

EARLY DESIGN GUIDANCE

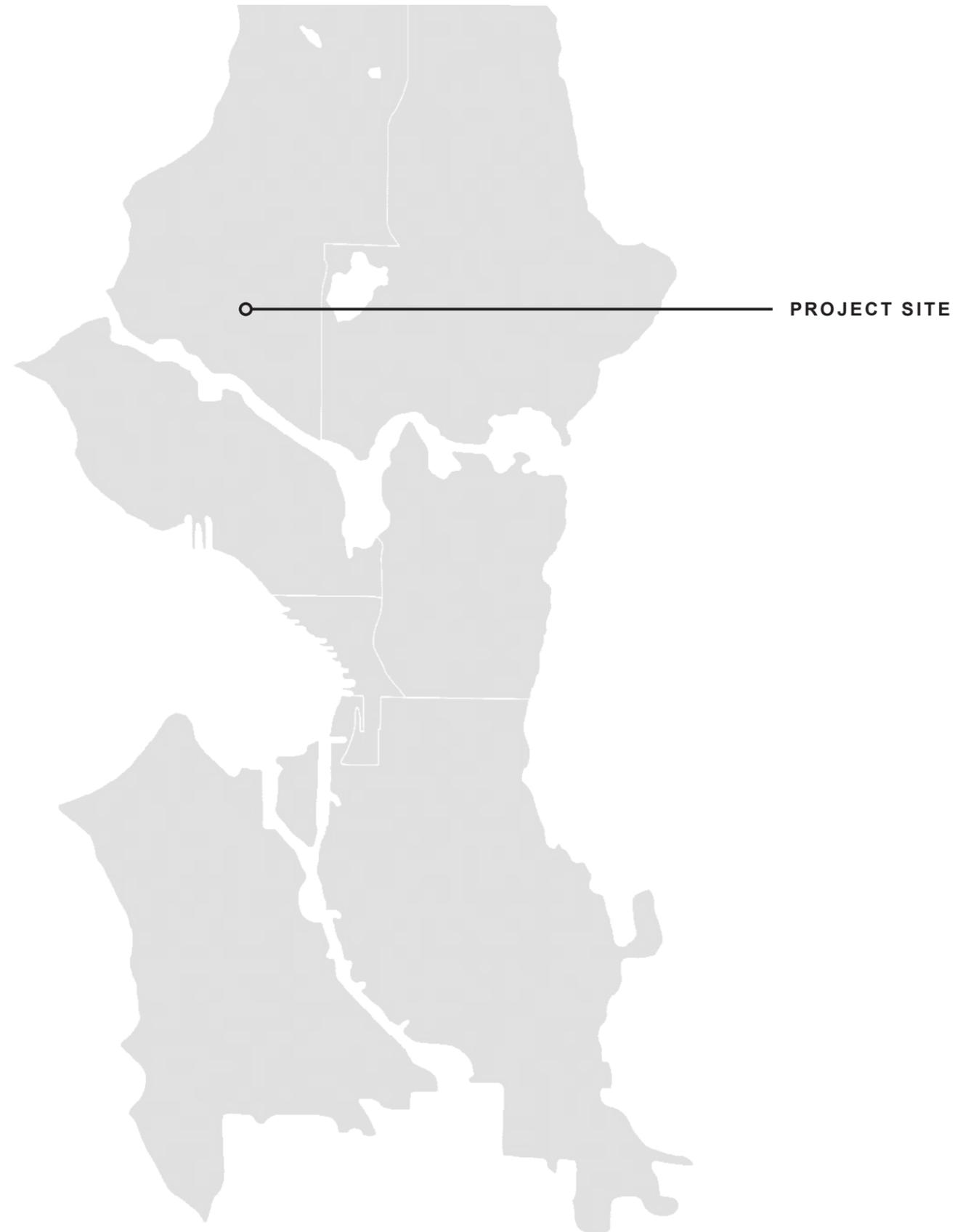
SDCI # 3040345-EG  
6102 14th Ave NW  
Seattle, WA 98107

Applicant:  
Cone Architecture  
1319 N 49th Street  
Seattle, WA 98103  
Contact: Emily Terzic

Owner:  
SP Family Investments, LLC  
6102 14th Ave NW  
Seattle, WA 98107  
Contact: Peter Locke

SDCI Contact:  
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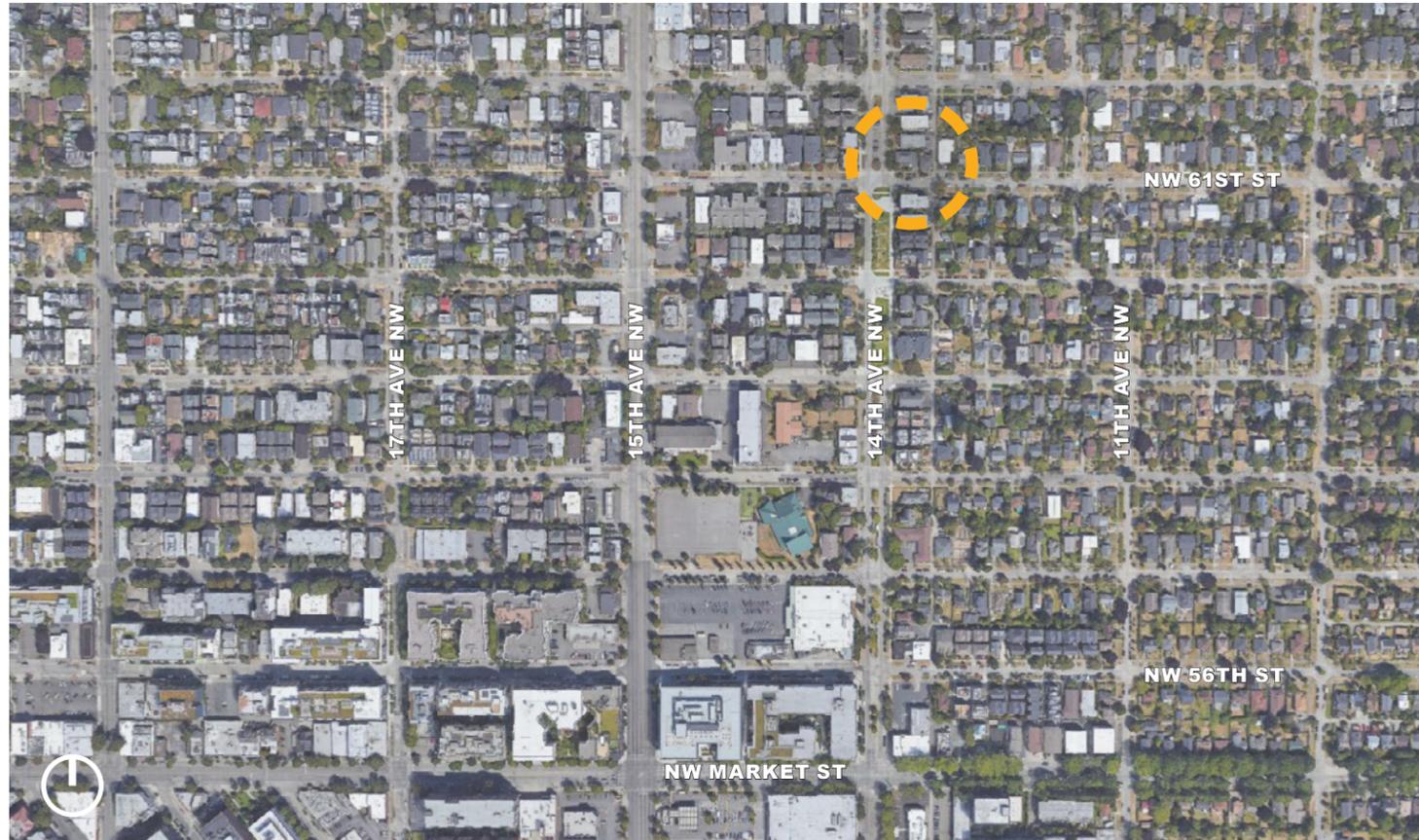
SITE



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VICINITY MAP

**EXISTING SITE**

The project site consists of two lots (APN 276770-4505 & 276770-4506) on 14<sup>th</sup> Ave NW and NW 61<sup>st</sup> 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 14<sup>th</sup> 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 14<sup>th</sup> Ave NW & 1138 NW 61<sup>st</sup> 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 Anticipated  
(10) EDUs, (5) SEDUs, (1) 2-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: 1.53 (7,800 SF)  
Proposed Vehicle Parking: 0

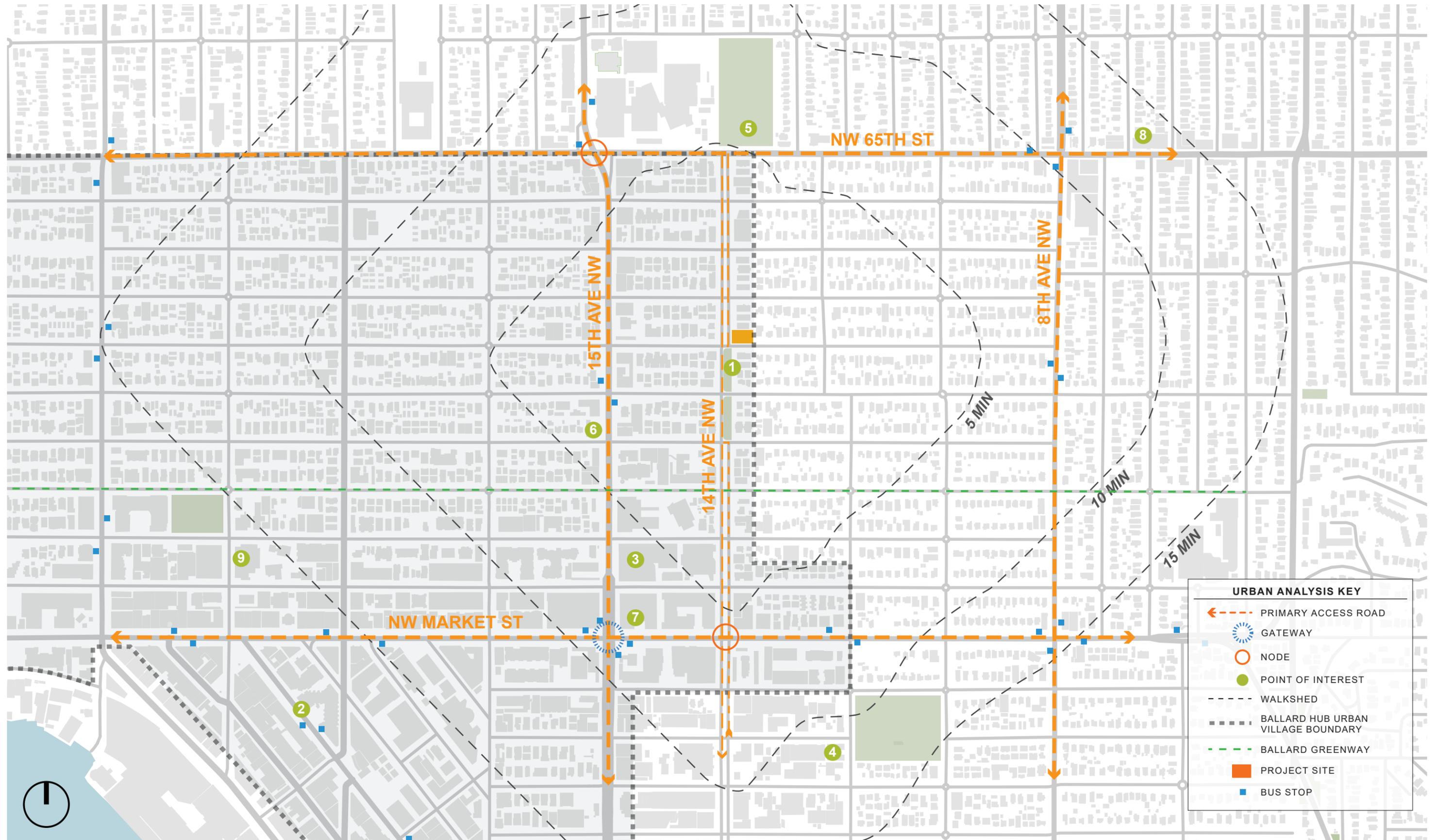
**DEVELOPMENT OBJECTIVES**

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 its 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.





**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



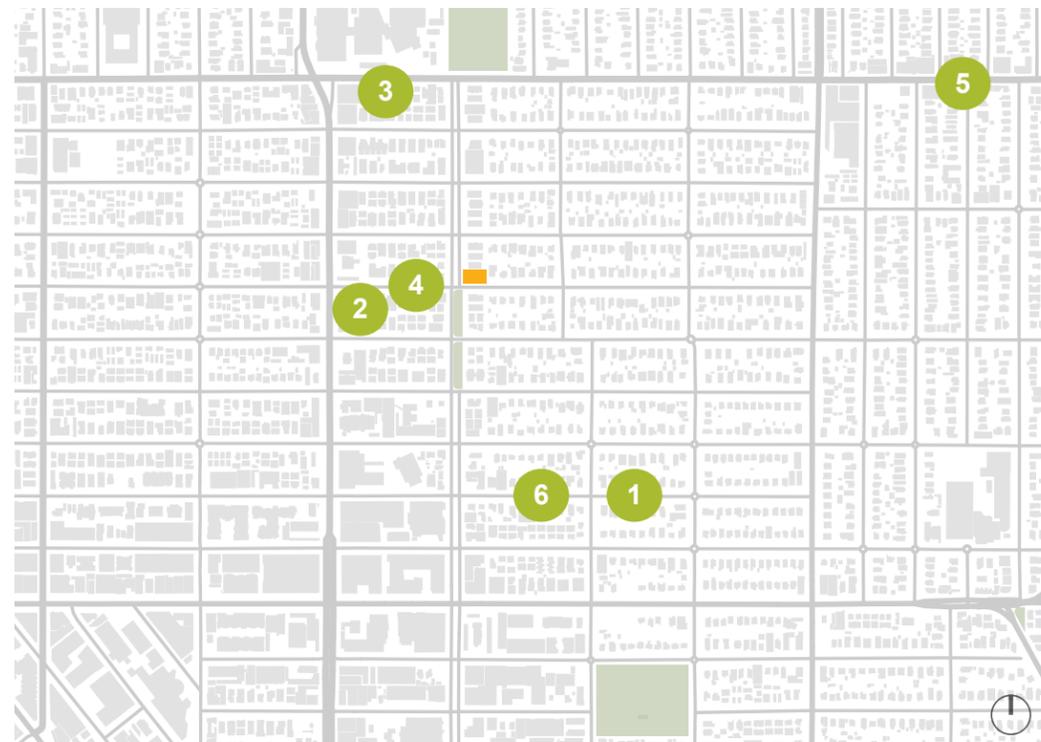
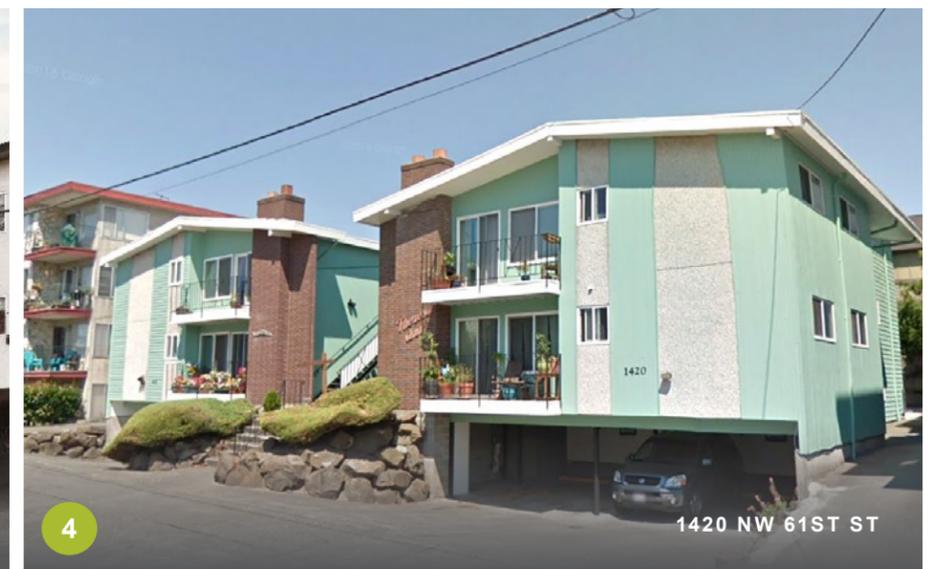
9 SEATTLE PUBLIC LIBRARY

**OVERALL NEIGHBORHOOD CONCEPTS**

- Multifamily context is established but also actively evolving.
- Newer projects are larger in scale due to zoning density increases and prioritizing pedestrians.
- Automobile access influenced layout and design of older examples.
- New landscaping, particularly in the adjacent right-of-ways, is a feature of newer multi-family buildings
- Most new and older apartments share a language of ordered upper-level facades that relate to unit layout and a maximized development footprint.
- Many new multifamily projects utilize the street-facing ground level for amenity spaces, as opposed to commercial use due to the locations of RC zoning.

**MAJOR MOVES**

- **929 NW 57TH ST** This building relates to the existing housing stock by pushing in at the ground floor with darker color at the volume above, emulating the dingbat typology.
- **1439 NW 60TH ST** This building breaks down it's overall massing with pushed in volumes, highlighting circulation and the relationship to the ground floor.
- **1431 NW 65TH ST** This building uses secondary features to provide variation along the facade.
- **1420 NW 61ST ST** An example of the typical older stock of multifamily housing. Pitched roof with ground level devoted to parking.
- **412 NW 65TH ST** This building uses two distinct languages to define the primary volumes while still connecting to the site with similar glazing.
- **1123 NW 57TH ST** This building relates to the context through similar setbacks, roof expressions and street facing proportions of massing.



**ADDRESSES:** 6102 14<sup>th</sup> Ave NW & 1138 NW 61<sup>st</sup> 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**

Maximum Floor Area Ratio:	<u>ALLOWED</u>	<u>PROPOSED</u>
	1.4*	1.53
	(7,136 SF)	(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**

	<u>ALLOWED</u>	<u>PROPOSED</u>
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**

	<u>REQUIRED</u>	<u>PROPOSED</u>
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**

	<u>REQUIRED</u>	<u>PROPOSED</u>
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**

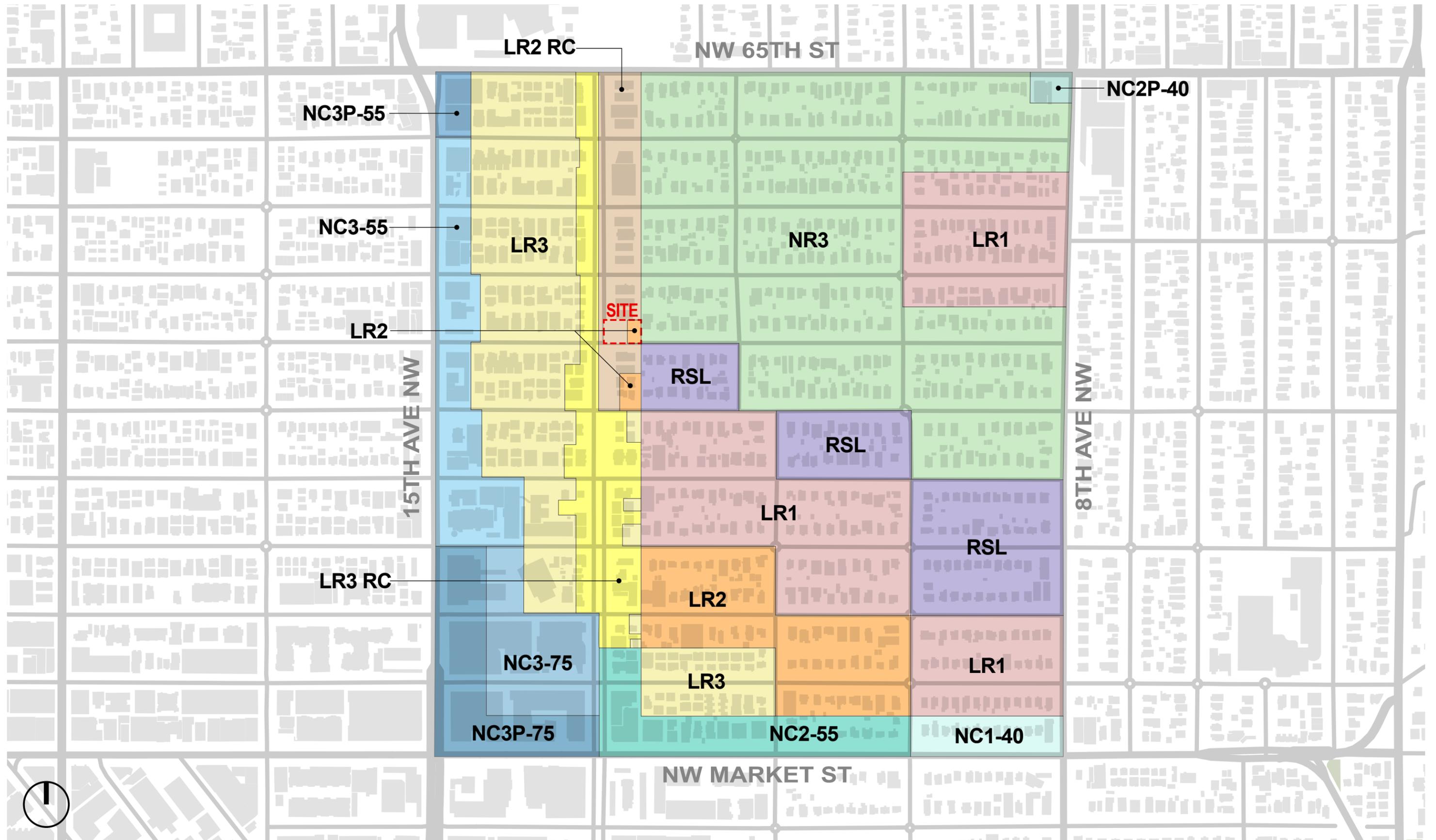
No vehicle parking is required within the urban village and parking flexibility area.

**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.)





1

14TH AVE NW | EAST

RECESSED BALCONIES

EXPRESSED ROOF EDGES

PROJECT SITE - LOOKING EAST

CONTINUOUS ROOF FORM

RECESSED GROUND FLOOR RELATIONSHIP



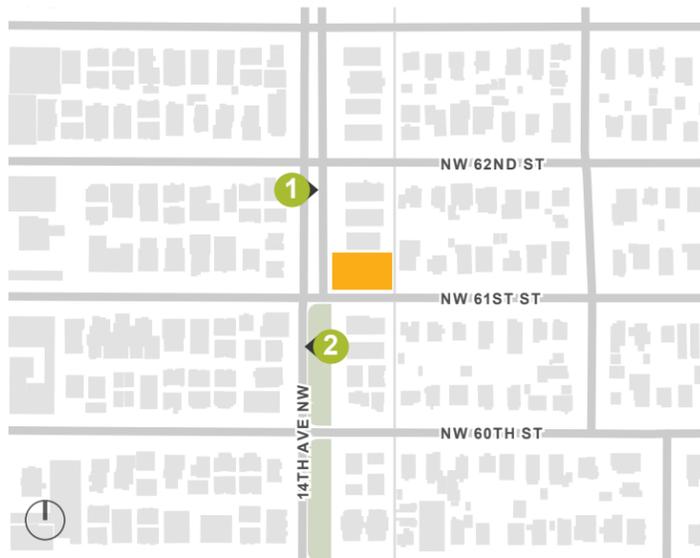
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14TH AVE NW | WEST

ACROSS FROM PROJECT SITE - LOOKING WEST

STACKED GABLE

STOREFRONT GLAZING





1  
NW 61ST ST | NORTH  
PROJECT SITE - LOOKING NORTH

TRADITIONAL PITCHED ROOF

RECESSED / COVERED ENTRY



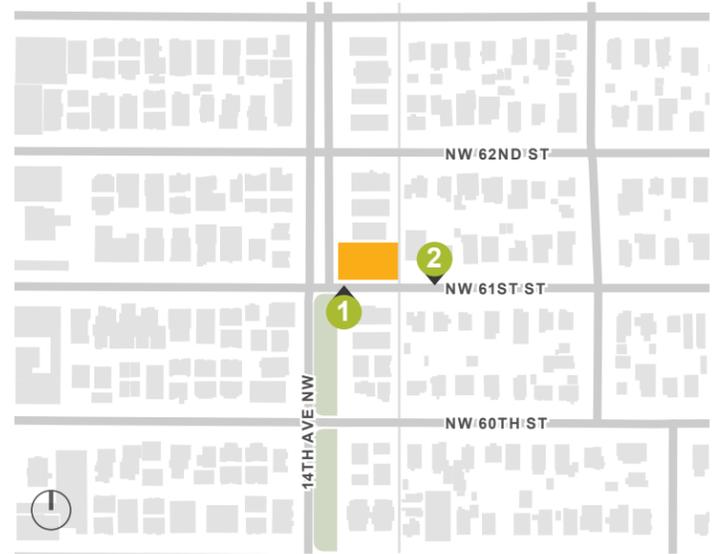
2  
NW 61ST ST | SOUTH

ACROSS FROM PROJECT SITE - LOOKING SOUTH

STOOP

RECESSED ENTRY

BOLD LAP SIDING COLOR





1

ALLEY | EAST

EXISTING HOUSE WITH NEW ADU

NEW DADU

ACROSS FROM PROJECT SITE - LOOKING EAST



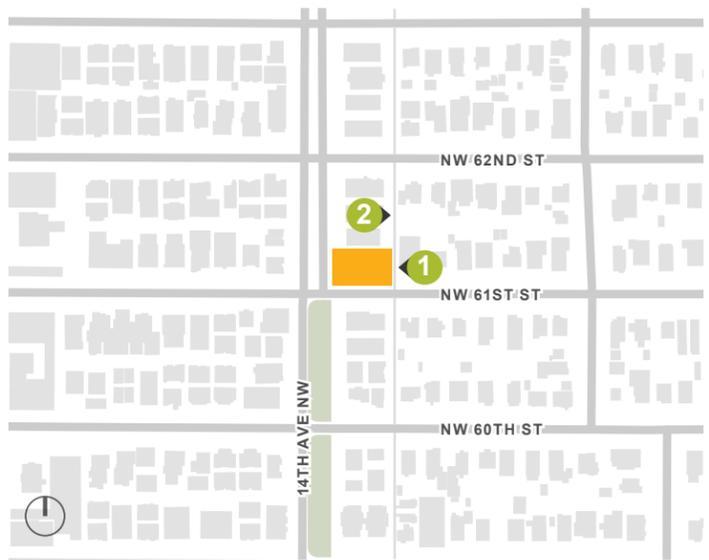
2

ALLEY | WEST

PROJECT SITE - LOOKING WEST

PROJECTING FLAT ROOF

STACKED WINDOW GROUPING



## 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](http://www.cone-outreach.com/parkviewgreen)

Date: Site Became Available 01/18/2023

**CONE ARCHITECTURE**

This flyer is to inform you of a **PROJECT UNDER DESIGN REVIEW** in your area.

**Project Name**  
**Parkview Green Apartments**

**Project address**  
**6102 14th Ave NW, Seattle, WA 98107**

**SDCI record number**  
**3040345-EG**

**Project Contact**  
**Emily Terzic at CONE Architecture,**  
**[parkviewgreen@cone-arch.com](mailto:parkviewgreen@cone-arch.com)**  
**(206) 693-3133**

**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.

**Share your thoughts**  
We want to hear from the community about this project. Please share your concerns and priorities for this new building and for the neighborhood overall at the interactive website or by taking the online survey. Information you share in this survey could be made public. Please do not share any personal/sensitive information.

**ONLINE SURVEY**  
[www.surveymonkey.com/r/Y5C6M9H](https://www.surveymonkey.com/r/Y5C6M9H)  
Go to link or scan code. Available from **January 20<sup>th</sup> - February 10<sup>th</sup>, 2023**

**PROJECT WEBSITE**  
[www.cone-outreach.com/parkviewgreen](http://www.cone-outreach.com/parkviewgreen)

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

**Additional Information**  
To find out more about this project and track our progress through the design review and permitting process, search the project address or project number in the Design Review Calendar and the Seattle Services Portal:  
<https://web6.seattle.gov/dpd/edms/>

[WWW.CONE-ARCH.COM](http://WWW.CONE-ARCH.COM)

Screenshot of Flyer

**Parkview Green Apartments**

Project Address: 6102 14th Ave NW, Seattle, WA 98107

**About the Project:**  
SP Family Investments and Cone Architecture are partnering on a development at 6102 14th Ave NW, Seattle, WA in the Ballard neighborhood. The new development will be a 4-story apartment project with 16 units ranging in size. The site falls within the Ballard Urban Village allowing no parking to be required.

**Share your Thoughts:**  
We want to hear from the community about the 14th Ave NW Apartment project. Please share your concerns and priorities for this new development and for the neighborhood overall by taking the online survey or by visiting the website:  
[www.cone-outreach.com/parkviewgreen](http://www.cone-outreach.com/parkviewgreen)

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

**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:  
<https://web6.seattle.gov/dpd/edms/>

**Take an Online Survey:**  
Use this online survey to provide feedback. This survey will be available through 02/10/2023.

**Parkview Green Apartment Map**

Do you have any additional project-related thoughts or ideas to share?

Contact:  
Emily Terzic  
[parkviewgreen@cone-arch.com](mailto:parkviewgreen@cone-arch.com)  
206-693-3133

Submit

Powered by **SurveyMonkey**  
See how easy it is to [create a survey](#).

Privacy & Cookie Notice

1 What is your connection to this project (Select all that apply)

I live very close to the project  I visit the area often for work or leisure

I live in the general area  I don't have a direct connection, but I care about growth and development in Seattle

I own a business nearby

Other (please specify)

2 What is most important to you about a new building on this property? (Select all that apply)

That it is nice looking  That it is designed to be family-friendly

That it looks unique and interesting

That it is affordable for residents and/or businesses  That it is designed with environmental sustainability in mind

Other (please specify)

3 What concerns do you have about this project? (Select all that apply)

Construction noise/impacts  That it may feel out of scale with other buildings nearby

That I will not like the way it looks

That it will make driving and parking in the neighborhood more difficult

That it will not be affordable  I don't have any specific concerns

Other (please specify)

4 Is there anything specific about this property or neighborhood that would be important for us to know?

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

### 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.

### 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.




Submit

CONE ARCHITECTURE

## 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.

Screenshot of Project Website

**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**

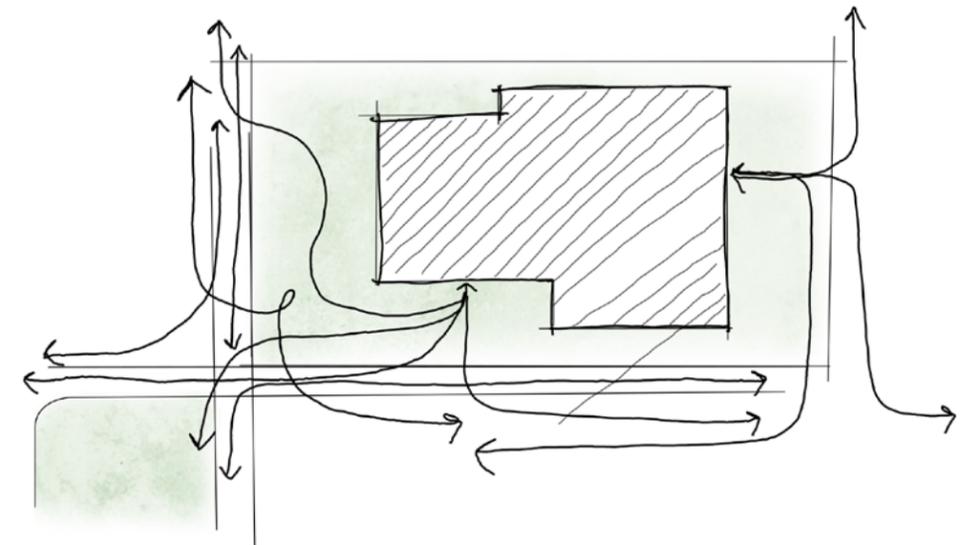
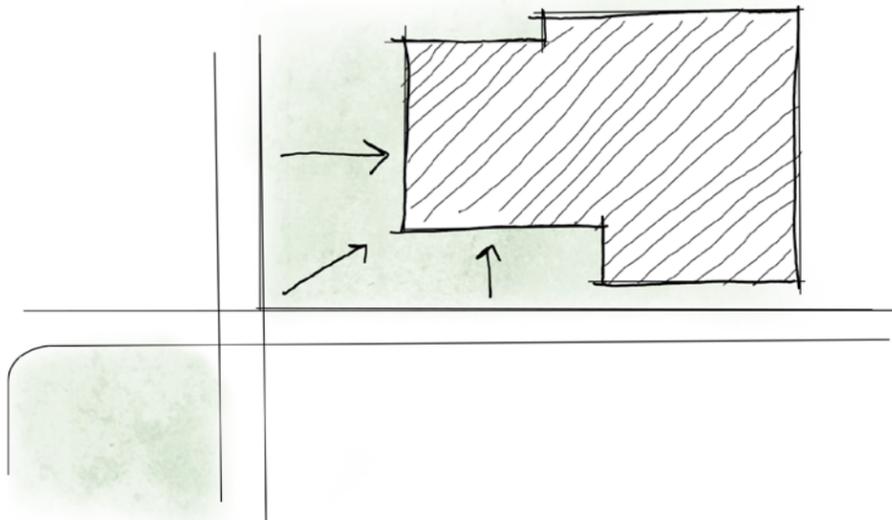
**PL1 CONNECTIVITY**

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**

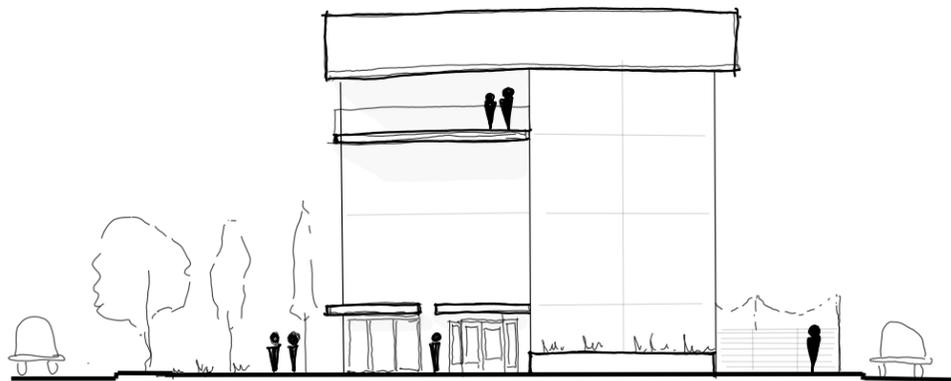
**PL3 STREET-LEVEL INTERACTION**

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**

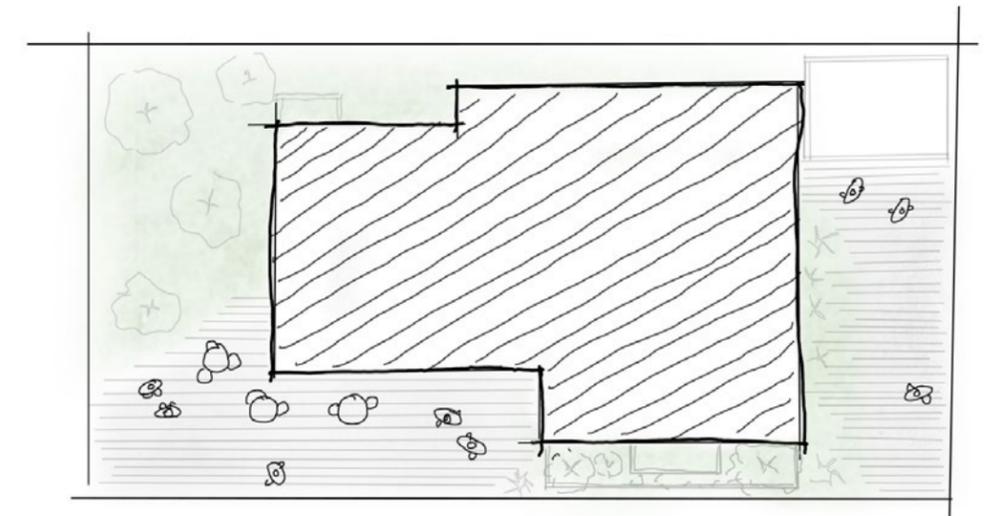
**DC4 EXTERIOR ELEMENTS AND FINISHES**

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

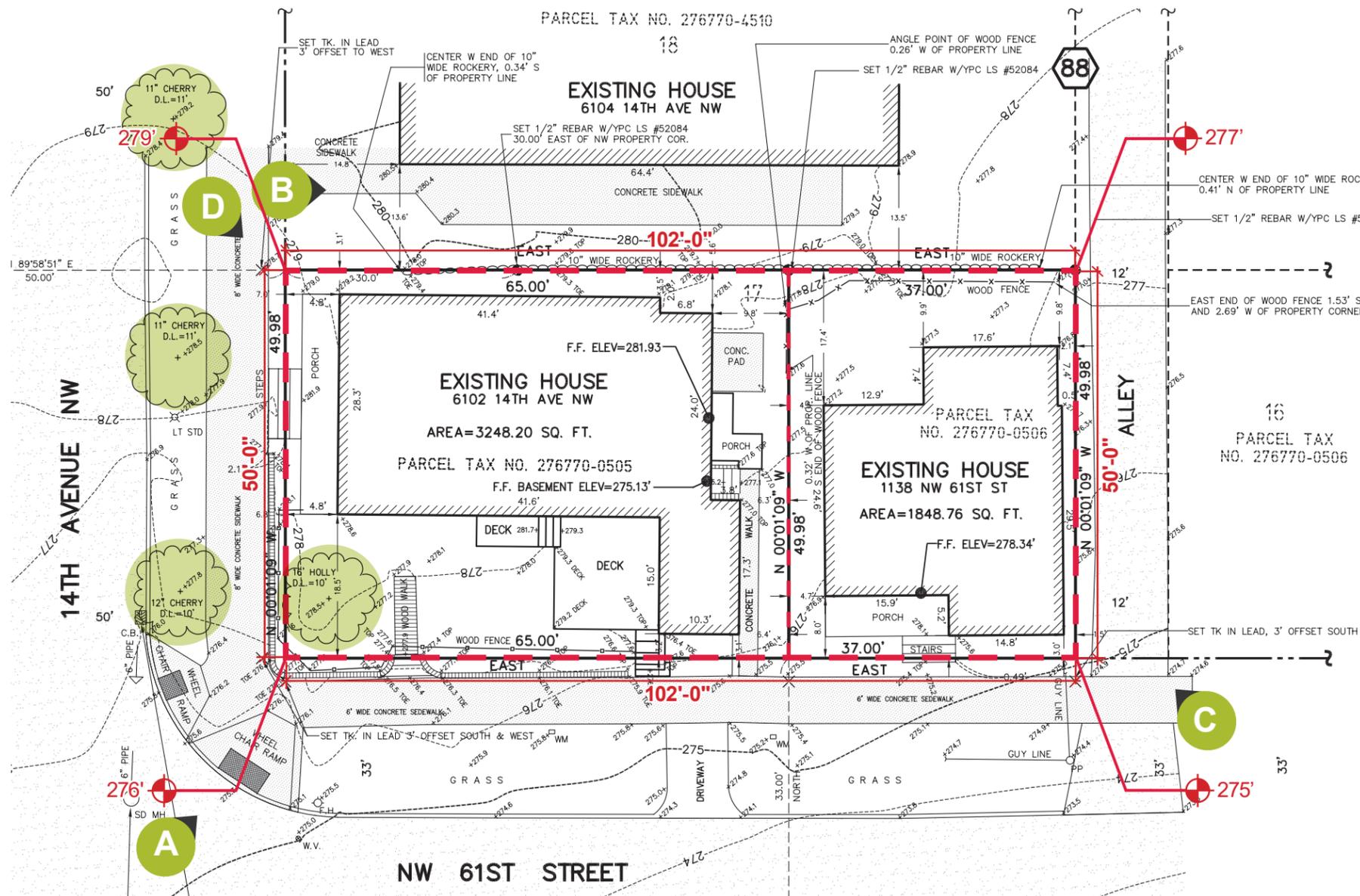
**DC4.D.4 PLACE MAKING**

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.*



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**EXISTING SITE CONDITIONS**

**PROPOSED PROJECT SITE**

- 6102 14th Ave NW & 1138 NW 61st St
- Located at the NE corner of 14<sup>th</sup> Ave NW and NW 61<sup>st</sup> 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





VIEW FROM 14TH AVE NW (LOOKING NORTHEAST)



VIEW ALONG NORTH PROPERTY LINE



VIEW FROM ALLEY



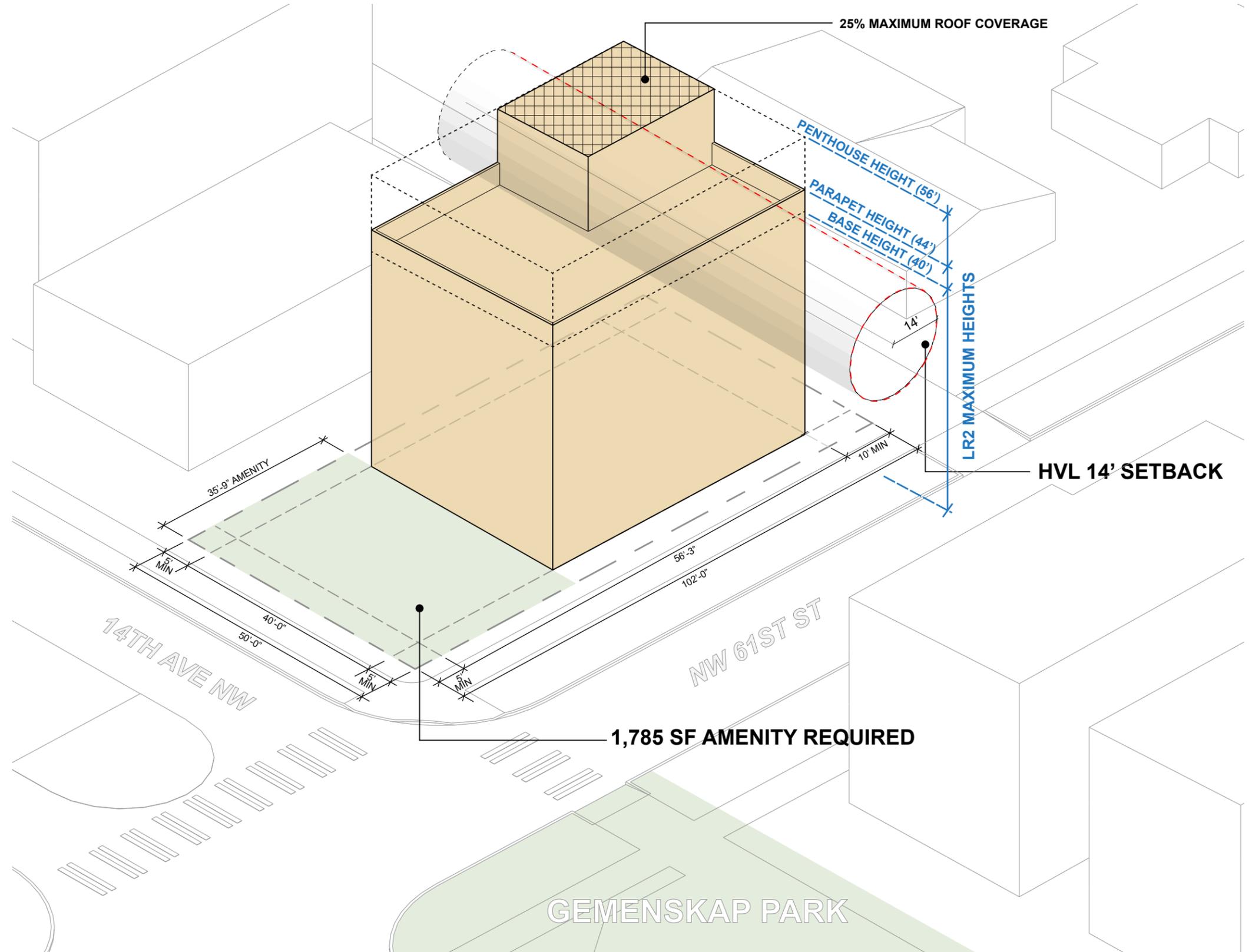
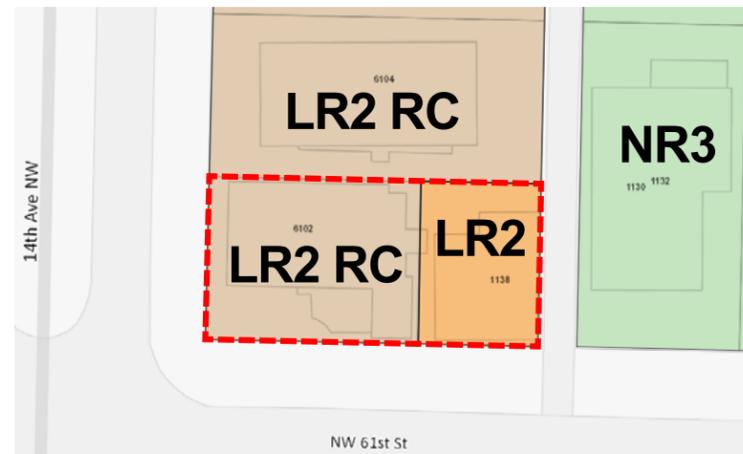
VIEW FROM 14TH AVE NW (LOOKING SOUTHEAST)

**MAXIMUM DEVELOPMENT POTENTIAL**

This dual site project is zoned LR2 RC(M) along 14<sup>th</sup> Ave NW and LR2 (M) along NW 61<sup>st</sup> 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 61<sup>st</sup> 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.



**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 59th 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**

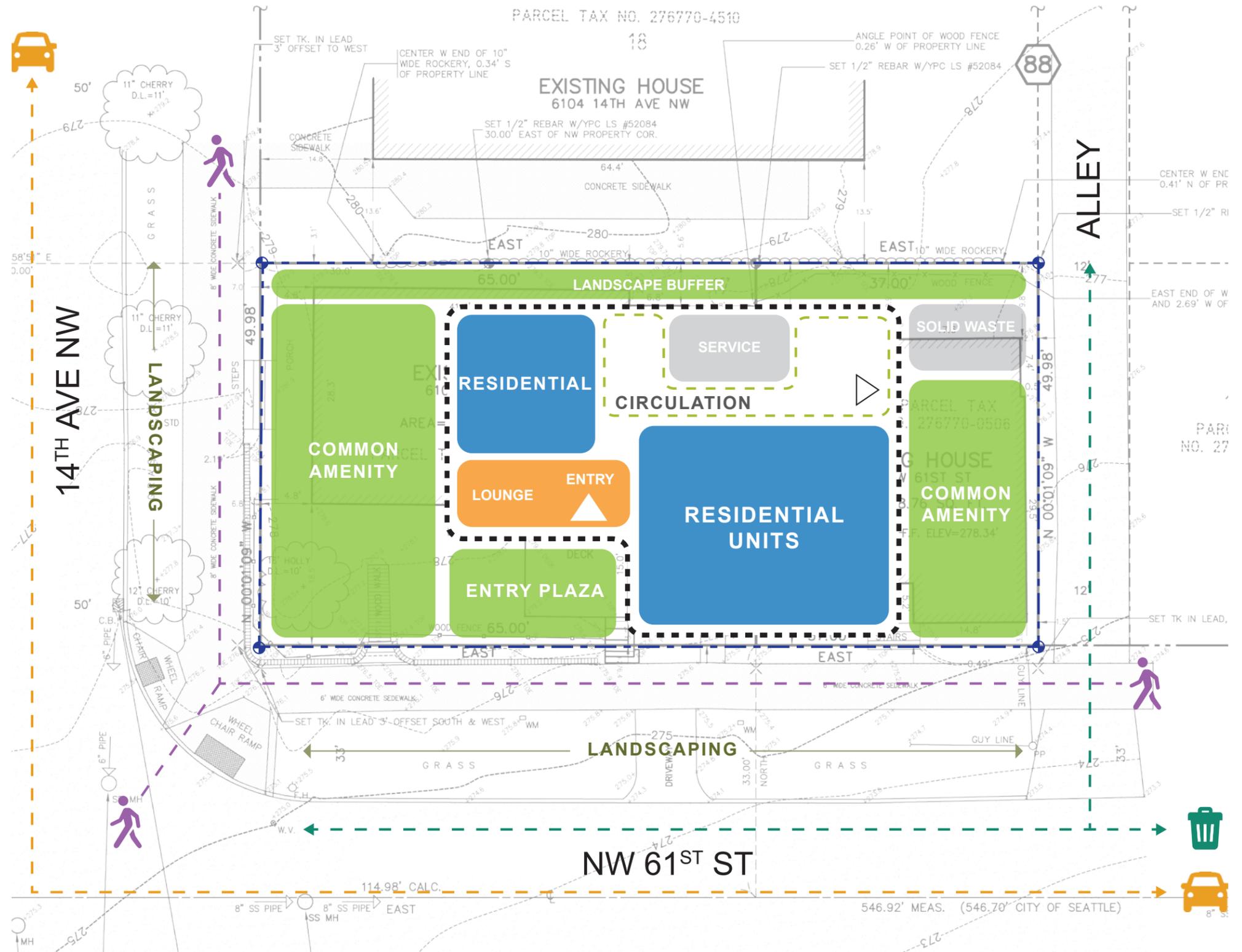
Existing street trees along 14th Ave NW will be retained. The existing planting strip will be restored as needed to SDOT standards. Landscaping in amenity area will further the connection with Gemenskap. Bioplayers will be on site, handling storm runoff while increasing privacy to window wells and ground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

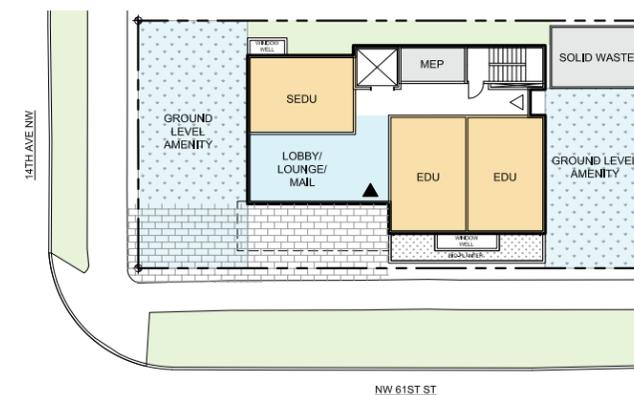
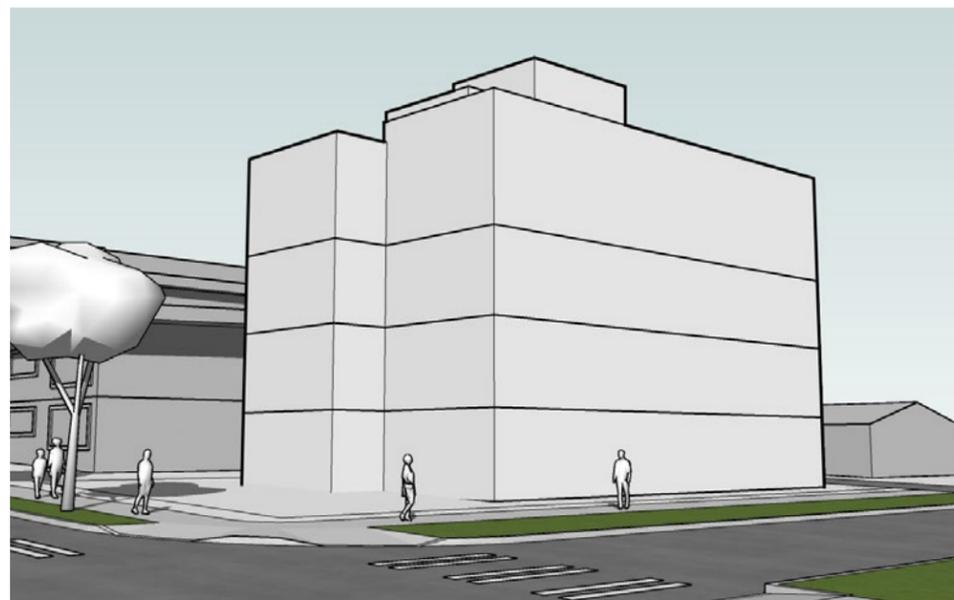
**SOLID WASTE**

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.





### 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 ONE

### DESIGN NARRATIVE

Option One fronts the street with a simply stacked rectangular mass, and locates the residential entry at the southeast corner of the site along N 61st St. A lobby, leasing office, and residents' lounge are located along the street to create a more active street front, while the western portion of the ground floor features units that open up to the ground level amenity. Units at the upper floors are primarily oriented west. At the top floor of the building, the owners' floor is similarly oriented towards the south and west with a guest unit at the southeast corner. The vertical circulation provides modulation at the south and north facades and organizes the volumes accordingly.

### DISTINGUISHING FEATURES

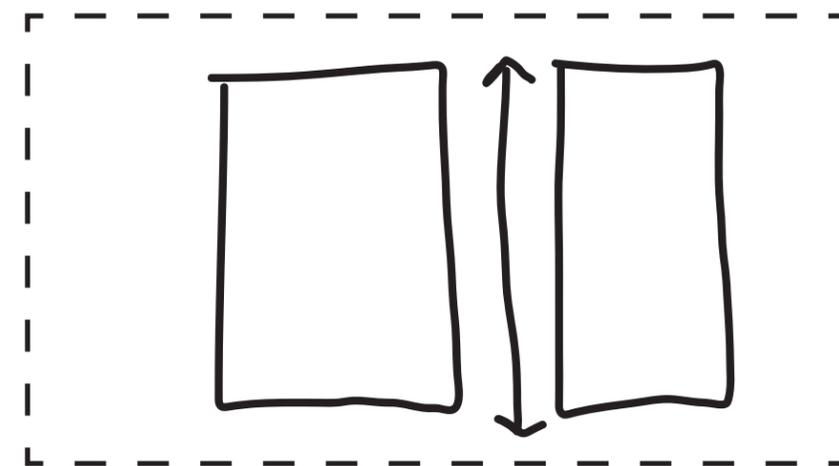
- 14 Efficiency Dwelling Units
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- FAR: 8,092 SF
- GSF: 10,708 SF
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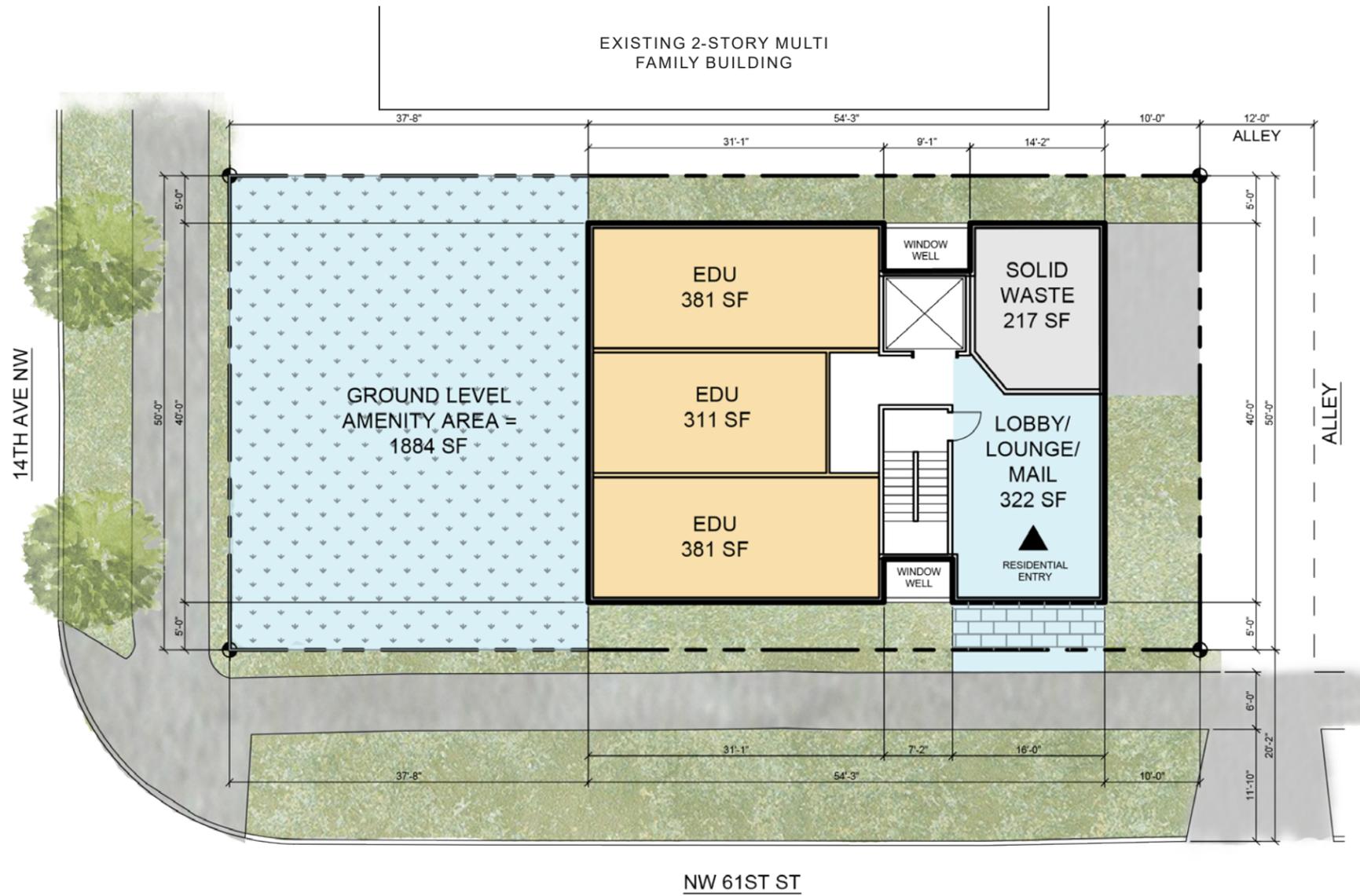
### OPPORTUNITIES

- Highest FAR utilization
- Overall larger unit layouts

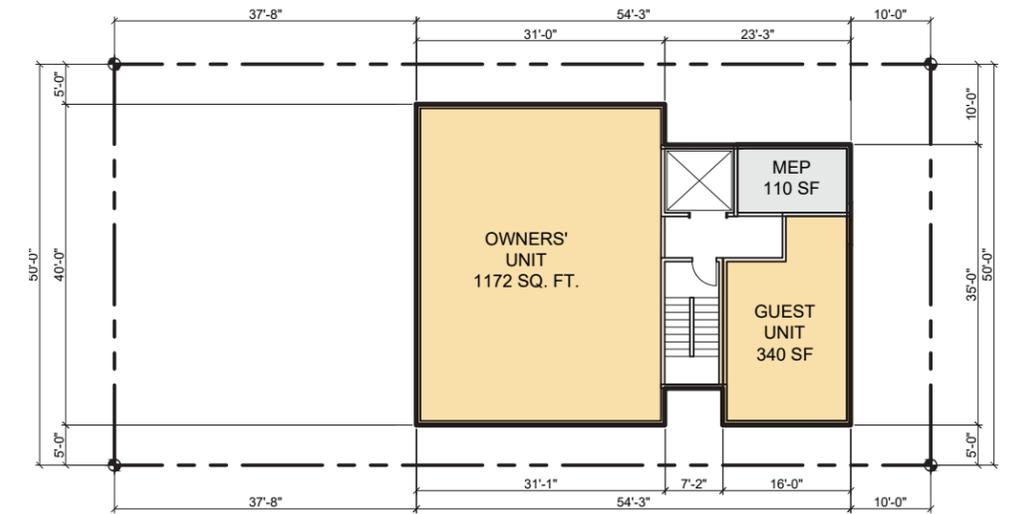
### CONSTRAINTS

- Circulation occupies the highly visible south facade
- No daylight at corridors
- Separation of ground level amenity and residential entrance
- Unit orientation limited primarily towards the west

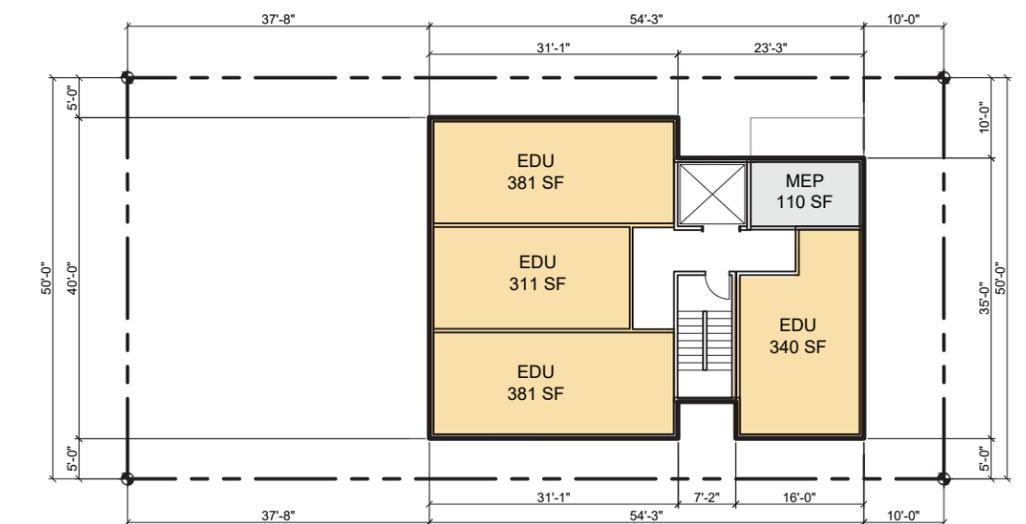




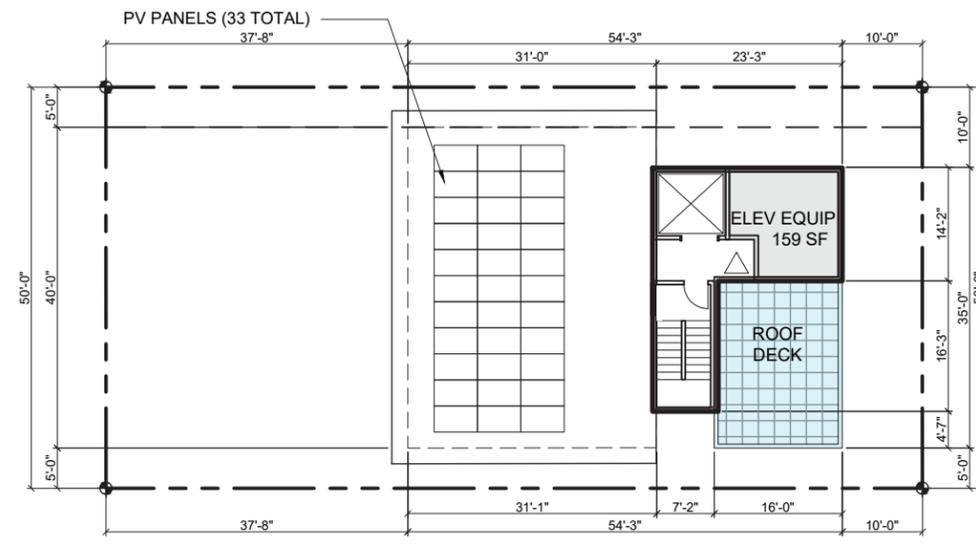
LEVEL 1 PLAN



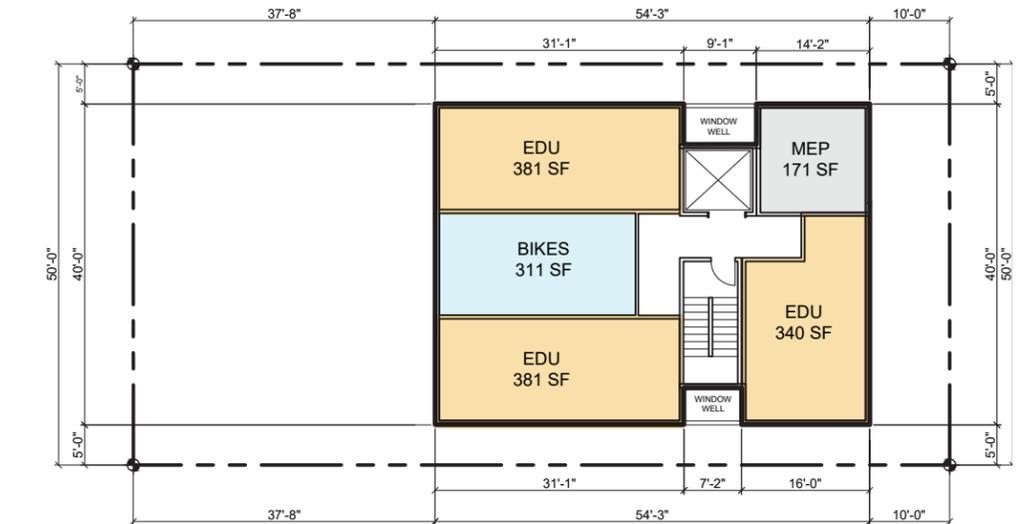
LEVEL 4 PLAN



LEVEL 2-3 PLAN



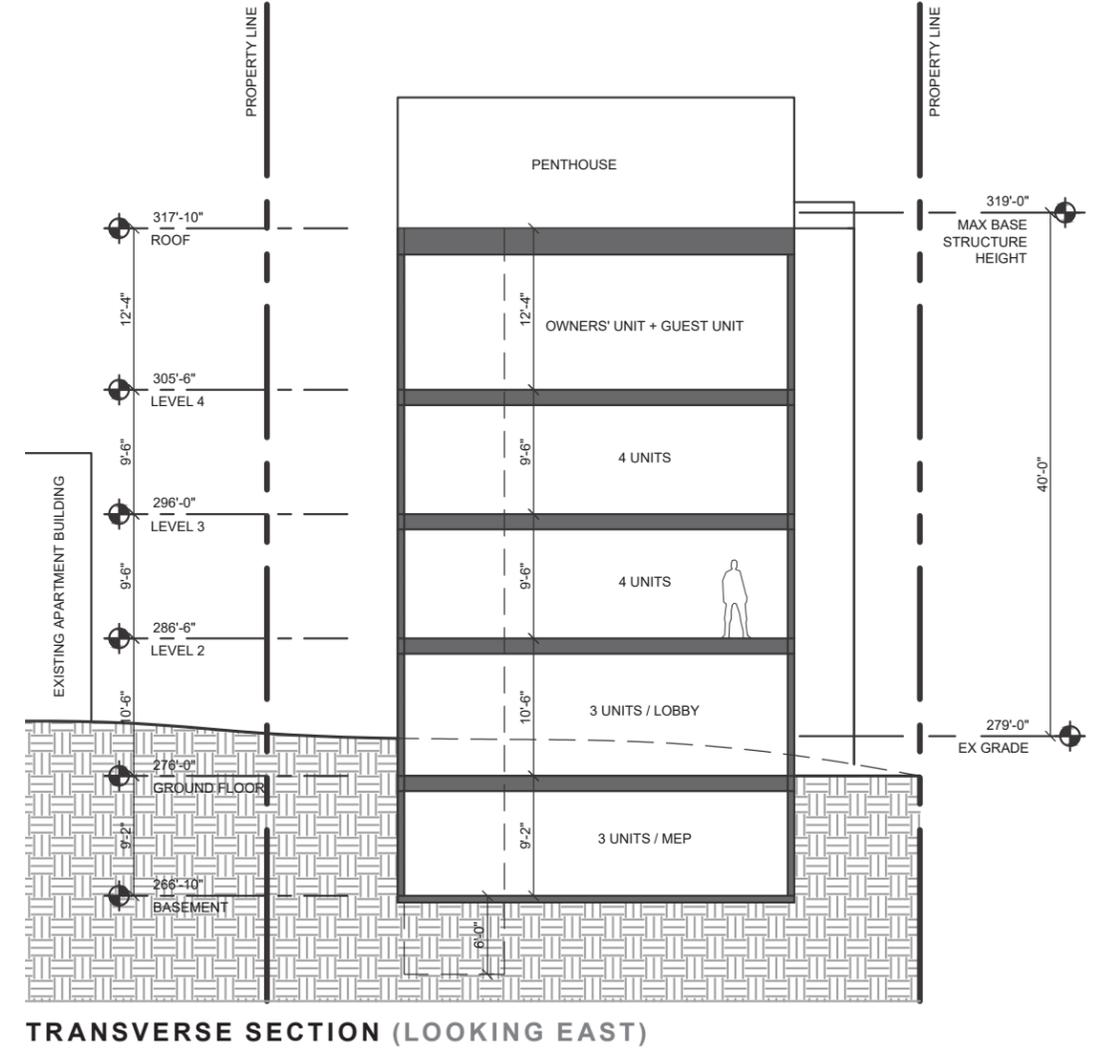
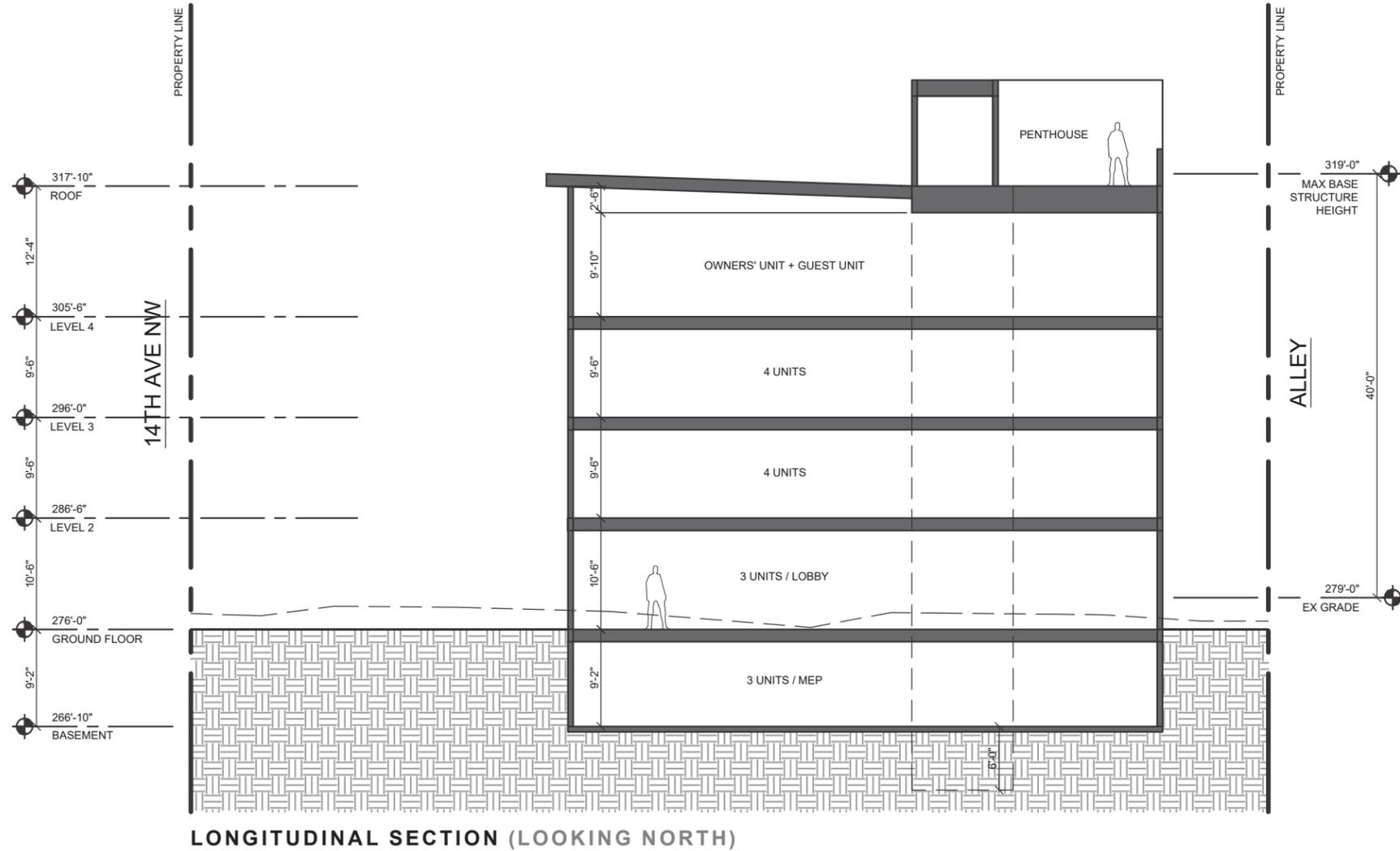
ROOF PLAN

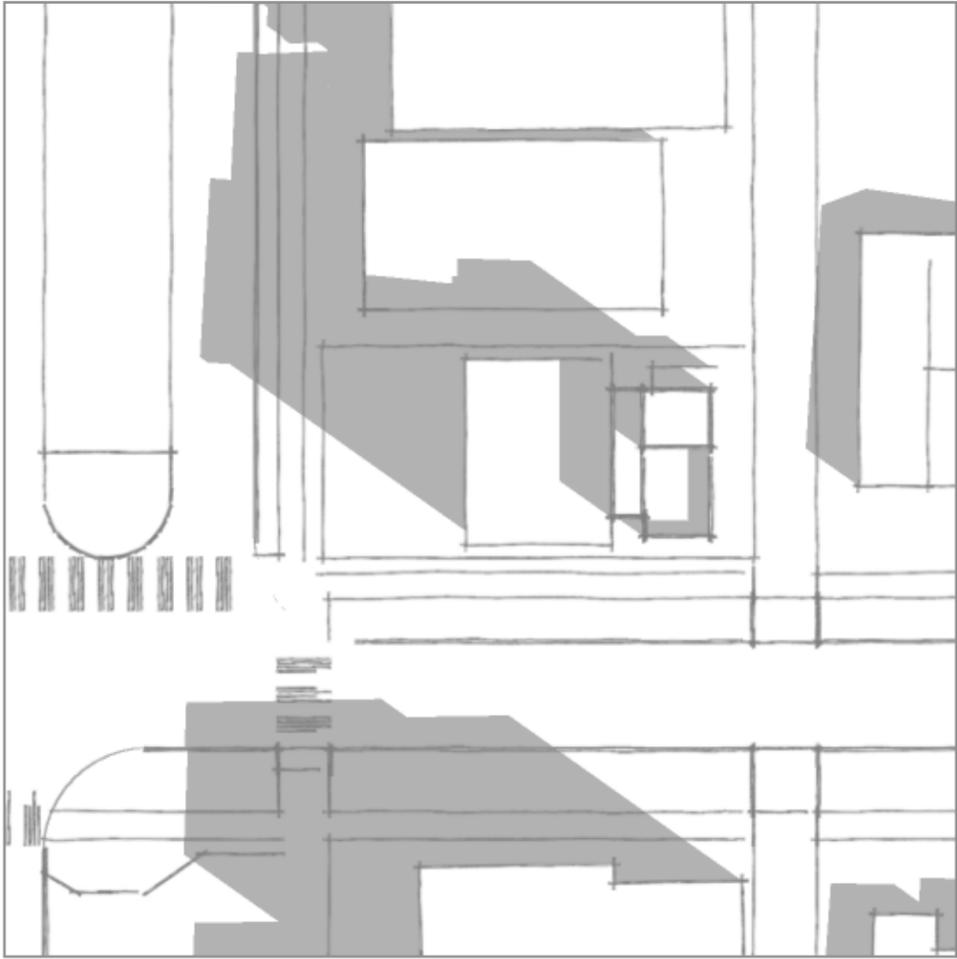


BASEMENT PLAN

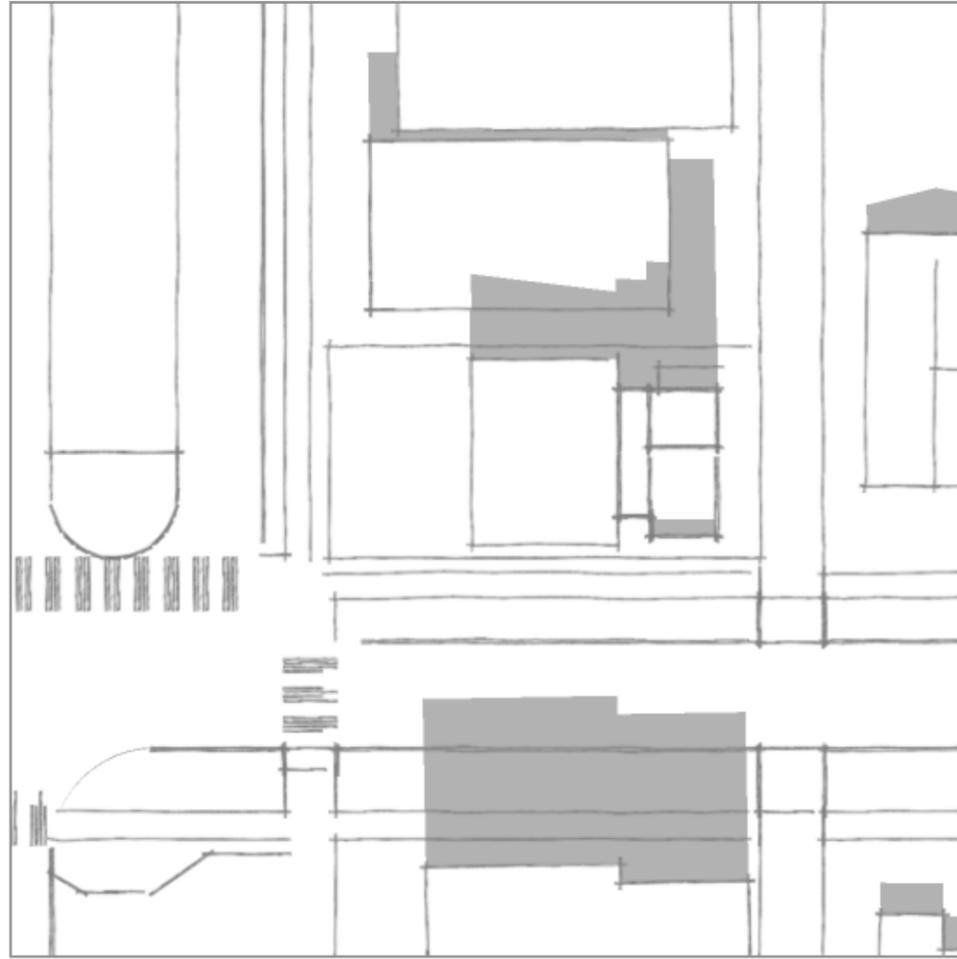
- CIRCULATION
- SERVICE
- DWELLING
- COMMON/AMENITY AREAS



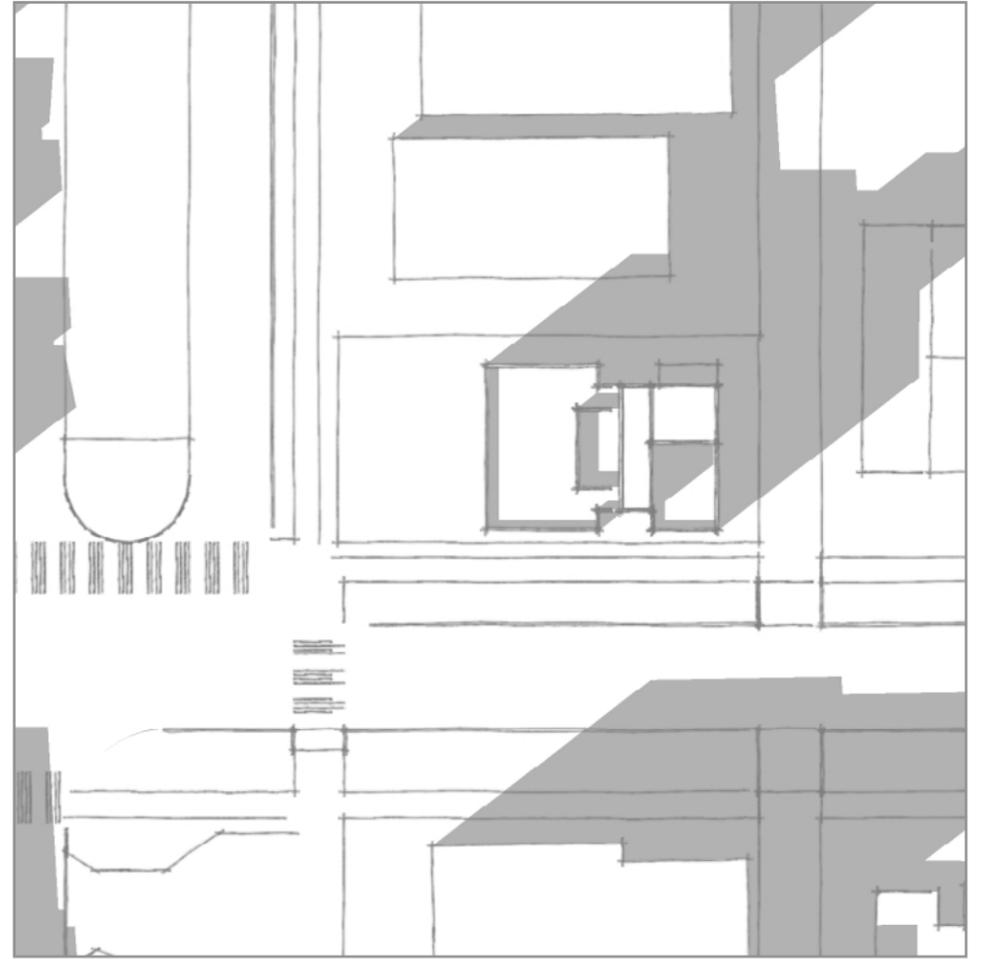




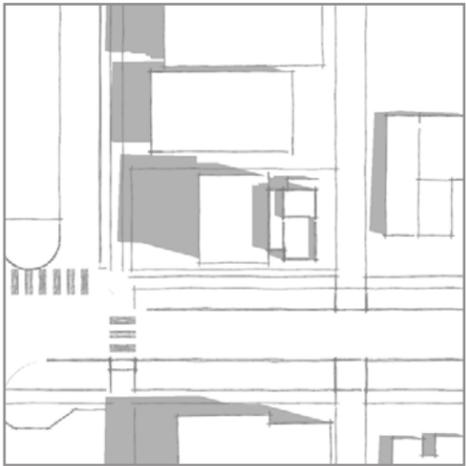
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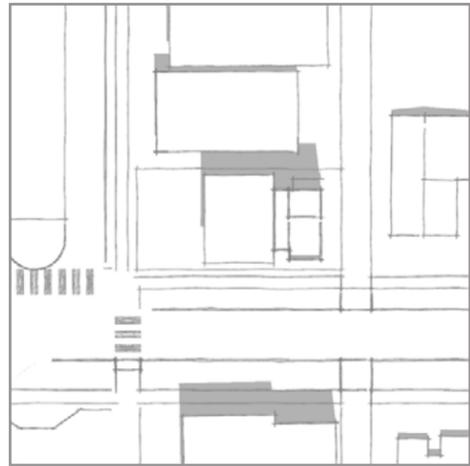
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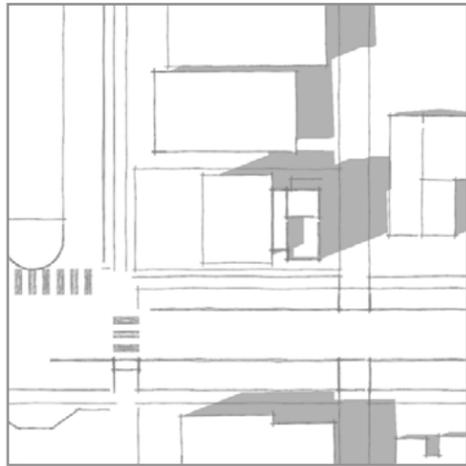
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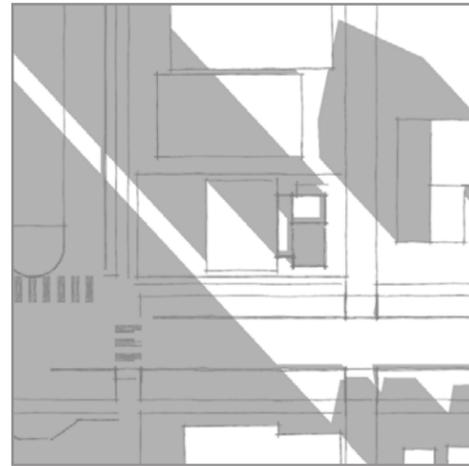
JUNE 21, 9 AM



JUNE 21, 12 PM



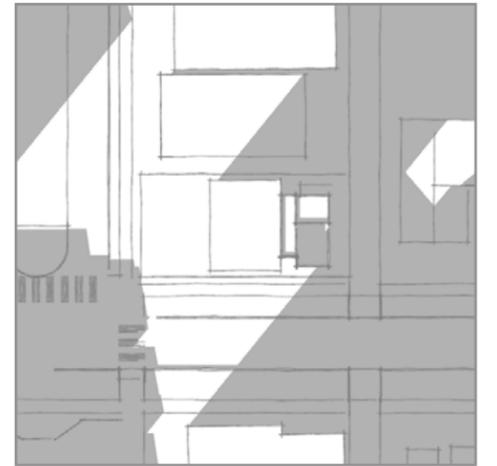
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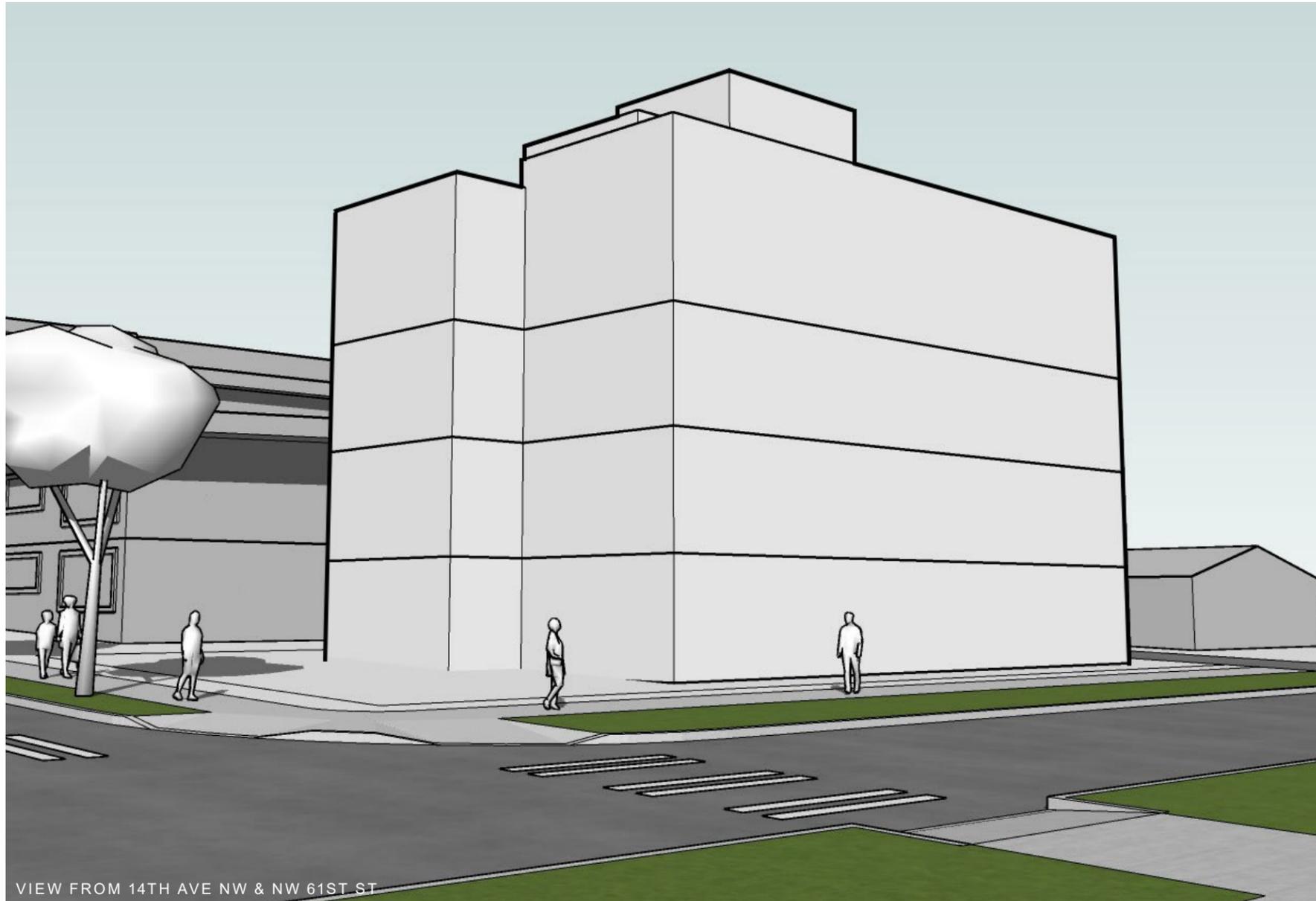
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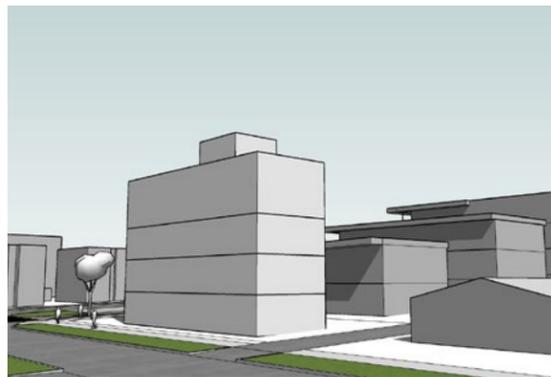
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DECEMBER 21, 3 PM



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 TWO

### DESIGN NARRATIVE

Option Two creates more separation between the north neighbor and the proposed design. The circulation is still centrally located but the units are organized in an east-west orientation with the long edges at the building facade. This creates opportunity for increased daylighting and cross ventilation at all units which supports the sustainability goals of the overall project. Similar to Option One, the owners' unit features a guest unit in the southeast corner of the project. The residential entry and lounge is directly adjacent to a majority of the ground level amenity area, providing a direct relationship to the green space opposite of the project site. The massing itself also opens up at the corner to accentuate this relationship.

### DISTINGUISHING FEATURES

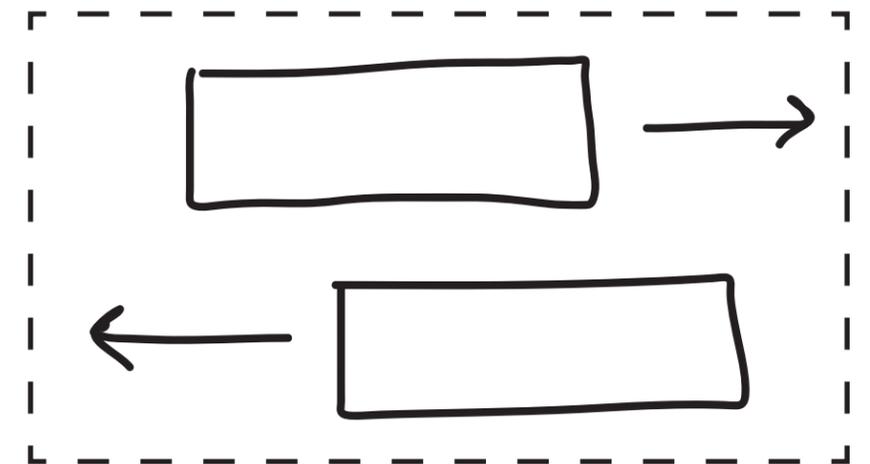
- 6 Efficiency Dwelling Units, 8 Small Efficiency Dwelling Units
- Owners' Unit, Guest Unit
- FAR: 7,982 SF
- GSF: 10,410 SF
- No departures requested

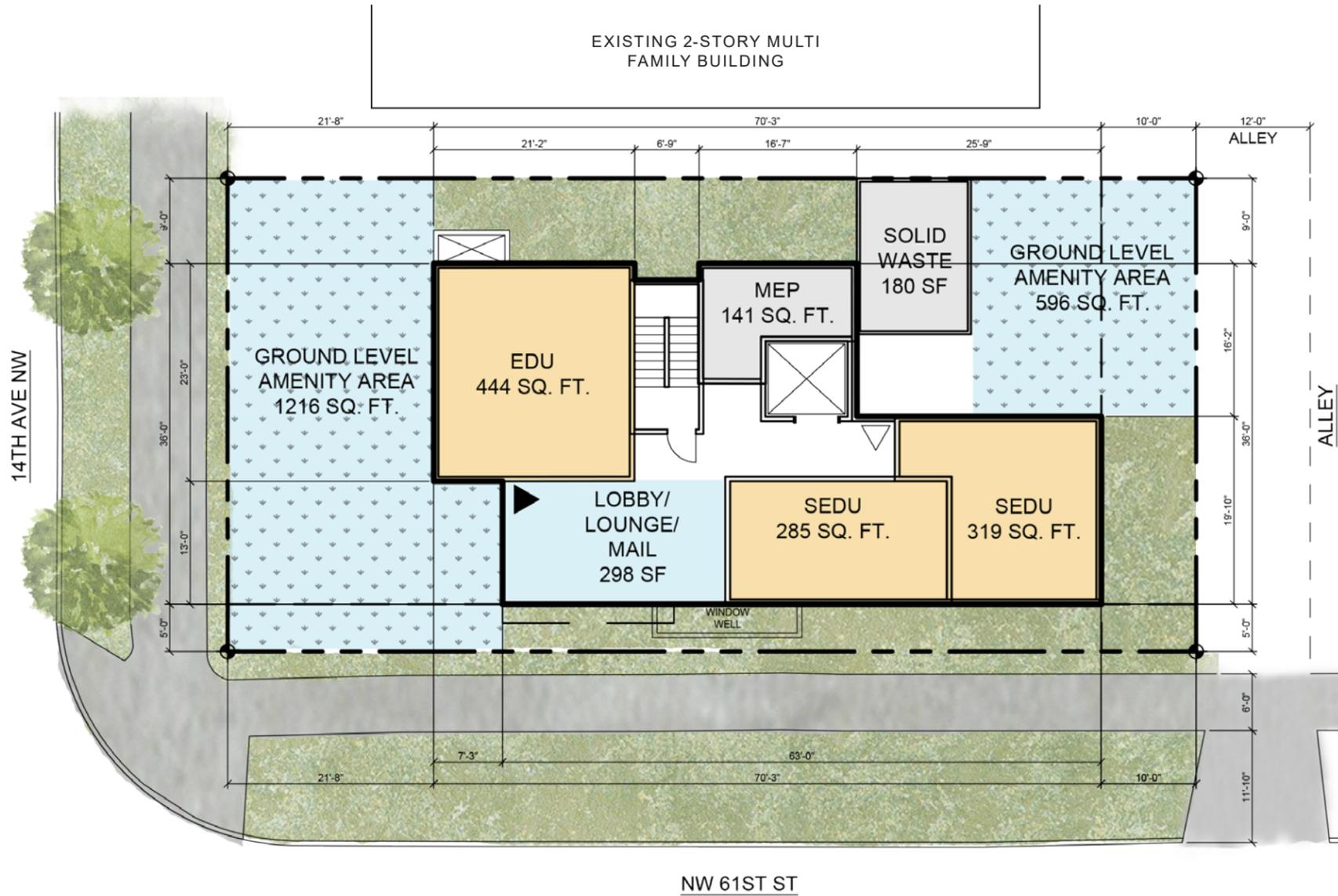
### OPPORTUNITIES

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

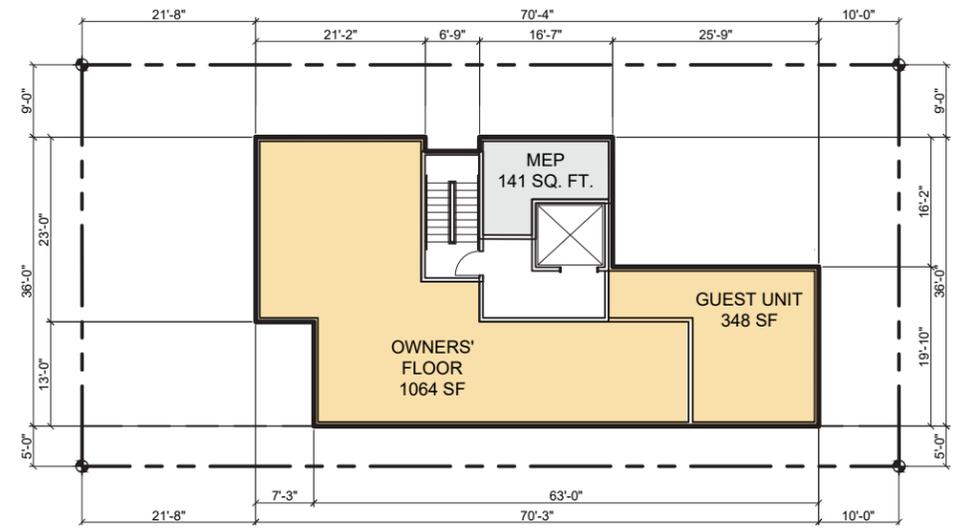
### CONSTRAINTS

- Ground level amenity area at northeast corner is less desirable
- Minimal opportunity for decks based on location of ground level amenity area
- No daylight at corridors

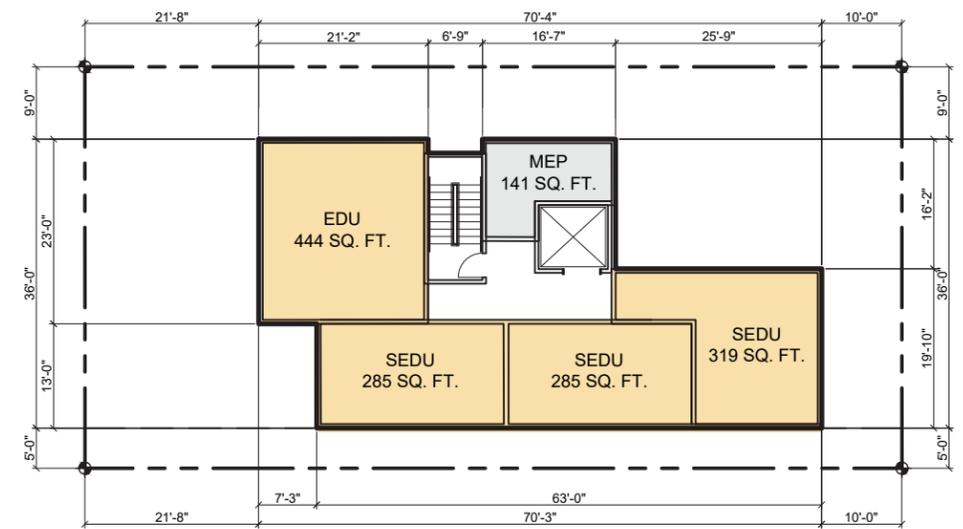




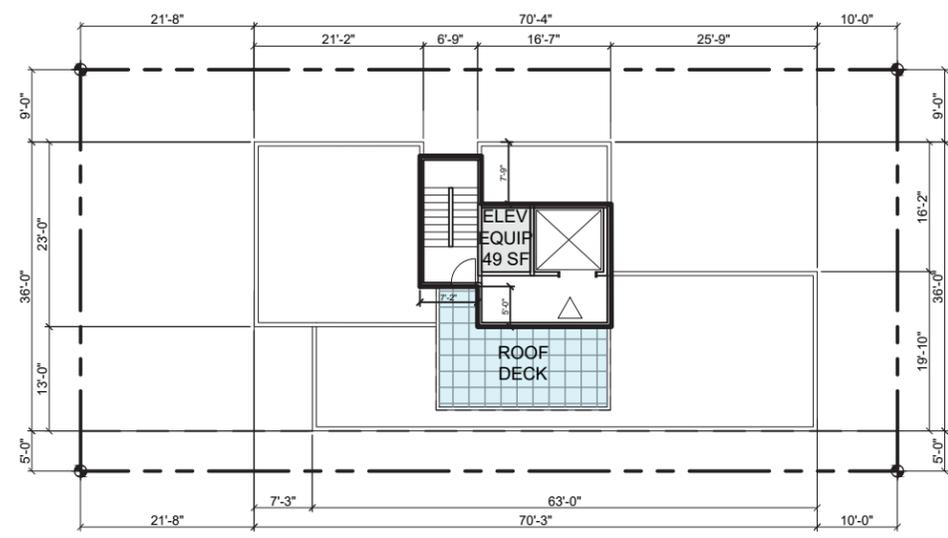
LEVEL 1 PLAN



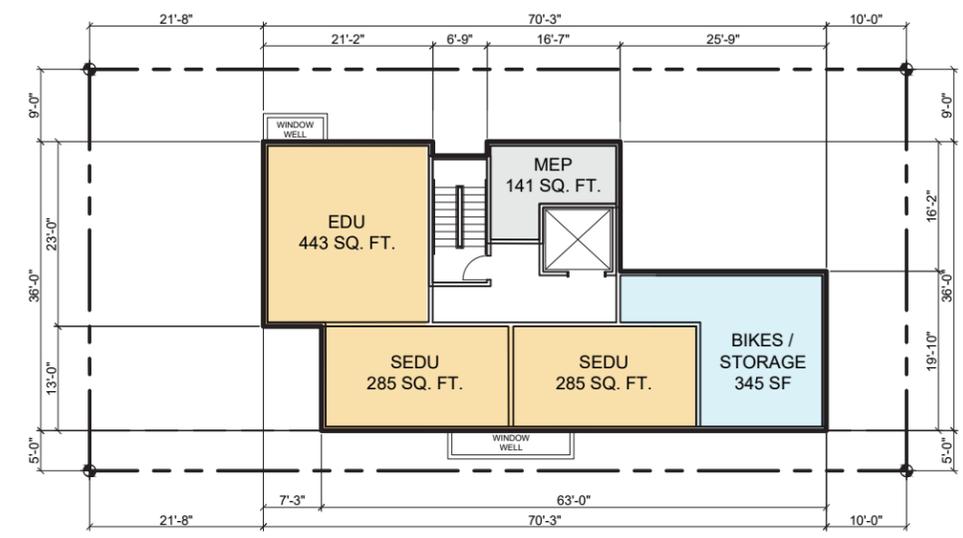
LEVEL 4 PLAN



LEVEL 2-3 PLAN



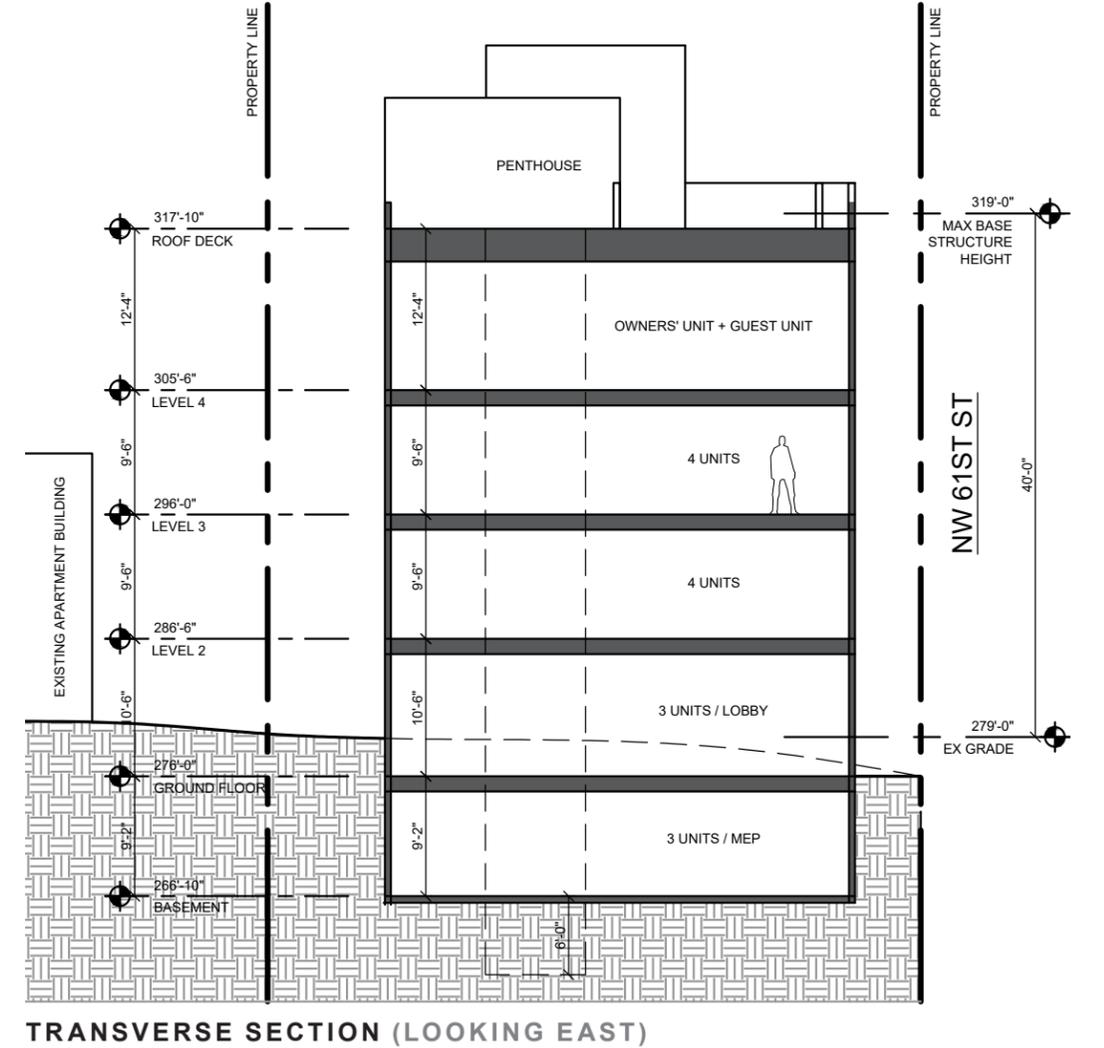
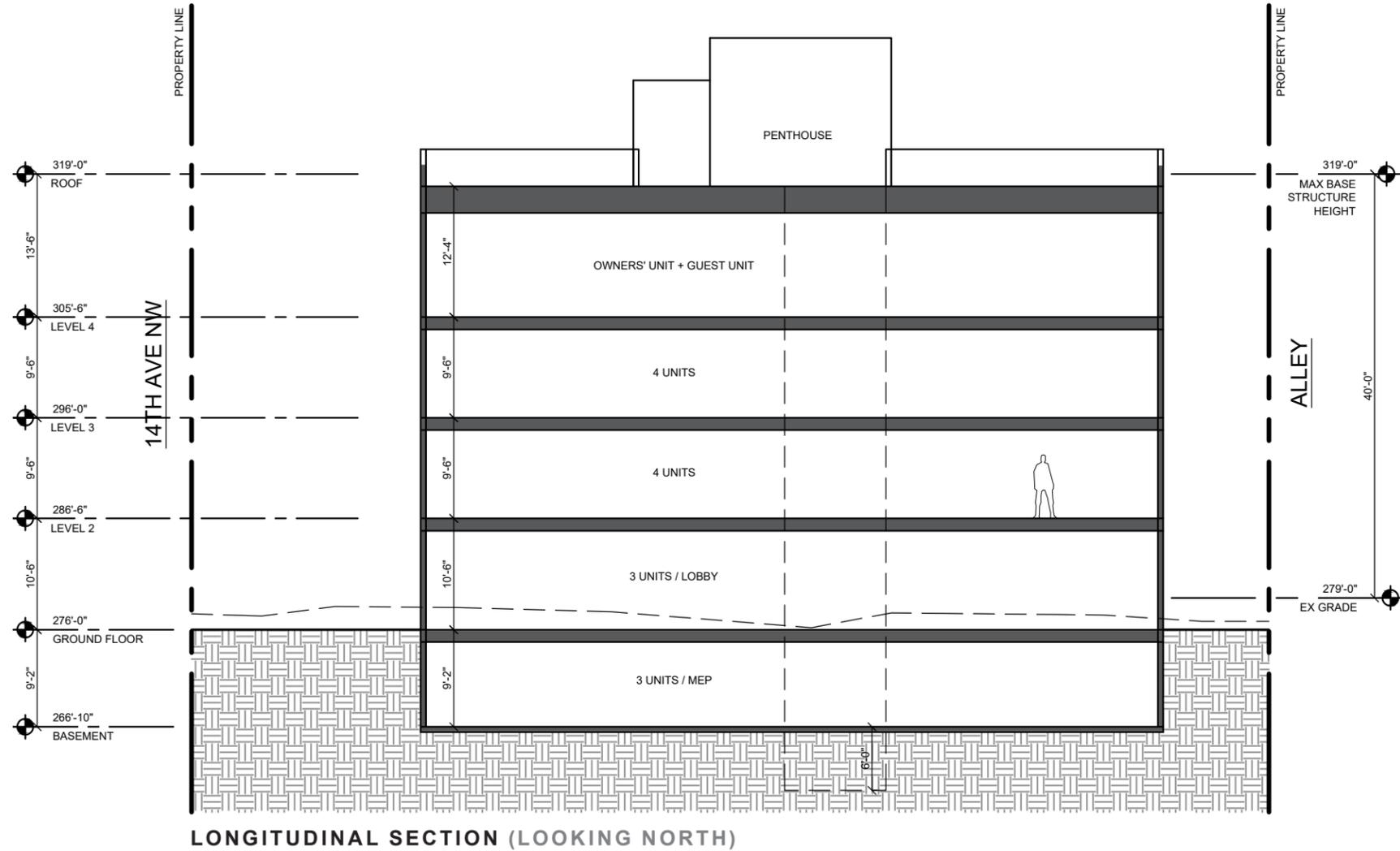
ROOF PLAN

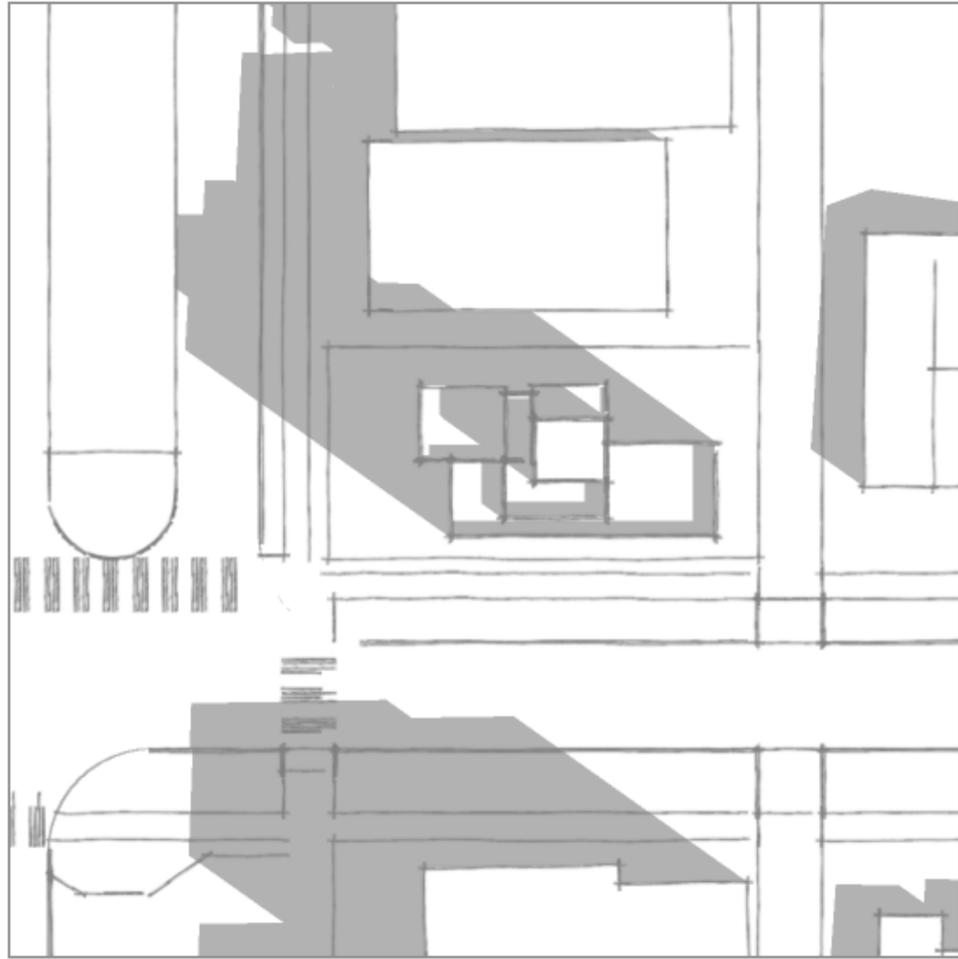


BASEMENT PLAN

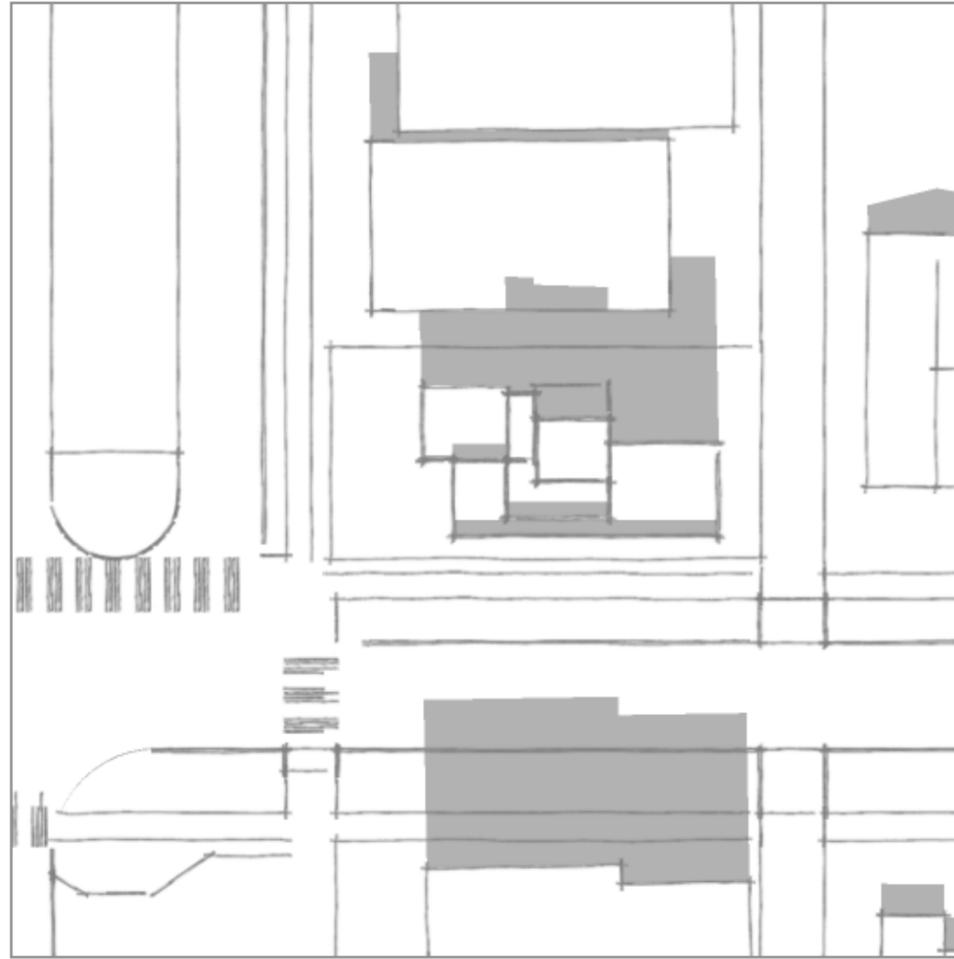
- CIRCULATION
- SERVICE
- DWELLING
- COMMON/AMENITY AREAS



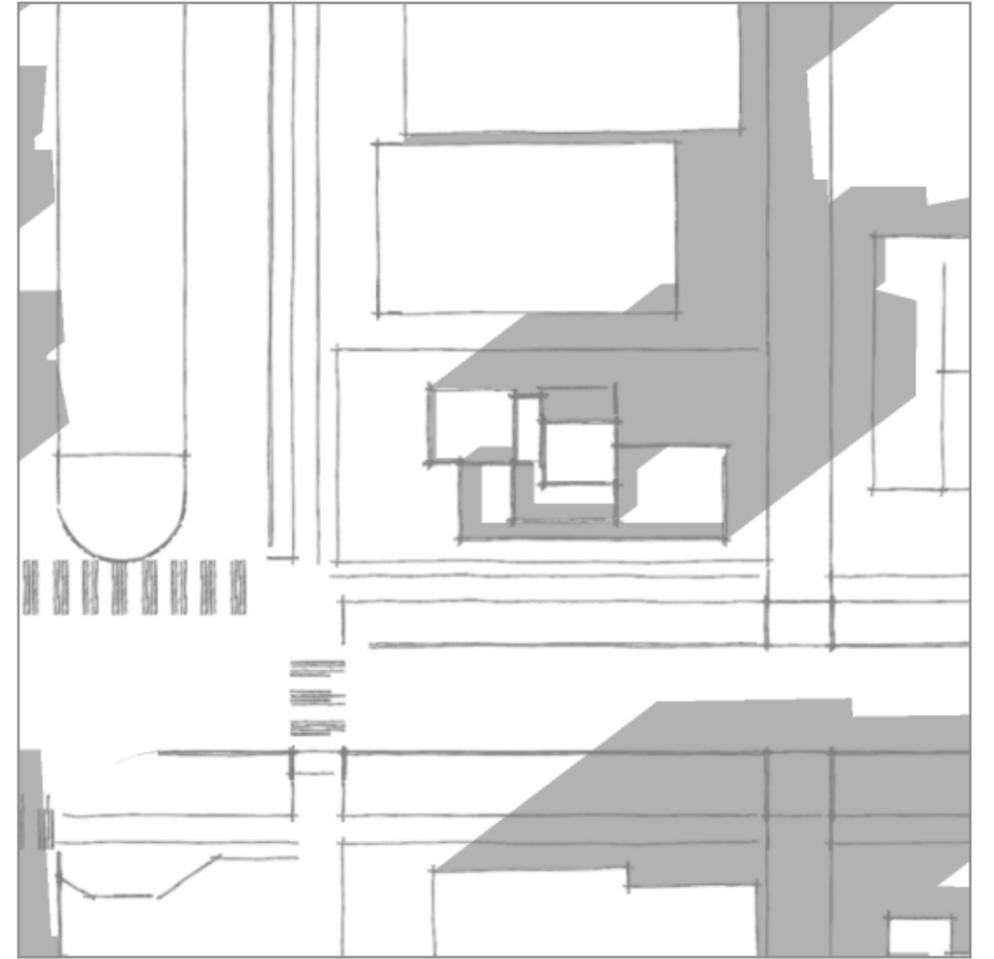




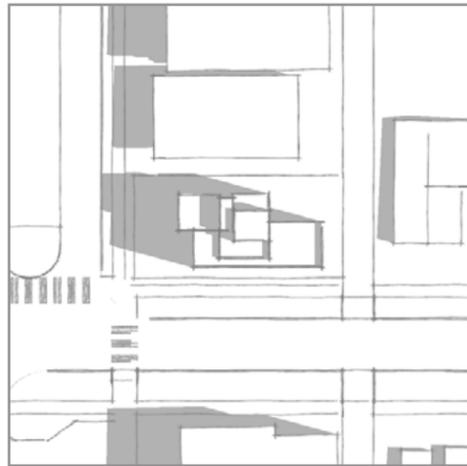
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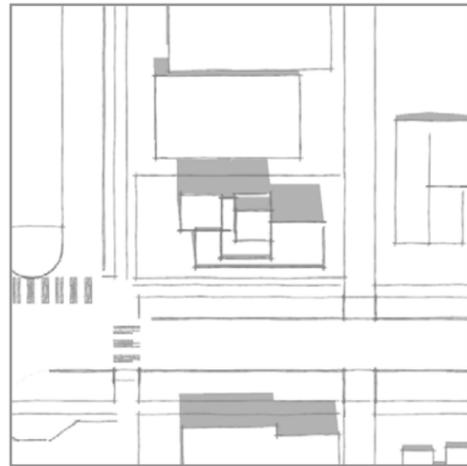
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MARCH / SEPTEMBER 21, 3 PM



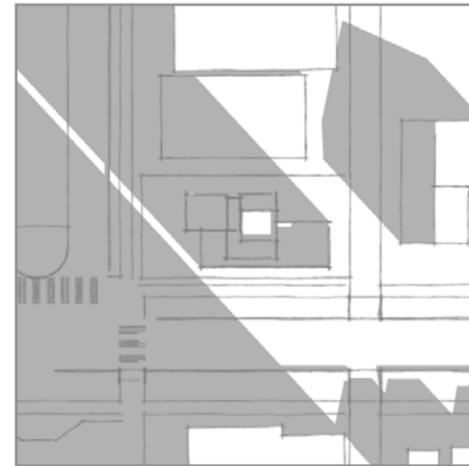
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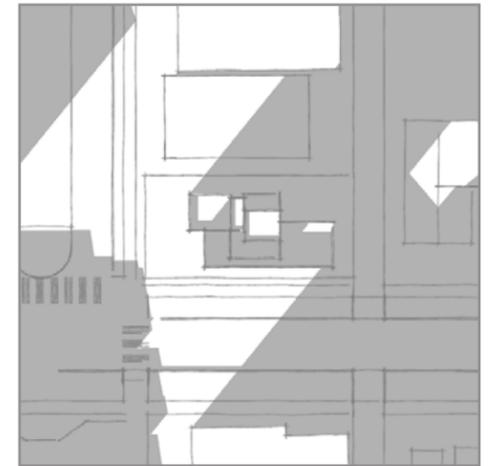
JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM



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

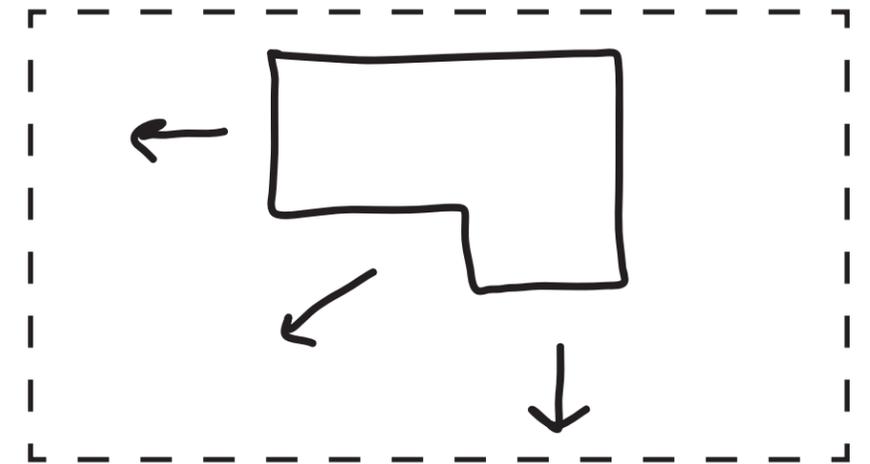
- 10 Efficiency Dwelling Units, 4 Small Efficiency Dwelling Units
- Owners' Unit, Guest Unit
- FAR: 7,800 SF
- GSF: 10,250 SF
- No departures requested

### OPPORTUNITIES

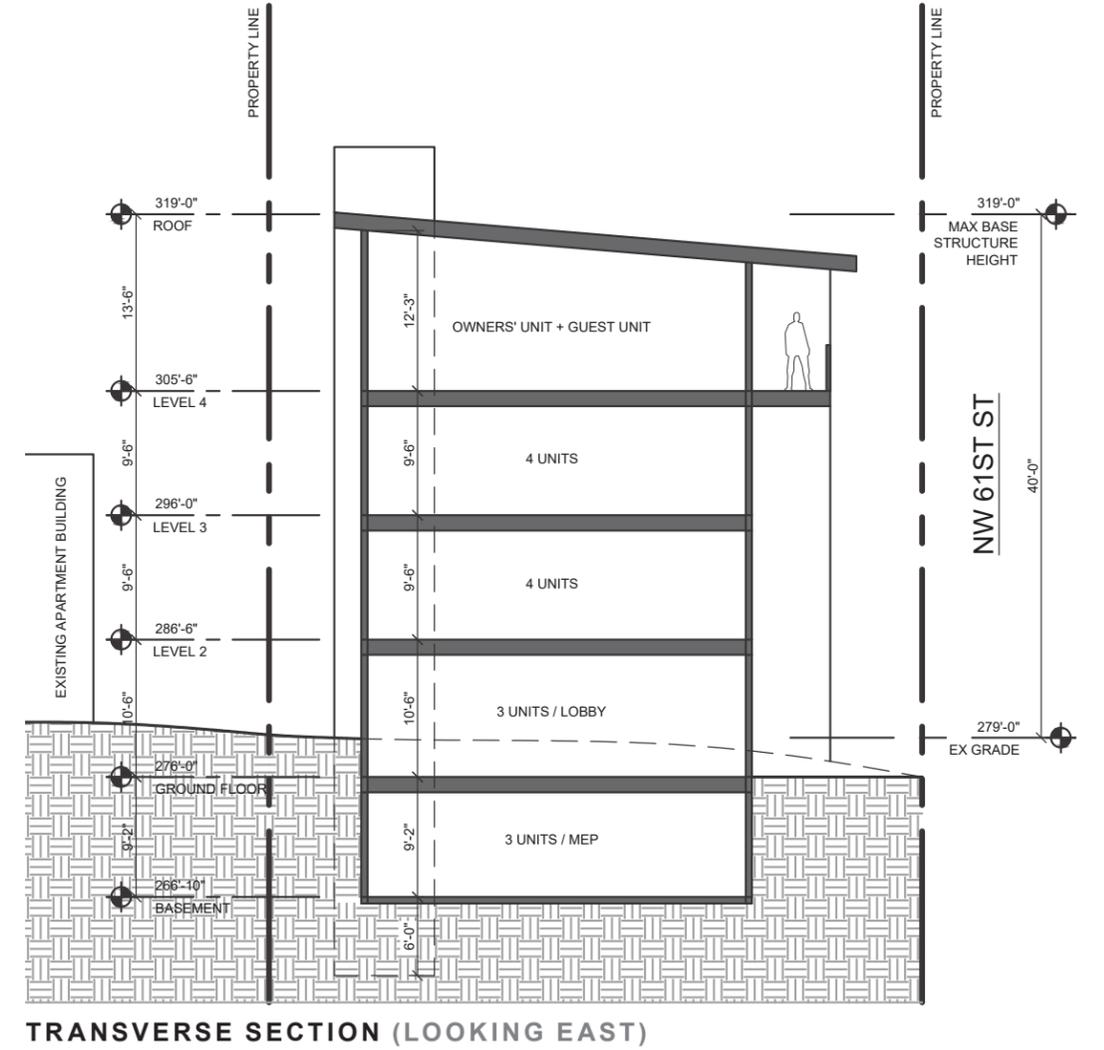
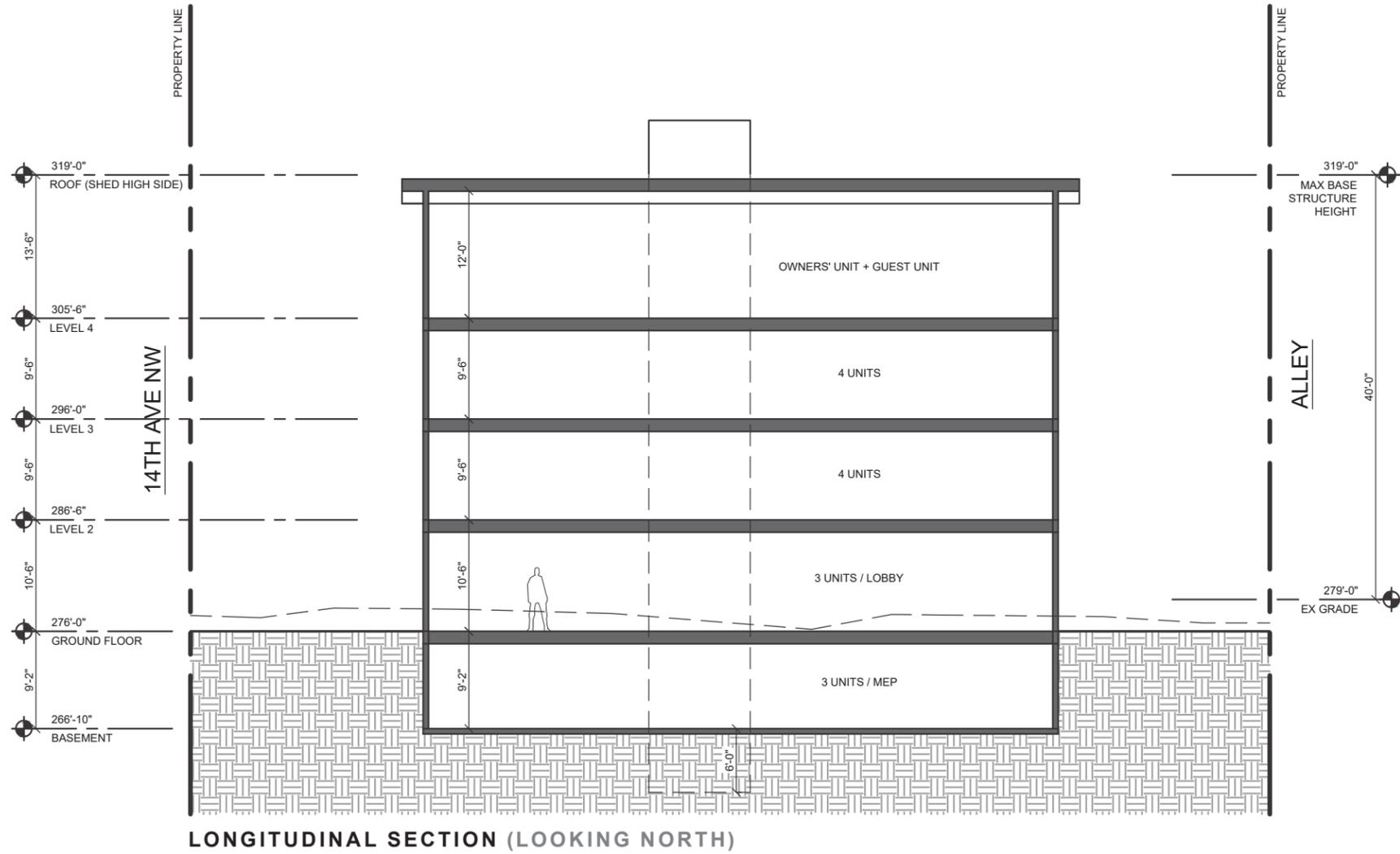
- Relationship between adjacent park and ground floor amenity
- All units have two walls of natural light exposure
- Units oriented primarily to the south
- Daylit corridors
- Roof optimized for sustainable practices

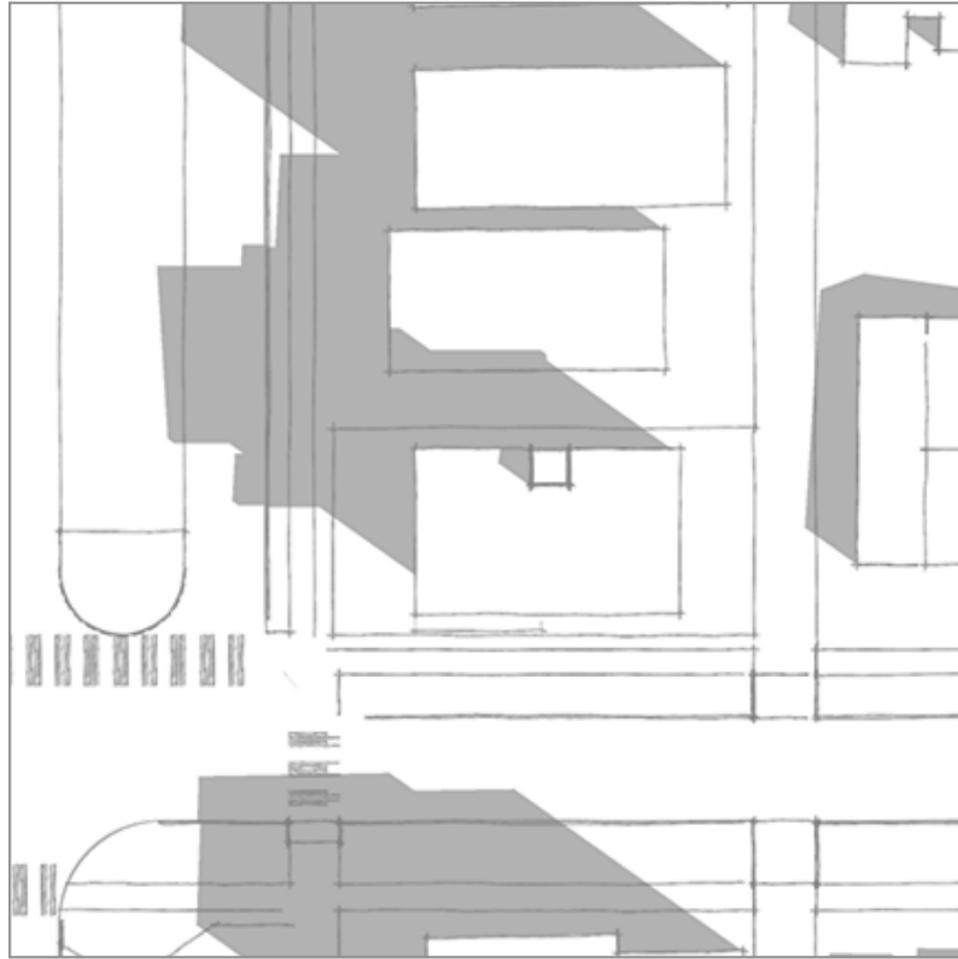
### CONSTRAINTS

- Lowest FAR utilization
- No rooftop amenity

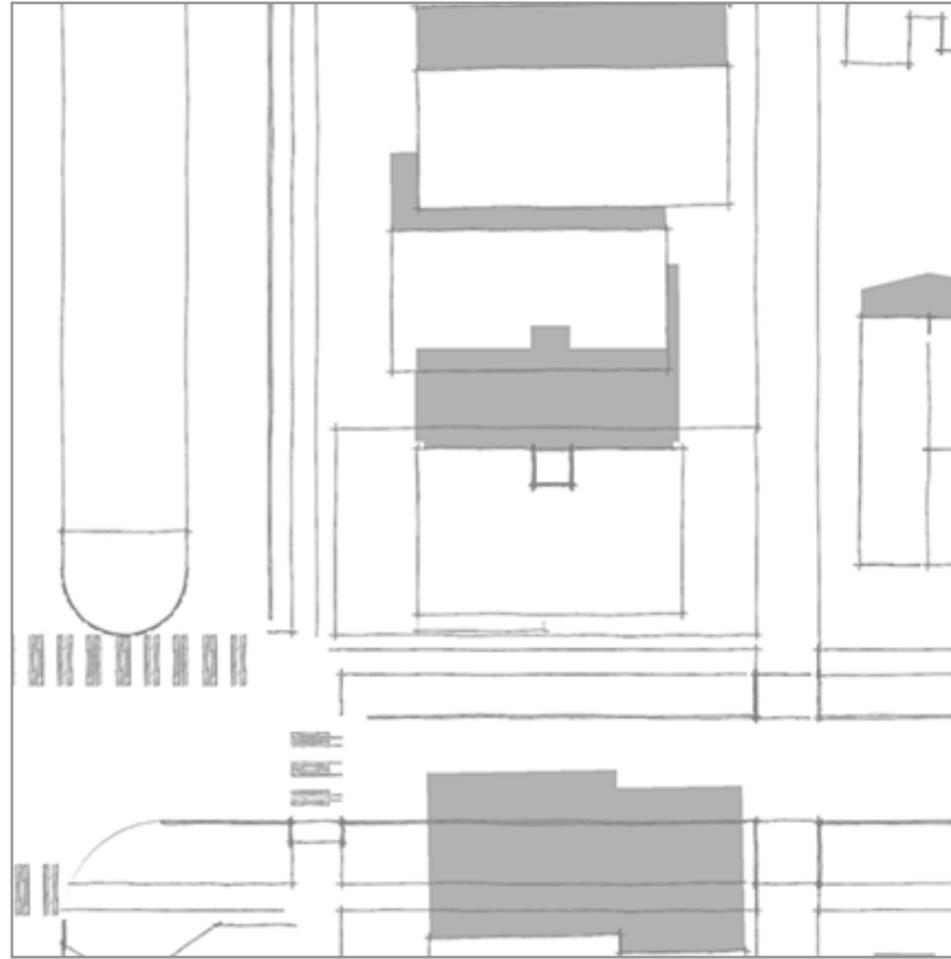








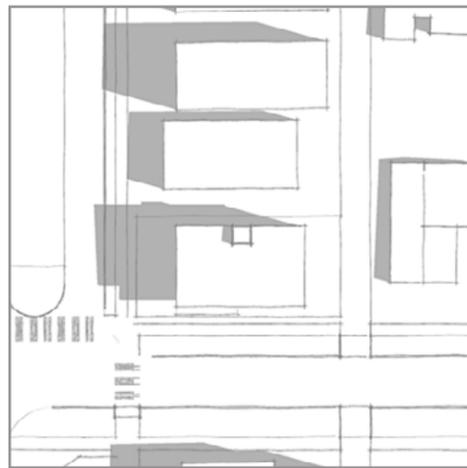
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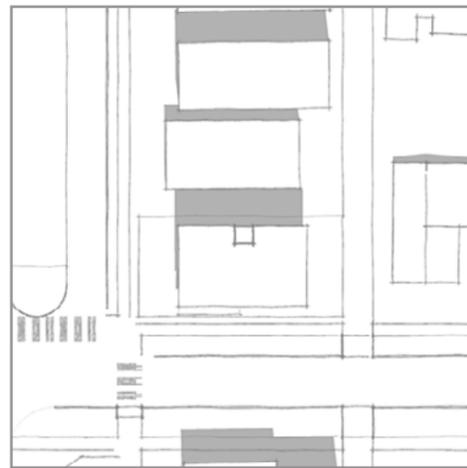
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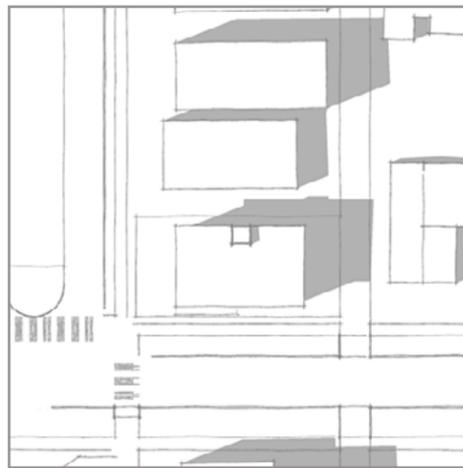
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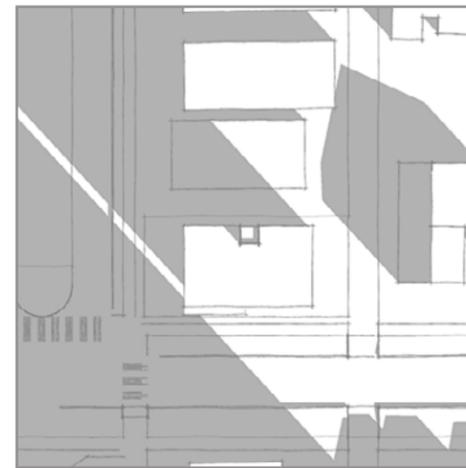
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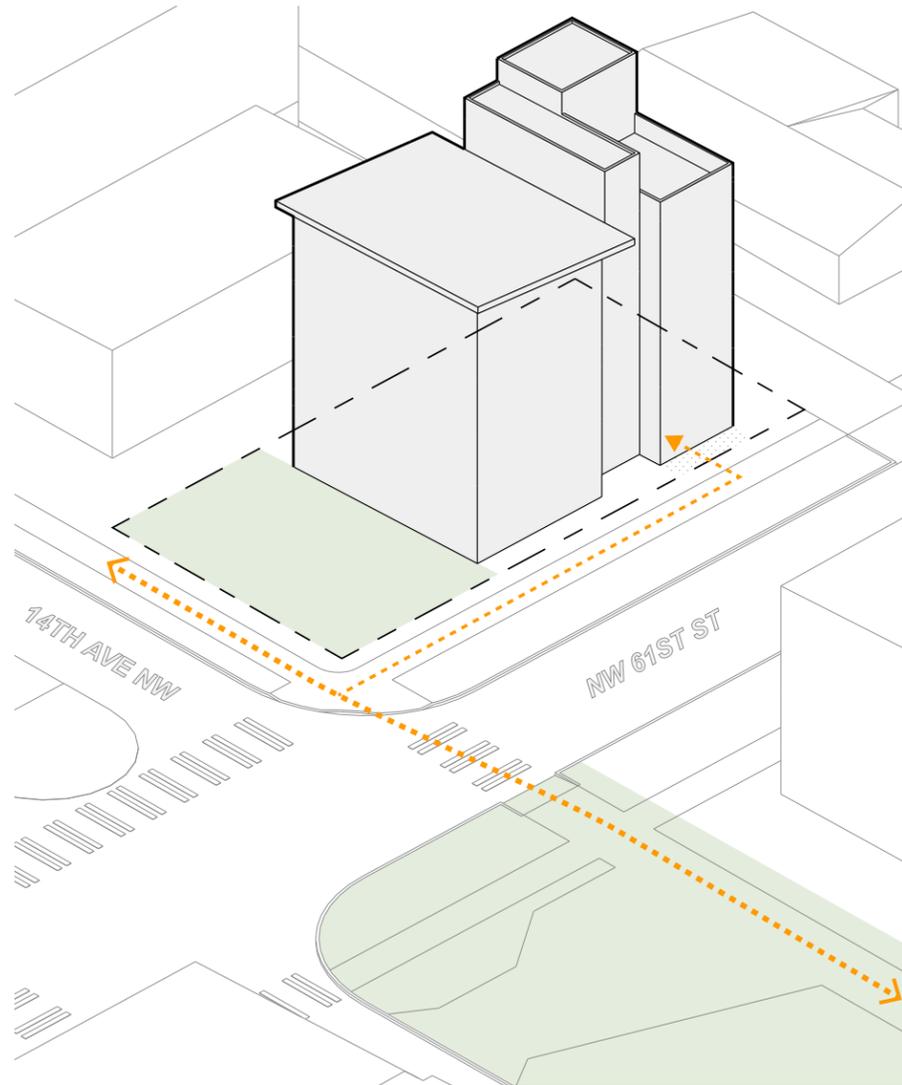
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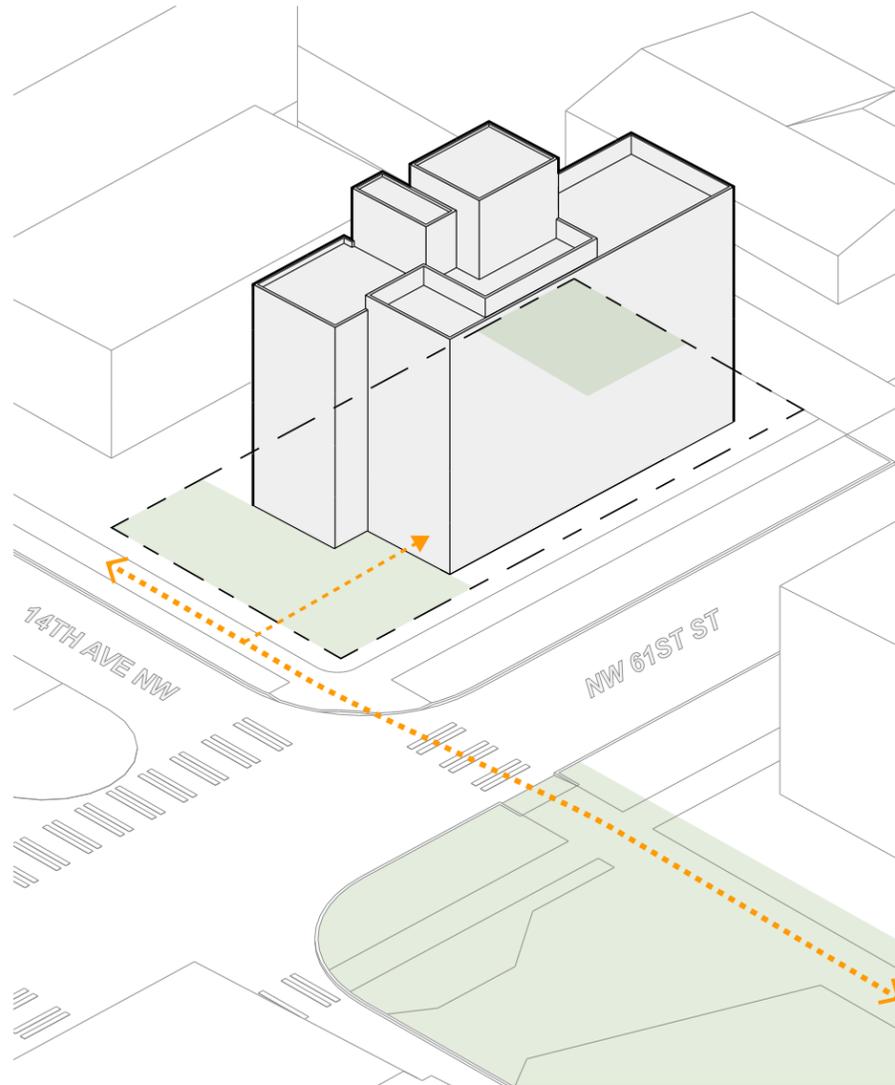
## CONNECTION TO GEMENSKAP PARK

Across NW 61st Street to the south is Gemenskap Park, a greenway that vacated two blocks of northbound 14th Ave NW. With the proposed project at the northern terminus, including a generous amenity space and setback along 14th Ave NW would serve as a transition from the flow of open pedestrian space to the sidewalk of 14th Ave NW.



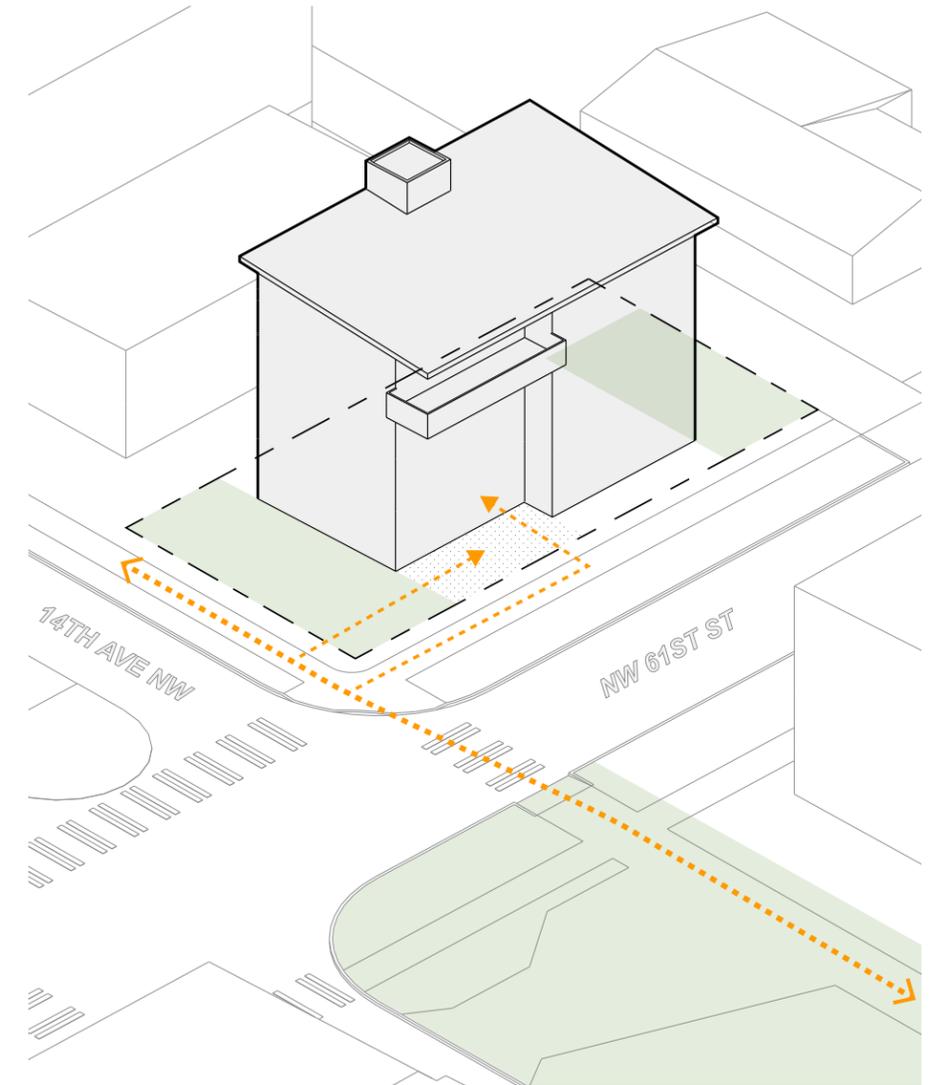
### OPTION ONE

- Total Ground Amenity: 1,884 SF
- Meets the required ground level amenity requirements with one deep amenity space at 14th Ave NW
- Primary open space does not have a direct or even adjacent relationship with residential entry
- Pushes development to the east and is closer to adjacent single family homes



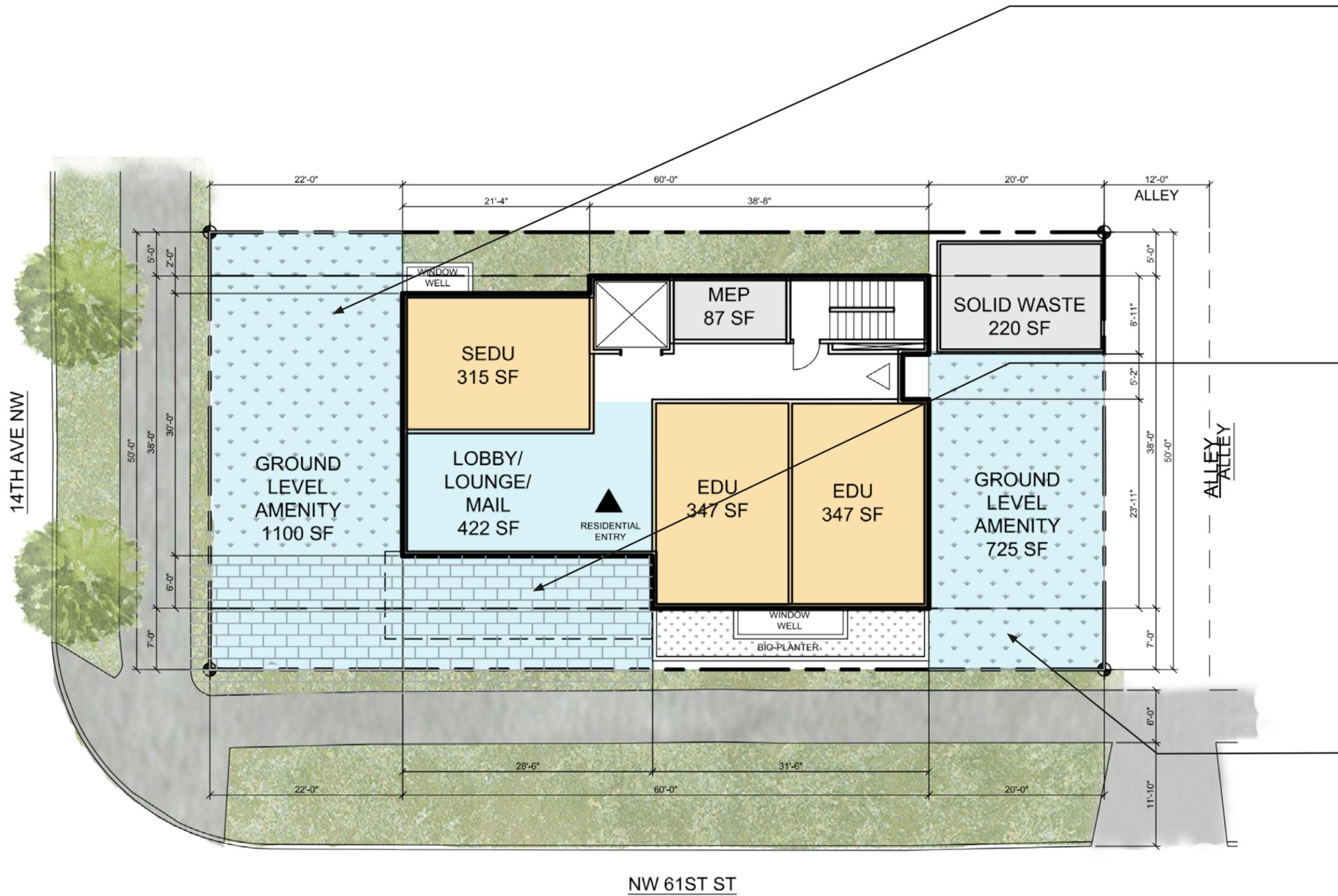
### OPTION TWO

- Total Ground Amenity: 1,812 SF
- Splits required ground level amenity area into two spaces, one adjacent to residential entry
- Improved circulation relationship between amenity and park
- East amenity area is small and unusable for programming
- Space adjacent to the alley does not have a direct line of sight to the sidewalk



### OPTION THREE PREFERRED

- Total Ground Amenity: 1,825 SF
- Meets the required ground level amenity requirements with two unique outdoor areas
- Strongest circulation relationship between amenity and park
- Residential entry has relationship with residential entrances along NW 61st St.
- Amenity area can act as an extension of park space when residential entry is accessed off NW 61st St.
- East amenity area has a strong connection to the alley with enough space to provide community programming and also support move-in/ move-out functions of the building



ARTFUL GREEN SPACE



ENTRY HARDSCAPE + GREENERY



INTEGRATED HARDSCAPING & LANDSCAPING

BROOKLYN 65 APARTMENTS



1222 NE 65TH ST

DOCKSIDE APARTMENTS



6860 E GREEN LAKE WAY N

LUNA APARTMENTS



6921 ROOSEVELT WAY NE

TRACK 66 APARTMENTS

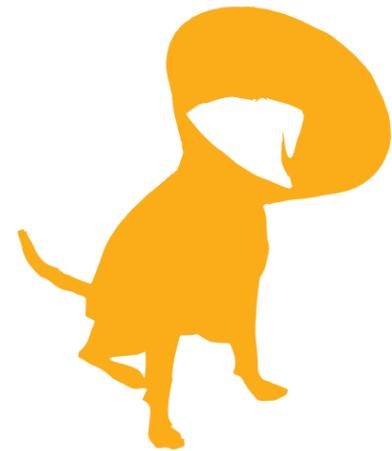


838 NE 66TH ST

MONTISI APARTMENTS



4122 36TH AVE SW



**THANK  
YOU**