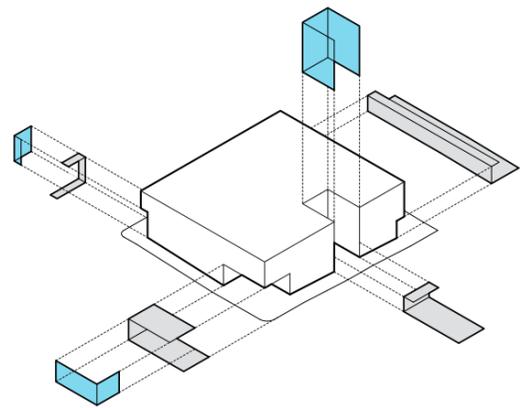


15TH + MARKET

1448 NW MARKET STREET, SEATTLE, WASHINGTON

AUGUST 31, 2015

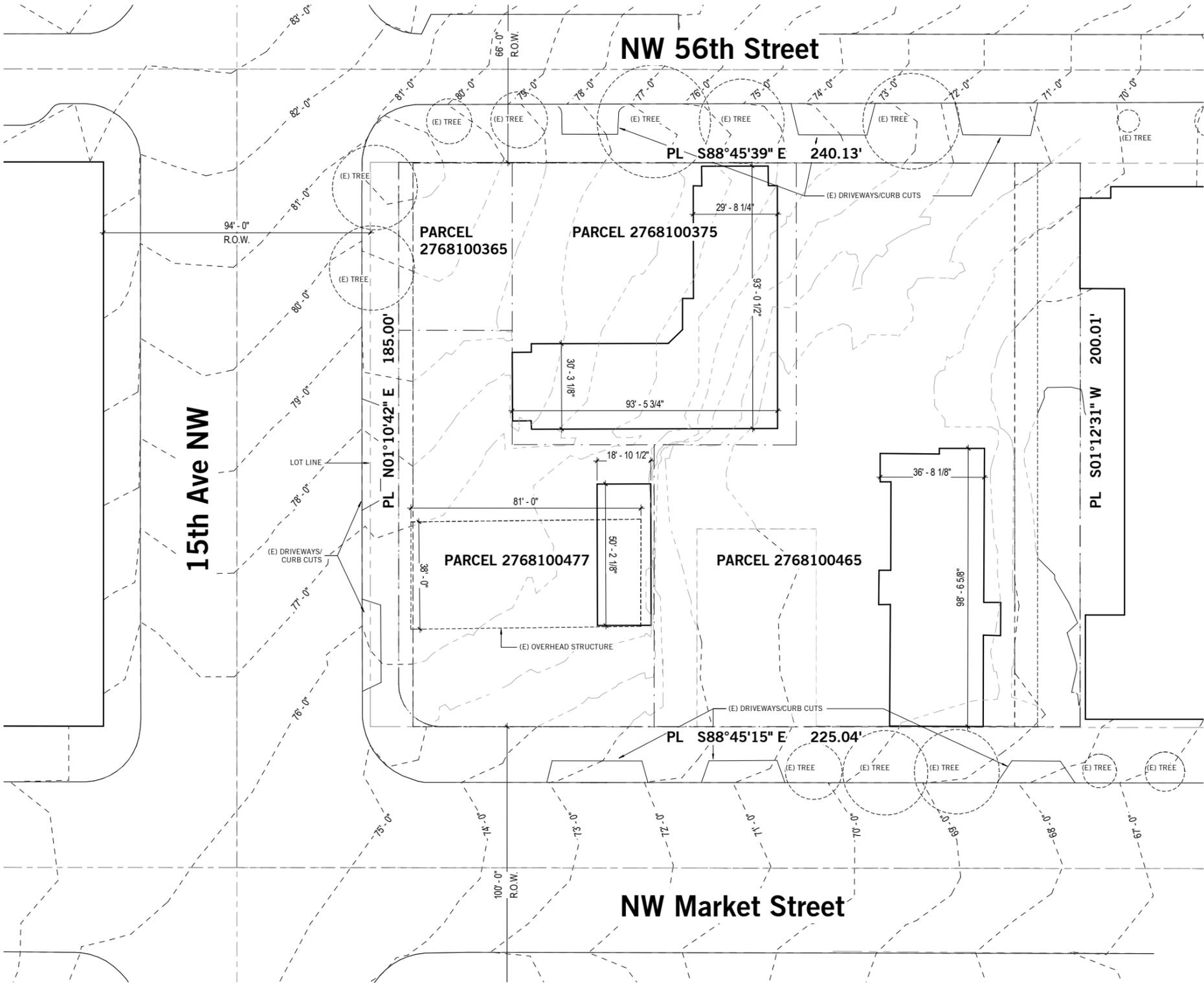


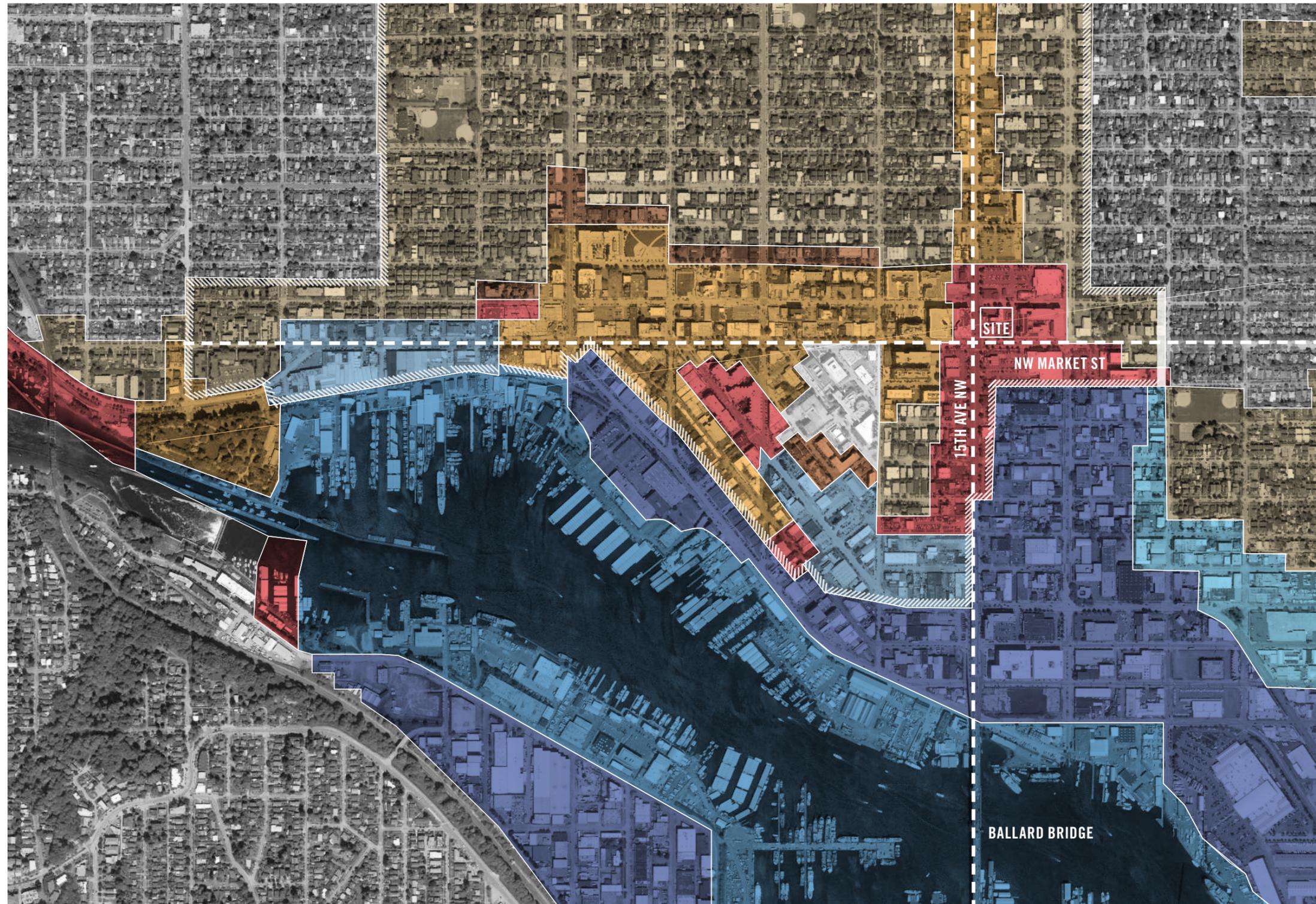


CONTENTS

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PRECEDENTS
MATERIALS
LANDSCAPE
BUILDING ELEVATIONS
PERSPECTIVES
SITE LIGHTING
SHADOW STUDY

EXISTING SITE PLAN





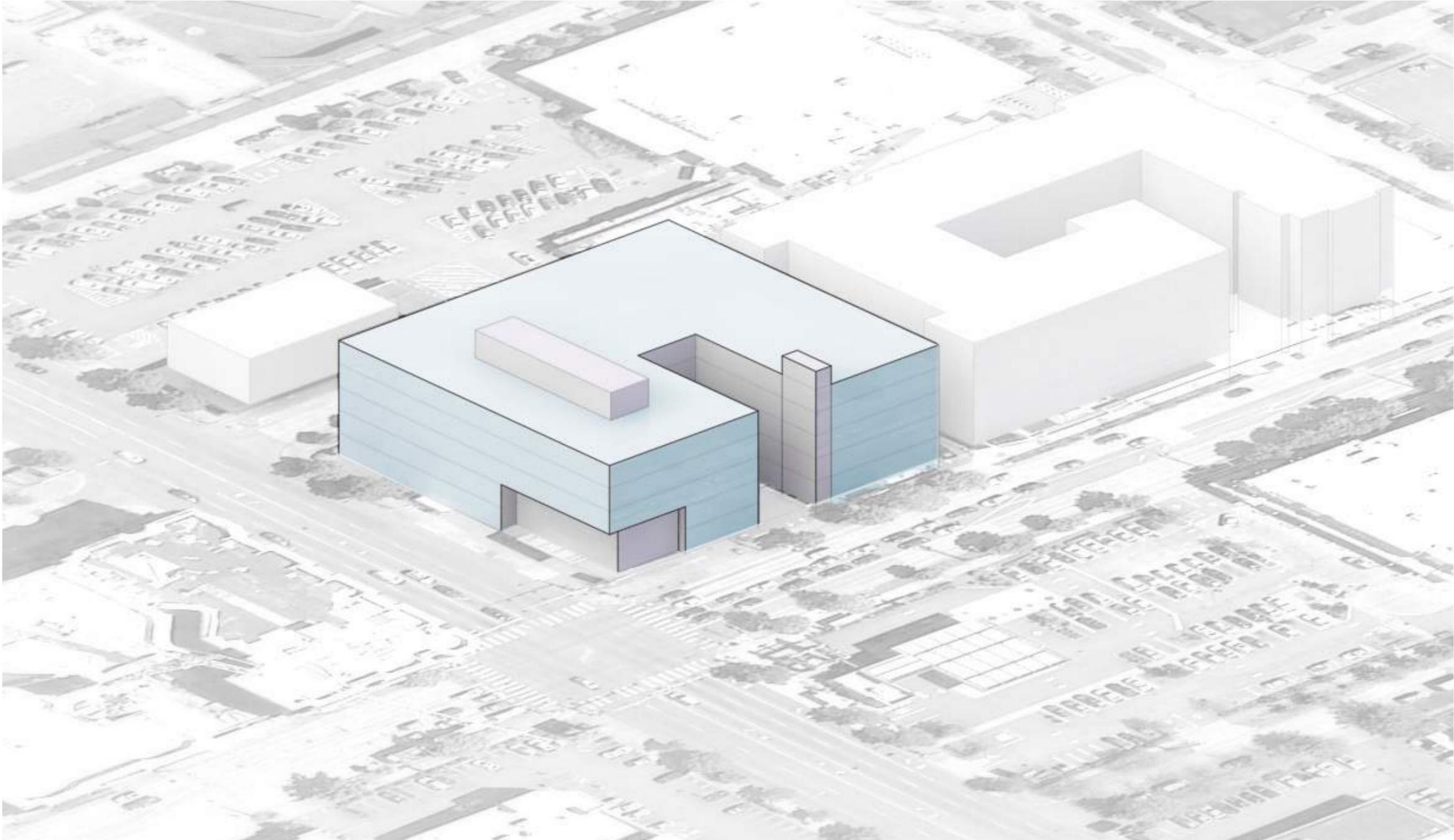
LEGEND

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

EDG OPTION 1 (PREFERRED)

At Early Design Guidance, the Board supported continued development of Option 1.

Their recommendations are as follows:



1 Proceed with development of Option 1

2 Open space

- a. Gentle slope ramp, seat walls and landscaped terraces. Encourage public access. (CS2.B.3, CS2.B.2, DC3.C.2, PL1.B.3)
- b. Integrated lighting provides a secure environment at courtyard and driveway. (PL2.B.2, DC4.C)

3 Corner and Street-Level Treatment

- a. Corner entry
 - i. Two-story glass entry lobby activates southwest intersection. (CS2-C, PL2.B.3)
 - ii. Recessed lobby walls at entry creates a widened sidewalk. (CS1.B.3)
 - iii. Building materials draw from context and the Ballard industrial heritage - wood, brick, metal. (CS2.A.1, CS3.A.1)
 - iv. Canopy and glass wall is set into the building, is detailed as a unified structure and relates to site paving. (CS2.A.2, CS2.C.1, CS3.A.2, PL3.A.4)
- b. Multiple and dispersed entry points provide ground level retail use flexibility and enhance building connection to the street. (DC1.A.3, DC2.E.1, CS2.B.2)
- c. Continuous canopy elements protect pedestrians at building entry areas (PL2.C)
- d. Short term bike parking convenient to entry points. (PL1.B.3, PL4.B)
- e. Street trees along 56th, NW Market and 15th minimize building shading and enhance pedestrian experience. (CS1.B.3)

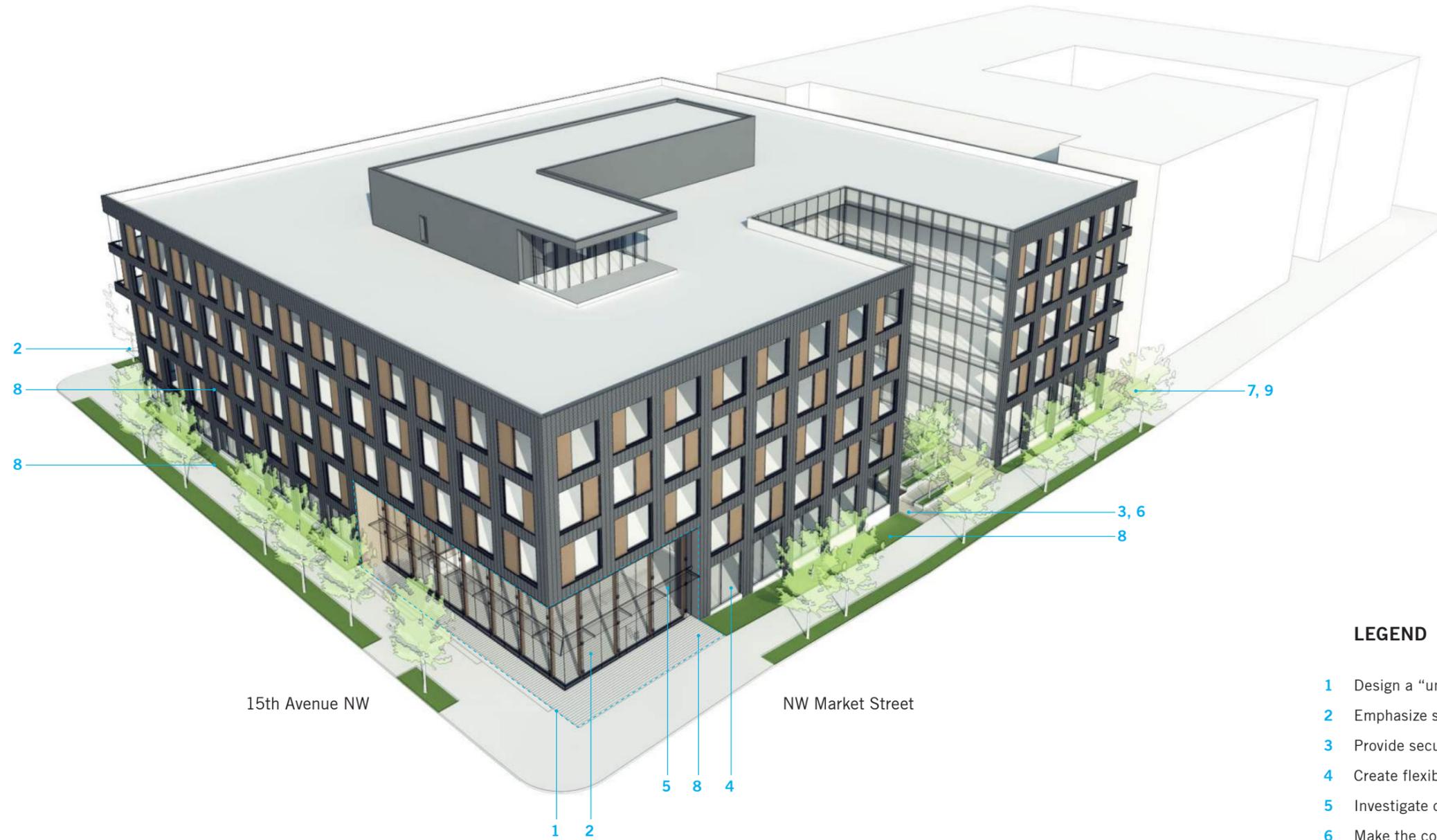
PROPOSAL

The proposed development is a five-story 202,000 square foot office building with two levels of below grade parking with 220 stalls.



EDG RESPONSE

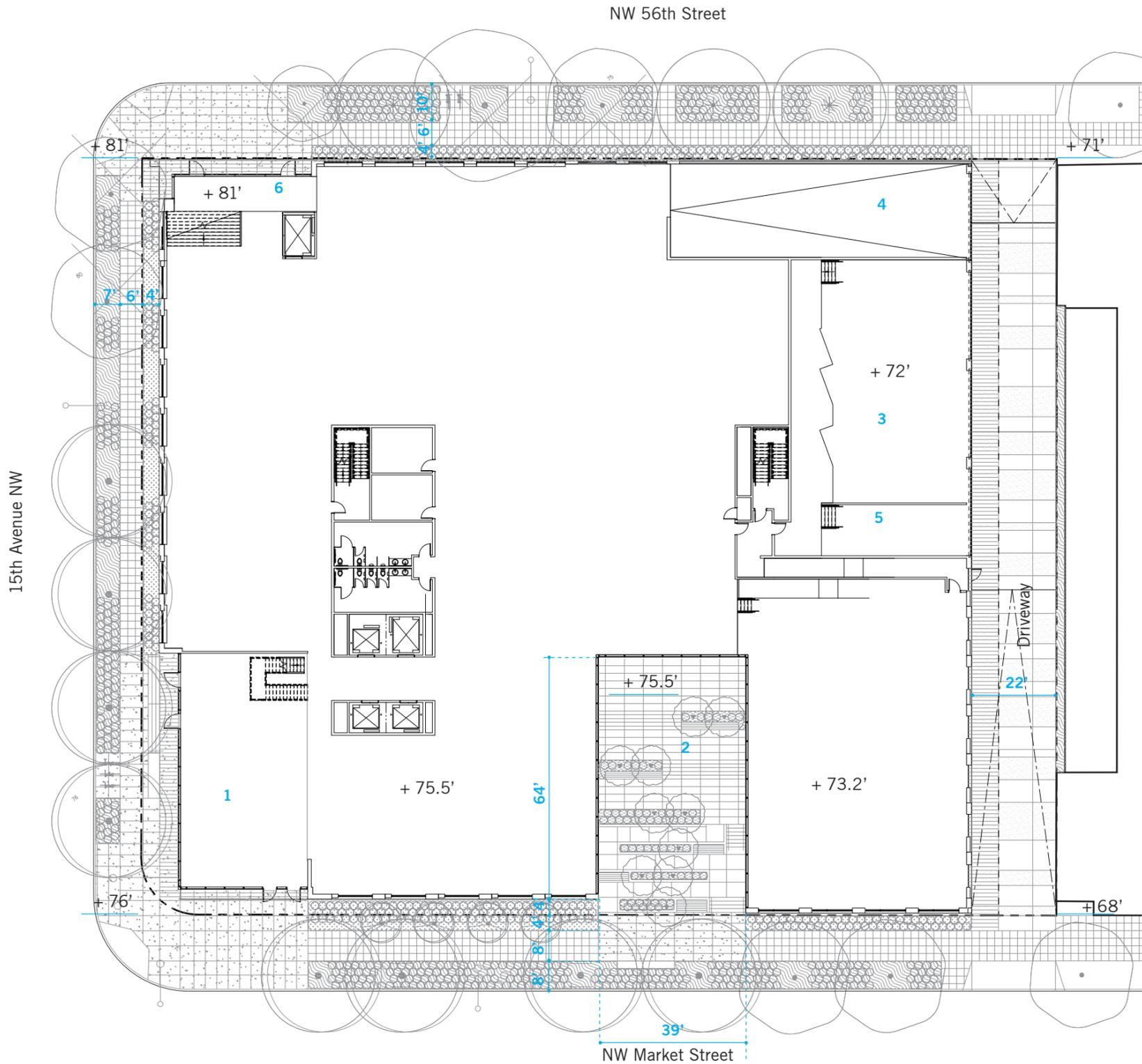
At Early Design Guidance, the Board supported a courtyard building oriented south to Market Street with a primary corner entrance at the SW corner of the block.



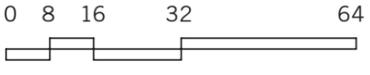
LEGEND

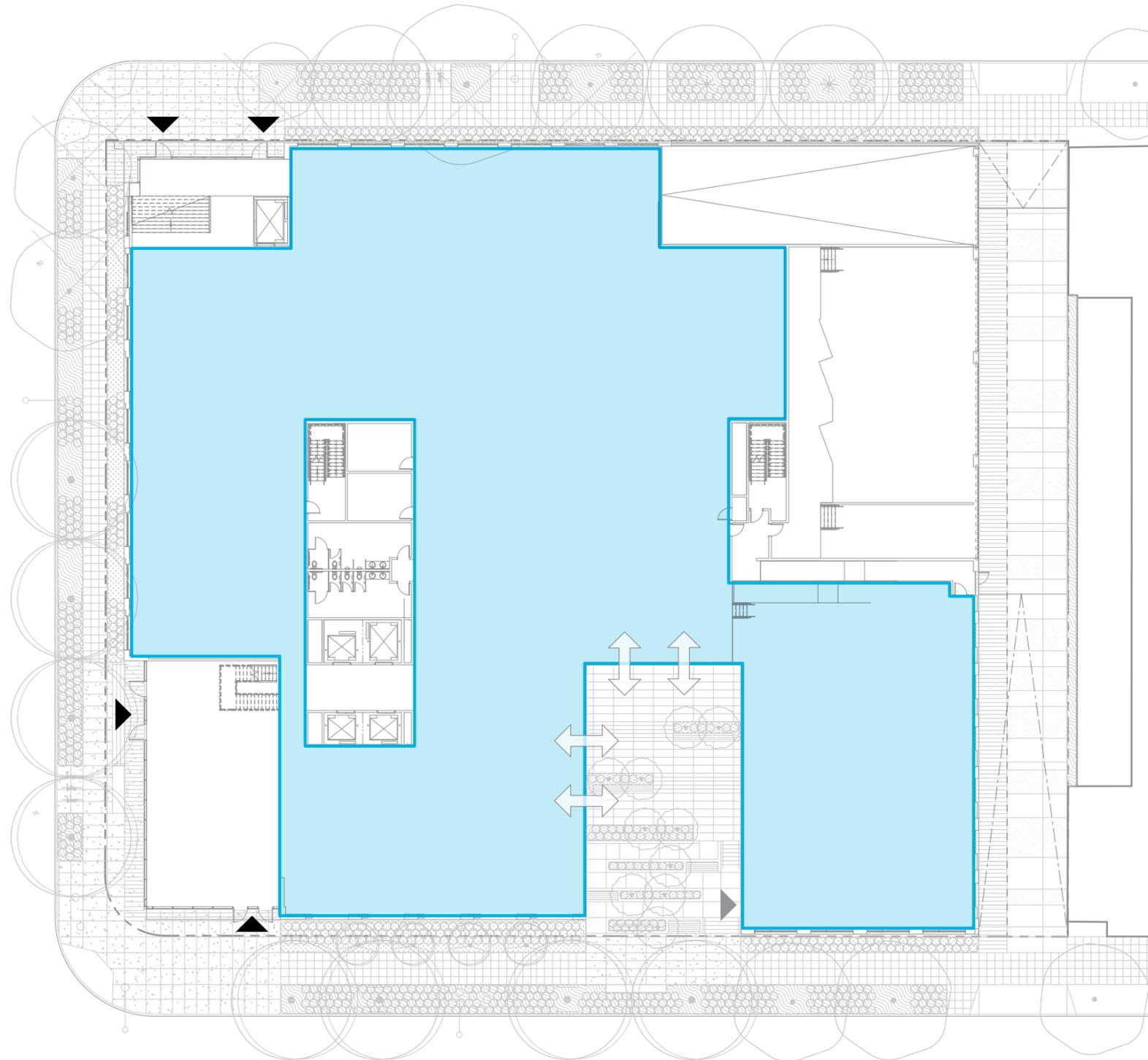
- 1 Design a "unique" southwest corner entry
- 2 Emphasize street level transparency
- 3 Provide secured place for bicycles and site amenities
- 4 Create flexible spaces that could support future retail
- 5 Investigate canopy treatments along street facing facades
- 6 Make the courtyard public
- 7 Create a safe pedestrian environment in the driveway
- 8 Support wider sidewalks
- 9 Support north-south connection across site

LEVEL 01 FLOOR PLAN



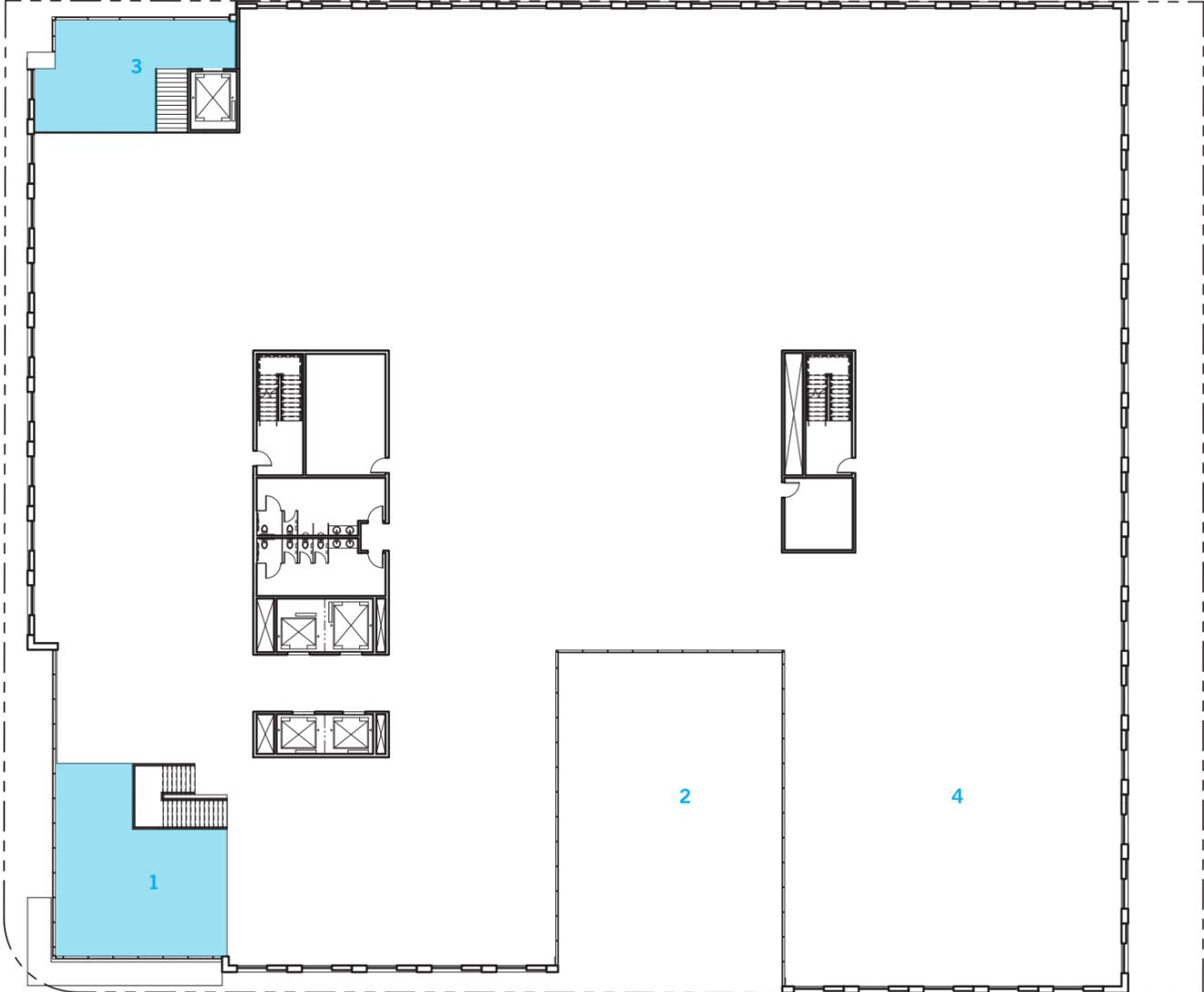
- LEGEND**
- 1 St Entry Lobby
 - 2 Courtyard
 - 3 Loading
 - 4 Parking Entry
 - 5 Waste/Recycle
 - 6 NW Entry Lobby





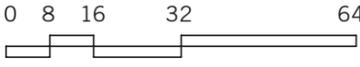
- LEGEND**
-  Entry
 -  Potential Future Entry
 -  Courtyard connection
 -  Retail zone

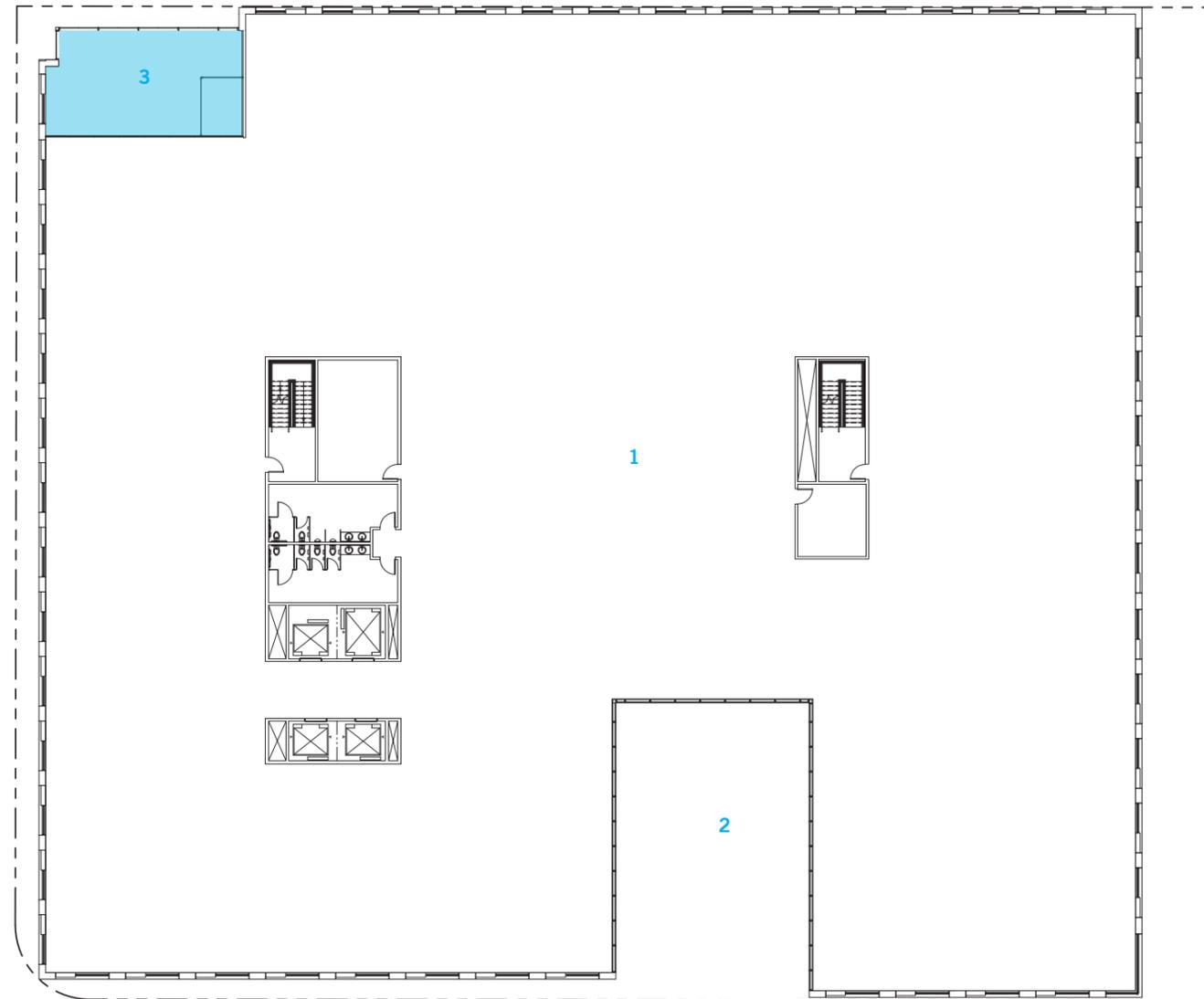
LEVEL 02 FLOOR PLAN



LEGEND

- 1 SW Entry Lobby Below
- 2 Courtyard Below
- 3 NW Entry Lobby Below
- 4 Shell Office Space



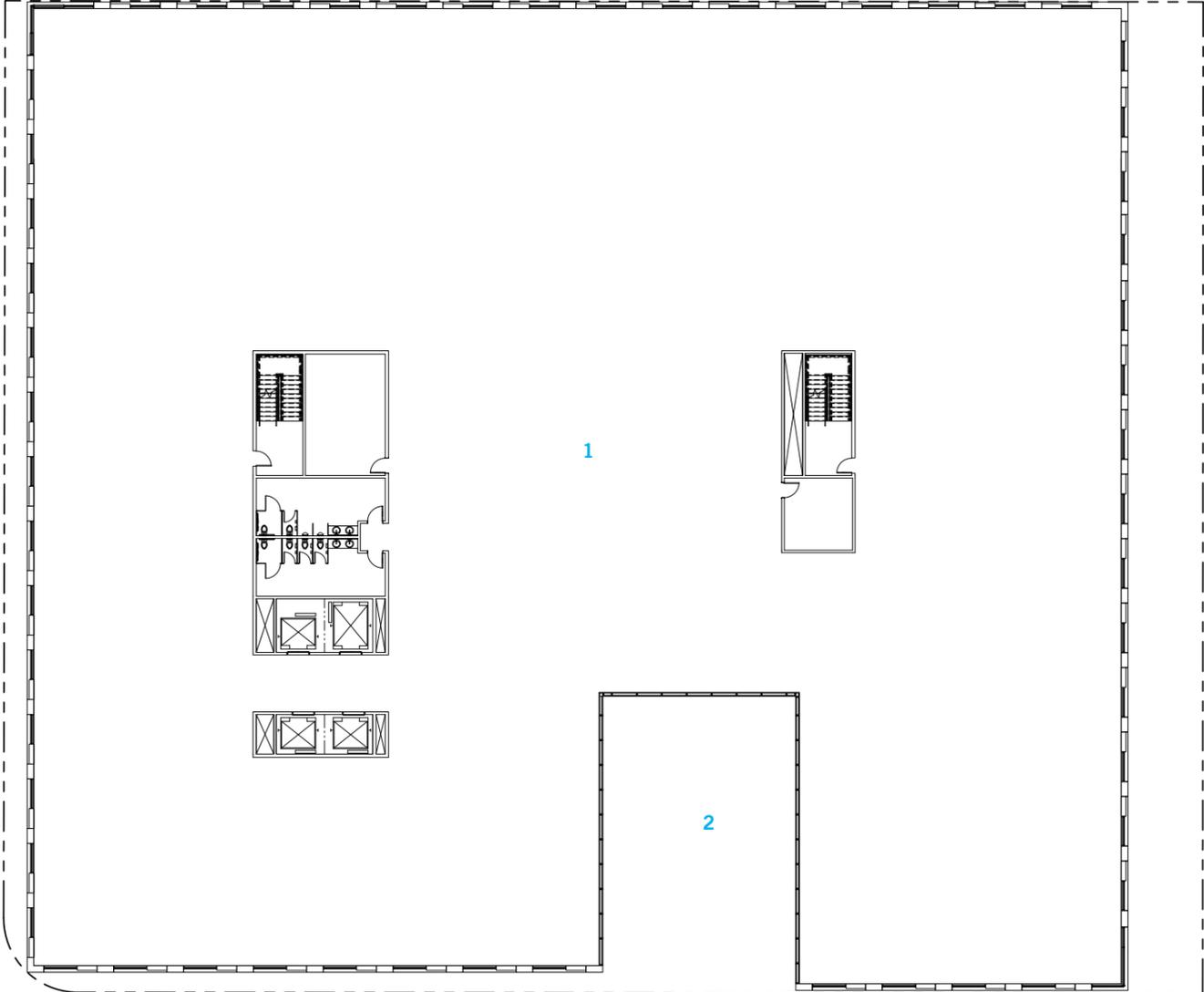


LEGEND

- 1 Shell Office Space
- 2 Courtyard Below
- 3 NW Entry Below

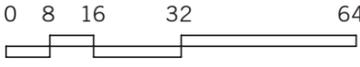


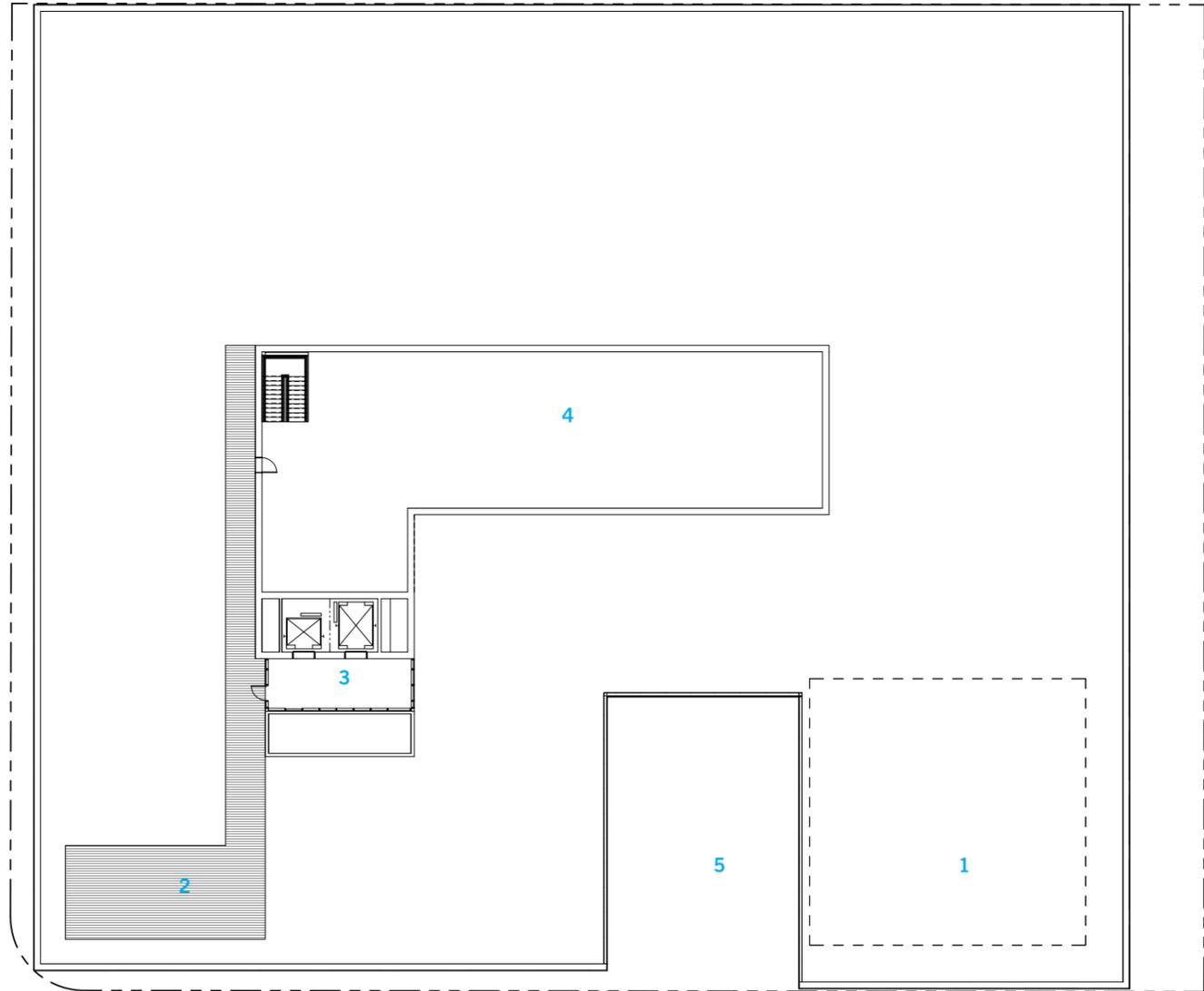
LEVELS 04-05 FLOOR PLAN



LEGEND

- 1 Shell Office Space
- 2 Courtyard Below





LEGEND

- 1 Future Solar Array Dedication
- 2 Roof Deck
- 3 Elevator Lobby
- 4 Mechanical Penthouse
- 5 Courtyard Below



SITE PLAN

MATERIALS LIST

Pavment:



COS standard sidewalk

Per COS std plan 420 w/ the following exceptions.

- 2'x2' grid. except where noted
- Sand coated expansion joints
- Saw cut control joints
- No shiners/bands

Feature Entry Pavement



- Scoring, as shown
- Sand coated expansion joints
- Saw cut control joints / score joints
- Sandblast finish
- No shiners/bands

Onsite materials & finishes street level

(vehicular, see civil for section)

- CIP concrete pavement
- Scoring as shown, saw cut joints

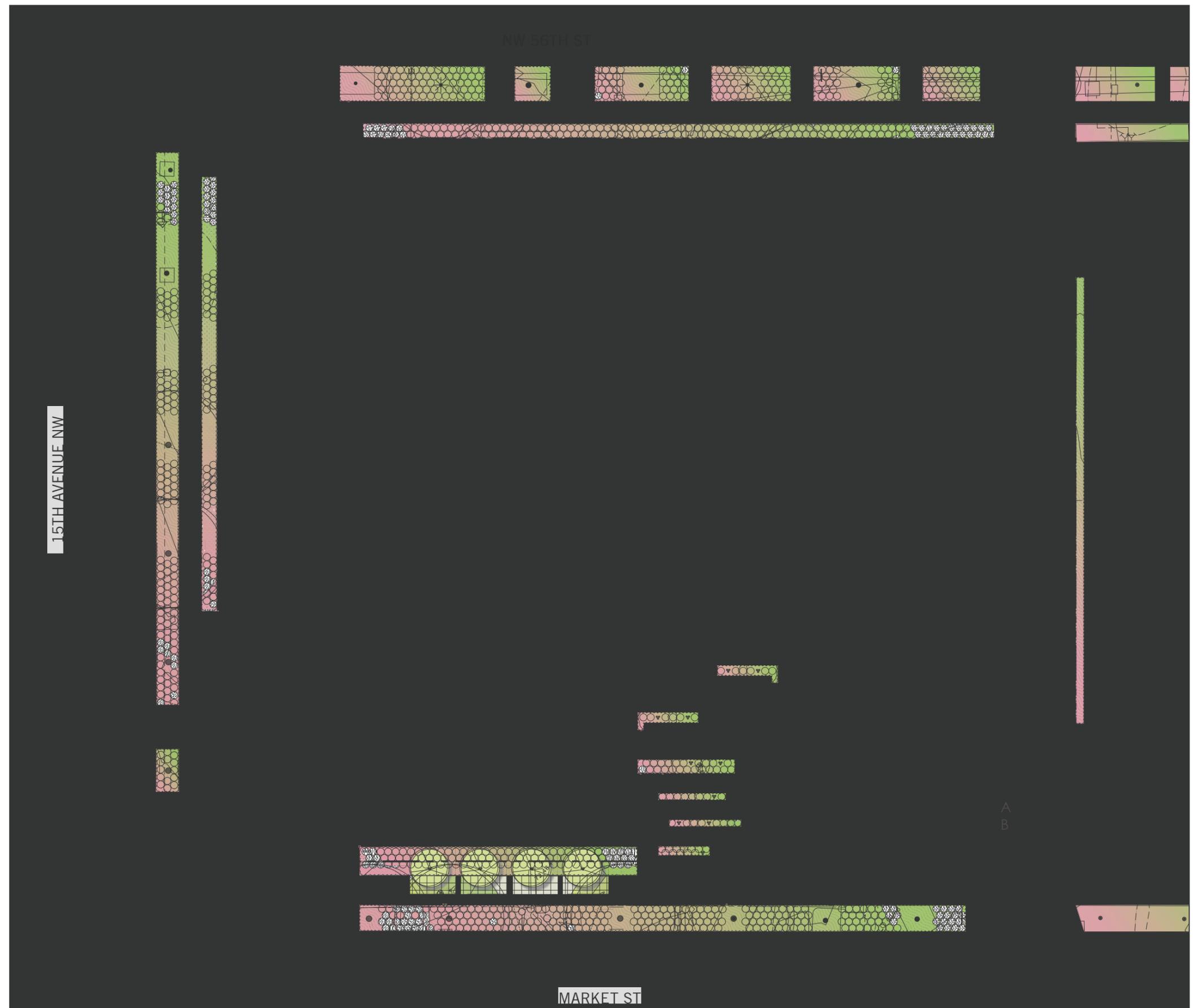
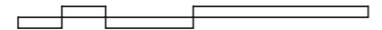


-Type A: Light broom finish

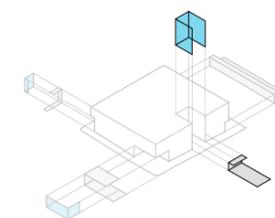


-Type B: washed aggregate finish

0 8 16 32 64



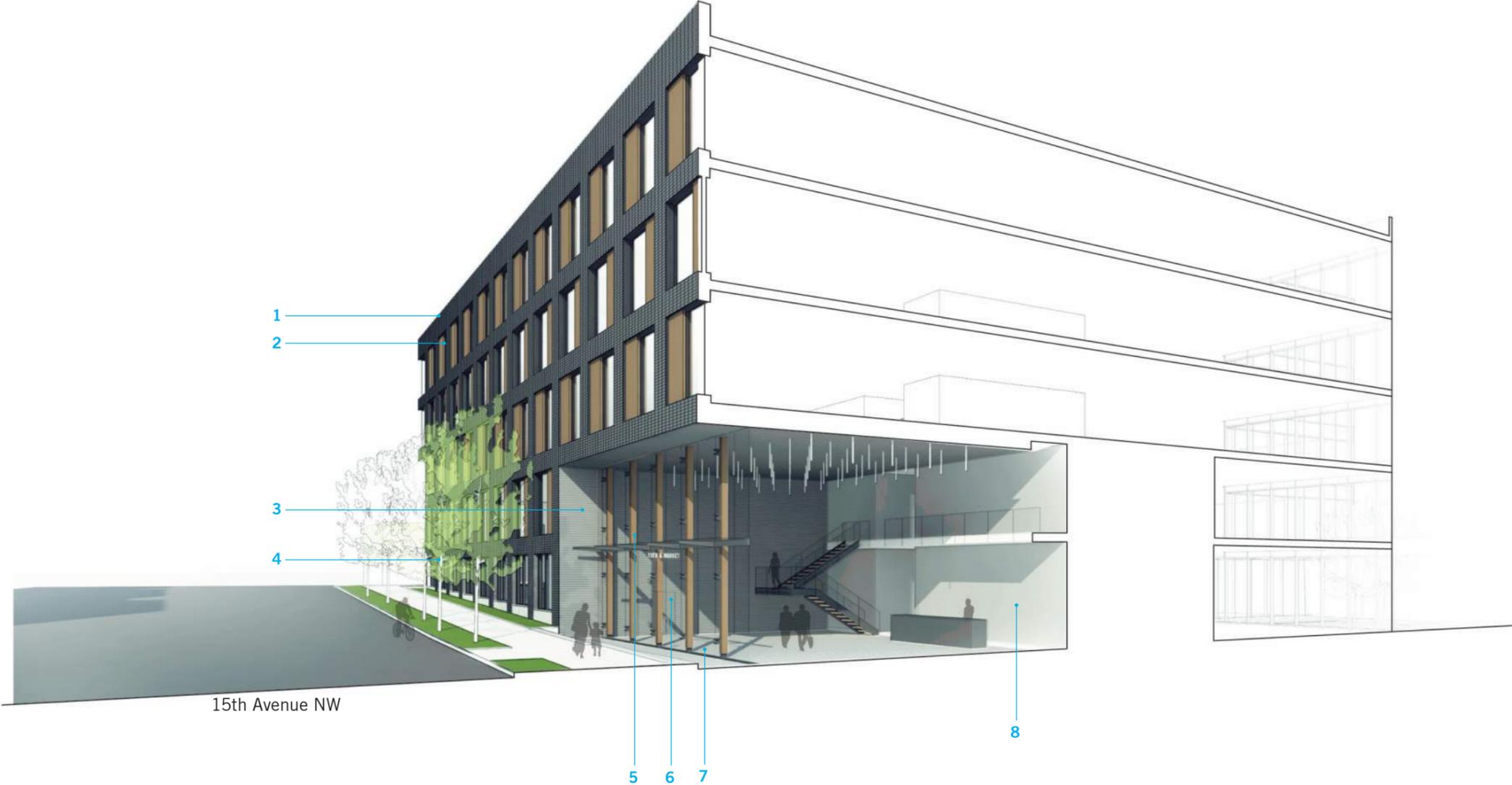
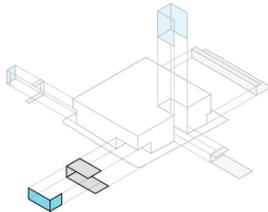
SITE VIGNETTES



LEGEND

- 1 Brick Facade (CS2.A.1, CS3.A.1)
- 2 Wood Panels (CS2.A.1, CS3.A.1)
- 3 Street Trees (CS1.B.3)
- 4 Sloped Ramp (CS2.B.3, CS2.B.2 DC3.C.2, PL1.B.3)
- 5 Landscaped Terrace (CS2.B.3, CS2.B.2 DC3.C.2, PL1.B.3)
- 6 Seat Wall (CS2.B.3, CS2.B.2 DC3.C.2, PL1.B.3)
- 7 Optional Entries (DC1.A.3, DC2.E.1, CS2.B.2)

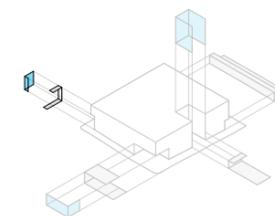
SITE VIGNETTES



LEGEND

- 1 Brick Facade (CS2.A.1, CS3.A.1)
- 2 Wood Panels (CS2.A.1, CS3.A.1)
- 3 Wood Panels (CS2.A.2, CS2.C.1, CS3.A.2, PL3.A.4)
- 4 Street Trees (CS1.B.3)
- 5 Overhead Weather Protection (PL2.C)
- 6 Optional Entries (DC1.A.3, DC2.E.1, CS2.B.2)
- 7 Recessed Lobby (CS1.B.3)
- 8 Double-Height SW Lobby (CS2-C, PL2.B.3)

SITE VIGNETTES



NW 56th Street

LEGEND

- 1 Wood Panels (CS2.A.2, CS2.C.1, CS3.A.2, PL3.A.4)
- 2 Street Trees (CS1.B.3)
- 3 Recessed Lobby (CS1.B.3)
- 4 Overhead Weather Protection (PL2.C)
- 5 Double-Height NW Lobby (CS2-C, PL2.B.3)
- 6 Wood Panels (CS2.A.1, CS3.A.1)
- 7 Brick Facade (CS2.A.1, CS3.A.1)

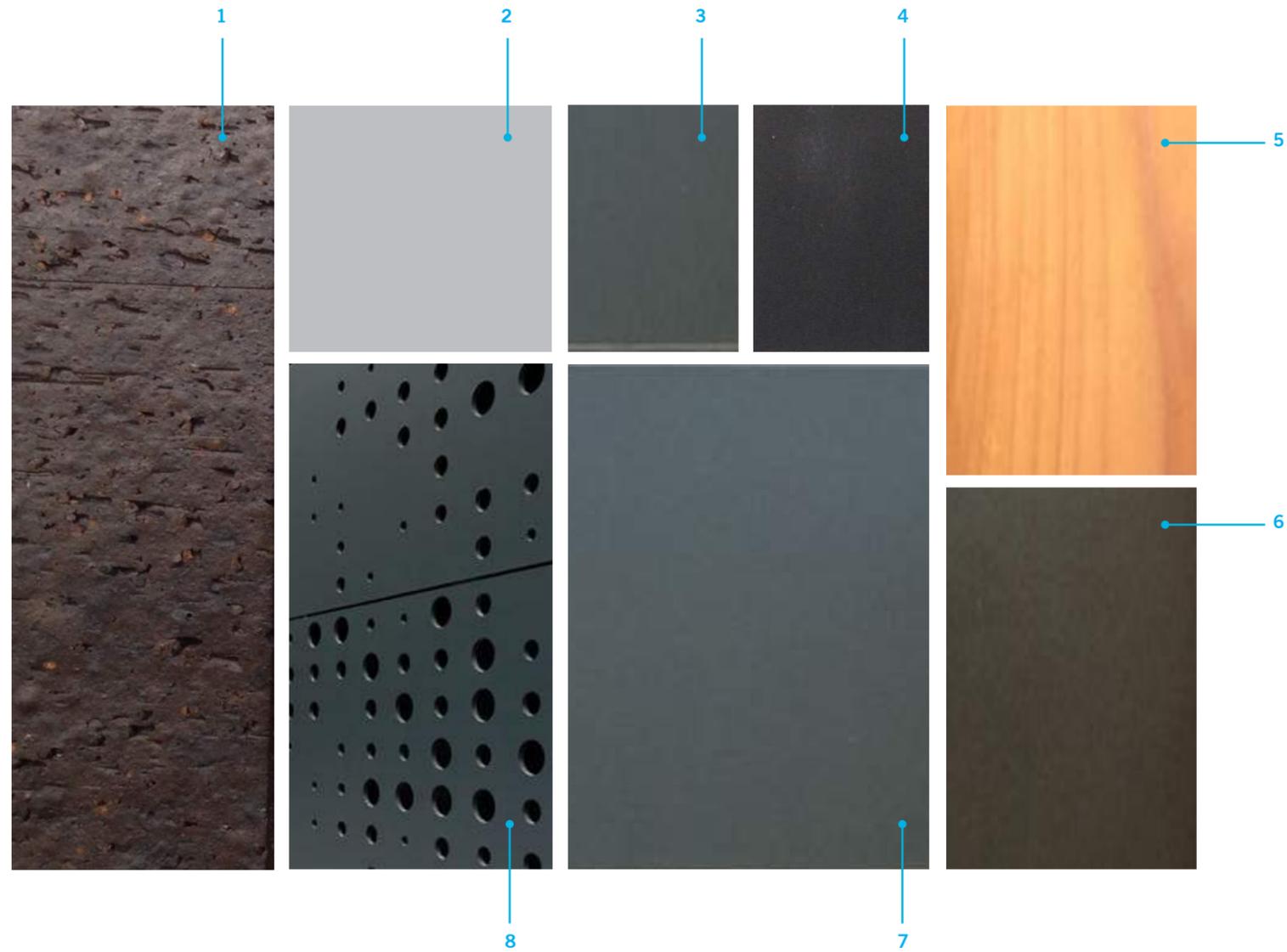
BALLARD CHARACTER





MATERIALS





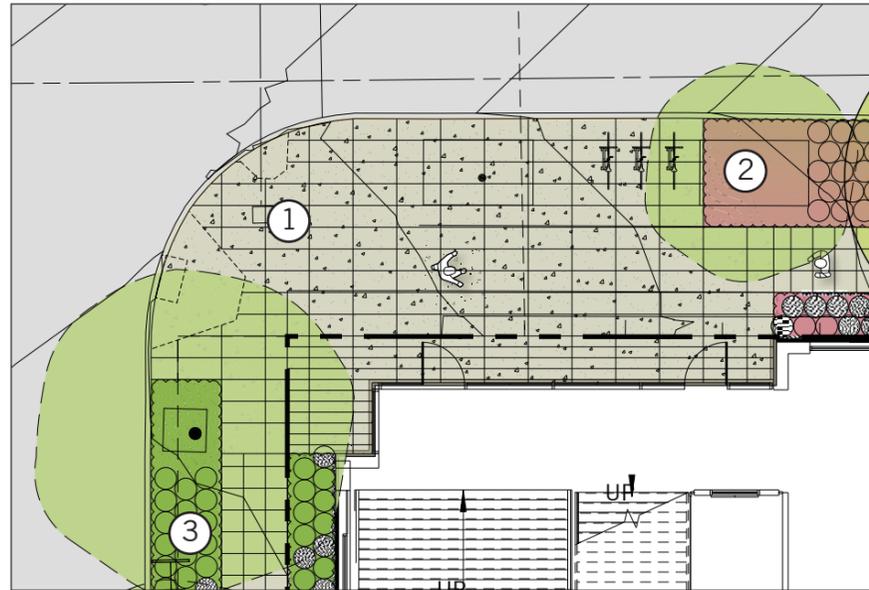
LEGEND

- 1 Brick
- 2 Spandrel
- 3 Window mullion
- 4 L01 East Wall
- 5 Wood Column
- 6 Wood wall and ceiling
- 7 Window trim
- 8 Black Perforated Metal

STREETSCAPE

15th and Market - New(NW) Entry

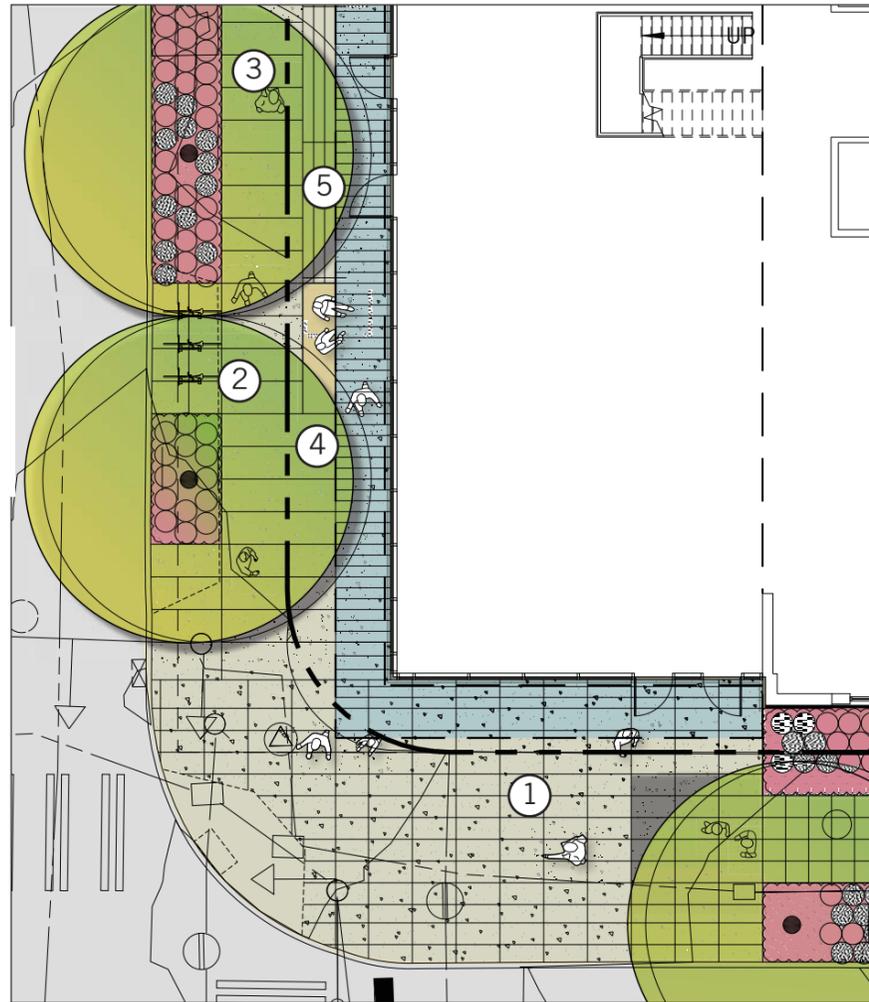
- 1 Concrete with Light Sandblast, Sawcut Joints, 1x4 pattern at Entry
- 2 Bike Racks at all Entrances, typ.
- 3 Lush Streetscape at Busy Streets



15th and Market New (NW) Entry

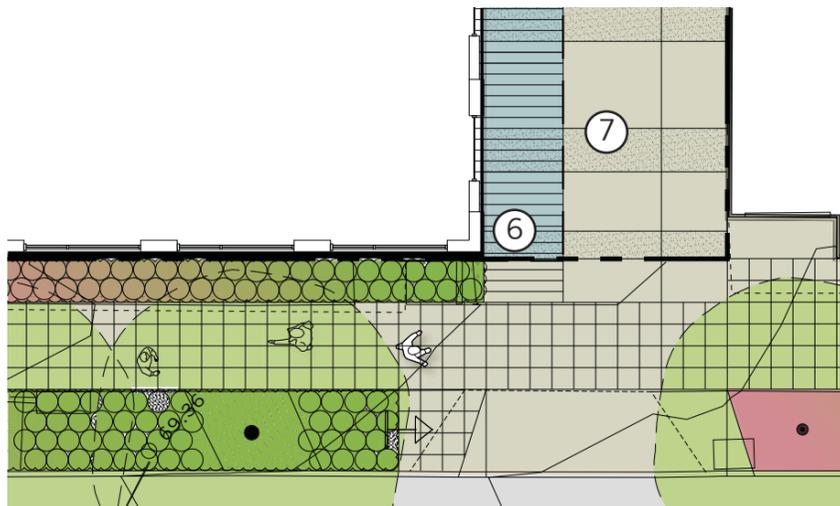
15th and Market (SW) Entry

- 1 Concrete with Light Sandblast, Sawcut Joints, 1x4 pattern at Entry
- 2 Bike Racks at all Entrances, typ.
- 3 Lush Streetscape at Busy Streets
- 4 Seatwall for Setting a Spell
- 5 Seat Steps to Savory Servings



Drive

- 6 Building Overhang, 1x4 pattern at Pedestrian Zone
- 7 Bands of Contrasting Pavement -- Washed Aggregate



1 Sandblast, Sawcut Joints



2 Bike Racks at all Entrances



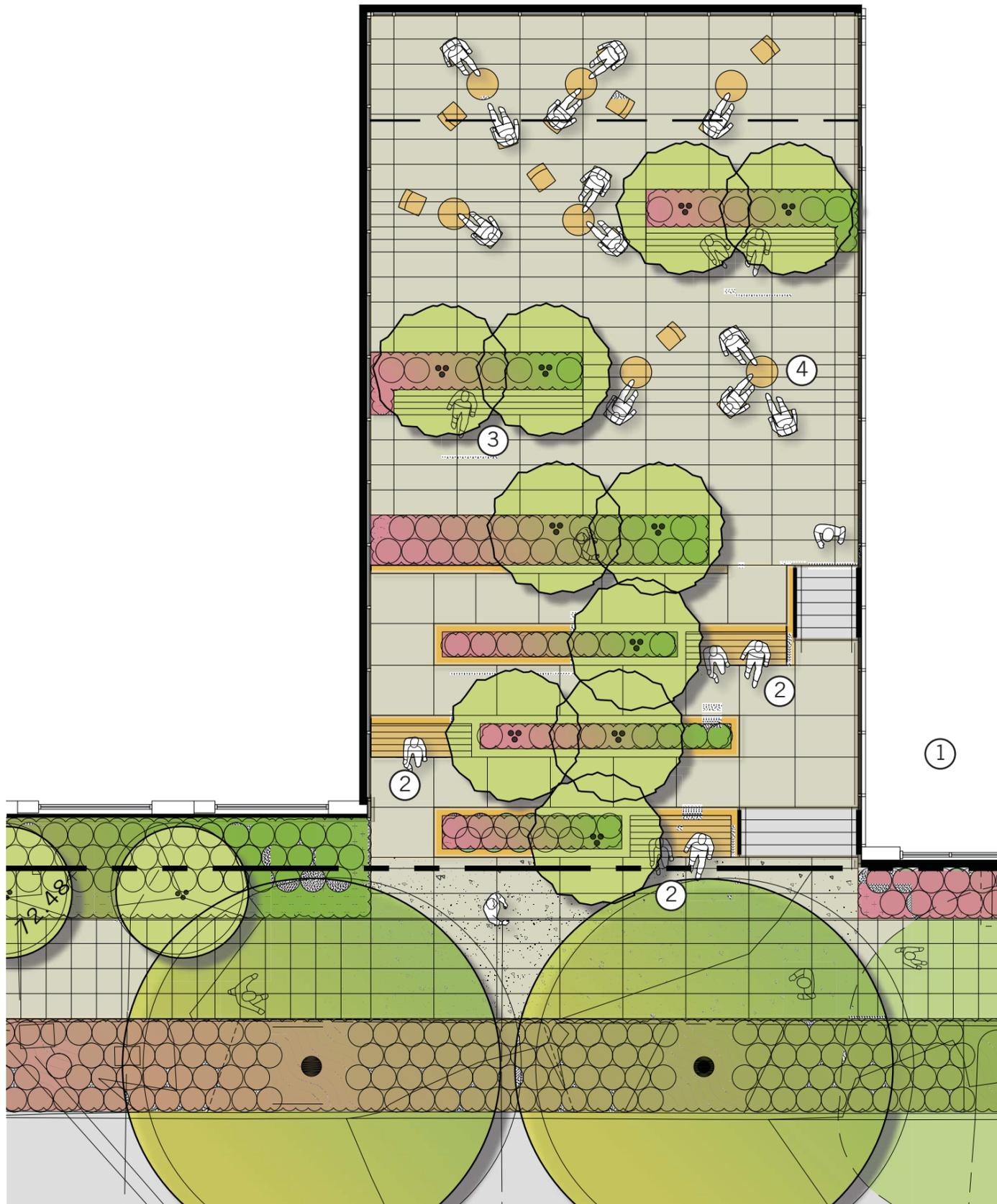
3 Lush Streetscape



4,5 Seats and Steps



7 - Bands of Contrasting Pavement -- Washed Aggregate



- 1 Corner Commercial
- 2 Seats and Steps and 1:20 Ramps at Sidewalk Edge for Gathering, Generous Entry
- 3 Planting with Seat Surrounds -- Japanese Maple
- 4 Flexible Seating



2 - Stepped Seats for Gathering



3 - Seats with Japanese Maple



4 - Flexible Seating

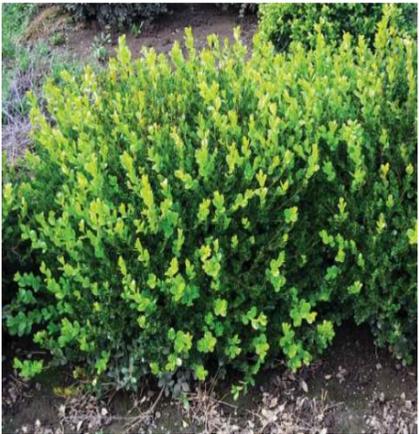
PLANTS



Allee Elm
Ulmus parvifolia 'Emer II'



Tilia sp.
Linden (to match existing)



Japanese Boxwood
Buxus microphylla 'Winter Gem'



Compact Japanese Holly
Ilex crenata 'Convexa'



'Hino Crimson' Azalea
Rhododendron 'Hino Crimson'



Sarcococca
Sarcococca hookeriana humilis



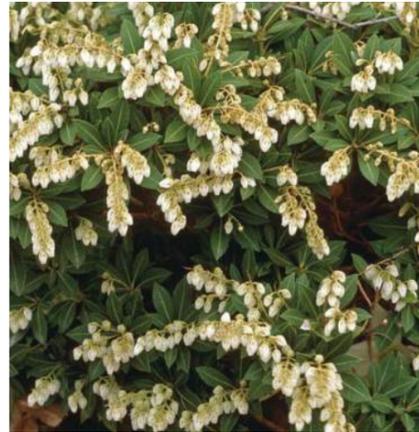
'Royal Star' Magnolia
Magnolia stellata 'Royal Star'



Japanese Maple
Acer palmatum (green)



Moon Bay Heavenly Bamboo
Nandina domestica 'Moon Bay'



'Cavatine' Pieris
Pieris 'Cavatine'



Anthony Waterer Spirea
Spiraea 'Anthony Waterer'



David's Viburnum
Viburnum davidii

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
(Dotted circle)		EXISTING TREE TO REMAIN	
<u>STREET TREES</u> (STREET TREE SELECTIONS APPROVED BY BILL AMES, SDOT URBAN FORESTER)			
(Circle with dot)	ULMUS PARVIFOLIA 'EMER II'	ALLEE ELM	3" CAL.
(Circle with dot)	TILIA SP., - TO MATCH EXISTING	LINDEN	3" CAL.
<u>ON-SITE TREES</u>			
(Circle with asterisk)	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	6' HT., MULTI.
(Circle with asterisk)	ACER CIRCINATUM OR ACER JAPONICUM	VINE MAPLE OR JAPANESE MAPLE	6' HT., MULTI.
<u>SHRUBS & GRASSES, TO BE CHOSEN FROM THE FOLLOWING:</u>			
(Green circle)	BUXUS MICROPHYLLA JAPONICA 'GREEN VELVET'	'GREEN BEAUTY' JAPANESE BOXWOOD	5 GAL.
(Green circle)	CORNUS SERICEA 'KELSEYI'	KELSEY'S DWARF DOGWOOD	5 GAL.
(Green circle)	ILEX CRENATA 'COMPACTA' **	COMPACT JAPANESE HOLLY	5 GAL.
(Green circle)	LIRIOPE MUSCARI 'MAJESTIC' **	MAJESTIC LILYTURF	1 GAL.
(Green circle)	LONICERA PILEATA **	PRIVET HONEYSUCKLE	5 GAL.
(Green circle)	MISCANTHUS SINENSIS 'LITTLE KITTEN' **	LITTLE KITTEN MAIDEN GRASS	5 GAL.
(Green circle)	NANDINA DOMESTICA 'MOON BAY' **	MOON BAY NANDINA	5 GAL.
(Green circle)	PACHYSANDRA TERMINALIS **	JAPANESE SPURGE	1 GAL.
(Green circle)	PIERIS JAPONICA 'CAVATINE' **	CAVATINE PIERIS	5 GAL.
(Green circle)	PANICUM VIRGATUM 'ROTSTRAHLBUSCH' *	RED SWITCH GRASS	1 GAL.
(Green circle)	POLYSTICHUM MUNITUM **	SWORDFERN	1 GAL.
(Green circle)	RHODODENDRON 'HINO CRIMSON'	HINO CRIMSON AZALEA	5 GAL.
(Green circle)	SARCOCOCCA HOOKERIANA HUMILIS *	SWEET BOX	1 GAL.
(Green circle)	SPIRAEA 'ANTHONY WATERER' *	'ANTHONY WATERER' SPIRAEA	5 GAL.
(Green circle)	VIBURNUM DAVIDII **	DAVID'S VIBURNUM	5 GAL.
<u>PERENNIALS</u>			
(Green circle)	HELLEBORUS ORIENTALIS	LENTEN ROSE	1 GAL.
(Green circle)	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DWARF DAYLILY	1 GAL.
(Green circle)	PENSTEMON 'GARNET'	GARNET PENSTEMON (RED)	1 GAL.
<u>BULBS</u>			
(Green circle)	NARCISSUS POETICUS 'ACTAEA'	POET'S DAFFODIL	BULB
<u>GROUNDCOVERS, TO BE CHOSEN FROM THE FOLLOWING:</u>			
(Green square)	PACHYSANDRA TERMINALIS **	JAPANESE SPURGE	1 GAL.
(Green square)	OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL.
(Green square)	FRAGARIA CHILOENSIS **	COASTAL STRAWBERRY	1 GAL.
(Green square)	LIRIOPE MUSCARI 'MAJESTIC' **	MAJESTIC LILYTURF	1 GAL.
(Green square)	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	1 GAL.

SOUTH ELEVATION



LEGEND

- 1 Wood Panels
- 2 Brick Facade
- 3 SW Entry Lobby
- 4 Courtyard
- 5 Vision Glazing
- 6 Spandrel Glazing
- 7 Penthouse



LEGEND

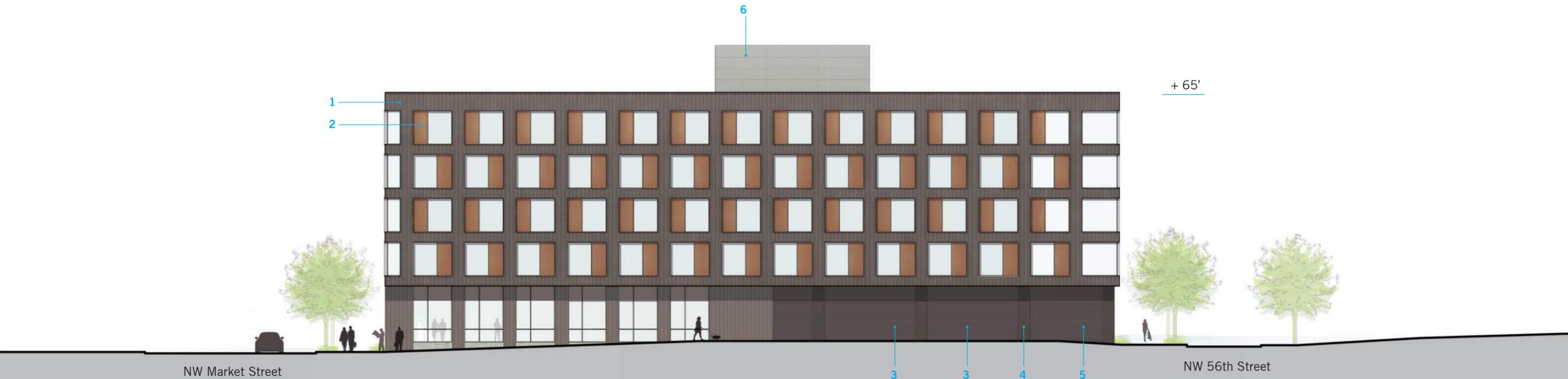
- 1 Brick Facade
- 2 Wood Panels
- 3 NW Entry Lobby
- 4 SW Entry Lobby
- 5 Penthouse
- 6 Bike Rack

NORTH ELEVATION



LEGEND

- 1 Dark Metal Panels
- 2 NW Entry Lobby
- 3 Brick Facade
- 4 Wood Panels
- 5 Penthouse
- 6 Bike Rack



LEGEND

- 1 Brick Facade
- 2 Wood Panels
- 3 Loading
- 4 Dark Metal Panels
- 5 Below Grade Parking Entry
- 6 Penthouse

PERSPECTIVE FROM NW MARKET





PERSPECTIVE FROM 15TH AVE NW





SITE LIGHTING



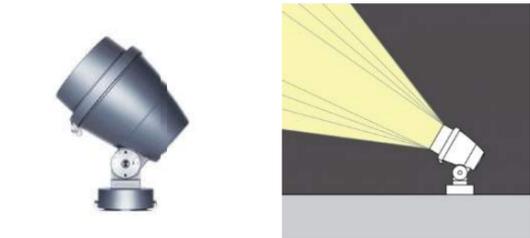
1 Spotlight to Uplight Trees



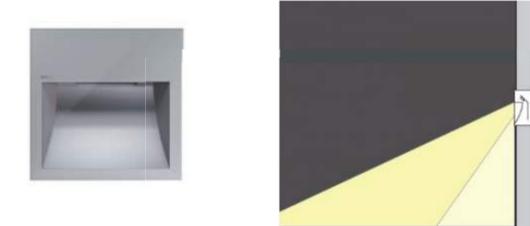
3 Planter Edge Light Tape



4 Damp Location Recessed Downlighting

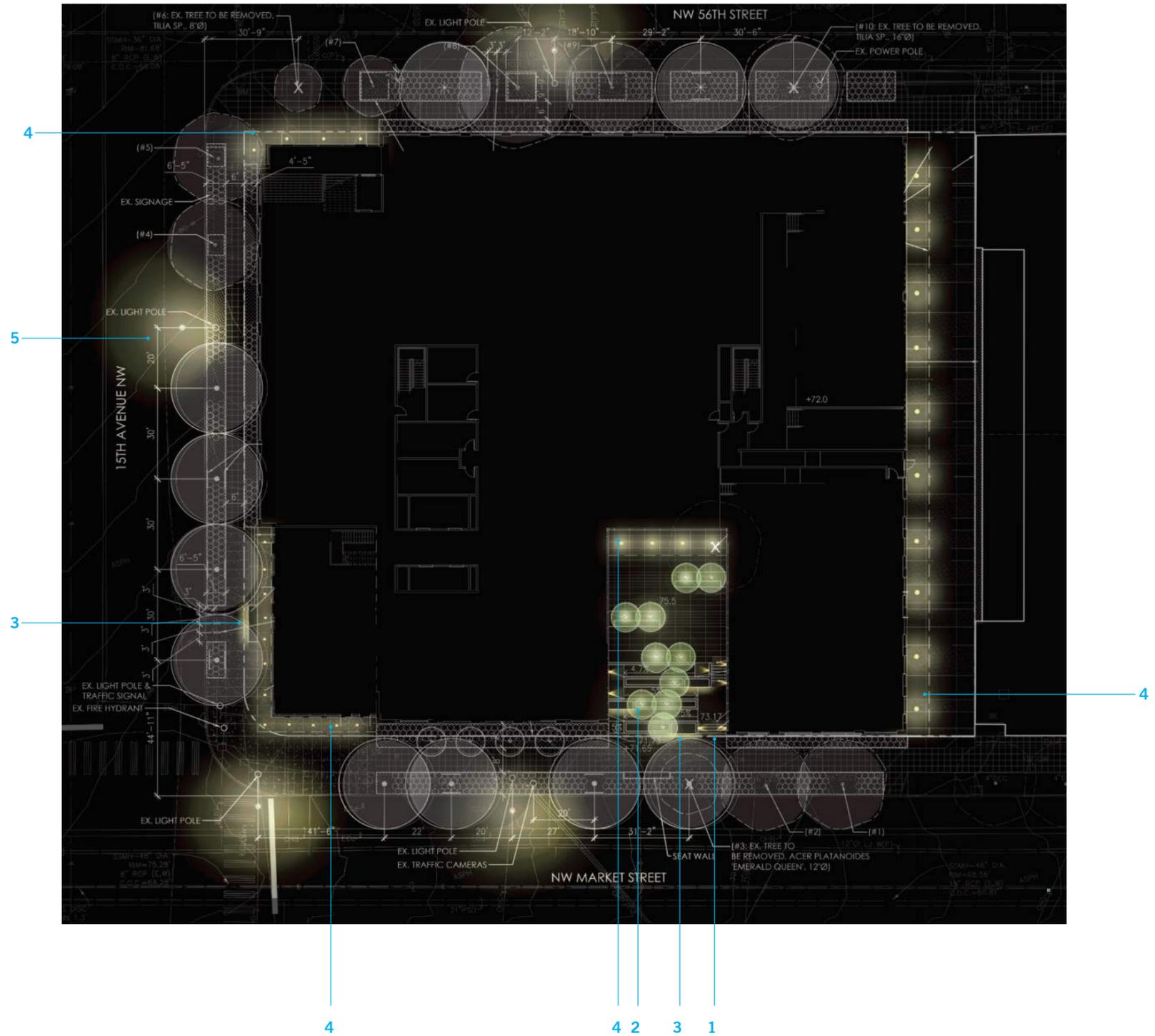


1 Spotlight to Uplight Trees



2 Integrated Step Light





LEGEND

- 1 Recessed Step Lighting
- 2 Spotlight to Uplight trees
- 3 Planter edge light tape
- 4 Recessed Downlights
- 5 Existing Street Lamp

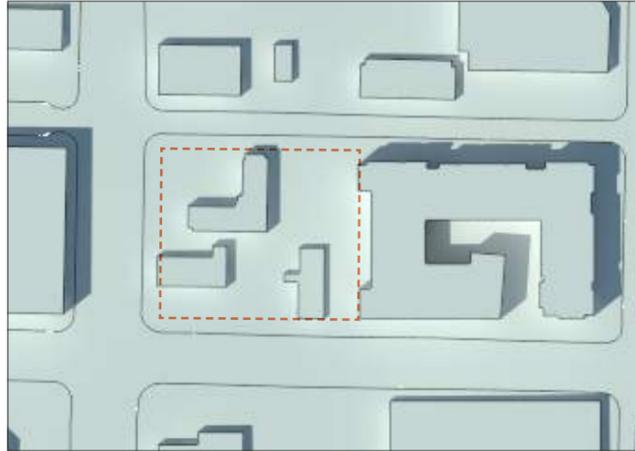
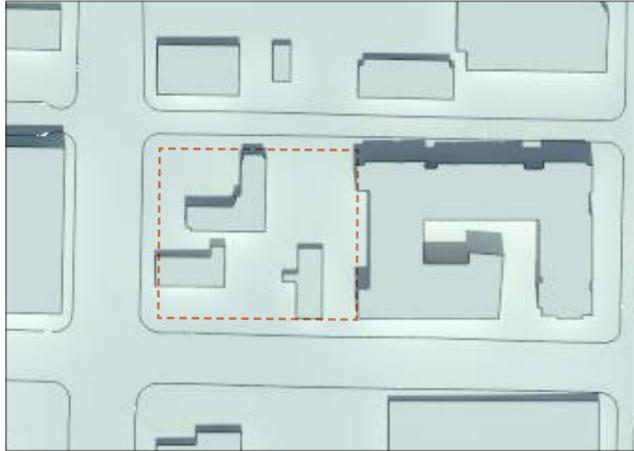
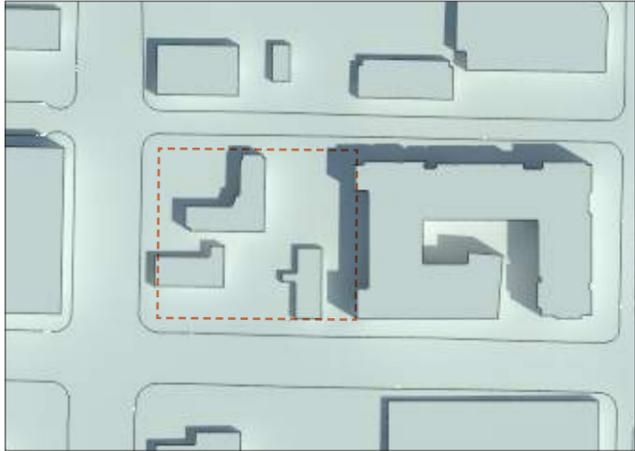
SHADOW STUDY - EXISTING

10 AM

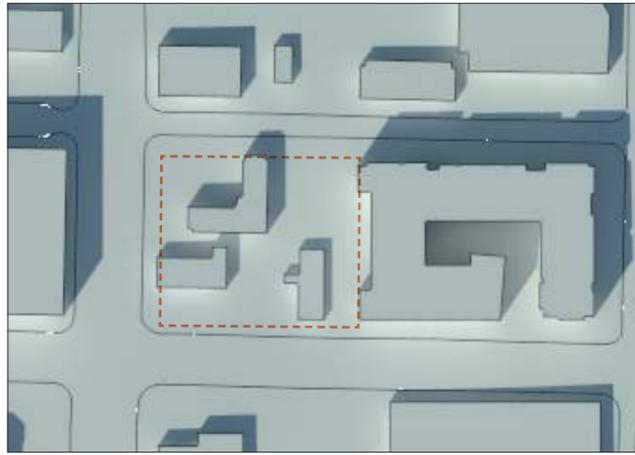
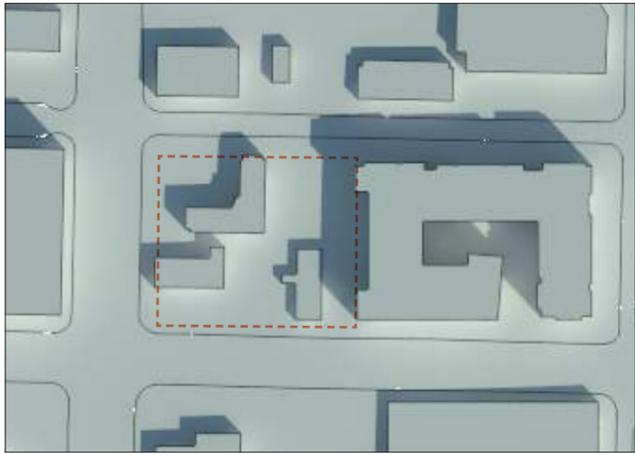
12 PM

2 PM

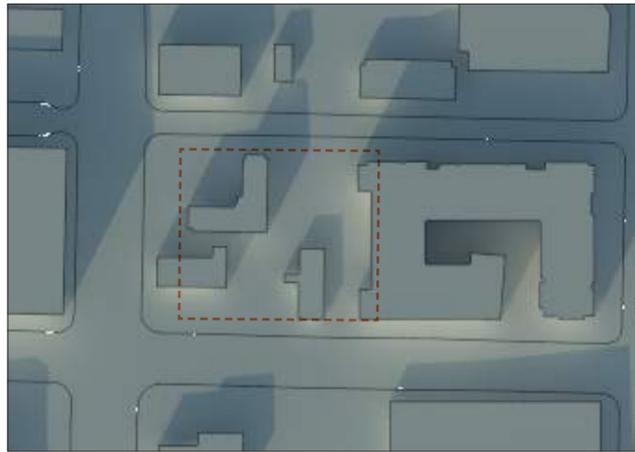
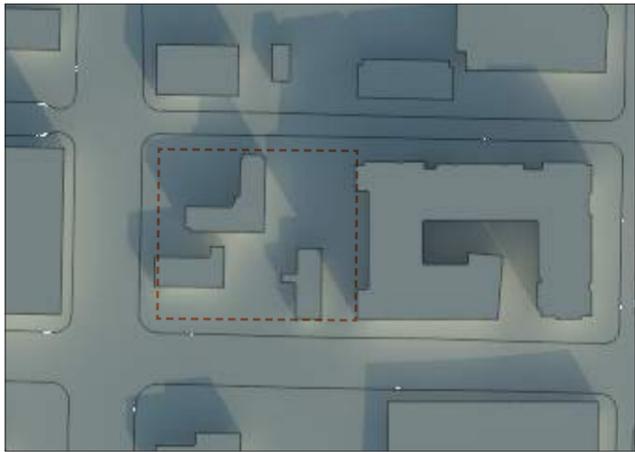
SUMMER SOLSTICE
(JUNE 21)



EQUINOX
(MARCH / SEPT 21)



WINTER SOLSTICE
(DECEMBER 21)



SHADOW STUDY PROPOSED

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.

10 AM



12 PM



2 PM

