

2003 N.W. 57TH STREET

CITY OF SEATTLE DESIGN REVIEW

EARLY DESIGN GUIDANCE

DPD PROJECT #3017791

AUGUST 25, 2014

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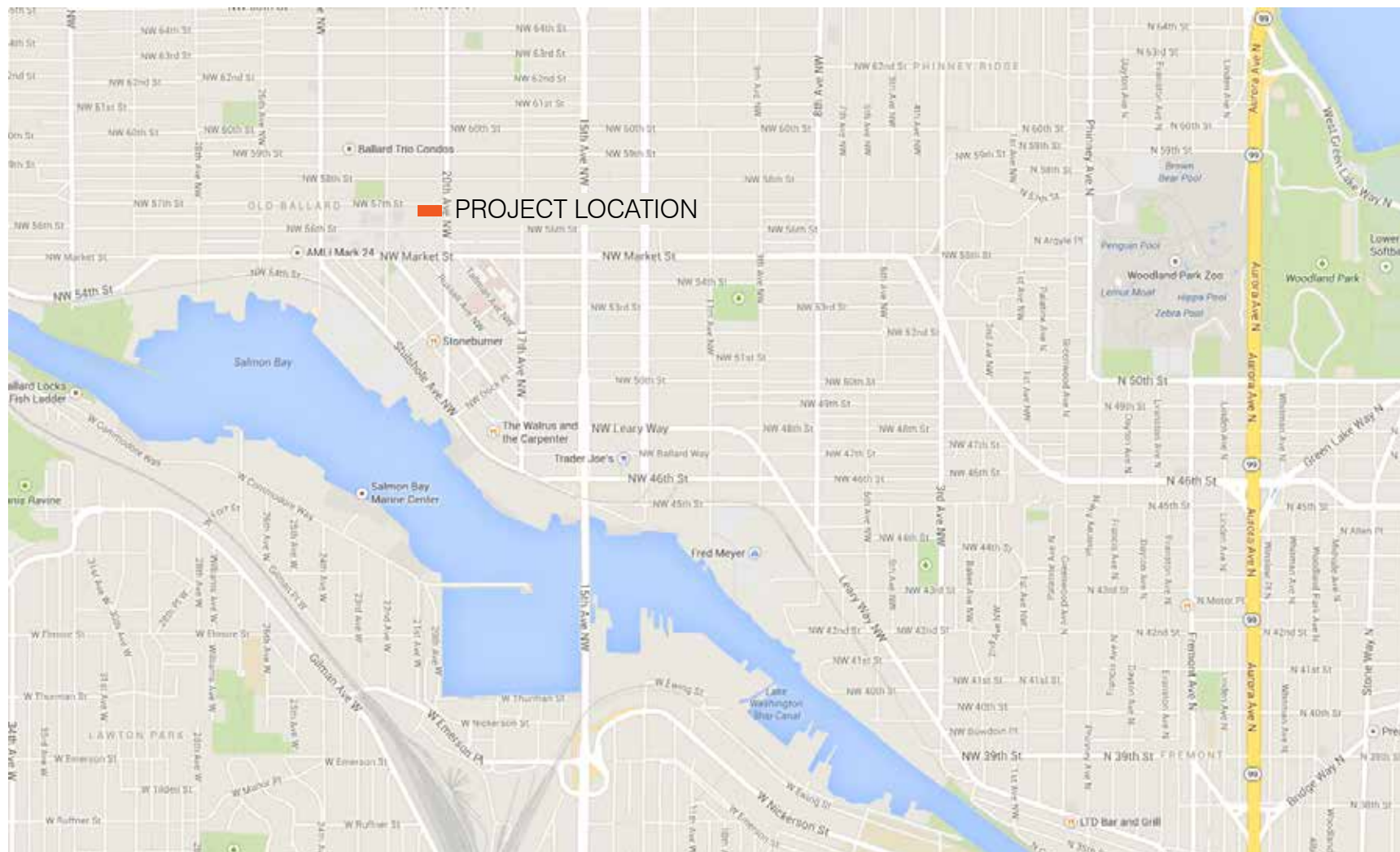
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SITE & DEVELOPMENT INFORMATION



PROPOSED BUILDING SUMMARY:

Site Area:	22,800 SF
Proposed Uses:	Live / Work, Residential & Ancillary Parking
Structure Height:	65' Above Average Grade
Number of Residential Units:	Approximately 126
Number of Live-Work Units:	Approximately 11
Building Area (Gross):	Approximately 144,000 SF
Residential Area (Gross):	Approximately 95,000 SF
Non-Residential Area (Gross):	Approximately 7,500 SF
Number of Parking Stalls:	Approximately 100
Number of Bicycle Spaces:	Approximately 35

EXISTING SITE:

The existing site is located at the southwest corner of N.W. 57th Street and 20th Avenue N.W. The rear lot line abuts multiple other parcels, there is no mid-block alley. An existing two-story funeral home and adjacent surface parking lot reside on the site. There is an approximate two foot grade change sloping from the north property line to the south property line. Five large deciduous linden trees exist along N.W. 57th Street in the right of way.

ZONING & OVERLAY DESIGNATION:

The site is zoned NC3-65 (Neighborhood Commercial) and is located within the Ballard Municipal Center Master Plan Area and the Ballard Hub Urban Village. The applicable guidelines include the Ballard Municipal Center Neighborhood Design Guidelines and the Seattle Design Guidelines. This site does not lie adjacent to the Ballard Commons Park.

NEIGHBORHOOD DEVELOPMENT & USES:

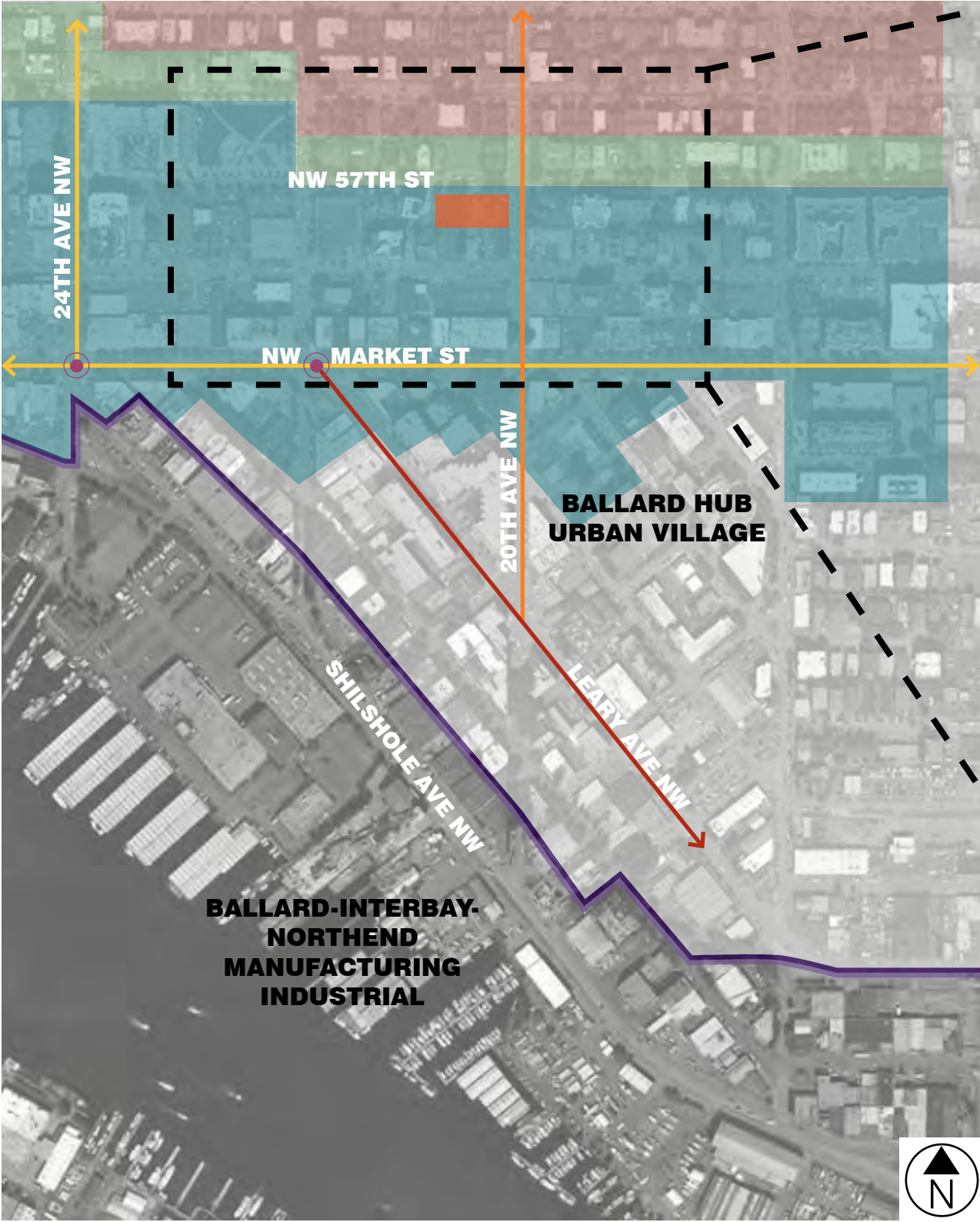
The surrounding neighborhood has a broad range of mixed-use residential and commercial buildings, live/work units, multi-family apartment buildings, townhouses and single family residences. The Ballard Public Library is located at the opposite end of the block, diagonal to the Ballard Commons Park. This site is located at the east edge of the Ballard Municipal Center bordered to the east by 20th Avenue N.W., a collector arterial. Recent neighboring development at the Greenfire Campus promotes best views to the west.

DEVELOPMENT OBJECTIVES:

The applicant proposes a mixed-use building that provides quality housing and flexible live/work commercial space at the ground floor level in the developing 'downtown' Ballard neighborhood. The proposed development will create a new six-story structure with two levels of below grade parking accessed from N.W. 57th Street. The proposed structure will have approximately 126 residential units, 11 live-work / future commercial spaces and approximately 100 parking stalls in a below-grade garage. There are also plans for 35 long-term bicycle spaces.

Requests for departures may include SMC 23.47A.005.C.g, which states that in all neighborhood commercial zones residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade based on Map 12 when facing an arterial street. 20th Avenue N.W. is a designated collector arterial street. The departure would increase the residential use frontage along 20th Avenue N.W. The second departure includes SMC 23.54.040.F.1.c, stating access ramps to the trash storage space shall not exceed a grade of six percent. The departure proposes a maximum fifteen percent slope due to the location of the garage entry off of 57th. The third departure includes SMC 23.54.030.G.2 stating that a 10' sight triangle on the side of the driveway used as an exit shall be provided. The departure proposes to use mirrors or other safety measures instead of the clear sight triangle.

ZONING & URBAN CONTEXT



URBAN CONTEXT



ZONING & AREA ANALYSIS

KEY			
	NODES		9 BLOCK AREA
	PRINCIPAL ARTERIAL		BUS STOP
	MINOR ARTERIAL		NC3-65
	COLLECTOR ARTERIAL		MR-RC
	BALLARD HUB URBAN VILLAGE		LR-3
	BALLARD-INTERBAY-NORTHEND MANUFACTURING INDUSTRIAL		SITE

STREETSCAPES

PROPOSED DEVELOPMENT



KEY PLAN

1 20TH AVE NW LOOKING WEST



NW 56TH ST

2 20TH AVE NW LOOKING EAST



NW 57TH ST



STREETSCAPES

3 NW 57TH ST LOOKING NORTH



4 NW 57TH ST LOOKING SOUTH



3

DEVELOPMENTS UNDER
CONSTRUCTION BY OTHERS



20TH AVE NW

4



22ND AVE NW

SURROUNDING USES



- KEY
- I Institutional
 - M Mixed-use
 - R Residential
 - C Commercial
 - O Office

BUILDING INDEX

- | | |
|--|-------------------------------------|
| 1. Condominiums | 14. Vik Condominiums |
| 2. On the Park Apartments / QFC | 15. AMLI Mark 24 Mixed-Use Building |
| 3. Ballard Common Park | 16. Retail / Office Building |
| 4. St. Lukes Episcopal Church | 17. Majestic Bay Theatre |
| 5. Solo Loft Condominiums | 18. Kangaroo & Kiwi |
| 6. Assisted Living Facility | 19. Nyer Urness House |
| 7. Mixed-Use Building | 20. Bergen Place Park |
| 8. NOMA Condominium Building | 21. Canal Station Condominiums |
| 9. The Commons at Ballard Mixed-Use Building | 22. Ballard Tallman Apartments |
| 10. Ballard Library | 23. Swedish Medical Center |
| 11. Greenfire Campus | 24. Mixed-Use Building |
| 12. Saltworks Apartments | 25. Apartments |
| 13. Apartments | |



2 ON THE PARK APARTMENTS / QFC



3 BALLARD COMMONS PARK



9 THE COMMONS AT BALLRD



10 BALLARD LIBRARY



16 RETAIL / OFFICE BUILDING



17 MAJESTIC BAY THEATER

SURROUNDING USES



5 SOLO LOFT CONDOMINIUMS



6 ASSISTED LIVING FACILITY



7 MIXED-USE BUILDING



8 NOMA CONDOMINIUM BUILDING



11 GREENFIRE CAMPUS OFFICES



12 SALTWORKS APARTMENTS



13 APARTMENTS



14 VIK CONDOMINIUMS



19 NYER URNESS HOUSE



21 CANAL STATION CONDOMINIUMS

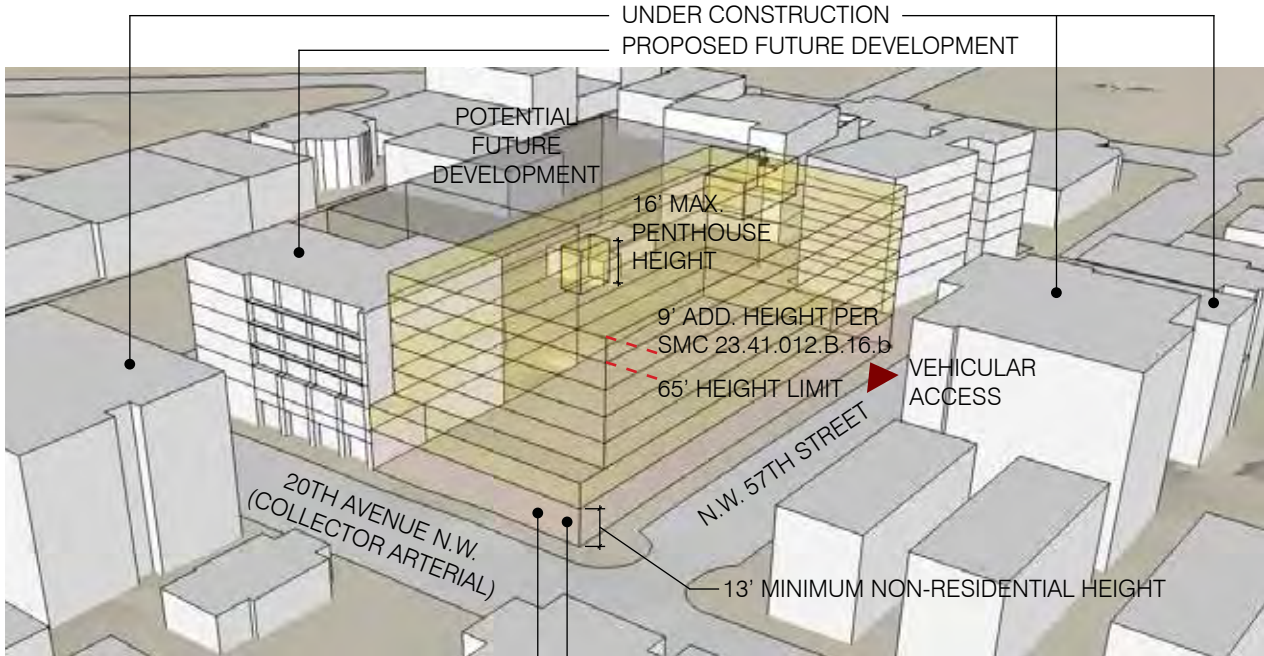


22 BALLARD TALLMAN APARTMENTS



23 SWEDISH MEDICAL CENTER

ZONING ENVELOPE ANALYSIS

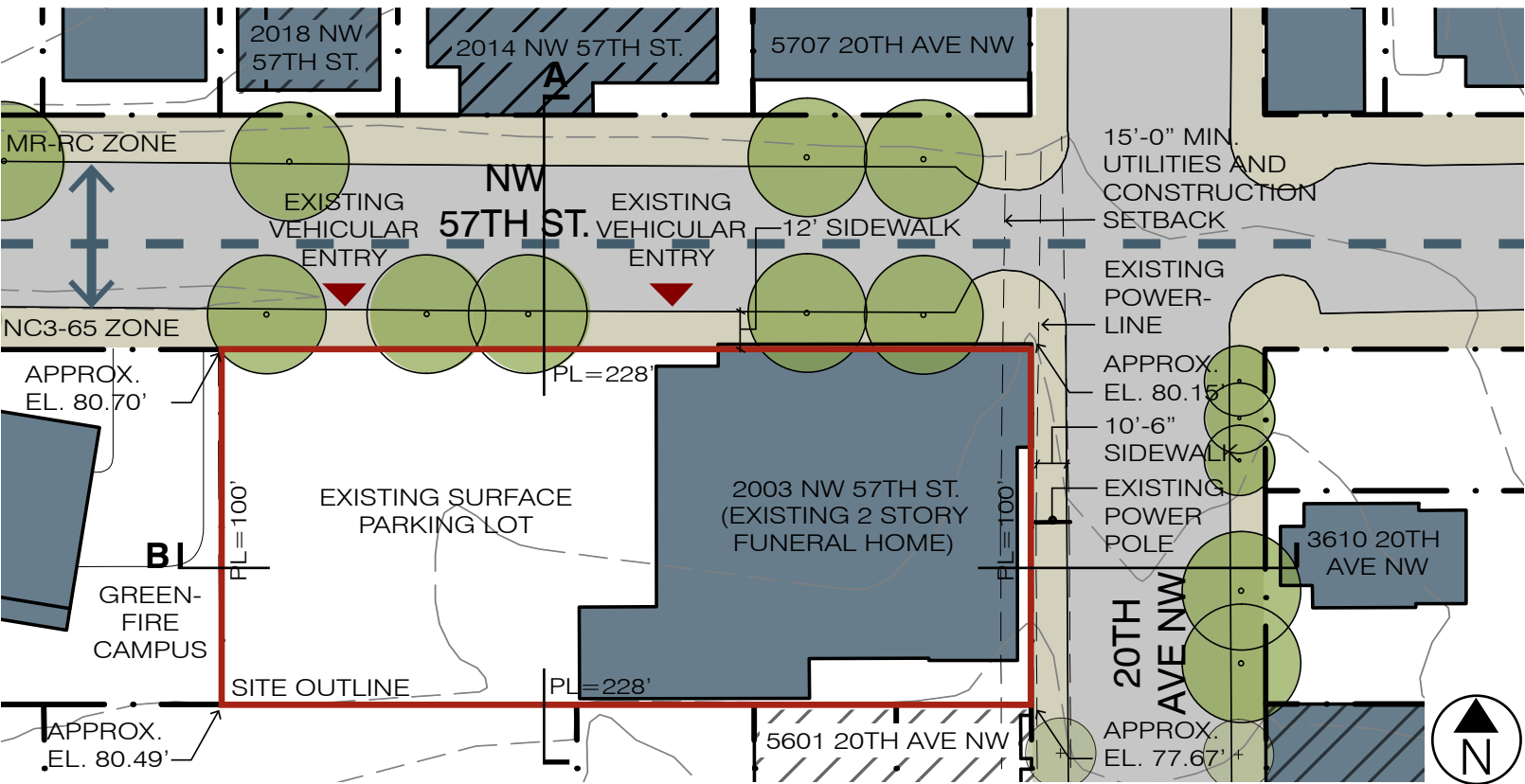


*DIAGRAM REPRESENTS MAXIMUM ALLOWABLE ENVELOPE TO PROPERTY LINES AND HEIGHT LIMIT - SIGNIFICANT BUILDING MODULATION WILL BE REQUIRED TO MEET F.A.R. ALLOWANCE

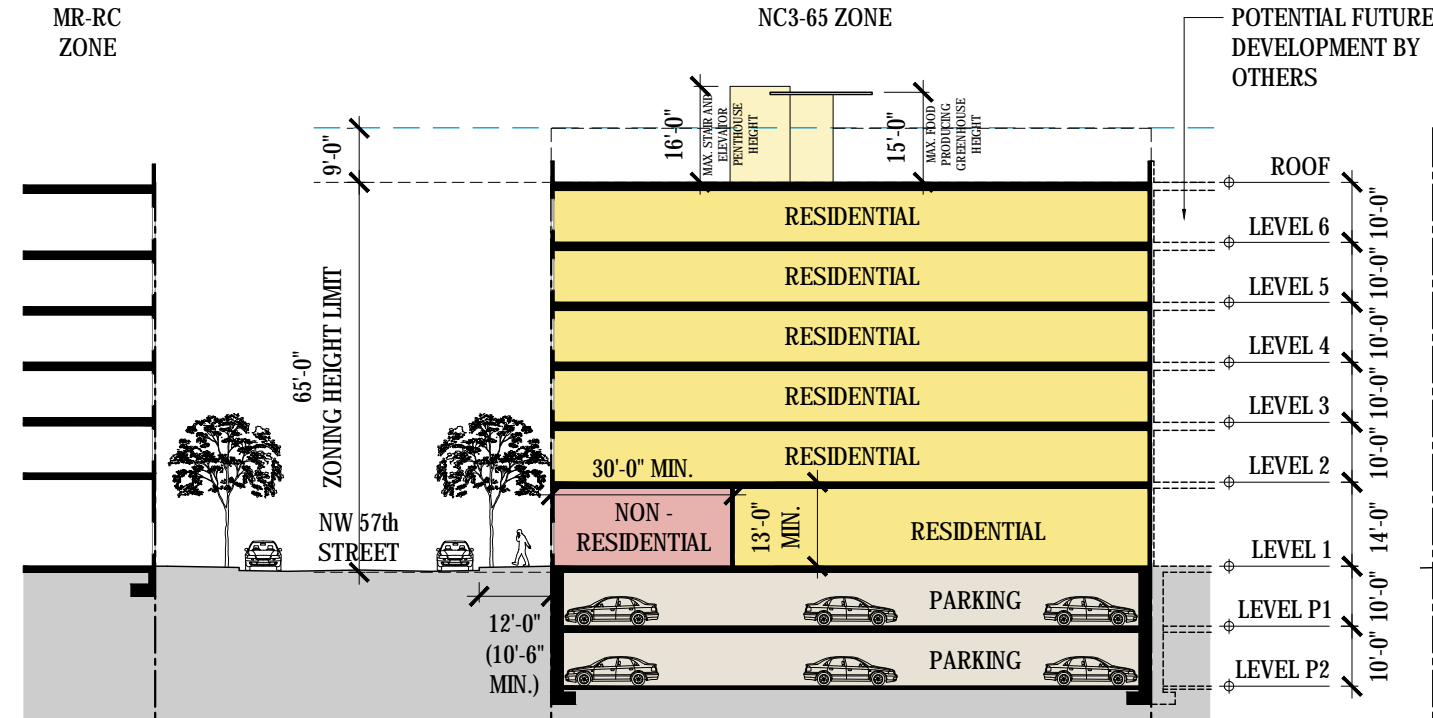
20% MAXIMUM RESIDENTIAL STREET LEVEL STREET-FACING FACADE WHEN FACING AN ARTERIAL STREET

60% TRANSPARENCY REQUIRED BETWEEN 2' AND 8' ABOVE SIDEWALK

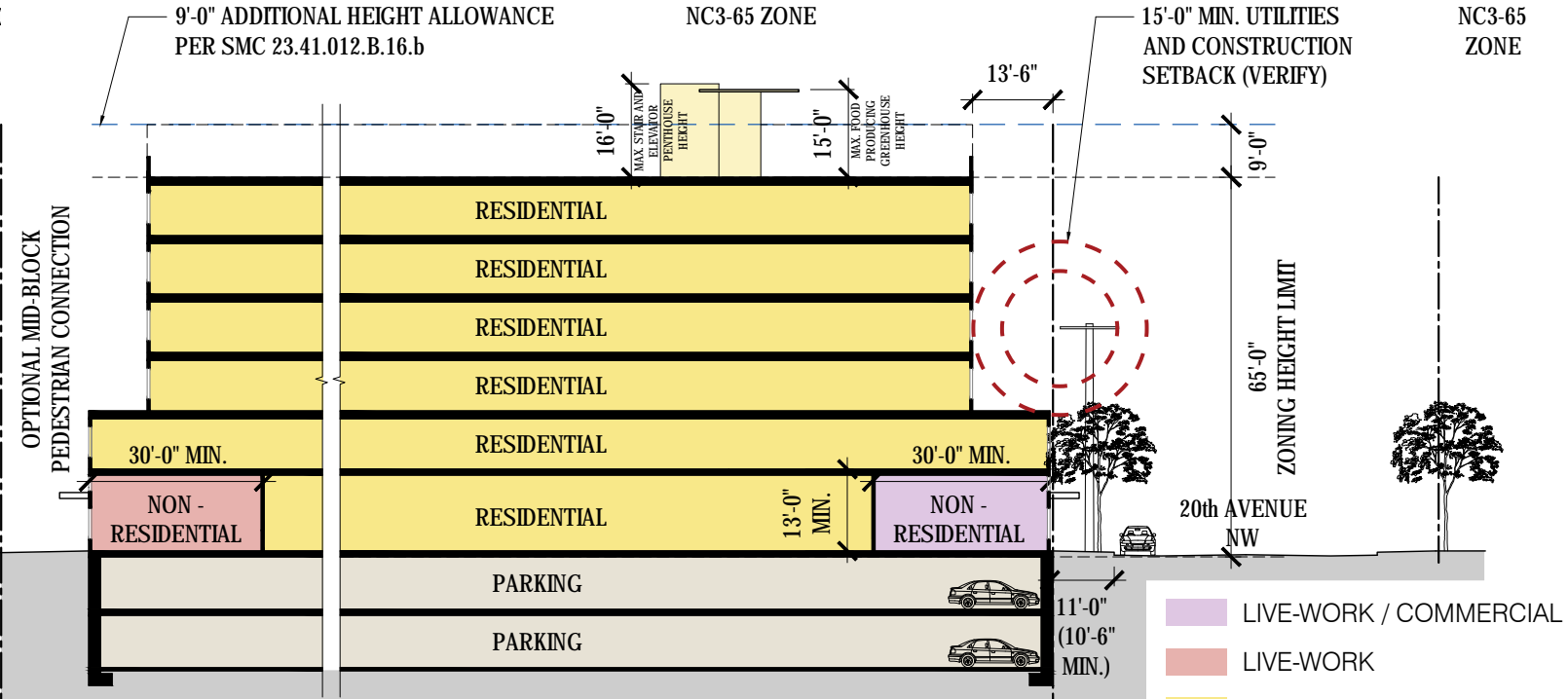
MAXIMUM ZONING ENVELOPE DIAGRAM:
NC3-65 ZONE / VIEW FROM 20TH AVE. N.W.



EXISTING SITE PLAN

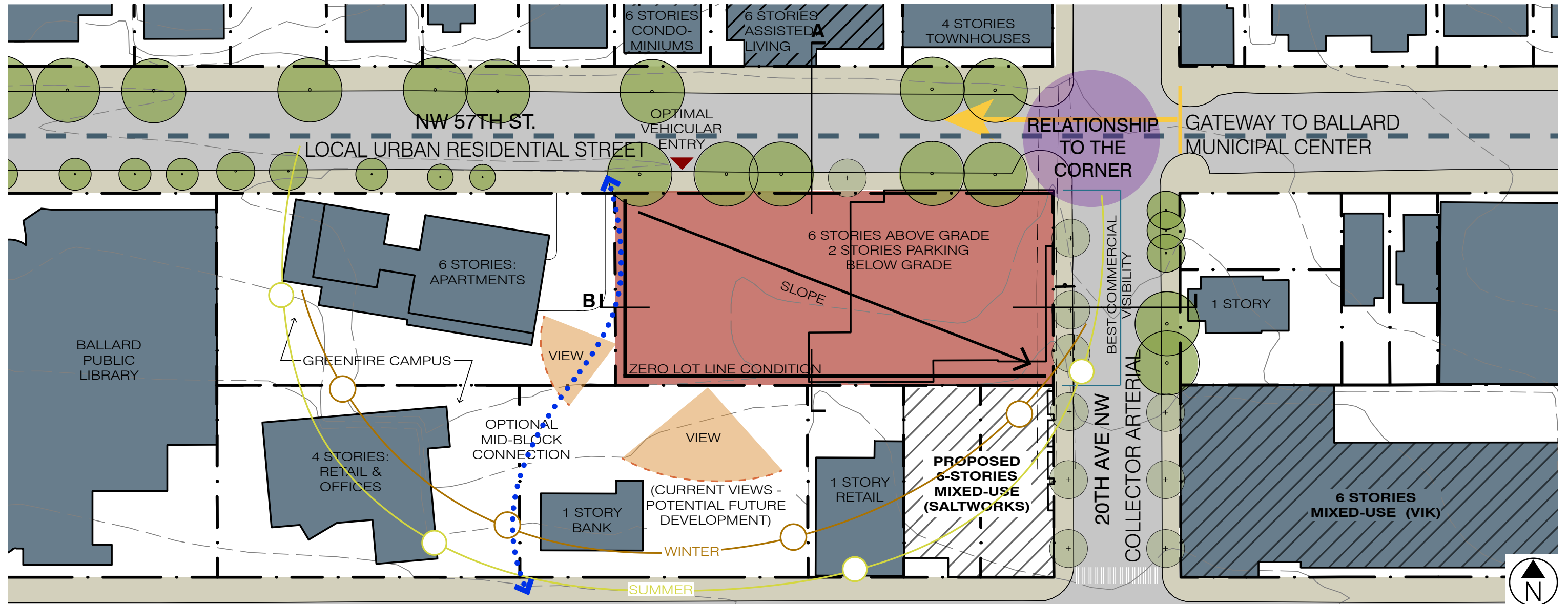


(A) NORTH / SOUTH SITE SECTION AT CENTER OF SITE



(B) PARTIAL EAST / WEST SITE SECTION AT CENTER OF SITE

- LIVE-WORK / COMMERCIAL
- LIVE-WORK
- RESIDENTIAL
- PARKING & SERVICES



OPPORTUNITIES & CONSTRAINTS PLAN





OPPORTUNITIES

- Develop site to full potential.
- Modulate building in response to existing street trees along N.W. 57th Street.
- Views west to Olympic Mountains and landscaped development at Greenfire Campus.
- Provide development responding to Neighborhood Commercial zoning guidelines.
- Develop the optional mid-block connection.

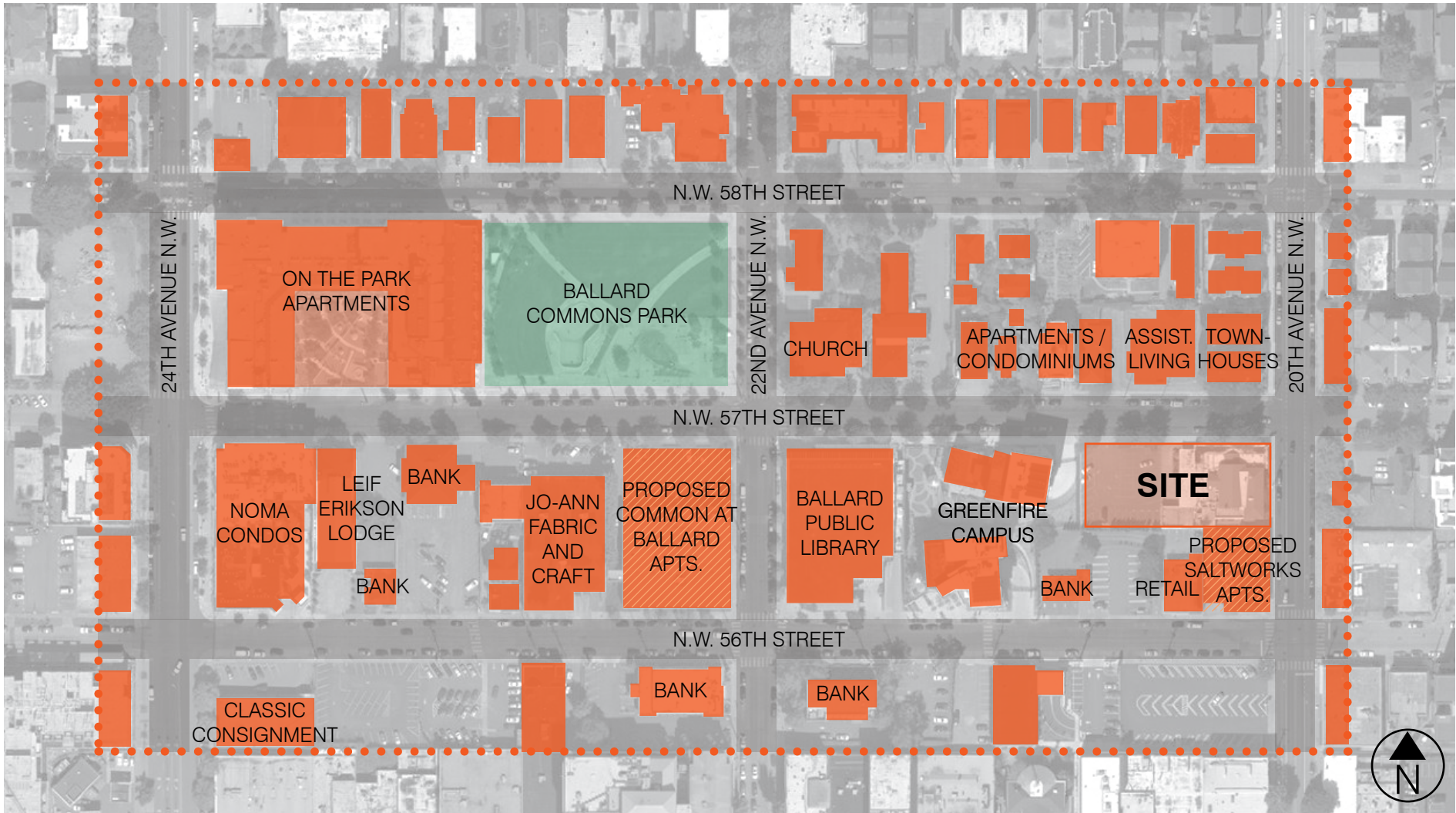
CONSTRAINTS

- Utility setback at east property line.
- Large existing street trees along N.W. 57th Street.
- New development southeast of site designed to abut the property line.
- Potential for future zero lot line development southwest of site.
- No alley for vehicular access.
- Permanent easement required at property to south to provide mid-block connection.

KEY

-  DEVELOPMENT UNDER DESIGN REVIEW
 -  DEVELOPMENT UNDER CONSTRUCTION
 -  EXISTING TREES
 -  PROPOSED TREES

SITE ANALYSIS




DESIGN CUES

“The Ballard Municipal Center (BMC) is intended to facilitate a healthy, vibrant urban core. It would bring together well-used public services, a new library, an urban park, retail and new midrise residential units into a ‘center piece’ venue that would be pleasant to visit and easy to access.”

- Ballard has blossomed over the past decade developing a more dense urban core. Where N.W. 56th Street was once an unfriendly pedestrian street largely acting as back of house parking for busy Market Street, more dense development surrounding the BMC is encouraging livable urban space in the “core of the hub urban village”.
- The corner of N.W. 57th Street & 20th Avenue N.W. acts as gateway with a tree lined street promenade accessing the BMC facilities to the west, and to the Ballard Locks, The Burke Gilman Trail and access to Golden Gardens and the marina. The corner building entry subtly demarcates the entrance while concurrently framing access to the BMC and points to the west.
- Live / work units with direct access to the street enliven pedestrian activity along N.W. 57th Street & 20th Avenue N.W., which are less viable true commercial streets. Not including direct commercial development at this time encourages commercial development closer to Market street and reinforces the historic focus of Ballard along Market Street and Ballard Avenue.
- This site accentuates the green corridor created by the BMC and the Greenfire campus through saving the mature Linden trees along N.W. 57th Street and providing pedestrian friendly spaces.

KEY

-  BALLARD MUNICIPAL CENTER MASTER PLAN AREA
-  SITE
-  EXISTING DEVELOPMENT
-  DEVELOPMENT UNDER DESIGN REVIEW
-  PUBLIC PARK

SITE CONTEXT



LINK APTS. - MIXED-USE PROJECT



NOVA APTS. - MIXED-USE PROJECT

DESIGN PRECEDENTS

Clear material definition between street-level non-residential use and residential use above



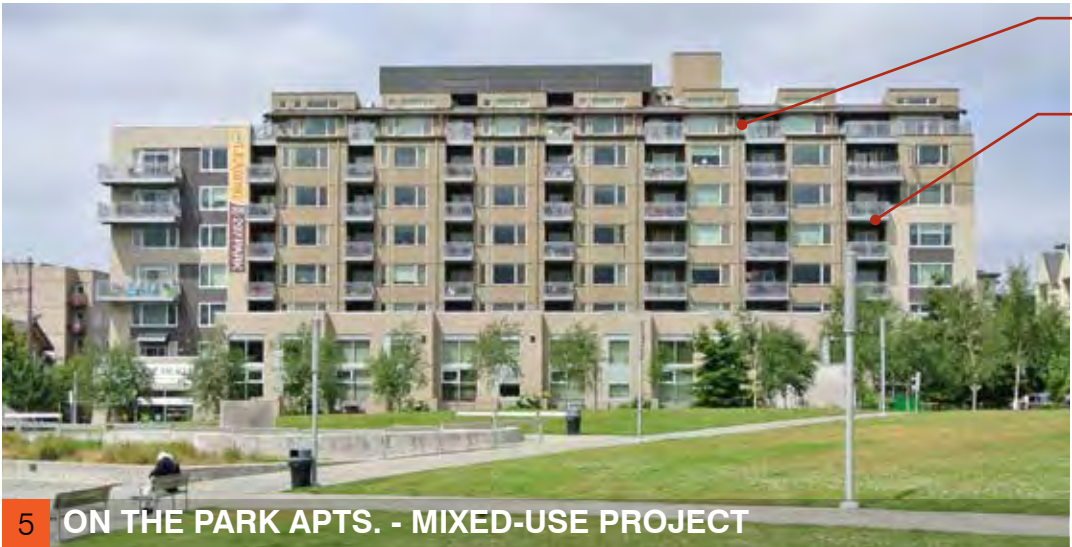
Rhythm expressed through fenestration
Residential character highlighted by varied and more frequent expression



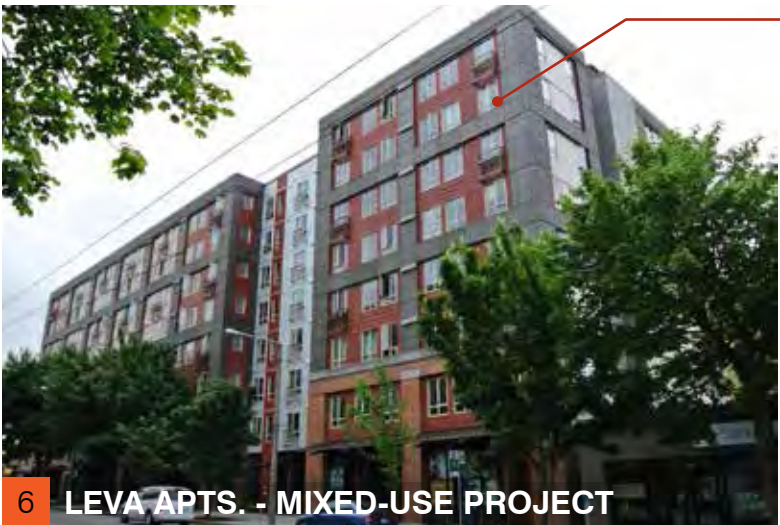
Angled form reacting to view opportunities

Private exterior balconies activate the facade

Overhead canopies and street trees create a compatible pedestrian scale



Articulation creates movement
Modulation breaks down massing and scale
Ground level setback creating semi-private transition with landscaped and pedestrian-friendly streetscape



Changes in materials creates visual interest
Strong geometry and simple industrial lines
Mix of street-level uses and pedestrian-oriented streetscape
Corner activated by storefront glazing promoting pedestrian interest



DESIGN GUIDELINE RESPONSES

Context and Site

CS1. Natural Systems and Site Features

B. Sunlight and Natural Ventilation (Seattle Guidelines)

The building schemes are designed to create a courtyard facing south to maximize daylighting for interior and exterior spaces. The building modulates at the north façade to accent the existing Linden trees along N.W. 57th Street. This modulating setback also allows for more daylight access to the street.

The building uses strategic placement of resident walk out decks to act as shading devices for the South and West façades. New trees proposed along 20th Avenue N.W. will also shade the lower level live-work / future commercial spaces along the east façade.

CS2. Urban Pattern and Form

A. Location in the City and Neighborhood (Seattle Guidelines)

The existing site is covered by asphalt, and an existing Funeral Home. The site expresses few elements defining a desirable sense of place. The adjacent neighborhood and newer projects in Ballard, including the neighboring Greenfire Campus and the Ballard Public Library, incorporate public and private landscape and architectural features to create a sense of place in and surrounding their buildings that bring definition to an urban fabric in the neighborhood. The proposed building accentuates this evolving fabric through incorporating a rooftop garden, a ground floor courtyard and articulated entry features at live-work / future commercial spaces fronting 20th Avenue N.W. and N.W. 57th Street.

The orientation of the site suggests that the building be celebrated at the corner. The preferred scheme contains a prominent residential entry lobby and leasing office at the corner of 57th and 20th. The building's exterior massing, articulation and quality material selections will create a sense of architectural presence appropriate to the neighborhood with a simple and quality design defining the street edge.

II.iii Streetscape Compatibility (Ballard Guidelines)

The design proposes to modulate the north façade enhancing solar access to N.W. 57th Street. This modulation will also aid in protecting and preserving the existing trees in the right of way. There is a significant 50'-0" jog in property lines to the south, and a plan for an actual mid-block connection at this time is difficult to ascertain. The west end of the building will be set back allowing for visual connection to the west and south.

C. Relationship to the Block: Corner Sites (Seattle Guidelines)

The corner of N.W. 57th Street and 20th Avenue N.W. acts as a gateway to the Ballard Municipal Center, most specifically to the Ballard Commons Park and the Ballard Public Library. The proposed design provides a subtle accent to demarcate the commercial leasing offices and residential main entry of the building, while simultaneously providing extra street level entry space to draw pedestrians down the tree lined corridor on 57th.

D. Height, Bulk, and Scale (Seattle Guidelines)

III.iii Height, Bulk, and Scale Compatibility (Ballard Guidelines)

The design team explored numerous building plans and massing options to develop three design schemes in appropriate relationship to height, bulk and scale of neighboring buildings of similar use. There are a number of adjacent properties that have been recently completed, are under construction or are in the design review process including; 1760 N.W. 56th Street 'The Vik', 2018 N.W. 57th Street 'Solo Lofts', 2014 N.W. 57th Street 'Senior Housing', 5601 20th Avenue N.W. 'Saltworks' and 2034 N.W. 56th Street 'Greenfire Campus'. The proposed design options are consistent with the allowable zoning bulk and scale, and align with similar adjacent projects bulk and scale.

The most prominent site feature includes the mature street trees along N.W. 57th Street. All trees with exception of one diseased tree are proposed to remain and will help soften the bulk and mass of our proposed building against the adjacent three-story townhouses across the street at the corner of 57th and 20th. The maximum height limit in the MR-RC Zone across N.W. 57th Street is also 60'-0" - aside from the townhouses at the corner, buildings across the street from this site have been developed with similar mass and height.

This site lies on the south side of 20th Avenue N.W. The design proposes to set the building back a minimum of 13'-6" at residential levels above enhancing solar access to the sidewalk and street avoiding the canyon effect.

CS3. Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes (Seattle Guidelines)



The existing neighborhood immediately adjacent to the site consists of numerous new buildings - recently built, under construction or in design review. The positive attributes of the new neighborhood include a more livable and higher density community. This is in contrast to the historical condition along N.W. 56th Street, which acted as the parking lot for commercial spaces predominantly along N.W. Market Street. The proposed design contributes to the higher density and new contemporary fabric through the richness of materials and the definition of pedestrian spaces along the street edge.

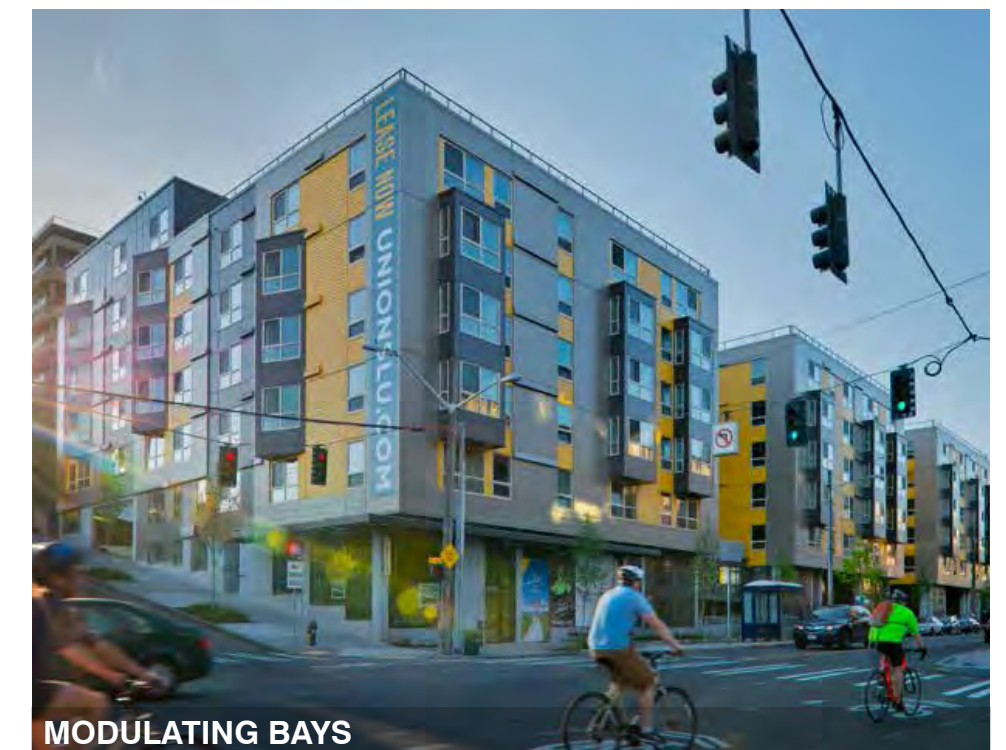
Public Life

PL1. Connectivity

A. Network of Open Spaces (Seattle Guidelines)

The City of Seattle has approved funding for the N.W. 58th Street greenway, and plans are in the works for a greenway along 17th Avenue N.W. These greenways will provide slow, low traffic streets connecting the park, the library, schools and businesses for pedestrians and bicyclists who need safe and comfortable routes through the city. This system of future greenways near our site will greatly enhance the connectivity within the Ballard neighborhood and to the greater Seattle area.

N.W. 57th Street can act as a gateway from 20th Avenue N.W., directing pedestrian and vehicular traffic towards the Ballard Commons Park and the Ballard Public Library area - the heart of the Ballard Municipal Center. By maintaining the trees along the street, we are enhancing the interconnectedness of positive neighborhood public spaces.



DESIGN GUIDELINE RESPONSES

The proposed design improves human interaction along both street frontages through creating visually engaging live-work / future commercial entries with street space activated by second floor overlook decks.

B. Walkways and Connections (Seattle Guidelines)

The west end of the project site provides a visual north-south connection to N.W. 56th Street and visual access to the open landscaped spaces at the Greenfire Campus will be maintained. Residents at this end of the building will have direct secure access to the street.

Pedestrian volumes along N.W. 57th Street are rhythmically set up based upon saving the existing trees. These pedestrian volumes also set up façade modulation and live-work entry sequencing. A highly visible residential entry to the building will be provided at the corner of 57th and 20th or along 57th through use of facade setback, material differentiation and overhead weather protection.

PL2. Walkability

A. Accessibility (Seattle Guidelines)

Entries along both street edges include main entries that are accessible through a combination of steps and ramps.

B. Safety and Security (Seattle Guidelines)

Safe and secure street environments are enhanced through lines of sight from the interior to the exterior by careful placement of balconies and Julietts overlooking the street, dynamic live-work / future commercial entries, and transparent and opaque glazing mixed with landscape and architectural features at street level.

II.ii Human Activity (Ballard Guidelines)

The design proposes to setback live-work / future commercial spaces along 20th Avenue N.W. to allow for accessible pedestrian transitions and landscaped entries.

PL3. Street Level Interaction

B. Residential Edges: Buildings with Live-Work Uses (Seattle Guidelines)

The building's minor entrances to live-work / future commercial units are setback from the property line and are integrated with landscaping, architectural screening elements, planters and façade material treatments. Live-work units orient common space and commercial functions toward the street with an elevated interior space fronting storefront glazing. Glazing is varied by using frosted opaque lites for privacy and transparent lites for more public spaces.

PL4. Active Transportation

C. Planning Ahead for Transit (Seattle Guidelines)

There are no transit stops currently adjacent to the property. Metro transit routes exist along adjacent streets and numerous stops are located within 1-2 blocks of the site.

Design Concept

DC1. Project Uses and Activities

A. Arrangement of Interior Uses (Seattle Guidelines)

There is preference to locate the residential lobby and leasing offices at the corner of N.W. 57th Street and 20th Avenue N.W. This corner will receive the most public pedestrian traffic activating the gateway to N.W. 57th Street while also transitioning to the more residential feel across 57th.

Interior live-work spaces are planned flexibly to accommodate combining spaces or entries in the future for larger commercial uses.

The residential interior common courtyard fronts amenity space at the first floor.

B. Vehicular Access and Circulation (Seattle Guidelines)

I.i Parking and Vehicle Access (Ballard Guidelines)

The proposed access drive is located towards the west end of the site along N.W. 57th Street. The location moves the visual prominence of the drive and service areas away from the street corner. This allows for better sight triangles and pedestrian / cyclist safety.

IV. Screening of Dumpsters, Utilities and Service Areas (Ballard Guidelines)

A departure is requested for trash, service areas and transformer to be located in the underground garage, out of sight at street level better defining the urban street edge.

DC2. Architectural Concept

A. Massing (Seattle Guidelines)



I. Architectural Context (Ballard Guidelines)

The orientation of the building takes into account the adjacent visual amenity to the west of the Greenfire Campus' natural landscape feature maximizing resident views. Stepping the building at existing tree locations reduces the appearance of the building massing and serves to inform the rhythm of functional spaces corresponding at ground level.

The building steps back 13'-6" from the property line at 20th Avenue N.W. above the first level which reduces the building's perceived massing and creates a roof deck amenity for residents at level two.

Secondary architectural elements including canopies, decks, Juliet balconies and façade material textures and colors will modulate and reduce the building's visual massing.

DC3. Open Space Concept

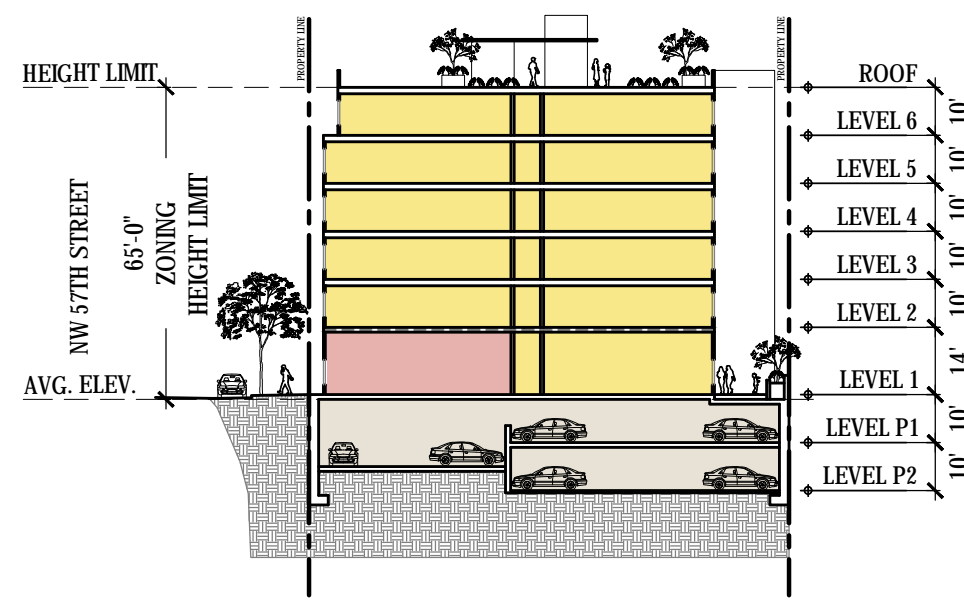
B. Open Space Uses and Activities (Seattle Guidelines)

The common area rooftop garden and ground level central courtyard provide a variety of outdoor spaces available for resident use and activity. The ground level courtyard will be shielded from direct sun during the summer when future buildings are built to the south and by planters and ornamental trees on the deck level.

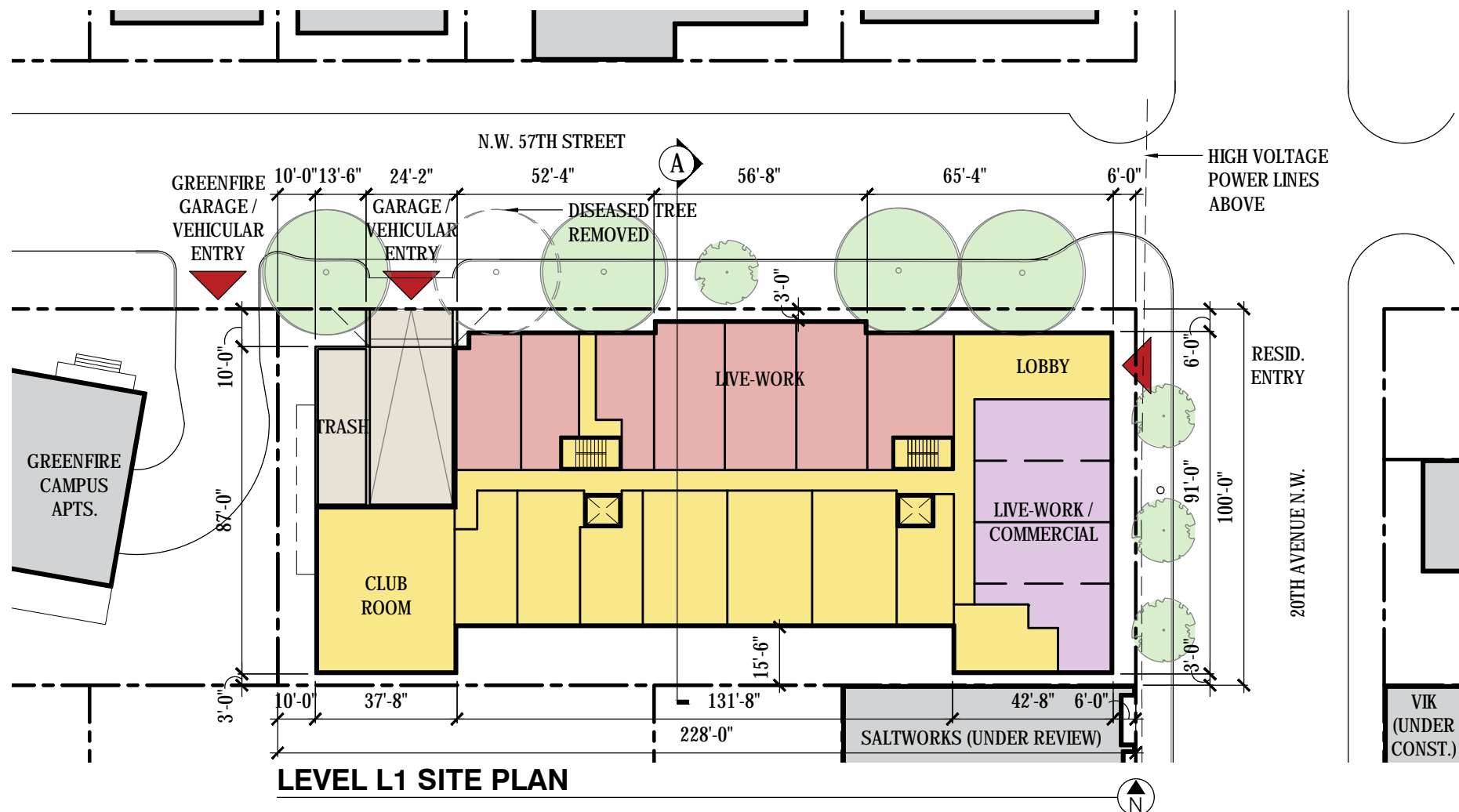
This site is within the Ballard Municipal Center in very close proximity to the Ballard Commons Park and Ballard Public Library. This designated area is also close to significant city amenities such as the Ballard Locks and the Burke Gilman Trail located to the west towards Golden Gardens Park.



SCHEME A - CODE COMPLIANT



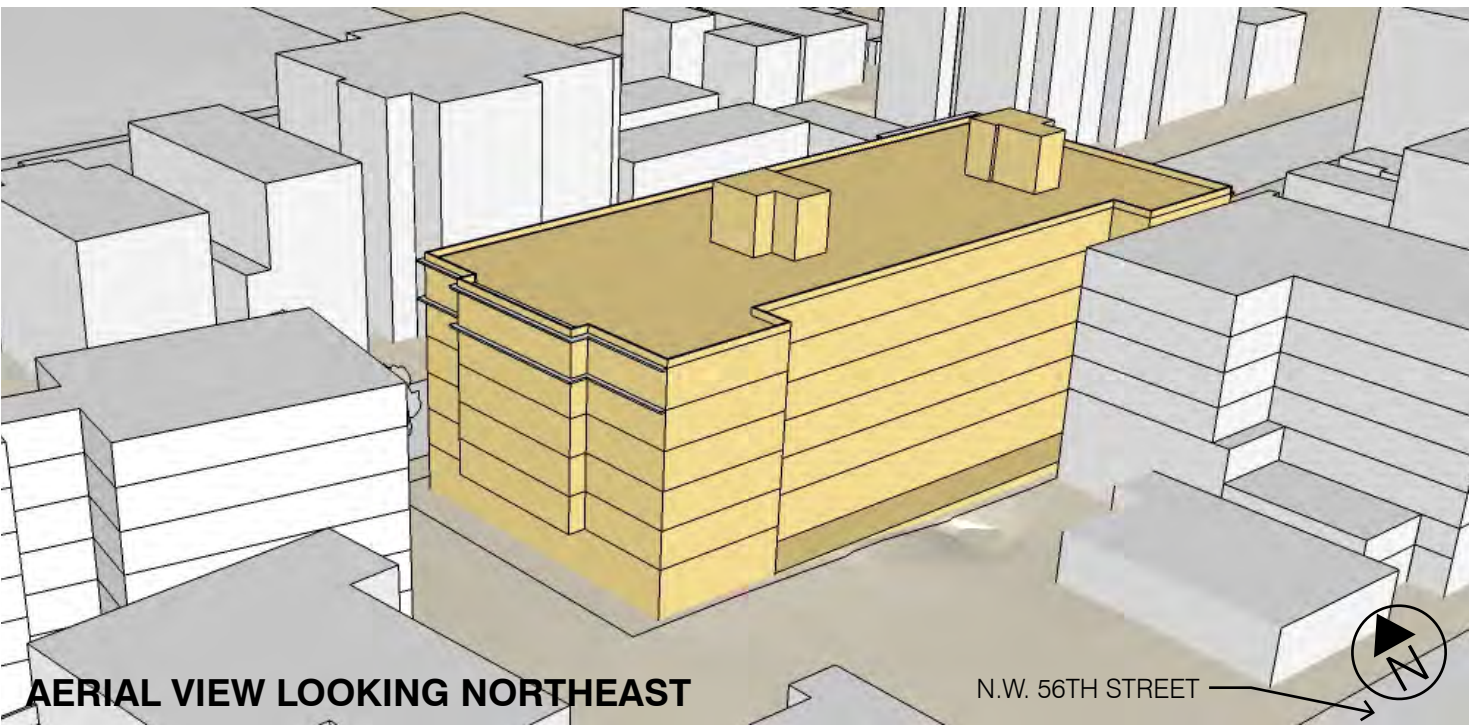
SECTION A (SITE SECTION)



LEVEL L1 SITE PLAN



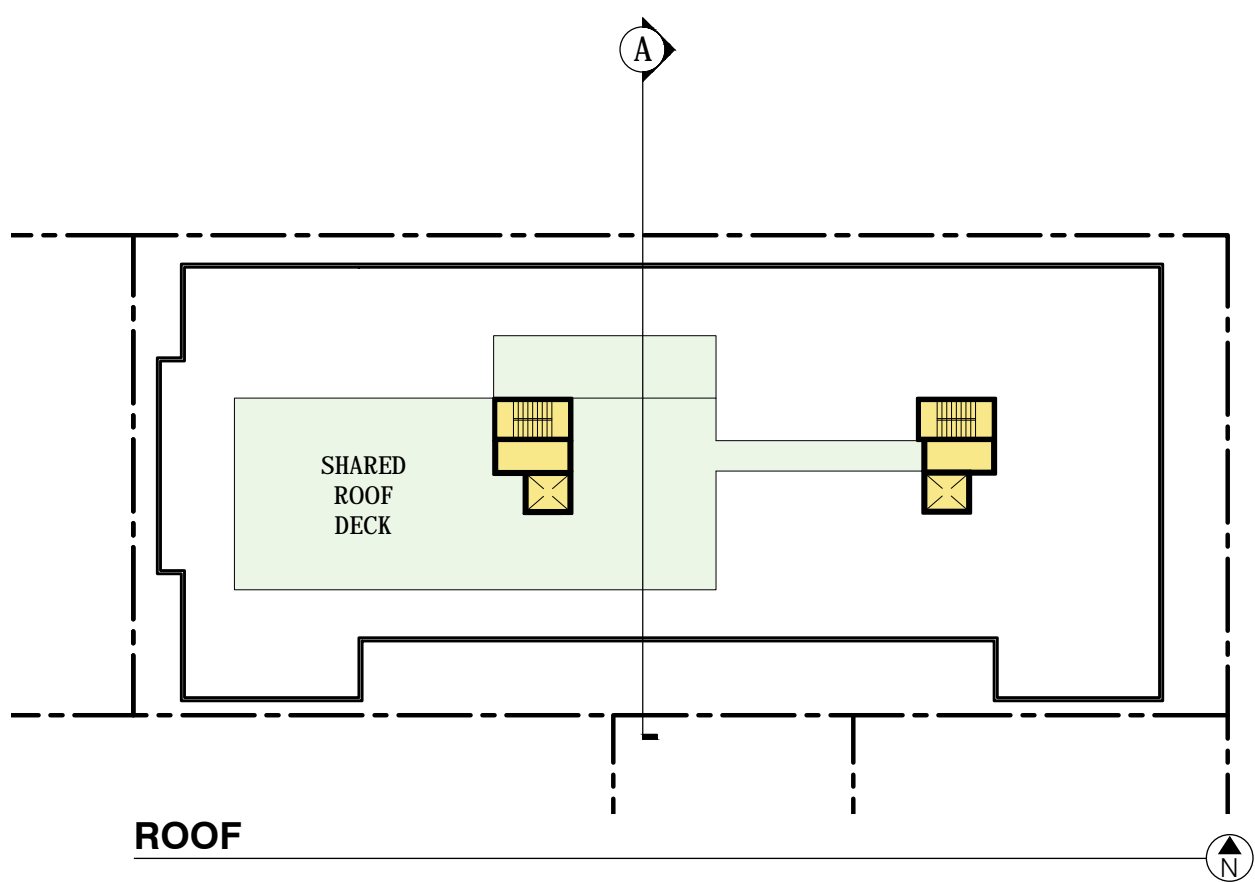
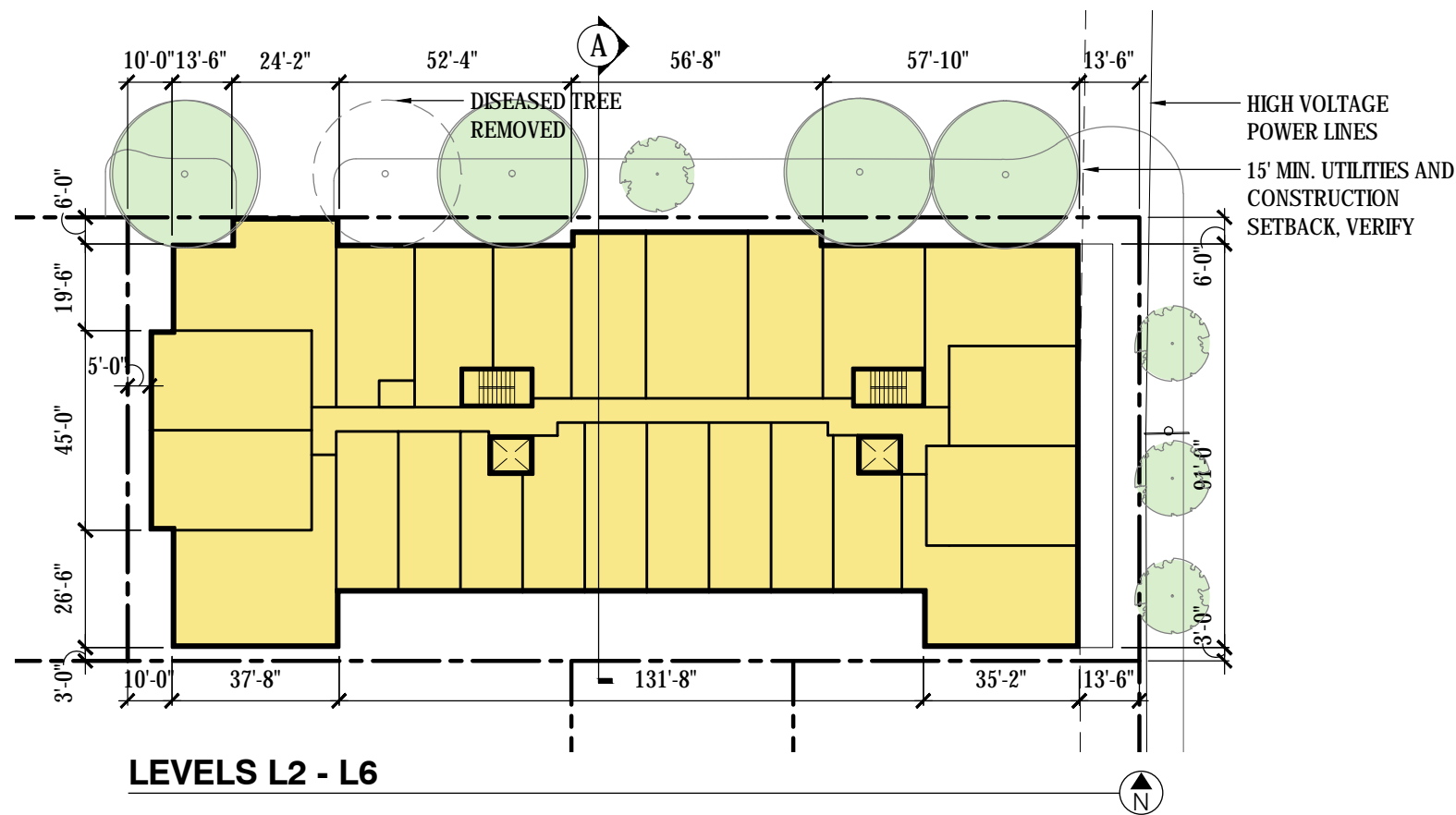
AERIAL VIEW LOOKING SOUTHWEST



AERIAL VIEW LOOKING NORTHEAST

*Colors and shading patterns shown on these drawings are for illustration purposes only and not intended to propose material or color specifications.

SCHEME A - CODE COMPLIANT



DESCRIPTION

Scheme A is the code compliant scheme. The building is shaped in a linear bar form, with a narrow ground floor level terrace at the rear side of the property. The building has shifted massing along 57th Avenue N.W. breaking down the bulk and scale. Live-work units are located along 57th due to the residential nature of this street facing an MR-RC Zone. Garage access will be located off of 57th pulled away from the street intersection. Flexible live-work / future commercial spaces are located along 20th Avenue N.W. based on potential increased pedestrian activity along the arterial. Both street-level facades are pulled back from the property line allowing for landscaped transitions to the units. The upper residential levels are set back 13'-6" from the property line along 20th allowing for required utilities and construction setback from existing high voltage power lines. Upper levels along 57th will be modulated simply responding to existing R.O.W. trees that will be saved. Units are set back 15'-6" at the rear allowing open space in response to potential future development to the south of this site.

SUMMARY

- 128 Residential Units
- 11 Live / Work Units
- 100 Parking Stalls

PROS

- Expecting to save all existing R.O.W. trees with exception of one diseased tree.
- Minimal residential street-level street-facing façade along the 20th Avenue arterial.
- Shifting building form along 20th accentuates live-work / future commercial space at ground floor level.

CONS

- Ground floor level terrace is not very desirable outdoor space.
- Minimal setback at the rear property line for residential units.

KEY

- LIVE-WORK / COMMERCIAL
- LIVE-WORK
- RESIDENTIAL
- PARKING & SERVICES



SCHEME A - CODE COMPLIANT



KEY

- LIVE-WORK / COMMERCIAL
- LIVE-WORK
- RESIDENTIAL
- PARKING & SERVICES

0' 20' 40' 80'



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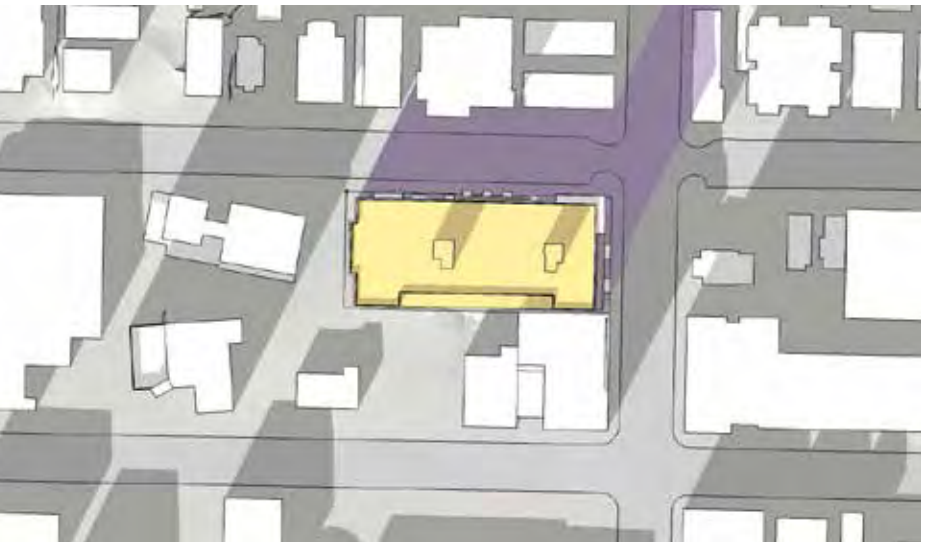
SCHEME A - CODE COMPLIANT

10:00 am

12:00 pm

2:00 pm

WINTER
SOLSTICE



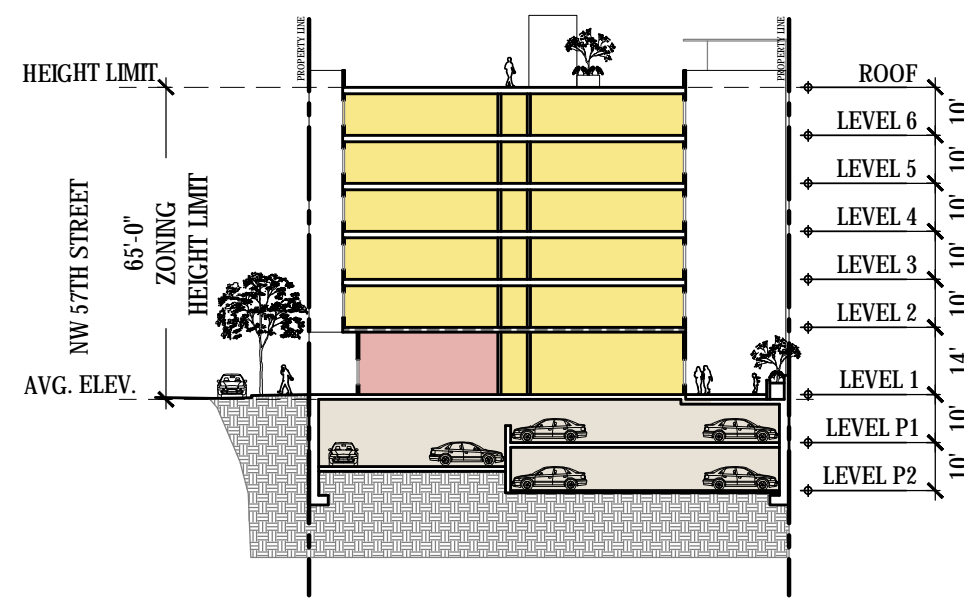
EQUINOX



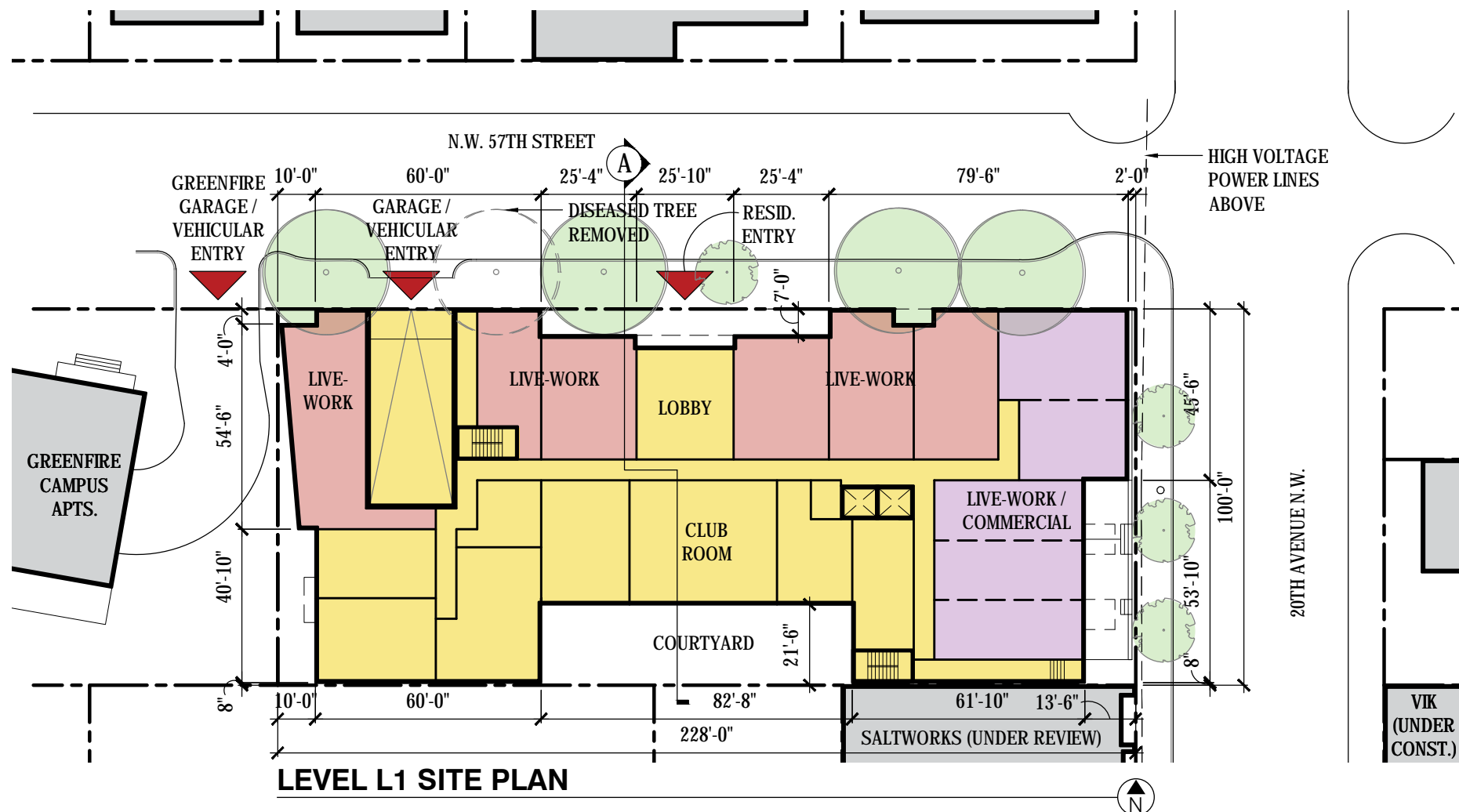
SUMMER
SOLSTICE



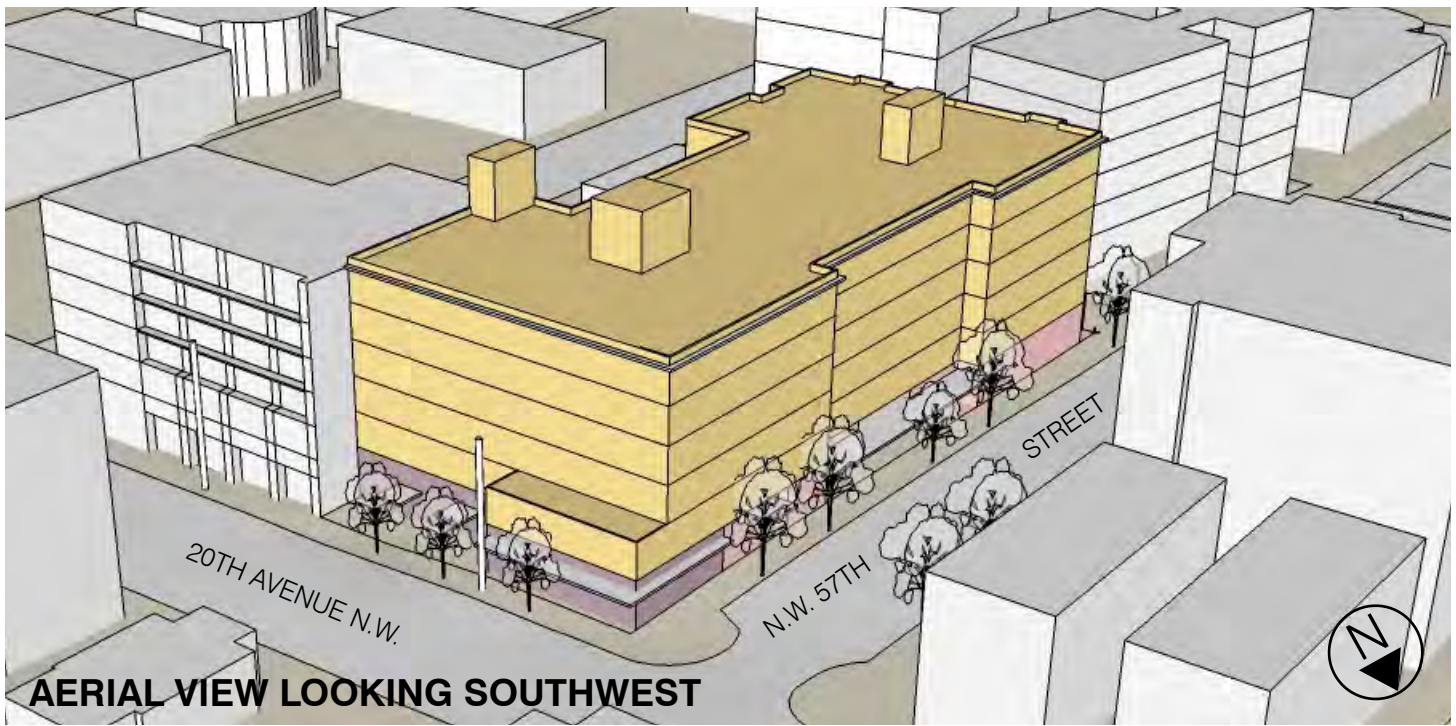
SCHEME B



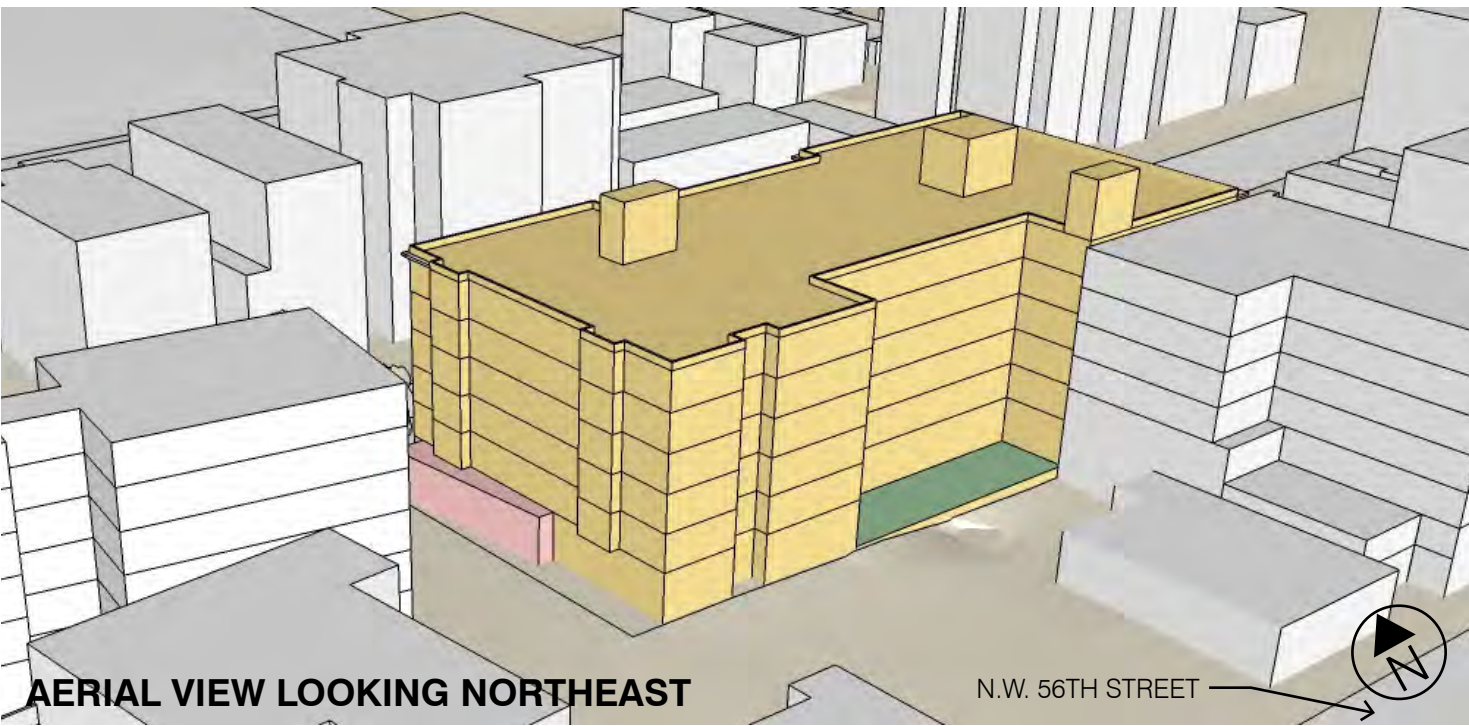
SECTION A (SITE SECTION)



LEVEL L1 SITE PLAN



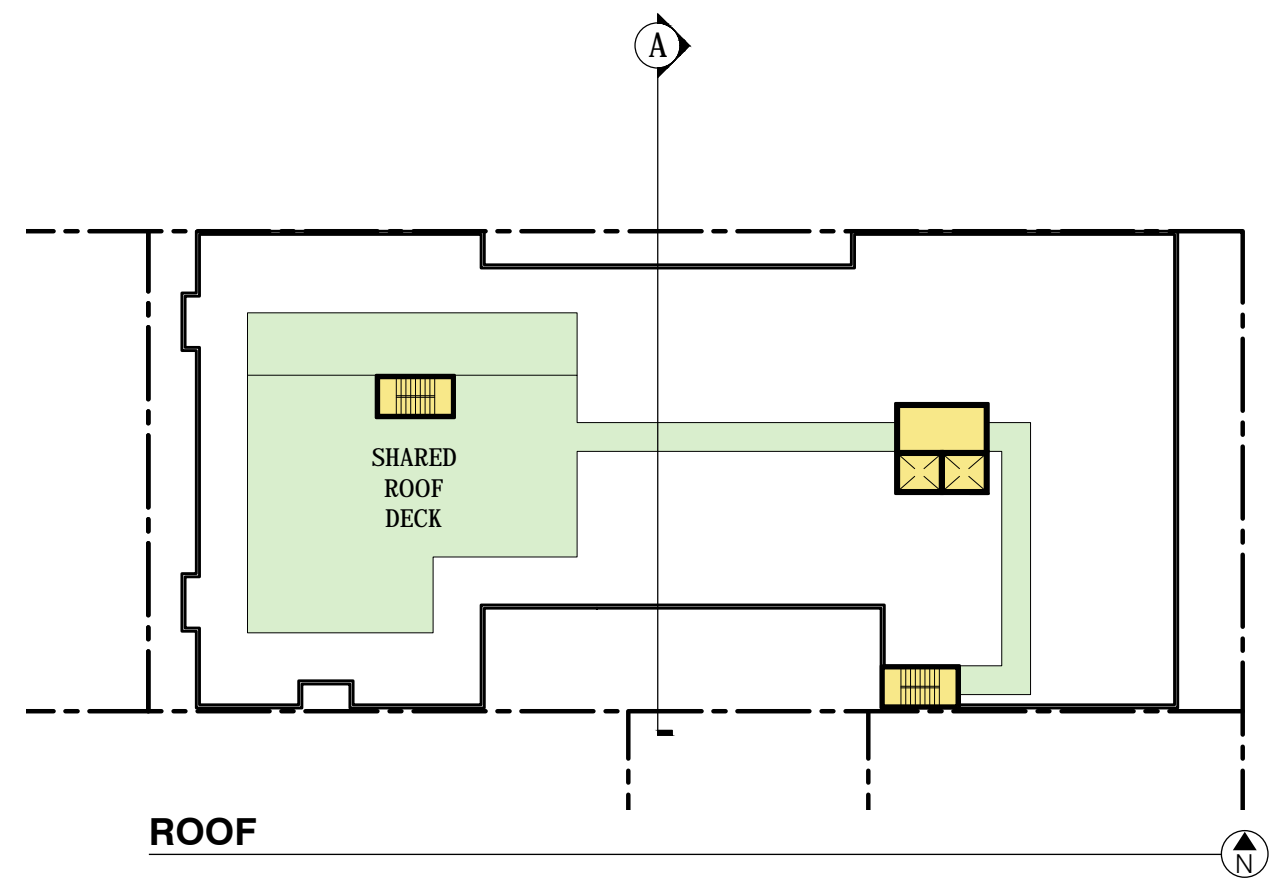
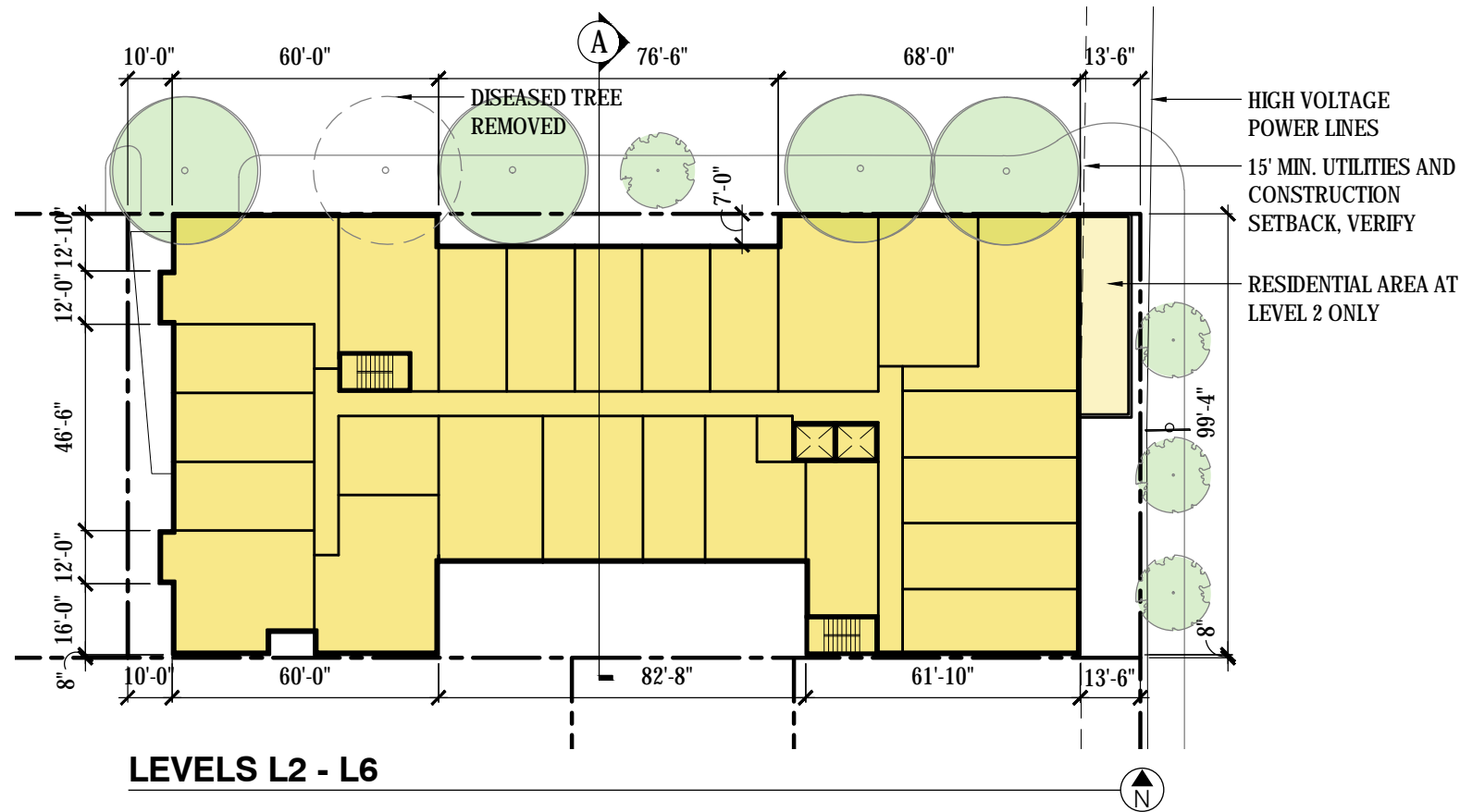
AERIAL VIEW LOOKING SOUTHWEST



AERIAL VIEW LOOKING NORTHEAST

*Colors and shading patterns shown on these drawings are for illustration purposes only and not intended to propose material or color specifications.

SCHEME B



DESCRIPTION

Scheme B is a flat H-shaped building providing a more generous and usable courtyard while also breaking up the mass into three distinct sections along N.W. 57th Street. The residential lobby is centered along 57th. Live-work units line the remainder of 57th while flexible live-work / future commercial spaces wrap around the corner of 57th to 20th Avenue N.W. The garage entry is located at the west end of the site. Similar to Scheme A, the upper residential levels are set back along 20th at levels three through six allowing for required utilities and construction setback from existing high voltage power lines. One level two residential unit extends out above the live-work/future commercial spaces forming a two story urban edge at the corner. Careful location of juliet balconies and changes in material composition will further aid in breaking down the scale of the east facing façade.

SUMMARY

- 126 Residential Units
- 11 Live / Work Units
- 100 Parking Stalls

PROS

- 100 percent live-work / future commercial street-level street-facing façade along the 20th Avenue arterial.
- Building mass broken down into three distinct sections along 57th reducing the bulk.
- Partial two level facade along 20th strengthens the urban edge along the connector arterial.

CONS

- Residential lobby faces future incompatible use across the street on 57th.

KEY

- LIVE-WORK / COMMERCIAL
- LIVE-WORK
- RESIDENTIAL
- PARKING & SERVICES



SCHEME B



KEY

- LIVE-WORK / COMMERCIAL
- LIVE-WORK
- RESIDENTIAL
- PARKING & SERVICES

0' 20' 40' 80'



*Colors and shading patterns shown on these drawings are for illustration purposes only and not intended to propose material or color specifications.

10:00 am

12:00 pm

2:00 pm

WINTER
SOLSTICE



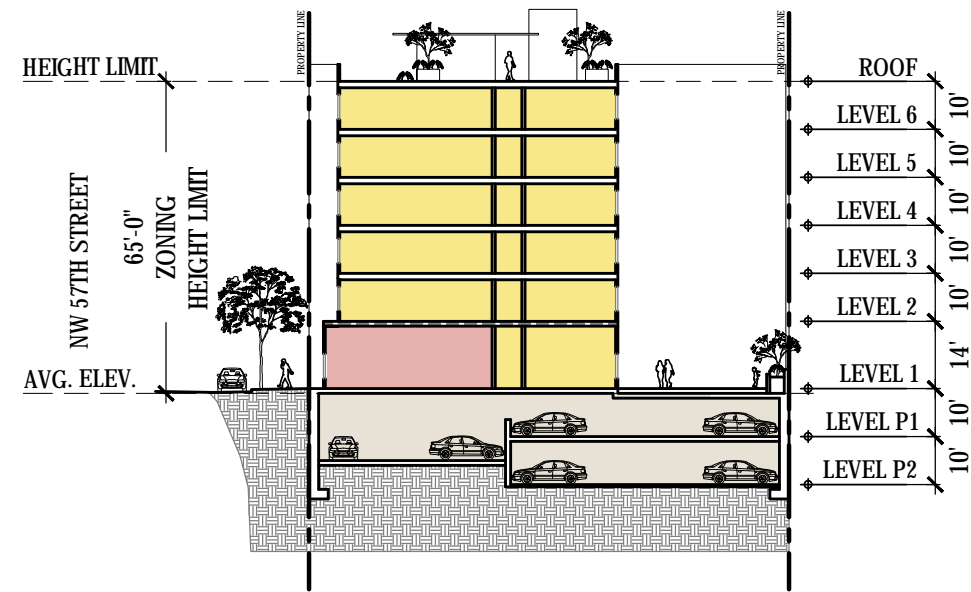
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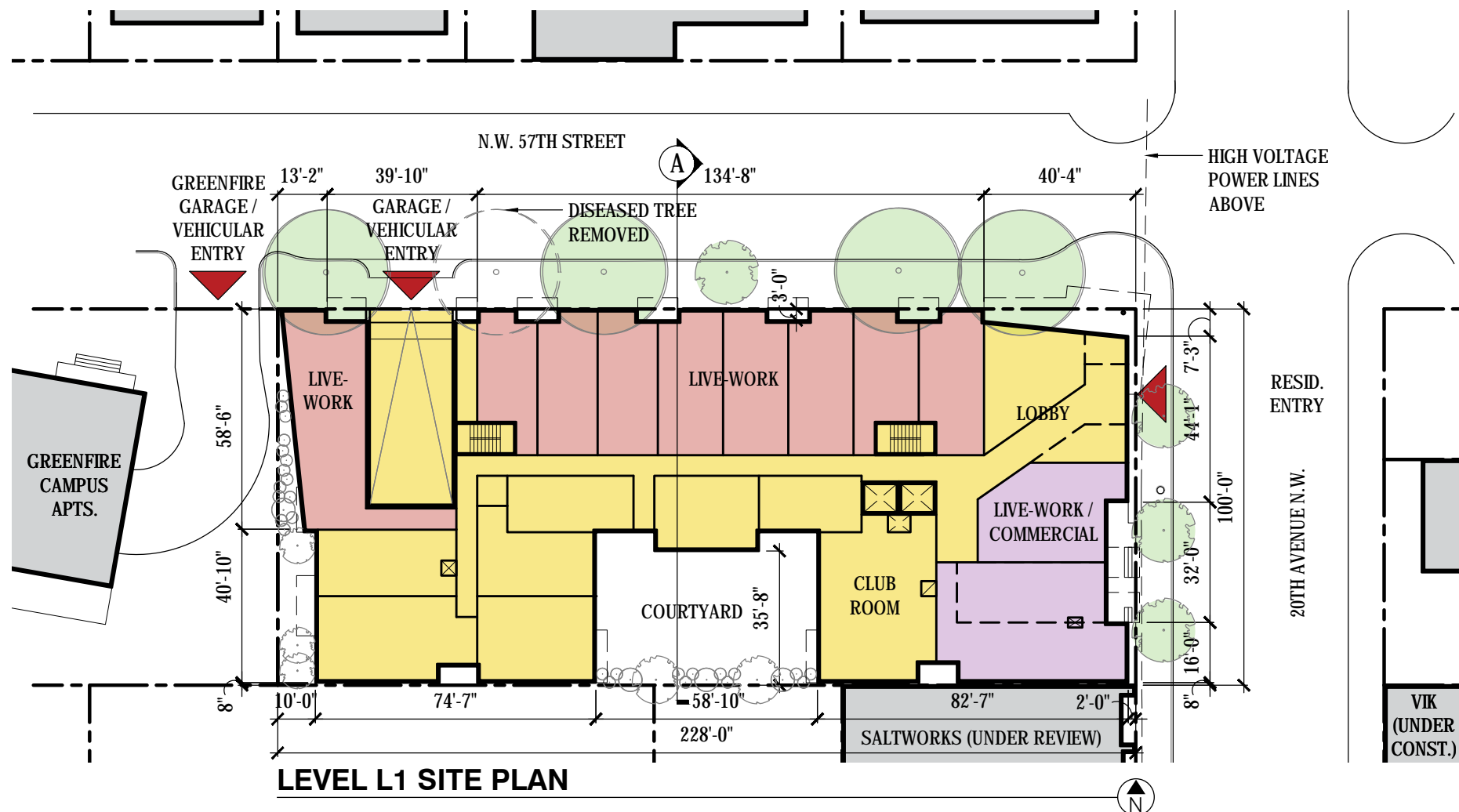
SUMMER
SOLSTICE



SCHEME C - PREFERRED



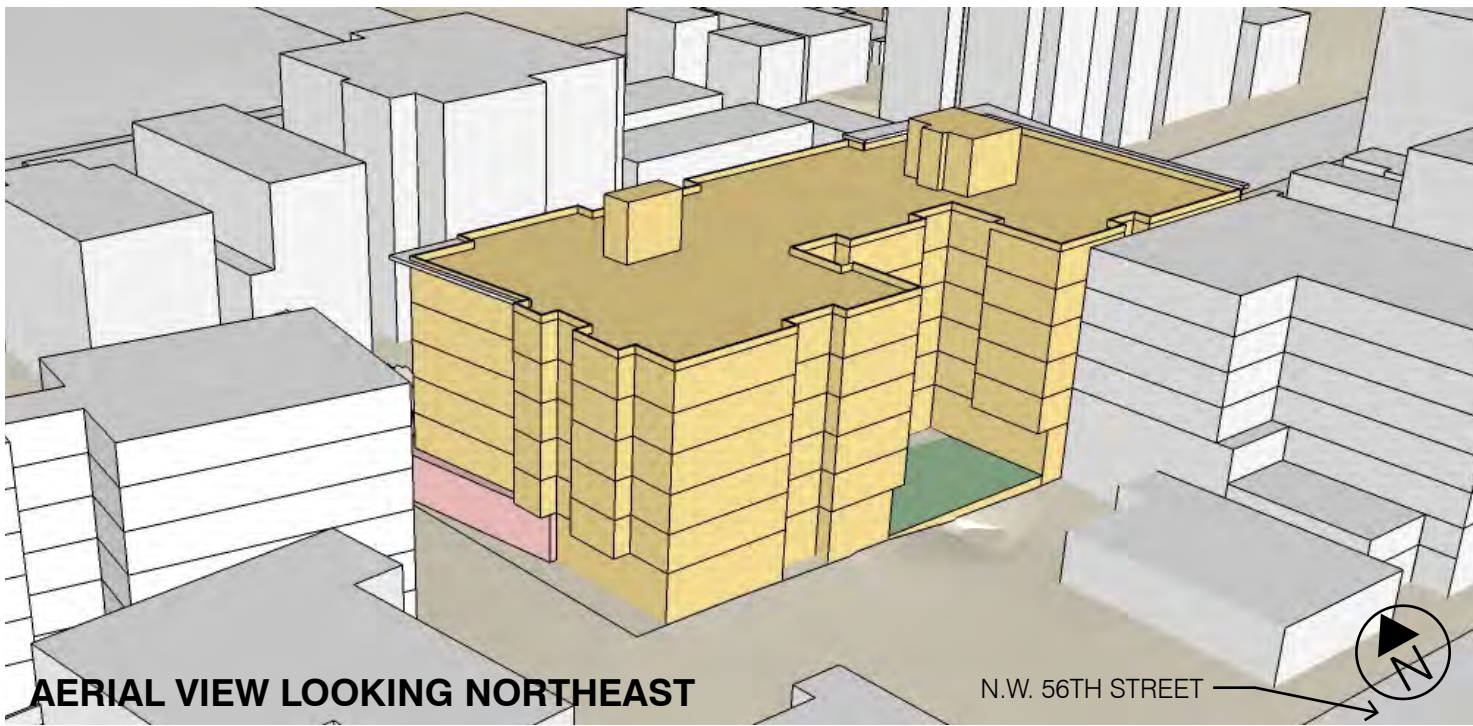
SECTION A (SITE SECTION)



LEVEL L1 SITE PLAN



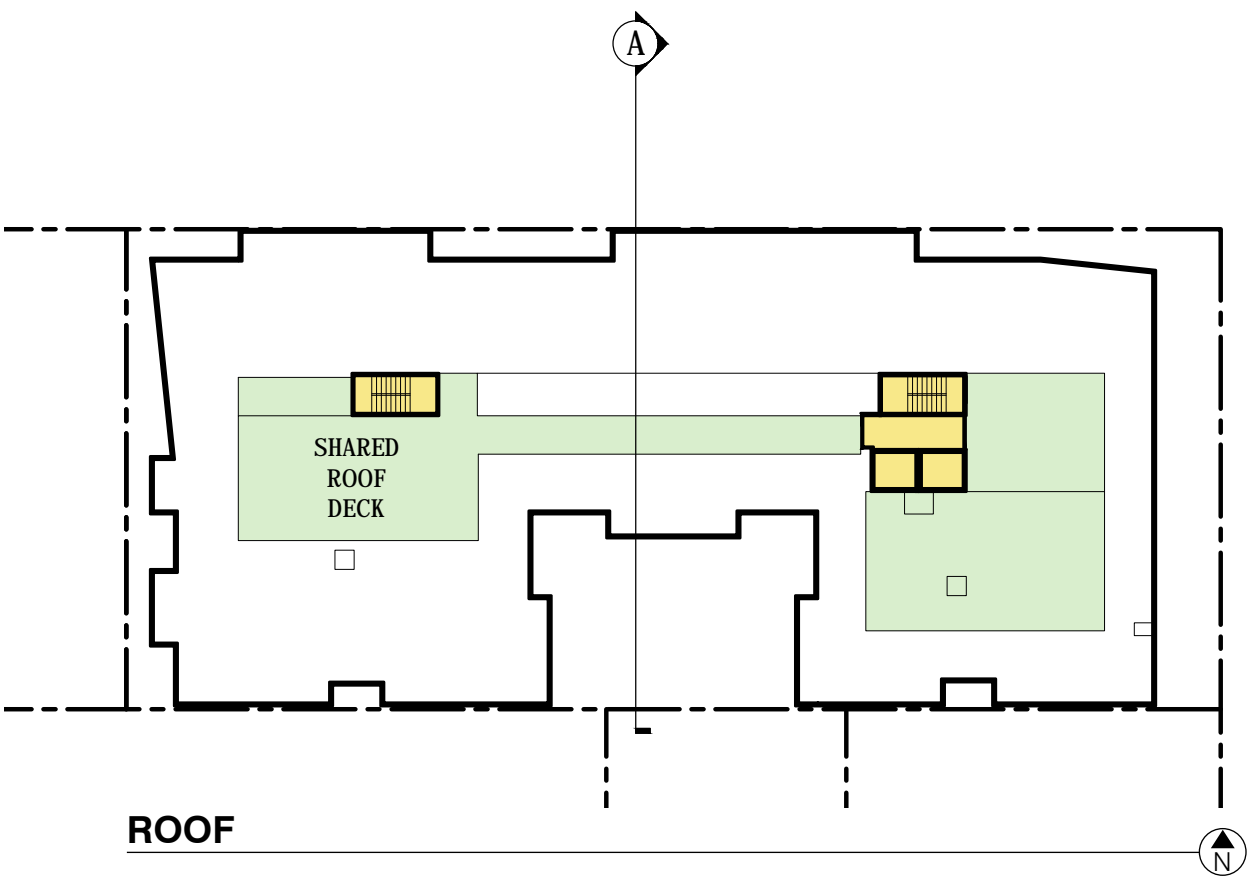
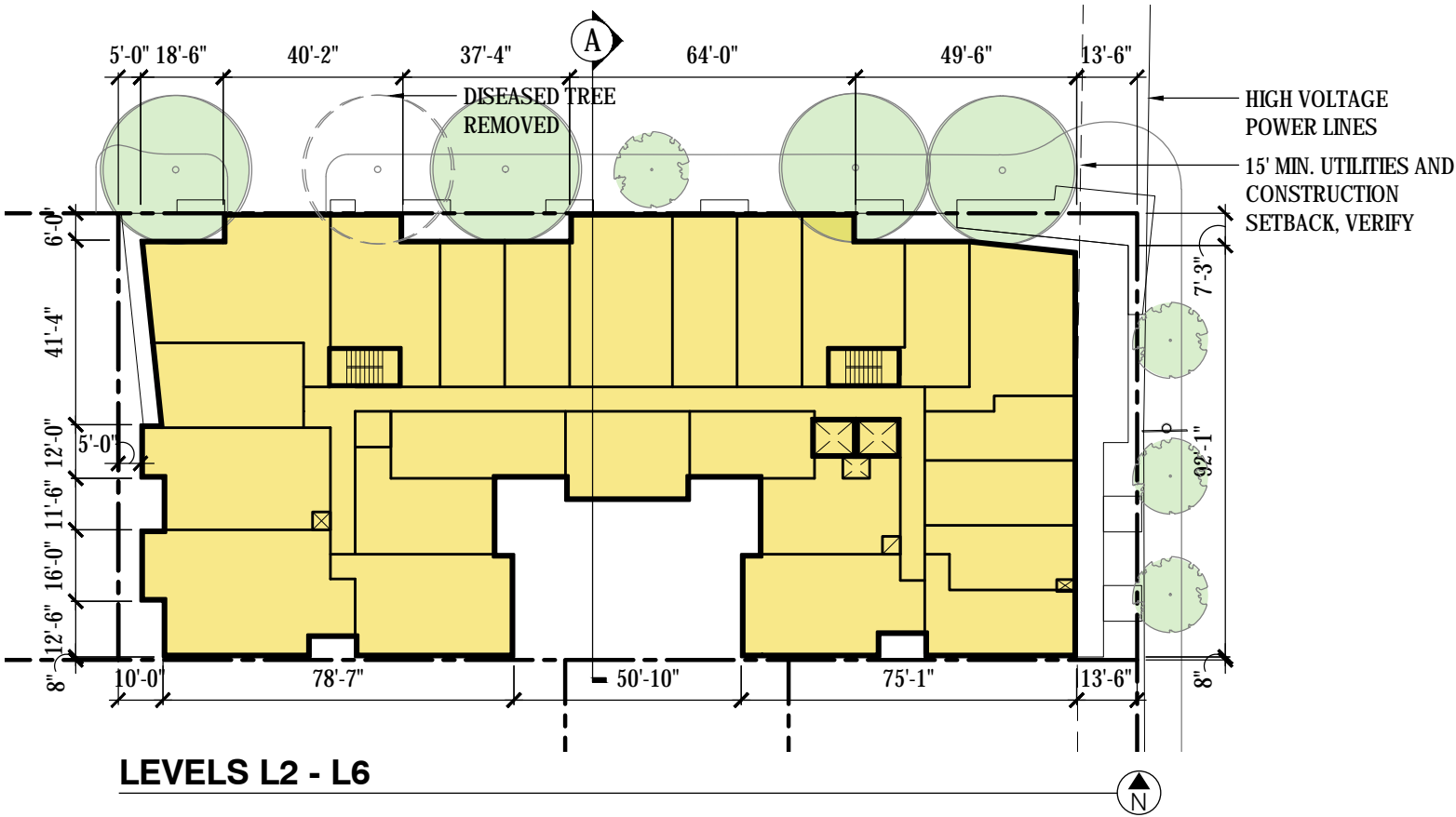
AERIAL VIEW LOOKING SOUTHWEST



AERIAL VIEW LOOKING NORTHEAST

*Colors and shading patterns shown on these drawings are for illustration purposes only and not intended to propose material or color specifications.

SCHEME C - PREFERRED



DESCRIPTION

Scheme C is the preferred scheme. The building is U-shaped providing a large central courtyard for the residents. Live-work units line N.W. 57th Street with entries set back for a landscaped transition between public and private spaces. The residential lobby is located at the corner of 57th and 20th Avenue N.W. creating a strong and active corner expression extending the appearance of a corner massing vertically through use of material, color and detailing above at the residential units. The residential leasing offices and live-work / future commercial spaces are located along 20th. Below-grade garage access will be located at the west end of the property along 57th with the expectation to save all existing R.O.W. trees except one diseased tree. At the ground floor level, there is one live-work unit at the west end along with residential units along the west property line with a ten foot setback. This will activate the west side of the site adjacent to the Greenfire Campus. The setback will allow for a good amount of glazing eliminating any blank façade facing west.

SUMMARY

- 127 Residential Units
- 12 Live / Work Units
- 100 Parking Stalls

PROS

- Corner expression and activated ground floor level will provide interest at the gateway to the Ballard Municipal Center.
- Shifting building form along 20th accentuates live-work / future commercial space at ground floor level.
- Live-work and set back residential adjacent to the Greenfire Campus eliminating a blank wall condition.

CONS

- Requires a departure for more residential frontage along 20th Avenue N.W.

KEY

- LIVE-WORK / COMMERCIAL
- LIVE-WORK
- RESIDENTIAL
- PARKING & SERVICES



SCHEME C - PREFERRED



KEY

LIVE-WORK / COMMERCIAL

LIVE-WORK

RESIDENTIAL

PARKING & SERVICES

0'

20'

40'

80'



*Colors and shading patterns shown on these drawings are for illustration purposes only and not intended to propose material or color specifications.

SCHEME C - PREFERRED

10:00 am

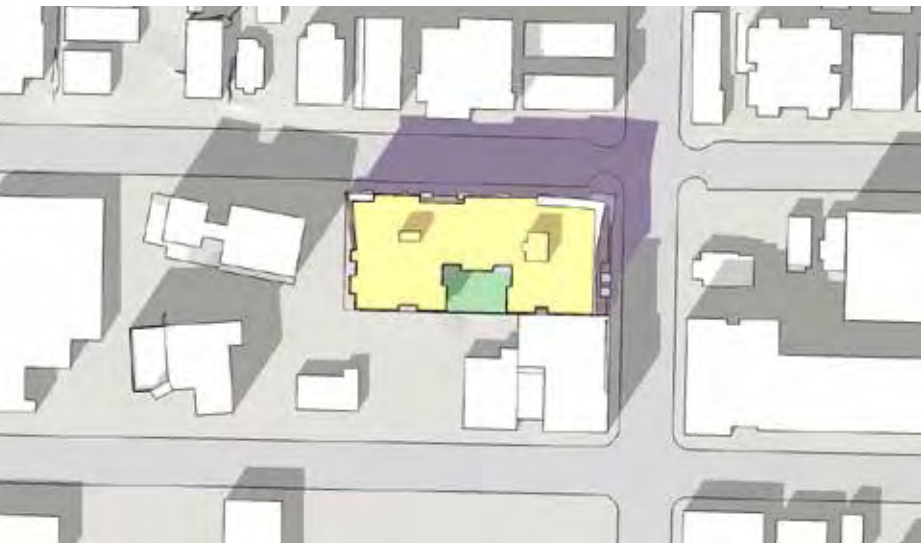
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WINTER
SOLSTICE



EQUINOX



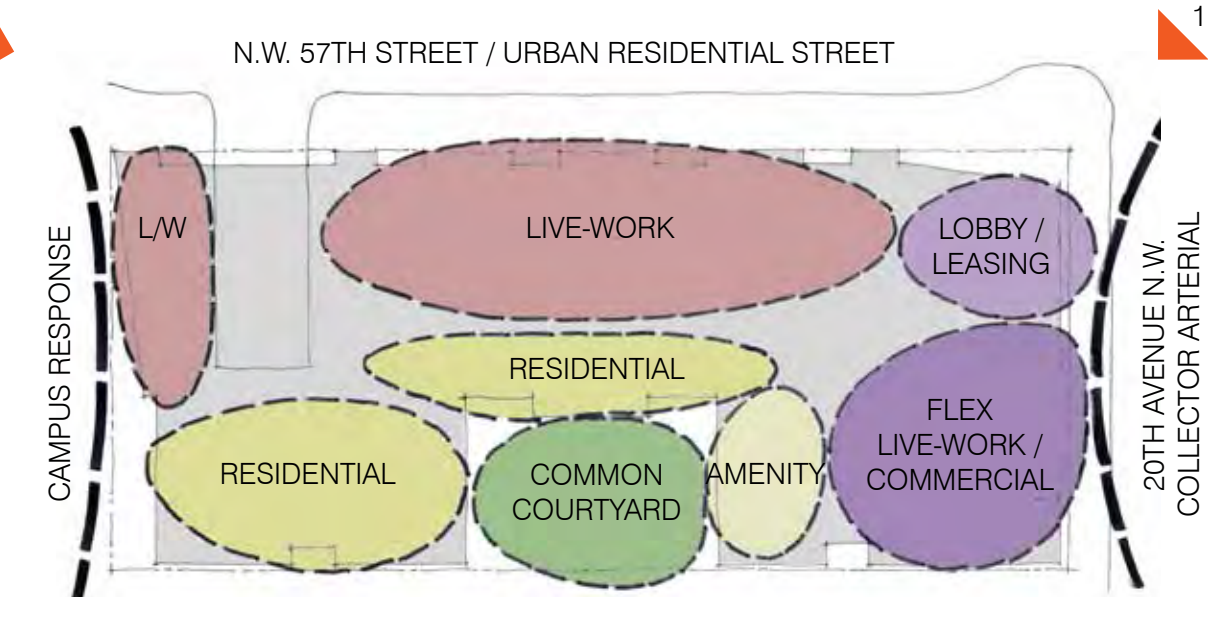
SUMMER
SOLSTICE



CONCEPT VIEWS



1 VIEW LOOKING SOUTHWEST FROM 20TH AVENUE N.W.



PRESENT VIEW



*Colors and shading patterns shown on these drawings are for illustration purposes only and not intended to propose material or color specifications.



2 VIEW LOOKING NORTH
ALONG 20TH AVENUE N.W.



PRESENT VIEW

VIEW LOOKING SOUTHEAST
FROM N.W. 57TH STREET

3

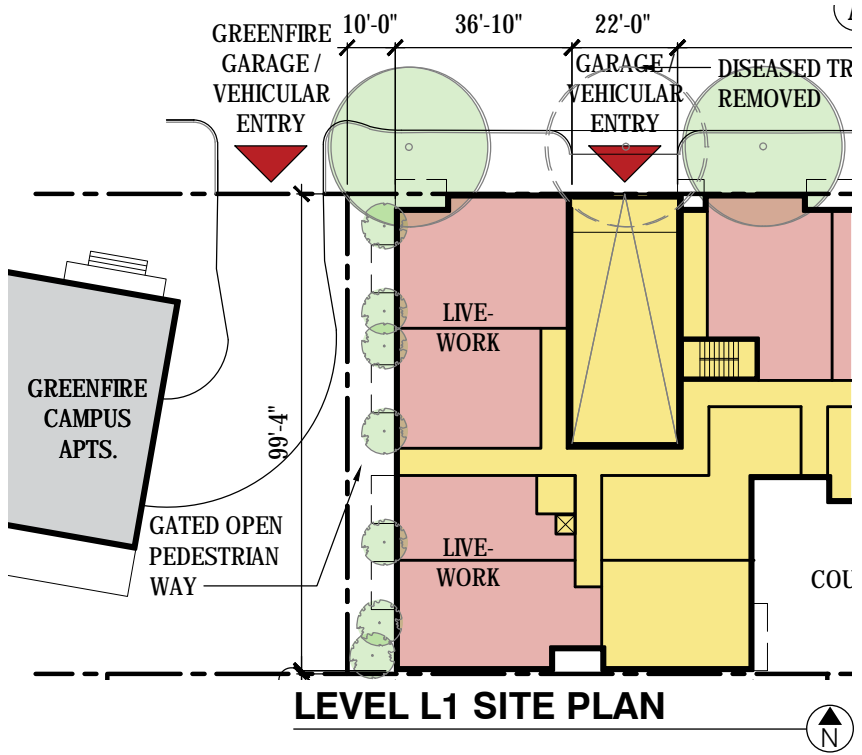


CONCEPT VIEWS - SCHEME C ALTERNATE

- Two story massing along 20th Avenue N.W. improves scale relationship on either side.
- Live-work wrapping northwest corner providing a gated open pedestrian way
- Open landscaped pedestrian way strengthens relationship with the Greenfire Campus
- Driveway located further from west property line, activating property edge with live-work units



1 VIEW LOOKING SOUTHWEST
FROM 20TH AVENUE N.W.



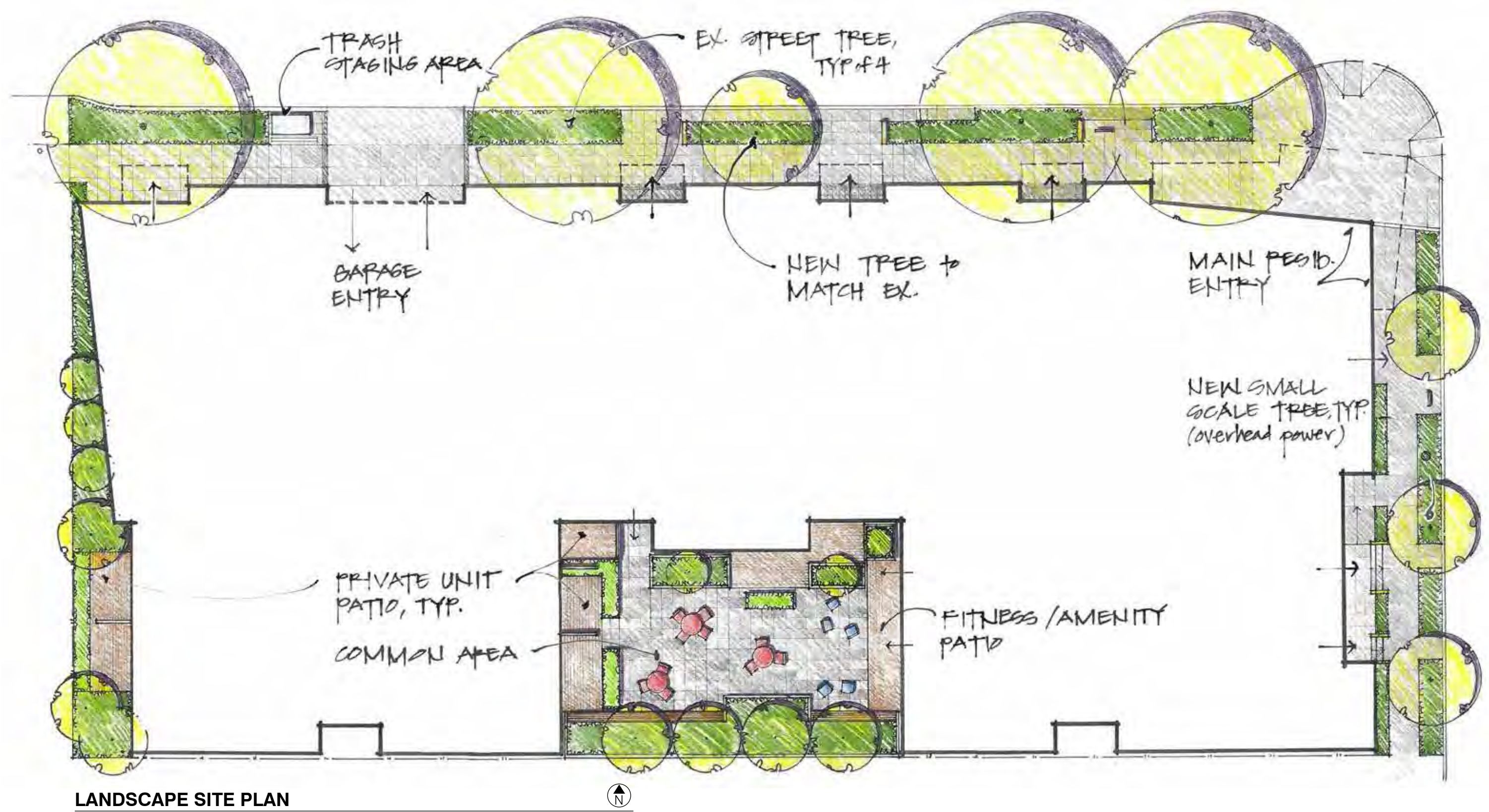
VIEW LOOKING SOUTHEAST
FROM N.W. 57TH STREET

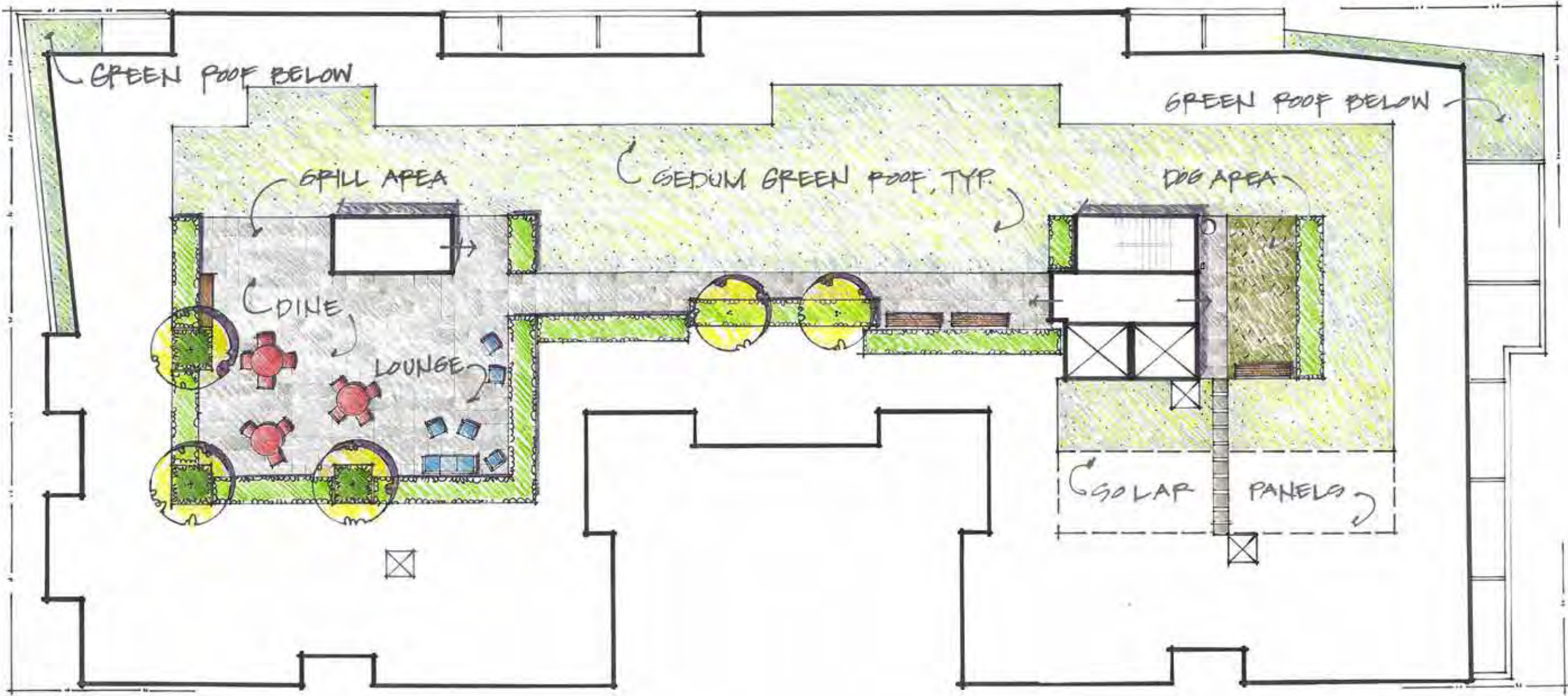
3

POTENTIAL DEPARTURES

#	Code Requirement	Departure Requested	Explanation of Request
1 (Scheme C)	SMC 23.47A.005.C.g- In all neighborhood commercial zones residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing façade based on Map 12 when facing an arterial street.	Residential use to occupy 48 percent of the street-level street-facing façade facing 20th Avenue NW, a collector arterial.	<p>The preferred design proposes residential leasing offices and a residential lobby at the corner of NW 57th Street extending along a portion of 20th Avenue NW. The leasing offices and lobby will be, highly glazed and transparent, active commercial-like spaces during regular business hours similar in appearance and activity to the commercial space desired along the 20th Avenue NW collector arterial. This site is located blocks north of a viable, and low rent cost per SF, commercial district centered on Market Street. The proposed departure is an appropriate response to conform to use patterns and mirror the character and form of uses in the immediate neighborhood. The site directly north of this project along 20th has a strong residential character. A similar requested departure has recently been allowed for residential units along 20th for the site located at 1760 NW 56th Street, at the corner of 56th and 20th.</p> <p>(CS2- II.-iii), (DC2-I)</p>
2 (Schemes B & C)	SMC 23.54.040.F.1.c- Access ramps to the (trash) storage space containing collection containers of 2 cubic yards or less shall not exceed a grade of 6 percent.	Access ramp to the trash storage room is to exceed a 6 percent grade, proposed at maximum 15 percent.	<p>In order to better define the urban edge along N.W. 57th Street and to provide a more vibrant pedestrian environment, the project proposes to locate the trash storage space below grade in the parking garage. Due to site size, location, orientation, existing street tree restrictions, and design guidelines, the garage entry shown along 57th is the most desirable solution. A 15 percent slope ramp will be required to access the below grade parking in order to provide an efficient parking level plan and to minimize the total square footage of parking and access drive at ground level.</p> <p>(DC1- I.-i,ii, iii, iv & IV), (DC2-I.), (DC2-I.)</p>
3 (Schemes B & C)	SMC 23.54.030.G.2- For two way driveways or easements 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk. The entrance and exit lanes shall be clearly identified.	To provide mirrors or other safety measures instead of the sight triangle required on the east (exiting) side of the 22 ft. garage entry drive.	<p>The reduction in the sight triangle will strengthen the pedestrian street wall along 57th. The smaller opening for the garage will enhance pedestrian activity and allow for fewer places for loitering. The intended pedestrian safety created by the site triangle requirement will be achieved by providing audible warnings to pedestrians for exiting cars and by providing mirrors for exiting motorists to see approaching pedestrians. The sight triangle departure is common for urban building in Seattle and has been granted for newer neighboring buildings.</p> <p>(CS2- II.-iii), (DC1- I.-i,ii, iii, iv), (DC2-I)</p>

LANDSCAPE DESIGN



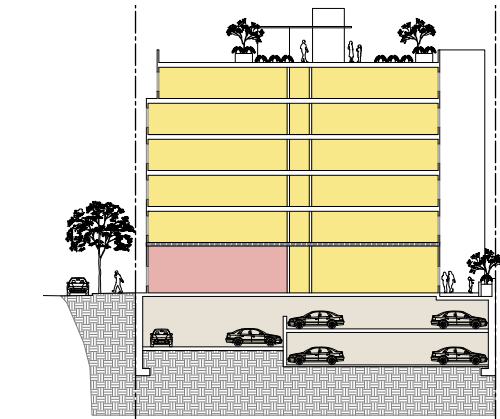
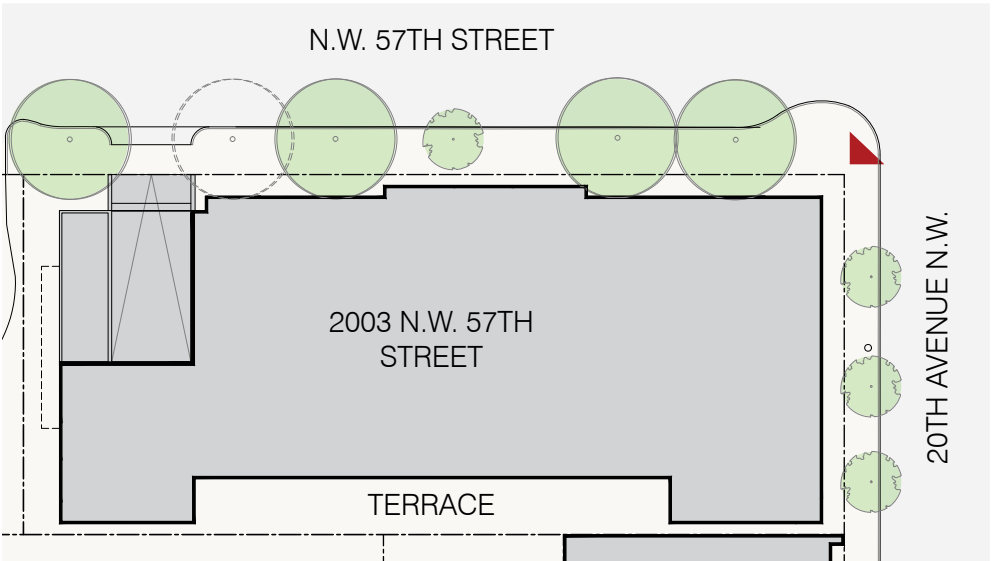


LANDSCAPE ROOF PLAN



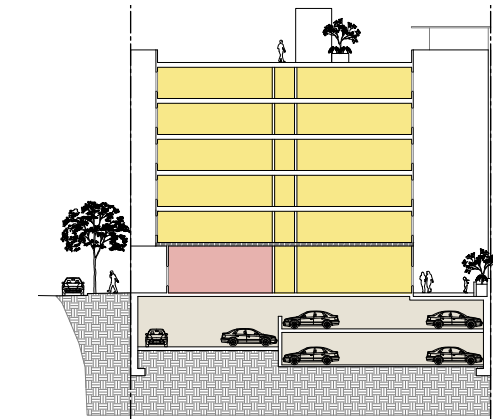
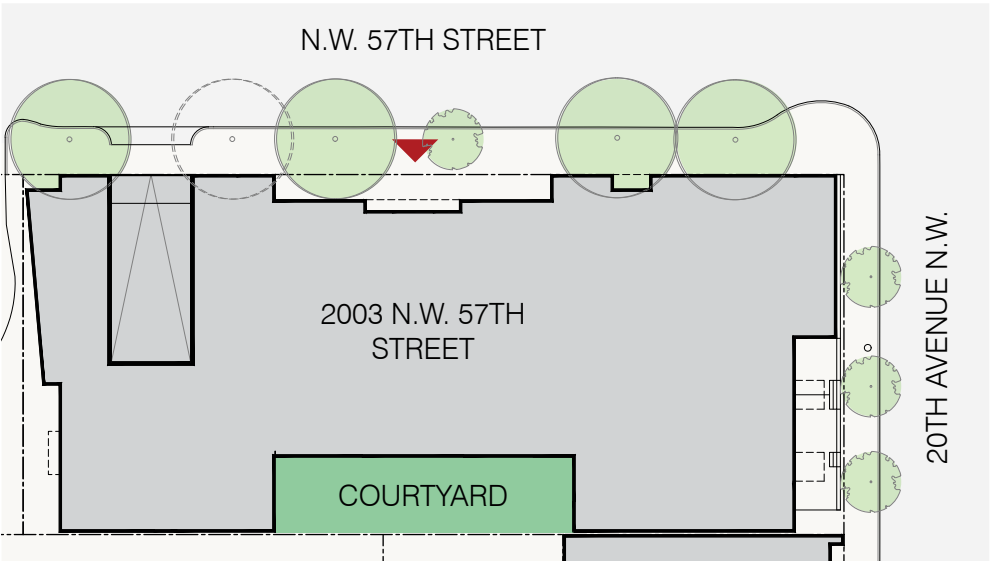
ARCHITECTURAL CONCEPT COMPARISON

SCHEME A | CODE COMPLIANT SCHEME



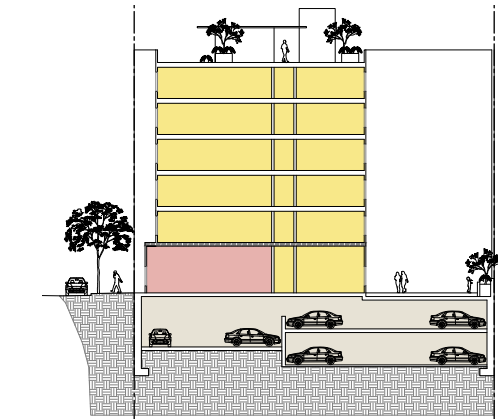
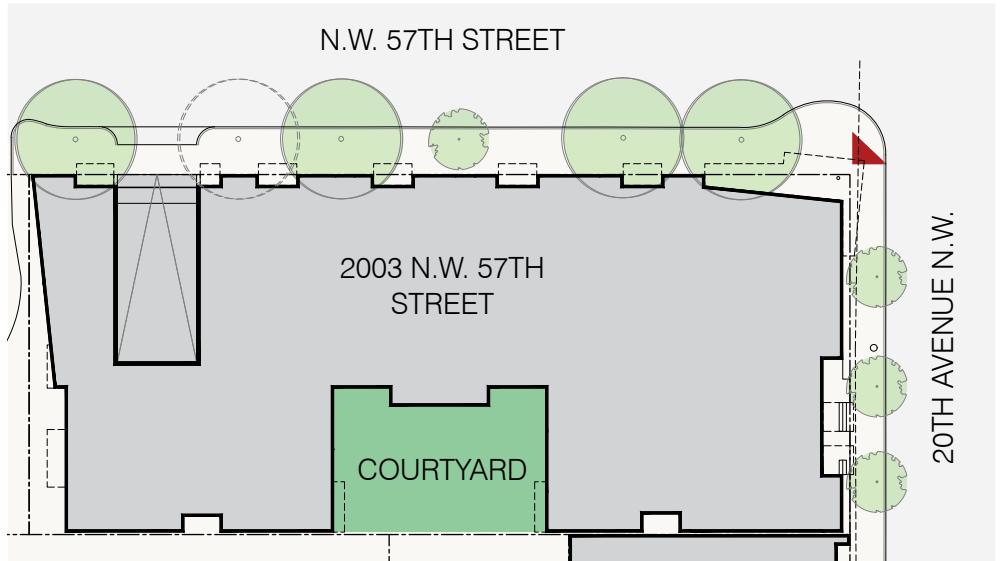
- Less modulation
- Less expressive corner residential lobby along 20th
- Narrow and long private south terrace
- 15'-6" south setback from property line
- Increased service frontage at west along 57th

SCHEME B



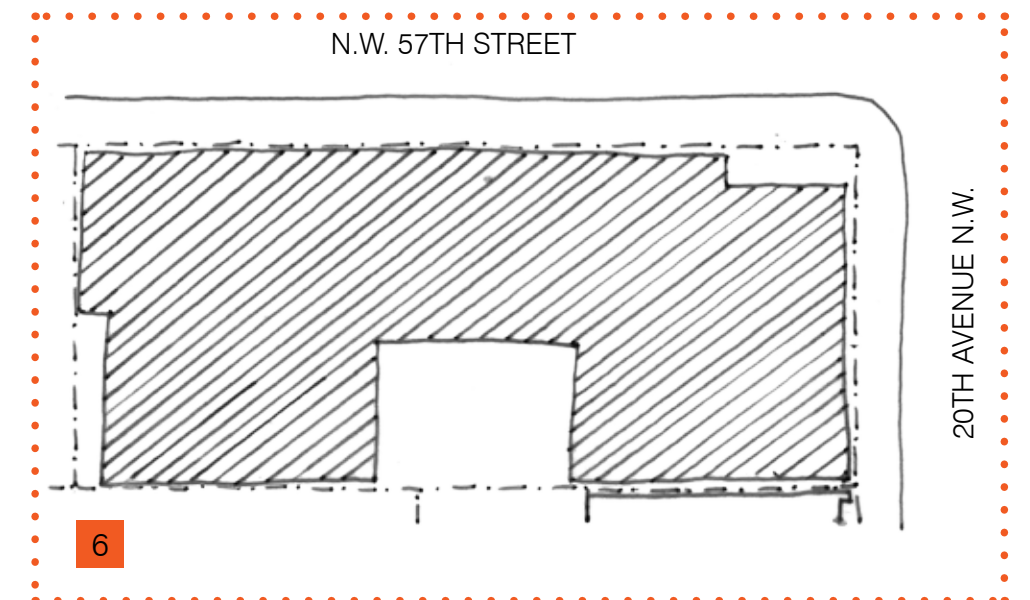
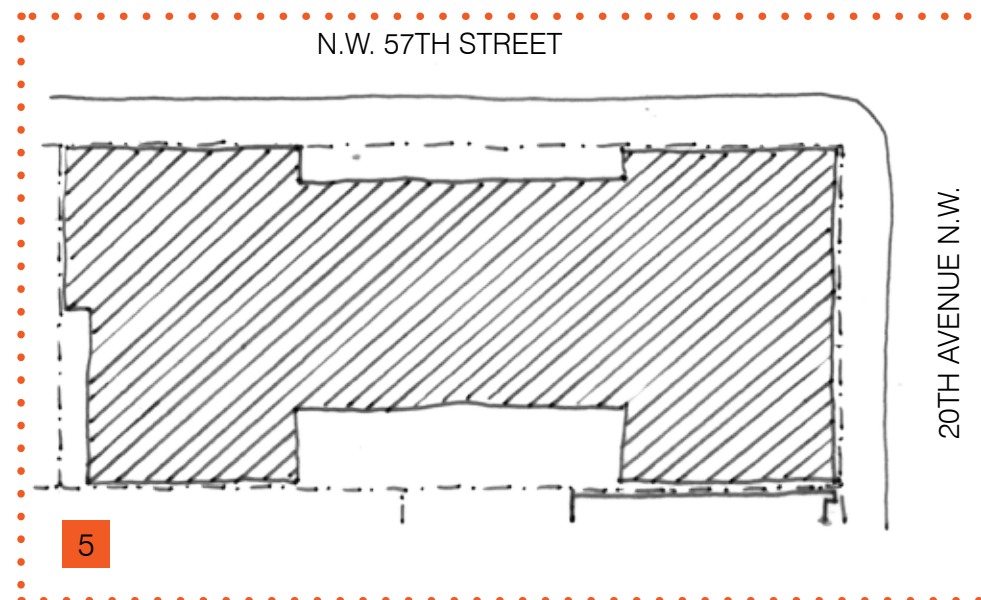
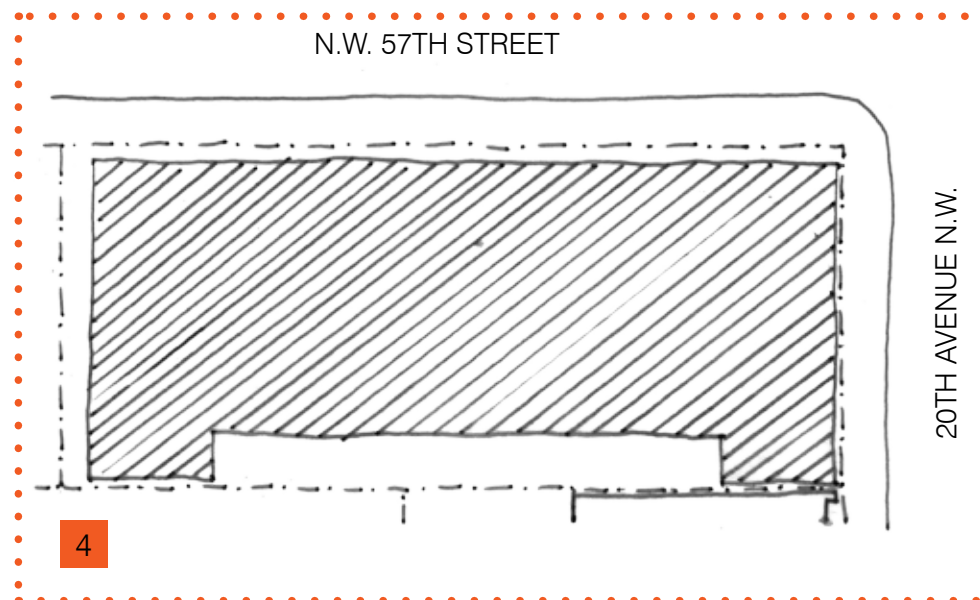
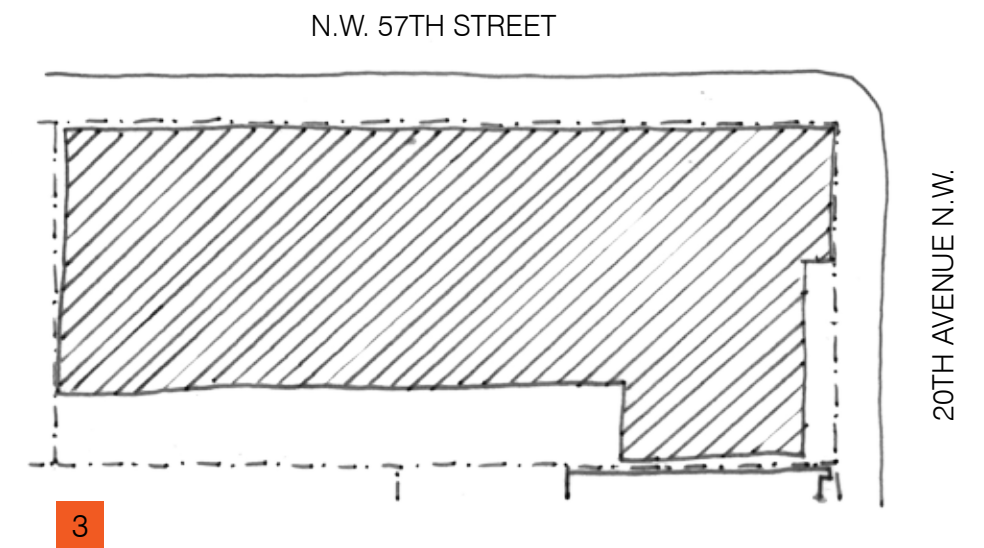
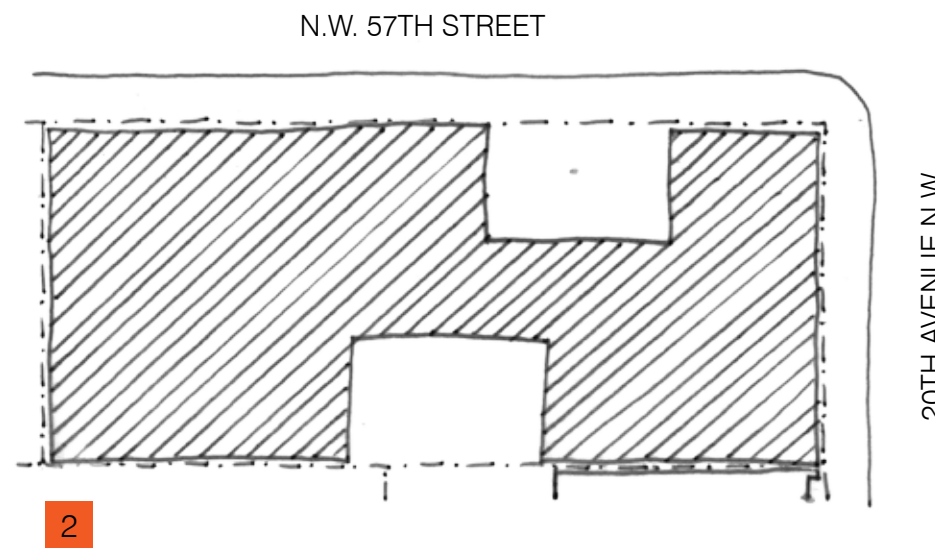
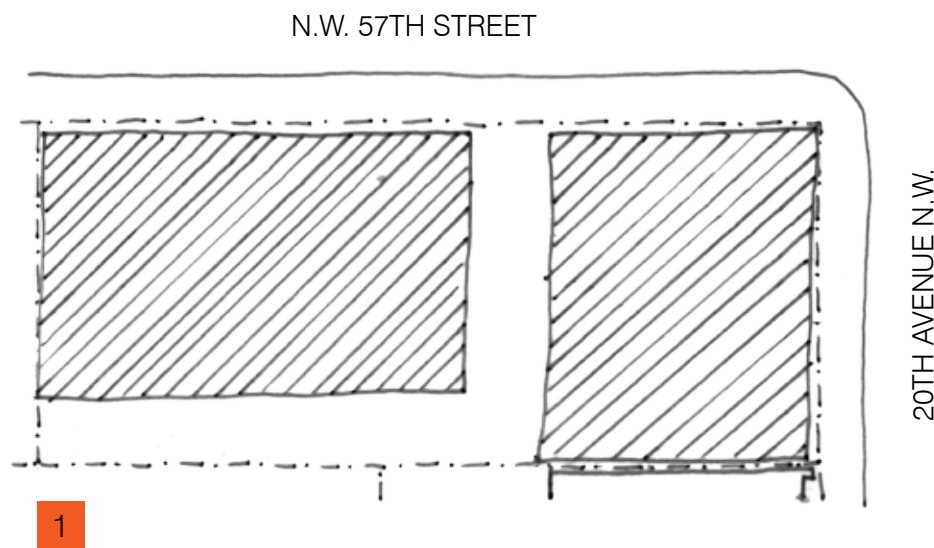
- Live-work / future commercial 100% along 20th
- Two story massing along portion of 20th
- Setback plaza along 20th
- Residential lobby at center of site along 57th
- Three distinct masses along 57th
- Long rectangular amenity courtyard

SCHEME C | PREFERRED SCHEME



- Angled forms reduce bulk
- Accent corner massing
- Residential corner lobby presence
- One story live-work massing along 57th with residential deck overlooks above
- Large square amenity courtyard maximizing access to daylight at residential units

Our approach to developing potential design concepts for this corner site within the Ballard Municipal Center began with exploring height, bulk, scale and feasibility in diagrams 1, 2 and 3 below. As the concepts developed, relationships to neighboring mixed-use properties, multi-family residential properties, properties yet to be developed and defining an appropriate urban edge became driving factors. While the Ballard Hub Urban Village continues to develop, meeting the City-defined target development density while staying within the maximum height envelope guided the massing studies. The three concepts selected for further study were strongest in developing the program for a diverse mix of future residents, appropriate unit sizes and efficient circulation paths while also responding to design guidelines.



ZONING DATA

ZONING CODE REQUIREMENTS:

Address	2003 N.W. 57th Street Seattle, WA 98107
Parcel Numbers	276770-0270
Zoning	NC3-65 / Ballard Hub Urban Village
Site Area	22,800 SF
R.O.W. Characteristics	N.W. 57th Street: Sidewalk and street trees may be adequate, two large existing curb cuts 20th Avenue N.W.: Sidewalk may be adequate, overhead powerlines run N/S along street on R.O.W., existing transformer on pole located midway along property.

Commercial Zone

Permitted Uses	SMC 23.47A.004 Table A Uses permitted outright (partial list): <ul style="list-style-type: none">• Drinking establishments (Administrative Conditional Use - 25,000 sf limit)• Restaurants (25,000 sf limit)• Lodging (Administrative Conditional Use - 25,000 sf limit)• Offices (25,000 sf limit)• General sales and services (25,000 sf limit)• Residential• Live/work (Except where expressly treated as a residential use, live/work units shall be deemed a nonresidential use.)
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Street-Level Uses	SMC 23.47A.005
Residential Uses:	No more than 20% of the street-level street-facing façade per SMC 23.47A.005.C.1.g Map 12
Live/Work Units:	Permitted per SMC 23.47A.004.G.4 – live/work units are considered non-residential
Commercial Uses:	Permitted; Limited only by commercial uses allowed in this zone

Street-Level Development Standards	SMC 23.47A.008
Blank facades:	May not exceed 20 ft. in width and 40% of façade (between 2 ft. & 8 ft. above sidewalk) (SMC 23.47A.008.A.2.b&c)
Transparency:	60% required between 2 ft. & 8 ft. above sidewalk (SMC 23.47A.008.B.2.a)
Height and Depth:	Nonresidential uses shall extend an average of at least 30 ft. and a minimum of 15 ft. in depth from the street-level street-facing façade. Nonresidential uses at street-level shall have a floor-to-floor height of at least 13 ft.
Lot Line:	Street-level street-facing façades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or approved landscaped or open spaces are provided. (SMC 23.47A.008.A.3)
Residential uses:	At least one of the street-level street-facing façades containing a residential use shall have a visually prominent pedestrian entry. (SMC 23.47A.008.D.1)

Structure Height	SMC 23.47A.012
Height Allowed:	65 ft.; Per SMC 23.41.012.B.16.b 9 ft additional height for townhouses that front a mid-block pedestrian connection on west side of property. The connection is optional.
Rooftop features:	Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 ft. above the otherwise applicable height limit. Solar collectors may extend up to 7 ft. above the otherwise applicable height limit, with unlimited rooftop coverage. Mechanical equipment may extend up to 15 ft. above the applicable height limit. Stair and elevator penthouses may extend above the applicable height limit up to 16 ft. Food-producing greenhouses may extend up to 15 ft. above the applicable height limit if the combined total coverage of all features gaining height does not exceed 50% of the roof area.

Floor Area Ratio	SMC 23.47A.013
Allowed FAR:	4.75 = total of residential and nonresidential uses (4.75 x 22,800 SF = 108,300 SF) *FAR limit for residential OR nonresidential use = 4.25 (4.25 x 22,800 SF = 96,900 SF) Gross floor area not counted toward FAR:

- All underground stories or portions of a story. An underground story is a story for which the ceiling above is below grade (SMC23.86.007).
- All portions of a story that extend no more than 4 ft. above existing or finished grade, whichever is lower, excluding access.
- Rooftop greenhouse areas meeting standards of subsection SMC 23.47A.012.C.6 & 7.

Setbacks	SMC 23.47A.014
Front/Back/Side:	None

Landscaping	SMC 23.47A.016
Green Factor	.30 or greater.
Street Trees	Required on N.W. 57th Street & 20th Avenue N.W.
Screening	Refer to Table D as required.

Amenity Area	SMC 23.47A.024
	5% of total gross residential floor area required.
Standards:	All residents shall have access to at least one common or private amenity area. Amenity areas shall not be enclosed. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

Bicycle Parking	SMC 23.54.015 Table E
Residential:	Long term: 1 spot per 4 units
General Sales & Serv. or Eating/Drinking Est.:	Long term: 1 spot / 12,000 sf.; Short term: 1 spot / 4,000 sf.

Parking Access	SMC 23.47A.032
Access:	Access is permitted across one of the side street lot lines.

Quantity and Design Standards for Access, Parking, Solid Waste:	
Required Parking	SMC 23.47A.030 / 23.54.015
Eating & Drinking Est.:	No minimum required in urban center (Table A, section II, line J)
Live / Work Units:	No minimum required in urban center (Table A, section II, line J)
Residential:	No minimum required in urban center (Table B, section II, line M)

Parking Standards	SMC 23.54.030
Residential Spaces	Minimum 60% medium spaces (8 ft. x 16 ft.)
Nonresidential Spaces	Less than 10 spaces provided: 25% maximum small spaces / 75% minimum large spaces
Driveway Width:	10 ft. minimum for residential drive less than 100' long and serving 30 or fewer spaces
Parking Aisle Width:	22 ft. minimum
Sight Triangle:	10 ft. sight triangle required on each side of driveway

Loading Berths	SMC 23.54.035
May be waived for uses less than 16,000 gross square feet that provide a loading space on a street or alley.	

Solid Waste & Recycling Storage	SMC 23.54.040
Min. Area Nonresidential:	125 SF (5,001 – 15,000 SF) *Mixed use development shall meet storage space requirements for residential development plus 50% of the requirement for nonresidential development = 63 SF
Min. Area > 100 Res.Units:	575 sf. plus 4 sf. for each additional unit above 100
Standards:	12' minimum horizontal dimension. If 20' minimum horizontal dimension then reduce required size by 15% (SMC 23.54.040.C) 10' wide and 21' overhead clearance required (if accessed directly by collection vehicle).