



DESIGN RECOMMENDATION MEETING

JUNE 25, 2012

DPD #3007896

5343 TALLMAN AVE. NW

SEATTLE, WA 98107



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PROJECT DATA

The Owner’s programmatic goals include:

- Approximately 300 new residential units
- ground floor live/work
- parking for approx. 240 vehicles (residential and commercial)

Qualitative design goals for the project include:

- establish a sense of place
- create a street presence
- respect the neighborhood
- accommodate open space in a thoughtful manner
- secure LEED certification

Project Data:

total number of stories	7 stories
basement parking levels	2 basement levels
approx. # vehicles	240 vehicles
number live/work	18
number residential units	286
total # units	304
live/work SF	14,000 sf
total building sf	292,536 gsf

PROJECT VISION



Community



A. HISTORIC BALLARD DISTRICT

SETTLED IN 1853, BRICK BUILDINGS, PUBS, SHOPS, BISTROS

SUNDAY FARMER'S MARKET

YEAR ROUND MARKET SELLS A VARIETY OF PRODUCE AND HANDMADE ITEMS

SECOND SATURDAY ARTWALK

MONTHLY ROTATING ART SHOWS

B. BALLARD COMMONS PARK

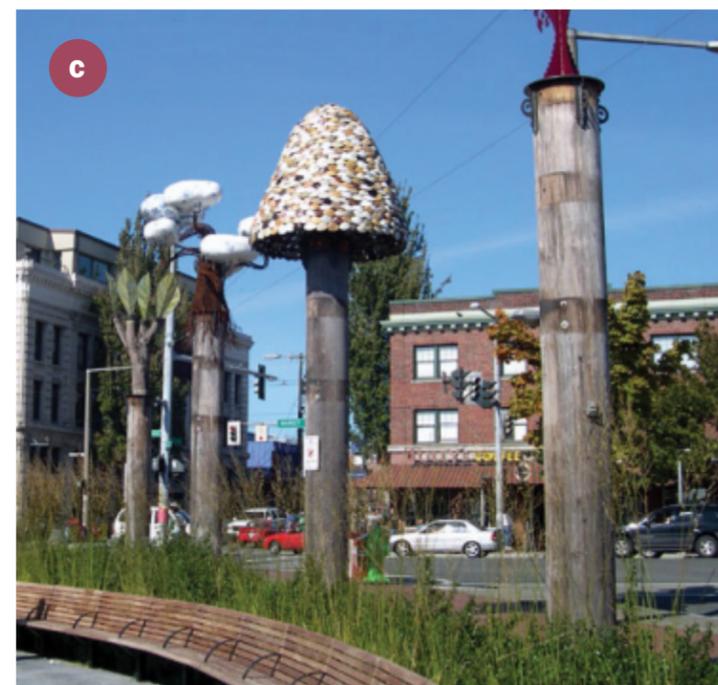
SKATE BOWL, WATER FEATURE, PUBLIC ART, SEATING AREAS, AND LAWNS

C. BERGEN PLACE PARK

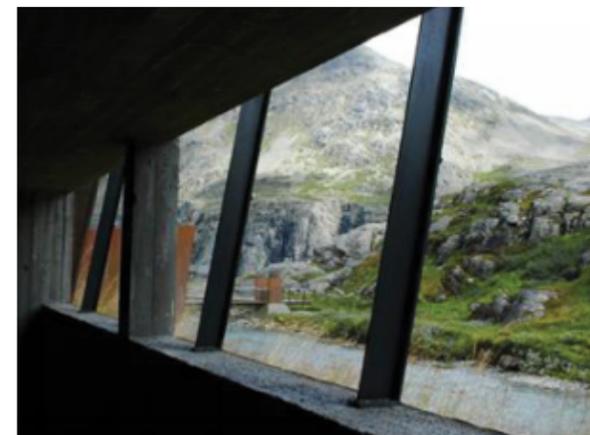
NAMED FOR BERGEN, NORWAY
JENN LEE DIXON'S "WITNESS TREES"
SCANDINAVIAN-INSPIRED ART

D. BALLARD LOCKS

LINKS PUGET SOUND TO LAKE UNION,
FISH LADDER, BOTANICAL GARDENS



Environment



ENVIRONMENTAL STEWARDSHIP





SCANDINAVIAN CONNECTION WITH NATURE

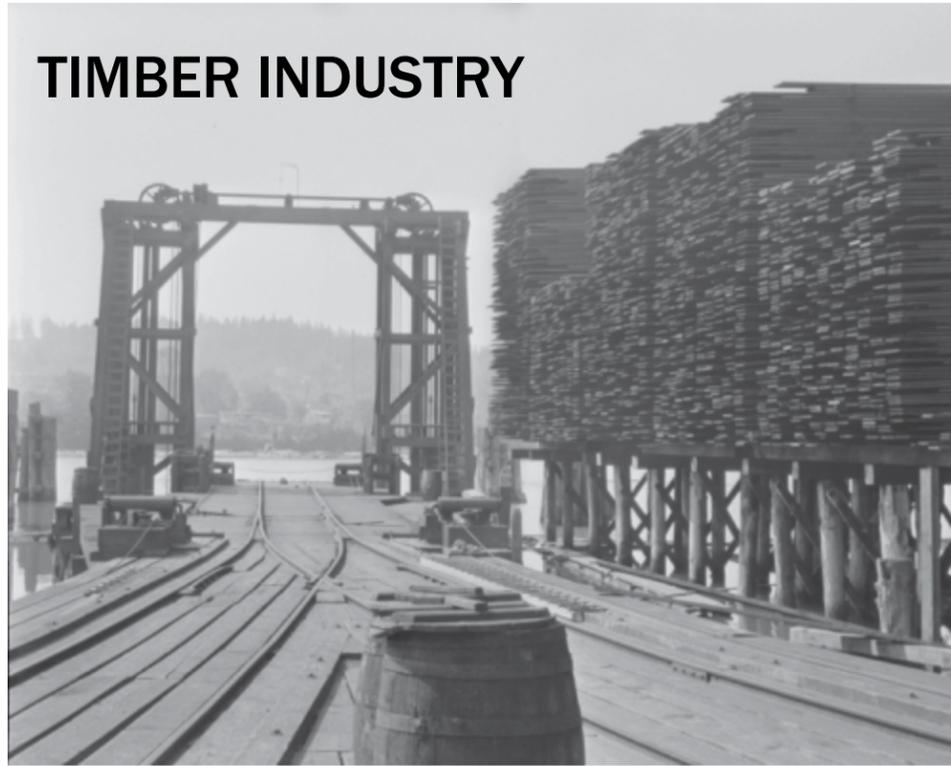


ABUNDANT NATURAL RESOURCES

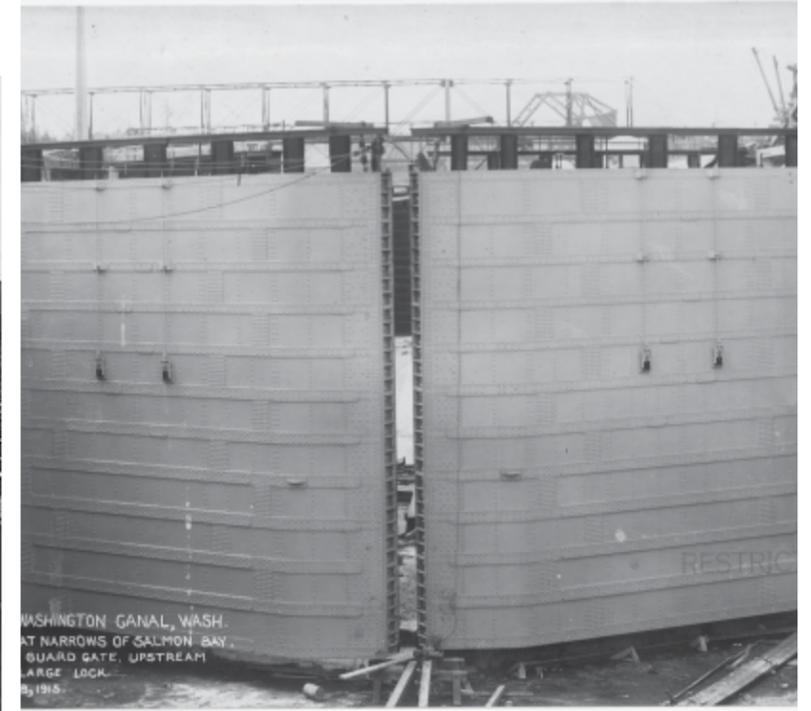


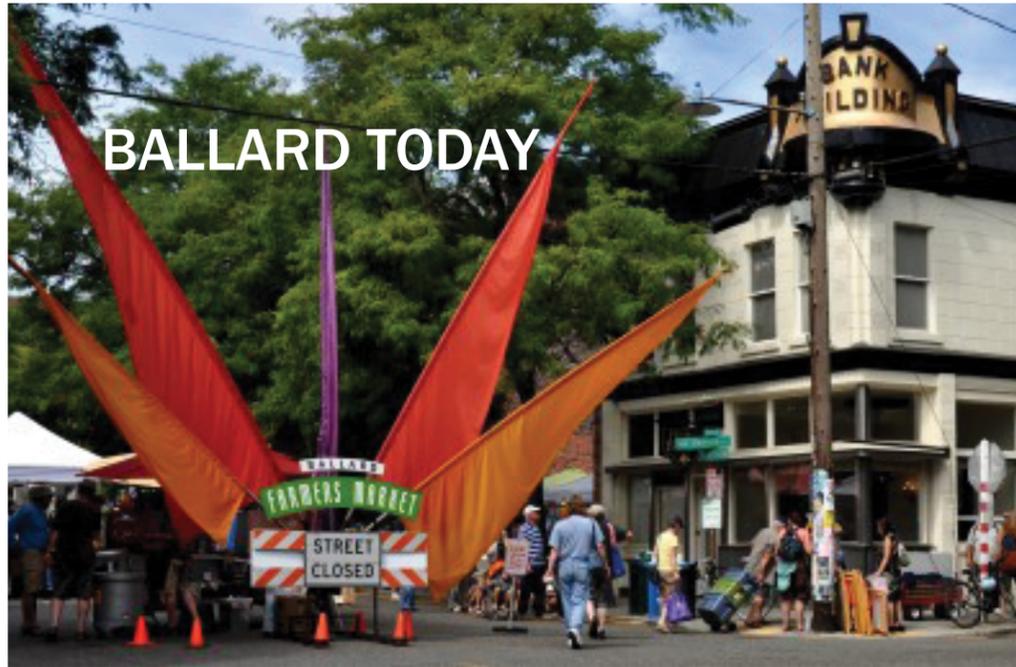
h history & culture

TIMBER INDUSTRY



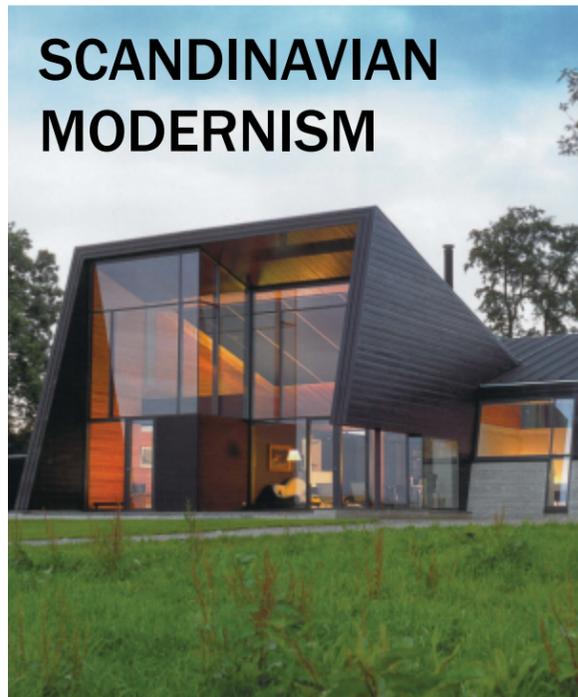
MARITIME ARCHITECTURE





BALLARD TODAY

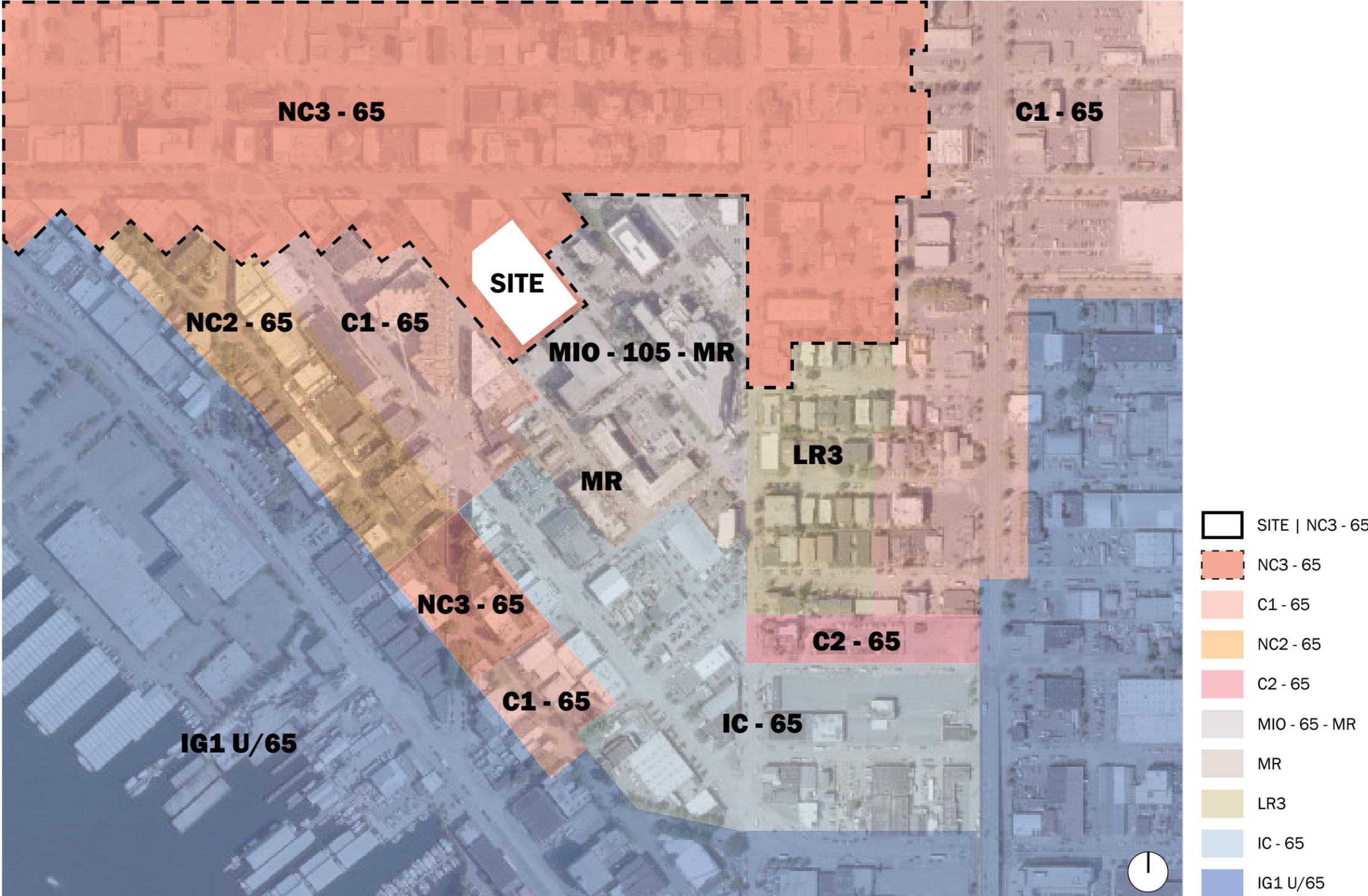
STRONG CULTURAL TIES



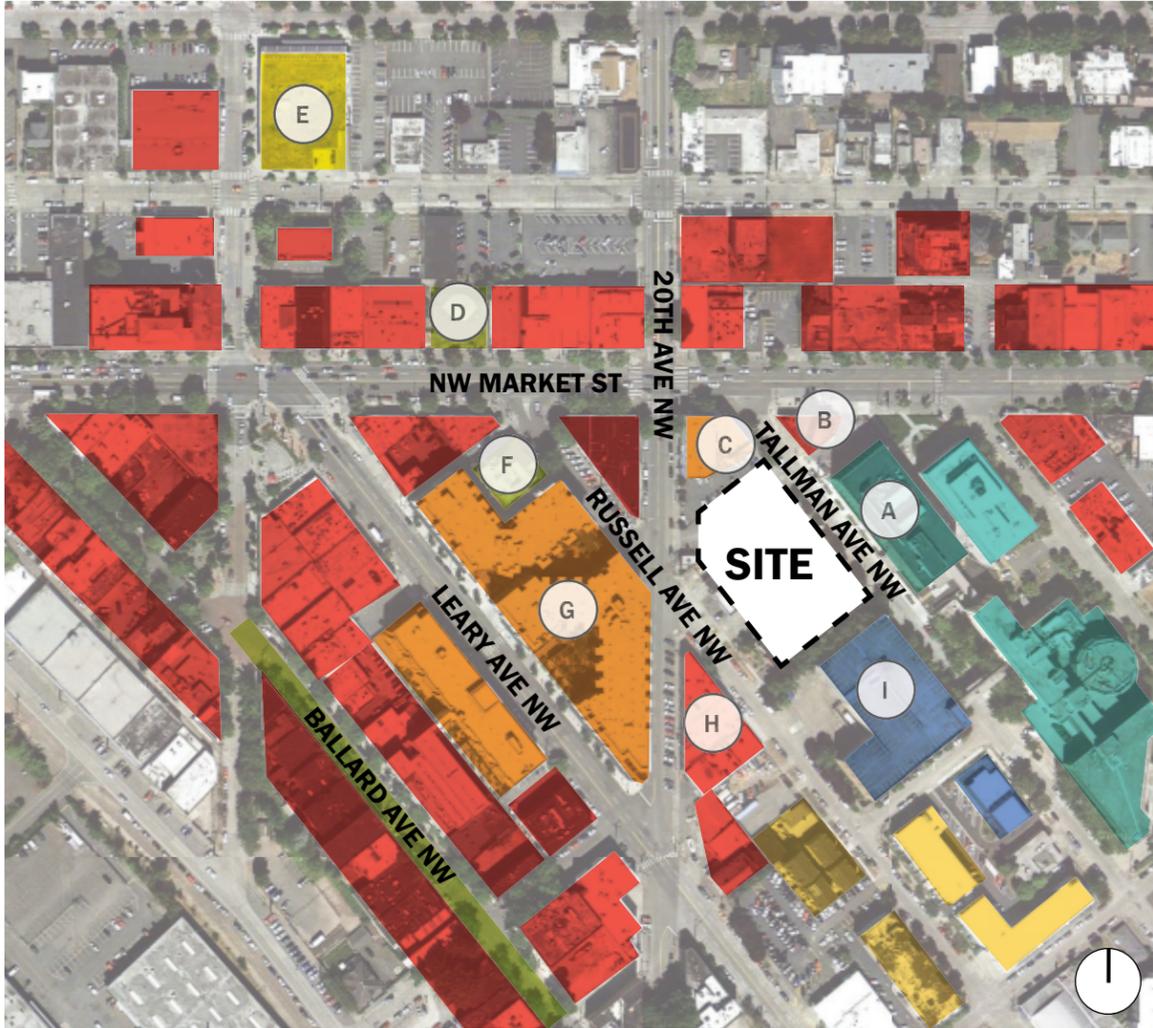
SCANDINAVIAN MODERNISM



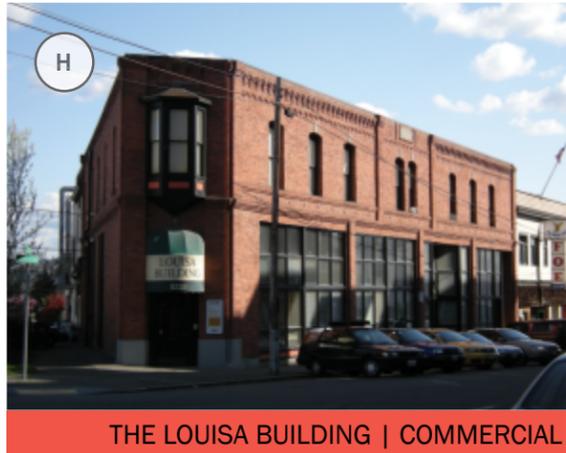
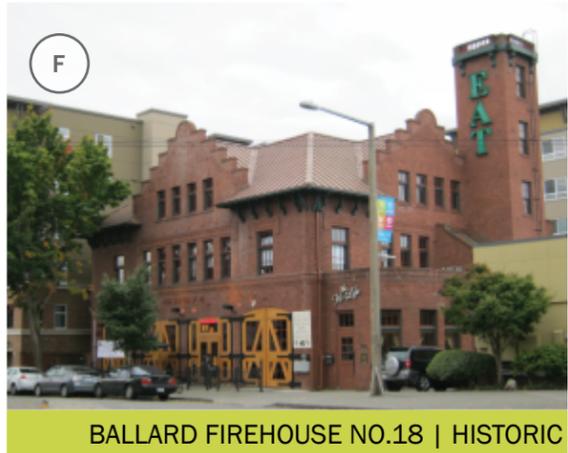
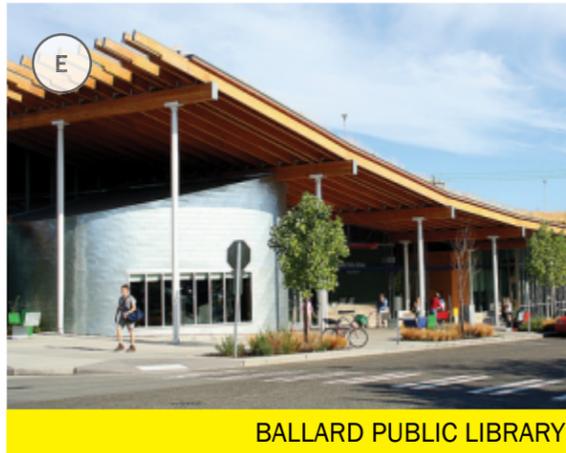
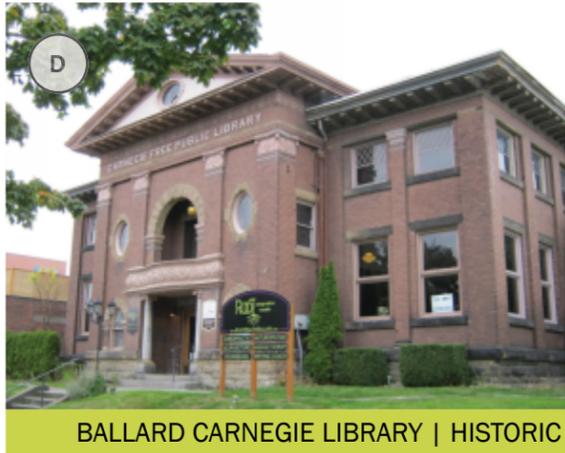
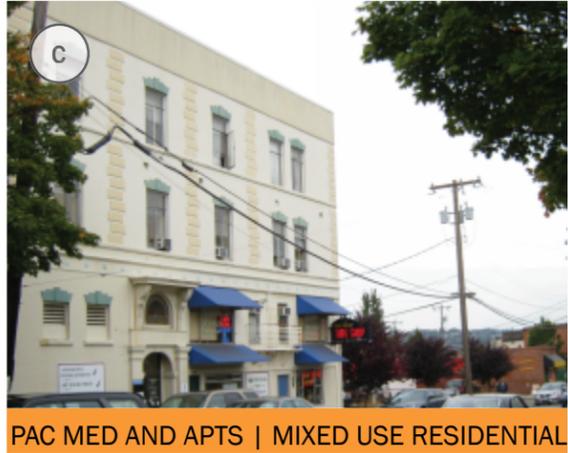
ZONING MAP



URBAN CONTEXT SURROUNDING USES



- COMMERCIAL
- MIXED USE RESIDENTIAL
- HISTORIC PLACES
- MULTI-FAMILY RESIDENTIAL
- HOSPITAL
- PARKING
- LIBRARY



URBAN CONTEXT
SURROUNDING VIEWS



20TH AVE NW LOOKING SE



TALLMAN AVE NW LOOKING SE



TALLMAN AVE NW LOOKING NW



RUSSELL AVE NW LOOKING SE



RUSSELL AVE NW LOOKING NW



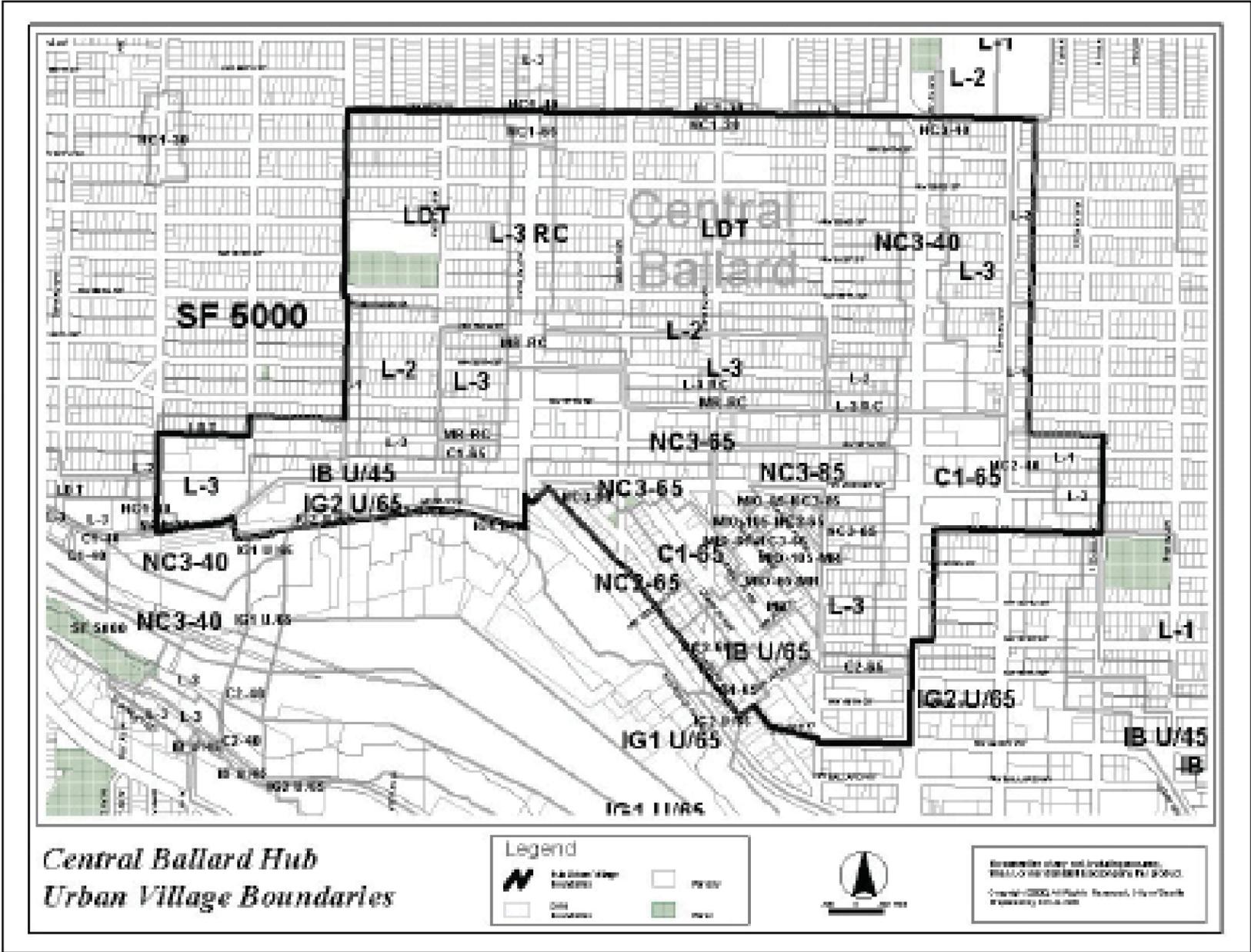
NW MARKET ST



20TH AVE NW LOOKING SOUTH



20TH AVE NW LOOKING NORTH



Ballard
Neighborhood Design Guidelines

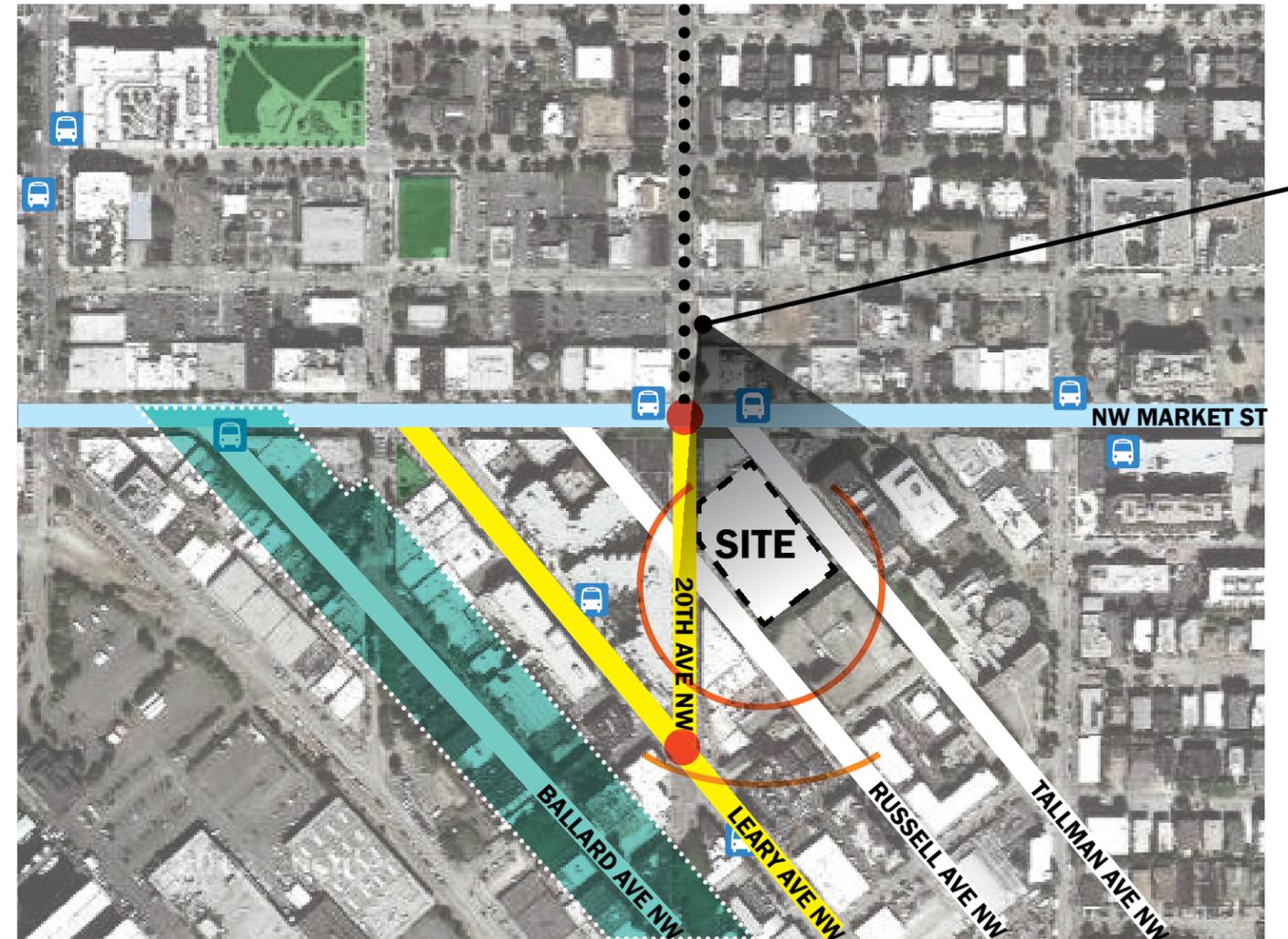
Design Review

Adopted January 2001
Reformatted February 2011

City of Seattle
Department of Planning and Development

URBAN CONTEXT

SITE ANALYSIS



- | | | | |
|---|------------------------|---|---------------------------|
|  | PRINCIPAL ARTERIALS |  | PEDESTRIAN AREAS |
|  | MINOR ARTERIALS |  | GREEN OPEN PUBLIC SPACE |
|  | BURKE-GILMAN TRAIL |  | HISTORIC DISTRICT |
|  | ON-STREET BICYCLE LANE |  | CROSSWALK |
|  | SUMMER SUN |  | AERIAL VIEW OF THE SITE |
|  | WINTER SUN | | |



STREET ELEVATIONS

TALLMAN AVE NW

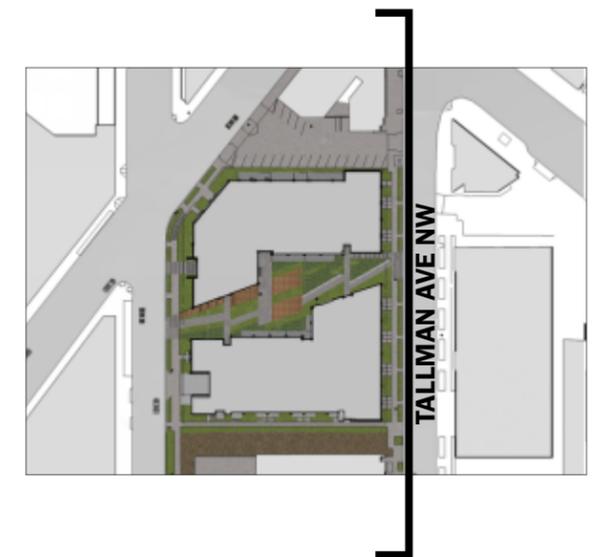


OPPOSITE PROJECT SITE



STREET ELEVATIONS
TALLMAN AVE NW

PROJECT SITE



STREET ELEVATIONS

RUSSELL AVE NW



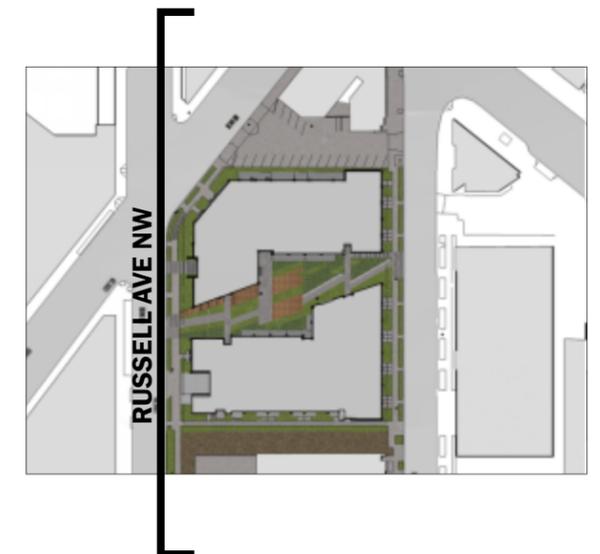
OPPOSITE PROJECT SITE



20TH AVE NW

STREET ELEVATIONS
RUSSELL AVE NW

PROJECT SITE

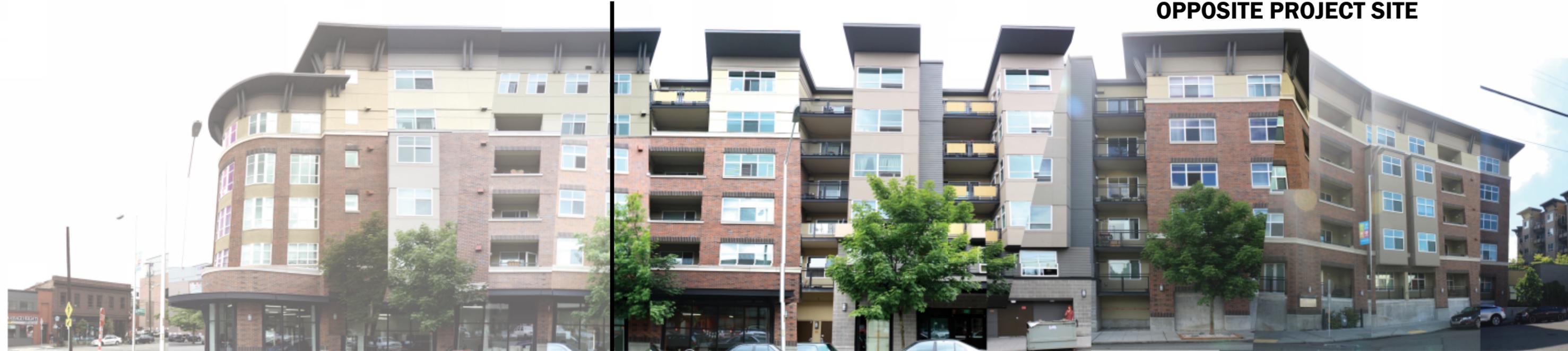


STREET ELEVATIONS

20TH AVE NW



PROJECT SITE



OPPOSITE PROJECT SITE

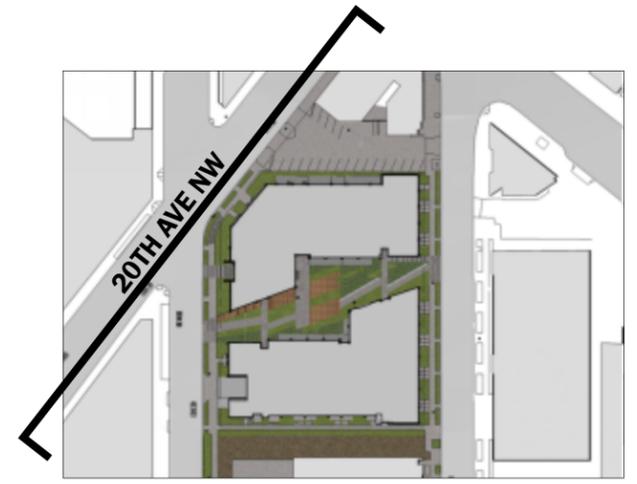
STREET ELEVATIONS 20TH AVE NW

RUSSELL AVE NW

EDGE OF SITE BEYOND



RUSSELL AVE NW



EARLY DESIGN GUIDANCE

A SITE PLANNING

A-1 RESPONDING TO SITE CHARACTERISTICS

GOAL

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

GUIDANCE

At the Early Design Guidance Meeting, the Board discussed at length the building massing and how it could maximize light access to the residential units. The Board agreed that the design should acknowledge and maximize solar access, including the possibility of exploring differing building heights to allow greater light into the courtyard.

STREETSCAPE COMPATIBILITY

A-2 GOAL

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

GUIDANCE

At the Early Design Guidance Meeting, the Board discussed the different character of the streets on the east and west sides of the project and that the design should respond appropriately to each. The east side should relate more to the medical office uses across Tallman Avenue and the west side should respond more to the commercial and retail character of Russell Avenue.

APPLICANT'S RESPONSE

The building is organized around a courtyard, we have added a connecting mews between the courtyard and Russell and Tallman Avenues. This revision has significantly increased the amount of open space at the center of the site which will maximize solar access to the residential units. The building is also stepped down at the southwest side of the courtyard.

(See pages 34, 50-57, 66-67)

APPLICANT'S RESPONSE

The building is designed with office space or live-work spaces fronting the three adjacent streets, the live-work spaces exceed the minimum depth and height requirements for street facing commercial and will be constructed in a way to allow the flexible use of space. The portion of the building facing 20th and Russell has a greater setback which will allow the potential for outdoor display or dining, the portion facing Tallman has a 3' voluntary setback to help with the public – private transition for the planned uses. The proposal presents a fine grained pattern consistent with uses in the neighborhood.

(See pages 40-41, 44-49)

A-3 ENTRANCES VISABLE FROM THE STREET

GOAL

Entries should be clearly identifiable and visible from the street.

GUIDANCE

At the Early Design Guidance Meeting, the Board noted the three types of entrances that are proposed: medical office, live/work and residential. The different types should be clearly differentiated and clearly identifiable for the intended user. The Board discussed the proposed live/work units along the south edge and recommended that the entry points to these units be secured, but distinctive.

APPLICANT'S RESPONSE

All of the uses along the street frontages have entries that open directly off of the street. The primary residential entry is on Russell Ave, the secondary entries to the residential uses are off of the mid-block mews in order to activate the courtyard. There is currently no medical office use planned. The residential units facing the south and north at the ground level will have their primary access points from a secured internal corridor.

(See pages 40-49, 52-53)

A-4 HUMAN ACTIVITY

GOAL

New development should be sited and designed to encourage human activity on the street.

GUIDANCE

At the Early Design Guidance Meeting, the Board stated that this site has many opportunities with regard to human activity and should harness the high volumes of pedestrian activity that already occur in close proximity to the site and endeavor to pull pedestrians to the site and further activate this block.

APPLICANT'S RESPONSE

The street frontages are designed with uses which will enhance the pedestrian activity in this area, the addition of access points to the courtyard will create a strong relationship between it and the street. All other uses along the street frontage have been minimized (parking access). The live/work is developed with a fine-grain pattern consistent with the neighborhood; increasing the number of entries along the street frontages will increase the human activity.

(See pages 40-49)

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

GOAL

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

GUIDANCE

At the Early Design Guidance Meeting, the Board was particularly concerned with the transition between the live/work units and the sidewalk. The Board noted that these units should strive towards an urban form and appearance with storefront windows, but also consider including a buffer area between the units and the sidewalk for landscaping or hardscape design that creates a transition that encourages the live/work uses to open up to the sidewalk and/or express the commercial aspects of the live/work use at the sidewalk level.

APPLICANT'S RESPONSE

The live-work units on 20th, Russell and Tallman are set back from the sidewalk to provide a transitional space (from the public sidewalk to the private live-work). These areas have been designed with planting, a low concrete wall and a hardscape area adjacent to the frontage. This design will provide security and privacy for the residents, at the same time allowing the live-work uses to open up to the street. The front of the live-work has been designed to meet the commercial transparency requirements, all live-work units have been designed with mezzanines so the primary residential functions are removed from the street level.

(See pages 44-49)

A-7 RESIDENTIAL OPEN SPACE

GOAL

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

GUIDANCE

At the Early Design Guidance Meeting, the Board stated that they look forward to seeing greater information and details for the open spaces provided at grade and at the upper level courtyard.

APPLICANT'S RESPONSE

The courtyard and mews at the street level are designed to achieve the grade transition between the two streets. This area will be activated because of the through block traffic as well as the many building entries and spaces which abut it. The natural grade and landscaping create a better connection between the building and the site (than an elevated courtyard).

The site will also have open space along the north and south frontages; the north will be landscaped private patios at the setback area, the south end will have a shared through-block crossing and secondary entry stoops to the adjacent units.

We have a roof deck planned at level 7 adjacent to an enclosed common room.

(See pages 56-58, 72-73)

A-10 CORNER LOTS

GOAL

Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

GUIDANCE

At the Early Design Guidance Meeting, the Board noted the tremendous potential of the building design to respond to the terminus views presented at both Russell (and the tip of the NW corner) and the northeast corner as seen from Market Street. Special attention should be given to the design and celebration of these corners. The Russell terminus should seek to draw people down the street towards the building.

APPLICANT'S RESPONSE

The building has larger and unique armatures at the upper levels to celebrate these corners. The 20th, Russell and Tallman Avenue frontages will have two story brick and glass massing consistent with the development patterns in the neighborhood - reinforcing the pedestrian uses.

(See pages 38-39)

B HEIGHT, BULK, SCALE

B-1 HEIGHT, BULK AND SCALE COMPATIBILITY

GOAL

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

GUIDANCE

At the Early Design Guidance Meeting, the Board agreed that the most successful massing option will be the alternative that maximizes light access to the most units. Towards this end, the Board suggested exploring different massing heights or erosion of the corner units to achieve better solar access into the courtyard areas. The Board did not state a preference for one of the massing alternatives because their overriding concern was maximizing the solar access to the courtyard and designing a courtyard configuration and size that would take full advantage of light to the units and courtyard space.

APPLICANT'S RESPONSE

See comments under A-1 above.

C ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 ARCHITECTURAL CONTEXT

GOAL

New buildings proposed for existing neighborhoods with a well defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

GUIDANCE

At the Early Design Guidance Meeting, the Board noted that the two most important views of the site are the terminus view down Russell Avenue to the site and from Market Street to the site. The design should harness these views to draw people towards the site and express the unique location.

APPLICANT'S RESPONSE

This property is in a transitional area (between the medical office uses to the east, the historical pedestrian related uses on market and 20th and the residential uses to the south on Russell). The proposed design enhances the corner to draw people down from Market street. The use of brick at the base of the building complements the neighborhood context. Please also see comments under item A-10.

(See pages 38-39 and 45)

EARLY DESIGN GUIDANCE

C-4 EXTERIOR FINISH MATERIALS

GOAL

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

GUIDANCE

At the Early Design Guidance Meeting, the Board discussed strongly encouraged a high quality material palette that responds to the dominant and character driven buildings of the neighborhood and nearby historic district. This is primarily masonry and brick.

APPLICANT'S RESPONSE

We are proposing the use of brick at the base of the building, the scale of the building base is similar to the historical building to the south. The upper levels of the building will have unique expressions facing the courtyard or the building exterior, we are proposing the use of metal siding, brick, fiber cement and vinyl windows.

(See pages 40, 41, 47 and 60)

C-5 STRUCTURED PARKING ENTRANCES

GOAL

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

GUIDANCE

At the Early Design Guidance Meeting, the Board strongly agreed that garage entrances should be minimized and the pedestrian streetscape given priority over the interruption of the pedestrian environment by the driveway. The Board also suggested that the design of the garage doors be carefully considered to provide visual interest at the sidewalk level.

APPLICANT'S RESPONSE

We have omitted one of the original entrances and now only have one at the south end of Russell Ave.

The proposed garage entry is adjacent to the existing garage on the Swedish Medical property to the south. The grades on the site and ramp design would be problematic if accessed from Tallman because the grade is 7' higher. There is also a concern of increasing the traffic level on Tallman Ave. given the existing uses and emergency vehicle access to the medical center.

(See pages 40, 45, and 48)

D PEDESTRIAN ENVIRONMENT

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

GOAL

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

GUIDANCE

At the Early Design Guidance Meeting, the Board expressed interest in landscaped open space that is located at ground level at entry locations and along the street front that is visible to pedestrians. The Board was very supportive and interested in the through-block pathway along the north side and the 15-foot setback area for the live/work units along the south edge. The Board encouraged that these areas be well lit for safety. The Board also suggested exploration of a pathway design that cuts through the site using the courtyard open space.

APPLICANT'S RESPONSE

The ground level mews and courtyard are organized along a desire line from Market street to the center of the Ballard Ave. historic district, this orientation will provide a visual connection between the two streets. There is a second through-block connection along a shared easement at the south edge of the site; this route currently has a lot of use, it will be well lit from the building and pedestrian scale pole lights.

(See pages 48 and 50-57)

D-2- BLANK WALLS

GOAL

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

GUIDANCE

At the Early Design Guidance Meeting, the Board discussed the visibility of the south facing façade and the existing lower-scaled buildings to the south and noted that this façade should be treated with visual interest to alleviate the potential for blank walls. The eastern half of the south façade should be treated architecturally, while the western half should be treated architecturally and with landscaping. Secured access and lighting to the area along the south façade will also be important elements to consider and design.

APPLICANT'S RESPONSE

The site areas containing the existing lower-scaled buildings to the south have been incorporated into this project. As mentioned the south facade will now be activated at the base of the building with ground related units.

(See pages 42, 48 and 71)

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

GOAL

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

GUIDANCE

At the Early Design Guidance Meeting, the Board noted that all service needs should be provided for within the building.

APPLICANT'S RESPONSE

All service needs of the building are housed within the building and screened from view.

D-7 PERSONAL SAFETY AND SECURITY

GOAL

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

GUIDANCE

At the Early Design Guidance Meeting, the Board focused on the proposed public pathway through the block along the north side of the site, as well as the setback area along the south side of the site, abutting the ground level live/work units. Both of these areas should be well-lit and include transparency or other elements to encourage visibility to and from these spaces to increase safety. The area along the south should be secured.

APPLICANT'S RESPONSE

We are no longer proposing a pathway along the north edge of the property as we feel the project is better supported by the mews crossing and the shared path on the south frontage. Both the north and south frontages will be well lit and have a high level of transparency for "eyes on the street"

(See pages 48 and 71)

D-11 COMMERCIAL TRANSPARENCY

GOAL

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

GUIDANCE

At the Early Design Guidance Meeting, the Board felt that the live/work units should express a strong retail appearance with transparency, large storefront windows, opportunities for signage and individual expression, as well as other features that are associated with commercial uses. The Board expressed concern with the live/work units that are depressed from the sidewalk grade and agreed that the design of the commercial appearance of these units will be a critical challenge they hope to see addressed at the next meeting.

D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

GOAL

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

GUIDANCE

See A-6. The Board specifically noted that overhead weather protection should be provided and used to create identifiable entrances.

APPLICANT'S RESPONSE

All live/work units are now level with the adjacent sidewalk grade. They have access from the sidewalk only in order to activate the street.

The base of the building is a two story, fine grained, brick and glass design; consistent with the character of the neighborhood.

(See pages 40, 41, 44-47, and 49)

APPLICANT'S RESPONSE

Overhead weather protection is provided at all building entries, the street facing live/work units have individual entry canopies. Please see comments for item A-6.

(See pages 52-53, and 69)

D LANDSCAPING

E-2 LANDSCAPING TO ENHANCE BUILDING AND/OR SITE

GOAL

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

GUIDANCE

At the Early Design Guidance Meeting, the Board discussed at length the solar and shade impacts of the proposed structure and the need to better understand these impacts and designing the landscaping and hardscaping accordingly.

APPLICANT'S RESPONSE

Plants suitable to their settings are proposed, the internal transitions in the level 1 floor of the building are adjusted to follow the natural grade creating a strong relationship between the building and the site.

(See pages 62-65)

SITE CONTEXT COMPARISONS

A. PEDESTRIAN OPEN SPACES

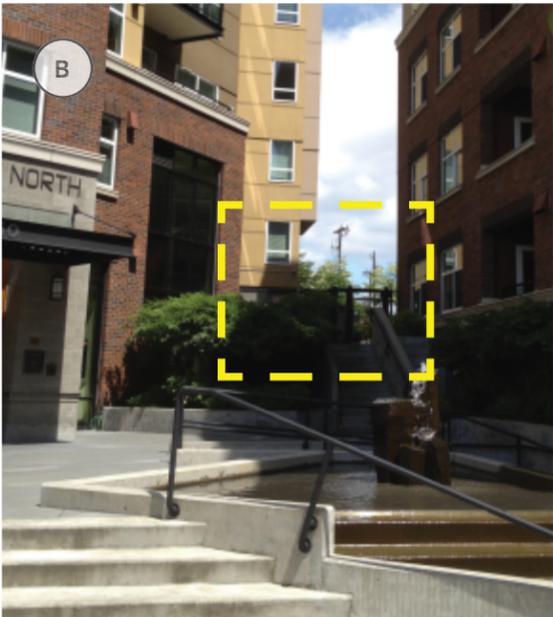
PUBLIC OPEN SPACES TO PASS THROUGH OR
LINGER IN



BALLARD AVE NW

B. PEDESTRIAN OPEN SPACES

PRIVATE OPEN SPACE AND MISSED
OPPORTUNITY FOR A MID BLOCK CROSSING



CANAL STATION MIXED USE | LEARY WAY NW

A. BLANK WALLS

SUCCESSFUL CONDITIONS HAVE SMALLER SCALE WALLS (1 - 2 STORIES) AND HAVE BEEN TURNED INTO USABLE AREAS FOR ADJACENT RETAIL



BALLARD AVE NW

B. BLANK WALLS

LARGE SCALE BLANK PROPERTY LINE WALLS



LEARY AVE NW

SITE CONTEXT COMPARISONS

A. STREETScape | HUMAN ACTIVITY

THE RHYTHM OF BUILDING FACADES AND
INDIVIDUAL SIGNAGE AND STOREFRONT
DESIGN IS CONTINUOUS



BALLARD AVE NW

B. STREETScape | HUMAN ACTIVITY

GAPS IN THE COMMERCIAL FRONTAGE
AND BUILDING BASES WITHOUT A 'FINE
GRAINED' RHYTHM OF SPACE DISCOURAGES
PEDESTRIAN USE OF THE STREET



CANAL STATION MIXED USE | 20TH AVE NW

A. CANOPY

CANOPIES THAT LET LIGHT ONTO THE
COMMERCIAL FRONTAGE AND CANOPIES THAT
ARE VARIED IN DESIGN



BALLARD AVE NW

B. CANOPY

CANOPIES THAT ARE CONTINUOUS AND
ARE TOO LOW OR DARK DO NOT SUPPORT
THE FINE GRAINED EXPERIENCE OF THE
NEIGHBORHOOD



CANAL STATION MIXED USE | 20TH AVE NW

PRECEDENTS

BALLARD AVE NW

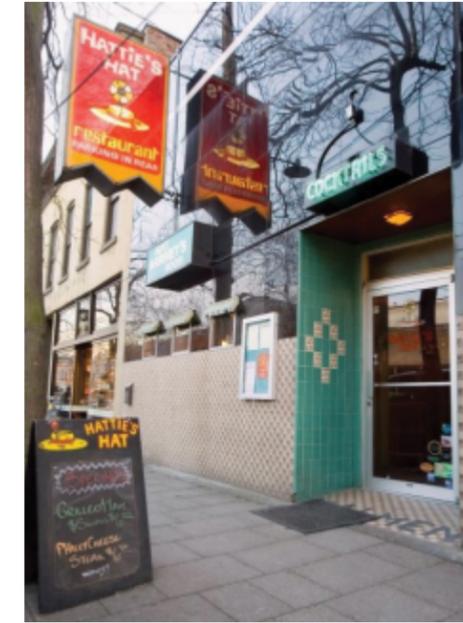
A. OPEN FACADE IDEAS

OPENNESS AT THE COMMERCIAL STOREFRONTS ESTABLISHES A STRONG CONNECTION BETWEEN THE SPACE AND THE STREET



B. RECESSED ENTRY

MANY ENTRIES ARE RECESSED FROM THE MAIN FACADE PROVIDING A TRANSITIONAL SPACE BETWEEN THE SIDEWALK AND COMMERCIAL SPACE



C. CUSTOMIZATION OF SPACES

PERSONALIZATION OF SPACES WITH UNIQUE SITE FURNISHINGS PROVIDE A RICH PEDESTRIAN EXPERIENCE

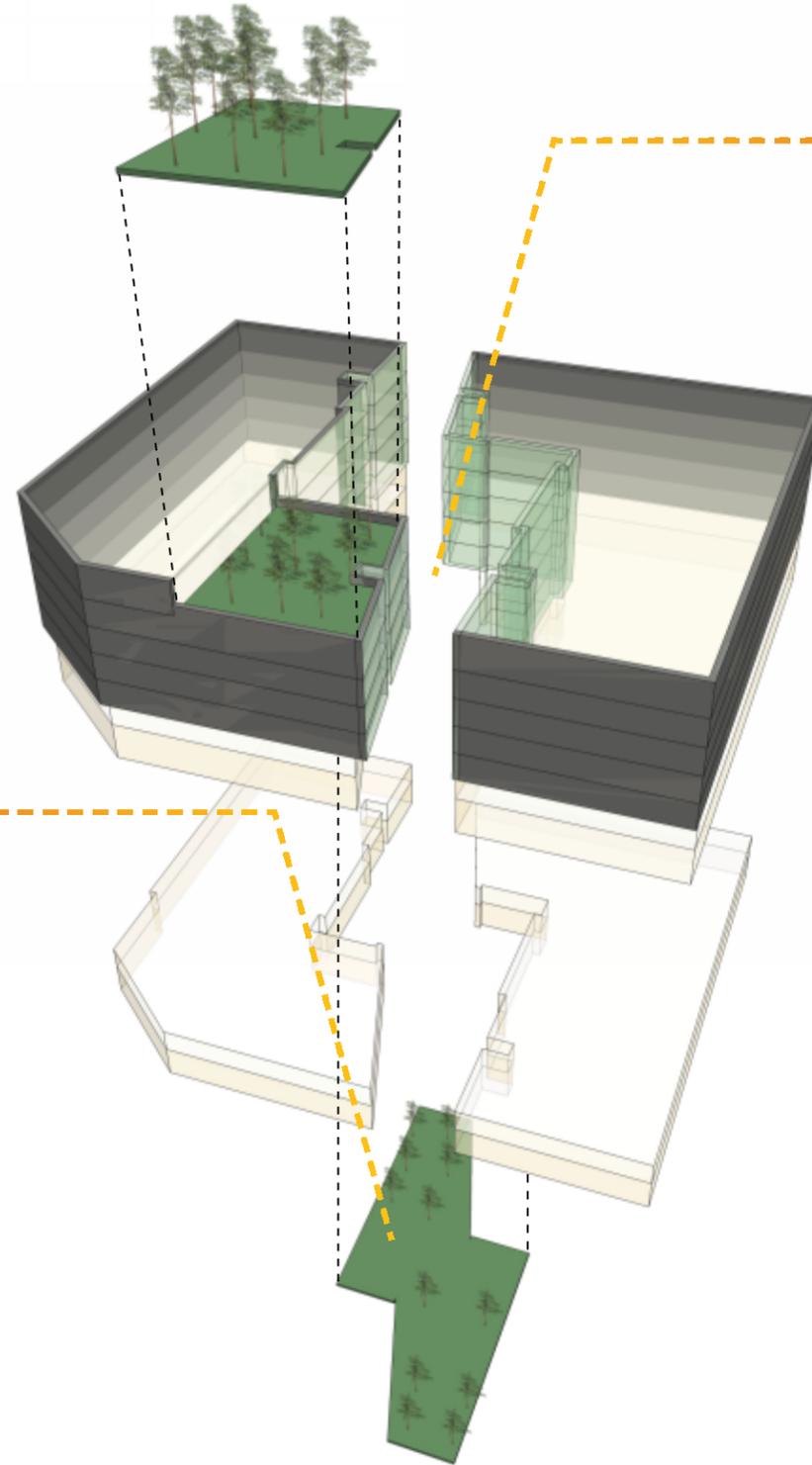


CONCEPT | GEODE
METAPHOR WITH NATURE

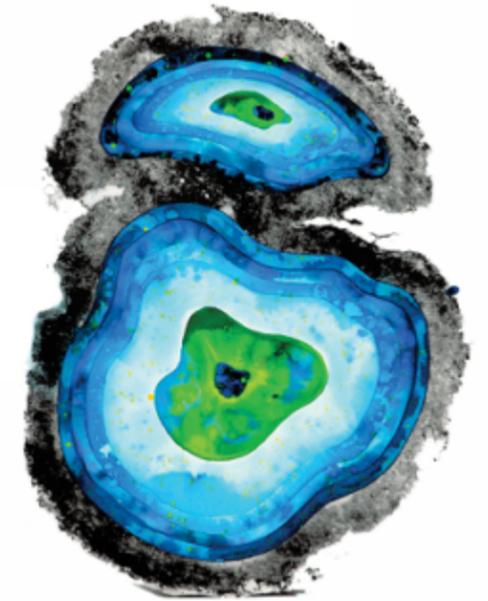


FERN GROWING OUT OF ROCK

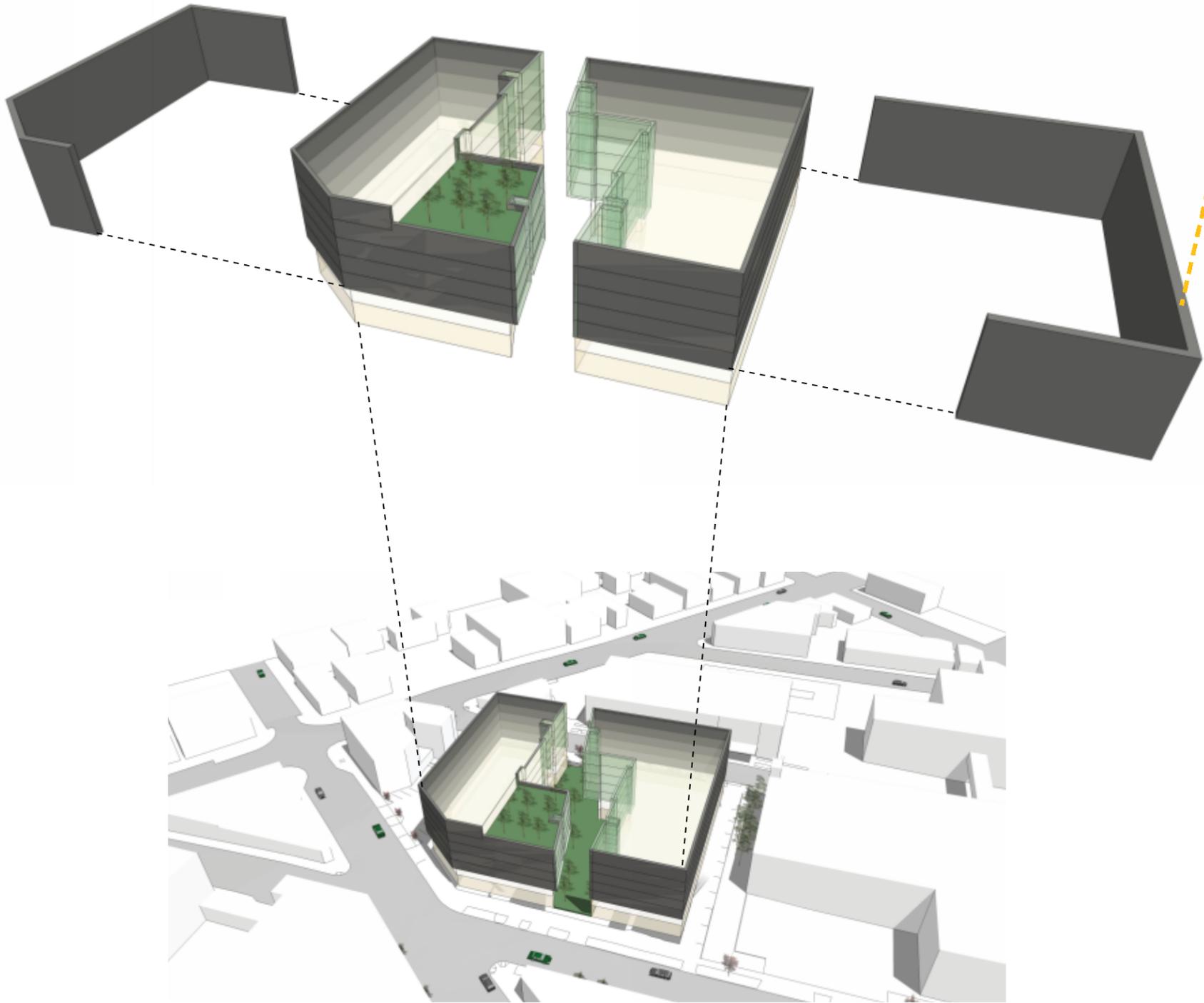
NATURAL LANDSCAPE
(ORGANIC)



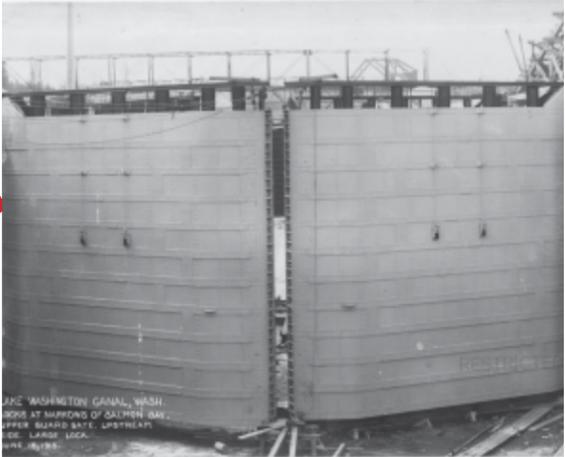
CRYSTALLINE (TRANSPARENT)
INTERIOR



CONTEXT | MARITIME BUILDINGS
SKIN DIAGRAM



CONTEXTUAL EXTERIOR SKIN

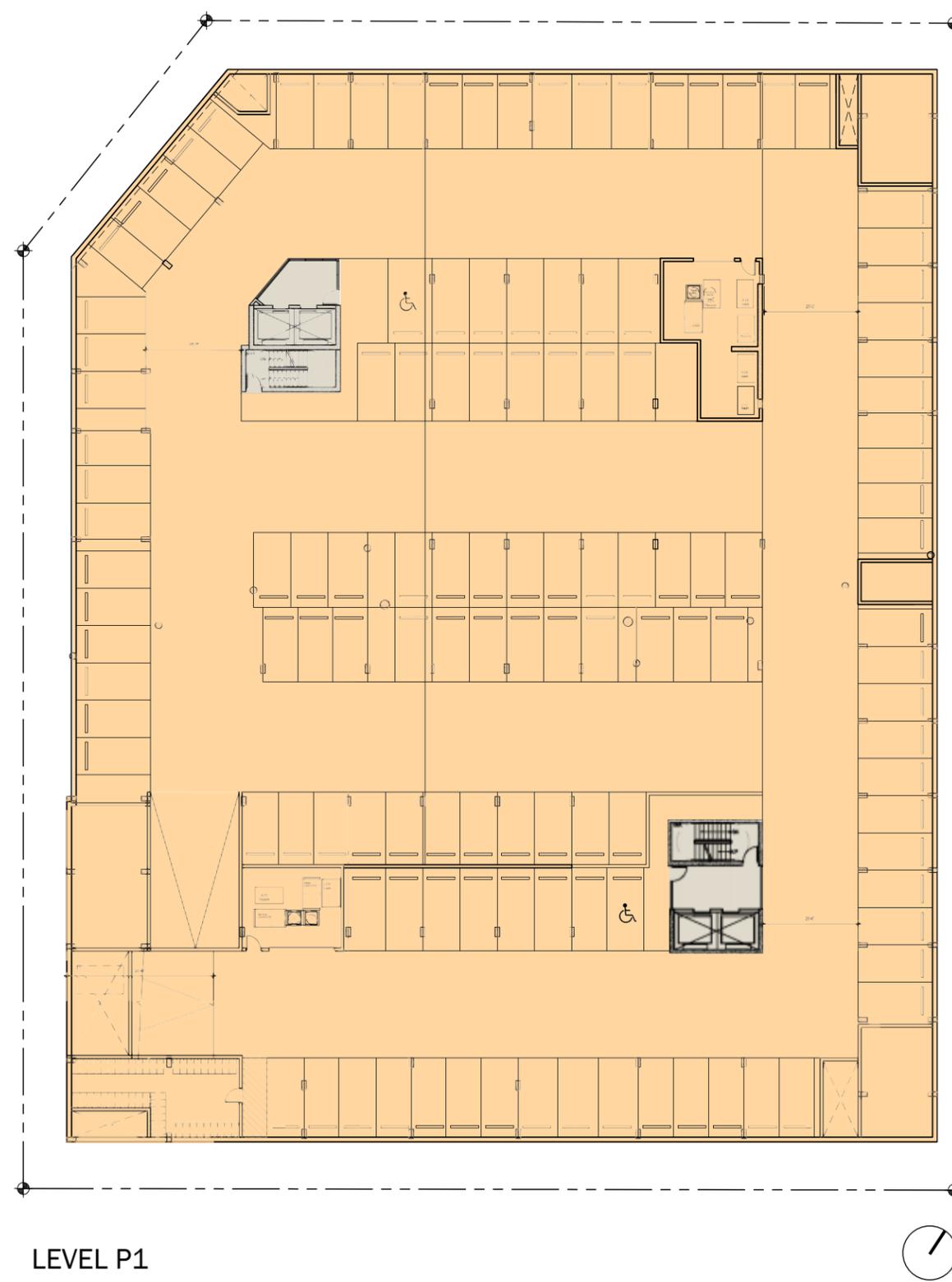
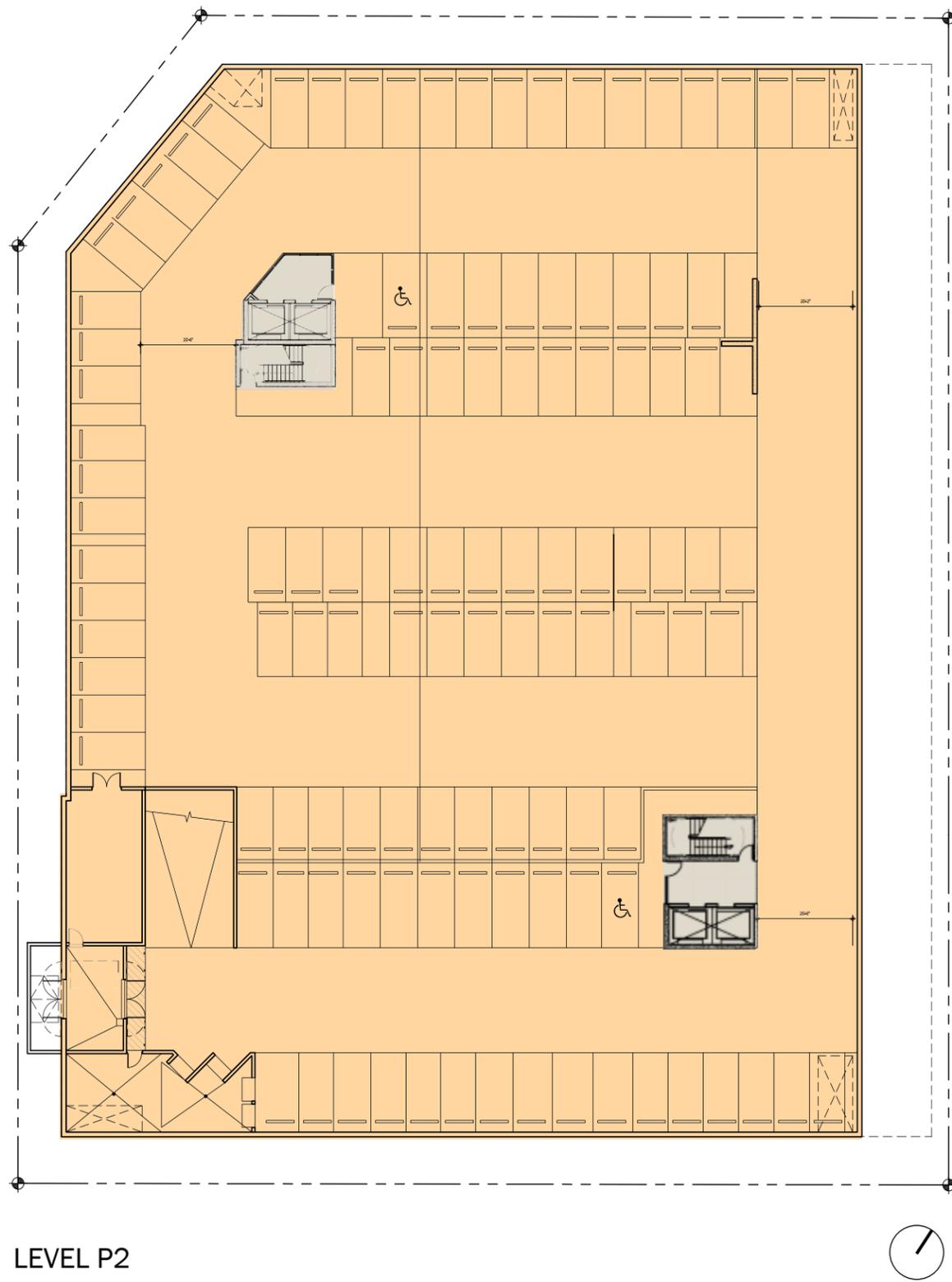


METAL SIDING OF MARITIME BUILDINGS

SITE PLAN



BUILDING PLANS
LEVEL P2 + P1



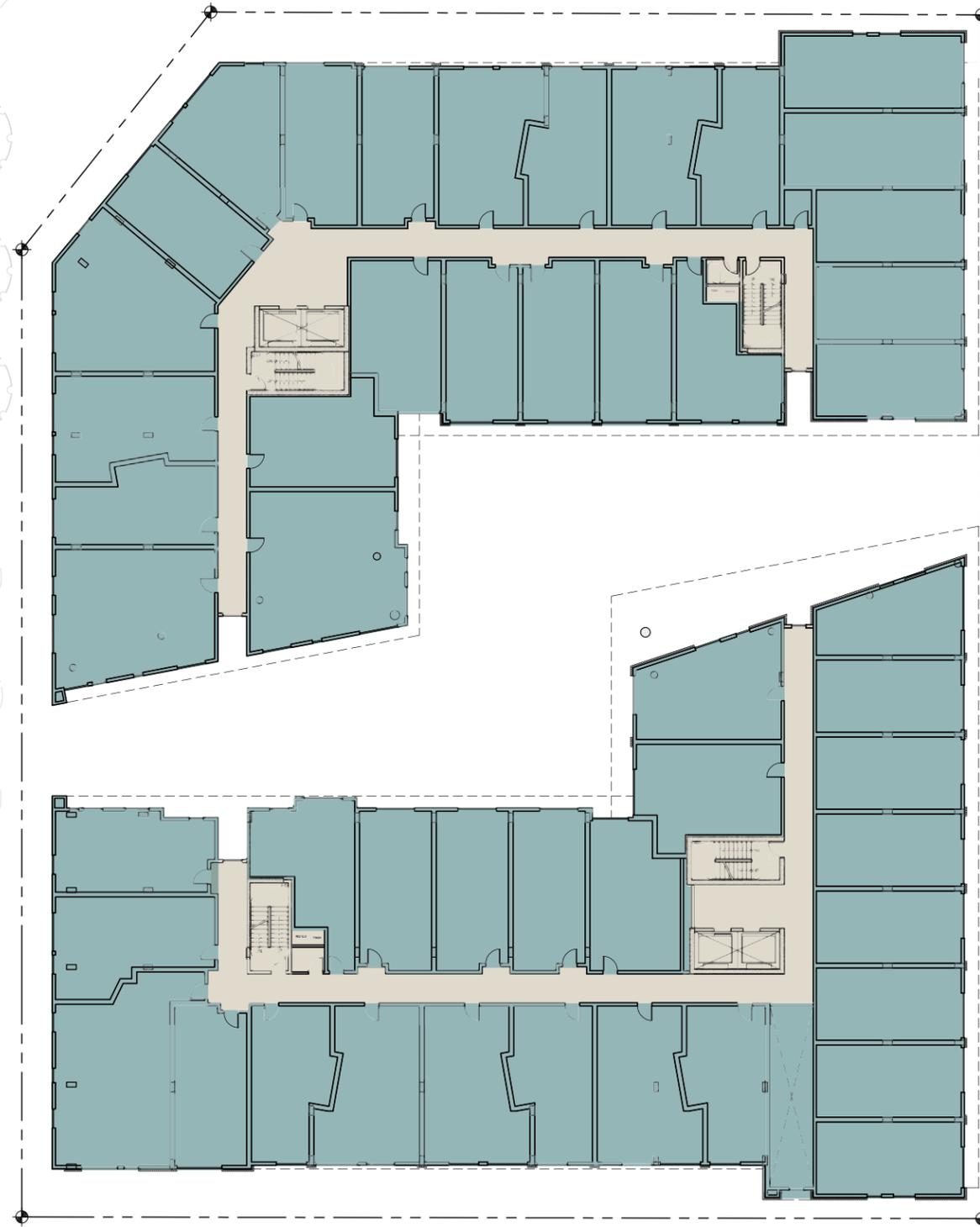
 PARKING
 CIRCULATION

BUILDING PLANS

LEVEL 1 + 2



LEVEL 1

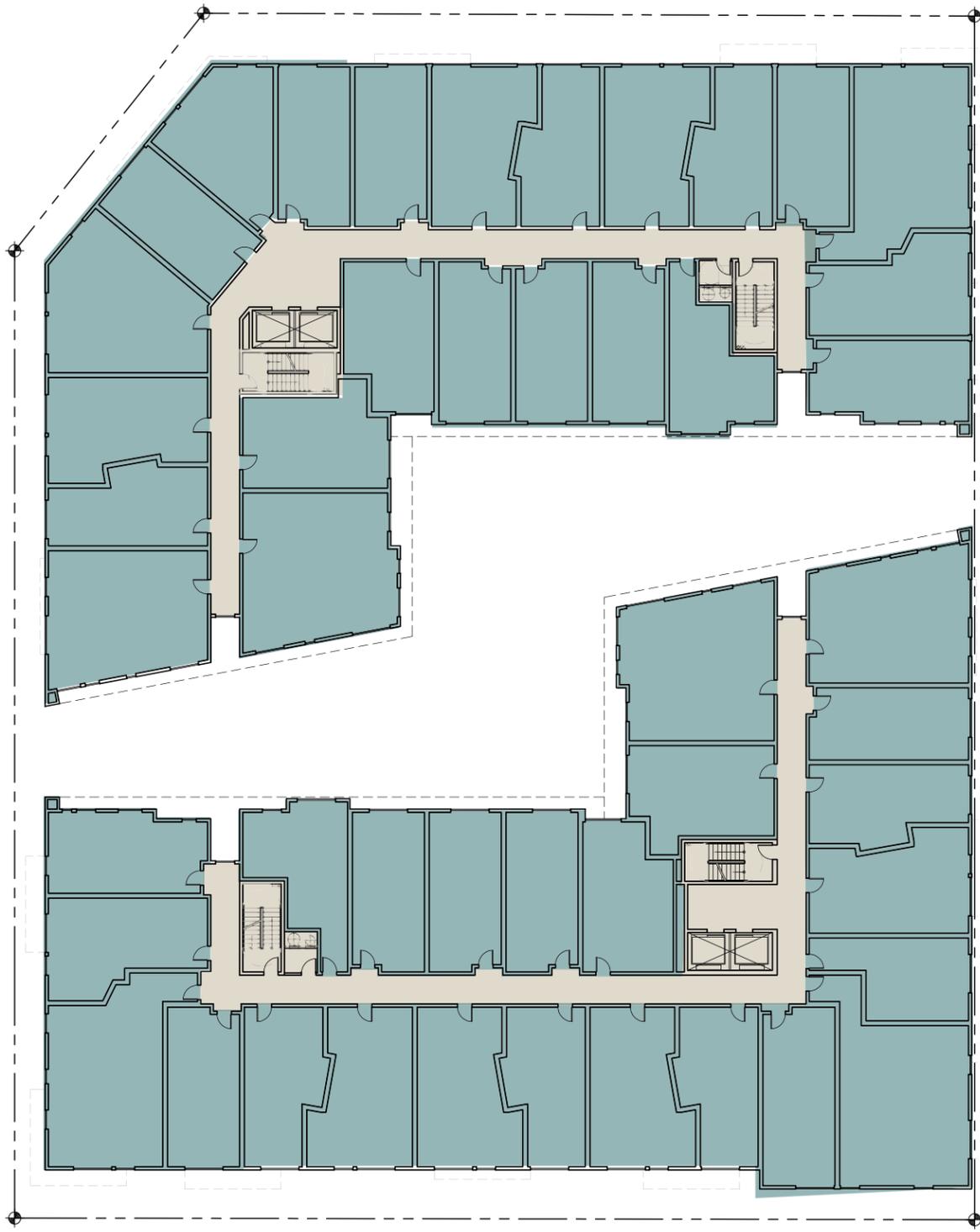


LEVEL 2

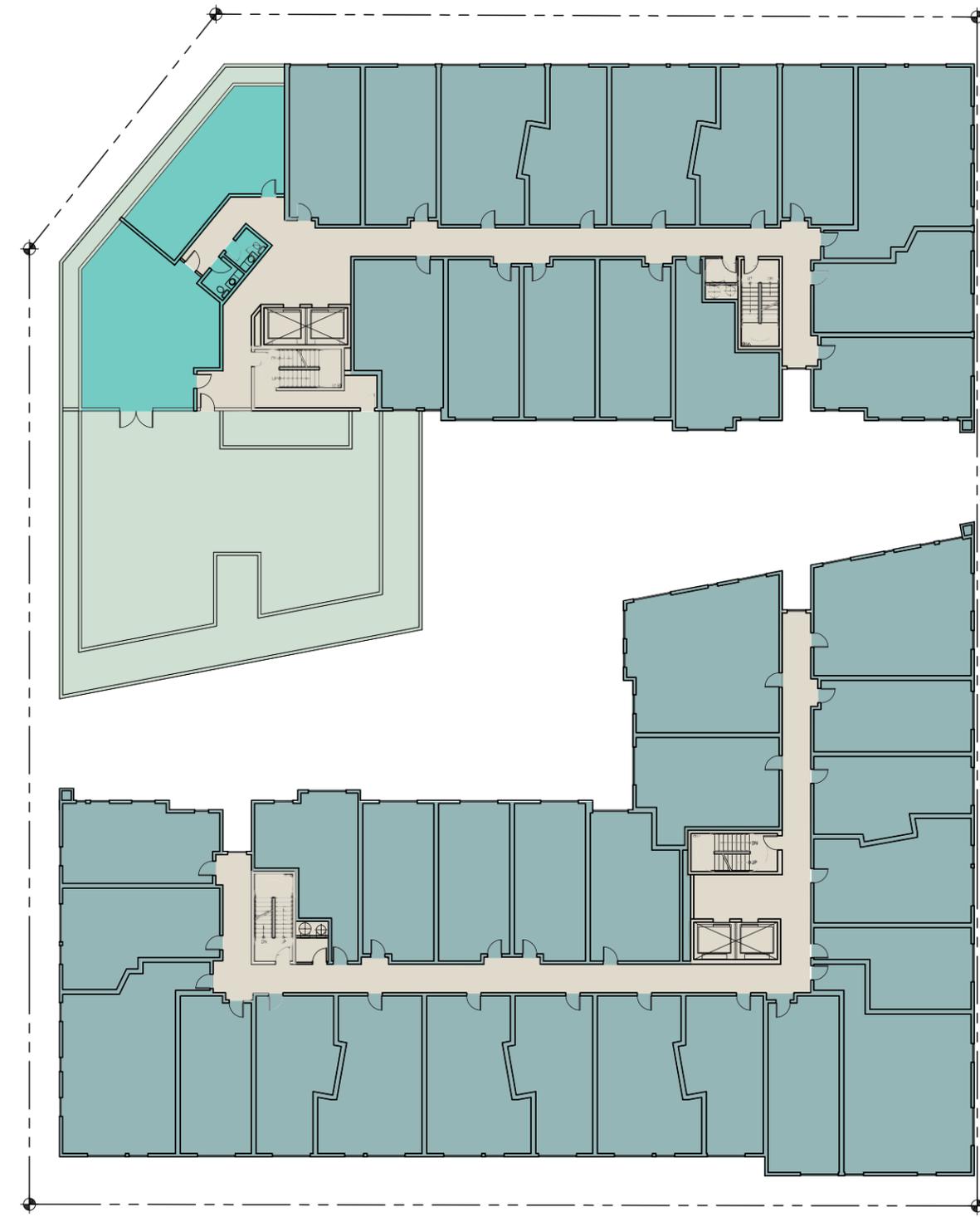


- RESIDENTIAL
- LIVE - WORK
- LEASING | COMMON
- CIRCULATION

BUILDING PLANS
LEVEL 3-6 +7



LEVEL 3 - 6



LEVEL 7



- RESIDENTIAL
- LEASING | COMMON
- CIRCULATION
- ROOFTOP

APPROACHING THE SITE



AERIAL VIEW FROM NORTH



VIEW FROM MARKET AND TALLMAN AVE. NW

A-10
UPPER LEVEL SETBACK
AT CORNER OF 20TH AND
RUSSELL IN REFERENCE TO
EXISTING RETAIL BUILDING



VIEW FROM MARKET AND 20TH AVE NW

A-10
ARMATURE AT BUILDING CORNER IS
VISIBLE FROM MARKET STREET AT
20TH AND RUSSELL AVES.



VIEW FROM MARKET AND RUSSELL AVE. NW

BUILDING ELEVATIONS

RUSSELL AVE NW



A-1
LOWER BUILDING HEIGHT
AT SOUTHWEST SIDE OF
COURTYARD

VIEW FROM RUSSELL AVE. NW

A-10
ARMATURE AT BUILDING
CORNER IS VISABLE FROM
MARKET STREET AT 20TH
AND RUSSELL AVES.

A-3
PRIMARY RESIDENTIAL
ENTRY MATCHING
LANGUAGE FROM UPPER
LEVELS OF BUILDING.

A-10
PARKING ACCESS LOCATED
AWAY FROM CORNER

BUILDING ELEVATIONS
TALLMAN AVE NW



VIEW FROM TALLMAN AVE. NW

A-3, A-4

THE LIVE/WORK UNIT ENTRIES ARE FACING THE STREET, THE FINE-GRAINED PATTERN IS CONSISTENT WITH THE NEIGHBORHOOD AND WILL ENCOURAGE HUMAN ACTIVITY.

A-3

THE SECONDARY RESIDENTIAL ENTRY ALONG THE MEWS IS SETBACK FROM THE STREET

C-4, D-11

TWO STORY BASE OF THE BUILDING IS BRICK AND GLASS, CONSISTENT IN MATERIAL AND SCALE WITH THE NEIGHBORHOOD AND NEARBY HISTORIC CONTEXT. THE USE OF WHITE BRICK IS IN REFERENCE TO THE NORDIC HERITAGE OF THE BALLARD AREA.

BUILDING ELEVATIONS

SOUTH



VIEW FROM SOUTH

D-1 BIKE ROOM ENTRY ALONG ACTIVE PATH.

D-1, E-2 LANDSCAPED OPEN SPACE AND SHARED THROUGH-BLOCK PATH PROVIDES CONNECTION ALONG COMMONLY USED PEDESTRIAN ROUTE.

A-7 GROUND RELATED UNITS WITH ENTRY STOOPS PROVIDE "EYES" ON THE OPEN SPACE.



VIEW FROM NORTH

A-7, D-7
OPEN SPACE FOR GROUND FLOOR
UNITS AT NORTH SIDE OF THE BUILDING.
SCREEN WALL AT PROPERTY LINE FOR
RESIDENTS SECURITY.

A-10
ARMATURE AT BUILDING CORNER IS
VISIBLE FROM MARKET STREET AT
20TH AND RUSSELL AVES.

VIGNETTE

ENTRIES AND STREETScape

PRIMARY RESIDENTIAL ENTRY | RUSSELL AVE NW



TALLMAN AVENUE NW LIVE/WORK



A.3 ENTRY

The primary residential entry is delineated with a 'cube' element, facing russell ave., Matching the language of the residential building above. The interior courtyard will be activated with secondary entries to both buildings through the mews. This main lobby is also on axis (through the courtyard) from Tallman Ave.

RUSSELL AVENUE NW LIVE/WORK



20TH AVENUE NW LIVE/WORK



A.6, D.1, D.7, D.11, D.12

The live-work units on 20th, Russell and Tallman are set back from the sidewalk to provide a transitional space (from the public sidewalk to the private live-work). These areas have been designed with planting, a low concrete wall and a hardscape area adjacent to the frontage. This design will provide security and privacy for the residents, at the same time allowing the live-work uses to open up to the street. The front of the live-work has been designed to meet the commercial transparency requirements, all live-work units have been designed with mezzanines so the primary residential functions are removed from the street level.

VIGNETTE
STREETSCAPE PRECEDENT

TYPICAL BALLARD STREETSCAPE



PROPOSED STREETScape



C-4

THE TWO STORY BASE OF THE BUILDING IS BRICK AND GLASS, CONSISTENT IN MATERIAL AND SCALE WITH THE NEIGHBORHOOD AND NEARBY HISTORIC CONTEXT; THE USE OF WHITE BRICK IS IN REFERENCE TO THE NORDIC HERITAGE OF THE BALLARD NEIGHBORHOOD.

VIGNETTE

ENTRIES AND STREETSCAPE

A. VIEW FROM SOUTH WEST



C.5

The curb cut for the garage is 22' wide and located at the south portion of the frontage (farthest away from the Market Street retail core). The building face adjacent to the garage entry is set back 10' from the sidewalk, the garage door is setback 28'; this physical separation should afford pedestrians a high degree of safety.

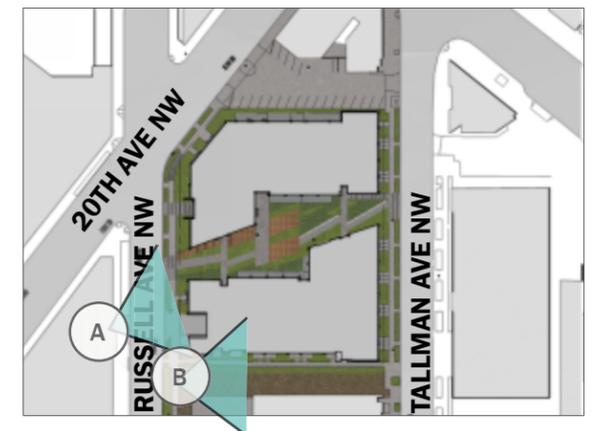
The proposed garage entry is adjacent to the existing garage on the adjacent swedish medical property, the grades on the site and ramp design would be problematic if accessed from tallman because the grade is at least 7' higher. There is also a concern of increasing the traffic level on tallman ave. Given the existing uses and emergency vehicle access to the medical center.

B. SHARED PATH AT SOUTH PROPERTY LINE



D.1, D.7

There is an existing easement on each side of the south property line. We are proposing a path along this easement, it will serve as a connection to the ground related housing along this frontage and an important through block connection.



LIVE
TALLMAN AVE.



WORK
TALLMAN AVE.



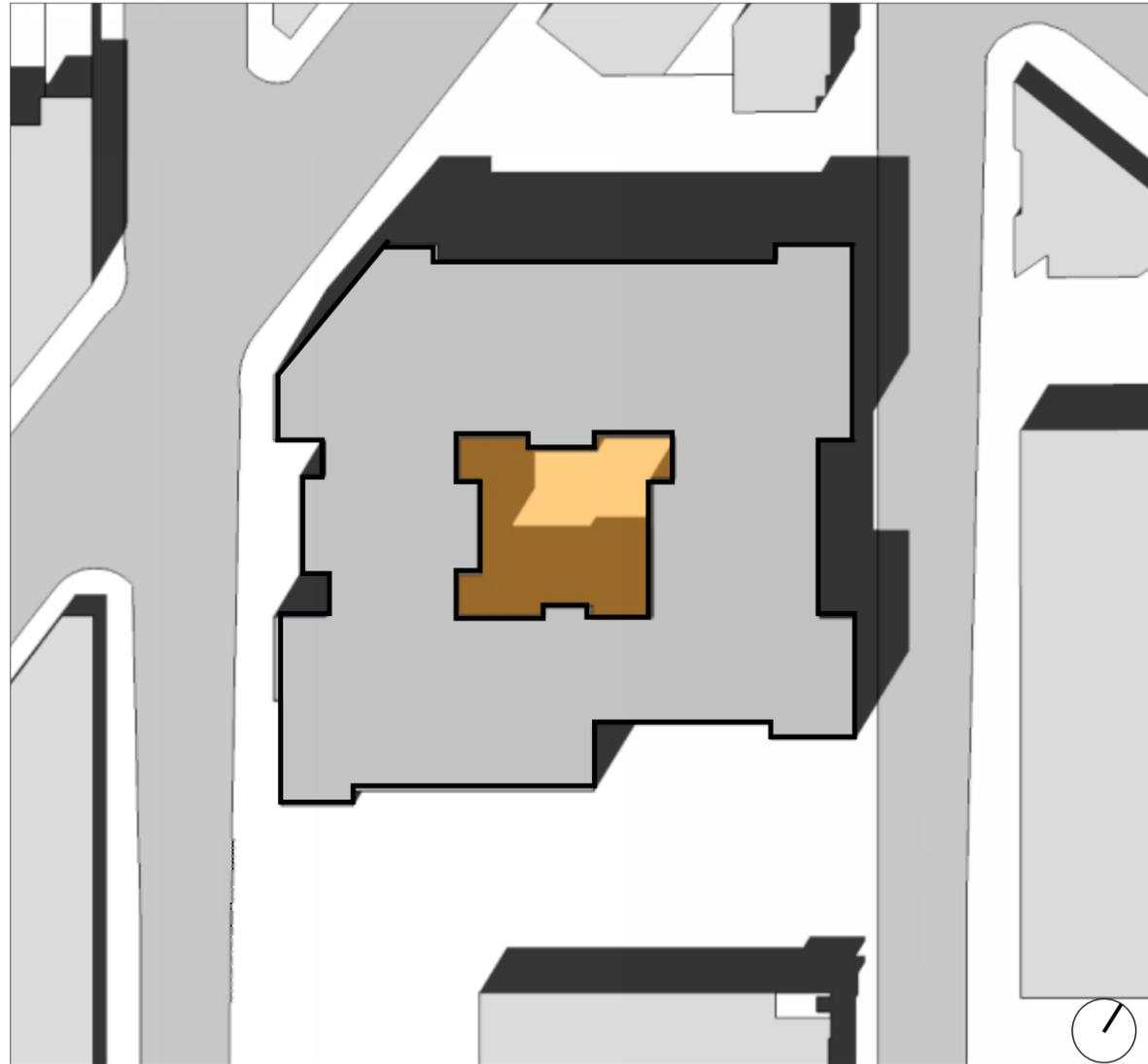
A-6, D-11, D-12

ALL LIVE/WORK UNITS ARE DESIGNED WITH A TRANSITIONAL LANDSCAPE AND HARDSCAPE BUFFER WHICH CREATES A SEPARATION BETWEEN THE SIDEWALK AND THE LIVE/WORK, THIS WILL ENCOURAGE USE OF THIS AREA ACTIVATING THE STREET.

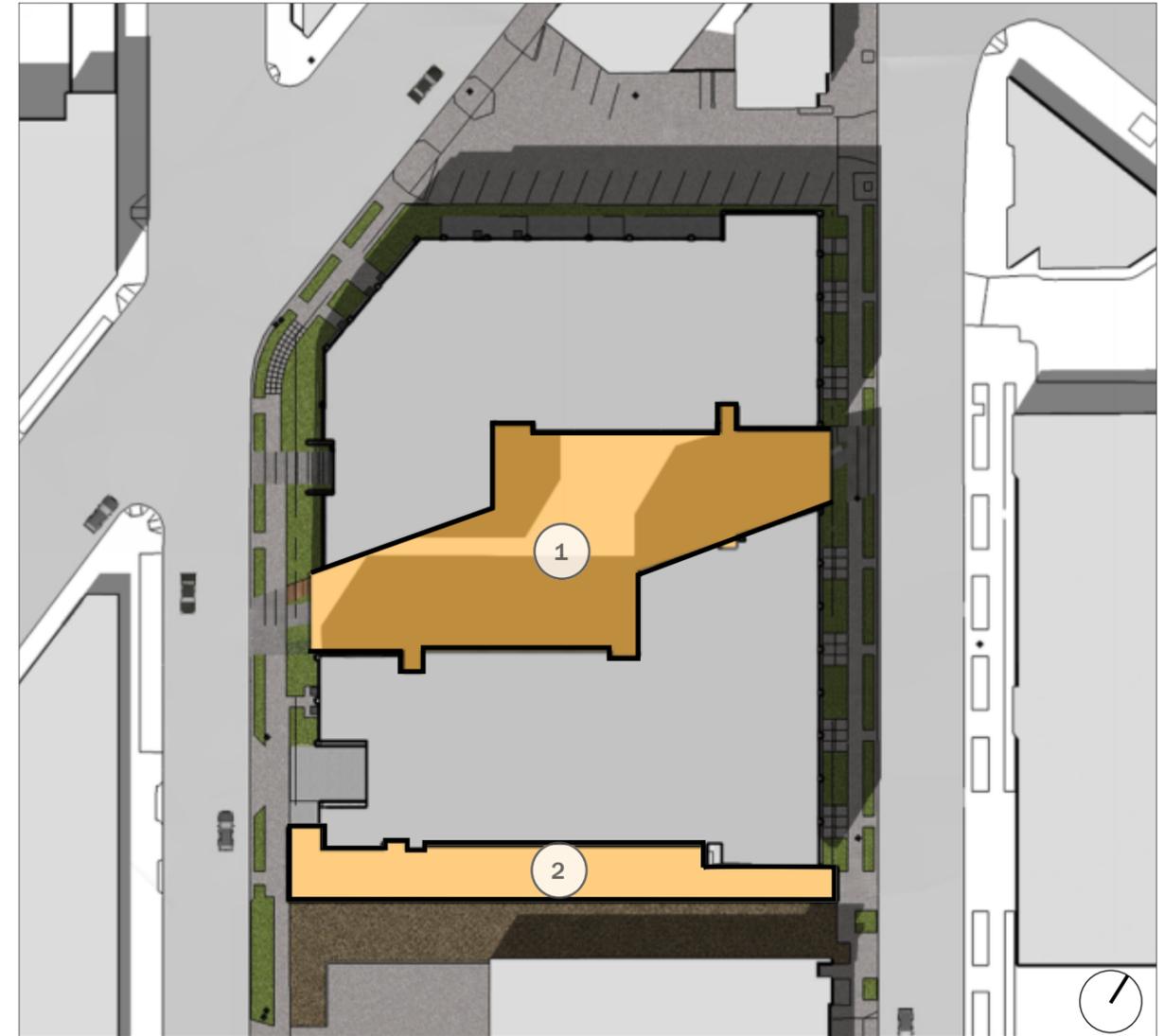
COURTYARD COMPARISONS

PREVIOUS EDG

PREVIOUS EDG MASSING (NOT BY RUNBERG) | 2011.05.11



PROPOSED TALLMAN CURRENT SCHEME

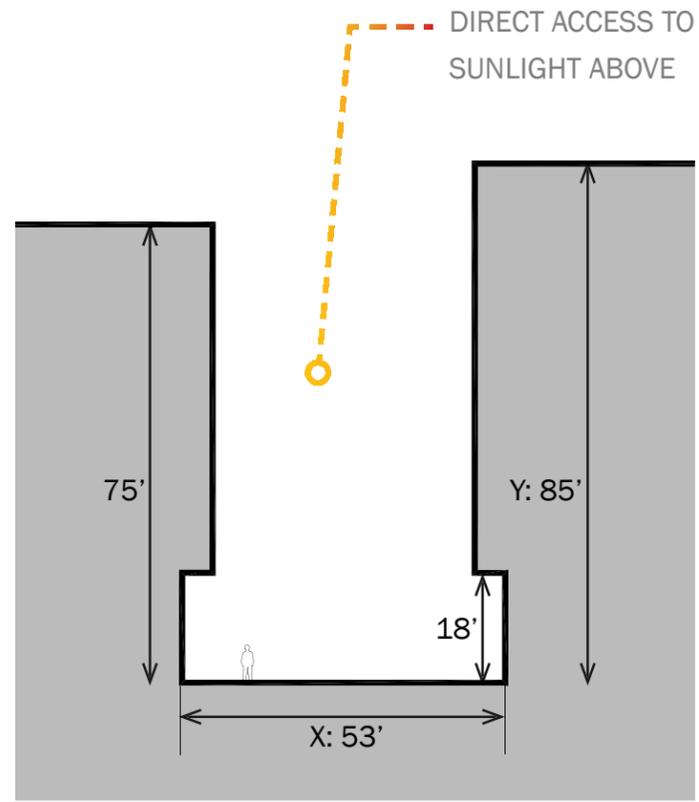


① COURTYARD | MEWS = 9780 sf (20% of Site Area)

② SOUTH WALKWAY = 1825 sf (3.7 % of Site Area)

COURTYARD COMPARISONS
AMAZON HQ CAMPUS

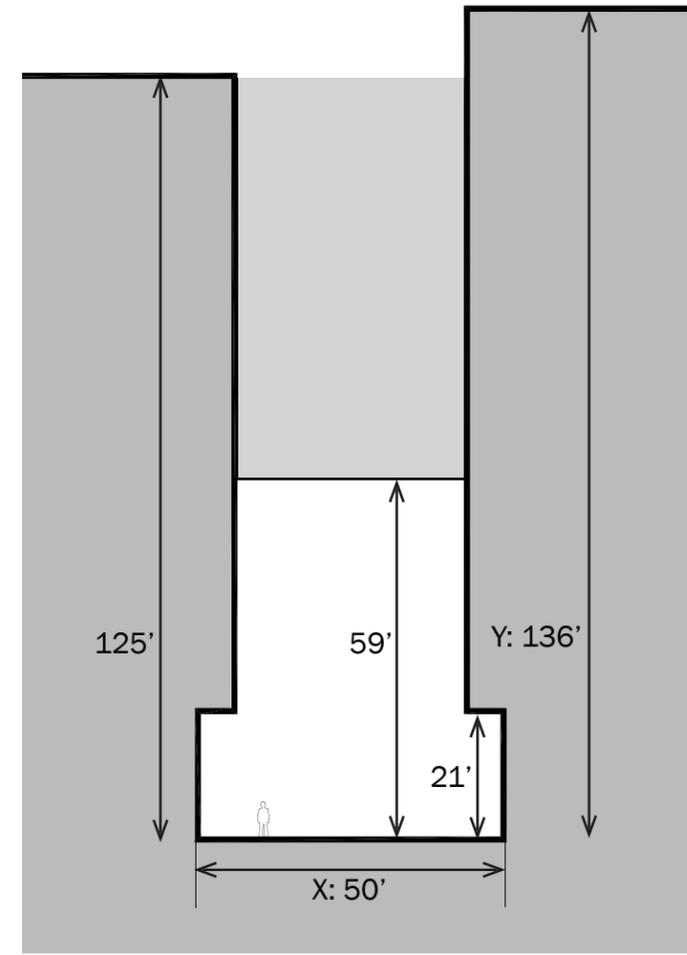
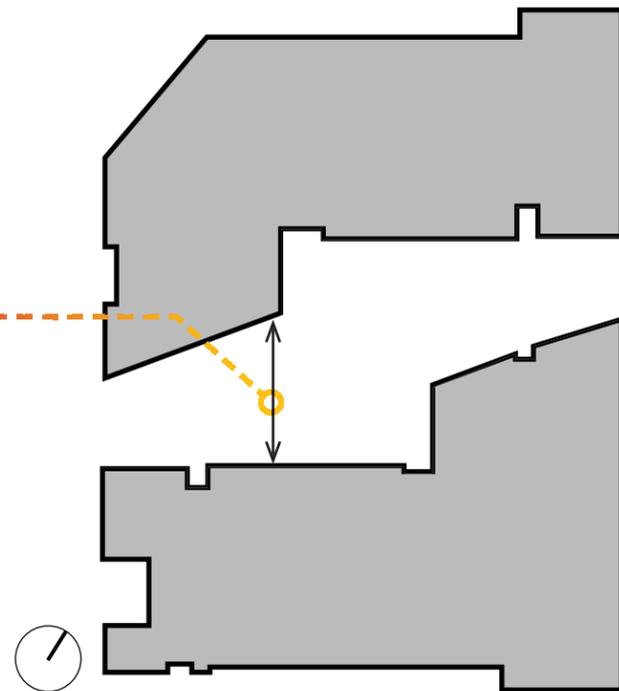
PROPOSED TALLMAN CURRENT SCHEME



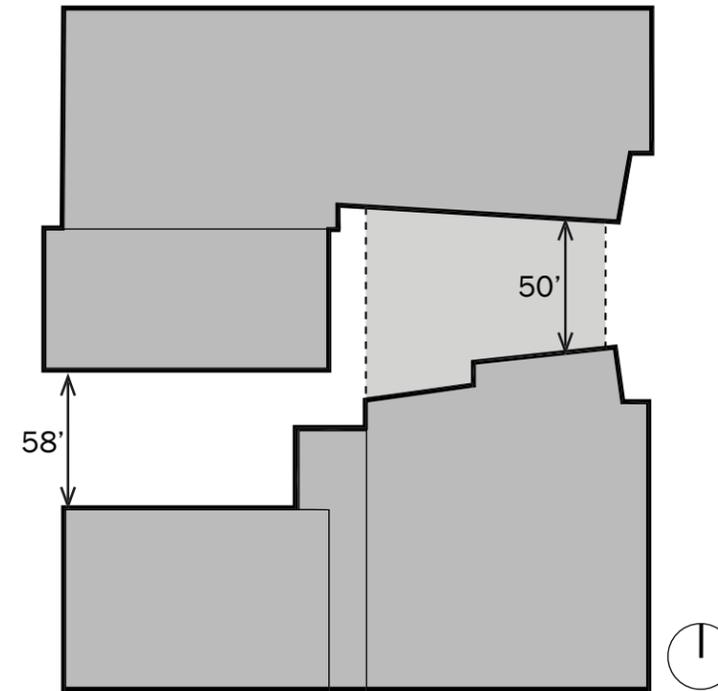
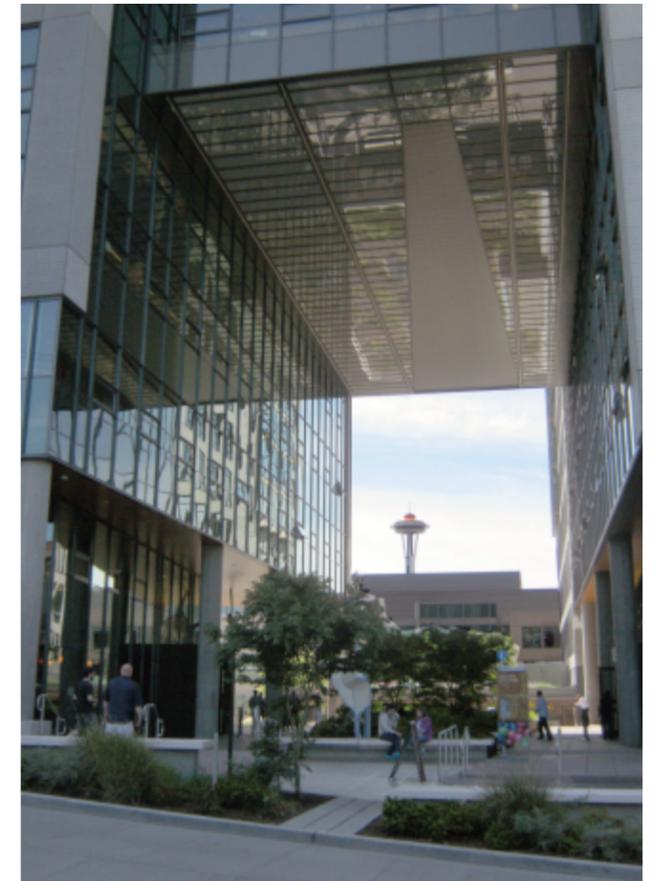
X : Y = 53' : 85'

OVERHEAD WEATHER PROTECTION AT COURTYARD ENTRY

AVERAGE DISTANCE 53'



X : Y = 50' : 136'



VIGNETTE
COURTYARD ENTRY | RUSSELL AVE NW

A COURTYARD ENTRY FROM RUSSELL AVE.



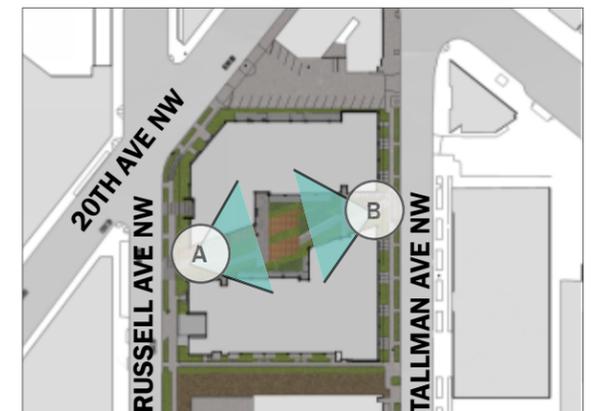
A-1, B-1, D-1
VISIBLE CONNECTION THROUGH COURTYARD
MAXIMIZES SOLAR ACCESS AND ACTIVATES THE
PEDESTRIAN ENVIRONMENT

A-4, D-1
PATHWAY (MEWS) ADDED CONNECTING
COURTYARD TO RUSSELL AND TALLMAN. THE
AVERAGE WIDTH OF THE MEWS IS 40' THIS
THROUGH BLOCK CONNECT IS DESIGNED ALONG
A NATURAL PATH (FROM MARKET TO THE CENTER
OF THE HISTORICAL BALLARD DISTRICT).

B COURTYARD ENTRY FROM TALLMAN



A-3
RESIDENTIAL ENTRY ALONG
THE MEWS IS VISIBLE FROM
THE STREET



BUILDING ELEVATIONS
COURTYARD



NORTH SIDE OF COURTYARD

A-7

GROUND LEVEL OPEN SPACE FOLLOWS
NATURAL GRADE TRANSITION FROM
RUSSELL TO TALLMAN AVE. OPEN SPACE
IS ACTIVATED WITH BUILDING ENTRIES

A-1

BUILDING MASSING WITH INCREASED
EXTERIOR WALL LENGTH MAXIMIZES
LIGHT TO DWELLING UNITS

BUILDING ELEVATIONS
COURTYARD



SOUTH SIDE OF COURTYARD

A-7

GROUND LEVEL OPEN SPACE FOLLOWS NATURAL GRADE TRANSITION FROM RUSSELL TO TALLMAN AVE. OPEN SPACE IS ACTIVATED WITH BUILDING ENTRIES

A-1

RESIDENTIAL ENTRIES TO ADJACENT BUILDINGS HELP TO ACTIVATE THE MEWS/COURTYARD

VIGNETTE
COURTYARD | MEWS



A. MEWS LOOKING EAST



B. COURTYARD LOOKING WEST



BUILDING SECTIONS

EAST - WEST

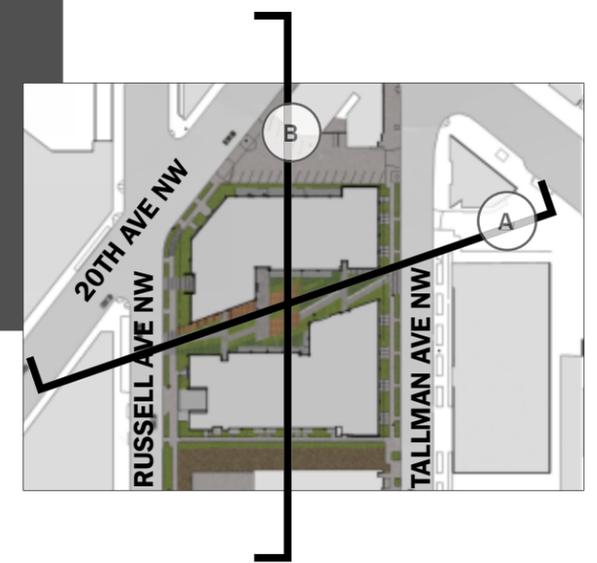


A. EAST-WEST SECTION/PERSPECTIVE

BUILDING SECTIONS
NORTH - SOUTH



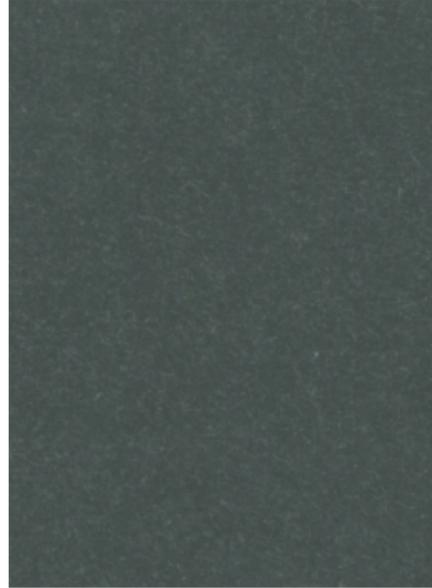
B. NORTH-SOUTH SECTION/PERSPECTIVE



MATERIALS
EXTERIOR



A. VINYL WINDOW
GREY



C. FIBER CEMENT SIDING



**D. WOOD FACED
COMPOSITE PANEL**



B. ARCHITECTURAL CONCRETE



E. BRICK
WHITE





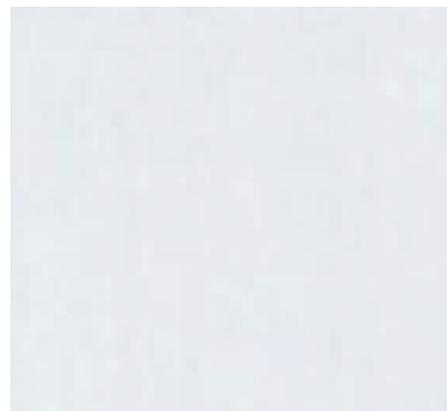
A. VINYL WINDOW
WHITE



B. METAL SIDING
COOL LEAF GREEN



C. METAL SIDING
METALLIC JADE



D. SPANDREL PANEL
COOL REGAL WHITE



PRECEDENT



LANDSCAPE

IDEA IMAGES | STREETScape & ROOFTOP

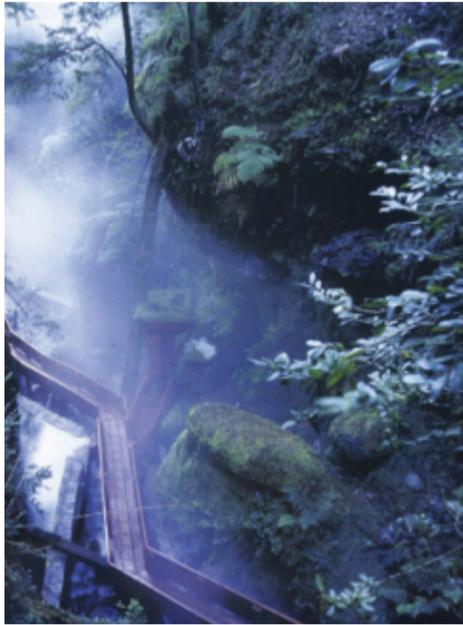
A. STREETScape



B. ROOFTOP



C. COURTYARD



RAMPS



LOOKING INTO GREEN

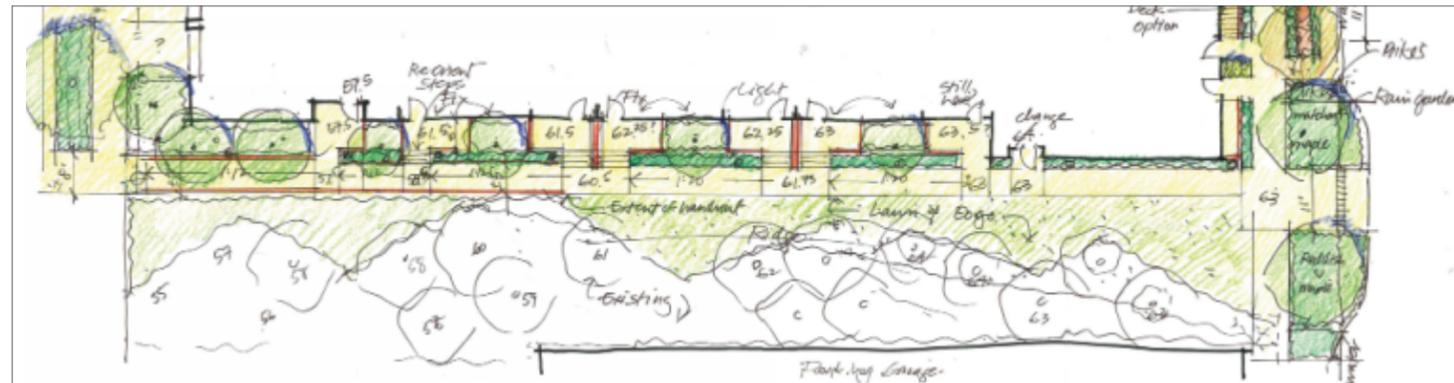


DECKING



INFORMAL PAVEMENTS

D. SOUTH WALKWAY



STORMWATER | RAINGARDENS

TEXTURES

A GROVE OF BIRCH

LANDSCAPE

IDEA IMAGES | PLANTS

A. STREETScape PLANTS

1. GIANT DOGWOOD
CORNUS CONTROVERSA

2. KOBUS MAGNOLIA
MAGNOLIA KOBUS

3. KRAUTER VESUVIUS PURPLE LEAF PLUM
PRUNUS CERASIVERA 'KRAUTER VESUVIUS'

4. WINTER GEM JAPANESE BOXWOOD
BUXUS MICROPHYLLA 'WINTER GEM'

5. GOLDEN BAMBOO
PHLLYOSTACHYS AUREA

6. KELSEY DOGWOOD
CORNUS KELSEYI

7. DWARF ARTIC WILLOW
SALIX PURPUREA 'NANA'



B. COURTYARD PLANTS

1. VINE MAPLE
ACER CIRCINATUM

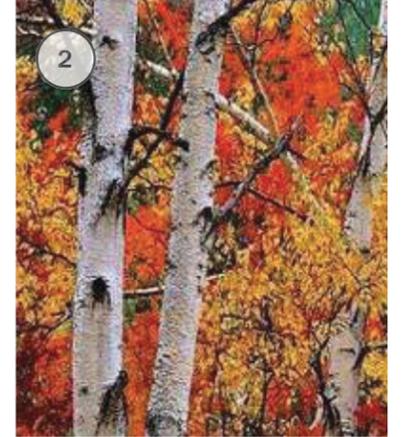
2. WHITE SPIRE BIRCH
BETURLA 'WHITE SPIRE'

3. SASA BAMBOO
SASAELLA RAMOSA

4. RHODODENDRON
RHODODENDRON SP.

5. SARCOCOCCA
SARCOCOCCA SP.

6. RED MARTIN EUPHORBIA
EUPHORBIA 'RED MARTIN'



LANDSCAPE PLAN | GREEN FACTOR SCORE SHEET



MATERIALS & FINISHES

PAVING SCHEDULE

- TYPE A:** PER COS STD PLAN 420 WITH THE FOLLOWING EXCEPTIONS: SAND-COATED EXP. JOINTS
- TYPE B:** PER COS STD PLAN 420 WITH THE FOLLOWING EXCEPTIONS: SAND-COATED EXP. JOINTS, SAW CUT CONTROL JOINTS, MEDIUM SANDBLASTED FINISH

- DECKING
- PLANK PAVERS
- CONCRETE PAVERS
- WALL
- SITE FURNISHINGS

PLANTING:

- EXISTING TREE TO BE PROTECTED
- STREET TREES
- PROPOSED ON-SITE TREES
- ORNAMENTAL SHRUBS
- LOWER SHRUBS WITHIN R.O.W.
- LOW GROUND COVER
- LOW EVERGREEN HEDGE
- RAIN GARDEN SHRUBS, PERENNIAL
- ACCENT PERENNIALS & GRASSES
- SASA BAMBOO

NOTES

- ALL NEW PLANTING TO INCLUDE IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
- SEE SHEET L1.2 FOR PLANTING SCHEDULE.

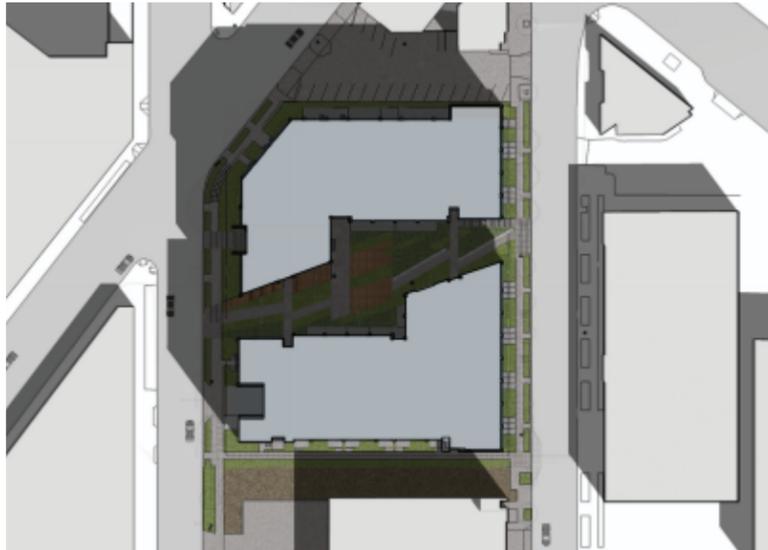
Green Factor Score Sheet		SEATTLE green factor	
Project title:		enter sq ft of parcel	SCORE
Parcel size (enter this value first) *		49,083	0.363
Landscape Elements**		Totals from GF worksheet	Factor Total
A Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft	0.1 -
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 9825	0.6 5,895.0
3	Bioretention facilities	enter sq ft 0	1.0 -
B Plantings (credit for plants in landscaped areas from Section A)			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 9825	0.1 983
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 612 7344	0.3 2,203
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 1 75	0.3 23
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 55 8250	0.3 2,475.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 7 1750	0.4 700.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 3 1050	0.4 420.0
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0 0	0.8 -
C Green roofs			
1	Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4 -
2	Over at least 4" of growth medium	enter sq ft 0	0.7 -
D Vegetated walls			
		enter sq ft 529	0.7 370.3
E Approved water features			
		enter sq ft 0	0.7 -
F Permeable paving			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2 -
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5 -
G Structural soil systems			
		enter sq ft 0	0.2 -
sub-total of sq ft =		38,648	
H Bonuses			
1	Drought-tolerant or native plant species	enter sq ft 23,645	0.1 2,364.5
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2 -
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 23,645	0.1 2,365
4	Landscaping in food cultivation	enter sq ft 0	0.1 -
Green Factor numerator =		17,798	

* Do not count public rights-of-way in parcel size calculation.
 ** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

SHADOW STUDY
SUMMER SOLSTICE

SUMMER SOLSTICE

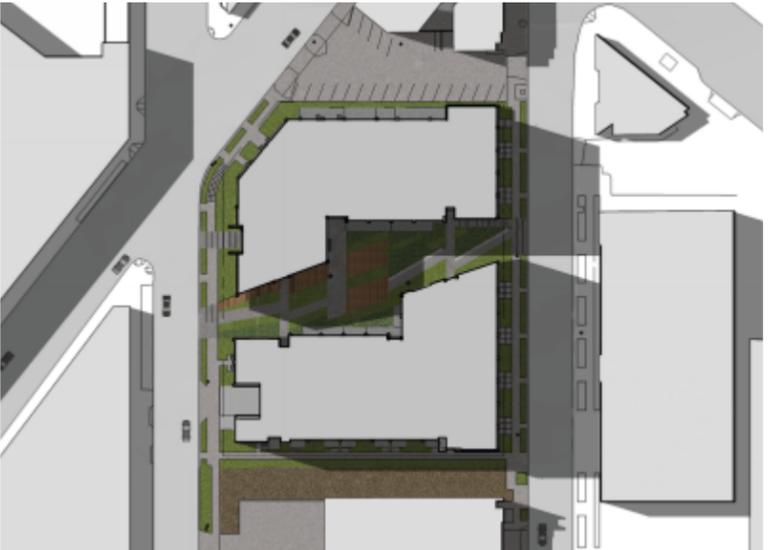
9 AM



12 PM

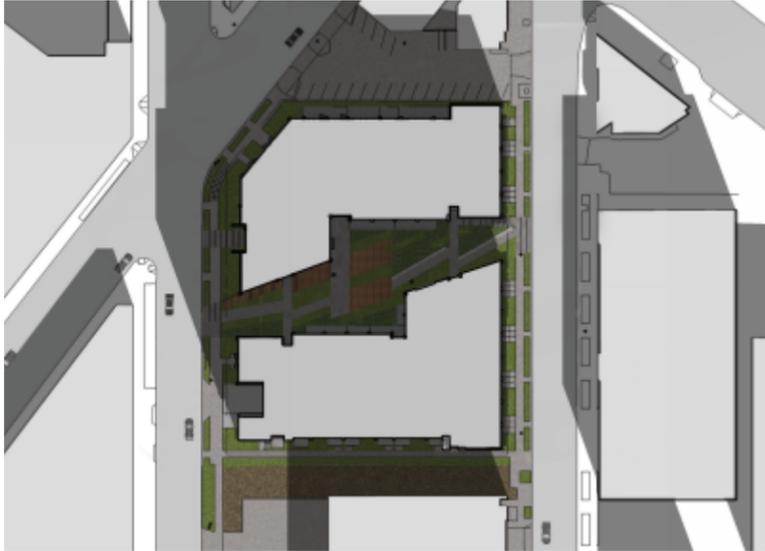


3 PM



EQUINOX

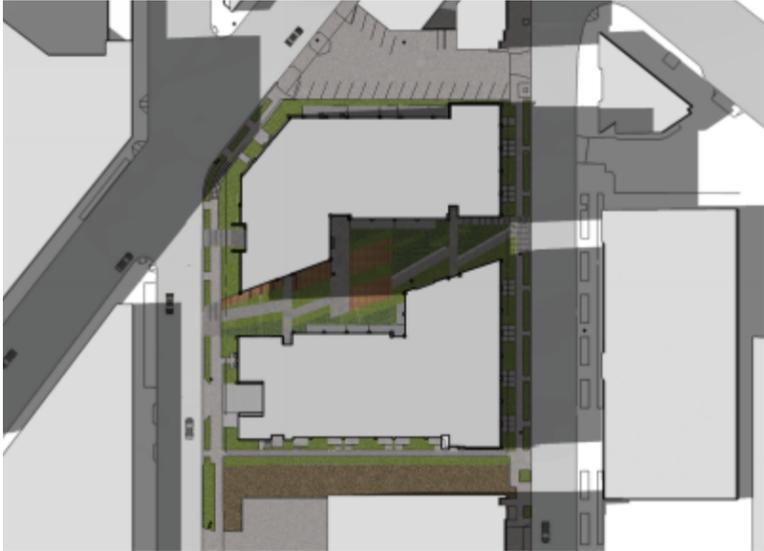
9 AM



12 PM



3 PM



SIGNAGE & CANOPY

IDEA IMAGES FROM BALLARD AVE NW



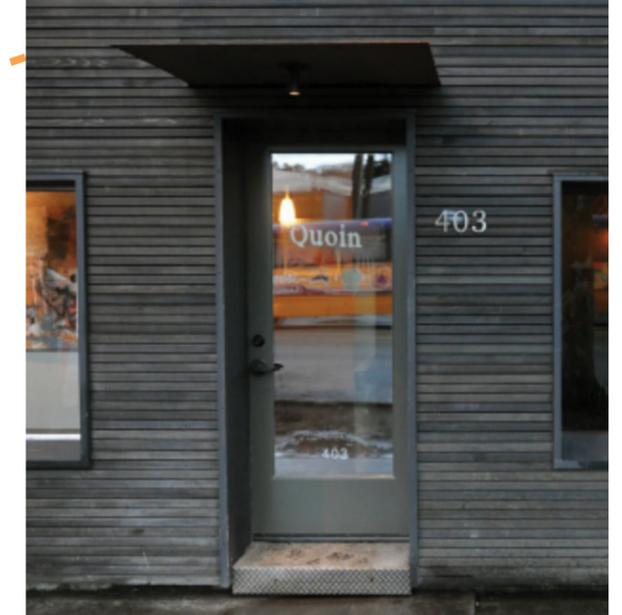
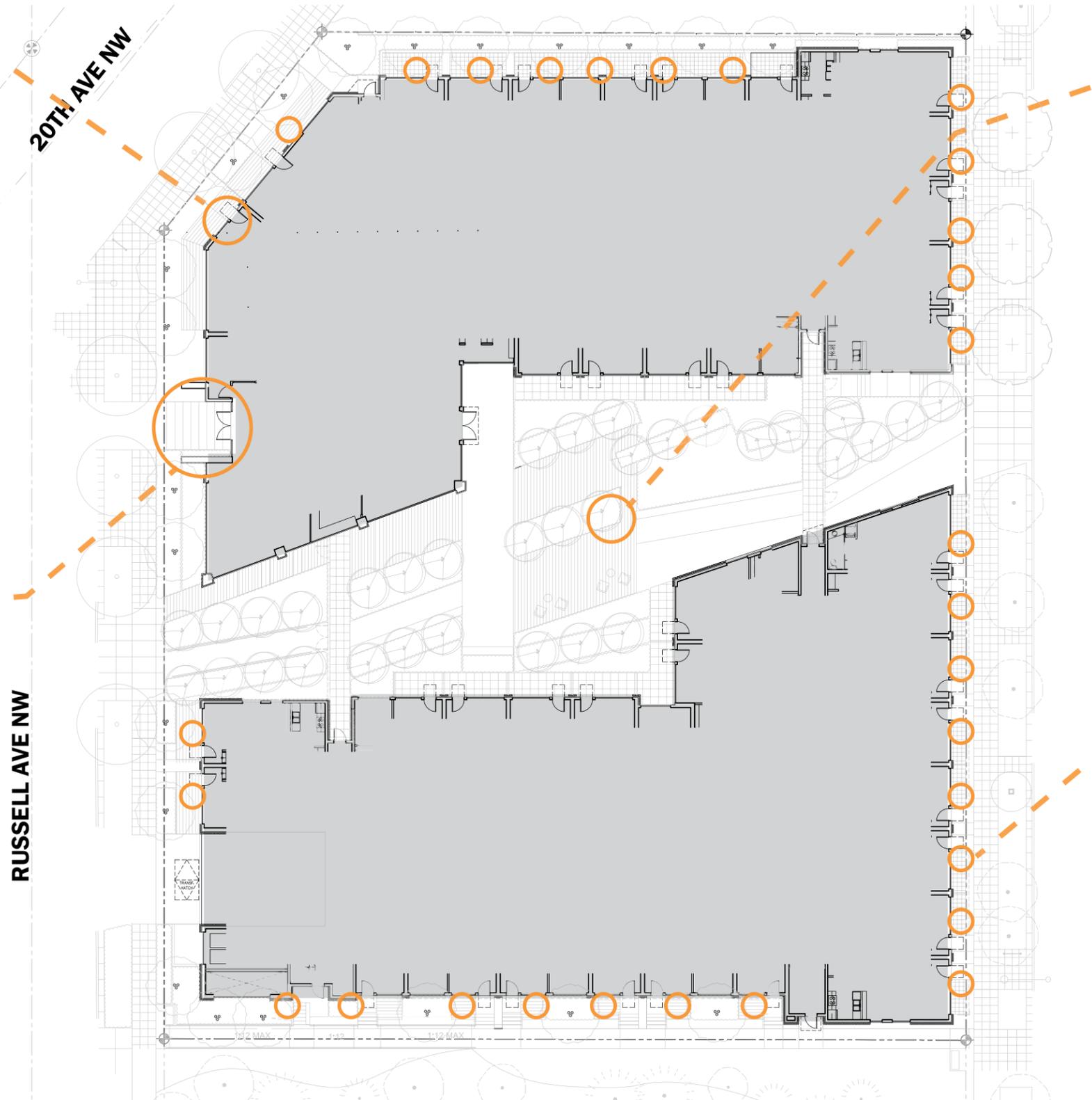
SIGNAGE AND CANOPY PLAN



POTENTIAL RETAIL SIGNAGE



PRIMARY RESIDENTIAL ENTRY



LIVE/WORK CANOPY



LIVE/WORK ENTRY

LIGHTING
IDEA IMAGES



**LIGHTING
PLAN**



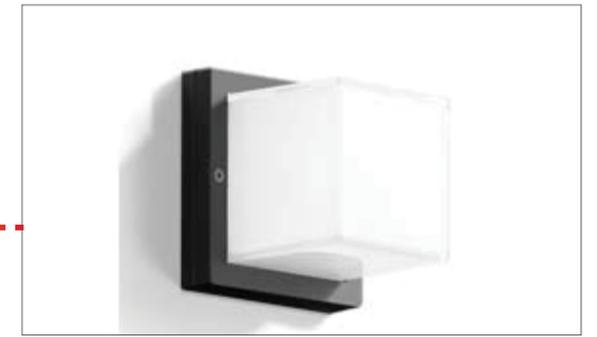
RECESSED CANS IN PERIMETER SOFFIT



CATENARY SUSPENDED LIGHTING



PEDESTRIAN PATHWAY POLE LIGHTING



DOOR ENTRY SCONCES



MEWS PATHWAY BOLLARDS



PERIMETER WALL SCONCES

ROOF CONCEPT



LEVEL 7 ROOF DECK



A-7

LEVEL 7 RESIDENT OPEN SPACE ADJACENT TO PROGRAMMED COMMON AREA TAKES ADVANTAGE OF ORIENTATION AND VIEWS TO THE SOUTHWEST.

RENDERINGS
RUSSELL AVE NW





RENDERINGS
TALLMAN AVE NW





RENDERINGS
RUSSELL AVE NW

