



WEBER THOMPSON GRAPHIC PRESENTATION

BALLARD WEST

DPD #3011440
DESIGN RECOMMENDATION MEETING

November 22, 2010



DEVELOPMENT OBJECTIVES

Construction Type: (5) five Type V 1-hour wood frame residential 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: 10,097 sf commercial for use as retail or office, plus 3 grade related live/work spaces

Use distribution by floor:
Basement: Parking 1-1/2 floors (88 stalls)
Level 1 (Street Level): Commercial/(3) Live-Work/(7) Apartments
Level 2-6: 100 Apartments
Level 7 (Roof): Roof Deck & Garden

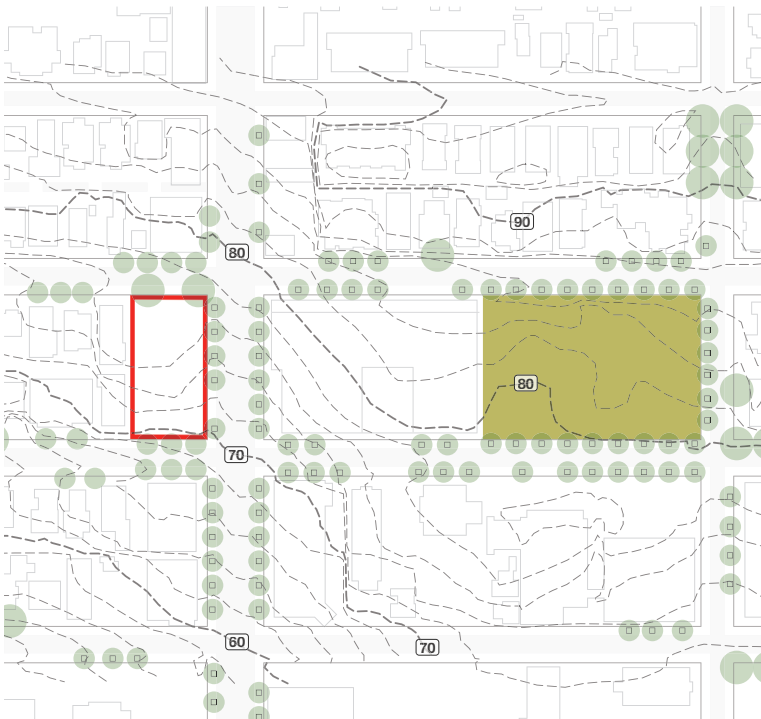
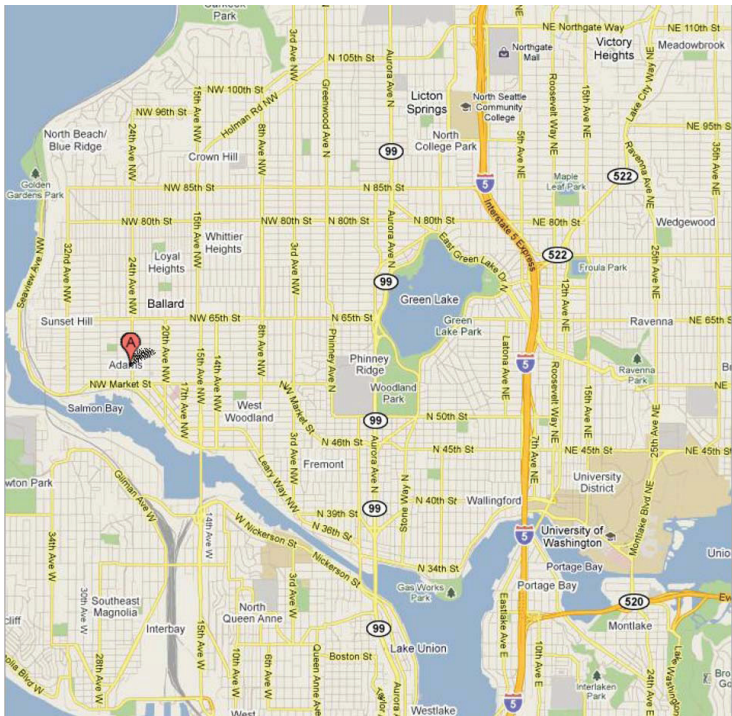
Sustainability Goal: LEED Platinum for Homes, Built Green, Energy Star

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NW 60th St

NW 59th St

NW 58th St

NW 57th St

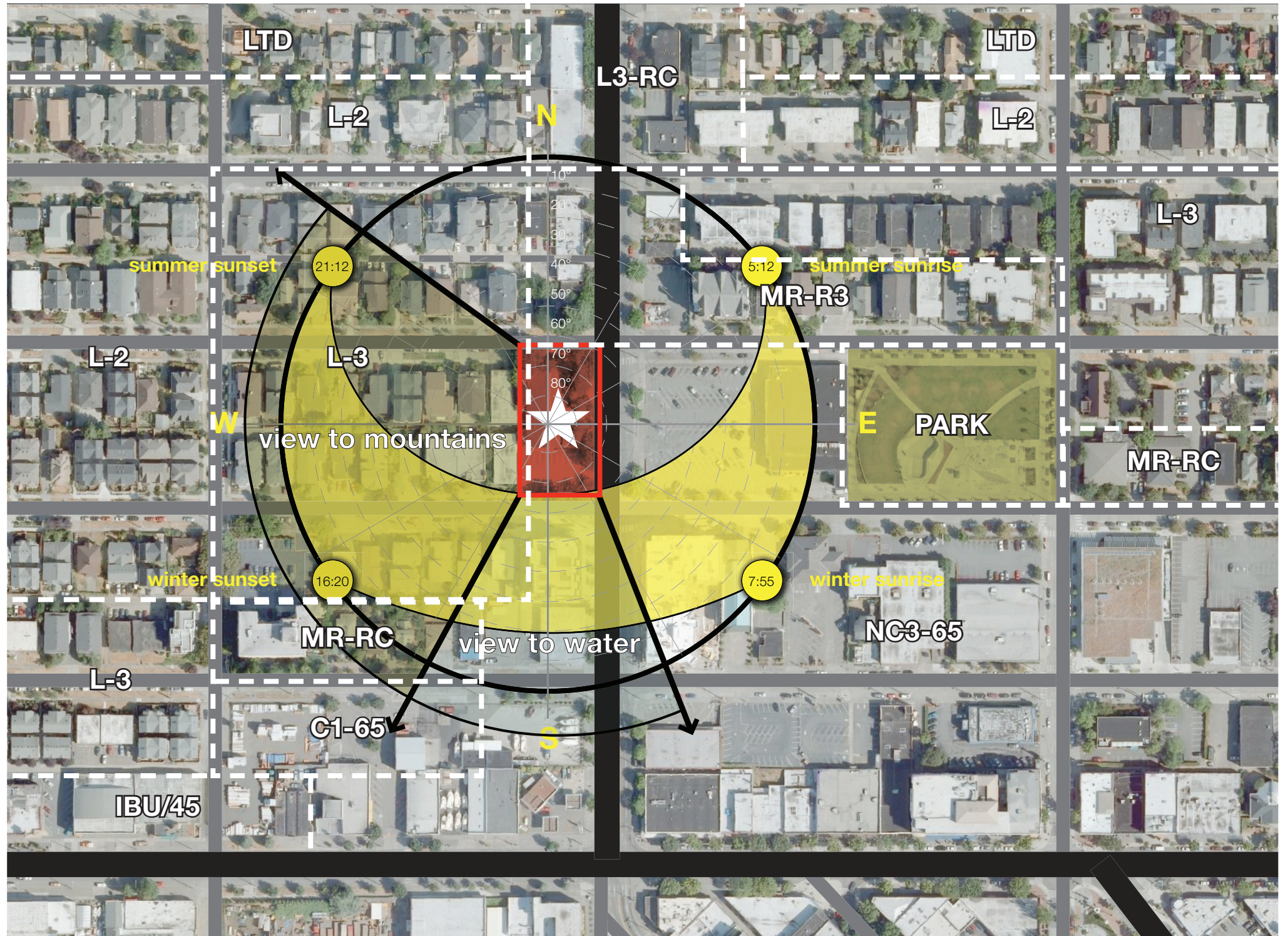
NW 56th St

NW Market St

26th Ave NW

24th Ave NW

22nd Ave NW





Project Site at 57th



Project Site at 58th



Project Site at 24th



NW 61th St
NW 60th St
NW 59th St
NW 58th St
NW 57th St
NW 56th St
NW Market St

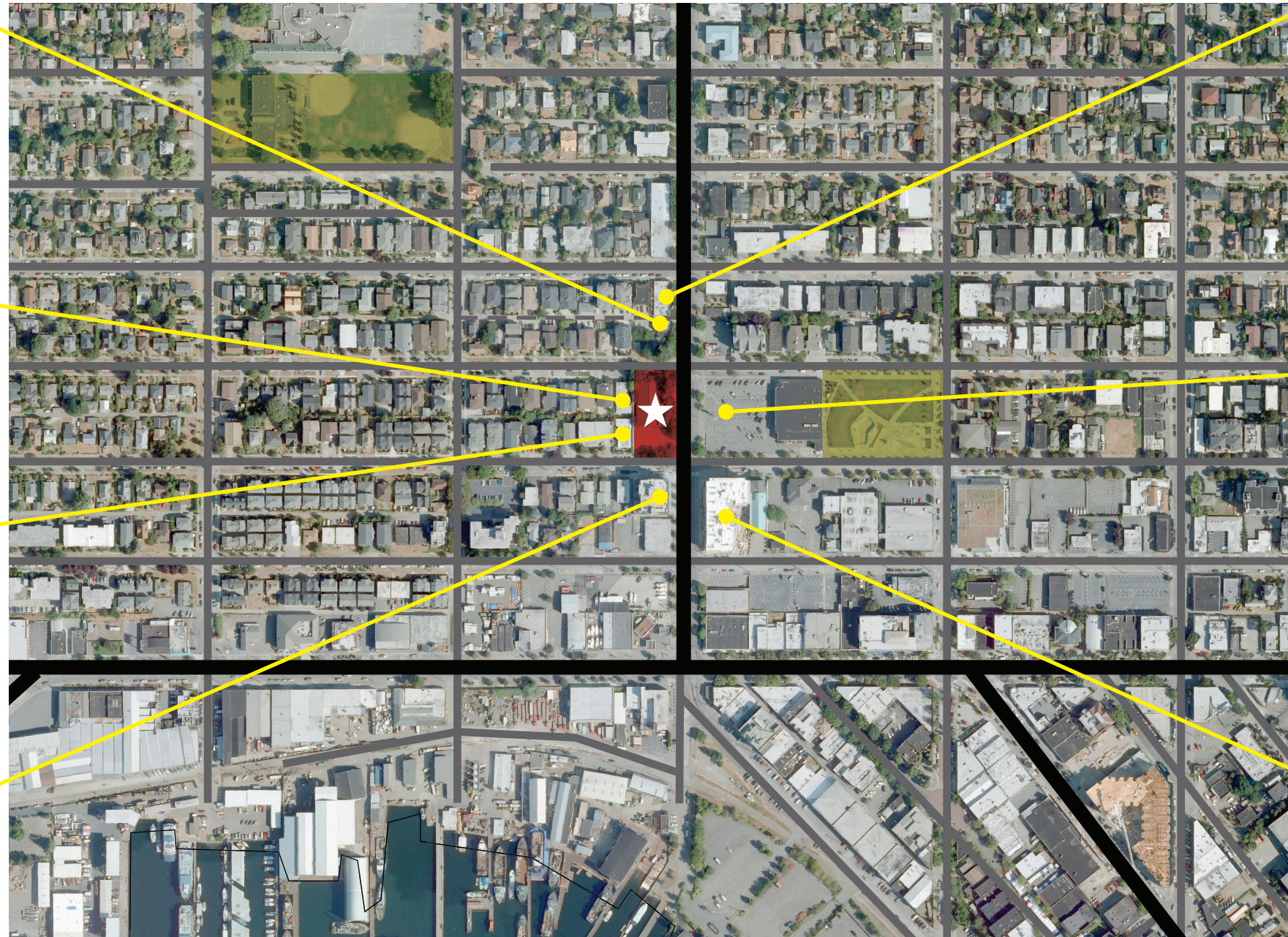
28th Ave NW

26th Ave NW

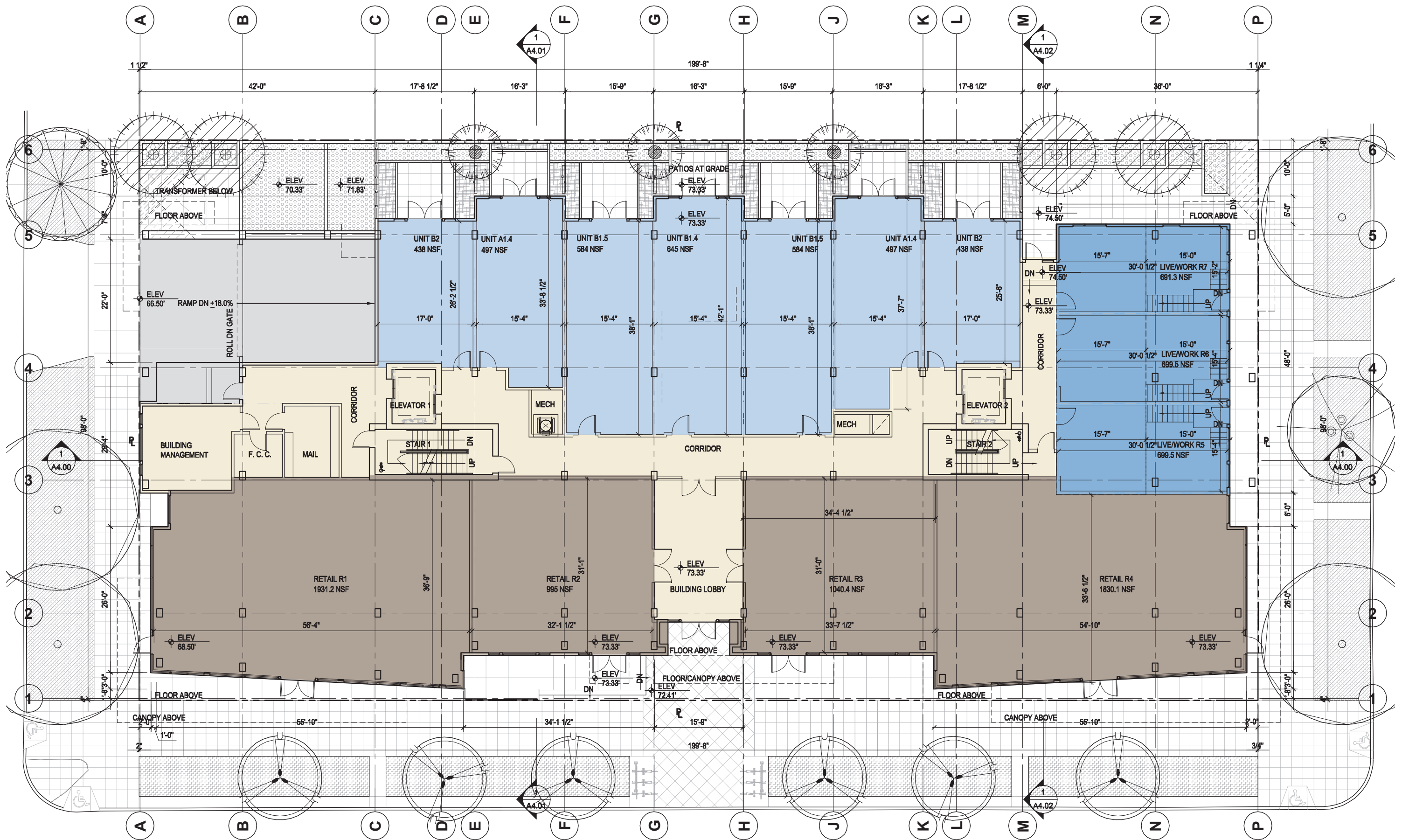
24th Ave NW

22nd Ave NW

20th Ave NW





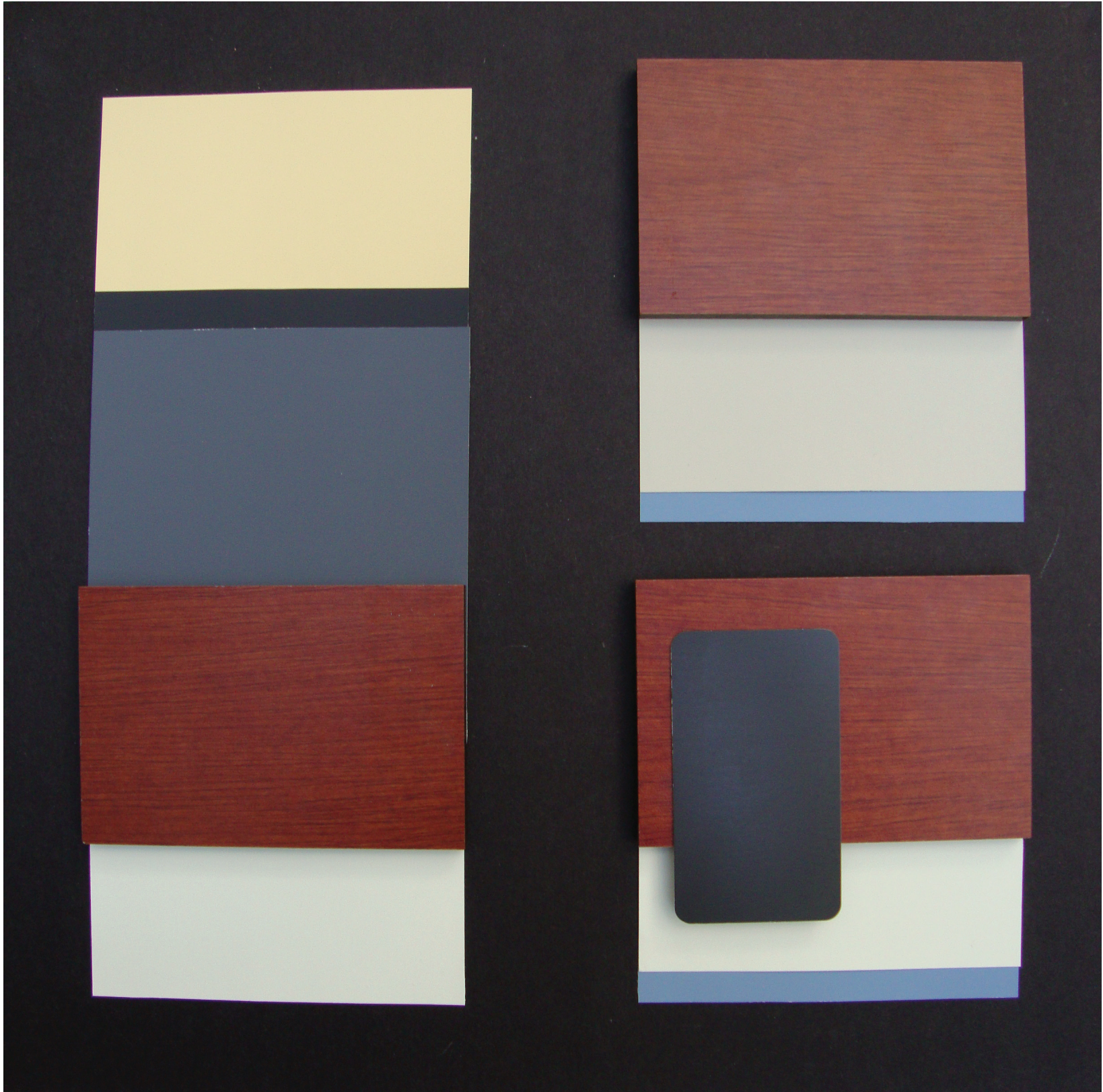












WEST FAÇADE COLORS

EAST FAÇADE COLORS



CANOPY LIGHT



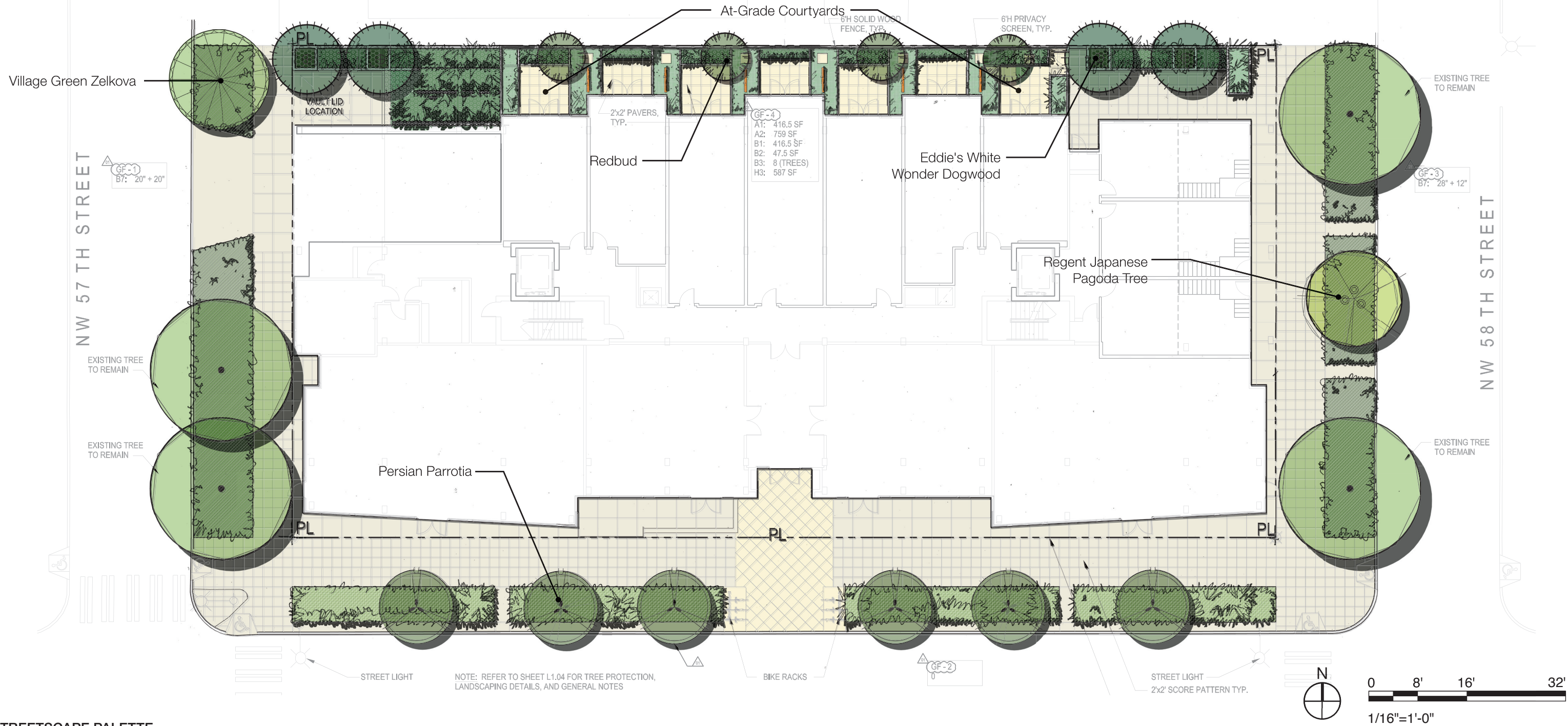
DECK STEP LIGHT



RECESS ENTRY DOWN LIGHT



SAMPLE GARAGE DOOR



STREETSCAPE PALETTE



Redbud



Eddie's White Wonder Dogwood



Persian Parrotia



Japanese Pagoda Tree



Village Green Zelkova



Sweet Box



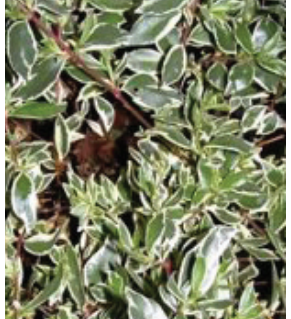
Variegated Compact Myrtle



White Rock Rose



Daisy Bush



Dwarf Glossy Abelia



AT-GRADE PLANT PALETTE



Bigleaf Goldenray



Sky Pencil Holly



Sum and Substance Hosta



Gracillimus Maiden Grass



Beach Strawberry



Hummingbird Summersweet



Winter Camellia



Japanese Spurge



Newprt Dwarf Escallonia



Japanese Forest Grass



Japanese Skimmia



Star Jasmine



Variegated Mock Orange



Golden Bamboo



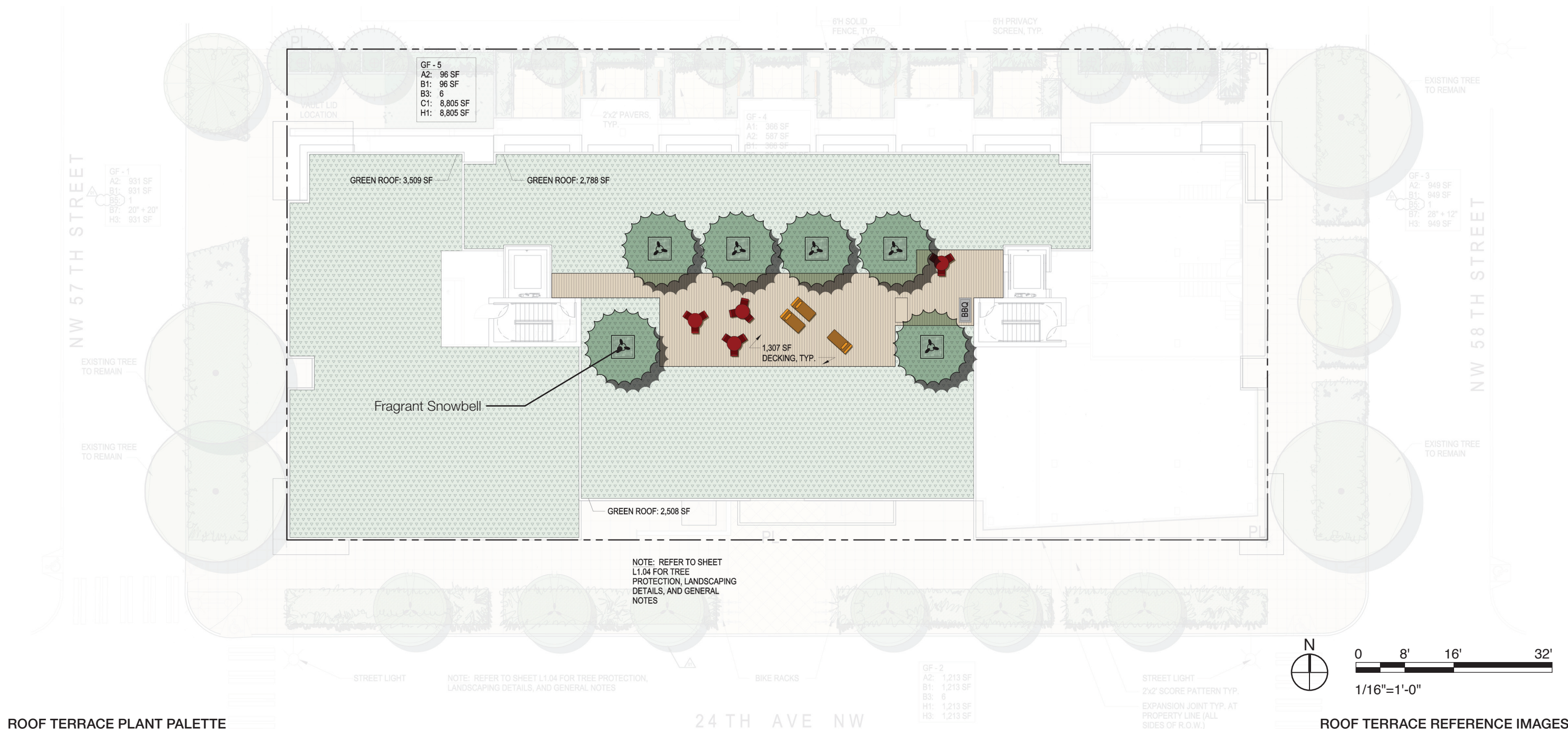
Cream New Zealand Flax



Little Kitten Maiden Grass

AT-GRADE REFERENCE IMAGE





ROOF TERRACE PLANT PALETTE



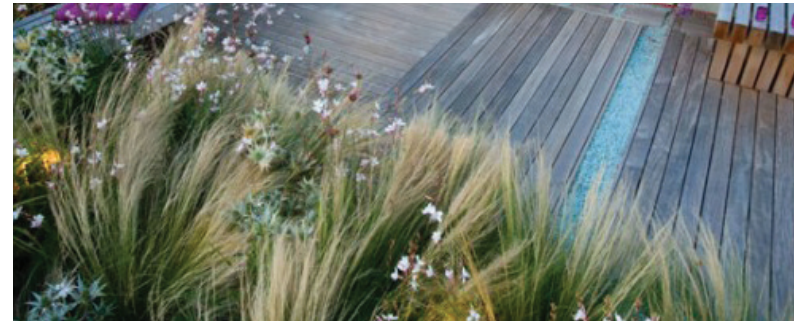
Fragrant Snowbell



Greenroof



Winter Daphne, Variegated



ROOF TERRACE REFERENCE IMAGES



A-1 RESPOND TO SITE CHARACTERISTICS

The Site is a full block along 24th Ave N.W. A single building along this frontage needs to be articulated so as to limit the appearance of length. The Board indicated support for the Tripartite massing scheme in addressing this building length.

RESPONSE:

The 4% slope to the south along 24th Ave NW creates a substantial design impact along the 200' commercial frontage. The 200 foot frontage has been broken down into three distinct components which terrace up the street. Terracing the building floors in response to this existing grade best accommodates the building height and commercial use access requirements, reduces the appearance of sub-grade parking, creates masses at a scale compatible with the pedestrian zone overlay and reflective of the original underlying 50' parcel widths and articulates the length of the façade to limit the appearance of its length. The Tripartite massing vertically breaks down the façade creating opportunities for a variety of façade massing and modulation.





A-2 STREETScape COMPATIBILITY

The streetscape is characterized by commercial activity along broad sidewalks with mature street trees. The proposed building should be consistent with and add to the commercial character of the urban village in Ballard. The board noted special attention should also be given to the transition to the more multi-family residential character of the two side streets.



RESPONSE:

24th Avenue NW is a Principal pedestrian street and is animated via every possible means. Existing spatial characteristics of the retail ROW consist of; street trees in square planters along 24th and planting strips along side streets, 7'-9' sidewalks defined by the transparent 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 proposed design establishes a strong commercial edge along 24th Avenue NW by maximizing transparency at the retail areas and incorporating a variety of building setbacks providing for recessed building entries, widened sidewalks and a plaza. The streetscape is animated by sidewalk benches, bike racks, and opportunities for tenants to expand café tables, planters or other uses to the sidewalk realm. A sustainable landscape response to landscape and hardscape in keeping with the project's LEED Gold for New Construction ambitions includes the preservation of significant existing ROW trees to further enhance the pedestrian zone overlay along 24th Ave NW.

A colonnade along the north side creates a more residential scale of building entries at the live-work units for a better relationship to the adjacent multifamily neighborhood.

The south façade accommodates the parking garage entry in response to the opposing property and allocates a generous landscaped open space adjacent to the multi-family buildings as a transition.



A-5 RESPECT FOR ADJACENT SITES

To the west of the proposal site are two existing, two-story multifamily buildings with side setbacks facing the proposed site. These existing uses should be considered in the placement of windows and open space in the proposed building and in the form of the building itself.

RESPONSE:

Locating and programming of the building was carefully considered with respect to existing buildings and their uses. Retail along 24th responds to the commercial nature of that frontage while live-work units located at grade along the north façade as well as townhouses at grade along the east property line have been located to serve as transitional use and scale to the adjacent L-3 and MR-RC zones. These uses provide building residents with private at grade outdoor areas set back from shared property lines. Parking access is located as far from the corner and residential uses as possible along NW 57th Street so not to interfere with pedestrian activity as well as in response to the concurrent placement of this service use in the facing structure. Floors of the building have been setback greater than the code prescribed setbacks to reduce the impact of the proposed building on the buildings to the west. Additionally, select unit decks along the west façade have solid rails as opposed to open rails to enhance privacy between properties. Deck lighting will be limited to small step lights which shine on the deck surface only to eliminate any exterior light spillover.





A-10 CORNER LOTS

The building will present two multi-story corners along N.W. 24th St. These corners are not gateways or otherwise unusually prominent. They should be architecturally addressed but not over emphasized. The board felt it was important to mark the corners with the upper floor as suggested in the preferred massing scheme.

RESPONSE:

Two adjacent buildings have addressed the intersection of 24th Avenue NW and NW 57th Street with an elevated open space terrace and a round corner entry. The response of the new building is compatible yet different from these solutions.

Through the Tripartite building massing, bookend masses at either end of the block help both define a mid block plaza as well as mark the building corners. One and a half to two story glazing defines the commercial facades and sidewalk realm as the building facades step down 24th Avenue NW. The glazing angles back away from the corners to increase the open space at the building corners and enhance the pedestrian experience. The bookend building masses overhead cantilever over the glazing and sidewalk, marking the corners while highlighting the dichotomy of solid private residential building areas to the transparent public retail areas. Canopies, decks and sunshades wrap the corners of the upper mass to add human scale and further highlight the corner.





B-1 HEIGHT, BULK AND SCALE COMPATIBILITY

The Board acknowledged the need to respond to the land use zone transition as well as the applicants efforts to reduce the impact of the building on the adjacent structures and streetscapes through articulation of the west façade as well as breaking the building down into expression of 3 distinct massing along 24th Avenue NW and away from the West property line.

RESPONSE:

This building massing and building program have been located and articulated to transition to the adjacent and less dense zones; MR-RC and L-3 yet define the edge of the NC3 zone and scale of adjacent mixed-use commercial buildings. The 200 foot frontage is broken down into three distinct masses 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. These building masses have been located to the east of the site and away from the west property line to help mitigate the solar impact to adjacent properties as well as allow for massing modulation along the west facade to better transition to the L3 zone scale. Live work units at the north as well as the grade related residential units on the west are a more compatible use containing scale elements compatible with the multifamily residential uses to the north and west of the property. A series of bays, recesses, decks and sun shade canopies along the west, north and south facades creating a rich variety of scale in keeping with the adjacent residential context and break down the scale of this larger commercial zone.

To transition to the two less dense zones along 24th Avenue NW the retail transparency is one and a half stories tall at the north edge to respond to the neighborhood scale of retail north of the site while reaching two full stories at the south end which is adjacent to the NC3 zone.

As a result of giving building mass siting priority to the west property line the ability to set back the building perimeter along 24th is limited. However, the building meets the grade with generous setbacks focused at building corners and a mid block plaza. The building facades articulate the massing to create three buildings which step down 24th highlighted by a series of secondary bay and deck elements.





C-1 ARCHITECTURAL CONTEXT

The Board felt surrounding buildings including the QFC and On The Park located across 24th Avenue NW as well as the small apartment building at the north west corner provide a strong design influence for relationship and inspiration. A strong pedestrian oriented commercial character should be fostered. On the two side streets a transition from the commercial realm to a multi-family one should be established. On the west the building should provide a high degree of compatibility with the multi-family areas adjacent.

RESPONSE:

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. Additional design inspiration was found in the unique figure-ground of the 1960s apartment building adjacent to the North West. Upper floors appear to float above a transparent grade level with slender supports creating a tension in the understanding of the building structural design.

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 proposed design reflects many of these contextual design responses and enhances this existing pedestrian environment by providing a strong street edge along 24th Avenue NW through the positioning of the tripartite masses contrasted by a transparent retail edge, a widened sidewalk midblock along 24th to create an entry plaza. Additionally, the corner commercial spaces have canted walls along 24th to increase the sidewalk area near the intersections and crosswalks and ease the ninety degree intersection to the side streets and create ample pedestrian open space at the corners. 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. Additionally, Canopies and building mounted lighting above the commercial level will provide shelter and security to the pedestrian open-space.

Apartments along the west draw on a module of row houses articulated with grade related open space, decks, balconies and sun shades to respond to the residential context. Transitions along the side streets to the multifamily context occur in the articulation of further reduced masses, a colonnade, and deck elements closer to grade level along with increased streetscape plantings and the preservation of the existing street trees. Color is used to add whimsy highlighted against a neutral palate in recognition to the brilliant super graphics of the adjacent 1960s apartment building.

A colonnade fronts the live-work units along the north property line and creates a semi-public area for transition to the residential neighborhood. While similarly, along the west property line, a courtyard has been created between the building and adjacent structures and includes a series of patios for tenant's use, thereby placing residential activities adjacent to the L3 zone lots.

The building design incorporates a strong commercial edge, recessed building entries, opportunities for retail sidewalk tables, bike racks, and a sustainable landscape response to landscape and hardscape in keeping with the projects LEED Platinum for Homes ambitions.





C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The building forms should express the commercial, live-work base and residential upper stories while also incorporating much movement of elements and other modulation, emphasizing a series of vertical elements or masses, to lessen the appearance of a long, narrow building.

RESPONSE:

The building design draws on the history of Ballard and Scandinavian design evoking simple contemporary forms. 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 three primary 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 transparent 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 back 8-10 feet to mark useable outdoor retail space and an entry plaza for a combined residential and retail lobby. Vertically oriented residential bays break up the central mass at both the east and west facades. A story and a half tall colonnade along the north edge define the public - private transition to the grade related live-work apartments.

C-3 HUMAN SCALE

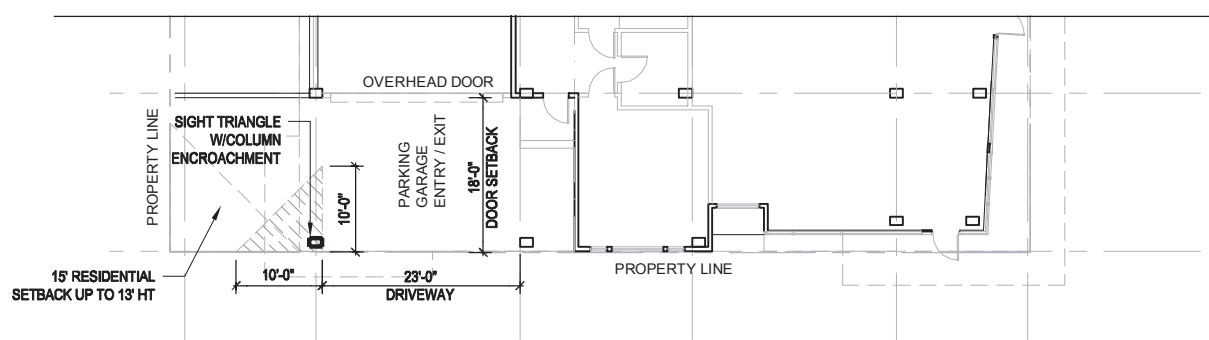
Praise was given for the incorporating of live work units along the north as well as grade related apartments on the west as a way to add human, pedestrian level interest in keeping with apartments adjacent to the site. Where live work units are provided, the transition from the sidewalk realm should be carefully designed to provide the appropriate amount of connectedness between them and the public realm. Some additional setback of the ground floor of the building at the two street corners should be done in a way which increases the sense of pedestrian comfort and accommodation there. Techniques such as planting deciduous trees and creation of a rain garden on the west side should be considered. Deep shadow lines as a result of sunscreens were suggested as a positive design response to enhance the building scale.

RESPONSE:

Live-work units located at grade along the north façade as well as townhouses at grade along the east property line serve as a transitional use and scale to the adjacent L-3 and MR-RC zones. Building residents have private outdoor areas set back from shared property lines creating opportunities for pedestrian activity and residential scale building components including sun shades and decks. The corner commercial spaces have canted walls along 24th to increase the sidewalk area near the intersections and crosswalks and ease the ninety degree intersection to the side streets. Along the street frontages, overhead canopies, street trees, bike racks, and opportunities for retail tenant use at the mid block plaza provide a human scale within the pedestrian environment. The building facades further incorporate human scale elements through the incorporation of a composite wood veneer panels, sun shades, smaller bay and deck elements. Planters, green roof areas, fences and screen walls have been incorporated to provide a human scale and a buffer to adjacent residential uses to the west.



SOUTH ELEVATION



L1 PLAN

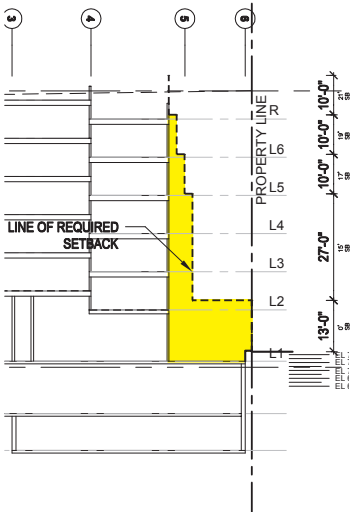
DEPARTURE TITLE	CODE REQUIREMENT	DEPARTURE REQUEST	RATIONALE FOR REQUEST
Departure 1 – Sight Triangle	SMC 23.54.030 G2 requires a site triangle be provided at the exit side of the parking drive.	The project proposes to utilize mirrors along with increased at grade setbacks and parking drive width in lieu of meeting site triangle standards.	Providing increased setbacks to the property line leaves little flexibility in locating building structure at this building corner thus a 12" x 18" column lands in the required site triangle at the exit side of the garage drive. To acknowledge this condition and provide increased visibility the design provides a parking drive of 23', an 18' setback to the garage door, and a mirror for exiting vehicles.

DEPARTURE TITLE	CODE REQUIREMENT	DEPARTURE REQUEST
Departure 2 – Building Setback	SMC 23.47A.014 B3 states setback requirements for a lot adjacent to a residential zone. A 15 foot setback is required for any portion of a structure over 13 feet in height.	A departure is requested to allow 56 S.F. of Level 1 floor area at the west façade to encroach in the required 15 foot setback for portions of structure over 13 feet in height where adjacent to a (L-3) residential zoned lot. The area of departure has been illustrated in the adjacent plan, elevation and section diagrams.

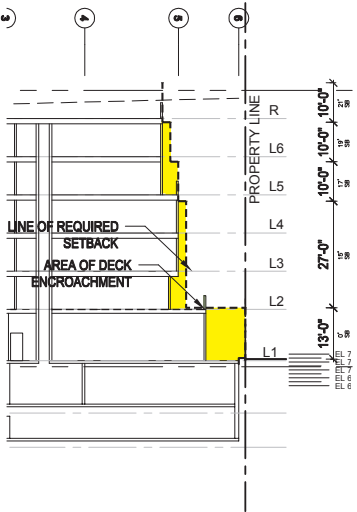
RATIONALE FOR REQUEST
The design responds to the adjacent residential zone through residential scale modulation and rhythm, residential uses at adjacent grade, holding Level 1 back from the allowed zero lot line development up to 13’ height, and generous setbacks along the west façade. These design details combined with the challenging site topography results in much of the west façade exceeding the building setback requirement. By providing an excess setback area of 4,243 SF adjacent residential properties and residents enjoy greater separation, privacy, increased landscape buffering, and daylight access. These benefits are provided in exchange for the very small area of encroachment at Level 1.

DEPARTURE TITLE	CODE REQUIREMENT	DEPARTURE REQUEST
Departure 3 – Decks in Setbacks	SMC 23.47A.014 E1 states decks with open railing may be located in a required setback.	A departure is requested to allow solid railings at two (2) Level 2 decks consisting of 162 S.F. total to be located in the required west setback. The area of departure has been illustrated in the adjacent plan, elevation and section diagrams.

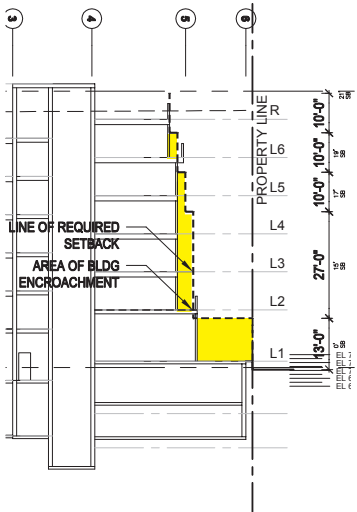
RATIONALE FOR REQUEST
The design respects the adjacency to residential zoned lots and gives up the opportunity to extend Level 1 to a zero property line condition. Holding Level 1 back from the property line significantly reduces the area of raised deck at Level 2 and greatly increases privacy beyond what could otherwise be. The use of solid rail at the largest decks on Level 2 was incorporated to address several issues. The larger decks are anticipated to have greater activity and use and a solid rail provides increased privacy to adjacent property owners and screening of deck furnishings. The solid rail breaks up and creates variety and scale in the length of open rail and contributes to the architectural rhythm of the west façade, a direct scale response to the L3 residential zone.



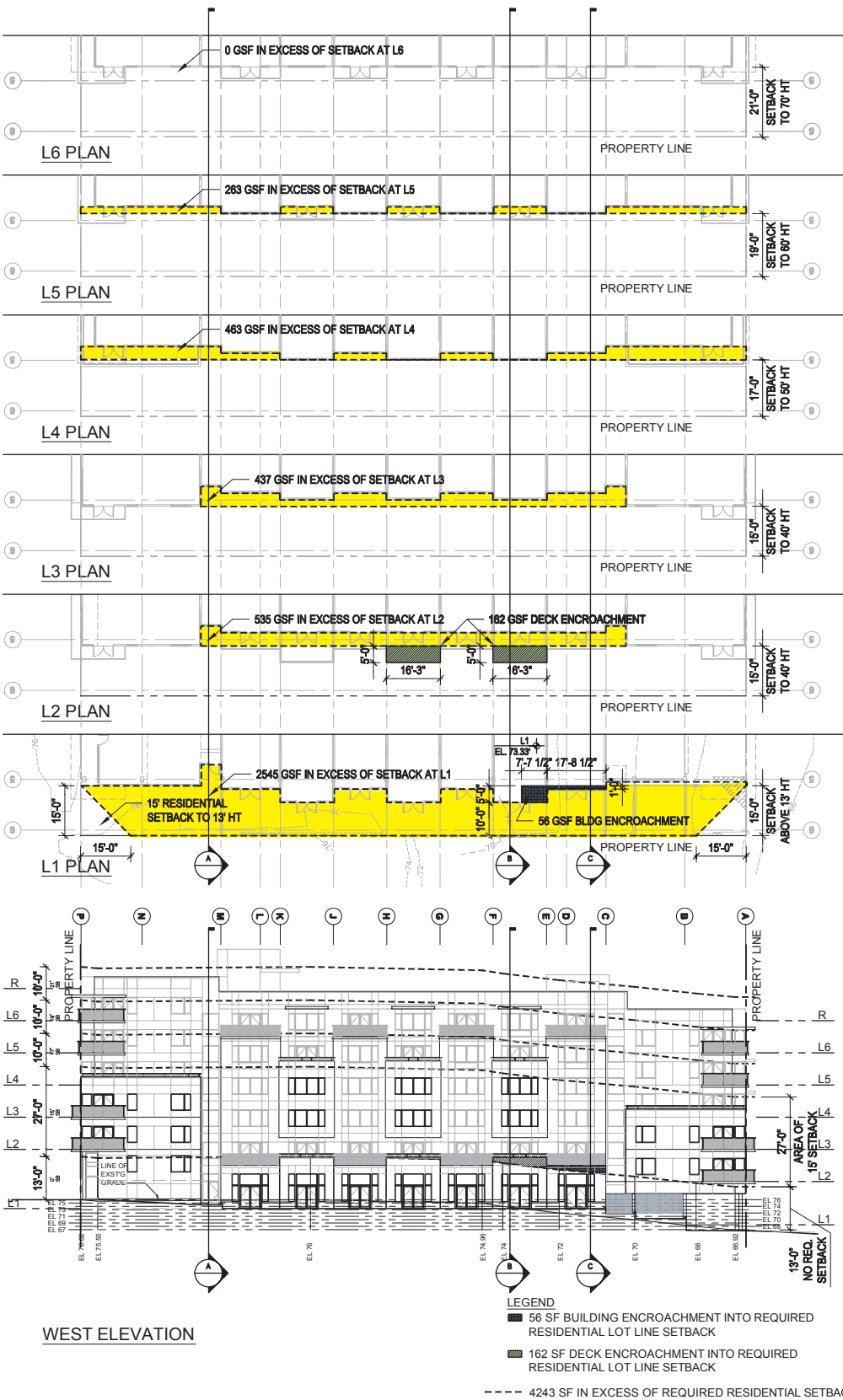
BUILDING SECTION A

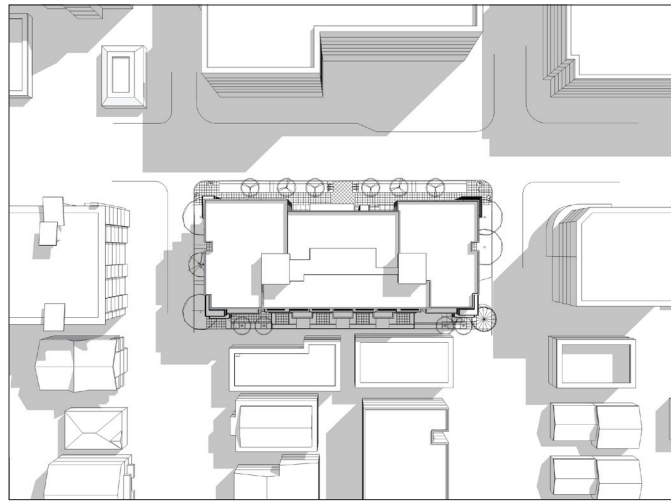


BUILDING SECTION B

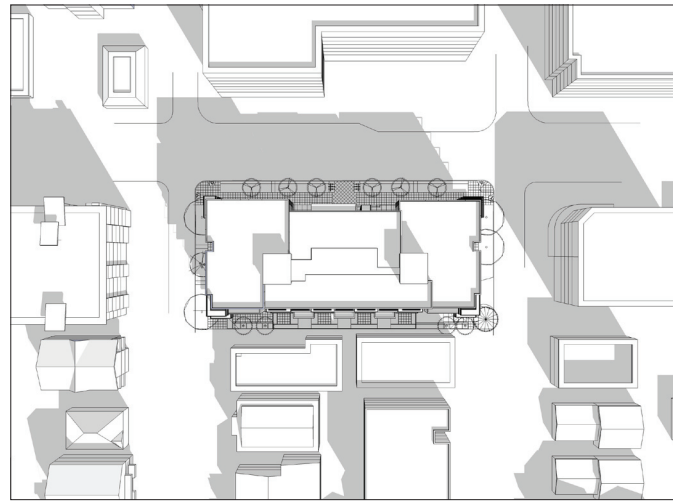


BUILDING SECTION C

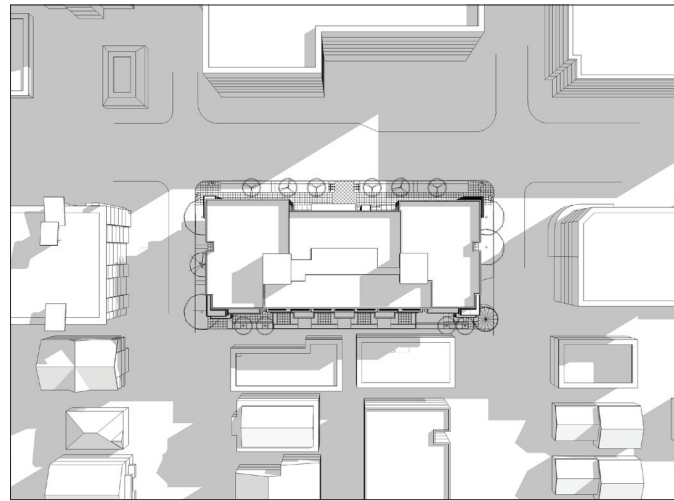




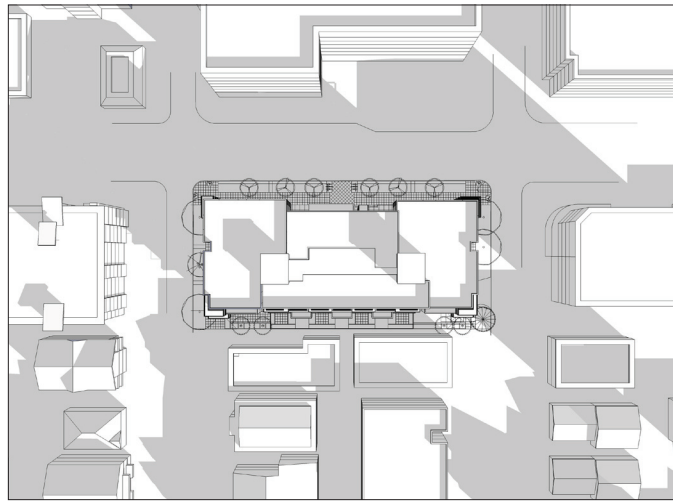
Autumn: 10 AM



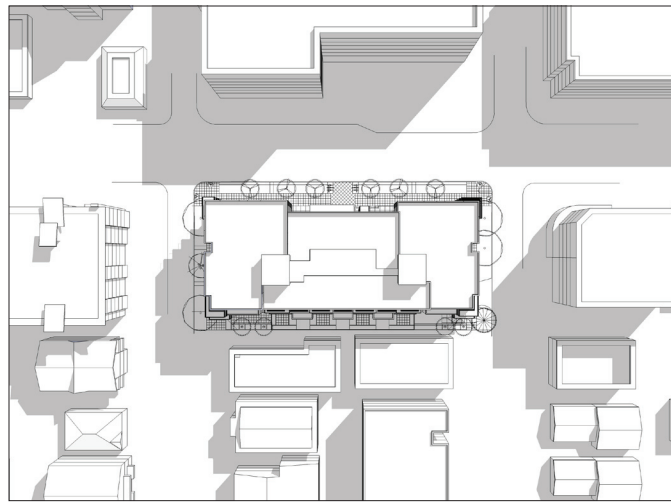
Autumn: 3 PM



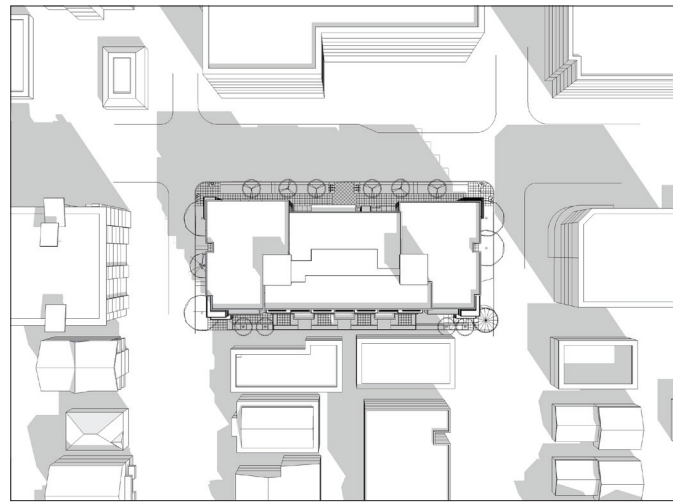
Winter: 10 AM



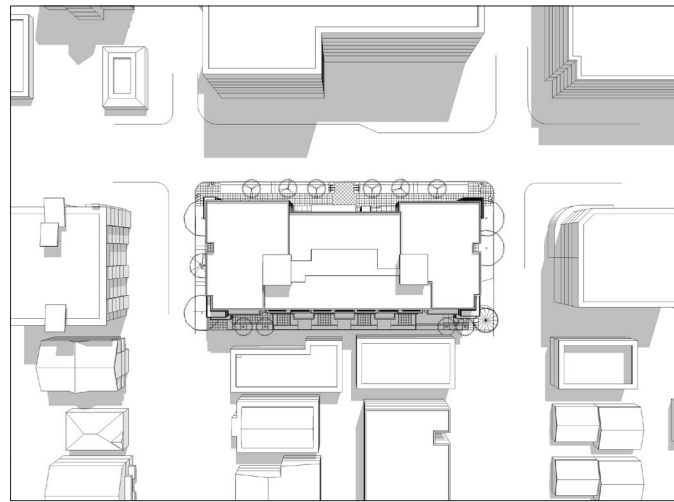
Winter: 3 PM



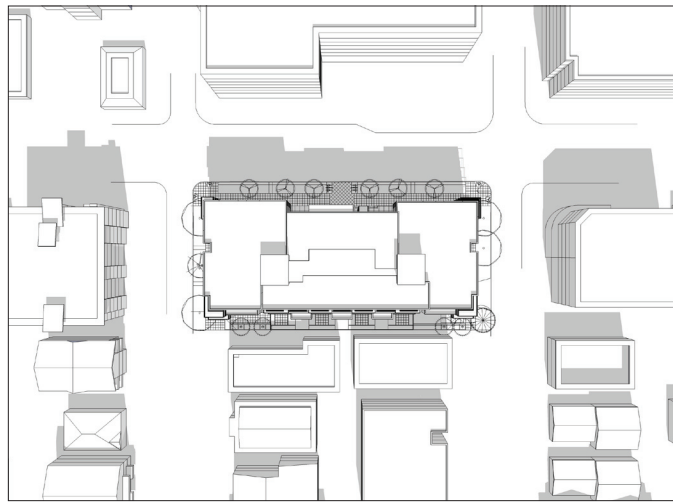
Spring: 10 AM



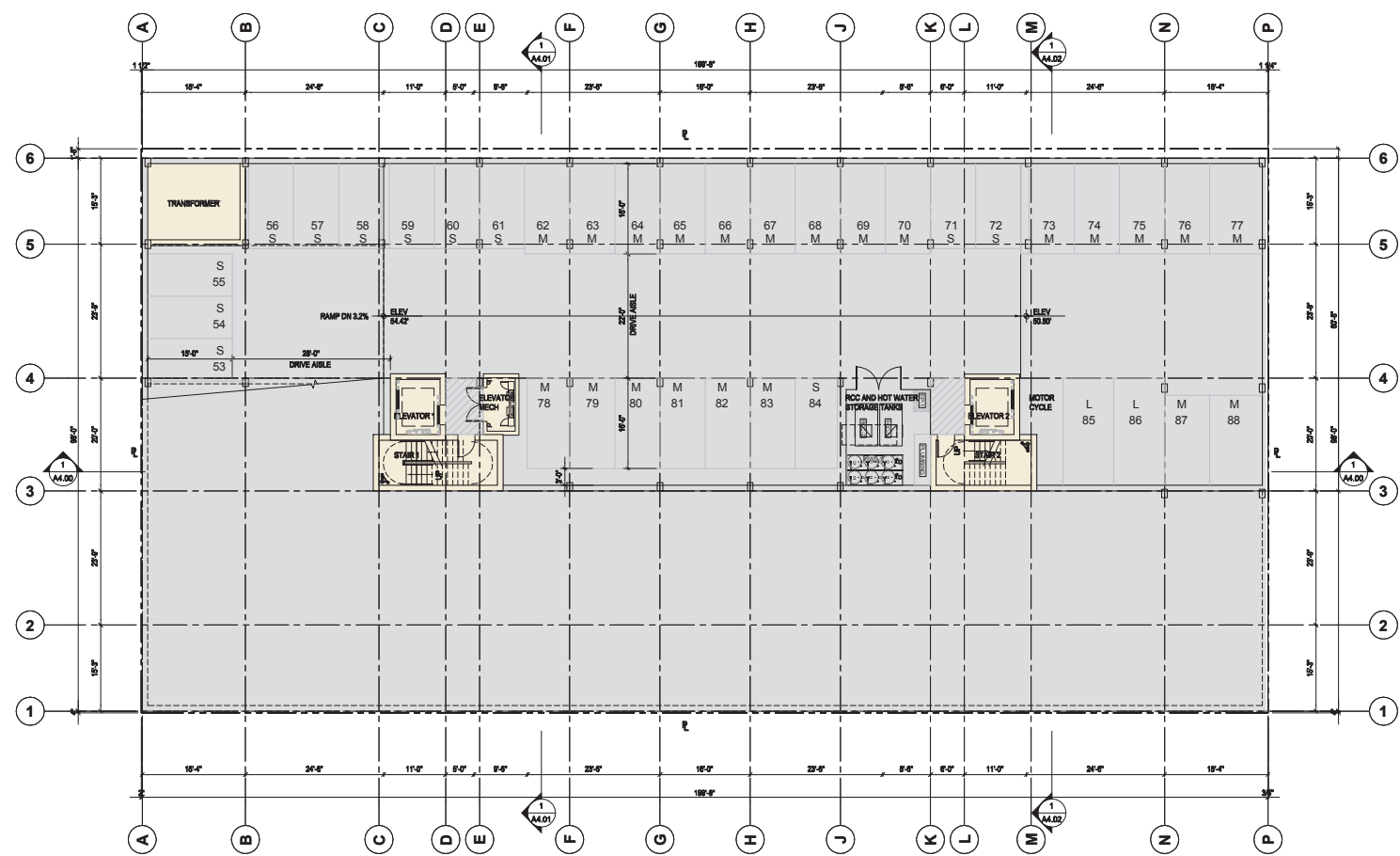
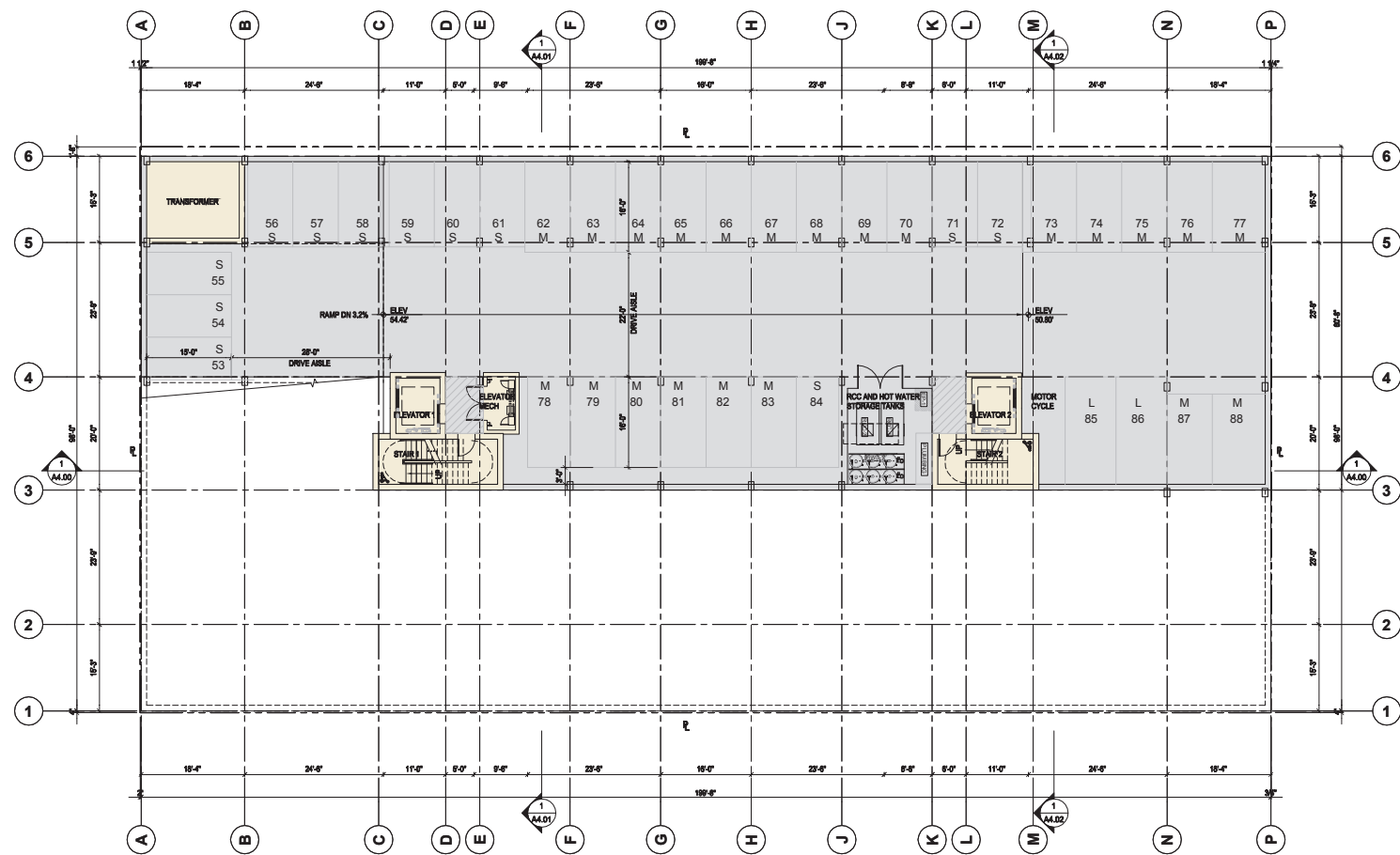
Spring: 3 PM

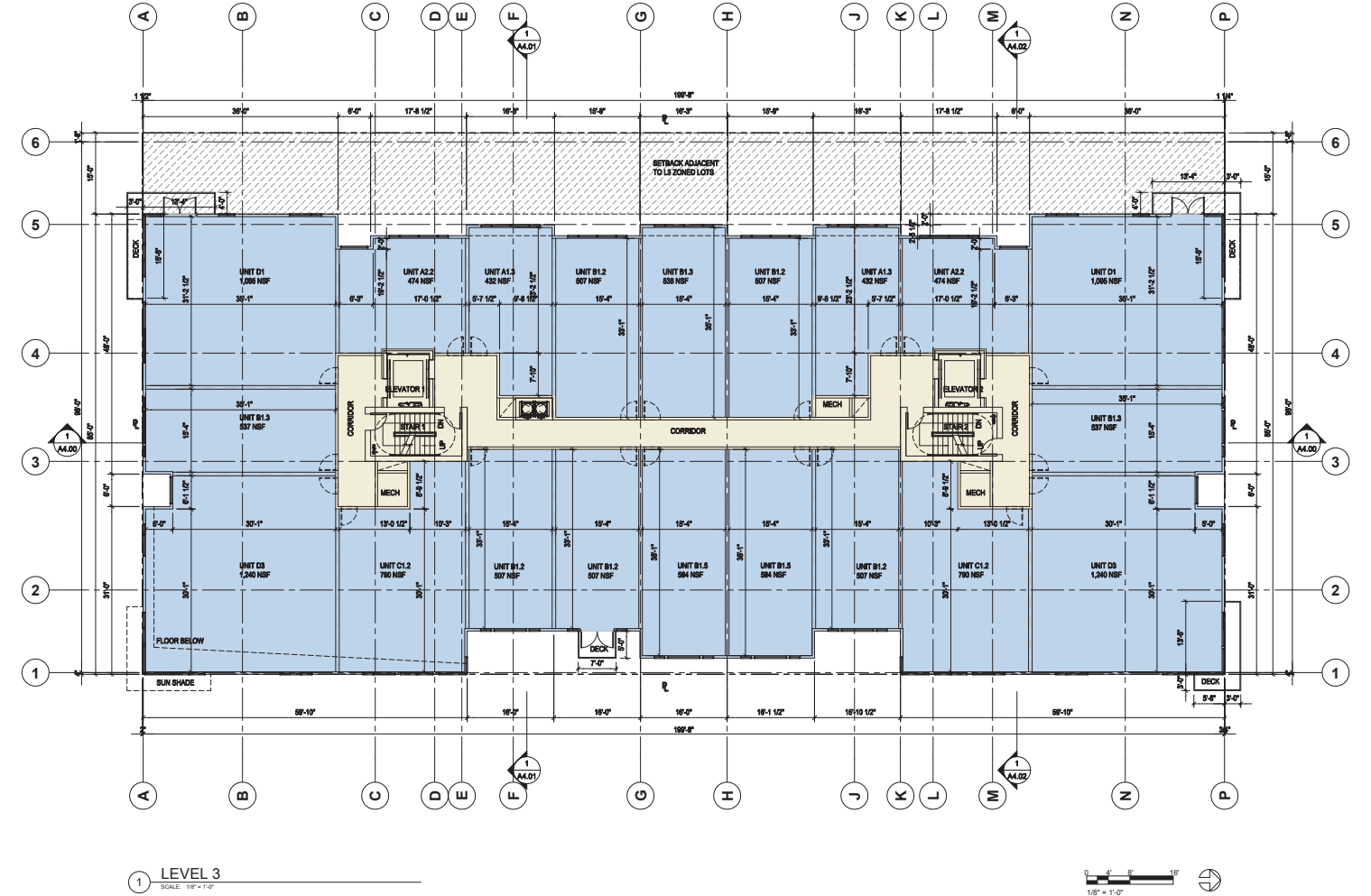
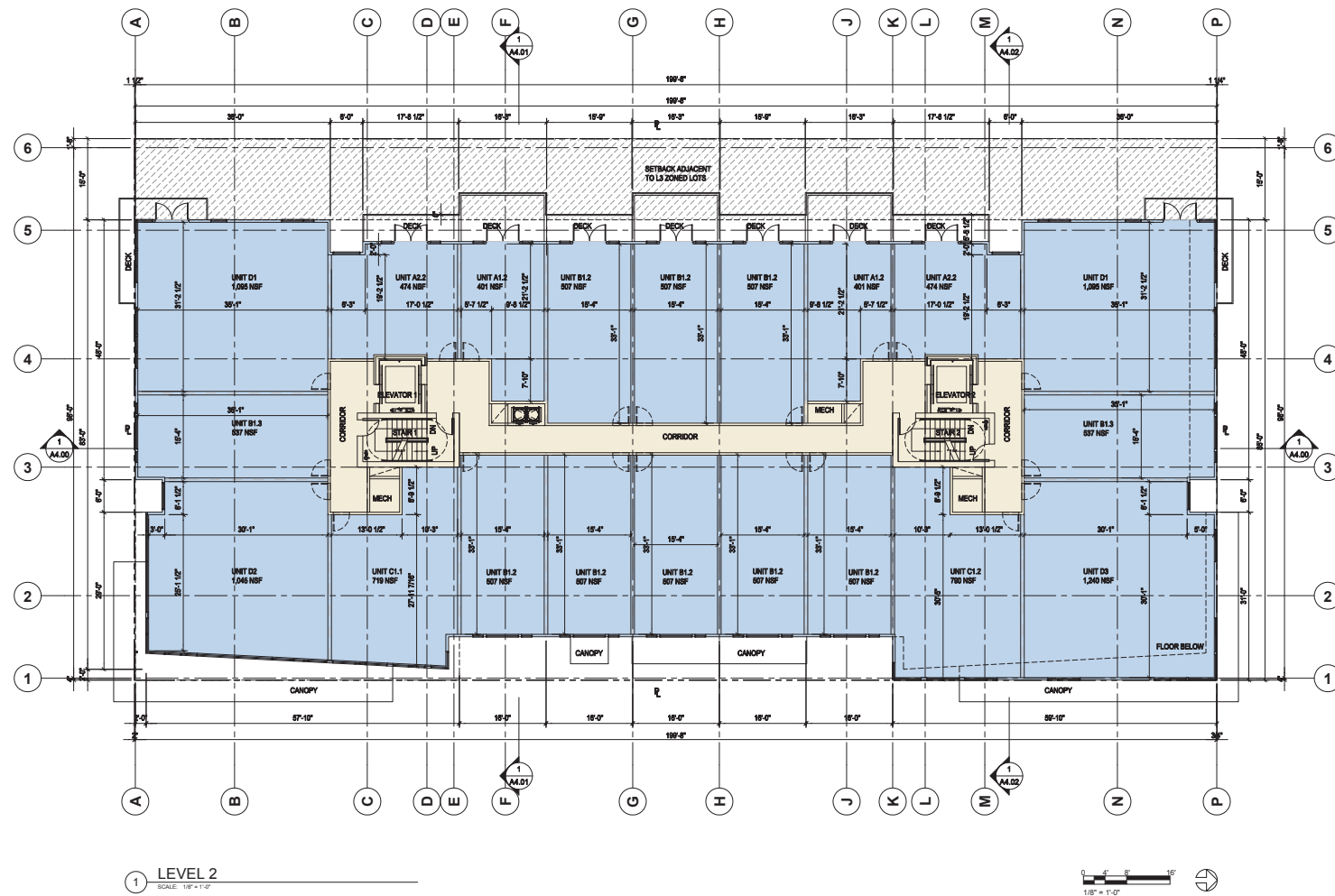


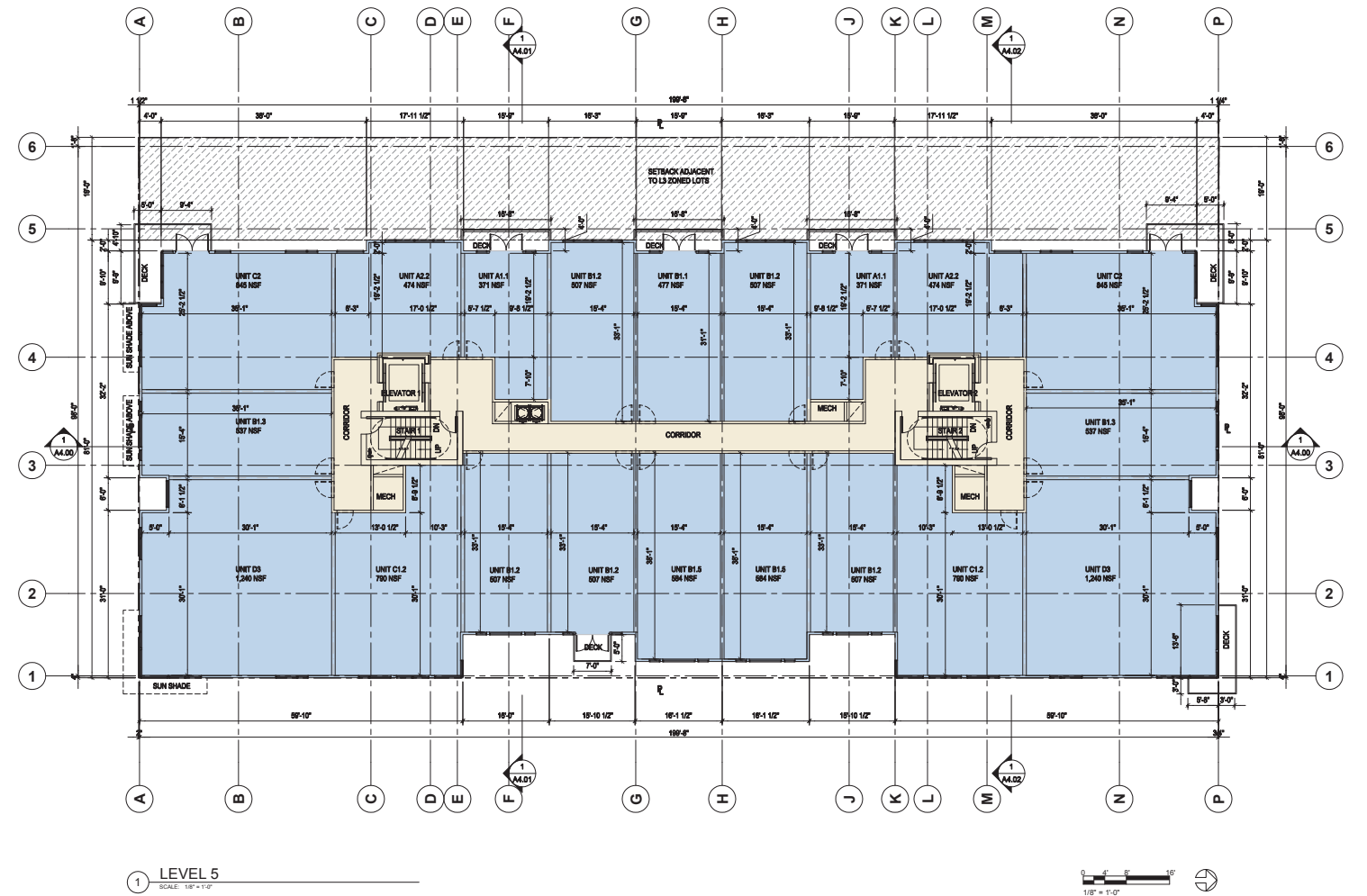
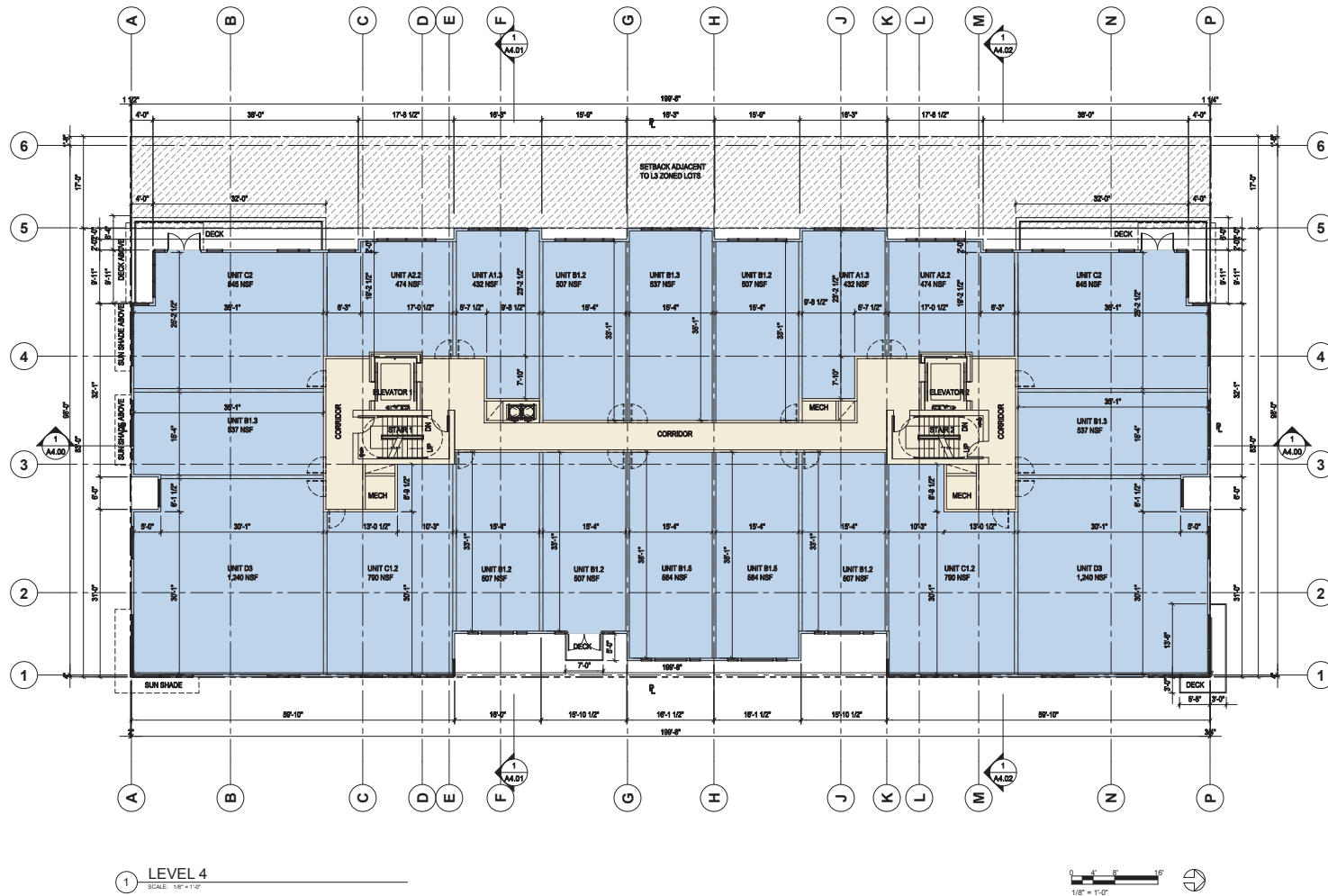
Summer: 10 AM

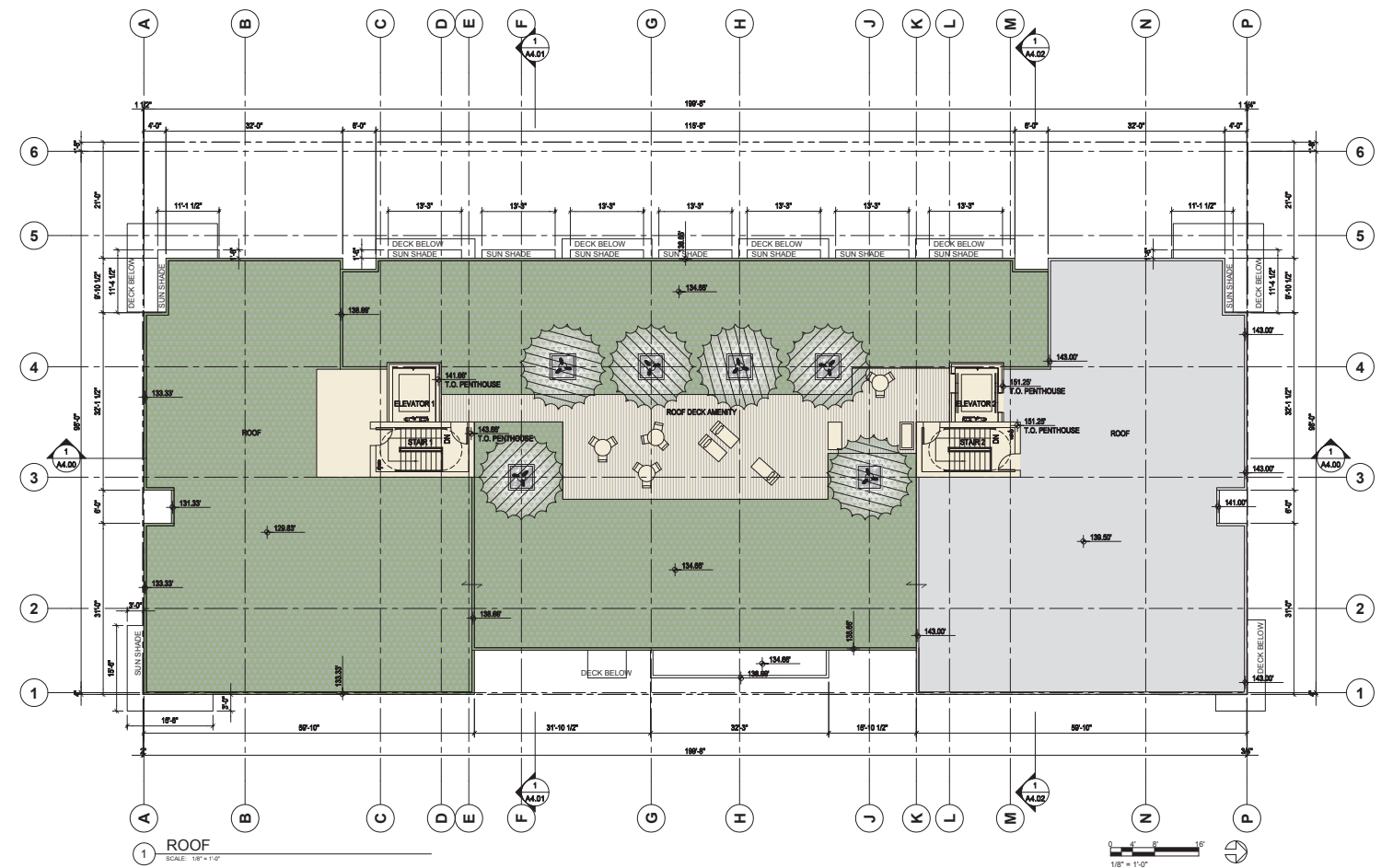
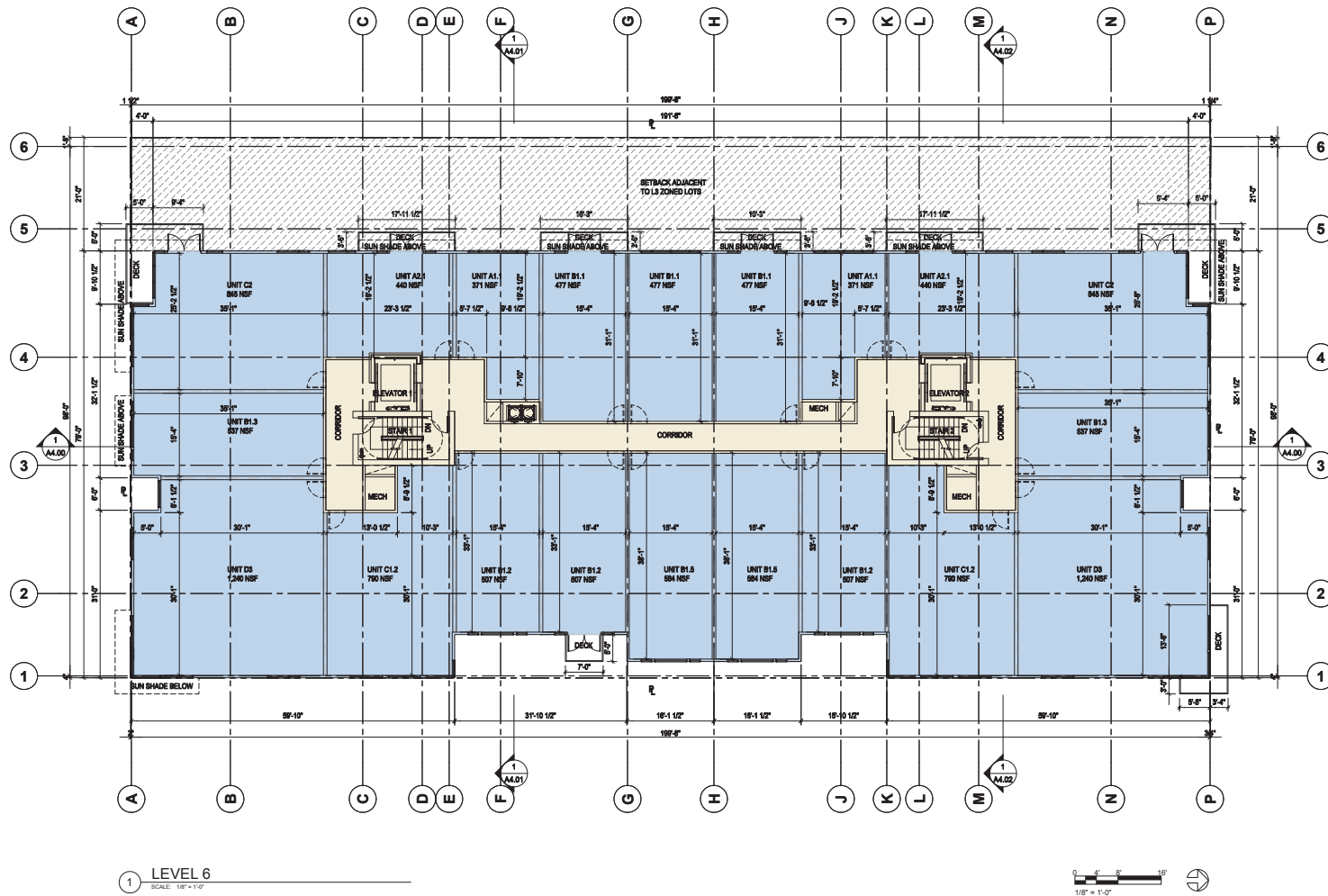


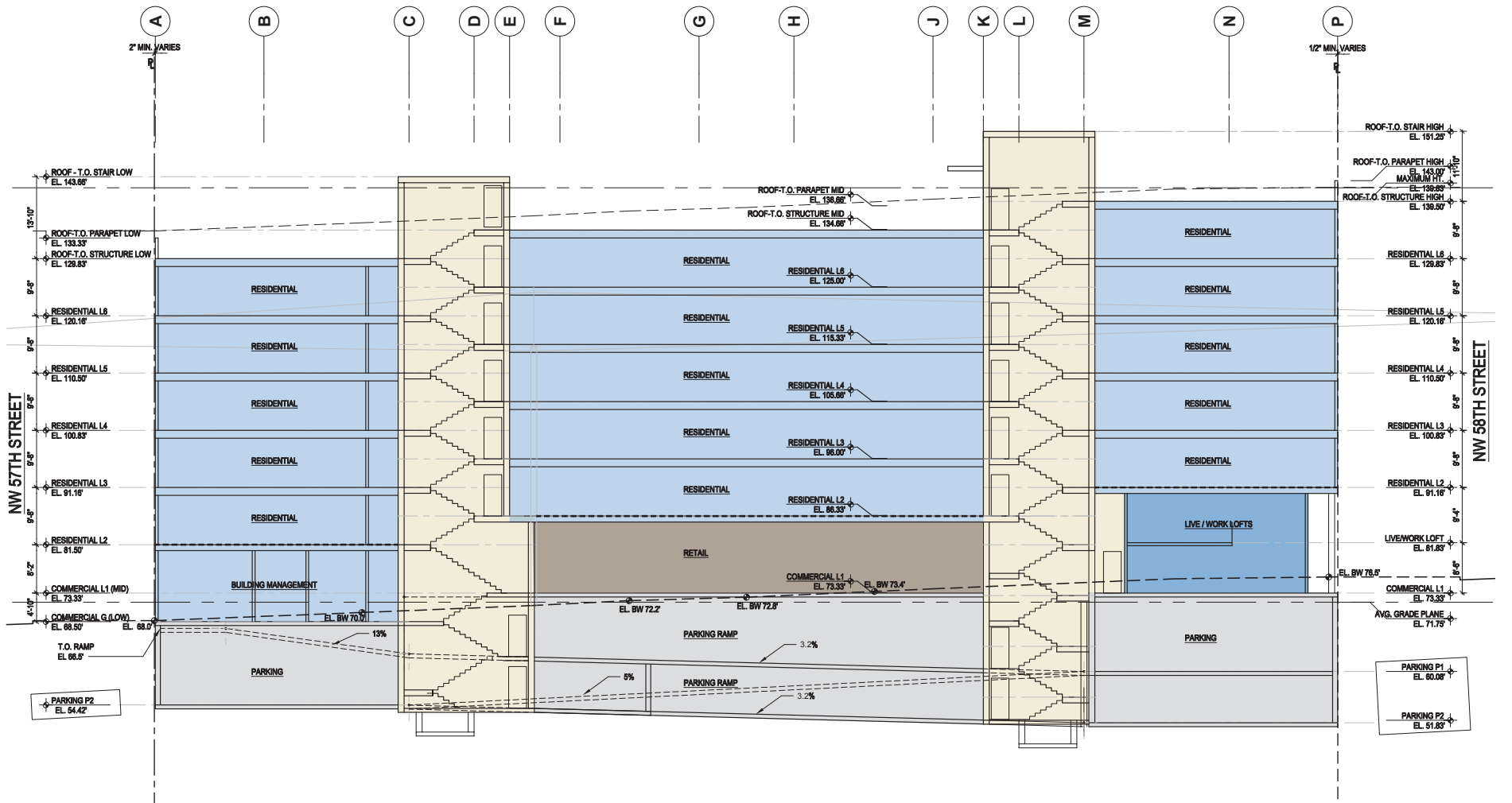
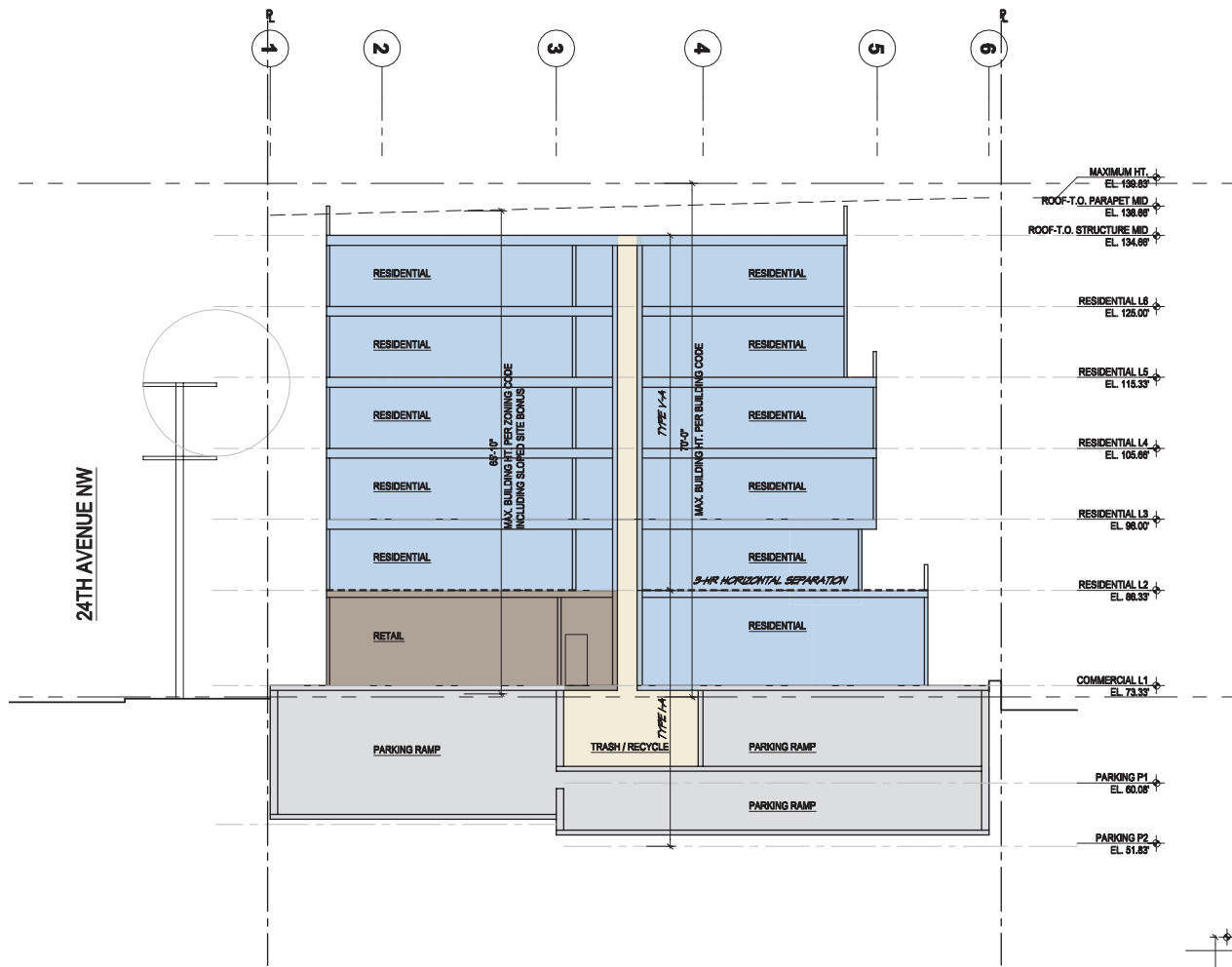
Summer: 3 PM

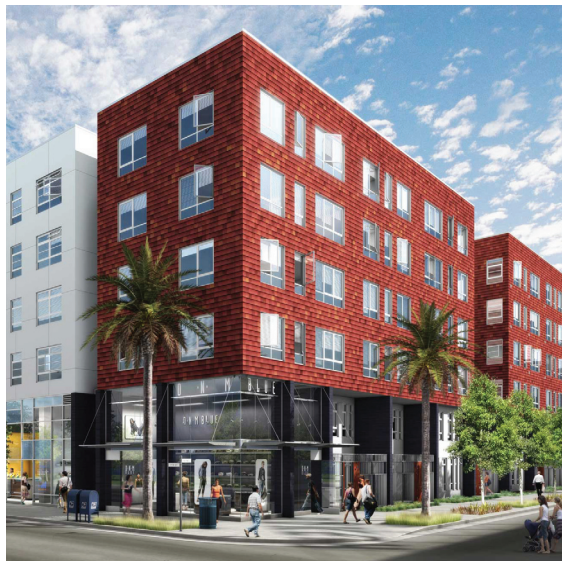


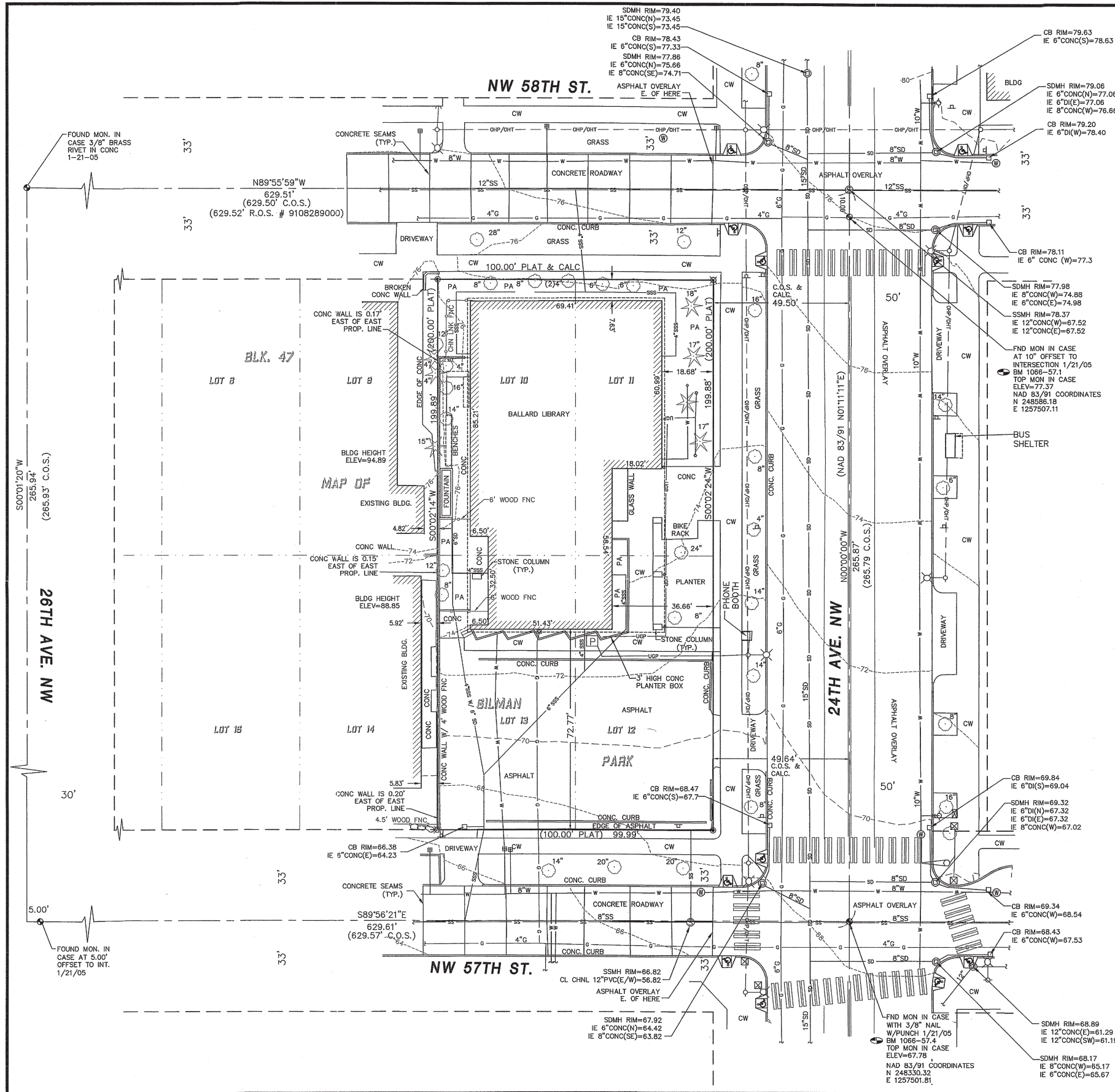












LEGEND

⊕	WATER MANHOLE	—	CENTER LINES
⊕	WATER VALVE	—	PROPERTY LINES
⊕	HYDRANT	—	RIGHT-OF-WAY LINES
⊕	WATER METER	—	PLAT LINES
⊕	MANHOLES (SS/SD)	—	WATER LINE
⊕	CB	—	SANITARY SEWER LINE
⊕	POWER/UTILITY POLE	—	SANITARY SIDE SEWER LINE
⊕	GUY ANCHOR	—	STORM DRAIN LINE
⊕	POWER VAULT	—	GAS LINE
⊕	TRAFFIC SIGNAL POLE	—	UNDERGROUND POWER LINES
⊕		—	OVERHEAD POWER/TELEPHONE LINES
⊕		—	CHAIN LINK FENCE
⊕		—	WOOD FENCE
⊕		—	BUILDING OVERHANG LINE

SURVEY NOTES:

BASIS OF BEARINGS & HORIZONTAL CONTROL: BASIS OF BEARINGS = ASSUMED N00°00'00"E BETWEEN MONUMENTS, ON 24TH AVENUE NW.

VERTICAL DATUM: NAVD 88 CITY OF SEATTLE BM # 7902 FOUND BRASS CAP 6 INCHES S. OF CONC STREET LIGHT POLE AT THE NE CORNER OF THE INTERSECTION OF NW MARKET & 24TH AVE NW ELEVATION GIVEN= 51.565 FEET.

SITE AREA: TOTAL AREA OF COMBINED PARCELS = ±19,988 SQ. FT. (±0.459 ACRES).

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN ON MAY 2003, UNLESS OTHERWISE INDICATED.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY.

REFERENCE DATA:

INFORMATION FROM THE FOLLOWING DOCUMENTS WAS USED TO COMPUTE THE SITE BOUNDARY:

PLAT OF GILMAN PARK, VOL. 3, PAGE 40.

RECORD OF SURVEY BY JOHN HERBERT MILLER, L.S., AS RECORDED UNDER RECORDING NO. 8711059012, RECORDS OF KING COUNTY, WASHINGTON.

RECORD OF SURVEY BY LAURENCE F. DIXON, AS RECORDED UNDER RECORDING NO. 9108289002, RECORDS OF KING COUNTY, WASHINGTON.

CITY OF SEATTLE ENGINEERS QUARTER SECTION MAP FOR THE NW ¼ SECTION 11, TWP. 25N., RANGE 3E.

CITY OF SEATTLE FIELD BOOKS NO. 1982 AND 2025-D.

NAD 83/91 VALUES AS SHOWN BASED ON CITY OF SEATTLE CONTROL MONUMENTS # 568 & # 6 USING RTK-GPS SURVEY METHODS.

GENERAL NOTES:

GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID REPORTS (SUCH AS EASEMENTS) HAVING AN EFFECT ON THE SUBJECT PROPERTY ARE SHOWN ON THIS PLAT AND ARE NUMERICALLY KEYED TO SAID REPORTS.

TITLE ORDER NUMBER: 001152110 CHICAGO TITLE INSURANCE COMPANY
COMMITMENT EFFECTIVE DATE: JANUARY 18, 2005.

LEGAL DESCRIPTION:

LOTS 10, 11, 12 AND 13, BLOCK 47, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED INVOLUME 3 OF PLATS, PAGE 40, IN KING COUNTY WASHINGTON.
(PER ABOVE REFERENCED TITLE REPORT)

SCHEDULE B EXCEPTIONS:

- PAYMENT OF THE REAL ESTATE EXCISE TAX, IF REQUIRED.
- THE PROPERTY DESCRIBED HEREIN IS SITUATED WITHIN THE BOUNDARIES OF LOCAL TAXING AUTHORITY OF CITY OF SEATTLE.
- THE PROPERTY HEREIN DESCRIBED IS CARRIED ON THE TAX ROLLS AS EXEMPT. HOWEVER, IT WILL BECOME TAXABLE ON THE DATE OF THE EXECUTION OF A CONVEYANCE TO A TAXABLE ENTITY AND SUBJECT TO THE LIEN OF REAL PROPERTY TAXES FOR THE BALANCE OF THE YEAR FROM THAT DATE.
- TAX ACCOUNT NUMBER: 276760-5130-08
- SPECIAL TAXES FOR SURFACE WATER MANAGEMENT AND/OR OTHER SPECIAL CHARGES.
- ANY INSTRUMENT TO BE EXECUTED BY CITY OF SEATTLE, A MUNICIPAL CORPORATION, MUST BE IN ACCORDANCE WITH STATUTE. SATISFACTORY EVIDENCE OF AUTHORITY MUST BE SUBMITTED.
- TITLE IS TO BE VESTED IN PERSONS NOT YET REVEALED AND WHEN SO VESTED WILL BE SUBJECT TO MATTERS DISCLOSED BY A SEARCH OF THE RECORDS
(NO EASEMENTS WERE DISCLOSED IN ABOVE REFERENCED TITLE REPORT.)

VICINITY MAP

N.T.S.

SPOT ELEVATIONS HAVE BEEN TURNED OFF FOR PURPOSES OF CLARITY. TO VIEW THIS INFORMATION SEE LAYERS V-POINT-*.*

SE1/4, NW1/4, SEC. 11, TWP. 25N., R.3E. W.M.