



BALLARD WEST

EARLY DESIGN GUIDANCE

JUNE 30, 2010



WEBER THOMPSON



DEVELOPMENT OBJECTIVES

Construction Type: (5) five Type V 1-hour wood frame apartment floors over Type I concrete construction at-grade and sub-grade

Residential Uses: 107 residential market rate apartments, primarily studios and open 1 bedroom type apartments with some true 1 and 2 bedroom units

Commercial Uses: 10,000 sf commercial for use as restaurant/café, retail or office, plus 3 grade related live-work spaces

Use distribution by floor:

Basement: Parking 1-1/2 — 2 floors

Level 1 (Street Level): Commercial/(3) Live-Work/(7) Residential units

Level 2-6: 100 Apartments

Level 7 (Roof): Roof Deck & Garden

Sustainability Goal: LEED Gold for New Construction, Built Green, Energy Star

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PROJECT SITE

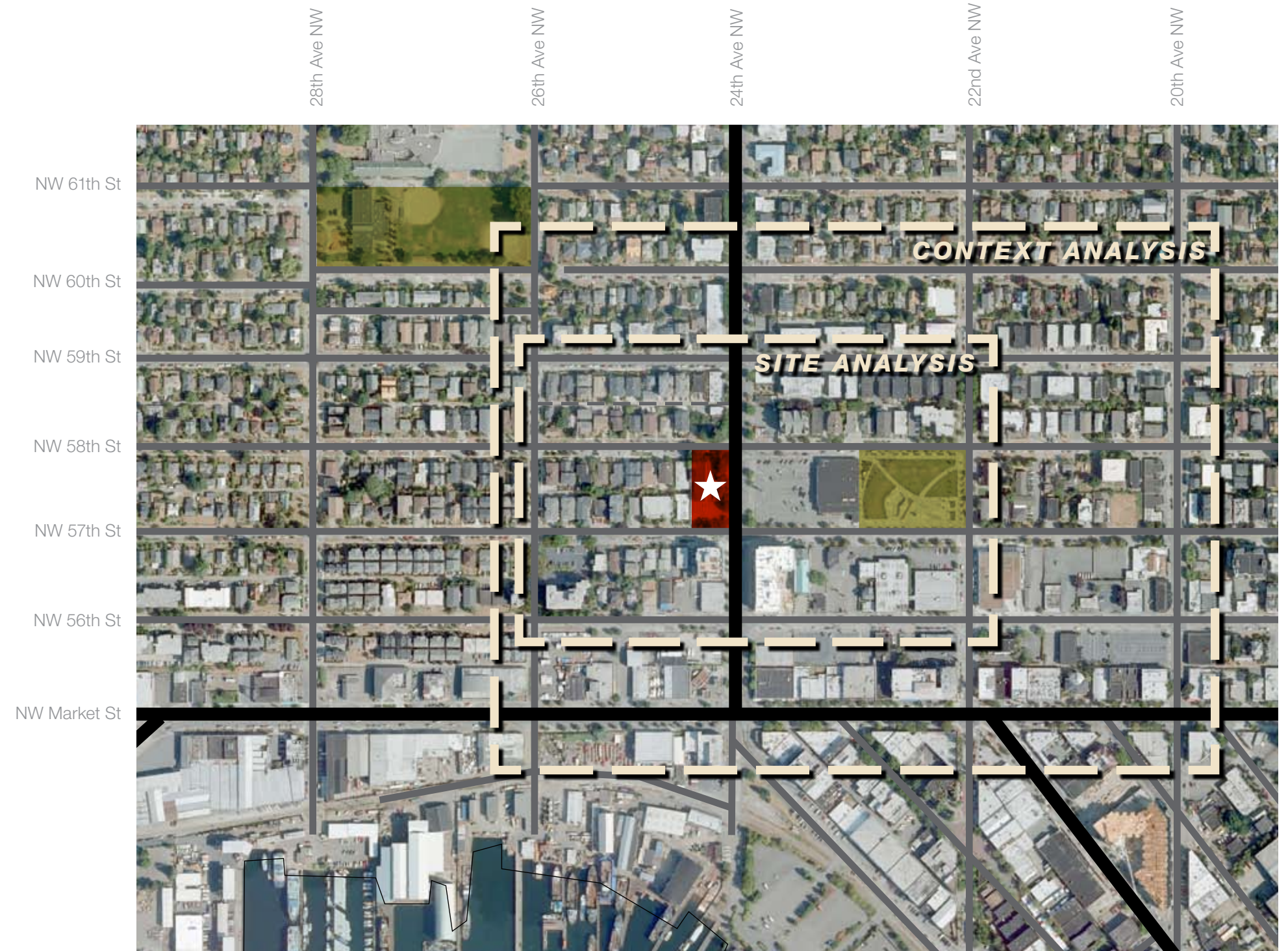
The site is on the west side of 24th Avenue NW bound by NW 58th to the north and NW 57th Street to the south. It consists of 200' of frontage along 24th and 100' of frontage along the side streets for a site area of 20,000 sf.

The existing building on site is the former Ballard Branch Library which with this proposal will be demolished. Originally built to replace the smaller Carnegie library on NW Market Street, it was design by Gudmund Berge of Mandeville and Berge and opened in 1963 as a spacious 6,000 sf. The 19 at-grade parking stalls and curb cut at 24th will also be eliminated.

This site marks the NW edge of the Ballard neighborhood commercial district an area that has seen steady development in the past 6 years. 3 large Mixed-Use buildings, On the Park, NOMA, and The Metropole off Market, have been built adjacent to the site and a smaller multi-family condo building named Danielle is just being completed to the north. The construction of apartments, condos and retail uses was complemented by the Ballard Commons Park and new Ballard Branch Library providing significant public amenities within a block of the site.

To the west of the site extend low-rise to single family residential zones which transition up in scale to the neighborhood commercial zone. Extending north along 24th is a range of residential commercial zones reinforcing the traditional neighborhood corner retail that exists in small one-story shop fronts.

The site slopes consistently at about 4% from the north down to the south creating a grade change of 8 to 9 feet. The topography creates a unique view to the south, the industrial marine area of Ballard and the fishing boats at Fisherman's Terminal. Additionally the reduced height of the adjacent residential zones allow for westerly views from upper floors of a new structure.





Project Site at 24th



View East at 24th





Project Site at 58th



View North at 58th





Project Site at 57th



View South at 57th





Retail base expression



Simple massing
Active commercial storefronts and extension to sidewalk realm



Material and color changes to reduce perceived scale



Building material module expressed in façade application



Building mass broken down vertically into smaller components



Transition from commercial use to residential use with live/work



Landscape transition to residential zones



Transparency at retail frontage vs. punched openings above





Integrate service and utility areas into building design



Integrate service and utility areas into building design



Screen Blank walls



Screen Blank walls



Maintain street wall and define pedestrian edge
Generous sidewalk areas at building entries



Pedestrian weather protection



LAND USE CODE ANALYSIS

DPD (MUP) PROJECT NUMBER: 3011440

PROJECT DESCRIPTION

5 Story residential building of Type VA over 1 story and a basement of Type 1A construction. Type IA building consists of grade related mixed use commercial/residential and 1-1/2 – 2 story below grade parking garage. Building to be fully sprinklered. All existing construction and on-site landscaping to be demolished.

KING COUNTY ASSESSOR'S PARCEL NUMBER: 276760-5130

LEGAL DESCRIPTION

Lots 10, 11, 12 and 13, block 47, Gilman Park, according to the plat thereof, recorded in volume 3 of plats, page 40 in King County, Washington.

LOT AREA: 100.00' X 199.88' = 19,988 SF

EXISTING ZONING DESIGNATION: NC3-65'

PEDESTRIAN ZONE

The east 1/2 of the parcel falls within the pedestrian zone overlay

PEDESTRIAN STREET

24th Avenue NW is a principal pedestrian street

URBAN CONTEXT

Southwest quadrant of the Ballard HUB Urban Village. Adjacent properties to the west are zoned L3. Properties across the street to the north are zoned MR-RC.

APPLICABLE DPD DESIGN GUIDELINES

Guidelines for Multifamily and Commercial Buildings 1993, 1998 (amended 2007)
Ballard Municipal Center Master Plan Area Design Guidelines (1/15/2001)

PERMITTED USES (23.47A.004)

Mixed-use, residential, live-work, office, commercial

PROPOSED USE

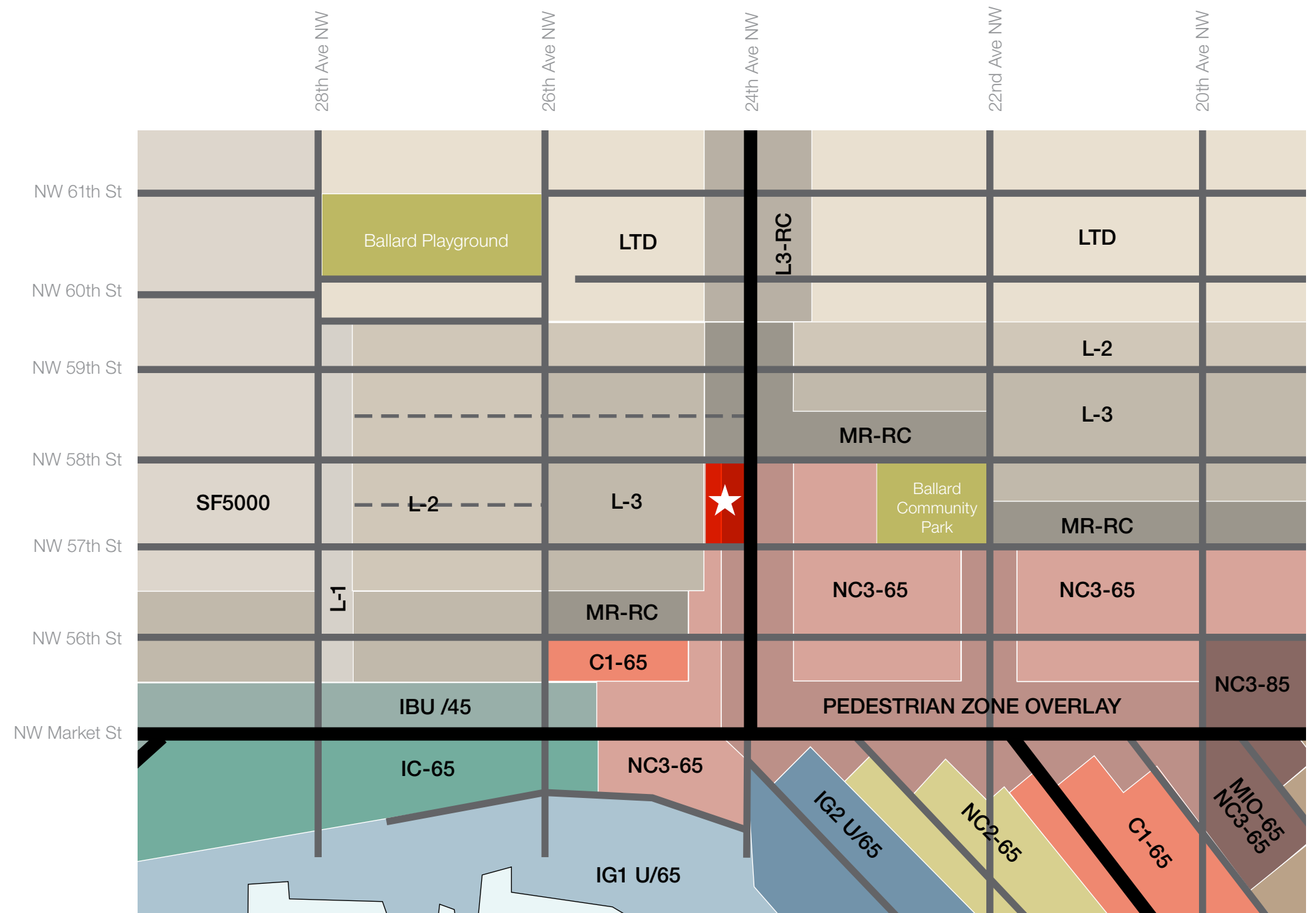
Mixed use containing residential apartments (R2) and commercial space (M) with accessory parking (S2), residential storage (S1)

PROHIBITED USES (23.42A.005 C.2)

Residential uses are generally permitted anywhere in an NC3 structure except that they may not occupy in aggregate more than 20% of the street level, street facing façade. Access to residential use is limited to 20% of the pedestrian street-facing façade width.

STREET LEVEL USES (23.47A.005/23.47A.010)

- Commercial uses required along 80% of principal pedestrian street
- Residential access may occupy the remaining 20% of the facade width
- Non residential uses shall have at least 13' floor to floor height, average 30' depth with a minimum of 15' depth
- Business uses limited to 25,000 sf maximum



BLANK FACADES (23.47A.008 A.2)

Blank segments shall not exceed 20' in length between 2' and 8' above sidewalk. Total of all blank facades shall not exceed 40%. See A0.10 For calculations.

TRANSPARENCY (23.47A.008 B.2)

60% Of the street facade between 2' and 8" above the sidewalk shall be transparent. See A0.10 For calculations.

BUILDING HEIGHT LIMITS (23.47A.012)

- NC3 zone
- 65'-0" Required to top highest main flat roof plane, slope bonus does not apply.
- 65'-0" + 4'-0" For parapets, open railings, planters, skylights, clerestories, greenhouses
- 65'-0" + 15'-0" For stair/elevator penthouses, solar collectors, and screened mechanical equipment (provided features do not exceed 20% of roof area, or 25% with stair/elevator penthouses, and are setback 10' from the north roof edge)

FLOOR AREA RATIO (23.47A.013)

For structures containing both residential and non-residential uses:
Maximum allowed in NC zones for 65' height limit = 4.75
Maximum for any single use = 4.25

NC3-65 LOT AREA = 19,988 SF X 4.75 = 94,943 SF TOTAL
19,988 SF X 4.25 = 84,949 SF ANY SINGLE USE

SETBACK (23.47A.014)

- No setback required for structures up to 13' in height except 15' triangle from property line abutting each street and residentially zoned lot
- 15' For portions of structure from 13'-40' in height
- Above 40' provide an additional 2' setback for every 10' in excess of 40'

RESIDENTIAL AMENITY AREAS (23.47A.024)

5% Of total residential gross square footage is required as amenity space to a limit of 50% of the lot area including decks, balconies, terraces, roof gardens, plazas, play area, sport courts, and courtyards. Resident access is required to at least one amenity area — 10' & 250 sf minimum common area dimensions; 6' & 60 sf private balconies and decks; parking & driveways not included.

SOLID WASTE & RECYCLABLE MATERIALS STORAGE (23.47A.029)

Multifamily 51-100 units* = 200 sf required — front loading containers (total units 107)
Commercial 5,001-15,00 sf* = 125 sf required — rear loading containers (commercial sf = 10,868)
Total waste and recycle storage area = 325 sf

LANDSCAPE AND SCREENING STANDARDS (23.47A.016)

Green area factor: landscaping that achieves a green factor score of 0.3 Or greater

LOADING BERTH REQUIREMENTS (23.54.035 B.1)

Medium demand @ less than 16,000 sf falls below chart a threshold = request on site loading space to be waived and provided on street at 24th Avenue NW.

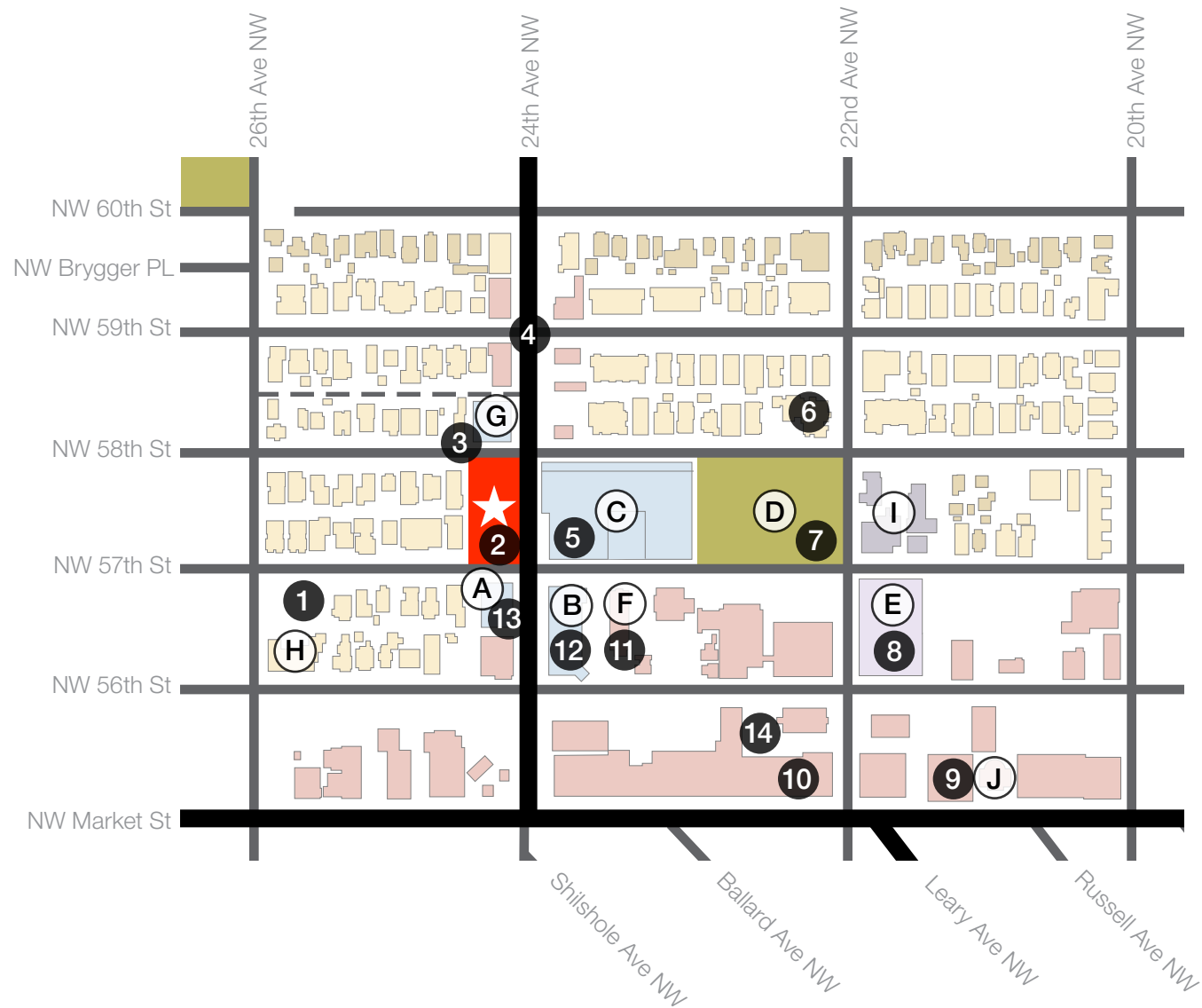
VEHICLE PARKING CALCULATIONS (23.54.015)

REQUIRED PARKING	STALLS REQ'D	STALLS PROVIDED	ACCESSIBLE STALLS
<p>COMMERCIAL RETAIL: @ 1 STALL PER 500 SF TBD SF - 5,000 SF (WAIVED PER SMC 23.54.015 D.1) = X STALLS TBD SF - 5,000 SF (WAIVED PER SMC 23.54.015 D.1) = X STALLS TBD SF - 5,000 SF (WAIVED PER SMC 23.54.015 D.1) = X STALLS</p> <p>COMMERCIAL OFFICE: @ 1 STALL PER 1,000 SF: X SF = X STALLS TBD SF - 1,500 SF (WAIVED PER SMC 23.54.015 D.2) = X STALLS TBD SF - 1,500 SF (WAIVED PER SMC 23.54.015 D.2) = X STALLS TBD SF - 1,500 SF (WAIVED PER SMC 23.54.015 D.2) = X STALLS</p> <p>COMMERCIAL RESTAURANT: @ 1 STALL PER 250 SF TBD SF - 2,500 SF (WAIVED PER SMC 23.54.015 D.1) = X STALLS TBD SF - 2,500 SF (WAIVED PER SMC 23.54.015 D.1) = X STALLS TBD SF - 2,500 SF (WAIVED PER SMC 23.54.015 D.1) = X STALLS</p> <p>LIVE-WORK: no requirement up to 1,500 sf/unit (23.54.015 Chart a.D.)</p> <p>RESIDENTIAL: 1 per unit (23.54.015 Chart b.H.) 107 Units = 107 stalls</p>	TBD	(Refer to project composition chart & shts. Ax.X-ax.X)	<p>Residential required: 2% Of parking stalls to be barrier free .02 X x = x accessible stalls (including x van stall) 1:6 Parking stalls to be a van accessible parking space X / 6 = x van stall Clear height 8'-2" (City of Seattle exception)</p> <p>Commercial required: 1 Per 25 req'd stalls = x accessible stall (van stall)</p> <p>Total accessible stalls required: x Total accessible stalls provided: x (Accessible stalls are included in total project parking)</p>
TOTAL	107	TBD	

BICYCLE PARKING CALCULATIONS (23.54.015)

REQUIRED PARKING	SPACES REQ'D	SPACES PROVIDED
<p>COMMERCIAL RETAIL @ LONG TERM: 1 / 12,000 SF; SHORT TERM: 1 / 4000 SF LONG TERM: TBD SF / 12,000 = X SPACES SHORT TERM: TBD SF / 4,000 = X SPACES</p> <p>COMMERCIAL OFFICE @ LONG TERM: 1 / 4000 SF; SHORT TERM: 1 / 40,000 SF LONG TERM: TBD SF / 4,000 = X SPACES SHORT TERM: TBD SF / 40,000 = X SPACE</p> <p>RESIDENTIAL @ 1 PER 4 RES. UNITS 107 / 4 = 27 SPACES</p>	TBD	<p>TBD # sidewalk mounted racks (2 bikes ea.) Are located at street level = x spaces</p> <p>A bicycle storage room (tbd sf) is located on the tbd parking level that will accommodate residential bicycle storage = 27 spaces</p>
TOTAL	TBD	TBD

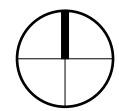


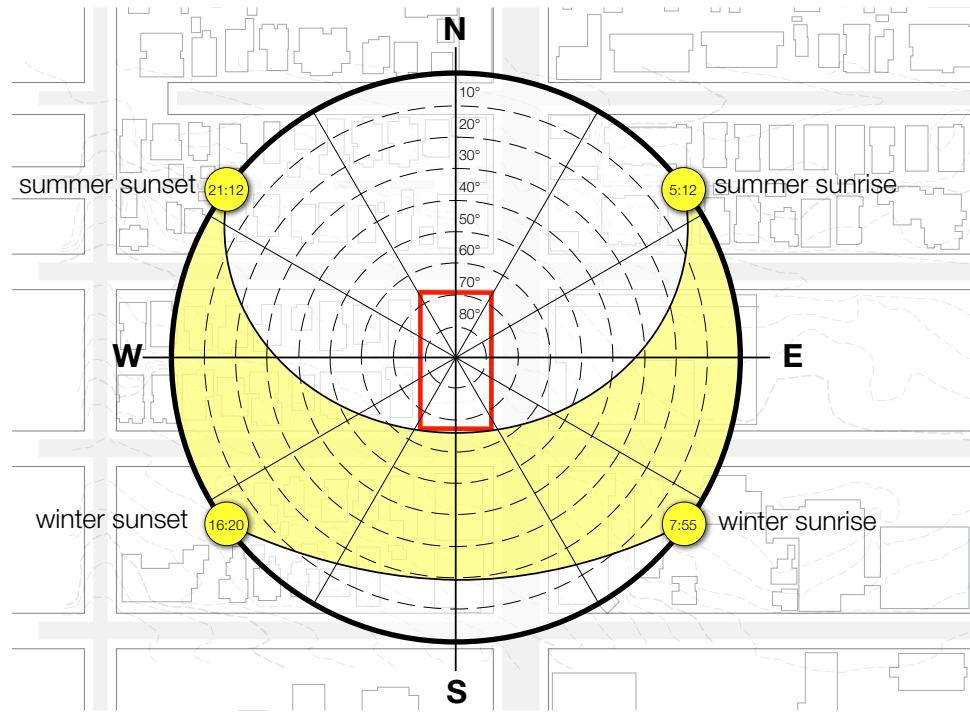


CONTEXT ANALYSIS

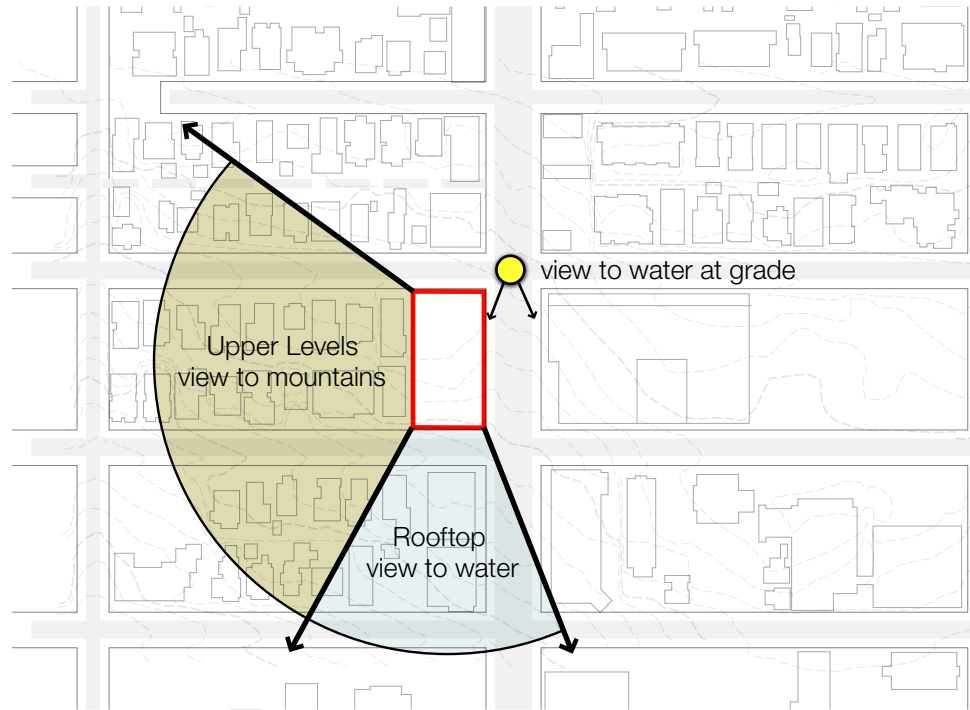
- A. The Metropole off Market
- B. NOMA
- C. On the Park and QFC
- D. Ballard Commons Park
- E. Ballard Library
- F. Leif Erikson Hall
- G. Danielle
- H. Ballard House
- I. St. Lukes Church
- J. Carnegie Free Public Library

- commercial
- mixed use
- park
- public library
- church
- multi-family residential
- residential

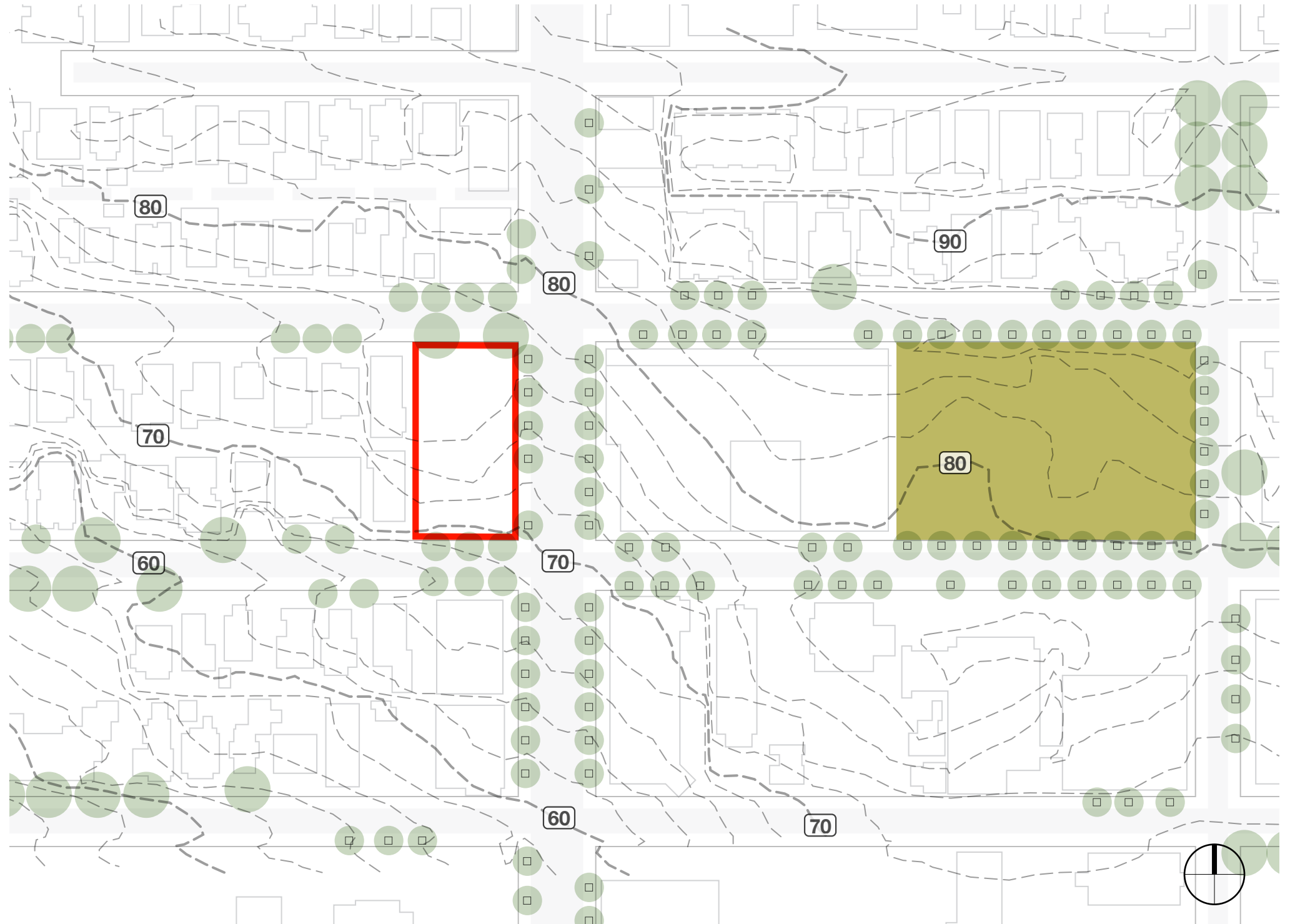




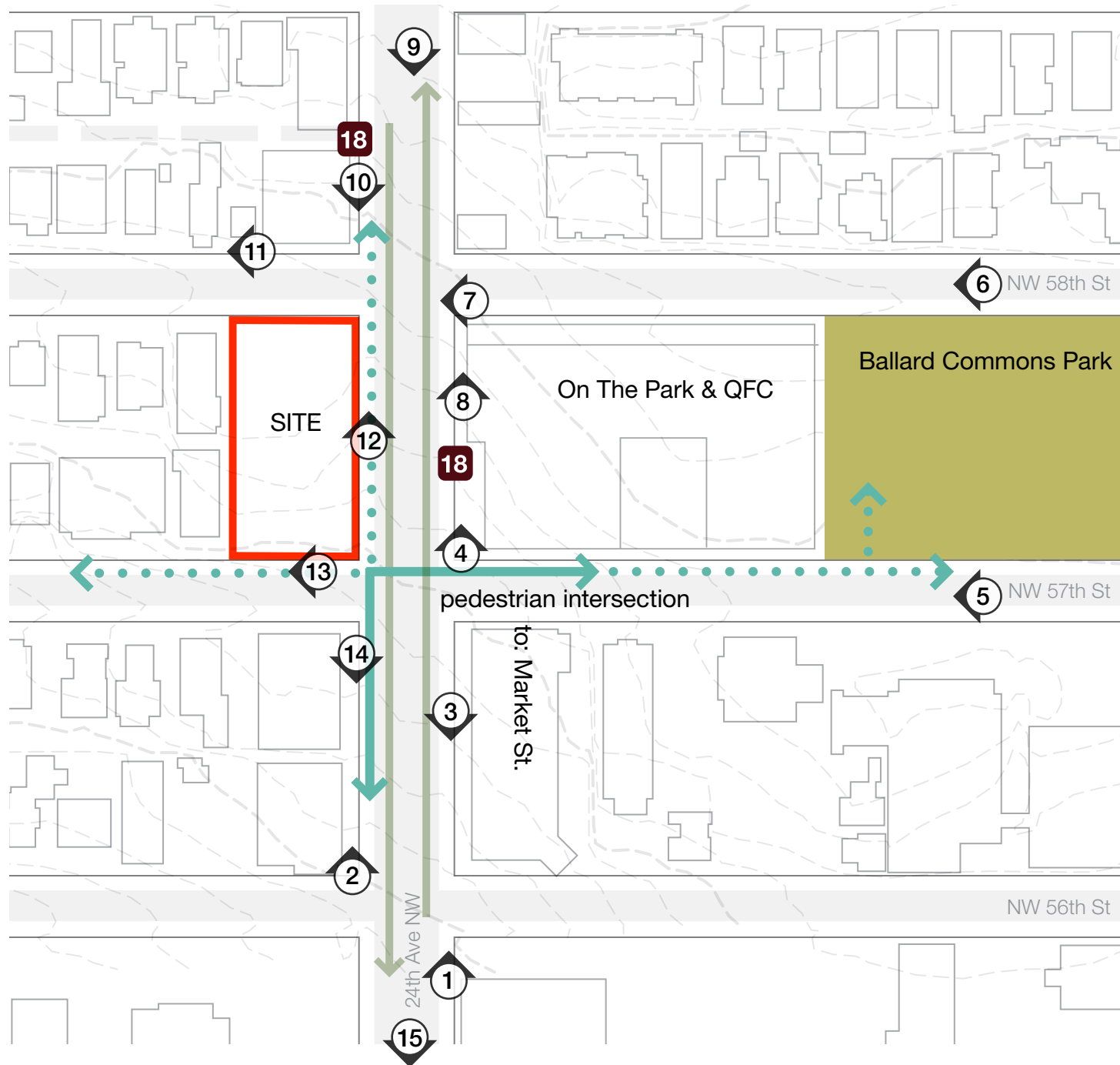
Sun Diagram



View Diagram

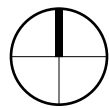


Tree & Topo Diagram



LEGEND

- primary pedestrian route
- secondary pedestrian route
- bike lanes
- vehicle
- bus stop





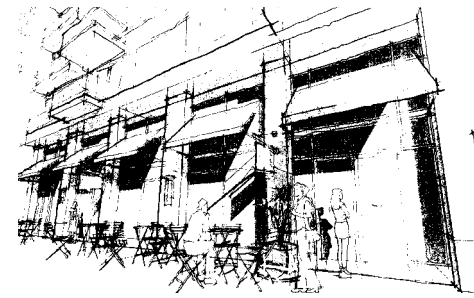
A-1 RESPONDING TO SITE CHARACTERISTICS

The 4% slope to the south along 24th Ave NW creates a substantial design impact along the 200' commercial frontage. Terracing the building floors best responds to this existing grade while accommodating the building height, commercial use access requirements and reducing the appearance of sub-grade parking. Siting the building mass as far east on site as possible will help mitigate any solar impact to adjacent properties as well as allow for massing modulation to better transition the scale change between zones. Maximizing transparency at the commercial areas combined with building setbacks at entries and preservation of existing ROW trees will enhance the pedestrian zone overlay along 24th Ave NW.



A-2 STREETScape COMPATIBILITY

24th Avenue NW is a Principal pedestrian street and is animated via every possible means. Existing spatial characteristics of the ROW consist of; street trees in square planters along 24th and planting strips along side streets, 7'-9' sidewalks defined by the commercial edge of buildings, a variety of canopies for weather protection, building recesses at entry points, sidewalk benches and bus stops, bike racks and bike lanes, on street parking with one lane of travel each direction with a center turn lane at 24th Ave. Pedestrians have a lighted and striped cross walk at NW 58th Street as well as a signaled crossing at 57th Street. The proposal will incorporate a strong commercial edge, recessed building entries, sidewalk benches, bike racks, and a sustainable landscape response to landscape and hardscape in keeping with the projects LEED Gold for New Construction ambitions.



A-4 HUMAN ACTIVITY

Street furniture as well as recessed areas at grade, allowing for the extension of commercial areas in to the pedestrian zone as indoor/outdoor retail lined spaces, will animate the façade and create a lively pedestrian experience.



A-5 RESPECT FOR ADJACENT SITES

Live/work units located at grade along the north façade as well as townhouses at grade along the east property line are transitional use and scale to the adjacent L-3 and MR-RC zones providing building residents with private outdoor areas set back from shared property lines.



A-3 ENTRANCES VISIBLE FROM THE STREET

Existing primary building entries face 24th Ave NW which should be continued in the proposed project.



A-7 RESIDENTIAL OPEN SPACE

The design options available for creating transition to the west residentially zoned properties also create opportunities for useable at-grade open space and landscaping. Opportunity for westerly views from upper floors suggests the need for unit decks from level 4 and above as well as a common open space amenity at a roof terrace.

A-8 PARKING AND VEHICLE ACCESS

The parking garage entry is located on the two-lane side street, NW 57th Street, which is accessed via the signaled intersection at 57th and 24th Ave NW. The entry will be kept to a 24' width to be as narrow as reasonable to serve 128 cars as well as provide for exiting traffic sight triangles for pedestrian safety. The location of the ramp at the lowest point of the site allows for the parking to quickly slide under the terraced commercial slabs above to reduce its appearance at grade.



A-10 CORNER LOTS

Parking access will be located as far from the corner as possible along NW 57th Street. The building massing will be broken down vertically to respond to the original 50' platting which creates opportunities for bookends at either end of the block. Two adjacent buildings have addressed the intersection of 24th Avenue NW and NW 57th Street with a raised open space terrace and a round corner entry. The response of the new building should be compatible yet different from these solutions.



B-1 HEIGHT BULK AND SCALE COMPATIBILITY

The building massing will respond to the NC3 zone and scale of adjacent mixed-use commercial buildings. The 200 foot frontage will need to be broken down into vertical components in order to address the grade change across the site, create a scale compatible with a pedestrian zone overlay and reflective of the original underlying 50' parcel widths. The building massing will also need to transition to two adjacent and less dense zones; MR-RC and L-3. Siting the building mass as far east on site as possible will help mitigate any solar impact to adjacent properties as well as allow for massing modulation to better transition the scale change between zones. A series of bays and recesses along the west, north and south facades will help break the scale of this larger zone down to be more compatible with the adjacent zones.



C-1 ARCHITECTURAL CONTEXT

New NC3 and MR-RC zone buildings have addressed the streetscape with a strong street edge defining the public pedestrian edge from the private realm of the structure. Setbacks at grade are provided only at building entries or at major massing modulation points. Their façade massing express a vertical continuity which utilizes at grade transparency to define the building base as opposed to a more traditional two story base as exhibited in the Metropole off Market.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The building will draw on Scandinavian design evoking a simple contemporary form. The design is focused on minimizing the wedding cake effect of receding terraced setbacks; making small yet focused moves with simple detailing and maintaining a design commonality around the building. The preferred building mass is broken vertically into 3 elements as the building steps up the streetscape to the north to transition retail floor levels to better meet grade. The building mass maintains a strong street edge with a full glazed 1-1/2 to 2 story inset retail base supporting bookend elements at the corner intersections. The horizontally oriented center section of the building is set in 8-10 feet to create useable outdoor retail space and an entry plaza for a combined residential and retail lobby. Cantilevered bays break up the central mass at both the east and west facades.

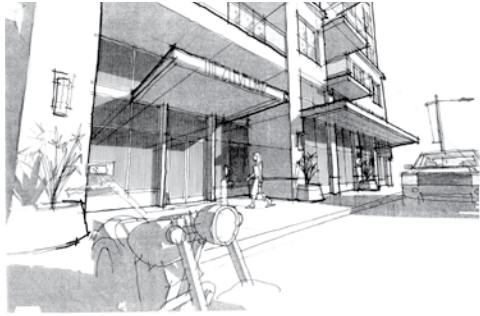
C-4 EXTERIOR FINISH MATERIALS

Surrounding structures have utilized a variety of approaches to building façade. The goal of this project is to keep the palate simple yet lively. The façade treatment will express the module of typical construction materials, dimensions and detailing.



C-5 STRUCTURED PARKING ENTRANCES

The parking garage entry is located on the two-lane side street, NW 57th Street, which is accessed via the signaled intersection at 57th and 24th Ave NW. The entry will be kept to a 24' width to be as narrow as reasonable to serve 128 cars as well as provide for exiting traffic sight triangles for pedestrian safety.



D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

The primary building entry will be set back from the side walk to create a lively, useable, pedestrian-oriented open space. Canopies and building mounted lighting above the commercial level will provide shelter and security to the pedestrian open-space.

D-2 BLANK WALLS

Elevator and stair cores will be pulled to the building interior leaving very little opportunity for blank walls. The parking garage ramp would be the only location of a blank wall facing an adjacent property. This wall will accommodate utilities and will be screened with landscaping from adjacent properties.



D-5 VISUAL IMPACT OF PARKING STRUCTURES

The parking garage is fully below grade with the exception of the entry ramp. The location of the ramp at the lowest point of the site allows for the parking to quickly slide under the terraced commercial slabs above. The parking entrance will be incorporated into the design of the south façade.

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

Trash collection will be accommodated in basement with a hand tractor for pulling dumpsters to street. A screened alcove at the SW corner will accommodate the dumpsters at grade on pick up days. This SW building corner is directly opposite similar uses and define a logical point for utility and service areas.



E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

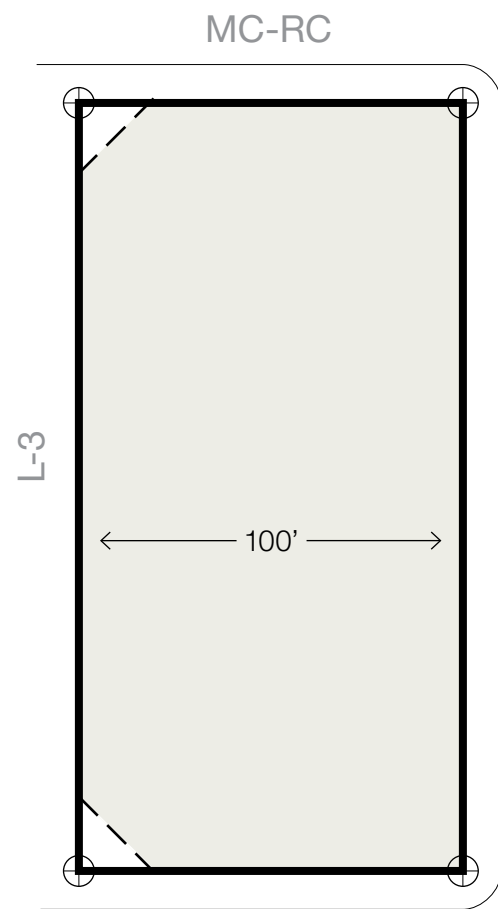
Planters, screen walls and site furnishing will be incorporated to respond to views down 24th, grade changes along the site perimeter and to provide a buffer to adjacent residential uses.



E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

Existing street trees will be incorporated into the landscape and ROW design where feasible.

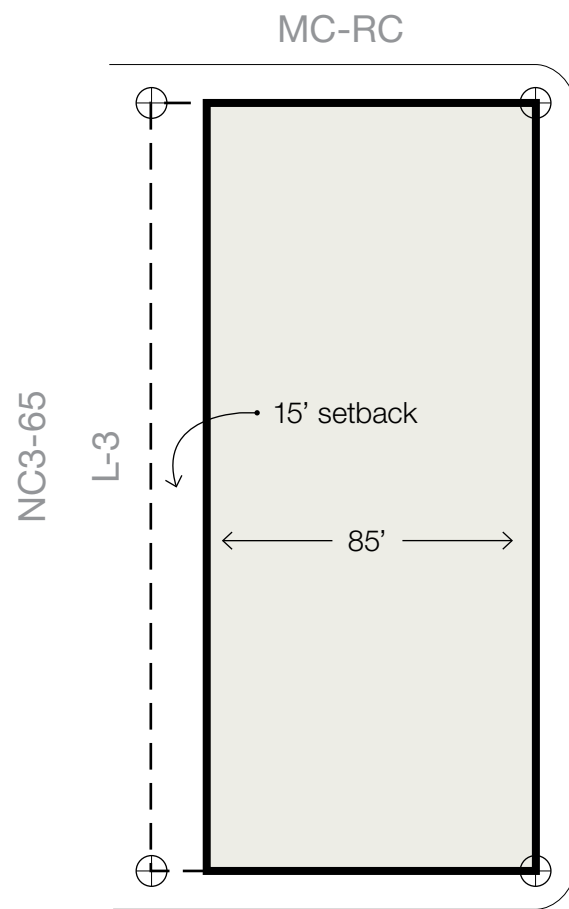




NC3-65

13' OR LESS

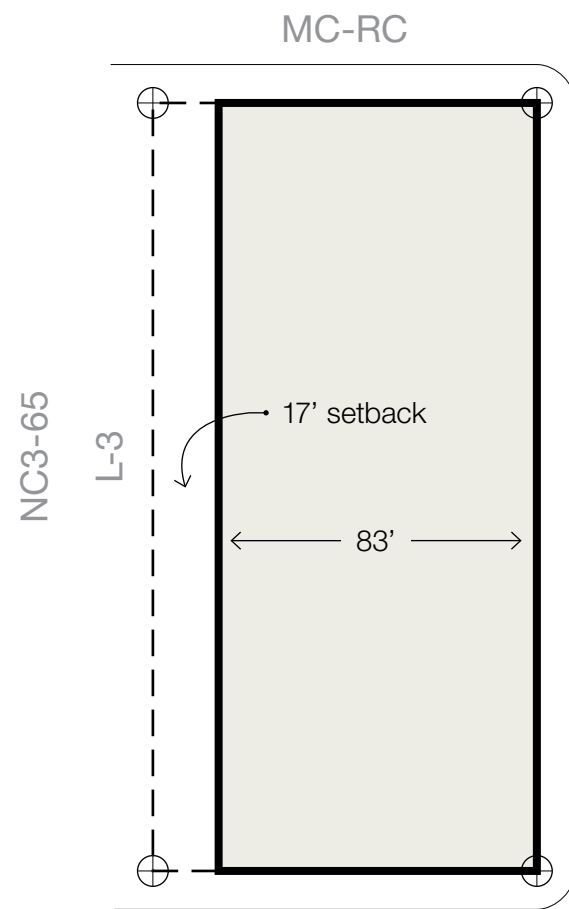
no setback required for structure less than 13' except 15' triangle at intersection of commercial and residential lots.



NC3-65

13' TO 40'

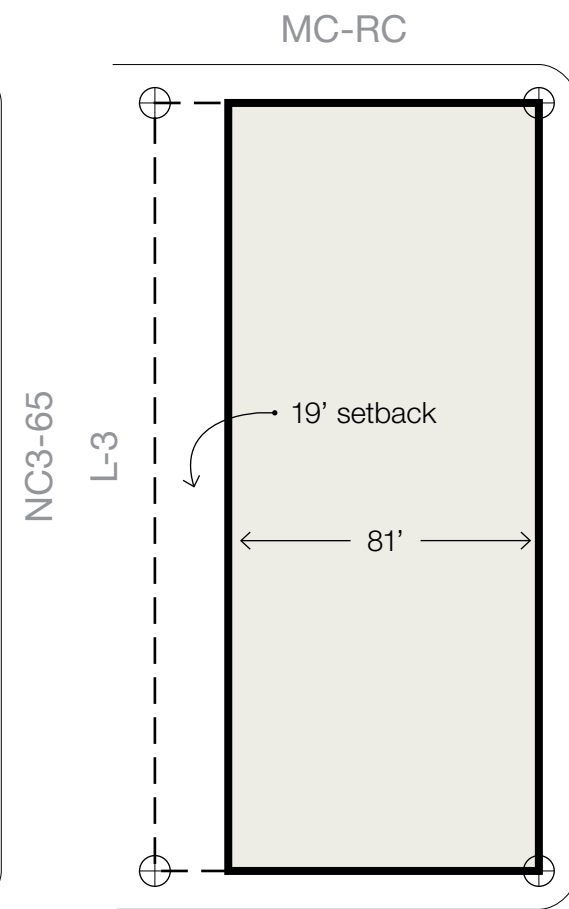
set back 15' from property line between 13' - 40'



NC3-65

40' TO 50'

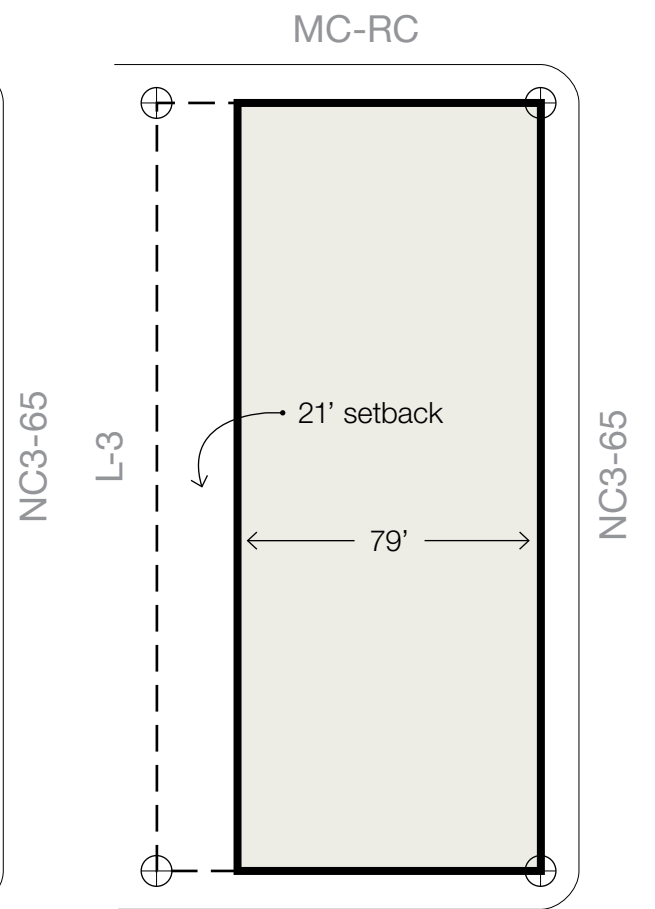
set back 17' from property line between 40' - 50'



NC3-65

50' TO 60'

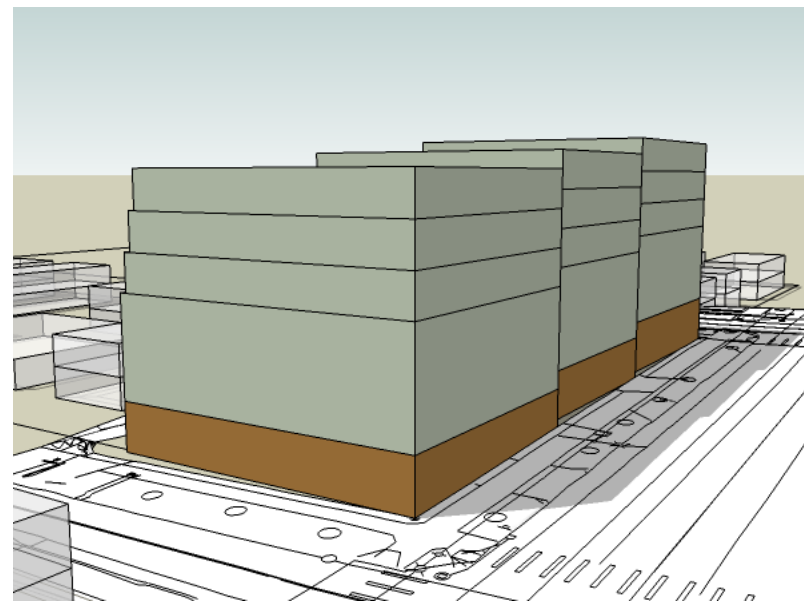
set back 19' from property line between 50' - 60'



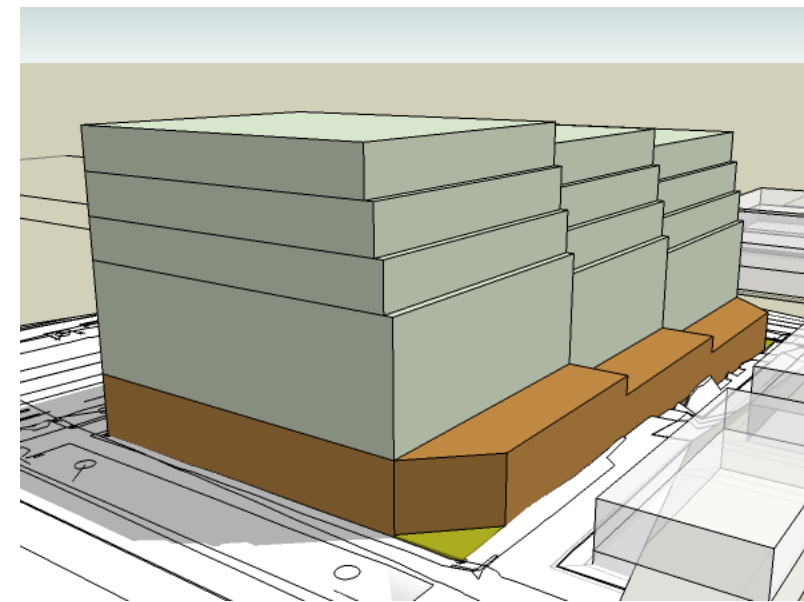
NC3-65

60' TO 70'

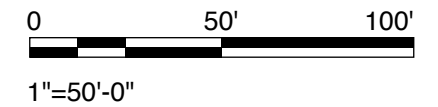
set back 21' from property line above 60'

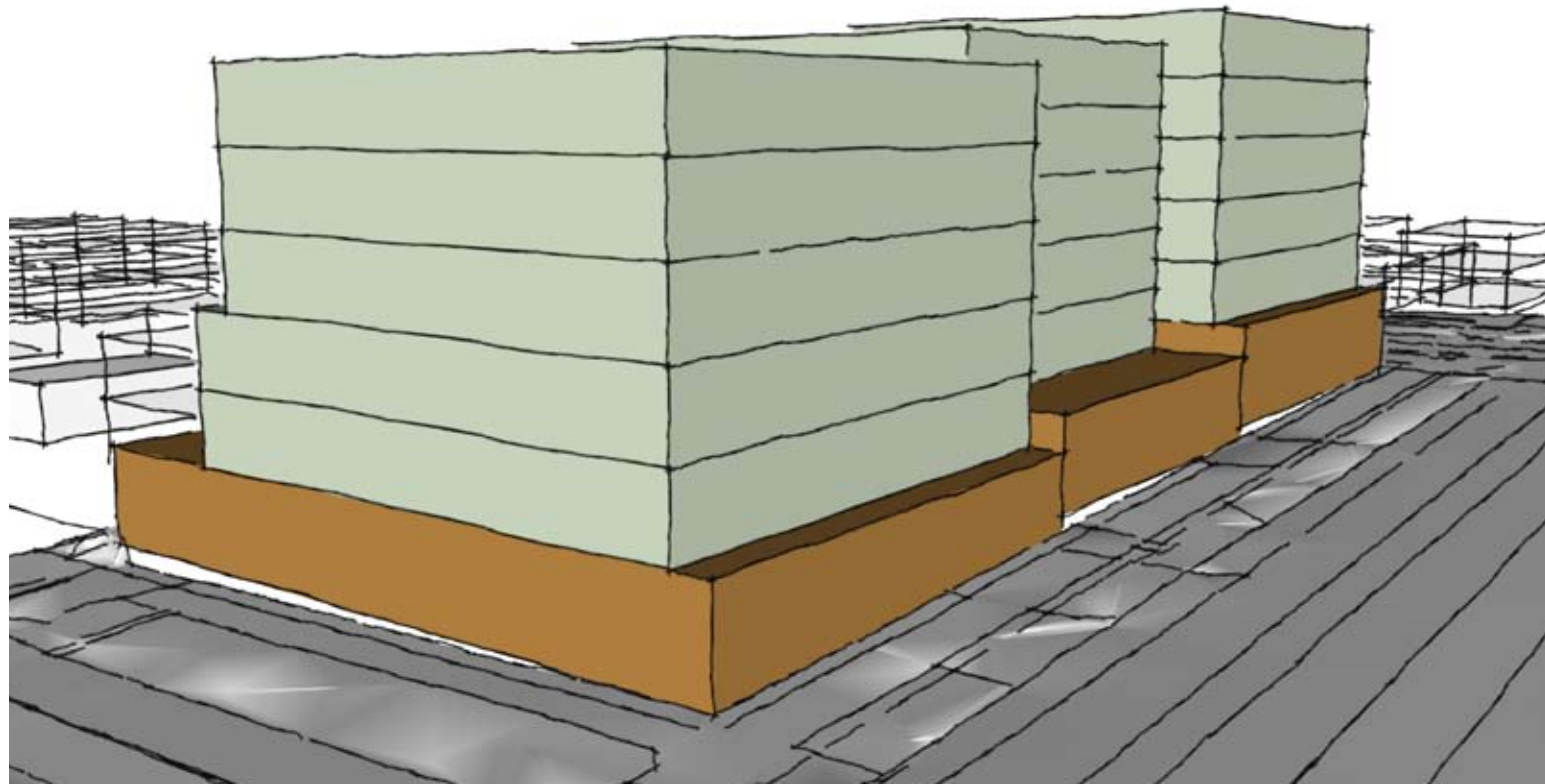


ZONING ENVELOPE SE VIEW

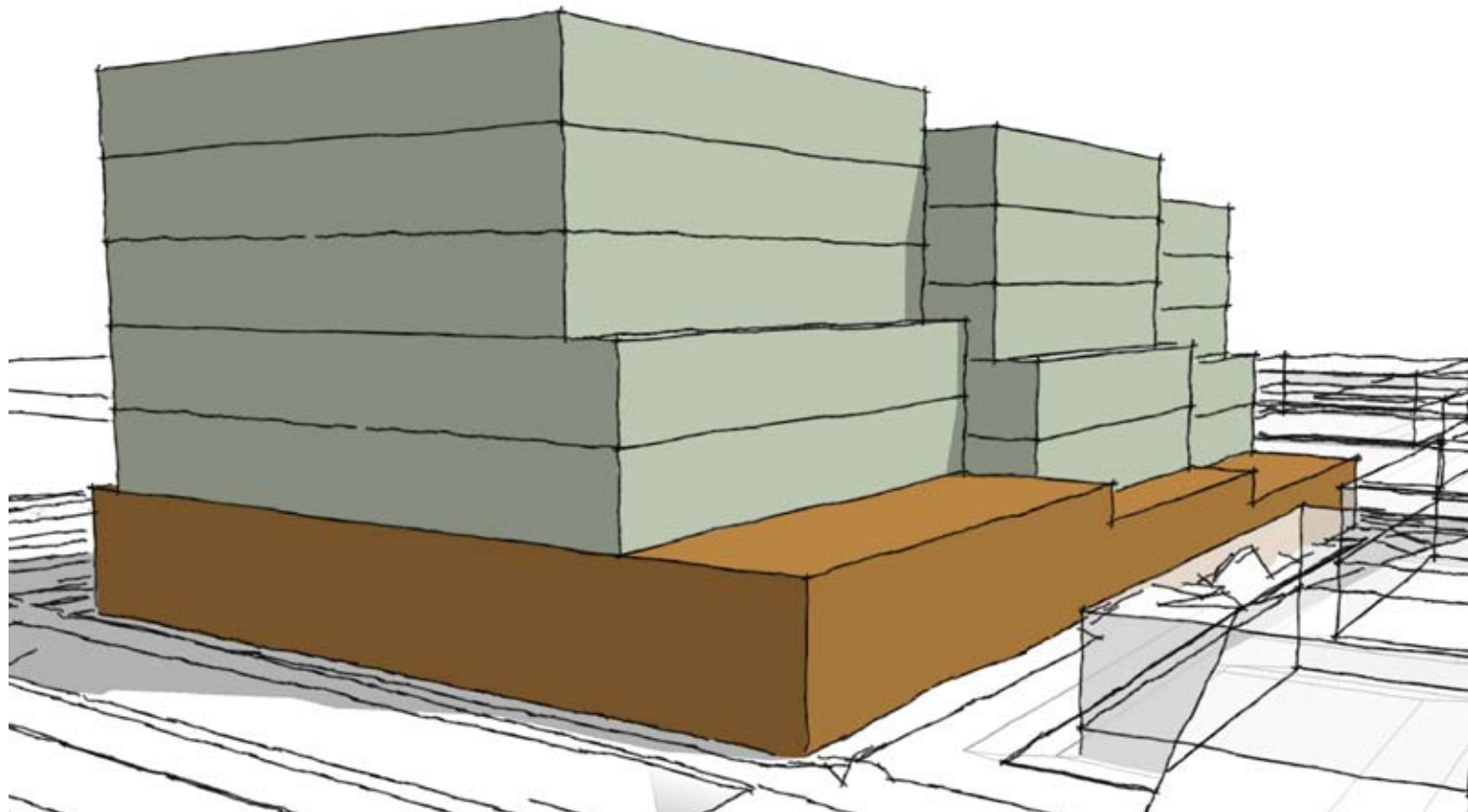


ZONING ENVELOPE NW VIEW

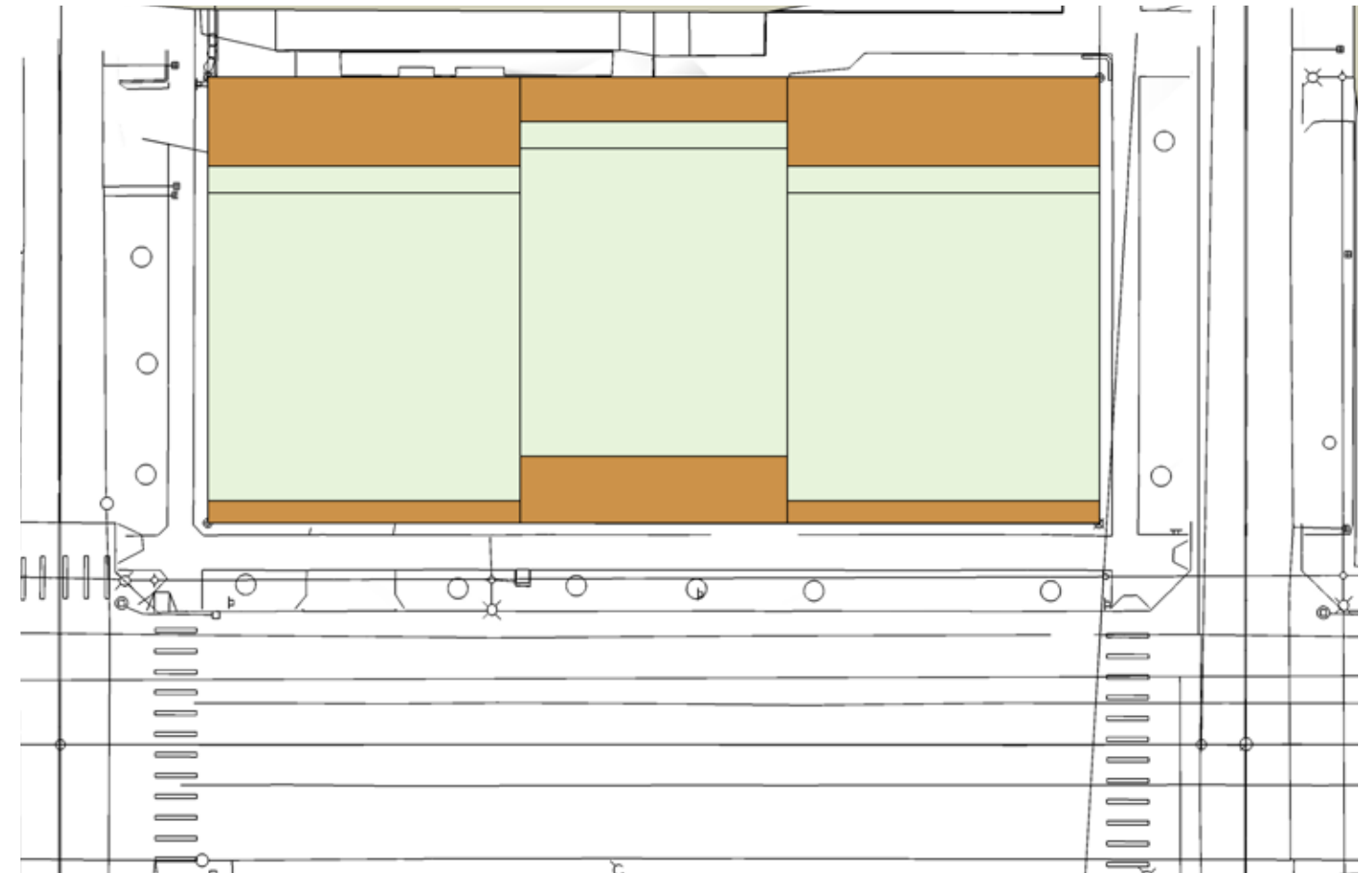




VIEW NORTHWEST



VIEW SOUTHEAST



OPTION A

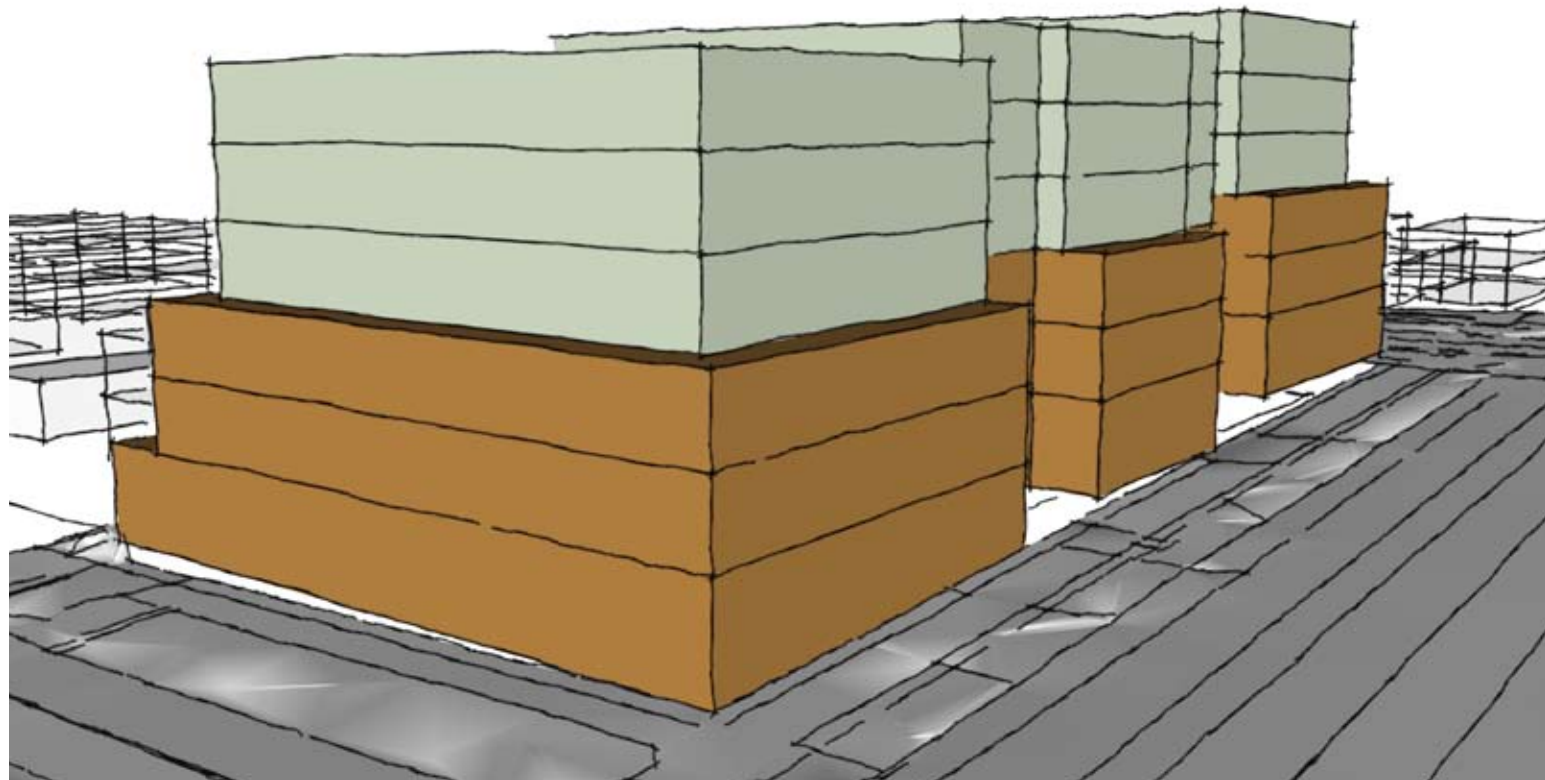
Common feature among options is the stepping of floors along 24th Avenue NW

Pros:

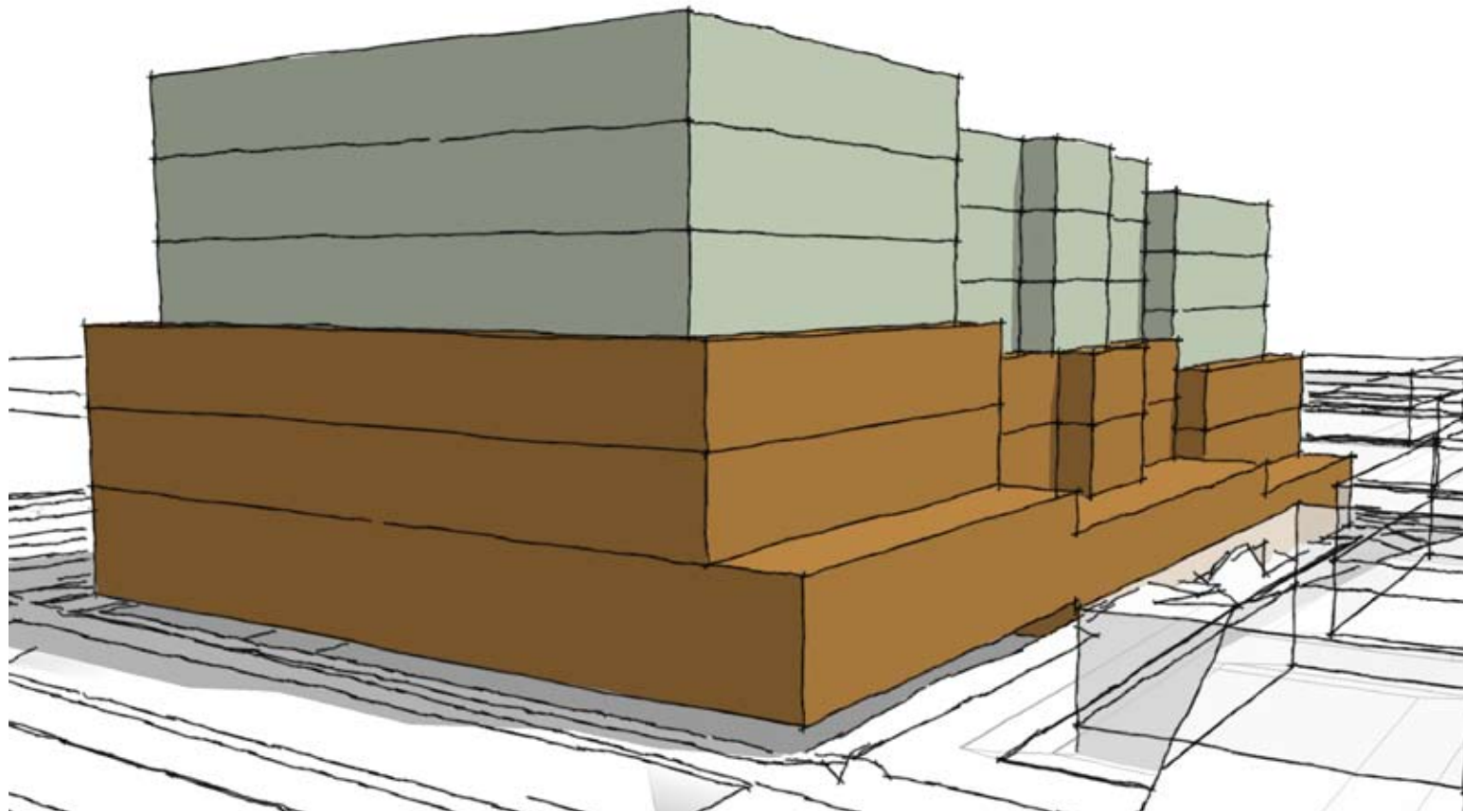
- Continuous retail base maintains the street edge wall
- Building tower setback at L2 provides large private terrace facing 24th Ave NW

Cons:

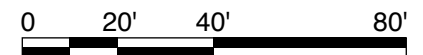
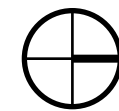
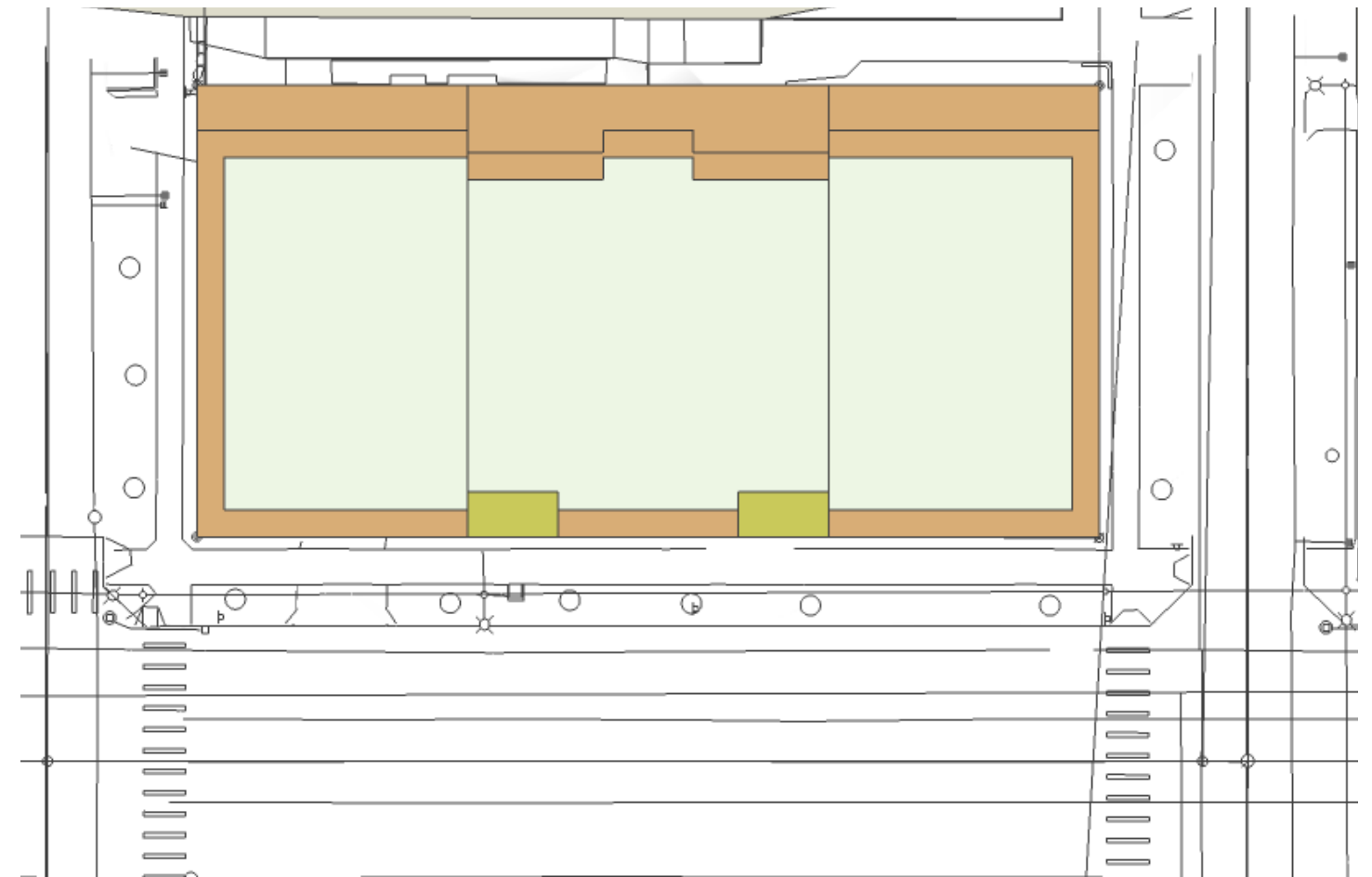
- One story retail base is out of proportion
- No useable public or retail open space at the pedestrian edge
- Building Elevation full height on north and south elevations
- Modulation limited to meet development requirements
- Requires design departure to residential setbacks on west and north



VIEW NORTHWEST



VIEW SOUTHEAST



OPTION B

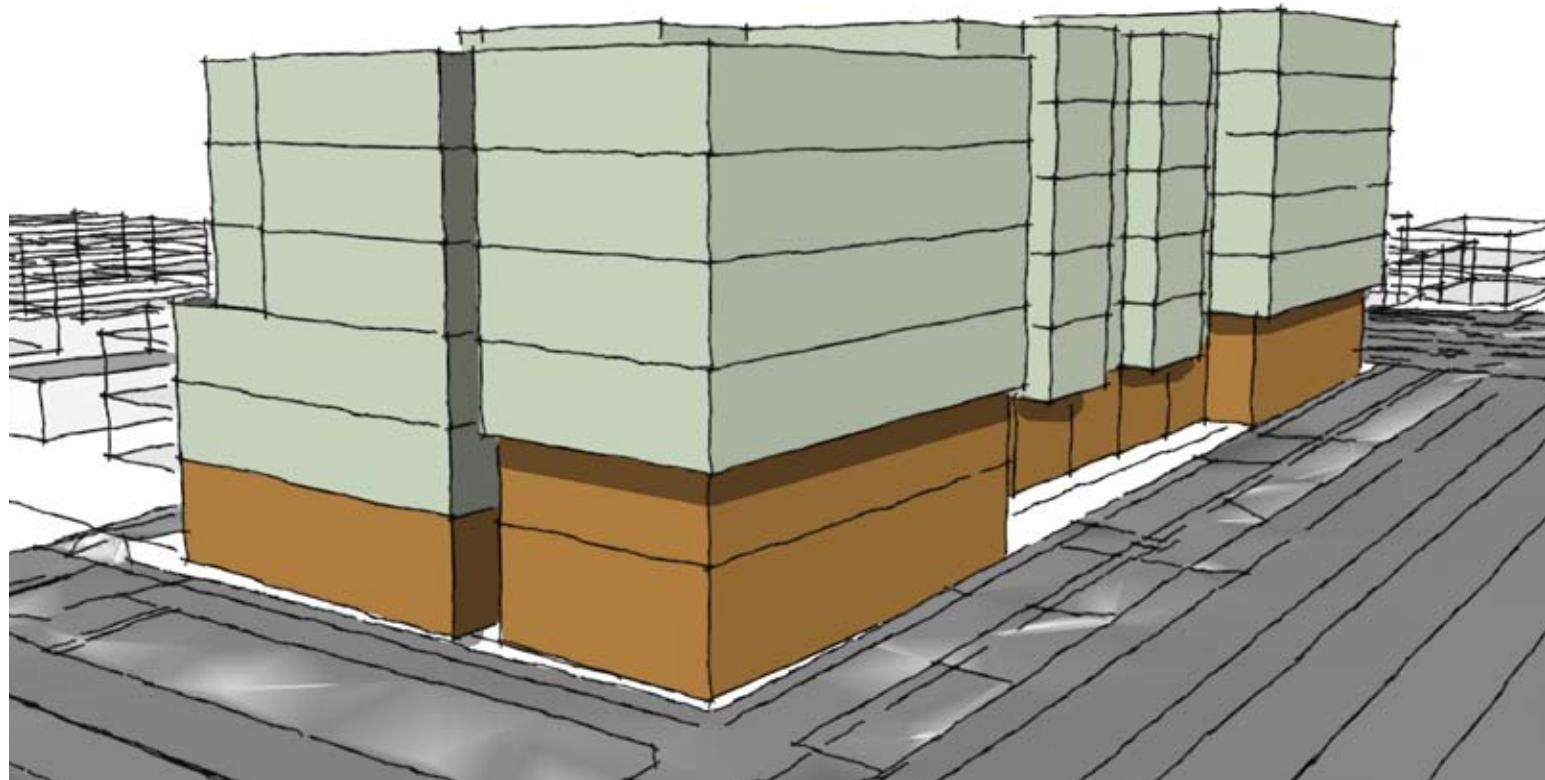
Common feature among options is the stepping of floors along 24th Avenue NW

Pros:

- Continuous 3 story retail base maintains street edge wall with limited setback area
- Upper level setbacks on east, south and north to increase solar access

Cons:

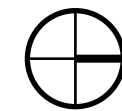
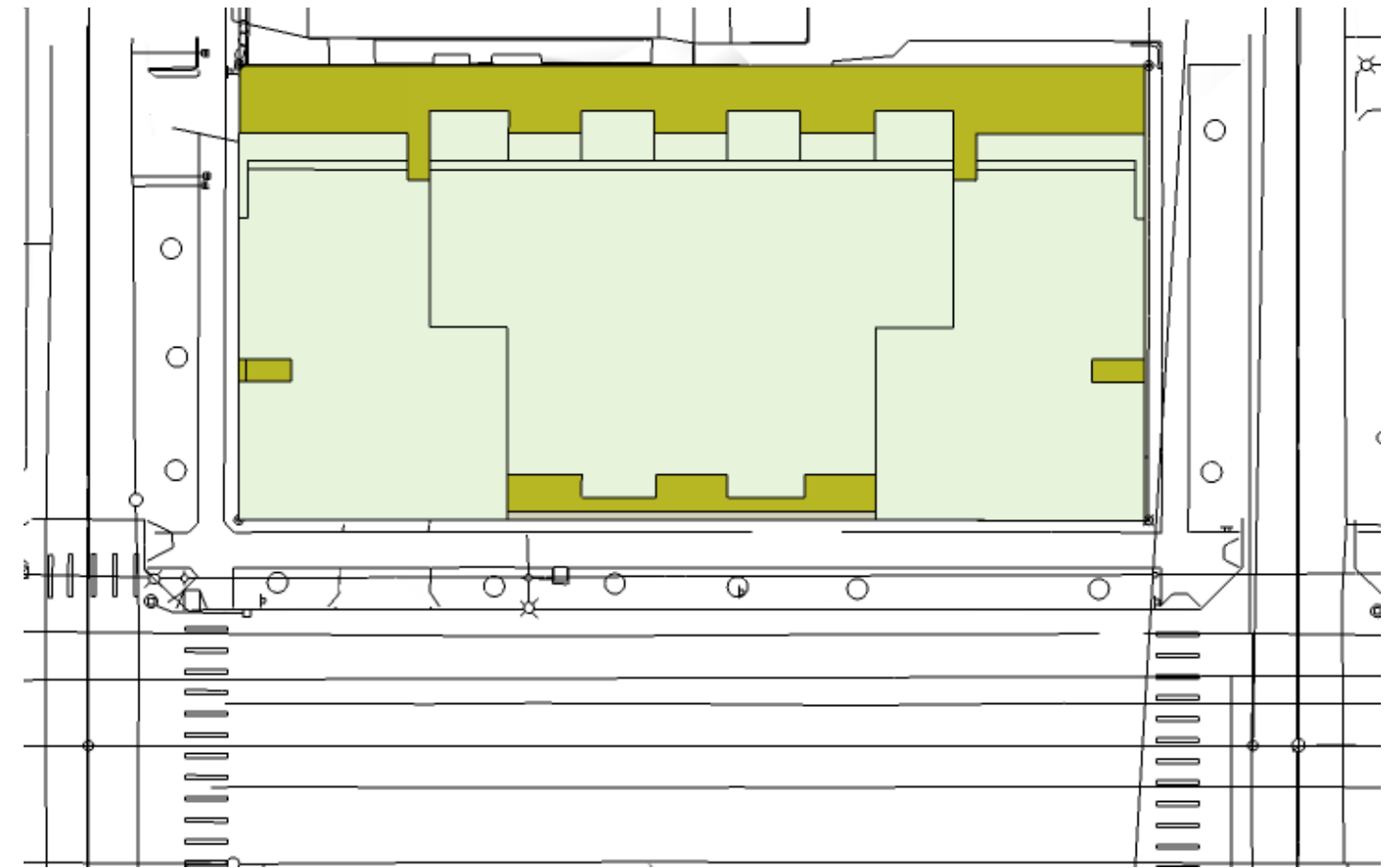
- Three story retail base is out of proportion and bisects the building in 1/2
- Limited at grade useable retail open space
- Upper tower modulation limited to meet development requirements
- Requires design departure to residential setbacks on west limiting landscape and useable at-grade area



VIEW NORTHWEST



VIEW SOUTHEAST



0 20' 40' 80'

OPTION C — PREFERRED

Common feature among options is the stepping of floors along 24th Avenue NW

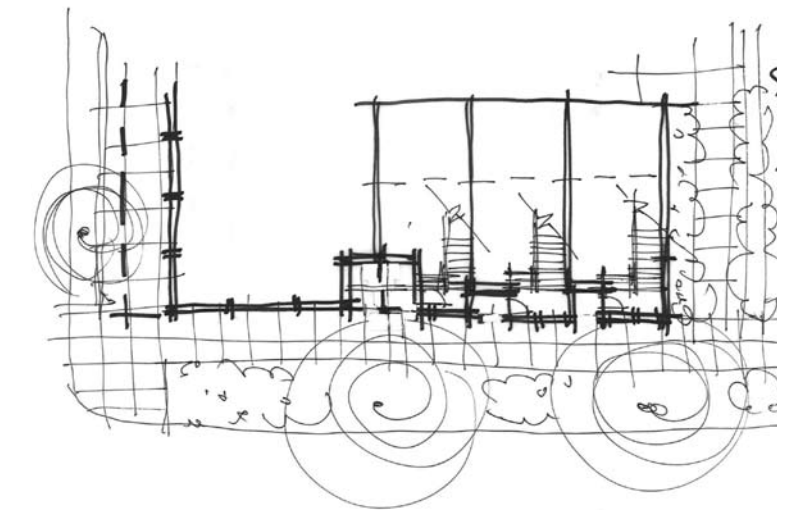
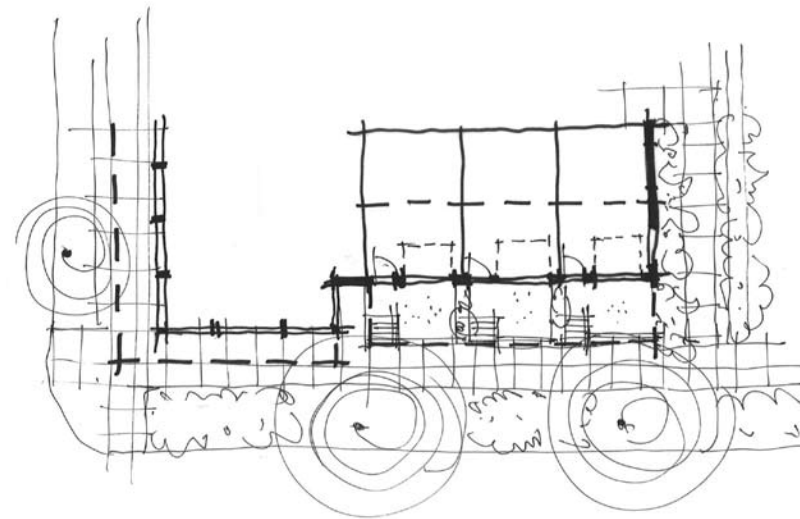
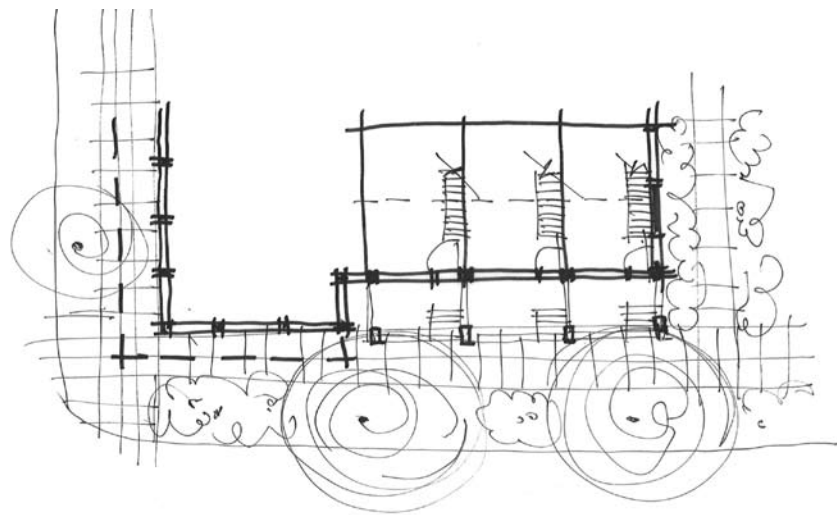
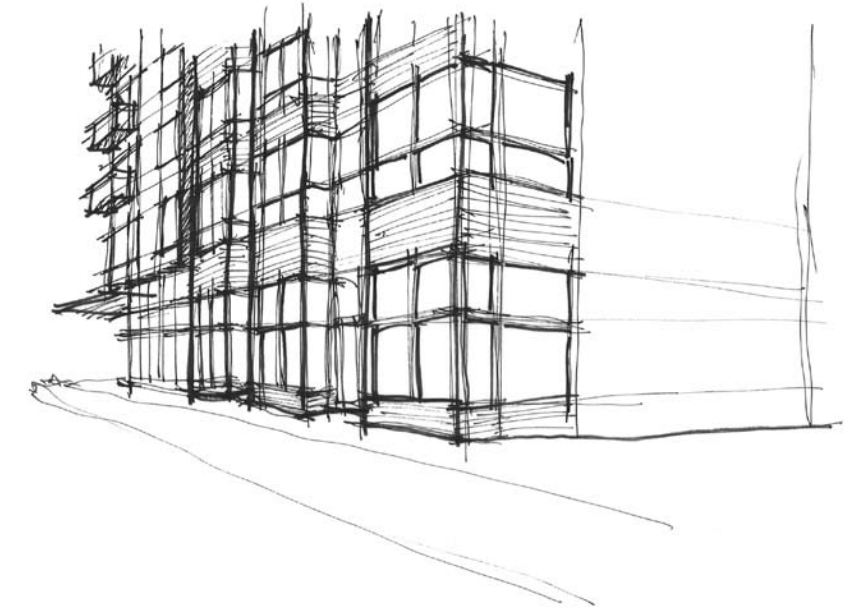
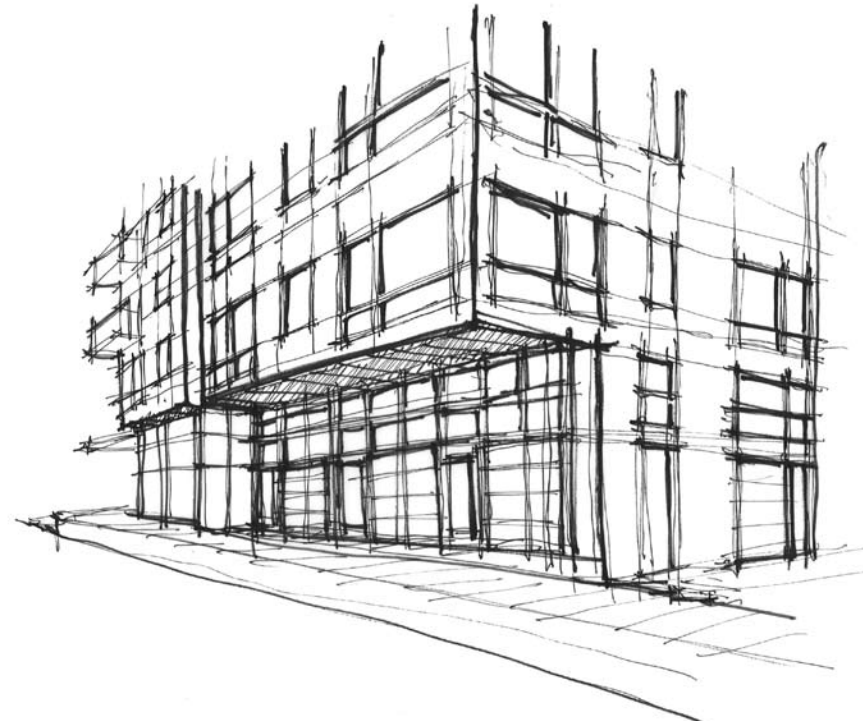
Pros:

- Vertically and horizontally modulated 1-1/2 to 2 story retail base maintains street edge
- Simplicity of massing complements and relates to facing façade across 24th Avenue NW
- Center tower setback provides generous public open space at retail and building lobby
- Center tower setback provides large scale and finer bay massing modulation
- Bookend massing defines building corners at intersections
- Balanced east to west property line siting responds to different zoning frontages
- At grade open space at the west side compliant with required zone transition setbacks and provides area for landscape buffer and useable residential at-grade area

Cons:

- Minimally reduced solar access to 24th Avenue NW relative to options B and C





LIVE/WORK OPTION 1

COLONNADE ENTRIES

LIVE/WORK OPTION 2

RECESSED ENTRIES

LIVE/WORK OPTION 3

ENTRY BAYS





TOWNHOUSE OPTION 1

PODIUM GRADE RELATED HOUSING



TOWNHOUSE OPTION 2

MODULATED GRADE RELATED HOUSING

