

EARLY DESIGN GUIDANCE - 1760 NW 56th STREET



1 7 6 0 N W 5 6 t h S t . | S e a t t l e , W a s h i n g t o n

BALLARD INVESTMENT PARTNERS, LLC | ANKROM MOISAN ASSOCIATED ARCHITECTS

DPD Project No. : 3012436
November 10, 2011

PROJECT ADDRESS

56th Street Apartments - Ballard
1760 NW 56th Street
Seattle, WA, 98107

PROJECT TEAM

Architect:
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Owner/Applicant:
BALLARD INVESTMENT PARTNERS, LLC
Contact: Timothy Ramm



PROJECT GOALS

1. Provide a highly desirable residential building in a walkable neighborhood.
2. Develop a design that blends well with the architectural character of the neighborhood contributing to the unique community of Ballard.
3. Redefine the street edge along 20th Ave. and 56th Street and improve the pedestrian experience.
4. Develop efficient residential units for those that choose to live in an urban location.

PROGRAM GOALS

1. Use wood frame construction (which allows 7 stories, 70 ft)
2. Achieve 130 residential units
3. Include a small amount of retail given current street character (achieve $\pm 1,500$ SF)
4. Include parking to .85 ratio (110 spaces)

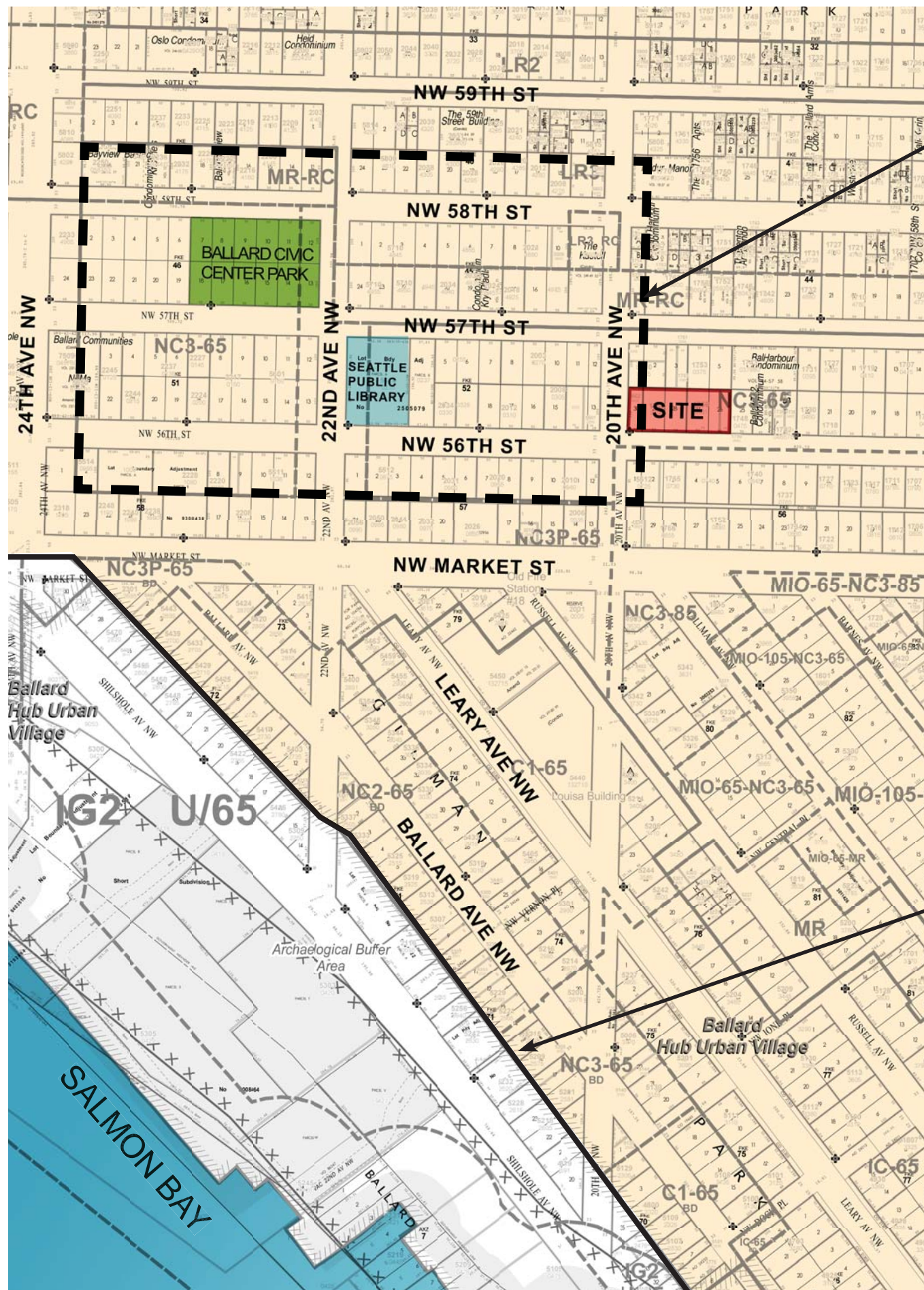


HIGHLY WALKABLE NEIGHBORHOOD



UNIQUE NEIGHBORHOOD CHARACTER

ZONING



Line of Ballard Municipal Center Master Plan Area -- Design Guidelines

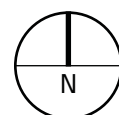
Ballard Hub Urban Village Boundary

- Site is subject to the "Seattle Design Guidelines" and is augmented by the "Ballard Municipal Center Master Plan Area -- Design Guidelines."
- The west edge of the site falls within the periphery of the "Ballard Municipal Center Master Plan Area -- Design Guidelines."

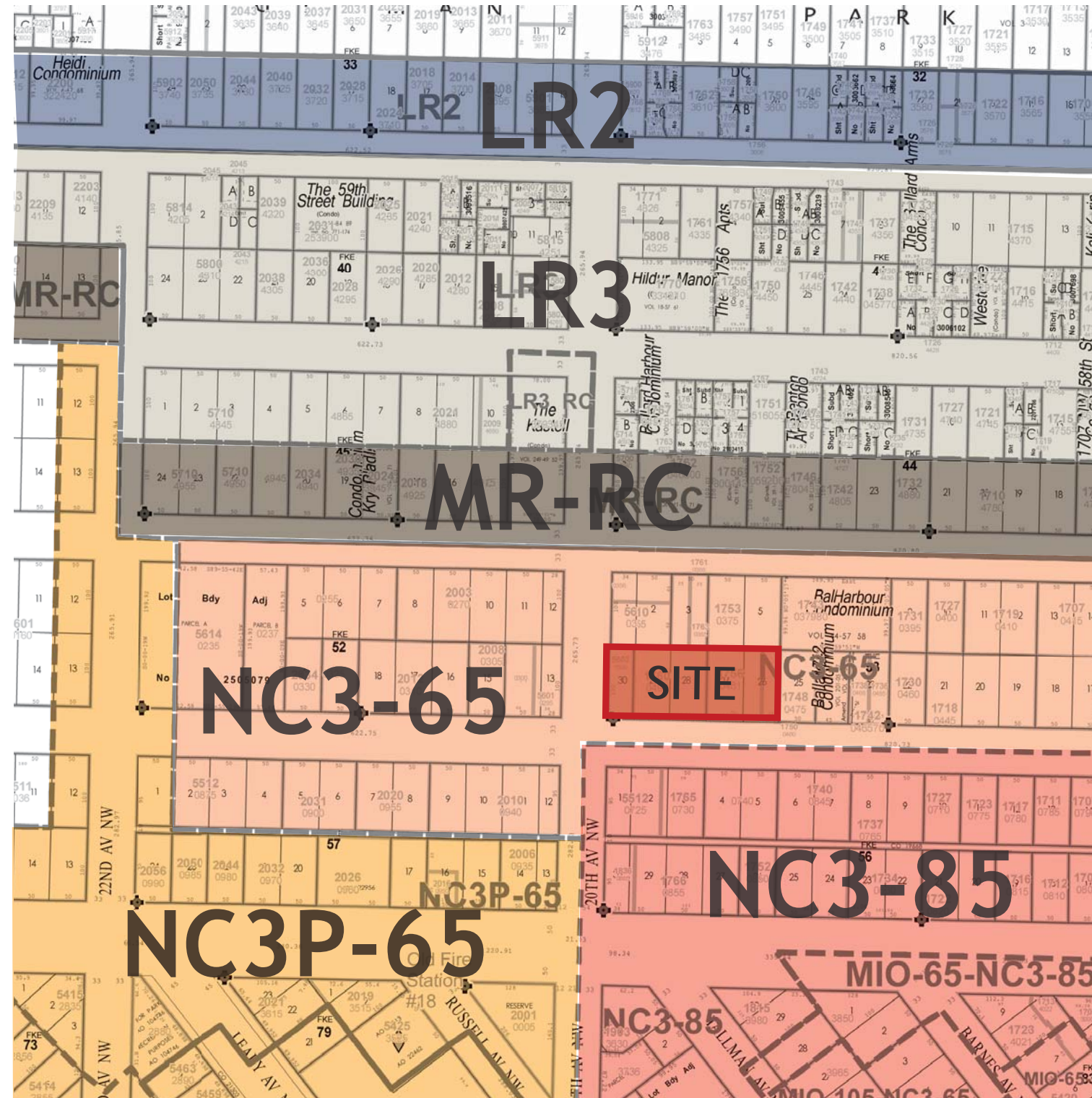


BALLARD
municipal center master plan area

Design Guidelines
 Effective January 15, 2001



ZONING



Site Size
 • 23,400 sf

Site Zoning
 • NC3-65

Permitted Uses
 • All residential and retail uses are permitted outright (23.47A.004.A)
 • Live Work Units are also permitted outright (23.47A.004.G)
 • Parking may not abut a street-level street-facing facade (23.47A.005.B)
 • Residential uses may not occupy more than 20% of a street-level street-facing facade on an arterial, 20th Ave NW is designated as arterial(23.47A.005.D)

Mixed Use Development
 • Street-level street-facing facades must be located within 10 feet of the street lot line and meet blank facade limits (23.47A.008.A)
 • Non-residential uses must extend an average of at least 30 feet and a minimum of 15 feet from street level. Non-residential uses must have a floor-to-floor height of 13 feet and meet transparency requirements (23.47A.008.B)
 • First floor of the structure shall be 4 feet above sidewalk for residential use or set back 10 feet from sidewalk (23.47A.008.D)

Height Rooftop Features
 • The ridge of pitched roofs with a minimum slope of 3:12 may extend up to 5 feet above the maximum height limit (23.47A.012.C)
 • Open railing, planters, skylights, parapets, and firewalls may extend as high as the highest ridge or up to 4 feet above the height limit. Planters must be located 10 feet from the north ridge of the roof (23.47A.012.D)

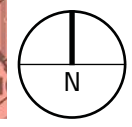
FAR
 • Above grade parking must be included in FAR (23.47A.013.A)
 • Maximum FAR = 4.75 (23.47A.013.B)

Setbacks
 • A 5 foot landscaped setback may be required per screening and landscaping standards
 • Decks with open railings are permitted within a setback but are not permitted within 5 feet of a residential zone

Green Area Factor Requirement
 • Landscaping that achieves a green factor score of .30 or greater is required (23.47A.016.A)

Open Space
 • Residential amenity areas, including decks, balconies, terraces, roof gardens, plazas, and courtyards are required in an amount equal to 5% of the total gross floor area in residential use
 • Residential units must have access to at least 1 amenity area.
 • Private balconies and decks must have a minimum area of 60 sf and no horizontal dimension shall be less than 6 feet (23.47A.024)

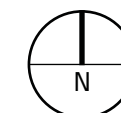
Parking and Access
 • Parking special exception, max waiver of 5,000 sf for eating and drinking establishments (23.54.015.D1.a1)
 • Possible additional parking waiver for availability of shared parking within 800 feet (23.54.015.D1.b3)
 • No parking required for the first 1,500 sf of each business establishment (23.54.015.D2)
 • Sales and Services general, 1 parking space for each 500 sf (23.54.015.Chart A.B.10) Multifamily and Live/Work, 1 parking space per dwelling unit
 • When a lot fronts on two or more streets, the Director will determine which of the streets will be considered the front lot line for purposes of this section only. (23.47A.032c)
 • Parking may not be located inside a structure adjacent to a street-level street-facing facade (23.47A.032.B.b)



WALKABILITY



- 1 Ballard Civic Center Park
- 2 Ballard - Seattle Public Library
- 3 Icelandic Consulate
- 4 1753 NW 57th St. Apartments
- 5 Bal Harbour Condominium
- 6 Urness House (future development)
- 7 Bal-Vista Condominium
- 8 Hjarta Condominium
- 9 1762 NW 57th St Condominiums
- 10 Ballard on the Park, QFC
- 11 Old Fire Station
- 12 The Landmark Apartments
- 13 Sterling Place Condominiums
- 14 Baywood Condominiums
- 15 Greenfire Campus
- 16 Ballard Place
- 17 The Ballard Condominiums



CHARACTER OF BALLARD

A Medical Office Building
(Swedish Medical Center Ballard Campus)



B Ballard Firehouse



C On the Park



D Ballard Building



E Olsen Furniture



Key Map 



CHARACTER OF NW 56TH ST.

A Seattle Public Library - Ballard



B Greenfire Campus (future development)



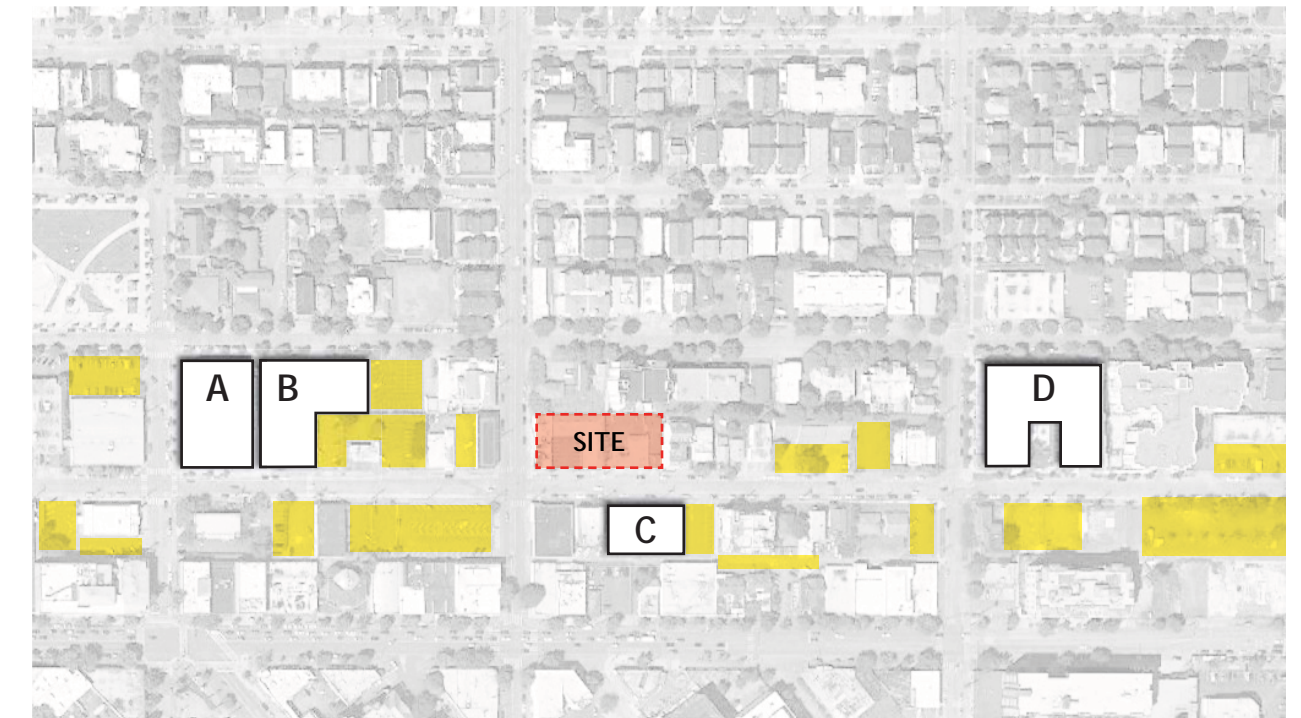
C Urness House (future development)



D Ballard Place



Key Map



Parking Lot

FROM 20TH AVENUE NW - LOOKING EAST



SITE IMAGES

FROM NW 56TH STREET - LOOKING NORTH



SITE ANALYSIS



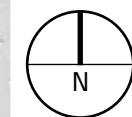
20th Avenue NW

- Arterial street connecting the residential neighborhood to the north and the commercial core of Ballard
- High visibility for the corner
- easily walkable

NW 56th Street

- Pedestrian oriented
- Mix of parking and residential at street level, with some office spaces.

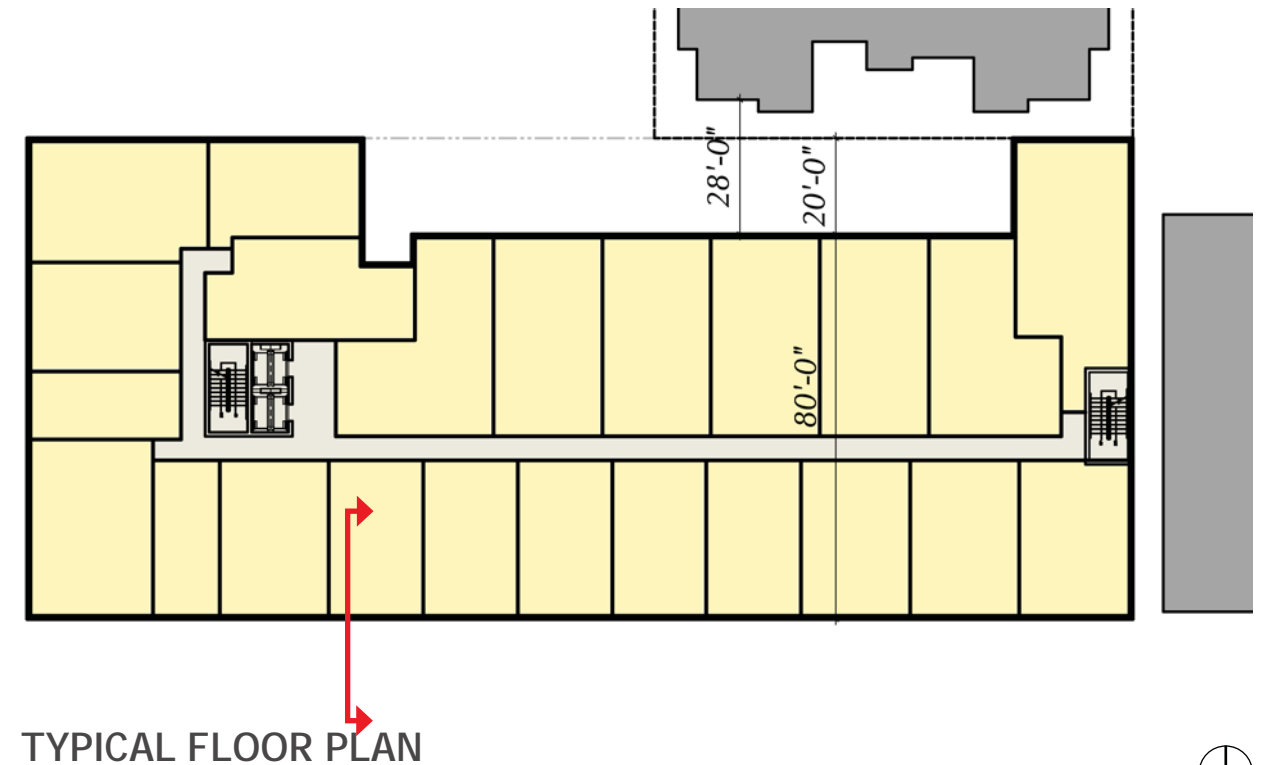
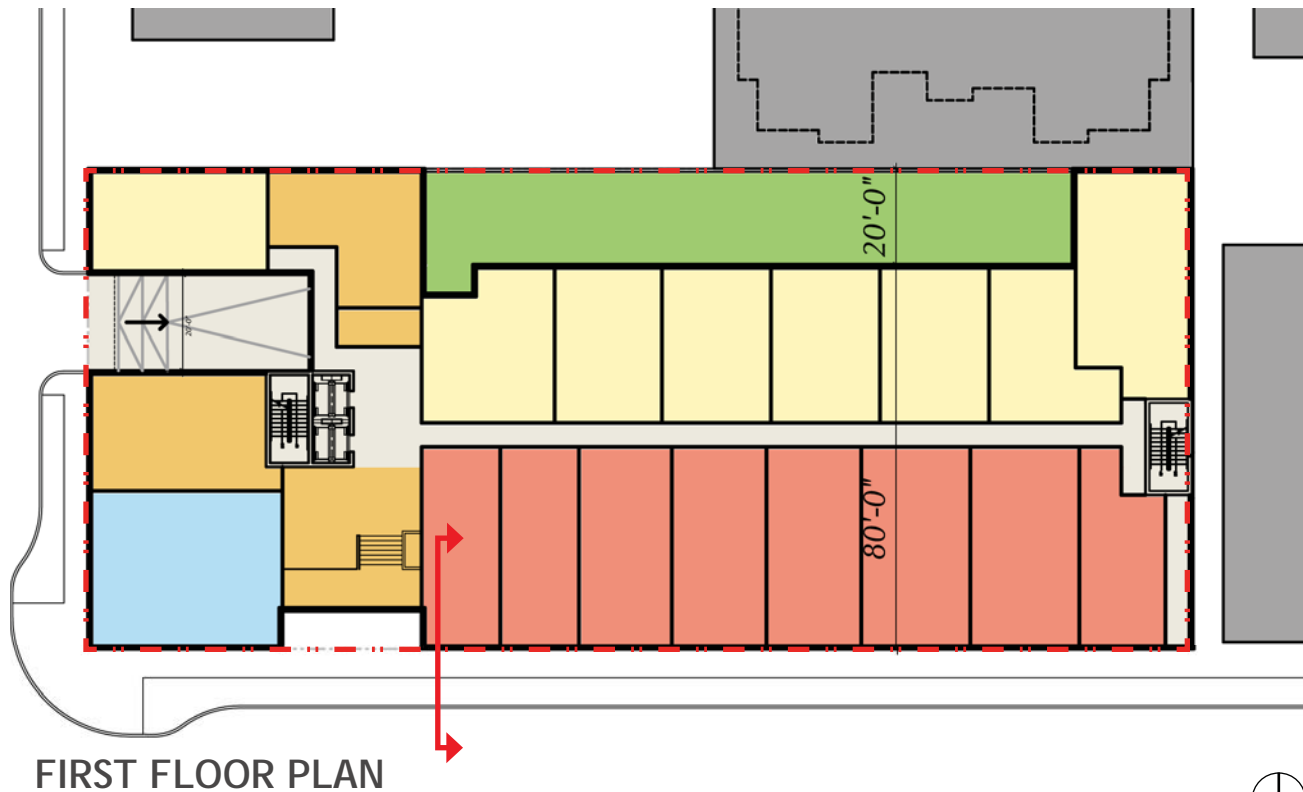
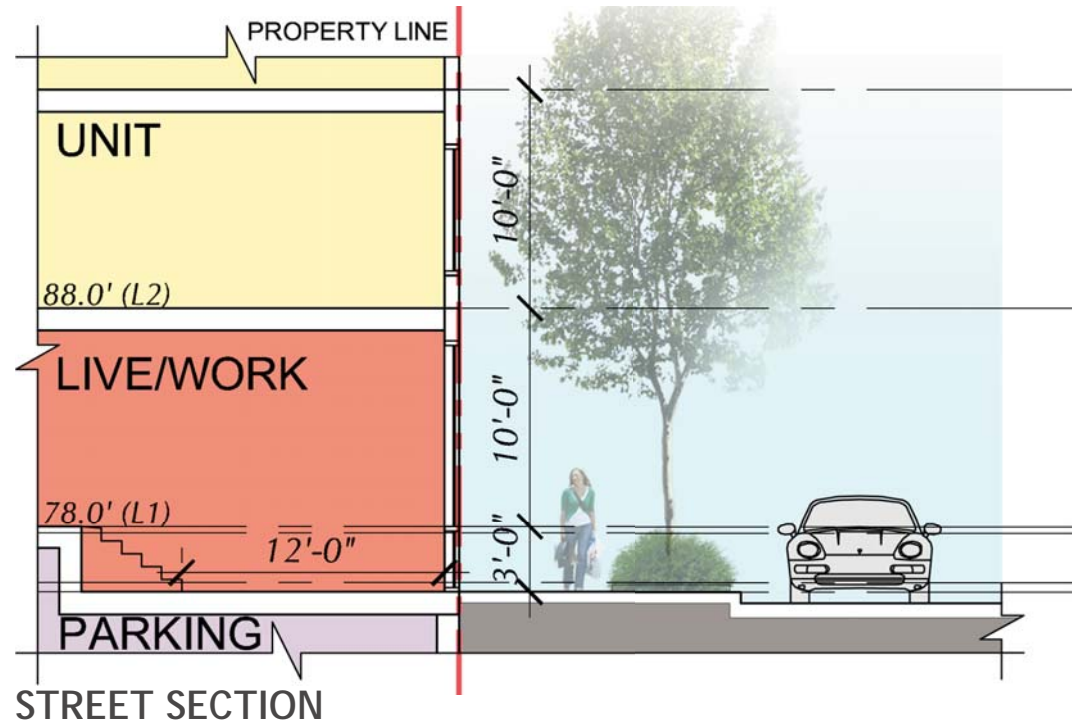
- RETAIL/COMMERCIAL
- CIVIC
- MULTI-FAMILY RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL



"C" SHAPE SCHEME

- 110,000 GSF, 131 units
- FAR = 4.71
- Width = 80'-0"

- Units
- Live/Work
- Retail/Commercial
- Amenity/Leasing
- Green space



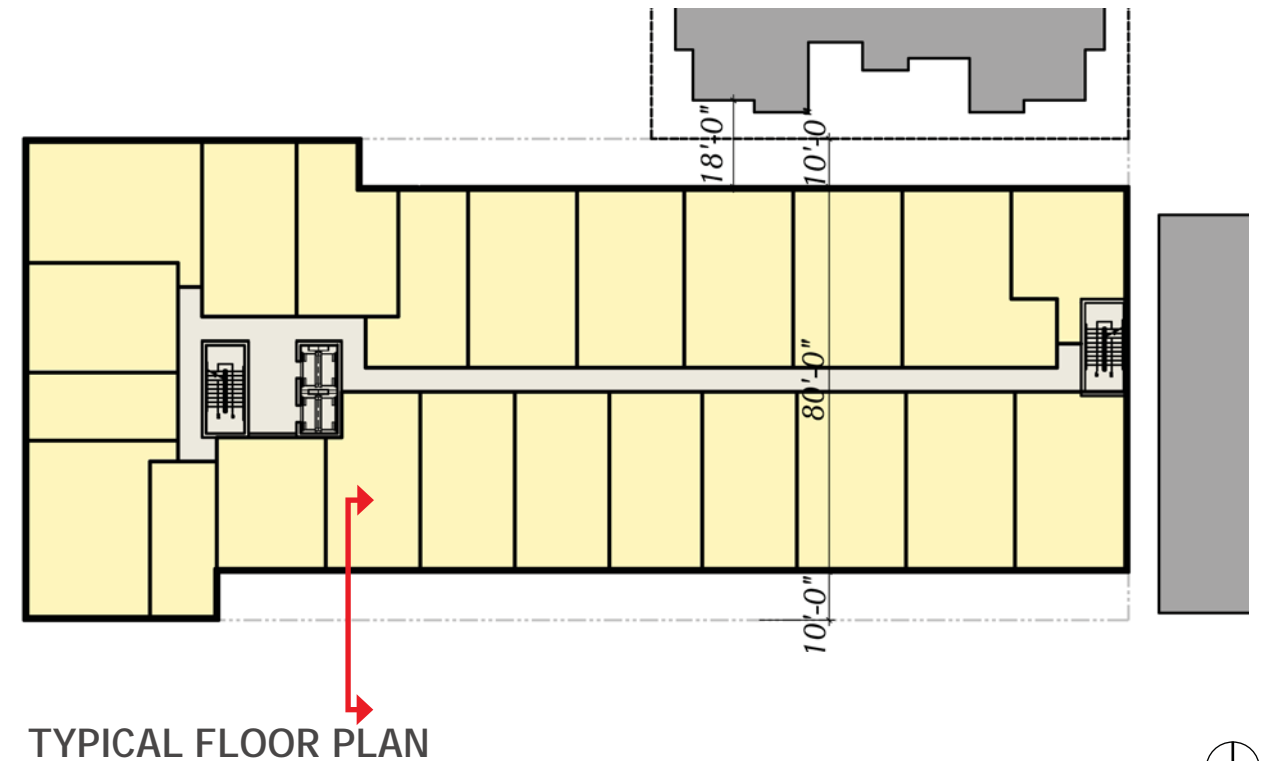
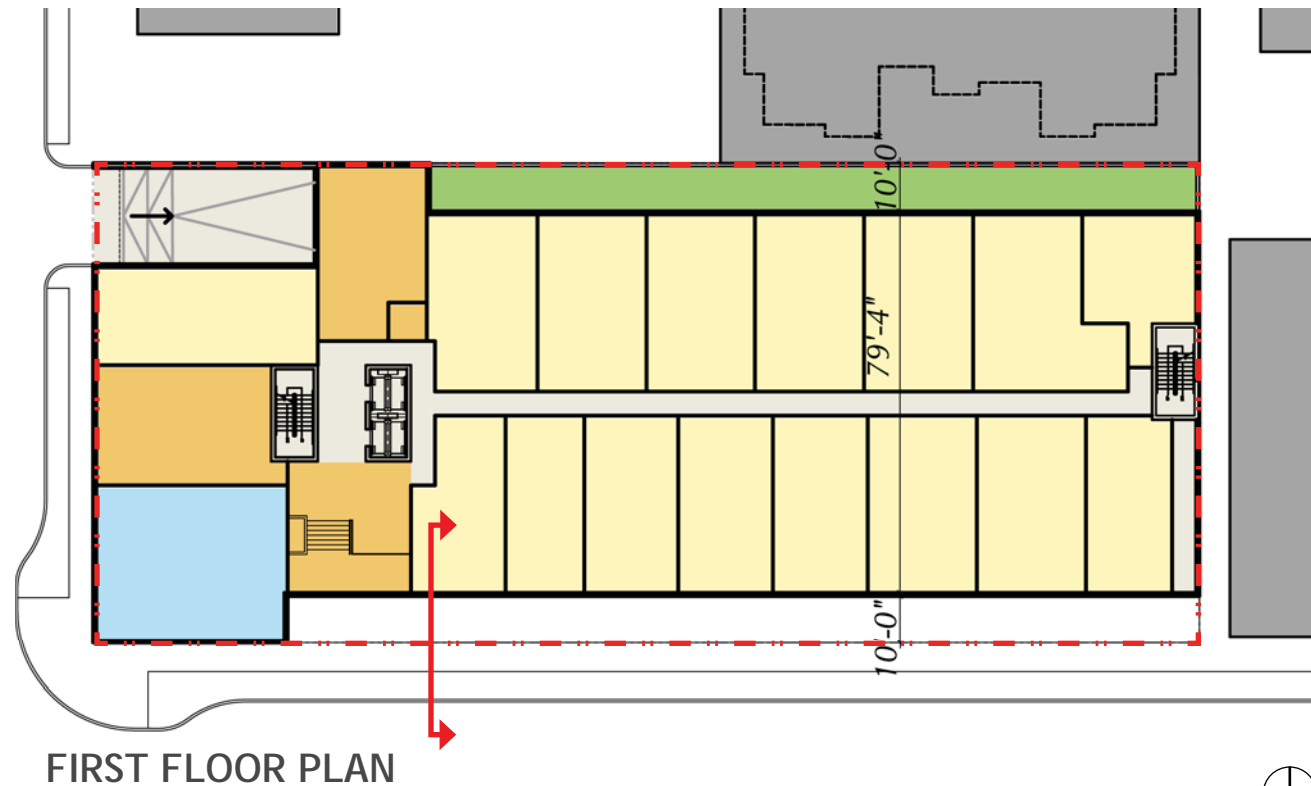
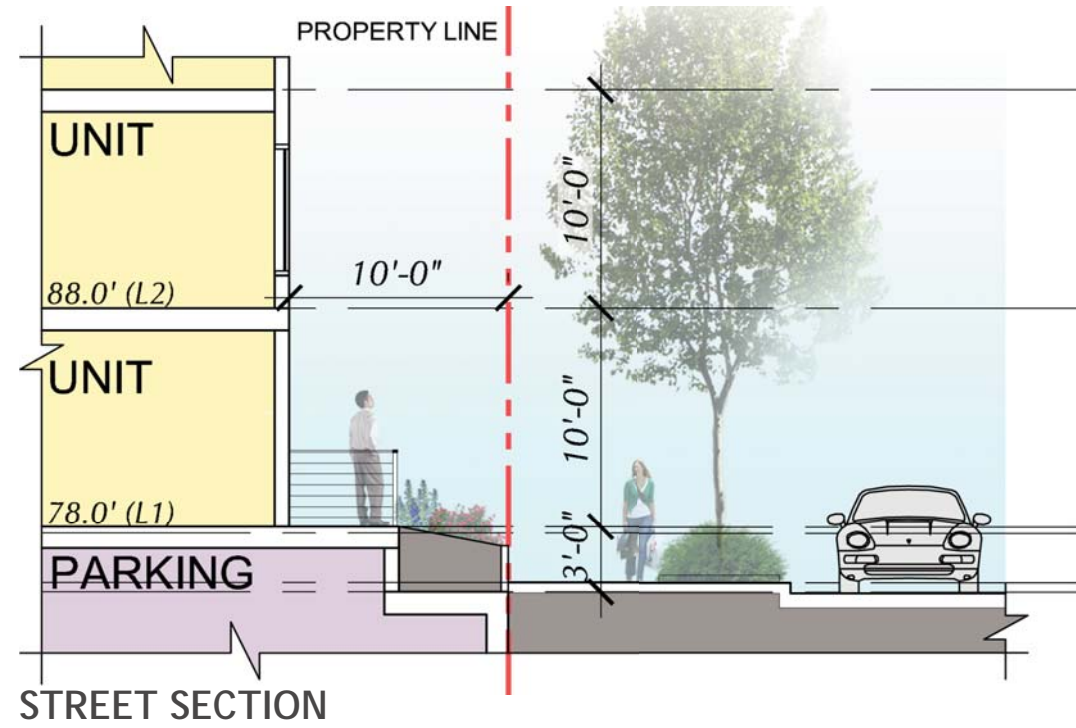
Scale: 1"=40'

Scale: 1"=40'

"T" SHAPE SCHEME

- 108,000 GSF, 131 units
- FAR = 4.61
- Width = 79'-4"

- Units
- Retail/Commercial
- Amenity
- Green space



Scale: 1"=40'

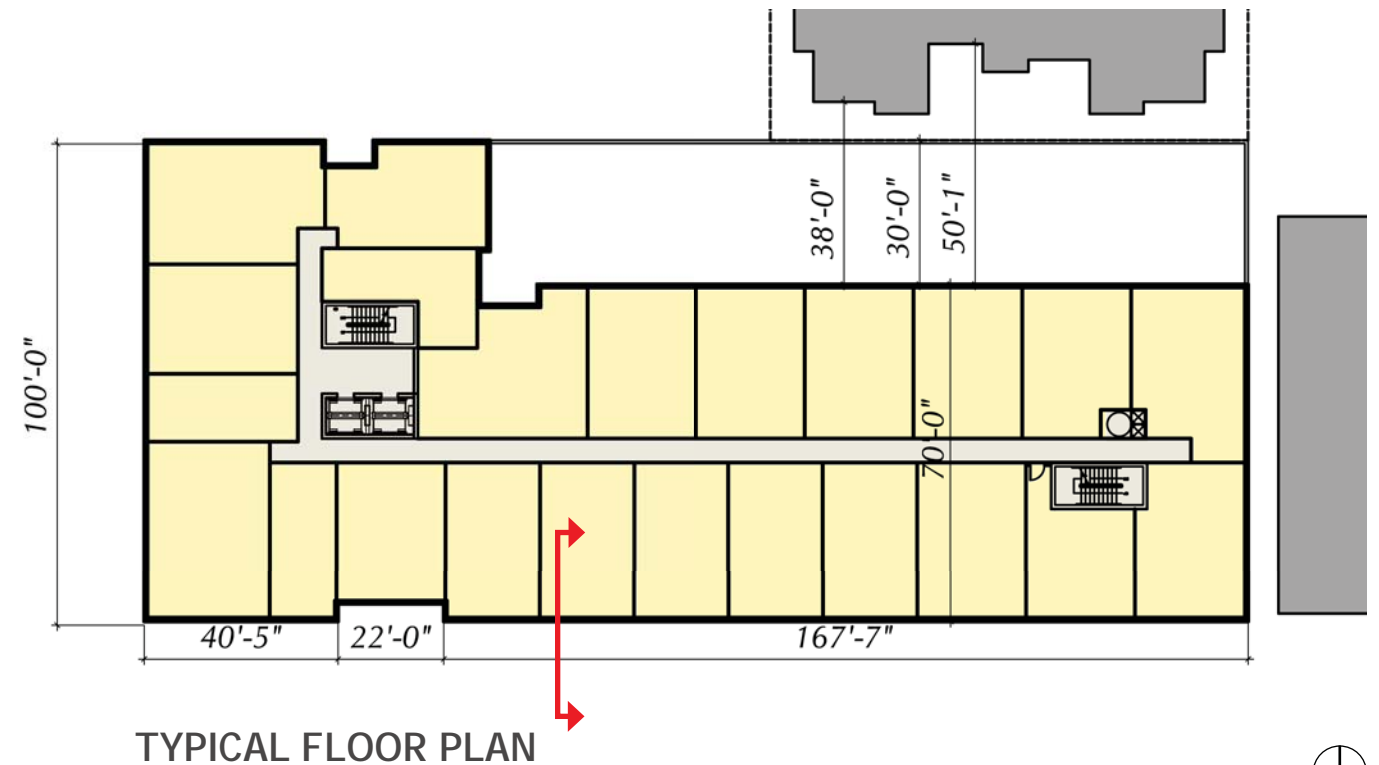
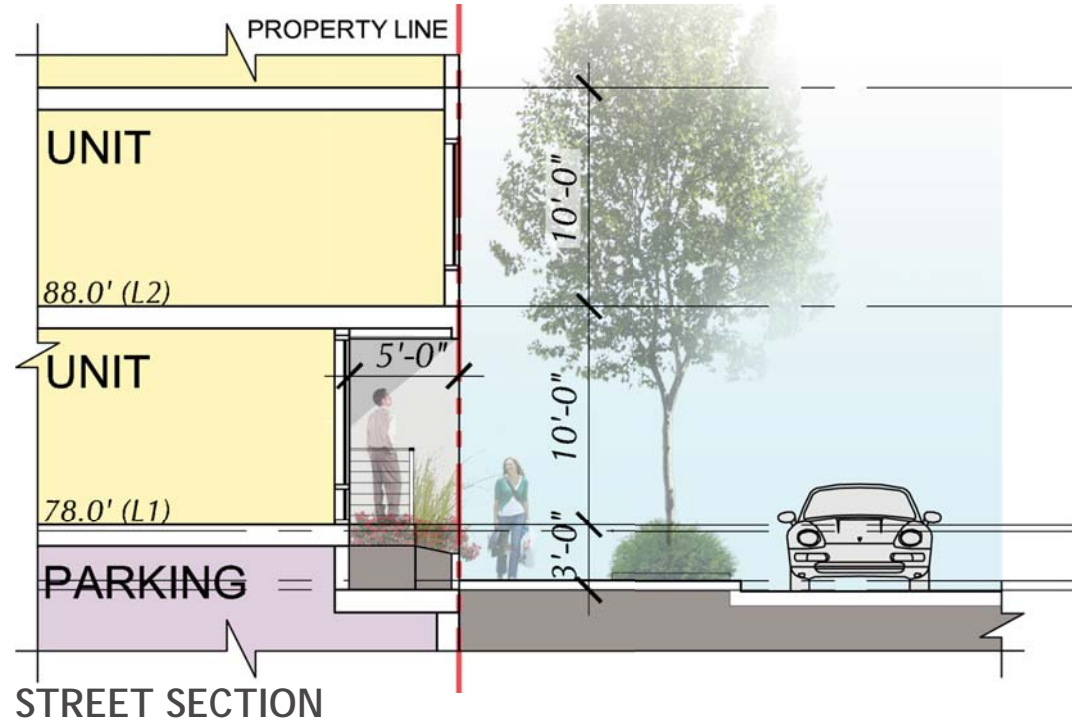
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"L" SHAPE SCHEME

(PREFERRED)

- 106,800 GSF, 130 units
- FAR = 4.56
- Width = 70'-0"
- Provides for a landscape buffer

- Units
- Retail/Commercial
- Amenity
- Green space



Scale: 1"=40'

Scale: 1"=40'

COMPARISON OF OPTIONS

"C" SHAPE SCHEME



- 110,000 GSF, 131 units
- FAR = 4.71
- Width = 80'-0"

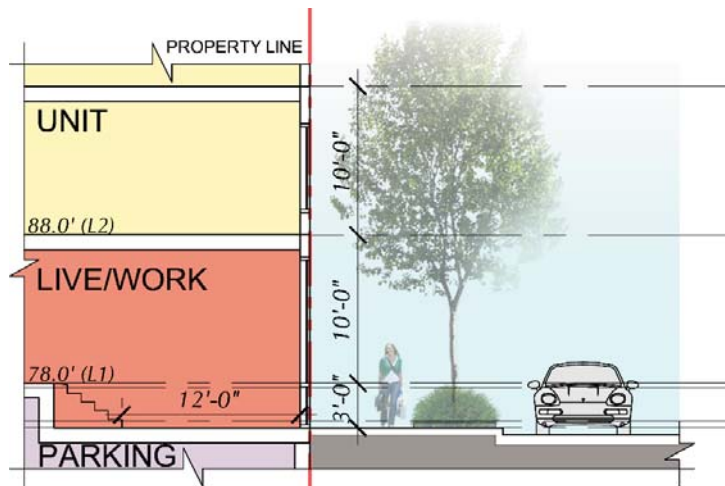
Pros & Cons of Massing

Pros

1. Maximizes FAR and development potential
2. No departures required
3. Large residential units

Cons

1. Northern courtyard small/tight
2. Garage Entry feeds into 20th Ave. which is considered an Arterial road and has more traffic and more potential traffic conflicts



EARLY DESIGN GUIDANCE

1760 NW 56TH ST.

November 14, 2011

"T" SHAPE SCHEME



- 108,000 GSF, 131 units
- FAR = 4.61
- Width = 79'-4"

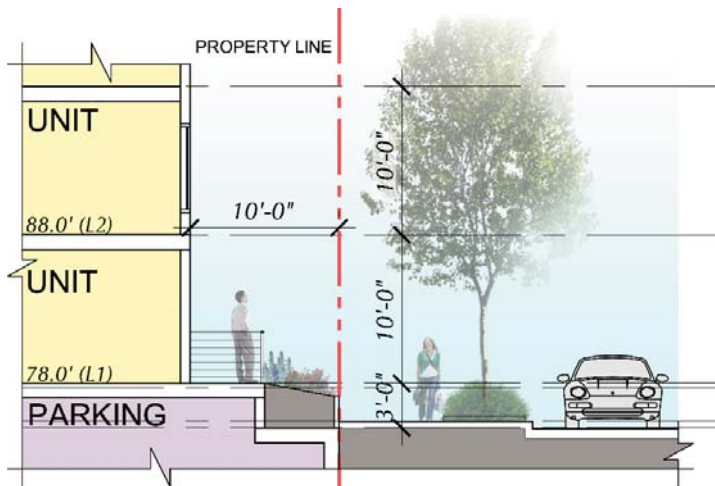
Pros & Cons of Massing

Pros

1. Residential units set back 10 ft from property line
2. No departures

Cons

1. Less of an urban presence along NW 56th St.
2. Courtyard very small with units facing existing units to the north
3. Does not take full advantage of the allowable FAR
4. Garage Entry feeds into 20TH Ave. which is considered an Arterial road and has more traffic and more potential for traffic conflicts



"L" SHAPE SCHEME (PREFERRED)



- 106,800 GSF, 130 units
- FAR = 4.56
- Width = 70'-0"
- Provides for a landscape buffer

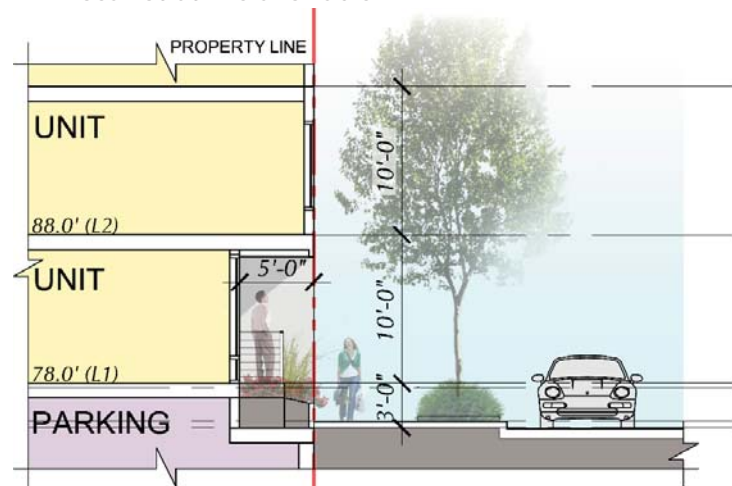
Pros & Cons of Massing

Pros

1. FAR is more efficiently used in this layout
2. Optimizes the size of the internal courtyard by pushing the building mass towards the south, away from the neighbors to the north
3. Garage entry ramp feeds onto 56th Street, which is less congested and farther away from the intersection at 20th Ave.
4. More light and air for building to the north

Cons

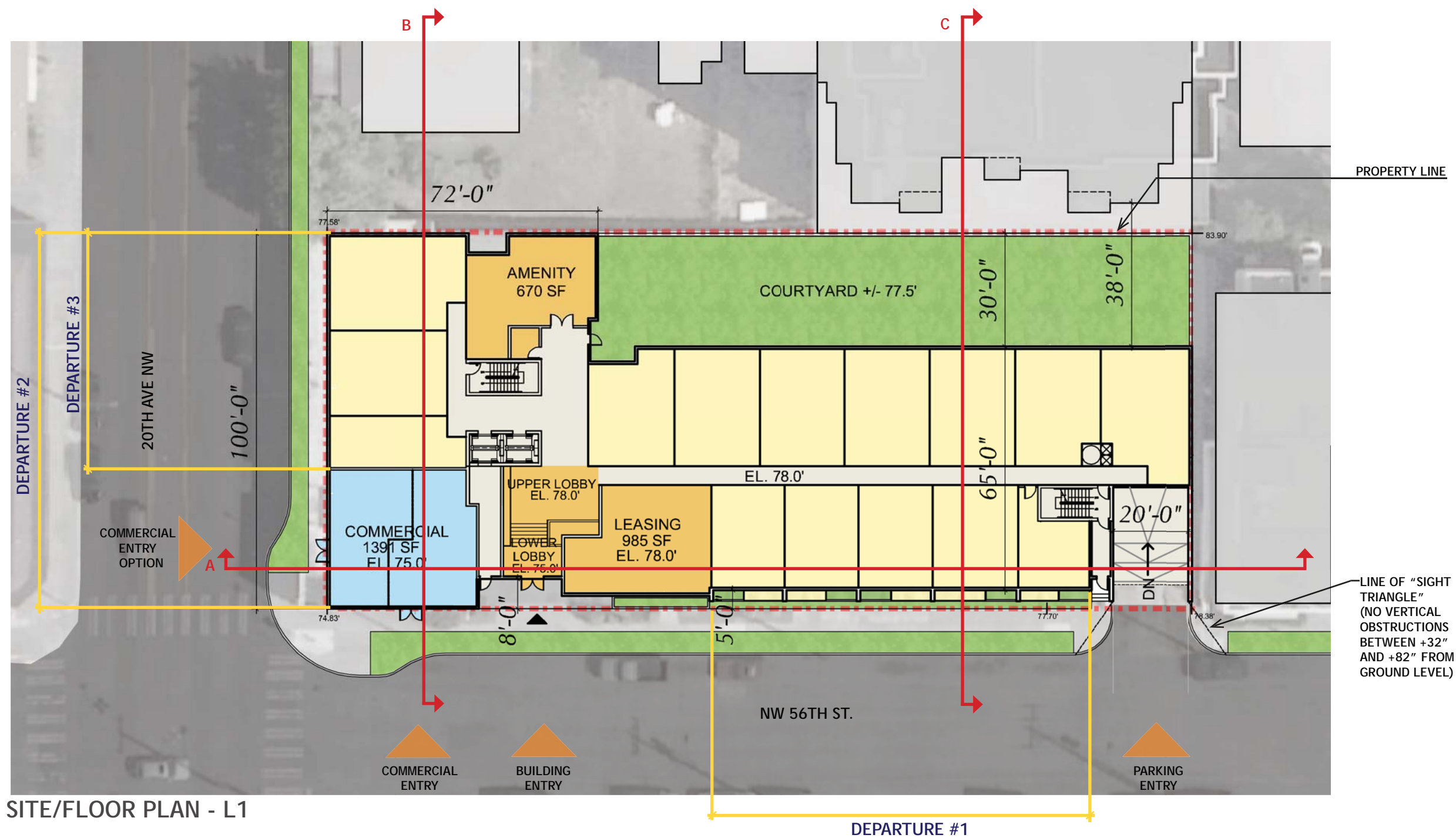
1. Departures required
2. Does not utilize allowable FAR



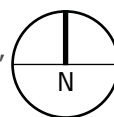
BALLARD INVESTMENT PARTNERS, LLC

SITE PLAN

- ± 1,500 GSF of commercial
- Main resident lobby on NW 56th St.
- Resident amenities accessible internally
- Efficient parking layout
- Retail concentrated on corner of 20th Ave. NW and NW 56th St.
- Residential courtyard accessed internally
- Landscape buffer along NW 56th St. between sidewalk and residential units

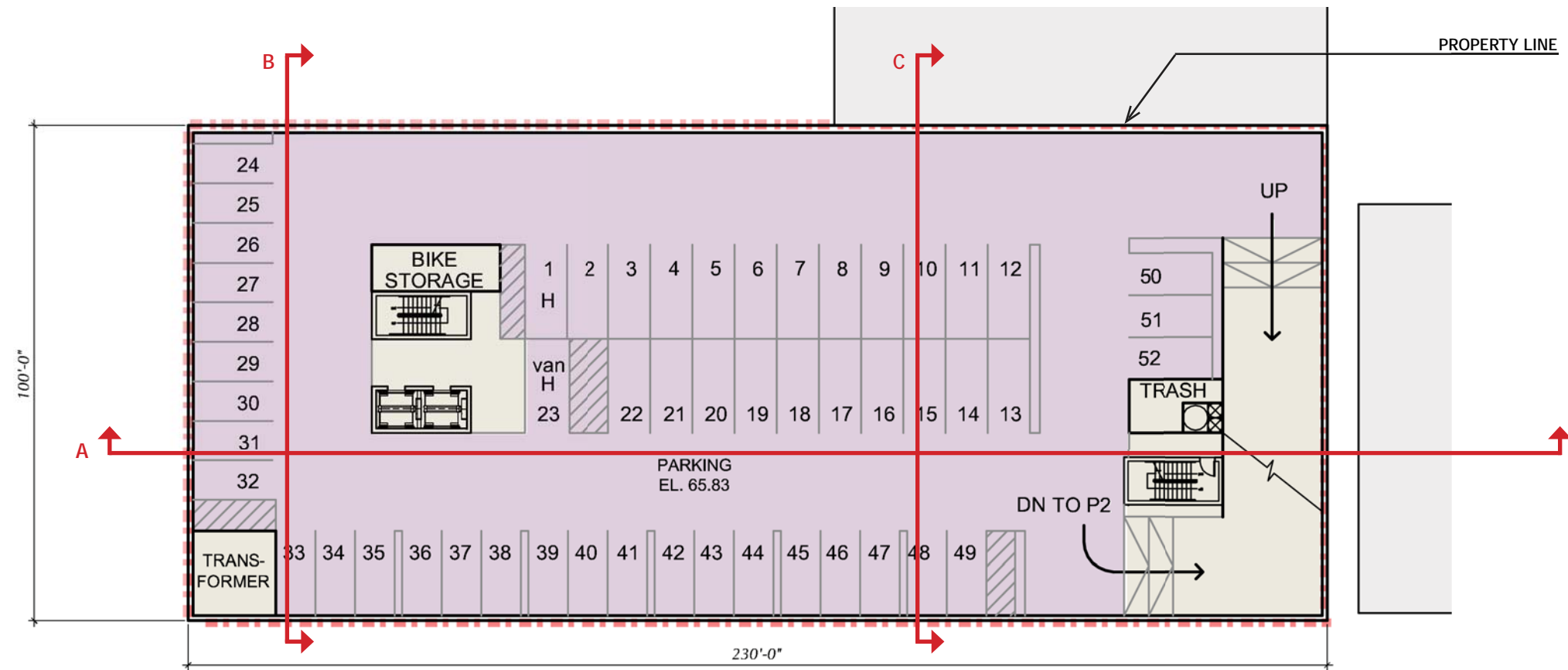


SITE/FLOOR PLAN - L1

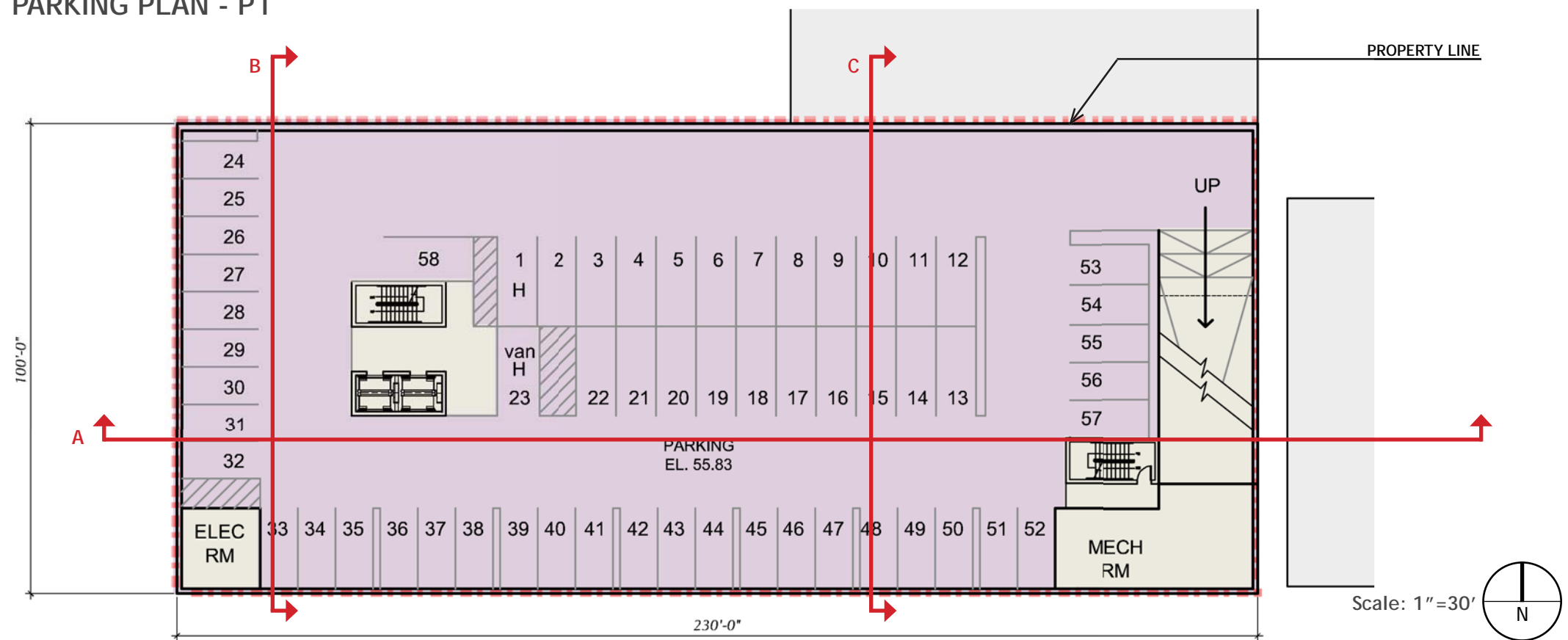
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PARKING PLANS

- 110 Parking stalls
- Parking ratio 0.85

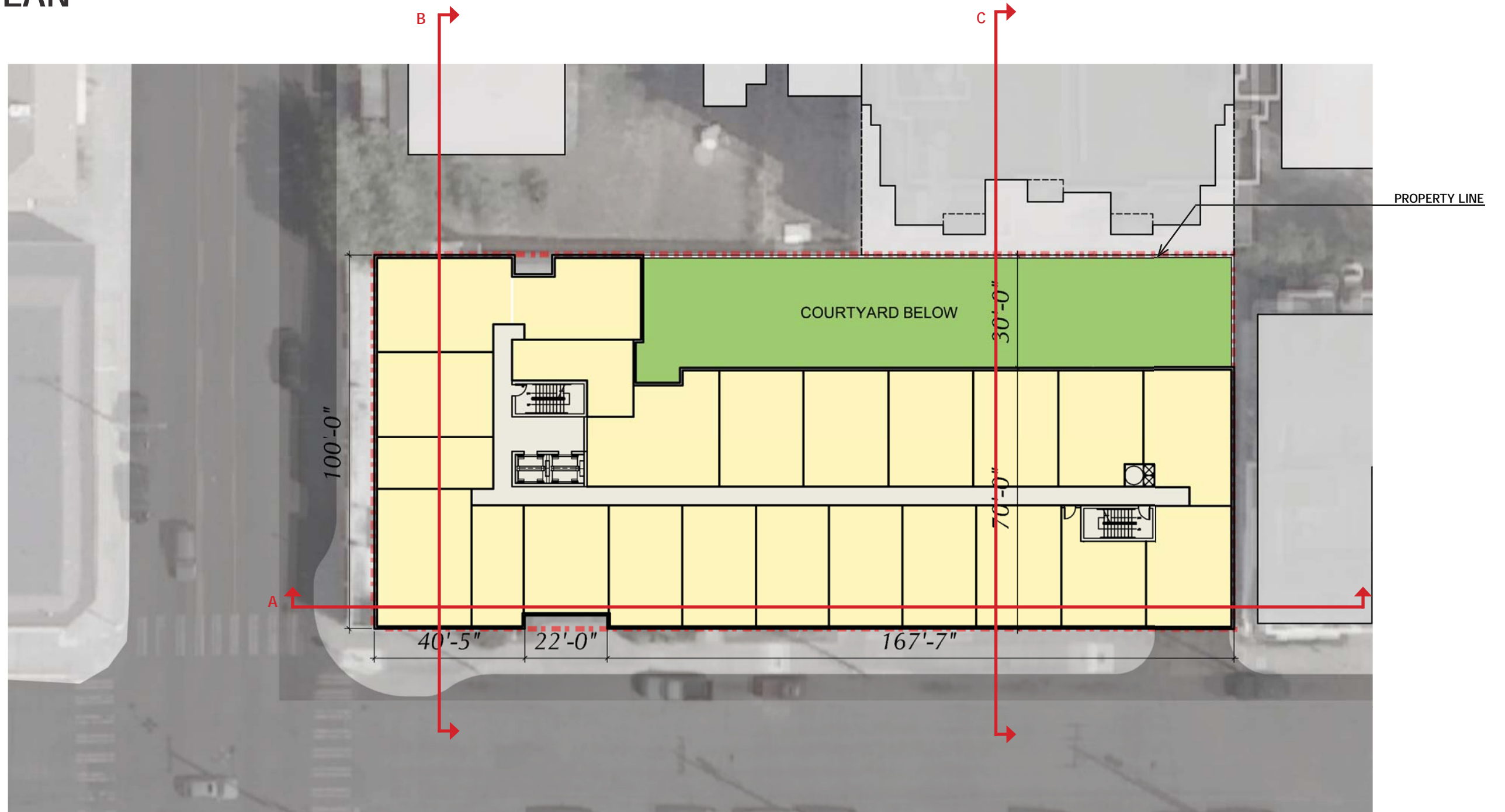


PARKING PLAN - P1



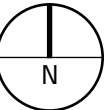
PARKING PLAN - P2

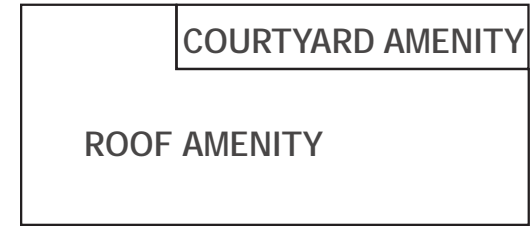
FLOOR PLAN



FLOOR PLAN - L2-6 (TYPICAL)

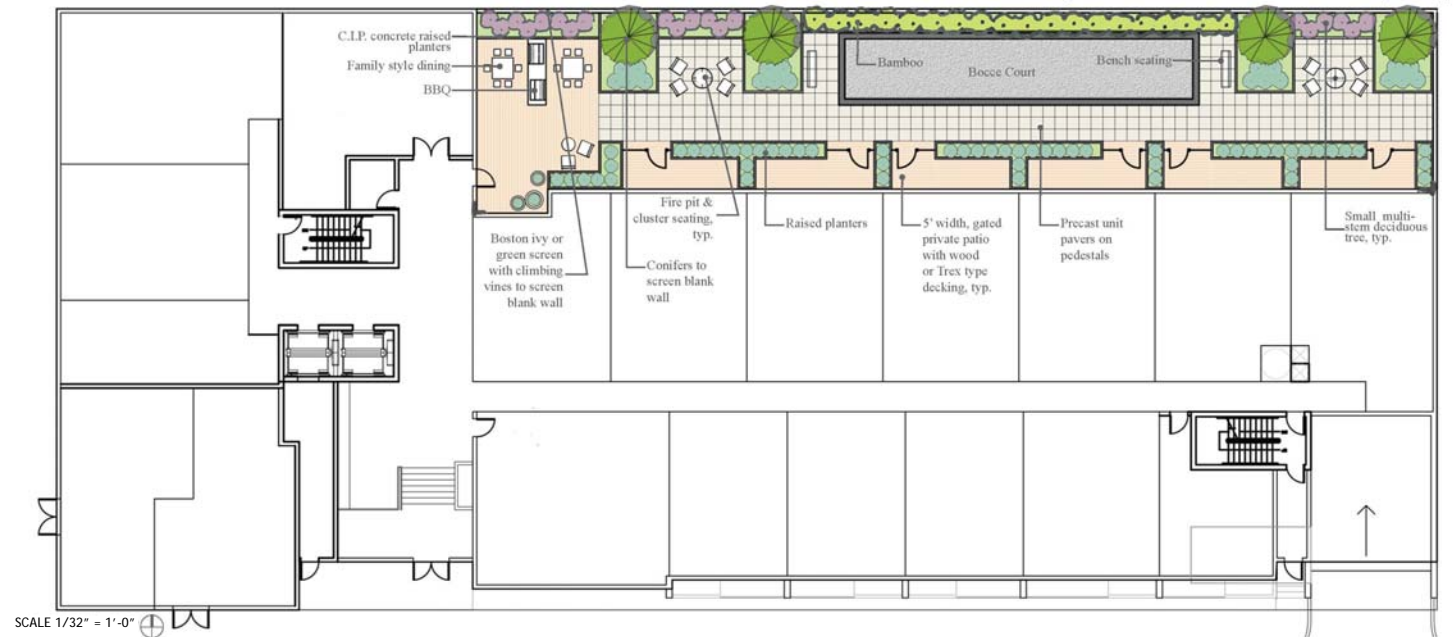
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LANDSCAPE AMENITIES

COURTYARD LEVEL AMENITY SPACE



C.I.P. Concrete Raised Planters

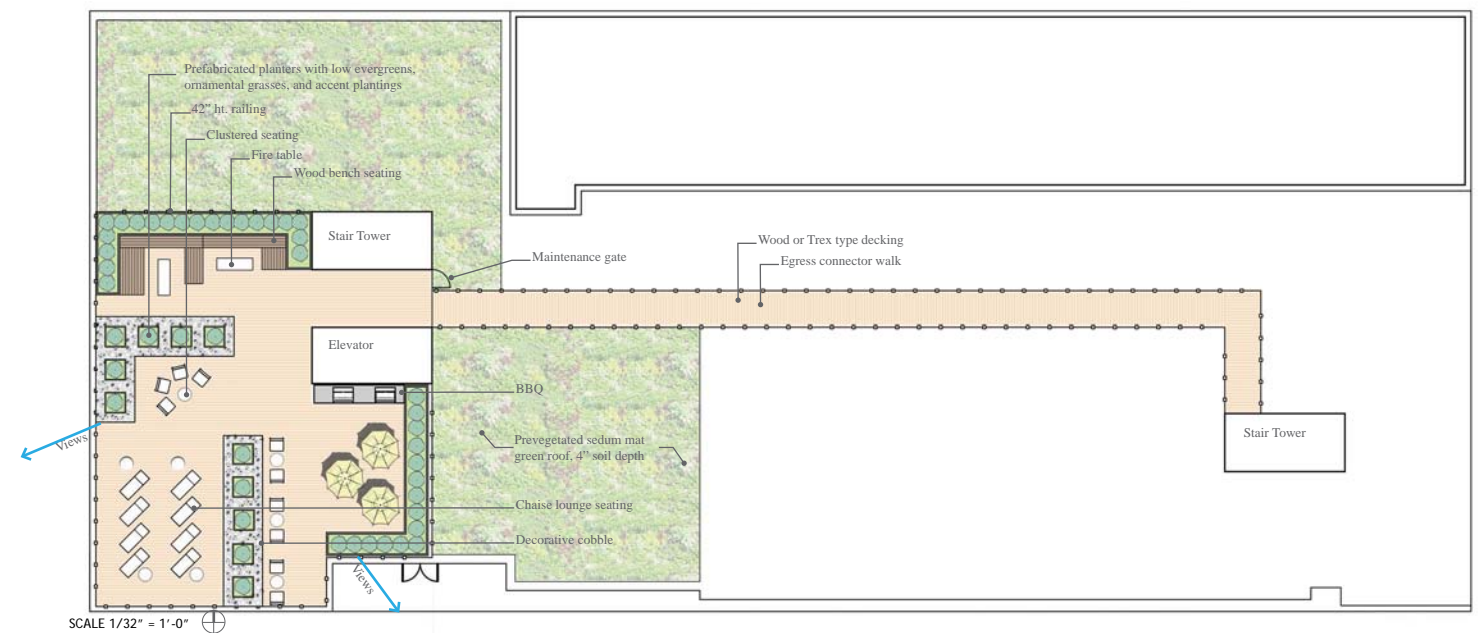


Private Patios



Green Screen

ROOF LEVEL AMENITY SPACE

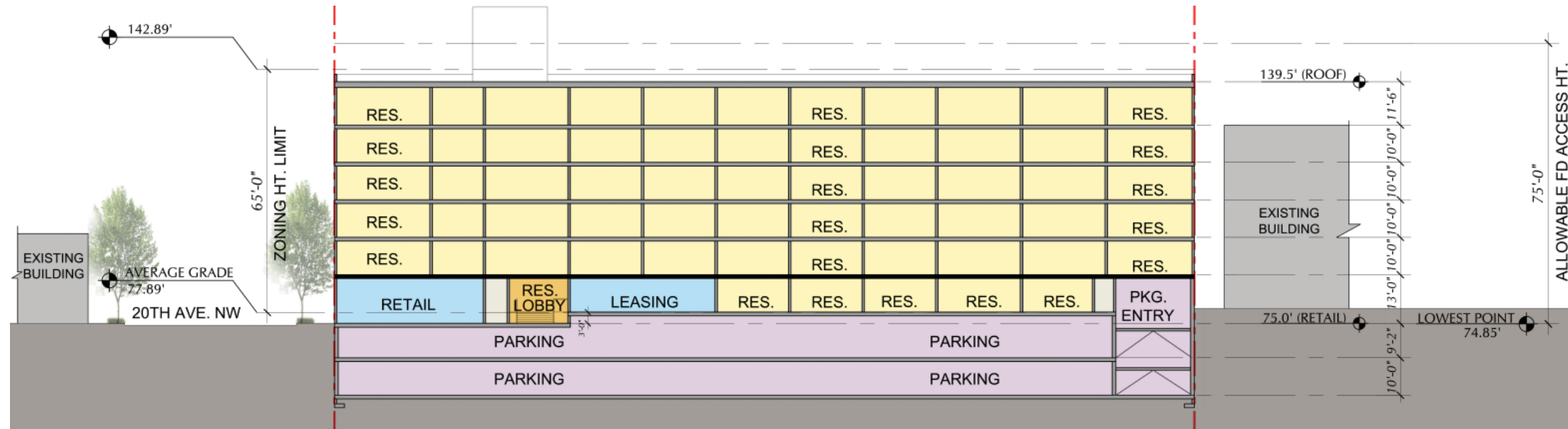


Fire Table



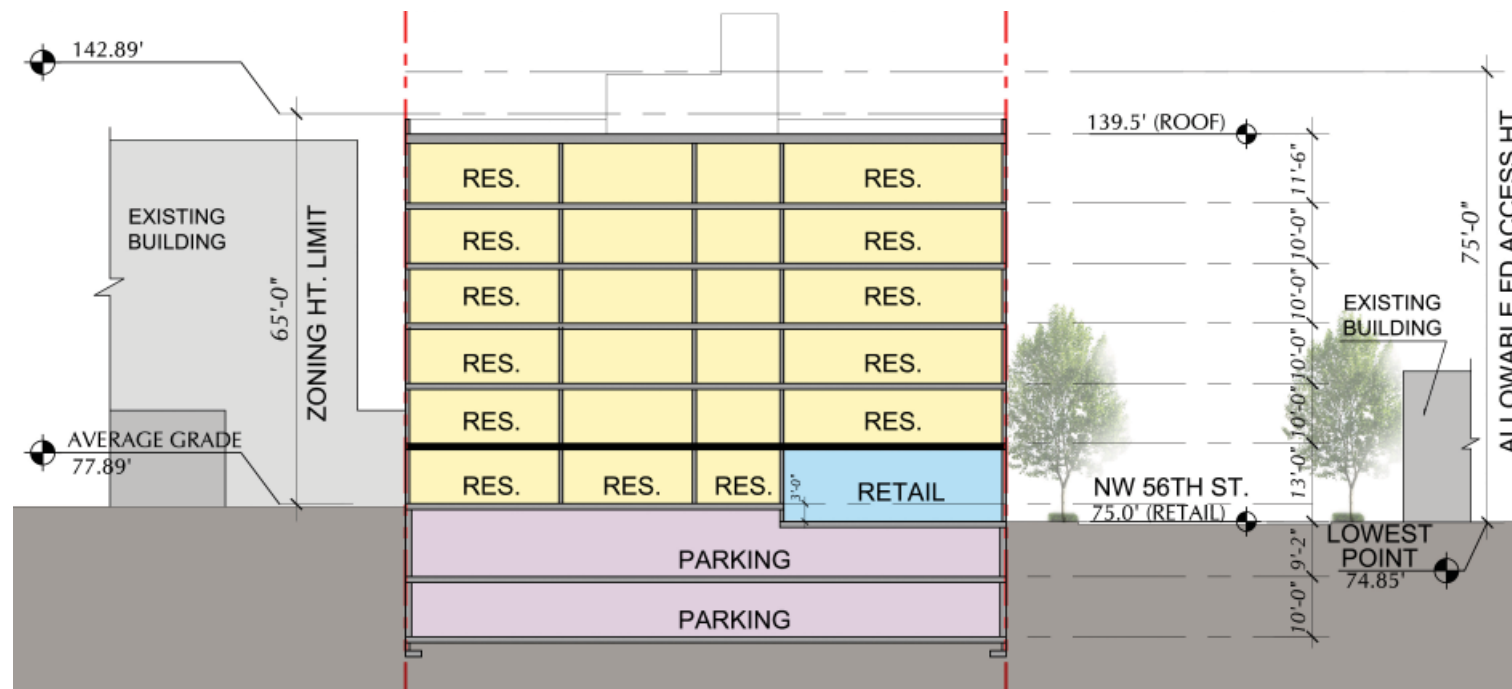
Cafe Table Seating & Views

BUILDING SECTIONS



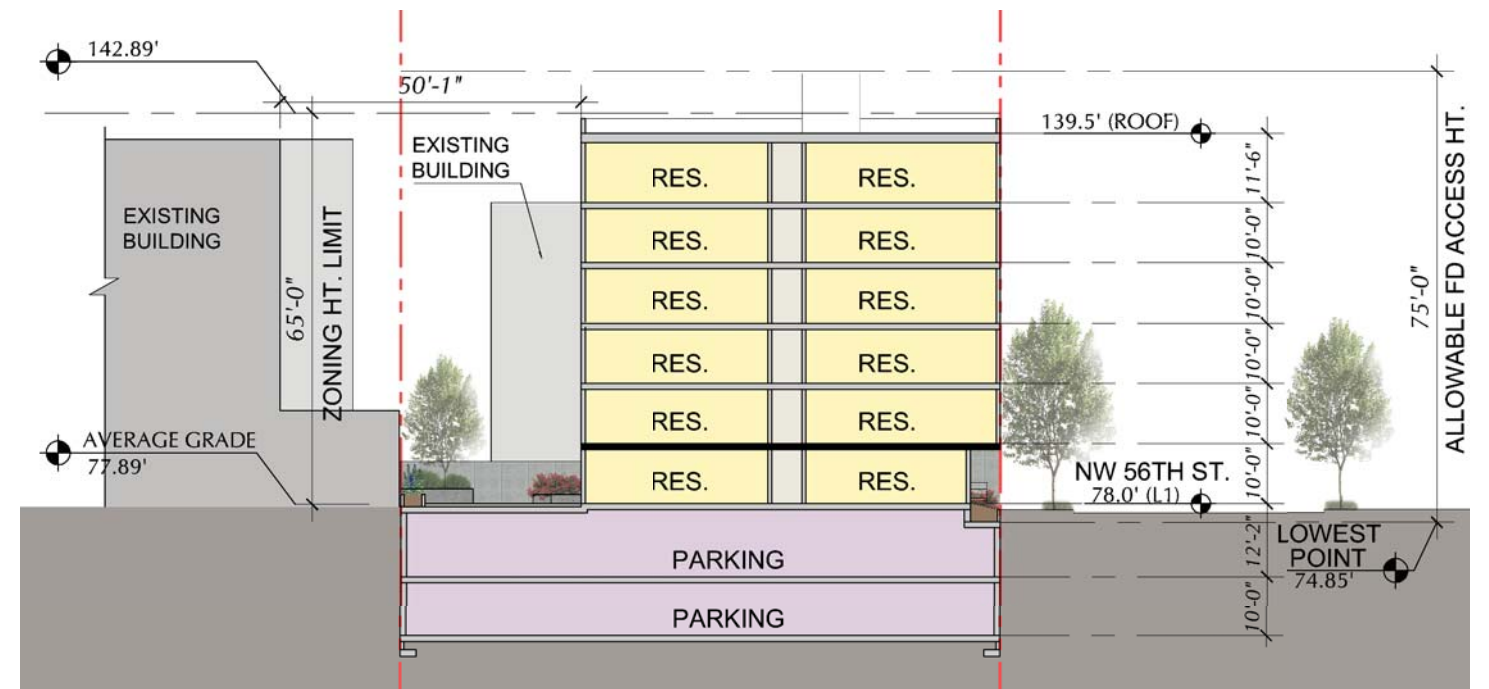
A: EAST-WEST SECTION

Scale: 1/32"=1'-0"



B: NORTH-SOUTH SECTION

Scale: 1/32"=1'-0"

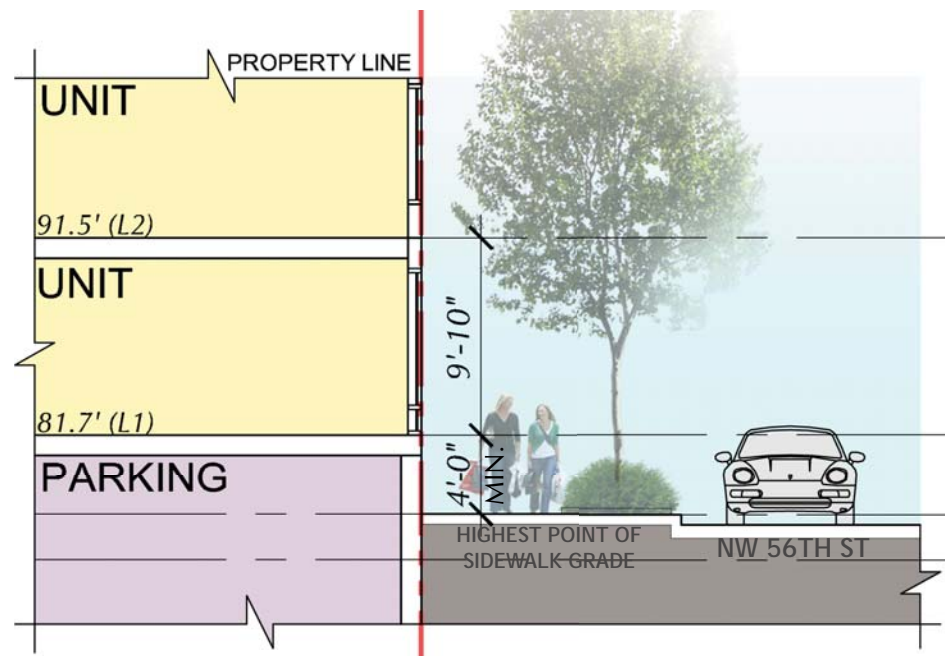
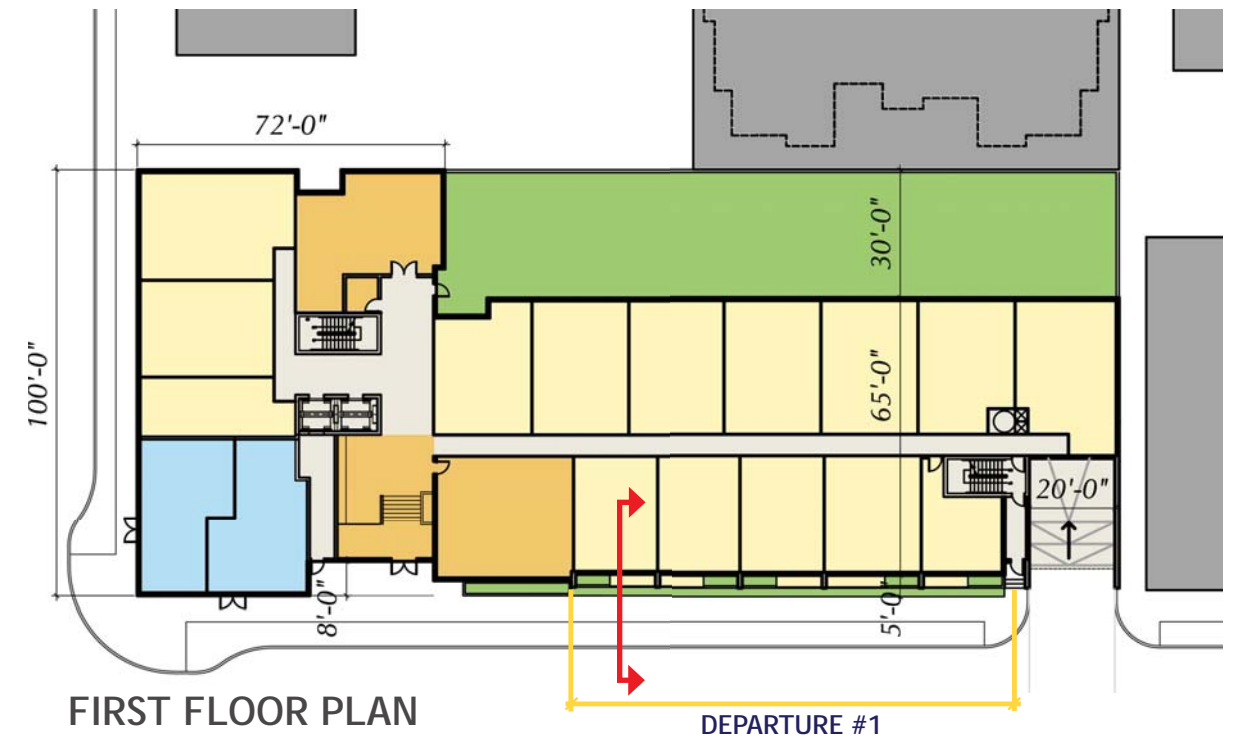


C: NORTH-SOUTH SECTION (THROUGH COURTYARD)

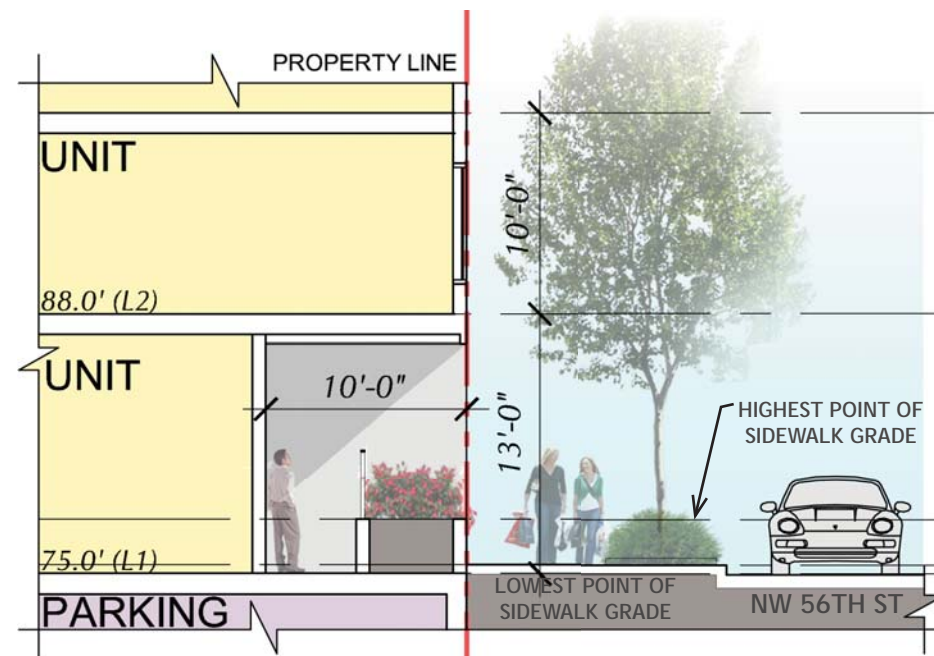
Scale: 1/32"=1'-0"

DEPARTURE #1

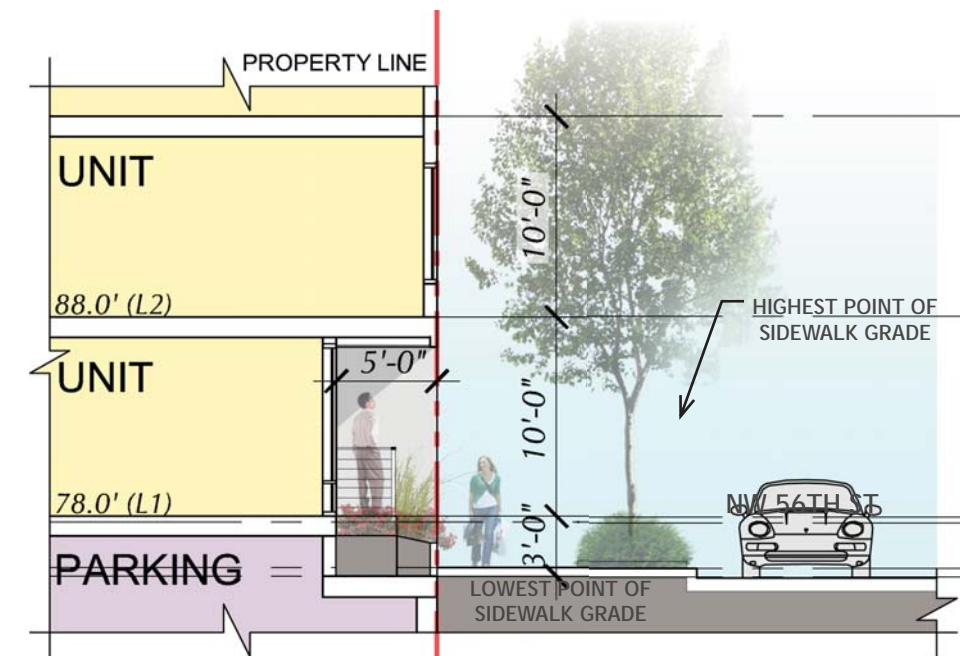
REQUEST	JUSTIFICATION
<p>Requesting a reduction in the horizontal setback for residential use from 10 ft to 5 ft or a reduction in the vertical distance which would vary from 1'-8" (at southeast corner) to 4'-0" (at southwest corner).</p>	<p>Residential use on the ground floor is allowed by code. The proposed solution provides both a horizontal and vertical separation. The sidewalk slopes 2' - 4" so that moving the first floor above the highest sidewalk will both negatively impact all the floor heights above and will potentially create blank walls below the floor slab. The 5' horizontal setback provides a good buffer from the sidewalk with useable outdoor space and landscaping for screening and streetscape enhancement without becoming too deep or creating a weaker urban response.</p>



CODE COMPLIANT: 4' ABOVE SIDEWALK GRADE



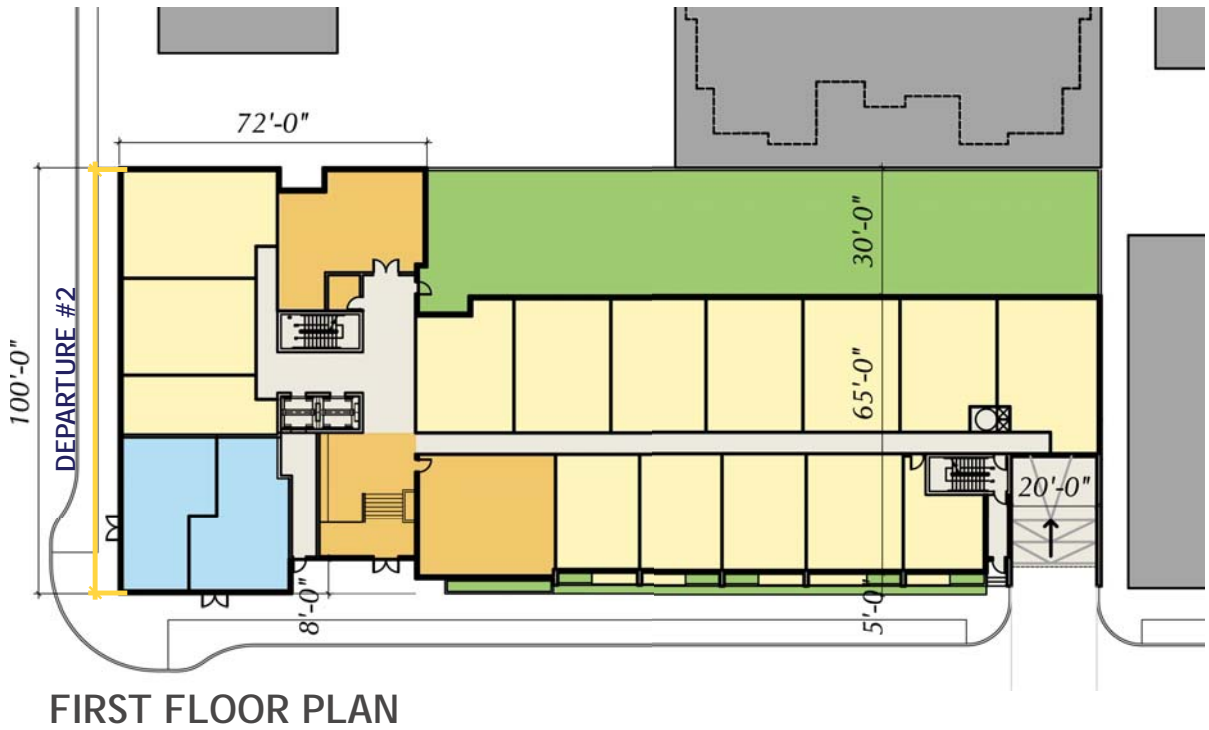
CODE COMPLIANT: 10' SETBACK



PREFERRED SCHEME

DEPARTURE #2

REQUEST	JUSTIFICATION
Requesting an additional 43% of residential use at street level on this arterial.	Residential has the greatest chance of being leased and active on this façade. Nearby retail space is vacant and this site is beyond the northern edge of Ballard's viable commercial district. Existing commercial spaces currently on-site are vacant. Commercial required at this location will be extremely difficult to finance and lease.



RESIDENTIAL CHARACTER NORTH OF SITE



RETAIL NOT ECONOMICALLY VIABLE



CURTAINED COMMERCIAL

DEPARTURE #3

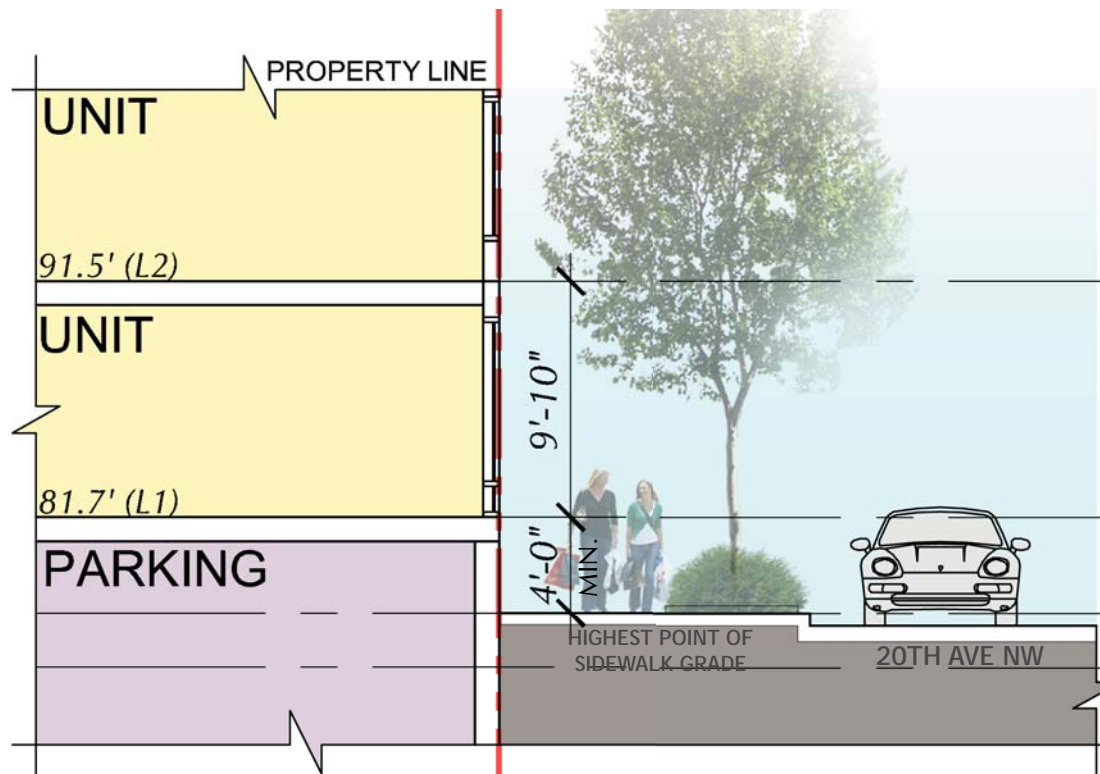
REQUEST	JUSTIFICATION
Requesting a reduction in the horizontal set back for residential use from 10 ft to 0 ft and a reduction in the vertical distance which would vary from 1'-0" (at northwest corner) to 2'-7" (at southwest corner).	The sidewalk slopes 1' - 7" along the frontage so that moving the first floor above the highest sidewalk will both negatively impact all the floor heights above and potentially create blank walls below the floor slab.



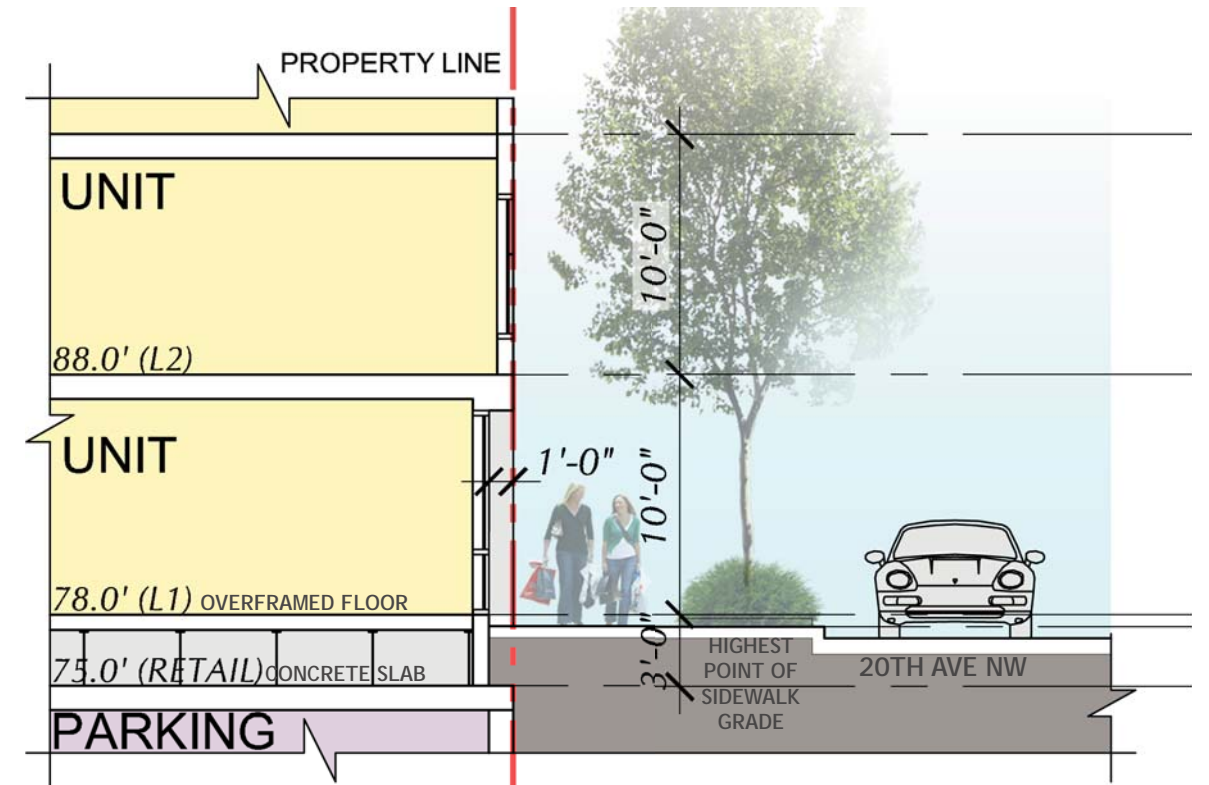
FIRST FLOOR PLAN



CURTAINED COMMERCIAL

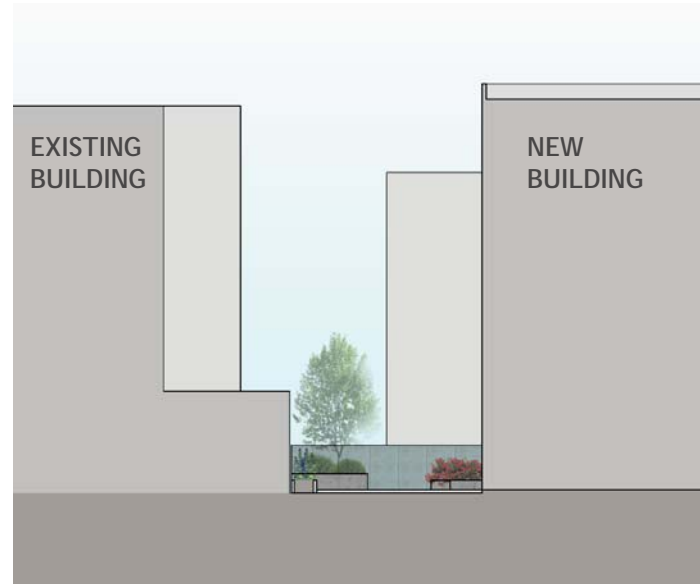


CODE COMPLIANT: 4' ABOVE SIDEWALK GRADE



PREFERRED SCHEME

RESPONSE TO DESIGN GUIDELINES



A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

RESPONSE:

- Maximize open space at the northern courtyard between existing northern building and new building for maximum separation between buildings.
- Rooftop amenity located at the southwest corner maximizes views and provides activities while providing minimal disruption to the adjacent building tenants.
- Consideration of the contextual façade design.



A-6 Transition between Residence and Street

For residential projects, the space between the building and sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

RESPONSE:

- Main entry provides a transition between the public sidewalk and the private residential zone.
- NW 56th St. allows for residential units at street level which will be provided with landscape raised planters between private deck space and public sidewalk.
- Propose covering the outdoor deck space to encourage year-round use.
- Residential on NW 56th puts "eyes on the street."
- Residential units on NW 56th have both a vertical and horizontal buffer from the sidewalk.



A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

RESPONSE:

- An amenity can be placed on the roof to take advantage of the views and create an interesting roof to look at.
- The north courtyard provides an opportunity to create an urban green space with social amenities to benefit all of the proposed building tenants.



A-10 Corner Lots

Building on corner lots should be oriented to the corner and public street fronts. Parking and Automobile access should be located away from corners.

RESPONSE:

- Retail component is located at the southwest corner for high visibility and viability.
- Massing at the corner of the new building is notched to create an interesting corner element.
- Garage entry is intentionally located as far as possible (east) from the intersection.