

**1760** NW 56TH ST  
DPD PROJECT #  
3009531



## BALLARD APARTMENTS

CONTINENTAL AMERICAN PROPERTIES LTD

EDG MEETING: NOVEMBER 24, 2008

EARLY DESIGN GUIDANCE



Johnson Braund  
DESIGN GROUP, INC.

PROJECT DATA

LAND USE PROJECT NO:  
3009531

SITE ADDRESS:  
1760 NW 56TH STREET  
BALLARD, WA

DESIGN REVIEW:  
NORTHWEST BOARD

LAND USE PLANNER :  
SHELLEY BOSLER

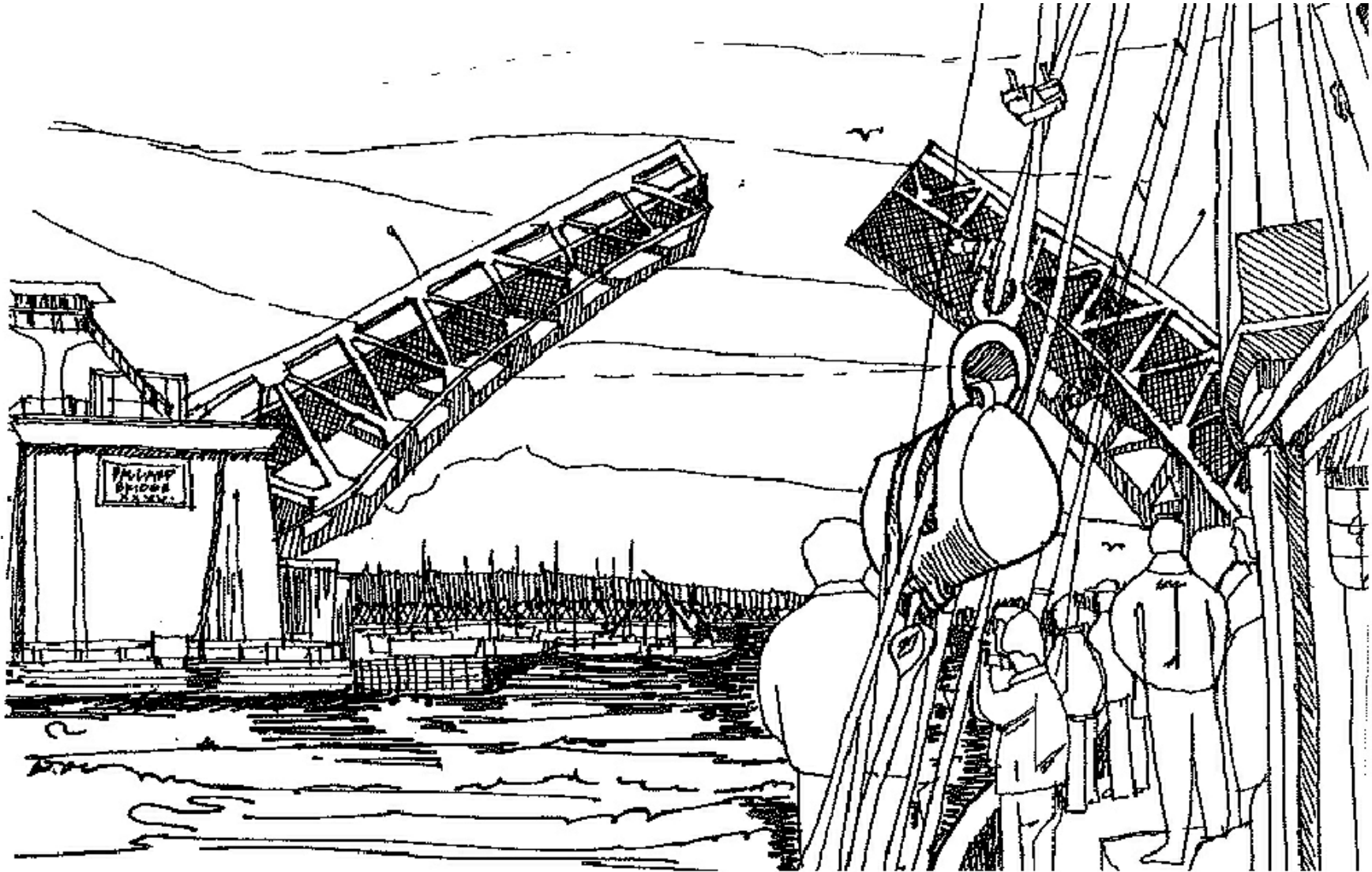
PROJECT TEAM

OWNER/DEVELOPER:

CONTINENTAL AMERICAN PROPERTIES, LTD.  
3990 RUFFIN ROAD, SUITE 100  
SAN DIEGO, CA 92123 858.614.7342  
CONTACT: MIKE MAHONEY

ARCHITECT:

JOHNSON BRAUND DESIGN GROUP, INC.  
15200 52ND AVE. S., SUITE 200  
SEATTLE, WA 98188 206.766.8300  
CONTACT: JOE GIAMPIETRO



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DEVELOPMENT OBJECTIVES

THE PROJECT IS INTENDED TO CREATE ADDED VALUE FOR THE BALLARD COMMUNITY, A FIRST CLASS LIVING OPPORTUNITY FOR RESIDENTS AND A POSITIVE FINANCIAL RETURN FOR THE INVESTORS. THE PROJECT AMENITIES ARE EXPECTED TO INCLUDE GROUND LEVEL PRIVATE COMMUNITY SPACES, AN INTERNAL LANDSCAPED COURTYARD, GROUND LEVEL RETAIL AND OFFICE SPACES, ROOF TOP GREEN SPACE AND PEA PATCH, SIDEWALK IMPROVEMENTS AND BELOW GRADE PARKING AND STORAGE. A TARGET OF 100 -110 RESIDENTIAL UNITS ARE DESIRED, INCLUDING STREET LEVEL UNITS FRONTING ALONG NW 56TH STREET.

THE PROJECT PROPONENTS WILL, AS MUCH AS ECONOMICALLY FEASIBLE, CONSTRUCT A LOW ENERGY RESIDENTIAL BUILDING. THE PROJECT TEAM IS EXPLORING THE POSSIBILITIES OF INCORPORATING SUSTAINABLE FEATURES SUCH AS: RENEWABLE SOLAR POWER, SOLAR DOMESTIC HOT WATER SYSTEM AND A RAIN CATCHMENT SYSTEM TO IRRIGATE THE LANDSCAPED AREAS AND/OR PROVIDE FOR GREY WATER USES.

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VICINITY MAP



ZONING MAP

- LOWRISE (L3)
- MR-RC
- COMMERCIAL (NC3-65)

# BALLARD APARTMENTS

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## NC3-65 ZONING INFORMATION:

Seattle Municipal Code  
Title 23  
LAND USE CODE

### Division 2 Authorized Uses and Development Standards

SMC 23.47A.004 Permitted and prohibited uses.  
Residential uses permitted outright in NC1, NC2, NC3, and C1 zones.  
G. Live-work Units.  
1. In all NC zones and C zones live-work units are permitted outright subject to the provisions of this title.

SMC 23.47A.005 Street-level uses.  
B. Parking, mini-warehouses, warehouses, or utility uses may not abut a street-level street-facing facade in a structure that contains more than one residential dwelling unit.

C. In NC zones in new structures, street-level parking must be separated from the street-level, street-facing facade by another permitted use.

D. Residential uses at street level.  
1. Residential uses are generally permitted anywhere in a structure in NC1, NC2, NC3 and C1 zones, except as provided in subsections D2 and D3, below.

3. Residential uses may not exceed, in the aggregate, 20% of the street-level street-facing facade when facing an arterial.  
**<<20th Ave. NW is an arterial, NW 56th street is not.>>**

### SMC 23.47A.008 Street-level development standards.

- A. Basic street-level requirements.
- 2. Blank facades.
- 3. Setbacks.
- B. Nonresidential street level requirements.
- 2. Transparency.
- 3. Height and depth of nonresidential space.
- D. Residential street-level requirements.
- 2. Either the first floor of the structure at or above grade shall be at least four (4) feet above sidewalk grade or the street-level facade shall be set back at least ten (10) feet from the sidewalk.

**Departure request to allow less than 10' setback for residential units along NW 56th Street**

- E. Live-work unit standards.
- F. Departures

- SMC 23.47A.010 Maximum size of nonresidential use.
- SMC 23.47A.011 Outdoor activities.
- SMC 23.47A.012 Structure height.  
A. Maximum Height sixty-five (65) feet
- SMC 23.47A.013 Floor area ratio.  
A. Floor area ratio (FAR) limits apply to all structures and lots in all NC zones and C zones.  
2. For structures containing both residential and nonresidential uses.  
Height Limit 65' Maximum FAR = 4.75
- SMC 23.47A.014 Setback requirements.
- SMC 23.47A.016 Landscaping and screening standards.
- SMC 23.47A.018 Noise standards.
- SMC 23.47A.020 Odor standards.
- SMC 23.47A.022 Light and glare standards.
- SMC 23.47A.024 Residential Amenity Areas.
- SMC 23.47A.029 Solid waste and recyclable materials storage space.

### SMC 23.47A.030 Required parking and loading.

### SMC 23.47A.032 Parking location and access.

- A. Access to parking.
- 1. NC zones.
- c. If the lot does not abut an improved alley but abuts two or more streets, access to parking must be from the street with the fewest lineal feet of commercially zoned frontage, except as provided in subsection A2b of this Section.

**Departure Request to allow parking garage access from NW 56th Street in order to maximize commercial frontage on 20th Ave. NW**

### SMC 23.53.035 Structural building overhangs.

### SMC 23.54.015 Required parking.

Chart A for Section 23.54.015  
PARKING FOR NONRESIDENTIAL USES OTHER THAN INSTITUTIONS

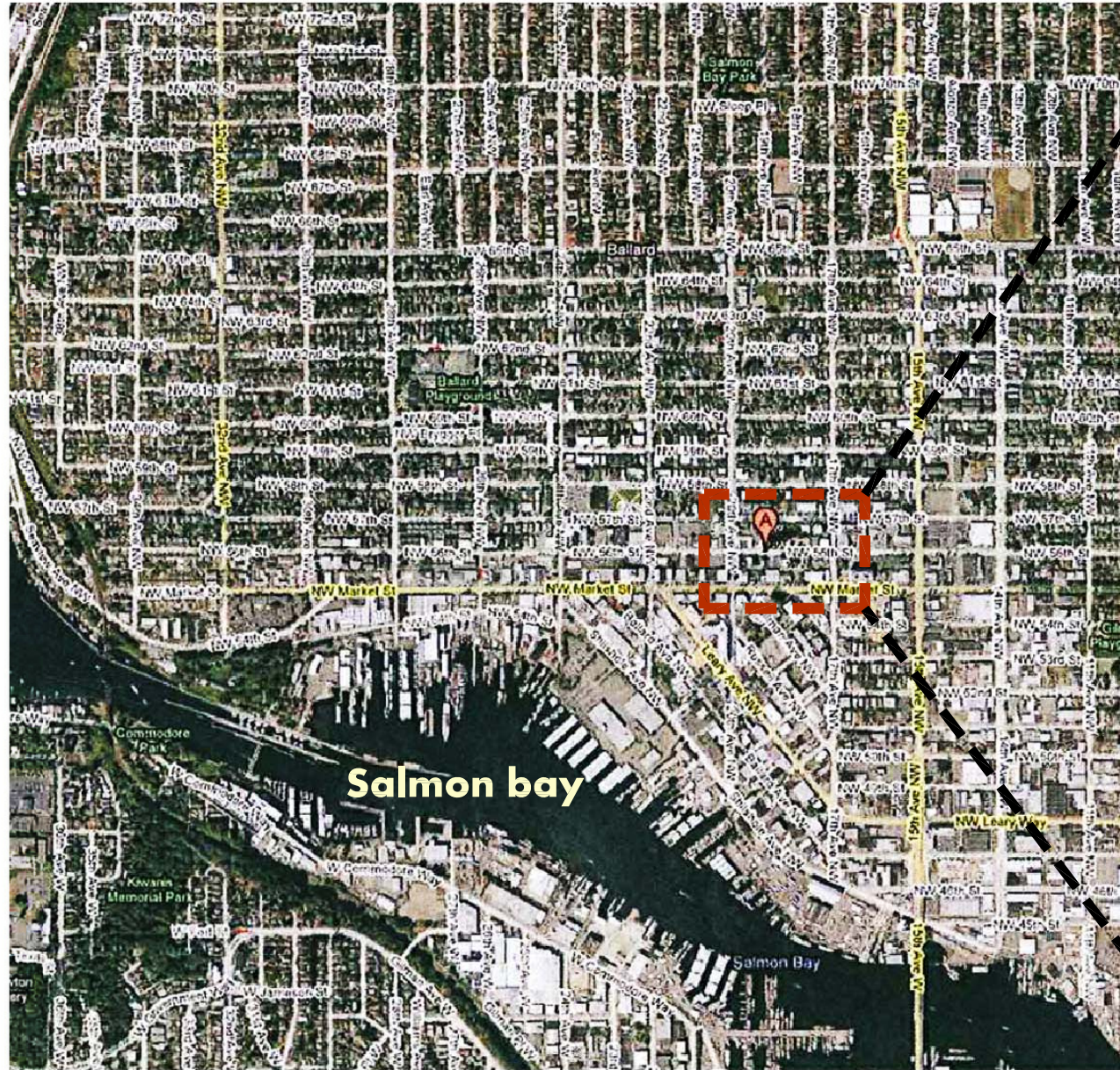
Chart B for Section 23.54.015  
PARKING FOR RESIDENTIAL USES

Use	Minimum parking required
L. Residential uses in commercial zones (1)	1 space for each dwelling unit

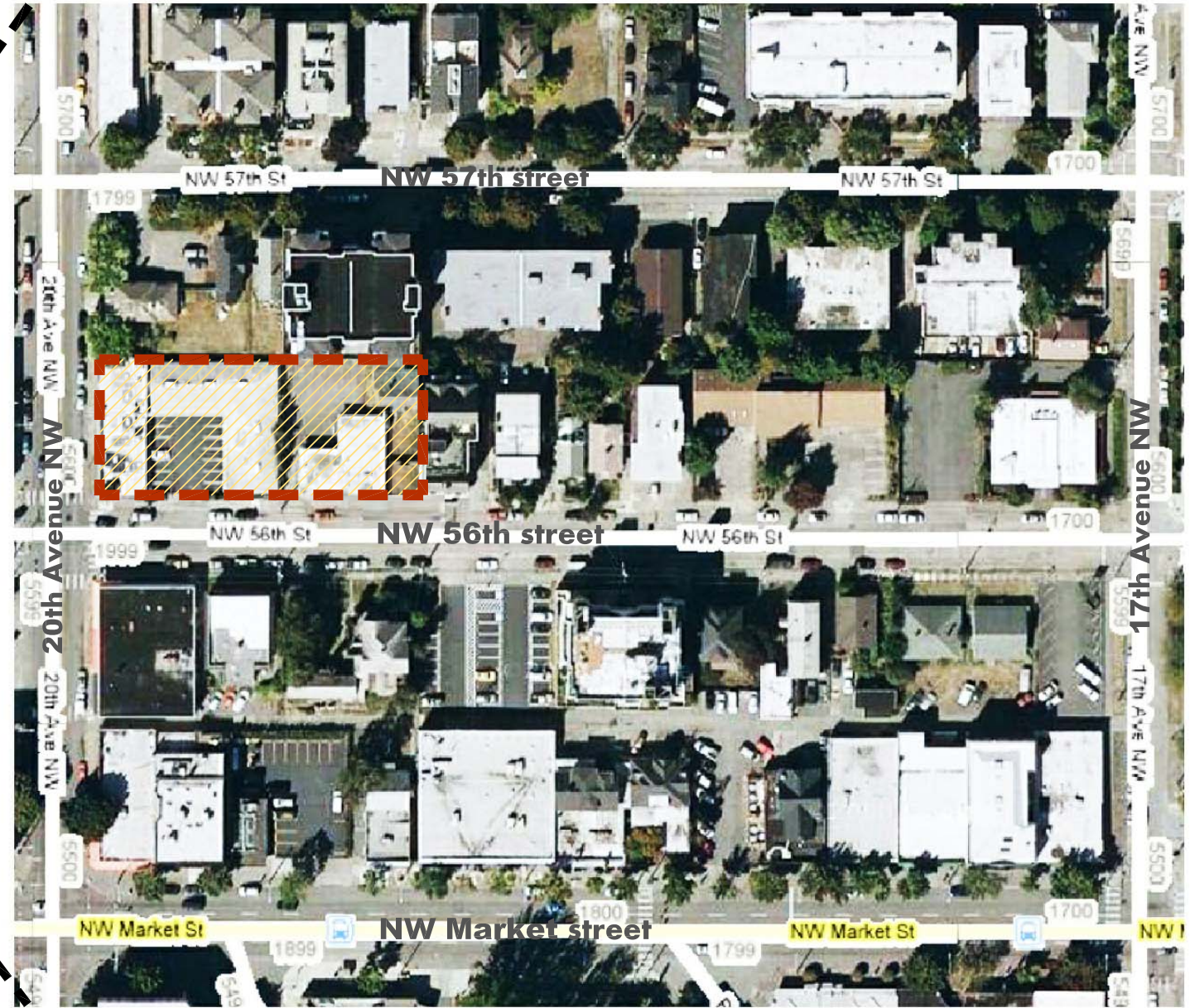
Chart E for Section 23.54.015  
PARKING FOR BICYCLES

### SMC 23.54.020 Parking quantity exceptions.

### SMC 23.54.030 Parking space standards.



BALLARD NEIGHBORHOOD AERIAL



SITE AERIAL

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AERIAL PHOTOS



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20TH AVE NW - LOOKING EAST



SITE



20TH AVE NW - LOOKING WEST



SITE



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NW 56TH ST - LOOKING NORTH



SITE



NW 56TH ST - LOOKING SOUTH



SITE

SITE

OPPOSITE

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STREETSCAPES



**1** HJARTA



**4** TCR BALLARD



**7** BALLARD PLACE



**2** BAY THEATRE



**5** CANAL STATION



**8** BALLARD PARK



**3** CANAL STATION



**6** LIBRARY



**9** BALLARD LANDMARK



**DETAILS**

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Salmon bay

NEIGHBORHOOD MAP

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10 BALLARD FIREHOUSE



11 OLD CARNEGIE LIBRARY



12 HISTORIC BLDG

CONTEXT PHOTOS



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## DESIGN REVIEW GUIDELINES FOR MULTIFAMILY AND COMMERCIAL BUILDINGS:

### A. SITE PLANNING

- A-1 RESPONSE TO SITE CHARACTERISTICS
- A-2 STREETScape COMPATIBILITY
- A-3 ENTRANCES VISIBLE TO THE STREET
- A-4 HUMAN ACTIVITY
- A-5 RESPECT FOR ADJACENT SITES
- A-6 TRANSITION BETWEEN RESIDENCE AND STREET
- A-7 RESIDENTIAL OPEN SPACE
- A-8 PARKING AND RESIDENTIAL ACCESS
- A-9 LOCATION OF PARKING ON COMMERCIAL STREETFRONTS
- A-10 CORNER LOTS

### B. HEIGHT, BULK, SCALE

- B-1 HEIGHT, BULK AND SCALE COMPATIBILITY

### C. ARCHITECTURAL ELEMENTS AND MATERIALS

- C-1 ARCHITECTURAL CONTEXT
- C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY
- C-3 HUMAN SCALE
- C-4 EXTERIOR FINISH MATERIAL
- C-5 STRUCTURED PARKING ENTRANCES.

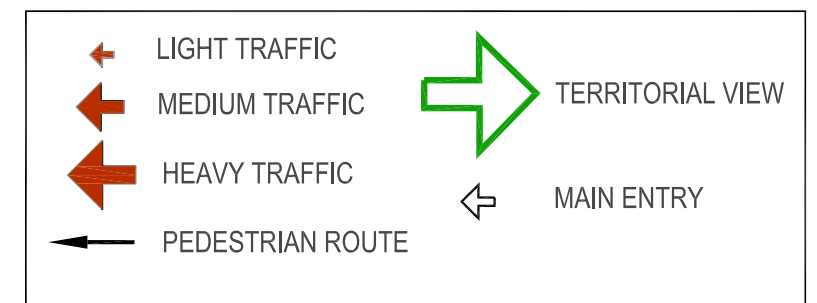
### D. ARCHITECTURAL ELEMENTS AND MATERIALS

- D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES
- D-2 BLANK WALLS
- D-3 RETAINING WALLS
- D-4 DESIGN OF PARKING LOTS NEAR SIDEWALKS
- D-5 VISUAL IMPACTS OF PARKING STRUCTURES
- D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS
- D-7 PERSONAL SAFETY AND SECURITY
- D-8 TREATMENT OF ALLEYS
- D-9 COMMERCIAL SIGNAGE
- D-10 COMMERCIAL LIGHTING
- D-11 COMMERCIAL TRANSPARENCY
- D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

### E. LANDSCAPING

- E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES
- E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE
- E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

### LEGEND



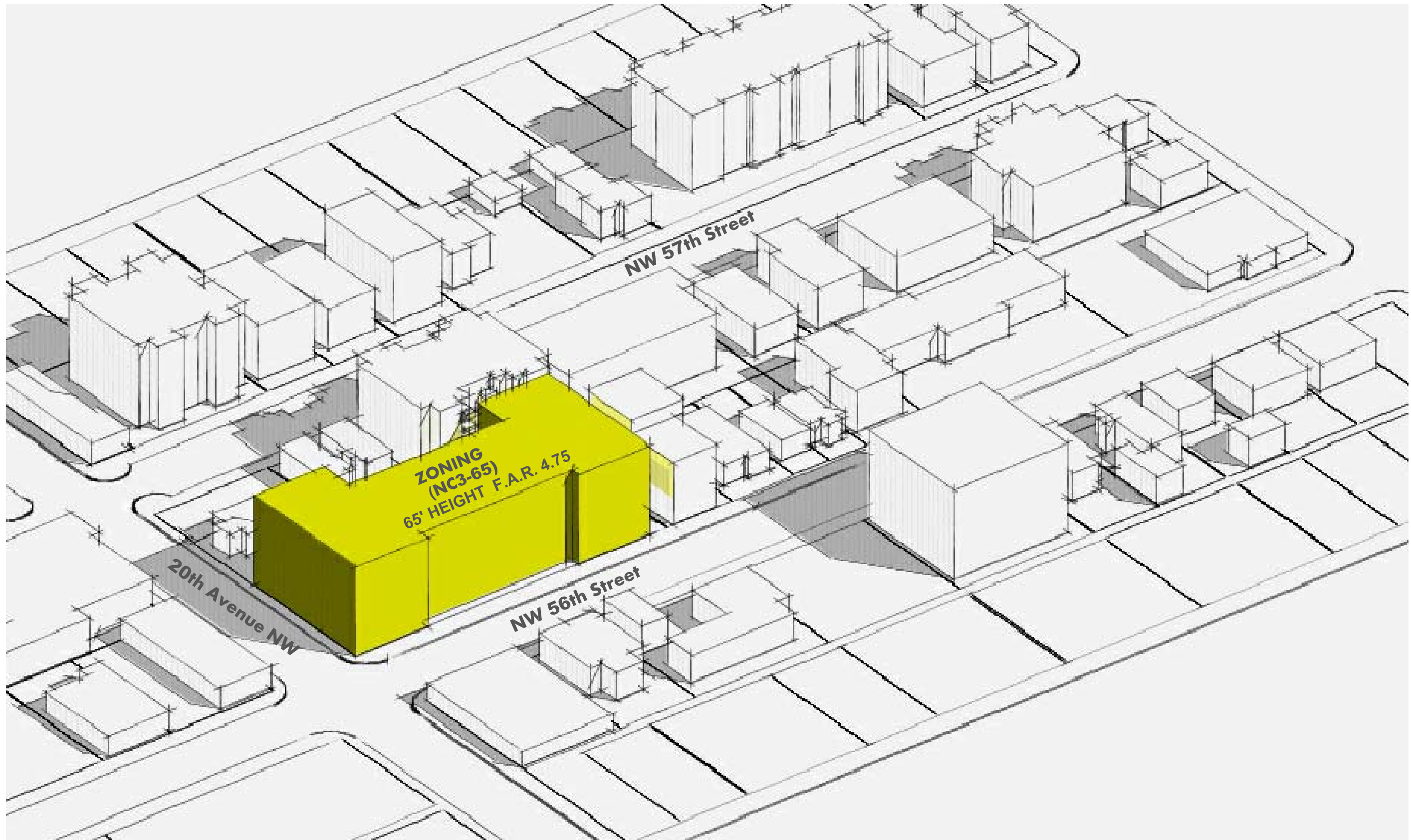
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## BALLARD APARTMENTS

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MAXIMUM ZONING ENVELOPE



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## PROJECT STATISTICS - "U" SHAPED SCHEME:

- (5) LEVELS OF TYPE 5A CONSTRUCTION CONTAINING (100) RESIDENTIAL UNITS OVER,
- (1) LEVEL OF TYPE 1A CONSTRUCTION CONTAINING COMMERCIAL FRONTAGE ON 20TH AVE NW, AMENITY SPACES AND (9) RESIDENTIAL UNITS OVER,
- (2) LEVELS OF BELOW GRADE PARKING FOR 120 CARS
- TOTAL 109 UNITS

## FLOOR AREA SUMMARY:

GARAGE LEVEL P1:	23,500 SF	GROUND FLOOR LEVEL DETAIL:	
GARAGE LEVEL P2:	23,500 SF	COMMERCIAL SPACE:	3,550 SF
GROUND FLOOR:	18,150 SF	COMMUNITY ROOM:	1,275 SF
LEVELS 2-6:	5X 18,150 SF	EXERCISE ROOM:	475 SF
TOTAL:	155,900 SF	RESIDENTIAL UNITS:	7,350 SF
RESIDENTIAL AREA:	98,100 SF	COURTYARD:	2,900 SF

## UNIT MIX:

- (30) STUDIO UNITS
- (44) 1 BEDROOM UNITS
- (05) LIVE / WORK UNITS
- (30) 2 BEDROOM UNITS
- 109 TOTAL UNITS

## F.A.R.:

LOT AREA: 100' X 234' = 23,400 SF  
 MAXIMUM FLOOR AREA RATIO = 4.75 = 111,150 SF  
 TOTAL PROPOSED (EXCLUDES BELOW GRADE PARKING)= 108,900 SF = 4.65

## AMENITY SPACE.:

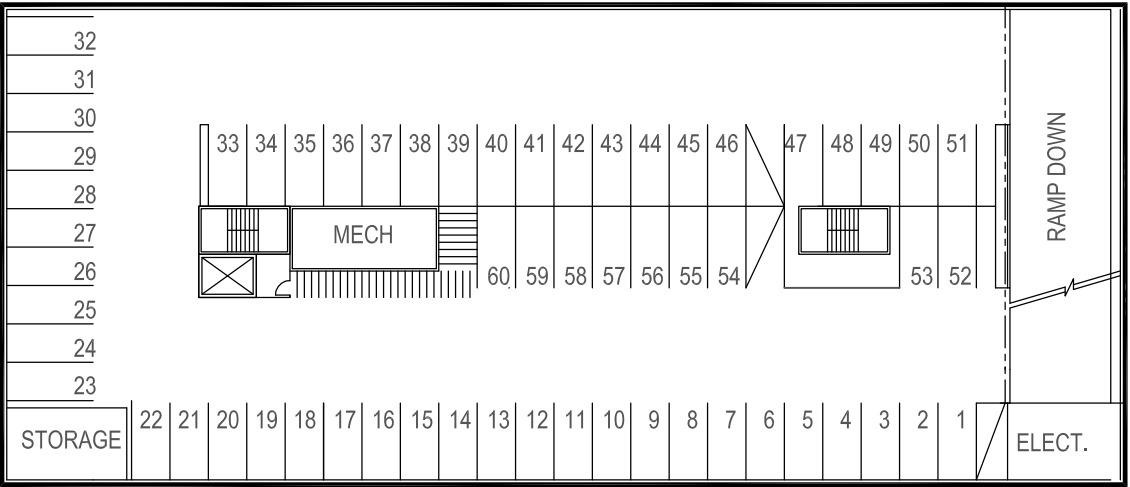
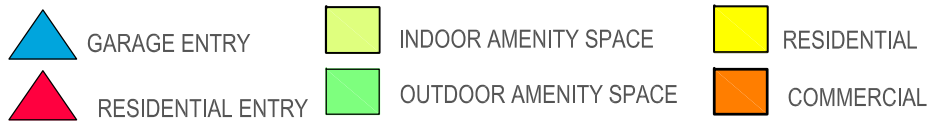
MINIMUM REQUIRED = 5% OF RESIDENTIAL AREA  
 98,100 X .05 = 4,905 SF

## GREENFACTOR:

COURTYARD, TERRACES & ROOFTOP LANDSCAPED AS  
 REQUIRED TO MEET A FACTOR OF .30

## PARKING:

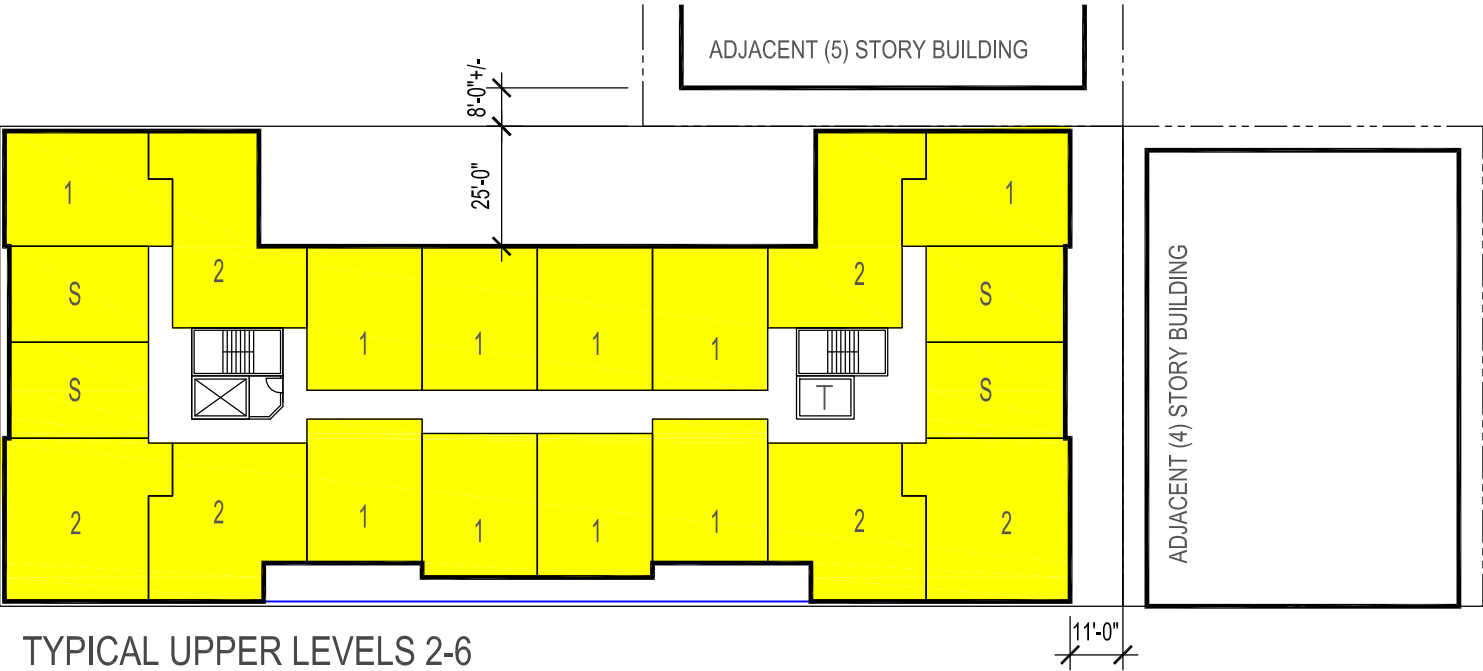
RESIDENTIAL: (1) STALL PER UNIT = 109 STALLS  
 COMMERCIAL: WAIVER FOR FIRST 1,500 SF OF EACH BUSINESS = (2) STALLS  
 TOTAL REQUIRED: 111 TOTAL PROVIDED: 120



PARKING LEVELS P1 & P2

# BALLARD APARTMENTS

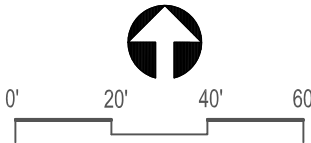
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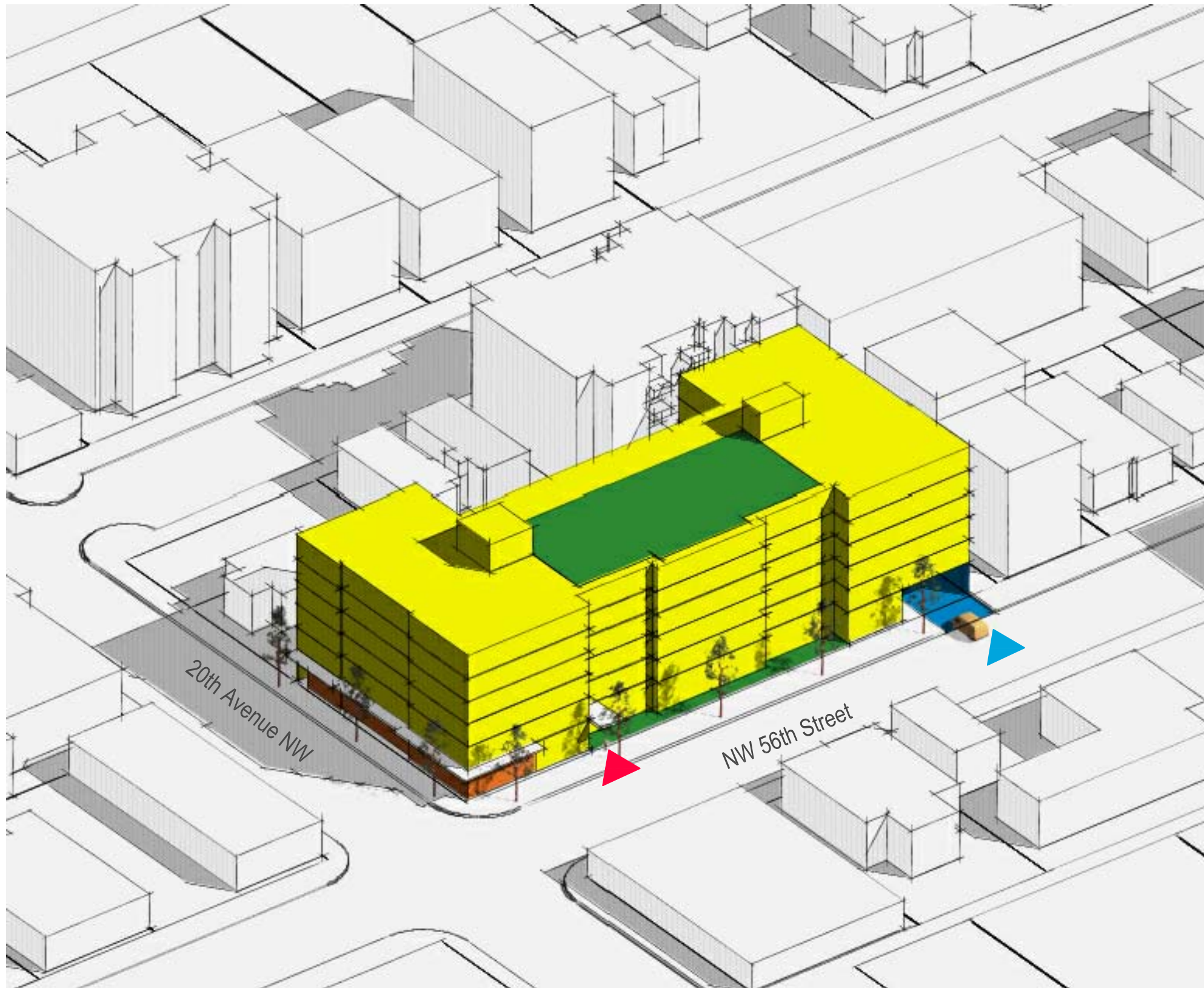


TYPICAL UPPER LEVELS 2-6



GROUND FLOOR PLAN





OVERALL BUILDING MASSING

# BALLARD APARTMENTS

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## DESCRIPTION:

- "U" SHAPED BUILDING FOOTPRINT WITH:
- PARKING GARAGE ACCESS ON NW 56TH STREET
  - COMMERCIAL FRONTAGE ON 20TH AVENUE NW
  - LIVE WORK UNITS UNITS ALONG NW 56TH STREET

## PROS:

- MAXIMIZE ALLOWABLE BUILDING AREA (F.A.R.)
- LARGER FOOTPRINT ALLOWS FOR LARGER UNITS SIZES/MIX
- BUILDING CONFIGURATION ALLOWS FOR POTENTIAL FUTURE EXPANSION TO ADJACENT NORTH PARCEL

## CONS:

- EAST UNITS FACE ADJACENT BUILDING SIDE ELEVATION, POOR ACCESS TO NATURAL LIGHT
- BLANK NORTH WALL IN VERY CLOSE PROXIMITY TO DECKS AND PRIMARY WINDOWS OF ADJACENT NORTH BUILDING
- SMALL & NARROW COURTYARD

## DEPARTURES:

- SMC23.47a.0321(c) GARAGE ENTRY ALONG 56TH



NW 56th ST. STREETSCAPE



20th AVE. STREETSCAPE

DESIGN ALTERNATE 1



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PROJECT STATISTICS - "T" SHAPED SCHEME:

- (5) LEVELS OF TYPE 5A CONSTRUCTION CONTAINING (100) RESIDENTIAL UNITS OVER,
- (1) LEVEL OF TYPE 1A CONSTRUCTION CONTAINING COMMERCIAL FRONTAGE ON 20TH AVE NW, AMENITY SPACES AND (10) RESIDENTIAL UNITS OVER,
- (2) LEVELS OF BELOW GRADE PARKING FOR 120 CARS
- TOTAL 110 UNITS

FLOOR AREA SUMMARY:

GARAGE LEVEL P1:	23,400 SF	GROUND FLOOR LEVEL DETAIL:	
GARAGE LEVEL P2:	23,400 SF	COMMERCIAL SPACE:	4,100 SF
GROUND FLOOR:	18,000 SF	COMMUNITY ROOM:	1,650 SF
LEVELS 2-6:	5x 17,300 SF	EXERCISE ROOM:	600 SF
TOTAL:	151,300 SF	RESIDENTIAL UNITS:	7,000 SF
RESIDENTIAL AREA:	93,500 SF	COURTYARD:	3,200 SF

UNIT MIX:

- (35) STUDIO UNITS
- (45) 1 BEDROOM UNITS
- (30) 2 BEDROOM UNITS
- 110 TOTAL UNITS

F.A.R.:

LOT AREA: 100' X 234' = 23,400 SF  
MAXIMUM FLOOR AREA RATIO = 4.75 = 111,150 SF  
TOTAL PROPOSED (EXCLUDES BELOW GRADE PARKING)= 104,500 SF = 4.47 F.A.R.

AMENITY SPACE.:

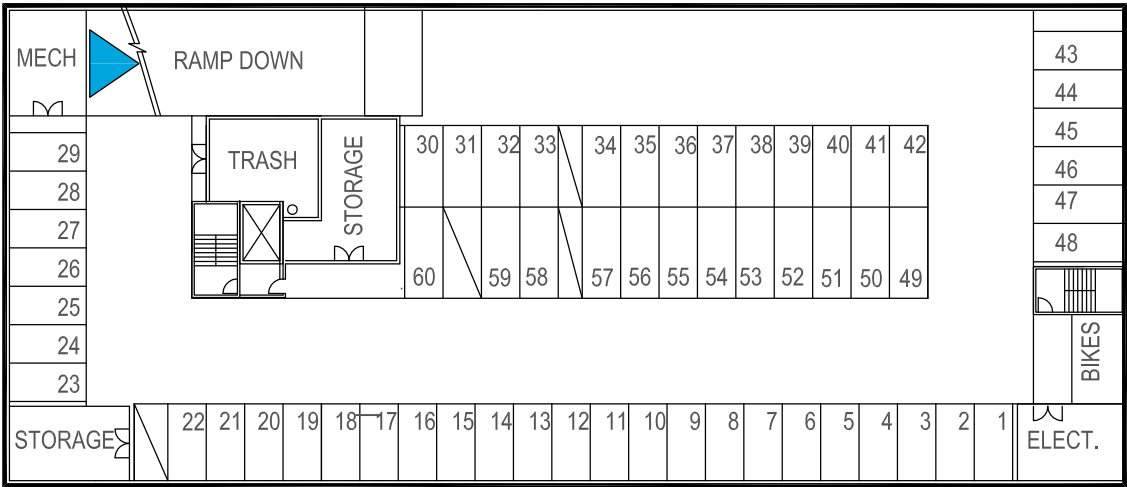
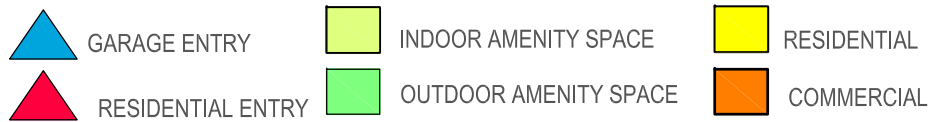
MINIMUM REQUIRED = 5% OF RESIDENTIAL AREA  
93,500 X .05 = 4,675 SF

GREENFACTOR:

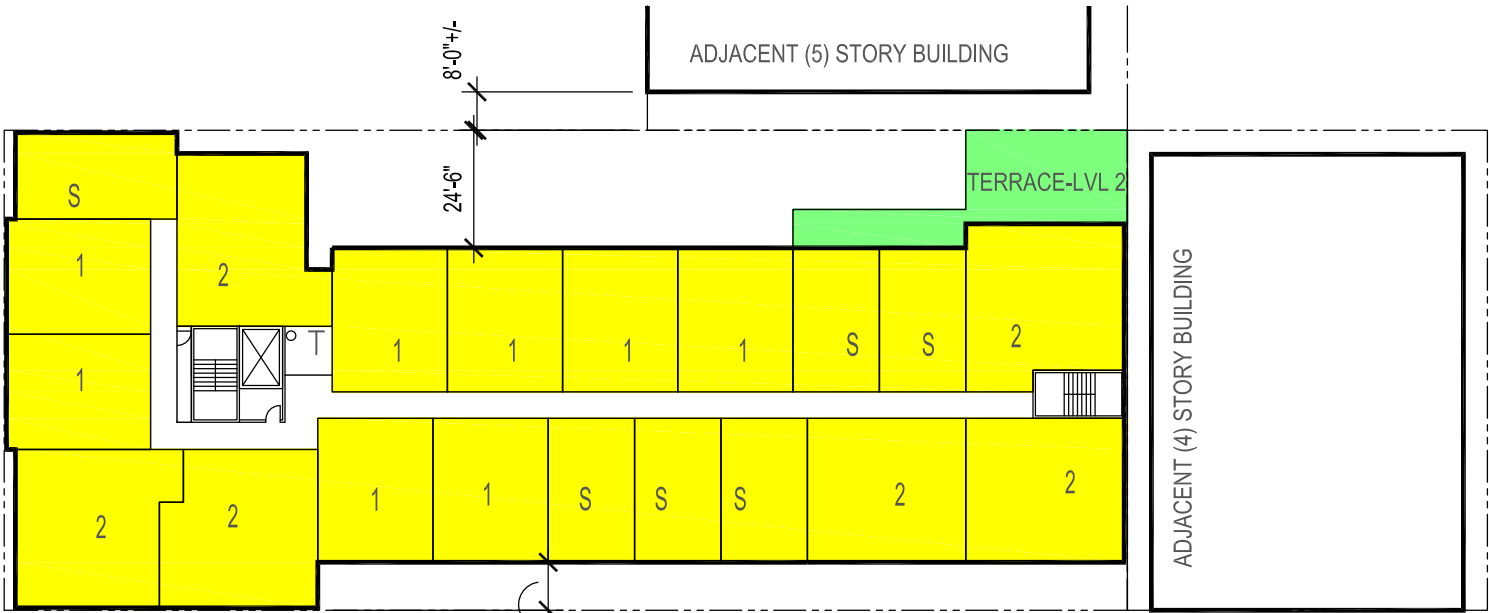
COURTYARD, TERRACES & ROOFTOP LANDSCAPED AS  
REQUIRED TO MEET A FACTOR OF .30

PARKING:

RESIDENTIAL: (1) STALL PER UNIT = 110 STALLS  
COMMERCIAL: WAIVER FOR FIRST 1,500 SF OF EACH BUSINESS = (5) STALLS  
TOTAL REQUIRED: 115 TOTAL PROVIDED: 120



PARKING LEVELS P1 & P2



TYPICAL UPPER LEVELS 2-6

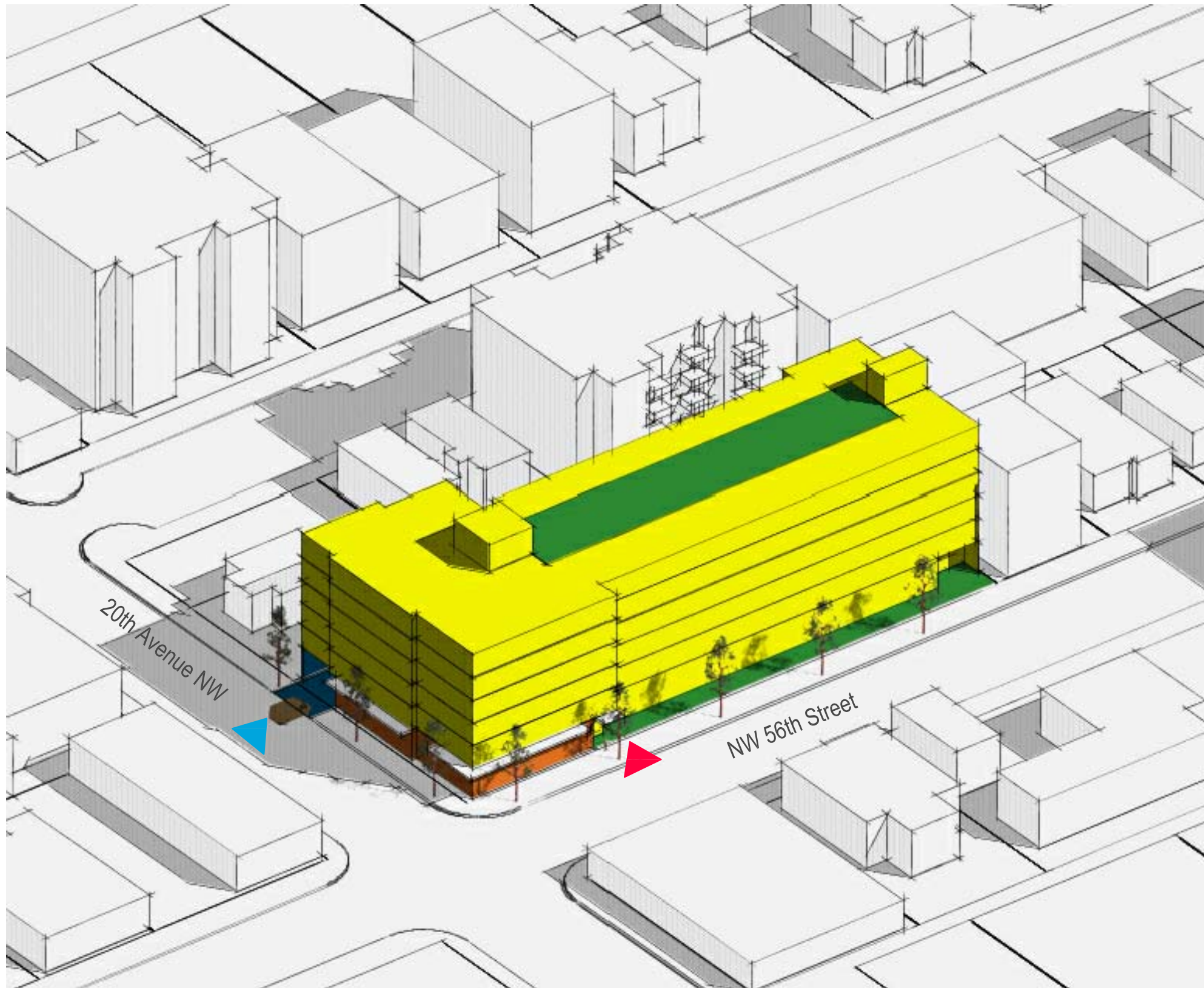


GROUND FLOOR PLAN

BALLARD APARTMENTS

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OVERALL BUILDING MASSING

# BALLARD APARTMENTS

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## DESCRIPTION:

- "T" SHAPED BUILDING FOOTPRINT WITH:
- PARKING GARAGE ACCESS ON 20TH AVENUE NW
  - COMMERCIAL FRONTAGE ON 20TH AVENUE NW
  - RESIDENTIAL UNITS ALONG NW 56TH STREET

## PROS:

- GREATER SEPARATION FROM BUILDING TO NORTH
- SMALLER BUILDING FOOTPRINT ALLOWS FOR OPPORTUNITY FOR POTENTIAL LOFT UNITS ON GROUND FLOOR WITHIN ALLOWABLE F.A.R.
- MAJORITY OF UNITS HAVE GOOD ACCESS TO NATURAL LIGHT

## CONS:

- SMALLER FOOTPRINT YIELDS MORE STUDIO UNITS
- PARKING RAMP LOCATION REDUCES THE COMMERCIAL FRONTAGE ALONG THE ARTERIAL (20TH AVE NW)
- PARKING RAMP LOCATION DOES NOT ALLOW FOR POTENTIAL FUTURE EXPANSION TO ADJACENT NORTH PARCEL (GROUND FLOOR BLOCKED)
- NARROW COURTYARD

## DEPARTURES:

CODE COMPLIANT SCHEME



NW 56th ST. STREETSCAPE



20th AVE. STREETSCAPE

DESIGN ALTERNATE 2



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PROJECT STATISTICS - "L" SHAPED SCHEME:

- (5) LEVELS OF TYPE 5A CONSTRUCTION CONTAINING (100) RESIDENTIAL UNITS OVER,
- (1) LEVEL OF TYPE 1A CONSTRUCTION CONTAINING COMMERCIAL FRONTAGE ON 20TH AVE NW, AMENITY SPACES AND (9) RESIDENTIAL UNITS OVER,
- (2) LEVELS OF BELOW GRADE PARKING FOR 120 CARS
- TOTAL 109 UNITS

FLOOR AREA SUMMARY:

GARAGE LEVEL P1:	23,400 SF	GROUND FLOOR LEVEL DETAIL:	
GARAGE LEVEL P2:	23,400 SF	COMMERCIAL SPACE:	3,250 SF
GROUND FLOOR:	18,500 SF	COMMUNITY ROOMS:	1,450 SF
LEVELS 2-6:	5X 17,400 SF	EXERCISE ROOM:	1,000 SF
TOTAL:	152,300 SF	RESIDENTIAL UNITS:	7,050 SF
RESIDENTIAL AREA:	94,050 SF	COURTYARD:	3,600 SF

UNIT MIX:

- (30) STUDIO UNITS
- (49) 1 BEDROOM UNITS
- (30) 2 BEDROOM UNITS
- 109 TOTAL UNITS

F.A.R.:

LOT AREA: 100' X 234' = 23,400 SF  
MAXIMUM FLOOR AREA RATIO = 4.75 = 111,150 SF  
TOTAL PROPOSED (EXCLUDES BELOW GRADE PARKING)= 105,500 SF = 4.5 F.A.R.

AMENITY SPACE.:

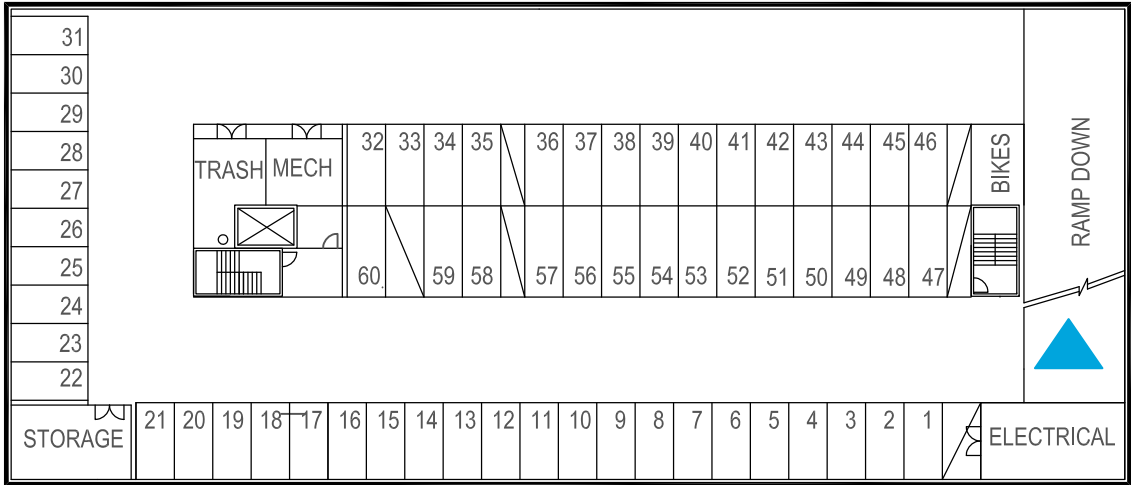
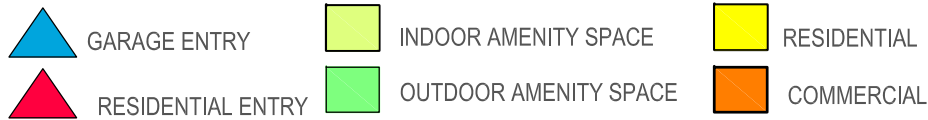
MINIMUM REQUIRED = 5% OF RESIDENTIAL AREA  
94,050 X .05 = 4,703 SF REQUIRED

GREENFACTOR:

COURTYARD, TERRACES & ROOFTOP LANDSCAPED AS  
REQUIRED TO MEET A FACTOR OF .30

PARKING:

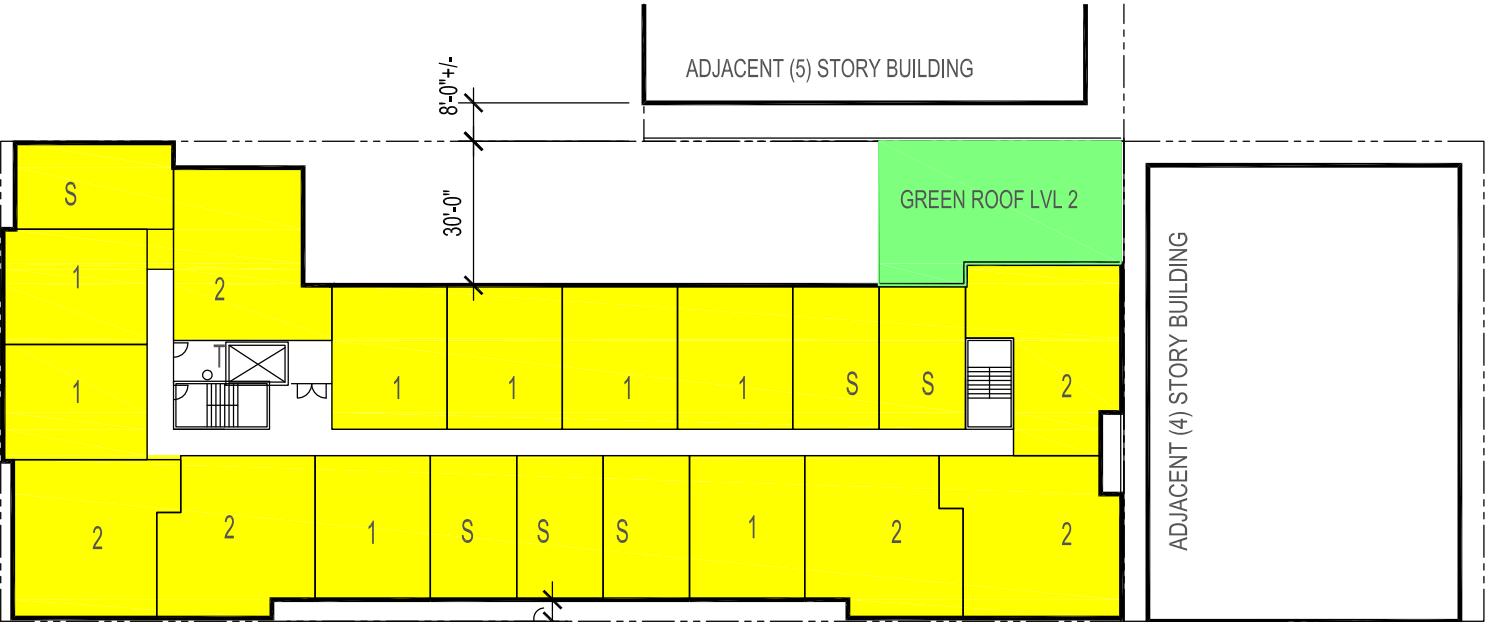
RESIDENTIAL: (1) STALL PER UNIT = 109 STALLS  
COMMERCIAL: WAIVER FOR FIRST 1,500 SF OF EACH BUSINESS = (1) STALL  
TOTAL REQUIRED: 110 TOTAL PROVIDED: 120



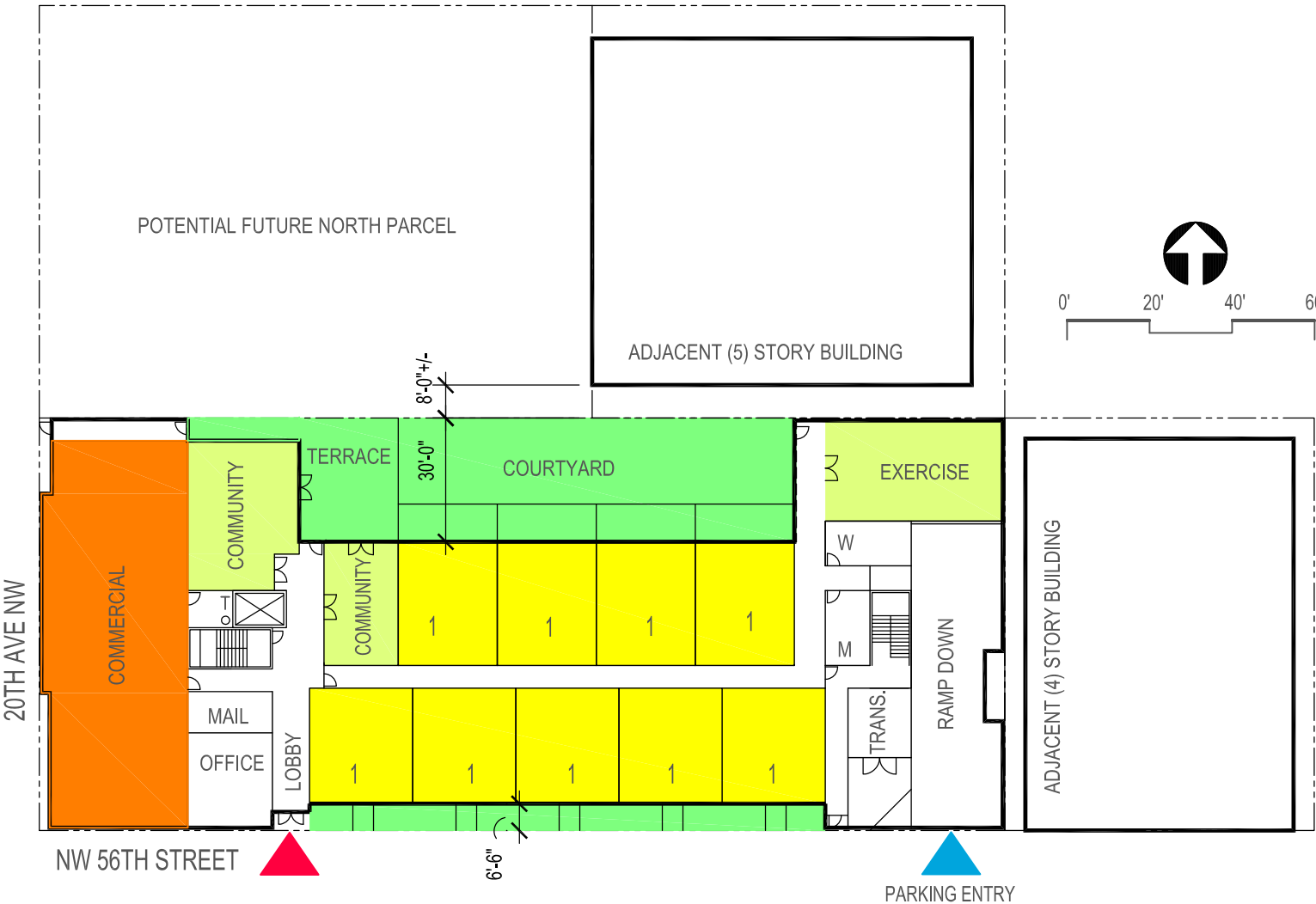
PARKING LEVELS P1 & P2

BALLARD APARTMENTS

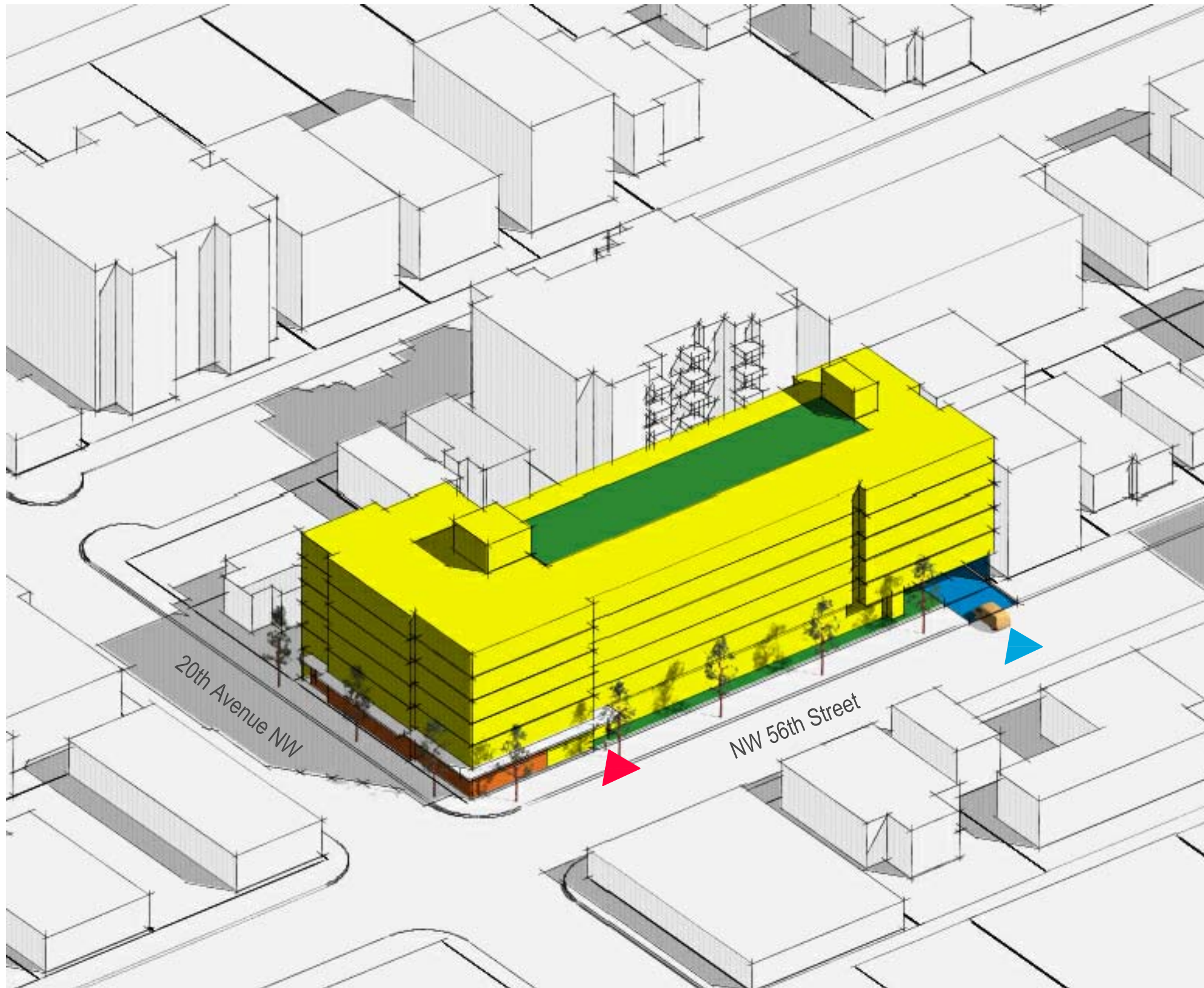
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TYPICAL UPPER LEVELS 2-6



GROUND FLOOR PLAN



OVERALL BUILDING MASSING

# BALLARD APARTMENTS

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## DESCRIPTION:

- "L" SHAPED BUILDING FOOTPRINT WITH:
- PARKING GARAGE ACCESS ON NW 56TH STREET
  - COMMERCIAL FRONTAGE ON 20TH AVENUE NW
  - RESIDENTIAL UNITS ALONG NW 56TH STREET

## PROS:

- MAXIMIZE WIDTH OF COURTYARD
- MAXIMIZE SEPARATION FROM BUILDING TO NORTH
- MAXIMIZE COMMERCIAL FRONTAGE ON THE ARTERIAL (20TH AVE NW)
- MAXIMIZE NATURAL LIGHT TO ALL UNITS
- SMALLER BUILDING FOOTPRINT ALLOWS FOR OPPORTUNITY FOR POTENTIAL LOFT UNITS ON GROUND FLOOR WITHIN ALLOWABLE F.A.R.
- BUILDING CONFIGURATION ALLOWS FOR POTENTIAL FUTURE EXPANSION TO ADJACENT NORTH PARCEL

## CONS:

- SMALLER FOOTPRINT YIELDS MORE STUDIO UNITS

## DEPARTURES:

- SMC23.47A.008D:RESIDENTIAL UNITS LESS THAN 10' SEPARATION FROM SIDEWALK (6'-6") ALONG NW 56TH STREET (NON-ARTERIAL)
- SMC23.47a.0321(c) GARAGE ENTRY ALONG 56TH



NW 56th ST. STREETSCAPE



20th AVE. STREETSCAPE

DESIGN ALTERNATE 3 - PREFERRED



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