



Nesttun, Norway 1913



Ballard 1902

Nesttun
 mixed-use building
 7001 15th Ave NW

Early Design Guidance-Meeting 2 December, 2020
 SDCI project # 3032621-EG

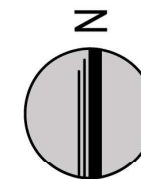
DRAFT



Nesttun project conceptual sketch

TABLE OF CONTENTS

INTRODUCTION	3	PROPOSED SCREETSCAPE	32
PROJECT DATA	4	SUN PATH STUDY	33
EXISTING CONDITIONS AND SITE SURVEY	5	FLOOR PLANS	34
AERIAL SITE PLAN	6	ELEVATIONS	36
SITE PLAN AND DESIGN CONSTRAINTS	7	SECTIONS	38
ZONING ANALYSIS	8	MATERIALS AND ELEMENTS CONCEPT	40
ZONING MAP	9	LANDSCAPE DESIGN - STREET	42
SURROUNDING SITES	10	LANDSCAPE DESIGN - ROOF	43
MULTIFAMILY DEVELOPMENTS IN THE PROXIMITY	11	RENDERINGS	44
EDG MEETING 1 PRIORITIES A& BOARD RECOMMENDATIONS	12	PEDESTRIAN EXPERIENCE	46
EXISTING STREETScape	16	POSSIBLE DEPARTURE	48
3 CONCEPTS SUMMARY	20	ACCESS AND CIRCULATION FOR SERVICES AND BIKES	50
CONCEPT 1	22	END	51
CONCEPT 2	26	APPENDIX FROM EDG#1	
CONCEPT 3 PREFERRED MASSING	30	NEIGHBORING ZONING	52
		AERIAL VIEW	53



INTRODUCTION

PROPERTY ADDRESS

7001 15th Ave NW,
Seattle 98117

DEVELOPER

Nesttun Development Group LLC
20856 Se Sotra Loop
Bend, OR 97702-3721
Contact: Morgan Aleman
206 446 7052

ARCHITECT / CONTACT PERSON

Diana Wellenbrink AIA, LEED AP
Diagonal D LLC
2514 W McGraw Street,
Seattle WA, 98199
206 282 4416



LANDSCAPE ARCHITECT

Chad Wichers, ASLA
Studio 342 Landscape Architecture, LLC
P.O. Box 972
Edmonds, WA 98020
206 545 0342

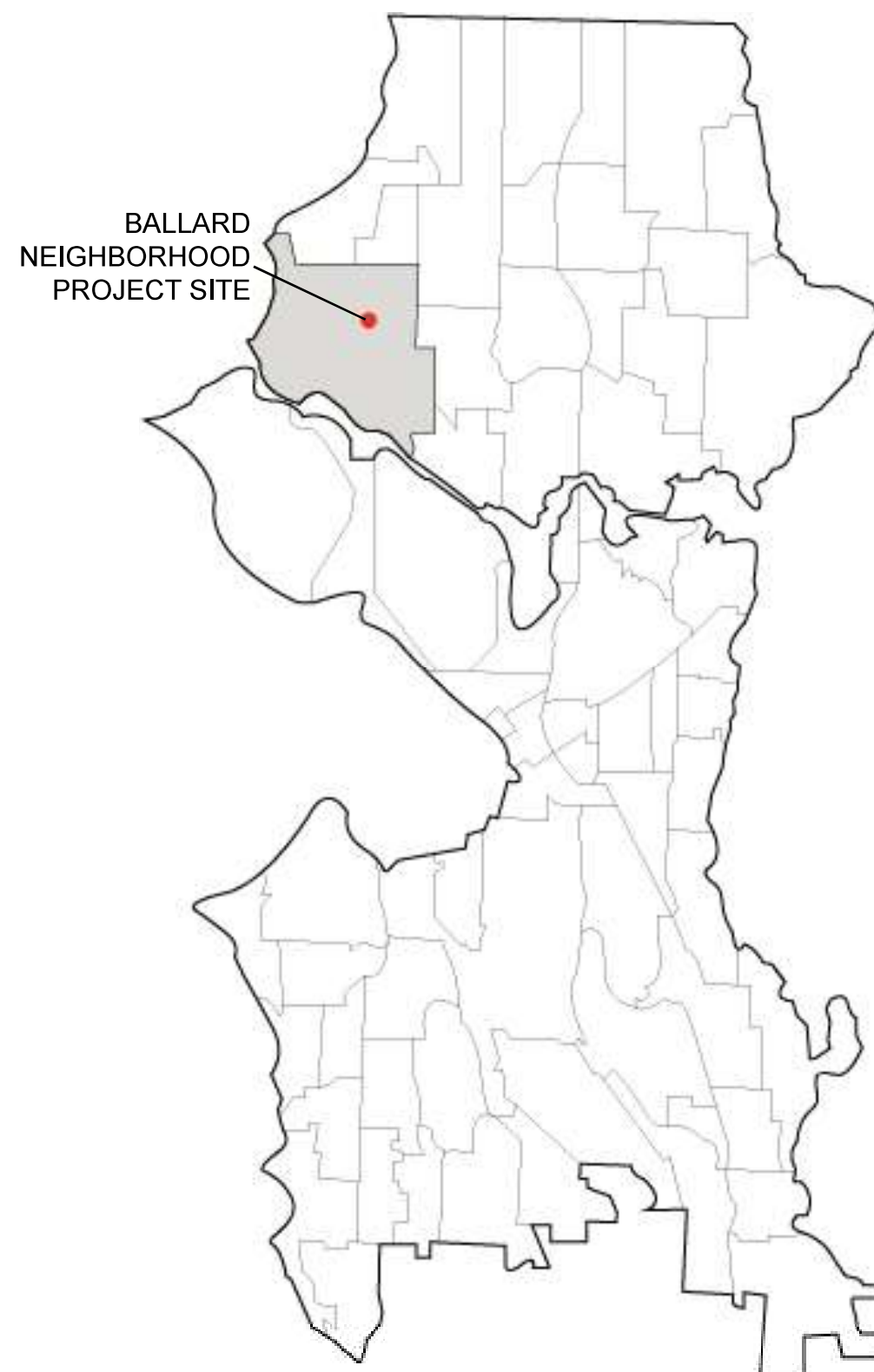


PROJECT DESCRIPTION: The proposed project is a mixed use building containing a blend of residential apartment units, live work units and commercial space at the street level. Partly underground parking is provided for residents. The vision for Nesttun Development is to provide quality, affordable housing that strikes a balance between standing out and fitting in through imaginative design and refined detail.

PROJECT GOALS/OBJECTIVES: The proponents' project goal is to create a development that contributes to the emerging vibrant character of the neighborhood. Specific objectives are:

- Strengthen the streetscape with a new building that has visual variety and openness at the street level.
- Reinforce the character and support the activity of the neighborhood by providing opportunities for new businesses and affordable residential units.

VICINITY MAP





Intersection of 15th Ave. NW & NW 70th St. facing NORTH



Intersection of 15th Ave. NW & NW 70th St. facing WEST

PROJECT DATA

Use	Residential - apartment units; Commercial space and live work at street level; Parking only for residents.	
Lot Size	13,321 sq.ft.	
Area	6,596 sq.ft. parking 771 sq.ft. ancillary 1,317 sq.ft. commercial 44,472 sq.ft. residential 53,451 sq.ft. total	
Levels	1 level of parking at street level in the south side and underground in the north side of the lot. Commercial space and live work units at street level along 15th Ave. NW 5 levels of residential units	
Units	Live work	4
	SEDU	29
	Urban 1 bedroom	17
	Urban 2 bedroom	21
	Total	71
Parking	10 small size 16 medium size 2 ADA spaces, 1 ADA for van 26 total 66 long-term bicycle spaces 5 short-term	
Garbage/ Recyclable	In parking level Access from NW 70 St.	
Common Space	2,618 sq. ft. 6th floor terrace	
Green Factor 0.3	Street landscape areas; Street trees; Bioretention planters.	

EXISTING CONDITIONS AND SITE SURVEY

LOCATION

The project site is located at NW corner of 15th Ave. NW and NW 70th St. and has 150 ft. frontage along 15th Ave., and 88 ft. frontage on 70th St.

EXISTING CONDITIONS

The site consists of 2 lots where Grumpy’s Coffee Shop, an autobody shop and a dentist office are currently located. The site rises from south to north with about 6 ft. It is bordered by single family residences lots to the west with about 5 ft. of average difference. There is a gas station across the street to the south, commercial uses (some in single family homes) to the north and a multi family project to the east (Lillehamer Apartments).

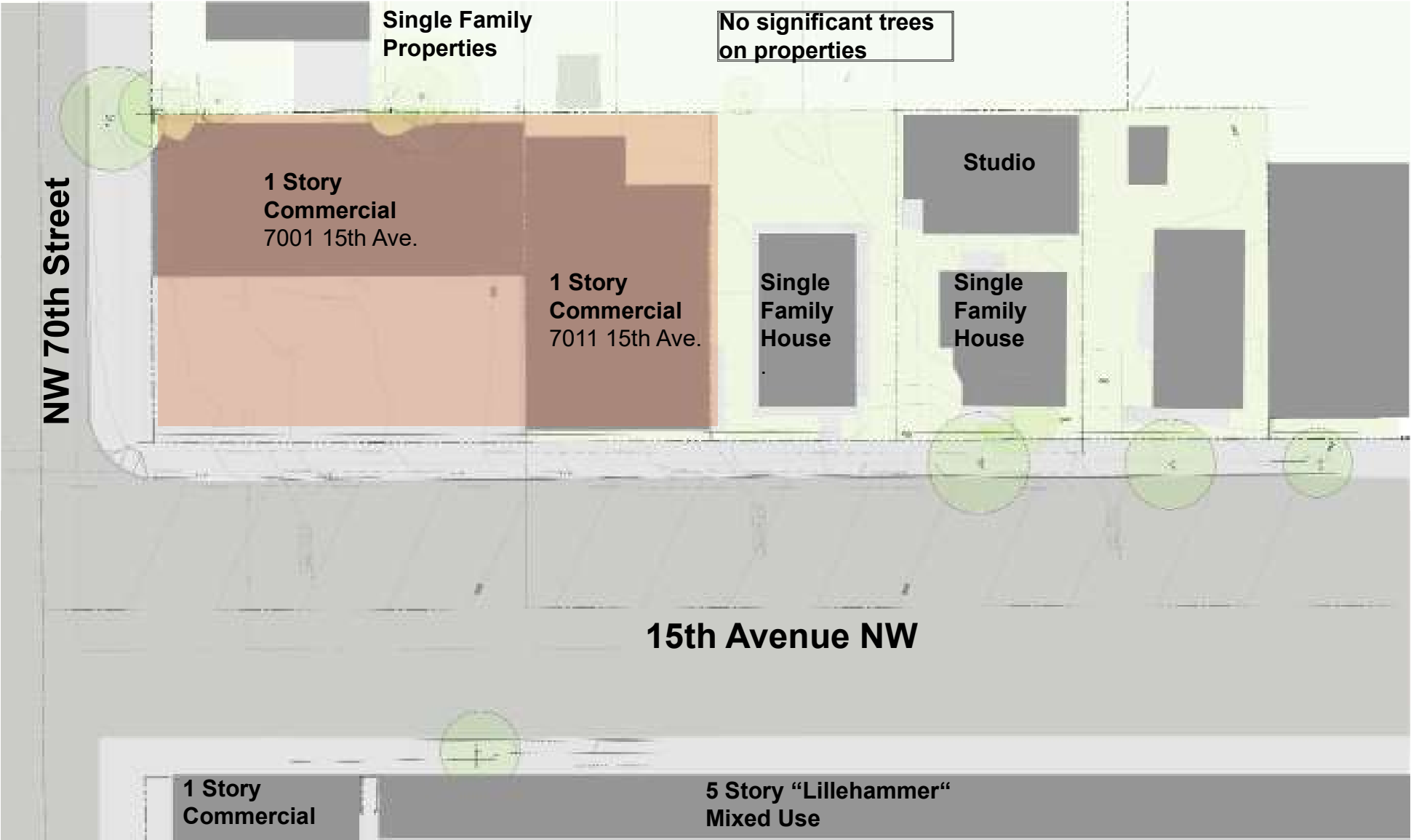
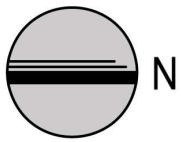
- There is a metro bus stop with frequent transit located 200 ft from the property.
- There is no alley serving the property.
- There is no exceptional landscaping or trees on the site.
- There a turn lane onto 70th along the property at 15th Ave.

CONSTRAINTS

- Since a portion of the site abuts SF-5000, setbacks will need to be maintained.
- Overhead power lines are about 2 ft from property line measured horizontally and 48 ft vertically.

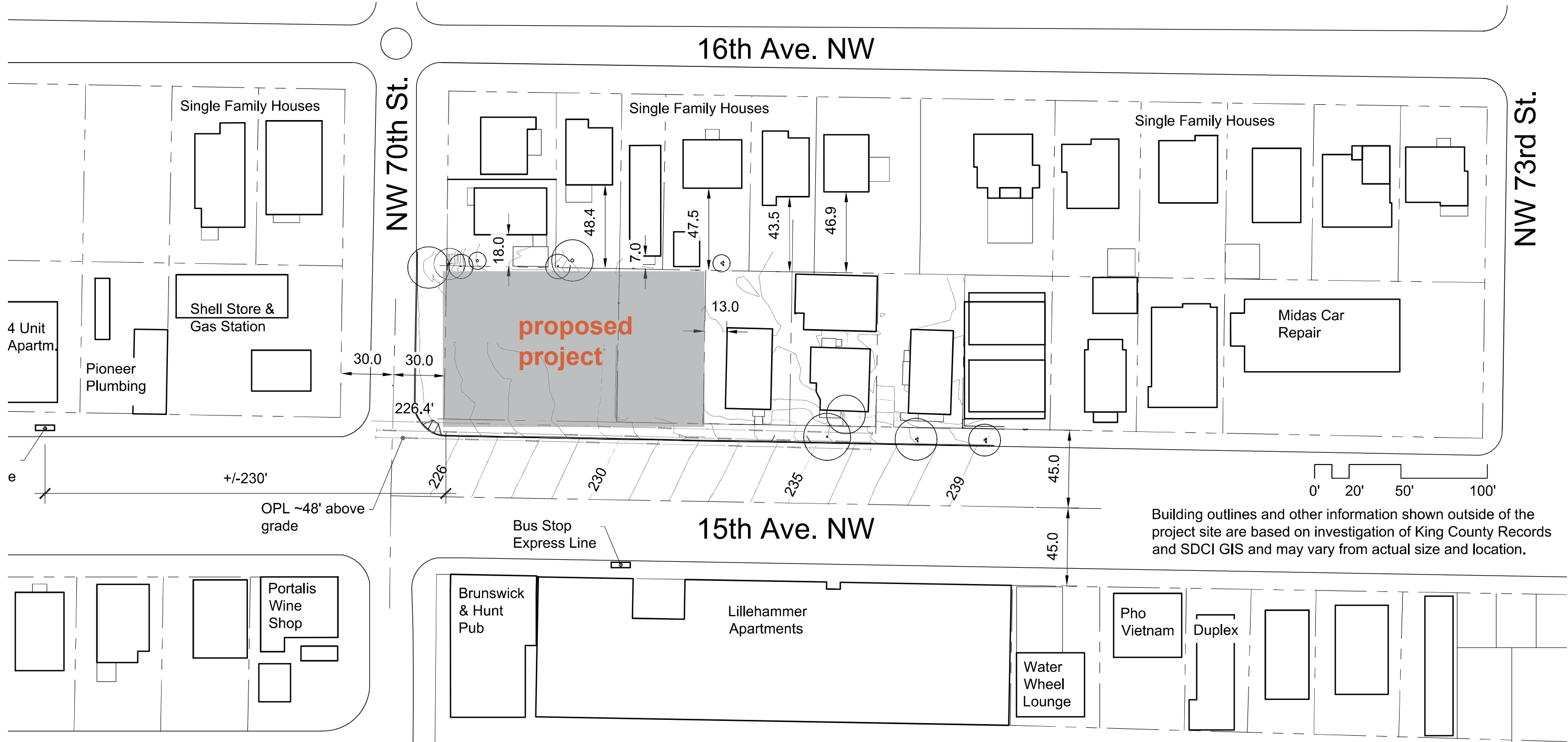
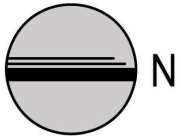
OPPORTUNITIES

- Corner location provides high visibility
- Upper level units to have views to the east, west and south.
- Transit stop provides quick access to various areas, including downtown Seattle.
- There are many amenities nearby, including restaurants, services, schools, parks and recreation opportunities.



EXISTING BUILDINGS TO BE DEMOLISHED

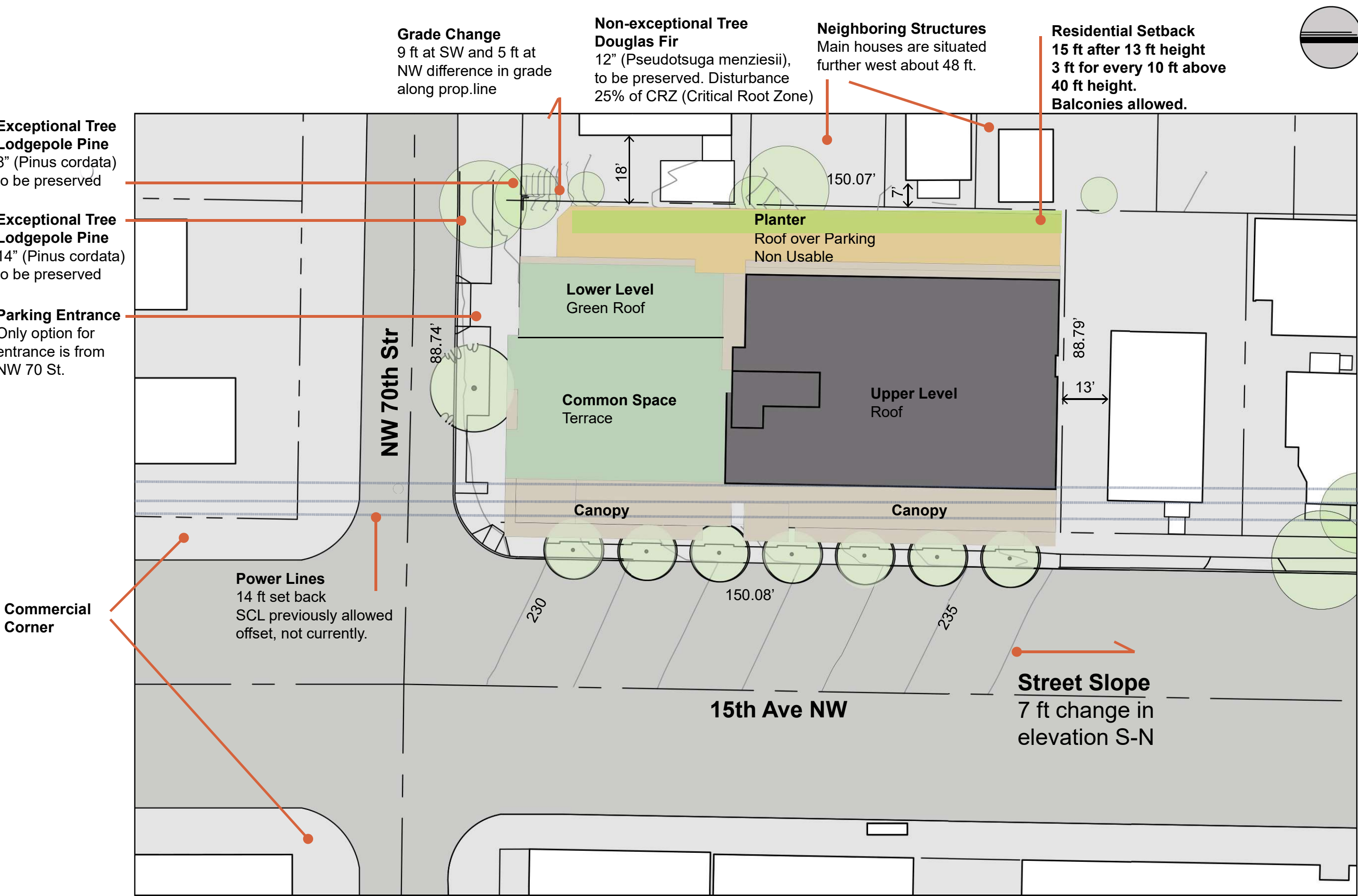
7001 15th Ave. W: Grumpy D’s Coffee, will continue to operate until January ‘20 and is considering to continue operating in new building. The Auto body shop has a lease through January ‘20.
7011 15th Ave. W: Creation Dentistry - will continue to operate until December ‘19 and plans to move to another state.



LEGAL DESCRIPTION

- Parcel No 7518500530 (7001)** Lots 11 and 12, block 9, Salmon Bay Park addition to the City of Seattle, according to the plat thereof recorded in volume 4 of plats, page 76, records of King County, WA. Except that portion condemned in King County Superior Court cause No. 206194 for the widening of 15th Ave. NW as provided by Ordinance No. 52039 of the City of Seattle.
- Parcel No 7518500520 (7011)** Lots 9 and 10, block 9, Salmon Bay Park addition to the City of Seattle, according to the plat thereof recorded in volume 4 of plats, page 76, records of King County, WA. Except that portion condemned in King County Superior Court No. 206194 for the widening of 15th Ave. NW as provided by Ordinance No. 52039 of the City of Seattle.

SITE PLAN AND DESIGN CONSTRAINS



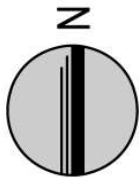


ZONING ANALYSIS

Zoning	NC2P-55 neighborhood commercial 2 pedestrian designed
Urban Village	No
Overlay	No
Principal Pedestrian Street	15th Ave NW
Environmental Critical Areas	No
Adjacent Zoning North	NC2P-55
Adjacent Zoning East	NC2P-55
Adjacent Zoning South	NC2P-55
Adjacent Zoning West	SF 5000
Permitted Uses	23.47A.004 Table A (J) Residential uses (C) Offices, Restaurants, Retail
Street Level Uses	23.47A.005.C up to 20% for residential use
Structure Height	55 ft.
Rooftop Features	23.47A.012.C.2 Open railing, planters, parapets up to 4 ft 23.47A.012.C.3 Solar collectors up to 7 ft. 23.47A.012.C.4 rooftop features up to 15 ft.
FAR	3.75
Setbacks	23.47A.014.B.1 Triangle, (2) sides extend along the street lot line and the side lot line 15 ft from the intersection of the residentially designated lot’s front line. B.3 15 ft for portion of structures above 13’ to a max 40 ft. B.3.b additional 3 ft for every 10 ft above 40 ft height
Setback Exceptions	Decks with open railing up to 5 ft to property line per 23.47A.014.E.1.a Eaves, cornices and gutters up to 18 inches per 23.47A.014.E.2 Fences, freestanding walls up to 6 ft per 23.47A.014.E.2
Utility Setbacks	14ft to overhead power lines

Street Level Standards	23.47A.008.B.1 Street facing facade between 2 and 8 feet above sidewalk a minimum of 60% must be transparent. 23.47A.008.B.3 nonresidential use shall extend an average depth of 30 ft and a minimum depth of 15 ft. 23.47A.008.B.4 nonresidential uses at street level shall have 13 ft floor-to-floor height. 23.47A.008.C.1 a minimum of 80% of the width of street facing facade shall occupied by uses listed in 23.47A.005.D.1
Amenity Area	23.48.020.B. Area of 5% of total gross residential area. 23.48/20.C Maximum 50% may be enclosed. Minimum size is 225 sq.ft. minimum horizontal dimension is 15 feet.
Landscaping	Green Factor score of .30 or greater
Parking Access	23.47A.032.A.1.c Access is permitted across one of the side street
Required Parking	23.54.015. Table B (I) 1 space per 2 efficiency dwelling units. 23.54.020.F.2 Transit reduction of 50% for all uses when located within 1320 feet of street with frequent transit service. 23.54.015.D.2. No parking is required for the first 1,500 of each business establishment.
Bicycle Parking	23.54.015. Table D (D2) Residential Long Term 1 per dwelling units, and SEDU; after first 50 space additional are required at ratio 3/4 Residential Short Tem 1 per 20 units (A1) Commercial Long Term 1/5,000 sq.ft. (A1) Commercial Short Term 1/1,000 sq.ft. (A6) Commercial Long Term 1/4,000 sq.ft. (A6) Commercial Short Term 1/2,000 sq.ft.

ZONING MAP



The street facing blocks on 15th Avenue NW starting from Ballard Bridge to Holman Road is currently designated as Neighborhood Commercial and recently rezoned to 55 height. Typical land uses in this zone include grocery stores, coffee shops, service offices, medical facilities and apartments.

City code defines NC as supporting/encouraging pedestrian oriented shopping area that encourages a full range of household goods and services including:

- variety of small to medium sized neighborhood serving businesses
- continuous storefronts along the front lot line
- an atmosphere attractive to pedestrians

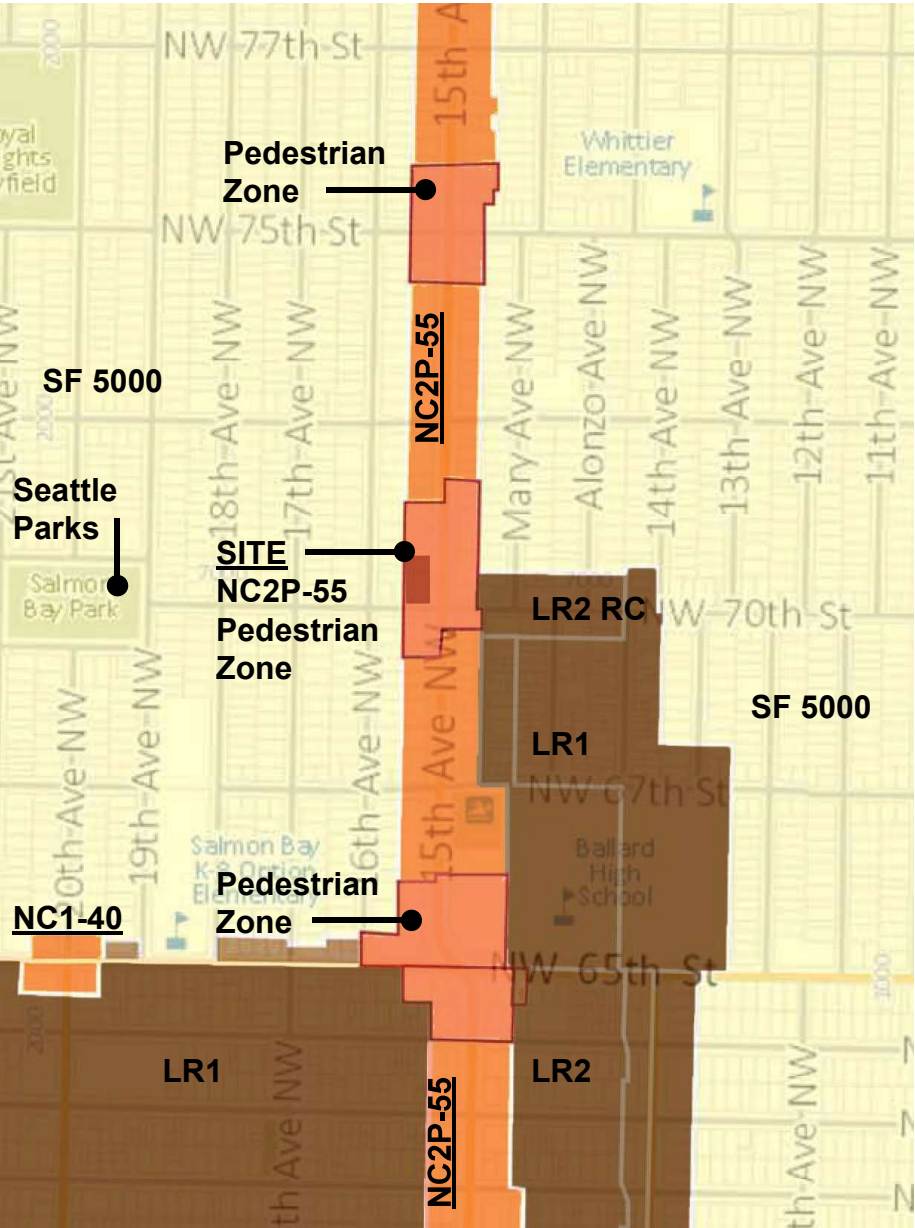
This designation is typically found on sites that are characterized by the following:

- located on streets with good capacity such as principal or minor arterials
- lack strong edges to buffer residential areas
- a mix of small to medium size parcels
- limited or moderate transit services

Adding the designation of the pedestrian zone means that the area should:

- preserve areas that offer a mix of street level pedestrian oriented destinations
- identifies/encourages areas that have the potential to transition to pedestrian oriented business district
- encourages more walking, biking and transit use

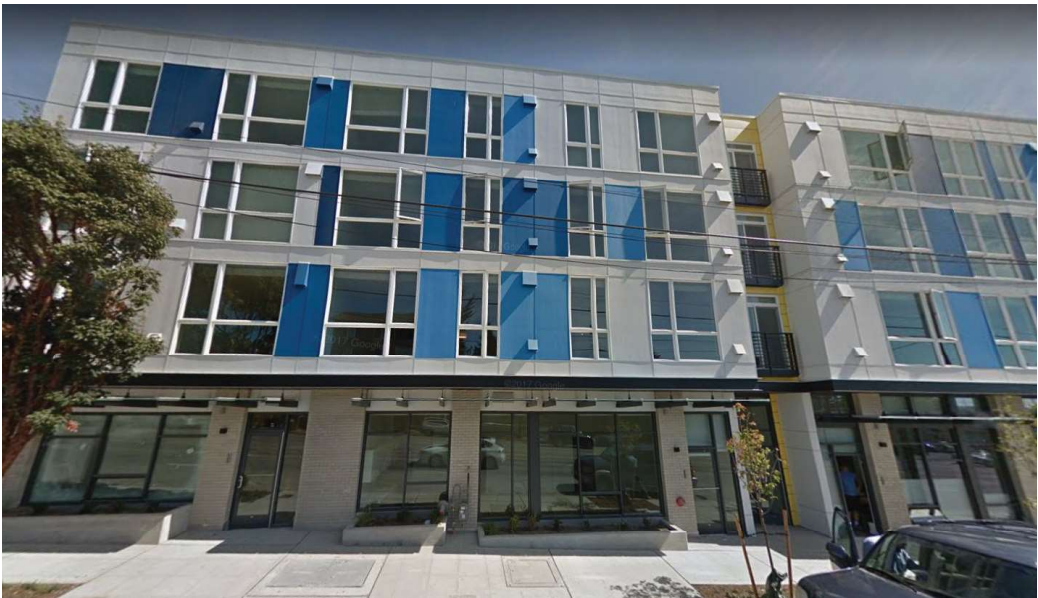
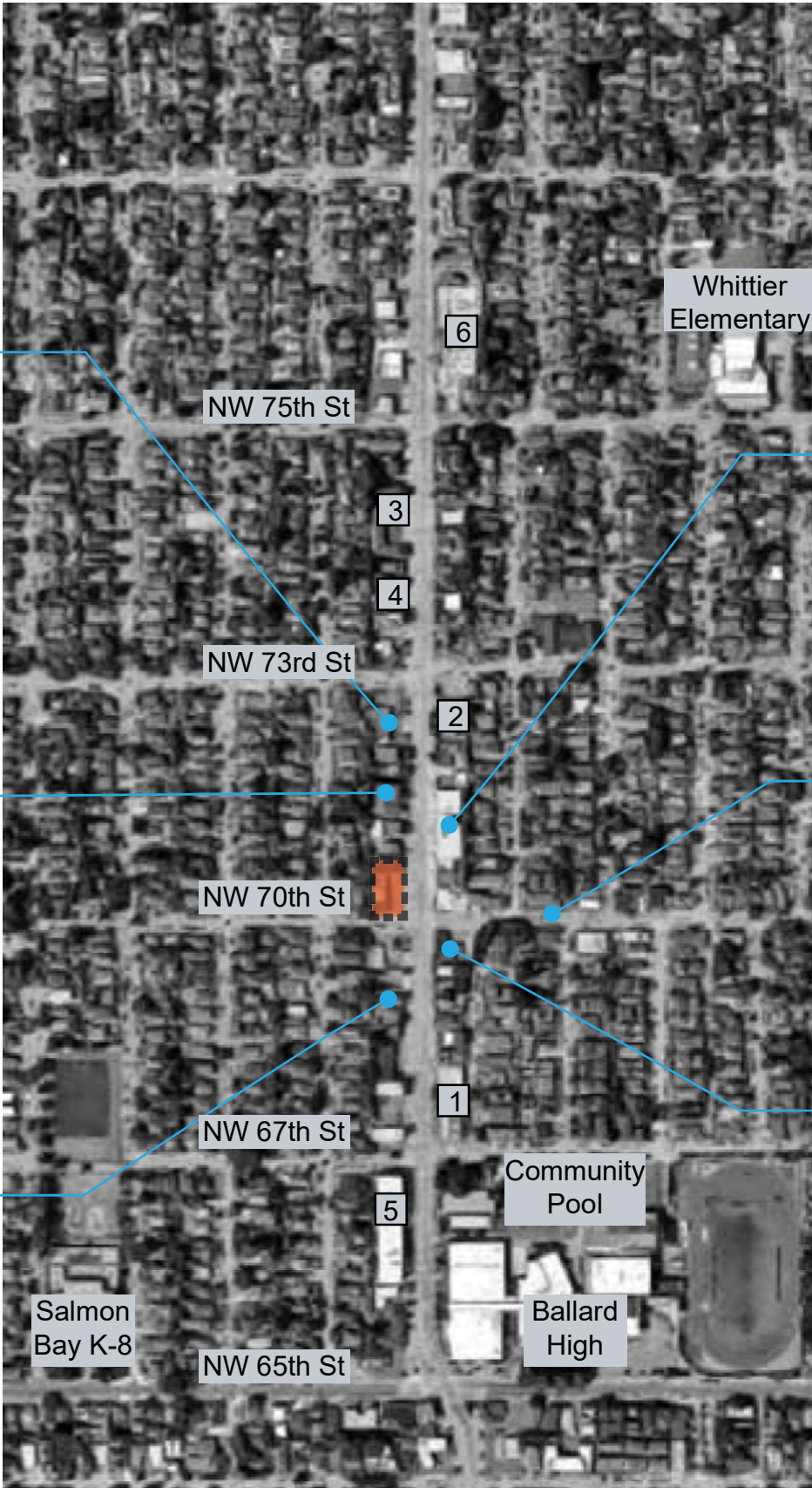
In pedestrian zones, residential uses may occupy no more than 20% of the street level facade. Buildings cannot have large blank facades at the pedestrian facing street level, and parking must either be under the building or behind it. The zoning immediately west of the site is SF 5000.



CURRENT ZONING

This area is designated with **M (medium)** MHA.

SURROUNDING SITES



NEARBY MULTI-FAMILY PROJECTS



TOWNHOUSES (new construction)

- 1. Townhouses / Live Work, NW 69th St. &15th Ave. NW
- 2. Townhouses / Live Work, NW 73rd St .&15th Ave. NW

Townhouses are typically built in two rows on the lot, with the units along street containing the live work spaces. The architectural language uses the roof line to create visual interest and scale, as well as facade modulation and color. Large windows provide light within these units, which have narrow widths of about 20 +/- ft.



EXISTING APARTMENT /CONDOMINIUM BUILDINGS

- 3. Brubaker Apartments (1948)
- 4. Nordvest Condominium (2002)

One of the apartment buildings constructed after WWII is a two-story structure with parking toward the street. The condominiums constructed in the early 2000's are built on single or double lots with commercial spaces or a lobby at street level. The buildings have a mixture of design features.



MIXED-USE BUILDINGS (new construction)

- 5. Belay Apartments (Johnston Architects)
- 6. Talta Development (NK Architects)

With the increased demand for housing close to downtown, four large multifamily developments have been constructed in the last five years. The architecture features modulated massing, simple shapes and lines. Street level uses include small commercial spaces and/or live/work units.

EDG MEETING 1

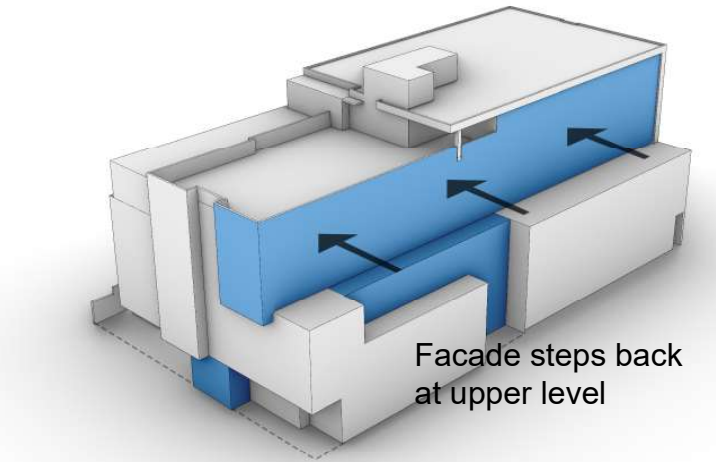
PRIORITIES & BOARD RECOMMENDATIONS

1. MASSING OPTIONS & ZONE TRANSITION

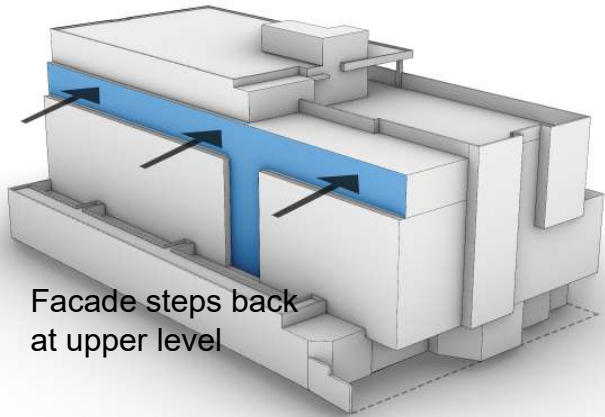
A. The Board unanimously recommended the project return for a second EDG meeting. The Board was disappointed that the massing options appear to be primarily developed in response to zoning and power line constraints, rather than the shape of the site, zone transition and grade change. The Board ultimately recommended further development of a hybrid massing option, a combination of Option 1 and Option 3, that thoroughly responds to the following guidance. (CS2-D, DC2-A, CS1-C)

Response: A second EDG meeting will be attended.

- The length of the building is reduced significantly and responds to topography with two distinct massing volumes that are lower in scale along the 15th Ave facade.
- The project is of similar scale with adjacent/neighboring buildings creating a strong urban edge along 15th Ave.
- The power line setback creates an opportunity to step the facade back from the street edge on 15th Ave.
- The massing creates visual interest and relief on the east, south and west elevations.



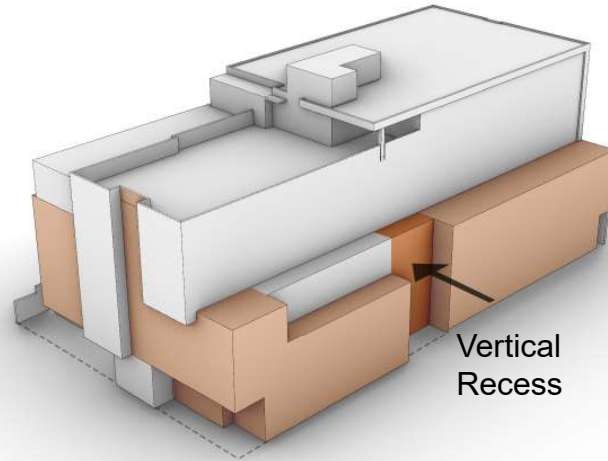
EAST / SOUTH VIEW



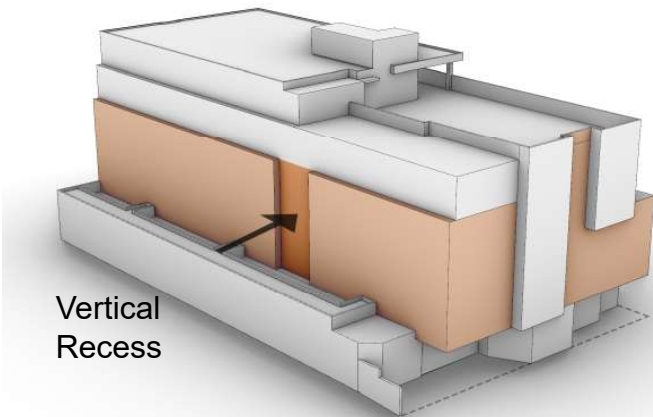
WEST / SOUTH VIEW

B. The Board was not opposed to the upper-level terraced setback as a sensitive solution to the single-family zone transition, but would also like to see vertical recesses to break up the perceived length of the mass – similar to the examples provided in the EDG packet. Ultimately, the hybrid massing option should include the vertical recesses of Option 1 as the primary massing move and the upper-level horizontal setbacks of Option 3 as the secondary massing move. The Board specifically prioritized Design Guideline CS2-D, Height, Bulk and Scale, and DC2-A, Massing. (CS2-D, DC2-A)

Response: There is a strong vertical recess on both the east and west facades to break up the perceived mass.



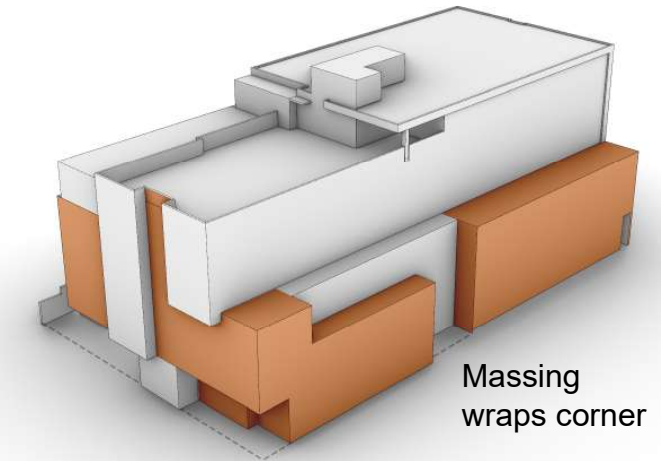
EAST / SOUTH VIEW



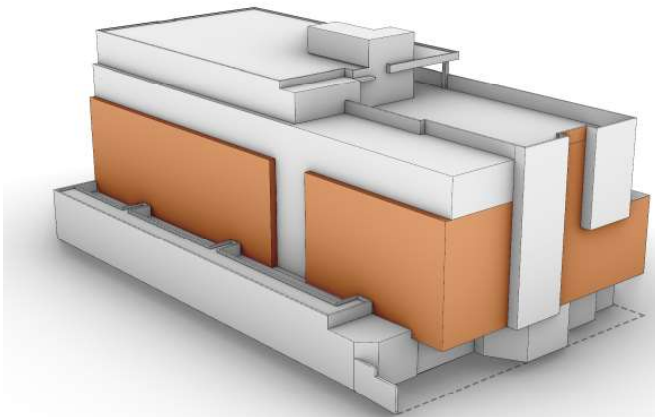
WEST / SOUTH VIEW

C. The Board prioritized Design Guideline CS2-C-1, Corner Sites, and noted massing concept and expression should wrap the southeast corner. The Board was concerned that the south façade along NW 70th St reads as the end of the building rather than a corner. (CS2-C-1)

Response: The main massing volumes wrap around the corner of 15th and NW 70th, and are also visible on the west elevation creating continuity on all facades.



EAST / SOUTH VIEW



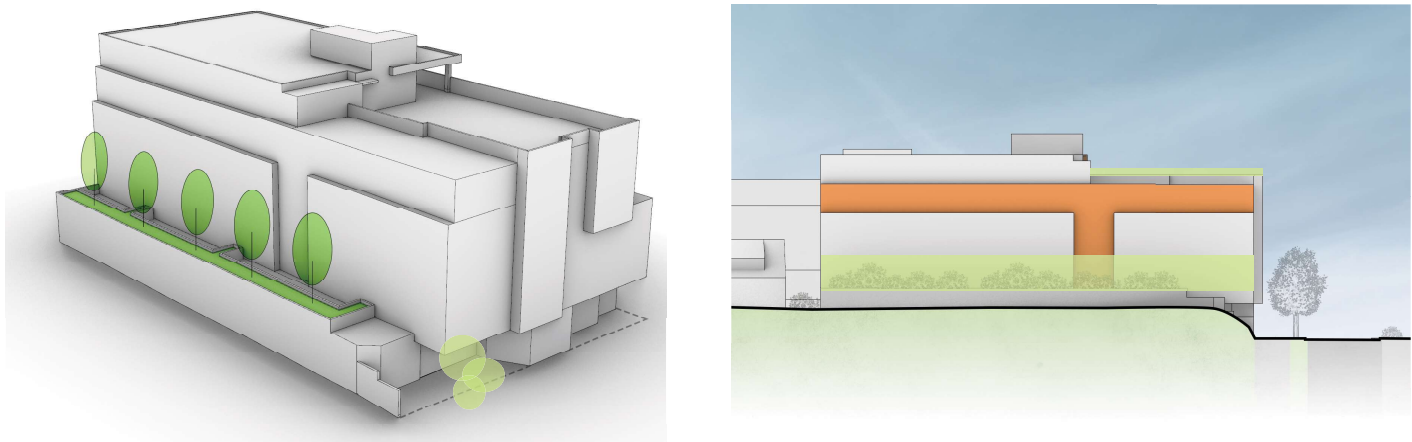
WEST / SOUTH VIEW

D. The Board specifically prioritized Design Guidelines CS1-C-1, Land Form, and CS1-C-2, Elevation Changes, and directed further development of a mass that steps with grade along 15th Ave NW. (CS1-C-1, CS1-C-2)

Response: The perception of the massing is for two structures that step up with the grade, reinforced by design of the top floor and its extended canopy.

E. In response to public comment, the Board directed further study of the single family zone transition and relationship to the existing single family structures. The Board encouraged the incorporation of vegetative and material screening. At the second EDG meeting, the Board would like to see dimensioned sectional studies through the proposed development, screening features and adjacent single family sites. (CS2-D)

Response:
Planted areas for both softening the edge and screening will be on the west facade



PLANTED AREAS ON WEST FACADE

F. In agreement with public comment, the Board did not support the numerous balconies proposed along the west façade due to the sensitive zone edge transition and impacts to the privacy of residents on adjacent sites. The Board also recommended pulling back rooftop landscaping from the edge of the structure to further reduce impacts on the adjacent single family sites. (CS2-D-5)

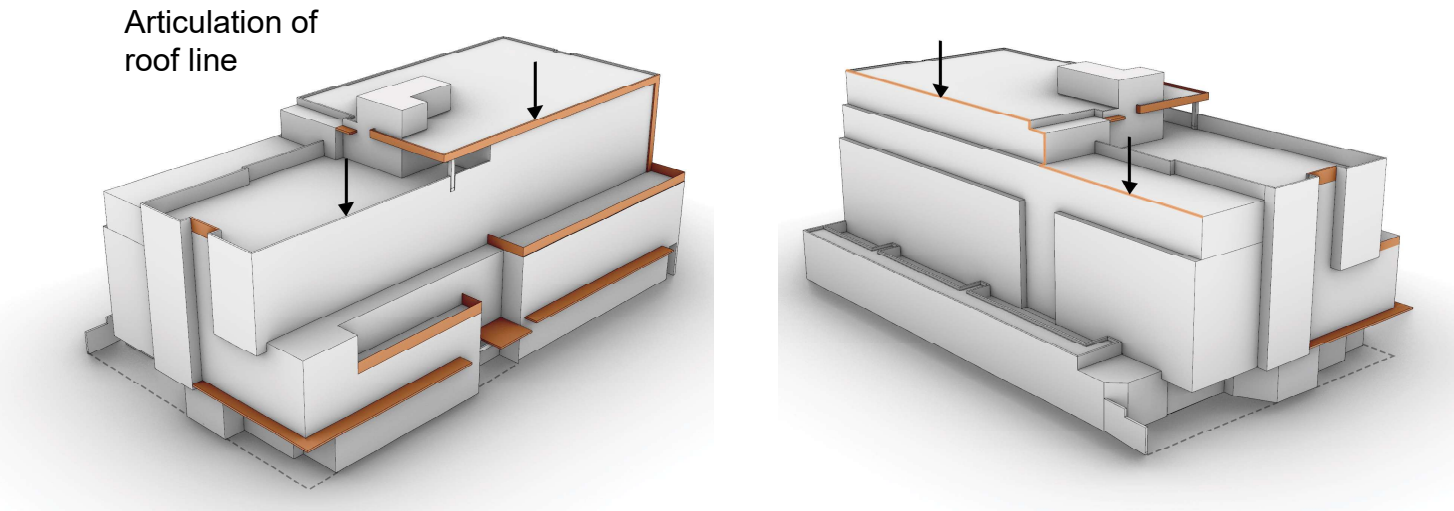
Response: Balconies have been removed, there will be landscaping as shown. The usable rooftop terrace is situated away from west side bordering the single family properties.

G. In agreement with public comment, the Board was concerned with shadow impacts on the adjacent single family sites. The Board specifically prioritized Design Guideline CS1-B-2, Daylight and Shading, and stated the west façade should be modulated to break up the mass and increase access to daylight on adjacent sites. Provide an updated shadow study at the second EDG meeting. (CS1-B-2, DC2-C-3)

Response: The west facade is modulated and shadow study provided on page 21

H. The Board directed further refinement of the roof line in a manner that breaks up the perceived length of the mass. (CS2-D-3, CS2-D-4, DC2-A, DC2-B-1).

Response: The building is half as long as before, so overall mass is significantly reduced. The roof line steps back from the facade, and has been articulated with both massing and a band of weathering steel.



EAST / SOUTH VIEW

WEST / SOUTH VIEW

I. The Board specifically prioritized Design Guidelines DC2-B, Architectural and Façade Composition; DC2-C, Secondary Architectural Features; DC2-D, Scale and Texture; and DC2-E, Form and Function. The Board supported the design direction depicted in the rendering on page 51 of the first EDG packet, this level of detail is acceptable for the second meeting, including fenestration patterns, openings, and texture. (DC2-B, DC2-C, DC2-D, DC2-E)

Response: Renderings are developed as shown on pages 35 -37.



SOUTH FAÇADE

EAST FAÇADE

- Dividing in two interconnected elements
- Void used active element
- Interwoven planes
- Accent vertical bay window

2. COMMUNITY CONTEXT

A. In response to public comment, the Board prioritized Design Guidelines CS3-A, Emphasizing Positive Neighborhood Attributes, and CS3-B, Local History and Culture, and strongly encouraged the applicant team to continue public outreach efforts as the design develops. (CS3-A, CS3-B)

Response: An additional meeting was held with the representatives of the neighbors following EDG meeting 1 for introducing the project in more detail to the community and listen to their comments.

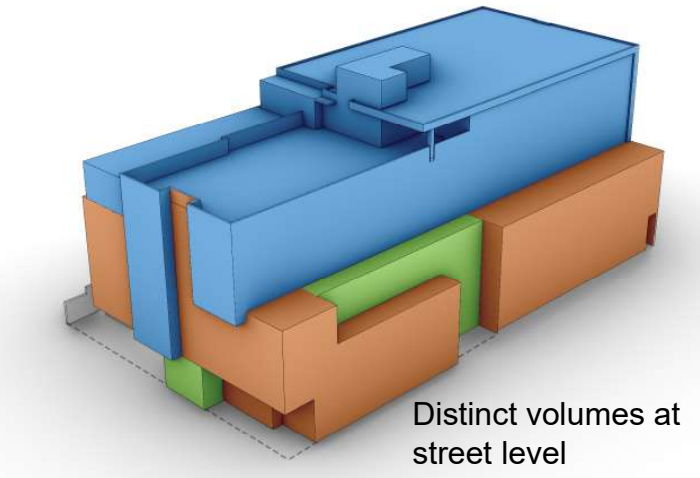
3. PEDESTRIAN EXPERIENCE & STREET-LEVEL

A. The Board was concerned that the extreme horizontality of the mass has the effect of pushing down the ground level and necessitates the requested departure from floor-to-floor height requirements. The Board stated that the ground-level should appear to lift or open up, and was not inclined to support the departure. (CS2-B-2, PL3-C)

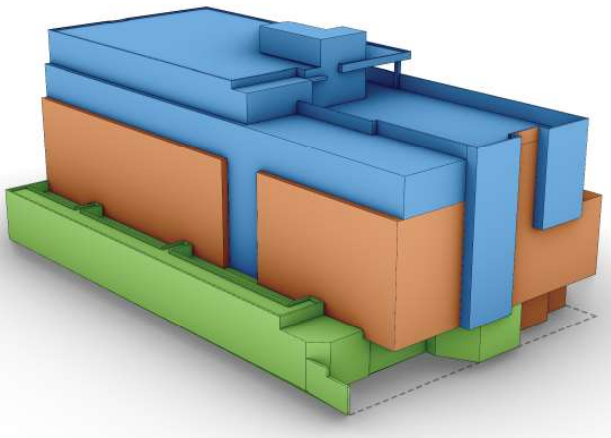
Response: The departure is no longer requested.

B. The Board heard public comment about breaking down the long elevation and did not support the 300-foot unarticulated edge at the ground-level along 15th Ave NW. The Board directed further consideration of the pedestrian experience. The Board requested more detailed drawings depicting additional pedestrian-level and streetscape detail at the second EDG meeting, including ground-level sections and enlarged elevations. (PL1-B, PL2)

Response: The building is now 150' long instead of 300' and is broken into distinct volumes at the street level. The live/work spaces are in the north volume, retail space at the south. The two volumes are separated by the entry lobby for the residences



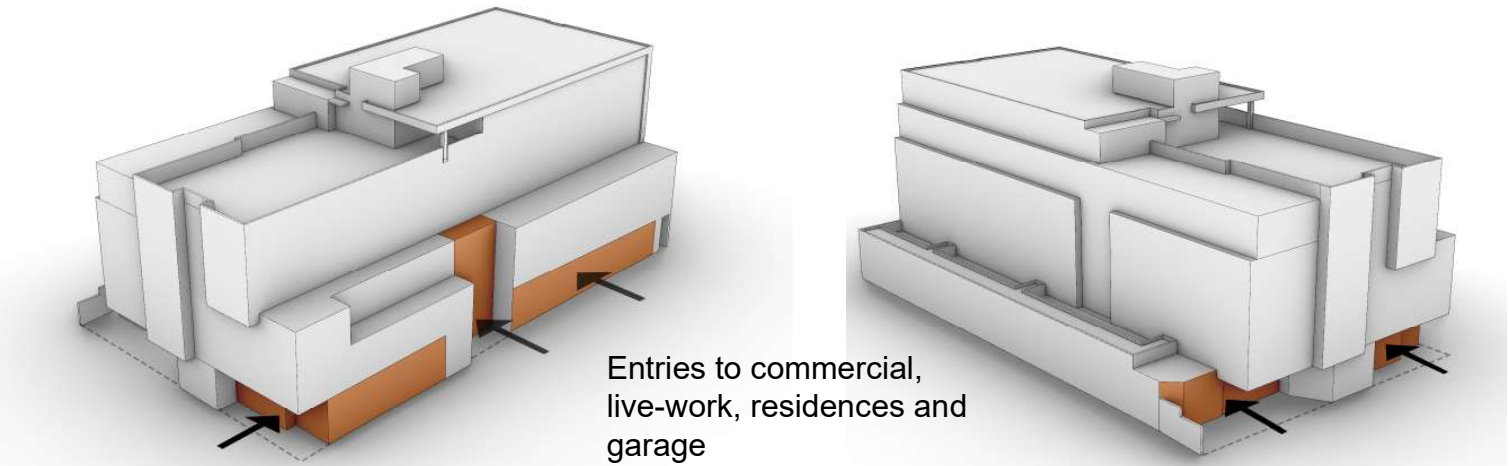
EAST / SOUTH VIEW



WEST / SOUTH VIEW

C. In response to public comment, the Board stated the design should provide a strong community presence at the corner. (CS2-B-2, PL3)

Response: The corner is designated as a commercial space with glazing on both elevations and there are opportunities for art on the wall between the garage entry and the commercial space.



EAST / SOUTH VIEW

WEST / SOUTH VIEW

D. The Board specifically prioritized Design Guidelines CS2-B, Adjacent Sites, Streets, and Open Spaces; PL2-B, Safety and Security; PL3-A, Entries; PL3-B-Residential Edges; PL3-C, Retail Edges; and DC1-A, Arrangement of Interior Uses. (PL2-B, PL3-A, PL3-B, PL3-C, DC1-A)

Response: Analysis is provided under Massing Concept and Building Elements.

- *The parking is now all interior inside the structure.*
- *The roof over garage is not usable.*
- *Fence along the west property line is proposed on top of the bioretention planter.*
- *There are no building elements that will be easily accessible that can also be used to trespass to neighboring properties*
- *Further lighting plan will be prepared*
- *Special attention is given to the treatment of the SE corner in order to create an identifiable urban edge, and activity/transparency at the ground level on both street frontages.*
- *Residential entry is defined with the strong the massing recess and material selection.*

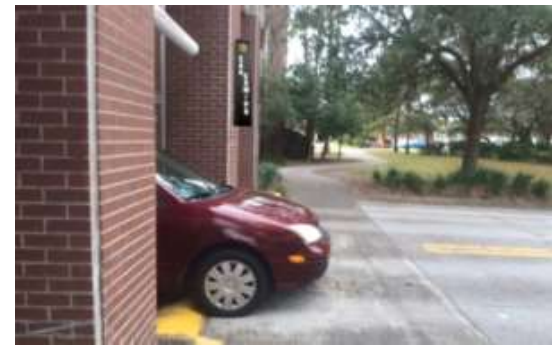
4. ACCESS & SERVICE USES

A. In response to public comment, the Board encouraged the applicant to engage SDOT regarding the reconsideration of their recommendation for vehicular access. If their recommendation changes, the Board requested vehicular access alternatives be presented at the second EDG meeting. Each alternative should include more information on pedestrian impacts and sight lines. (DC1-B).

Response: SDOT supported the parking entrance from 70th Street rather than 15th Avenue. An entrance from 15th will be too close to the intersection. The traffic volumes on 15th Avenue are approximately 20 times greater than 70th Avenue with posted speeds greater on 15th Avenue. The access onto 70th Avenue would provide a good LOS (level of service) for exiting vehicles and then transition smoothly to 15th Avenue safely via a signal that has safe pedestrian crossing phases per preliminary traffic study by Gibson Traffic Consultants. If the development was forced to take access off of 15th Avenue, there would be potential queuing conflicts. The cars shall take a right turn as the lane is such and drive around the block which will increase the vehucular traffic in the residential streets.

B. In response to public comment, the Board specifically prioritized Design Guideline DC1-B, Vehicular Access and Circulation, and DC1-C, Parking and Service Uses, and stated vehicular access should be designed to minimize impacts on the pedestrian experience. The project should incorporate landscaping and site design cues that promote pedestrian safety, particularly as it relates to the garage entry. (DC1-B, DC1-C)

- Response: The following design tools are proposed:*
- *Sight triangles*
 - *Specialty paving at curb cuts approved by SDOT*
 - *Adequate overall lighting with higher light levels for pedestrian areas*
 - *Driveway and traffic convex mirrors*
 - *Flashing alert bollards or pedestrian alert safety sign*



Driveway safety signs



Convex mirrors



Flashing alert bollard

C. The Board encouraged designing and programming the trash room for once-weekly service to minimize the amount of truck traffic on NW 70th St and reduce impacts on the pedestrian experience. (DC1-C-4)

Response: The option of providing compactor was exploded as advised by the Board. The response from SPU was that compactors require the following

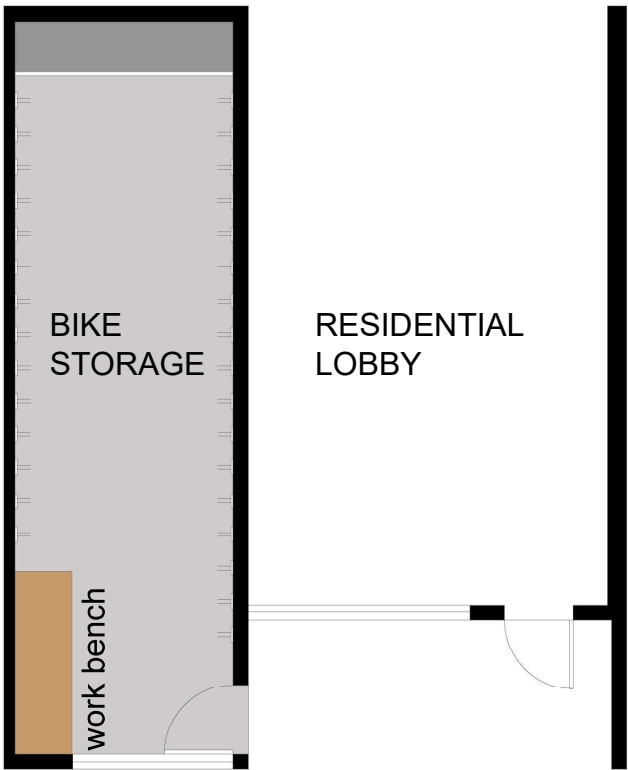
- *On-street or alley staging, at an angle.”*
- *Front-load (overhead lift) truck – 24’ OH clear where dumpsters are serviced.*
- *If there is no parking on a side of a street that solid waste would be set out, dumpsters cannot be staged. That is the case on 70th, where there is only parking on the opposite side of the street.*

Responses provided by Angela Wallis, Senior Planning & Development Specialist, Solid Waste Contracts Seattle Public Utilities.

- *The community objects staging on the street as well.*

D. The Board specifically prioritized Design Guideline PL4-B, Planning Ahead for Bicyclists, and directed further development of convenient, secure and accessible bike storage. (PL4-B)

Response: Secure bike storage is located adjacent to the residential entry lobby. It follows the recommendation to encouraging biking as a way to commute or use for leisure. A work bench is provided for bike repair.



Inviting location close to residential lobby.



Ample storage

EXISTING STREETSCAPE

SITE

NC2P-55



A1 15TH AVENUE NW FACING WEST

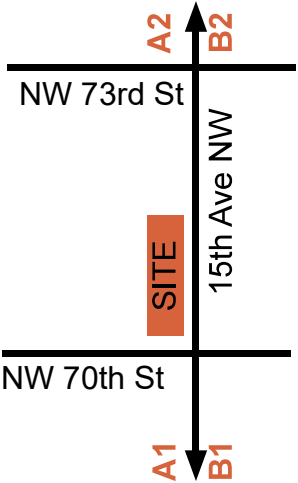
Horizontal division of material and selection of light upper color and dense lower color reduces perceived scale.

Facade articulated with strong vertical and openings relate to use.

NC2P-55



A2 15TH AVENUE NW FACING WEST



EXISTING STREETSCAPE

Facade modulation through changes in material and texture. Recessed areas create illusion of separate buildings, color adds visual interest and scale.

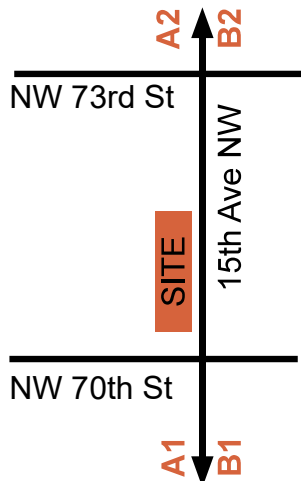


B1 15TH AVENUE NW FACING EAST

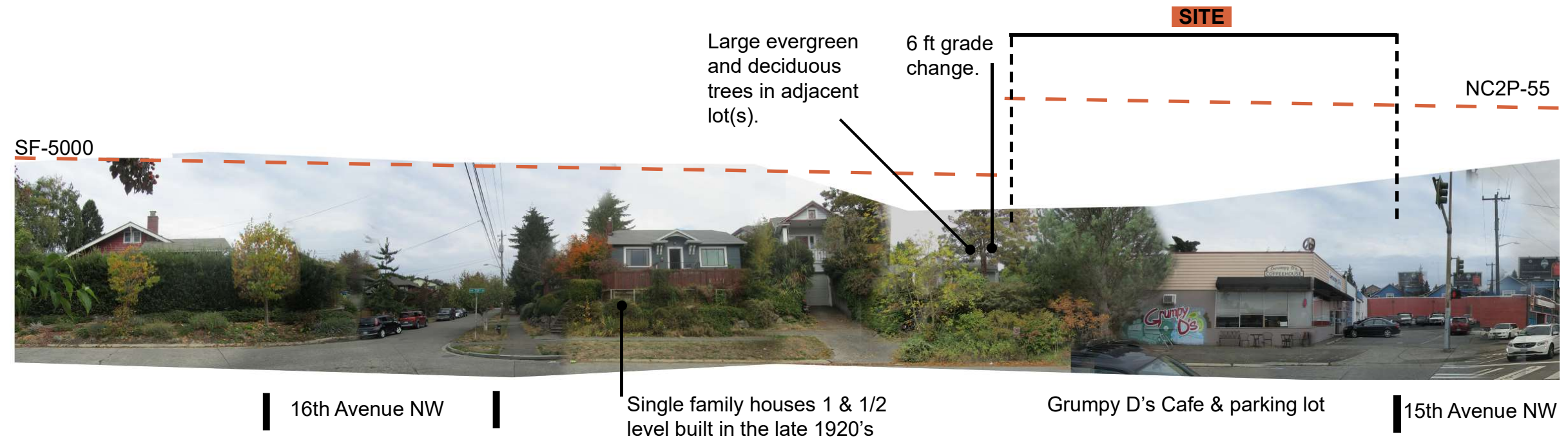
Bay windows create modulation and act as canopy for additional protection from weather.



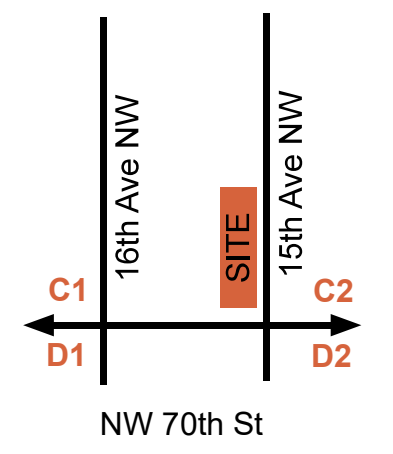
B2 15TH AVENUE NW FACING EAST



EXISTING STREETScape



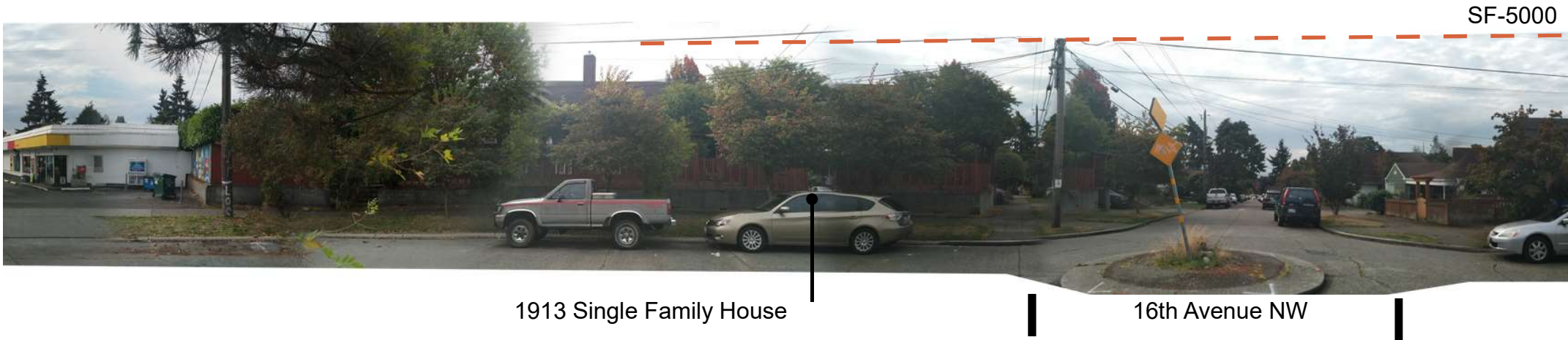
C1 NW 70TH STREET FACING NORTH



C2 NW 70TH STREET FACING NORTH

EXISTING STREETScape

NC2P-55

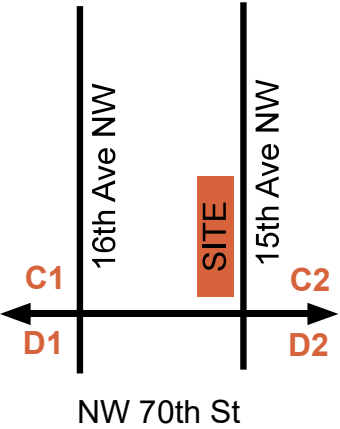


D1 NW 70TH STREET FACING SOUTH

NC2P-55



D2 NW 70TH STREET FACING SOUTH



CONCEPT 1

CODE COMPLIANT



CONCEPT 1 is designed so that it is visually perceived as 4 separate buildings on the east and west elevations to break up the overall massing. Each segment is characterized by cladding of panels and vertically oriented wood and glass opening.

FEATURES

- Three entries on the pedestrian oriented street
- One big commercial space in the SE corner and 2 smaller grouped in the souther portion
- Distinct two bay window on south side.
- Parking entry at the SW corner

PROS

- Breaking the massing to appropriate for the neighboring single family zone
- Commercial spaces at SE corner creates strong street related element, connection to the public.
- Common terrace on 6th level with dog walk area opposite quieter residential area.
- No balconies or terraces proposed on the west side facing single family properties.

CONS

- Parking entry next to the single family property.
- More complicated MEP.
- The west side is pushed to the limit of zoning code because it is preferred rather than creating opportunities for usable terraces.

CONCEPT 2

CHECKERBOARD



CONCEPT 2 is characterized by a playfulness of accent areas that bring the scale of a single residential unit.

FEATURES

- Creates the sense of single residential unit in the multi family structure
- Larger space for short term bike parking next to the garage entry
- Common space on top roof

PROS

- Better defined residential entry.
- Creates visual interest with dynamic SE corner.
- Provides an option for bioretention planters pushed back from the west end of the building.

CONS

- The compositional ideas may be overpowering.
- Upper roof terrace with open railing with less privacy.

CONCEPT 3

PREFERRED



CONCEPT 3: responds to the linear nature of current development trends along 15th Ave NW. The residential lobby is located between the commercial space and the live work units with an entry plaza, and creates a band of street level transparency/visual connections and opportunities for activities. The exterior materials create a continuous street level experience and define the zones between the commercial space and the residential units.

FEATURES

- The set back at the upper levels as required for the overhead power lines is used in a creative way to integral part of the design.
- The corner of SW 70th St. and 15th Ave NW has materials and massing that create visual interest and continuity from one facade to the other.
- The east side is given with row of balconies.
-

PROS

- SE corner connected to street on both facades.
- The apartment units are setback to maximum required on west side in consideration of privacy.
- Common terrace with large canopycreates visual interest; plantings and screens provide privacy on west elevation.
- Well defined residential lobby
- Bike storage next to residential lobby promoting biking as means of transportation and recreation.
- Plantings and screening adjacent to single family residences.

CONS

- Blank wall at north property line.

DEPARTURES

- Four live-work units occupy 46% of the street-facing facade rather than 20% allowed.

MASSING CONCEPT 1
CODE COMPLIANT



NW 70TH ST/15TH AVE

Bay pop out and windows create vertical element.

Private balconies accent the modulation and ties visually with the upper roof band.

Commercial use engages street level on both facades

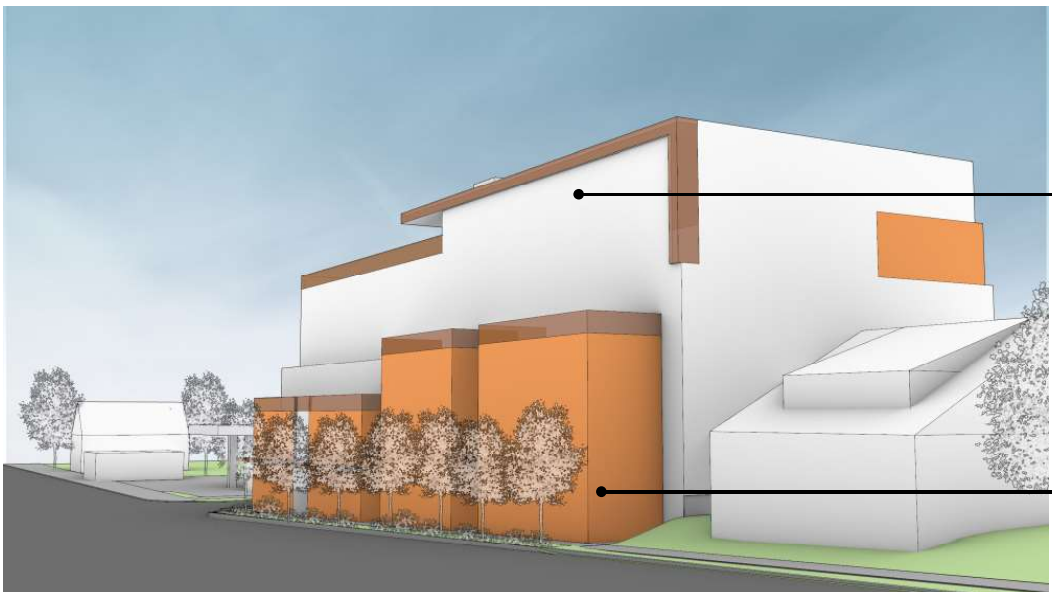


WEST

Roof terrace on top floor

Recess areas create rhythm and texture

Building perceived as 4 elements.



SOUTHBOUND 15TH AVE NW

4th, 5th and 6th floors setback from overhead power lines

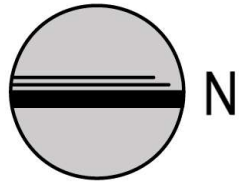
Perceived building mass broken into 4



NW 70TH

Segmenting the building by recess and projection, and use of contrasting cladding materials.

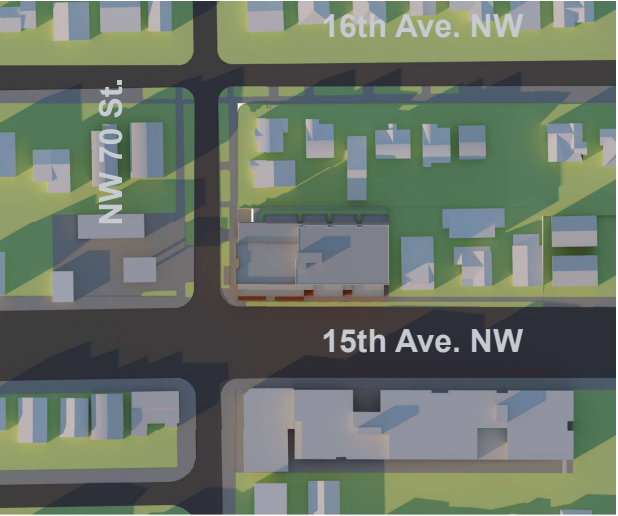
SITE PLAN CONCEPT 1



SUN PATH STUDY CONCEPT 1



SUMMER 9 AM



WINTER 10 AM

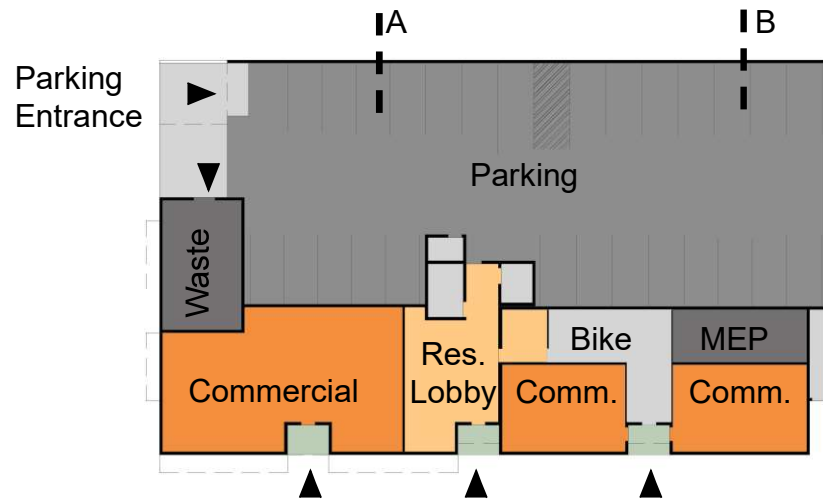
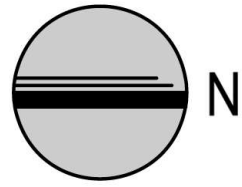


SUMMER 4 PM

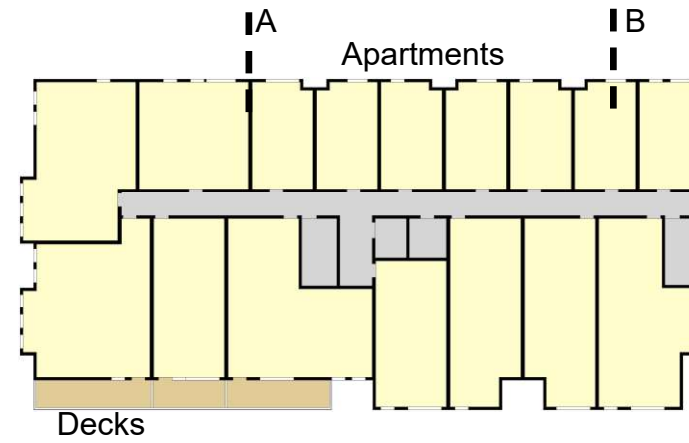


WINTER 3 PM

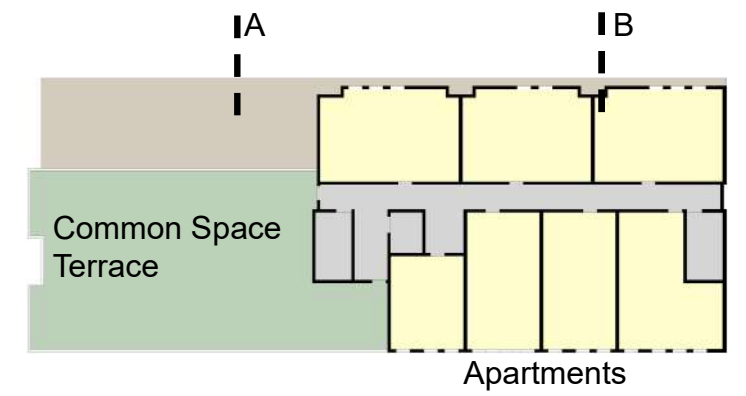
FLOOR PLANS CONCEPT 1



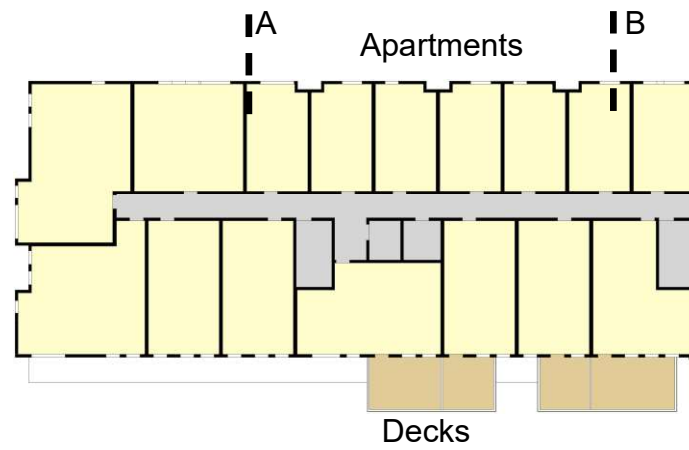
1st LEVEL



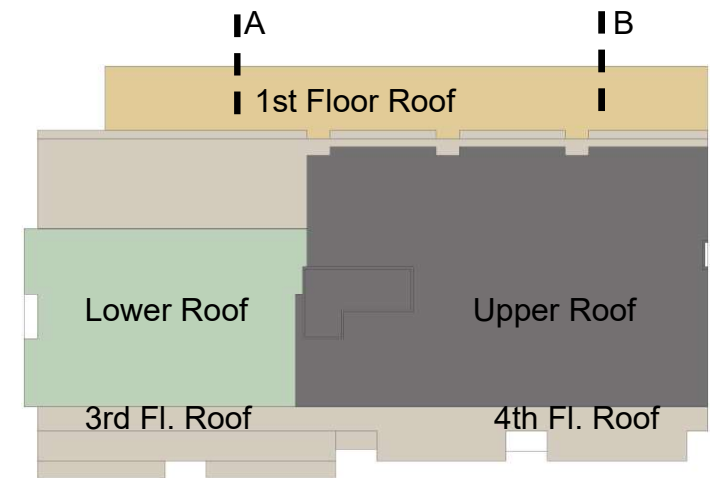
3rd LEVEL



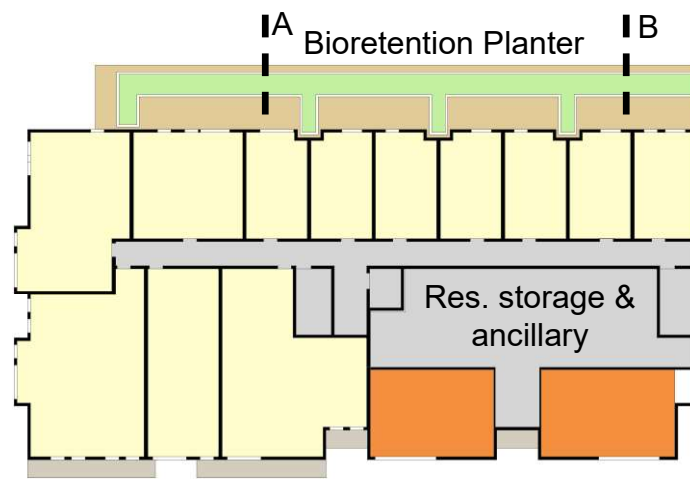
6th LEVEL



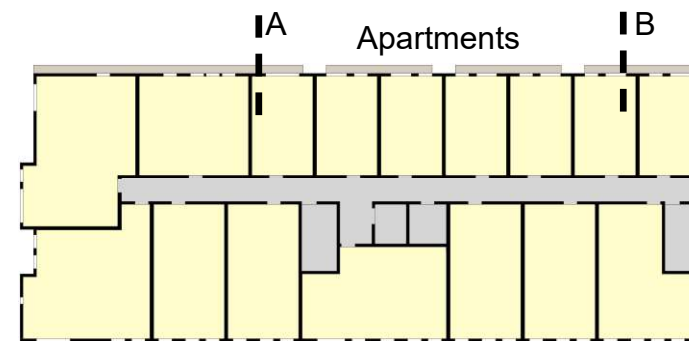
4th LEVEL



ROOF

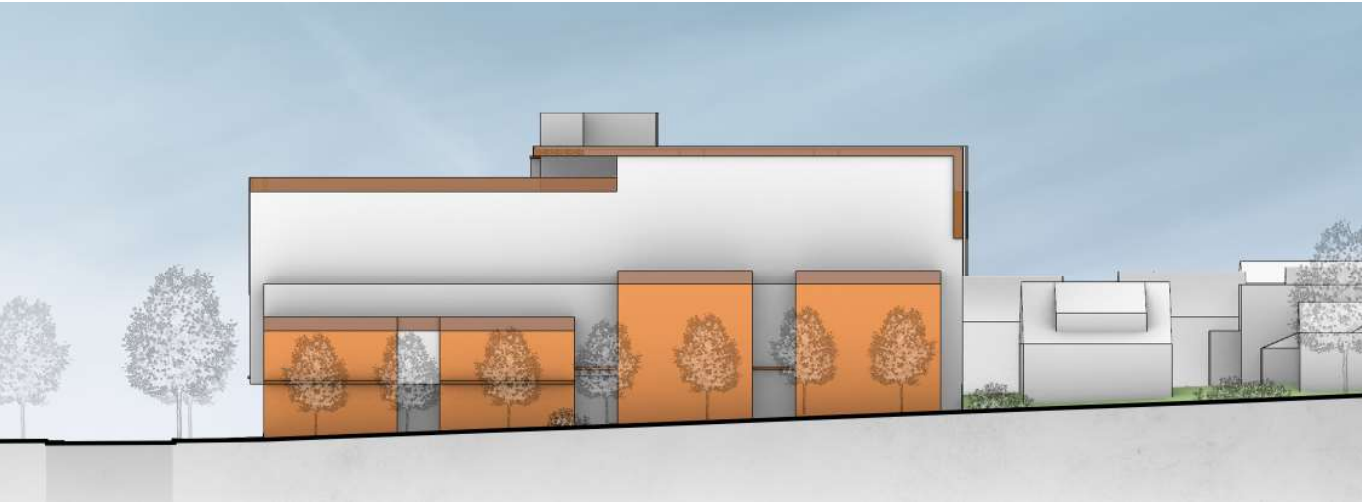


2nd LEVEL

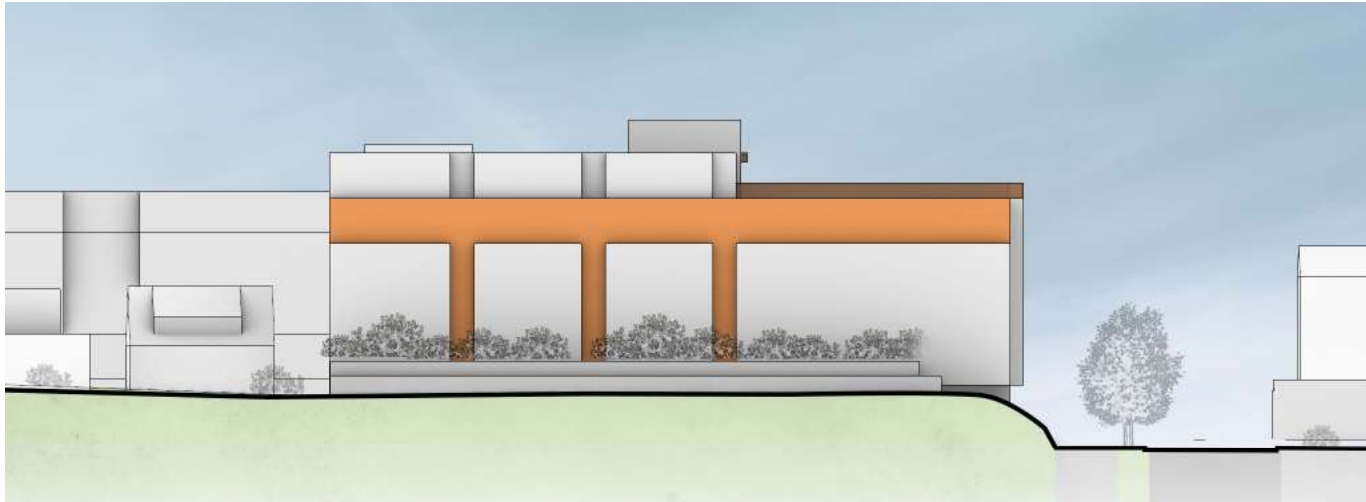


5th LEVEL

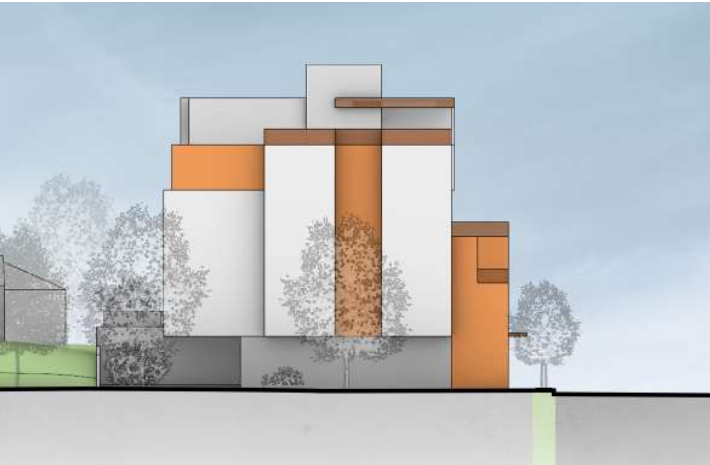
ELEVATIONS & SECTION CONCEPT 1



Elevation **EAST**



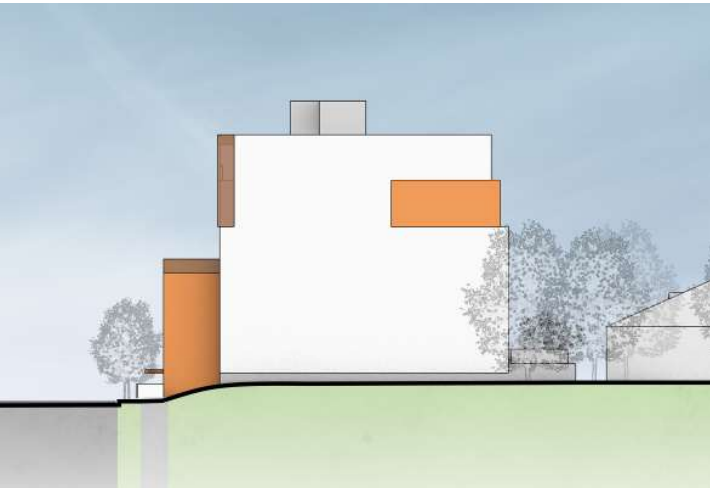
Elevation **WEST**



Elevation **SOUTH**



Section **A**



Elevation **NORTH**



Section **B**

Single Family Properties
with Accessory building

Garage

Commercial Space

Commercial

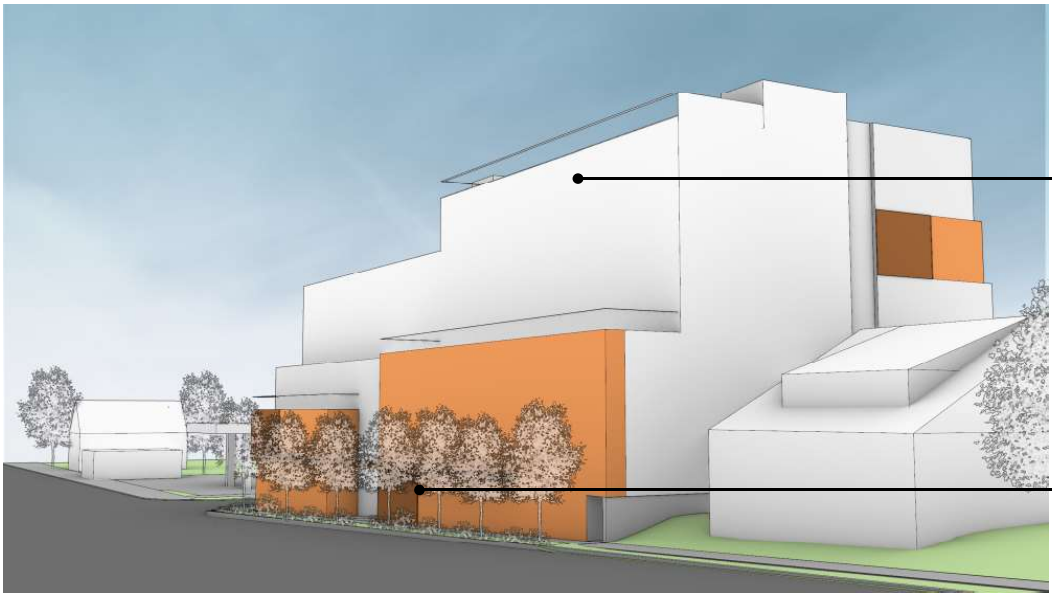
MASSING CONCEPT 2
CHECKERBOARD



NW 70TH ST/15TH AVE

Checkerboard
pattern sets
rhythm

Residential
entry is well
defined



SOUTHBOUND 15TH AVE NW

4th, 5th and
6th floors
setback from
overhead
power lines

Accent elements
enfold the
building



WEST

Roof terrace on
top level

Accent with the
size of residential
unit brings interest
and human scale

Bioretention planters
pushed back from
the west side

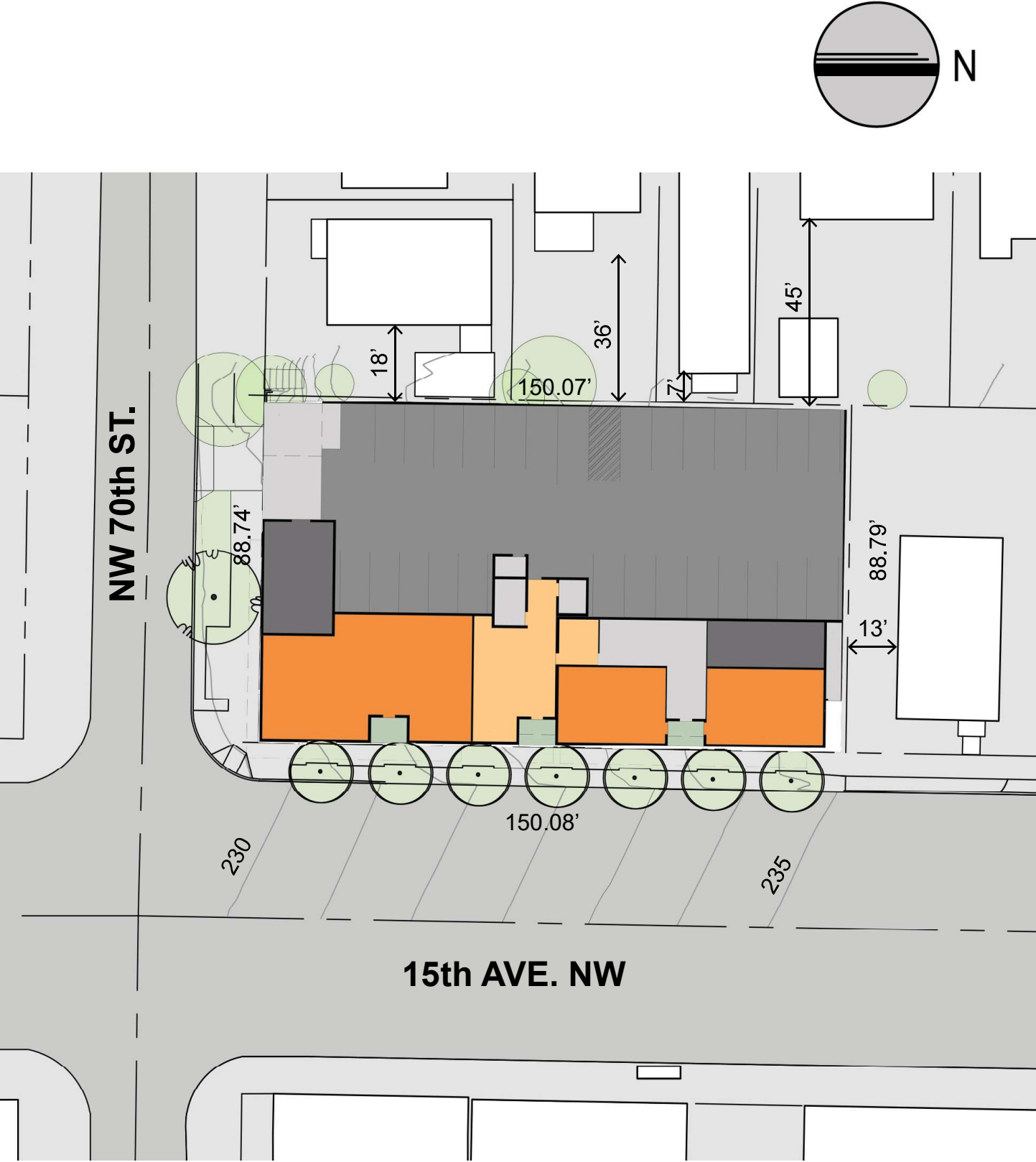


NW 70TH

Massing is
modeled by
prominent shapes

SITE PLAN CONCEPT 2

SUN PATH STUDY CONCEPT 2



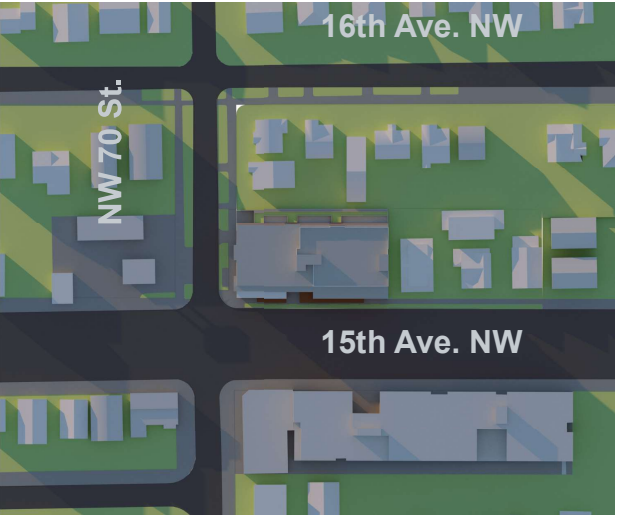
SUMMER 9 AM



WINTER 10 AM

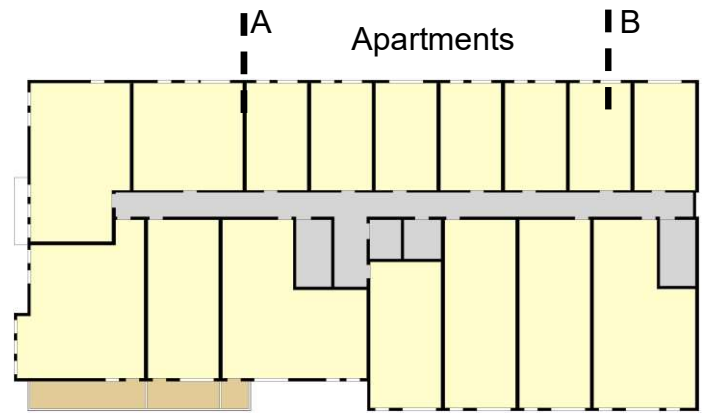
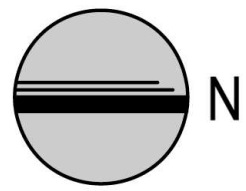


SUMMER 4 PM

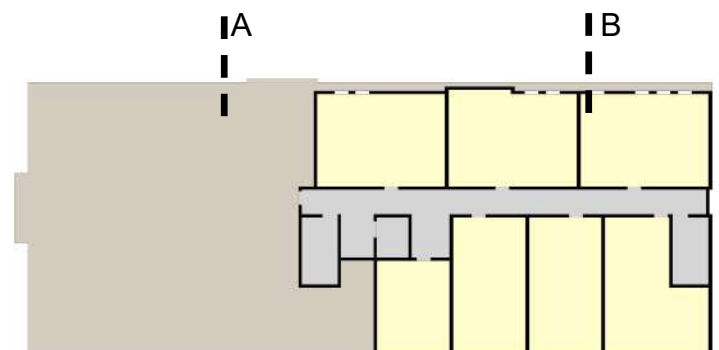


WINTER 3 PM

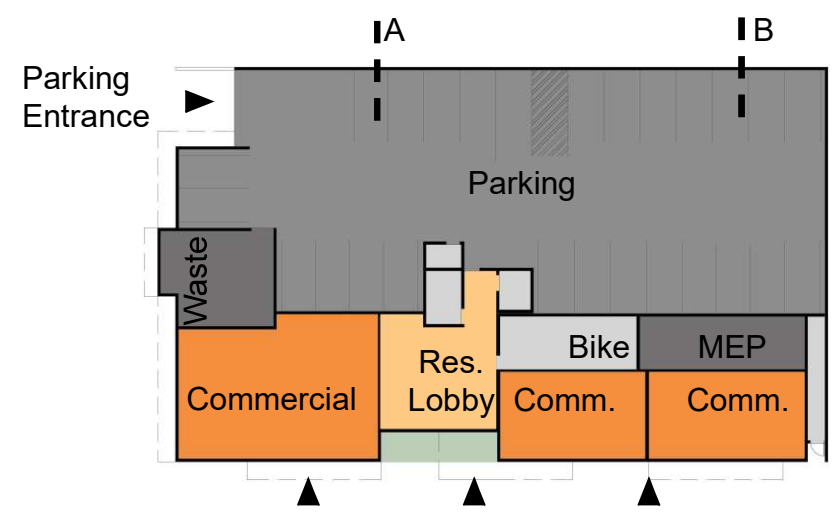
FLOOR PLANS CONCEPT 2



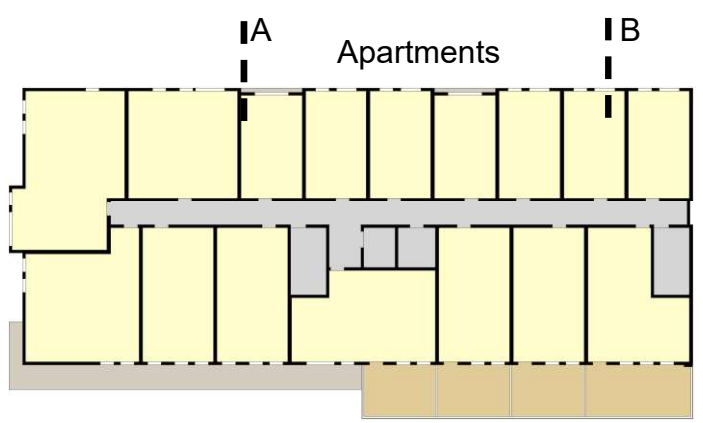
Decks
3rd LEVEL



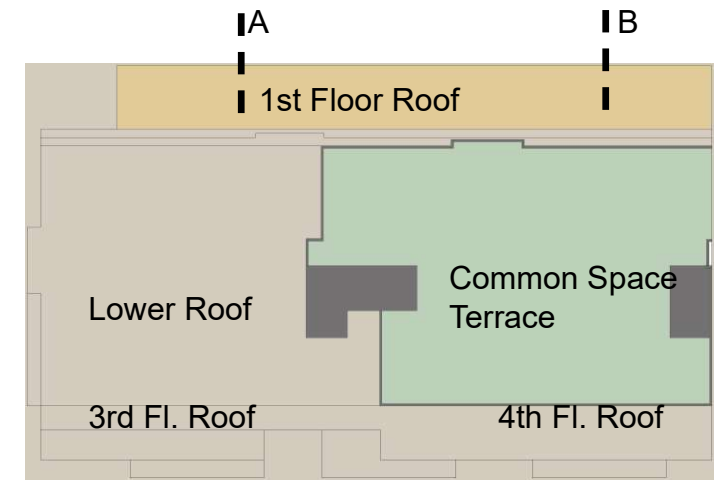
6th LEVEL



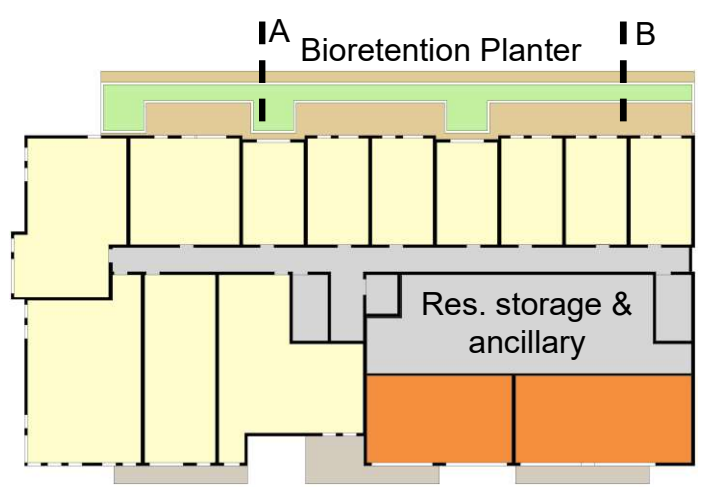
1st LEVEL



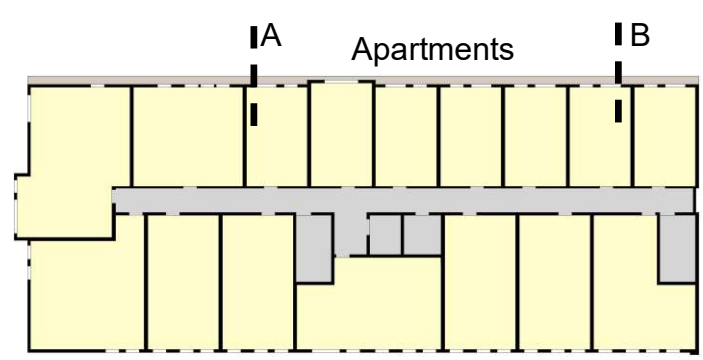
4th LEVEL



ROOF

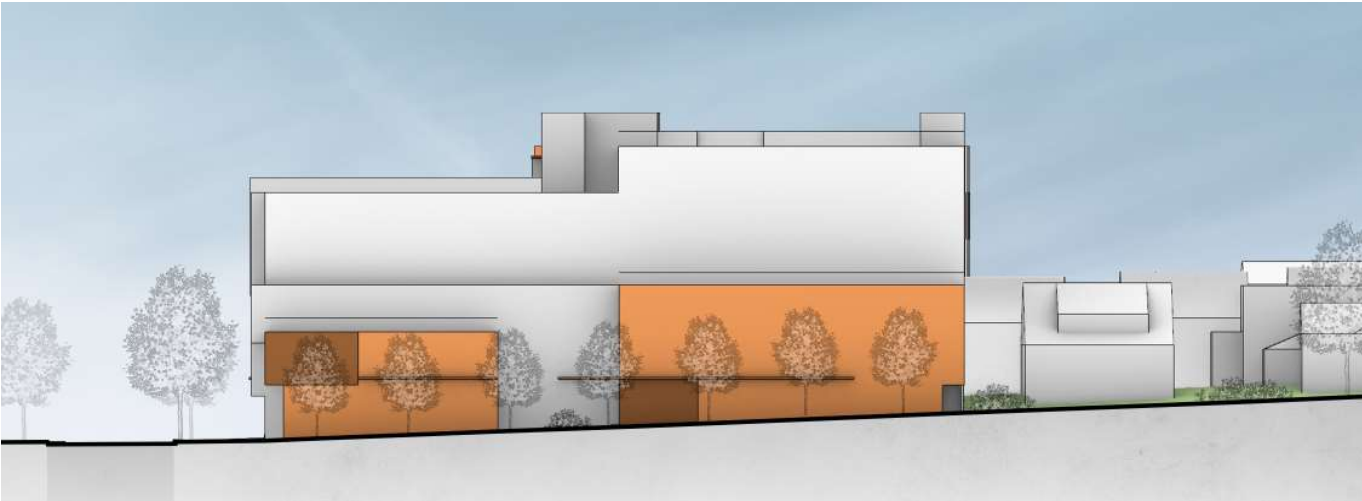


Canopies
2nd LEVEL

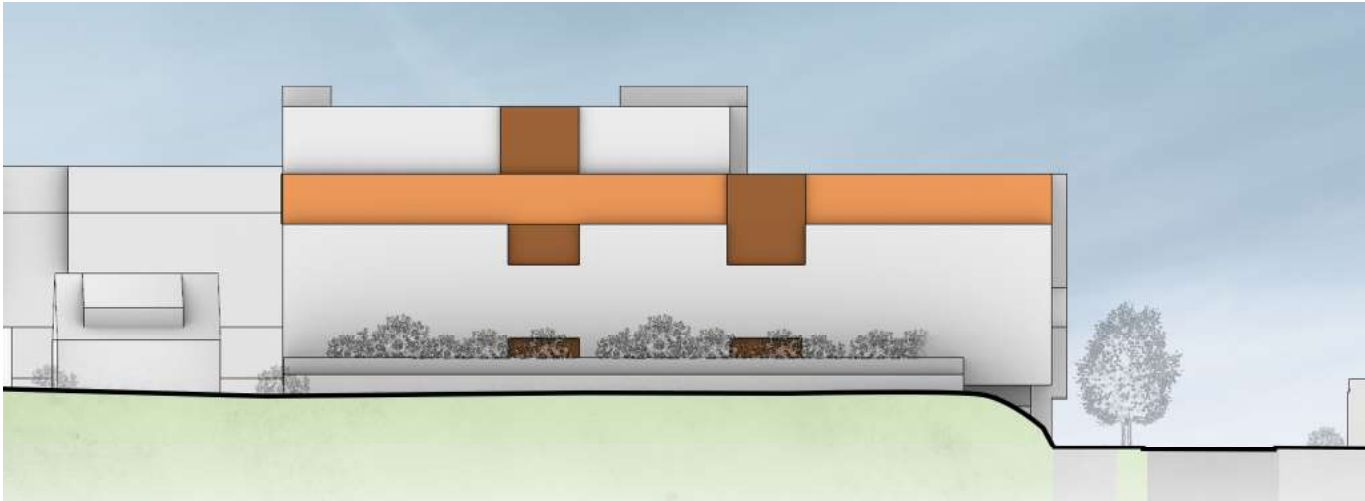


5th LEVEL

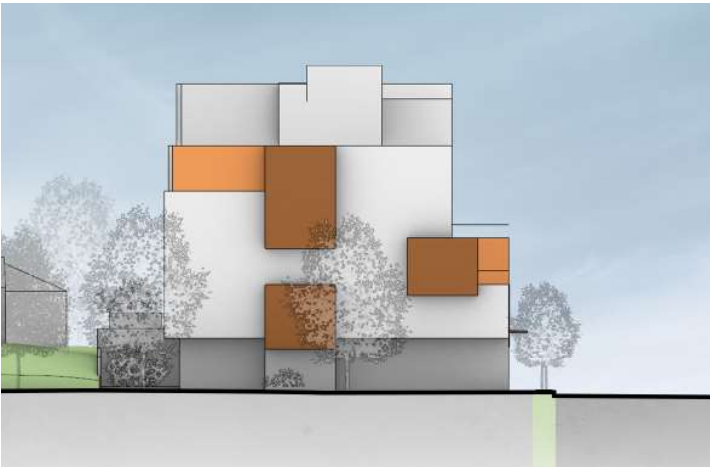
ELEVATIONS & SECTION CONCEPT 2



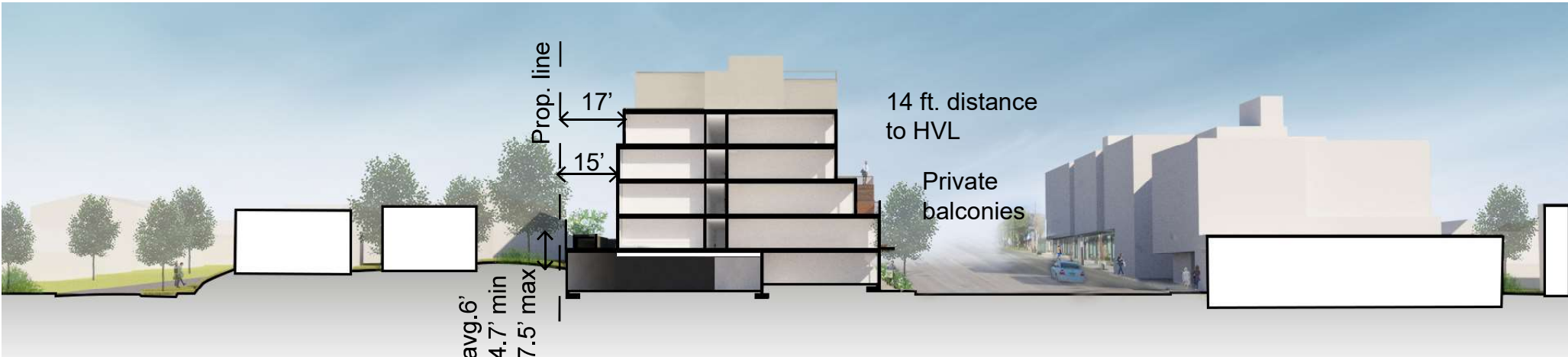
Elevation **EAST**



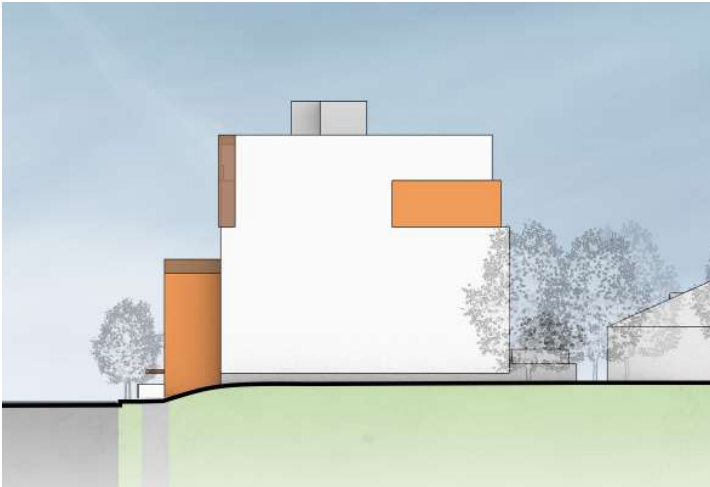
Elevation **WEST**



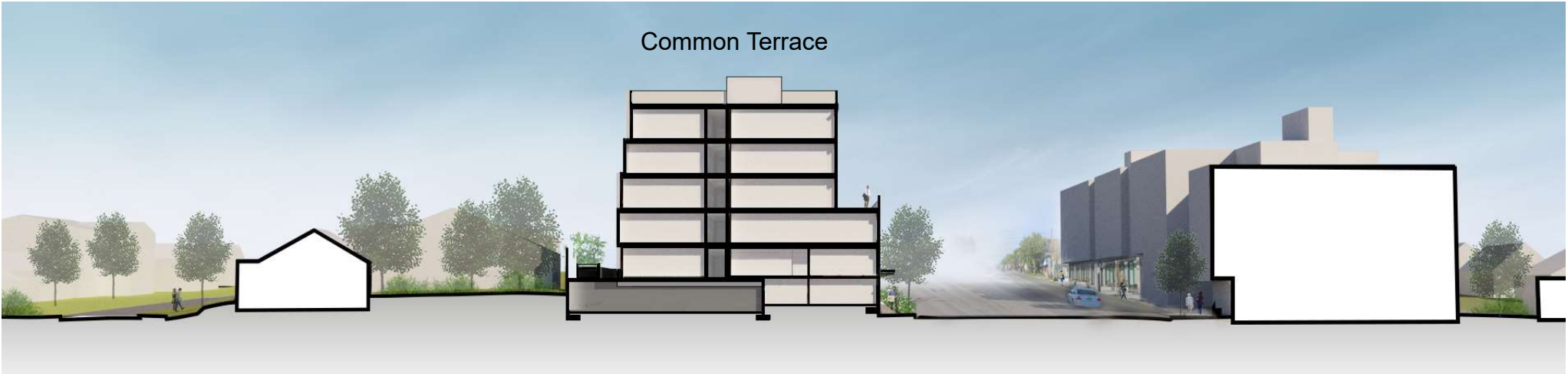
Elevation **SOUTH**



Section **A**



Elevation **NORTH**



Section **B**

Single Family Properties with Accessory building

Garage

Commercial Space

Commercial

MASSING CONCEPT 3 PREFFERED

The corner of SW 70th St. and 15th Ave NW has materials and massing that create visual interest and continuity from one facade to the other. It is connected to street on both facades

The west side is given scale and texture with separate areas.

Accent at amenity area



Common space

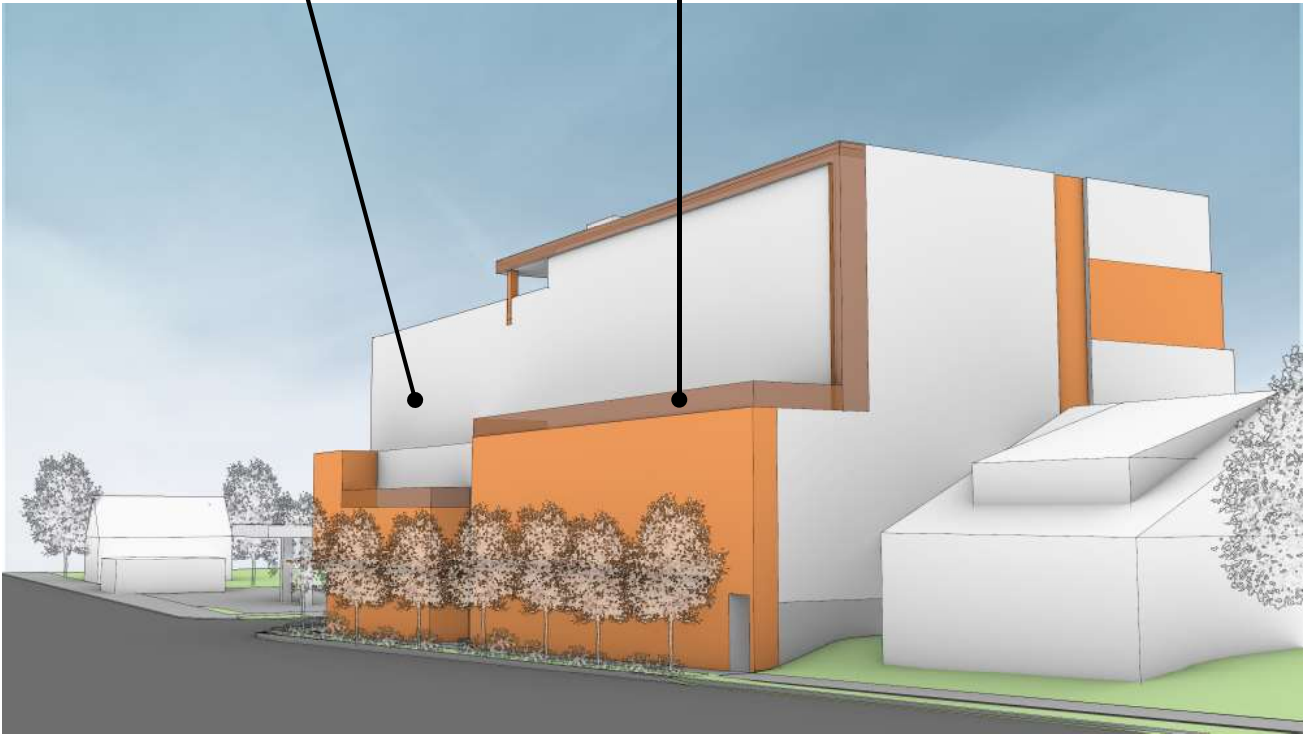
Live-work

The project will have a unique identity complementing the pattern of buildings that create strong street corners and distinctive edges to the street. The commercial space will engage the corner of 15th Ave. NW and NW 70th St. and the live-work units will activate the street frontage along 15th Ave NW.

SOUTHBOUND 15TH AVE NW

Set back at upper levels as required for overhead power lines is an integral part of the design.

Material at terraces and canopy creates a dynamic accent



NW 70TH ST/15TH AVE

Roof terrace creates activity on the south corner; planting and screens provide privacy on west elevation.

Guard design and perception as modulation of roof line.



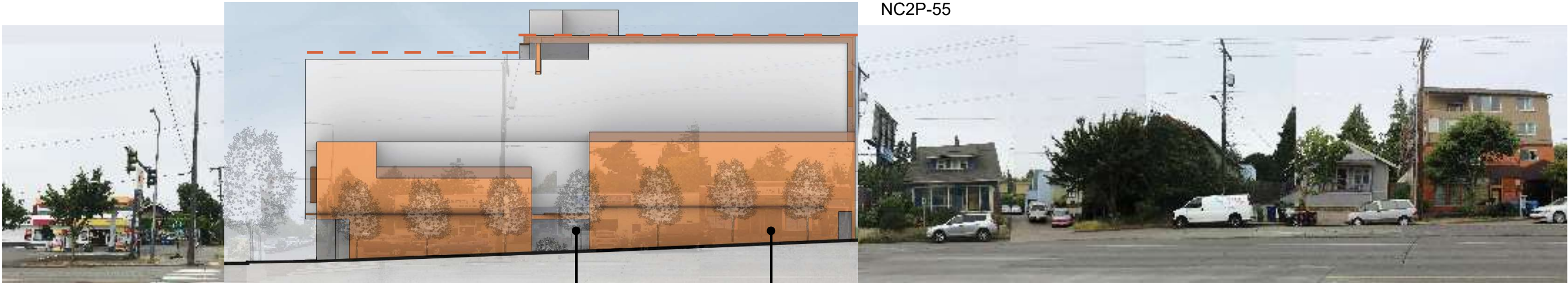
The perceived mass of the building will be reduced through the use of: recessed entry areas, glazing at street level, composition and material of balconies along 15th Ave NW, step backs from the facade at upper levels, composition of openings. The building facade emphasizes the uses occurring at each level, and the materials on the facade will wrap around the corner at 70th and 15th Ave NE.



Bioretention planters at property line to act as buffer

Green accent corner creates visual break between parking access and residential uses.

PROPOSED STREETSCAPE



Proposed streetscape along 15th Avenue NW

Residential
Entry

Live/Work
Entries

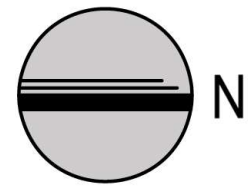


Proposed streetscape along NW 70th Street

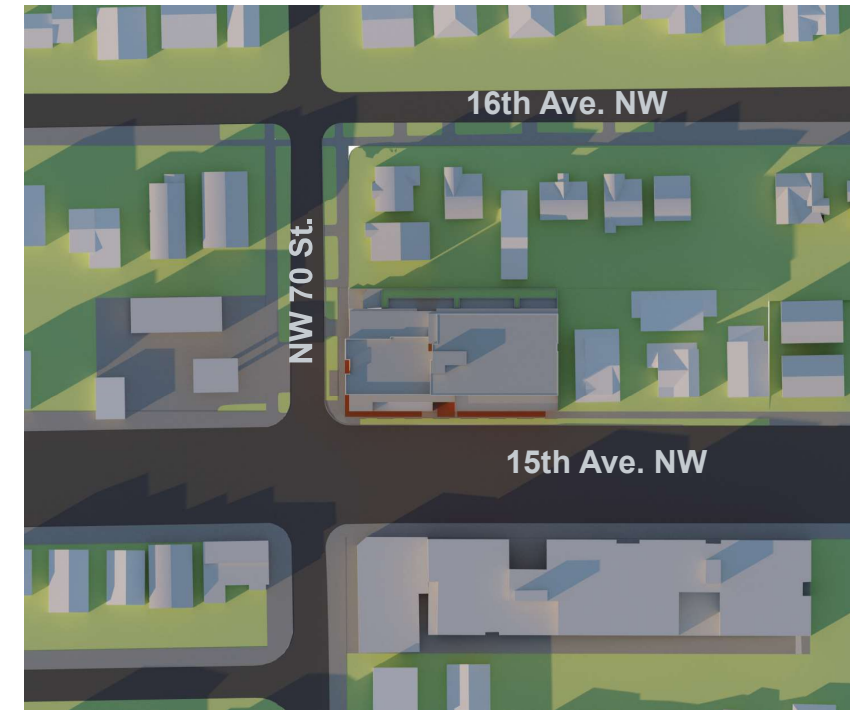
Parking
Entry

Commercial
Plaza & Entry

SUN PATH STUDY



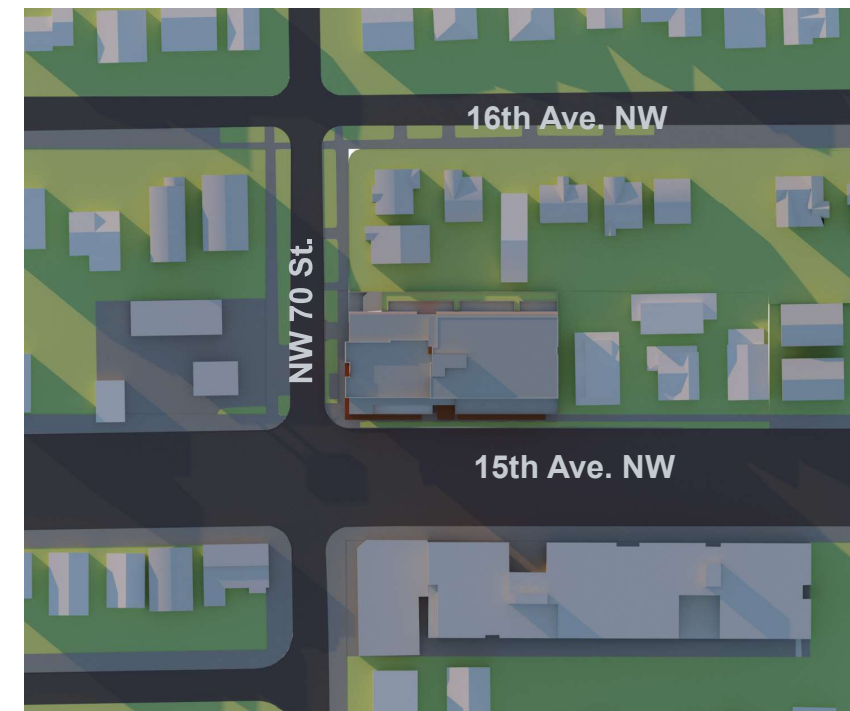
SUMMER 9 AM



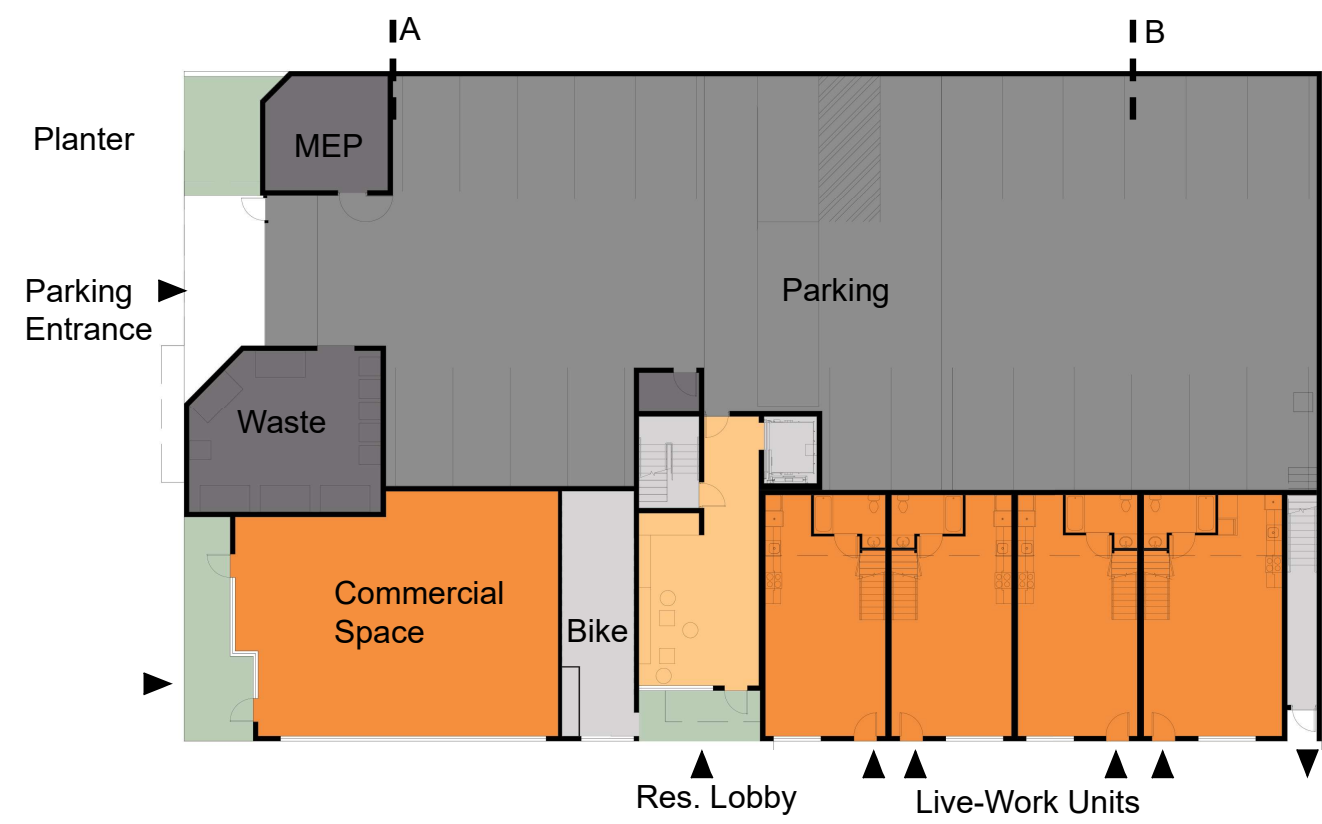
WINTER 10 AM



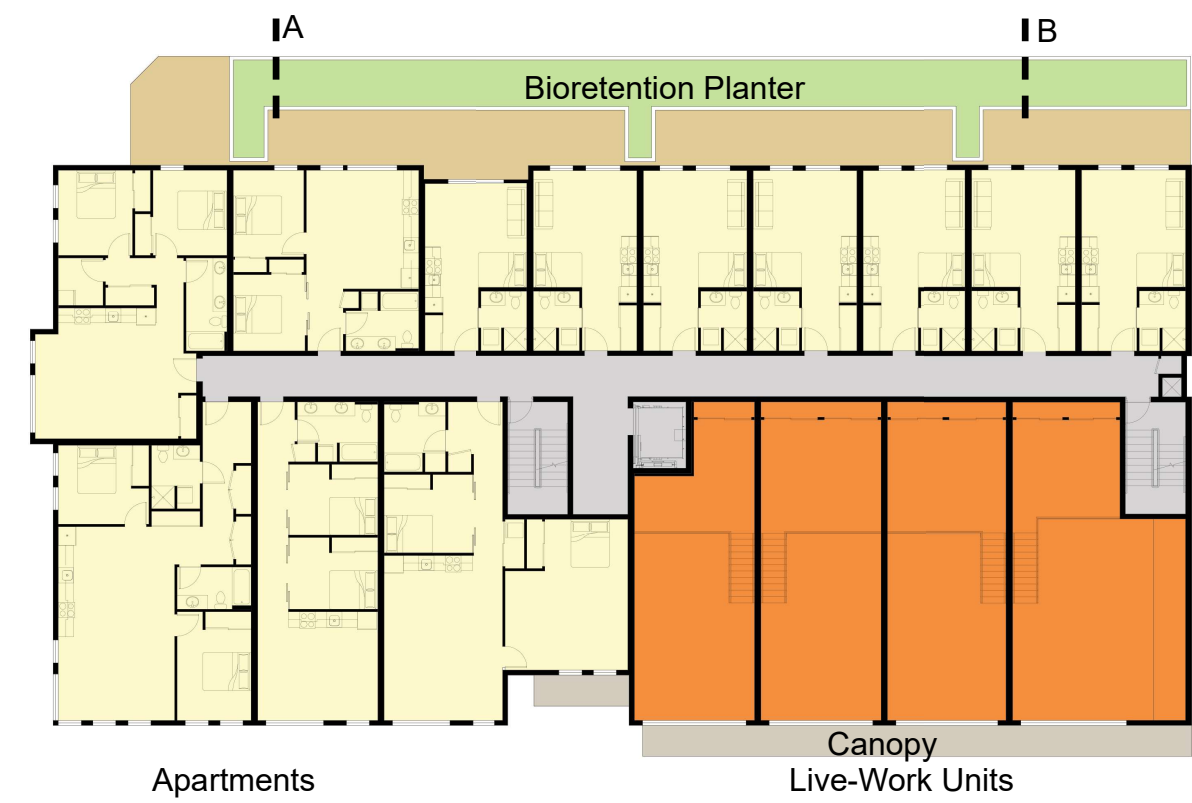
SUMMER 4 PM



WINTER 3 PM

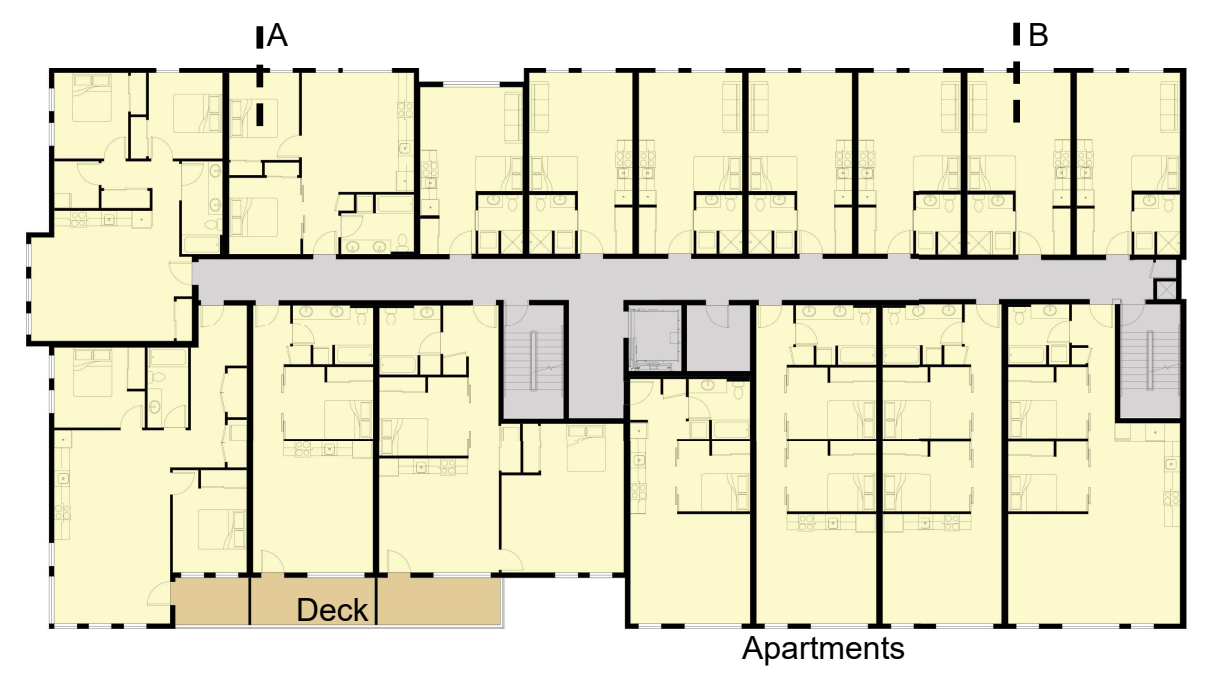
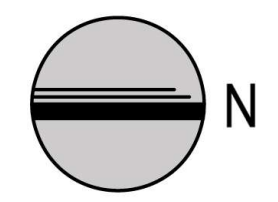


1st LEVEL

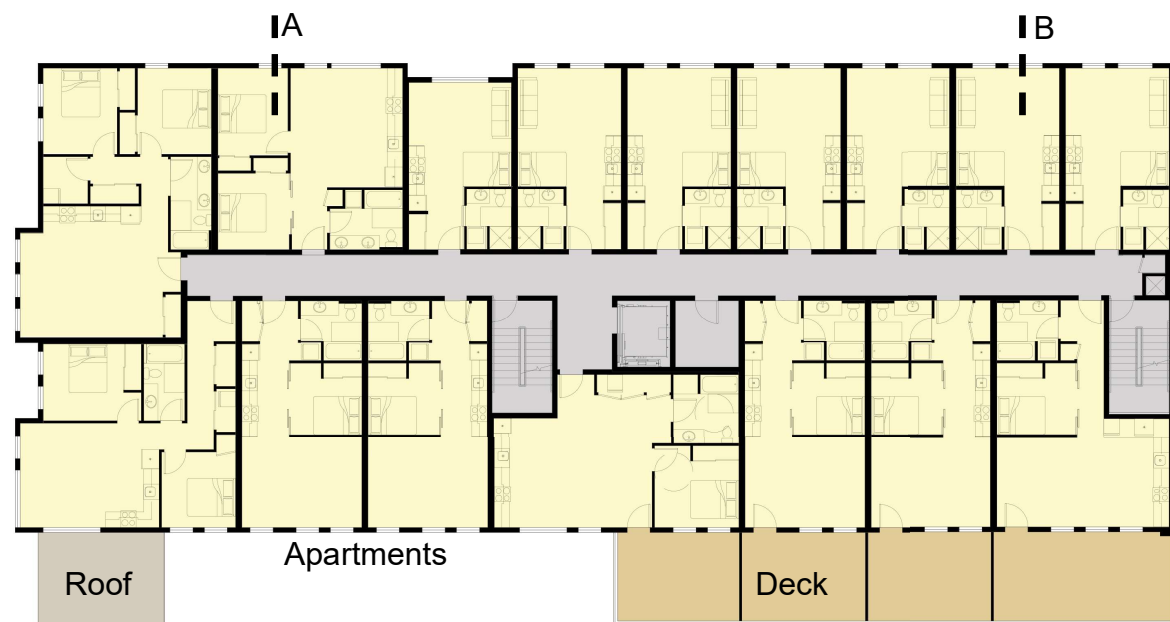


2nd LEVEL

FLOOR PLANS CONCEPT 3



3rd LEVEL



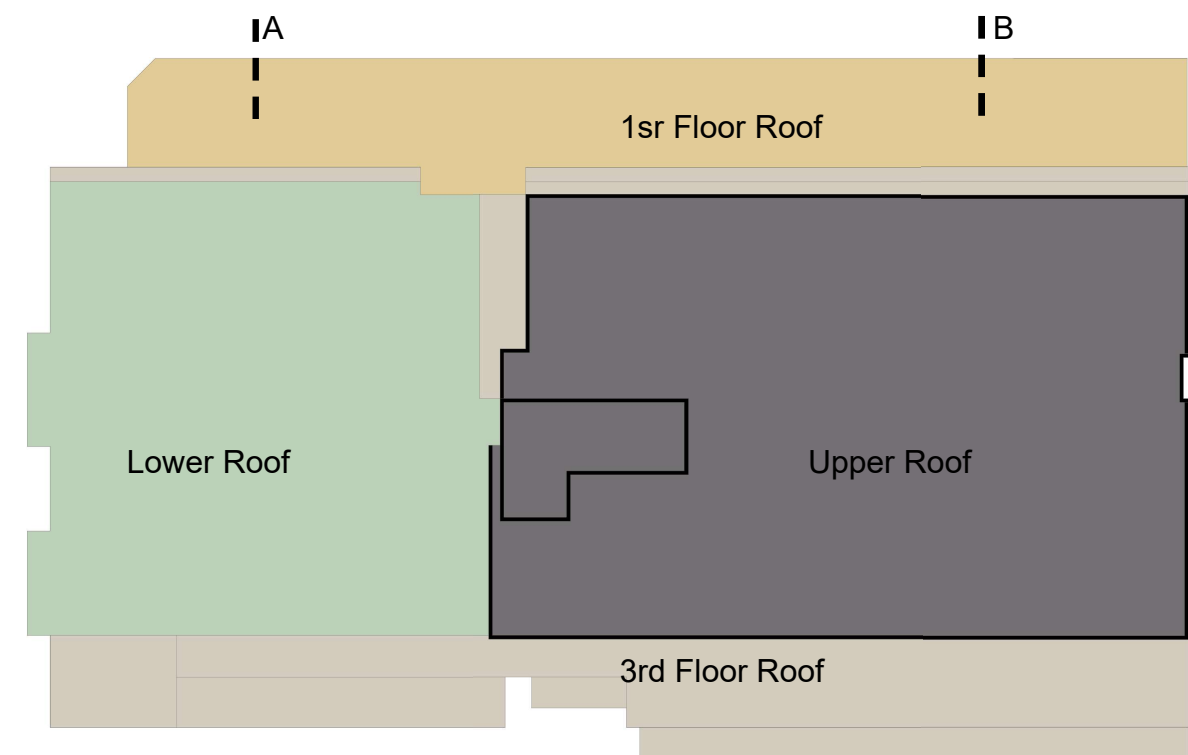
4th LEVEL



5th LEVEL



6th LEVEL



ROOF

ELEVATIONS

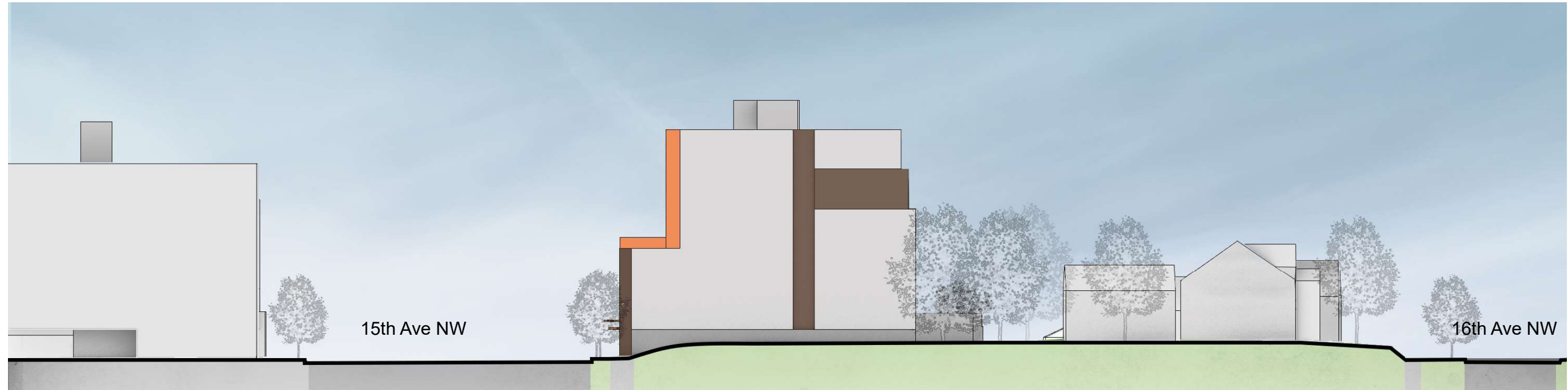


Commercial Bike Lobby Live-Work

Elevation **EAST**



Elevation **WEST**

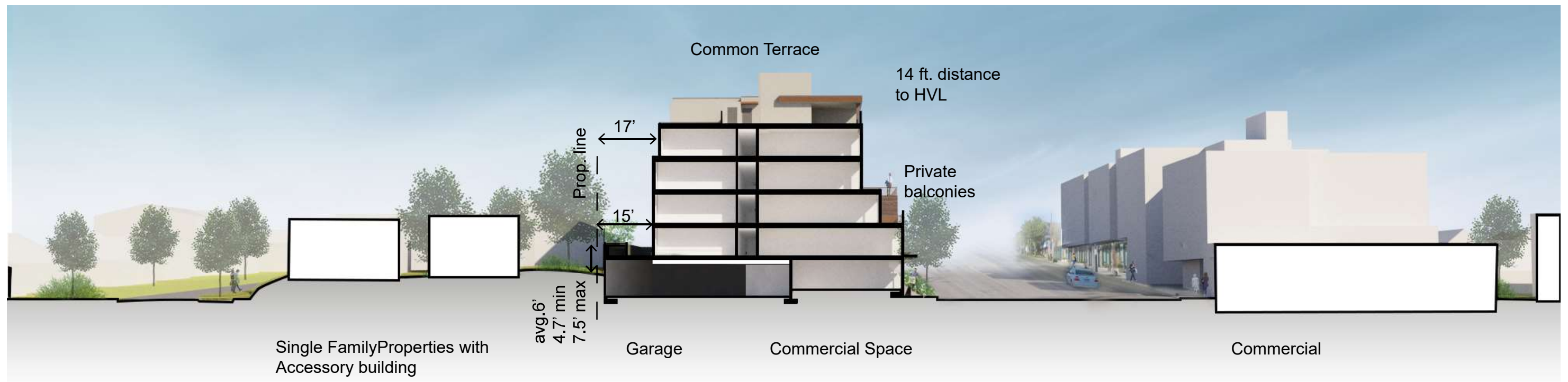


Elevation **SOUTH**



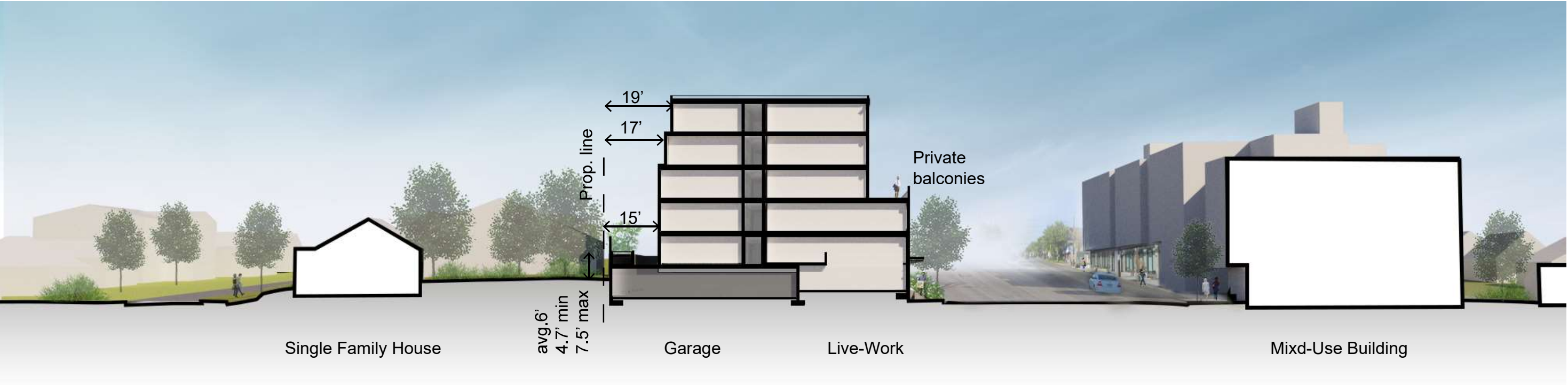
Elevation **NORTH**

SECTION A

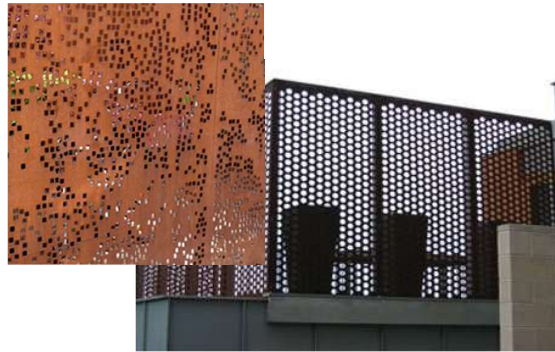


The sections illustrates silhouette of the urban plan with increase height and massing allowed in of NC2P along 15th Ave NW. The contrasting urban scales to the west are proposed to be separated by planting area to soften the transition. The perception of the structure is reduced by assembling distinct separate volumes rather than a monolithic wall. The windows are smaller, the treatment of the elevation and selection of materials is with the intent to soften the transition.

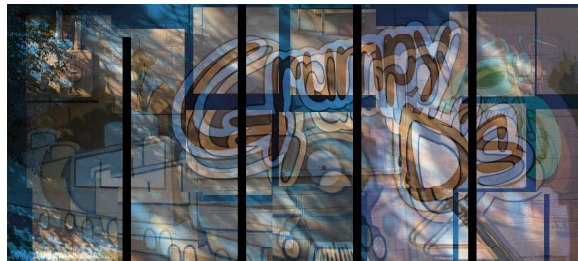
SECTION B



MATERIALS AND ELEMENTS CONCEPT



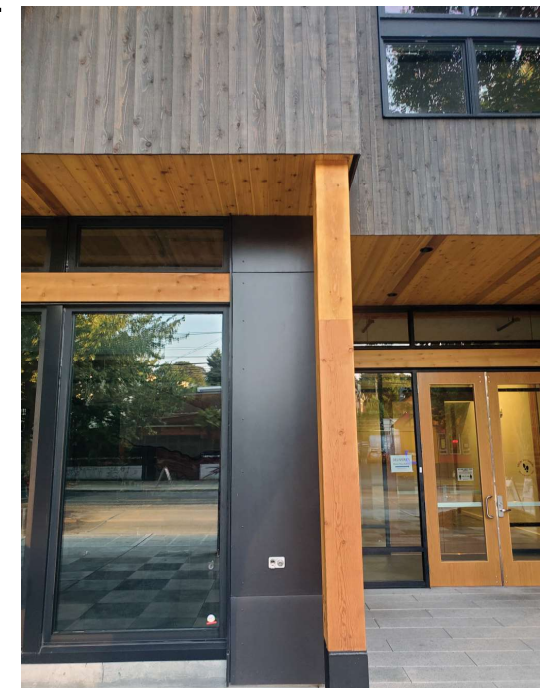
Perforated metal panels at edges brings visual interest. The material can be used for art panels



The owner of Grumpy's D cafe are considering reopening in the new building. The new cafe may retain elements from the existing building, such as signage and artwork.



The commercial corner with activity and transparency creates an identifiable urban edge and activity/transparency at the ground level on both street frontages.



Identifiable residential entry with materials such as wood and glass.



MATERIALS

(B) (C) (A) (D)



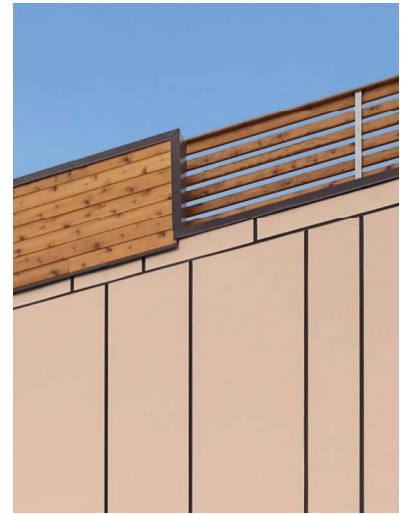
(A) Exposed concrete gives the building base mass and weight, control joints and rustication provide detail and texture.



(B) Steel develops patterns from moisture in the atmosphere which give each piece a unique look and beautiful richness.



(C) Cedar brings warmth and texture to the project facade, and has been used as a primary building material in the Pacific Northwest for centuries.



(D) Cement panel with accented scoring creates illusion of depth.

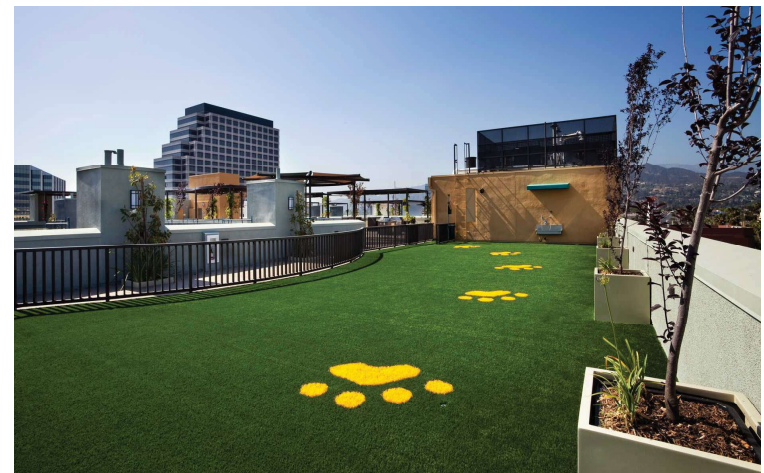


AMENITIES



ROOF TERRACES

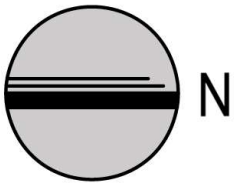
Planters help to shape and soften edges at the landscaped terrace/common area, and screen views to residential properties.



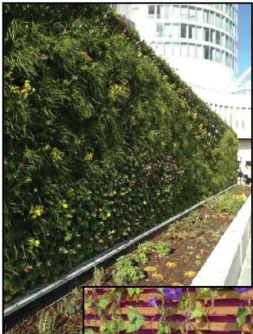
DOG RUN

Dog run provides outdoor space for people and pets.

LANDSCAPE DESIGN - STREET



MEDIUM SDOT APPROVED STREET TREE IN R.O.W. PLANTING STRIP WITH NATIVE/DROUGHT TOLERANT PLANTINGS (TYP.)



6' GREENSCREEN PANEL W/ LOW PLANTINGS TO BEAUTIFY PARKING ENTRANCE

SMALL ORNAMENTAL TREE WITH NATIVE/DROUGHT TOLERANT PLANTINGS (TYP.)



RECTANGULAR PAVERS IN R.O.W. PLANTER FOR BENCH OR CAFE STYLE BAR SEATING



RECTANGULAR PAVERS AND LOW ENTRY PLANTINGS AT RESIDENTIAL ENTRANCE

SMALL/MEDIUM SDOT APPROVED STREET TREE IN R.O.W. PLANTING STRIP WITH NATIVE/DROUGHT TOLERANT PLANTINGS (TYP.)

LANDSCAPE DESIGN - ROOF

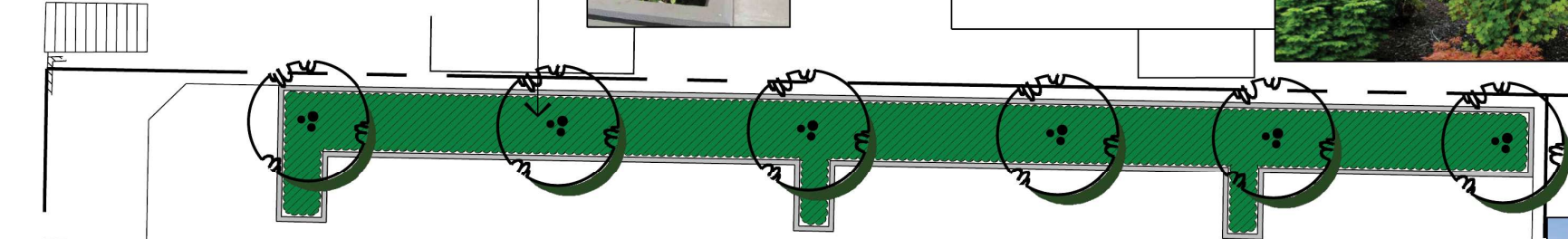


LIVEROOF GREEN ROOF SYSTEM:
2'-0" x 1'-0" TRAYS W/ 4" DEPTH
PLANTING MEDIUM COMPRISED OF
NATIVE & DROUGHT TOLERANT
PLANTING SPECIES (TYP.)

ROOFTOP DECKING
W/ OUTDOOR FURNITURE,
FIRE PITS AND PLANTERS
TO CREATE MULTIPLE
SEATING/DINING/ENTERTAINING
AREAS (TYP.)



4' HT. CONCRETE BIO-RETENTION
PLANTERS W/ 6' HORIZONTAL
BOARD SCREEN FENCE
AND NATIVE TREES
AND PLANTINGS (TYP.)



ENCLOSED DOG RUN AREA
WITH ARTIFICIAL TURF AND
BENCH SEATING (TYP.)

COMMUNITY SPACE:
PEDESTAL SET PRE-CAST CONCRETE
PAVERS W/ OUTDOOR FURNITURE
AND PLANTERS



RENDERINGS



(A) Visual interest with pattern of openings
Change of rhythm of opening as delineating



(B) Accent panels
add layer of texture



(C) Orientation and
combination of
materials



(D) Minimalists canopy
design



(E) Distinction between
commercial and residential floors

RENDERINGS



F. Modulation of massing is achieved with set back upper levels with variation of roof line and use of contrasting materials.



G. Example of facade composition and material wrapping building corner.



H. Defined entrance

I. The live/work spaces will have transparency and human scale detail at the ground level in terms of door size/scale, glazing and signage. Large glazing at live work units. Modulation to have continuation with the upper residential floors.

F



H

I

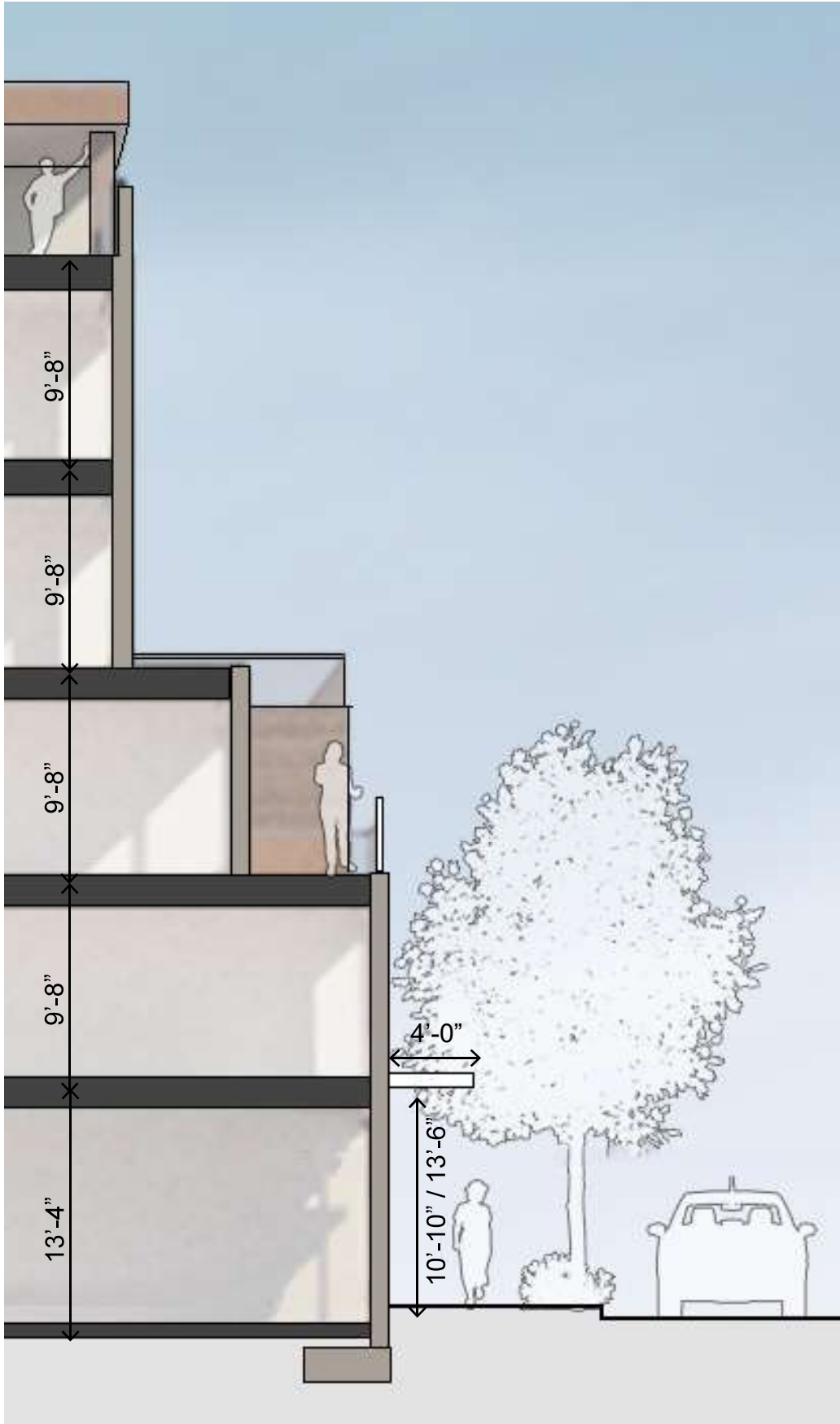


SE Corner

PEDESTRIAN EXPERIENCE



15th AVENUE NW Elevation



15th AVENUE Section



Residential Entry



NW 70th STREET



Talta Development 7530 15th Ave NW

PEDESTRIAN EXPERIENCE



NW 70th STREET SW Corner

PROPOSED DEPARTURE

1. SMC 23.47A.004.G.2 Uses on Principal Pedestrian Streets.

Reference

In pedestrian-designated zones, live-work units shall not occupy more than 20 percent of the street level street-facing façade along a designated principal pedestrian street.

Proposed

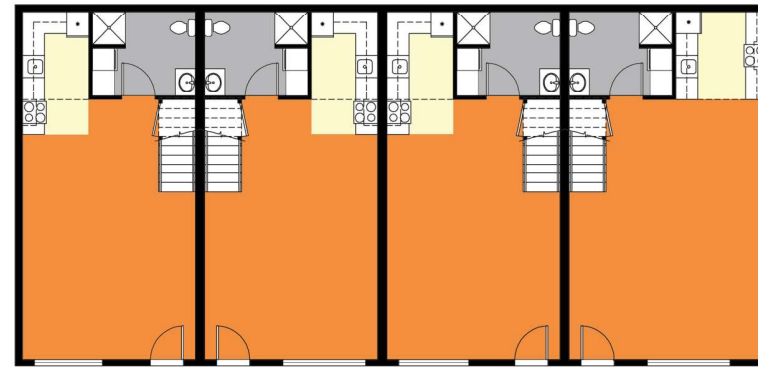
Four live-work units occupy 46% of the street-facing facade.

Rationale

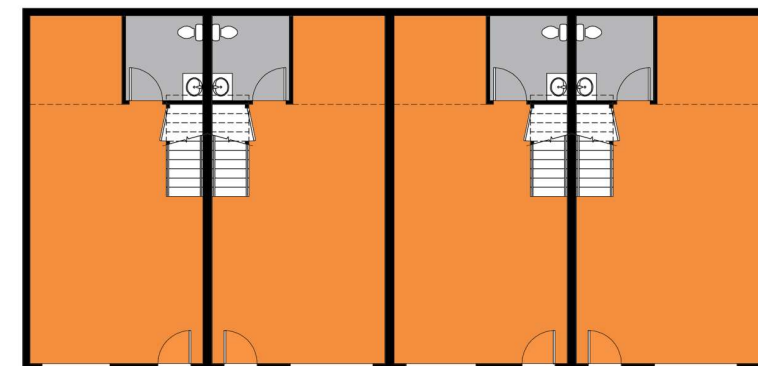
Small commercial spaces are emerging in the planning of both the current and post-pandemic “new normal”. These spaces are a way of offering small business owners or remotely working employees a safe and affordable work place. Smaller commercial spaces that are located in neighborhoods can be used not only by small business owners but can also serve larger organization by bringing services closer to customers and/or clients. For example, a larger company may have a remote main office, but smaller satellite offices that are tailored toward a particular region or neighborhood.

The Nesstun project has four (4) 750 SF live/work commercial spaces located north of the residential lobby. These spaces are in compliance with the current zoning code provisions. The requested departure, if approved, will provide residential amenities such as a kitchen and laundry and be approved as a live-work space. Space can be used as either full time residence or part time in case of emergency or traffic disruption, power outage or other unplanned natural events.

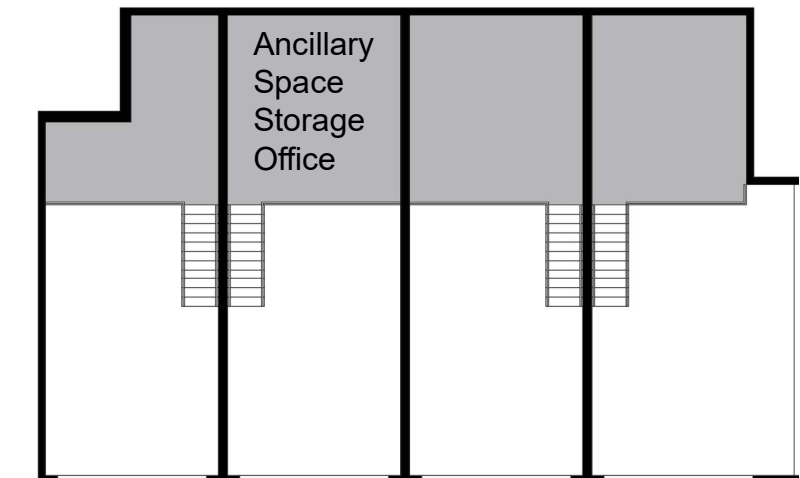
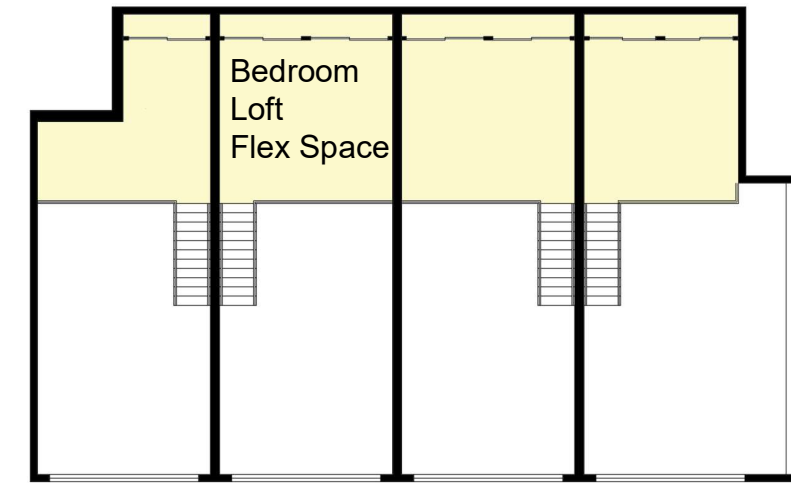
The design of the exterior remains the same, the live-work units create human scale spaces at the street level and provide opportunities for a regular pattern of glazing, signage, canopies and openings to enhance pedestrian experience.



LIVE-WORK DEPARTURE



CODE COMPLIANT SMALL COMMERCIAL



The proposed use will enforce design concept *DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site* and more specifically *DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs.*

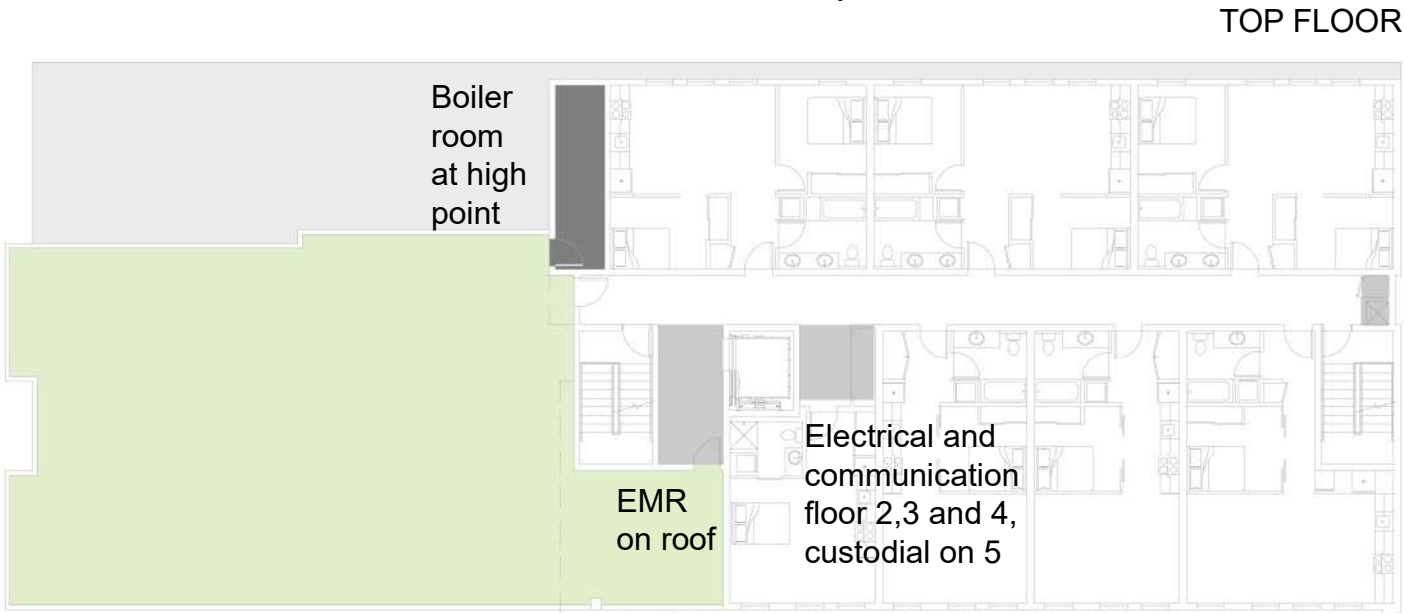
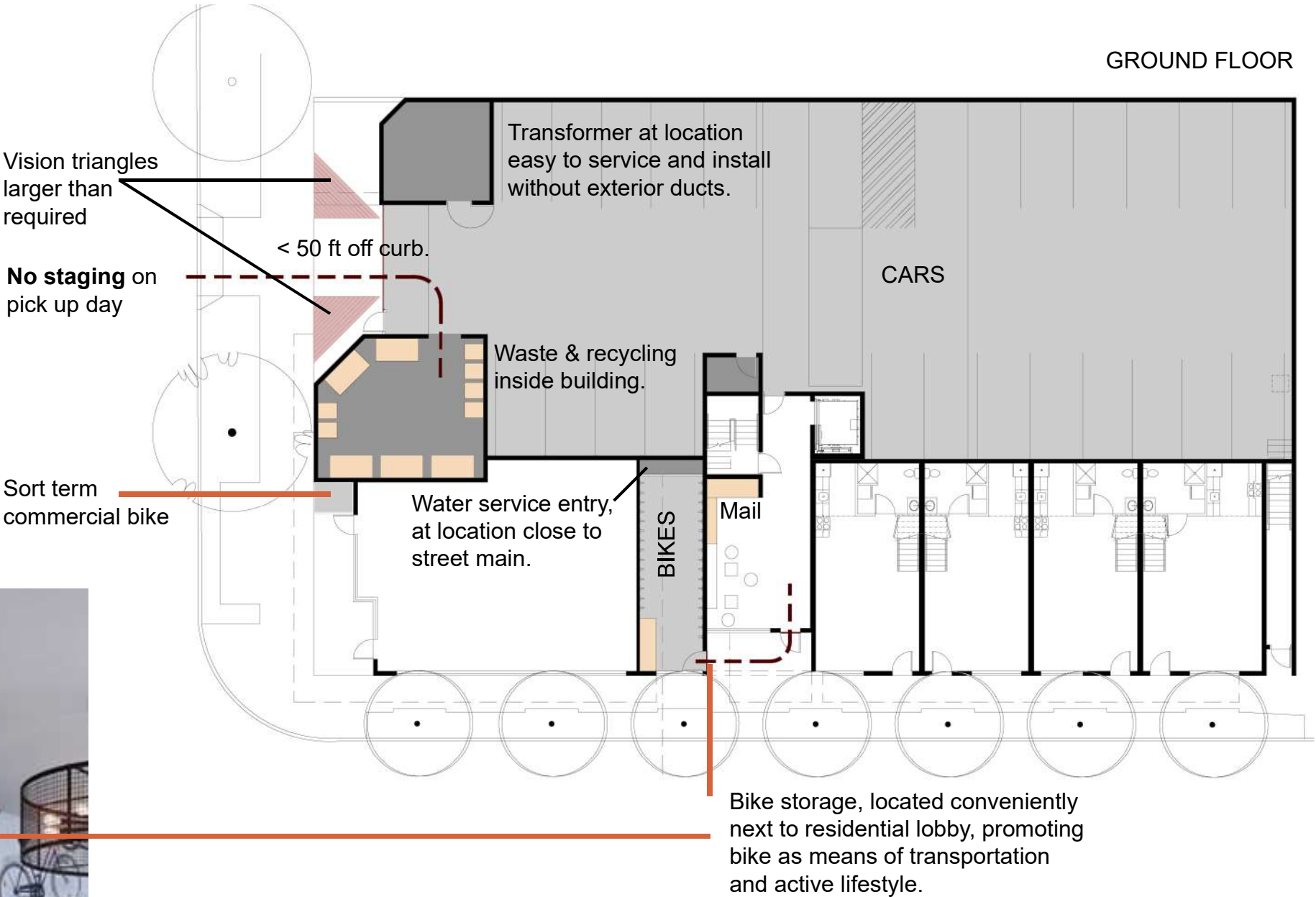


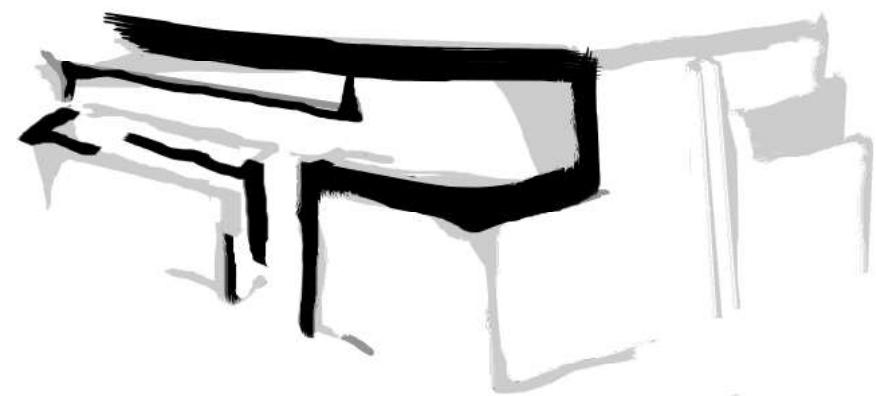
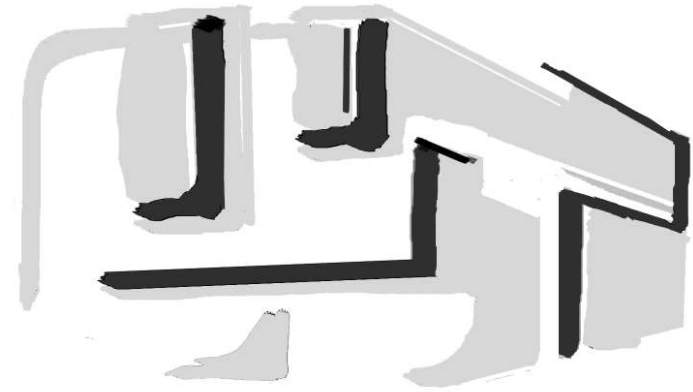
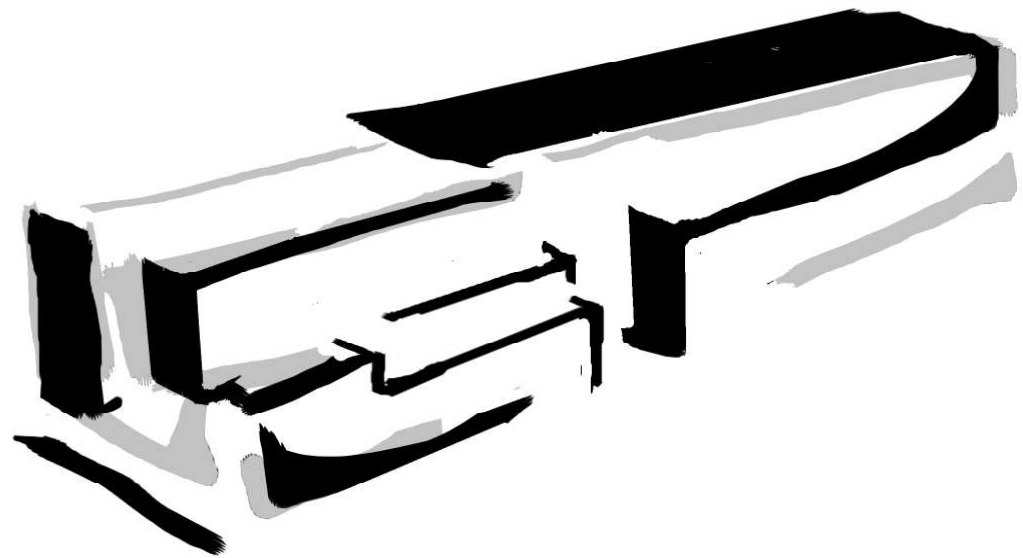
Human scale entry, canopy, opportunities for personalization at live-work spaces promotes *DC2-D Scale and Texture* and personifies *DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facade.*



ACCESS AND CIRCULATION FOR SERVICE USES AND BIKES

Bike storage as space of color and energy





END

(beginning)

APPENDIX FROM EDG#1

NEIGHBORHOOD ZONING



- SINGLE FAMILY RESIDENTIAL (SF-5000)
- NEIGHBORHOOD COMMERCIAL (NC)
- MULTI FAMILY LOWRISE (LR)
- PEDESTRIAN ZONE

SURROUNDING USE



- SINGLE FAMILY RESIDENCE
- COMMERCIAL
- MULTI FAMILY RESIDENCE
- MIXED USE
- PARK / OPEN SPACE
- RELIGIOUS
- EDUCATIONAL
- COMMUNITY CENTER

AERIAL VIEW



BALLARD HIGH SCHOOL

BALLARD POOL

BELAY APARTMENTS

PUGET SOUND

SCANDINAVIAN SPECIALTIES

BALLARD MASSAGE CENTER

DELANCEY PIZZA RESTAURANT

SHELL GAS STATION

BRUNSWICK & HUNT PUB

PROJECT SITE

WATERWHEEL LOUNGE

MIDAS

IFENNY'S NAIL & SALON