

2014 NW 57TH STREET
Early Design Guidance Analytic Design
Proposal Packet

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GGLO

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2014 NW 57th Street

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2 Development Objectives

Construction Type: (5 Stories) Type VA wood frame over Type I concrete construction at-grade.

Residential Uses: Approximately 51 residential low income senior housing apartments, including studios and 1 bedroom type units.

Non-Residential Uses: Approx. 2,000 sf of multipurpose space and 1,500 sf retail/URS space.

Accessory Parking: No Parking Required

Use Distribution by Floor (Preferred "Concept C"):

Level 1 (Street Level): Accessory Spaces / (1) One Bedroom Unit

Level 2: 10 Apartments

Level 3: 10 Apartments

Level 4: 10 Apartments

Level 5: 10 Apartments

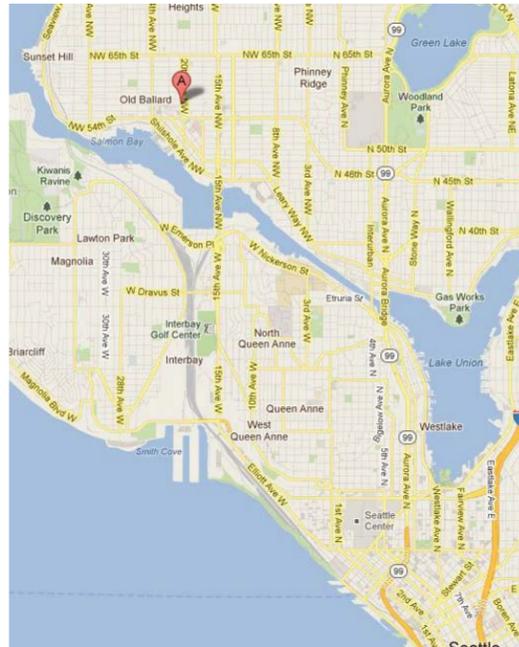
Level 6: 10 Apartments

Roof: Elevator/Stair Penthouse

Sustainability Goal: Evergreen Sustainable Development Standards

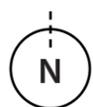
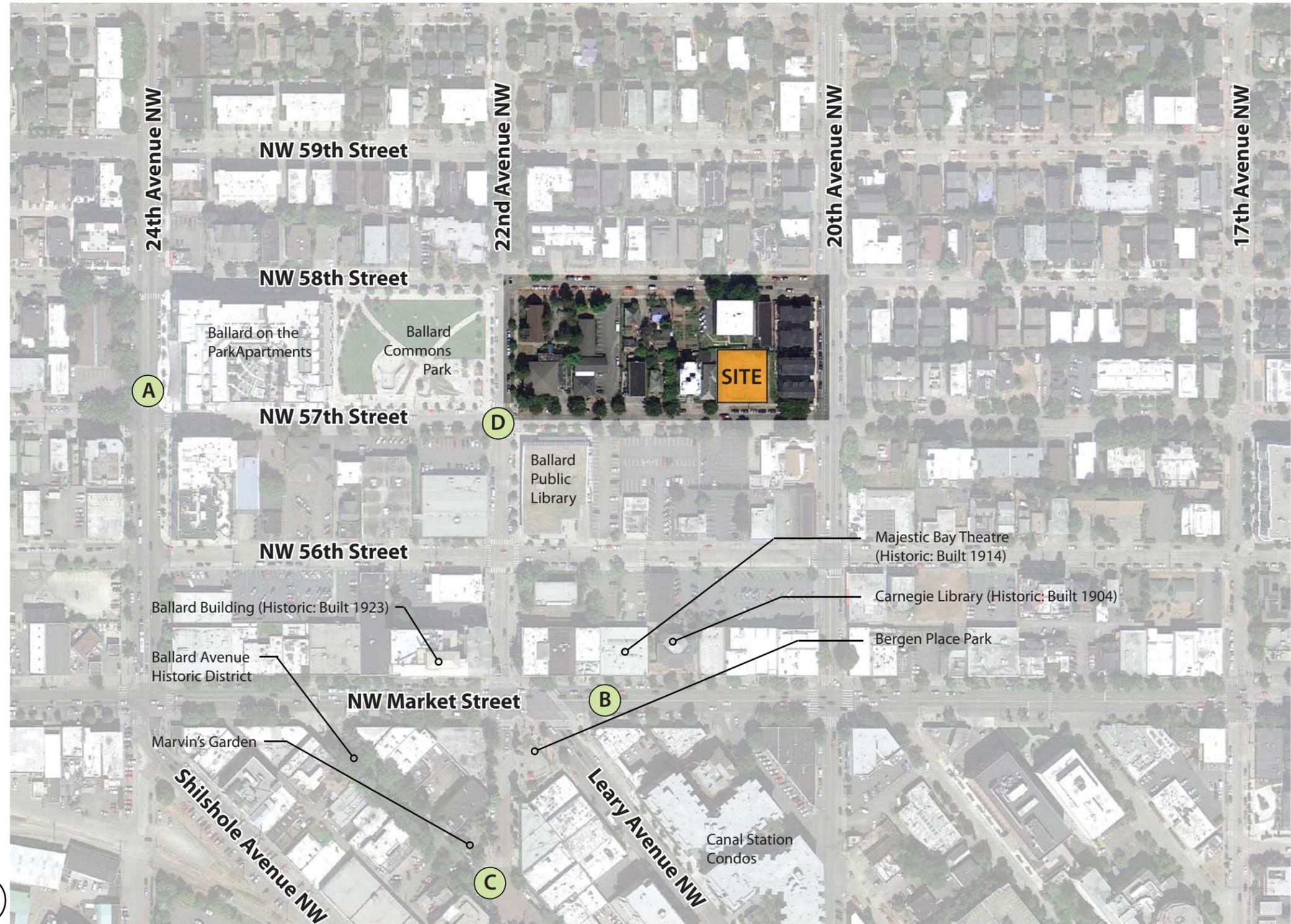
Residential SF: Approx. 30,000 sf
Site Area: 10,000 sf

3 Urban Design Analysis Map



Vicinity Map

The site is located in the southwestern area of the Ballard Hub Urban Village. The site is located on NW 57th Street between 20th and 22nd Ave NW, on the north side of the street.



Aerial Photograph



Grocery Stores and Coffee Shops

The site is located within walking distance from many amenities, like a full size grocery store, many coffee shops and restaurants, a drug store and other shops that the residents of the building can take advantage of everyday.



NW Market Street

NW Market Street is filled with many different types of businesses, from retail shops, restaurants, coffee shops and a movie theater, as well as summer street fairs that will offer the Senior population many different activities to do throughout the year.



[Fremontmarket.com]



Historic Ballard Avenue and Ballard Farmers Market

Ballard Avenue is located just a few block away and has many retail shops, coffee shops and restaurant options that are open every day. Also, the Ballard Farmers Market sets up along Ballard Avenue every Sunday from 10 a.m. to 3 p.m., which includes fresh organic produce from Washington State farms year-round.



Ballard Municipal Center

Linking recreation, government and the Ballard neighborhood, the municipal center is comprised of Ballard Commons Park, the Ballard Public Library and the Ballard Neighborhood Service Center.

Ballard Commons Park features a skate bowl, water feature, engaging public art, relaxing seating areas and lawns. The park forms part of the municipal center in Ballard, with the Seattle Public Library branch and Neighborhood Service Center located across the street in an award-winning building that all opened in 2005.

Zoning

Urban Design Analysis

Site Address:

- 2014 NW 57th Street

Site Area:

- 10,000 sf

Tax Account #:

- 2767604915

Base Zone:

- MR-RC

Applicable Code:

- Seattle Municipal Code, Title 23 Land Use Code

Applicable Design Guidelines:

- City of Seattle Design Guidelines
- Ballard Municipal Center Master Plan Area Design Guidelines

Overlays:

- Ballard Hub Urban Village

23.45.504 Principal Uses Permitted Outright:

- Multi-family Residential, Live-work, Retail Sales & Services, Eating & Drinking Establishments & Parking, among others.

23.45.508.F Solid Waste and Recycling:

- Storage space for solid waste and recycling shall be 200 sf for 51-100 units with front-loading containers.

23.45.510 Floor Area Ratio

- Base FAR of 3.2, but may be increased to 4.25
- Because the lot is located in an Urban Village and it meets the requirements for affordable housing, the large FAR applies.

23.45.514 Structure Height:

- Base height of 60'
- Additional 15' available because the lot is located in an Urban Village.
- Roofs enclosed by a parapet are allowed to exceed the height limit as long as the highest point of the slope does not exceed the height limit by more than 75% of the

height of the parapet.

- Mechanical equipment, greenhouses and penthouse pavilions may extend up to 15' above the height limit.

23.45.518 Setbacks and Separations

- Front setbacks from street lots lines: 7' average setback; 5' min. setback.
- Rear setbacks: 15' from a rear lot line that does not abut an alley.

- Side setback from interior lot line:

For portions of a structure: 42' or less in height; 7' average setback; 5' minimum setback.

Above 42' in height: 10' average setback; 7' minimum setback.

- Projections into required setback and separations:

Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 2 feet if they are no closer than 3 feet to any lot line.

Bay windows and other features with floor area may project a maximum of 2 feet into required setbacks and separations if they are:

No closer than 5 feet to any lot line;

No more than 10 feet in width;

Make up no more than 30 percent of the area of the facade.

- Structures in Required Setbacks or Separations

Detached garages, carports or other accessory structures are permitted in required separations and required rear or side setbacks, provided that any accessory structure located between a principal structure and the side lot line subject to the following requirements:

Any accessory structure located between a principal structure and a side lot line shall provide the setback required for the principal structure;

Any portion of an accessory structure located more than 25 feet from a rear lot line shall be set back at least 5 feet from the side

lot line;

Accessory structures shall be set back at least 7 feet from any lot line that abuts a street; and

Freestanding structures, signs and similar structures 6 feet or less in height above existing or finished grade whichever is lower, may be erected in each required setback or separation.

23.45.522 Amenity Areas:

- Residential amenity areas are required to equal 5% of total gross floor area in residential use.

All residents must have access to at least one common or private amenity area.

No more than 50 % of the residential amenity area may be enclosed.

Common areas shall be larger than 250 sf and 10' wide.

At least 50 percent of common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes and/or trees.

Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features shall be provided.

The common amenity area required at ground level shall be accessible to all apartment units.

23.45.524 Landscaping Requirements:

- Green Factor Requirement GF of 0.5 or greater
- Street trees are required when any type of development is proposed. Existing street trees shall be retained.

23.45.526 Sustainable Development Standards:

- If the FAR / Height bonus is used the structure must meet either LEED 2009 Silver, Built Green 4 Star rating or, if using housing trust funds, Washington Evergreen Sustainable Development Standards (ESDS).

23.45.528 Structure Width and Depth Limits for Lots over 9,000sf:

- Depth of structures may not exceed 75% of the lot depth.

23.45.536 Parking and Access in MR zones:

- Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower, shall be closer to a street lot line than any part of the first floor of the structure in which it is located;
- Access to parking shall be from the street if the lot does not abut an alley.
- Screening of parking:

Parking shall be screened from direct street view by the street facing facade of a structure, by garage doors, or by a fence or wall.

If screening is provided by a fence or wall, the fence or wall shall not be located within any required sight triangle, and shall meet the following conditions:

The fence or wall shall be at least 3 feet tall measured from the elevation of the curb, or from the elevation of the street.

The fence or wall shall be set back at least 3 feet from the lot line.

Garage doors may be no more than 75 square feet in area;

Garage doors facing the street shall be set back at least 15 feet from the street lot line, and shall be no closer to the street lot line than the street-facing facade of the structure.

23.45.545 Standards for Certain Accessory Uses:

- Solar greenhouses, greenhouses and solariums.

Greenhouses that are attached to and integrated with the principal structure and no more than 12 feet in height are permitted in a required rear setback, and may extend a maximum of 6 feet into required front and side setbacks.

A greenhouse shall not be closer than 5 feet to the rear lot line and shall be no closer than 3 feet from side lot lines and 8 feet from front lot lines.

ZONING DESIGNATIONS:

- [SMC 23.30.010]
 Residential, Single-family 5,000
 Residential, Multifamily, Lowrise Duplex/Triplex
 Residential, Multifamily, Lowrise 1
 Residential, Multifamily, Lowrise 2
 Residential, Multifamily, Lowrise 3
 Residential, Multifamily, Midrise
 Residential-Commercial
 Neighborhood Commercial 2
 Neighborhood Commercial 3
 Commercial 1
 General Industrial 1
 Industrial Buffer
 Industrial Commercial

- SF 5000
 LDT
 LR1
 LR2
 LR3
 MR
 RC
 NC2
 NC3
 C1
 IG1
 IB
 IC

PRIMARY ZONING DESIGNATIONS:

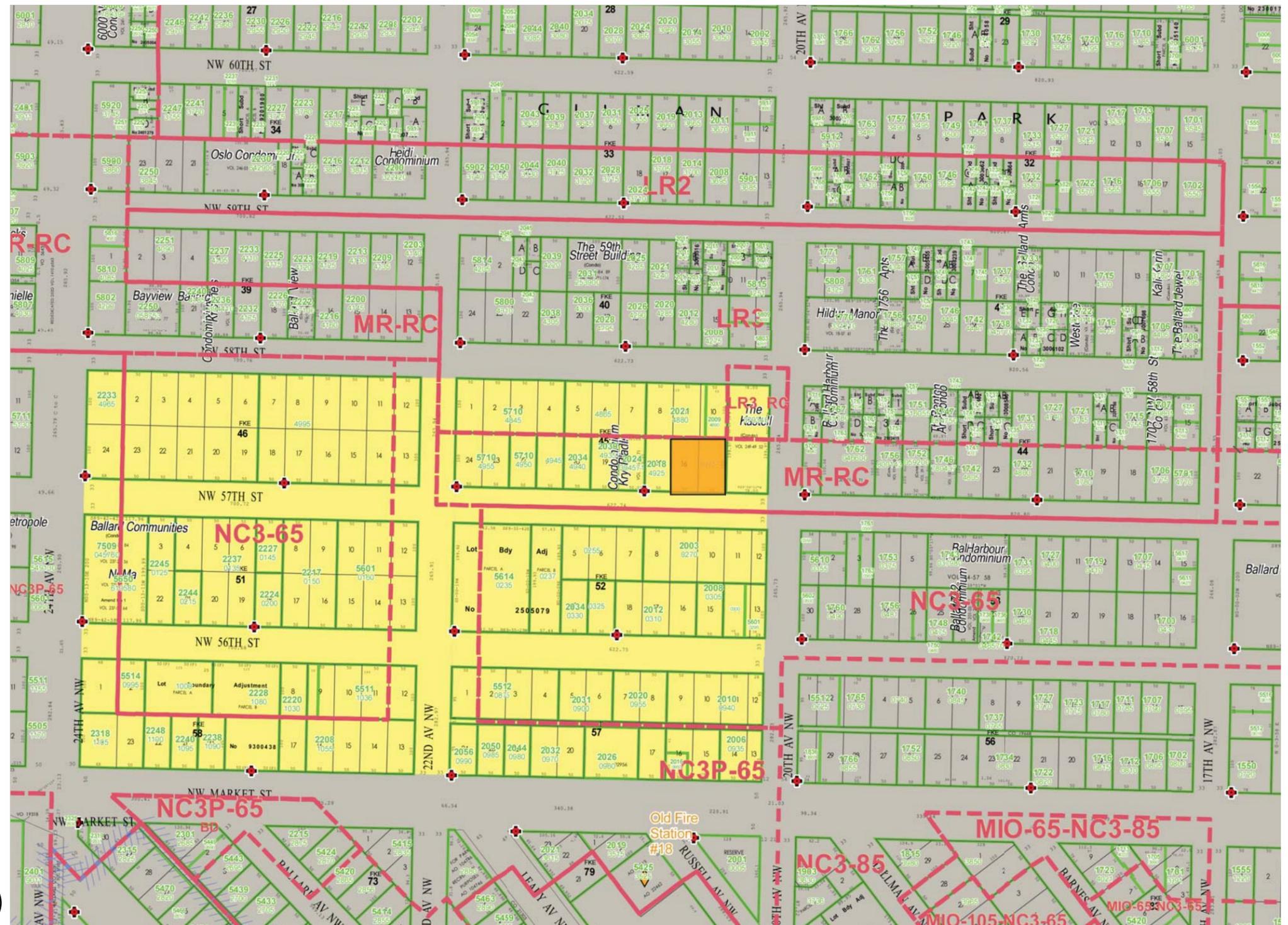
- [SMC 23.30.010]
 Midrise Residential/Commercial

MR-RC

OVERLAYS:

Ballard Hub Urban Village

-  Ballard Municipal Center Boundary
-  Zoning Boundary
-  Site Boundary



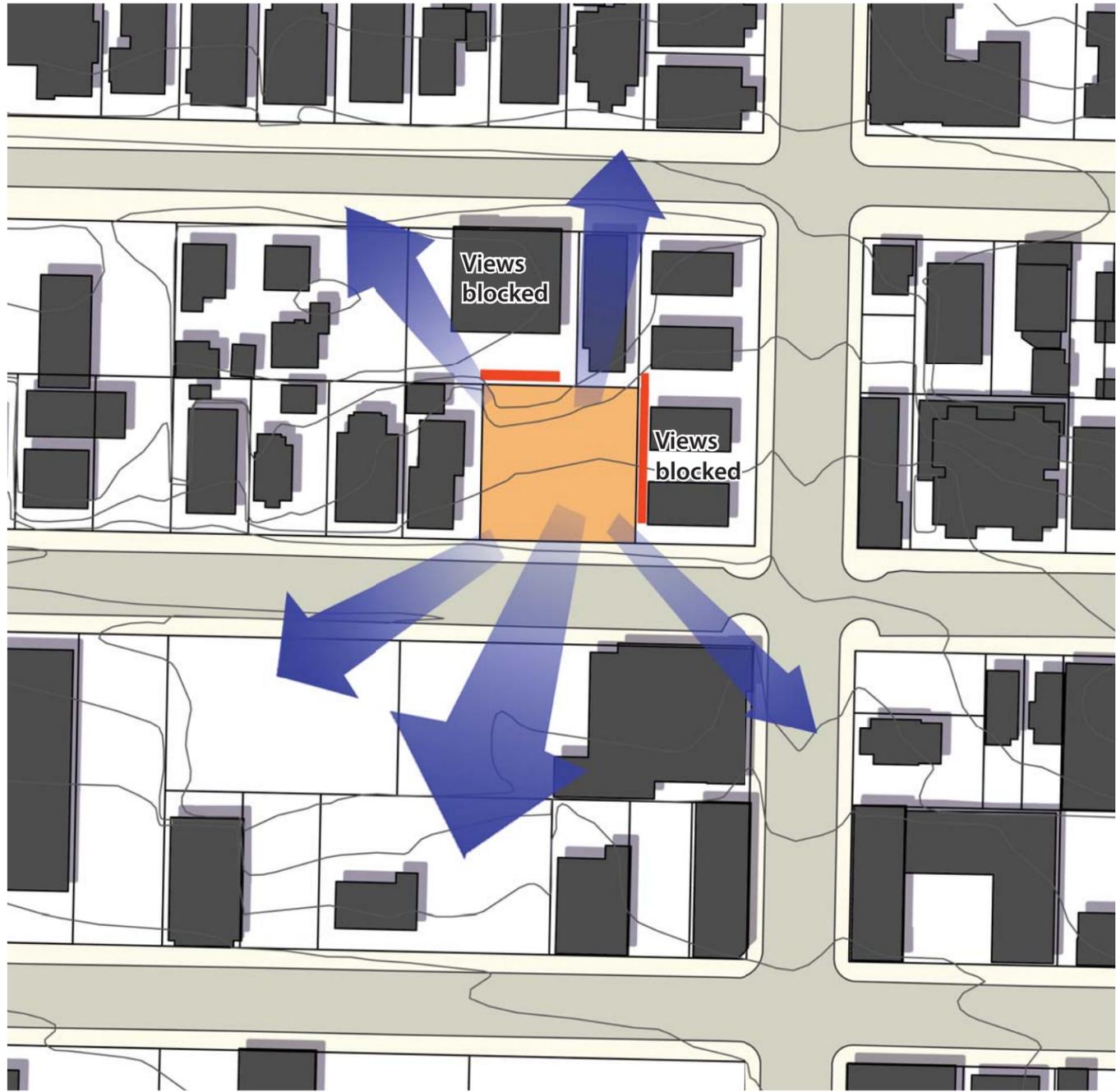
Transportation and Access
Site Analysis



The site is easily accessible by bus, bicycle, pedestrian and auto. Five regular bus routes pass by the site within 1/4 mile on both NW Market Street and 24th Ave NW. Bus routes include 15, 17, 18, 44, 46, and 75. An on-street bicycle lane runs along 24th Ave NW.

Neighborhood Transportation Map

Solar Orientation and Views
Views and Barriers

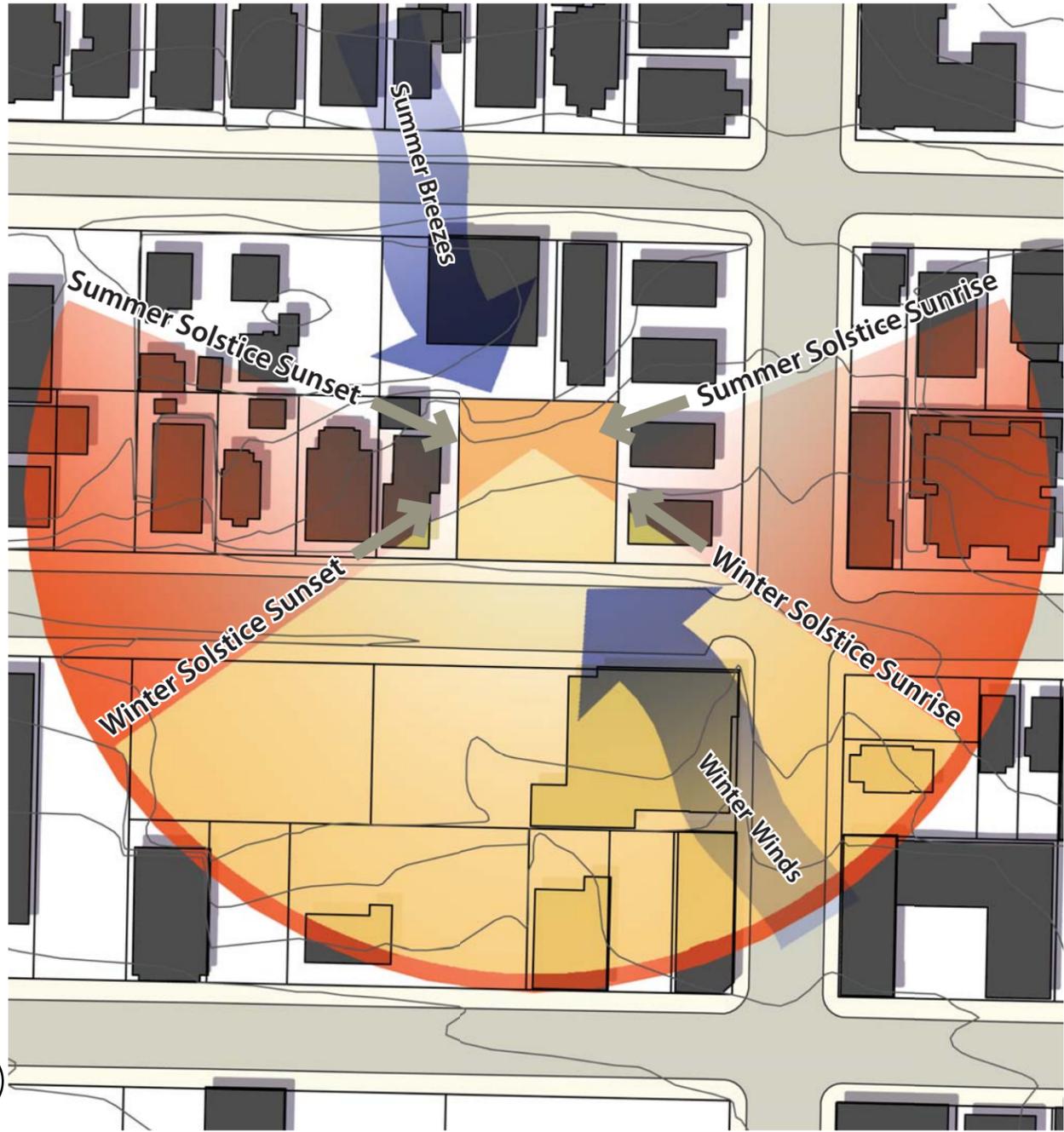


Site Aerial with View Orientation

View Orientation

Views to the East are unobstructed and partially to the North by existing buildings, giving way to sights to the South towards Salmon Bay and Puget Sound.

 View Access



Site Aerial with Solar Orientation

Solar Orientation

Views to the South/Southwest are unobstructed, giving way to sights of Salmon Bay and Puget Sound. To the Southeast: Downtown Seattle, the Space Needle, and Mount Rainier.

 Solar Access
 Winds/Breezes

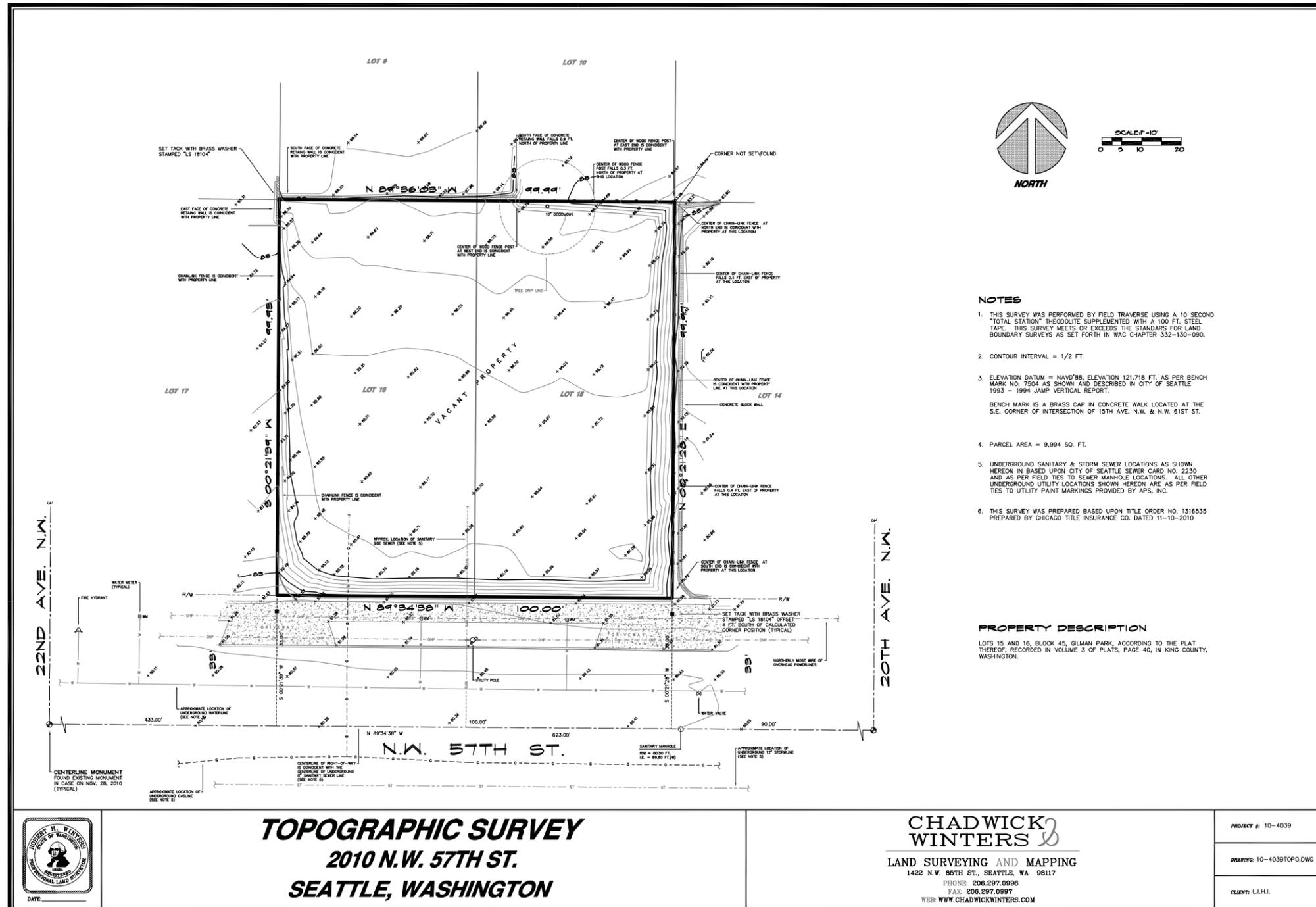
View to Site



View from Site



4 Site Analysis Survey



Site Area

Site contains 10,000 SF with 100 feet of frontage on NW 57th St.

Topography

The site slopes from N to S with a difference of +/-6 feet.

Existing Buildings

The site is currently vacant, without any existing structures.

Tree Survey

Existing Trees: There are no existing trees on the site.

Utilities

Site has access to all utilities on NW 57th Street.

NOTES

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- CONTOUR INTERVAL = 1/2 FT.
- ELEVATION DATUM = NAVD'88, ELEVATION 121.718 FT. AS PER BENCH MARK NO. 7504 AS SHOWN AND DESCRIBED IN CITY OF SEATTLE 1993 - 1994 JUMP VERTICAL REPORT.
BENCH MARK IS A BRASS CAP IN CONCRETE WALK LOCATED AT THE S.E. CORNER OF INTERSECTION OF 15TH AVE. N.W. & N.W. 61ST ST.
- PARCEL AREA = 9,994 SQ. FT.
- UNDERGROUND SANITARY & STORM SEWER LOCATIONS AS SHOWN HEREON IN BASED UPON CITY OF SEATTLE SEWER CARD NO. 2230 AND AS PER FIELD TIES TO SEWER MANHOLE LOCATIONS. ALL OTHER UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE AS PER FIELD TIES TO UTILITY PAINT MARKINGS PROVIDED BY APS, INC.
- THIS SURVEY WAS PREPARED BASED UPON TITLE ORDER NO. 1316535 PREPARED BY CHICAGO TITLE INSURANCE CO. DATED 11-10-2010

PROPERTY DESCRIPTION

LOTS 15 AND 16, BLOCK 45, GLMAN PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 40, IN KING COUNTY, WASHINGTON.

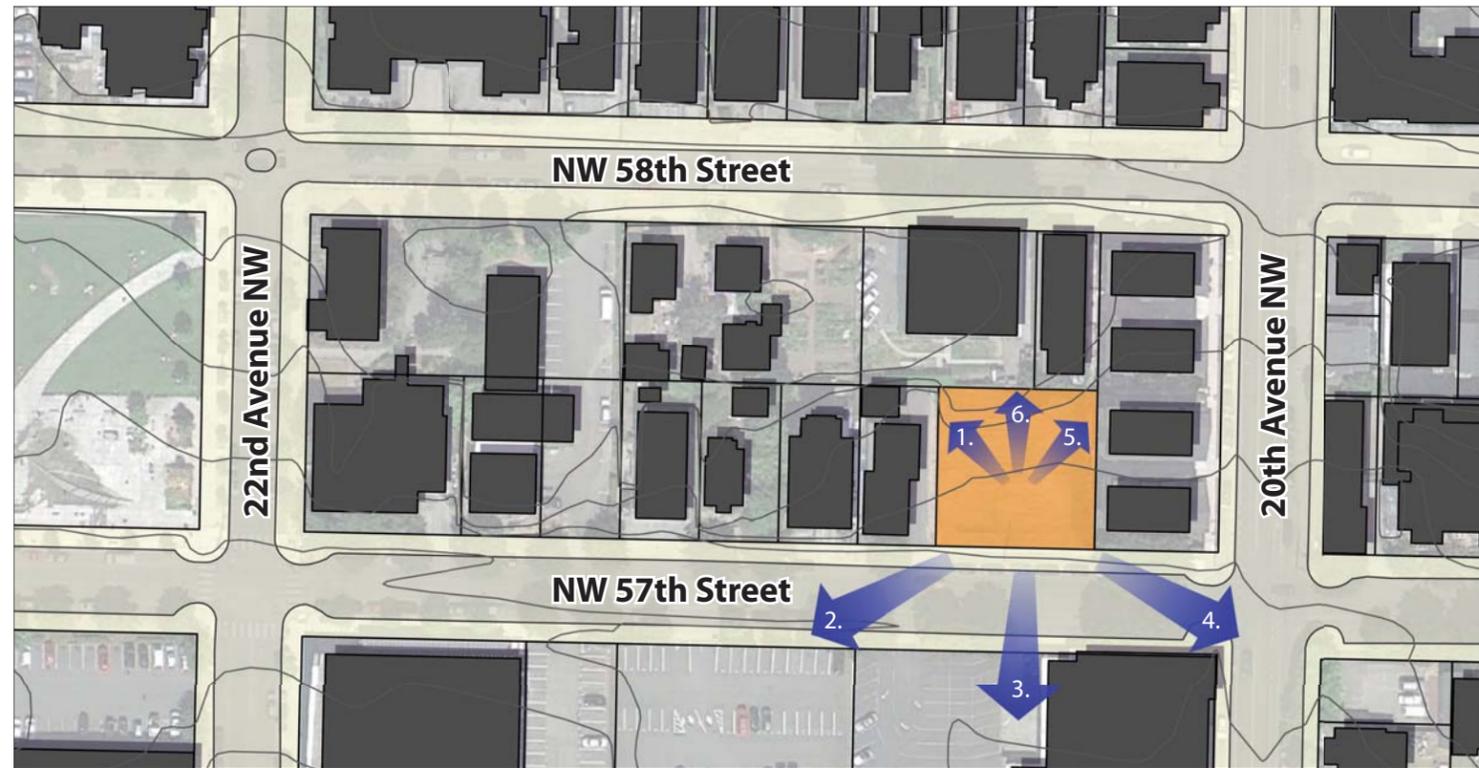
Views From the Site



6. View to the North



1. View to the Northwest



5. View to the Northeast



2. View to the Southwest

Primary Views from the Site

Views from the site are all territorial views, but as the building goes up in floors, views should open up and views to Salmon Bay should become more visible.



3. View to the South

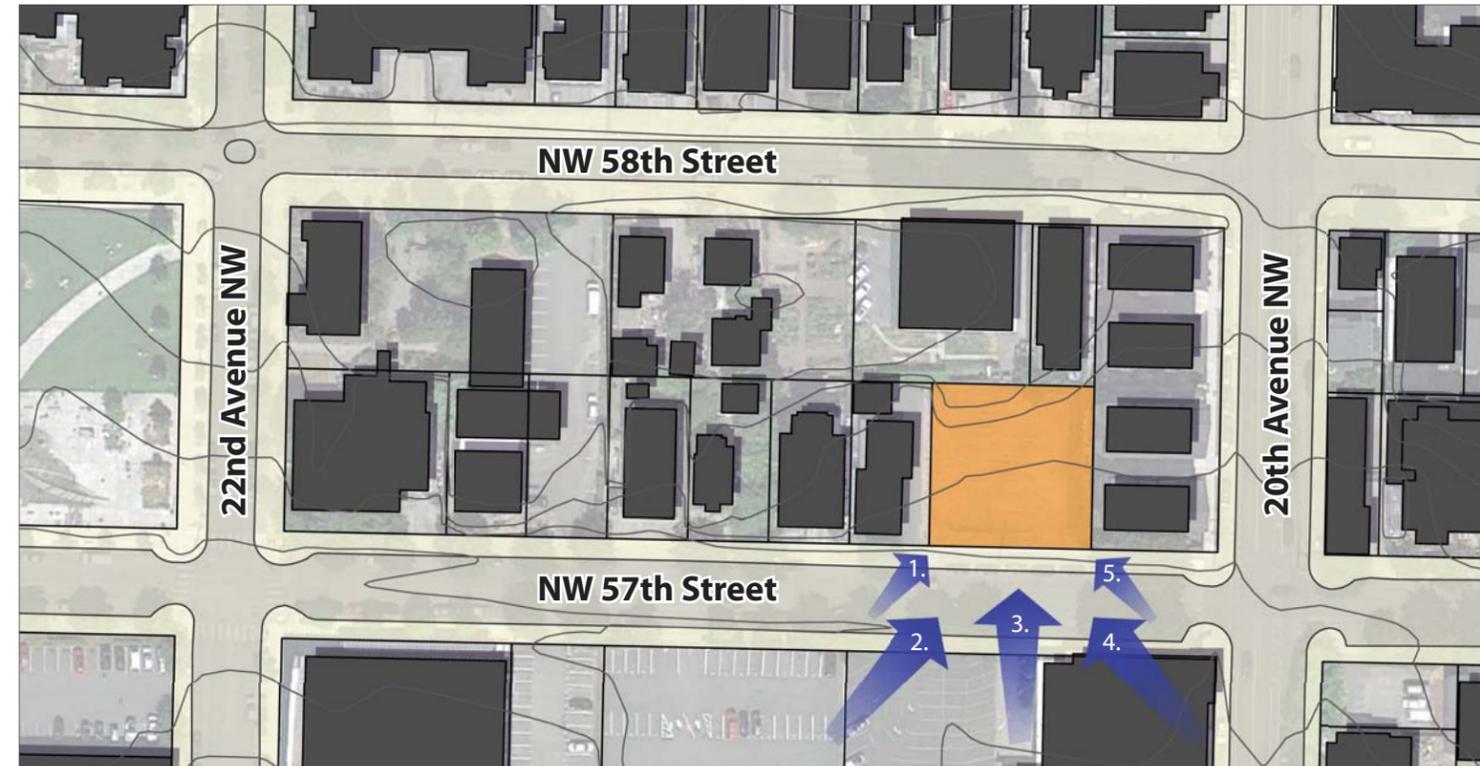


4. View to the Southeast

Views To the Site



1. Primary View from the the Northwest - North side of NW 57th Street



5. Primary View from the Northeast - North side of NW 57th Street

Primary Views into the Site

Views to the site are currently visible from the NW 57th Street to the South. The adjacent sites surrounding are currently built up therefore views into the site from the neighboring buildings can be seen but are not documented here. The major views will be from NW 57th Street, both from across the street and to the west and east as one walks down the street or from the level of a vehicle.



2. Primary View from the Southwest - South side of NW 57th Street



3. Primary View from the South - South side of NW 57th Street



4. Primary View from the Southeast - South side of NW 57th Street

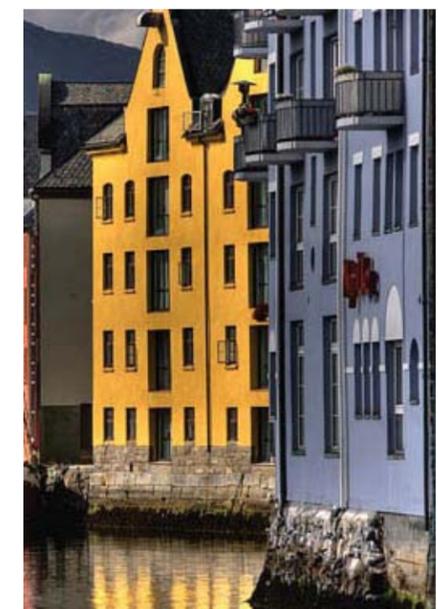


5 Architectural Concepts

All facades employ the use of projections and subtle recesses to break up the mass of this approximately 80' square building. Bays are situated and the parapets are modulated to avoid symmetry on the 60' high facades; creating a hierarchical composition of larger and smaller façade masses.

Siding materials will further emphasize the concept of the recessing and projecting building massing with thoughtful pairings of smooth and patterned textures and with an integration of splashes of color reminiscent of Scandinavian color schemes.

Windows are located to maximize light and air to units. Windows will be framed both separately and in groups to create a balance in proportions on the façade.



6 Alternative Concepts



Concept A



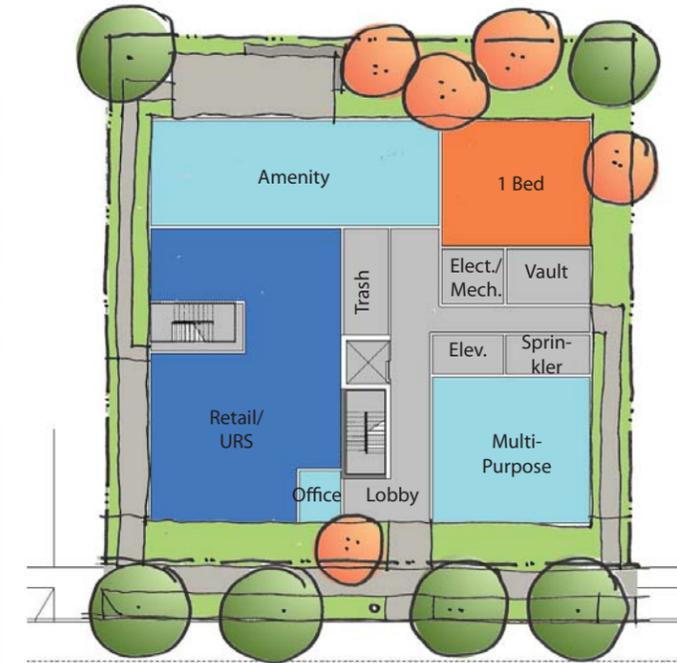
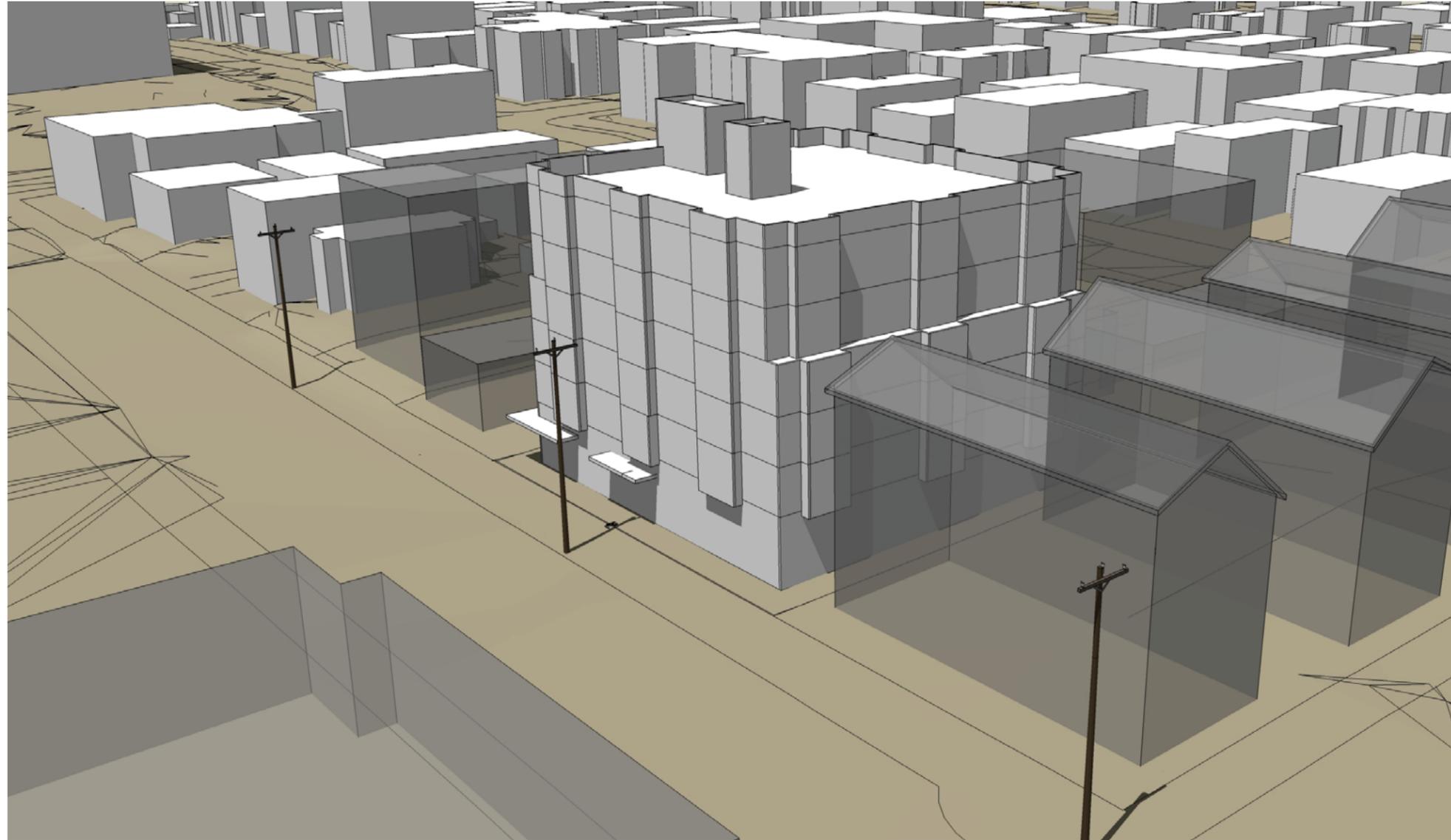
Concept B



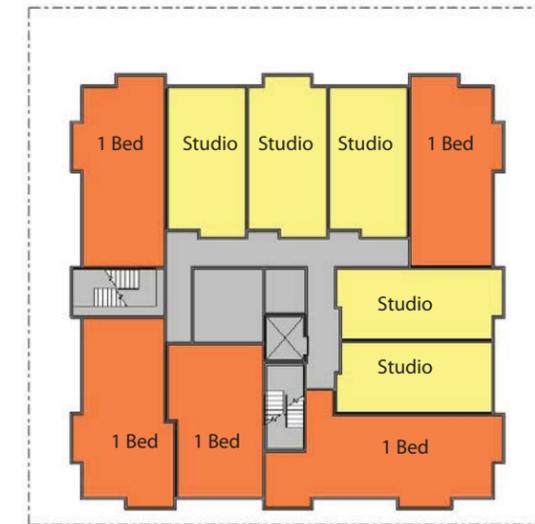
Concept C - Preferred Scheme



Architectural Concept A
Alternative Concepts



Level 1



Typical Levels 2-6



Design Objectives:

Maximize the allowable building envelope at the lower levels with shallow set back and at the upper levels using maximum allowed projecting bays to break down the mass of the building. Building entry is defined by a shallow solid canopy near the center of the facade. Secondary building entry for the urban rest stop also has canopy cover, but entry door is along west façade.

Design Pros:

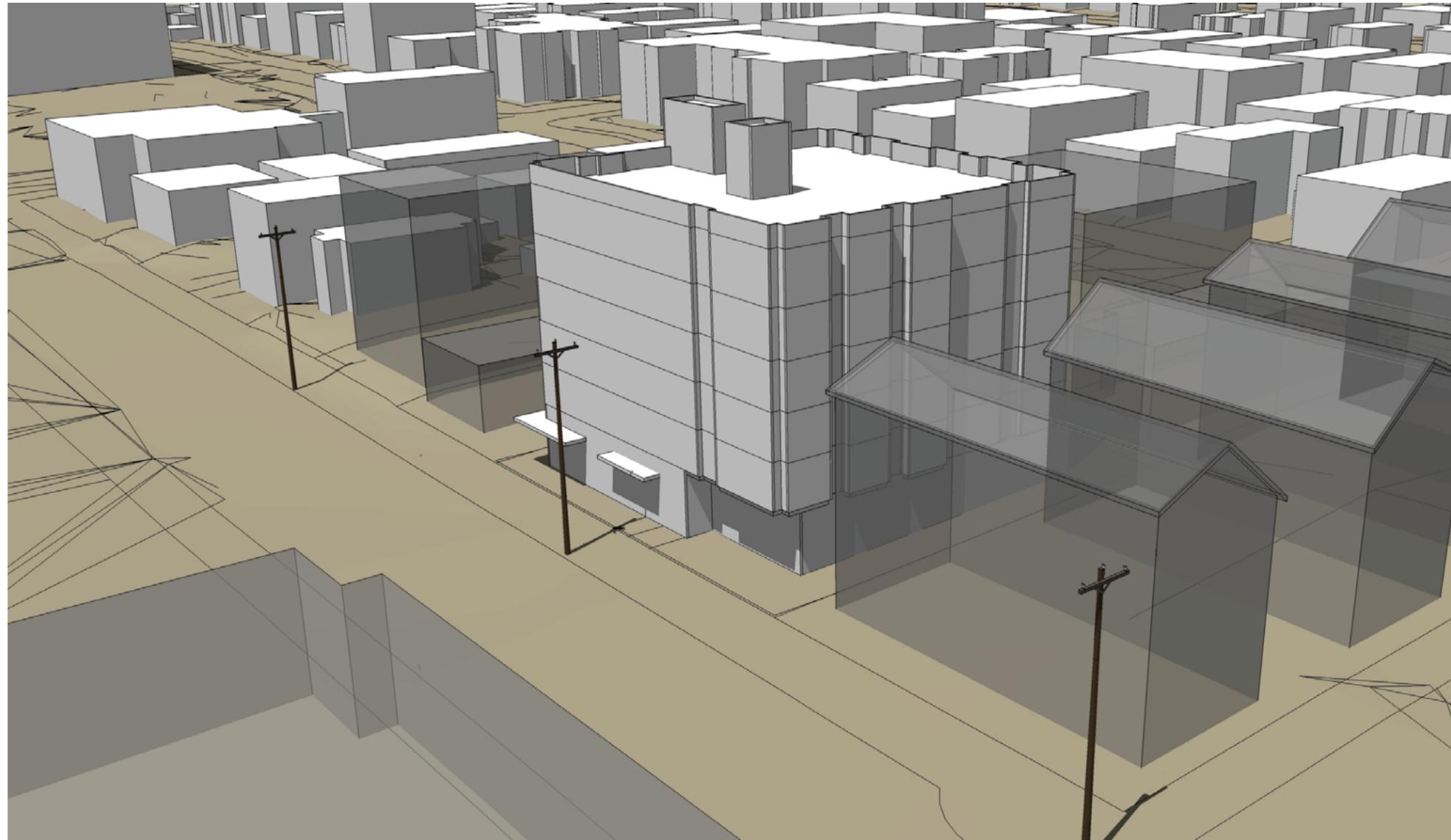
- Setbacks at the upper levels helps break down the mass of the building.
- Solid canopies provide weather protection and visual cue to identify entrances.
- Projecting bays create modulation along the large building façade and allow opportunities for corner windows in more apartments.

Design Cons:

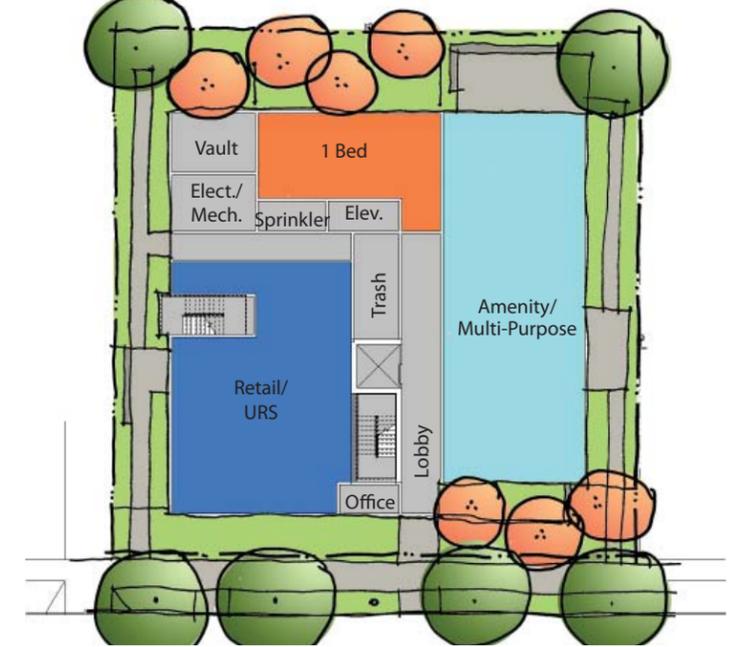
- No setback at street level decreases public space availability.
- Roofline at one constant height makes the building façade read as one large mass rather than breaking down the mass of building.
- Incorporating code maximum projecting bays creates a repetition of narrow bay elements that are out of scale when placed on the large overall mass of the façade.

Potential Departures:

- None Requested



Architectural Concept B Alternative Concepts



Level 1



Typical Levels 2-6



Design Objectives:

Maximize the allowable building envelope at upper levels while using thoughtfully placed projecting bays to relieve the mass of the building. Building entry is defined by a shallow solid canopy at center of lot. Secondary building entry for the urban rest stop also has a canopy cover, but the entry door is along the west façade. Recessed first floor at east half of street façade creates a covered 'front porch' and encourages public space next to the sidewalk.

Design Pros:

- Strategically placed projections relieve and modulate the mass of the large building façade and allow opportunities for corner windows in the smallest apartments.
- Solid canopies provide weather protection and visual cue to identify entrances.
- Setback at level one increases public space availability.

Design Cons:

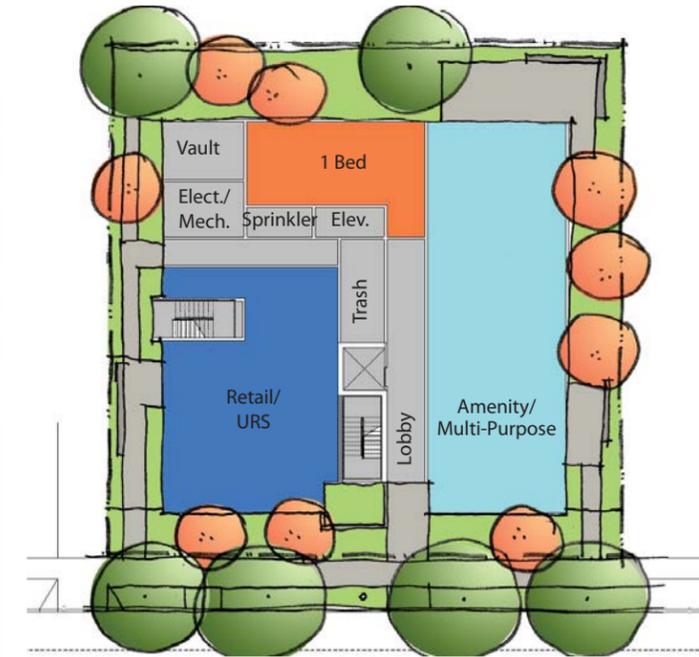
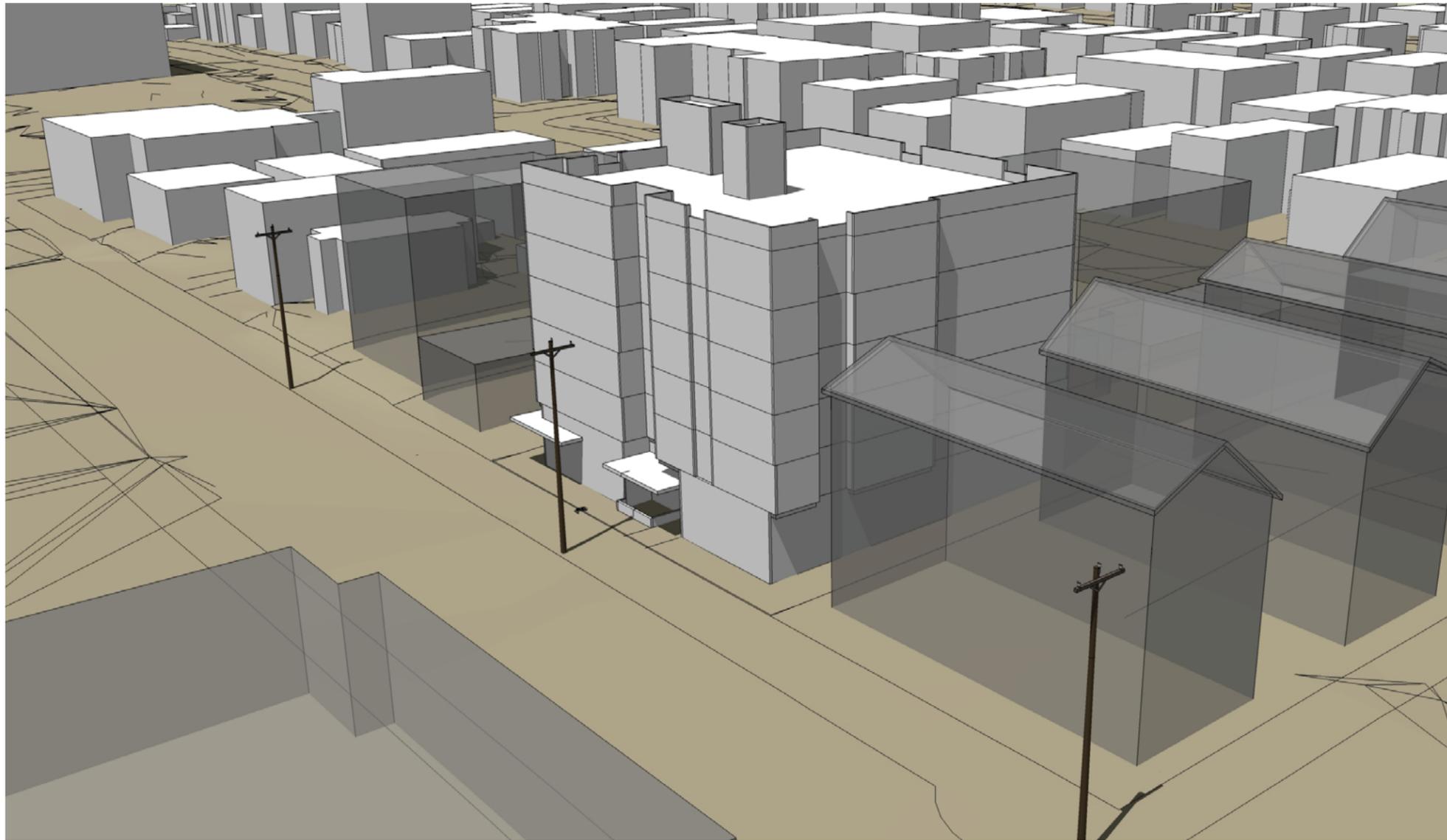
- Roofline at one constant height makes the building façade read as one large mass rather than breaking down the mass of building.
- Setback at the level one has no solar access as it is covered by upper levels.

Potential Departures:

- None Requested

Architectural Concept C [PREFERRED]

Alternative Concepts



Level 1



Typical Levels 2-6



Design Objectives:

Maximize the allowable building envelope at upper levels while using thoughtfully placed projecting bays to relieve the mass of the building. Building entry is defined by a 6' deep full height building recess and a solid canopy. This recessed modulation effectively divides the front façade into two unequal smaller façade masses. The secondary building entry for the urban rest stop also has canopy cover, and the entry door is along west façade. Projecting bays at east façade are conjoined to create a larger mass that more thoughtfully engages the length of the façade. Building recesses between projecting bays have a lower roofline to further reinforce the distinctly separate building masses.

Design Pros:

- Projecting bays break down the mass of the large building façade and allow opportunities for corner windows in more apartments.
- Solid canopies provide weather protection and visual cue to identify entrances.
- Large building recess at entry allows to public space and further breaks down the overall mass of the façade.

Design Cons:

- None seen

Potential Departures:

- Width of bay at East facade larger than 10'

7 Landscape Concepts



Lushly planted spaces



Defined entries into the site that incorporate urban seating, weather protection and lighting.



Shaded gathering space at community plaza

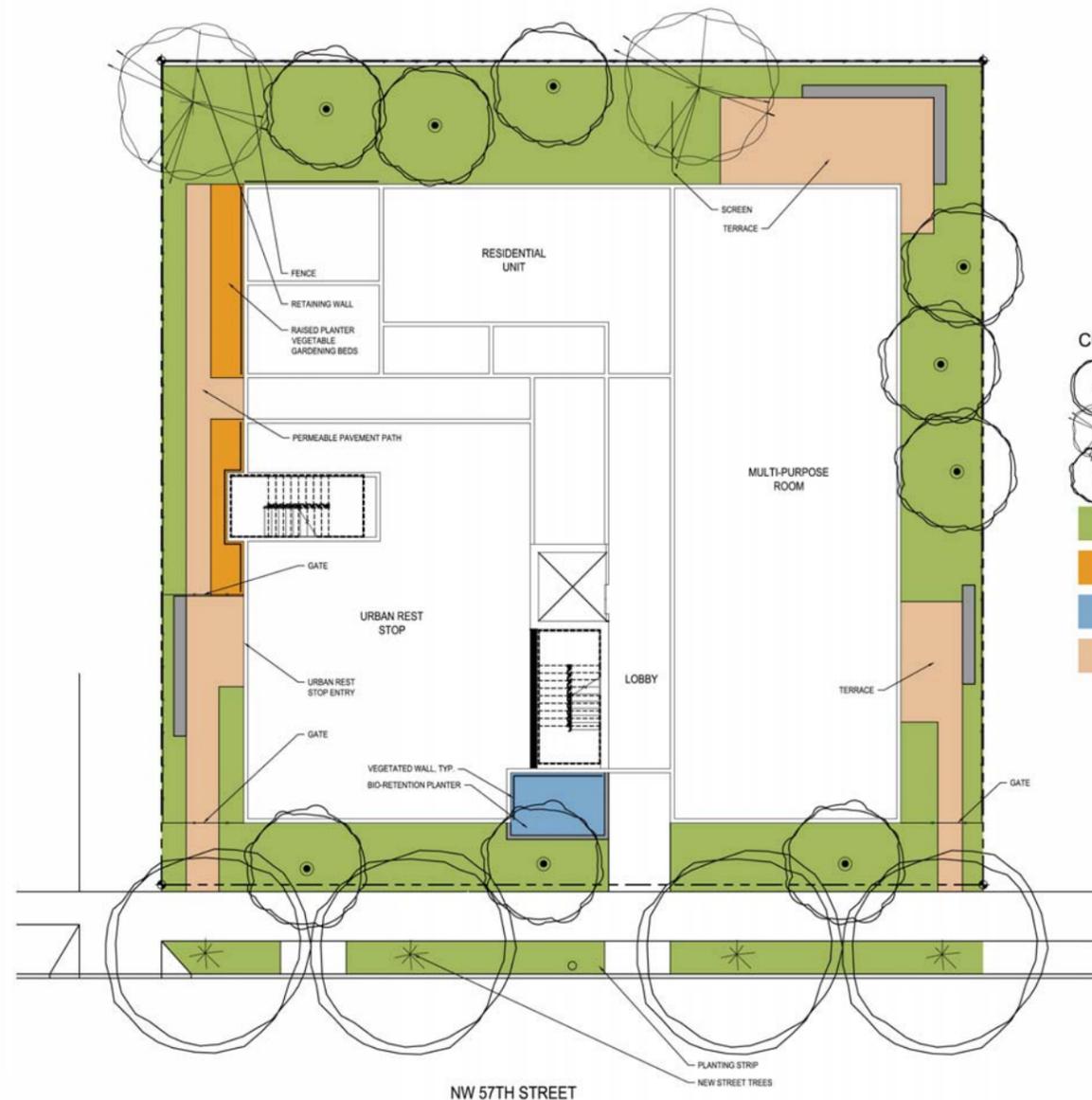


Bring a residential character to the building perimeter, to blend the project into its context

Green Factor Analysis Preferred Concept C

Green Factor Score Sheet		SEATTLE <i>green factor</i>	
Project title: LIHI Ballard 27 February 2012		enter sq ft of parcel	
Parcel size (enter this value first)		10,000	SCORE 0.507
Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 3141	0.6	1,884.6
3 Bioretention facilities	enter sq ft 87	1.0	87.0
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 3228	0.1	323
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 175 2100	0.3	630
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 9 675	0.3	203
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 2 300	0.3	90.0
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 4 1000	0.4	400.0
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0 0	0.4	-
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0 0	0.8	-
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2 Over at least 4" of growth medium	enter sq ft 0	0.7	-
D Vegetated walls			
	enter sq ft 592	0.7	414.4
E Approved water features			
	enter sq ft 0	0.7	-
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 913	0.5	456.5
G Structural soil systems			
	enter sq ft 0	0.2	-
H Bonuses			
sub-total of sq ft = 12,036			
1 Drought-tolerant or native plant species	enter sq ft 3228	0.1	322.8
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 2,228	0.1	223
4 Landscaping in food cultivation	enter sq ft 403	0.1	40
Green Factor numerator =			5.074

* Do not count public rights-of-way in parcel size calculation.
 ** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)



Green Factor Strategy

Proposed design includes a mix of green factor strategies, including:

- Street trees and at grade planting in expanded planting strips in the right of way
- Small trees, shrubs, and ground cover in 2' to 3' depth soils in courtyards
- Permeable pavement at lower pedestrian traffic areas
- Raised Planters urban farming area

NW 57th Street Characteristics

The proposed design provides a sense of arrival and change of scale from what is existing. Features include:

- Creating an inviting and human-scaled entry to the building
- Enhancing the pedestrian environment by increasing the number of street trees and planted area
- Enlarging the sidewalks to the standard 6' width.
- Creating a warm, welcoming environment at the street edge to ensure pedestrian comfort



Section at main entry, looking east

Section: Curb to Sidewalk to Entry

The pedestrian environment along NW 57th Street is improved with a new planting strip and planters of various height between the sidewalk and the building.

The new street character on NW 57th Street prioritizes pedestrians over cars with wider sidewalks, and small street trees. These changes create a human-scaled buffer between the street and the sidewalk and will give a residential feel to the street.

Existing Street Character

Currently the street character along NW 57th Street is uninviting (the site is about 4' higher than the sidewalk), does not have street trees, and has a narrow sidewalk. The whole site is planted with lawn. The ROW has overhead power lines that affect street tree plant selection.



Site photo of existing street conditions, looking west



Site photo of existing street conditions, looking east



Inspiration Street Character

The natural materials, planting areas and street trees, and residential character of this scene are the inspiration for the design approach on NW 57th Street.





B-1 Height Bulk and Scale

Buildings should provide facade modulations that break down the scale of larger developments to recall the underlying original 50' parcel width.

Design Response:

In the preferred scheme the street facade of the building employs the use of projections and recesses to break up the mass of the building and to recall the original 50' parcel width in the Ballard Municipal Center Master Plan Area. There is an asymmetrical composition of a larger 40' wide mass and a smaller 30' wide mass divided by a 10' wide entry recess along the 80' street facade. The roofline at the building entry recess is lower to further emphasize a separation between the two adjacent building masses.

Also in the preferred scheme the building maintains a consistent street facade along the major building masses. The first floor is set back 7' from the sidewalk with the floors above in line. The 10' wide entry recess sets the building back 14'-5" from the sidewalk at all floors; this entry recess helps mitigate the 'canyon' effect along the street.



D-1 Pedestrian Open Spaces and Entrances

Street front open space that features artwork, street furniture, and landscaping. A reduction in a development's open space or lot coverage requirement may be granted in return for landscape or hardscape treatment that provides and/or enhances the pedestrian connection.

Design Response:

The street facade is designed to encourage public space at the main building entry. In the preferred scheme an entry terrace is created by a large building recess to allow tenant activity to spill out onto the sidewalk. The seniors that live in the building will enjoy the planter seat walls where they can watch the activities of the neighborhood. Paving in the planting strip further extends the openness of the entry plaza as well as giving the tenants a safe drop off area at the curb.

To the east of the entry terrace, the street facade is further activated with large windows into the Multi-Purpose Community space. To the west of the entry terrace, the urban rest stop will have a small section of windowed facade. Though both sections of the facade are set back from the property line 7'; the planting in the setback will be low and lush to allow for visibility into and out of the building.



A-3 Clearly Identifiable Entry

Entries that are visible from the street make a project more approachable and create a sense of association among neighbors.

Design Response:

The main building entry is enhanced with a solid overhead canopy. The canopy provides weather protection and also helps identify the primary residential building entry. In the preferred scheme the main residential entry is also emphasized with a full height building recess. This generous building modulation creates a welcoming entry terrace where the tenants can enjoy integrated outdoor seating.

Also in the preferred scheme, the urban rest stop has a secondary building entry. Similar building cues are used to identify this retail use entry. Another solid canopy provides weather protection and building signage further identifies this subordinate building entry.



A-7 Residential open space

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

Design Response:

By opening up the south façade with a building recess an entry terrace is created facing NW 57th Street. This welcoming entry terrace incorporates a raised planter area surrounded by a seating wall where the building tenants can people-watch. The north end of the west building side setback incorporates raised planting beds where seniors can cultivate their own vegetable gardens. The south end of the west building side setback is a pervious paving terrace for the urban rest stop entry. The east setback is a combination of planting towards the north and a small terrace area to the south. At the rear yard setback a large pervious paving terrace adjacent to the community room provides additional gathering space for the seniors. All areas of the site not covered by the building footprint will be considered for either small trees, shrubs, and ground cover or permeable paving for the pedestrian traffic areas and terraces.



C-2 Unified Architectural Concept

The building should have an overall architectural concept that ties all pieces of the building together. Roof lines, exterior walls and spaces should have a cohesive design idea that is easily recognizable from the street.

Design Response:

All facades of the building employ the use of overhanging bay projections and/or subtle recesses to break up the mass of this approximately 80' square footprint. In the preferred scheme the bays are situated to avoid symmetry on the 60' high facades; creating a hierarchical composition of larger and smaller masses along the 80' long facades. The roofline at building recesses will be lowered to further emphasize a separation between the adjacent building masses. The integration of solid building canopies on the south street façade defines a building base and enhances the main building entry. Also on the south façade, in the preferred scheme the full height deep recess at the main entrance softens the mass of the building. Siding materials will further emphasize the concept of the recessing and projecting building massing with thoughtful pairings of smooth and patterned textures and splashes of color reminiscent of Scandinavian color schemes. Change in color and materials at the base of the building will reflect the diversity of building uses at the first level. The location of windows and how they are situated together or deliberately separated will also lend support to the concept of the building massing.



E-2: Landscaping to Enhance Building or Site

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

Design Response:

The site planting around the building perimeter will be lush and appropriately placed in order to allow residents to walk to and from the street and the common terraces. The layering of landscaping will define both entries (Main Residential and Urban Rest Stop) and private spaces. On the west façade vegetated walls will enliven the north and raised planters located will allow residents to grow their own garden. Careful attention will be given to pedestrian comfort, security and overall safety of the site, it's entries and street character. The site will have perimeter fencing along the side and rear yard edges, and a separate gate for the Urban Rest Stop. Most paved surfaces will be pervious (except in ROW), and there will be some planter walls / seat walls along the north rear yard edge to terrace the grade change between the two properties.

Sun Studies

Preferred Concept C

Solar Access

All schemes provide only minimal shading of adjacent sites through between spring and fall. Due to low sun angles any development on this site will impact sites to the north in winter.

South facing retail and amenity areas will have full access to sunlight, even if development occurs across NW 57th Street.

