

saltworks

5601 20TH AVENUE NORTHWEST, SEATTLE WA, 98107
DPD PROJECT NUMBER 3015955
21 APRIL 2014: DESIGN REVIEW RECOMMENDATION MEETING

1. PROPOSAL
2. CONTEXT, ANALYSIS, ZONING DATA
3. EXISTING CONDITIONS
4. COMPOSITE SITE PLAN
5. RESPONSE TO DESIGN GUIDANCE
6. FLOOR PLANS
7. LANDSCAPE PLANS
8. ELEVATIONS
9. MATERIALS
10. RENDERINGS
11. EXTERIOR LIGHTING PLAN
12. SIGNAGE CONCEPT PLAN
13. BUILDING SECTIONS
14. DESIGN GUIDELINES
15. CORRECTION RESPONSE GRAPHICS
16. CONCLUSION

saltworks

project contacts

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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.

NO DEPARTURES ARE REQUESTED.

21 APRIL 2014

project information

DPD project number:
3015955

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

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 and development standards

zone:
NC3-65
height limit: 65’ plus allowable
projections

overlay district:
Ballard Hub Urban Village

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

6,825 SF commercial (retail space + live/ work)
29,750 residential, including common areas and circulation
475 SF mechanical/ electrical/ services space

car parking:
required: none required.
provided: 34 new parking stalls on site
all existing on street spaces to remain

bike parking:
required: 1 long term per 4 residential units, 1 long term and 3 short term for commercial units.
provided: minimum 39 secure bike parking spaces provided in building
two 4-space bike racks on street for short term bike parking

amenity areas:
required: .05 x 31,665 SF in residential use = approximately 1583 SF
provided: 250 SF qualifying private decks
650 SF garden/ patio at level 2
735 SF rooftop patio/ garden space
1635 SF required amenity area
+ 1000 SF common room and bike room/ workshop not counted toward required amenity area
+ private decks not included in amenity calculation

unit count:
3 live/ work
1 retail/ commercial
35 residential

lot area and FAR:
7800 SF
FAR: 4.75
No required setbacks



shipyards, old Ballard



incubator for startups and creatives



modern industrial aesthetic

PROPOSAL:

PROJECT
DESCRIPTION

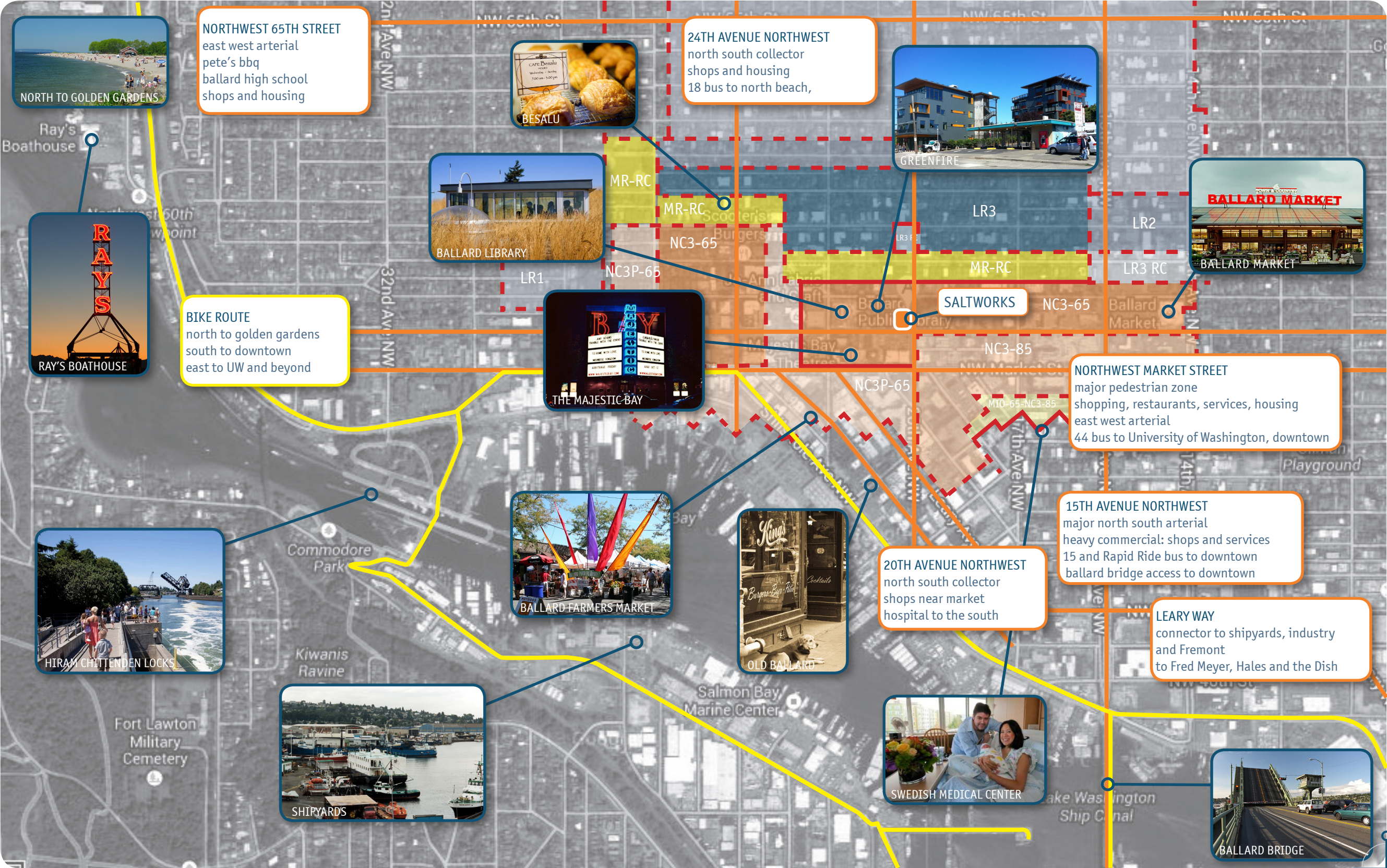
STATISTICS

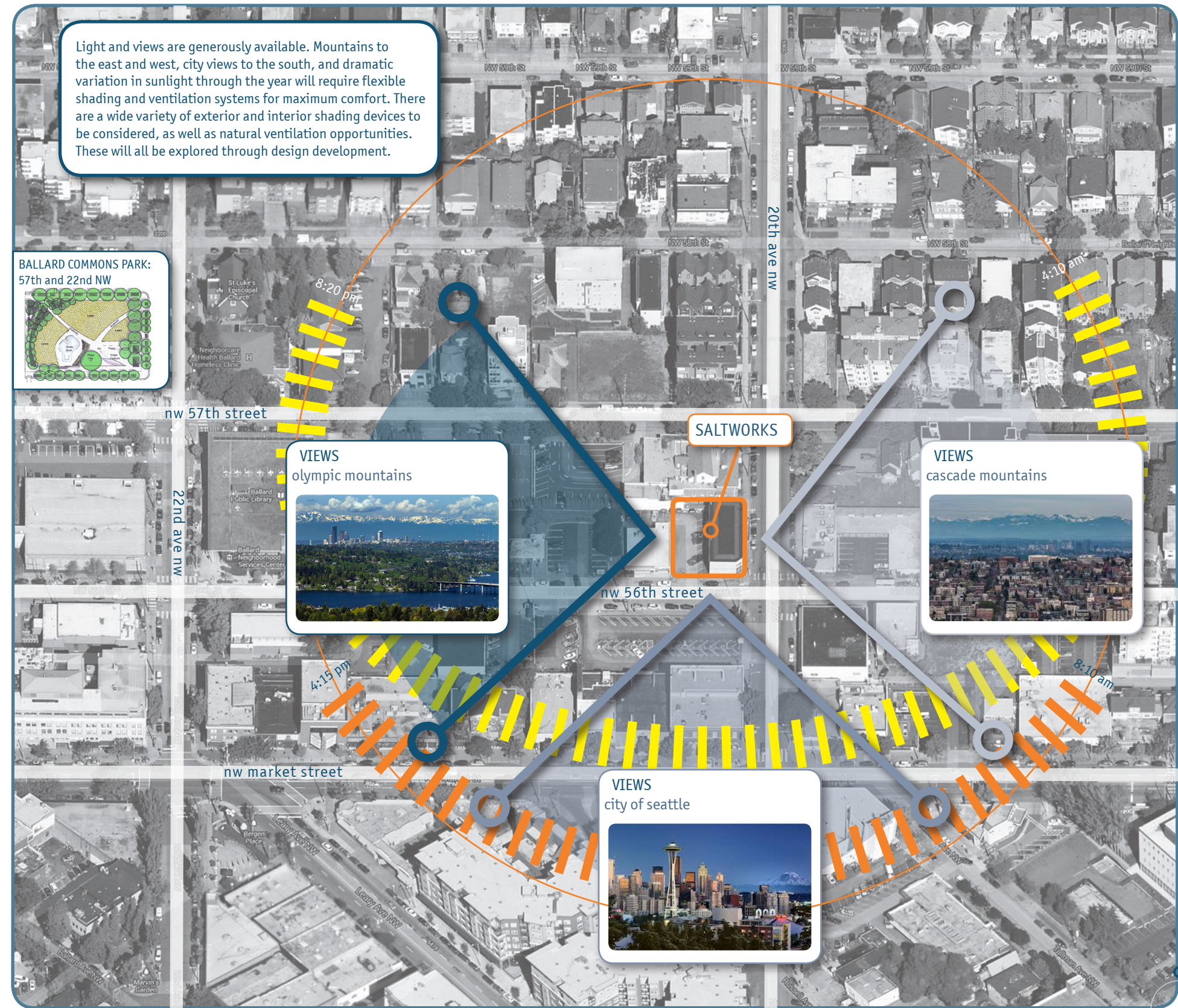
DEVELOPMENT
STANDARDS

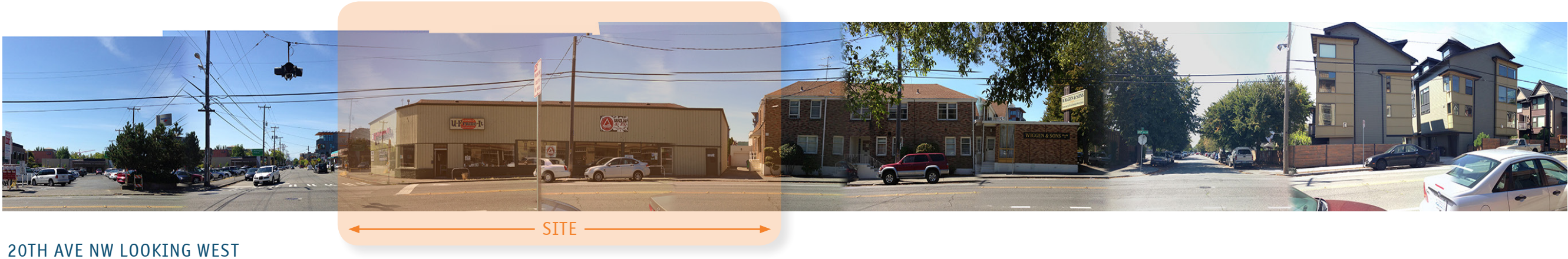
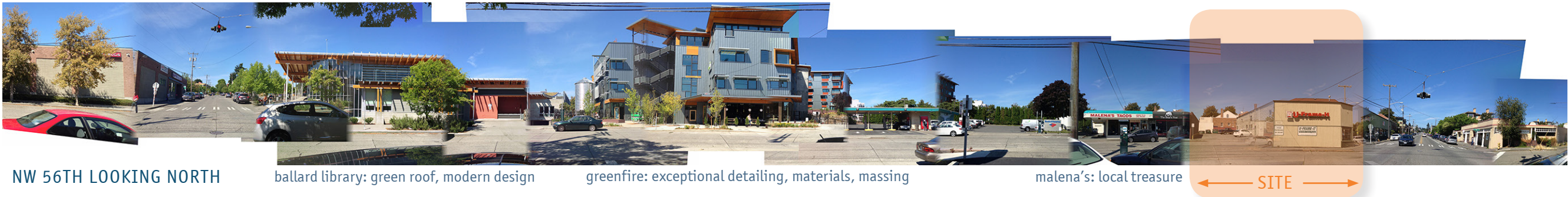
saltworks

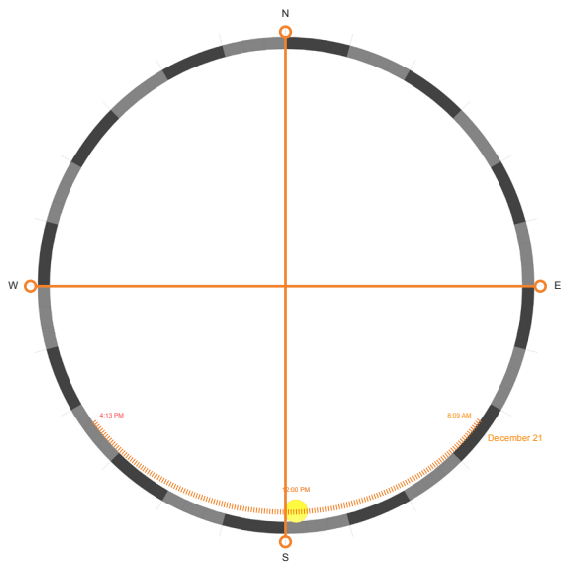
CONTEXT
AND
ANALYSIS

VICINITY
MAP

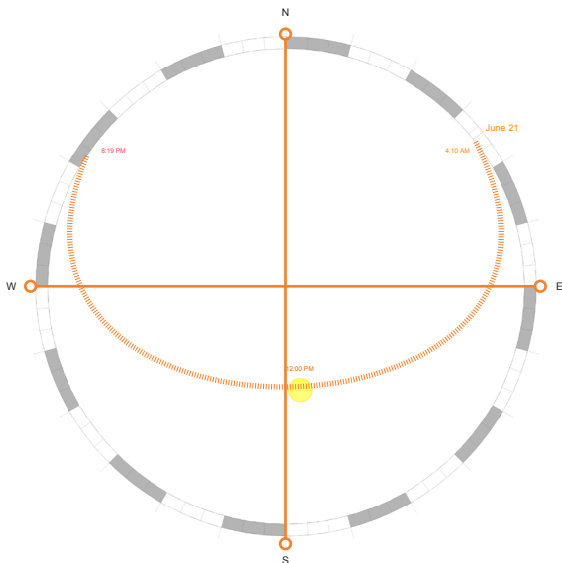








Winter Solstice



Summer Solstice

WINTER SOLSTICE

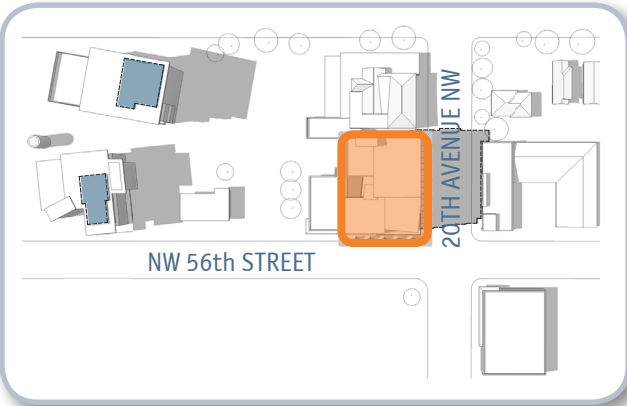
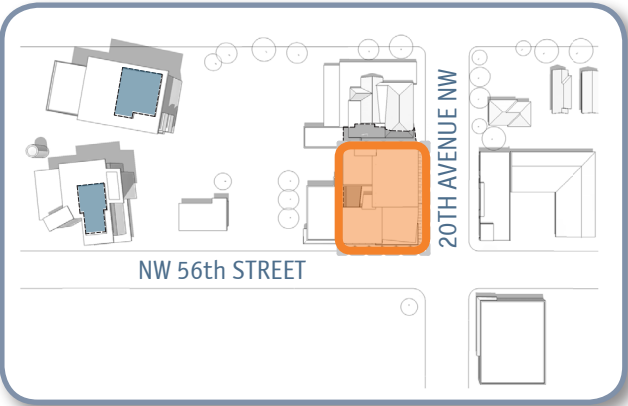
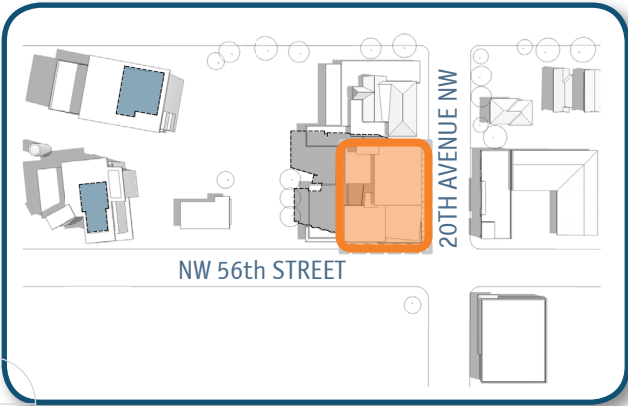
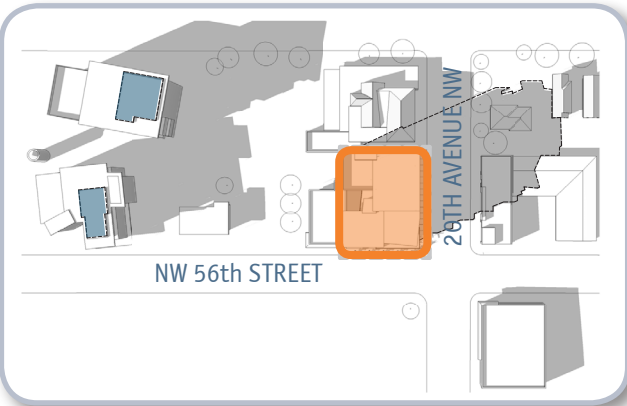
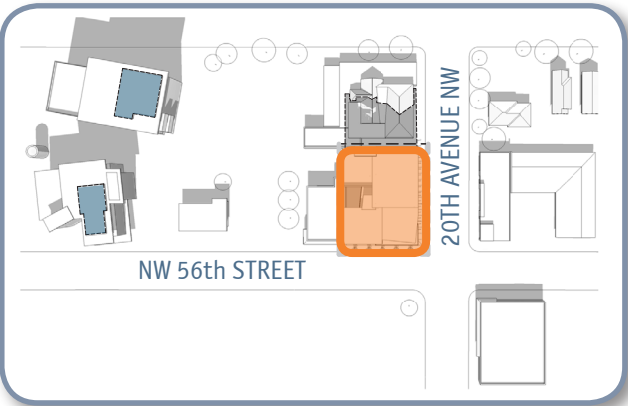
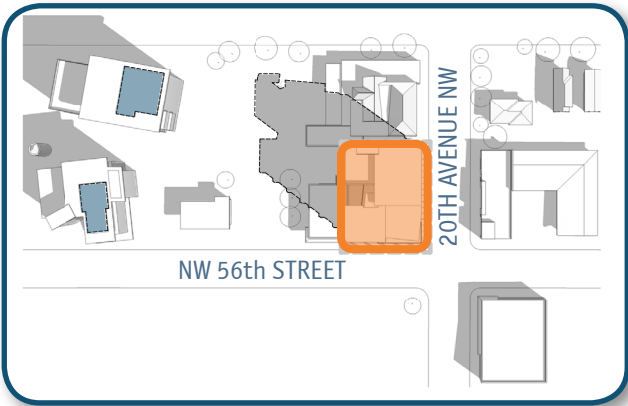
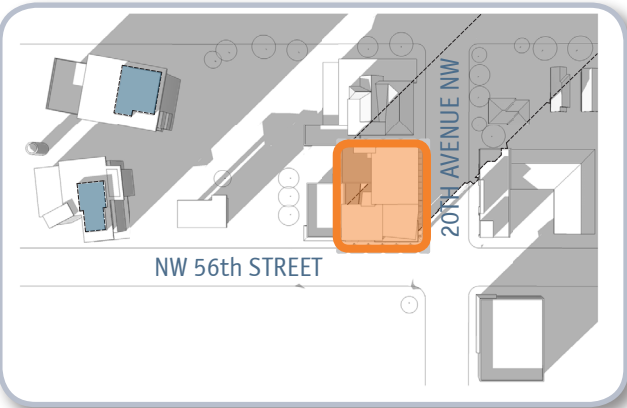
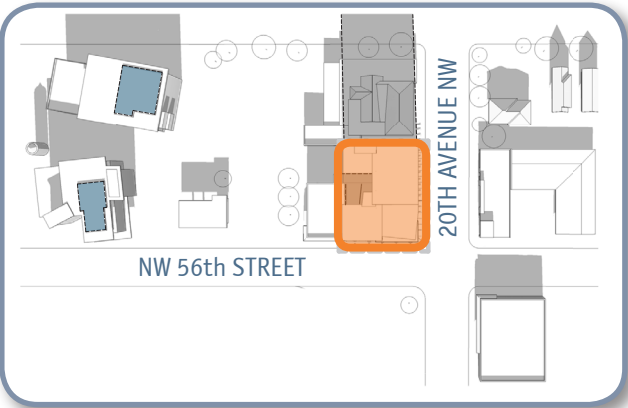
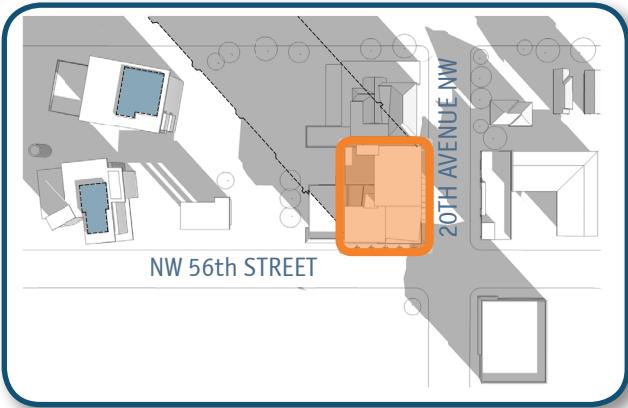
EQUINOX

SUMMER SOLSTICE

9 AM

NOON

4 PM



- 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.

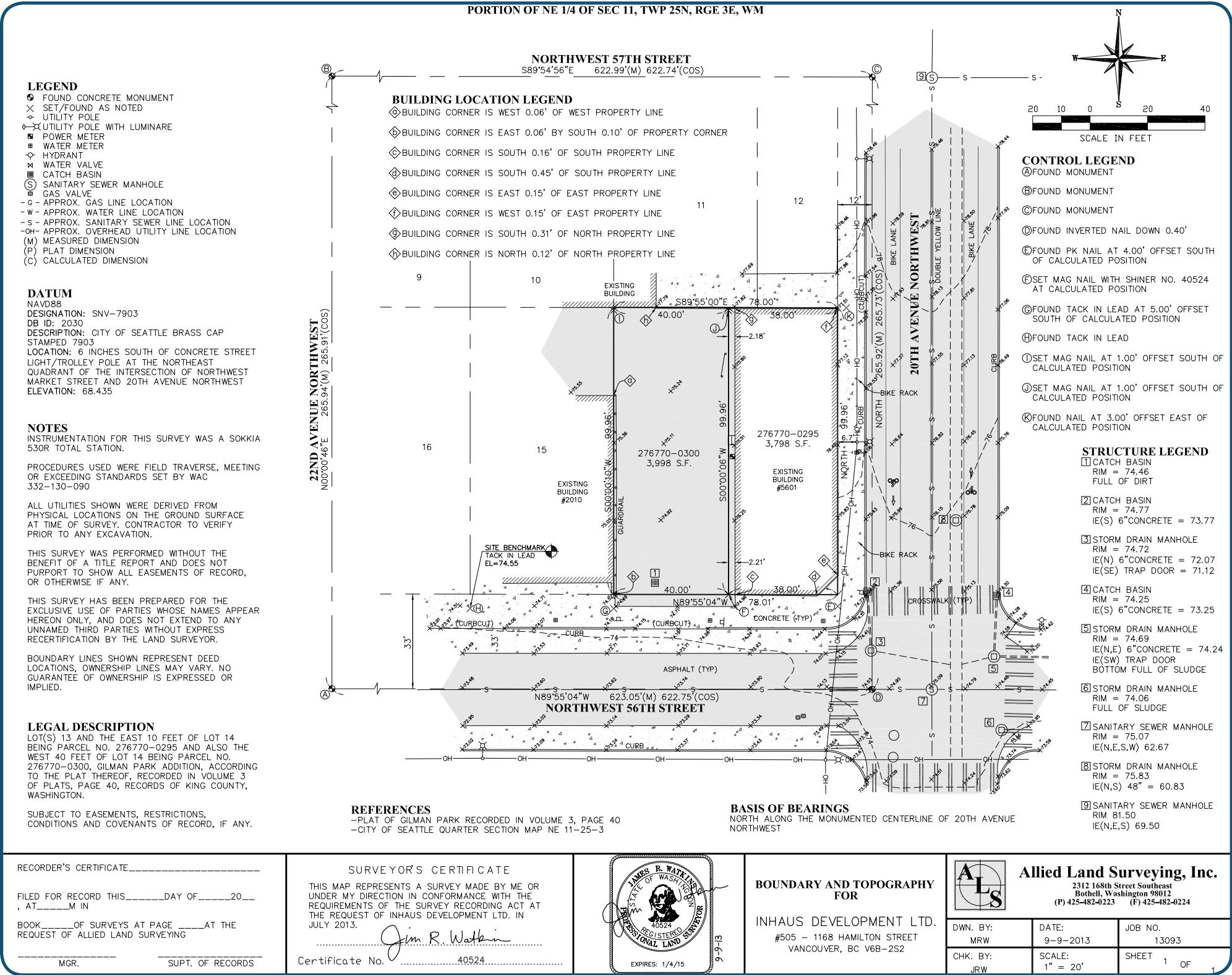
There are no existing watercourses or notable land forms. This is a nearly flat site, urban, almost entirely either concrete or asphalt where there are no buildings.

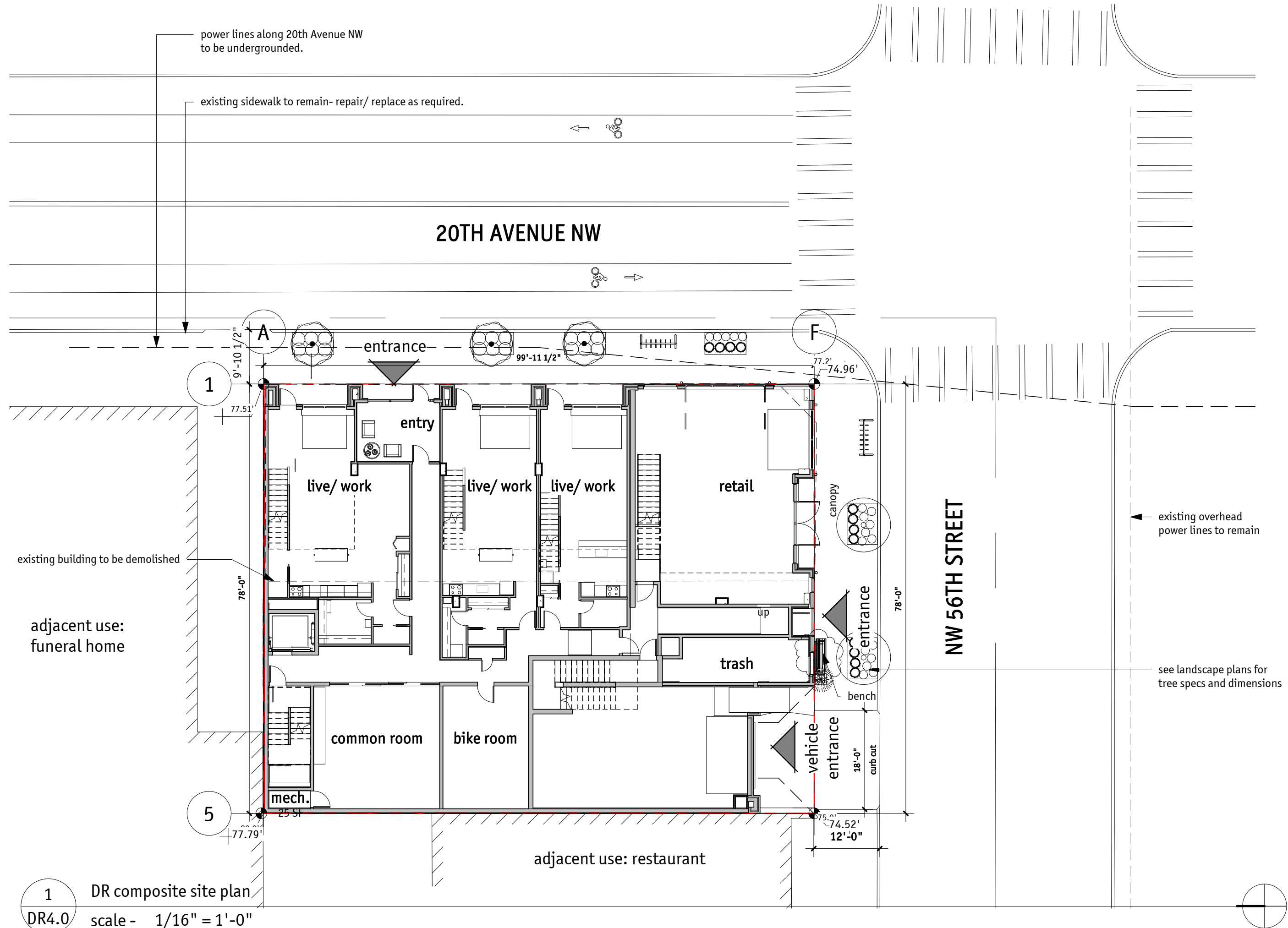


SE corner view



west side view





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**composite
site plan**

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DR4.0

21 april 2014

1 DR composite site plan
scale - 1/16" = 1'-0"

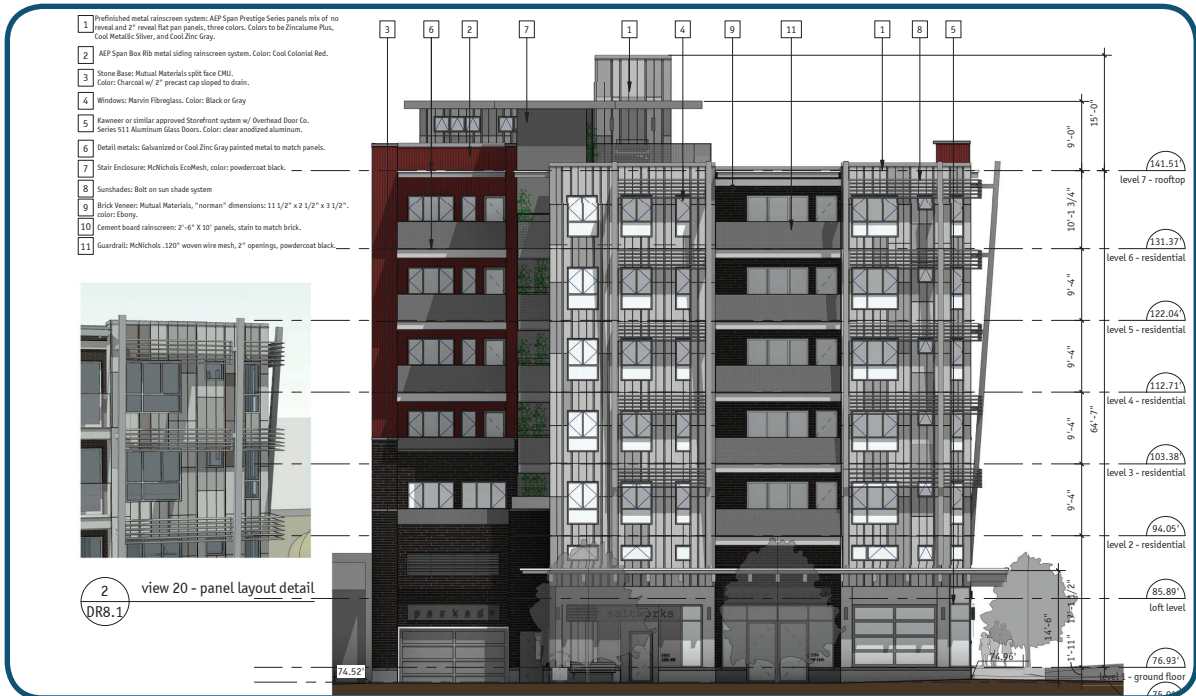
DESIGN REVIEW RECOMMENDATION PACKET | SALTWORKS, 5601 20th Avenue Northwest, Seattle

ITEMIZED RESPONSE TO EARLY DESIGN GUIDANCE

5.0

RESPONSE
TO DESIGN
GUIDANCE

SELECTED
DESIGN
OPTION



south elevation

early design guidance (October 28, 2013):

1. Massing: Preferred Massing Option C is acceptable, with some modifications. (B-1)
- a. The Board offered support for the preferred massing Option C, but directed the applicant to explore the possibility of combining a break in the 20th Ave NW massing and a courtyard entry location. (A-3, B-1)

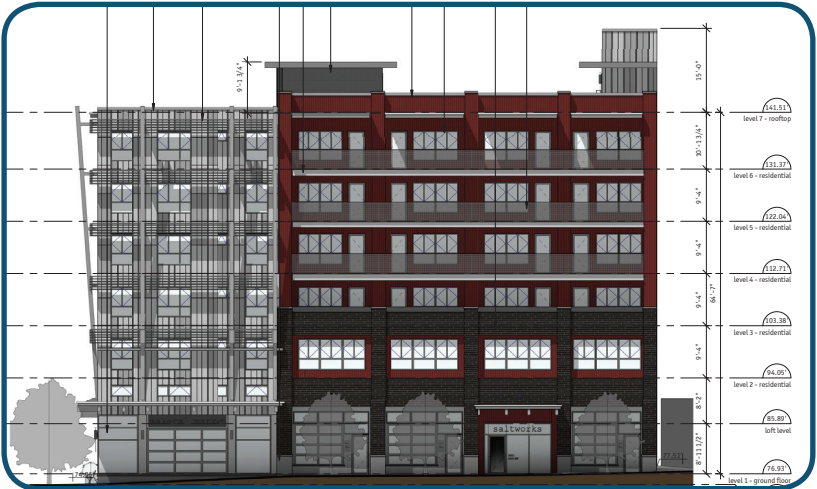
The residential lobby has been shifted south one bay, so that it sits between two live/ work units. Materials and detailing highlight the entry at the exterior and a spacious, double height lobby extends welcome to residents. The entry is not a courtyard; instead, the front hall leads to a generous interior common space where residents can share projects and recreation.

(ref: east elevation, this page; ground floor plan, page 4.4)

- b. The Board noted that the preferred Option C appears to offer the best parking access, circulation, and open space placement. (A-1, A-7, A-8, C-5, D-6)
- c. The southwest second floor open space is adjacent to the building stair tower. The Board recommended that the stairs be exterior to the building or highly transparent, responding to nearby context such as the Greenfire site, and providing activation and visual interest for the residential open space. (A-7)

The design team agrees that this is an excellent idea. The southwest stair tower connects the level 2 deck with the rooftop patio. It is encased in aluminum bar grating, which serves as both screen to protect people on the stair from view and weather, and as a trellis for vines planted at its base. This will be a dynamic element, changeable with the light every day and with the seasons; linking the gardens to each other and providing a compelling alternative to using the elevator.

(ref: west elevation, this page)



east elevation



west elevation



north elevation

ELEVATIONS

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21 APRIL 2014



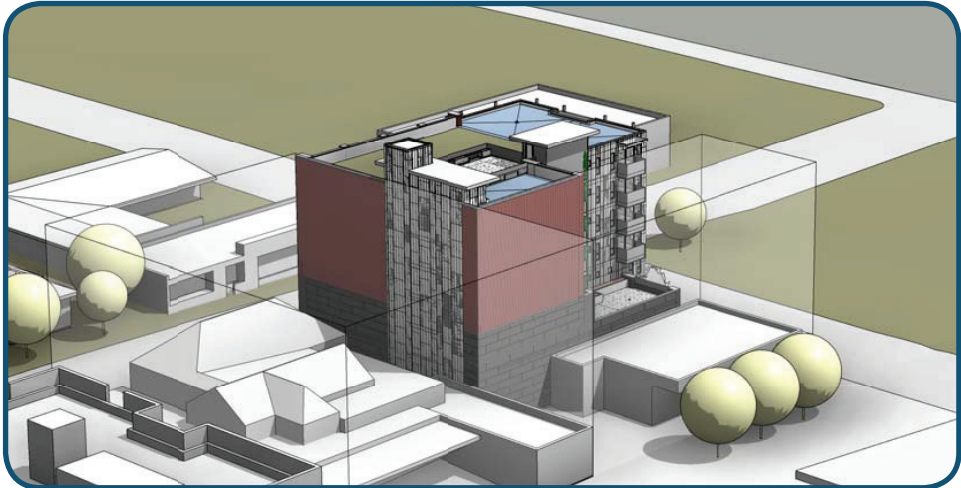
southwest street view



northeast street level perspective view



southeast street view



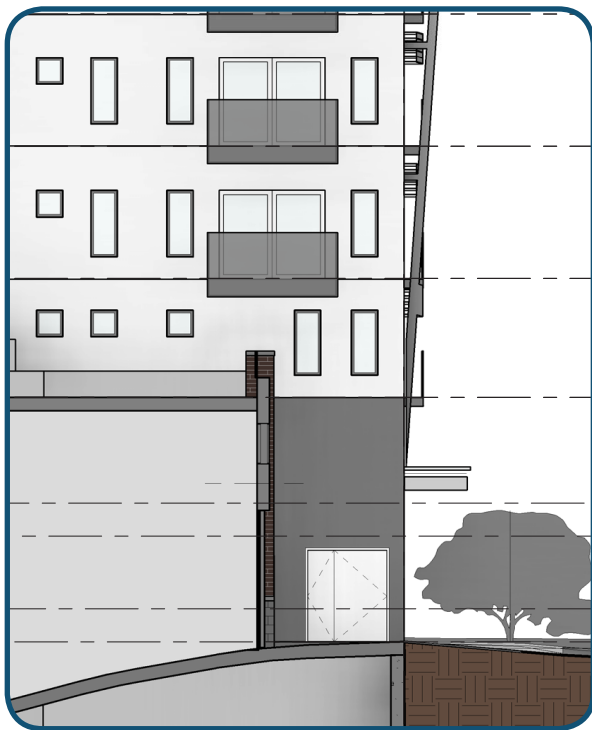
northwest birdseye perspective view (showing adjacent allowable building limits)

PERSPECTIVE VIEWS

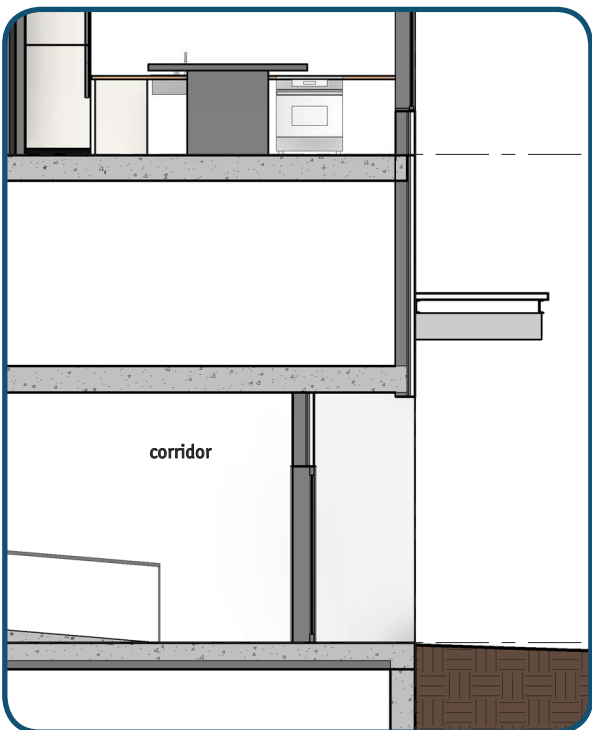
d. The Board recommended that the concept of solid and transparent masses should be contrasted strongly, in order to express the architectural concept. (A-10, B-1, C-2)

Conceptually, this is a building that marries historic Ballard and its tradition of practical industry with the artisanal and technological nature of creative work in the modern world. A building inspired by historic forms and textures gives way at the southeast corner to an emergent language of light, crystalline surfaces and design driven by sustainability. The material selections support and strengthen this concept.

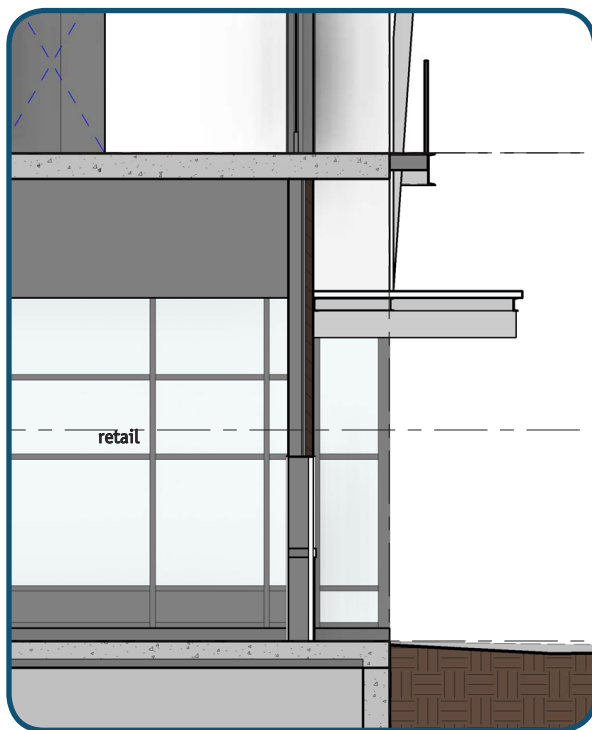
(ref: perspective images above; materials palette, page 3.1)



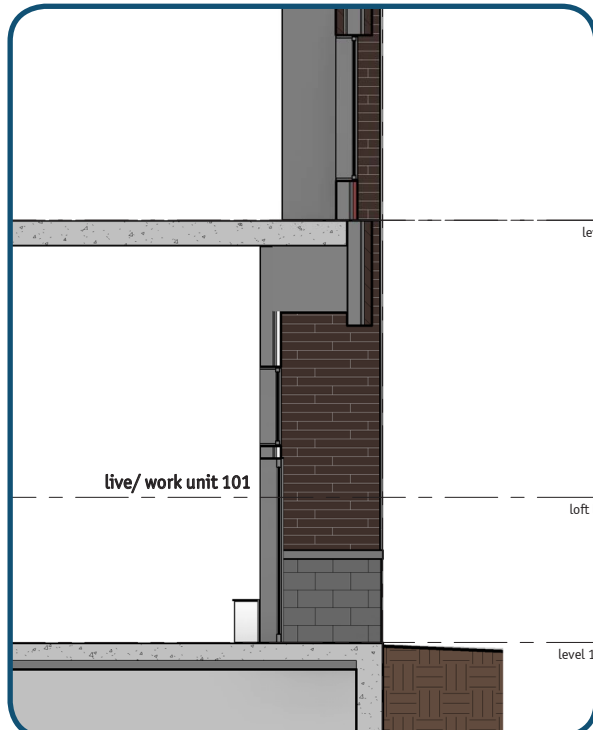
section: level 2 patio to the street



section: south building entry



section: retail entry



section: typical live/ work entry

1. Massing, continued: Preferred Massing Option C is acceptable, with some modifications. (B-1)
The Board asked to see sections of the live/ work entries and the relationship of the level 2 patio to the street.

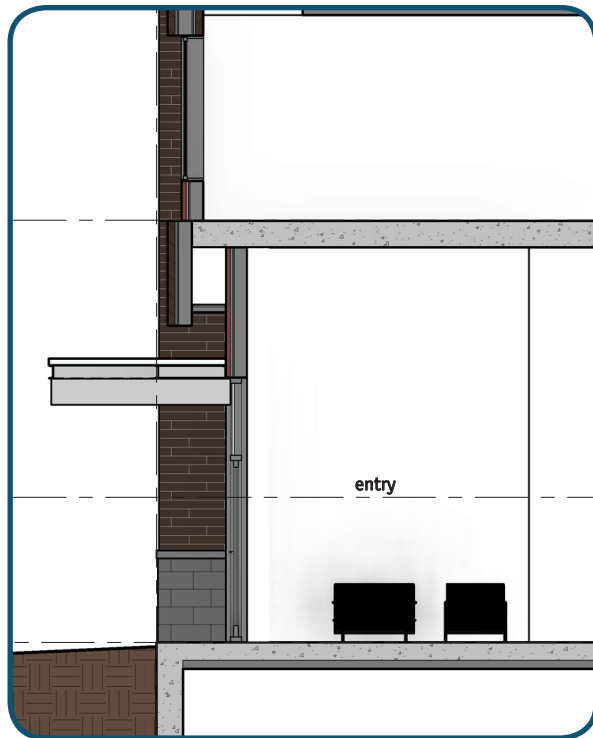
The design intends to create a lively relationship to the street from several points of view. Live/ work entries are recessed to create protected browsing and waiting space, as well as to create room for display or projects that spill on to the sidewalk. The windows can be used as display spaces; this would also provide screening from the street to the interior of the unit.

The primary residential building entry stands out with different materials and glazing from the adjacent live/ work entries. A double height lobby beckons from inside; leading to the elevator, mailboxes, bike room and common room where residents can gather to share anything from a movie to a product launch.

A secondary entry at the south is provided for convenience, offering quick access from the south.

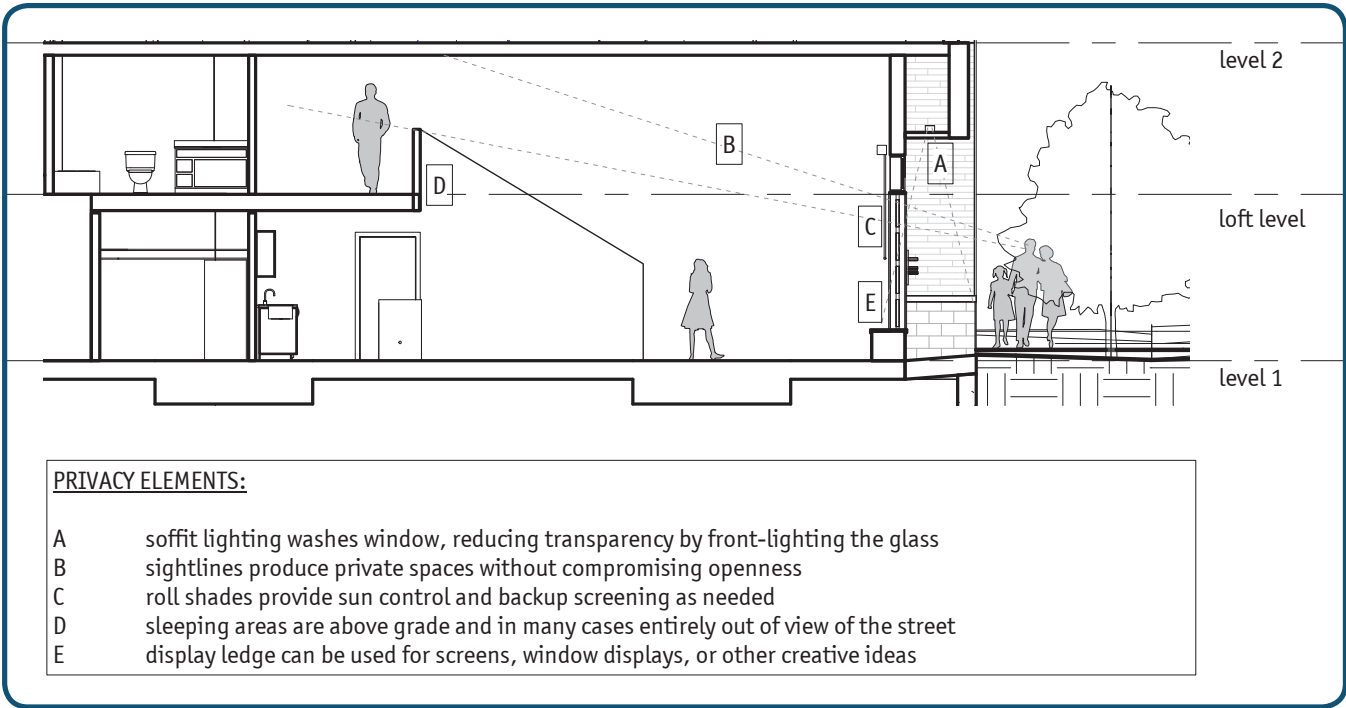
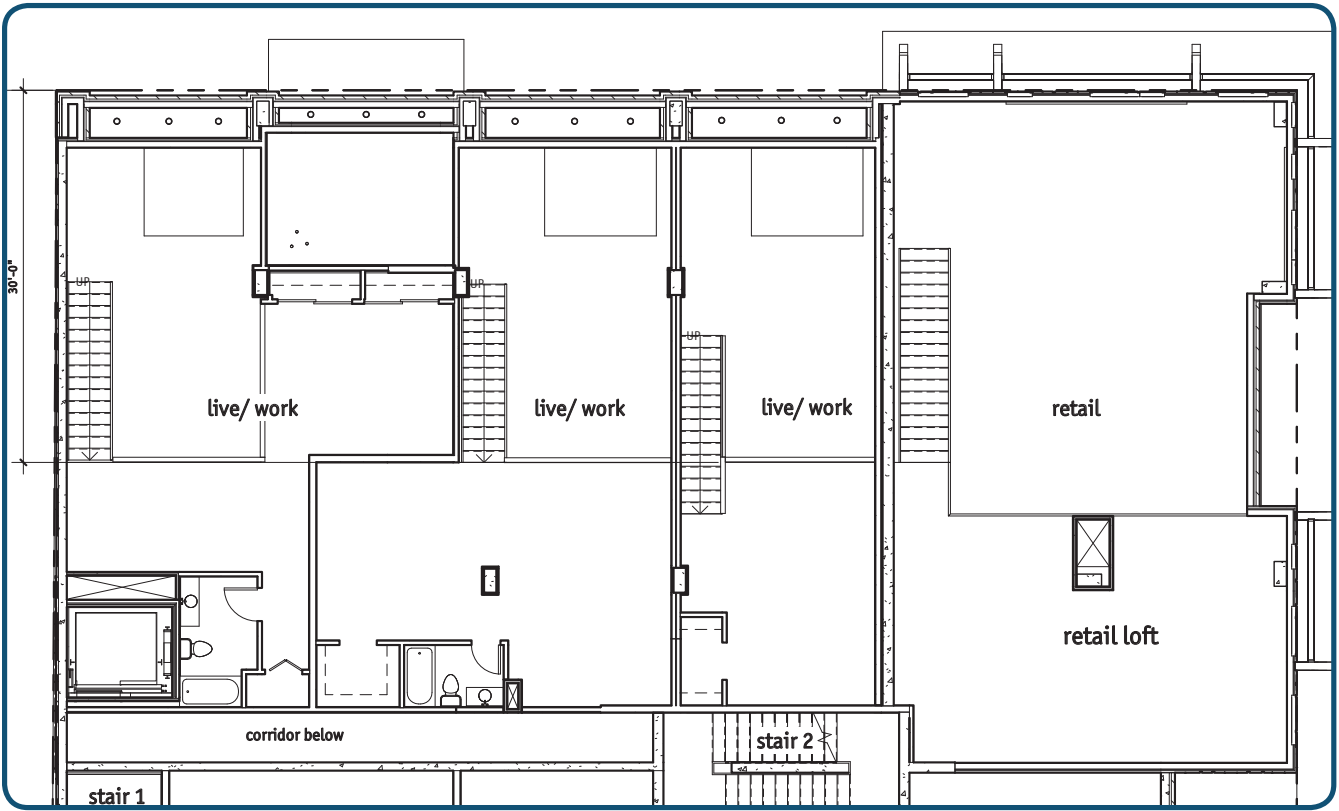
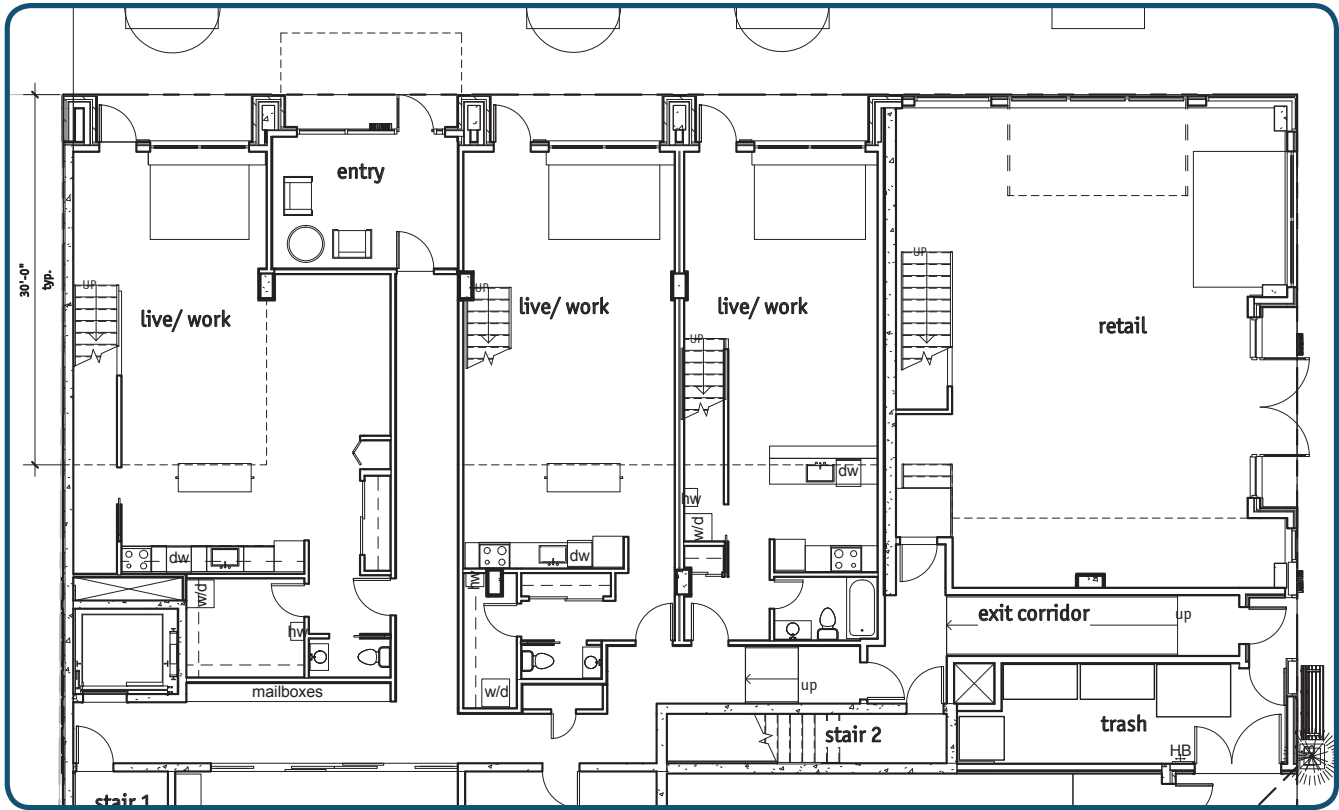
At the southwest corner, the patio on level 2 provides a lively social space with great views and privacy, but close enough to the street for conversation. It's an exceptional spot for parade viewing - even when the parade is simply the day to day life of the street.

(ref: sections, this page; elevations, page 4.0, and floor plans page 4.4)



section: primary residential building entry

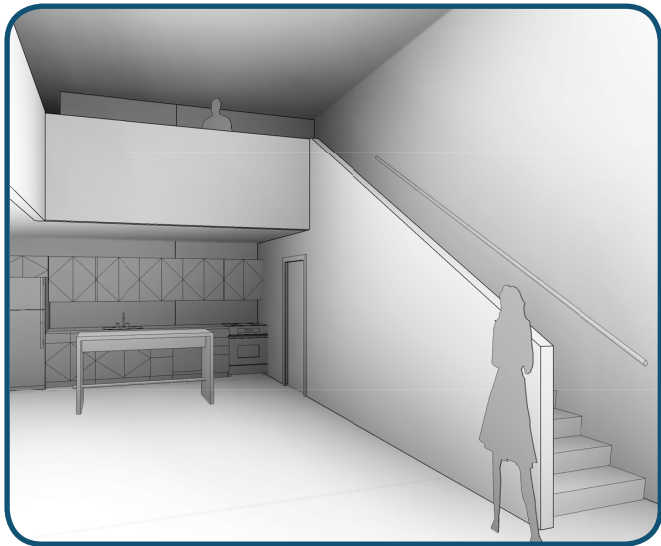
SECTIONS AT ENTRY POINTS



The tension between community and privacy brings cities to life. We all want room to ourselves and the company of other people, to a greater or lesser degree at different times. These units offer privacy without diminishing an active, social streetscape: space for public or social functions such as work space, dining, and daytime activities is set in the open loft area, close to generous east facing glazing that opens to the street. Private functions - sleeping, bathing, are set up above street level, or toward the back of the units, out of sight even with the windows wide open. Flexible window spaces offer a range of ways to open or close down visual access to the interiors, and the architecture provides additional screening.



exterior



interior

LIVE WORK UNIT DESIGN



perspective: level 2 patio to the street



perspective: street to patio

The second floor patio at the southwest corner of the site will be an extension of the streetscape. The distance from patio to street is small enough that conversation can happen; yet it is high enough to provide great outlook over the street.



section: level 2 patio to the street

PATIO AND SIDEWALK CONNECTIONS



north elevation



west elevation

early design guidance (October 28, 2013):

2. Blank Walls: Blank walls should be treated to reduce the perceived scale and to provide visual interest. (A-5, D-2)
- a. The Board noted that preferred Option C still includes large amounts of potential blank wall area at the north property line, but the overall massing has been revised in a positive direction. (A-5, B-1)
 - b. The Board supported a dynamic strong graphic or other visually interesting façade treatment on the blank walls that enhances the proposed design concept or reflects nearby context (salt crystal concept, sustainability, historic type signage, etc.). (A-1, C-2, D-2)

Blank walls occur only at locations likely to have future development directly adjacent to them; however they are an integral part of the building whether they are visible or not. The north and west volumes of the building are supportive structures, clad in red metal and set on a solid podium.

The podium establishes a base for the upper storeys of the building. At exposed faces it is clad in brown brick with a concrete cap and a charcoal CMU base; at the north and west, the height and color of the brick is matched with hardie panels in similar proportions but at a jump in scale. A reveal band runs through the panels, aligning with the concrete cap on the brick.

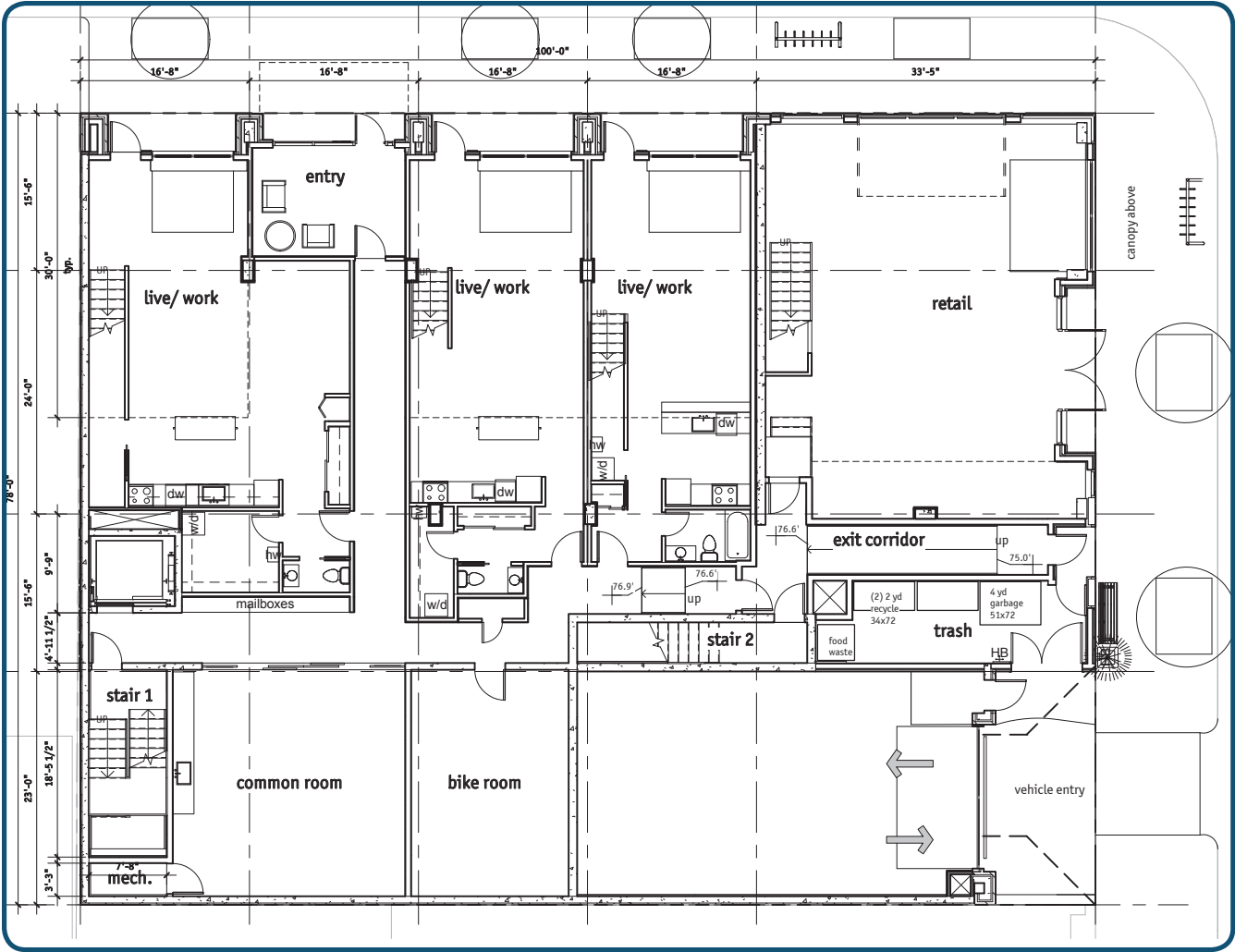
Above the podium, the red metal becomes the background for everything else.

The crystalline pattern of the south reprises as cladding on the elevator tower. In stone, crystals tend to form in multiple locations, and that's what is at play here. On the west, the level 2 garden and greenery enrobed stairway create a rich, lively elevation. The building base materials wrap the corners, supporting and strengthening both concept and construction.

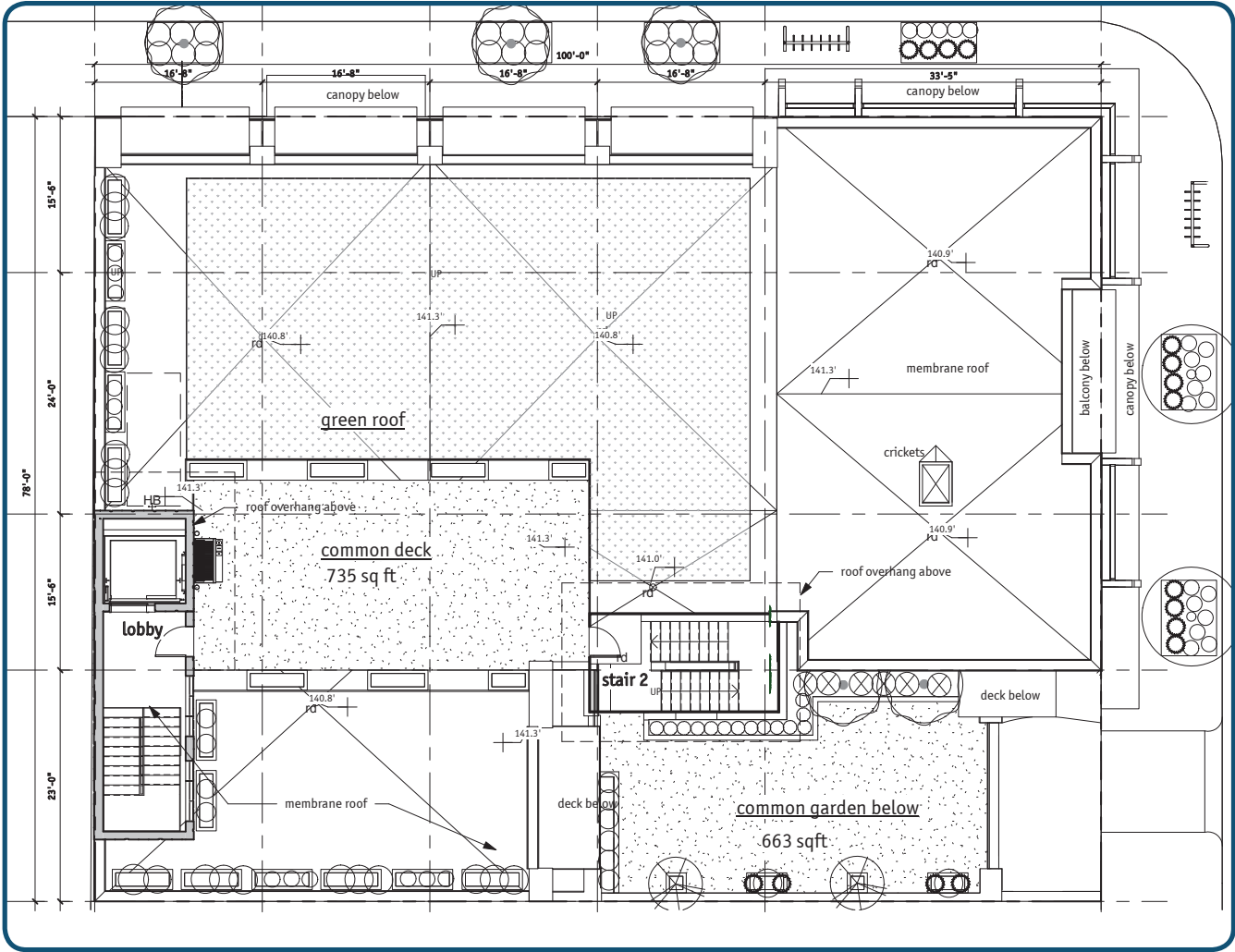
(ref: north and west elevations, this page; roof plan page 4.4)

BLANK WALL TREATMENTS

saltworks



ground floor plan



roof plan

3. Entries and Ground Floor: The entries and revised ground floor plan shown in the preferred alternative respond well to the Initial EDG. (A-3, C-5, D-1)
- a. The Board supported the concept of designing the live-work units to function as future retail spaces. (A-3, A-8, C-5, D-1)
 - b. The Board noted appreciation for the analysis of building entry options shown in the Second EDG presentation. (A-3, D-1)

The live/work entries will function as both waiting and display space, with retail style fenestration and doors. These could be easily converted to retail in the future if the building uses change.

The residential entry stands out with a canopy, glazing, and materials distinct from that of the adjacent live/work units.

(ref: east elevation)

4. Landscape and Materials: The Board continued to be supportive of the conceptual landscape response to adjacent nearby conditions and the conceptual material palette response. (E-1)

The landscape plan has been developed with generous green roofs and patios for residents.

(ref: ground floor and roof plan, this page; landscape and green building strategies, page 3.0)

The material palette is a blend of metal panels and sheet goods; masonry, clear finished metal and glazing. Materials are selected to honor much-loved historic Ballard while bringing forward a new language of modern detailing and green construction.

(ref: material palette, page 3.1)

RESPONSE
TO DESIGN
GUIDANCE

ENTRY
OPTIONS

LANDSCAPE

MATERIALS



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Seattle, WA 98107

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**parking
level 1**

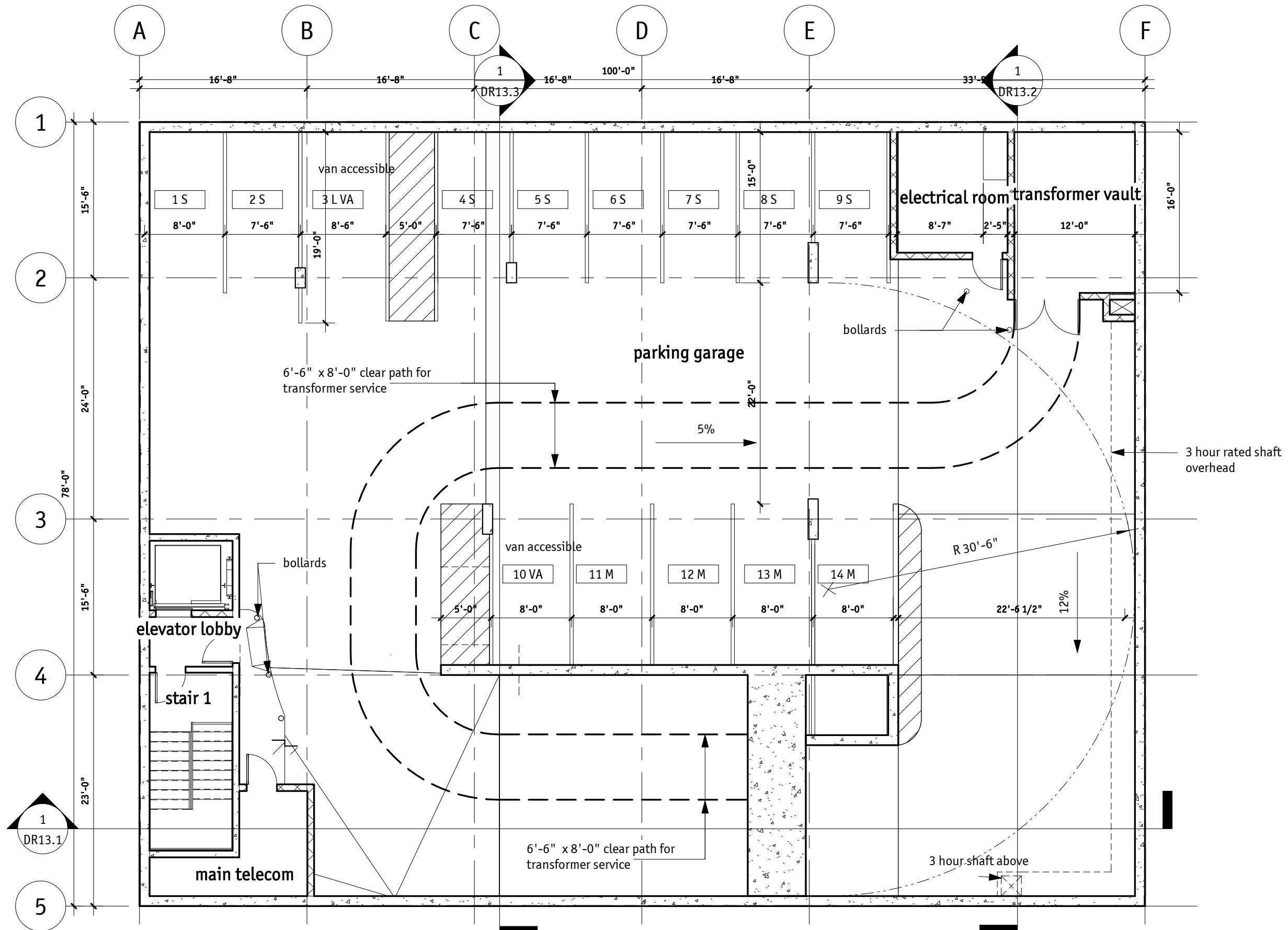
heather l johnston architect
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206 905 9461 US

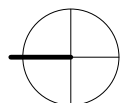
heather@placearchitects.com

DR6.00

21 april 2014



1 DR level P1 - parking
DR6.00 scale - 1" = 10'-0"





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parking level 2

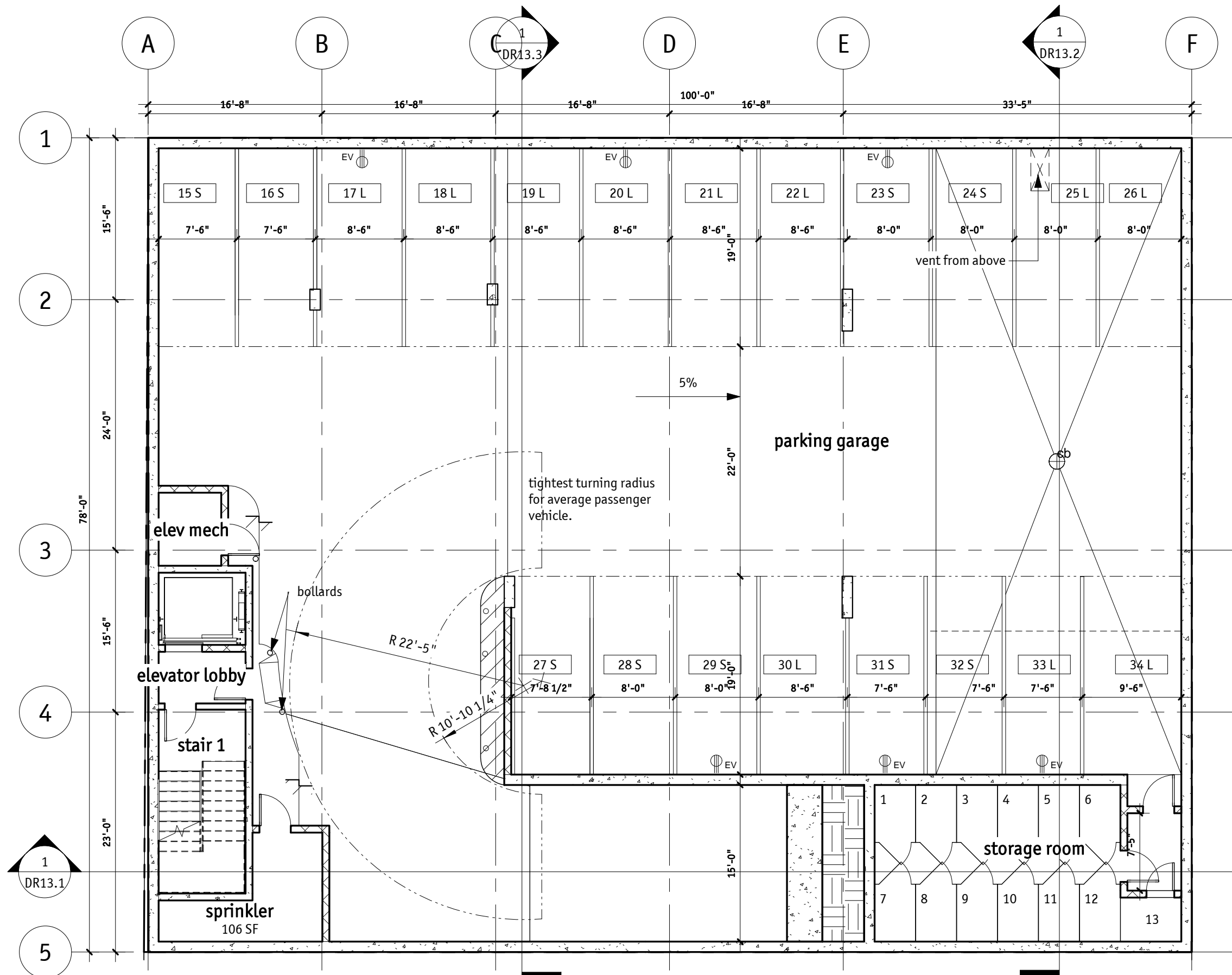
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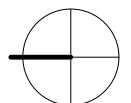
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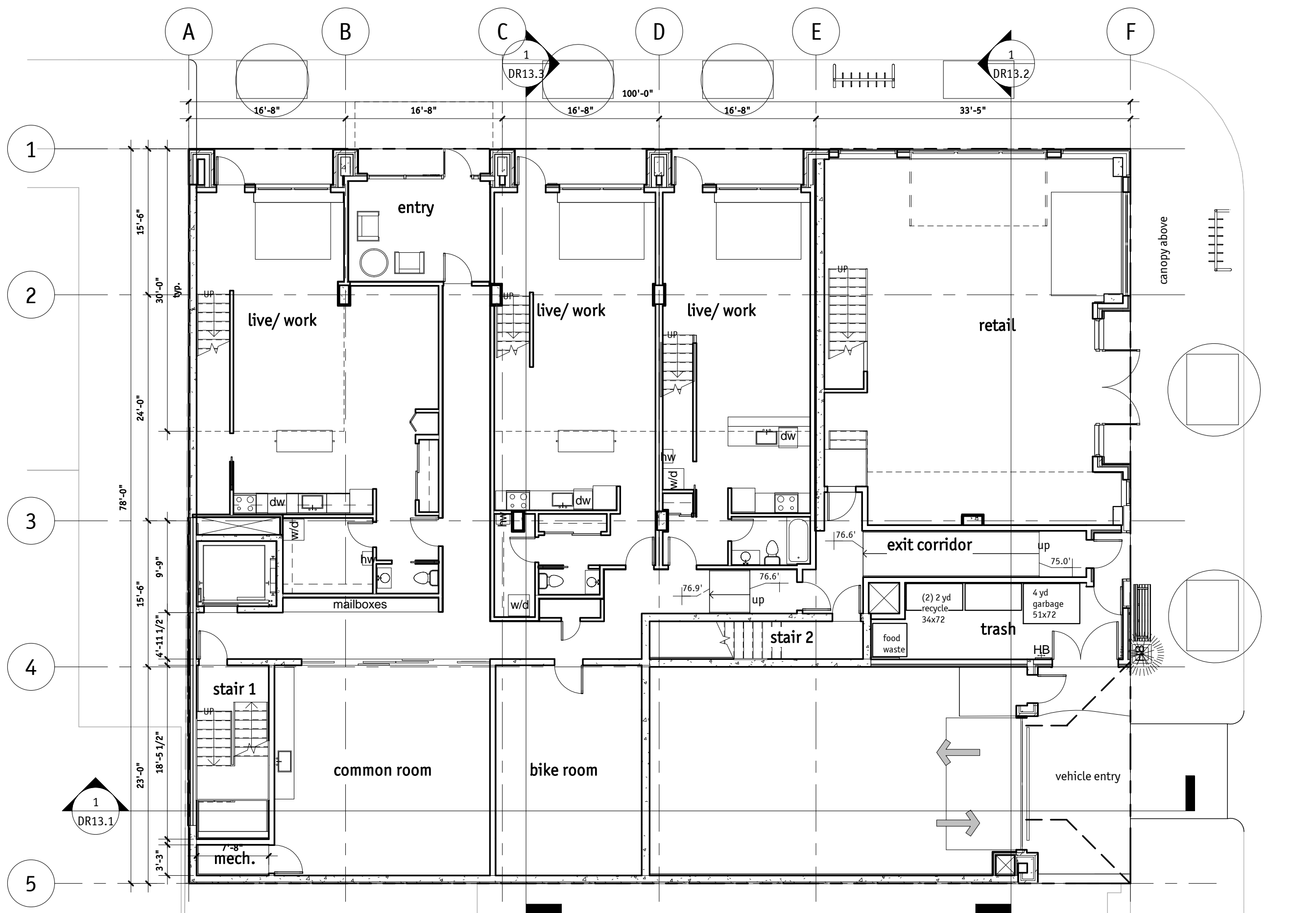
DR6.01

21 april 2014

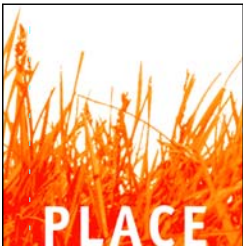


1 DR level P2 - parking
DR6.01 scale - 1" = 10'-0"





1 DR ground floor plan
 DR6.1 scale - 1" = 10'-0"



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ground floor plan

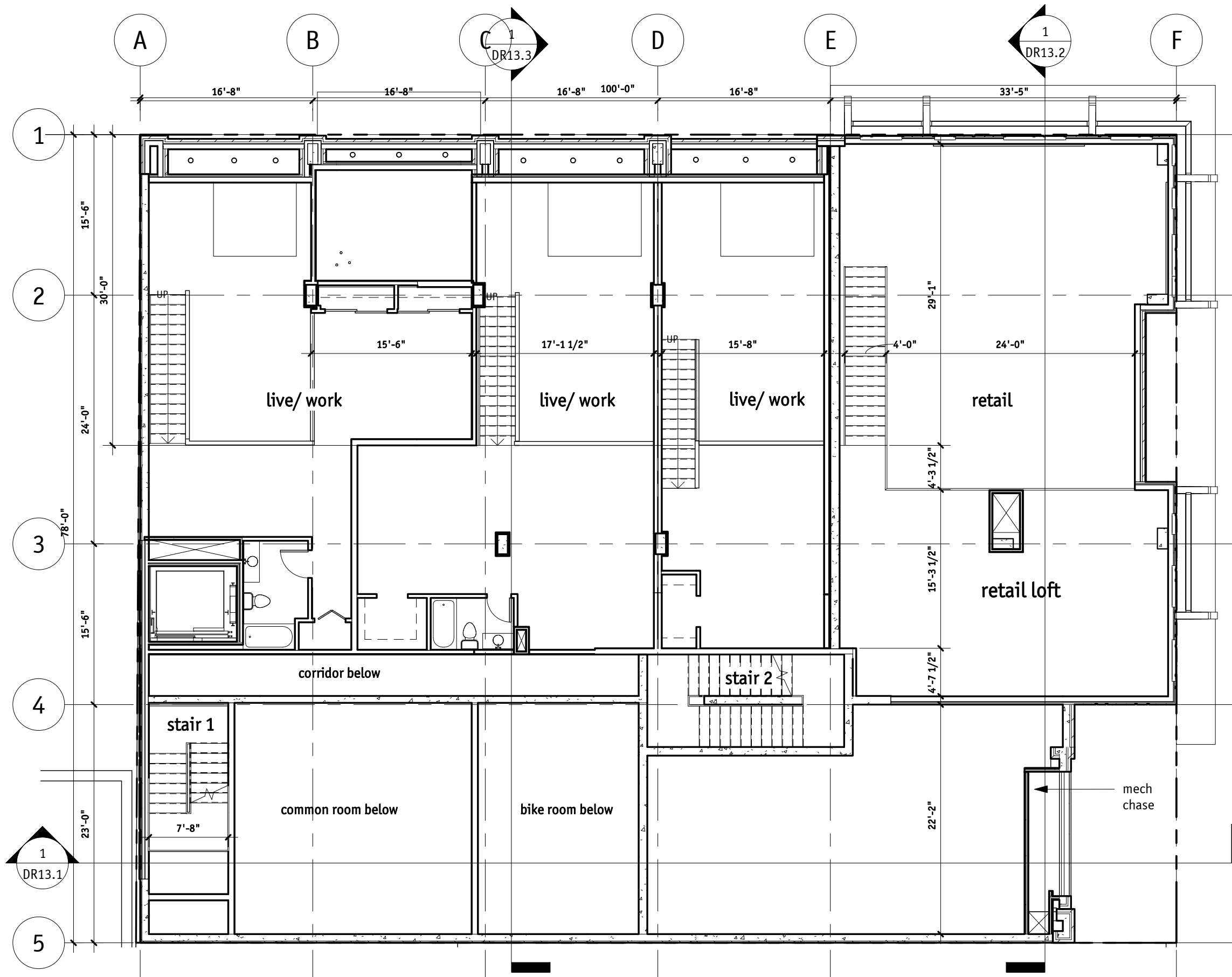
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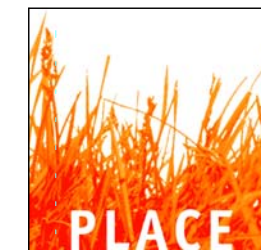
heather@placearchitects.com

DR6.1

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1 DR loft level
DR6.2 scale - 1" = 10'-0"



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loft level

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DR6.2

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level 2

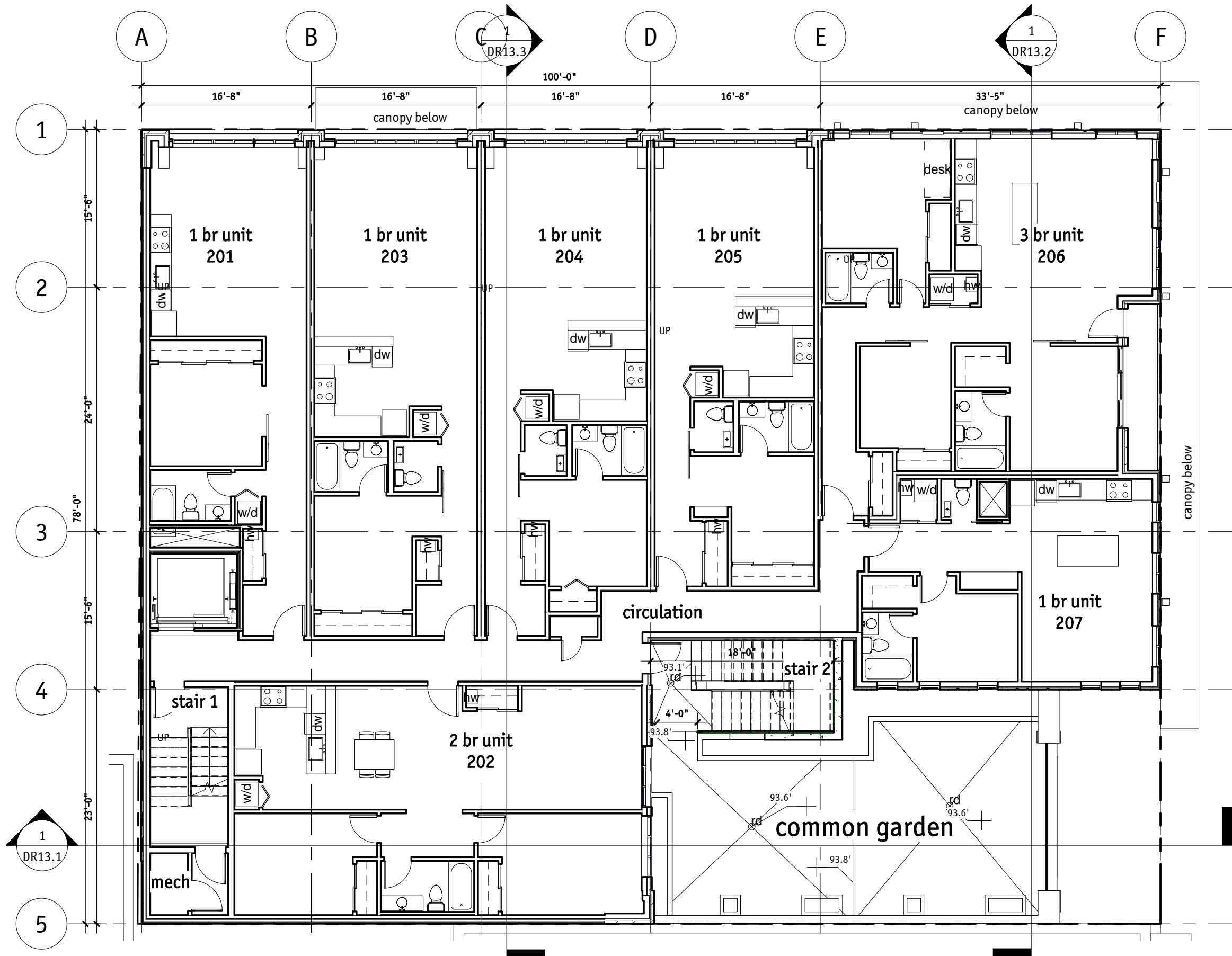
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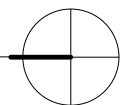
heather@placearchitects.com

DR6.3

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1 DR level 2 - residential
DR6.3 scale - 1" = 10'-0"





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level 3

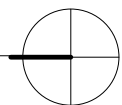
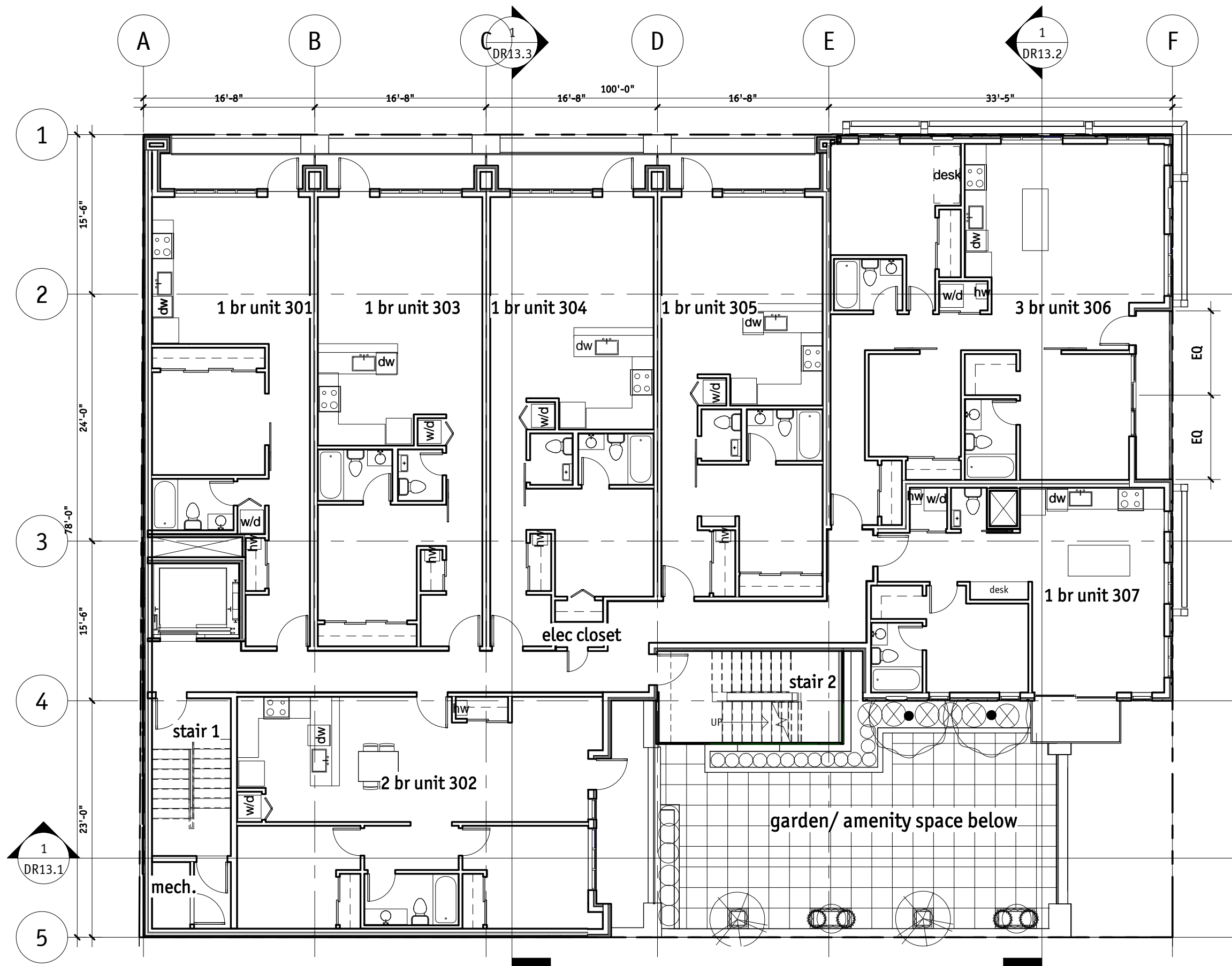
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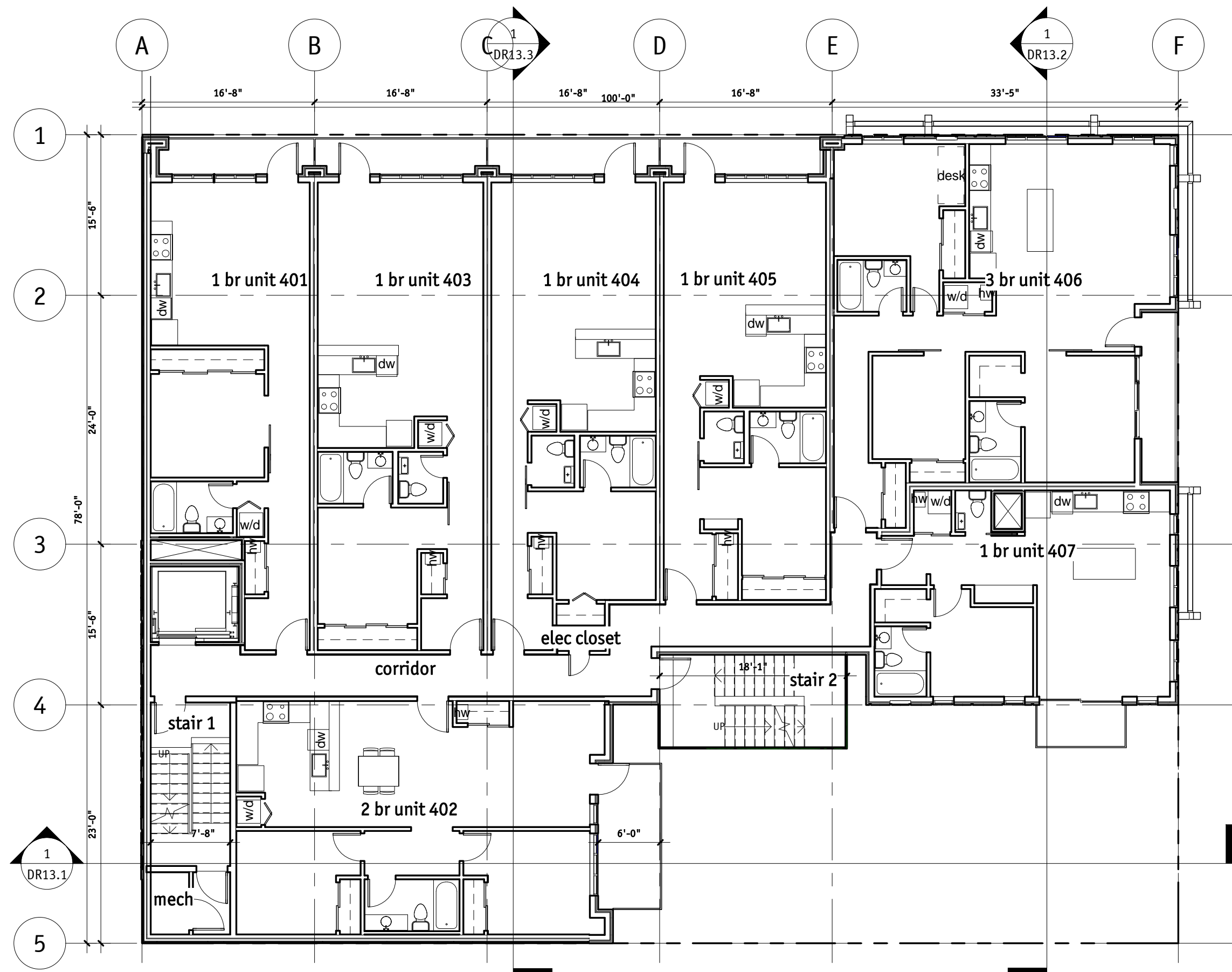
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DR6.4

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1	DR level 4 - 6
DR6.5	scale - 1" = 10'-0"

DR level 4 - 6

scale - $1'' = 10' - 0''$

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Project:
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level 4-6
typical

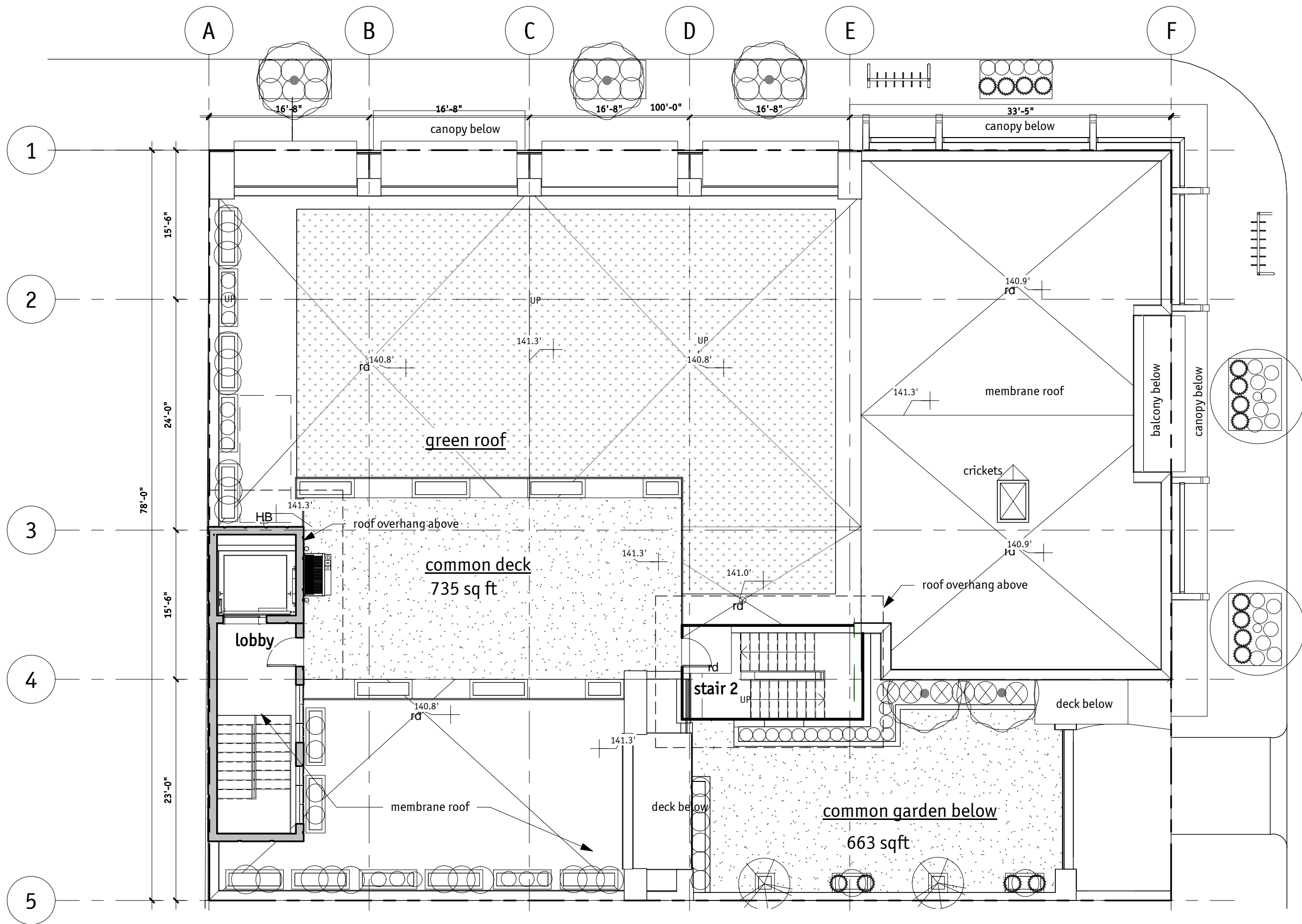
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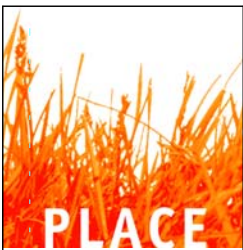
heather@placearchitects.com

DR6.5

21 april 2014



1 DR level 7 - rooftop
DR6.6 scale - 1" = 10'-0"



Saltworks
5601 20th Avenue NW
Seattle, WA 98107

Issue:
design review
21 april 2014

Project:
1325

rooftop

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DR6.6

21 april 2014

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:

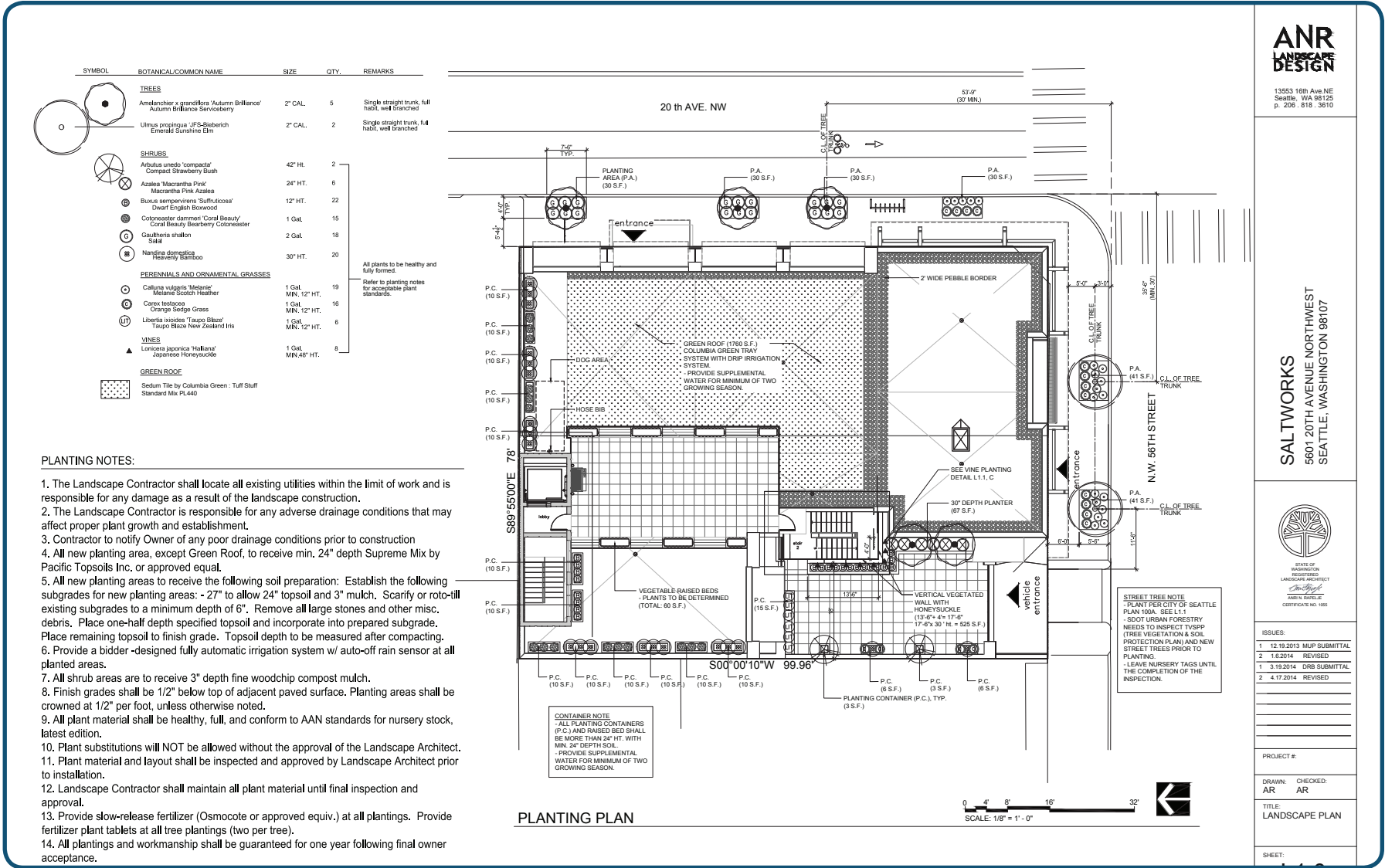
- carving out the southwest corner of the building to gain light and access to breezes
- collecting and using sunlight, especially from the SE corner
- providing a route through the building for cross-ventilation
- providing operable windows to bring fresh air into the core
- using stairways for stack 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
- open stair tower wrapped in EcoMesh and plantings
- rooftop patio with gardens
- green roof for stormwater management and wildlife support
- new street trees, planting strips and street furniture

Green construction concepts include:

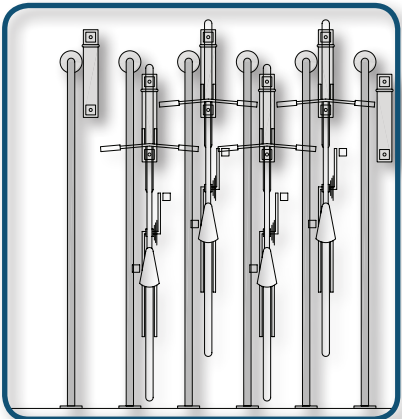
- targeting 3 star built green
- energy efficient appliances, systems, fixtures
- in- unit energy usage monitoring & management options
- dynamic controls such as nest thermostats
- switching designed to minimize phantom loads
- operable windows and passive comfort strategies
- solar shading, possibly using photovoltaic panels as shades
- providing generous bike parking inside and on street



landscape plan



green roof at Ballard Library



high density secure bike parking

green space and amenity areas

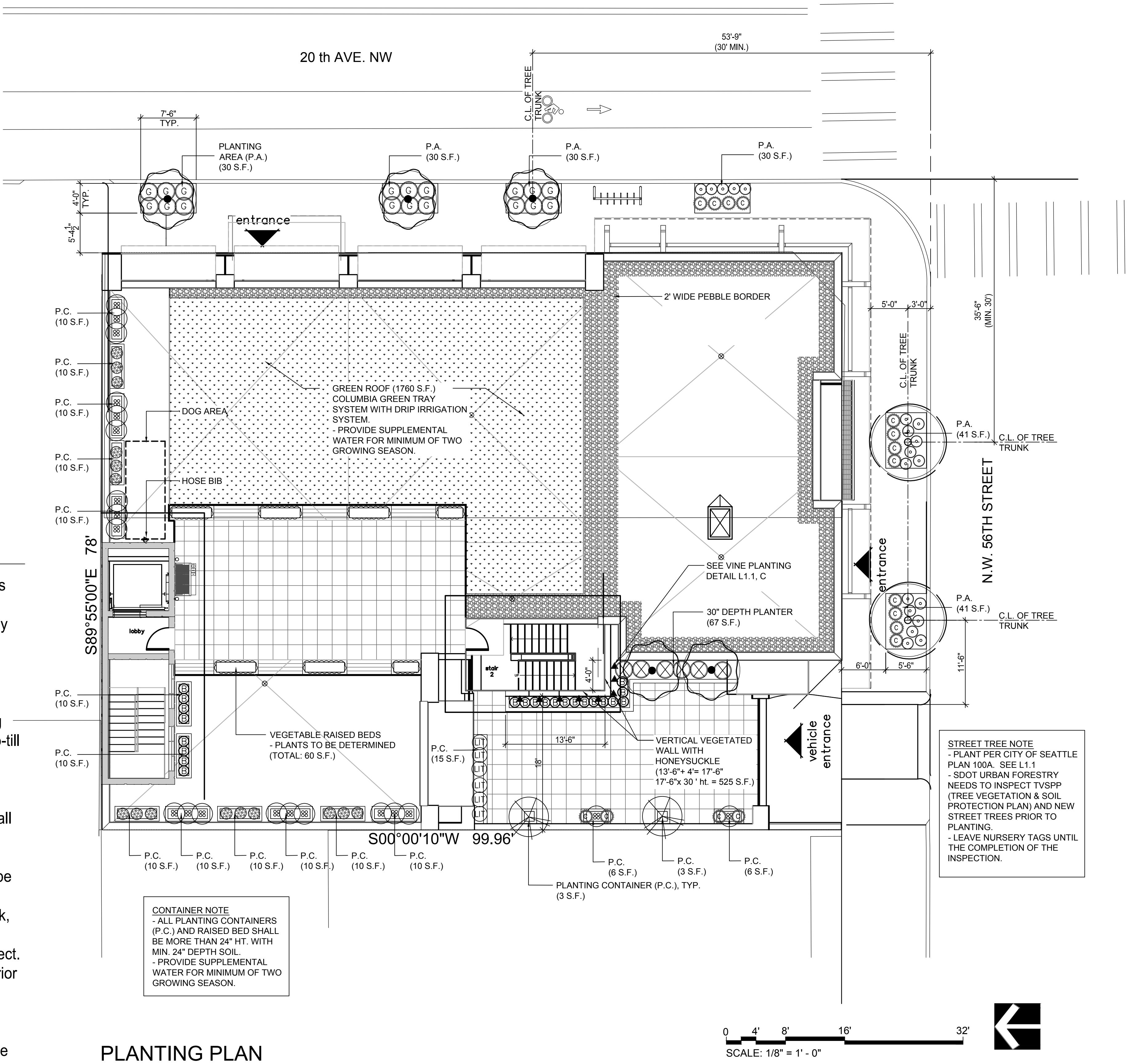
Shared community and private amenities will be provided. Private amenity space will be in the form of balconies and decks; common amenity spaces include the bike room and common room on the ground floor, the patio garden on level 2, and the rooftop patio. The bike room on the ground floor will have space for a community workbench. The common room could be a media room or a workshop.

On the roof, a garden area will be provided. The generous green roof will extend the green rooftop ecosystem already established on the block and provide essential stormwater mitigation.

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES				
	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" CAL.	5	Single straight trunk, full habit, well branched
	Ulmus propinqua 'JFS-Bieberich' Emerald Sunshine Elm	2" CAL.	2	Single straight trunk, full habit, well branched
SHRUBS				
	Arbutus unedo 'compacta' Compact Strawberry Bush	42" Ht.	2	All plants to be healthy and fully formed.
	Azalea 'Macrantha Pink' Macrantha Pink Azalea	24" HT.	6	
	Buxus sempervirens 'Suffruticosa' Dwarf English Boxwood	12" HT.	22	
	Cotoneaster dammeri 'Coral Beauty' Coral Beauty Bearberry Cotoneaster	1 Gal.	15	
	Gaultheria shallon Salal	2 Gal.	18	
	Nandina domestica Heavenly Bamboo	30" HT.	20	
PERENNIALS AND ORNAMENTAL GRASSES				
	Calluna vulgaris 'Melanie' Melanie Scotch Heather	1 Gal. MIN. 12" HT.	19	Refer to planting notes for acceptable plant standards.
	Carex testacea Orange Sedge Grass	1 Gal. MIN. 12" HT.	16	
	Libertia ixioides 'Taupo Blaze' Taupo Blaze New Zealand Iris	1 Gal. MIN. 12" HT.	6	
VINES				
	Lonicera japonica 'Halliana' Japanese Honeysuckle	1 Gal. MIN.48" HT.	8	
GREEN ROOF				
	Sedum Tile by Columbia Green : Tuff Stuff Standard Mix PL440			

PLANTING NOTES:

1. The Landscape Contractor shall locate all existing utilities within the limit of work and is responsible for any damage as a result of the landscape construction.
2. The Landscape Contractor is responsible for any adverse drainage conditions that may affect proper plant growth and establishment.
3. Contractor to notify Owner of any poor drainage conditions prior to construction
4. All new planting area, except Green Roof, to receive min. 24" depth Supreme Mix by Pacific Topsoils Inc. or approved equal.
5. All new planting areas to receive the following soil preparation: Establish the following subgrades for new planting areas: - 27" to allow 24" topsoil and 3" mulch. Scarify or roto-till existing subgrades to a minimum depth of 6". Remove all large stones and other misc. debris. Place one-half depth specified topsoil and incorporate into prepared subgrade. Place remaining topsoil to finish grade. Topsoil depth to be measured after compacting.
6. Provide a bidder -designed fully automatic irrigation system w/ auto-off rain sensor at all planted areas.
7. All shrub areas are to receive 3" depth fine woodchip compost mulch.
8. Finish grades shall be 1/2" below top of adjacent paved surface. Planting areas shall be crowned at 1/2" per foot, unless otherwise noted.
9. All plant material shall be healthy, full, and conform to AAN standards for nursery stock, latest edition.
10. Plant substitutions will NOT be allowed without the approval of the Landscape Architect.
11. Plant material and layout shall be inspected and approved by Landscape Architect prior to installation.
12. Landscape Contractor shall maintain all plant material until final inspection and approval.
13. Provide slow-release fertilizer (Osmocote or approved equiv.) at all plantings. Provide fertilizer plant tablets at all tree plantings (two per tree).
14. All plantings and workmanship shall be guaranteed for one year following final owner acceptance.



PLANTING PLAN

ANR
LANDSCAPE
DESIGN

13553 16th Ave. NE
Seattle, WA 98125
p. 206 . 818 . 3610

SALTWORKS
5601 20TH AVENUE NORTHWEST
SEATTLE, WASHINGTON 98107



ISSUES:

1	12.19.2013	MUP SUBMITTAL
2	1.6.2014	REVISED
1	3.19.2014	DRB SUBMITTAL
2	4.17.2014	REVISED

PROJECT #:

DRAWN: AR
CHECKED: AR

TITLE:
LANDSCAPE PLAN

SHEET:

L1.0

Green Factor Score Sheet

Project title: Saltworks

enter sq ft of parcel

7.800

SCORE

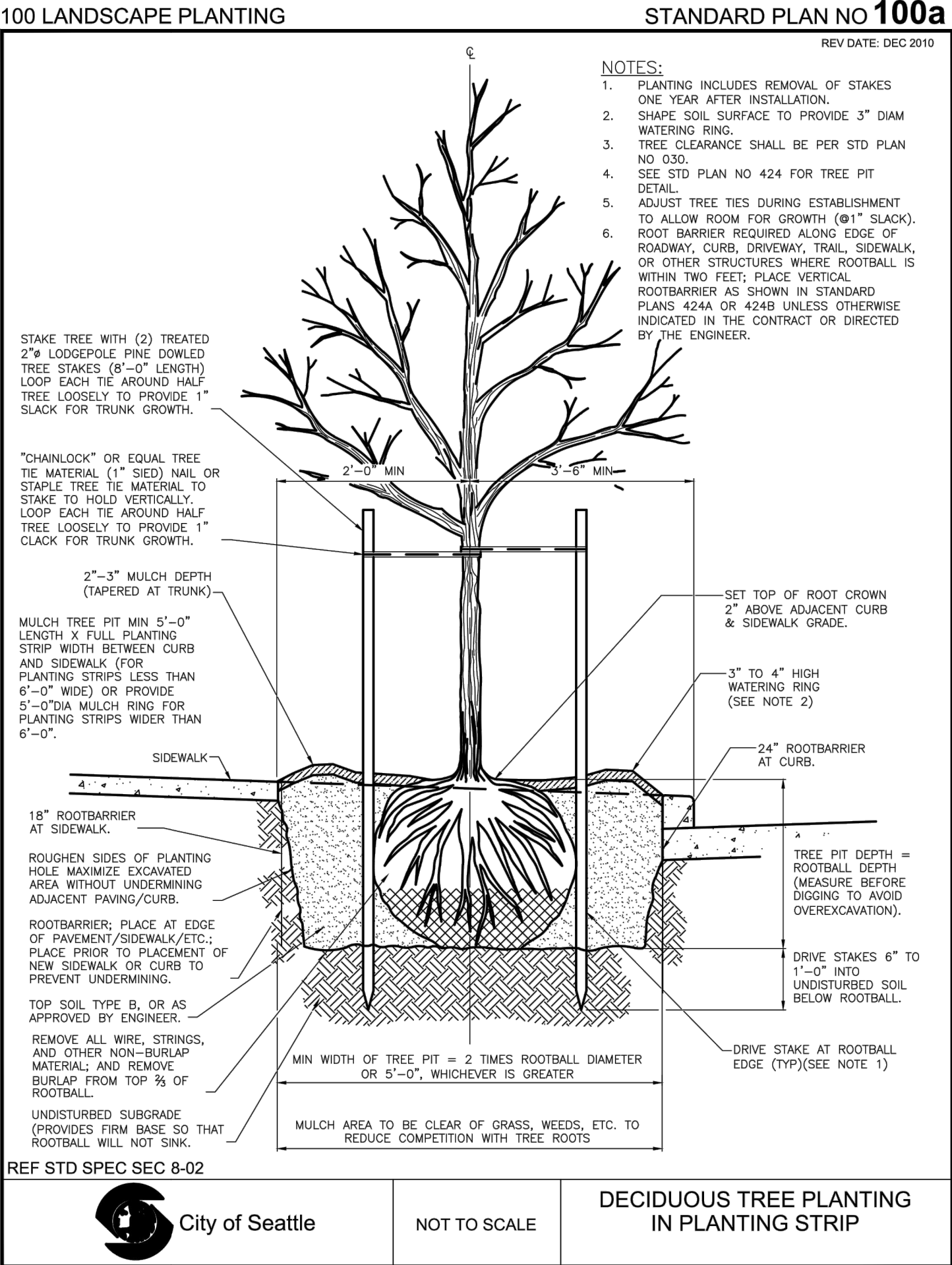
0.344

Landscape Elements**		Parcel size (enter this value first)	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"	<div>enter sq ft</div> <div></div>	0.1	-	-
2	Landscaped areas with a soil depth of 24" or greater	<div>enter sq ft</div> <div>202</div>	0.6	121.2	-
3	Bioretention facilities	<div>enter sq ft</div> <div>0</div>	1.0	-	-
B Plantings (credit for plants in landscaped areas from Section A)					
1	Mulch, ground covers, or other plants less than 2' tall at maturity	<div>enter sq ft</div> <div>202</div>	0.1	20	-
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	<div>enter number of plants</div> <div>99</div>	1188	0.3	356
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	<div>enter number of plants</div> <div>7</div>	525	0.3	158
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	<div>enter number of plants</div> <div>0</div>	0	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	<div>enter number of plants</div> <div>0</div>	0	0.4	-
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	<div>enter number of plants</div> <div>0</div>	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	<div>enter inches DBH</div> <div>0</div>	0	0.8	-
C Green roofs					
1	Over at least 2" and less than 4" of growth medium	<div>enter sq ft</div> <div>0</div>	0.4	-	-
2	Over at least 4" of growth medium	<div>enter sq ft</div> <div>2050</div>	0.7	1,435.0	-
D Vegetated walls					
		<div>enter sq ft</div> <div>525</div>	0.7	367.5	-
E Approved water features					
F Permeable paving					
1	Permeable paving over at least 6" and less than 24" of soil or gravel	<div>enter sq ft</div> <div>0</div>	0.7	-	-
2	Permeable paving over at least 24" of soil or gravel	<div>enter sq ft</div> <div>0</div>	0.5	-	-
G Structural soil systems					
		<div>enter sq ft</div> <div>0</div>	0.2	-	-
H Bonuses		sub-total of sq ft =	4,692		
1	Drought-tolerant or native plant species	<div>enter sq ft</div> <div>2192</div>	0.1	219.2	-
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	<div>enter sq ft</div> <div>0</div>	0.2	-	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	<div>enter sq ft</div> <div>0</div>	0.1	-	-
4	Landscaping in food cultivation	<div>enter sq ft</div> <div>60</div>	0.1	6	-

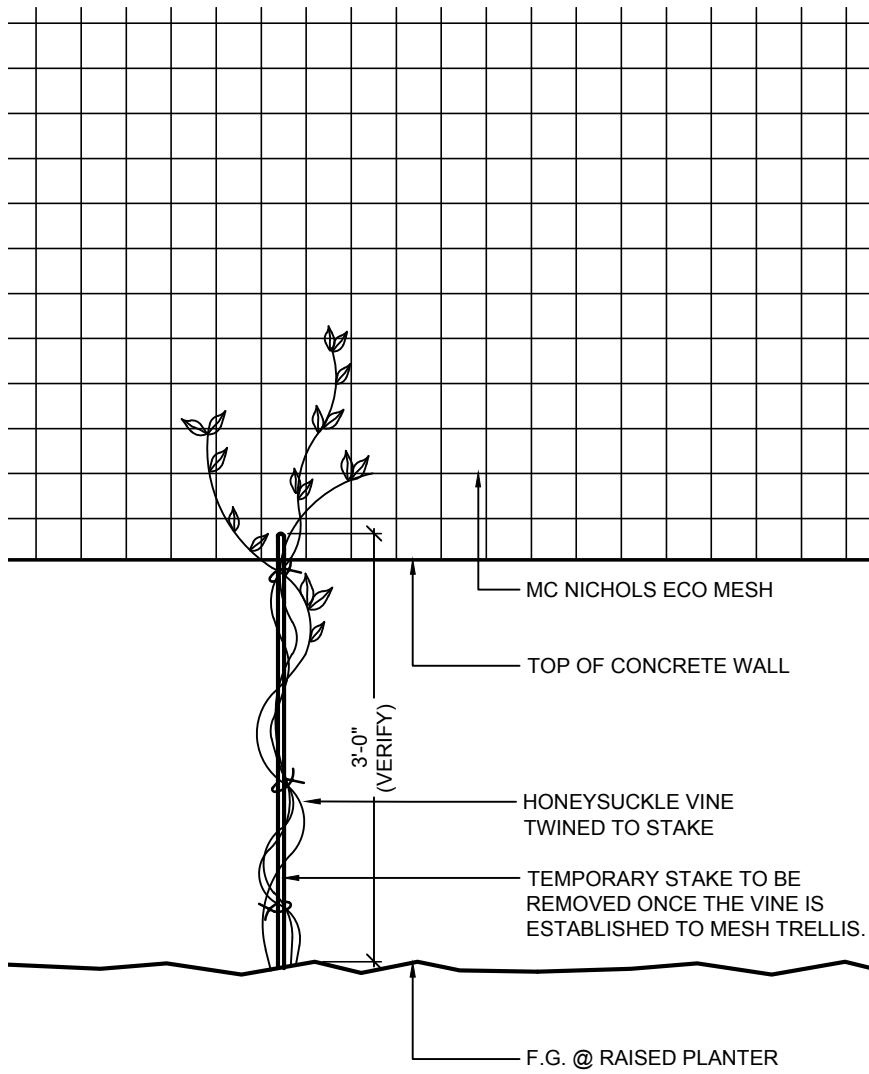
* Do not count public rights-of-way in parcel size calculation.

** 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 CALCULATION

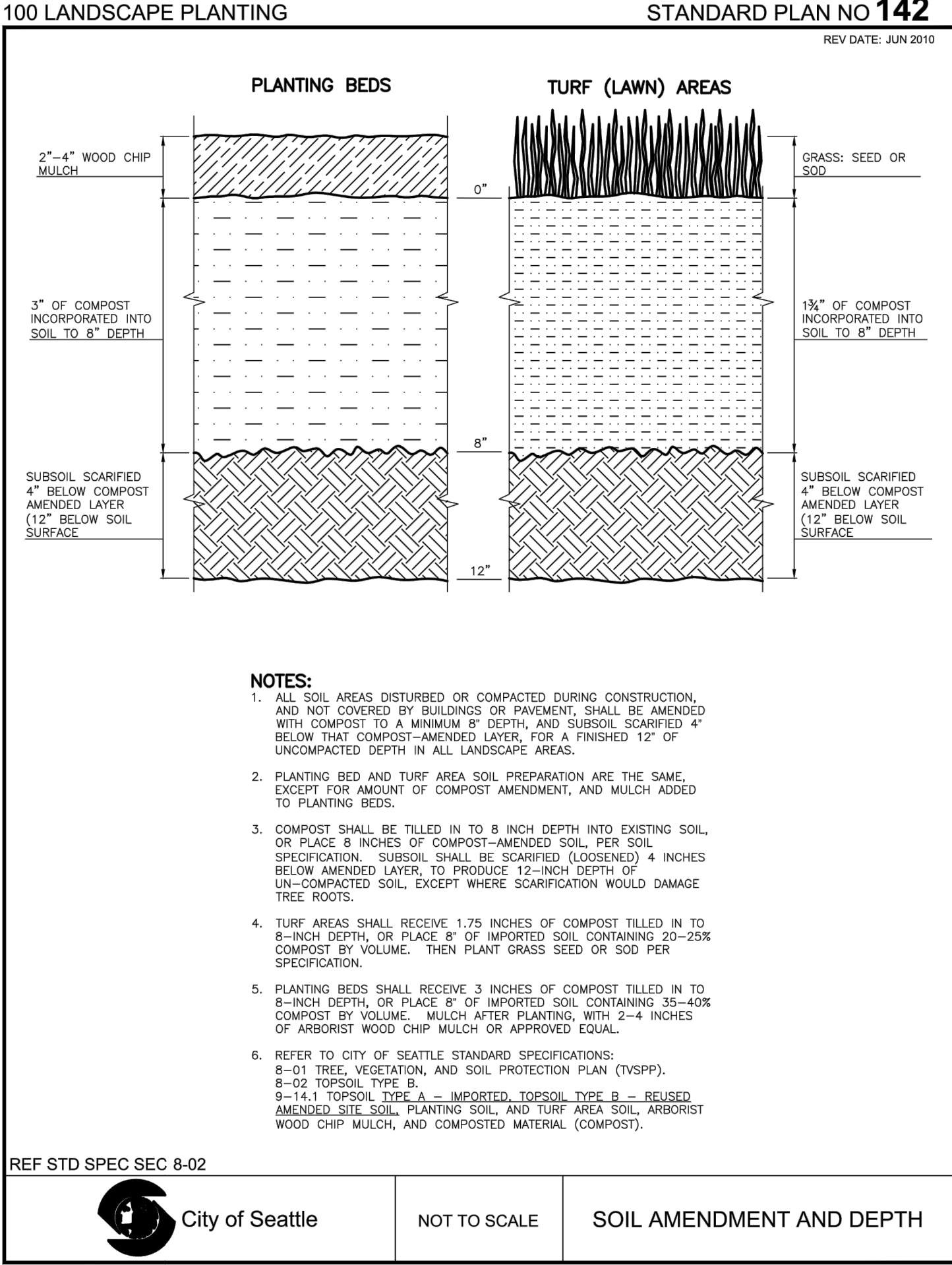


A STREET TREE PLANTING DETAIL

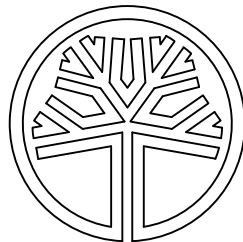


C VINE PLANTING DETAIL

SCALE: 1"=1'-0"



B RIGHT OF WAY SOIL AMENDMENT DETAIL



ISSUES:

1	12.19.2013	MUP SUBMITTAL
2	1.6.2014	REVISED
1	3.19.2014	DRB SUBMITTAL
2	4.17.2014	REVISED

PROJECT #:

DRAWN: AR
CHECKED: AR

TITLE:
DETAILS
&
GREEN FACTOR

SHEET:

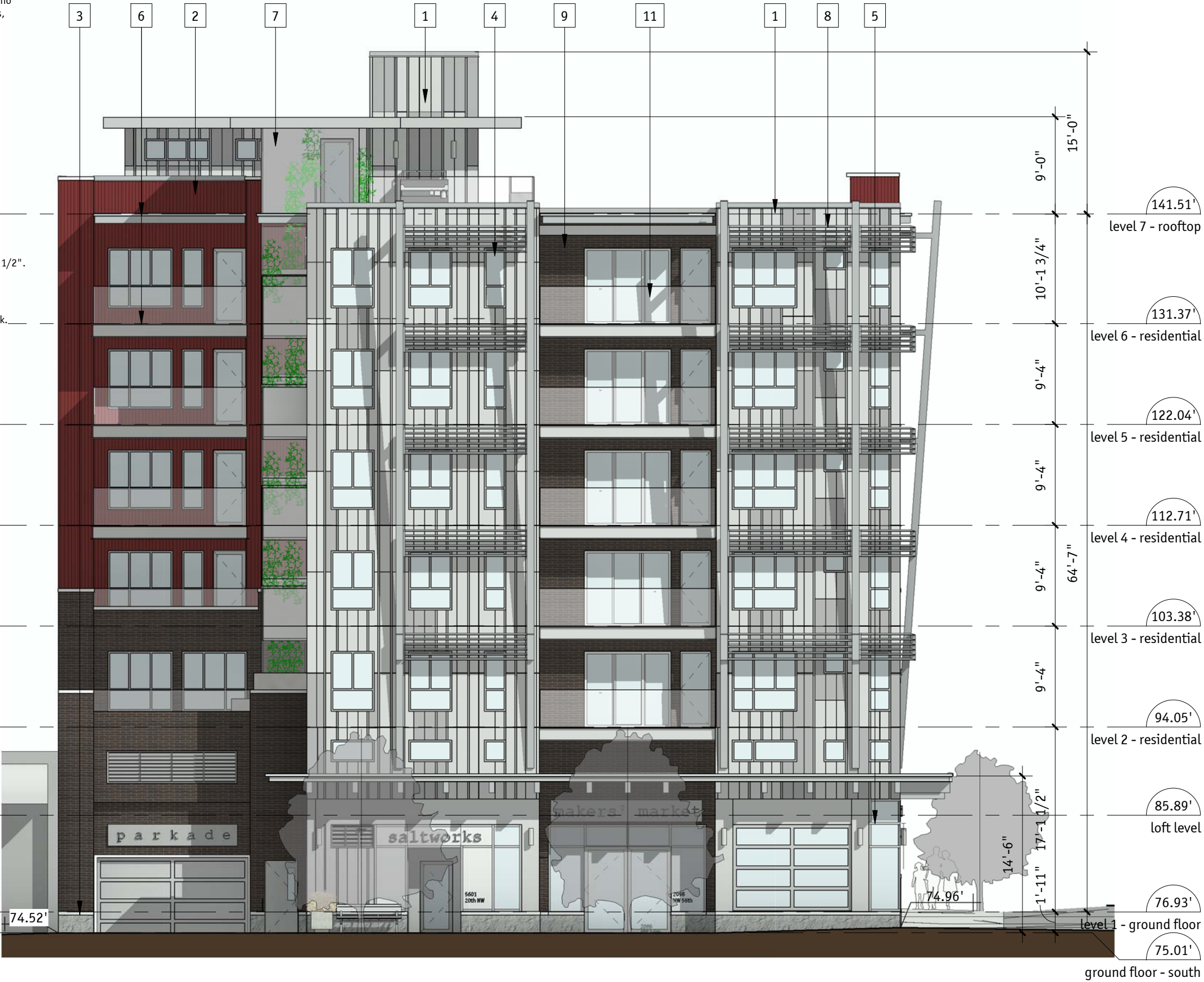
L1.1

keynote legend:

- 1 Prefinished metal rainscreen system: AEP Span Prestige Series panels mix of no reveal and 2" reveal flat pan panels, three colors. Colors to be Zinalume Plus, Cool Metallic Silver, and Cool Zinc Gray.
- 2 AEP Span Box Rib metal siding rainscreen system. Color: Cool Colonial Red.
- 3 Stone Base: Mutual Materials split face CMU. Color: Charcoal w/ 2" precast cap sloped to drain.
- 4 Windows: Marvin Fibreglass. Color: Black or Gray
- 5 Kawneer or similar approved Storefront system w/ Overhead Door Co. Series 511 Aluminum Glass Doors. Color: clear anodized aluminum.
- 6 Detail metals: Galvanized or Cool Zinc Gray painted metal to match panels.
- 7 Stair Enclosure: McNichols EcoMesh, color: powdercoat black.
- 8 Sunshades: Bolt on sun shade system
- 9 Brick Veneer: Mutual Materials, "norman" dimensions: 11 1/2" x 2 1/2" x 3 1/2". color: Ebony.
- 10 Cement board rainscreen: 2'-6" X 10' panels, stain to match brick.
- 11 Guardrail: McNichols .120" woven wire mesh, 2" openings, powdercoat black.



2 view 20 - panel layout detail
DR8.1



1 DR south elevation
scale - 1" = 10'-0"



Saltworks
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Seattle, WA 98107

Issue:
design review
21 april 2014

Project:
1325

south
elevation

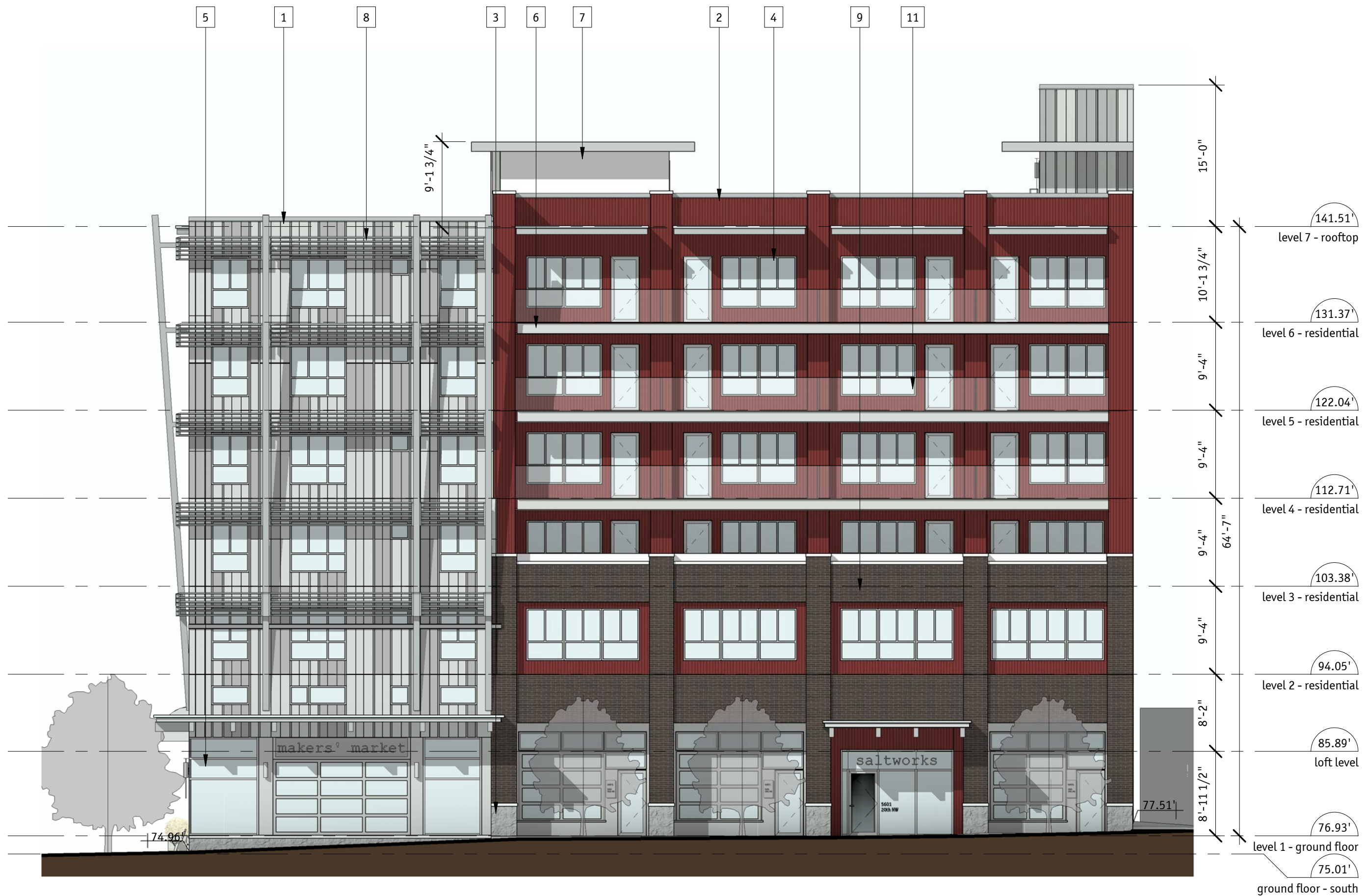
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DR8.1

21 april 2014



Saltworks
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**east
elevation**

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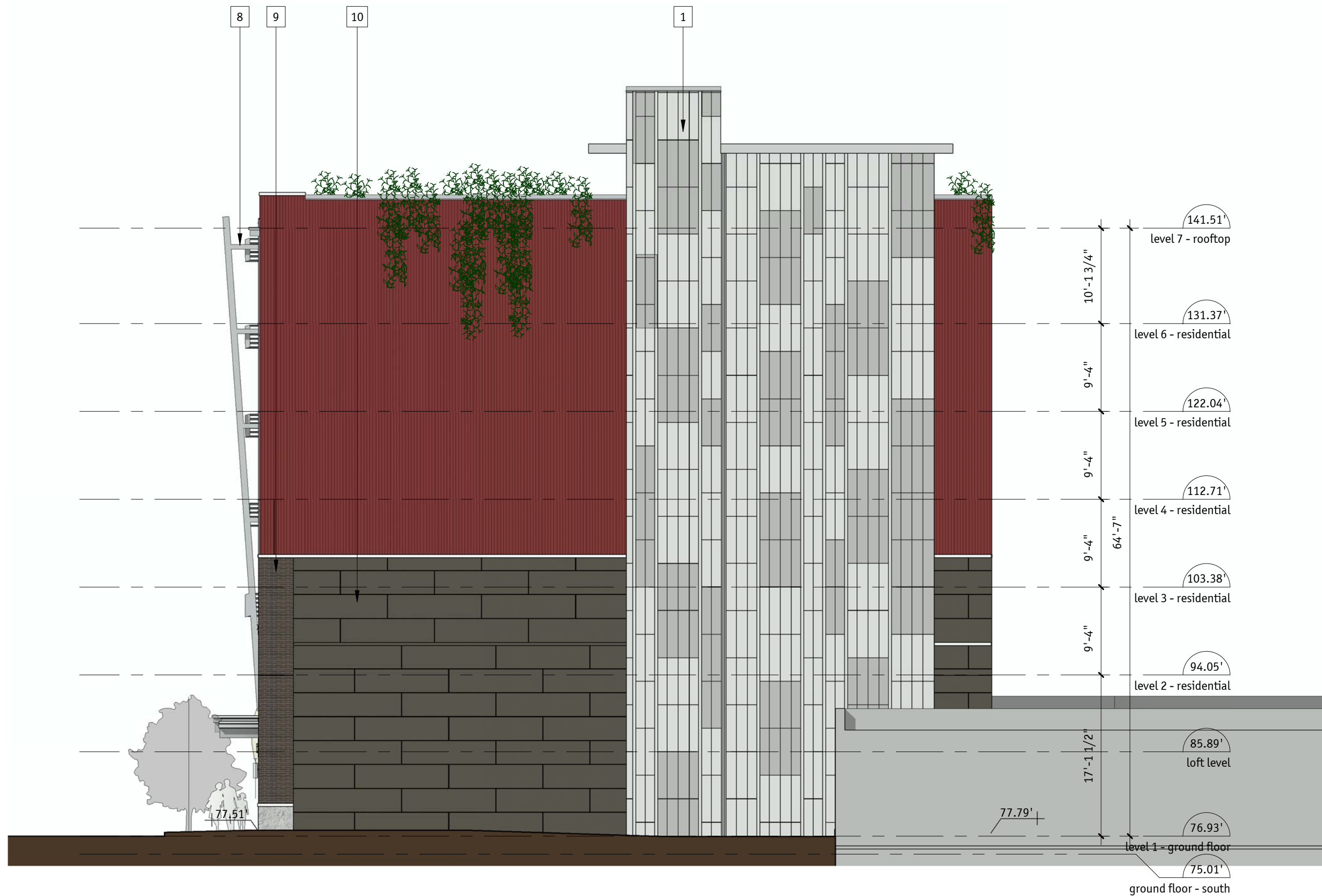
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DR8.2

21 april 2014

1 DR east elevation
DR8.2 scale - 1" = 10'-0"



Saltworks
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Seattle, WA 98107

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**north
elevation**

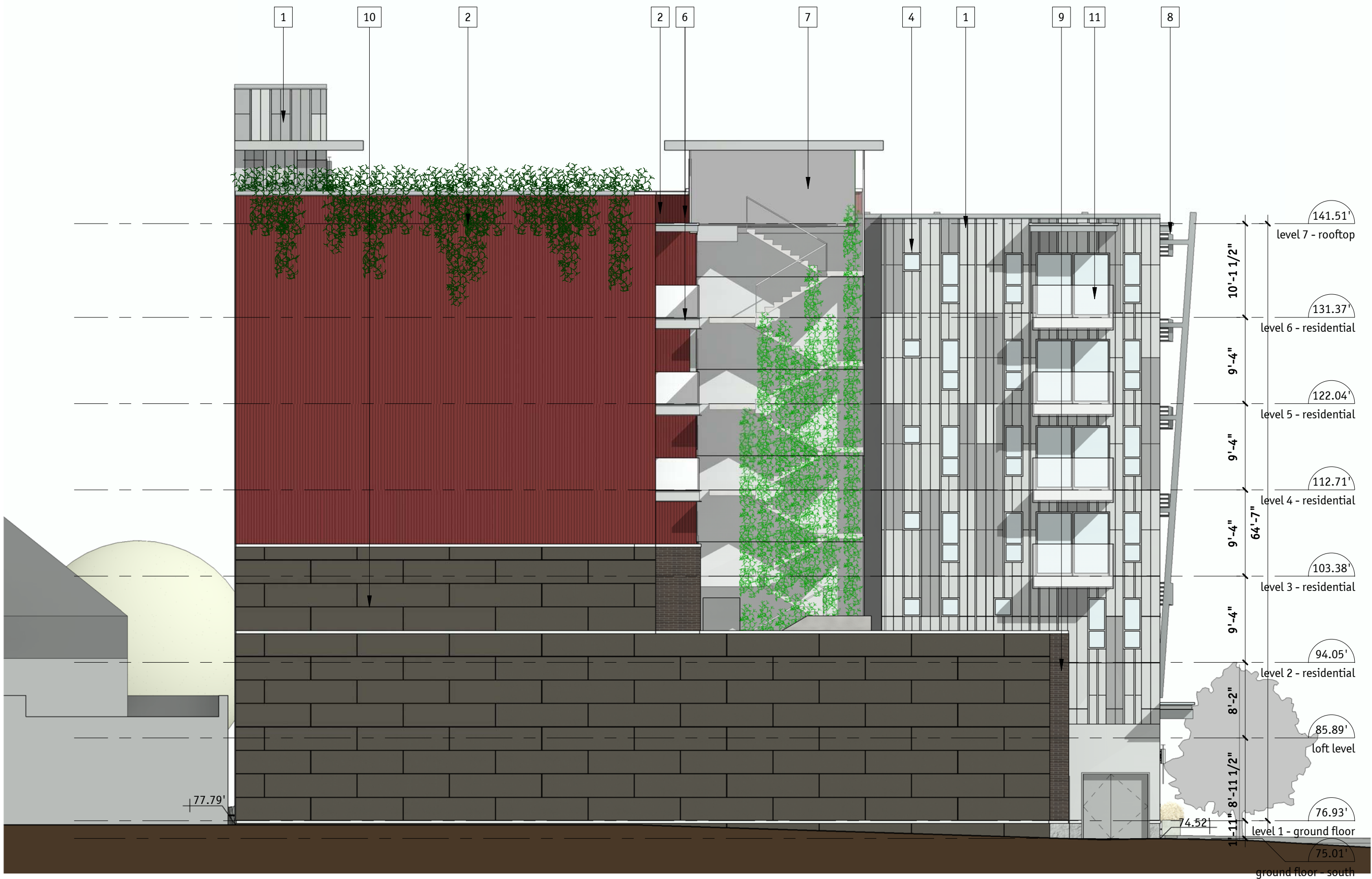
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DR8.3

21 april 2014



Saltworks
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Seattle, WA 98107

Issue:
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Project:
1325

**west
elevation**

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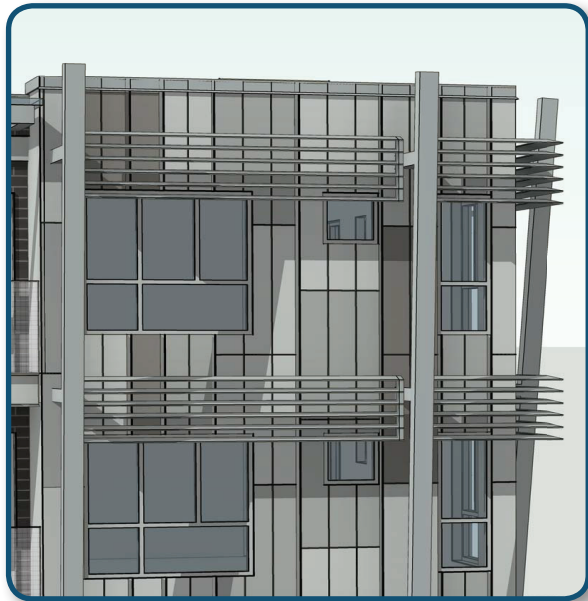
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DR8.4

21 april 2014

materials and façade treatments

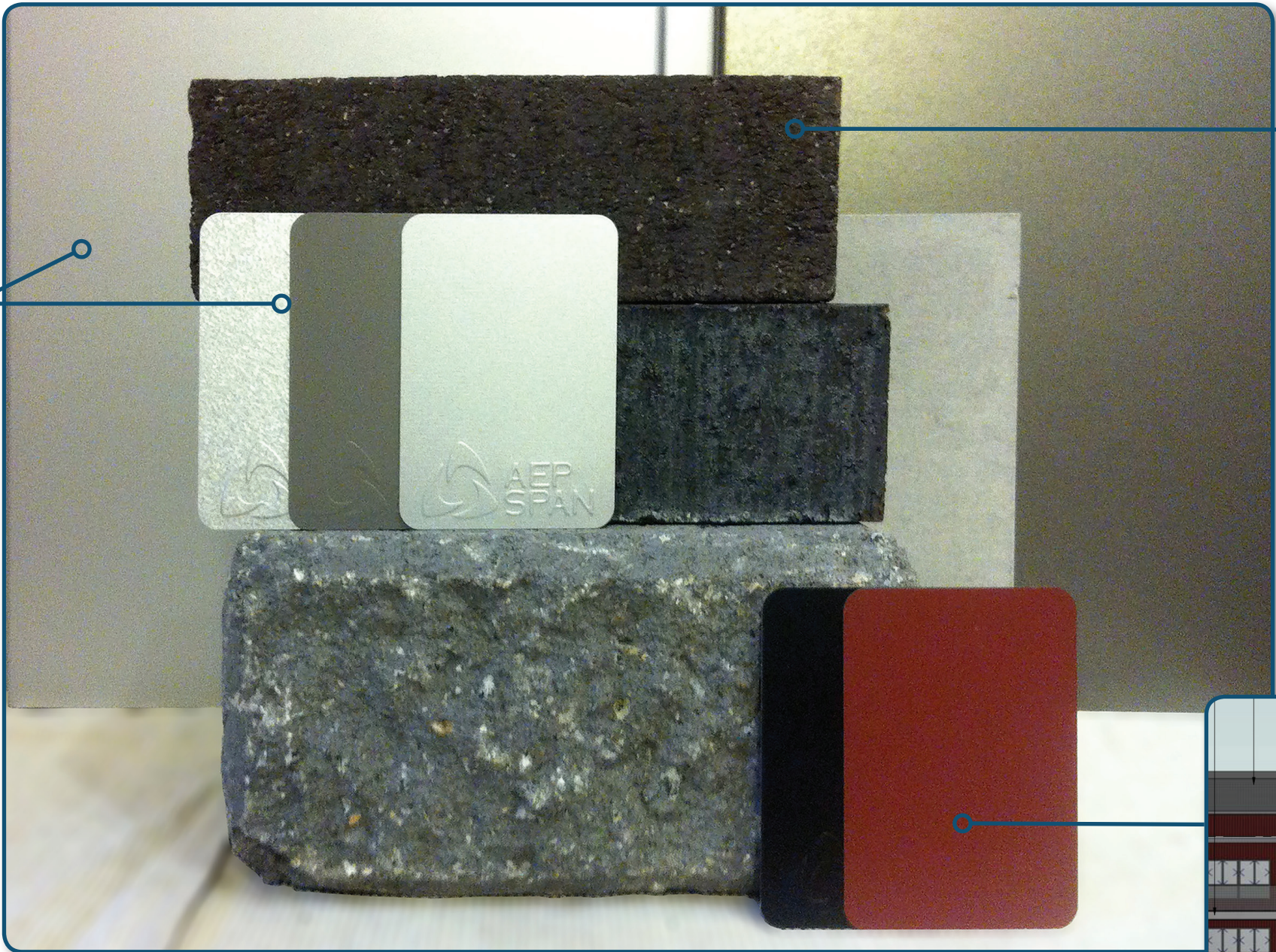


AEP Span Prestige metal panels in three colors at south/southeast and elevator tower: AEP Span Zincalume Plus, Cool Metallic Silver, and Cool Zinc Gray



detail: sunshades and decks in galvanized steel

21 APRIL 2014

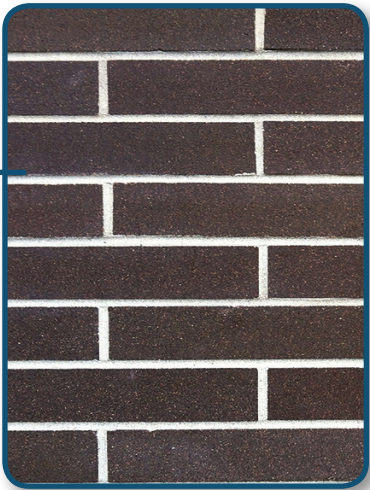


An industrial aesthetic derived from Saltworks' purpose and context is expressed in exposed structure and services; brick, concrete and metal. There are two primary massing components: solid, supportive structures and lighter crystalline elements.

Support structures begin with the concrete podium which provides lateral stability and grounds the structure. Materials will be concrete, brick, and metal. Windows will be set into these walls with clean finished returns and deep recesses.

The southeast corner will shimmer with glazing and panels. Patterns emerge organically –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, details including railings, vent openings, downspouts, roof overhangs, and trims will lace the component parts of the building into a cohesive whole.



masonry: dark brown roman brick, charcoal split face CMU w/ precast cap



black window frames, AEP Span box rib metal in Cool Colonial Red

MATERIAL PALETTE

MATERIAL PALETTE

saltworks



southwest street view from 56th



northeast street view from 20th



northwest street view from 57th

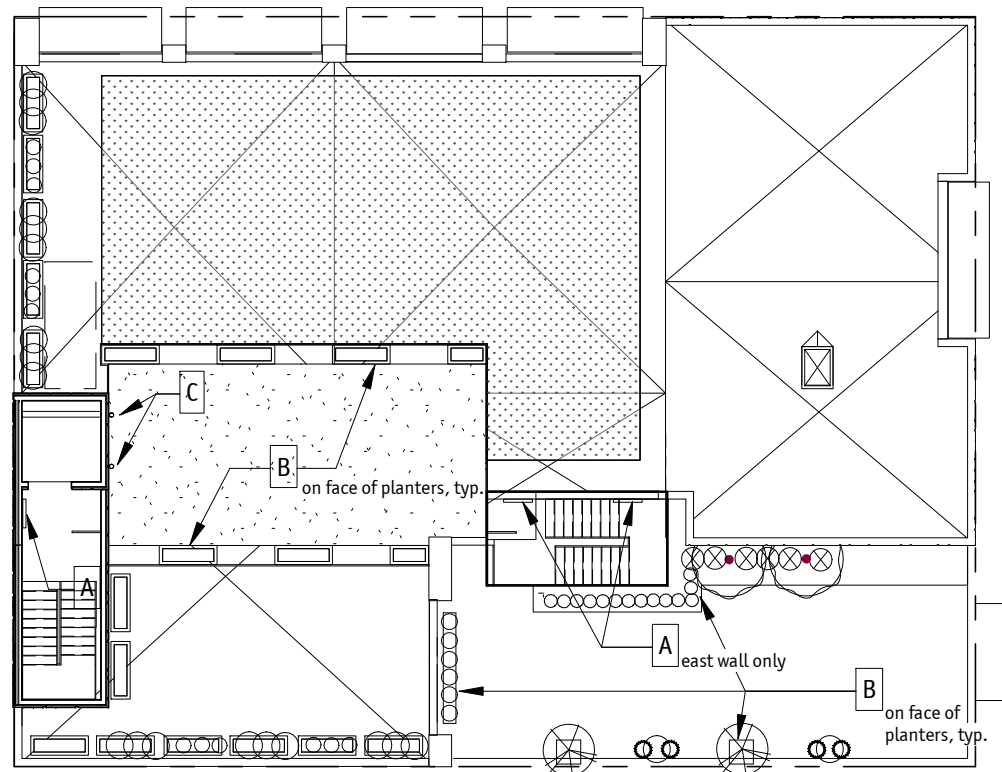


southeast street view

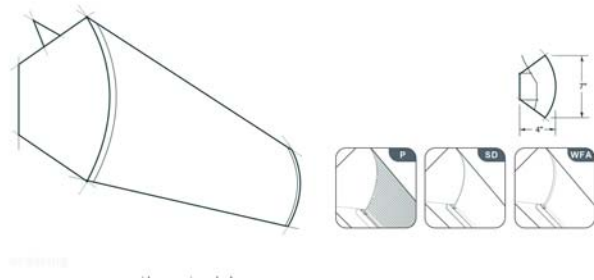
STREET LEVEL PERSPECTIVE VIEWS

21 APRIL 2014

saltworks



2 rooftop exterior lighting plan
DR11 scale - 1" = 20'-0"

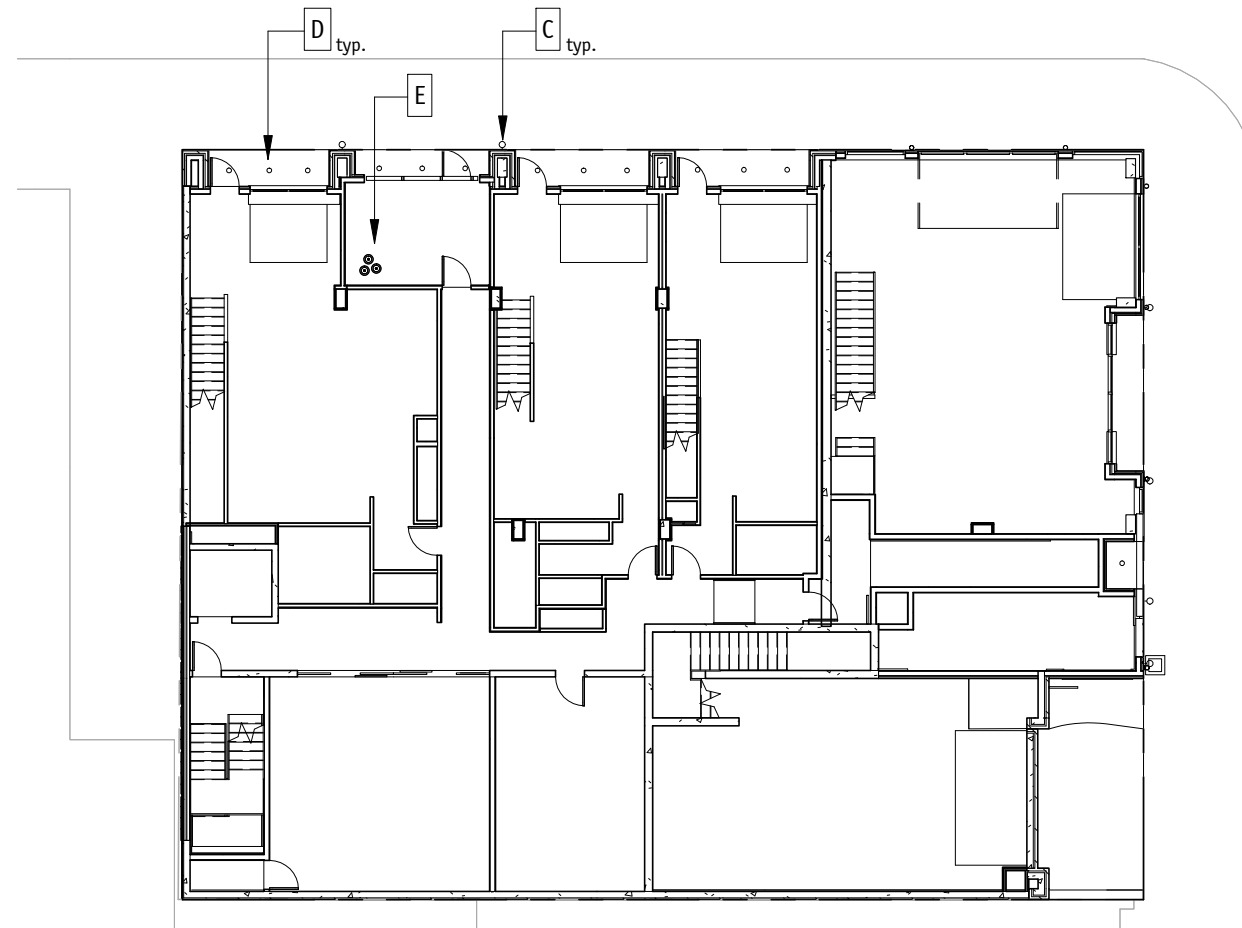


A STAIR LIGHTING:
prudential lighting WAL 14 wall mount up/
downlight w/ perforated metal shade.
(2) 28W T5 4000K fluorescent tubes per fixture.



B PLANTERS AND GENERAL SITE LIGHTING:
bega 2384 LED recessed wall luminaire.
downlight only.
install 6' apart on center, 1' AFF typ.

ALL LIGHTING TO BE DOWNLIGHT ONLY.
LIGHTING LOCATIONS AND BEAM SPREADS TO BE DESIGNED TO MINIMIZE LIGHT SPILLAGE.



1 ground floor exterior lighting plan
DR11 scale - 1" = 20'-0"



C ENTRIES AND STREET FACING WALLS:
Winona Lighting Winscape Collins par 30 downlight only.
par 30 halogen, narrow beam spread.

D SOFFITS AT RECESSED LIVE/ WORK ENTRIES:
gotham lighting 4" EVO downlight



E RESIDENTIAL ENTRY:
decorative pendant, artemide castore x3



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**exterior
lighting
plan**

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DR11

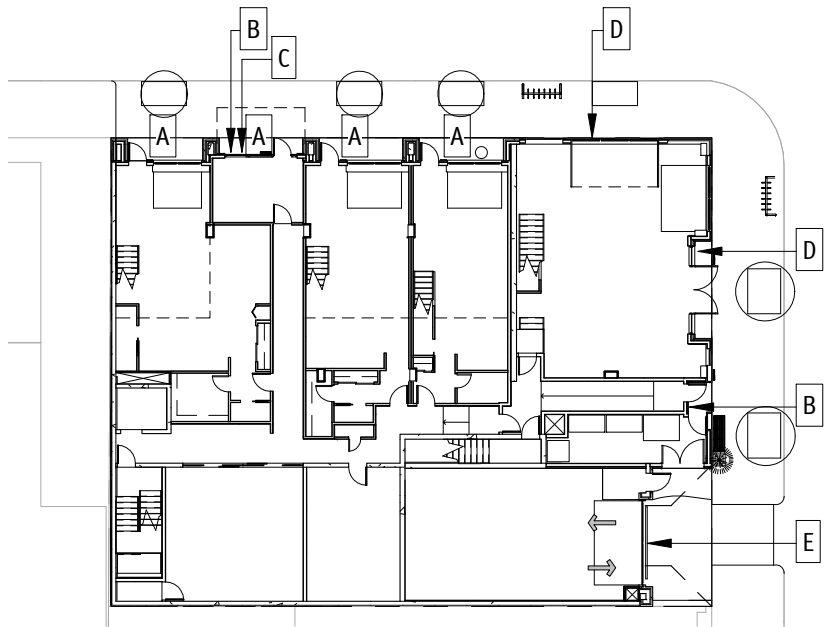
21 april 2014

SIGNAGE KEY:

- A live/work unit address and name
- B building name above doors
- C building address 42" AFF adjacent to latch
- D unit sign above doors
- E parkade sign above doors
- F unit address 42" AFF adjacent to doors

SIGNAGE MATERIALS:

- A etched/ cutout lettering on metal panel
- B etched glass or applied metal lettering
- C etched glass or applied metal lettering
- D etched/ cutout lettering on metal panel
- E etched/ cutout lettering on metal panel
- F etched glass or applied metal lettering



1 DR signage concept plan
DR7.00



3 DR east elevation - signage
DR7.00



2 DR south elevation - signage
DR7.00



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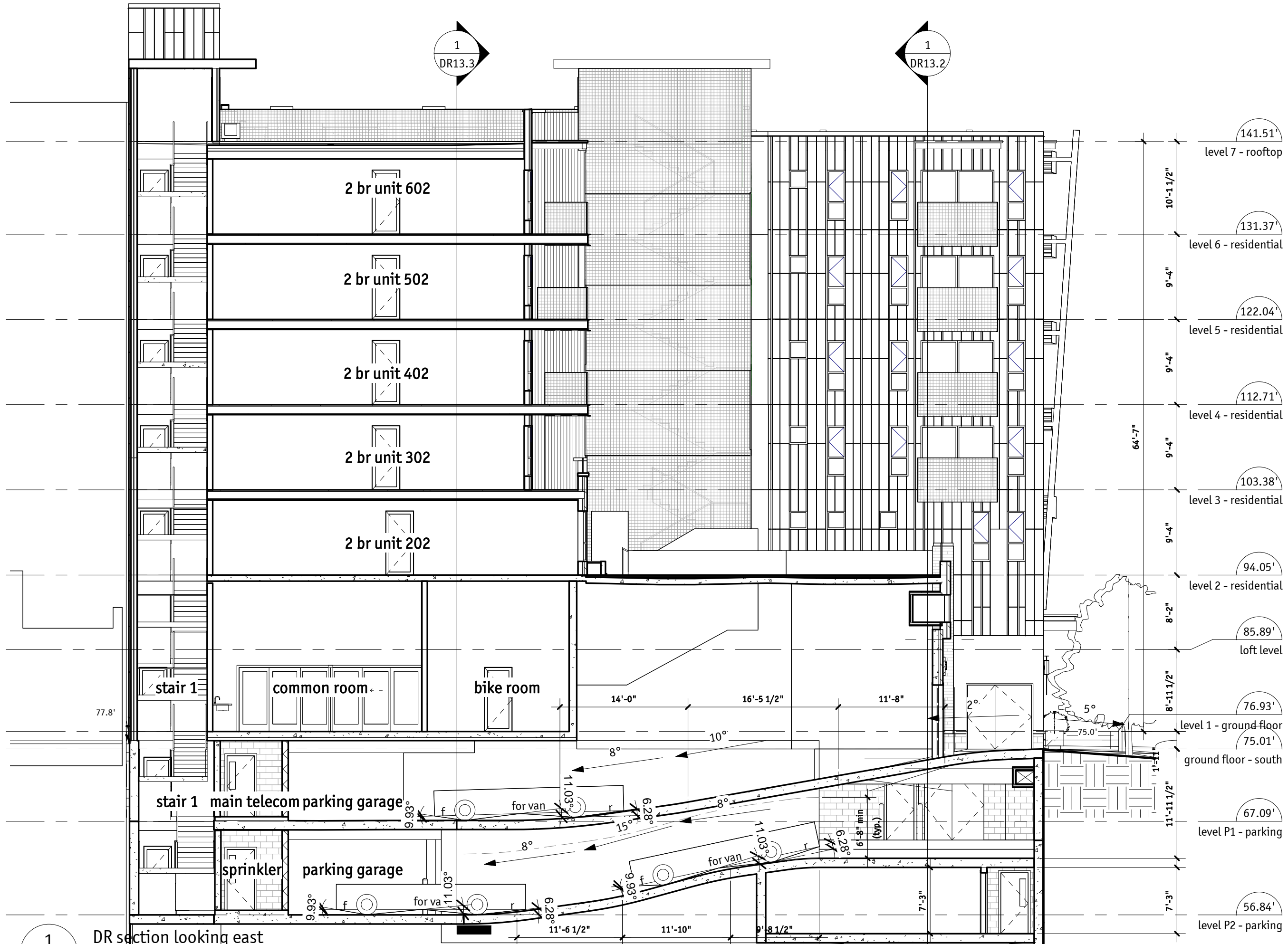
Issue:
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1325

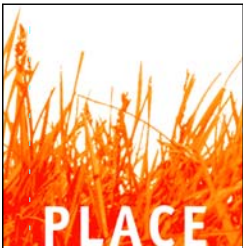
**signange
concept
plan**

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DR7.00
21 april 2014



1
DR13.1
DR section looking east
scale - 1" = 10'-0"



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**long
section**

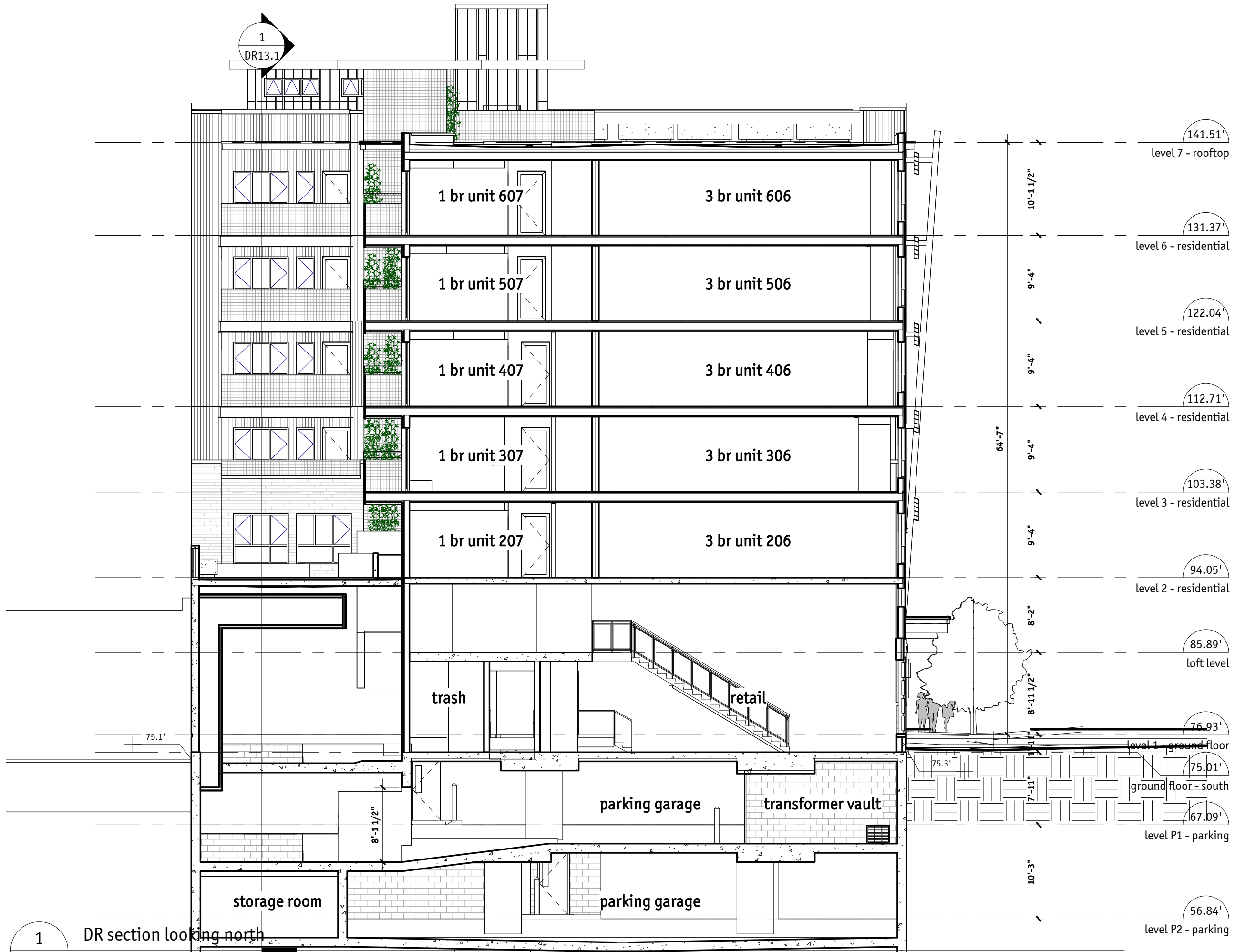
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DR13.1

21 april 2014



Saltworks
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**cross
section**

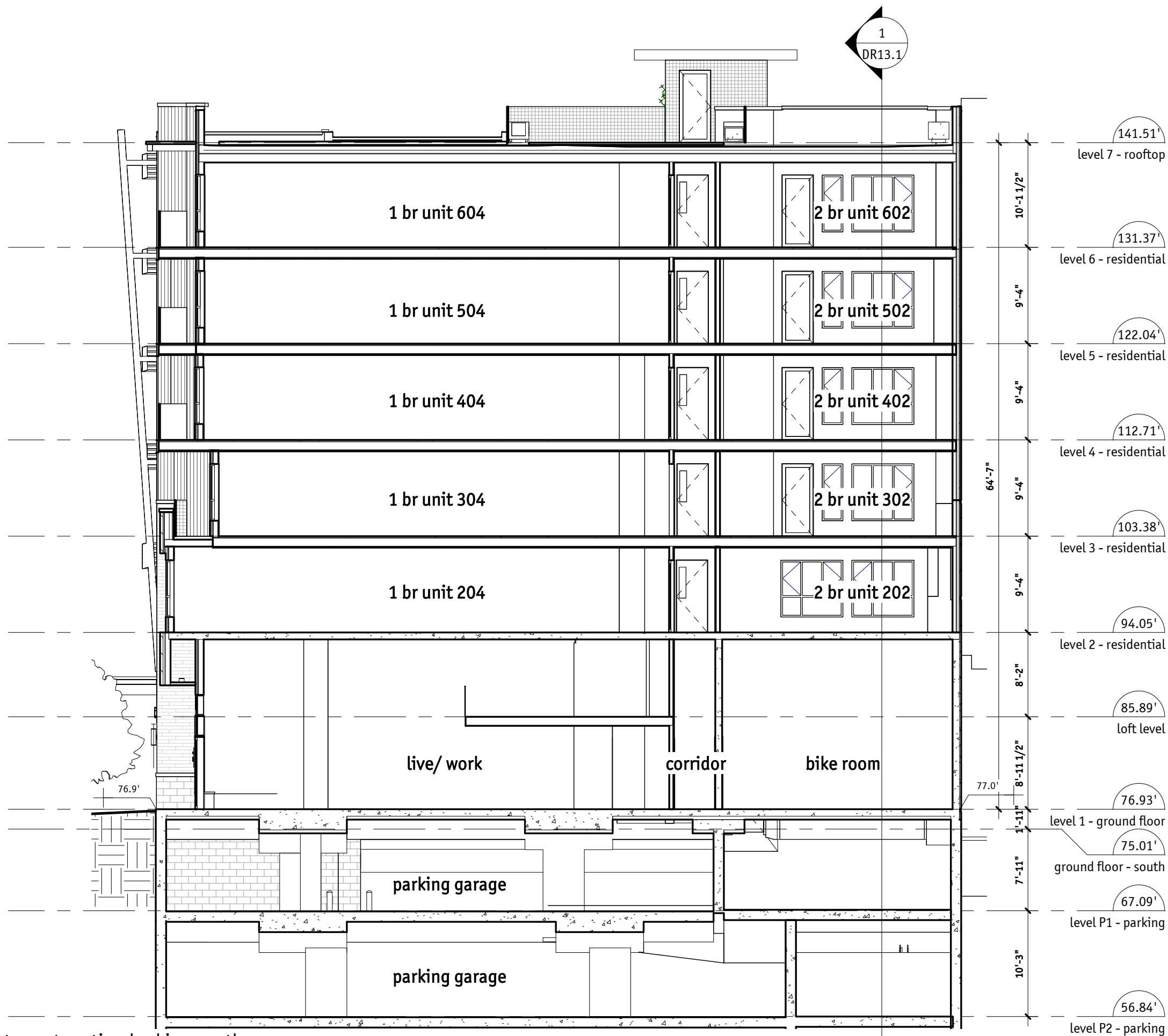
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DR13.2

21 april 2014



1
DR13.3

DR east- west section looking south
scale - 1" = 10'-0"



Saltworks
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21 april 2014

Project:
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**cross
section**

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DR13.3

21 april 2014

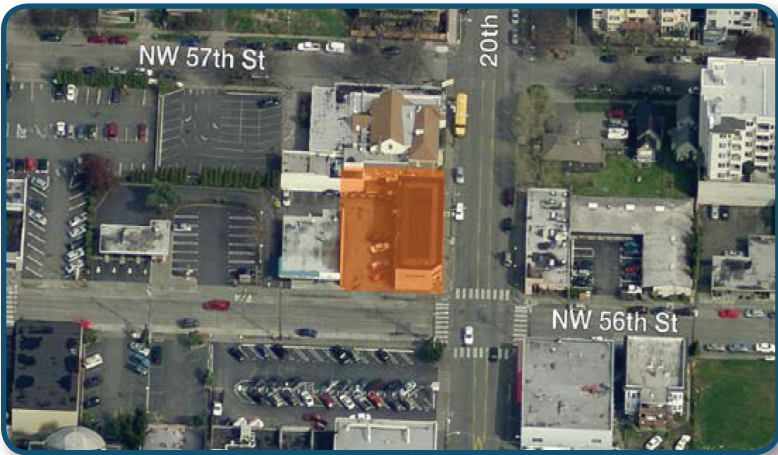
The City of Seattle’s design guidelines foster design excellence in the development of new multifamily and commercial projects in Seattle. We support this initiative and propose the following as top priority design guidelines for this project. Specific comments regarding our approach to meeting these 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 entrances 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. The live/ work entries are 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, unique material treatment, 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.

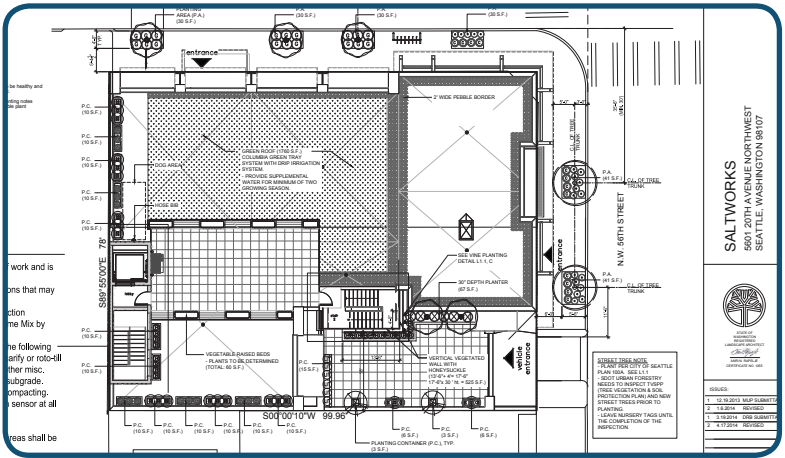


A5 respect adjacent sites

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. The design takes the best possible advantage of the light, views and potential for open space on this site.

The west side of the building is cut away to introduce light to the interiors and to provide a lively garden at level two. This garden faces south, with a vine- clad stairway linking it to the rooftop deck. This arrangement secures light for the units to the north and creates a social connection to rooftop and also to the street.

The rooftop patio, complete with gardening space, a barbecue and shared amenities will serve the residents of the building; and a generous green roof will extend the network of wildlife habitat developing in the neighborhood.

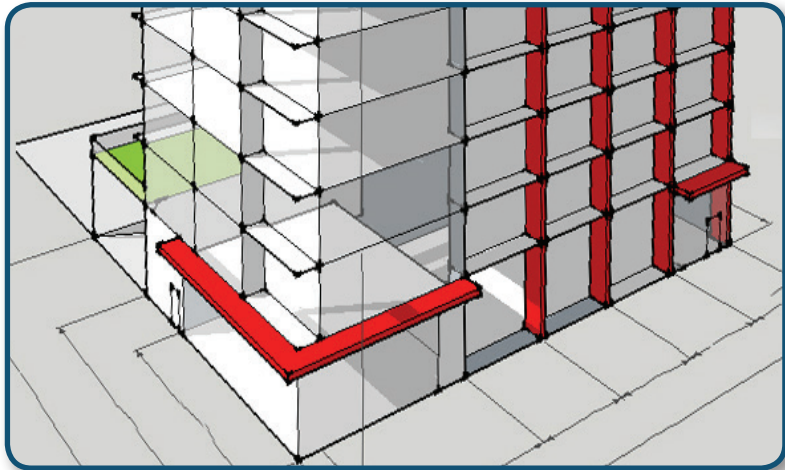
A. site planning



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 entirely out of view, and safe separation between vehicular and pedestrian access is maintained.

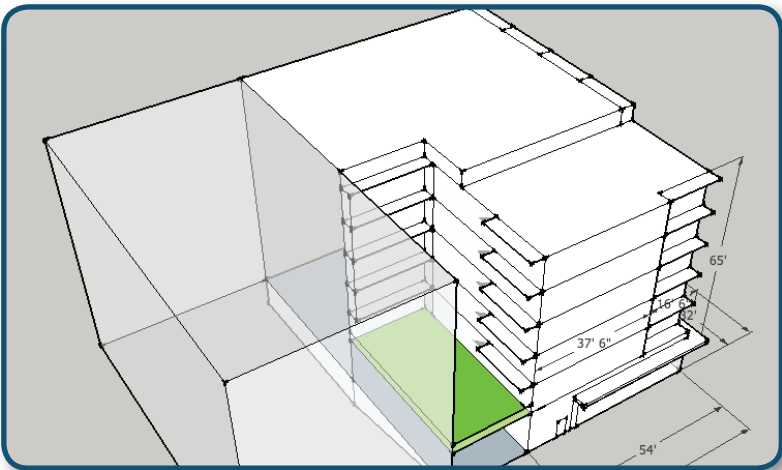


A10 corner lots

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.

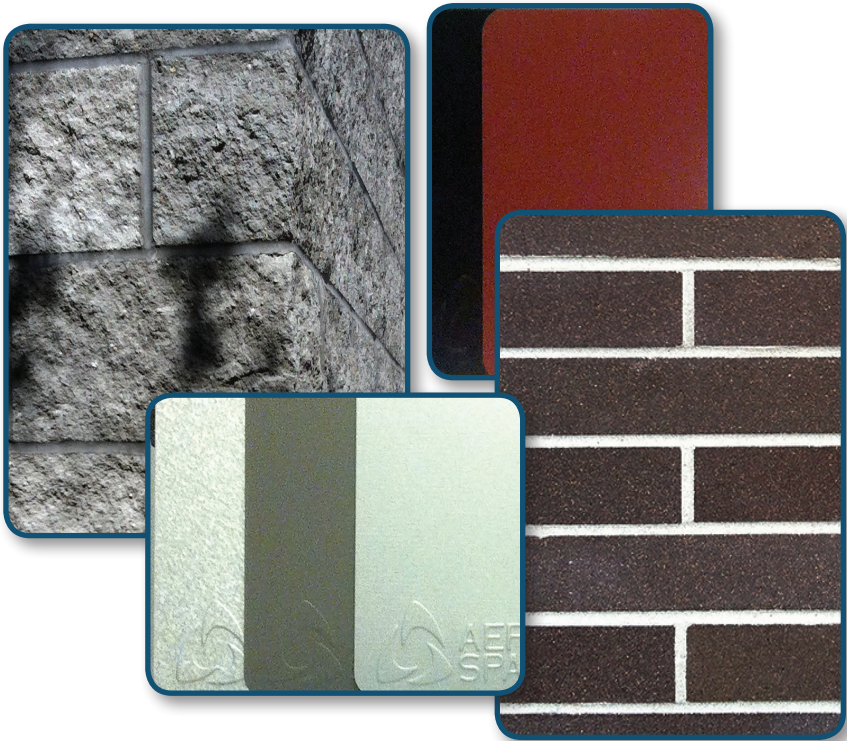


C2 unified architectural concept

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. Ground face CMU, Roman brick, and metal accents recall Ballard’s historic context; while metal panels, fiberglass windows and modern detailing present a 21st century green building.



C4 exterior finish materials

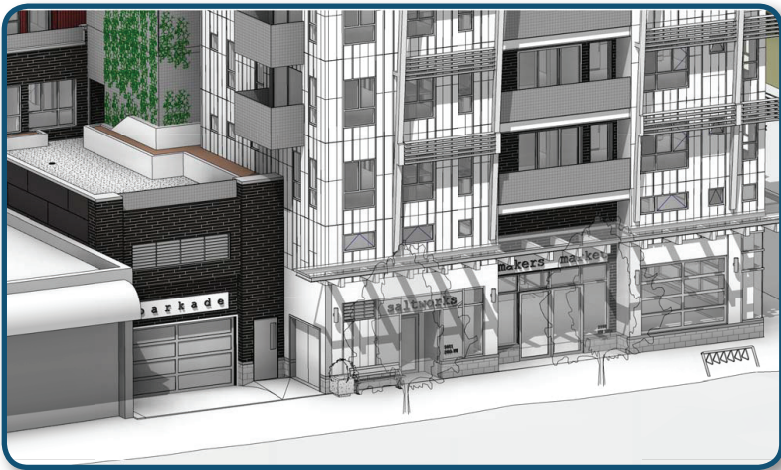
GUIDELINE: “Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.”

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.

DESIGN
GUIDELINES

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 on the east side of the building welcomes residents and visitors with a well-lit, spacious, double height lobby and direct access to services including bike storage, mailboxes, and circulation.

Canopies over the sidewalk will highlight the retail space and the primary residential entry. The recessed live/ work entries have their soffits for protection. Planters and lighting complete the experience. Secondary access from 56th NW at the south side of the building is provided for convenience.



D2 blank walls

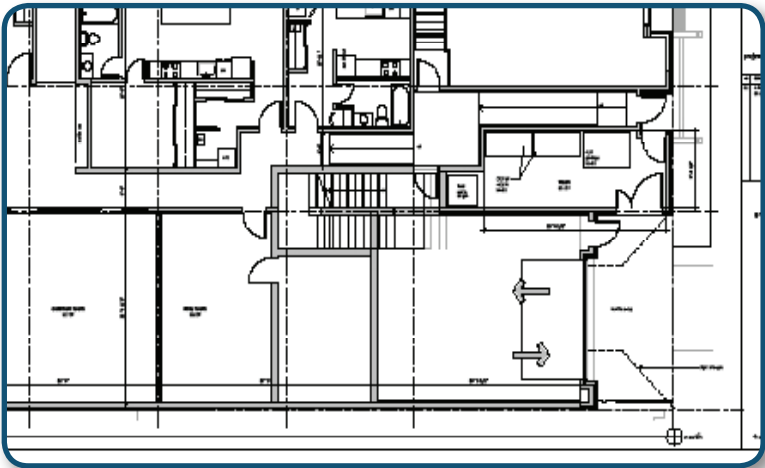
GUIDELINE: “Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

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; nevertheless, they are an integral part of the building. The north and west volumes of the building are supportive structures, clad in red metal and set on a solid podium.

The crystalline pattern of the southeast volume reprises as cladding on the elevator tower. In stone, crystals tend to form in multiple locations, and the same principle is at play here. On the west, the level 2 garden and greenery enrobed stairway create a rich, lively elevation. The building base materials wrap the corners, supporting and strengthening both concept and construction.

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 service door opens to the garage ramp. No service access faces the street. The small area of blank wall that faces the street will be activated with the crystalline pattern of the adjacent facade and public amenities - a bench, good light, and possibly a bike share kiosk or similar service.



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



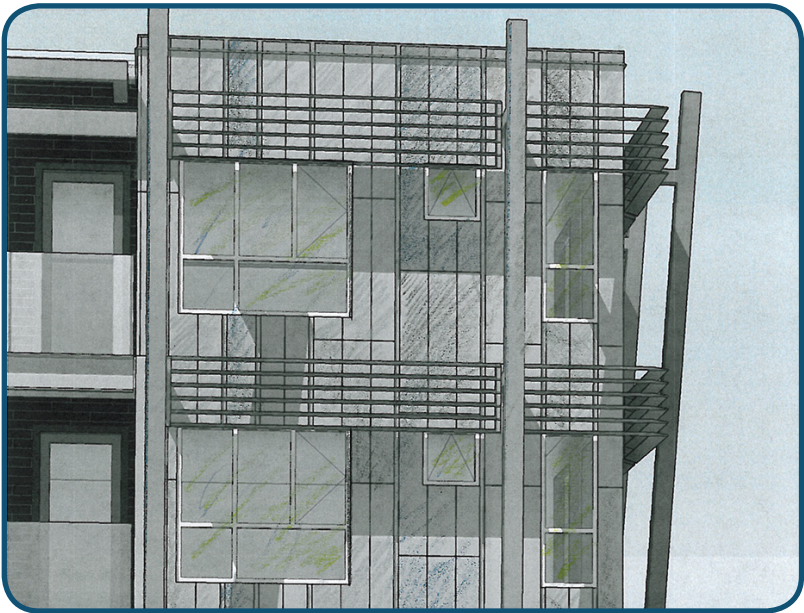
E1 landscaping to reinforce design continuity with adjacent sites

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.

correction cycle 1 response graphics

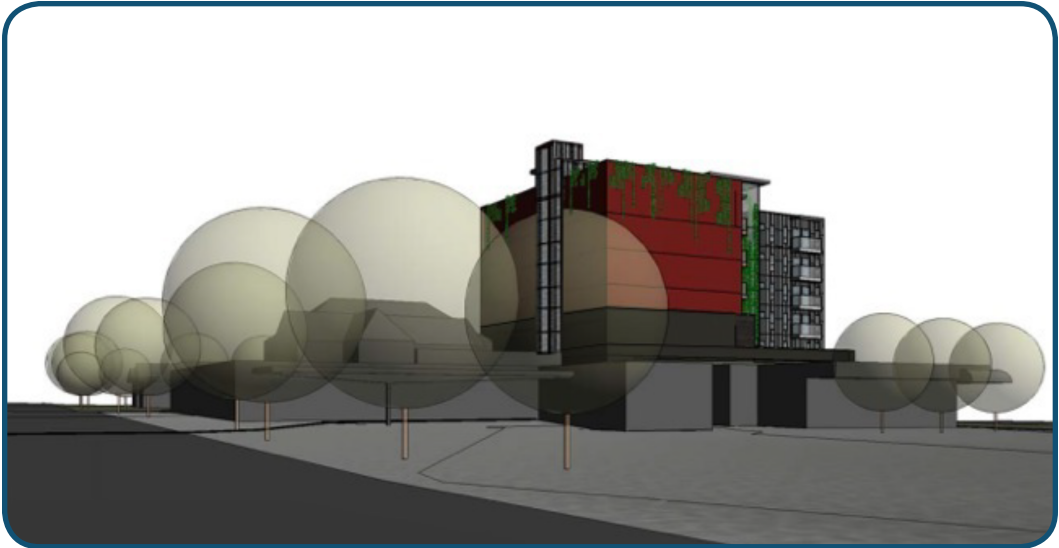
In addition to the Materials Palette, sheet 9.0, the following images were presented to DPD in response to Land Use corrections in March 2014.



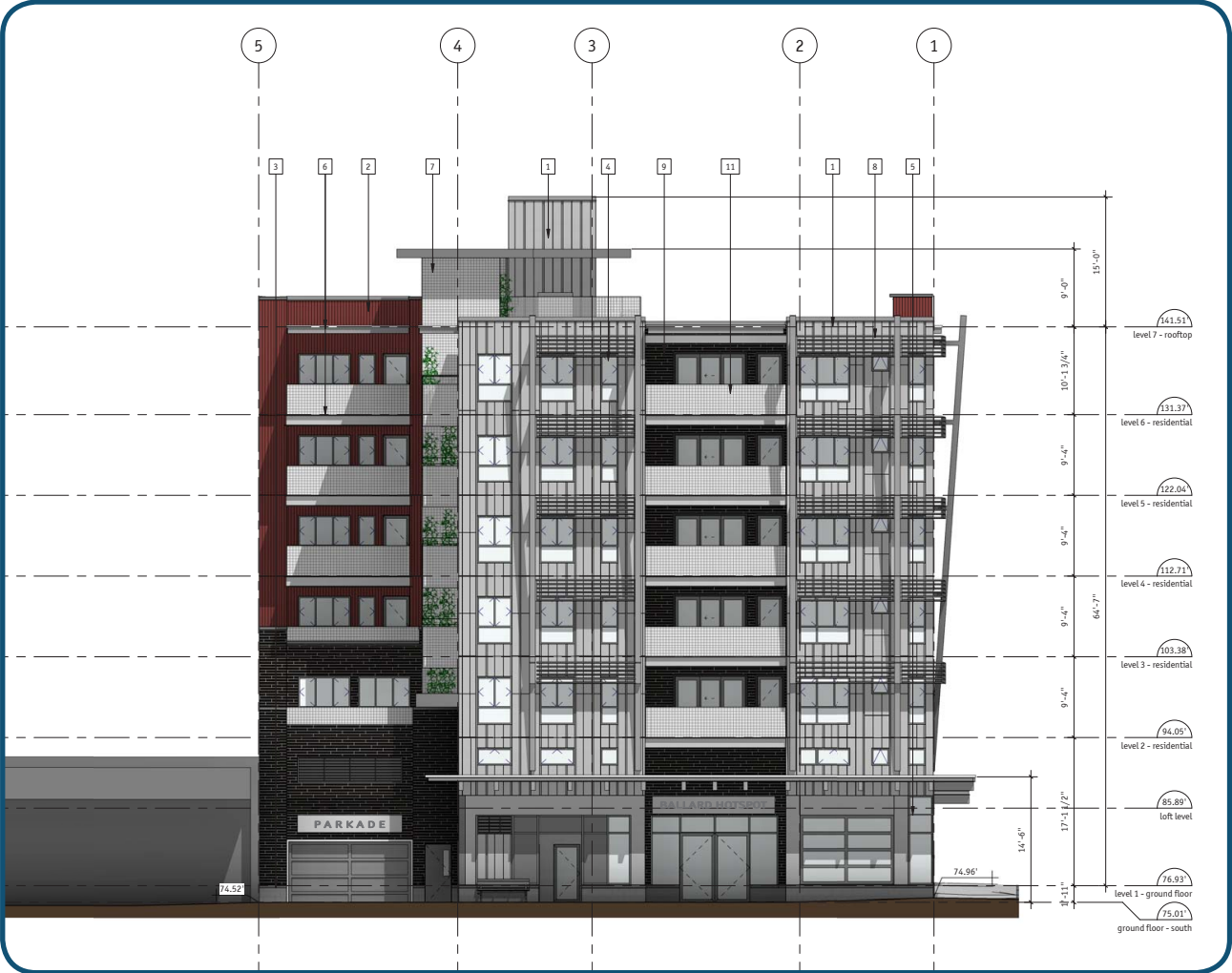
metal panel layout sketch



southwest street view, 17 march 2014



northwest street view, 17 march 2014



south elevation, 17 march 2014

CORRECTION
RESPONSE
GRAPHICS

saltworks

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.

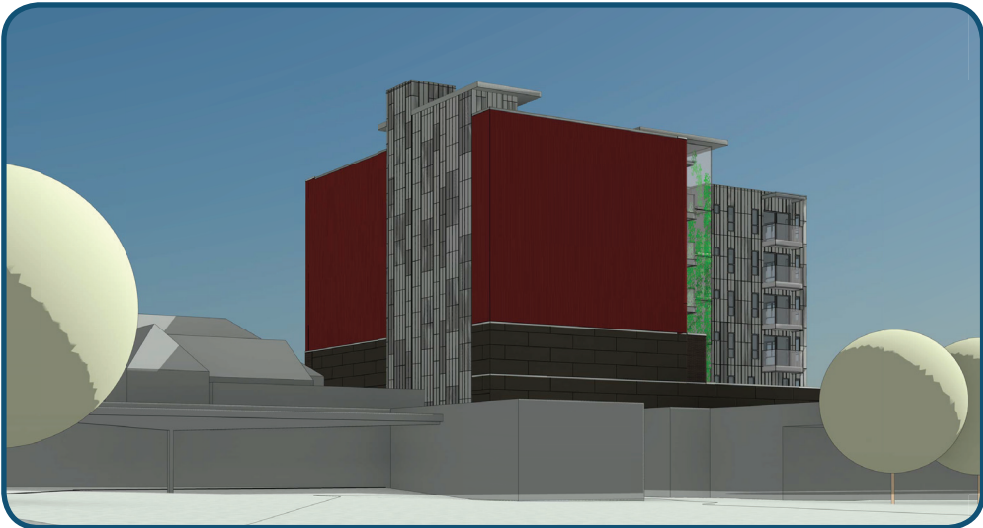
To this impressive context we bring:

- 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.

No departures are requested.



southwest street view



northwest street view from 57th



southwest street view



northeast street view from 20th



southeast street view showing allowable adjacent construction

CONCLUSION

CONCLUSION

saltworks