

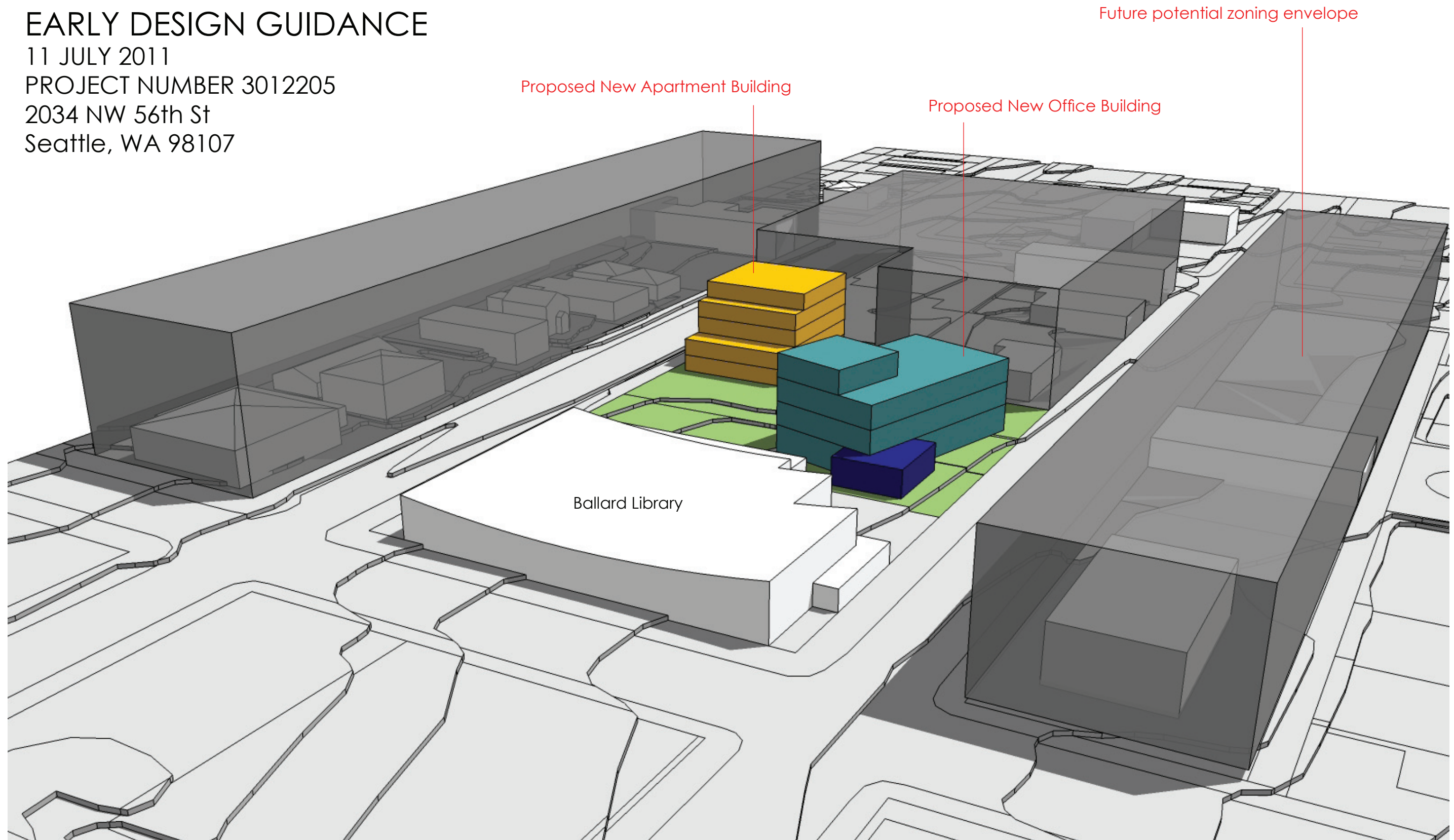
EARLY DESIGN GUIDANCE

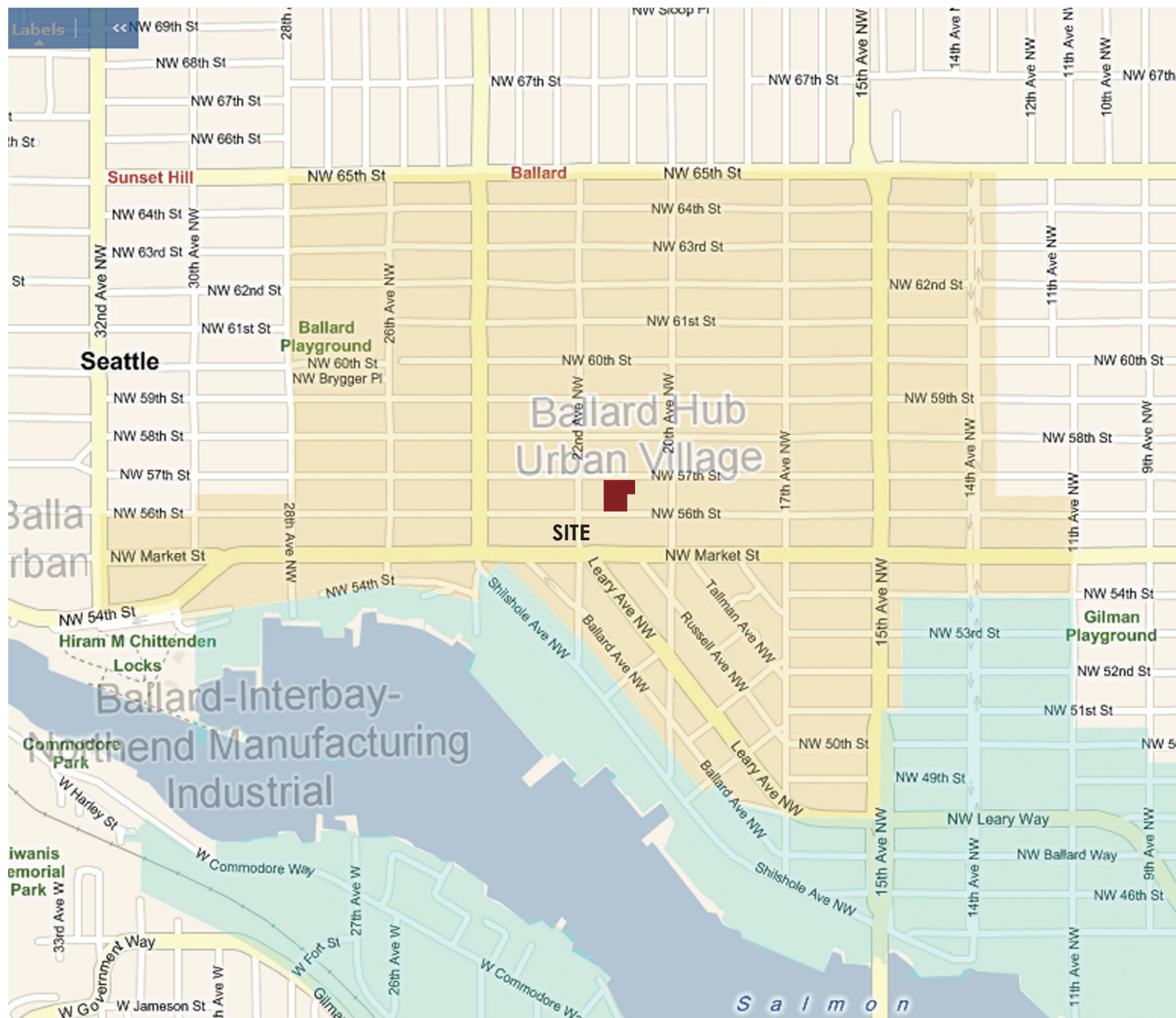
11 JULY 2011

PROJECT NUMBER 3012205

2034 NW 56th St

Seattle, WA 98107








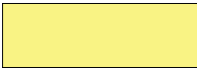
The site is approximately 36,475 s.f. and is zoned Neighborhood Commercial 3 with a 65' height limit (NC3-65). The site is a through lot located between NW 56th St and NW 57th St. It is currently utilized as parking lots over the majority of the area, with one small single story commercial building facing 56th. There is no alley access.

The surrounding blocks continue the NC3-65 zoning, with the area immediately to the north the exception. Across NW 57th the zone changes to Midrise with a Residential-Commercial overlay and a height limit of 75'. One half block north of NW 57th, the zone changes again to Lowrise 3, with a height limit of 35'.

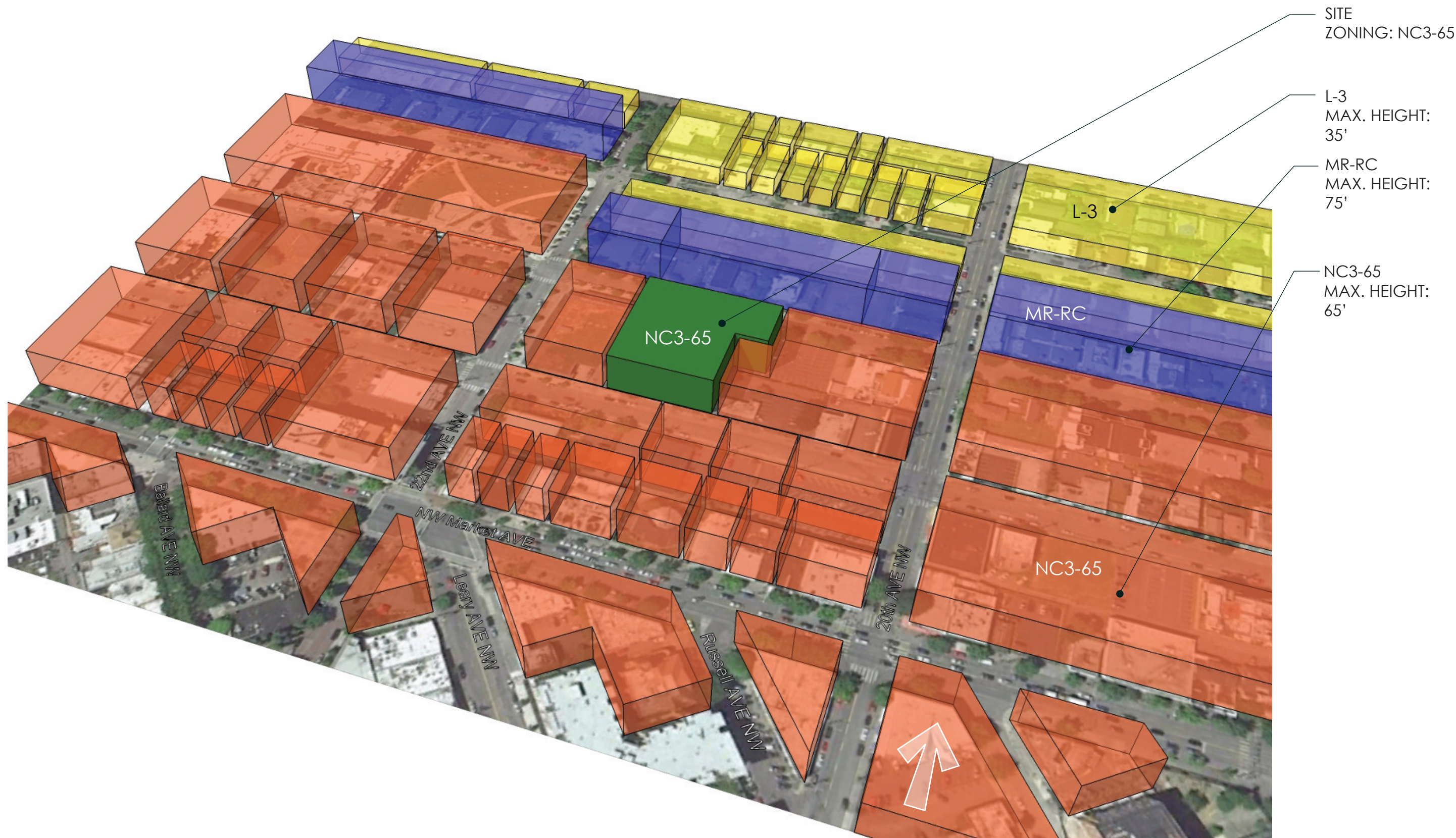
Neighboring uses and development includes a variety of multi-family residential and commercial uses in one to six story buildings. The site is bounded immediately to the west by the Ballard Public Library and Neighborhood Service Center. Immediately to the east development includes a funeral home and a variety of commercial/retail uses in one story buildings. North of 57th is predominately multi-family with a religious institution located on the corner of 22nd Ave NW and NW 57th St. South of 56th the existing development is mostly commercial, with restaurants, retail, banks and other commercial uses.



ZONING KEY

	NC3-65		MR-RC
	PED ZONE		L-3

Street Level Devel. Standards SMC 23.47A.008	No blank facades over 20'. 60% transparency 2'-8' above sidewalk. Façade shall be within 10' of street property line. Street facing residential unit floor level shall be 4' above or below sidewalk grade or be set back 10' from property line
Height SMC 2347A.012	65' limit. Parapets, railings, planters, solariums may exceed this by 4'. Solar collectors may exceed this by 7' with unlimited coverage. Stair and elevator penthouses, mech equip, solar collectors, and windmills may exceed by 15' if less than 25% of roof area.
FAR SMC 23.47A.013	4.25 for single-purpose structures. Does not include below grade area.
Setbacks SMC 23.47A.014	No requirements unless property abuts residential zoning. Rooftop structures must be set back 10' from north side of roof, or solar analysis provided.
Landscape and Screening SMC 47A.016	Green Factor of .30 required. Street trees required per SDOT's determination. Existing trees to be retained. Dumpsters must be screened w/ 6' enclosure. Street facing parking garage between 5'-8' above sidewalk must be screened.
Residential Amenity Areas SMC 23.47A.024	Area equal to 5% of gross floor area in residential use. Gross floor area excludes mech. rooms, accessory parking, and amenity areas. Common areas must have a minimum dimension of 10' and minimum area of 250SF. Private balconies and decks must have a minimum dimension of 6' and minimum area of 60SF. Amenity areas may not be enclosed.
Solid Waste/ Recycle Space SMC 23.47A.029	100SF rear-loading area required for residential. 175SF front-loading area required for commercial. If project is permitted as two lots, access at each street is permitted.
Parking Location and Access SMC 23.47A.032	Commercial: first 1,500sf per business establishment is exempt from req. Eating & Drinking Establishments 1:250sf Laboratories, R&D 1:1,500sf Offices 1:1,000sf Sales & Services, general 1:500sf
Required Parking SMC 23.54.015 Bike Parking	Multifamily Residential: 1 space per dwelling unit Eating & Drinking Establishments: 1:12,000sf long term 1:4,000sf short term Offices: 1:4,000sf long term 1:40,000sf short term Multi-family: 1:4 units
Parking Space Standards SMC 23.54.030	Residential Building: minimum 60% medium, other 40% may be large or small. Commercial: If 11-19 spaces are provided, then a minimum of 35% shall be large, a minimum of 25% shall be small. If 20 or more spaces are provided, then a minimum of 35% shall be small, minimum 35% large. Height shall be 6'-9"
Curb Cuts SMC 23.54.030 Table A	For lot frontage of 80'-160', two 10' curbcuts or one 20' curbcut are permitted.



Project Goals / Challenges

4 parcels totaling 36,483sf

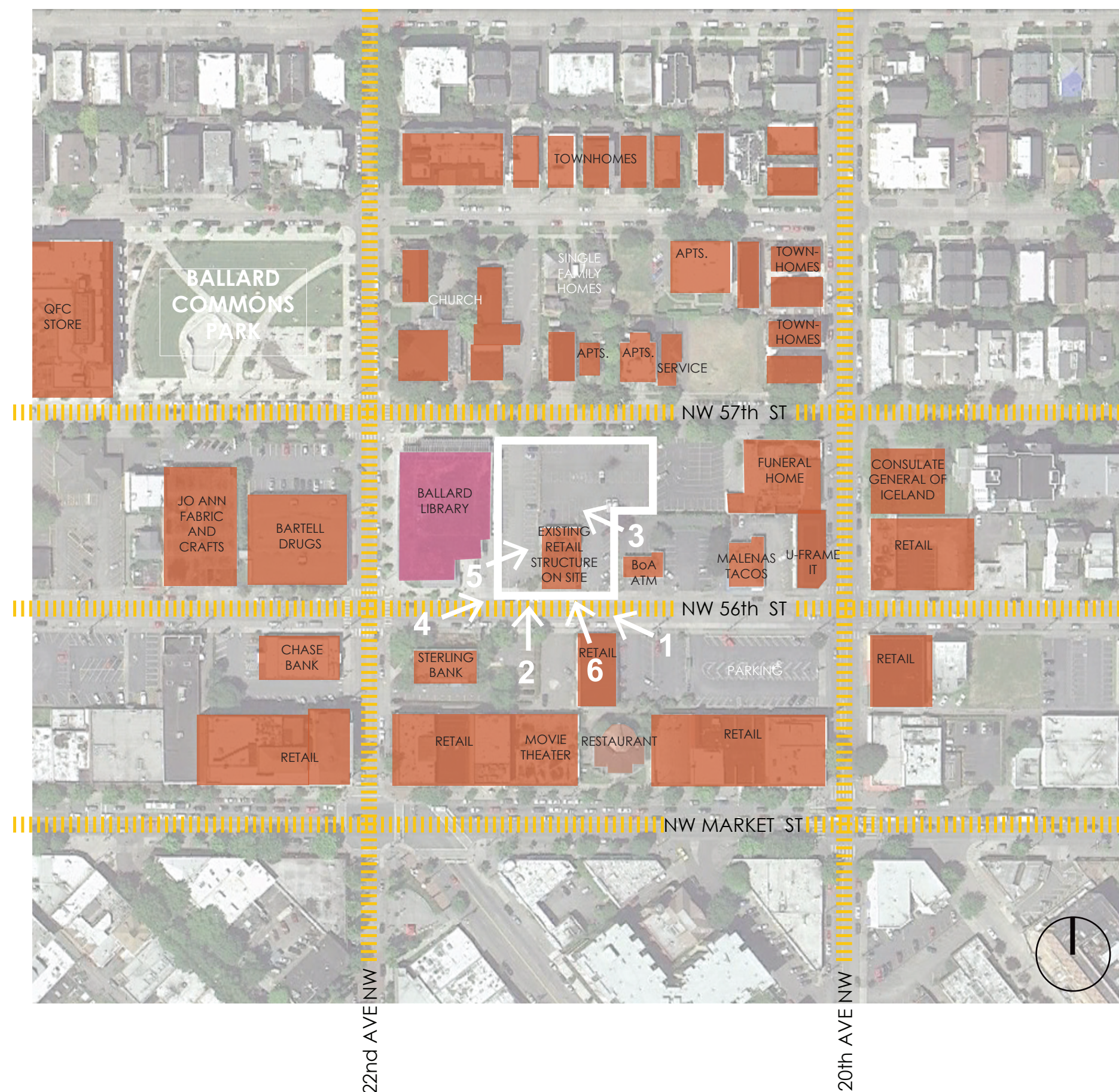
It is the intent of this project to construct up to three buildings. They will consist of a 18-20 unit apartment building (5 story) and a 20,000 s.f. +/- office building (3 ½ stories). The third building will be a small coffee shop or café. It is possible that this element will be contained in one of the larger buildings. Both larger buildings will sit above a sub-surface single level of parking with attendant ramps and curbcuts.

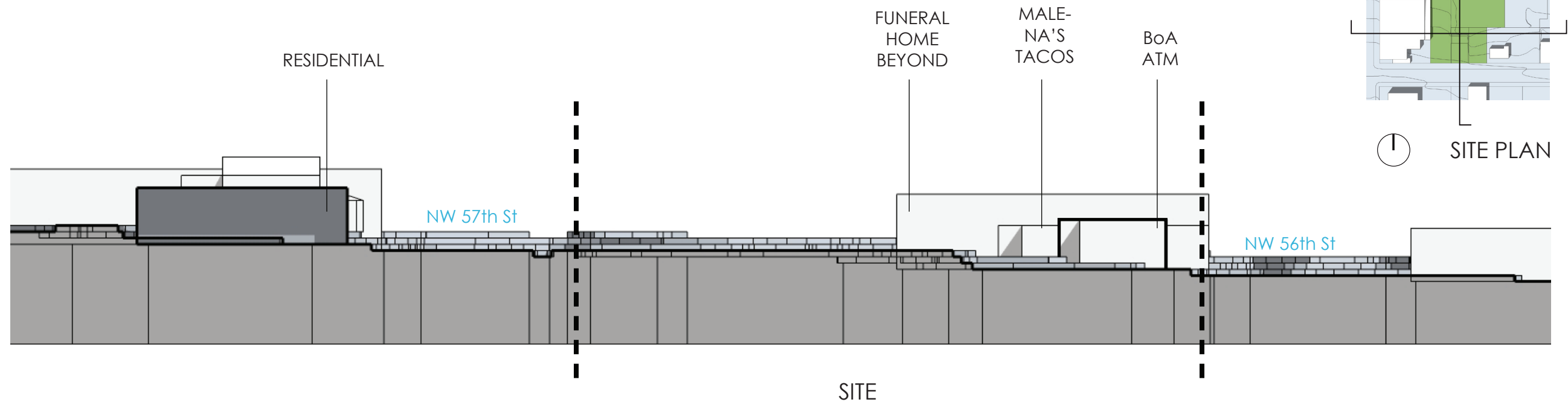
The goal of the project is to pursue sensible sustainable strategies suggesting a design goal of LEED Gold equivalent. Under consideration are solar orientation and shading, water catchment and reuse for irrigation, potential PV or fluid based energy harvesting, design strategies intended to minimize or eliminate the need for cooling, including related fresh air management treatments, vertical gardens, roof gardens and use of appropriate materials (fsc certified products, recycle content products, low voc coatings, etc.).

Additionally, the aim of the project is to promote sustainable community through great site design; by incorporating diverse uses, but also by promoting urban agriculture and wildlife habitat. Portions of the perimeter of the site may be accessible to the public via adjacent street r.o.w., and a mid-block pedestrian connection will be explored.

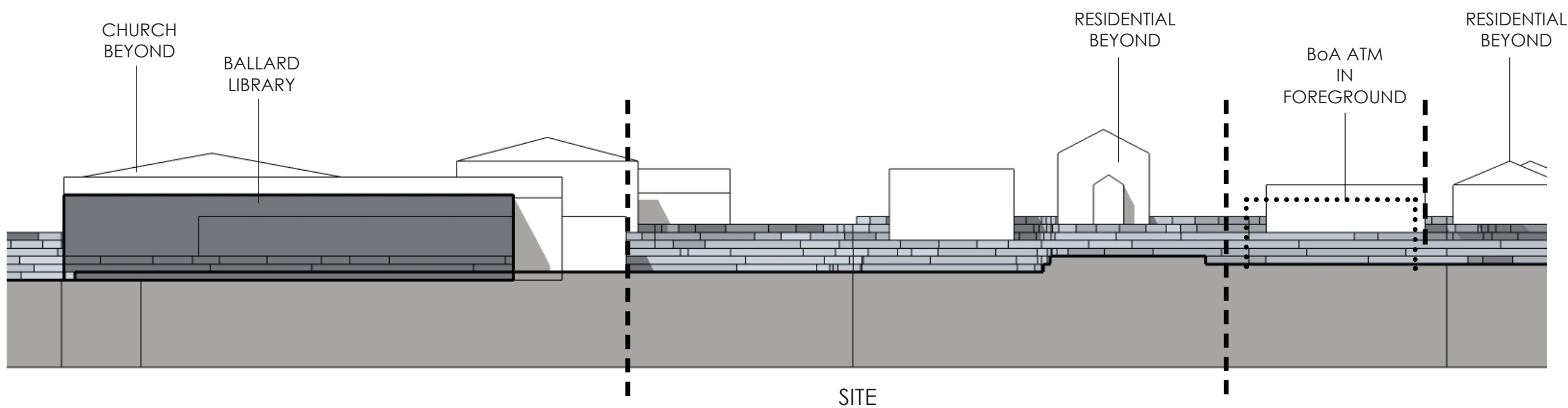
There are several challenges relating to uses on adjacent sites that will need to be addressed. Directly to the east are several parking lots as well as a drive-thru ATM. The project will set its buildings back from this property line sufficiently to allow for landscape screening as well as security fencing that integrates with the landscape and appears to be art rather than fence. To the west, the library parking garage entrance and rooftop mechanical equipment present noise and aesthetic issues. We are exploring, with library officials, the possibility of a well-designed freestanding greenwall to screen these items. As the Library greenroof is quite visible from our site, we do not want to block that view at all, and we will be providing extensive areas of greenroof atop both buildings in the design. An area of demonstration garden will most likely be located as screening between the library parking garage entry and the main building entry / public plaza along 56th.

NOTE: NUMBERS REFER TO PHOTOS ON PAGE 8

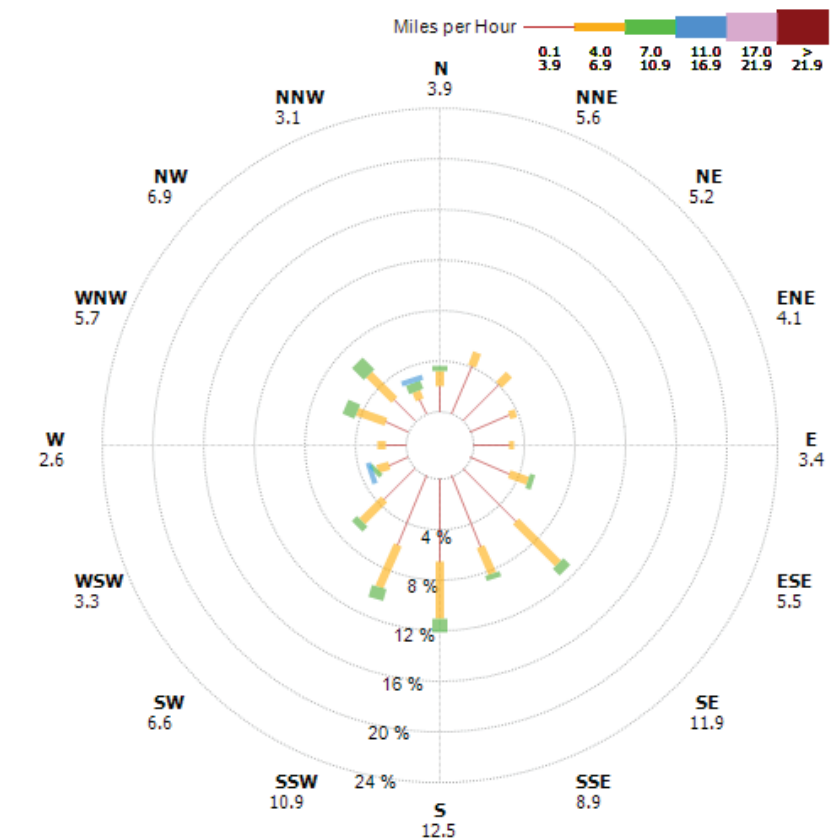
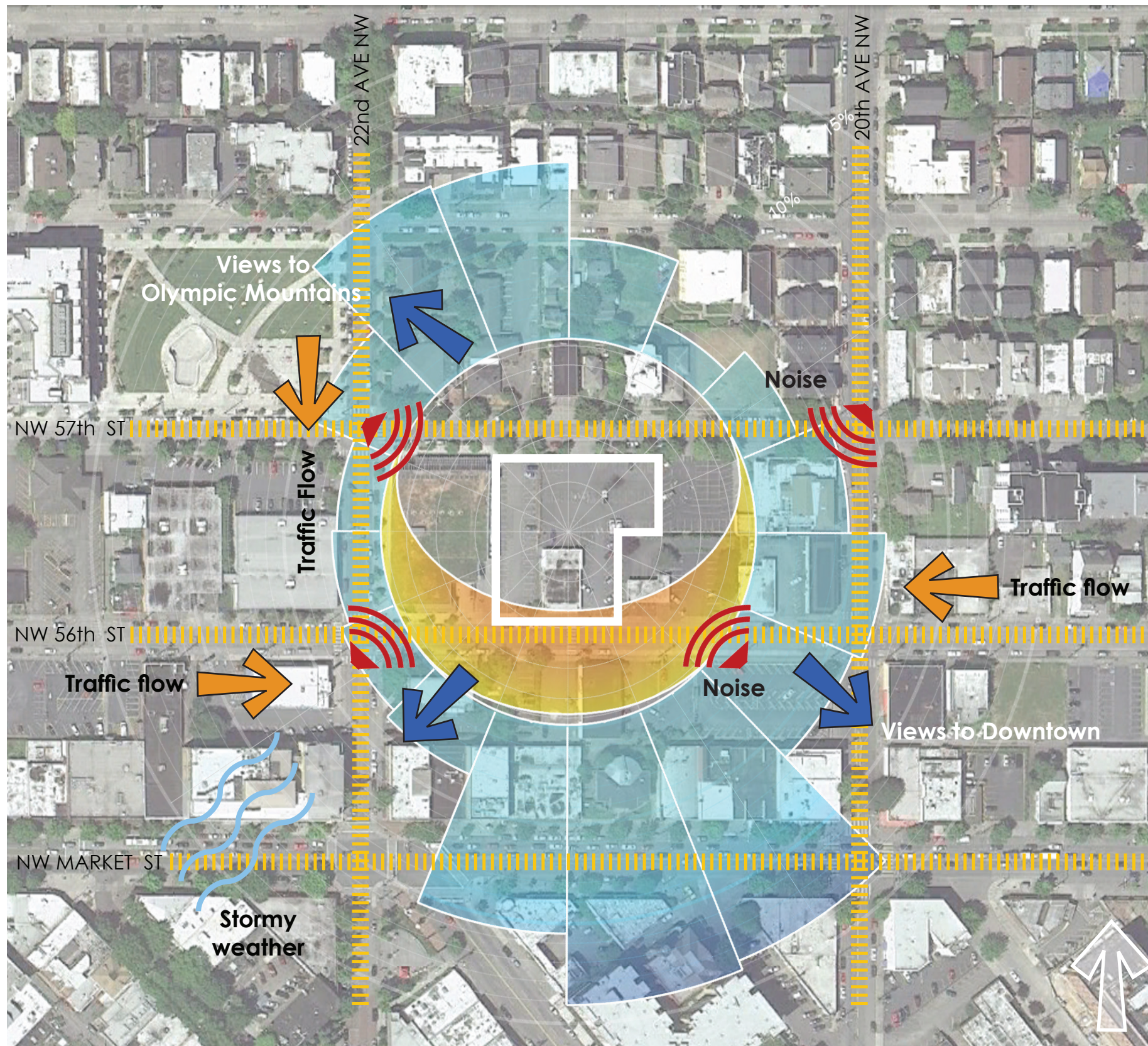




NORTH-SOUTH SECTION LOOKING



EAST-WEST SECTION LOOKING



Hour Average Wind Speed Propeller
Seattle Beacon Hill ~ 8,658 Observations
01 Jan 2010 through 30 Dec 2010



looking NW towards the site from NW 56th St

EXISTING SITE CONDITIONS

- site slopes down from north to south (approximately 8' total elevation change)
- the entire site is paved
- some asphalt patching at west property line from when library was constructed
- west parking lot and parking east of existing building slopes N-S
- NE parking lot is generally level, with one large depression at NE corner; the lot
 - slopes to drain to the west
- concrete retaining walls and chain link fence separate the west parking lot from NE
- exterior concrete stair at west side of existing building
- short concrete wall and chain link fence separates NE parking lot from adjacent property (funeral home)
- Adjacent side streets appear to be in good shape
- (3) existing curb cuts; there may have been a 4th curb cut adjacent to the library garage entrance that has since been filled

> Vegetation

- street trees on north side of property
- existing tree and shrubs at northwest corner on Bank of America lot
- there is one existing tree, located at southwest corner of existing building; it does not appear to be a significant tree
- tall shrubs along north property line

> Existing Building



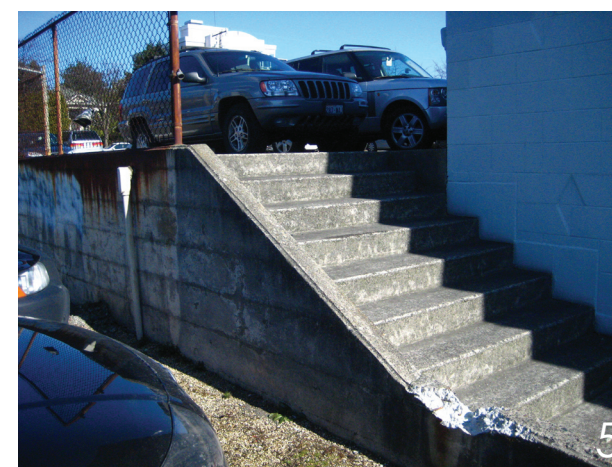
existing tree



depression at NE parking lot



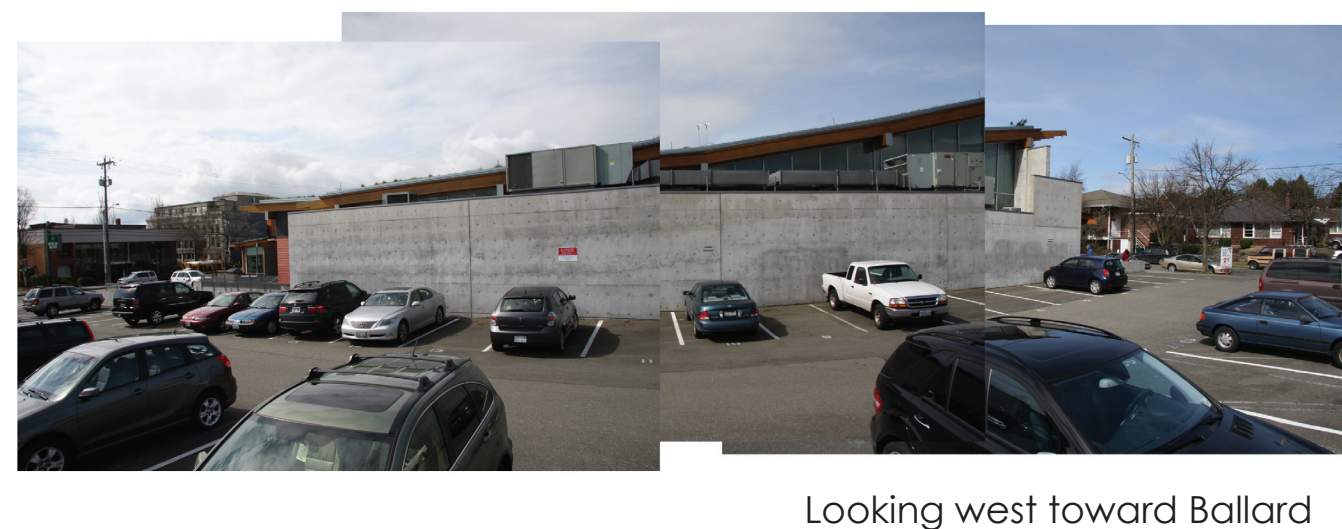
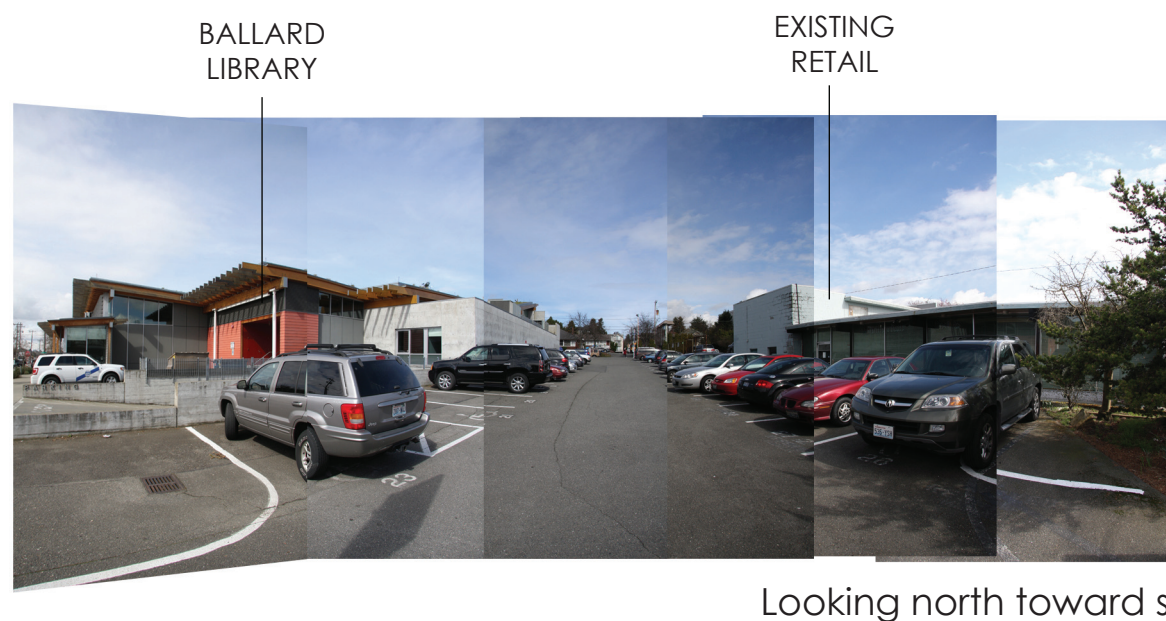
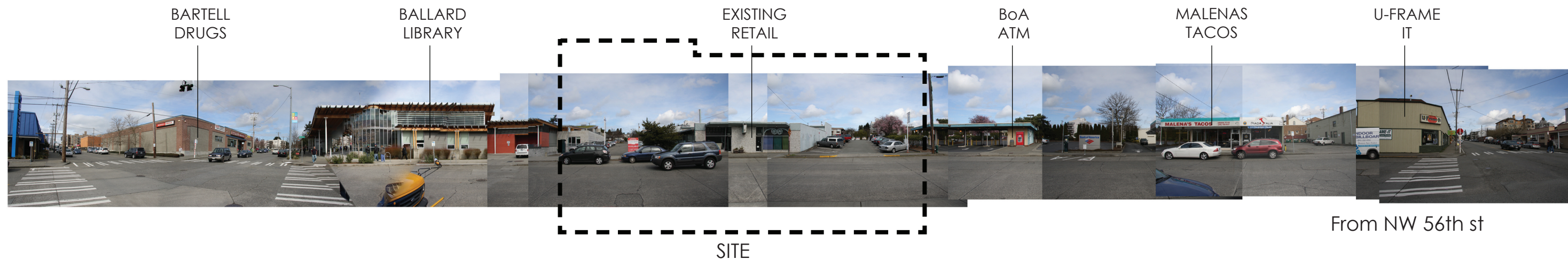
retaining wall damage

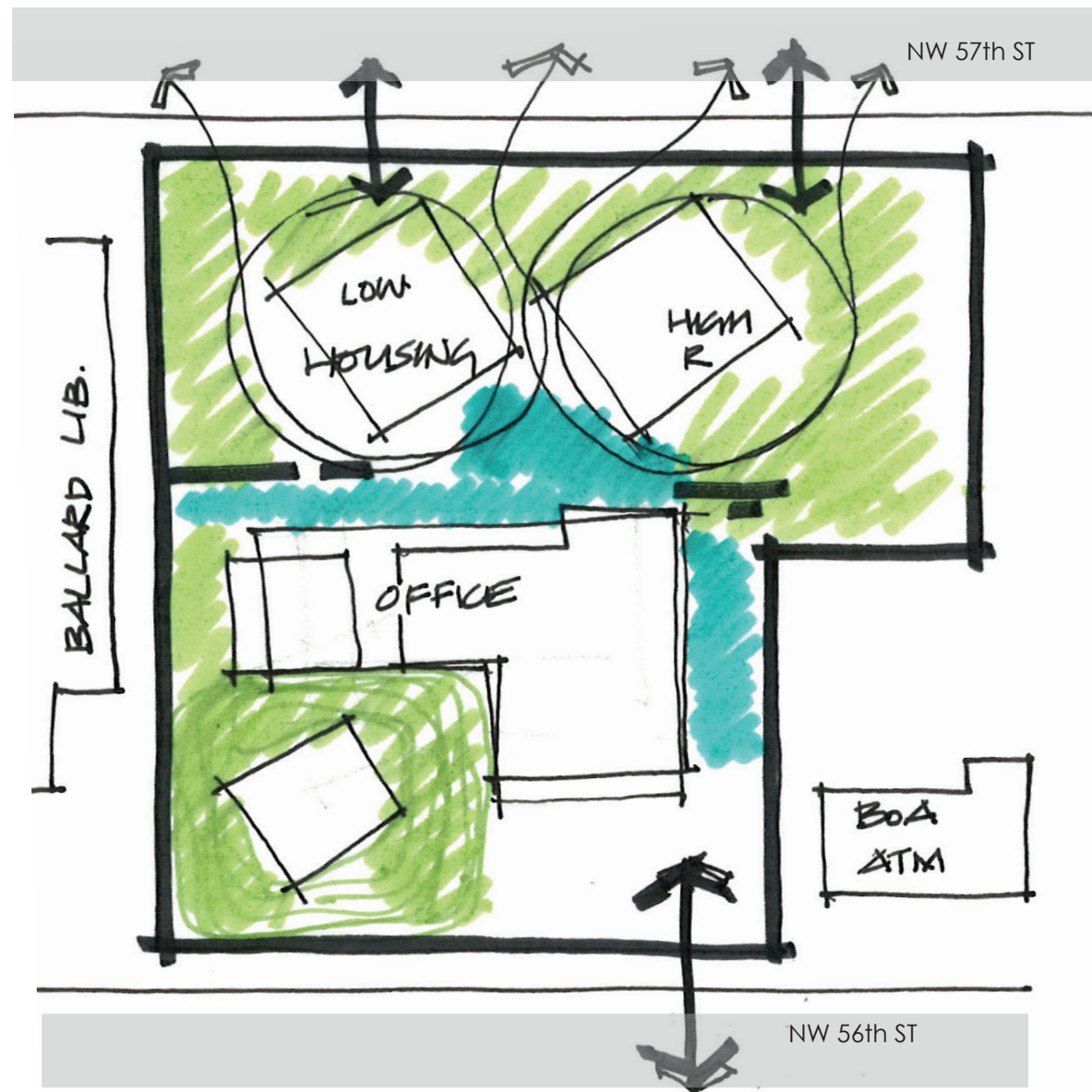


site stair

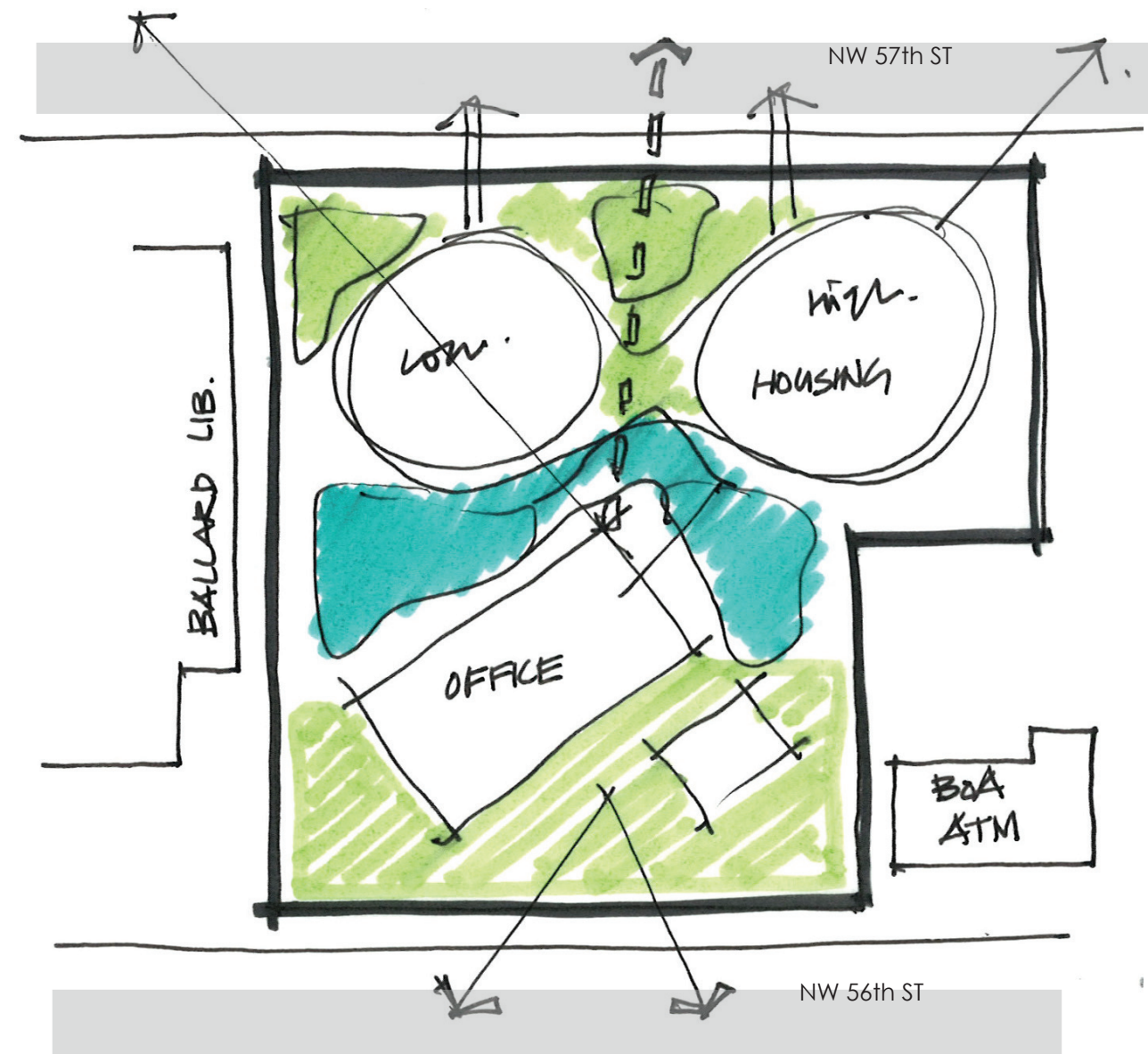
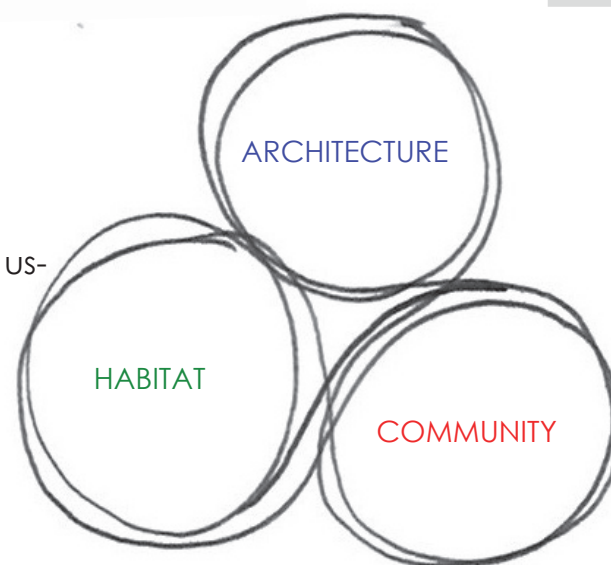


CMU condition





1. Separate access to Housing and Office blocks
2. Developed streetscape at apartment zone
3. Visual barrier/security feature/restricted access by using water feature/bio-swale
4. Cafe at grade near Office block at NW 56th St



1. Separate access to Housing and Office blocks
2. Developed streetscape and landscape at apartment zone
3. Visual barrier/security feature using water feature/bio-swale
4. Cafe at grade near Office block at NW 56th St
5. Urban agriculture/bird habitat located at maximum solar access on site

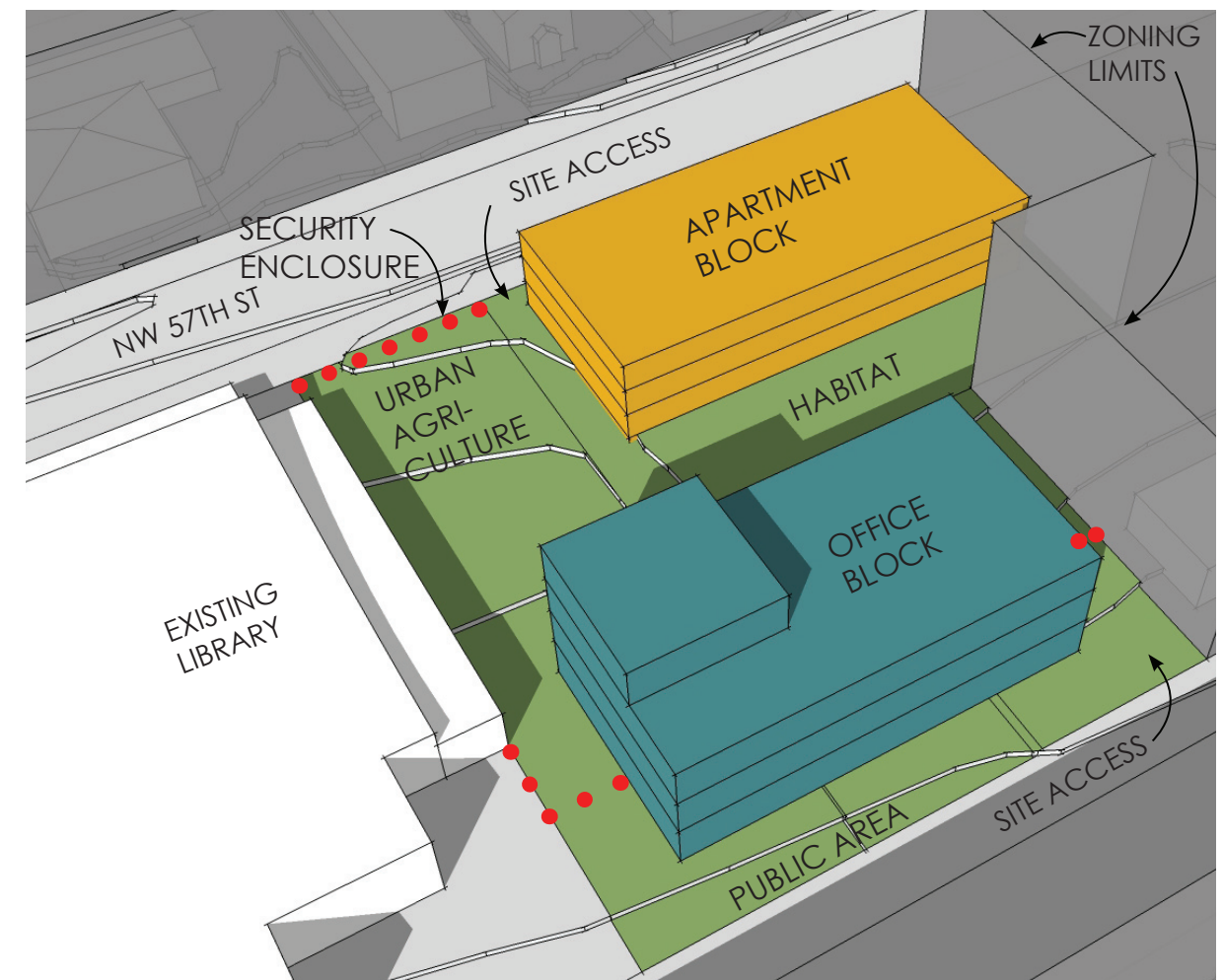
ALTERNATIVE A

- RESIDENTIAL BLOCK (3 floors)
- > 23,040 sf residential space
 - > 7680 sf per floor (7-8 units)
 - > 7680 sf parking (24 cars)

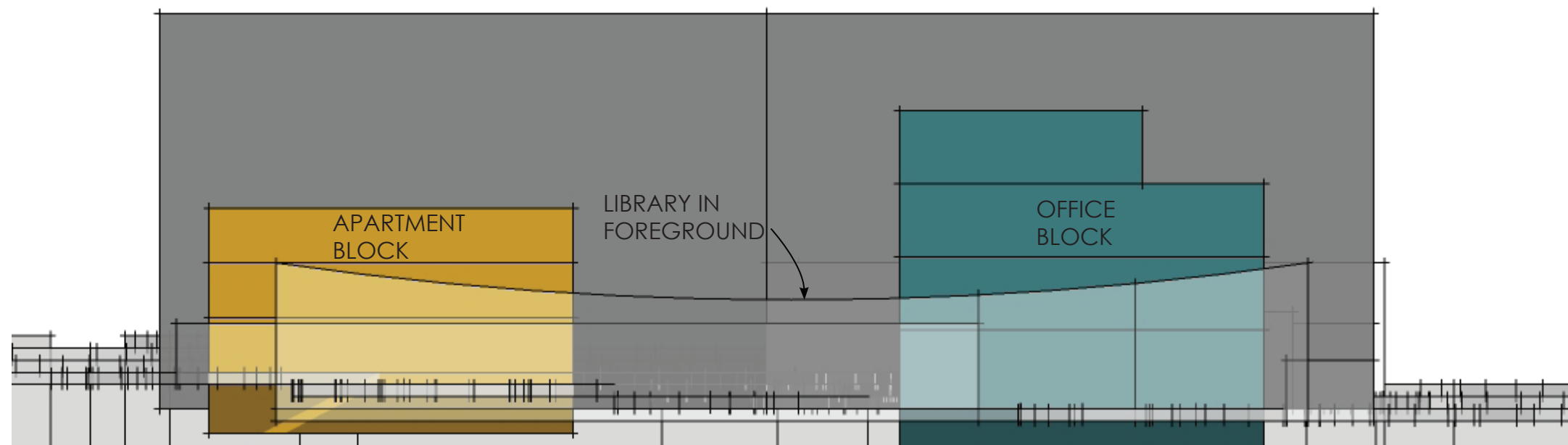
- OFFICE BLOCK (3 floors)
- > 20,160 sf office space
 - > 6720 sf per floor
 - > 6720 sf parking (22 cars)
 - > penthouse

- PROS:
- > SIMPLE LAYOUT
 - > BEST SOUTHERN EXPOSURE FOR BUILDINGS
- CONS:
- > LESS INVITING TO THE COMMUNITY
 - > LARGE APT BLDG FOOTPRINT NOT AS EFFICIENT

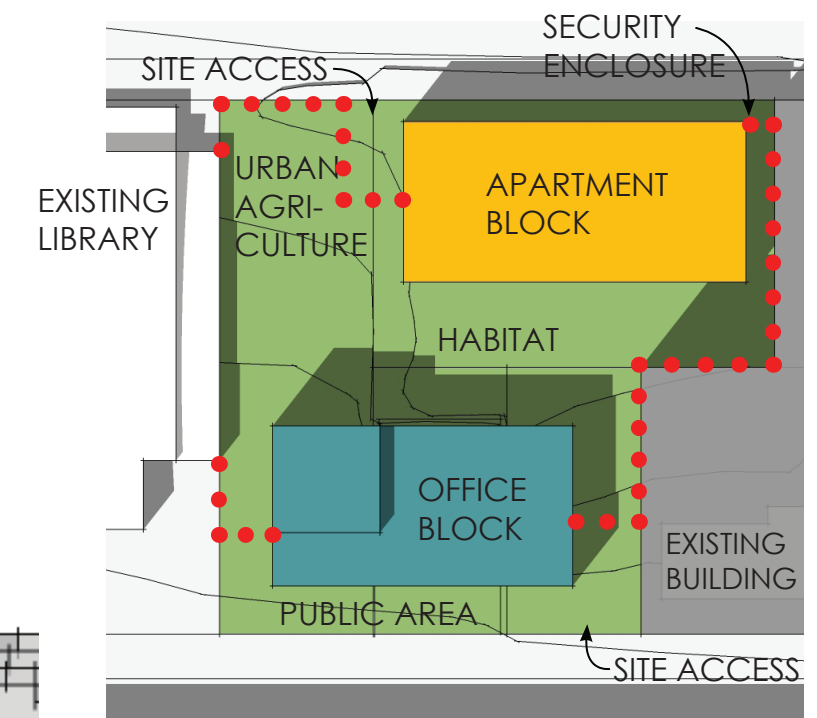
- PROPOSED APARTMENT BUILDING
- PROPOSED OFFICE BUILDING
- MAX. ZONING ENVELOPE



PERSPECTIVE



ELEVATION



PLAN

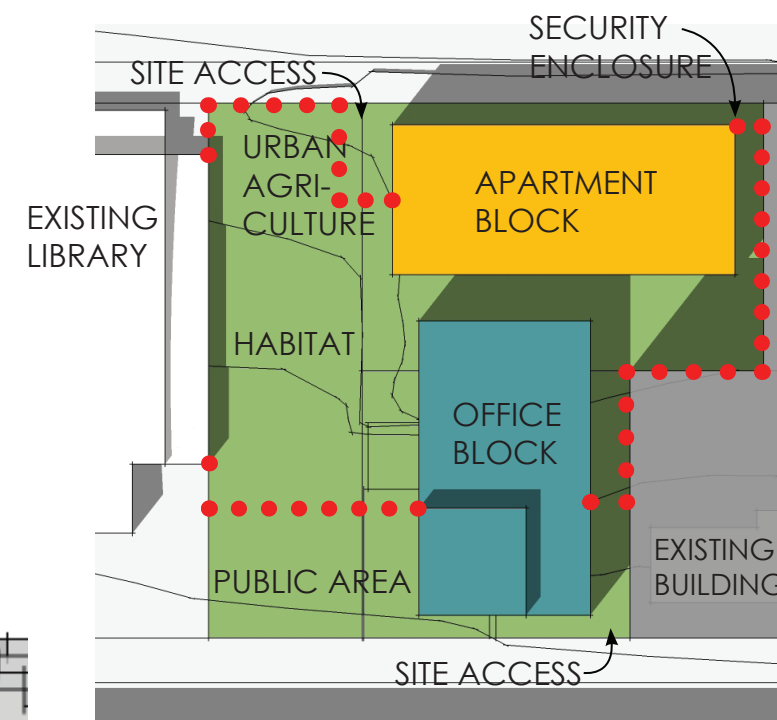
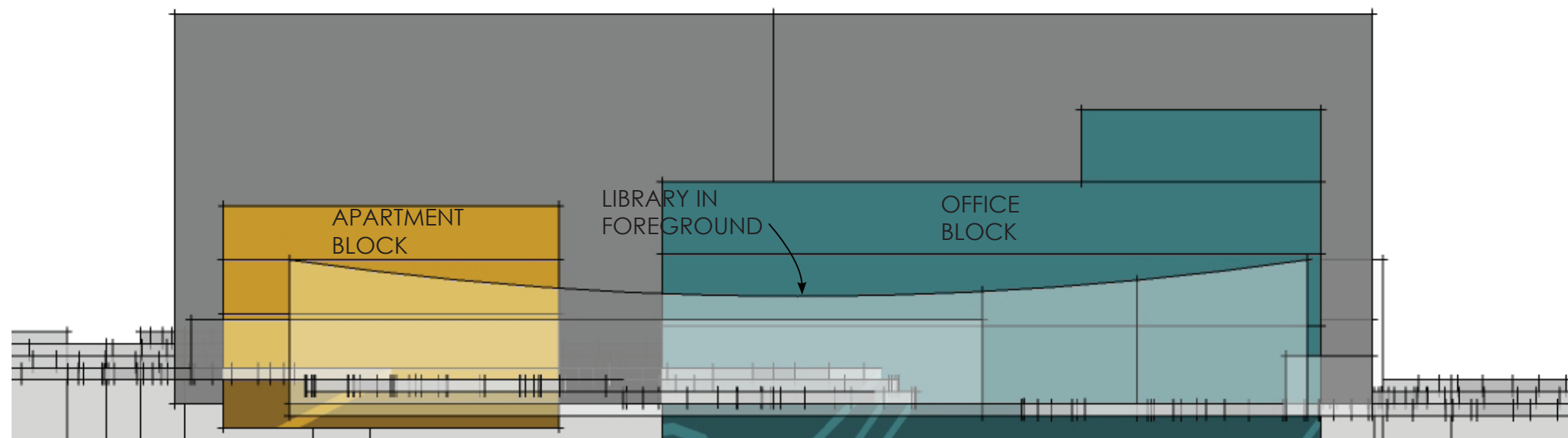
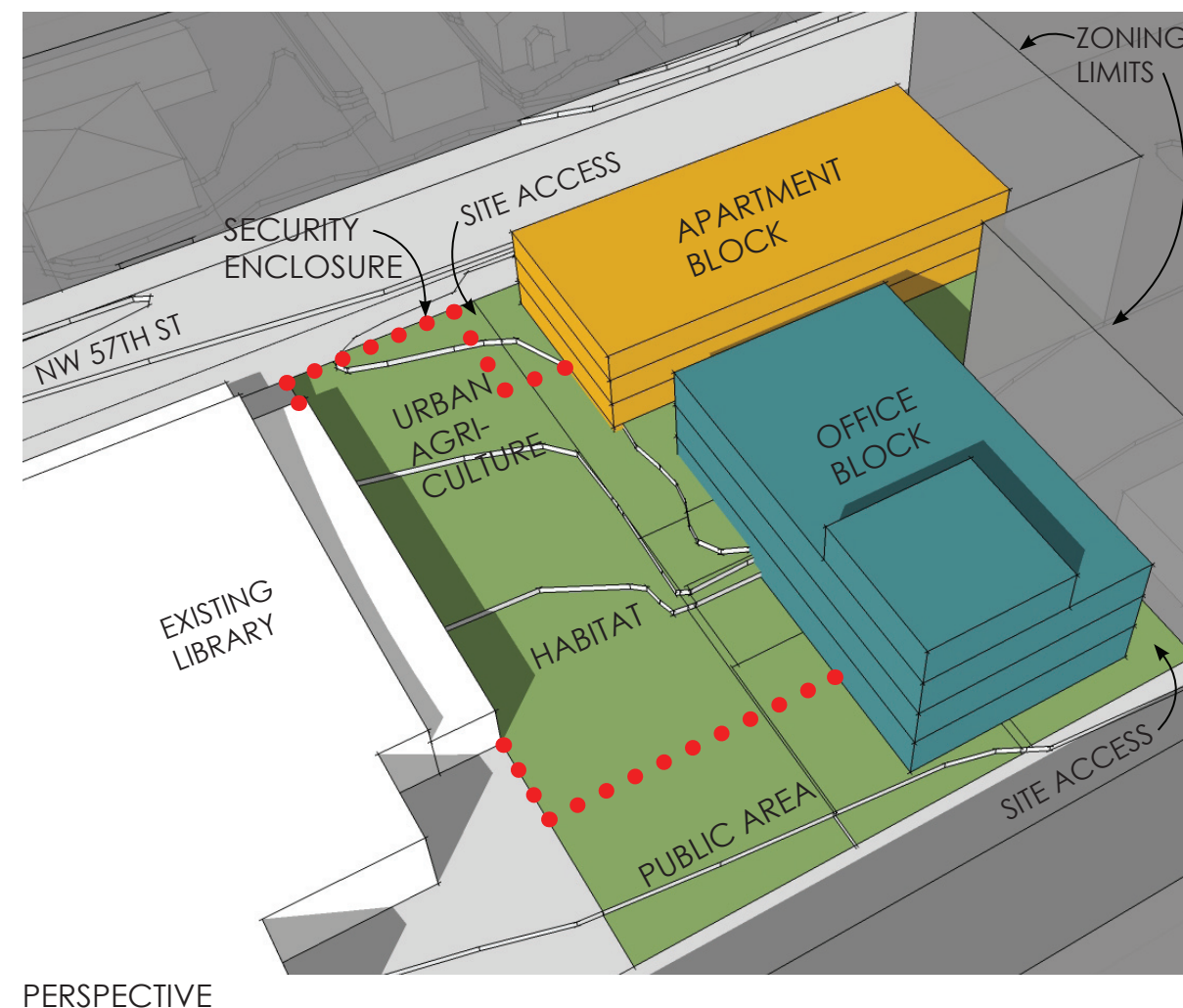
ALTERNATIVE B

- RESIDENTIAL BLOCK (3 floors)
- > 21,504 sf residential space
 - > 7168 sf per floor (7-8 units)
 - > 7168 sf parking (24 cars)

- OFFICE BLOCK (3 floors)
- > 7040 sf Office space
 - > 7040 sf parking (22 cars)
 - > penthouse

- PROS:
- > SIMPLE LAYOUT
 - > CONTIGUOUS LANDSCAPE AREA FOR HABITAT
- CONS:
- > LESS INVITING TO THE COMMUNITY
 - > LARGE APT BLDG FOOTPRINT NOT AS EFFICIENT
 - > SUN EXPOSURE FOR BUILDINGS NOT AS GOOD
 - > APARTMENT BLOCK SHADED BY OFFICE BLOCK

- PROPOSED APARTMENT BUILDING
- PROPOSED OFFICE BUILDING
- MAX. ZONING ENVELOPE



ALTERNATIVE C (preferred)

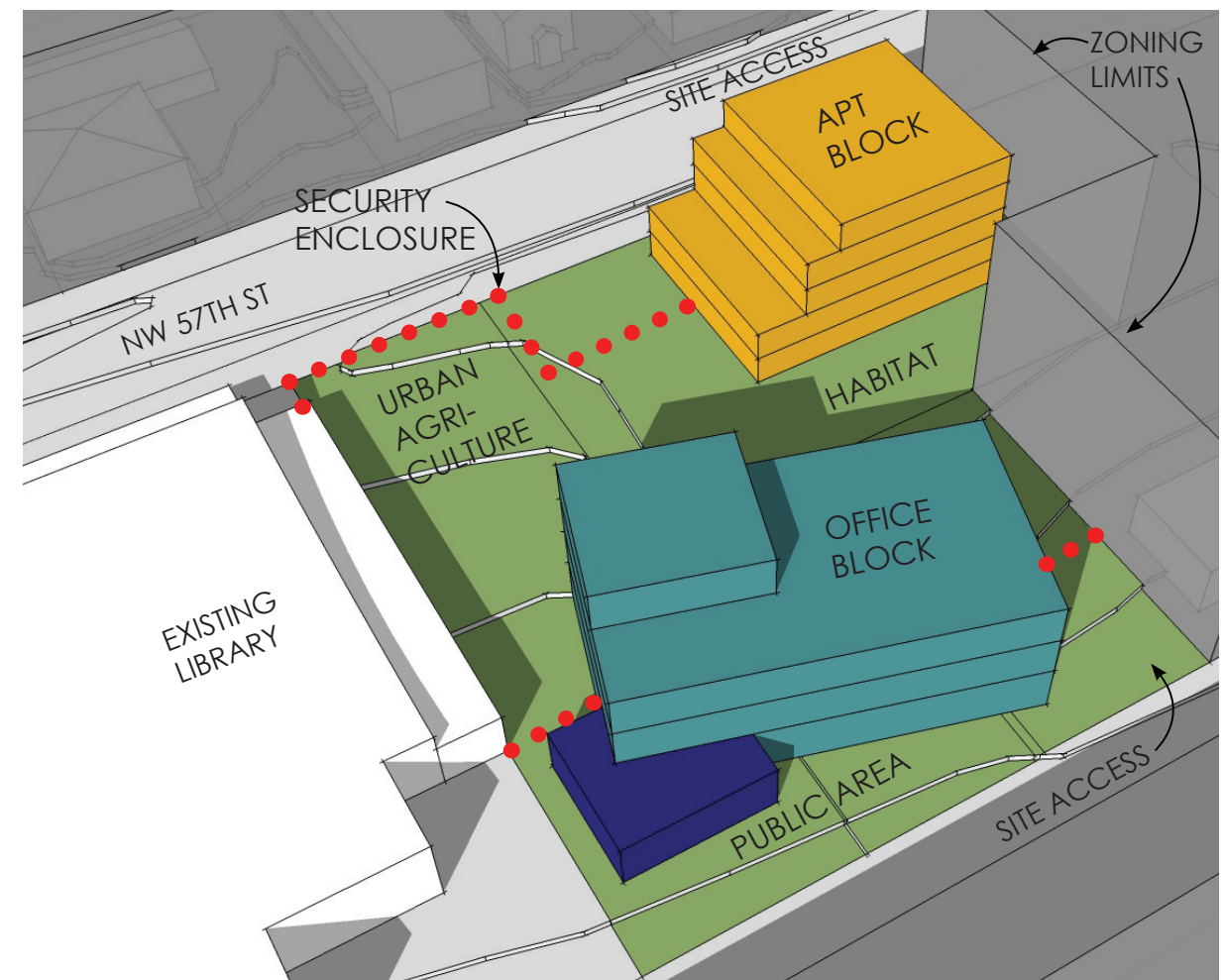
- RESIDENTIAL BLOCK (5 floors)
- > 20,000 sf residential space
 - > 4000 sf per floor (4-5 units)
 - > 4000 sf parking (20 cars)

- OFFICE BLOCK (3 floors)
- > 21,000 sf office space
 - > 7000 sf per floor
 - > 7000 sf parking (22 cars)
 - > penthouse

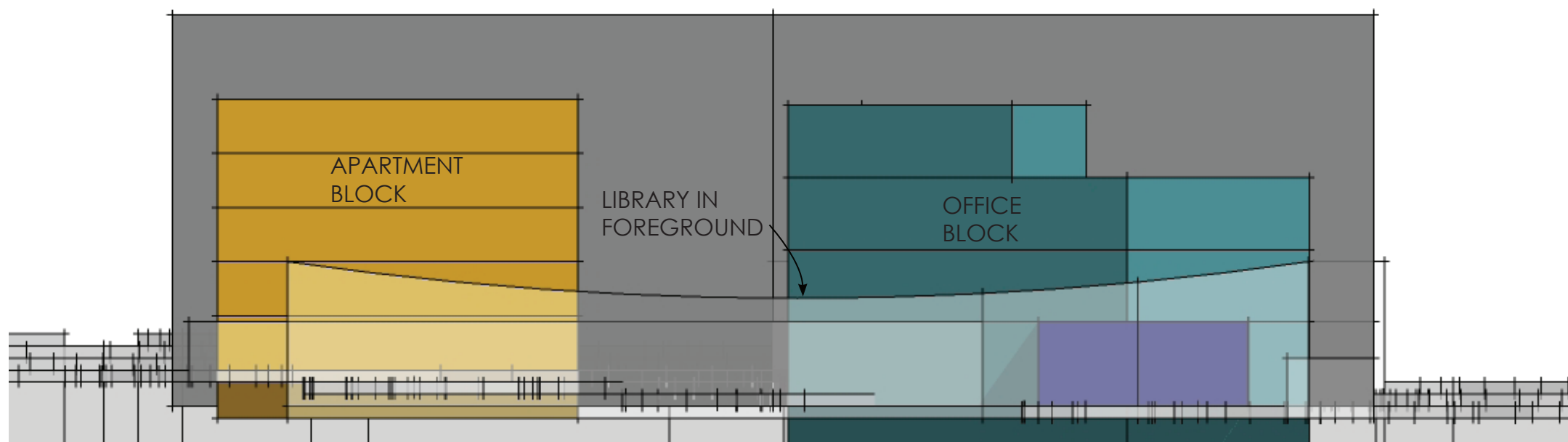
- PROS:
- > SIMPLE LAYOUT
 - > PRESENTS 3 LOTS
 - > MODERATELY INVITING TO COMMUNITY
 - > TALLER, NARROWER APT BLDG IS MORE EFFICIENT
 - > LARGE CONTIGUOUS HABITAT/AGRICULTURE AREA.

- CONS:
- > LESS SOLAR EXPOSURE FOR AGRICULTURE
 - > LESS BUILDING FRONTAGE AT SIDEWALK

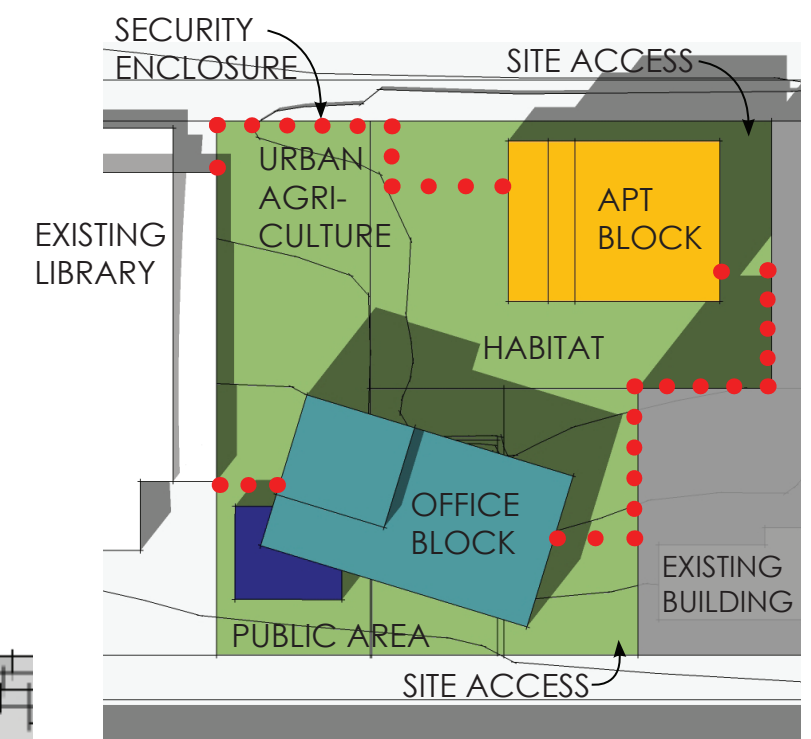
- PROPOSED APARTMENT BUILDING
- PROPOSED OFFICE BUILDING
- MAX. ZONING ENVELOPE



PERSPECTIVE



ELEVATION



PLAN

DESIGN GUIDELINE PRIORITIES

A-2 Streetscape Compatibility

The project will provide streetscape on both frontages similar to the new library. At 56th, a public plaza will provide space for café seating and demonstration gardens. Along 57th, individual loft apartment entry gardens will create interest and a transition from public to private space.

A-7 Residential Open Space

The apartment building will provide very generous amenity space, including a large common room/kitchen, patio area, and pea patch space for each apartment. Each apartment will have a deck, some will have larger roof deck areas.

C-3 Human Scale

Materials, window sizes and arrangement, and detailing will all contribute towards a human scale development. Public plaza and gardens at the office building will invite people to linger. The office building will provide a generous canopy for weather protection. The apartment building will include small decks and bay windows.

C-5 Structured Parking Entrances

Entrances to underground garages will be located on the east side of each building, and the retaining walls around those ramps will be terraced back and planted to reduce the visual impact.

D-1 Pedestrian Open Spaces and Entrances

The street frontage along 57th will provide individual unit entry gardens as well as the main apartment building entry. Private gardens will have low walls to allow visual access. The main building entry will use landscape and building-integrated lighting to indicate where to go. The office building will provide edible demonstration gardens, overhead canopies, outdoor seating, and building-integrated signage and lighting to guide people to the entrance.

D-7: Personal Safety and Security

Due to the large amount of native habitat/bio-infiltration area on the site, security will be very important. Non-public areas will be lit appropriately. Security fences will be integrated into the landscape so as not to appear as obvious barriers, but will provide full exclusion from the site. See photo this page. Landscape will be used as screening from neighboring properties to the east. Apartments with ground level entrances will have lockable gates and good lighting.

D-10: Commercial Lighting

Lighting for both buildings will be integrated into the architecture, providing nighttime interest without intruding beyond property lines. The project will utilize night-sky friendly fixtures and high efficiency LED lighting.

D-12: Residential Entries and Transitions

The first floor of the apartment building will be approximately 24" above sidewalk level. The main entry will be set back from the sidewalk to provide a courtyard space as transition. Individual unit entries will have private gardens between the sidewalk and building, with gates. Walls at the sidewalk will be low to allow passersby to see into these gardens, while landscaping will be used to provide screening.

E-2: Landscaping to Enhance the Building and/or Site

The design will have extensive area devoted to native, habitat providing vegetation, natural water infiltration, and urban agriculture. Residents of the apartment building will have space for vegetable gardens. The public space in front of the office building will provide urban agriculture demonstration gardens, and there will be space available to a restaurant tenant for food production.



RESIDENTIAL ENTRIES, HUMAN SCALE



SECURITY FENCE CONCEPT



ROOFTOP/ URBAN AGRICULTURE



HUMAN SCALE OF MATERIALS, WEATHER PROTECTED ENTRIES.



HISTORICAL BALLARD INDUSTRY; WOOD, FISHING.



THE NATURAL RHYTHM OF MAN-MADE MATERIALS



INDUSTRIAL MATERIALS



FISHNET PATTERNS AS GREEN-WALL SUPPORT



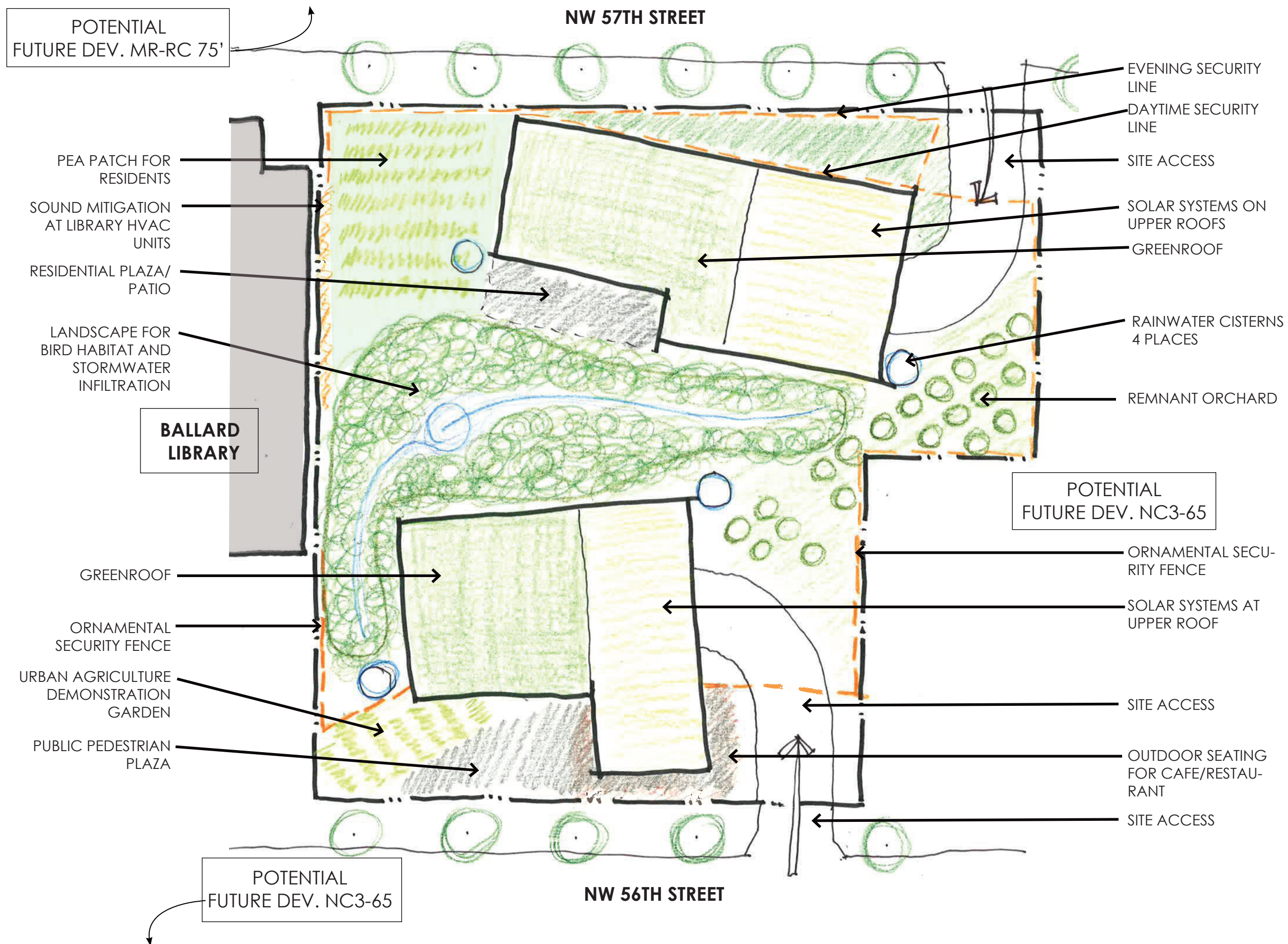
NEIGHBORING CONTEXT - WOOD, METAL, SUN-SHADES, EXPOSED STRUCTURE, GLASS.

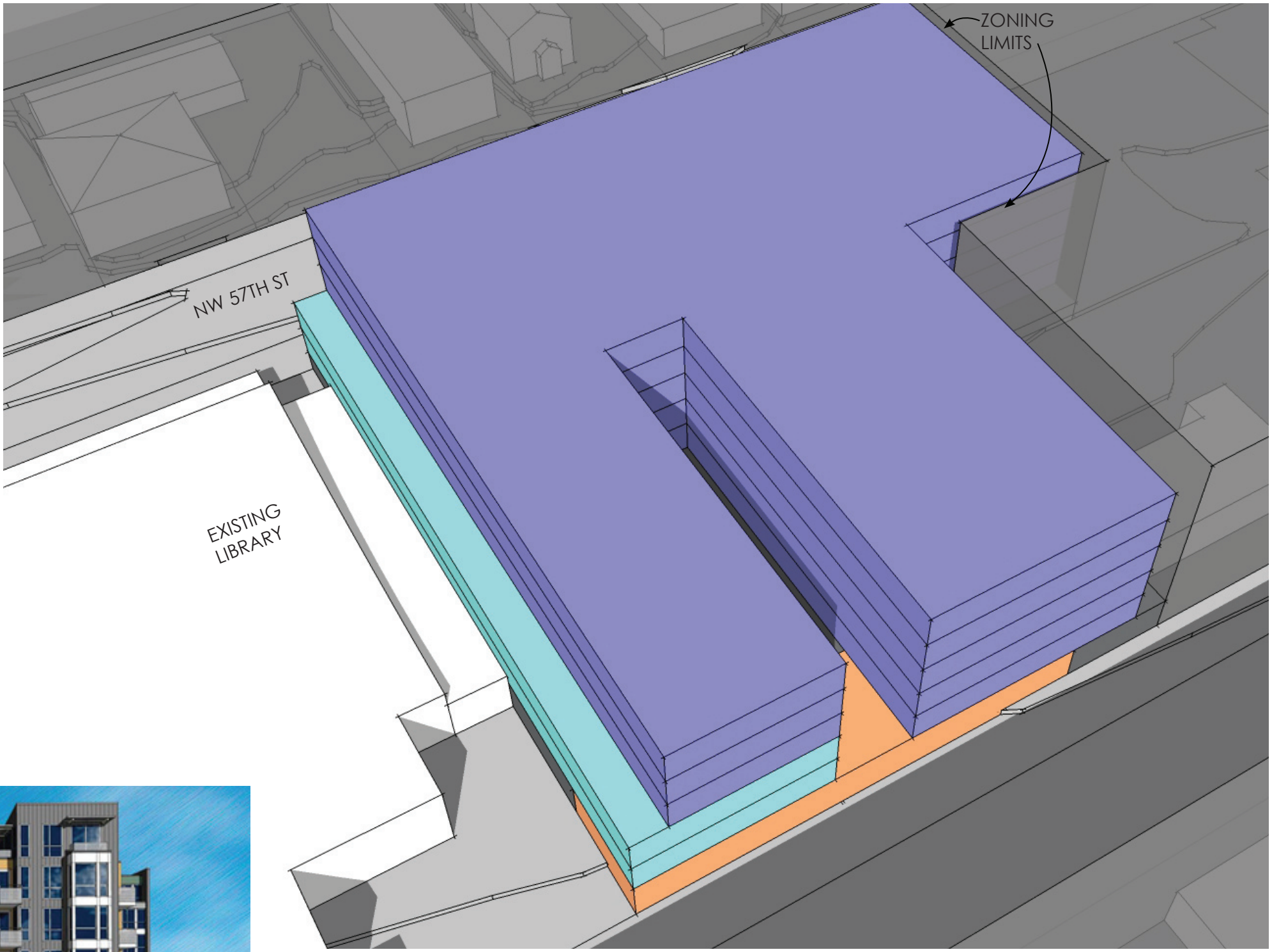


JUXTAPOSITION OF OLD AND NEW



GREENROOF WITH TOPOGRAPHY





BIRD'S EYE VIEW SHOWING PREVIOUS MUP



ELEVATION OF PREVIOUS MUP