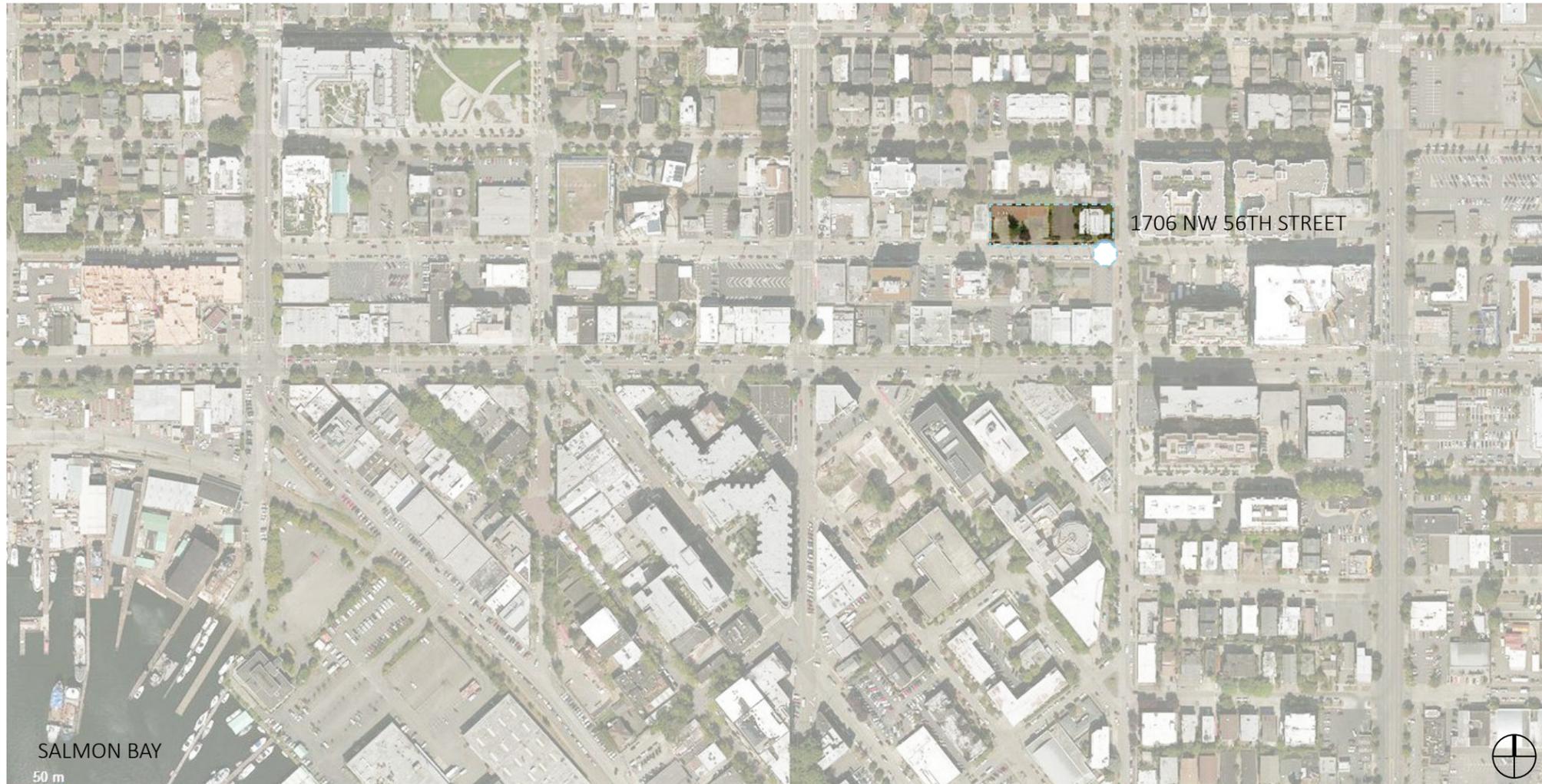


# 1706 NW 56th Street- Proposed New Residential Construction Project (DPD #3019360)

SEATTLE DESIGN REVIEW

August 3, 2015 | Early Design Guidance Meeting 1



## PROJECT SUMMARY

This proposed building is located at 1706 NW 56th Street in Ballard's NC3-65 zone within the Ballard Urban Center Village overlay. The proposed building will be 5 levels of residential over 1 level of commercial containing 167 units (17 live/work & 150 residential), 2,055 square feet of retail, and 125 parking stalls accessed from NW 56th Street. The lot fronts NW 56th Street to the south, 17th Avenue NW to the east, and abuts adjacent properties to the north and west. The site area is 100'x300' and slopes down from north to south along 17th Avenue NW.

## TABLE OF CONTENTS

- 1 Zoning Analysis
- 2 Zoning Analysis & Project Summary
- 3 Existing Site & Goals / Development Potential
- 4 Neighborhood Context
- 5 Site Analysis
- 6 Site Analysis - Arborist Report
- 7 Massing Options - Comparison
- 8 Massing Option A
- 9 Massing Option A - Parking P1 & P2 Floor Plans
- 10 Massing Option A - Level 1 & Typical Floor Plans
- 11 Massing Option B
- 12 Massing Option B - Parking P1 & P2 Floor Plans
- 13 Massing Option B - Level 1 & Typical Floor Plans
- 14 Massing Option C (Preferred Scheme)
- 15 Massing Option C - Parking P1 & P2 Floor Plans
- 16 Massing Option C - Level 1 & Typical Floor Plans
- 17 Massing Option C - Level 6 & Roof Plan
- 18 Context & Local Impact - Section Thru Neighborhood
- 19 Context & Local Impact - Adjacent Properties
- 20 Context - Massing & Program Relationship
- 21 Context - Massing Relationship
- 22 Context - Massing Relationship
- 23 Massing Option Shadow Comparison September 21st
- 24 Material Inspiration

**Zone**

NC3-65 (Neighborhood Commercial),  
Ballard Hub Urban Village, Frequent Transit

**Design Guidelines**

Ballard Urban Center Village

**Site Area**

300' (NW 56th Street) \* 100' = 30,000 SF

**Permitted Uses (23.47A.004)**

Residential, Live-Work Units

**Structure Height (23.47A.012.A)**

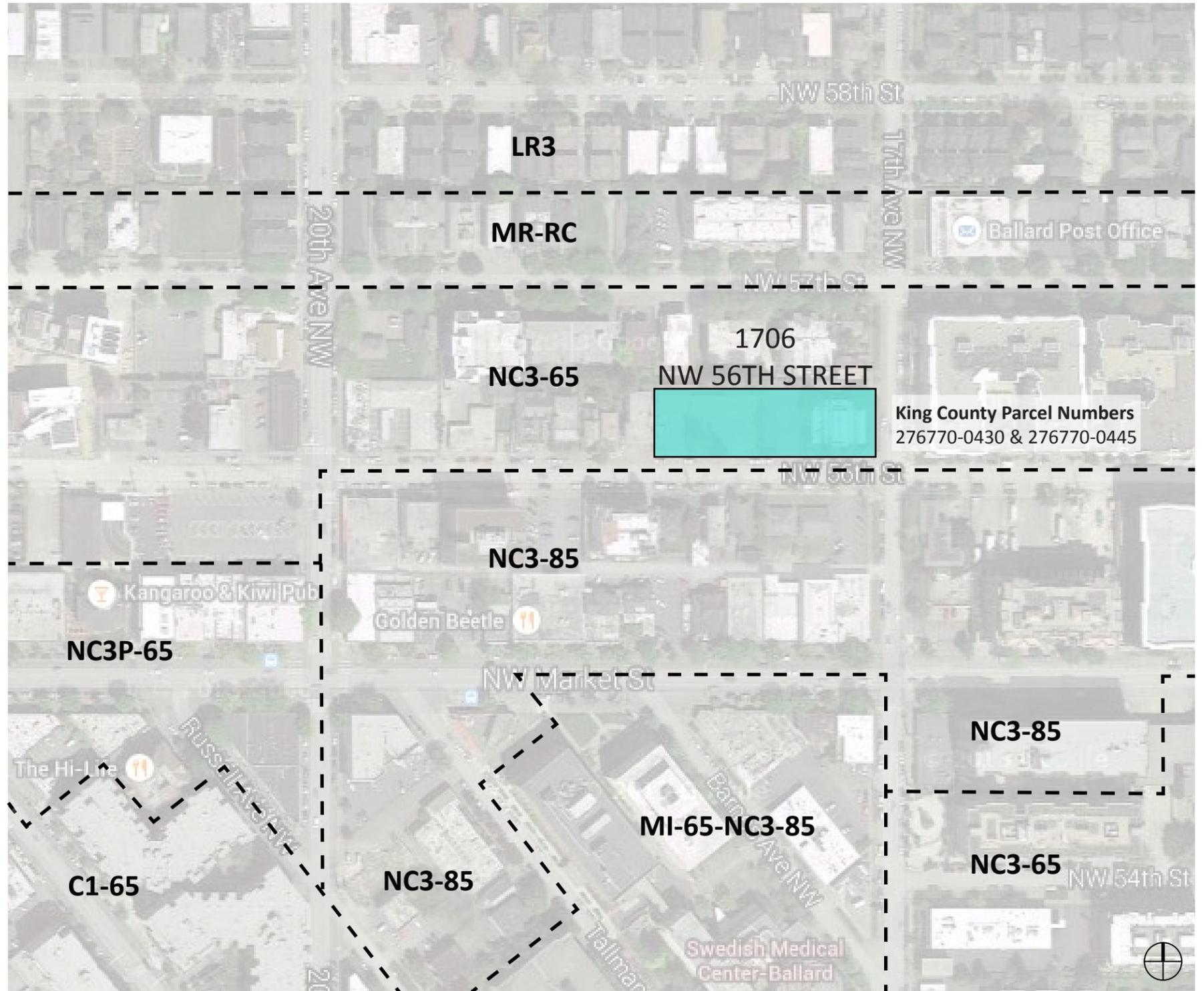
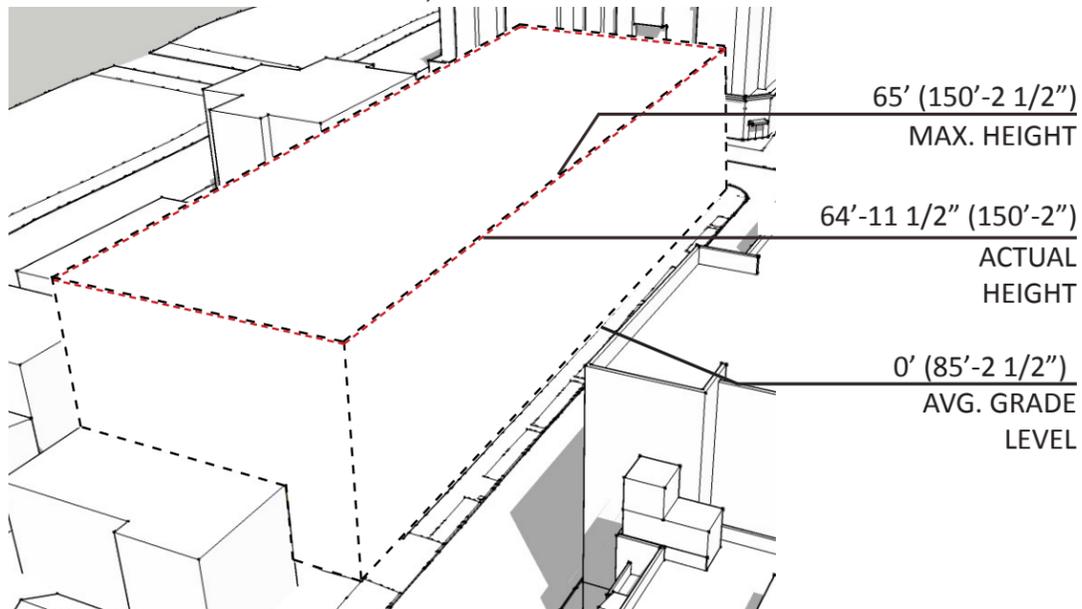
NC3-65: 65' Max Height

**Floor Area Ratio (23.47A.013 Table A)**

Single Use FAR: **4.25** (127,500 SF)  
Max Multiple Uses: **4.75** (142,500 SF)

Proposed FAR:

Residential	120,999 SF	135,793 Total FAR
Commercial (Retail)	2,055 SF	
Commercial (Live-work)	11,684 SF	
Level 1 Mechanical	1,055 SF	
Additional Square Footage:		
Parking/Mech.	41,430 SF	
<b>Total</b>	<b>177,223 SF</b>	



**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

120,999 SF \* 5% = 6,049.9 SF Required

5,277 SF Provided at L1

13,275 SF Provided at Roof

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

0 parking stalls Required

125 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.

125 parking stalls \* 2% = 3 accessible parking stalls Provided

**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 Provided

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

If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut.

**Solid Waste Calculation (23.54.040)**

Residential 167 Units = 658.75 SF (775SF\*15% reduction)

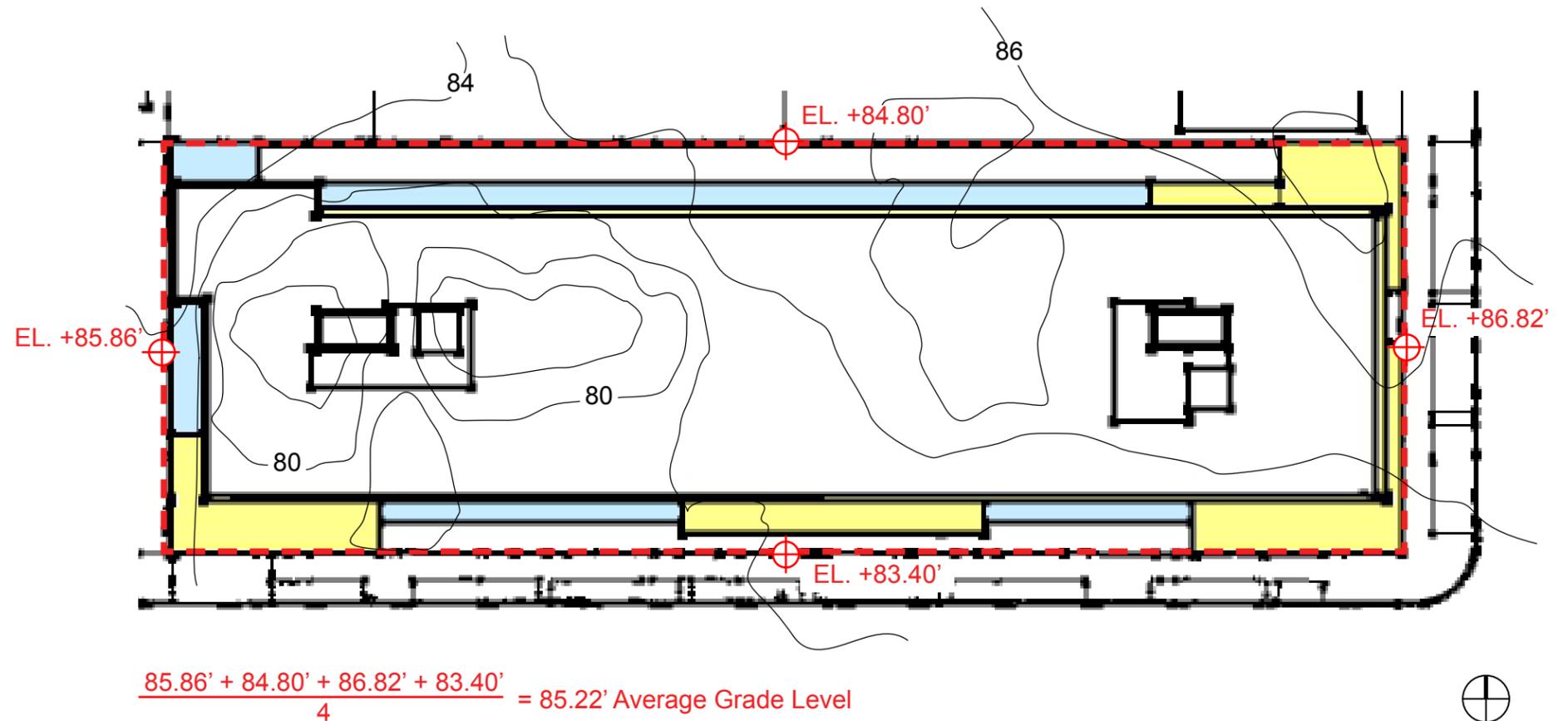
Non-Residential 87.5 SF (175 SF\*50% reduction)

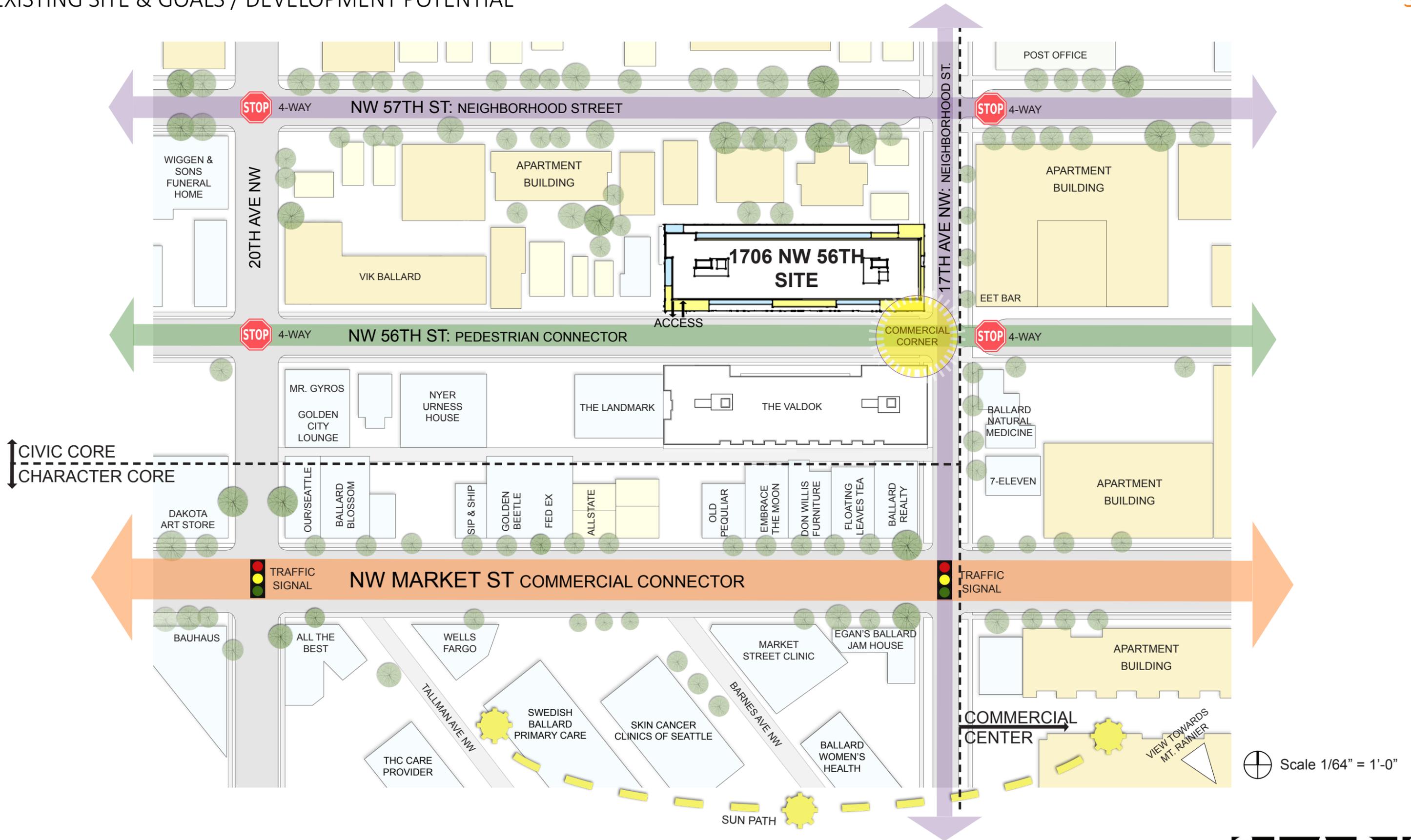
Total 746.25 SF Required

859 SF Provided

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

Average Grade Level 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.





# NEIGHBORHOOD CONTEXT

The project site, located at the north side of NW 56th Street between 20th Avenue NW 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

1



1753 NW 57th St.

2



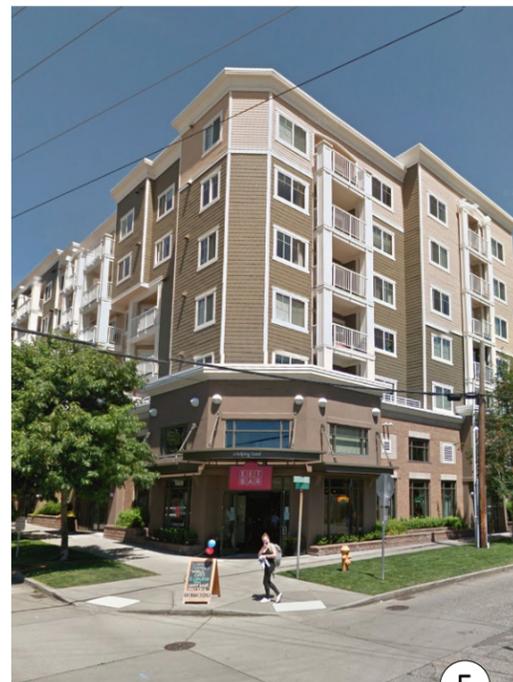
1730 NW 56th St.

3



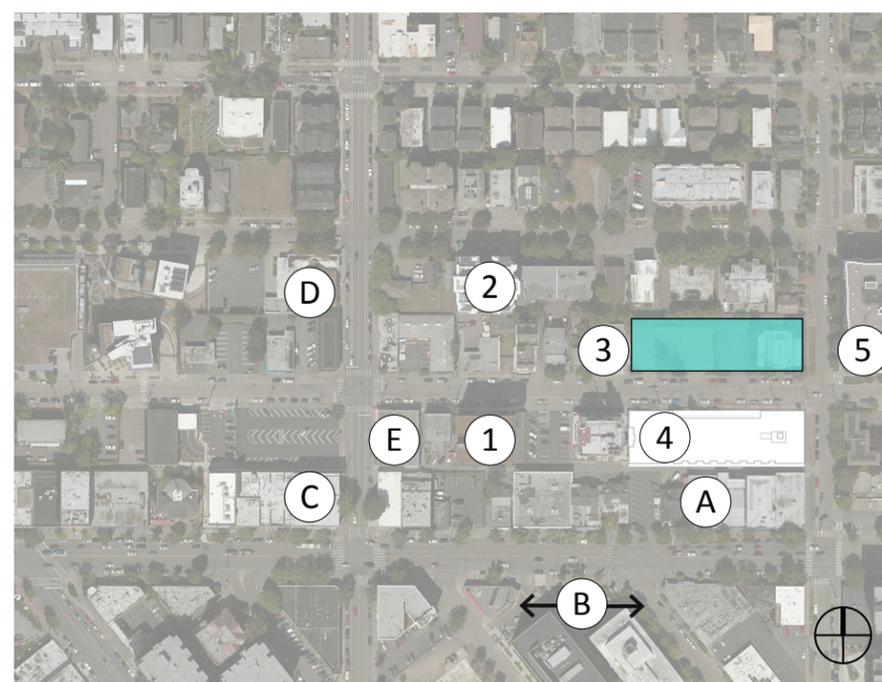
The Valdok

4



Ballard Place

5



- A. Old Peqiliar  
Don Willis Furniture  
Floating Leaves Tea  
Ballard Realty
- B. THC Care Provider  
Swedish Ballard Primary Care  
Skin Cancer Clinics of Seattle  
Market Street Clinic  
Egan's Ballard Jam House
- C. Dakota Art Store
- D. Wiggins & Sons Funeral Home
- E. Mr Gyros



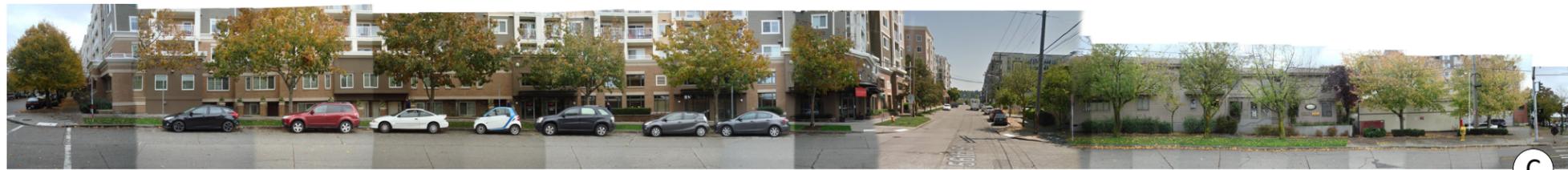
South Side of NW 56th Street

A



North Side of NW 56th Street

B



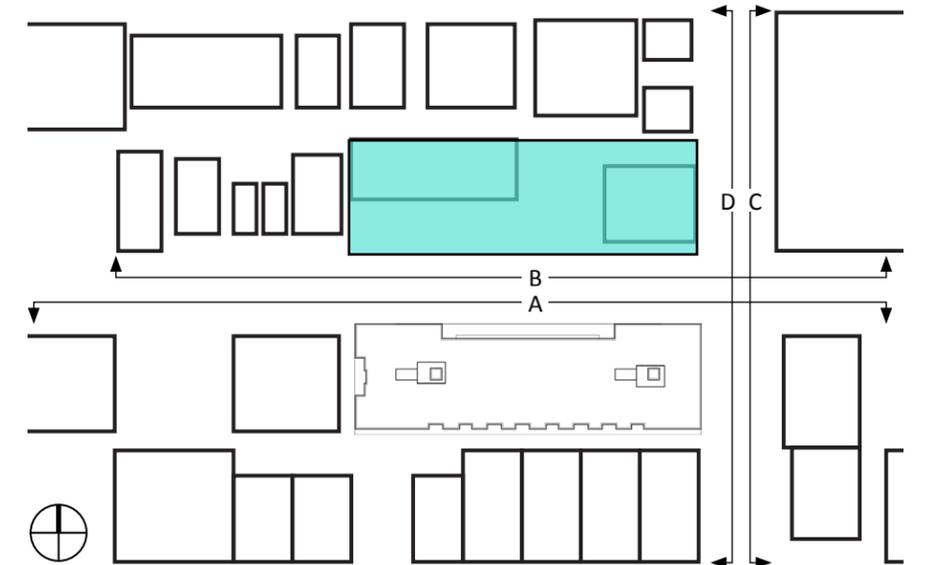
East Side of 17th Street

C



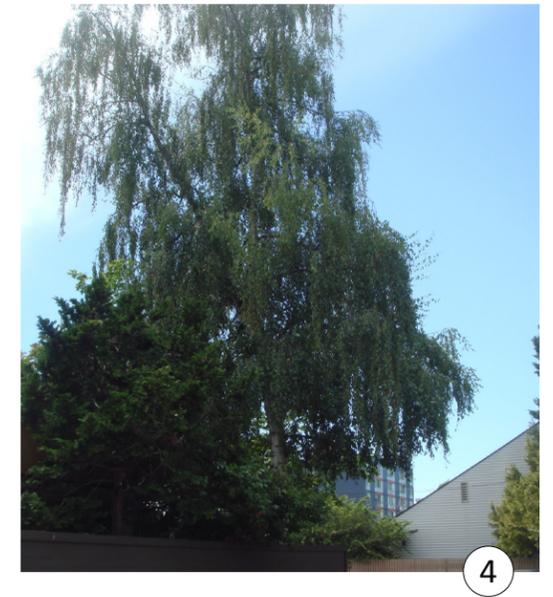
West Side of 17th Street

D



Per Arborist report dated April 15, 2015:

- None of these trees meet the threshold to be considered exceptional as defined in City of Seattle Director's Rule 16-2008.
- Tree #1 should be considered for root pruning prior to start of construction to minimize damage to the eastern half of the tree's root zone. Tree protection should be followed to retain this tree during the construction process as it is on the adjacent property.

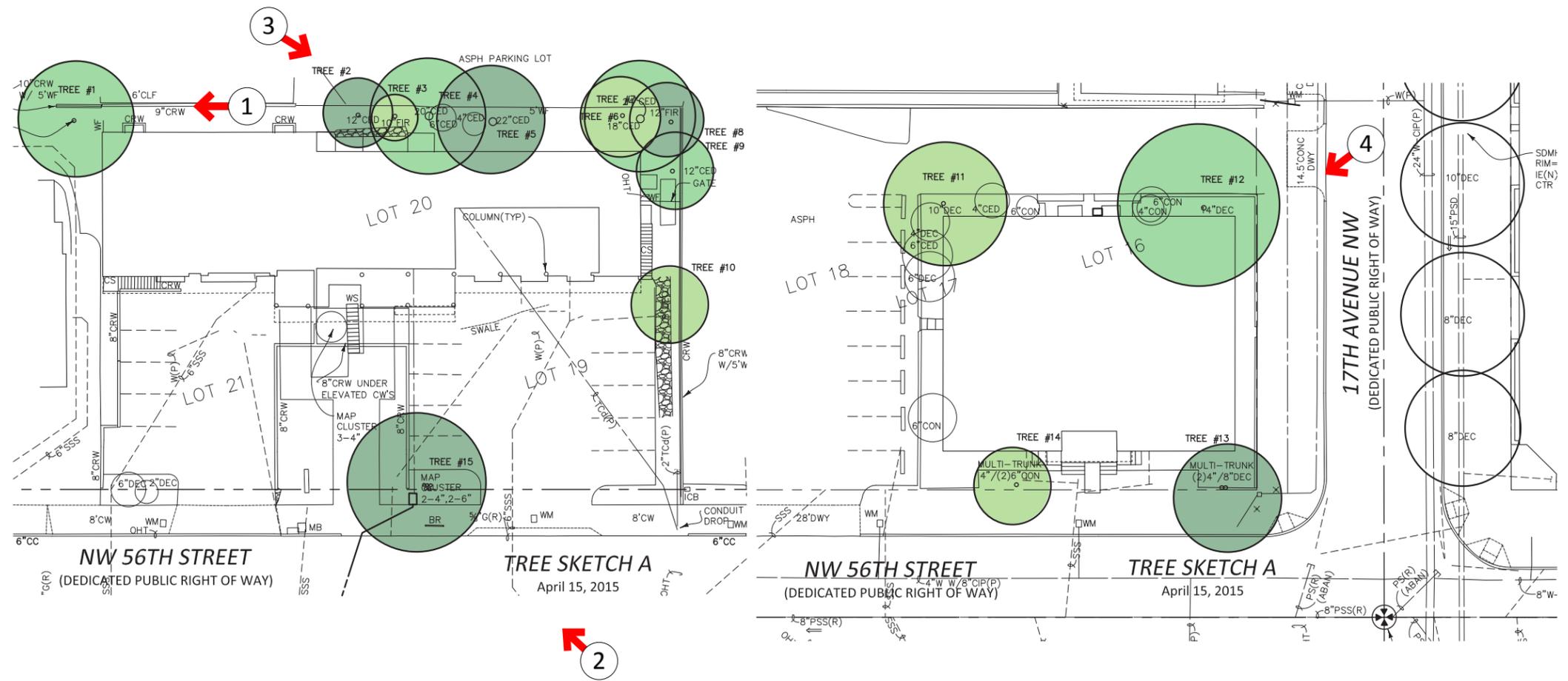


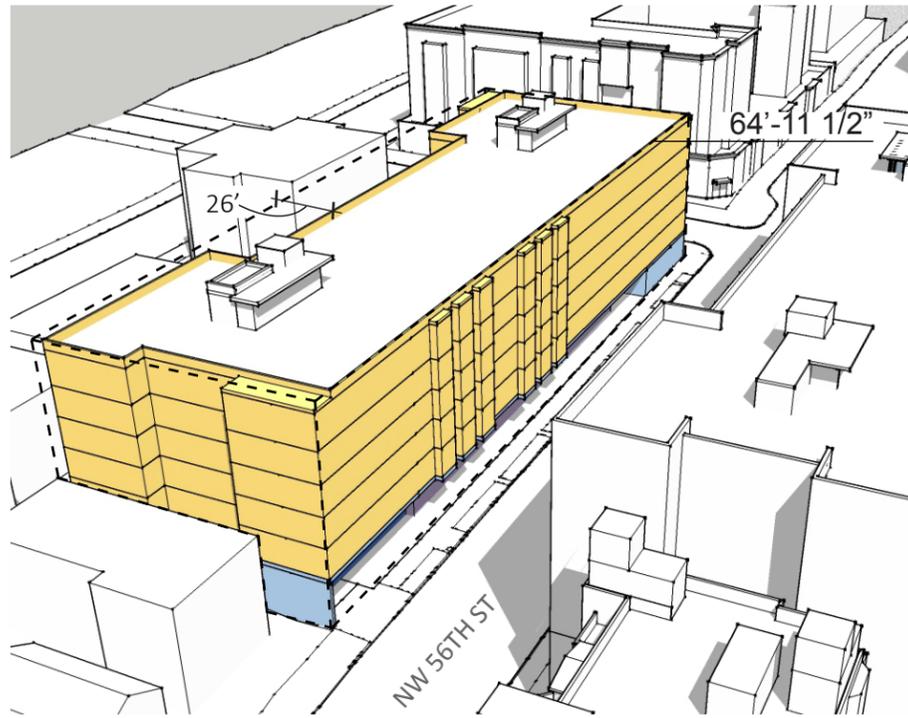
Note: All trees on property to be removed

Tree Number	Common Name	DBH	Condition
#1	European Birch	12, 10"	Good
#2	Western Red Cedar	11"	Fair
#3	Douglas Fir	10"	Fair
#4	Western Red Cedar	20"	Fair
#5	Western Red Cedar	21"	Fair
#6	Western Red Cedar	20"	Fair
#7	Western Red Cedar	23"	Fair
#8	Douglas Fir	9.5"	Fair
#9	Western Red Cedar	23"	Fair
#10	Mountain Ash	10"	Fair to Poor
#11	European Birch	10"	Fair to Poor
#12	European Birch	18"	Fair to Poor
#13	Kousa Dogwood	9"	Good
#14	Western Hemlock	13"	Fair to Poor
#15	Japanese Maple	6"	Good

\*DBH: Diameter at Breast Height (4'-6")

Note: All trees on property to be removed





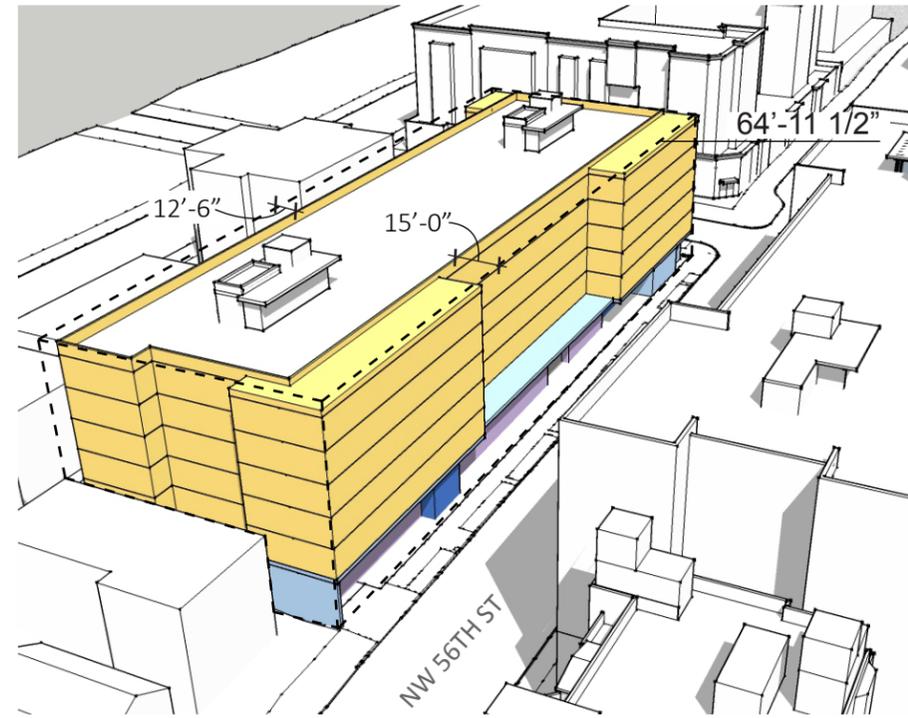
Option A

Pros

- A strong wall along NW 56th Street and 17th Avenue NW reinforces the street edge and provides prominent massing.
- The setback to the north responds to the adjacent lots and allows the most sun exposure and increases options for future development.
- Live-work units at the property line help to break up the long façade length at ground level.
- The lobby setback from the property line help to break up the long façade length at ground level and provide a transition zone from the sidewalk.

Cons

- The façade along NW 56th Street is largely unmodulated and monotonous.
- The strong south wall does not visually enhance pedestrian experience.
- The strong wall at the south will create a canyon effect at the street.
- Centralized parking entry minimizes extent of L1 use and requires greater depth of excavation.
- Parking entry closer to the corner of NW 56th St & 17th Ave NW could create more traffic problems and adds inefficiency to parking layout.



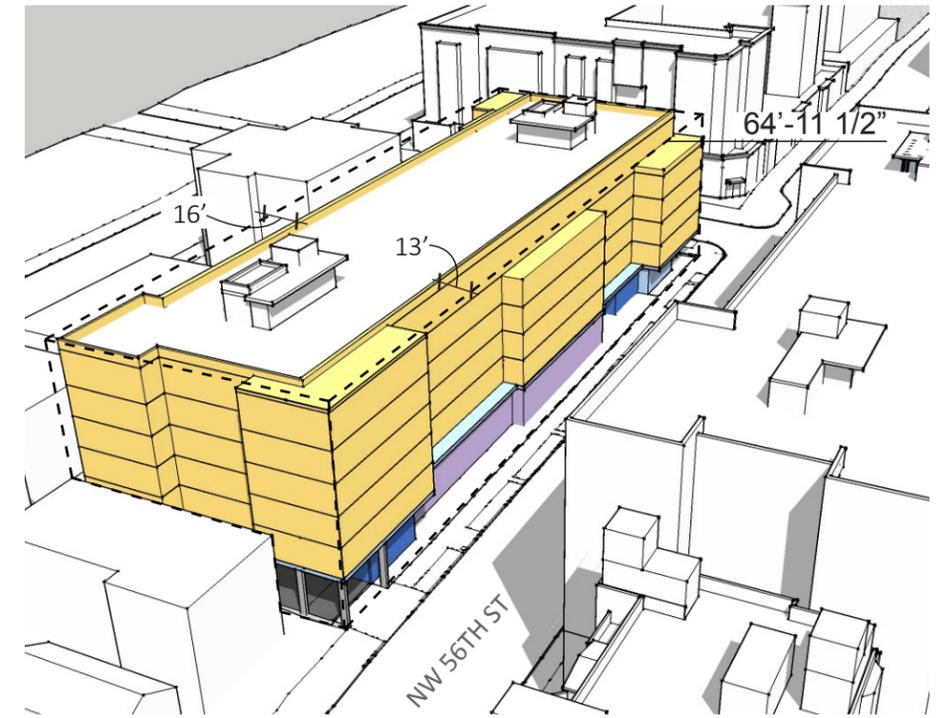
Option B

Pros

- A strong wall along NW 56th Street and 17th Avenue NW reinforces the street edge and provides prominent massing.
- The lobby set back from the property line help to break up the long façade length at ground level and provide a transition zone from the sidewalk.
- Creates a strong relationship between the lobby and the partner site (The Valdok) across the street with the lobby location at the southeast corner.

Cons

- The strong wall at the north property line will shadow the properties to the north and limit future development on the adjacent lots.
- The strong north wall does not visually enhance the pedestrian experience.
- Centralized parking entry minimizes extent of L1 use and requires greater depth of excavation.
- Three equal parts do not provide visual interest nor enhance pedestrian experience.



Option C - (Preferred Scheme)

Pros

- Reduction in volume at the corner of NW 56th & 17th Ave NW lightens overall mass building.
- More breaks in the building help create more visual interest for pedestrians.
- The setback at the north responds to the adjacent lots for increased sun exposure and increases options for future development.
- The lobby setback from the property line help to break up the long façade length at ground level and provide a transition zone from the sidewalk. The setback also increases the visual width of the sidewalk and continues the pattern of public/private spaces established by previous development of the neighborhood.
- Creates a strong relationship between the lobby and the partner site (The Valdok) across the street with the lobby location at the southeast corner.
- Three unique masses along NW 56th Street improves interest and pedestrian experience.

# MASSING OPTION A

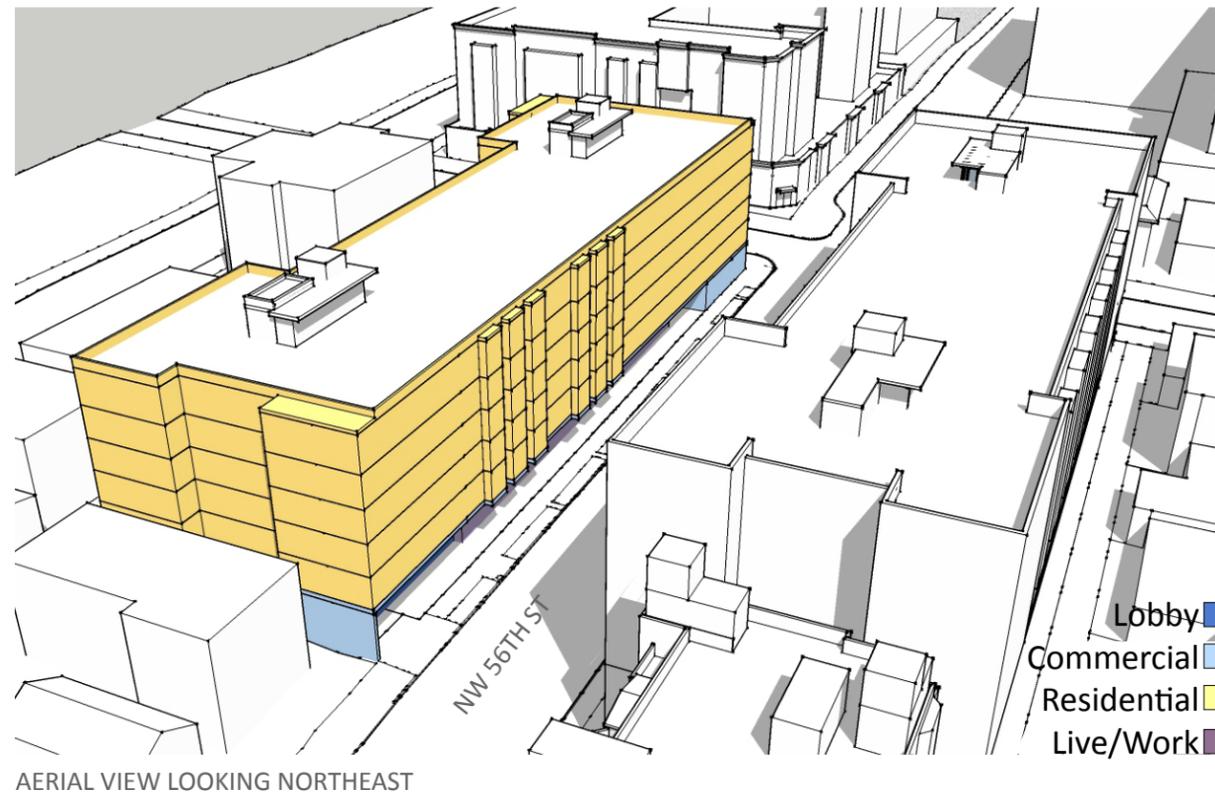
Code Compliant - No Departures

### Pros

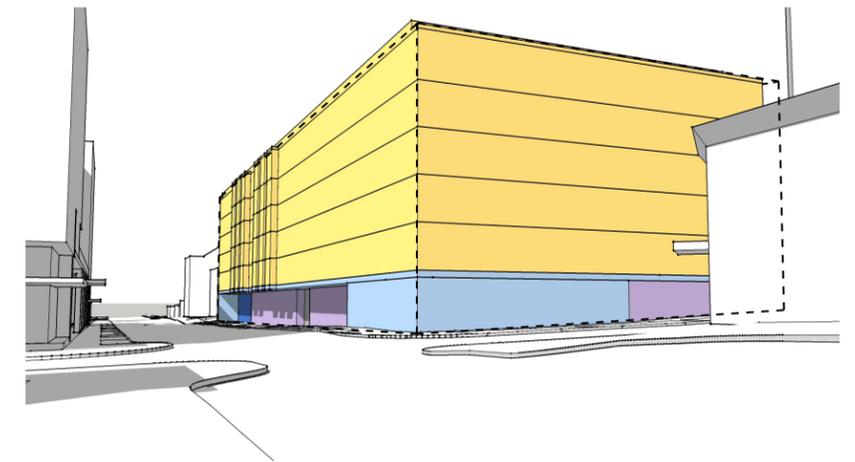
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### Cons

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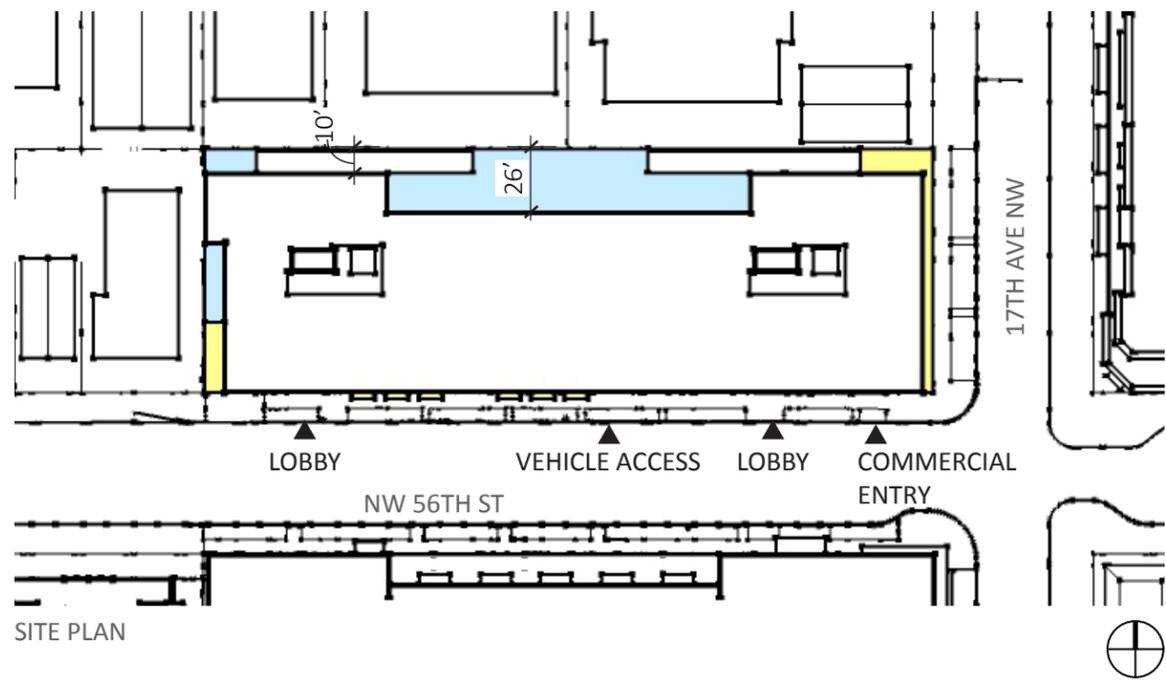
AERIAL VIEW LOOKING NORTHEAST



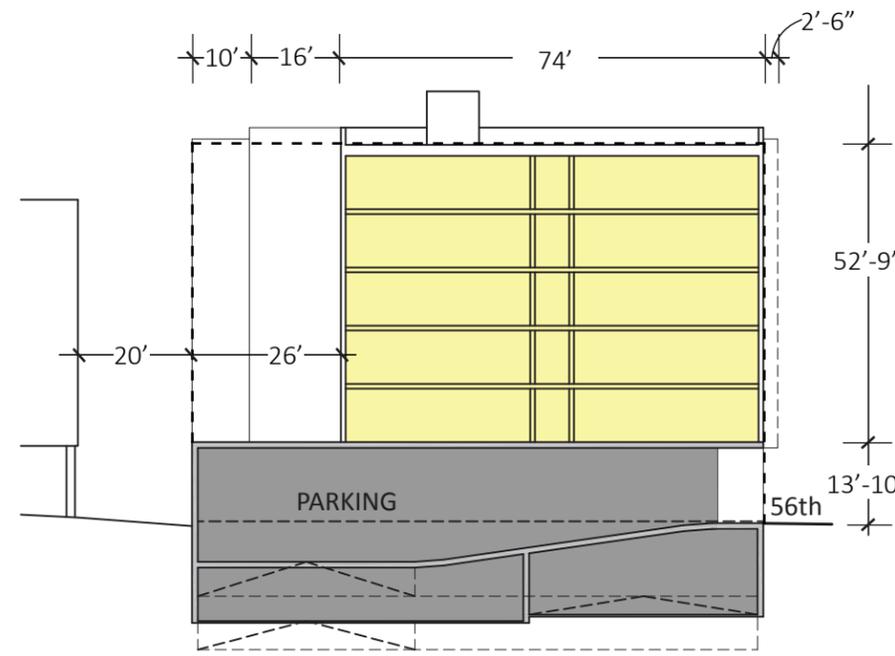
VIEW FROM NW 56TH ST LOOKING WEST



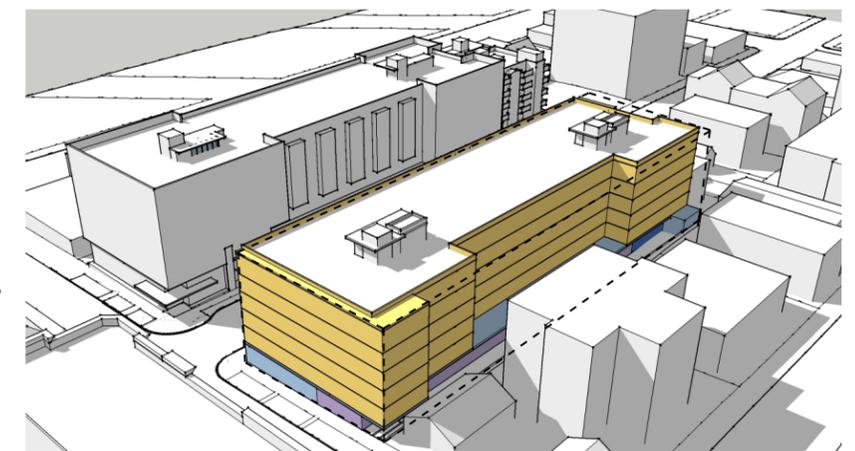
VIEW FROM NW 56TH ST LOOKING EAST



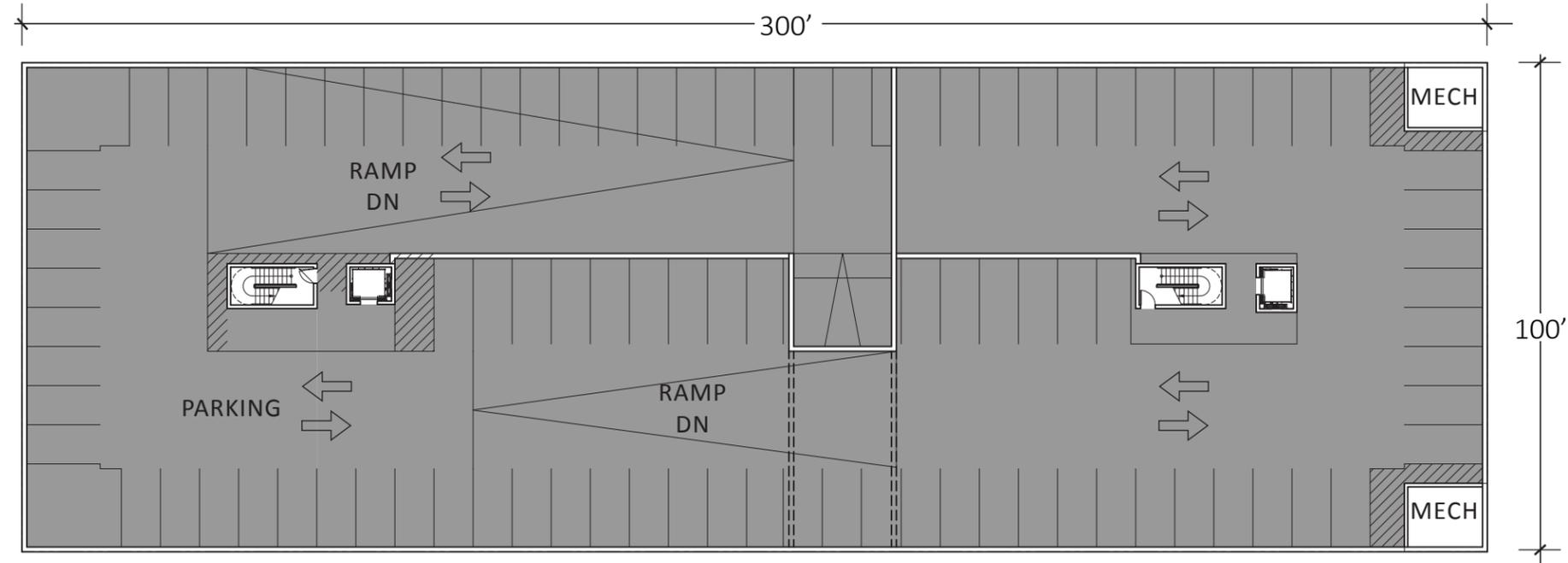
SITE PLAN



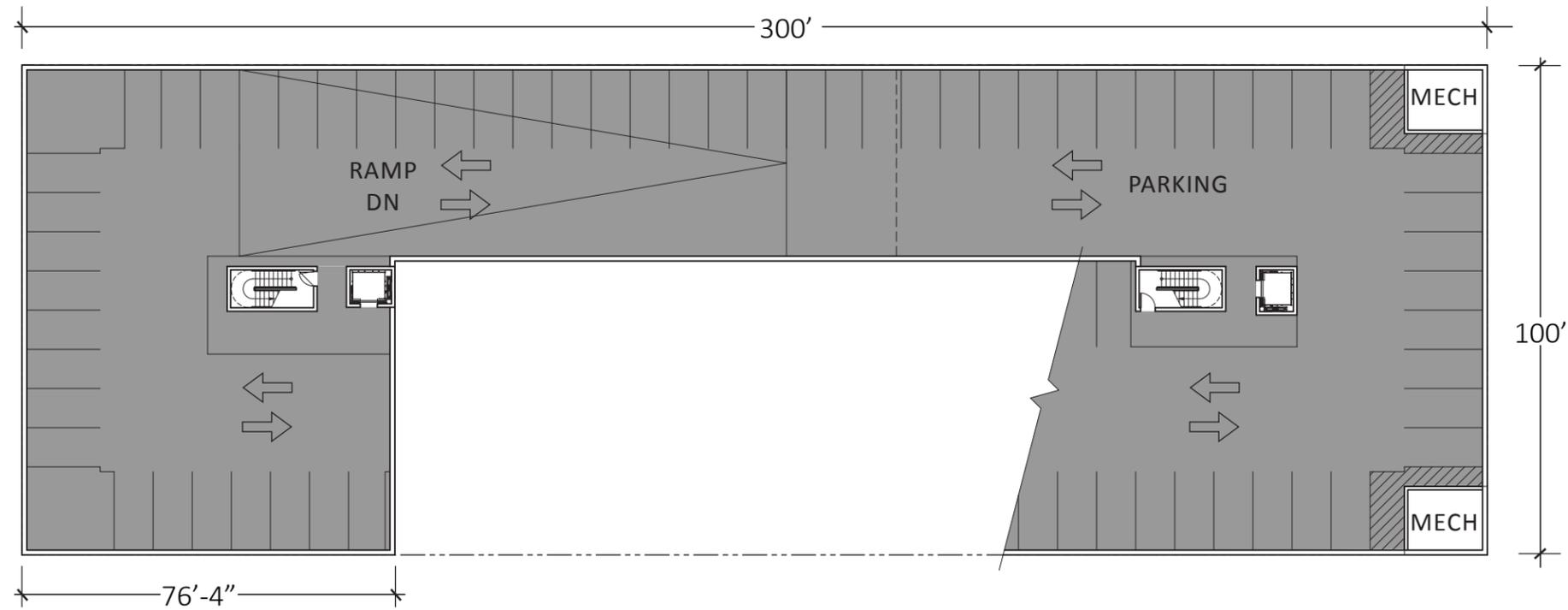
SECTION



AERIAL VIEW LOOKING SOUTHWEST

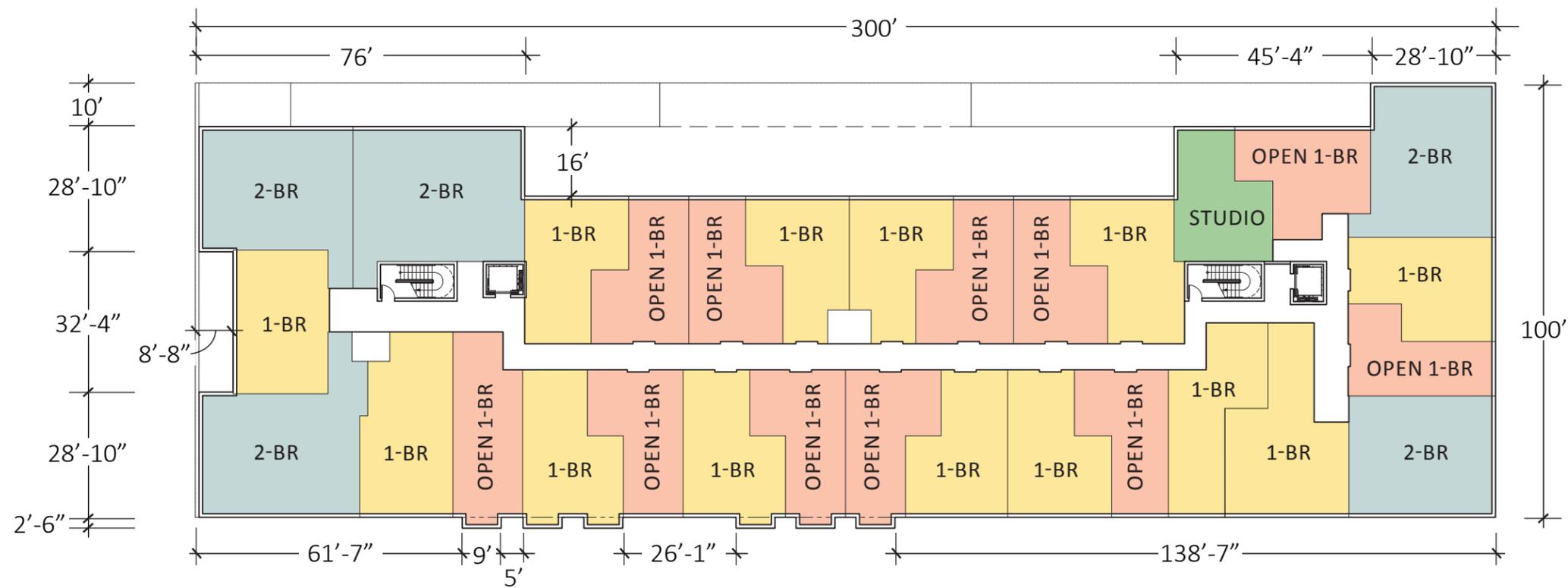
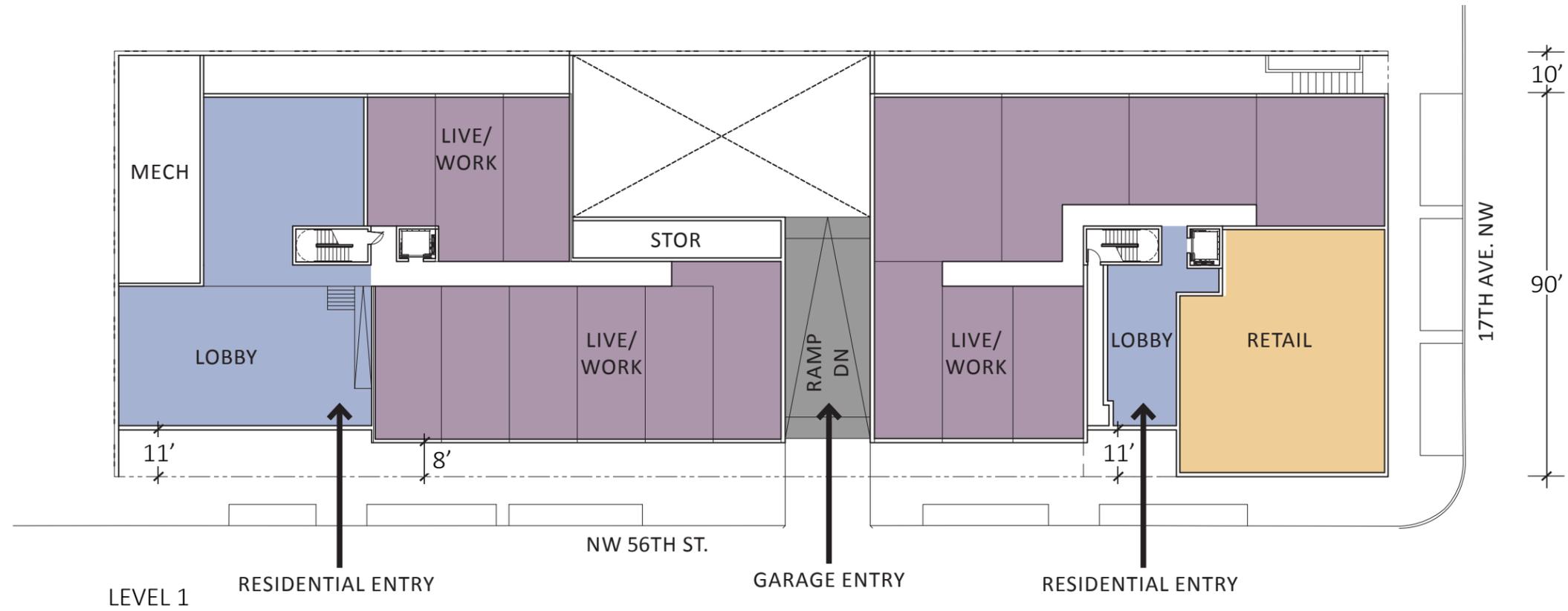


PARKING LEVEL P1



PARKING LEVEL P2





# MASSING OPTION B

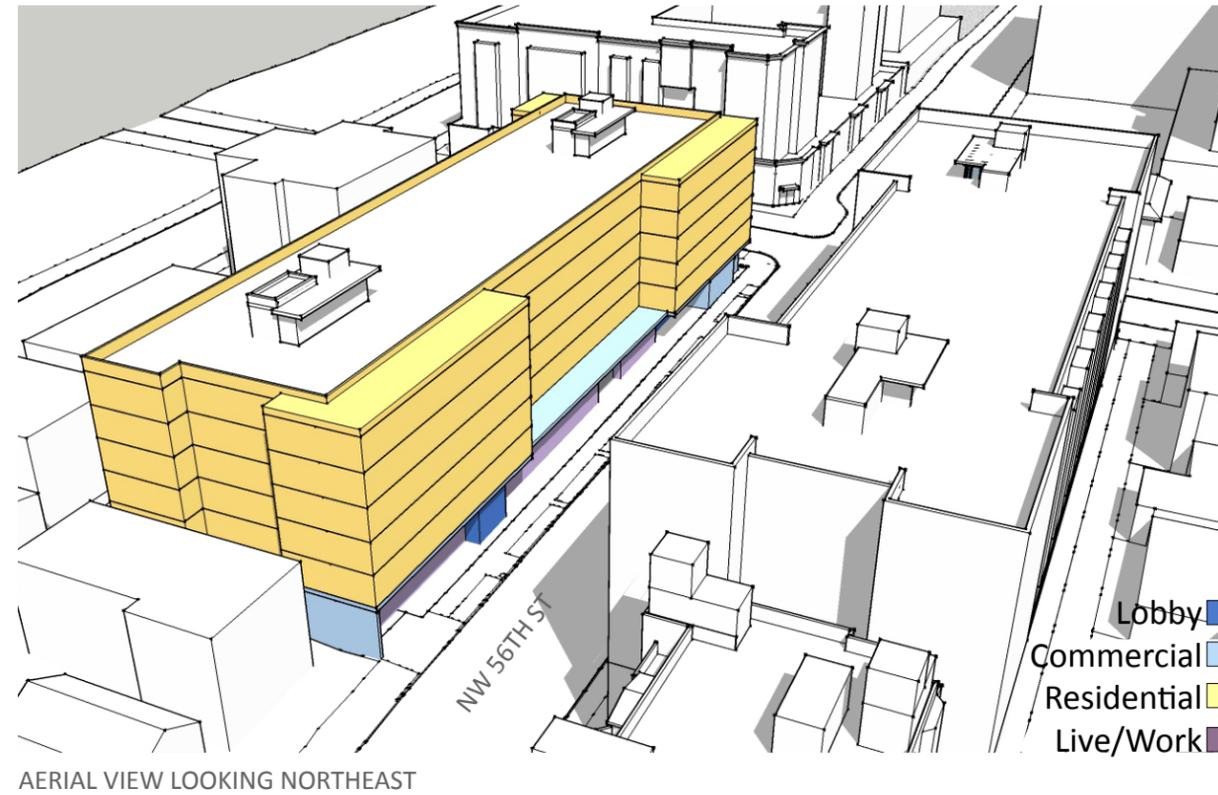
Code Compliant - No Departures

## Pros

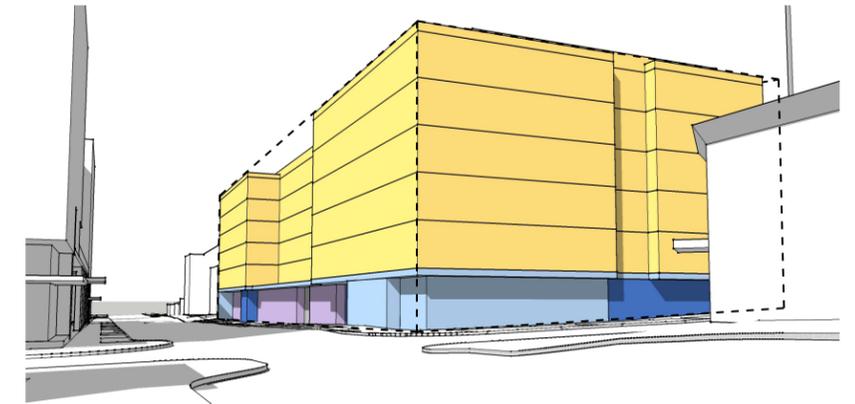
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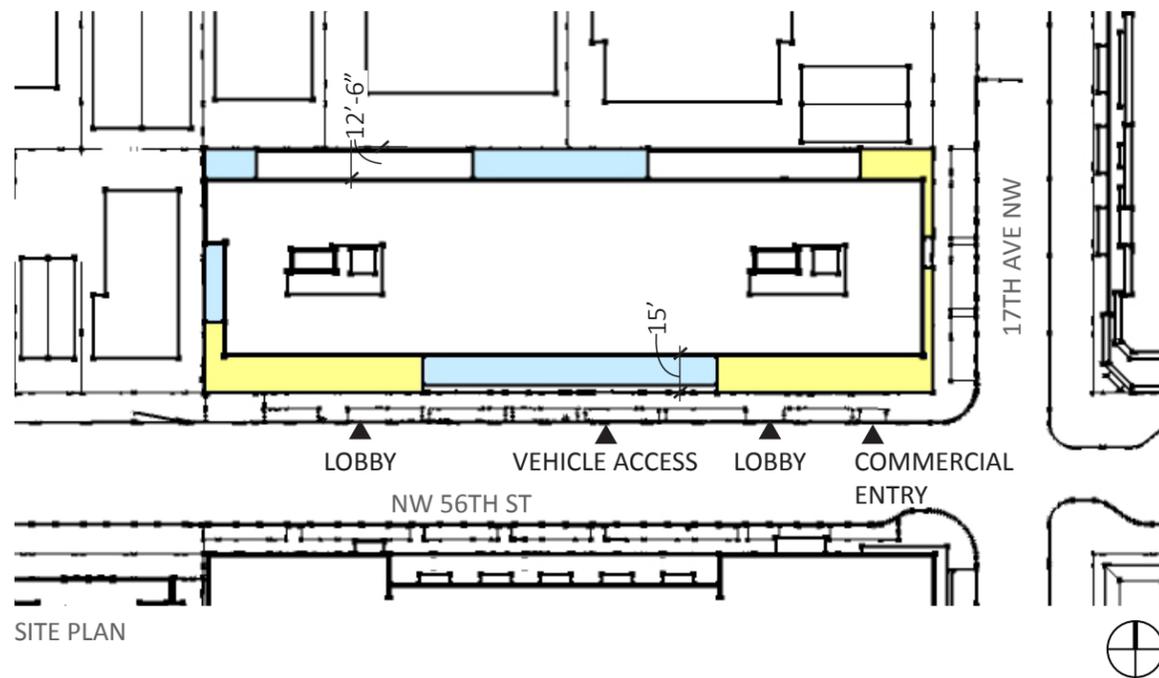
AERIAL VIEW LOOKING NORTHEAST



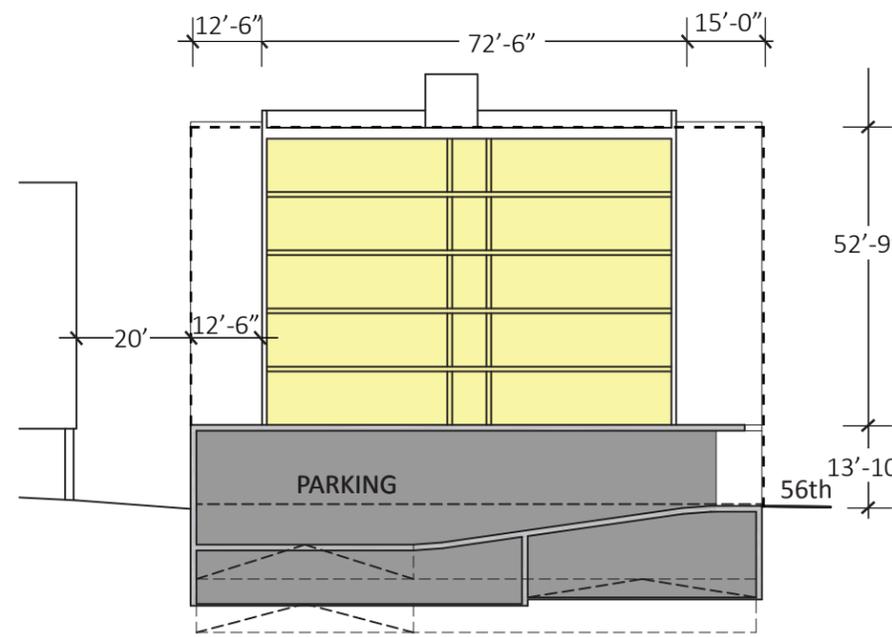
VIEW FROM NW 56TH ST LOOKING WEST



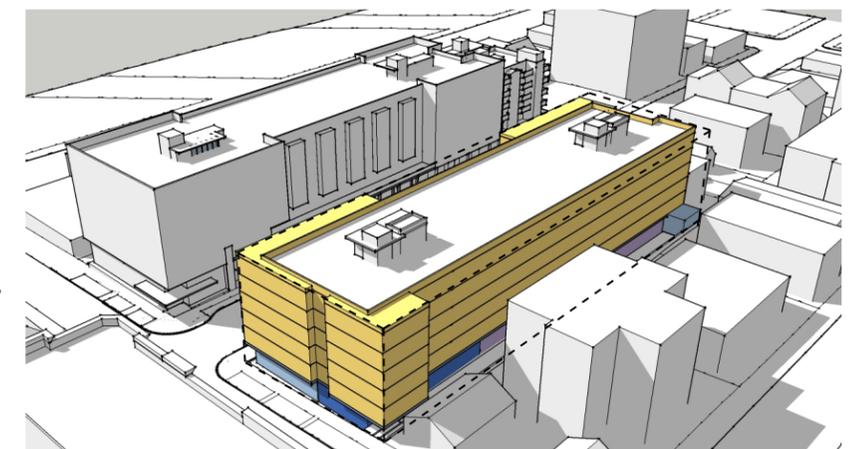
VIEW FROM NW 56TH ST LOOKING EAST



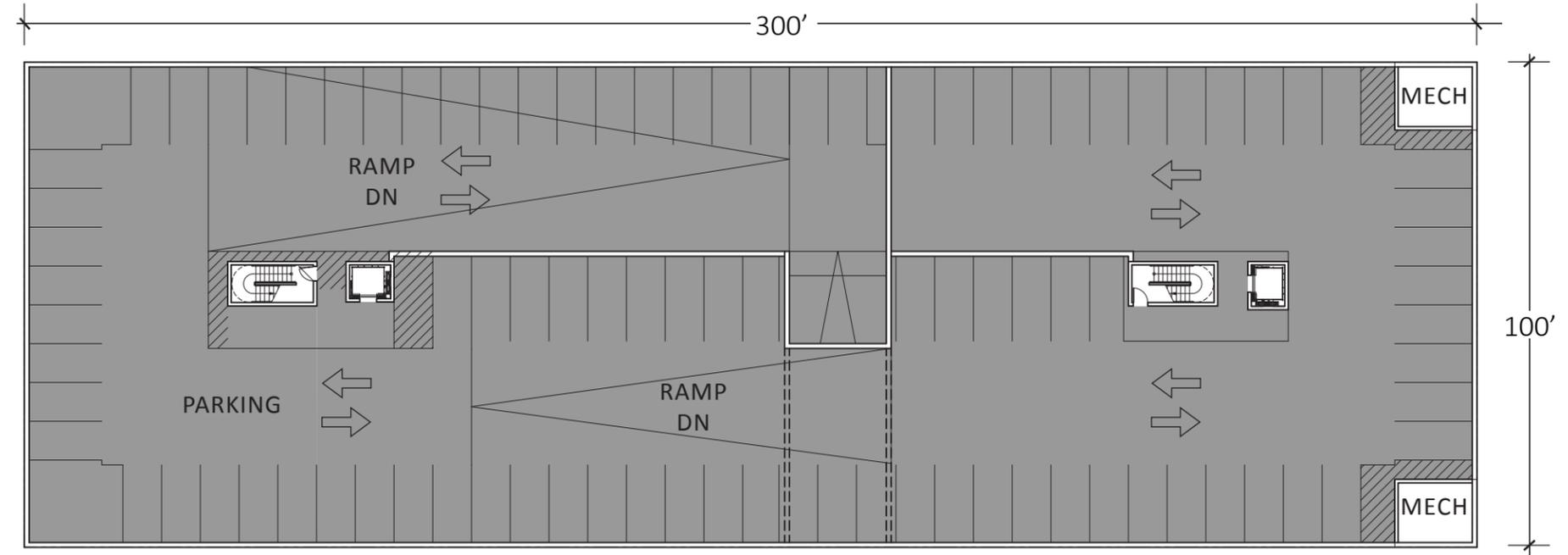
SITE PLAN



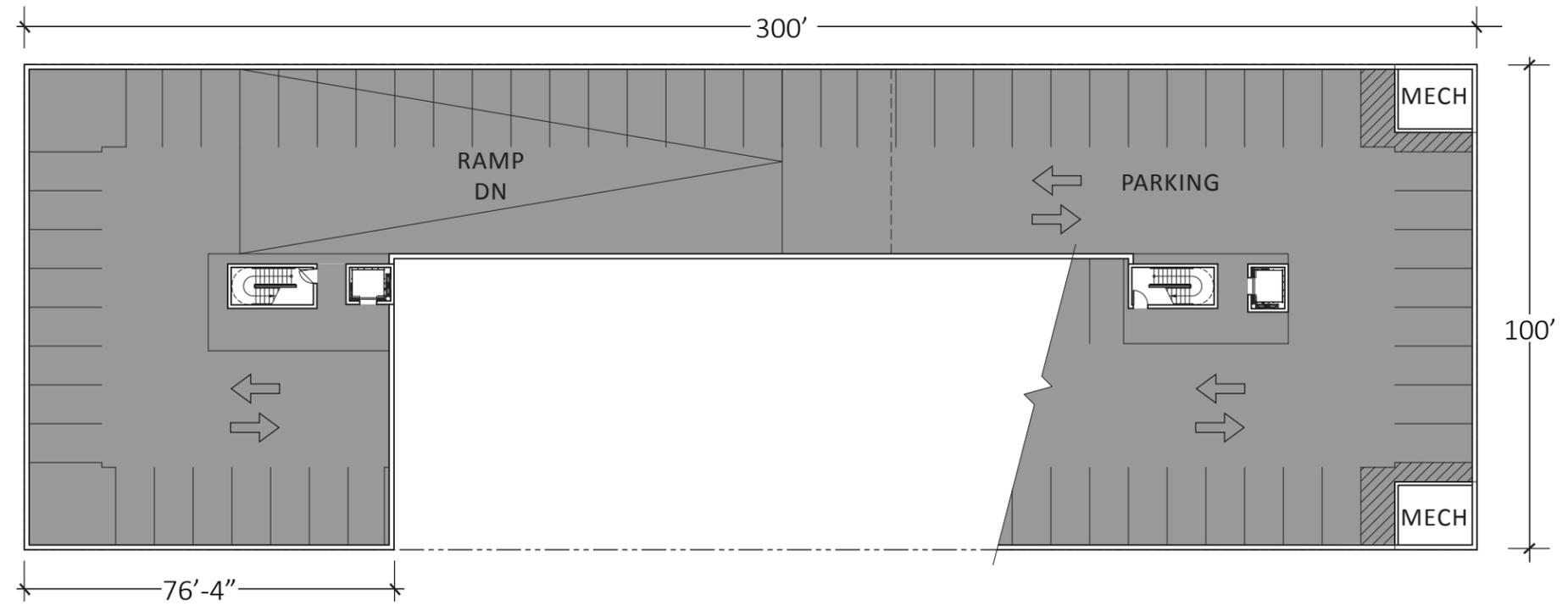
SECTION



AERIAL VIEW LOOKING SOUTHWEST



PARKING LEVEL P1



PARKING LEVEL P2



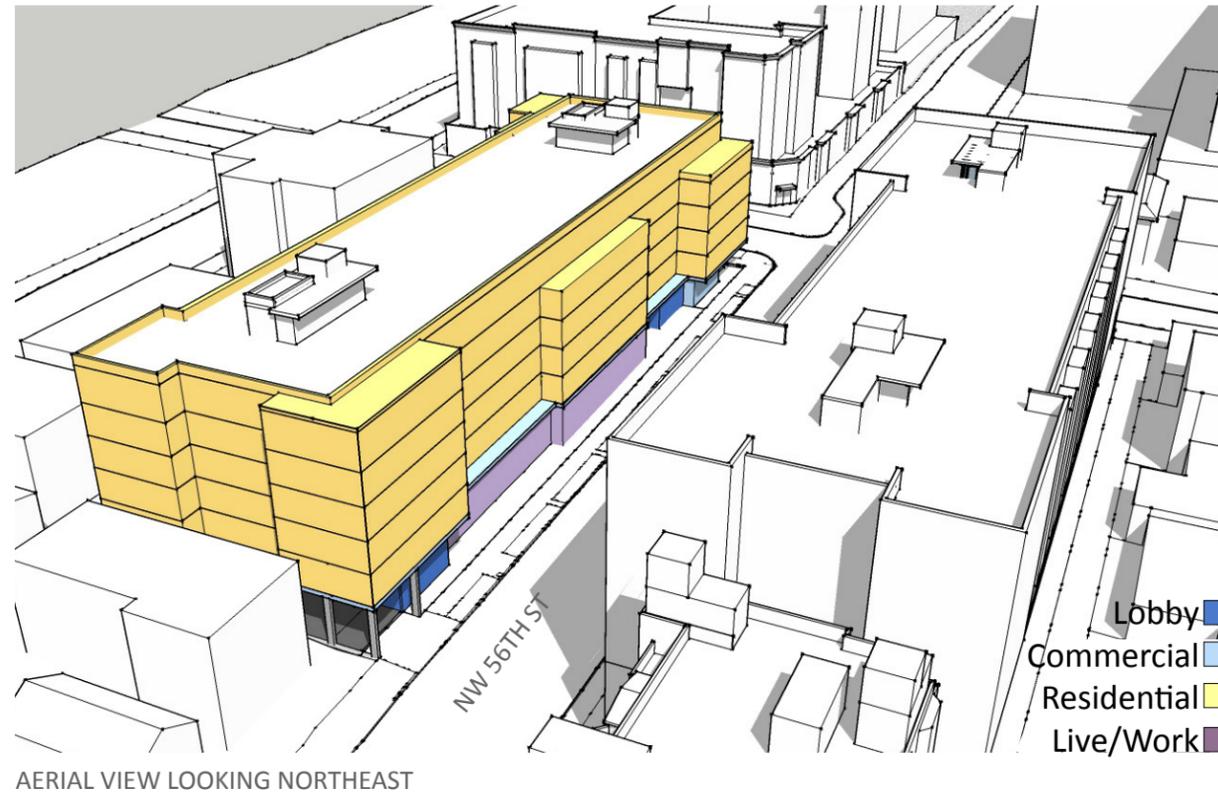


# MASSING OPTION C (PREFERRED SCHEME)

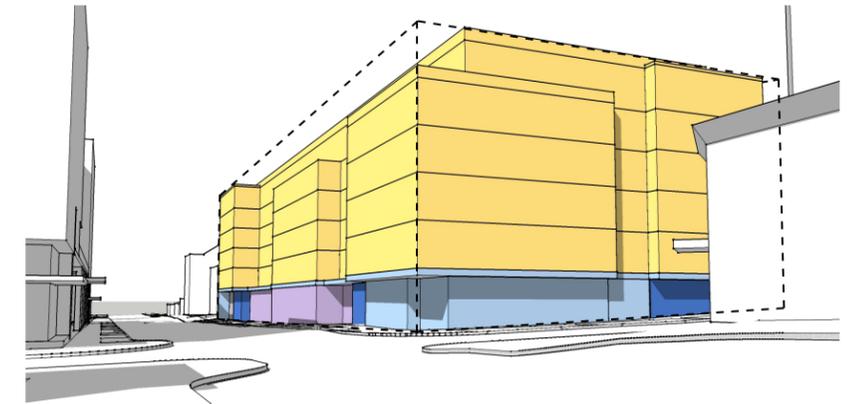
Code Compliant - No Departures

**Pros**

- Reduction in volume at the corner of NW 56th & 17th Ave NW lightens overall mass building.
- More breaks in the building help create more visual interest for pedestrians.
- The setback at the north responds to the adjacent lots for increased sun exposure and increases options for future development.
- The lobby setback from the property line help to break up the long façade length at ground level and provide a transition zone from the sidewalk. The setback also increases the visual width of the sidewalk and continues the pattern of public/private spaces established by previous development of the neighborhood.
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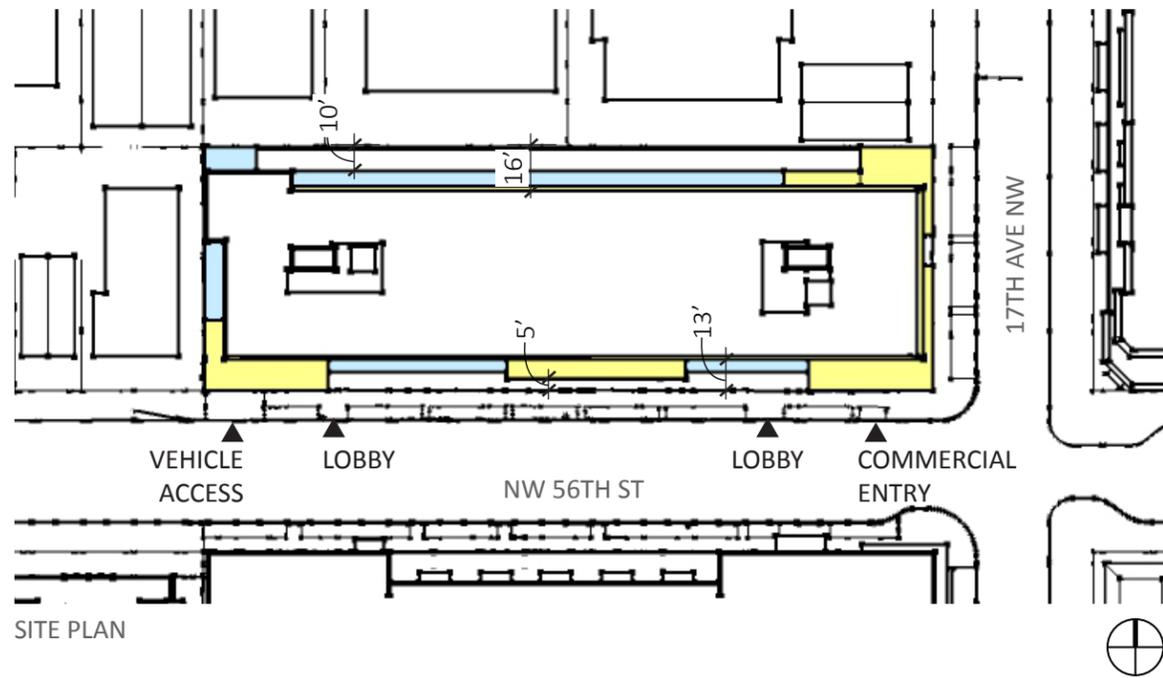
AERIAL VIEW LOOKING NORTHEAST



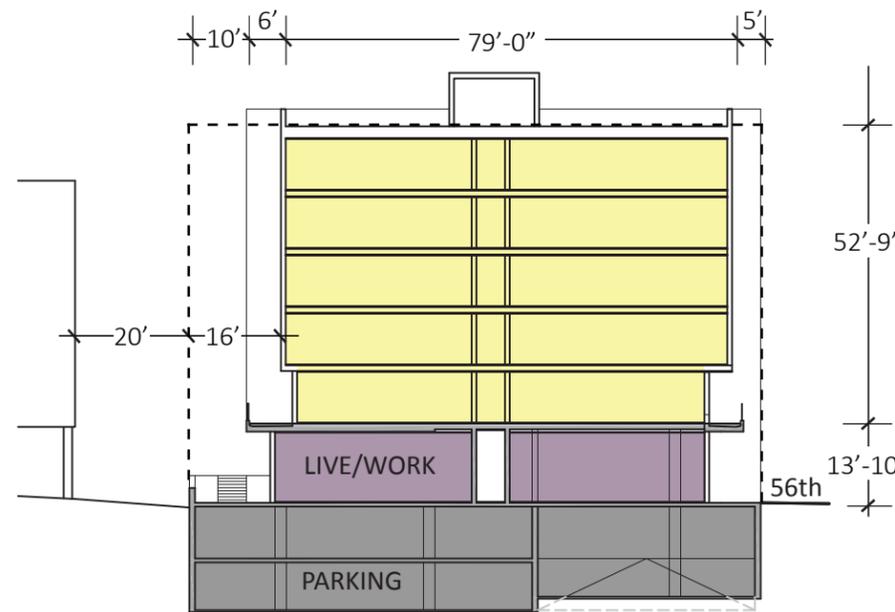
VIEW FROM NW 56TH ST LOOKING WEST



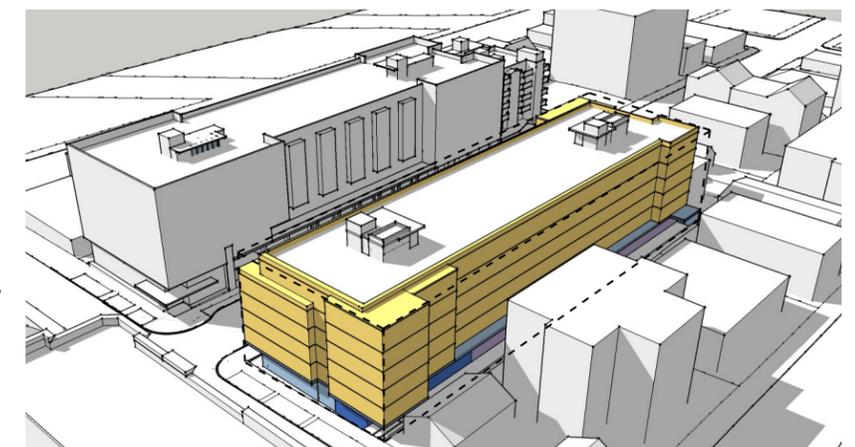
VIEW FROM NW 56TH ST LOOKING EAST



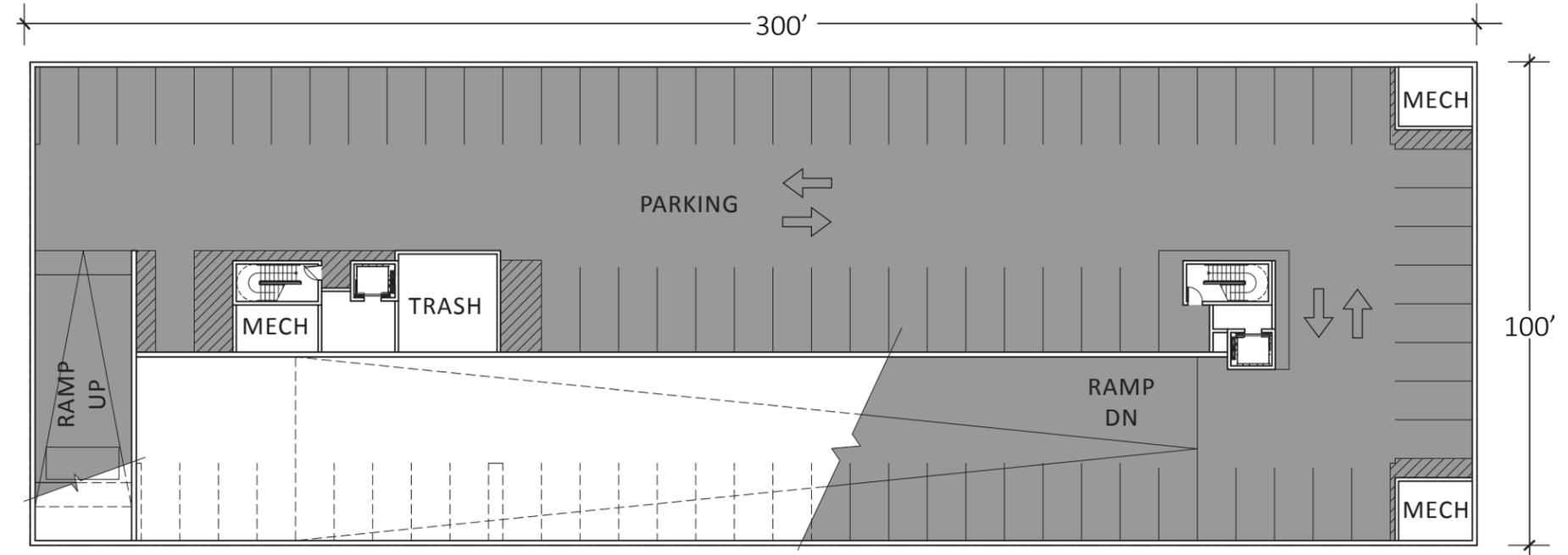
SITE PLAN



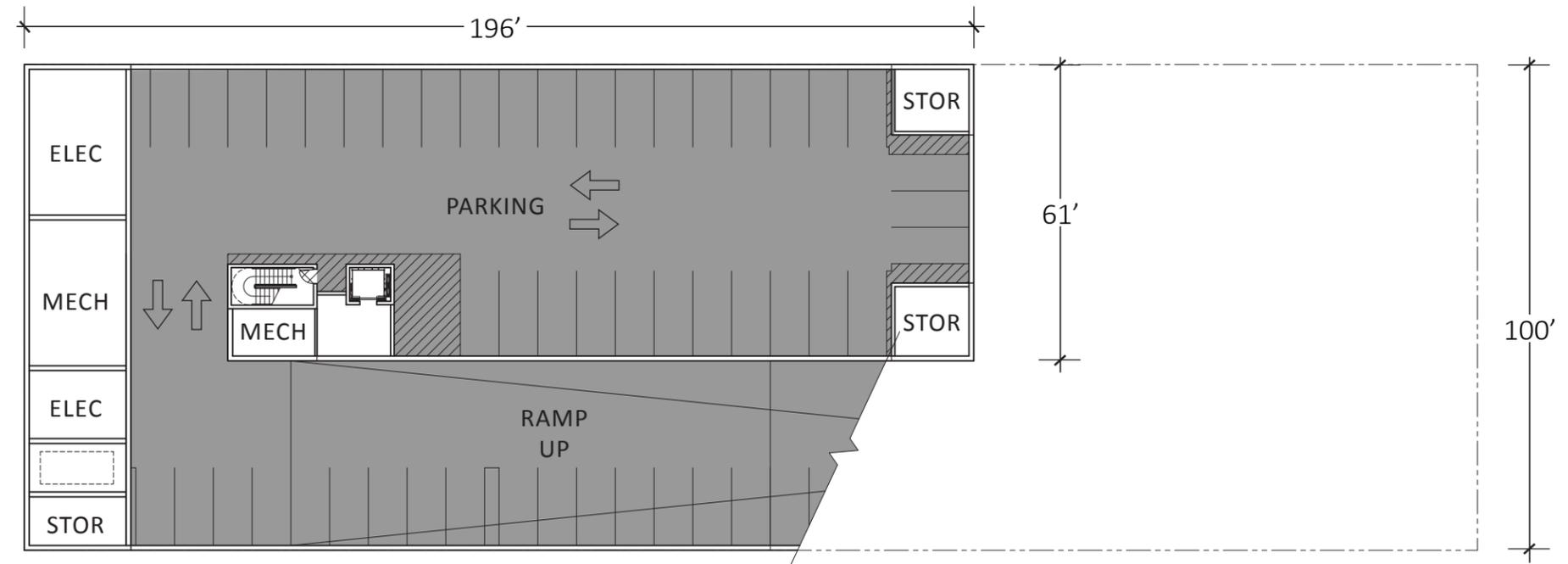
SECTION



AERIAL VIEW LOOKING SOUTHWEST

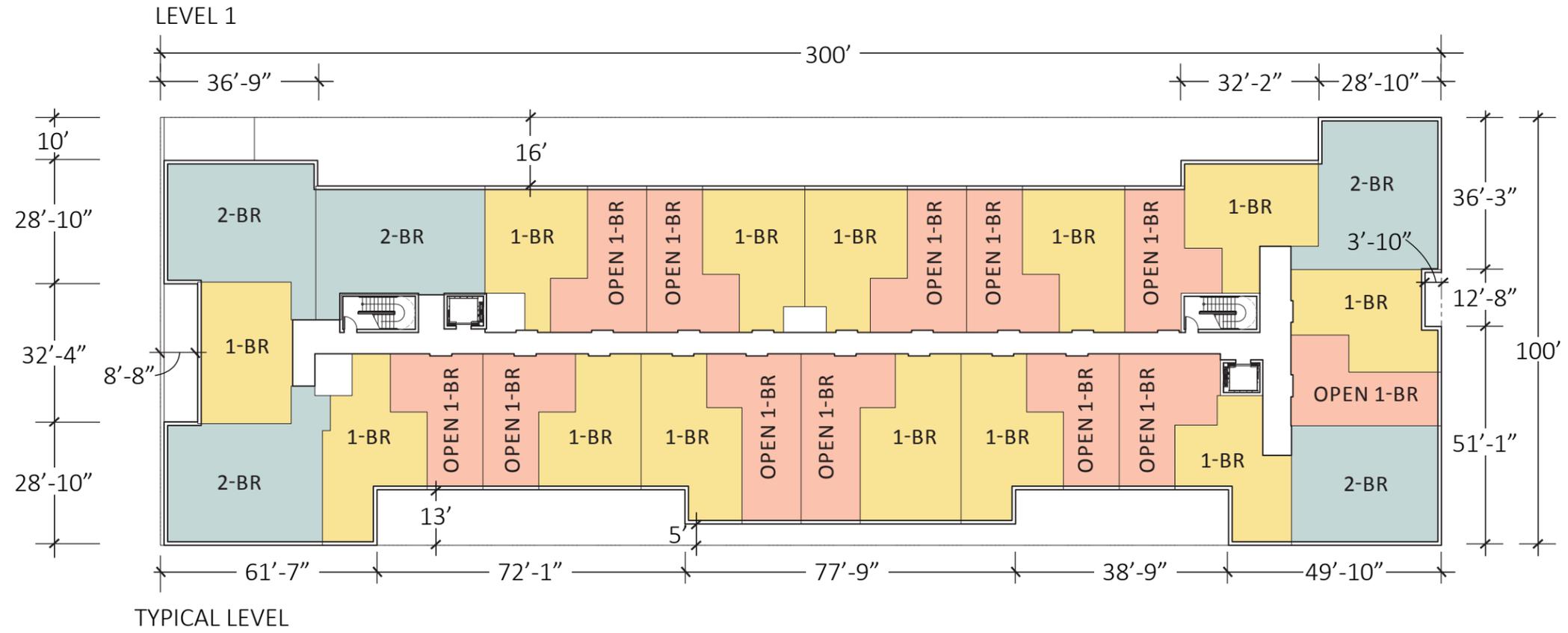
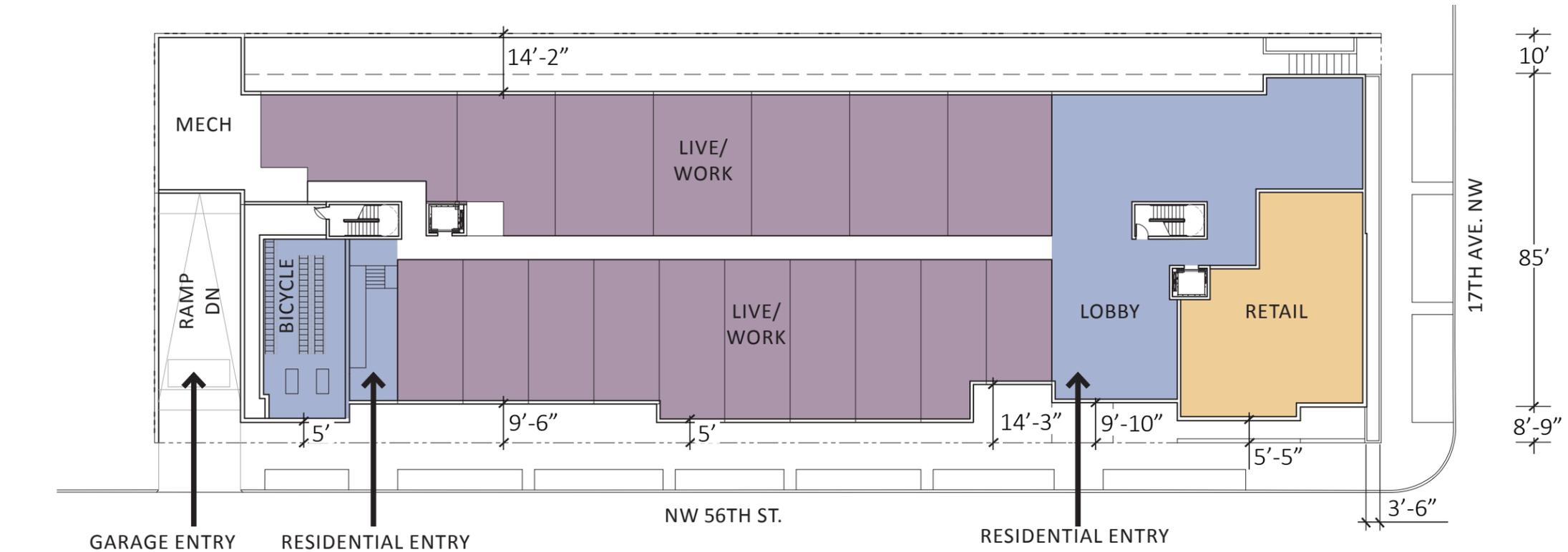


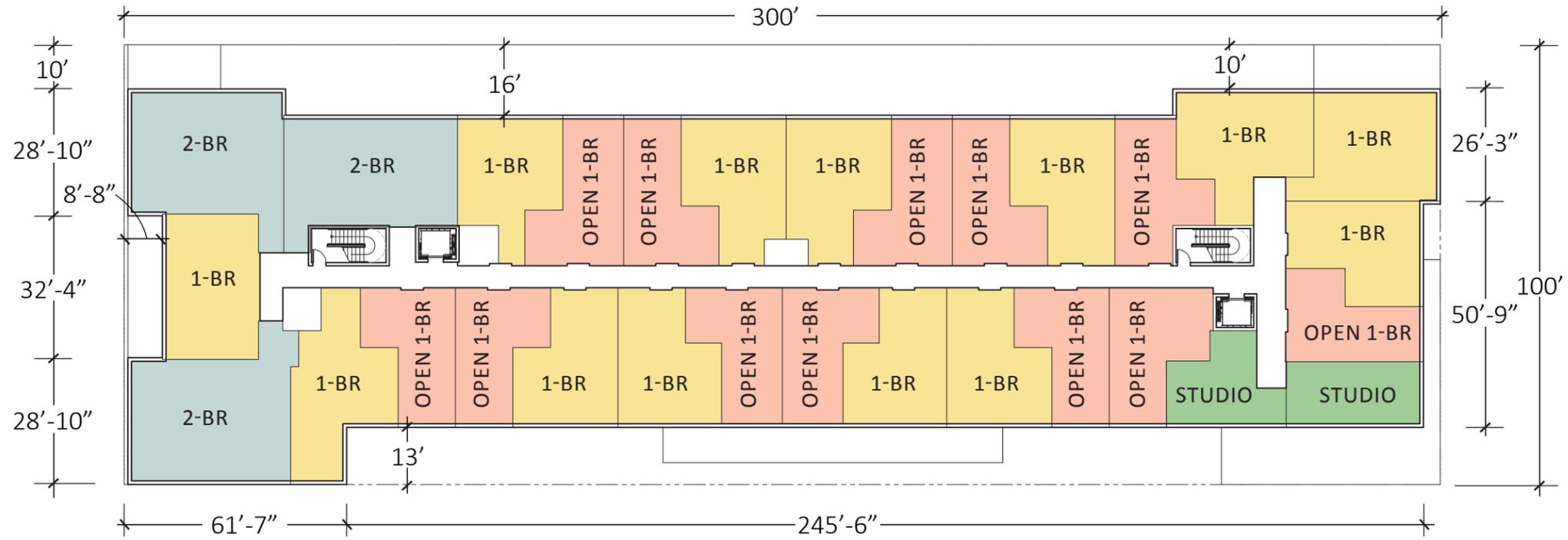
PARKING LEVEL P1



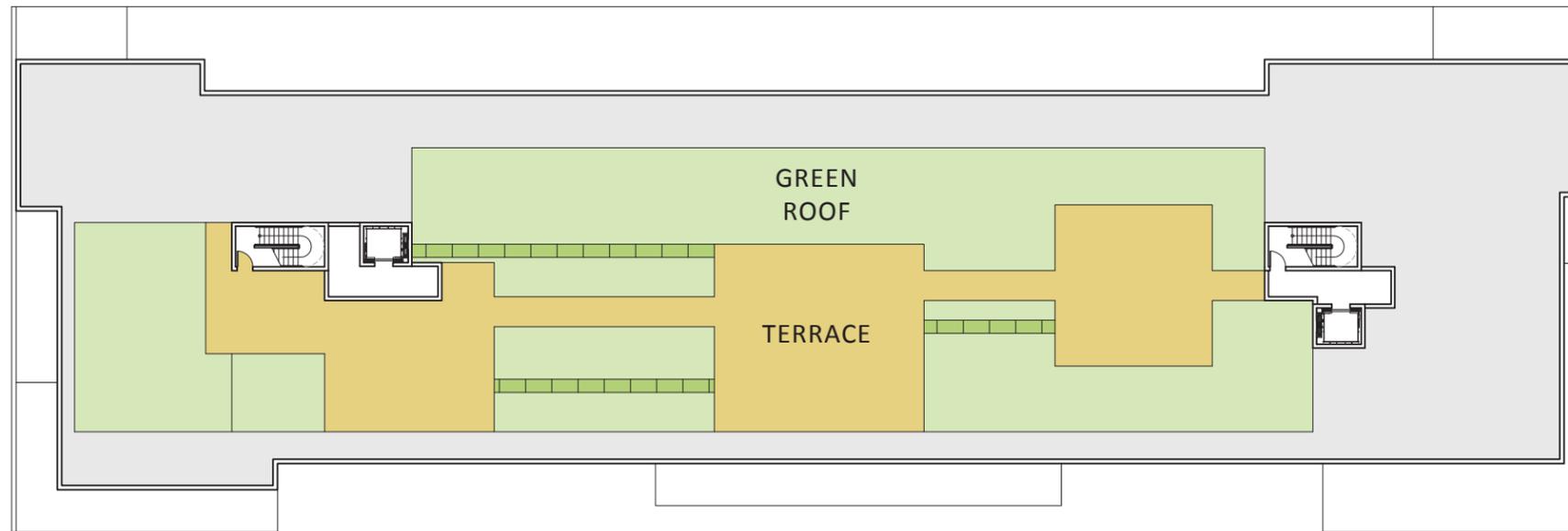
PARKING LEVEL P2







LEVEL 6

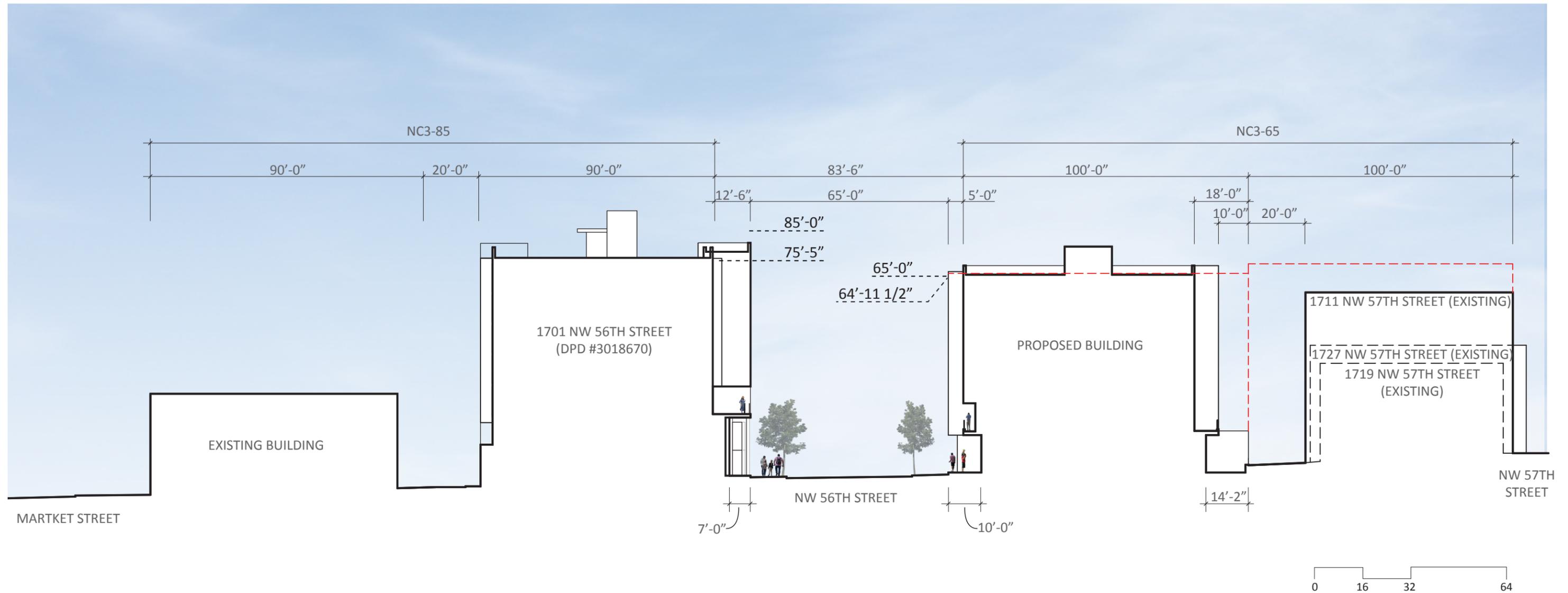


ROOF LEVEL



Building to the extent of the zoning envelope creates a gradual transition in scale from north to south and compliments the property at 1701 NW 56th Street. Variation in setbacks at the street level help reduce bulk and scale and strengthen pedestrian connectivity.

- CS2 - Urban Pattern and Form
- CS3 - Architectural Context and Character
- PL3 - Street Level Interaction
- DC2 - Architectural Concept





(A) 1730 NW 56TH STREET



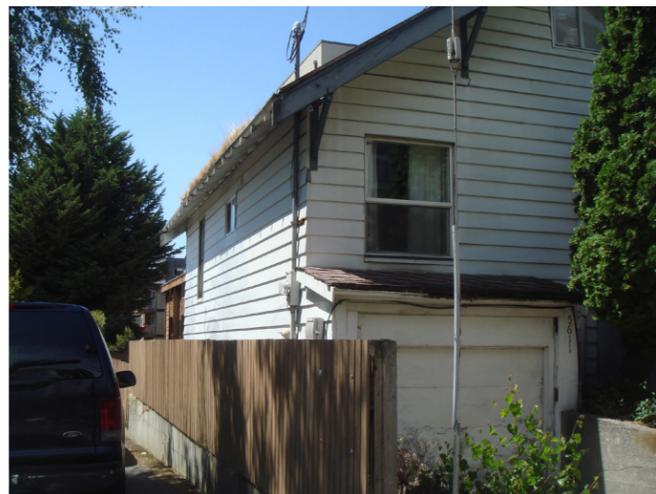
(B) 1727 NW 57TH STREET



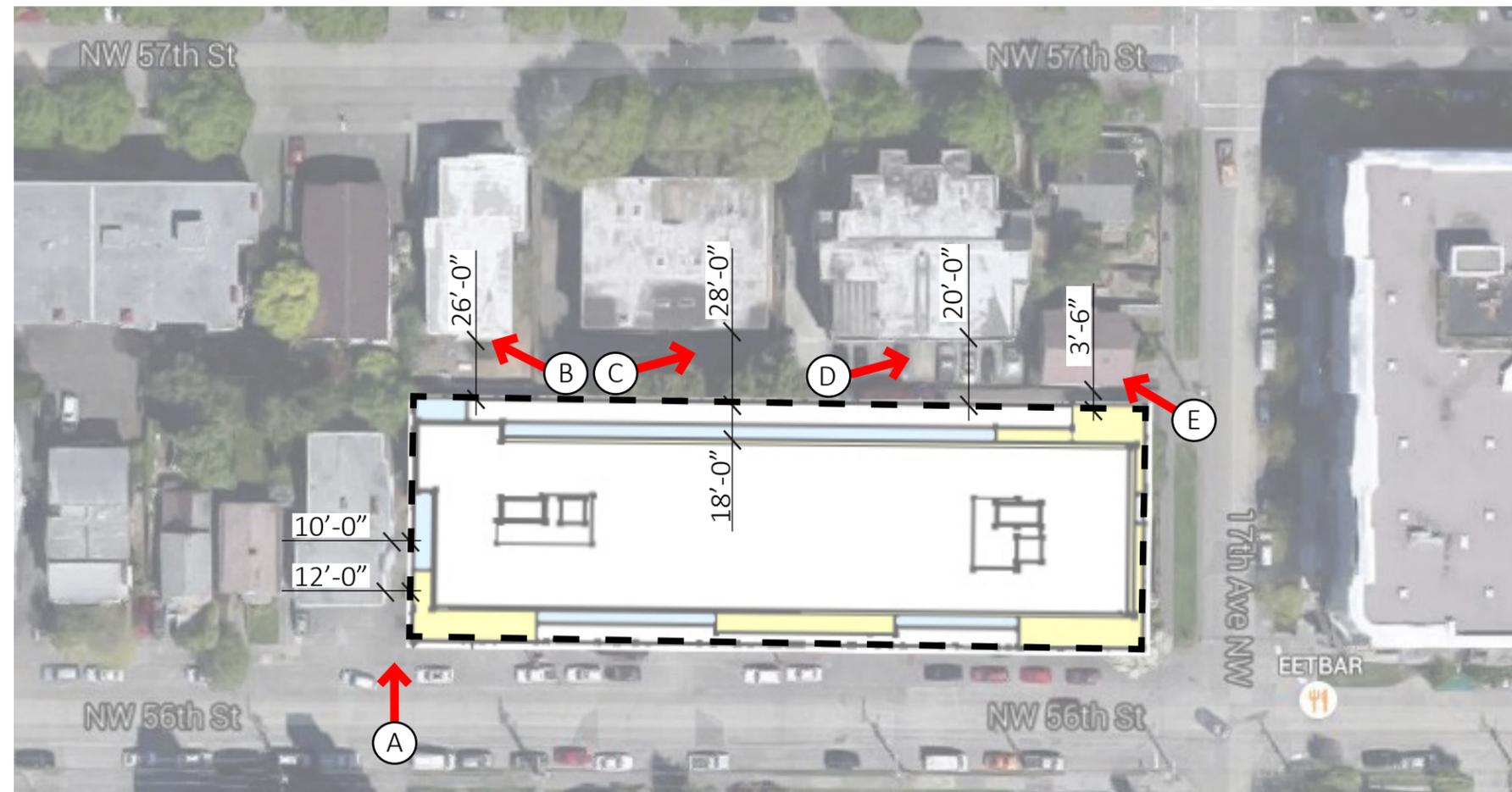
(C) 1719 NW 57TH STREET

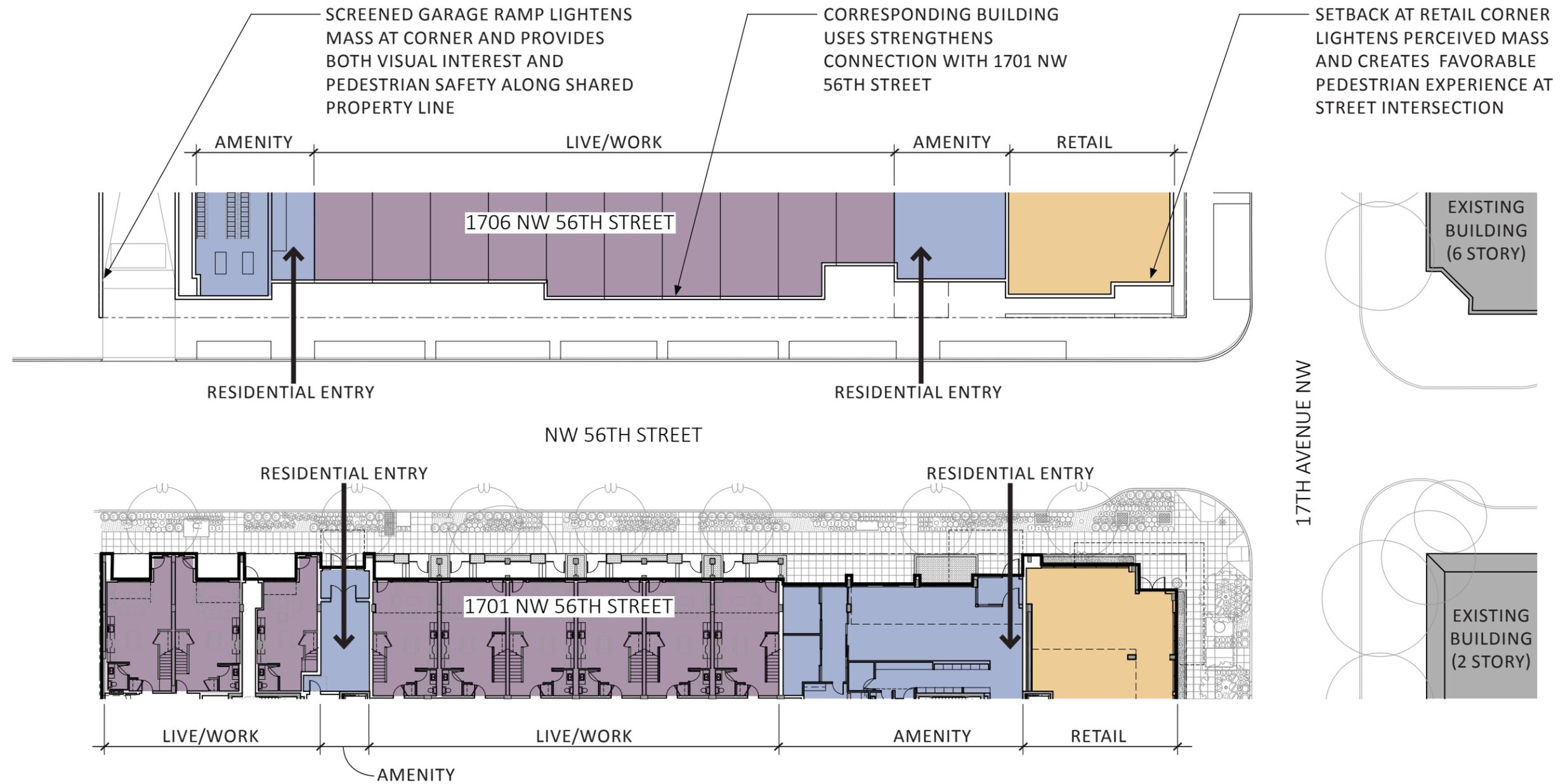


(D) 1711 NW 57TH STREET

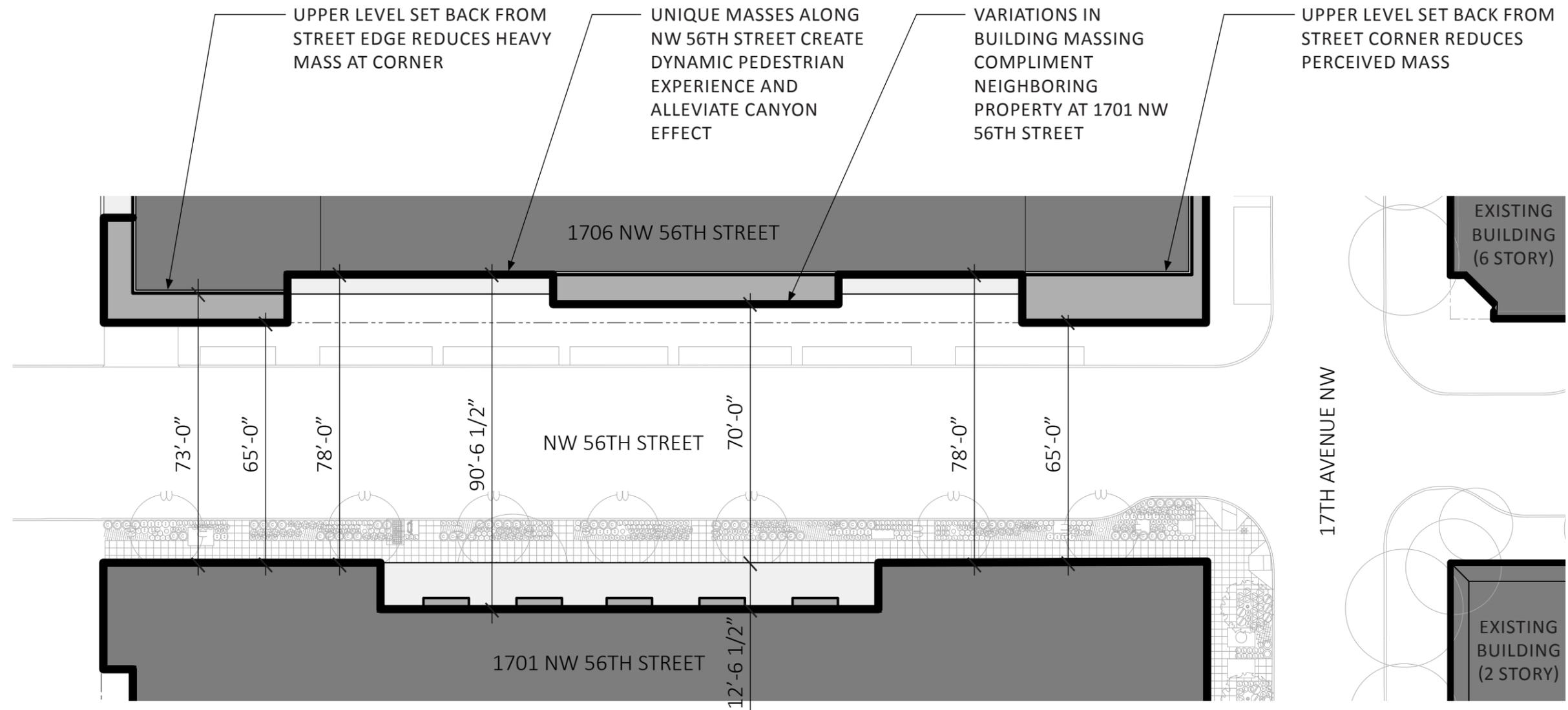


(E) 5617 17TH AVENUE NW



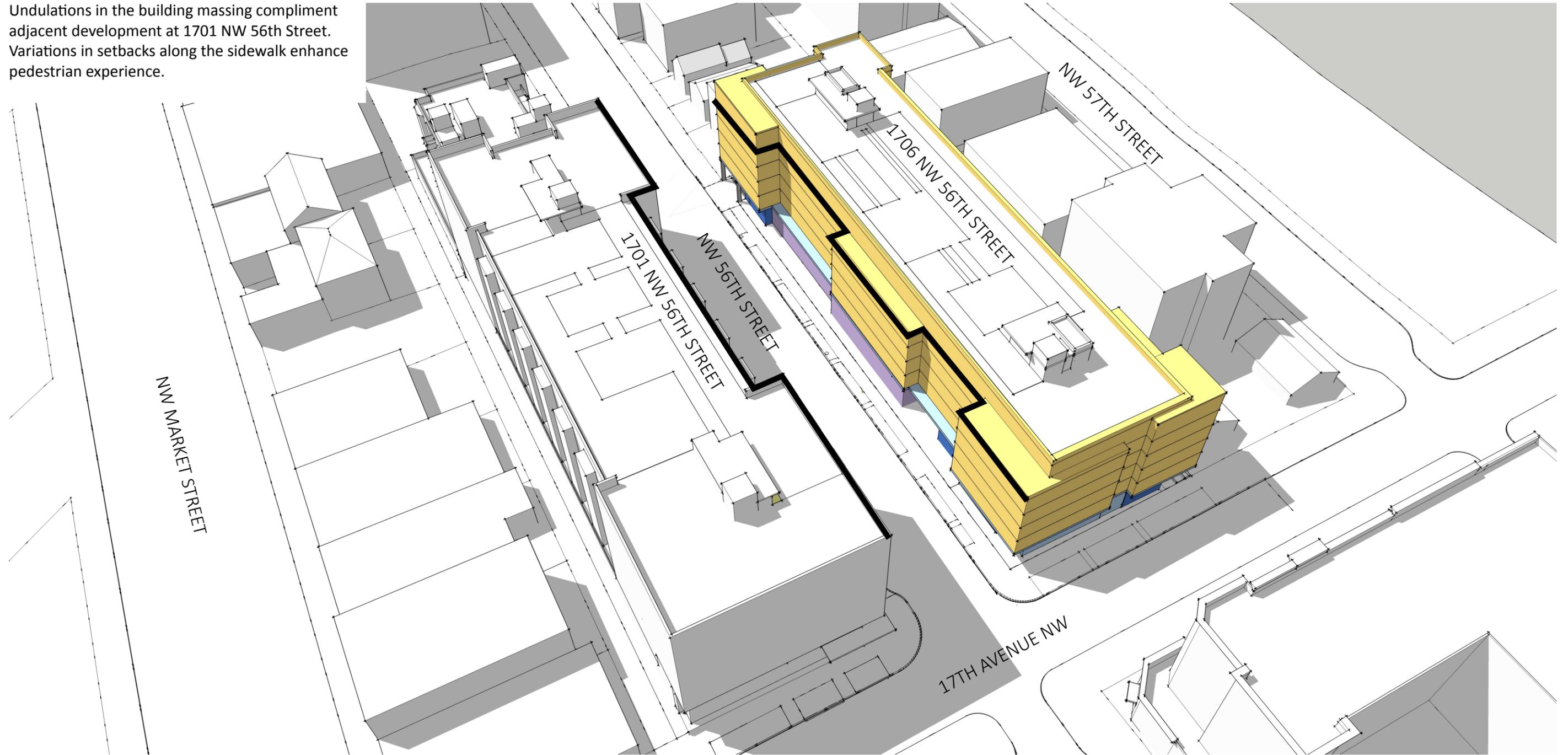


STREET LEVEL  
 PL1 - Connectivity  
 PL3 - Street Level Interaction



ROOF LEVEL  
 CS2 - Urban Pattern and Form  
 DC2 - Architectural Concept

Undulations in the building massing compliment adjacent development at 1701 NW 56th Street. Variations in setbacks along the sidewalk enhance pedestrian experience.



OPTION A



9AM

OPTION B



9AM

OPTION C



9AM



12PM



12PM



12PM



5PM



5PM



5PM

