



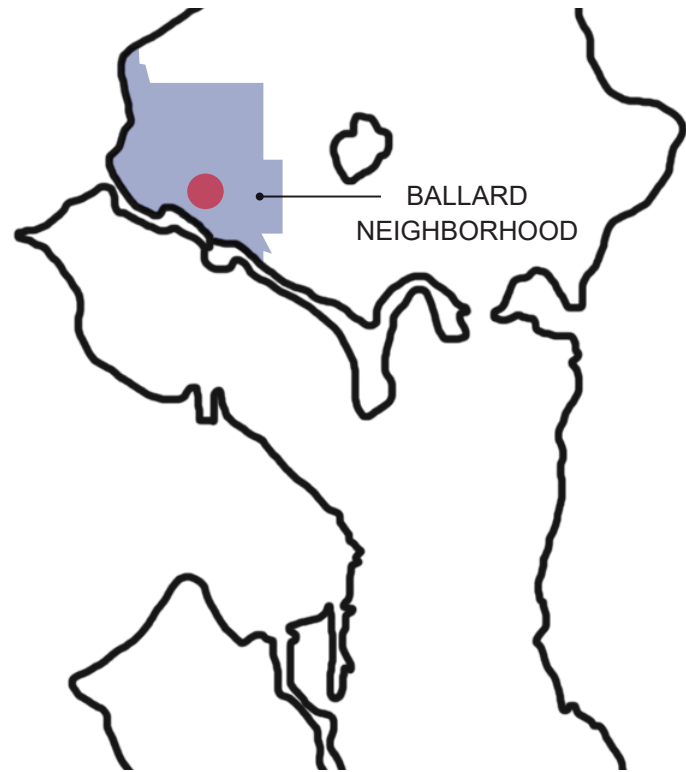
5409 LEARY AVE

PV+SJ LEARY LLC.

skidmore
janette | architecture
planning
design

5409 LEARY AVE

RECOMMENDATION
07/29/2019 #3030110-LU



VICINITY MAP

OVERVIEW
 Address | 5409 Leary Ave NW
 Site Area | 4,311 SF
 Zone | NC3-75 (M)
 Proposed / Max FAR | 5.5
 Proposed / Max Height | 75'
 Proposed # of Dwelling Units | 48
 Proposed Parking | None, not required



AERIAL MAP

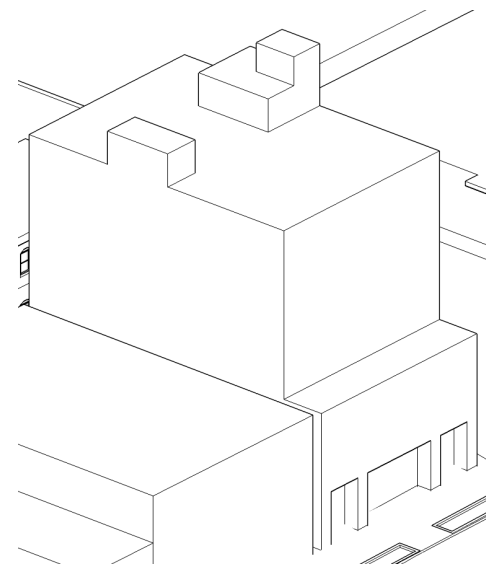
EARLY DESIGN GUIDANCE RESPONSES

BOARD GUIDANCE: HEIGHT, BULK, AND SCALE:

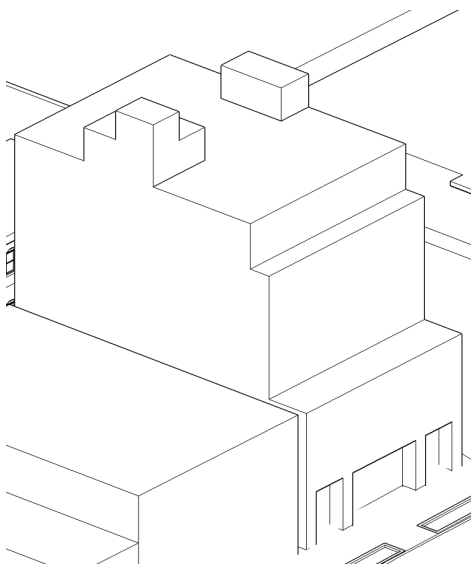
- a. The Board reviewed the three options presented and offered the following guidance. Options A and B similarly proposed a two-story ground level expression with simple massing, the difference being Option B included the required upper level setback above 65-feet. Option C introduced a new massing language with ground level courtyard at the street and vertical modulation.
- b. The Board agreed that Option C was the least preferred, noting that the massing was an inappropriate response to the existing neighborhood historic context. Despite not supporting this option, the Board appreciated its nod to the detail of the adjacent King’s building. (Applicable Guidelines)
- c. The Board supported Options A and B, with simple massing and appropriate response to the existing neighborhood character with two-story ground level expression and response to adjacent datums. The Board appreciated the full context analysis provided in the EDG packet.
- d. While supporting Options A and B, the Board acknowledged public comment expressing concern about the proposed height and agreed that additional information was necessary to fully portray the merits of the preferred Option A which required a departure to eliminate the required upper level setback above 65-feet. The Board surmised that there could be an option that merges A and B with a setback parapet or other move to mitigate perceived height. The Board requested that additional evidence be included in the Recommendation packet. Clearly demonstrate how the preferred design better meets the intent of the Design Guidelines and mitigates impacts of perceived height, bulk, and scale while maintaining a simple massing.

APPLICANT RESPONSE:

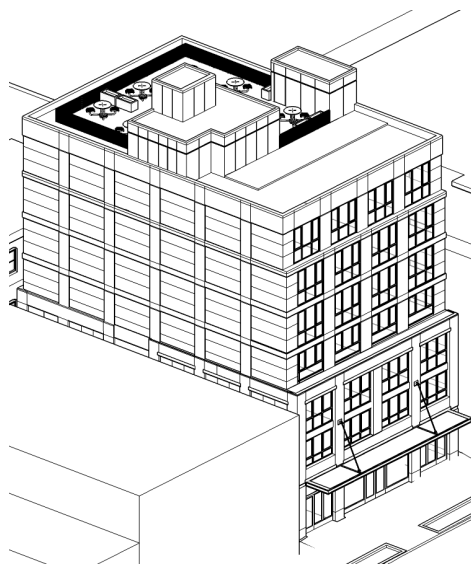
The proposed design represents a blend of options A & B, with the overall massing more resembling Option B and including a street-facing setback at both level 4 and level 7, in response to the board’s guidance to provide a setback or other move to mitigate the perceived height of the seventh story. The street-facing façade is pulled back from the east property line, enhancing the opportunity for the commercial uses to spill onto the sidewalk, as well as preserving some of the visual interest of the King Hotel building’s north façade.



EDG OPTION A



EDG OPTION B



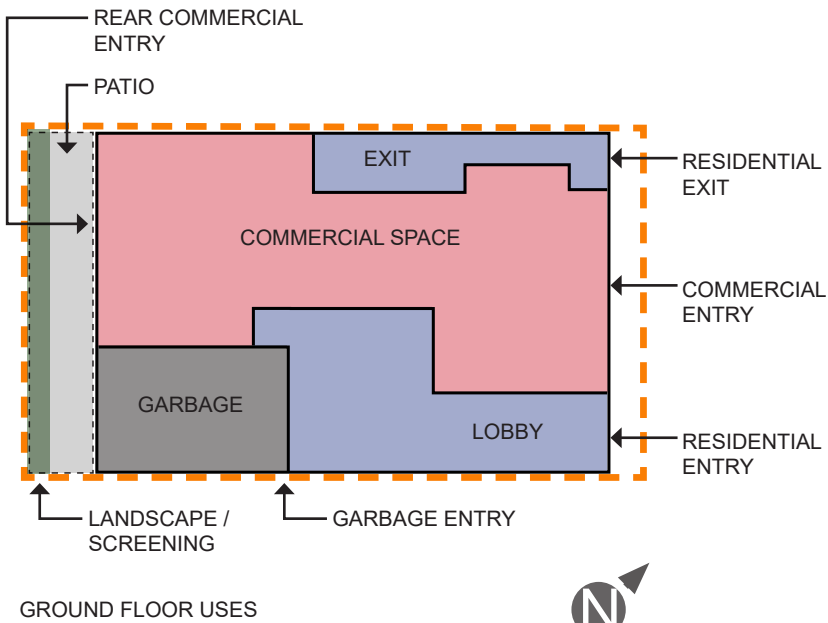
PROPOSED DESIGN

BOARD GUIDANCE: GROUND FLOOR:

- a. Given the narrow width of the site, 46-feet, the ground floor program was relatively limited and resulted in a number of similarities between Options A and B. For example, both proposed a commercial space at grade, sandwiched between the residential lobby and exit passageway, and a garbage storage room accessed along the south property line. Differences included the location of the residential lobby and the bicycle storage room.
- b. The Board discussed the functionality of the ground floor program and how the floor plan might relate to the adjacent use to the south, Café Fiore. The Café Fiore building is setback approximately 3’-9.5” from the share property line and currently provides pedestrian access to the building. Both Options A and B propose utilizing this walkway to provide access to the garbage store room.
- c. While some members of the Board initially supported the residential lobby at the north end of the frontage (as proposed in Option A, page 28 of the EDG packet), others felt a clustering of services (garbage store area and bicycle storage area) was more important (as proposed in Option B, page 32 of the EDG packet). Ultimately, the Board agreed a clustering of services uses was important and could work with the residential lobby at either the north (Option A) or south end (Option B) of the frontage.
- d. A rear patio was proposed in Option A and B, in response to existing adjacent conditions. As shown on pages 28-29, there is an adjacent ground level open space to the west and south of the site. The Board appreciated the ground level study provided in the packet and agreed that setting the building closer to the street to accommodate a ground level open space in this area was an appropriate response to the existing context for a strong street edge and to contribute to the existing network of open spaces.
- e. The Board acknowledged public comment that recommended this space be carefully designed to ensure adequate space for usability, and requested information be presented at the Recommendation meeting describing the space. The Board questioned how the space will be programmed and designed. Ultimately, the Board agreed the space could provide a great synergy with the adjacent uses, and provide a delightful response honoring the historic context.

APPLICANT RESPONSE:

The ground floor in the proposed design clusters the residential lobby, and garbage area on the south portion of the site, similar to option B presented during the EDG meeting. This configuration allows the commercial area to stretch all the way from the street-facing façade on Leary Ave NW, to the rear patio to the west. The rear patio maintains the neighborhood pattern of ground level open space at the rear of the structures (these open spaces are documented on page 49). The ground level patio is 10 feet wide, with planters and screening along the west property line to better define the space. The ideal application would be intimate, well-detailed outdoor seating for a restaurant. Horizontal wood siding on the level 1 façade adjacent to the space add warmth and human-scale to the space, with opportunities for restrained lighting and seating to improve the functionality of the space. Additional information and graphics showing the space will be provided in the forthcoming recommendation packet.



REAR PATIO AREA

EARLY DESIGN GUIDANCE RESPONSES

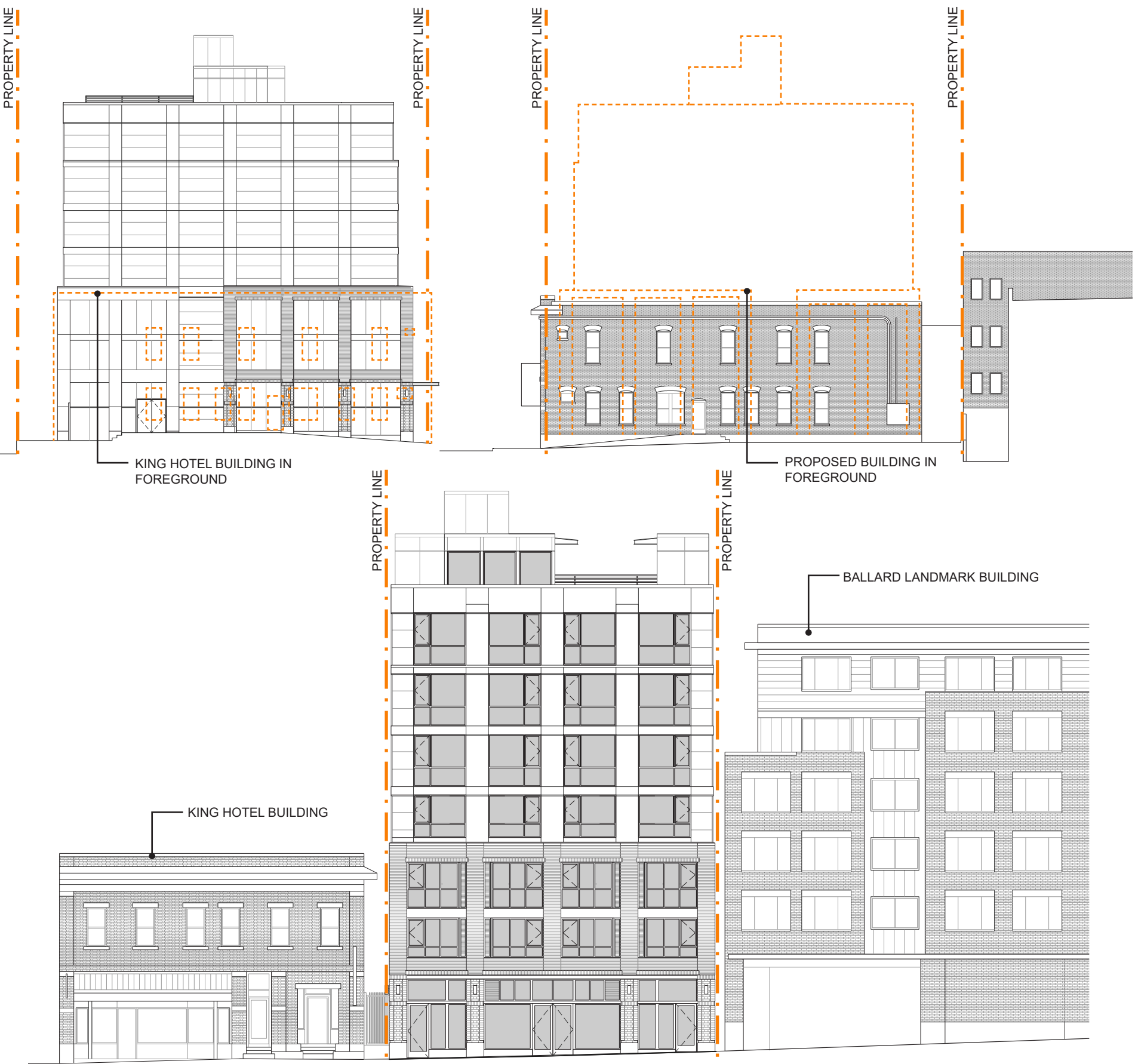
BOARD GUIDANCE: FAÇADE COMPOSITION

- a. Pages 8-9 of the EDG packet contained a thorough analysis of existing datums, window patterns, and storefront rhythms in the neighborhood. The Board appreciated this analysis and agreed that the project should respond to the language of datums in the area. To clarify, the Board noted that responding to the adjacent Landmark building to the north was less of a priority than designing a coherent façade from top to bottom. The first three floors should respond to context through material application, massing, and form. Balconies on the street-facing façade were not favored.
- b. As noted on page 4, a 3'-9.5" wide pedestrian path was located between the site and the existing Café Fiore building to the south. This pathway informed the Board's guidance related to the treatment of the south elevation. Because this pathway will increase the visibility of this elevation, both from the street and from users of the pathway, the Board agreed that careful attention to the materiality of this elevation at the ground level is important. Page 21 (*Page 51 in this packet*) of the EDG packet contained four south façade studies, each illustrating a brick frame expression with a variety of reveal patterns above. The Board appreciated this analysis and supported the applicant's proposal to provide visual interest to the upper level façade while relating to the architectural expression below and on the street facing façade. The Board suggested wrapping brick from the front façade around to this elevation and carefully considering how the material will wrap again at the rear elevation.
- c. The four south façade studies on page 21 each proposed a brick frame with what appeared to be fiber cement infills or voids. The Board agreed these voids should be brick, not fiber cement. All facades should reflect a coherent composition.

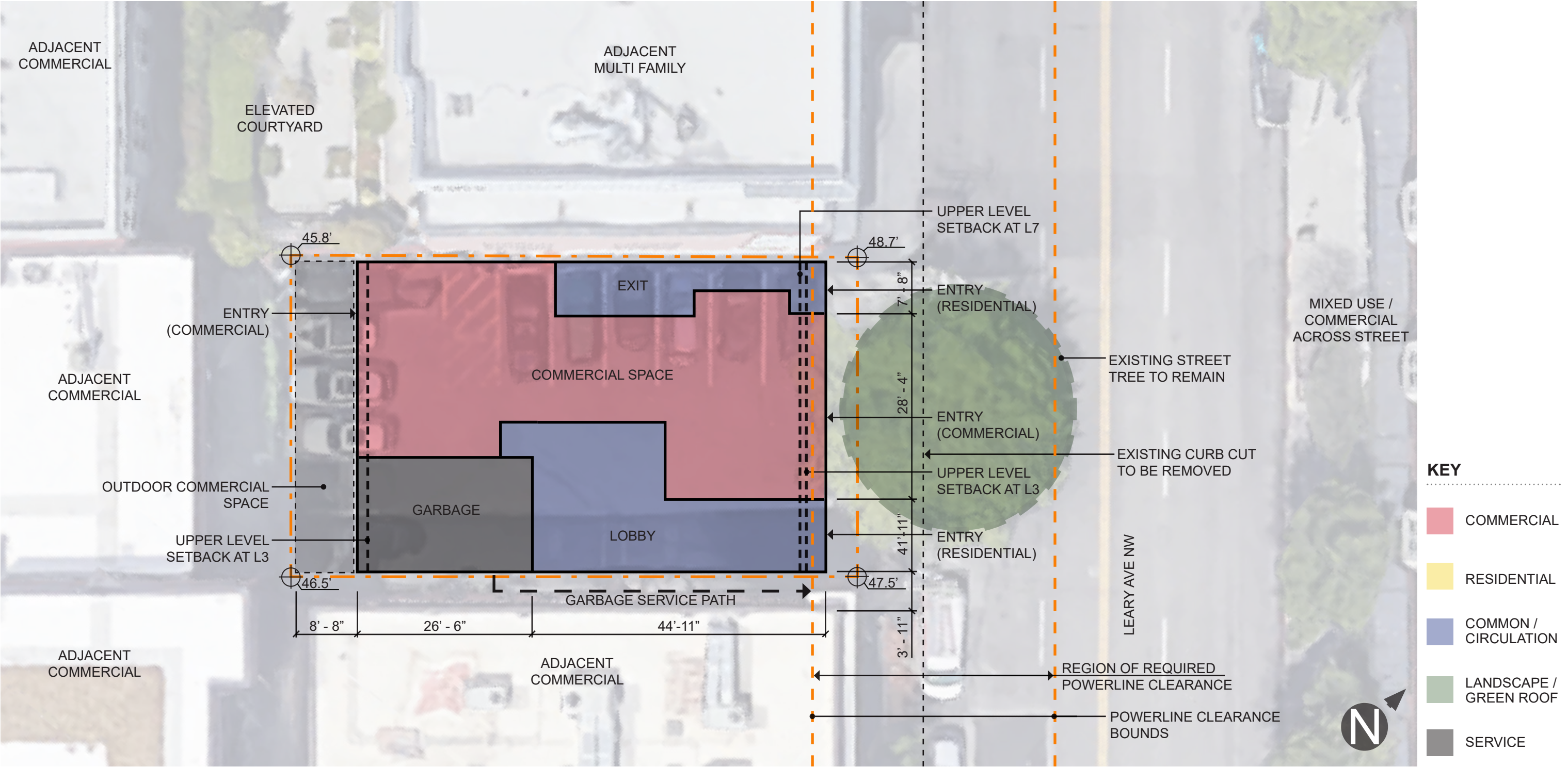
APPLICANT RESPONSE:

The three-story brick base along Leary Ave NW takes cues in materiality, scale, and proportions from the adjacent King's Hotel building to the south. The proportions and scale established by the masonry base inform the fenestration size and material patterning and modulation on the upper floors and other facades, creating an overall composition that is unified and coherent. Further in-depth analysis, including elevation studies of the proposed façade compared to the adjacent facades, can be found on page 22 - 23.

The south façade has been further developed, per the board's guidance, with the brick frame expression from the street-facing façade wrapping around to the south façade. Within the frames on level 1 is a recessed field with the opportunity of displaying street art, creating a highly tactile and detailed pedestrian realm. The infill within the brick frames has been maintained as fiber cement, with additional detail and visual interest provided through expressed material joints. Since the infill is nearly coplanar as the material above, and due to the relatively small size of the building, the design team felt it is more successful to have the panels from above stitch into the frame, rather than carrying the brick veneer up or introducing a new material. The brick frames wrap approximately ¾ of the south façade, where a "gasket" aligned with the service entry creates a break between the brick frame and a rear frame. , The rear frame shares the same proportions and height, allowing the three-story base expression to wrap the back of the building in a contiguous, coherent way. The upper stories utilize the frame expression proportions to locate fenestration (on the east and west facades) and locate panel lines and modulate the materials (on the south façade and visible portions of the north façade). The consistent patterning between the base and upper stories stitches the building together to create a unified, coherent architectural composition.



SITE PLAN



AERIAL VIEWS



LOOKING WEST



LOOKING SOUTH



LOOKING EAST



LOOKING NORTH

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AERIAL VIEWS
MODEL IMAGES

STREET VIEWS



LOOKING NORTH WEST ALONG SIDEWALK



LOOKING ACROSS LEARY AVE NW



LOOKING WEST ACROSS LEARY AVE NW AND NW VERNON PL

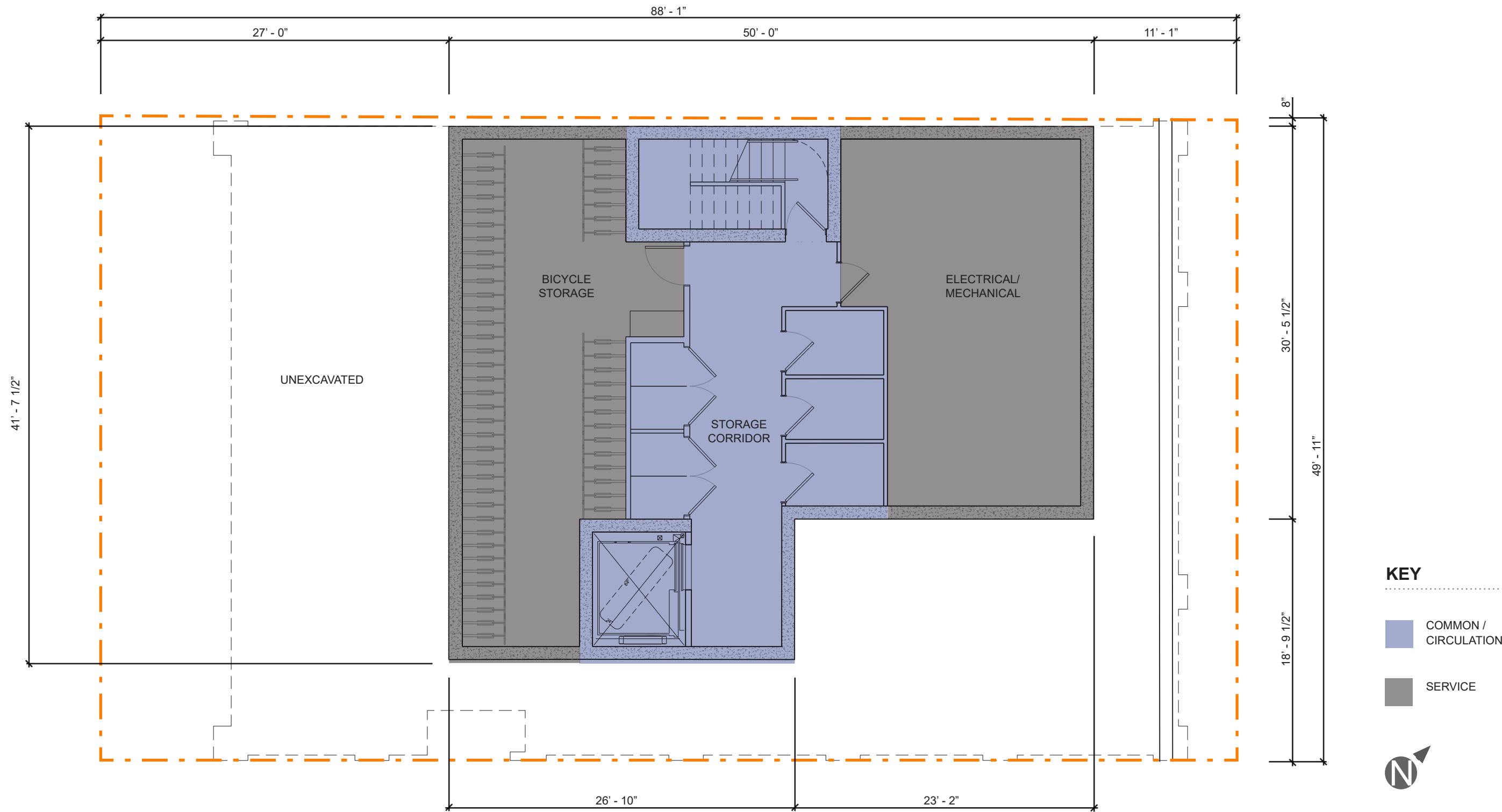


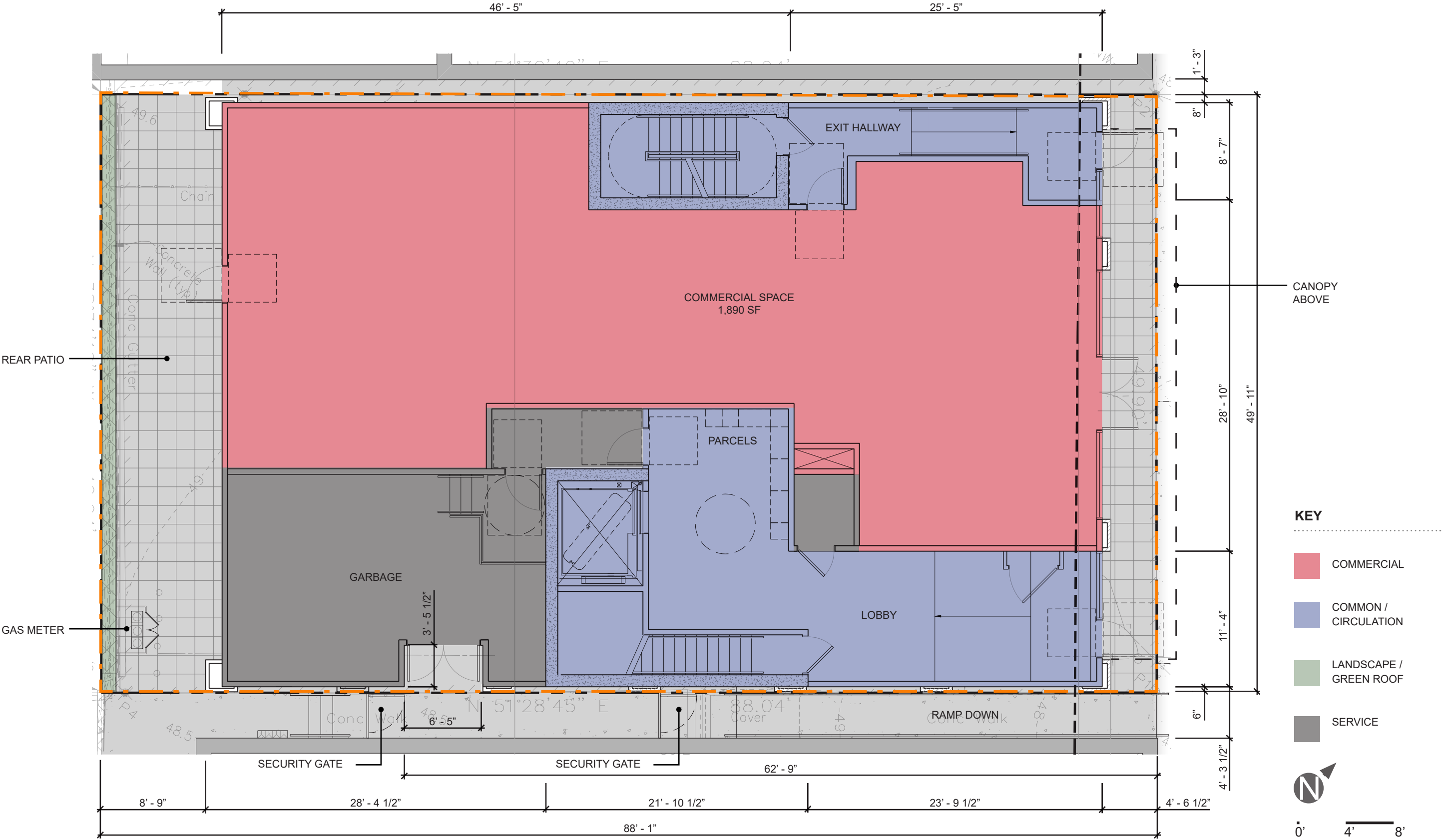
LOOKING SOUTH EAST ACROSS LEARY AVE NW

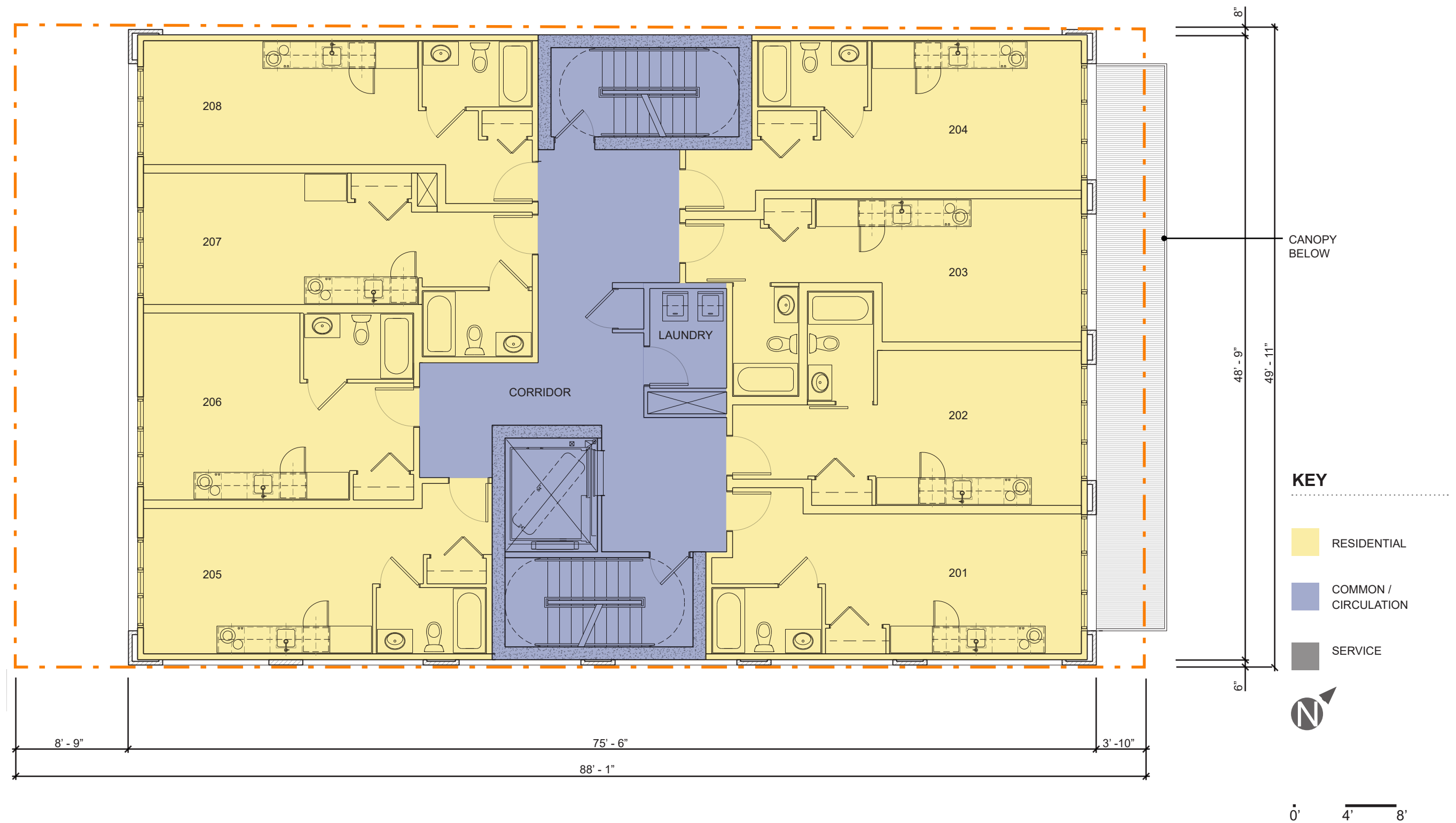


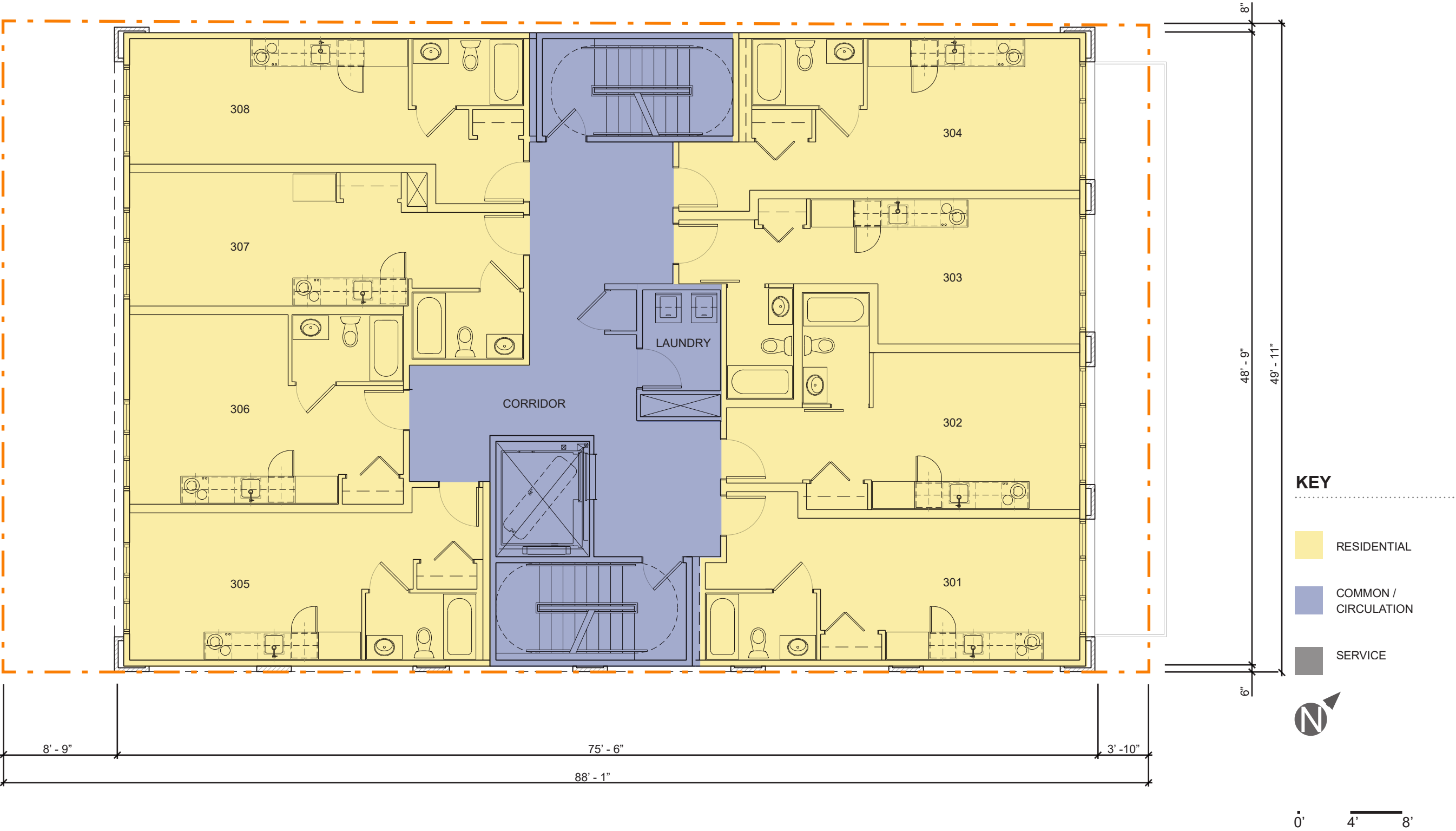
LOOKING TOWARDS LEARY AVE NW DOWN "ALLEY"

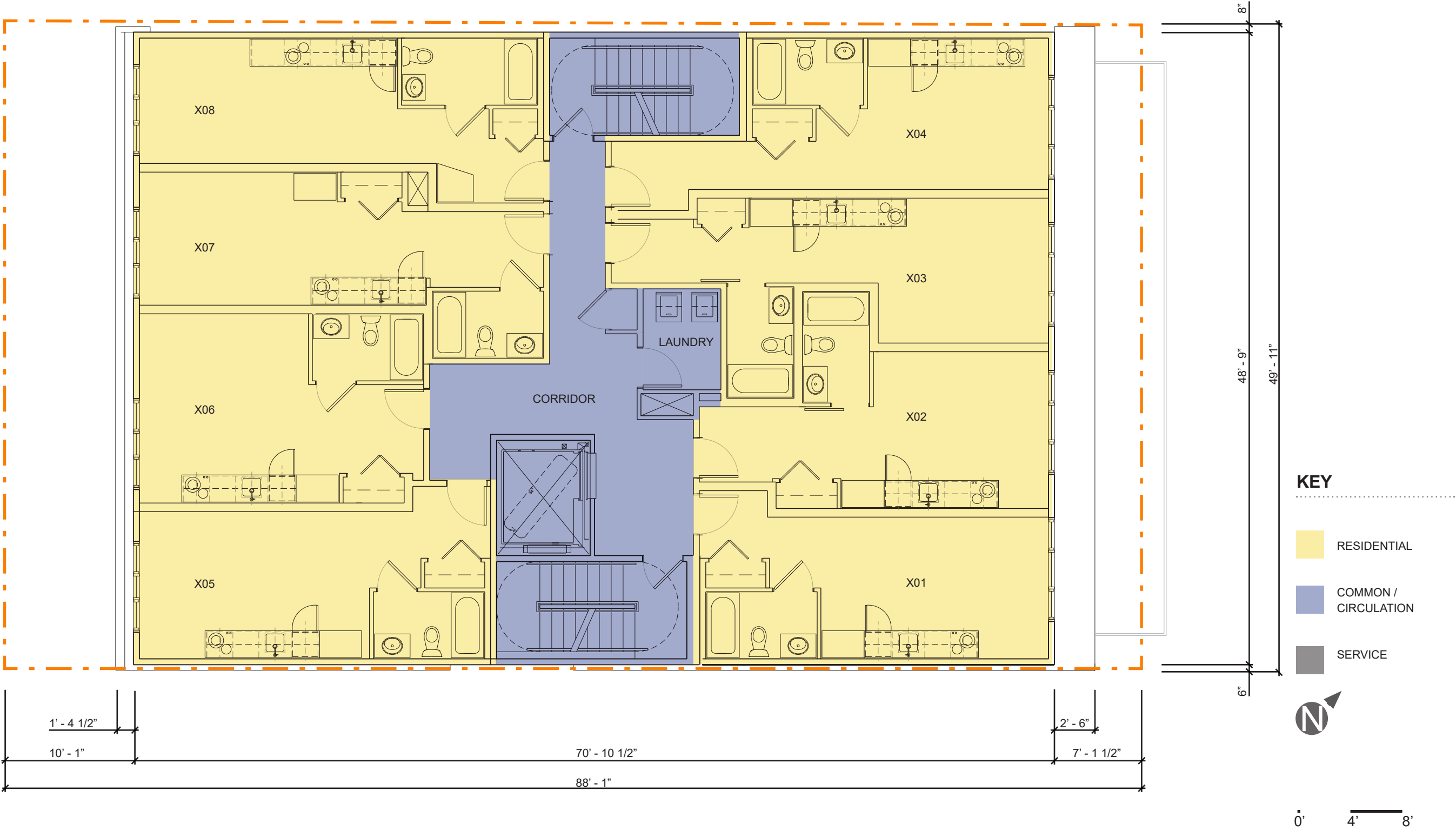
FLOOR PLANS | BASEMENT

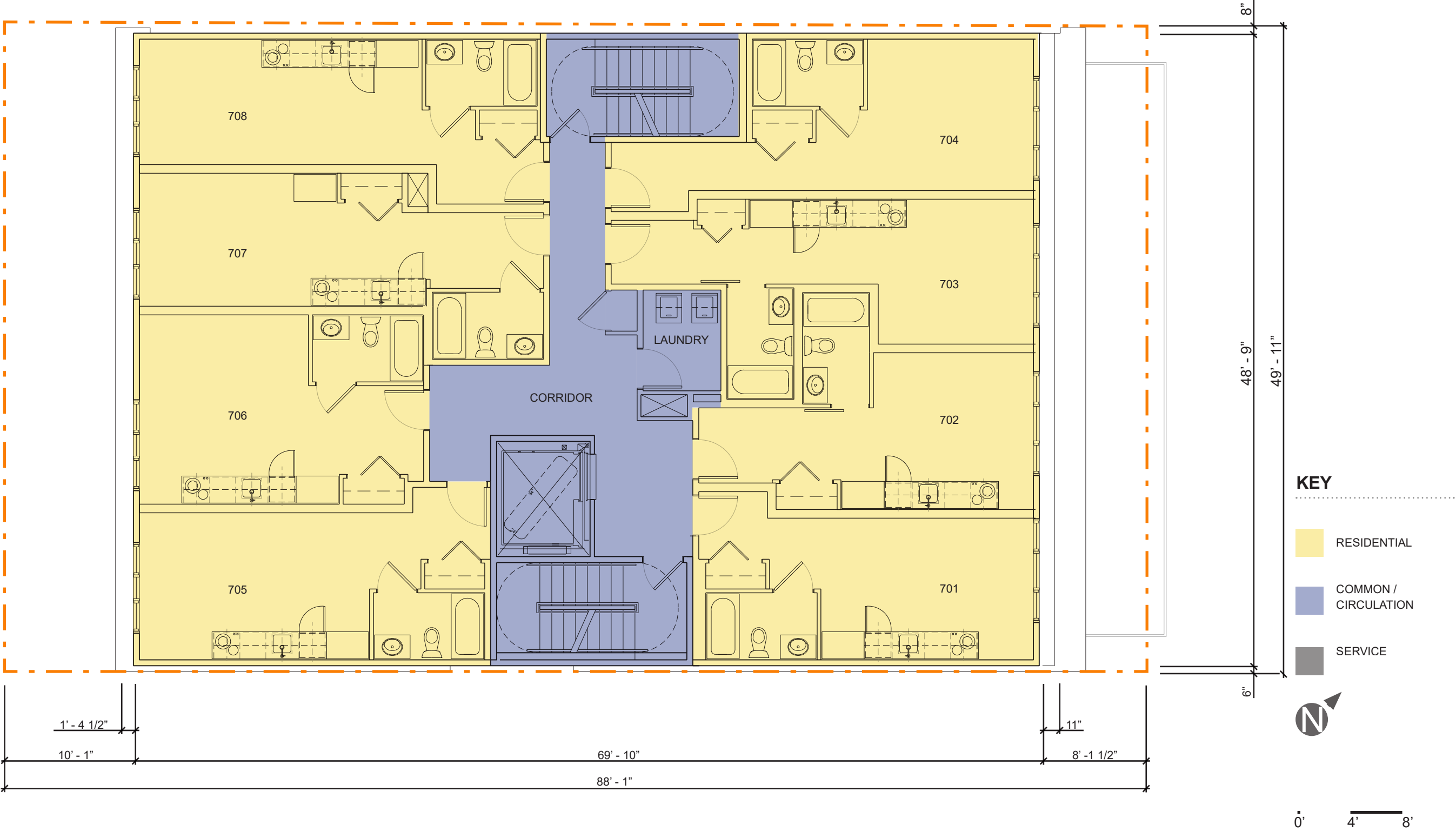


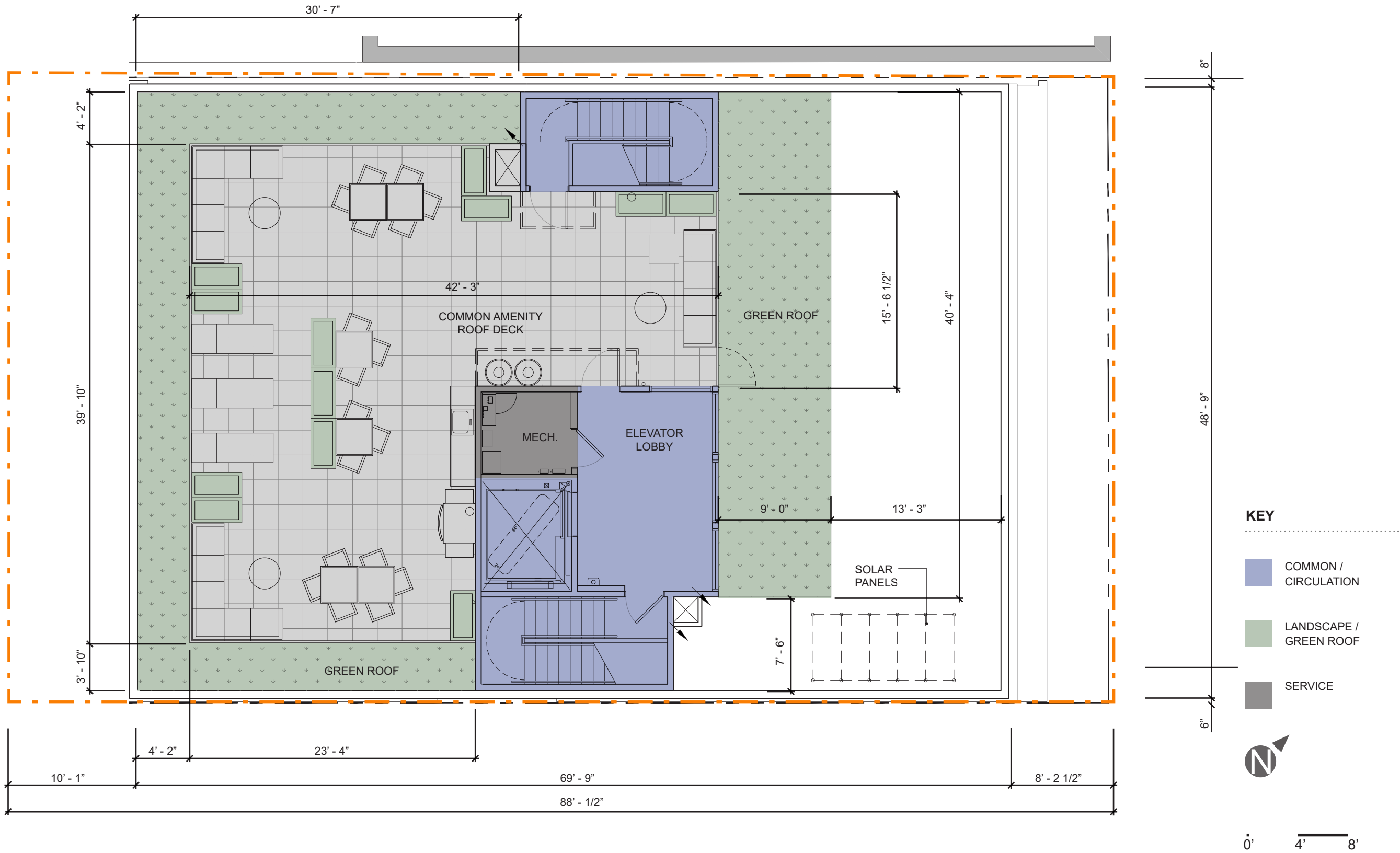












ELEVATION | EAST

KEY

- 1 BRICK VENEER | CUSTOM BLEND
- 2 FIBER CEMENT PANEL SIDING | STONINGTON GRAY
- 3 FIBER CEMENT PANEL SIDING | SHADOW GRAY
- 4 FIBER CEMENT PANEL SIDING | IRON ORE
- 5 CAST IN PLACE CONCRETE | NATURAL
- 6 NATURAL WOOD | EBONY STAIN
- 7 METAL TRIM / COPING | BLACK
- 8 METAL FLASHING / COPING | IN FIELD COLOR
- 9 METAL COPING | IRON ORE
- 10 VINYL WINDOW | BLACK
- 11 ANODIZED STOREFRONT

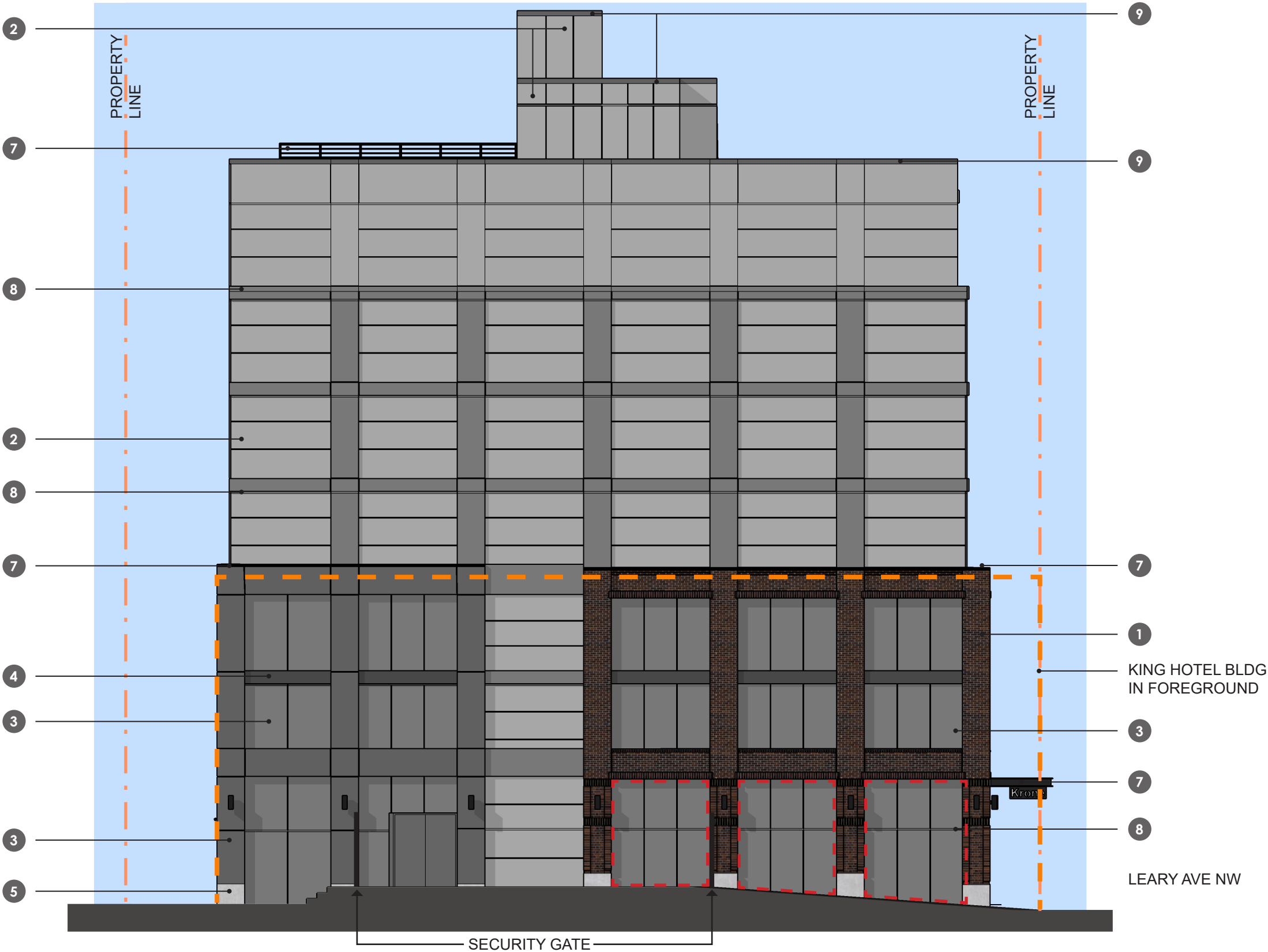


0' 12' 24'

ELEVATION | SOUTH

KEY

- 1 BRICK VENEER | CUSTOM BLEND
 - 2 FIBER CEMENT PANEL SIDING | STONINGTON GRAY
 - 3 FIBER CEMENT PANEL SIDING | SHADOW GRAY
 - 4 FIBER CEMENT PANEL SIDING | IRON ORE
 - 5 CAST IN PLACE CONCRETE | NATURAL
 - 6 NATURAL WOOD | EBONY STAIN
 - 7 METAL TRIM / COPING | BLACK
 - 8 METAL FLASHING / COPING | IN FIELD COLOR
 - 9 METAL COPING | IRON ORE
 - 10 VINYL WINDOW | BLACK
 - 11 ANODIZED STOREFRONT
- AREA OF POTENTIAL
ARTWORK, SEE PAGE 20



0' 12' 24'

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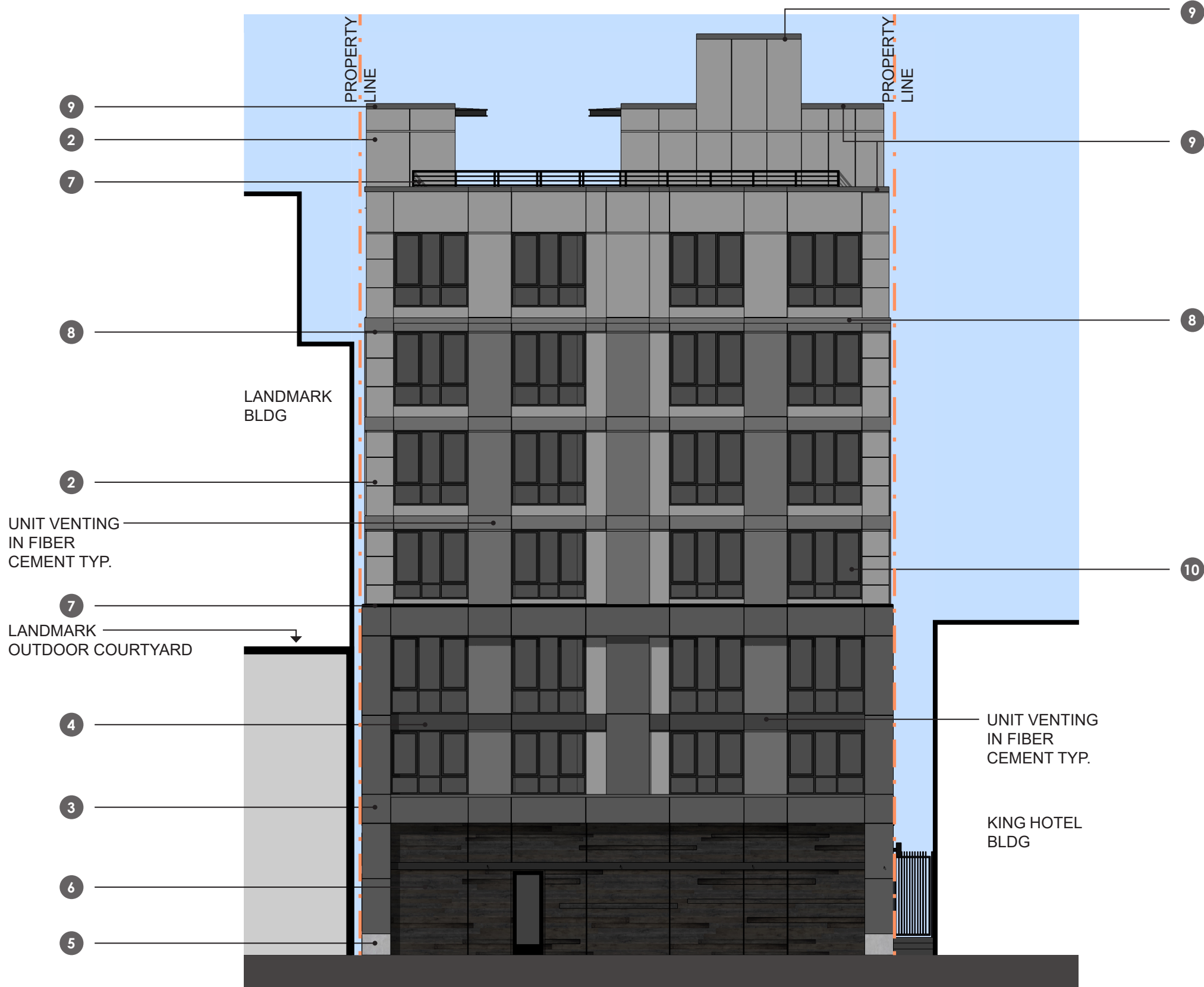
RECOMMENDATION
07/29/2019 #3030110-LU

BUILDING ELEVATION
SOUTH

ELEVATION | WEST

KEY

- 1 BRICK VENEER | CUSTOM BLEND
- 2 FIBER CEMENT PANEL SIDING | STONINGTON GRAY
- 3 FIBER CEMENT PANEL SIDING | SHADOW GRAY
- 4 FIBER CEMENT PANEL SIDING | IRON ORE
- 5 CAST IN PLACE CONCRETE | NATURAL
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- 10 VINYL WINDOW | BLACK
- 11 ANODIZED STOREFRONT

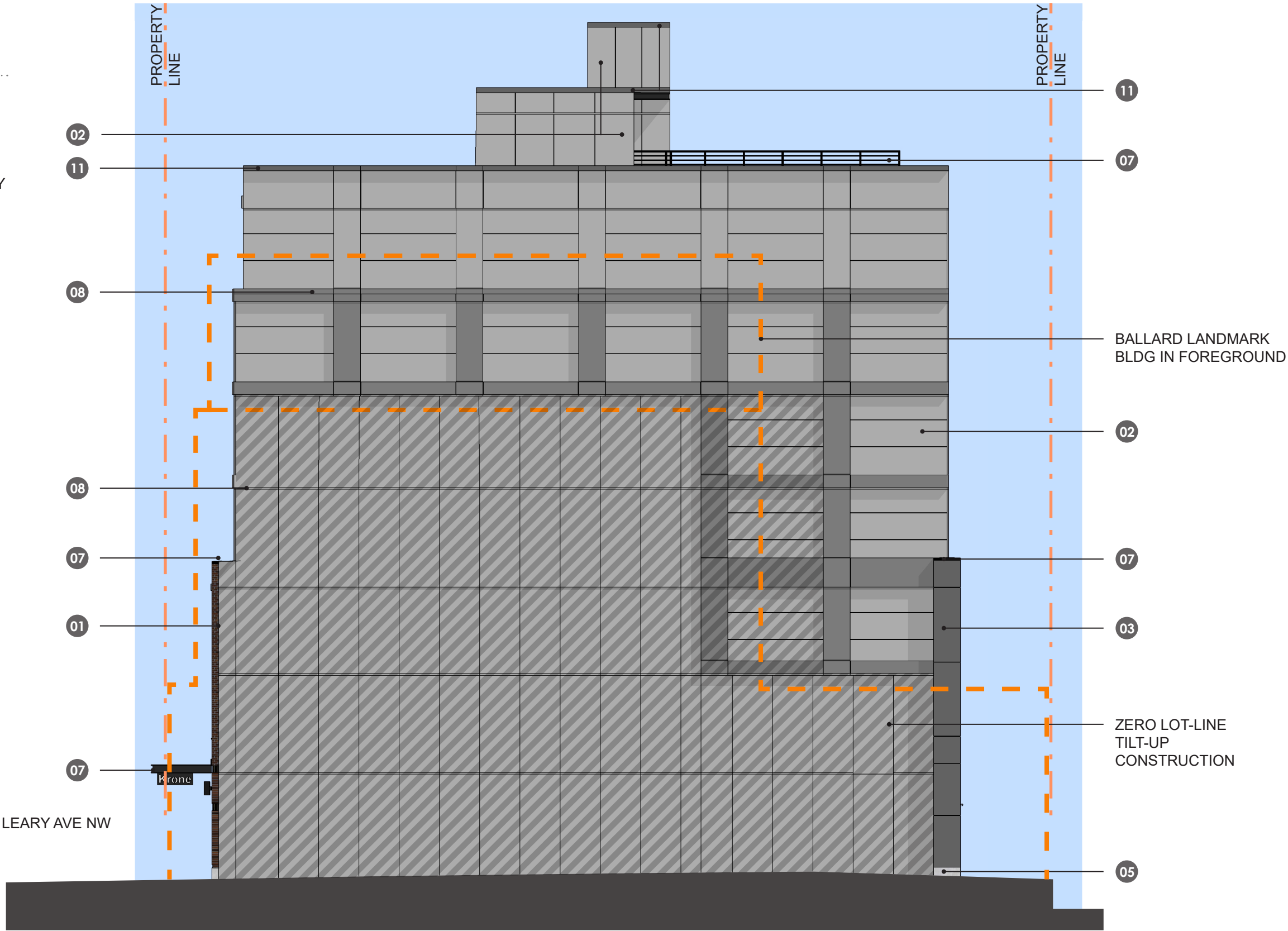


0' 12' 24'

ELEVATION | NORTH

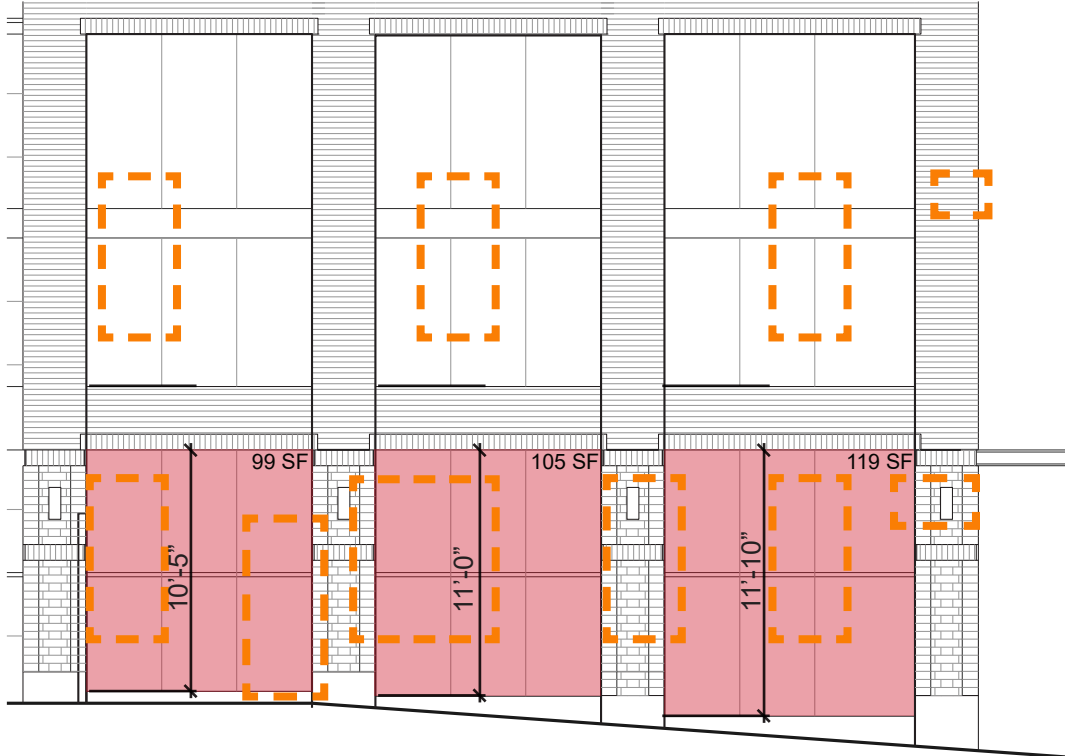
KEY

- 1 BRICK VENEER | CUSTOM BLEND
- 2 FIBER CEMENT PANEL SIDING | STONINGTON GRAY
- 3 FIBER CEMENT PANEL SIDING | SHADOW GRAY
- 4 FIBER CEMENT PANEL SIDING | IRON ORE
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- 7 METAL TRIM / COPING | BLACK
- 8 METAL FLASHING / COPING | IN FIELD COLOR
- 9 METAL COPING | IRON ORE
- 10 VINYL WINDOW | BLACK
- 11 ANODIZED STOREFRONT





PROPOSED ART LOCATIONS IN COLORED RED REGIONS

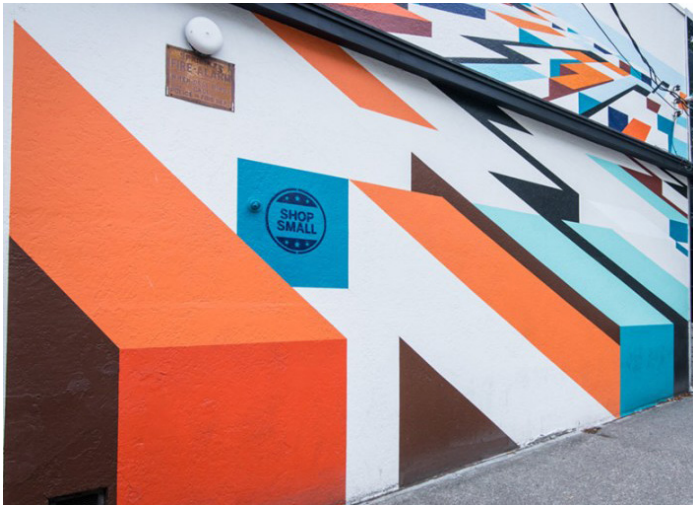


POTENTIAL “FRAMED” VIEWS OF ARTWORK IN ORANGE DASHED REGION

Due to the adjacent King Hotel Building with Cafe Fiore on the ground floor, potential artwork provides further character to the intimate alley space created between the proposed project and the cafe. When sitting inside Cafe Fiore the facade with proposed artwork will take up the entire view for patrons offering opportunities for shared experiences between the proposed project and the existing cafe. Views from the cafe’s windows and various seating inside provide a varied, and unique view of potential artwork. Potentially intrigued patrons may be more inclined to walk out the side entrance abutting the proposed building in order to get a complete view of the artwork

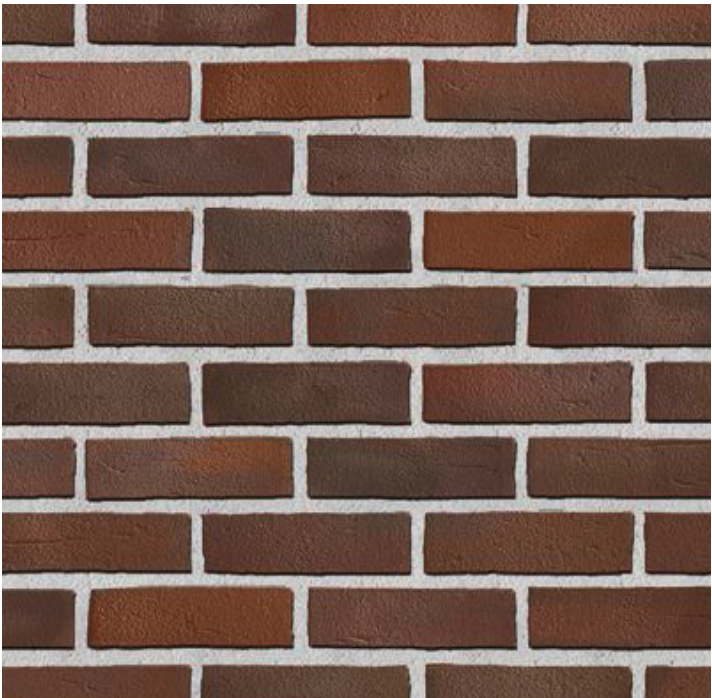


EXAMPLES OF LOCAL NEIGHBORHOOD ARTWORK



EXAMPLE OF ARTWORK FROM A LOCAL ARTIST, INTERACTING WITH THE ARCHITECTURE
(From a recent Skidmore Janette APD project)

MATERIALS



01 BRICK VENEER
RUNNING BOND
(STACKED BOND & SOLDIER COURSE ACCENTS)



02 STONINGTON GRAY
FIBER CEMENT PANEL SIDING



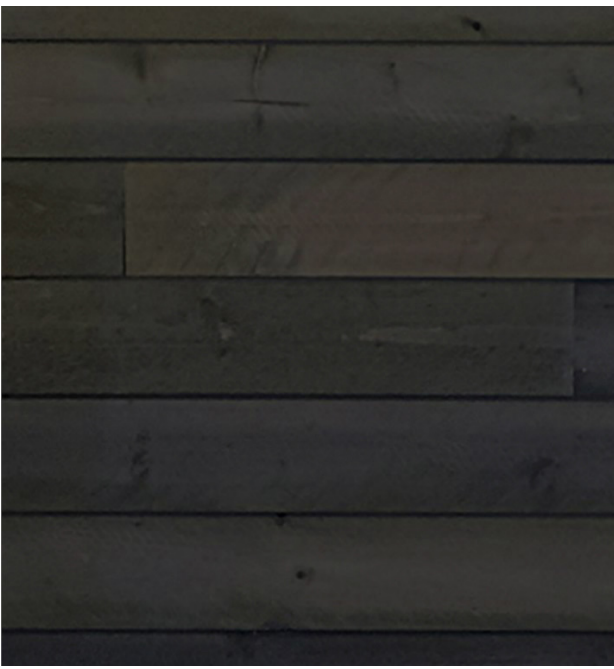
03 SHADOW GRAY
FIBER CEMENT PANEL SIDING



04 IRON ORE
FIBER CEMENT PANEL SIDING



05 NATURAL STAIN
CONCRETE



06 EBONY STAIN
NATURAL WOOD



10 VINYL WINDOWS
BLACK



11 BLACK ANODIZED
STOREFRONT

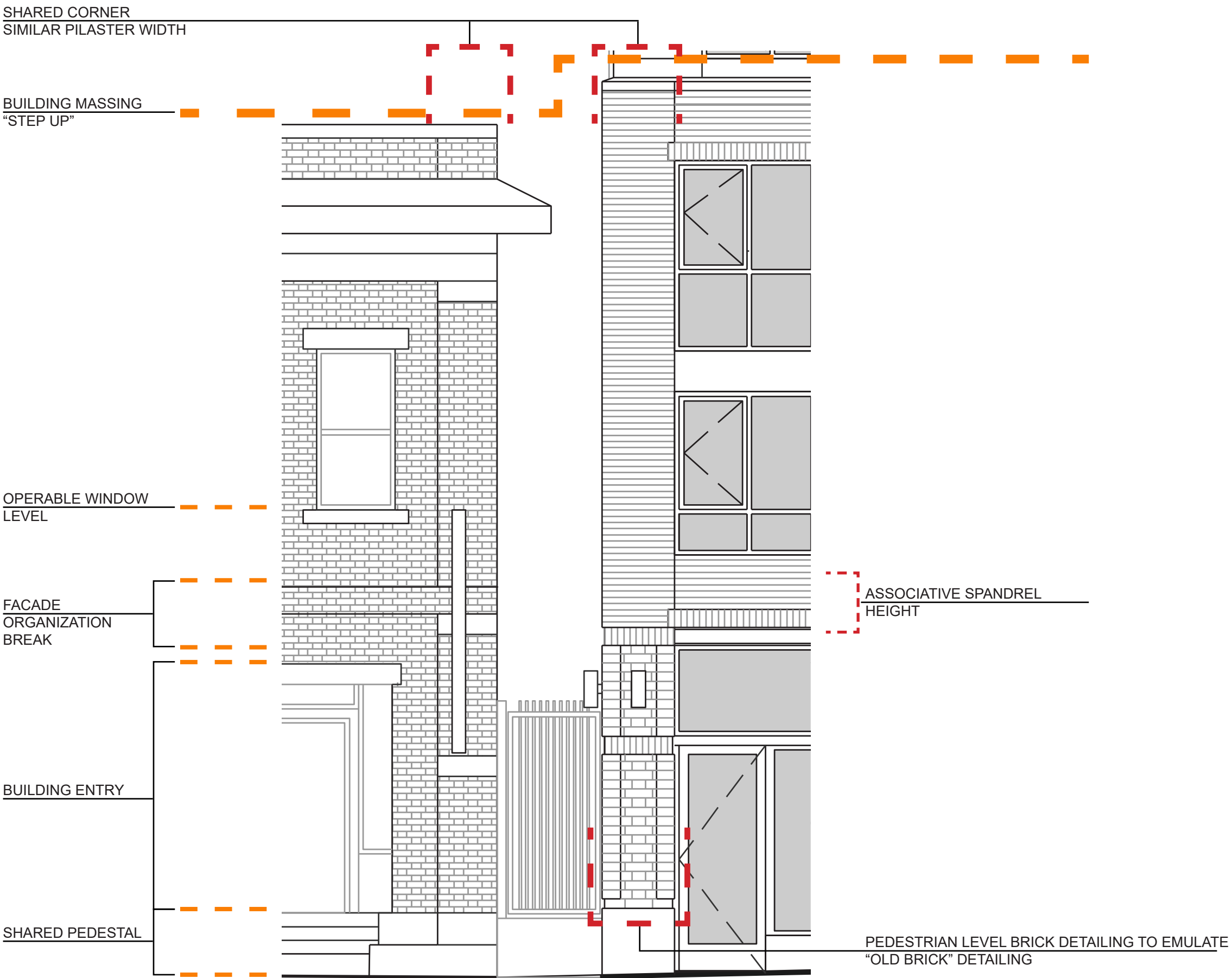
ELEVATION ANALYSIS
SOUTH FACADE



ELEVATION ANALYSIS
LEARY AVE FACADE



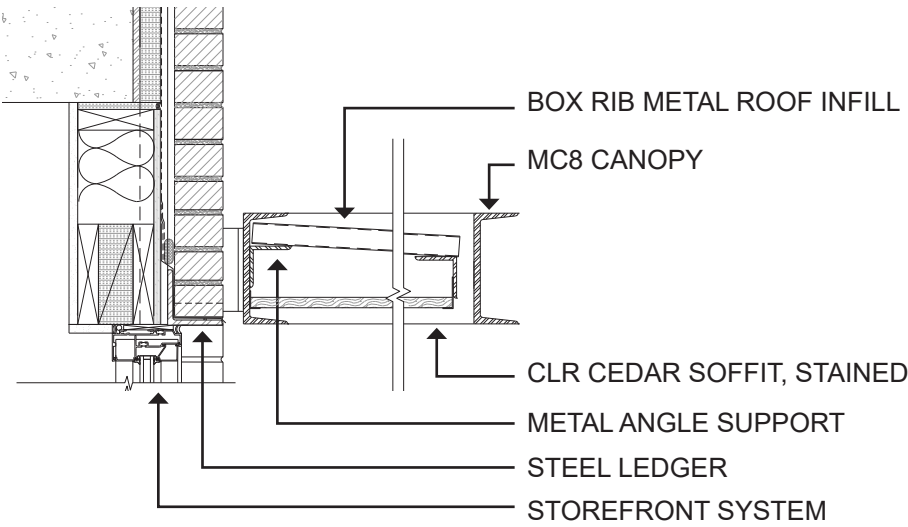
ELEVATION ANALYSIS
SOUTHEAST CORNER



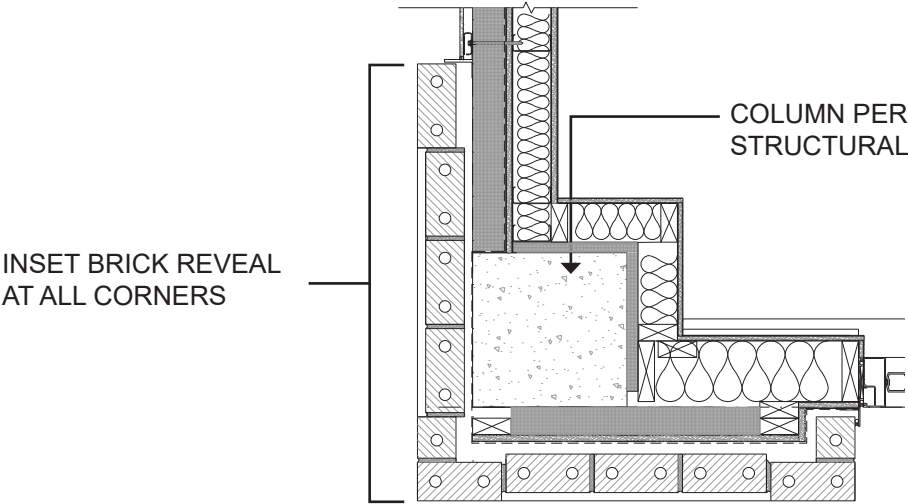
EXTERIOR DETAILS



RENDERED VIEW OF AWNING ON LEARY WAY NW



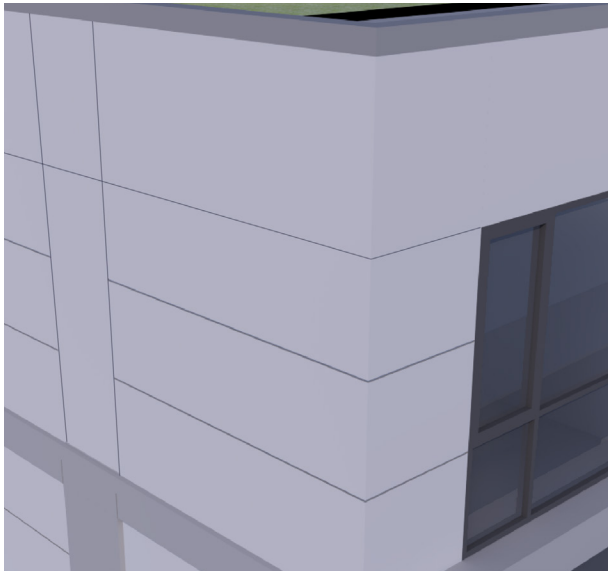
AWNING DETAIL



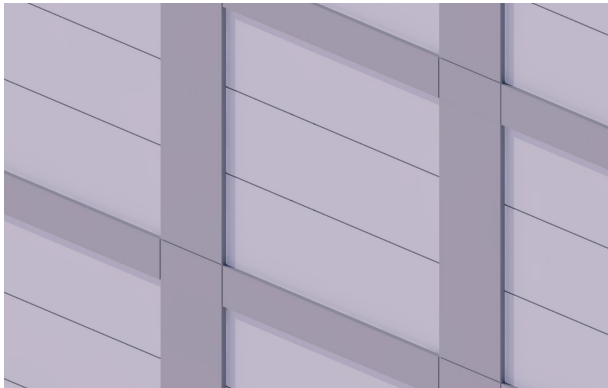
BRICK PILASTER DETAIL



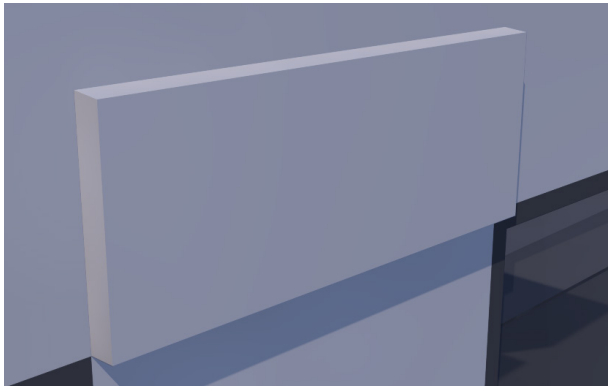
RENDERED VIEW OF CORNER PILASTER



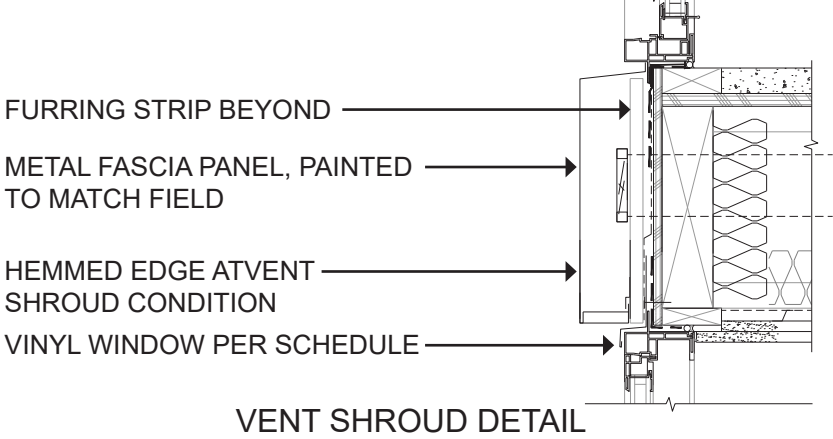
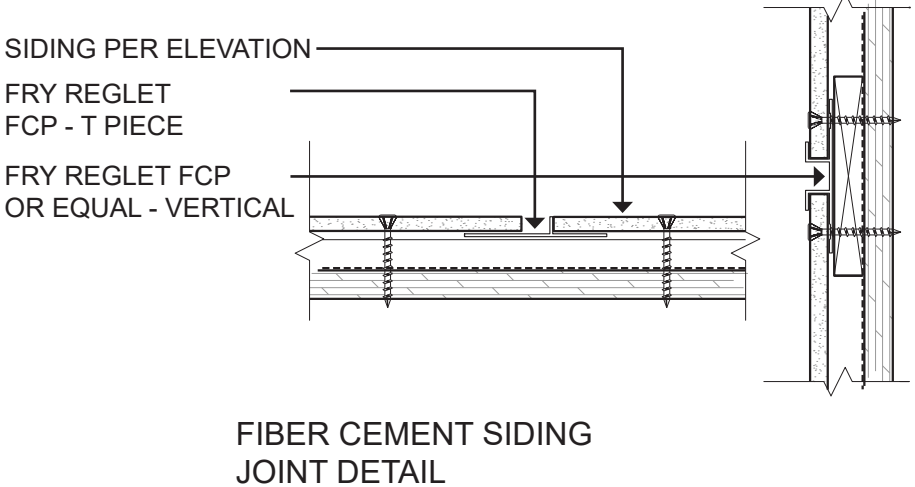
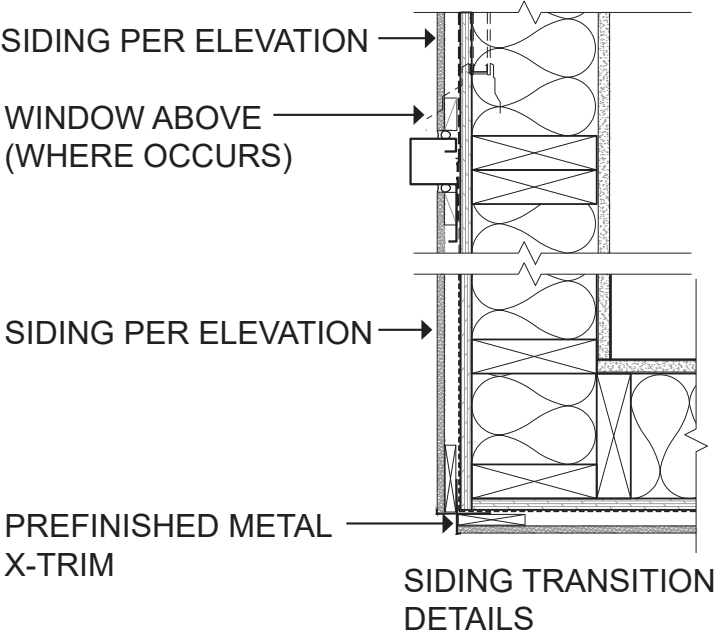
RENDERED VIEW OF FIBER CEMENT PANEL SYSTEM AT CORNER



RENDERED VIEW OF FIBER CEMENT PANEL SYSTEM FIELD

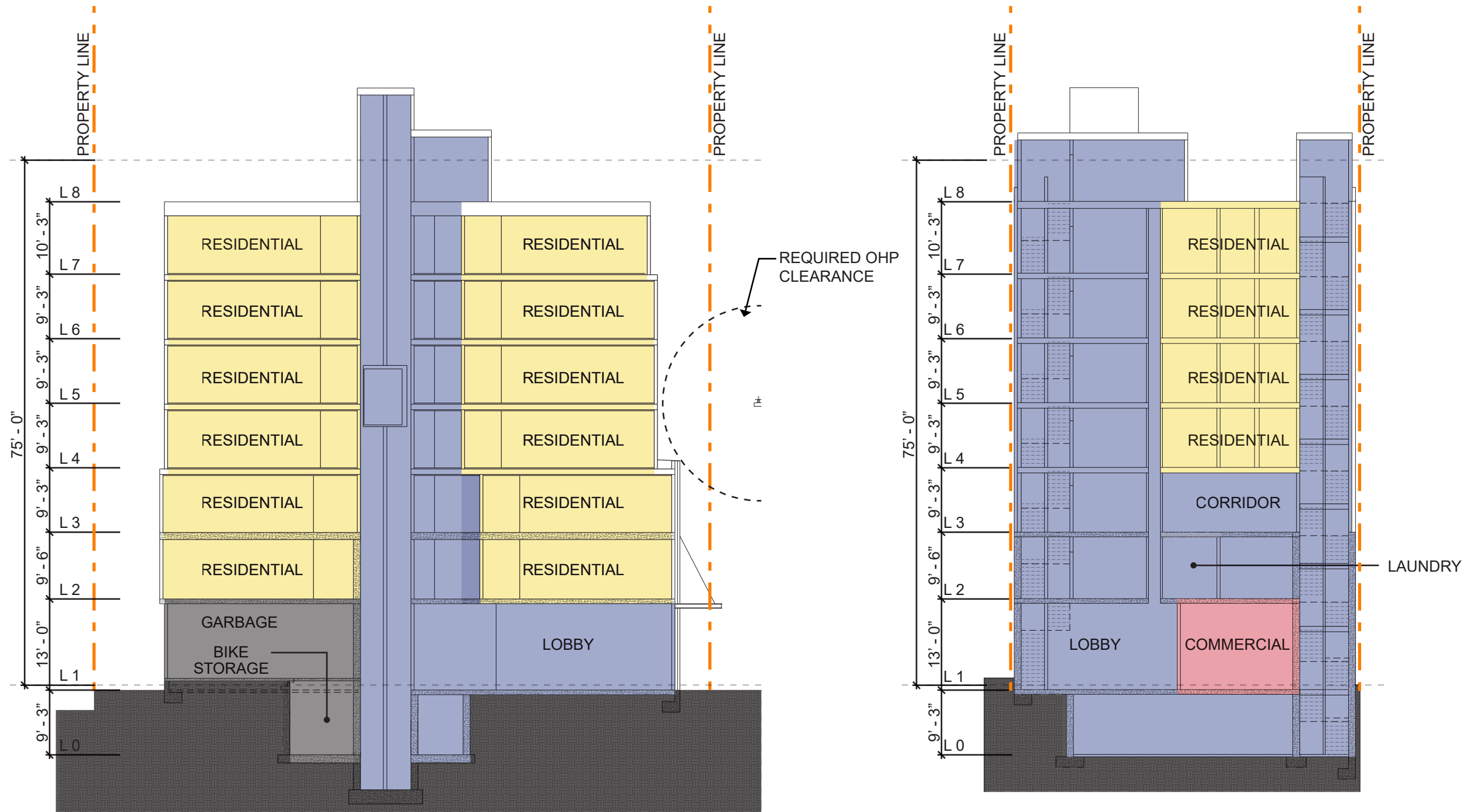


RENDERED VIEW OF VENTING ON WEST AND EAST FACADE



VENT SHROUD DETAIL

SECTIONS



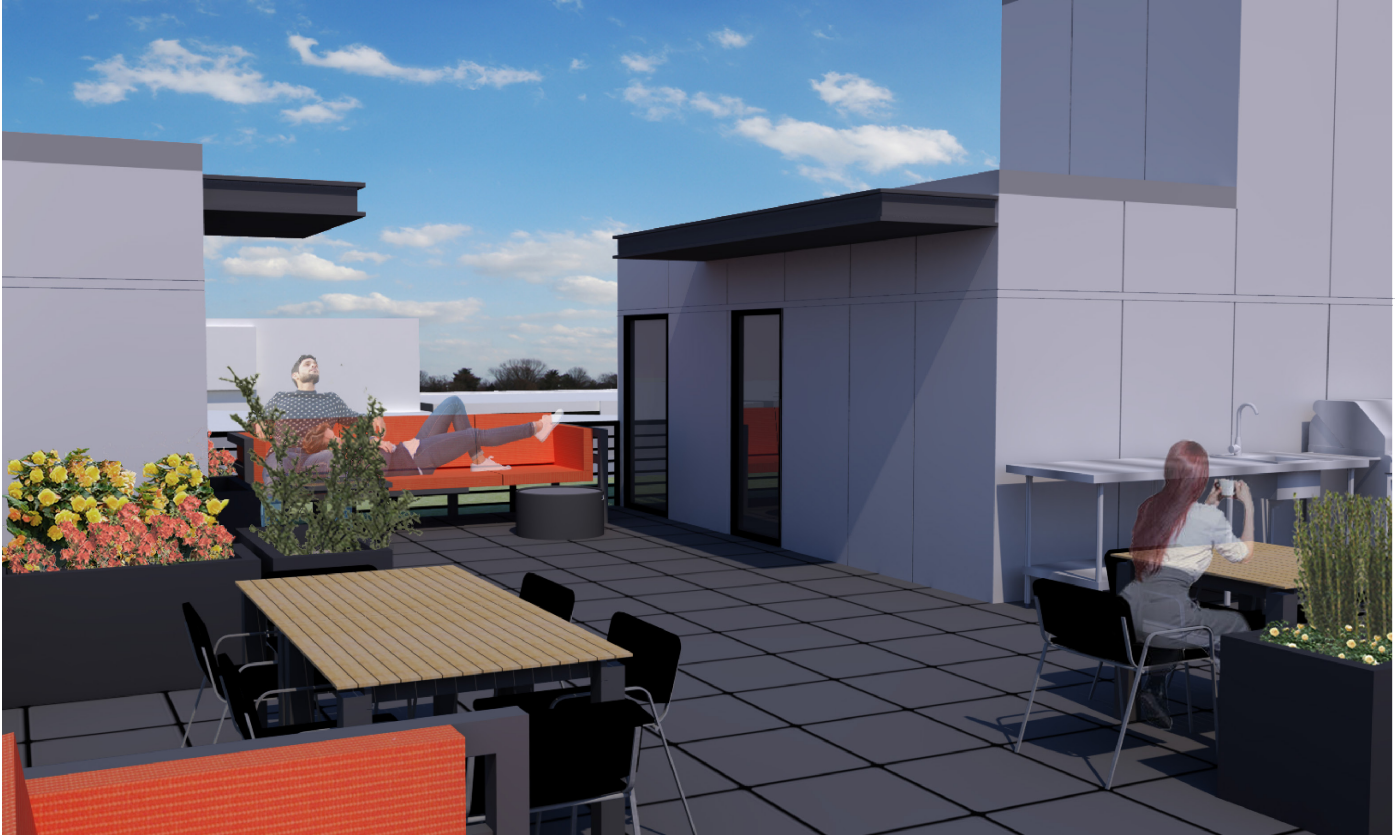
- KEY**
- COMMERCIAL
 - RESIDENTIAL
 - COMMON / CIRCULATION
 - LANDSCAPE / GREEN ROOF
 - SERVICE

0' 16' 32'

AMENITY SPACES



ROOFTOP AMENITY LOOKING SOUTH



ROOFTOP AMENITY LOOKING EAST



POTENTIAL SIDEWALK CAFE SEATING ON LEARY AVE NW

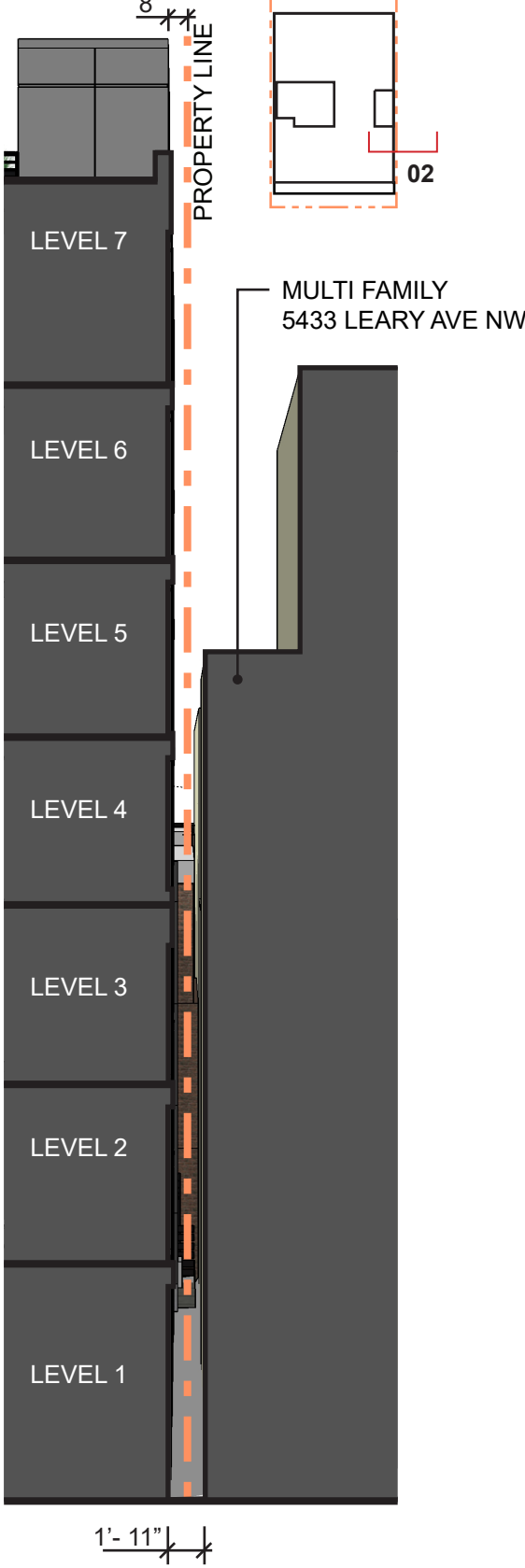


POTENTIAL RESTAURANT SEATING IN BACK OF SITE

ADJACENCIES

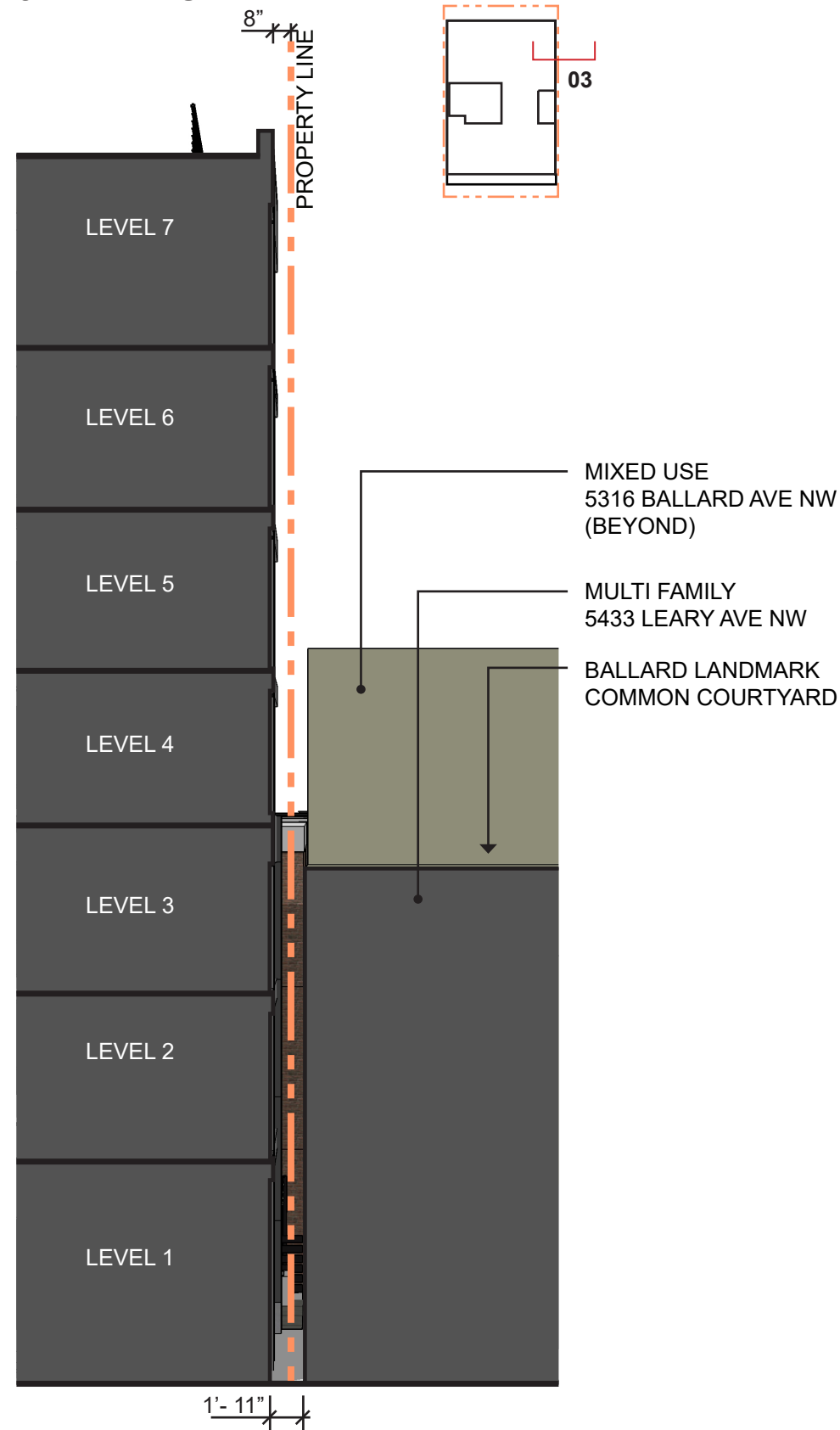


01 EAST ADJACENCY

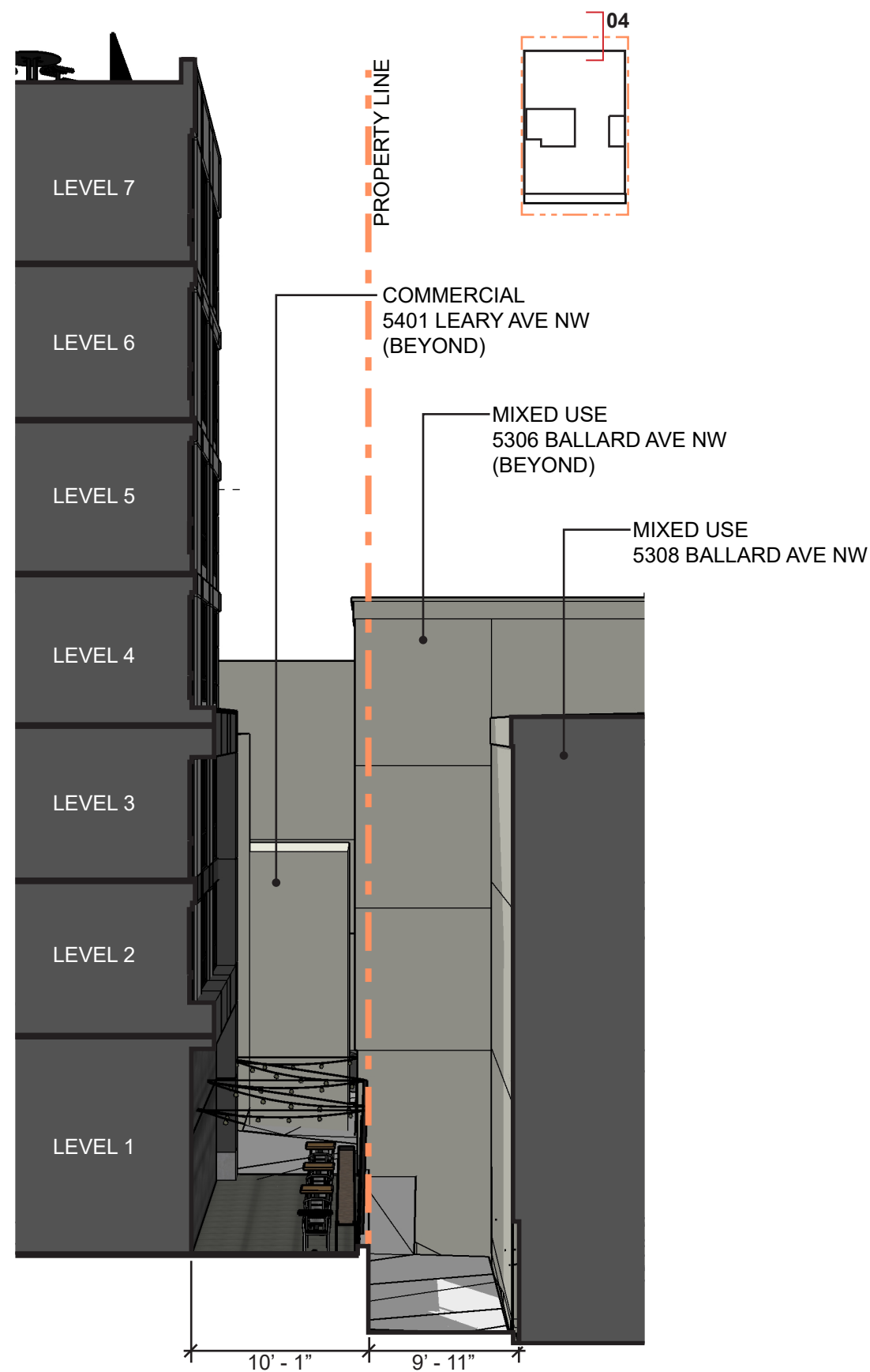


02 NORTH ADJACENCY

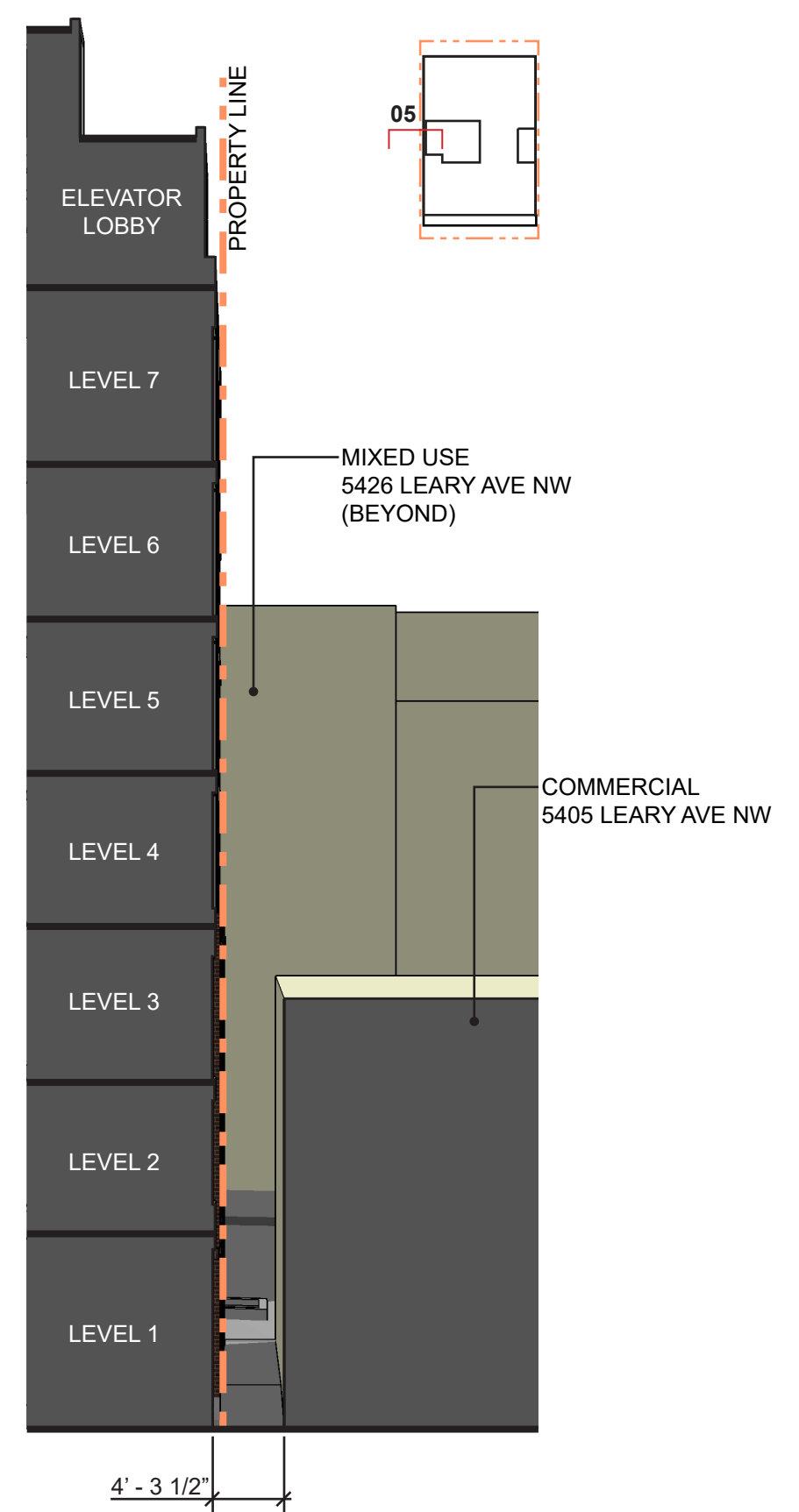
ADJACENCIES



03 NORTH ADJACENCY 2

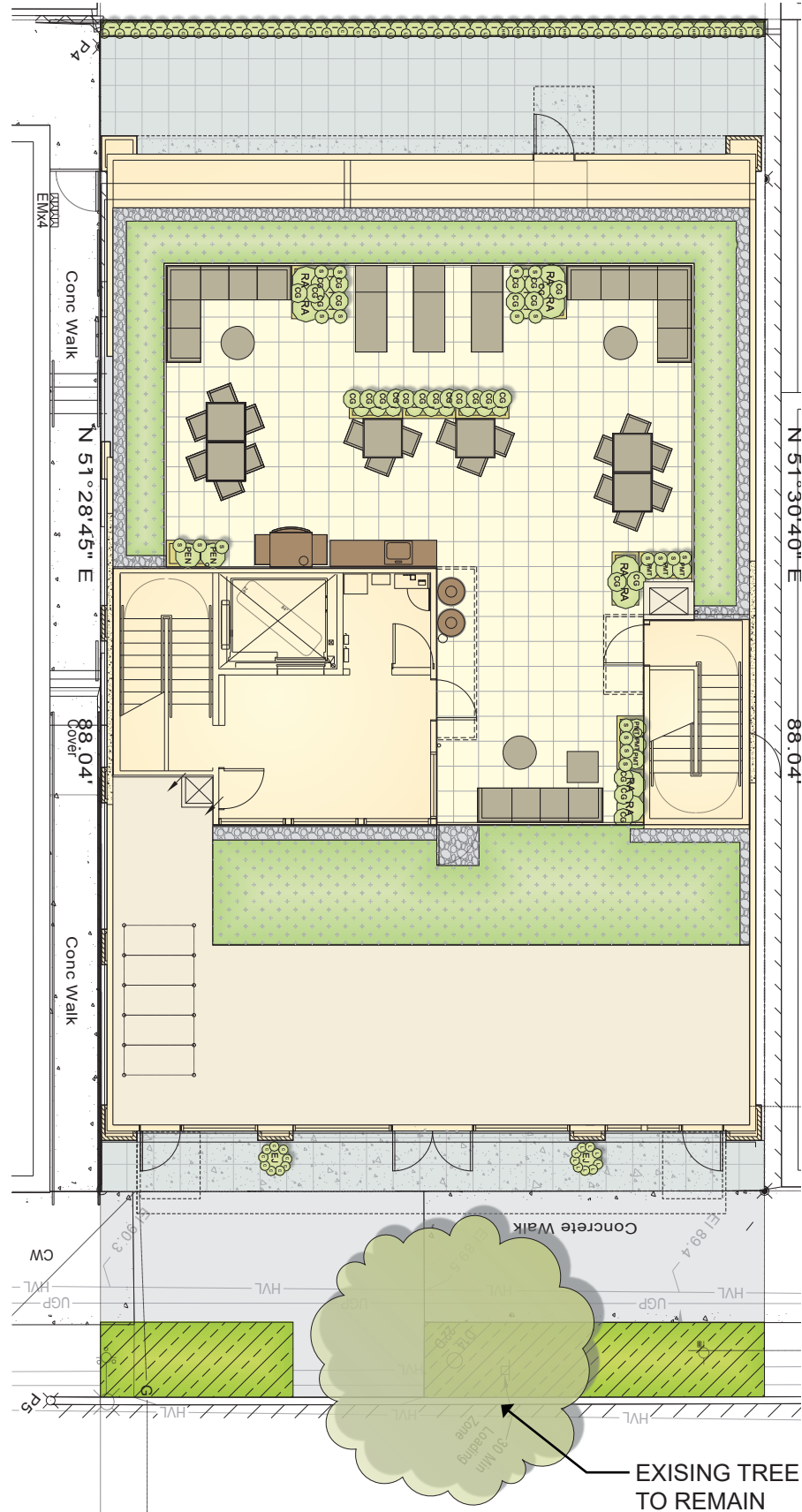


04 ALLEY ADJACENCY



05 SOUTH ADJACENCY

LANDSCAPE



COMBINED GROUND AND ROOF PLAN



TYPICAL PLANTING TRAYS AT GREEN ROOF



ICE DANCE SEDGE



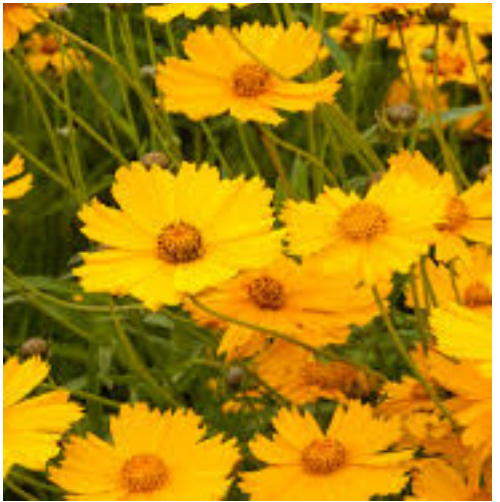
DAY LILLY HAPPY RETURNS



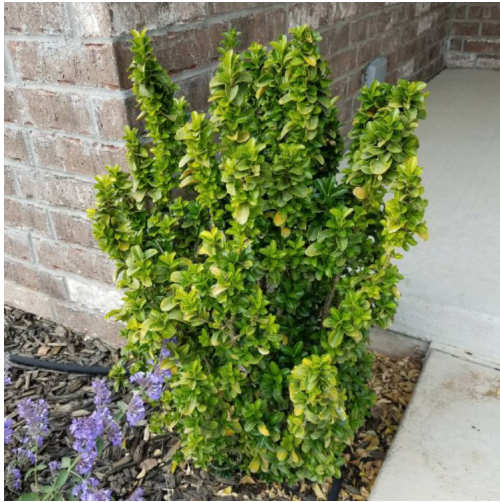
AUTUMN JOY SEDUM



EXISTING STREET TREES TO REMAIN ON LEARY AVE NW



FLYING SAUCERS TICKSEED



'GREEN SPIRE' EUONYMUS



SKY PENCIL JAPANESE HOLLY



SILVERY SUNPROOF MONDO GRASS



DWARF FOUNTAIN GRASS

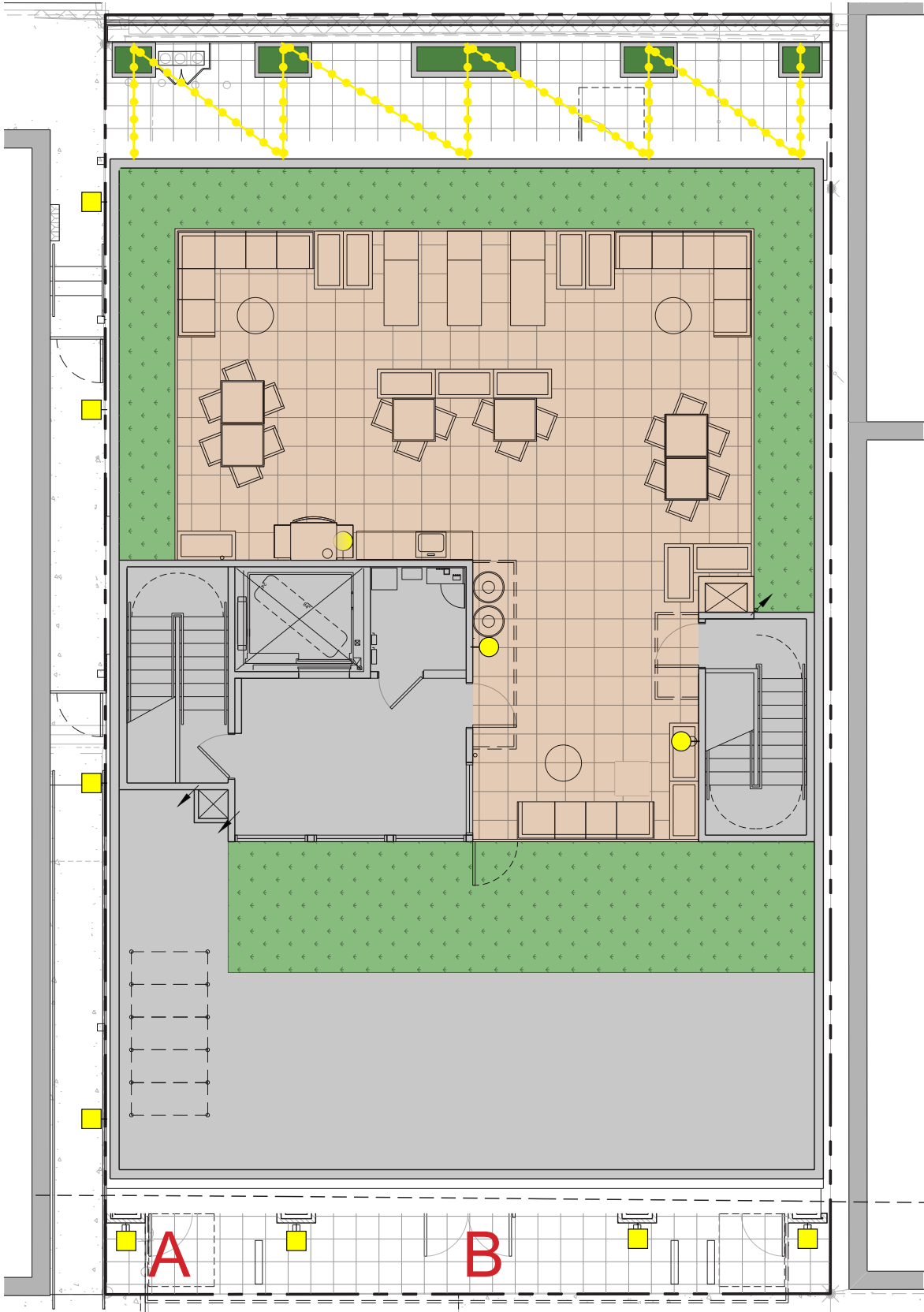


MANGO TANGO POTENTILLA



ARP ROSEMARY

LIGHTING

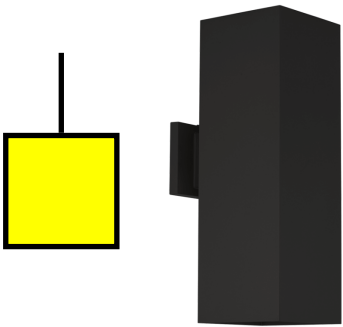


PROPOSED FIXTURES

LED SQUARE OUTDOOR
LIGHTING | BLACK

MANUFACTURER:
PROGRESS LIGHTING

DIMENSIONS: 6.0" W X
18.0" H

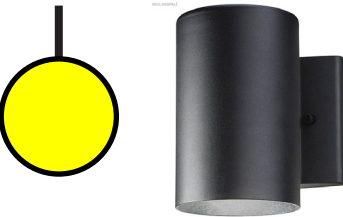


DOWNLIGHT | BLACK

MANUFACTURER:
KICHLER LIGHTING

DIMENSIONS: 8.0" W X 7.3" H

LOCATION: ROOFTOP AMENITY
SPACE



CATENARY LIGHTS | BLACK

MANUFACTURER:
AMERICAN LIGHT

FIXTURE: FESTOON LIGHT STRING

DIMENSIONS: 2 3/8" BULBS

LOCATION: ROOFTOP AMENITY



PROPOSED SIGNAGE

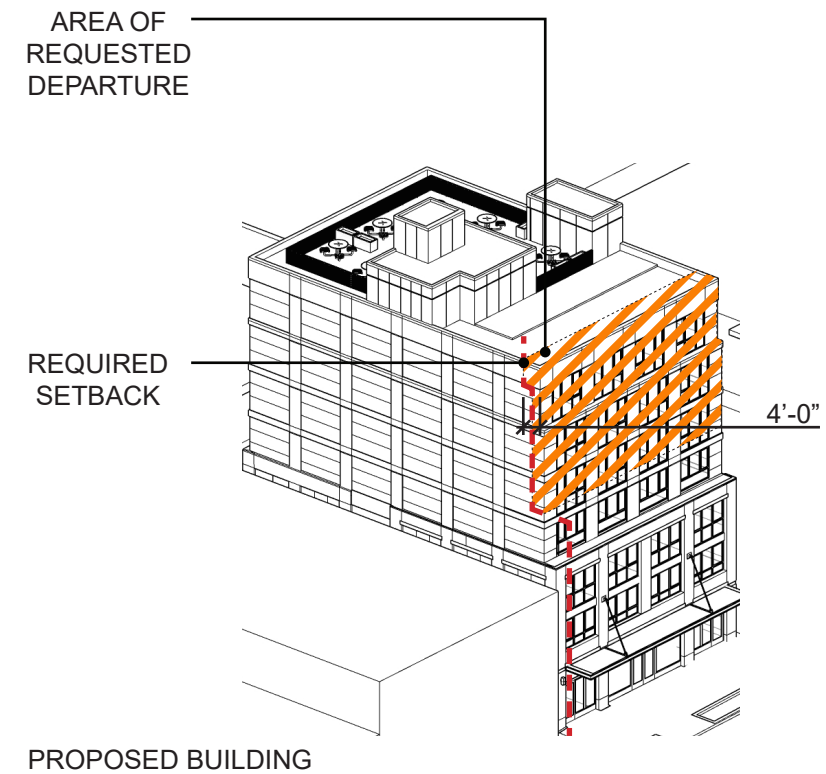


A RESIDENTIAL ENTRY SIGNAGE
SIGNAGE UNDER CANOPY AT LOBBY ENTRANCE
APPROX. 40" W X 10" H



B COMMERCIAL ENTRY SIGNAGE
SIGNAGE UNDER CANOPY AT COMMERCIAL ENTRANCE
APPROX. 30" W X 10" H

REQUESTED DEPARTURE		
REQUIREMENT	LOCATION	REQUEST
1) A SETBACK WITH AN AVERAGE DEPTH OF 10 FEET FROM ALL ABUTTING STREET LOT LINES IS REQUIRED FOR PORTIONS OF A BUILDING ABOVE A HEIGHT OF 45 FEET. THE MAXIMUM DEPTH OF A SETBACK THAT CAN BE USED FOR CALCULATING THE AVERAGE SETBACK IS 20 FEET. 2) A SETBACK WITH AN AVERAGE DEPTH OF 15 FEET FROM ALL STREET LOT LINES IS REQUIRED FOR PORTIONS OF A STRUCTURE ABOVE A HEIGHT OF 65 FEET. THE MAXIMUM DEPTH OF A SETBACK THAT CAN BE USED FOR CALCULATING THE AVERAGE SETBACK IS 25 FEET.	NORTHEAST PROPERTY LINE (ADJACENT TO LEARY AVE NW)	THE PROPOSED DESIGN HAS A SETBACK OF 7 FEET BETWEEN 32 FEET AND 58.66 FEET. AN 8 FOOT SETBACK IS PROVIDED ABOVE 58.66 FEET. THE PROJECT ALSO INCLUDES A 4.5 FOOT SETBACK BELOW 32 FEET, WHERE NO SETBACK IS REQUIRED.
JUSTIFICATION	APPLICABLE DESIGN GUIDELINES	BOARD APPROVAL?
THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF THE APPLICABLE DESIGN GUIDELINES: THE BUILDING SETS BACK AT LEVEL FOUR TO ALLOW THE WELL-DETAILED, HIGH-QUALITY MASONRY BRICK BASE OF THE BUILDING TO READ AS THE PRIMARY STREET-FACING ELEMENT. (CS2.A2, CS2.B2) THE SETBACK AT 32 FEET ALLOWS THE STREETFRONT MASSING TO TRANSITION FROM THE TWO-STORY KING’S HOTEL BUILDING TO THE SOUTH, TO THE FOUR-STORY BRICK BASE OF THE BALLARD LANDMARK RETIREMENT BUILDING TO THE NORTH. (CS2.C2, CS2.D5, CS3.A1) THE TOP STORY IS SETBACK FROM LEVELS FOUR THROUGH SIX, REDUCING THE PERCEIVED HEIGHT, BULK, AND SCALE OF THE TOP STORY AND THE STRUCTURE OVERALL. (DC2.A2, DC2.B1) THE PROPOSED SETBACKS OF 7 AND 8 FEET, RESPECTIVELY ARE MORE PROPORTIONAL TO THE SMALL SIZE OF THE SITE AND ADJACENT CONTEXT THAN THE CODE REQUIRED 10 AND 15 FOOT SETBACKS. (CS2.B1, DC2.A1) THE SLIGHT REDUCTION IN THE FRONT SETBACKS ALLOW FOR A MUCH GREATER SETBACK AT THE REAR OF SITE TO MAINTAIN THE PATTERN OF REAR LOT OPEN SPACE AND ALLOWS FOR LARGER WINDOWS ON THE REAR FAÇADE TO MAXIMIZE THE UNIT’S ACCESS TO LIGHT AND AIR. (PL1.A1, CS1.B2)	<ul style="list-style-type: none">• CS1.B2 – DAYLIGHT AND SHADING• CS2.A2 – ARCHITECTURAL PRESENCE• CS2.B1 – SITE CHARACTERISTICS• CS2.B2 – CONNECTION TO THE STREET• CS2.C2 – MID-BLOCK SITES• CS2.D5 – RESPECT FOR ADJACENT SITES• CS3.A1 – FITTING OLD & NEW TOGETHER• PL1.A1 – ENCHANCING OPEN SPACE• DC2.A1 – SITE CHARACTERISTICS AND USES• DC2.A2 – REDUCING PERCEIVED MASS• DC2.B1 – FAÇADE COMPOSITION	PENDING.



SHADOW ANALYSIS

WINTER SOLSTICE



WINTER SOLSTICE
9 AM

FALL/SPRING EQUINOX



SPRING/FALL EQUINOX
9 AM

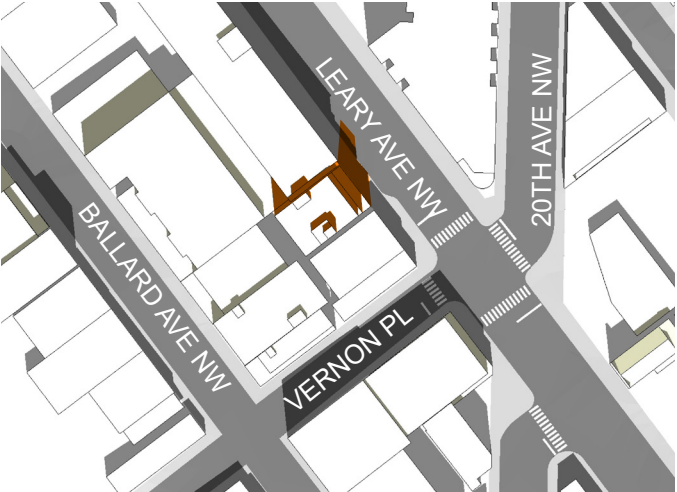
SUMMER SOLSTICE



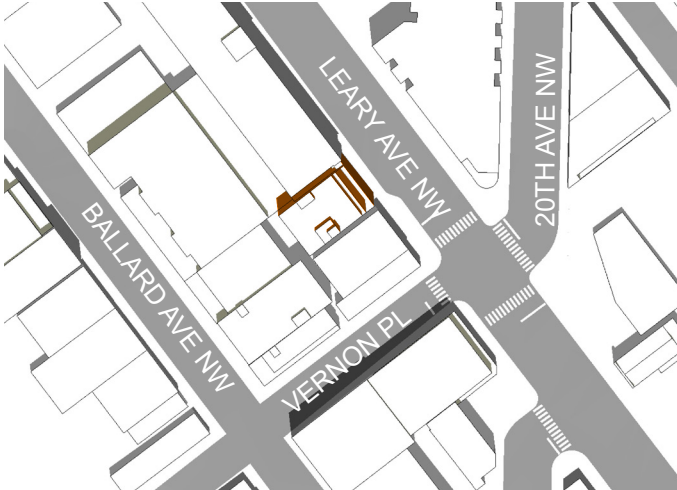
SUMMER SOLSTICE
9 AM



WINTER SOLSTICE
12 PM



SPRING/FALL EQUINOX
12 PM



SUMMER SOLSTICE
12 PM



WINTER SOLSTICE
3 PM



SPRING/FALL EQUINOX
3 PM



SUMMER SOLSTICE
3 PM

CONCLUSION |

Due to the built up nature of the surrounding properties, the proposed building's proportions has minimal impact on neighbors.

The property to the northeast has a solid wall with no fenestration. The property across Leary Ave NW is only shaded by the proposed building in the evening up to the top of the street canopy. The buildings to the south west will receive shading during the evening, but are already shaded by existing buildings.

The elevator & stair penthouses are centrally located on the roof, minimizing the potential impact of shading from the additional height.

APPLICANT WORK SAMPLES

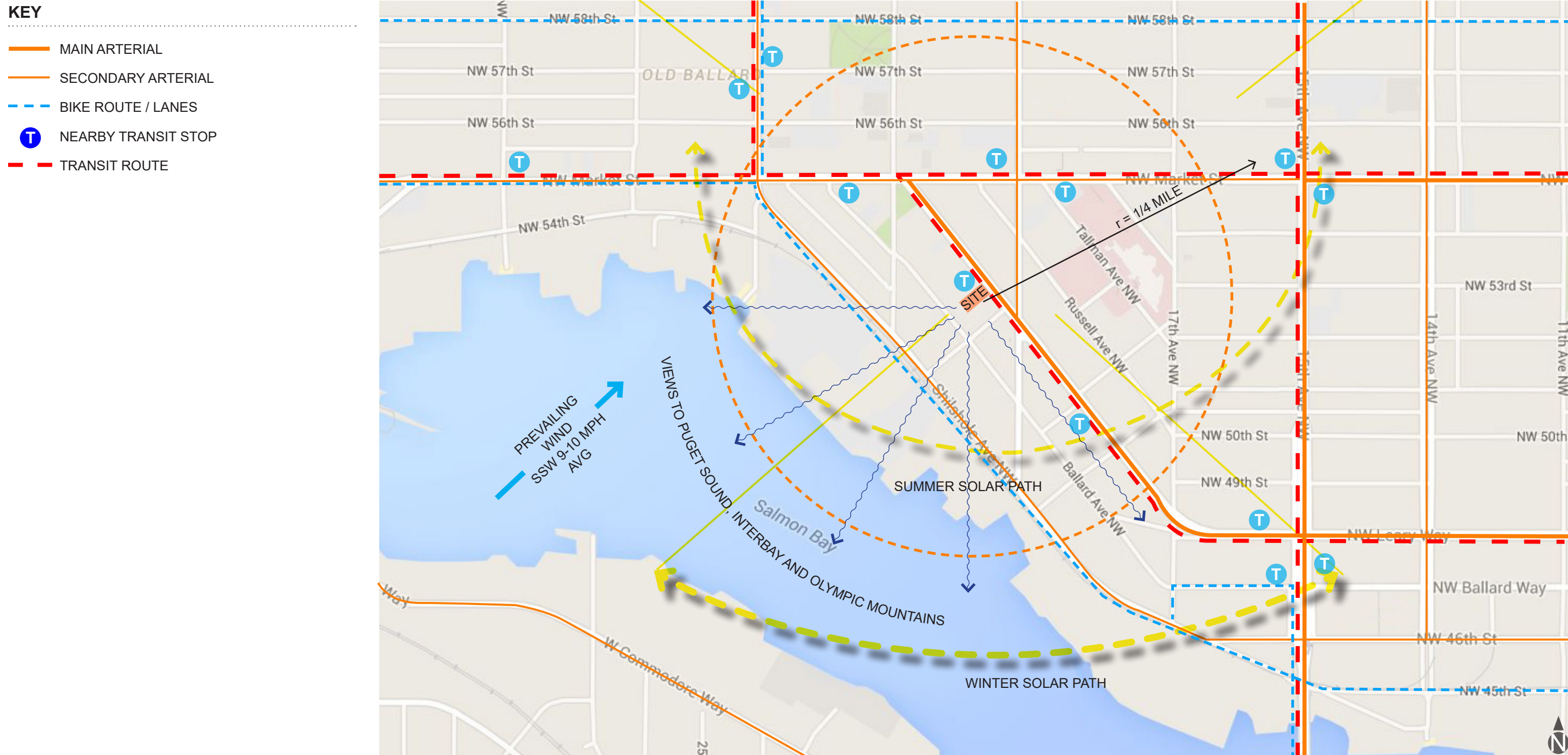
SKIDMORE JANETTE APD



APPENDIX

KEY

- TRANSIT ROUTE



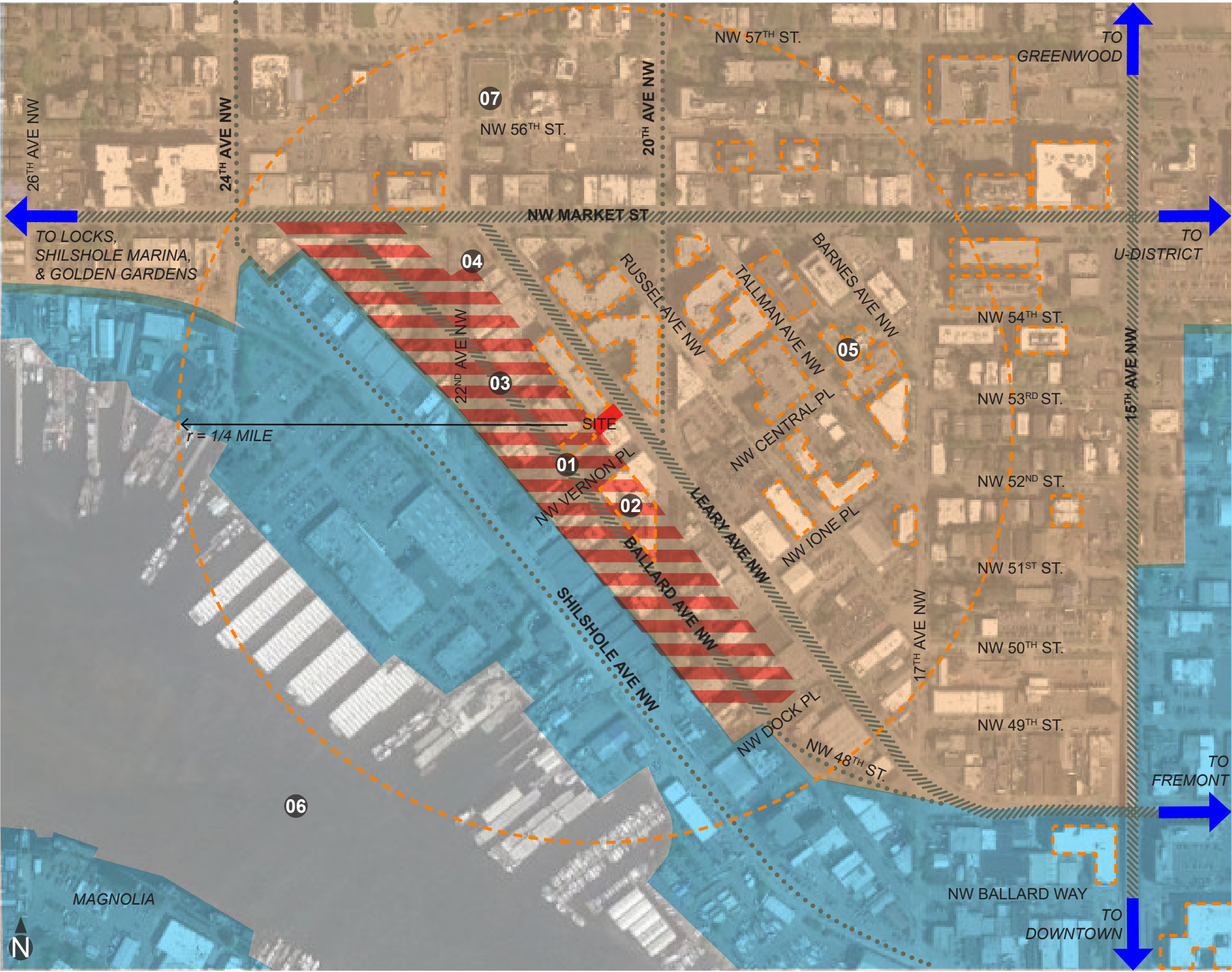
NEIGHBORHOOD & AMENITIES

KEY

- //// HIGH ACTIVITY CORRIDOR / PRIMARY ARTERIAL
- NEIGHBORHOOD / SECONDARY ARTERIAL
- BALLARD HUB URBAN VILLAGE
- BALLARD / INTERBAY NORTH END MANUFACTURING & INDUSTRIAL
- BALLARD AVENUE LANDMARK DISTRICT
- TALL DEVELOPMENT (4+ STORIES)
- 01 BALLARD HISTORIC DISTRICT
INCLUDES MANY DINING AND SHOPPING OPPORTUNITIES
- 02 HOTEL BALLARD
- 03 BALLARD FARMER'S MARKET
- 04 BERGEN PLACE
- 05 SWEDISH MEDICAL CENTER
- 06 SALMON BAY
- 07 BALLARD PUBLIC LIBRARY

ANALYSIS | The site is located on a main arterial in Ballard, just outside of the historic district, with close proximity to many restaurants and retail shops as well as nearby medical facilities.

CONCLUSION | The site lends itself to being developed to expand and stitch together the pedestrian and historic center of Ballard towards Leary Ave NW to activate the area. Ballard needs additional housing to meet the current demand for affordable living.



ADJACENT USES - PLAN

KEY

- NEIGHBORHOOD COMMERCIAL 2 PEDESTRIAN
- NEIGHBORHOOD COMMERCIAL 3
- NEIGHBORHOOD COMMERCIAL 3 PEDESTRIAN
- NEIGHBORHOOD COMMERCIAL 3 PEDESTRIAN 85
- INDUSTRIAL COMMERCIAL 1
- GENERAL INDUSTRIAL 1
- MID RISE
- LOW RISE 3
- MID RISE - RETAIL COMMERCIAL
- COMMERCIAL 1
- COMMERCIAL 2
- MAJOR INSTITUTION OVERLAY
- ZONING SEPARATION

ANALYSIS | The site is in an NC3-65 zone. Close to other retail, residential, and restaurant uses the proposed site use will complement the current and future development in Ballard.

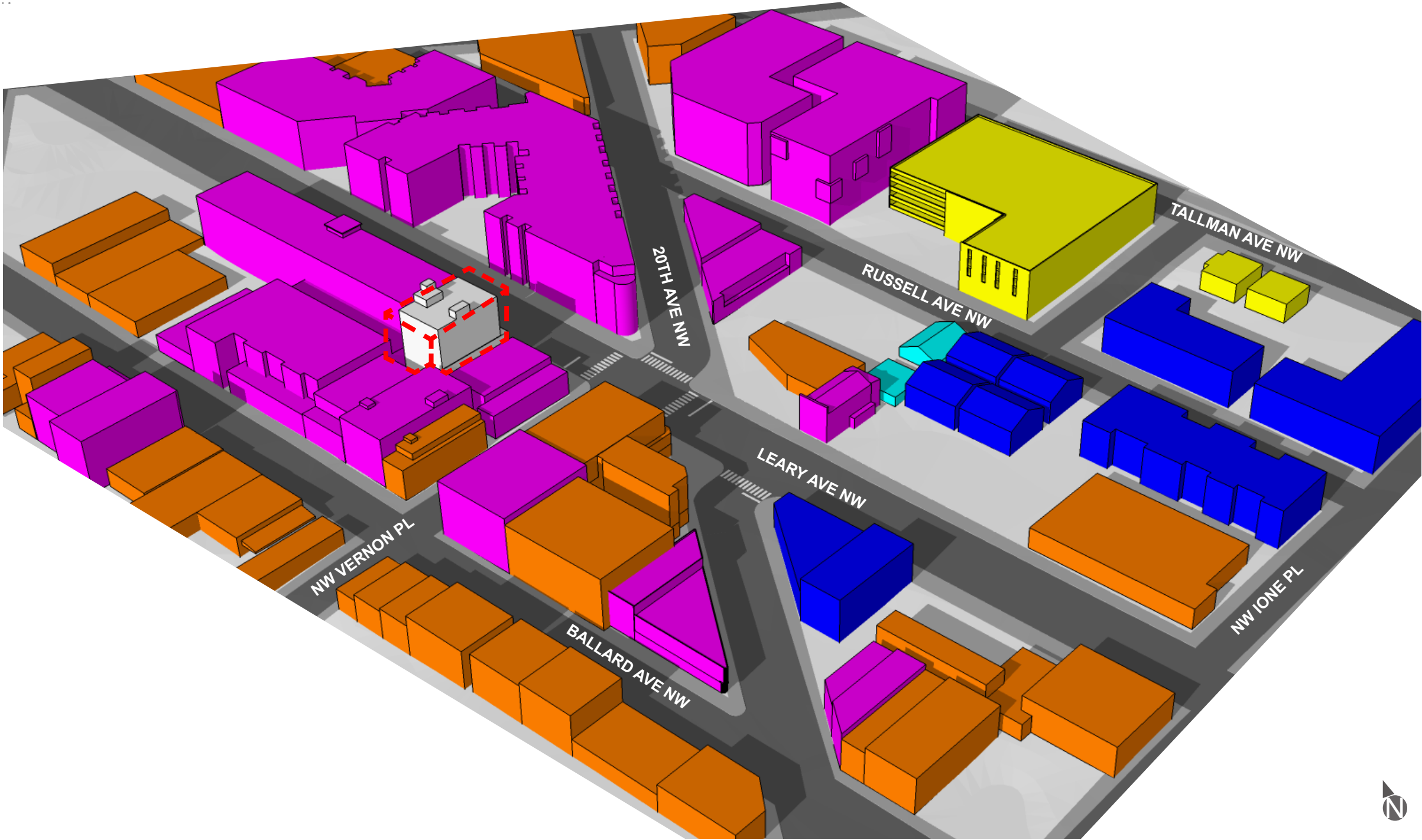
CONCLUSION | Encompassing the site is NC3-65 making it an ideal place for a commercial/residential mixed use.



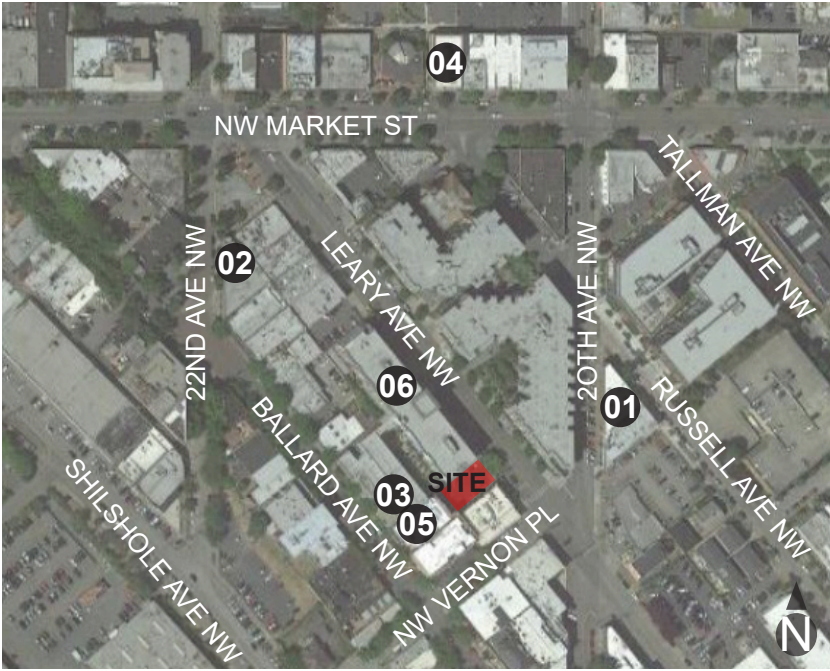
ADJACENT USES

KEY

- MIXED USE
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- INSTITUTIONAL/PARKING GARAGE
- PARKING
- SITE



NEIGHBORHOOD DESIGN CUES



NEIGHBORHOOD VICINITY MAP



01. LOUISA BUILDING
DISTINCT BASE & TOP, RHYTHMIC WINDOW PATTERNING, LARGE STOREFRONT
- PL2.B.3 - STREET LEVEL TRANSPARENCY
- DC4.A.1 - EXTERIOR FINISH MATERIALS



02. 5408 22ND AVE NW
PILASTERS PROUD OF MAIN BUILDING PLANE, EQUALLY SPACED
FRAME EXPRESSION AROUND STOREFRONT
- DC2.C.1 - VISUAL DEPTH AND INTEREST
- DC2.D.1 - HUMAN SCALE



03. VALHALLA BUILDING - RETAIL BASE
EQUALLY SPACED PILASTERS FRAME RECESSED
STOREFRONT / ENTRIES
- CS3.A.1 - FITTING OLD AND NEW TOGETHER
- PL2.B.3 - STREET LEVEL TRANSPARENCY



04. 2020 NW MARKET ST.
PILASTERS PROUD OF MAIN FIELD FRAME RECESSED
ENTRY
- CS2.B.2 - CONNECTION TO STREET
- PL3.A.1 - ENTRIES



05. VALHALLA BUILDING
DISTINCT TOP & BASE EXPRESSIONS,
FRAME ELEMENTS EXPRESSED THROUGH
BRICK DETAILING & MATERIAL COLOR
CHANGE
- DC2.A.2 - REDUCING PERCEIVED MASS
- DC4.A.1 - EXTERIOR FINISH MATERIALS



06. 5433 LEARY AVE NW
BRICK FRAME ELEMENT AT BASE,
SIMPLIFIED MATERIAL AT UPPER LEVELS
- DC2.A.2 - REDUCING PERCEIVED MASS
- DC2.B1 - FACADE COMPOSITION

NEIGHBORHOOD DESIGN CUES



NEIGHBORHOOD VICINITY MAP



01. 52450 LEARY AVE NW
STRONG BASE, MIDDLE & TOP, DURABLE & TRADITIONAL MATERIALS AT THE
BASE & MIDDLE
(ACROSS FROM SITE)
- DC2.A.2 - REDUCING PERCEIVED MASS
- DC2.B1 - FACADE COMPOSITION



02. 5450 LEARY AVE NW
UPPER LEVELS STEPPED
BACK, SIMPLE, NEUTRAL
MATERIAL AT UPPER LEVELS
(ACROSS FROM SITE)
- DC2.A.2 - REDUCING
PERCEIVED MASS



03. ODIN APARTMENTS
UPPER LEVELS STEPPED BACK,
SIMPLE, NEUTRAL MATERIAL AT
UPPER LEVELS
- DC2.B1 - FACADE COMPOSITION
- DC4.A.1 - EXTERIOR FINISH
MATERIALS



OLYMPIC ATHLETIC CLUB
STRONG BASE, MIDDLE & TOP, RHYTHMIC WINDOW
PATTERNING, ELEMENTS WRAP AROUND EACH SIDE OF THE
BUILDING
- DC4.A.1 - EXTERIOR FINISH MATERIALS



05. OLYMPIC ATHLETIC CLUB
EQUALLY SPACED BRICK FRAME CREATED AROUND STOREFRONT,
RHYTHMIC WINDOW PATTERNING ABOVE
- DC2.B1 - FACADE COMPOSITION



06. 5405 LEARY AVE NW
GROUPED WINDOWS, FRAME ELEMENT
(ADJACENT TO SITE)
- DC2.B1 - FACADE COMPOSITION

NEIGHBORHOOD CONTEXT PHOTOS



NEIGHBORHOOD VICINITY MAP



01. OLYMPIC ATHLETIC CLUB
5301 LEARY AVE NW



02. SALMON BAY EAGLES AERIE 2141
5216 20TH AVE NW



03. SENOR MOOSE
5242 LEARY AVE NW



04. CONDOS
5227 - 5235 RUSSELL AVE NW



05. CANAL STATION APARTMENTS
5440 LEARY AVE NW



06. BALLARD LANDMARK RETIREMENT
COMMUNITY
5433 LEARY AVE NW



07. ODIN APARTMENTS
5343 TALLMAN AVE NW



08. SWEDISH MEDICAL CENTER
5300 TALLMAN AVE NW



09. CARTER VOLKSWAGEN
5202 LEARY AVE NW



10. CURTIS BUILDING
5227 LEARY AVE NW



11. MASSAGE HEIGHTS
5400 LEARY AVE NW

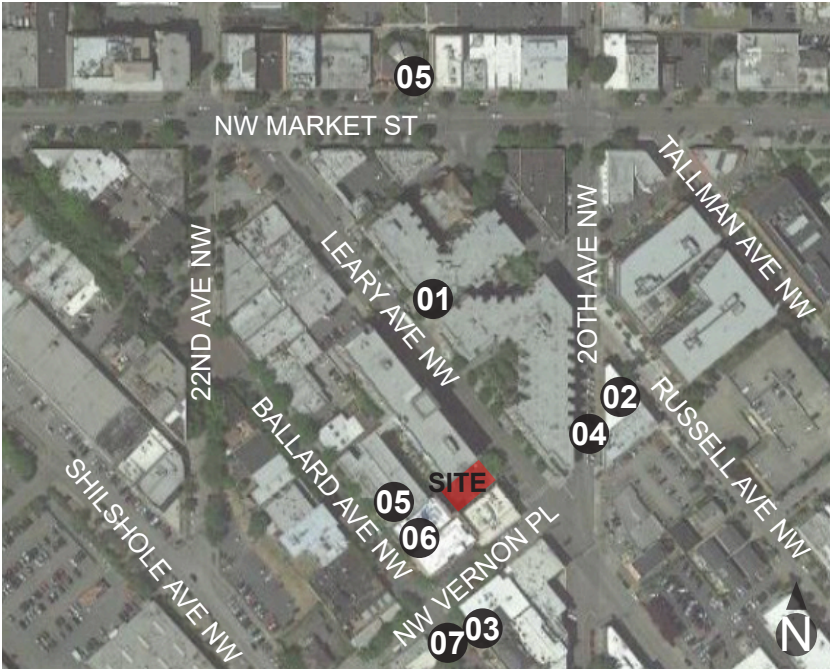


12. CARTER SUBARU
5201 LEARY AVE NW

NEIGHBORHOOD CONTEXT | SUMMARY

The neighborhood is a mix of neighborhood commercial with mostly mixed-use buildings and the Swedish Medical Center, high density residential and the Ballard Ave Landmarks District. Our proposal will blend some of the characteristics of a historic structure at the base with a more modern aesthetic on the upper levels. Without a clear vernacular for the neighborhood our project will take cues from both the historic and modern aesthetic to inform our design.

NEIGHBORHOOD DESIGN CUES



NEIGHBORHOOD VICINITY MAP



01. 5450 LEARY AVE NW
EMPHASIZED ENTRY,
DIFFERENTIATION OF MATERIAL



02. LOUISA BUILDING
EMPHASIZED ENTRY, PILASTER
FRAMED



03. 5405 LEARY AVE NW
REGULAR WINDOW PATTERNING
ON UPPER LEVEL, BRICK
BANDING & CORNICE DETAIL



04. LOUISA BUILDING
PAIRING OF WINDOWS, ARCHED



05. 2020 MARKET ST. NW
REPETITION OF WINDOW SIZE & SHAPE

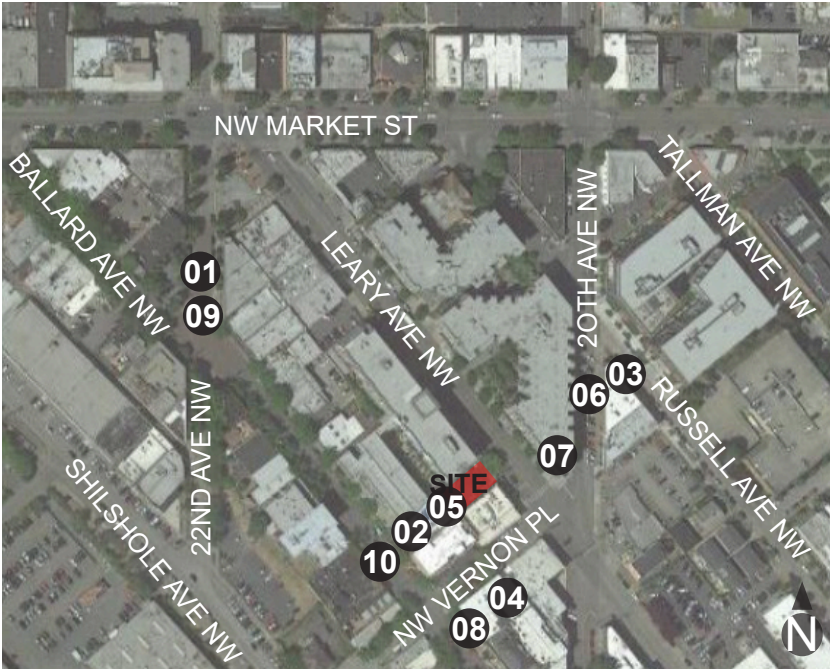


06. VALHALLA BUILDING
MODERN LINTEL & SILL



07. OLYMPIC ATHLETIC CLUB
VERTICALLY STACKED WINDOWS
IN BRICK

NEIGHBORHOOD DESIGN CUES



NEIGHBORHOOD VICINITY MAP



01. 5408 22ND AVE NW
SIMPLIFIED CORNICE DETAIL,
MIX OF BRICK COLORS



02. VALHALLA BUILDING
STACK BOND BRICK, FRAME



03. LOUISA BUILDING
BRICK BANDING DETAIL AT FLOOR
LEVELS



04. OLYMPIC ATHLETIC CLUB
CONTRASTING BANDING DETAIL



05. VALHALLA BUILDING
SIMPLIFIED BRICK CORNICE



06. LOUISA BUILDING
SIMPLIFIED BASE W/ BRICK
ABOVE



07. 5450 LEARY AVE NW
CONCRETE BASE W/ BRICK
ACCENT PATTERN



08. OLYMPIC ATHLETIC CLUB
CORNER DETAIL ADDING DEPTH



09. 5408 22ND AVE NW
DETAILED BASE AT RETAIL W/
MOLDING & WOOD



10. VALHALLA BUILDING
MODERN BUILDING BASE, DETAILED BASE AT RETAIL GIVING
DEPTH & INTEREST W/ WOOD, BRICK, & CONCRETE



STREET COMPOSITE PHOTO ALONG LEARY AVE NW
LOOKING NORTH

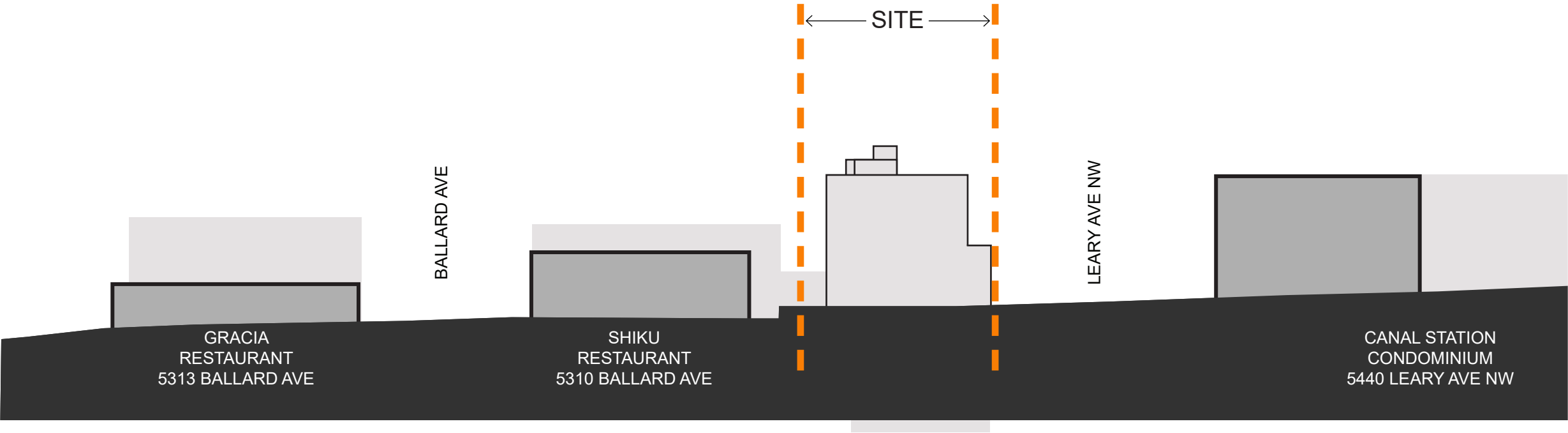
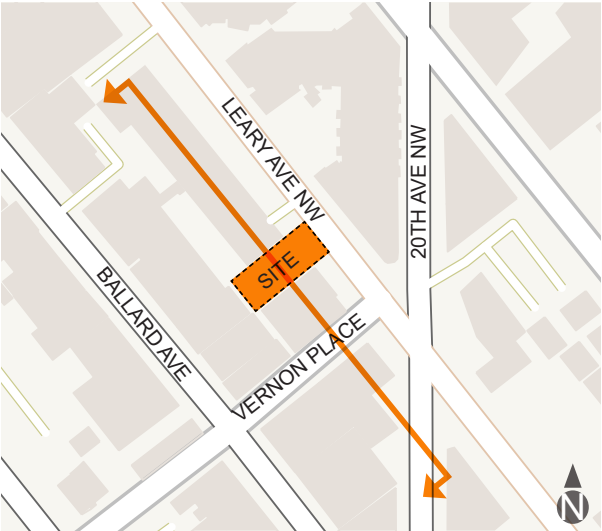


STREET COMPOSITE PHOTO ALONG LEARY AVE NW
LOOKING SOUTH

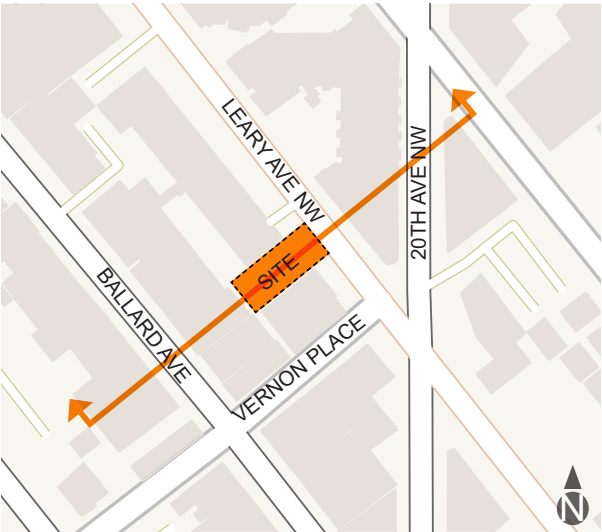
NEIGHBORHOOD SECTIONS

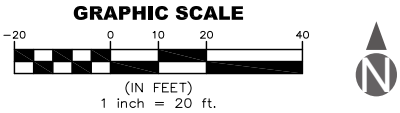
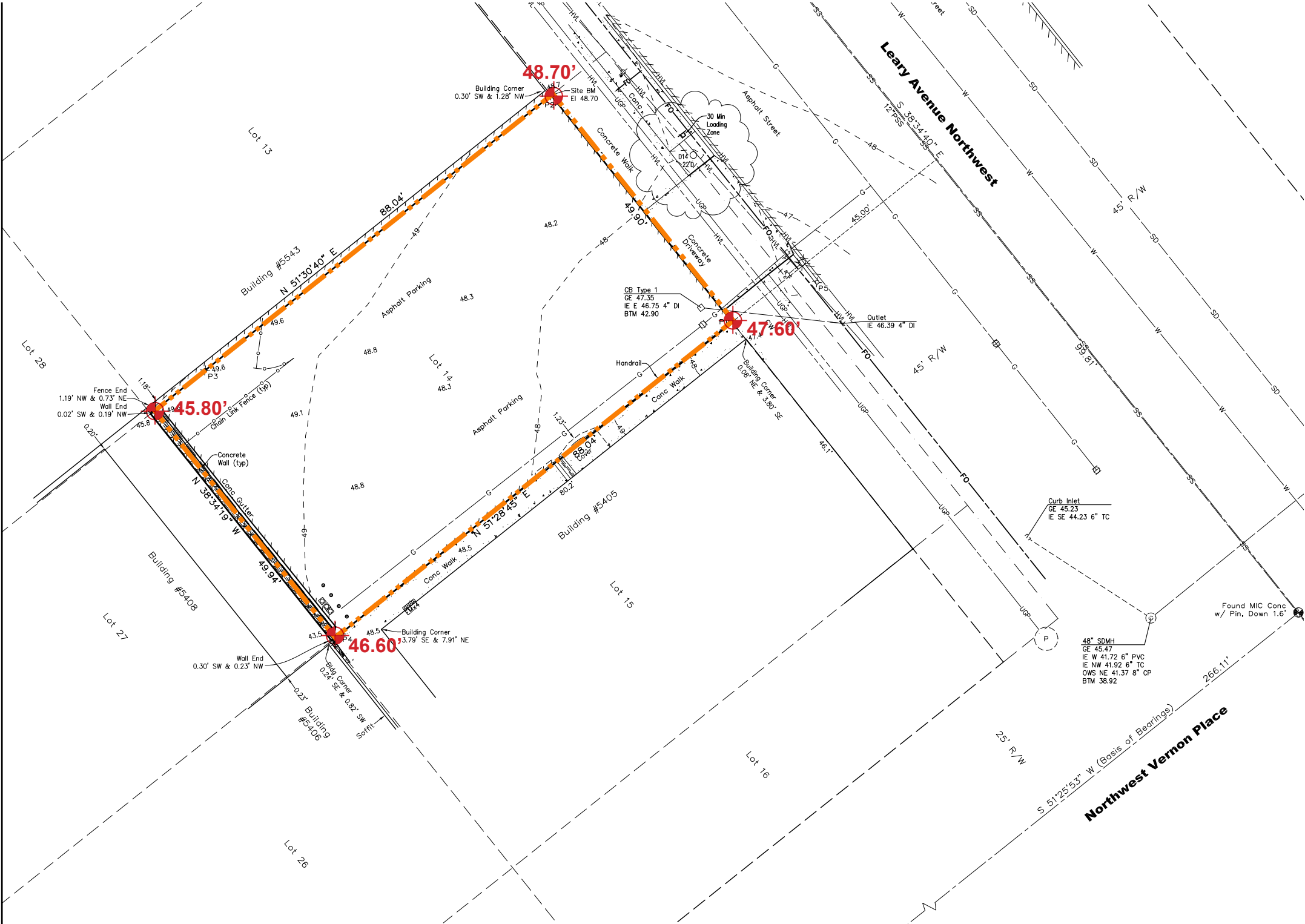


SECTION 1 | PARALLEL WITH LEARY AVE



SECTION 2 | PERPENDICULAR TO LEARY AVE





SITE ANALYSIS

SIZE |
4,311 SF 49.9' X 88.04'

RIGHT OF WAYS / STREETS |
The site has approximately 50 feet of frontage along Leary Ave NW to the northeast. There is no alley.

TOPOGRAPHY |
The site is relatively level with minimal change in topography. The frontage along Leary Ave NW does fall approximately 1 feet from north to south.

ADJACENT BUILDING / USES |
Existing use is a surface parking lot. To the North is a 6-story partially zero lot-line senior housing building. To the south is a 2-story brick structure that contains restaurant space and a coffee shop on the ground floor, with office space above. East of the site, across Leary Ave NW is a 6-story mixed use commercial building, with various retail at the ground floor and condominiums above. To the west is a three story commercial building in the Ballard Landmarks District.

SETBACKS / POWERLINES |
Ballard specific upper-level setbacks compliant with SMC 23.47A.009.F are required where the building abuts a side lot line. (See SMC 23.47A.009.F in the zoning summary, pg 22)
Additionally, overhead powerlines running on the south side of Leary Ave NW will require setbacks of the upper levels, per compliance with Seattle City Light requirements.

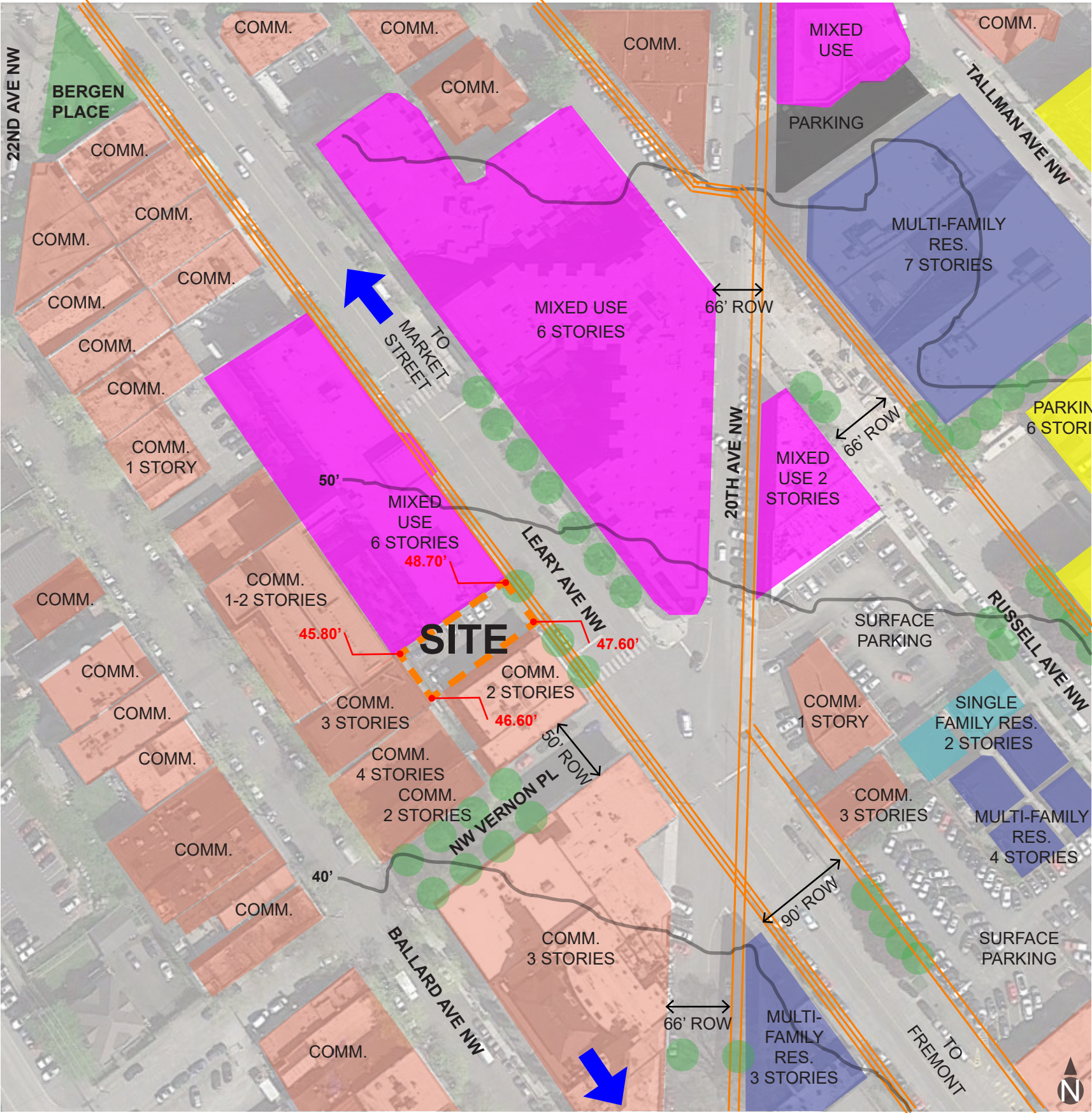
VIEWS |
There will be territorial views towards Puget Sound, Interbay, and the Olympic Mountains to the south & southwest.

TREES |
There are no trees located on the subject site. There is one street tree currently located in the Leary Ave NW right-of-way in front of the site.

LEGAL DESCRIPTION
LOT 14, BLOCK 74, GILMAN PARK ADDITION EXCEPT THE NORTH EASTERLY 12 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CASE CAUSE NO. 34007 FOR LEARY AVENUE.

KEY

- PROPERTY LINE
- EXISTING TREES & LANDSCAPING
- EXISTING HIGH VOLTAGE POWER LINES
- EXISTING LOW VOLTAGE POWER LINES



OPEN SPACE

CONTINUOUS OPEN SPACE

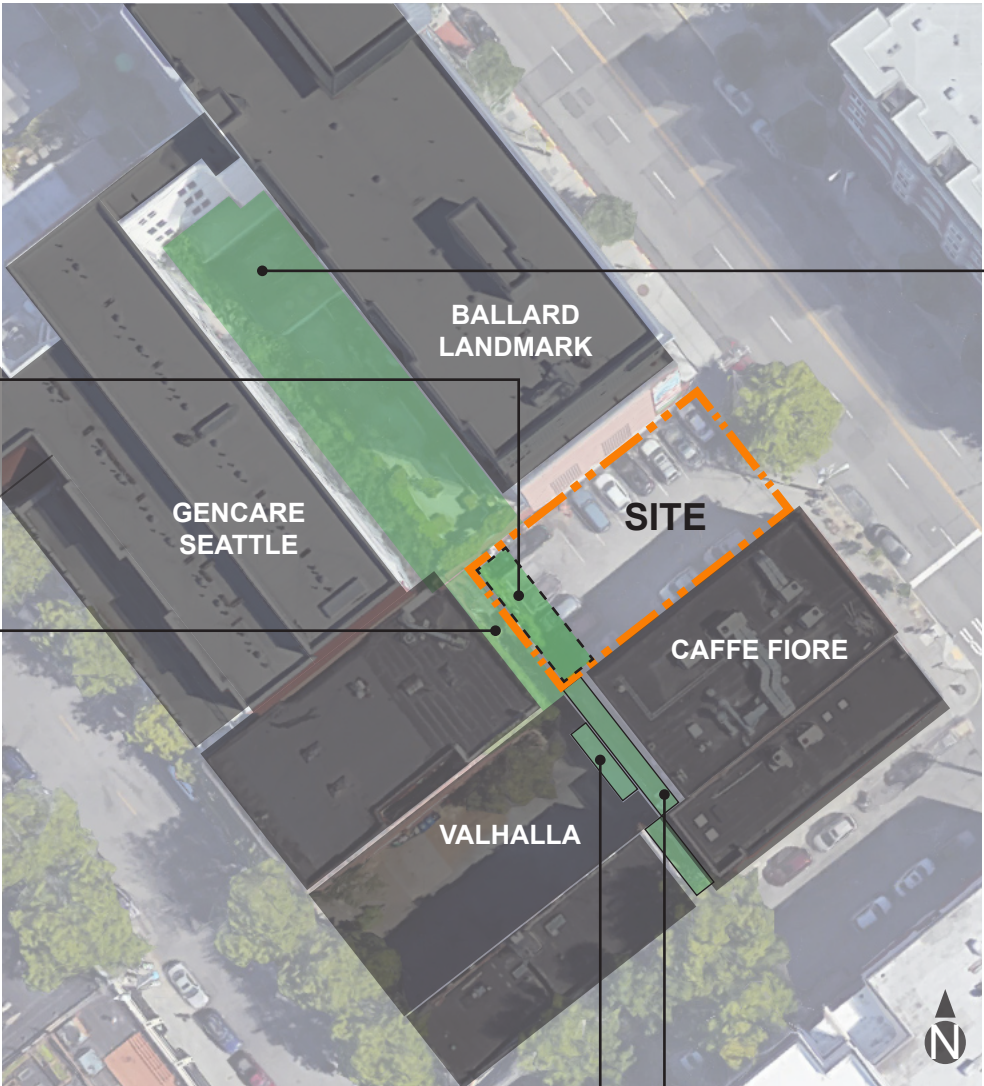
Several of the buildings on the block have exterior open spaces at grade level or one story up at the middle of the block. Everyones open space feels larger due to borrowed landscape, and the continuous flow of air and open space. By pulling the building a generous 10' away from the rear property line the shadow impact to the courtyard immediately north is significantly minimized

Proposed open space

No rear setback required, however all options push the building mass towards Leary Ave NW, creating a strong street edge and providing an open space that is interconnected with the adjacent open spaces.



OPEN SPACE SOUTHWEST OF SITE



GENCARE SEATTLE ; BALLARD LANDMARK LEVEL 2 OPEN SPACE

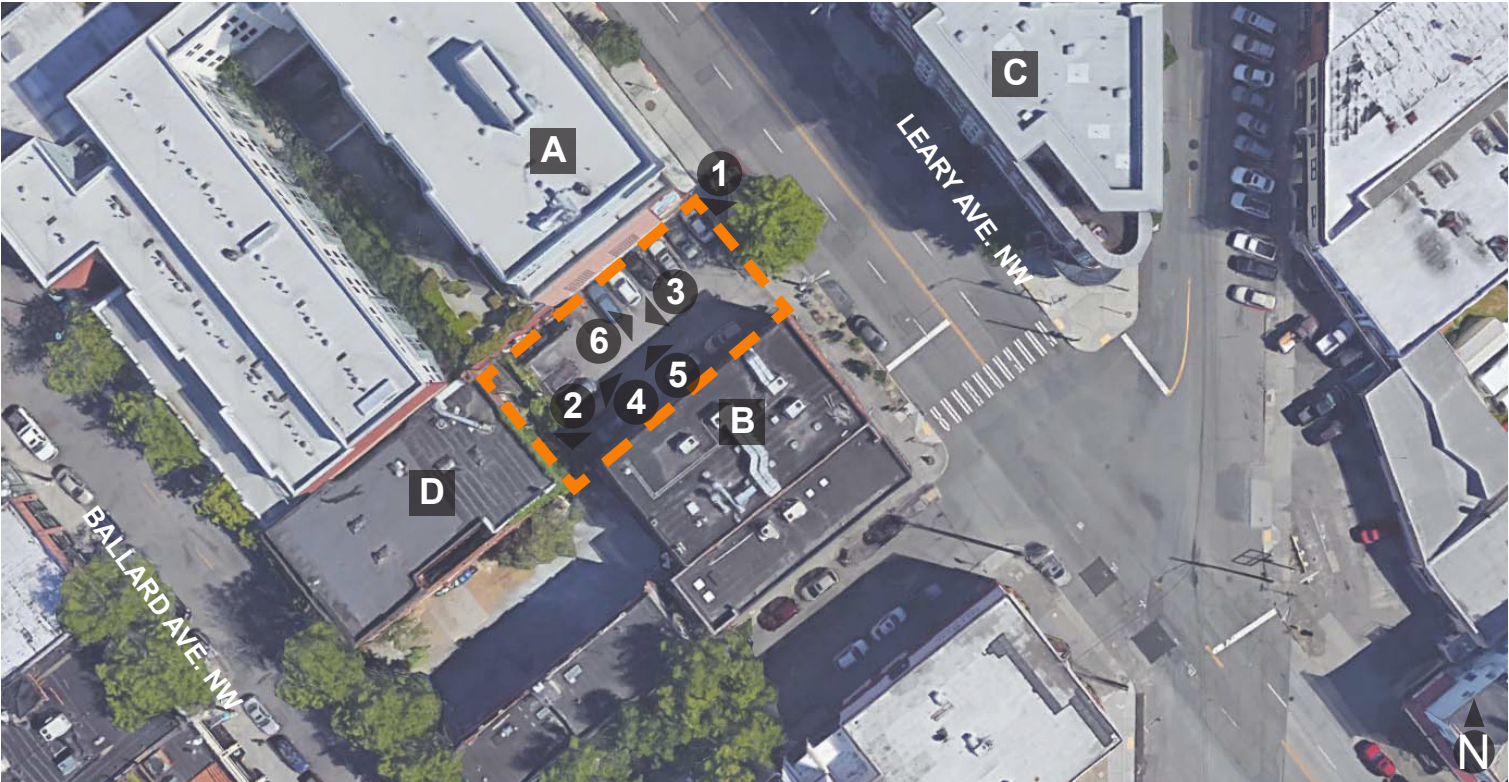


LEFT, CAFFE FIORE GROUND FLOOR OPEN SPACE
RIGHT, VALHALLA 2ND STORY OPEN SPACE



CAFFE FIORE OPEN SPACE WITH VALHALLA OPEN SPACE ABOVE

SITE CONTEXT PHOTOS



SITE VICINITY MAP

SITE CONTEXT | SUMMARY

- Existing site has a surface parking lot.
- Directly to the north is the 6-story partially zero lot-line Ballard Landmark senior housing. **(A)**
- To the south is the 2-story brick structure that contains Caffè Fiore and Asadero restaurant at the ground level and office space above. **(B)**
- East of the site, across Leary Ave NW is the 6 story, mixed use Canal Station Condominium. **(C)**
- To the west is a three story commercial building in the Ballard Landmarks District **(D)**



01. LOOKING SOUTH FROM LEARY AVE NW



02. SOUTH CORNER OF SITE



03. LOOKING SOUTH WEST FROM LEARY AVE NW



04. LOOKING WEST FROM SECOND FLOOR



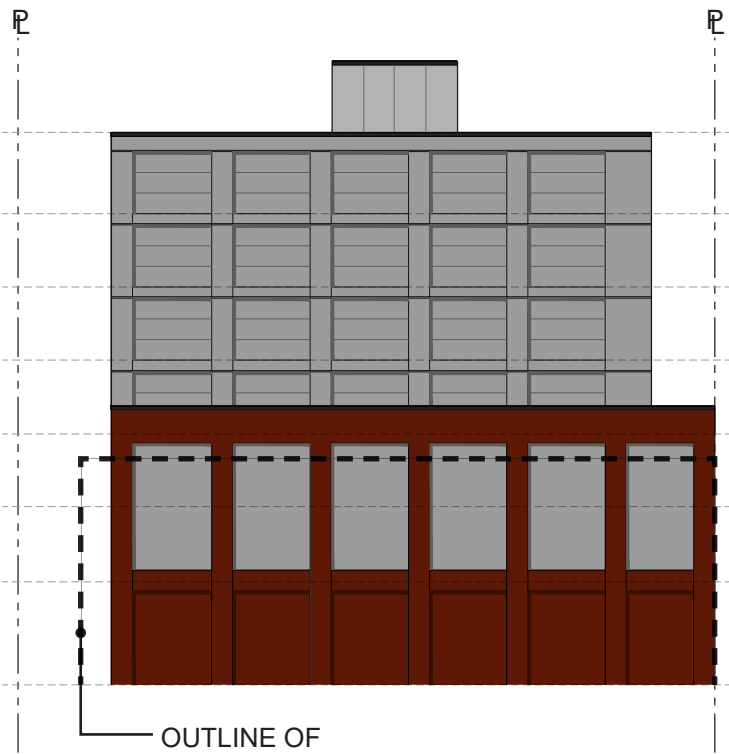
05. LOOKING NORTH FROM SECOND FLOOR



06. LOOKING NE ACROSS LEARY AVE FROM SITE

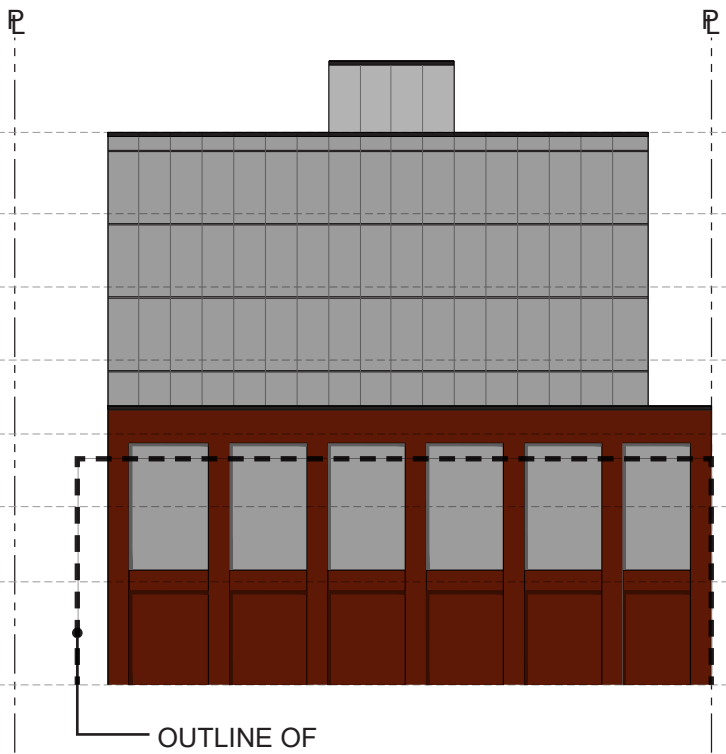
SOUTH FACADE ANALYSIS

The properties to the south of the site are unlikely to be redeveloped in the near future, therefore it is likely the south facade of the building, particularly above level 3, will be visible. As the structure is located on the property line, windows are not permitted, so different treatments of the facade are being explored.



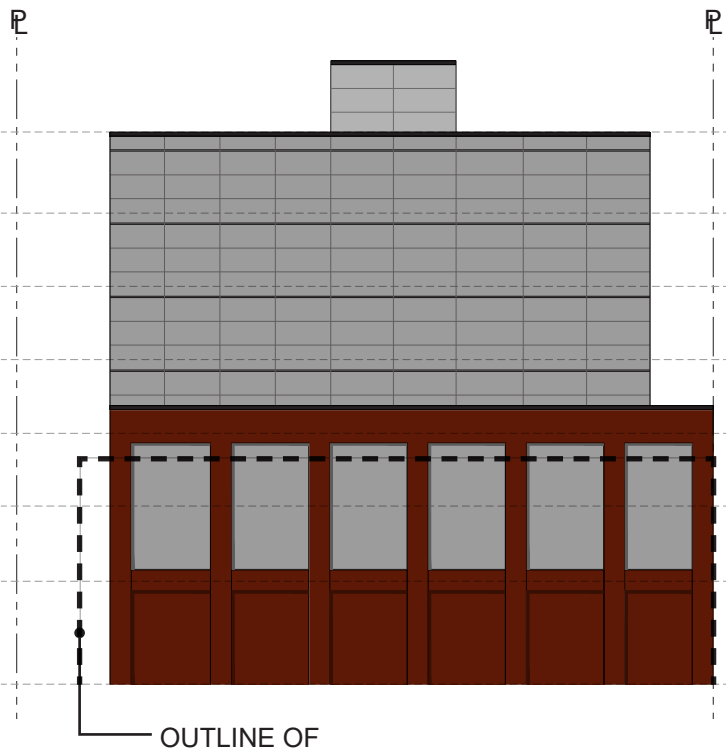
OPTION 1

- Brick frame expression at lower levels, wraps from Leary Ave NW facade
- Modulated upper panels reflect the proportions of the frame expression at the lower level and provide visual interest through shade, shadow, and relief.



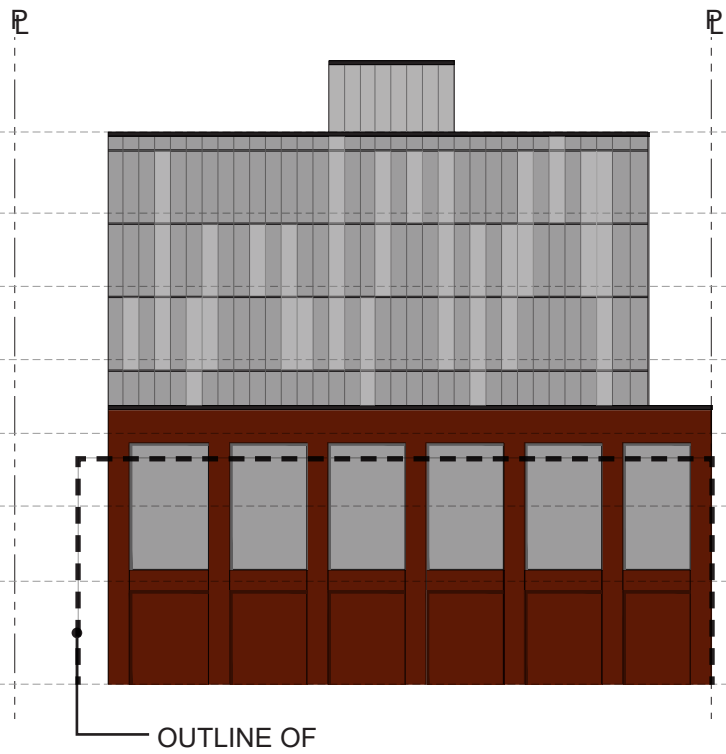
OPTION 2

- Brick frame expression at lower levels, wraps from Leary Ave NW facade
- Upper level panels are oriented in an efficient, simple vertically oriented grid.



OPTION 3

- Brick frame expression at lower levels, wraps from Leary Ave NW facade
- Upper level panels are oriented horizontally, reducing the apparent visual height of the structure.



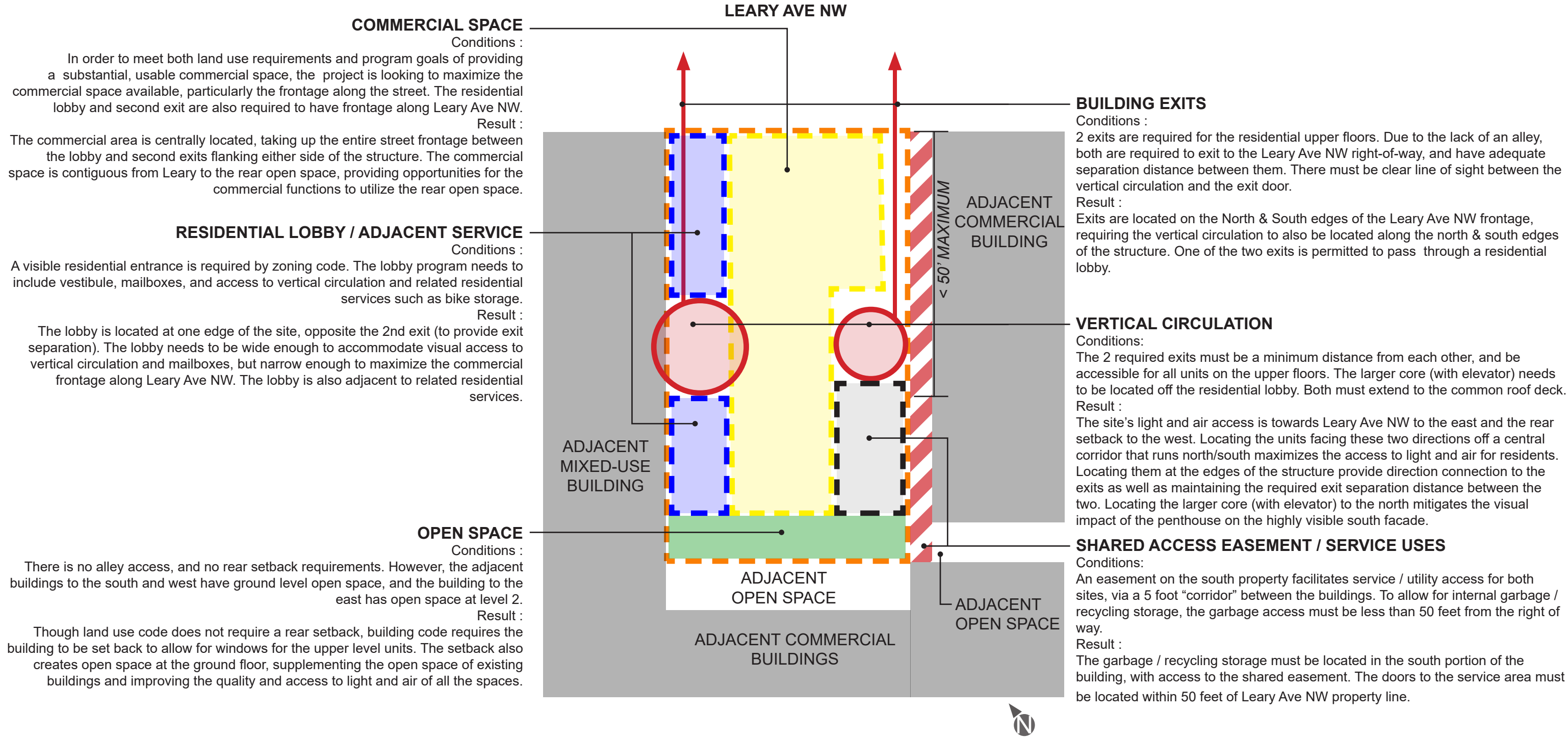
OPTION 4

- Brick frame expression at lower levels, wraps from Leary Ave NW facade
- Vertically oriented two tone panels provide visual interest through pattern and color

CONCLUSION |

Due to the south facade’s high visibility and restrictions on windows, Option 1 is most successful in providing visual interest to the upper level facade, while still relating to the architectural expression below and on the street facing facade.

GROUND LEVEL ANALYSIS



CITYWIDE DESIGN GUIDELINES



CS2 A.2 | ARCHITECTURAL PRESENCE:
Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.



CS2 B.2 | CONNECTION TO THE STREET:
Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.



CS3 A.1 | FITTING OLD AND NEW TOGETHER:
Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3 A.4 | EVOLVING NEIGHBORHOODS:
In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.



PL2 B.1 | EYES ON THE STREET:
Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PL2 B.2 | LIGHTING FOR SAFETY:
Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

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. Choose semi-transparent rather than opaque screening.



PL3 A.1 | ENTRIES
Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.

- RESPONSE |**
- Focus on the detailing and materials of the first three floors
 - Connection of the building to the neighboring buildings and new construction/ Bringing the vocabulary of old Ballard on Leary and setting the expectation for the neighborhood
 - Providing a retail presence to bring pedestrian activity to Leary

- RESPONSE |**
- Generous entry, substantial materials, highly detailed entry, large sliding windows to allow for spill out and connection to the sidewalk
 - Framing & treatment of the first 3 floors in a solid/substantial material with detailing

- RESPONSE |**
- Stitching old and new Ballard together through use of quality materials, detailing, patterning, window openings
 - Use of complimentary colors & materials for a timeless look/feel,

- RESPONSE |**
- Large, operable sliding/folding windows and doors at retail spaces
 - Residential lobby and retail entry visible from street / sidewalks / 24 hour surveillance

- RESPONSE |**
- Well-detailed and prominent entry lobby with visibility to the street
 - Retail entries with awnings to compliment main entry through use of materials, color, style



PL3 C.1 | POROUS EDGE:

Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3 C.2 | VISIBILITY:

Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

RESPONSE |

- Large blocks of glazing on lower/retail level
- Main spaces of lobby & retail oriented to be visible from the street to draw interest from pedestrians and those driving by
- Operable windows at the retail space



DC2.D.2 | TEXTURE

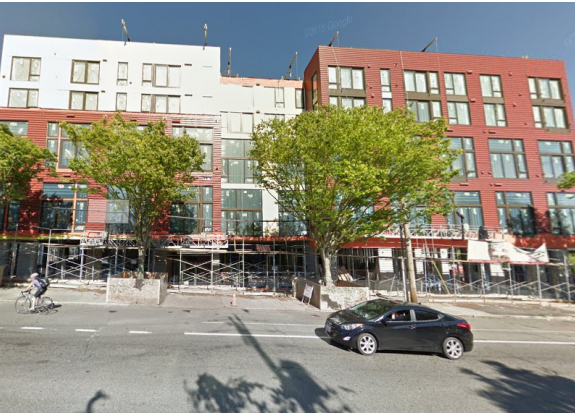
Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

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.

RESPONSE |

- Stone/brick facade at base/first few levels
- Durable/quality material at upper levels
- Materials that compliment the aesthetic of old Ballard, & that tie together with new Ballard
- Stone/Brick detailing and patterning



DC2 A.2 | REDUCING PERCEIVED MASS:

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

RESPONSE |

- Use of setbacks at the upper levels
- Break-up of materials
- Break up of massing through height changes, punched window patterning, building setback at level 3, and awnings at street level



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 through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

DC2 C.1 | VISUAL DEPTH AND INTEREST:

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

RESPONSE |

- Creating a cohesive building by carrying details, materials, window patterning, etc around the whole building
- Careful detailing of the retail level with grand doors, hardware, material patterning, etc.



DC2.D.1 | HUMAN SCALE

Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

RESPONSE |

- Street level retail
- Highly textured materials at first three levels
- Detailing & texture at ground level materials
- “Capture” massing at lower floors to mitigate full height of building

ZONING SUMMARY | SEATTLE MUNICIPAL CODE TITLE 23

Seattle Municipal Code Title 23
Zoning NC3-75 (M)
Requirements for Neighborhood Commercial-3 75 (M) Zones:

- SMC 23.47A.004** - Permitted Uses:
- B. Table A Permitted Uses:
 - NC3-75:
 - C.2.b. Restaurants - Permitted
 - C.10.1. Retail sales and services, general – Permitted
 - J.1 – Residential.
- SMC 23.47A.005** – Street Level Uses
- No restriction on uses other than residential.
- SMC 23.47A.008** – Street-level Development Standards
- A.1.b – Provisions of this section apply to Structures in NC Zones.
 - A.2. Blank Facades
 - b. Blank segments of the street-facing facade between 2 and 8 feet above the sidewalk may not exceed 20’ in width.
 - c. Total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.
 - A.3. Street-level street-facing facades shall be located within 10’ of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
 - B. Non-residential street-level requirements:
 - B.1.a. Structures with street-level non-residential uses in NC zones.
 - B.2. Transparency
 - a. 60% of street facing facade between 2 and 8’ above sidewalk shall be transparent. Width of a drive way at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing facade if the access cannot be provided from an alley or from a street that is not a designated principal pedestrian street.
 - b. Transparent areas of facades shall be designed and maintained to provide views into and out of the structure.
 - B.3. Depth provisions, Non-residential use shall extend an average depth of 30 feet and a minimum depth of 15’ from the street-facing facade.
 - B.4. Height provisions, Non-residential uses at street level shall have a floor-to-floor height of at least 13’.
 - C. Does not currently apply. Not a pedestrian designated zone.

BALLARD AREA
SPECIFIC REQUIREMENTS

SMC 23.47A.009.F – Standards applicable to specific areas

- 2. Facade modulation
 - a. Facade modulation requirements apply to all portions of a street-facing facade of a structure up to a height of 45 feet located within 10 feet of a street lot line, according to provisions of subsection 23.47A.009.F.2.c
 - b. The maximum width of any unmodulated street-facing facade is 100 feet. Facades longer than 100 feet shall be modulated at no greater than 100-foot intervals by stepping back the facade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.
 - c. Facade modulation requirements do not apply to portions of a structure that are below grade or that do not extend more than 2 feet above the existing or finished grade at the street lot line, whichever is lower.
- 4. Setback requirements
 - a. Street-level setbacks
 - b. Upper-level setbacks
 - 1. A setback with an average depth of 10 feet from all abutting street lot lines is required for portions of a structure above a height of 45 feet. The maximum depth of a setback that can be used for calculating the average setback is 20 feet.
 - 2. A setback with an average depth of 15 feet from all street lot lines is required for portions of a structure above a height of 75 feet. The maximum depth of a setback that can be used for calculating the average setback is 25 feet.

SMC 23.47A.010 – Maximum Size of nonresidential use.

- No limit restrictions for proposed uses per Table A for 23.47A.004

SMC 23.47A.011 – Outdoor Activities.

- No outdoor activities proposed.

SMC 23.47A.012 – Structure Height - Base Height: 75’

- C.2. Open railings, planters skylights, clerestories, greenhouses, solariums, parapets, and fire walls are permitted 4’ above applicable height limit. Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface may exceed height limit by 2’ if enclosed by parapets that comply with 23.47A.012.c.2.
- C.3. Solar Collectors may extend up to 7 feet above the otherwise applicable height limit for entire area of roof.
- C.4. The following rooftop features may extend up to 15’ above applicable height limit as long as the combined total coverage of all features gaining additional height does not exceed 20% of roof area, or 25% if the total includes stair, elevator, or screened mechanical:
 - C.4.a. Solar collectors
 - C.4.b. Mechanical equipment
 - C.4.f. Stair and Elevators up to 16’
- C.7. The following rooftop features shall be located at least 10’ from the north edge of the roof.
 - a. Solar collectors
 - b. Planters
 - c. Clerestories
 - f. Non-firewall parapets

ZONING SUMMARY | SEATTLE MUNICIPAL CODE TITLE 23

SMC 23.47A.013 – Floor Area Ratio

B.1. Maximum FAR per table A for 23.47A.013 = 5.5 FAR

D. Gross floor area not counted toward maximum FAR:

- 1. All underground stories

SMC 23.47A.014 – Setback Requirements

None required. Adjacent to other commercial zones on all sides.

SMC 23.47A.016 – Landscaping requirements

A.2. Green Factor score of .3 or greater

B.1. Street Trees are required

SMC 23.47A.022 – Light and Glare standards

A. Exterior lighting must be shielded and directed away from adjacent uses.

B. Interior lighting in parking garages must be shielded

D. Exterior lighting on poles permitted to 40’ above finished grade

SMC 23.47A.024 – Amenity Area

A. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use.

B. Required amenity areas shall meet the following standards

B.1. All residents shall have access to at least one common or private area.

B.2. Amenity areas shall not be enclosed

B.3. Parking areas, vehicular access easements, and driveways do not qualify as amenity areas

B.4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity shall be less than 250 square feet in size.

B.5. Private Balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

SMC 23.47A.030 – Required parking and loading.

A. Parking is not required per SMC 23.54.015

23.54.12 Table A ii. K. Ballard Hub Urban Village Urban Village within 1320’ of frequent transit service – No Minimum required.

-Bicycle Parking required per 23.54.015 Table D. Retail/Restaurant 1/12,000SF LT, 1/4000SF ST.

Residential: 1/4 Dwelling unit LT., .75/1 SEDU LT., no ST.

B. Loading Berths are required per SMC 23.54.035

23.54.035 1. Table A;

Medium Demand- Not required under 10,000SF

SMC 23.47A.032 – Parking location and access - None

SMC 23.47A.033 – Transportation concurrency level-of-service- standards.

Shall meet the transportation concurrency level-of-service standard prescribed in 23.52.

SMC 23.53.035 – Building overhangs and architectural encroachments shall meet the following

A. – Minor architectural encroachments that does not increase volume or floor area – cornices, eaves, sills, belts, etc.

2. Maximum vertical dimension = 2’-6”

3. Maximum horizontal dimension

a. 1’-0” below roof level

b. 3’-0” at roof level

4. Minimum vertical clearance at sidewalk – 8’-0”,

B. – Structural building overhangs that increases volume or floor area – Bay windows, balconies and other projections, as defined under Title 15

1. An annual permit from SDOT

2. Overhangs must be removable

3. Overhangs must not be part of the building structure or systems

4. Minimum vertical clearance at sidewalk – 8’-0”, alley – 26’-0”

5. Maximum depth = 3’-0” and no closer then 8’-0” of centerline of alley

6. 50% of bay window shall be glass. 60% of that glass must be parallel to the property line

7. Maximum length of overhang shall be 15’-0”

10. Minimum separation between bays shall be 8’-0”

11. Minimum separation from interior lot lines shall be 1’-0”, unless there is a building on the adjoining lot that is at the lot line, then the bay may be flush with the lot line.

C. – Total building overhang shall not exceed 30% of the overall facade area. Solid balcony railings are included in that calculation. Open railings are not.

SMC 23.54. - Other Requirements

23.54.040 – Solid Waste and recyclable materials storage and access

A – Provide storage space for solid waste and recyclable materials per Table A

Residential development - 26-50 Dwelling units = 375 SF required

Commercial development - 0 - 5,000 SF = 41 SF required

(reduced by 50% from 82 per SMC 23.54.040.B)

416 SF total required

BALLARD URBAN DESIGN & TRANSPORTATION FRAMEWORK

OVERALL RECOMMENDATIONS

3.3 Land Use & Zoning

Mixed use vs. Single Purpose Development

...Along Ballard's key commercial streets, active ground floor uses are desired - or in the case of pedestrian-designated areas - required.

3.4 Development Standards

Building Massing & Scale

The proposed changes to development standards generally seek to create continuity and an intimate scale at the street level and first thirty feet of building facades. Above this level, proposed standards will help provide a sense of openness and reduce the perceived bulk of large development (canyon feel). In doing this, building forms should reflect the nature of their uses, rather than copy elements found in smaller (e.g. residential) development.

Building width

Along commercial streets, the dominant parcel width of areas platted up to the 1930's was 50'. Building facades created continuous frontages along the block lengths, but the individual buildings were between 50 and 100 feet. Reflect this character in new buildings by either limiting lengths or by creating distinct designs or material changes, or vertical modulation that break up facades into this scale.

Upper level

Above 30 - 40 feet (three to four stories) the priority shifts from reinforcing the desired street-level activity to incorporating elements that reduce bulk and increase light to the street.

Relationship to the street

Meeting the sidewalk

Throughout downtown Ballard, place buildings and active uses close to the sidewalk to support a pleasant walking environment...

Street level

At the street level, create a sense of lively enclosure. In shopping areas, at transit hubs, and in the Civic Core, where there are lots of pedestrians and gathering places, place buildings abutting the sidewalk or provide small, carefully programmed spaces such as outdoor cafe seating areas. Design entrances, highly transparent shop windows, sidewalks and open spaces to work together to support the highest level of social interaction.

Existing Context

In the character core, Ballard has a great collection of old buildings, new development should contribute to this legacy.

Location on a Block

Provide continuity of vertical and horizontal elements such as window size and spacing and location of entrances along a block. Take advantage of the visibility of corner locations by placing entrances and strong design features on corners. On the north side of the intersection, make use of the light available throughout the winter, fall, and spring.

Facade Design

Treat the design of facades as a single integrated element. Older buildings in Ballard, especially larger ones, were often more ornately designed or included interesting architectural features. While such visual interest is desirable and can reduce the perceived bulk of larger buildings, a well-defined design concept with restrained materials and color palette is desired. Horizontal divisions that create distinctive base and cap levels can provide a scale and order to the mass of a building. Facades may also be divided vertically by piers or may be modulated to form repetitive window bays.

Street level design of shop-fronts

Ballard Avenue and the older parts of Market Street demonstrate successful street-level design. New development on shopping streets should provide street-level interest that enhances the pedestrian environment, with highly transparent windows to encourage pedestrians to focus on the product or service offered. New development should provide variety and distinctiveness in materials and smaller details such as hardware, fixtures, and colors.

Building Materials

- Traditional materials like brick and stone are recommended for the Character Core... Select materials to convey permanence.
- Development should reinforce the historic character with use of high quality materials and a selective color palette.
 - Ground floor windows of businesses should not be overly recessed.
 - Masonry is preferred at the street-level and for the first 40 feet.
 - Window openings should incorporate lintels and sills on a scale that is appropriate to the size of the building.

3.6 Streetscape and Open Space

Open Space

Open spaces in downtown Ballard provide for respite, socializing and recreation. Open spaces range from balconies where one can enjoy a sunset to rooftop decks that host private gatherings, as well as parks and streets. Creating a healthy public realm requires the thoughtful attention to the building elements described above and streetscape elements described below.



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BALLARD URBAN DESIGN & TRANSPORTATION FRAMEWORK

Character core

Overall massing

The community is strongly in favor of human-scaled buildings, appropriate upper level setbacks, and massing breaks that can contribute to mitigating the canyon feeling...

Street level design

Draw attention to entrances. Avoid deep window reveals at street level. Encourage variety in awnings, signage. Street level facades should have greater proportion of voids than solids.

Adjoining structures

Design buildings so that the facade and massing take cues from adjoining buildings

Strong horizontal elements

Design new buildings to have horizontal divisions that create distinctive base and cap levels.

Establish human-scale

Pay special attention to details on the first 30’ of the facade to establish scale, engage pedestrians, and respond to a walking speed.

Materials

Scale and context

Reinforce the historic character with restrained use of high quality materials. Brick and stone masonry are preferred for the first 30-40 feet. Metal and other industrial finishes can be used to compliment traditional materials or create interesting contrast.

Sense of permanence

Convey a sense of structural permanence through the choice of materials

Clear design approach

Pursue one clear design approach while responding to existing structures. Example approaches include restoration, replication, complementary additions, differential contrast, and assertive contrast.



Photos and Graphics by Ballard Urban Design & Transportation Framework Document

CHARACTER CORE RECOMMENDATIONS

4.1 Character Core (details p.26-29)

Role

Ballard’s Downtown is centered on its “main streets” – Market Street and Ballard Avenue. Its inviting mix of historic and heritage buildings, and a welcoming business district with shops, restaurants and bars, and services define Ballard’s character. Sustain this historic role and character of Ballard’s main streets as they evolve and grow. This includes strengthening the Landmark District’s streetscape and writing new development standards to ensure new buildings integrate Ballard’s historic design precedents for well-detailed, quality construction.

Overall Strategies

Expand and strengthen the “main street” character of Market Street.

1. Selectively extend this character along:
 - Leary Way NW from NW Market Street to 20th Avenue NW
2. Establish new requirements and guidelines so that new development is more compatible with existing character and reinforces these commercial streets
3. Explore developing criteria to identify and incentives to retain certain older buildings in the Character Core (but outside the Ballard Ave Landmark District).
4. Pursue strategies to attract more jobs such as encouraging office uses over street level retail, and allowing single-purpose commercial buildings to achieve the highest allowable FAR.
5. Expand the Pedestrian designation to extend the walkable “main street” character of Market Street.
6. Improve the ease of walking through intersection improvements, through-block connections, and way-finding strategies.
7. Encourage active uses around open spaces, and orienting buildings so that entrances and private open spaces create a physical or visual connection with public open spaces.