

EARLY DESIGN GUIDANCE #2 - AVALON BALLARD



1 4 0 0 N W M a r k e t S t | S e a t t l e , W a s h i n g t o n

AVALONBAY COMMUNITIES | ANKROM MOISAN ASSOCIATED ARCHITECTS

DPD Project No.: 3009098
October 13, 2008

SUMMARY OF EDG #1 CONTEXT



- 1

SITE
- 2

SAFEWAY
- 3

MCDONALDS
- 4

FIRESTONE TIRES
- 5

PARKER PAINT
- 6

GILMAN PLAYGROUND
- 7

BALLARD MARKET
- 8

BURGER KING
- 9

SHELL GAS STATION
- 10

BALLARD PLACE CONDOS
- 11

HJARTA CONDOS
- 12

FORMER DENNY'S SITE (MIXED USE PROPOSED)
- 13

ALEXAN BALLARD APARTMENTS
- 14

FIRE STATION
- 15

WALGREENS
- 16

BALLARD SEWING AND VACUUM
- 17

SAFEWAY GAS STATION

NC3-65

IG2/65

L-1
25'
6

LOOKING EAST



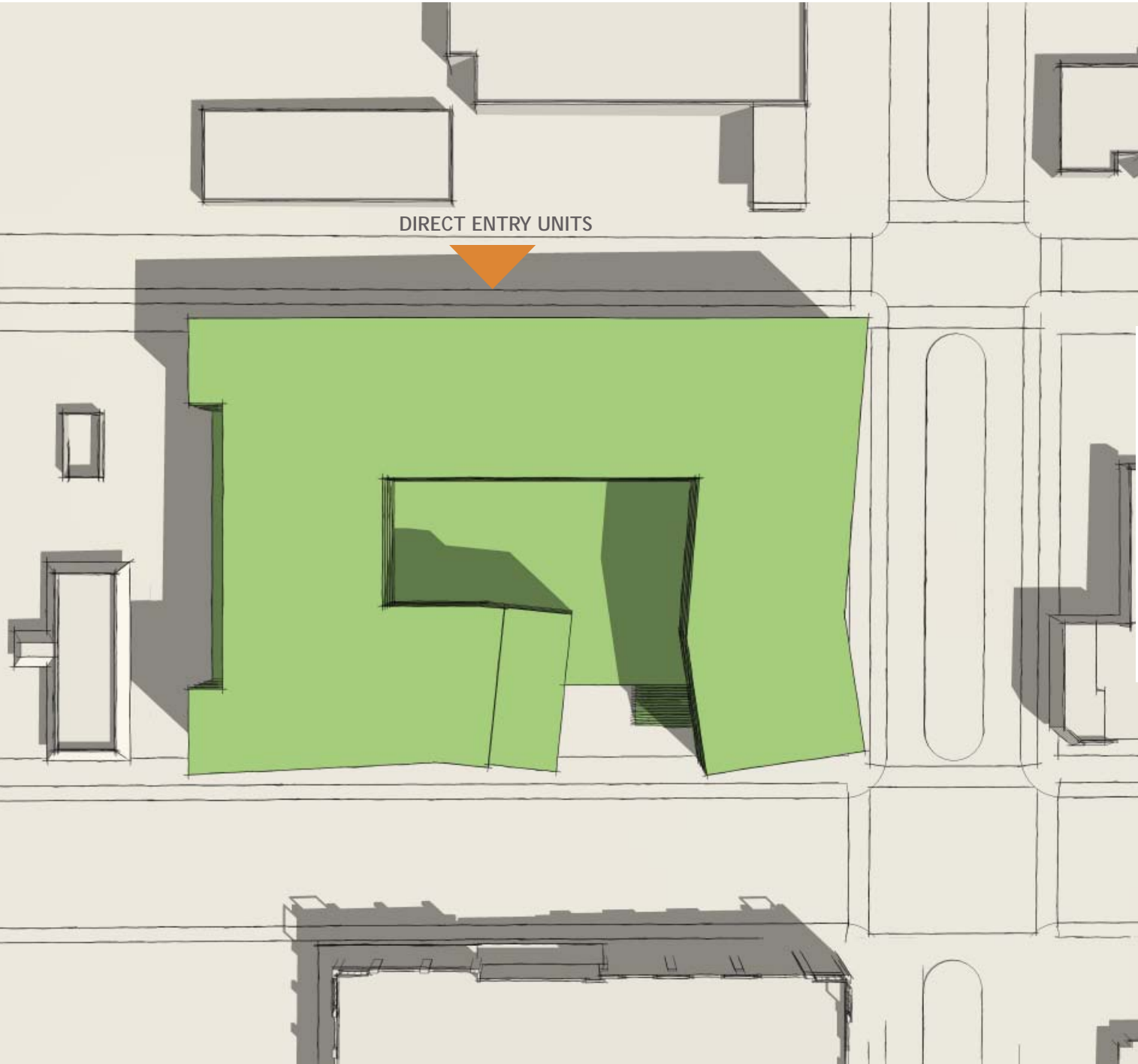
LOOKING SOUTH

LOOKING SOUTHWEST



LOOKING WEST

SUMMARY OF EDG #1 PREFERRED MASSING



- 328,380 GSF, 234 units
- FAR = 4.51
- Divided into two distinct masses along NW Market Street
- Maximize courtyard which opens up to southern exposure
- Sidewalk access to raised courtyard
- Provides units facing west

Pros and Cons of Massing

- Pros**
- Improves light exposure into courtyard
 - Large courtyard with visual public connection
 - Best potential design responses to adjacent properties
 - Improves unit layouts
 - Improves neighborhood connections to NW Market St and Ballard
 - Most potential for engaging and connecting with site, courtyard, and right-of-ways
 - Breaks up facades and creates ground level public open spaces
 - Best opportunity for direct entry units at NW 56th St
 - Building variation on west facade
- Cons**
- Reduction of mass on NW Market St
 - Units on west are 15 feet from property line
 - NW 56th St facade length needs to be broken down



SUMMARY OF EDG #1 SITE PLAN

- 13,900 GSF of retail
- Main resident lobby off of 14th Ave NW
- Exterior access to raised courtyard obscures parking at NW Market Street
- Resident amenities accessible from sidewalk and internally
- Efficient parking layout
- Retail concentrated on busiest streets
- Direct entry units along NW 56th St

POTENTIAL DEPARTURES

1. 23.47A.005.D Residential uses may not occupy more than 20% of a street-level street-facing facade on an arterial; both NW Market Street and 14th Ave NW are designated as arterials

Project proposes to increase percentage of residential use along arterials on the ground floor to utilize space for a leasing office/ amenity space in an area less conducive to commercial functions. The leasing office/amenity spaces are considered as accessory spaces to residential, therefore count as a residential use.

Board's Response: Board was in support, noting that leasing and amenity spaces also create an active environment.

2. 23.47A.008.D First floor of the structure shall be 4 feet above sidewalk for residential use or set back 10 feet from sidewalk

Project proposes the leasing office/ amenity space occur in a street-level street-facing facade where commercial functions do not work due to clearances. Classified as residential uses, residential standards apply to these facades.

Board's Response: Board was in support.

3. 23.47A.032.A.c Where site abuts two streets, access must be from the street with fewest lineal feet of commercially zoned frontage. (14 Avenue NW has the least commercially zoned frontage)

Project proposes to place parking entrance on NW 56th Street, rather than 14th Avenue NW, due to site conditions and a more efficient vehicular access based on traffic frequency.

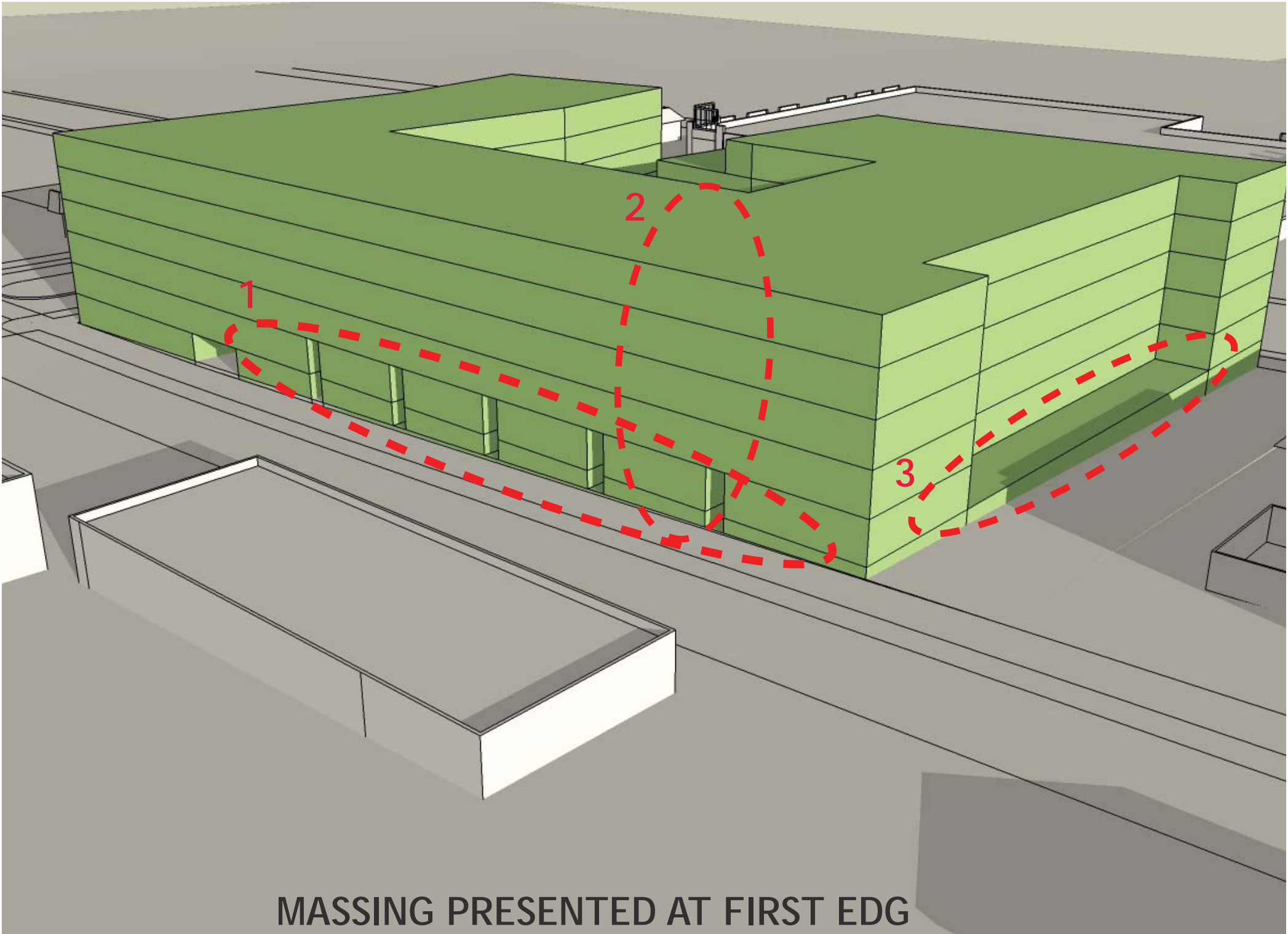
Board's Response: Board was in support.

4. 23.47A.005.B Parking may not abut a street-level street-facing facade

Due to sloped site, NW 56th Street may have parking abutting the street-level street-facing facade where commercial and other street-level functions do not work due to clearances.

Board's Response: The Board indicated its support would depend on proper design detail.

EDG #1: DESIGN REVIEW BOARD COMMENTS



MASSING PRESENTED AT FIRST EDG

1 ADDITIONAL DEVELOPMENT OF RESIDENTIAL STOOPS

A-2 Streetscape Compatibility
A-4 Human Activity
A-6 Transition between Residence and Street
D-2 Blank Walls

2 RELIEF AT NORTH FACADE

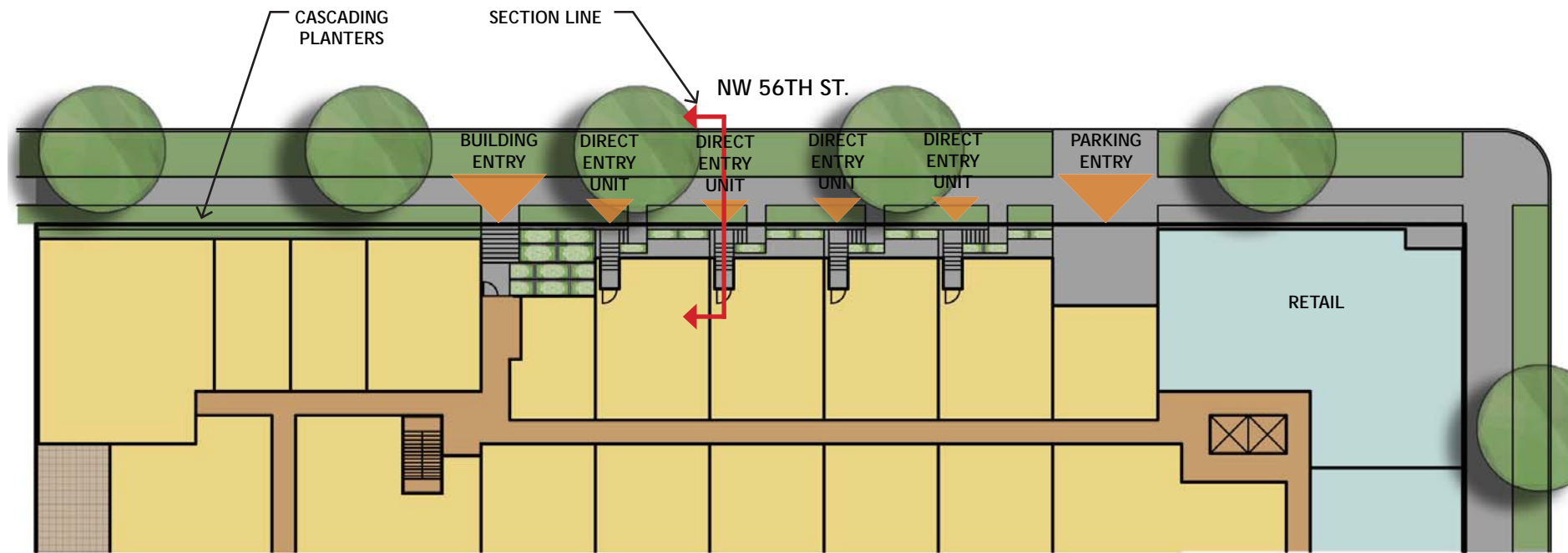
B-1 Height Bulk and Scale

3 ILLUSTRATE PROPER TREATMENT OF BLANK WALLS AT GRADE

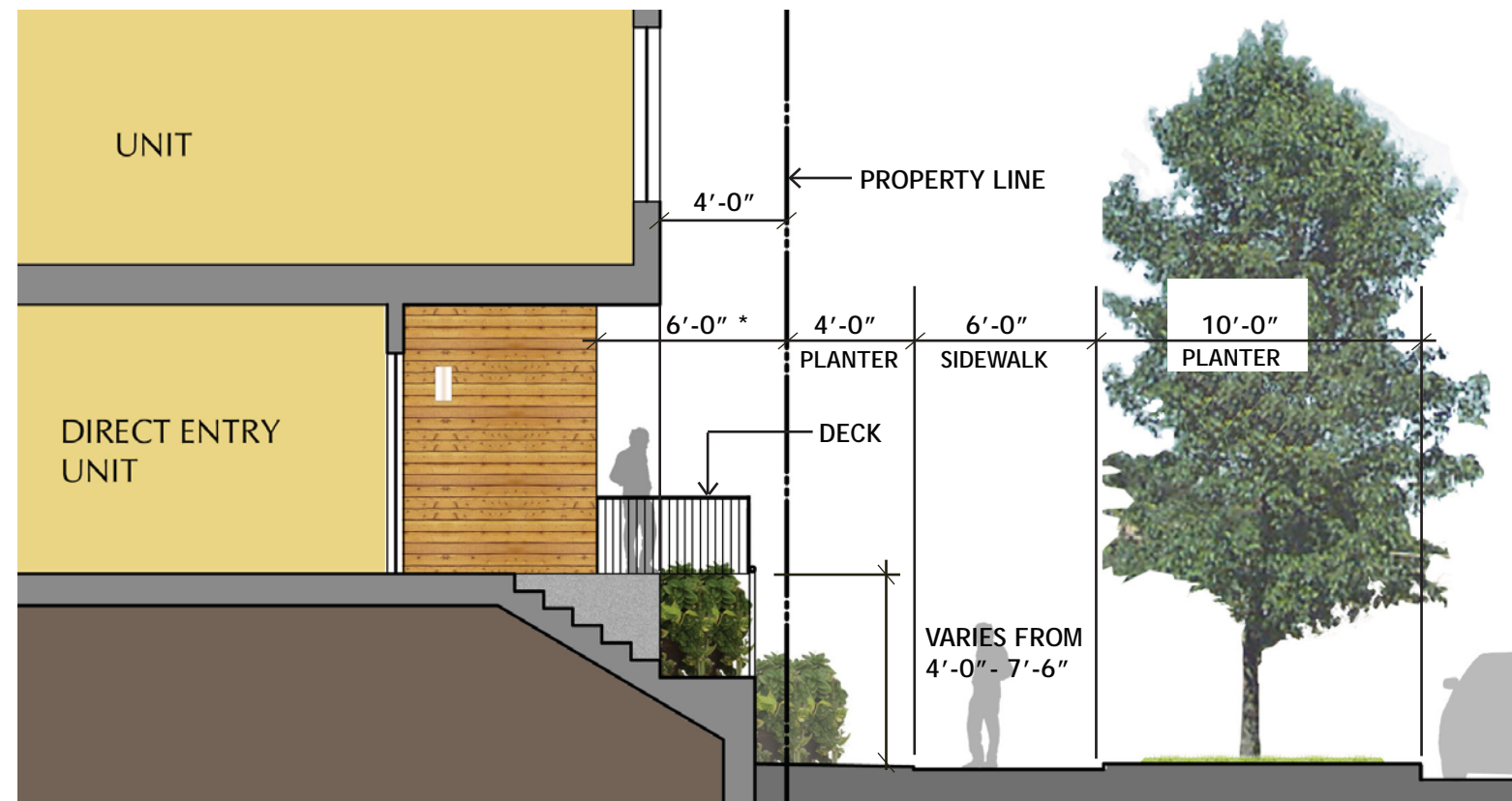
D-2 Blank Walls

NW 56TH STREET UNIT ENTRIES

Response to EDG #1 Comments: 1. Additional Development of Residential Stoops



BALLARD PLACE CONDOMINIUMS ACROSS THE STREET FROM THE POST OFFICE

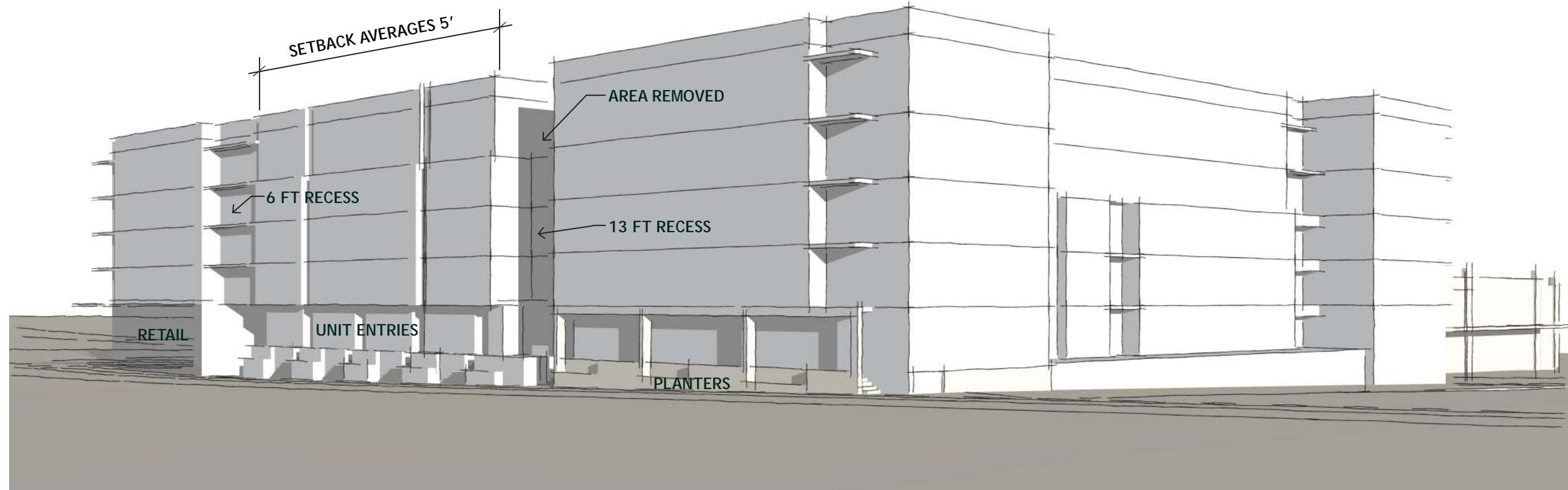


* 1 FOOT SETBACK FROM PROPERTY LINE SHOWN AT EDG #1 INCREASED TO 6 FEET



MASSING CONCEPTS - VIEW FROM NORTHWEST

Response to EDG #1 Comments: 2. Relief at North Facade



ERODE MASSING

- 6 FT RECESS OVER PARKING ACCESS, ADDED DECKS
- ERODED BOTH CORNERS AND ADDED DECKS
- 13 FT MAJOR RECESS AT NORTH BUILDING ENTRY
- PORTION OF TOP FLOOR REMOVED

SET BUILDING BACK FROM PROPERTY LINE

- EASTERN END: 1 FT OFF PROPERTY LINE
- CENTRAL PORTION: 4-6 FT OFF PROPERTY LINE
- WESTERN END: 1 FT OFF PROPERTY LINE

ARTICULATION AT THE BUILDING BASE

- TWO-STORY RETAIL W/ CANOPIES AT EAST END
- UNIT ENTRIES WITH STEPS, DECKS AND PLANTERS
- CASCADING PLANTERS NEAR WEST END



NW 56TH STREET ENTRY

Response to EDG #1 Comments: 2. Relief at North Facade



BLANK WALLS ON WEST FACADE

Response to EDG #1 Comments: 3. Illustrate Proper Treatment of Blank Walls at Grade



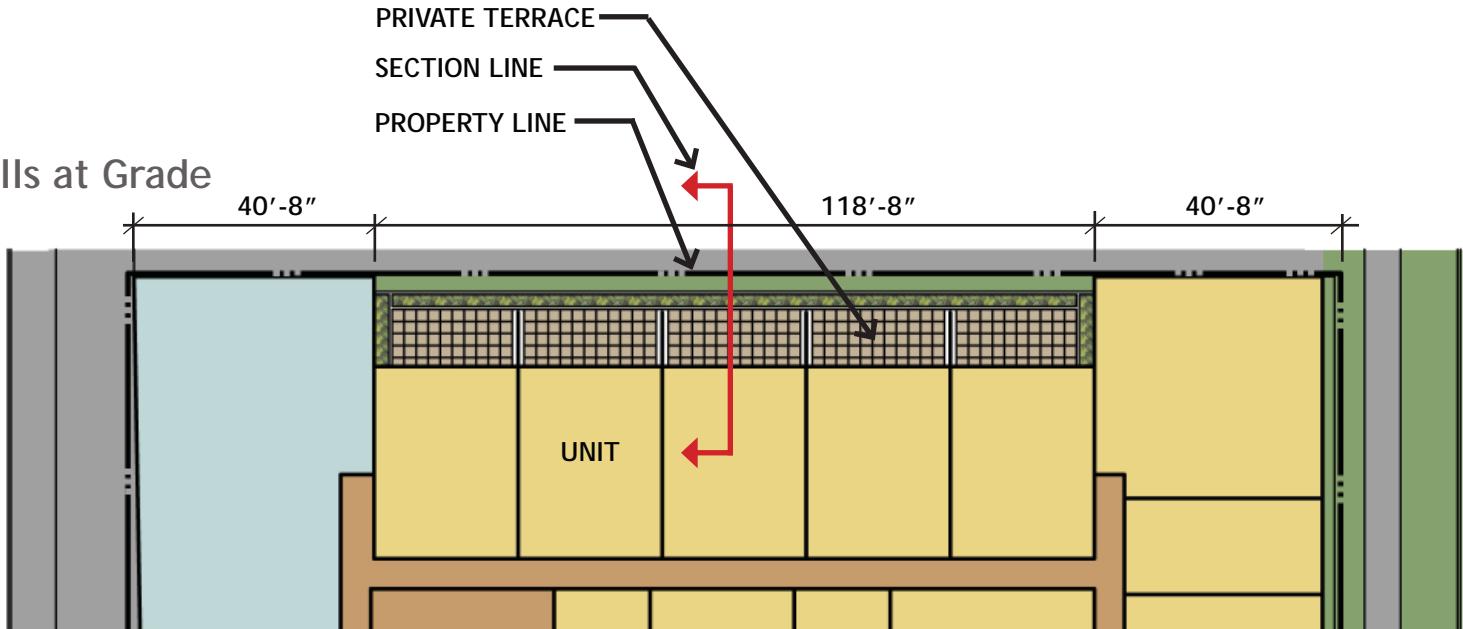
EXAMPLE PHOTO



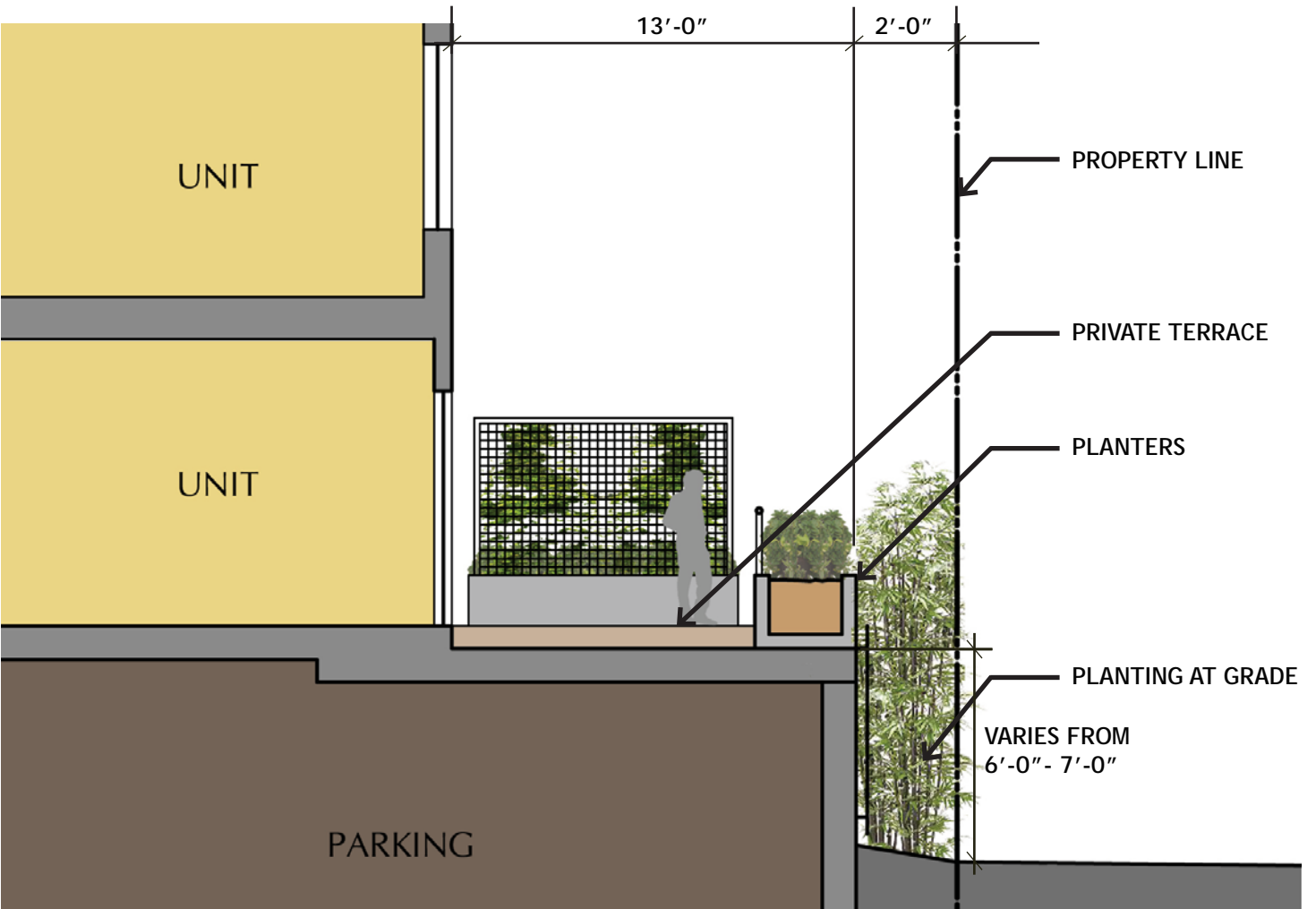
EXAMPLE PHOTO



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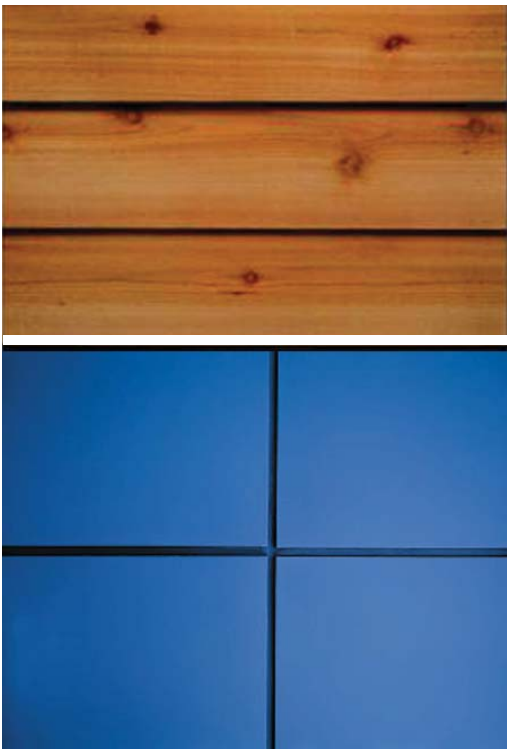
PARTIAL PLAN



DESIGN CONCEPT



INTERWOVEN FORMS OF DANISH TEXTILE

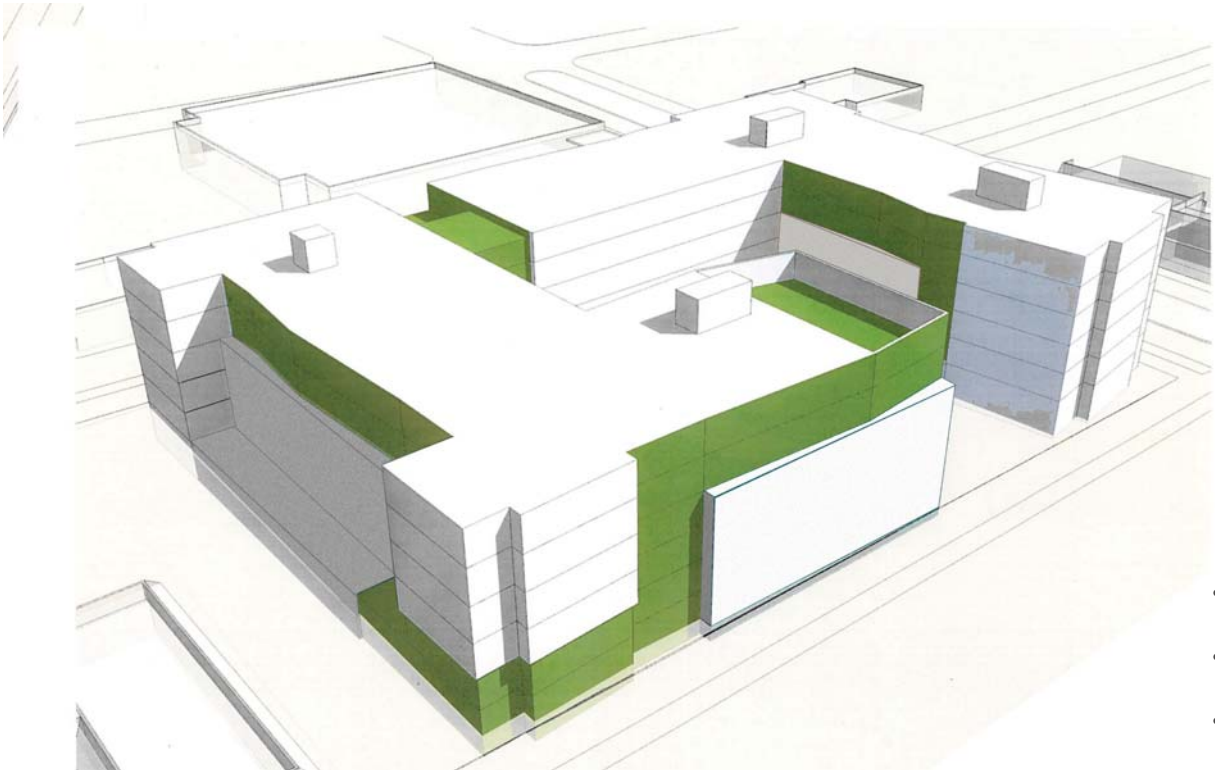


CONTRASTING TEXTURES

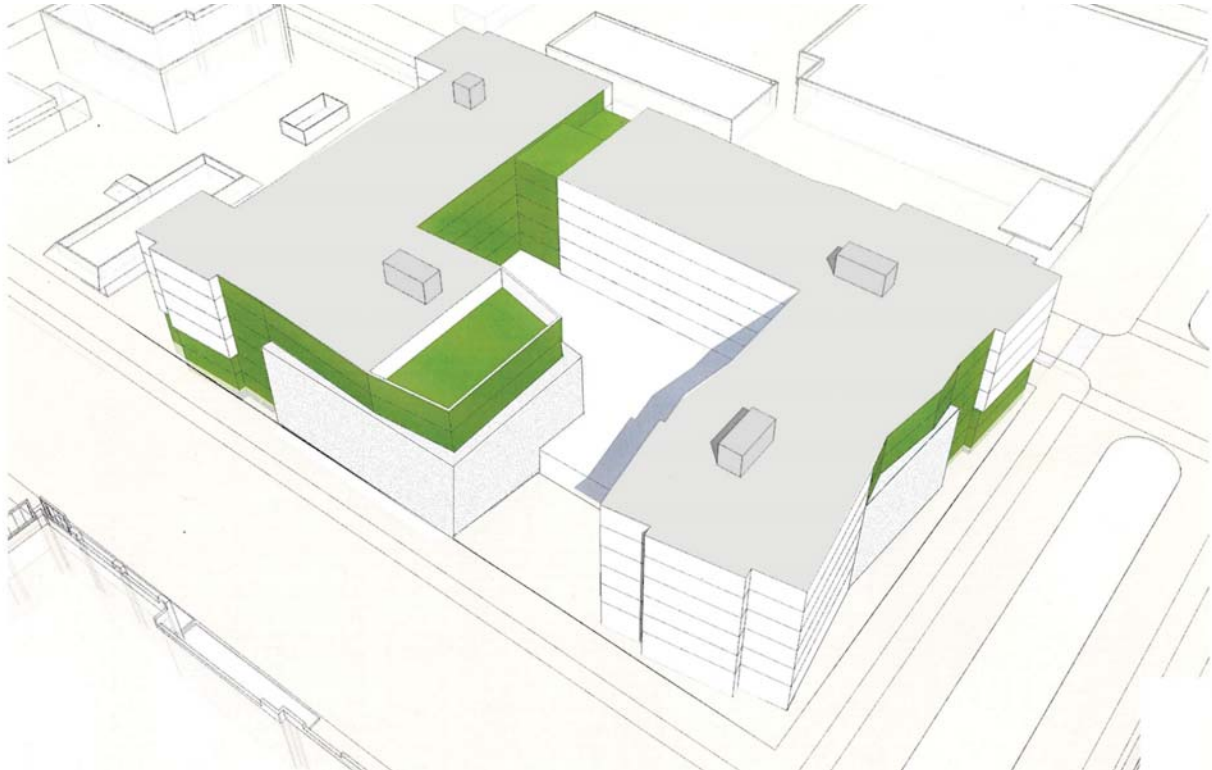


BALLARD EXAMPLES

- BEARING WALLS
- VERTICAL PROPORTIONED WINDOWS
- SIMPLE PARAPET
- MAXIMIZE STOREFRONT



- INTERLOCKED FORMS
- INTERWOVEN MATERIALS
- LAYERING AND MOVEMENTS



VIEW FROM NW MARKET STREET AND 14TH AVENUE NW



VIEW FROM 14TH AVENUE NW AND NW 56TH STREET



VIEW FROM NW LOOKING EAST



VIEW FROM NW MARKET STREET LOOKING EAST



VIEW FROM NW MARKET STREET LOOKING AT STAIR

