



early design guidance packet



5611-5617 17th Avenue NW dpd project # 3020482





## PROJECT TEAM:

### Architect:

ecco design inc.  
203 North 36th Street, Suite 201  
Seattle, WA 98103  
206 706 3937  
chip kouba  
chip@eccodesigninc.com

### Owner's Rep:

Calhoun Properties  
1515 E Calhoun St  
Seattle, WA

### Survey:

Chadwick & Winters  
1422 NW 85th St  
Seattle, WA 98117  
206 297 0996



ballard city hall

## PROJECT DESCRIPTION:

### Parcel No:

2767700425 & 2767700426

### Development Objective:

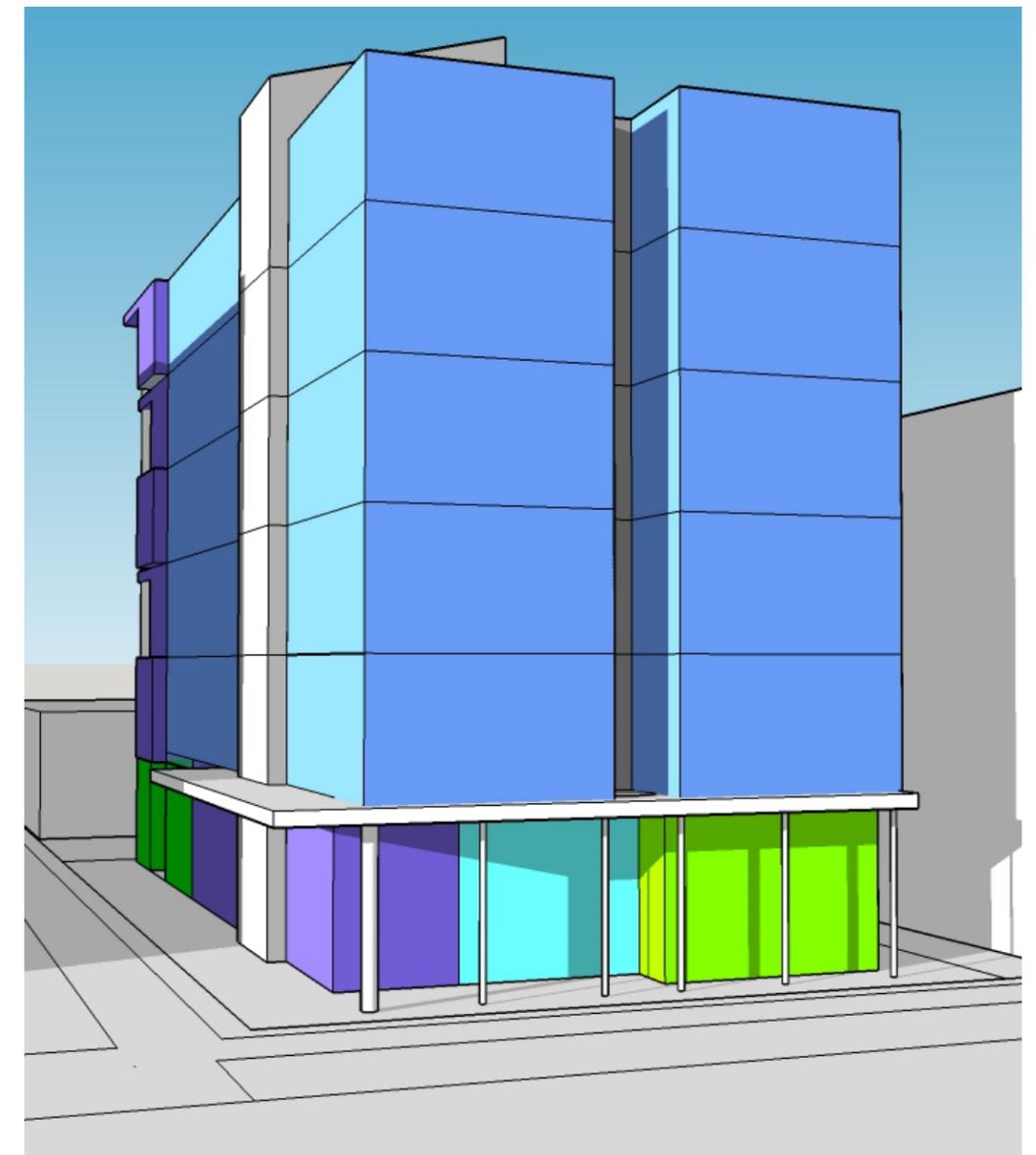
Construct a 6-story 19,000 s.f. congregate residence with approximately 75 sleeping units and 1,800 s.f. of communal area. Parking is not required and will not be provided.

Bicycle storage will be provided at a ratio of nearby 1 space per 1 unit.

Amenity spaces will be located at ground level primarily to provide life to the street level and accessibility to all.

### Site Context:

The project is located on the corner of 17th Ave NW & NW 57th St. in Ballard, just two blocks north of the commercial center of NW Market Street. The Ballard post office is just northeast of the site. Directly east across 17th Ave NW is a 7-story mixed-use apartment building. A one-story dental office & associated parking lot is directly adjacent on the south. A 17-unit apartment building is adjacent on the west.



## SHEET INDEX:

PROJECT DESCRIPTION	1
CONTEXT ANALYSIS	2-6
SURVEY	7
DESIGN GUIDELINES	8
DESIGN OPTIONS	9-21
PREFERRED LANDSCAPE PLANS	22
IMPACT ON ADJACENT STRUCTURES	23
CONCEPT SKETCHES AND RENDERINGS	24
PAST WORK EXAMPLES	25



**ECCO**  
203 N 36th St., Suite 201  
Seattle, WA 98103  
206.706.3937

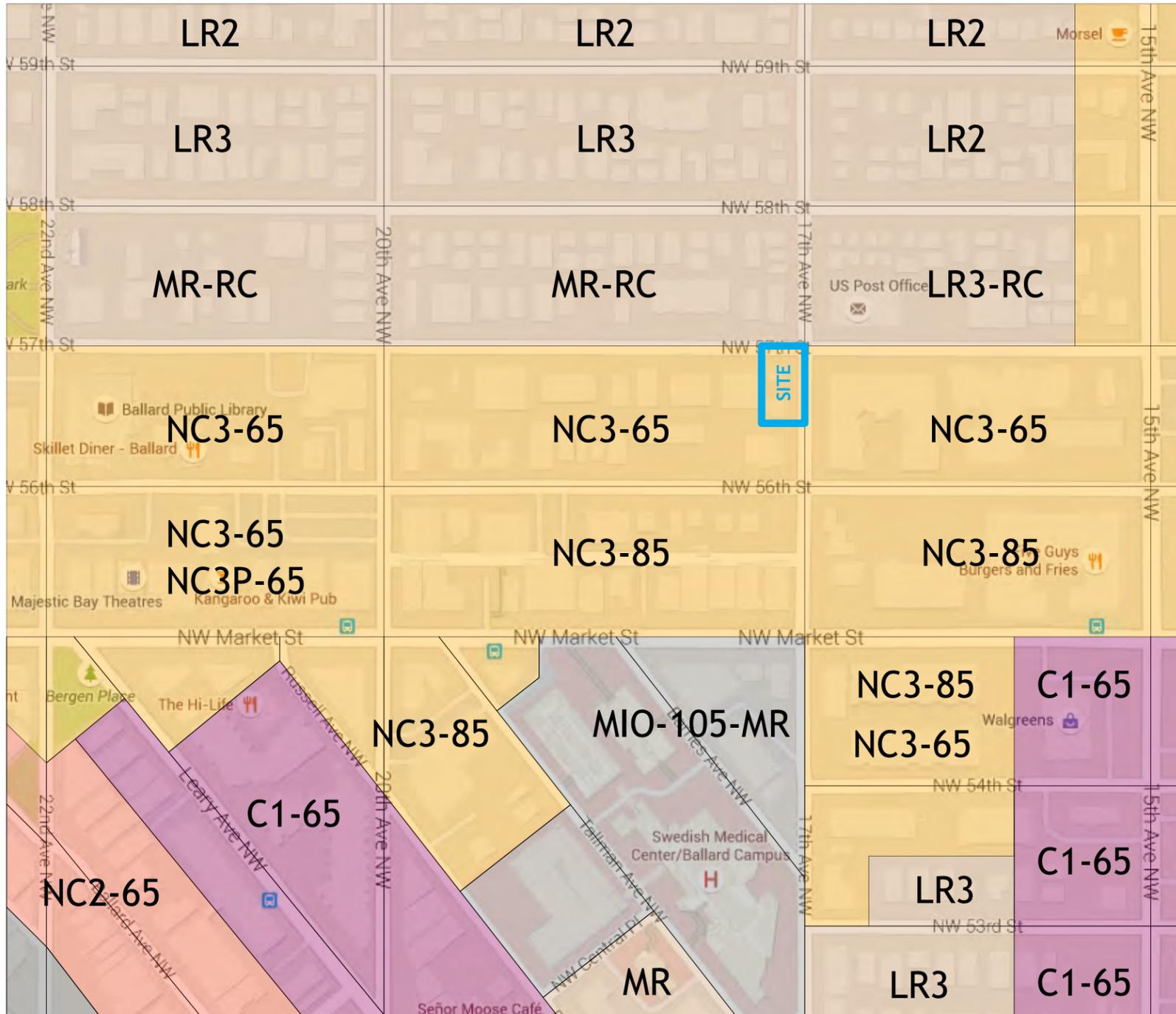
## early design guidance packet

5611-5617 17th Avenue NW  
dpd project # 3020482

PROJECT DESCRIPTION



1



## ZONING ANALYSIS:

**Zone:** NC3-65  
**Overlay:** Ballard Hub Urban Village  
**Frequent transit:** Yes  
**ECA:** None

**23.47A.013 Floor area Ratio:**  
 FAR Limit: 4.25  
 Lot Area: 5,000 s.f.  
 Max. Floor Area: 21,250 s.f.

**23.47A.005 Street-level uses:**  
 The site is not in a pedestrian-designated zone, nor located on a principal arterial, therefore no limit on the percentage of residential use at street-level.

**23.47A.008 Street-level Development Standards:**  
 Blank segments may not exceed 20 feet in width. Total of all blank segments may not exceed 40% of the street-facing facade. The floor of a dwelling unit or sleeping unit shall be at least 4 feet above or below sidewalk grade or set back 10 feet from sidewalk. Visually prominent entry.

**23.47A.012 Structure height:**  
 65' base height limit

**23.47A.014 Setbacks:**  
 None required.

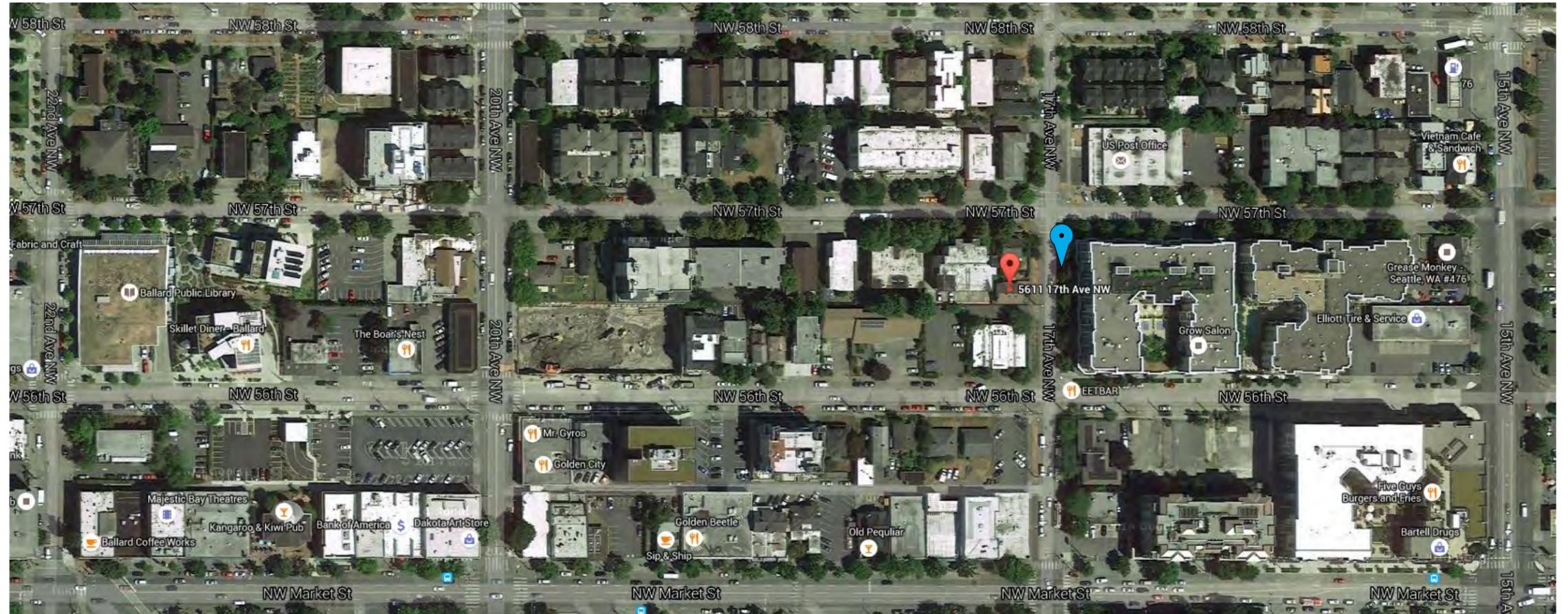
**23.47A.024 Amenity area:**  
 5% of the total gross floor area of residential use required

**23.47A.016 Landscaping & Screening:**  
 Green Factor of 0.3 or greater is required.

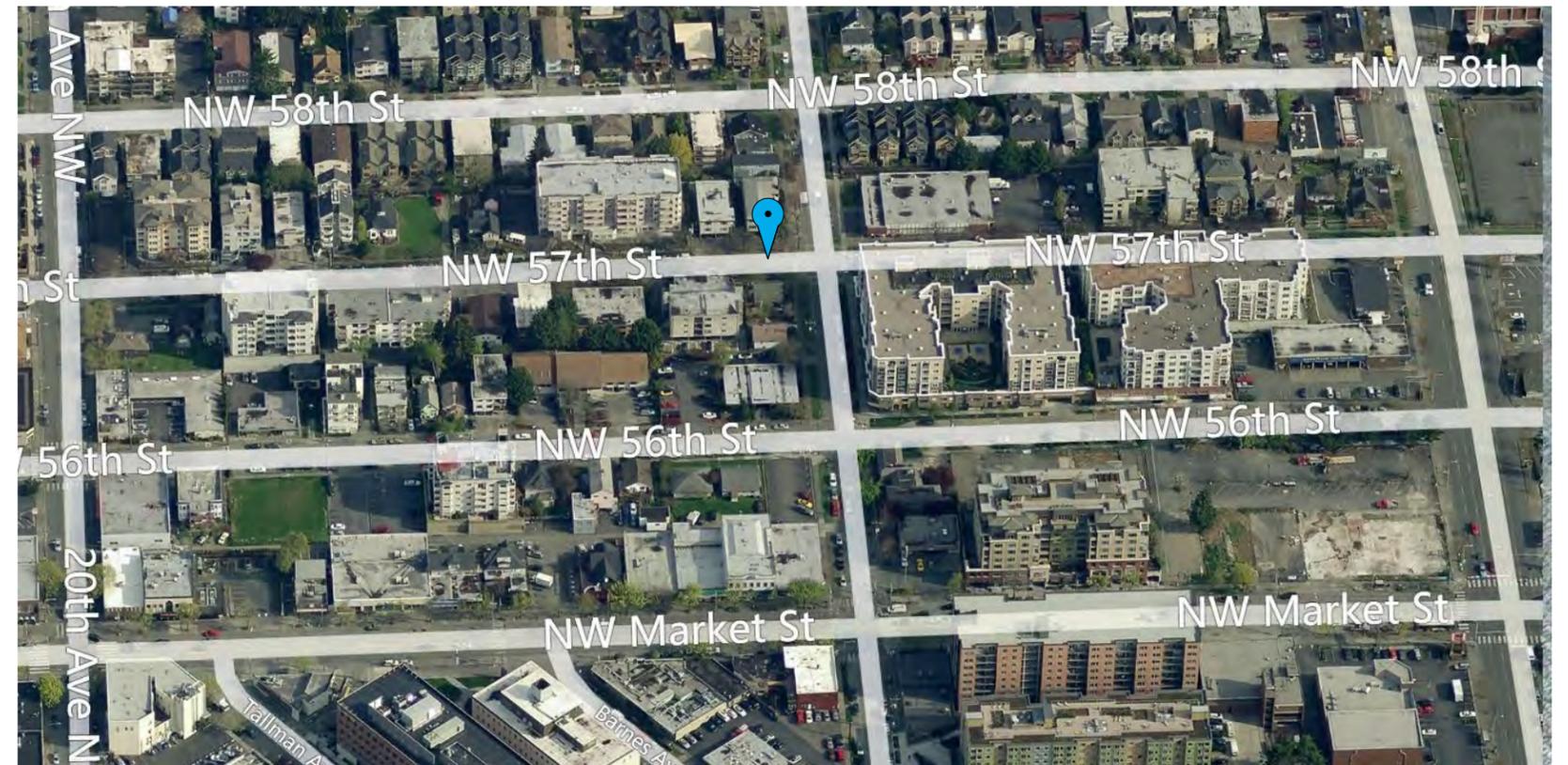
**23.47A.022 Light and glare:**  
 Exterior lighting shall be shielded and directed away from adjacent properties.

**23.54.015 Parking:**  
 None required





old ballard avenue

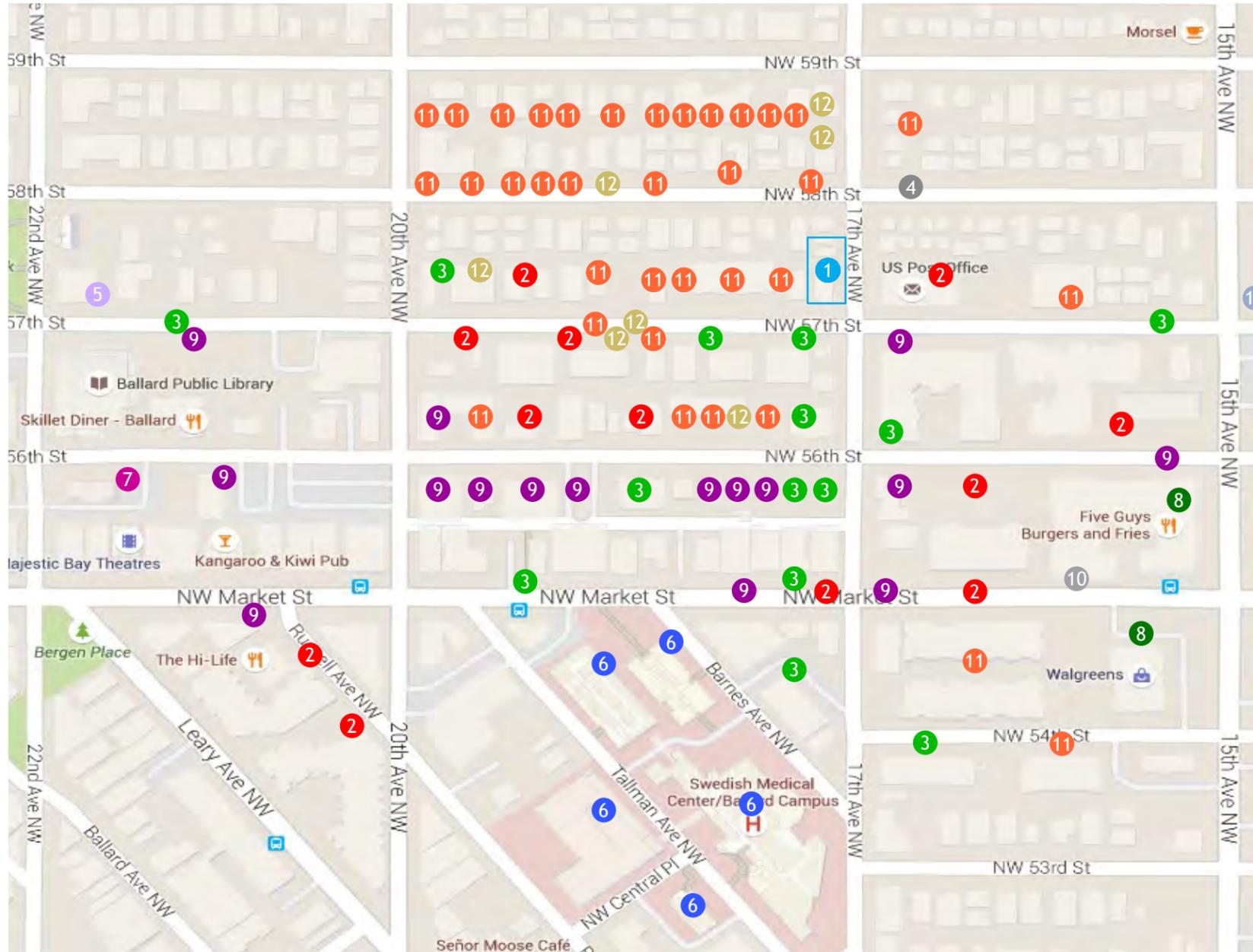


**ECCO**  
 203 N 36th St., Suite 201  
 Seattle, WA 98103  
 206.706.3937

**early design guidance packet**  
 5611-5617 17th Avenue NW  
 dpd project # 3020482

AERIAL PHOTOGRAPHS





## EXISTING USES IN NEIGHBORHOOD

- 1 Project location
- 2 Mixed Use Residential/Commercial
- 3 Offices
- 4 Post office
- 5 Public Library
- 6 Hospital
- 7 Movie theater
- 8 Drug Store
- 9 Retail/Commercial/Eating & Drinking
- 10 Fire Station
- 11 Multifamily Residential
- 12 Single Family Residential
- 13 Grocery Store



ballard public library



chittenden locks



shilshole marina



majestic bay theater



golden gardens



# Beautiful Ballard

The project site is located on the southwest corner of 17th Ave and 57th Street in Ballard adjacent to the commercial center of a growing and active community. It is in an area of primarily multi family and mixed use development. . This is a VERY pedestrian neighborhood, becoming more so by the week. The neighborhood is dynamic day and night.

## From the Ballard Historical Society

"In Ballard, you'll find a microcosm of Pacific Northwest history, tradition and architecture. Bordered by Puget Sound, Shilshole Bay and Salmon Bay, Ballard has a rich history filled with maritime connections. Originally home to mill workers, fishermen and boat builders—many of whom emigrated from Scandinavia—Ballard was a separate city until annexed to Seattle in 1907.

Today Ballard maintains its character as a small town within a big city, blessed with varied architecture and a notable Historic Landmark District"



material variety, balconies for scale, different materials at street level. density adjacent to open space

4



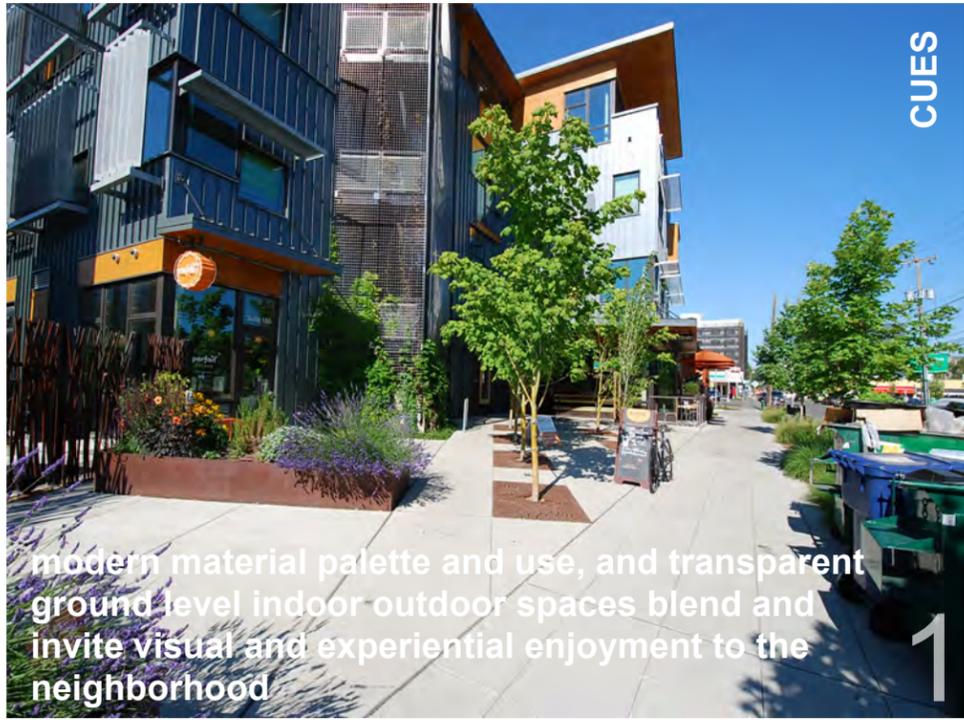
57th is a VERY pedestrian street with multiple building entries and softscape. building entries add street interest and width to the sidewalk.

5



vertical architecture, massing and density is being added all along 57th. pedestrian scale elements and a variety in materials add street level interest.

6



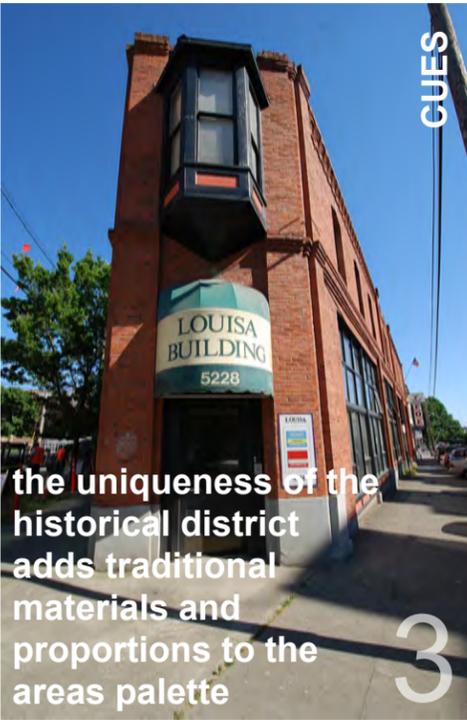
modern material palette and use, and transparent ground level indoor outdoor spaces blend and invite visual and experiential enjoyment to the neighborhood

1



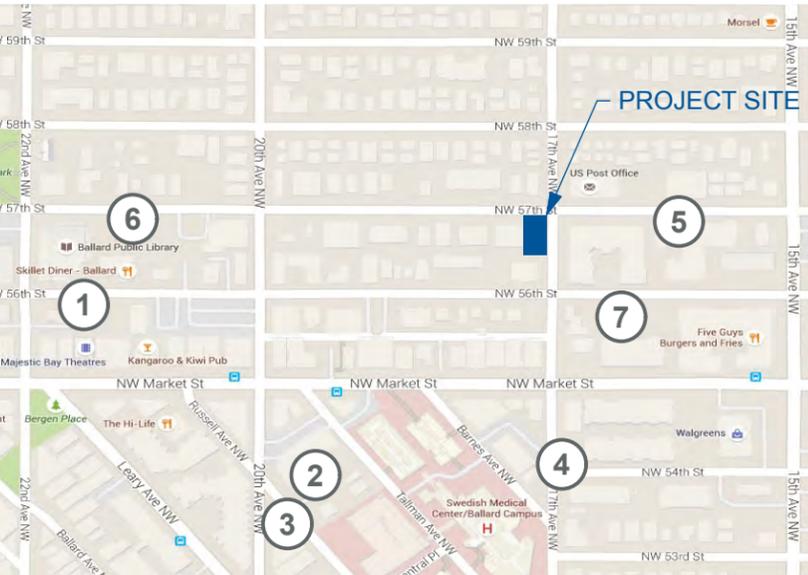
traditional architectural grids and materials, mixed with modern materials. public/private amenity

2



the uniqueness of the historical district adds traditional materials and proportions to the areas palette

3



**ECCO**  
203 N 36th St., Suite 201  
Seattle, WA 98103  
206.706.3937

early design guidance packet  
5611-5617 17th Avenue NW  
dpd project # 3020482

NEIGHBORHOOD PHOTOS / DESIGN CUES





WEST SIDE OF 17TH



OPPOSITE PROJECT SITE



EAST SIDE OF 17TH



OPPOSITE PROJECT SITE



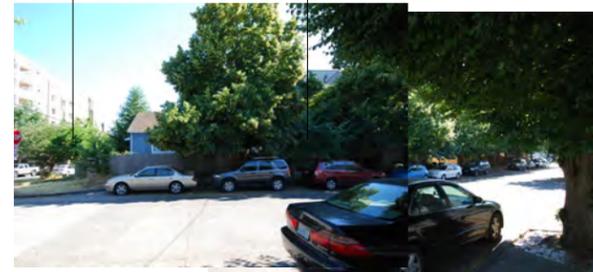
NORTH SIDE OF 57TH

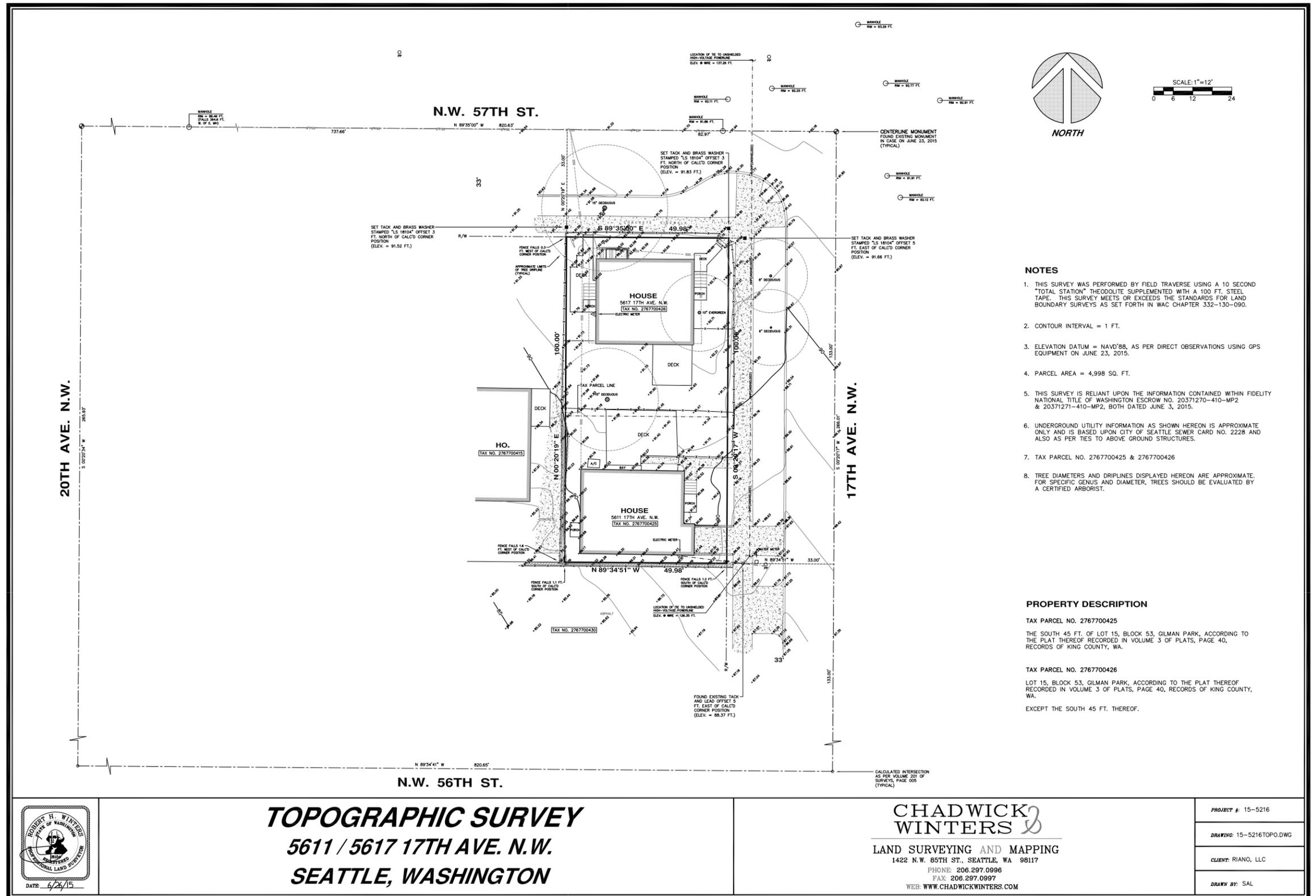


PROJECT SITE



SOUTH SIDE OF 57TH



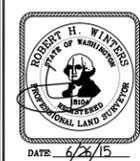


- NOTES**
1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
  2. CONTOUR INTERVAL = 1 FT.
  3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JUNE 23, 2015.
  4. PARCEL AREA = 4,998 SQ. FT.
  5. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN FIDELITY NATIONAL TITLE OF WASHINGTON ESCROW NO. 20371270-410-MP2 & 20371271-410-MP2, BOTH DATED JUNE 3, 2015.
  6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 2228 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
  7. TAX PARCEL NO. 2767700425 & 2767700426
  8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

**PROPERTY DESCRIPTION**

TAX PARCEL NO. 2767700425  
 THE SOUTH 45 FT. OF LOT 15, BLOCK 53, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA.

TAX PARCEL NO. 2767700426  
 LOT 15, BLOCK 53, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA.  
 EXCEPT THE SOUTH 45 FT. THEREOF.



**TOPOGRAPHIC SURVEY**  
**5611 / 5617 17TH AVE. N.W.**  
**SEATTLE, WASHINGTON**

**CHADWICK WINTERS**  
 LAND SURVEYING AND MAPPING  
 1422 N.W. 85TH ST., SEATTLE, WA 98117  
 PHONE: 206.297.0996  
 FAX: 206.297.0997  
 WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	15-5216
DRAWING:	15-5216TOP0.DWG
CLIENT:	RIANO, LLC
DRAWN BY:	SAL



**ECCO**  
 203 N 36th St., Suite 201  
 Seattle, WA 98103  
 206.706.3937

early design guidance packet  
 5611-5617 17th Avenue NW  
 dpd project # 3020482

SITE SURVEY



## CONTEXT AND SITE

### CS2. Urban Pattern and Form

#### A. Location in the City and Neighborhood

##### 2. Architectural Presence

*The project is located on a corner lot in downtown Ballard, an area of increasing density and activity. The architectural presence on this corner should be strong, while also incorporating pedestrian-friendly human-scale elements that add interest along the sidewalk.*

#### B. Adjacent Sites, Streets and Open Spaces

##### 2. Connection to the Street

*The site is located in a transition area from dense residential to a mix of residential/commercial/office buildings. This project will address the street edge with some areas set back to make the sidewalk feel wider. Landscaping elements will be used to soften the building edge.*

#### C. Relationship to the Block

##### 1. Corner Sites

*The site is located on a corner. Common areas located inside the building on the 1st and 2nd floor at this corner will provide a some transparency and active edge to the building. The main residential entry to the building will be located near this corner.*

#### D. Height, Bulk and Scale

##### 4. Massing Choices

*The proposed buildings hold the street edge on the 1st and 2nd floors and then steps back from the street on the upper floors in one option and in two the building is set back between seven and ten feet. This allows a more human scale to the building at street level for pedestrians and for residents, along with providing more daylight on the street.*

### CS3. Architectural Context and Character

#### A. Emphasizing Positive Neighborhood Attributes

##### 2. Contemporary Design

*Contemporary materials & colors will be used.*

##### 4. Evolving Neighborhoods

*While Ballard is an established neighborhood, many of the existing buildings immediately adjacent to the site are not yet built to their fullest potential and one can imagine them being developed in the not-too-distant future. The exception is the mixed use building to the east, which provides a VERY pedestrian-friendly street presence along NW 57th St.*

## PUBLIC LIFE

### PL2. Walkability

#### B. Safety and Security

##### 1. Eyes on the Street

*Common lobby, kitchen and mail room are located along 17th Ave NW and will have a significant amount of facade transparency. Balconies and windows are located along both streets on the upper floors.*

#### C. Weather Protection

##### 1. Locations and Coverage

*Entries and exterior bicycle parking will be provided with weather protection.*

### PL3. Street-level Interaction

#### A. Entries

##### 1c. Design Objectives: Common entries to multi-story residential buildings

*Both entries are recessed from the sidewalk to emphasize the entry as a semi-private space, and to provide human scale visual enjoyment to passing pedestrians. The entries are clearly identified by architectural elements and landscape plantings.*

#### B. Residential Edges

##### 1. Security and Privacy

*Only common areas are located along the street-level street-facing facades, and the entries are set back to provide a buffer from the sidewalk.*

### PL4. Active Transportation

#### A. Entries

##### 1. Serving all modes of transportation: Safety

*A clear and safe path is provided at all entry points, with bike parking directly adjacent in well lit areas. Long term and short term bike parking is being provided in part of this purpose.*

#### B. Planning ahead for bicyclists

##### 1. Convenience and Security:

*Multiple bike storage facilities are proposed; some long term and some for shorter term with an emphasis on ease of access and close proximity to entries.*

## DESIGN CONCEPT

### DC1. Project Uses and Activities

#### A. Arrangement of Interior Uses

##### 1. Visibility

*Common areas are located along the street-level street-facing facade.*

##### 3. Flexibility

*The taller floor-to-floor height from 1st to 2nd floor, along with the two generous stairwells and simple corridor layout on the upper floors, would allow for a conversion to commercial space if necessary.*

#### C. Parking and Service Uses

##### 4. Service Uses

*The trash/recycle rooms are located in areas where they can be screened from residents and public.*

### DC2. Architectural Concept

#### A. Massing

##### 2. Reducing Perceived Mass

*The perceived mass is reduced by stepping the upper floors back from 17th Ave NW, or by setting the building back from the sidewalk to provide for additional open space and planting.*

#### B. Architectural and Facade Composition

##### 1. Facade Composition

##### 2. Blank Walls

*The composition of massing, materials and fenestration will be well-proportioned. Blank walls will be avoided on the street facing facades.*

#### C. Secondary Architectural Features

##### 1. Visual Depth and Interest

*Balconies, decks and canopies are part of the facade.*

#### D. Scale and Texture

##### 2. Texture

*Variety in open spaces and their treatments, textured and translucent siding materials will add variety to the pedestrian experience.*

### DC3. Open Space Concept

#### B. Open Space Uses and Activities

##### 4. Multifamily Open Space

*The open space is concentrated on the ground level adjacent to the pedestrian areas and to the common areas within the building (laundry/kitchen/bike storage/party room) to allow use at all hours. South facing decks are also provided at each floor.*

### DC4. Exterior Elements and Finishes

#### A. Building Materials

##### 1. Exterior Finish Materials

*Fiber cement panel, lap siding, metal siding and wood veneer panels are to be used. Wood, metal and concrete will be used at the entries to add texture.*

#### C. Lighting

##### 2. Avoid Glare to neighbors while serving site.

*Light fixtures will be located and selected for security and to highlight pathways and architectural elements while being shielded from neighbors.*



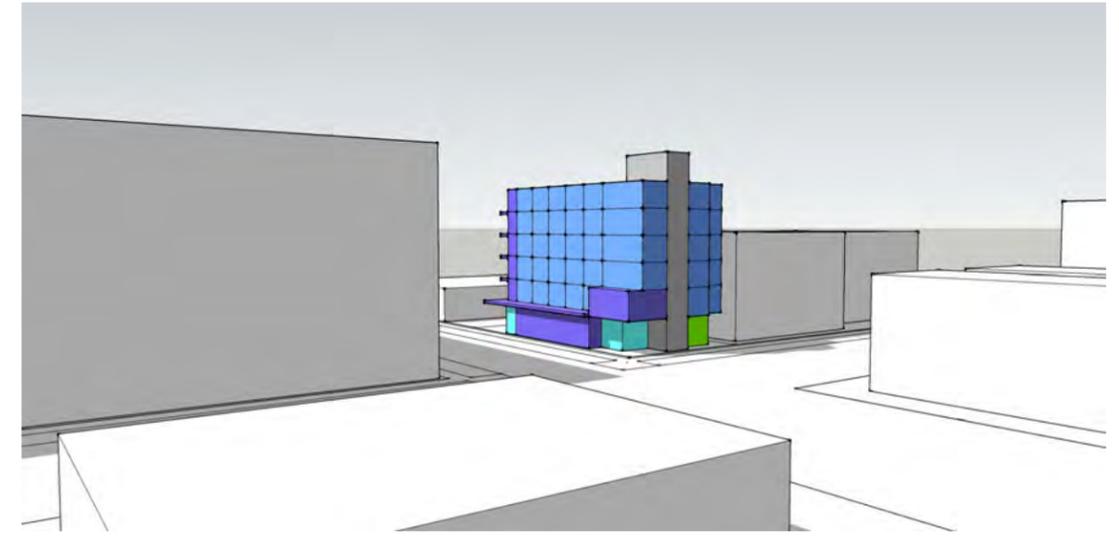
CLEAR ENTRY LOCATION  
 LARGE PORTION AMOUNT OF COMMON USAGE @ STREET FRONTS  
 PROVIDES LARGE AMENITY SPACE WITH SOUTHERN EXPOSURE  
 AMENITY SPACES (DECKS) WITH SOUTHERN EXPOSURE  
 MAIN PEDESTRIAN ENTRY ON 57TH



REQUIRES DEPARTURE FOR SOUTH AMENITY SPACE

## OPTION A

Gross Floor Area: 19,736 SF  
 Sleeping Units: 69 units



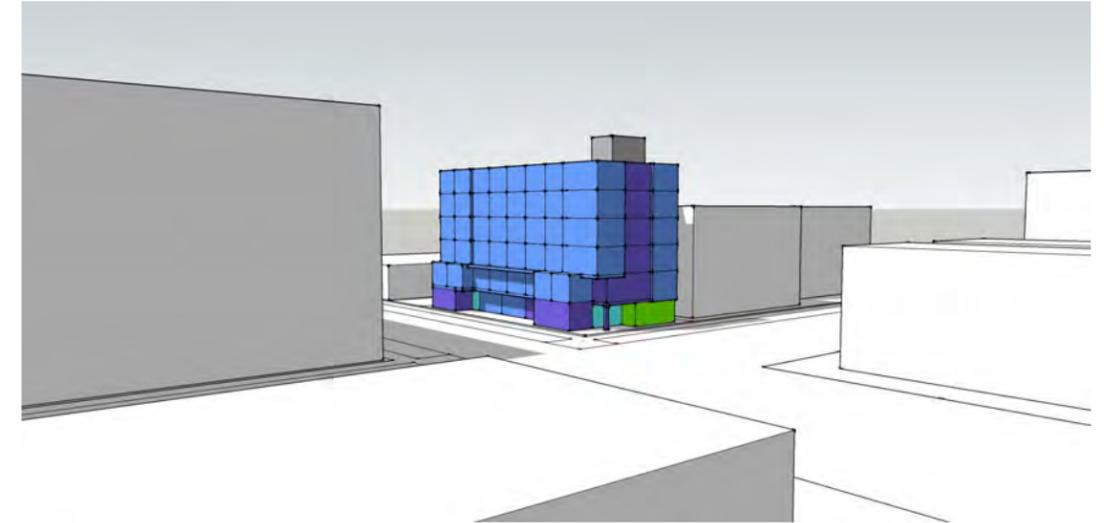
CODE COMPLIANT  
 FACADE MODULATION  
 CLEAR ENTRY LOCATION  
 MAIN PEDESTRIAN ENTRY ON 57TH



SLEEPING UNITS ON STREET FRONT / GROUND LEVEL

## OPTION B

Gross Floor Area: 19,999 SF  
 Sleeping Units: 74 units



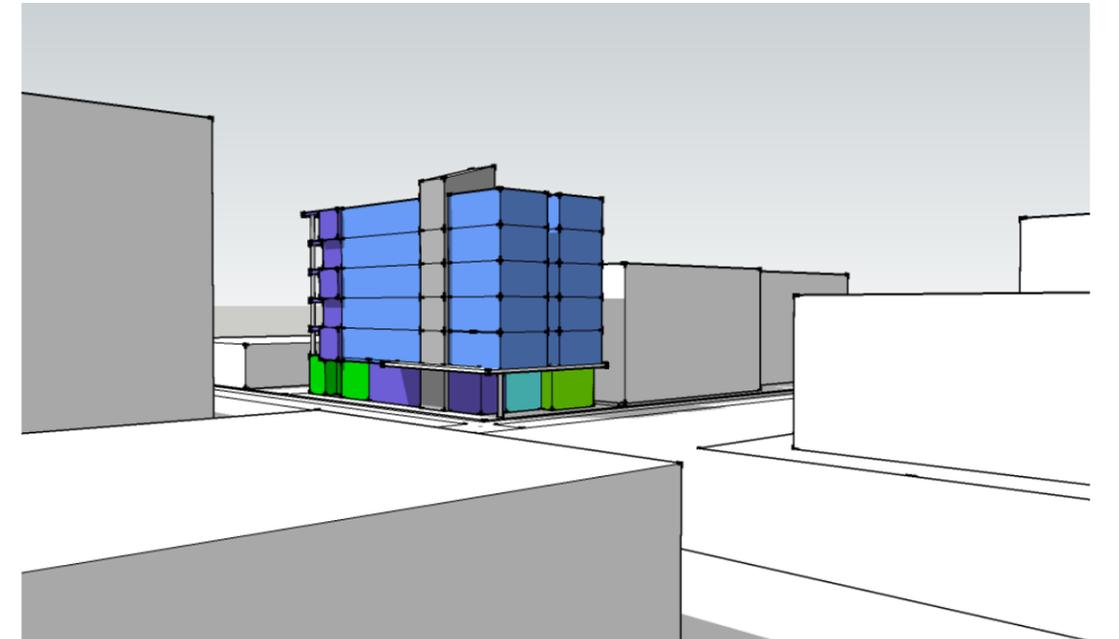
CODE COMPLIANT  
 EXCEEDS CODE MINIMUM BIKE PARKING  
 FACADE MODULATION  
 CLEAR ENTRY LOCATION  
 LARGE PORTION OF COMMON AREA @ STREET FRONT  
 LARGE PORTION OF AMENITY AREA @ STREET FRONT/LEVEL  
 AMENITY SPACES (DECKS) WITH SOUTHERN EXPOSURE  
 STAIR ADDS INTEREST TO 17TH  
 MAIN PEDESTRIAN ENTRY ON 57TH



FEWEST UNIT TYPES

## PREFERRED OPTION C

Gross Floor Area: 19,736 SF  
 Sleeping Units: 74 units



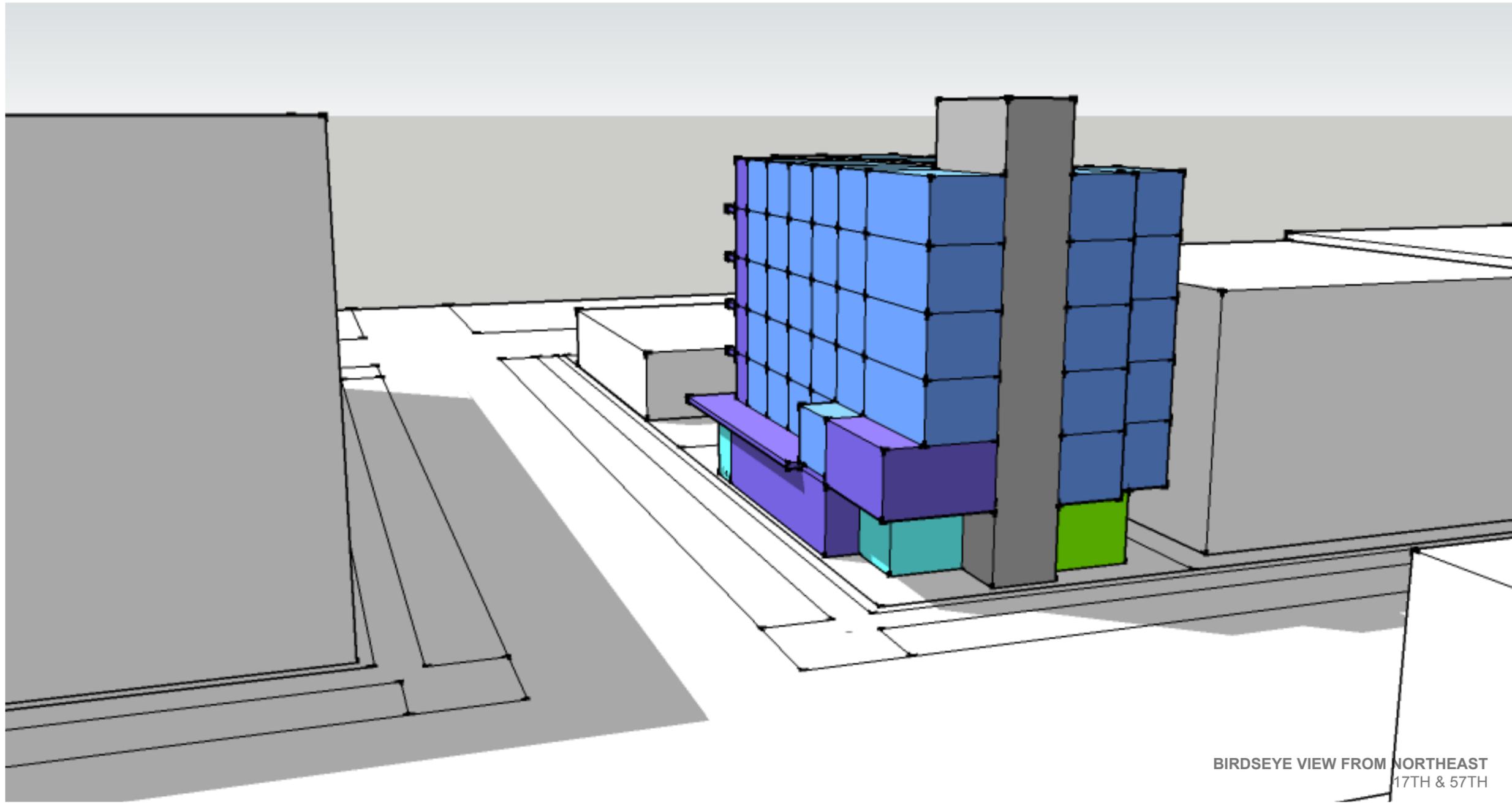
**ECCO**  
 203 N 36th St., Suite 201  
 Seattle, WA 98103  
 206.706.3937

early design guidance packet

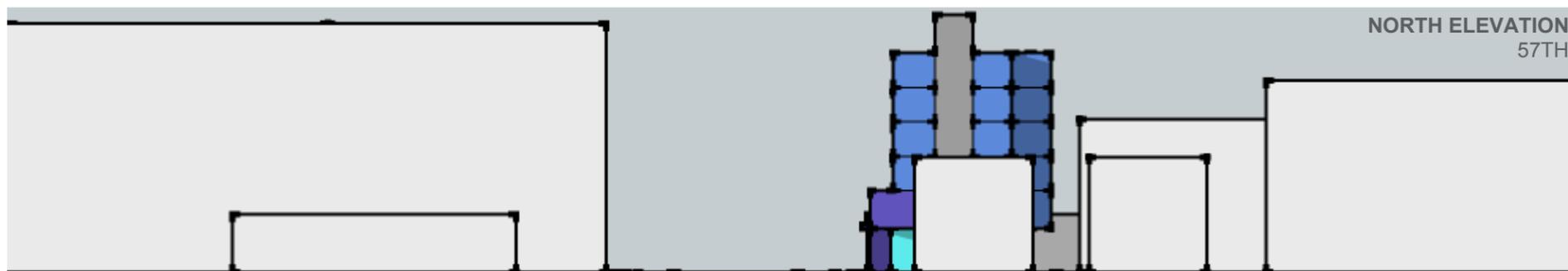
5611-5617 17th Avenue NW  
 dpd project # 3020482

THREE OPTIONS: + and -





BIRDSEYE VIEW FROM NORTHEAST  
17TH & 57TH



NORTH ELEVATION  
57TH

- SLEEPING UNITS ■
- COMMUNAL AREAS ■
- SERVICE AREAS ■
- BUILDING ENTRIES ■

# OPTION A

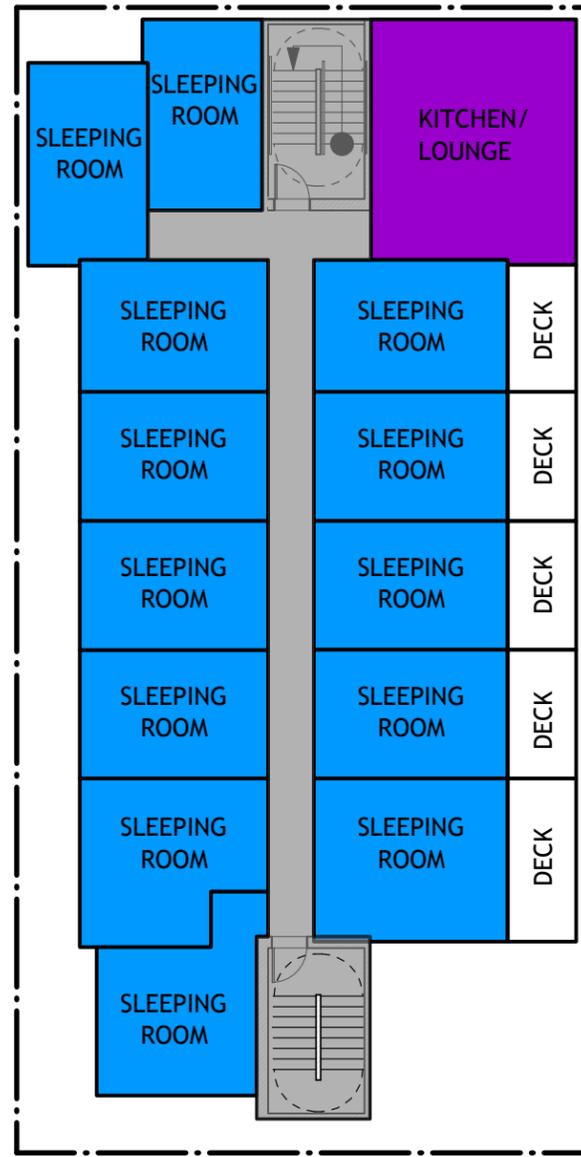


NW 57TH ST

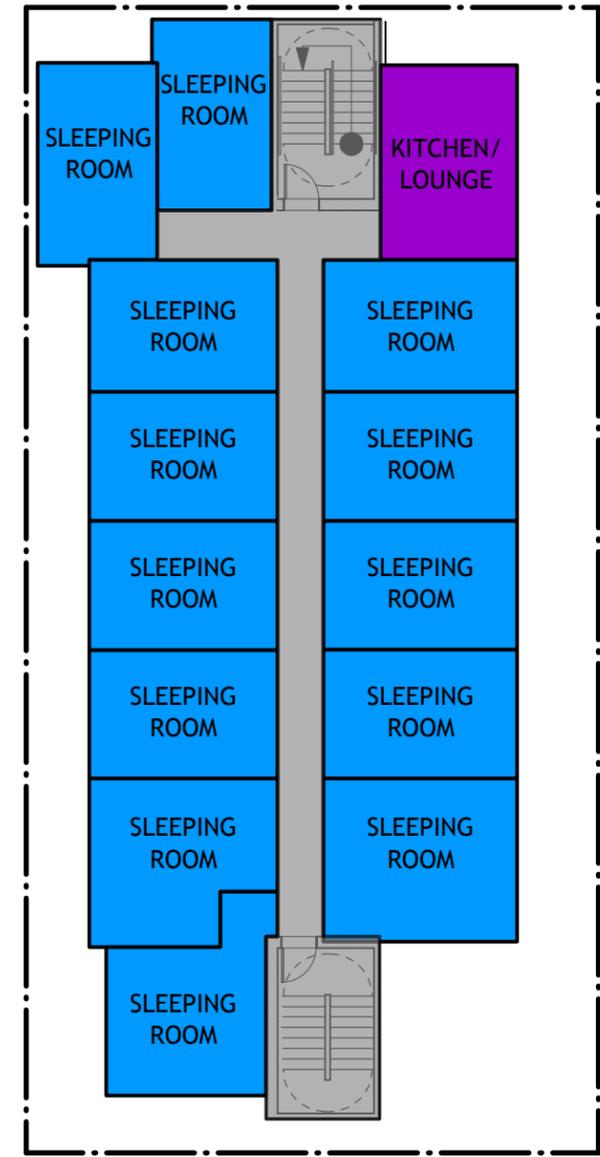
CONCRETE SIDEWALK



GROUND FLOOR



SECOND FLOOR



FLOORS 3 THRU 6

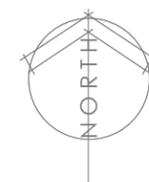
- SLEEPING UNITS
- COMMUNAL AREAS
- SERVICE AREAS
- BUILDING ENTRIES

# OPTION A



**ECCO**  
 203 N 36th St., Suite 201  
 Seattle, WA 98103  
 206.706.3937

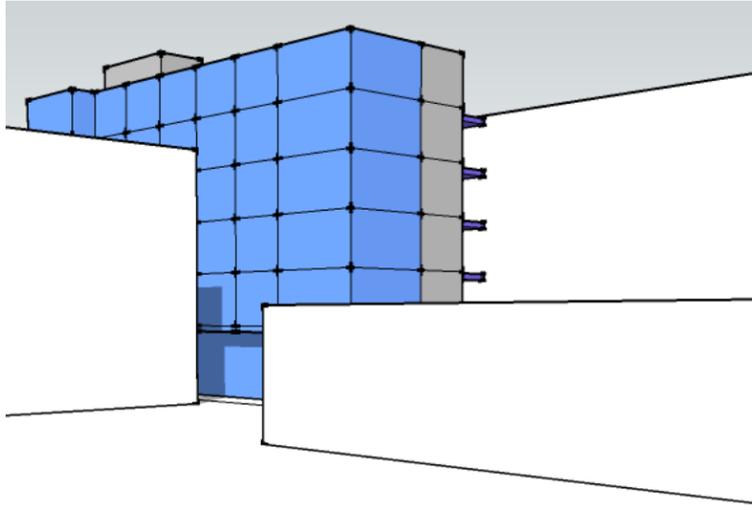
**early design guidance packet**  
 5611-5617 17th Avenue NW  
 dpd project # 3020482



## FLOOR PLANS

DESIGN OPTION A





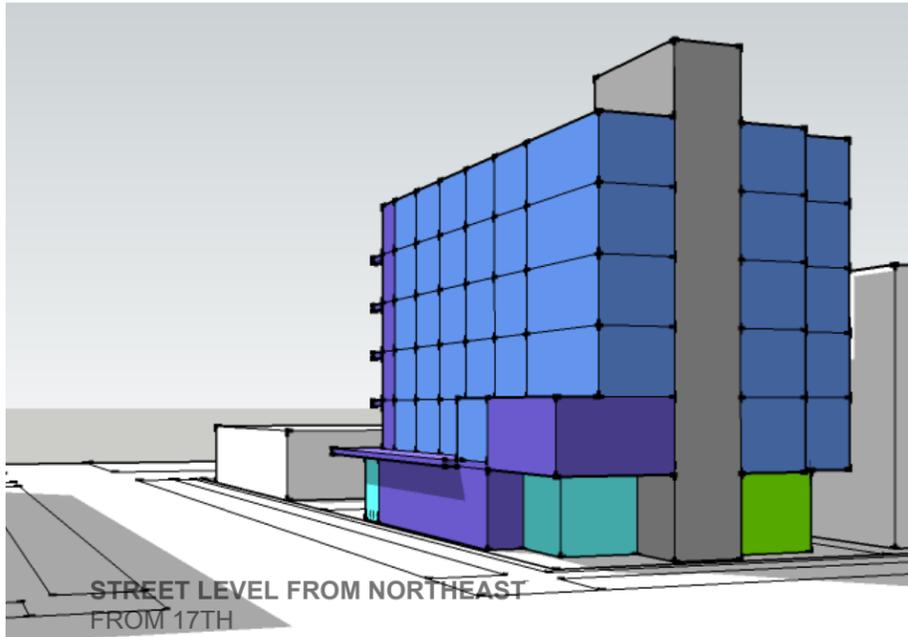
STREET LEVEL FROM SOUTHWEST  
FROM 56TH



STREET LEVEL FROM SOUTHEAST  
FROM 56TH



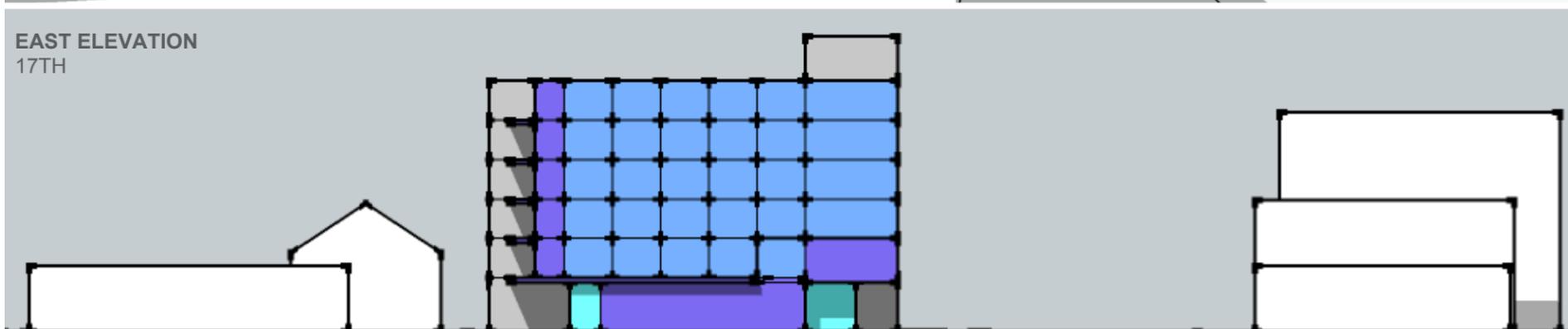
STREET LEVEL FROM NORTHEAST  
FROM 57TH



STREET LEVEL FROM NORTHEAST  
FROM 17TH



STREET LEVEL FROM NORTHWEST  
FROM 17TH



EAST ELEVATION  
17TH

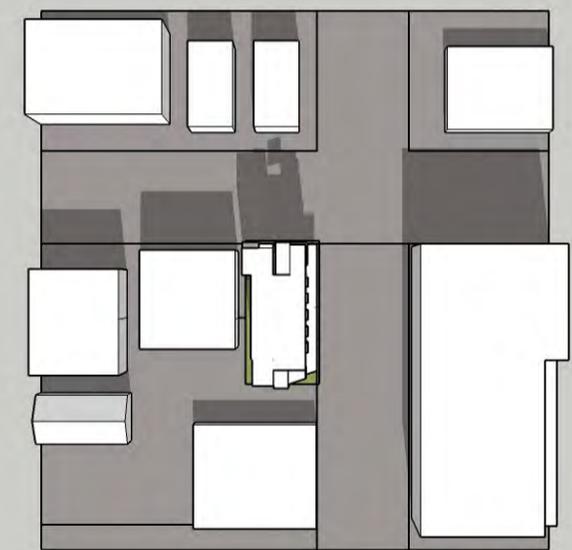
- SLEEPING UNITS ■
- COMMUNAL AREAS ■
- SERVICE AREAS ■
- BUILDING ENTRIES ■

# OPTION A





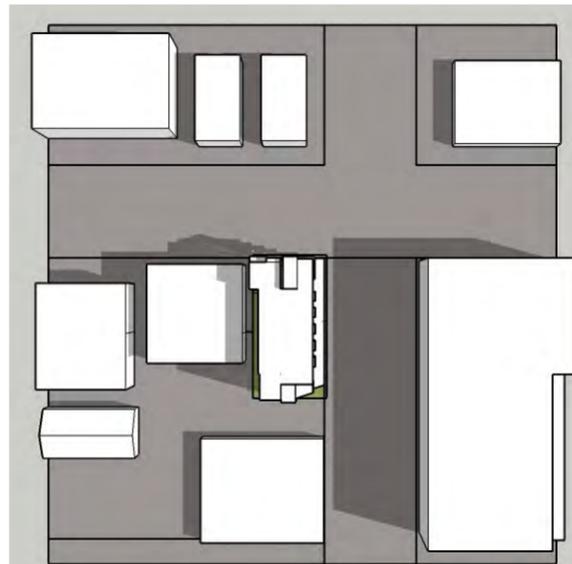
March 21 - 9:00 a.m.



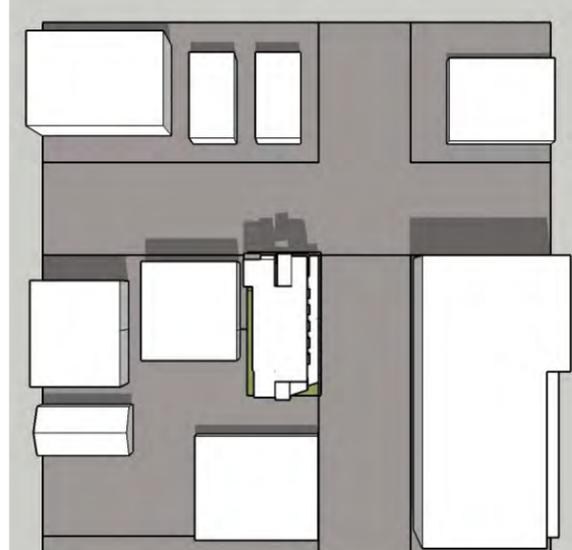
March 21 - 12:00 p.m.



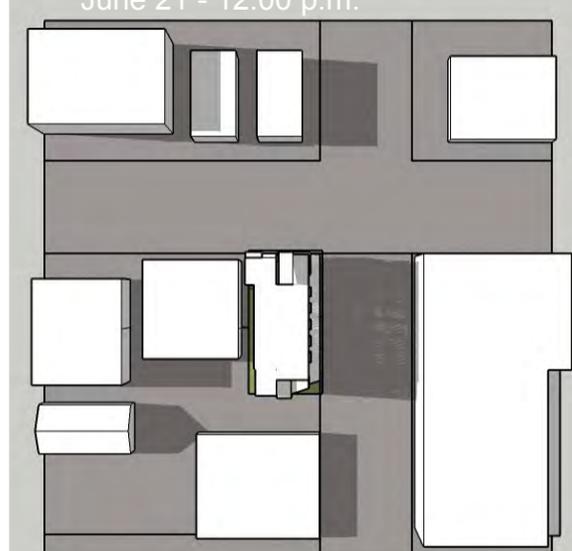
March 21 - 5:00 p.m.



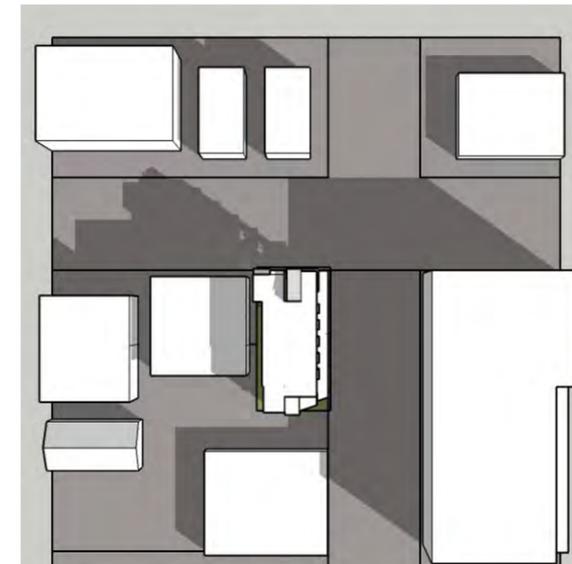
June 21 - 9:00 a.m.



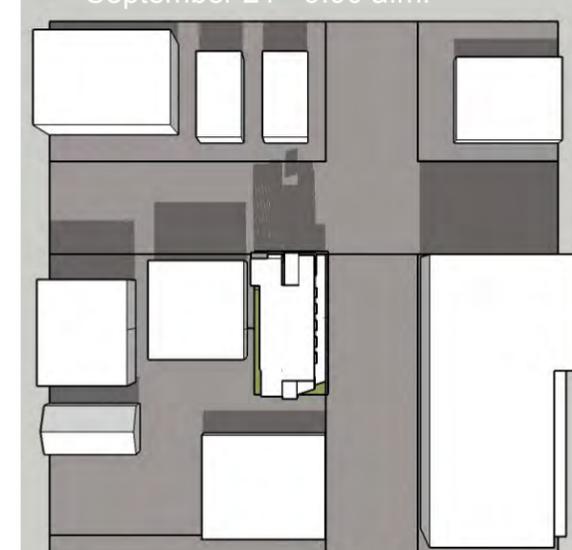
June 21 - 12:00 p.m.



June 21 - 5:00 p.m.



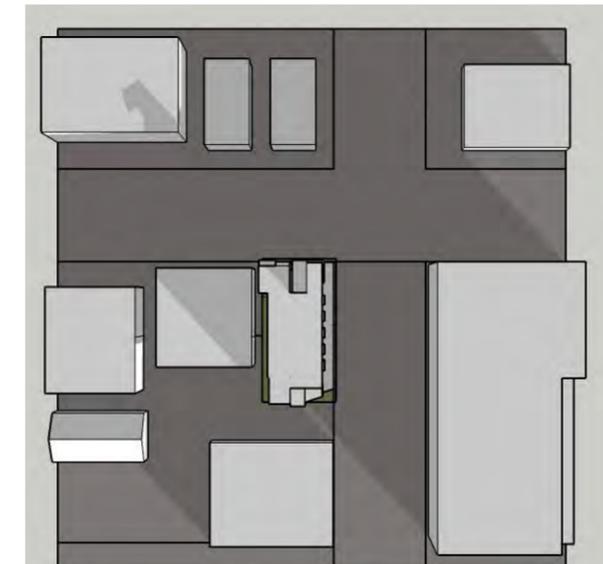
September 21 - 9:00 a.m.



September 21 - 12:00 p.m.



September 21 - 5:00 p.m.



December 21 - 9:00 a.m.



December 21 - 12:00 p.m.



December 21 - 4:00 p.m.

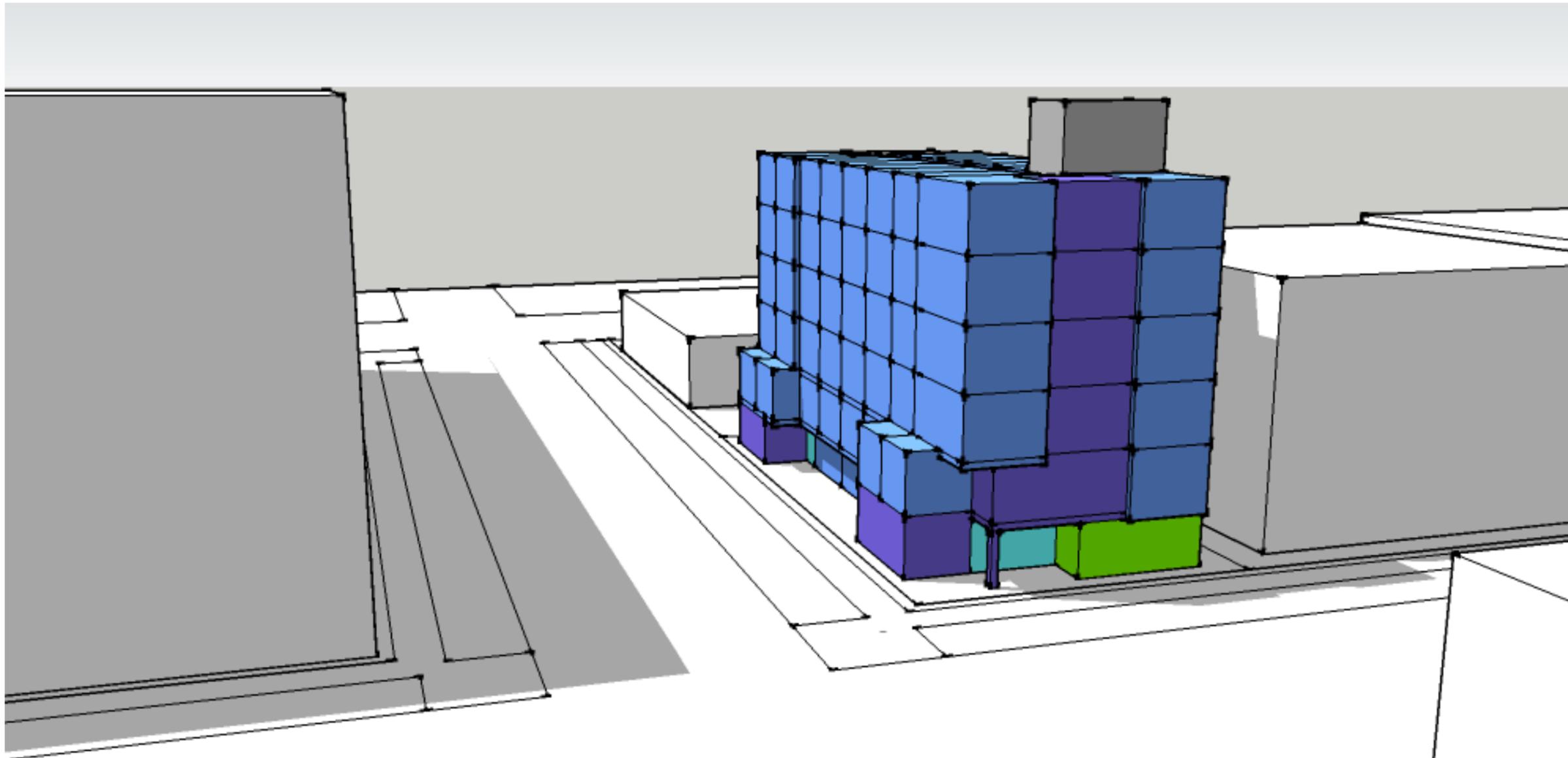


**ECCO**  
203 N 36th St., Suite 201  
Seattle, WA 98103  
206.706.3937

**early design guidance packet**  
5611-5617 17th Avenue NW  
dpd project # 3020482

SUN/SHADOW STUDIES - OPTION A





BIRDSEYE VIEW FROM NORTHEAST  
17TH & 57TH



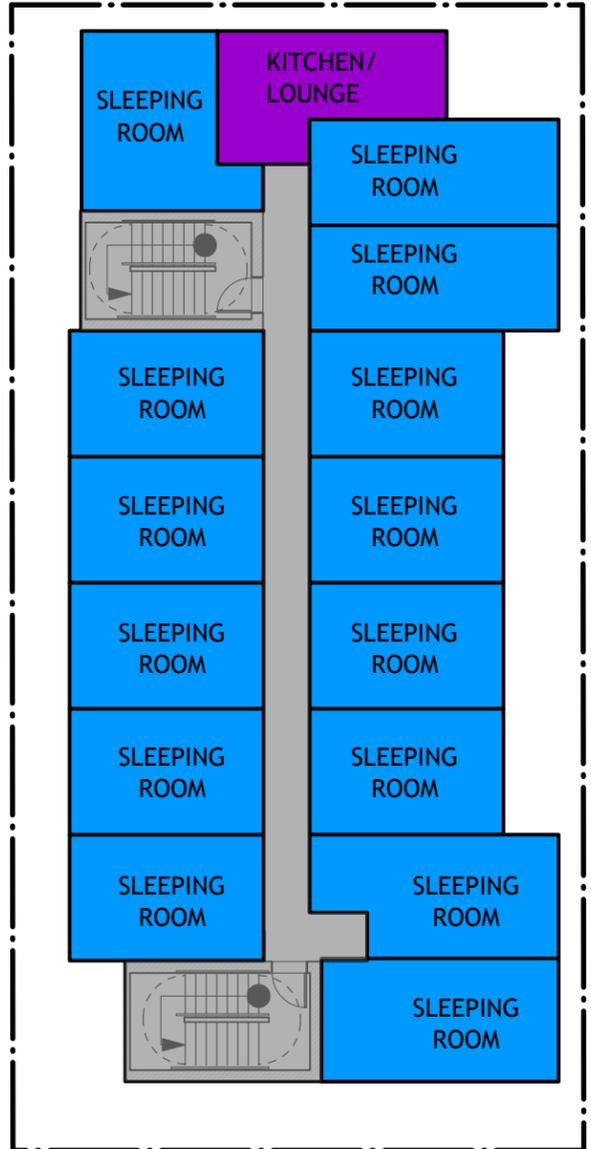
- SLEEPING UNITS ■
- COMMUNAL AREAS ■
- SERVICE AREAS ■
- BUILDING ENTRIES ■

# OPTION B

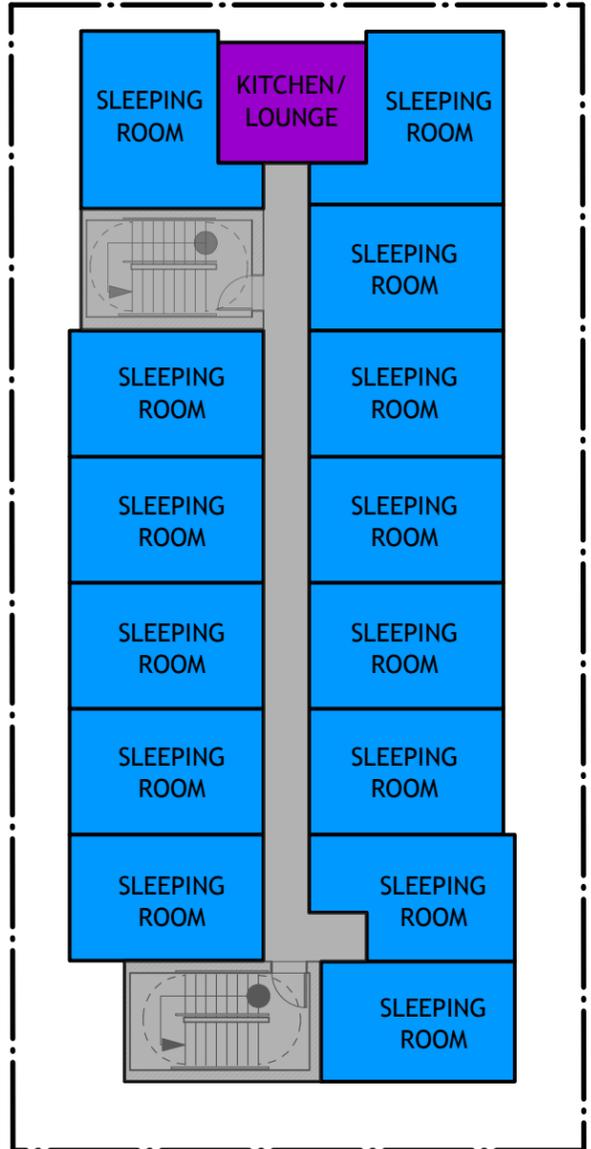




GROUND FLOOR



SECOND FLOOR



FLOORS 3 THRU 6

- SLEEPING UNITS
- COMMUNAL AREAS
- SERVICE AREAS
- BUILDING ENTRIES

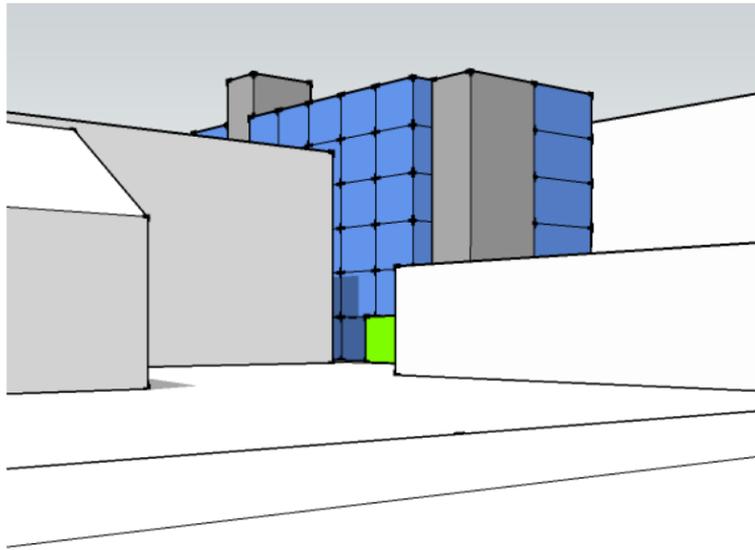
# OPTION B



**ECCO**  
 203 N 36th St., Suite 201  
 Seattle, WA 98103  
 206.706.3937

**early design guidance packet**  
 5611-5617 17th Avenue NW  
 dpd project # 3020482

DESIGN OPTION B



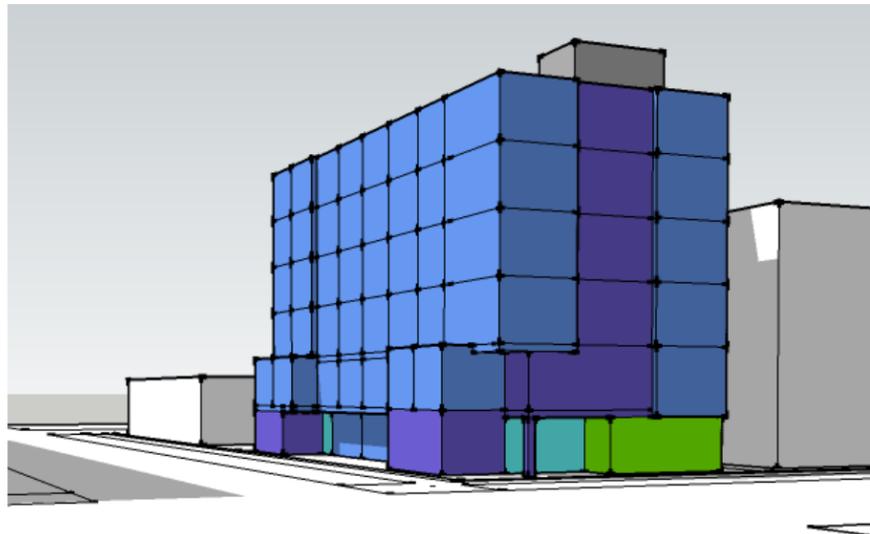
STREET LEVEL FROM SOUTHWEST  
FROM 56TH



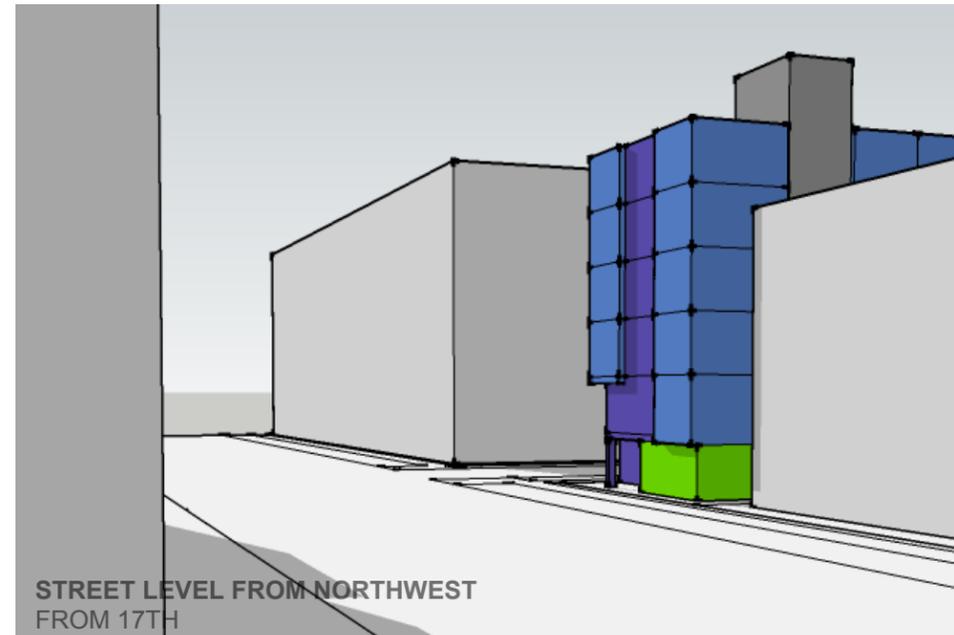
STREET LEVEL FROM SOUTHEAST  
FROM 56TH



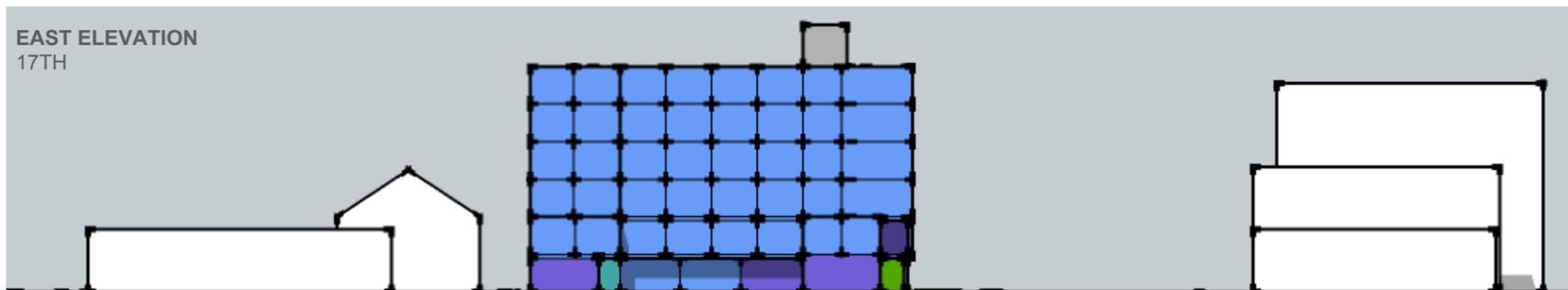
STREET LEVEL FROM NORTHEAST  
FROM 57TH



STREET LEVEL FROM NORTHEAST  
FROM 17TH



STREET LEVEL FROM NORTHWEST  
FROM 17TH

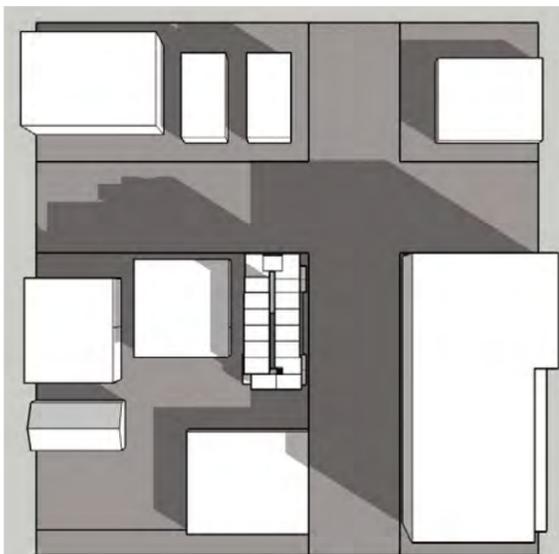


EAST ELEVATION  
17TH

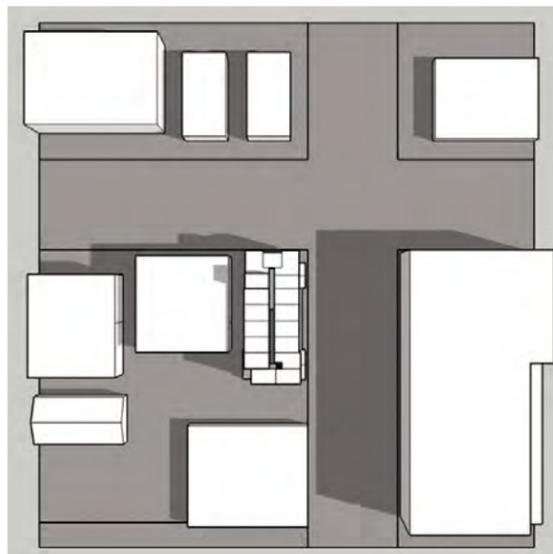
- SLEEPING UNITS ■
- COMMUNAL AREAS ■
- SERVICE AREAS ■
- BUILDING ENTRIES ■

# OPTION B

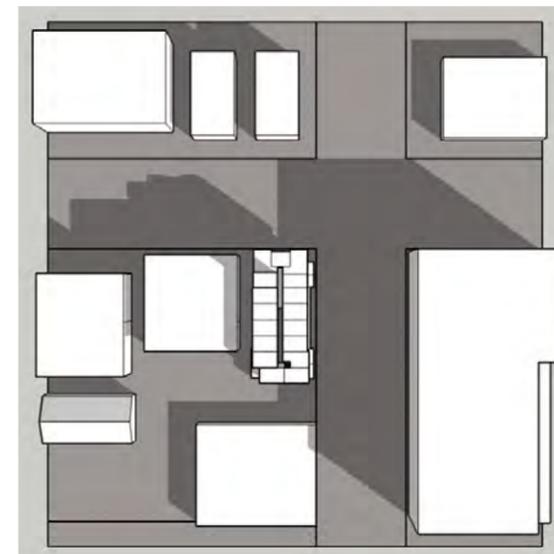




March 21st - 9:00 a.m.



June 21st - 9:00 a.m.



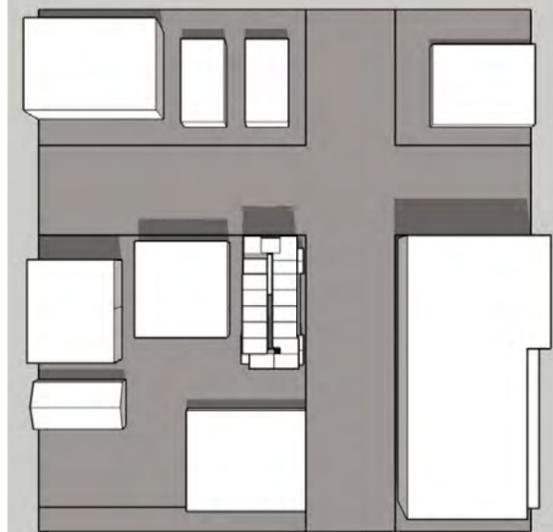
September 21st - 9:00 a.m.



December 21st - 9:00 a.m.



March 21st - 12:00 p.m.



June 21st - 12:00 p.m.



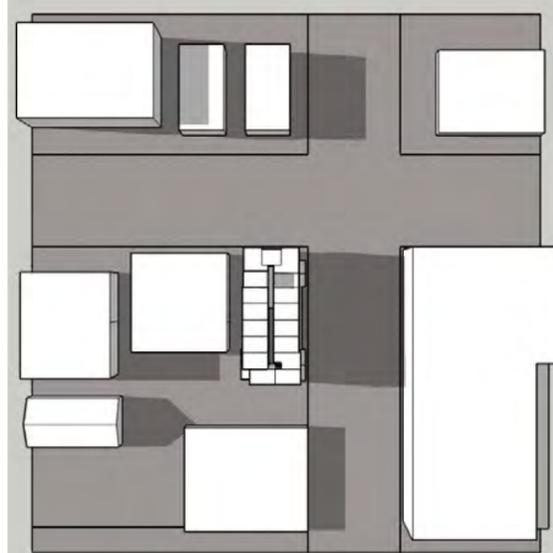
September 21st - 12:00 p.m.



December 21st - 12:00 p.m.



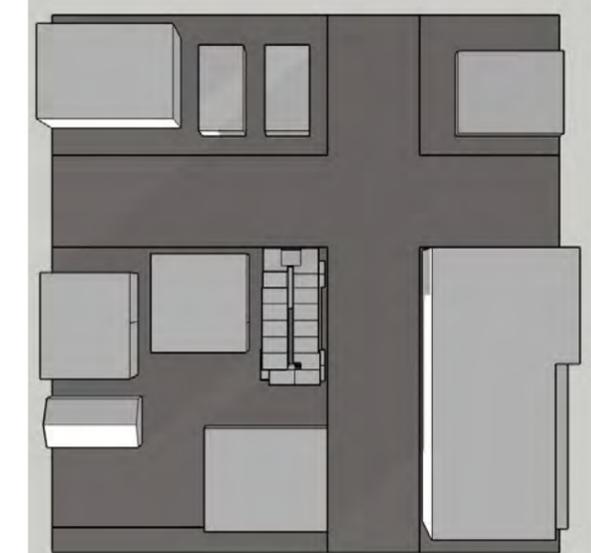
March 21st - 5:00 p.m.



June 21st - 5:00 p.m.



September 21st - 4:00 p.m.



December 21st - 4:00 p.m.

OPTION B



**ECCO**  
203 N 36th St., Suite 201  
Seattle, WA 98103  
206.706.3937

**early design guidance packet**

5611-5617 17th Avenue NW  
dpd project # 3020482

SUN/SHADOW STUDIES - OPTION B



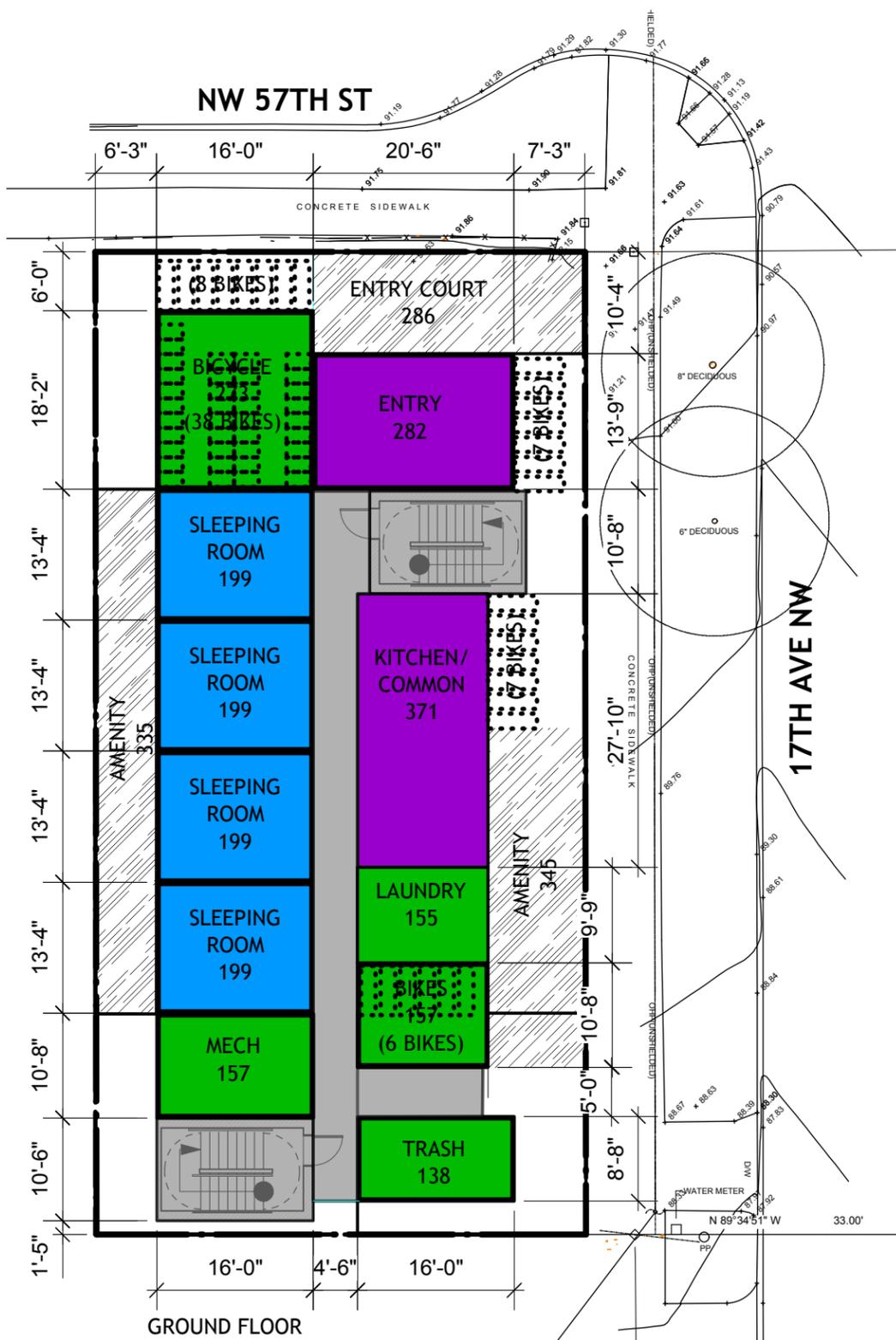


BIRDSEYE VIEW FROM NORTHEAST  
17TH & 57TH

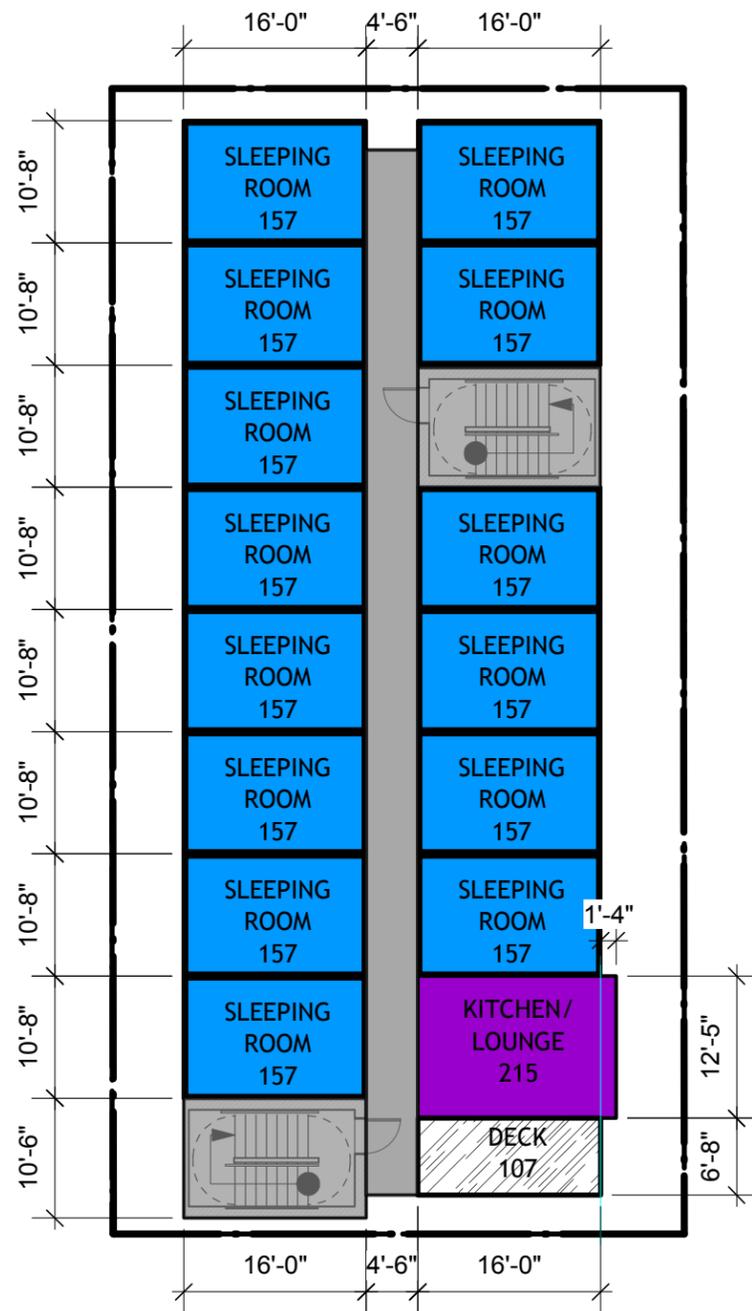


NORTH ELEVATION  
57TH

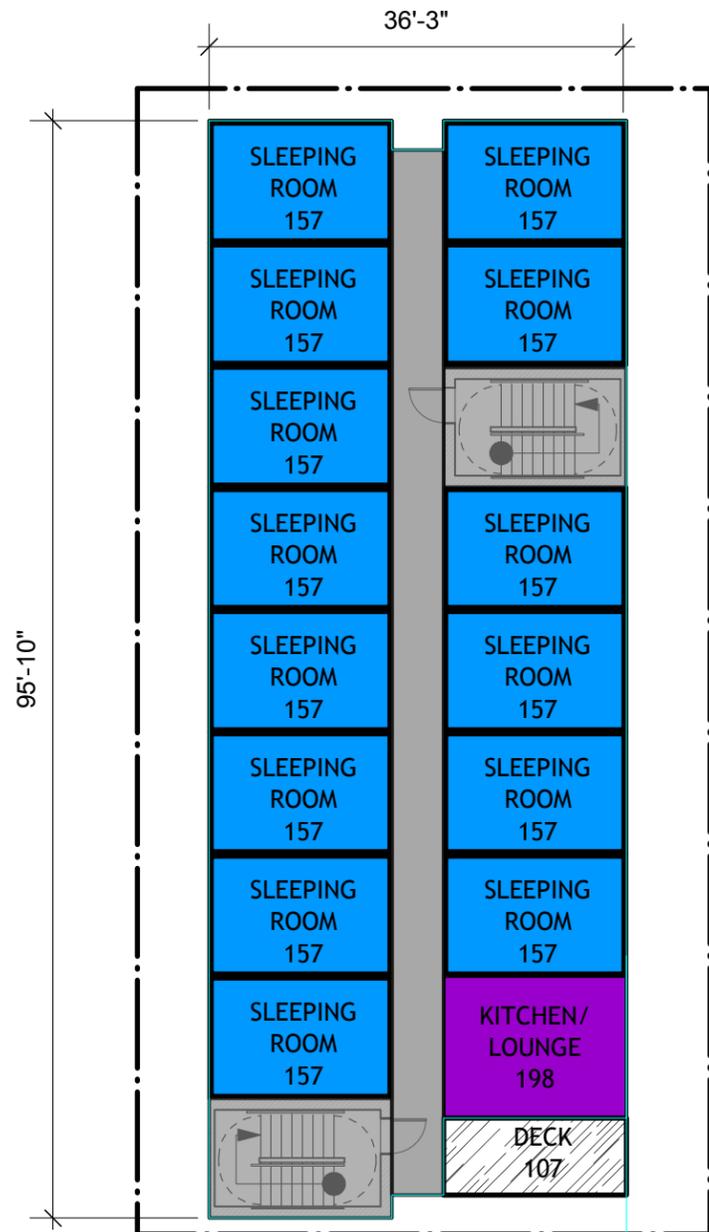




GROUND FLOOR



SECOND FLOOR



FLOORS 3 THRU 6

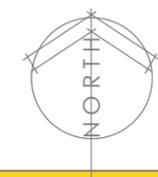
- SLEEPING UNITS
- COMMUNAL AREAS
- SERVICE AREAS
- BUILDING ENTRIES

PREFERRED  
**OPTION C**



**ECCO**  
203 N 36th St., Suite 201  
Seattle, WA 98103  
206.706.3937

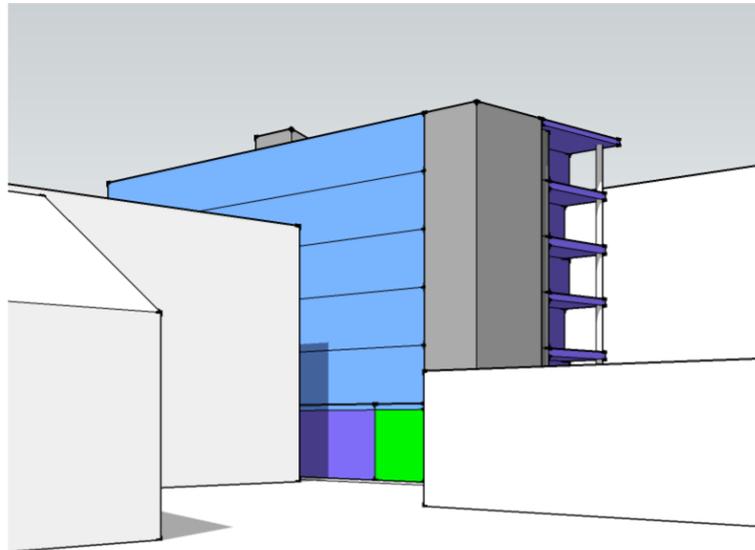
early design guidance packet  
5611-5617 17th Avenue NW  
dpd project # 3020482



FLOOR PLANS

DESIGN OPTION C

19



STREET LEVEL FROM SOUTHWEST  
FROM 56TH



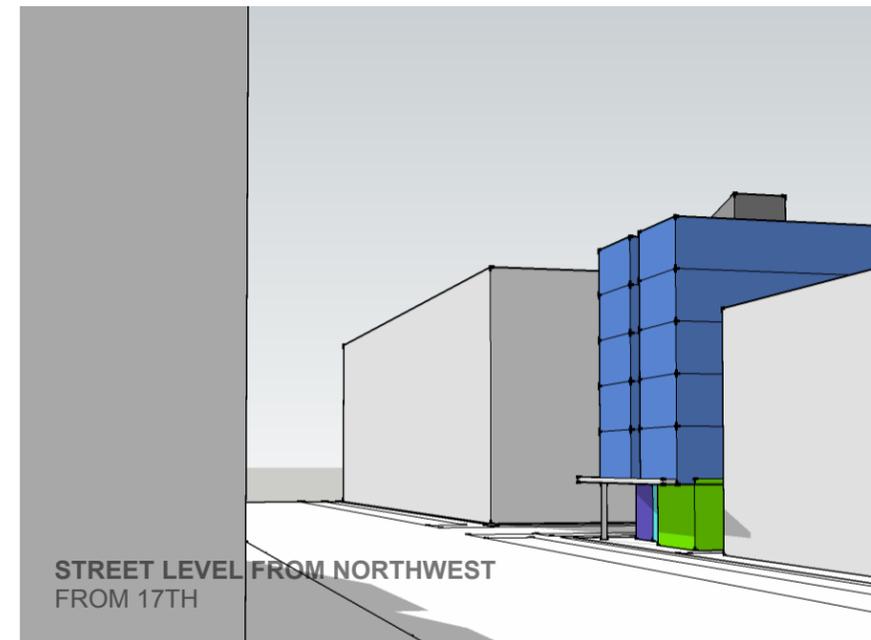
STREET LEVEL FROM SOUTHEAST  
FROM 56TH



STREET LEVEL FROM NORTHEAST  
FROM 57TH

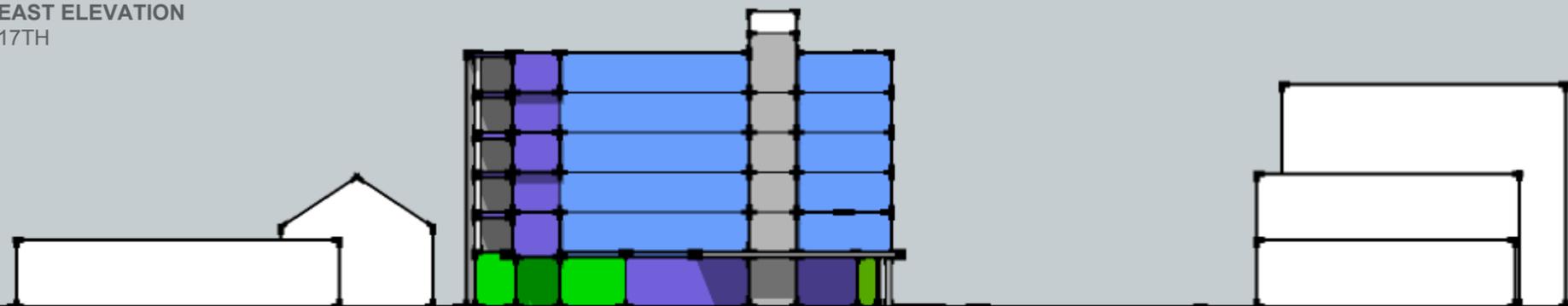


STREET LEVEL FROM NORTHEAST  
FROM 17TH



STREET LEVEL FROM NORTHWEST  
FROM 17TH

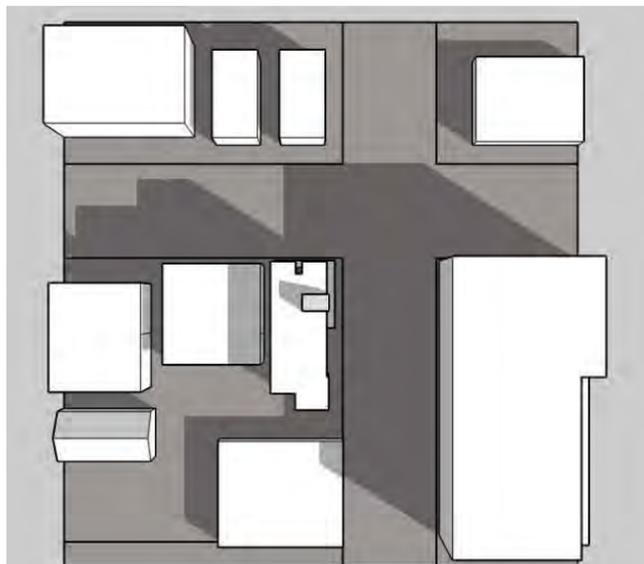
EAST ELEVATION  
17TH



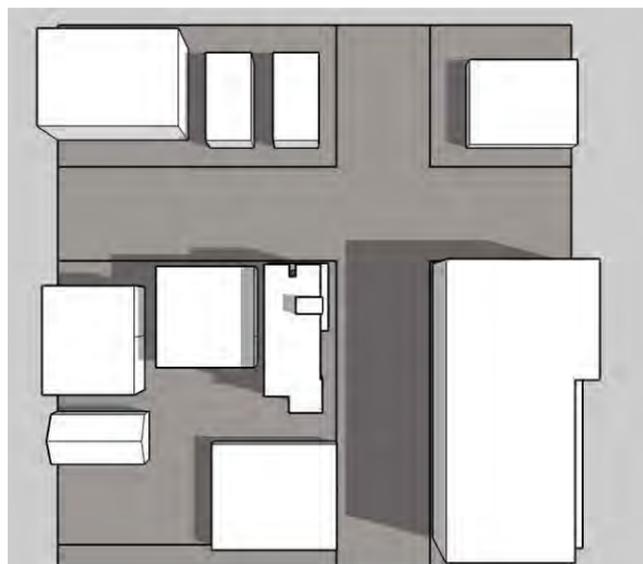
- SLEEPING UNITS ■
- COMMUNAL AREAS ■
- SERVICE AREAS ■
- BUILDING ENTRIES ■

PREFERRED  
**OPTION C**

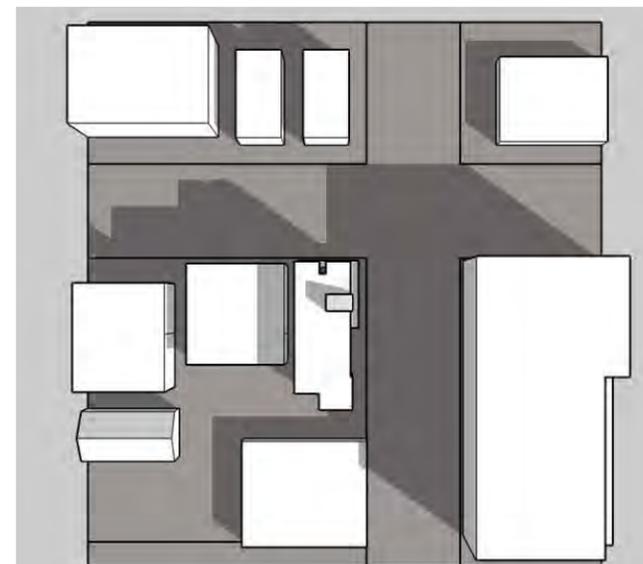




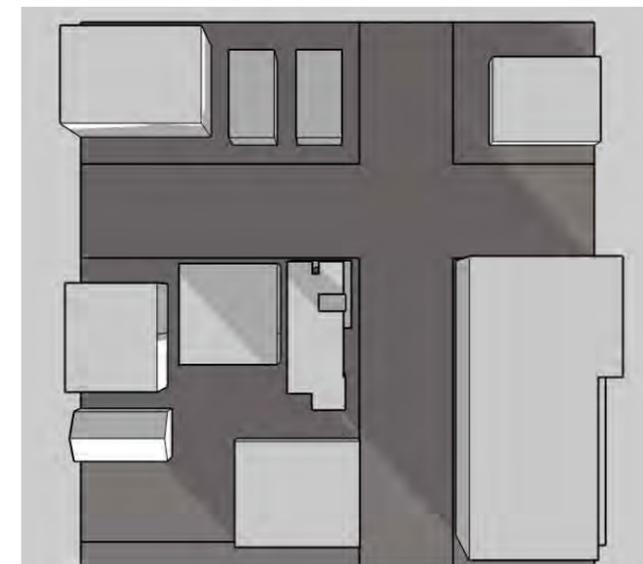
March 21st - 9:00 a.m.



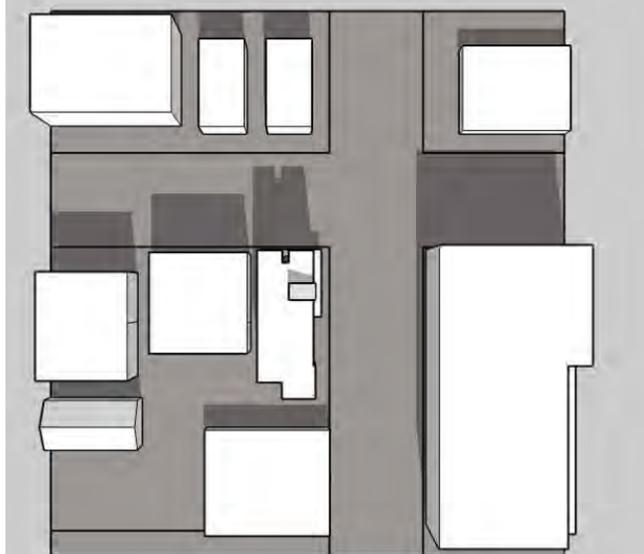
June 21st - 9:00 a.m.



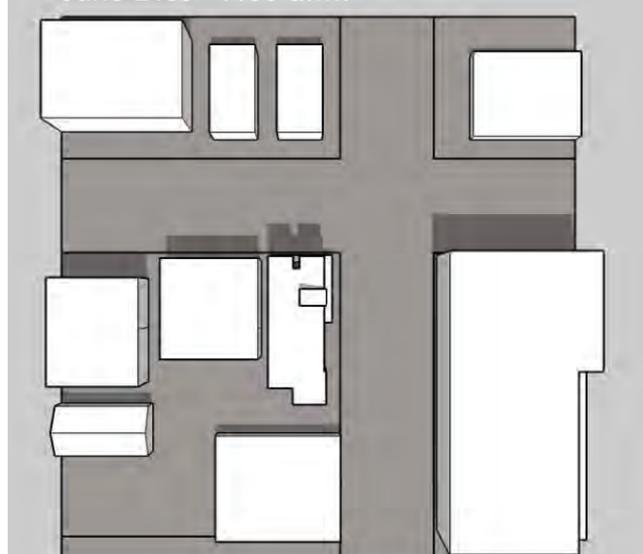
September 21st - 9:00 a.m.



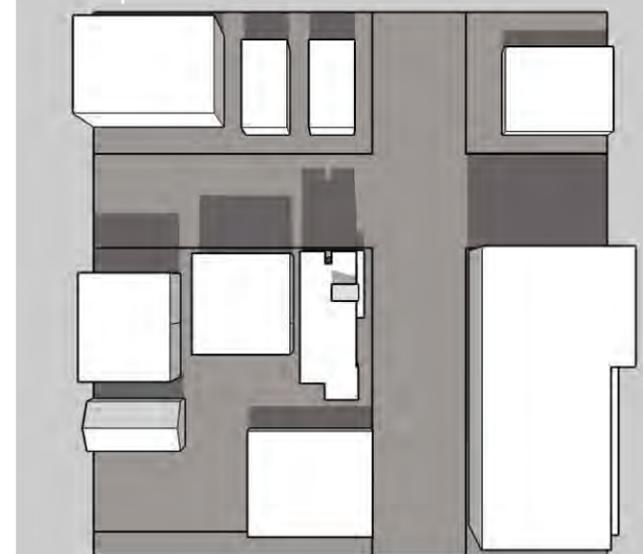
December 21st - 9:00 a.m.



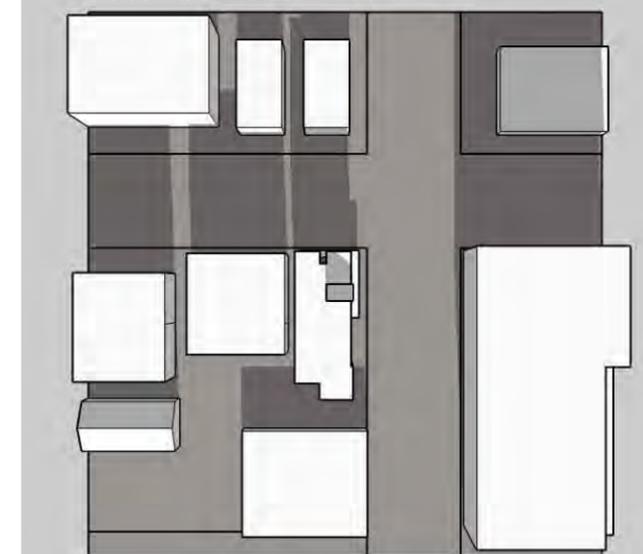
March 21st - 12:00 p.m.



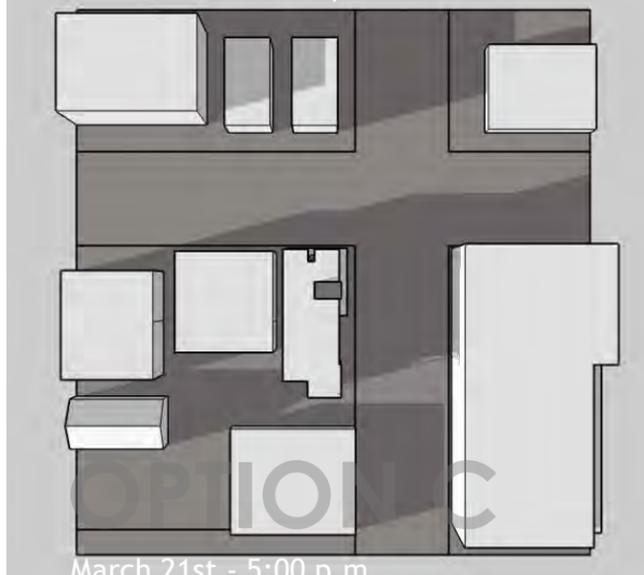
June 21st - 12:00 p.m.



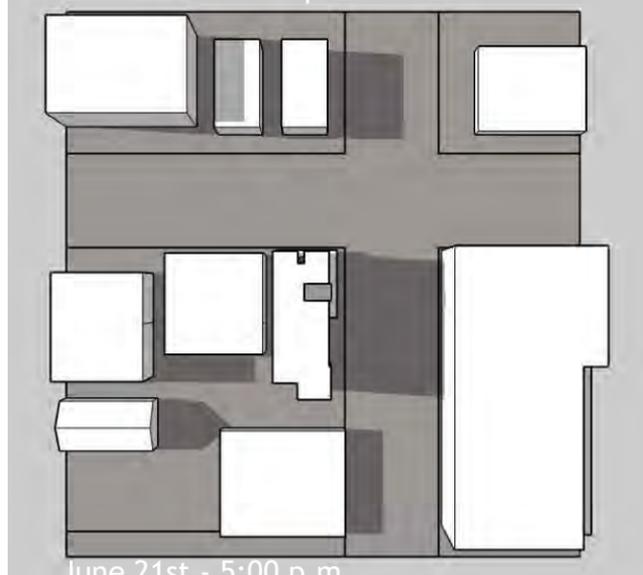
September 21st - 12:00 p.m.



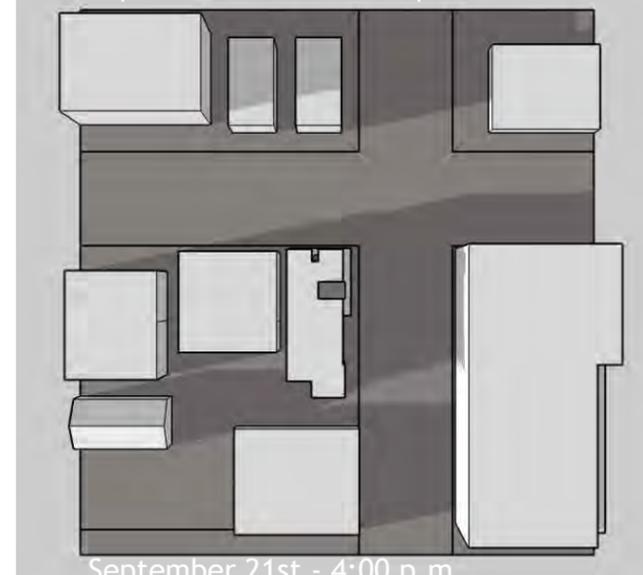
December 21st - 12:00 p.m.



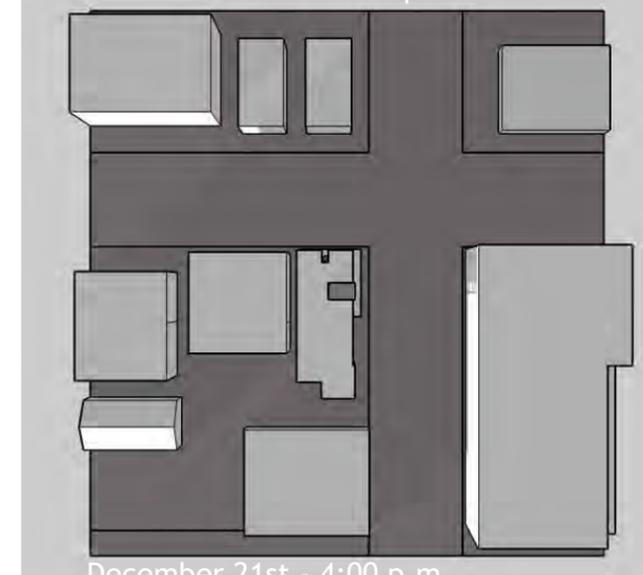
March 21st - 5:00 p.m.



June 21st - 5:00 p.m.



September 21st - 4:00 p.m.



December 21st - 4:00 p.m.



**ECCO**  
203 N 36th St., Suite 201  
Seattle, WA 98103  
206.706.3937

**early design guidance packet**  
5611-5617 17th Avenue NW  
dpd project # 3020482

SUN/SHADOW STUDIES - OPTION C





acer circinatum



thuja pyramidalis



sandwort



hinoki cypress

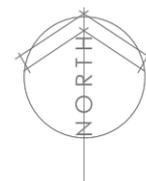
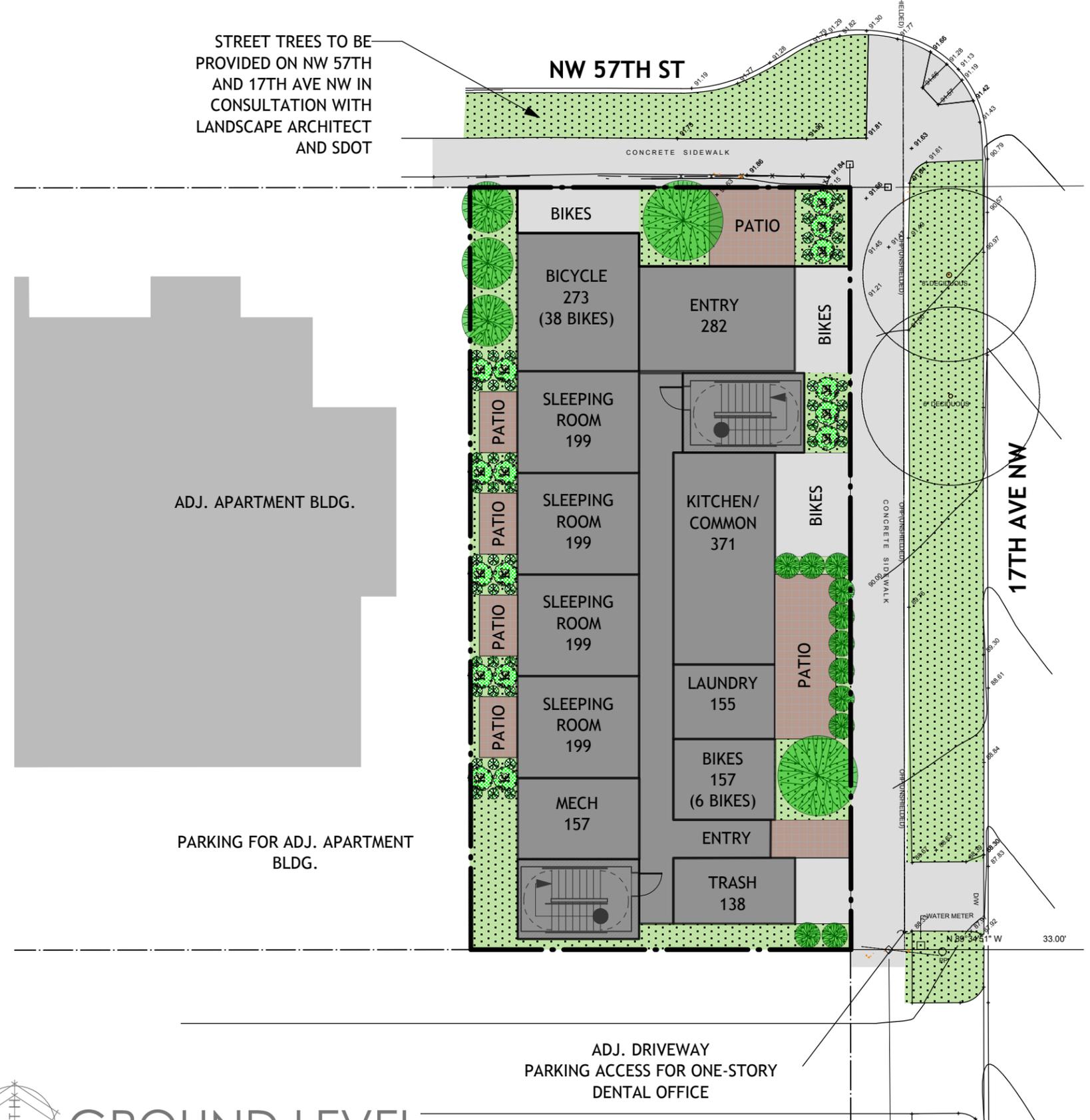


goatsbeard



spreading liriope

STREET TREES TO BE PROVIDED ON NW 57TH AND 17TH AVE NW IN CONSULTATION WITH LANDSCAPE ARCHITECT AND SDOT



GROUND LEVEL

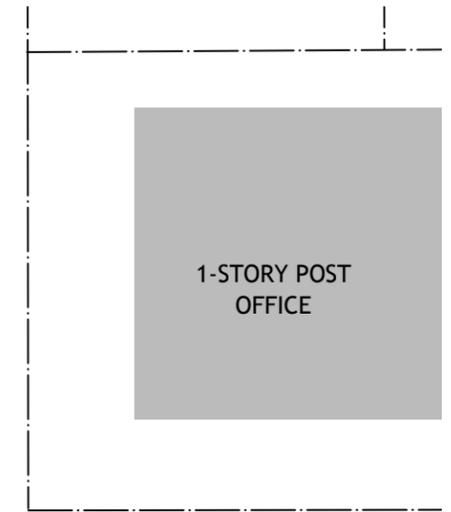
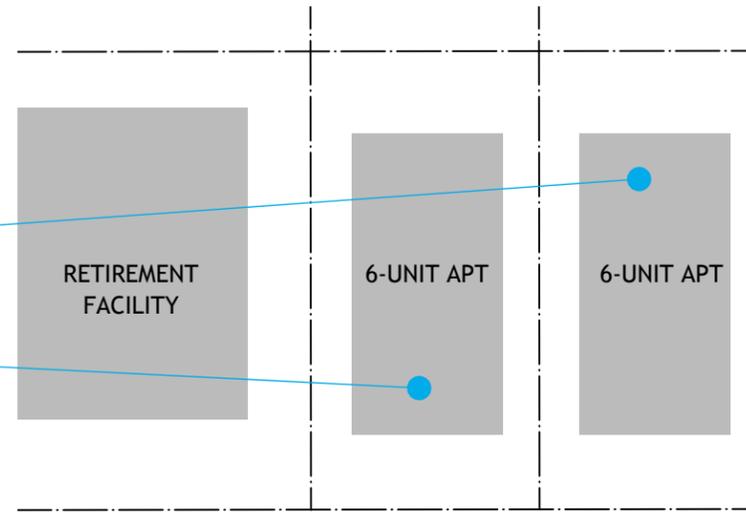


**ECCO**  
203 N 36th St., Suite 201  
Seattle, WA 98103  
206.706.3937

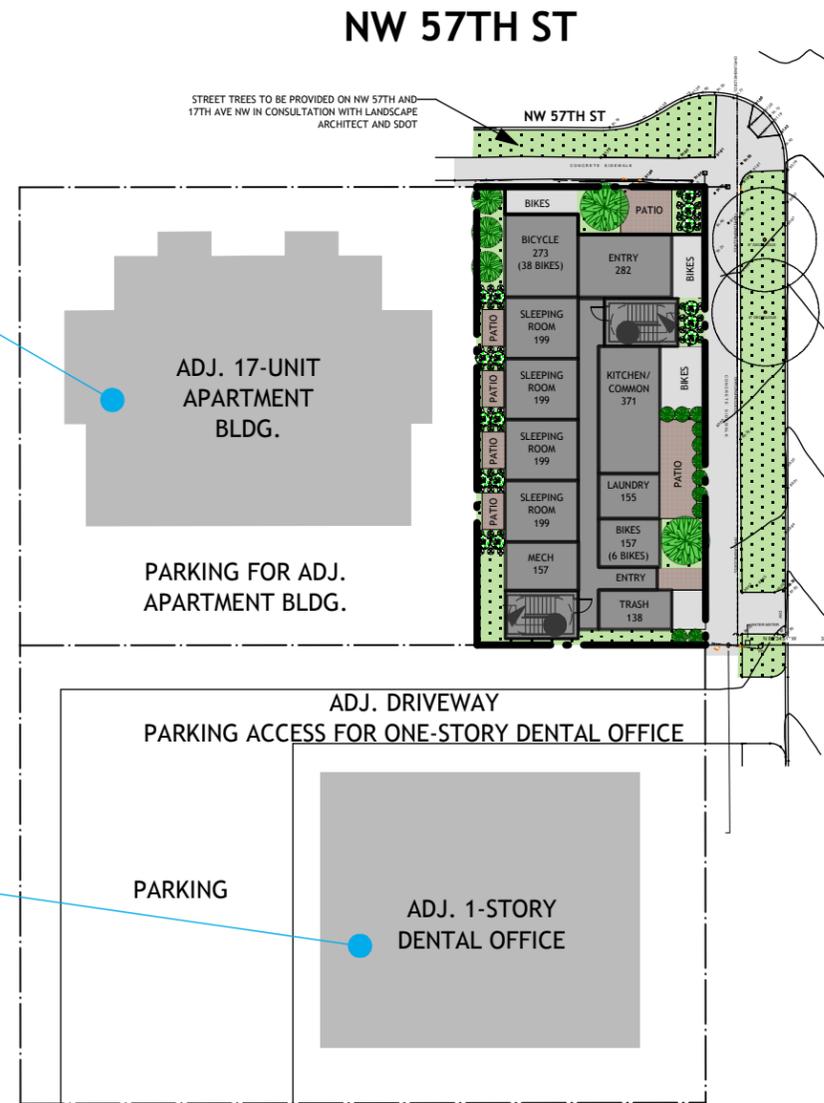
**early design guidance packet**  
5611-5617 17th Avenue NW  
dpd project # 3020482

LANDSCAPE CONCEPT - OPTION C

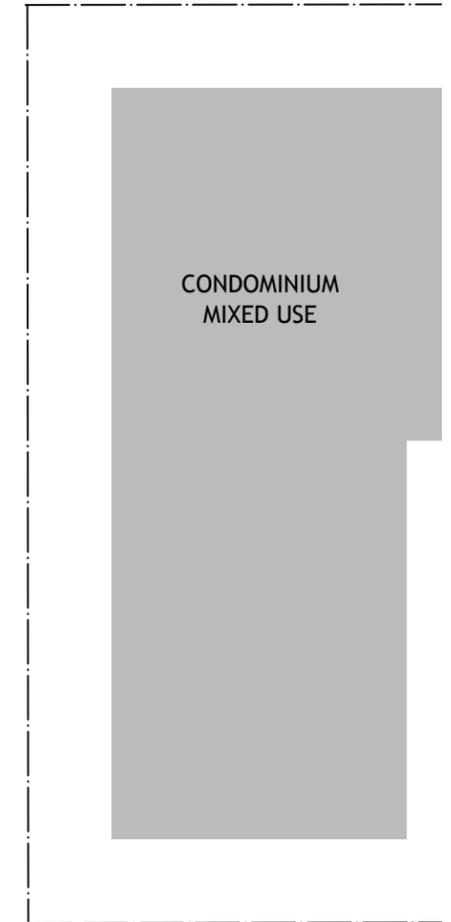
DUE TO ITS CORNER LOCATION, THE PROPOSED STRUCTURE WILL PRIMARILY IMPACT THE APARTMENT BUILDING DIRECTLY ADJACENT ON THE WEST. HOWEVER, IT APPEARS FROM PHOTOS THAT THE PRIMARY WINDOWS OF THIS BUILDING FACE MOSTLY NORTH AND SOUTH.

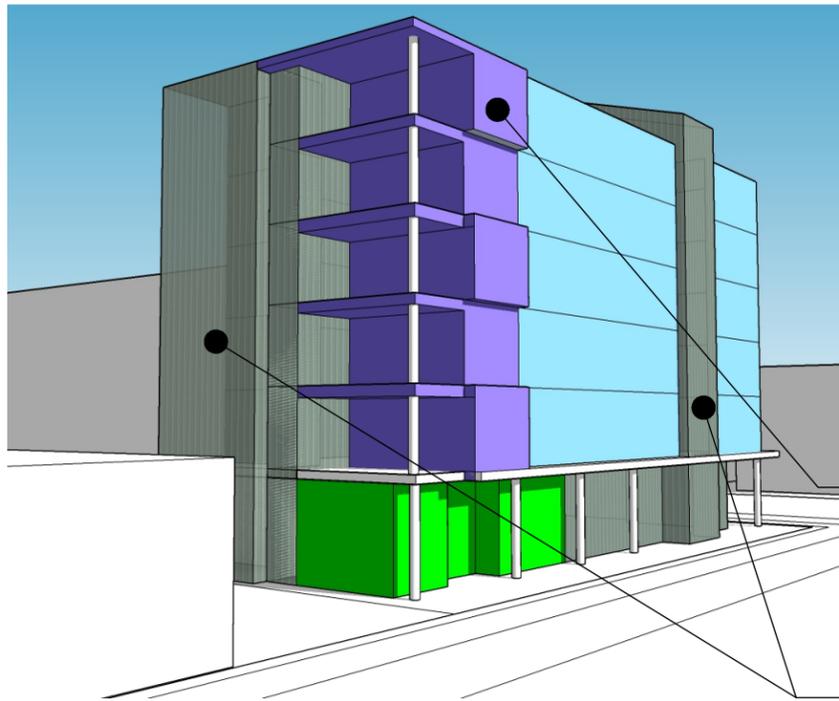


DUE TO ITS CORNER LOCATION, THE PROPOSED STRUCTURE WILL HAVE THE MOST IMPACT ON THIS 17-UNIT APARTMENT BUILDING DIRECTLY ADJACENT ON THE WEST. HOWEVER, IT APPEARS FROM PHOTOS THAT THE PRIMARY WINDOWS OF THIS BUILDING FACE MOSTLY NORTH AND SOUTH.



THE PROPOSED STRUCTURE SHOULD HAVE MINIMAL IMPACT ON THE 1-STORY DENTAL OFFICE LOCATED DIRECTLY SOUTH. THE OFFICE'S DRIVEWAY/PARKING ACCESS IS DIRECTLY ADJACENT TO THE SOUTH PROPERTY LINE OF THE PROPOSAL.





FROM SOUTHEAST on 17TH

**OPPORTUNITY PROVIDED A CORNER LOT:** VISIBILITY FROM THE STREET AND LIGHT AND OPEN VISUAL SPACE FOR TENANTS.

**MASSING:** VERTICAL ELEMENTS AID IN VISUALLY BREAKING UP OR HORIZONTAL WALL PLANES, CREATING VISUAL INTEREST

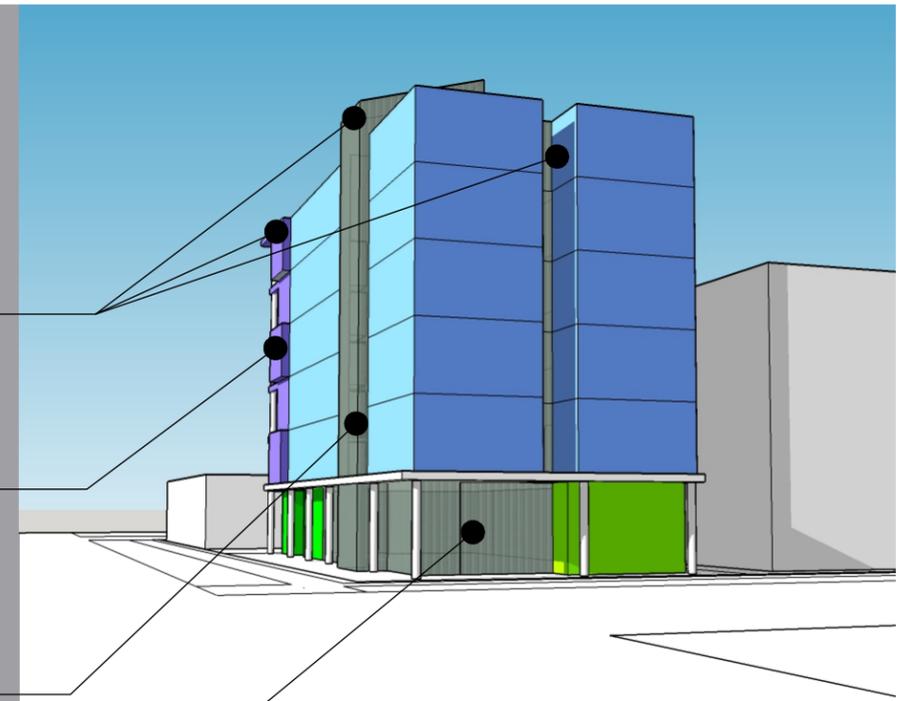
**VERTICAL GROUPING OF AMENITY AREAS IN DIFFERENT AREAS OF THE BUILDING:** SPREAD COMMON AREAS TO PROVIDE DIFFERENT FOCAL POINTS OF ACTIVITY

**LIGHT UP COMMON AREAS:** VERTICAL ELEMENTS AID IN VISUALLY BREAKING UP HORIZONTAL WALL PLANES

**TRANSPARENCY FOR COMMON AREAS:** IN A NEIGHBORHOOD WITH AN ACTIVE STREET LEVEL, CONTINUE THIS AESTHETIC, CONNECTIVITY

**SOFTEN SIDEWALK/BUILDING INTERSECTION:** PROVIDE VARIETY OF ARCHITECTURAL SPACES AND TREATMENTS ALONG SIDEWALK TO PROVIDE VISUAL INTEREST

**ENCOURAGE 57TH AS PEDESTRIAN THOROUGHFARE:** ENTRANCE OFF OF 57TH, WITH LANDSCAPING, LIGHTING, TEXTURES AND OPEN SPACE TO PROVIDE SIDEWALK EDDY



FROM NORTHEAST on 17TH



