

Early Design Guidance Analytic Design Proposal Packet

5601 22nd Ave NW, Seattle WA 98107

A Proposed Apartment Development
for 5601 22nd LLC.

PROJECT #: 3016187

PROJECT CONTACTS

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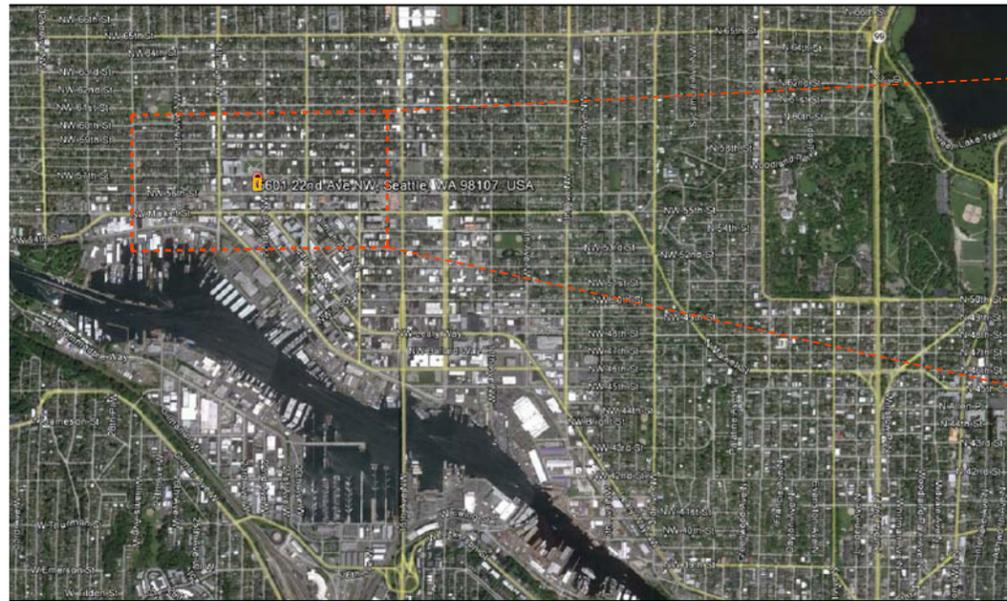
PROJECT INFORMATION

ADDRESS: 5601 22nd Ave NW, SEATTLE, WA 98107
 PARCEL #: 276770-0160
 ZONING: NC3-65 & NC3P-65
 OVERLAY: BALLARD (HUB URBAN VILLAGE)
 OTHER: PEDESTRIAN AREA / FREQUENT TRANSIT
 LOT SIZE: 30,000 SF
 BASE FAR: 4.75 (MIXED-USE) = 142,500 SF
 BLDG. MAX. HT: 65'-0" + 9'-0" (Departure with Townhome)

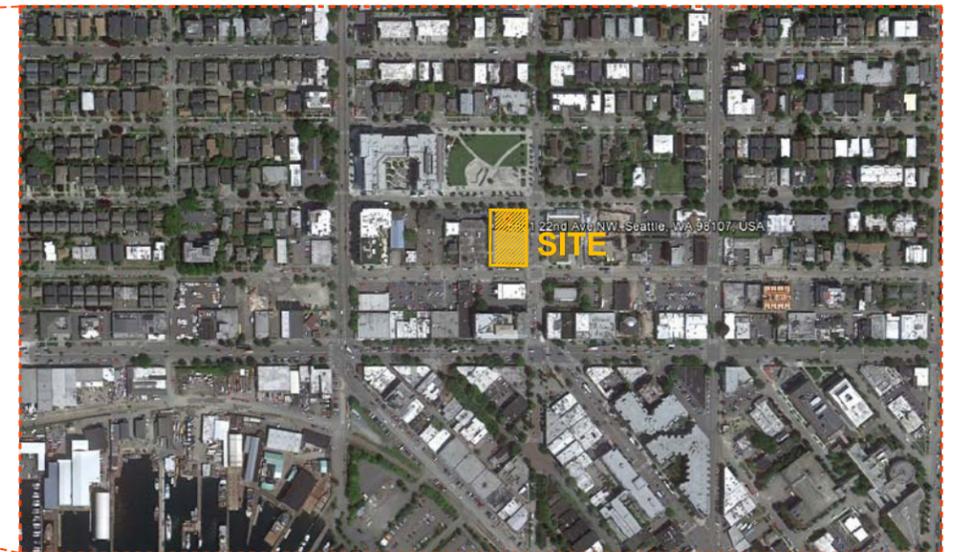
LEGAL DESCRIPTION

GILMAN PARK ADD
 PLAT BLOCK: 51
 PLAT LOT: 10 THRU 15

VICINITY MAP



SITE MAP



TITLE PAGE
 EARLY DESIGN GUIDANCE- 5601 22nd Ave NW

T1
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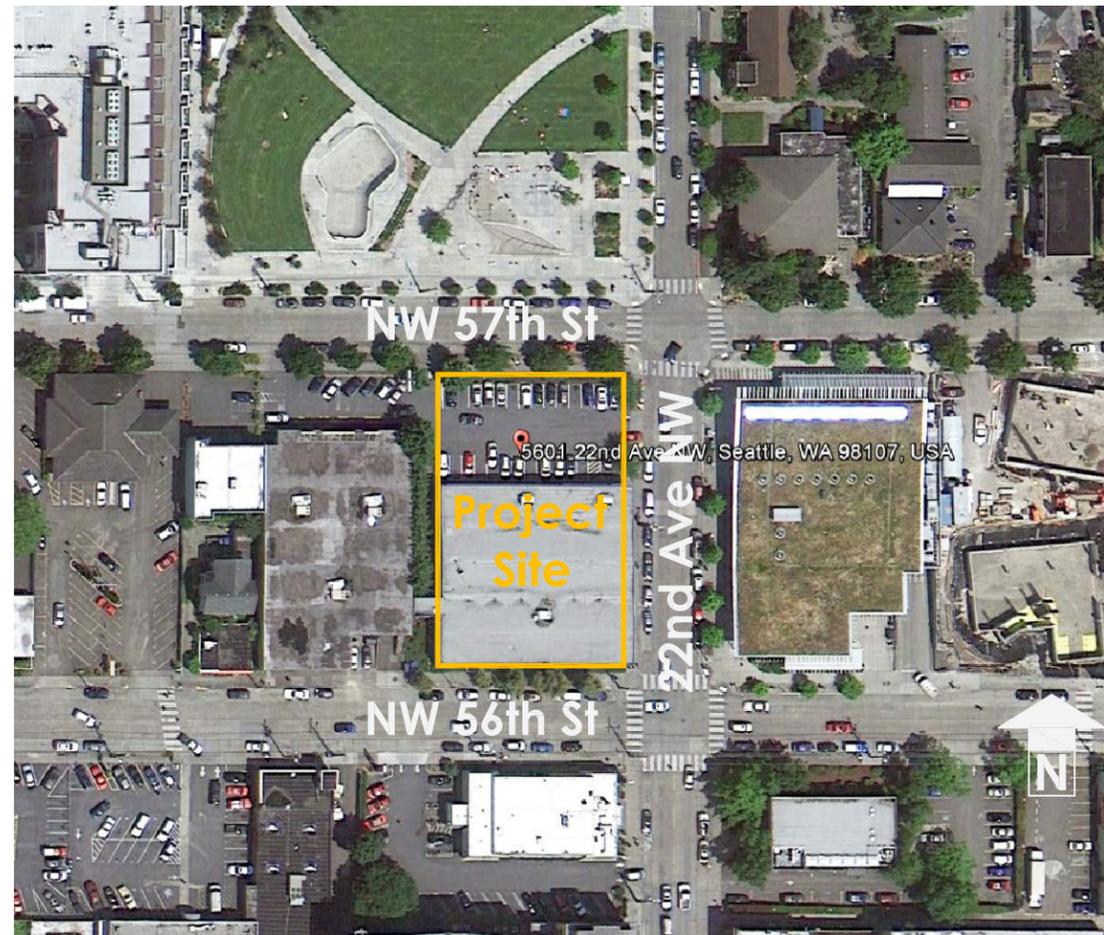
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DEVELOPMENT OBJECTIVES

SITE AERIAL MAP



1. Please describe the existing site, including location, existing uses and/ or structures, topographical or other physical features, etc.

The project site is located on pedestrian area of Ballard Hub Urban Village, northwest of the intersection of NW 56th St and 22nd Ave NW. The site is 30,000 square feet of contiguous land. Currently, Bartell Drugs store occupies the project site with surface parking.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The project site is zoned NC3-65 and NC3P-65. The project is located within the Ballard Hub Urban Village overlay zone. The east portion of the project site is located in the pedestrian area. The project site is also located in the city's Frequent Transit Corridor.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The neighborhood is a mix of neighborhood commercial zone (NC) midrise residential/commercial zone (MR-RC) and low-rise zone (LR), with buildings types ranging from two to eight-story apartments/condominiums, single family houses, one story office, retail, and restaurant buildings. The architecture styles in Ballard are an exciting mixture of many different styles, ranging from contemporary to Colonial, Craftsman to modernistic. Building footprint patterns are larger immediately surrounding the project site and smaller radiating away from the project site. The project site is situated on the west side of the 22nd Ave NW, which is a major pedestrian street connecting the Ballard retail core to the Ballard public library and Ballard Commons Park. Directly north of the project site is the Ballard Commons Park and directly east of the project site is the Ballard public library. One block south of the project site is the NW Market Street, Ballard's retail core. Three blocks east of the project site is 15th Ave NW, a major connector street to the Seattle downtown core and north Seattle neighborhoods. Views to the west of the project site are the Olympic Mountains. Views to the South and Southeast of the project site are the Queen Anne hill, Shilshole and Magnolia hill.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx.), number of residential units (approx.) amount of commercial square footage (approx.), and number of parking stalls (approx.). Please also include potential requests for departure from development standards.

This development is a mixed use, residential, office and retail development that is unique in its approach and design. With a city park, library and cultural hub on its doorstep, it is situated in an extremely walkable part of Ballard and is designed to invite this vibrancy into its spaces and common areas. The approach is an innovative prototype for urban development that seeks to create connectivity between three uses: residential, office and retail. Rather than maximizing the site, *this* development takes a more innovative, contemporary and artistic approach to its overall scale. We are a small family owned development company building this unique project as a long term hold property. We will strive to build something for us and the surrounding community to be proud of, to be something we can all embrace and celebrate upon completion.

Proposed Building Summary:

- Desired Uses: retail, office, residential
- Structure Height: 65'-0" + 9'-0" (departure required)
- Number of Residential Units: 82 Units
- Number of Townhome Units: 4 Units
- Building Area: 169,400 SF (including parking garage)
- Number of Parking Stalls: 131

DEVELOPMENT OBJECTIVES
EARLY DESIGN GUIDANCE- 5601 22nd Ave NW

A1

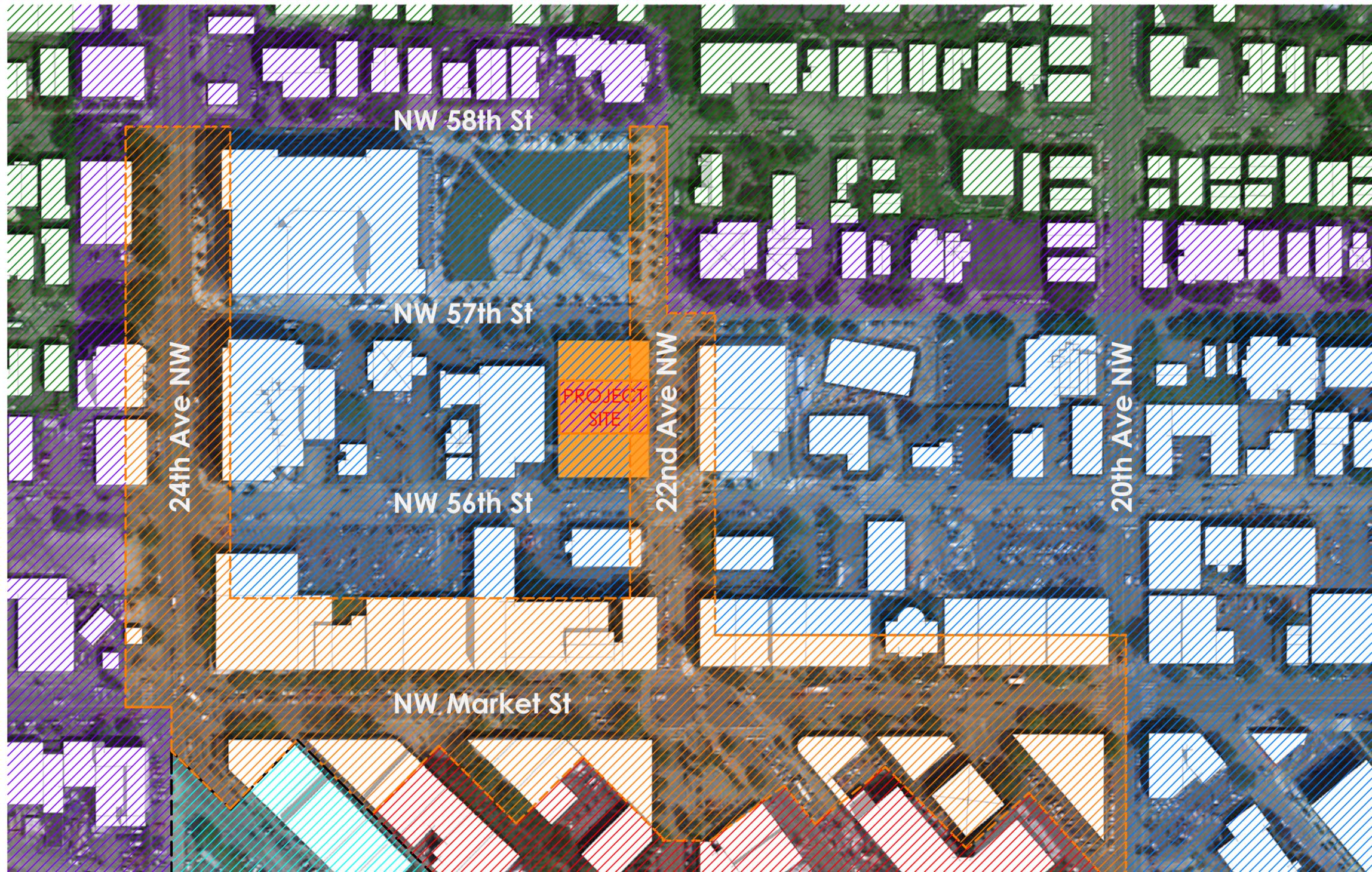
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ZONING MAP



KEY

-  LR2 & LR3
-  MR-RC
-  NC3P-65
-  NC3-65
-  C1-65
-  NC2-65
-  PEDESTRIAN AREA
-  INDUSTRIAL
(EVERYWHERE ELSE IS URBAN VILLAGE)



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ZONING MAP
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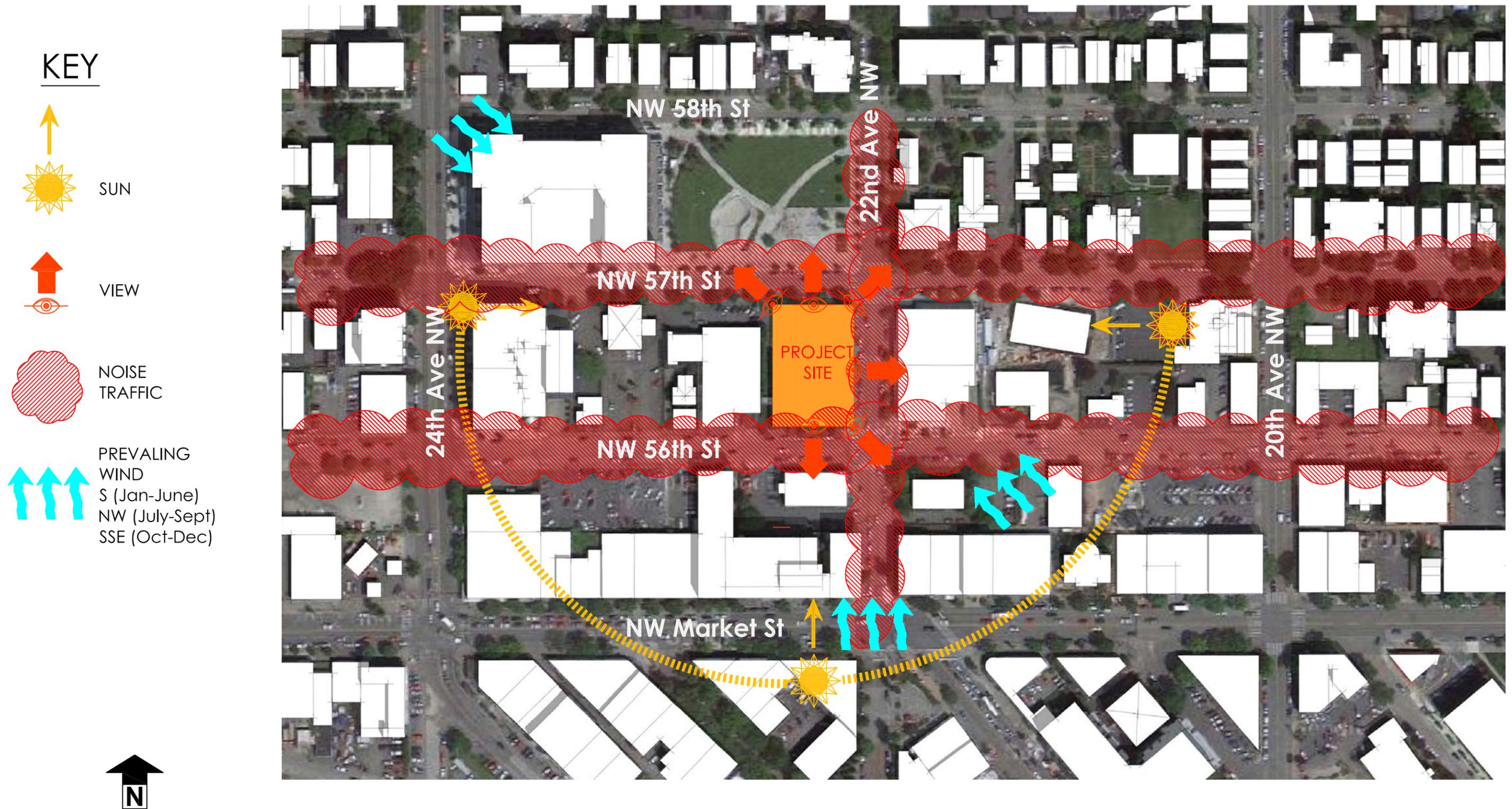
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SITE ANALYSIS



CONTEXT ANALYSIS

BUS STOP (24TH AVE NW): ROUTE 40



KEY

- RETAIL
- HOUSE
- MIXED-USE
- APARTMENTS/ CONDO
- LIBRARY
- OFFICE/ SCHOOL
- CHURCH
- PRINCIPAL PEDESTRIAN SIDEWALK
- BUS STOP

BUS STOP (NW MARKET ST): ROUTES 17, 18, 29, 40, 44, 61, & 62

BUS STOP (MARKET ST & 20TH AVE NW): ROUTE 44



CONTEXT MAP
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VICINITY PHOTOS



NW 57TH ST - LOOKING EAST



NW 57TH ST - LOOKING WEST



NW 57TH ST - LOOKING WEST



22ND AVE NW - LOOKING SOUTH



22ND AVE NW - LOOKING NORTH



22ND AVE NW - LOOKING NORTH



NW 56TH ST- LOOKING EAST



NW 56TH ST- LOOKING WEST



NW 56TH ST- LOOKING WEST

VICINITY PHOTOS
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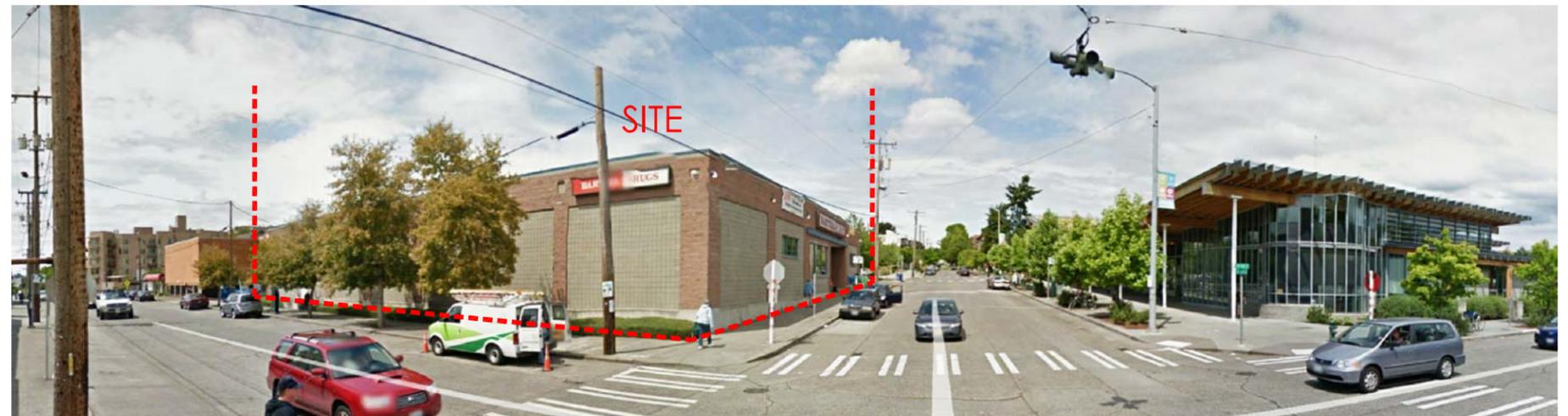
SITE PHOTOS



PROJECT SITE - CORNER OF 22ND AVE NW & NW 57TH ST



PROJECT SITE - CORNER OF 22ND AVE NW & NW 57TH ST



PROJECT SITE - CORNER OF 22ND AVE NW & NW 56TH ST

SITE PHOTOS
EARLY DESIGN GUIDANCE- 5601 22nd Ave NW

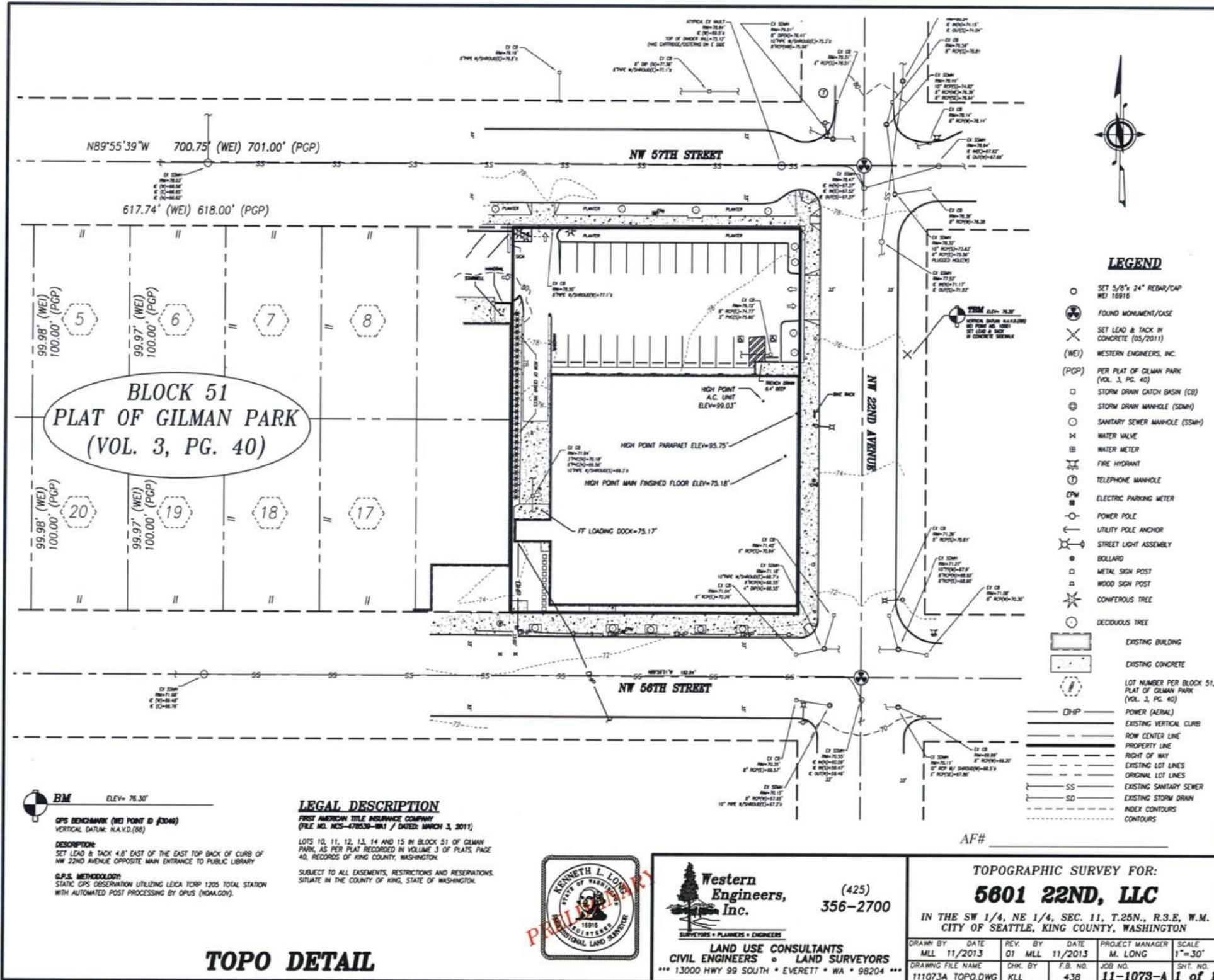
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SURVEY PLAN



TOPO DETAIL

SURVEY PLAN
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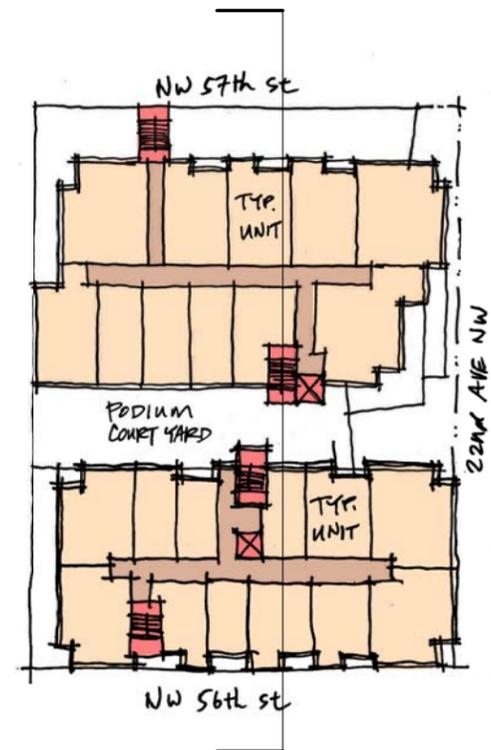
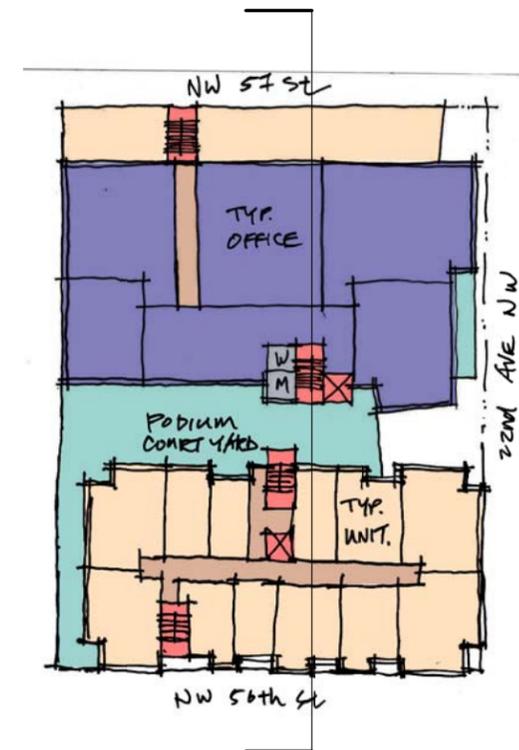
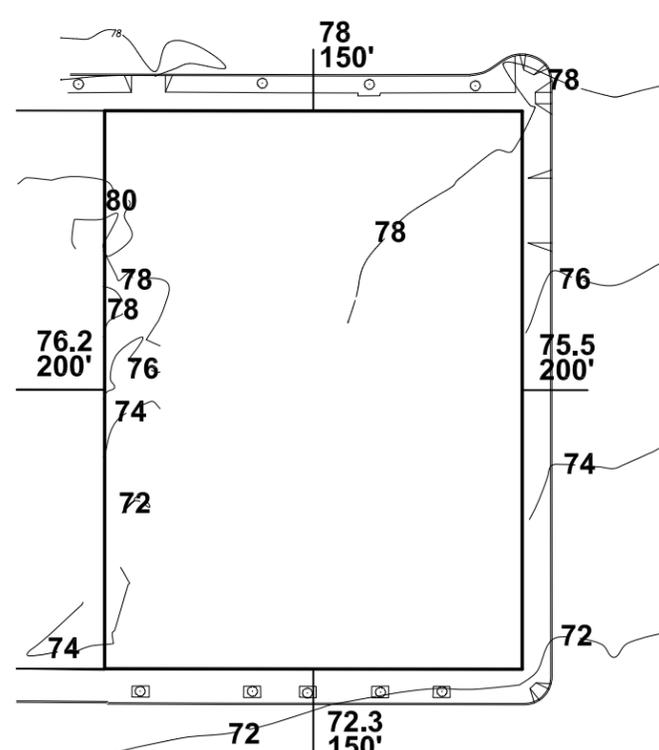
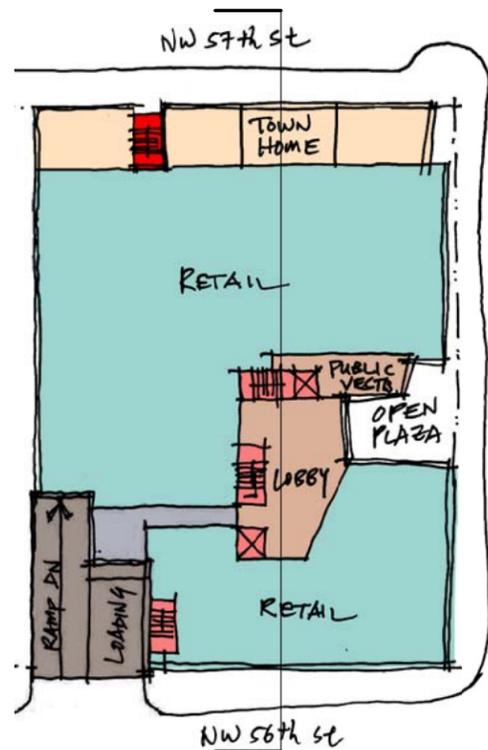
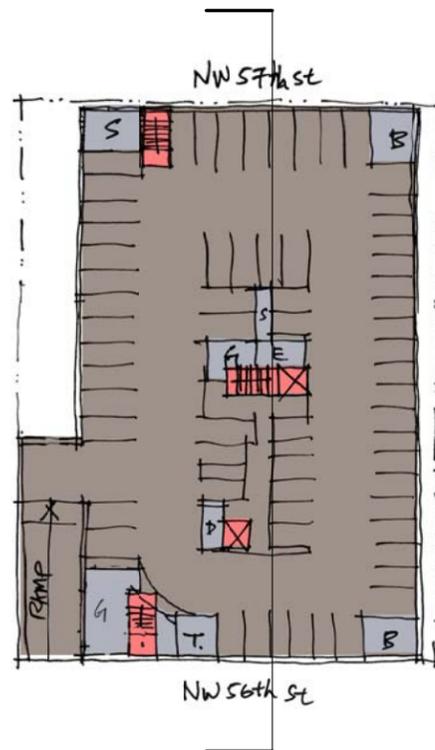
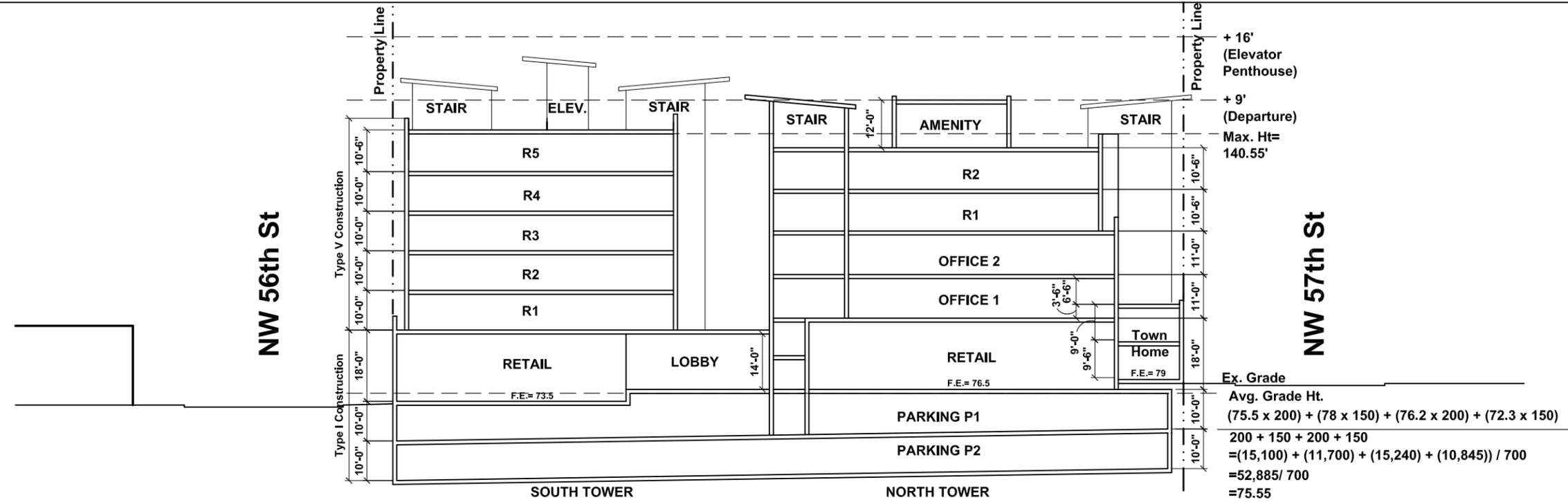
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CONCEPTUAL SECTION



CONCEPTUAL SECTION
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DESIGN PROPOSAL- OPTION 1 (INTERIOR COURTYARD)

VIEW - LOOKING SOUTHWEST



Option 1: Interior Courtyard

- This scheme will take advantage of all right-of-way exposure and reduce blank walls.
- The new building activates NW 57th St, 22nd Ave NW and NW 56th St at the pedestrian level. With retail spaces at the street level, it continues the pedestrian link from the Ballard retail core to the Ballard Public Library and Ballard Skate Park.
- Vehicular entrance to a below grade parking structure and retail loading dock is located on NW 56th St.
- The building footprint is a rectangle shaped, single loaded configuration with an interior courtyard.
- The south side residential units will have frontage toward NW 56th St. The east side residential units will have frontage toward 22nd Ave NW. The north side residential units will have frontage toward NW 57th St. All units will also face the interior courtyard.

Advantages:

- Maximize development potential and street frontage for residential units.
- Code compliant, minimum departure required.

Challenges:

- Large building mass is out of scale with neighboring buildings.

DESIGN PROPOSAL- OPTION 1
EARLY DESIGN GUIDANCE- 5601 22nd Ave NW

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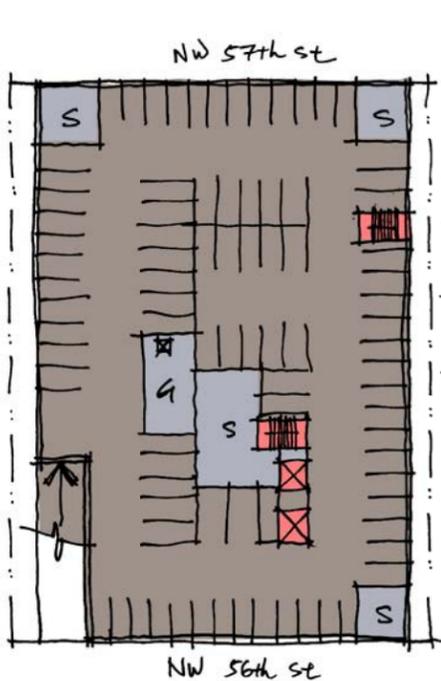
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DESIGN PROPOSAL- OPTION 1 (INTERIOR COURTYARD)

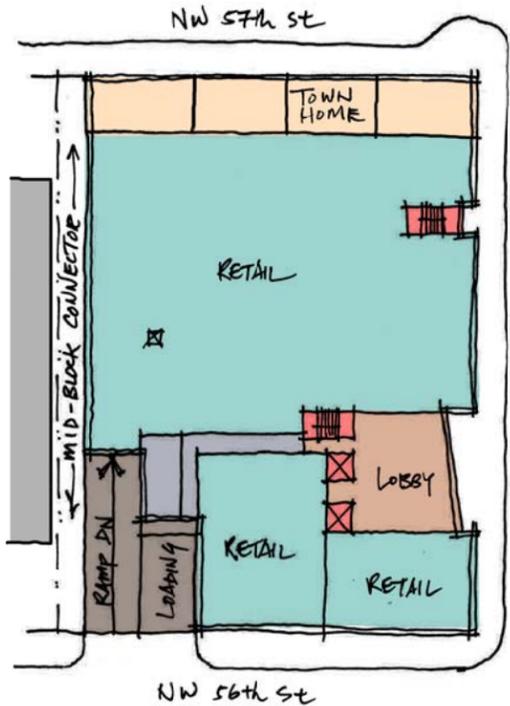
VIEW - LOOKING NORTHWEST



VIEW - LOOKING SOUTHEAST



PARKING LEVEL



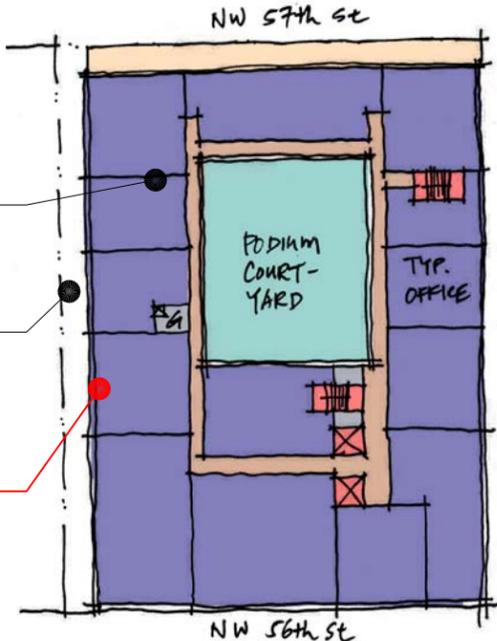
STREET/RETAIL LEVEL

B-1
CODE COMPLYING FOOTPRINT.

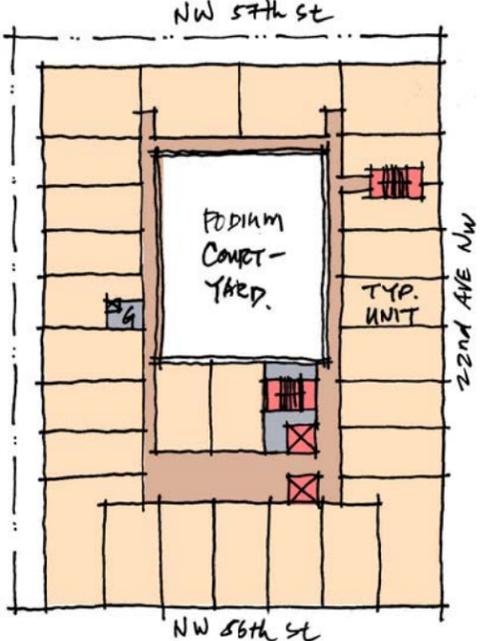
A-1
LARGE BUILDING MASS OUT OF SCALE WITH NEIGHBORING BUILDINGS.

D-2
SETBACK ELIMINATES BLANK WALL.

A-5
LONG ROW OF WINDOWS DISRUPT ADJACENT BUILDING PRIVACY.



OFFICE/RES. LEVEL



RESIDENTIAL LEVELS

DESIGN PROPOSAL- OPTION 1
EARLY DESIGN GUIDANCE- 5601 22nd Ave NW

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DESIGN PROPOSAL- OPTION 2 (OPEN COURTYARD)

VIEW - LOOKING SOUTHWEST



Option 2: Open Courtyard

- This scheme will take advantage of all right-of-way exposure.
- The new building activates NW 57th St, 22nd Ave NW and NW 56th St at the pedestrian level. With retail spaces at the street level, it continues the pedestrian link from the Ballard retail core to the Ballard Public Library and Ballard Skate Park.
- Vehicular entrance to a below grade parking structure and retail loading dock is located on NW 56th St.
- The building footprint is a u-shaped, double loaded configuration with an open courtyard.
- The south side residential units will have frontage toward NW 56th St. The east side residential units will have frontage toward 22nd Ave NW. The north side of the residential units will have frontage toward NW 57th St. The west residential units will have frontage toward the open courtyard.
- An urban plaza will front the Ballard Public Library.

Advantages:

- Maximize development potential and street frontage for residential units
- Urban plaza fronting Ballard Public Library
- Code compliant, minimum departure required

Challenges:

- Blank walls at partial west facades
- Large building mass is out of scale with neighboring buildings

DESIGN PROPOSAL- OPTION 2

EARLY DESIGN GUIDANCE- 5601 22nd Ave NW

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DESIGN PROPOSAL- OPTION 2 (OPEN COURTYARD)

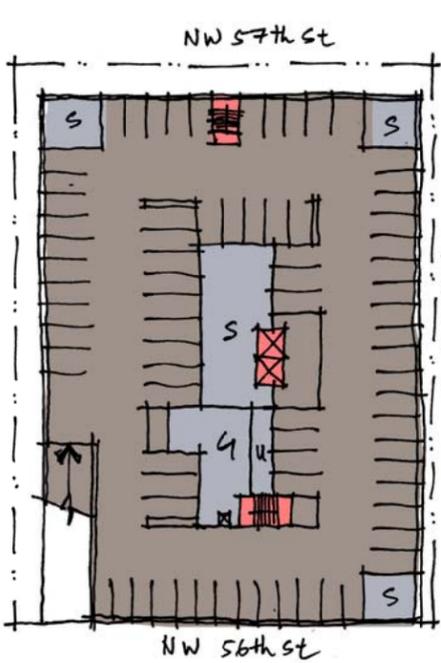
VIEW - LOOKING NORTHWEST



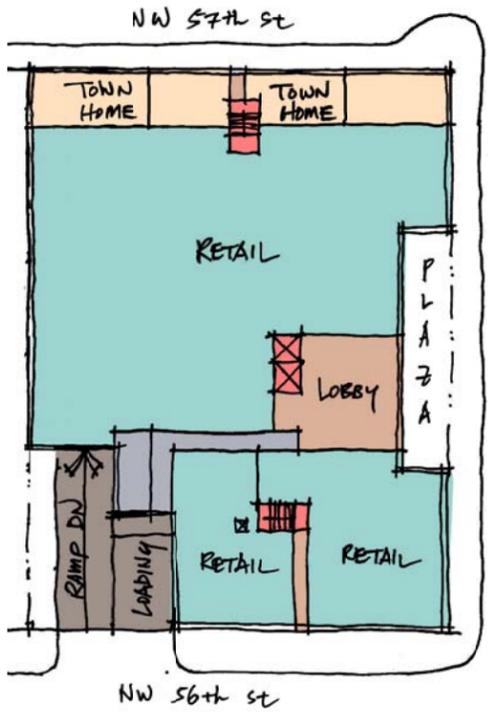
VIEW - LOOKING SOUTHEAST



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PARKING LEVEL



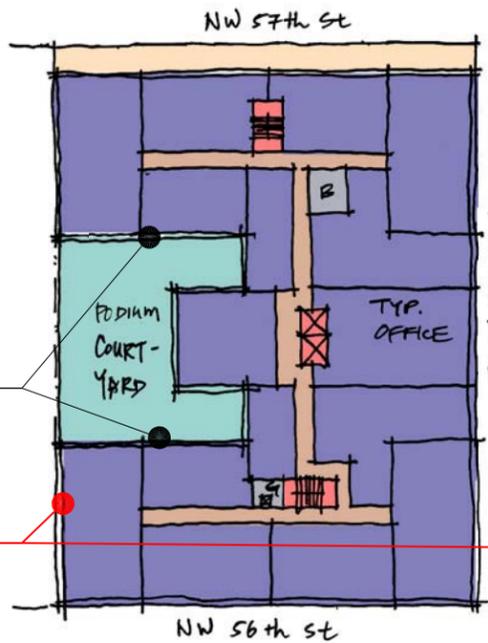
STREET/RETAIL LEVEL

B-1
CODE COMPLYING FOOTPRINT.

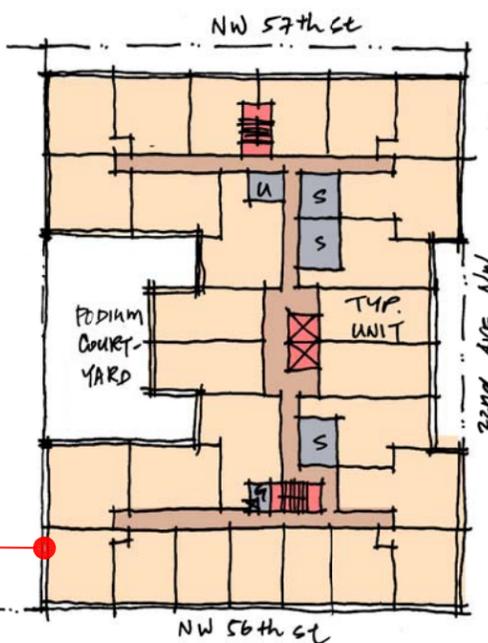
A-1
LARGE BUILDING MASS OUT OF SCALE WITH NEIGHBORING BUILDINGS.

A-5
INTERNAL COURTYARD FACING WINDOWS MINIMIZE DISRUPTION OF ADJACENT BUILDING PRIVACY.

D2
BLANK WALL AGAINST WEST PROPERTY LINES



OFFICE/RES. LEVEL

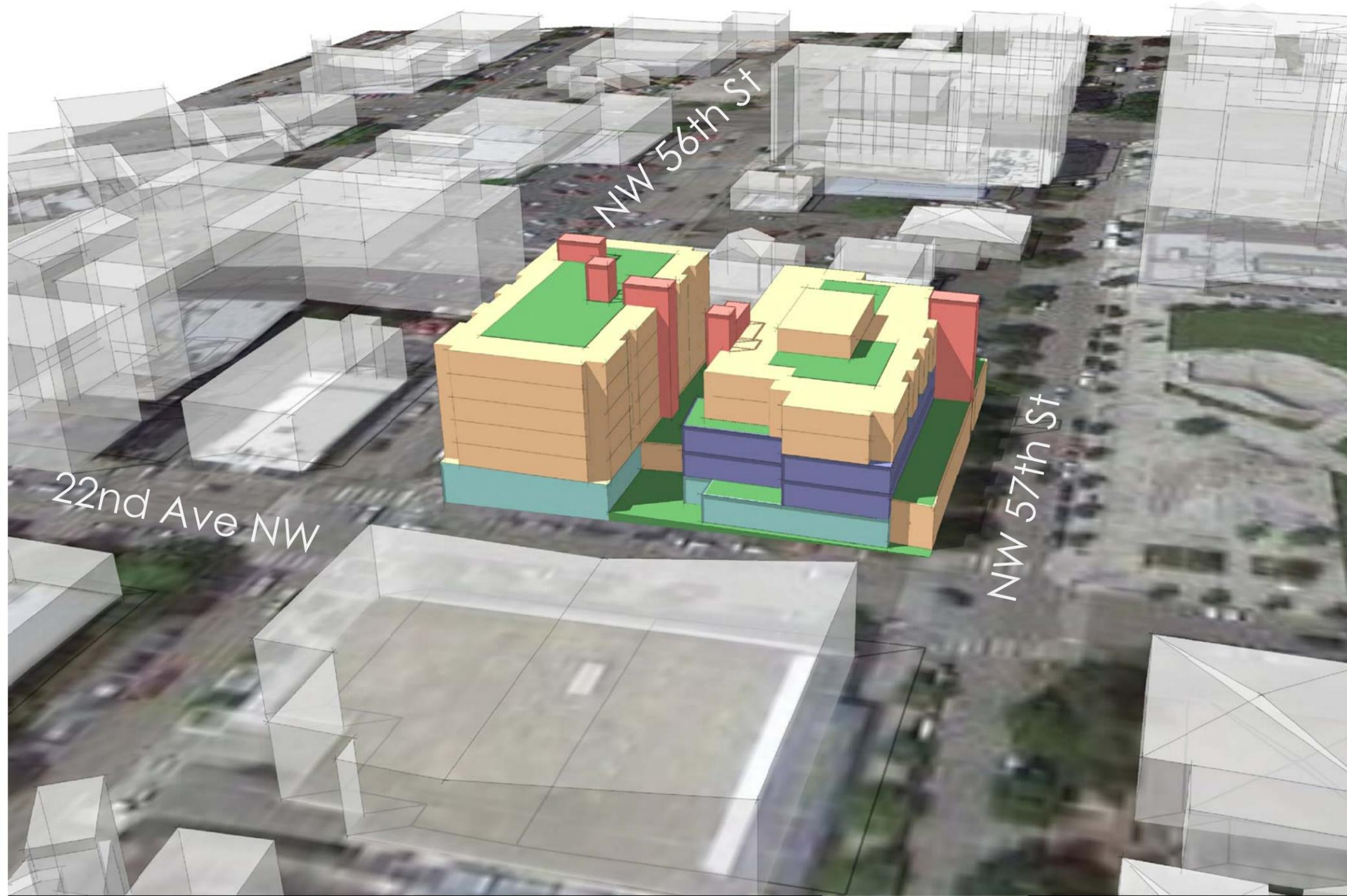


RESIDENTIAL LEVELS

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DESIGN PROPOSAL- OPTION 3: PREFERRED SCHEME

VIEW - LOOKING SOUTHWEST



Multi-Building

- This scheme will take advantage of all right-of-way exposure.
- The new building activates NW 57th St, 22nd Ave NW and NW 56th St at the pedestrian level. With retail spaces at the street level, it continues the pedestrian link from Ballard retail core to the Ballard Public Library and Ballard Skate Park.
- Vehicular entrance to a below grade parking structure and retail loading dock is located on NW 56th St.
- The south side residential units will have frontage toward NW 56th St. The east side residential units will have frontage toward 22nd Ave NW. The north side residential units will have frontage toward NW 57th St. Interior residential units will have frontage toward the interior courtyard.
- An urban plaza will front the Ballard Public Library.

Advantages:

- Smaller building mass keeping scale with neighboring buildings.
- Urban plaza fronting Ballard Public Library.
- Code compliant, minimum departure required.

Challenges:

- Blank walls at partial west facades
- Additional vertical circulation cores
- Not maximizing development potential

DESIGN PROPOSAL- OPTION 3

EARLY DESIGN GUIDANCE- 5601 22nd Ave NW

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DESIGN PROPOSAL- OPTION 3: PREFERRED SCHEME

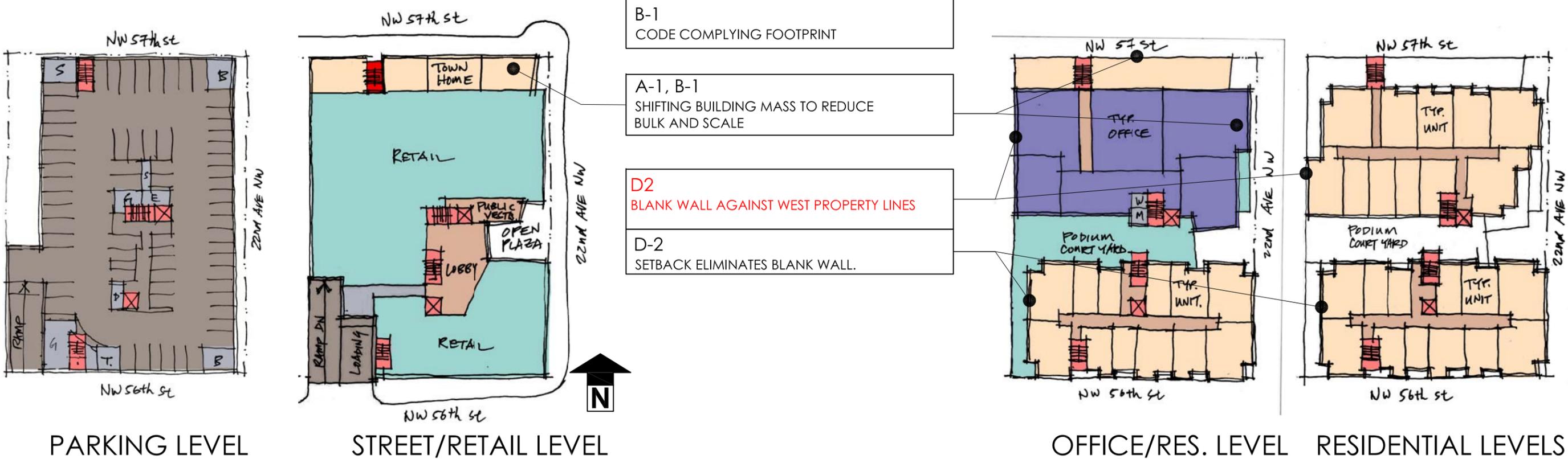
VIEW - LOOKING NORTHWEST



VIEW - LOOKING SOUTHEAST



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DESIGN PROPOSAL- OPTION 3
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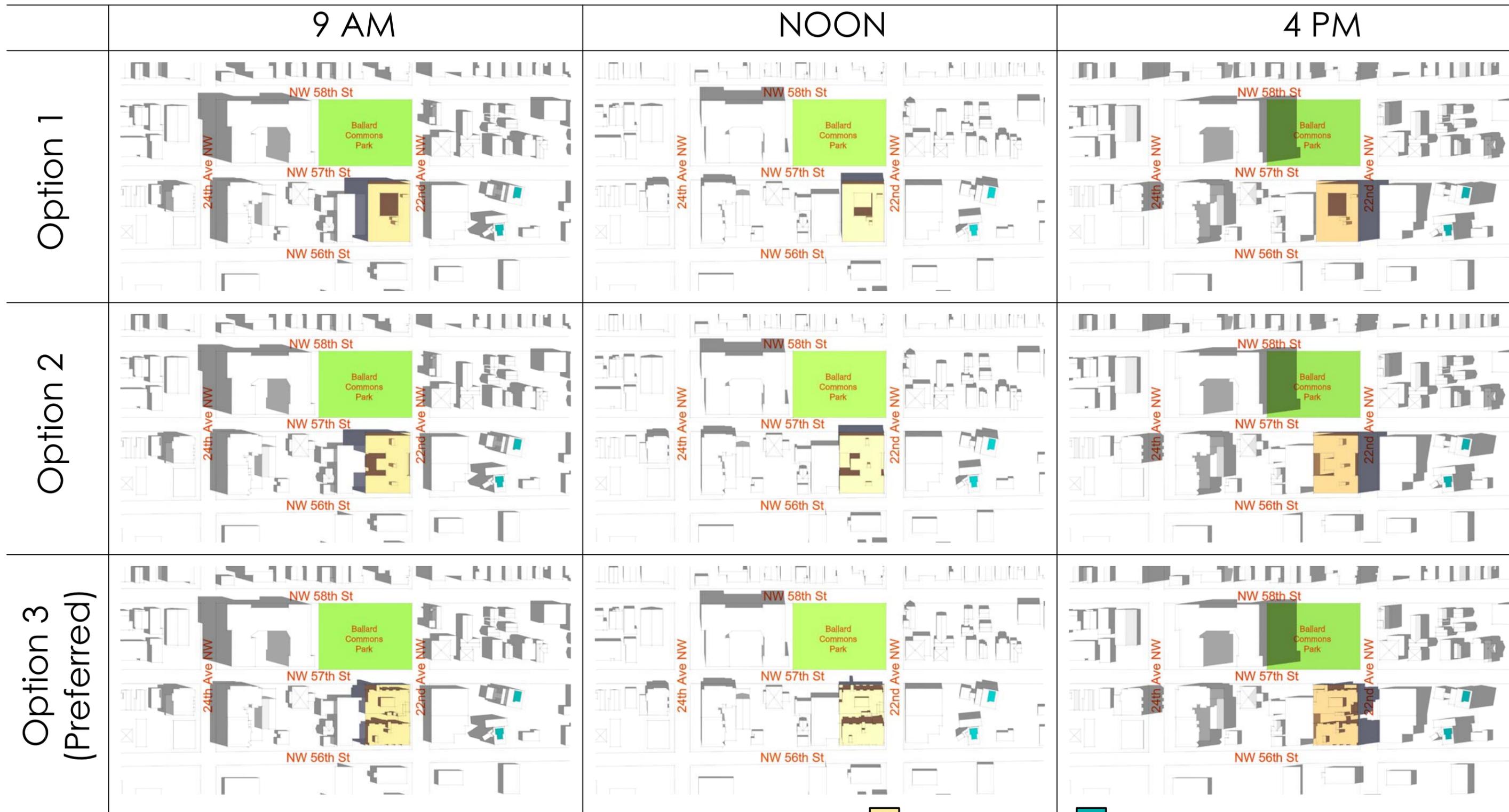
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SOLAR STUDIES: Summer Solstice



KEY: Proposed Project Greenfire Solar Collectors

SOLAR STUDIES: Summer Solstice
EARLY DESIGN GUIDANCE- 5601 22nd Ave NW

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SOLAR STUDIES: Winter Solstice

9 AM

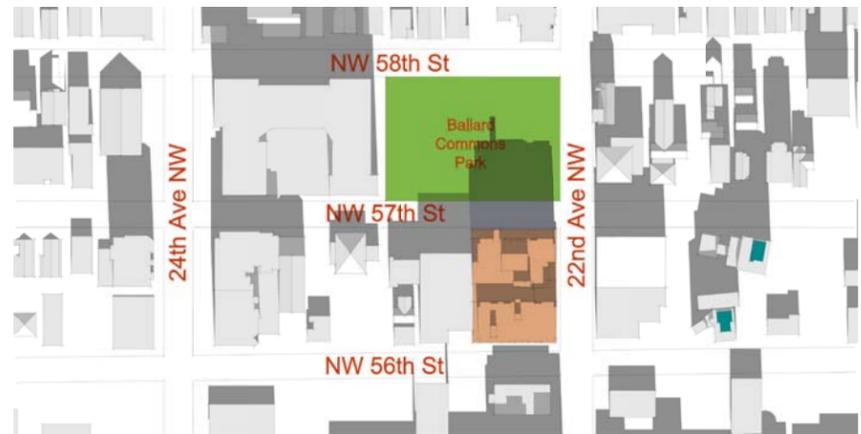
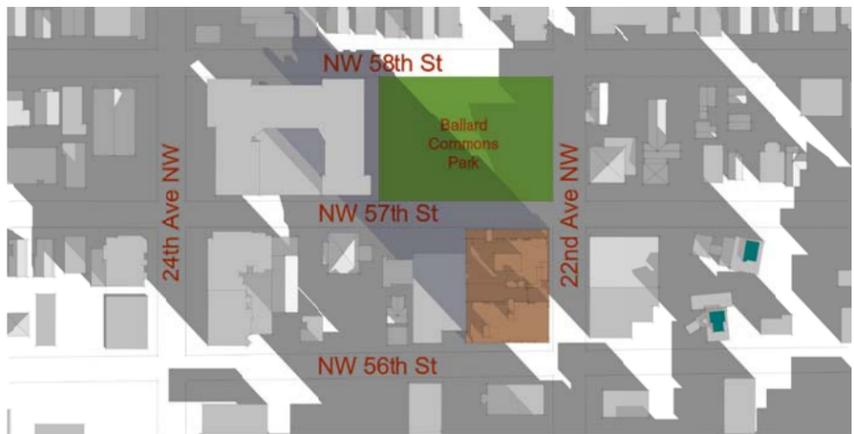
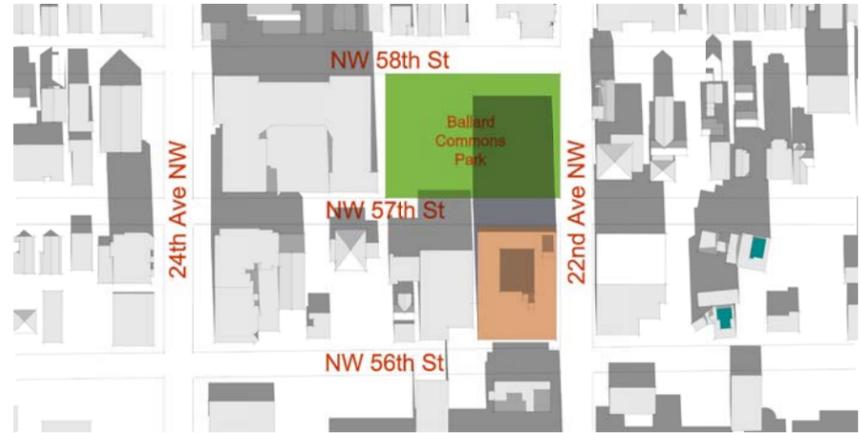
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4 PM

Option 1

Option 2

Option 3
(Preferred)



KEY: Proposed Project Greenfire Solar Collectors

SOLAR STUDIES: Winter Solstice
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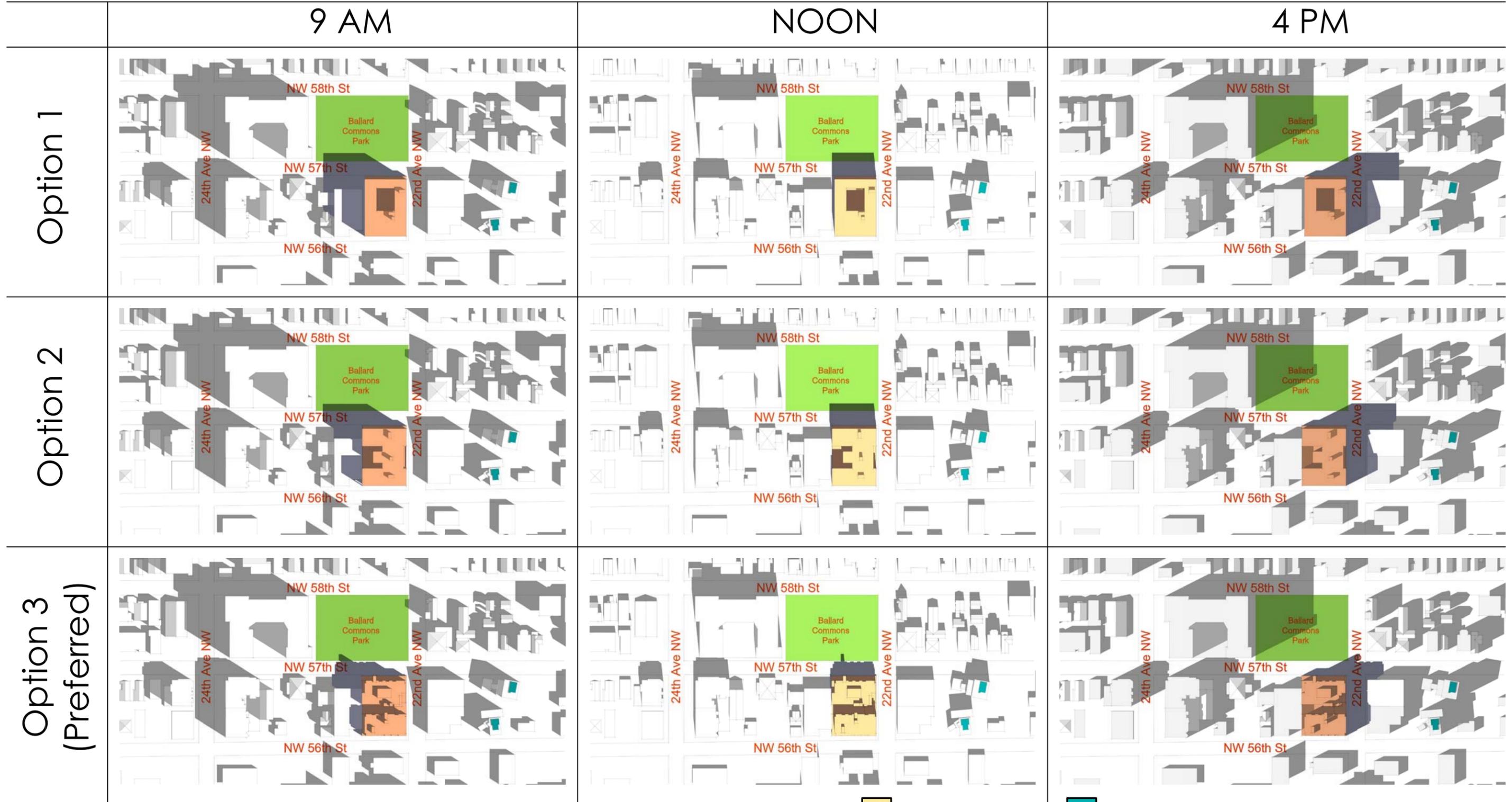
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SOLAR STUDIES: Equinox



KEY: Proposed Project Greenfire Solar Collectors

SOLAR STUDIES: Equinox
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LANDSCAPE CONCEPTUAL PLAN

LOOKING NW	CONCEPT	LOOKING SE	
	<ul style="list-style-type: none"> * Rooftop view terrace & landscaping * Private central building courtyard & landscaping * Building entrance (22nd Ave NW) landscaping * Parkside lower rooftop landscaping 		OPTION #1
	<ul style="list-style-type: none"> * Rooftop view terrace & landscaping * Western exposure lower rooftop open courtyard * Building entrance sidewalk & lower rooftop landscaping * Parkside lower rooftop landscaping 		OPTION #2
	<ul style="list-style-type: none"> * Rooftop view terrace & landscaping * Rooftop Park side amenity terrace * Building entrance courtyard landscaping * Multiple levels rooftop terrace & landscaping (22nd Ave NW) * Parkside lower rooftop landscaping * Parkside mid-level rooftop terraces & landscaping * Lower rooftop courtyard landscaping between buildings 		OPTION #3

A-1, A-2, A-4

STRONG CORNER PRESENCE WITH RETAIL AND TOWNHOME USE AT STREET LEVEL ENCOURAGE HUMAN ACTIVITY TO STRETCH NORTHWARD FROM MARKET STREET

A-7, E-1

USABLE BALCONIES, MULTI-LEVEL TERRACE, AND ROOF TOP GARDEN MAXIMIZE RESIDENTIAL OPEN SPACE

C-1, C-2

CREATIVE USE OF MATERIALS, INNOVATION IN DESIGN, SPATIAL CONNECTIVITY AND GREEN BUILDING TECHNOLOGY TO COMPLEMENT NEIGHBORING BUILDING CHARACTERS

C-3

EXTERIOR MATERIALS WILL INCLUDE A MIX OF METAL CLADDING AND ENGINEERED WOOD VENEER SIDING

B-1

MULTIPLE SETBACKS AND TWO TOWER SCHEME TO REDUCE PERCEIVED BULK AND HEIGHT.

A-3, C-3, D-1

ATTRACTIVE AND TRANSPARENT PEDESTRIAN ENTRANCE AND LANDSCAPED PEDESTRIAN-ORIENTED OPEN SPACE.

D-11

HIGH, TRANSPARENT GROUND-FLOOR STOREFRONTS.

AERIAL VIEW LOOKING NORTHWEST



PREFERRED SCHEME RENDERING

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CONCEPT DESIGN ONLY

PREFERRED SCHEME RENDERING

VIEW LOOKING NORTHWEST



A-8, A-10, C-5
MINIMIZE PARKING AND VEHICLE ACCESS. PARKING LOCATED AWAY FROM CORNERS

D-11
HIGH, TRANSPARENT GROUND-FLOOR STOREFRONTS.

B-1
MULTIPLE SETBACKS AND TWO TOWER SCHEME TO REDUCE PERCEIVED BULK AND HEIGHT

VIEW LOOKING SOUTHWEST



D-7
EYES ON THE STREET AND PARK DAY AND NIGHT FROM THE PROPOSED MIXED-USE PROJECT CONTRIBUTE TO A SAFE AND SOCIAL COMMUNITY ENVIRONMENT

A-1, A-5
A CONSISTENT STREET WALL WITH A TWO STORY MINIMUM BASE THAT ENHANCES SOLAR EXPOSURE TO THE PARK

A-3, C-3, D-1
ATTRACTIVE AND TRANSPARENT PEDESTRIAN ENTRANCE AND LANDSCAPED PEDESTRIAN-ORIENTED OPEN SPACE.

PREFERRED SCHEME RENDERING
EARLY DESIGN GUIDANCE- 5601 22nd Ave NW

A20
12/04/13

studio **MENG STRAZZARA**

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ZONING REQUIREMENTS FOR NC3P-65 (BALLARD HUB URBAN VILLAGE)

CODE SUMMARY

OCCUPANCY CLASSIFICATION / SEPARATIONS:

	M	R-2	S-2
COMMERCIAL	M	1	1
RESIDENTIAL	R-2	1	2
	S-2	1	2

POTENTIAL USE: (23.47A.004) SOME PERMITTED EXAMPLES

RESIDENTIAL, LIVE-WORK UNITS, GENERAL SALES/SERVICE, RESTAURANTS, OFFICES

STREET-LEVEL USES: (23.47A.005)

22ND AVE NW IS A PRINCIPAL PEDESTRIAN STREET.

IN PEDESTRIAN DESIGNATED ZONES, RESIDENTIAL USES MAY NOT EXCEED 20% OF THE STREET-LEVEL STREET-FACING FACADE WHEN FACING A PRINCIPAL PEDESTRIAN STREET.

STREET DEVELOPMENT STANDARDS: (23.47A.008)

BLANK FACADES PERMITTED: NO SEGMENT WIDER THAN 20'
TOTAL BLANK FACADE <40% OF WIDTH

STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10' OF THE STREET LOT LINE. UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.

TRANSPARENCY REQUIRED: 60% FOR NON-RESIDENTIAL USES

DEPTH OF NON-RESIDENTIAL: AVERAGE 30 FT. MINIMUM 15 FT.
HEIGHT OF NON-RESIDENTIAL: 13 FT FLOOR-TO-FLOOR

AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT ENTRY

THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4' ABOVE OR BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10' FROM THE SIDEWALK.

LIVE-WORK UNITS LOCATED ON STREET-LEVEL STREET-FACING FACADES MUST COMPLY WITH BLANK FACADE AND TRANSPARENCY REQUIREMENTS

REQUIRED PARKING: (23.54.015)

OFFICE: 1 PER 1,000 SQ FT
GENERAL SALES: 1 PER 500 SQ FT
RESIDENTIAL: NO REQUIREMENT

PARKING LOCATION AND ACCESS: (23.47A.032)

IF ALLEY ACCESS IS NOT AVAILABLE, ACCESS IS PERMITTED FROM THE SIDE STREET WHEN LOT ABUTS TWO OR MORE STREETS.
A LOADING ZONE MAY BE REQUIRED.

ACCESSIBLE PARKING REQUIREMENTS: (SBC 1106)

51-75 STALLS: 3 ACCESSIBLE STALLS
76-100 STALLS: 4 ACCESSIBLE STALLS
101 TO 150 STALLS: 5 ACCESSIBLE STALLS
151-200 STALLS: 6 ACCESSIBLE STALLS

1 ACCESSIBLE VAN STALL

REQUIRED LANDSCAPING: (23.47A.016)

SEATTLE GREEN FACTOR SCORE OF .30 OR GREATER

STRUCTURE HEIGHT: (23.47A.012)

MAX. ALLOWED: 65 FEET
PROJECTIONS ALLOWED ABOVE HEIGHT LIMIT: PARAPETS, GUARDRAILS, ELEVATOR OVERRUNS, ETC.

BONUS HEIGHT: (23.41.012.B.16.b)

ALLOWING STRUCTURE HEIGHT DEPARTURE FOR ADDITIONAL 9 FEET WITH TOWN HOMES FRONTING THE PARK IN THE BALLARD URBAN CENTER.

AVERAGE GRADE CALCULATION

AVERAGE GRADE HEIGHT- CALCULATED USING THE MIDPOINT OF PROPERTY LINE, ASSUMING BUILDING HAS 0 LOT LINE:
=75.14

FLOOR AREA RATIO: (23.47A.013)

LOT AREA: 30,000 SF
MAX. FAR FOR NON-RESIDENTIAL: 2 (60,000 SF)
MAX. FAR FOR SINGLE USE (RESIDENTIAL): 4.25 (127,500 SF)
MAX. FAR FOR TOTAL OF MIXED-USE STRUCTURE: 4.75 (142,500 SF)

LOADING BERTH: (TABLE A OF SECTION 23.54.035)

ONE LOADING BERTH REQUIRED FOR MEDIUM DEMAND USE BETWEEN 10,000 SF TO 60,000 SF SQUARE FEET OF AGGREGATE GROSS FLOOR AREA

CURB CUT PERMITTED: (23.54.030F.2.a.1)

STREET FRONTAGE OF LOT GREATER THAN 80 FEET UP TO 240 FEET
= 2 CURB CUTS

CURB CUT WIDTH: (23.54.030F.2.b.5 iv)

UP TO 30 FEET IN WIDTH FOR:
OFF-STREET LOADING BERTHS ARE REQUIRED ACCORDING TO SUBSECTION C OF SECTION 23.54.035

FLOOR AREA EXEMPTIONS:

1. SMC 23.47A.013D: GROSS AREA BELOW GRADE

RESIDENTIAL AMENITY AREA: (23.47A.024)

5% OF GROSS BUILDING AREA IN RESIDENTIAL USE

SOLID WASTE CALCULATION: (23.54.040)

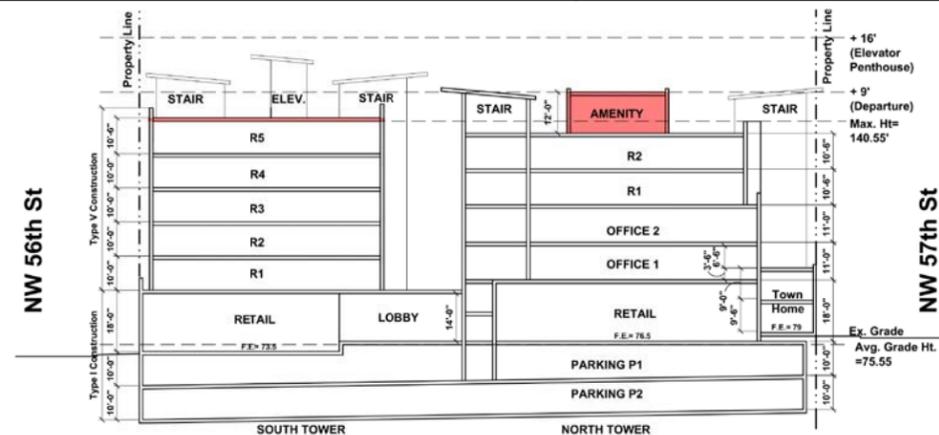
RESIDENTIAL: (100 UNITS= 575 SF; > 100 UNITS= +4 SF/UNIT)
NON RESIDENTIAL: (1-5,000SF= 82 SF)

DEPARTURE REQUEST

#	Code Requirement	Departure Request	Explanation for Departure
1	<p>SMC 23.41.012.B.16b Height Departure</p> <p>Within the Ballard Municipal Center Master Plan area building height departures may be granted for properties zoned NC3-65, (Map B for 23.41.012, Ballard Municipal Center Master Plan Area). The additional height may not exceed 9 feet, and may be granted only for townhouses that front a mid-block pedestrian connection or a park identified in the Ballard Municipal Center Master Plan.</p>	Add 9 feet to Max. Structure Height	Guideline A-1: A consistent street wall with a two story minimum base that enhances solar exposure to the park is encouraged by the Ballard municipal center master plan area design guidelines. The proposed town homes fronting the park achieves the design guideline goal, therefore the building qualifies for the additional 9 feet height departure.
2	<p>SMC 23.54.030.G.1 Sight Triangle</p> <p>A sight triangle on the exit sides of the driveway shall be provided for driveway 22 feet wide.</p>	Allow alternative measures to meet requirements: convex mirrors and signal lights.	Guideline A-8, C-1, C-5: Use of convex mirrors and signal lights, as regularly approved by DPD for use in dense urban sites, will provide a similar standard of pedestrian safety while at the same time minimizing the visual impact of the parking garage entry.

Height Departure Diagram Key:

Areas require additional Height



Example:



Example project:
570 24th Ave NW
Seattle, WA 98107
Project was permitted with additional 9 feet in height



Driveway
sight triangle disrupts pedestrian frontage



CONVEX MIRROR



FLASHERS

DEPARTURE REQUEST

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Landscaping Concept

Perennials/Grasses/Groundcovers/ Vines



Hakonechloa macra



Euphorbia robbiae



Cornus canadensis



Acorus gramineus
'Ogon'



Ophiopogon japonicus



Acanthus mollis



Asplenium
scolopendrium



Astilbe 'Bridal Veil'



Blechnum spicant



Polystichum munitum



Helictotrichon
sempervirens



Pennisetum orientale
'Karley Rose'

Evergreen Shrubs



Clethra alnifolia



Raphiolepis umbellata



Fatsia japonica

Shrubs



Cornus alba
'Elegantissima'



Hamamelis x
intermedia



Hydrangea
paniculata



Salix purpurea

Trees



Acer palmatum



Quercus frainetto
'Schmidt'



Gymnocladus dioicus



Amelanchier laevis



Franklinia alatamaha

Materials



Artificial Turf



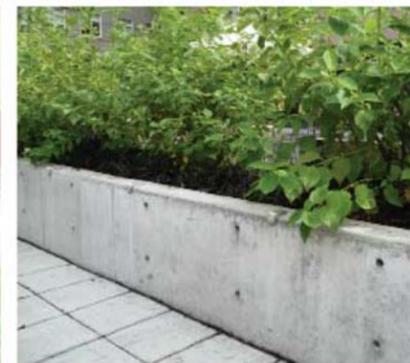
Pedestal Paver



Scored Concrete



Metal Planter



Concrete Planter



Outdoor Seating

Landscape Goals:

Street Level: Enhance pedestrian experience and respond to the site's central location adjacent to park and library.

- Contextually appropriate paving
- Robust landscape areas that que from the park and library edges
- Integrated site concrete seat walls / seating in select locations
- Create a rhythm that supports the architecture and the pedestrian movements

Podium Courtyard Level: Provide a space for light, air and landscape between buildings.

- Patios for private unit terraces
- Raised planted areas with concrete walls / potential raingarden
- Lacey tree and landscape quality to maintain sun access to units

Office Terrace Levels: Create opportunities for exterior space used by office tenants to visually activate the 22nd Ave frontage upper levels.

- Usable exterior open space as an extension of the interior office space
- Pedestal paving system with concrete or metal planters
- A portion of landscape to be visible from street level

Residential Roof Top Deck: Provide a unique and inspiring roof top amenity area(s).

- Create outdoor livable/usable space(s)
- Extensive and intensive green roof with pedestal paver / decking system
- Raised metal planted areas and mounded areas for trees and lush landscape
- Respond to view opportunities of adjacent park, sun and context
- Potential for dog run / relief area

LANDSCAPING CONCEPT
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HEWITT Project Portfolio Examples (Landscape Architect)



GreenHouse Apartments Columbia City



LUMEN | 500 Mercer Queen Anne



Alcyone Cascade



Mural Apartments West Seattle



GreenHouse Apartments Columbia City



Via6 Downtown



The Press Capitol Hill



515 Harvard Avenue East Capitol Hill

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Portfolio Example (Landscape)
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Studio Meng Strazzara MIXED-USE Project Portfolio Examples (Architect)



1620 Broadway



Vox Apartments



3rd & Republican



501 E Pike



4th & Central

Architectural Project Examples
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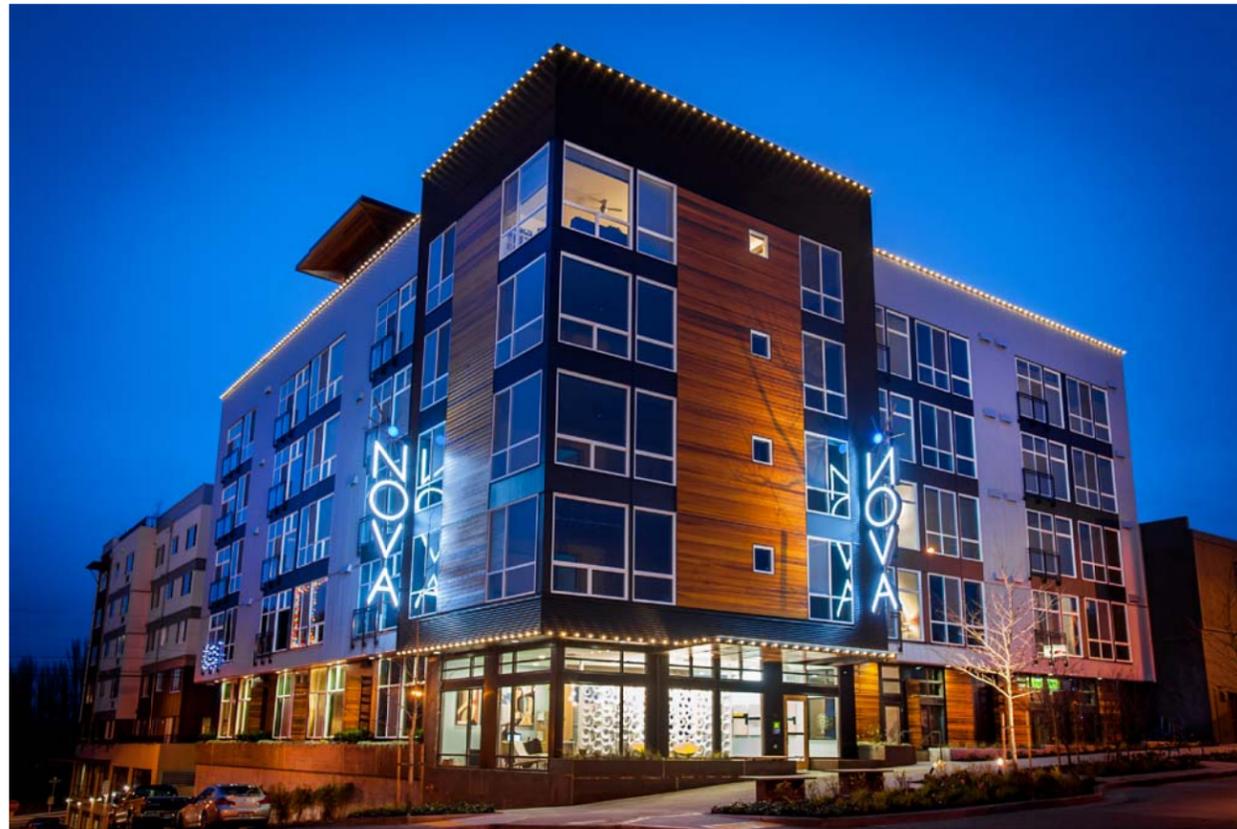
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Developer Team Portfolio Examples (5601 22nd LLC)



Nova



1620 Broadway



4755 Fauntleroy



GreenHouse



ArtHouse



Kavela

Developer Team Project Examples
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