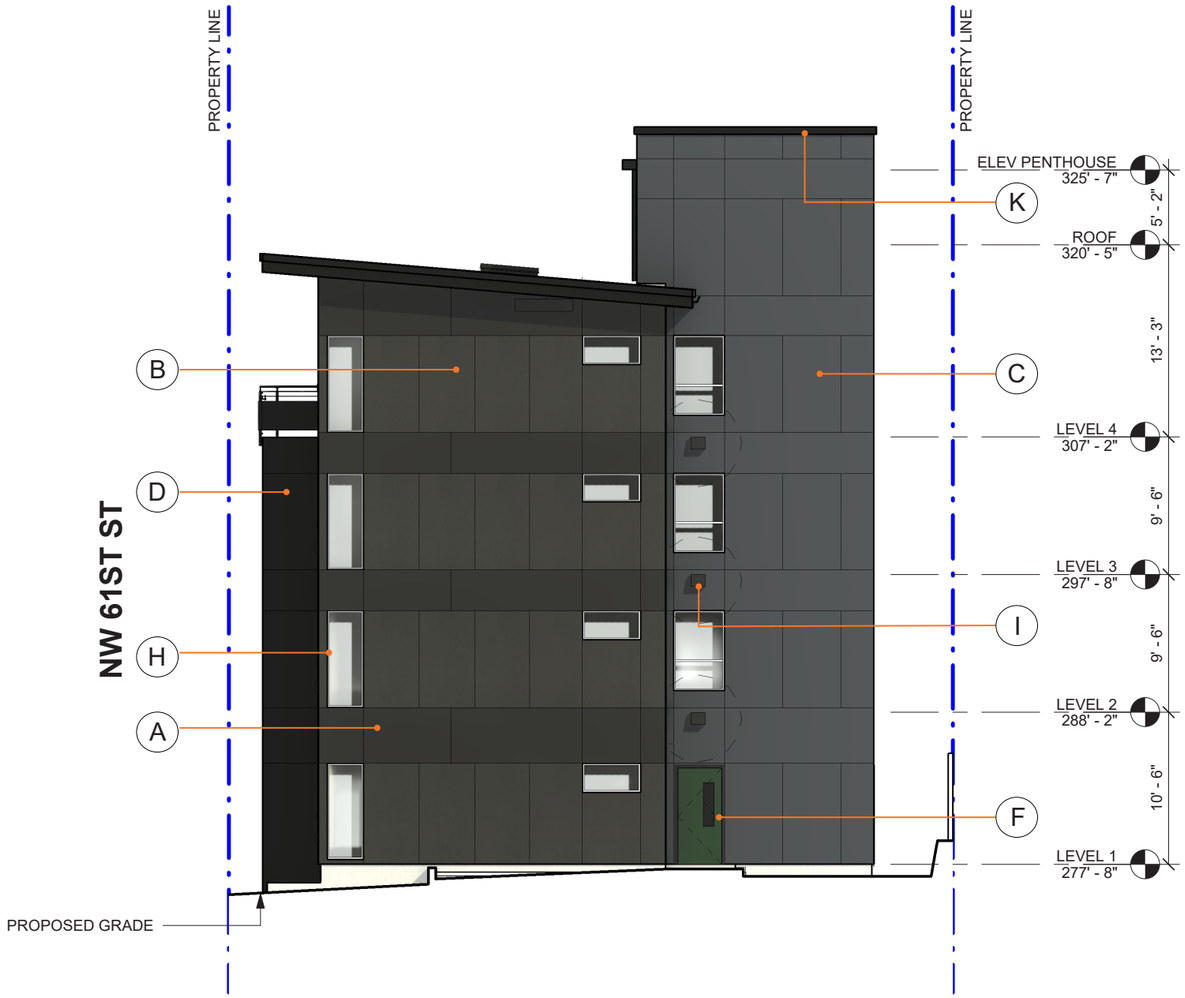
HORIZONTAL RAIL (G)
Black Metal
See Page 28 for Details

VINYL WINDOW (H)
White

ALUMINUM VENT SHROUD (I)
Paint to Match Adjacent

CAST IN PLACE CONCRETE (J)

METAL CAP FLASHING (K)
SW 6991 Black Magic



EAST ELEVATION

FIBER CEMENT PANEL, SMOOTH (A)
James Hardie, 5/16"
SW 7069 Iron Ore

FIBER CEMENT PANEL, TEXTURED (B)
James Hardie, 5/16" Seagrass
SW 7069 Iron Ore

FIBER CEMENT PANEL AND INFILL (C)
James Hardie, 5/16" Smooth
SW 9163 Tin Lizzie

FIBER CEMENT FASCIA (D)
James Hardie, 5/16" Smooth
SW 6991 Black Magic

CEDAR (E)
Tongue & Groove Siding
Clear Finish

PAINTED DOOR (F)
SW 6447 Evergreens

HORIZONTAL RAIL (G)
Black Metal
See Page 26 for Details

VINYL WINDOW (H)
White

ALUMINUM VENT SHROUD (I)
Paint to Match Adjacent

CAST IN PLACE CONCRETE (J)

METAL CAP FLASHING (K)
SW 6991 Black Magic

FACE MOUNTED HORIZONTAL RAILING SYSTEM
Black Metal

PRIVACY PANEL
James Hardie, 5/16" smooth
SW 6991 Black Magic

6" CAP FLASHING

FIBER CEMENT FASCIA
Fascia continues past deck to allow for railing attachment and visual continuity with decks below

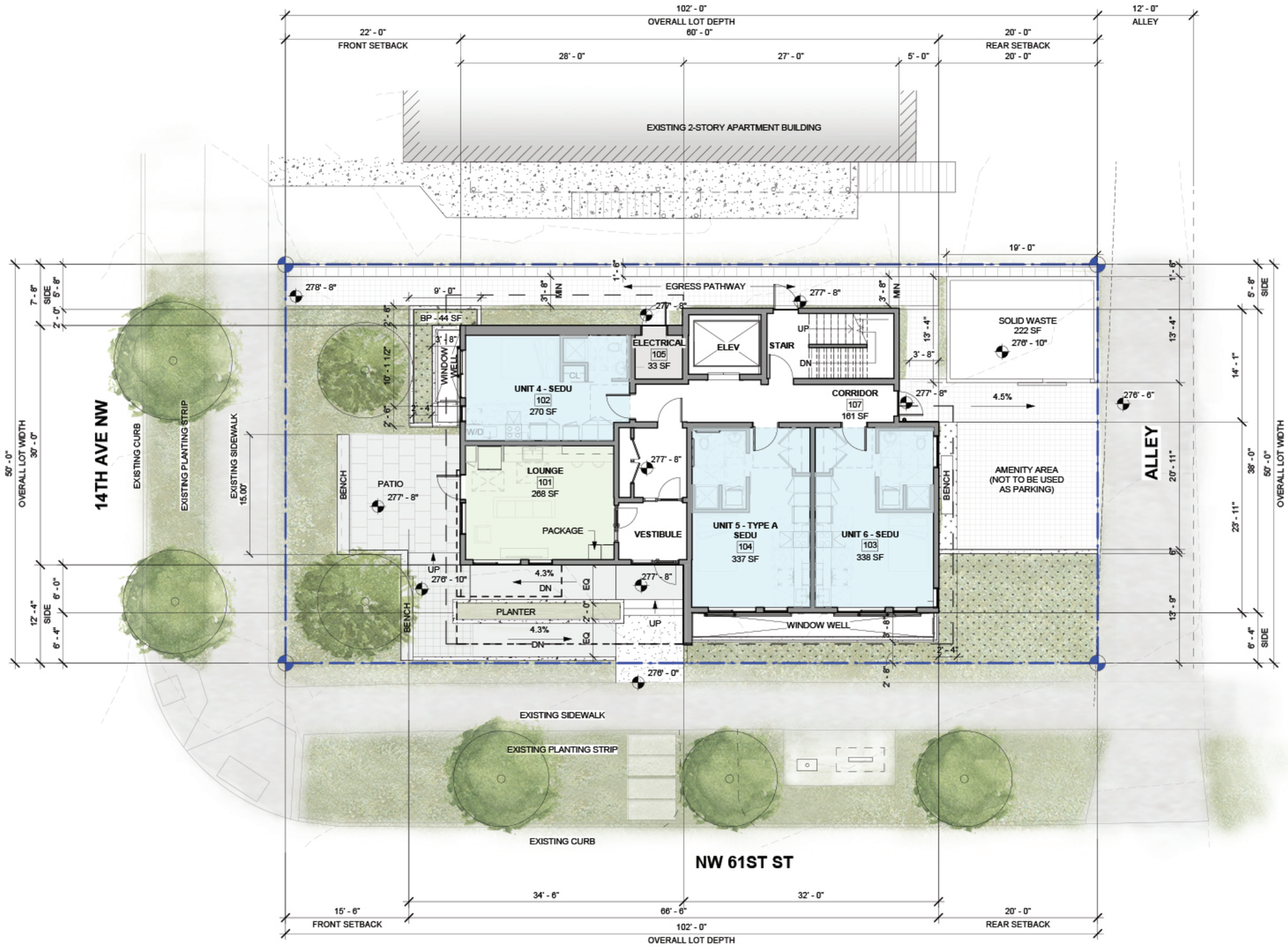
PREFABRICATED METAL BALCONY
Fascia to extend to allow for continued railing and attachment

FACE MOUNTED JULIET RAILING
Horizontal guardail corresponds to operable door of glass slider

HORIZONTAL PANEL BREAK LINES
Consistent around builidng

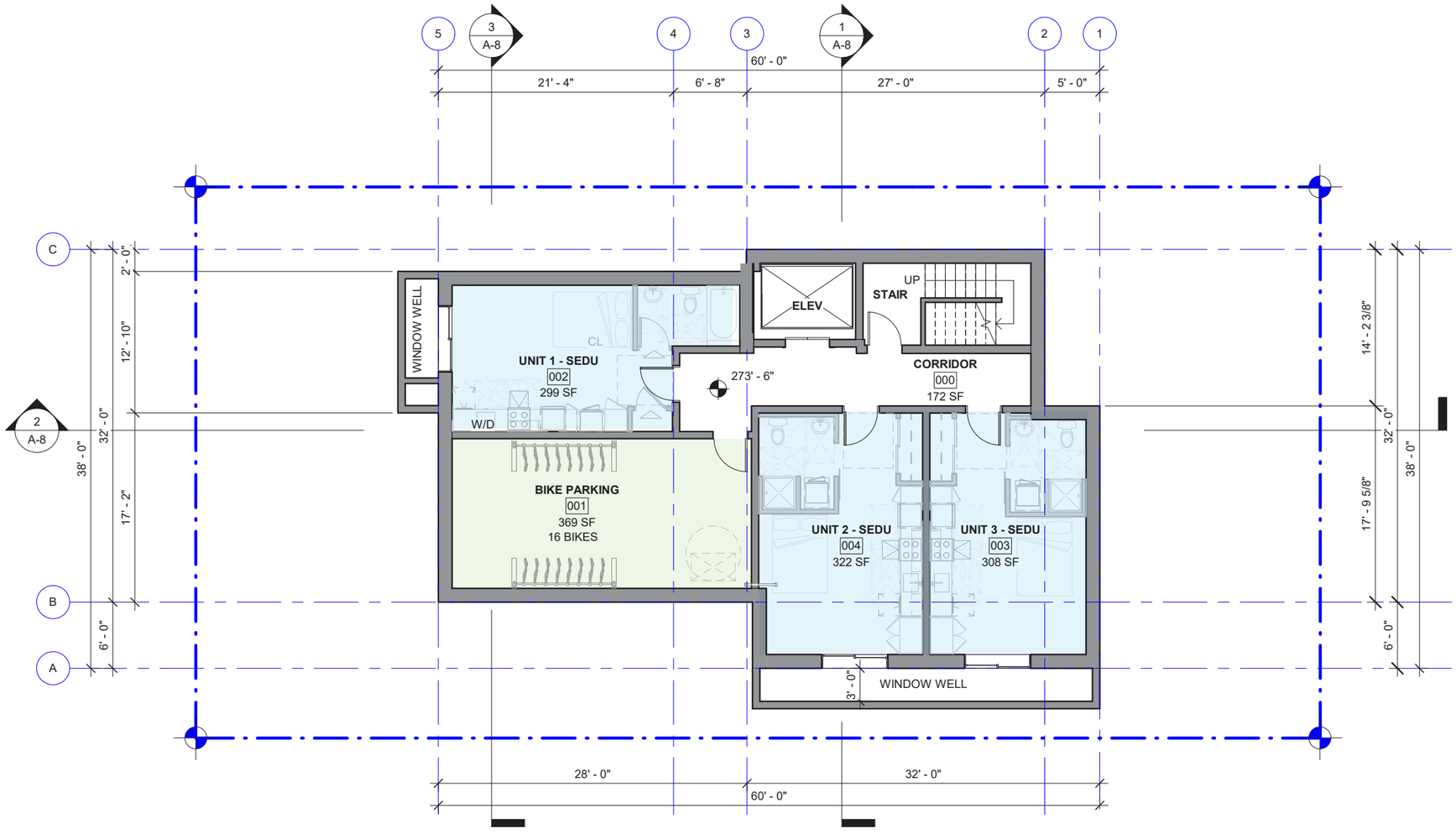
VERTICAL PANEL BREAK LINES
Emphasizes playful patterning of the juliet railings along the south facade

TOP MOUNTED HORIZONTAL GUARDRAIL
BLACK METAL



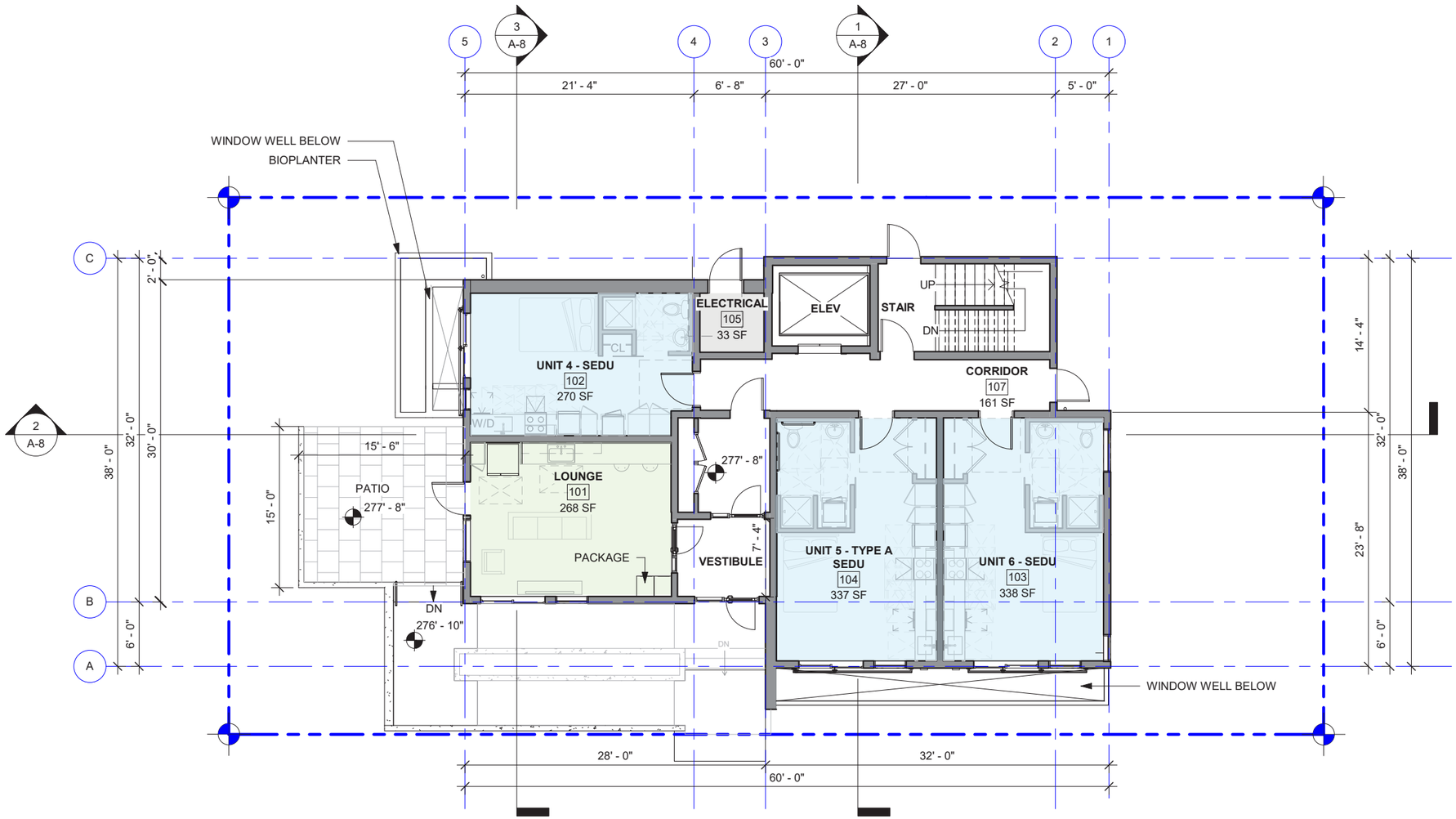
COMPOSITE SITE PLAN

CIRCULATION SERVICE RESIDENTIAL AMENITY



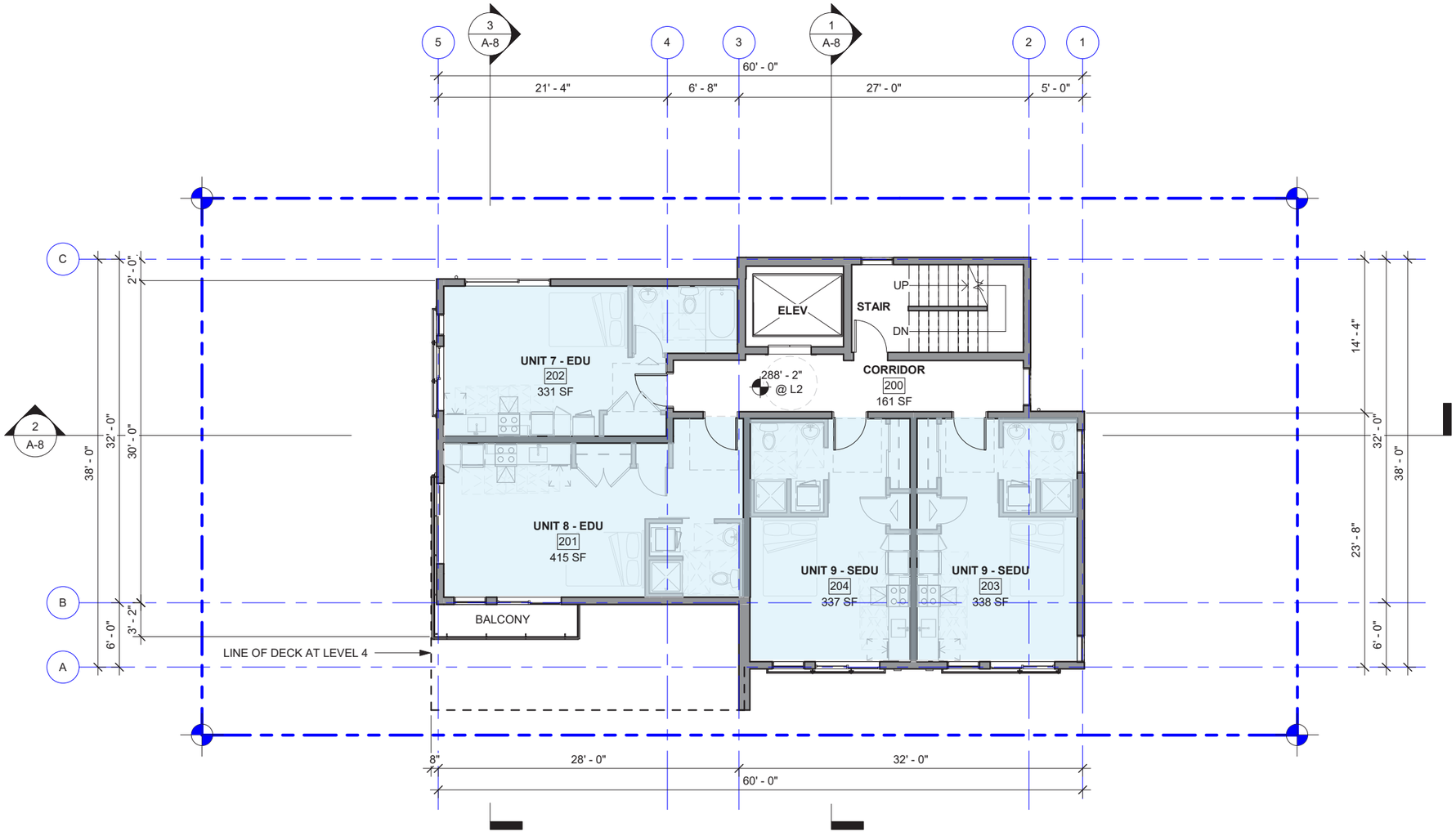
BASEMENT

CIRCULATION SERVICE RESIDENTIAL AMENITY



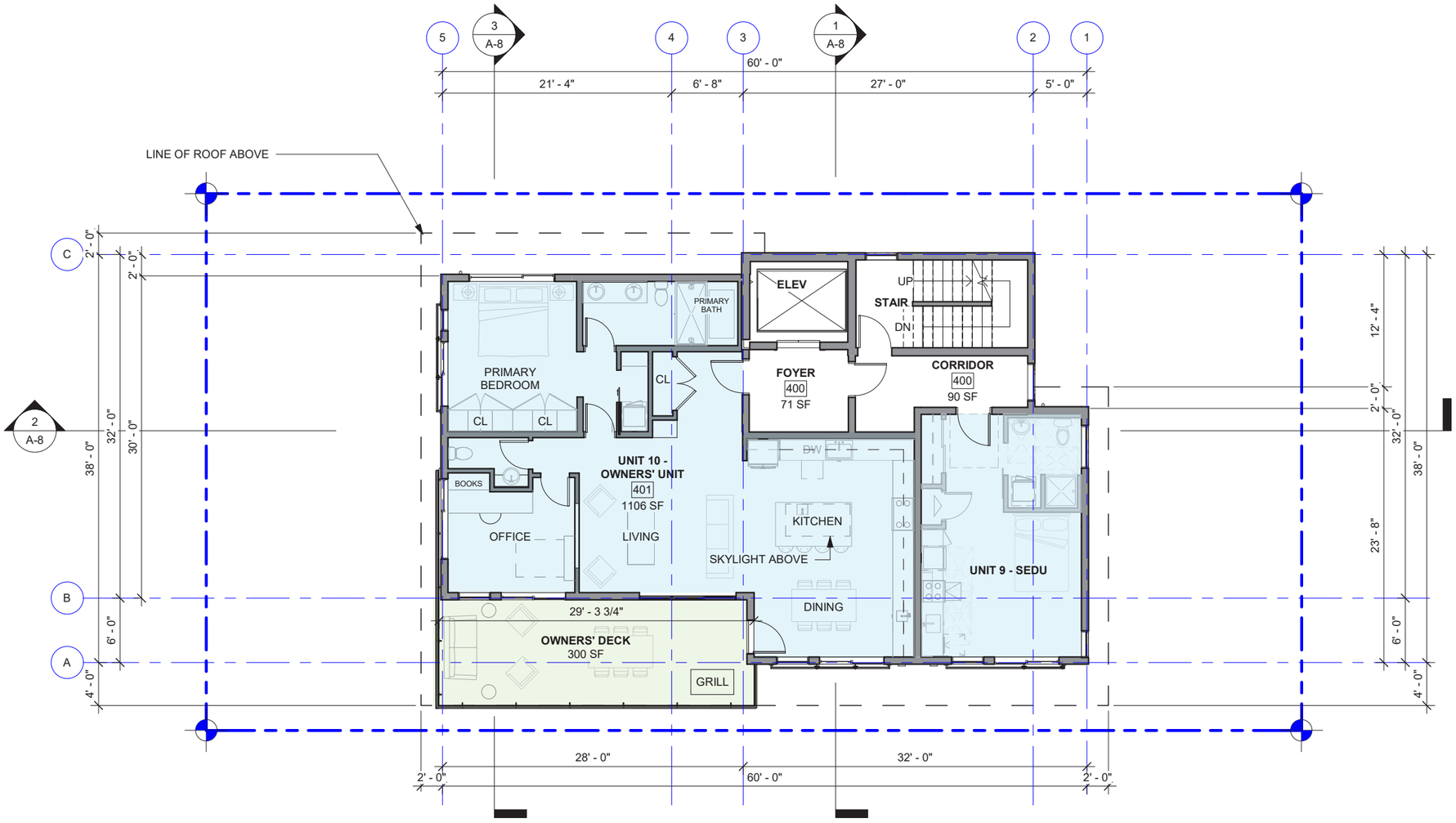
LEVEL 1

CIRCULATION SERVICE RESIDENTIAL AMENITY



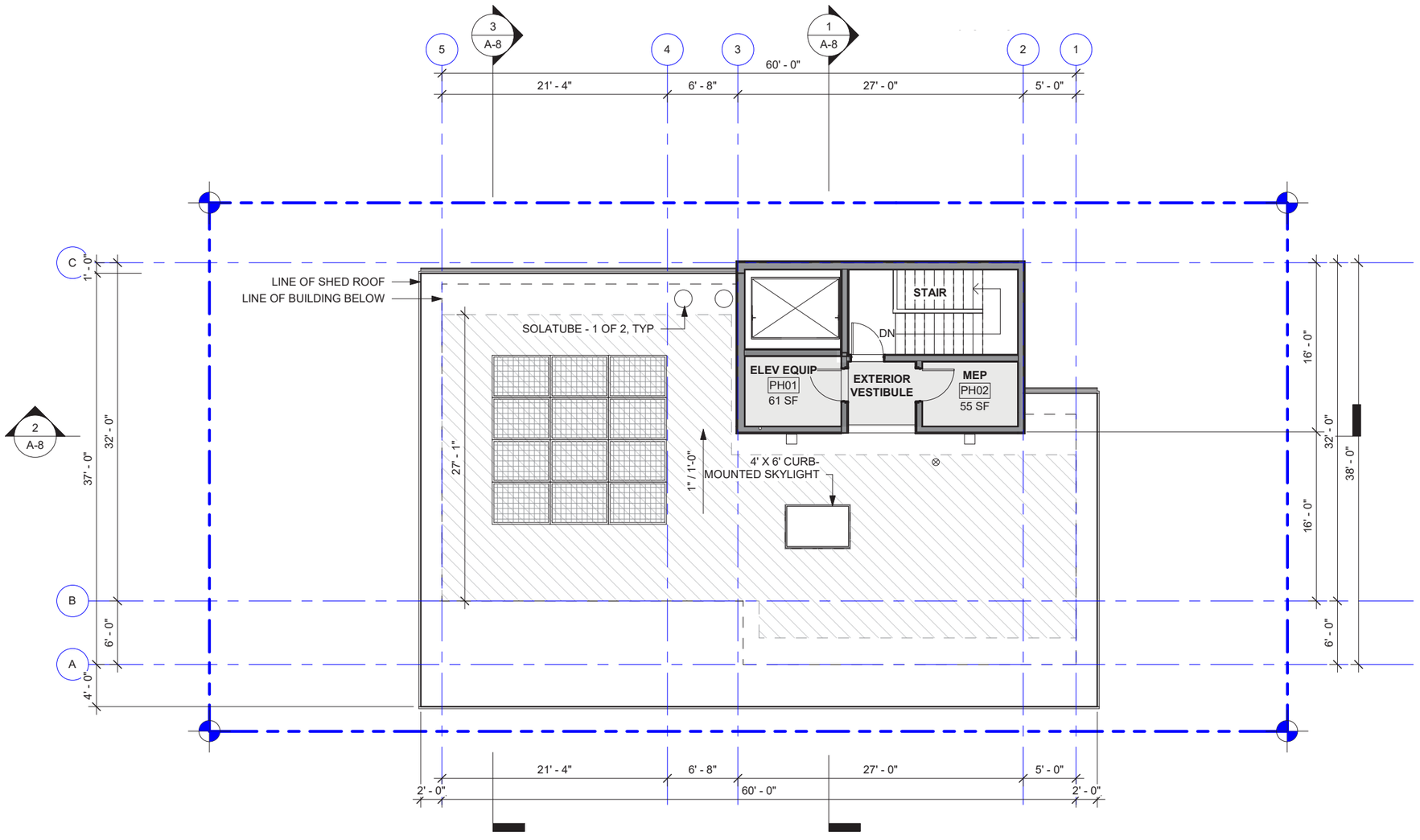
LEVEL 2 & 3, TYPICAL

CIRCULATION SERVICE RESIDENTIAL AMENITY



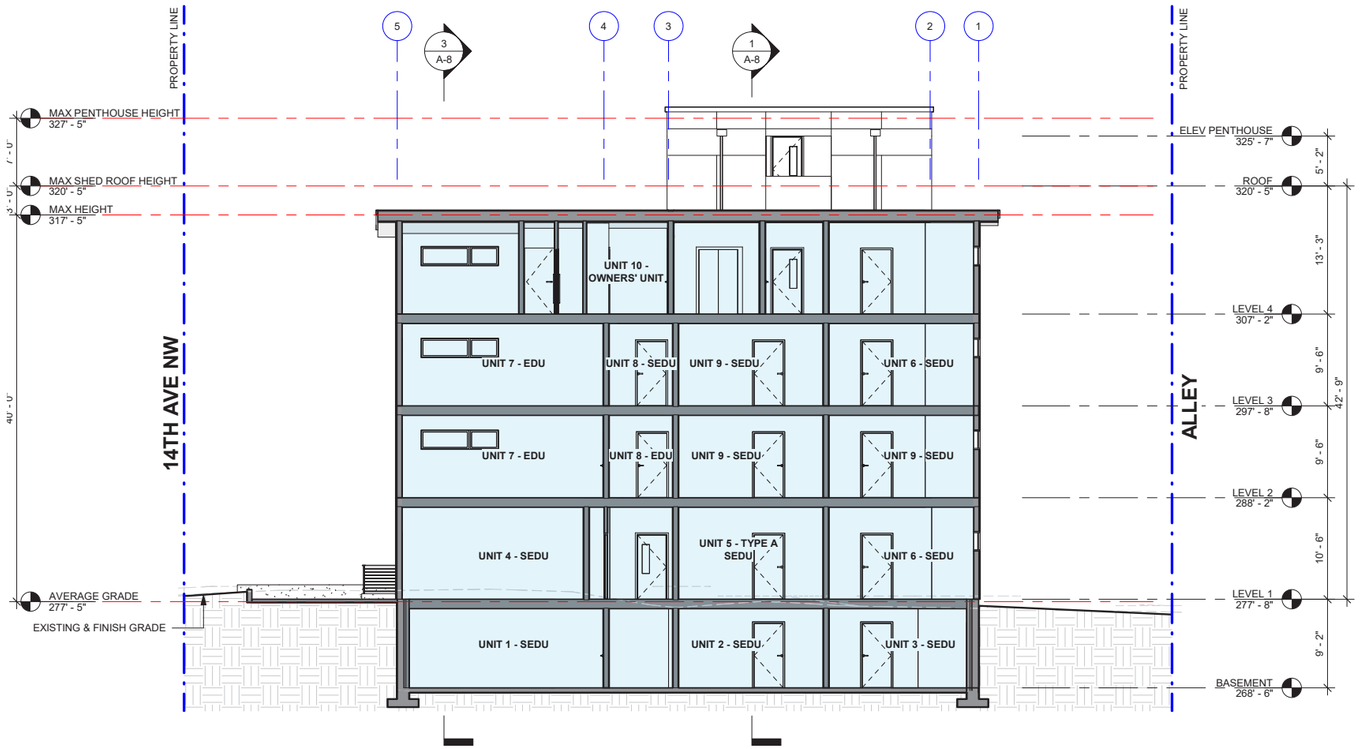
LEVEL 4

CIRCULATION SERVICE RESIDENTIAL AMENITY

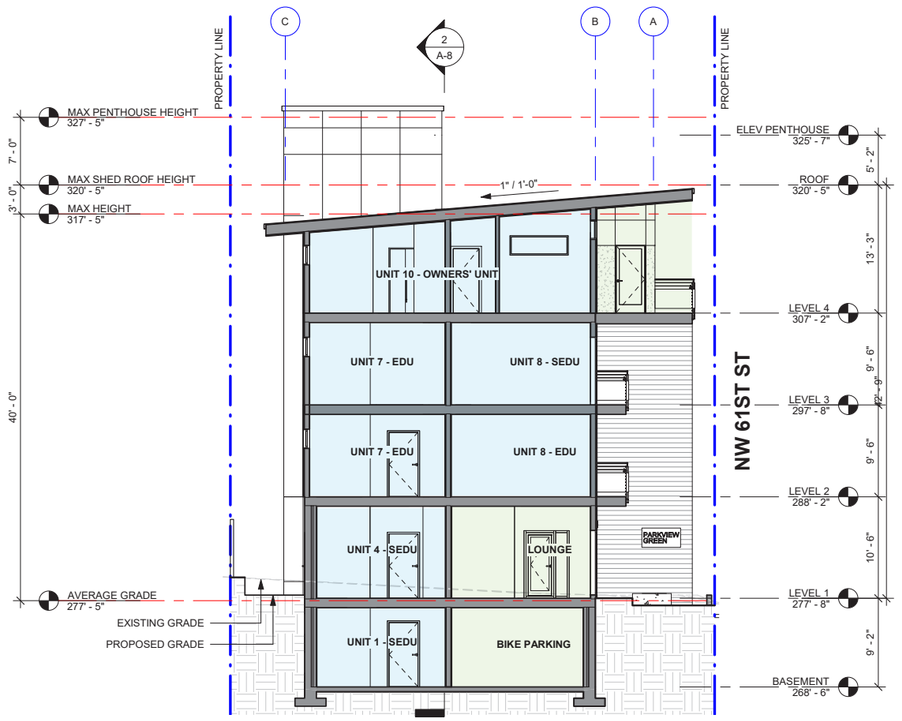


ROOF PLAN

CIRCULATION SERVICE RESIDENTIAL AMENITY



LONGITUDINAL SECTION



TRANSVERSE SECTION - WEST

CIRCULATION SERVICE RESIDENTIAL AMENITY

PLANT SCHEDULE

SYMBOL | BOTANICAL / COMMON NAME

TREES

Acer palmatum 'Butterfly' / Butterfly Japanese Maple

Calocedrus decurrens / Incense Cedar

Cercidiphyllum japonicum / Katsura Tree

Quercus coccinea / Scarlet Oak
Street Tree - Single leader

SHRUBS

Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass

Carex testacea / Orange Sedge

Hydrangea paniculata 'Limelight' / Limelight Hydrangea

Liriope muscari 'Big Blue' / Big Blue Lilyturf

Lonicera pileata 'Moss Green' / Moss Green Honeysuckle

Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo

Pennisetum orientale / Oriental Fountain Grass

Phormium tenax / New Zealand Flax

Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel

Salvia x sylvestris 'May Night' / May Night Sage

Sarcococca ruscifolia / Fragrant Sarcococca

Spiraea x bumalda 'Limemound' TM / Limeound Spirea

Viburnum davidii / David Viburnum

BIORETENTION

Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
Carex obnupta / Slough Sedge

Cornus alba 'Gouchaultii' / Goldenleaf Dogwood

Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus
Polygonatum odoratum / Solomon's Seal

GROUND COVERS

Ajuga reptans / Bugleweed

Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry

Sedum rupestre 'Angelina' / Yellow Stonecrop

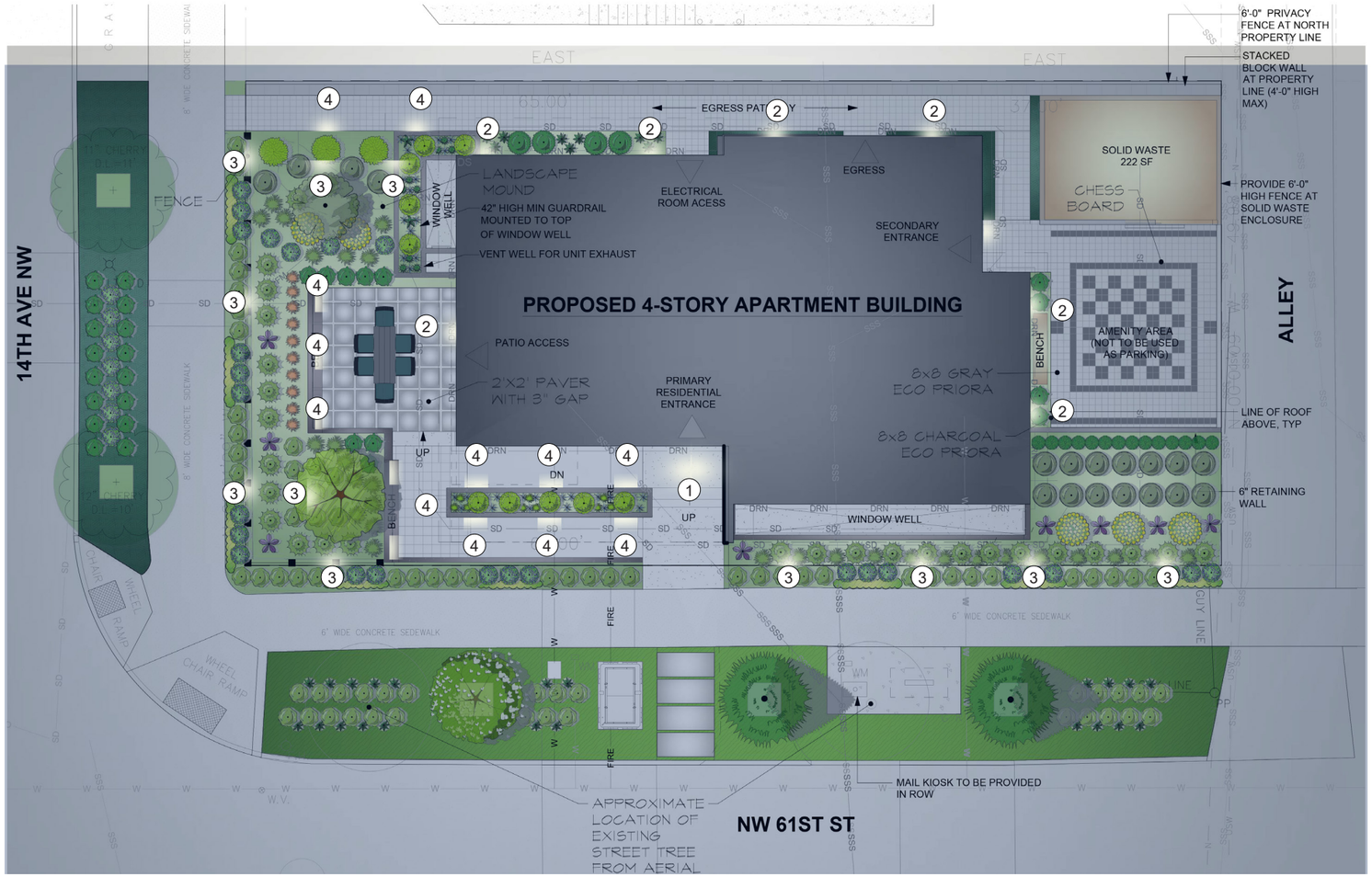
Hydrangea p. 'Limelight'

Liriope muscari 'Big Blue'

Pennisetum orientale

Spiraea x b. 'Limemound' TM

LANDSCAPE PLAN



GROUND LEVEL PLAN

PENDANT LIGHTS 1
BLACK

WALL SCONCES 2

LANDSCAPE LIGHTS 3

LED WALL LIGHT 4

PROPOSED LIGHTING

DEPARTURE #1

DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
SMC 23.45.518.H.7	UNENCLOSED DECKS AND BALCONIES MAY PROJECT A MAXIMUM OF 4 FEET INTO REQUIRED SETBACKS IF EACH ONE IS: A. NO CLOSER THAN 5 FEET TO ANY LOT LINE B. NO MORE THAN 20 FEET WIDE; AND C. SEPARATED FROM OTHER DECKS AND BALCONIES ON THE SAME FAÇADE OF THE STRUCTURE BY A DISTANCE EQUAL TO AT LEAST 1/2 THE WIDTH OF THE PROJECTION	A. TO ALLOW THE MINIMUM REQUIRED DISTANCE TO ANY LOT LINE OF THE PROPOSED FOURTH LEVEL UNENCLOSED DECK TO BE REDUCED FROM 5'-0" TO 2'-4".	A. IN ORDER TO MINIMIZE THE DEVELOPMENT IMPACT ON THE NORTH PROPERTY LINE WHILE ALSO PROVIDING LIVABLE SPACE THAT IS AN EXTENSION OF THE INTERIOR, THE PROPOSED FOURTH LEVEL UNENCLOSED DECK IS 10' DEEP AND PUSHES INTO THE SIDE SETBACK, WITHIN 5'-0" TO THE SOUTH PROPERTY LINE. THIS DEPARTURE RESPECTS THE NORTH NEIGHBOR AND WHILE IT PUSHES THE BUILDING TO THE SOUTH, IT IS LESS INTRUSIVE AS THE DECK IS ALONG THE RIGHT OF WAY.

DEPARTURE #2

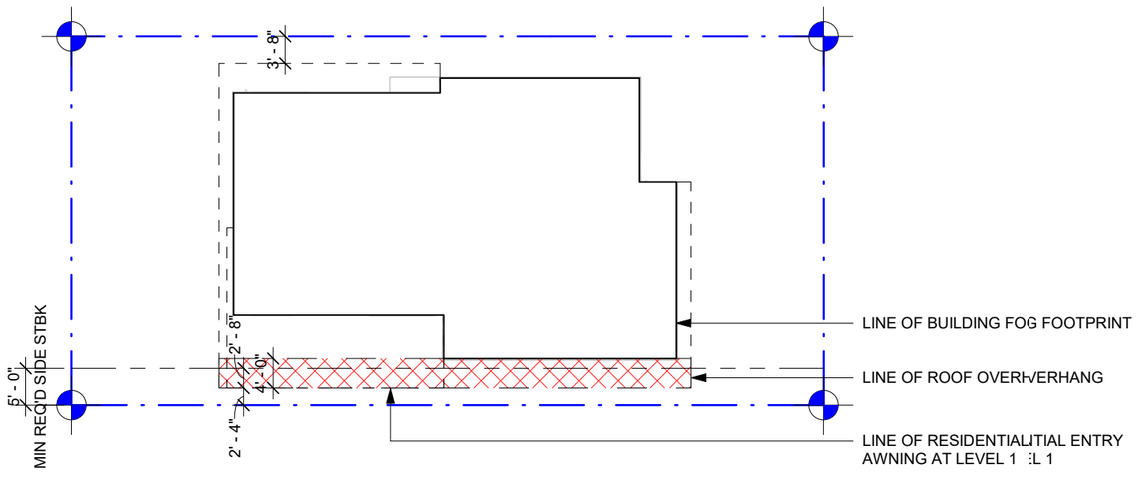
DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
SMC 23.45.518.H.7	UNENCLOSED DECKS AND BALCONIES MAY PROJECT A MAXIMUM OF 4 FEET INTO REQUIRED SETBACKS IF EACH ONE IS: A. NO CLOSER THAN 5 FEET TO ANY LOT LINE B. NO MORE THAN 20 FEET WIDE; AND C. SEPARATED FROM OTHER DECKS AND BALCONIES ON THE SAME FAÇADE OF THE STRUCTURE BY A DISTANCE EQUAL TO AT LEAST 1/2 THE WIDTH OF THE PROJECTION	B. TO ALLOW THE MAXIMUM REQUIRED WIDTH OF AN UNCLOSED DECK TO INCREASE FROM 20 FEET WIDE TO 31 FEET WITHIN THE REQUIRED SETBACK.	B. THE PROPOSED DECK ALIGNS WITH THE MASSING AND AWNING BELOW. REDUCING THE WIDTH OF THE DECK WOULD DISRUPT THE DESIGN INTENT. FURTHERMORE, THE SIZE AND LOCATION OF THE PROPOSED DECK RESPONDS TO THE EARLY DESIGN GUIDANCE TO FURTHER INTEGRATE IT INTO THE OVERALL DESIGN AS IT IS AN IMPORTANT SECONDARY ARCHITECTURAL FEATURE AND INTEGRAL TO THE OVERAL FACADE COMPOSITION. [DC2-B-1, FACADE COMPOSITION; DC2-C, SECONDARY ARCHITECTURAL FEATURES]

DEPARTURE #3

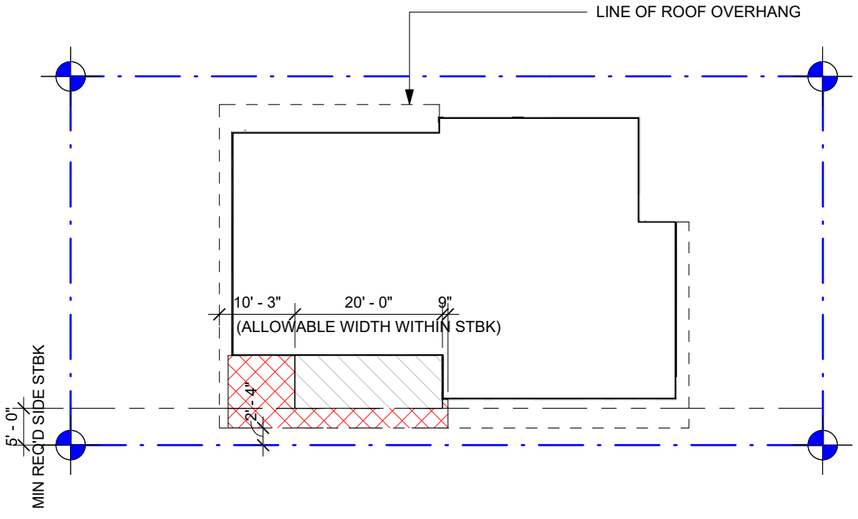
DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
SMC 23.45.518.H.7	UNENCLOSED DECKS AND BALCONIES MAY PROJECT A MAXIMUM OF 4 FEET INTO REQUIRED SETBACKS IF EACH ONE IS: A. NO CLOSER THAN 5 FEET TO ANY LOT LINE B. NO MORE THAN 20 FEET WIDE; AND C. SEPARATED FROM OTHER DECKS AND BALCONIES ON THE SAME FAÇADE OF THE STRUCTURE BY A DISTANCE EQUAL TO AT LEAST 1/2 THE WIDTH OF THE PROJECTION	C. TO REDUCE THE REQUIRED DISTANCE OF 15'-2" FEET BETWEEN THE PROPOSED FOURTH LEVEL UNENCLOSED DECK AND THE ADJACENT JULIET BALCONY BY 11'-6" FEET TO BE A DISTANCE OF 3'-8" FEET.	C. PLEASE REFERENCE RATIONALE FOR ITEM B ABOVE. REDUCING THE WIDTH OF THE DECK TO INCREASE THE DISTANCE BETWEEN THE ADJACENT BALCONY DOES NOT BENEFIT THE ADJACENT BALCONY. BOTH THE DECK AND BALCONY ARE FOR THE SAME UNIT AND THEREFORE, THE SEPARATION IS NOT CRUCIAL.

DEPARTURE #4

DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
SMC 23.45.518.H.1	CORNICES, EAVERS, GUTTERS, ROOFS, AND OTHER FORMS OF WEATHER PROTECTION MAY PROJECT INTO REQUIRED SETBACKS AND SEPARATIONS A MAXIMUM OF 4 FEET IF THEY ARE NO CLOSER THAN 3 FEET TO ANY LOT LINE.	TO ALLOW THE ROOF PROJECTIONS (MAIN ROOF EAVE AND RESIDENTIAL ENTRY AWNING) TO PROJECT INTO THE SIDE SETBACK BY 2'-4" FEET, REDUCING THE REQUIRED 3'-0" DISTANCE FROM THE ADJACENT LOT LINE BY 8".	SIMILAR TO THE RATIONALE OF DEPATURE #1, AS THE UNENCLOSED DECK AT THE FOURTH LEVEL ENCROACHES INTO THE SOUTH SIDE SETBACK AND WITHIN THE ALLOWABLE DISTANCE TO THE PROPERTY LINE, THE PROPOSED ROOF AND RESIDENTIAL AWNING DO THE SAME. THIS ENSURES THAT THERE IS CONSISTENT ALIGNMENT BETWEEN ALL THREE ELEMENTS WHICH STRENGTHENS THE OVERALL DESIGN AND BETTER MEETS THE INTENT OF THE EARLY DESIGN GUIDANCE AND PRIORITY DESIGN GUIDELINES [DC2-B-1, FACADE COMPOSITION; DC2-C, SECONDARY ARCHITECTURAL FEATURES; CS2-C-1, CORNER SITES] THE ROOF PROJECTIONS STRENGTHEN THE CORNER DESIGN WITH ALIGNED EXTENTS, BOTH AT THE PEDESTRIAN REALM BUT ALSO WHEN VIEWED FROM FURTHER AWAY FROM GEMENSKAP PARK. THE ROOF EAVE AND RESIDENTIAL AWNING WILL BE FIRE RATED ACCORDING TO THE REQUIREMENTS SET FORTH IN SBC CHAPTER 6.



DEPARTURE #2 DIAGRAM



DEPARTURE #1 DIAGRAM


1138
PARKVIEW
GREEN
THANK YOU

APPENDIX

01. ESTABLISHING A RELATIONSHIP TO NEIGHBORHOOD

CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2.C.1 CORNER SITES

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

The applicant's preferred option opens up towards the southwest corner that is opposite a public green space. Rather than anchoring the building at the corner, this project aims to continue the pattern of open space established by the park, while at the same time providing a prominent front porch entrance for the building.

02. RESPOND TO AN EVOLVING ARCHITECTURE

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

CS3.A.4 EVOLVING NEIGHBORHOODS

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

The project site occupies a prominent corner where the existing context transitions from neighborhood residential consisting of single family homes, duplexes and triplexes to low rise multifamily residential, with most of the existing development not establishing a specific architectural context to respond to. The proposed development will respond to the context through expressions of architectural elements seen in the area and will establish a positive example for future development through generous ground-level open space, placemaking, and sustainability.

03. CONTRIBUTE TO THE COMMUNITY PUBLIC REALM

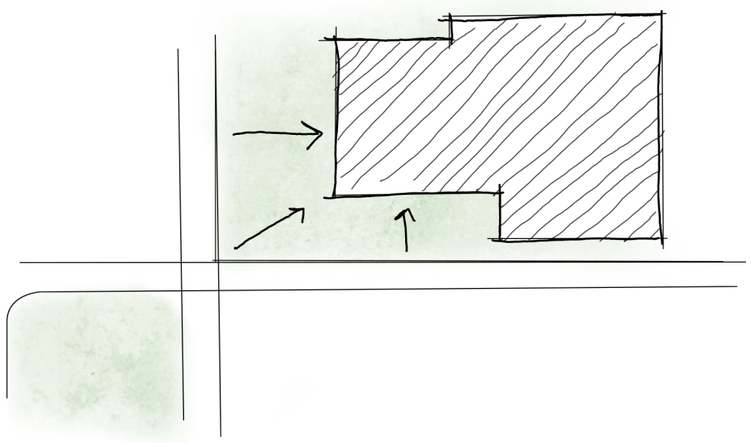
PL1 CONNECTIVITY

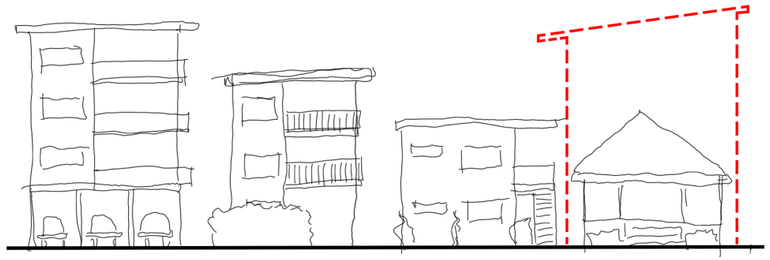
Complement and contribute to the network of open spaces around the site and the connections among them.

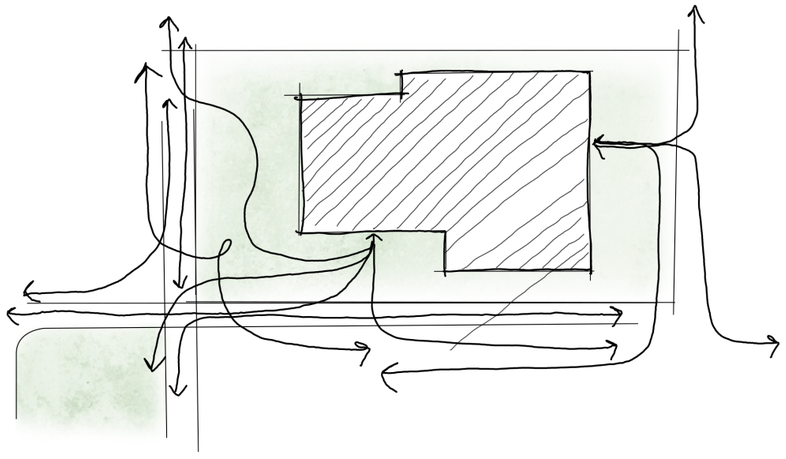
PL1.A.1 ENHANCING OPEN SPACE

Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

The preferred option has the most balanced relationship to the open space to the southwest of the project site. Circulation opportunities have expanded and strengthened the relationship to the residential entry, maintaining some level of separation by programmatic or landscaping variations while still relating to the pedestrian patterns nearby.







04. DESIGN INTERIOR SPACES THAT CONNECT TO THE EXTERIOR

PL3 STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3.A.2 ENSEMBLE OF ELEMENTS

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

The building will be designed to integrate the entry into a natural transition from the sidewalk. Additional secondary elements, such as high-quality materials, site fixtures, landscaping, lighting, and balconies will further highlight the entry and promote interactions between neighbors along the building edge.

05. EMPLOY INTEGRATED SUSTAINABLE FEATURES

DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2.B.1 FACADE COMPOSITION

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

The building will take cues from the neighborhood, with ordered upper-level facades, a sloped roofline, and expressive architectural features. Material patterns and expressions will wrap the building in its entirety.

DC2.C.2 DUAL PURPOSE ELEMENTS

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2.B.1 FACADE COMPOSITION

Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

The applicant's preferred design has a strong roof expression that extends beyond the facades, relating to the existing context, but also providing optimal solar exposure for photovoltaic panels. High quality materials will both contribute to the overall facade composition but also energy efficiency and sustainability objectives.

06. PROVIDE PLACES FOR RESIDENT CONNECTION

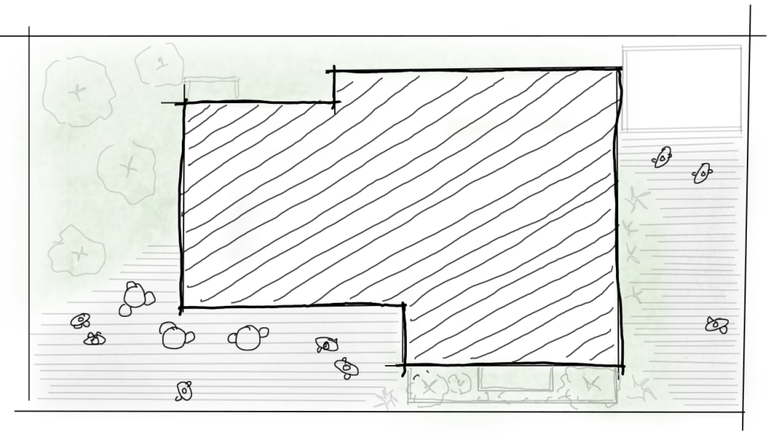
DC4 EXTERIOR ELEMENTS AND FINISHES

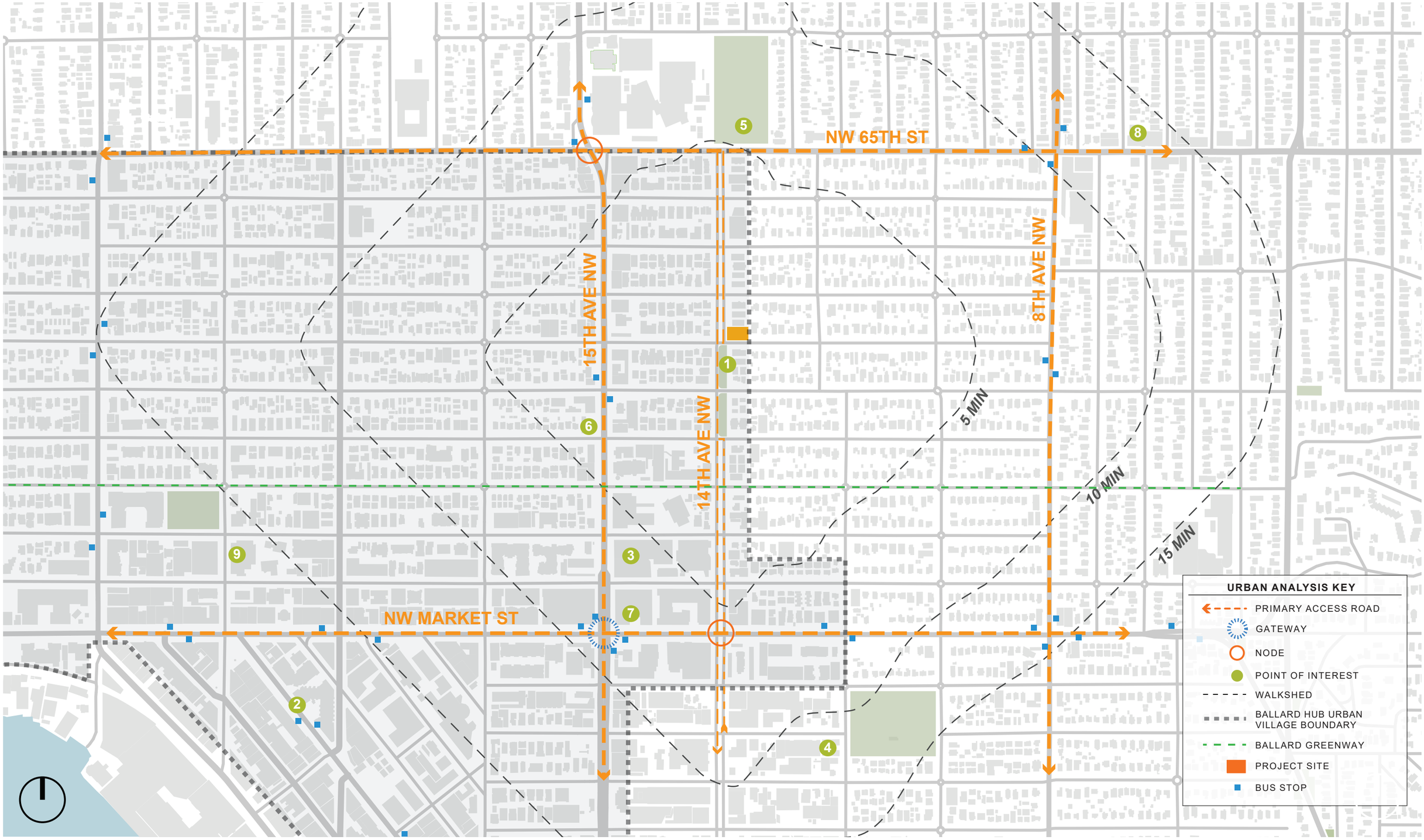
Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4.D.4 PLACE MAKING

Create a landscape design that helps define spaces with significant elements such as trees.

The landscape design of the ground plane will use high quality paving materials and robust landscaping that relate to the adjacent park, providing an extension of open space that enriches the pedestrian experience of the neighborhood.

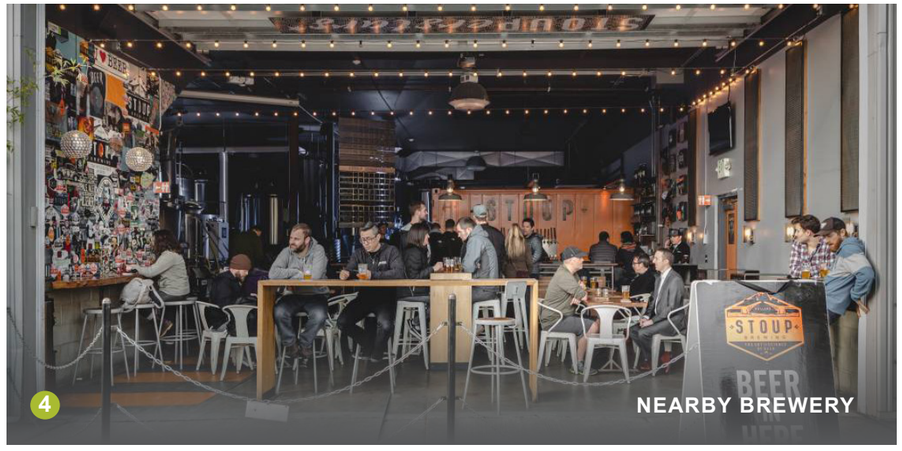



NW 65TH ST
15TH AVE NW
14TH AVE NW
8TH AVE NW
NW MARKET ST
5 MIN
10 MIN
15 MIN
1
2
3
4
5
6
7
8
9
URBAN ANALYSIS KEY
PRIMARY ACCESS ROAD
GATEWAY
NODE
POINT OF INTEREST
WALKSHED
BALLARD HUB URBAN VILLAGE BOUNDARY
BALLARD GREENWAY
PROJECT SITE
BUS STOP

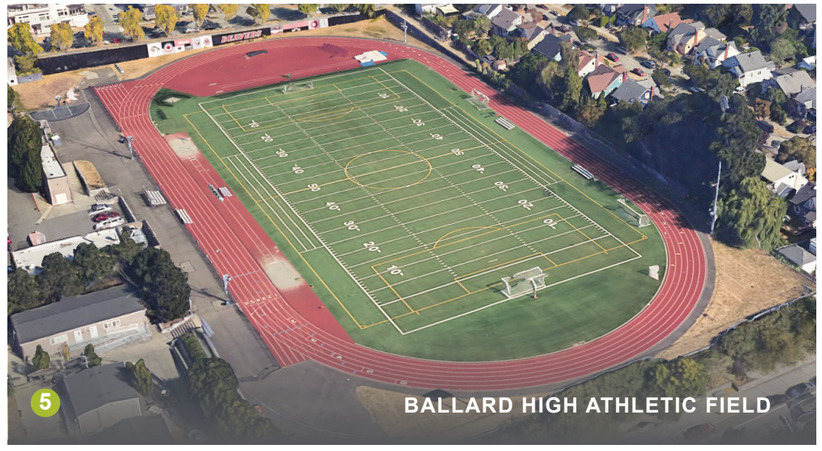
1 GEMENSKAP PARK

2 NEIGHBORHOOD FARMERS MARKET

3 NEIGHBORHOOD GROCERY



4 NEARBY BREWERY

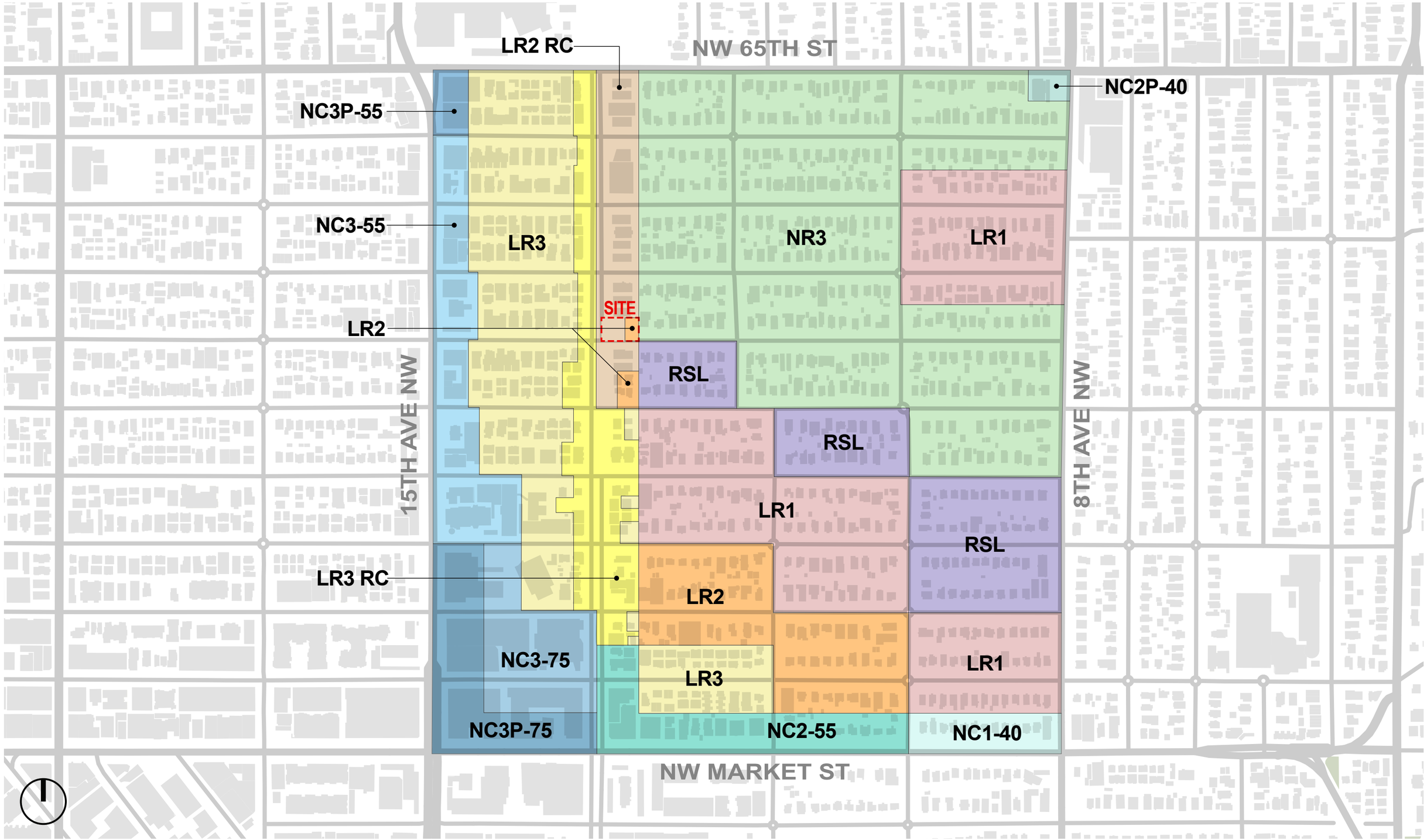

5 BALLARD HIGH ATHLETIC FIELD

6 NEARBY COFFEE SHOP

7 NEIGHBORHOOD MIXED-USE

8 NW 65TH COMMERCIAL


9 SEATTLE PUBLIC LIBRARY


NW 65TH ST
LR2 RC
NC2P-40
NC3P-55
NC3-55
LR3
NR3
LR1
SITE
LR2
RSL
15TH AVE NW
8TH AVE NW
RSL
LR1
RSL
LR3 RC
LR2
NC3-75
LR3
LR1
NC3P-75
NC2-55
NC1-40
NW MARKET ST

ADDRESSES: 6102 14th Ave NW & 1138 NW 61st St
PARCEL #: 276770-4505 & 276770-4506
ZONING: LR2 RC (M) & LR2 (M)
OVERLAYS: Parking Flexibility Area, Ballard Hub Urban Village
SITE AREA: 5,097 SF

23.45.510 FLOOR AREA RATIO

	ALLOWED	PROPOSED
Maximum Floor Area Ratio:	1.4* (7,136 SF)	1.53 (7,800 SF)

*1.6 FAR allowed per SMC 23.45.510 Table A meeting the requirements of SMC 23.45.522 and the following provisions are met:
1. The total amount of outdoor amenity area is equal to at least 35 percent of the lot area.
2. No part of such amenity area has a width or depth of less than 20 feet.
3. The outdoor amenity area is located at ground level or within 4 feet of finished grade.

23.45.514 STRUCTURE HEIGHT

	ALLOWED	PROPOSED
Allowed Maximum Base Height	40'-0”	40'-0"
4’ Additional Allowed for Rooftop Features (Parapets, Clerestories, etc.)	44'-0”	44'-0"
16’ Additional Allowed for Stair & Elevator Penthouses	56'-0”	49'-0"

23.45.518 SETBACKS REQUIREMENTS

Setback requirements for lots abutting or across the alley from residential zone.
DR9-2017, SBC 1205 - SEDU Story Count for Natural Light
High Voltage Lines - 14'-0" radial setback

23.45.522 AMENITY AREA

	REQUIRED	PROPOSED
25% of lot area (5,097 SF)	1,275 SF MIN	1,825 SF
35% of lot area at ground level for increased FAR	1,784 SF MIN	1,825 SF

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

	REQUIRED	PROPOSED
Structure width (lf)	90’ maximum	60' maximum
Facade length (lf) - within 15’ of side lot line	65’ maximum	60' maximum

23.45.530 GREEN BUILDING STANDARDS

For projects exceeding the allowable base FAR of 1.2, the project shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment.

23.46.004 PERMITTED USES

Permitted Outright:
- Residential
- Commercial
- Live/Work Units

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.54.015 REQUIRED PARKING

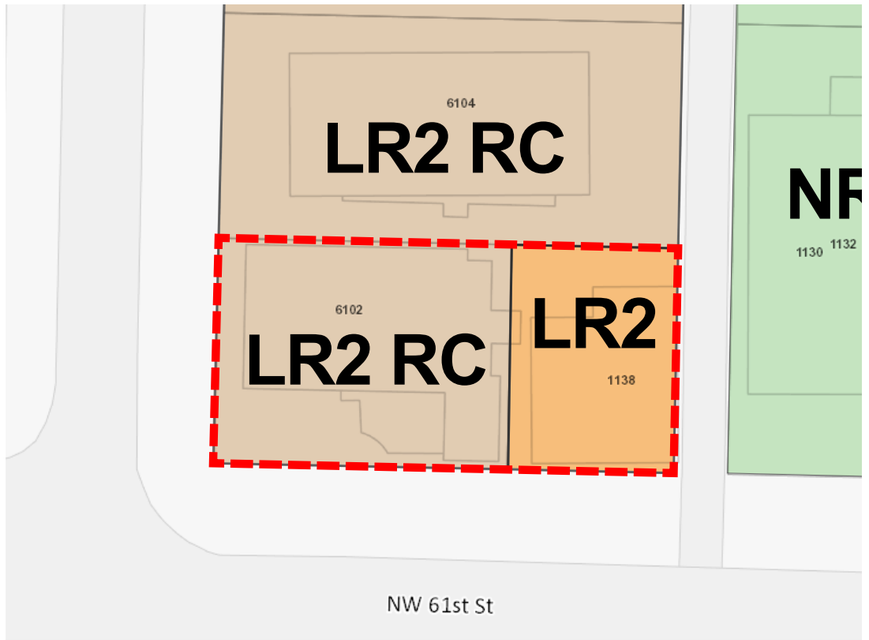
No vehicle parking is required within the urban village and parking flexibility area.

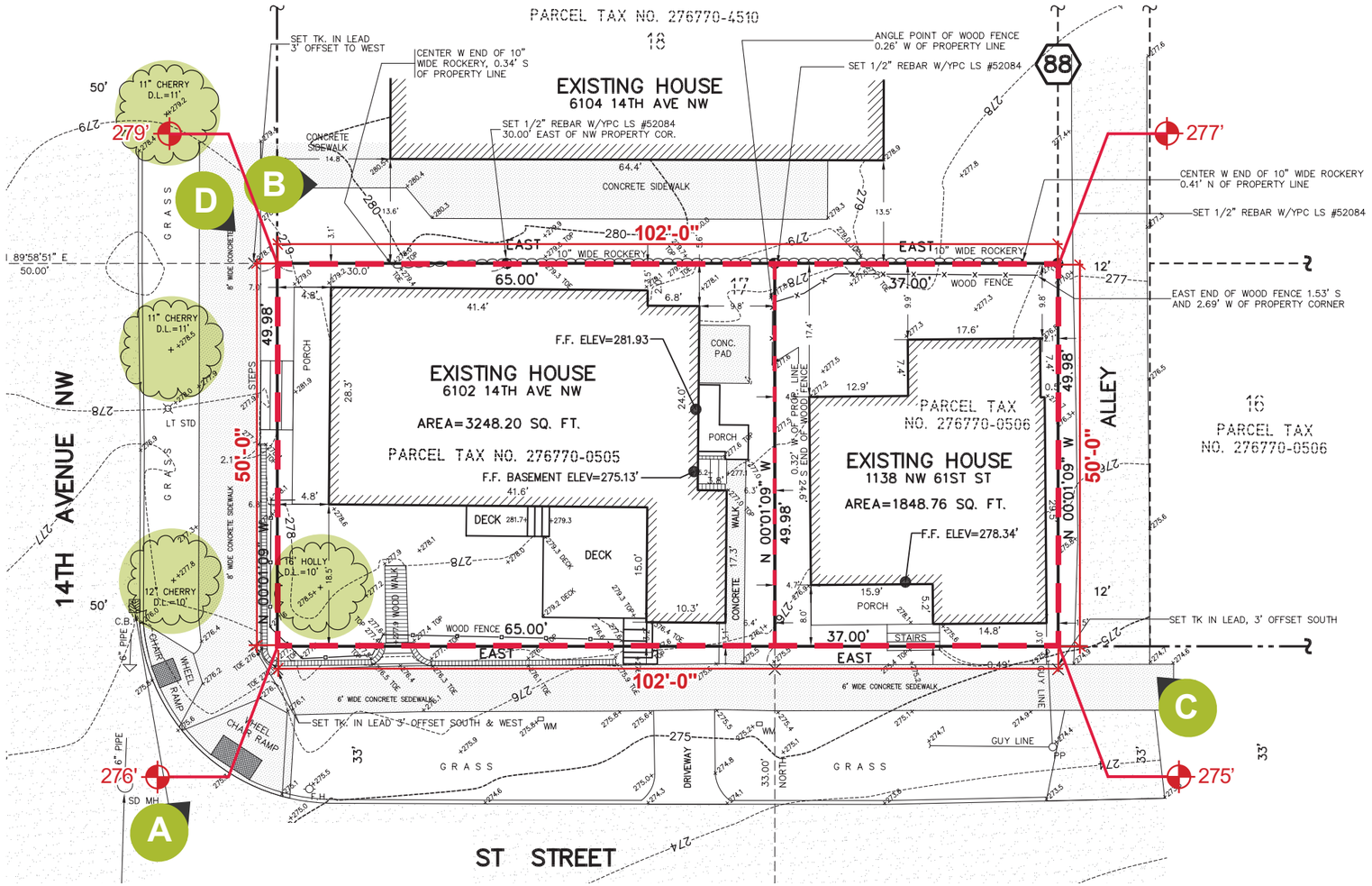
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 16-25 dwelling units: 225 SF. The minimum horizontal dimension of required solid waste storage space is 12 feet.

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level (“average grade level” means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)





EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

- 6102 14th Ave NW & 1138 NW 61st St
- Located at the NE corner of 14th Ave NW and NW 61st St
- Two existing single family homes to be relocated
- Site Area = 5,097 SF
- Rectangular site measures roughly 50’ wide by 102’ deep

TOPOGRAPHY

- 3’-0” slope down across site from north to south

ADJACENT BUILDINGS AND USES

- North: Existing multifamily residence *(LR2 RC (M))*
- East: Existing single family residence across alley *(NR3)*

LEGAL DESCRIPTION

6102 14th Ave NW

THE WEST 65 FEET OF LOT 17, BLOCK 88, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 40, LOT 7, IN KING COUNTY, WASHINGTON.

APN: 276770-0505

1138 NW 61st St

LOT 17, BLOCK 88, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 40, LOT 7, IN KING COUNTY, WASHINGTON.

EXCEPT THE WEST 65 FEET THEREOF.

APN: 276770-0506

SETBACK REQUIREMENTS

- Front lot line 5'-0" setback.
- Side lot lines 5'-0" minimum / 7'-0" average setback.
- Alley 10'-0" setback
- A high voltage line along alley requires a 14'-0" radial setback from the wire.

SOLAR ACCESS & VIEWS

- The proposed building will have solar access from the east, west, and south. There are no immediate structures that will block solar access or cast shadows on the proposed building.
- Territorial views of the Cascade Mountains to the east and the Olympic Mountains to the west, along with Mount Rainier and downtown, will be available from the upper floors and roof deck.

TRAFFIC CIRCULATION

- There is parallel parking along 14th Ave NW & NW 61st St.
- An alley provides circulation to the rear of the property.
- 14th Ave NW is a divided road with median parking, except between NW 59thst St to NW 61st Street.
- Adjacent intersection crosswalks meet SDOT standards.
- NW Market St & NW 65th St provide arterial access to 14th Ave NW.

STREETSCAPE

Sidewalks and planting strips with street trees are present on both sides of 14th Ave NW. Vehicular parking occurs on both sides as well as the gravel center median. Gemenskap Park is immediately to the south for two blocks, merging the divided traffic of 14th Ave NW to the west side of the park.

NEIGHBORHOOD PATTERNS AND POTENTIAL

The neighborhood currently consists of a mixture of two to four story multi-family, and single-family detached homes, transitioning between the two east of the alley adjacent to 14th Ave NW.

LANDSCAPE APPROACH

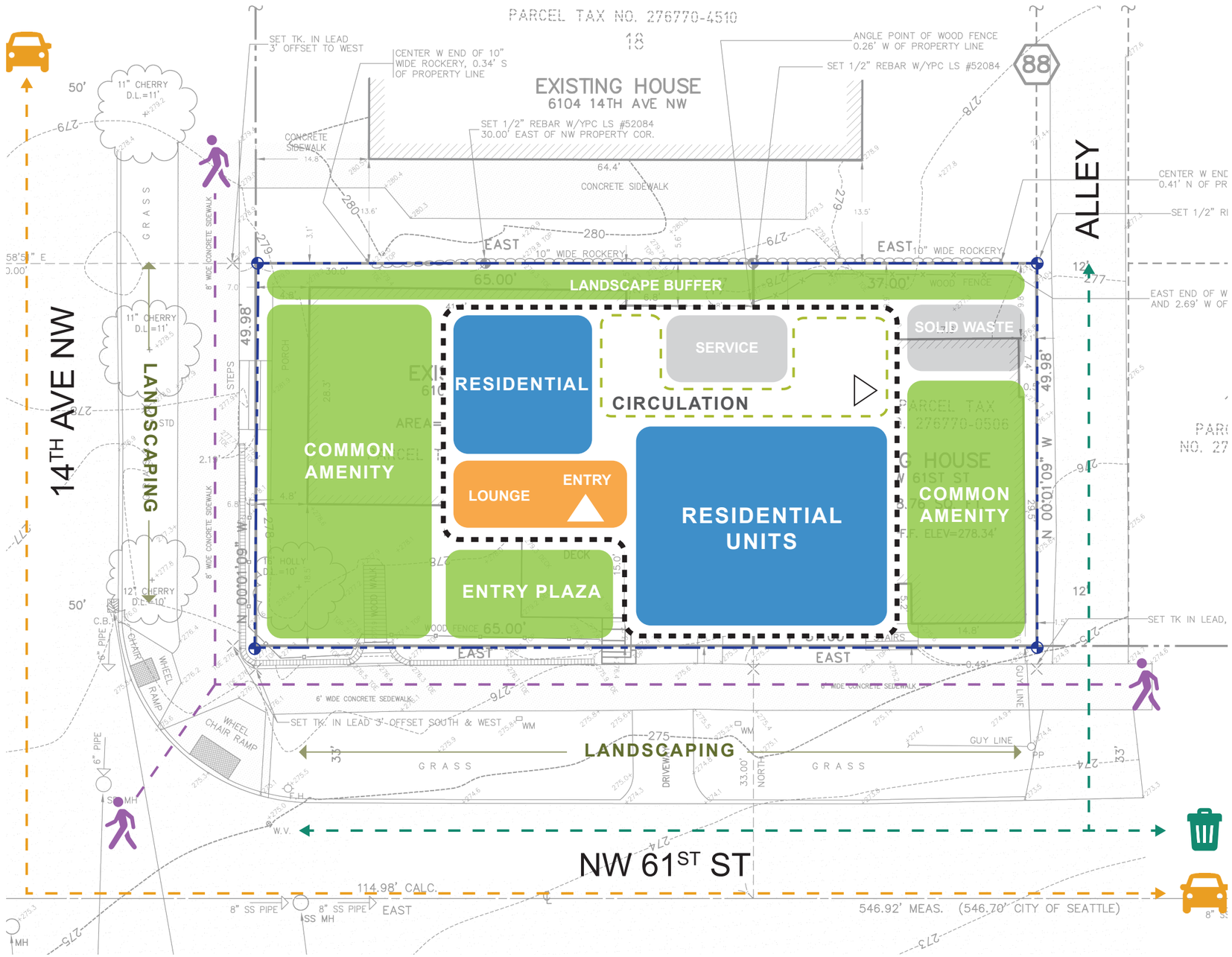
Existing street trees along 14th Ave NW will be retained. The existing planting strip will be restored as needed to SDOT standards. Landscaping in amenity area will further the connection with Gemenskap. Bioplanters will be on site, handling storm runoff while increasing privacy to window wells and ground level units.

SOLID WASTE

Located along the alley, the solid waste storage will be convenient for access and screened from view. The required storage space for solid waste is 225 SF, and by locating along the alley, this area will not be counted towards FAR, allowing for an additional housing unit.

SITE STRATEGY

With a street corner lot, a main objective is to design an active environment for pedestrians at the streetscape while relating to the neighborhood park adjacent to the south. With a generous setback for amenity at 14th Ave NW, the open space will create a relationship to where the park ends on the other side of NW 61st St.



COMMUNITY OUTREACH SUMMARY

1. PRINTED OUTREACH:

Printed Outreach: Cone Architecture posted 10 flyers within an approximate half mile radius of the proposed site, 6102 14th Ave NW. Each posted flyer was visible from the sidewalk. Flyers provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with a survey link, a project website link, where additional information about the project can be found, and a site location map.

Date: Flyers were posted 01/19/2023

2. ELECTRONIC/DIGITAL OUTREACH:

Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement and five survey questions.

Survey Link: https://www.surveymonkey.com/r/Y5C6M9H

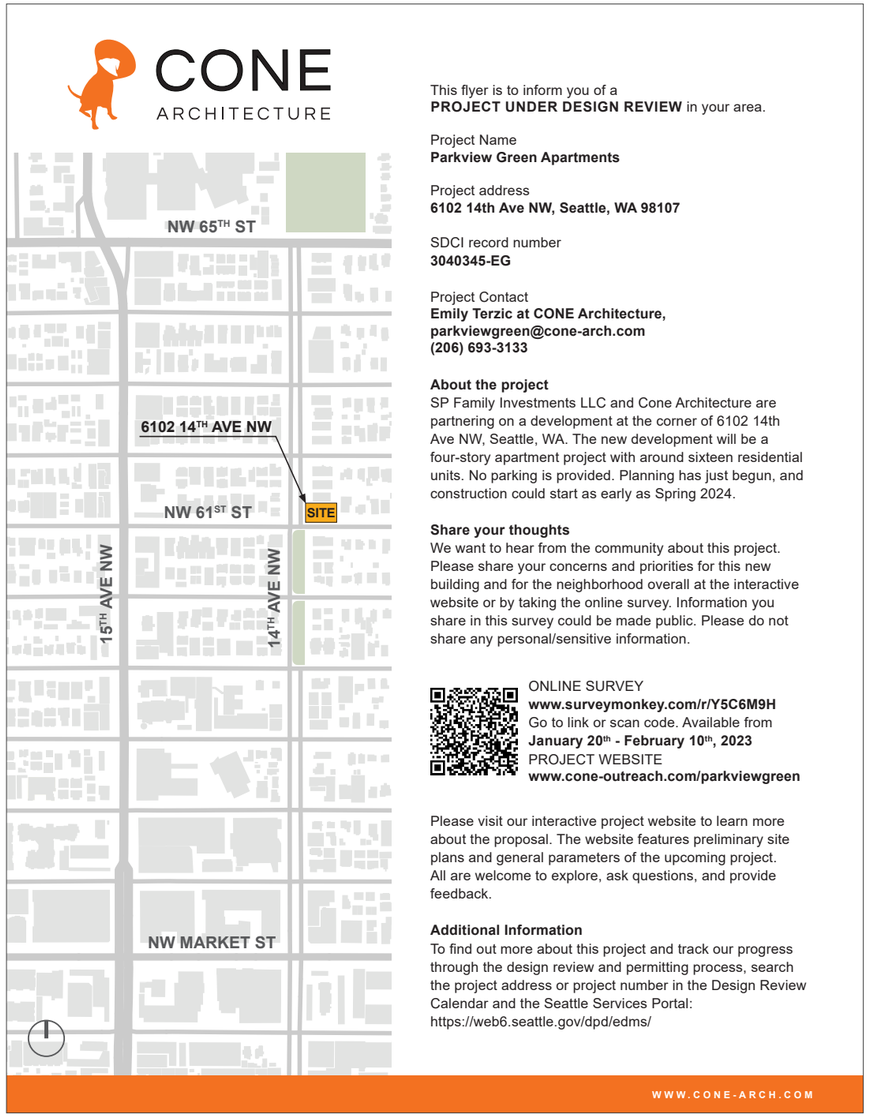
Public informed by: Printed Outreach Flyer
Date: Survey Launched 01/18/2023
Survey Closed 02/10/2023

3. ELECTRONIC/DIGITAL OUTREACH:

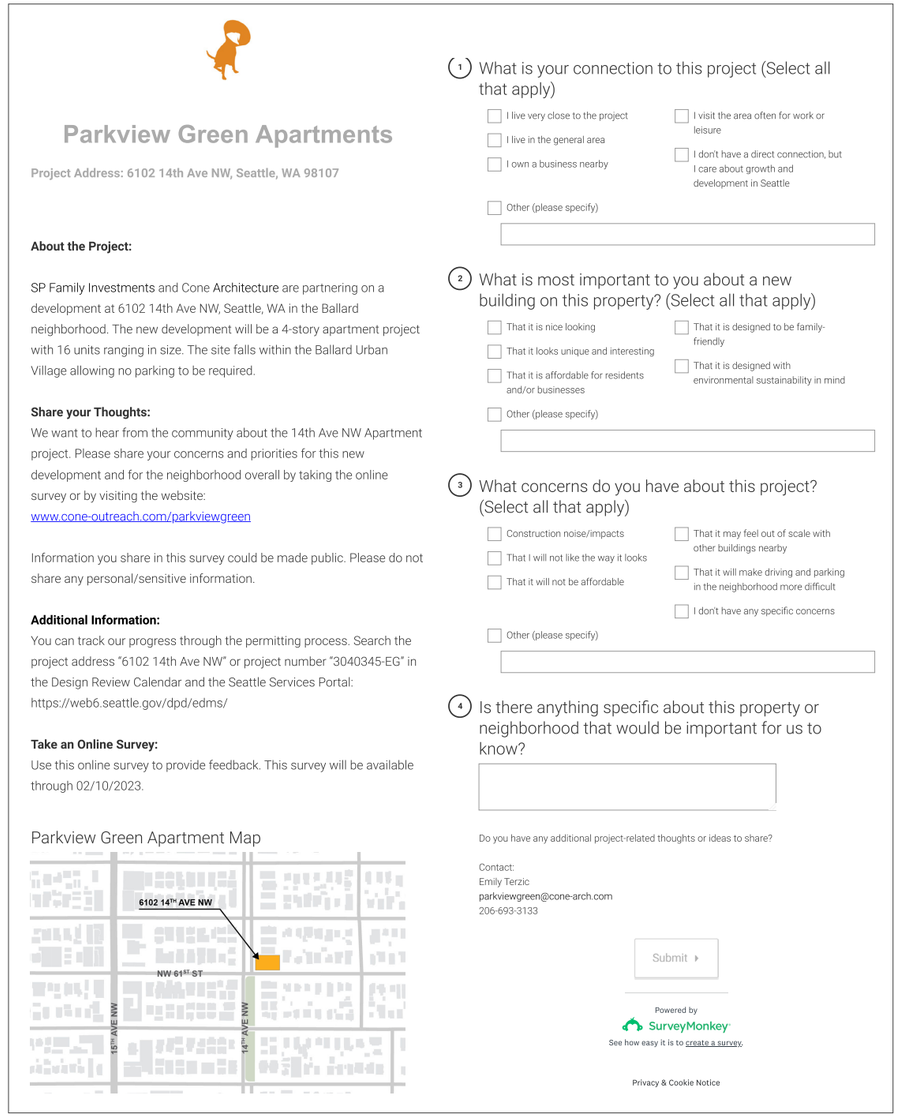
High-Impact (in lieu of In Person Outreach): Cone Architecture designed a project-specific website which presented the project via a site-location map and a summary of the project. The website also provided project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the Survey Monkey project survey with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback.

Website address:
www.cone-outreach.com/parkviewgreen

Date: Site Became Available 01/18/2023



Screenshot of Flyer



Screenshot of Survey Monkey

CONE
ARCHITECTURE

Parkview Green Apartments
6102 NW 14th Ave
Seattle, WA 98107

Early Outreach for Design Review

About the project

SP Family Investments LLC and Cone Architecture are partnering on a development at the corner of 6102 14th Ave NW, Seattle, WA. The new development will be a four-story apartment project with around sixteen residential units. No parking is provided. Planning has just begun, and construction could start as early as Spring 2024.

ADDRESS: **6102 14th Ave NW**
SDCI RECORD NUMBER: **3040345-EG**
APPLICANT: **CONE Architecture**
CONTACT: **Emily Terzic**
parkviewgreen@cone-arch.com
(206) 693-3133

Take our survey

Use this online survey to provide feedback.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

This survey link will be available through 02/10/23.

Take Survey

Share your thoughts

Please share your concerns and priorities for this new development, and for the neighborhood overall, on the project website. Information you share in this survey could be made public. Please do not share any personal/sensitive information.

Name

Email or phone

Tell us more

Submit

Additional information

You can track our progress through the permitting process. Search the project address "6102 14th Ave NW" or project number "3040345-EG" in the Design Review Calendar and the Seattle Services Portal.

To find out more about early outreach for design review, visit the City of Seattle's Department of Neighborhood's web page.

CONE ARCHITECTURE

Screenshot of Project Website

SUMMARY OF COMMUNITY RESPONSES:

1. Electronic/Digital Outreach: Cone Architecture received **18 responses** to the survey that was created through Survey Monkey.

- What is your connection to this project?

(15) respondents	I live very close to the project.
(2) respondents	I live in the general area.
(1) respondents	I don't have a direct connection, but I care about growth and development in Seattle.

- What is most important to you about a new building on this property?

(6) respondents	That it is nice looking.
(2) respondents	That it is unique and interesting.
(11) respondents	That it is affordable for residents and/or businesses.
(7) respondents	That it is designed to be family friendly.
(10) respondents	That it is designed with environmental sustainability in mind.
(6) respondents	Other (please specify)

- What concerns do you have about this project?

(10) respondents	Concerns for construction noise/impacts.
(3) respondents	That I will not like the way it looks.
(9) respondents	Concerns it will not be affordable.
(3) respondents	Concerns that it may feel out of scale with other buildings nearby.
(12) respondents	That it will make driving and parking in the neighborhood more difficult
(2) respondents	Other (please specify)

2. High-Impact Outreach: The comment box provided on the project website received **1** comment regarding concerns over current vehicle parking capacity in the neighborhood.

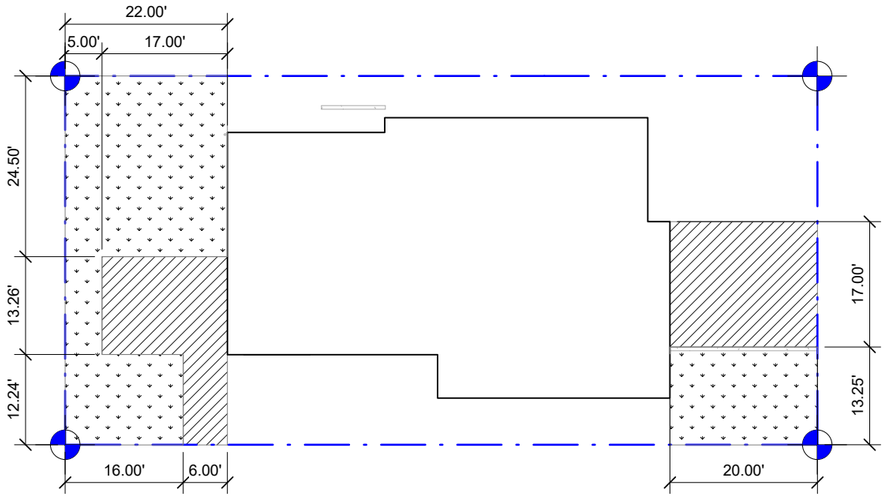


DIAGRAM - LANDSCAPED AMENITY

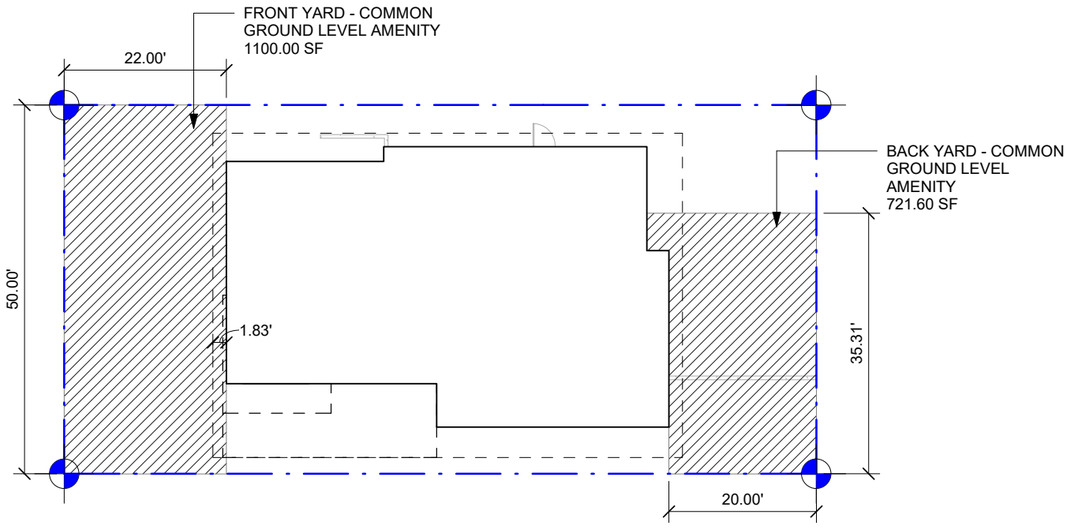


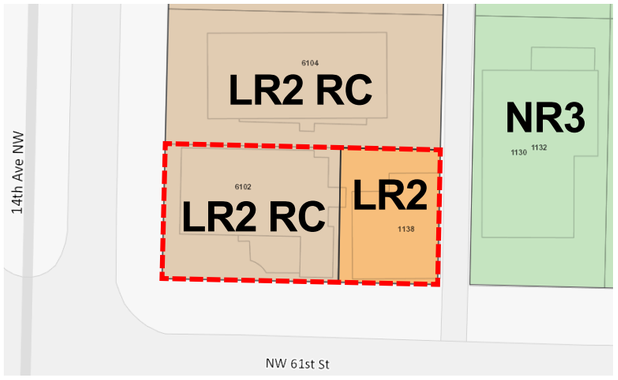
DIAGRAM - AMENITY PLAN

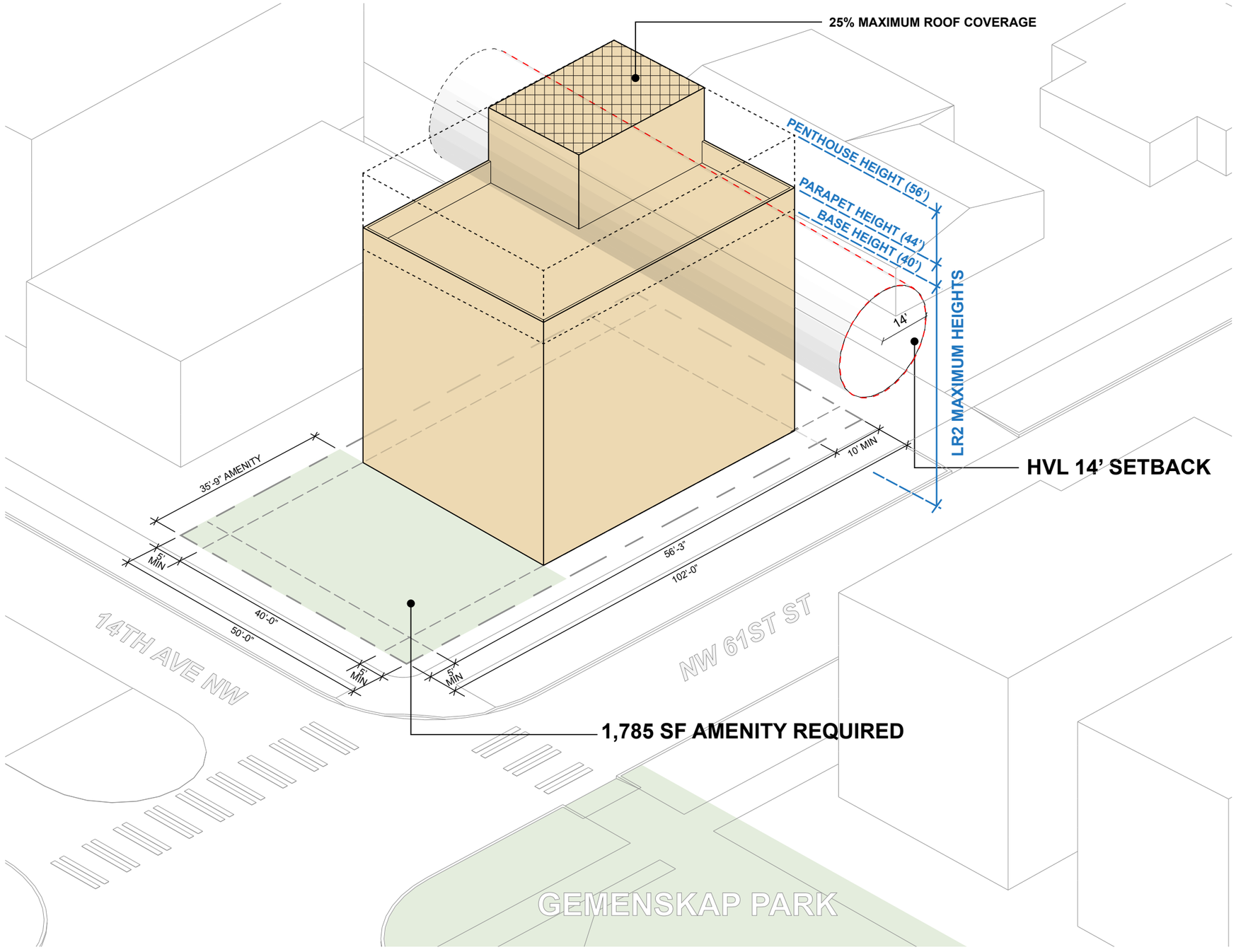
MAXIMUM DEVELOPMENT POTENTIAL

This dual site project is zoned LR2 RC(M) along 14th Ave NW and LR2 (M) along NW 61st St allowing for residential development on both lots with a maximum base height of 40 feet. An additional 4' is allowed for the maximum parapet height and 16' is allowed for the maximum penthouse height.

The LR zoning requires a 5' setback along the front property line, 5' min / 7' average along the side for facades over 40' in length, and 10' setback from the alley accessed off NW 61st St.

By providing **35% amenity at the ground level** the building is able to utilize the 1.6 FAR exception for apartments in LR zones (per SMC 23.45.510). This required 1,**785 SF of amenity space** is shown towards 14th Ave NW in this diagram but is explored in various site locations through the massing options.





1

14TH AVE NW | EAST

PROJECT SITE - LOOKING EAST

RECESSED BALCONIES

EXPRESSED ROOF EDGES

CONTINUOUS ROOF FORM

RECESSED GROUND FLOOR RELATIONSHIP

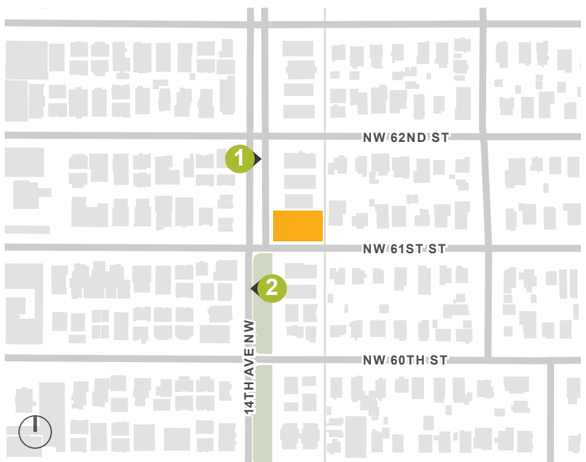
2

14TH AVE NW | WEST

ACROSS FROM PROJECT SITE - LOOKING WEST

STACKED GABLE

STOREFRONT GLAZING



NW 61ST ST | NORTH

PROJECT SITE - LOOKING NORTH

TRADITIONAL PITCHED ROOF

RECESSED / COVERED ENTRY

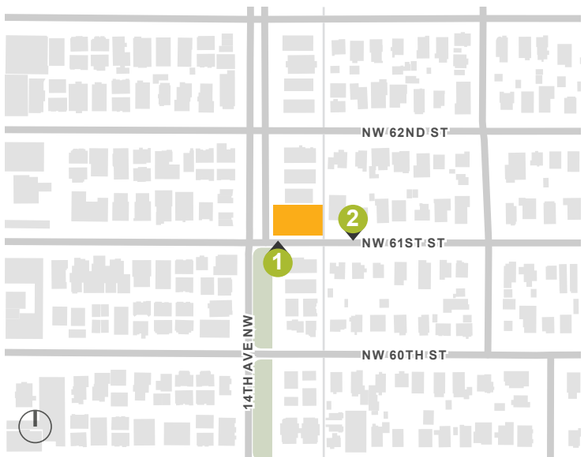
NW 61ST ST | SOUTH

ACROSS FROM PROJECT SITE - LOOKING SOUTH

STOOP

RECESSED ENTRY

BOLD LAP SIDING COLOR

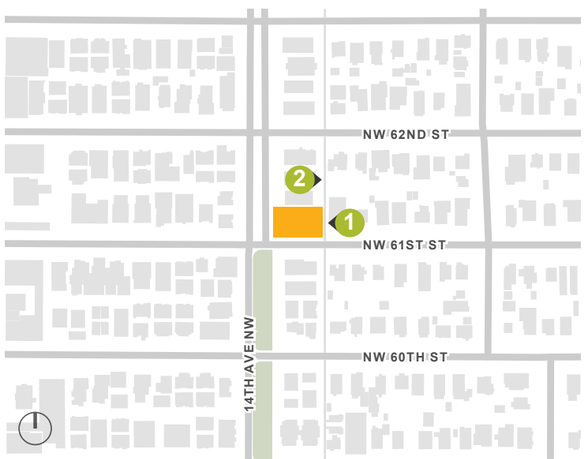


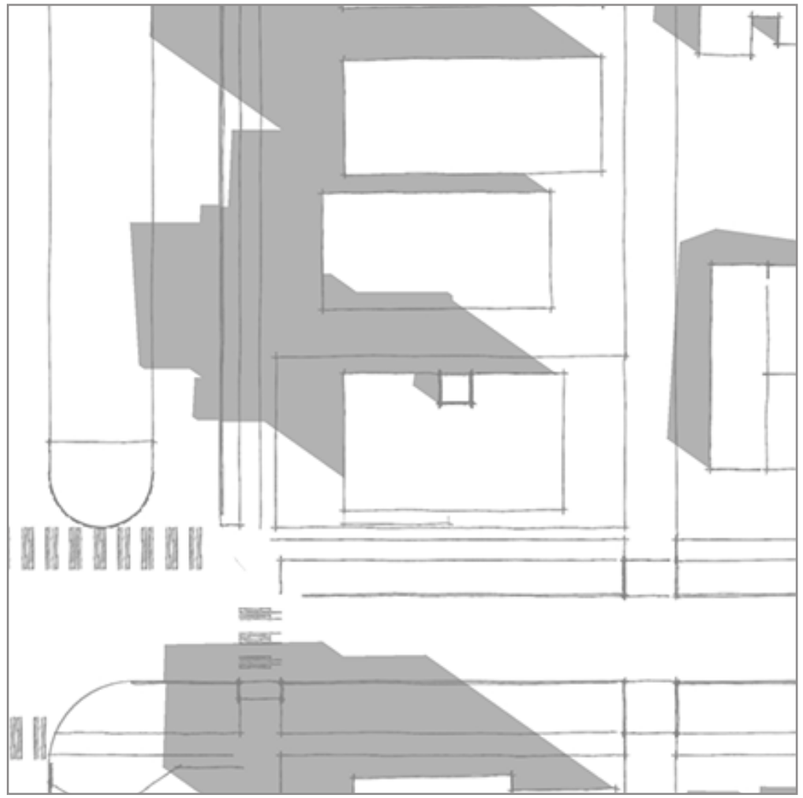
ALLEY | EAST

ACROSS FROM PROJECT SITE - LOOKING EAST

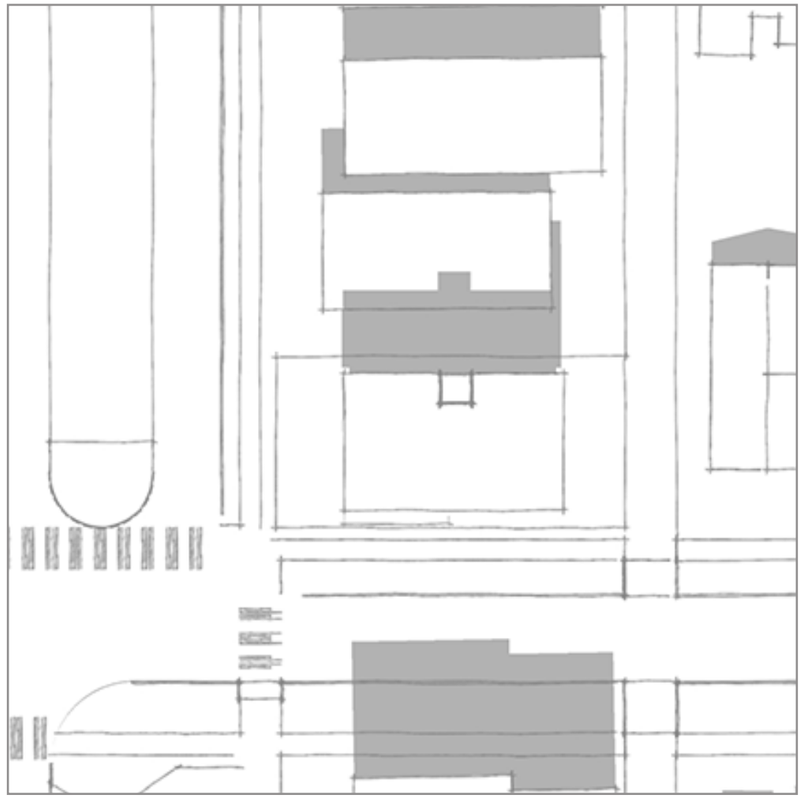
ALLEY | WEST

PROJECT SITE - LOOKING WEST





MARCH / SEPTEMBER 21, 9 AM



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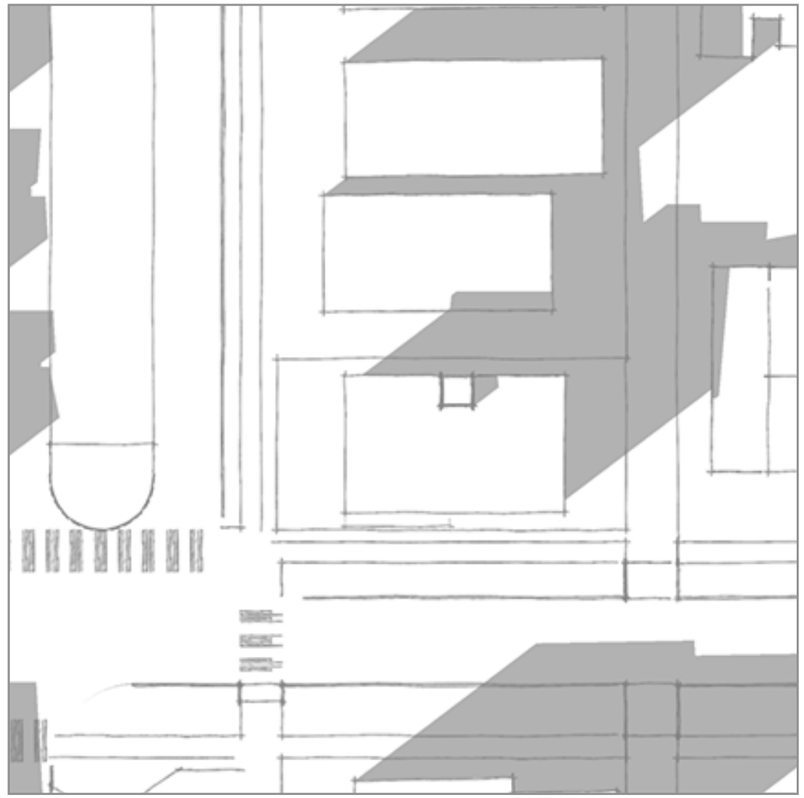

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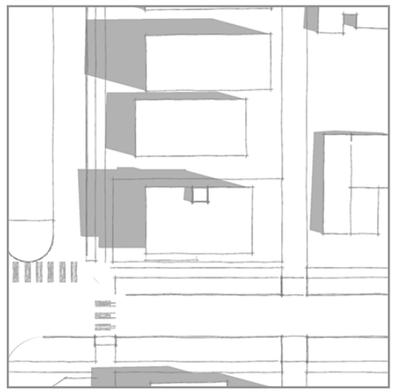

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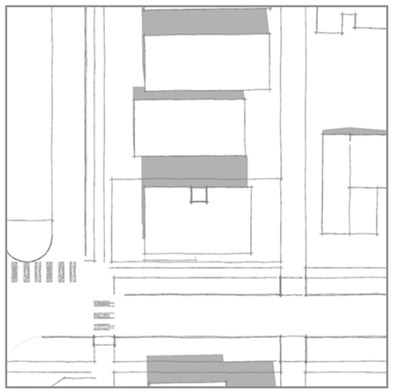

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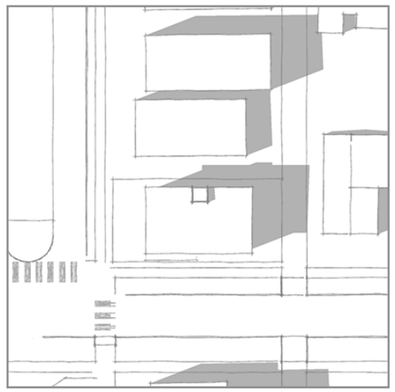

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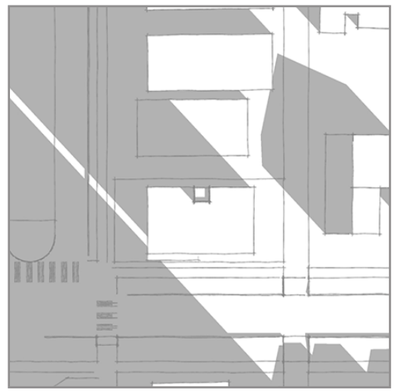

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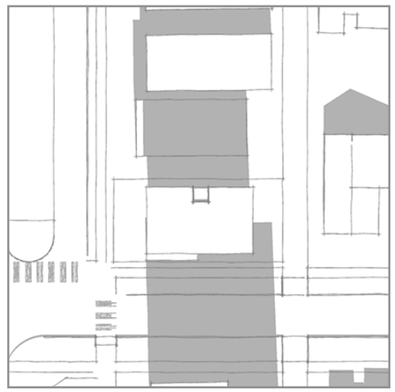

DECEMBER 21, 12 PM

DECEMBER 21, 3 PM