

DESIGN REVIEW - 1760 NW 56th STREET



1760 NW 56th St, Seattle, Washington  
DPD Project #3012436

BALLARD INVESTMENT PARTNERS, LLC  
ANKROM MOISAN ASSOCIATED ARCHITECTS  
June 05, 2012



# PROJECT ADDRESS

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

# PROJECT TEAM

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Contact: Jeremy Febus

Landscape:  
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Contact: Mark Brumbaugh

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 135 residential units
- 3. Include a small amount of retail given current street character (achieve ±1,500 SF)
- 4. Include parking to .85 ratio (110 spaces)



HIGHLY WALKABLE NEIGHBORHOOD



UNIQUE NEIGHBORHOOD CHARACTER



CHARACTER OF BALLARD

A Medical Office Building  
(Swedish Medical Center Ballard Campus)



B Ballard Firehouse



C On the Park



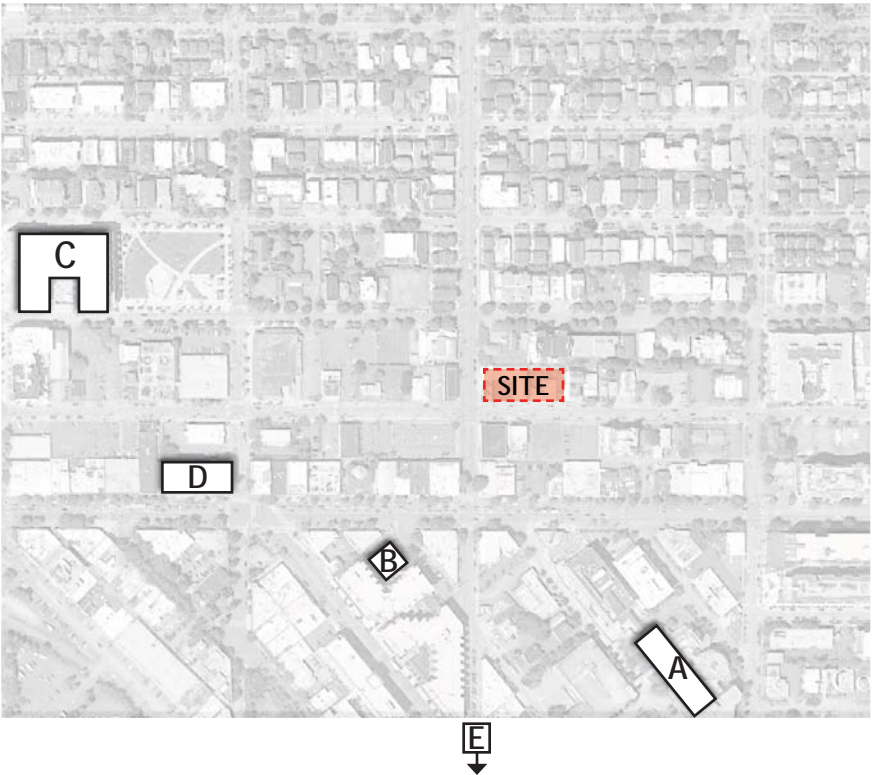
D Ballard Building



E Olsen Furniture

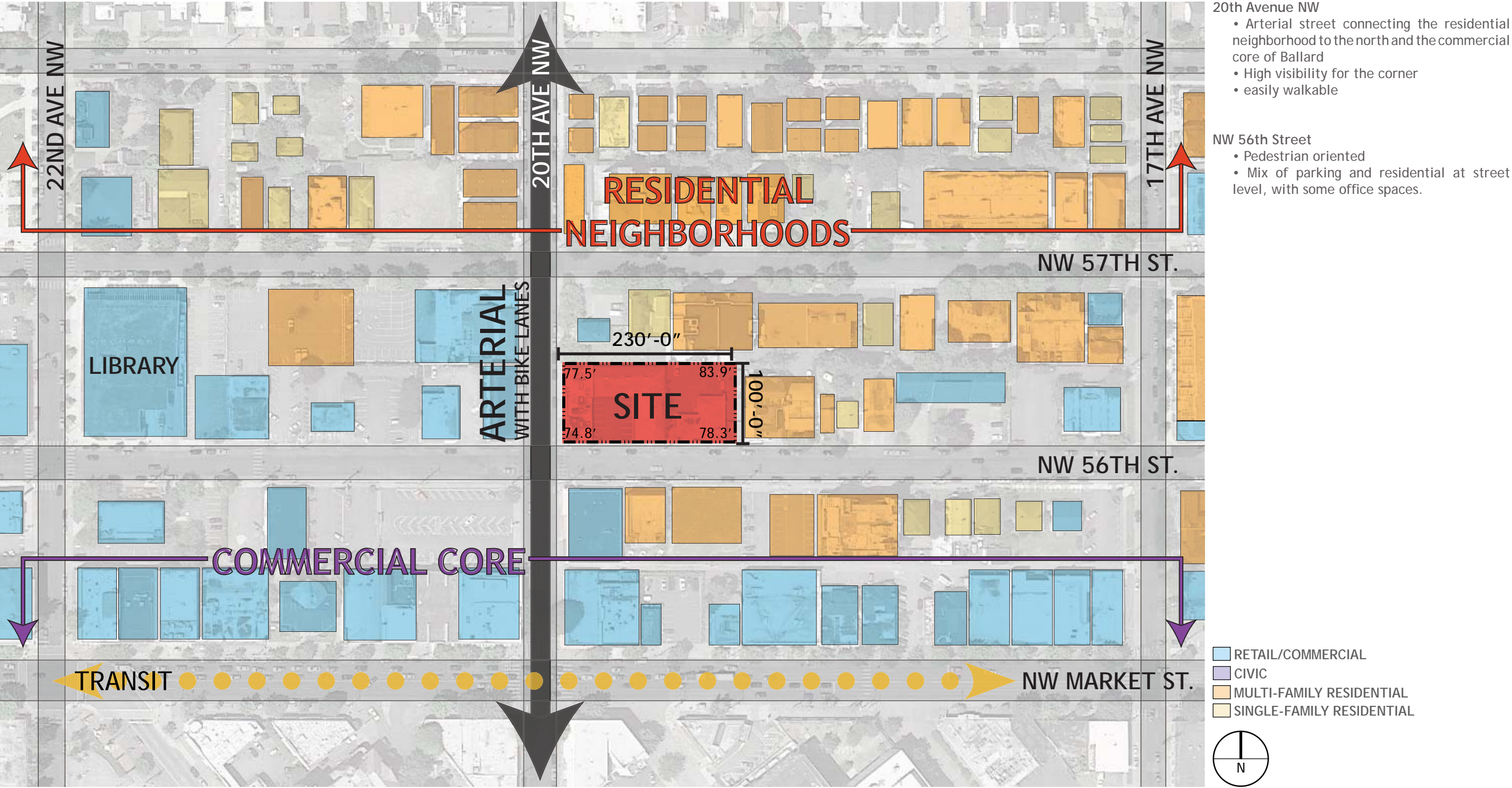


Key Map

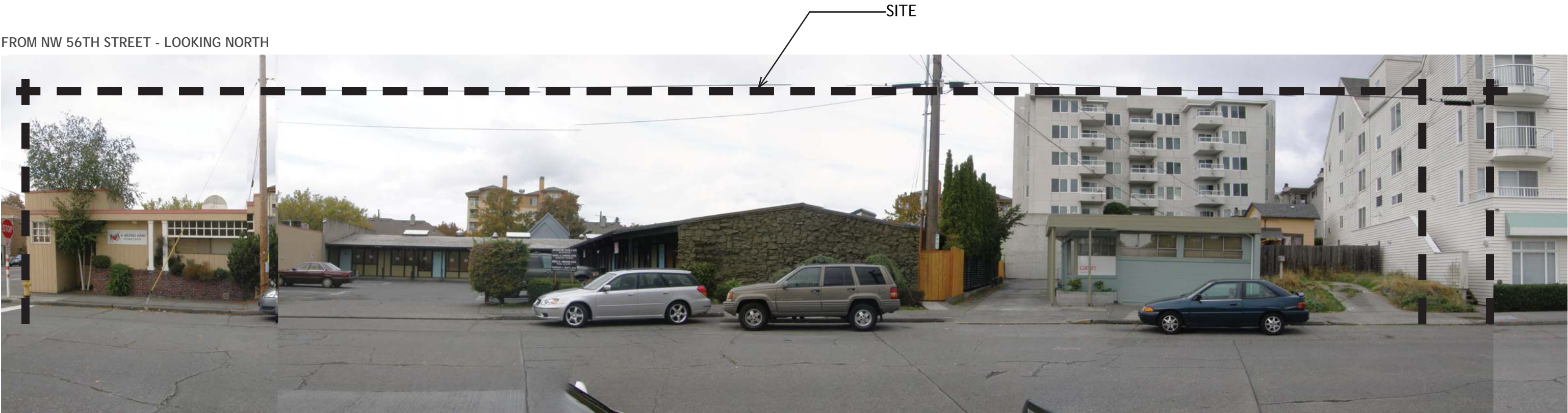
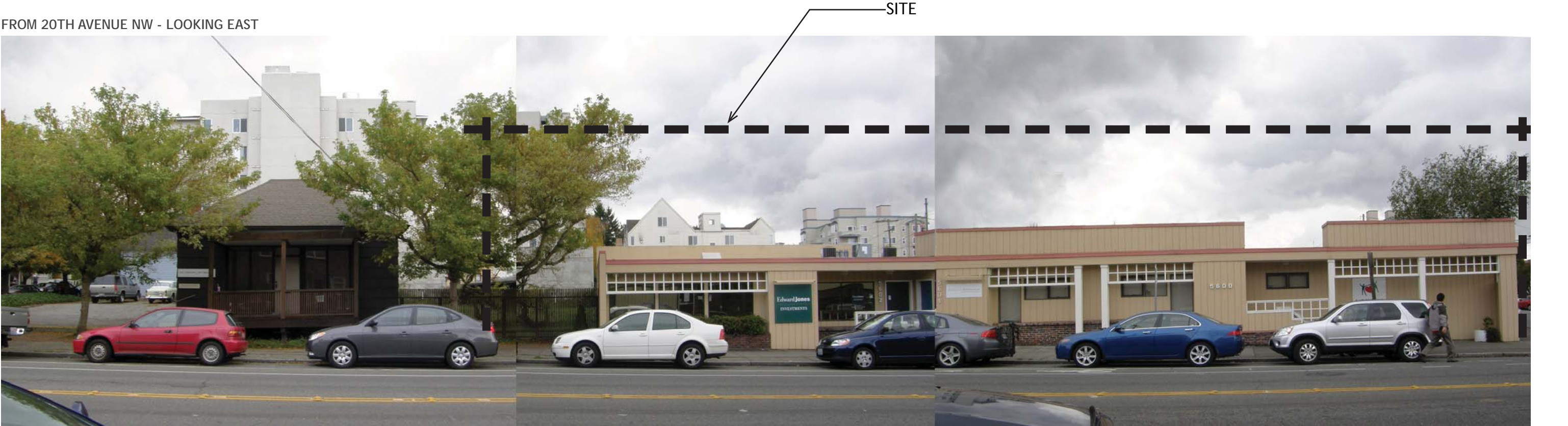




SITE ANALYSIS



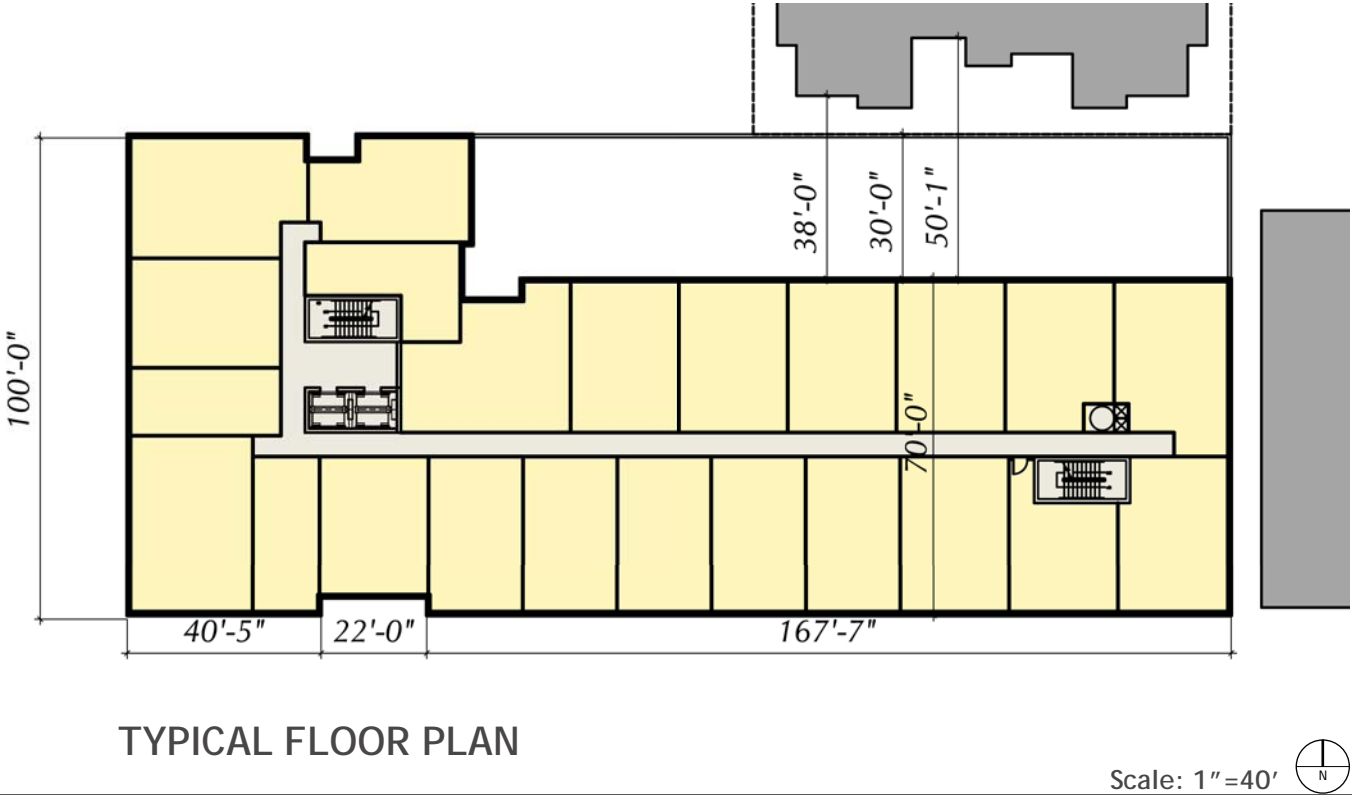
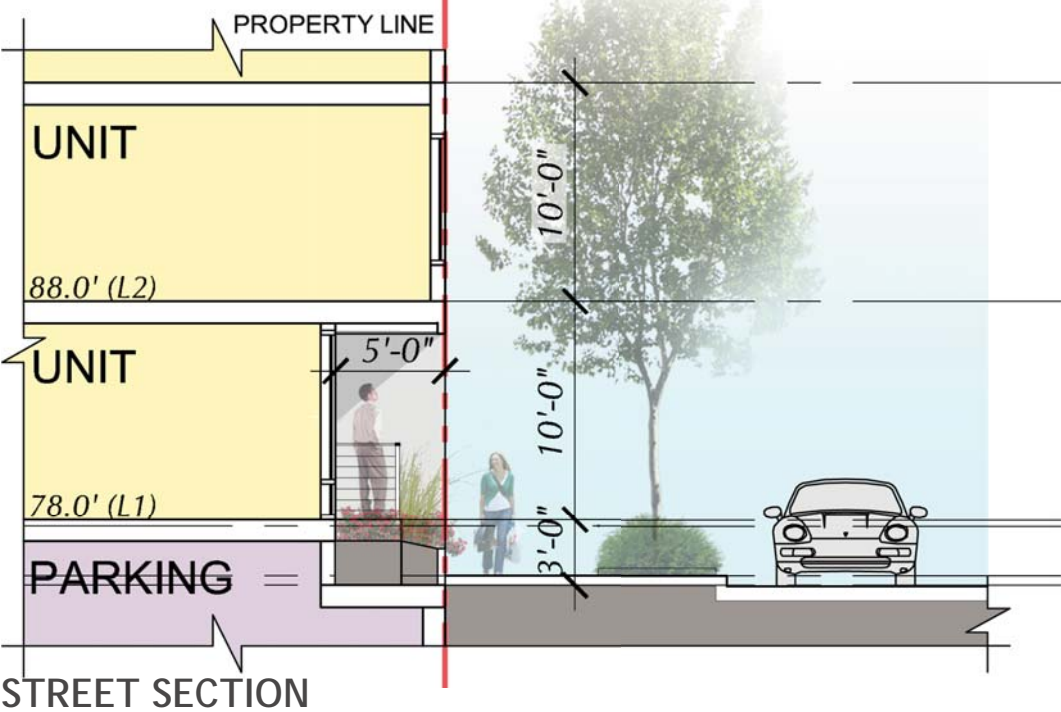






# "L" SHAPE SCHEME (PREFERRED)

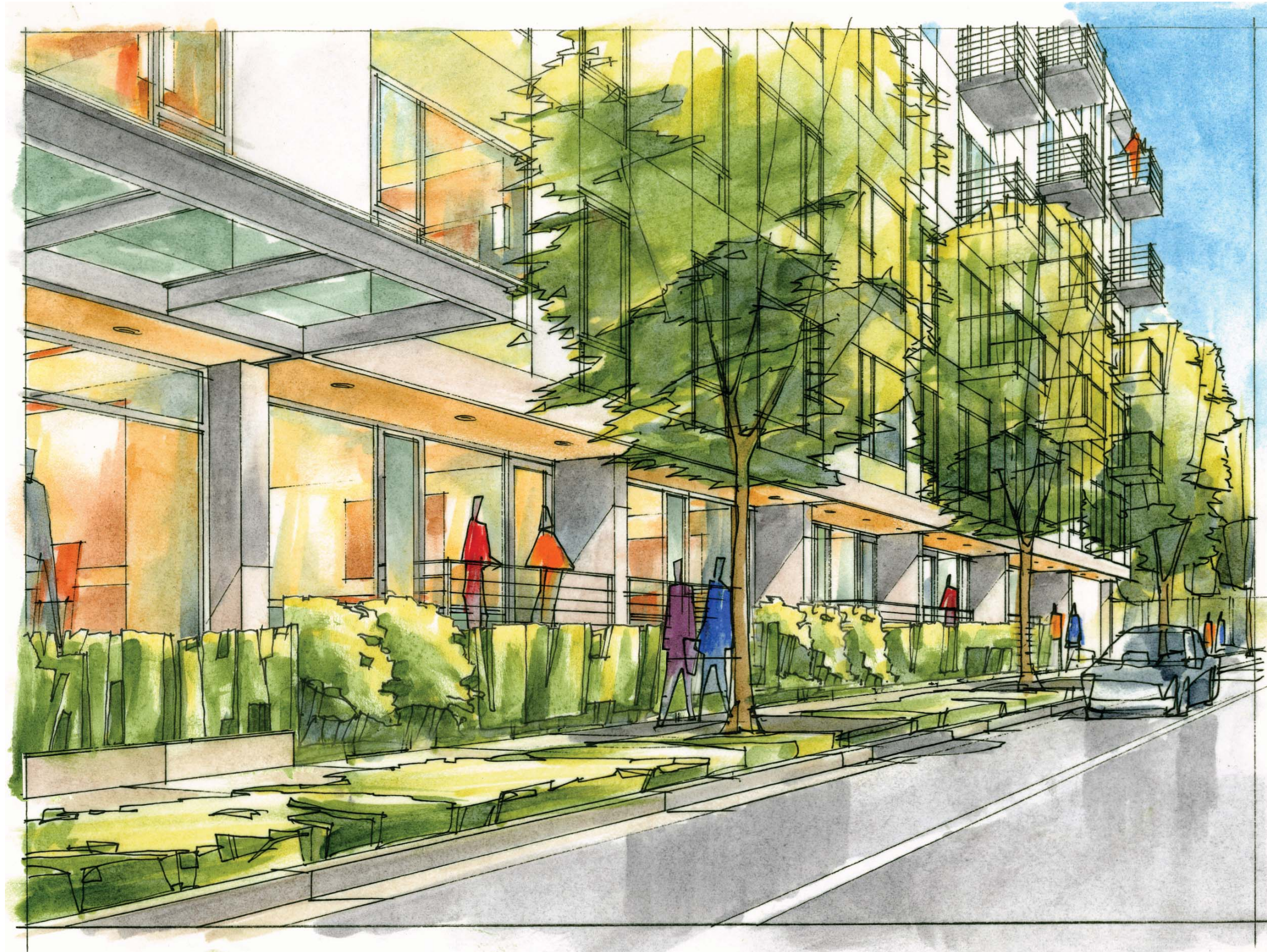
- Units
- Retail/Commercial
- Amenity
- Green space



Scale: 1"=40'

Scale: 1"=40'

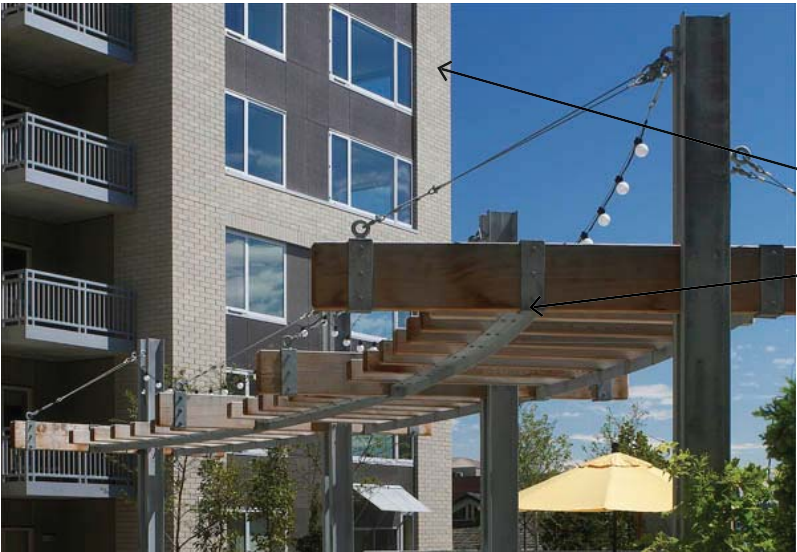
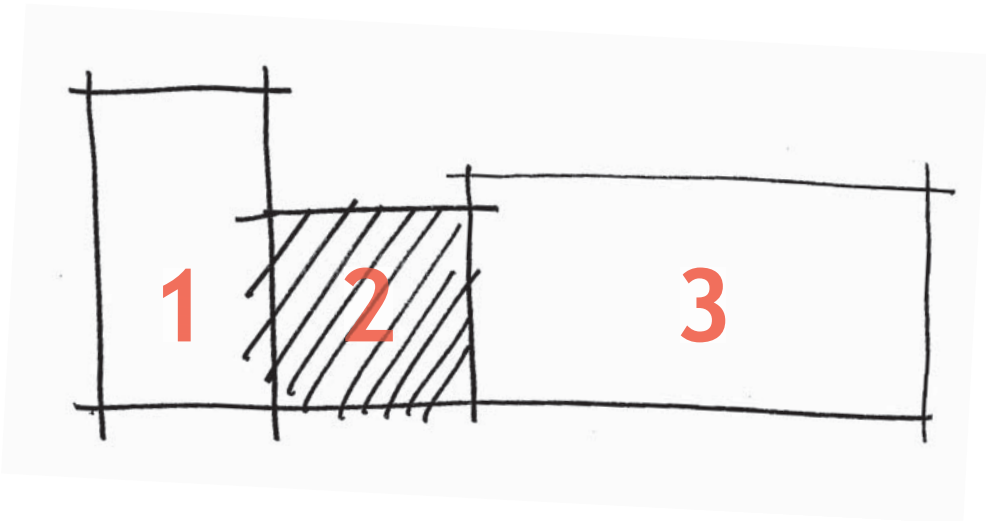






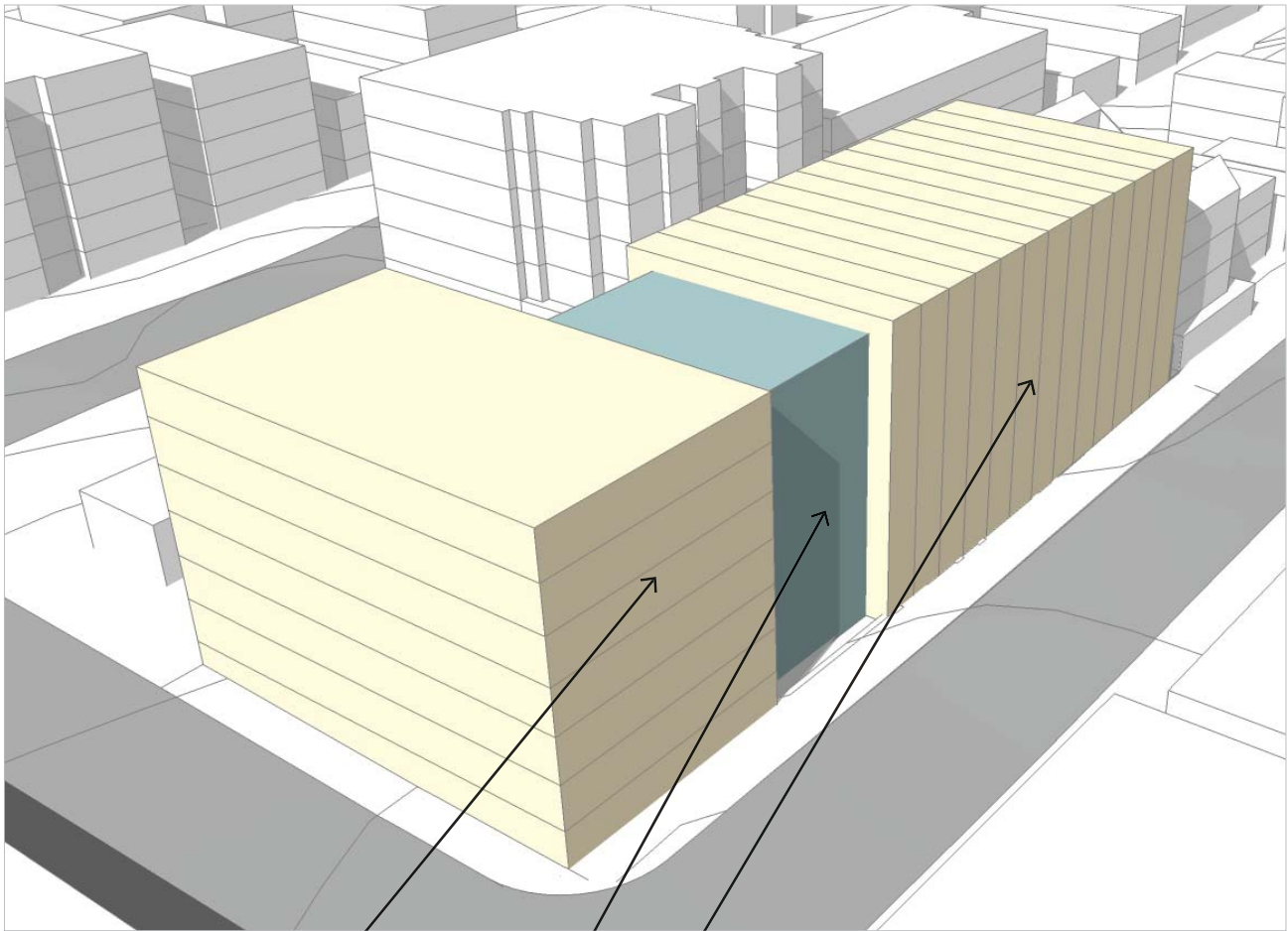
# DESIGN PARTI

- CLEAN, SIMPLE MASSING
- HIGH QUALITY, DURABLE MATERIALS
- EACH COMPONENT TAKES ON ITS OWN IDENTITY WITHIN THE OVERALL CHARACTER



HIGH QUALITY MATERIAL

REFINED DETAILS



1. CORNER ANCHOR

2. CONNECTOR & ENTRY

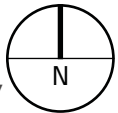
3. RESIDENTIAL ANCHOR



SITE PLAN

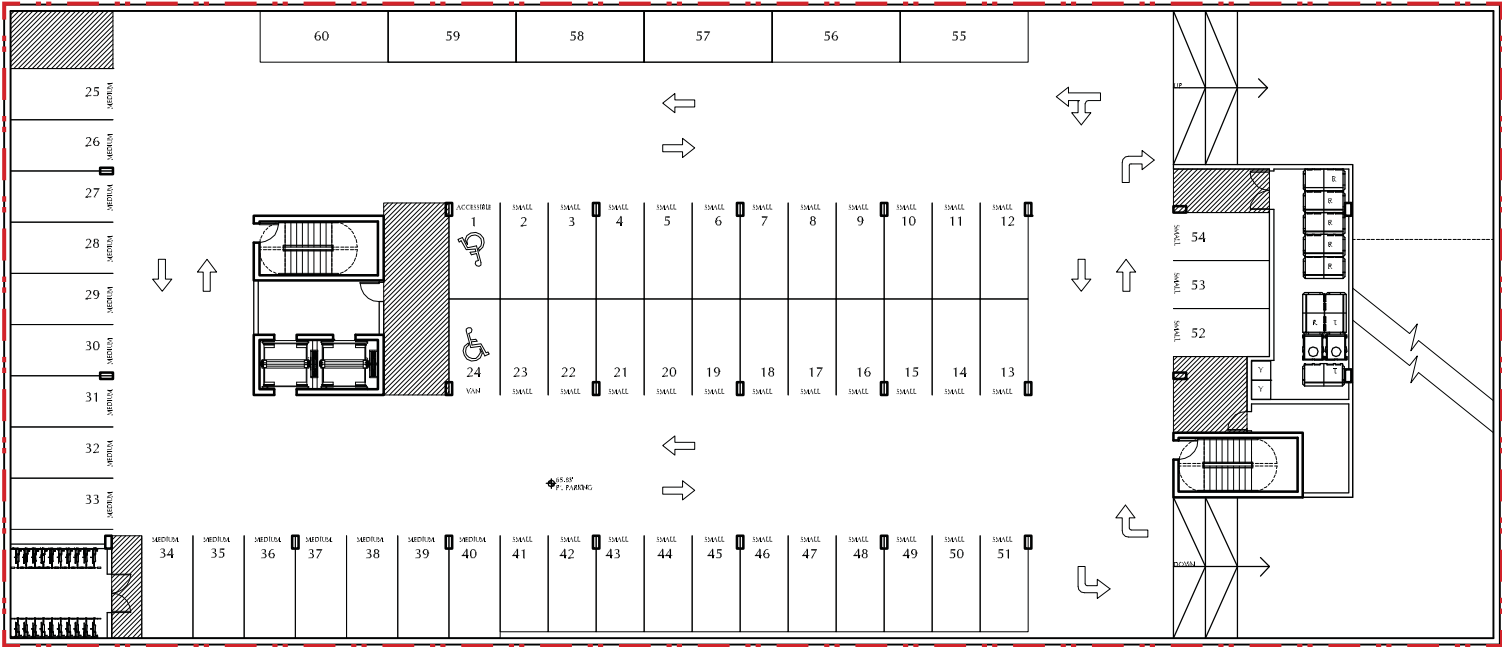
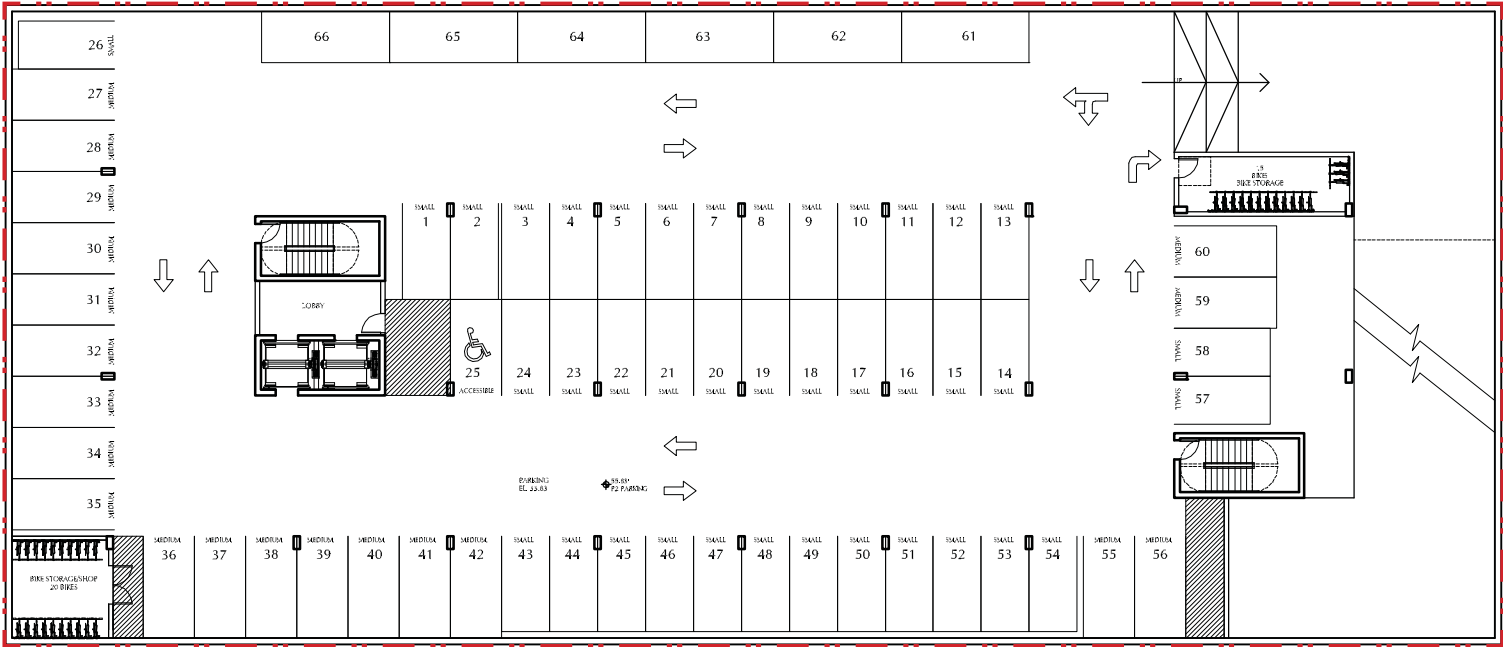


Scale: 1"=30'-0"



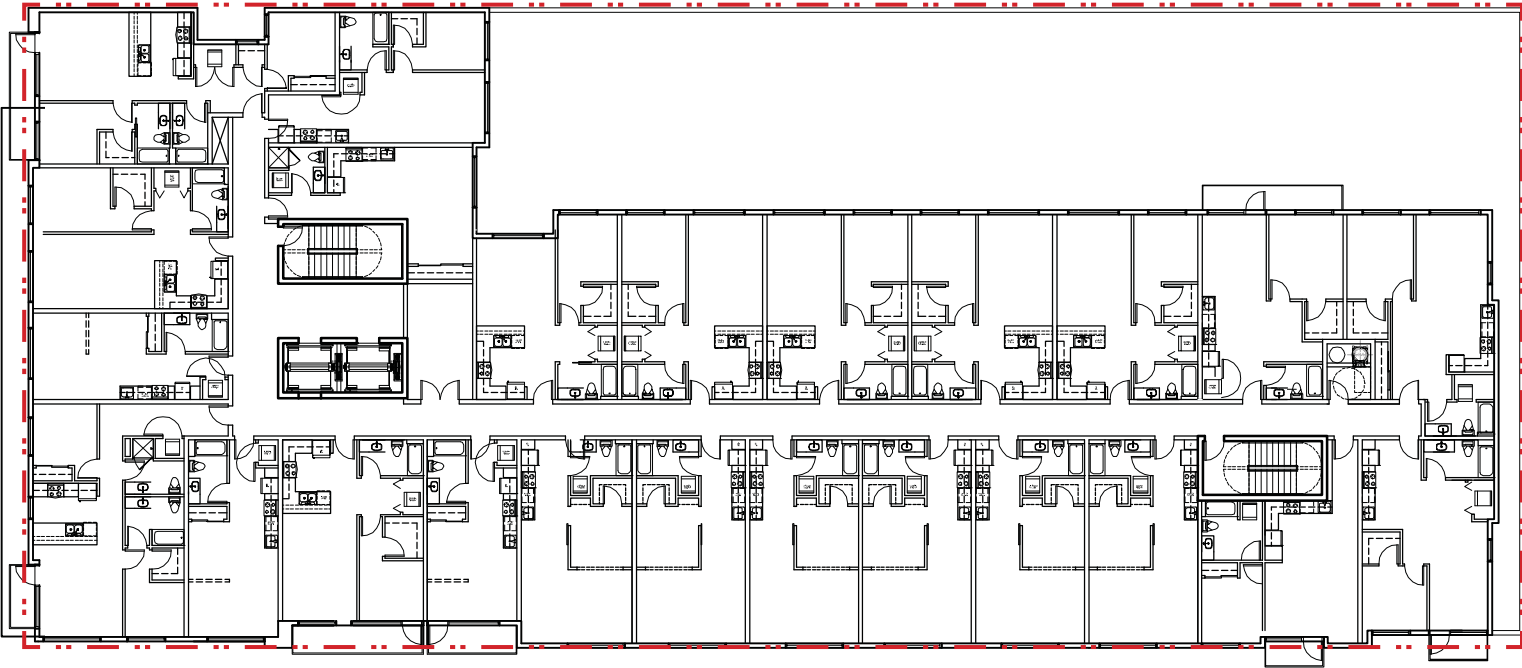
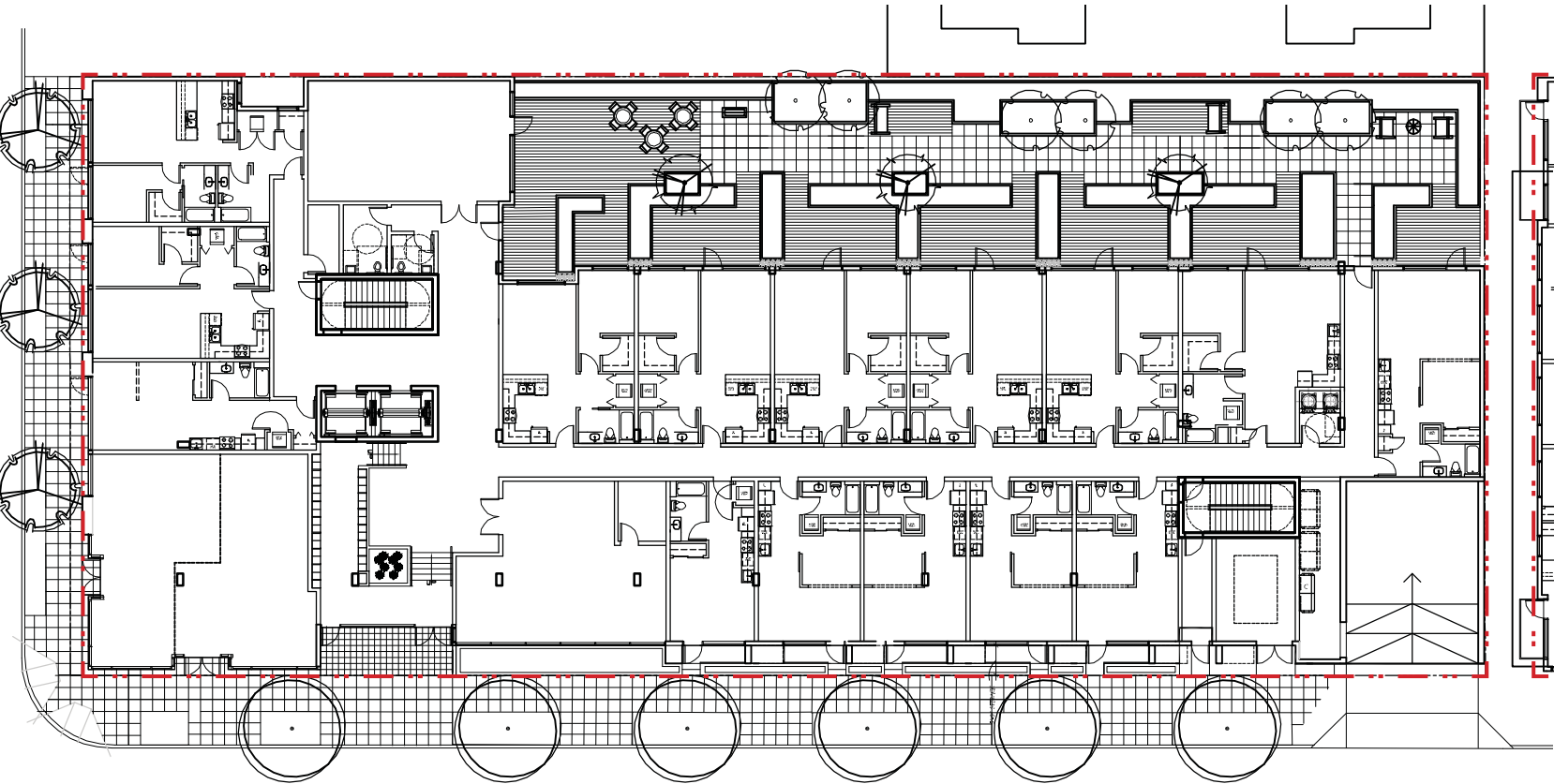


TYPICAL FLOOR PLANS



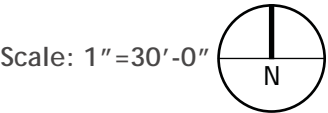
PARKING LEVEL P2

PARKING LEVEL P1



GROUND LEVEL

TYPICAL RESIDENTIAL LEVEL





# SOUTH ELEVATION



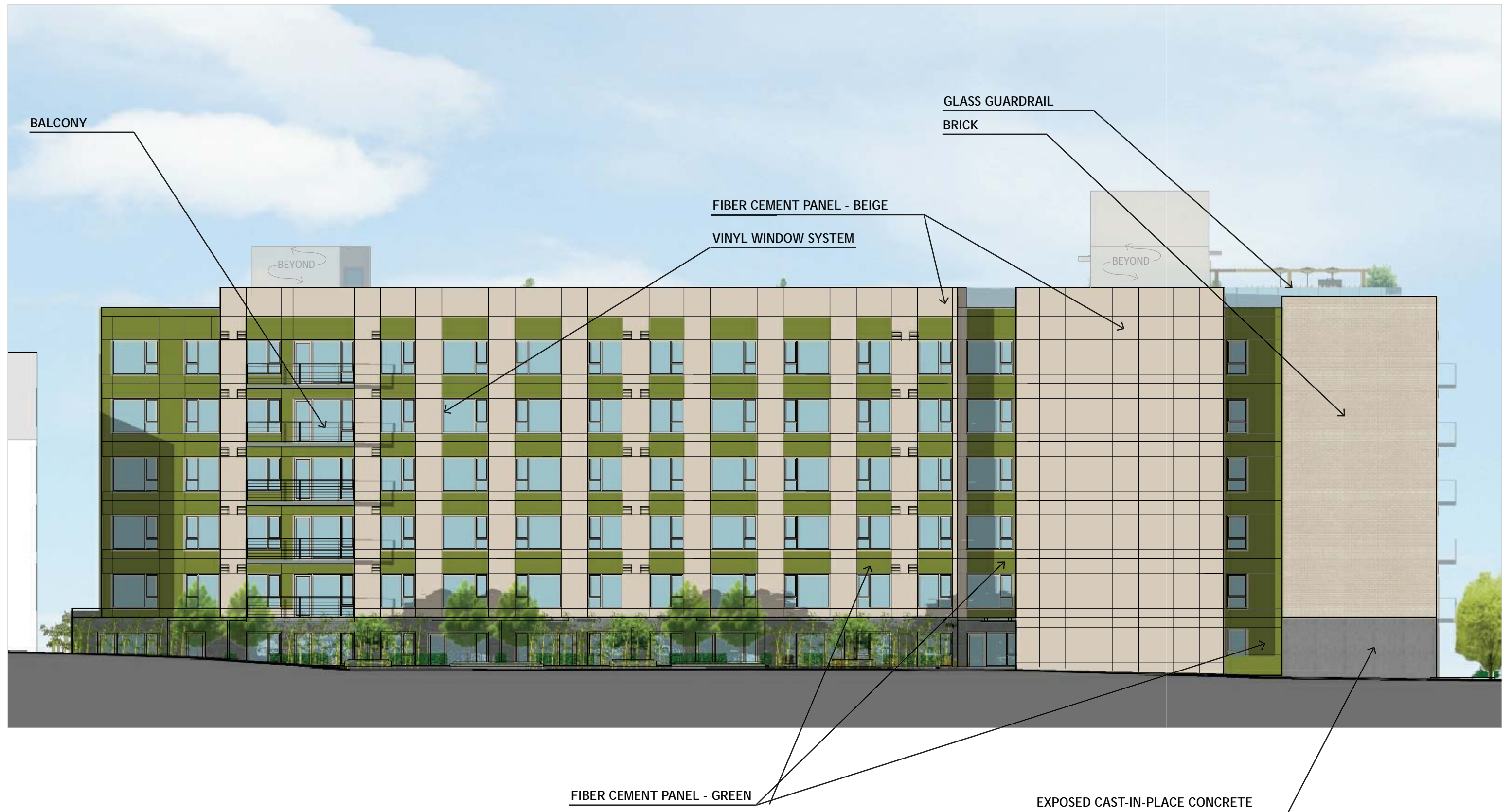


WEST ELEVATION



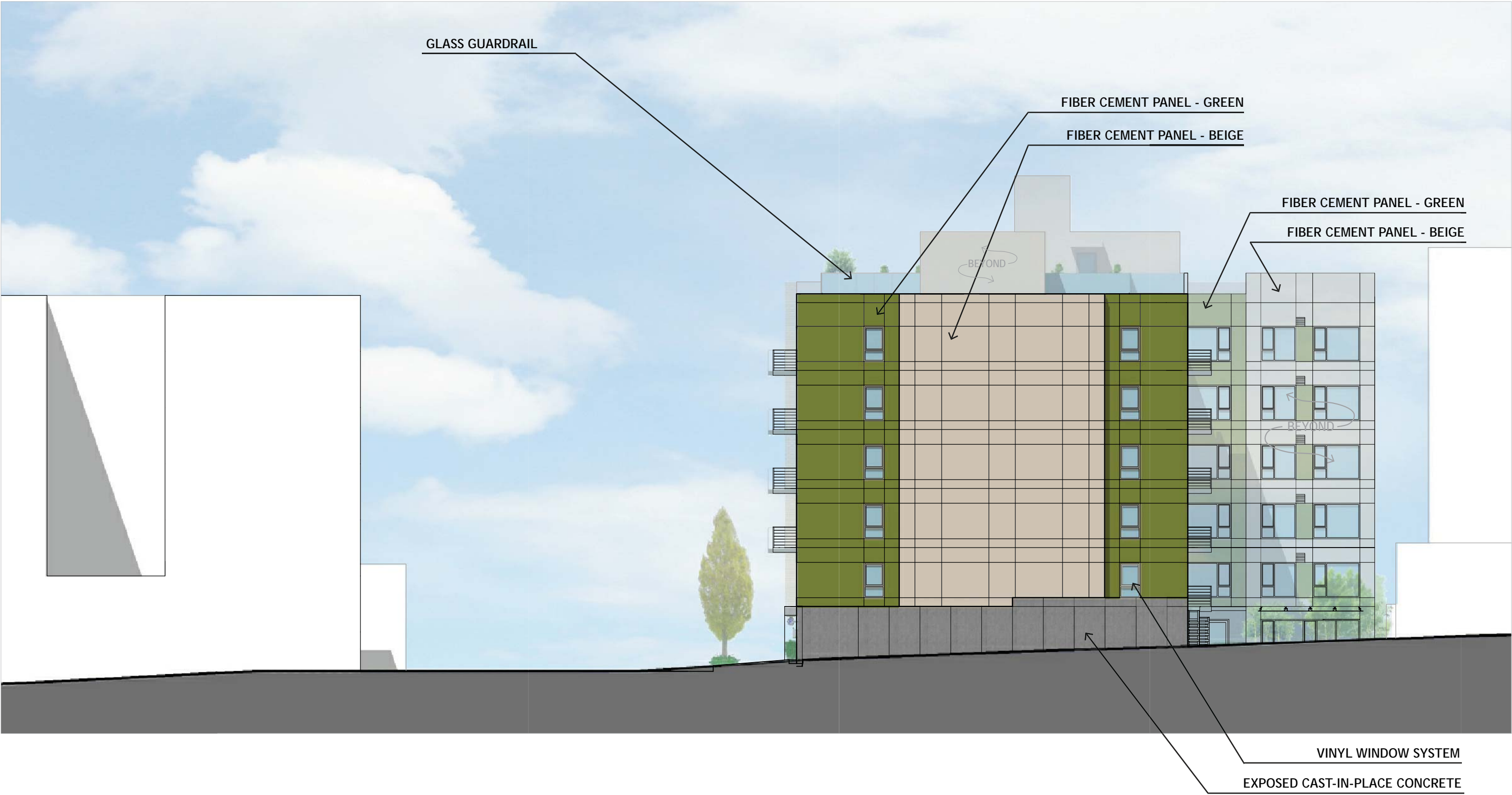


# NORTH ELEVATION





EAST ELEVATION





# EAST ELEVATION WITH ADJACENT BUILDING





SW PERSPECTIVE





## BIRD'S EYE VIEW OF ROOF DECK AND COURTYARD





# THEMES FROM EARLY DESIGN GUIDANCE

1. MASSING AND SHADOW STUDY
2. EAST FACADE TREATMENT
3. GROUND LEVEL DESIGN AND LANDSCAPING
4. GARBAGE COLLECTION / PARKING
5. MATERIAL PALETTE

## DESIGN REVIEW BOARD COMMENTS FROM EDG

GUIDELINE	DRB RECOMMENDATION
<div>A2</div> <div>STREETSCAPE COMPATIBILITY.</div>	The Board noted that the garage entrance should be designed to be minimally intrusive to the sidewalk and pedestrian circulation. The Board also pointed out more dedication to bi-cycle parking and accommodations should be included on the subject site.
<div>A4</div> <div>HUMAN ACTIVITY.</div>	<p>The Board discussed at length the viability of live/work units and how the proposed design can achieve an active and engaging street front. The Board was very supportive and encouraging of the proposal to over-frame the floor (to bring the floor up to grade) for the three units along 20th Avenue, thereby allowing flexibility of these units to be converted to commercial or retail use in the future. These three units would also take access directly from the sidewalk, in addition to the internal corridor.</p> <p>The Board recognized the challenge of designing the proposed residential spaces along 56th Street to function well for both residential and potential commercial use and have the flexibility to convert from one to another as the economy dictates.</p> <p>The Board expressed concern with these residential units and recommended that a privacy zone is needed if the units function primarily as residential use. The Board also agreed that micro-retail or commercial uses would better engage the sidewalk and could be viable at this location. As designed at this EDG phase, the Board felt that the ground level units were too detached from the street and needed to be better integrated. If the units continue to be elevated above grade, then they should have a direct connection to the sidewalk. For all of the units, the Board was very interested in units with sufficient depth to realistically accommodate work space separate from living space for future live/work commercial.</p>
<div>A5</div> <div>RESPECT FOR ADJACENT SITES.</div>	The Board noted that at the next meeting, they would like to review a solar/shadow study of the proposed building and how it affects both the neighboring buildings as well as the proposed courtyard open space. The Board would also like to better understand the relationship between the proposed building mass within the context of the surrounding buildings. The Board is especially interested in the sensitivity to the west facade of the buildings to the east.
<div>A10</div> <div>CORNER LOTS.</div>	The Board agreed that the building design and form should hold the corner as shown in the initial preferred concept design (#3) shown.
<div>B1</div> <div>HEIGHT, BULK, AND SCALE COMPATIBILITY.</div>	The Board appreciated the effort to keep the building profile narrow and less bulky. The Board requested more information regarding solar studies, landscape plans and blank wall treatment to address scale concerns.

## DEPARTURES

1. Residential Setback on NW 56th Street (SMC 23.47A.008.D): The applicant proposes a five foot setback or a reduction in the vertical distance which would vary from between 1 foot, eight inches (at the SE corner) to four feet (at the SW corner). The board indicated that more information is needed in terms of how these ground level units are designed and integrated with the streetscape along 56th street. The design of the building base, the landscaping and connection to the pedestrian level will be critical considerations in reviewing this departure at the next meeting.
2. Non-Residential Use at Street Level (SMC 23.47A.005.D): The applicant proposes an additional ±43% of residential uses along 20th Avenue NW. The Board indicated a favorable inclination towards such a departure request provided that the taller floor to ceiling height is provided by over-framing the floor and offering greater flexibility for future commercial use conversion along 20th Avenue.
3. Residential Setback on 20th Ave NW (SMC 23.47A.008.D): The applicant proposes no setback along 20th Avenue and a reduction in the vertical distance which would vary from between 1 foot (at the NW corner) and two feet, seven inches (at the SW corner). The Board indicated a favorable inclination towards such a departure request provided that the taller floor to ceiling height is provided by over-framing the floor and offering greater flexibility for future commercial use conversion along 20th Avenue.

GUIDELINE	DRB RECOMMENDATION
<div>C2</div> <div>ARCHITECTURAL CONCEPT AND CONSISTENCY.</div>	The Board appreciated the early design concept for clear and simple building forms and shapes using high quality materials and looks forward to further development of this concept. The Board encouraged a residential expression for the building that is well integrated with the residential/commercial expression of the ground floor. The Board warned against a monolithic expression along 56th Street and recommended setting the building back at the first or first and second floors.
<div>C4</div> <div>EXTERIOR FINISH MATERIALS.</div>	The Board looks forward to reviewing the details of the color and material palette at the Recommendation meeting.
<div>D2</div> <div>BLANK WALLS.</div>	The Board noted that the design and treatment of the east elevation is important and they would like to review details at the next meeting. The facade will be located at the east property line and will not have openings, so the material, texture, color and patterning of this facade should be addressed.
<div>D6</div> <div>SCREENING OF DUMPSTERS, UTILITIES, AND SERVICE AREAS.</div>	The Board discussed the access location and would like to better understand how the trash and recycling will be handled both in terms of storage, but also collection. This is particularly of concern with the residential units on either side of the garage entrance (one in the proposed building and one in the next door building). Clear sight lines and lighting should be included for safety measures. The Board also discouraged the transformer from being located at ground level along the sidewalk.
<div>D11</div> <div>COMMERCIAL TRANSPARENCY.</div>	The Board supported hybrid commercial and residential expression at the ground level.
<div>E2</div> <div>LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE.</div>	<p>The Board was concerned that the proposed courtyard area to the north of the building would be in shadow and therefore may lack usability by tenants. A strong landscape design (shadow garden) that activates this space and is well programmed will be critical elements to explore and detail at the next meeting. The Board also suggested that some of this amenity open space could be shifted to the street front in order to provide more relief for the ground level live/work units.</p> <p>The area between the property line and the building face at the ground level are also critical and should be addressed with vegetation and grade changes to create a buffer between the sidewalk and the units.</p>



# DESIGN GUIDANCE THEME 1: Massing and Shadow Study

## RELEVANT DESIGN GUIDELINES

- A5 Respect for Adjacent Sites
- A10 Corner Lots
- B1 Height, Bulk, and Scale Compatibility
- C2 Architectural Concept and Consistency

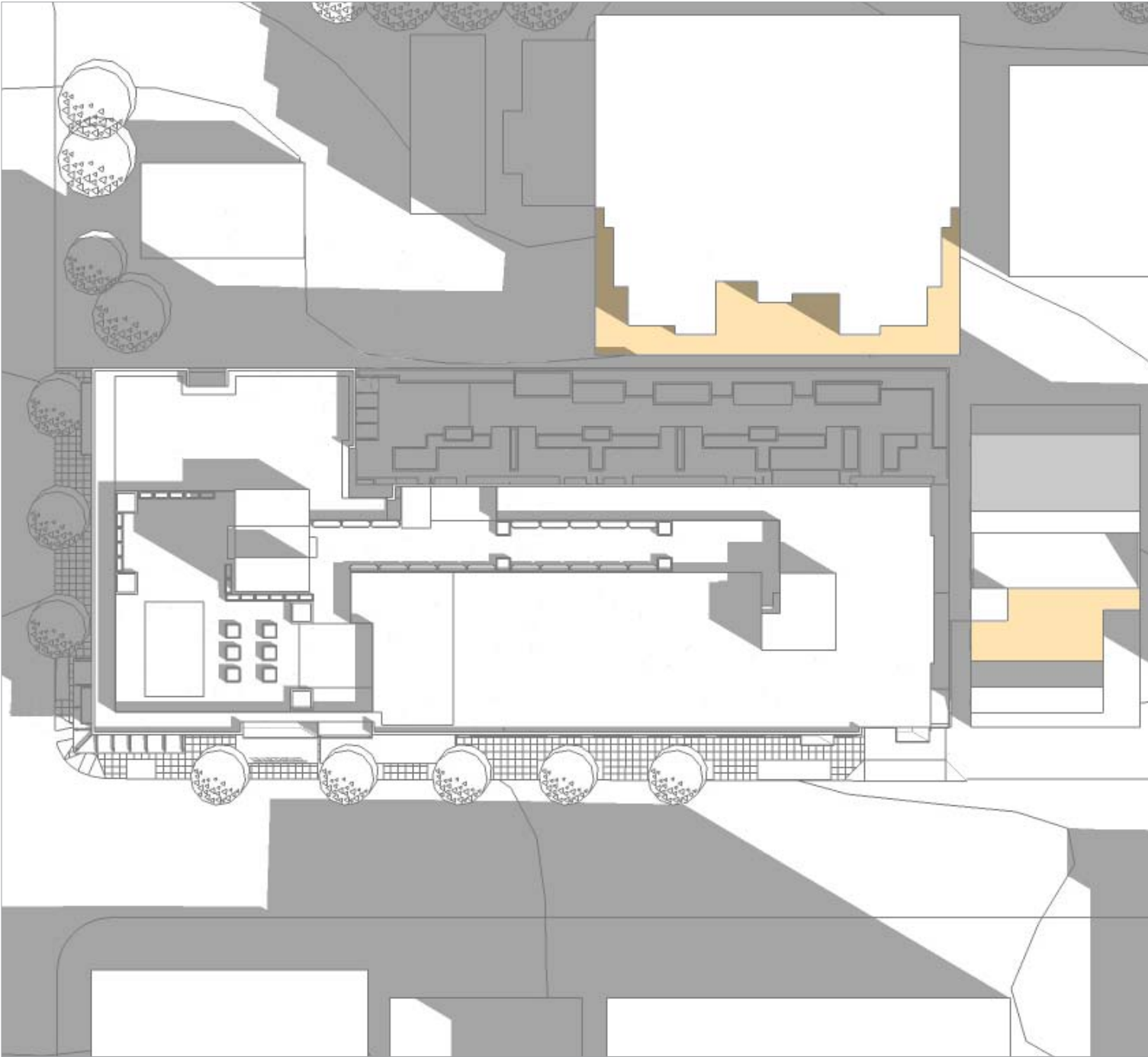
## DESIGN REVIEW BOARD RECOMMENDATIONS

- " . . a solar/shadow study of the proposed building and how it affects both the neighboring buildings as well as the proposed courtyard open space."*
- " . . the relationship between the proposed building mass within the context of the surrounding building."*
- " . . warned against a monolithic expression along 56th street . ."*

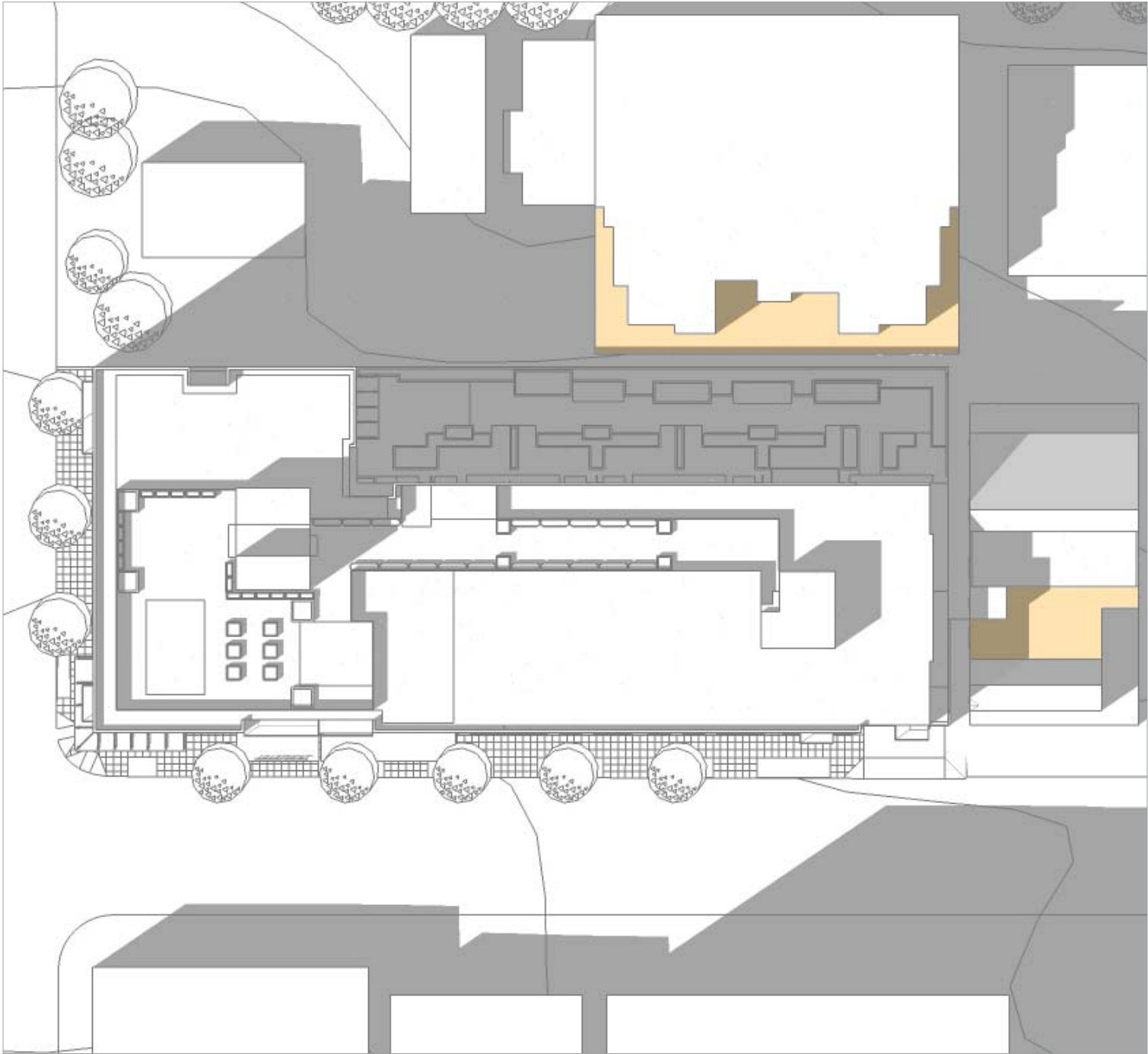


SOLAR STUDY: SPRING/FALL

NEIGHBORING DECKS



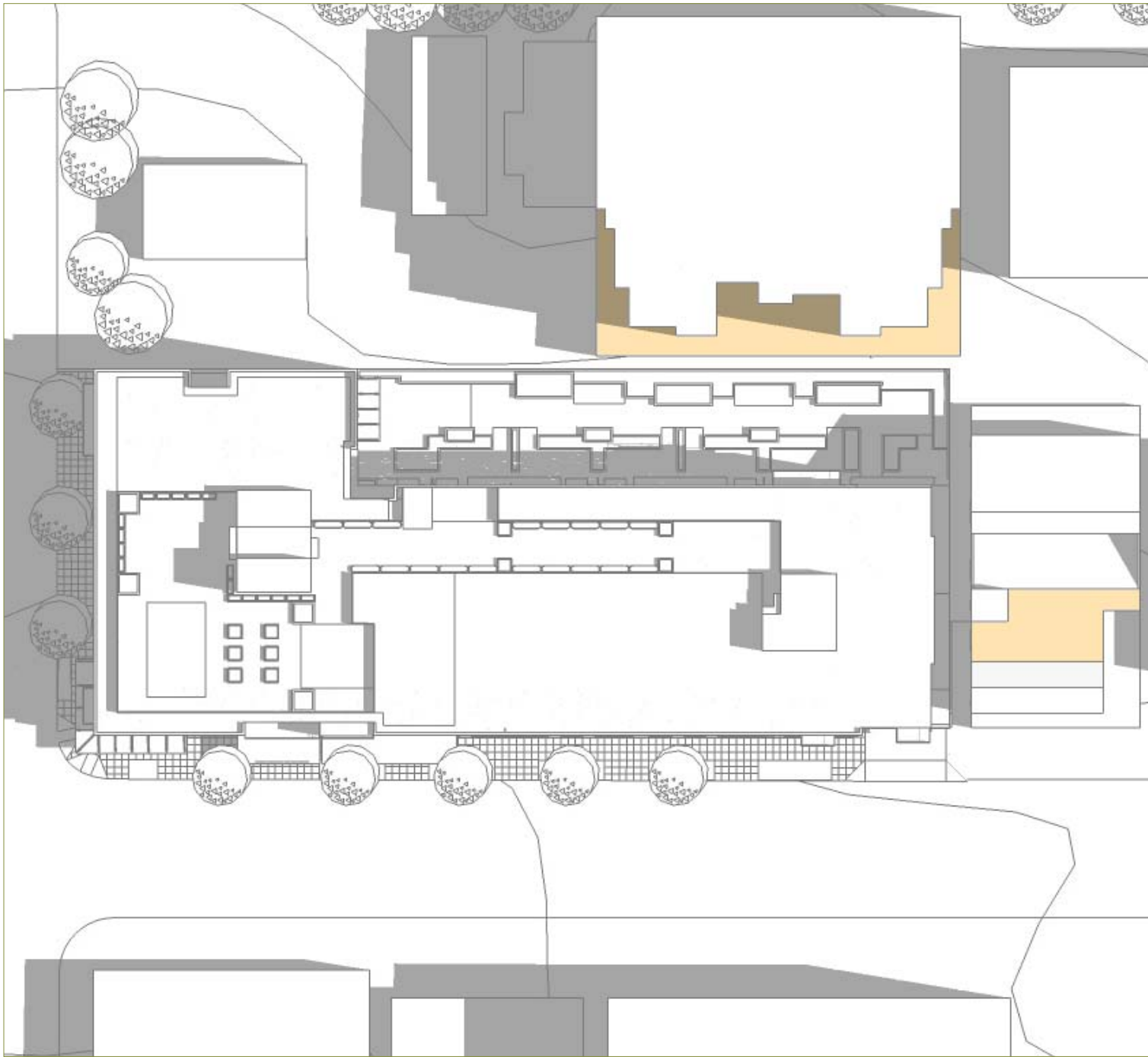
SPRING/FALL 9:00 AM



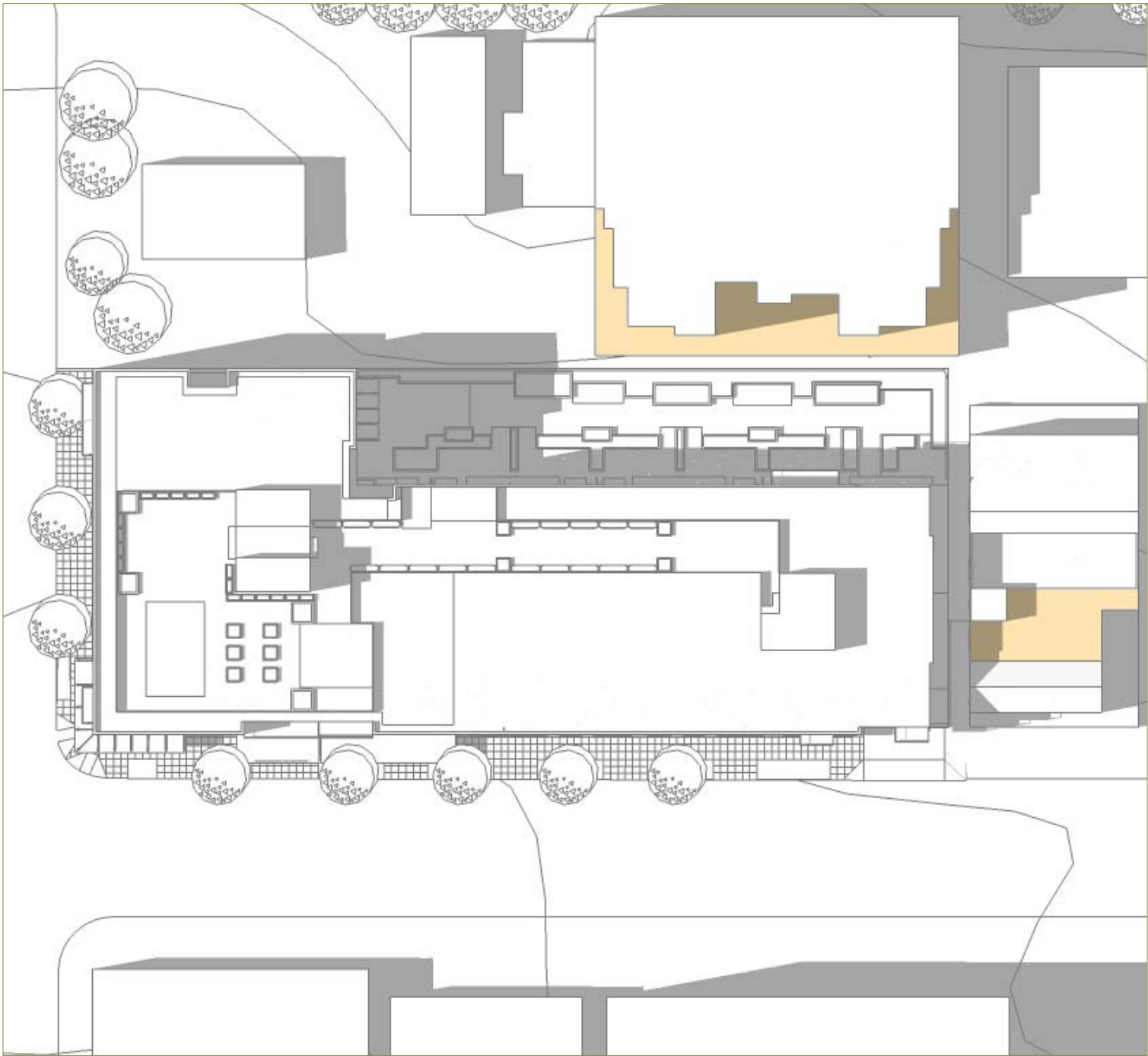
SPRING/FALL 3:00 PM



NEIGHBORING DECKS



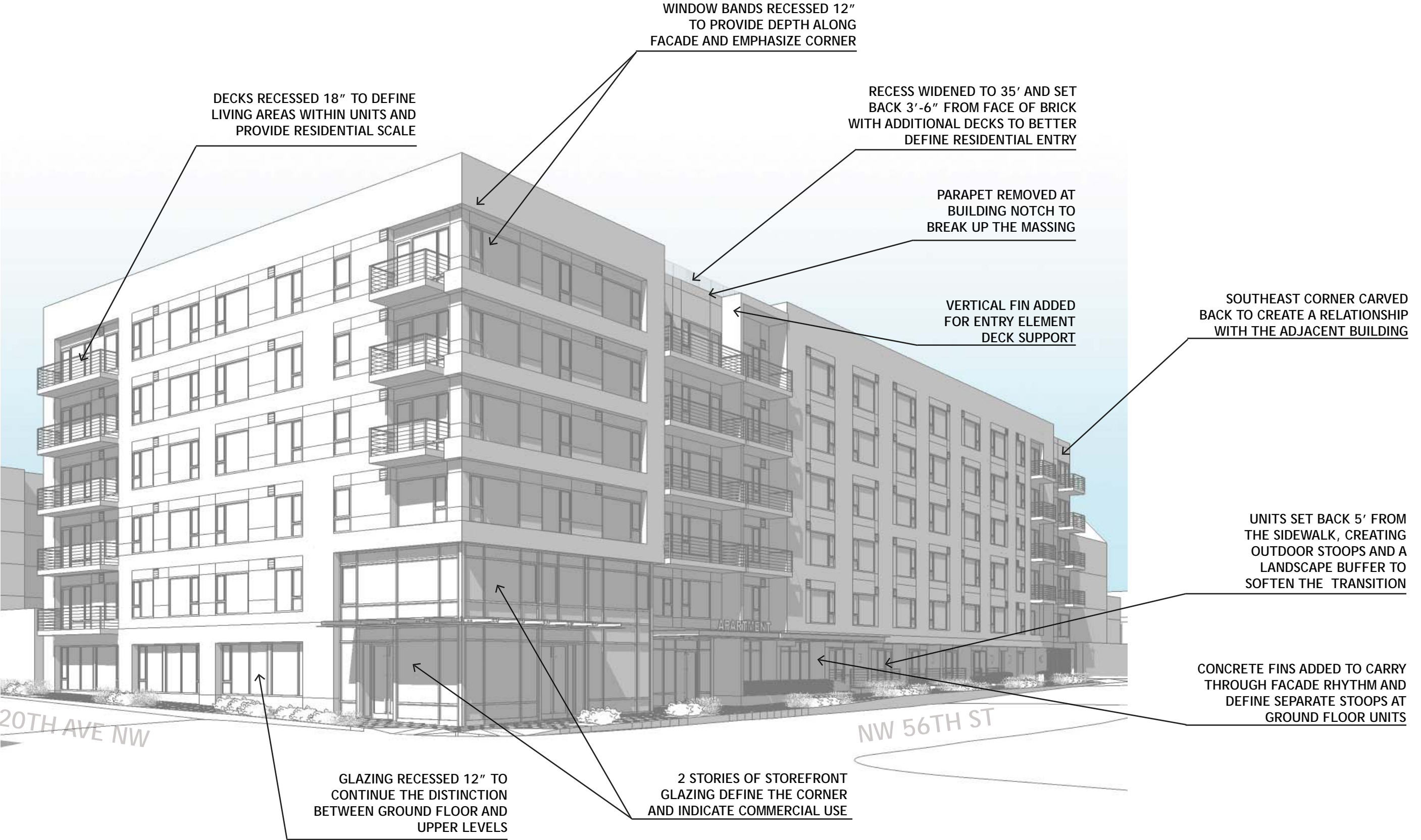
SUMMER 9:00 AM



SUMMER 3:00 PM



# RESIDENTIAL EXPRESSION - EDG MASSING + PROGRESSION







DESIGN GUIDANCE THEME 2: East Facade Treatment

RELEVANT DESIGN GUIDELINES

- B1 Height, Bulk, and Scale Compatibility
- D2 Blank Walls

DESIGN REVIEW BOARD RECOMMENDATIONS

*" The board appreciated the effort to keep the building profile narrow and less bulky."*

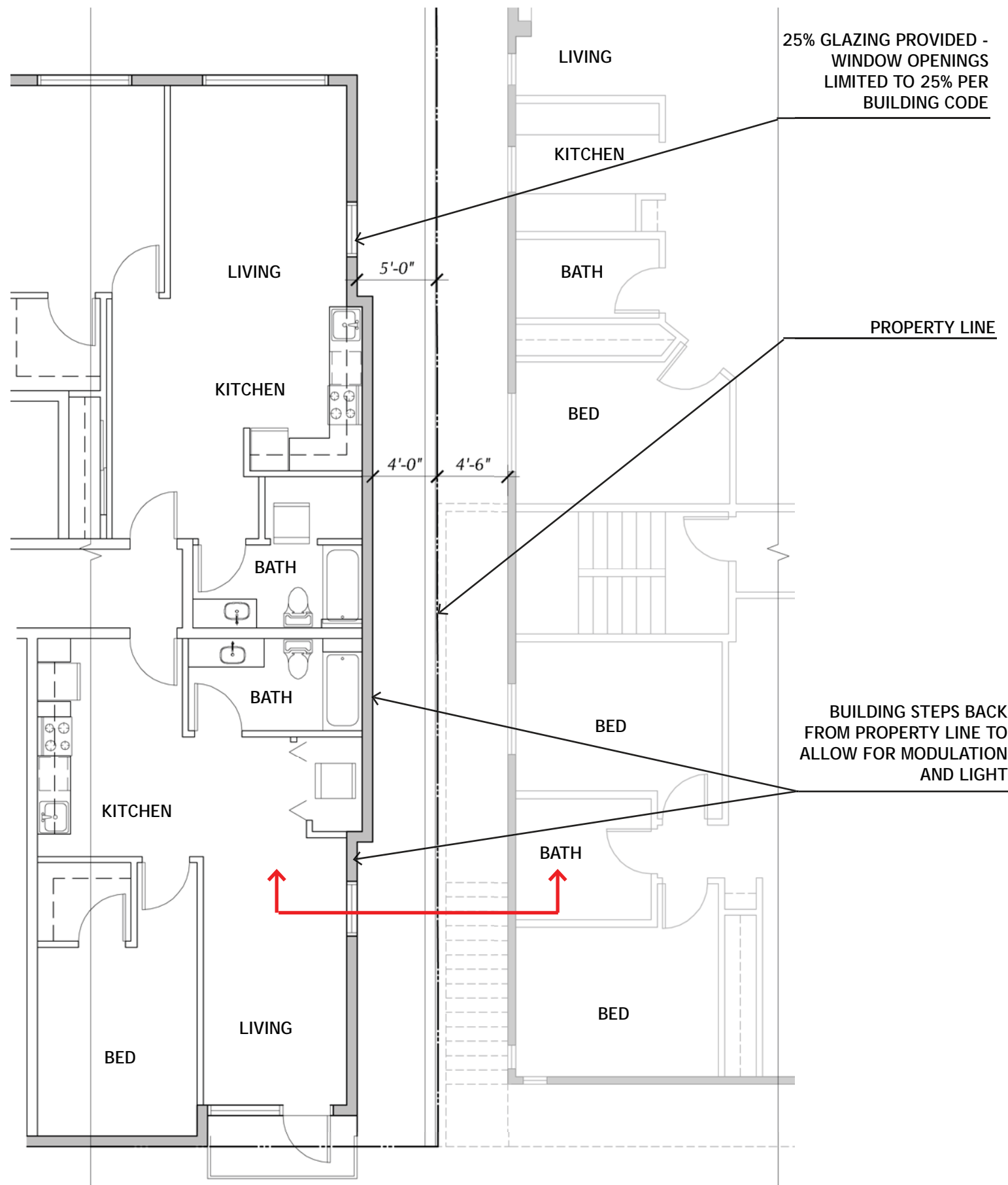
*" . . blank wall treatment to address scale concerns."*

*" . . material, texture, color and patterning of this facade . ."*

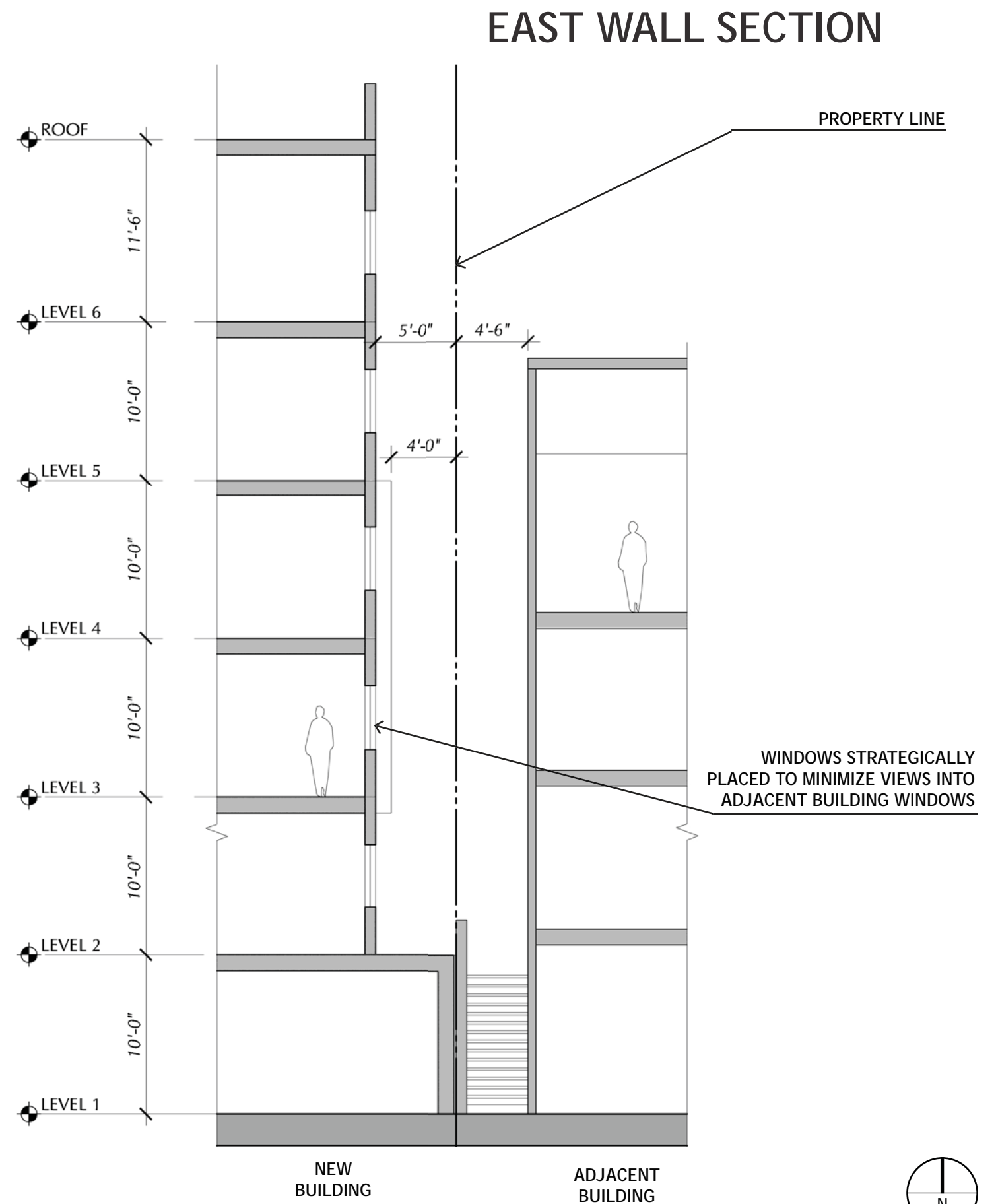


EAST FACADE - VIEW FROM STREET LEVEL



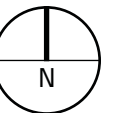


TYPICAL RESIDENTIAL LEVEL



SECTION THRU EAST WALL

Not To Scale





## DESIGN GUIDANCE THEME 3: Ground Level Design and Landscaping

### RELEVANT DESIGN GUIDELINES

- A4 Human Activity
- B1 Height, Bulk, and Scale Compatibility
- D11 Commercial Transparency
- E2 Landscaping to Enhance the Building and/or Site

### DESIGN REVIEW BOARD RECOMMENDATIONS

*" . . the Board supported hybrid commercial and residential expression at the ground level."*

*" If the units continue to be elevated above grade . . direct connection to sidewalk."*

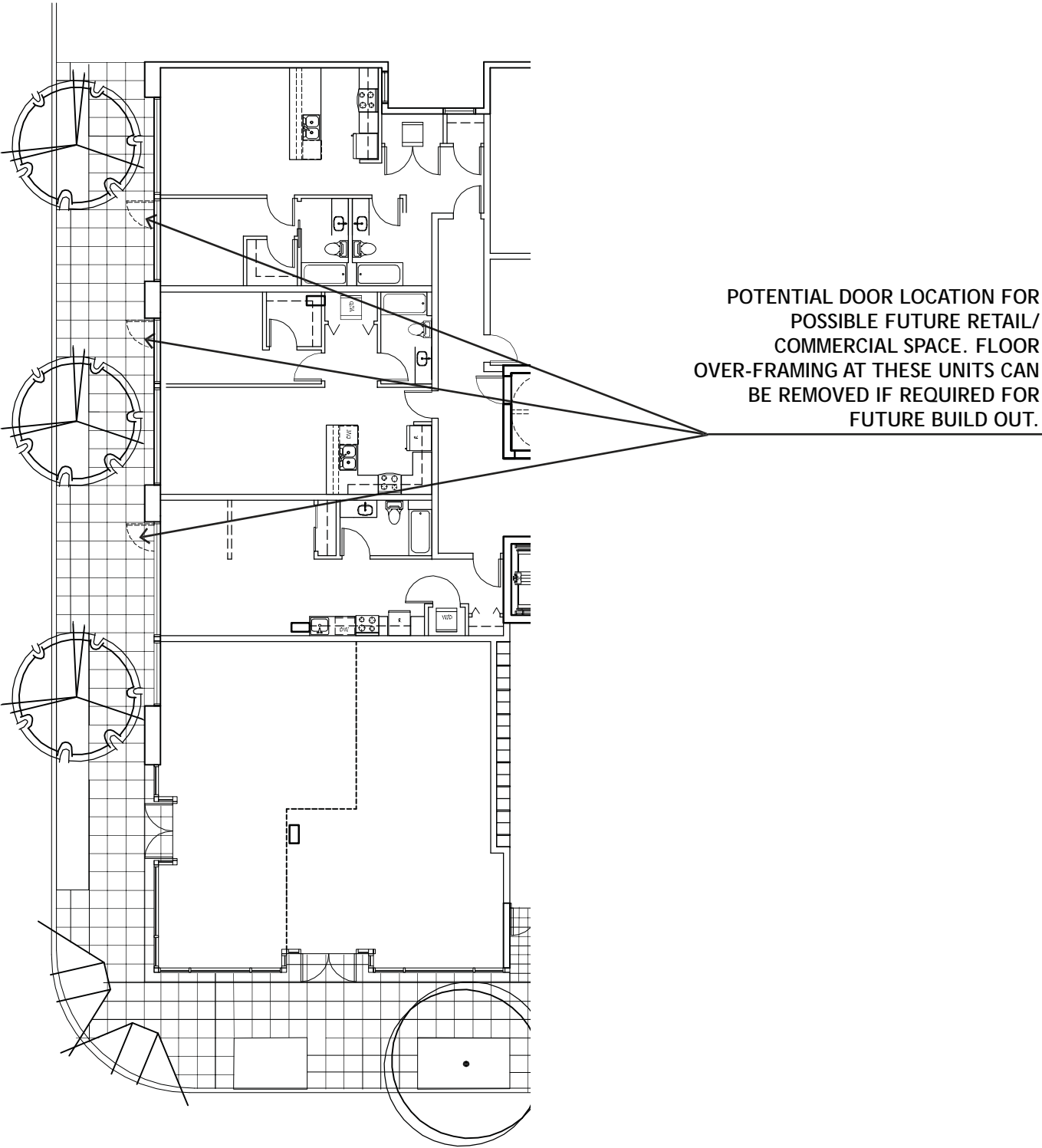
*" A strong landscape design (shadow garden) that activates this space and is well programmed will be critical elements . ."*



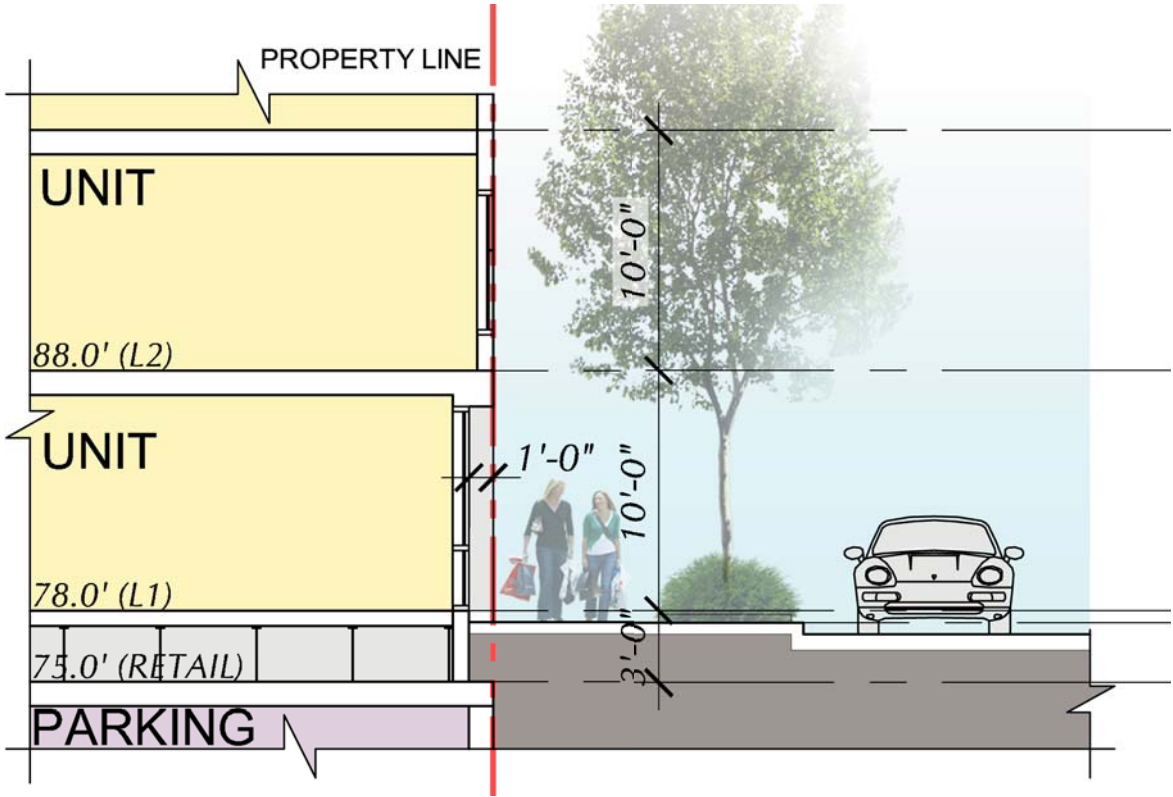
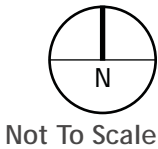




# FUTURE RETAIL ALONG 20TH



PARTIAL PLAN ALONG 20TH AVE NW

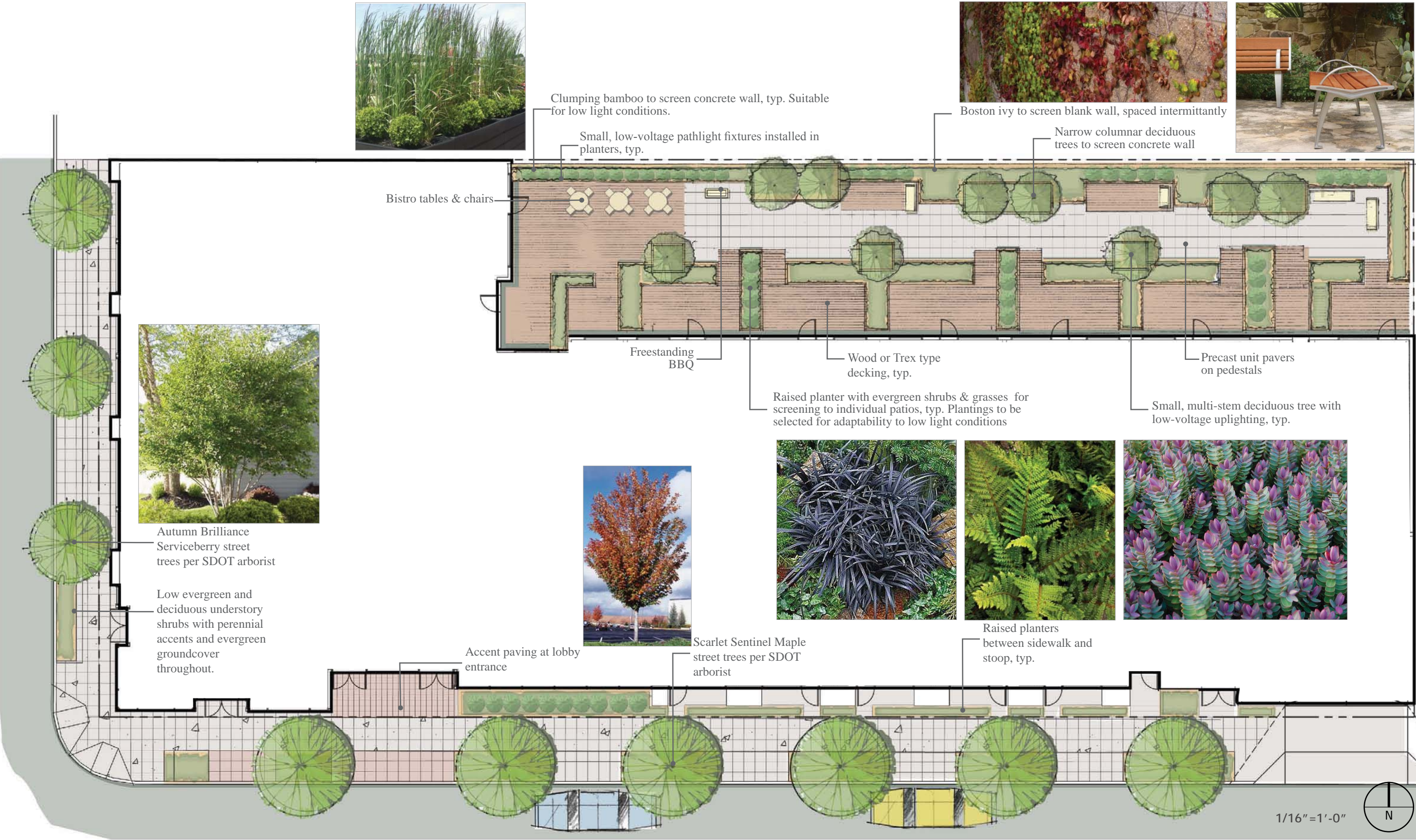


STREET SECTION THRU 20TH AVE NW

1/8"=1'-0"



GROUND LEVEL LANDSCAPE PLAN







## DESIGN GUIDANCE THEME 4: Garbage Collection / Parking

### RELEVANT DESIGN GUIDELINES

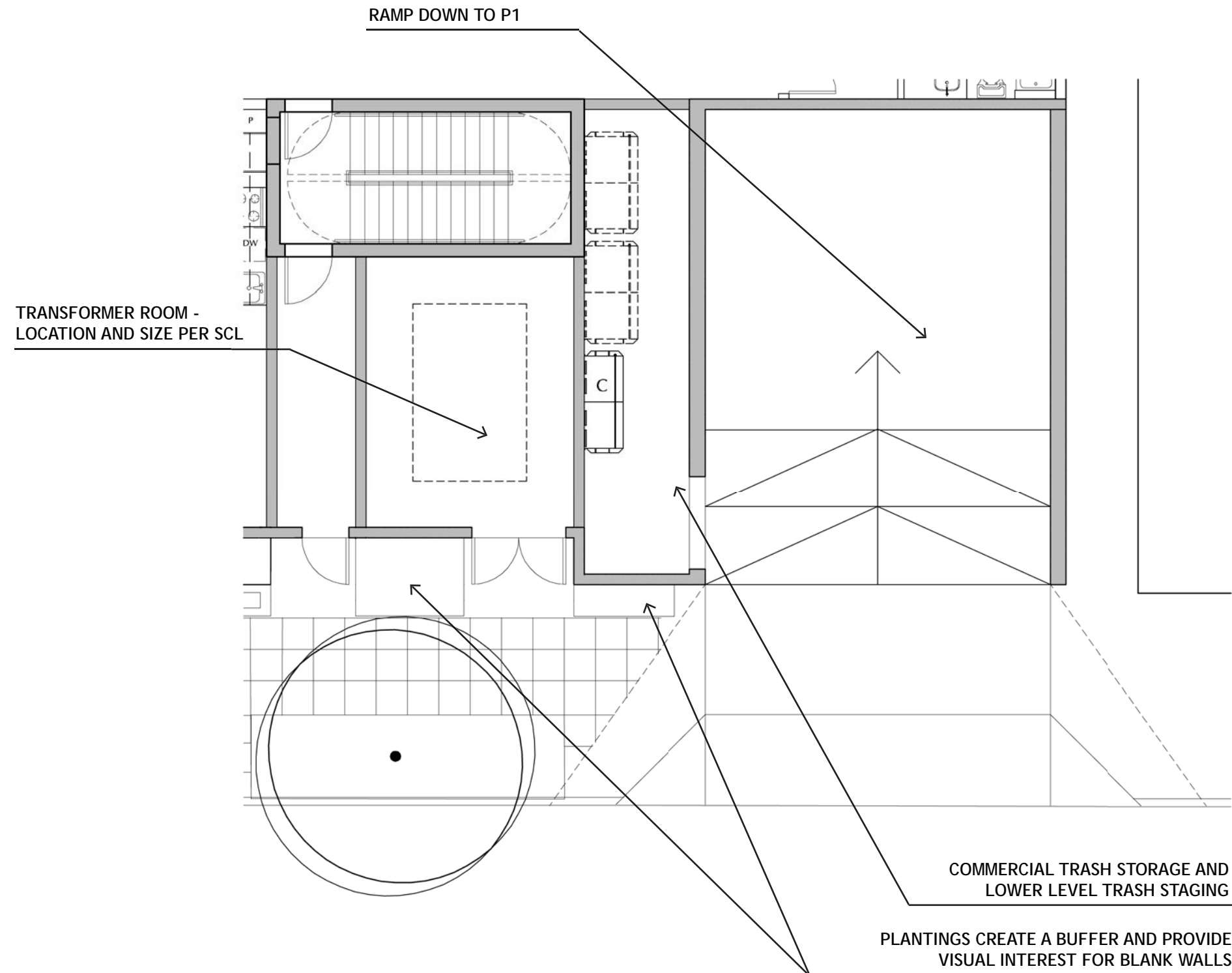
- A2 Streetscape Compatibility
- D6 Screening of Dumpsters, Utilities, and Service Areas

### DESIGN REVIEW BOARD RECOMMENDATIONS

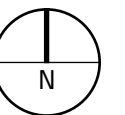
*" . . the garage entrance should be designed to be minimally intrusive to the sidewalk and pedestrian circulation."*

*" Clear sight lines and lighting should be included . ."*

# TRASH ROOM PLAN AT STREET LEVEL



LEVEL L1 - TRANSFORMER / TRASH ROOM LAYOUT





## VIEW OF GARAGE ENTRY







RELEVANT DESIGN GUIDELINES

C4 Exterior Finish Materials

DESIGN GUIDANCE THEME 5: Material Palette

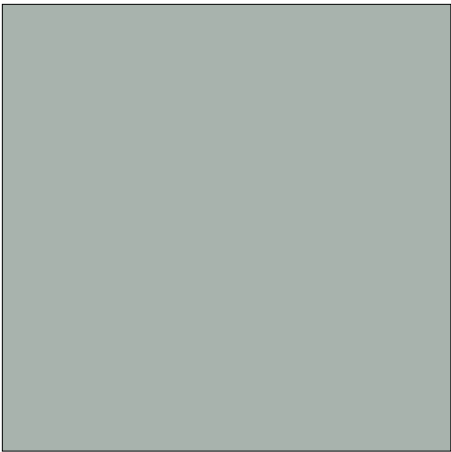
DESIGN REVIEW BOARD RECOMMENDATIONS

*" The Board looks forward to reviewing the details of the color and material palette . . "*



# PROPOSED MATERIALS

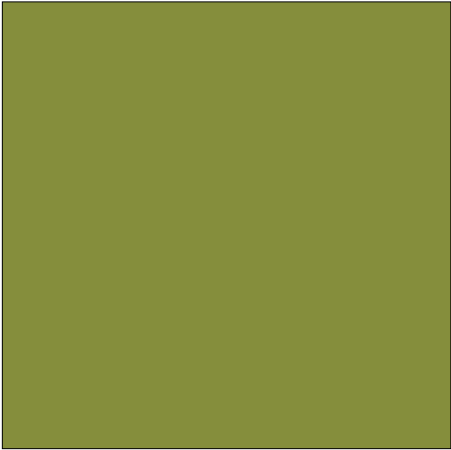
\* REFER TO MATERIALS BOARD FOR PRODUCT/COLOR SAMPLES



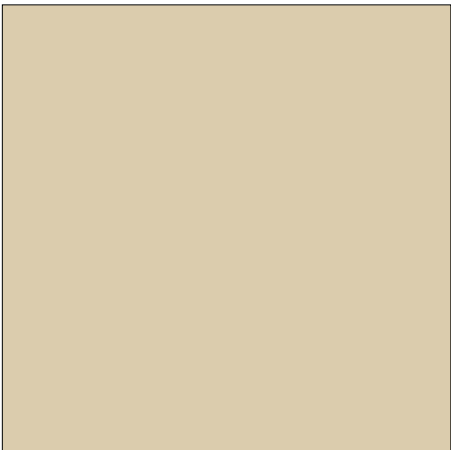
FIBER CEMENT PANEL  
*intellectual gray*



VINYL WINDOW  
*adobe*



FIBER CEMENT PANEL  
*luau green*



FIBER CEMENT PANEL  
*kilim beige*



ALUMINUM  
STOREFRONT  
*dark bronze*



BRICK  
*glacier, mission style*



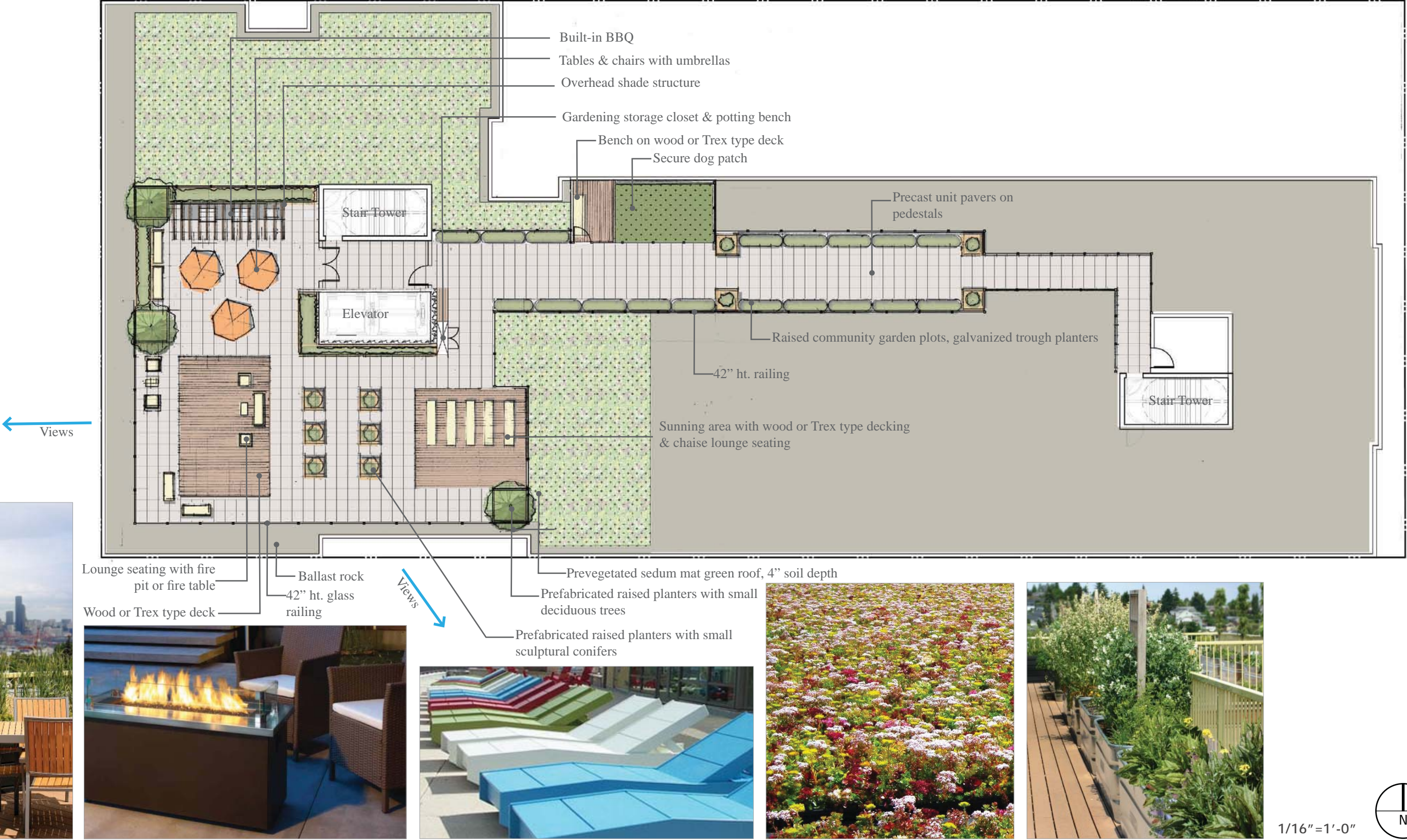
WOOD VENEER PANEL  
*copper*



CAST IN PLACE CONCRETE

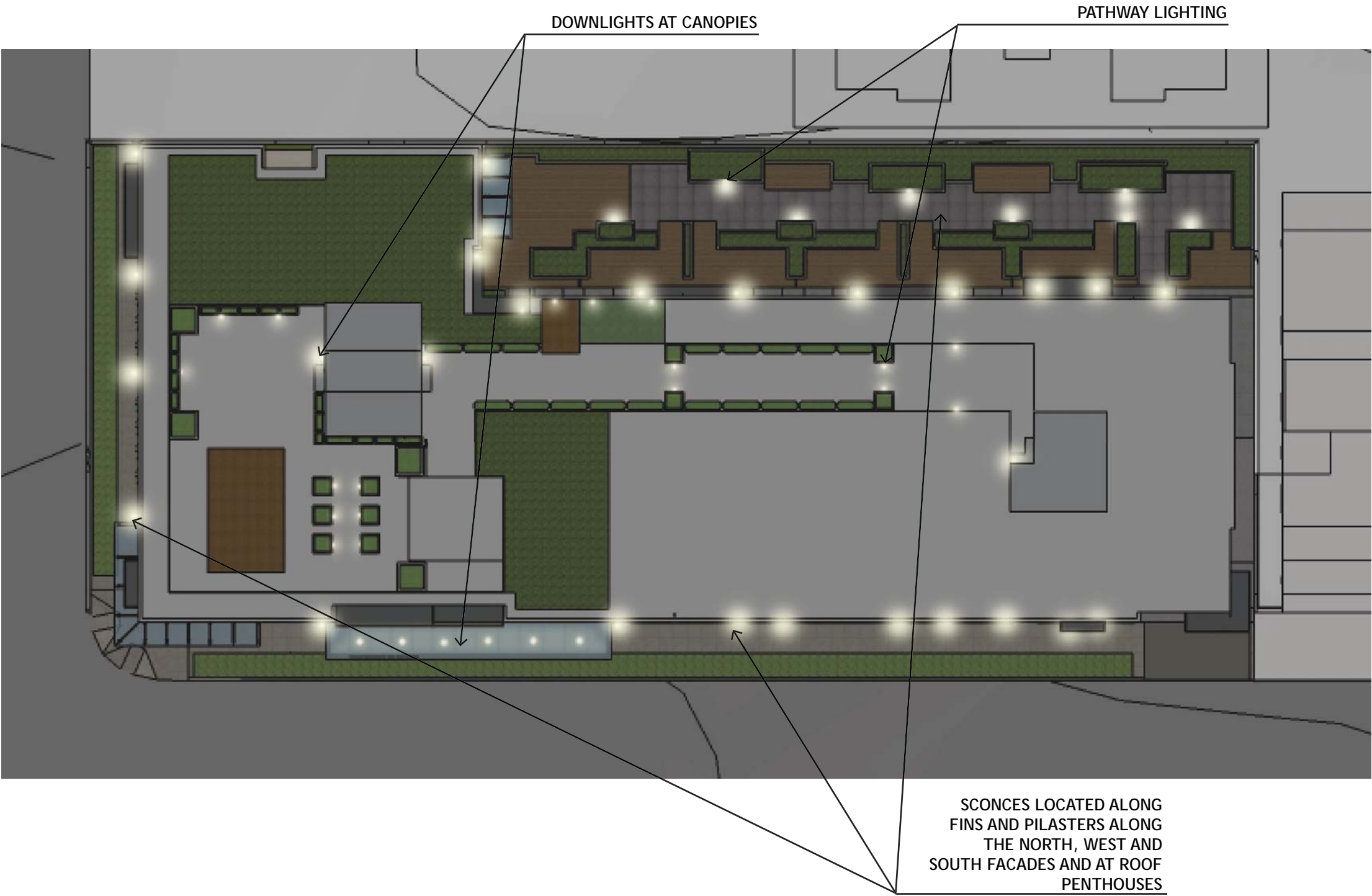


ROOF DECK LANDSCAPE PLAN

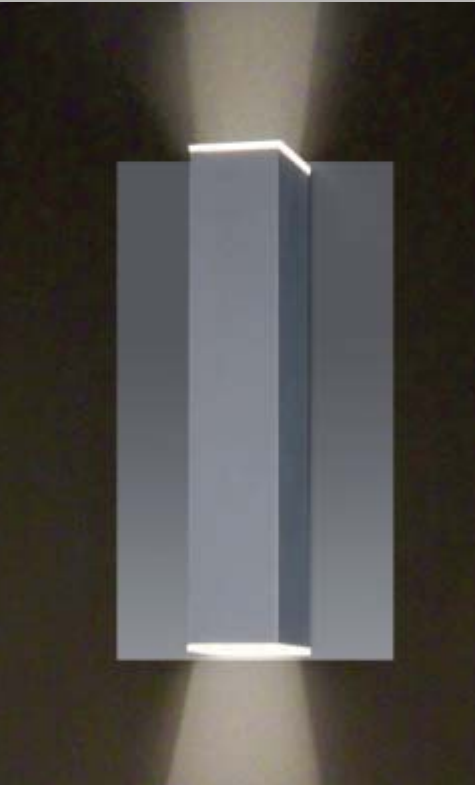




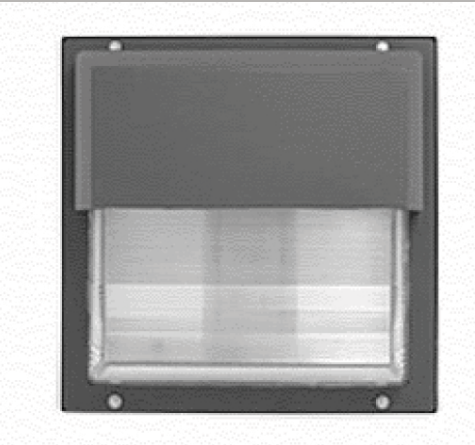
CONCEPTUAL LIGHTING PLAN



DOWNLIGHT



SCONCE



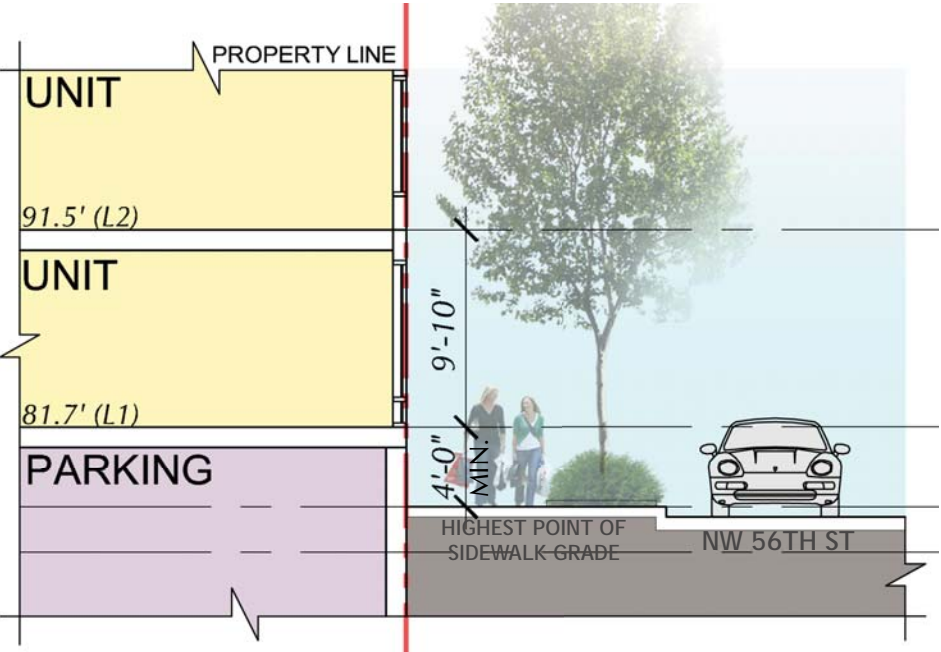
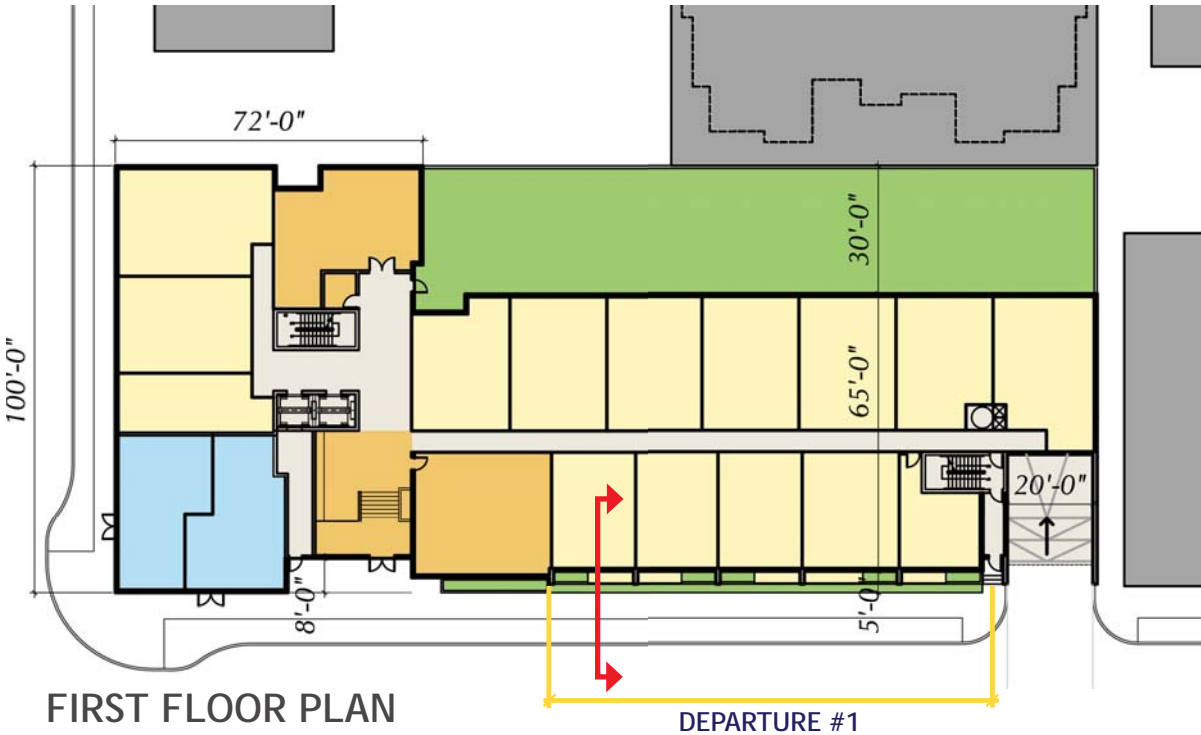
PATHWAY/PLANTER LIGHTING

# DEPARTURE #1

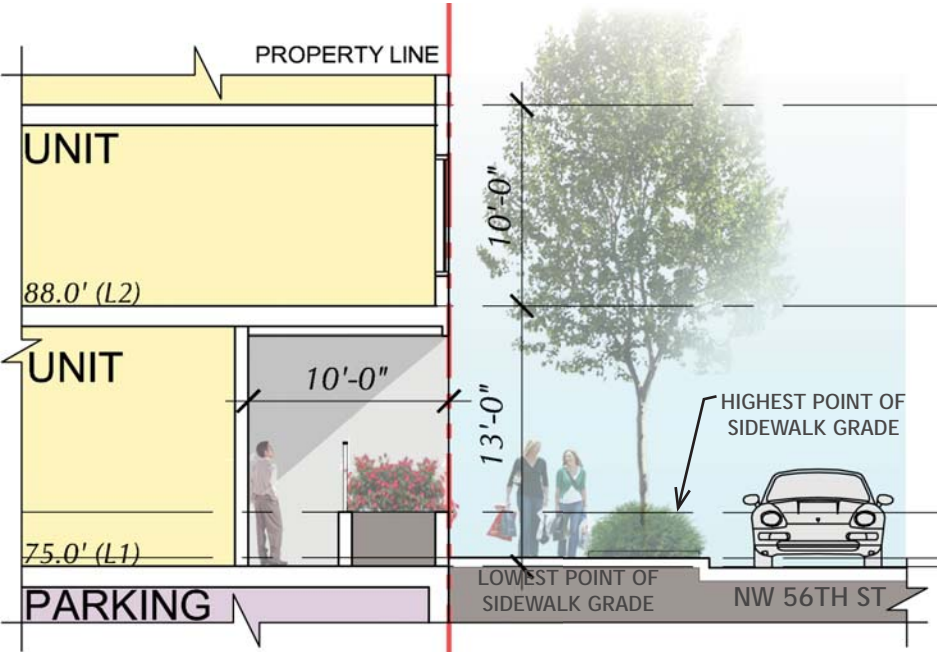
## Residential Street Level Requirements - NW 56th St (SMC23.47A.008.D.3)

Either the first floor of the structure at or above grade shall be at least 4 ft above or 4 ft below sidewalk grade or be set back at least 10 ft from the sidewalk.

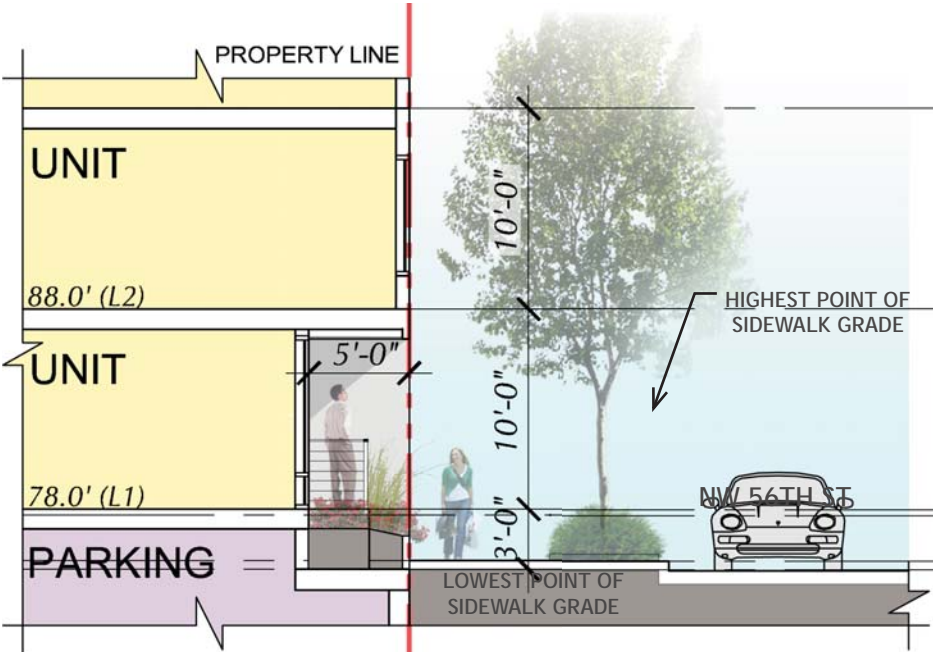
REQUEST	JUSTIFICATION
Requesting a reduction in the horizontal setback for residential use from 10 ft to 5 ft and a reduction in the vertical distance which would vary from 1'-8" (at southeast corner) to 4'-0" (at southwest corner).	Residential use on the ground floor is allowed by code. The proposed 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.



CODE COMPLIANT: 4' ABOVE SIDEWALK GRADE



CODE COMPLIANT: 10' SETBACK



PREFERRED SCHEME

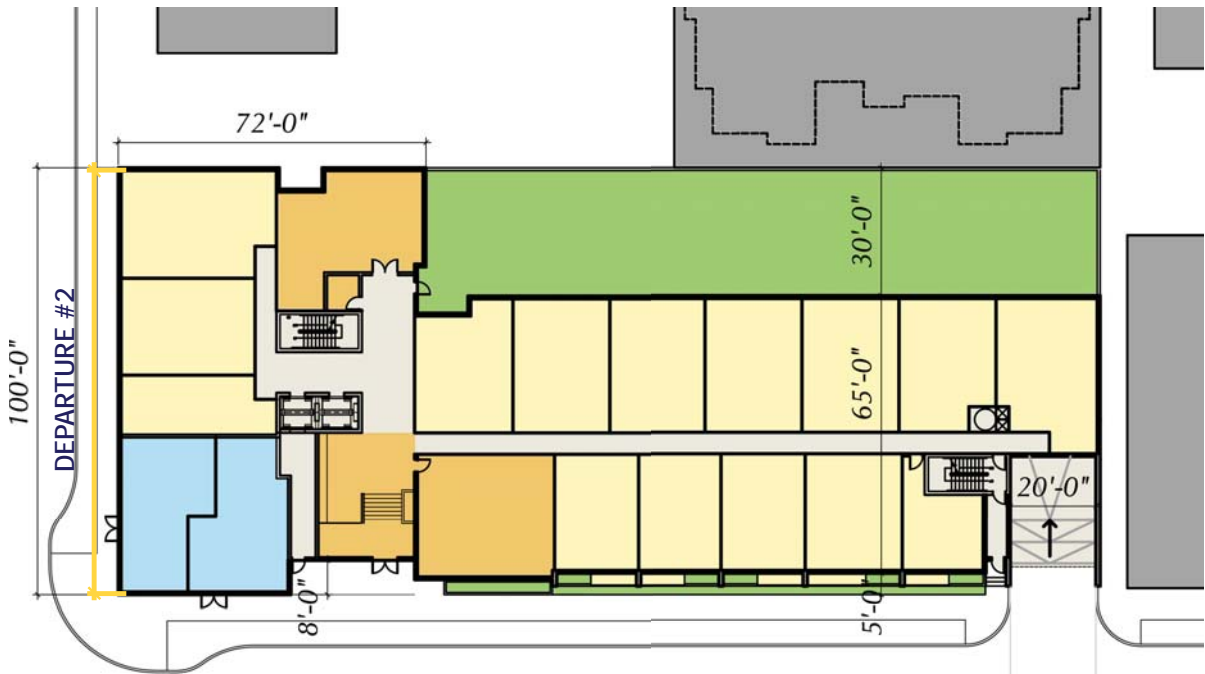


# DEPARTURE #2

Street Level Uses - 20th Ave NW  
(SMC23.47A.005.C.3)

Residential uses may not occupy more than 20% of a street level facing facade on an arterial.

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 and current vacancy in this submarket is 23.9%.



FIRST FLOOR PLAN



RESIDENTIAL CHARACTER NORTH OF SITE



RETAIL NOT ECONOMICALLY VIABLE



CURTAINED COMMERCIAL



# DEPARTURE #3

## Residential Street Level Requirements - 20th Ave NW (SMC23.47A.008.D.3)

Either the first floor of the structure at or above grade shall be at least 4 ft above or 4 ft below sidewalk grade or be set back at least 10 ft from the sidewalk.

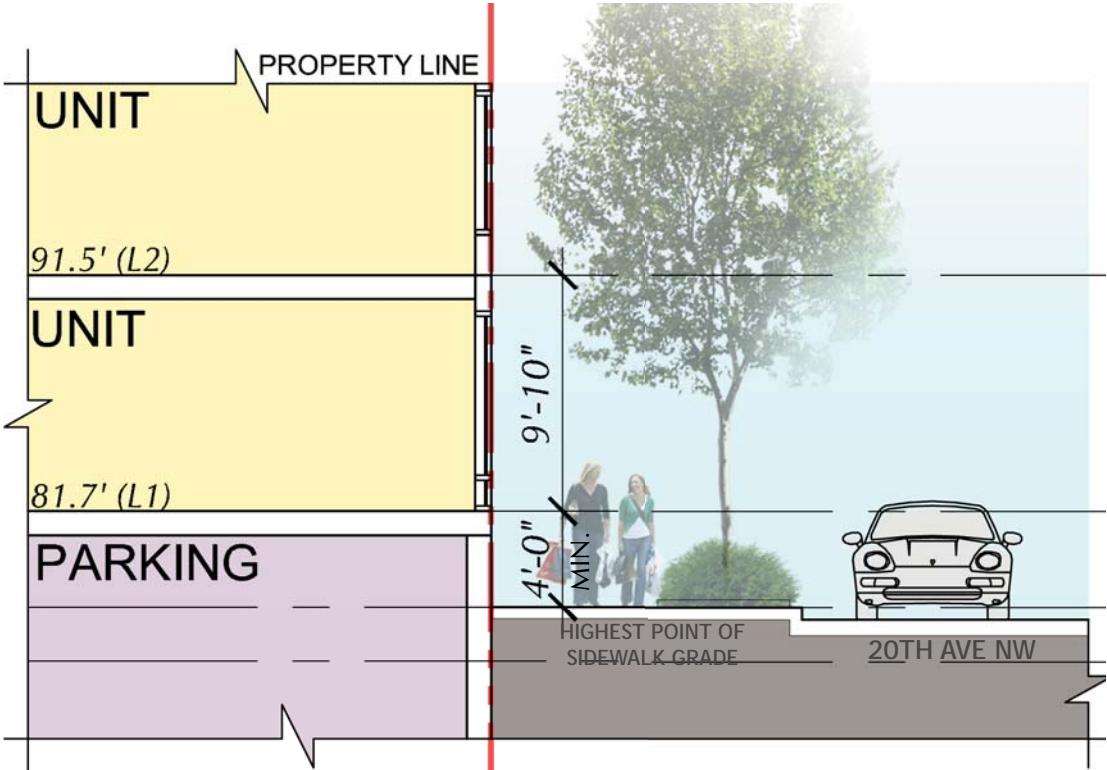
REQUEST	JUSTIFICATION
Requesting a reduction in the horizontal set back for residential use from 10 ft to 1 ft and a reduction in the vertical distance which would vary from 1'-0" (at northwest corner) to 2'-7" (at southwest corner).	The proposed solution provides both a horizontal and vertical separation. 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. This proposal allows flexibility for future conversion to commercial uses along 20th Ave. NW.



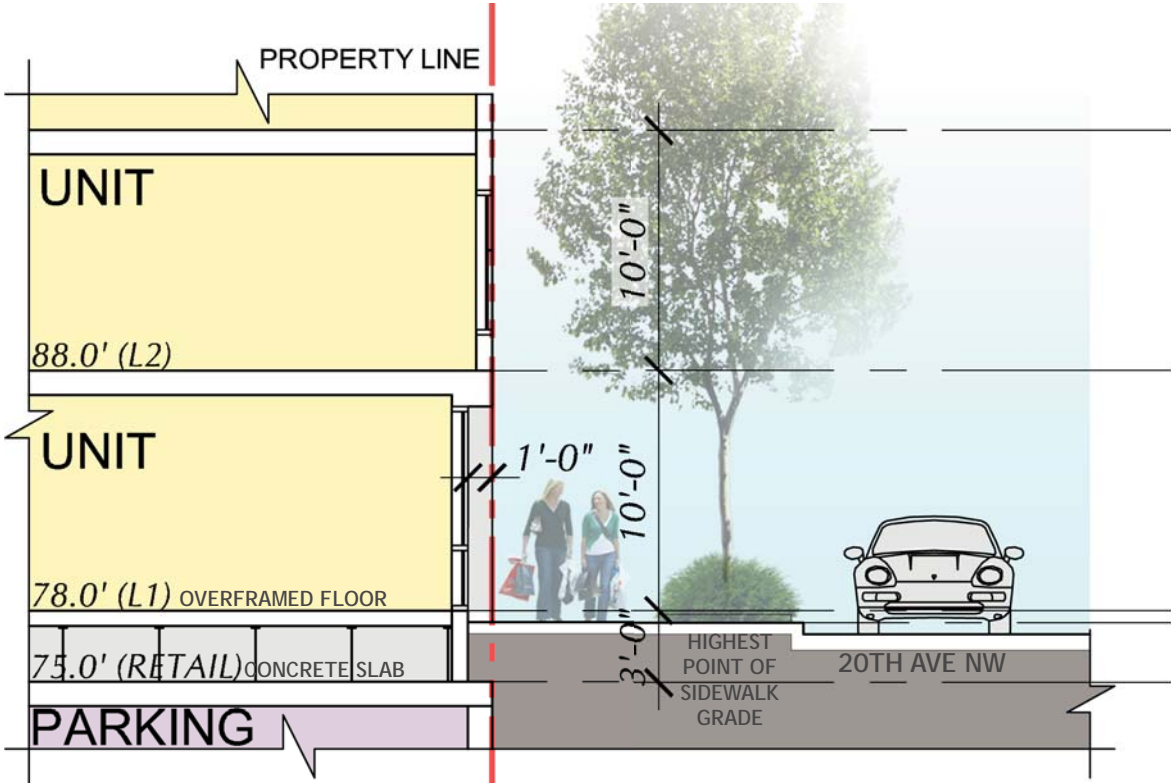
FIRST FLOOR PLAN



CURTAINED COMMERCIAL



CODE COMPLIANT: 4' ABOVE SIDEWALK GRADE



PREFERRED SCHEME



STREET LEVEL VIEW OF RETAIL AT SW CORNER





## STREET LEVEL VIEW LOOKING EAST ALONG 56TH





STREET LEVEL VIEW LOOKING NORTH ALONG 20TH





