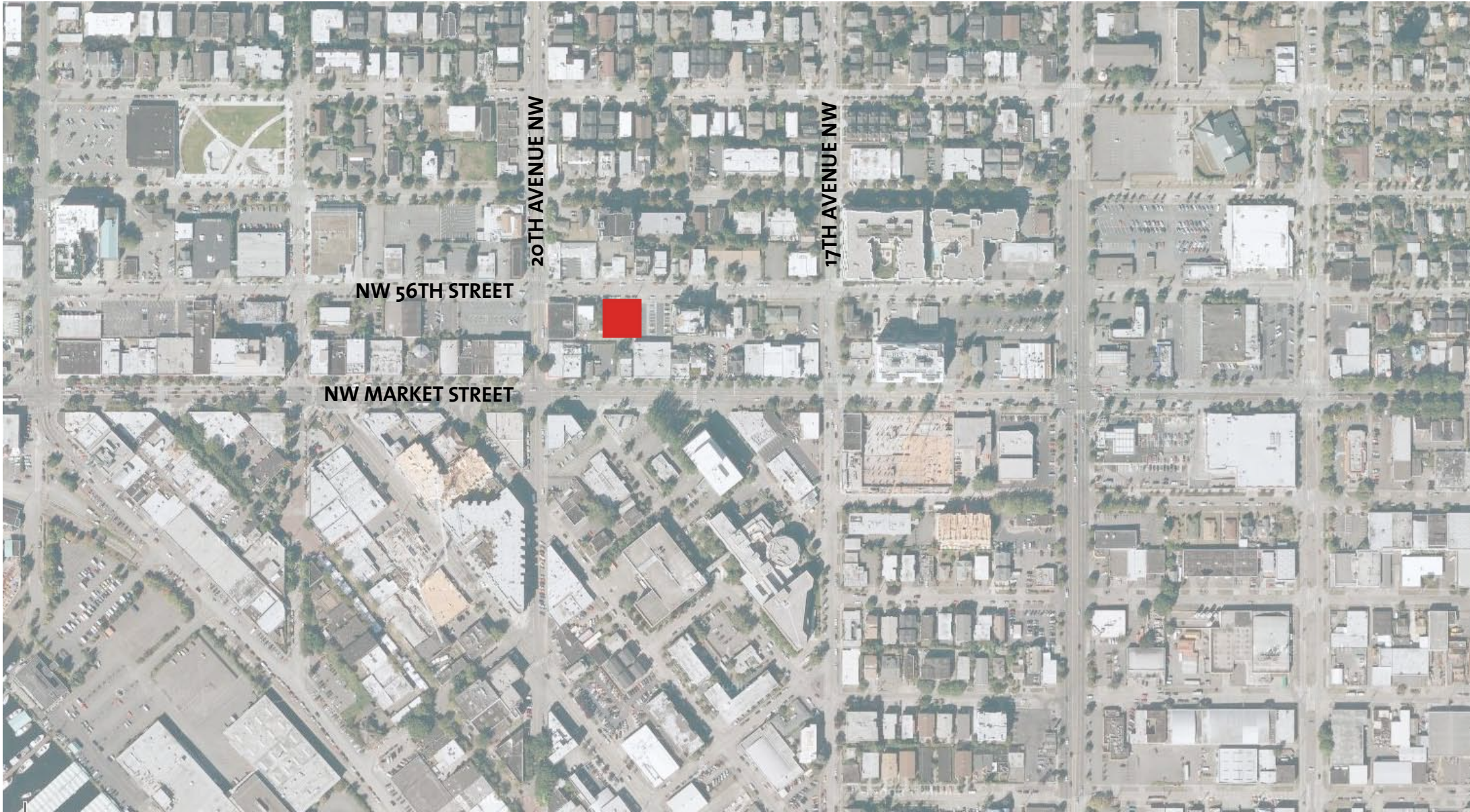




COMPASS CENTER BALLARD Early Design Guidance

February 8, 2010
DPD Project No. 3010420

DPD Project No.: 3010240
Property Address: 1753 NW 56th Street
Owner Name: Compass Center Ballard, LLC
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PROJECT INTRODUCTION

About The Compass Center

The Compass Center serves homeless and low-income men and women over 18 years of age, a vulnerable and underserved population in Seattle and King County. It is a culturally and ethnically diverse population, consisting of individuals with varying strengths and needs.

Many come to the Compass Center with multiple issues including domestic abuse, mental illness, drug/alcohol dependence, poor employment histories, undeveloped employment skills, child custody or other legal issues, and poor or incomplete rental histories. Some of the clients who access the emergency services are non-sheltered, sleeping on the streets, in parks, under bridges, and having no other available meals or hygiene facilities.

Most individuals have no income or very low incomes. Those served by our case management and shelter program have incomes below \$7500/year. Client data indicate that 40% of the men served by the Compass Center are Veterans.

Blending compassion and caring with effective programs and unique services, the people and programs at each of The Compass Center’s locations promote dignity, self esteem, and respect for self and others. One-on-one case management identifies the issues that led to street life and helps each person set his or her own goals.

The Project Site

The project site, at 1753 NW 56th Street in Seattle’s Ballard neighborhood, was purchased by the Compass Center in 2007 with assistance from the City of Seattle. It measures 9,492 sf and is bordered by NW 56th Street to the north and a sub-standard asphalt alley to the south. The site is currently vacant.

Project Description

The project consists of 80 units of affordable housing for very low income adults. Unit types will be small studios. Large program areas include: commercial kitchen, dining room to accommodate 50 people, offices, meeting spaces, lounges and activity rooms.

Parking for 12 vehicles will be provided at grade within the building and accessed from the alley.

THE COMPASS CENTER

Where compassion creates community.



DEVELOPMENT OBJECTIVES

Increase affordable housing options for very low income members of our community.

Create an environment for residents and staff that provides a sense of calm and well-being; and promotes community within the building and Ballard neighborhood.

Build a signature building for Compass Center, a local non-profit organization that serves homeless adults in shelter, day centers and permanent housing across the region.

Be a good neighbor by contributing to the quality of life in Ballard and foster neighborliness through architectural expression.

Create an responsible, sustainable project that makes optimal use of scarce economic, environmental and social resources.

Building Program | Desired Uses

A project program was finalized by the Compass Center in April 2009. It is tied to low-income housing funding applications, and has served as the design team’s guide for overall building size, residential unit count, program area and parking requirements. The program includes first floor lobby, lounge, meeting and of-fice spaces, as well as back-of-house functions such as garbage/recycling, laundry room, electrical and mechanical rooms, and parking for 12 vehicles.

Second floor program elements include counseling and clinical offices, commercial kitchen, dining room for residents, and residential amenity spaces.

The upper five floors contain residential units, offices, residential amenity spaces, and decks.

Approximate Structure Height

It is anticipated that the building will be seven stories, approximately 85 feet in height.

Number of Residential Units

80 studio units are anticipated.

Amount of Commercial Space

The preferred scheme contains approximately 10,000 square feet of commercial space, predominantly offices and meeting spaces.

Number of Parking Spaces

12 stalls, including a van accessible space, within the building structure, accessed from the alley in two garages.

URBAN DESIGN ANALYSIS: ZONING

The zoning is NC-3 with an 85-foot height limit. The site is within the Ballard Hub Urban Village and does not contain City-defined Environmentally Critical Areas, nor is it subject to Neighborhood Specific Guidelines. The most pertinent zoning issues for the project are:

Use (Chart A Section 23.47A.004)
Residential uses are permitted outright in an NC-3 zone up to 6.0 FAR if in a mixed-use development, and up to 4.5 FAR in a single use development. Offices and meeting room uses are also permitted outright.

Envelope (Chart A Section 23.47A.013B)
The building is expected to be approximately 54,000 sf. The lot is 9,491 sf. Because the program is ambitious, and the goal to maximize the number of affordable housing units, both city-wide and on this site, the building is likely to reach the allowable height of 85 feet.

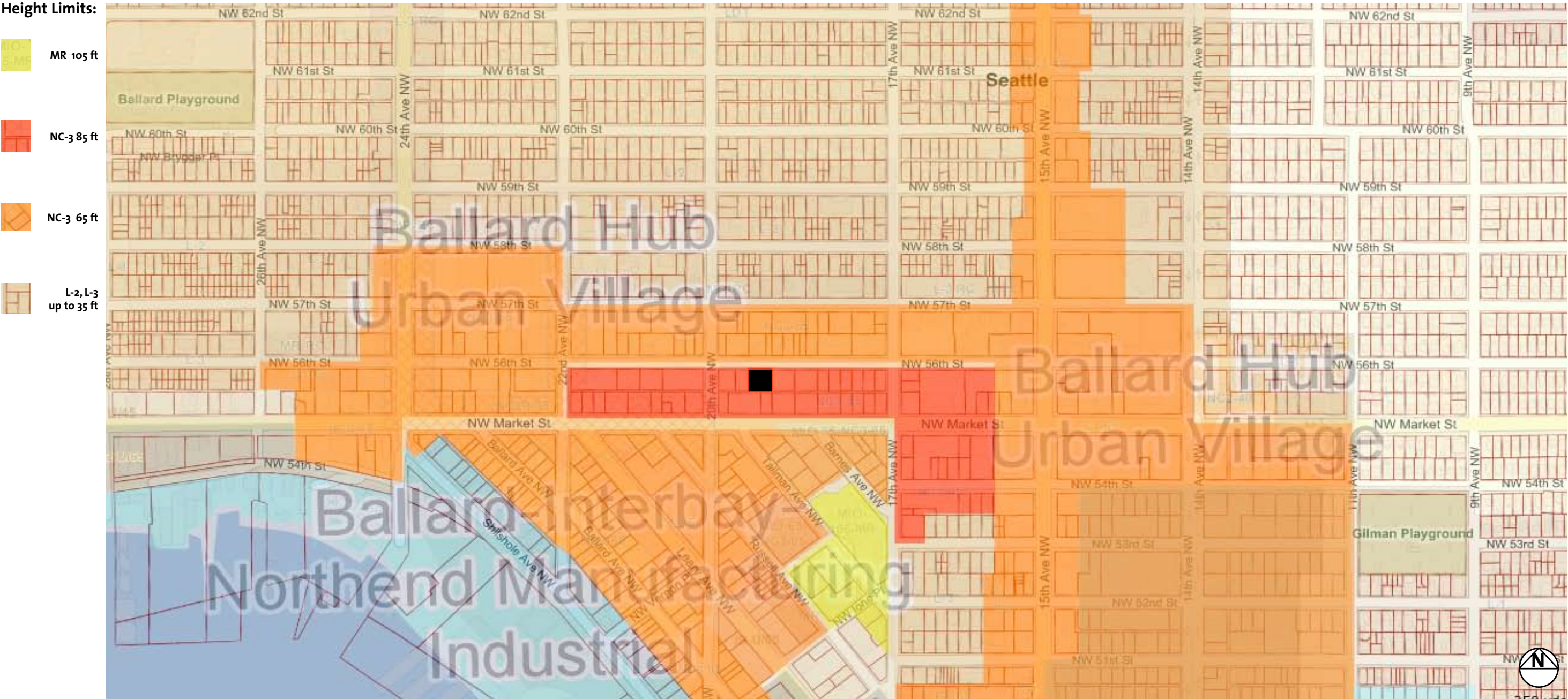
Setbacks (23.47A.014)
No setbacks are required.

Parking (23.45.015.B.2)
Parking is not required in neighborhood commercial zones in urban centers. Compass Center intends to provide approximately 12 staff parking and a van loading space in a structured garage on the site.

Green Factor (23.47A.016)
To meet the Green Factor, we propose an extensive green roof on both the upper roof and podium levels of the building. This will also meet stormwater detention requirements. Additionally, the building footprint allows

for 14-foot wide planting strip along the north edge of the property, and a 5-foot wide planting median between the sidewalk and the street. Right of Way plantings will be coordinated with Seattle City Light and SDOT.

Adjacent Zoning:
Zoning east, west and south adjacent to the property is NC3-85. Zoning north across NW 56th St. is NC3-65.



URBAN DESIGN ANALYSIS: LAND USE

Neighborhood Development and Uses
Market Street (1 block south of the site) is the commercial spine of the Ballard Neighborhood and attracts pedestrians and cars alike. It demarcates the northern edge of the commercial center of Ballard from the more residential areas to the north. Market Street is dominated by 1- and 2-story retail and commercial structures.

Historic residential development has been low-rise multi-family and single family, mostly north of Market Street. Recent residential development has been 65 to 85 foot

height mixed use. These recent projects can be found on both sides of Market Street, and are clustered along 17th Avenue NW and 24th Avenue NW.

Open spaces are found in two main forms: Ballard Commons Park (a half-block open space approximately two blocks away) and triangular sites formed by the street grid shift south of Market Street.

The Ballard Municipal Center Master Plan is intended to provide a civic and residential presence around a cen-

tral open space – Ballard Commons Park. The Municipal Center is defined as the area bordered by 20th Av. NW to 24th Av. NW, and from NW 56th St. to NW 58th St. Although the project site is not within the boundaries of this area, it is within 200 feet of its southeast corner. The Ballard branch of the Seattle Public Library and the Neighborhood Service Center, located at NW 56th Street and 22nd Ave. NW, along with the recent development of the park, are part of the realization of this plan.

NW 56th Street between 17th and 20th Avenues has three main functions: frontage for multi-family and single family properties; commercial frontage for professional offices, with few retail enterprises; and as a “back of house” - predominantly surface parking lots - for the commercial entities fronting on Market Street.



URBAN DESIGN ANALYSIS: NEIGHBORHOOD DEVELOPMENT + USES

Building list key

- o. Project Site
- 1. Ballard Firehouse (formerly Fire Station #18)
- 2. Denny's (former)
- 3. Louisa Building
- 4. Hjarta Condominiums
- 5. Ballard Carnegie Library
- 6. Ballard Place Condominiums
- 7. The Landmark Apatments
- 8. Metropole Condominiums
- 9. NOMA Condominiums
- 10. Canal Station Condominiums
- 11. Ballard Condominiums
- 12. Seattle Public Library Ballard Branch
- 13. Majestic Bay Theater
- 14. Ballard Historic District
- 15. Ballard on the Park Apartments
- 16. Ballard Commons Park
- 17. Bergen Place
- 18. Marvin's Garden
- 19. Swedish/Ballard Hospital
- 20. Fire Station #18
- 21. Gallagher Apartments
- 22. The Ballard Building
- 23. The Danielle Condominiums

LANDMARK BUILDING

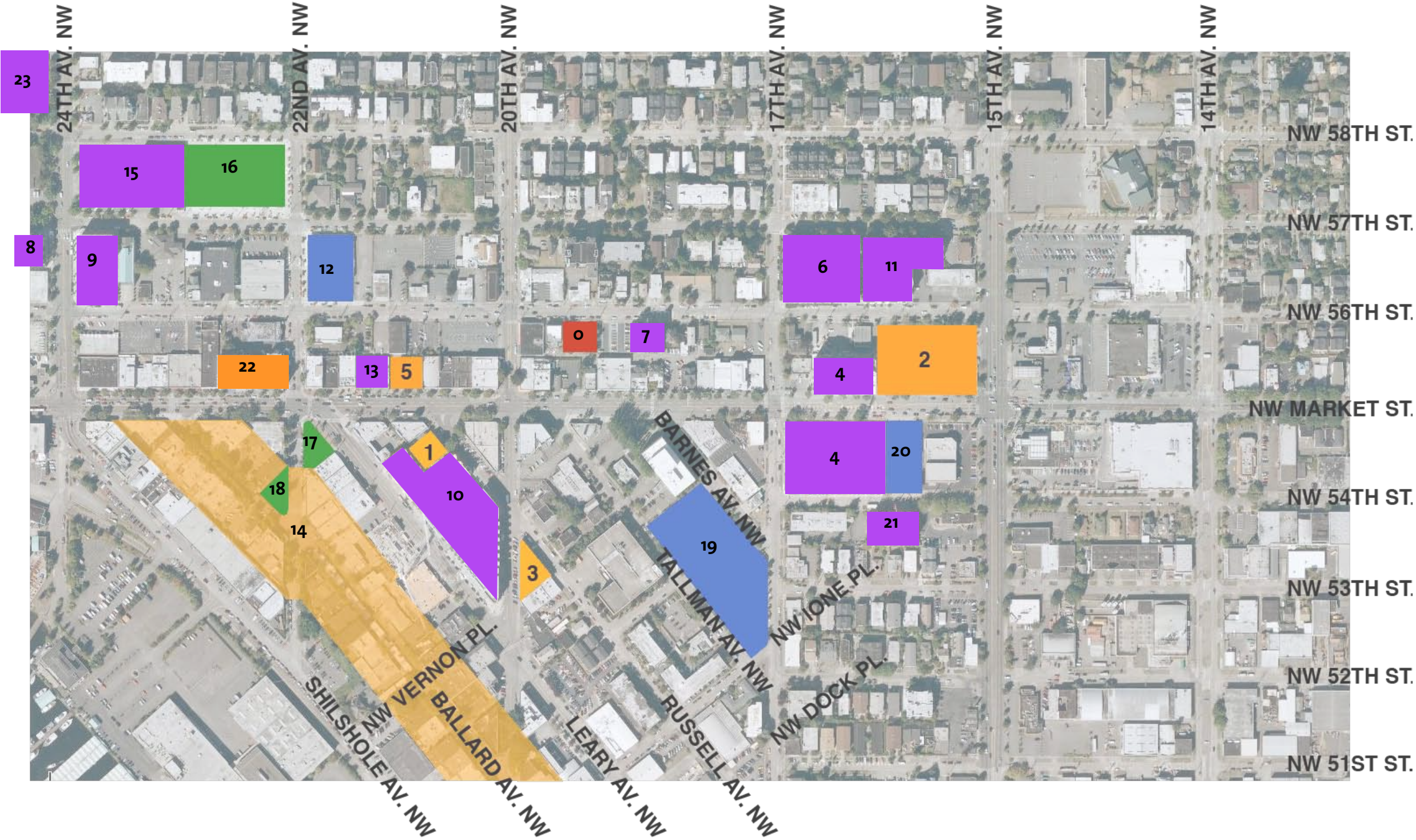
SURFACE PARKING LOT

RESIDENTIAL

CIVIC/RELIGIOUS

OPEN SPACE

COMMERCIAL



Neighborhood Amenities:

Swedish/Ballard Hospital is located at 5300 Tallman Ave. NW, approximately 4 blocks south of the project site. Services include: Addiction Recovery, Cancer Outpatient Care, Childbirth, Community Health, Emergency Room, Health Education, Midwifery, Physical Therapy, Surgical Services and Women’s Imaging.

The Ballard branch of Seattle Public Library and Neighborhood Service Center are located at the northeast corner of 22nd Ave. NW and NW 56th Street, approximately 2 blocks west of the project site. Completed in 2005, this branch contains meeting spaces, public art, 37 computer terminals and can hold 66,700 books and materials. The building’s green features include an extensive green roof and a photovoltaic array of 17 panels.

The Ballard Food Bank, located at NW 70th Street and 24th Ave. NW provides food, clothes, hygiene items or emergency financial help to more than 1,000 Ballard, Magnolia and Queen Anne households each week.

Landmarks:

- 1. Ballard Firehouse (formerly Fire Station #18) 5427 Russell Av. NW. (Seattle Landmark designation, NRHP designation June 19, 1973.)
- 2. Denny’s (formerly Manning’s Cafeteria) 15th Ave. NW + NW Market St. – demolished June 2008.
- 3. Louisa Building 5220 20th Avenue N.W.
- 5. Ballard Carnegie Library, 2026 NW Market Street (built 1904, NRHP designation 1979). The Library was constructed in 1904 with a grant from philanthropist Andrew Carnegie, among other funds. The building, located at 2026 N.W. Market Street, is notable as the first major branch of the Seattle Public Library system, and for employing one of the first African American librarians in Seattle (Lucille Smith, 1942). The Library was in service until 1963, when a newer facility replaced it. After its sale, the old library building housed a variety of private commercial enterprises. The building is now home to Carnegie’s, a French restaurant which opened in 2003, and North Channel Kilts, a kilt manufacturer. Without the City of Seattle’s landmark status, despite its National Registry of Historic Places status, the structure is at risk from new development.
- 14. Ballard Avenue Historic District - Ballard Avenue between NW Market St. and NW Dock Pl. (NRHP design-

ation 1976). The Historic District spans the length of Ballard Avenue NW between NW Market Street and NW Dock Place. The District reflects the patterns of industrial growth in Seattle, and the city’s Scandinavian heritage. In the 1870s and 1880s, the district center around the area’s rich timber resources. The area’s success spurred the construction of commercial buildings north of the mills—two- and three-story Italianate brick banks, retail stores, saloons, and hotels--that form the core of the historic district today. Annexed in 1907 by Seattle, Ballard received another boost in 1916, with the dredging of Salmon Bay which allowed growth of the commercial fishing fleet. The District was listed on the National Register of Historic Places in 1976.

22. The Ballard Building, 22nd Av. NW + NW Market Street: Originally home to an Eagles lodge (F.O.E.), home at various times to the Bagdad Theater, a community hospital, various restaurants and retail stores, and a nightclub called the Backstage.

Nearby Open Space

- 16. Ballard Commons Park is located at the intersection of NW 56th Street and 22nd Av. NW, across the street from the Ballard branch of the Seattle Library. It is approximately 2 blocks west of the site and contains a skate park, walking paths and public art.
- 17. Bergen Place is a public plaza that occupies the triangular formed by NW Leary, NW Market Street and 22th Avenue NW. It contains public art (“Witness Trees” by artist Jen Dixon), seating, information kiosk and trees.
- 18. Marvin’s Garden is a quiet oasis across 22nd Avenue from Bergen Place and is the site of the red brick Ballard Centennial Bell Tower, created to hold the old Ballard City Hall bell at the site where the City Hall stood, and to mark the Ballard Avenue Historic District. It contains seating, trees and flowers in planters.

The Ballard Farmer’s Market, formed as an off-shoot from the Fremont Farmer’s Market in 1999 occurs every Sunday throughout the year along Ballard Avenue NW

between NW 20th and NW 22nd Avenues.

Ballard Housing Precedents

Due to its convenient location near downtown and its neighborhood amenities, Ballard has seen unprecedented growth in recent years. Between 2005 and 2008, 287 units of housing were constructed, with 1,452 more units in the pipeline. If all projects are realized, the neighborhood will exceed by 74% its 20-year target growth rate of 1,000 new units by 2024.

Recent housing development in Ballard has been large-scale mixed use wood-framed construction. Some examples include:

- 4. Hjarta: 79 Condominium units 17th Av. NW + NW 56th, NW Market Sts. (completed 2008)
- 9. NoMa: 90 Condominium units 24th Av. NW + NW 56th St. (completed 2006)
- 8. Metropole: 30 Condominium units 24th Av. NW + NW 57th Street (completed 2006)
- 10. Canal Station: 109 Condominium Units. NW Leary St. + 20th Av. NW (phase 1 completed 2007)
- 6. Ballard Place: Condominiums: NW 56th Street + 17th Av. NW. (completed approximately 2004)
- 11. Ballard Condominiums: 1525 NW 57th Street between 15th & 17th Aves. NW
- 7. The Landmark: 35 apartments 1737 NW 56th Street betw. 15th & 17th Aves. NW. (completed 1994)
- 23. The Danielle: 31 Condominium units: 5803 24th Ave NW Seattle. (anticipated completion 2010)
- 15. Ballard on the Park: 268 Apartments, 24th Ave NW + NW 57th St (anticipated completion 2009).
- 21. Gallagher Apartments: 1521 NW 54th Street: 60 apartments (completed 2008)

The project site lies at the transition between the higher-density development around Market Street, and the single-family neighborhoods to the north.

URBAN DESIGN ANALYSIS: NEIGHBORHOOD DEVELOPMENT + USES

BALLARD NOTABLE PLACES



Witness Trees at Bergen Place,
NW Market St. + 22nd Av. NW



Ballard Carnegie Library 2026 NW Market St.
- NRHP designation 1979



Louisa Building 5220 20th Avenue N.W.
- Seattle Landmark designation



Fire Station #18 (aka Ballard Firehouse) 5427 Russell Ave. NW
- Seattle Landmark designation, NRHP designation 1973



Ballard Commons Park, NW 56th St. + 22nd Av. NW



Seattle Fire Station # 18, 1521 NW Market St.



Seattle Public Library - Ballard Branch, 5614 22nd Ave. NW



The Ballard Building
22nd Ave. NW + NW Market St.



Majestic Bay Theater, 2044 NW Market St.



Marvin's Garden, 22nd Av. NW + Ballard Av.

URBAN DESIGN ANALYSIS: NEIGHBORHOOD DEVELOPMENT + USES

BALLARD HOUSING PRECEDENTS



Ballard Place Condos NW 56th Street + 17th Av. NW



Ballard Condos 1525 NW 57th St.



Landmark Apartments, 1737 NW 56th St.



Hjarta Condos 17th Av. NW + NW 56th St, NW Market St. (2008)



NoMa Condos 24th Av. NW + NW 56th St. (2006)



Gallagher Apartments 1521 NW 54th St.



Canal Station Condos. NW Leary St. + 20th Av. NW (2007)



Metropole Condos 24th Av. NW + NW 57th St. (2006)



Ballard on the Park. 24th Av. NW betw. NW 57th & NW 58th Streets (2009)

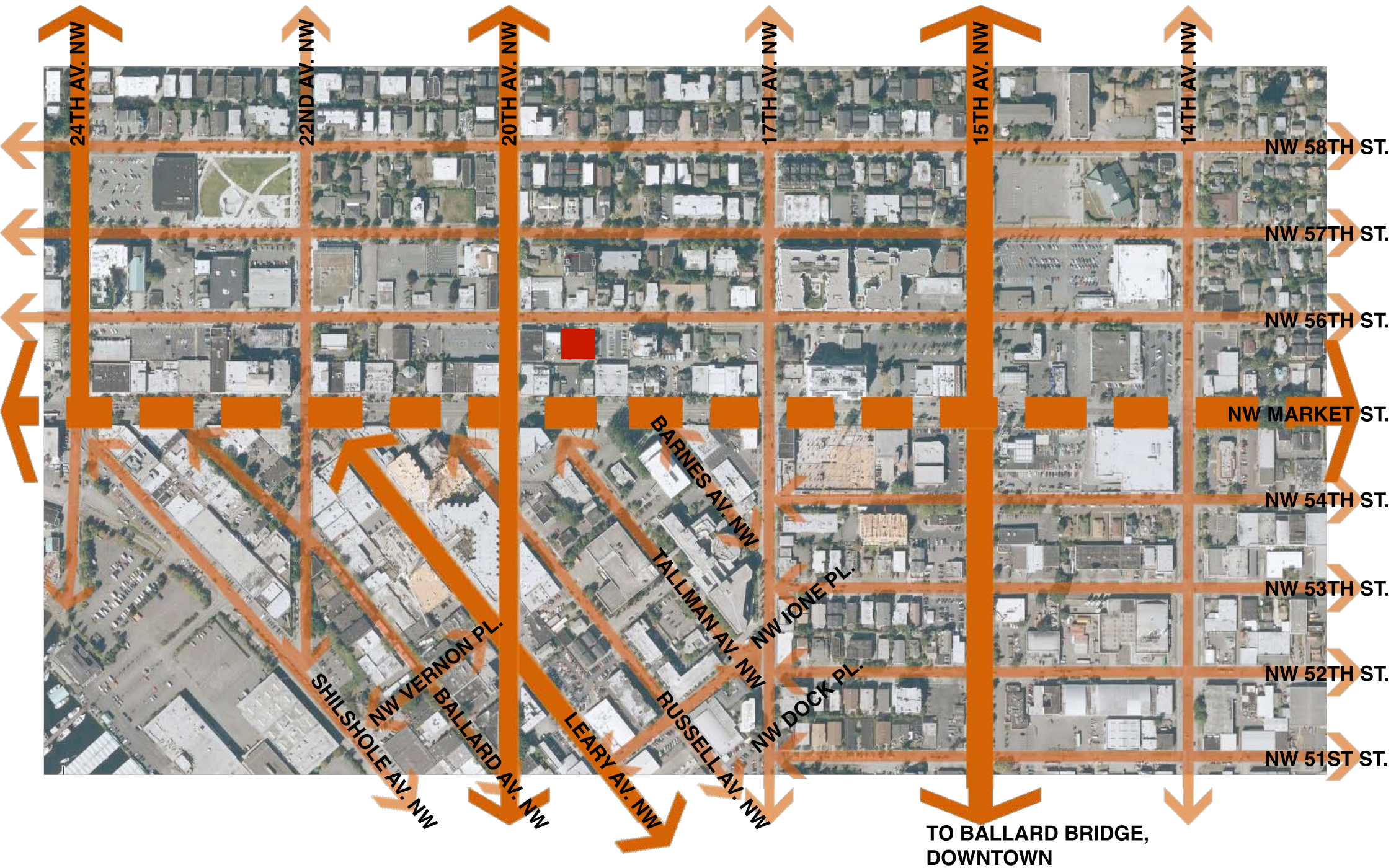
URBAN DESIGN ANALYSIS: TRAFFIC

NW 56th Street is a relatively quiet, predominantly residential street. It contains one lane of traffic in each direction with parallel parking on both sides of the street. The block between 17th and 20th Avenues is long. Although this street is immediately north of Market Street, minimal “spill over traffic” is observed.

There are large volumes of automobile traffic on NW Market Street. Because of the timing and frequency of lights and pedestrian crossings, the traffic on this major thoroughfare is relatively calm and slow moving.

The street grid shifts south of Market Street, creating intersections with acute angles.

Bicycle traffic is present. The Burke Gilman trail, a major east-west bicycle route, is approximately 8 blocks south of the site. Bicycle lanes in both directions are striped on NW Market Street.



URBAN DESIGN ANALYSIS: TRANSIT

The site is well served by transit. Bus routes 44 and 46 serve Ballard, Wallingford and the University District. Bus Route 15 serves Ballard, Crown Hill, Queen Anne Hill and Downtown. Transit stops are located one block south at the intersection of 20th Avenue NW and NW Market Street, and two blocks east at the intersection of 15th Av. NW and NW Market Street.

Daytime headways for Routes 44 and 15 are 15 minutes and 30 minutes respectively. Route 81 is a night owl route, providing service from Downtown to Ballard throughout the night.



URBAN DESIGN ANALYSIS: CONCLUSIONS

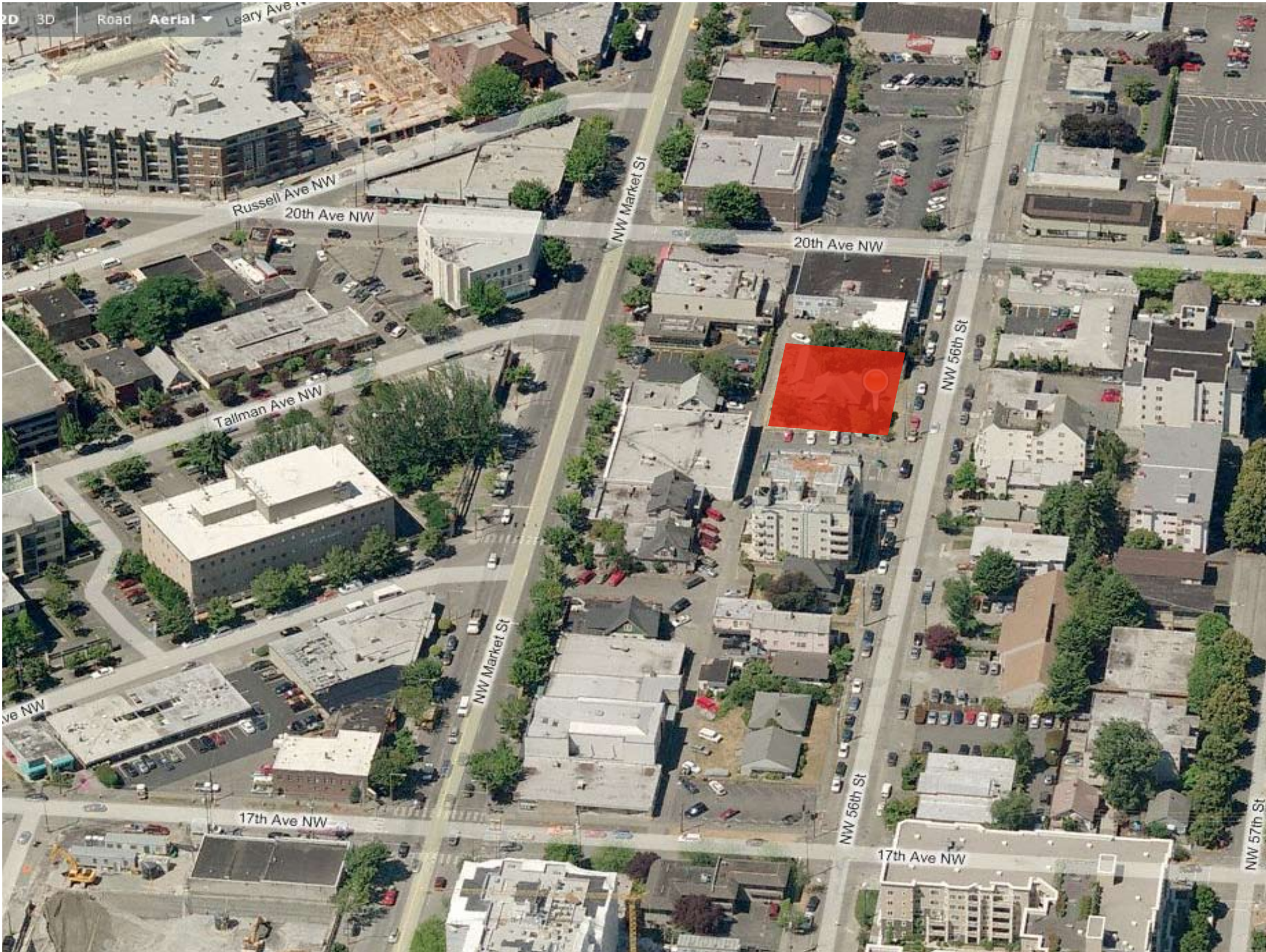
Ballard is a neighborhood in transition to higher-density residential and commercial uses. Drawing upon its rich maritime and Scandinavian histories, it is striving to maintain its neighborhood character.

Because the neighborhood is close to Downtown and well-served by transit, it is a desirable neighborhood. Land use patterns do not yet reflect the higher density zoning that was implemented in recent years. The building fabric is therefore a mixture of low-rise and mid-rise structures, with a large number of surface parking lots. The car dominates, but alternative transportation is being encouraged and planned for.

The neighborhood density is likely to continue trending upward. There is a need for housing at all income levels citywide, and a shortage of affordable housing in Ballard specifically. Because the neighborhood is well-served by transit, contains a wide range of amenities, and the zoning allows for high densities, we believe the project site is well-suited to the affordable housing program proposed.

The quietness of NW 56th Street promotes pedestrian activity, but does not rely on it for the survival of the businesses located there. Tempering the impact of surface parking lots and demonstrating sensitivity to the lower-rise developments along the Street will be significant challenges to meet.

Our charges will be to contribute to neighborhood vibrancy by providing an attractive precedent for multi-family housing and enhancing the pedestrian experience.



SITE ANALYSIS: ENVIRONMENTAL FACTORS

Location

The project is on a mid-block site in Ballard fronted by NW 56th Street to the north, and by a substandard alley on the south. It is approximately 200 feet east of NW 20th Avenue.

Existing Uses/Structures

Until Spring 2009, the site was occupied by a 3-story residential wood structure and detached 1-car garage. This structure was demolished under a nuisance order in Spring 2009.

Existing Utilities

High voltage power lines present on the south side of NW 56th Street pose a significant challenge to the project. Seattle City Light requires 10’-0” clearance from the lines and, in most cases, an additional 3’-6” working / occupancy clearance beyond the 10’-0” setback. The power lines run along the entire frontage of the project property. Responsibly responding to this significant constraint will be a design challenge.

Topography

The site slopes gently downward from north to south with a drop of approximately 3.5 feet from NE 56th Street to the Alley. The site drops approximately 1/5 feet from East to West along NW 56th Street.

Views

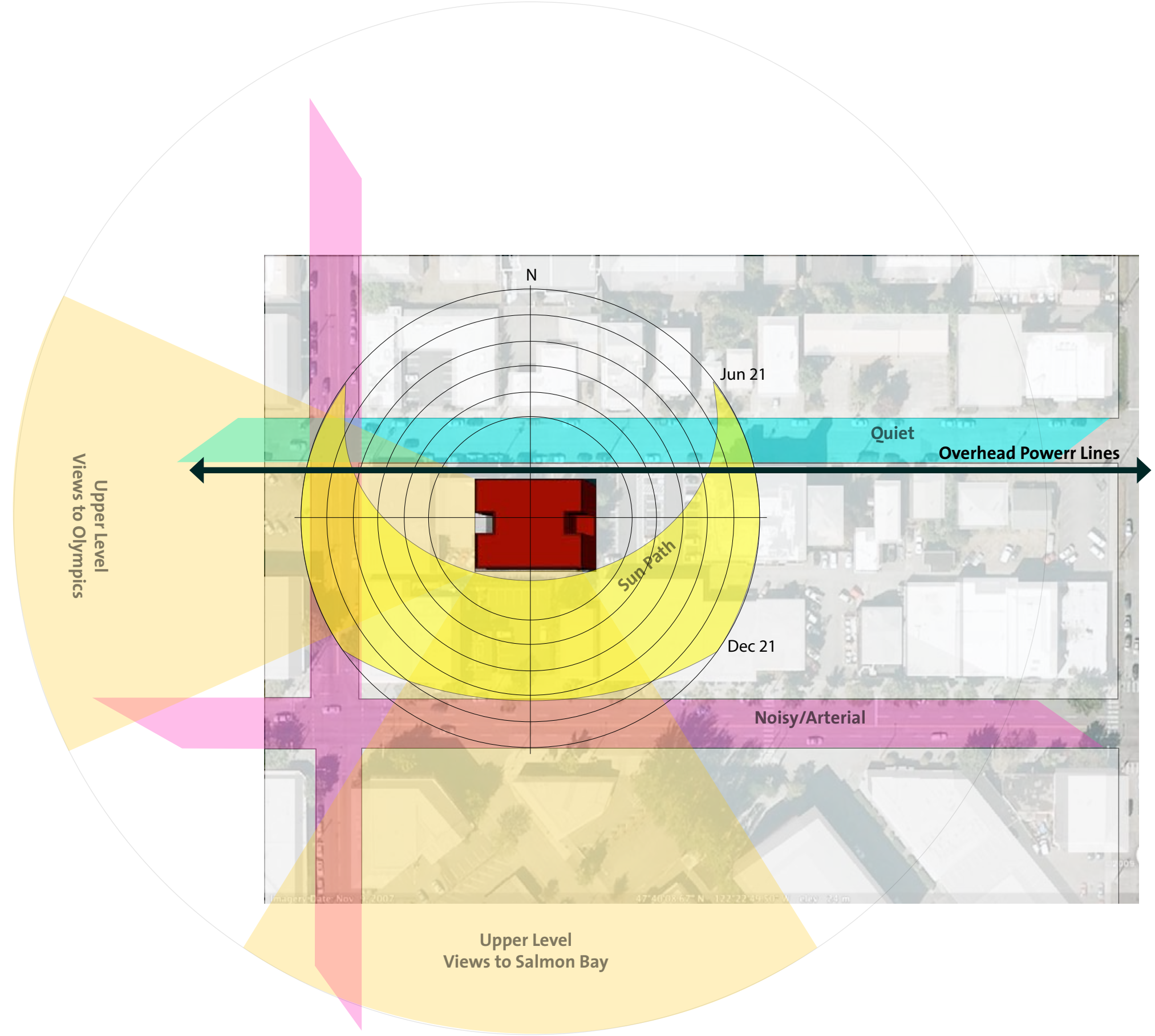
Upper story views west to the Olympics and south to Salmon Bay are present. However, these views would not be available with full build-out of the properties to the south and west.

Adjacent properties

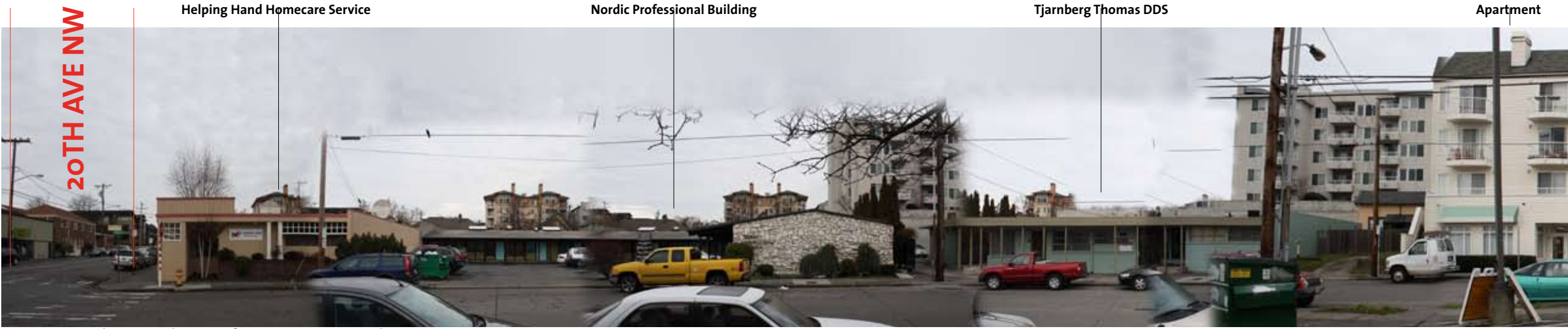
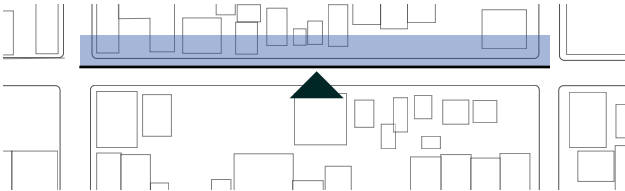
Immediately to the east of the property is a privately owned asphalt surface parking lot for approximately 30 vehicles that serves the commercial entity (Sip ‘n Ship) across the alley to the south and fronts Market Street.

Immediately to the west of the property is an existing three-story wood framed apartment building with a detached garage.

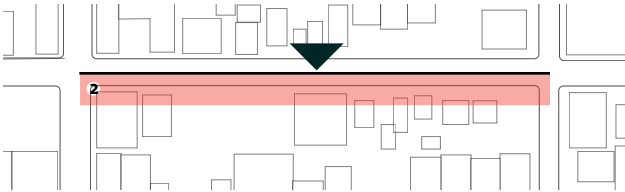
Across NW 56th Street to the north of the property are 1- and 2-story commercial buildings including two dental clinics and an apartment building.



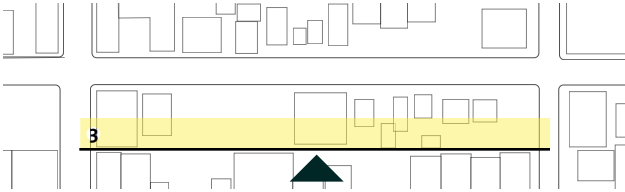
SITE ANALYSIS: STREETSCAPES



CONTEXT: Looking North away from site on NW 56th St.



CONTEXT: Looking South toward site from NW 56th St.



CONTEXT: Alley Looking North

Apartment

House

House

Apartment

Forum Professional Building

Ballard Dental Arts

17TH AVE NW



Project Site

Apartment

Vacant

20th AVE NW



Apartments

House

Studios

House

Studios

Vacant

Tax Service

17TH AVE NW



DESIGN GUIDELINES: HIGHEST PRIORITY

Guideline	Description	Discussion
A-3: Entrances Visible from the Street	Entries should be clearly identifiable and visible from the street.	Visible, easily understandable, accessible entry to the project is a priority both for the occupants and the public.
A-4: Human Activity	New development should be sited and designed to encourage human activity on the street.	Although the project does not propose retail uses on the ground floor, informal surveillance through transparency, and attractive right-of-way improvements will foster human activity and optimize pedestrian/building safety.
A-5: Respect for Adjacent Sites	Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings	Although the zoning allows for 85-foot height buildings, adjacent properties have yet to be developed to their full envelope potential. The project will provide visual interest and human scale on all facades, even those that are party wall conditions, understanding they may be visible for some years before adjacent properties are redeveloped.
A-7: Residential Open Space	Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.	The project proposes an extensive green roof with patio space for residents to enjoy Olympic and Salmon Bay views. In addition, residential open space is proposed on the 3rd floor podium level.
B-1: Height, Bulk, and Scale Compatibility	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.	The proposed project complies with the allowable height for the zone. The project is on a narrow mid-block site which limits the bulk of the proposed building. Also, see comments for A-5.
C-2: Architectural Concept and Consistency	Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.	A primary project goal is to provide a coherent building concept, and to reinforce this concept with appropriate articulation, patterning, cladding, fenestration and detailing. Although it is early in the design process, we hope to establish a strong conceptual directive that will inform the design process moving forward.
C-3: Human Scale	The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.	The building’s materiality and uses will provide a desirable human scale.
C-4: Exterior Finish Materials	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.	The building will be owned and operated by the Compass Center for many years to come. It is in their interests, as well as that of the neighborhood, to construct the building out of high-quality, long-lasting, well-detailed sustainable materials.
D-1: Pedestrian Open Spaces and Entrance	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.	We propose a generous open space on the property along the street frontage to provide a ground-level resident amenity space and to enhance the pedestrian environment. This area will be well planted, paved and illuminated to provide comfort and safety.
D-5: Visual Impacts of Parking Structures	The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.	Parking is located off the alley side of the building, and will not be visible at the street front. The parking structure will be constructed of concrete, which will receive uniform treatment around all sides of the building.
D-7: Personal Safety and Security	Project design should consider opportunities for enhancing personal safety and security in the environment under review.	Personal safety and security is a priority for both residents of the building and neighbors. The building will be well-lit with ample transparency to provide a sense of safety. In addition, security cameras are proposed around the perimeter of the building and at all points of entry/exit.
D-11: Commercial Transparency	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.	To the greatest extent possible, the ground floor and second floors of the building will be transparent, providing visual interest to pedestrians, and eyes on the street.
E-2: Landscaping to Enhance the Building and/or Site	Landscaping, including living plant material, special pavements, trellisses, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.	See comments for D-1.



MASSING

- B-1: Height, Bulk, and Scale Compatibility
- A-5: Respect for Adjacent Sites

The zoning (allowable height) for the property and its neighbors is taller than most existing uses along the block. This project will be one of a handful of taller buildings. One mitigating factor for the massing of the building is its relatively narrow width and depth: the site measures approximately 98’-0” wide by 95’-0” deep, and is an infill, midblock site. Care must be taken to be sensitive to the privacy needs and immediate neighbors’ concerns about solar access.



OPEN SPACE

- A-7: Residential Open Space
- D-1: Pedestrian Open Spaces and Entrances

Open space within and around the project site has the potential to provide a filtering function between the public domain and the private realm. The required clearances from overhead power lines along NW 56th Street provides an opportunity to create a rich outdoor experience at the building’s front that can enhance both the public experience of the building, and provide some degree of privacy and separation for the building’s occupants.

Given the allowable height of the building, there is an opportunity to create high-quality resident open space at the roof level, with views of the Olympic Mountains to the west and Salmon Bay to the south.



EXPERIENCE AT THE STREET

- A-3: Entrances Visible from the Street
- A-4: Human Activity
- C-3: Human Scale
- D-1: Pedestrian Open Spaces and Entrances
- D-7: Personal Safety and Security
- D-11: Commercial Transparency
- E-2: Landscaping to Enhance to Building and/or Site

All of these guidelines speak to the experience of the pedestrian as he/she passes by or enters the building. 56th Street is quieter and more residential in character than Market Street to the south. There are professional offices, surface parking lots, multi-family and single-family residential uses along the block, but very little retail. The experience at the street should be appropriate to all these uses, and should create experiential delight. It must be tempered with the need for privacy and safety for building occupants.

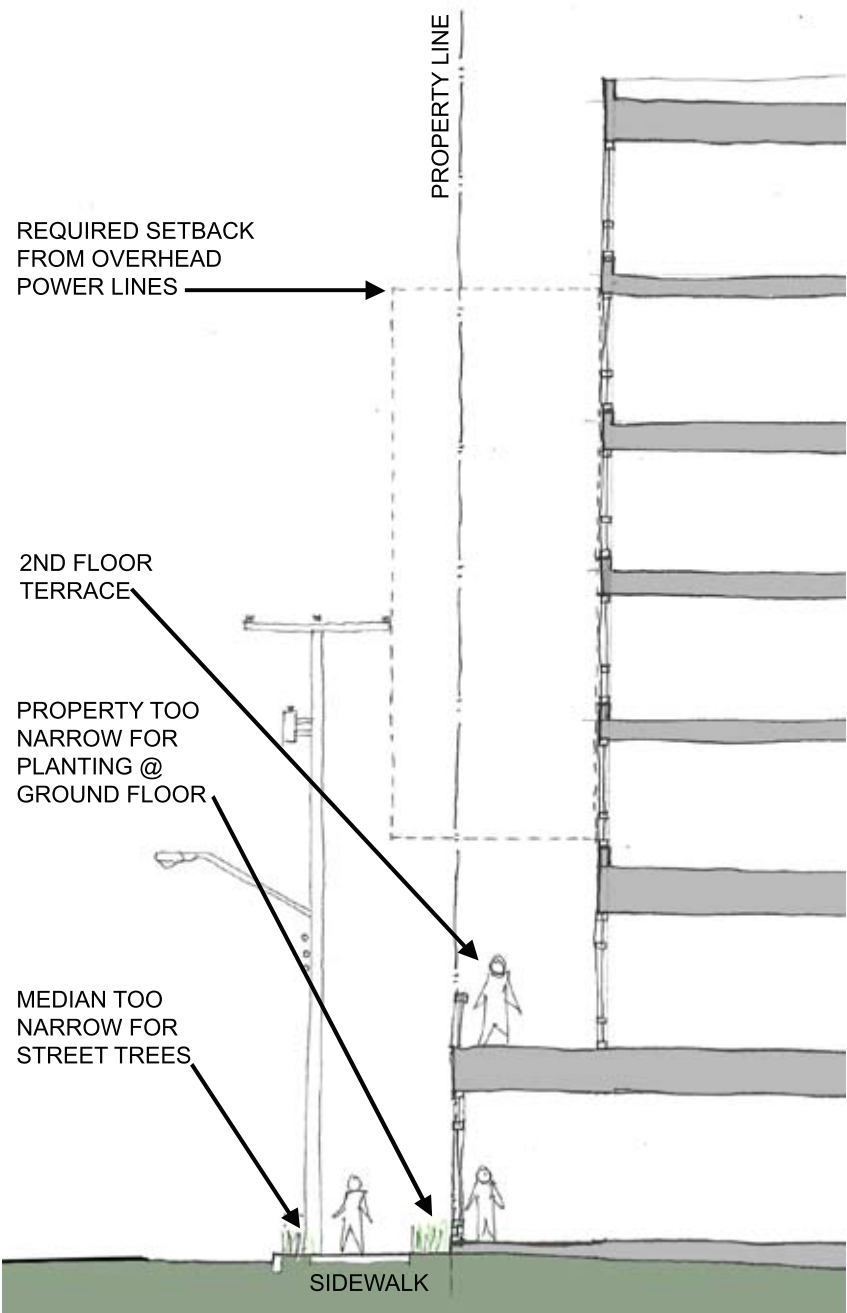


ARCHITECTURAL CONCEPT

- C-2: Architectural Concept and Consistency
- C-3: Human Scale
- C-4: Exterior Finish Materials

The allowable building envelope is nearly a cube: 95’ wide x 90’ deep x 85’ tall. This volume offers opportunities for expression in symmetry, but must be informed by site and program-specific qualities: solar orientation; light, ventilation and supervision needs; and the need to provide a human scale at all levels. Finally, the building’s expression and scale are deeply influenced by exterior material selection. Compass Center will own and operate this facility for many years to come, and is committed to selection of durable, long-lasting, environmentally responsible materials. But materials must also be considered for their inherent aesthetic qualities: color, texture, scale, detailing challenges.

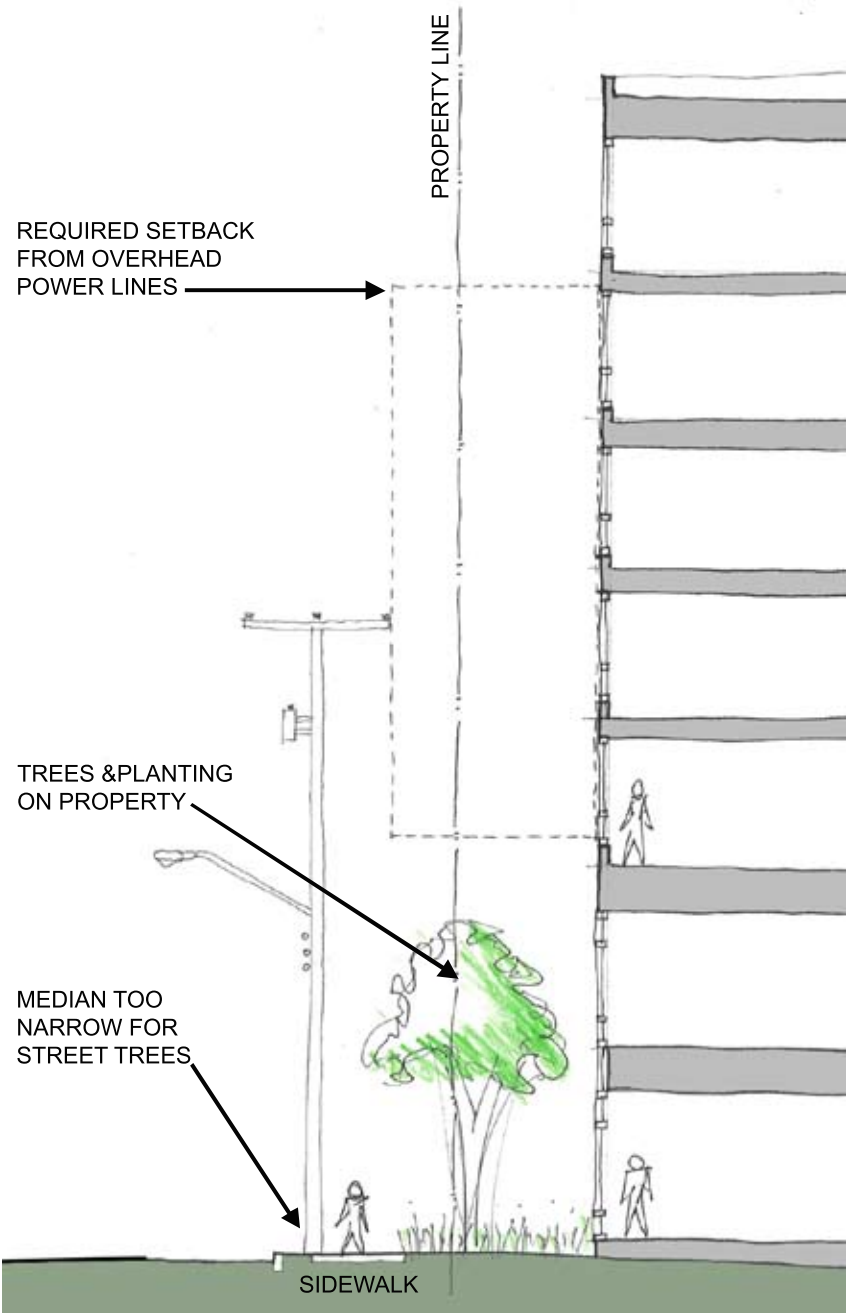
DESIGN ALTERNATIVES: RIGHT OF WAY CONDITION



MASSING OPTION A

Places the building face on the property line at the first floor level, then steps back in response to the overhead power line clearance requirements.

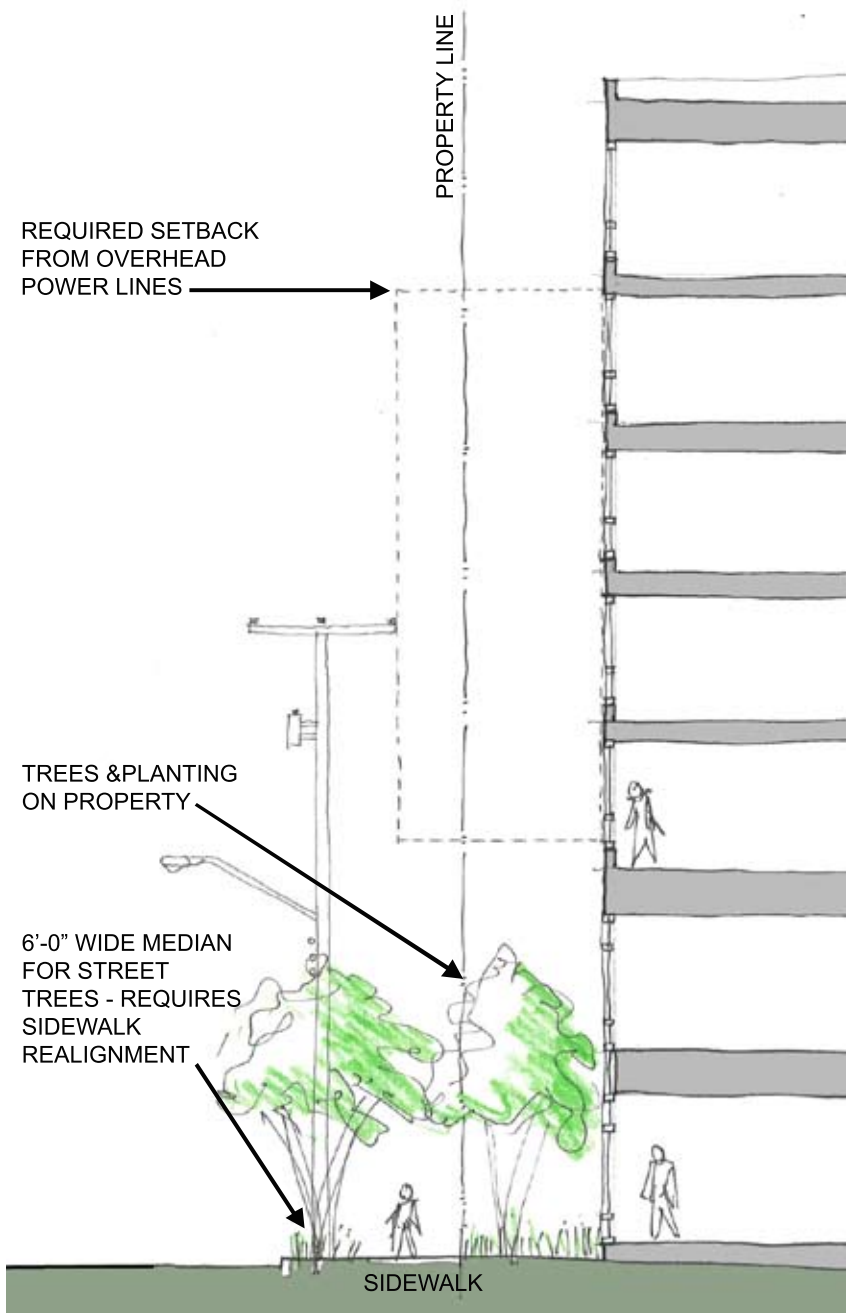
Both the median and the open space in front of the building are too narrow for street trees.



MASSING OPTIONS B & C - Sidewalk remains as is

Places the building face approximately 10'-0" south of the property line and continues up in-plane to respond to the overhead power line clearance requirements.

The median and sidewalk remain in their current alignment - too narrow for street trees. Open space on the property is sufficiently deep to allow for meaningful plantings, including trees.

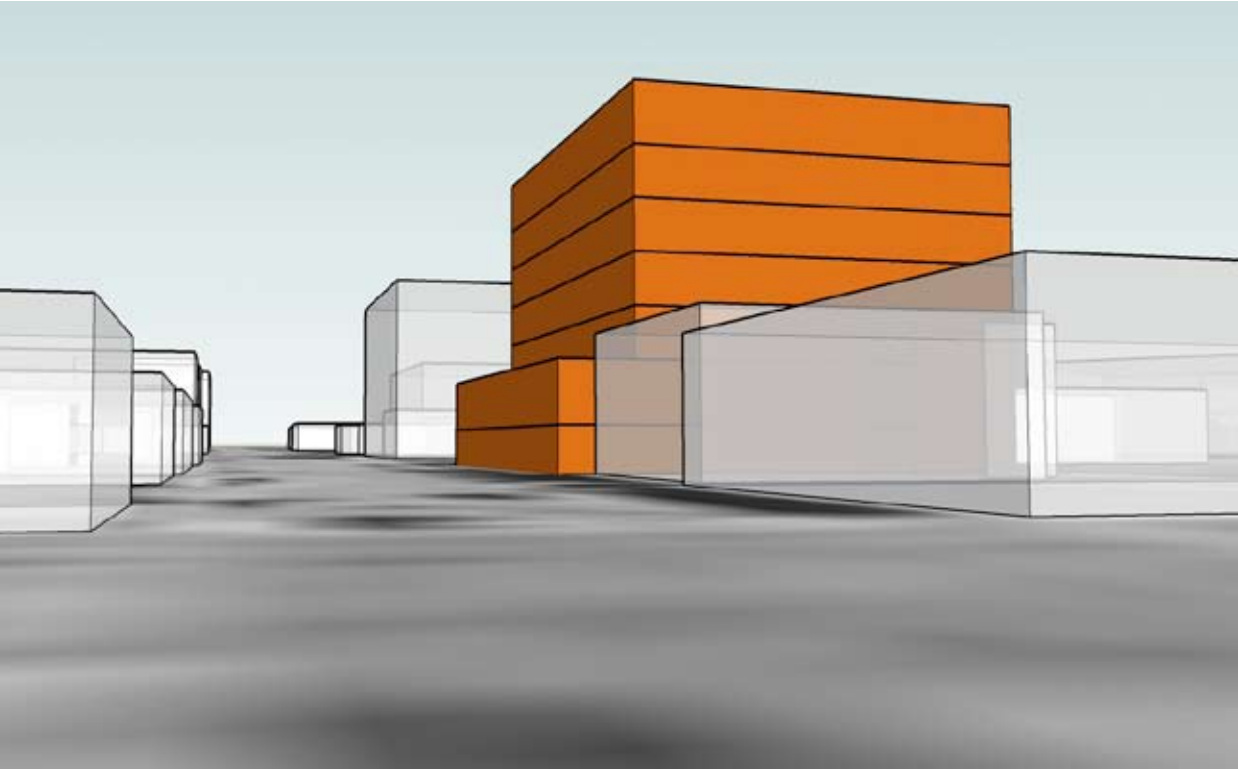


MASSING OPTIONS B & C - Sidewalk is realigned

Places the building face approximately 10'-0" south of the property line and continues up in-plane to respond to the overhead power line clearance requirements.

The sidewalk is realigned to create a 6'-0" median, leaving sufficient space on the property to allow for meaningful plantings, including trees, on both sides of the sidewalk.

DESIGN ALTERNATIVES: OPTION A



Looking east along NW 56th Ave NW toward site.



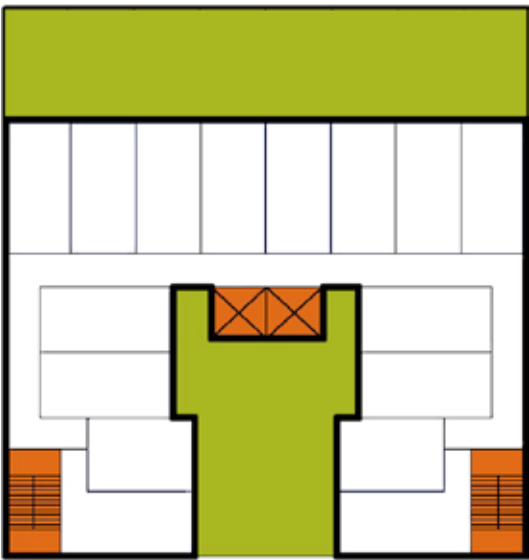
Looking to the South-West toward site.



Looking to the North-East toward site.



Key Plan



Typical Residential Level

MASSING OPTION A

All massing options meet basic programmatic requirements: 80 residential units and 2 levels of offices, meeting spaces, commercial kitchen, resident dining room and parking for approximately 12 vehicles.

ADVANTAGES:

- Maximizes opportunities for sun-filled open space at the podium level that will not be obscured by future development.
- Creates opportunity for 2nd level terrace facing the street
- Creates greatest efficiency between circulation space and residential units.

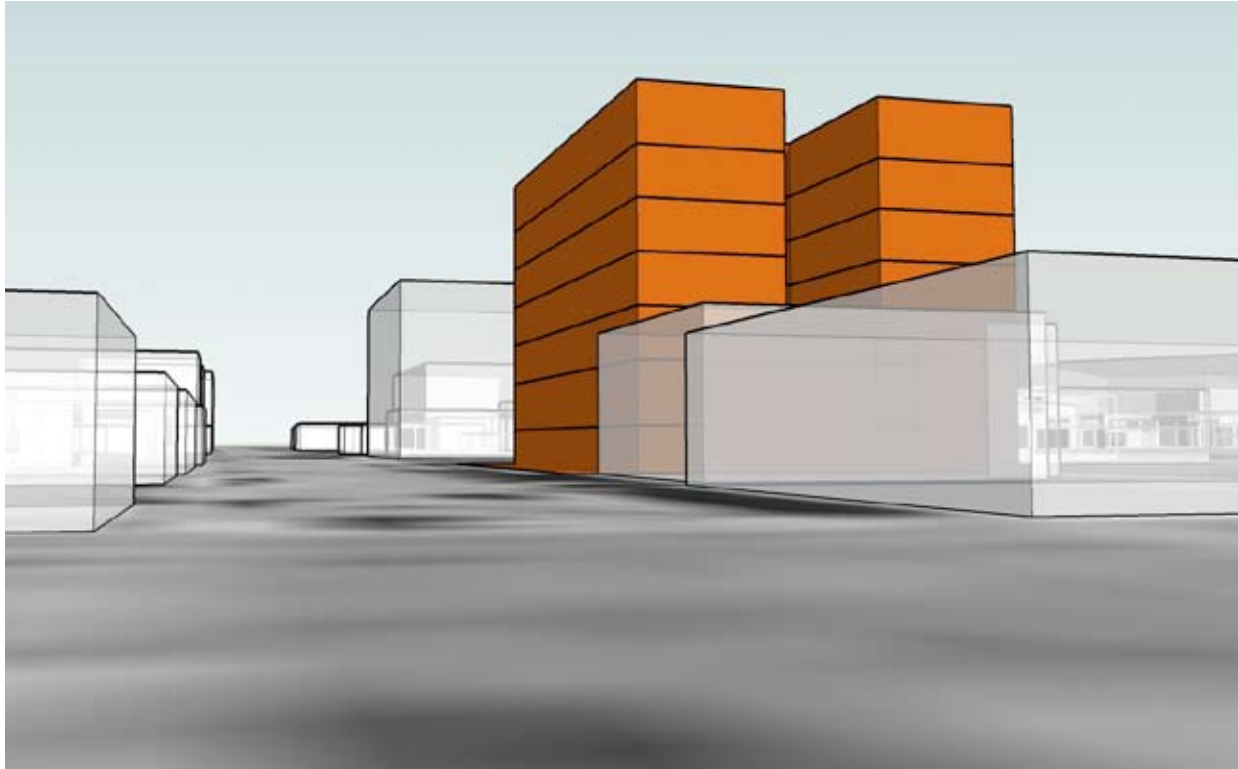
DISADVANTAGES:

- Creates awkward massing transition from building base to upper levels.
- Right of way is too narrow for meaningful landscape
- All exterior open space is internal to the building.
- No natural light in the hallways
- Uninterrupted blank walls at east and west
- Inside corner units are compromised.
- No space on residential levels for residential amenity space.
- No opportunities for upper level decks.
- Stairways at the ends of hallways are difficult to monitor.

POTENTIAL DEPARTURES:

- None Required.

DESIGN ALTERNATIVES: OPTION B



Looking east along NW 56th Ave NW toward site.



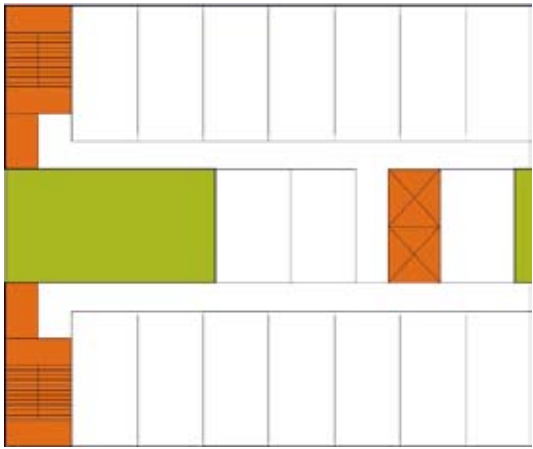
Looking to the South-West toward site.



Looking to the North-East toward site.



Key Plan



Typical Residential Level

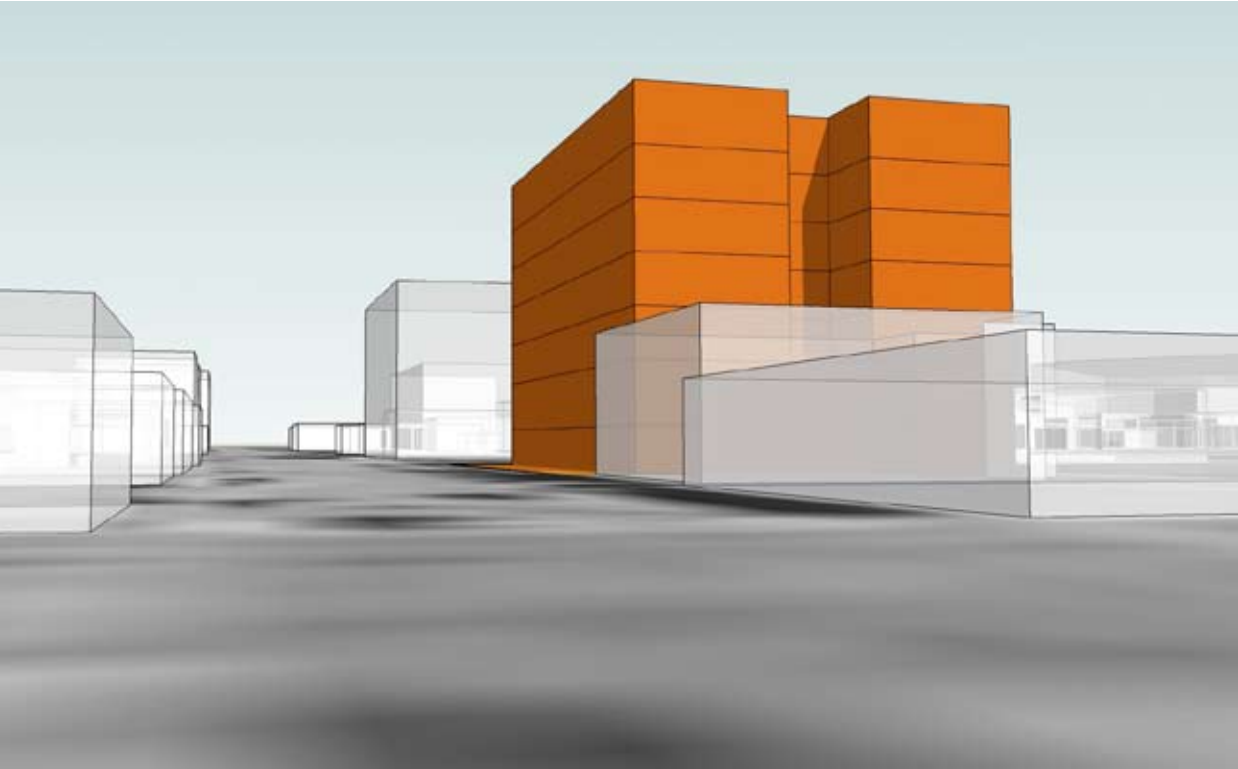
MASSING OPTION B

- ADVANTAGES:
- Lower level setback creates opportunity for meaningful landscape at Right of Way
 - Creates visual interest at west facade through modulation
 - Provides large west-facing open space at podium level
 - Provides natural lighting in the residential hallways.
 - Opportunities for upper level decks.
 - Sufficient floor area at residential levels for one resident amenity space.
 - Centralized circulation core for ease of monitoring and wayfinding.

- DISADVANTAGES:
- Valuable street frontage is taken up by exit stairs.
 - Eastern light well is narrow and will be dark if property to the east is redeveloped. Unit at light well is compromised.
 - Stairways at the ends of hallways are difficult to monitor.
 - Long lengths of daylit hallway has no program adjacent to it.

- POTENTIAL DEPARTURES:
- Parking driveway widths
 - Parking stall dimensions

DESIGN ALTERNATIVES: OPTION C (PREFERRED)



Looking along NW 56th Ave NW toward site.



Looking to the North-East toward site.



Looking to the South-West toward site.

MASSING OPTION C (PREFERRED)

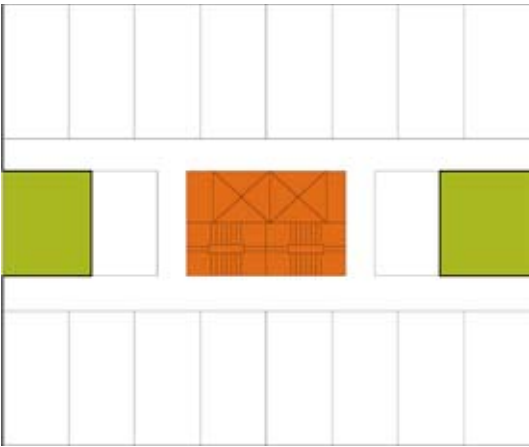
- ADVANTAGES:
- Lower level setback creates opportunity for meaningful landscape at Right of Way
 - Provides Street or Alley frontage for all residential units
 - East and west facing notches provide visual interest and opportunities for meaningful exterior open space at the podium level.
 - Provides natural lighting in the residential hallways
 - Sufficient floor area at residential levels for two program spaces
 - Program spaces and circulation core are centrally located, easy to access and to monitor.

- DISADVANTAGES:
- East and west notches will be dark if adjacent properties are developed.

- POTENTIAL DEPARTURES:
- Street Level Facade Uses
 - Non-residential Street Level Use Depth
 - Non-residential Street Level Use Height
 - Parking space standards
 - Parking driveway widths

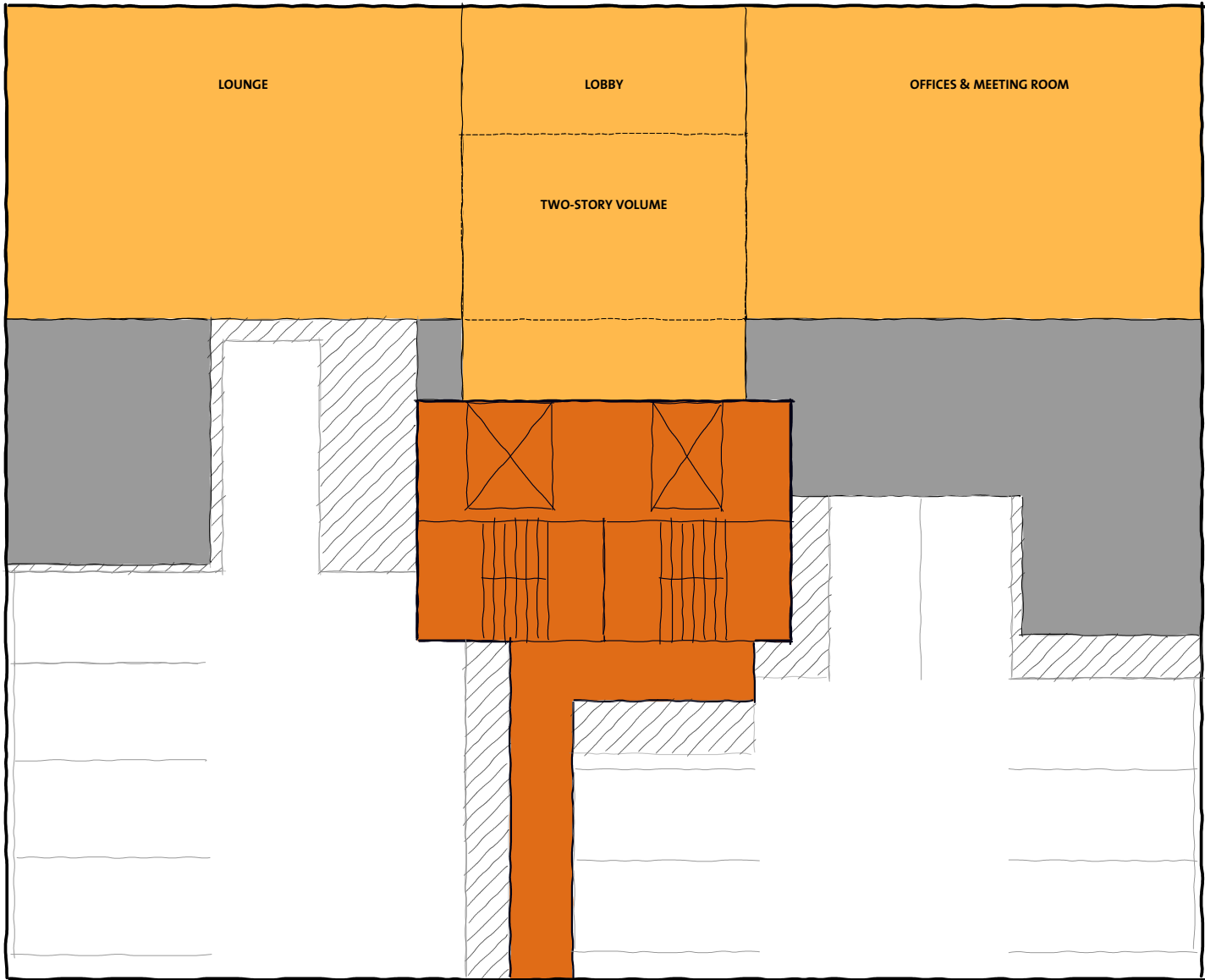


Key Plan



Typical Residential Level

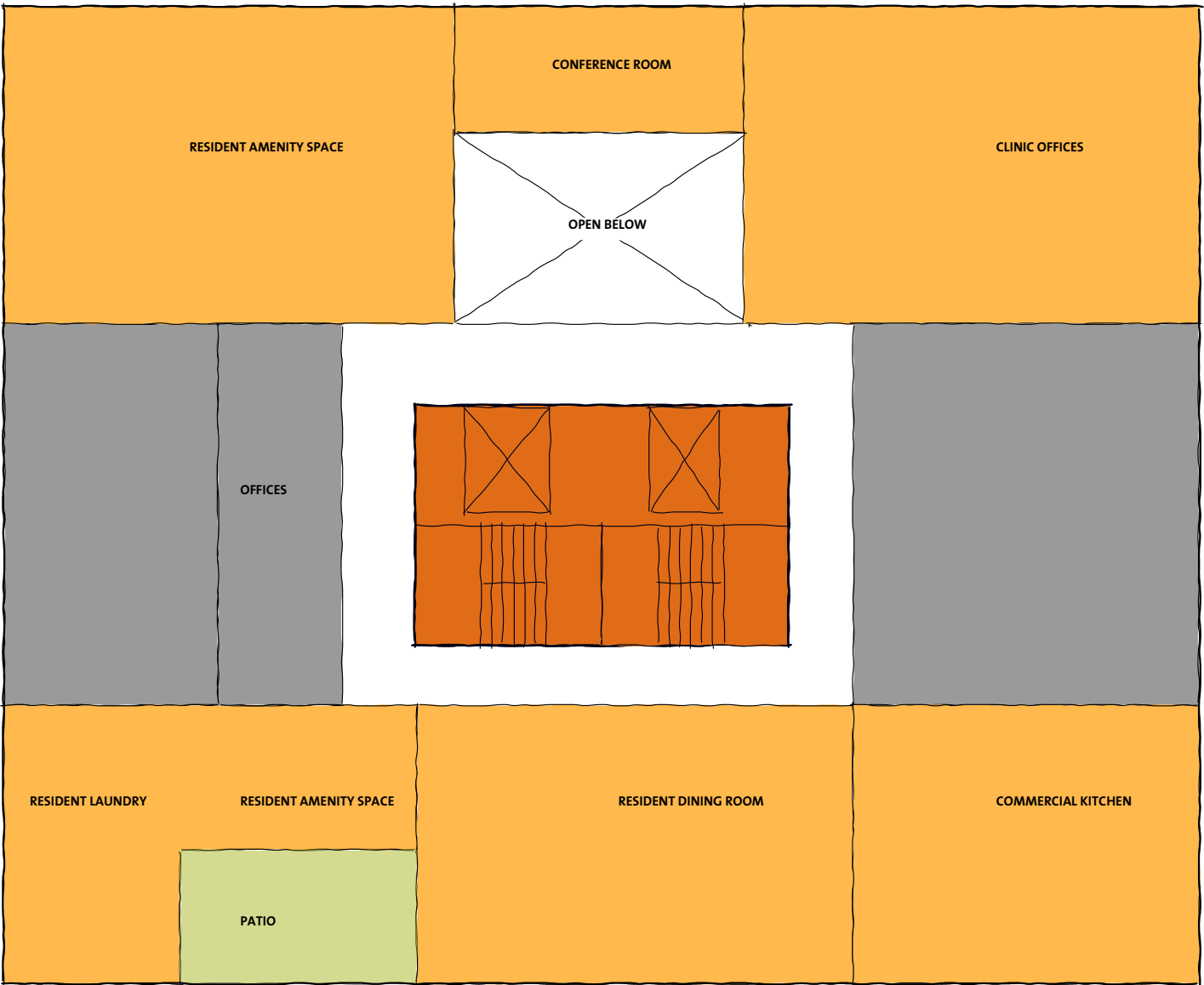
PREFERRED ALTERNATIVE: FLOOR PLANS



FIRST LEVEL

FIRST LEVEL USES

- Lobby and Lounge are daylighted and contain 2-story height volume.
- Staff offices front the street and have direct visual connection to entry and elevators
- Meeting room has direct access from NW 56th Street for easy access by members of the public.
- Structured parking, garbage/recycling are accessed off the alley - no curb cut on NW 56th Street.

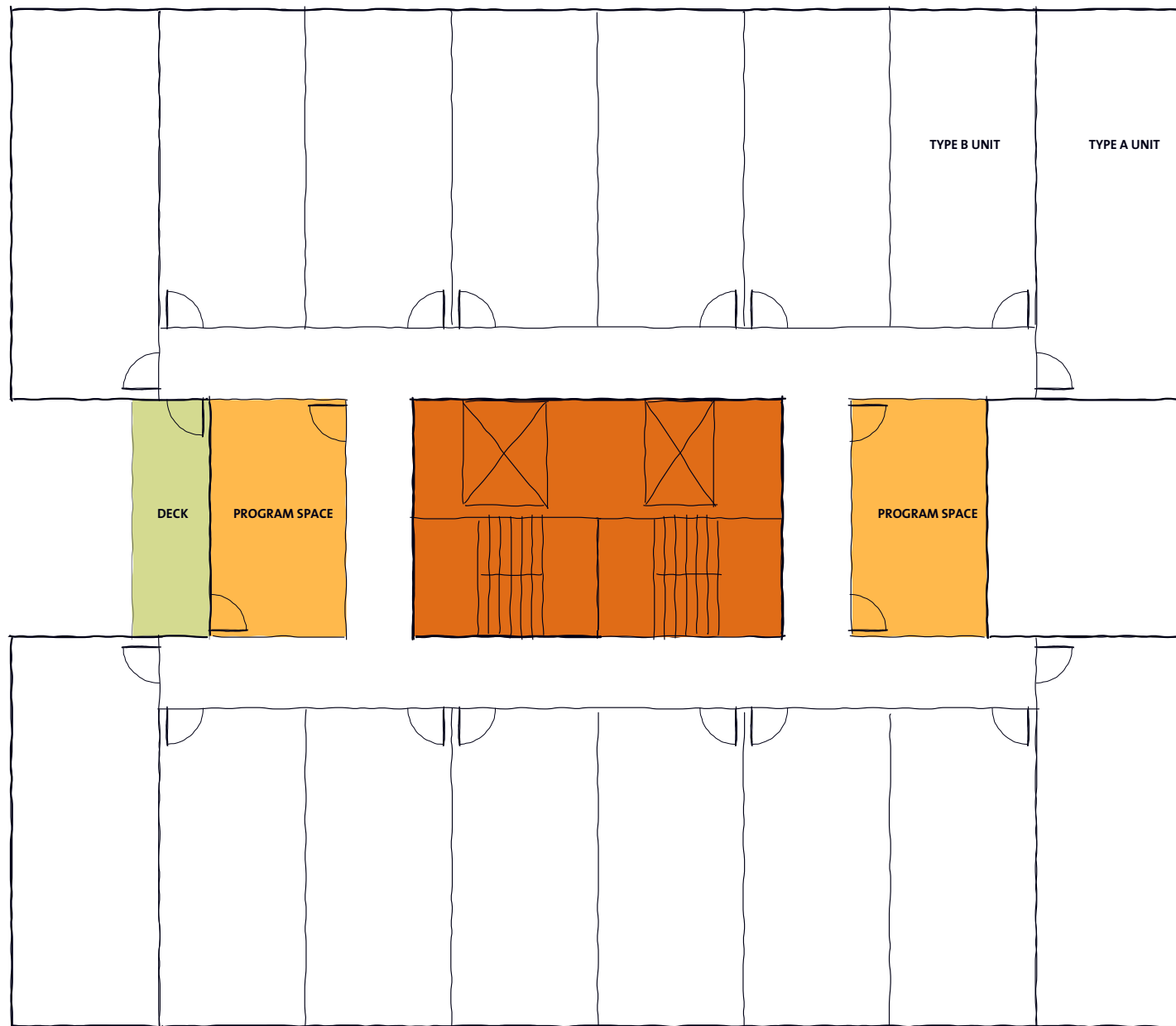


SECOND LEVEL

SECOND LEVEL USES

- Counseling and clinical services are located on the second level visually connected to the main entry via a 2-story height volume.
- Resident dining room for 50 people and commercial kitchen are located along the Alley frontage. An exterior patio is proposed off the dining room.
- Some resident amenity spaces such as media room, pool table and Laundry, will be located on the second floor.

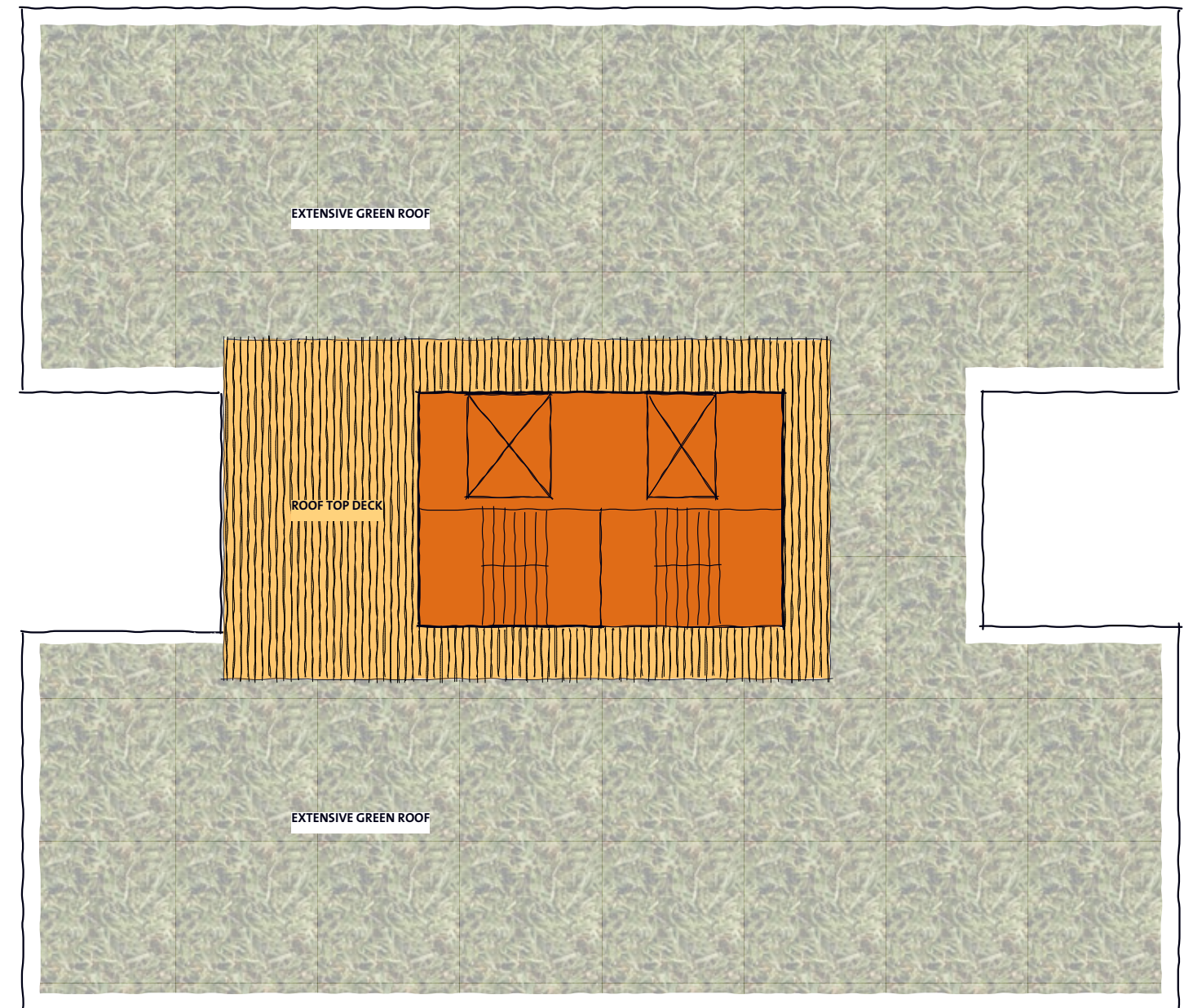
PREFERRED ALTERNATIVE: FLOOR PLANS



TYPICAL RESIDENTIAL LEVEL

TYPICAL RESIDENTIAL LEVEL USES

- Residential levels will be comprised of 16 efficiency studio units.
- Resident amenity spaces such as libraries and sitting rooms will be provided on residential levels.
- Staff offices will be interspersed throughout the residential levels.
- Outdoor decks will be available to residents on each floor.
- Third Floor (podium level) will have two terraces for resident use.



ROOF LEVEL

ROOF LEVEL USES

- Roof Level will contain an extensive green roof
- Outdoor resident amenity space - deck measuring approximately 450 sf.
- Mechanical equipment has been minimized to enhance experience of rooftop amenity spaces.



PREFERRED OPTION: VIEW FROM EAST

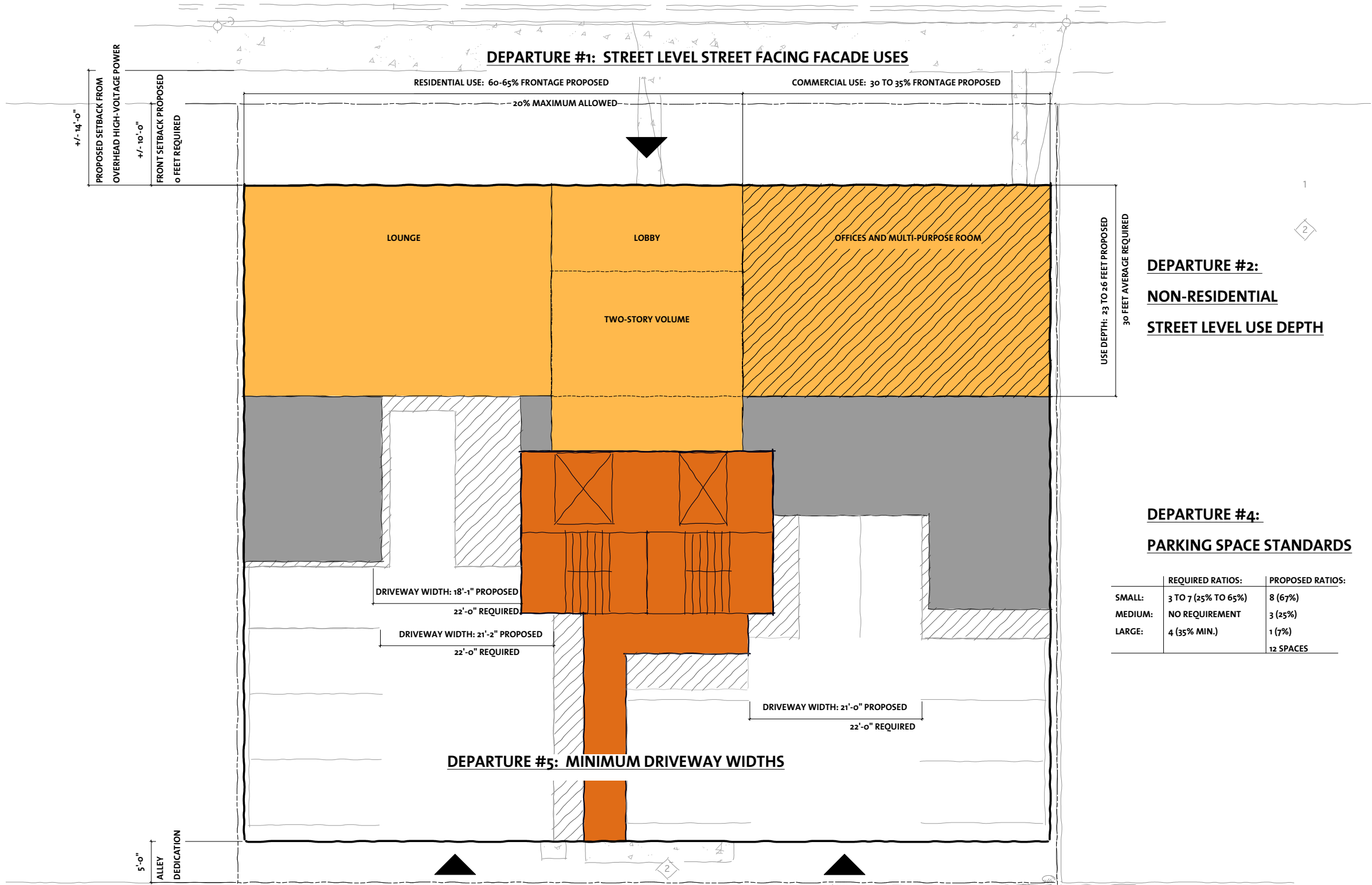


PREFERRED OPTION: VIEW FROM WEST

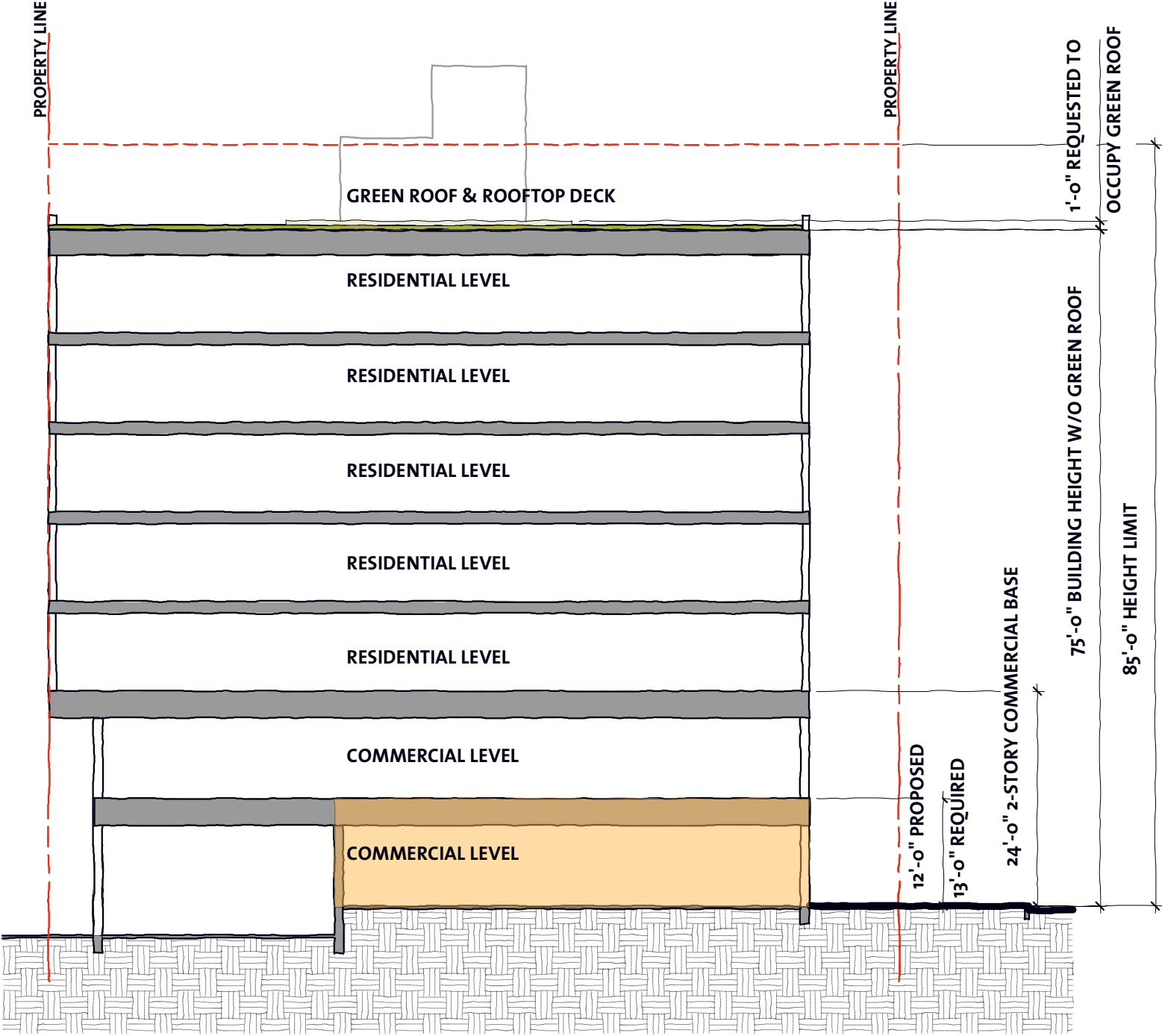
PREFERRED ALTERNATIVE: POTENTIAL DEVELOPMENT STANDARD DEPARTURES

Departure No.	Issue	Code Requirement	Proposed	Explanation
1	23.47A.005.C3 Street Level Street Facing Façade Uses	Maximum of 20% of street level street facing façade may be residential use in a zone with a height limit of 85 feet or more.	Up to 65% residential use	NW 56th Street is a mixture of residential and commercial uses at the ground level. Most commercial activity in the neighborhood is concentrated on NW Market Street (half a block to the south). Proposed ground floor uses include offices, meeting space, residential lobby and reception. Additionally, the second floor street-facing façade contains commercial offices and meeting spaces.
2	23.47A.008.B3a Non-residential street level use depth	Nonresidential uses must extend an average of at least 30 feet and a minimum of fifteen (15) feet in depth from the street-level street-facing façade.	23 feet to 26 feet non-residential space depth.	The overhead high-voltage power lines along NW 56th Street necessitate a setback from the north property line of approximately 10 feet. We are required to provide a 5' deep alley dedication on the south edge of the property. These two constraints force the entire building depth to be approximately 15 feet shorter than the property dimensions. Parking, garbage/recycling and mechanical spaces take up the majority of the lot depth, shortening the available commercial depth to less than the code minimum.
3	23.47A.008.B3b. Non-residential street level use height	13 feet minimum	12 feet	The project intends to create an occupiable outdoor deck and green roof at the roof level. Per the Seattle Building Code, the maximum height of the highest occupiable floor is 75 feet above the lowest point of fire department access (the Northwest corner of the site in this case). The roof assembly (including the green roof soil medium and drainage layer) will push the occupiable roof level above the allowable 75 feet. We request the floor-to-floor height requirement at the 1st floor be reduced by 1 foot to allow for an occupiable roof deck. The first two levels at the street frontage contain commercial uses and will be treated architecturally as commercial space. The perceived commercial base height will be 24'-0" (1st and 2nd floors). No restaurants or other commercial uses requiring large ceiling plenum spaces are proposed for the first floor.
4	23.54.030.B2b Parking space standards	11 - 19 parking spaces provided: 25% min. small vehicles 65% max. small vehicles 35% min. large vehicles	Parking spaces provided: Small: 8 (67%) Medium: 3 (25%) Large: 1 (8%) Total: 12 spaces	The restrictions on the site imposed by the alley dedication to the south (5'-0") and the setback provided for clearance from overhead high-voltage power on the north (10'-0") reduce the size of the parking garage, making it impossible to provide the required number of large parking stalls. Additionally, users of the parking garage will be familiar with them and their configurations.
5	23.54.030.D2a(2) Minimum driveway widths	For 2-way traffic: 22 feet minimum 25 feet maximum	22 feet for 3 stalls 21 feet for 8 stalls 18 feet for 1 compact stall	The vertical circulation core is centered on the floor plates at upper levels, allowing for ease of navigation and way finding, and removing these functions away from the building perimeter. The restrictions on the site imposed by the alley dedication to the south (5'-0") and the setback provided for clearance from overhead high-voltage power on the north (10'-0") effectively widen the vertical circulation core so that it reduces the drive aisle behind 1 compact space to 18'-0". Because the upper levels are optimized, and because the garages are small (containing 5 and 7 spaces each) and people parking there will be familiar with layout and obstructions, we believe reductions in the required driveway widths are warranted.

PREFERRED ALTERNATIVE: POTENTIAL DEVELOPMENT STANDARD DEPARTURES



PREFERRED ALTERNATIVE: POTENTIAL DEVELOPMENT STANDARD DEPARTURES



DEPARTURE #3: NON-RESIDENTIAL STREET LEVEL USE HEIGHT