

Project 1706 - Proposed New Residential Construction Project (DPD #3019360)

Presentation Package

SEATTLE DESIGN REVIEW

08.03.2015 | Early Design Guidance Meeting 1
04.04.2016 | Design Review Recommendation Meeting 1

PROJECT SUMMARY

The proposed building 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 165 units, 1,871 square feet of retail and 126 parking stalls. All parking will be accessed from NW 56th Street via a single curb cut. The lot fronts NW 56th Street to the south, 17th Avenue NW to the east, and a shared property line to the north and west. The site area is 100’x300’ and the site slopes down from north to south along 17th Avenue NW and east to west along NW 56th Street.



Project 1706
1706 NW 56th Street
Design Review Recommendation Meeting - DPD #3019360

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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

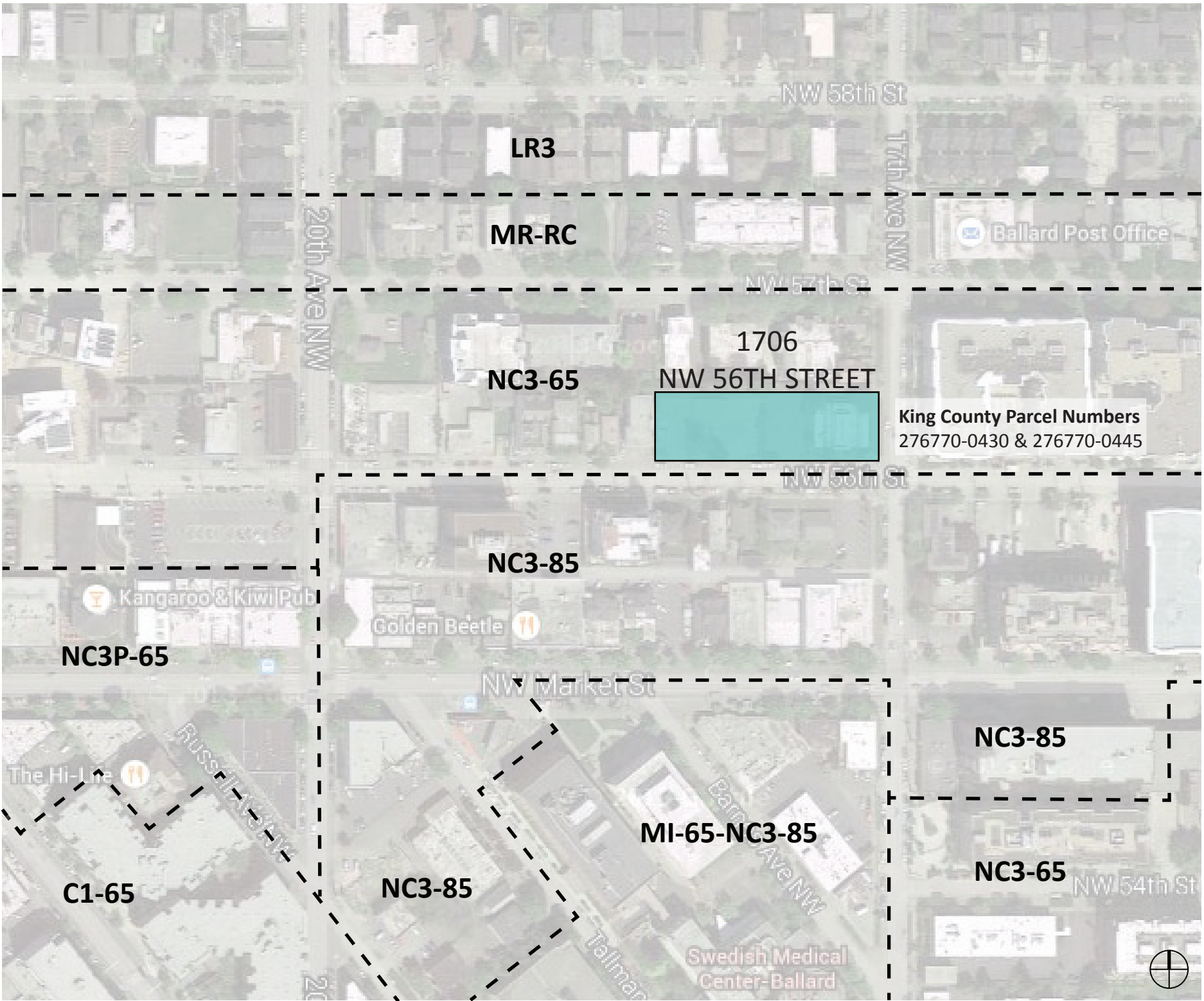
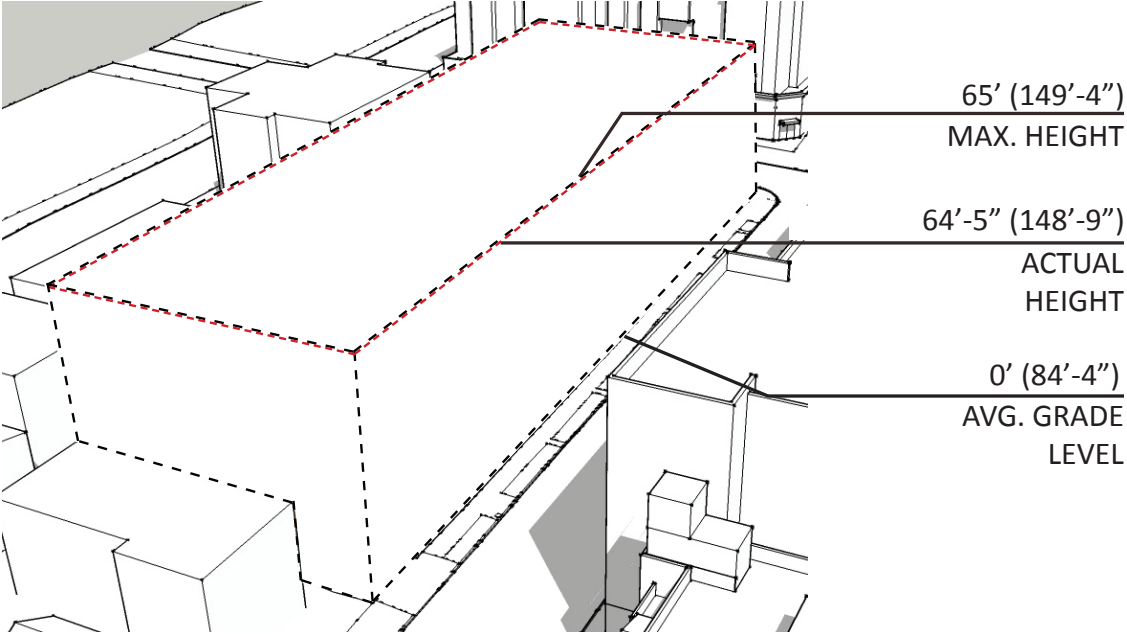
Permitted Uses (23.47A.004)
Residential, Live-Work Units

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 | 123,423 SF |
| Commercial (Retail) | 1,871 SF |
| Commercial (Live-work) | 11,729 SF |
| Level 1 Mechanical | 1,724 SF |
| Additional Square Footage: | |
| Parking/Mech. | 40,064 SF |
| Total | 178,811 SF |

138,747 Total FAR



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

127,190 SF * 5% = 6,359.5 SF Required

3,253 SF Amenity Provided at L1

885 SF Provided at L6 Amenity Space

8,519 SF Amenity Provided at Roof

Parking Requirements (23.47A.030)

0 parking stalls Required

126 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. 5 spaces required for 101-150 total spaces.

5 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)

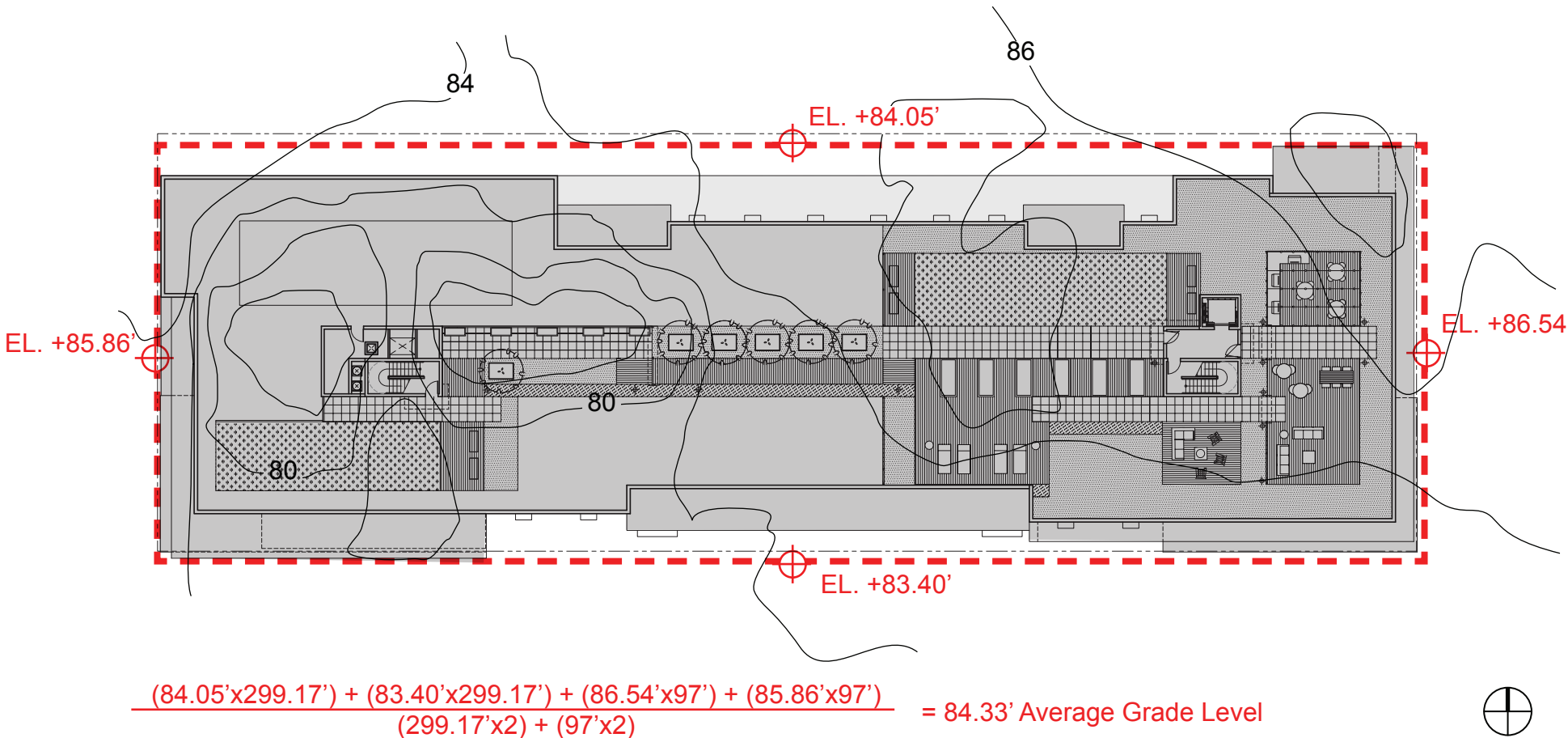
If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut.

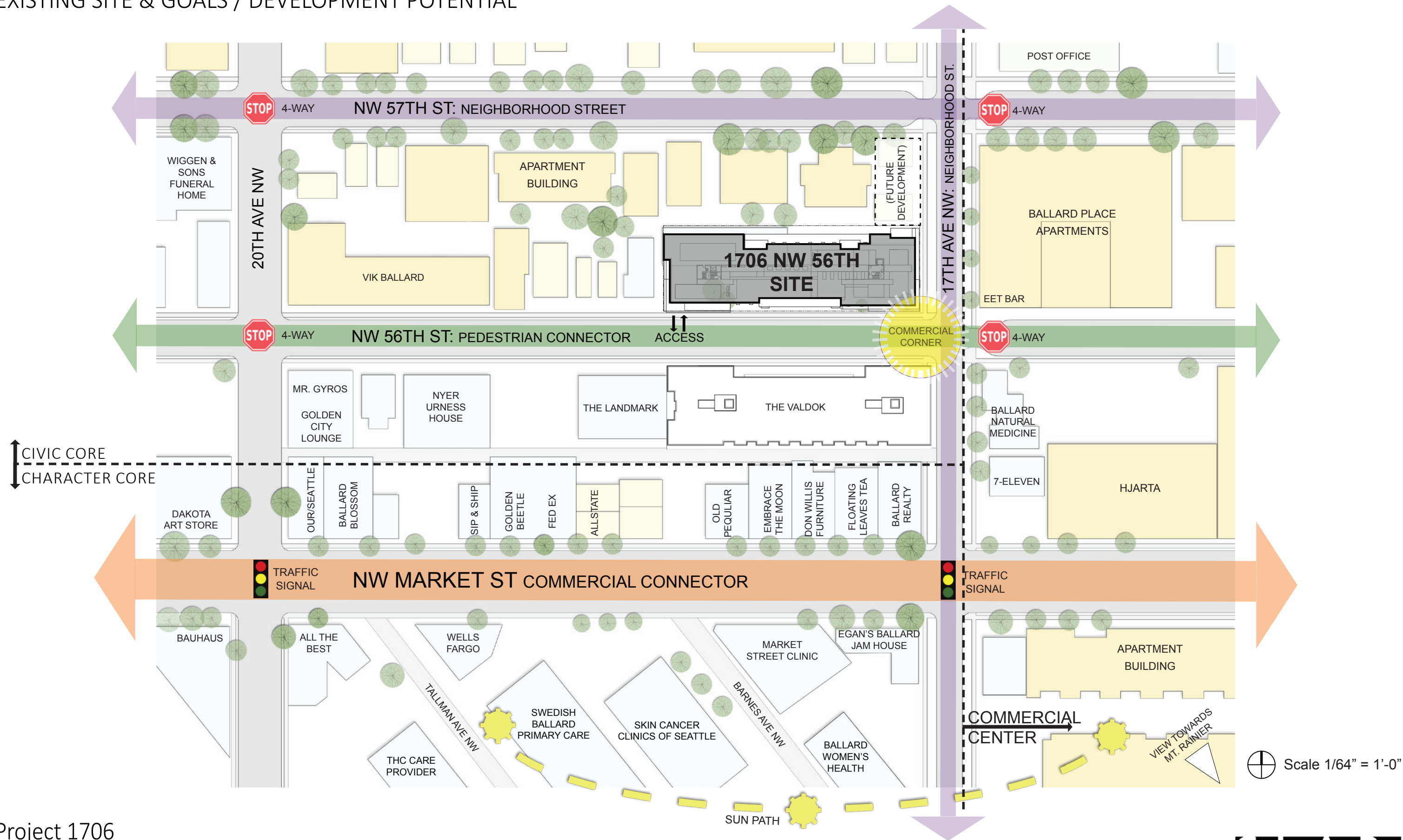
Solid Waste Calculation (23.54.040)

| | | |
|-----------------|-------------|--------------------------------|
| Residential | 148 Units = | 767 SF (575SF + (48*4)) |
| Non-Residential | | 62.5 SF (125 SF*50% reduction) |
| Total | | 729.5 SF Required |
| | | 833 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 northwest 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

1



VIK BALLARD

2



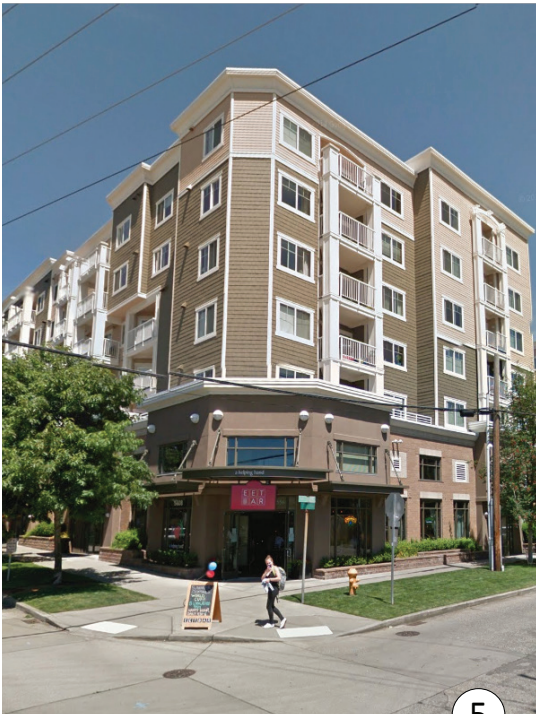
1730 NW 56TH ST.

3



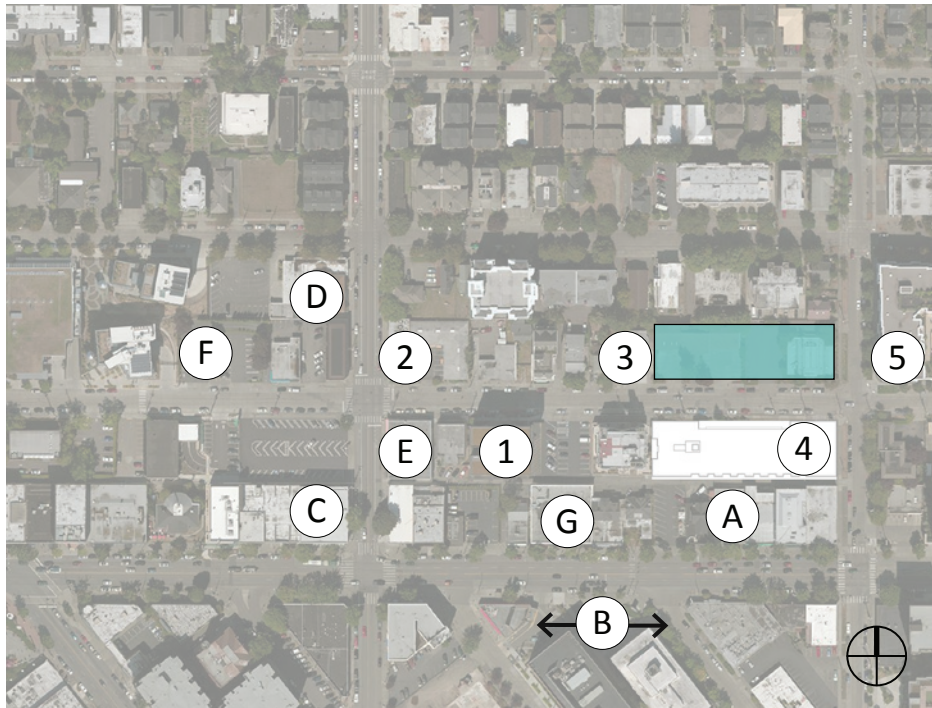
THE VALDOK

4



BALLARD PLACE

5



- A. Old Peculiar
Don Willis Furniture
Floating Leaves Tea
Ballard Realty
Oddfellows Lodge
- B. 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
- F. Skillet
- G. Golden Beetle

Project 1706

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VALDOK 1



ECCO APARTMENTS



VIK BALLARD



HJÄRTA II



MODERA APARTMENTS



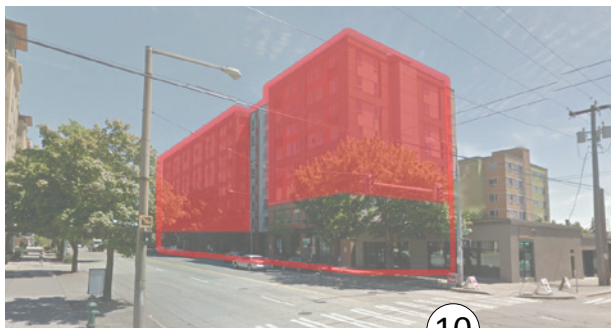
EFFICIENCY APARTMENTS



NYER URNESS HOUSE



1516 NW 51ST STREET



LEVA APARTMENTS



PROPOSED



In looking at neighborhood buildings, both existing and those under development, a consistent design parti and preference is easily recognizable. Most recent ‘corner prominent’ projects have a heavy influence on the mass at the corner and a breakdown of the scale into discernible sections which help to minimize the length of facades from the pedestrian perspective. Many of the buildings studied are brought close to property lines and do not transition or address neighboring buildings or adjacent lower zones. Some buildings attempt to accent 2-story retail/amenity spaces, while others bring the retail/amenity to the face of the building, attempting to call attention to the more intimate experience of interaction with the sidewalk.

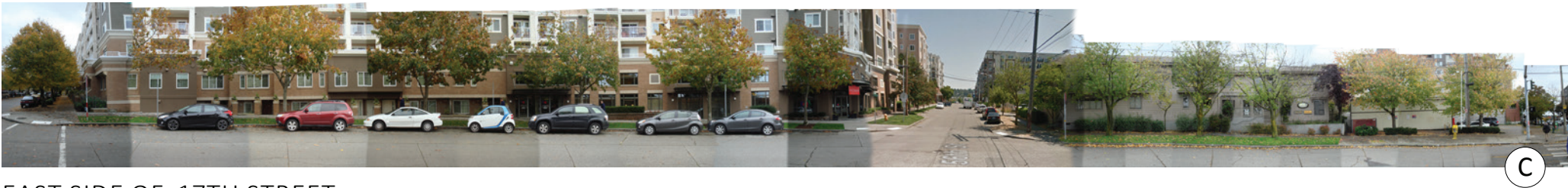
The proposed building has been designed with these trends in mind. There is a clear corner with iconic brow and fin, a deliberate breakdown of scale between massing elements and a prominent retail space with floor to ceiling storefront. Special attention has been give to the pedestrian experience along both 56th and 17th.



SOUTH SIDE OF NW 56TH STREET



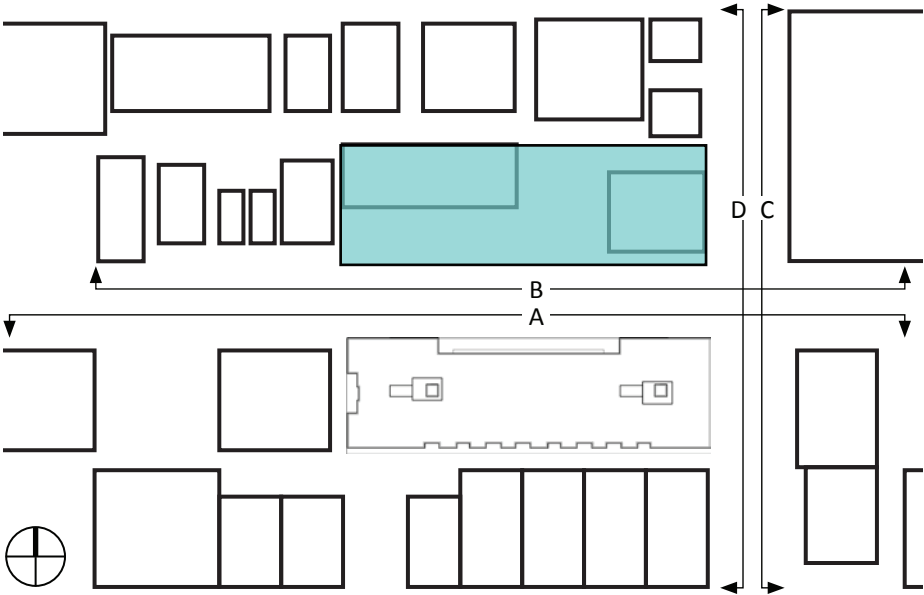
NORTH SIDE OF NW 56TH STREET



EAST SIDE OF 17TH STREET



WEST SIDE OF 17TH STREET



Per Arborist report dated April 15, 2015:

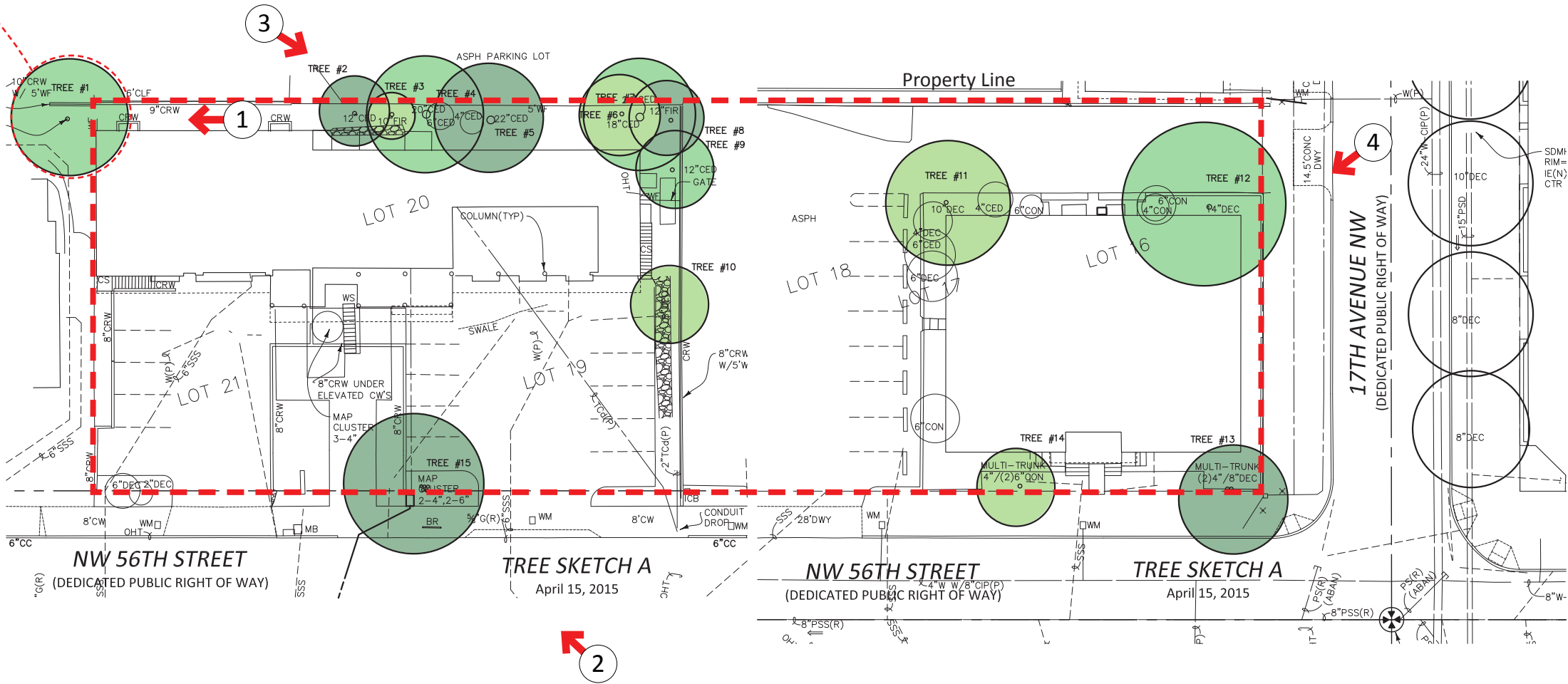
- None of these trees meet the threshold to be considered exceptional as defined in City of Seattle Director’s Rule 16-2008.
- Tree #1 should be considered for root pruning prior to start of construction to minimize damage to the eastern half of the tree’s root zone. Tree protection should be followed 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



- **Context & Local Impact:**

"The eastern massing should respond to the transition from a higher zone to the south and lower zone to the north."

"The applicant should provide window studies for the properties to the west and north of the proposal."

- **Massing:**

"The board expressed concern with the large scale and perceived mass of the proposal considering the 300 ft. length of frontage along NW 56th St. and expressed concern that it will read as one large building. The Board directed the applicant to look at ways to further break down the scale and mass of the building through additional emphasis on the vertical articulations and exploration of larger volumes with smaller, deeper recesses to better integrate and emulate the smaller scale of established development in the area."

"The board expressed concern with the 300 ft. long parapet on both the north and south edges. For the next meeting, the applicant should incorporate ways to break down the scale and length of the north and south parapets."

- **Street Level & Entry:**

"The Board directed the applicant to explore ways to enliven the southeast corner and make the ground floor, specifically along NW 56th Street, more permeable....The applicant should incorporate elements to enhance the permeability of the ground floor."

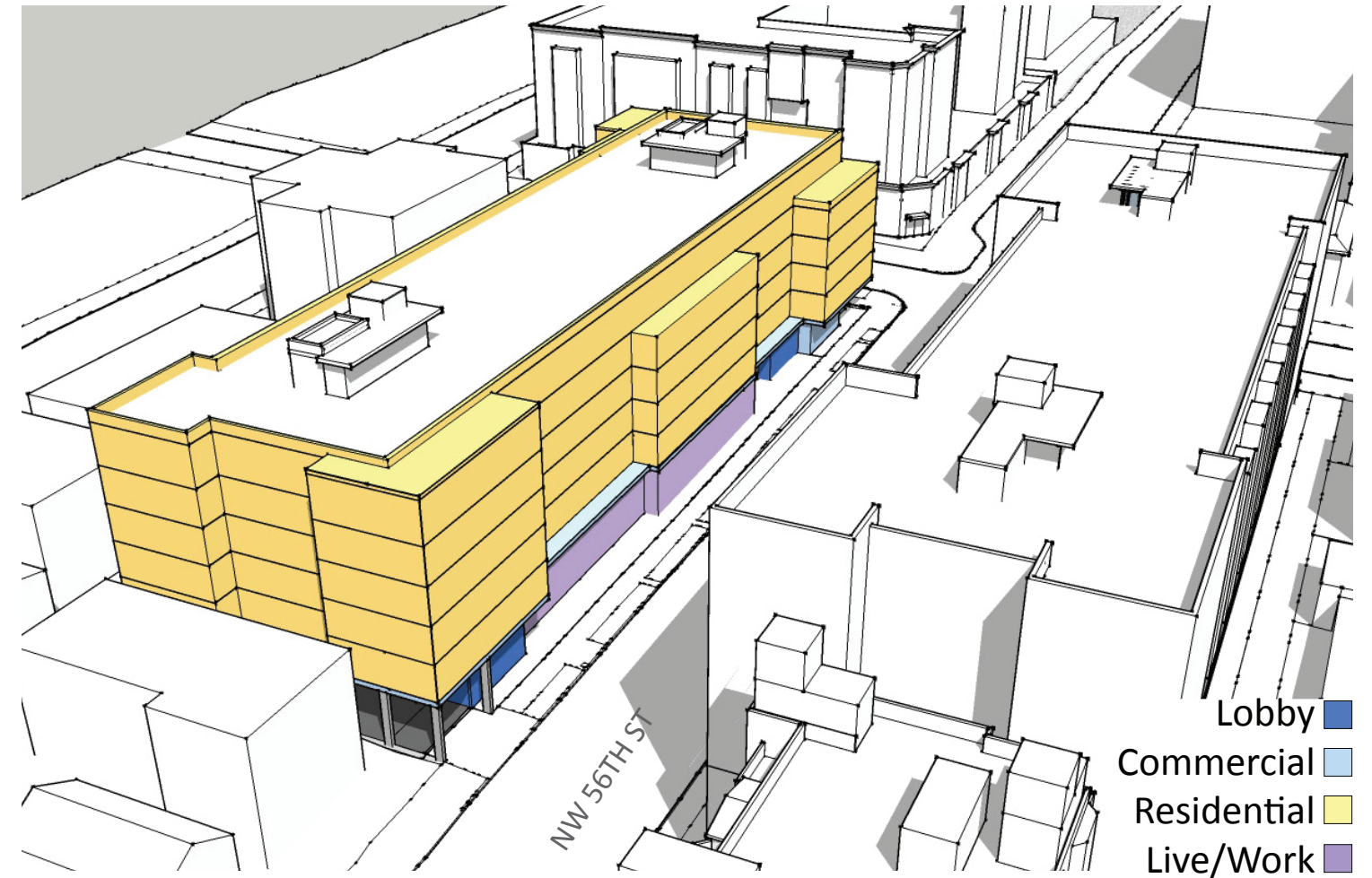
"The Board generally supported the live/work units and setback located along the northern edge of the building but requested additional information on the concept...This area should be a well programmed space, designed to match the intended use and should include landscaping designed with the function in mind."

"Weather protection was identified as an important element should be integrated into the overall design of the building."

"The applicant should incorporate finer grain, pedestrian scale details and materials to enhance the pedestrian experience and further break down the mass of the building."

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

"The proposal should respond to proposed development (Valdok 1) across the street, but should not be a "twin" or too similar. Architectural cues should be drawn on from Valdok 1 but cues from the larger neighborhood context and established neighborhood character should equally be drawn on to inform the design."



AERIAL FROM EDG MEETING #1

“The eastern massing should respond to the transition from a higher zone to the south and lower zone to the north.”

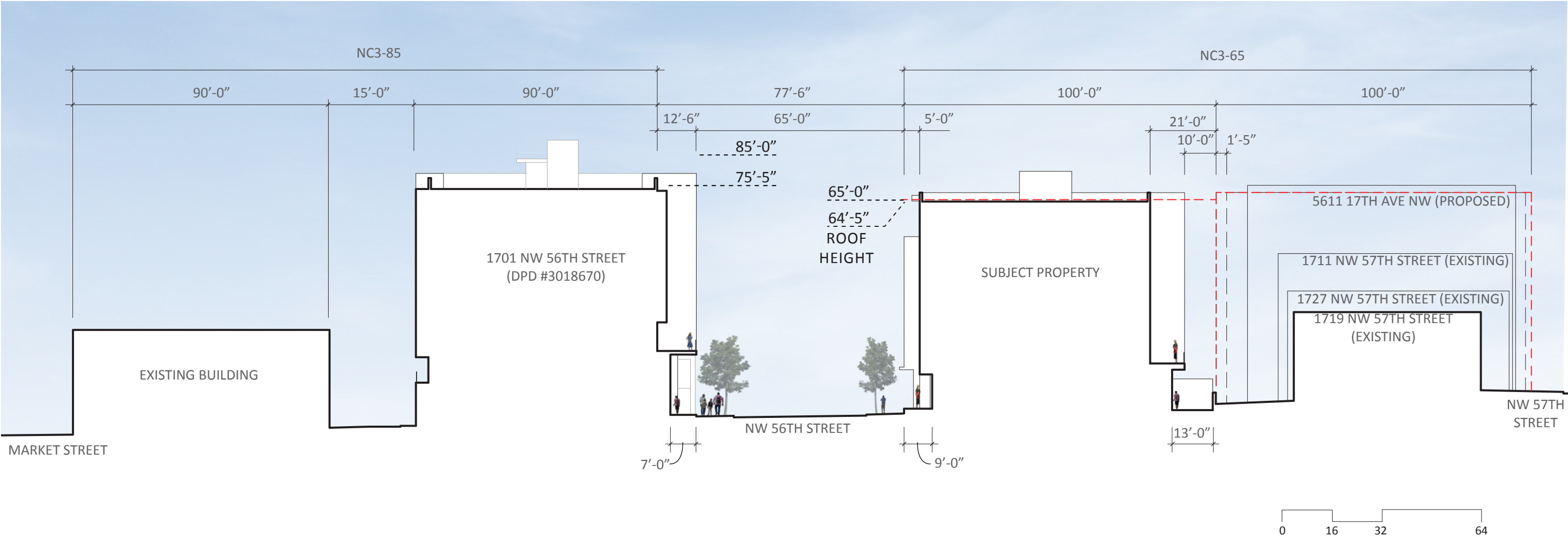


“The applicant should provide window studies for the properties to the west and north of the proposal.”



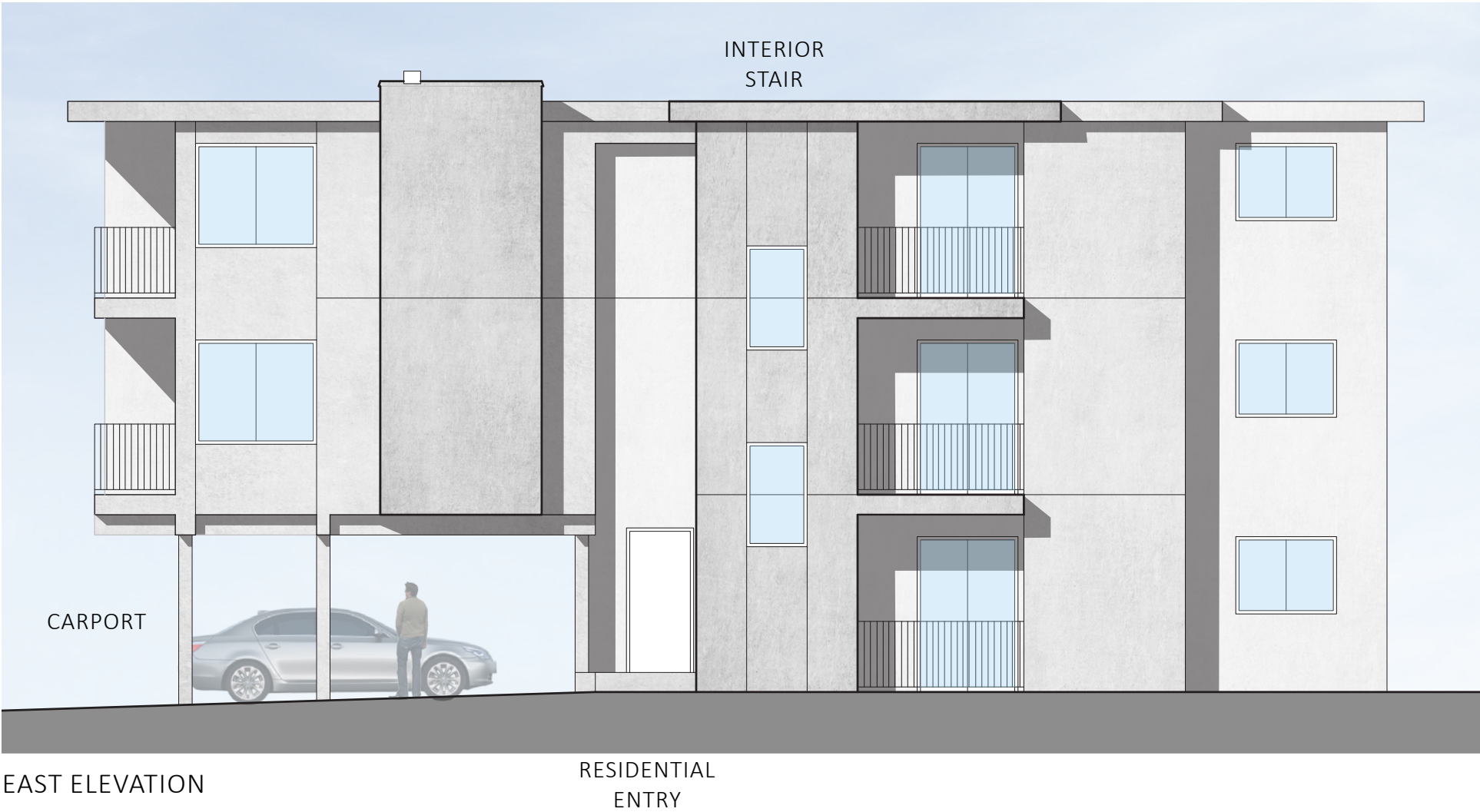
Building to the extent of the zoning envelope creates a gradual transition in scale from north to south and compliments the property at 1701 NW 56th Street. Variation in setbacks at the street level help reduce bulk and scale and strengthen pedestrian connectivity.

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



At the request of the Board, the design team conducted an in-depth window study of the neighboring building to the west in order to illustrate how the proposed design relates. The existing building is 3-stories containing units facing north and south with a small deck facing east. The ground floor is an open carport with the main entry is set back from the east property line by 16'. The upper story windows are set back a minimum of 9'-9" to a maximum of 12'-9" from the property line.

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



EAST ELEVATION

RESIDENTIAL
ENTRY

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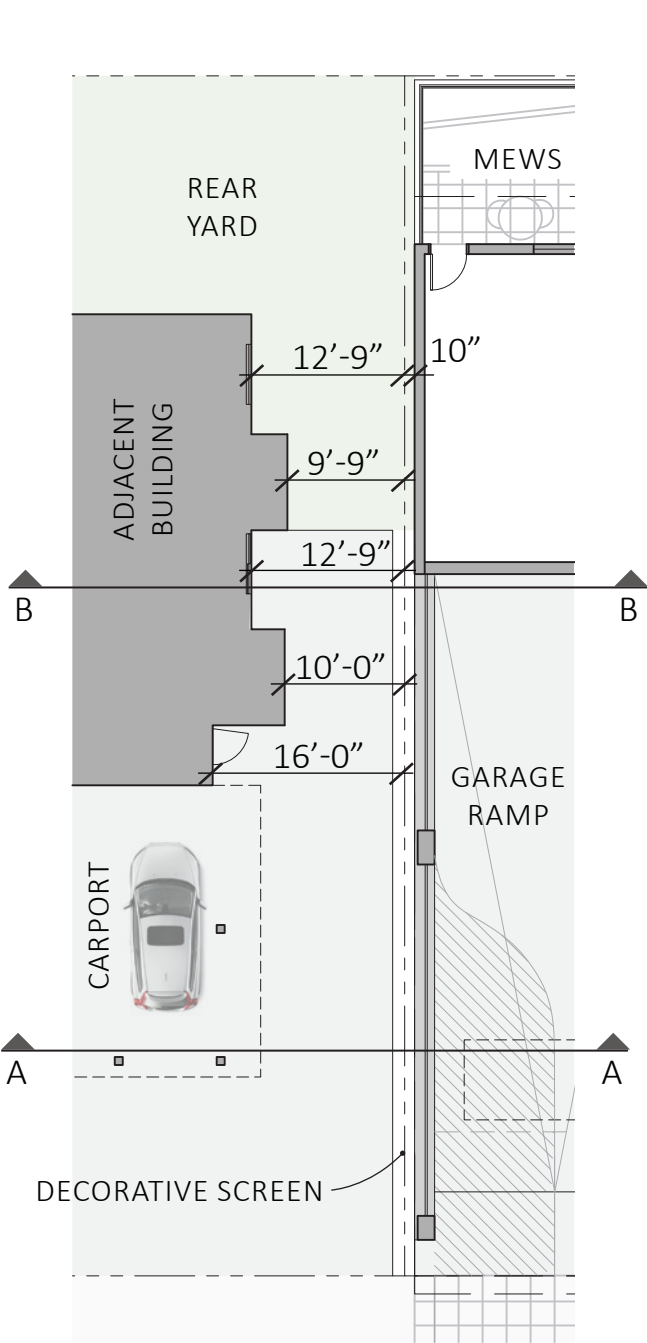


LOOKING WEST

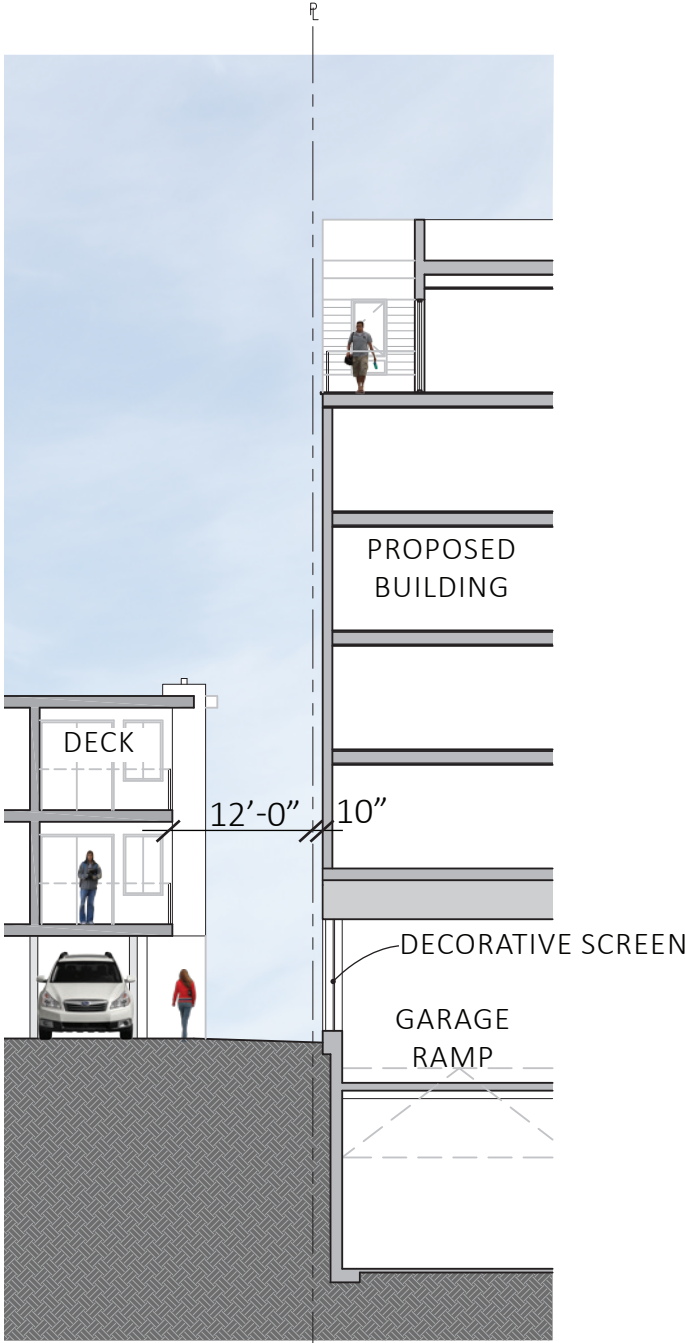


LOOKING NORTH

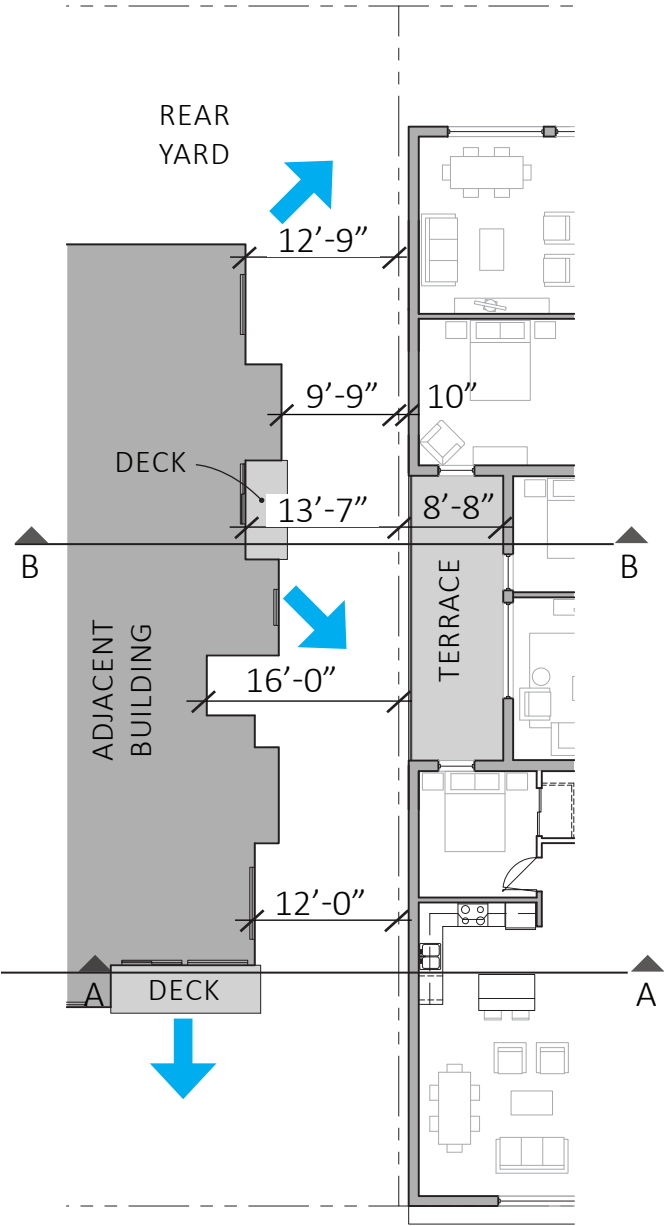
The diagrams below illustrate how the proposed design relates to the existing building to the west. A recessed terrace has been provided across from the neighbor's deck allowing for more sun exposure and distance between exterior habitable space on both buildings.



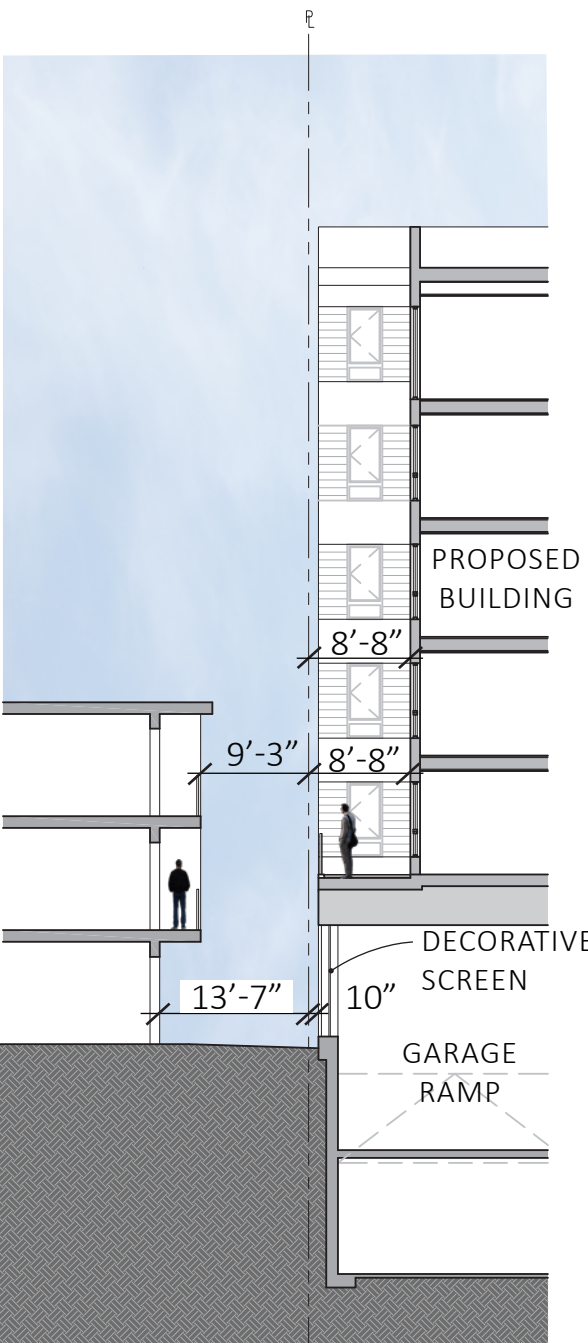
GROUND FLOOR PLAN



A - SECTION @ GARAGE ENTRY RAMP



TYPICAL FLOOR PLAN



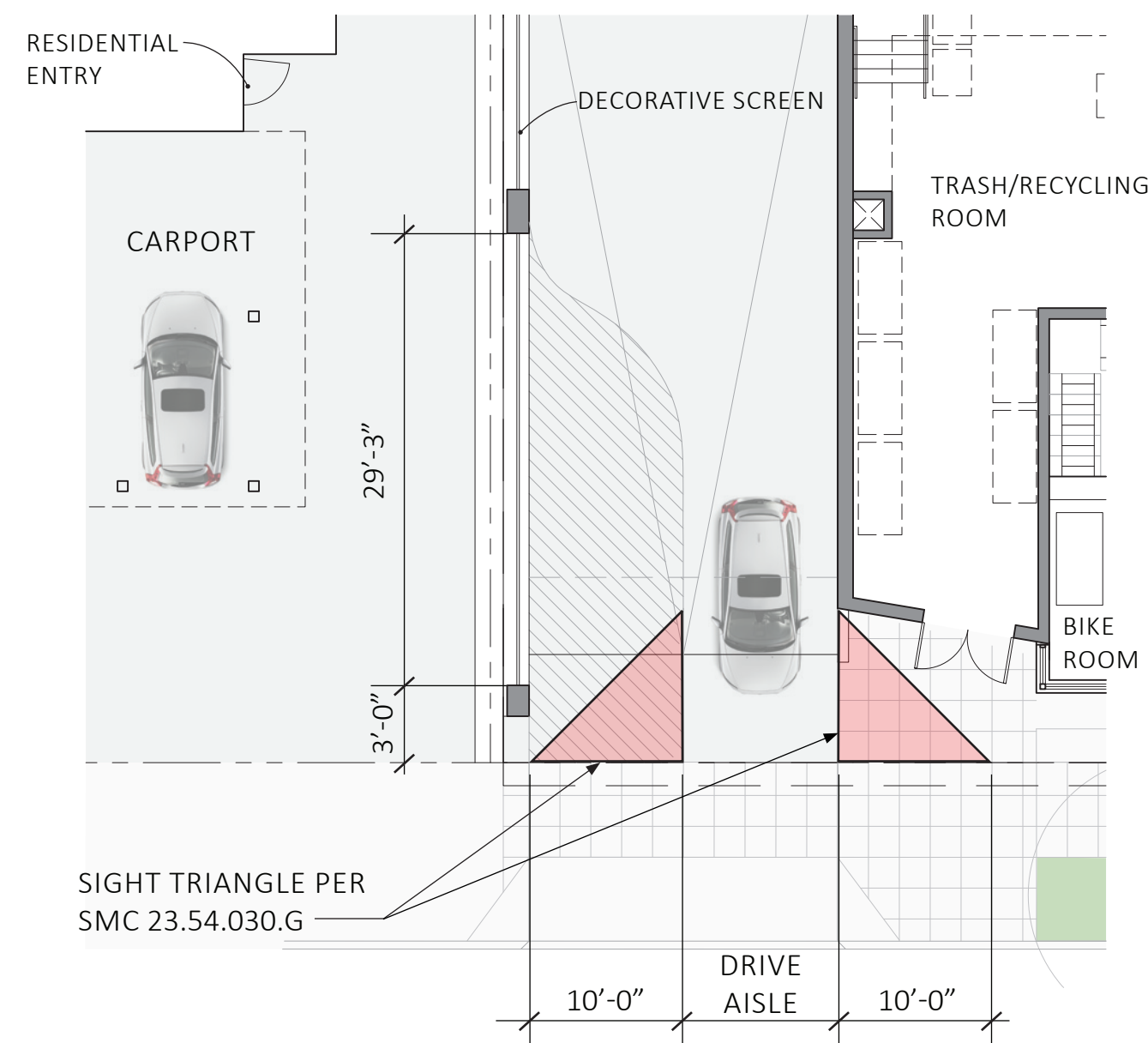
B - SECTION @ TERRACE SETBACK

CS2-D-5. RESPECT FOR ADJACENT SITES

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*ALL DIMENSIONS FROM EXISTING PROPERTY ARE APPROXIMATE

Garage access has been designed with the pedestrian in mind. A canted setback and corner glazing at the bicycle kitchen allow for clear visibility between motorists and pedestrians. Decorative screens adjacent to the west property alleviate a heavy mass at the ground plane. The Trash/Recycling Room has been designed to allow for direct access by the service provider eliminating the need for bins to be left at the curb. This also maintains visibility to and from the street for vehicle access.



PL2-B-1. EYES ON THE STREET

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LOOKING EAST



LOOKING WEST





(A) 5617 17TH AVENUE NW



(B) 1727 NW 57TH STREET

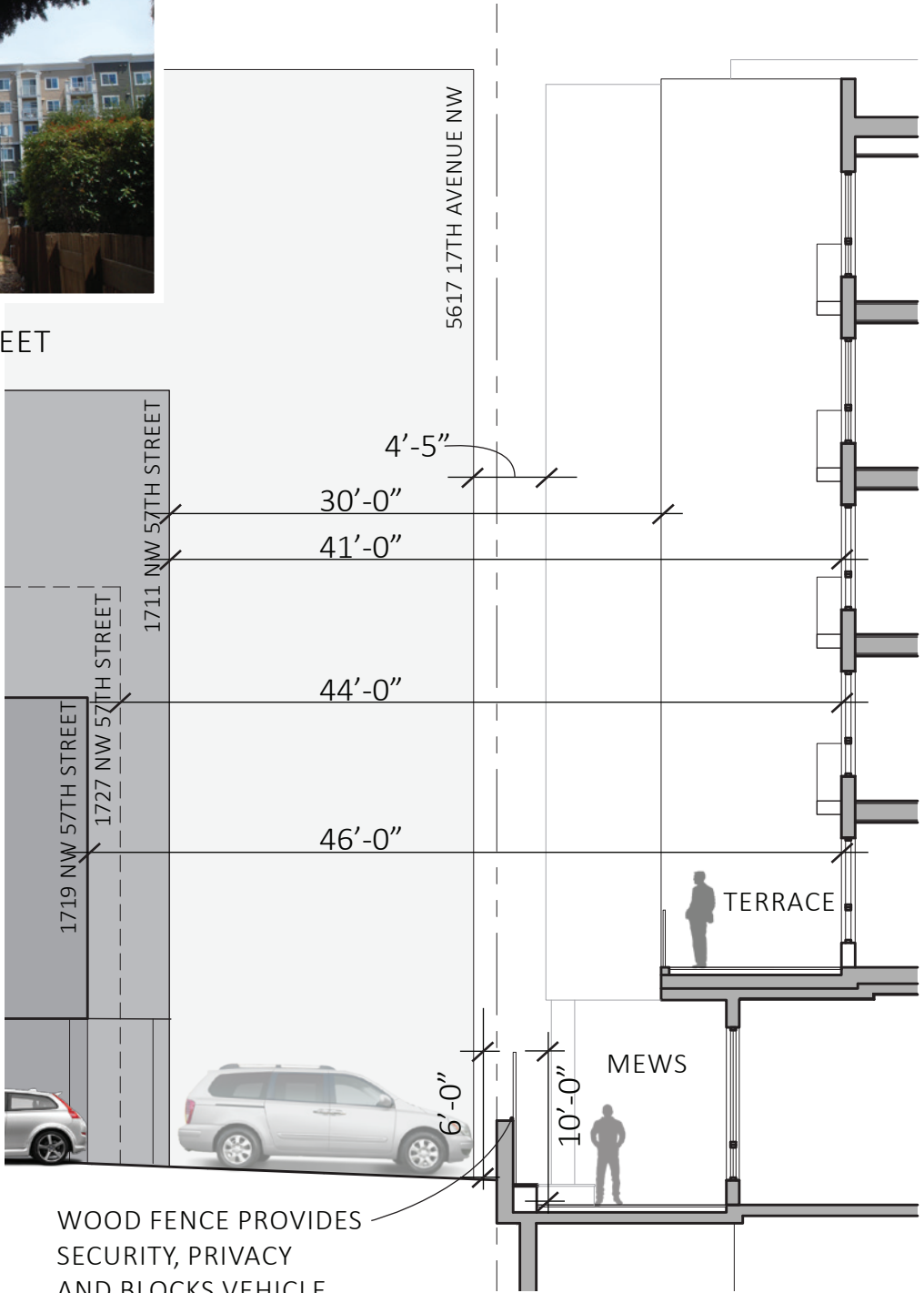
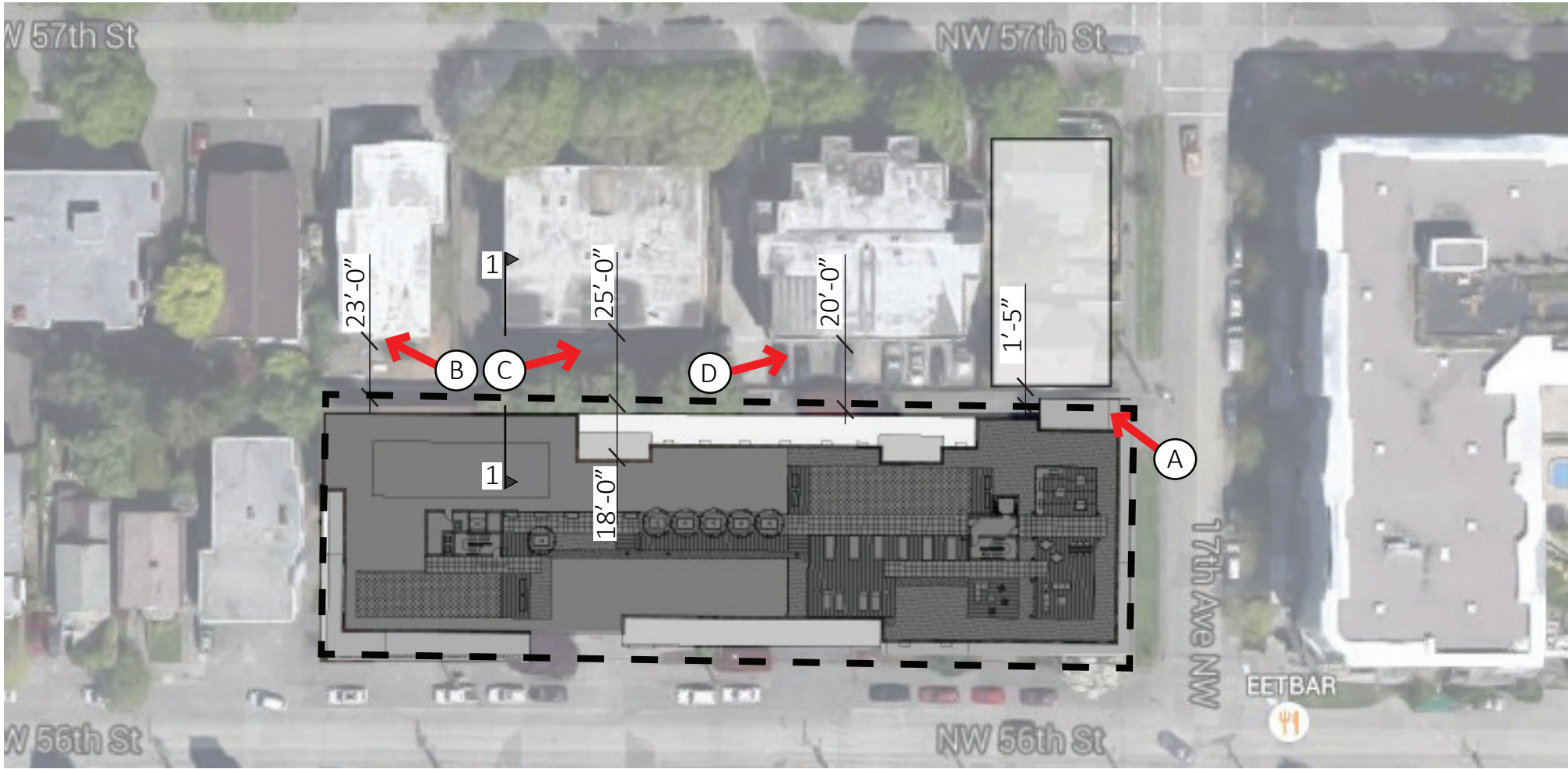


(C) 1719 NW 57TH STREET



(D) 1711 NW 57TH STREET

*ALL DIMENSIONS BETWEEN PROPERTIES ARE APPROXIMATE AND ILLUSTRATE THE DISTANCE FROM WINDOW TO WINDOW.



WOOD FENCE PROVIDES SECURITY, PRIVACY AND BLOCKS VEHICLE HEADLIGHTS

SECTION 1

CS2-D-5. RESPECT FOR ADJACENT SITES

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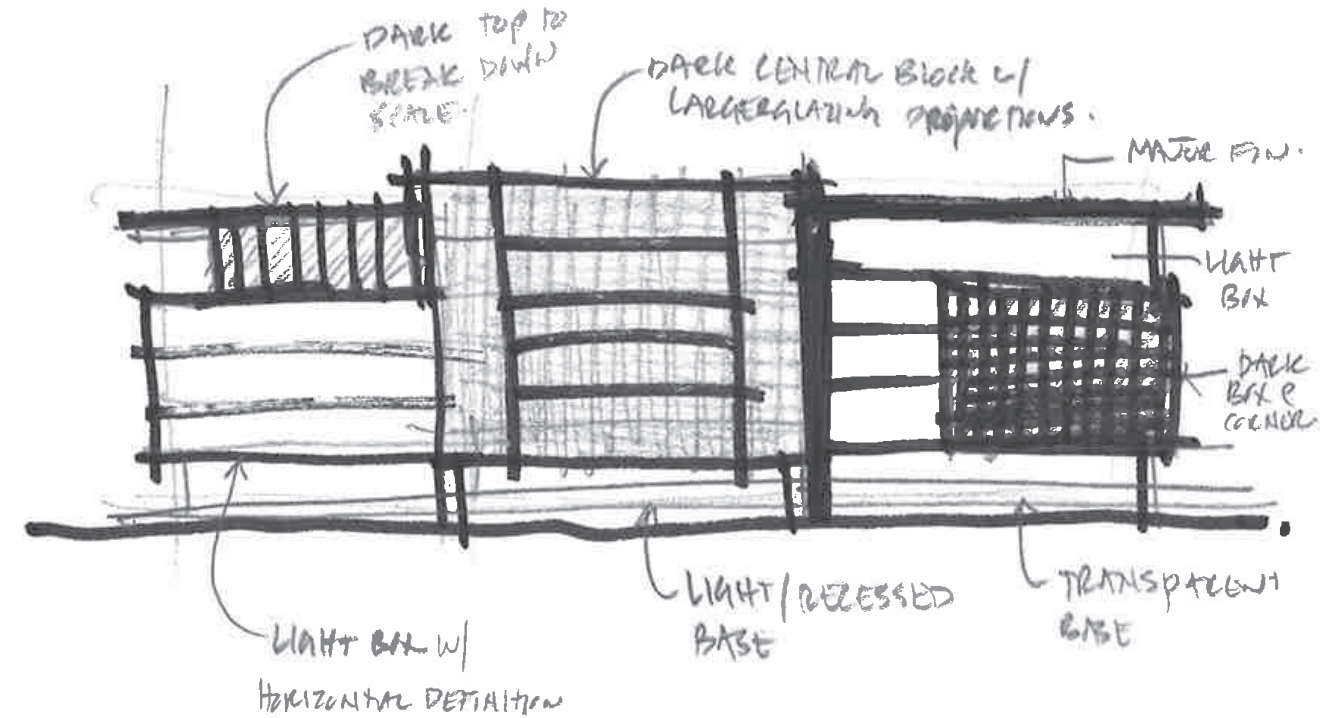


DC2-A-2. REDUCING PERCEIVED MASS:

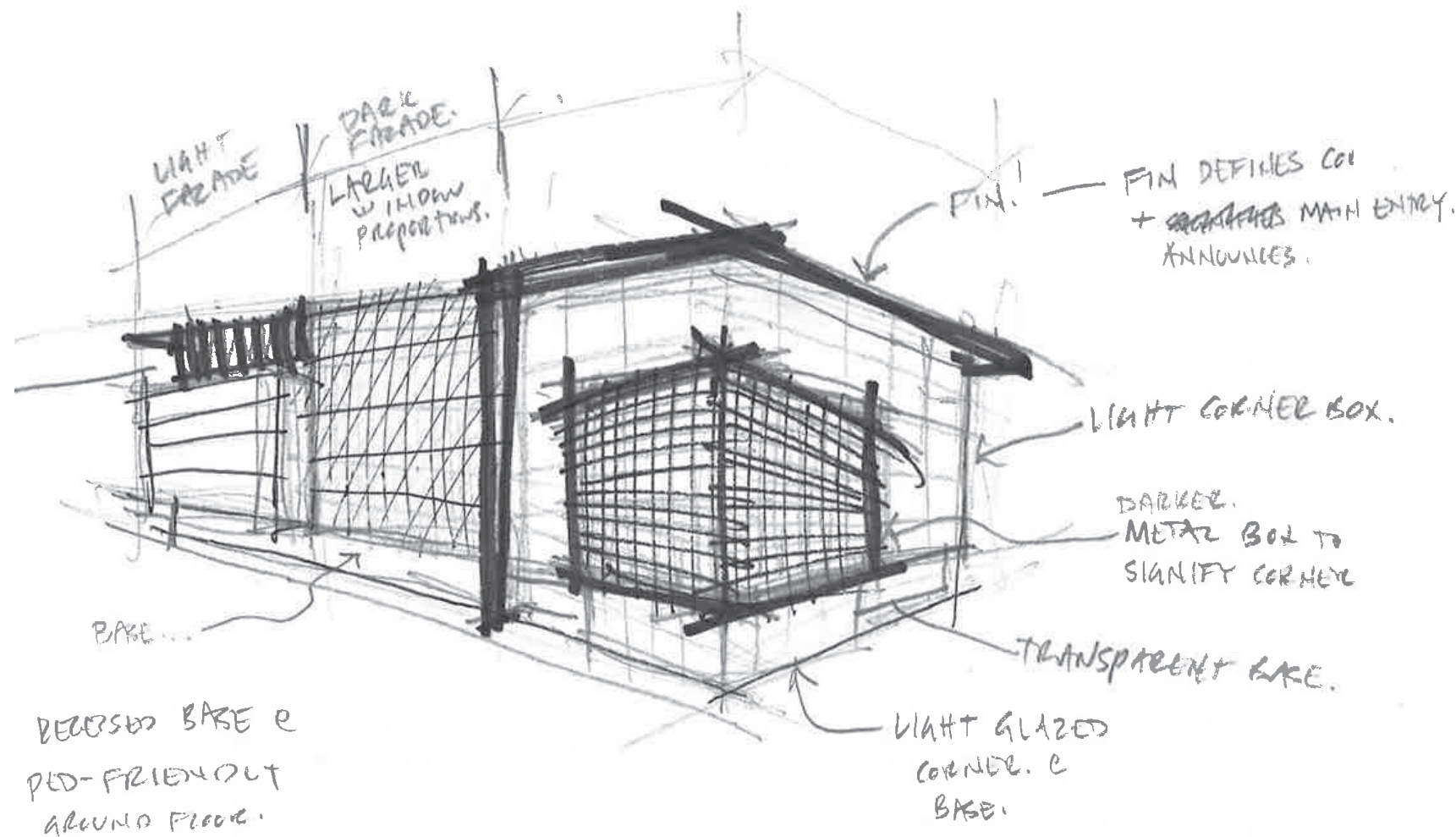
Use secondary architectural elements to reduce the perceived mass of larger projects.

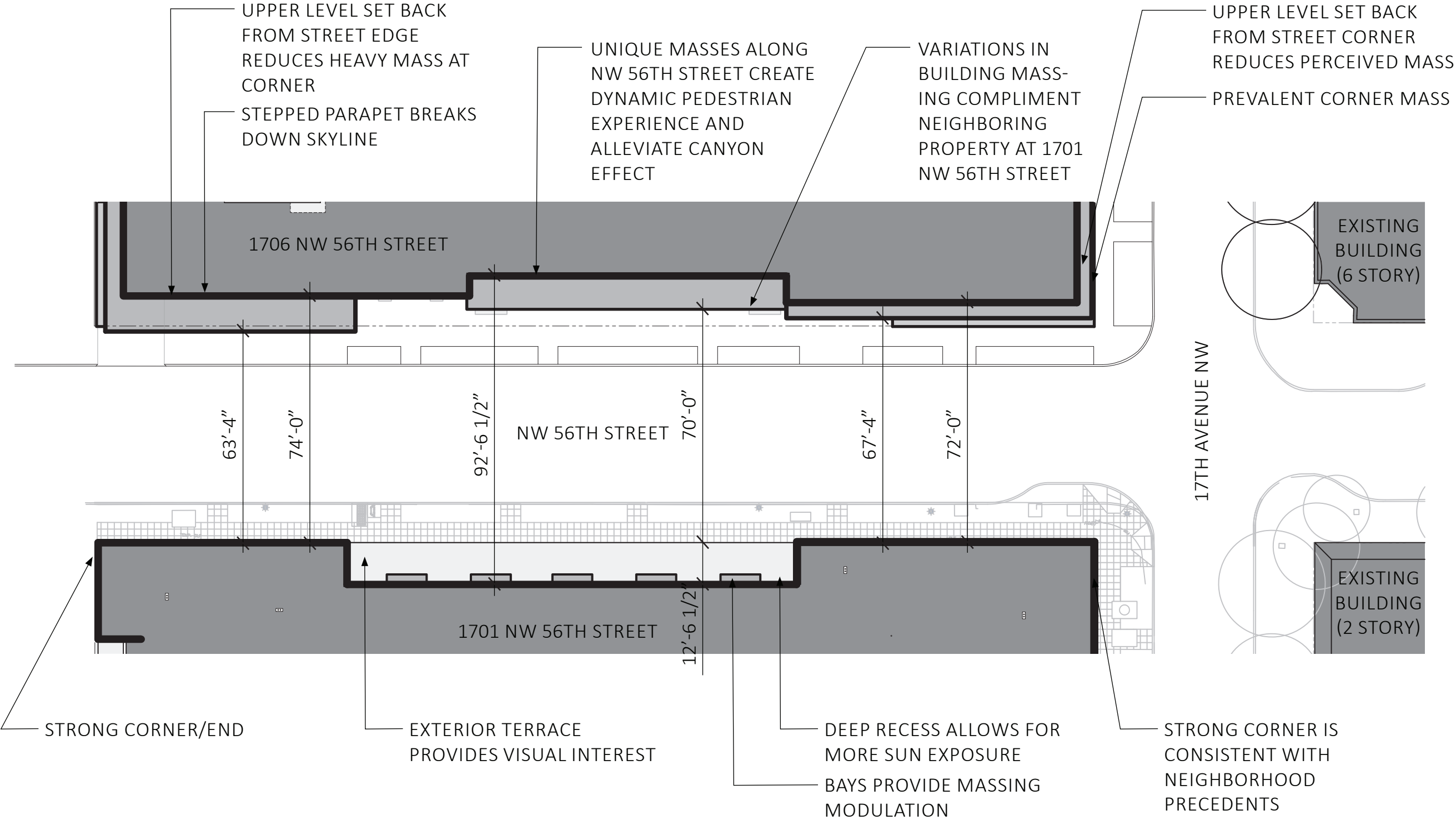
CS2-C-3 FULL BLOCK SITES

Break up long facades of full-block buildings to avoid a monolithic presence. Provide a human scale at street-level, and include 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.





CS2-A-2. ARCHITECTURAL PRESENCE

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CS2-A-2. ARCHITECTURAL PRESENCE

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CS2-C-1 CORNER SITES
PL2-D-1 DESIGN AS WAYFINDING

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LOOKING WEST - 56TH



LOOKING EAST - 56TH



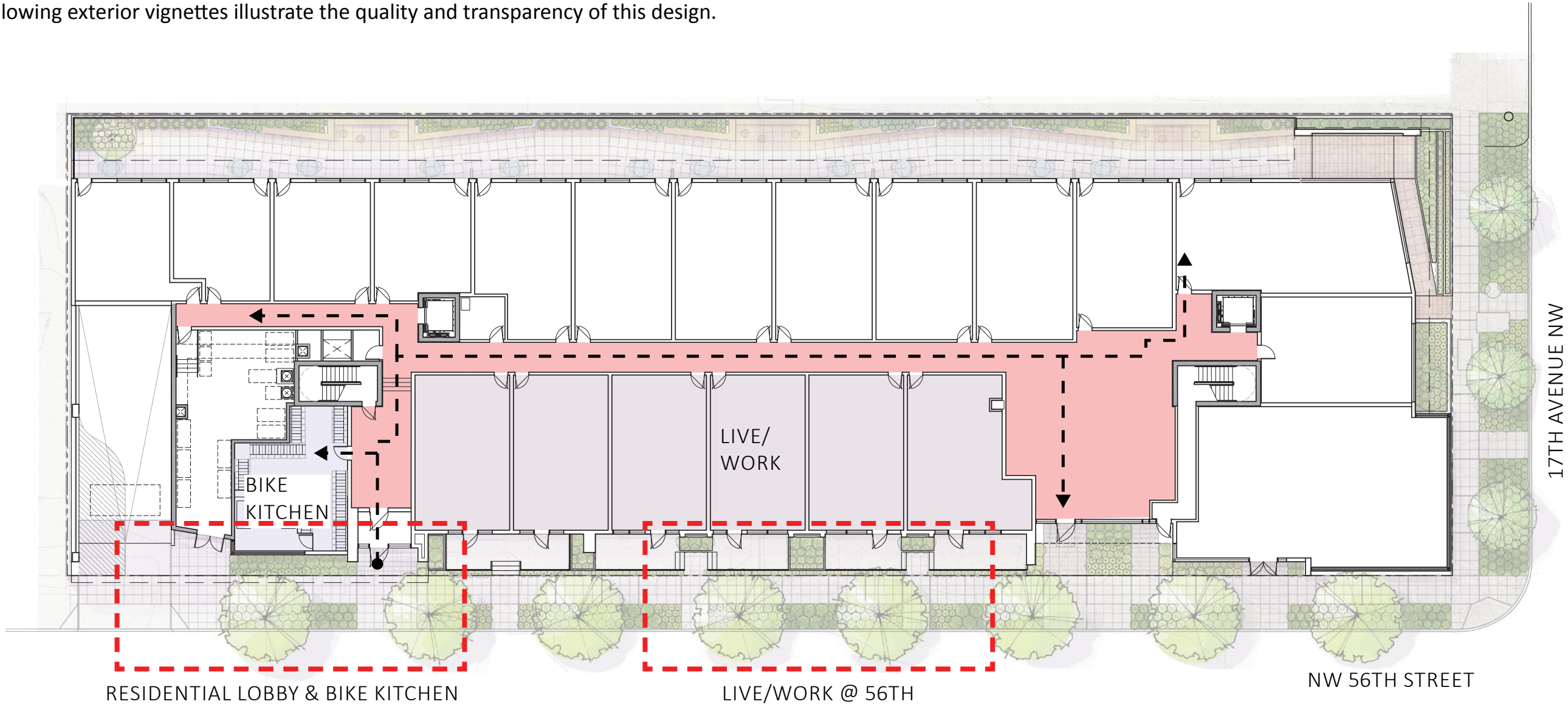
LOOKING NORTH - 17TH



LOOKING SOUTH - 17TH

The proposed design provides a ‘bike kitchen’, a place for residents to work on and store their bikes. This amenity space is located so that residents do not need to use the garage ramp and also animates the street and enlivens the pedestrian experience.

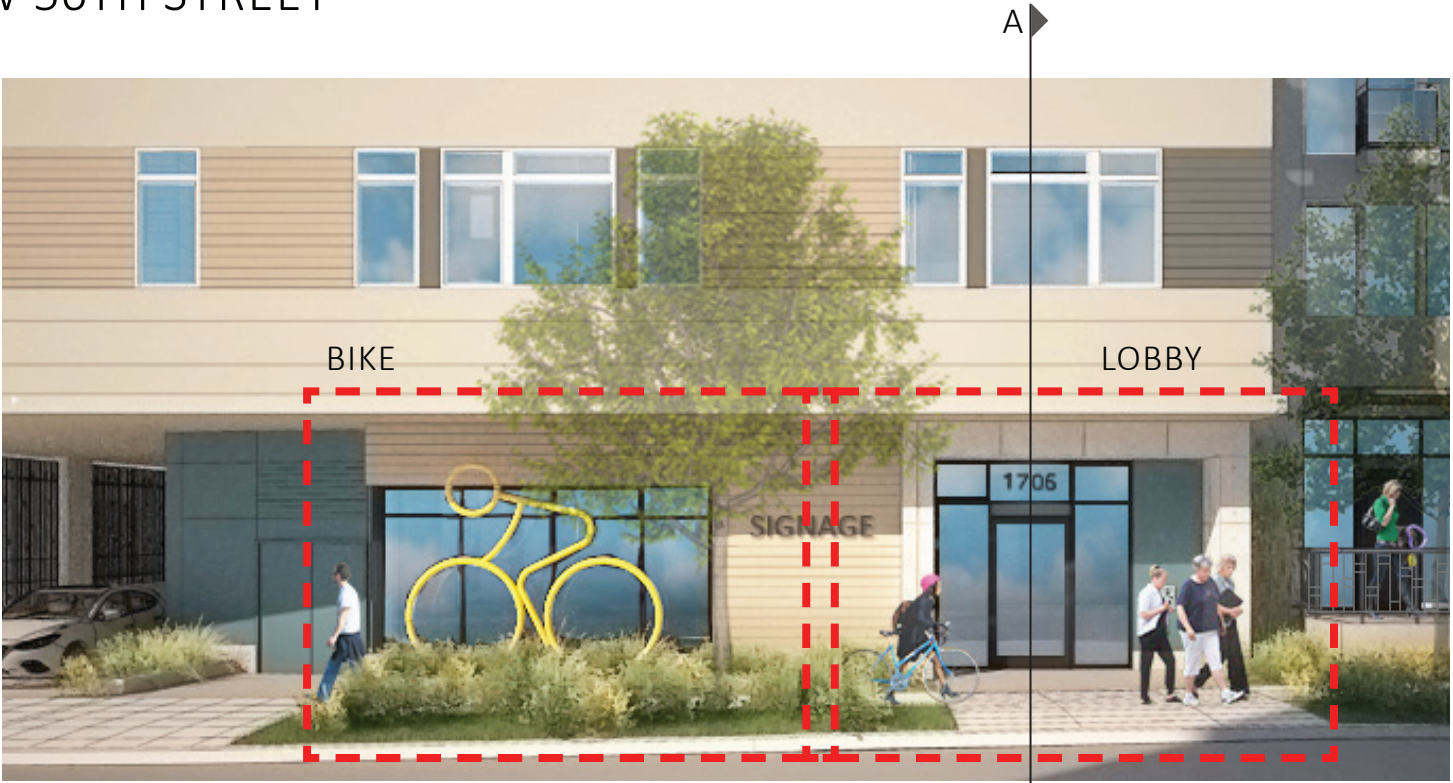
Special attention has also been paid to the live/work units that have been provided along NW 56th Street. Access to these units has been provided from the street as well as through the building lobbies. The following exterior vignettes illustrate the quality and transparency of this design.



RESIDENTIAL LOBBY & LIVE/WORK @ NW 56TH STREET

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. 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 facade. This setback not only allows the entrance to be viewed more easily from down the block but frees up the main street facade to be more transparent.

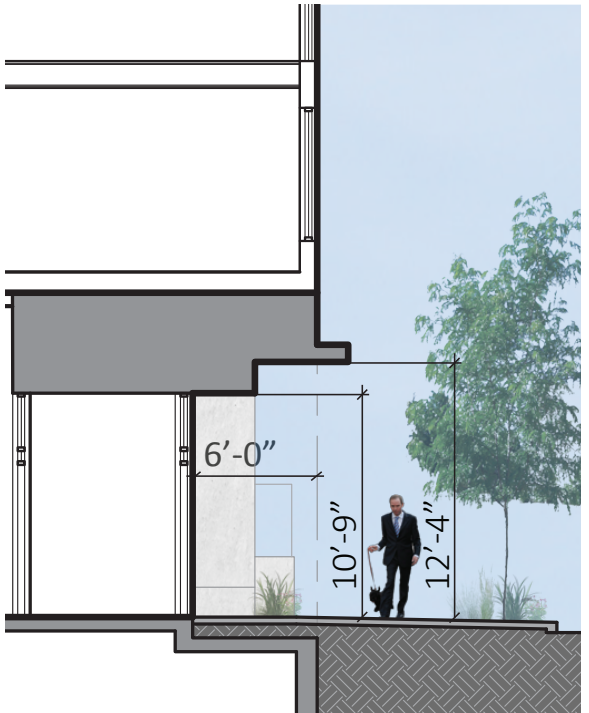
- PL2-B-3. STREET-LEVEL TRANSPARENCY:**
Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.
- PL2-C-3. PEOPLE-FRIENDLY SPACES:**
Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the facade.
- PL3-B-3. BUILDINGS WITH LIVE/WORK USES:**
Maintain active and transparent facades in the design of live/work residences.



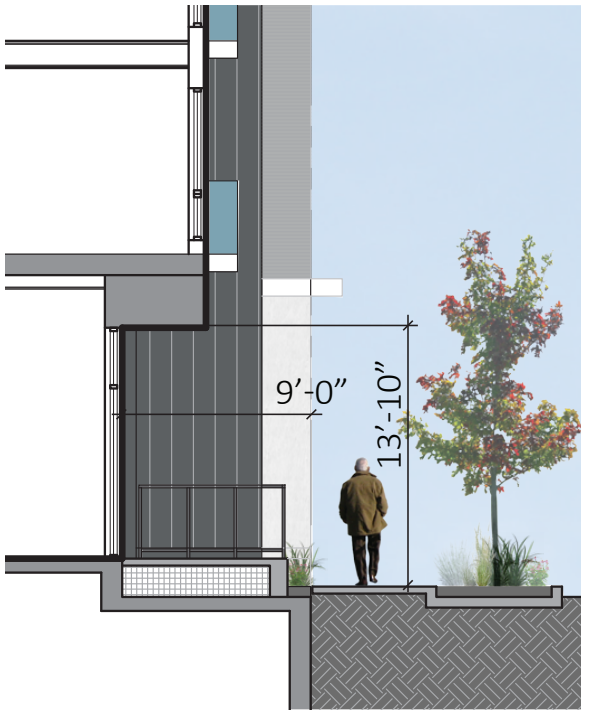
RESIDENTIAL LOBBY & BIKE KITCHEN



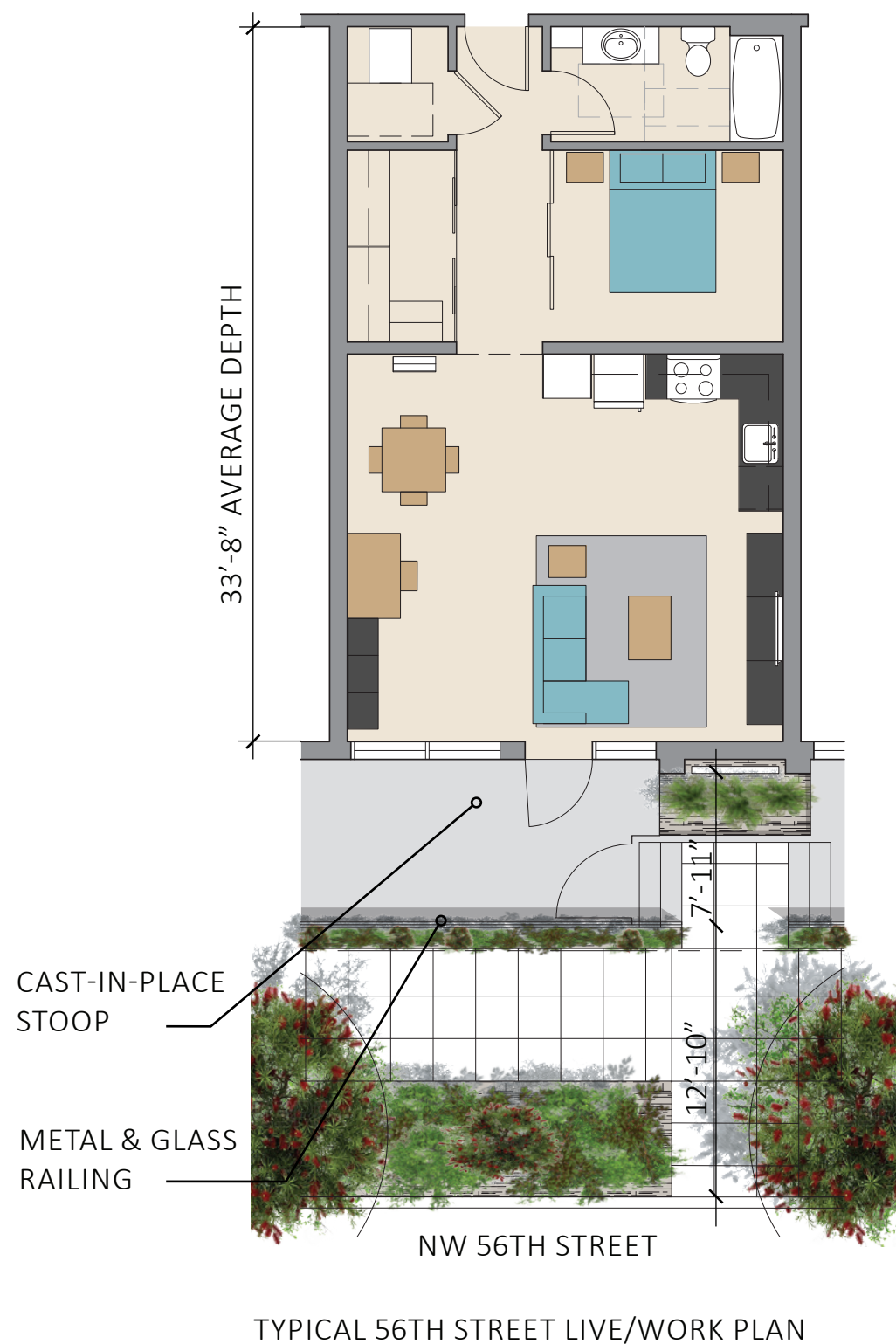
LIVE/WORK @ 56TH



STREET SECTION A

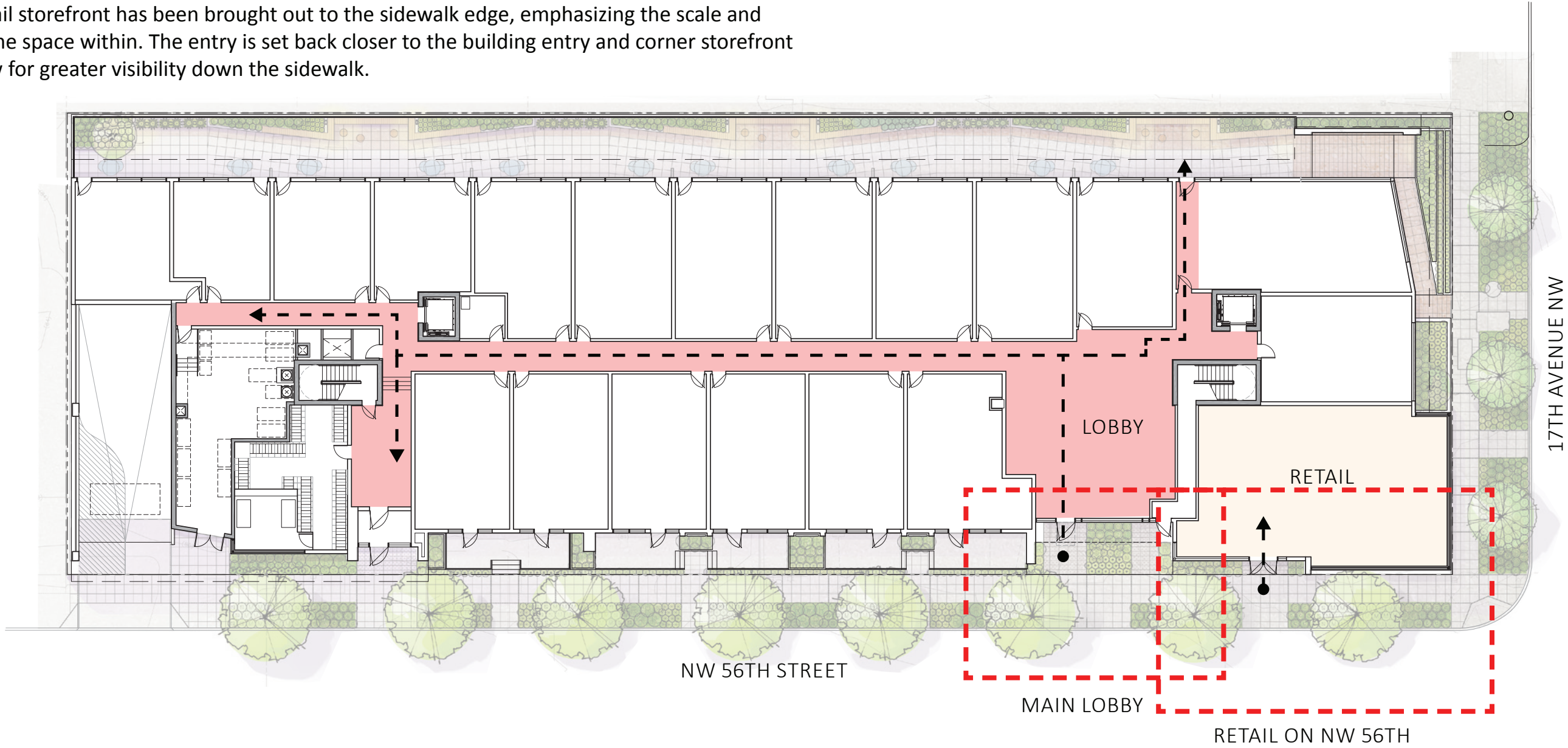


STREET SECTION B



The main residential lobby entrance has been located off the retail corner and set back from the sidewalk to allow for greater circulation and gathering space for residents. The entry is flanked by a fin wall that runs vertically up the building and turns into a major overhang at the top of the building. This bold move visually draws you to its location. The facade in this area is open and transparent allowing for visual interaction with the amenity space within.

The corner retail storefront has been brought out to the sidewalk edge, emphasizing the scale and luminosity of the space within. The entry is set back closer to the building entry and corner storefront is used to allow for greater visibility down the sidewalk.





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.

PL1-A-1. ENHANCING OPEN SPACE:
Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

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.

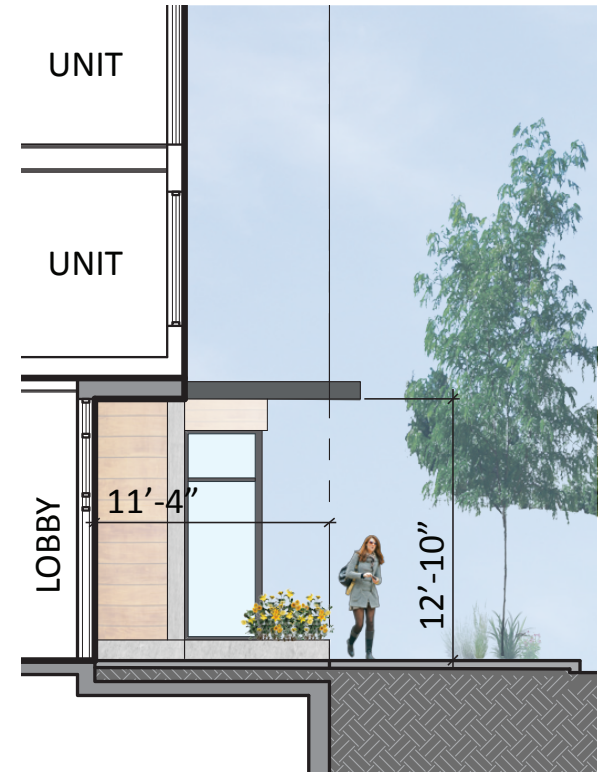
PL3-A-4. ENSEMBLE OF ELEMENTS:
Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.



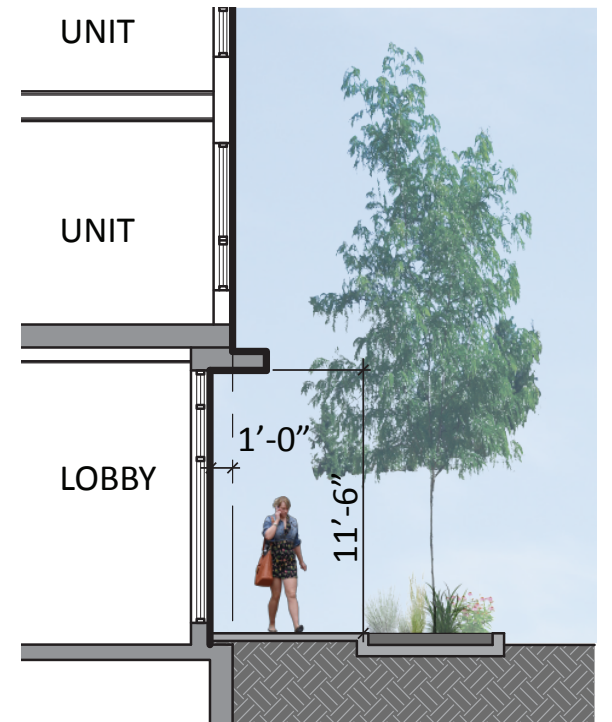
MAIN LOBBY



RETAIL ON NW 56TH



STREET SECTION C



STREET SECTION D

Project 1706

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Design Review Recommendation Meeting - DPD #3019360

04 April 2016

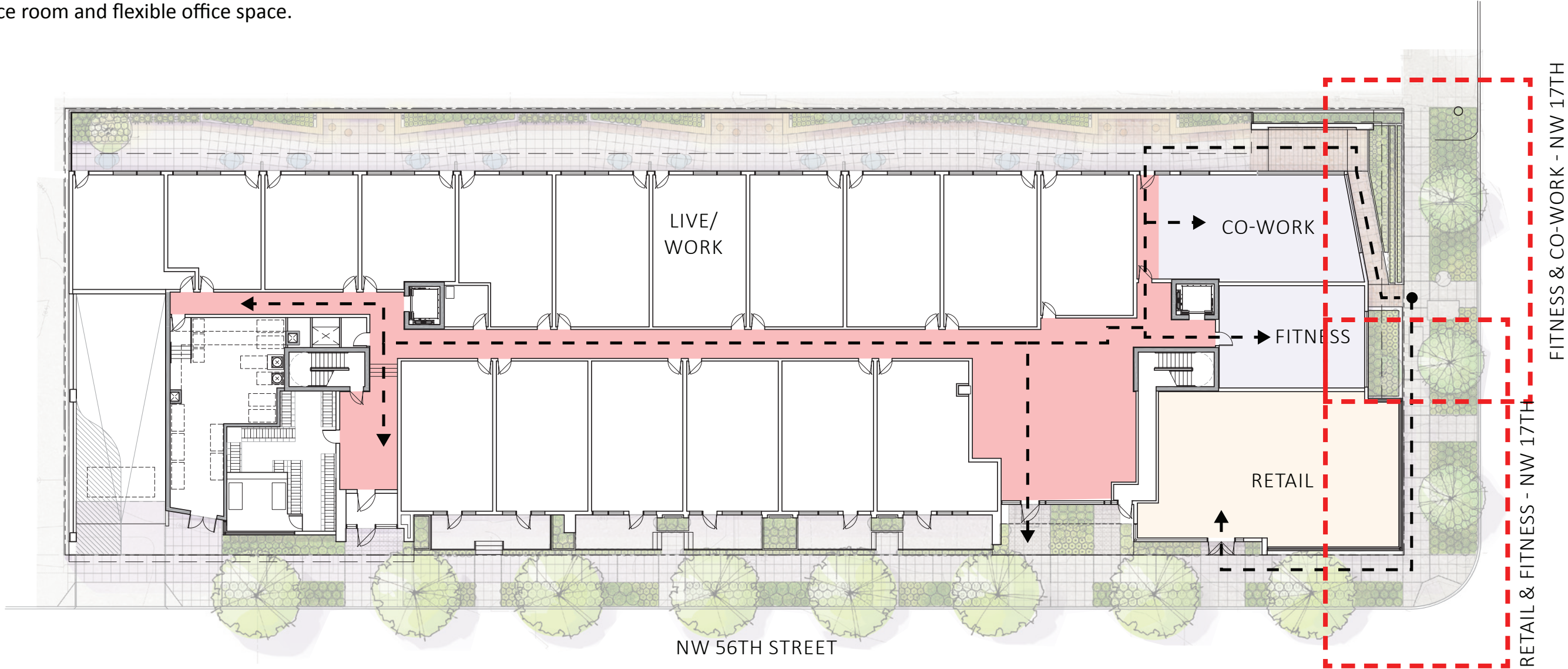


CS2-A-1. SENSE OF PLACE
PL2-D-1 DESIGN AS WAYFINDING

Project 1706
1706 NW 56th Street
Design Review Recommendation Meeting - DPD #3019360

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The retail space along 17th Ave has full height storefront and is also pushed out to the sidewalk edge. This allows for greater transparency and visual connection to the sidewalk. The Fitness Center has been located along 17th Ave in order to animate the street frontage and allow for natural light into the space. The facade in this area has been set back allowing for separation from the sidewalk and planting that affords some privacy for residence. A residence co-working space at the north corner anchors the entrance to the live/work mews located on the north side of the building and will have a small conference room and flexible office space.



RETAIL

The retail storefront is floor to ceiling. The retail slab is level with the sidewalk allowing for perceived continuity from the sidewalk.

FITNESS

By locating the fitness center on 17th, pedestrians will view into an active and dynamic space. The large storefront ensures transparency.

CO-WORK

The corner co-work amenity space helps announce and animate the north side live work entry. The location also allows flexibility for residents to work in a more collaborative way and take advantage of a small conference room and flexible seating while being able to see out onto the street and take advantage of sun exposure.

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



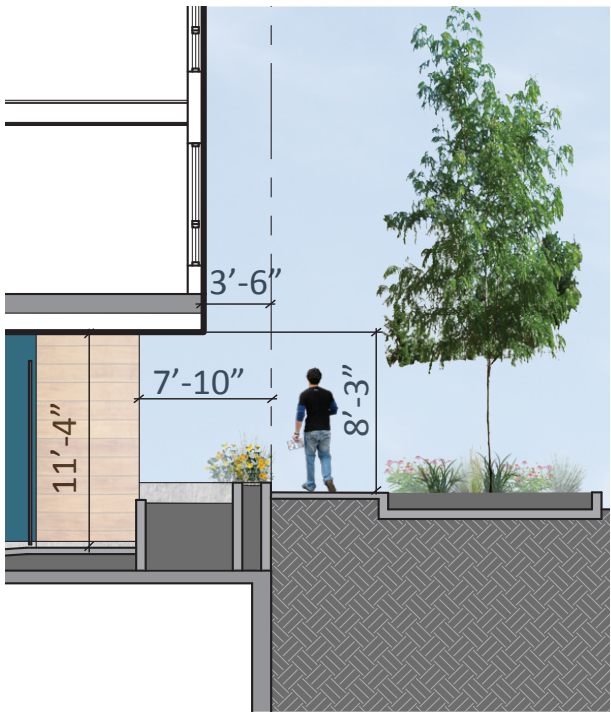
RETAIL & FITNESS - 17TH AVE



STREET SECTION E



FITNESS AND CO-WORK ENTRANCE



STREET SECTION F



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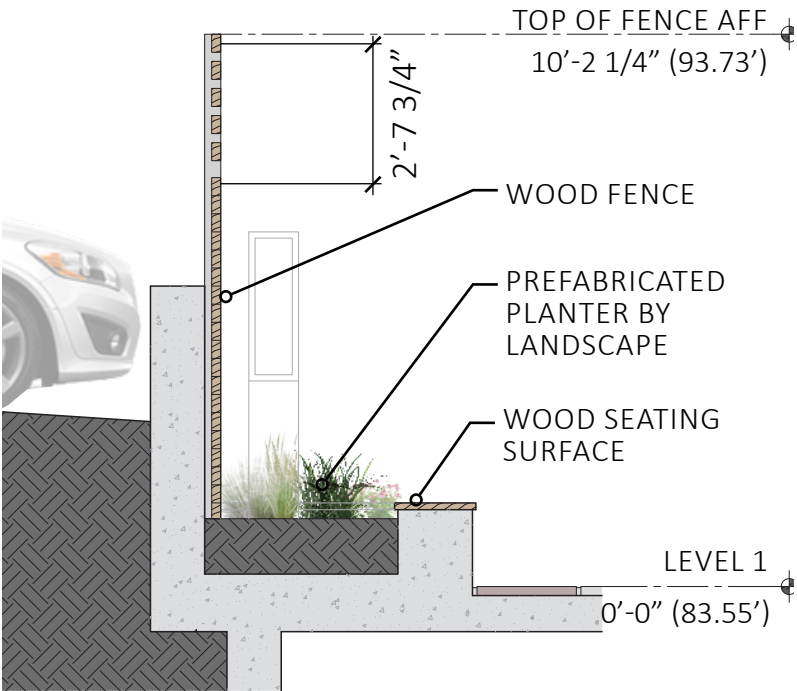
04 April 2016



MEWS ENTRY ALONG 17TH



MEWS ENTRANCE AND CO-WORK STOREFRONT



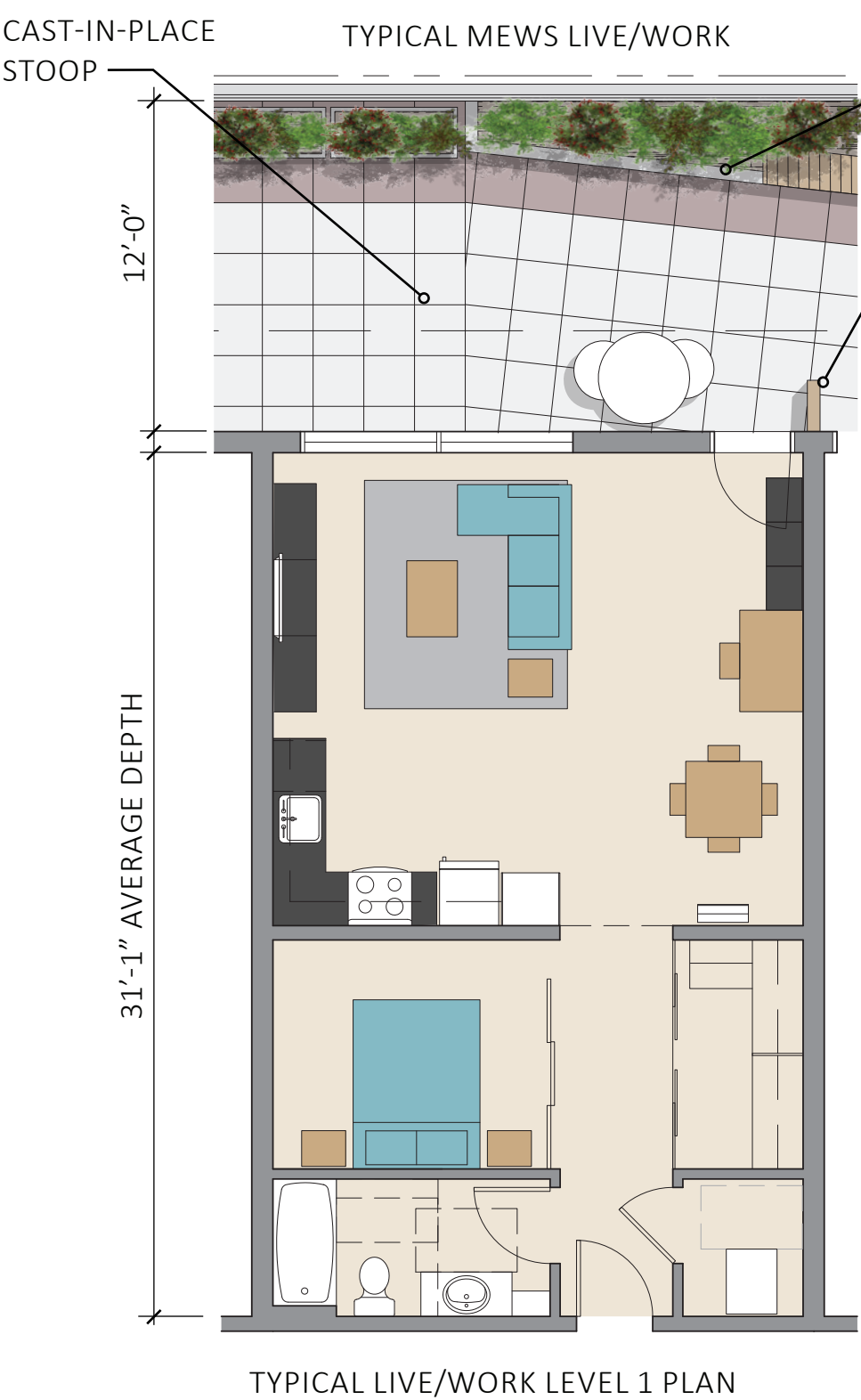
FENCE DETAIL



MEWS ENTRY AND CO-WORK COURTYARD



GATE INSPIRATION



“The proposal should respond to proposed development (Valdok 1) across the street, but should not be a “twin” or too similar. Architectural cues should be drawn on from Valdok 1 but cues from the larger neighborhood context and established neighborhood character should equally be drawn on to inform the design.”



- Metal siding 6%
- Windows/glass 30%
- Synthetic wood siding 17%
- Fiber cement panels 47%

METAL PANEL - VERTICAL
STANDING SEAM
AEP-SPAN

LIGHT PANEL
SHERWIN WILLIAMS -
REALIST BEIGE
SW 6078

MAIN VOLUME
SHERWIN WILLIAMS -
ROYCROFT PEWTER
SW 2848

METAL TRIM/
STOREFRONT/VINYL WINDOWS
SHERWIN WILLIAMS - SW 6258

METAL TRIM/VINYL WINDOWS
SHERWIN WILLIAMS -
SW 6078

METAL PANEL - PROFILE
AEP-SPAN



DECORATIVE METAL FENCE
W/GLASS INSERTS

GLASS RAILINGS

METAL ACCENTS & TRIM
SHERWIN WILLIAMS -
SW 0048

SYNTHETIC WOOD SIDING

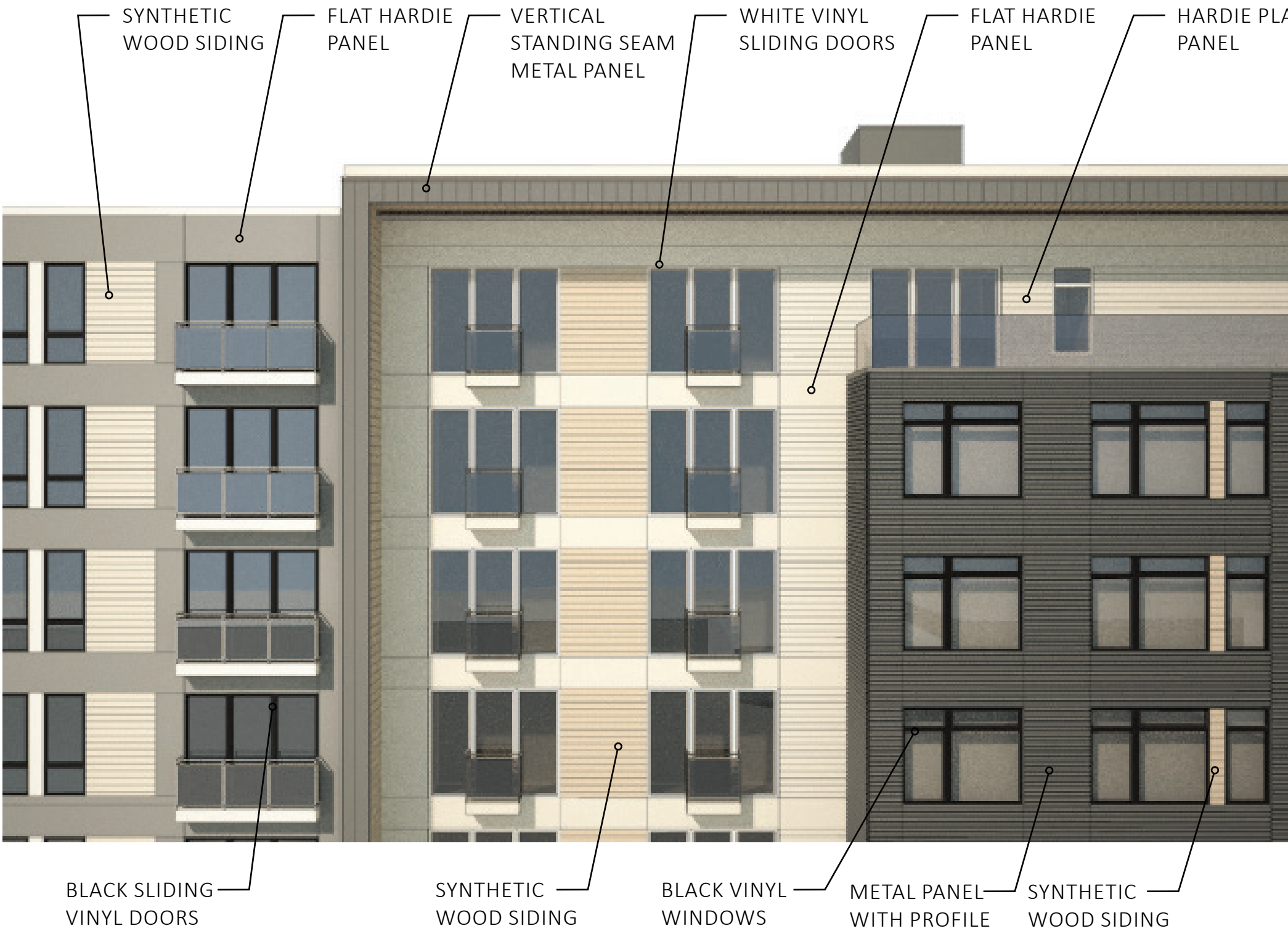
LAP SIDING @ NORTH FACADE

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. FACADE 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.

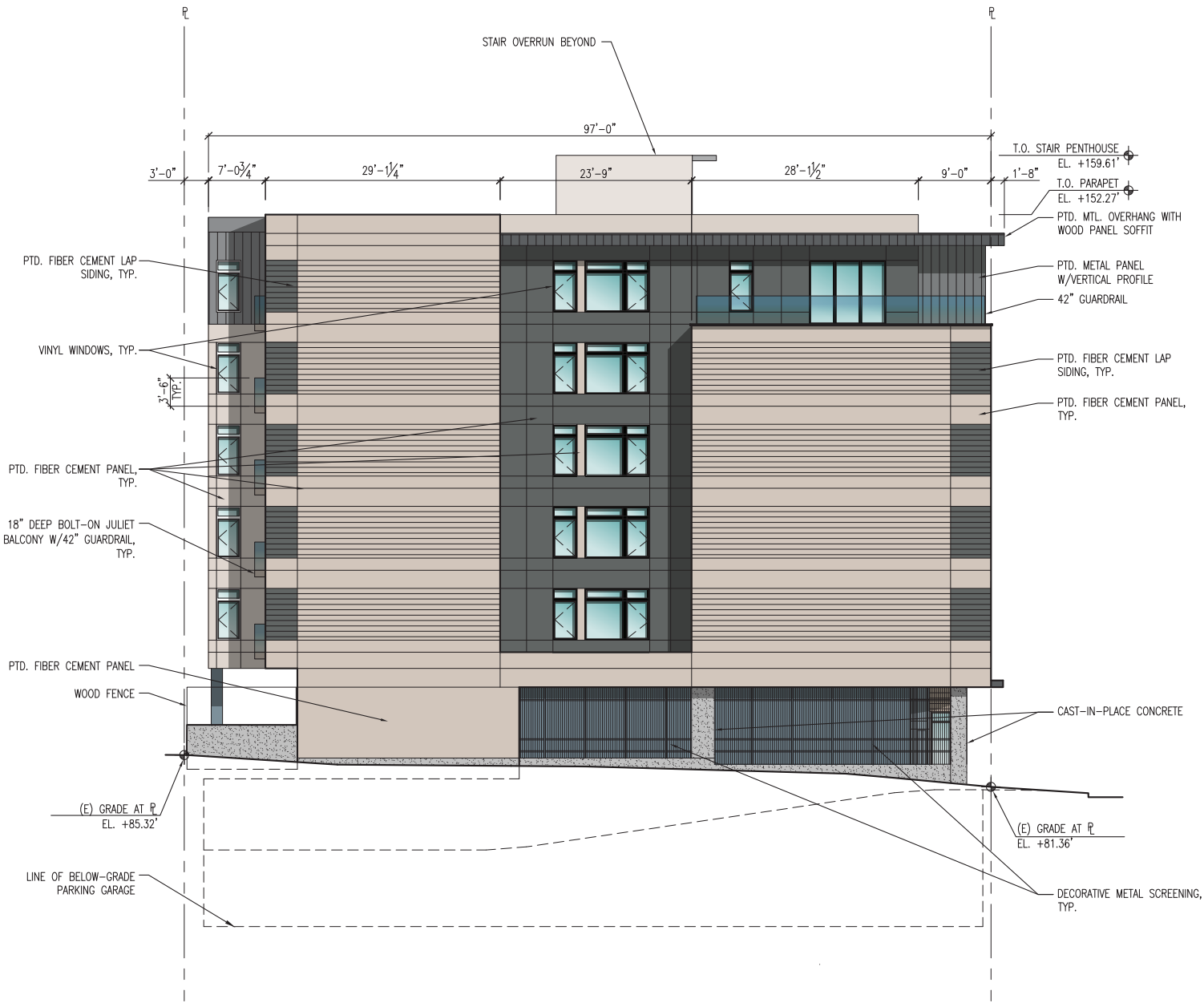




NORTH ELEVATION



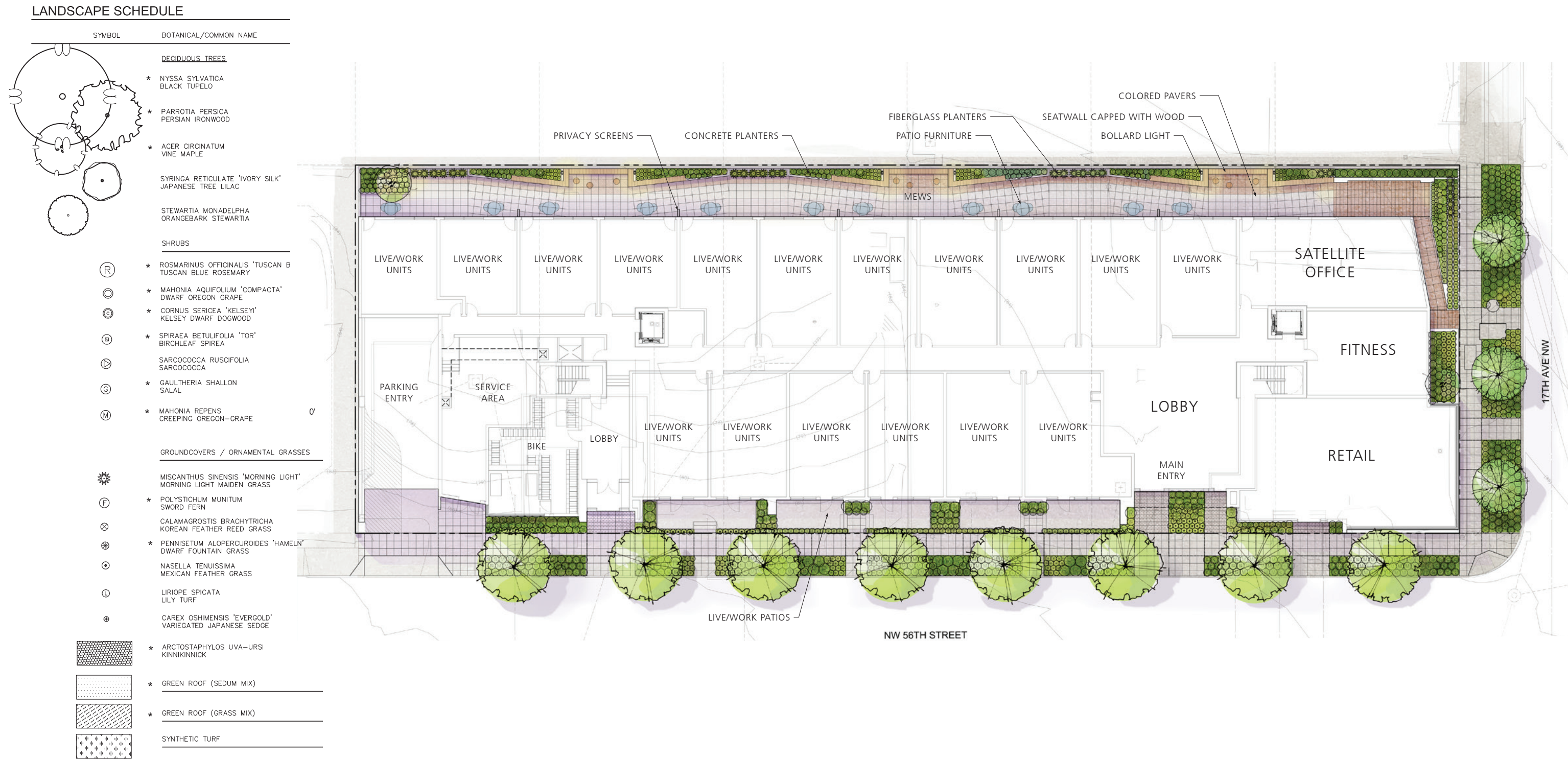
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION





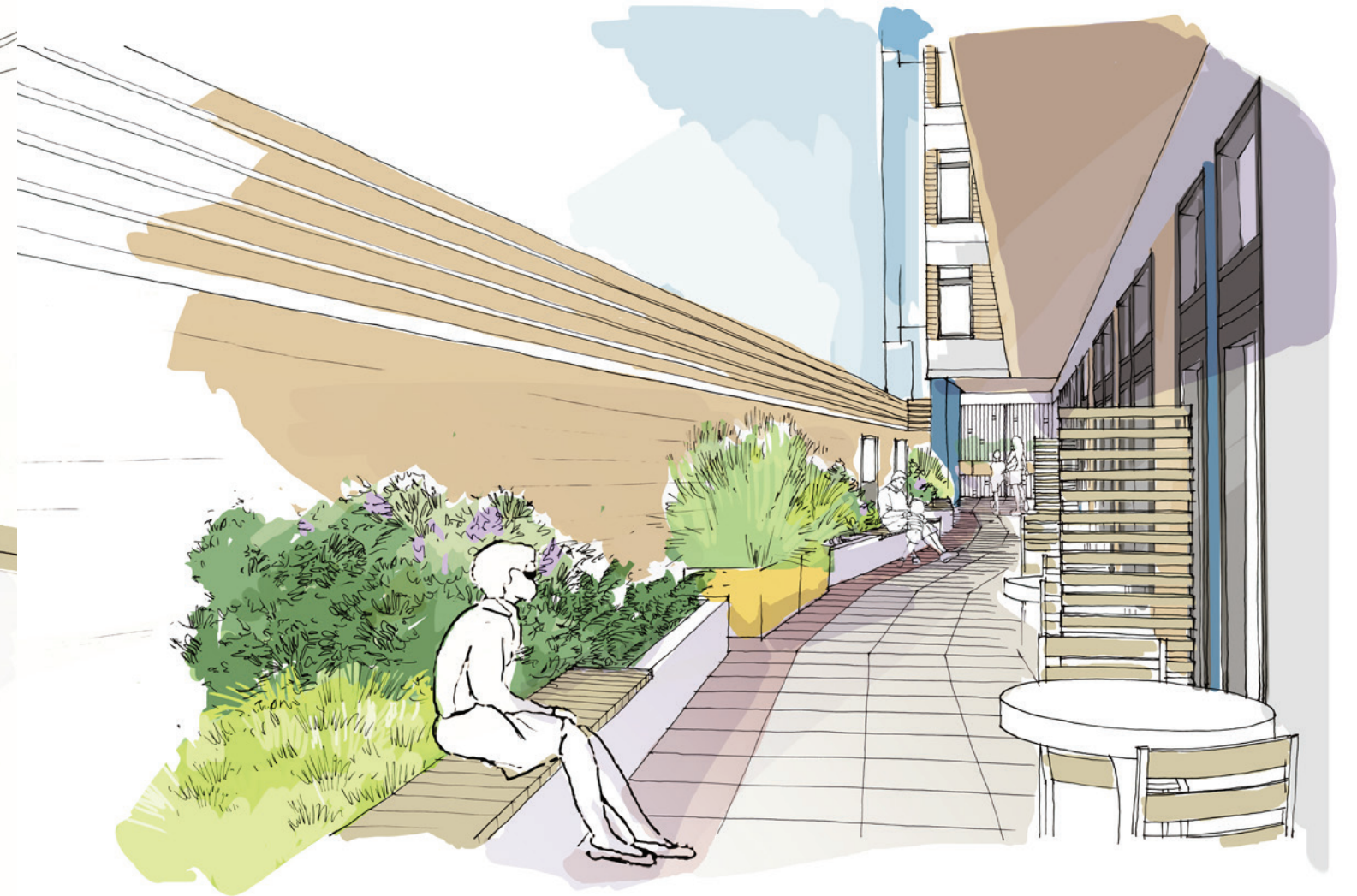
NW 56TH STREET



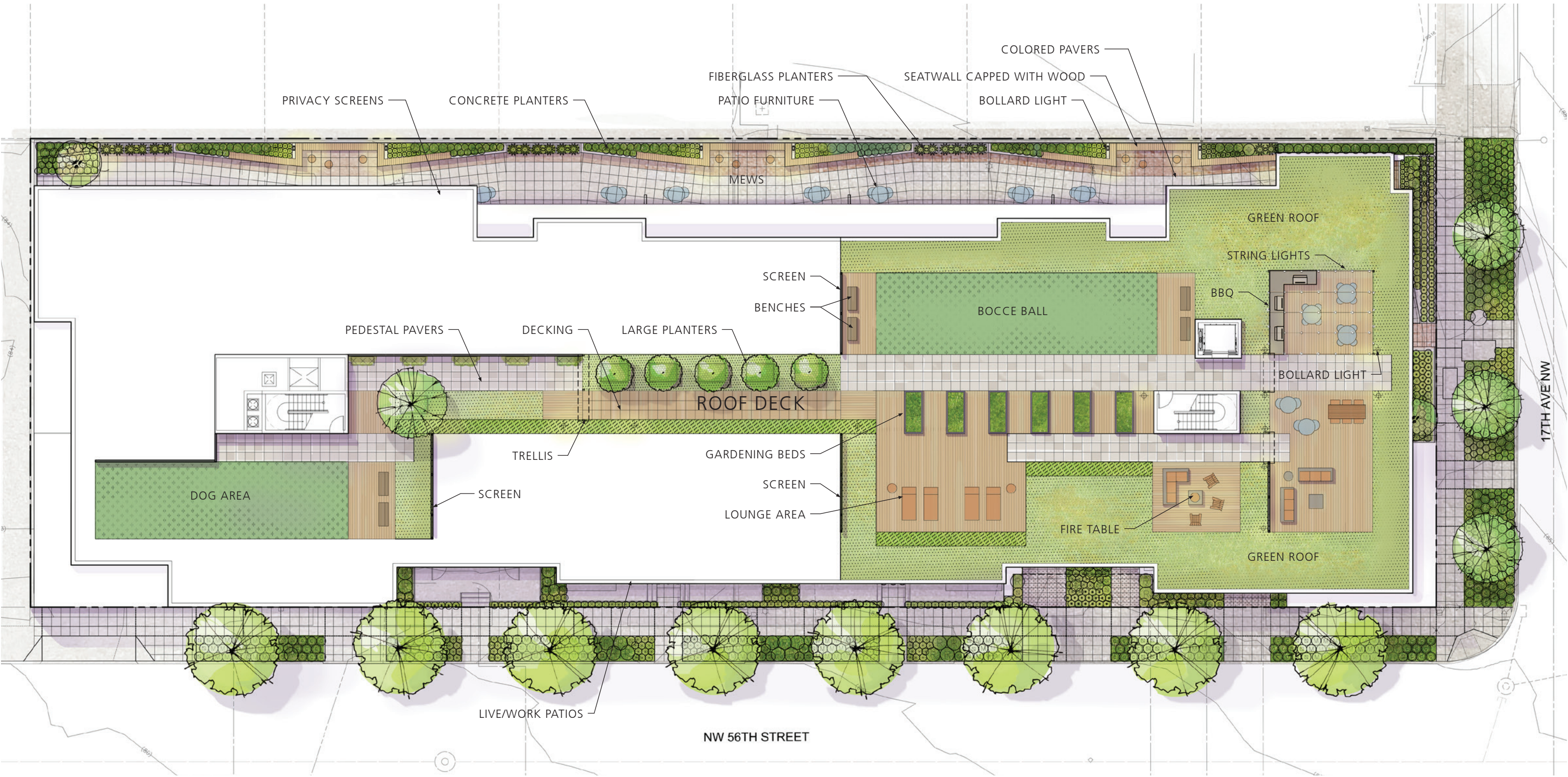
17TH AVENUE NW



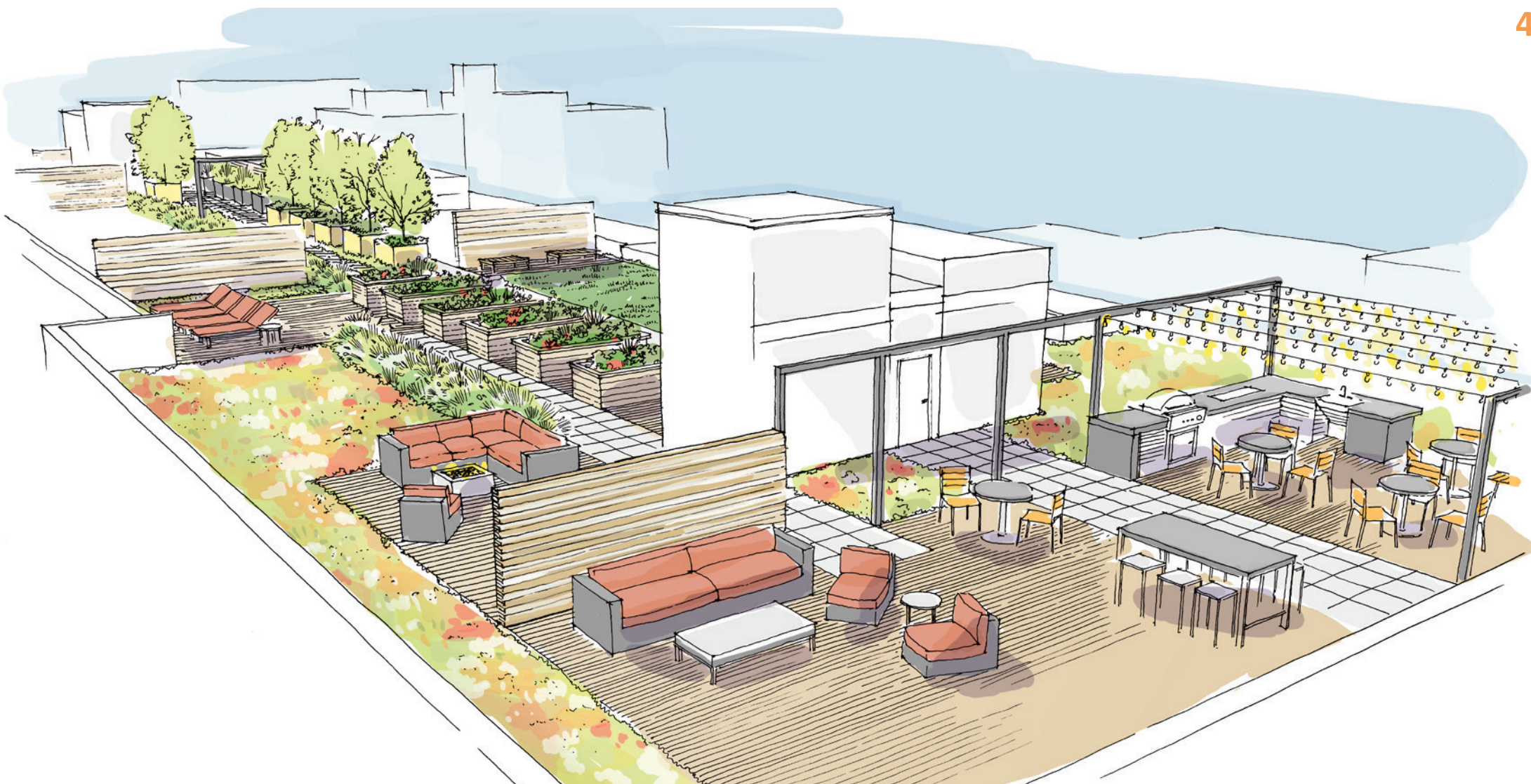
MEWS LOOKING WEST



MEWS LOOKING EAST



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 create 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.



ROOFTOP URBAN
P-PATCH



SCREENING BETWEEN SEATING AREAS
CREATE SEMI-PRIVATE ZONES



STEEL FRAMEWORK WITH FESTIVAL
LIGHTING DEFINES ACTIVE DINING
SPACE





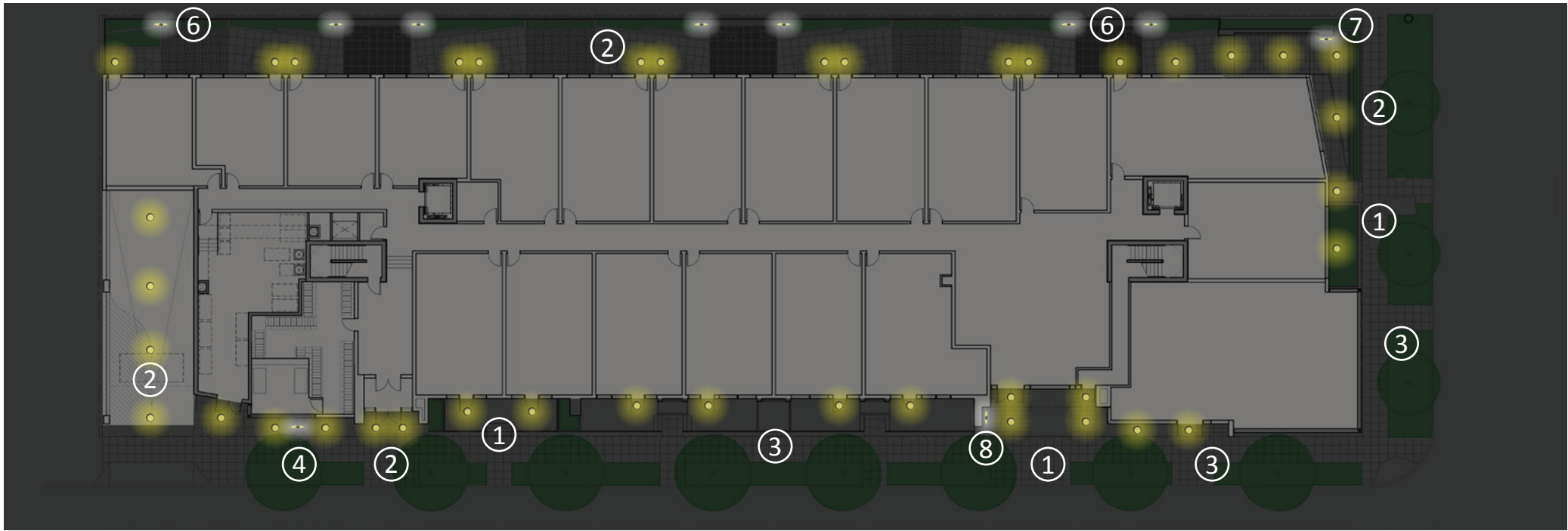
PLANT IMAGES

Project 1706
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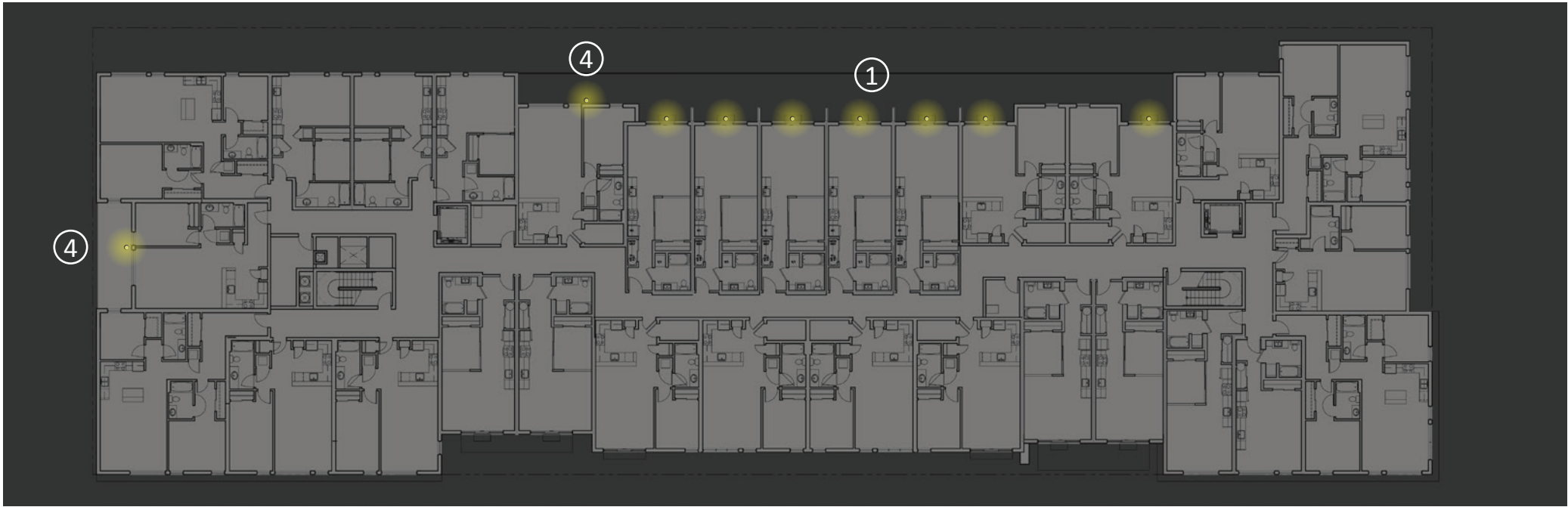
04 April 2016

LIGHTING LEGEND

- ① Recessed canopy down-lighting
- ② Recessed down-lighting
- ③ Large decorative wall sconce (Commercial)
- ④ Small decorative wall sconce (Residential)
- ⑤ Festival rope lighting
- ⑥ Patio bollard lighting
- ⑦ Recessed step lighting
- ⑧ Accent up lighting
- ⑨ Fire pit



LIGHTING PLAN L1

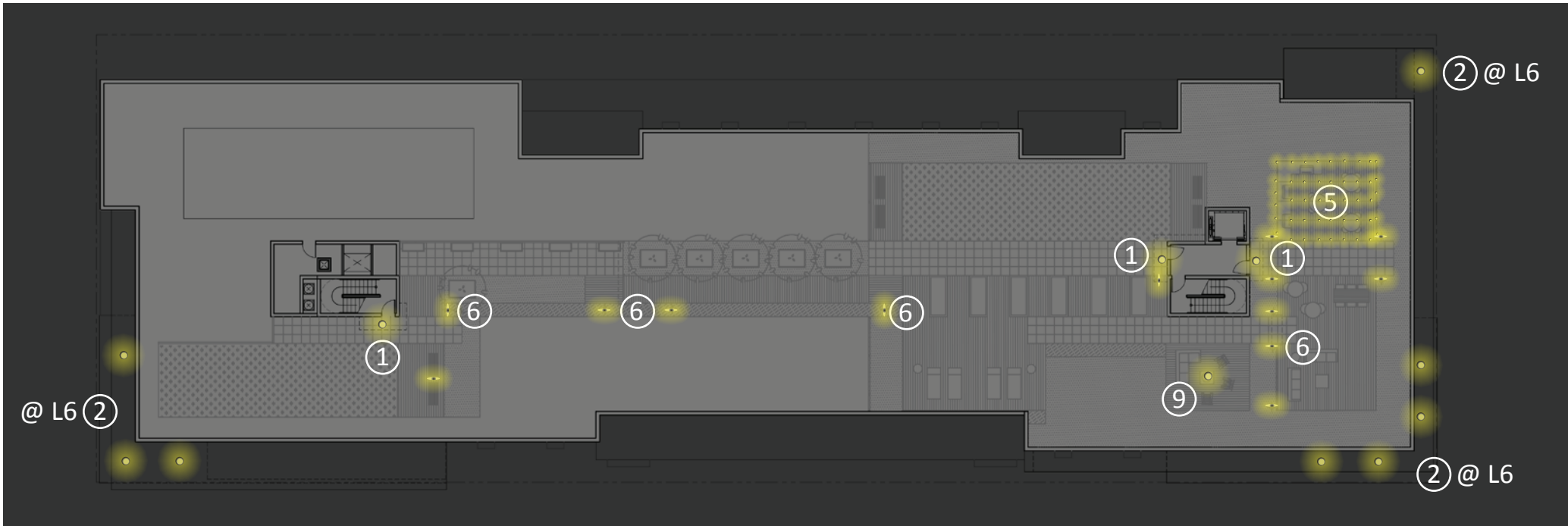


LIGHTING PLAN L2



LIGHTING LEGEND

- ① Recessed canopy down-lighting
- ② Recessed down-lighting
- ③ Large decorative wall sconce (Commercial)
- ④ Small decorative wall sconce (Residential)
- ⑤ Festival rope lighting
- ⑥ Patio bollard lighting
- ⑦ Recessed step lighting
- ⑧ Accent up lighting
- ⑨ Fire pit



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 =



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



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

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

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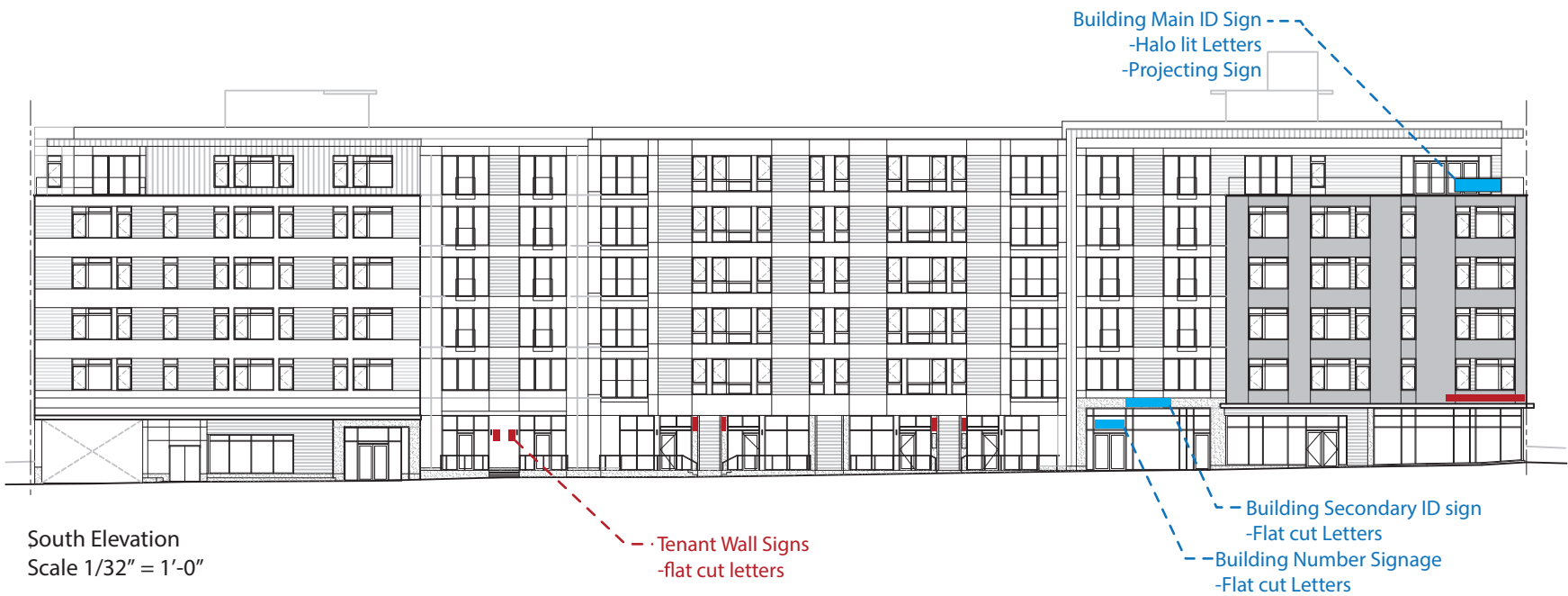
04 April 2016

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South Elevation
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East Elevation
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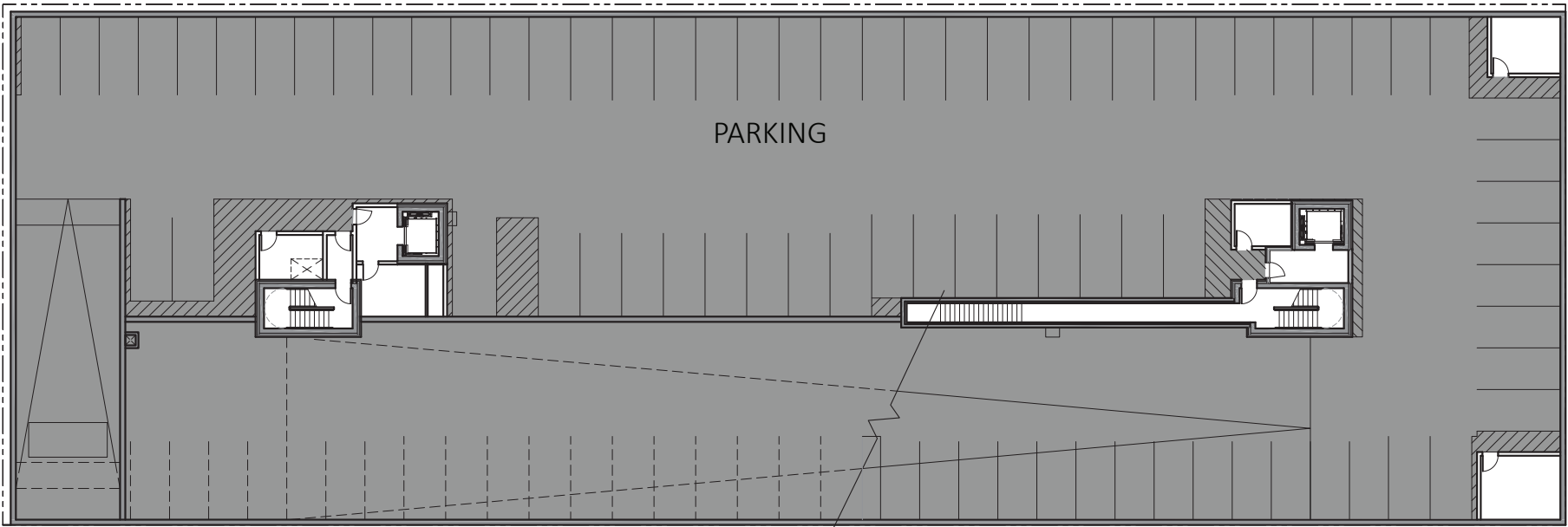
KEY Building ID signage = Retail Signage =

CONCEPTS FOR RETAIL & COMMERCIAL TENANTS SIGNAGE

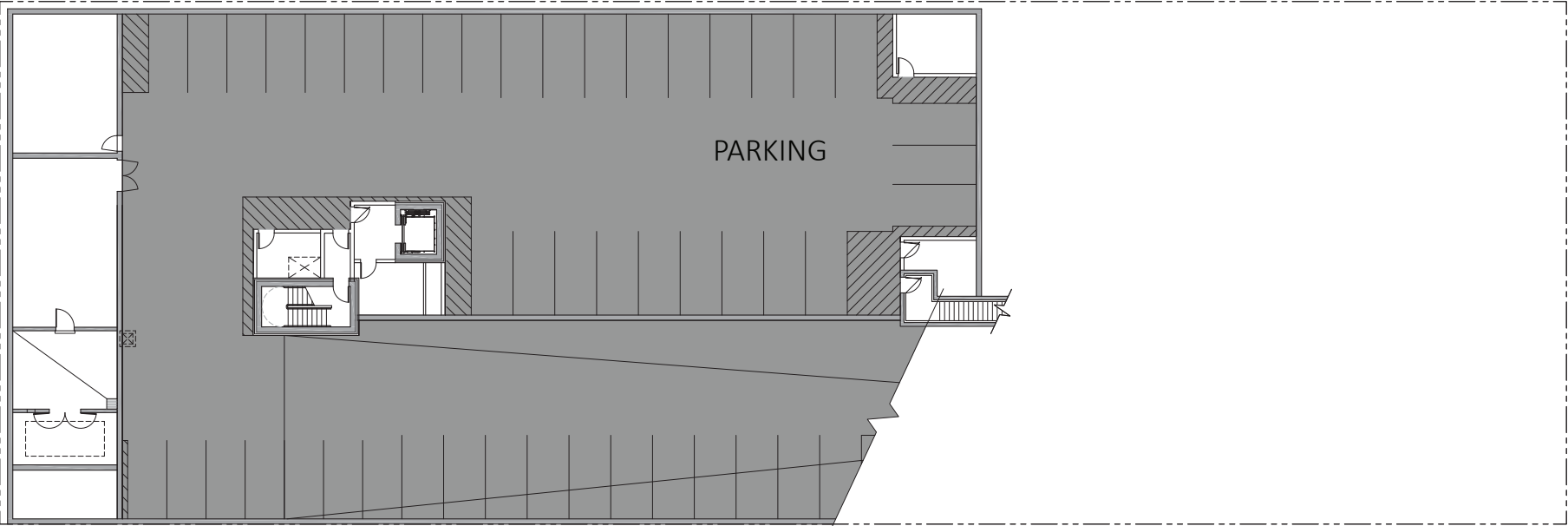


CONCEPTS FOR MULTI-FAMILY STRUCTURES SIGNAGE



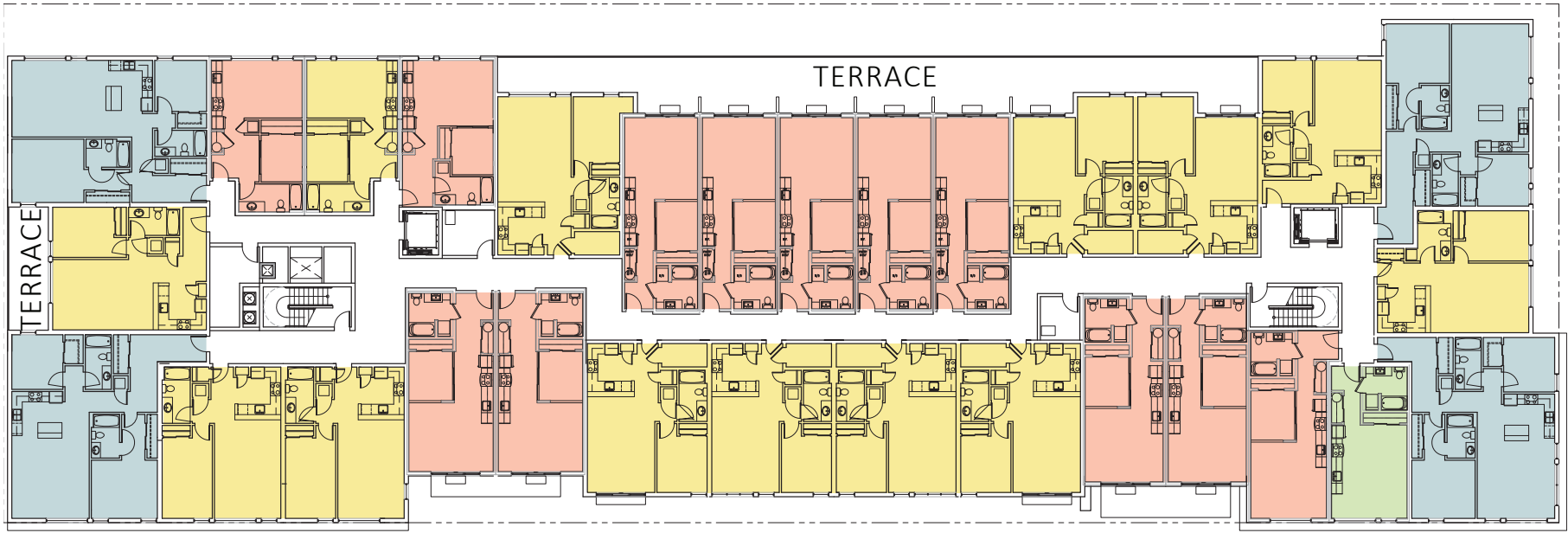


PARKING LEVEL 2

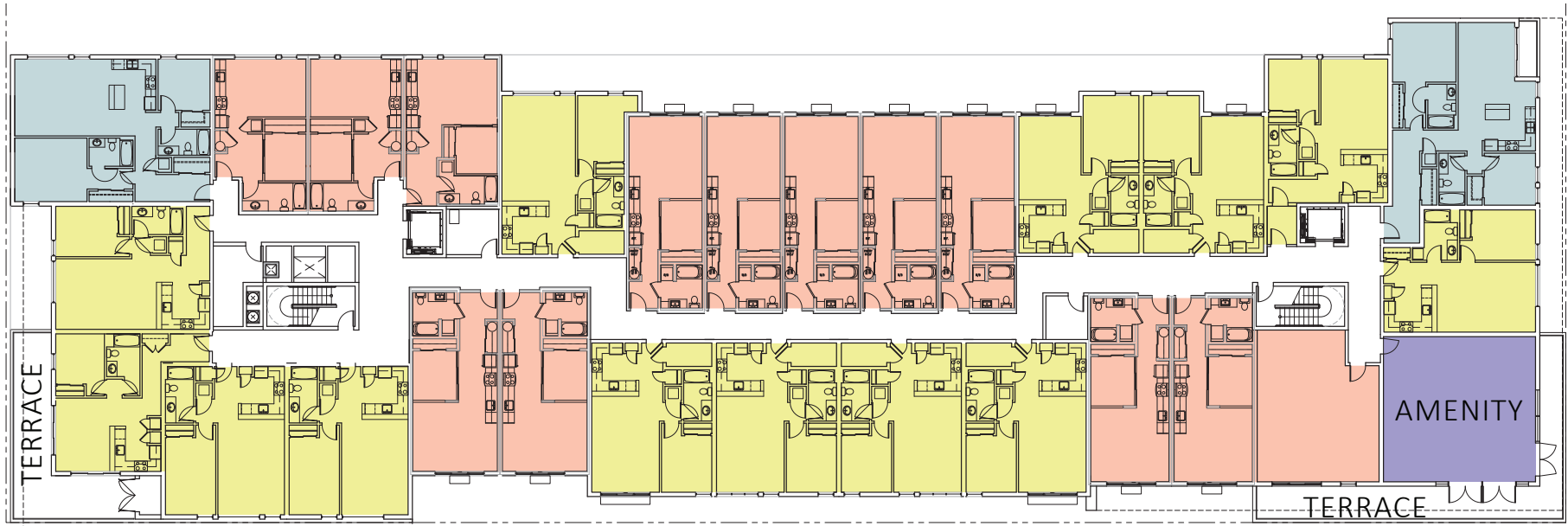


PARKING LEVEL 1

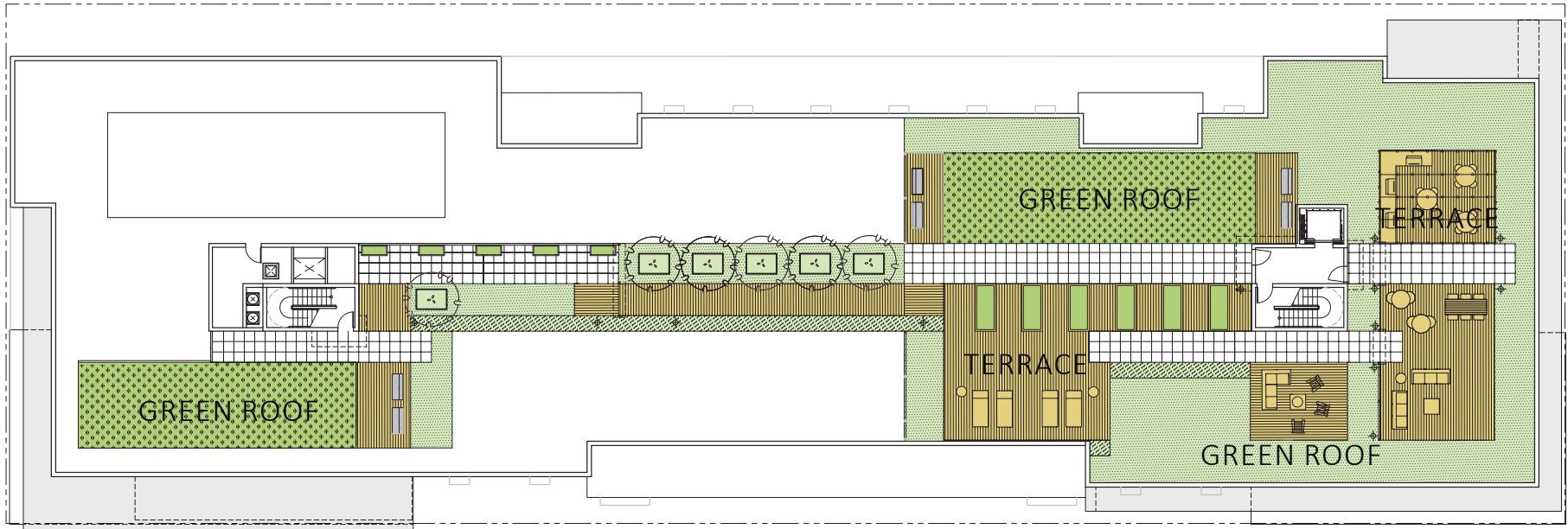
 PARKING



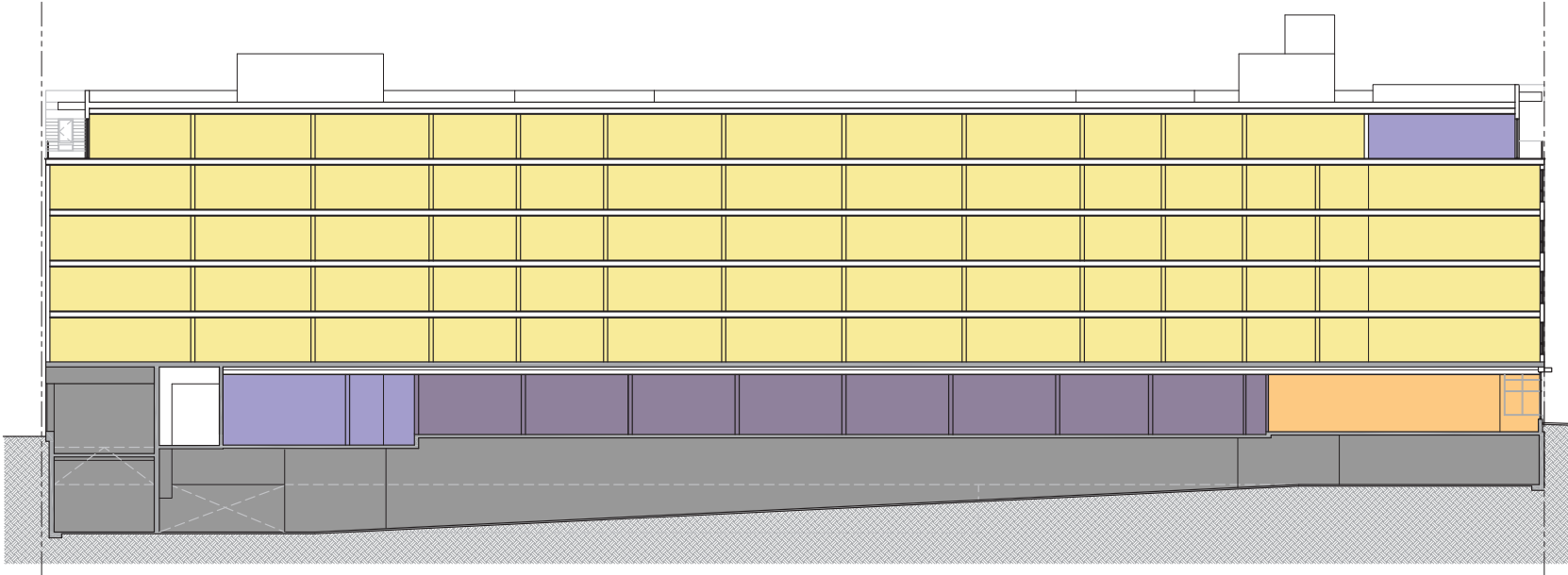
- PARKING
- LOBBY/AMENITY
- RETAIL
- LIVE/WORK
- TWO BEDROOM
- OPEN ONE BEDROOM
- ONE BEDROOM
- STUDIO



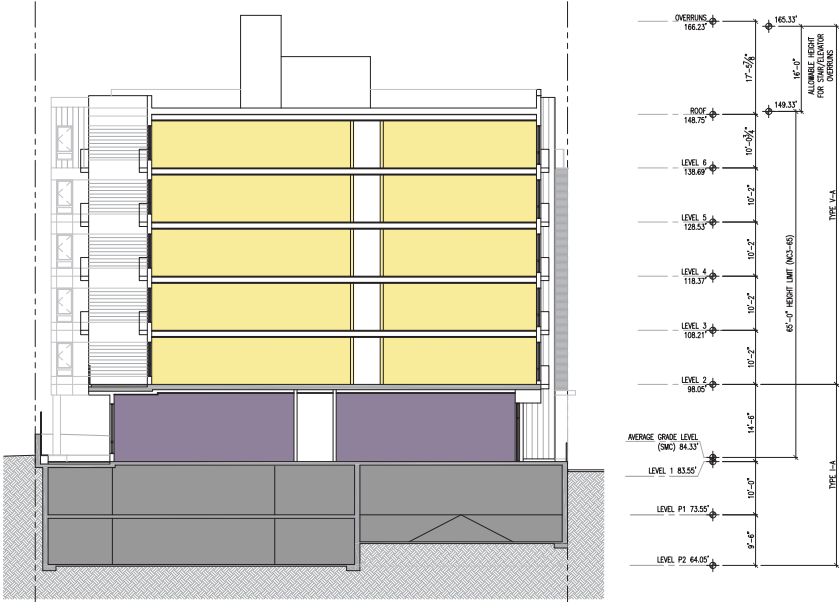
LEVEL 6



ROOF



EAST-WEST SECTION

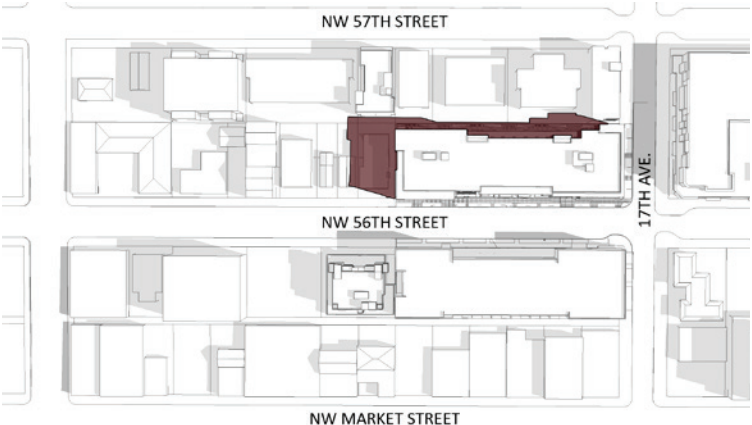


NORTH-SOUTH SECTION

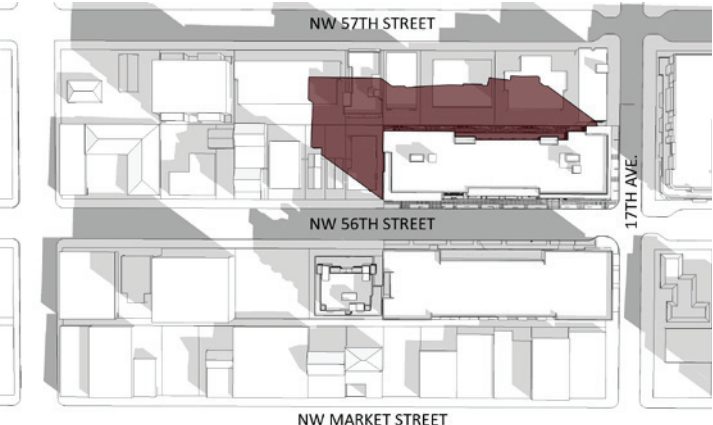
- LOBBY/AMENITY
- RETAIL
- LIVE/WORK
- RESIDENTIAL
- PARKING



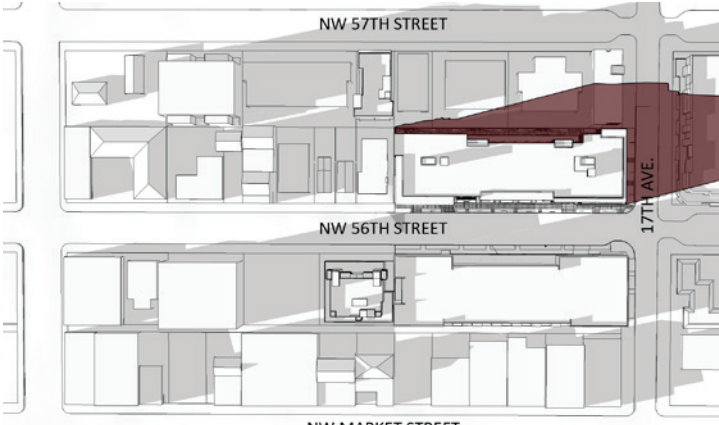
MARCH 20 - 9:00AM



JUNE 20 - 9:00AM



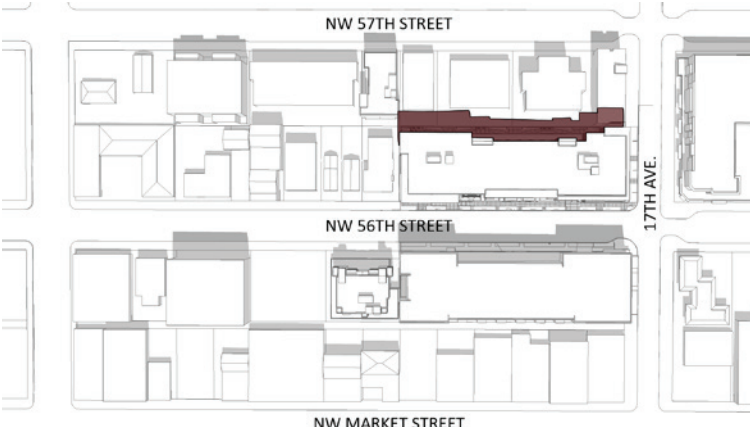
SEPTEMBER 22 - 9:00AM



DECEMBER 21 - 9:00AM



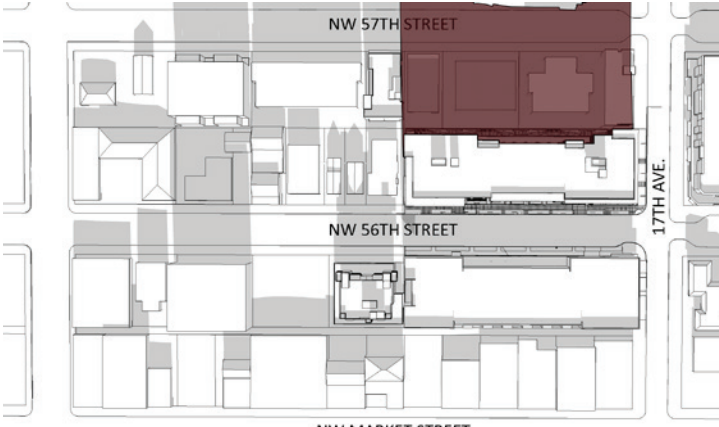
MARCH 20 - 12:00PM



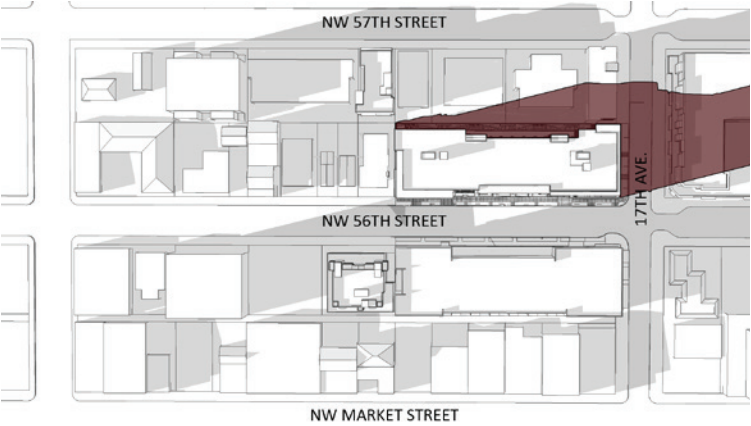
JUNE 20 - 12:00PM



SEPTEMBER 22 - 12:00PM



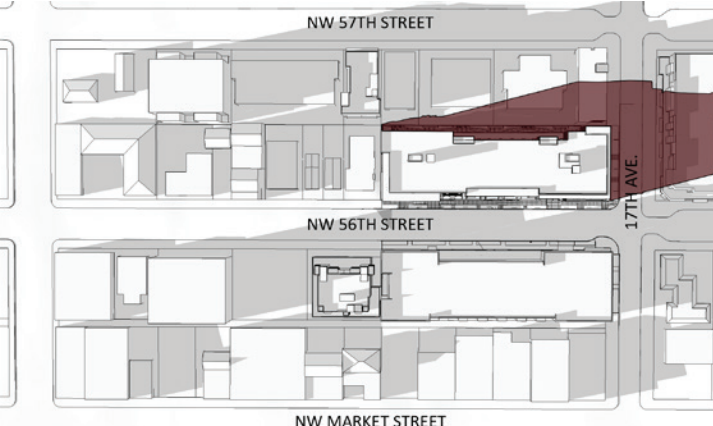
DECEMBER 22 - 12:00PM



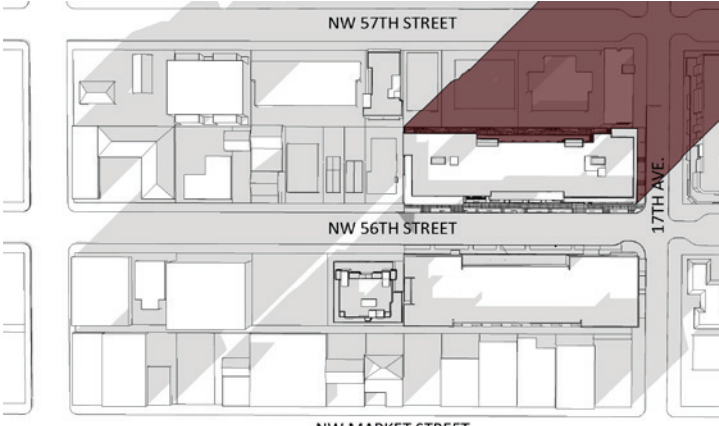
MARCH 20 - 5:00PM



JUNE 20 - 5:00PM



SEPTEMBER 22 - 5:00PM



SEPTEMBER 22 - 5:00PM

1. Context & Local Impact:

Impact On Smaller Structures



2. Massing:

Height, Bulk and Scale of 300' Long Building



3. Street Level & Entry:

Live / Work Functionality
Ground Floor Permeability
Weather Protection



4. Finishes / Exterior Material & Lighting:

Neighborhood Cues

