



PROPOSAL:

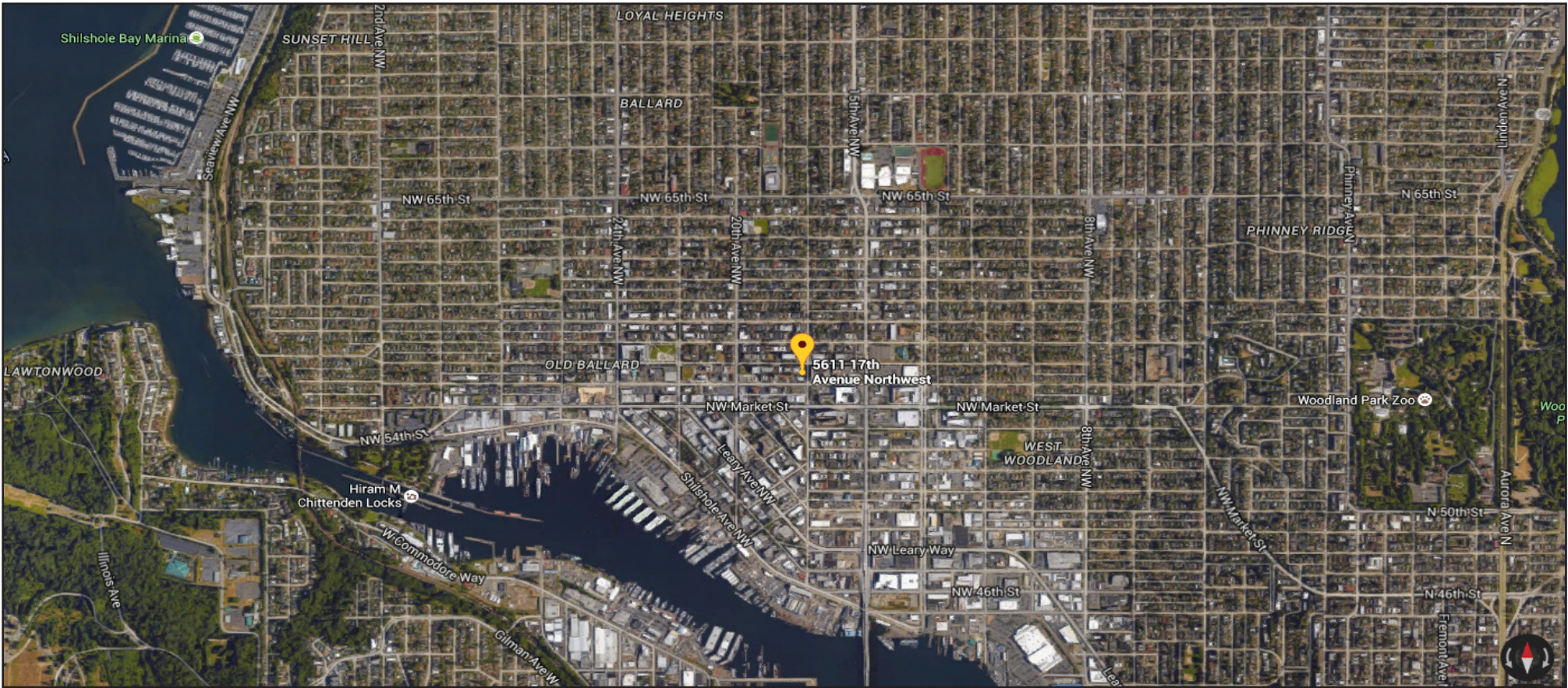
Parcel No:
2767700425 & 2767700426

Development Objective:
Construct a 6-story 19,473 s.f. congregate residence with 73 sleeping units and 1,808 s.f. of communal area. Parking is not required and will not be provided.

59 covered bicycle storage will be provided. 55 are required.

The majority of amenity space 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 and slotted for redevelopment. A 17-unit apartment building is adjacent on the west.



PROJECT TEAM:

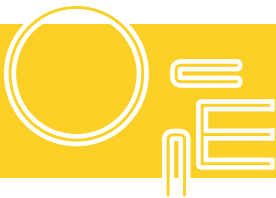
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Owner's Rep:
Calhoun Properties
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Survey:
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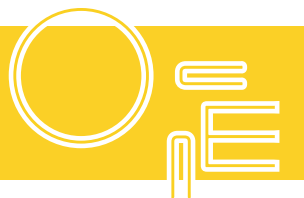
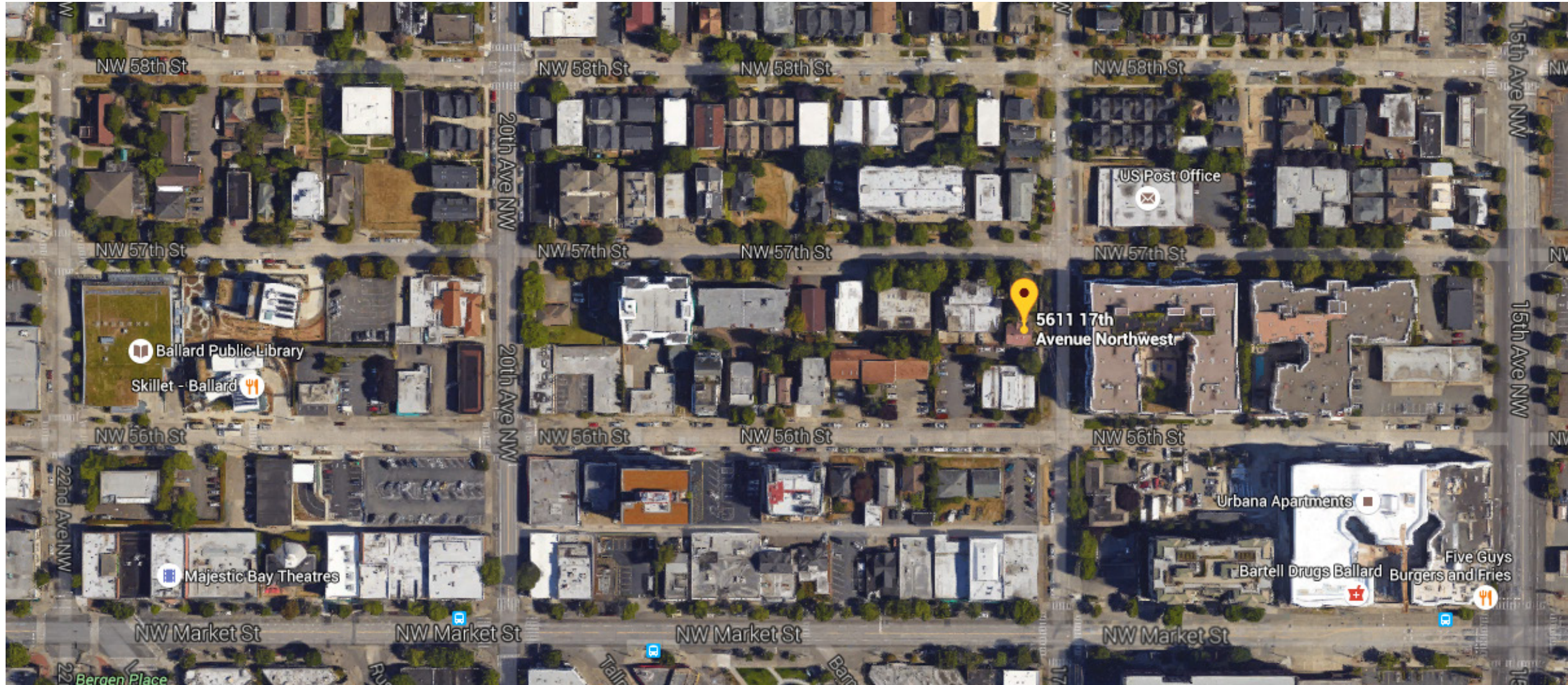


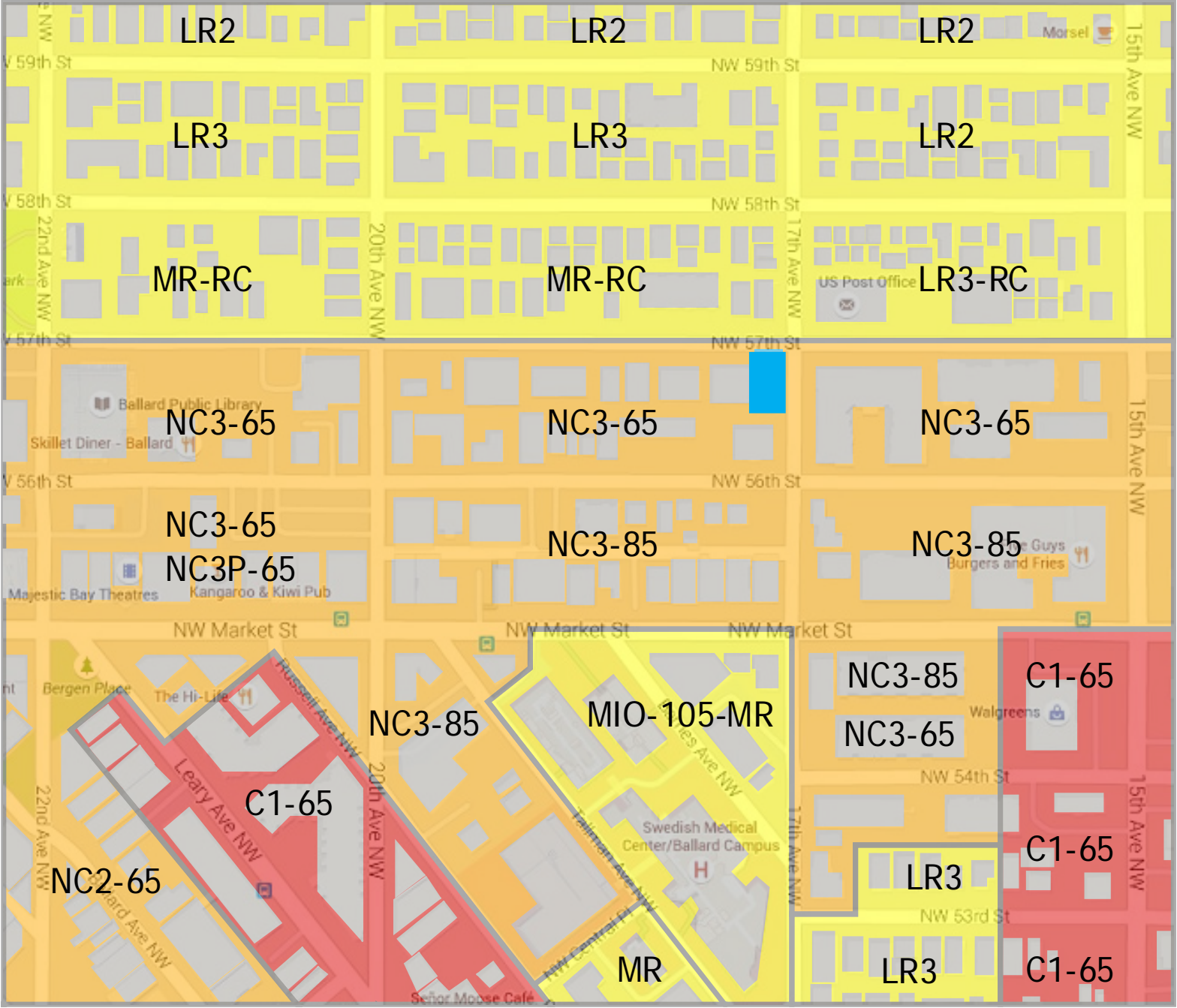
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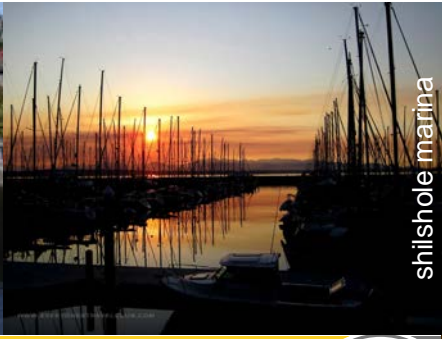




ballard library



chittenden locks



shilshole marina



majestic bay theater



golden gardens

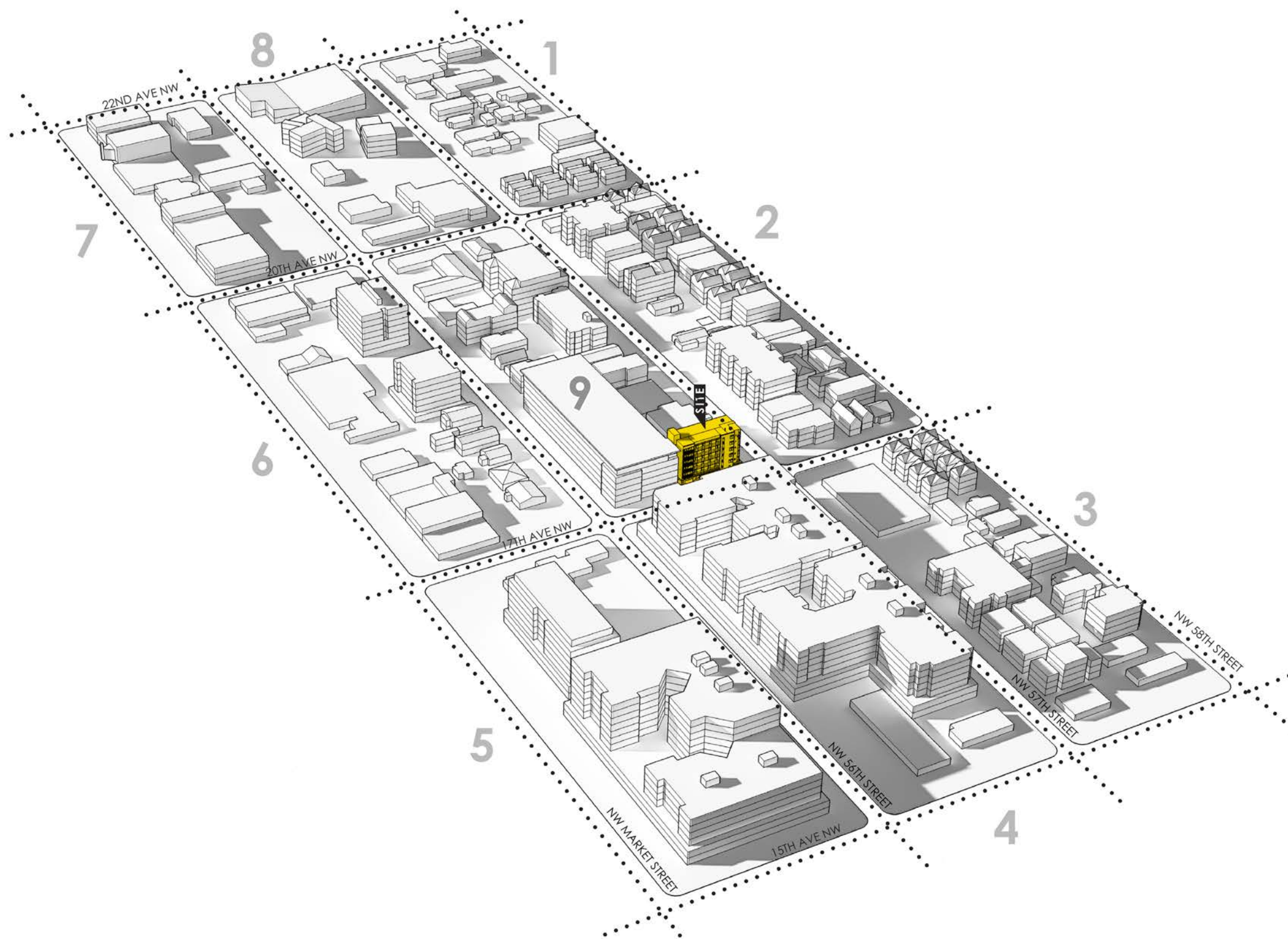


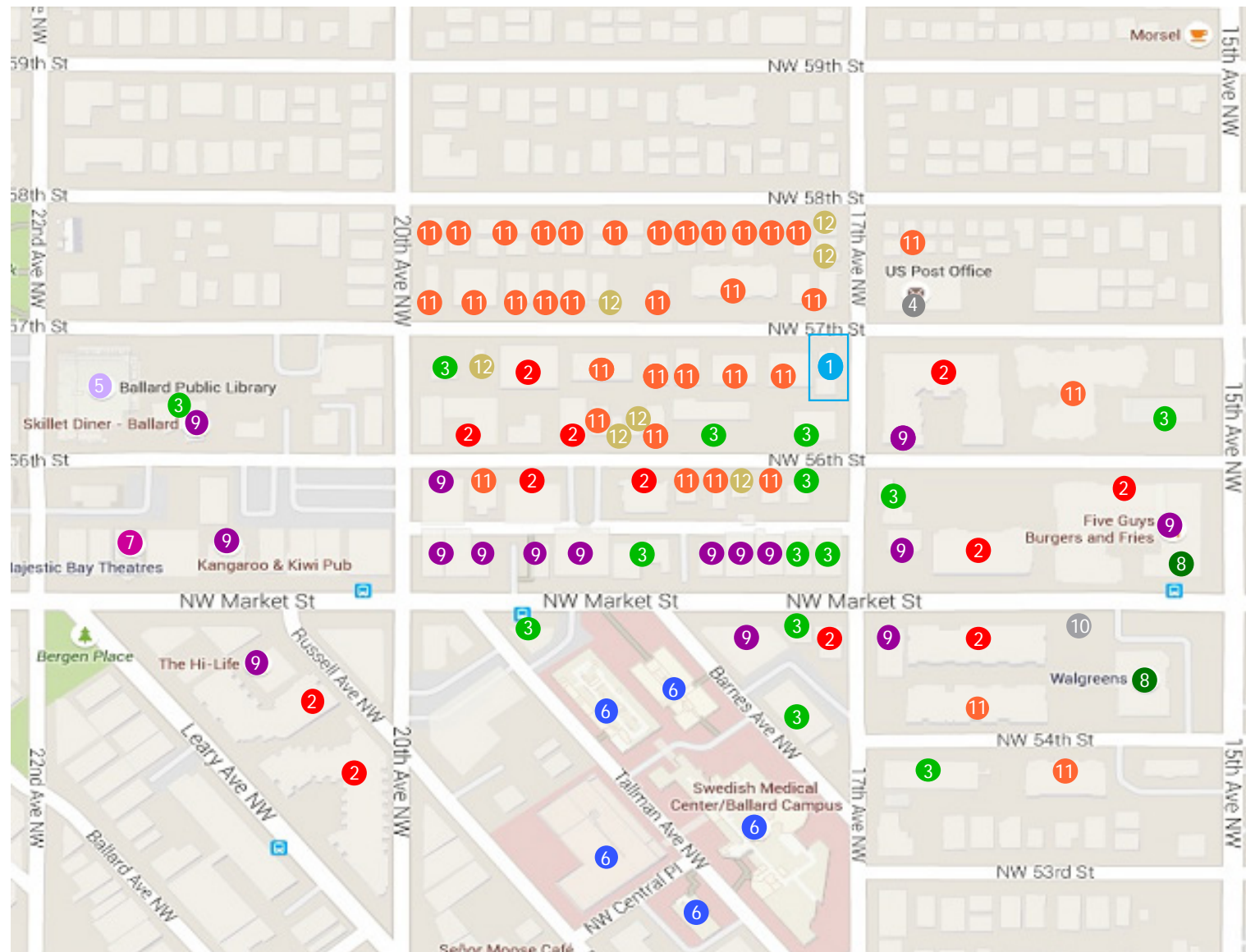
VICINITY MAP (STRUCTURES, ZONING)



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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

□



9-BLOCK MAP OF ZONING, EXISTING USES & STRUCTURES



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

CODE STANDARD

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 (19473 x .05 = 973.65 s.f. 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

PROPOSED

23.47A.013 Floor area Ratio:
19,473 s.f.

23.47A.005 Street-level uses:
Residential uses along 100% of the street-level street-facing facades.

23.47A.008 Street-level Development Standards:
Visually prominent entry.
East facade: 29% blank, 14' max. segment length
North facade: 28% blank, 5'-7" max. segment length
Only common areas (no dwelling units) are located on the street-level, street-facing facades.

23.47A.012 Structure height:
64'-9" main roof height, 72'-8" stair penthouse roof

23.47A.014 Setbacks:
5'-6" east, 6'-3" west, 1'-4" south, 1'-5" north

23.47A.024 Amenity area:
1500 s.f. proposed (803 s.f. common at-grade, 312 s.f. private at-grade, 385 s.f. decks)

23.47A.016 Landscaping & Screening:
0.3 Green Factor proposed.

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

23.54.015 Parking:
None proposed



DESIGN GUIDELINE SECTION

GUIDANCE FROM EDG REPORT

RESPONSE TO GUIDANCE

CS
Context & Site

CS1 NATURAL SYSTEMS & SITE FEATURES

- CS1-B-1 Sun and Wind
- CS1-B-2 Daylight & Shading
- CS1-B-3 Managing Solar Gain

CS2 URBAN PATTERN & FORM

- CS2-B-2 Connection to the Street
- CS2-C-1 Corner Sites
- CS2-D-5 Respect for Adjacent Sites

Retain the strong street building façades on both streets as suggested in the EDG packet. Allow views or partial views into the development via ground level transparency and creative, discontinuous screening. Create opportunities for abundant natural light and air to reach residential sleeping rooms units and other interior spaces. Provide operable windows on both sides of corner units; provide operable transoms above sleeping room doors and hallway operable windows to encourage natural ventilation. Further develop an entry sequence that is residential in nature and relates functionally and visually with the street. Provide screening in the vestibule sequence to conceal service furniture, trash, information boards, etc and transparency for visual access and interest. Locate building windows for privacy of adjacent residents. Consider angular or orthogonal bays to capture views, light, and air.

The strong street building façades on both streets have been retained. The main building entry & lobby at the corner allow transparency into building, as does the common kitchen with adjoining patio on the 17th Ave street level. Operable windows are provided on both sides of corner units. The windows provided are large relative to the room size and should provide adequate ventilation. The entry sequence is residential in nature: the exterior entry is sunken slightly below the sidewalk and is set back from the corner which distinguishes it from most commercial entries. A landscaped buffer is planted between the entry patio and the sidewalk. The only residential building directly adjacent to this site is the apartment building to the west. The windows & decks of this building appear to be oriented primarily on the north & south facades, so the privacy impacts to those residents should be minimal. Bays on the east are not feasible due to required power line clearance.

PL
Public Life

PL1 CONNECTIVITY

- PL1-B-2 Pedestrian Volumes

PL2 WALKABILITY

- PL2-A-1 Access for All
- PL2-B-1 Eyes on the Street
- PL2-B-2 Lighting for Safety
- PL2-B-3 Street-level Transparency
- PL2-C-1 Weather Protection

PL3 STREET-LEVEL INTERACTION

- PL3-A-1 Design Objectives
- PL3-A-2 Common Entries
- PL3-A-4 Ensemble of Elements
- PL3-B-1 Security and Privacy
- PL3-B-4 Interaction
- PL3-C-1 Porous Edge
- PL3-C-2 Visibility

PL4 ACTIVE TRANSPORTATION

- PL4-B-1 Early Planning for Bicycles
- PL4-B-2 Bike Facilities

Create comfortable site walkways and gathering patios to allow for optimum site circulation. Create strong connections from the development to the sidewalk that also serve as recognizable entries and serve to provide a sense of security with transparency, low level lighting, and natural surveillance. Provide transparency in and out of the development.

The entry patio at the corner and the common patio area off the shared kitchen along 17th Ave provide places to gather, and connect the building and its residents to the street and neighborhood. These street-level areas also have transparency for visual interest and connection. Lighting is provided at these common areas for safety and security as well as visual interest. Many unit windows provide eyes on the street for security.



DESIGN GUIDELINE SECTION

GUIDANCE FROM EDG REPORT

RESPONSE TO GUIDANCE

DC1 PROJECT USES & ACTIVITIES

- DC1-A-1 Visibility
- DC1-A-2 Gathering Places
- DC1-A-3 Flexibility
- DC1-A-4 Views & Connection
- DC1-C-4 Service Uses

DC2 ARCHITECTURAL CONCEPT

- DC2-A-1 Site Characteristics & Use
- DC2-A-2 Reducing Perceived Mass
- DC2-B-1 Facade Composition
- DC2-C-1 Visual Depth & Interest
- DC2-C-2 Dual Purpose Elements
- DC2-C-3 Fith with Neighboring Buildings
- DC2-D-1 Human Scale
- DC2-D-2 Texture
- DC2-E-1 Legibility & Flexibility

DC3 OPEN SPACE CONCEPT

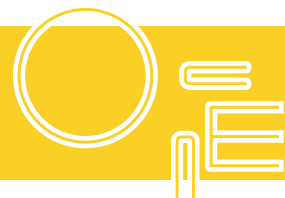
- DC3-A-1 Interior/Exterior Fit
- DC3-B-1 Meeting User Needs
- DC3-B-4 Multifamily Open Space
- DC3-C-2 Amenities/Features

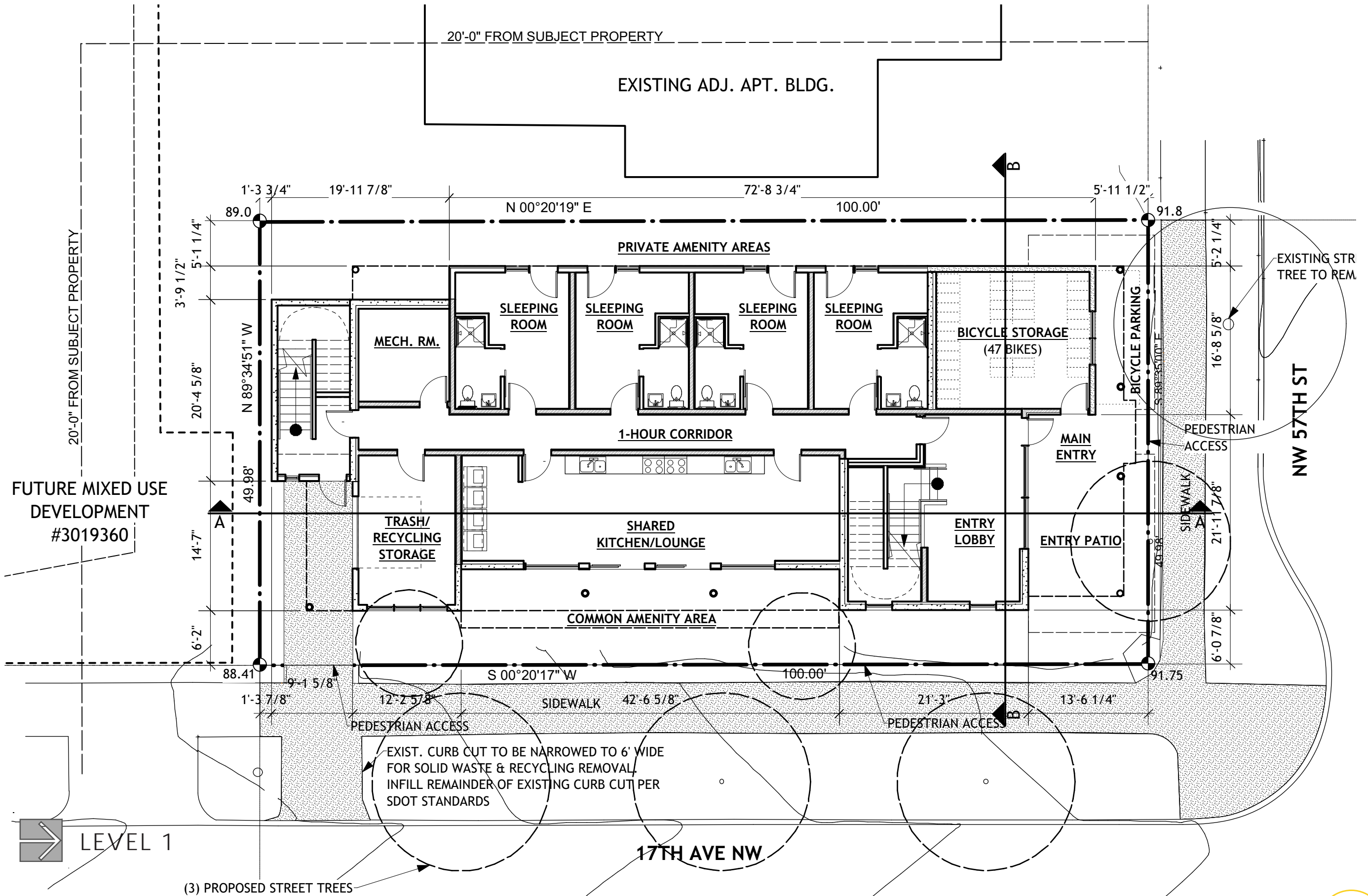
DC4 EXTERIOR ELEMENTS & FINISHES

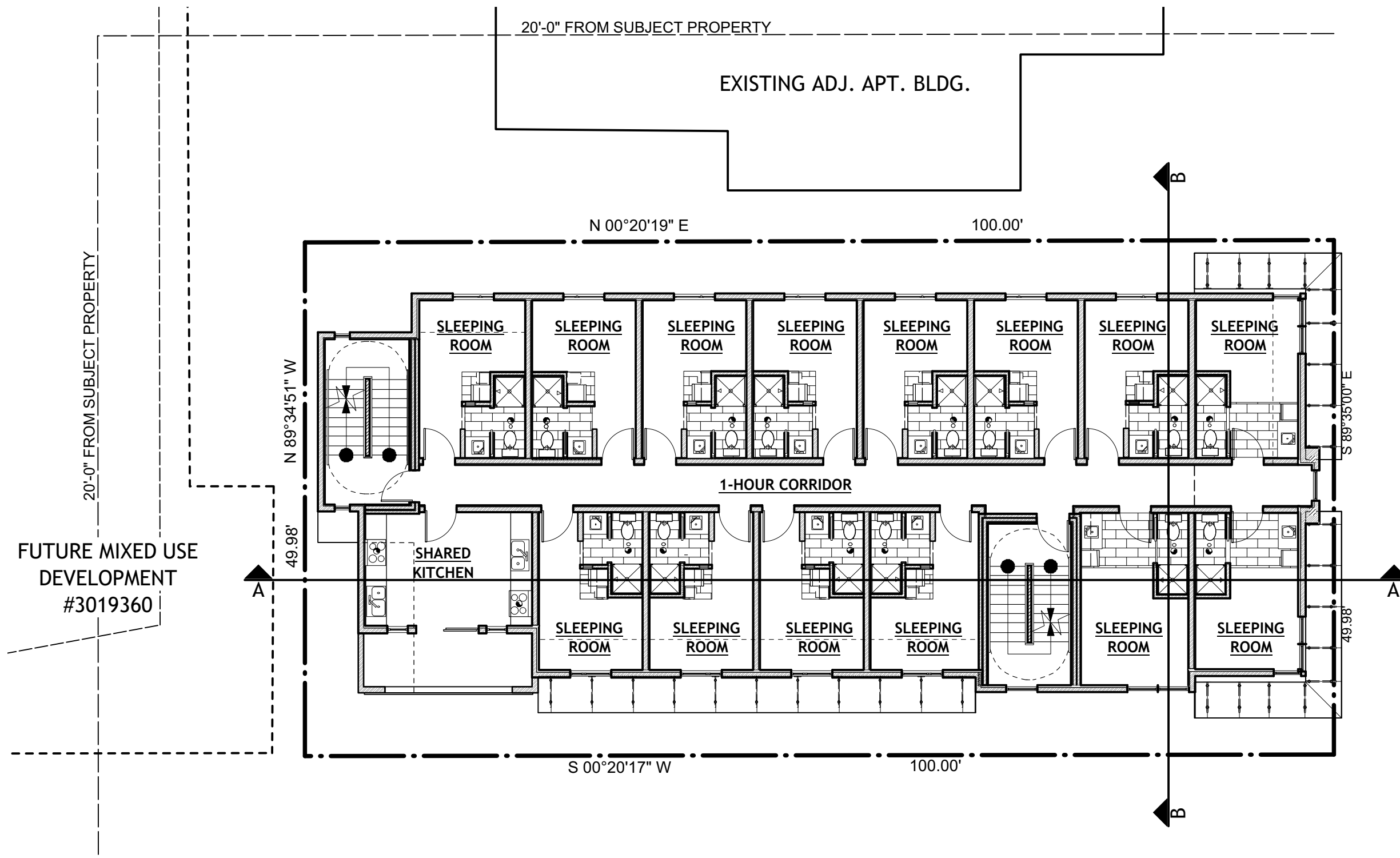
- DC4-A-1 Exterior Finish Materials
- DC4-A-2 Climate Appropriateness
- DC4-C-1 Lighting Functions
- DC4-C-2 Avoiding Glare
- DC4-D-1 Choice of Plant Materials
- DC4-D-2 Hardscape Materials

Continue in the direction of the early design packet preferred option with quality materials and detailed architectural forms and materials which help establish and reinforce the neighborhood's urban residential nature. Provide full and striving landscaping which furthers the development's design goals.

Wood veneer panels and cementitious panels are proposed materials with a contemporary massing & language. Landscaping is provided in several areas between the building and the sidewalk to buffer the residential use from the street. Pervious paving at patio areas will add color and texture to the exterior spaces.







➔ LEVEL 2



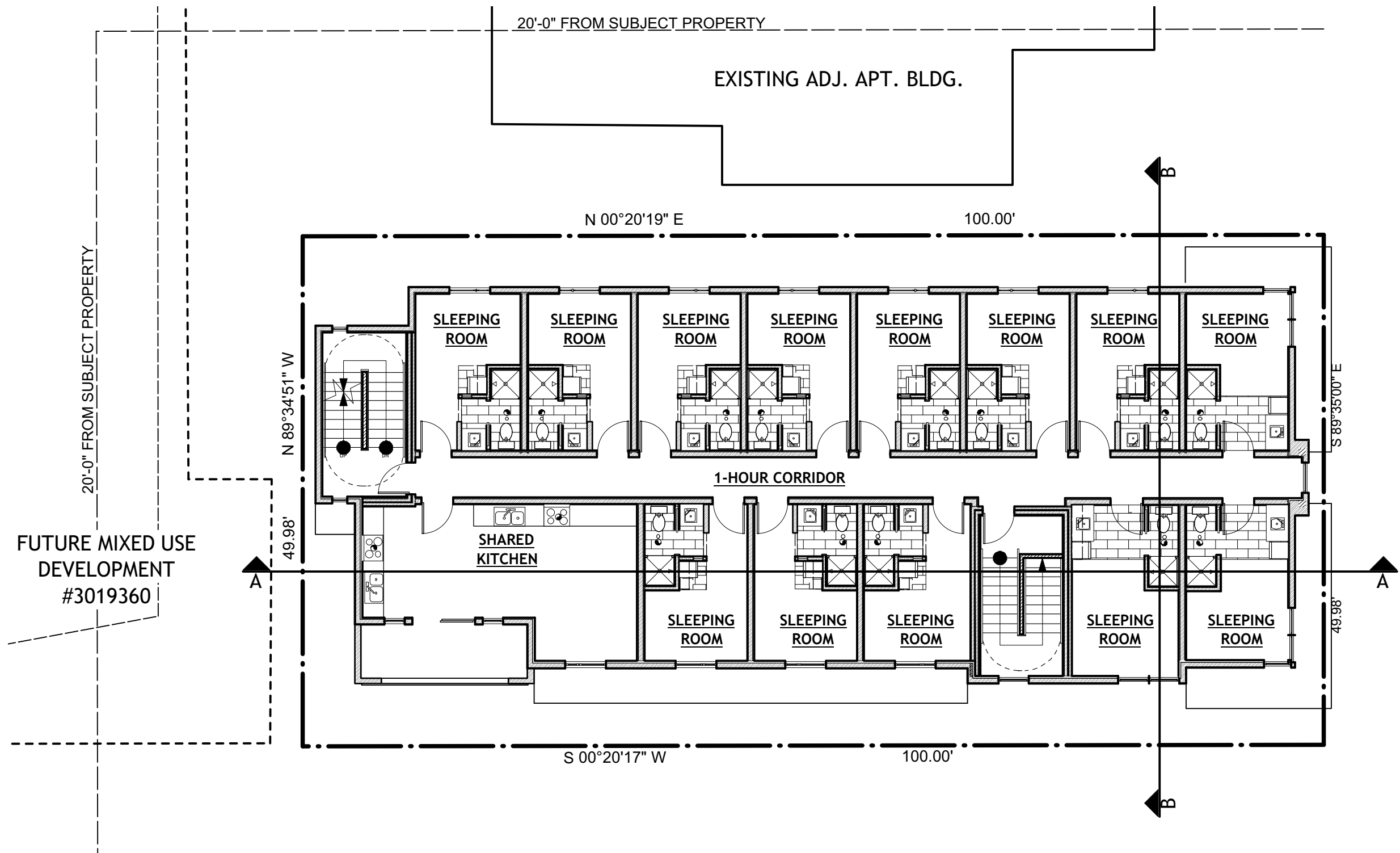
FLOOR PLANS



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➔ LEVEL 6



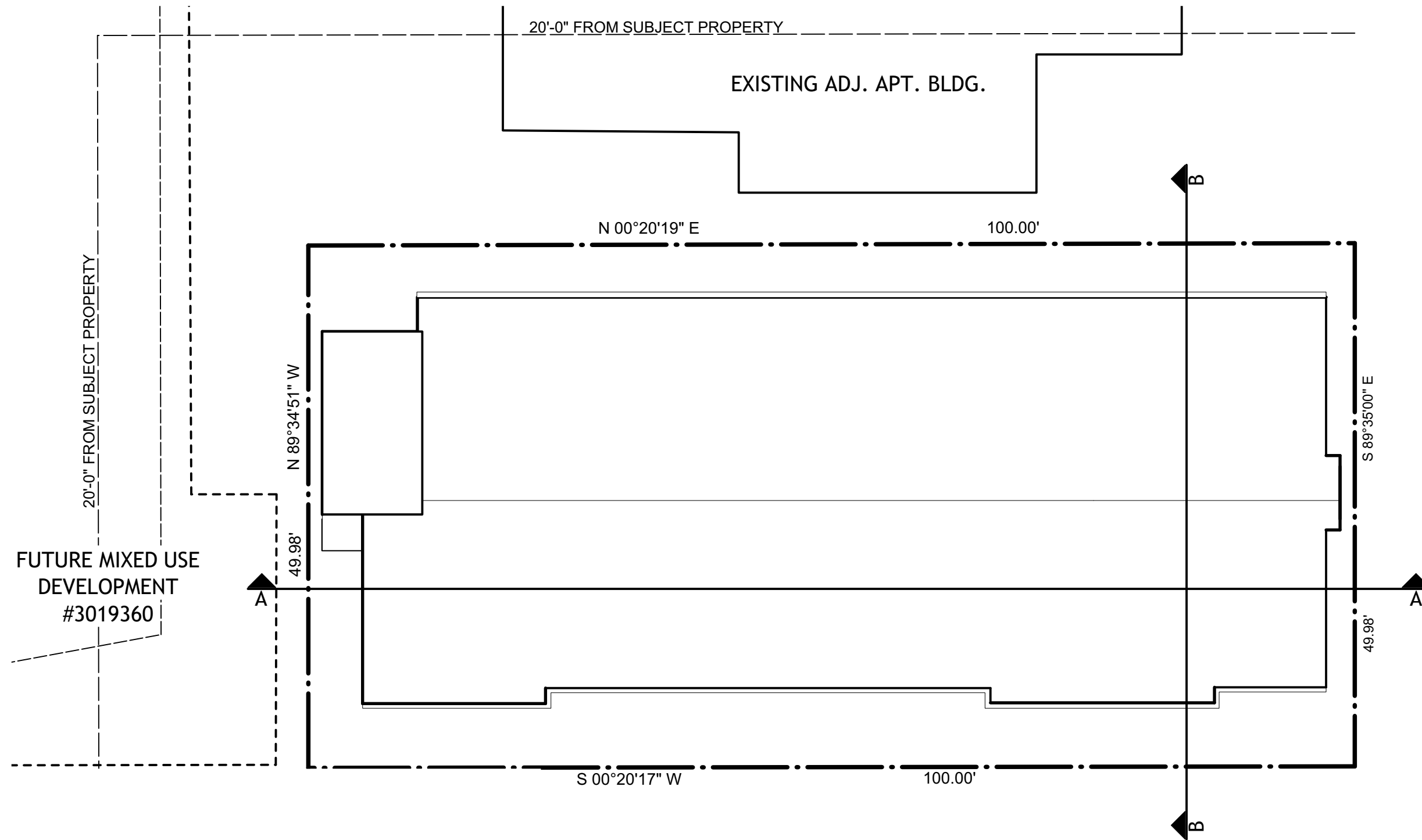
FLOOR PLANS



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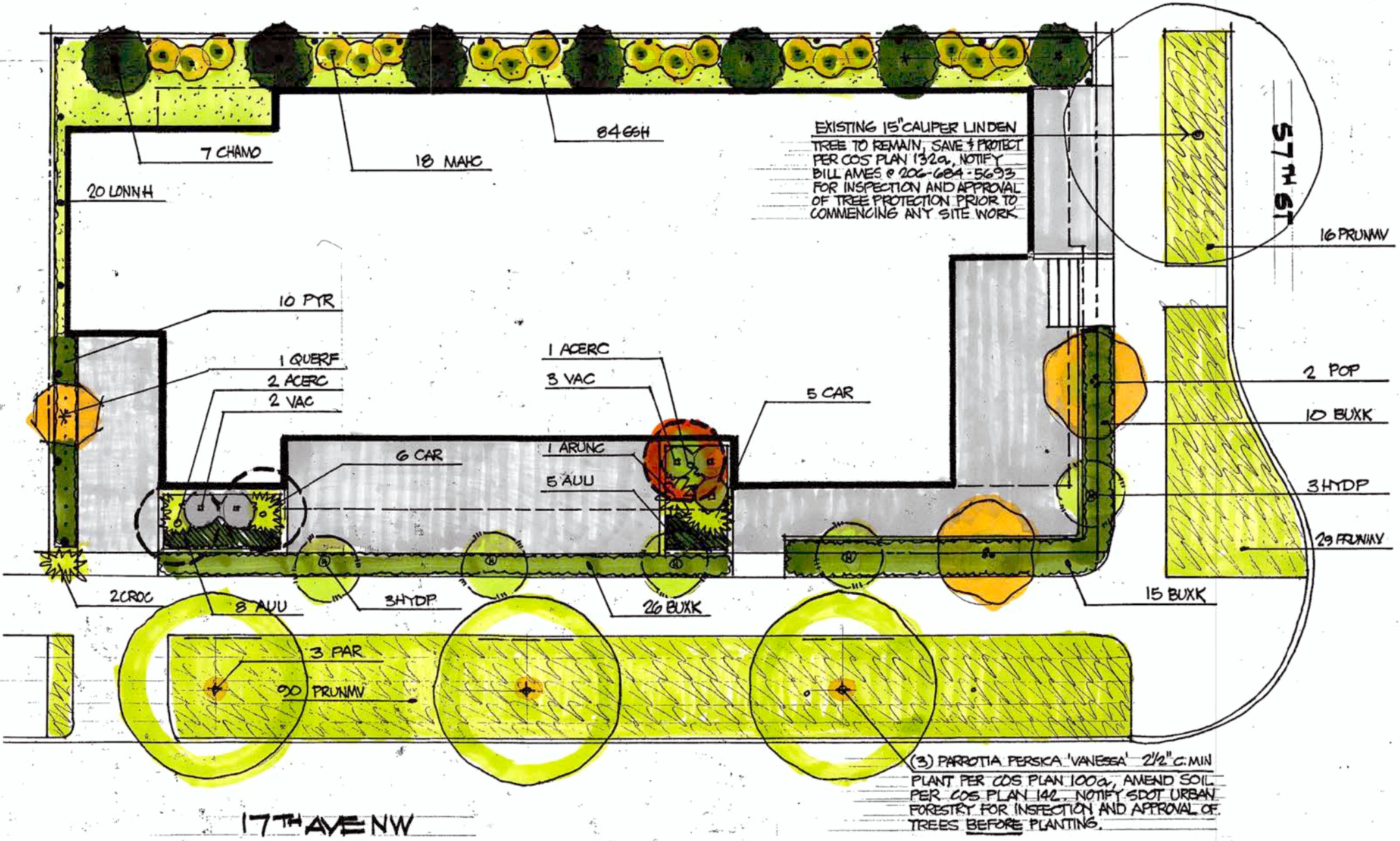
ROOF PLAN



PLANT LIST

| QUANTITY | SYMBOL | PLANT NAME | SIZE SPACING | NOTES |
|----------|--------|--|-------------------------------|--------------------------------|
| 1 | ARUNC | ARUNCUS SYLVESTRE MISTY LACE/ DWARF GOATS BEARD | 1 GALLON | |
| 3 | ACERC | ACER CIRCINATUM/ VINE MAPLE | 5-6' MULTI- TRUNKED | NATIVE |
| 13 | AUU | ARCTOSTAPHYLOS UVA URSI MASSACHUSETTS | 1 GALLON CAN | NATIVE |
| 51 | BUXK | BUXUS KORENENSIS KOREAN BOXWOOD | 1 GALLON CAN | DROUGHT TOLERANT |
| 11 | CAR | CAREX OBNUPTA/ SLOUGH SEDGE | 4" POTS 24" TRI SP | NATIVE |
| 7 | CHAMO | CHAMAECYPARIS OBTUSA/ HINOKI CYPRESS | 7-8' B/B FULL ROUNDED | DROUGHT TOLERANT |
| 2 | CROC | CROCOSMIA LUCIFER | 1 GALLON CAN | |
| 84 | 6SH | GAULTHERIA SHALLON SALAL | 4" POTS, 18" TRI SP | NATIVE |
| 6 | HYDP | HYDRANGEA PANNICULATA TARDIVA | 5 GALLON CAN | DROUGHT TOLERANT |
| 20 | LONNH | LONICERA HENRYI | 1 GALLON CAN, 8" ON CENTER | EVERGREEN VINE FOR FENCE |
| 18 | MAHC | MAHONIA CHARITY | 5 GALLON CAN | DROUGHT TOLERANT |

| | | | | |
|-----|--------|--|------------------------------|--|
| 3 | PAR | PARROTIA PERSICA VANESSA/ VANESSA PARROTIA | 2.5" CALIPER B/B | SDOT APPROVED STREET TREE |
| 2 | POP | POPULUS TREMULA STRICTA SWEDISH POPLAR | 2" CALIPER B/B | |
| 135 | PRUNMV | PRUNUS L. MOUNT VERNON/ MOUNT VERNON LAUREL | 1 GALLON CAN | DROUGHT TOLERANT ONCE ESTABLISHED |
| 10 | PYR | THUJA PYRAMIDALIS EMERALD GREEN | 5-6' | DROUGHT TOLERANT |
| 1 | QUERF | QUERCUS ROBUR FASTIGIATA/ COLUMNAR OAK | 2" CALIPER, 10 TO 12" B/B | |
| 5 | VAC | VACCINIUM OVATUM/ EVERGREEN HUCKLEBERRY | 1 GALLON CAN 24" TRI SP | NATIVE |



LANDSCAPE PLAN

1/8"=1'-0"





vine maple



persian parrotia



dwarf goats beard



massachusetts kinnickinnick



korean boxwood



slough sedge



hinoki cypress



salal gautheria shallon



crocosmia lucifer



hydrangea panniculata



mahonia charity



lonicera henryi



thuja pyramidalis emerald



swedish poplar



columnar oak



mount vernon laurel



evergreen huckleberry





1



2



3



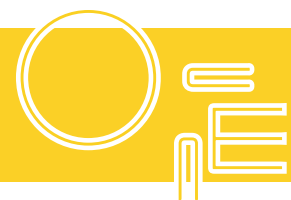
4



5



SEE PAGE 20 FOR MATERIAL DESCRIPTIONS AND INFORMATION.



EAST ELEVATION



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1



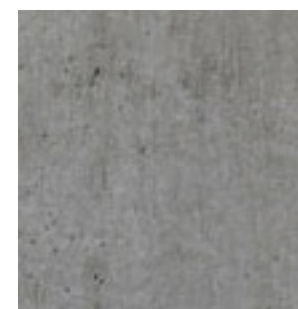
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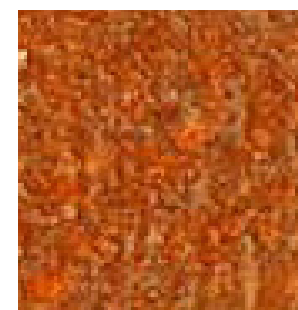
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SEE PAGE 20 FOR MATERIAL DESCRIPTIONS AND INFORMATION.





NORTH ELEVATION



SOUTH ELEVATION

1



2



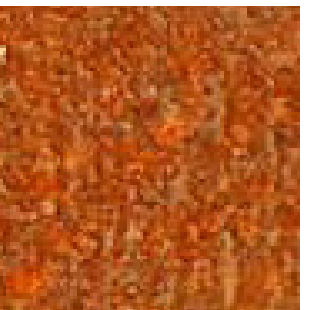
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4



5



SEE PAGE 20 FOR MATERIAL DESCRIPTIONS AND INFORMATION.



NORTH & SOUTH ELEVATIONS



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corrugated metal siding 3

The corrugated metal at the top of the east & west facades add texture and visually break up the height of the long facades. The lack of metal on the north facade makes that facade more prominent, which helps denote the building entry,

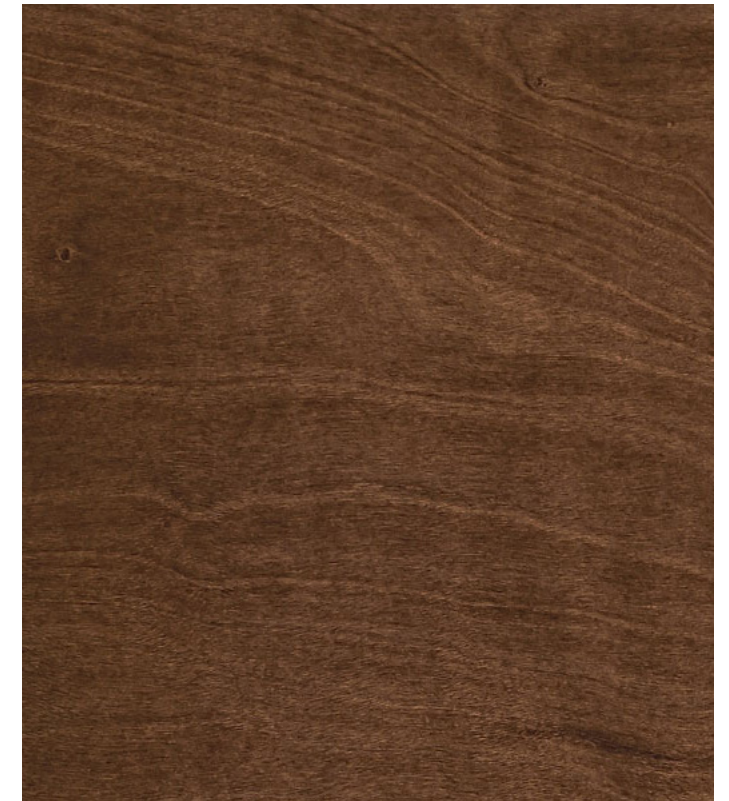
hardie panel 2

This commonly used material is low-cost, low-maintenance and holds paint well. The painted finish offers flexibility to the overall color scheme of any building. In this design, the light gray color denotes the main "box" of the massing which is broken by the "oko skin" towers and vertical corrugated siding.



parklex wood veneer panels 1

This is a high-density stratified wood board. This material is used for the two vertical "tower" elements, one of which continues to the ground at the main building entry. It is also used as an accent at windows. The selected finish is "Antra."

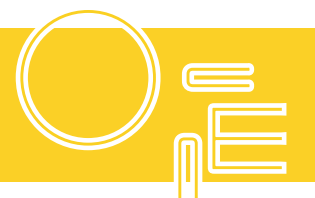
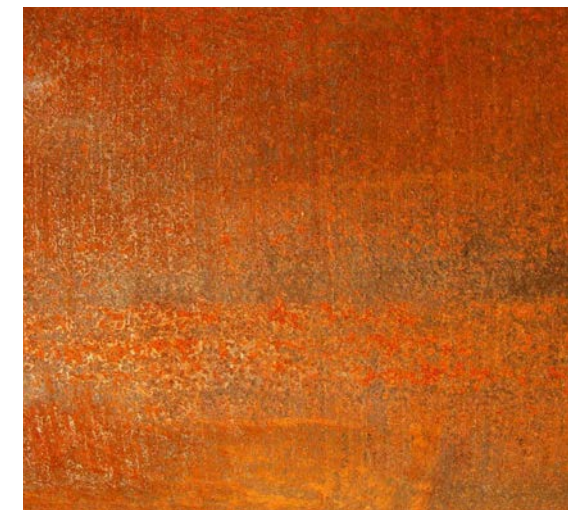


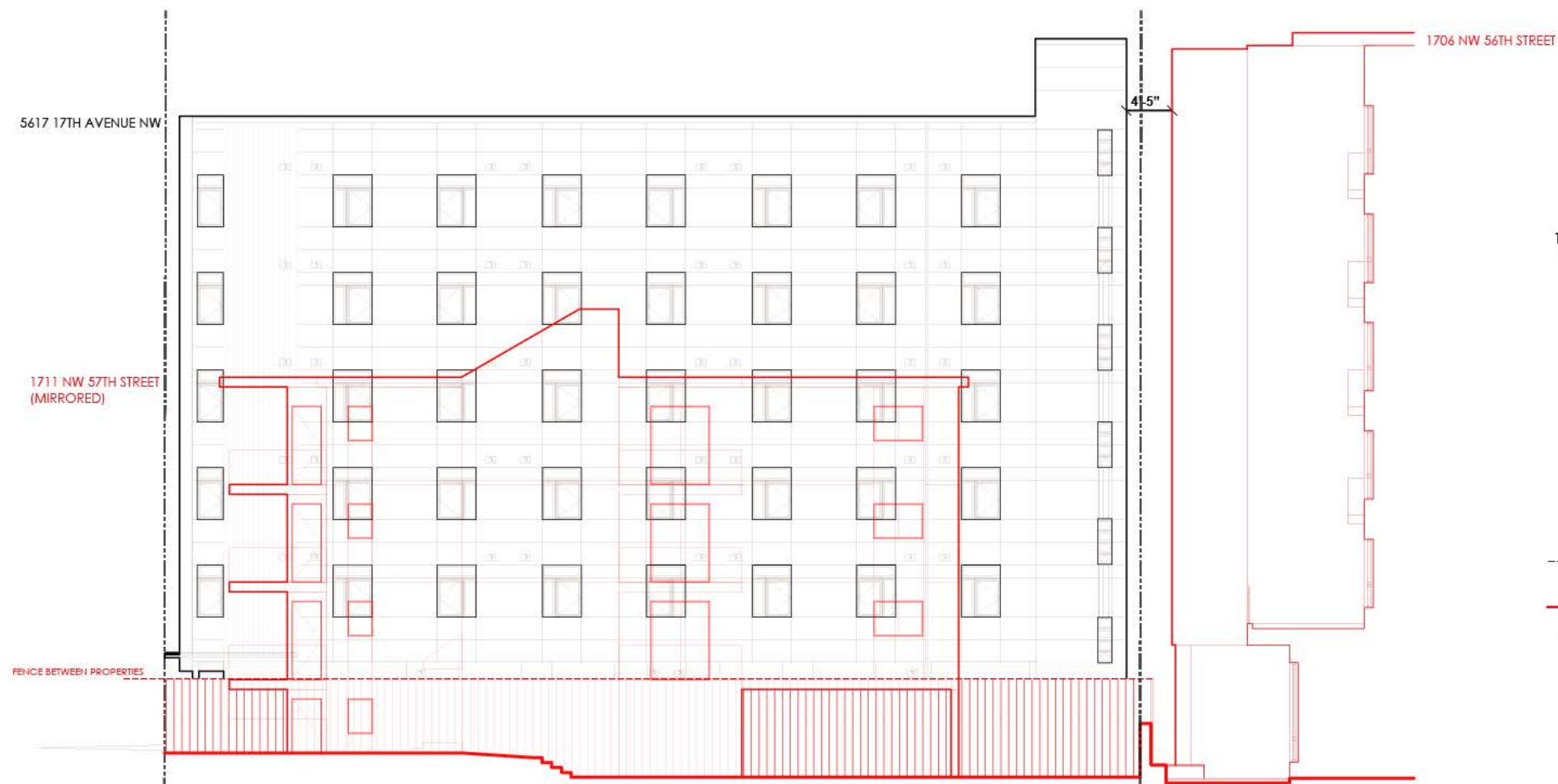
exposed concrete 4

Concrete will be used at portions of the ground floor walls. The areas where concrete is used on the street facing facade either contain storefront glass windows and doors, or are screened by planters. The concrete will have a skim coat surface.

cor-ten steel 5

Cor-ten steel is used minimally as a vertical accent to emphasize the main building entry.

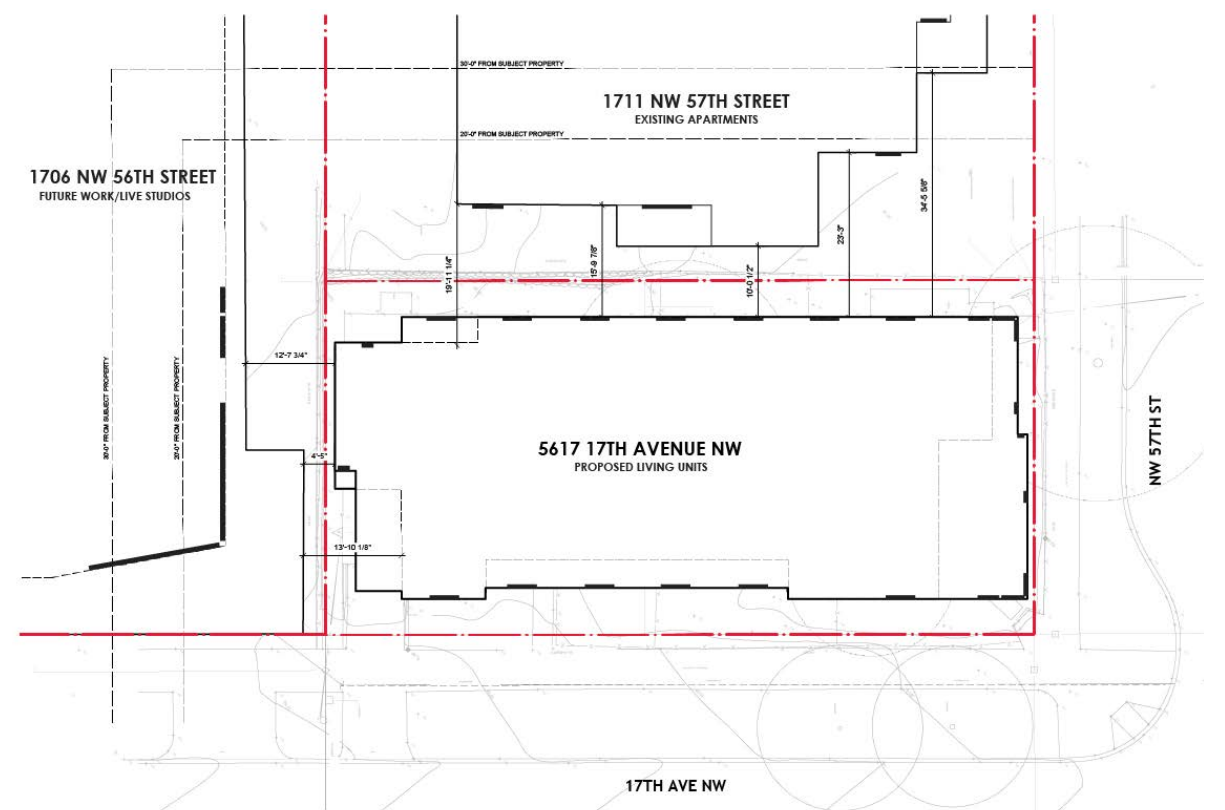




Proposed West Elevation

Existing apartment building to the west is overlaid in red to show window offsets.

There are no windows proposed in the south facade, therefore no impact on the future mixed use building in development to the south.



PRIVACY DIAGRAMS



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VIEW FROM CORNER



ENTRY COURT



BICYCLE PARKING



VIEW FROM NW 57TH ST

ACCESSIBLE RAMP



AMENITY AREA



VIEW FROM 17TH AVE NW SIDEWALK



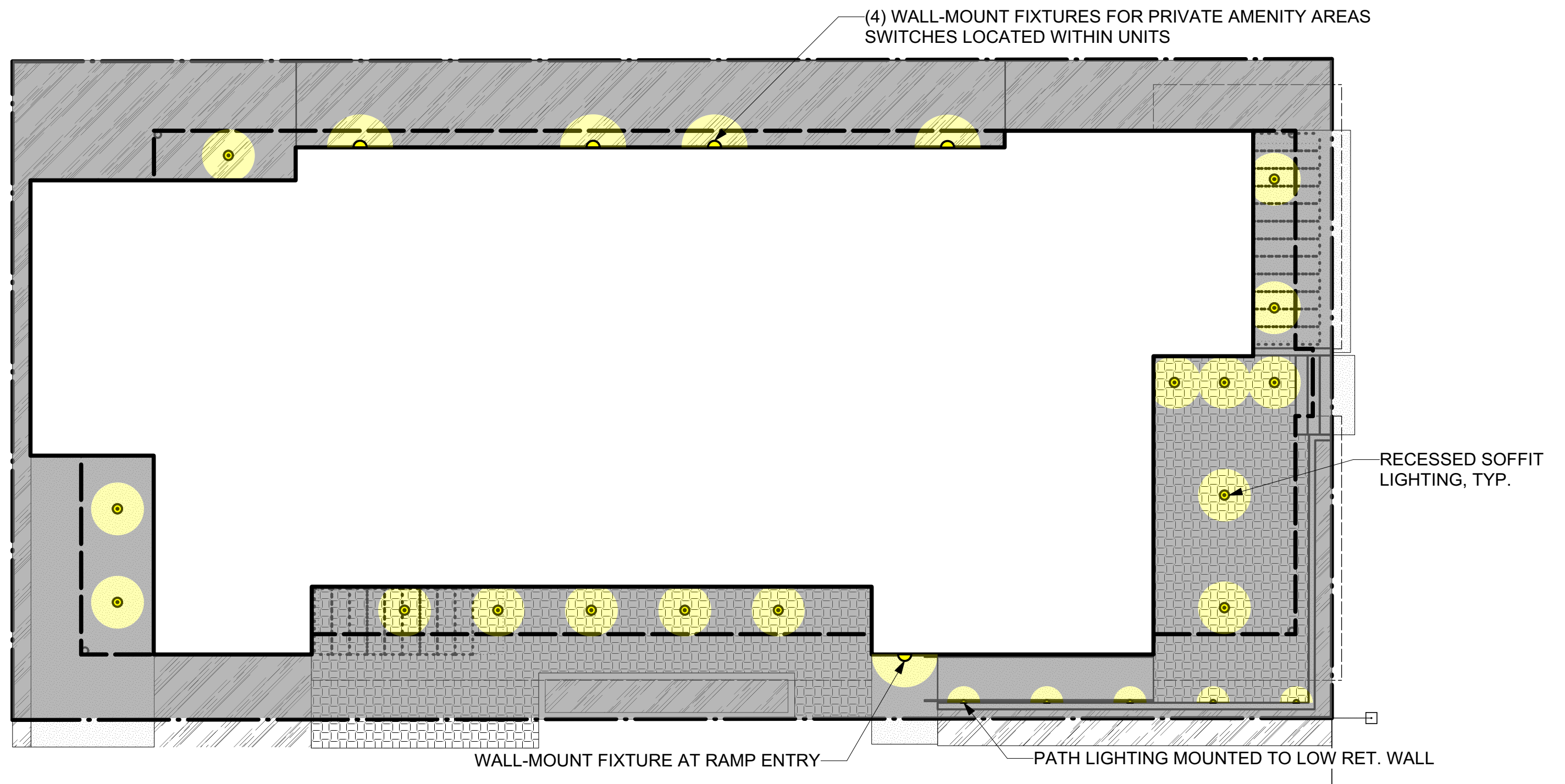
RENDERINGS



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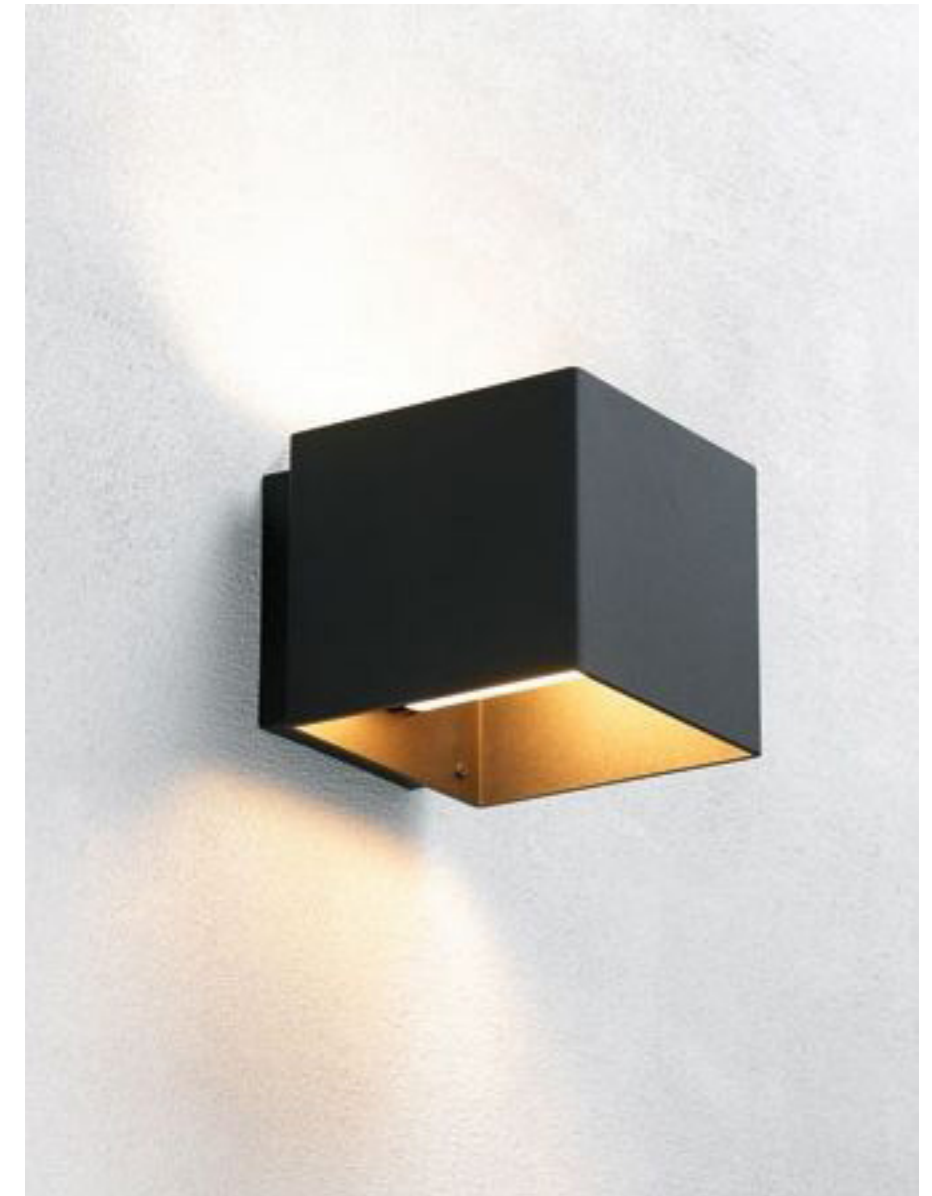
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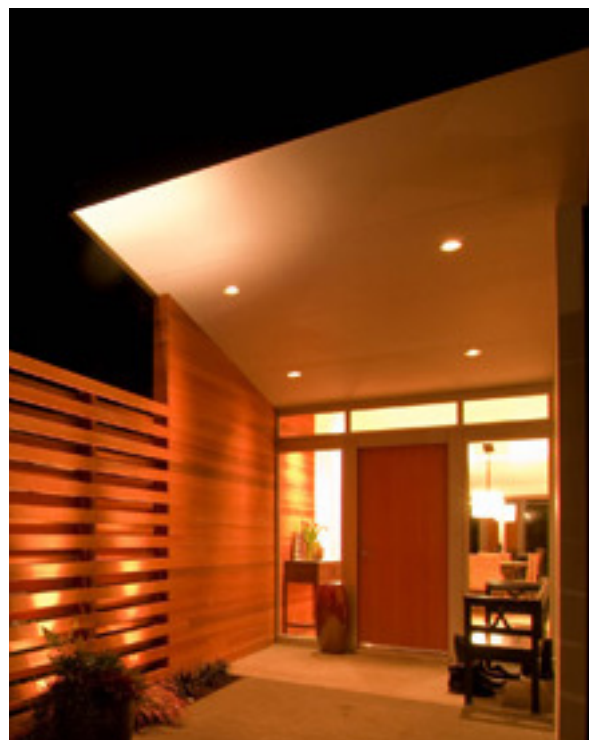




PATH/STEP LIGHTING

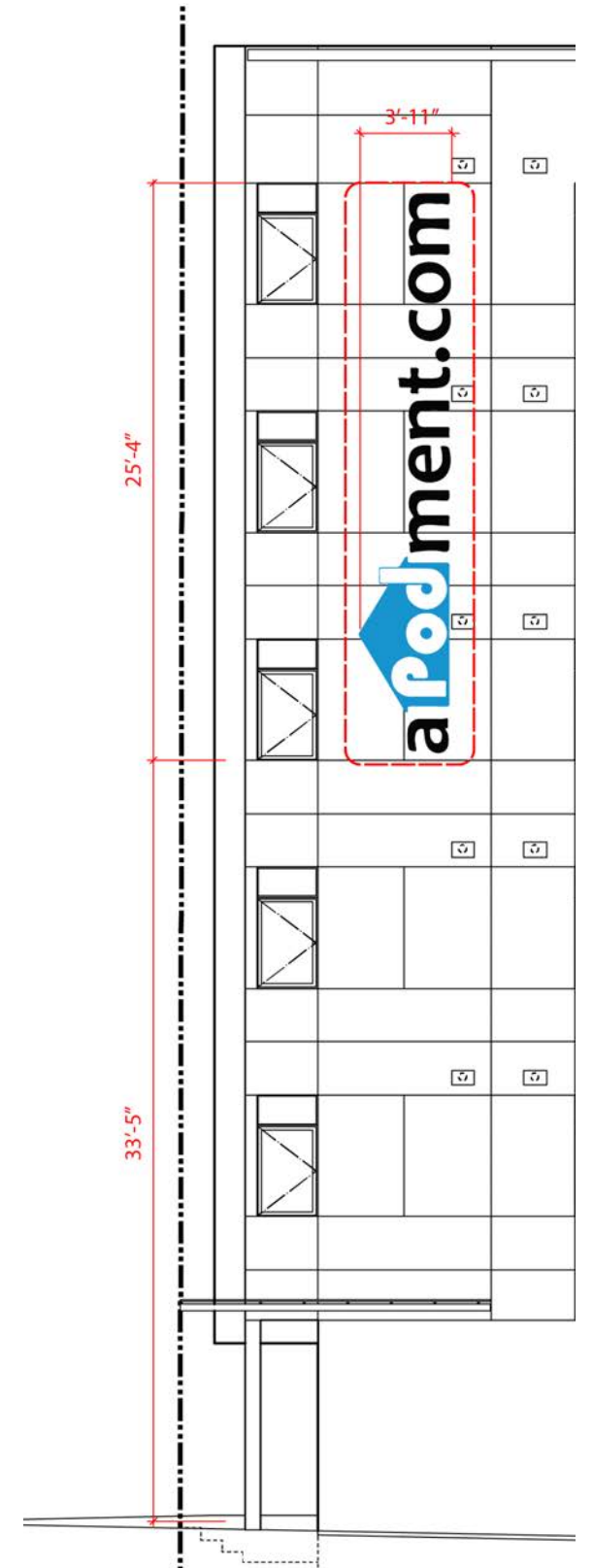
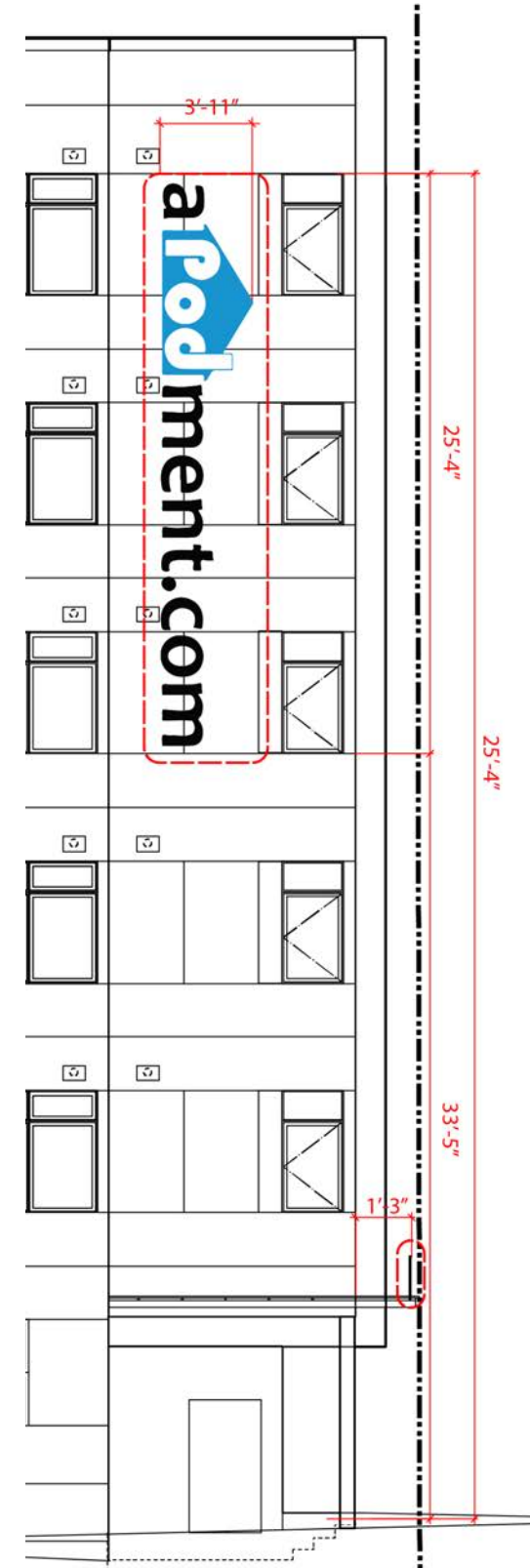
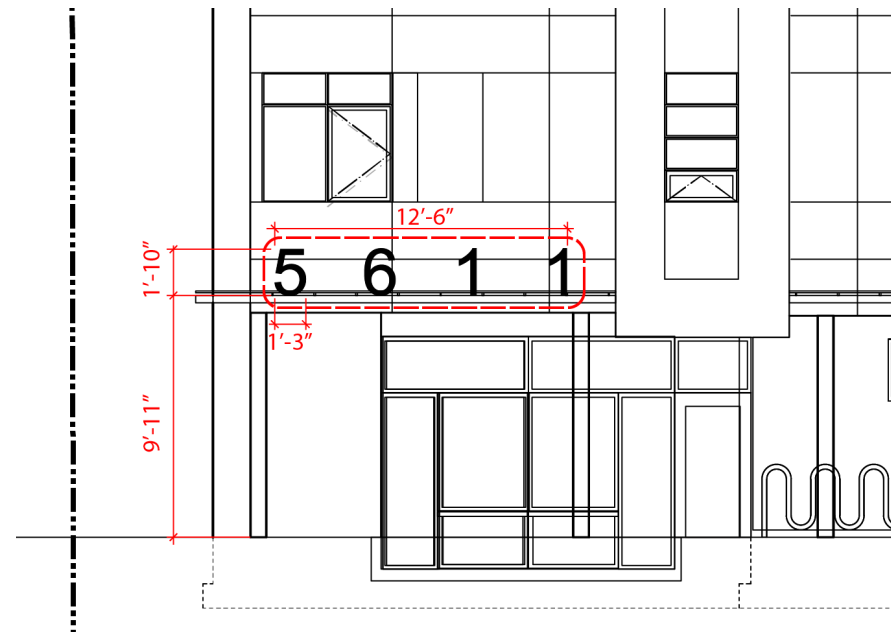
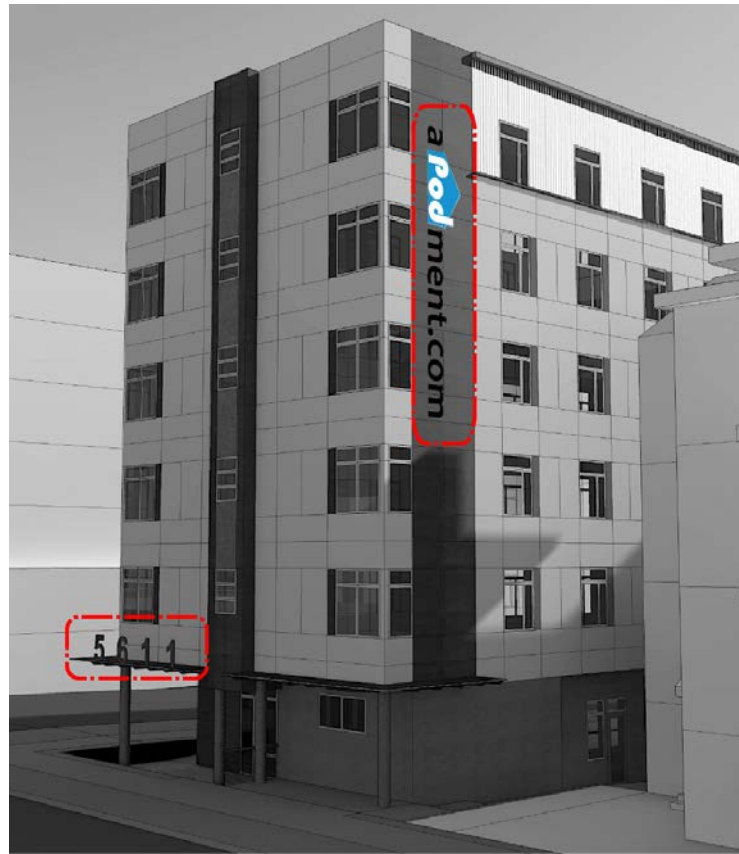


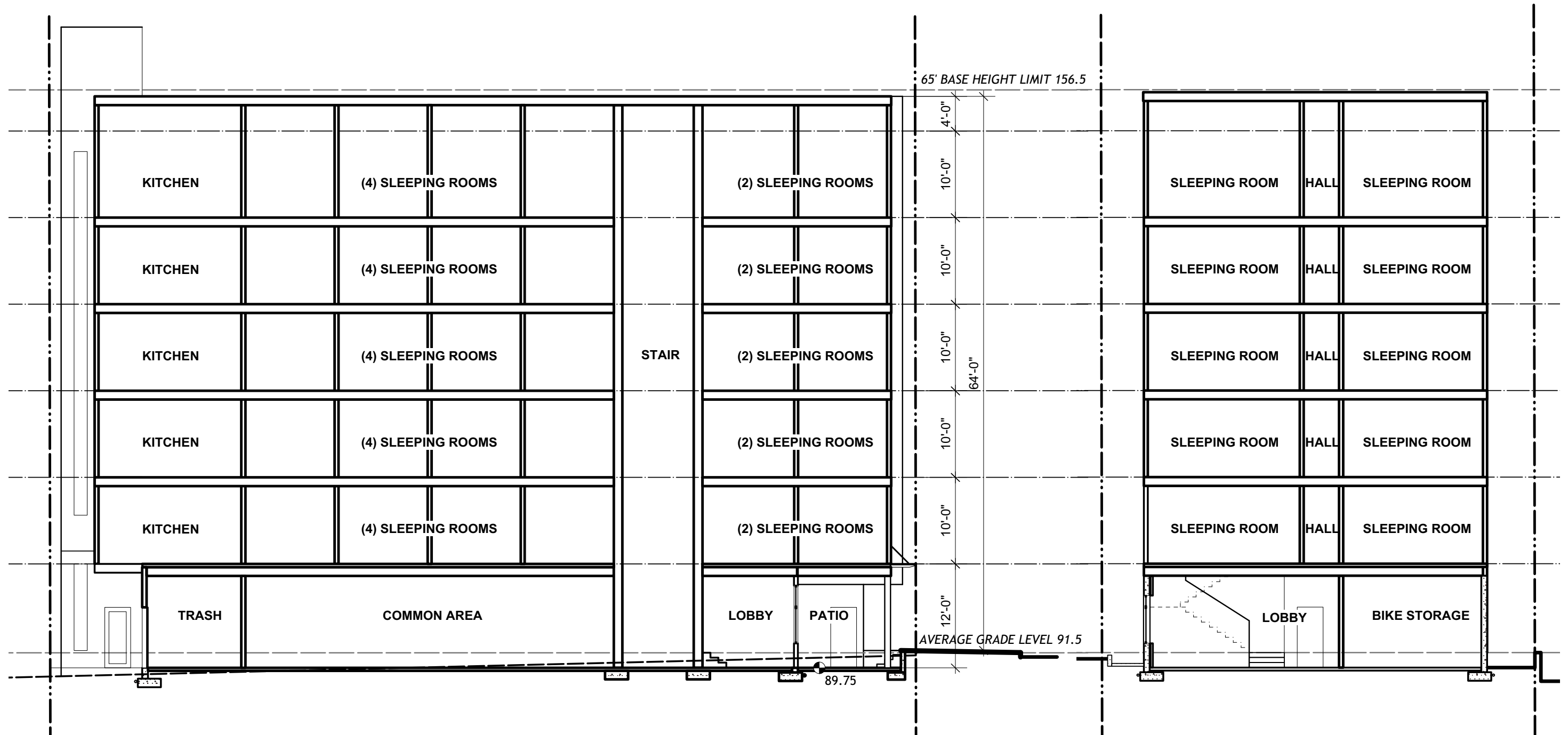
WALL MOUNTED



SOFFIT







BUILDING SECTION A

BUILDING SECTION B



BUILDING SECTIONS



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CODE STANDARD:

23.47A.008.A3 - Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas or other approved landscaped or open spaces are provided.

DEPARTURE REQUEST:

At the southeast corner of the property, allow a 9'-4 1/2" long segment of the facade to be set back 19'-2" from the street lot line.

GUIDELINES ADDRESSED:

DC2-C-4 PARKING AND SERVICE USES: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC4-D-1 CHOICE OF PLANT MATERIALS: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

JUSTIFICATION:

This departure allows for the garage door to the trash/recycle room to be located on a facade perpendicular to the street, rather than facing the street. This allows for a planting area next to the sidewalk, rather than an unsightly service door. The landscape plan calls for flowering shrubs at this location.

