

# Valdok I - Proposed New Residential Construction Project (DPD #3018670)

## Presentation Package

### SEATTLE DESIGN REVIEW

12.22.2014 | Early Design Guidance Meeting 1  
06.15.2015 | Design Review Recommendation Meeting 1

### PROJECT SUMMARY

The proposed building located at 1701 NW 56th Street in Ballard’s NC3-85 zone within the Ballard Urban Center Village overlay. The proposed building will be 6 levels of residential over 1 level of commercial containing 176 units, 4,183 square feet of retail and 151 parking stalls. All parking will be accessed from the alley allowing for continuous and uninterrupted sidewalks. The lot fronts NW 56th Street to the north, 17th Avenue NW to the east, a shared alley to the south and a shared property line to the west. The site area is 95’x300’ and the site slopes down from north to south along 17th Avenue NW.



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**Zone**  
NC3-85 (Neighborhood Commercial),  
Ballard Hub Urban Village, Frequent Transit

**Design Guidelines**  
Ballard Urban Center Village

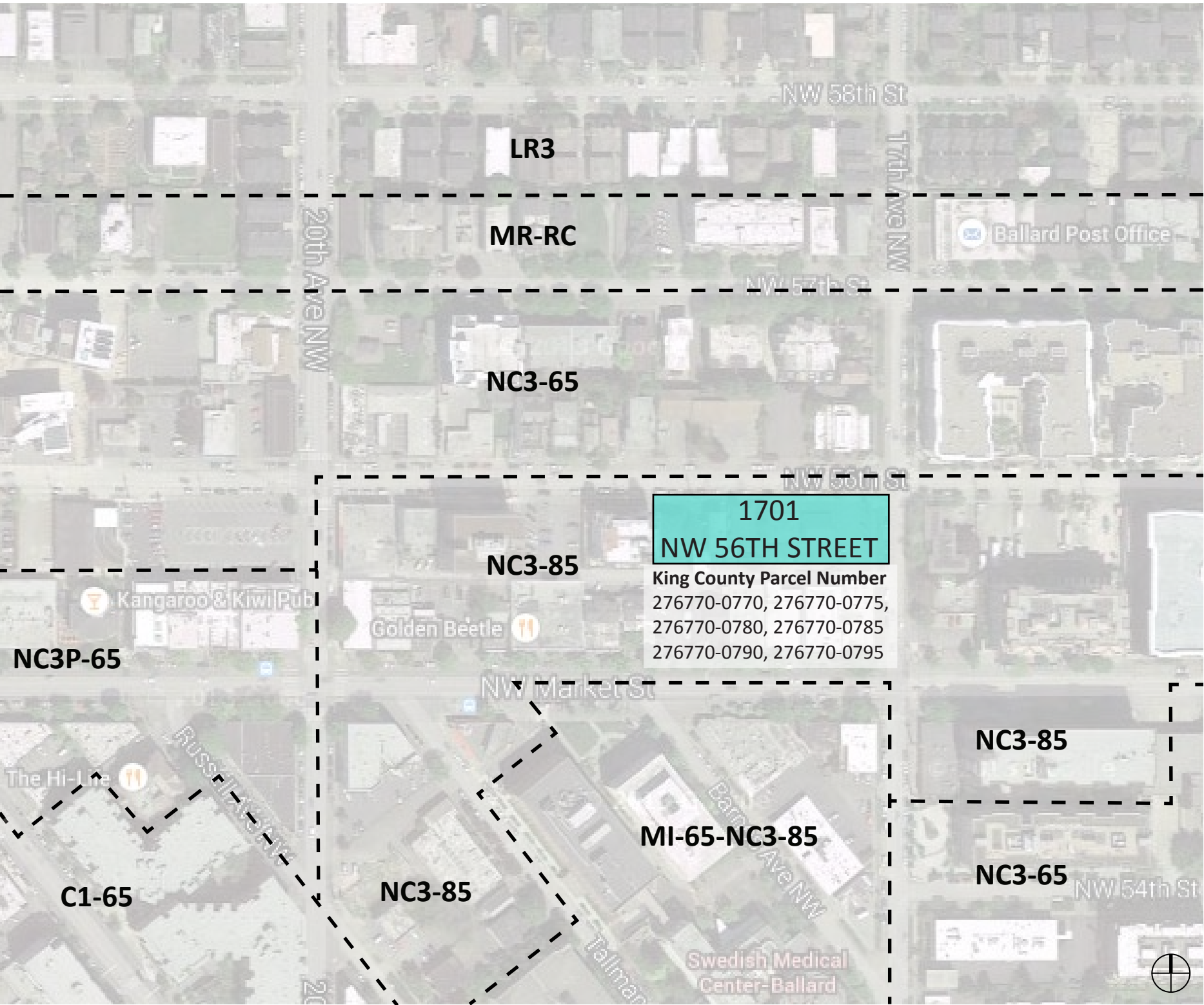
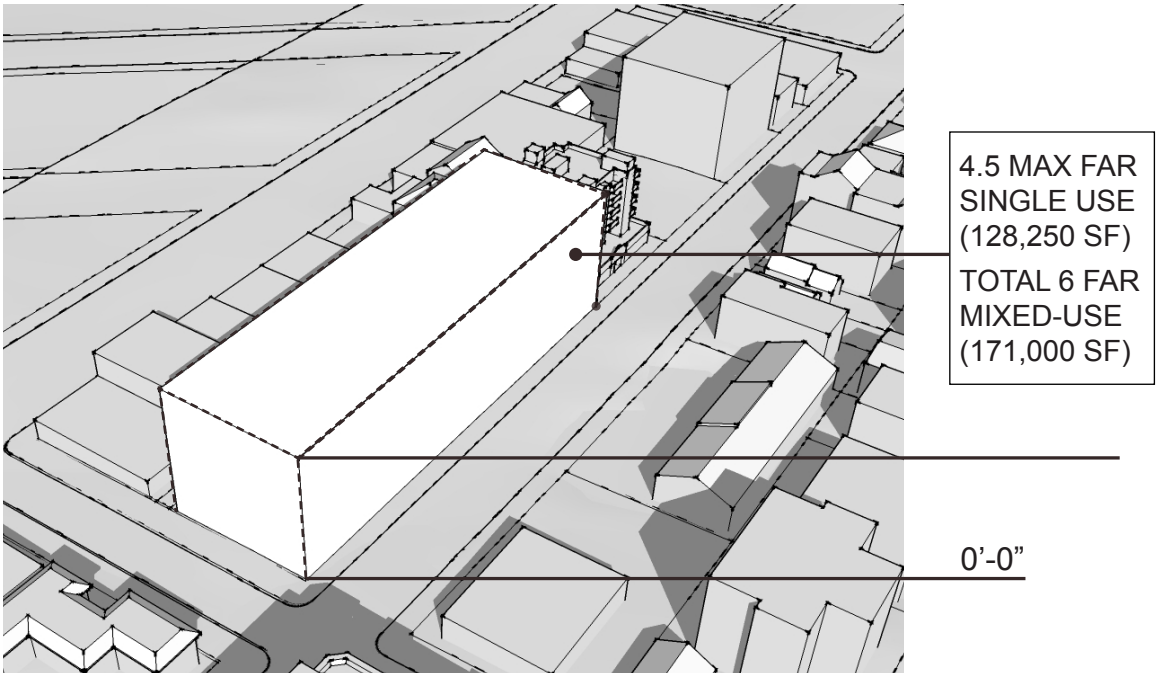
**Site Area**  
300' (NW 56th Street) \* 95' (17th Avenue NW) = 28,500 SF

**Permitted Uses (23.47A.004)**  
Residential, Commercial including Live-Work Units

**Structure Height (23.47A.012.A)**  
NC3-85: 85' Max Height

**Floor Area Ratio (23.47A.013 Table A)**  
Single Use FAR: 4.5 (128,250 SF)  
Max Multiple Uses: 6 (171,000 SF)

Proposed FAR:  
Residential 127,571 SF  
Commercial (Retail) 3,917 SF  
Commercial (Live-work) 10,284 SF  
Parking 40,150 SF  
Total 181,922 SF





**Setback Requirements (23.47A.014)**

No required setbacks

**Required Landscaping (23.47A.016)**

Seattle Green factor score of .30 or greater

**Amenity Space (23.47A.024)**

5% residential gross floor area dedicated for Residential Amenity Area  
127,571 SF \* 5% = 6,378.5 SF Required  
8,956 SF Provided

**Parking Requirements (23.47A.030)**

0 parking stalls Required  
117 parking stalls Provided

**ADA Parking Requirements (SBC 1106.2)**

At least 2%, but not less than 1 of each type of parking stall provided for Group R-2 shall be accessible.  
117 parking stalls \* 2% = 3 accessible parking stalls Required

**Van Spaces (SBC 1106.5)**

For every 6 or fraction of six accessible parking spaces, at least 1 shall be a van-accessible parking space with 7 feet minimum vertical clearance.  
1 van-accessible parking stall Required

**Parking Location and Access (23.47A.032)**

Access to parking shall be from the alley if the lot abuts an alley improved to standards outlined in 23.53.030.

**Alley Improvement in all Zones (23.53.030.F)**

When an existing alley is used for access to parking spaces and the alley does not meet the minimum width in subsection D, a dedication equal to half the difference between the current alley right-of-way width and minimum right-of-way width established in subsection D shall be required.  
Alley right-of-way width required = 20 feet  
Existing Alley right-of-way = 10 feet  
Alley right-of-way dedication = 5 feet

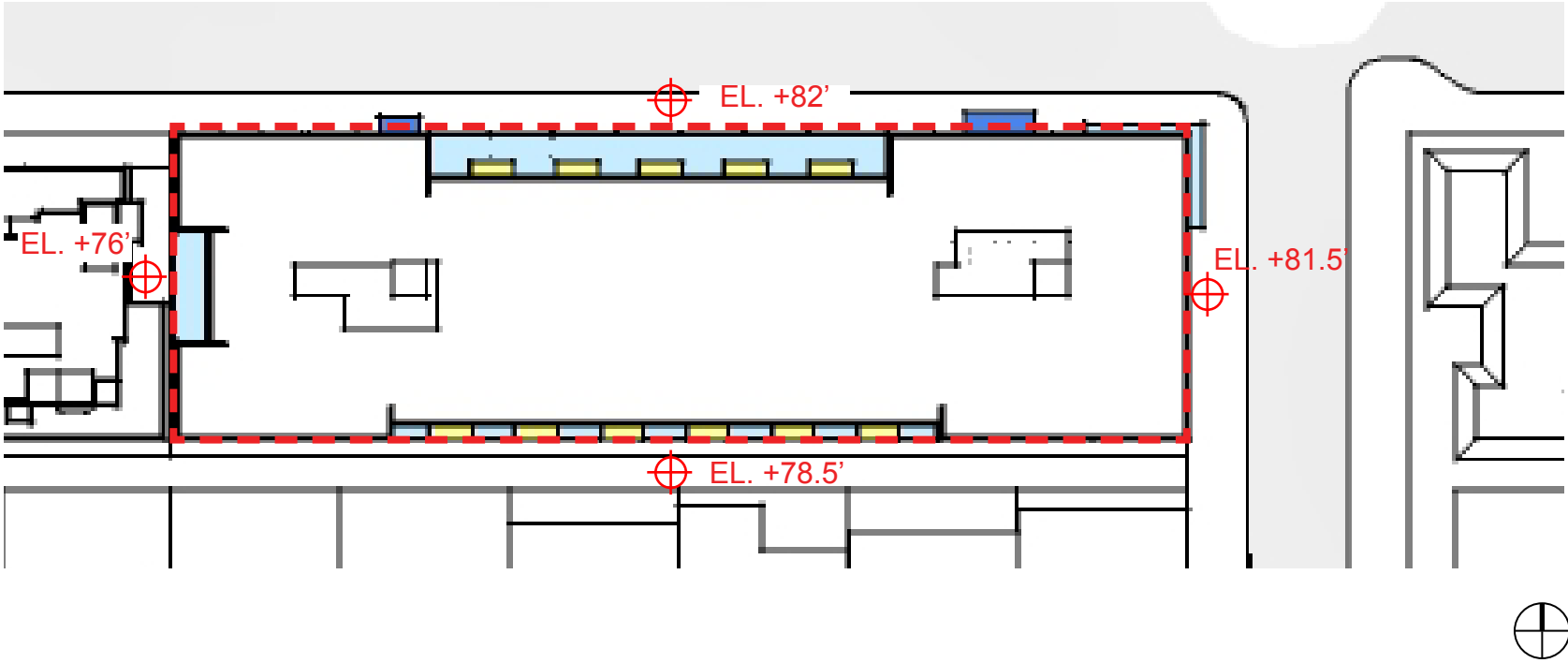
**Solid Waste Calculation (23.54.040)**

Residential	174 Units =	741 SF (875*15% reduction)
Non-Residential		41 SF (82 SF*50% reduction)
Total		782 SF Required

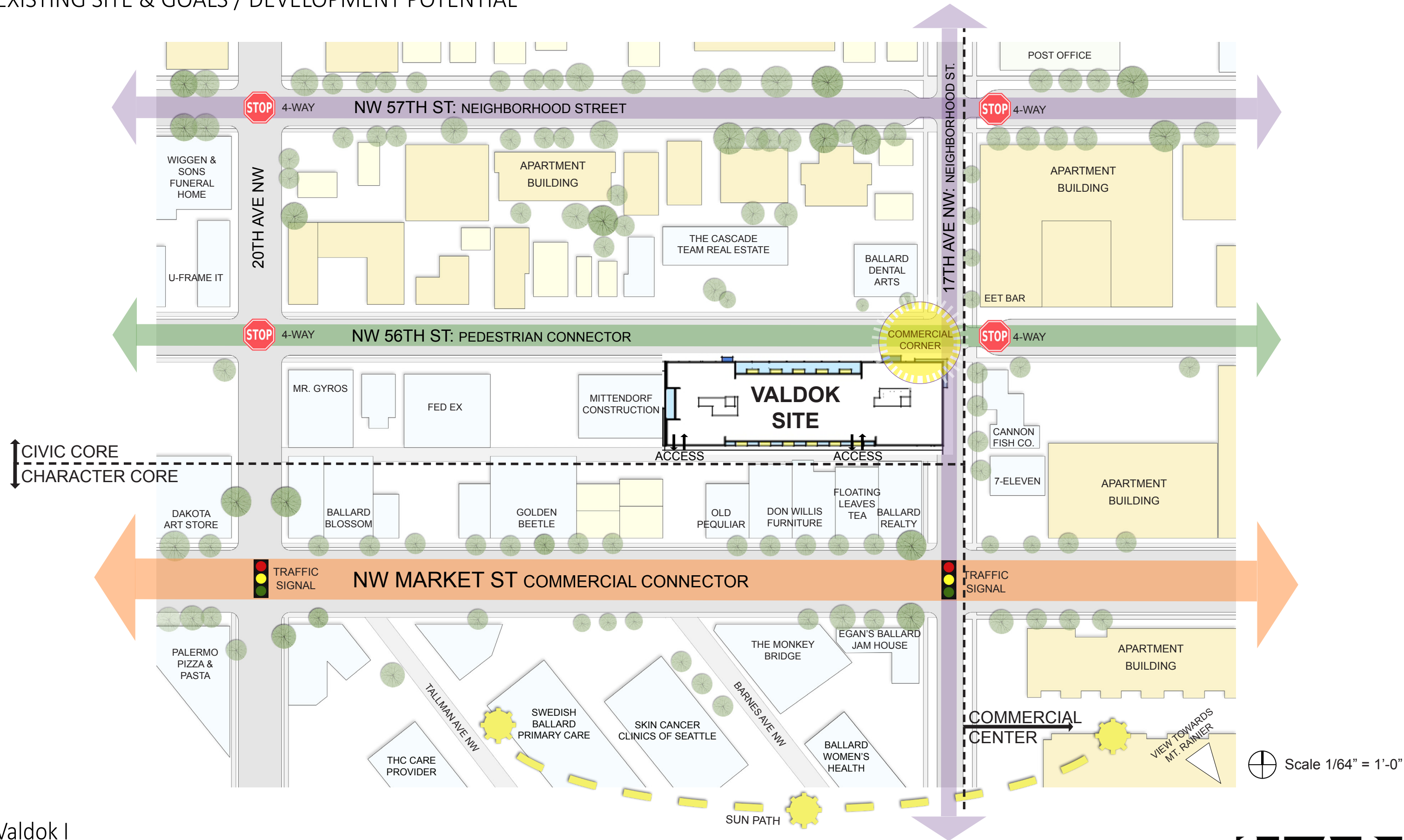
**Structure Height Measurement (23.86.006.A.1)**

Average Grade is calculated at the midpoint, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.

$$\frac{82' + 81.5' + 78.5' + 76'}{4} = 79.5' \text{ Average Grade Level}$$







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NEIGHBORHOOD CONTEXT

The project site, located at the southwest corner of NW 56th Street and 17th Avenue NW, sits at the edge of the Civic Core adjacent to the Character and Commercial Cores in the Ballard neighborhood in Seattle. This Civic Core is characterized by quiet civic activity, community-oriented businesses, and a variety of residential scaled development. The blocks immediately surrounding the site have seen significant development of apartments and mixed-use buildings that range in height and architectural expression which add to the increasing density of the neighborhood.

New developments in the neighborhood have been conscious of maintaining solar access to the ground plane and ensuring compatibility with the neighborhood scale while maintaining the urban context. Focus has been put on enhancing the pedestrian experience by establishing human scale elements, interest and activity along the street frontage. This and smaller retail opportunities are strengthening the economic vibrancy of the area.



Compass Housing



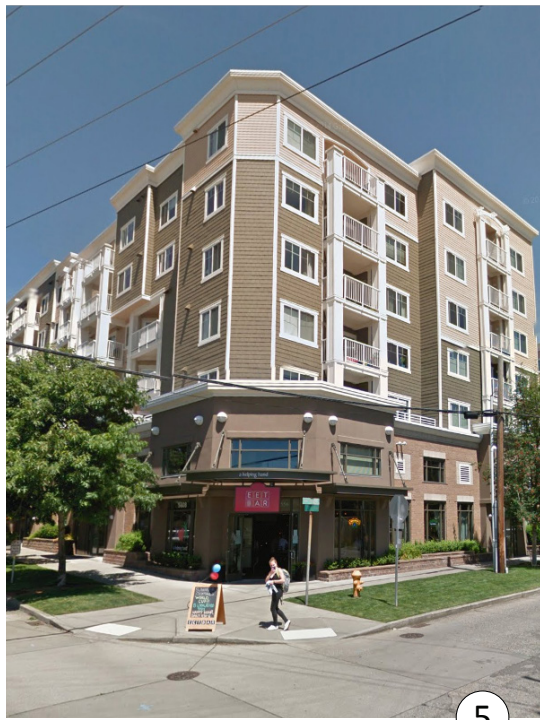
1753 NW 57th St.



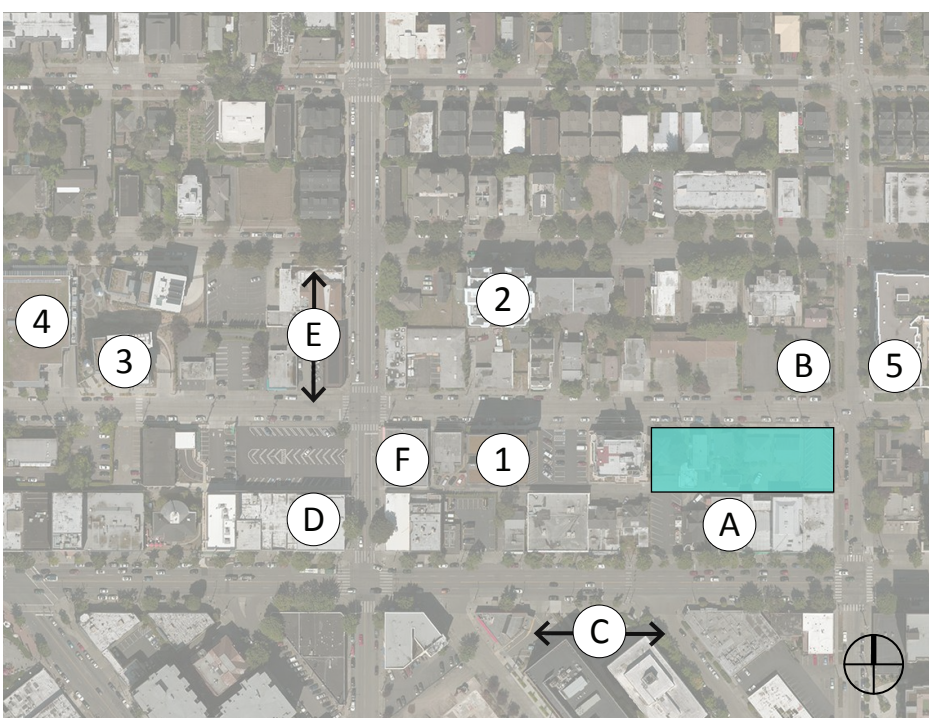
Greenfire Campus



Ballard Library



Ballard Place



- A. Old Peqiliar  
Don Willis Furniture  
Floating Leaves Tea  
Ballard Realty
- B. Ballard Dental Arts
- C. THC Care Provider  
Swedish BallardPrimary Care  
Skin Cancer Clinics of Seattle  
The Monkey Bridge  
Egan’s Ballard Jam House
- D. Dakota Art Store
- E. Wiggins & Sons Funeral Home  
U-Frame It
- F. Mr Gyros

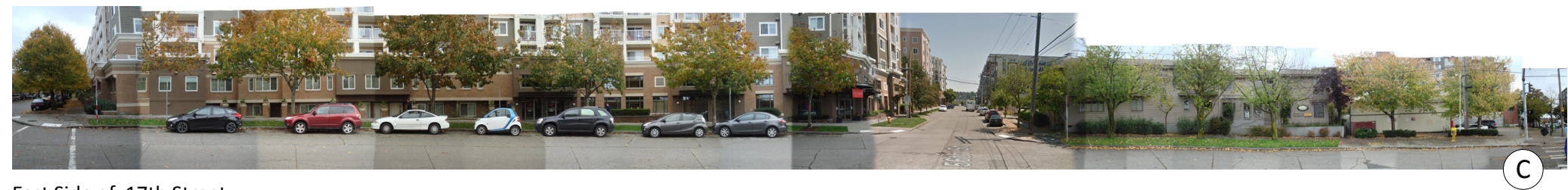




South Side of NW 56th Street



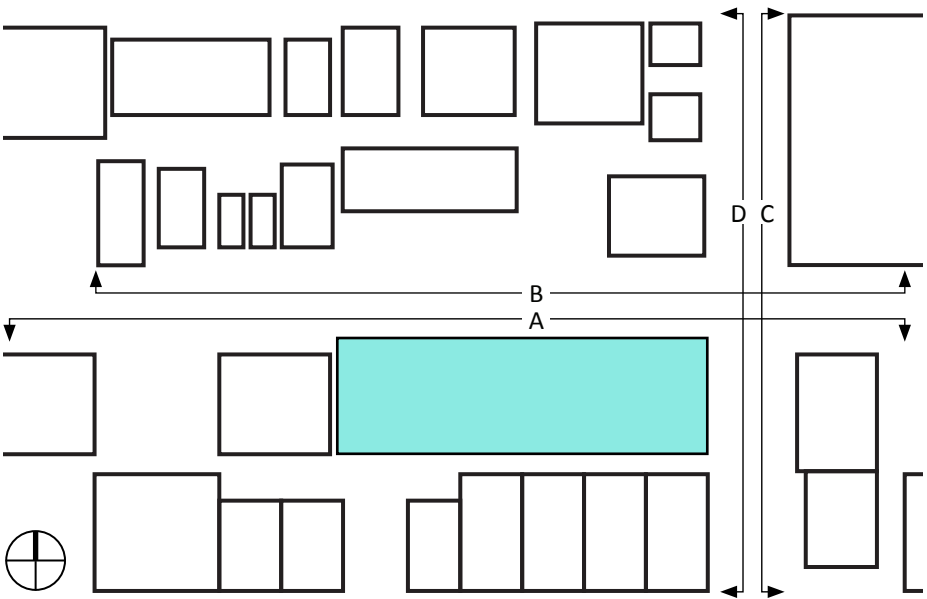
North Side of NW 56th Street



East Side of 17th Street



West Side of 17th Street





- **Context & Local Impact:**

**Impact On Smaller Structures**

- **Massing:**

**Height, Bulk and Scale of 300' Long Building**

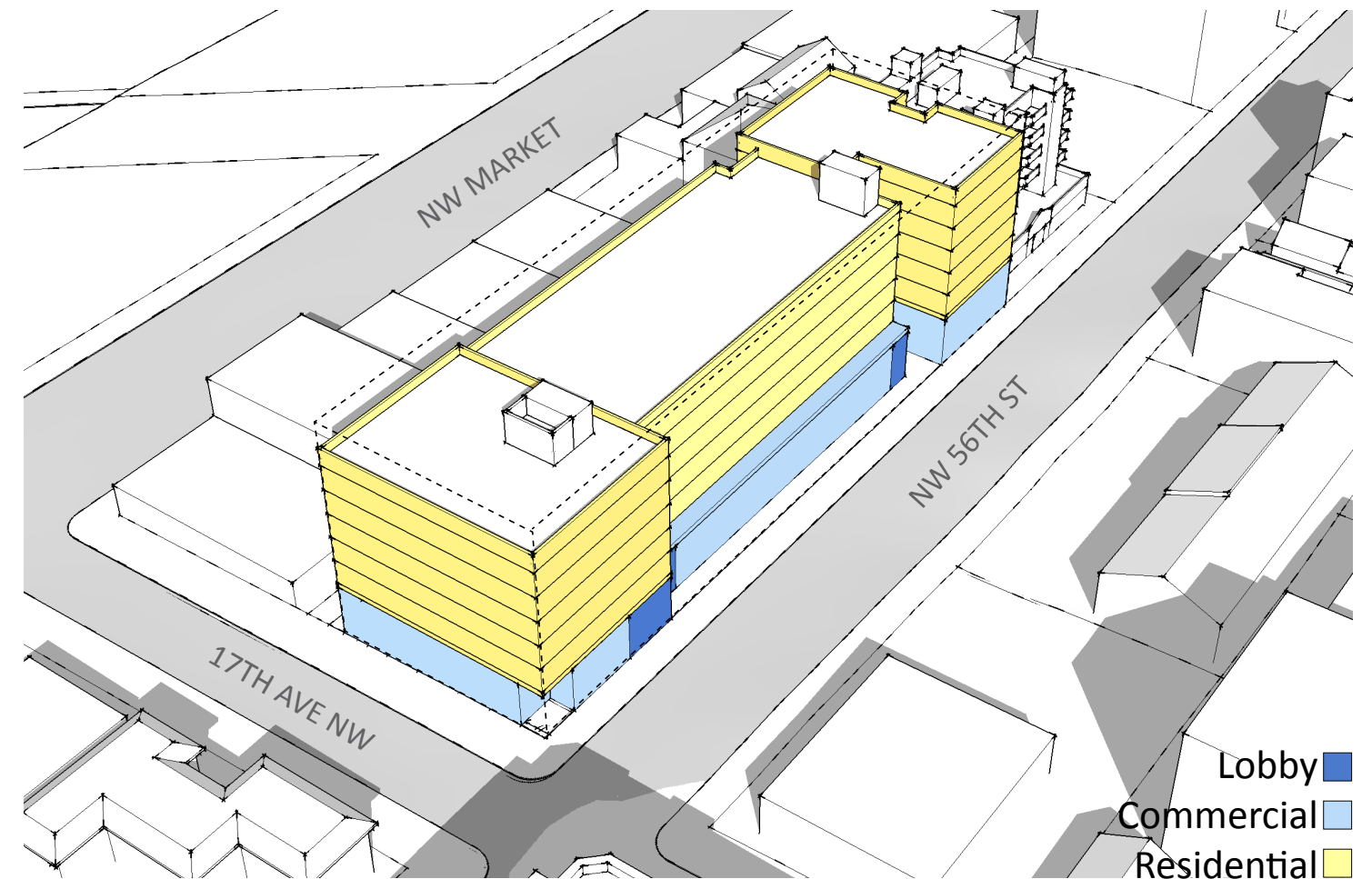
- **Street Level & Entry:**

**Live / Work, Amenity Functionality  
Entries**

**Quality of Landscape & Location**

- **Finishes / Exterior Material & Lighting:**

**Contemporary Look**



AERIAL FROM EDG MEETING #1

*“The proposed north-facing facades did not clearly address the zone change at NW 56th Street and the smaller residential structures currently across the street.”*

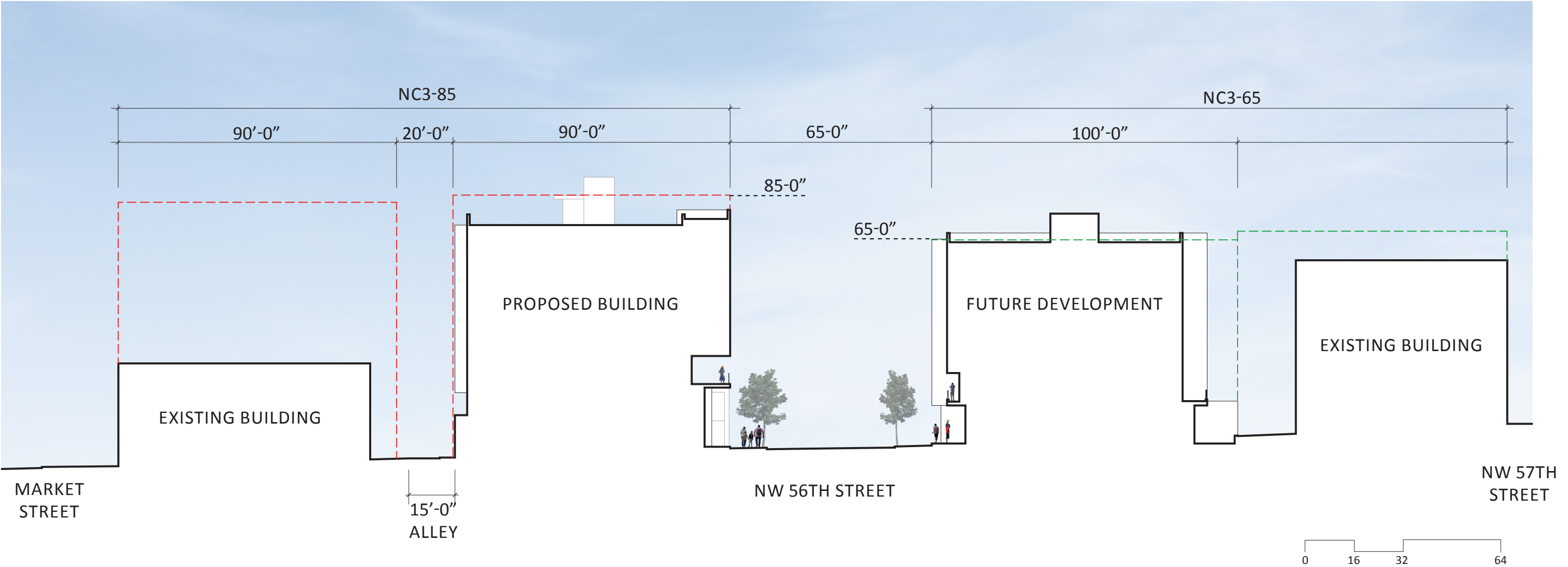


*“The Board asked the design team to consider the impact on existing smaller structures, in particular the smaller structure to the west of the development site. This consideration would examine blank walls, window adjacencies, the effectiveness of voluntary setbacks, etc.”*

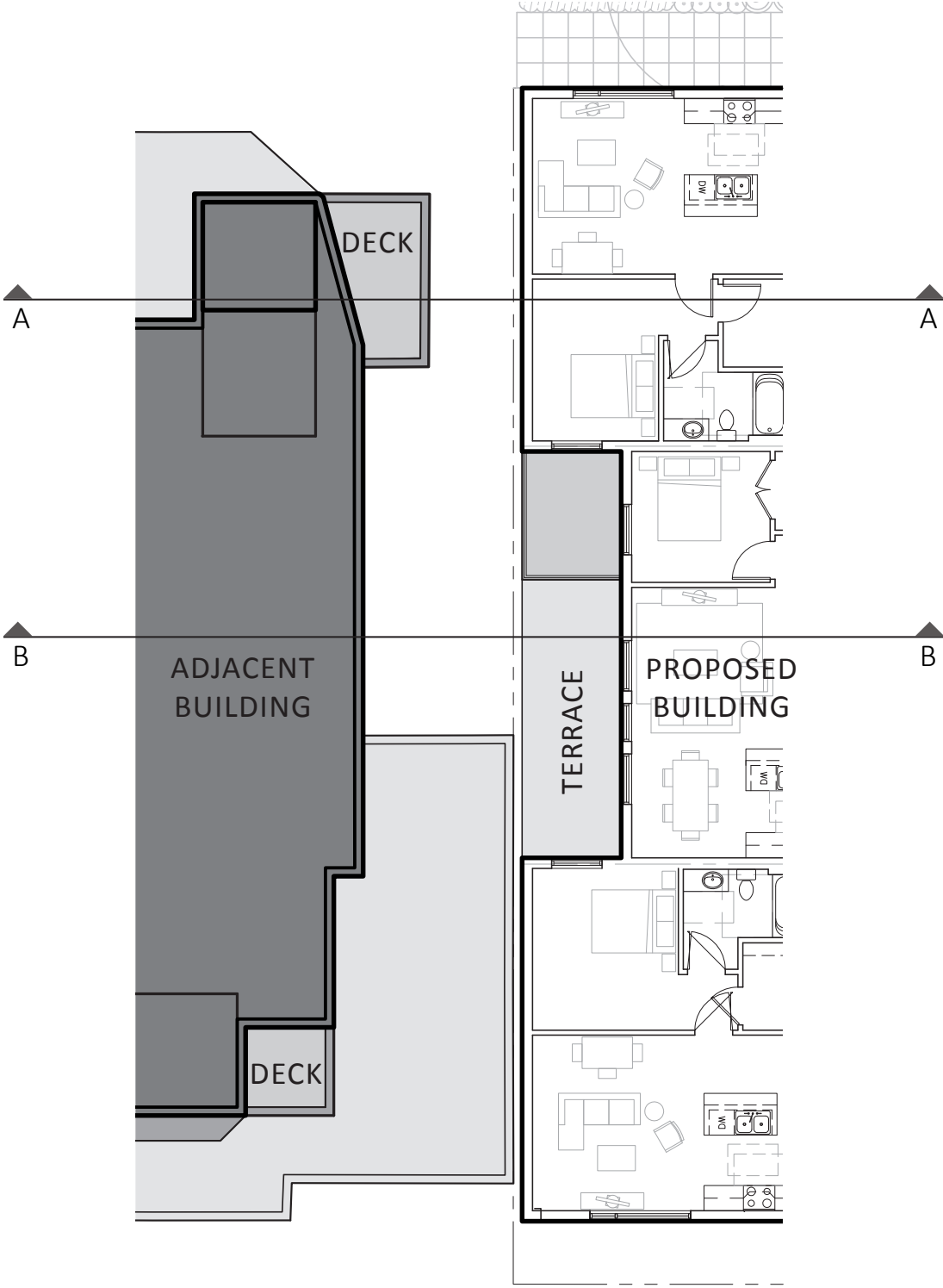




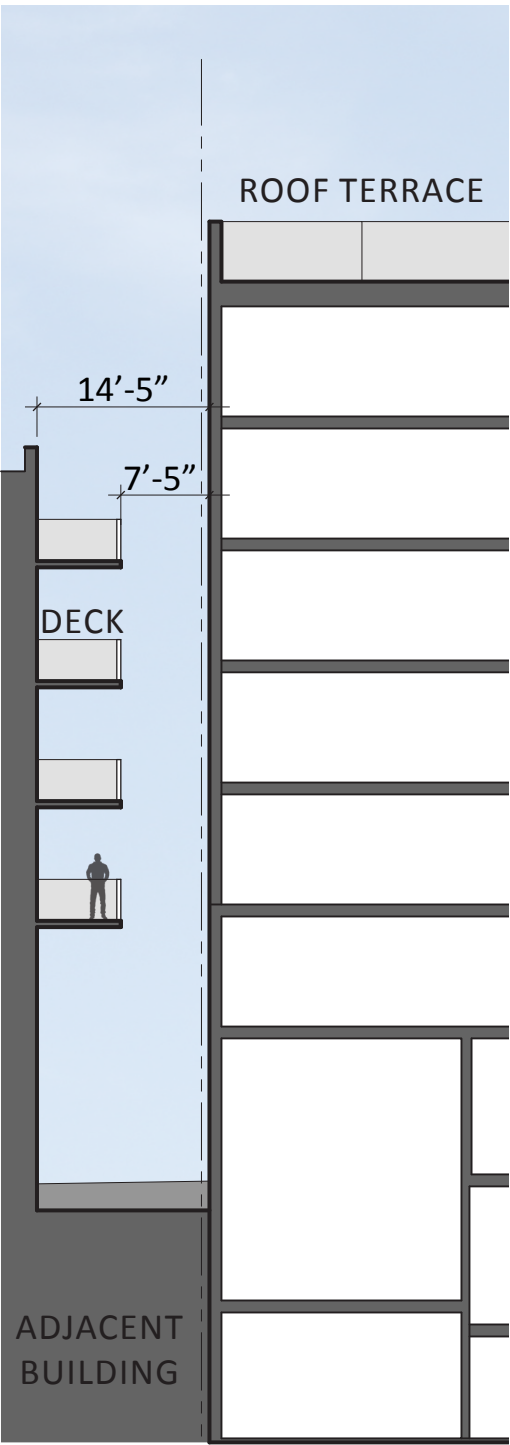
**CS2-D-1 EXISTING DEVELOPMENT AND ZONING:**  
*Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.*



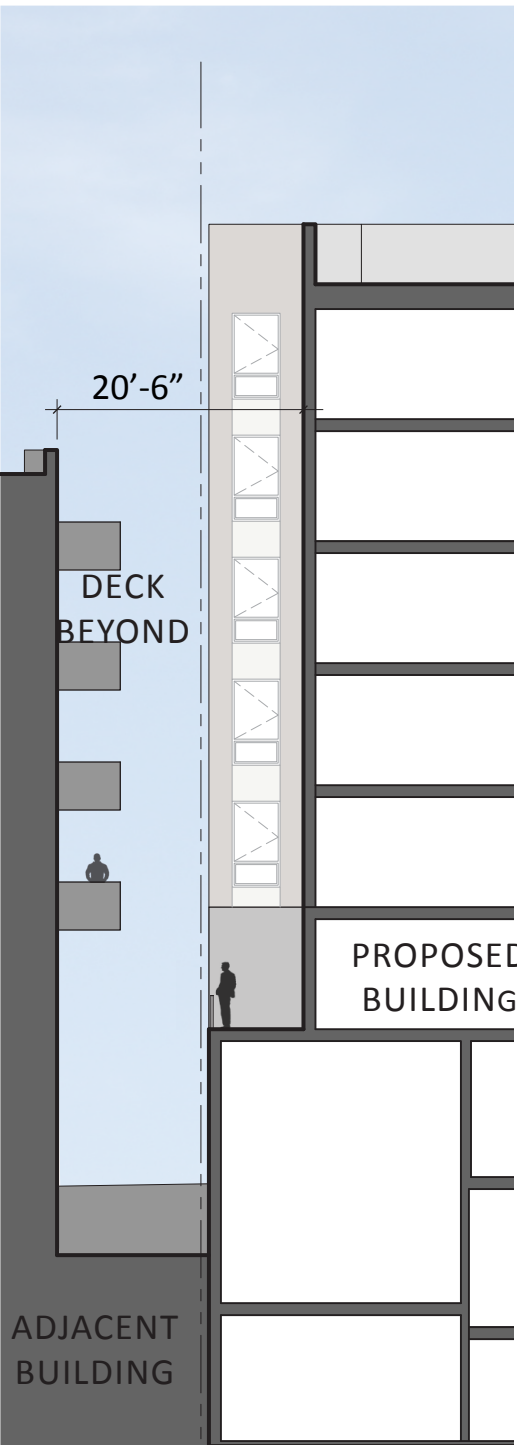




PLAN



A - SECTION THRU PROPERTY LINE



B - SECTION THRU CENTER @ SETBACK





DC4-B-2 COORDINATION WITH PROJECT DESIGN  
CS2-D-5 RESPECT FOR ADJACENT SITES

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*“It was noted that this was a big (long at 300 feet) ) building that needed to be broken up along a finer scale. Although the preferred option divided the massing along NW 56th Street into three parts, the Board noted that there was no compelling reason for the symmetry of the north façade of the structure—the book ends or towers need not be equal in breadth and bulk; the west end, for example might better transition to the building to its side by losing some height. The Board requested further exploration of the massing that would diminish the perception of height, bulk and scale.”*

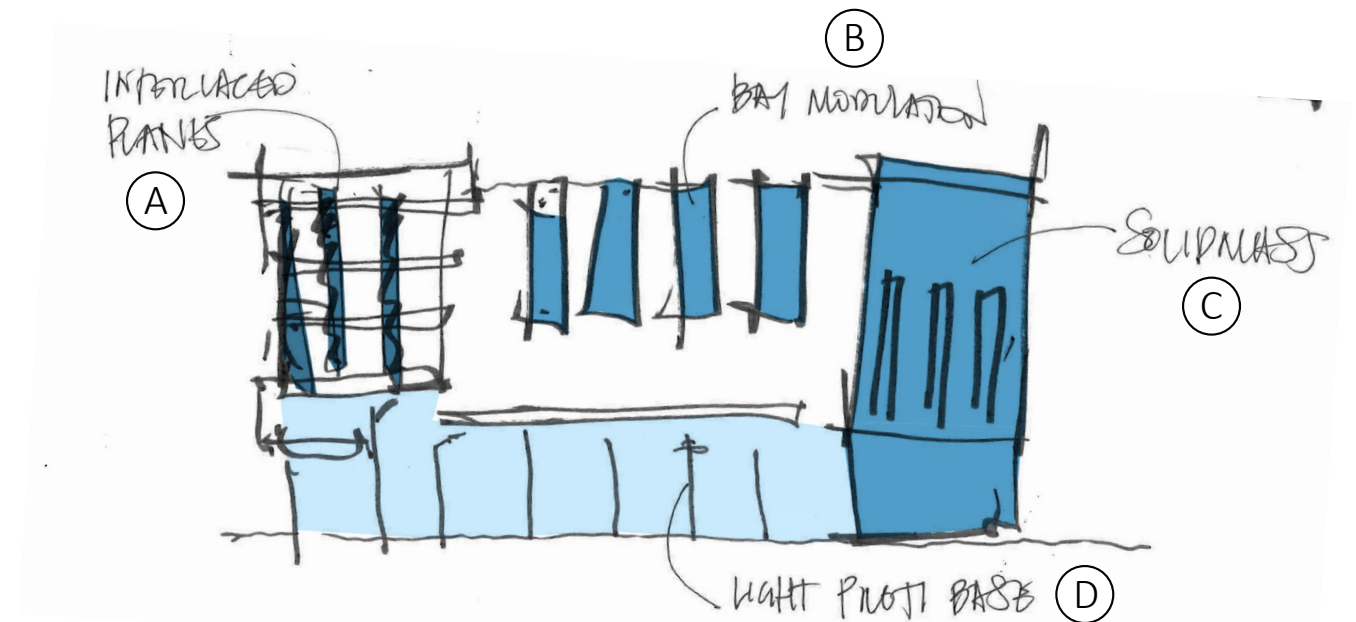
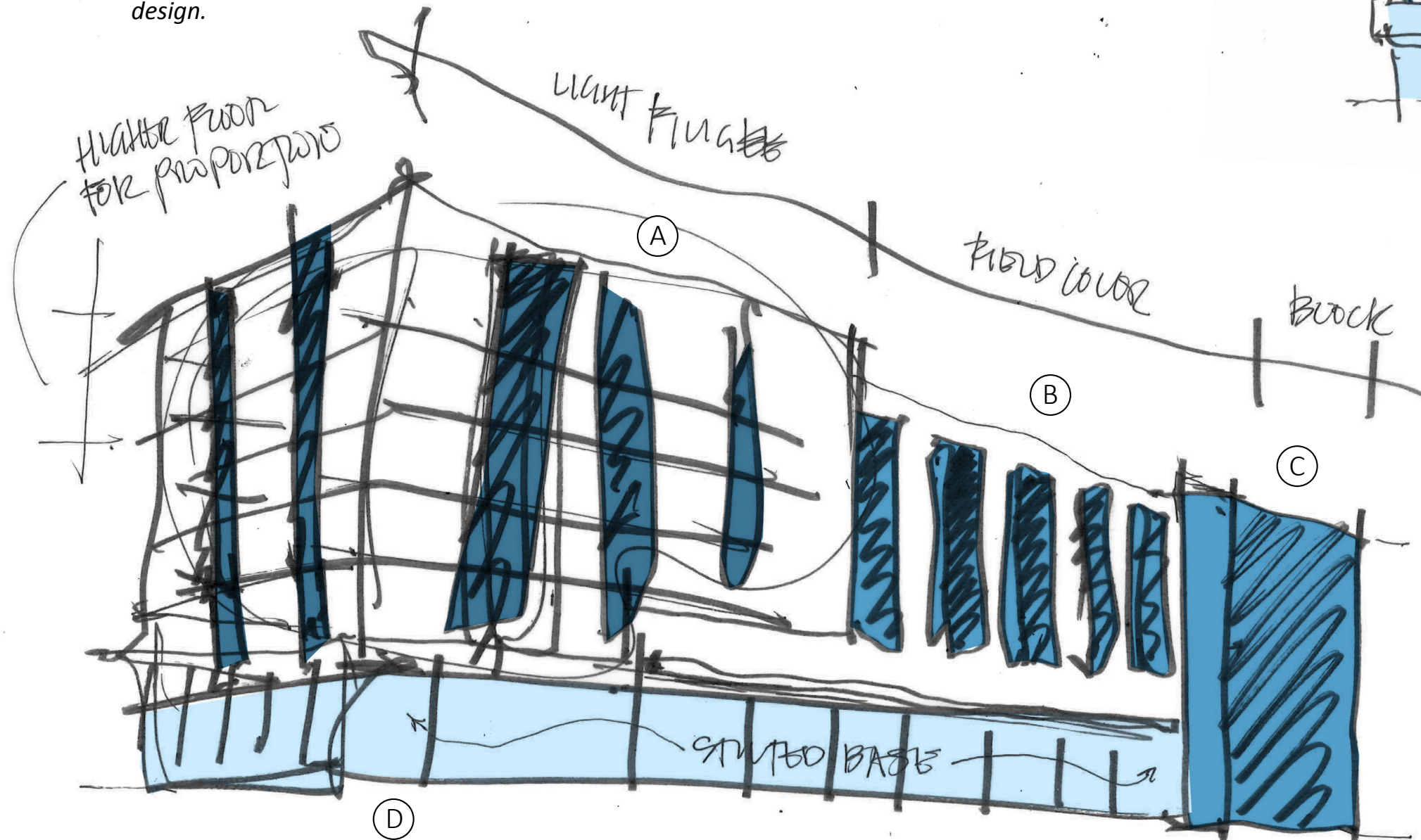


## DC2-A-2. REDUCING PERCEIVED MASS:

Use secondary architectural elements to reduce the perceived mass of larger projects.

## CS2-C-3 FULL BLOCK SITES

Break up long facades of full-block buildings to avoid a monolithic presence. Provide a human scale at street-level, and included repeating elements to add variety and rhythm to the facade and overall building design.



In an effort to break down the scale, the design team divided the massing into 4 main parts.

- (A) Overlapping vertical and horizontal banding, creating a light "filigree" at the prominent east corner.
- (B) Mass held back from street and punctuated with slender bays at the middle of the block.
- (C) Solid block that anchors the building to the west.
- (D) Undulating, glassy, "stilted base" at the pedestrian friendly ground floor.

The distribution of space and differentiation in massing of the upper floors is intended to break up and add interest and scale to what could otherwise be an very long and monotonous façade. The light semitransparent base helps to thread the neighborhoods existing commercial and pedestrian friendly fabric through our site.





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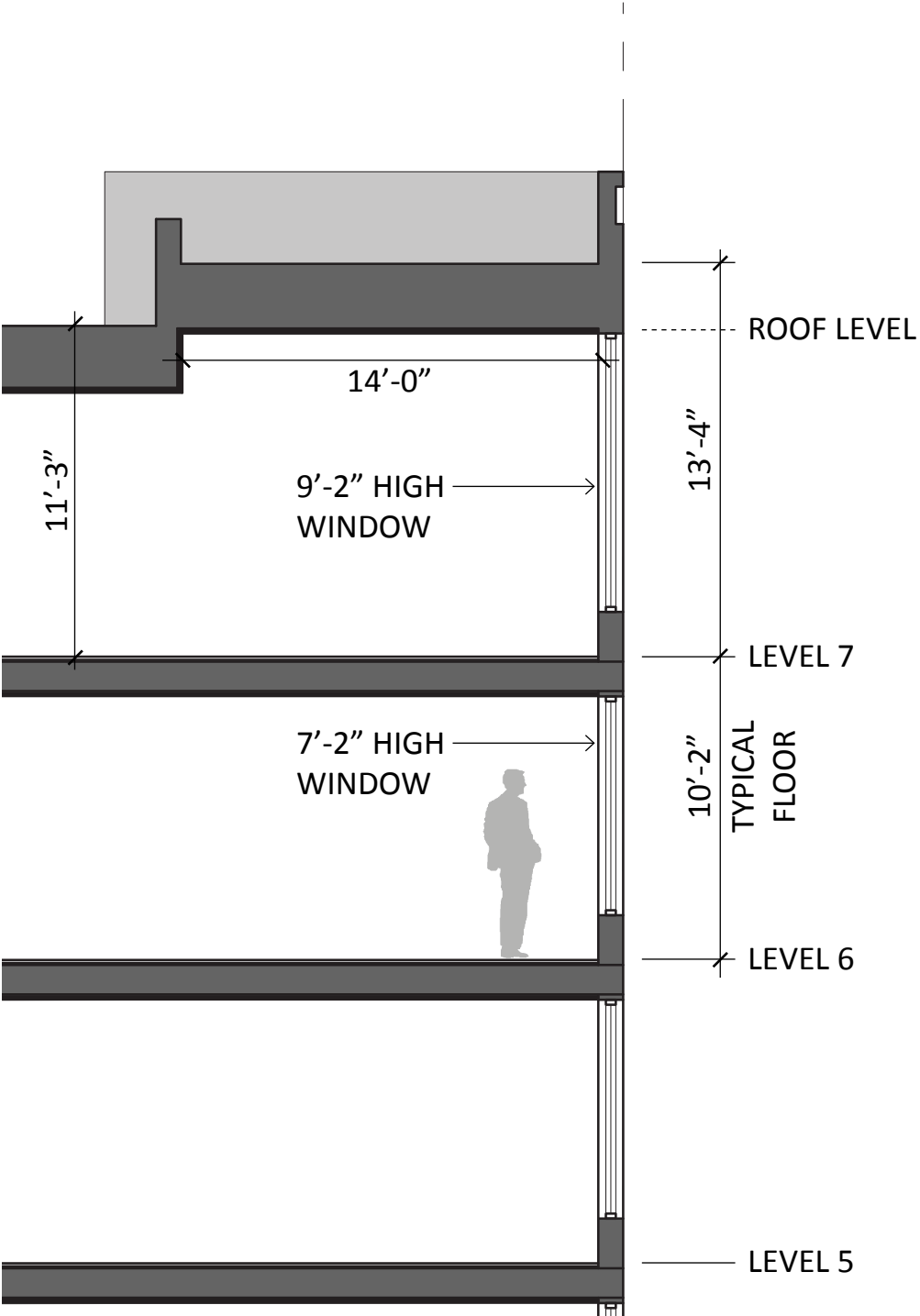


**CS2-A-2. ARCHITECTURAL PRESENCE**

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*“Think glass for overhead weather protection to allow ample lighting for safety, vitality of plantings, etc.”*



*“The entries should be clearly readable and the primary residential entry should receive treatment as ‘primary.’”*



*“It was not clear how the live/work spaces were intended to work and function as live/work spaces: would they provide a porous edge, with transparency, along the sidewalk? How could they effectively engage the sidewalk and enhance the pedestrian experience on NW 56th Street while still maintaining an element of privacy?.”*



*“For the landscaping, play with an integrated water element tying the building and ground plane together.”*







CS2-A-1. SENSE OF PLACE

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**PL2-B-1 EYES ON THE STREET**  
**CS2-B-3. CHARACTER OF OPEN SPACE**

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RETAIL & RESIDENTIAL LOBBY

RETAIL

The main retail entry is slightly recessed from the main corner of the building. A large canopy wraps the corner and helps provide not only cover but also a better sense of scale to mark the main retail entrance.

LOBBY

The main residential lobby entrance is set back from the property line to provide a gathering space. The main entrance is sheltered by a canopy which is similar in height and look to the retail canopy to the east. Signage further differentiates the residential entry from the retail entry.

**PL2-B-3. STREET-LEVEL TRANSPARENCY:**  
*Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.*

**PL3-A-1. DESIGN OBJECTIVES:**  
*Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.*

**PL3-A-4. ENSEMBLE OF ELEMENTS:**  
*Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.*

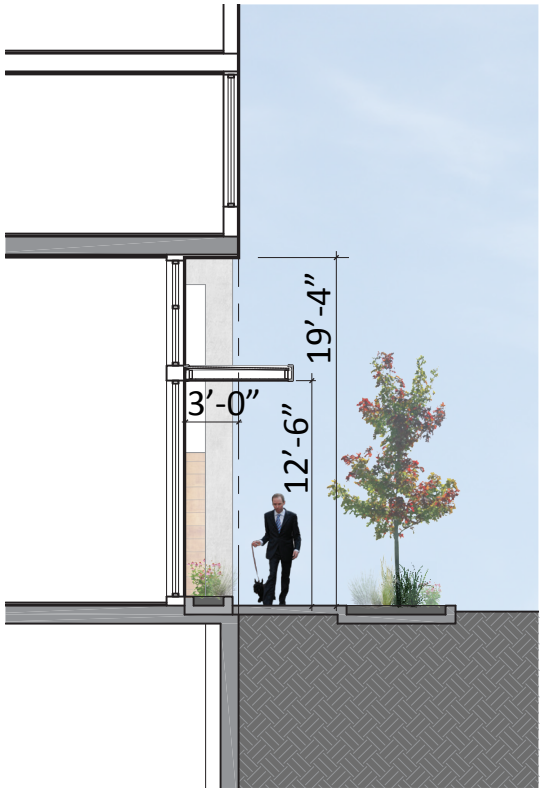
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RETAIL



LOBBY



STREET SECTION A

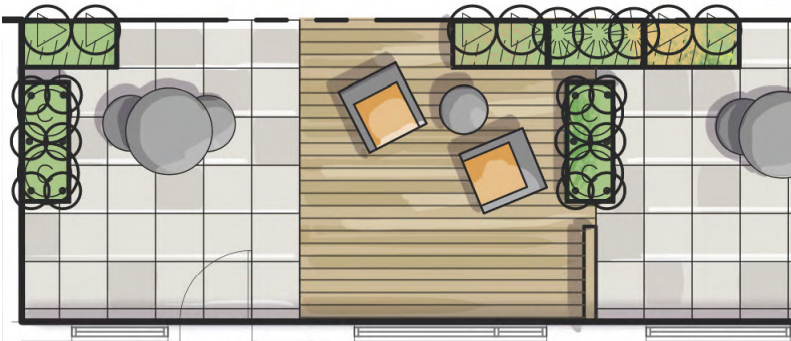


STREET SECTION B



LEASING, LIVE/WORK & LOBBY

The scale and material makeup of the live/work units are intended to blend both the existing commercial character with a new residential scale and rhythm. The mid-block ground floor units are set back from the pedestrian streets with private stoops at mid-block that are raised above street level. Screens and planters are located here to add privacy. Above the live work zone at the middle of the block, the building steps back, creating a private terrace space for the units above. The public entrance is market by a canopy overhead that is set at the floor line and also establishes a datum line for live/work signage. Live work units at the west end of the building are accessed at ground level perpendicular to the building façade. This setback not only allows the entrance to be viewed more easily from down the block but frees up the main street façade to be more transparent.



LEVEL 3 TERRACE DETAIL

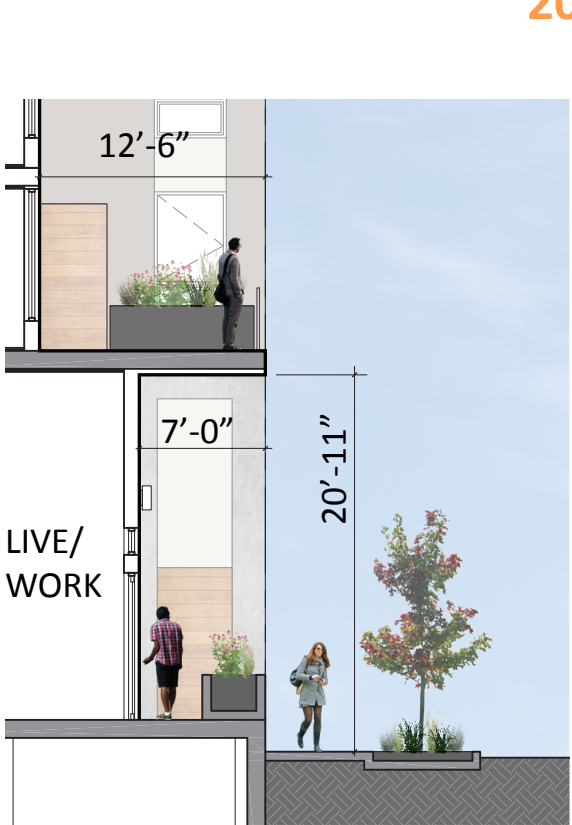
**PL3-B-3. BUILDINGS WITH LIVE/WORK USES:**  
*Maintain active and transparent facades in the design of live/work residences.*



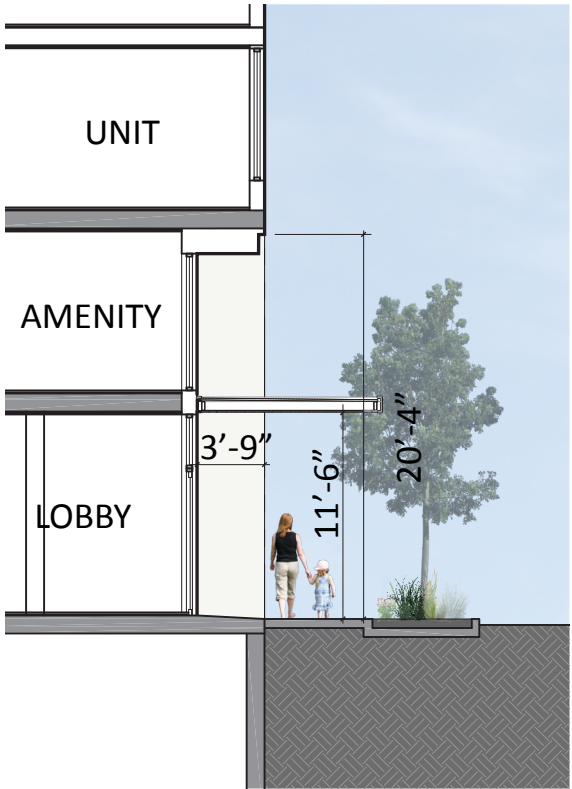
LEASING LIVE/WORK



2ND LOBBY LIVE/WORK

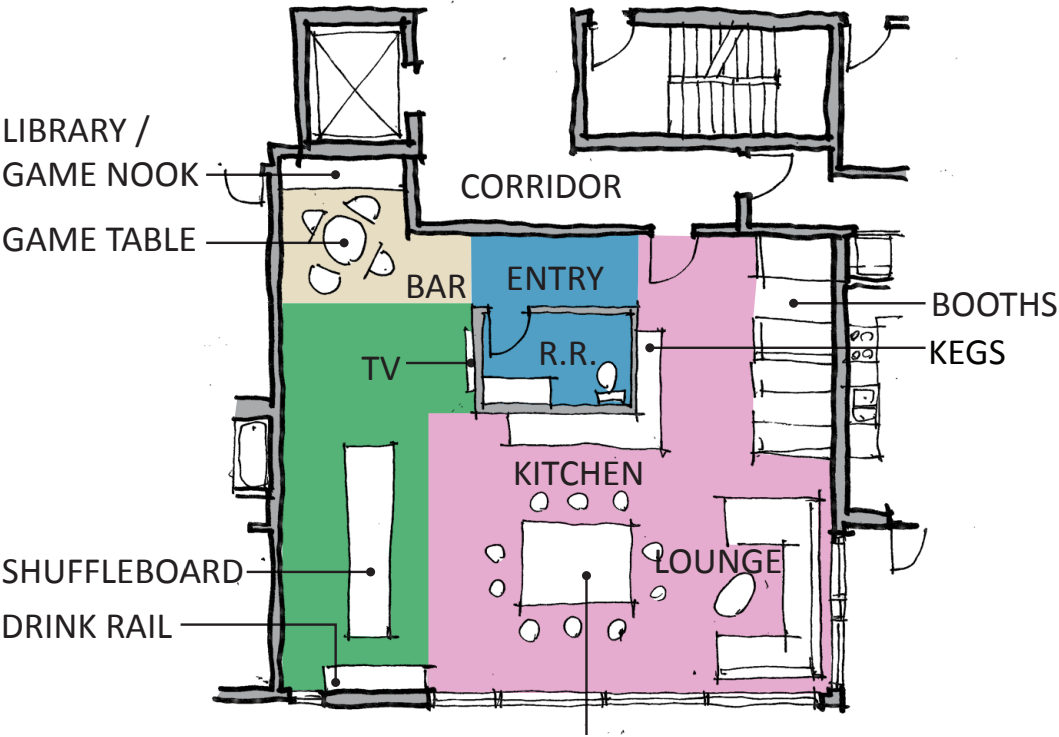


STREET SECTION C

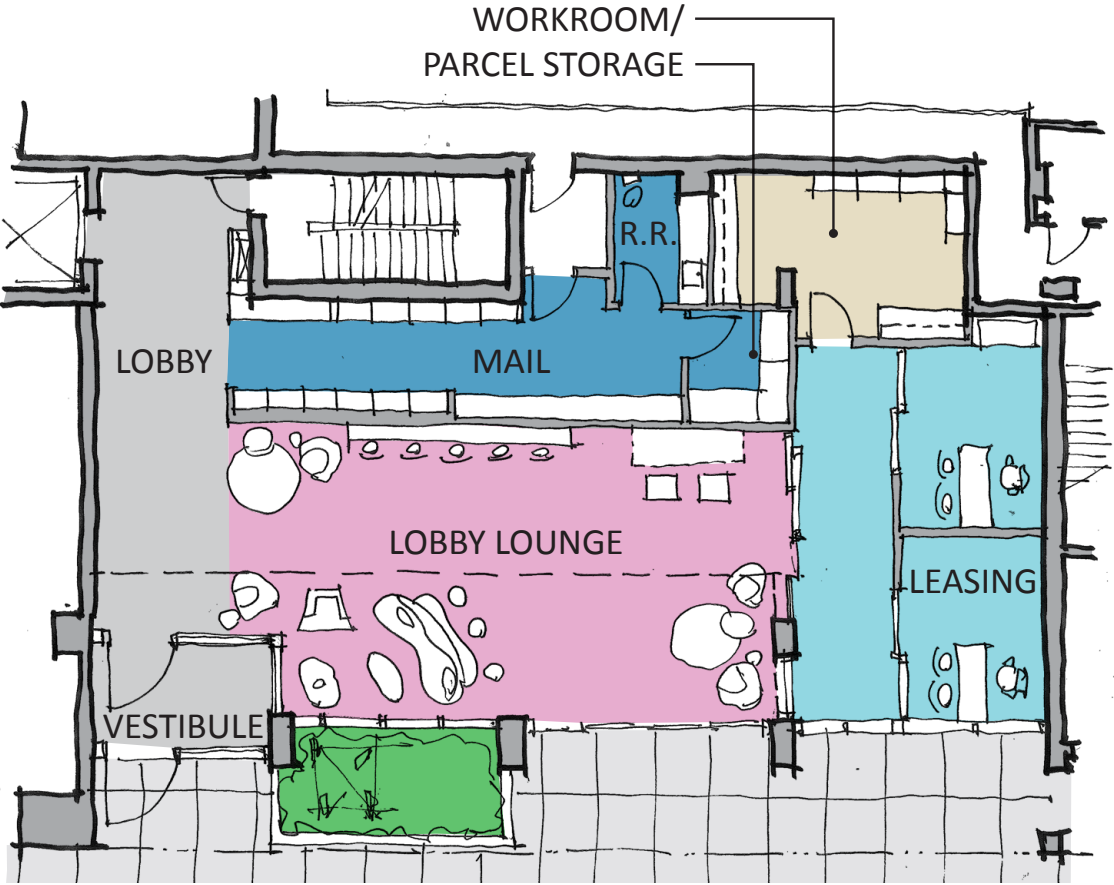


STREET SECTION D

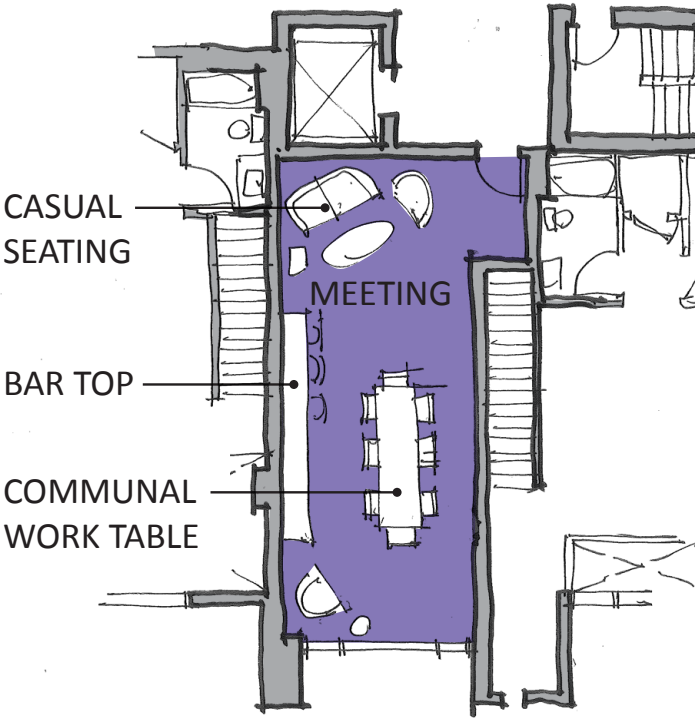




L3 CLUB ROOM

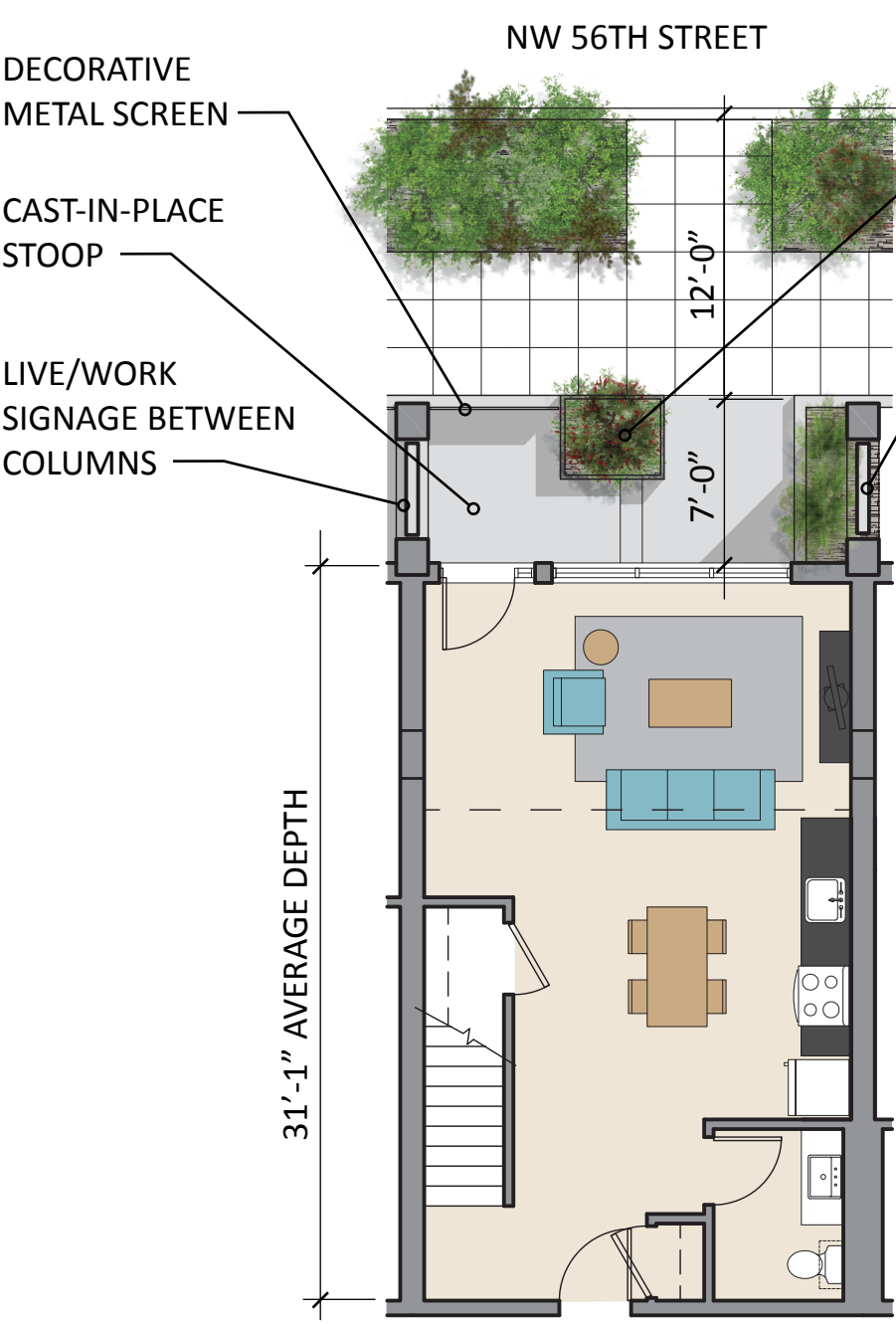


LEVEL 1 LOBBY



LEVEL 2 MEETING ROOM





TYPICAL LIVE/WORK LEVEL 1 PLAN



DECORATIVE  
METAL SCREEN  
CAST-IN-PLACE  
CONCRETE STOOP

LIGHT FIXTURE AND SIGNAGE  
SYNTHETIC WOOD SIDING  
ALUMINUM STOREFRONT

CAST-IN-PLACE PLANTER  
PREFABRICATED PLANTER  
ON CONCRETE PLINTH



DEVELOPMENT STANDARD	
23.47A.008.B.3 Street-Level Development Standards	
REQUIREMENT	JUSTIFICATION
<p>Non-residential Street Level Use (23.47A.008.B.3):</p> <ol style="list-style-type: none"><li>Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.</li><li>Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.</li></ol> <p>The Applicant is requesting a reduction in the allowable floor-to-floor height requirement for non-residential street level uses and as a result a departure for average depth is also required.</p>	<p>The applicant is requesting Level 1 floor-to-floor heights of 9'-9" at the retail space on the corner of NW 56th and 17th Ave NW, 10'-4" at the live/work spaces between lobbies and 12'-4" at the (3) live/work spaces to the west of the west lobby.</p> <p>The Level 2 slab of the live/work spaces are an extension of the main building slab. That floor level (92.83') was set to allow for appropriate floor-to-floor heights on the residential floors above while still allowing for fire access to the occupiable roof terrace.</p> <p>In order to achieve the 13' floor-to-floor height required by code and address accessibility requirements at the retail entry, the floor-to-floor heights of the residential levels above Level 1 would need to be reduced equally in order to make up the 39" difference. This would greatly reduce the residential level floor-to-floor and directly affect the quality of those units.</p> <p>Furthermore, as a result of raising the level 2 slab, the floor-to-floor of the live/work spaces along NW 56th Street would be higher than required and out of proportion for the residential scale that is desired and outlined in the neighborhood guidelines. As a means to help increase the perceived scale of the non-residential spaces, areas of the level 2 slab are left open to the floor below allowing for taller windows which let more light to extend deeper into the space which in turn reinforces the precieved continuation of the retail down NW 56th Street on the exterior.</p> <p>The second departure is technically required due to the level 2 slab being within the 13' high x 30' deep (average) volume required by code.</p>

- Ⓐ THRU Ⓒ

HEIGHT = 12'-4"

DEPTH = 30'-9"
- Ⓓ THRU Ⓘ

HEIGHT = 10'-4"

DEPTH = 30'-9"
- Ⓙ

HEIGHT = 9'-9"

DEPTHS = 34'-10"

41'-5"

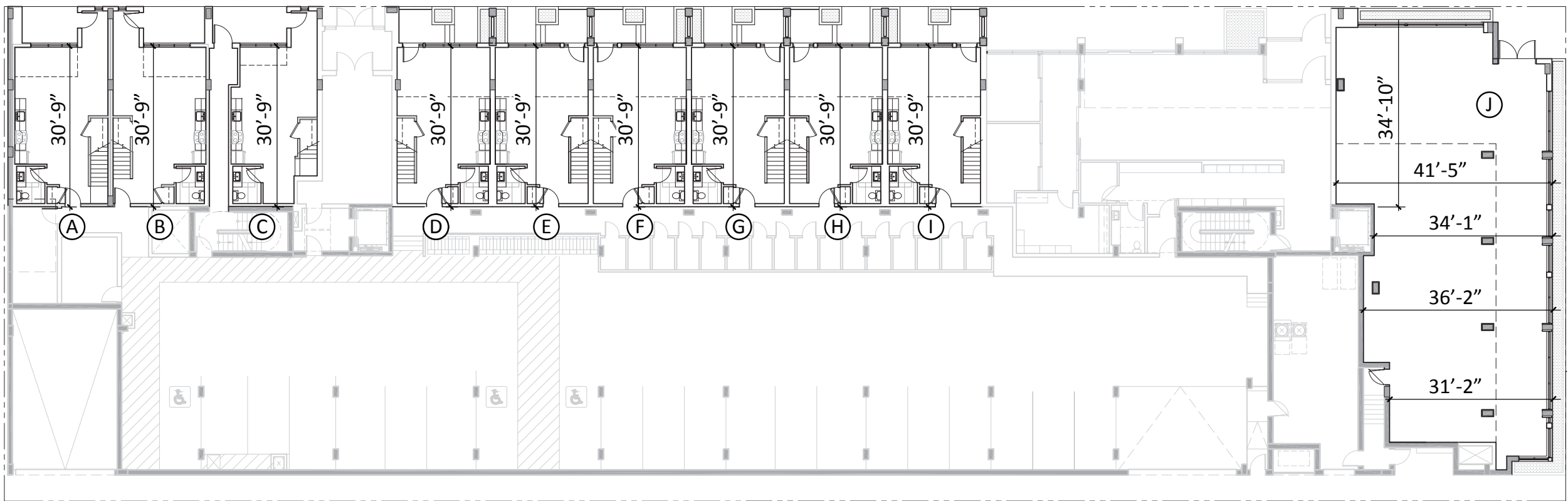
34'-1"

36'-2"

31'-2"

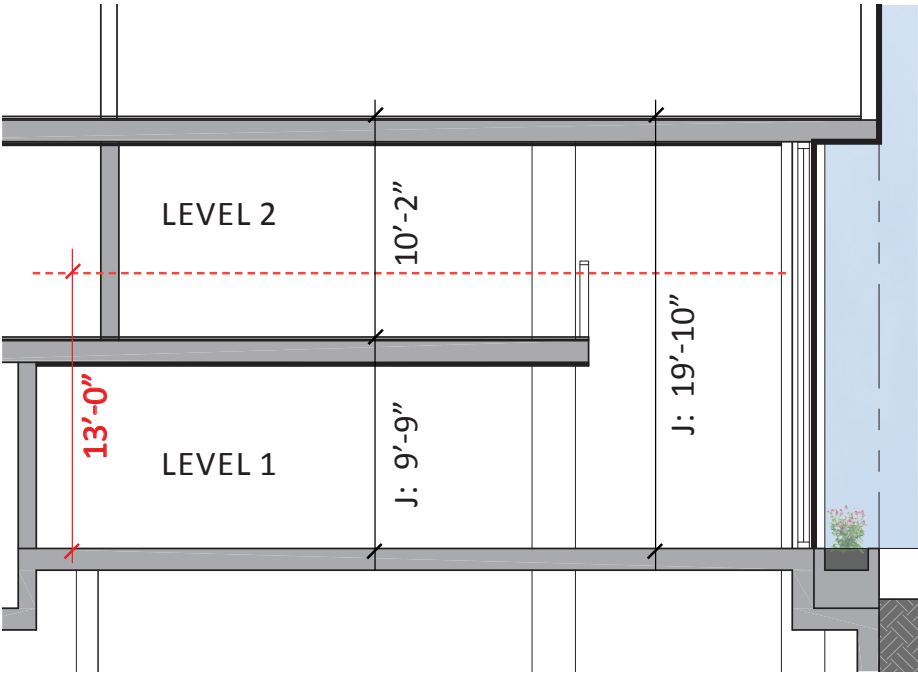
AVERAGE = 35'-6"
- AVERAGE LIVE/WORK & RETAIL

DEPTH = 31'-2"

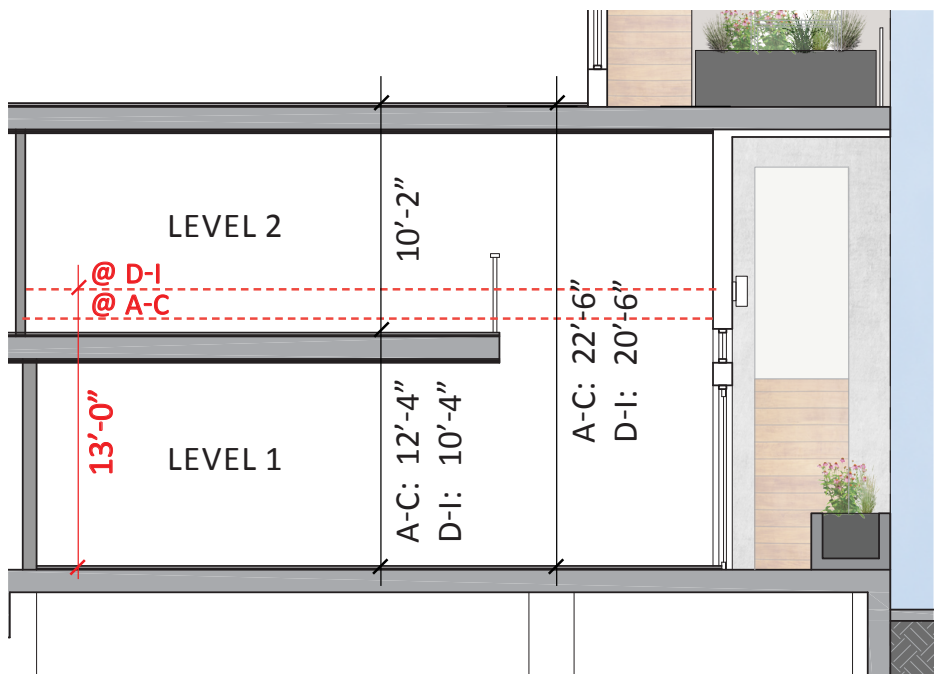


LEVEL 1 LIVE/WORK & RETAIL DEPTHS

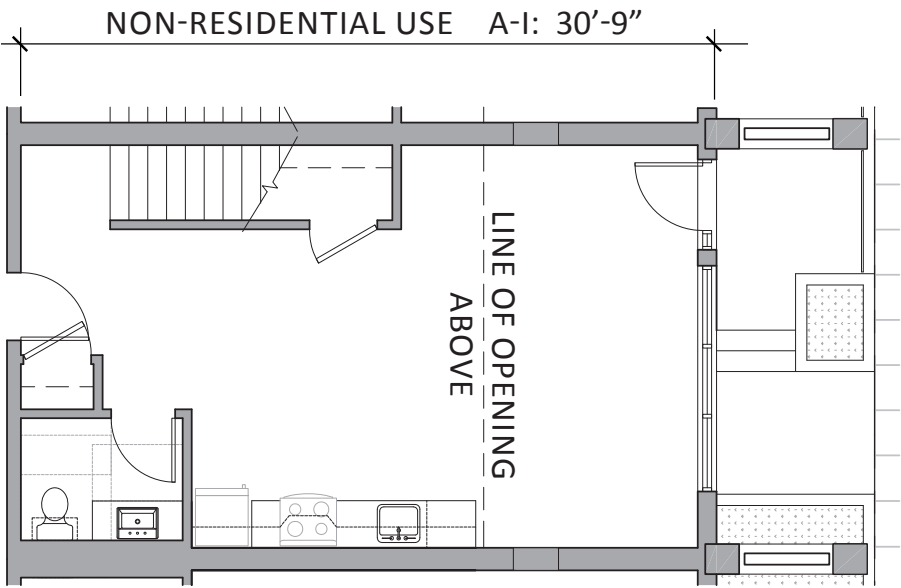




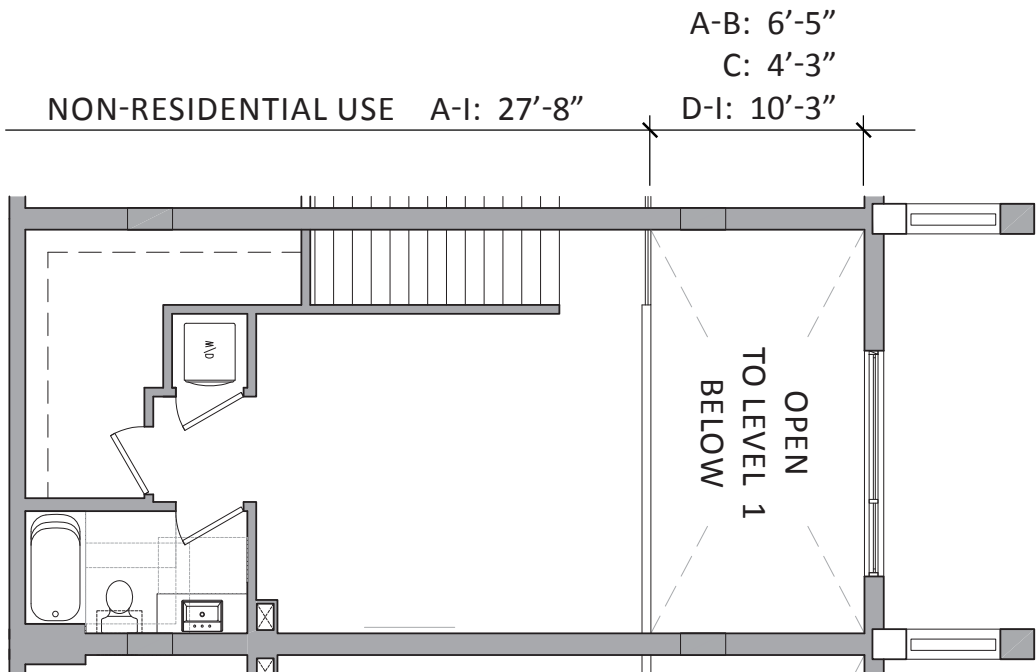
SECTION @RETAIL



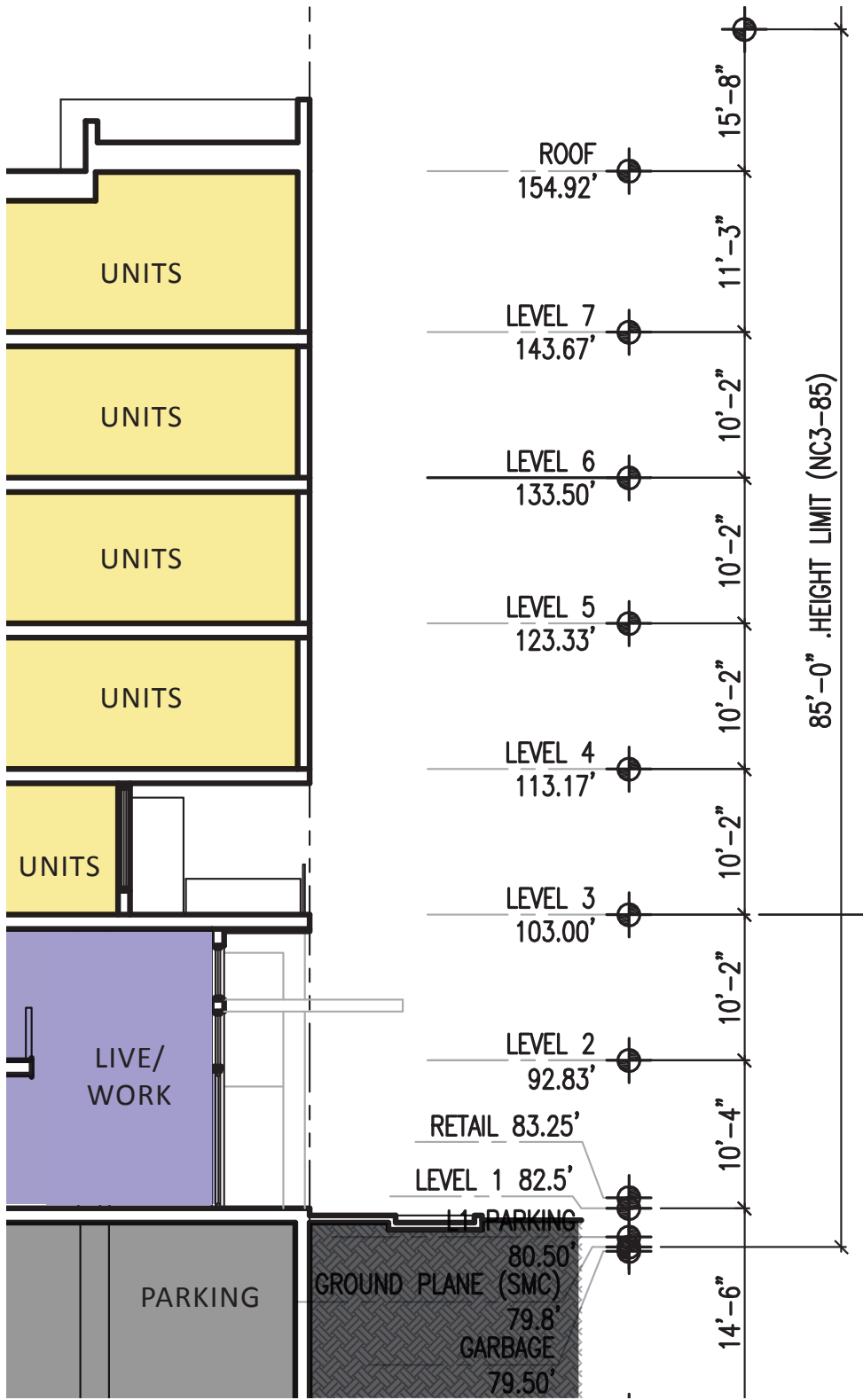
TYPICAL SECTION @ LIVE/WORK



TYPICAL LIVE/WORK L1 PLAN



TYPICAL LIVE/WORK L2 PLAN



TYPICAL BUILDING SECTION



**DC2-B-2. BLANK WALLS:**

*Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.*



VIEW AT ALLEY



*“The Board supported the desire to create a contemporary look, utilizing quality materials and careful detailing. Reference was made during the presentation to the Scandinavian heritage of the locale, and some subtle reference was evident in the materials presented—if the reference is appropriate, it should be exploited and made more prominent and not totally subtle.”*







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**DC4-A-1. EXTERIOR FINISH MATERIALS:**  
*Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.*

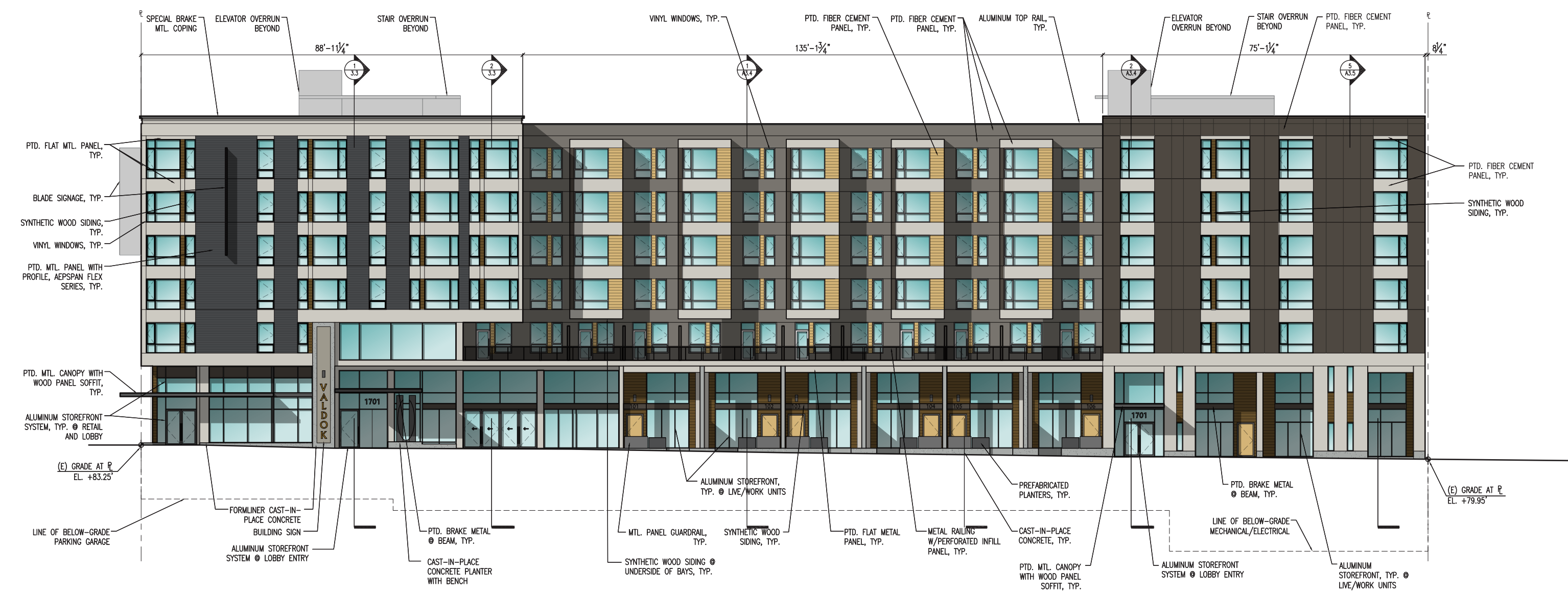
**DC4-A-2. CLIMATE APPROPRIATENESS:**  
*Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.*

**CS3-A-2 CONTEMPORARY DESIGN**  
*Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.*

**DC2-B-1. FAÇADE COMPOSITION:**  
*Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.*







NORTH ELEVATION

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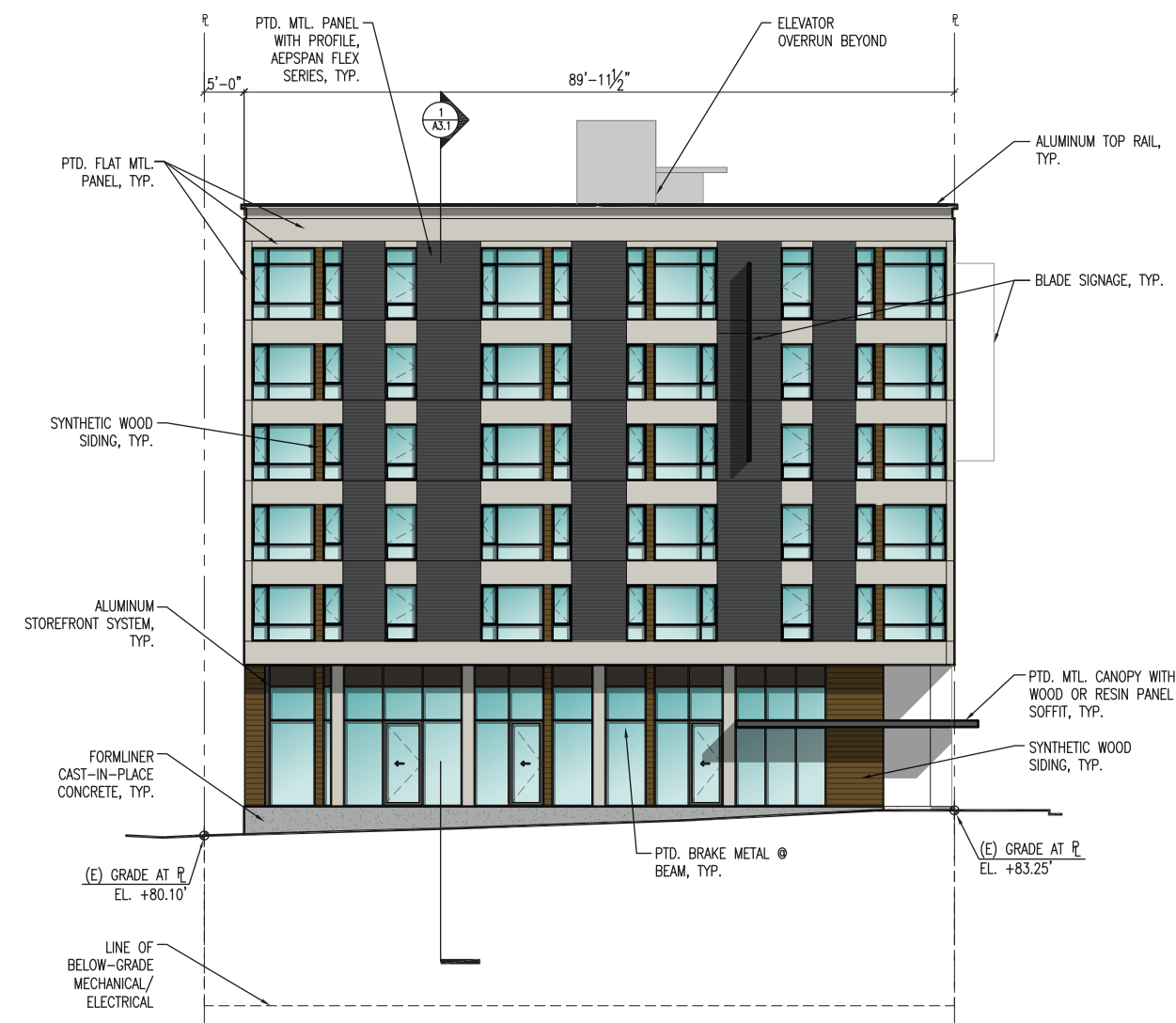
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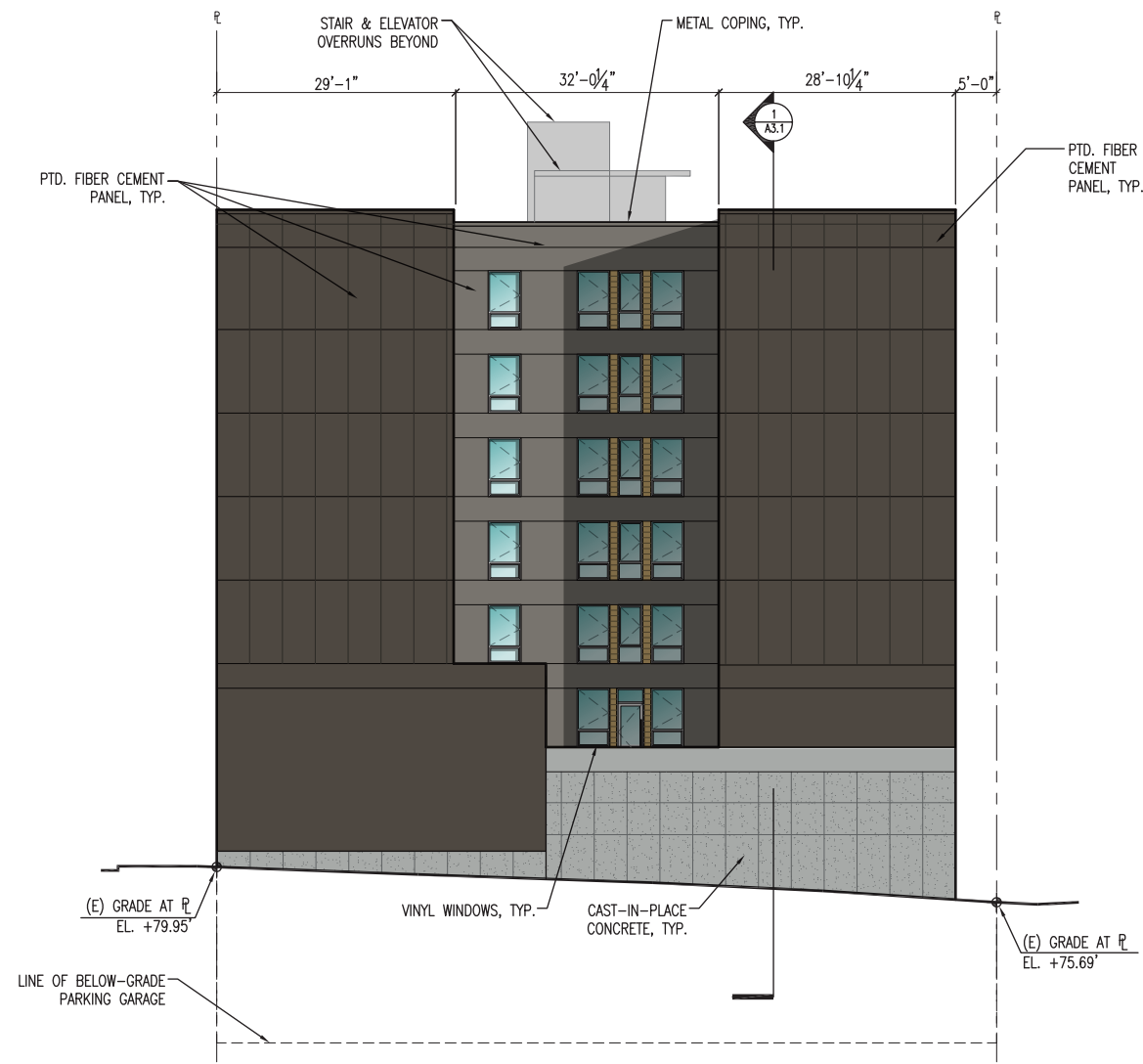


SOUTH ELEVATION





EAST ELEVATION

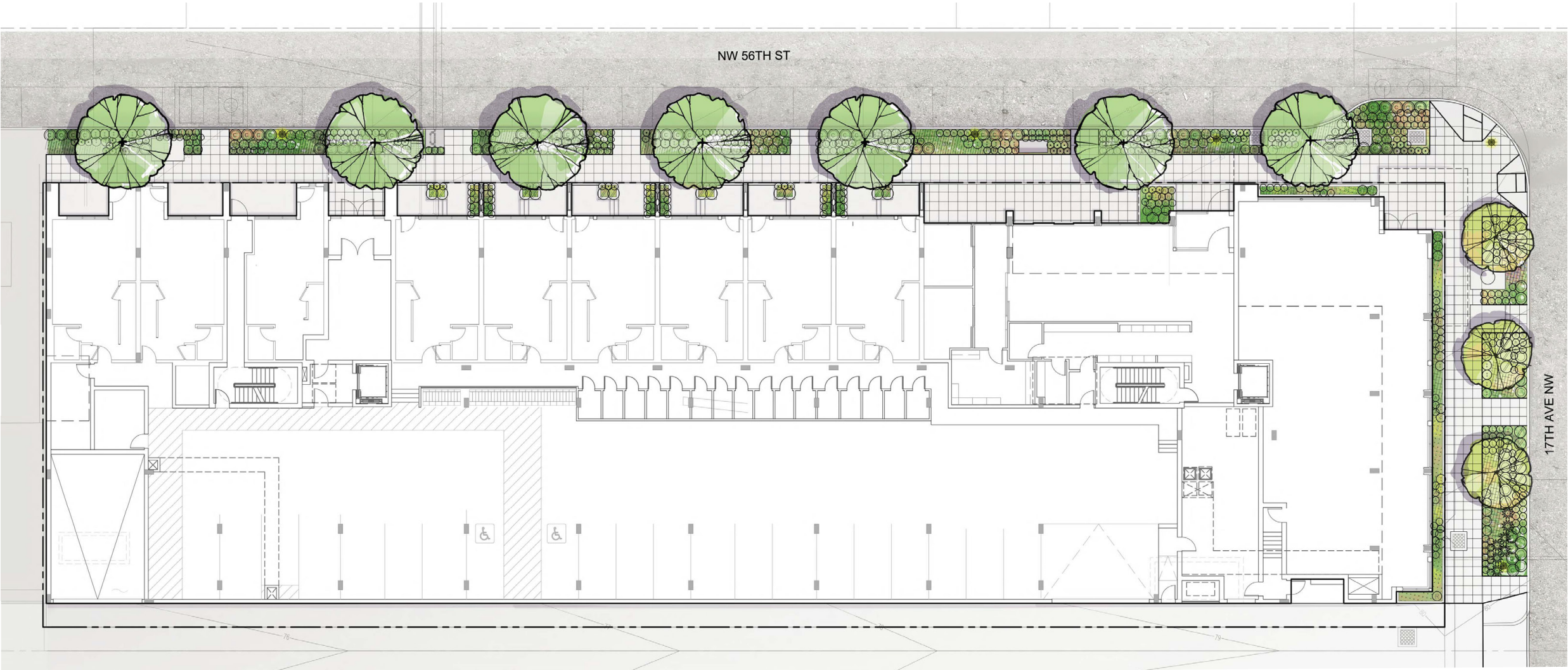


WEST ELEVATION



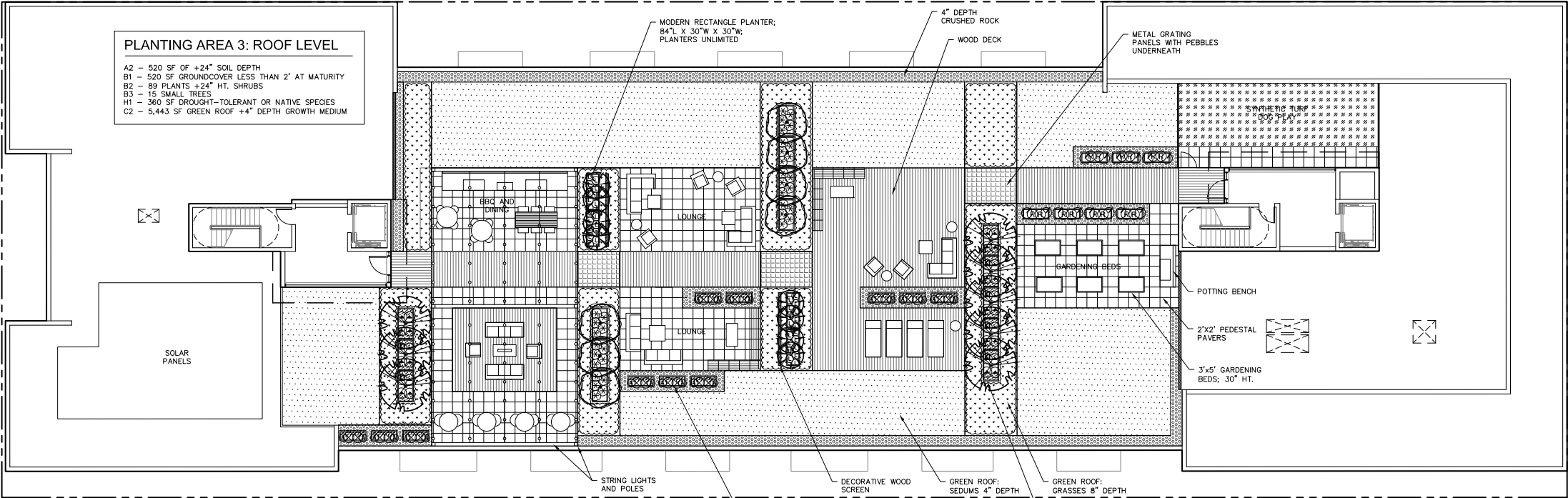
LANDSCAPE SCHEDULE	
SYMBOL	BOTANICAL/COMMON NAME
DECIDUOUS TREES	
	NYSSA SYLVATICA BLACK TUPELO
	OXYDENDRON ARBOREUM SOURWOOD
	PARROTIA PERSICA PERSIAN PARROTICA
	MAGNOLIA X 'GALAXY' GALAXY MAGNOLIA
SHRUBS	
	PHYLLISTACHYS AUREA GOLDEN BAMBOO
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO
	MAHONIA AQUIFOLIUM 'COMPACTA' DWARF OREGON GRAPE
	CORNUS SERICEA 'KELSEY' KELSEY DWARF DOGWOOD
	LEUCOTHOE FONTANESIANA 'SCARLETTA' SCARLETTA LEUCOTHOE
	SARCOCOCCA HOOKERIANA VAR HUMILIS HIMALAYAN SARCOCOCCA
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY
	LAVANDULA 'MUNSTEAD' LAVENDER
	EUONYMUS FORTUNEI 'EMERALD GAITY' EMERALD GAITY WINTERCREEPER
PERENNIALS / ORNAMENTAL GRASSES	
	MISCANTHUS SINENSIS 'YAKU JIMA' YAKU JIMA MAIDEN GRASS
	POLYSTICHUM POLYBLEPHARUM JAPANESE TASSEL FERN
	POLYSTICHUM MUNITUM SWORD FERN
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	CALAMAGROSTIS 'OVERDAM' FEATHER REED GRASS
	HAKONECHLOA MACRA 'ALBO-STRATA' WHITE VARIEGATED JAPANESE FOREST GRAS
	ANEMONE 'HONORINE JOBERT' HONORINE JOBERT WINDFLOWER

SYMBOL	BOTANICAL/COMMON NAME
	HEUCHERA 'PLUM PUDDING' PLUM PUDDING CORAL BELL
	LIRIOPE SPICATA LILY TURF
	CAREX MORROWII VARIEGATA VARIEGATED JAPANESE SEDGE
	EPIMEDIUM X PERRALCHICUM 'FROHNLEITEN' BARRENWORT
	PENNISETUM ALOPECUROIDES 'HAMELIN' DWARF FOUNTAIN GRASS
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK
	SEDUM RUPESTRE 'ANGELINA' ANGELINA STONECROP
	CAMPANULA POSCHARSKYANA 'BLUE WATERFALL' BLUE WATERFALL SERBIAN BELLFLOWER
	GREEN ROOF (GRASS MIX)
	GREEN ROOF (SEDUM MIX)
	DECORATIVE GRAVEL
	SYNTHETIC TURF





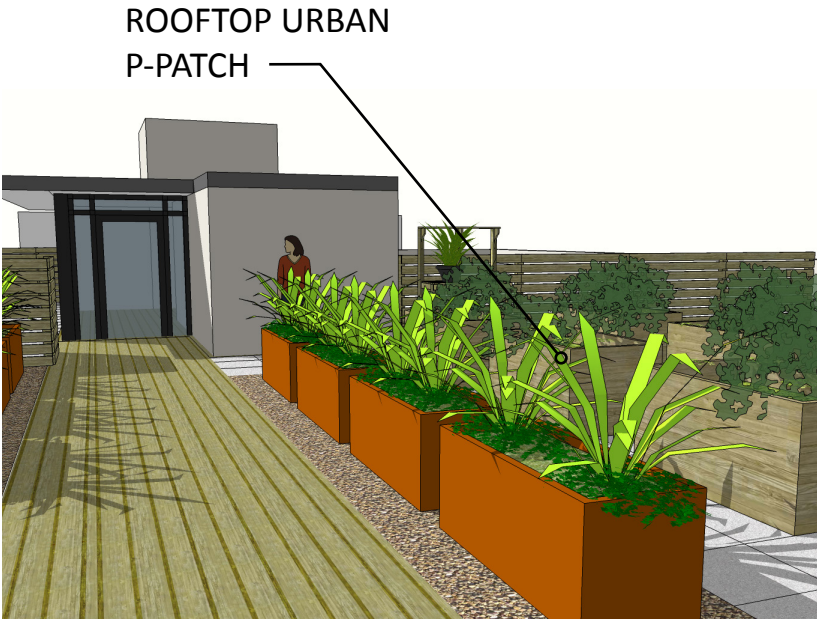
LANDSCAPE SCHEDULE	
SYMBOL	BOTANICAL/COMMON NAME
DECIDUOUS TREES	
	NYSSA SYLVATICA BLACK TUPELO
	OXYDENDRON ARBOREUM SOURWOOD
	PARROTIA PERSICA PERSIAN PARROTICA
	MAGNOLIA X 'GALAXY' GALAXY MAGNOLIA
SHRUBS	
	PHYLOSTACHYS AUREA GOLDEN BAMBOO
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO
	MAHONIA AQUIFOLIUM 'COMPACTA' DWARF OREGON GRAPE
	CORNUS SERICEA 'KELSEY' KELSEY DWARF DOGWOOD
	LEUCOTHOE FONTANESIANA 'SCARLETTA' SCARLETTA LEUCOTHOE
	SARCOCOCCA HOOKERIANA VAR HUMILIS HIMALAYAN SARCOCOCCA
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY
	LAVANDULA 'MUNSTEAD' LAVENDER
	EUONYMUS FORTUNEI 'EMERALD GAITY' EMERALD GAITY WINTERCREEPER
PERENNIALS / ORNAMENTAL GRASSES	
	MISCANTHUS SINENSIS 'YAKU JIMA' YAKU JIMA MAIDEN GRASS
	POLYSTICHUM POLYBLEPHARUM JAPANESE TASSEL FERN
	POLYSTICHUM MUNITUM SWORD FERN
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
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	HEUCHERA 'PLUM PUDDING' PLUM PUDDING CORAL BELL
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	PENNisetum ALOPECUROIDES 'HAMELIN' DWARF FOUNTAIN GRASS
	ARCTOSTAPHYLOS UVA-URSI KINNIKINICK
	SEDUM RUPESTRE 'ANGELINA' ANGELINA STONECROP
	CAMPANULA POSCHARSKYANA 'BLUE WATERFALL' BLUE WATERFALL SERBIAN BELLFLOWER
	GREEN ROOF (GRASS MIX)
	GREEN ROOF (SEDUM MIX)
	DECORATIVE GRAVEL
	SYNTHETIC TURF





The roof garden terrace was designed to take advantage of the large roof area and offer a number of amenities. These amenity spaces are oriented towards the south to take advantage of solar exposure and views of Ballard and beyond. The roof deck houses a number of communal seating areas, a dog piddle pen, fire pit, large outdoor cooking and bbq space, and also has an area with raised plant beds to be utilized by the residents as an urban rooftop p-patch. Screening and planters with small trees between seating area will creat semi-private areas for groups of residents

Green roof trays with sedum will infill between the concrete pavers and decking will fulfill the required green factor and provide a visual field to look out on. The roof area to the east and west of the stair towers, which will hold a majority of the mechanical equipment and solar panels, will be screened from residents.



SCREENING BETWEEN SEATING AREAS  
CREATE SEMI-PRIVATE ZONES

STEEL FRAMEWORK WITH FESTIVAL  
LIGHTING DEFINES ACTIVE DINING SPACE





PLANT IMAGES

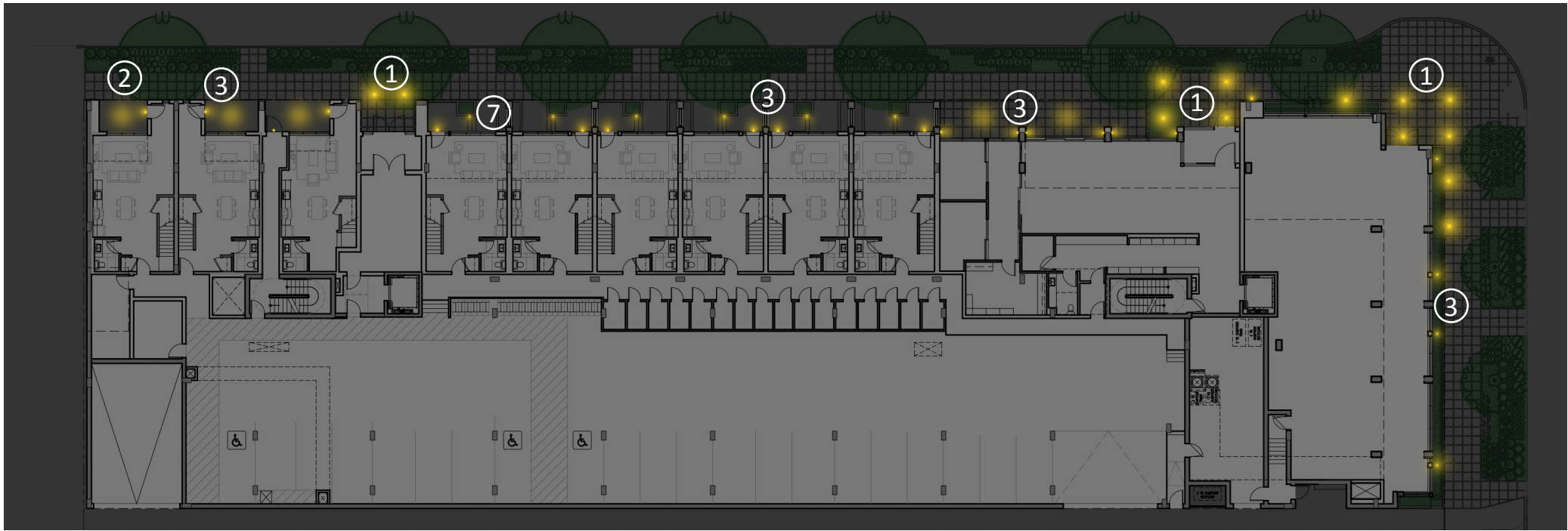
Valdok I  
1701 NW 56th Street  
Design Review Recommendation Meeting - DPD #3018670

15 June 2015

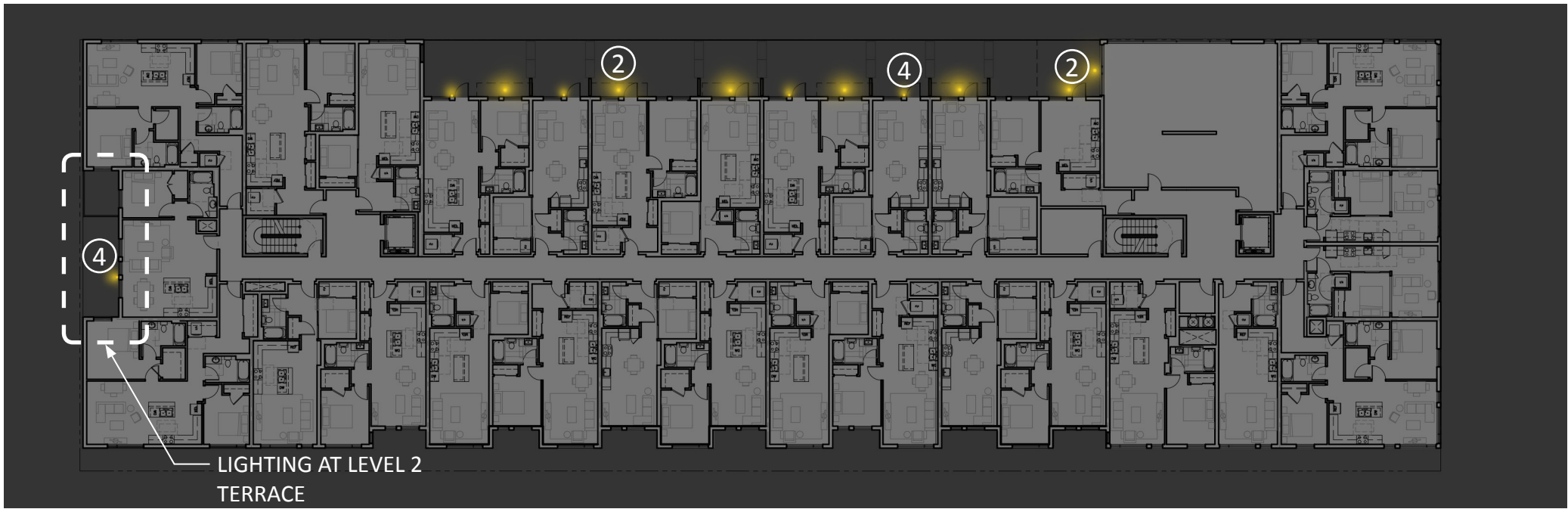


LIGHTING LEGEND

- ① Recessed canopy downlighting
- ② Recessed bay downlighting
- ③ Large decorative wall sconce (Commercial)
- ④ Small decorative wall sconce (Residential)
- ⑤ Festival rope lighting
- ⑥ Patio bollard lighting
- ⑦ Recessed step lighting



LIGHTING PLAN L1

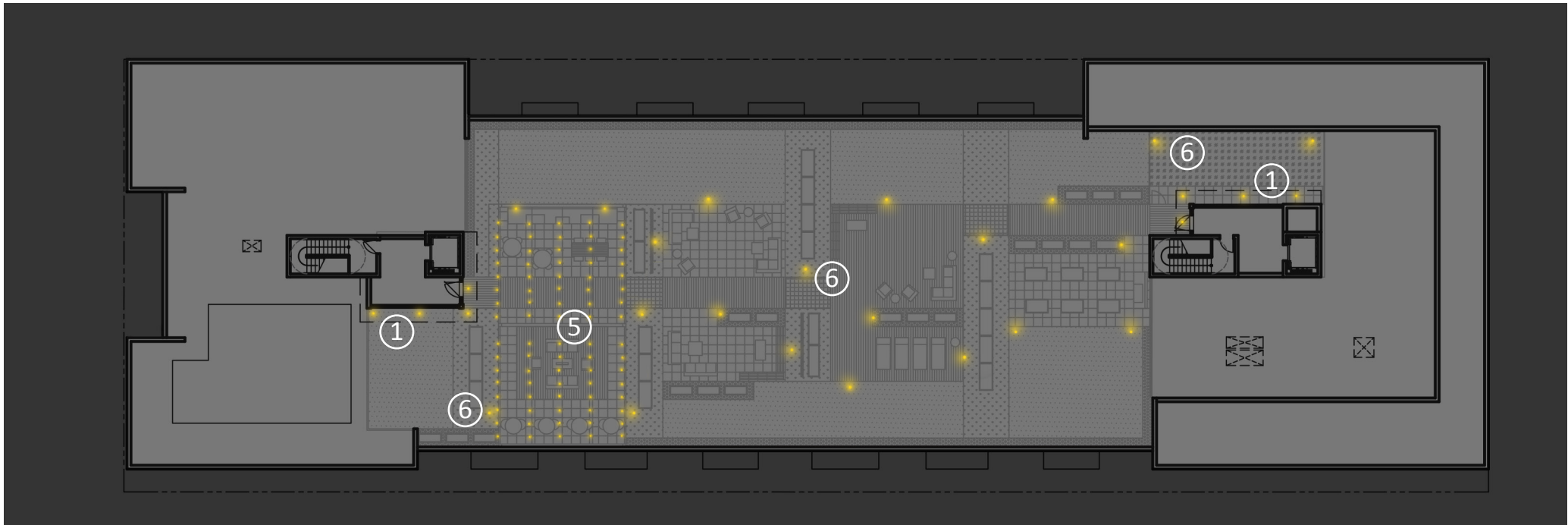


LIGHTING PLAN L3



LIGHTING LEGEND

- ① Recessed canopy downlighting
- ② Recessed bay downlighting
- ③ Large decorative wall sconce (Commercial)
- ④ Small decorative wall sconce (Residential)
- ⑤ Festival rope lighting
- ⑥ Patio bollard lighting
- ⑦ Recessed step lighting



LIGHTING PLAN - ROOF



BOLLARD LIGHTING



WALL SCONCE



FESTIVAL LIGHTING



REVIEW OF SIGNAGE CODE REGULATIONS: RETAIL & COMMERCIAL TENANTS

Number of signs

- One (1) ground, roof, or projecting sign for each 300 lineal feet of right-of-way; AND
- One (1) wall, awning, canopy, marquee, or under marquee signs for each 30 lineal feet of right-of-way

Size of signs

- Maximum Area: Pole, ground, roof, projectiong or combination sign is 72 sq. ft. + 2 sq. ft. for eachfoot of frontage over 36 feet on public right-of-way, except alleys.
- No Maximum Area for wall, awning, canopy, or marquee signs.
- Maximum Area for wall mounted: 672 sq. ft.

Height of signs

- Maximum Height Projecting / combo signs = 65 ft. above existing grade
- Maximum Height Pole Signs = 30 ft.
- Maximum Height Wall, Marquee, Under Marquee, Canopy Sign = 20 ft. or height of the cornice of the structure to which the sign is attached.

REVIEW OF SIGNAGE CODE REGULATIONS: MULTI-FAMILY STRUCTURES

Number of signs

- One (1) Building ID sign per each street or alley frontage; may be wall, ground, awning, marquee, under-marquee or projecting signs.

Size of signs

- Maximum Area = 72 sq. ft.

Height of signs

- Maximum Height = 65 ft. above existing grade

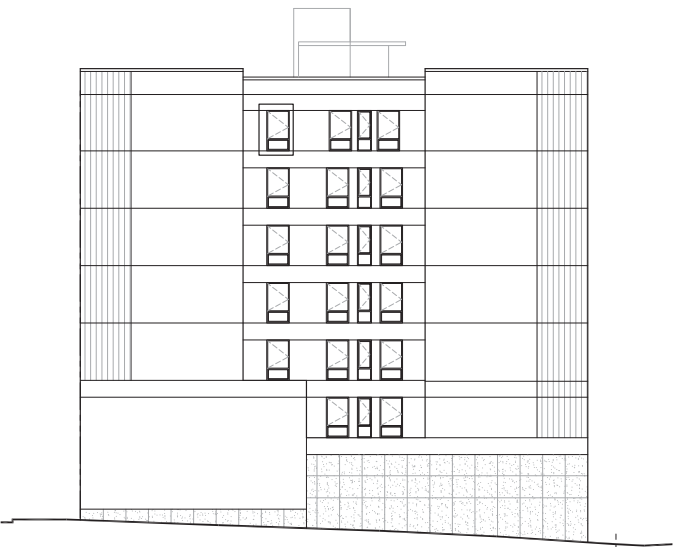
Special Notes:

- No rotating or moving parts.
- Flashing Signs are prohibited.
- No roof signs.

KEY

Building ID signage = ■

Retail Signage = ■



DC4-B-2. COORDINATION WITH PROJECT DESIGN  
DC4-B-1. SCALE AND CHARACTER

Valdok I  
1701 NW 56th Street  
Design Review Recommendation Meeting - DPD #3018670

15 June 2015



REVIEW OF SIGNAGE CODE REGULATIONS: RETAIL & COMMERCIAL TENANTS

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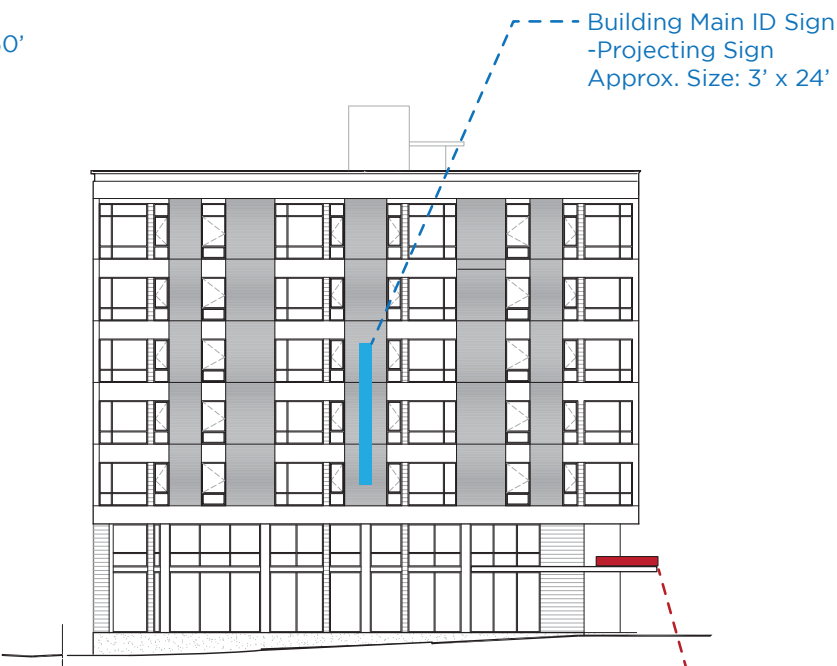
- Maximum Height = 65 ft. above existing grade

Special Notes:

- No rotating or moving parts.
- Flashing Signs are prohibited.
- No roof signs.



South Elevation  
Scale 1/32" = 1'-0"



East Elevation  
Scale 1/32" = 1'-0"

KEY

Building ID signage =

Retail Signage =



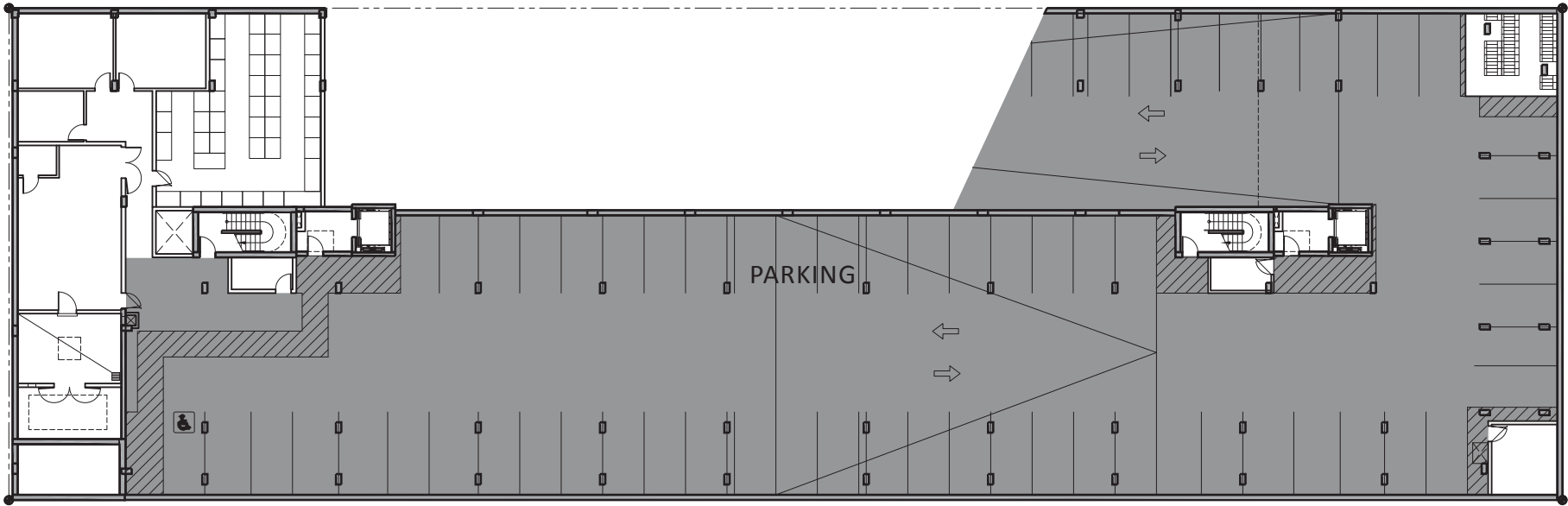
CONCEPTS FOR RETAIL & COMMERCIAL TENANTS SIGNAGE



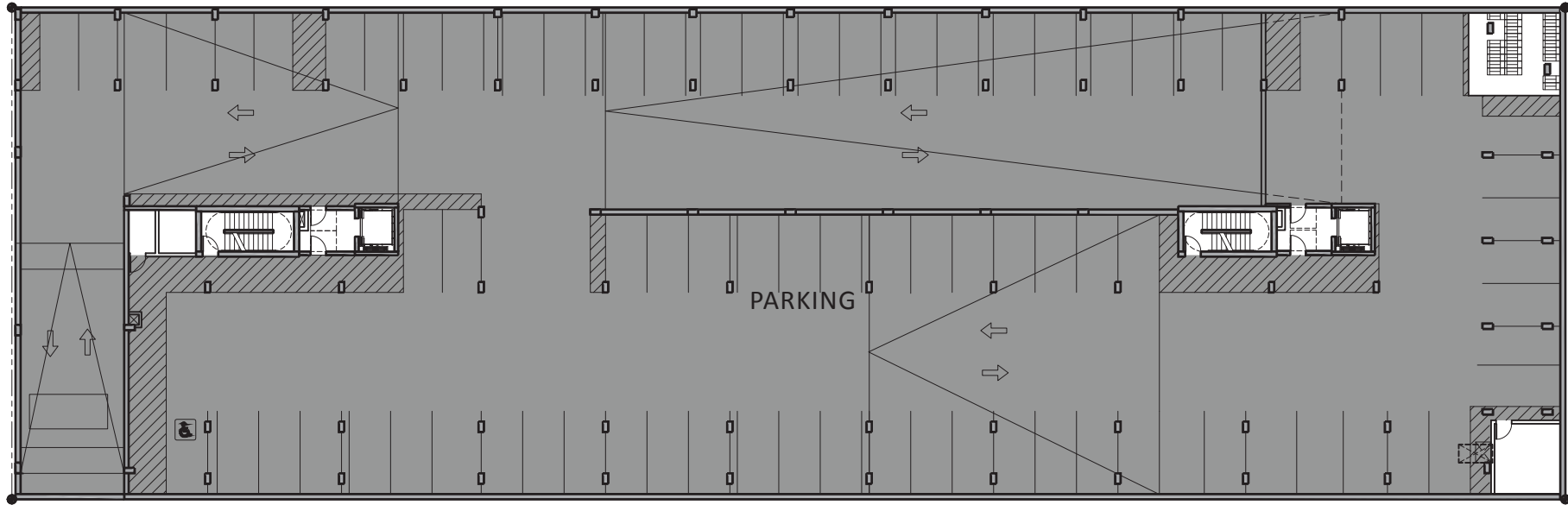
CONCEPTS FOR MULTI-FAMILY STRUCTURES SIGNAGE







PARKING LEVEL 2



PARKING LEVEL 1

 PARKING









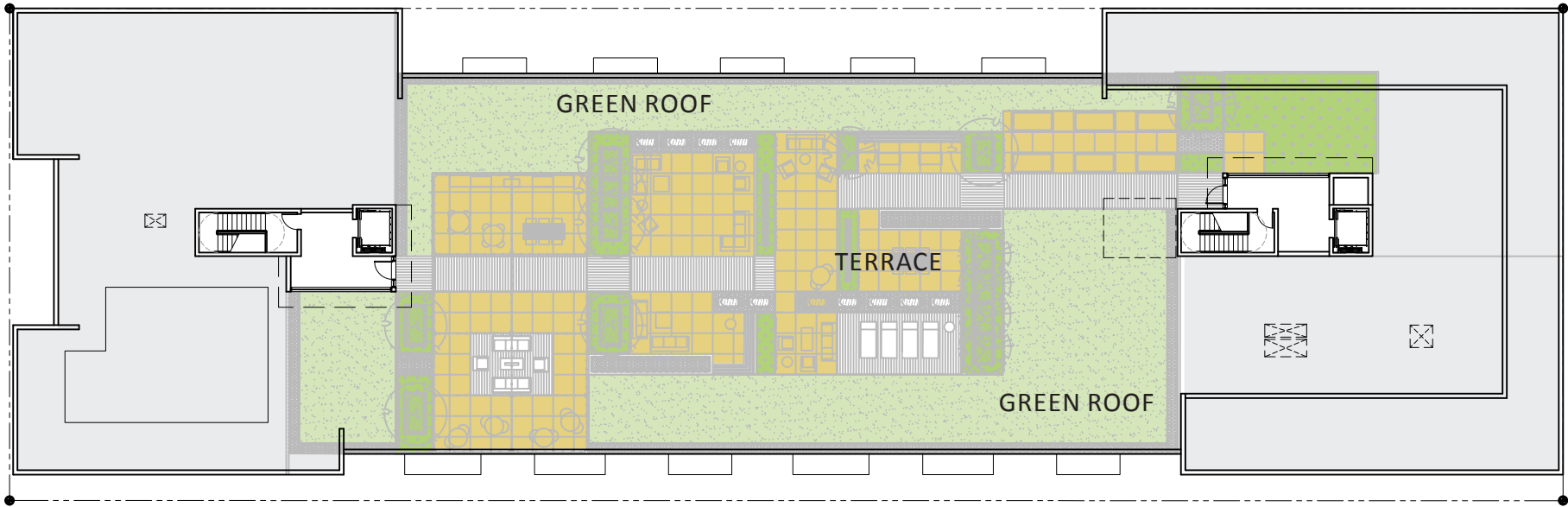
LEVEL 3



LEVELS 4-7

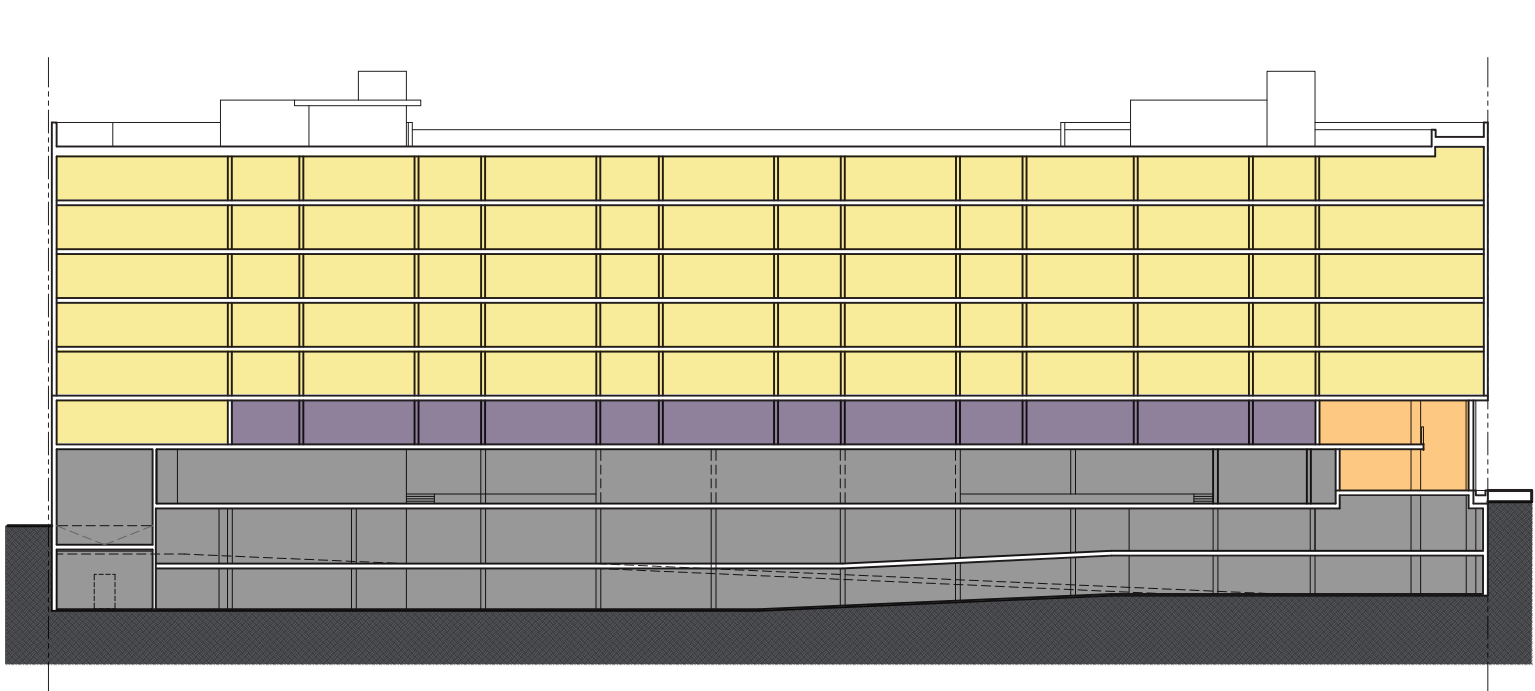
- LOBBY/AMENITY
- TWO BEDROOM
- OPEN ONE BEDROOM
- ONE BEDROOM
- STUDIO



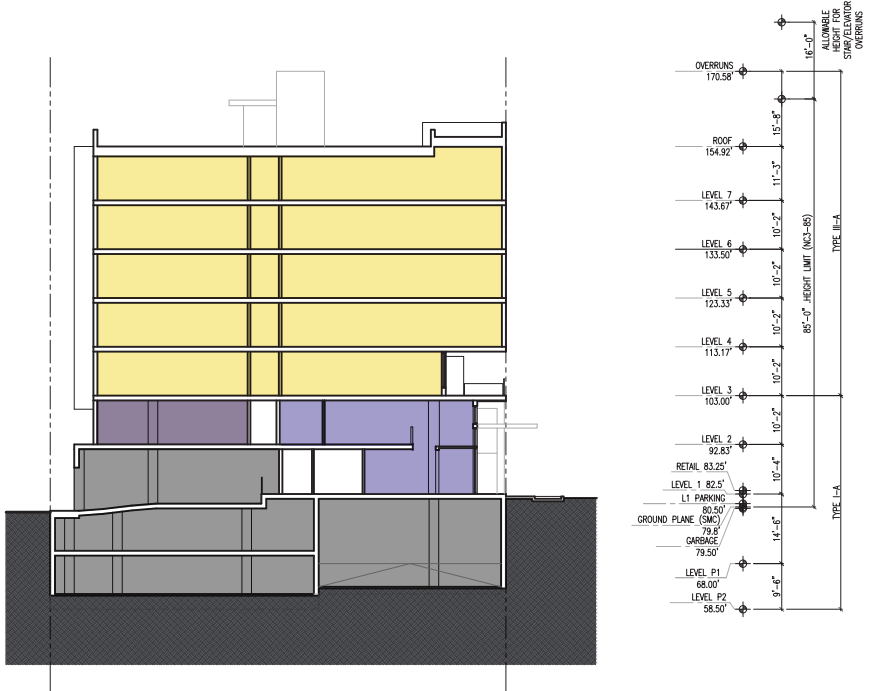


ROOF LEVEL





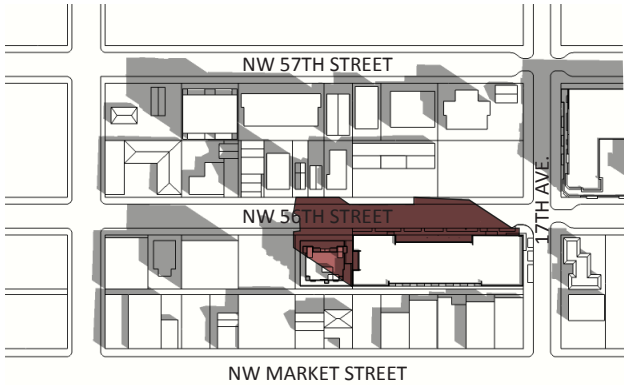
EAST-WEST SECTION



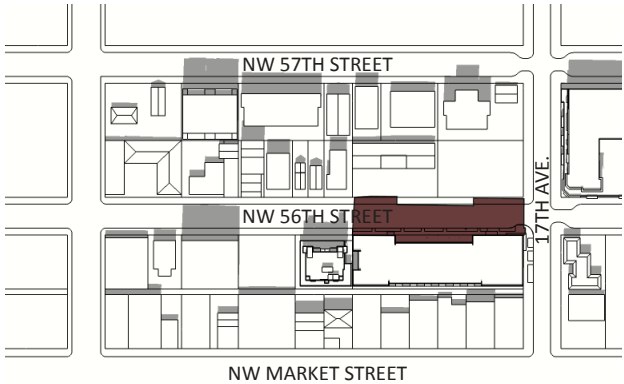
NORTH-SOUTH SECTION

- LOBBY/AMENITY
- RETAIL
- LIVE/WORK
- RESIDENTIAL
- PARKING

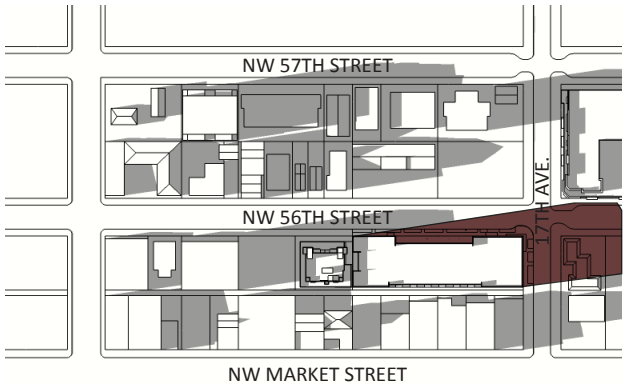




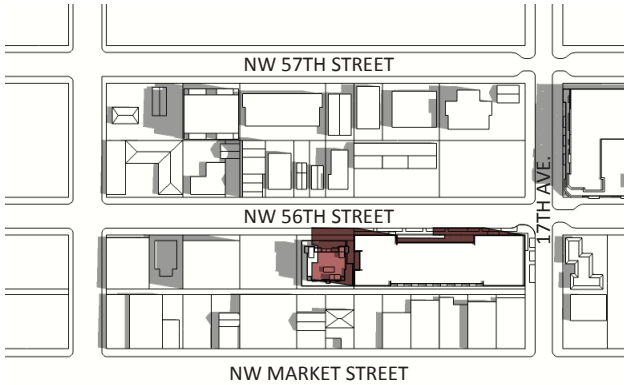
March 21 - 9:00



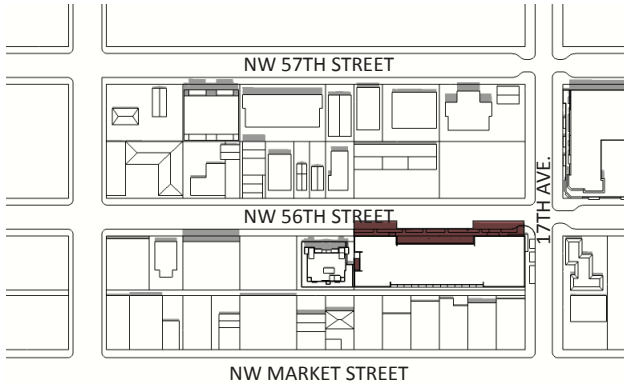
March 21 - 12:00



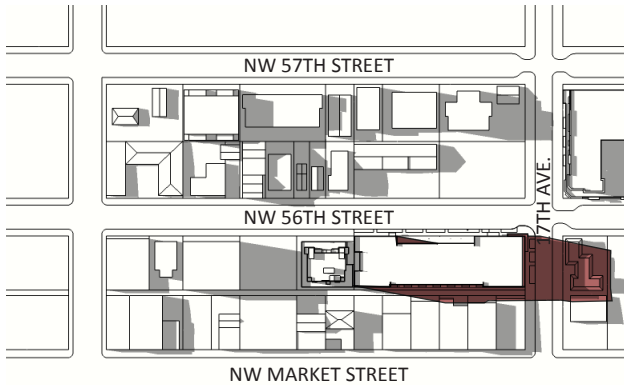
March 21 - 5:00



June 21 - 9:00



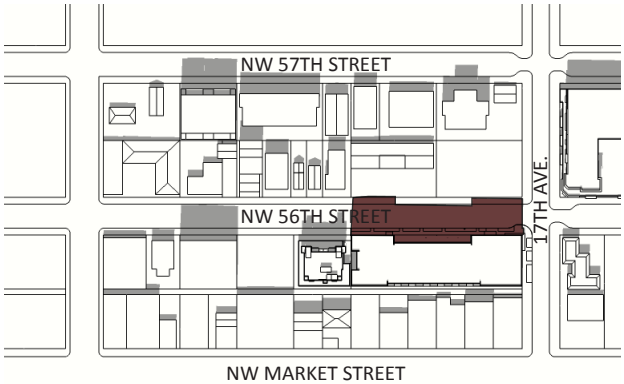
June 21 - 12:00



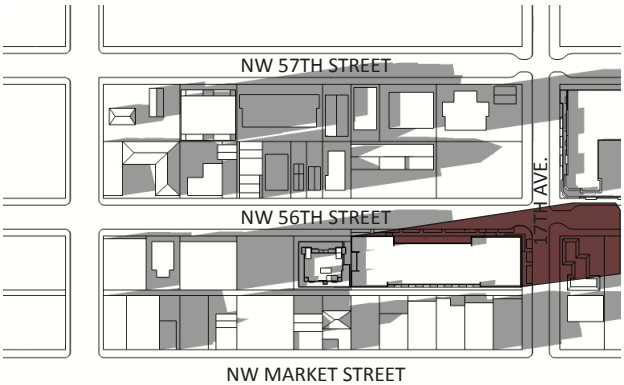
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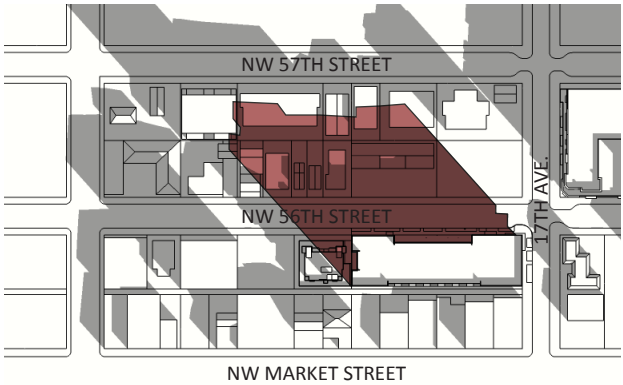
September 21 - 9:00



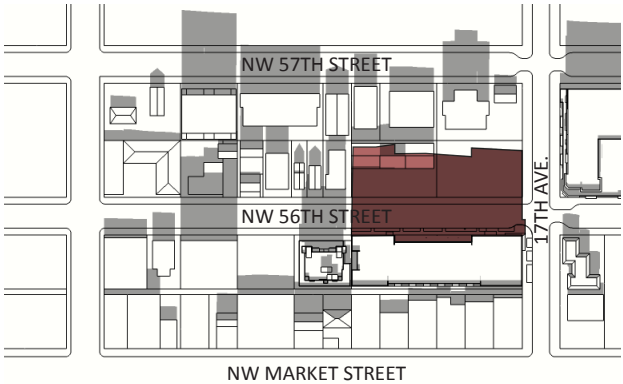
September 21 - 12:00



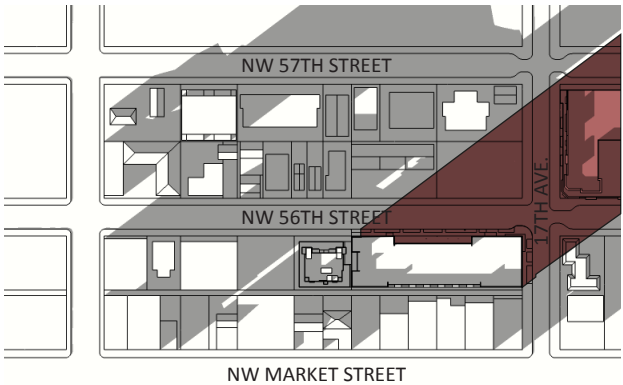
September 21 - 5:00



December 21 - 9:00



December 21 - 12:00



December 21 - 4:00



**1. Context & Local Impact:**

**Impact On Smaller Structures**



**2. Massing:**

**Height, Bulk and Scale of 300' Long Building**



**3. Street Level & Entry:**

**Live / Work, Amenity Functionality**

**Entries**

**Quality of Landscape & Location**



**4. Finishes / Exterior Material & Lighting:**

**Contemporary Look**

