

saltworks

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DPD PROJECT NUMBER 3015955
28 OCTOBER 2013

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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:
3 live/ work
1 retail/ commercial
35 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 (retail space + live/ work)
32,650 residential

20 parking stalls (except 0 in option 2A)
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. There will be three ground floor live/ work units with good connections to the street, anchored by a corner retail space at 56th and 20th NW.

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 and good access to the outdoors; good security and sound insulation; and quality green construction complete the picture.



shipyards, old Ballard

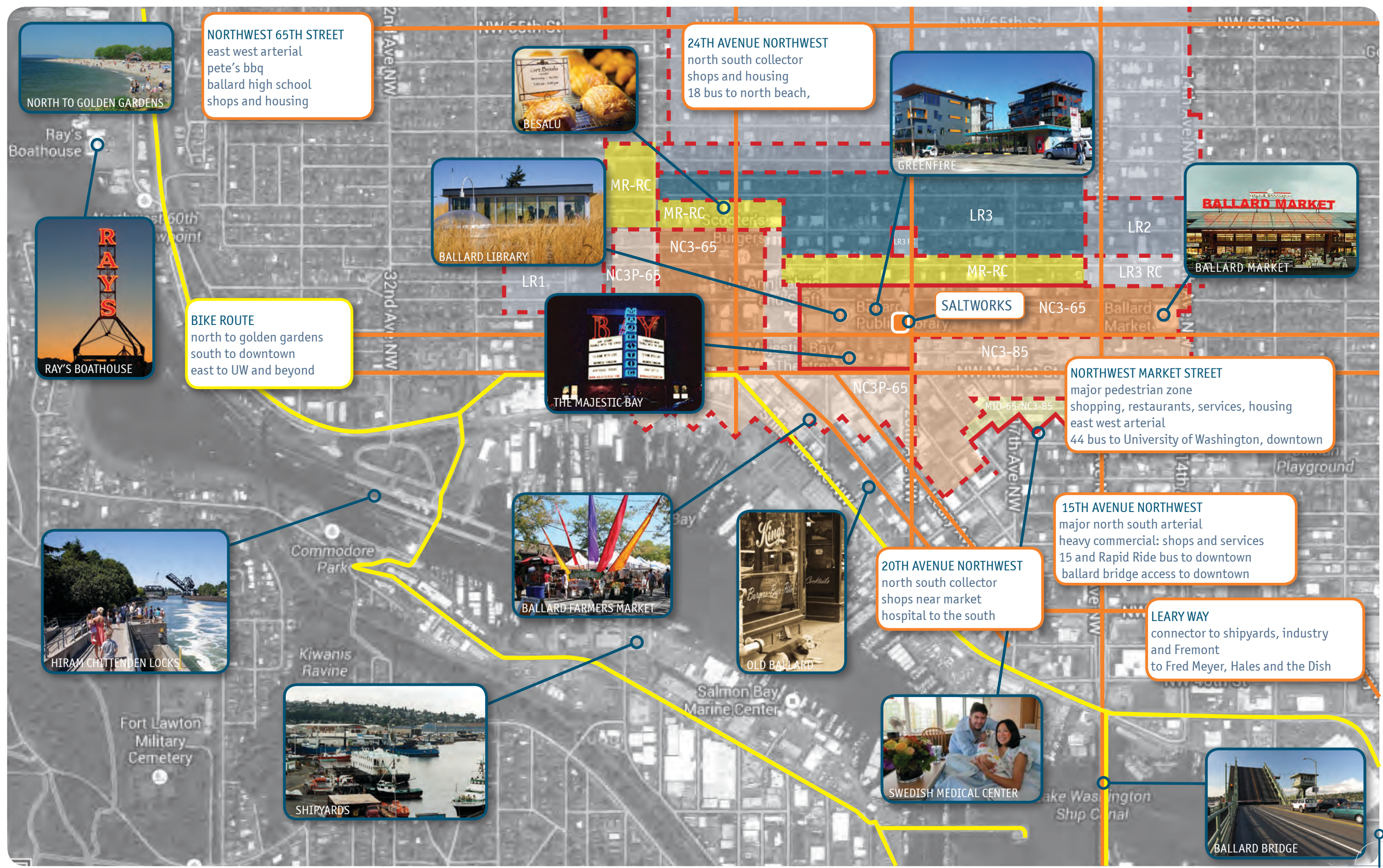


incubator for startups and creatives



modern industrial aesthetic

saltworks



28 OCTOBER 2013

VICINITY MAP: ZONING, ACCESS, CONTEXT, SITE FEATURES

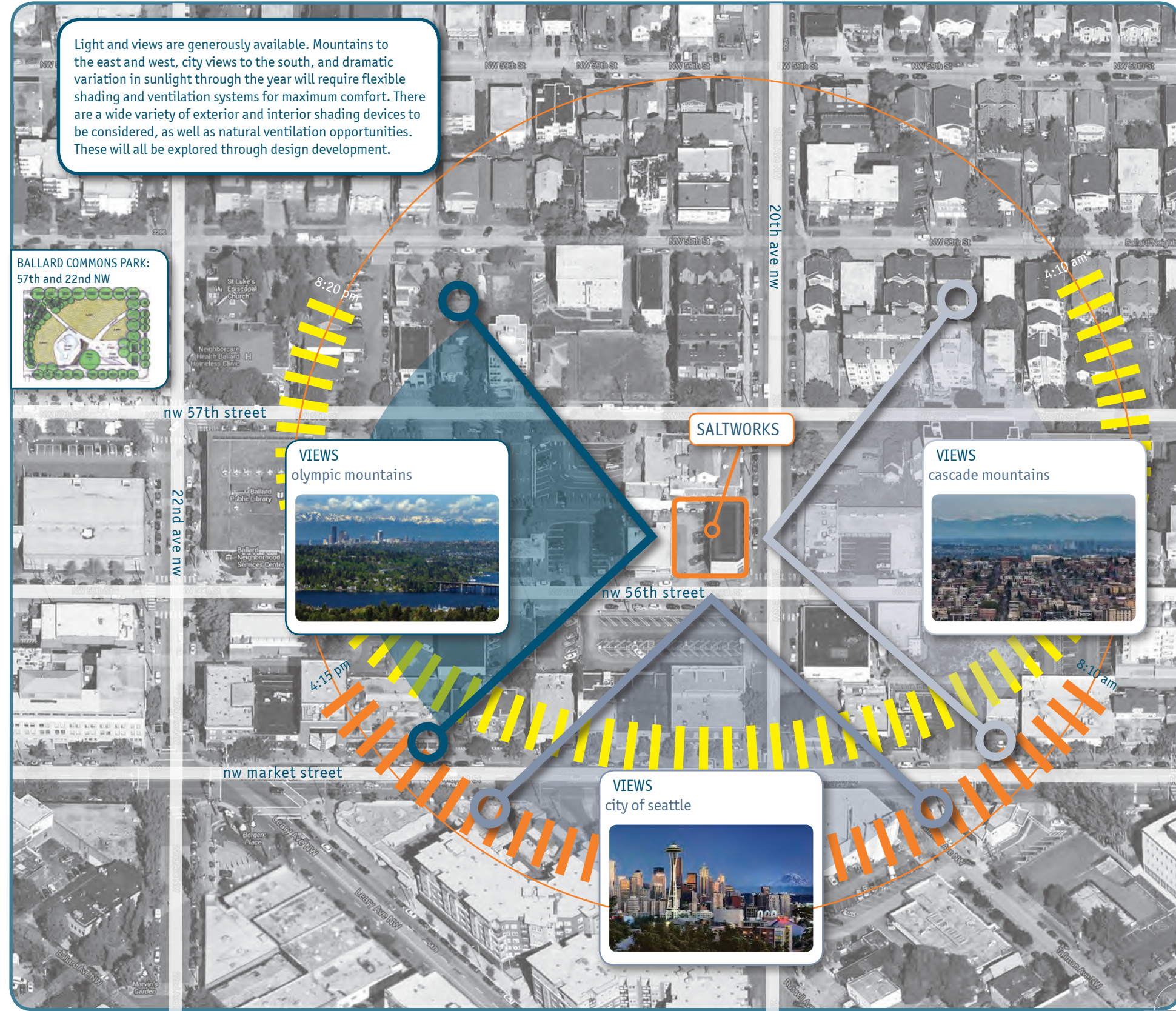
saltworks



context



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.





NW 56TH LOOKING NORTH

ballard library: green roof, modern design

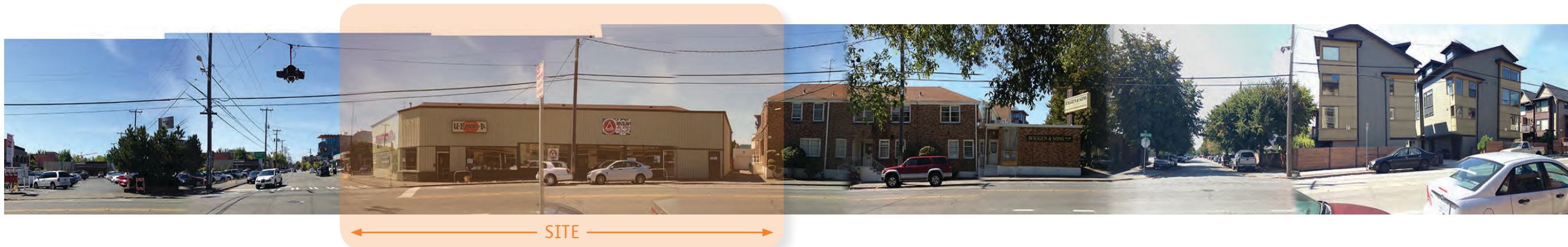
greenfire: exceptional detailing, materials, massing

malena's: local treasure

SITE



NW 56TH LOOKING SOUTH



20TH AVE NW LOOKING WEST

SITE



20TH AVE NW LOOKING EAST

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.

Ballard Municipal Hub guidelines correspond closely to chosen citywide guidelines. Specific comments are included in the following pages.

Guidelines specifically cited as pertinent by the Design Review Board are highlighted with orange text.

A. site planning



A1 respond to site characteristics

GUIDELINE: “The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.”

Ballard-specific supplemental guidance:
Development Surrounding the Park
(N/A; this site does not abut the park.)

RESPONSE: The corner of 56th and 20th NW faces the core commercial district of Ballard, inviting connection to that district. In addition, the corner lot completes an unusually dynamic block including the Ballard Library and Greenfire. Saltworks will create a strong corner presence with retail at 56th and 20th and live/work at street level on 20th, to encourage activity to stretch northward from Market Street.

A2 streetscape compatibility

GUIDELINE: “The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right of way.”

RESPONSE: Saltworks is situated at the intersection of a particularly dynamic block of NW 56th Street including the Ballard Library and Greenfire Campus; and 20th Avenue NW, a busy corridor of mixed use and multifamily buildings. Saltworks will provide a strong, active corner, building design continuity along NW 56th and adding vitality to 20th NW.

The live/ work program, creative use of materials, innovation in design, and green building technology are all project elements intended to relate to the existing context and build upon good work already happening in the neighborhood.

A3 entries visible from the street

GUIDELINE: “Entries should be clearly identifiable and visible from the street.”

Ballard-specific supplemental guidance:
Development Surrounding the Park (N/A)
- West side: (N/A)
- Streets: The mid block pedestrian connection should foster social contact in a safe environment. (N/A - the mid block connection would be on the adjacent site to the west of this one.)

RESPONSE: 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.

The primary residential entry will be identified by a raised canopy, signage, glazing, and a generous lobby visible from the street.

A. site planning

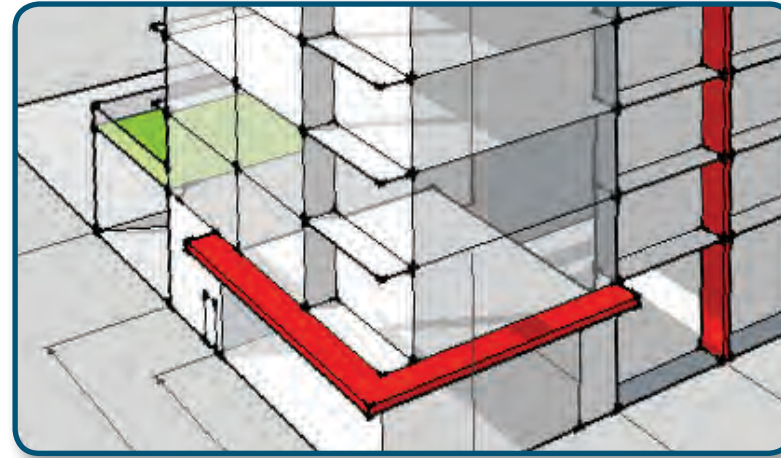


A4 human activity

GUIDELINE: "New development should be sited and designed to encourage human activity on the street."

RESPONSE: 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.

The retail corner may become a new restaurant, cafe, or creative space, which will serve Saltworks residents and the neighborhood, building community and connections along NW 56th and northward from Market Street along 20th Avenue NW.



A5 respect adjacent sites

GUIDELINE: "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: The activity and open spaces in this building are all focused toward the corner. The south facing second floor garden creates separation between Saltworks and any new construction to the west; furthermore most of the fenestration is south or east facing. This provides maximum privacy for the existing and for future neighboring buildings, while also maximizing Saltworks's outgoing social character through street frontage and street connections.

In addition, the live/ work units facing 20th Avenue NW create a transition zone between the commercial core of the neighborhood and the residential areas to the north.

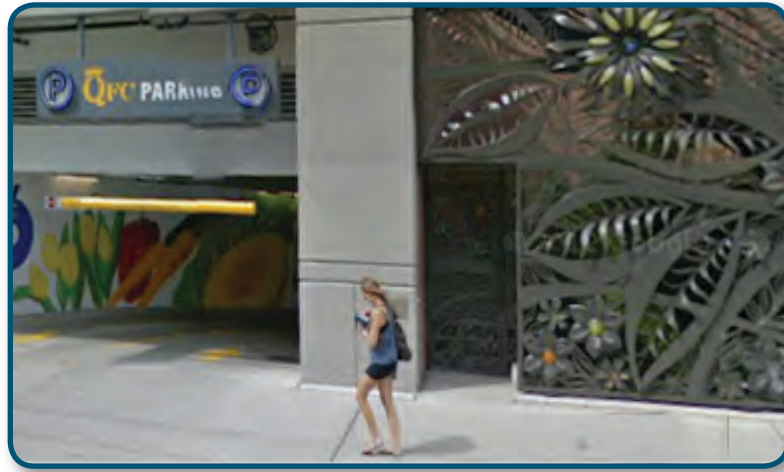


A7 maximize residential open space

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

RESPONSE: Open space will be highly valued on this corner lot, and some of the best will be on the roof. 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.

A. site planning



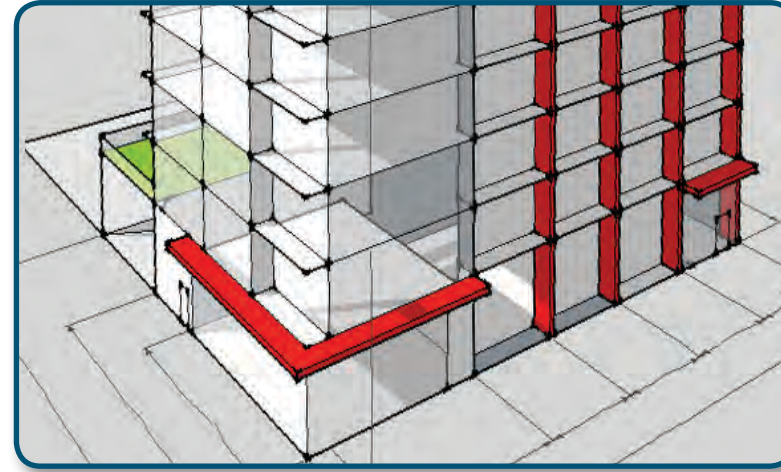
A8 parking and vehicle access

GUIDELINE: "Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety."

Ballard-specific supplemental guidance:

In Neighborhood Commercial (NC) zones, vehicular entrances are discouraged on the avenues. When absolutely necessary, they should be limited to right turn ingress and egress only. Vehicular access to sites is most appropriate along NW 56th, 57th, and 58th Streets. Commercial vehicular access is most appropriate on NW 56th and/or NW 57th Streets. New at-grade parking areas should minimize exposure to the street edge. At-grade parking areas and driveways are discouraged directly adjacent to the park. Where curbcuts are provided, the number and width should be minimized."

RESPONSE: Vehicle access for ingress, egress, and trash/recycling is provided on the south side of the building, off 56th Street. Openings are minimized, the trash room is screened from view, and safe separation between vehicular and pedestrian access is maintained.



A10 corner lots

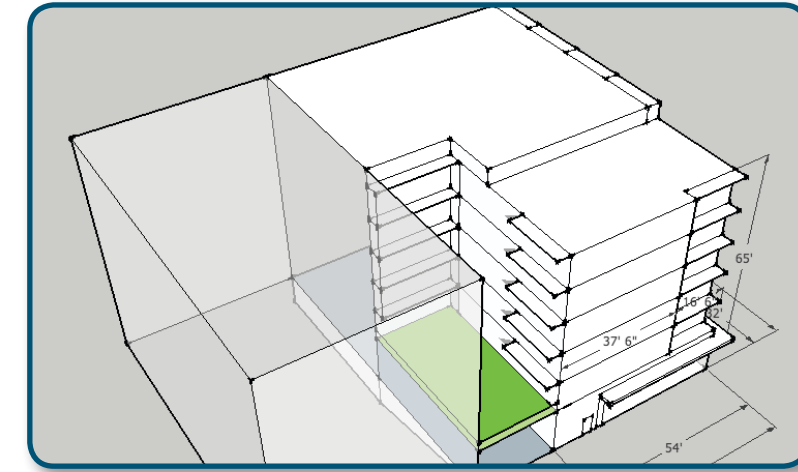
GUIDELINE: "Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners."

RESPONSE: The building is designed to engage the corner with a retail presence at the base, flanked by live/work units along 20th Avenue NW. Parking and vehicle access is located at the southwest corner of the site, off 56th, as far from the corner as possible.

The primary pedestrian access is at the NE corner of the building, extending a friendly hand out toward development continuing northward on 20th NW.

A secondary pedestrian entry is located on the south side of the building adjacent to the retail space, providing quick access to and from 56th NW for residents.

B. height, bulk, and scale



B1 height, bulk, and scale compatibility

GUIDELINE: "Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones."

Ballard-specific supplemental guidance:

Development Surrounding the Park: (N/A)

- Mixed Use Development on North-South Avenues: Buildings should maintain a consistent street wall up to a minimum of two stories and provide a setback(s), particularly on the west side of the avenue, beyond three stories to enhance solar access to the street and avoid a 'canyon' effect.

- Mixed Use and Residential Development on East-West Streets: Same as above, except with setbacks particularly on the south side of the street beyond three stories to enhance solar access to the street. Buildings should provide façade modulations that break down the scale of larger developments to recall the underlying original 50' parcel widths. "

RESPONSE: The building is in scale with surrounding zoning, NC3-65, NC3-85, MR-RC and LR-3. Massing in three primary volumes recalls the old 50' parcel widths and facade planes are set back where possible to provide good light to residents, neighboring buildings and the street.

C. architectural elements and materials



C1 architectural context

GUIDELINE: “New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting patterns of neighboring buildings.”

RESPONSE: Using the exceptional design - both historic and modern - seen 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

GUIDELINE: “Building design elements, details, and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building.

In general, the roofline or top of structure should be clearly distinguished from its facade walls.”

RESPONSE: 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; and the building design will support those ideas.

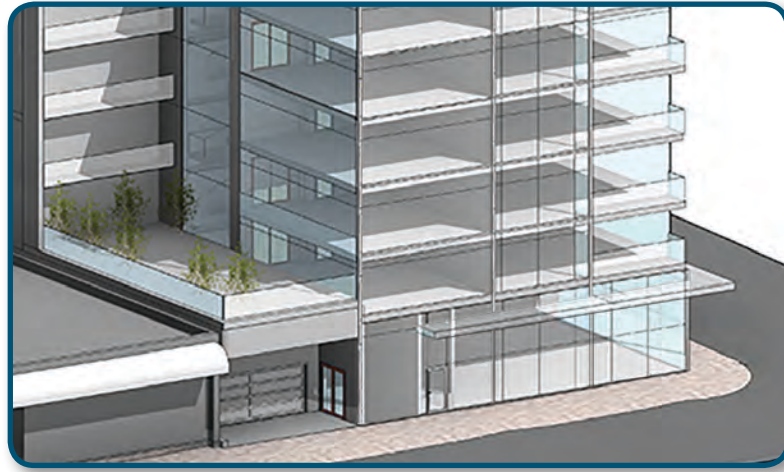


C4 exterior finish materials

GUIDELINE: “Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.”

RESPONSE: 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. Exterior materials will include a mix of metal cladding and masonry, blending the historic qualities of the area with the modern design of new development there.

C. architectural elements and materials



C5 structured parking entrances

GUIDELINE: “The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

RESPONSE: Set at the extreme west edge of the building, the garage entry is as narrow as safety and practical considerations allow. The garage door will be of materials that fit with the design of the building, enhancing, rather than detracting from, the overall appearance of the south elevation. The second floor garden is directly above the garage entry, so plants, color, and activity will draw the eye upward to that area.

In addition, trash/ recycling room access will be west facing, on the ramp wall, so that there will be no service doors facing the street. This will minimize the total street frontage devoted to services and vehicular access.

D. pedestrian environment



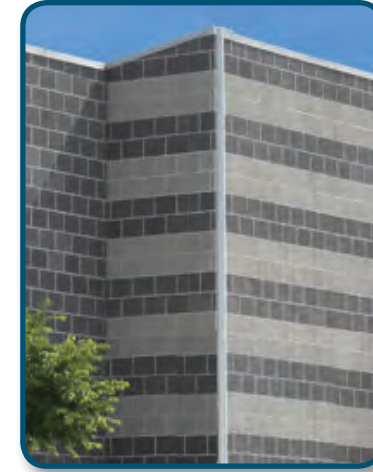
D1 pedestrian open spaces and entrances

GUIDELINE: “Convenient and attractive access to the building’s entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Ballard-specific supplemental guidance:
- New development is encouraged to contribute to a mid-block, north-south connection system for pedestrians. (N/A)
- Mixed Use Development: Continuous overhead weather protecting canopies are encouraged on buildings adjacent to the sidewalk. Transparent or translucent canopies along the length of the street provide welcome weather protection, define the pedestrian realm, and reduce the scale of taller buildings.

RESPONSE: The primary building entry at the northeast welcomes residents and visitors with a well-lit, spacious, double height lobby and direct access to services including bike storage, mailboxes, and circulation.

Canopies will be provided over the sidewalk around the entire building. Planters and lighting complete the experience. A secondary access point from 56th NW at the south side of the building is provided for convenience.



D2 blank walls

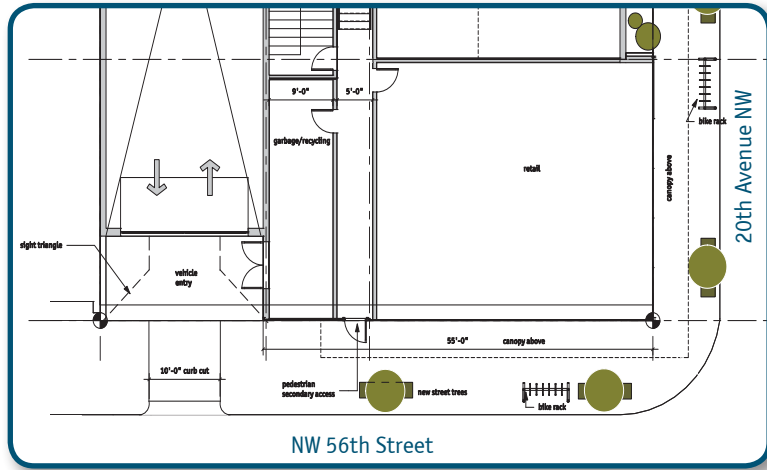
GUIDELINE: “Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

Ballard-specific supplemental guidance:
Active, open, interesting building facades are strongly encouraged, particularly on sites adjacent to the park.”

RESPONSE: No blank walls are proposed facing the street. The blank walls that are proposed are at internal property lines where new development is zoned to be built at the same height and bulk as this project; and therefore where there is a significant likelihood that those areas will become party walls built to the property lines on each side.

On the west side where a party wall is designed, a cable trellis and plantings are proposed. Plantings would not be practical on the north as there is limited light available for photosynthesis. Instead, variation of wall cladding materials and possibly some graphics are contemplated.

D. pedestrian environment



D6 screening of dumpsters, utilities, and service areas

GUIDELINE: "Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way. Ballard-specific supplemental guidance: Service areas, loading docks and refuse should be internal to the development or carefully screened, especially on sites directly adjacent to the park."

RESPONSE: The trash/ recycling room opens to the garage ramp. No service access faces the street.



D7 personal safety and security

GUIDELINE: "Project design should consider opportunities for enhancing personal safety and security in the environment under review. "

RESPONSE: Eyes will be on the street day and night from the retail corner and the live work units. This, combined with good lighting, common spaces that support community, and proper security controls all contribute to a safe, social, community environment. Access points on both streets add to convenience and security.

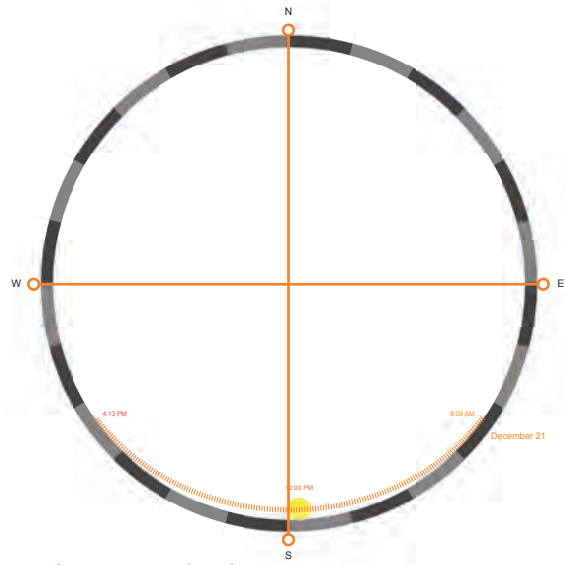
E. landscaping



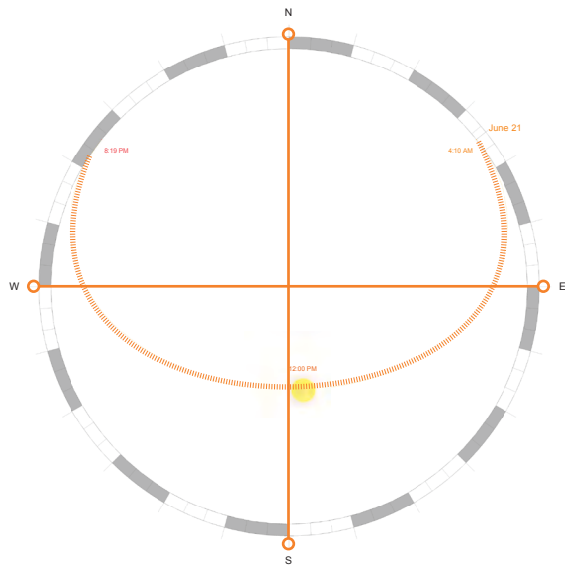
E1 landscaping to reinforce design continuity with adjacent sites

GUIDELINE: "Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape."

RESPONSE: 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



- SALTWORKS
- GREENFIRE SOLAR COLLECTORS

present site conditions

There is nothing green on the site at this time. No trees, no planting strip, no bioswales or green roofs. One goal of this project is to recreate some green space to the extent that this is possible.

There are no existing watercourses or notable land forms. This is a nearly flat site, urban, almost entirely either concrete or asphalt where there are no buildings.



SE corner view

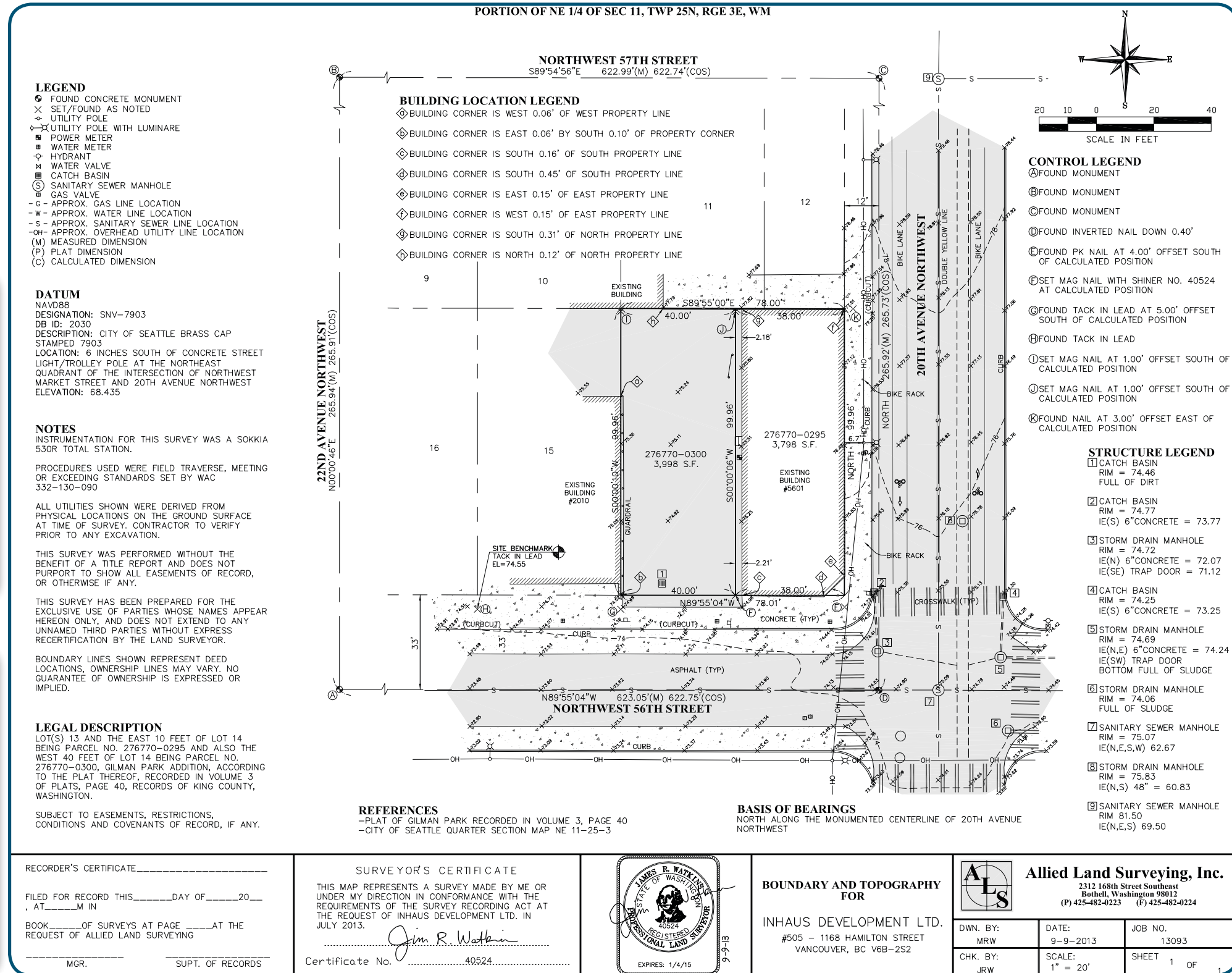


west side view

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SURVEY

saltworks



site concept and green strategies

There is no green on the site right now, but there is significant potential. Wide open southeast exposure, views 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 building will succeed.

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

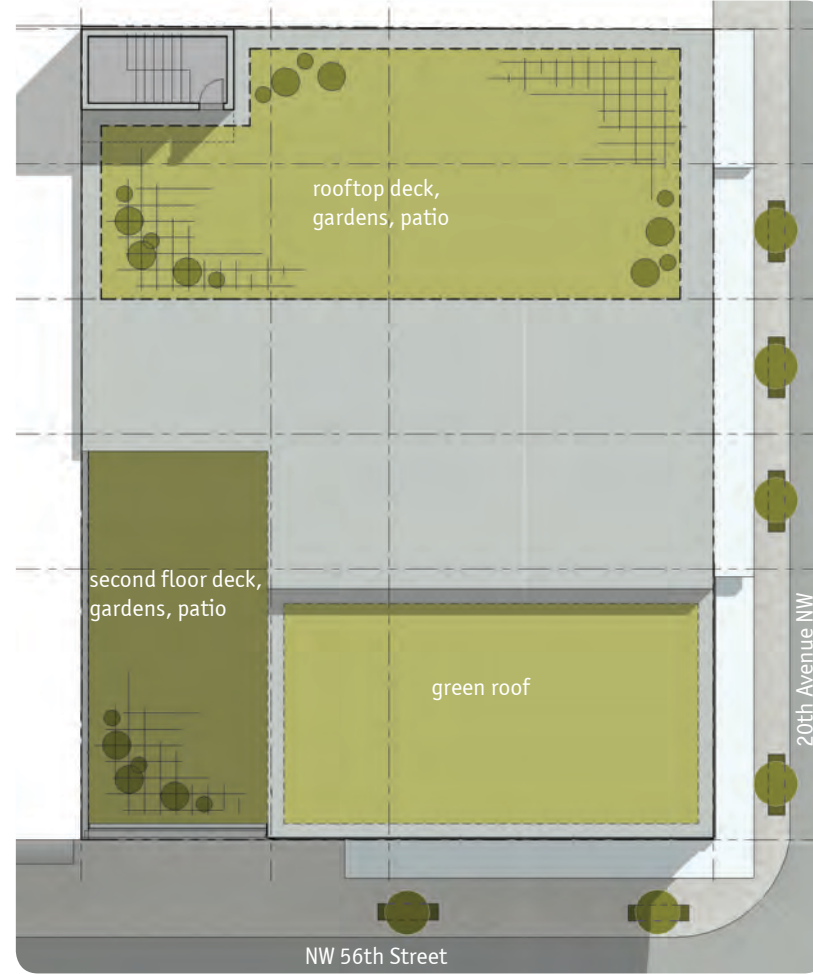
- carving out the southwest corner of the building to gain light and access to breezes
- collecting and using sunlight, especially from the SE corner
- providing a route through the building for cross-ventilation
- providing operable windows to bring fresh air into the core
- using stairways for stack effect venting
- 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
- providing generous bike parking inside and on street



conceptual landscape plan

green space and amenity areas

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 a workshop.

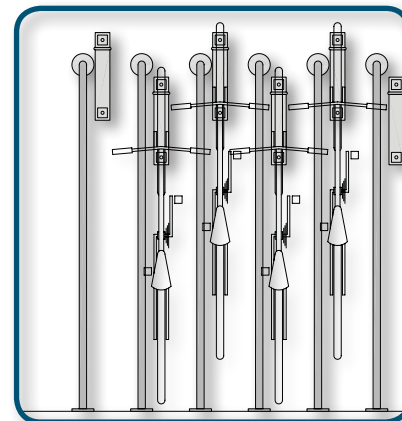
On the roof, a garden area will be provided. Green roof on some portion of the building is being considered as a way to extend the green rooftop ecosystem already established on the block, but gardens and planters may be suitable. This will be studied as design progresses.



rooftop garden at Pike Place Market



green roof at Ballard Library



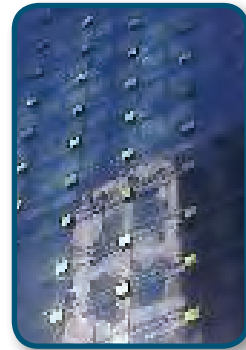
high density secure bike parking



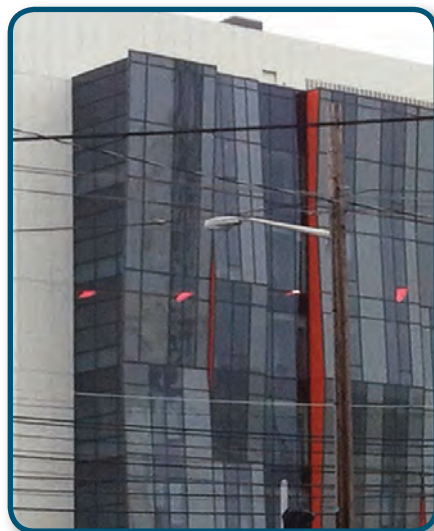
gutters at PLACE architects' Diva make art of the deluge



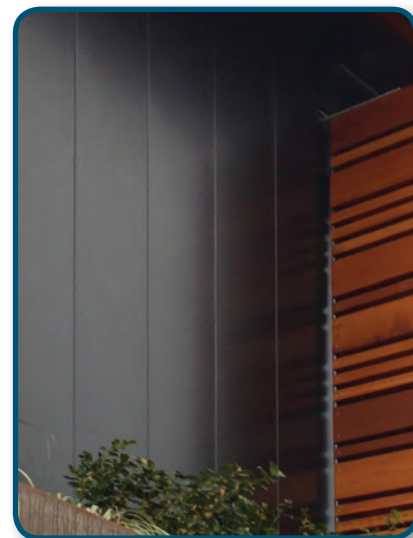
shading devices provide light control and variable pattern; variation of solid/ colored elements with lighter translucent ones creates a dynamic facade



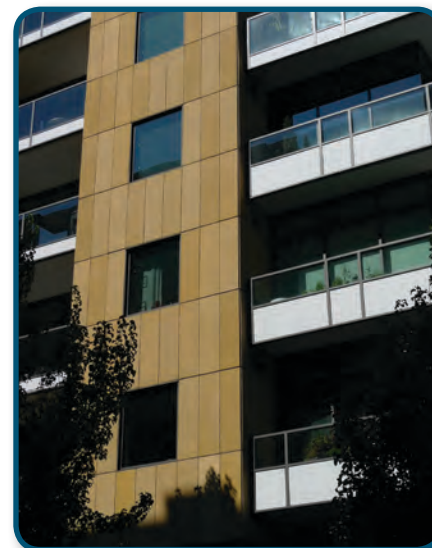
raised panels cover vent openings in a curtain wall, punctuating the elevations from bottom to top with style



variation creates drama in South Lake Union



sleek metal panels sit in elegant contrast with natural materials (NOVA - Runberg)



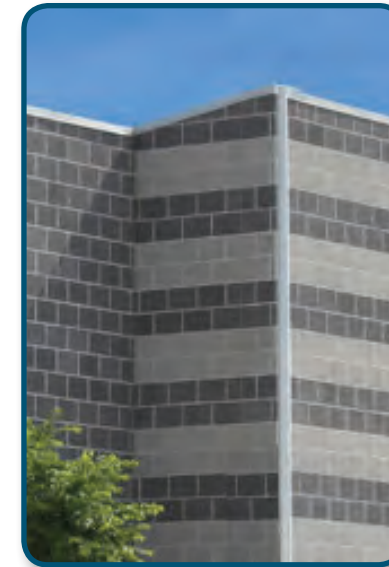
successful play of solid and translucent in Portland



simple materials detailed with care - Diva



light/ air/ connection to outdoors - Diva



masonry: ground face CMU, split face CMU, roman bricks



materials and façade treatments

Reinforcing the idea of artisanship, this live/ work building will be a made of durable, low maintenance finishes that work for a wide range of activities and uses. An industrial aesthetic derived from the context and our own past projects includes structural materials exposed as finish, exposed ducts and sprinkler lines, polished concrete and similar ideas.

There are two primary skin/ massing components: solid, supportive structures and lighter open spaces.

Supportive structures begin with the concrete base and PT slab at floor 2; extending up to provide lateral stability and grounding to the structure. Materials will be concrete and possibly 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 and panels. 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, and trims. These will be carefully considered so as to lace the component parts of the building into a cohesive whole.



durable industrial aesthetic - 1310 Union

OPTION A

intent: maximize street frontage

specs:

FAR: 4.75

height limit: 65' plus projections

lot area: 7800 SF

unit count: 4 live/ work
1 retail
35 residential

building square footage:

allowed:

4.75 x lot area (7,800 SF) = 37,050 GSF

provided:

37,050 GSF

4800 SF commercial - retail and live/ work
32,250 residential, incl. common areas and circulation

amenity area:

required:

.05 x SF in residential use =
approximately 1615 SF

provided:

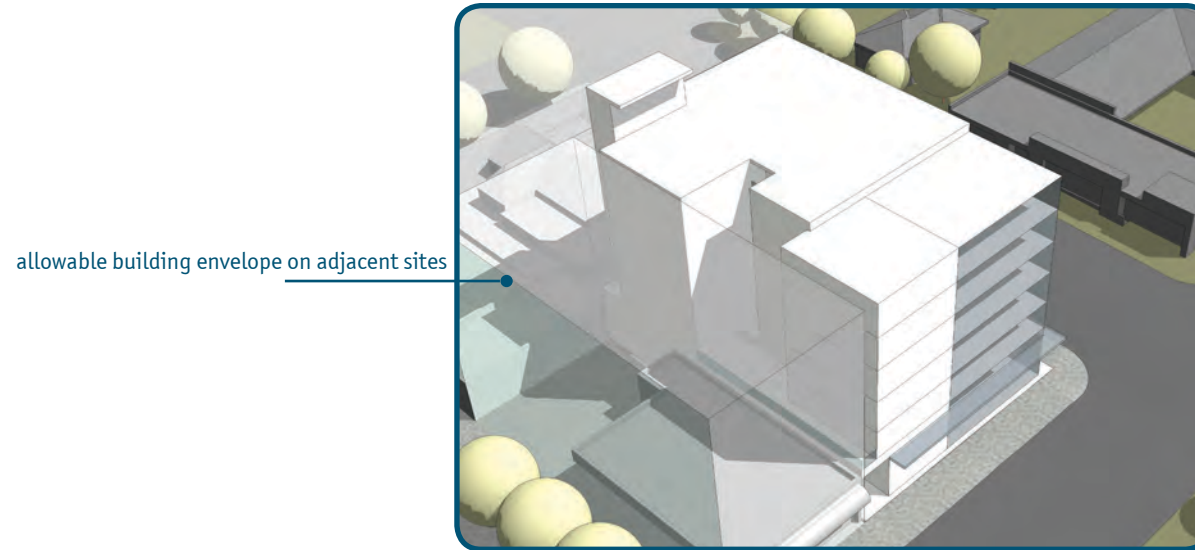
5000 SF interior and outdoor + private decks

- 1350 SF interior amenity space at ground level
- 320 SF common deck at level 2
- 3600 SF rooftop patio/ garden space

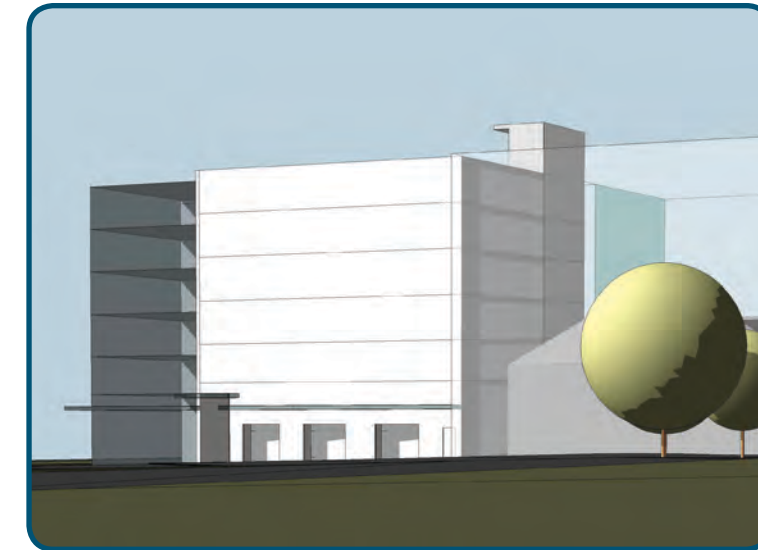
parking:

0 parking stalls

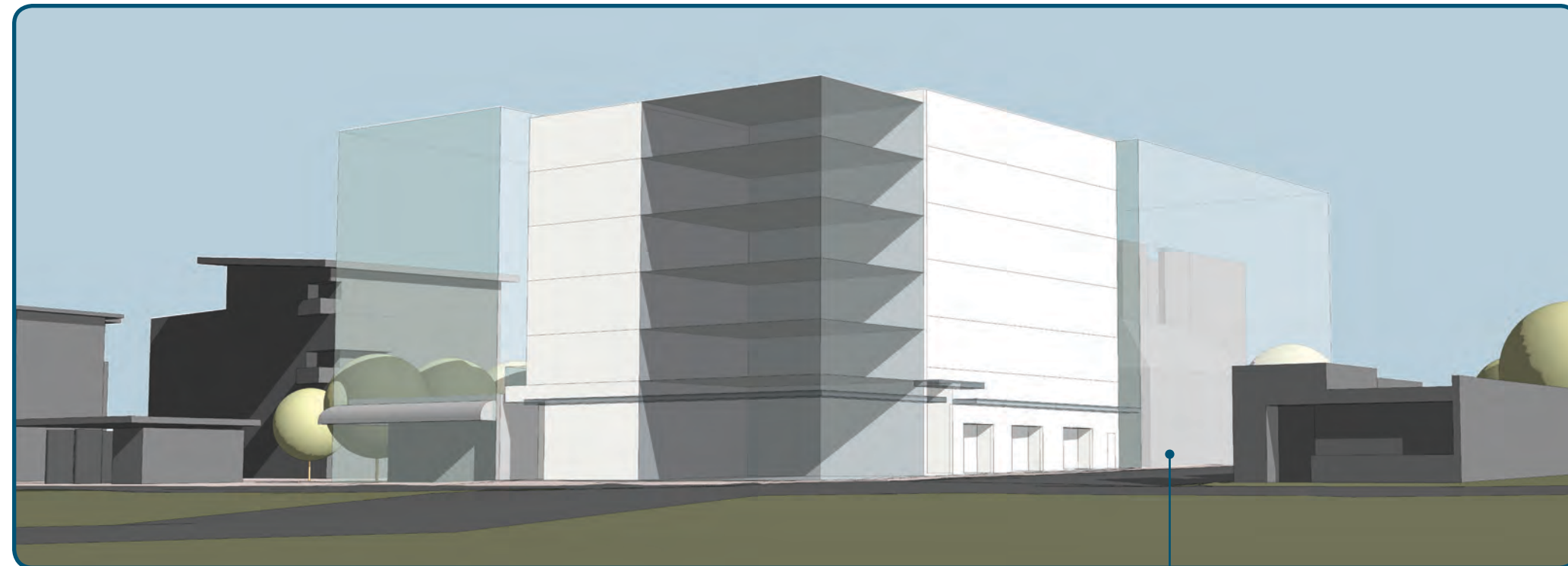
39 secure bike parking spaces - 1 per unit



SW perspective view from above



NE street view



SE street corner view

allowable building envelope on adjacent site

DESIGN CONCEPTS

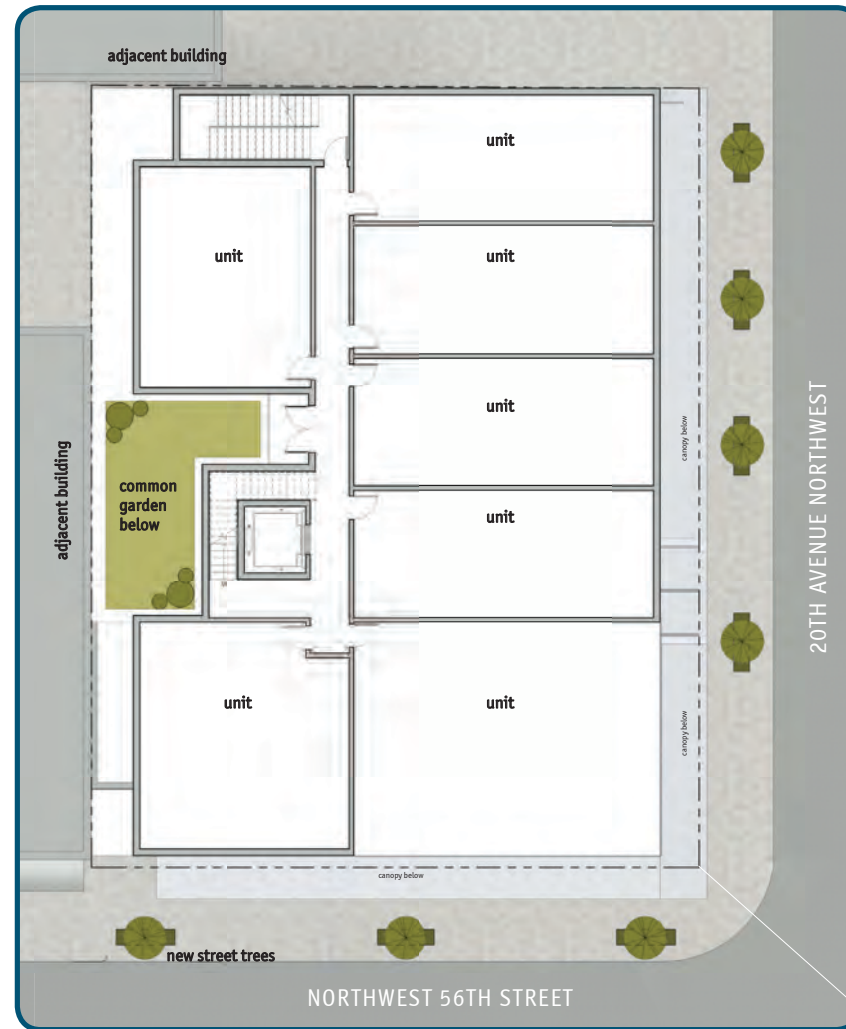
OPTION A

DESIGN CONCEPTS



ground floor plan

- PROS:
- maximizes building street frontage (A2, A4, C1)
 - 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)
 - corner retail (A2, A10)



typical upper floor plan

- CONS:
- overly massive - minimal open space except at rooftop
 - minimal modulation on street faces
 - level 2 garden will be landlocked by future development
 - no parking on site except for bikes
 - 3400 SF of blank wall on west side
 - blank wall on north side



roof plan

- DEPARTURES:
- No departures requested.

OPTION B

intent: midblock courtyard entry

specs:

FAR: 4.75

height limit: 65' plus allowable projections

lot area: 7800 SF

unit count: 5 live/ work
35 residential

building square footage:

allowed:

4.75 x lot area (7,800 SF) = 37,050 GSF

provided:

37,050 GSF

5200 SF commercial - all live/ work

31,850 SF residential, incl. common areas and circulation

amenity area:

required:

.05 x SF in residential use =

approximately 1615 SF

provided:

5600 SF outdoor space + private decks

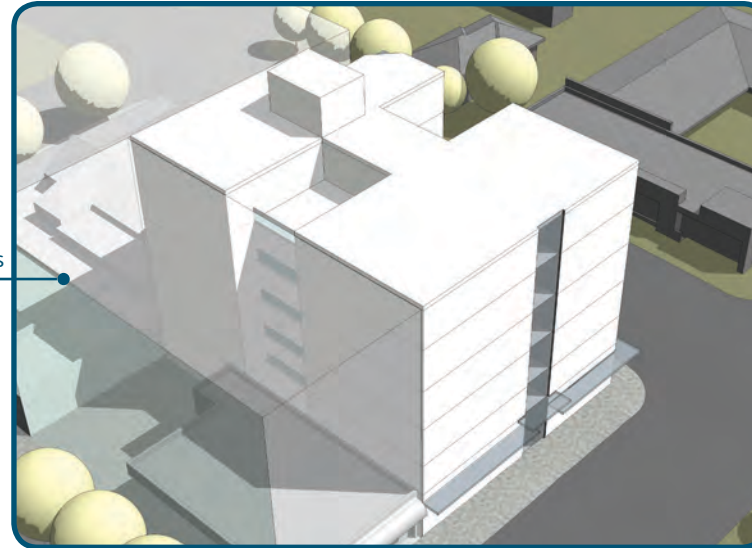
- 1500 SF garden and entry courtyard at ground level
- 600 SF common deck at each upper level
- 1100 SF rooftop patio/ garden space

parking:

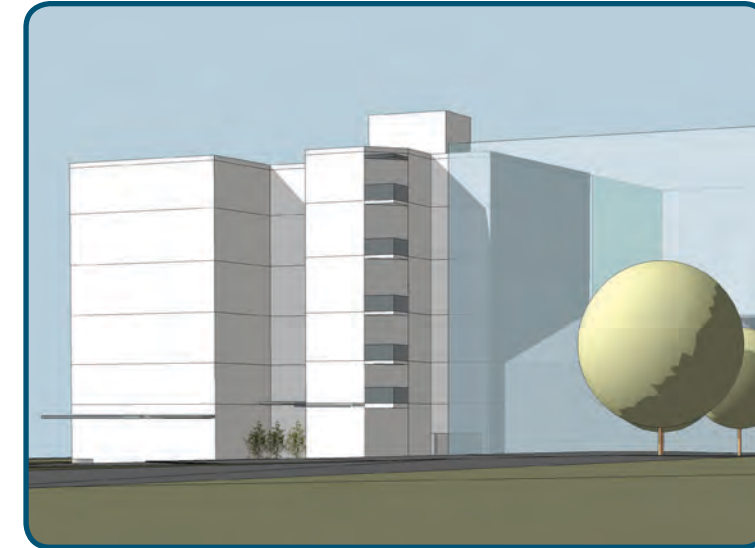
14 parking stalls

40 secure bike parking spaces - 1 per unit

allowable building envelope on adjacent sites



SW perspective view from above



NE street view



SE street corner view

allowable building envelope on adjacent site

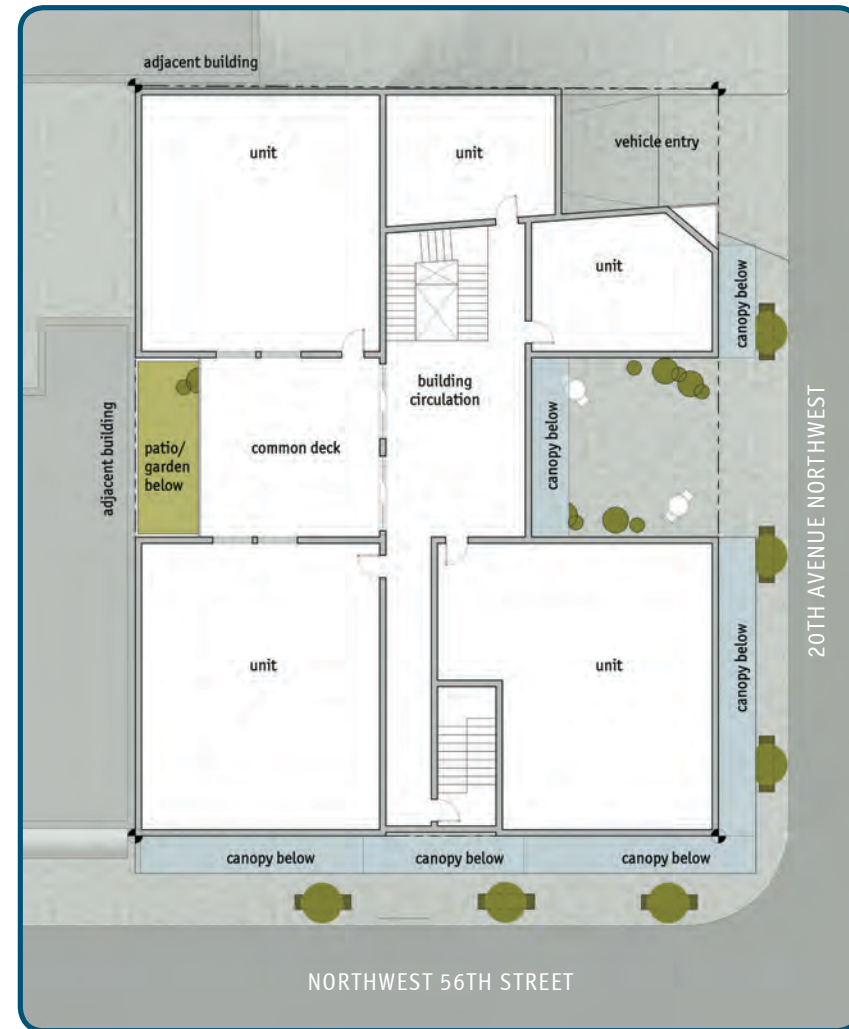
OPTION B

DESIGN CONCEPTS



ground floor plan

- PROS:
- courtyard creates generous social space, gracious entry (A3, A4, A7)
 - dynamic massing, modulation of facades (B1, A2, C1, C2, C4, E1)
 - live/work at grade creates engaging street presence (A2, A3, A4, C2, C3, D1, D5)
 - maximizes residential open space on site (A4, A7, D1, E1)
 - generous green roof (E1)



typical upper floor plan

- PROS:
- designed to take maximum advantage of sun, breezes, and light (A2, A7, C1, E1)
 - nice connection between street and courtyard (A4, A7)
 - bulk minimized toward the east facade (B1)
 - secondary access point at south side is convenient, attractive (A3, D1, D7)
 - adds 14 parking stalls to the area



roof plan

- CONS:
- northwest corner unit has no street facing windows
 - west facing common decks shade the ground level garden
 - future development to the west would completely enclose garden
 - inefficient parking - 30% less than with ramp off NW 56th
 - vehicle access off 20th Avenue NW reduces on-street parking
 - 5000 SF of blank wall on west side
 - blank north wall

DEPARTURES:
No departures requested.

OPTION C - PREFERRED

intent: maximize street frontage

specs:

FAR: 4.75

height limit: 65' plus allowable projections

lot area: 7800 SF

unit count: 3 live/ work
1 retail
35 residential

building square footage:

allowed:

4.75 x lot area (7,800 SF) = 37,050 GSF

provided:

37,050 GSF

4800 SF commercial - live/ work and retail
32,250 residential, incl. common areas and circulation

amenity area:

required:

.05 x SF in residential use =
approximately 1615 SF

provided:

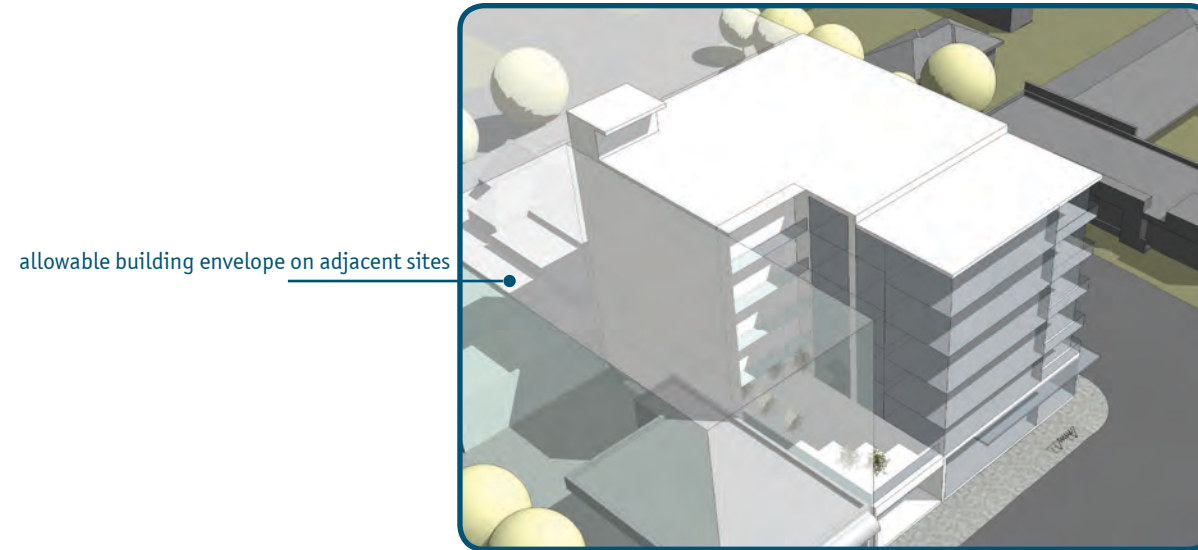
4200 SF interior and outdoor + private decks

- 1000 SF interior amenity spaces at ground level
- 1200 SF garden/ patio at level 2
- 2000 SF rooftop patio/ garden space

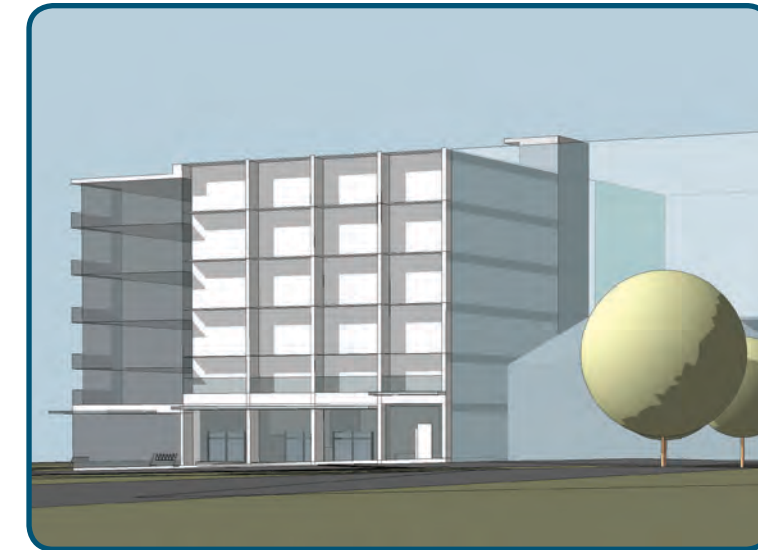
parking:

20 parking stalls

39 secure bike parking spaces - 1 per unit



SW perspective view from above



NE street view



SE street corner view

allowable building envelope on adjacent site

DESIGN CONCEPTS

OPTION C - PREFERRED

DESIGN CONCEPTS



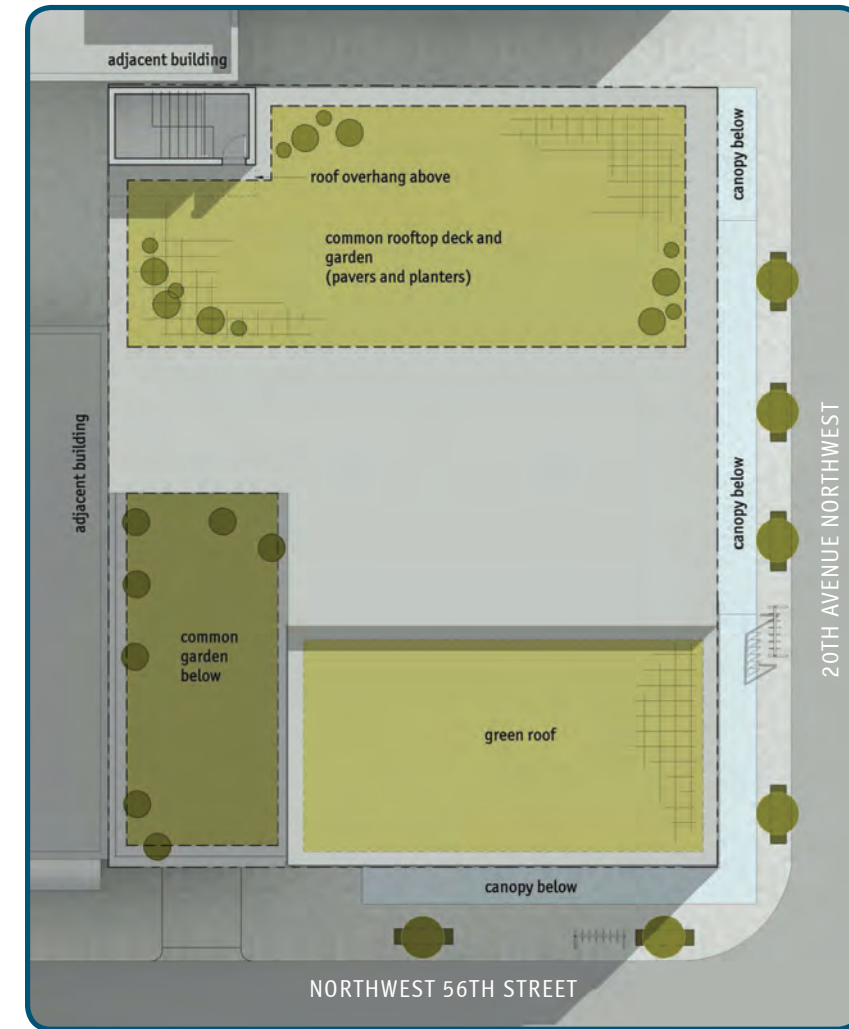
ground floor plan

- PROS:**
- lively street level - retail at the corner, live/ work along the avenue (A1, A2, A3, A4, C2)
 - open southwest corner provides sunny garden, buffer to adjacent property, reduced mass, light and ventilation to building core (A1, A5, A7, B1, C2, C2)
 - generous residential lobby, entry and common spaces (A3, A4, D1, D7)
 - distinct residential entry at NE corner provides good pedestrian experience; live/ work units bridge to residential north on 20th NW. (A3, A4, A5, D1)
 - vehicle and service access off NW 56th, away from residential entry (A8, D6)



typical upper floor plan

- PROS:**
- secondary access at south is a convenient connection to NW 56th (A1, A3, A4, D7)
 - excellent light and views for all units - no landlocked corner space (A1, A10, B1, C2)
 - materials, modulation, setbacks create a dynamic facade (A1, A2, B1, C2, C4)
 - 2 primary volumes break down mass, recall original 50' parcels (B1, C1, C2)
 - canopies unify elevations, protect from weather, highlight entries (A3, A4, C1, C2, D1)
 - generous green roof and rooftop patio support people and wildlife (A1, A7, C1, E1)



roof plan

- CONS:**
- blank wall at north likely to disappear with future development
 - 3000 SF blank wall on west side, smallest amount of all schemes
- DEPARTURES:**
- No departures requested.

OPTION C - PREFERRED

saltworks

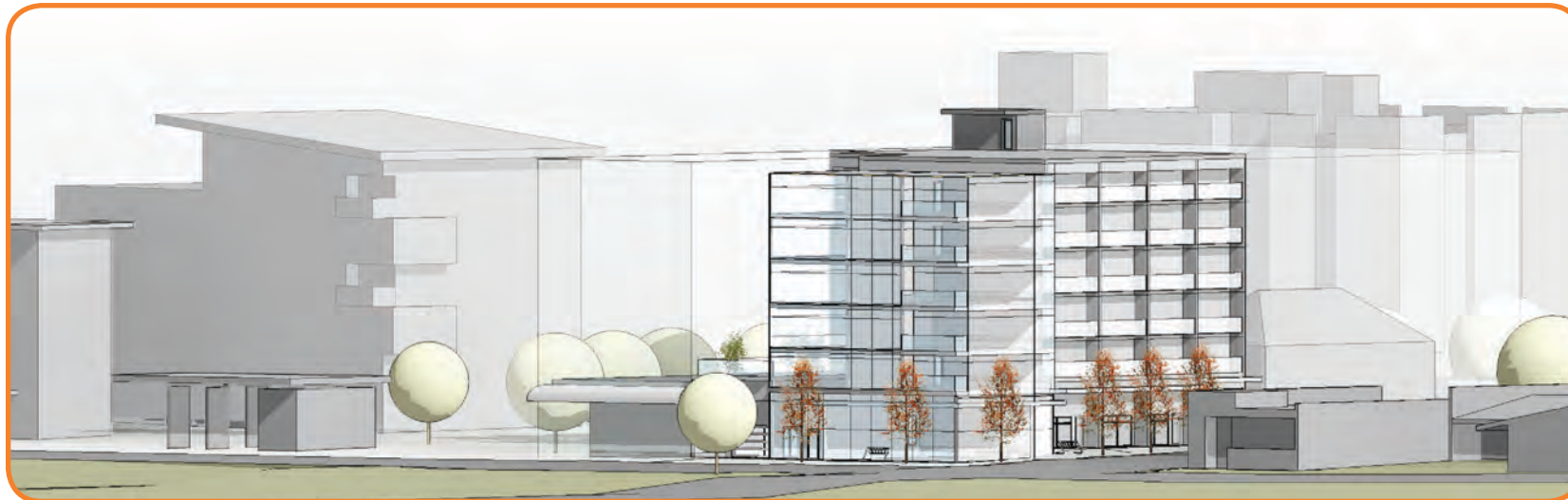
OPTION C - PREFERRED



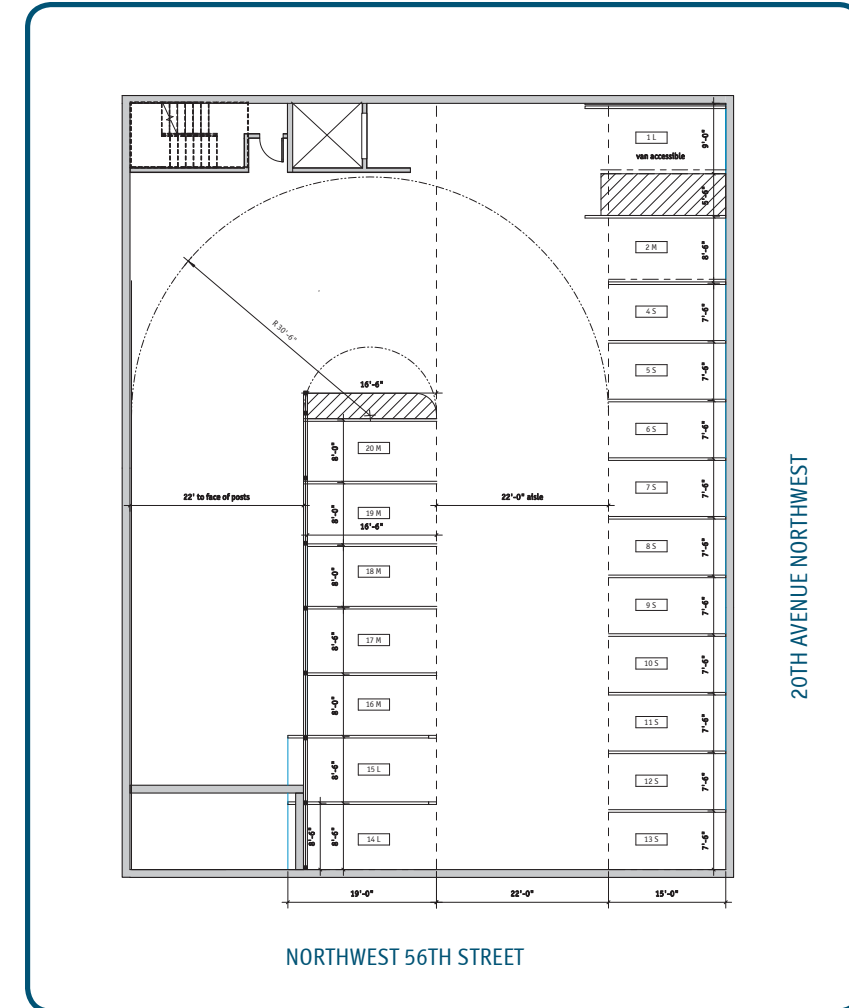
south elevation



east elevation



southeast streetscape view



parking layout - 20 stalls

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 corner and Greenfire next door to that, Saltworks has the opportunity and responsibility to complete a block of exceptional architecture and urban design. In addition, the southeast corner faces the commercial core of Ballard, Market Street at 20th NW; and this building will serve as a strong link from that core northward along 20th Avenue NW.

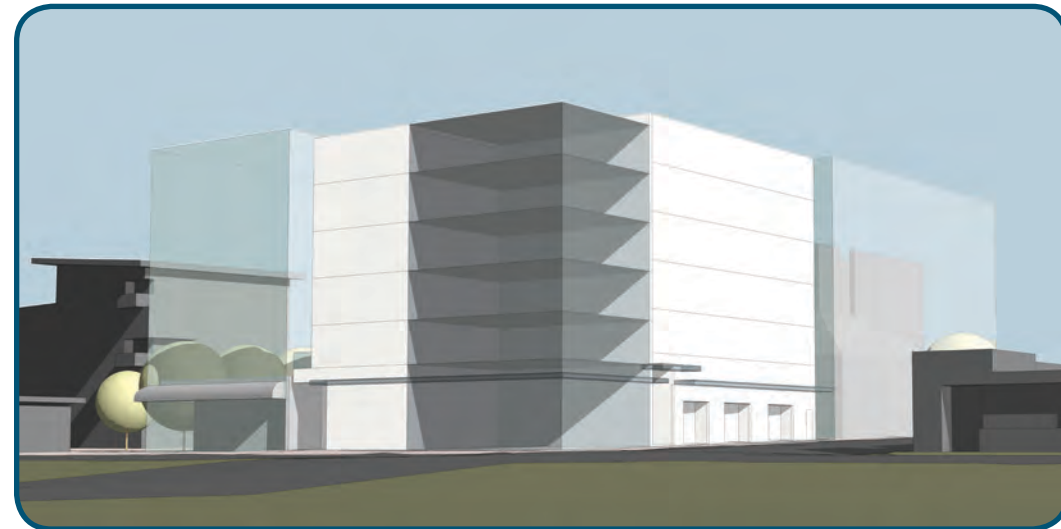
To this impressive existing context, we will add:

- 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.

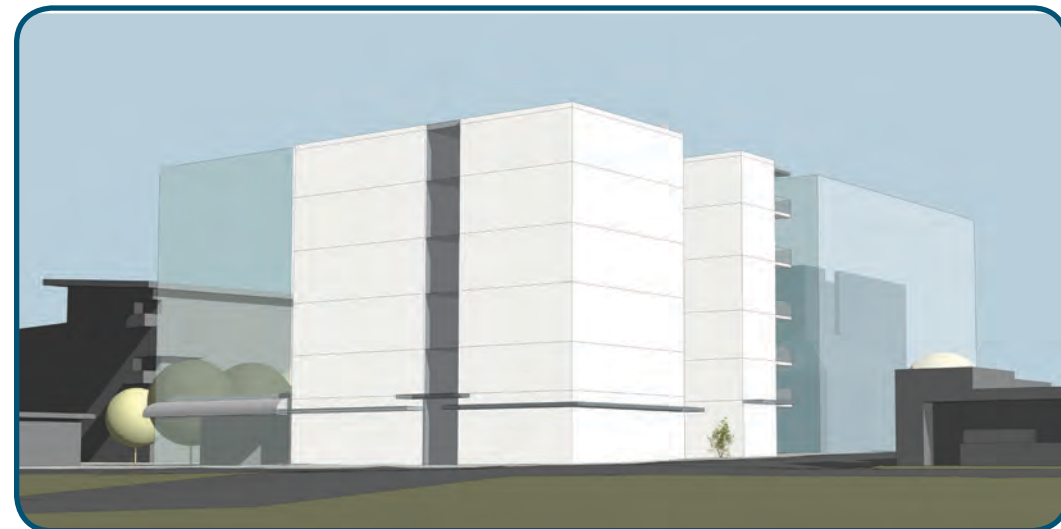
All schemes are code compliant. No departures are requested.



option C - preferred scheme



option A



option B

RELATIONSHIP TO DESIGN GUIDELINES GOALS