

Recommendation Meeting

5601 22nd Ave NW, Seattle WA 98107

A Proposed Apartment Development
for 5601 22nd LLC.

PROJECT #: 3016187

PROJECT INFORMATION & SHEET INDEX

PROJECT CONTACTS

| | | | |
|---|--|--|--|
| <u>DEVELOPER</u> 5601 22nd LLC. 4727 Denver Ave S Seattle, WA 98134 Phone: 206-768-7716 Fax: 206-763-2062 Contact: Mark Craig | <u>Civil</u> Blueline 25 Central Way Suite 400 Kirkland, WA 98033 Phone: 425-216-4051 Fax: 425-216-4052 Contact: Brian Darrow | <u>LANDSCAPING</u> Hewitt 101 Stewart St #200 Seattle, WA 98101 Phone: 206-624-8154 Contact: Kris Snider Matthew Porteous | <u>ARCHITECT</u> Studio Meng Strazzara 2001 Western Avenue Suite 200 Seattle, WA 98121 Phone: 206-587-3797 Fax: 206-587-0588 Contact: Charles Strazzara, AIA & Tony Fan, AIA tfan@studioms.com |
|---|--|--|--|

SHEET INDEX

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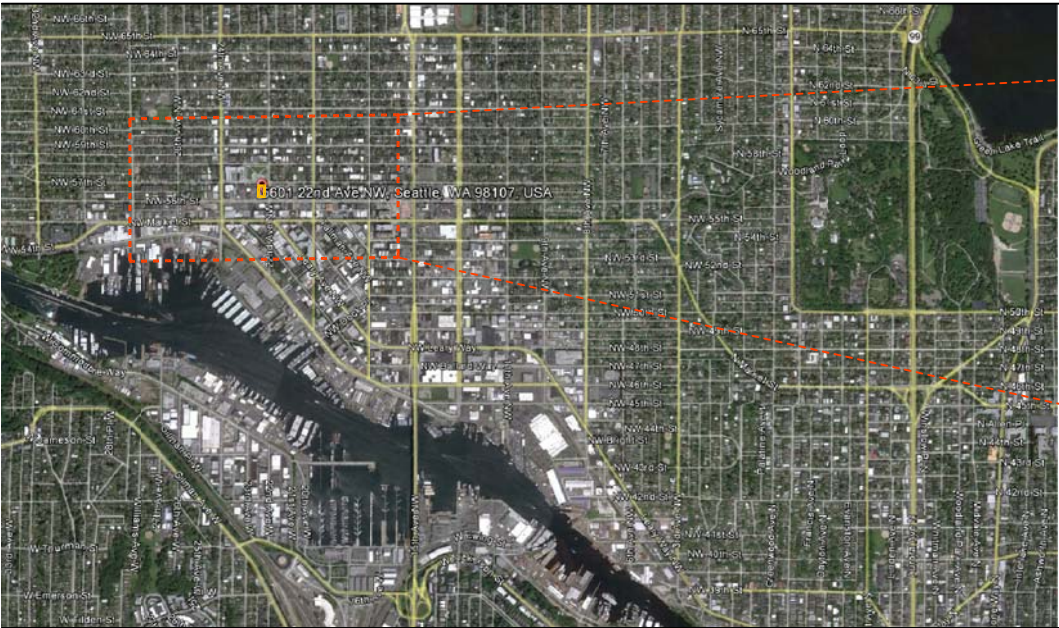
PROJECT INFORMATION

| | |
|----------------|--|
| 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) |

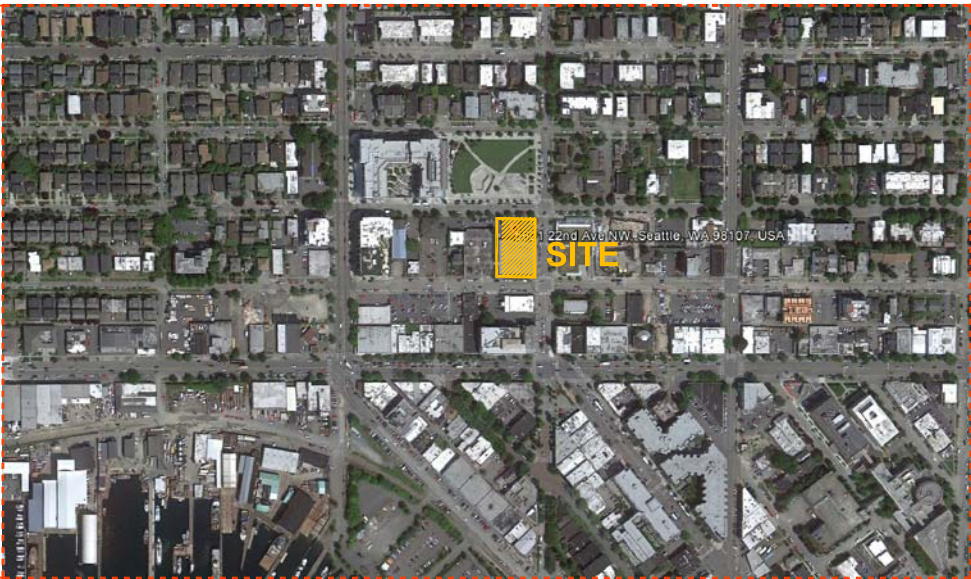
LEGAL DESCRIPTION

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

VICINITY MAP



SITE MAP



PROJECT INFO & SHEET INDEX

RECOMMENDATION MEETING- 5601 22nd Ave NW

A1

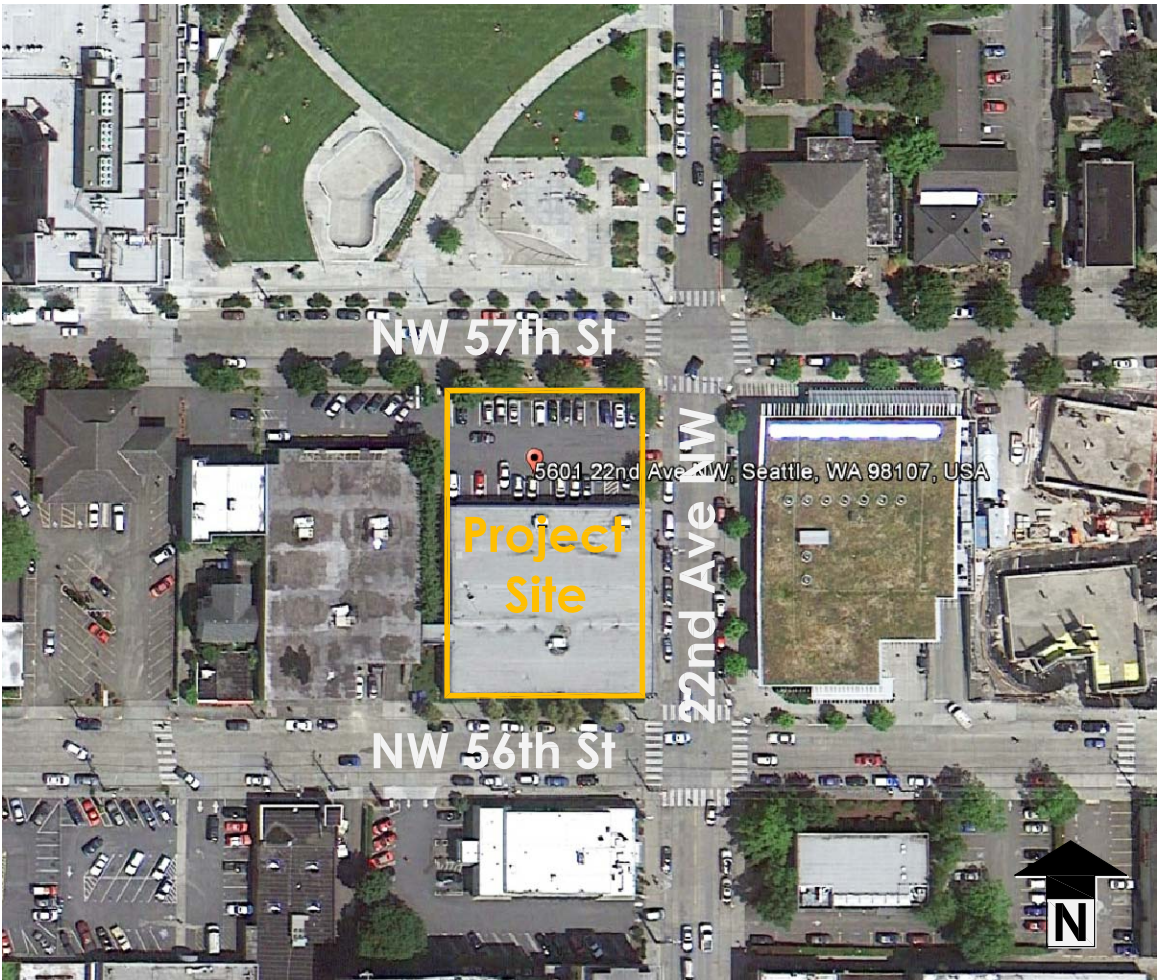
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SITE AERIAL MAP



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: 80 Units (apartments)
- Number of Townhome Units: 4 Units
- Building Area: 169,400 SF (including parking garage)
- Number of Parking Stalls: 142

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

RECOMMENDATION MEETING- 5601 22nd Ave NW

A3

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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

ADDRESSING EDG REPORT

A1-Responding to Site Characteristics:

The proposed project addresses the three street frontages with specific programmatic and spatial organization refinements. Facing Park: Townhouse "Street Wall" with setback, office and residential apartments. Facing Library: Retail with main building entry, office and residential apartments above retail on the north tower, residential apartments above retail on the south tower. Facing NW 56th: Neighborhood Retail and residential apartments.

A2- Streetscape Compatibility:

The Board appreciated the proposed setback above the townhouses, since it enhances the architectural concept by expressing the different unit type.

The Board supported the proposed sidewalk widening on 22nd Ave NW. The Board noted that while the extended curb line may restrict traffic flow on 22nd Ave NW, the wider sidewalk would provide a better response to the Design Review Guidelines.

Street level landscaping will not be placed between the retail spaces and the sidewalk.

The townhouse style units will be designed with sufficient stoops to provide pedestrian entry, activate the street frontage, and accommodate sufficient screening and visual separation for residents as viewed from the sidewalk. Related: A-1, A-4, A6

The Board discussed the possibility of designing the townhouse style units to allow ADA access, but recommended that the stoop and separation from the sidewalk are a higher priority for these particular units. (A-1, A-2, A-6, D-12, E-2)

The entry for the north retail space (for the larger space) is designed to maximize human activity at the street frontage and provide a sufficient transition to the sidewalk. The Board noted that a courtyard entry location could help to activate the courtyard, but may detract from human activation along the north part of the block. A street frontage entry would activate the north portion of the block, but may result in a less active courtyard area. (A-1, A-2, A-4, D-1)

A3- Entrances Visible from the Street:

Proposed project entrances are visible from the street. A mid-block entrance has been located opposite the Library entry, with major building massing opened up to increase interest.

A4- Human Activities:

The Board supported the proposed sidewalk widening on 22nd Ave NW. The Board noted that while the extended curb line may restrict traffic flow on 22nd Ave NW, the wider sidewalk would provide a better response to the Design Review Guidelines. Existing sidewalk is 8-1/2' wide. New sidewalk is 9' or 10' wide depending on location, and 16' from building to curb if landscape is included.

A6- Transition between Residence and Street:

Residential use at the townhouse units facing the Park will use hedge and fence elements to both maintain connection to the street and provide a delineation of public and private use.

A10-Corner Lots:

Project parking and automobile access has been located away from the street intersection. A retail entry is located at the northeast corner of the lot.

B1- Height, Bulk, Scale Compatibility:

The Board noted that the visible and wide separation between the upper levels of the buildings is a positive response to reduce the appearance of bulk and scale at 22nd Ave NW. The north side of the building that faces the Park is where the two story townhomes are located as suggested by the neighborhood plan.

C1- Architectural Context:

The Mixed Use multi story project is establishing and reinforcing the Design Guidelines' anticipated context where currently a one-story single use building exists. Neighborhood stated goals for BMC of increased housing supply, access to City services, and spurred economic development are all forwarded.

C2- Architectural Concept & Consistency:

The Board appreciated the proposed setback above the townhouses, since it enhances the architectural concept by expressing the different unit type.

C3- Human Scale:

Façade articulation and fenestration at the street level all create an activated, human scale pedestrian environment. Landscape elements at the street will also humanize the public street frontage.

C4- Exterior Finish Materials:

The materials should be durable, natural materials reflecting the context of nearby Ballard buildings. Nearby examples of high quality materials may be found in the early 20th century buildings at 22nd Ave NW and NW Market St, as well as newer nearby contemporary styled development (Greenfire and the Ballard Library). (C-1, C-4)
See material board & sheet A22.

C5- Structured Parking Entrances:

The proposed garage entry should be designed to be safe for users and pedestrians, and designed to minimize visual impacts to the street frontage. (A-10, D-6, D-7)
See sheet A11, A32 & A34.

D1- Pedestrian Open Space and Entrances:

The Board supported the proposed sidewalk widening on 22nd Ave NW.
The Board noted that while the extended curb line may restrict traffic flow on 22nd Ave NW, the wider sidewalk would provide a better response to the Design Review Guidelines.
See SDOT street width revision conclusions on sheet A8.

D2- Blank Walls:

Blank walls at sidewalk have been minimized at the NE corner by adding a secondary entry to the large retail.
See sheet A13.

D6- Screening of Dumpsters, Utilities and Service Areas:

Screening will be provided for the proposed solid waste storage at the loading dock. See sheet A11.

D7- Personal Safety & Security:

Increased residential density will provide additional eyes on the street.

D9- Commercial Signage:

The retail spaces should be designed for opportunities for signage. (D-9, D-10, D-11)
See sheet A19 & A20.

D10-Commercial Lighting:

Building mounted and landscape lighting in addition to exterior signage will promote a sense of security and visual interest during evening hours.
See sheet A21.

D11-Commercial Transparency:

Retail tenant spaces will utilize wide aperture storefront glazing to maximize merchandising display opportunities.

D12-Residential Entries and Transitions

The residential entry is located to be visually obvious from the street frontage, welcoming to residents and visitors, and activating the courtyard.
The Board noted that the entry as shown at the EDG meeting appears to be too deeply recessed to relate well to the street frontage. Since, the design has been modified to reduce the depth from 36'-0" deep to 16'-0" deep.
See sheet A16.

E1- Landscaping to Reinforce Design Continuity with Adjacent Sites:

Landscape designs to complement the Park and Library were further developed.
See sheets A23-A30.

E2- Landscaping to Enhance the Building and/or Site:

Per EDG: Street level landscaping will be minimized or eliminated between the retail spaces and the sidewalk.
See sheet A27.

ADDRESSING EDG REPORT

Development Standard Departures (Please also see Departures toward end of presentation materials.):

1. Ballard Municipal Center Master Plan Building Height Departure (SMC 23.41.012.B.16.b)

The Code requires a maximum building height of 65' in NC3-65 zones. The Ballard Municipal Center Master Plan includes a provision for additional height for projects that include townhouses facing a park or mid-block connection. The applicant proposes an additional 9' to the proposed height, to allow for an enclosed rooftop amenity space on the north side of the site, and a portion of the roof structure on the south side of the site. Townhouse style residential units are proposed on NW 57th St, facing the Ballard Commons Park.

The Board indicated preliminary support for the proposed departure, provided the related guidance is satisfied. At the Recommendation meeting, the applicant should demonstrate how the proposed departure better meets the intent of the Design Review Guidelines and the response to EDG.

2. Sight Triangle (SMC 23.54.030.G.1)

The Code requires sight triangles on either side of a driveway that measures 22' wide. The applicant proposes alternative methods such as convex mirrors and signal lights to provide safe visual connections between pedestrians and drivers.

The Board indicated preliminary support for the proposed departure. At the Recommendation meeting, the applicant should demonstrate how the proposed departure better meets the intent of the Design Review Guidelines and the response to EDG.

3. Dwelling Unit at Street Level (SMC 23.47A.008.D2)

The Code requires the floor of a dwelling unit located along the street-level street-facing façade to be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. The applicant proposes floor of townhome units to be 1'-0" above sidewalk grade with 6'-0" x12'-0" useable entry stoop and 2'-0" setback at living room section with landscaping and decorative rails, screening the residences from the public. The lowered floor of the dwelling units enhances the connection with sidewalk.

The Board appreciated the proposed townhomes to gain upper level setbacks. The board recommends the units to be designed with sufficient stoops to provide useable space, activate street frontage (direct access to the public right of way is

preferred since the entries help enliven the street environment), and accommodate sufficient screening and visual separation for residents as viewed from the sidewalk.

4. Curb cut Width (SMC 23.54.030F.2.b.5 iv)

The Director may require a curb cut of up to 30 feet in width for off-street loading berths according to subsection C of Section SMC 23.54.035. The applicant proposes a sing curb cut width of 41'-8" combining the parking entrance curb cut and the loading berth curb cut. At 41'-8", the combined curb cut is less than the total of 52'-0" cub cut if separated to two curb cuts. The applicant also proposes to extend the sidewalk paving scoring pattern into the driveway area (with tactile paver on both sides) to visually reduce the impact. The Board supported the combined curb cut at the EDG meeting. At the Recommendation meeting, the applicant will demonstrate the screening of the dumpsters and service areas.

Board Direction:

At the conclusion of the EDG meeting, the board recommended the project should move forwards to MUP Application in response to the guidance provided at EDG meeting.



| Project Information | |
|---------------------|------------------------------|
| SDOT Permit Number | 221023 |
| Project Address | 5601 22 nd Ave NW |
| SIP Project Manager | Tammy Frederick |

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|--|
| Project Description: Mixed Use – 6 story tower with retail, office space, residential units and townhomes. Schedule is to break ground 1 st quarter of 2015. |
|--|

Attendees are listed on attached sign in sheet for each meeting.

| Meeting Log | | | |
|-------------|---------------|----------|---|
| Mtg No | Review Number | Date | Meeting Objective |
| 1 | 90801 | 1-9-2014 | To obtain guidance on proposed improvements |
| | | | |
| | | | |
| | | | |

| Action Items | | | | | | |
|--------------|--|-------------------|----------|--|--|-----------------|
| No | Action Item | Responsible Party | Due Date | Estimate: hr(s) needed to complete Action Item | Action Item Resolution | Completion Date |
| Meeting #1 | | | | | | |
| 1 | The project is proposing to underground the power along 22 nd Ave NW unless it is cost prohibited. They need to know the scope of work and the cost. Ray will provide an initial estimate and layout within the next 2 weeks. | Ray Ramos | 1-23 | | SCL and the Developer met and SCL provided estimates for a couple of options along with the scope for each option. | 1-28-2014 |
| 2 | The project is proposing to move the curb out on 22 nd Ave NW. They proposed a 34' wide curb to curb roadway. Traffic Operations is considering 36' curb to curb and will get back to the project team within the next week. | John Marek | 1-16 | | Set the curb on 22 nd Ave NW to provide a 34' wide curb to curb roadway. | 1-29-2014 |
| Meeting # | | | | | | |
| | | | | | | |

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| Meeting Notes | | | |
|---|---|-------------|----------------|
| Meeting No | 1 | Date | 1-9-2014 |
| Agenda Item No | 1 | Agenda Item | Urban Forestry |
| Urban Forestry could not attend the meeting but provided the following via email: <ul style="list-style-type: none">NW 57th St. - three linden trees (dbh = west 9.9", center 12.7", east 10.8"). Trees are all in good condition and are to be retained. May be able to add one Greenspire Littleleaf linden toward west p/l.22nd Ave NW – no existing trees. Overhead power—will this remain? Tree types need to be selected based on whether or not the overhead power will remain.NW 56th St—Three Red maple trees. Trees are in fair to good condition. Retain trees. OK to remove the two westerly trees. | | | |
| Project Team would like to plant Tulip Trees to match what the Library did across the street on 22 nd Ave NW. | | | |
| Agenda Item No | 2 | Agenda Item | SPU |
| The existing inlet on 22 nd Ave NW near the intersection of NW 56th Street will likely need to be replaced if the curb line is moved out. The connection would also need to be replaced. The project triggers GSI so at 60% a TIR, Narrative, and GSI Calculator will need to be submitted. Pervious sidewalk could be used as a potential option for GSI along 22 nd Ave NW if the entire block frontage is done. Make sure your provide 5' clearance for all services (sewer, water, and storm). | | | |
| Agenda Item No | 3 | Agenda Item | SCL |
| The project is proposing to underground the power along 22 nd Ave NW unless it is cost prohibited. They need to know the scope of work and the cost. Ray will provide an initial estimate and layout within the next 2 weeks. The layout that was discussed was to come down the pole to the south of the project on 22 nd Ave NW and place a vault for the transformers then underground from there. The pole on the SW corner would need to be relocated to the west. The project team needs to submit an application for construction clearance. SCL is ok with removing the existing pole located on NW56th Street at the proposed driveway location after the service fed is removed. There are other services on the pole that would need to be underground. | | | |

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|---|---|-------------|--------------------|
| Agenda Item No | 4 | Agenda Item | Traffic Operations |
| The project is proposing to move the curb out on 22 nd Ave NW. They proposed a 34' wide curb to curb roadway. Traffic Operations is considering 36' curb to curb and will get back to the project team within the next week. For the curb ramps for crossing 56 th and 57 th the ramps should be made more directional. There is an existing companion ramp for crossing 57 th that can remain in place. A new companion ramp will be required at 56 th . If the project undergrounds the power then 2 ramps will be needed on the SW corner. The proposed driveway needs to be fully within the property line limits. | | | |
| Agenda Item No | 5 | Agenda Item | Next Steps |
| Project team to work with SCL to determine scope and costs of undergrounding the power along 22 nd Ave NW. Next SIP submittal will be a 60% submittal and if a meeting is required it will be scheduled outside of the normal meeting times to avoid a 6 – 8 week waiting period for a meeting. | | | |

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ARCHITECTURAL CONTEXT (Looking NW)



ARCHITECTURAL CONTEXT
RECOMMENDATION MEETING- 5601 22nd Ave NW

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ARCHITECTURAL CONTEXT (Looking SW)



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DESIGN IMAGE (LOOKING NW)



DESIGN IMAGE (LOOKING NW)
RECOMMENDATION MEETING- 5601 22nd Ave NW

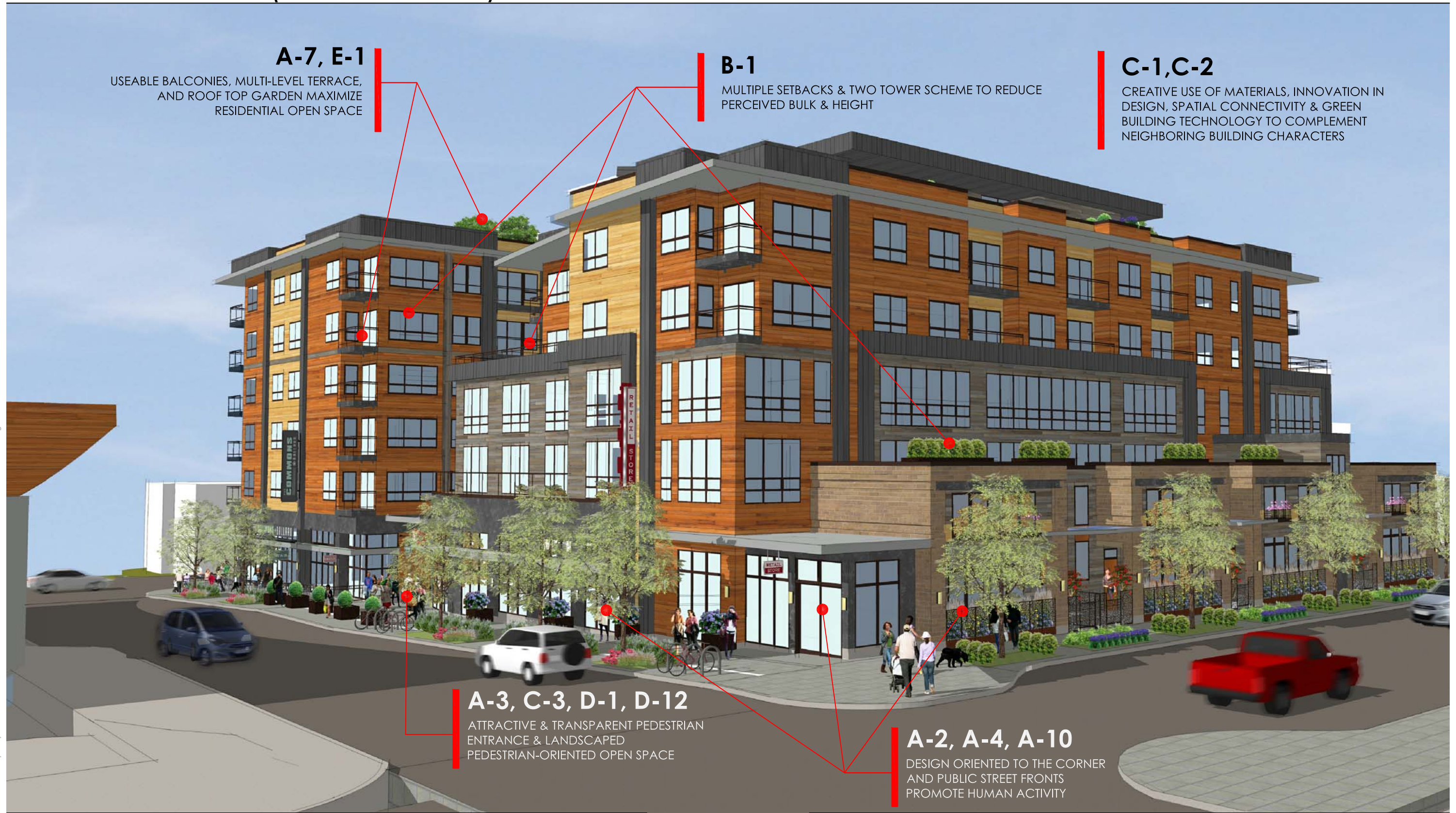
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DESIGN IMAGE (LOOKING SW)



DESIGN IMAGE (LOOKING SW)
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DESIGN IMAGE (LOOKING NE)



DESIGN IMAGE (STREET VIEW- SE CORNER)



D-10

LIGHTING PROVIDED AT STREET
LEVEL TO PROMOTE VISUAL
INTEREST & A SENSE OF SECURITY

D-9

COMMERCIAL SIGNAGE
IS OF APPROPRIATE
SCALE AND CHARACTER

A-2, A-4, A-10

DESIGN ORIENTED TO THE CORNER
AND PUBLIC STREET FRONTS
PROMOTE HUMAN ACTIVITY

DESIGN IMAGE (STREET- SE CORNER)

RECOMMENDATION MEETING- 5601 22nd Ave NW

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DESIGN IMAGE (STREET VIEW- MAIN ENTRANCE)



D-9

COMMERCIAL SIGNAGE IS
OF APPROPRIATE SCALE
AND CHARACTER

RETAIL STORE

COMMONS

D-11

MAXIMUM TRANSPARENCY AT
RETAIL

A-3, C-3, D-1, D-12

ATTRACTIVE & TRANSPARENT PEDESTRIAN ENTRANCE
& LANDSCAPED PEDESTRIAN-ORIENTED OPEN SPACE

DESIGN IMAGE (MAIN ENTRANCE)

RECOMMENDATION MEETING- 5601 22nd Ave NW

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DESIGN IMAGE (STREET VIEW- NE CORNER)



DESIGN IMAGE (STREET- NE CORNER)
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DESIGN IMAGE (STREET VIEW- TOWNHOME)



D-10
LIGHTING PROVIDED AT STREET
LEVEL TO PROMOTE VISUAL
INTEREST & A SENSE OF
SECURITY

A-6, D-12
TOWNHOME ENTRANCE OFF
SIDEWALK ENCOURAGES
SOCIAL INTERACTION. GATE &
DECORATIVE FENCE PROVIDE
INTEREST & SECURITY.
SCREEN PATTERN T.B.D.

DESIGN IMAGE (STREET- TOWNHOME)
RECOMMENDATION MEETING- 5601 22nd Ave NW

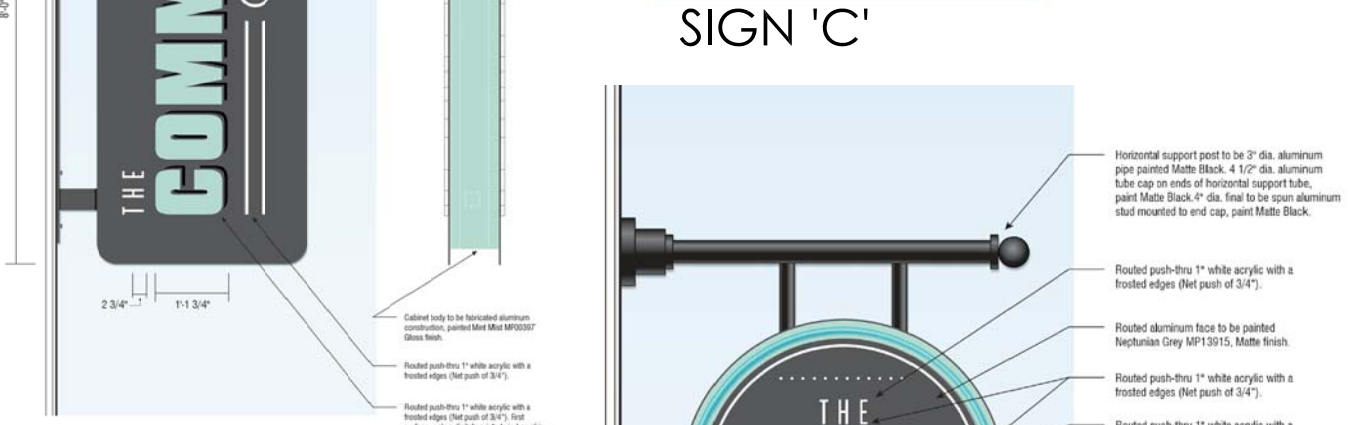
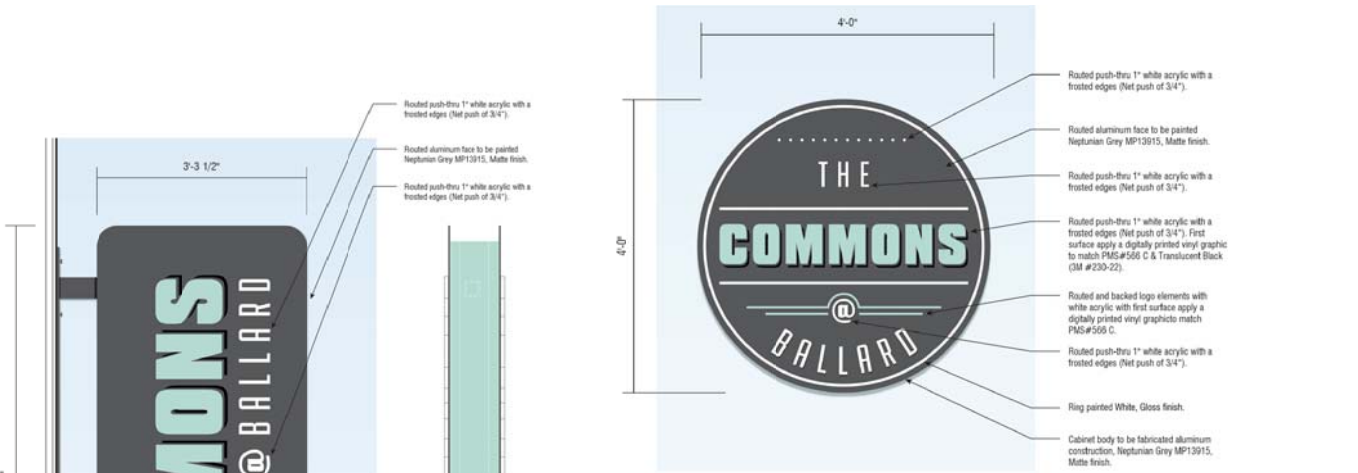
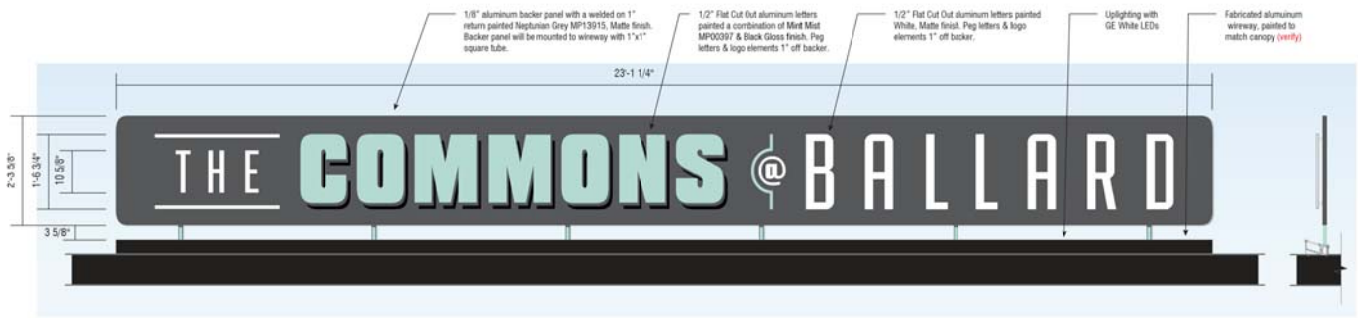
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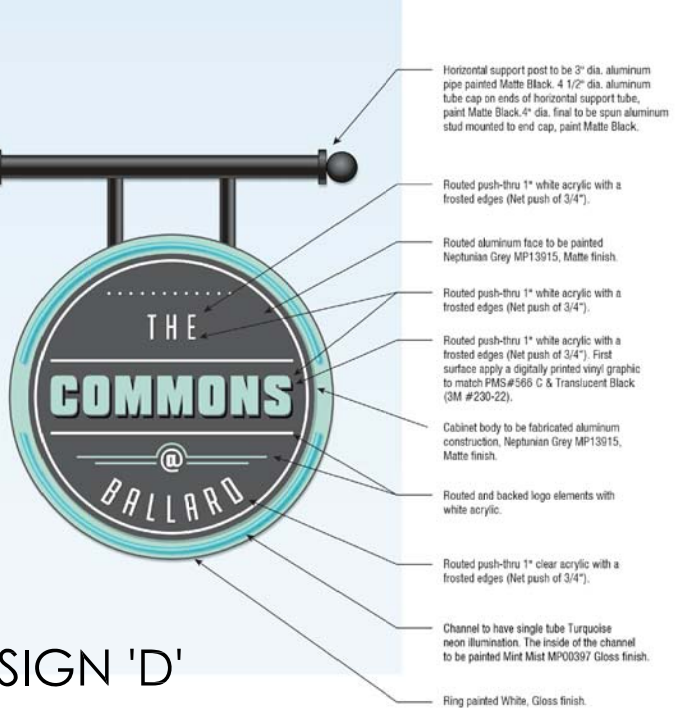
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CONCEPTUAL SIGNAGE: BUILDING



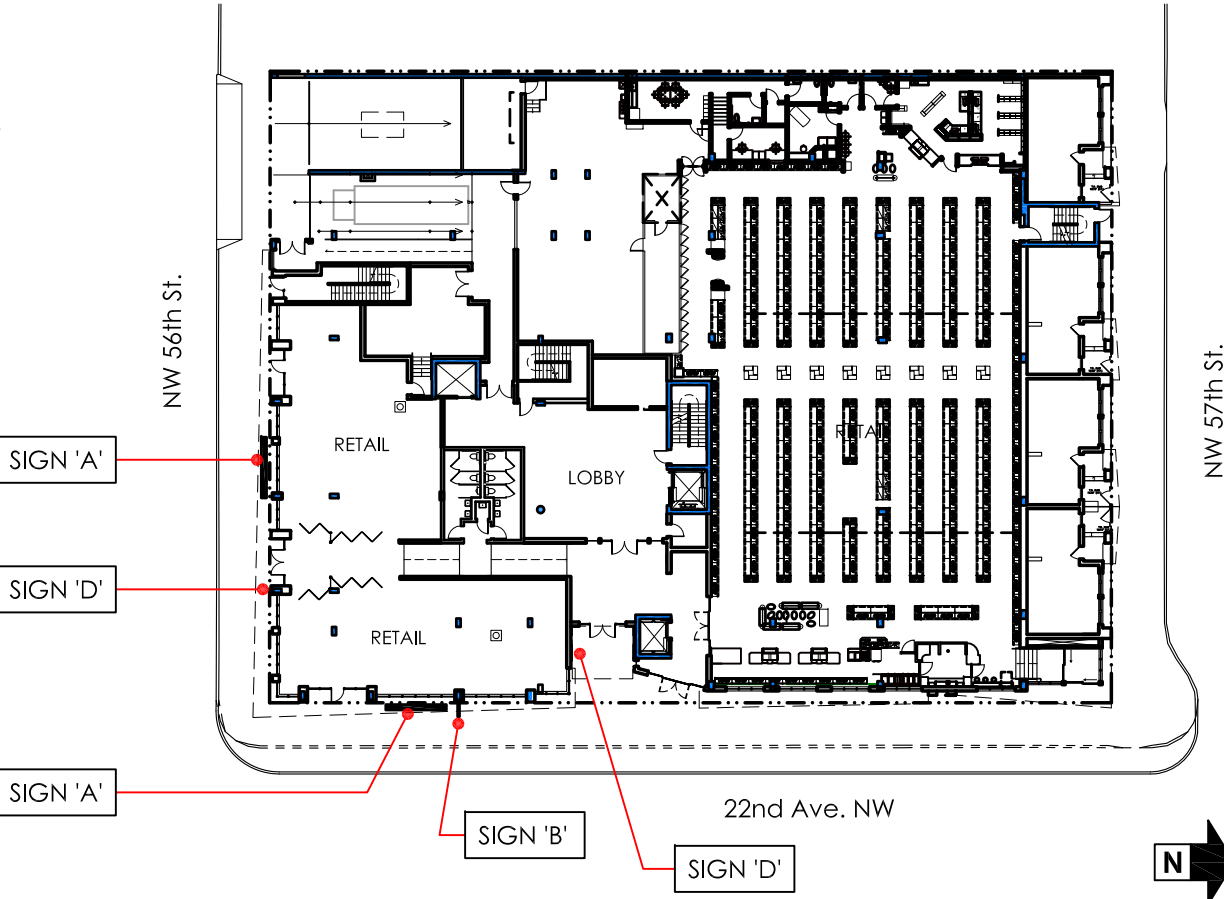
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SIGN 'D'

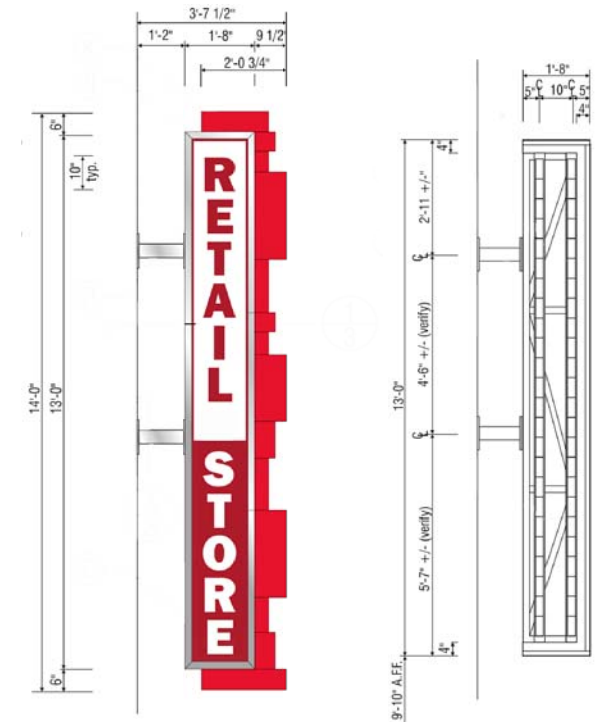
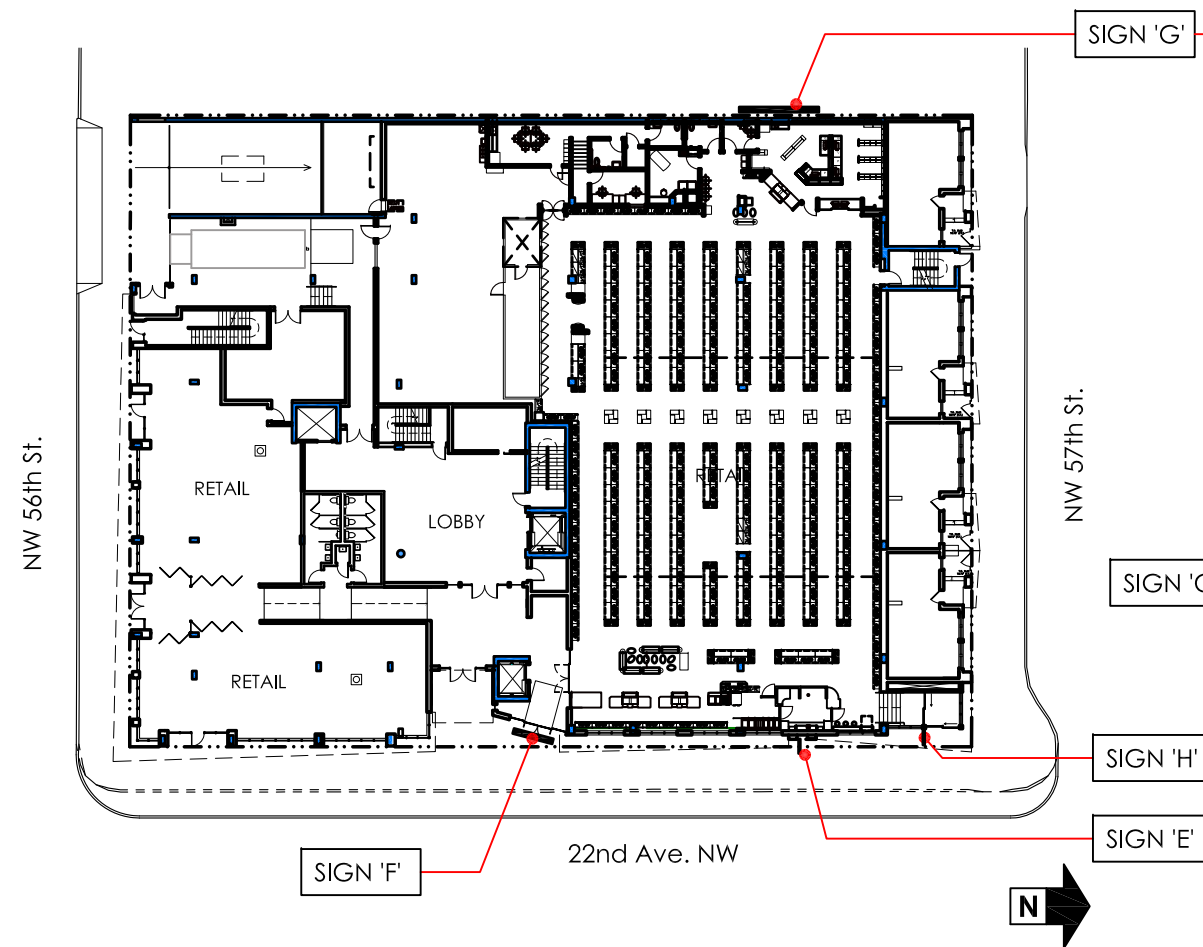
SIGN 'A'



LOCAL SIGNAGE EXAMPLES



CONCEPTUAL SIGNAGE: RETAIL STORE



SIGN 'E'

SIGN 'A' SIGN 'B' SIGN 'F' SIGN 'E'



SIGN 'H'



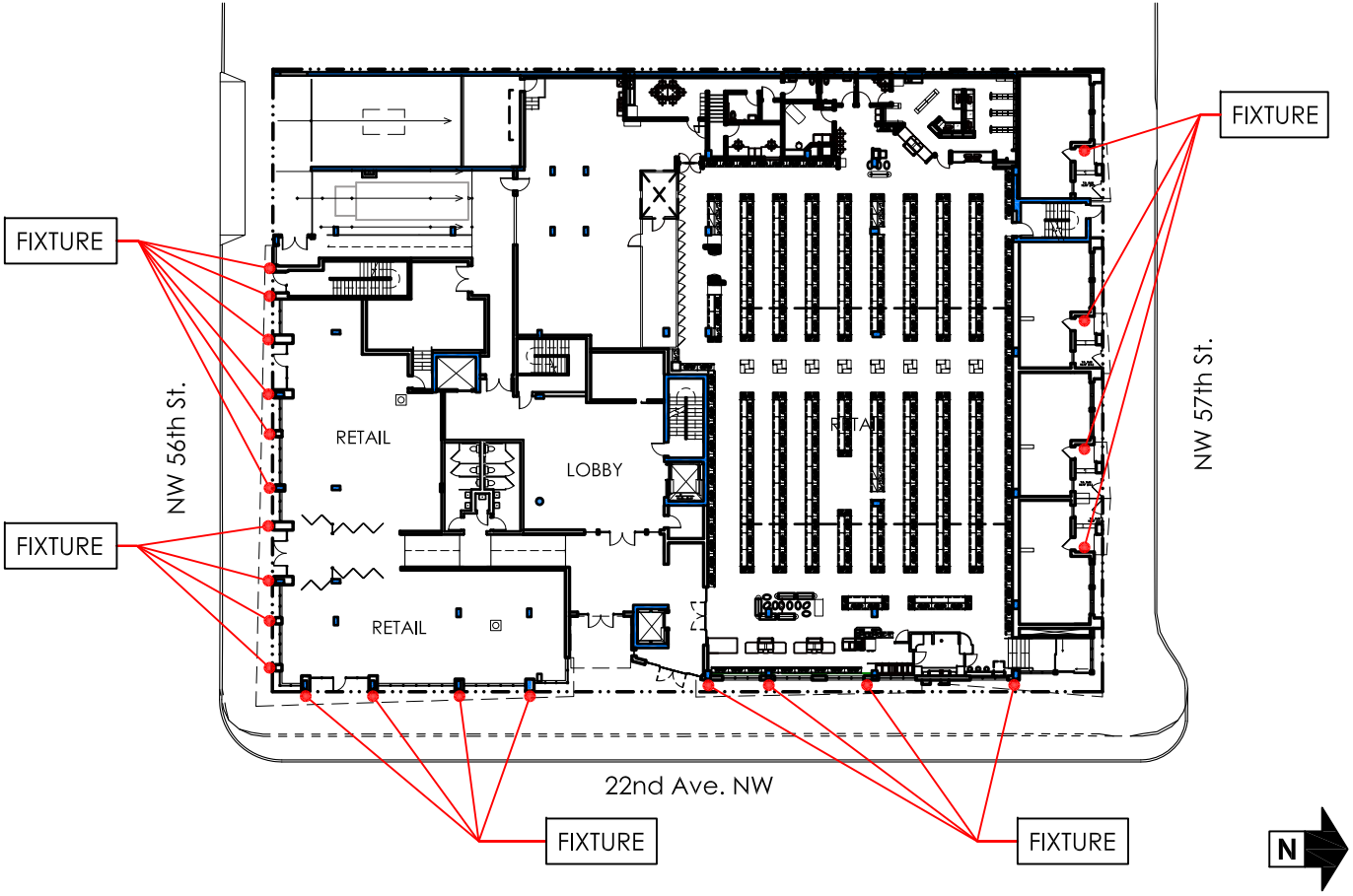
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SIGN 'G'

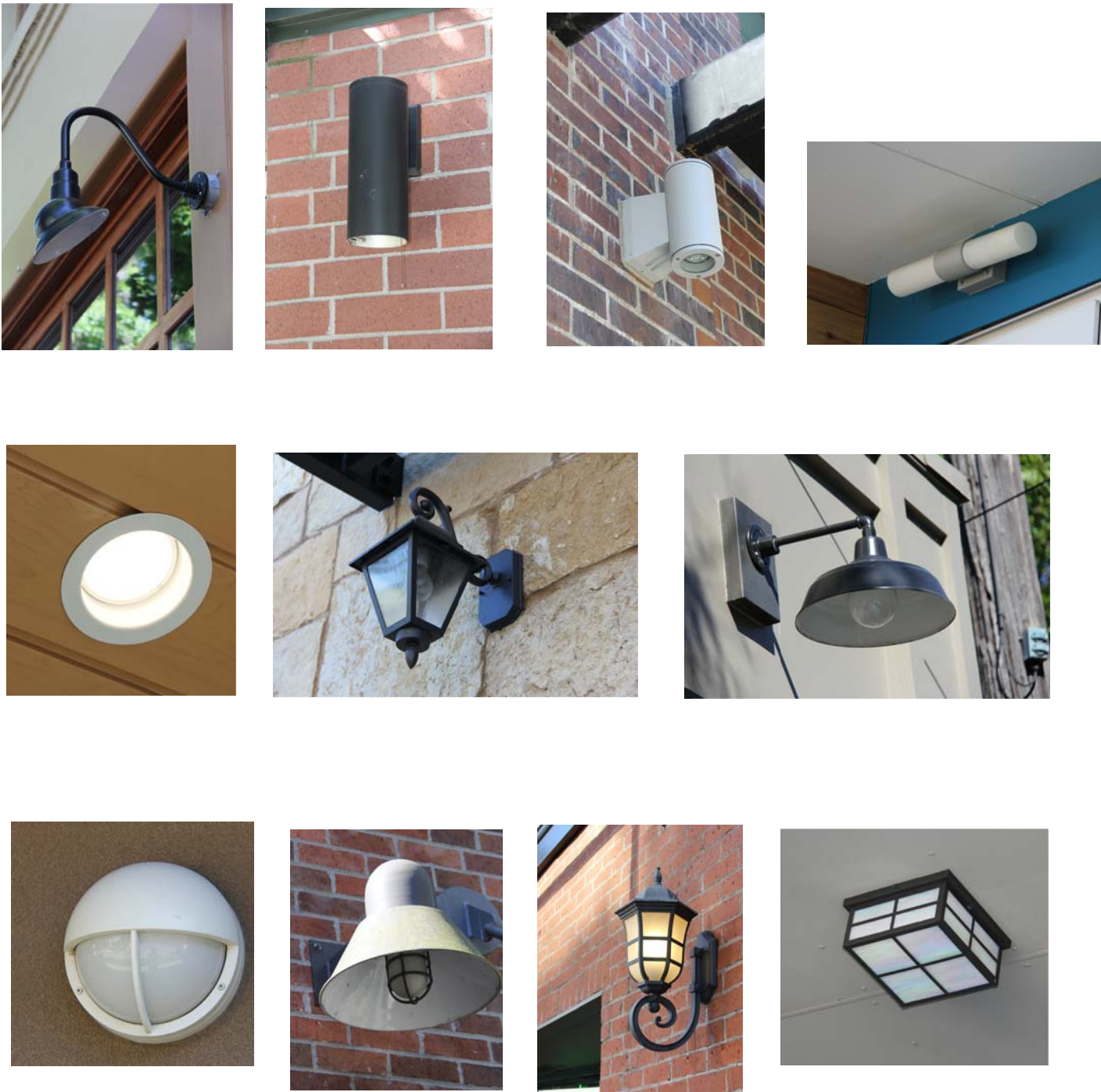


CONCEPTUAL LIGHTING




NIGHT RENDERING

LIGHTING EXAMPLES




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CEDAR BARK COLOR



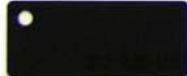
CEDAR BEIGE COLOR



CEDAR CHARWOOD COLOR


CEDAR SIDING - TONGUE AND GROOVE

- WARM MATERIAL
- NATURAL CONTRAST
- CLEAN HORIZONTAL LINES




STOREFRONT SYSTEM

- CLEAR GLASS - visibility into work space
- METAL FRAME - commercial space appearance




METAL SIDING/TRIM

- MODERN MATERIAL - provides sleek visual contrast to wood siding




VINYL WINDOWS

- DARK COLOR - fits with storefront aesthetic
- LOW - E GLASS - energy efficient windows
- OPERABLE WINDOWS - tenant flexibility
- FRESH AIR - insect screens




GLASS RAILING




METAL SHADING ACCENT

- MODERN MATERIAL - provides light/flat metallic visual contrast to wood siding



FACE BRICK - smooth texture


- DURABLE MATERIAL - graffiti-proof
- "STRONG" DESIGN - adds permanent look to building
- NEIGHBORHOOD CONTEXT - similar to surrounding building materials



LANDSCAPE CONCEPT


- GREEN FACTOR
- TENANT AMENITY AREA
- ENERGY SAVINGS & REDUCED HEAT ISLAND EFFECT





GARAGE DOOR

- CLEAR GLASS - panels provide transparency
- METAL FRAME - contemporary multi-use appearance



LOADING DOCK DOOR

- WOOD PATTERN - provides visual interest
- OPAQUE PANELS - screens loading area



CAST-IN-PLACE CONCRETE

- DURABLE MATERIAL - graffiti-proof
- "STRONG" DESIGN - adds industrial look at building base

EXTERIOR MATERIALS BOARD

The Commons @ Ballard
5601 22nd Ave NW 07.21.14

MATERIAL BOARD

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LANDSCAPING (CHARACTER)



Tulip Tree

STREET:
Tough
Ordered
Mimic Surroundings



Little leaf Linden



Box-leaf Honeysuckle



Otto Luyken Laurel



Upright Rosemary



Boxwood



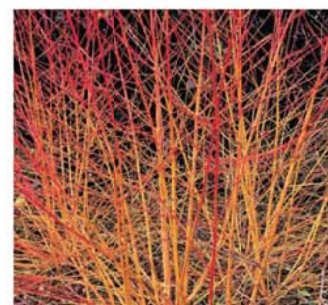
Liriope



Daylily



Bombshell Hydrangea



Red-twig Dogwood



Vine Maple

COURTYARD:
Shade Garden
Subdued
Graceful



Sarcococca



Bear's Breech



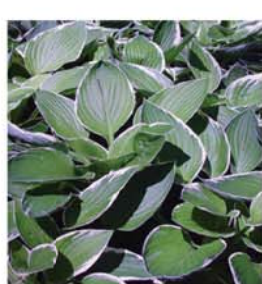
Elk's Blue Rush



Yellow-twig Dogwood



Fern



Hosta



Astilbe



Black Mondo Grass

HEWITT

Ballard Commons
DRB Landscape Images
July 25, 2014

LANDSCAPING (CHARACTER)
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Autumn Brilliance Serviceberry



Boxwood



Sarcococca



Witch Hazel



Red Edge Hebe



Lavender



Agapanthus



Bonica Rose



Achillea



Crocosmia



Sumac



Pacific Wax Myrtle



Ninebark



Senecio



Spirea



Blue Fescue



Blue Oat Grass



Russian Sage



Gaura



Miscanthus

HEWITT

Ballard Commons
DRB Landscape Images
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LANDSCAPING (CHARACTER)



South Roof



Courtyard



North Roof



Streetscape



HEWITT

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Paving



Planters



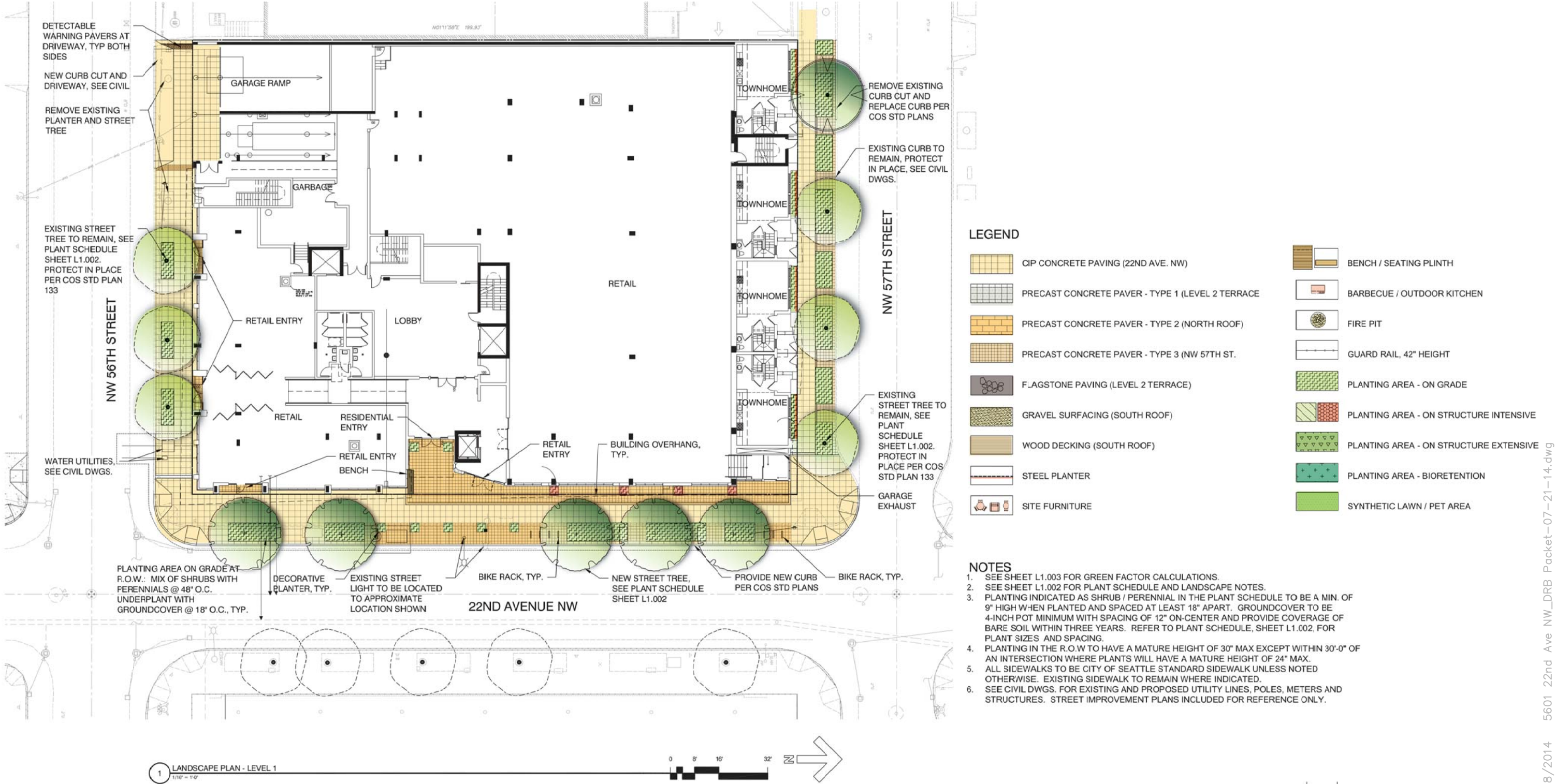
Site Amenities



Green Roof / Raingarden



LANDSCAPING (GROUND PLAN)



LANDSCAPING (GROUND PLAN)
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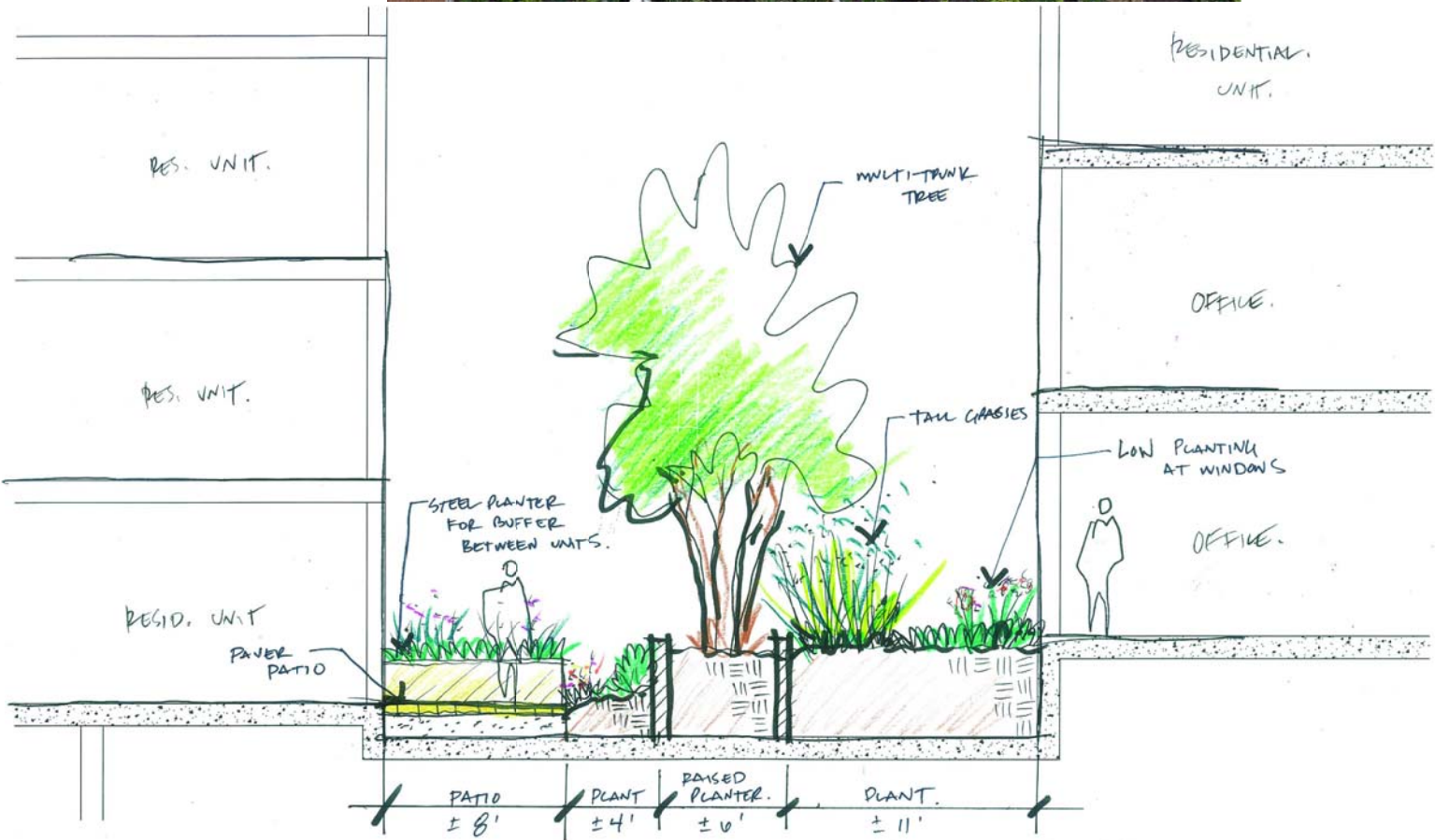
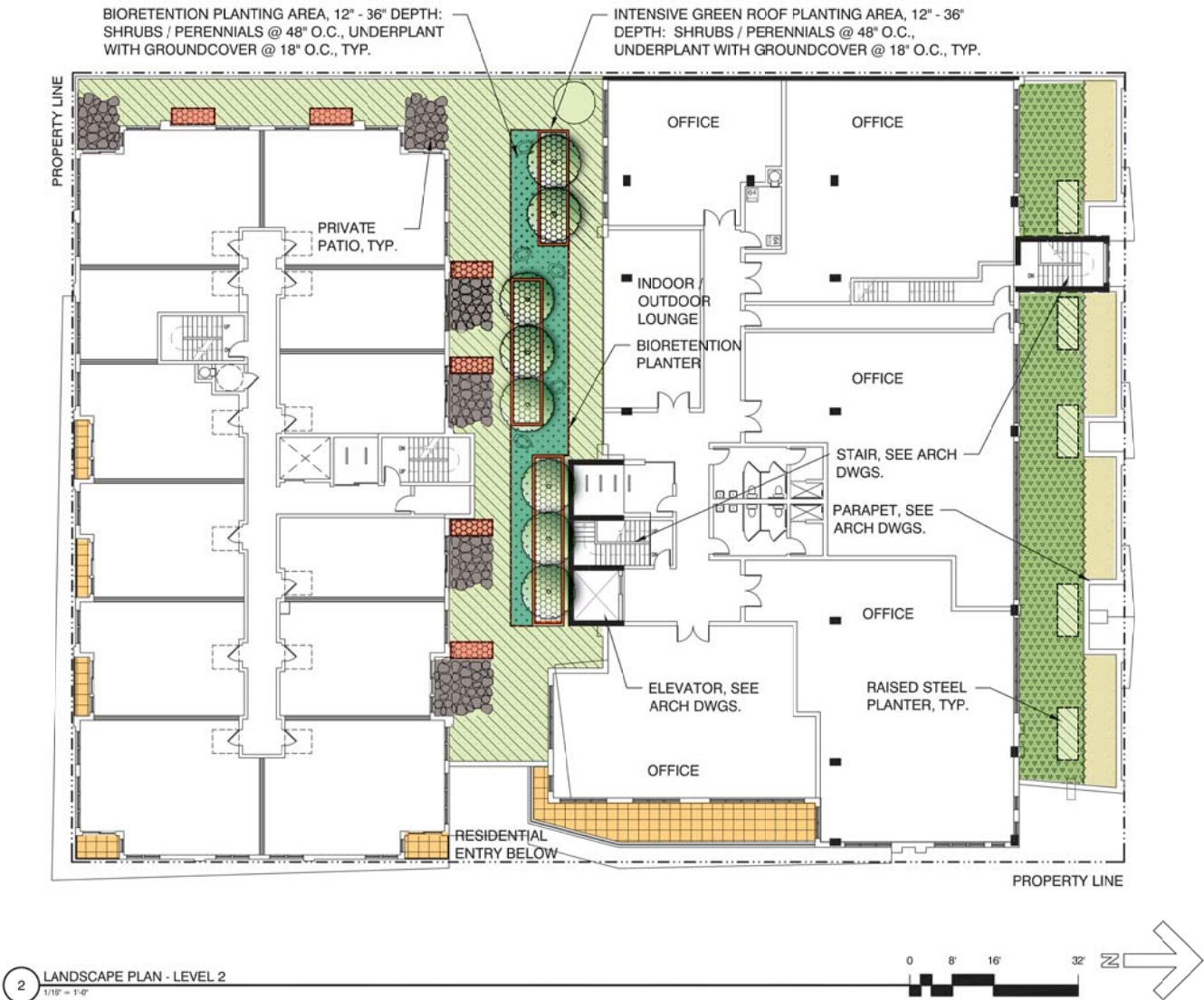
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LANDSCAPING (COURT YARD)

Example project:



LANDSCAPING (COURT YARD)

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A28

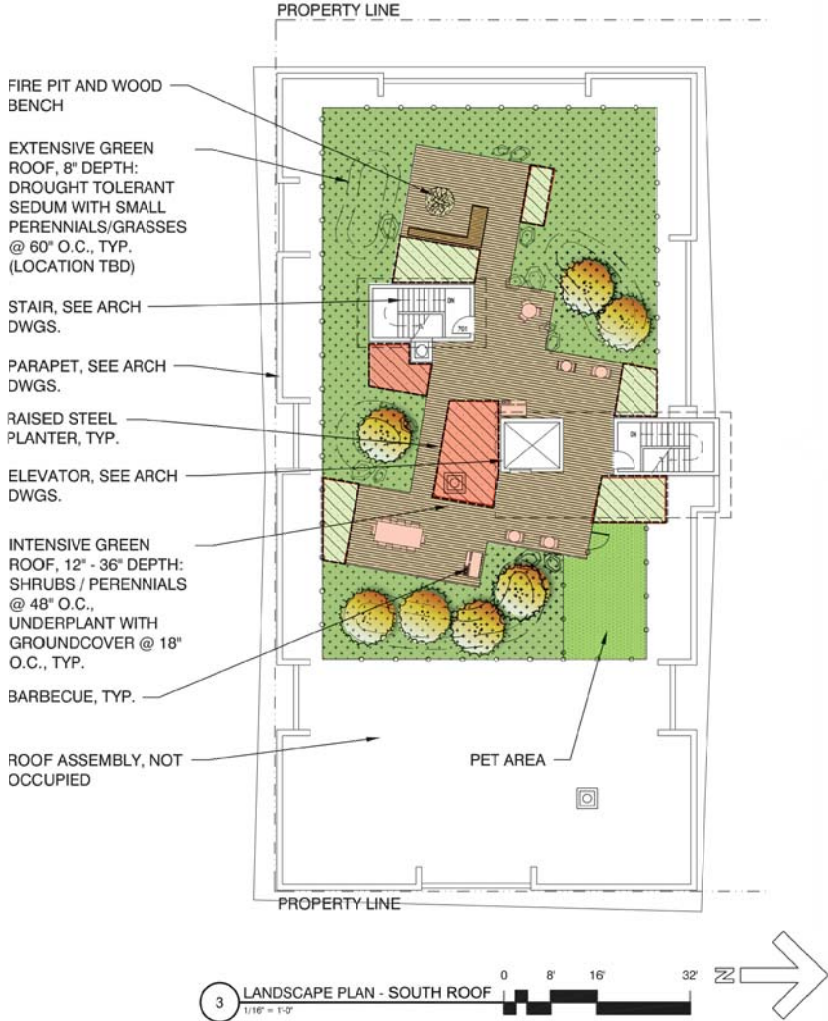
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LANDSCAPING (ROOF- SOUTH TOWER)



LANDSCAPING (ROOF- SOUTH TOWER)
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LANDSCAPING (ROOF- NORTH TOWER)



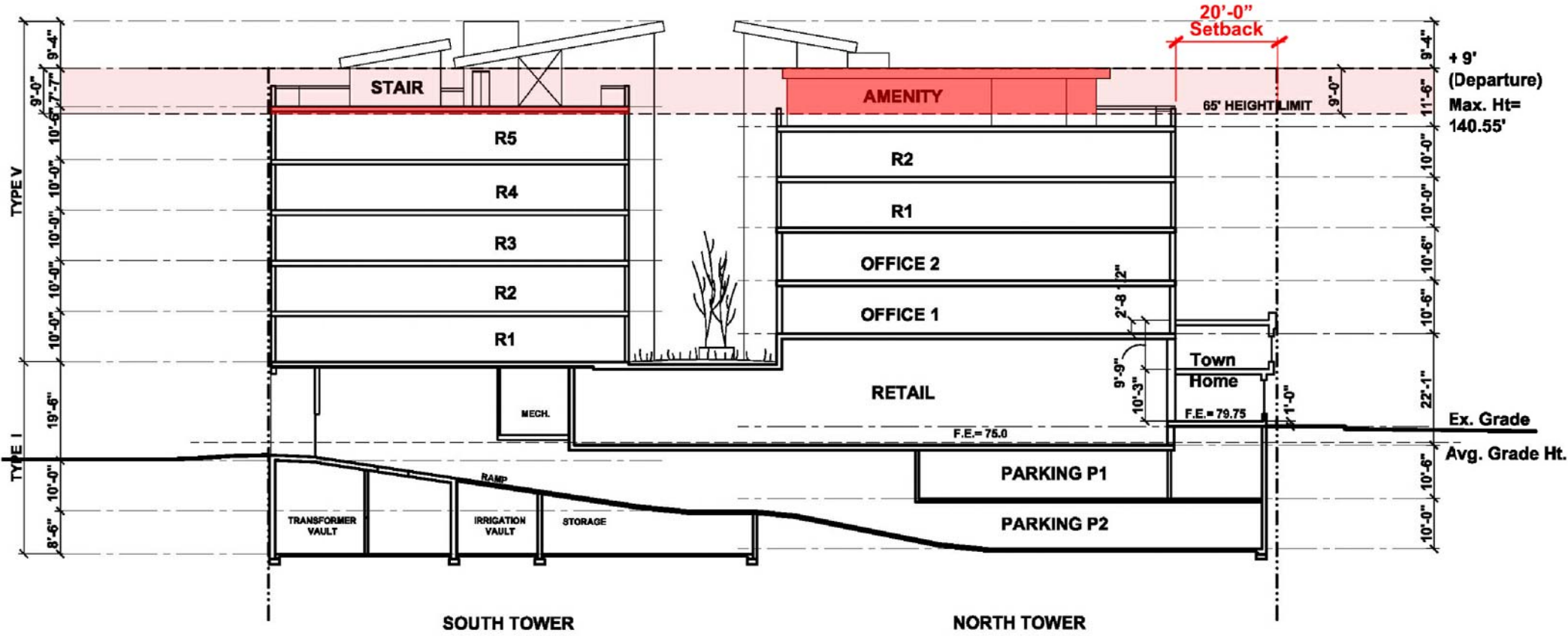
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DEPARTURE REQUEST

| # | Code Requirement | Departure Request | Explanation for Departure |
|---|---|--|---|
| 1 | SMC 23.41.012.B.16b - Height Departure 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. | 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. |



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



Height Departure Diagram
Key:
 Areas require additional Height

| # | Code Requirement | Departure Request | Explanation for Departure |
|---|--|--|---|
| 2 | SMC 23.54.030.G.1 Sight Triangle A sight triangle on the exit sides of the driveway shall be provided for driveway 22 feet wide. | 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. Partially obscured sight triangle to west may be blocked by future development. See sheet A14. |

CONVEX MIRROR



sight triangle disrupts pedestrian frontage

Driveway

STROBE
FLASHERS

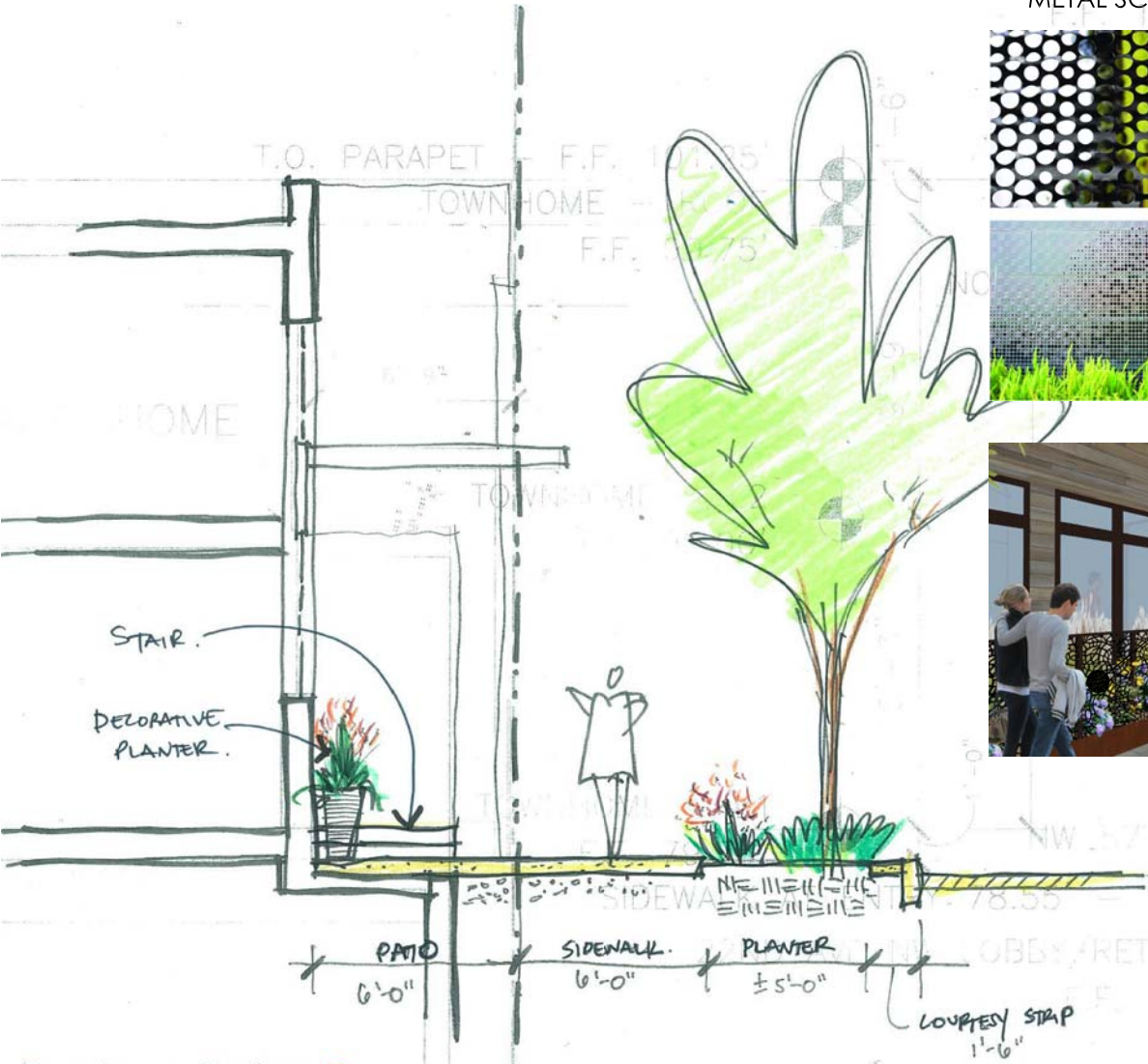
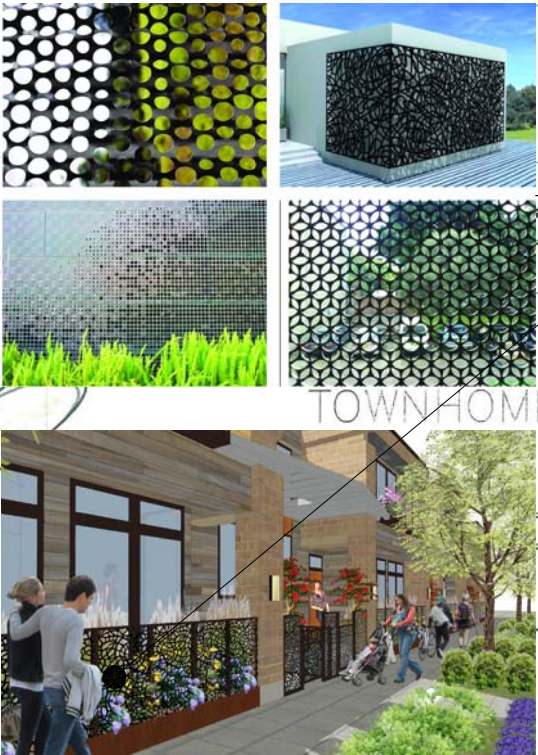


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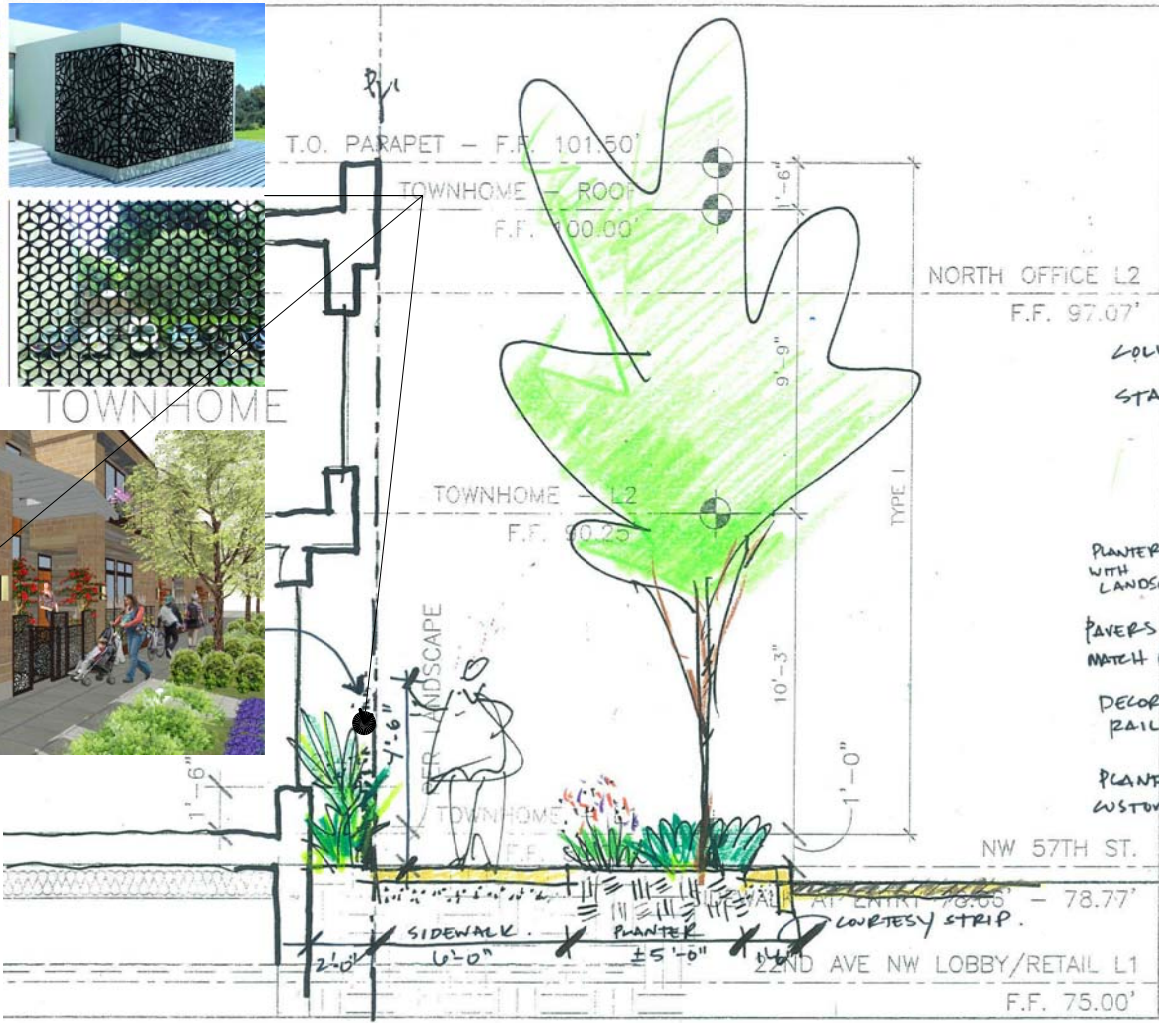
DEPARTURE REQUEST

| # | Code Requirement | Departure Request | Explanation for Departure |
|---|--|--|--|
| 3 | <p>SMC 23.47A.008.D2 - Dwelling unit at street level</p> <p>The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.</p> | <p>Floor of dwelling unit (townhomes) 1'-0" above sidewalk grade with 6'-0" x 12'-0" useable entry stoop and 2'-0" setback at living room section with landscaping and decorative rails, screening the residences from the public.</p> | <p>Guideline A-2, C-1, C-3: The Board appreciated the proposed townhomes to gain upper level setbacks. The board recommends the units to be designed with sufficient stoops to provide useable space, activate street frontage (direct access to the public right of way is preferred since the entries help enliven the street environment), and accommodate sufficient screening and visual separation for residents as viewed from the sidewalk. The residential entries have a 6'-0" x12'-0" useable entry stoop at the sidewalk. The building face is 2'-0" from the sidewalk with landscaping and decorative railing, screening the residences from the public.</p> |

METAL SCREEN EXAMPLES



Townhome - Section B

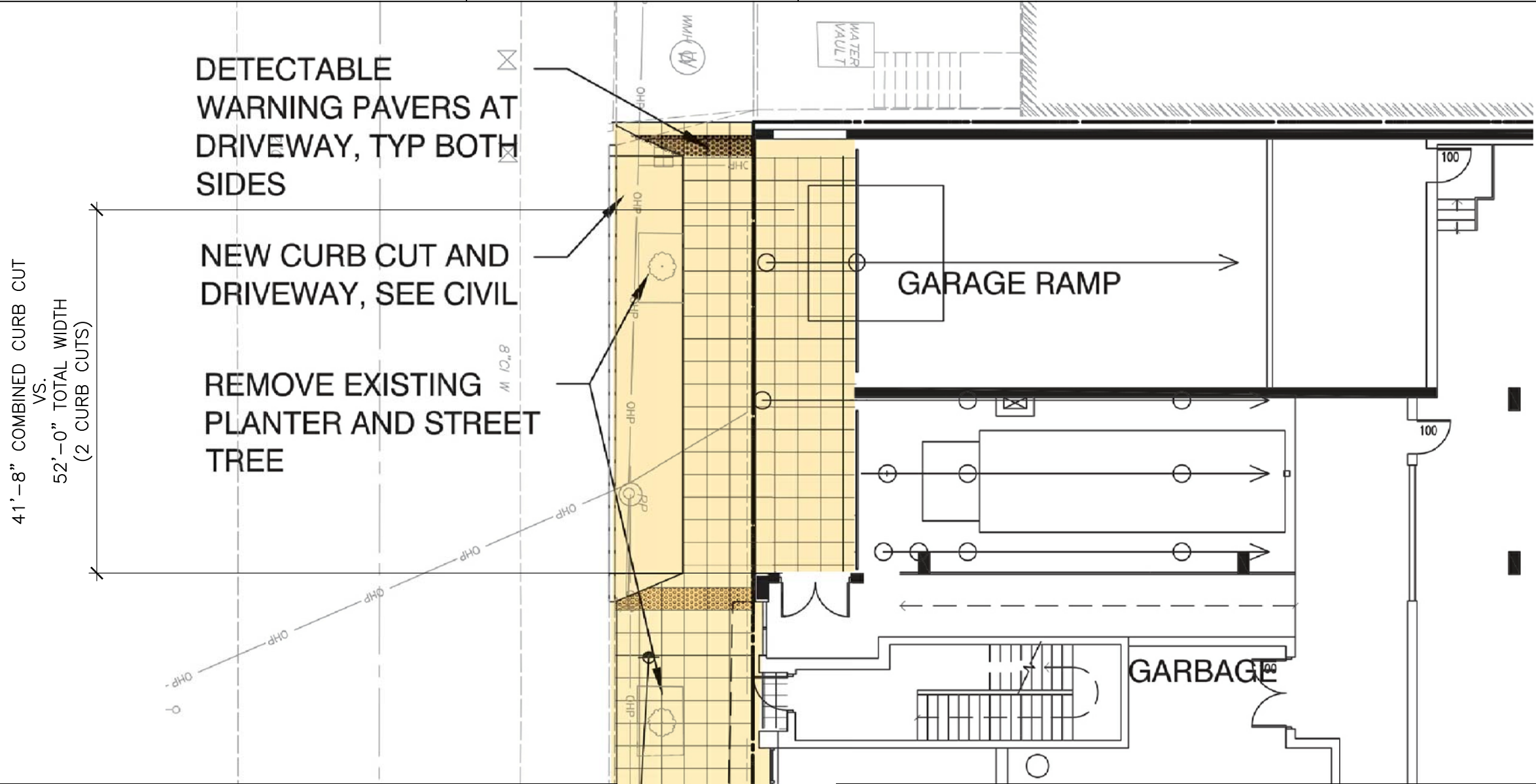


Townhome - Section A



Townhome - Plan

| # | Code Requirement | Departure Request | Explanation for Departure |
|---|---|--------------------------------|--|
| 4 | SMC 23.54.030F.2.b.5 iv - Curbcut Width A curb cut of up to 30 feet in width for off-street loading berths are required according to subsection G of Section 23.54.035. | Curbcut width of 41'-8" | Guideline C-5, D-7 : The combined curb cut of the parking entrance and the loading berth reduces the number of curb cuts. At 41'-8", this single curb cut is less than the total 52'-0" that would be required. The Design Review Board supported this single curb cut at the EDG meeting. The proposed design will extend sidewalk scoring into the driveway area (with tactile paver on both side) to visually reduce the impact. |



DEPARTURE REQUEST

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- SITE PLAN
- SURVEY
- ZONING REQUIREMENTS
- PLANS
- SECTIONS
- ELEVATIONS

NW 56th St

NW 57th St

12'-0"

12'-8"

16'-5"

22nd Ave NW

LOADING
SEE L1-PLAN

TRASH
STAGING

STAIR

STAIR /
ELEVATOR

STAIR /
ELEVATOR

NORTH TOWER
ROOF AMENITY

STAIR

RETAIL
ENTRY

RETAIL
ENTRY

RETAIL
ENTRY

RESIDENTIAL /
RETAIL ENTRY

RETAIL
ENTRY

RETAIL
ENTRY

T.H. ENTRY

T.H. ENTRY

T.H. ENTRY

SITE PLAN

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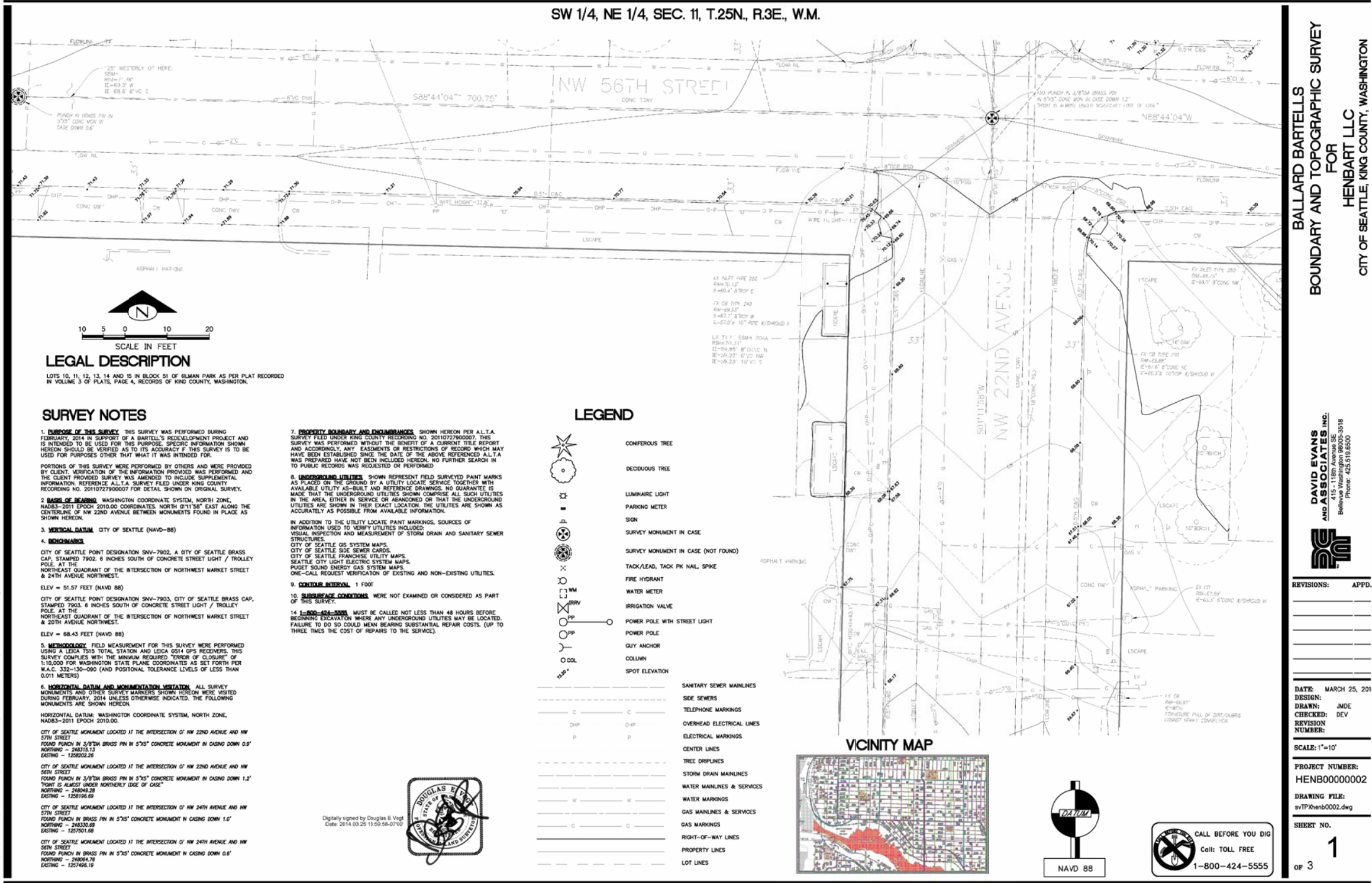
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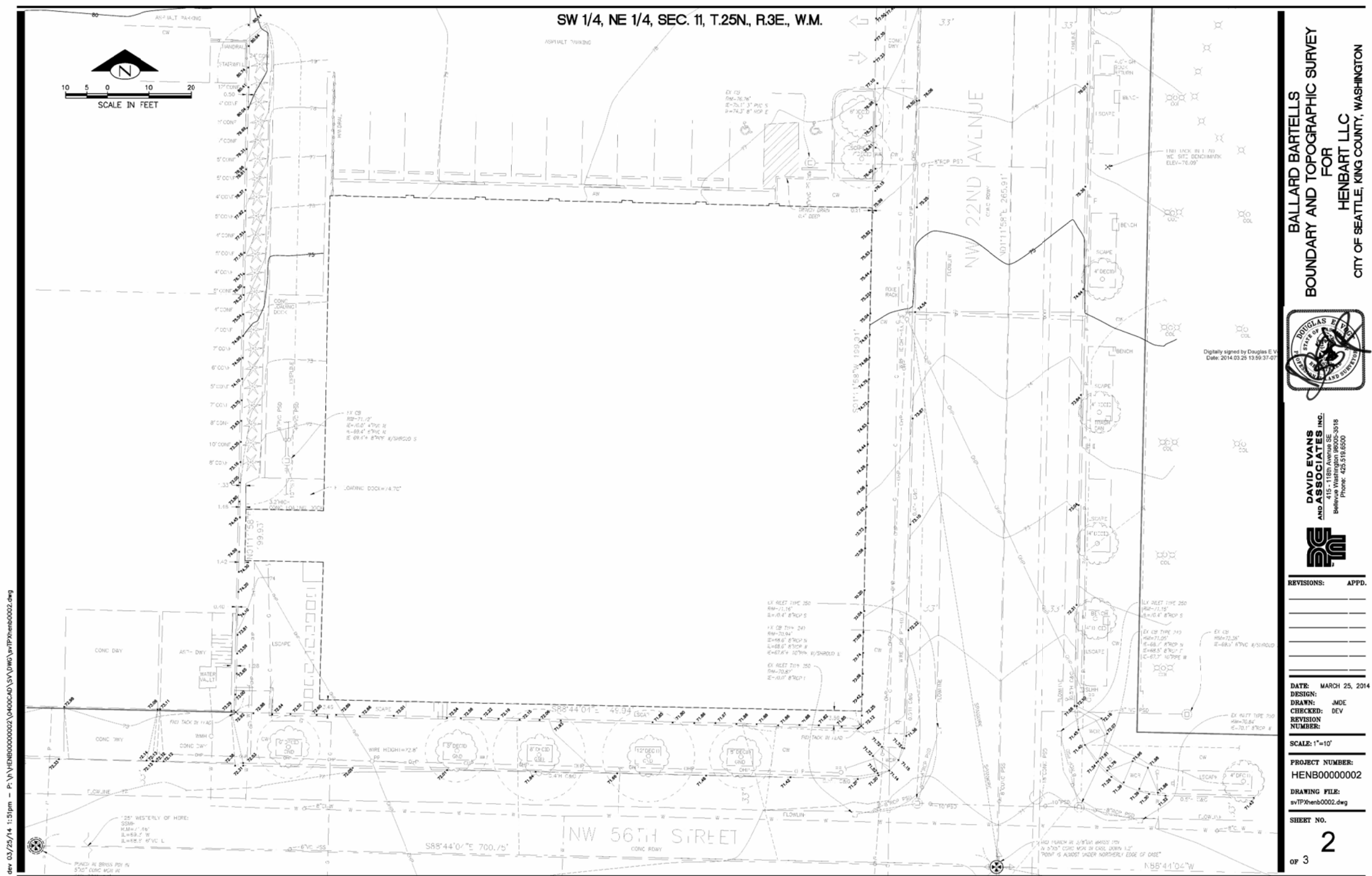
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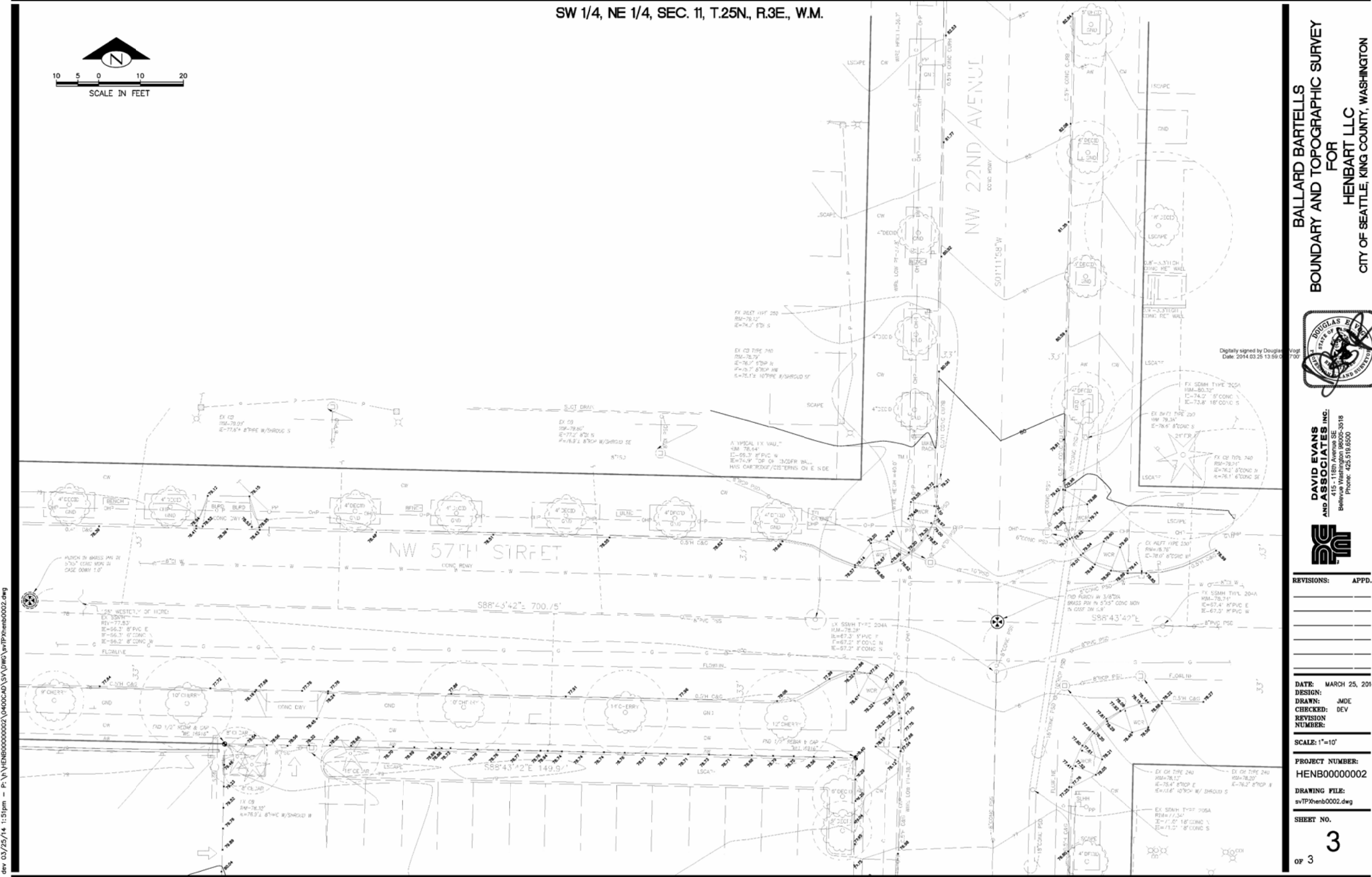
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ZONING REQUIREMENTS FOR NC3P-65 (BALLARD HUB URBAN VILLAGE)

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 | } 1 ACCESSIBLE VAN STALL |
| 76-100 STALLS: | 4 ACCESSIBLE STALLS | |
| 101 TO 150 STALLS: | 5 ACCESSIBLE STALLS | |
| 151-200 STALLS: | 6 ACCESSIBLE STALLS | |

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

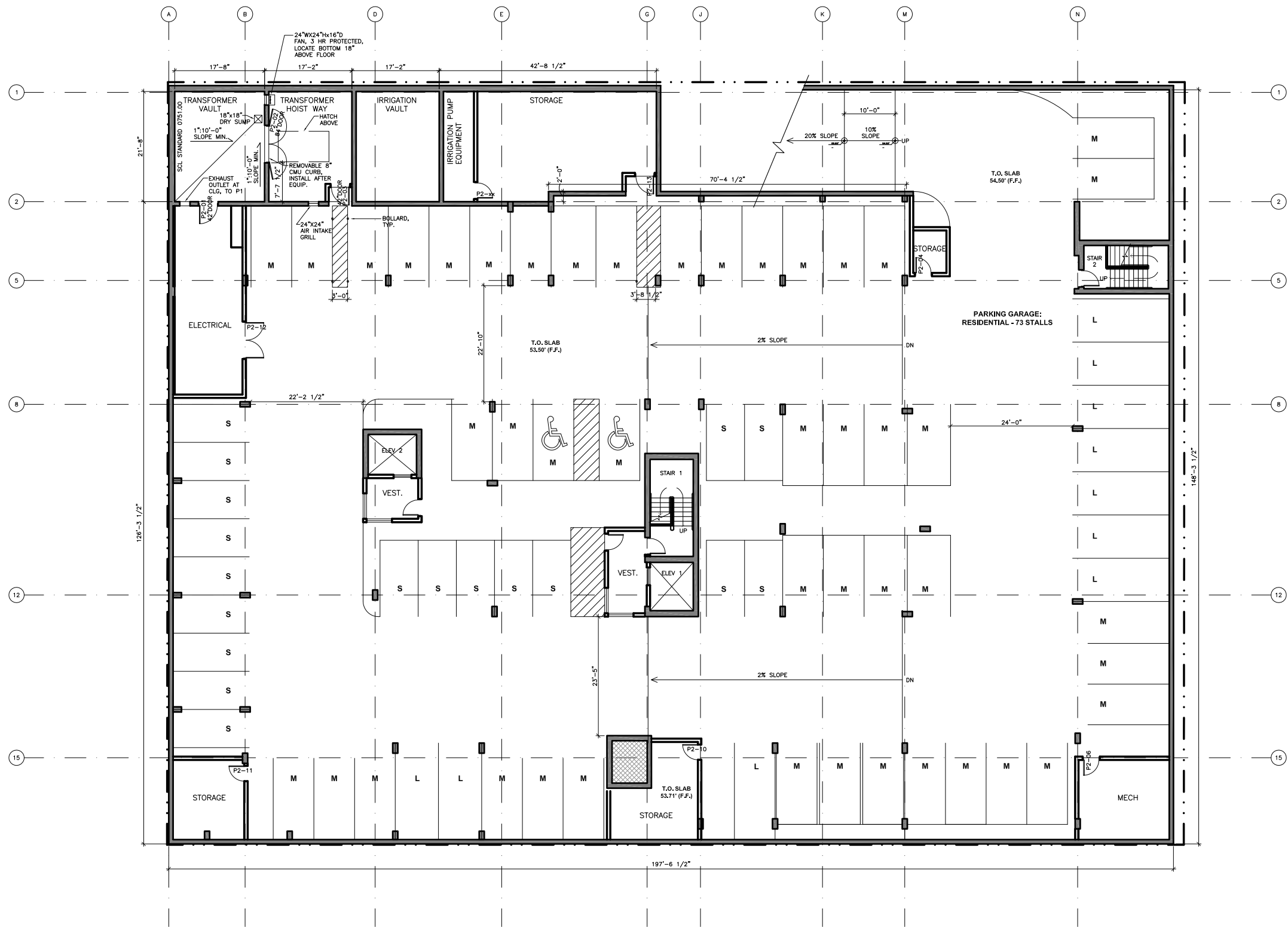
CURB CUT WIDTH: (23.54.030F.2.b.5 iv)
UP TO 30 FEET IN WIDTH FOR:
OFF-STREET LOADING BERTHS ARE REQUIRED ACCORDING TO SUBSECTION C OF SECTION 23.54.035

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)

PLAN (P2)



PLAN (P2)
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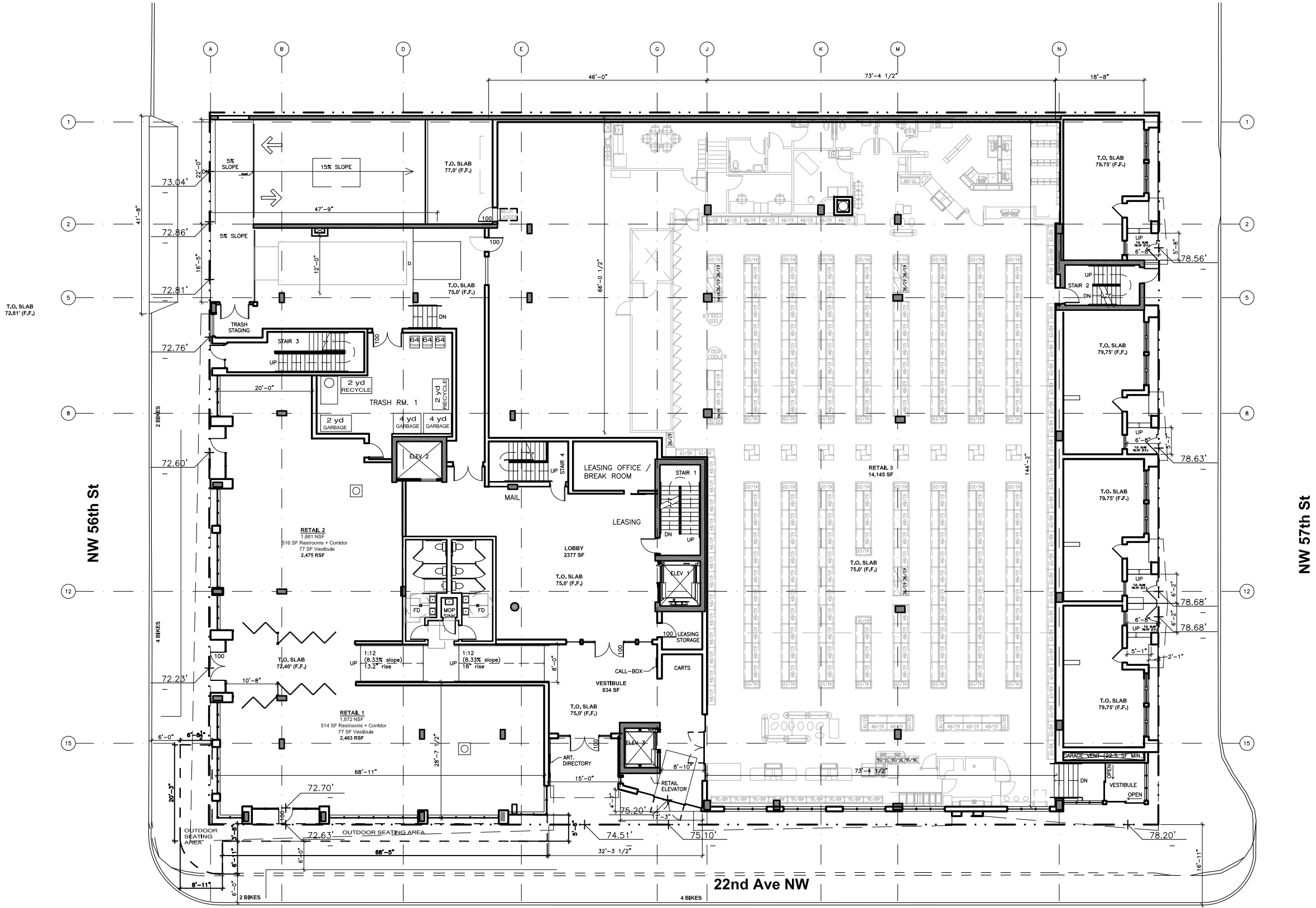
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PLAN (L1)



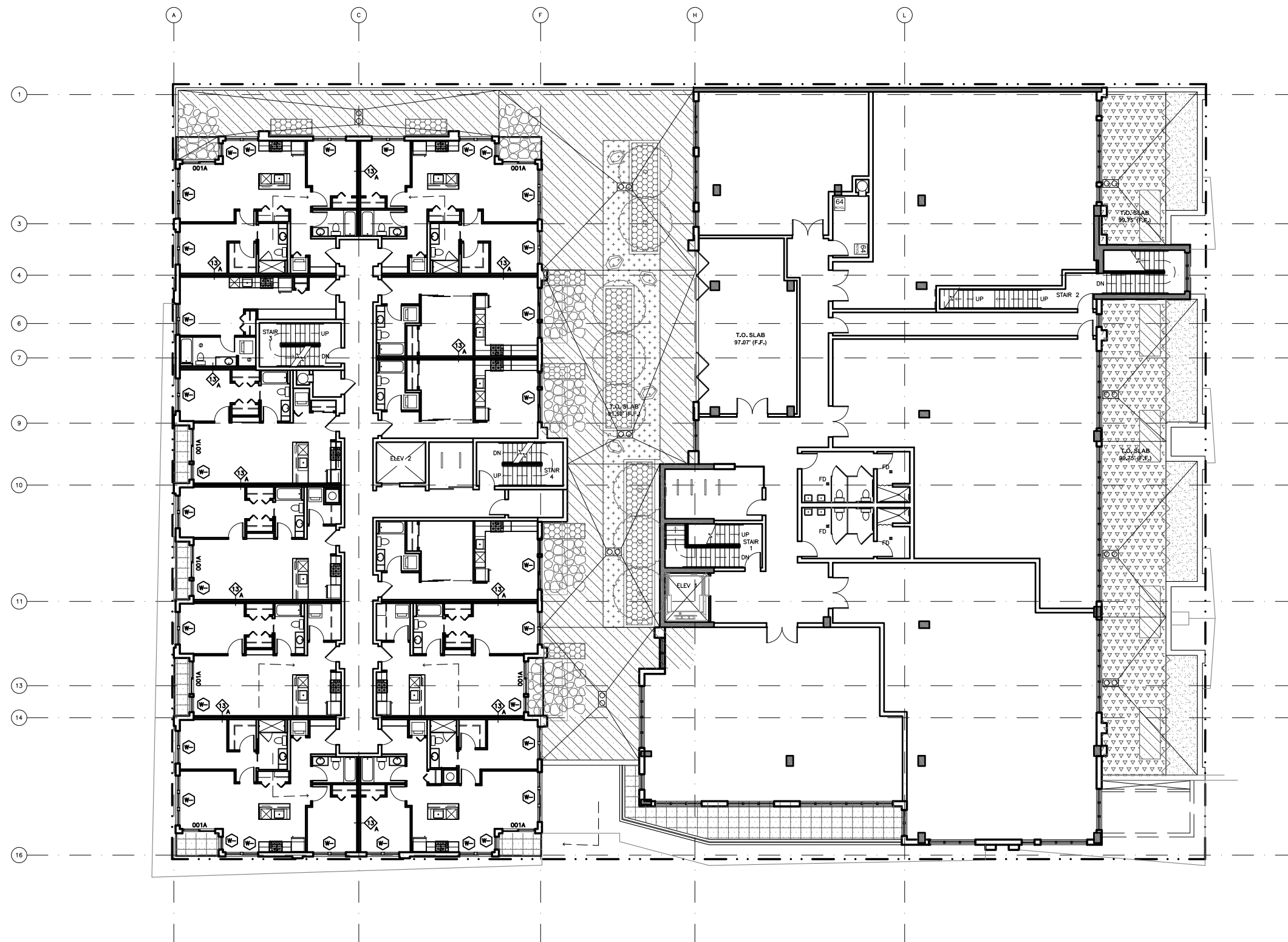
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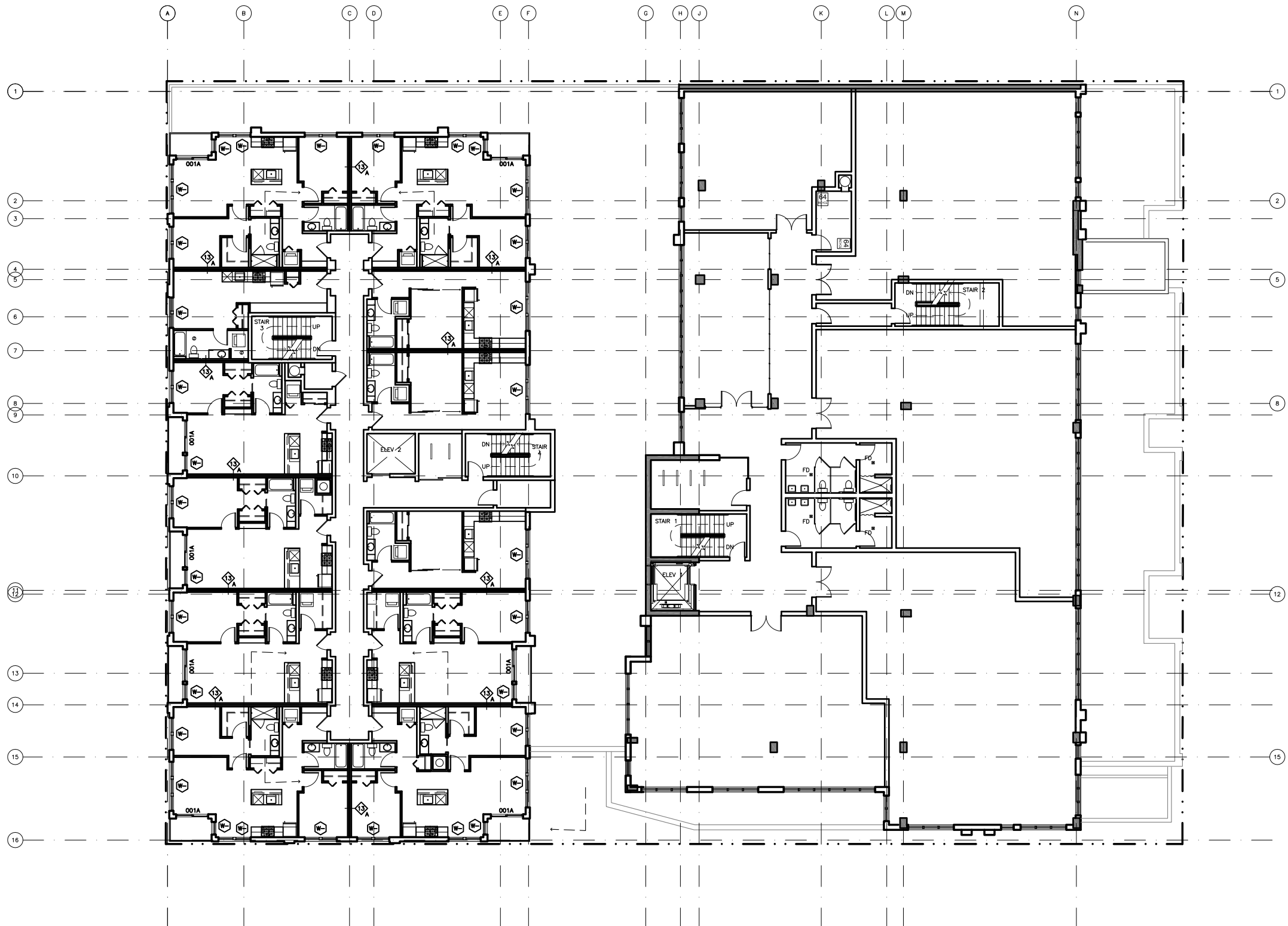
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PLAN (L3)



PLAN (L3)

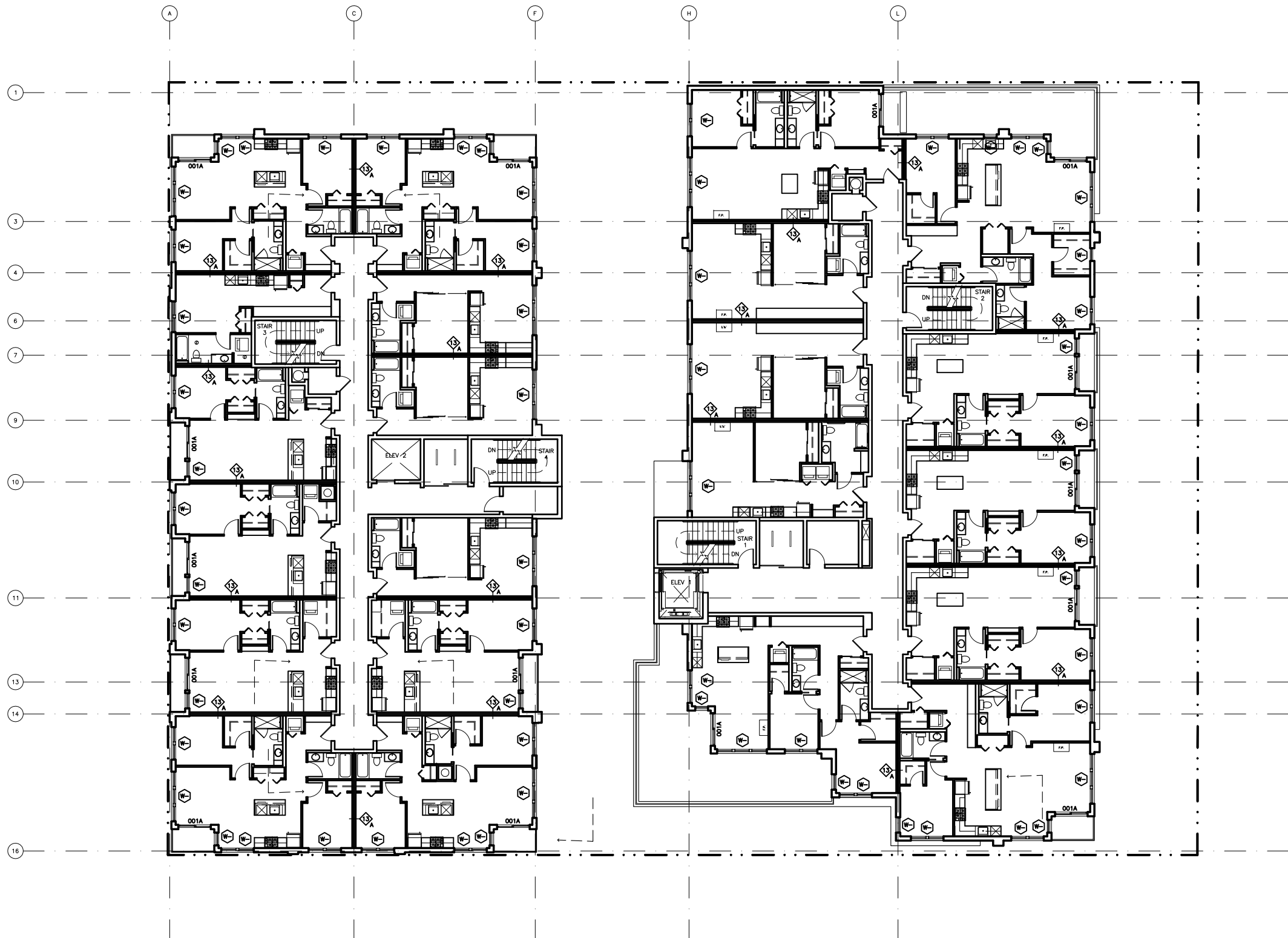
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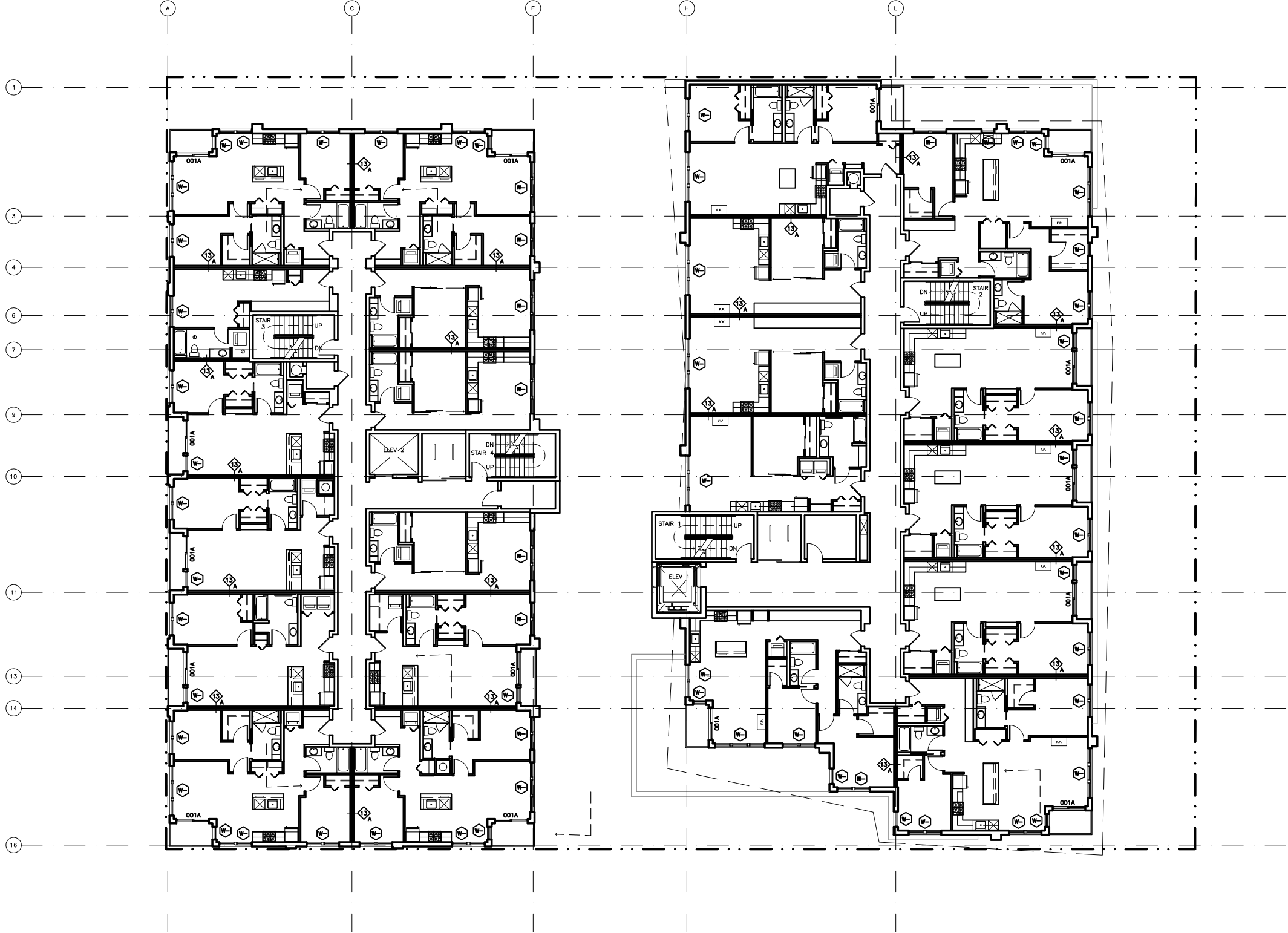
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PLAN (L5)



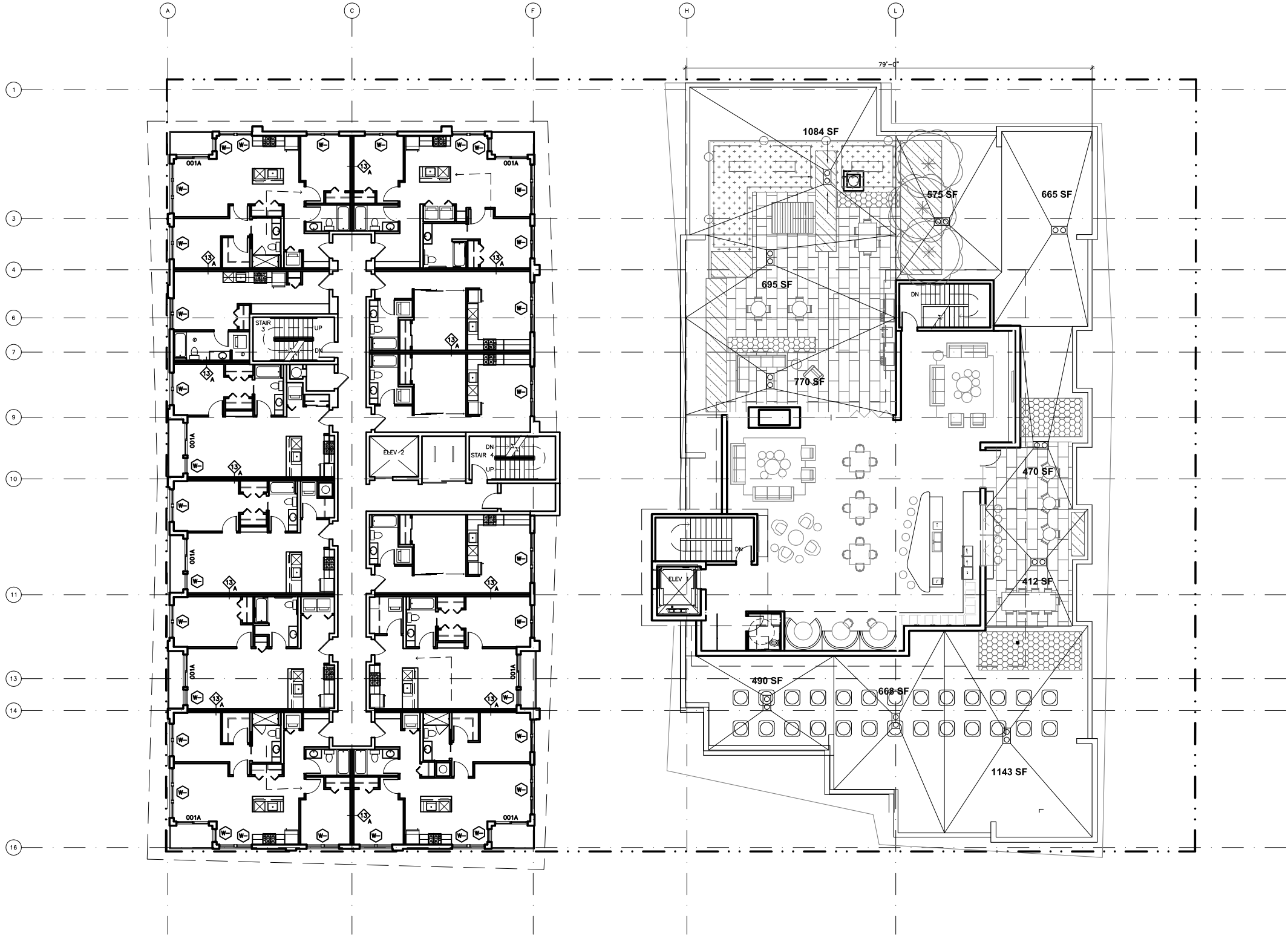
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PLAN (L6/NORTH ROOF)
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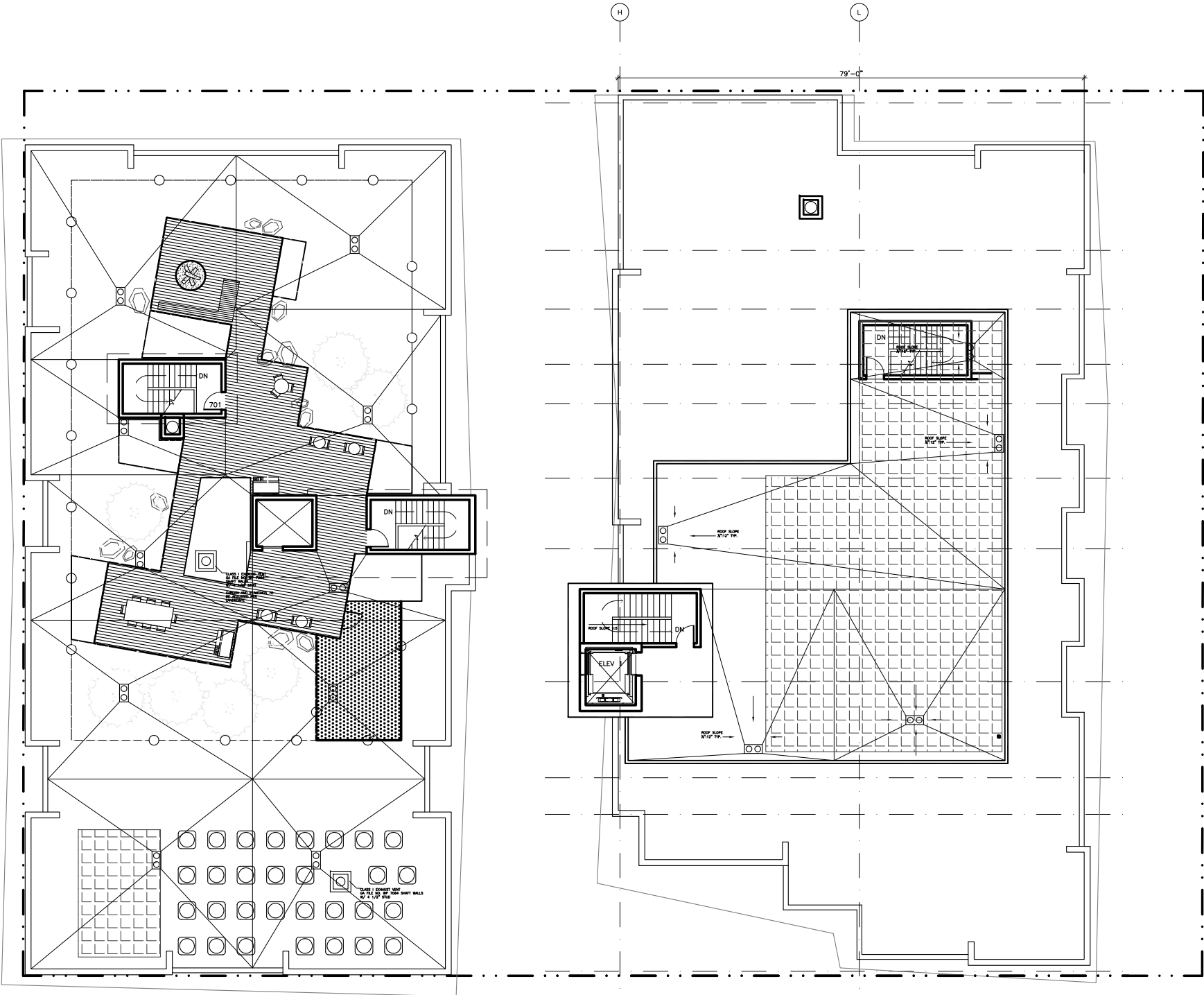
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PLAN (SOUTH ROOF)



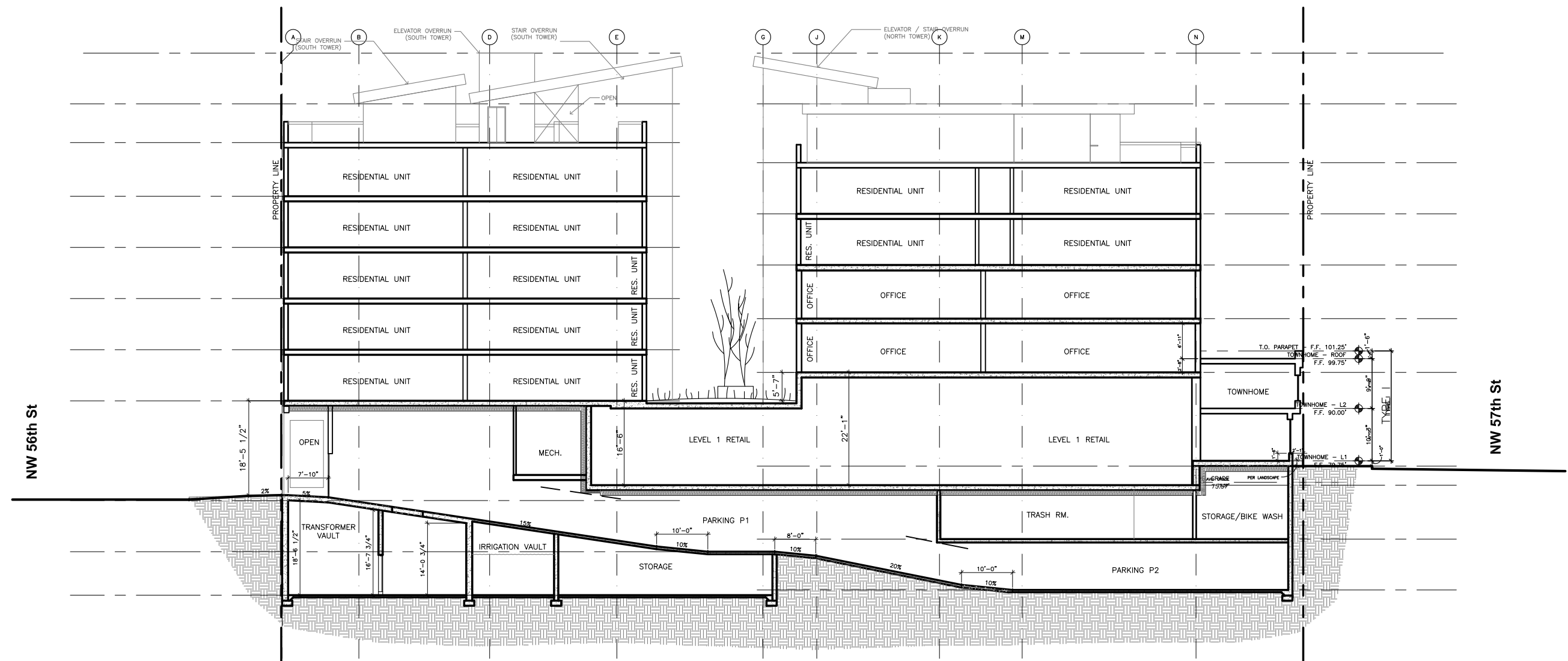
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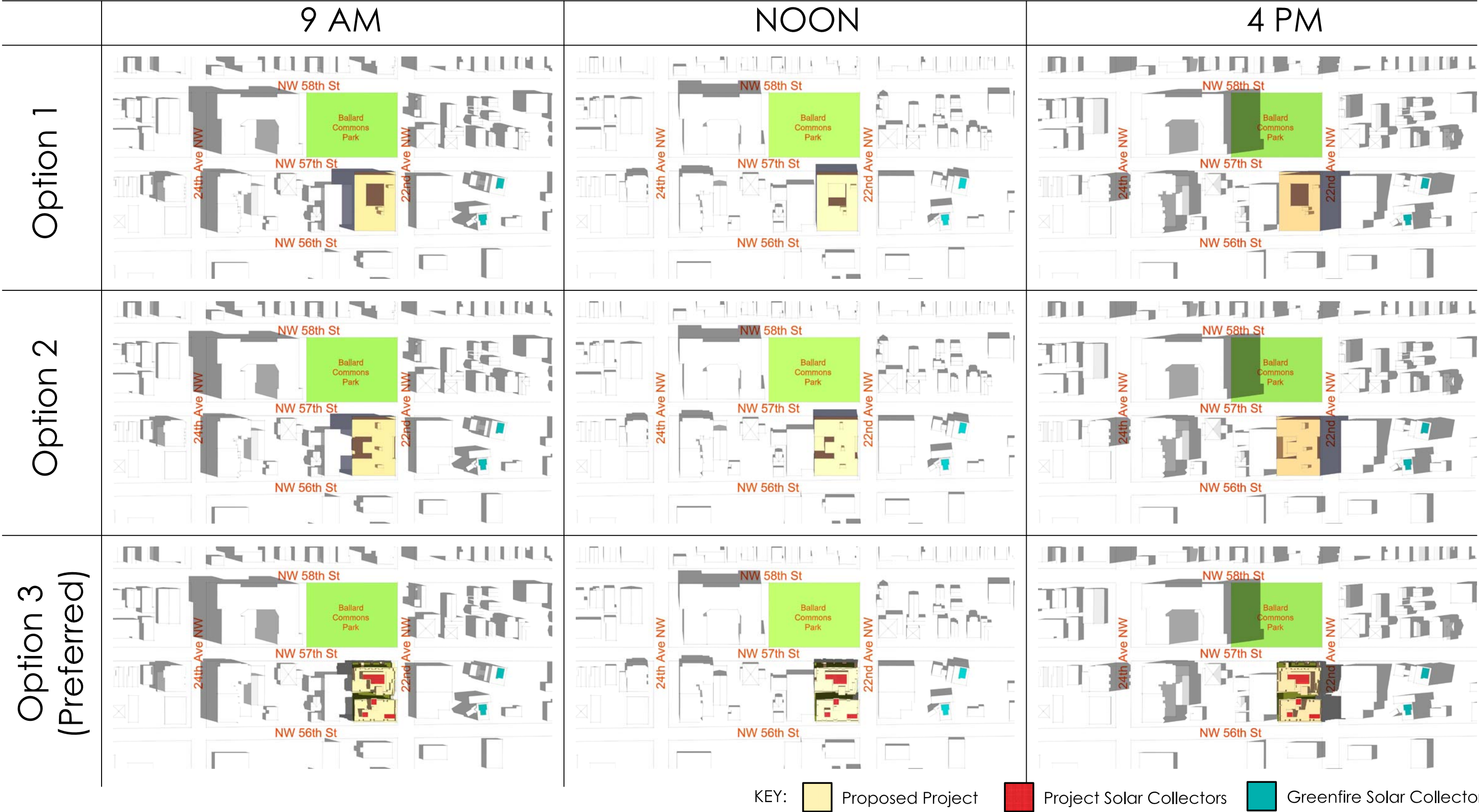
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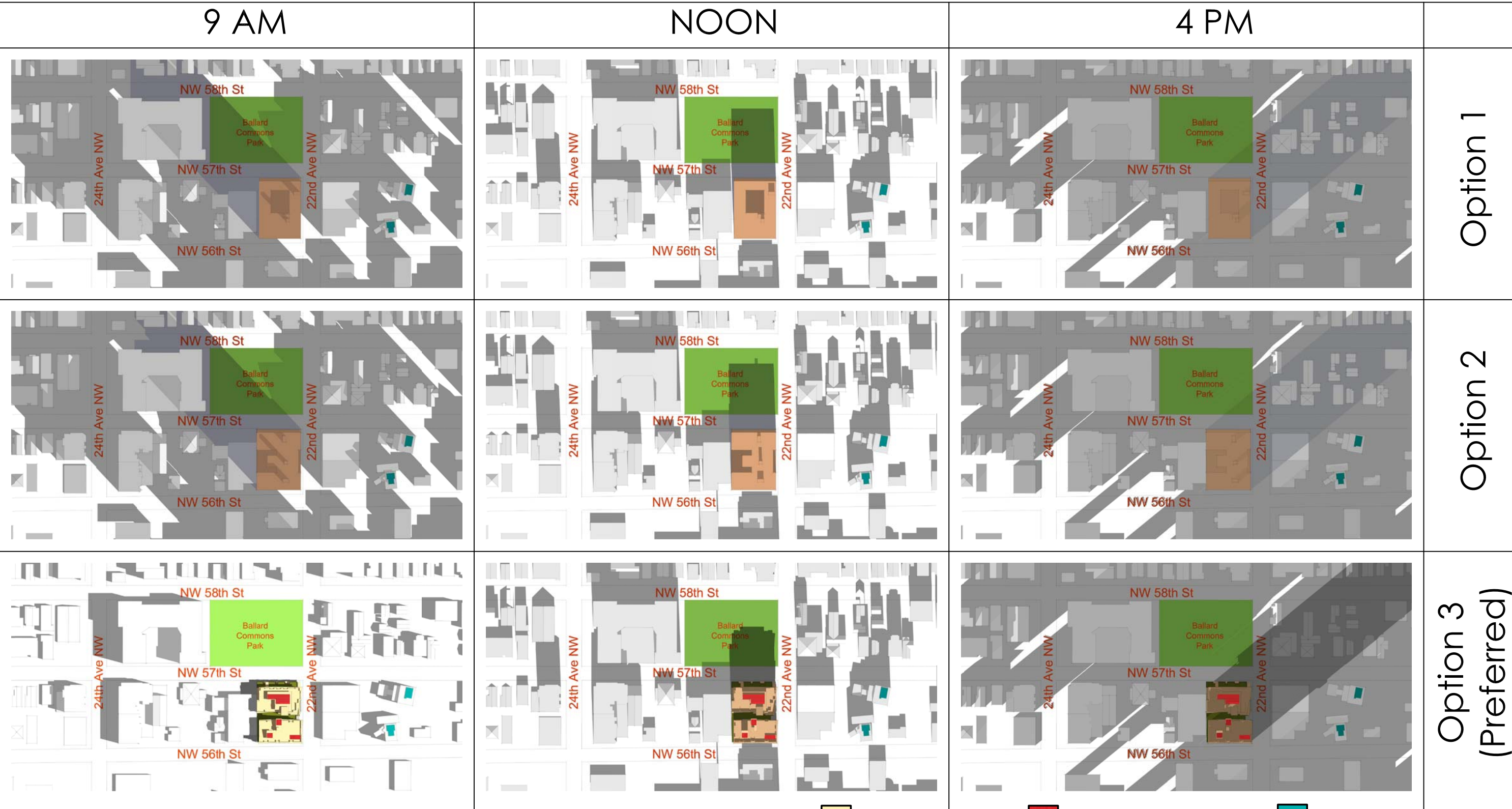
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SOLAR STUDIES: Summer Solstice



SOLAR STUDIES: Winter Solstice



KEY: Proposed Project Project Solar Collectors Greenfire Solar Collectors

SOLAR STUDIES: Winter Solstice
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SOLAR STUDIES: Equinox

