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MARKET STREET LANDING | design review

01.21.09



Specific Site Characteristics:

Zoning Designation:	NC 3-85' and C 1-65'; Split-zoned lot (No Pedestrian Overlay on this site)
Zoning Overlay:	Ballard Hub Urban Village (Not within the Ballard Municipal Center Master Plan Area)
Existing Land Use:	Retail shops, and accessory parking lots
Property Addresses:	5501 15 th Ave NW, 1512 NW Market Street, 1522 NW Market Street
Lot Numbers:	Lots 6-17 Inclusive
Site Areas:	200' x 300' = 60,000 gsf
Adjacent Right-of-Way:	NW Market Street is a Class 1 Arterial with a ROW of 100' and a roadway width of 60'. 15 th Ave NW is a Class 1 Arterial with a ROW of 95' and a roadway width of 54'. NW 56 th Street is a Class 3 Arterial with a ROW of 60' and a roadway width of 40. No apparent street widening is anticipated. No streets are Pedestrian Streets.
Topography:	The site has a diagonal slope of 12' down toward the Southeast corner at 15 th Avenue NW and NW Market Street. NW 56 th Street slopes down 6' to the East, 15 th Avenue NW slopes down 6' to the South, and NW Market slopes down 4' toward the East. The general neighborhood topography slopes downward from the site toward the South-Southeast toward downtown Seattle.
Adjacent Development:	This property is on the Northwest corner of the major Arterial intersection of 15 th Avenue NW and NW Market Street. North across NW 56 th Street: Mixed-use development with residential above retail. East across 15 th Avenue NW: Gas Station, retail shops and parking South across NW Market Street: Walgreen Pharmacy store with drive-thru, fire station West on the adjacent NC 3-85' zone: Mixed-use development with drive thru bank tenant Further West: Ballard Municipal Center.
Permitted Uses-both zones:	23.47A.004 Uses Permitted outright: Mixed-Use Residential & Commercial Retail Sales & Service, all types Wholesale Warehouse Restaurants & Lounges Lodging Entertainment, all except adult Animal Shelters & Kennels Offices Medical Services, including veterinary Laboratories R&D Food Processing & Craft Work Transportation Facilities, parking & services Utilities, services, minor communications, recycling Manufacturing, light & general Storage, warehouses Institutional, museum, club, religious, library, school Live-Work units, (a commercial use). No % limitations Husbandry, horticulture, aquaculture

Street Level Uses:	23.47A.005 In buildings with residential use, parking, warehouses, utility uses may not be located On the street level and face the street. Another permitted use must separate the parking from the street façade. Residential use at the street level is limited to 20% of the façade width in the NC 3-85' zone.
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Conditional Uses:	23.47A.006 None anticipated for this proposal.
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Street Level Standards:	23.47A.008 Blank, street-facing, street-level facades from 2' to 8' above the sidewalk may not exceed 20' width and the total may not exceed 40% of the width of the street façade. Blank Facades are without windows, doors, stairs, stoops, decks, screening or landscaping. Street facing facades must be located within 10' of the front property line unless wider Sidewalks, plazas or open space is provided. For commercial uses, 60% of the street-facing, street-level facades from 2' to 8' above the sidewalk shall be transparent (including live-work display areas of 30" depth). Commercial depth: 30' average (15' minimum).
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Ground floor commercial floor to floor height: 13' minimum.

Residential uses are limited to 20% of the street façade width and contain a pedestrian-Oriented entry that is either recessed 10' back from or raised 4' above the sidewalk. Live-work units must have the business portion located between the principal street and The residential portion of the unit.

Maximum Size of Non-residential Use:	23.47A.010 None anticipated for this proposal.
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Structure Height:	23.47A.012 Maximum height is 65' (C1-65) or 85' (NC3-85) to top of roofing from the existing grade at the property line; plus a slope bonus of 1' height per 6% slope (up to 5') can be added to the low side of the structure. --Open railings, planters, skylights, clerestories, greenhouses, parapets, and firewalls up to 5' above the height limit or up to 4' above the maximum height limit with unlimited roof coverage. --Solar collectors can extend up to 7' above the maximum height limit with unlimited coverage --Solar collectors, stairs & elevator penthouses, mechanical equipment, play equipment, minor communication devices can extend up to 15' above the maximum height limit with maximum 20% roof area coverage or 25% with stair or elevator penthouse or screened mechanical equipment. --These rooftop features must be either set back 10' from the North roof edge or not cast a longer shadow onto neighboring property than a structure built to maximum allowable bulk at January 21 at noon.
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Floor Area Ratio-FAR	23.47A.013 Maximum of 4.75 for zones with a 65' height limit for mixed-use structures. Maximum of 6.0 for zones with a 85' height limit for mixed-use structures. The allowable maximum FAR for each zone applies to split-zoned lots. Below-grade areas are exempt from contribution to the FAR limit. Above-grade parking contributes to the FAR limit.
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Building Setbacks:	23.47A.014 None required for zoning; (Building Code setbacks apply)
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Landscaping & Screening:	23.47A.016 A minimum total green area factor score of 0.3 is required and is defined as the sum of the products of the area of landscape elements from Chart A times their multiplier all divided by the site area.
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Street trees are required and will be defined by the Director and the SDOT.

Screening and landscaping is required at blank street level facades, parking garages, drive-in lanes, trash areas, and utility meters.

Residential Amenities: 23.47A.024
A minimum of 5% of the gross residential area is required for amenity areas. All residents must have access, amenity areas may not be enclosed. Parking areas, driveways, & non-accessible access areas are excluded. Common areas must be 10' minimum dimension and 250 sf minimum area. Balconies & decks must have a 6' minimum dimension & 60 sf area minimum. Rooftop areas are allowed except near to antennas.

Drive-in Business Requirement: 23.47A.028
4 Drive-in lanes are allowed in the NC3 zone
Unlimited drive-in lanes are allowed in the C1 zone
Screening and landscaping of blank facades along the drive-in lanes is required with a 5' Deep landscape area along the length of the blank façade, planted with trees and shrubs.

Required Parking: 23.47A.030
The NBDS parking exemption is not applicable for this commercial site because it is not within an Urban Center. A 20% reduction to the required parking is allowed for this site due to close proximity to transit stops. A shared parking reduction to the residential parking requirement may be allowed. No shared stalls are assumed for this proposal.

Automobile parking is to be provided per 23.54.015
The first 1,500 sf of each business use is exempt from parking requirements
Sales & Service = 1 stall / 500 sf
Eating & Drinking = 1 stall / 250 sf
Lodging = 1 stall / 4 rooms
Entertainment = 1 stall / 100 sf of assembly area
Office = 1 stall / 1,000 sf
Medical Service = 1 stall / 500 sf
Live-Work = 1 stall / each unit + additional stalls req'd for the non-residential use >2,500 sf
Multi-family Residential = 1 stall / each dwelling unit

Long term bicycle parking is to be provided per 23.54.015 Chart E
Commercial uses = 1 stall / 12,000 sf
Eating & Drinking = 1 stall / 12,000 sf
Lodging = 1 stall / 20 rooms
Entertainment = 1 stall / 12,000 sf
Office = 1 stall / 4,000 sf
Medical Service = 1 stall / 12,000 sf
Child Care, Clubs, Library = 1 stall / 4,000 sf
Multi-family Residential = 1 stall / 4 units

Parking Space Standards: 23.54.030
Large stall: 8.5' wide x 19' long
Medium stall: 8' wide x 16' long
Small stall: 7.5' wide x 15' long
Barrier-free: 13' wide x 19' long
Barrier-free van: 16' wide x 19' long

Residential parking: 60% must be Medium stalls & 40% either Small or Large stalls
Non-residential parking: 25% to 65% may be small stalls & a minimum of 35% must be Large stalls; with a 6'-9" clearance
Driveways: 22' to 25' wide
Aisles: 20' for Small to 22' for Medium to 24' wide for Large stalls
Curb-cuts: 22' to 25' wide (30' with truck access)
6'-9" clear height; 30" flare allowed either side
Sight triangle: may be combined with adjacent property driveway sight triangle
Loading berths: 10' wide x 14' clear height x 35' long

Proposed Project Description:

Market Street Landing is a proposed mixed-use building located at the Northwest corner of NW Market Street and 15th Ave. NW. The project straddles a City of Seattle zoning boundary which designates the Easterly third of the property a C1-65' zone and the Westerly two-thirds a NC3-85' zone. The proposed project will require removal of the two existing structures on the site. These consist of a 1-story concrete retail building fronting on NW Market Street and a 2-story wood building also fronting NW Market. The proposed building will cover the entire property. The Easterly third of the project will be 5 stories and approximately 65 feet high. The Westerly two-thirds of the project will be 8 stories and approximately 85 feet high.

The project will include retail uses and residential units with parking for each use provided on-site. There will be 32,850 sf of retail space located on the ground level (including 16,356 s.f. proposed as a drug store). Above this, occupying the 2nd thru the 8th floors, approximately 253,480 s.f. of residential condominium units are proposed. These will consist of 287 individual units varying in size from 480 s.f. to 2,300 s.f.

Parking for this project will be provided in structured parking at grade level and in a 3-level underground parking garage. The total number of parking stalls that will be provided on-site is 445 stalls. 28 of these parking stalls share space with a drive-thru lane at the Market Street parking level. On Parking Level 1 there will be 88 stalls dedicated to retail parking. The remaining 330 stalls are secured for residential use. All parking areas are accessed by a "right-in-right-out" access off of NW Market Street and a full in-and-out access on NW 56th Street.

Code Summary:	Proposed Use/FAR:	C1-65' Zone: Proposed FAR 4.55	NC3-85' Zone: Proposed FAR 5.96
		14,195 gsf Commercial	18,649 gsf Commercial
		71,116 gsf Residential	182,365 gsf Residential
		5,788 gsf Parking	26,804 gsf Parking
	Amenity Area (combined zones): 17,723 sf = 5.5%		
	Required Parking:	Residential (1 stall/unit): 287 stalls	
		Restaurant (assume 3500 sf):	14 stalls
		Retail (assume 29,354 sf):	59 stalls
		Office (residential):	2 stalls
		Total	362 stalls
	Proposed Parking:	Residential	330 stalls
		Commercial	116 stalls
		Total	446 stalls

Departures:

This project is requesting the following three standard departures from the Seattle Municipal Code:

- 1) A standard departure is being requested from Section 23.47A.032 A1c which requires that access to parking must be from the street with the fewest linear feet of commercial zoned frontage, which is 15th Avenue NW for our site. Access to 15th is not feasible for two reasons: First, access would be limited to "Right-in/ Right-out" due to the proximity that any access would have to the intersection of 15th Avenue NW and NW Market Street and the existing median on 15th. Second, southbound queuing caused by the traffic signal at 15th Avenue NW and NW Market Street would block any access along 15th Avenue NW. Instead this project proposes to allow full access to the underground parking garages via an access on NW 56th Street, and a "Right-in/ Right-out" access on NW Market Street. The NW Market Street access is essential for the retail success by providing a convenient and identifiable dedicated retail parking access from the direction of the dominant retail exposure. In addition it would reduce amount of commercial related trips on 56th Street.
- 2) A standard departure is being requested from Section 23.54.030 G2 with regard to providing sight triangles at driveway exits. We propose to provide alternative means for allowing drivers of vehicles to see pedestrians when approaching the sidewalk from the parking areas and to alert pedestrians of approaching vehicles at driveways. These measures would be very similar to those found in existing buildings in the downtown zones. We propose to install convex traffic mirrors, visual strobes, and audible warnings at each vehicular exit in lieu of providing site triangles noted in the code.
- 3) A standard departure is being requested from Section 23.54.030 F2b which limits the maximum curb cut width for the vehicle access locate on NW 56th Street to 30 feet. We are proposing a combined vehicle parking entrance and on site loading dock entrance with a curb cut width of 44 feet. Due to site topography, the only practical location for the loading dock is adjacent to the vehicle access at the west end of the site where the grade meets the F1.5 floor level. Other locations along 56th would intersect the parking level, interrupting the drive-thru path and the pedestrian connections between the retail and parking. Thus this departure has the benefit of allowing geometry of the turnaround to work which in turn allows us to eliminate one curb cut for the drive-thru exit on to 56th Street.

Please note that the previously requested standard departures from the Seattle Municipal Code Section 23.54.035 A1 has been withdrawn.

- PRINCIPAL PEDESTRIAN STREET
- TWO WAY STREET
- VIEWS
- SOLAR PATH

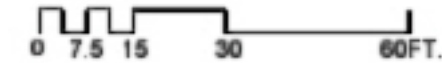
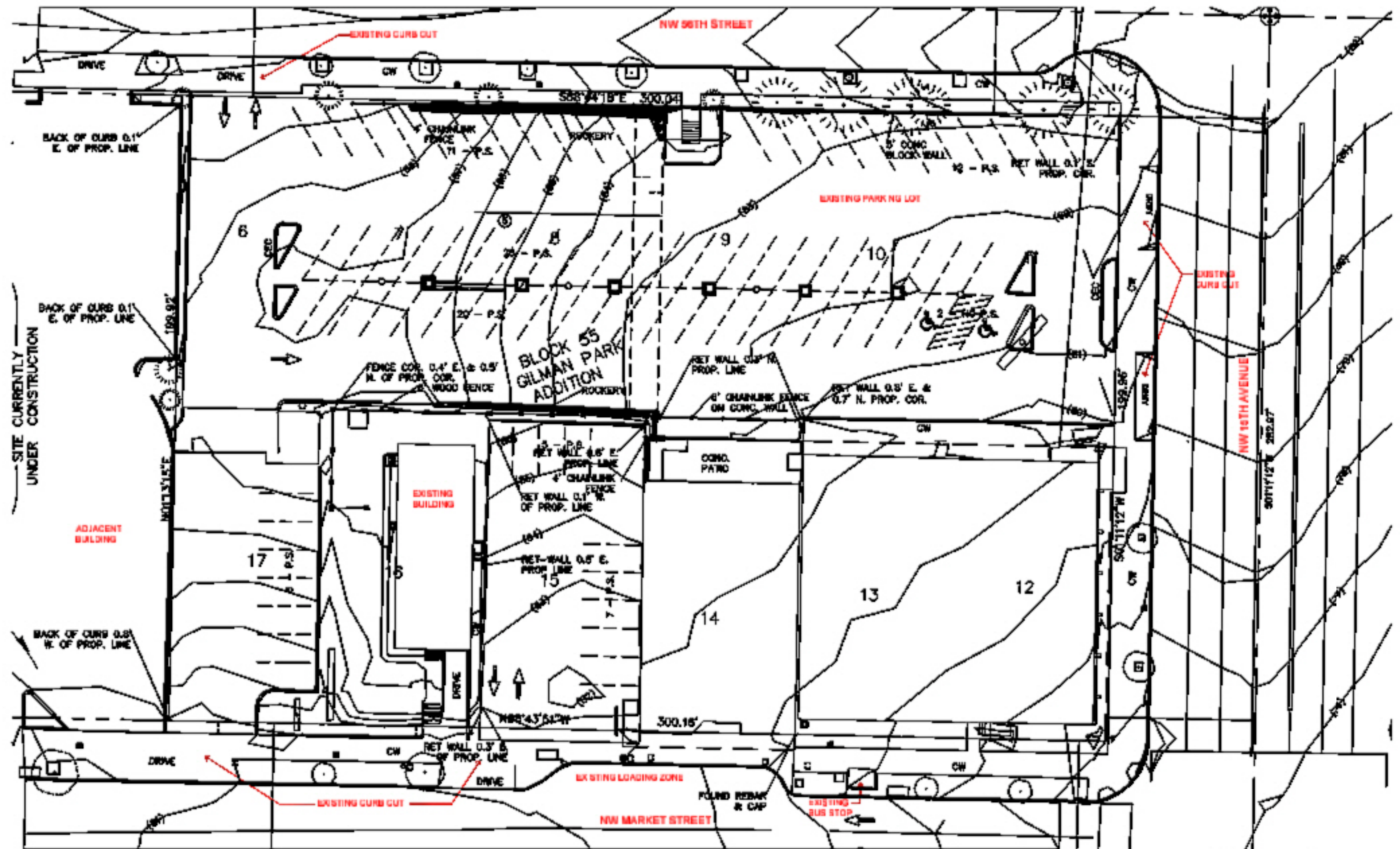








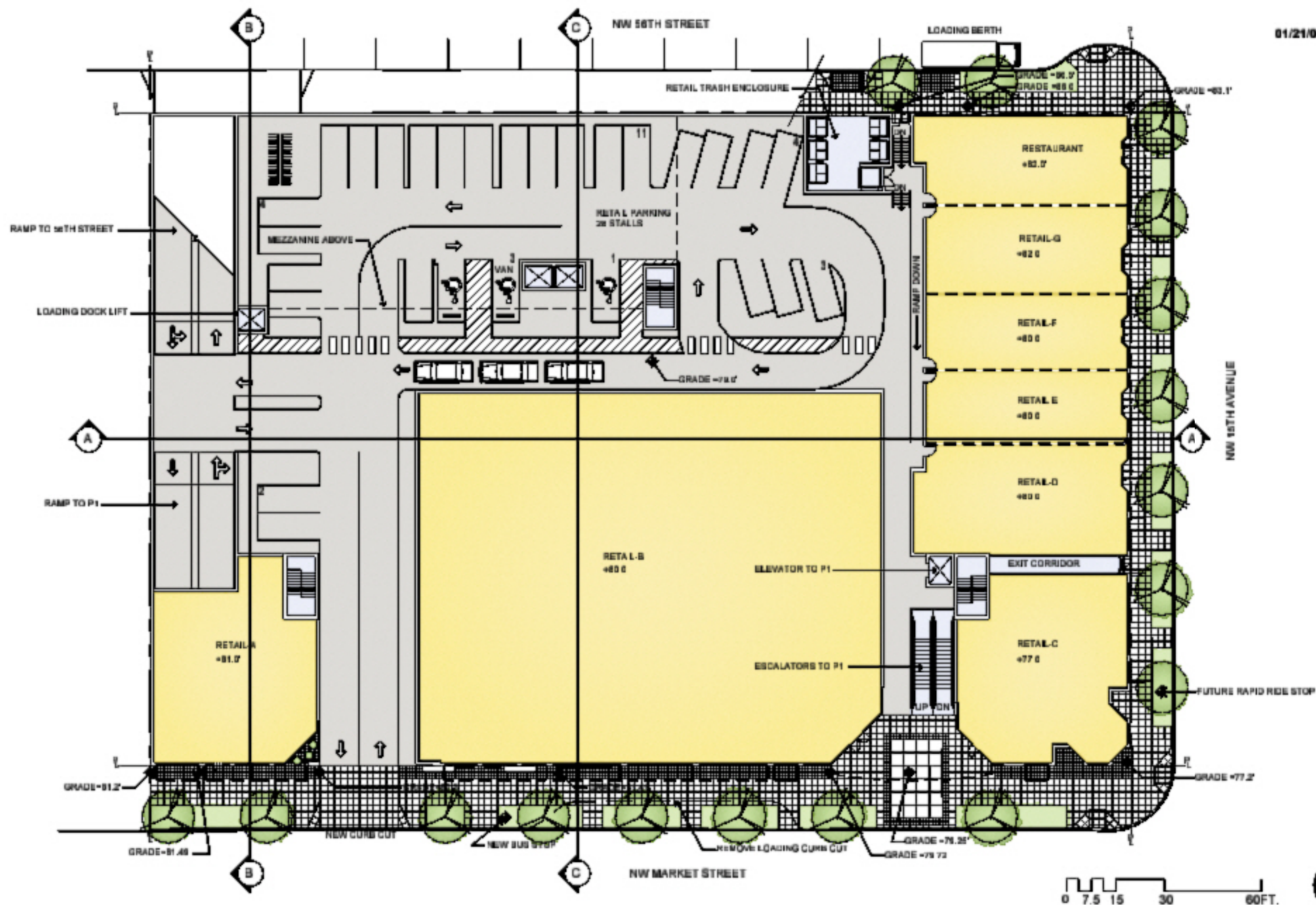


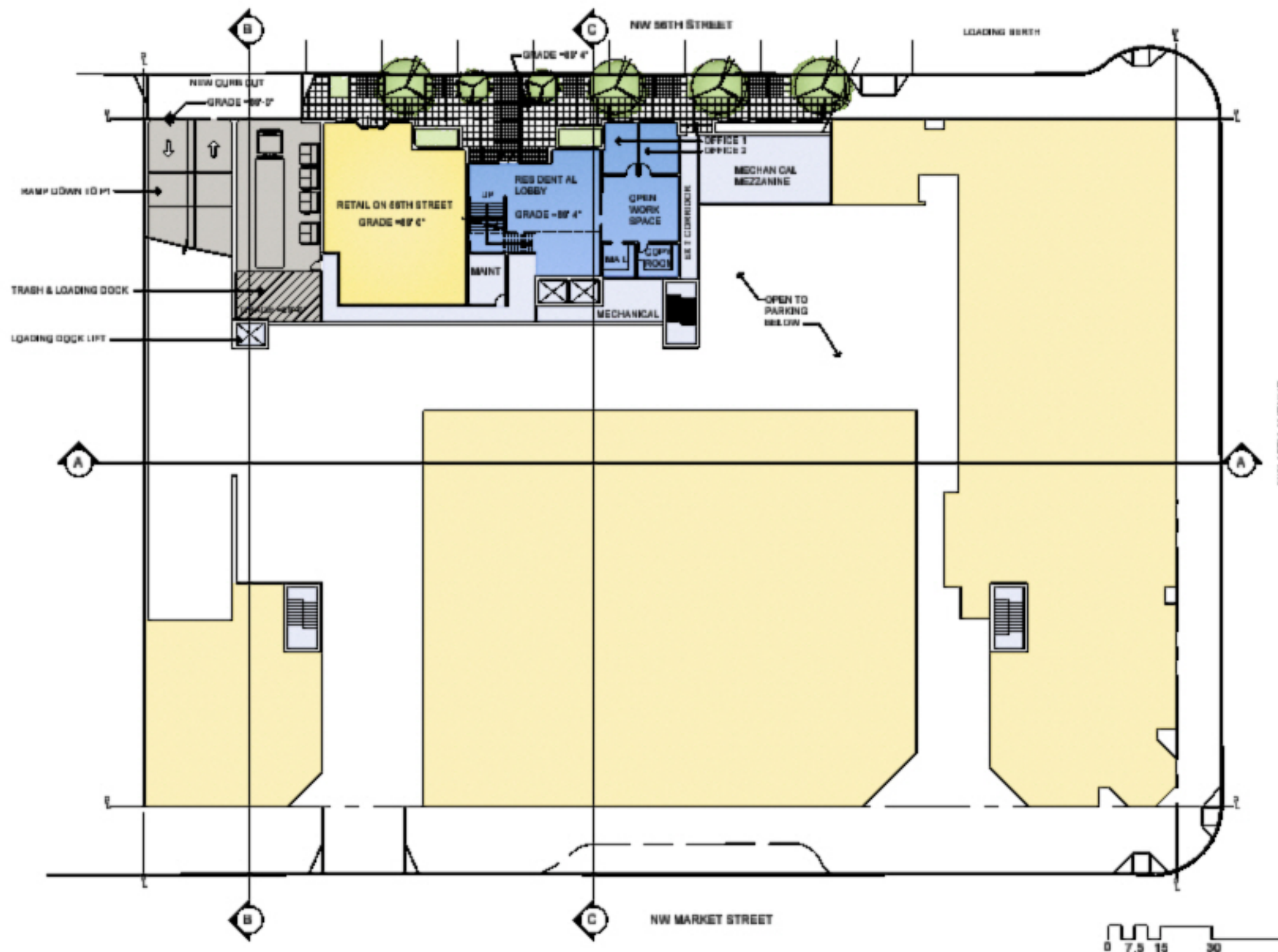


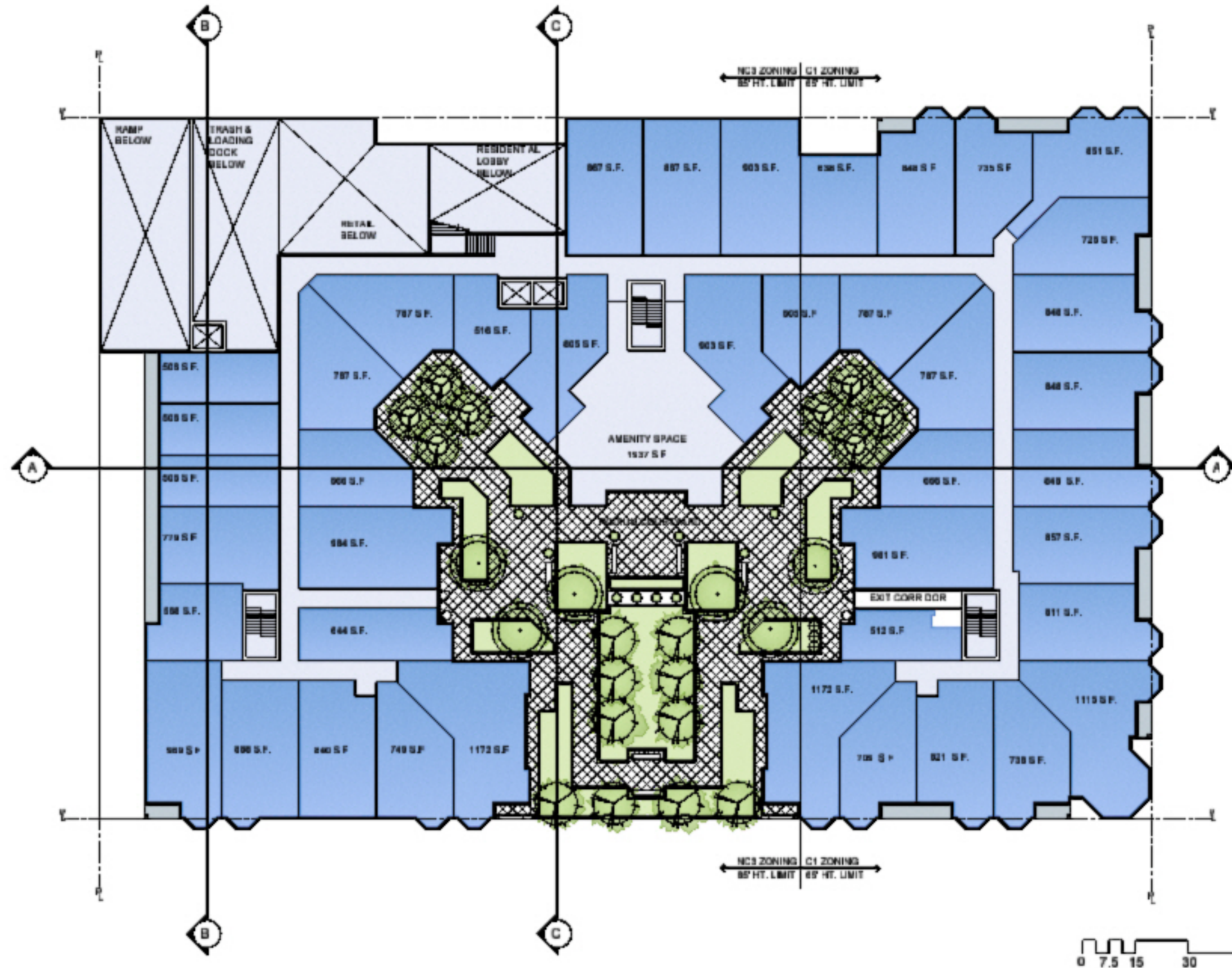
MARKET STREET LANDING

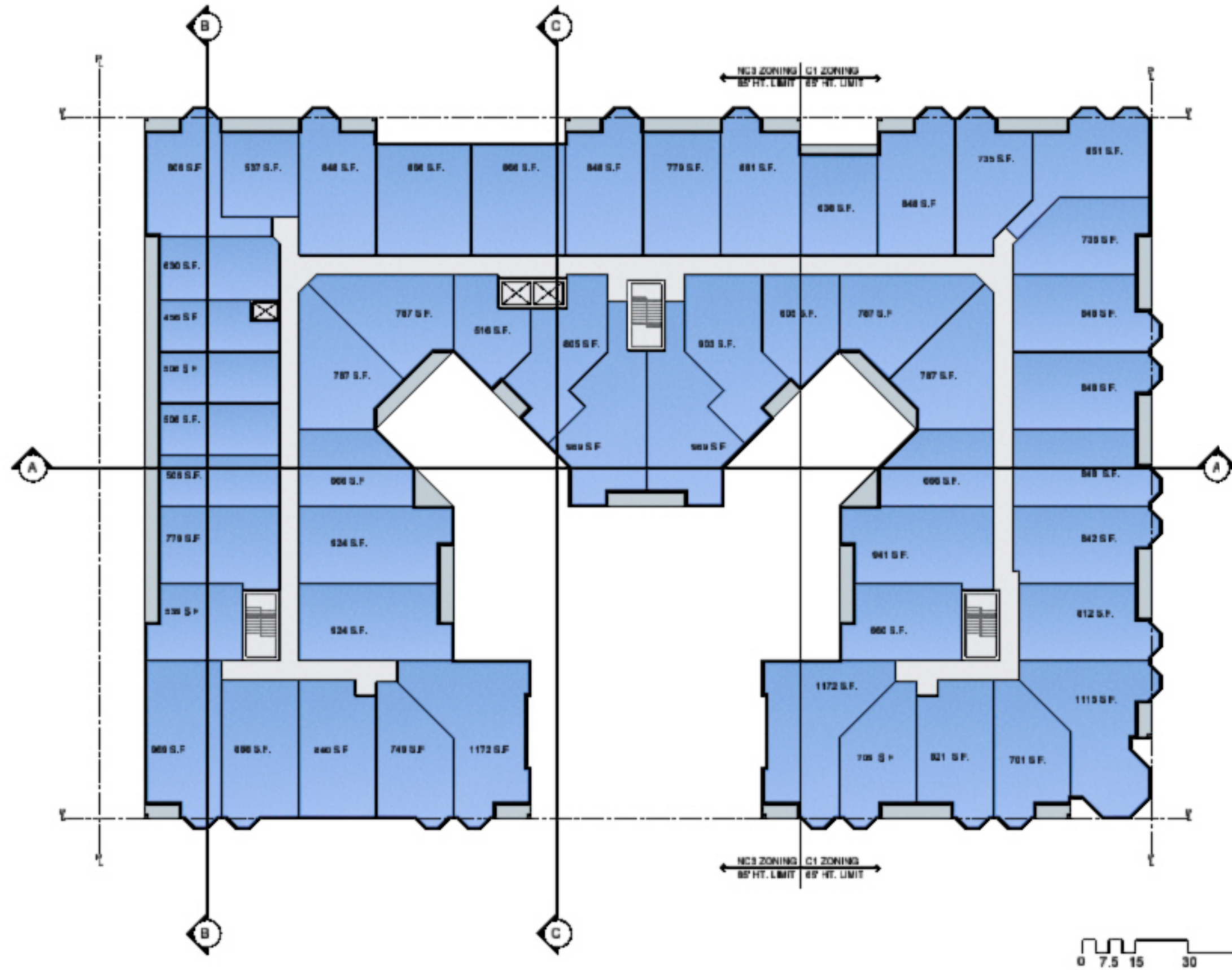
EXISTING SITE PLAN



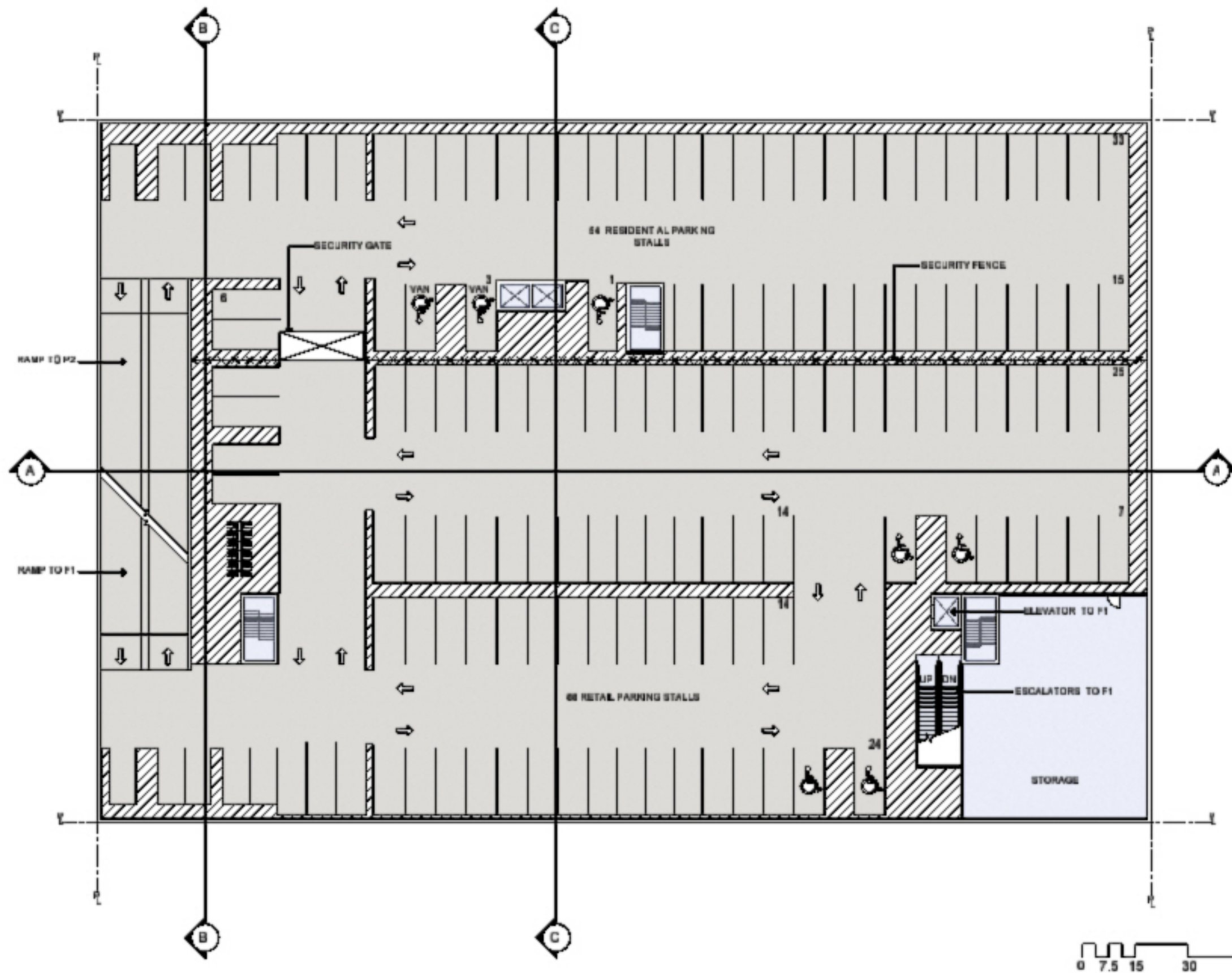


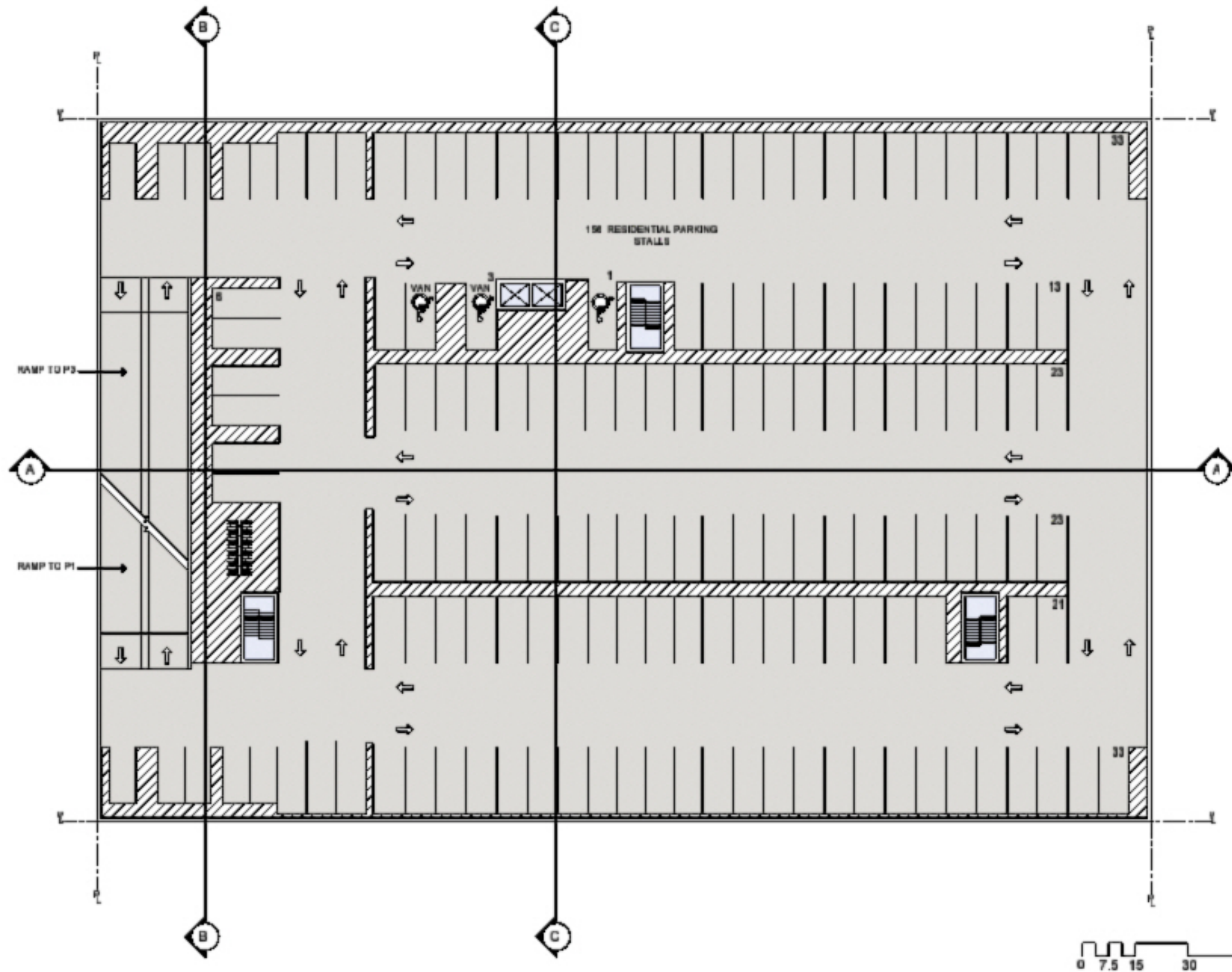


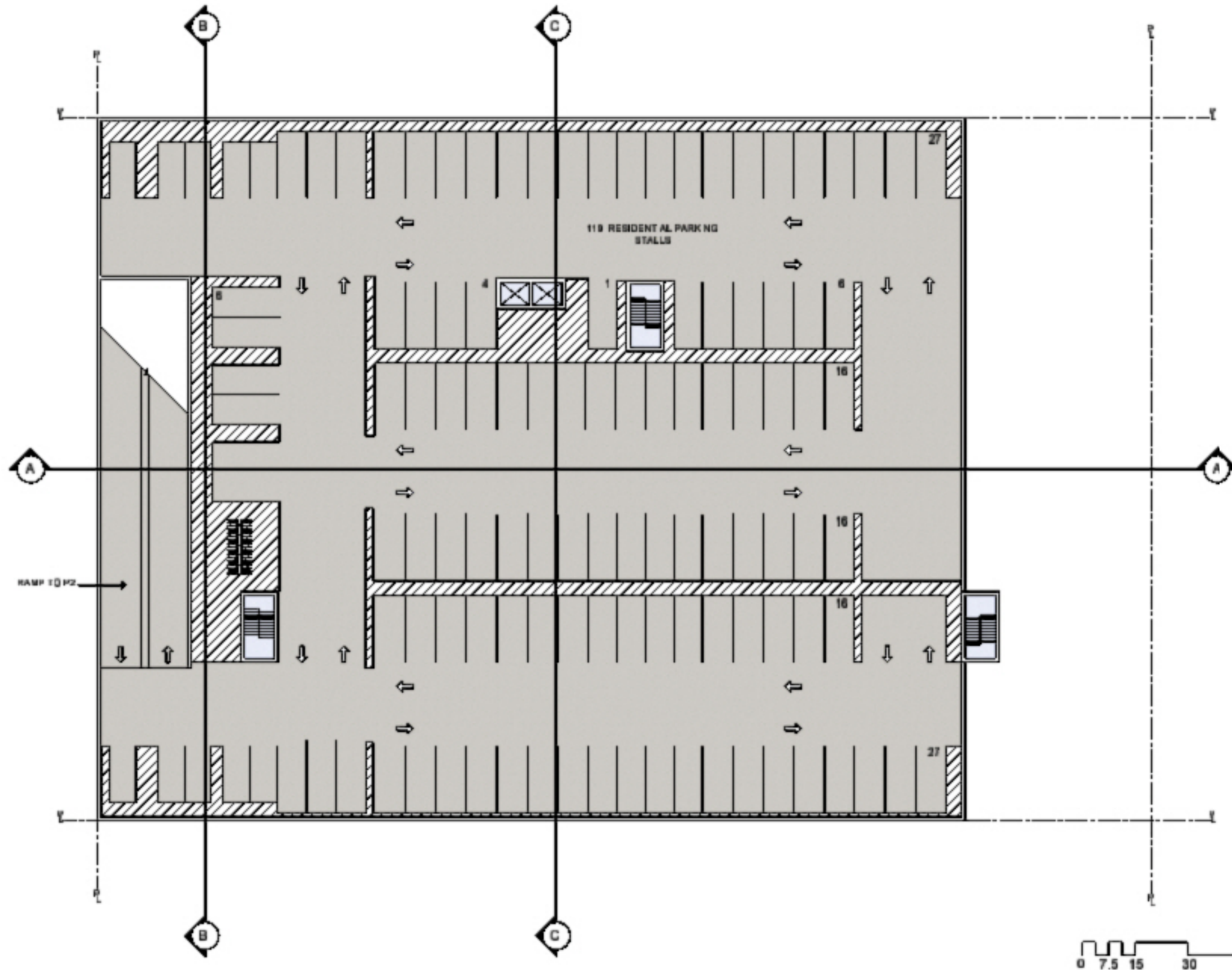


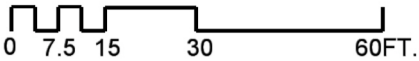


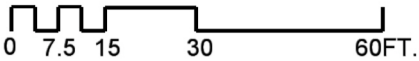


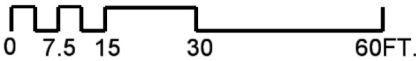


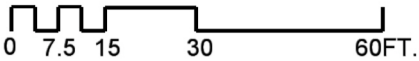


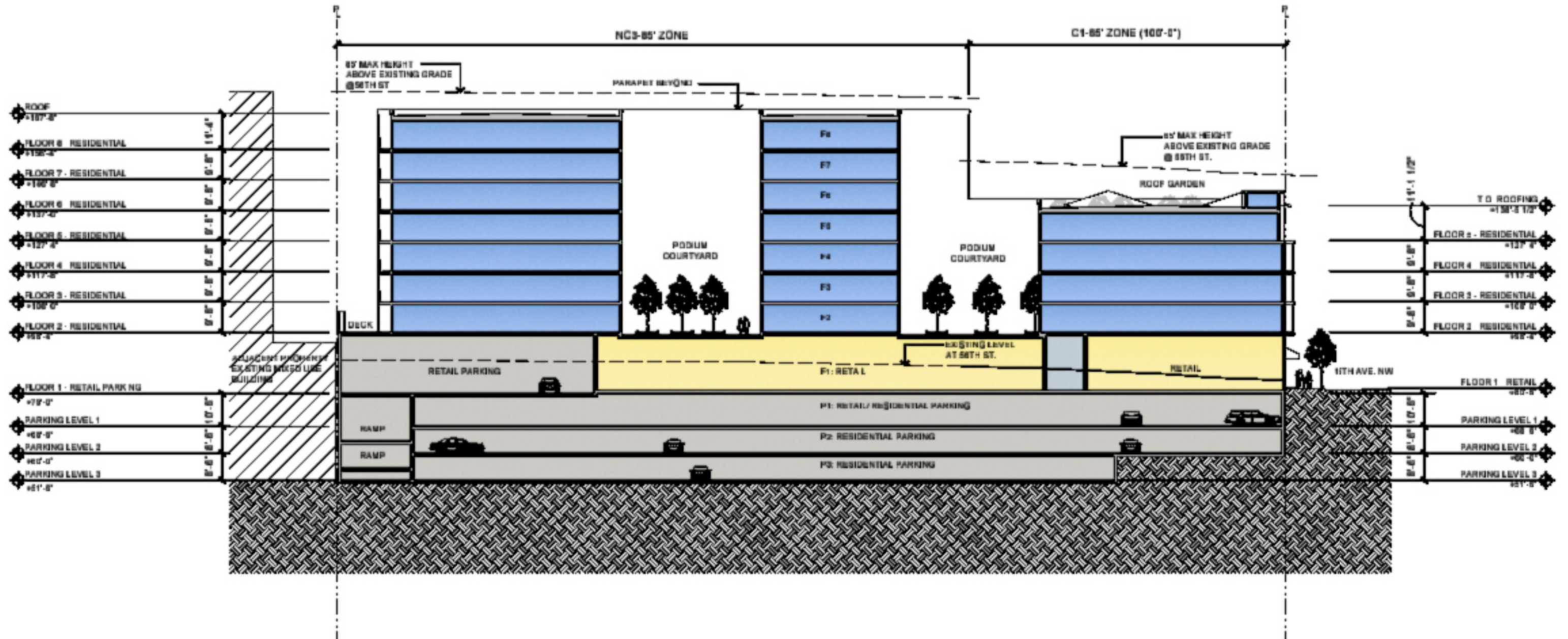


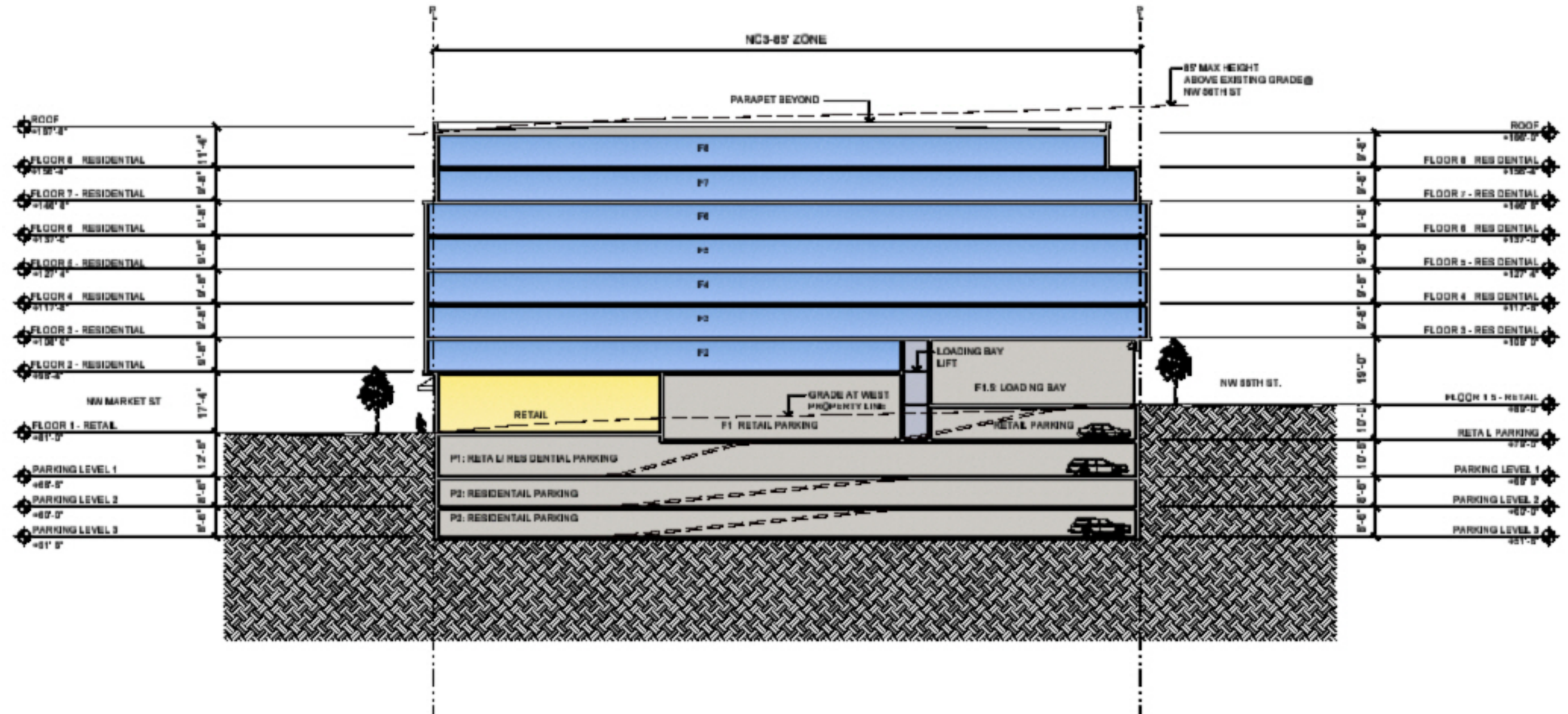


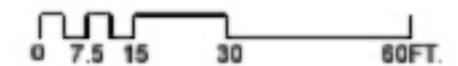
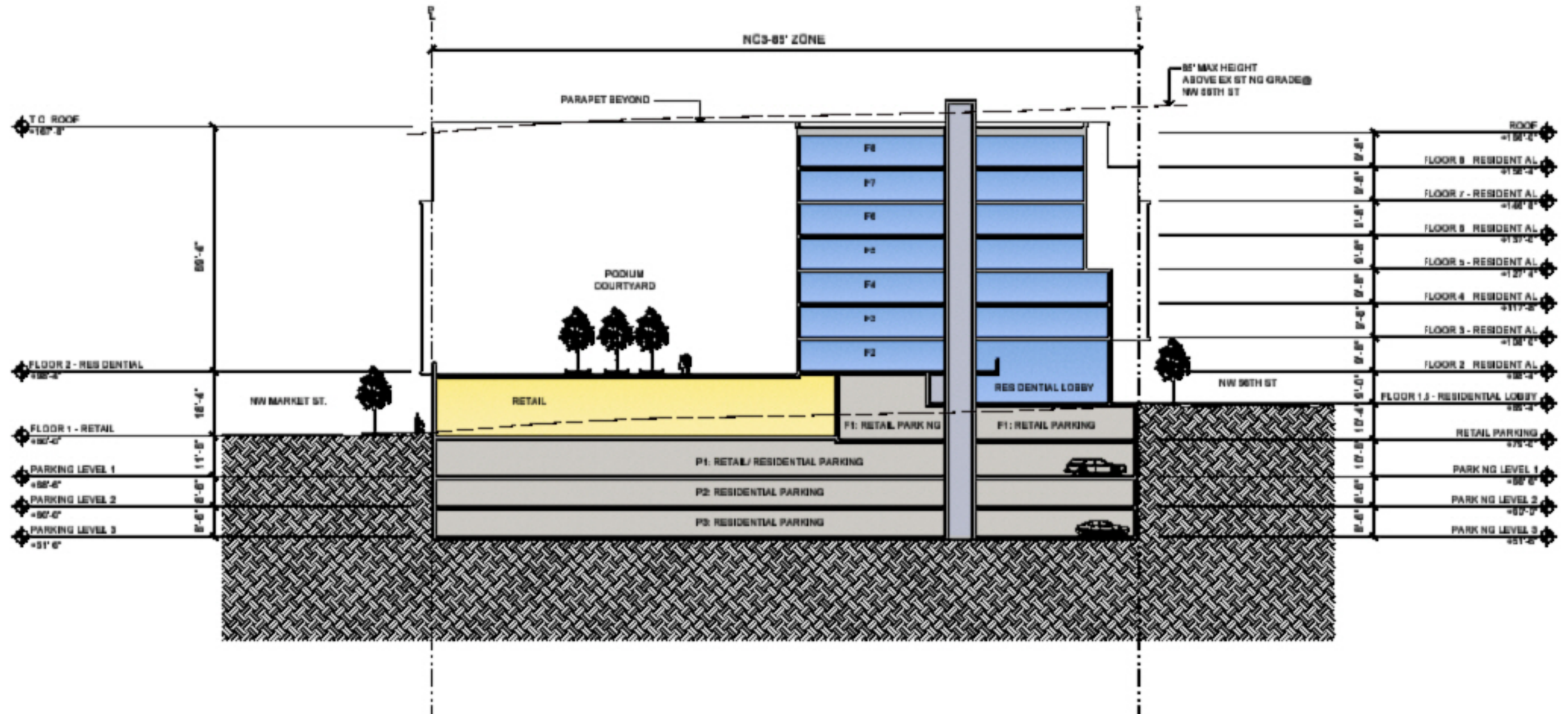






















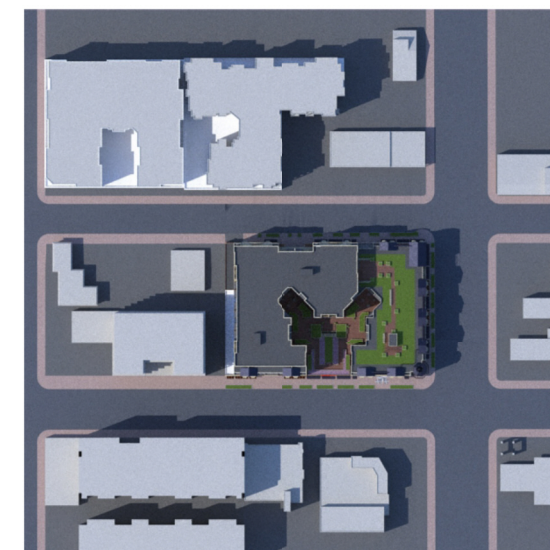
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MARCH 21, 3PM



JUNE 21, 10AM



JUNE 21, 3PM



SEPTEMBER 21, 10AM



SEPTEMBER 21, 3PM



DECEMBER 21, 10AM



DECEMBER 21, 3PM



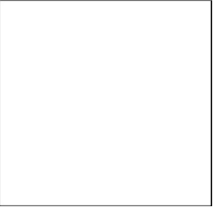
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ITALIAN WALNUT



3. STUCCO COLOR
BENJAMIN MOORE
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MOHEGAN SAGE



5. METAL SIDING
AEP SPAN
COOL TAHOE BLUE
DURATECH 5000/
ZINCALUMNE



7. STOREFRONT AND
RESIDENTIAL GLAZING
CLEAR



9. VINYL WINDOWS
MILGARD
TAN



11. BRICK
MUTUAL MATERIALS
WINDSOR



13. PAVERS
MUTUAL MATERIALS
VANCOUVER BAY
PLATINUM



2. STUCCO COLOR
BENJAMIN MOORE
HC-39
PUTNAM IVORY

01/21/09

30



4. STUCCO COLOR
BENJAMIN MOORE
2107-10
CHOCOLATE CANDY



6. CANOPY GLAZING
NORTHWESTERN INDUSTRIES
7/32 WHITE DIFFUSED
LAMINATED GLAZING



8. STOREFRONT METAL
BRONZE ANODIZED ALUMINUM



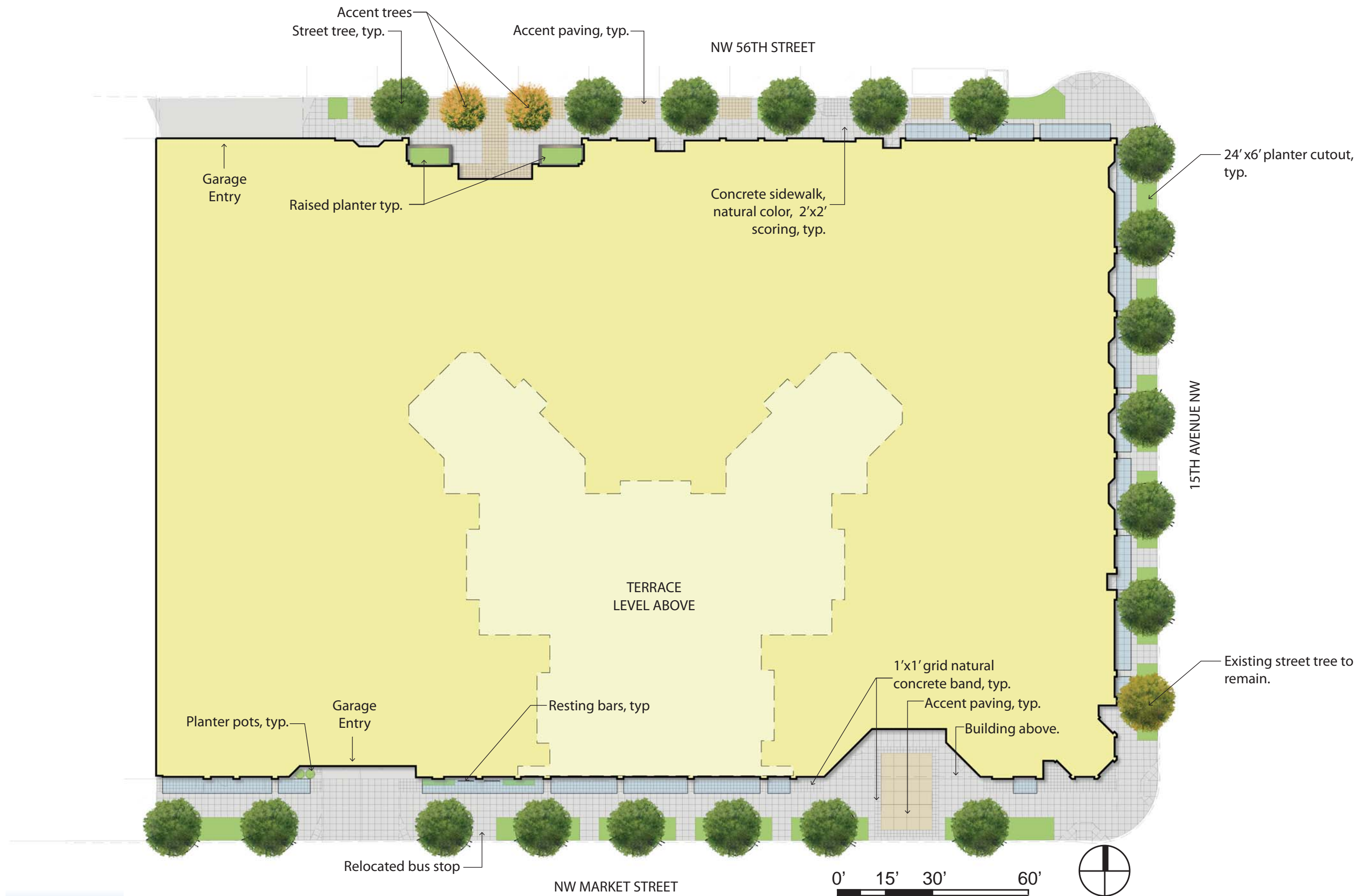
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14. PAVERS
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VANCOUVER BAY
LATTE



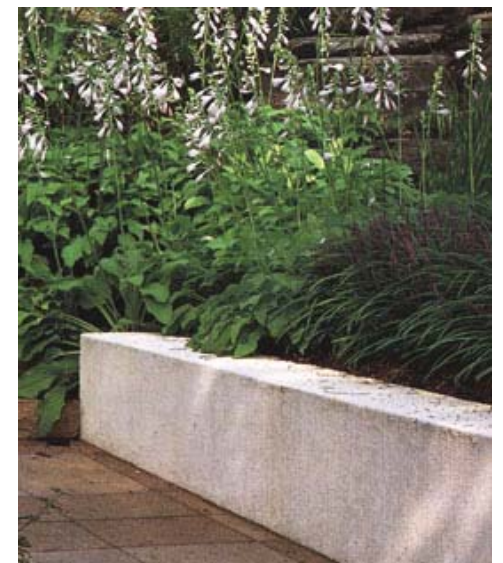
MARKET STREET LANDING

STREET LEVEL LANDSCAPE PLAN

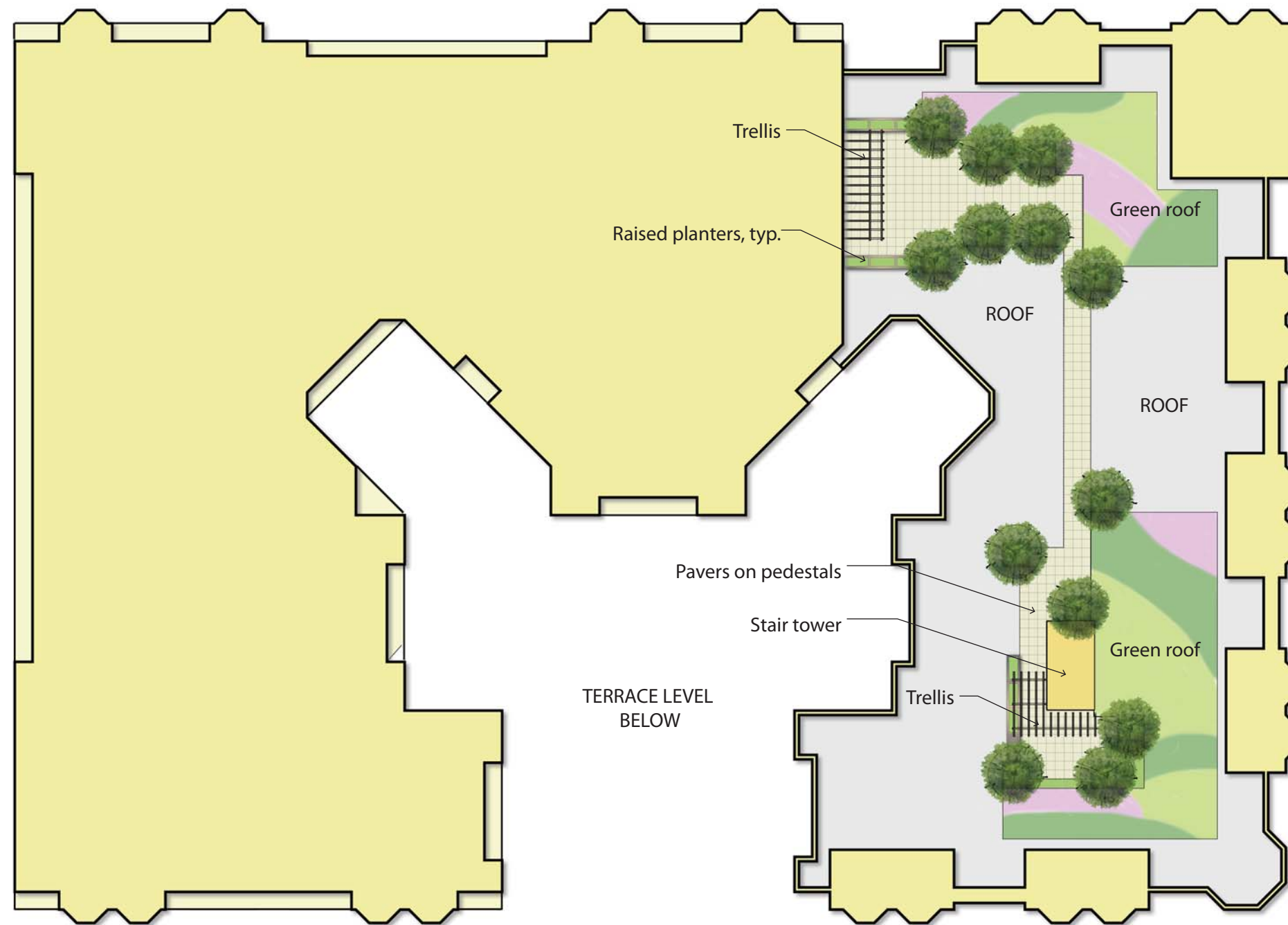


MARKET STREET LANDING

TERRACE LEVEL LANDSCAPE PLAN



NW 56TH STREET



NW MARKET STREET

0' 15' 30' 60'



MARKET STREET LANDING

ROOF LEVEL LANDSCAPE PLAN



