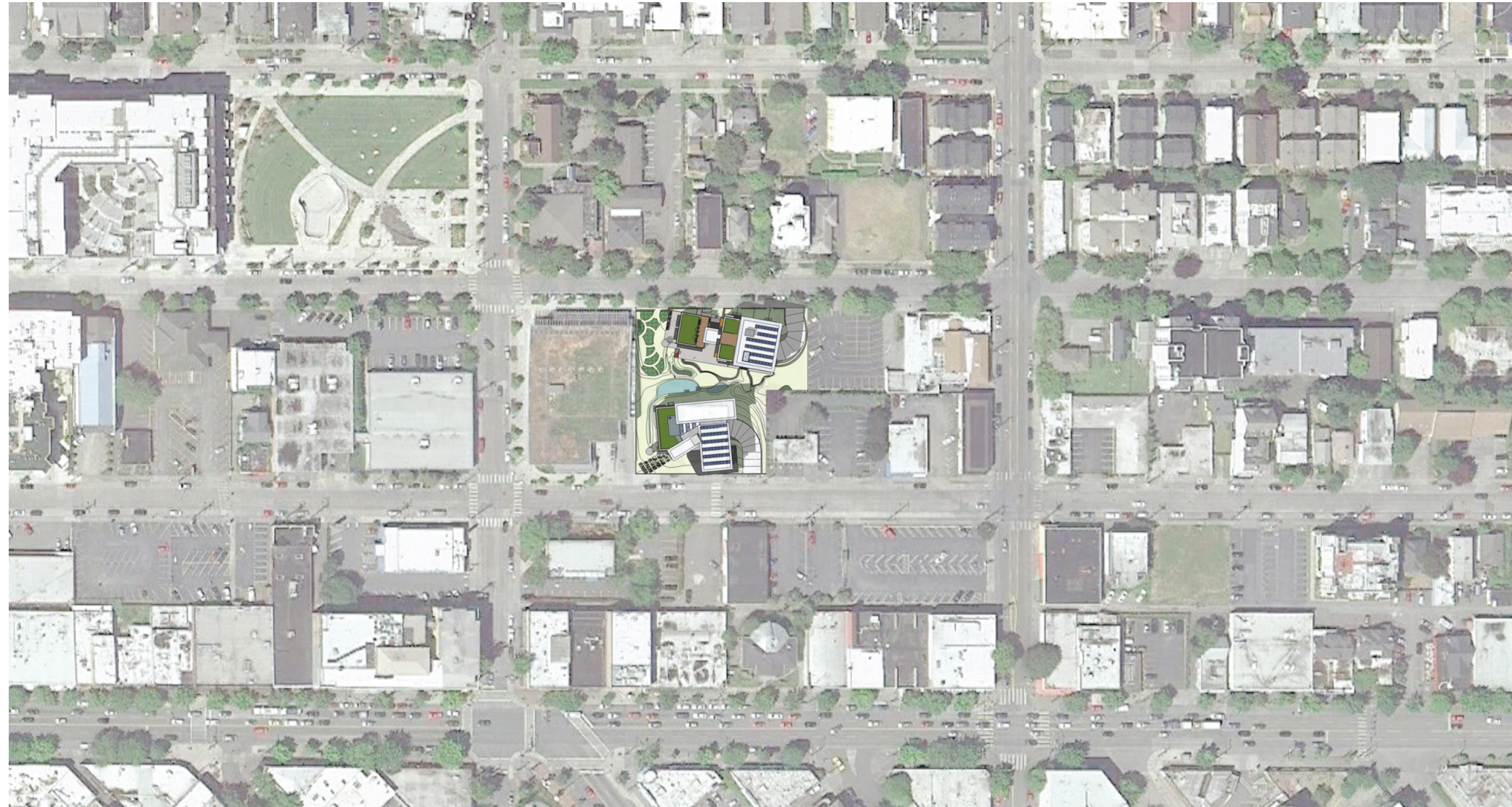


DESIGN REVIEW  
24 October 2011  
PROJECT NUMBER 3012205  
2034 NW 56th St  
Seattle, WA 98107



2034 NW 56th St

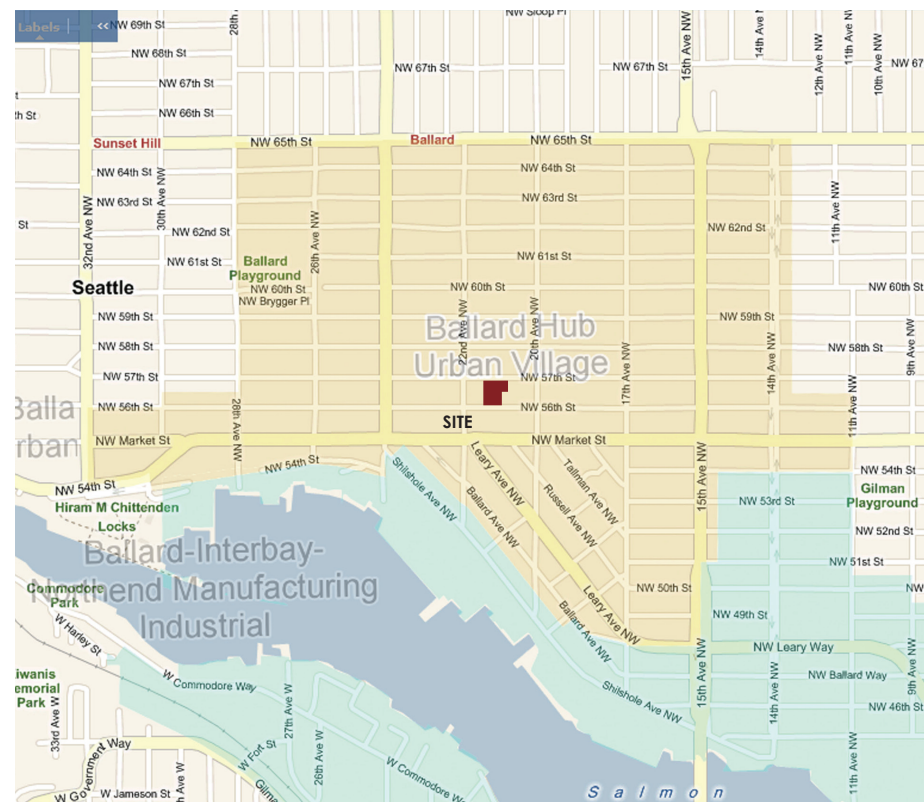
JOHNSTON ARCHITECTS PLLC  
100 NE NORTHLAKE WAY, SEATTLE WA, 98105





### Greenfire Campus Stats:

Site sf:	36, 475
Office building gsf:	18,505 gsf above grade 5,218 garage
Apartment gsf:	18,159 gsf above grade 6,343 garage
Total Enclosed	48,225 gsf
Irrigated areas of landscape:	
Office green roof	822 sf
Apt. green roof	1,374 sf
Pea Patch	1,309 sf of planting beds
Office ag beds	434 sf
Apt. streetscape	1,811 sf (includes street tree beds and private patio areas)
Office streetscape	847 sf (includes street tree beds and area around café seating)
Habitat, raingarden	8,795 sf.
Total:	15,392 sf
Percent of site in landscape, including greenroofs – 48%	
This does not include pathway areas, hardscape patios, etc.	
Solar panels – currently planning for 18.4kW of electricity, solar hot water for Apts.	
HVAC:	Natural ventilation with seasonal assist. Ground source heat pump.
Parking – Apt:	18 spaces
Parking – Office	14 spaces
Bicycles	29 spaces
Rainwater harvesting	
Greywater harvesting	
Apartment: 18 units – 4 studio lofts, 12 one-bedroom, 2 two-bedroom, plus guest suite.	



### PROJECT DESCRIPTION

The Greenfire Campus is situated at the center of Ballard, east of the Ballard Library, extending from NW 56th St. on the south to NW 57th St. on the north. The neighborhood includes a large park, retail and parking. To the south is busy Market Street. To the north is a residential neighborhood, predominantly single family. The Greenfire Campus is at the core of this growing urban environment. The Campus is ideally suited to contribute to a growing eco-district atmosphere in this part of Seattle.

The campus will consist of two distinct parcels, currently being defined via lot boundary adjustment.

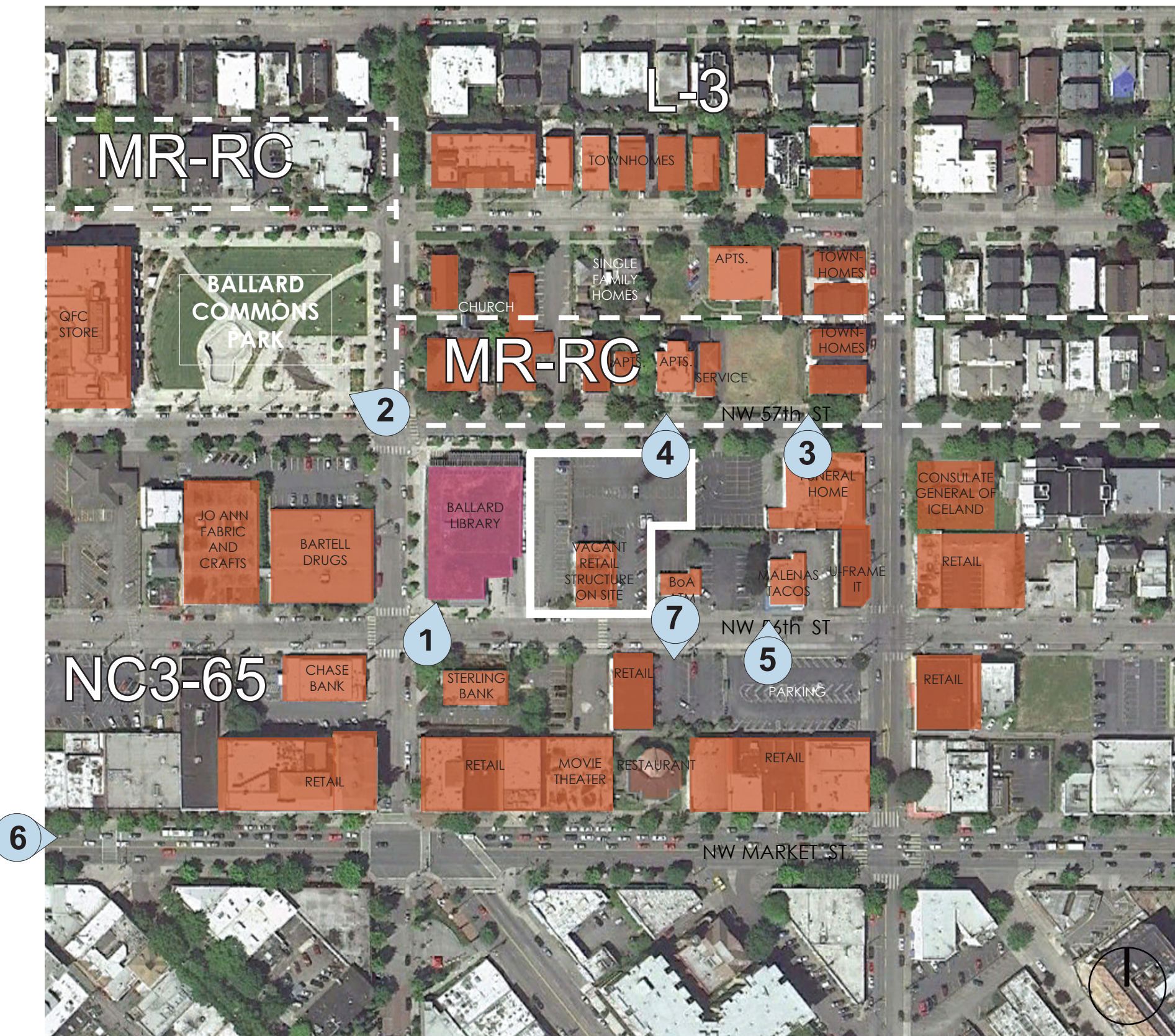
### THEMES

Several themes are woven through the design of the Greenfire Campus. It is programmed to accommodate a variety of human activities. The buildings on site consist of an office building (18,505 sf) and an apartment building (18 units) each sitting above subsurface parking. The remainder of the site houses water storage cisterns (silo shaped), a pea patch, urban agriculture for public consumption, yards, decks, plaza's, two driveways and a riparian zone designed to provide bird habitat and to infiltrate water through rain gardens.

Aesthetic treatments are derived from Ballard at large, but also from the man made to natural gradient that is an overarching theme. Window patterns, siding configurations, color schemes are intended to reflect both the natural world and the industrial heritage of the neighborhood. This is accomplished through the use of a natural rhythm (as opposed to a regimented rhythm) in the pattern of the skin. The siding itself is a combination of metal and wood/resin products. Wire mesh encloses stairs, reminiscent of fish nets but also a wonderful armature for vertical gardens. Various detail items such as the garage vent shafts will be expressed in a nautical aesthetic. The water cisterns and portions of the landscaping will allude to the agricultural background of the community.

The sustainable theme of the campus combines “Sensible Sustainability” with “Social Sustainability”. The goal is to produce buildings and site treatments that are diverse and reasonable in cost assuming a long term investment, that include the natural environment as part of the living experience and that promote social interaction amongst residents and workers.





## SITE ANALYSIS

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.

The site is well served by transit, with several major bus routes running east/west on Market Street and north/south on 24th Ave.

22nd Ave NW provides a well used pedestrian route from Market to the Library and the Ballard Commons Park.

NOTE: NUMBERS REFER TO PHOTOS ON FOLLOWING PAGE





1

## THE COMMUNITY

Settled in 1853, incorporated as a city in 1889 and annexed in 1907, Ballard has always embodied a strong sense of community. It has always contained a full and diverse mix of uses allowing residents to work, live and play in one neighborhood. Over the decades, Ballard has been host to a strong Scandinavian Heritage, a vibrant water oriented economy and home to a full economic spectrum of residents. Today, this rich mix is reflected in the character of downtown Ballard. Historic buildings from Carnegies to former department stores, from hotels to warehouses, from retail shops and restaurants to offices and manufactories' pepper the streetscape.

Unfortunately many structures have also been lost over time, leaving large expanses of asphalt. However, the infill of these missing sites continues apace even during our economic downturn. Parking lots are giving way to apartment blocks and other uses at a rapid rate. The Greenfire Campus seeks to return diversity to the current development scene by including apartments, flexible street front lofts and office space to the Ballard core.

The context of diversity extends beyond the uses selected for the site. It includes the plan of the site which allows expression of the natural environment in addition to the built one. What began with Old Ballard Way, the Ballard Library and Ballard Commons park will now be extended by a streetscape on the Greenfire site that includes edible landscape and extends internally to provide habitat for urban wildlife.



4



6



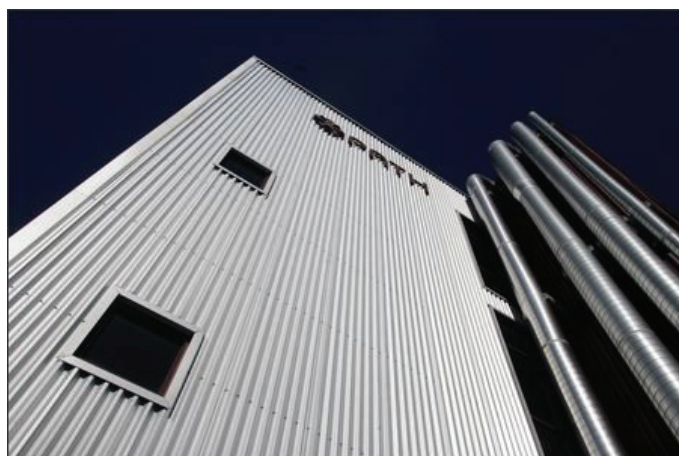
7







HUMAN SCALE OF MATERIALS, WEATHER PROTECTED ENTRIES.



INDUSTRIAL MATERIALS



GREENROOF WITH TOPOGRAPHY

## MATERIALS AND TEXTURES

In addition to its central position in the community, the Ballard Library promotes diversity in its materials. Natural finish wood, clean painted finishes, a variety of metals and a green roof mark this distinctive building. Nearby the rhythms of boat masts and nets add a rich pallet of texture to Ballard. This rhythm is reflected in the eave jacks and other patterns that are part of the library design. Building upon that precedent and the inclusion of the natural environment, Greenfire Campus employs similar materials. These include wire mesh and metal panels reminiscent of waterfront industry, but also wood finishes and natural patterns to tie to the warm and craft oriented history of Ballard.

Specific building materials include a wood/resin panel, metal roofing with a mildly reflective finish that will alter color as the day progresses, clear glass in wood and clear anodized frames and stainless/ galvanized steel assemblies supporting wire mesh sunscreens and vertical garden grids. The steel assemblies and their mesh panel infill are selected for their dynamic and intriguing pattern. These components are assembled in a "tectonic" manner, emphasizing the manner in which connections are made – bolts instead of welding for example. Wire mesh deployed at the stair cases is designed to support a variety of vines, adding a green patina to the vertical elements of the site. Site materials and features include galvanized water tanks reminiscent of the agriculture aspect of Ballard history and coreten planters and fences adding earthtones to a rich landscape pallet.

The Greenfire Campus strives to enhance and bring forward the distinctive materials and rhythms that are part of the past physical Ballard. and present character of



HISTORICAL BALLARD INDUSTRY; WOOD, FISHING.



THE NATURAL RHYTHM OF MAN-MADE MATERIALS

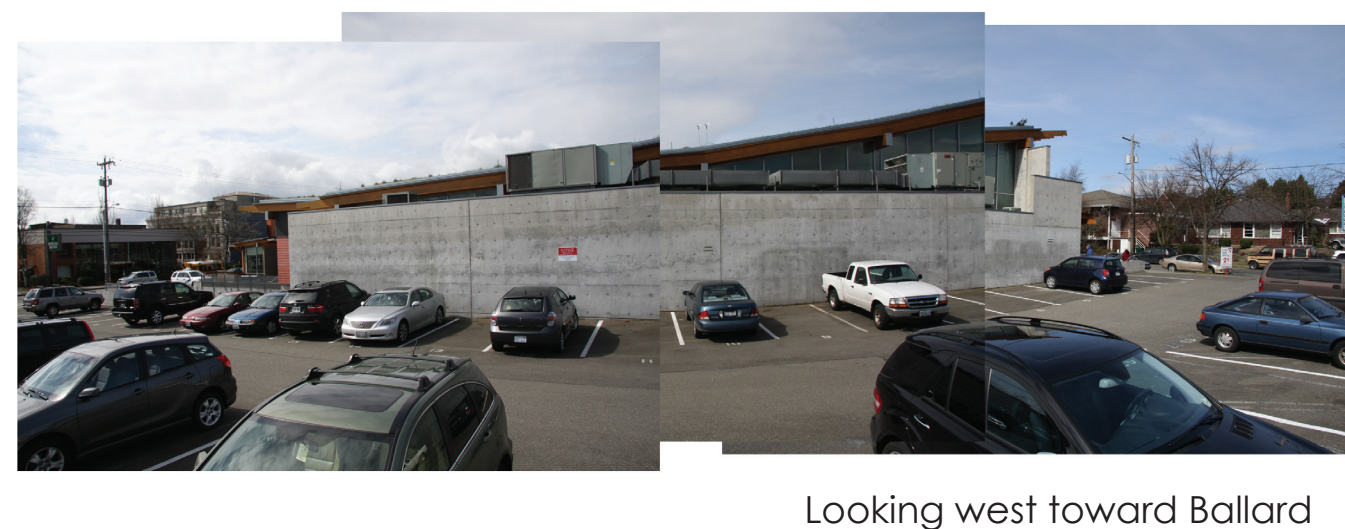
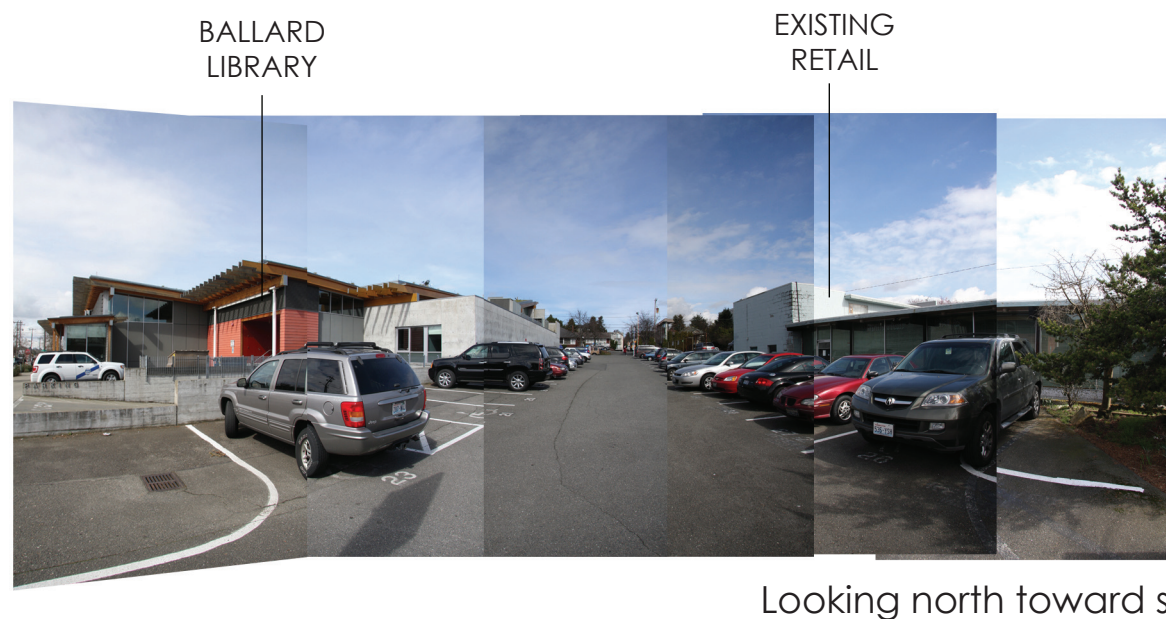
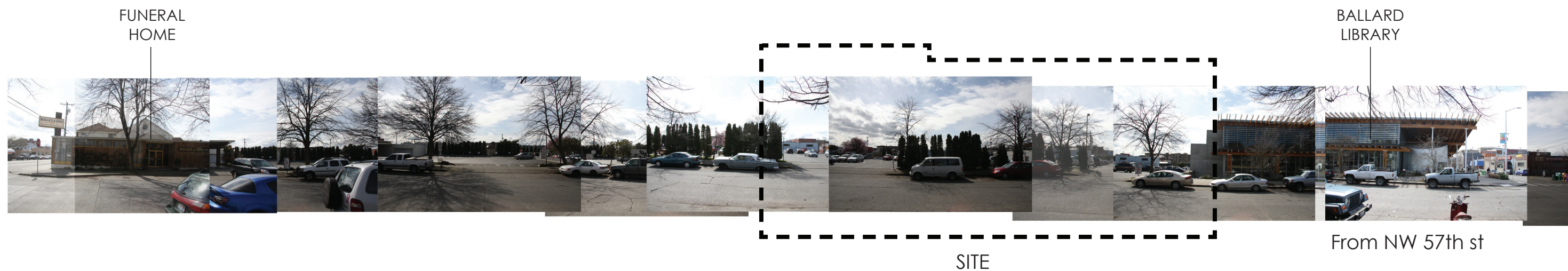
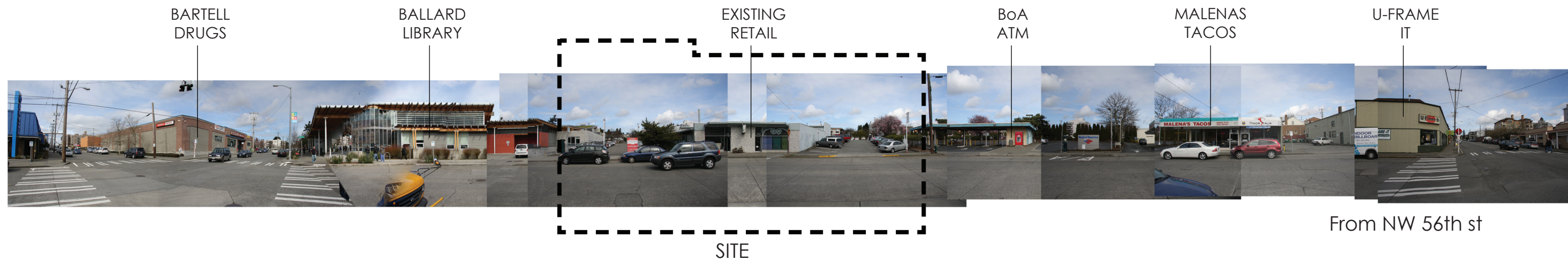


FISHNET PATTERNS AS GREEN-

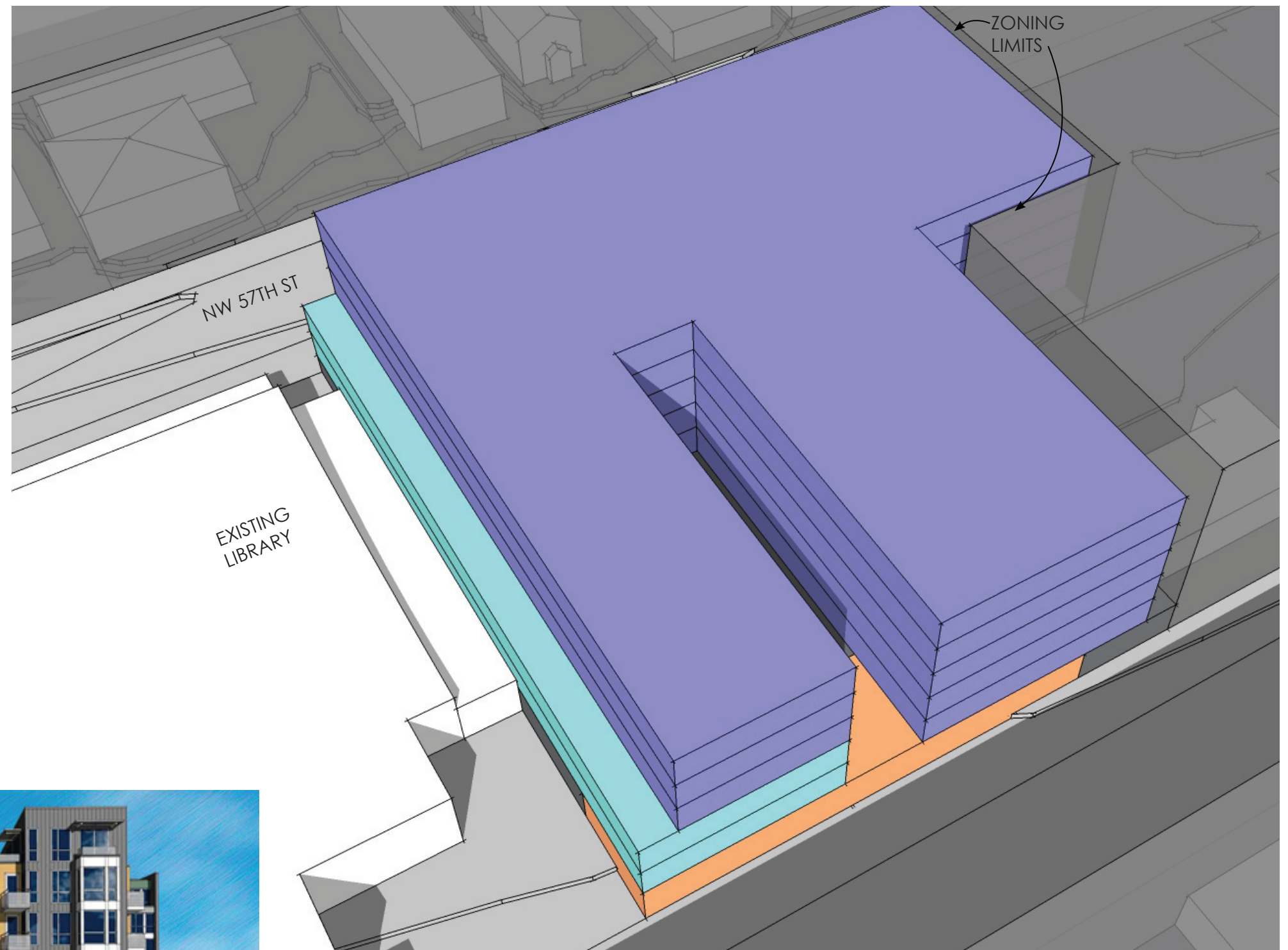


NEIGHBORING CONTEXT - WOOD, METAL, SUNSHADES, EXPOSED STRUCTURE, GLASS.









BIRD'S EYE VIEW SHOWING PREVIOUS MUP



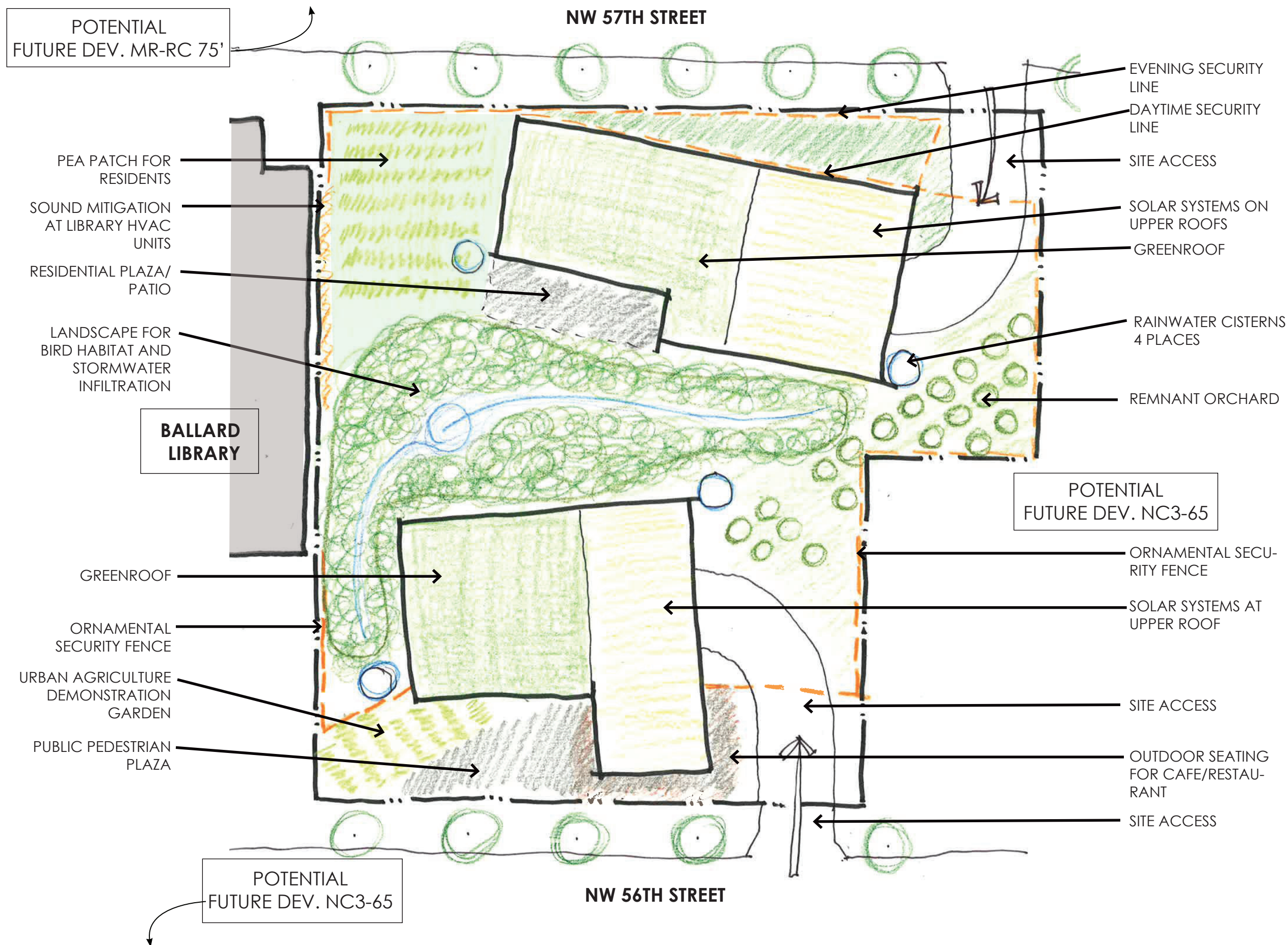
ELEVATION OF PREVIOUS MUP

PREVIOUSLY APPROVED MUP

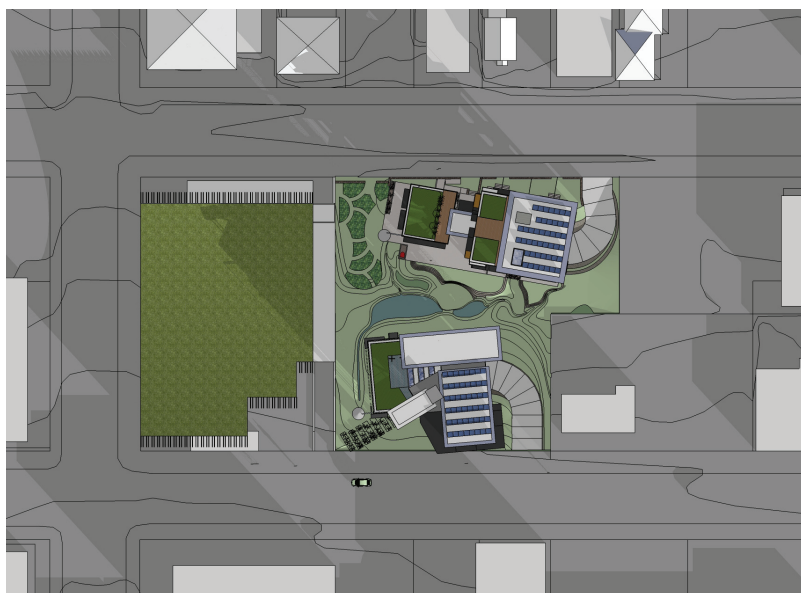
JOHNSTON ARCHITECTS PLLC  
100 NE NORTHLAKE WAY, SEATTLE WA, 98105











WINTER 10AM



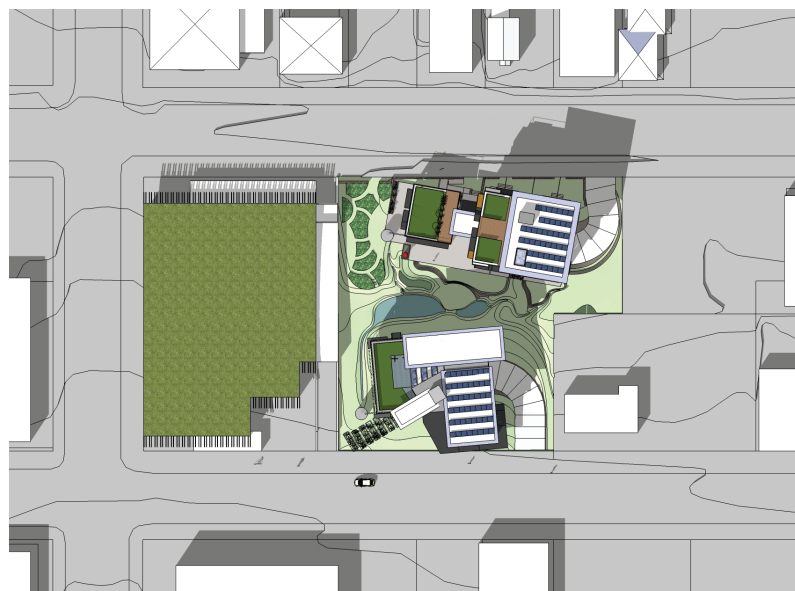
SPRING / FALL 10AM



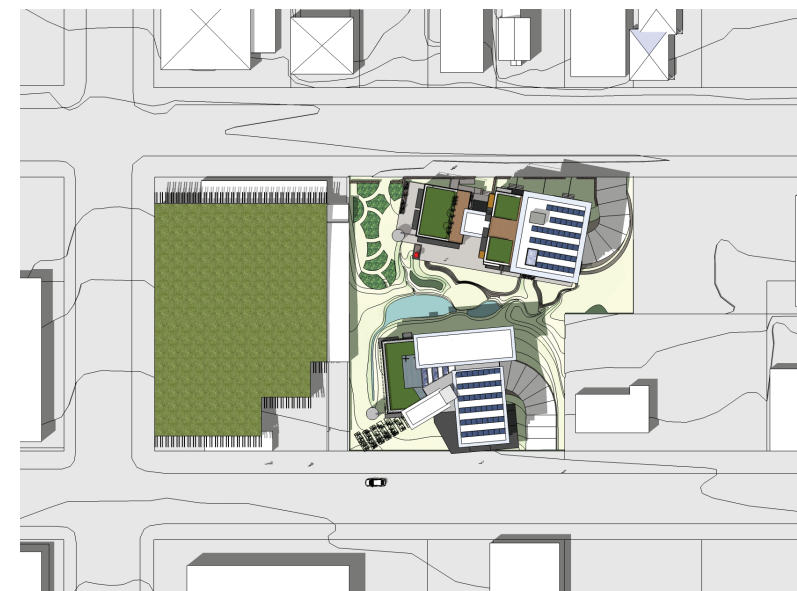
SUMMER 10AM



WINTER 3PM

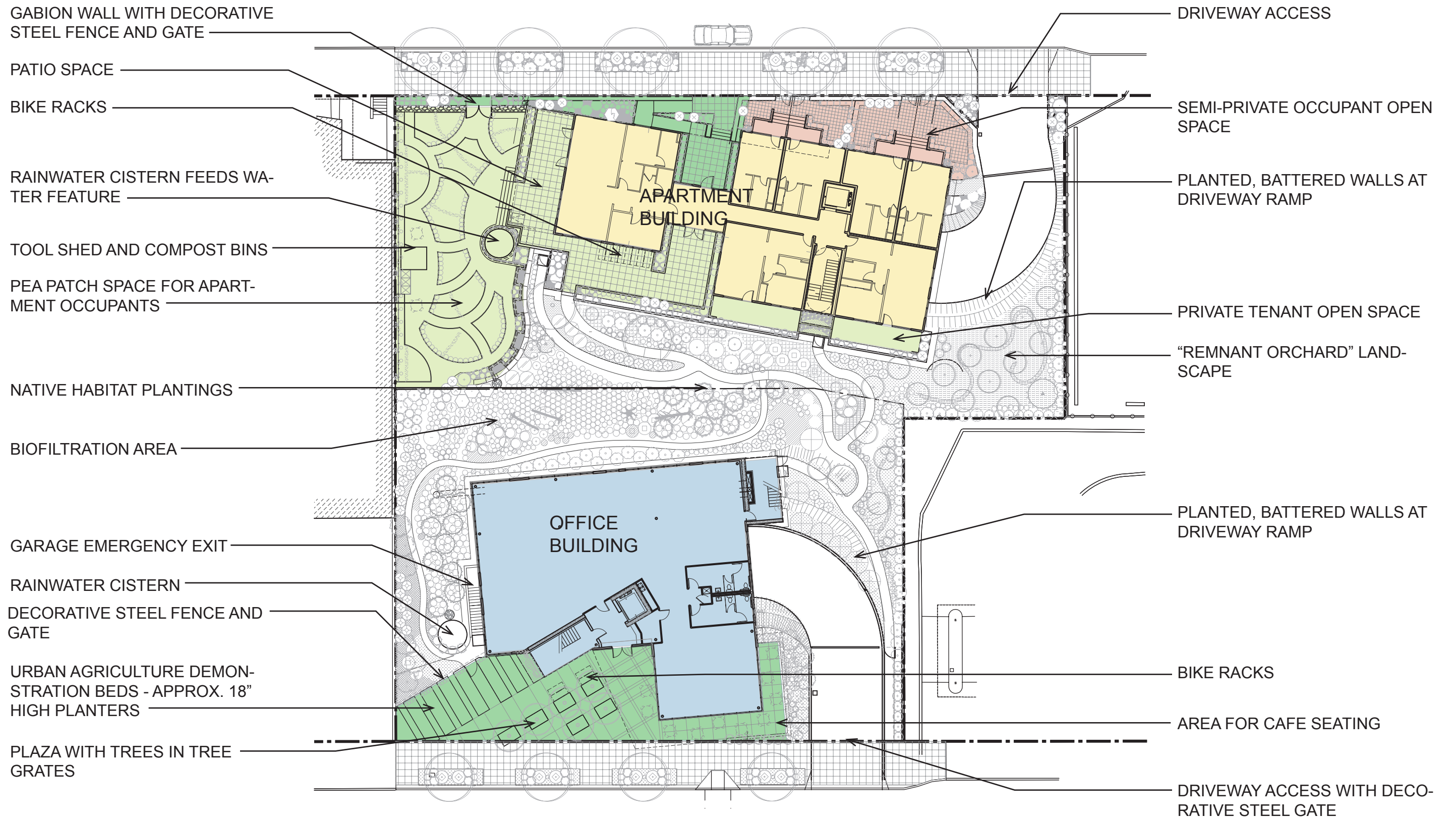


SPRING / FALL 3PM



SUMMER 3PM







# PERSPECTIVE LOOKING WEST ON 57TH



A-2 Streetscape Compatibility: The project provides interesting spaces along the streetscape along both NW 56th and NW 57th. Along 57th, the residential patio courtyards provide relief in the streetscape, while a low wall at the sidewalk provides a sense of continuity. The project provides a transition from the open park space and library to the west towards what could be much larger, denser buildings in the future to the east.

A-3 Entrances Visible from Street: The apartment building faces NW 57th and has a main entrance for residents located in a courtyard between the main building and the common area building. There are four studio lofts that have entrances directly from the sidewalk. These entrances are set back from the street and adjoin private patio areas with low walls. These entrances are 24” above the sidewalk.

A-8 Parking and Vehicle Access: The parking ramps, which curve from NW 56th and NW 57th, respectively, will have low battered retaining walls augmented by planted areas, to avoid a blank concrete wall at the bottom of the ramp. Integrated architectural lighting will be part of these low walls, providing for safety and attractive appearance while minimizing glare.

D-1 Pedestrian Open Spaces and Entrances: Along NW 57th, the private entry patios will have lockable gates at the sidewalk line for nighttime security. A shade and shadow study will be provided at the recommendation meeting to show areas of the site which require additional lighting.

D-12 Residential Entries and Transitions: See responses to A-3 and D-1. Residential entries will have private patio gardens with low walls and gates. The ground floor is set 24” above sidewalk level.



# PERSPECTIVE LOOKING EAST ON 57TH



A-4 Human Activity: The apartment building has both public and private spaces adjoining the sidewalk – a pea patch for residents will be visible to passers-by, private residential patios will encourage residents to sit outside, etc.

A-6 Transition Between Residence and Street: The ground floor of the apartment building is 24” above the sidewalk level. Several units have private entries through individual courtyards. The main residential entry is located in a small courtyard in the area between the main building and the smaller common space building.

A-9 Location of Parking on Commercial Streetfronts: All parking is located beneath the buildings, with entrances that do not face the street.

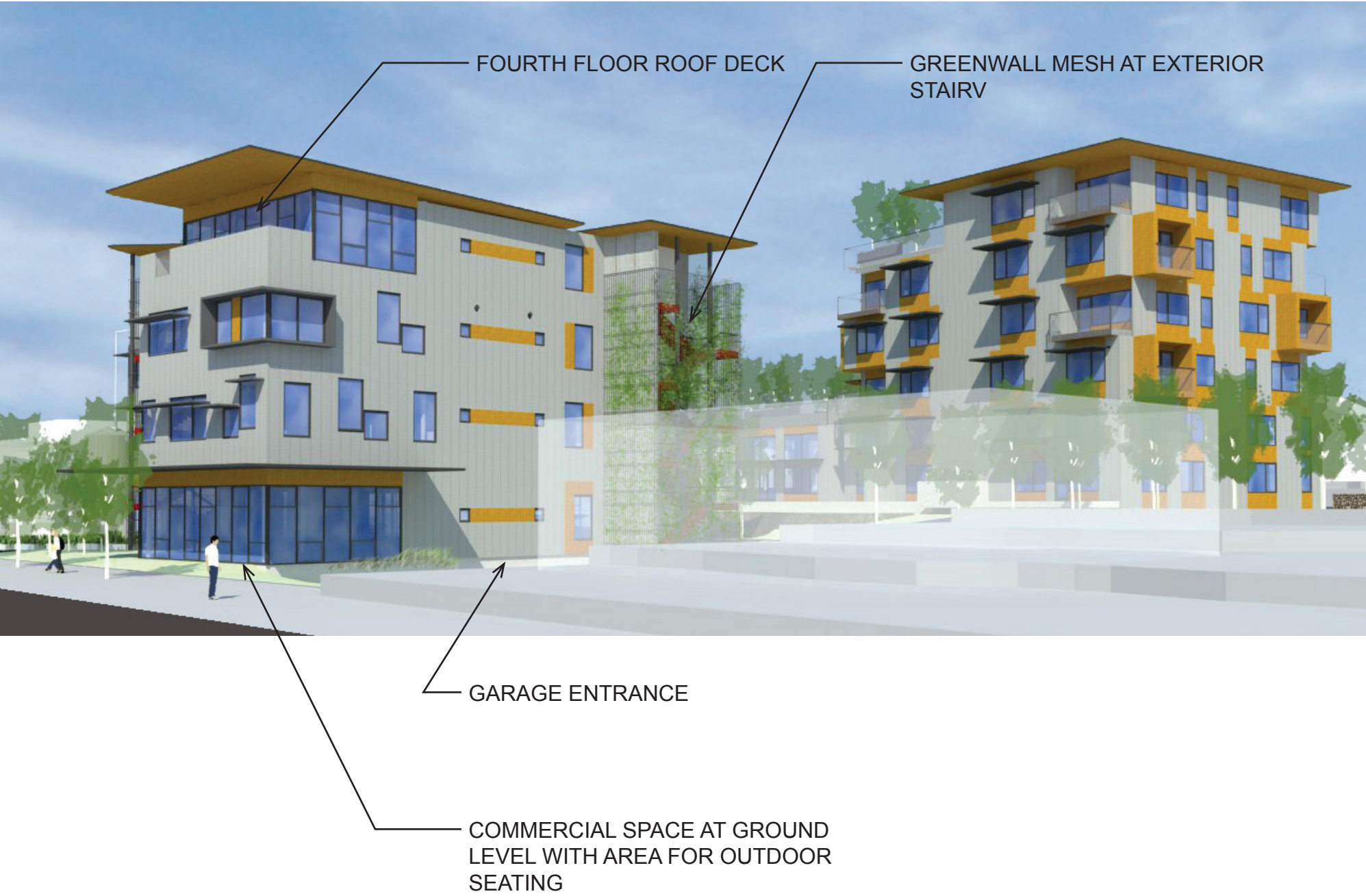
C-1 Architectural Context: The project draws inspiration from the maritime and industrial history of Ballard. Materials and forms are chosen to respond to and respect the library.

C-2 Architectural Concept and Consistency: The different uses of the two buildings are reflected in the arrangements of the facades and general massing of the forms. Materials and details will be shared, providing a consistent design theme for the site. Natural rhythms are reflected in the fenestration patterns and siding material transitions.

C-4 Exterior Finish Materials: Exterior finish materials will consist of vertically arranged standing seam metal, resin panels (Parklex or similar) and clad wood windows on both buildings. Steel planters, low gabion walls, and stainless steel green-screen mesh will also be used. Durability and detailing are very important to the project.



# PERSPECTIVE LOOKING WEST ON 56TH



A-8 Parking and Vehicle Access: The parking ramps, which curve from NW 56th and NW 57th, respectively, will have low battered retaining walls augmented by planted areas, to avoid a blank concrete wall at the bottom of the ramp. Integrated architectural lighting will be part of these low walls, providing for safety and attractive appearance while minimizing glare.

D-1 Pedestrian Open Spaces and Entrances: The plaza along NW 56th adjacent to the office building is a public space. Access along the sides of the building to the center of the site will be restricted by the use of artistic, subtle fencing. Access to garages will be via a security gate. Architectural lighting will provide additional security. Pedestrian canopies will be provided along NW 56th at the office building.

D-2 Blank Walls: There will be virtually no blank walls in the project. The office building will provide continuous storefront at the ground level, while the apartment building has multiple residential entries with glazing.

D-3 Retaining Walls: There will be no retaining walls higher than four feet, and none along the pedestrian ways. Where slope stabilization is required, battered wood walls or gabion baskets will be used to allow for planting.

D-6 Screening of Dumpsters, Utilities and Service Areas: Trash areas and utilities will be located within the parking garages of both buildings. Any site located utilities will be screened so as not to be an eyesore from the public sidewalk.

D-7 Personal Safety and Security: See response to Item D-1. Security within the interior of the site is very important, and will be carefully considered. A combination of fencing, lighting, and cameras will be used to ensure the safety of residents and other occupants.

D-9 Commercial Signage: A conceptual signage plan is included on page 23. The intent is to incorporate signage into the architecture as much as possible, while allowing for potential tenants of the office building to express individuality.



# PERSPECTIVE LOOKING EAST ON 56TH



URBAN AGRICULTURE DEMONSTRATION GARDEN

GREENWALL MESH AT EXTERIOR STAIR

PUBLIC PLAZA WITH TREES, MAIN BUILDING ENTRY

## REQUEST FOR DESIGN DEPARTURE

**STANDARD:** Per 23.47A.032.A1c, if a lot abuts two or more streets, access is permitted from one street.

**PROPOSAL:** To access each building independently, one from NW 57th, one from NW 56th.

**RATIONALE:** The two buildings have very distinct uses, one commercial, one residential. The site is arranged such that the owner may in the future apply for a Lot Boundary Adjustment to create two legal lots. With this in mind, the site has been arranged so that the residential building faces onto the more residential street, while the commercial building faces the street with more commercial characteristics. There are currently two curbcuts on each street frontage. The project would reduce that number to one curbcut per street frontage.

**A-2 Streetscape Compatibility:** The project provides interesting spaces along the streetscape along both NW 56th and NW 57th. Along NW 56th, the building provides pedestrian space with a treed courtyard and edible demonstration gardens, as well as outdoor seating opportunities. The project provides a transition from the open park space and library to the west towards what could be much larger, denser buildings in the future to the east.

**A-3 Entrances Visible from Street:** The office building's main entrance is located in the center of a public plaza, and is flanked by the main stair, which is open to the exterior and semi-enclosed with a greenscreen mesh. Depending upon ground floor tenants, additional entries may occur on the ground floor for café, office space, or small retail. The ground floor elevation is mainly storefront glazing, providing visibility into the building.

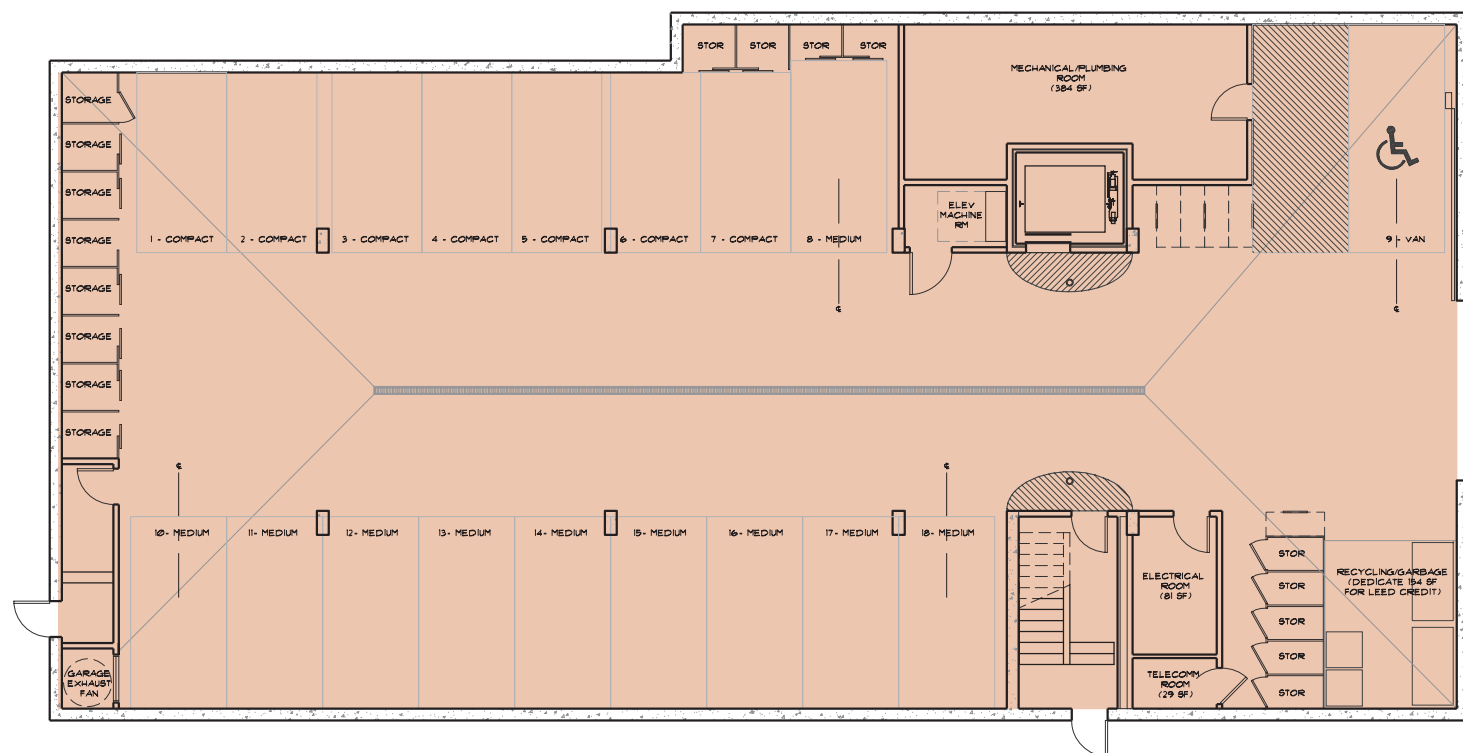
**A-4 Human Activity:** The office building is hoping to attract a café or small restaurant, and is providing generous space for outdoor tables. There will also be an area of edible landscape demonstration gardens on the plaza in front of the building. The ground floor is almost entirely storefront to allow visibility into the building as well.

**D-10 Commercial Lighting:** A conceptual site lighting plan is included on page 23. The intent is to use playful, architecturally integrated lighting wherever possible. A balance between security and night-sky friendliness is the goal.

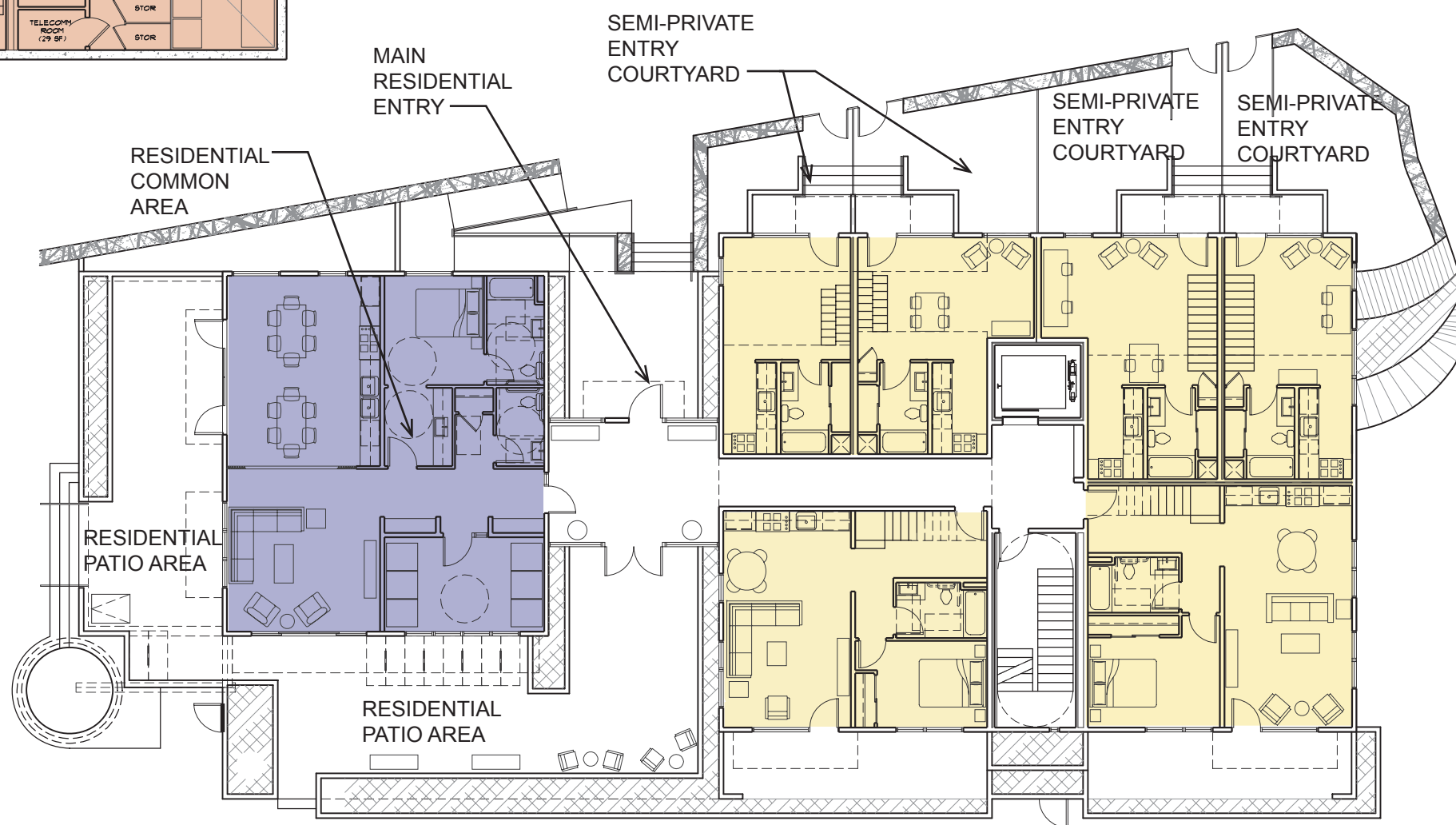
**D-11 Commercial Transparency:** The ground floor of the office building is transparent storefront glazing. Individual tenants may choose to have entries apart from the main building entry as well.

**E-2 Landscaping to Enhance Building and/or Site:** Landscaping is a key part of the project, and much care has been taken in identifying public/private zones, types of landscape, and habitat. Areas include pea patches for apartment residents, areas for tenant gardening on the roofs, publicly available edible gardens adjacent to the office building, and an extensive area of raingarden and habitat in the central area of the site. This area is designed to attract birds and other wildlife with native vegetation as well as allow for natural infiltration of stormwater.



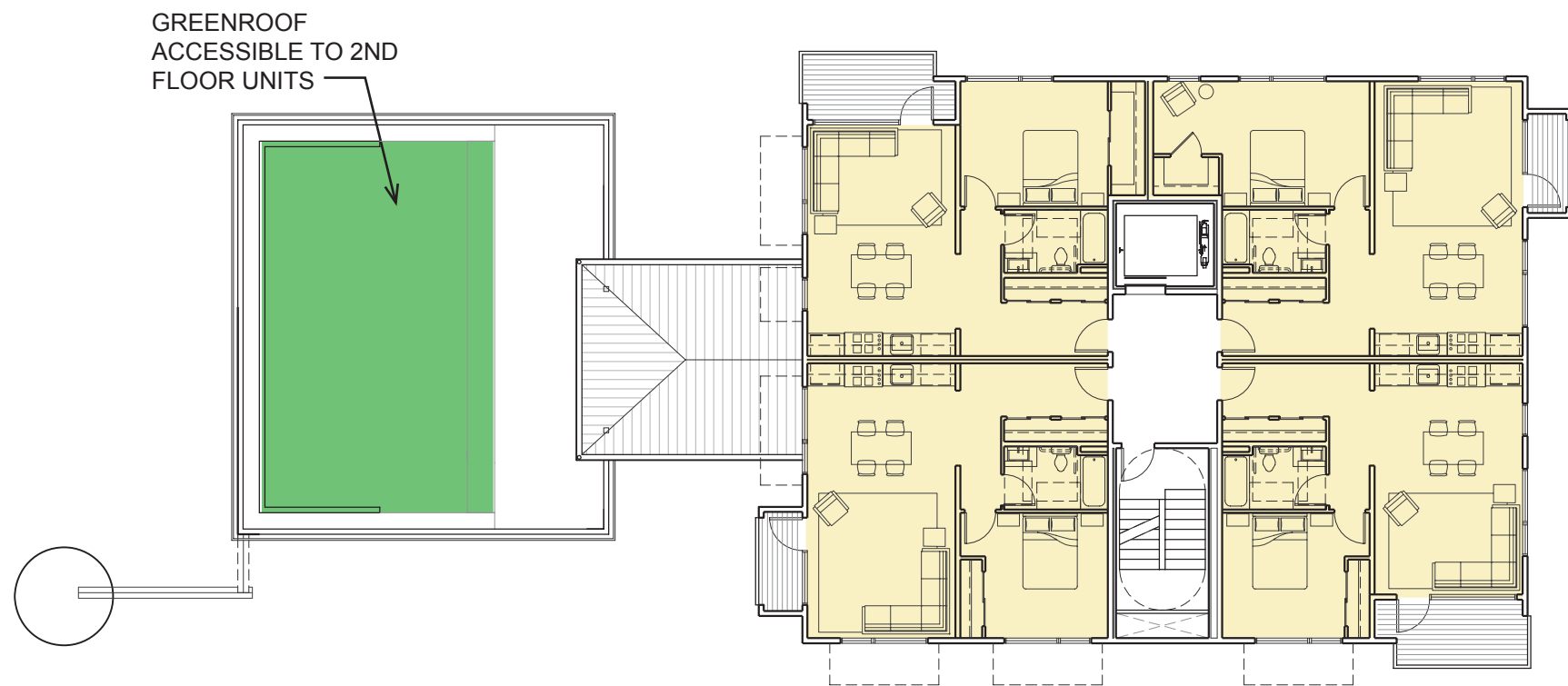


APARTMENT BUILDING PARKING LEVEL



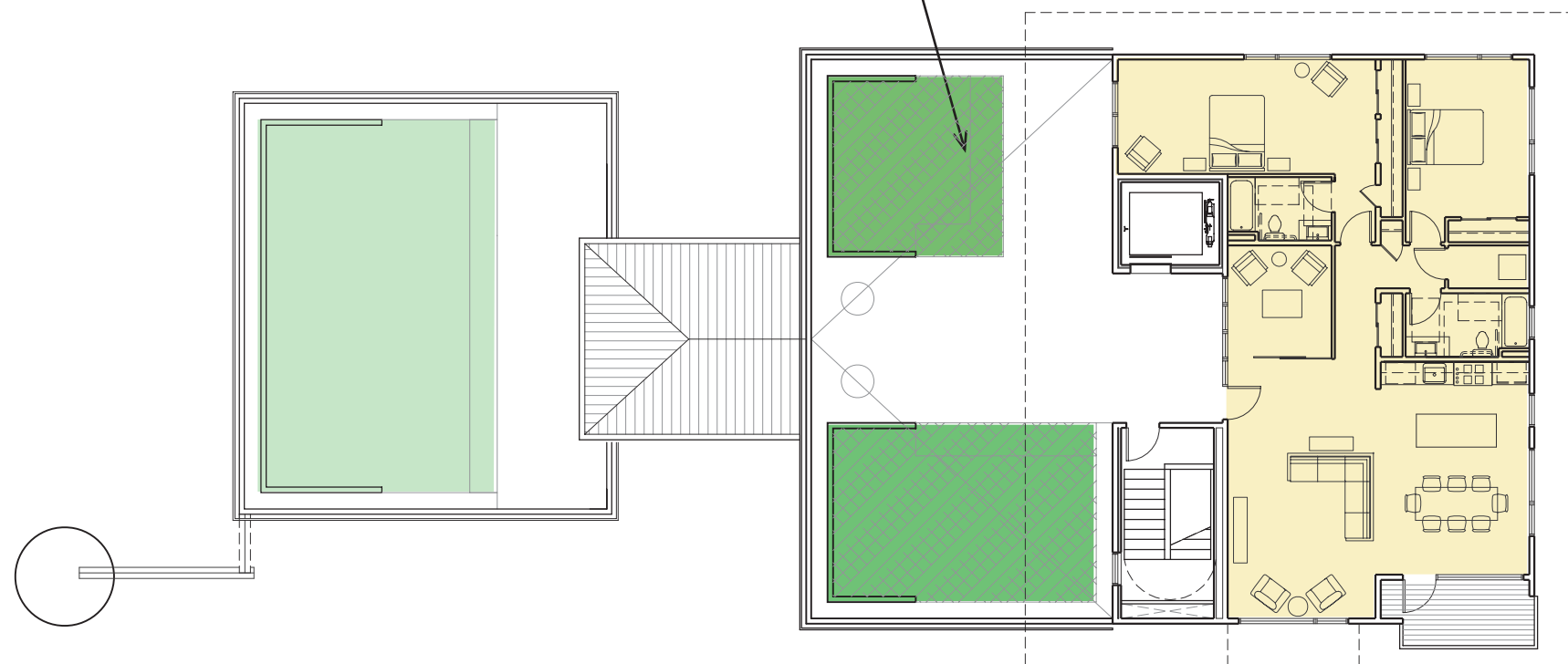
APARTMENT BUILDING STREET LEVEL





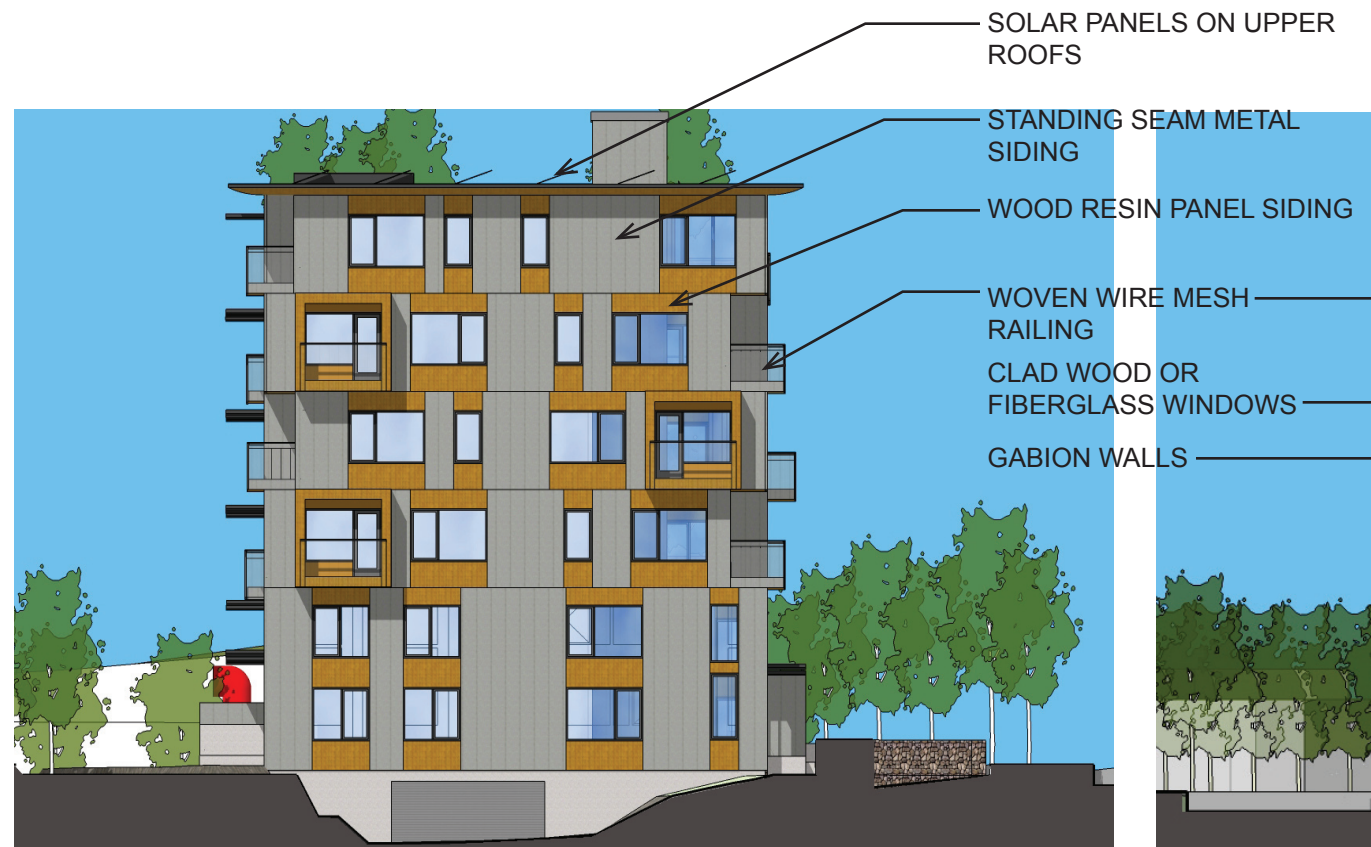
APARTMENT BUILDING LEVELS 2-4

GREENROOF  
ACCESSIBLE TO 5TH  
FLOOR UNIT



APARTMENT BUILDING 5TH LEVEL





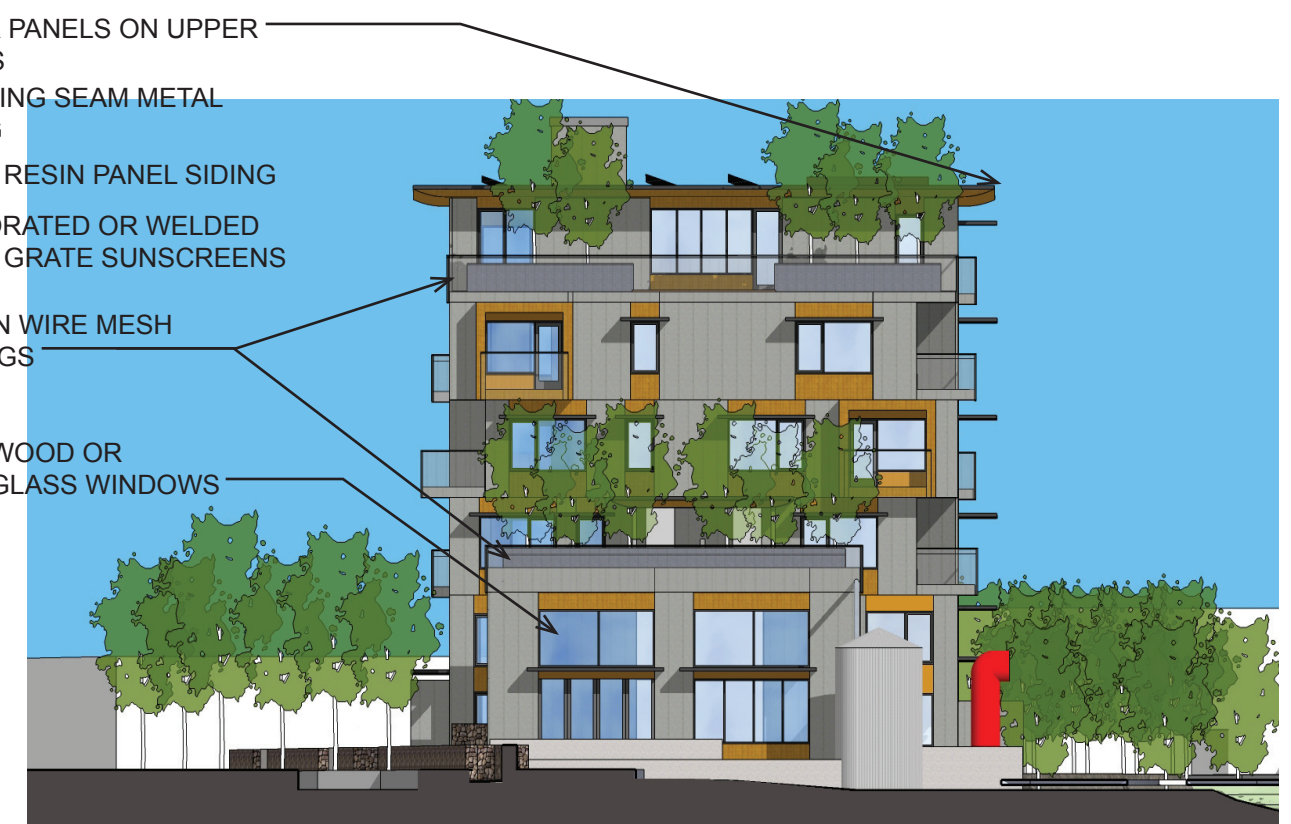
APARTMENT BUILDING EAST ELEVATION



APARTMENT BUILDING NORTH ELEVATION

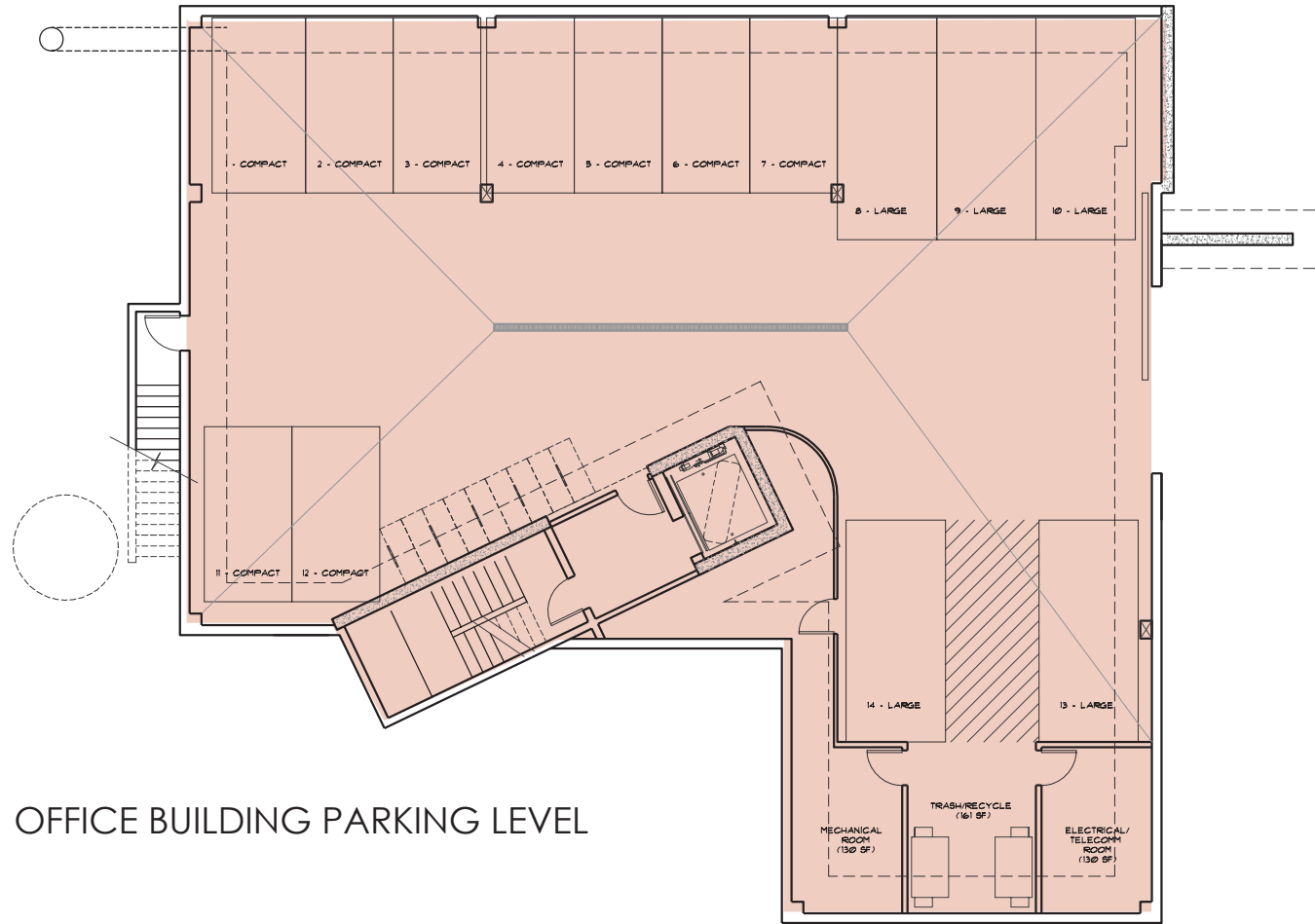


APARTMENT BUILDING SOUTH ELEVATION

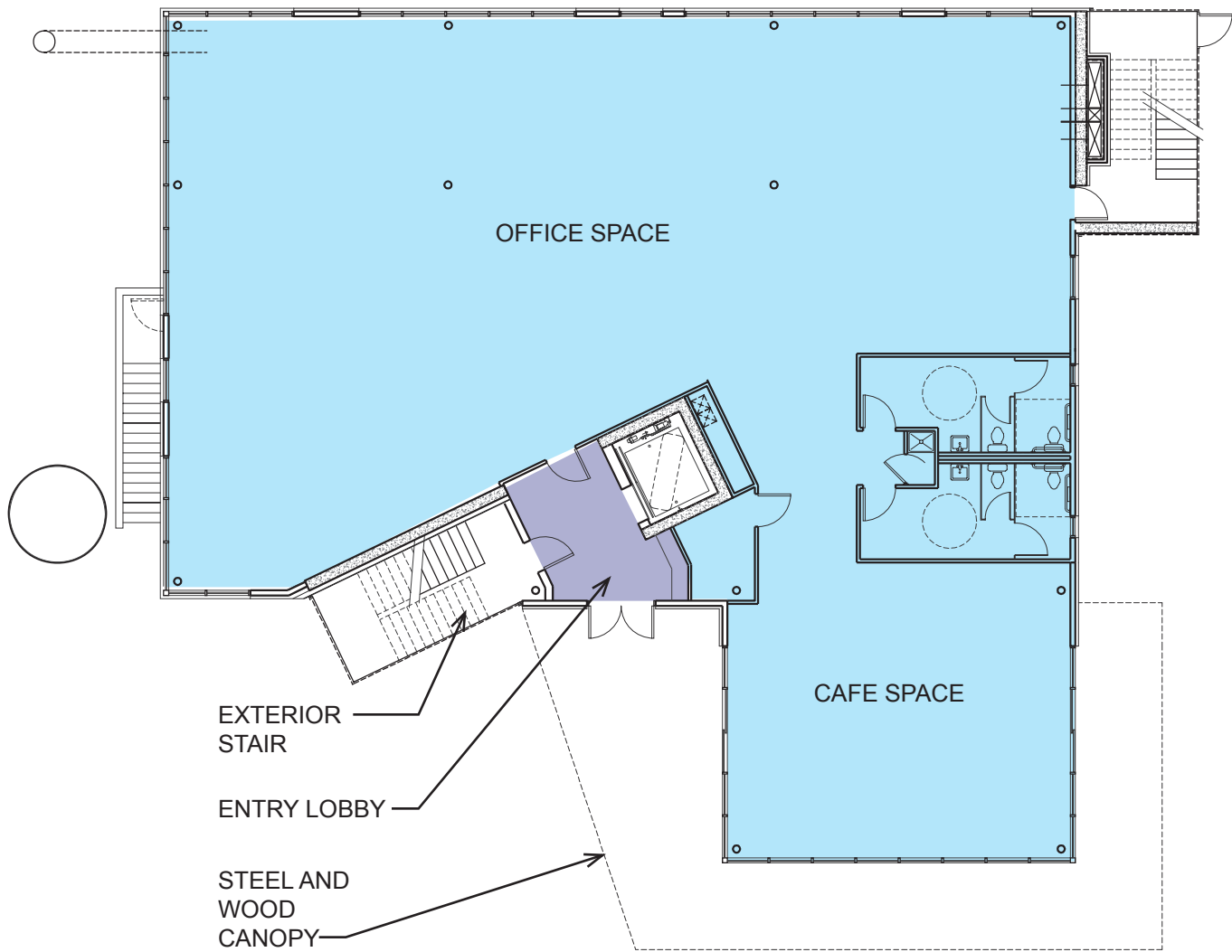


APARTMENT BUILDING WEST ELEVATION

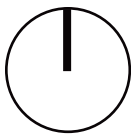




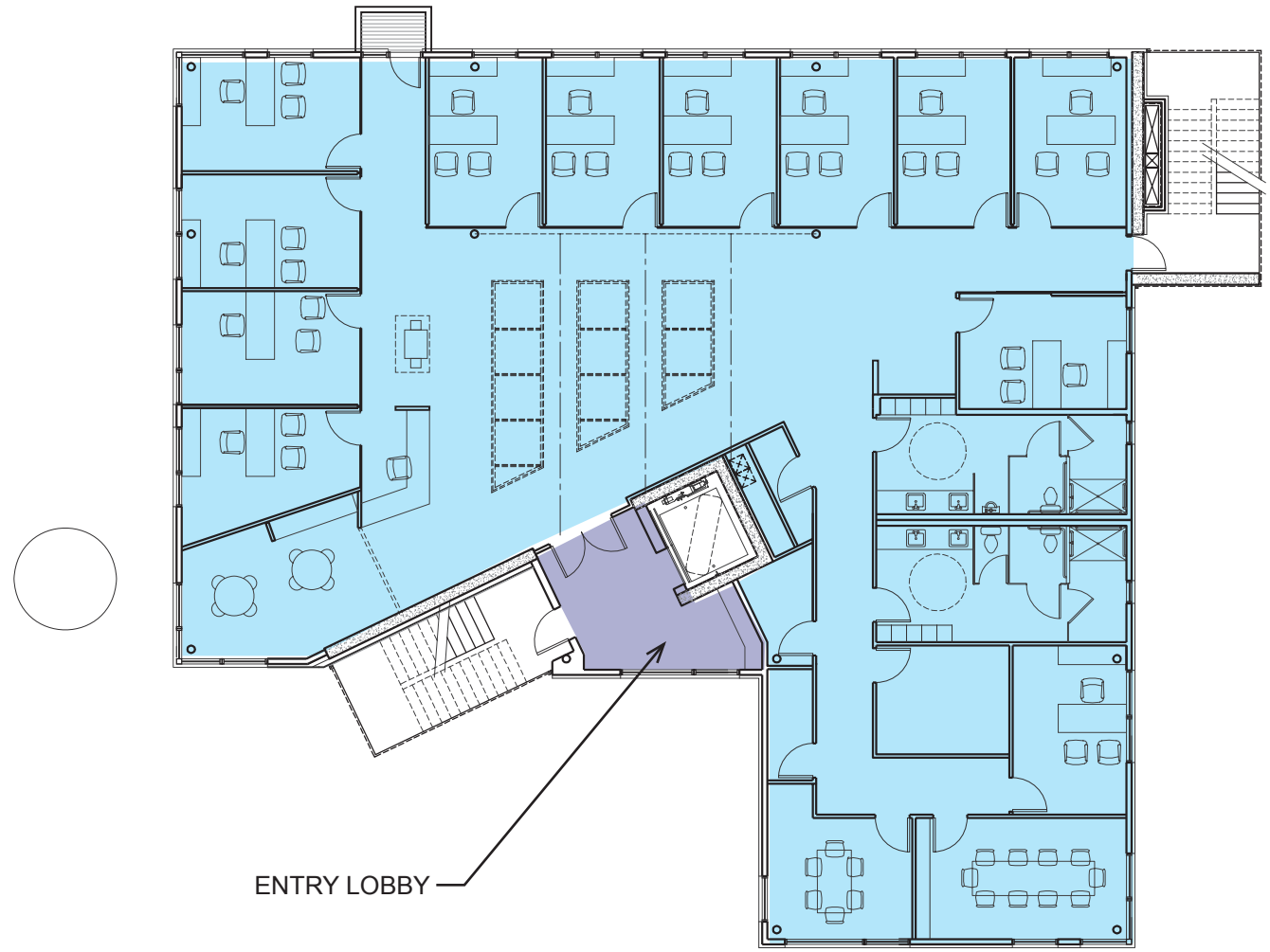
OFFICE BUILDING PARKING LEVEL



OFFICE BUILDING GROUND LEVEL (SECOND LEVEL SIMILAR)

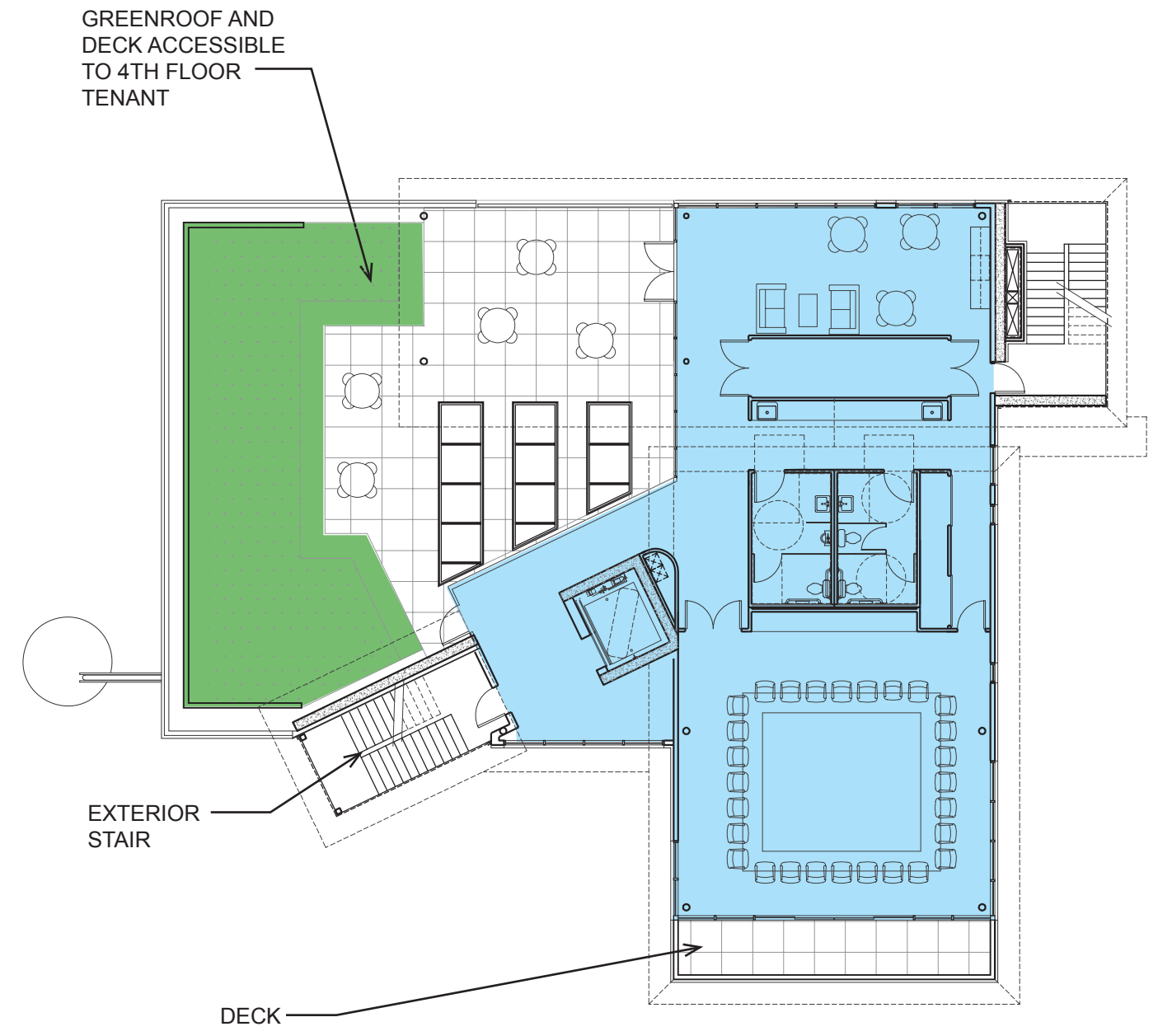






ENTRY LOBBY

OFFICE BUILDING THIRD LEVEL



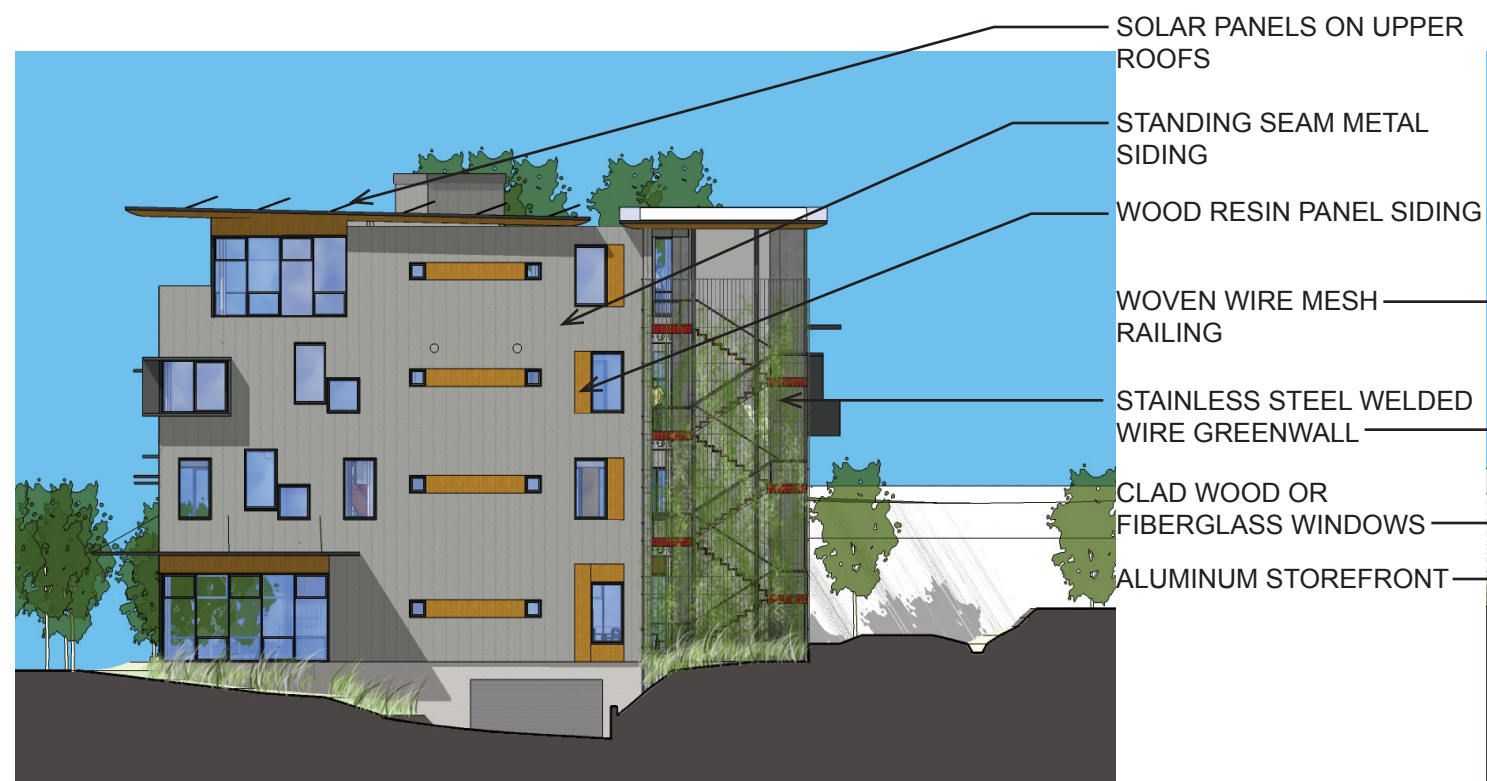
GREENROOF AND  
DECK ACCESSIBLE  
TO 4TH FLOOR  
TENANT

EXTERIOR  
STAIR

DECK

OFFICE BUILDING FOURTH LEVEL





OFFICE BUILDING EAST ELEVATION



OFFICE BUILDING NORTH ELEVATION

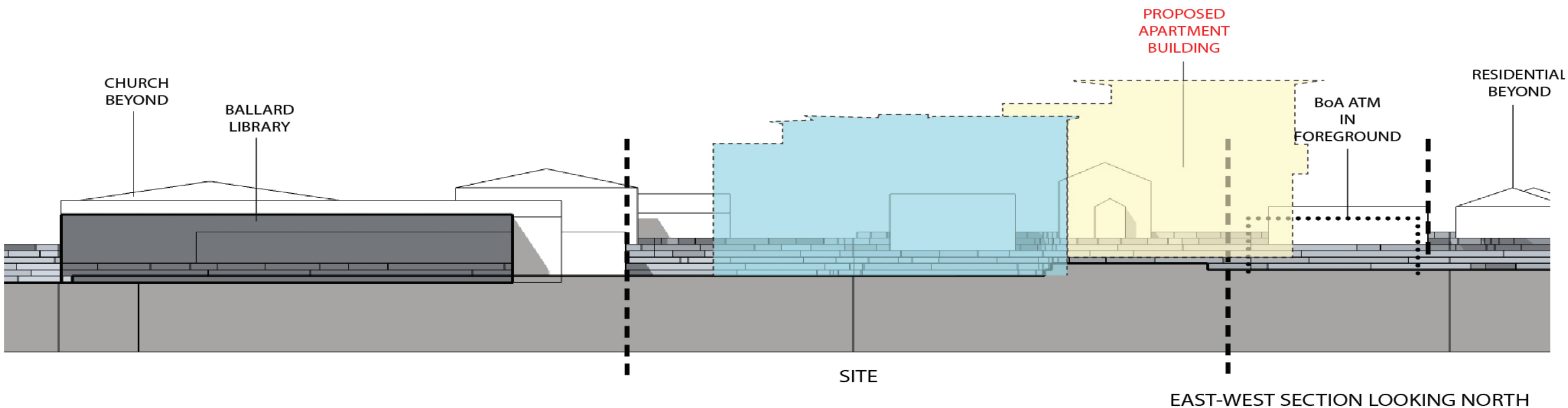
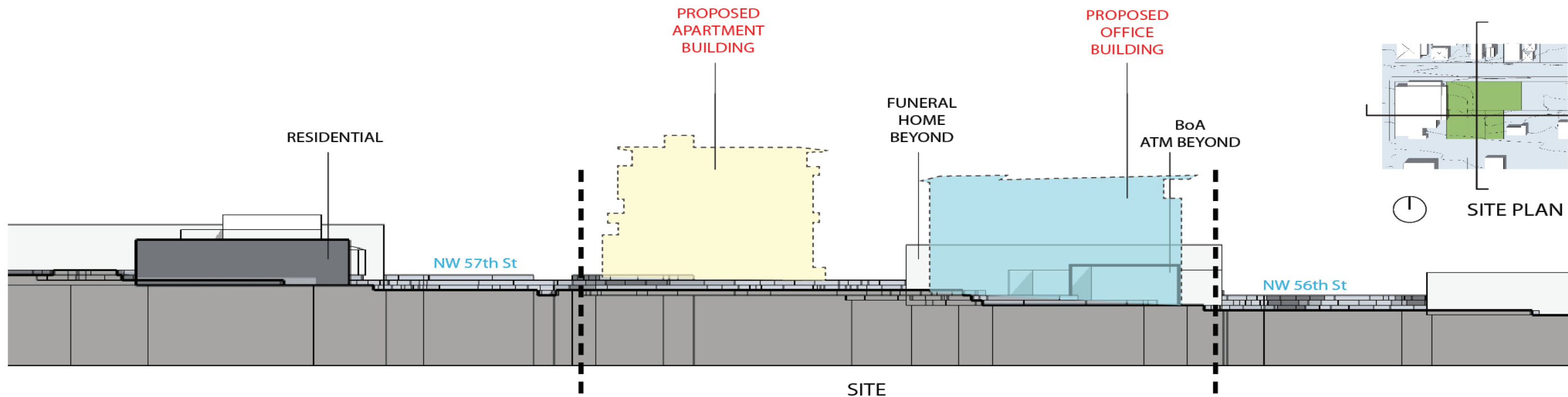


OFFICE BUILDING SOUTH ELEVATION

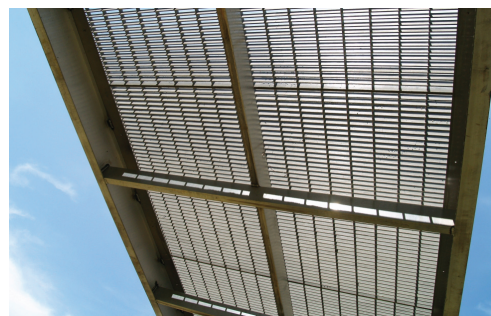


OFFICE BUILDING WEST ELEVATION









METAL GRATE SUN-  
SCREEN, MESH  
RAILING PANELS



METAL MESH GREEN-  
WALL AT EXTERIOR  
STAIRS



CANOPIES OVER ENTRY  
DOORS & 56TH ST.  
SIDEWALK, OUTDOOR  
SEATING CHARACTER



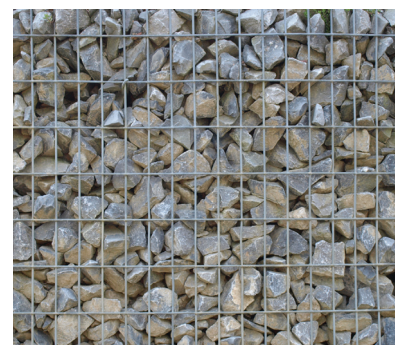
GARAGE EXHAUST  
VENT FORM



COR-TEN PLANTERS



METAL FENCE AND GATES,  
GABION WALLS

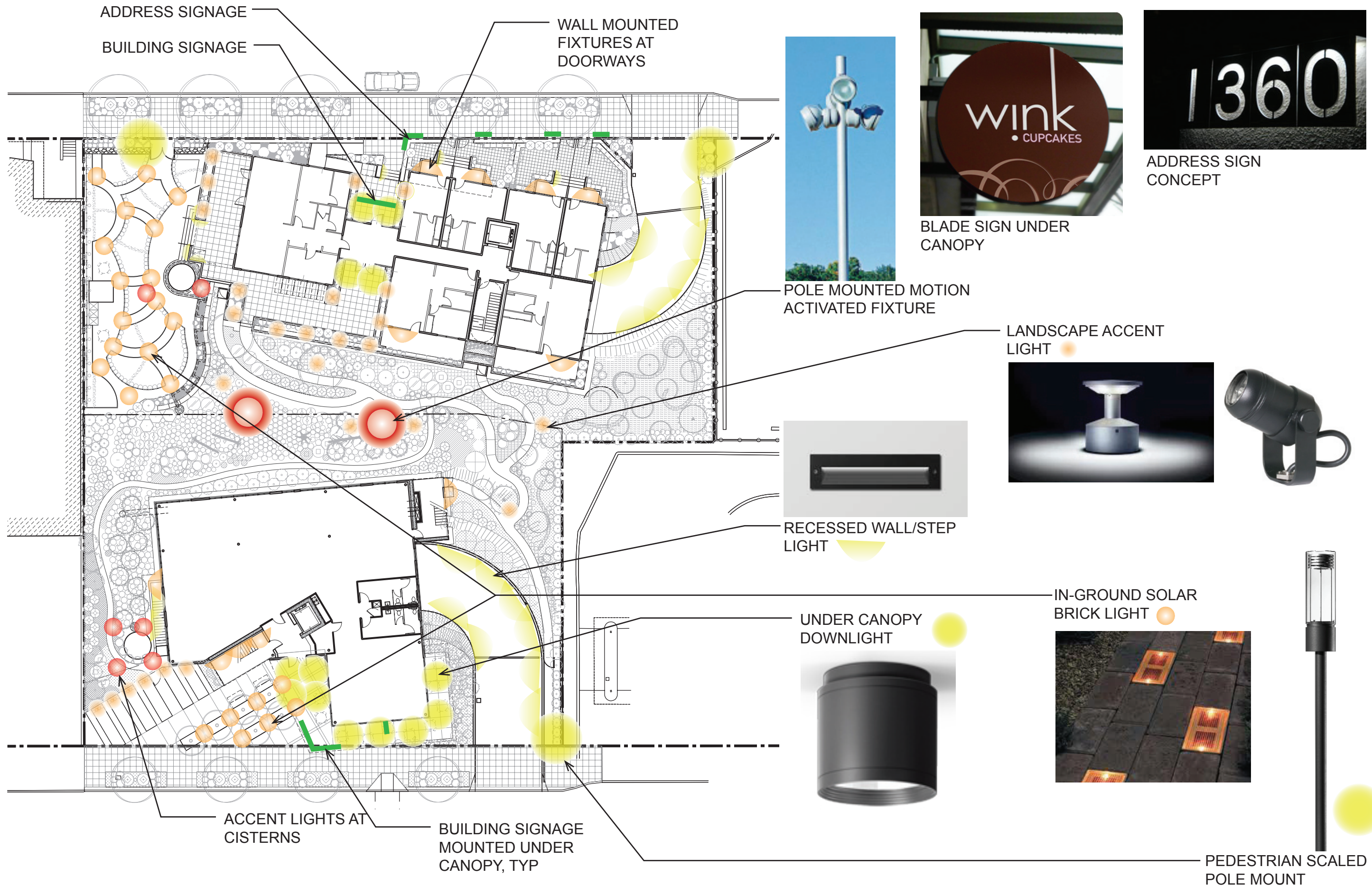


WOOD RESIN PANEL SIDING



ZINCALUME STANDING SEAM SIDING





# CONCEPTUAL LIGHTING AND SIGNAGE PLAN

JOHNSTON ARCHITECTS PLLC  
100 NE NORTHLAKE WAY, SEATTLE WA. 98105







## 1 NORTH SIDE STREETScape & RESIDENCES



## 2 URBAN AGRICULTURE



## 3 GREEN ROOFS







#### 4 BIOFILTRATION GARDEN



#### 5 THE ORCHARD



#### 6 SOUTH SIDE STREETScape & PLAZA





# 1 NORTH SIDE STREETSCAPE & APARTMENT PLANTERS



*Actaea s. 'Black Negligee'*,  
Black Bugbane



*Heuchera 'Creme Brulee'*,  
Coralbells



*Calamagrostis x a. 'Karl Foerster'*,  
Feather Reed Grass



*Dryopteris erythrosora*,  
Autumn Fern



*Vaccinium ovatum*,  
Evergreen Huckleberry



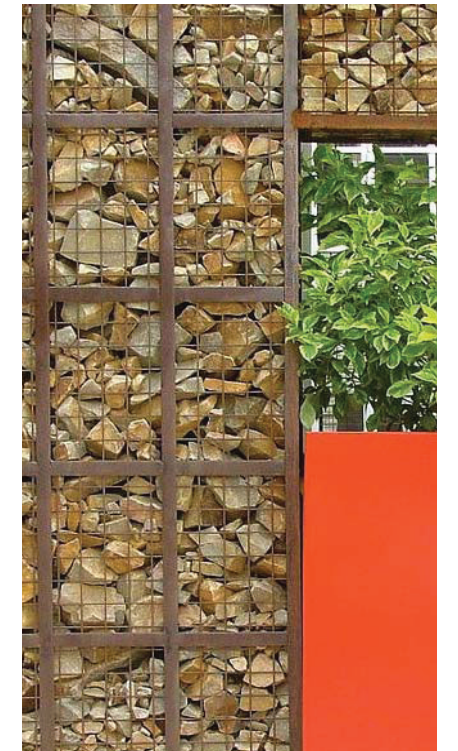
*Nassella tenuissima*,  
Mexican Feather Grass



*Iris 'Superstition'*,  
Tall Bearded Black Iris

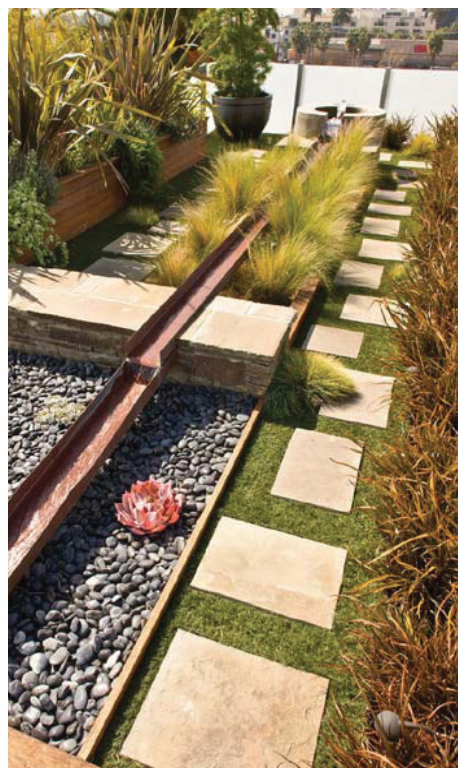


Example Gabion Basket Wall



Example Gabion Basket Wall

## 2 URBAN AGRICULTURE & WATER FEATURE



Example Water Feature



Example Water Feature



*Lavandula A. 'Hidcote Superior'*,  
Lavender



*Rubus 'Tulameen'*,  
Raspberry



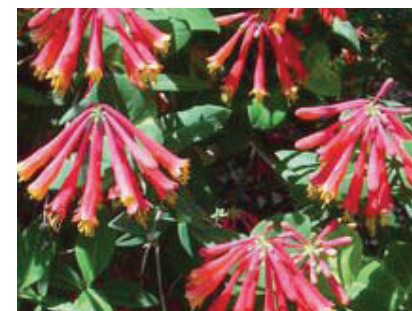
*Vaccinium 'Jewel'*,  
Blueberry



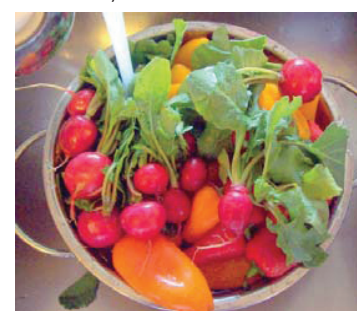
Example Water Feature



*Lavandula A. 'Edelweiss'*,  
White Lavender



*Lonicera Sempervirens 'Leo'*,  
Trumpet Honeysuckle



Vegetable gardens





### 3 GREEN ROOFS



Example of plant massings with different textures of perennials & grasses



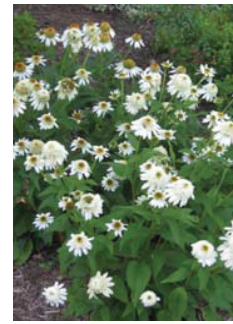
Vegetable gardens



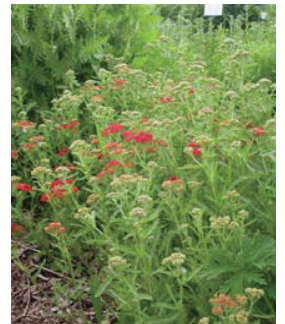
*Eryngium giganteum*, Miss Wilmott's Ghost



*Penstemon* 'Blackbird', Beardstongue



*Echinacea* 'Milkshake', White Coneflower



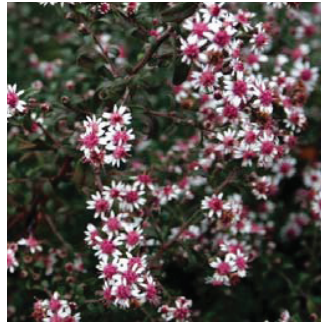
*Achillea* 'Paprika', Red Yarrow



*Nassella tenuissima*, Mexican Feather Grass



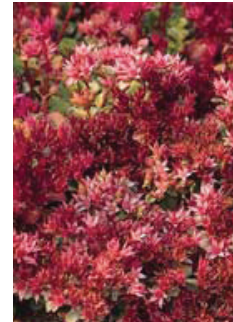
*Festucs glauca* & *Carex flagellifera*, Fescue & Sedge



*Aster lateriflorus* 'Prince', Aster



*Kniphofia* 'Toffee Nosed', White Hot Poker



*Sedum spurium*, Dragon's Blood



*Liatris spicata* 'Floristan White', Gayfeather



*Camassia quamash*, Common Camas



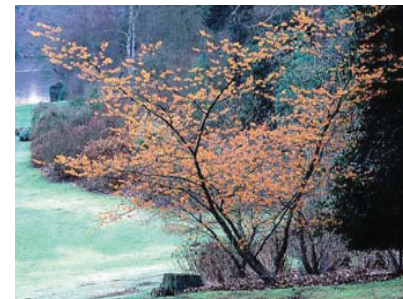
*Carex obnupta*, Slough Sedge



*Tiarella trifoliata*, Foamflower



*Ceanothus* 'Dark Star', Wild lilac



*Hamamelis x intermedia* 'Jelena', Witch Hazel



*Polystichum munitum*, Sword fern



*Physocarpus o.* 'Dart's Gold', Golden ninebark



*Physocarpus opulifolius* 'Diablo', Purple ninebark



*Ribes sanguineum*, Red flowering currant

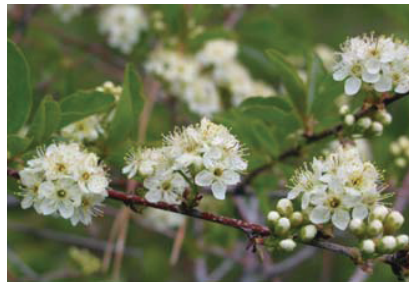


*Cornus* 'Flaviramea', Yellow Twig Dogwood

### 4 BIOFILTRATION GARDEN







*Prunus emarginata*, Bitter Cherry



*Carex caryophyllaea*  
'The Beatles',  
Vernal Sedge



Tulips



*Hydrangea seemanni*,  
Climbing Hydrangea



Daffodils



*Humulus lupulus* 'Aureus',  
Golden Hop Vine



*Vitis vinifera* 'Purpurea',  
Ornamental Grape



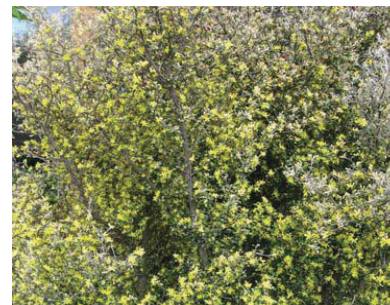
*Deutzia gracilis* 'Chardonnay Pearls',  
Chartreuse Deutzia



*Helianthemum* x n. 'Ben Nevis',  
Sun Rose



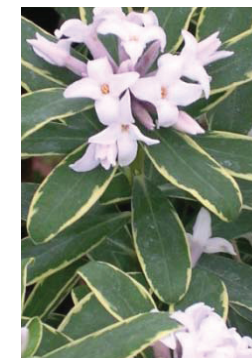
*Arctostaphylos manzanita*,  
Manzanita



*Corokia cotoneaster* 'Little Prince',  
Dwarf wire netting bush



*Acer Davidii* spp. *grosseri*,  
Stripebark Maple



*Daphne Odora*  
'Aureomarginata',  
Variegated Winter Daphne

6 SOUTH SIDE STREETSCAPE & PLAZA

