



ECCO

10/6/2016

PROPOSAL

Parcel No:
2767701535

Development Objective:

Construct a six story 18,964 s.f. congregate residence with 62 units and 1,620 s.f. of communal area. Parking is not required and will not be provided.

Site Context:

The project is located on NW 52nd street in Ballard, Seattle. The property is surrounded by a mix of single family residences, multifamily and mixed use residential/commercial buildings. A six story multifamily building lies on the east abutting lot and a four story mixed use residential/commercial building lies on the west. Across the street is a five story multifamily apartment complex. A large Swedish medical campus exists across from 17th ave NW and the Lake Washington Ship Canal is only several blocks in the southern direction.

PROJECT TEAM

Architect:

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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

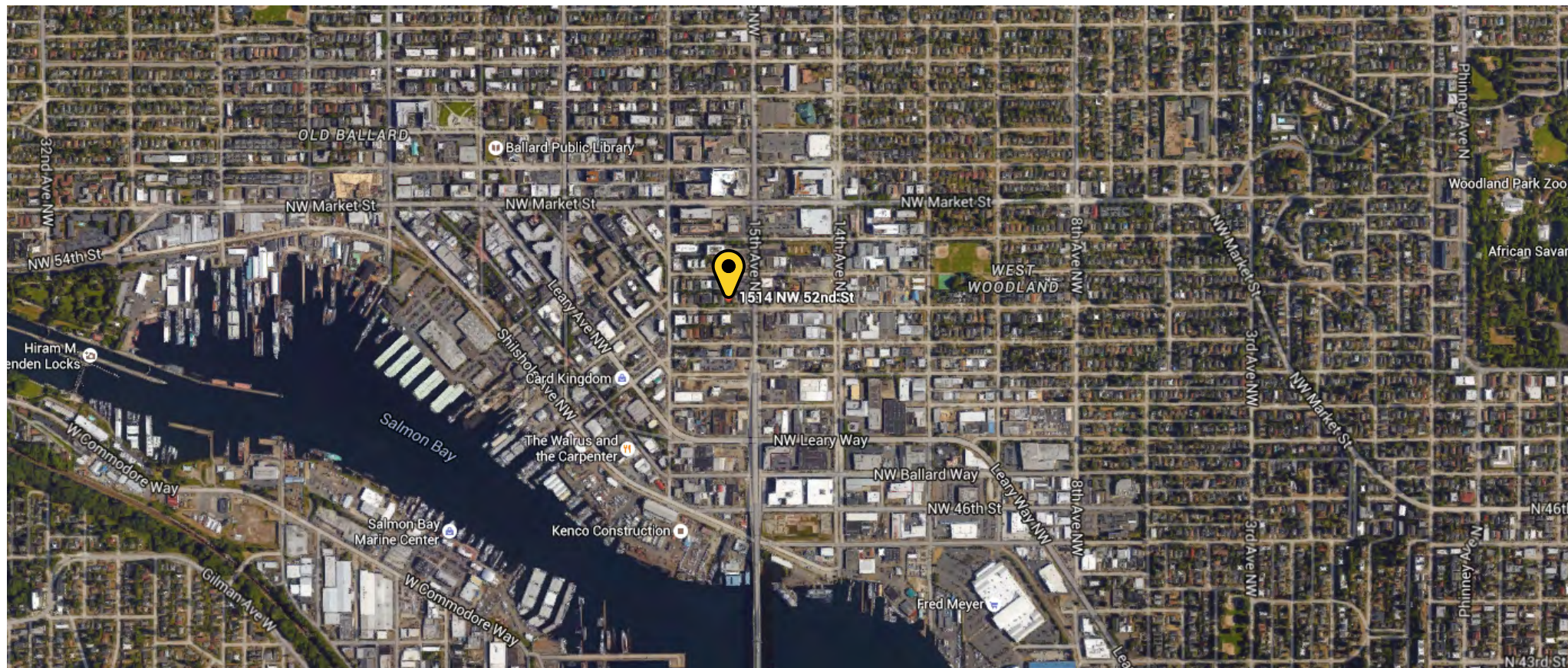
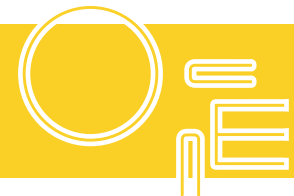
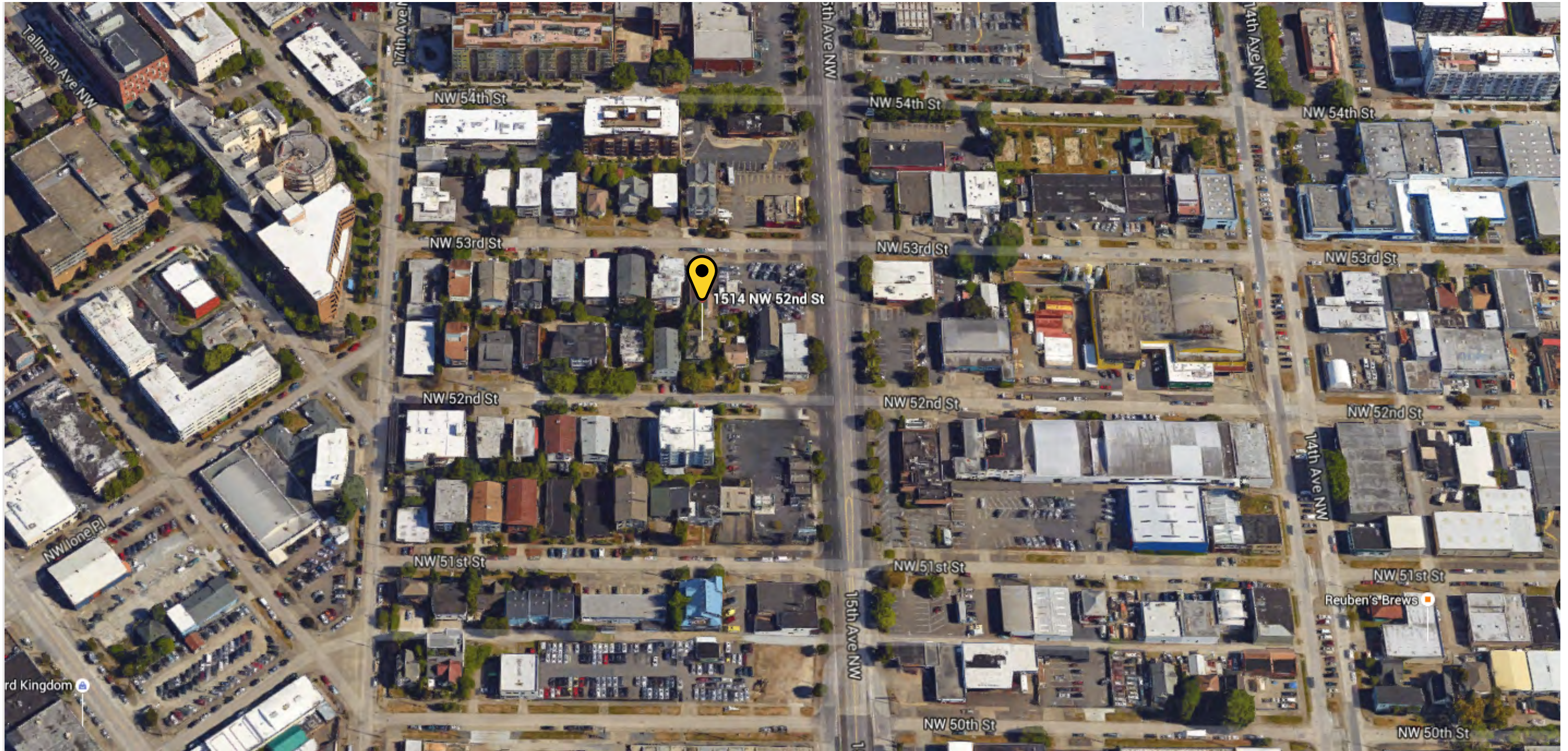
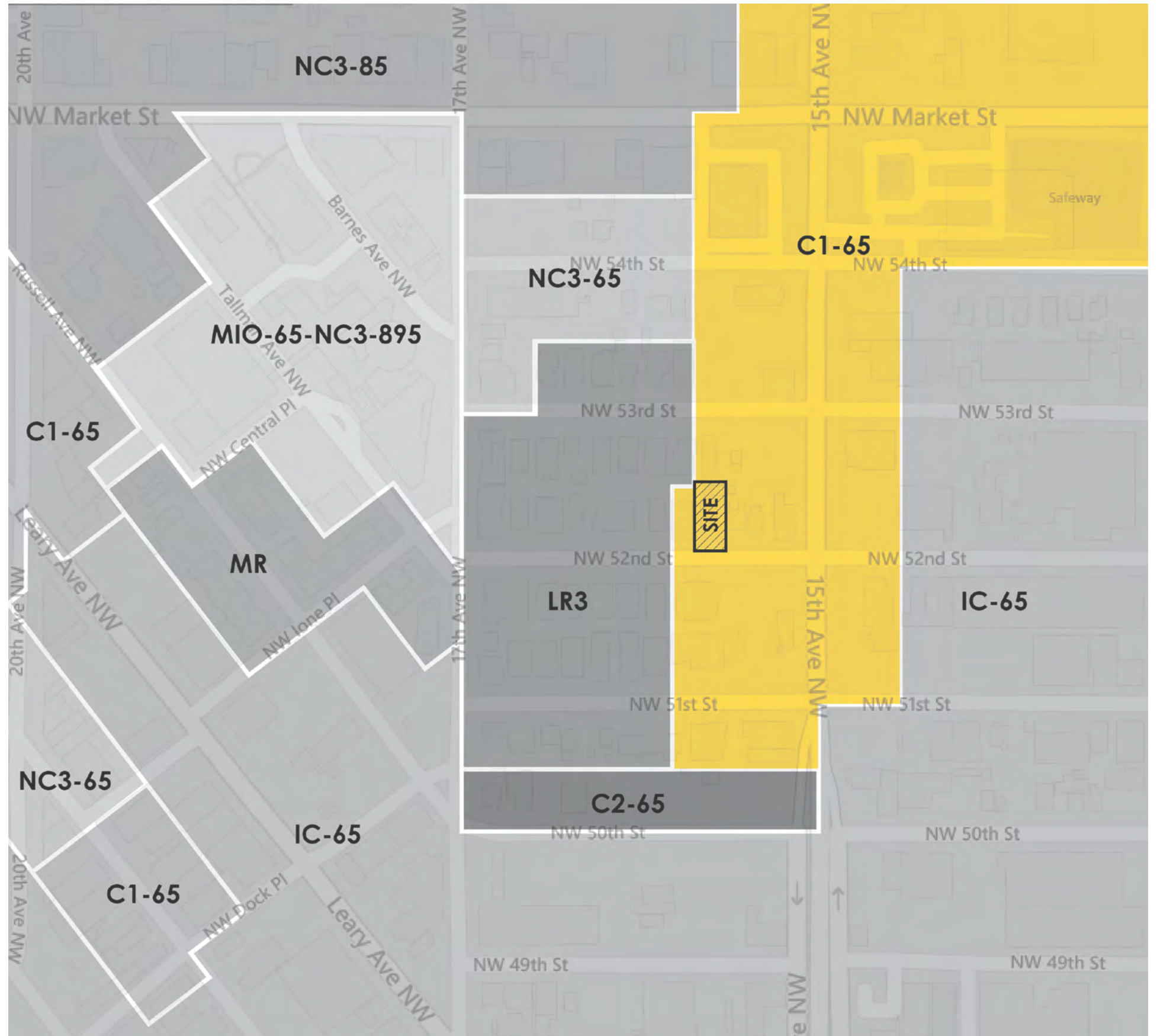
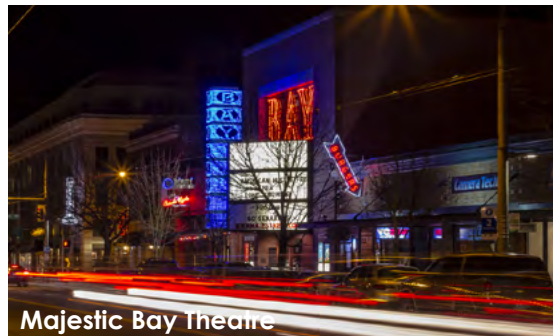


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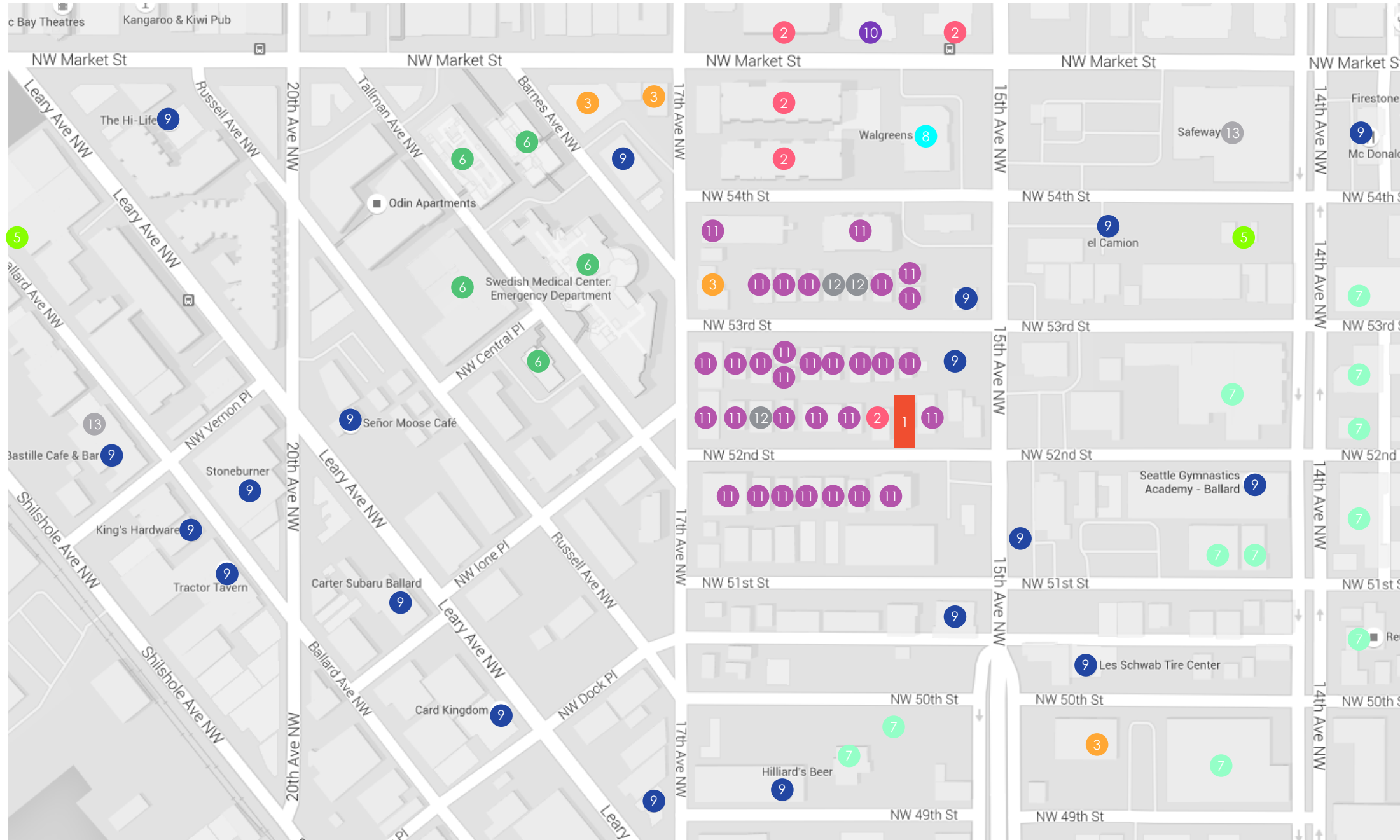
VICINITY MAP (STRUCTURES/ZONING)



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EXISTING USES IN NEIGHBORHOOD

- Project Location 1
- Mixed Use Residential/Commercial 2
- Offices 3
- Post Offices 4
- Park 5
- Hospital 6
- Industrial 7
- Drug Store 8
- Retail/Commercial/Eating & Drinking 9
- Fire Station 10
- Multifamily Residential 11
- Single Family Residential 12
- Grocery Store 13



Zone: C1-65
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. (18826 x .05 = 941 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:

Gross floor area: 18,964 s.f.

23.47A.005 Street-level uses:

Residential use along 100% of street-level facades

23.47A.008 Street-level Development Standards:

Visually prominent entry accentuated by massing.
Departure requested, see page 28.

23.47A.012 Structure height:

59'-4" base height, 70' - 0" top of penthouse

23.47A.014 Setbacks:

6'-5.5" @ north, 9'-8" @ east, 5'-2.5" @ south, 6'-9" @ west.

23.47A.024 Amenity area:

1077 s.f. proposed: 672 level 1 @ grade, 405 level 2 @ grade.

23.47A.016 Landscaping & Screening:

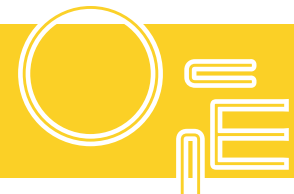
Green Factor of 0.3 proposed

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-2 Daylight & Shading

CS2 URBAN PATTERN & FORM

CS2-B-2 Connection to the Street

CS3 ARCHITECTURAL CONTEXT & CHARACTER

CS2-A-2 Contemporary Design

Site Design - Staff generally would like to see a more clear relationship between the building and street level that benefits both the future residents as well as the public pedestrian realm.

a. If allowed by Building Code, remove the sidewalk on the east side of the building, north of the gate, to enhance privacy for basement units and possibly expand the window wells to allow more natural light into the units. (CS1-B2)

b. The curb cut proposed for the load/unload area should be abandoned. It is unnecessary and detracts from the pedestrian environment. The applicant should work with the solid waste division for the dimensions required for concrete pad for dumpster pick-up. (DC1-C4)

The building has been developed to have a clearer relationship with the street level, from grand "two story" entry to active outdoor areas, bike parking and a planted public courtyard provided by a generous setback.

a. The sidewalk has been moved to the west side of the building in order to provide privacy for residents of the lower floor. Window wells have been expanded and grade lowered to allow for light and air.

b. Per Seattle SPU guidance for non-vehicule buildings, the existing curb cut has been reduced to a 5'-0" curb opening. A paved storage area is not required, as these buildings have contracted waste removal, which brings the containers from inside the building, dumps, and returns to the building. This allows for greater planting area in the planting strip.

PL
Public Life

PL3 STREET-LEVEL INTERACTION

PL3-A-1 Design Objectives

PL3-A-2 Common Entries

Massing - Option C is staff's favored scheme as it reduces the street presence of the dumpster enclosure and contains a two-story lobby that gives a more prominent, welcoming entrance to the building. (CS2-B2) Staff recommends the following guidance in the design evolution of the building design:

a. Cantilever the upper mass over the bike parking and eliminate structural columns to emphasize the project's contemporary design and make the outdoor bike parking more visible. (CS3-A2)

b. Emphasize the building entrance to be more prominent through design features such as a wider door and/or material changes. Consider bringing it forward, even with the two-story lobby. (PL3-A-1C &2)

We agree with the Option C preference.

a. We discussed the elimination of the column with the structural engineer on this project, and eliminating this column would require a costly internal steel frame at the south quarter of the building. We suggest simplicity of structure as a modern solution. This area is less visually prominent in the updated design, with a bio-retention planter used to screen the bicycle parking (which is for residents and their guests only) from the sidewalk.

b. The entry has been emphasized through massing with a two-story glazed volume.



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ITEMIZED RESPONSE TO EDG



DESIGN GUIDELINE SECTION

GUIDANCE FROM EDG REPORT

RESPONSE TO GUIDANCE

DC
Design Concept

DC1 PROJECT USES & ACTIVITIES

DC1-C-4 Service Uses

DC2 ARCHITECTURAL CONCEPT

DC2-B-1 Facade Composition

DC2-B-2 Blank Walls

DC4 EXTERIOR ELEMENTS & FINISHES

DC4-A-1 Exterior Finish Materials

Building Elements - Staff guidance is primarily focused on the treatment of the blank wall conditions, building materiality and quality, as well further development of the overall design concept.

- a. Include some artistic element for the wall behind the bike parking area to enhance the blank wall condition facing the street. Consider a back lit sculpture. (DC2-B2)
- b. As the project develops the applicant should include large, well-proportioned windows facing the street. (CS3-A2 & DC2-B1)
- c. High-quality materials, such as AEP, should be used and vary in type and color from the building to the east in order to differentiate this project from its neighbors. (DC4-A1)

We share staffs concerns over blank wall conditions, building material and quality and have developed the design with those goals in mind. We hope this drawing package reflects our shared concerns.

- a. We have relocated the bio planter to screen the blank wall and bicycle parking. This new location also opens the area in front of the lobby to the street. The planter would be held off the sidewalk approximately three feet to allow for landscaping in front of the planter as well. We would be concerned with back lit artwork in terms of damage and maintenance in a heavily trafficked area.
- b. Windows have been enlarged on the street front.
- c. The building to the east uses Parklex wood veneer panels in a dark reddish-brown color along with Hardie panel & lap siding, and AEP metal siding (please see the photo below). The proposed design uses the Parklex wood veneer panels in a light gray color on the street-facing facade & wrapping corners. Horizontal Tru-Grain siding is proposed to emphasize the two-story glazed entry area. Hardie panel & lap siding is proposed along the side facades.



2-C. Materials/Facade Composition.
Material selection responds to palette of adjacent building neighboring our site



ITEMIZED RESPONSE TO EDG

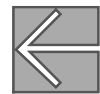
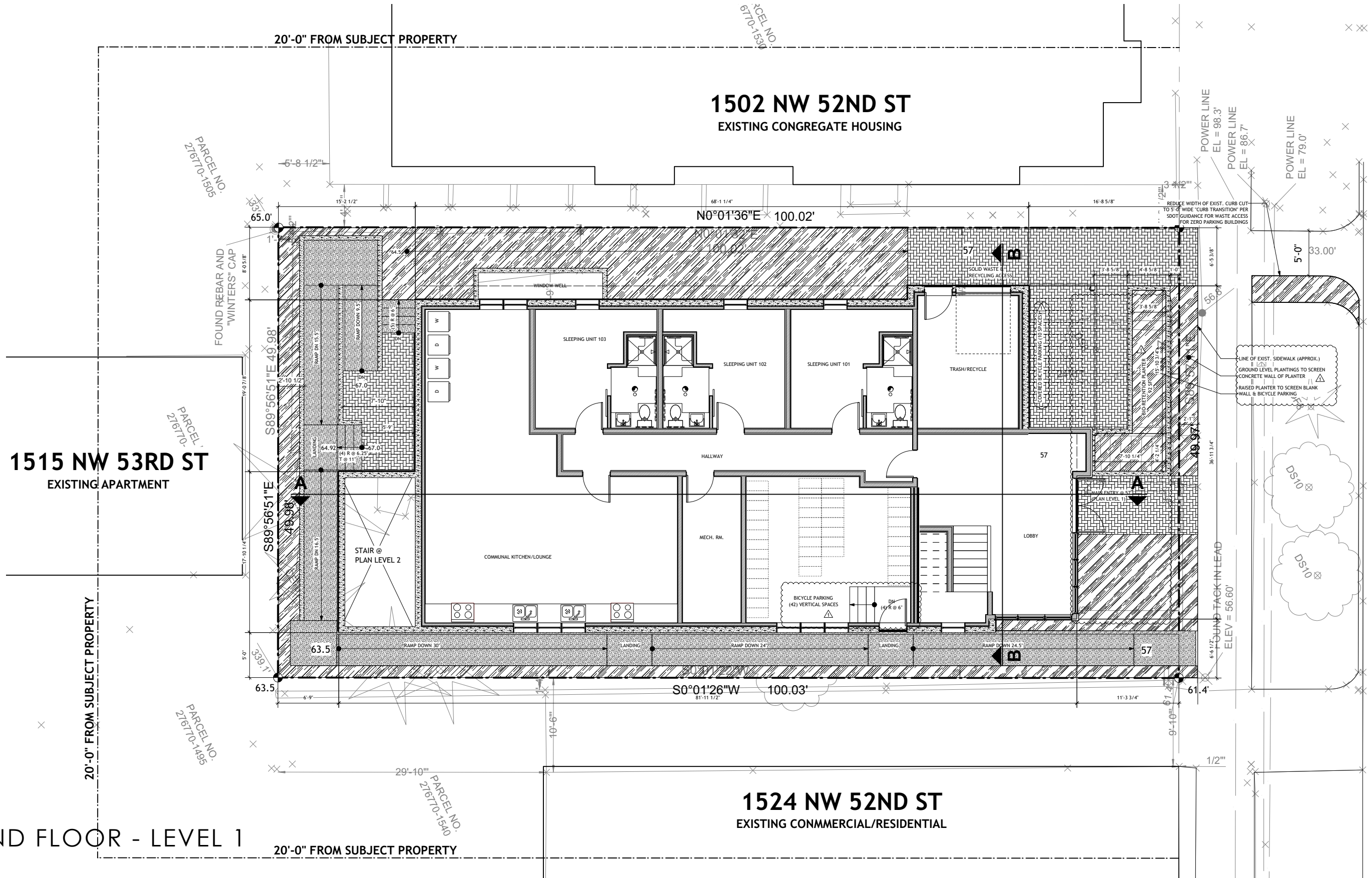


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GROUND FLOOR - LEVEL 1

20'-0" FROM SUBJECT PROPERTY





← LEVEL 3





← LEVELS 4 THRU 6



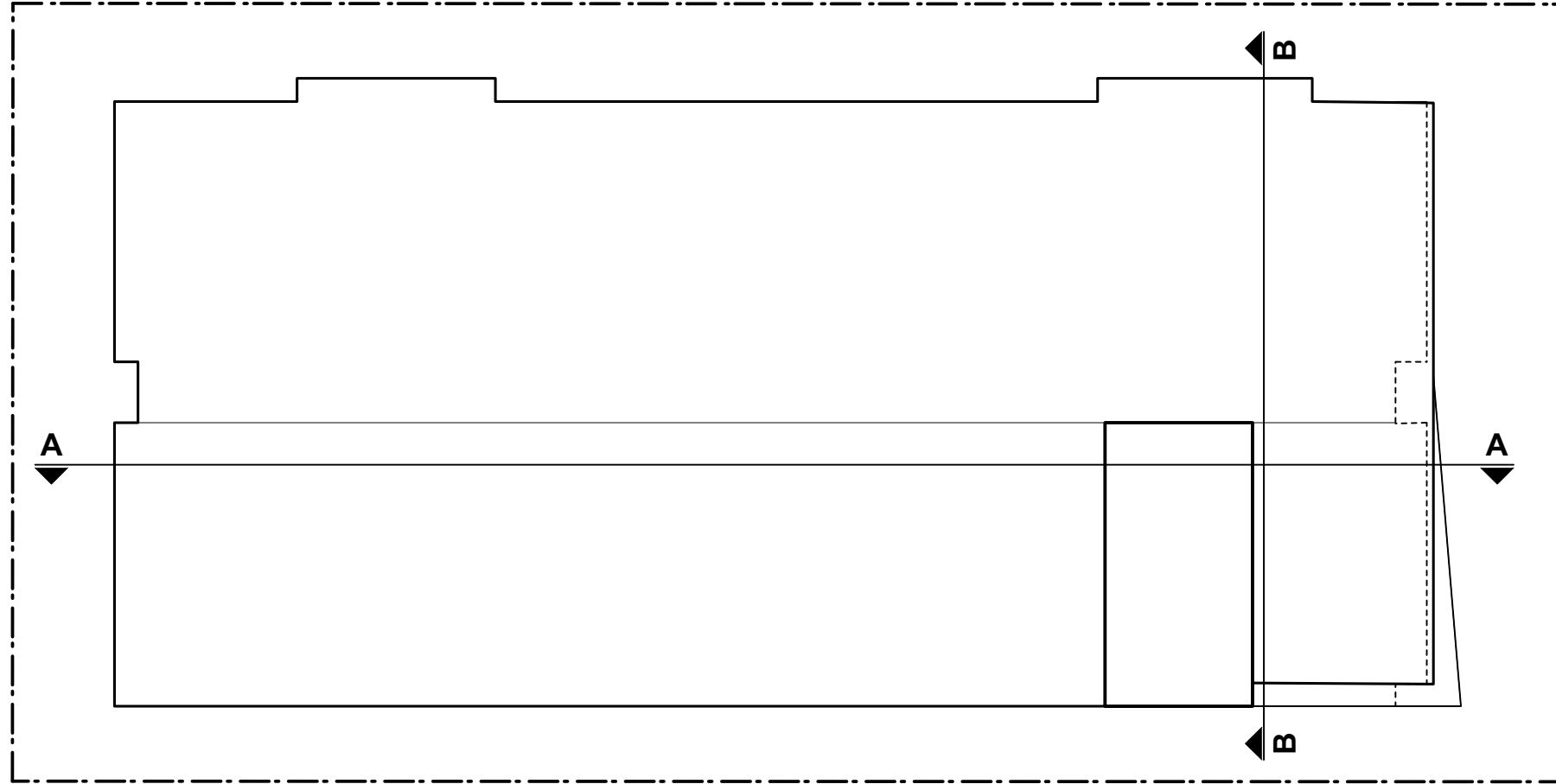
FLOOR PLANS



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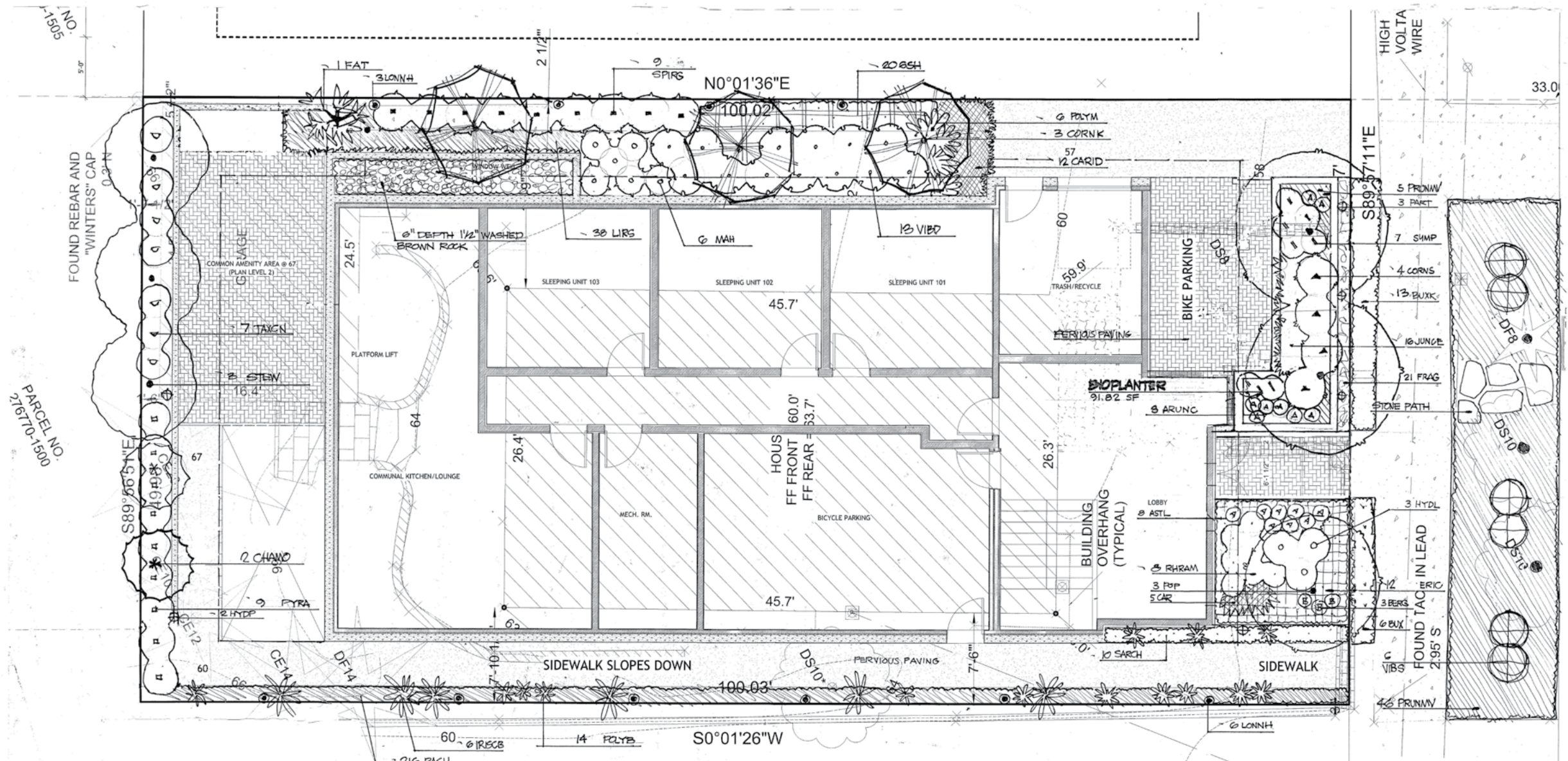
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 ROOF PLAN





PLANT LIST

QUANTITY	SYMBOL	PLANT NAME	SIZE SPACING
8	ARJAC	ARUNCUS SYLVESTRIS MISTY LAZE/ DWARF GOATS BEARD	1 GALLON
3	BERG	BERGIA CORDIFOLIA WINTERGLOW ELEPHANT EARS	1 GALLON CAN
19	BUXX	BUXUS KORENSIS KOREAN BOXWOOD	2 GALLON CAN
5	CAR	CAREX OBNAFTA/ SLOUGH SEDGE	4" POTS 24" TRE SP
12	CARD	CAREX MORROWI VARIEGATUM ICE DANKE	1 GALLON CAN
2	CHAMO	CHAMAECYPARIS ORBUS/ HONCKE CYPRESS	7 1/2" BUB FULL ROUNDED 30" OC
3	CORNE	CORNUS KOUSA CHINESE CHINESE DOGWOOD	2" CALIPER MULTI-TRUNKED 20 OC
4	CORNO	CORNUS SERICEA ISANTZ/ DWARF RED OSTER DOGWOOD	1 GALLON CAN
1	FAT	FATISIA JAPONICA FALSE ABELIA	5 GALLON CAN
20	ESH	GAULTHERIA SHALLOO SALAL	4" POT, 18" TRE SP

12	ERIC	ERICA PS PATRICK	1 GALLON
3	HYDL	HYDRANGEA PANNICULATA TARDIVA	5 GALLON
2	HYDP	HYDRANGEA PETIOLARES CLIMBING HYDRANGEA	1 GALLON CAN
6	IRSECB	IRIS SEBERICA CESARS BROTHER IRIS	1 GALLON CAN
16	JUNKE	JUNCUS TENUIS/ SLENDER RUSH	1 GALLON CAN
38	LIRS	LIRIOPE SPICATA/ SPREADING LIRIOPE	1 GALLON CAN AT 24" TRE SPACING
9	LOKSH	LONGEERA HENRYI/ EVERGREEN HONEYUCKLE	1 GALLON PLANTED AT THE BASE OF THE EXISTING FENCE
6	MAH	MAHONIA CHARITY	5 GALLON CAN
216	PACH	PACHISANDRA TERMINALIS GROUND SPARGE	4" POTS 18" TRE SP
3	PART	PARTHENOCISSUS TRIQUETRA/ BOSTON IVY	1 GALLON CAN
14	POLYS	POLYSTICHUM POLYLEHARUM TASSLE FERN	1 GALLON CAN
6	POLYM	POLYSTICHUM MUNIETUM SWORD FERN	1 GALLON CAN

3	POP	POPULUS TREMULA STRICTA SWEDISH POPLAR	2" CALIPER 8'8"
51	PRJNMV	PRUNUS L. MT. VERNON	1 GALLON CAN AT 24" TRE SPACING
9	PYRA	PYRACANTHA COCCINEA MOHAVE FIRETHORN	2 GALLON CAN
8	RHRAM	RHODODENDRON SAKAPO	15-18" BUB
10	SARCH	SARCOCOCCA HUMILES	1 GALLON CAN
9	SPISG	SPISAEA GOLDMOUND	2 GALLON CAN 30" TRE SP
3	STEW	STEWARTIA PSEUDOCAMELIA/ JAPANESE STEWARTIA	2" CALIPER 8'8"
7	SYMP	SYMPLOCARPUS ALBUS SNOWBERRY	1 GALLON CAN 30" TRE SP
7	TAXON	TAXUS CUSPIDATA NANA ALUREA	5 GALLON CAN 18" HEIGHT AT 24" OC
6	VERB	VERBURNUM SUMMER SNOWFLAKE	1 GALLON CAN
21	FRAG	FRAGARIA CHLODENSI/ DUNE STRAWBERRY	4" POTS

LANDSCAPE PLAN



NO. 1505

PARCEL NO. 276770-1500

PARCEL NO. 276770-1495



COMPOSITE LANDSCAPE/HARDSCAPE PLAN



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15



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



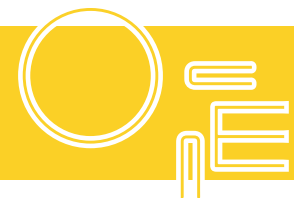
columnar oak



mount vernon laurel



evergreen huckleberry





1



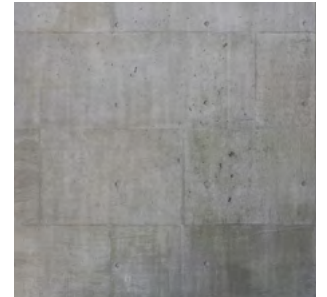
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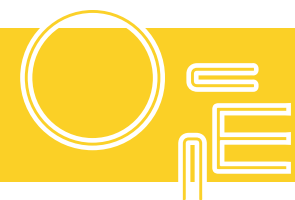
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5



SEE PAGE 20 FOR MATERIAL DESCRIPTIONS AND INFORMATION.



ELEVATIONS

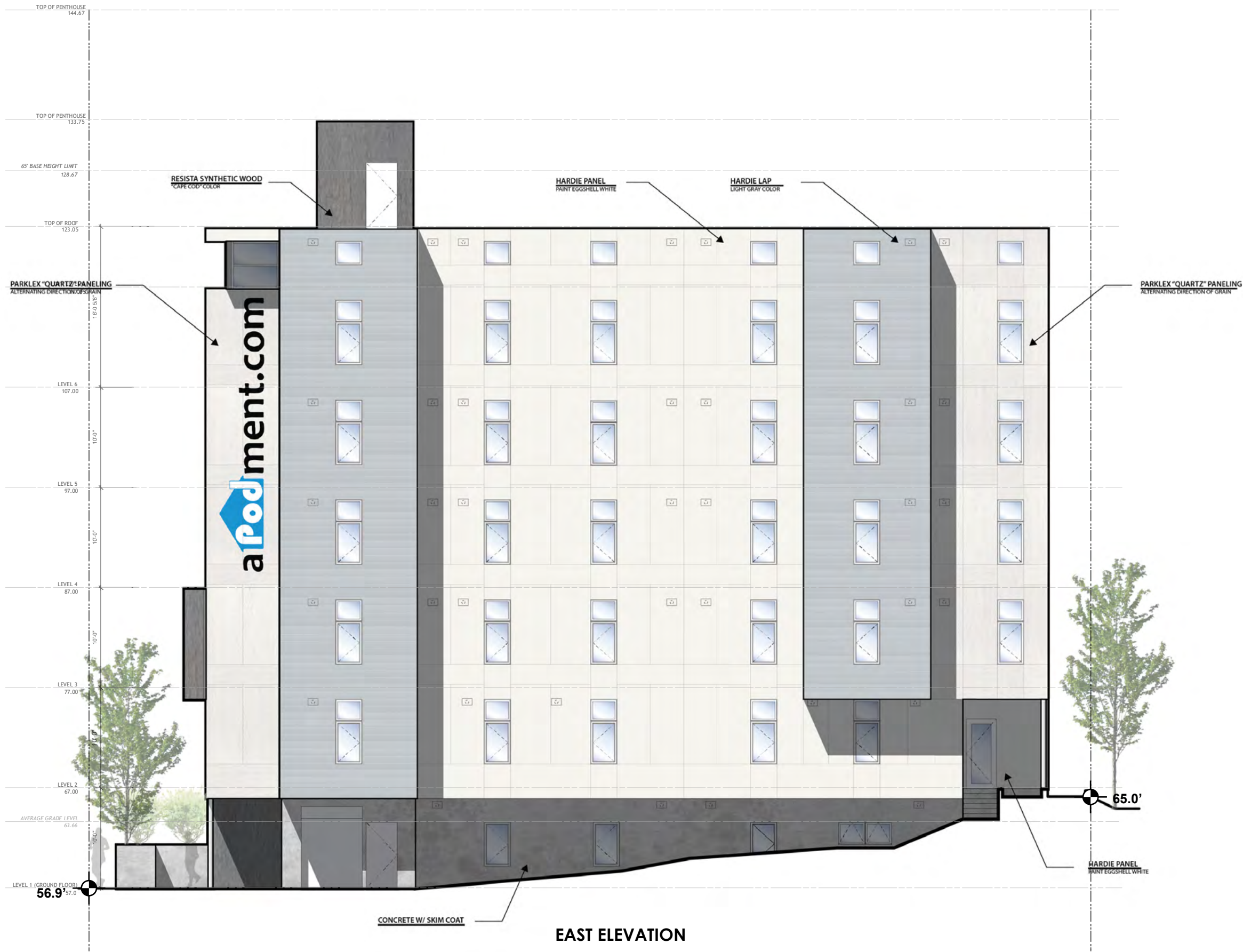


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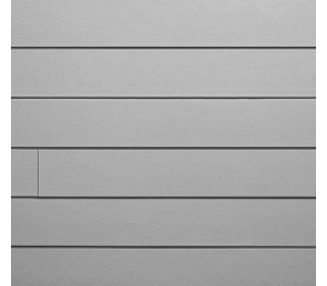
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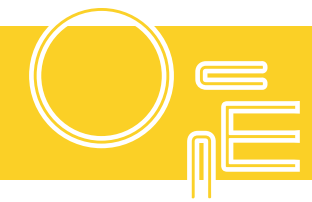
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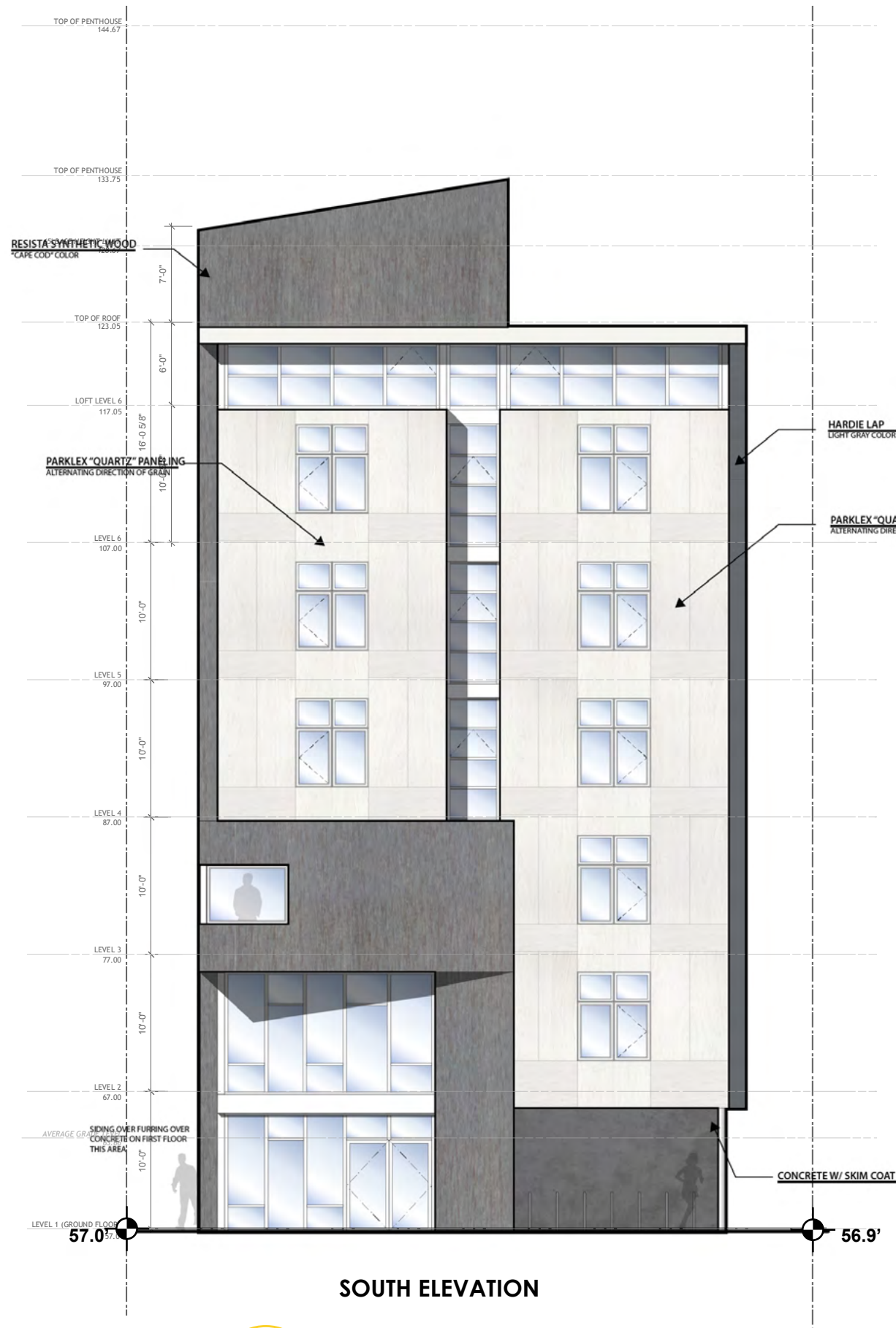


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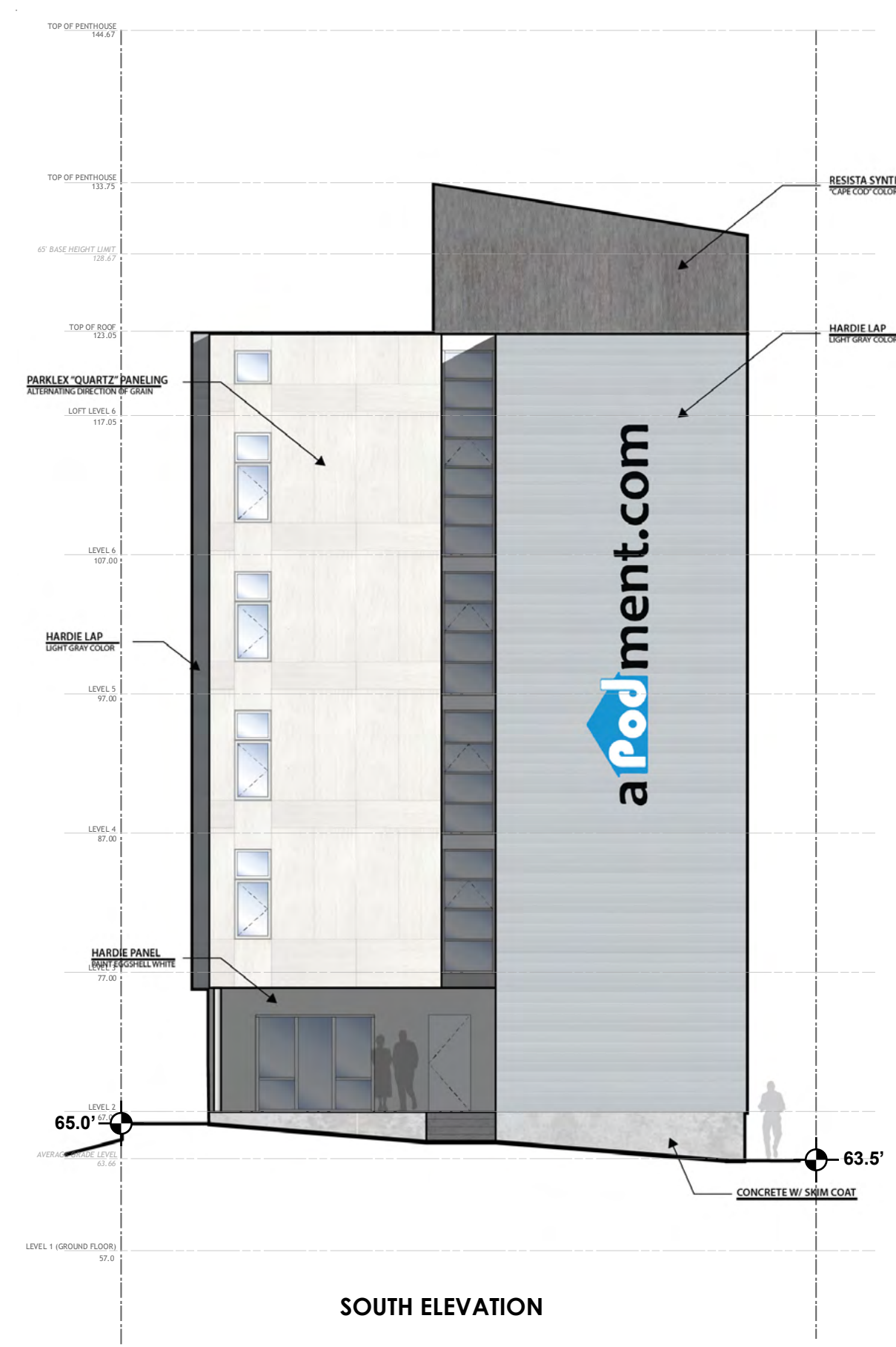


SEE PAGE 20 FOR MATERIAL DESCRIPTIONS AND INFORMATION.



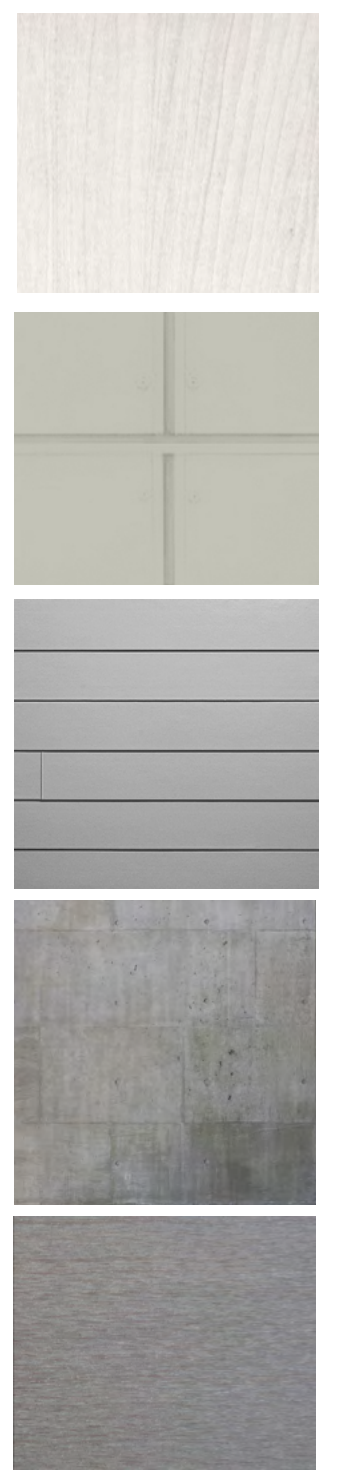


SOUTH ELEVATION



SOUTH ELEVATION

- 1
- 2
- 3
- 4
- 5



SEE PAGE 20 FOR MATERIAL DESCRIPTIONS AND INFORMATION.



ELEVATIONS



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1 parklex wood veneer panels

This is a high-density stratified wood board. This material is used on the front and back facades and provides an aesthetic alternative to cheaper materials where people will most normally see the building from. The selected finish is "Quartz" an almost-white finish.



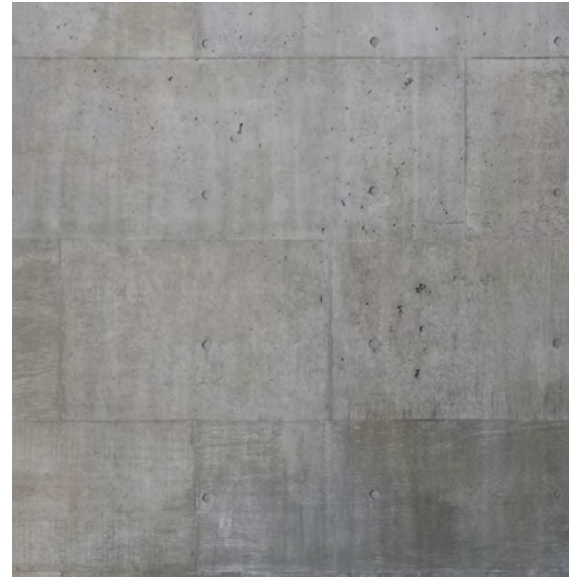
2 hardie panel

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 mimics the "Quartz" parklex to maintain the aesthetic in less prominent regions of the facade. The materials affordability allows more of the budget to be allocated towards more prominent building face materials.



3 hardie board smooth lap siding

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. Applying hardie as lap siding in addition to using a panel layout provides more variety within the massing of the facade. The use of a lightly colored hardie starkly contrasts the parklex sculptural element, drawing attention to it.



4 exposed concrete

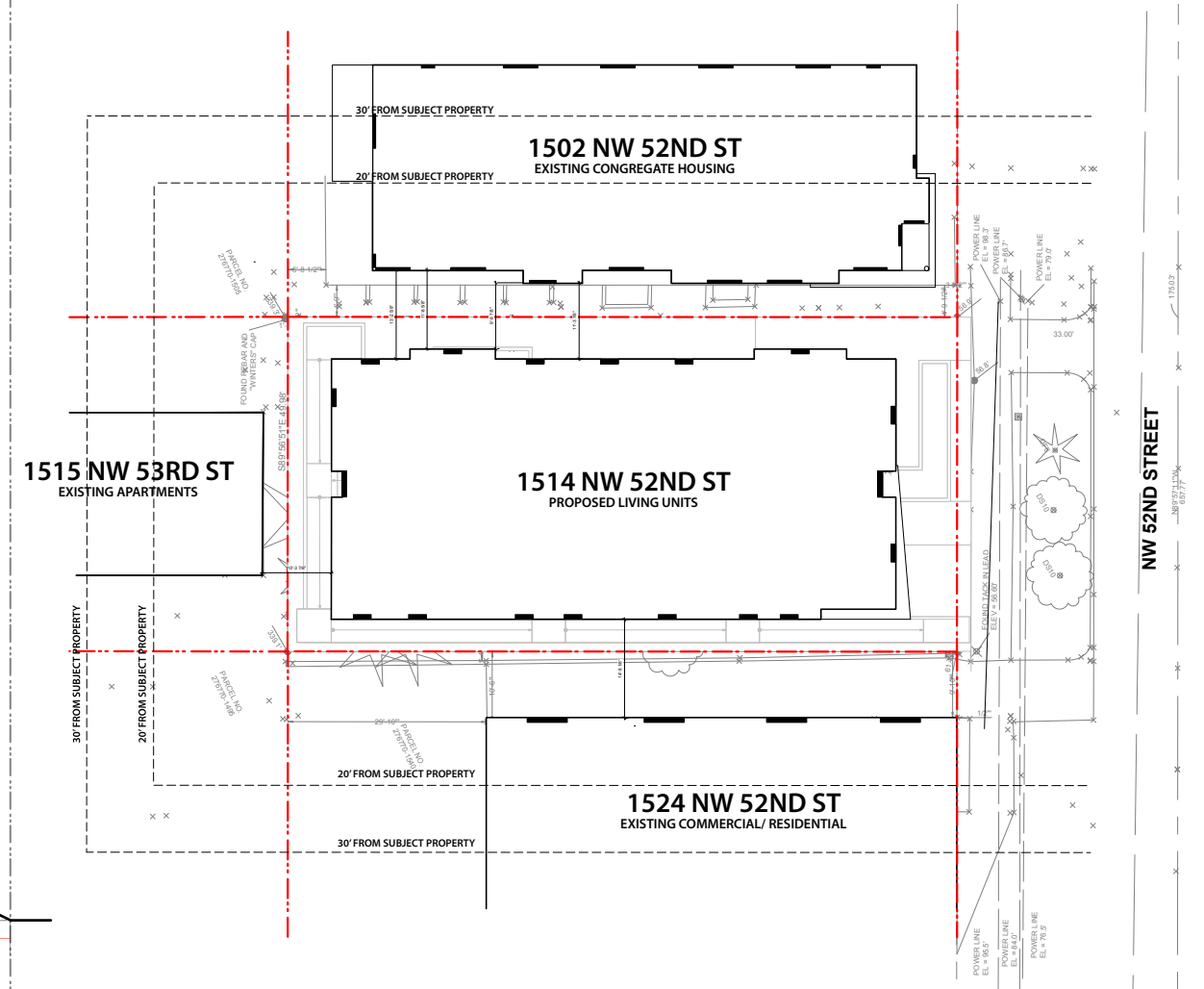
Concrete will be used at portions of the ground floor walls. The areas where concrete is used on the street facing facade either contain store-front glass windows and doors, or are screened by planters. The concrete will have a skim coat surface.



5 Resista synthetic wood panels

This is a synthetic, durable eco-friendly material meant to mimic the look of wood siding. This material is used for the primary sculptural element that surrounds the building's main entrance. The selected color is "cape cod" a medium gray wood-look finish.

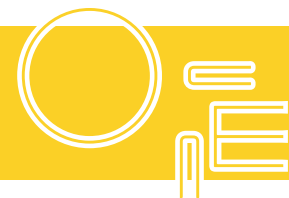




Proposed east elevation

Existing congregate housing complex to east of site is reflected and overlain in red to show relation between building fenestrations.

All other facing elevations have little to no impact from proposed building.



PRIVACY DIAGRAMS



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VIEW FROM 52ND ST



FACING WEST ON SIDEWALK



FRONT ENTRY CONDITION





FRONT AMENITY SPACE/GARBAGE STORAGE



BICYCLE ENTRY



REAR AMENITY SPACE



RENDERINGS

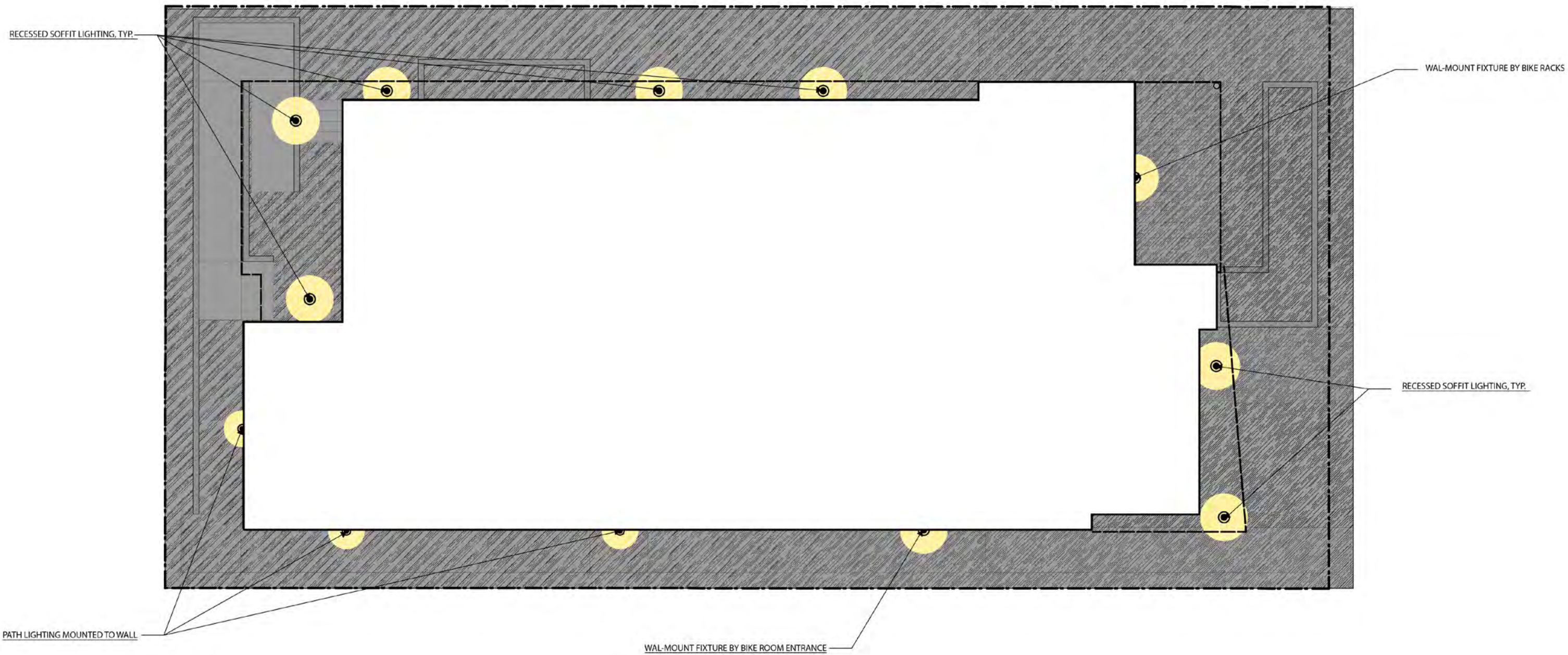


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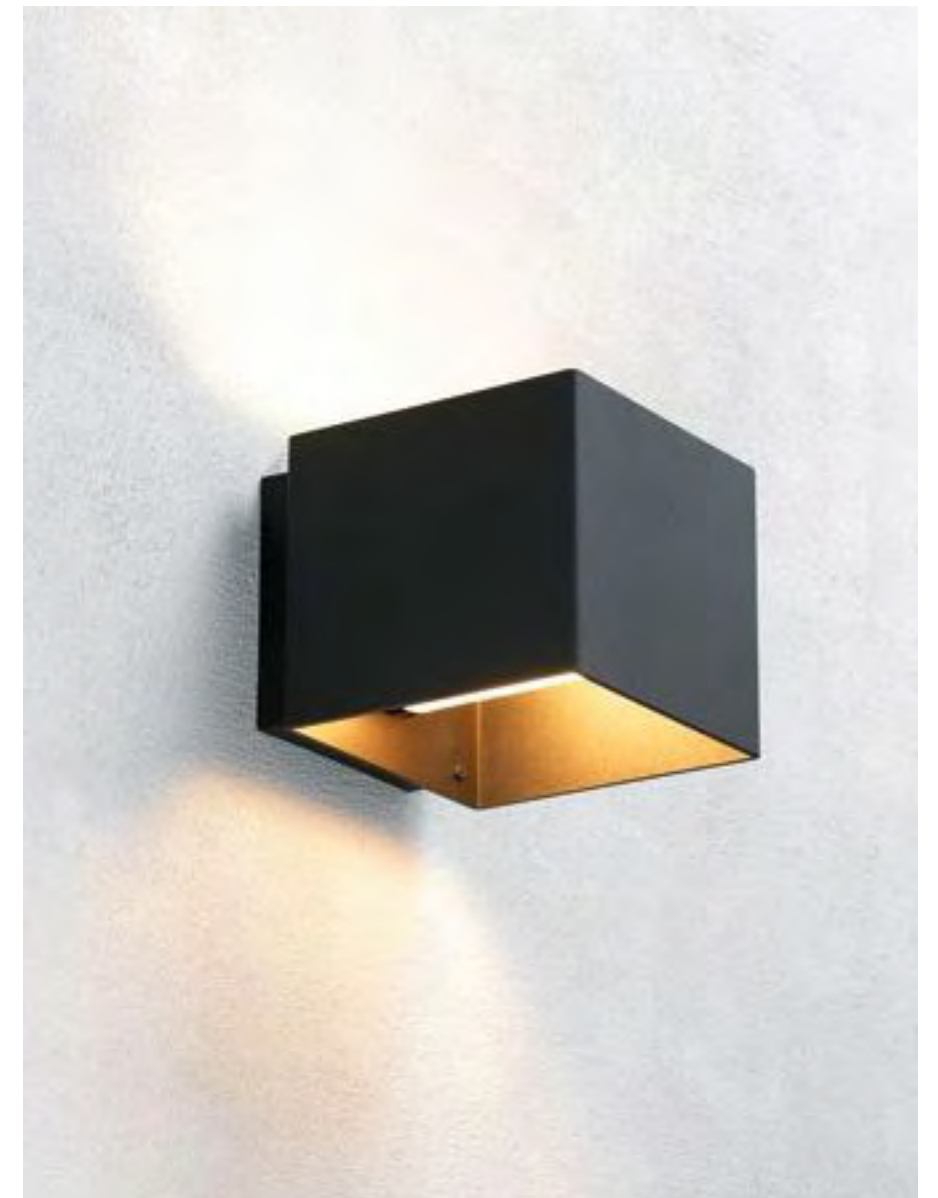
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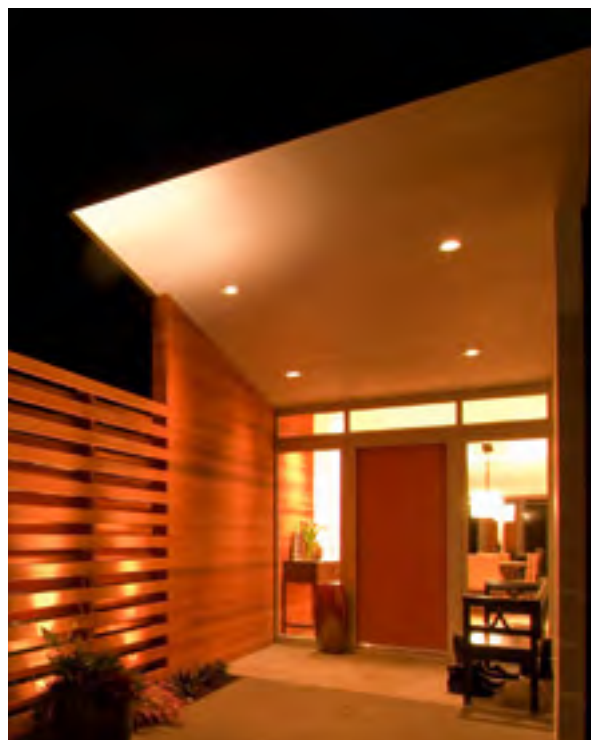




PATH/STEP LIGHTING



WALL MOUNTED



SOFFIT

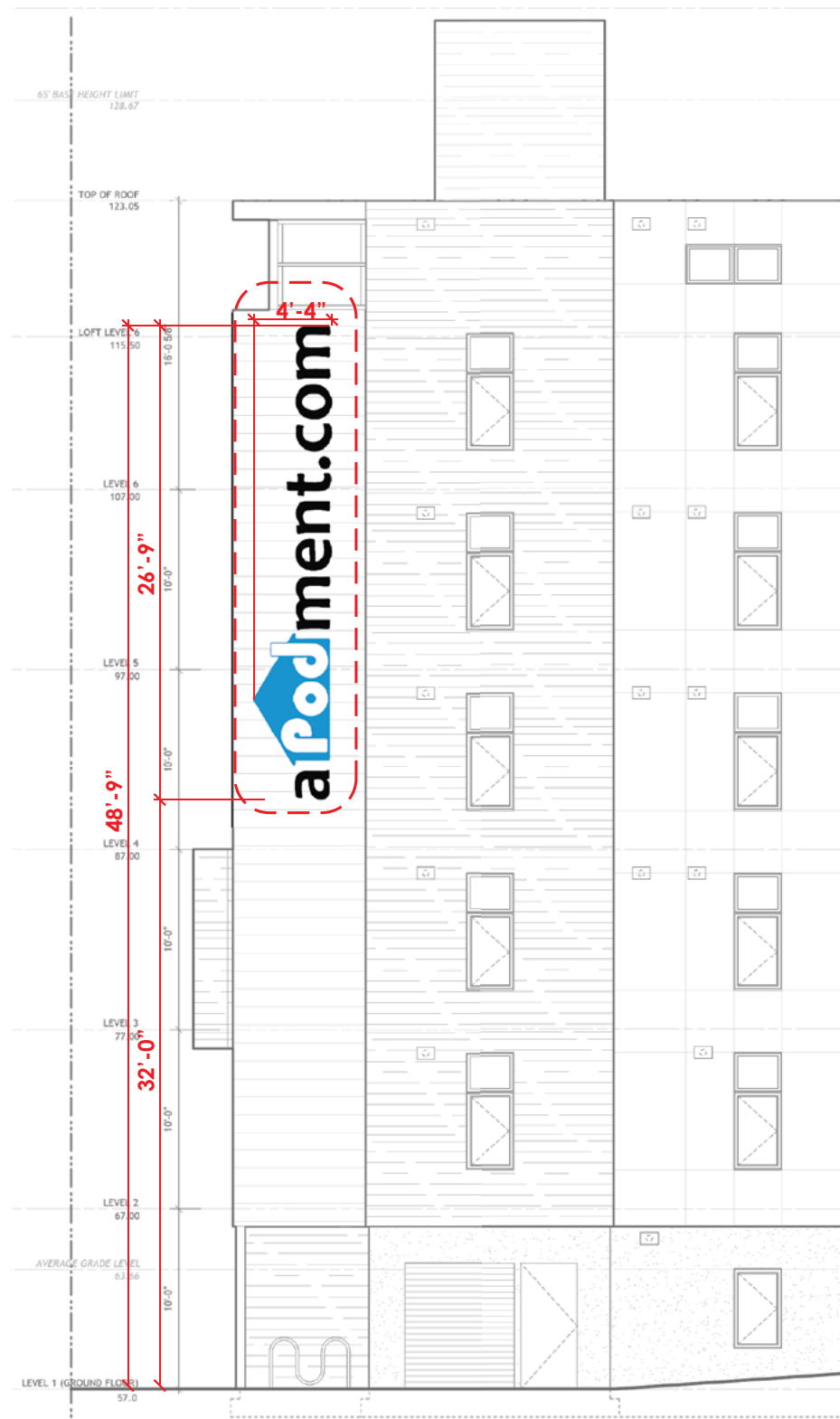




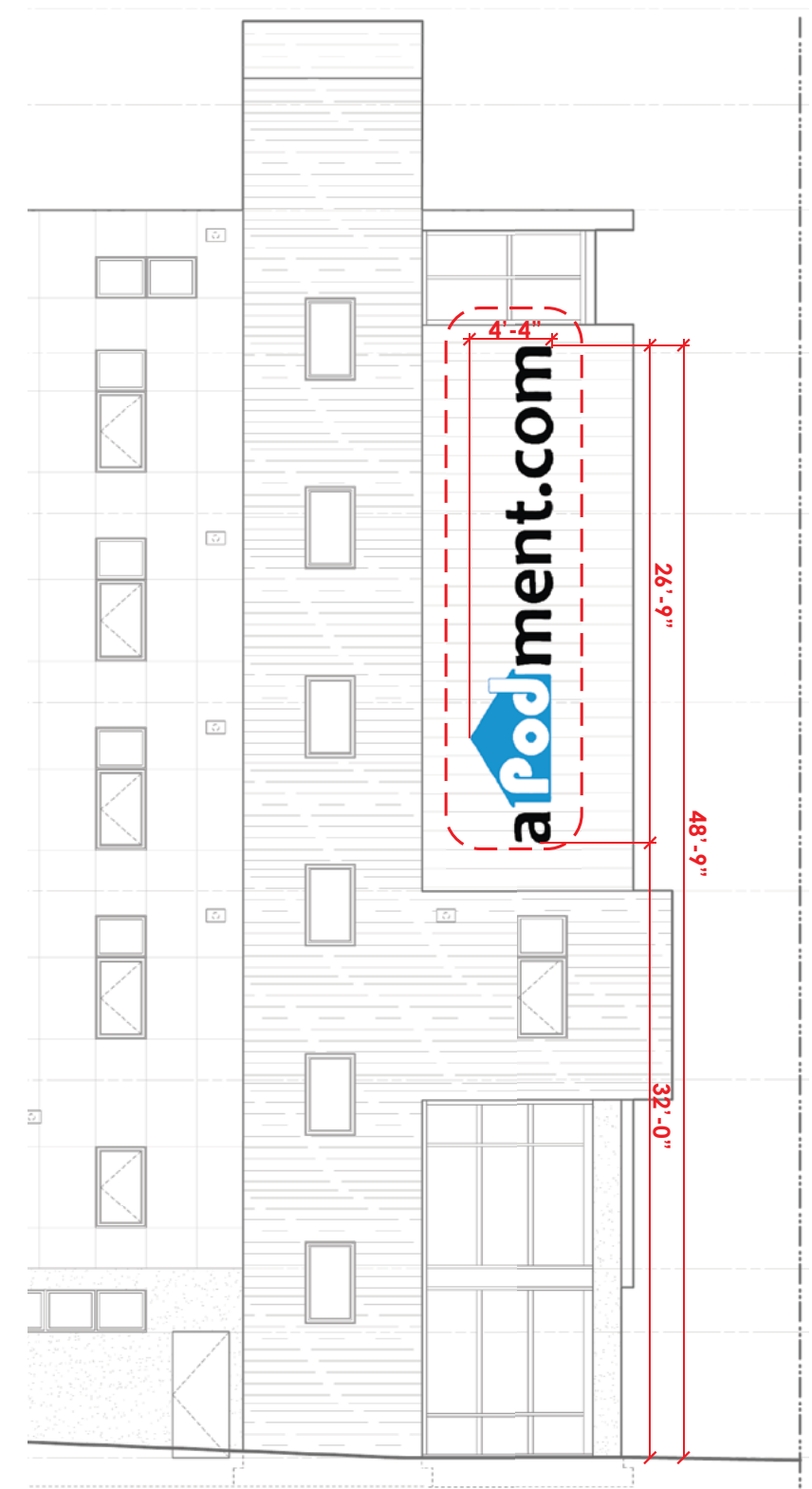
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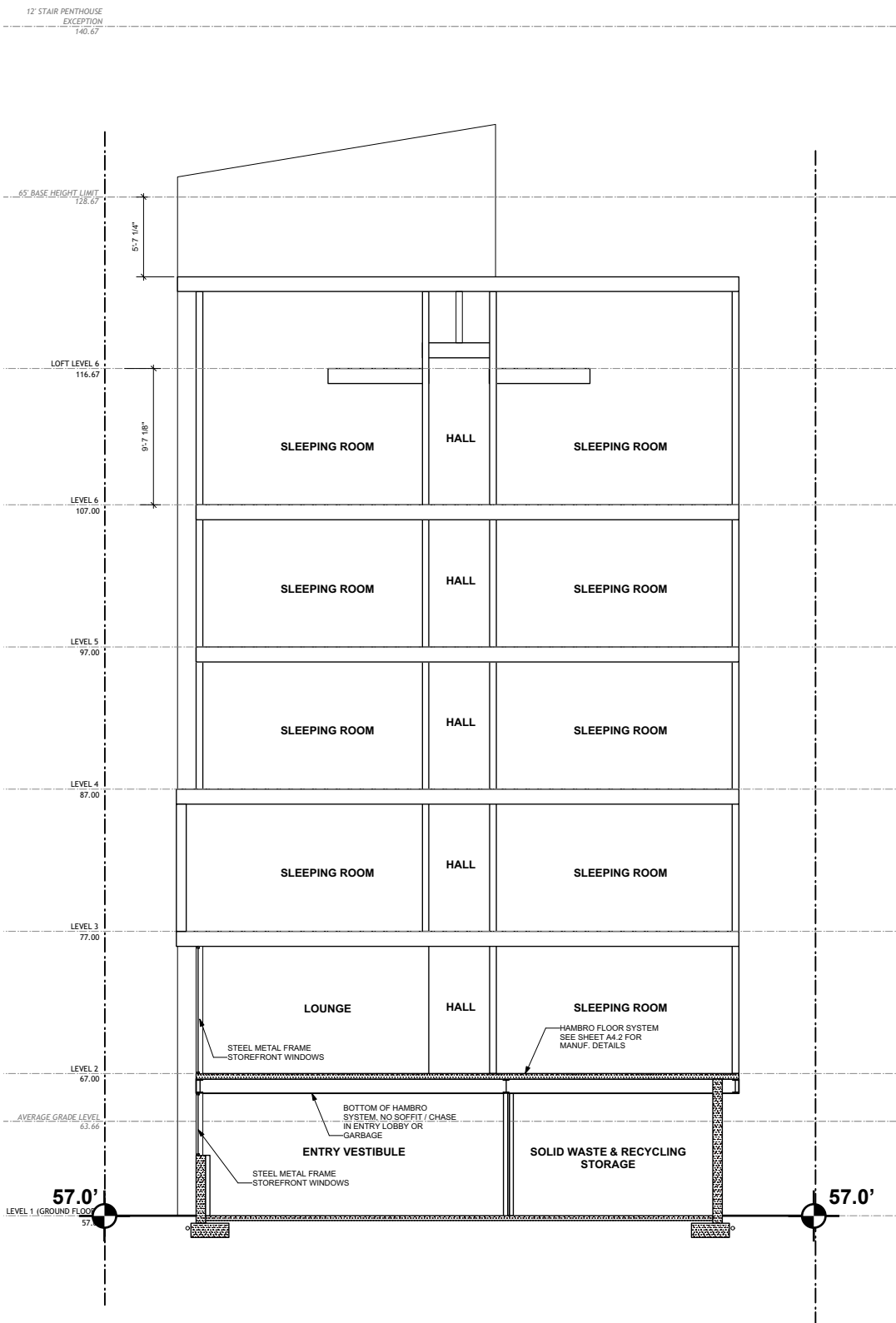
SIGN B - WESTERN ELEVATION



SIGN A - EASTERN ELEVATION



SIGN B - WESTERN ELEVATION



BUILDING SECTIONS



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