

saltworks

DPD PROJECT NUMBER 3015955
30 SEPTEMBER 2013

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project contacts

owner:
Dave DeBruyn
Peter Kefalas
InHaus Development Ltd.
505-1168 Hamilton St.
Vancouver BC V6B 2S2
Canada

dave@inhaus.ca
peter@inhaus.ca
(604) 377-4978

architect:
Heather L. Johnston
PLACE architect ltd.
6262 St Georges Avenue
West Vancouver, BC V7W 1Z7
Canada

heather@placearchitects.com
778-278-7274

project information

DPD project number:
3015955

address:
5601 20th Avenue NW and
2004 NW 56th Street,
Seattle, WA 98107

zone:
NC3-65

overlay district:
Ballard Hub Urban Village

introduction

“Here’s a song for the hardworking people...”
Ballard is and always has been a community of creative, hardworking folk. From the shipbuilders and loggers who founded the place, to the architects, chefs, and woodworkers who keep it going now, it’s a community of industry. Saltworks is a building intended to support the new generation of makers in Ballard. Mixed use, with a focus on live/ work, the architecture will be simple and durable, taking cues from the industrial past and artisanal present of this dynamic neighborhood.

statistics

unit count:
6 live/ work
33 residential

lot area:
7800 SF

building square footage:
allowed: 4.75 x lot area (7,800 SF) = 37,050 GSF
provided: 37,050 GSF

4400 SF commercial (all commercial space is live/ work)
32,650 residential

18 parking stalls (except 0 in option C)
39 secure bike parking spaces - 1 per unit

development objective

The intent of this project is to create an incubator for the next generation of creative people in Ballard. The ground floor units will all be live/ work, with good connections to the street. The upper levels, identified as residential, will also be flexible, durable, easy to modify spaces that lend themselves to creative industry and joyful labor. Exposed structure, ductwork and services; simple, low maintenance systems; daylight, natural ventilation, good security and sound insulation, and quality green construction complete the picture.



shipyards, old Ballard



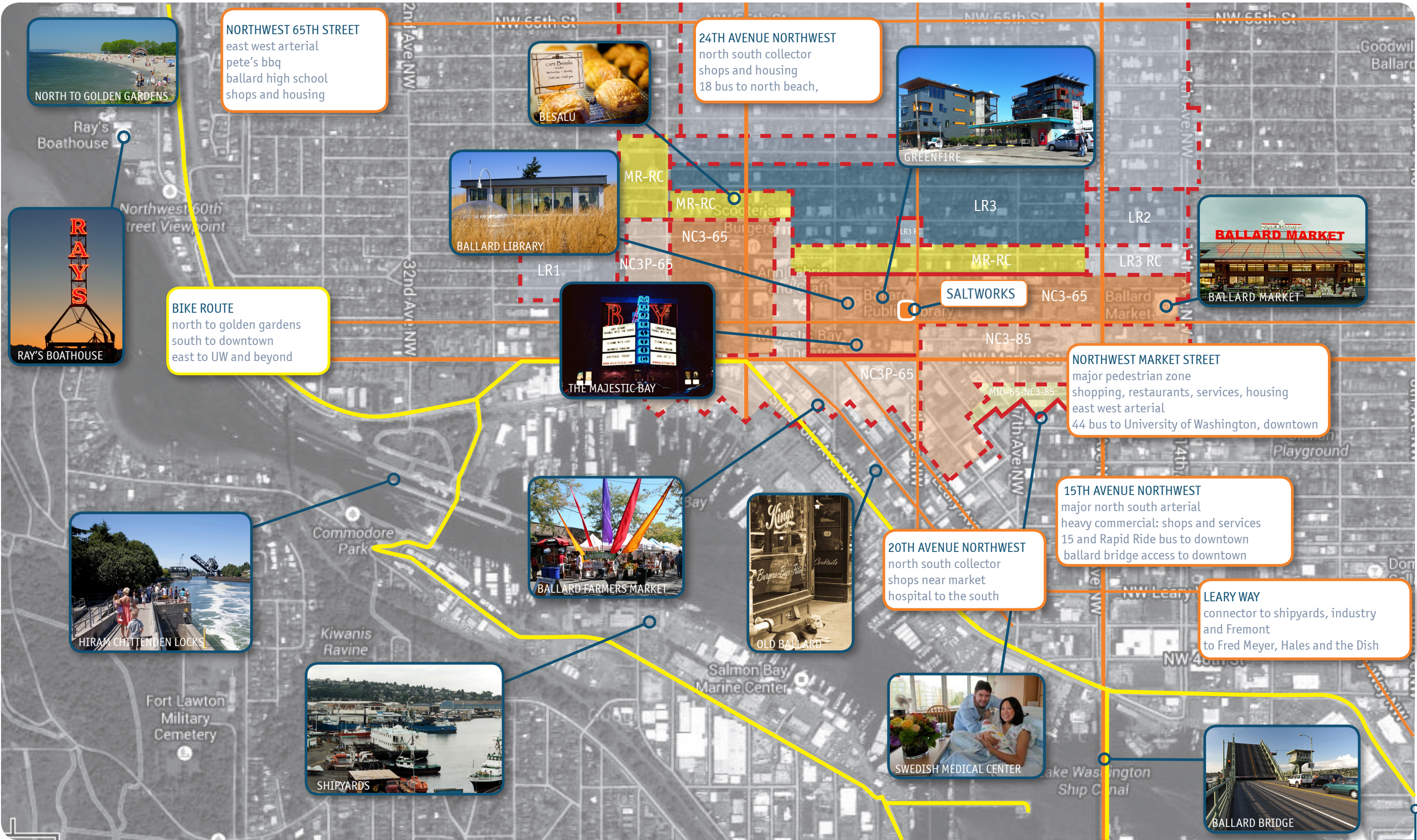
“first batch of growlers”



modern industrial aesthetic

PROJECT OBJECTIVES

saltworks



30 SEPTEMBER 2013

VICINITY MAP: ZONING, ACCESS, CONTEXT, SITE FEATURES

saltworks



context cues



Saltworks sits at the heart of a rapidly changing neighborhood. Context cues come from historic, largely industrial Ballard and from new buildings such as Greenfire new apartment projects at 24th & Market and 24th & 58th; and the iconic Ballard Library.



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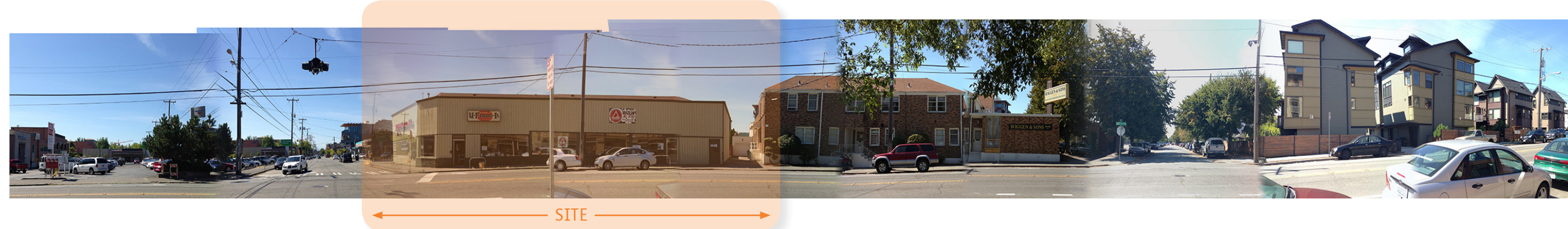


9 BLOCK CONTEXT MAP

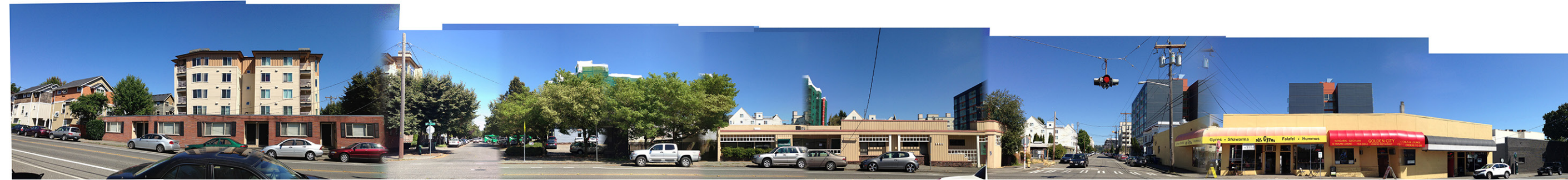
saltworks



NW 56TH LOOKING SOUTH



20TH AVE NW LOOKING WEST



20TH AVE NW LOOKING EAST

applicable design guidelines

The City of Seattle’s design guidelines foster design excellence in the development of new multifamily and commercial projects in Seattle. We support this initiative and propose the following as top priority design guidelines for this project. Specific comments regarding our approach to meeting these guidelines are presented throughout the following pages.

The Ballard Municipal Center guidelines also apply to this site. These guidelines prioritize a quality pedestrian environment featuring site- appropriate massing, materials, and design details; a lively streetscape protected from the rain; and the peaceful coexistence of people and vehicles. These are priorities that will be carefully considered as design is completed.

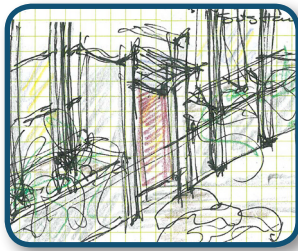
BMC guidelines correspond closely to chosen citywide guidelines. Specific comments are below in the following categories.

- A2 Streetscape compatibility
- A3 Entrances visible from the street
- A8 Parking and vehicle access
- C2 Architectural concept and consistency
- C4 exterior finish materials

A. site planning



A2 Streetscape compatibility
Saltworks is situated at the eastern end of a dynamic block including the Ballard Library and Greenfire Campus. We will complete the block with a strong corner, building design continuity from 22nd to 20th NW.



A3 Entries visible from the street
Live Work depends on street connections. Live/ work entries will be slightly recessed to create room for projects to extend out to the public realm; room for display and interaction; and clear, visible access.



A4 Encourage activity on the street
This is a lively pedestrian neighborhood. The design will encourage creative people to set up shop in the ground floor spaces, adding to the life on the street both daytime and into the night.

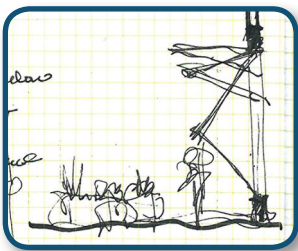


A7 Maximize open space
Open space will be highly valued on this corner. The west side of the building is cut away to introduce light to the interiors; patios, decks and a green roof serve people and wildlife.

C. architectural elements and materials



C1 Complement existing character
Using exceptional design throughout Ballard as a springboard, (see A2) Saltworks will celebrate its context and bring new textures to the street. Ballard blends historic and new, and both will be considered in our design.



C2 unified architectural concept
This is a modern, friendly, durable, industrial-inspired building designed to provide work and living space to hardworking people out to make a difference. Spaces will cater to creative work and social connection.



C3 Use human scale and human activity
Recessed entries create room for work and play. A generous canopy at Seattle standard 13’ and texture changes to break up height help set scale. Transparency and details bring a sense of fun to the experience of the building.

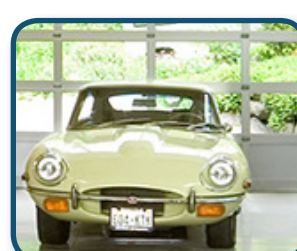


C4 Use durable, attractive and well-detailed materials
Materials and details make a building. They set the tone for use, care, and enjoyment. Materials and details will support the design concept and promote stewardship of the building.

D. pedestrian environment



D1 Convenient, protected, attractive entry
The building entry glows with filtered sunlight from the stair core. Proximity to, but safe separation from, the car/ bike entry favors social contact and collaboration. Planters, lighting and rain cover enhance the experience.



D4/ BMC A8 minimize parking impacts
Parking for one bike space per unit and 18 car spaces are provided inside. Adjacent to the pedestrian entry, the vehicle entry is a social, well lit, active and safe space. The curb cut on 56th allows safe, minimally disruptive access & exiting for residents.

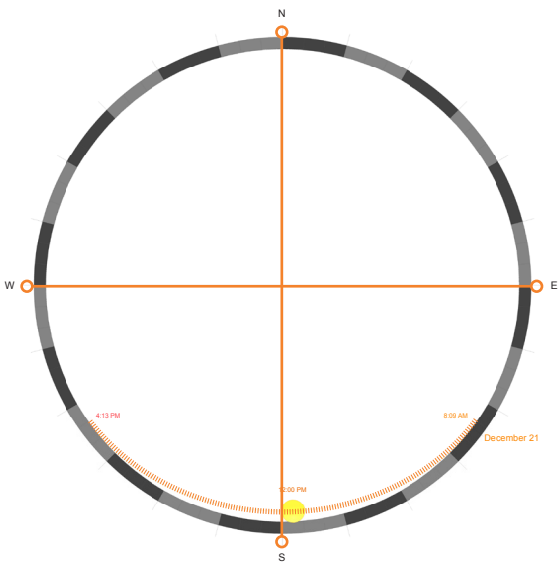


D5 Consider personal safety
Eyes on the street day and night from the shared entry and the live work units, combined with good lighting, common spaces that support community, and proper security controls all contribute to a safe, social, community environment.

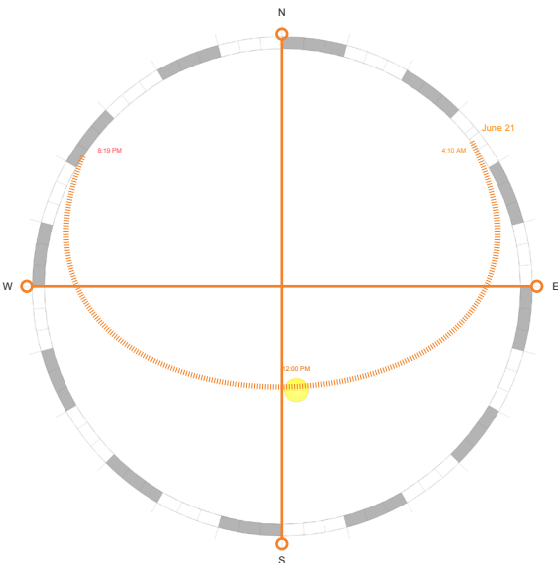
E. landscaping



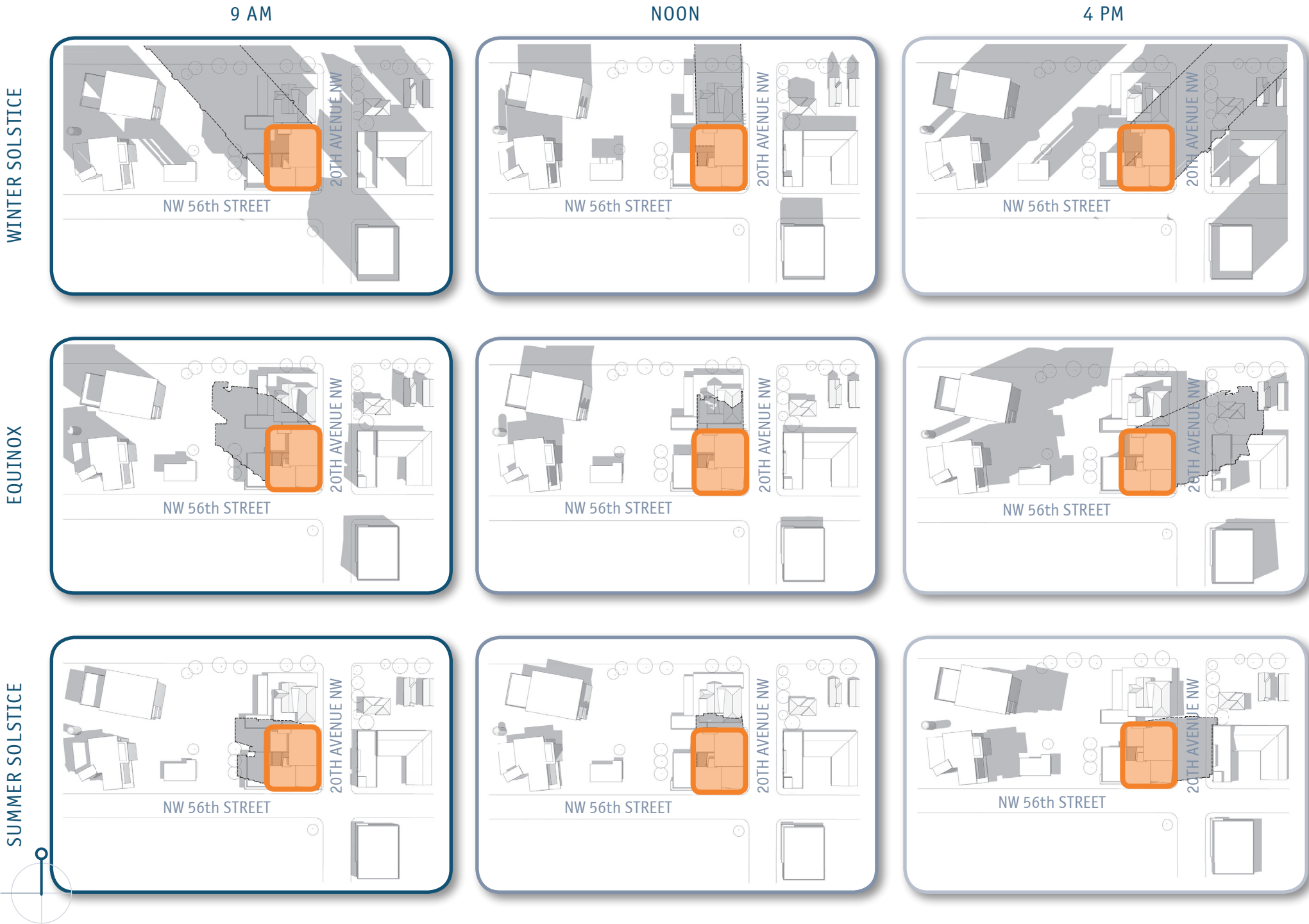
E1 reinforce character of the neighborhood
This neighborhood’s landscape is all new. The library’s and Greenfire’s landscapes create vitality which we will build upon and expand. Patios, gardens and decks support people and wildlife; our green roof will add to a developing rooftop green network.



Winter Solstice



Summer Solstice



site concept and green strategies

While there is no green on the site right now, the location has enormous potential. Wide open southeast exposure, views in every direction from the higher floors, great access to breezes and daylight mean that wise use of solar shading, clerestory windows, and other techniques to pull daylight and breezes into the core of the building will succeed.

Strategies to take advantage of existing wind and weather patterns include:

- carving out the southwest corner of the building to gain light and access to breezes
- collecting and using sunlight, especially from the SE corner
- providing a route through the building for cross-ventilation
- providing operable windows to bring fresh air into the core
- using stairways for stack effect venting and as daylight chases to lower floors
- using clerestories to bring light into core spaces

Landscape strategies to give access to green for residents and to meet Green Factor requirements include:

- common garden at the second floor level including shared garden space, possibly vegetable garden planters
- rooftop patio with more garden space
- green roof for stormwater management and wildlife support
- street trees to complement new trees at library and Greenfire
-

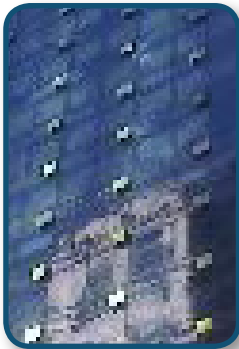
Green construction concepts include:

- targeting 4 star built green
- energy efficient appliances, systems, fixtures
- in- unit energy usage monitoring & management options
- dynamic controls such as nest thermostats
- switching designed to minimize phantom loads
- operable windows and passive comfort strategies
- solar shading, possibly using photovoltaic panels as shades





shading devices provide light control and variable pattern; variation of solid/ colored elements with lighter translucent ones creates a dynamic facade



raised panels cover vent openings in a curtain wall, punctuating the elevations from bottom to top with style



gutters at PLACE architects' Diva lead water into a cascade that celebrates the deluge. zero maintenance materials and simple forms blend Ballard's industrial past with a modern industrial aesthetic.

materials and façade treatments

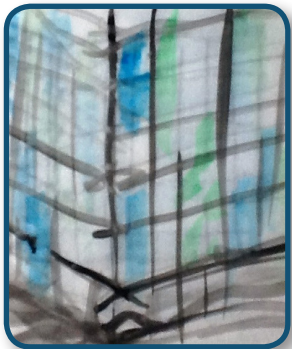
Reinforcing the ideas of craft and artisanship, this live/ work building will be a made of durable, easy to maintain finishes that work for a wide range of activities and uses. An industrial aesthetic derived from the context and from our own past projects will include structural materials exposed as finish, exposed ducts and sprinkler lines, polished concrete and similar ideas. On the skin, there are two primary components to the elevations: solid, supportive structures and lighter open spaces. Supportive structures begin with the concrete base and PT slab at floor 2; and extend up to provide lateral stability and grounding to upper levels through tower elements. Materials will be concrete and possibly some masonry; and metal. Windows will be set into these walls with clean finished returns and deep recesses. The open spaces will shimmer with a mix of glazing, metal panels, and mullions. Patterns will emerge organically, the way they do as crystals grow –rigorous organic order creates vitality and natural materials have variation in tone and shimmer even as similar elements are repeated. Overlaid on this structure of solid support and lighter enclosure there will be details including railings, vent openings, downspouts, roof overhangs, flashings and so on. These will be carefully considered so as to lace together the component parts of the building into a cohesive whole.

green space and amenity areas

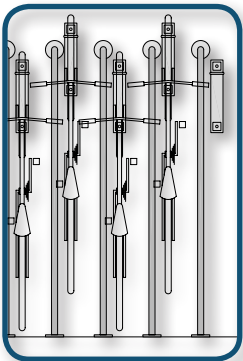
A mix of shared community and private amenities will be provided. Private amenity space will be in the form of balconies and decks; public amenity spaces include the common room on the ground floor, the common garden on level 2, and the rooftop patio. There may be space for some P-Patch type gardening, and the bike room on the ground floor will have some space for a community workbench. The common room could be a media room or it could be something less traditional, like a workshop. Many possibilities exist. On the roof, a garden area will be provided. Green roof on some portion of the building is being considered as a way to extend the green rooftop ecosystem already established on the block, but gardens and planters also may be suitable. This also will be studied as design progresses.



exposed ductwork and services create a very successful industrial look at the Ballard Library



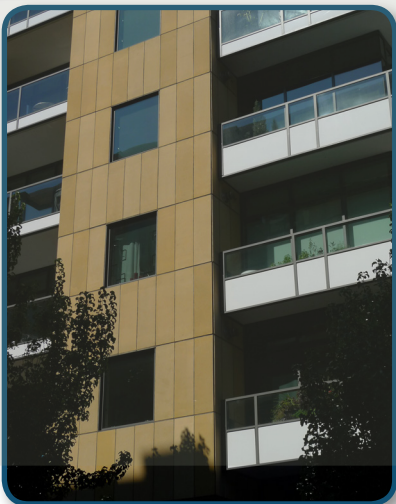
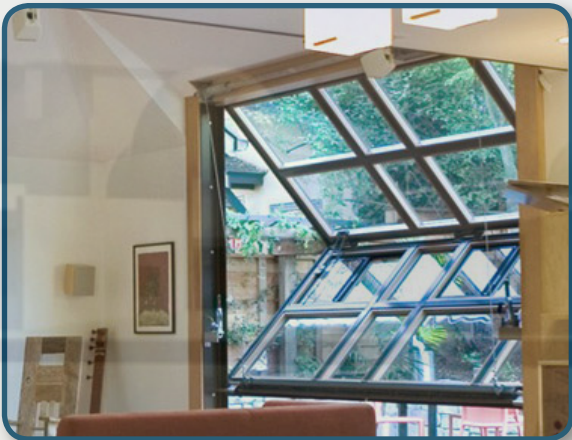
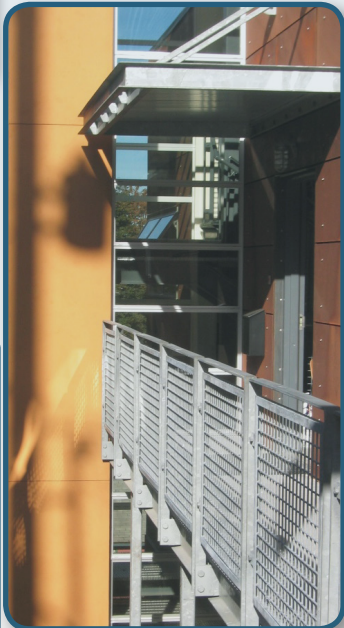
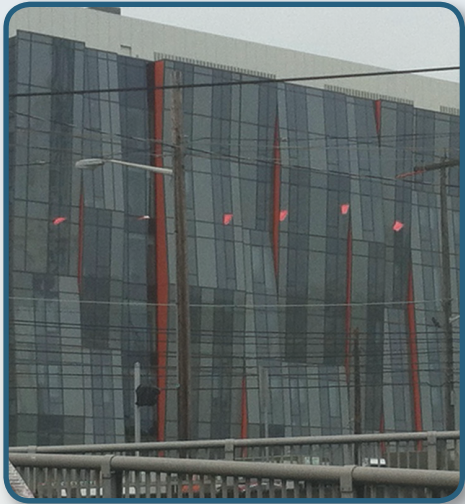
glass, metal panels, screens - even solar panels layer to create lightness, shimmer and flexibility



high density/ high security bike parking (PLACE architects)



rooftop garden at Pike Place Market



specs

FAR: 4.75
height limit: 65' plus allowable projections

lot area: 7800 SF

unit count: 6 live/ work
33 residential

building square footage:
allowed: 4.75 x lot area (7,800 SF) = 37,050 GSF
provided: 37,050 GSF

4500 SF commercial
32,550 residential, incl. common areas and circulation

amenity area:
required: .05 x SF in residential use = approximately 1650 SF
provided: 2800 SF. Common room and bike room at ground level,
common decks at upper levels, rooftop patio + avg. 60 SF private
deck per unit.

18 parking stalls, 39 secure bike parking spaces - 1 per unit

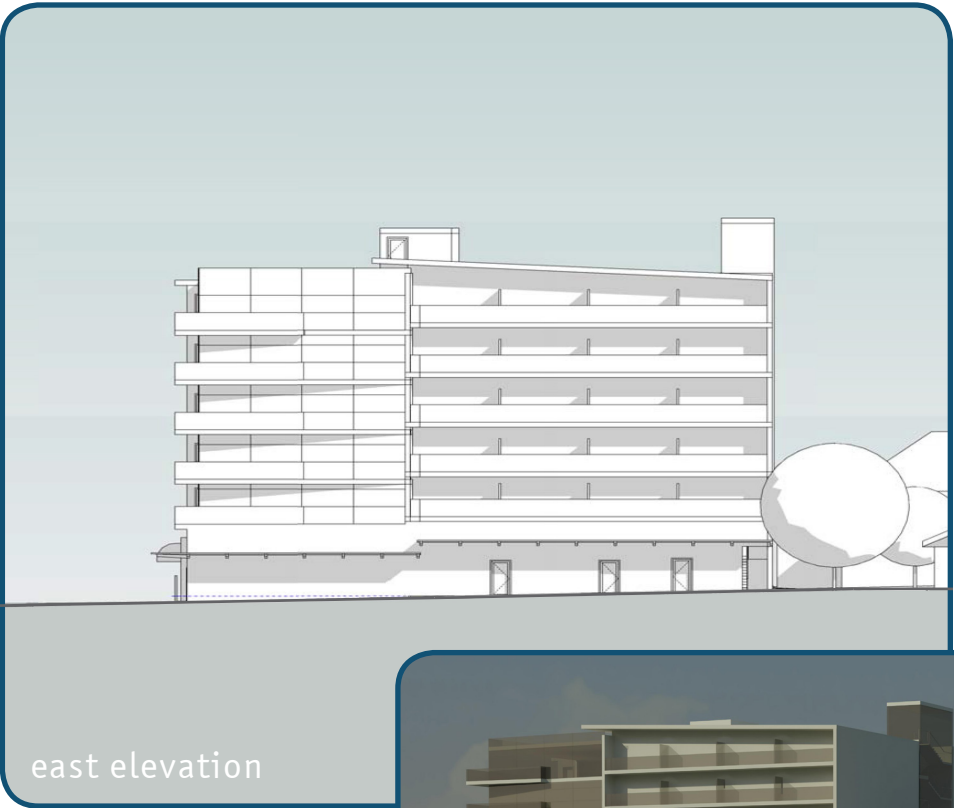
PROS:
dynamic massing, materials and textures
(A2, C1, C2, C4, E1)
canopy, recessed live/ work entries, new trees enhance streetscape
(A3, A4, C3, D1, D5)
generous amenity areas
(A7, C3, E1)
good connections to NW 56th
(A2, A3, A4, C1, C3, D4)

CONS:
less engaging on the east
west facing common decks shade interior and each other
tight, narrow entry - not much sense of arrival

No departures requested.



SW perspective view



east elevation



NE perspective view



SE perspective view

OPTION A



specs

FAR: 4.75
height limit: 65' plus allowable projections

lot area: 7800 SF

unit count: 6 live/ work
33 residential

building square footage:
allowed: 4.75 x lot area (7,800 SF) = 37,050 GSF
provided: 37,050 GSF

4400 SF commercial
32,650 SF residential, common areas and circulation

amenity area:
required: .05 x SF in residential use = approximately 1650 SF
provided: 2500 SF. Common room and bike room at ground level,
shared garden deck at level 2, rooftop patio + avg. 60 SF private
deck per unit.

18 parking stalls, 39 secure bike parking spaces - 1 per unit

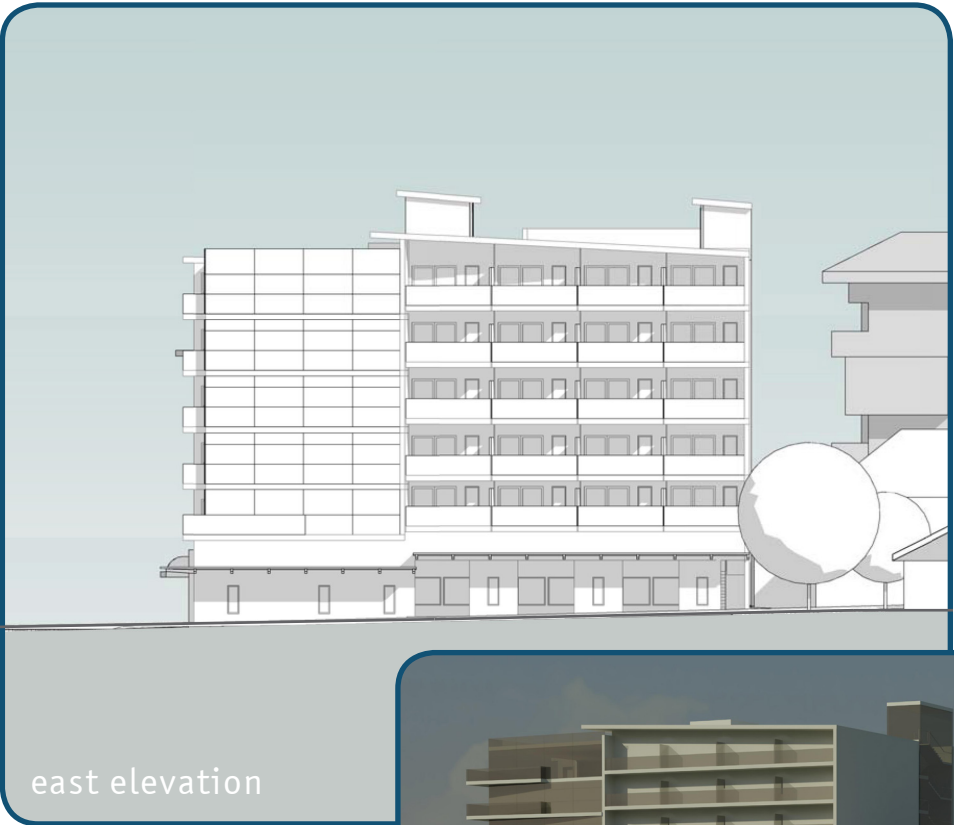
- PROS:
- dynamic massing, materials and textures
(A2, C1, C2, C4, E1)
 - canopy, new trees enhance streetscape
(A2, A4, C3, D1, D5)
 - recessed live/work entries make room for engaging street presence
(A2, A3, A4, C2, C3, D1, D5)
 - high quality common spaces; possible room for p-patch gardening
(A7, C3, E1)
 - good connections to NW 56th , bright accessible entry
(A2, A3, A4, C1, C3, D1, D4, D5)
 - designed to take maximum advantage of sun, breezes, and light
(A2, A7, C1, E1)
 - excellent light penetration into core, serving backs of east units
(A7 and principles of good design generally)
 - scalloped east facade provides better views, light to east units
(A2, A3, C1, C2, C3)

CONS:
would be nice to have a little more height for clerestories

No departures requested.



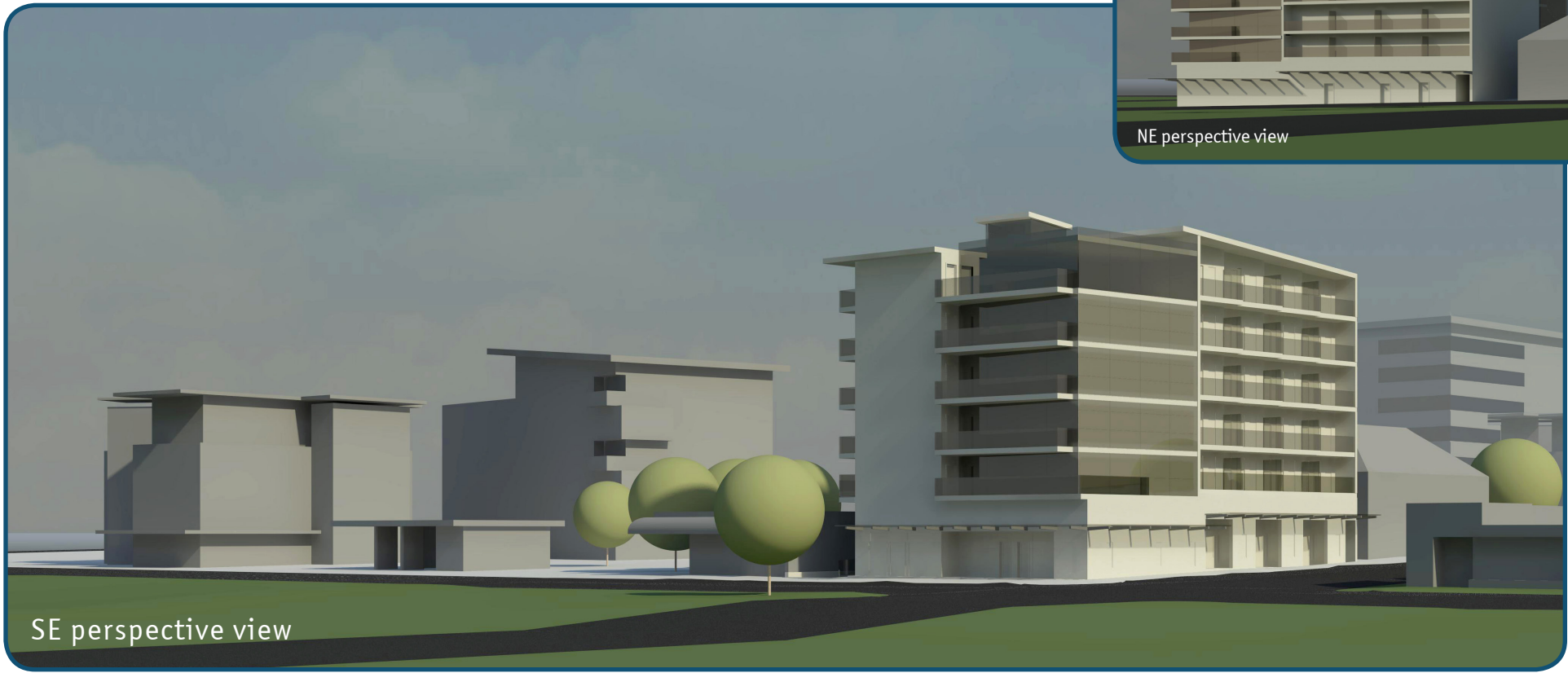
SW perspective view



east elevation



NE perspective view



SE perspective view

OPTION B



30 SEPTEMBER 2013

OPTION B GROUND FLOOR AND ROOF PLANS

saltworks

specs

FAR: 4.75
height limit: 65' plus allowable projections

lot area: 7800 SF

unit count: 6 live/ work
 33 residential

building square footage:
allowed: 4.75 x lot area (7,800 SF) = 37,050 GSF
provided: 37,050 GSF

4800 SF commercial
32,250 residential, common areas, and circulation

amenity area:
required: .05 x SF in residential use = approximately 1650 SF
provided: 1865 SF. Common room and bike room at ground level,
shared garden at grade, rooftop patio + avg. 60 SF private deck per
unit.

no vehicle parking
39 secure bike parking spaces - 1 per unit

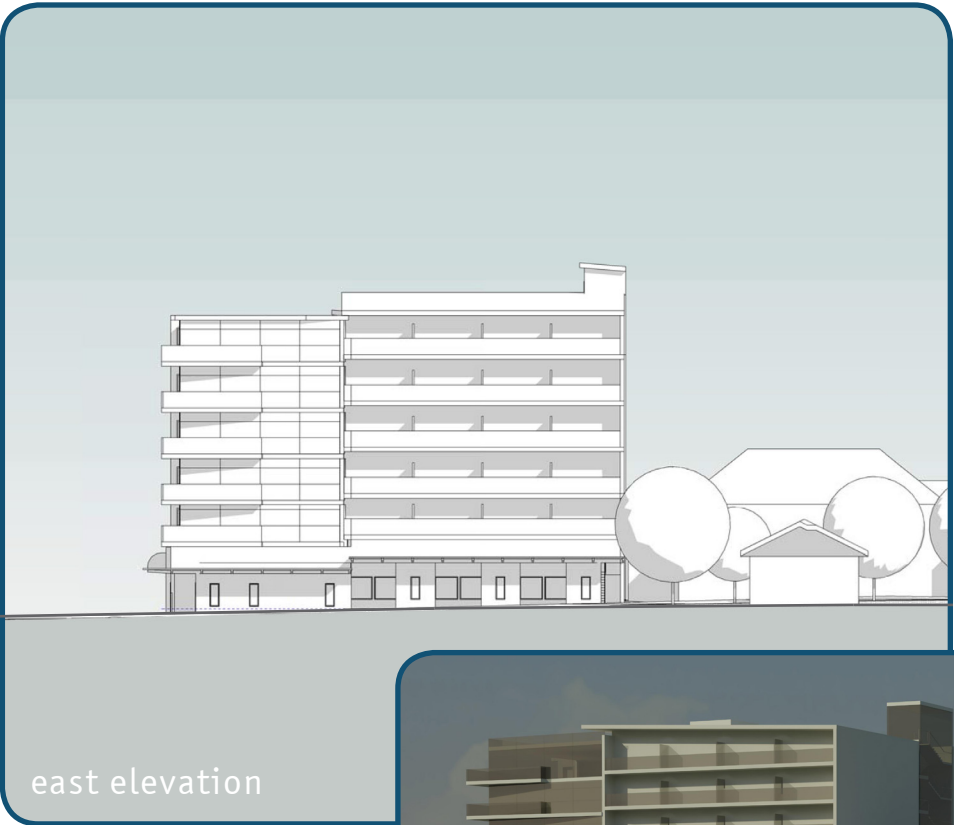
PROS:
substantial square footage - flexibility in unit design
(C2, A7)
room for larger pedestrian entry
(A2, D1)
lively street level - no garage door
(A2, A3, A4)

CONS:
dark central core and garden
no parking
east units face due east, no southern exposure
difficult to ensure adequate daylight or cross ventilation.

No departures requested.



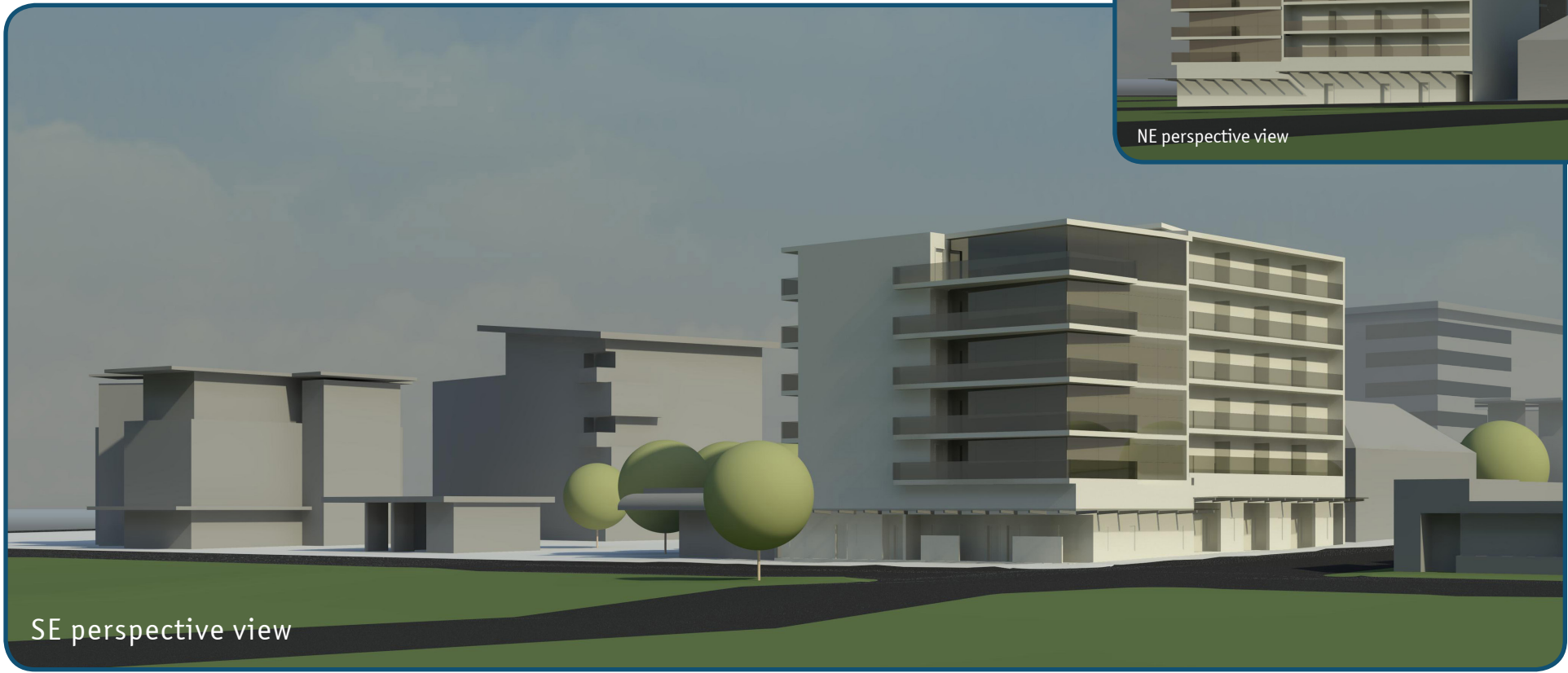
SW perspective view



east elevation



NE perspective view



SE perspective view

OPTION C



specs

FAR: 4.75
height limit: 65' plus allowable projections

lot area: 7800 SF

unit count: 5 live/ work
30 residential

building square footage:
allowed: 4.75 x lot area (7,800 SF) = 37,050 GSF
provided: 37,050 GSF

4800 SF commercial
32,250 residential, common areas, and circulation

amenity area:
required: .05 x SF in residential use = approximately 1650 SF
provided: 2500 SF common amenity space (common room and bike room at ground level, shared garden at level 2, rooftop patio) +
appx. 1650 SF private amenity in avg. 50 SF decks for each unit.

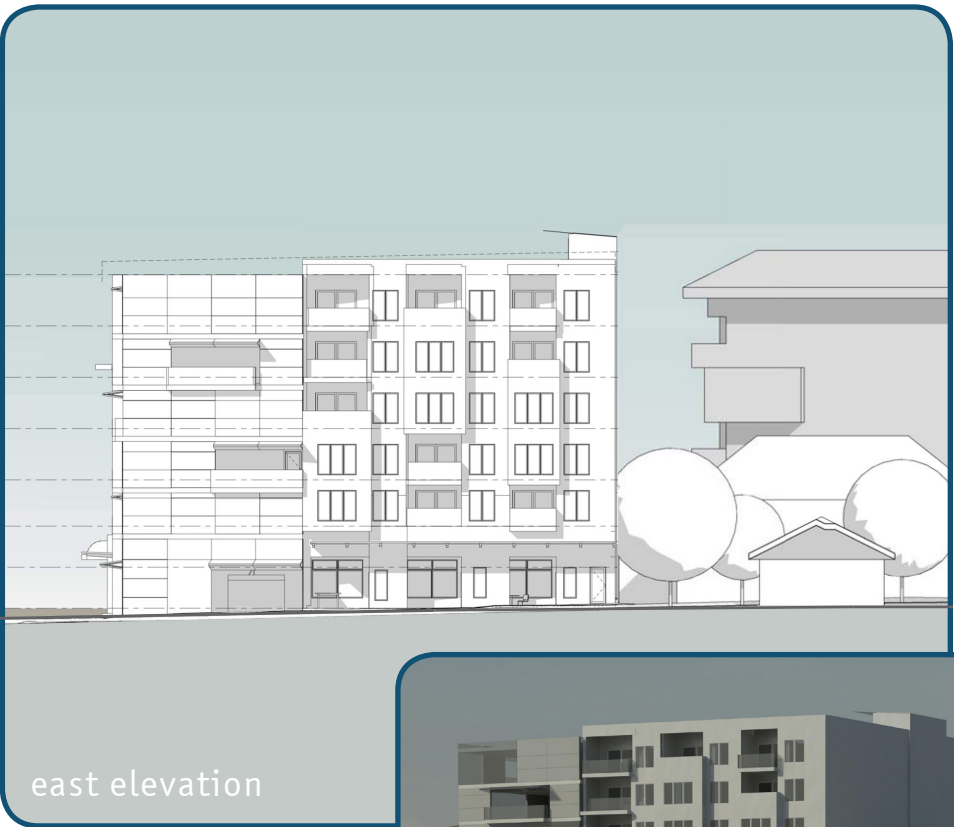
18 parking stalls, 35 secure bike parking spaces - 1 per unit

- PROS:
- dynamic massing, materials and textures
(A2, C1, C2, C4, E1)
 - strong corner presence with a larger loft unit - room for anything
(A2, A3, A4, C1, C2, C4, D5, E1)
 - canopy, new trees, enhance streetscape
(A2, A4, C3, D1, D5)
 - live/work at ground level will engage street with 24/7 activity
(A2, A3, A4, C1, C2, C3, D1, D5, E1)
 - high quality common spaces; possible room for p-patch gardening
(A7, C3, E1)
 - good connections to NW 56th, bright accessible entry
(A2, A3, A4, C1, C3, D1, D4, D5)
 - designed to take maximum advantage of sun, breezes, and light
(A2, A7, C1, E1)
 - excellent light penetration into core, serving backs of east units
(A7 and principles of good design generally)
 - revised east facade provides better views, light to east units
(A2, A3, C1, C2, C3)

No departures requested.



SW perspective view



east elevation



NE perspective view



SE perspective view

OPTION D



OPTION D - PREFERRED SCHEME - GROUND FLOOR AND ROOF PLANS



saltworks A



saltworks B



saltworks C

conclusions

This project is intended to celebrate Ballard, to build on its history and expand on the energy of the new era in this community.

Situated at the southeast corner of the same block that hosts the Ballard Library at its southwest and Greenfire next door to that, Saltworks has the opportunity and responsibility to complete a block of exceptional architecture and urban design.

To this impressive existing context, we will add:

- smaller, more affordable units to the mix on the block
- a genuine live/ work environment where projects and people mix with joy
- a strong, lively corner at an important junction
- new larger scale structures to continue to move the neighborhood toward a more fully built out streetscape
- a modest extension of the rooftop ecosystem started by the library
- a building that enhances the already bike and pedestrian friendly qualities of the neighborhood.

All schemes are code compliant. No departures are requested.



saltworks D - preferred scheme