

1448 NW MARKET STREET
PROJECT # 3018687
DRB - EARLY DESIGN GUIDENCE
11.24.2014

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The proposed development is a 5-story (above grade), 204,000 GSF office building with 210 below grade parking stalls.

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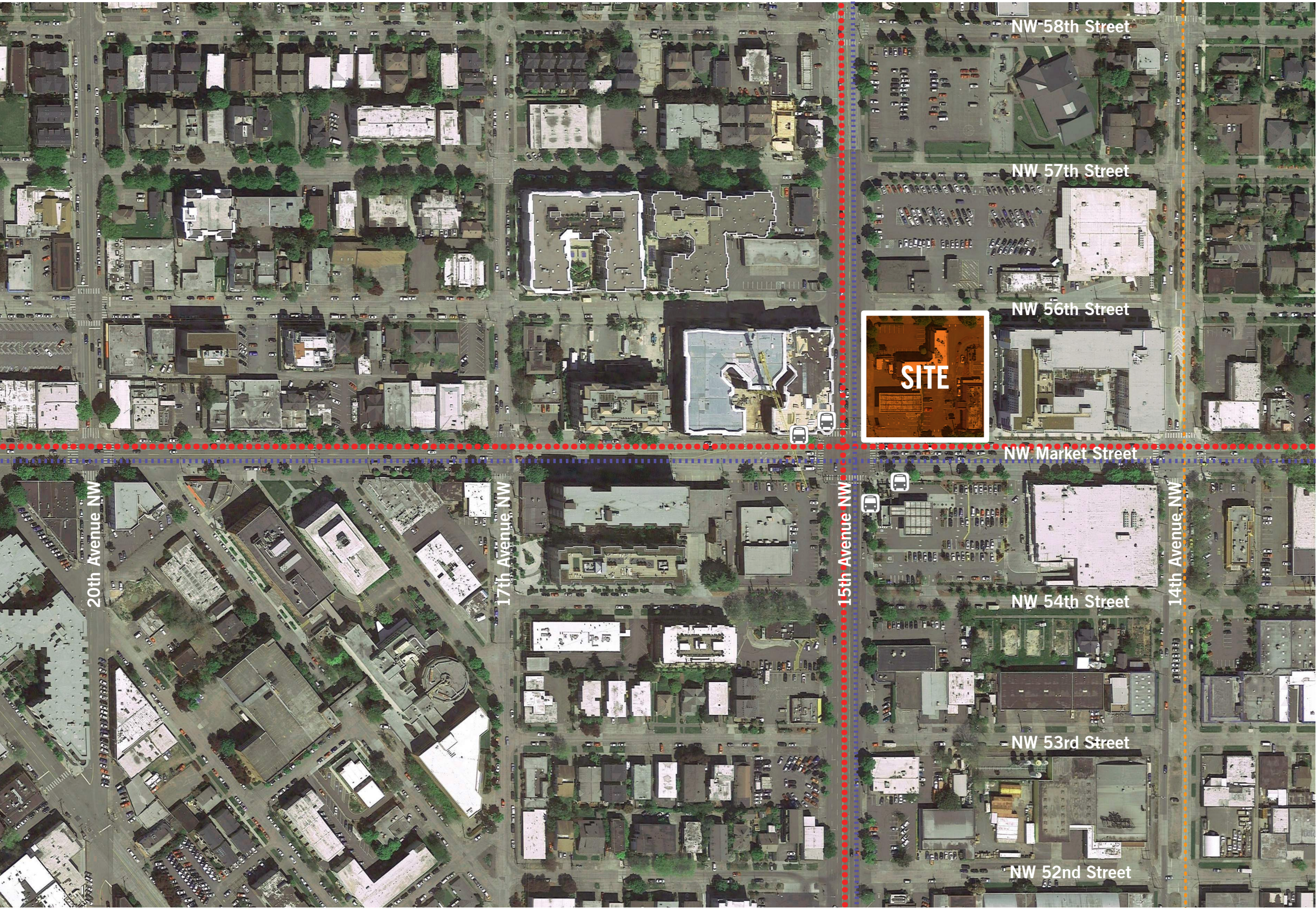
10.0 DEVELOPMENT STANDARD DEPARTURES

- None Requested

15TH & MARKET



CONTEXT - AERIAL



LEGEND

- principal arterial
- collector arterial
- transit line

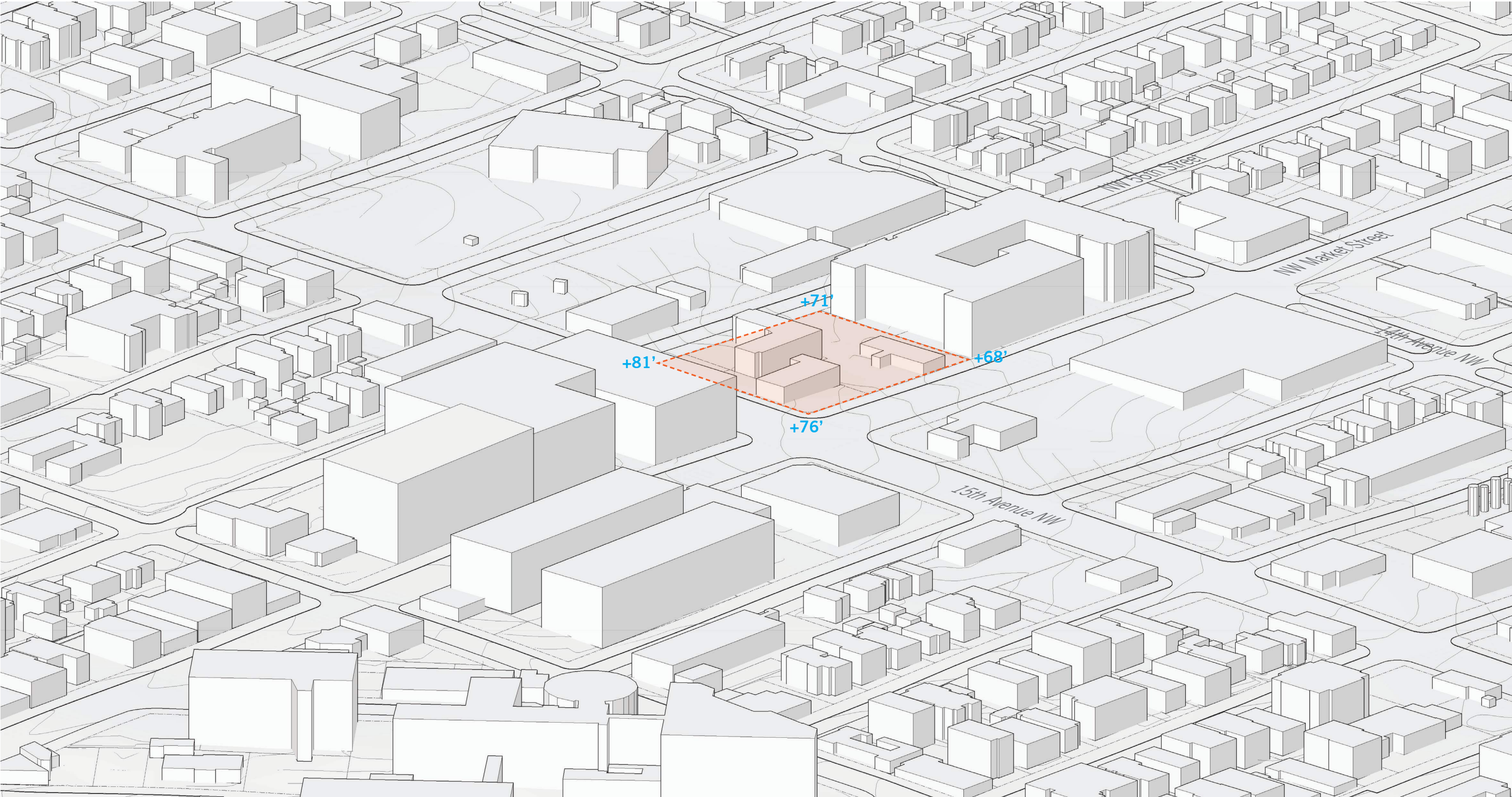
CONTEXT - USES + STRUCTURES



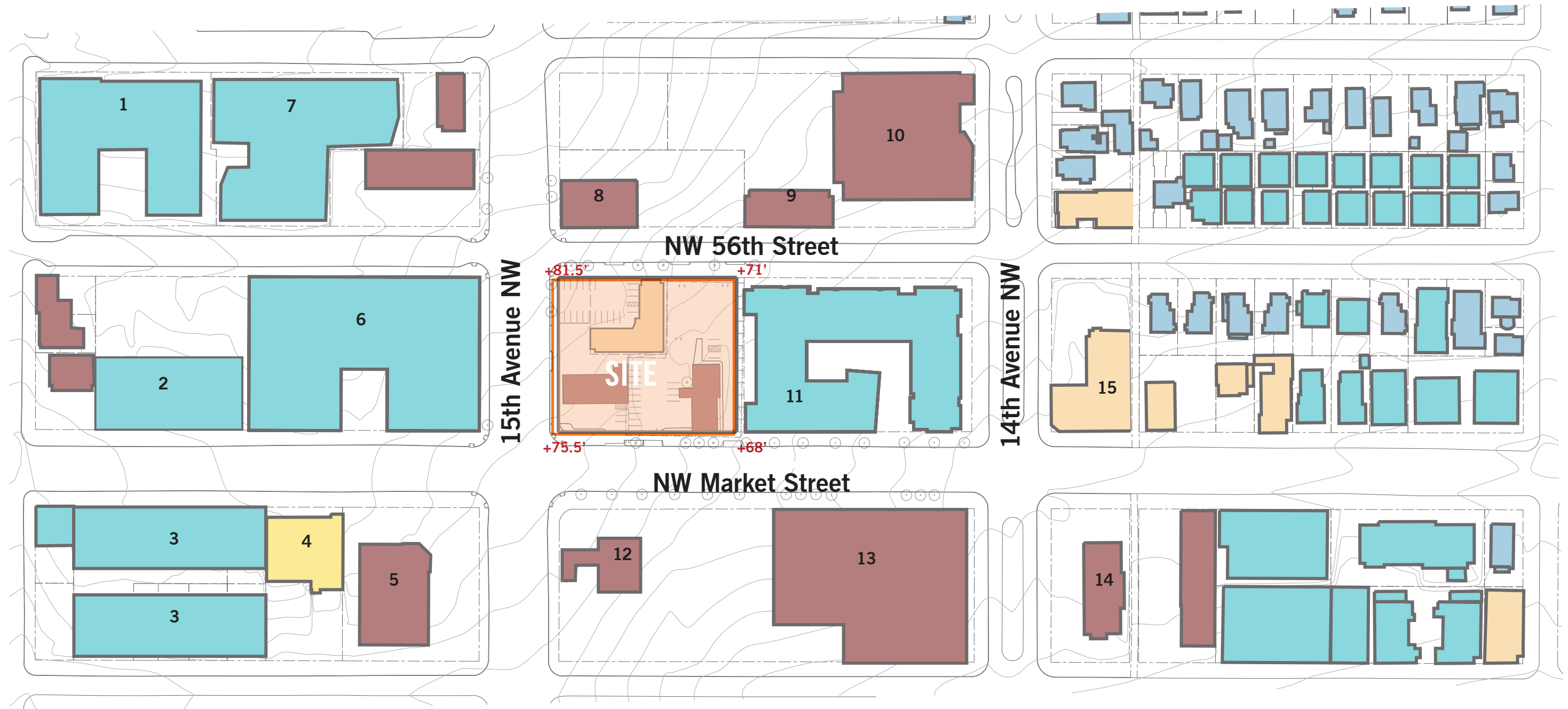
LEGEND

- commercial
- neighborhood commercial
- industrial commercial
- industrial general 1
- industrial general 2
- industrial buffer
- mid rise
- high rise
- major institution
- ballard hub urban village boundary






CONTEXT - EXISTING BUILDINGS AND TOPOGRAPHY



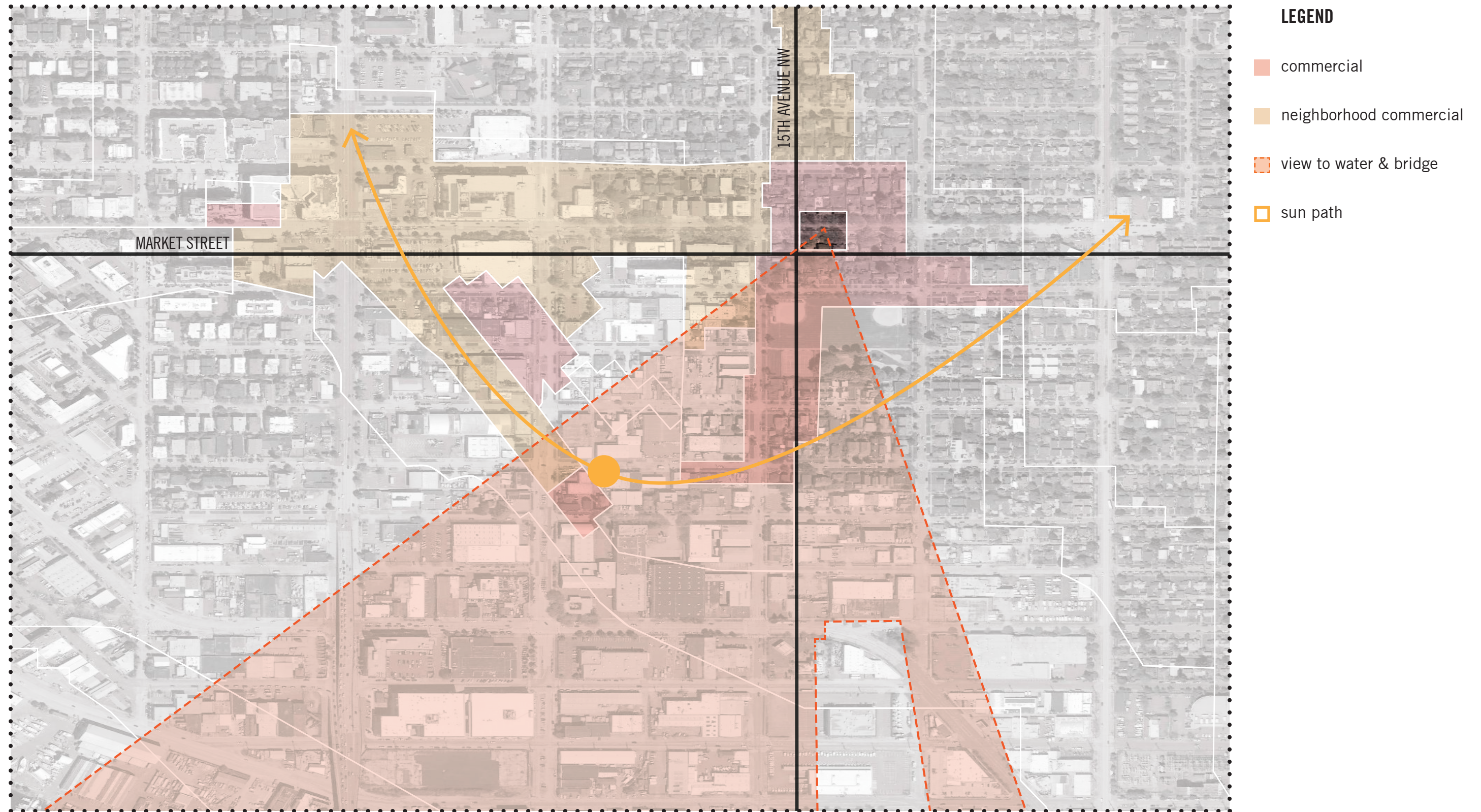
CONTEXT - EXISTING BUILDINGS AND TOPOGRAPHY



- | | | | | | |
|---|--|----|----------------------------------|----|-------------------------------|
| 1 | Ballard Place Condos - 6 stories - 65' | 6 | Urbana Apts - 8 stories - 85' | 11 | Avalon Apts - 6 stories - 65' |
| 2 | Hjarta Condos - 8 stories - 85' | 7 | Ballard Condos - 6 stories - 65' | 12 | Safeway Gas Station |
| 3 | Ballard Apts - 6 stories - 65' | 8 | Union Bank | 13 | Safeway |
| 4 | Fire Station | 9 | Ballard Market - Retail | 14 | McDonald's |
| 5 | Walgreens | 10 | Ballard Market | 15 | Parker Paints |

-  Residential (Single Family / Duplex)
-  Residential (Multifamily + Mixed-Use)
-  Commercial / Retail
-  Office Space / Medical Office
-  Civic / Cultural / Institutional

CONTEXT - COMMUNITY NODES, LANDMARKS, NOTABLE PATTERNS



CONTEXT - COMMUNITY NODES, LANDMARKS, NOTABLE PATTERNS



TYPICAL OLD BALLARD ST.



BALLARD BRANCH LIBRARY - EXPOSED WOOD ELEMENTS & STRUCTURE



BALLARD BRIDGE - ENTRY CORRIDOR



KOLSTRAND BLDG - INTEGRATED ARCHITECTURE



BALLARD HARDWARE - STRUCTURAL FRAME W/ INFILL



PORTLAND BLDG - WIDE STOREFRONT WITH FRAMED WINDOWS ABOVE

Part of the architectural impetus for this project at 15th and Market is to become a “gateway” to Ballard. As Ballard grows along Market Street away from Ballard’s character core, the architecture changes from traditional timber and masonry buildings into a mixture of low-rise storefronts with chunky stone veneers to mid-rise apartments with a cacophony of materials and fenestrations with lack of constraint. Taking cues from landmarks, heritage and civic buildings, this project will feature durable materials as a major architectural expression with rhythmic, regular framed glazing. The street level will feature wide and tall transparent moments with the architecture bringing a sense of restrained modernism.

CONTEXT - STREETScape



1a NW Market Street - north side



2a 15th Avenue NW - east side



3a NW 56th Street - south side

CONTEXT - STREETSCAPE



1b NW Market Street - south side



2b 15th Avenue NW - west side

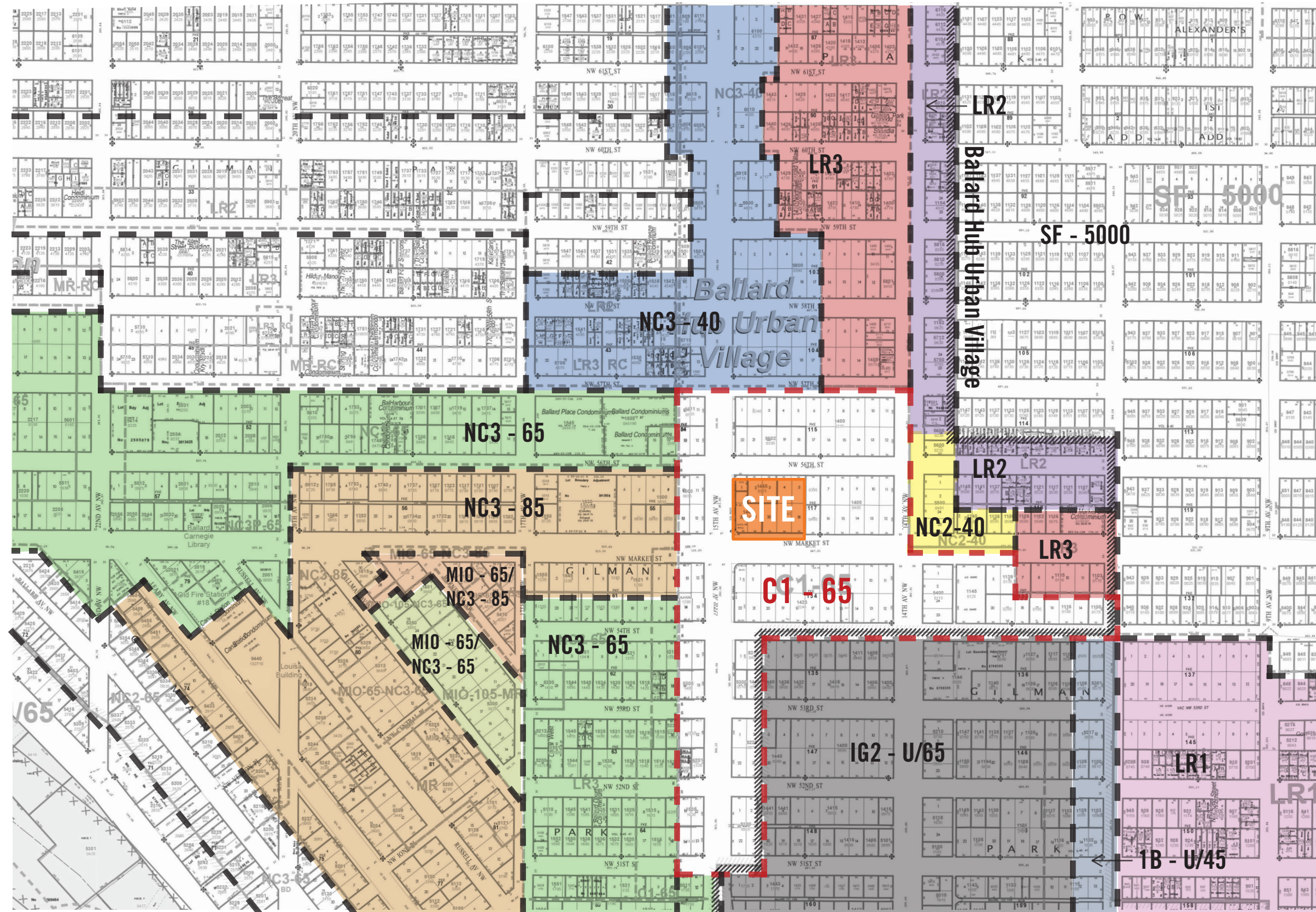


3b NW 56th Street - north side

CONTEXT - ZONING DATA

Zoning Designation: C1 – 65 Commercial	Chapter 23.47A - COMMERCIAL Chapter 23.47A – Commercial (Sections have been excerpted as applicable to proposed project) SMC 23.47A.004 Permitted and Prohibited Uses Table A C.8. Office uses in C1 and C2 zones are permitted outright with no maximum size limit if they meet the standards identified in subsection 23.47A.010D.	SMC 23.47A.008 Street Level Development Standards A.2.b Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. A.2.c The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street. A.3 Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. B.2.a Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent B.2.b Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure . B.3. 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. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	SMC 23.47A.010.D Maximum Size of Nonresidential Use In C1 and C2 zones, office uses are limited one (1) FAR, or thirty-five thousand (35,000) square feet, whichever is greater. For purposes of this subsection, size limits apply to the total amount of all office uses on a lot. Office uses are exempt from this limit if the following NC3 zone standards are met: 1. Blank facades and setbacks, per Section 23.47A.008 A; 2. Transparency, per Section 23.47A.008 B2; 3. Outdoor storage areas, per Section 23.47A.011 D; 4. Screening of blank facades and gas stations, per Section 23.47A.016 C and D2; 5. Drive-in lanes, per Section 23.47A.028 6. Access to parking, per Section 23.47A.032 A; and 7. Location of parking, per Section 23.47A.032 B. SMC 23.47A.011.D Outdoor Activities Table C specifies that outdoor storage is prohibited in NC3 zones.	SMC 23.47A.013 Floor Area Ratio Table A - FAR at 4.25 for a 65’ ht limit. A.3 parking that is within or covered by a structure or portion of a structure and that is within a story that is not underground must be included in gross floor area calculations. D.2 All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are not counted towards FAR. SMC 23.47A.016 Landscaping and Screening Standards A.2.b. Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for any lot with development of a new structure containing more than 4,000 sqft of nonresidential uses. B. Street trees are required and existing street trees shall be retained. SMC 23.47A.022 Light and Glare Standards A. Exterior lighting must be shielded and directed away from adjacent uses. E.1 and 2 Glare diagrams are required due to the proximity to residential zoning and arterial streets. SMC 23.47A.030 Required Parking and Loading A. Off-street parking spaces are required as provided in Section 23.54.015. One parking space for each 1000 sqft is required for nonresidential uses. B. Loading berths are required for certain commercial uses according to the reqts of Section 23.54.035. Table A requires three loading berths for a low demand office use of 160,001 to 264,000 square feet.	SMC 23.47A.032 Required Parking Location and Access C. When a lot fronts on two or more streets, the Director will determine which of the streets will be considered the front lot line, for purposes of this section only. Proposed parking is located below grade with access from NW 56th Street and NW Market Street. B. Location of parking a. Parking shall not be located between a structure and a street lot line (Exhibit A for 23.47A.032). b. Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use. SMC 23.53.006 Pedestrian Access and Circulation Sections A and C are applicable to the proposed project. However sidewalks, planting strips and curbs are currently in place and are proposed to remain. SMC 23.53.015 Improvement Requirements for Existing Streets in Residential and Commercial Zones D.1 All streets abutting the lot have existing curbs and the right-of-way meets the minimum width requirement therefor no improvements are required. SMC 23.54.040 Solid Waste and Recyclable Materials Storage and Access Table A for nonresidential development between 101,000 – 200,000 square feet requires 275 square feet of shared storage space.
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CONTEXT - ZONING



DESIGN GUIDELINES

The design team believes that the following guidelines are the priorities for this project:

CS1 - Natural Systems and Site Features

B. Sunlight and Natural Ventilation

1.Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible.

2.Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

CS2 - Urban Pattern and Form

A. Location in the City & Neighborhood

a. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Features that contributed to a sense of place include iconic buildings and transportation junctions, and land seen as a gateway to the community.

b.Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm.

B. Adjacent sites, streets, & open spaces

a. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

C. Relationship to the block

1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry.

D. Height, Bulk, and Scale

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.

CS3 - Architectural Context & Character

A. Emphasizing positive neighborhood attributes

1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

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.

4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PL1 - Connectivity

B. Walkways and Connections

1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

C. Outdoor uses and Activities

1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL2 - Walkability

B. Safety and Security

1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies). Semi-transparent rather than opaque screening.

C. Weather Protection

1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

2. Design Integration: Integrate weather protection into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings.

PL3 - Street-Level Interaction

A. Entries

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street

PL4 - Active Transportation

A. Entry locations & Relationships

1. Serving all Modes of Travel: Provide safe & convenient access points for all modes of travel.

2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses & clearly connects all major points of access.

C. Planning ahead for Transit

3. Transit Connections: Where no transit stops on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DC1 - Project Uses and Activities

A. Arrangement of Interior uses

1. Visibility: Locate uses & services frequently used by the public in visible or prominent areas.

2. Gathering Places: Maximize the use of any gathering spaces by considering the following:

3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space needed.

4. Views and Connections: Locate interior uses & activities to take advantage of views & physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

B. Vehicular Access and Circulation

1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

C.Parking and Service Uses

1.Below-Grade Parking: Locate parking below grade wherever possible.

3.Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC2 - Architectural Concept

A. Massing

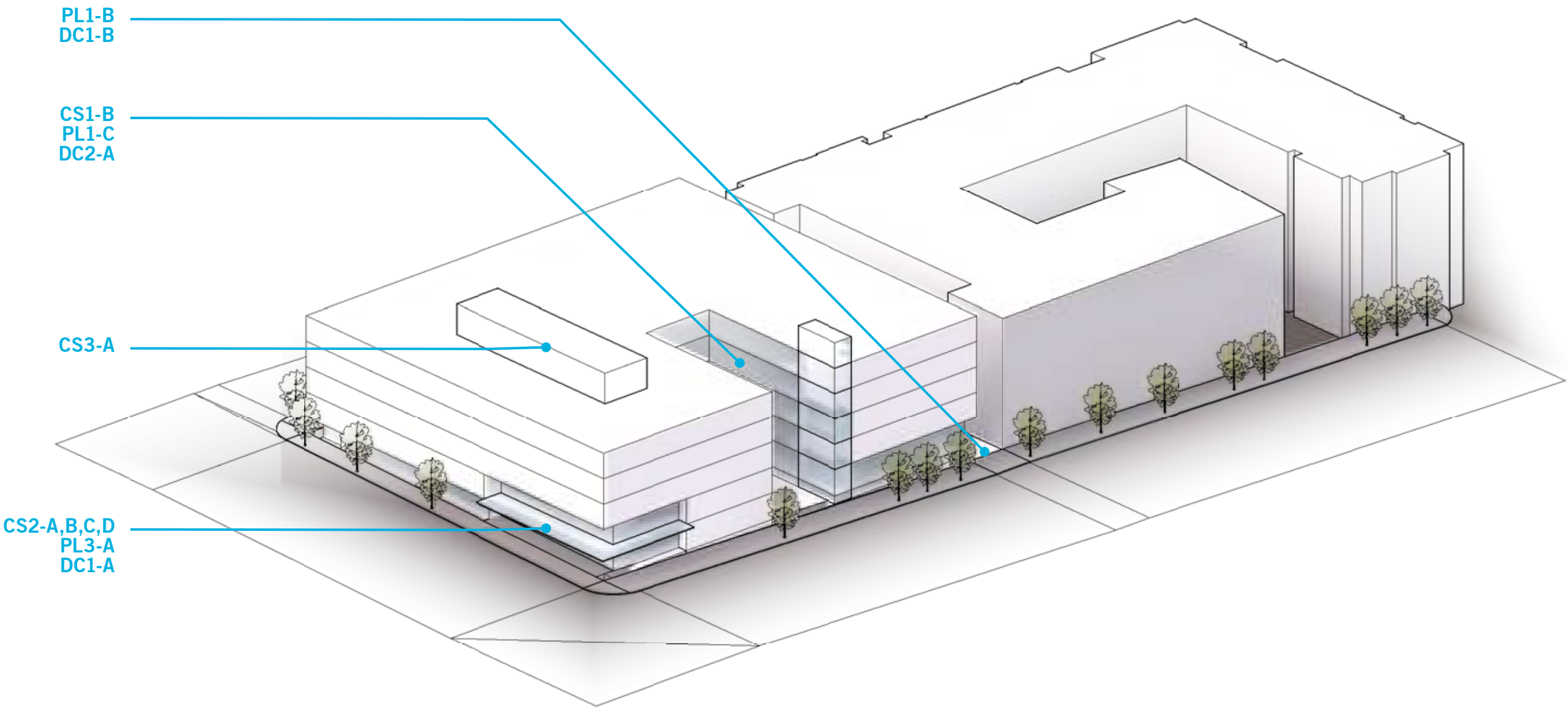
2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

C. Architectural and Façade Composition

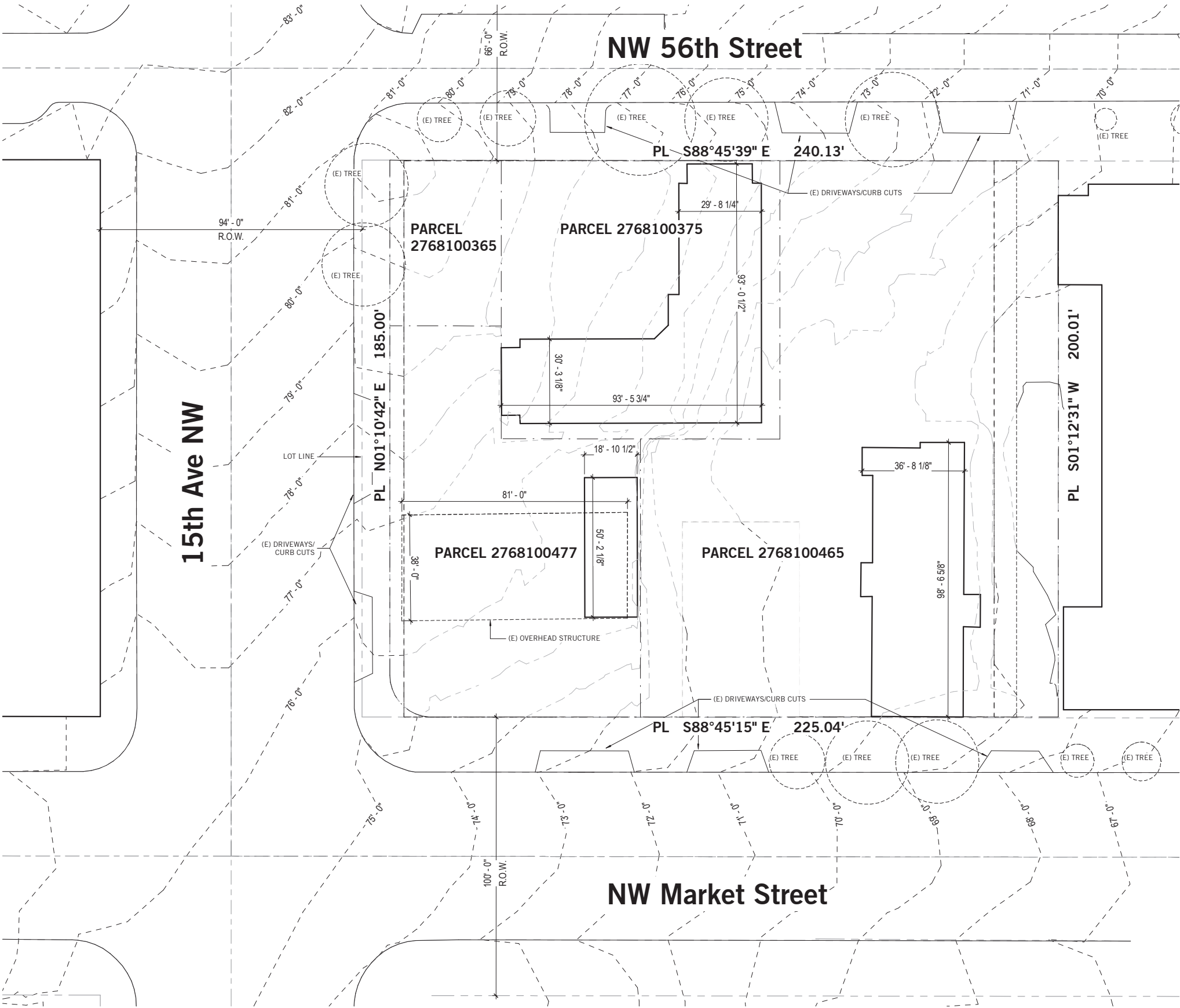
a. Façade Composition: Design all building facades - including alleys & visible roofs - considering the composition and architectural expression of the building as a whole.

b. Blank Walls: Avoid large blank walls along visible façades wherever possible.

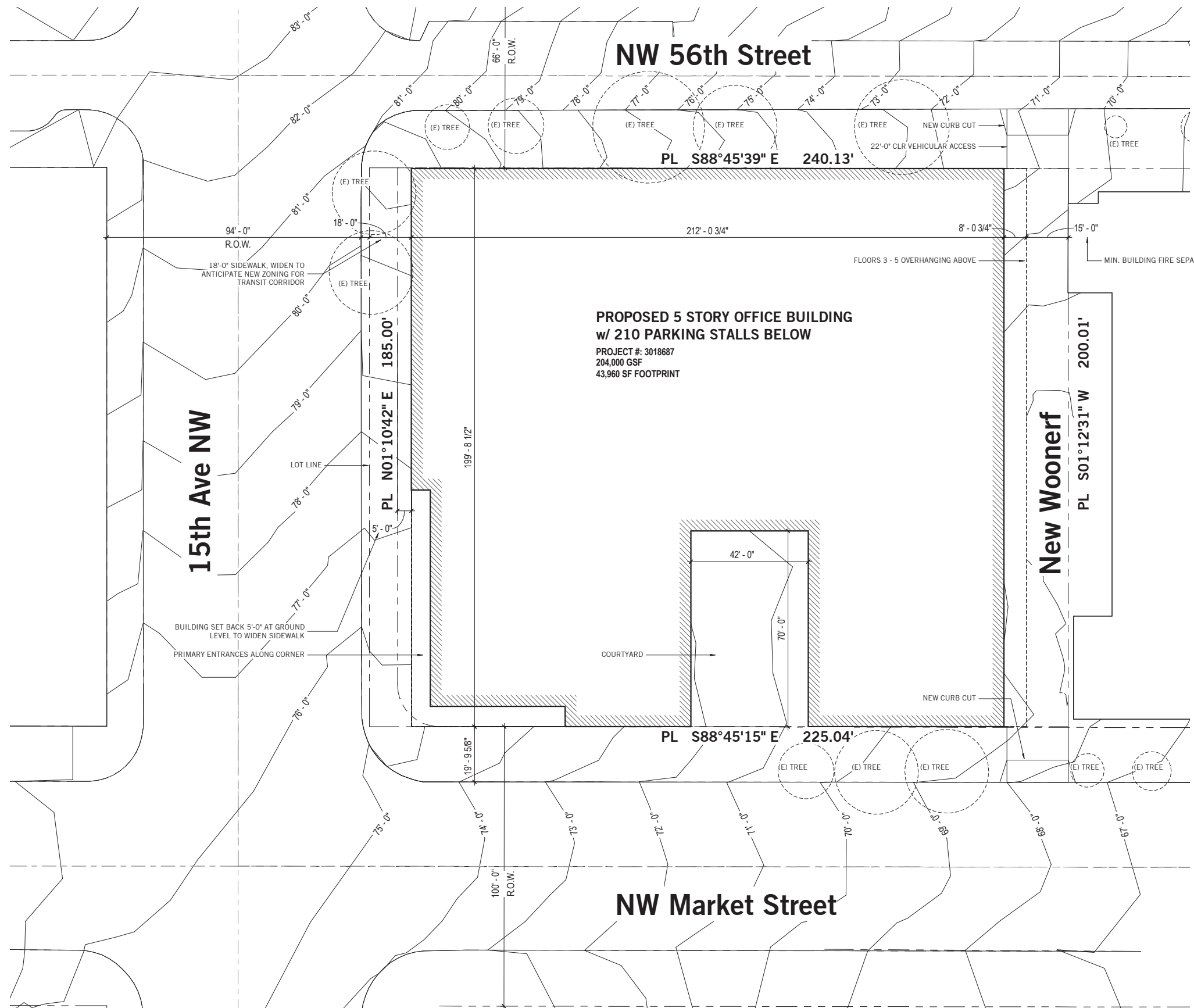
DESIGN GUIDELINES



EXISTING SITE PLAN

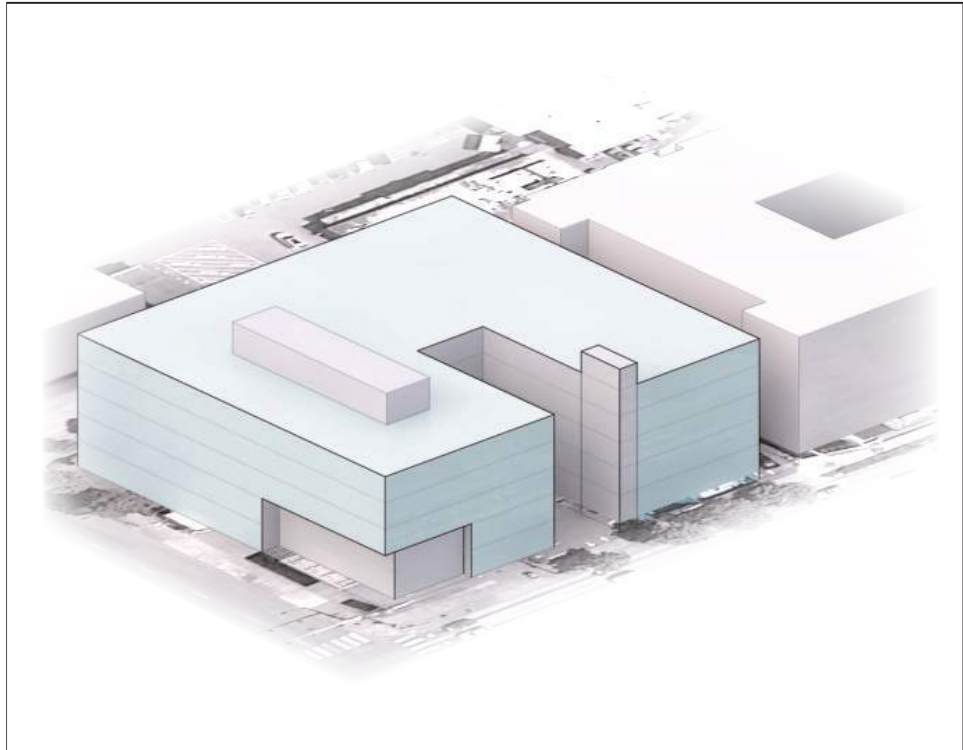


PROPOSED SITE PLAN



ARCHITECTURAL SCHEMES

01 (PREFERRED)



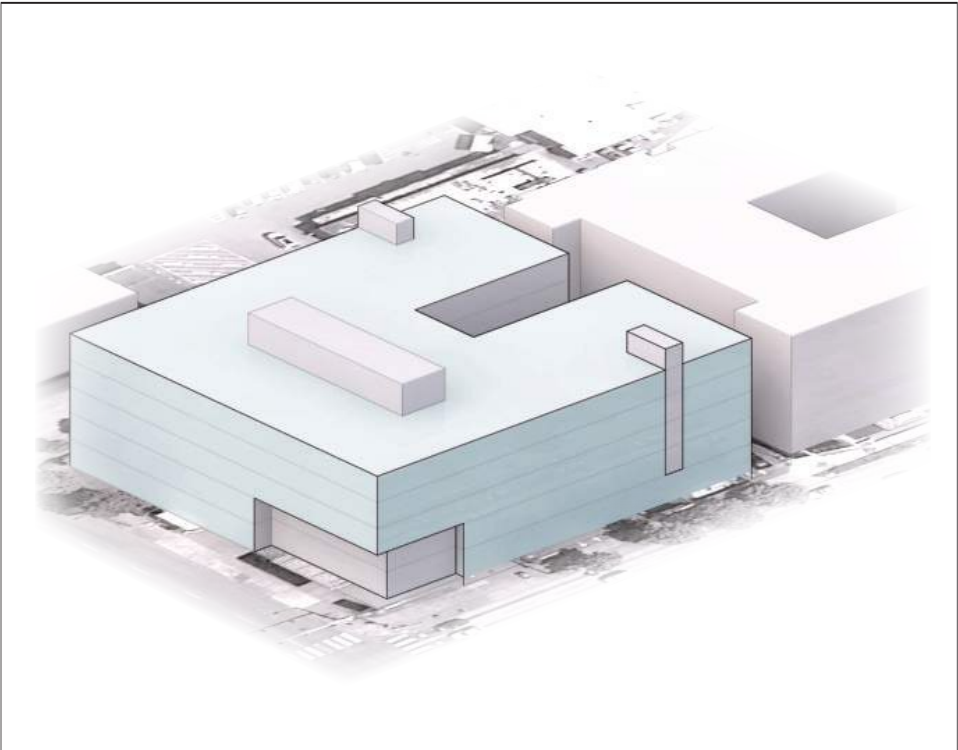
CONS

- Creates corridor/alley space between neighboring building
- Long facade along 56th

PROS

- Courtyard faces south to option solar gain as resource
- Increased daylight opportunity w/ south facing courtyard
- Building entry at primary corner
- Simple Forms
- Consolidated core
- 2-story Lobby
- Courtyard has public presence, could connect to lobby
- Lobby setback to create wider sidewalk
- Increases access to views
- Architectural moves relate to building uses
- Creates mid-block pedestrian connection
- Building maximizes FAR

02



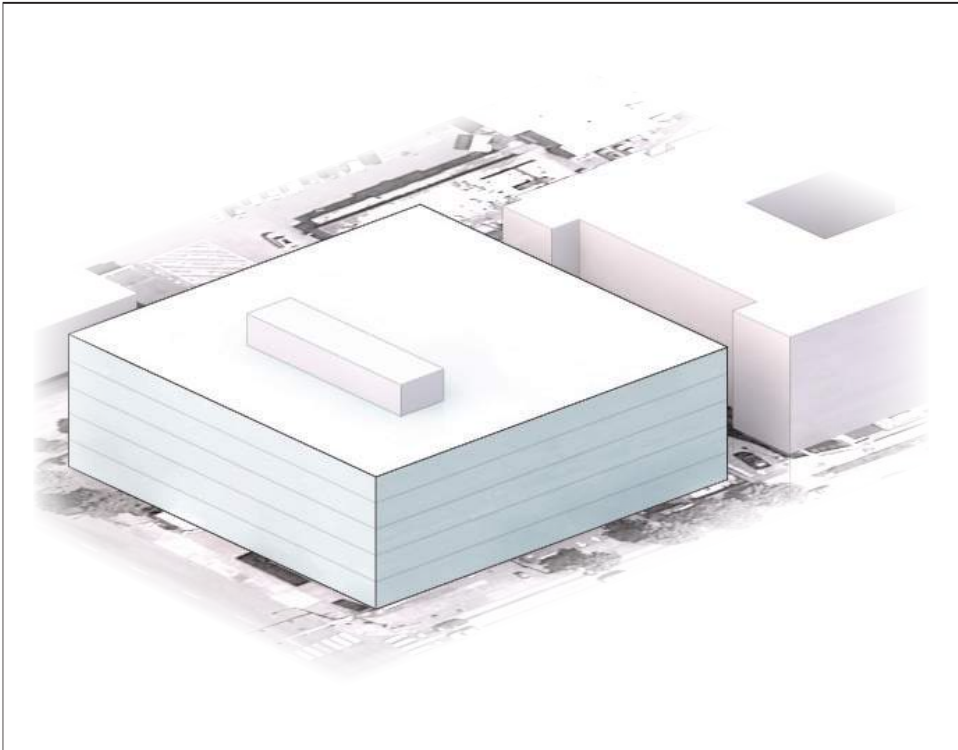
CONS

- Courtyard faces east
- Courtyard will be in shadow most of the day
- Long facade along Market

PROS

- Courtyard is more private
- Building entry at primary corner
- Consolidated core
- 2-story Lobby
- Architectural moves relate to building uses
- Building maximizes FAR

03



CONS

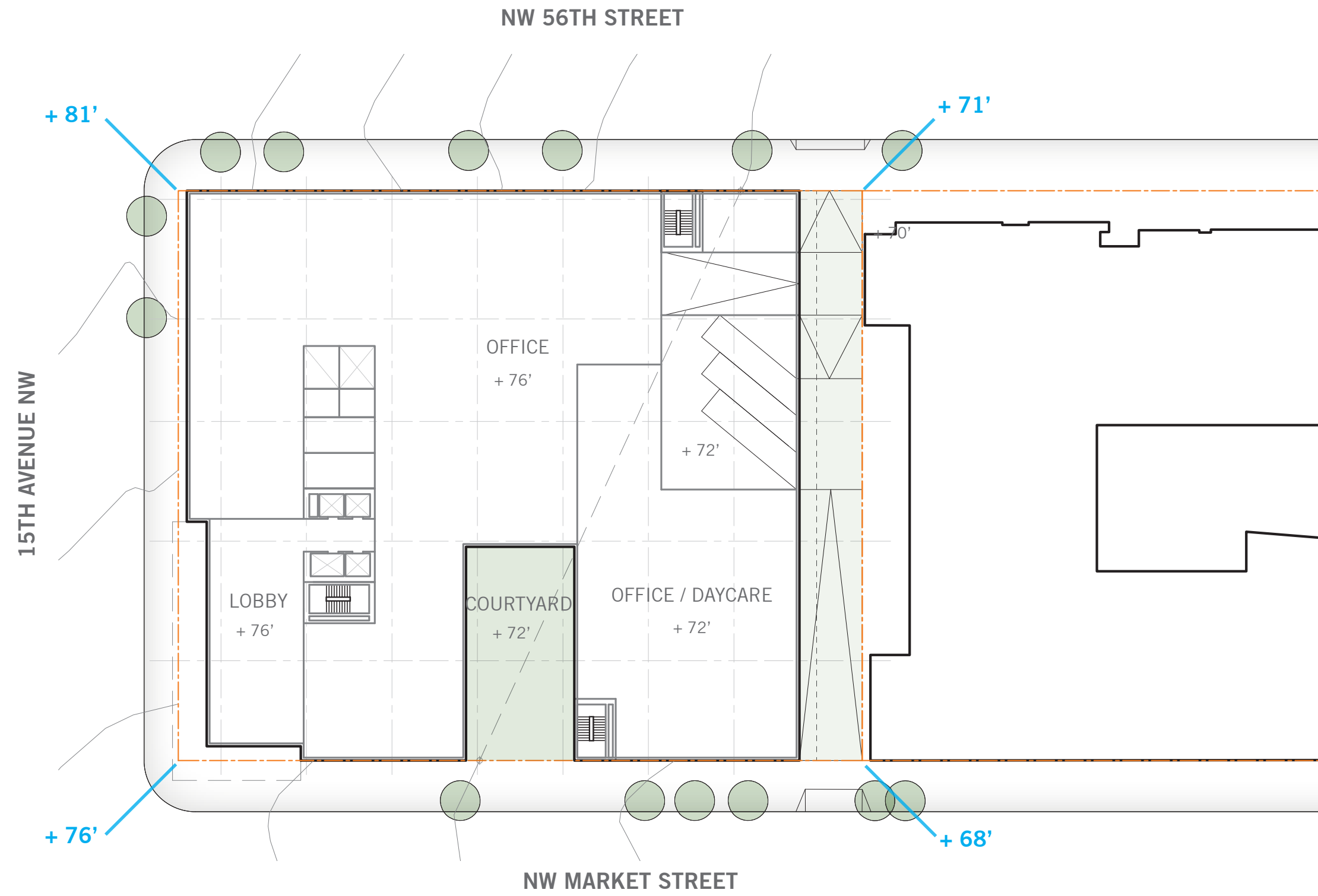
- Long facades on all sides
- Less architecturally interesting lacking major feature

PROS

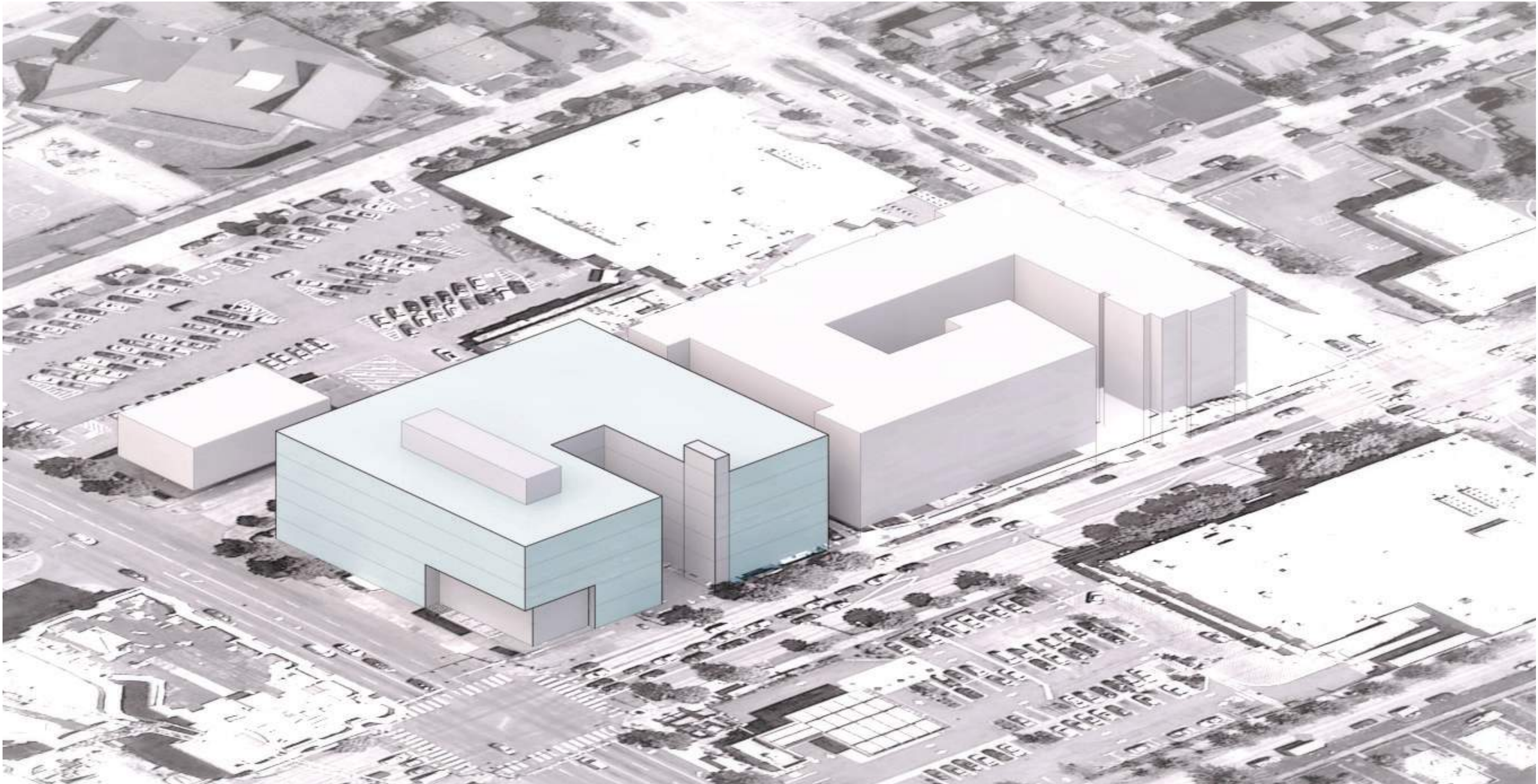
- Building maximizes FAR
- Easy to construct
- Centralized core

SCHEME 01 - GROUND FLOOR PLAN

SCALE: 1" = 40'-0"



SCHEME 01 - AXON



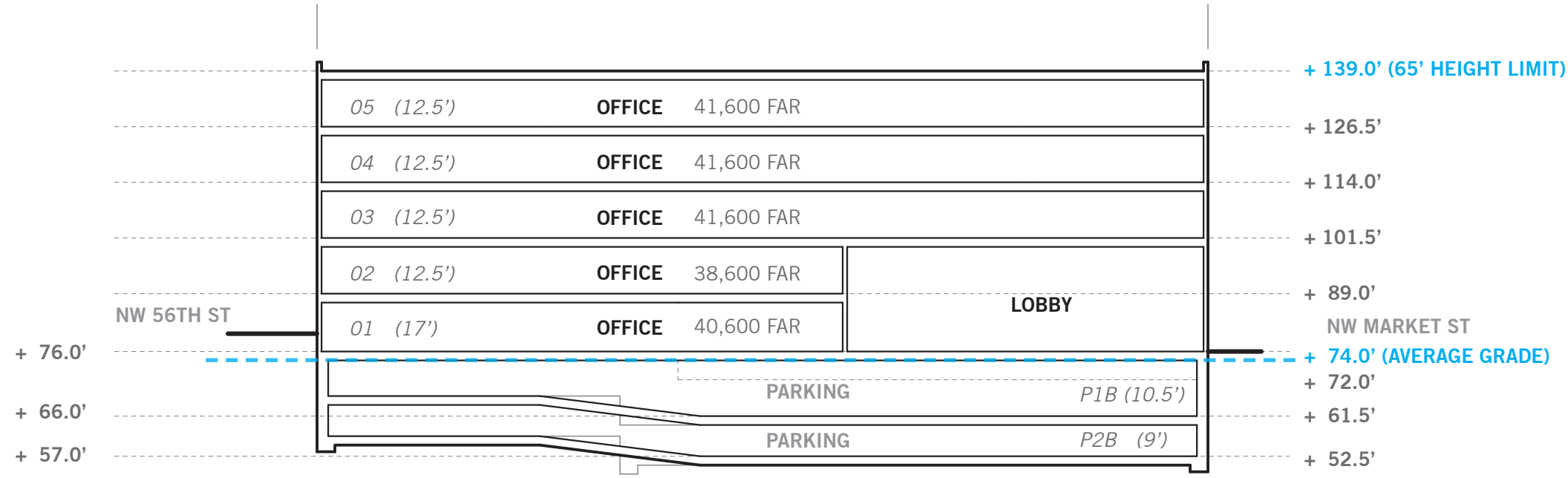
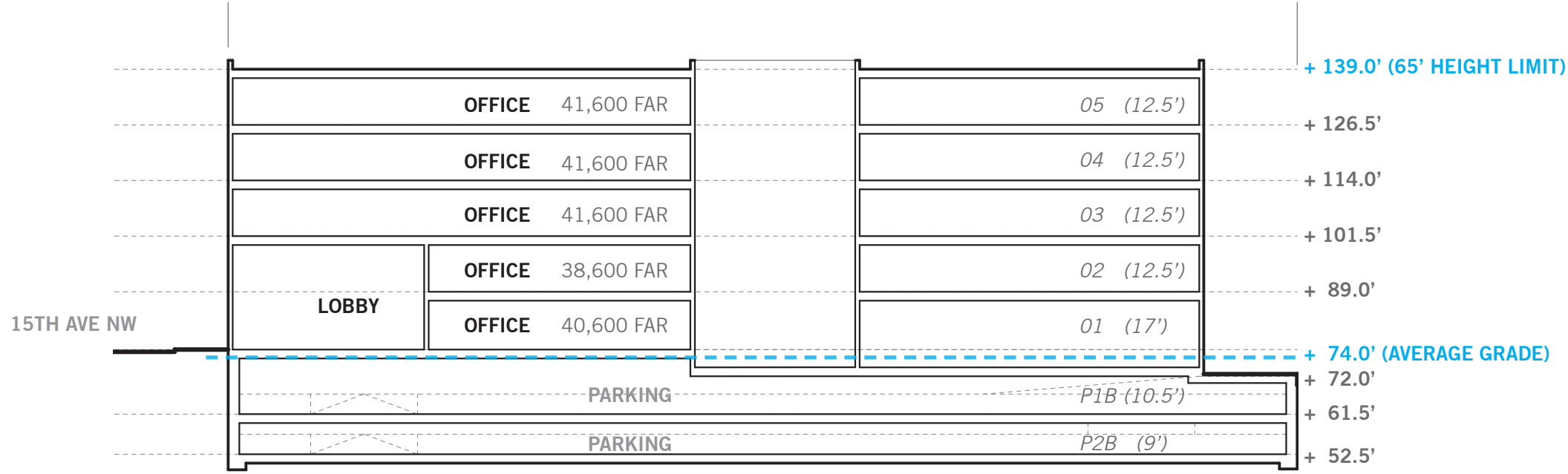
SCHEME 01 - TYPICAL OFFICE PLAN

SCALE: 1" = 40'-0"

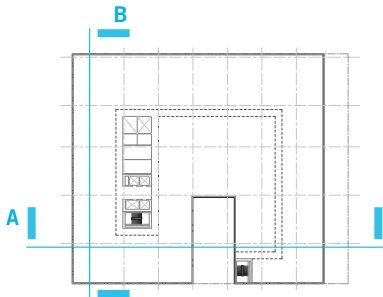


SCHEME 01 - BUILDING SECTIONS

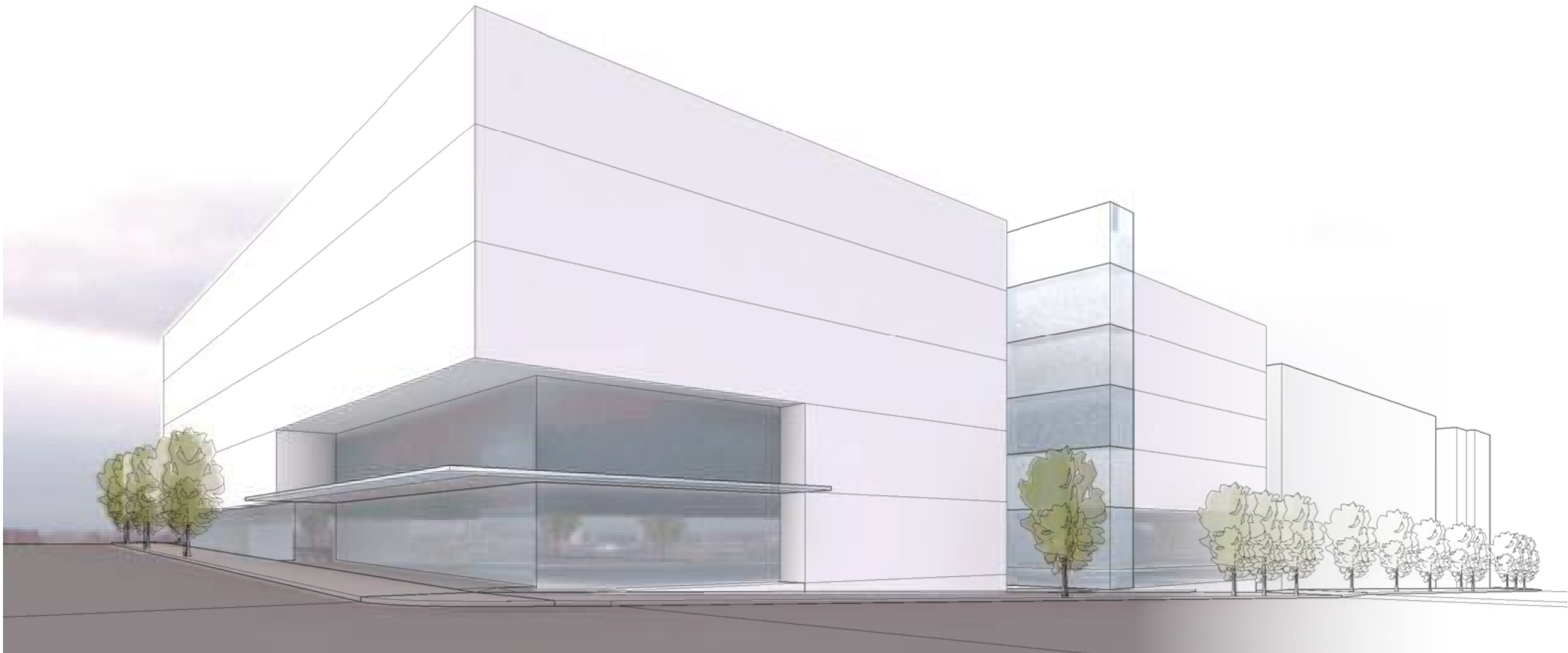
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TOTAL SITE SF x 5 LEVELS = 240,000
MAX FAR = 48,000 x 4.25 = 204,000

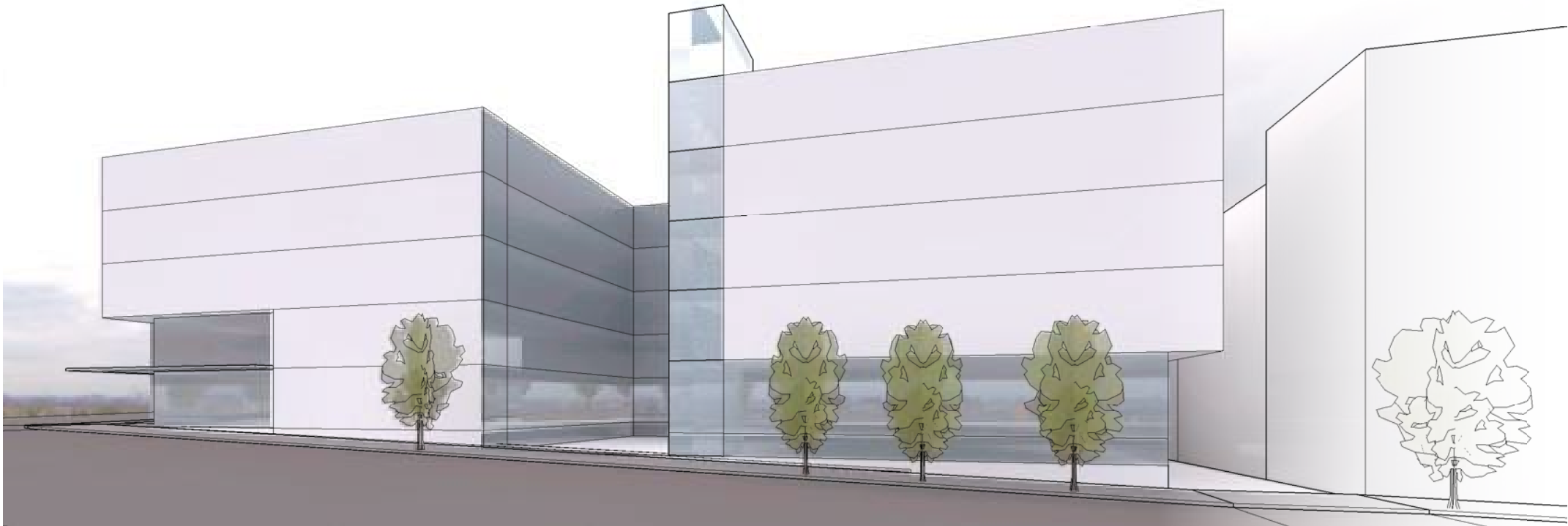


SCHEME 01 - MASSING VIEWS

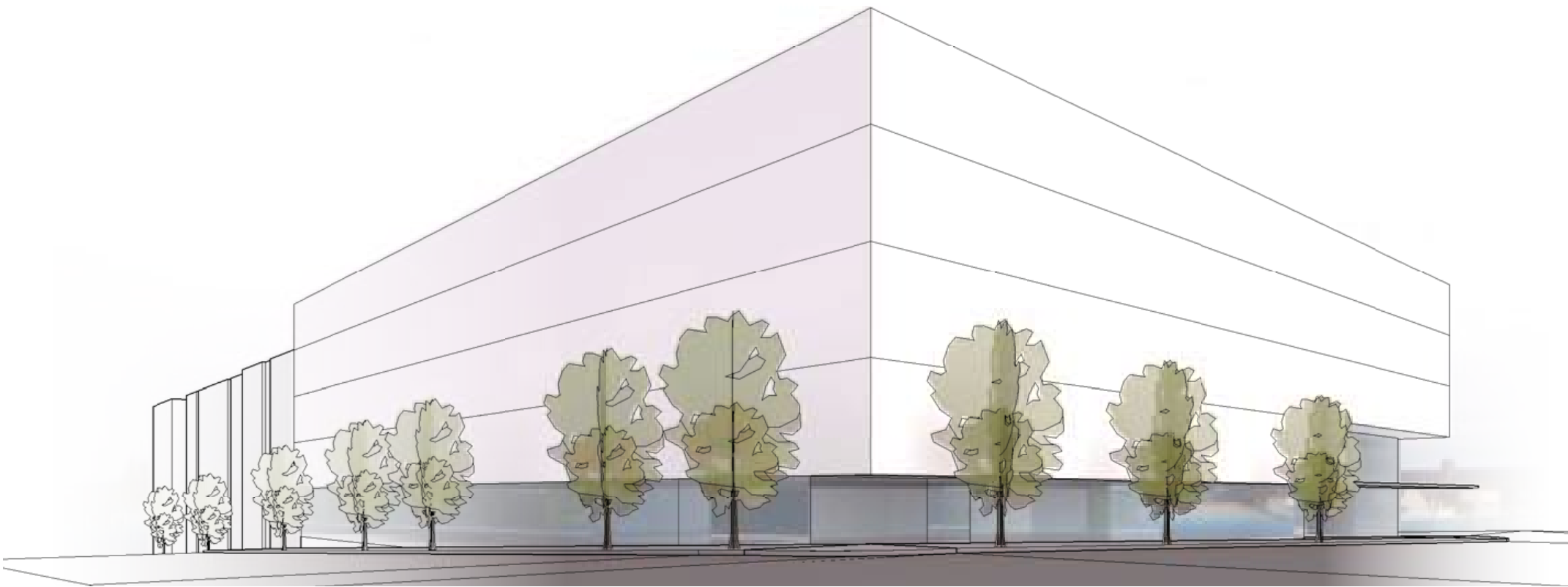


View at corner of 15th Avenue NW and NW Market Street

SCHEME 01 - MASSING VIEWS



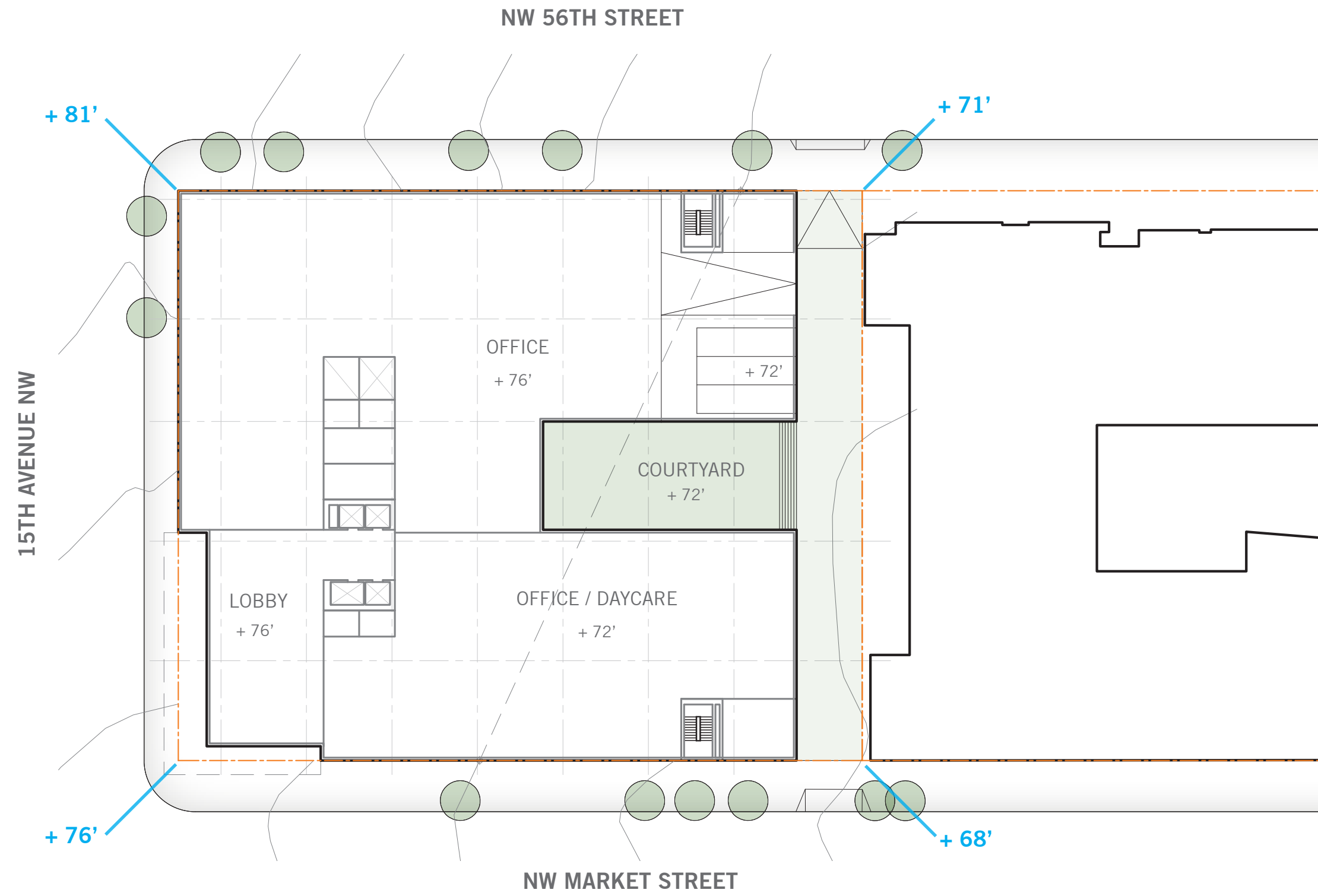
View along NW Market Street



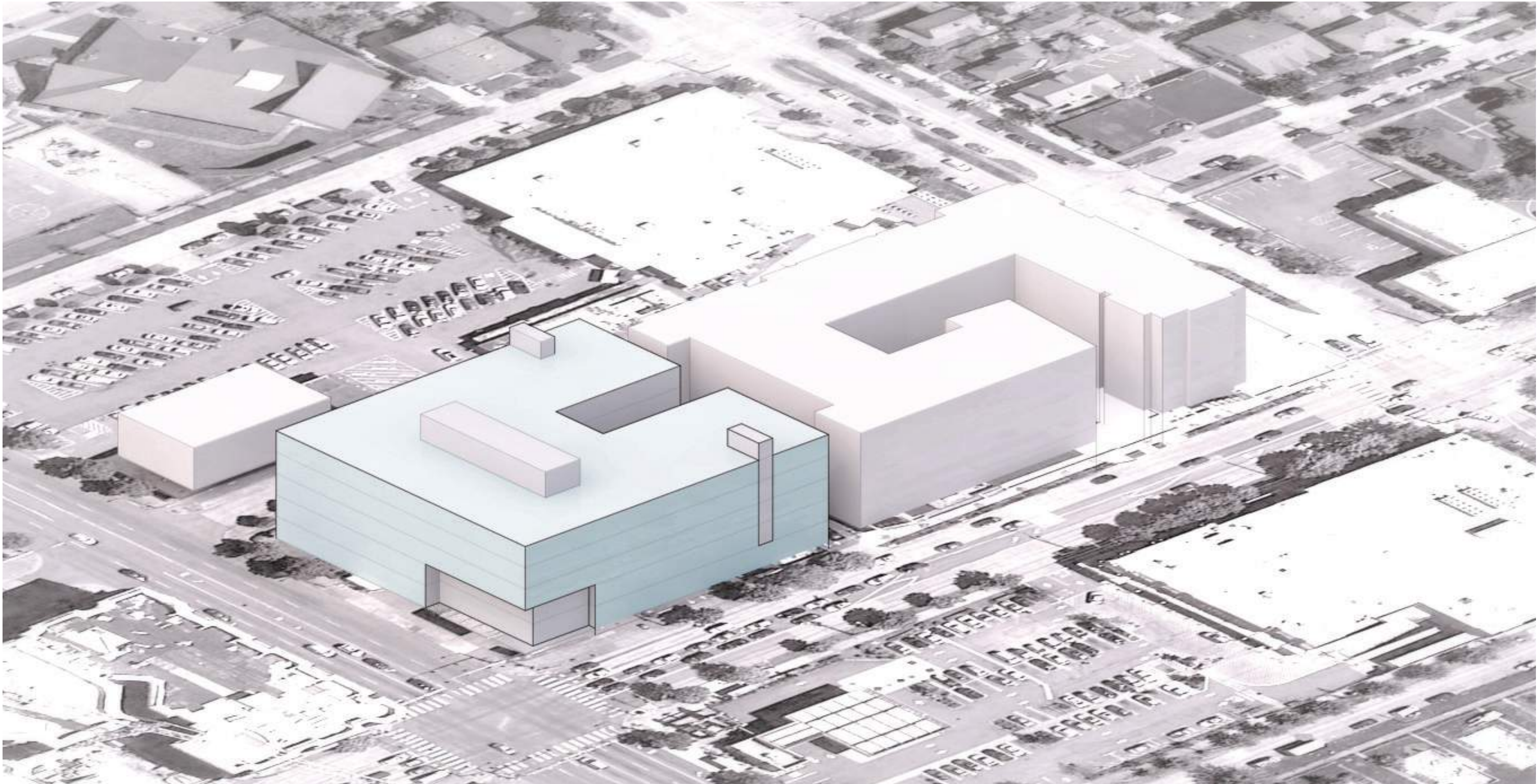
View at corner of NW 56th Street and 15th Avenue NW

SCHEME 02 - GROUND FLOOR PLAN

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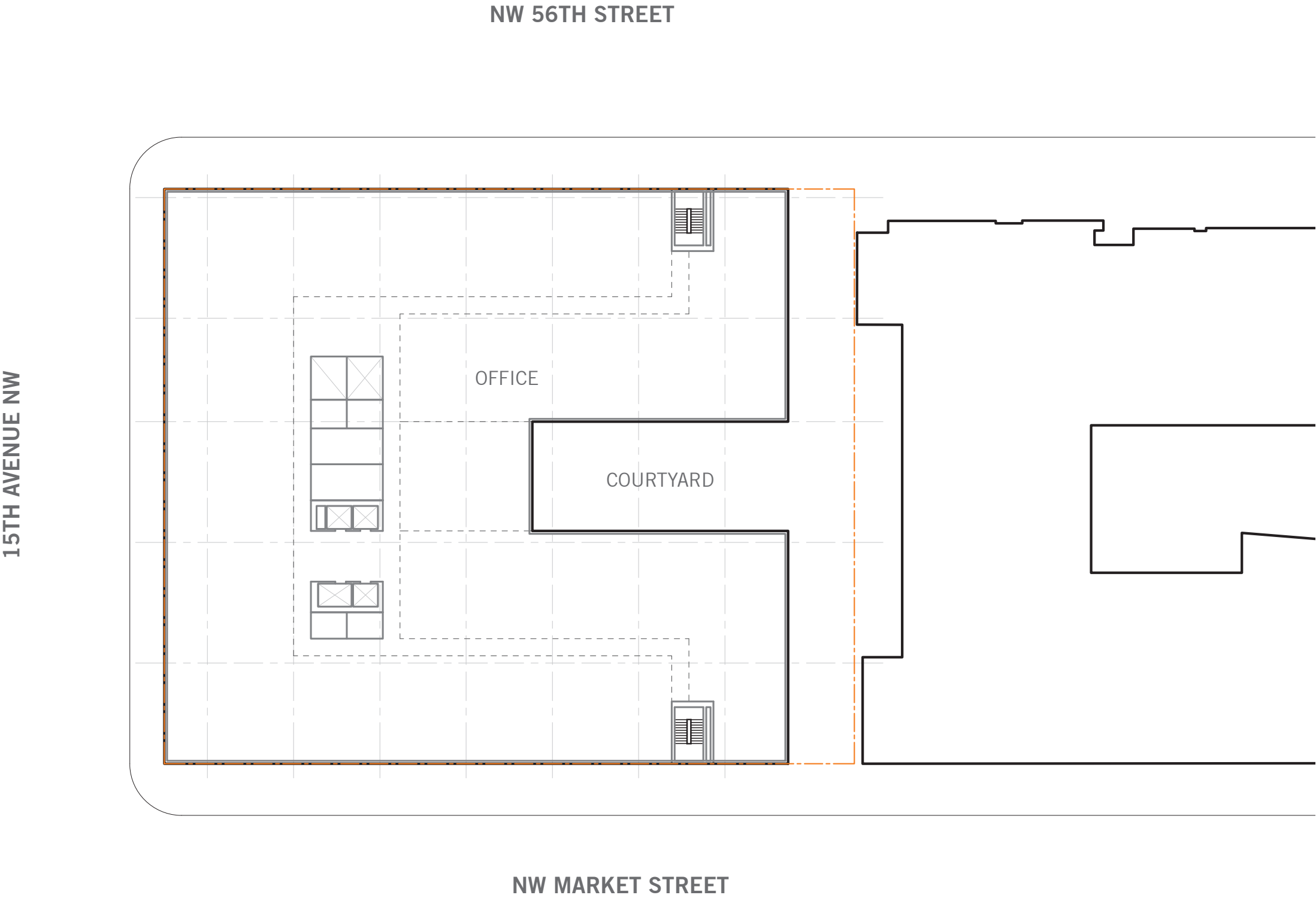


SCHEME 02 - AXON



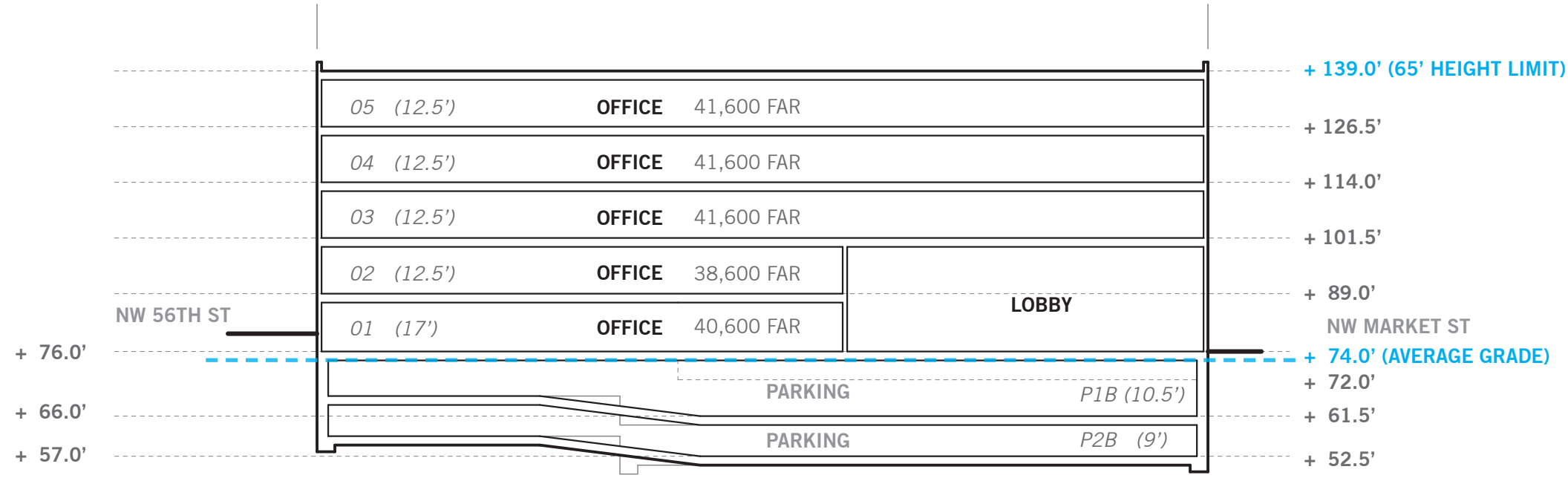
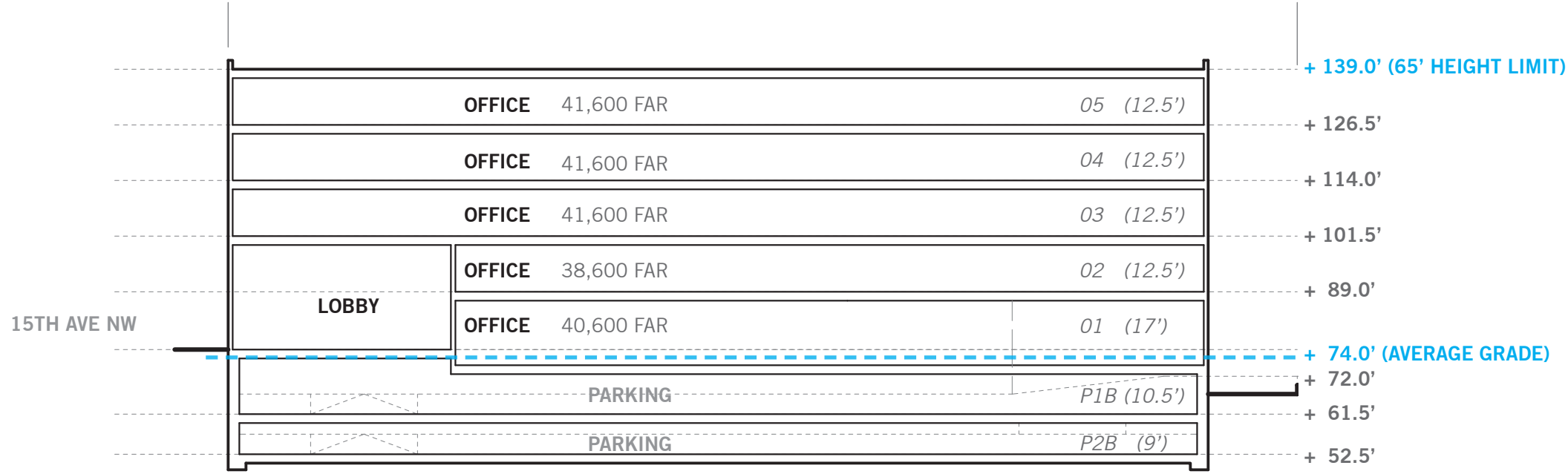
SCHEME 02 - TYPICAL OFFICE PLAN

SCALE: 1" = 40'-0"

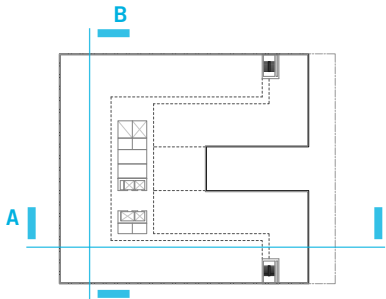


SCHEME 02 - BUILDING SECTIONS

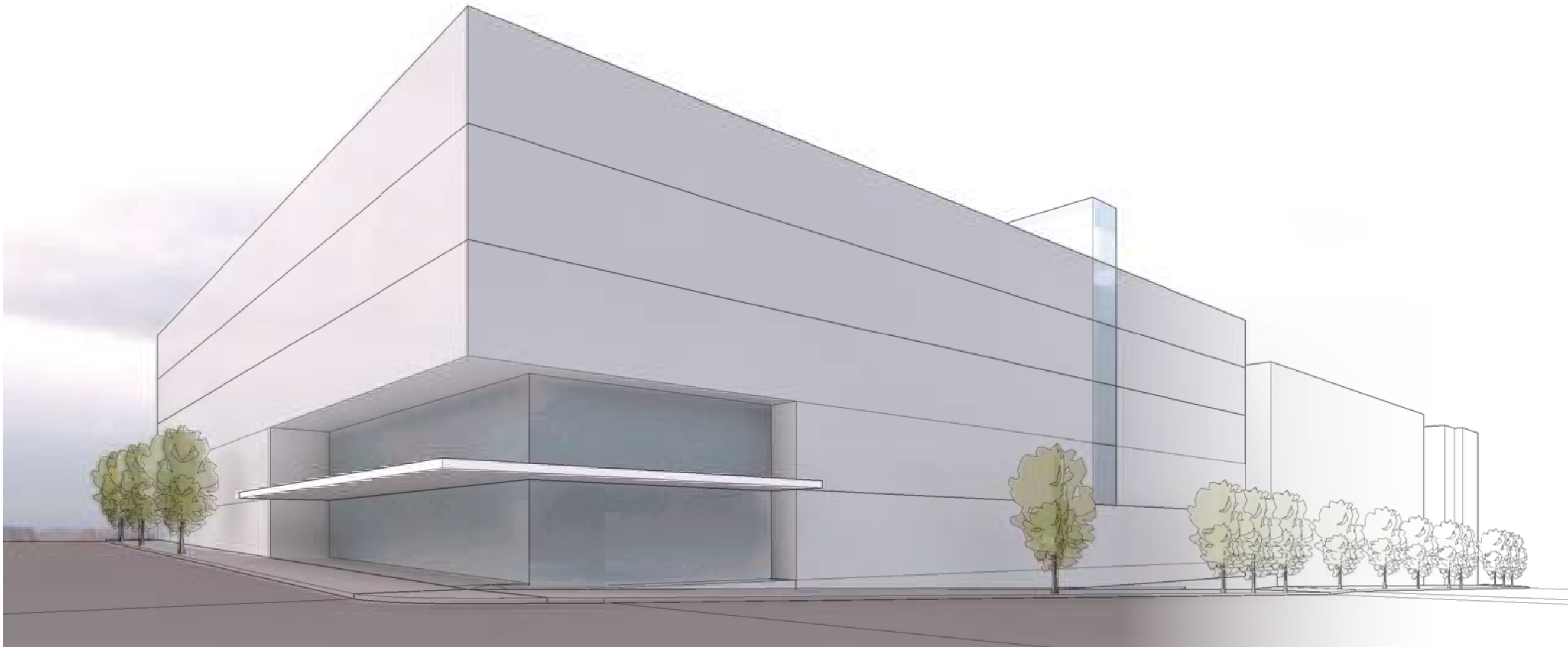
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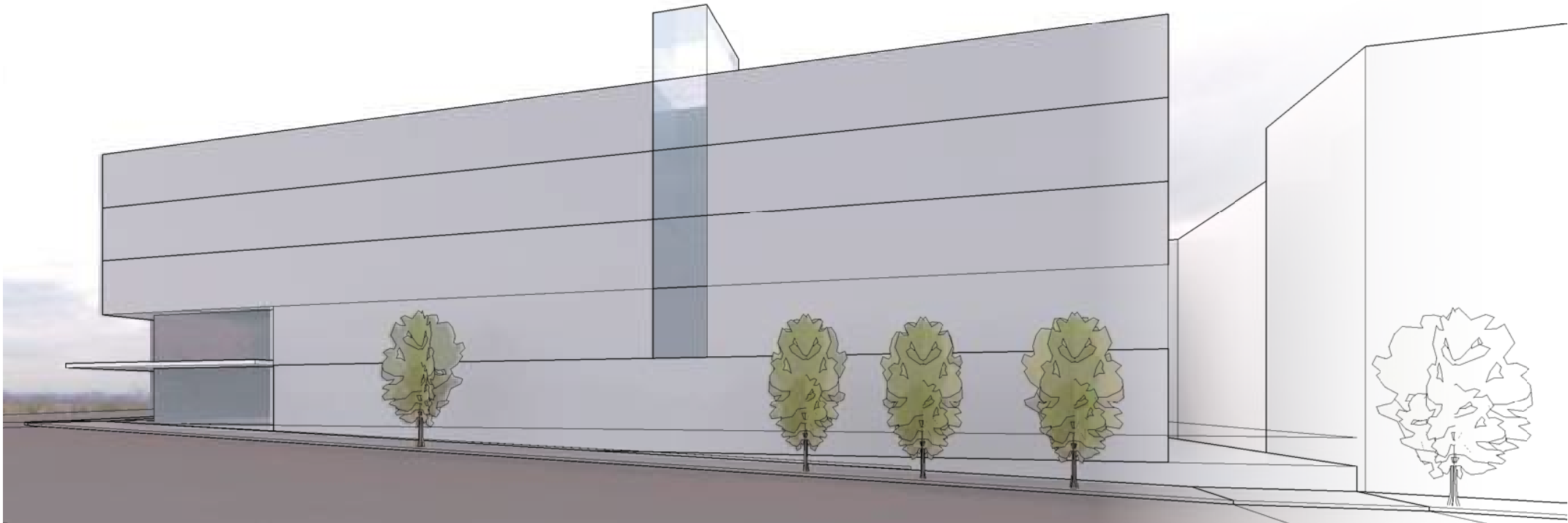


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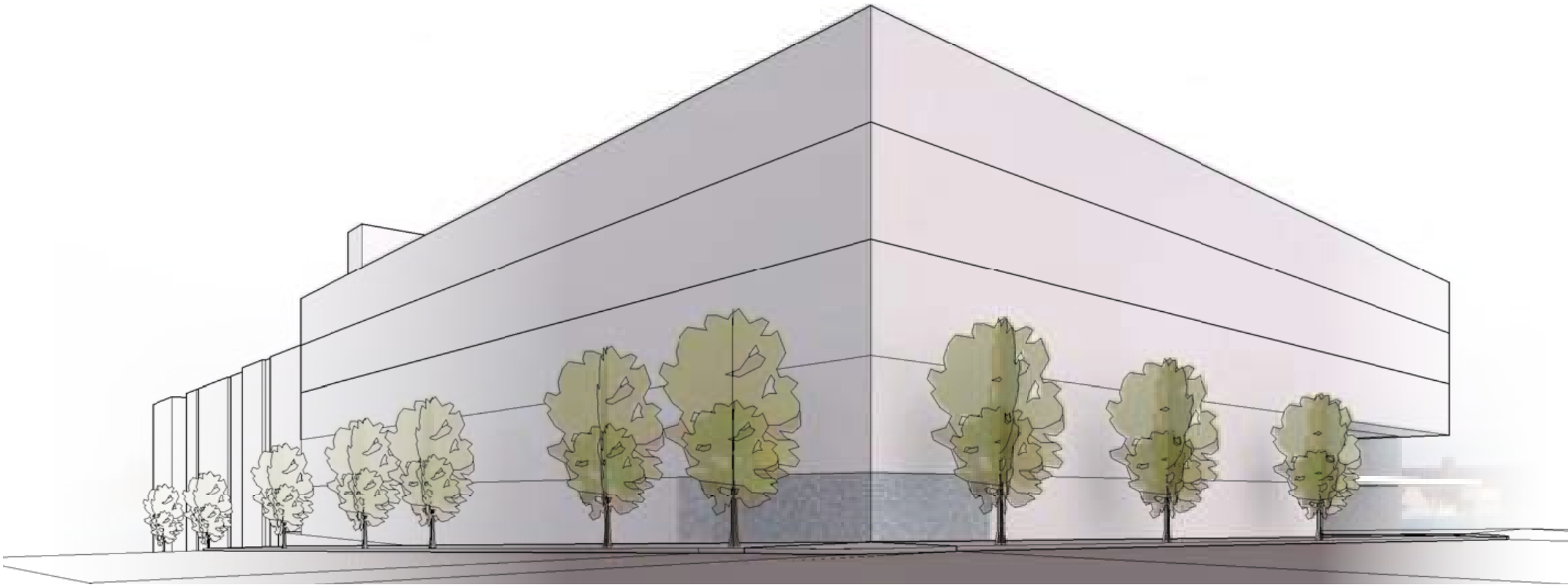


View at corner of 15th Avenue NW and NW Market Street

SCHEME 02 - MASSING VIEWS



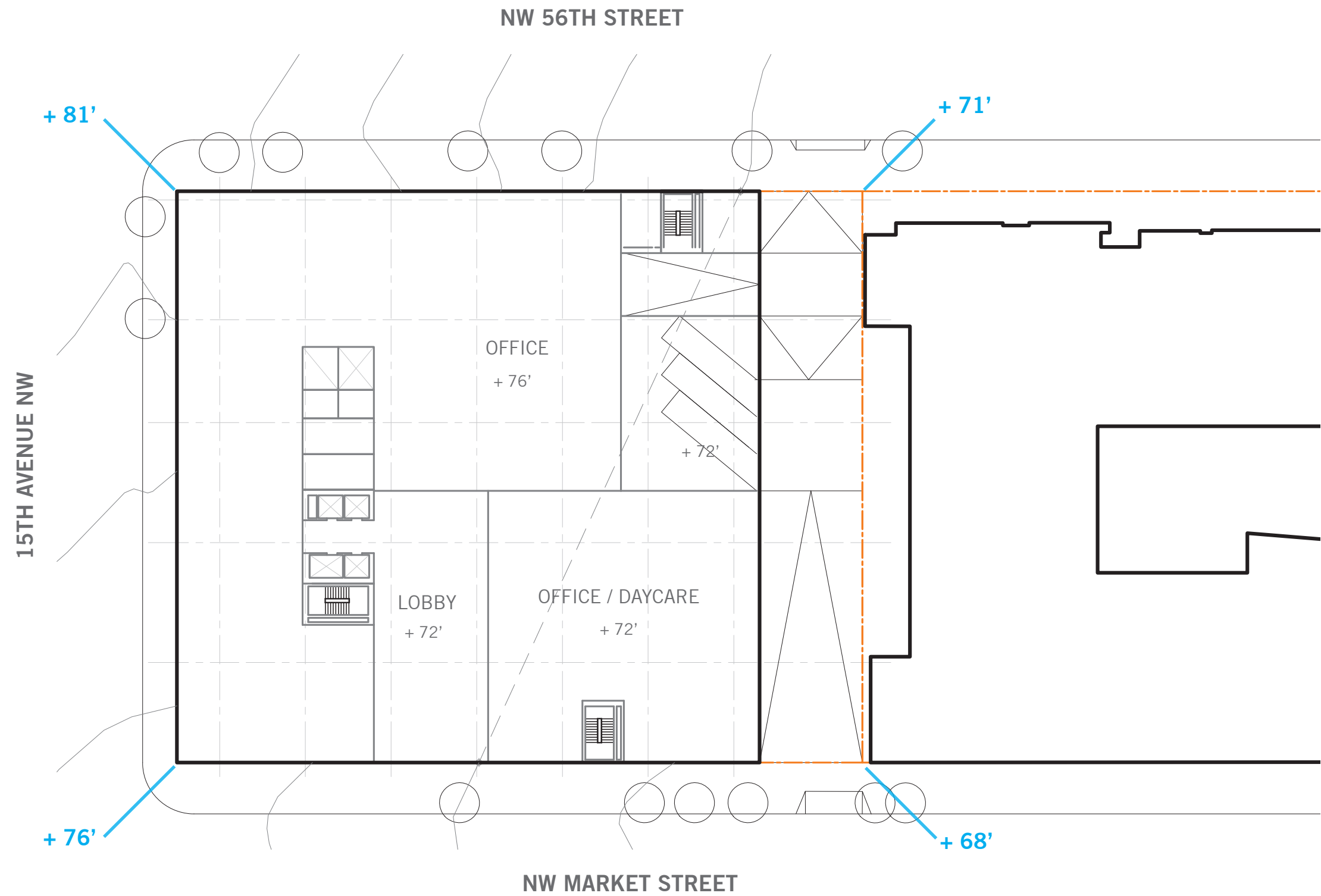
View along NW Market Street



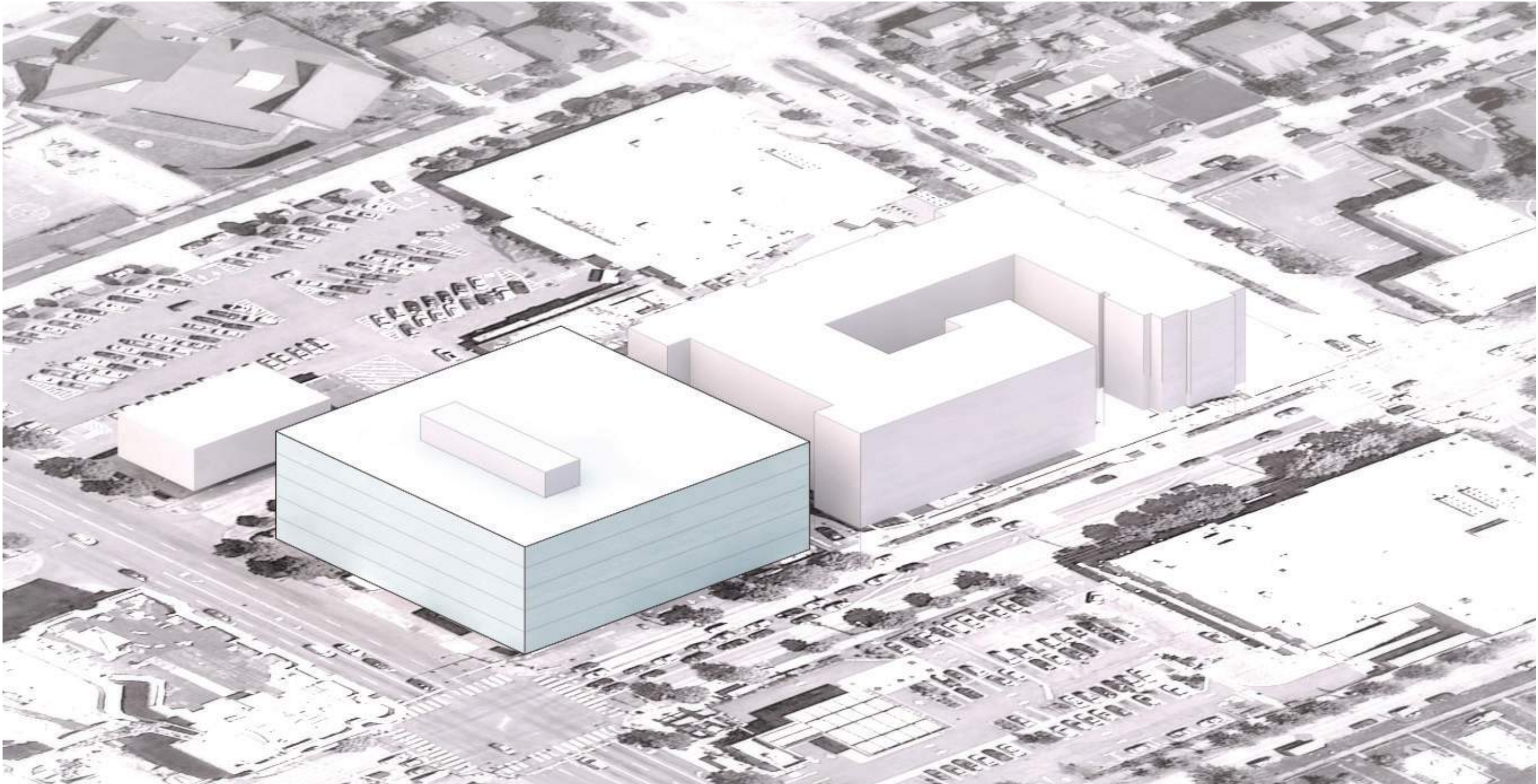
View at corner of NW 56th Street and 15th Avenue NW

SCHEME 03 - GROUND FLOOR PLAN

SCALE: 1" = 40'-0"



SCHEME 03 - AXON



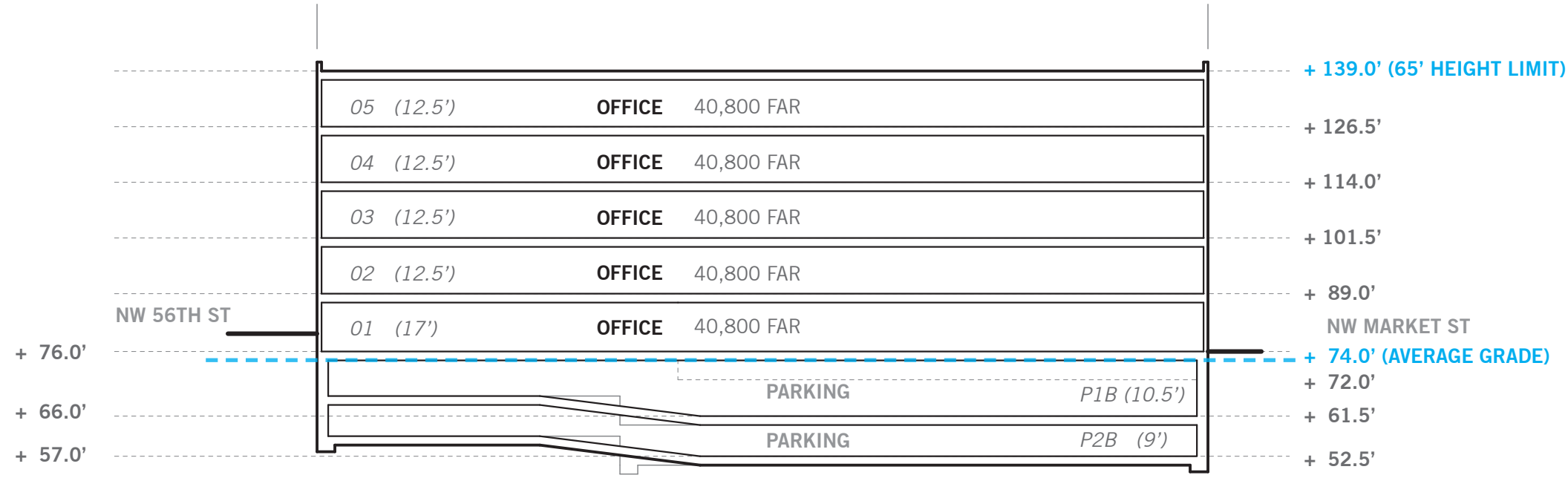
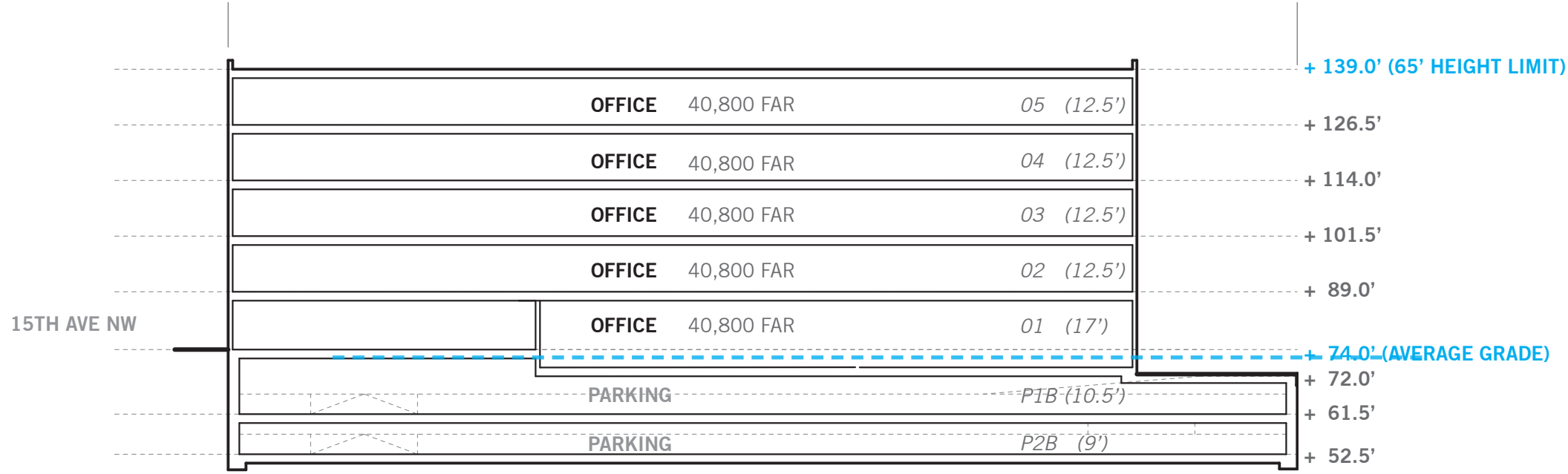
SCHEME 03 - TYPICAL OFFICE PLAN

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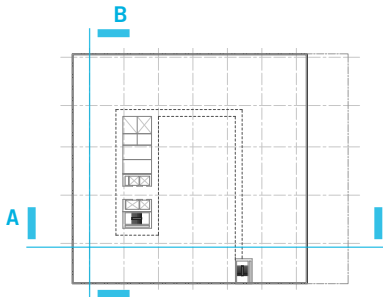


SCHEME 03 - BUILDING SECTIONS

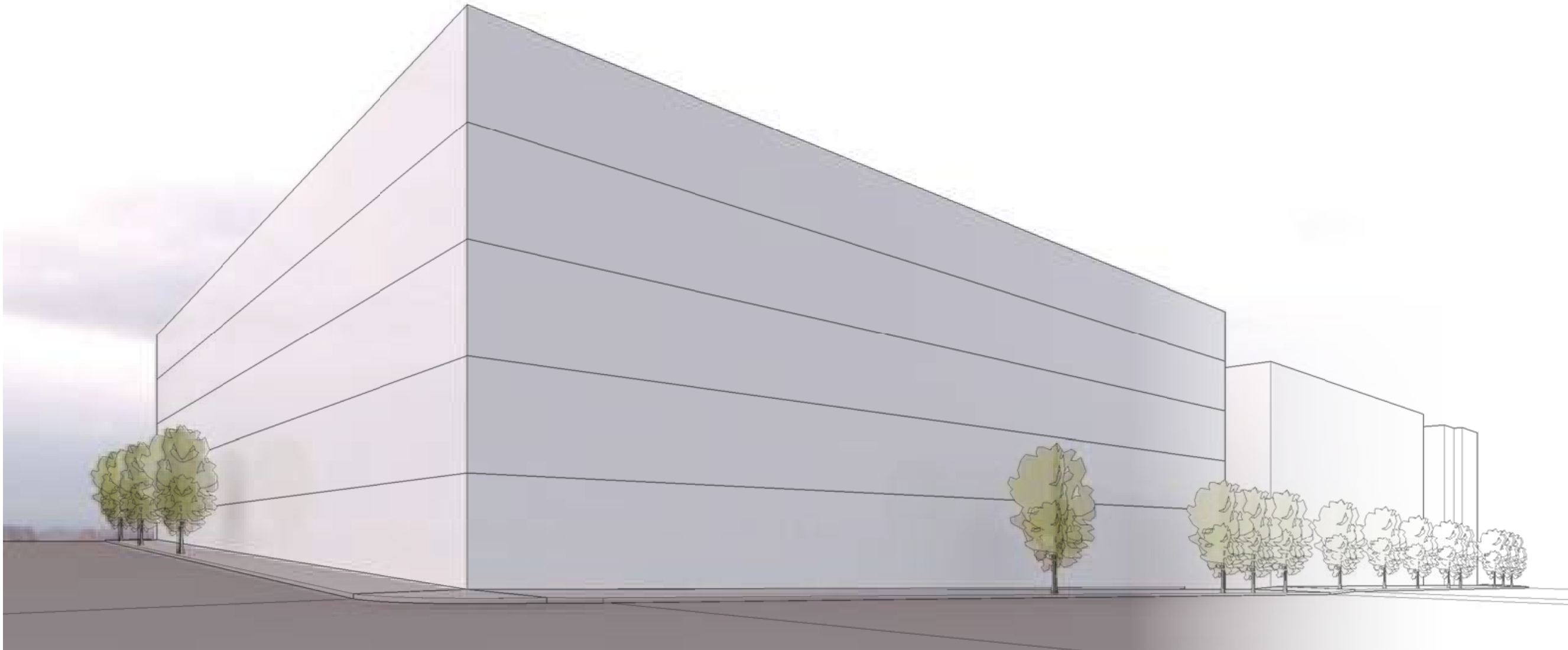
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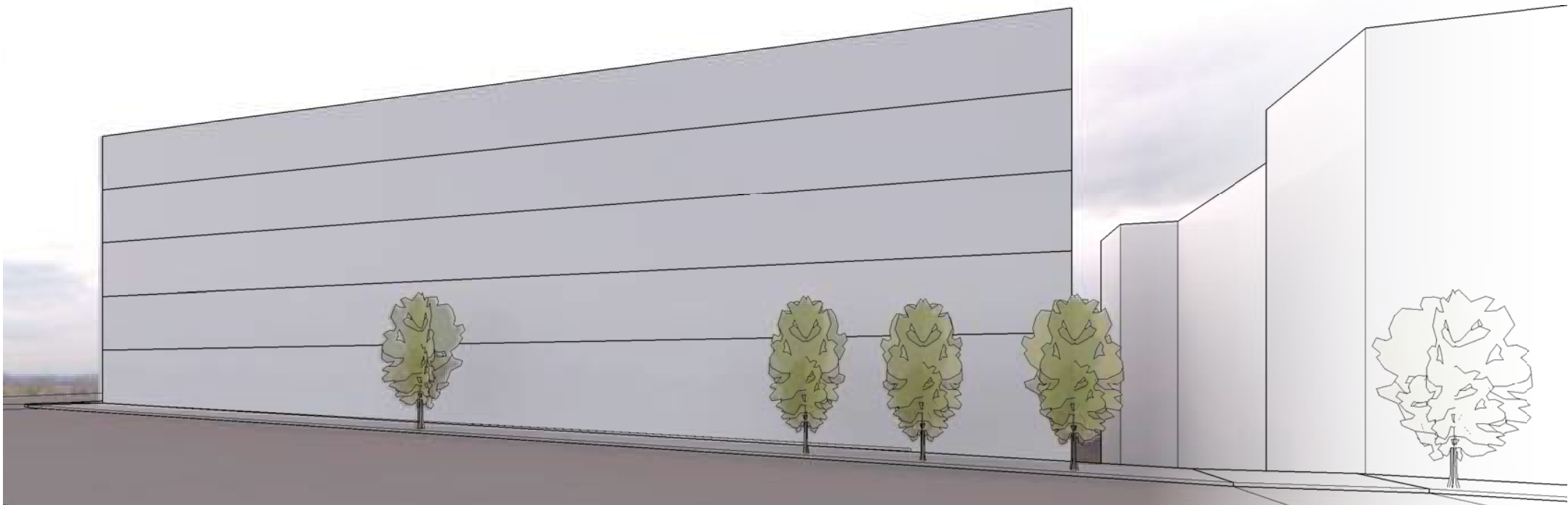


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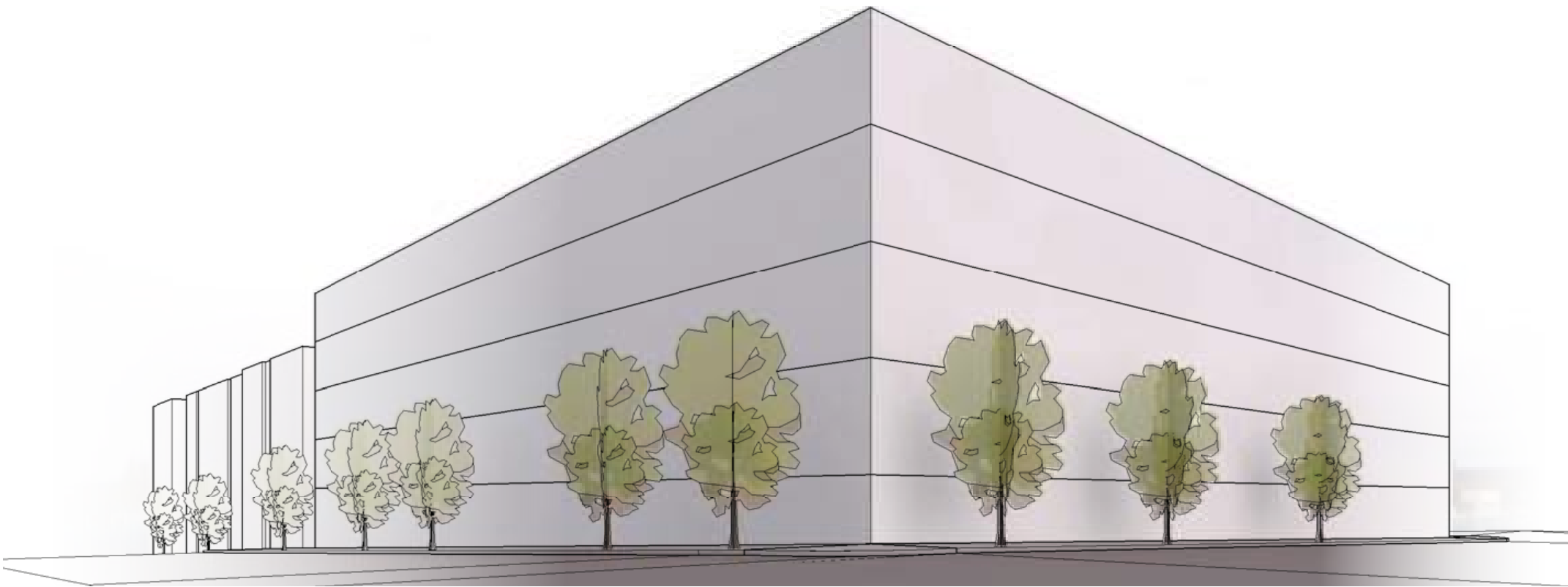


View at corner of 15th Avenue NW and NW Market Street

SCHEME 03 - MASSING VIEWS

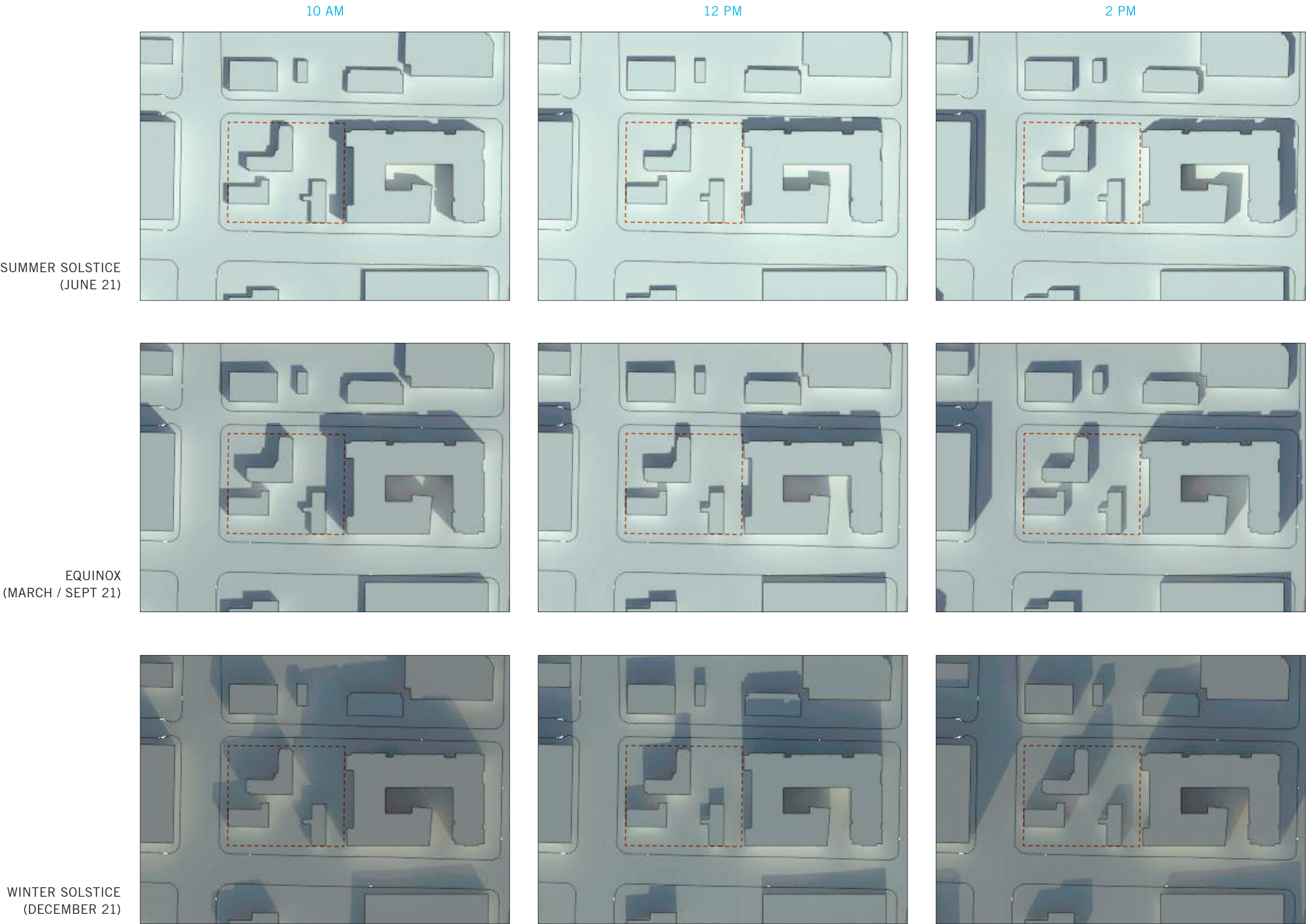


View along NW Market Street



View at corner of NW 56th Street and 15th Avenue NW

SUN SHADOW GRAPHIC ANALYSIS - EXISTING



SUN SHADOW GRAPHIC ANALYSIS - PROPOSED

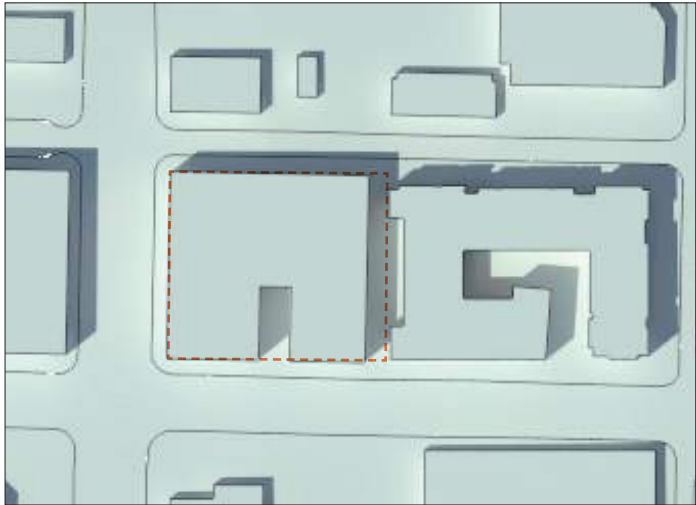
10 AM



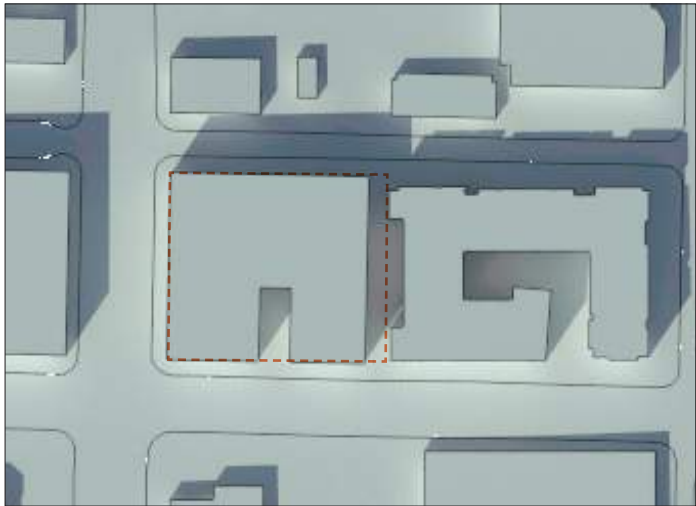
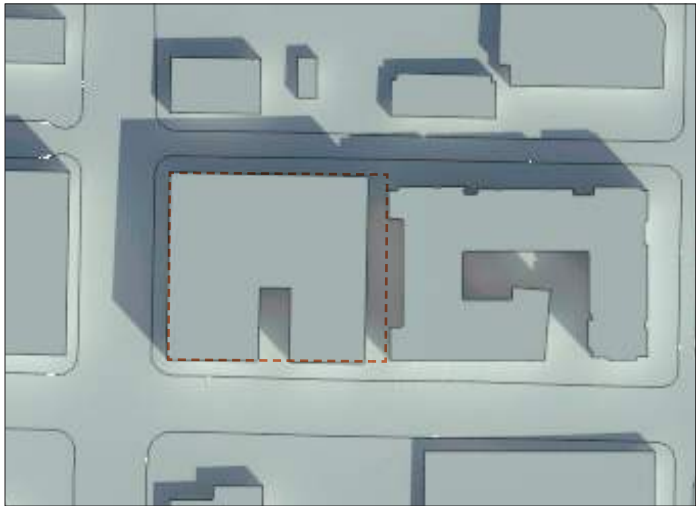
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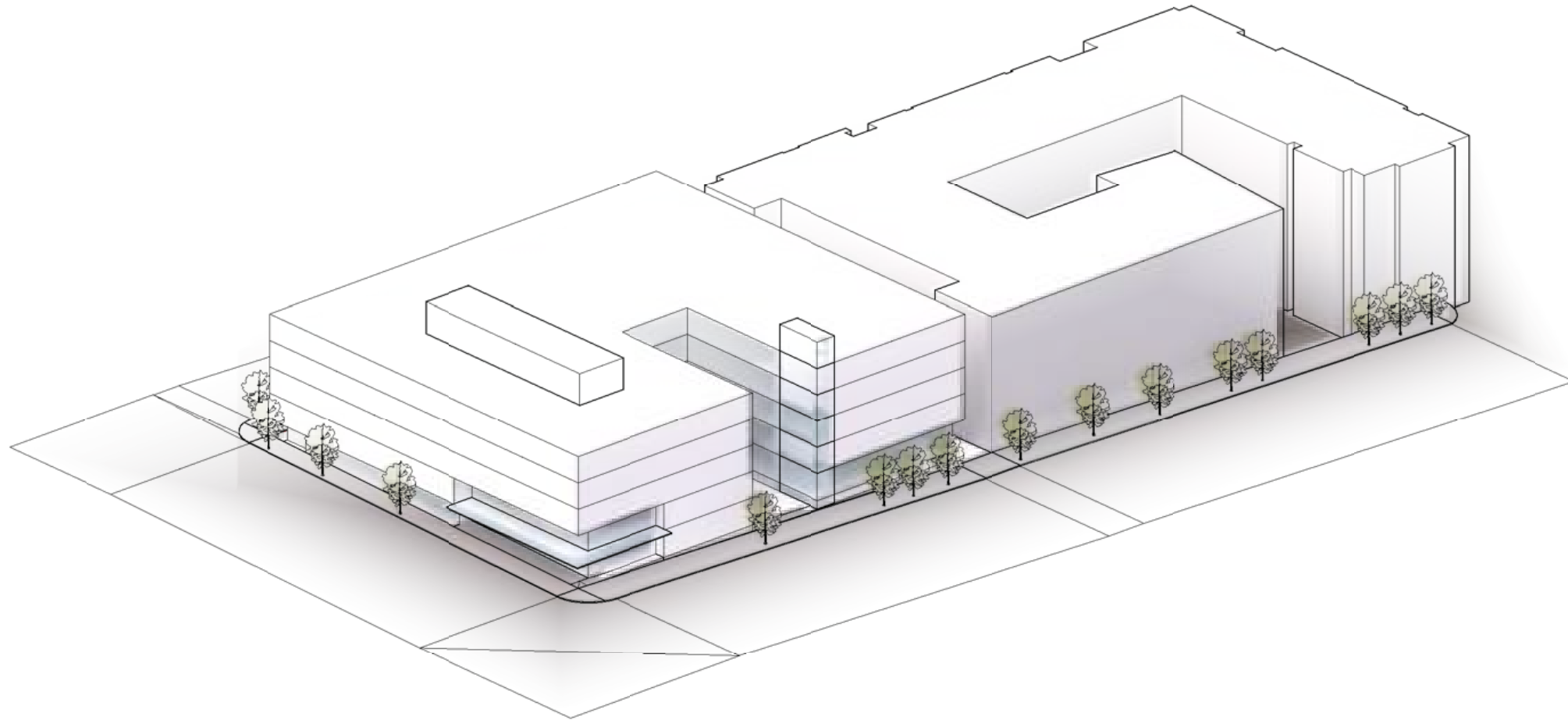
2 PM



A dimensionally accurate computer model of the site and surrounding neighborhood is used to analyze the effects of sun and shadow on the existing development and surrounding neighborhood. The sun rays and shadows cast are based on a physically accurate computer model of the sun path that is calibrated to the correct latitude and longitude and to the orientation of the site. Within this digital environment the project is evaluated.



PRECEDENTS



The proposed building at 15th and Market is located at a prominent intersection in Ballard. This location demands a building with a strong presence that will act as a visual gateway. The massing and scale define urban edges. The massing is then cut away at important moments such as the corner lobby, southern courtyard, along the street level and at woonerf. Landscaping will play an important role in engaging the pedestrian scale along the street and in the courtyard. As the project develops and materials and articulation of surfaces are introduced the project will express a modern rigor and honesty of expression similar to the precedent projects shown on this page.

