



CLARK
BARNES

RECOMMENDATION MEETING (#3034058-EG)

August 28, 2020

RECOMMENDATION MEETING

1766 NW MARKET STREET, SEATTLE, WA 98107

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APPLICANT TEAM

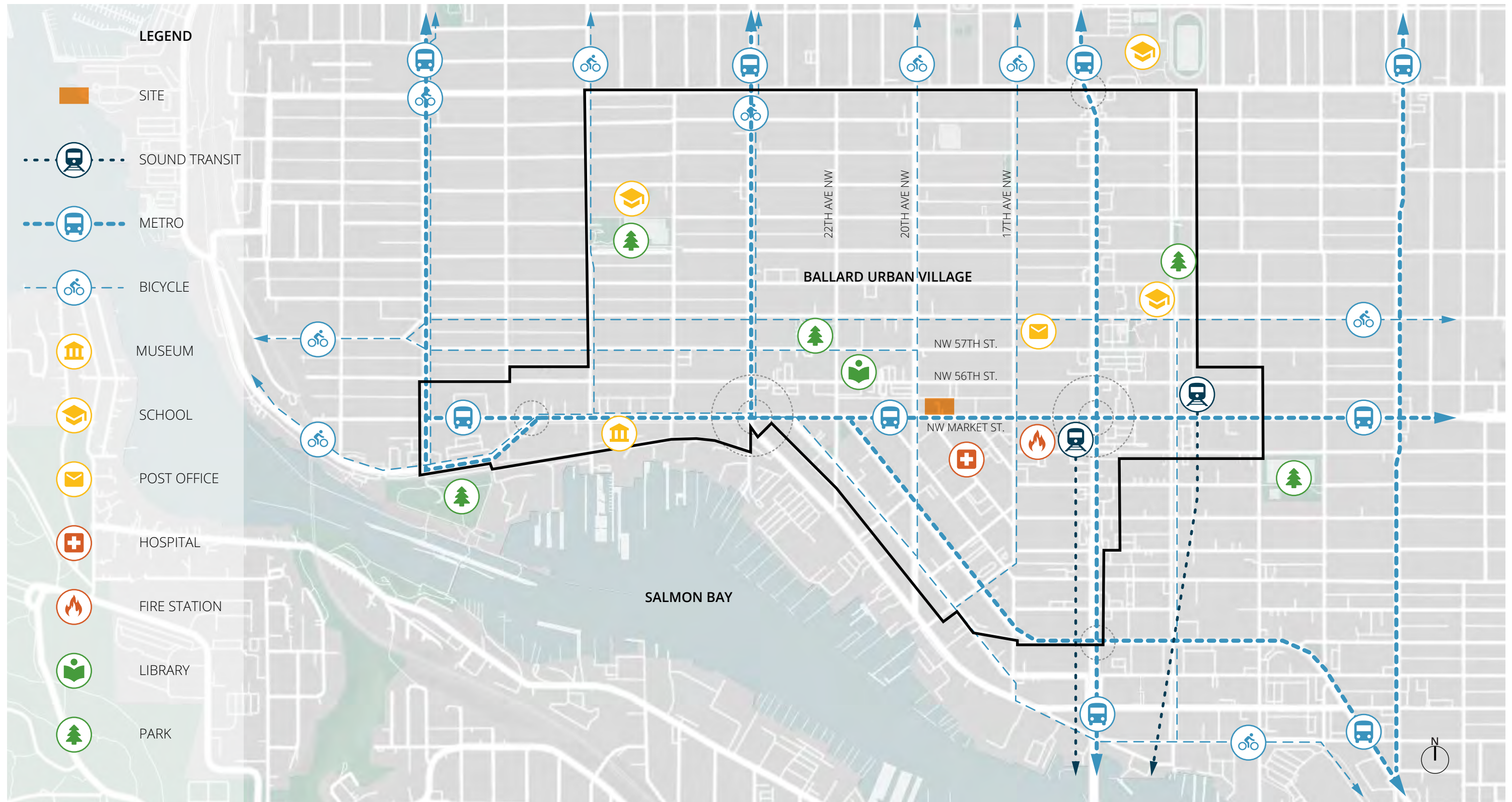
OWNER: 1766 NW Market Street LLC
24437 Russell Rd.
Suite 240
Kent, WA 98032

ARCHITECT: CLARK | BARNES
1401 West Garfield St.
Seattle, WA 98119

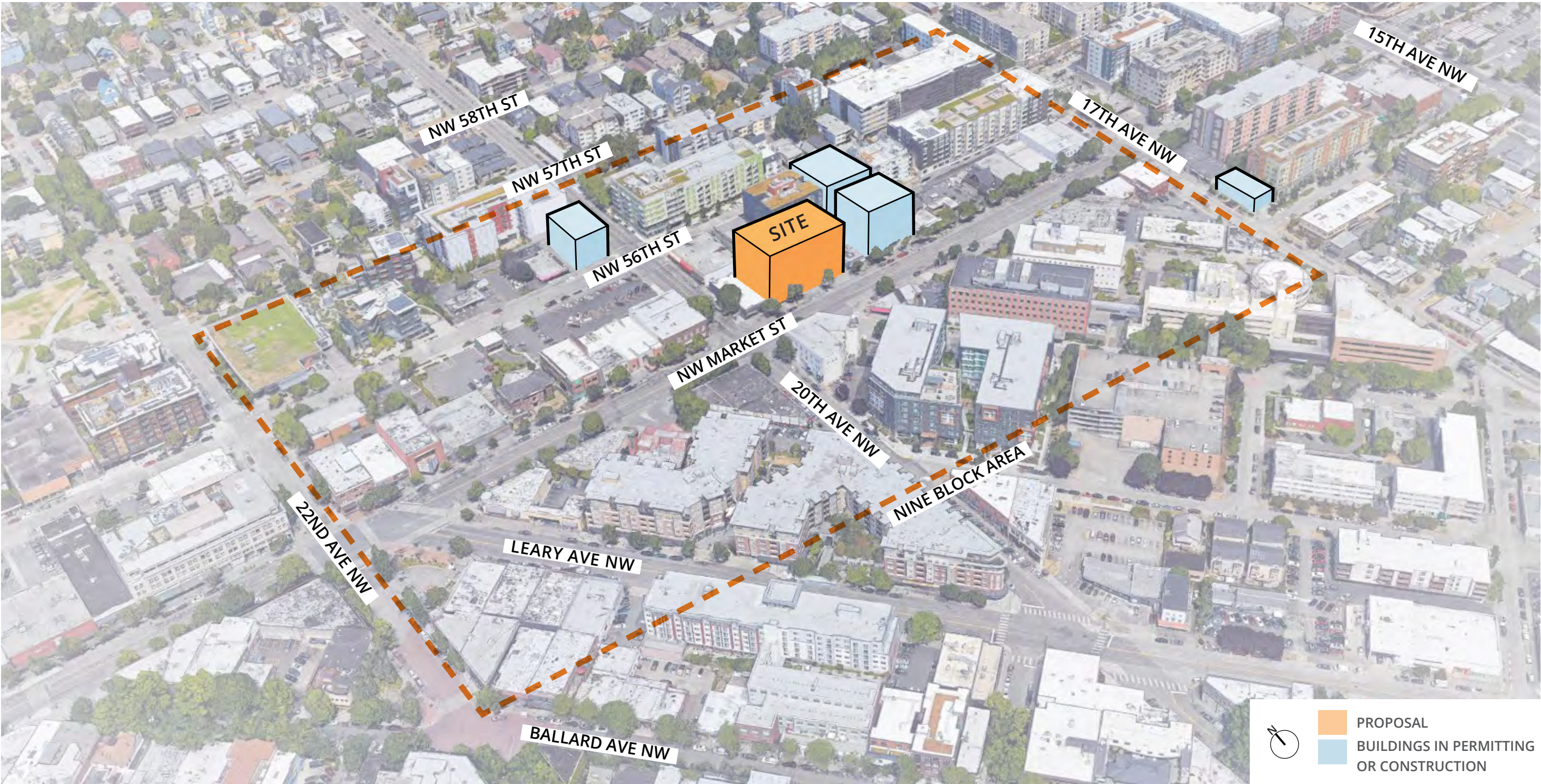
PROJECT DESCRIPTION

Construction of a new 85' eight story Type IV-C mass timber (CLT) hotel. With six floors of 120 upscale guestrooms, a double height CLT jewel box amenity at the ground floor with outdoor open space, a roof deck for hotel guests, and one floor of below grade parking with 30 stalls. The main hotel entrance will be located on the southeast corner of the site on NW Market St, and an outdoor dining area to the southwest. Access to the below grade parking levels will be from the alley to the North.

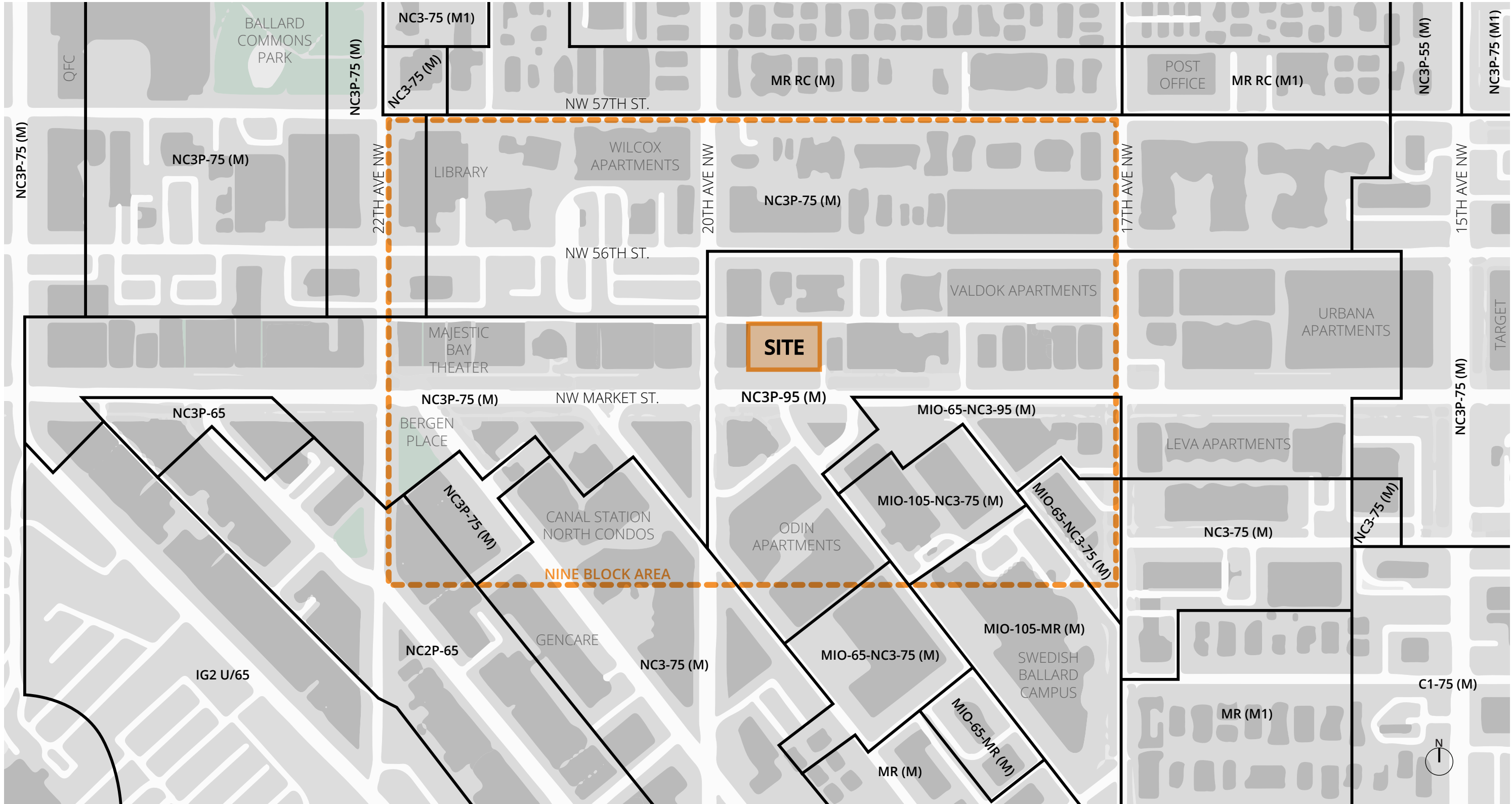
VICINITY MAP



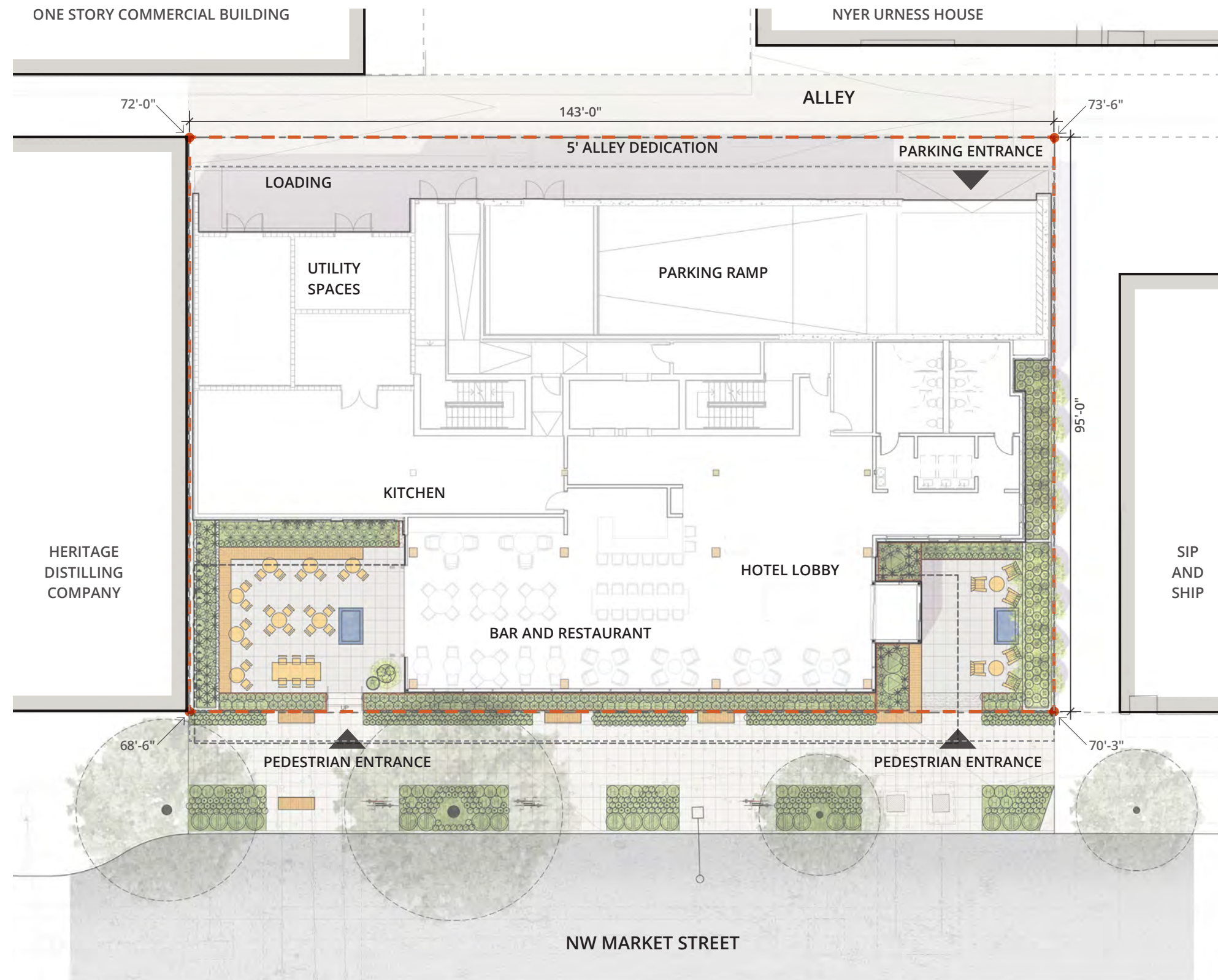
NEIGHBORHOOD CONTEXT



ZONING MAP



SITE PLAN



ZONING DATA

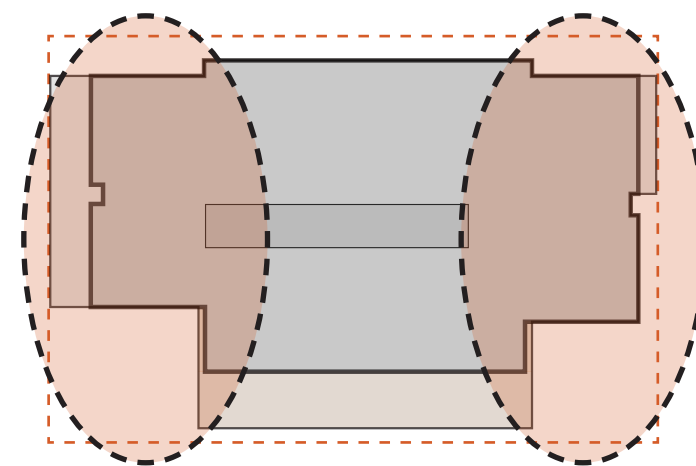
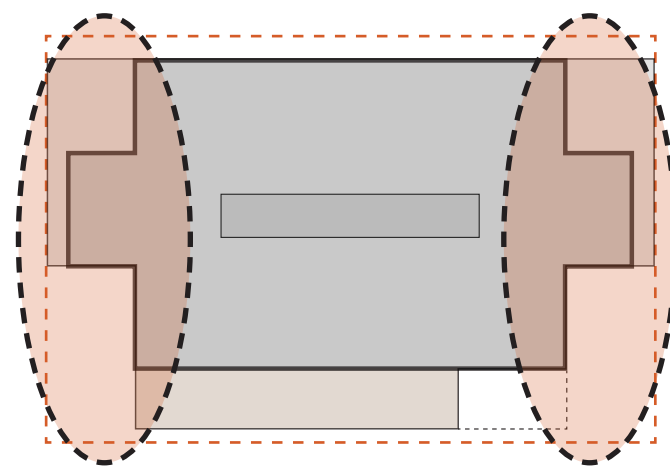
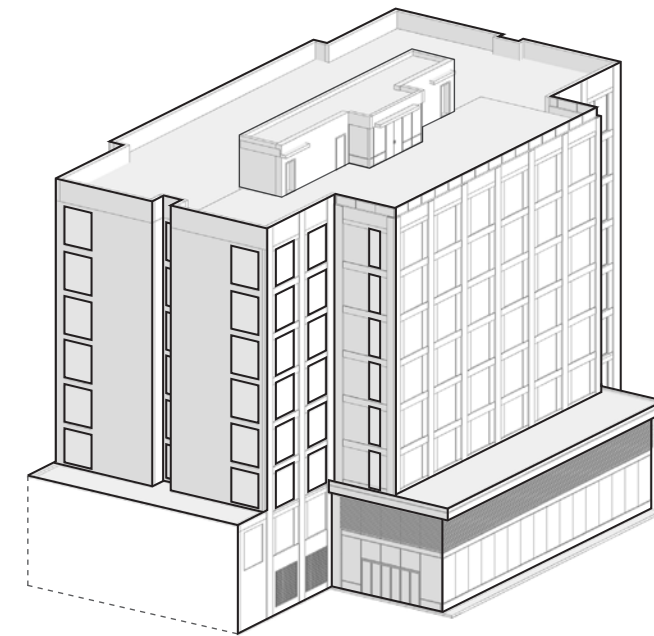
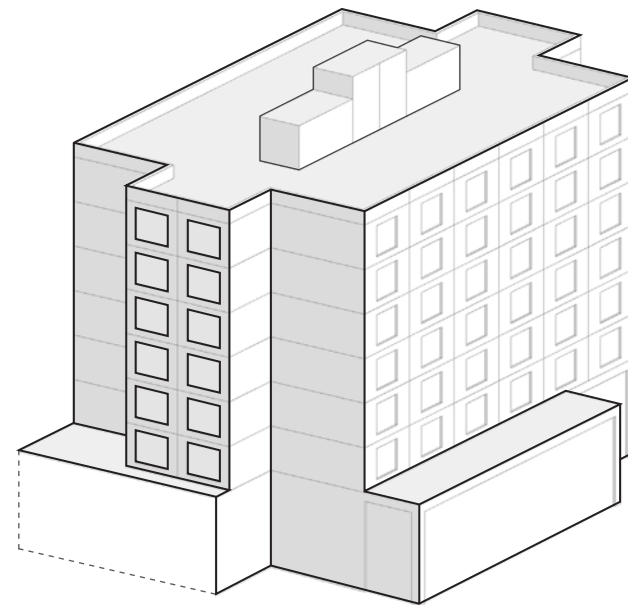
ADDRESS	1766 NW Market Street, Seattle, WA 98107	
ZONE	This project is vested per NC3P - 85 (Neighborhood Commercial 3) Ballard Hub Urban Village, Pedestrian Area, Frequent Transit	
PERMITTED USES	Residential, Commercial (23.47A.004)	
FLOOR AREA RATIO 23.47A.013	Max. Single Use: 4.5 x 13,585 SF (lot area) = 61,132 SF Max. Proposed FAR complies	AMENITY AREA (23.47A.024)
STRUCTURE HEIGHT (23.47A.012)	Base height limit = 85 feet Proposal complies with height limit.	Required Amenity area: 5% total gross SF Gross floor area excludes areas for mechanical equipment and accessory parking Bioretention facilities qualify as amenity areas Amenity area proposed exceeds requirement.
FACADE MODULATION (23.47A.009.F.2)	Street-facing facades up to a height of 45' located within 10' of a street lot line shall have a max. w of 100'. Facades longer than 100' shall be modulated at no greater than 100' intervals by stepping the facade back from the street lot line for a min. depth of 10' and a min. width of 15' Proposal complies with facade modulation.	OVERHEAD WEATHER PROTECTION (23.47A.008.C.4)
UPPER LEVEL SETBACKS (23.47A.009.F.4.B)	Portions of a structure above a height of 45' shall be setback an average depth of 10' from all abutting street lot lines. The max. depth that can be used for calculating the average is 20'. Portions of a structure above a height of 65' shall be setback an average depth of 15' from all abutting street lot lines. The max. depth that can be used for calculating the average is 25'. Proposal complies with setbacks.	SOLID WASTE AND RECYCLABLE STORAGE (23.54.040)
BLANK FACADES (23.47A.008.A)	Blank segments of the street-facing facade between 2' and 8' above the sidewalk may not exceed 20' in width. The total of all blank facade segments may not exceed 40% of the width of the facade. Proposal complies with blank facade requirement.	50,001 - 100,000 gross floor area = 225 SF required Proposed waste and recyclable storage complies with requirement.
PARKING ACCESS (23.47A.032)	Access to parking shall be from Alley in NC zones. Proposed parking access from Alley.	GREEN FACTOR (23.47A.016)
DRIVEWAY SLOPE (23.54.030.D.3)	No portion of a driveway shall exceed a slope of 15 percent. Proposed driveway is 20%. See page 33 for Type 1 Decision request.	Required green factor score: 0.30 min. Existing street trees shall be retained Proposal will comply with green factor requirement.
TRANSPARENCY (23.47A.008.B.2)	60% of the street-facing facade between 2' and 8' above the sidewalk shall be transparent Proposal complies with transparency requirement.	PARKING QUANTITY EXCEPTIONS (23.54.015 TABLE A)
		No minimum parking requirement for non-residential use (hotel) within urban village when the site is located within a frequent transit service area. No parking required. 30 parking stalls provided.
		HISTORIC SIGNIFICANCE
		Per the letter issued August 17, 2017 from City of Seattle Landmark Preservation Board: <i>'a motion was made to not approve the nomination of Mittelstadt Mortuary / Ballard Blossom at 1766 NW Market Street in Seattle. The vote for this motion was 11 in favor and 0 opposed, the motion passed, resulting in denial of the nomination.'</i>

MASSING & ARCHITECTURAL CONCEPT

BOARD GUIDANCE | Supported the minimized blank wall conditions along the East and West lot lines resulting from pulling back and incorporating glazing and modulation.

BLANK WALLS (DC2.B.2) | Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

RESPONSE | By pulling back the east and west facades above the podium 5' and 11' respectively, and adding a vertical notch on both elevations, we're providing light and air for our building and the neighbors. These facades incorporate large windows and material changes that compliment the street-facing elevation. The massing at the podium creates a connection along the street level and a unified scale with the adjacent structures.



EDG 5/20/2019 - ELEVATION AND PLAN 

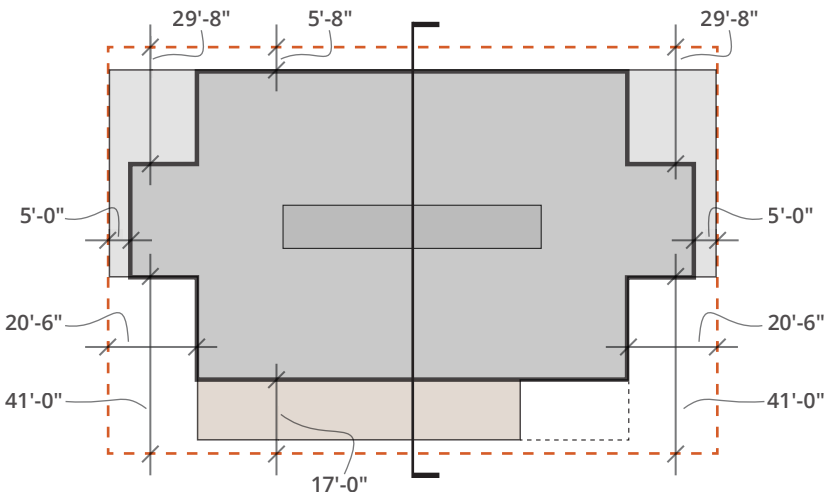
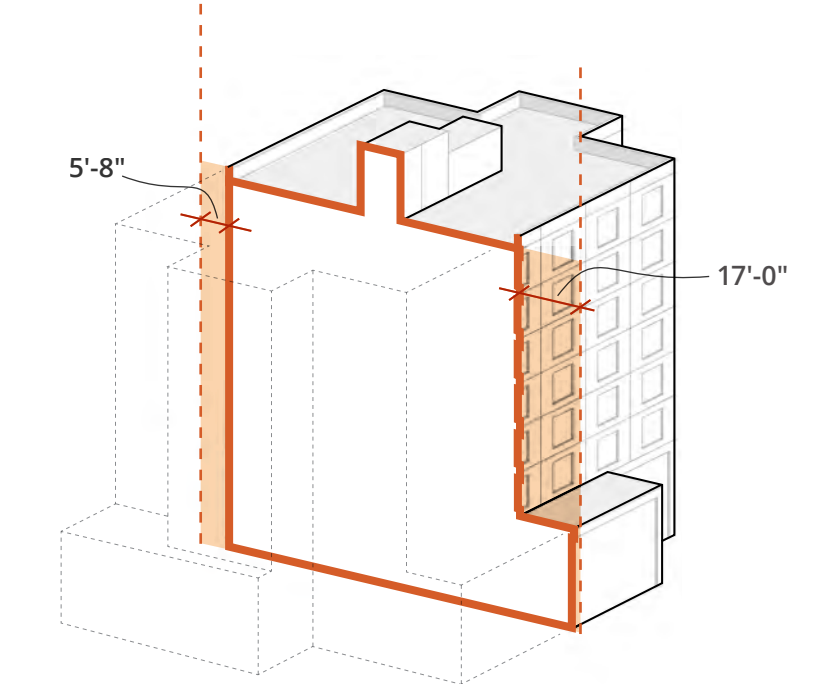
DRB - ELEVATION AND PLAN 

MASSING & ARCHITECTURAL CONCEPT

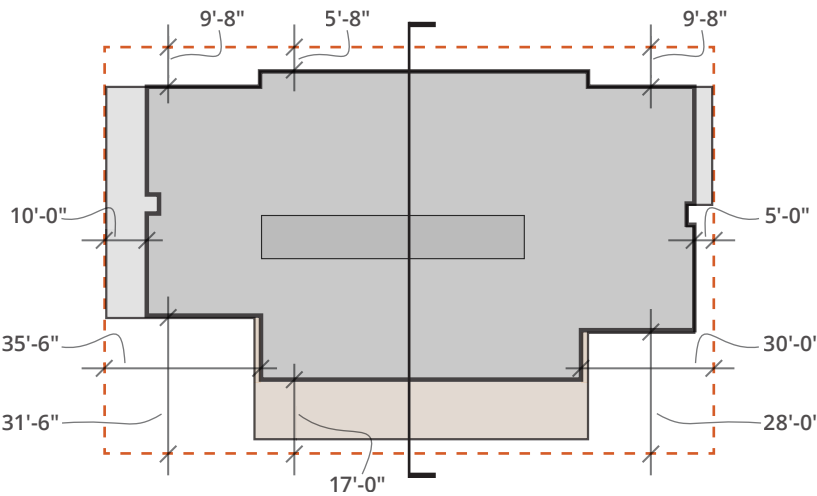
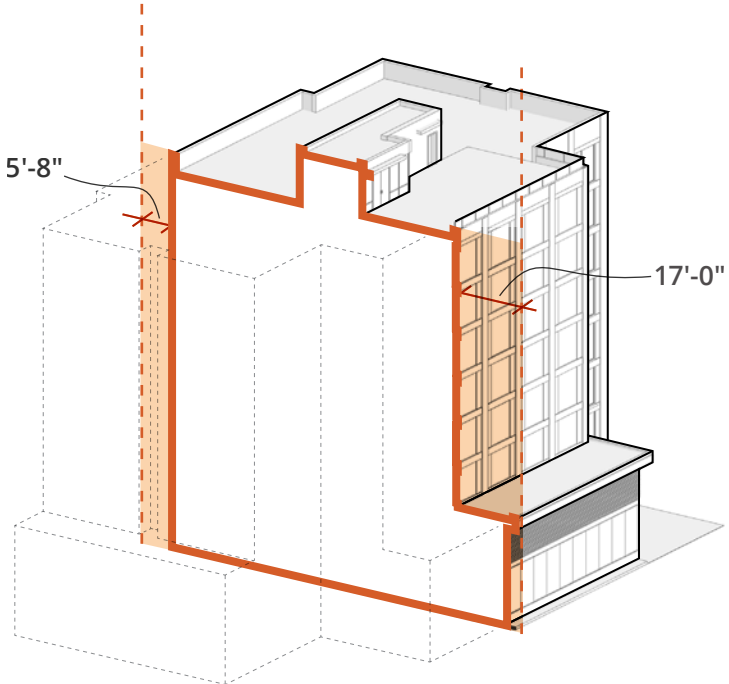
BOARD GUIDANCE | Supported the greater upper-level setbacks along Market Street as opposed to providing more setback along the alley, as this option reduced the scale and provided more massing relief along Market Street.

EXISTING DEVELOPMENT AND ZONING (CS2.D.1) | Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/ or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

RESPONSE | Along the alley and Market Street, we're maintaining the supported setback strategies from EDG. The rest of the setbacks help to distinguish the CLT jewel box and the outdoor plazas at ground level from the upper levels. The simplicity of overall form anticipates the zoning opportunities of the neighboring sites, creating a benchmark for future development.



EDG 5/20/2019 - ALLEY AND STREET SETBACKS



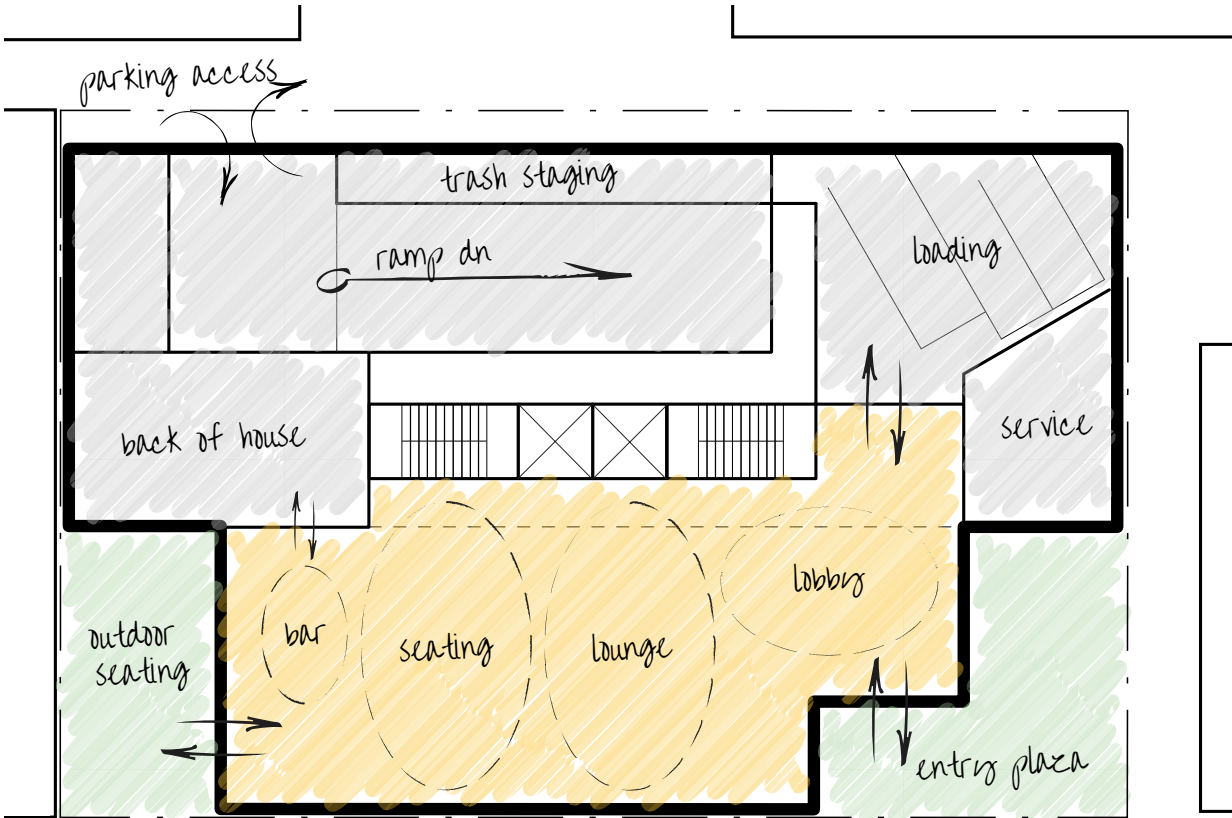
DRB - ALLEY AND STREET SETBACKS

MASSING & ARCHITECTURAL CONCEPT

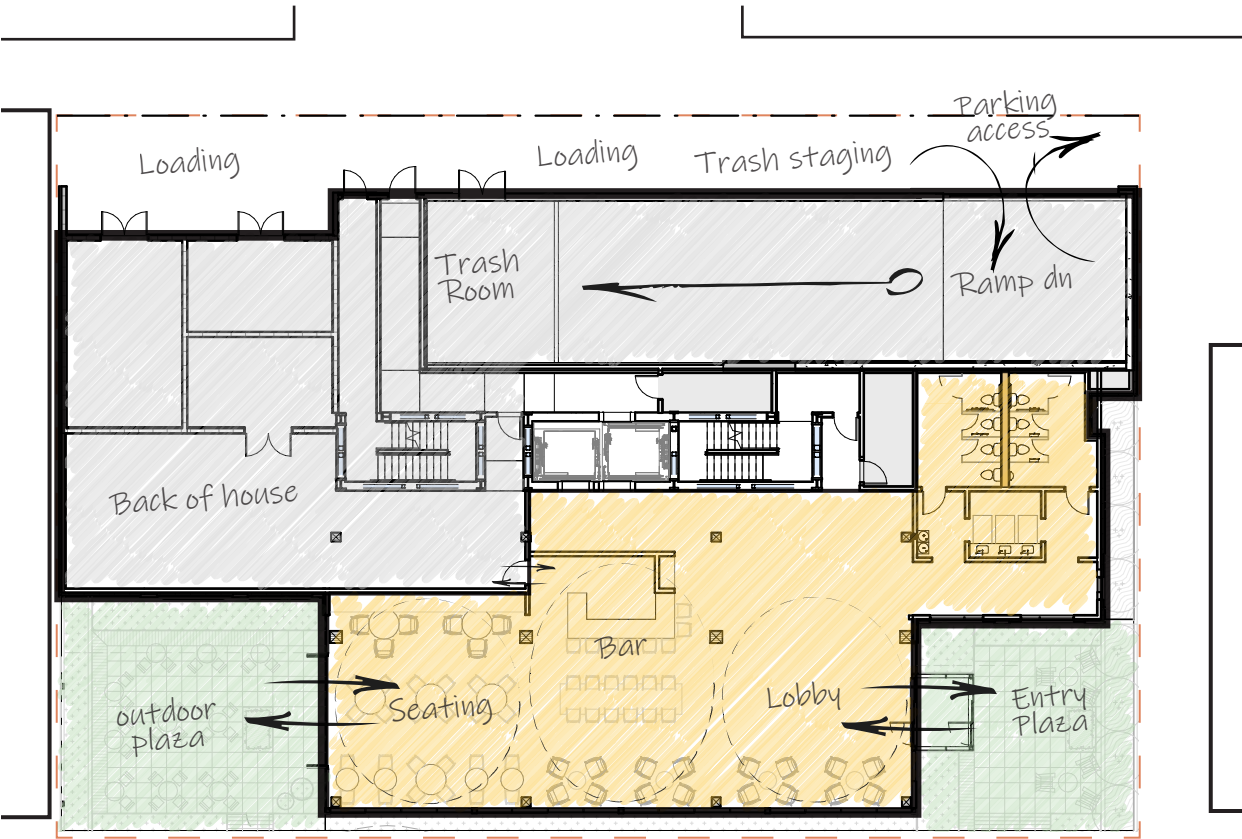
BOARD GUIDANCE | Supported the concept of carving the street level podium to incorporate an open space design element. However, the board would like to see further development of the ground level and further strengthening and clarifying the relationship of open space and programming.

ADDING TO PUBLIC LIFE (PL1.A.2) | Seek opportunities to foster human interaction through an increase in the size and/ or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B.3.

RESPONSE | We're creating two plazas that blend the 20' wide public sidewalk into the open, double-height amenity space, stitched together with high-quality landscaping and artistic features. To the east, the smaller entry plaza is an extension of the sidewalk, reflecting the idea of the Market Street gateway into Ballard. To the west, the larger dining plaza extends the indoors outdoors toward the neighborhood center. Both plazas will have large, glassy openings into the interior, ensuring that both spaces will be visually connected to the interior and used throughout the year.



EDG 5/20/2019 - GROUND LEVEL PROGRAMMING



DRB - GROUND LEVEL PROGRAMMING

STREETSCAPE & GROUND FLOOR PROGRAMMING

BOARD GUIDANCE | Explore shorter depth and longer open space along NW Market, balanced with a continuous street edge experience. The Board appreciated the podium / facade studies provided on page 30. The Board was intrigued by the potential to maintain the structural expression and create a continuous urban edge while expressing the open space as a void.

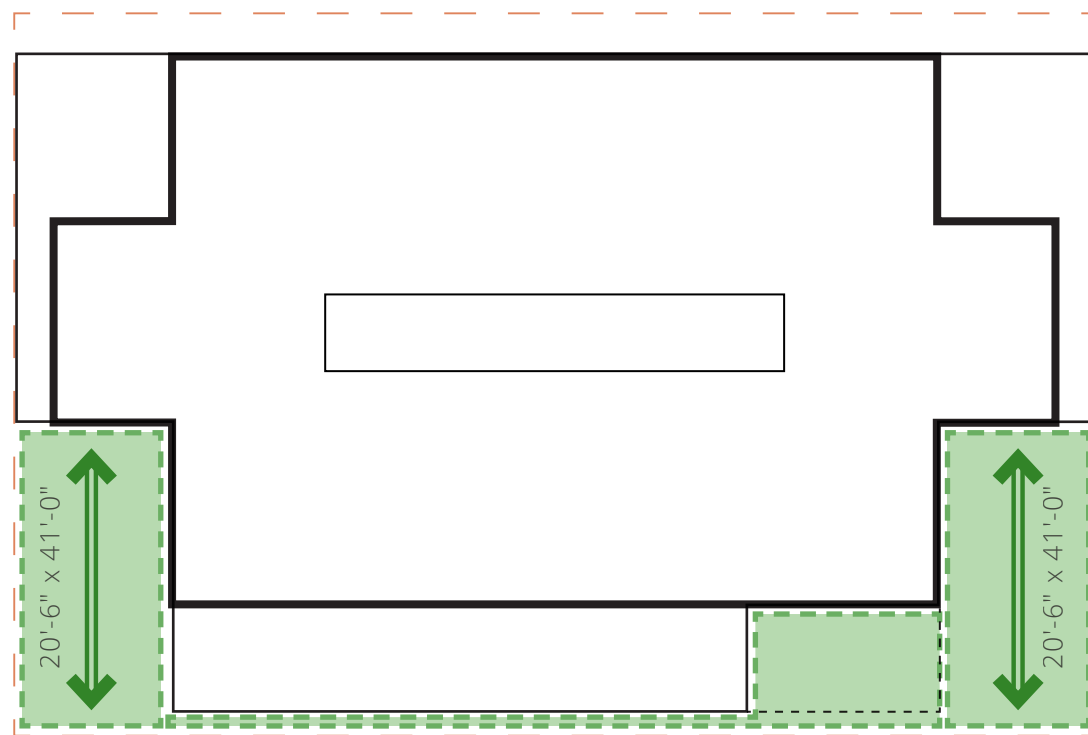
BOARD GUIDANCE | Supported orienting the larger open space toward the west, toward the center of Ballard.

ADDING TO PUBLIC LIFE (PL1.A.2) | Seek opportunities to foster human interaction through an increase in the size and / or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curbs bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B.3.

PEDESTRIAN AMENITIES (PL1.B.3) | Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/ or kiosks.

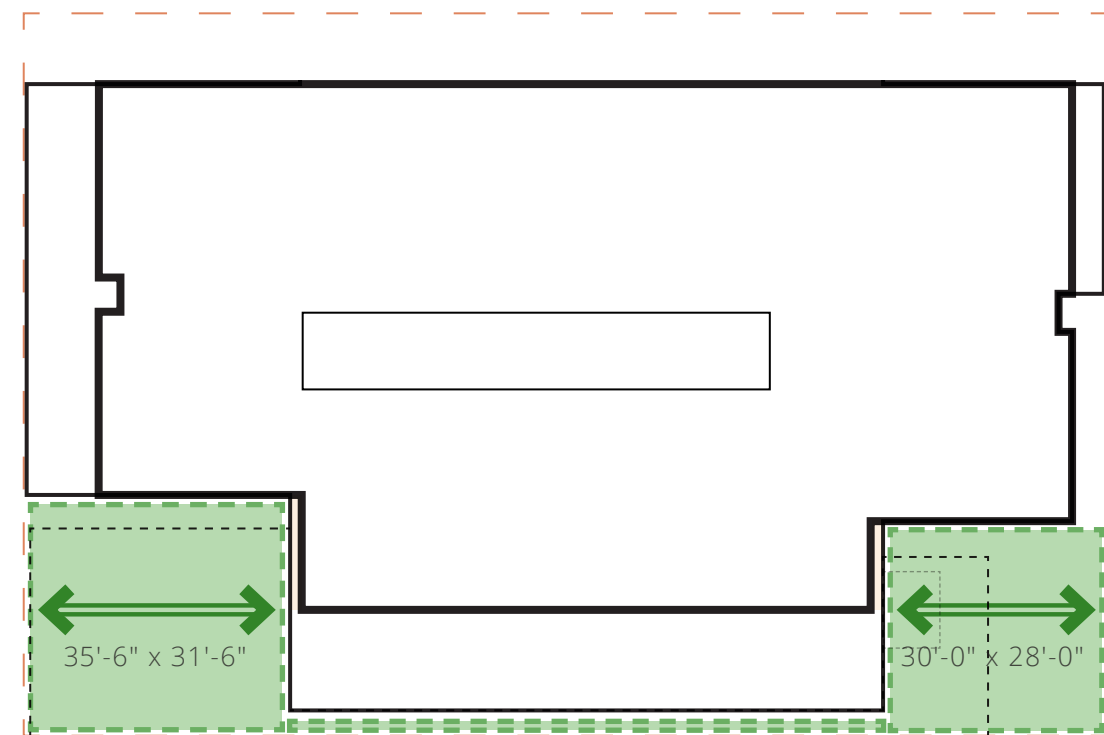
RESPONSE | The two south facing open spaces along Market Street are both shallower and longer than Option C at EDG, but they have also been refined to reflect the programmatic requirements of the spaces and bring the uses closer to the connection with the sidewalk.

The western dining plaza is larger and longer than the eastern entry plaza, in order to provide more space to the place where people will gather. This western plaza is oriented to the southwest, toward the center of Ballard. The canopies and landscaping are treated as a single design element that binds the two plazas together and to the CLT jewel box, creating a vibrant street edge.



← NW MARKET ST →

EDG 5/20/2019 - OPEN SPACES



← NW MARKET ST →

DRB - OPEN SPACES

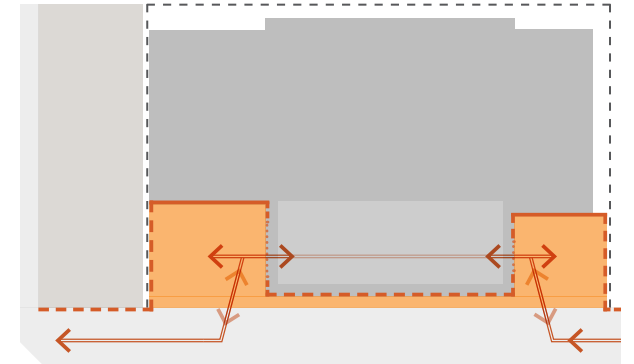
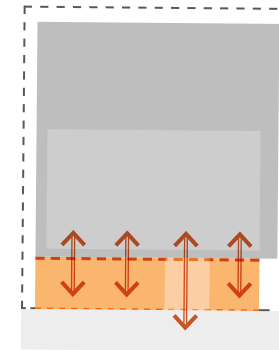
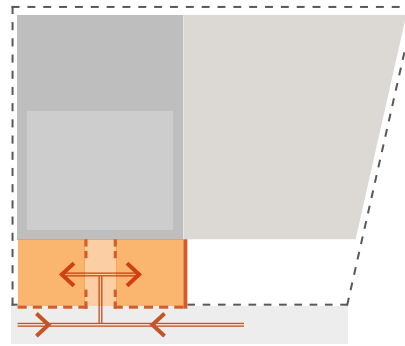
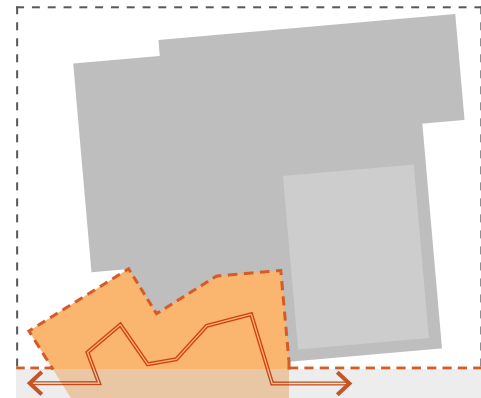
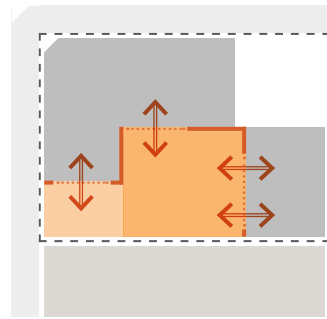


STREETSCAPE & GROUND FLOOR PROGRAMMING

BOARD GUIDANCE | Study other open space/outdoor uses along Market and within the Ballard context, as well as precedents outside of Ballard. Demonstrate how this open space fits into the Ballard character/context.

ADDING TO PUBLIC LIFE (PL1.A.2) | Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/ or kiosks.

RESPONSE | It's important for our project to add to the rich variety of open spaces around the neighborhood. Studying four precedents in the area has provided us with practical information about how to connect the outdoor spaces to the sidewalk and building entries. We've used these precedents to connect the outdoor spaces to the sidewalk, provide multiple pedestrian connections to the sidewalk, and to use the form of the building to define the outdoor spaces.



BRIMMER & HEELTAP - 425 NW Market St

GREENFIRE - 2034 NW 56th St

THE WHALE WINS - 3506 Stone Way N

VALENTINETTI'S - 5425 Russell Ave NW

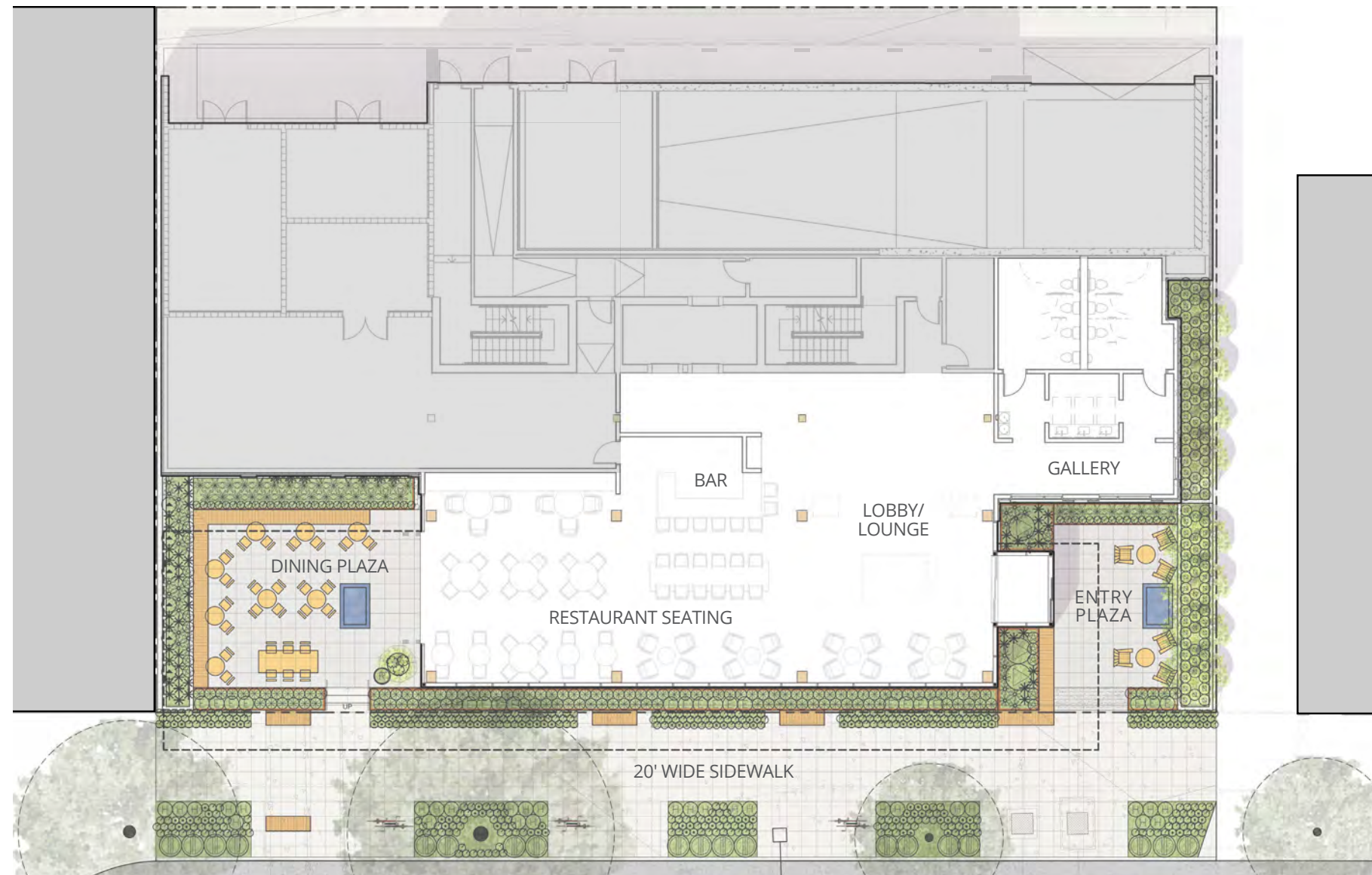
BALLARD HOTEL - 1766 NW Market St



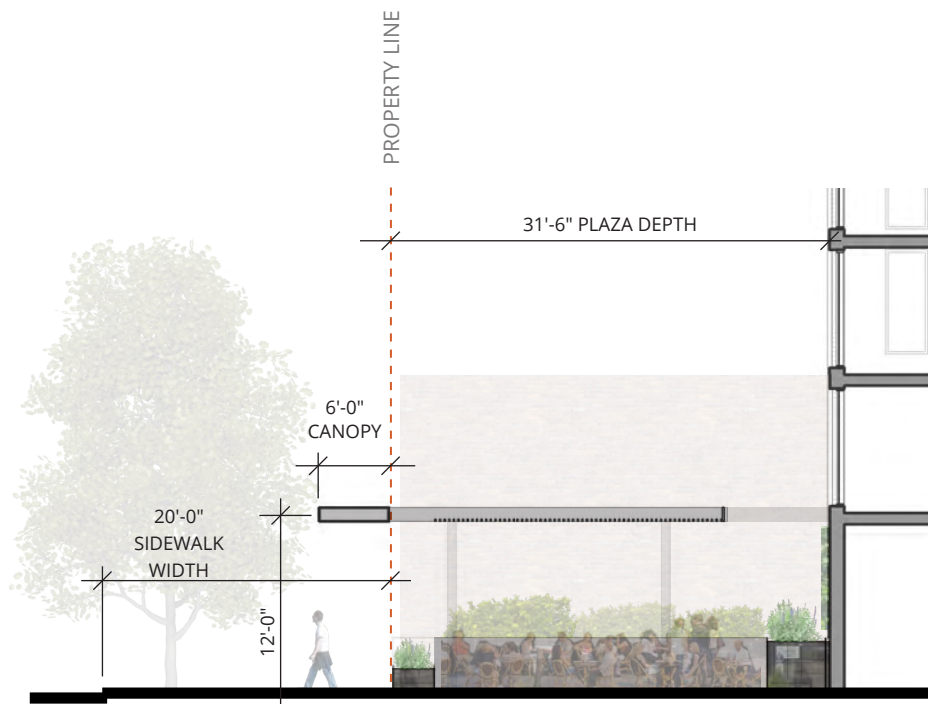
STREETSCAPE & GROUND FLOOR PROGRAMMING

- BOARD GUIDANCE** | Demonstrate further refinement of the programming and allocate open space based on the proposed program. Clarify how the spaces will be used and the relationship to interior spaces, as well as the logic behind the distribution of area for the entry plaza vs. more public open space.
- INTERIOR/EXTERIOR FIT (DC3.A.1)** | Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.
- CONNECTIONS TO OTHER OPEN SPACE (DC3.B.3)** | Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/ or the sidewalk.

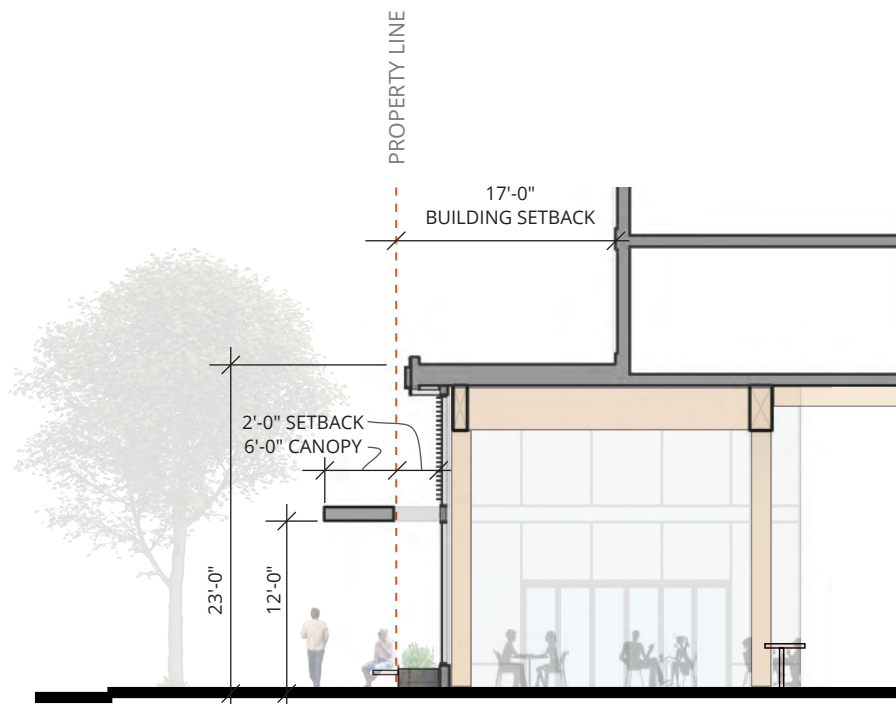
RESPONSE | The ground level along Market Street is divided between the glassy, double height CLT jewel box and plazas to the east and west. To the east, the entry plaza leads directly to the reception area, and to the west, the outdoor patio seating blends seamlessly with the interior restaurant seating. The landscaping, seating, canopies, and finishes will continue across the divide between inside and out, giving the spaces a unified expression. The dining plaza is larger than the entry plaza to reflect the best use of where people can gather and socialize, versus pass through more efficiently. The building massing of the lower levels and the sidewalk canopy aligns with the two adjacent buildings, creating a continuous, unified street edge expression along the Market Street.



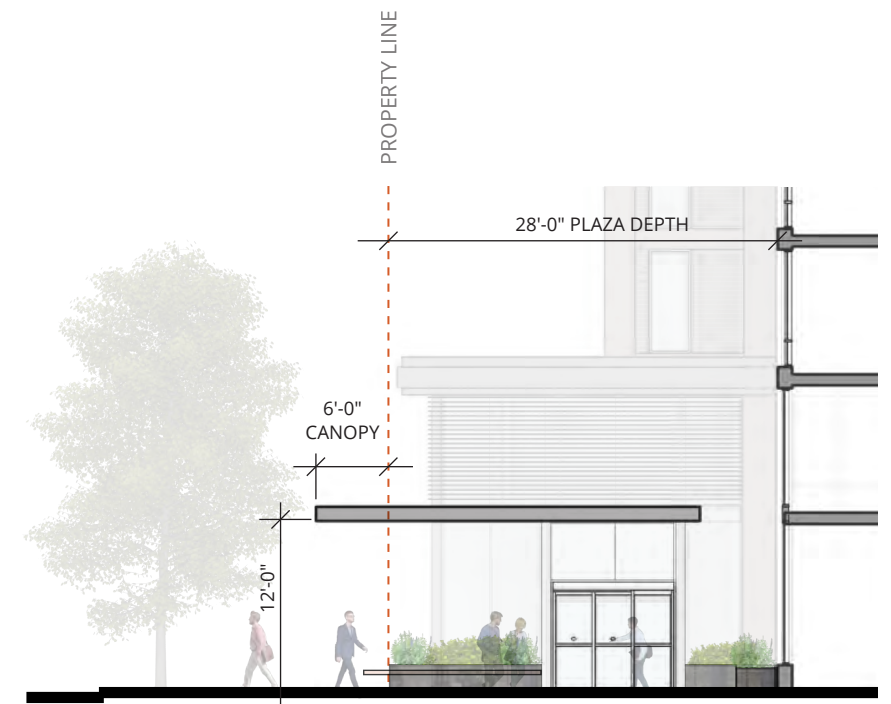
STREETSCAPE & GROUND FLOOR PROGRAMMING



1 - SECTION THROUGH DINING PLAZA



2 - SECTION THROUGH CLT JEWEL BOX



3 - SECTION THROUGH ENTRY PLAZA

STREETSCAPE & GROUND FLOOR PROGRAMMING

BOARD GUIDANCE | Clarify how the space is transparent / porous. The board noted they don't want to see fence / gate around the open space.

ADDING TO PUBLIC LIFE (PL1.A.2) | Seek opportunities to foster human interaction through an increase in the size and / or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curbs bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B.3.

RESPONSE | The south facing plazas are located opposite one another along NW Market Street to reinforce the pedestrian connection through the centrally located interior space. The double height jewel box uses a butt-glazed storefront system with operable storefront to the north and south plazas which reinforces the pedestrian circulation/connectivity at the plazas.

The west, exterior dining plaza utilizes landscape planters as a buffer and a change in elevation from the sidewalk to create a visual and spatial connection, rather than fences and gates. The plazas and the jewel box create a unified, transparent user experience that provides a compatible scale with the adjacent buildings along the sidewalk.



FACADE ARTICULATION AND MATERIALS

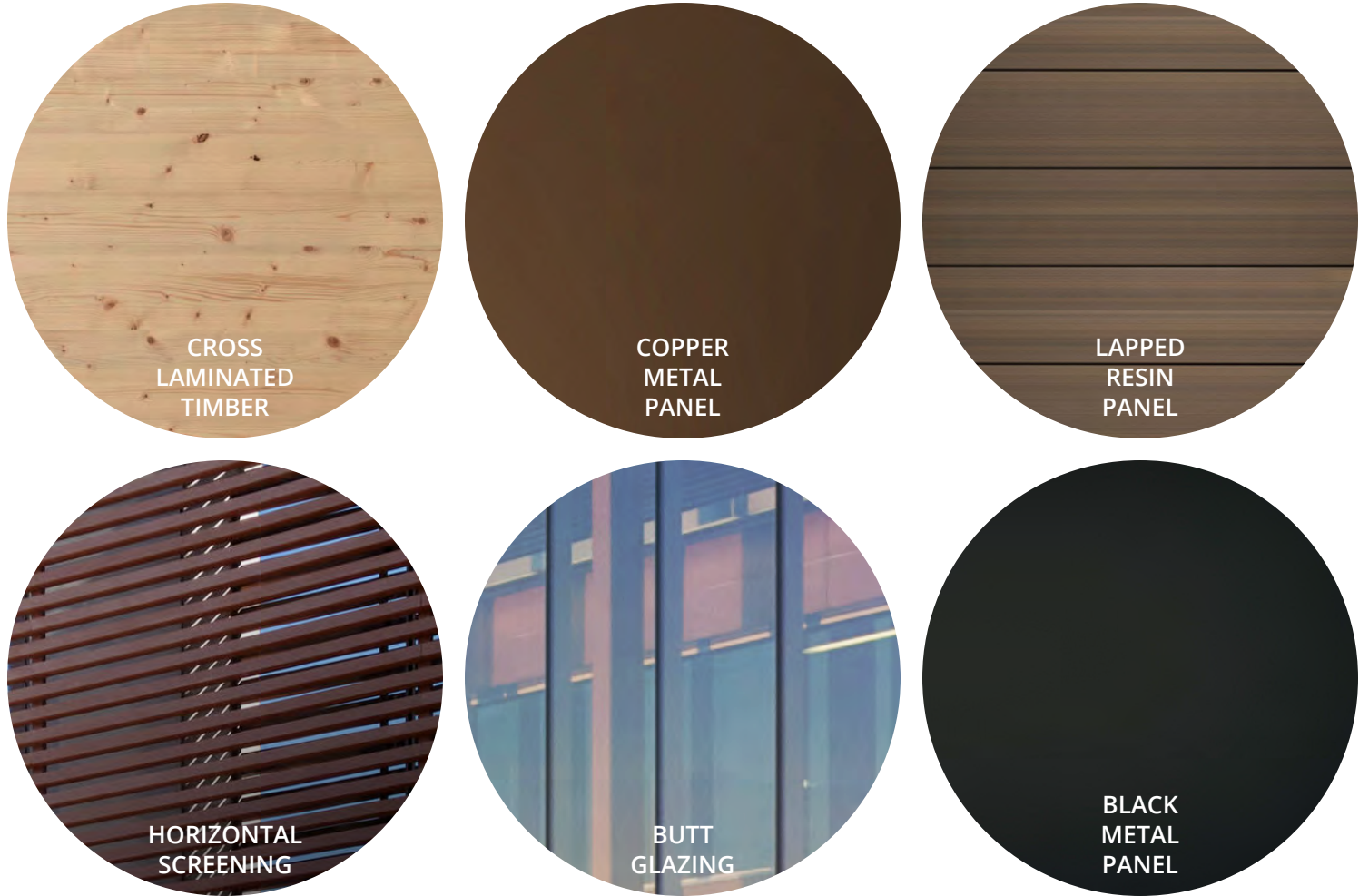
- BOARD GUIDANCE** | The board noted the proposed exterior palette should relate back to the warm interior materials (exposed CLT), as well as adding the warm texture throughout the open space.

- EXTERIOR FINISH MATERIALS (DC4.A.1)** | 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.

- FITTING OLD AND NEW TOGETHER (CS3.A.1)** | 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.

- CONTEMPORARY DESIGN (CS3.A.2)** | Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means

RESPONSE | The expression of mass timber is warm and elegant, so we're keeping our material palette straightforward and refined - simple, consistent, large windows with dark frames, surrounded by repeated sections of finely textured lapped resin panel, all within a field of copper-toned metal panels. This palette has the added quality that, in addition to feeling solid when viewed from a distance, the materials get more and more interesting the closer you get to the building, further drawing pedestrians into the plazas and interior. Because our material choices are restrained and complimentary, it works well with the current smaller scale of the existing context.

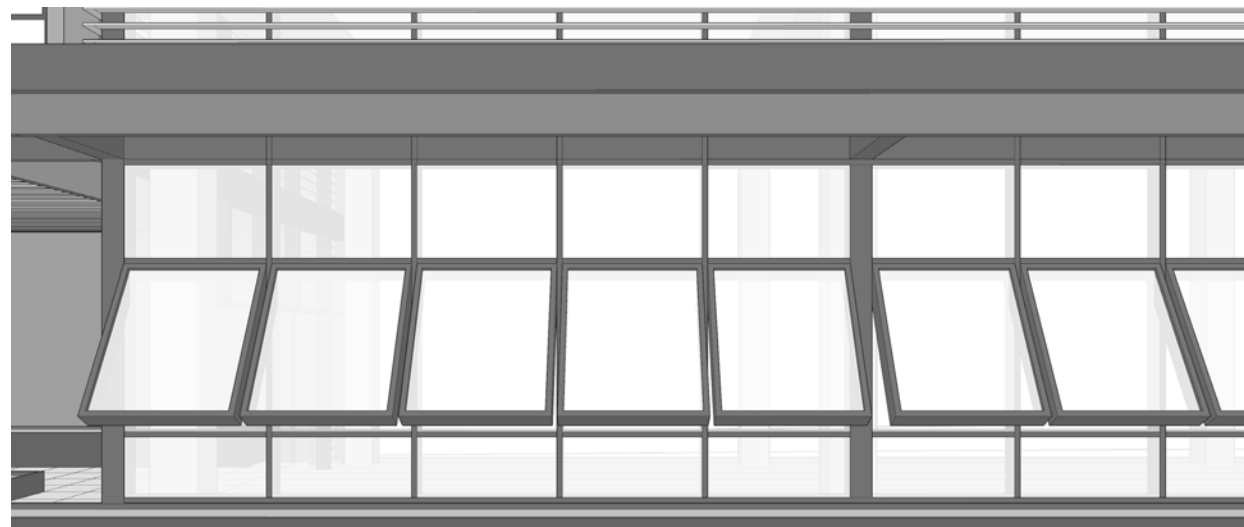


FACADE ARTICULATION AND MATERIALS

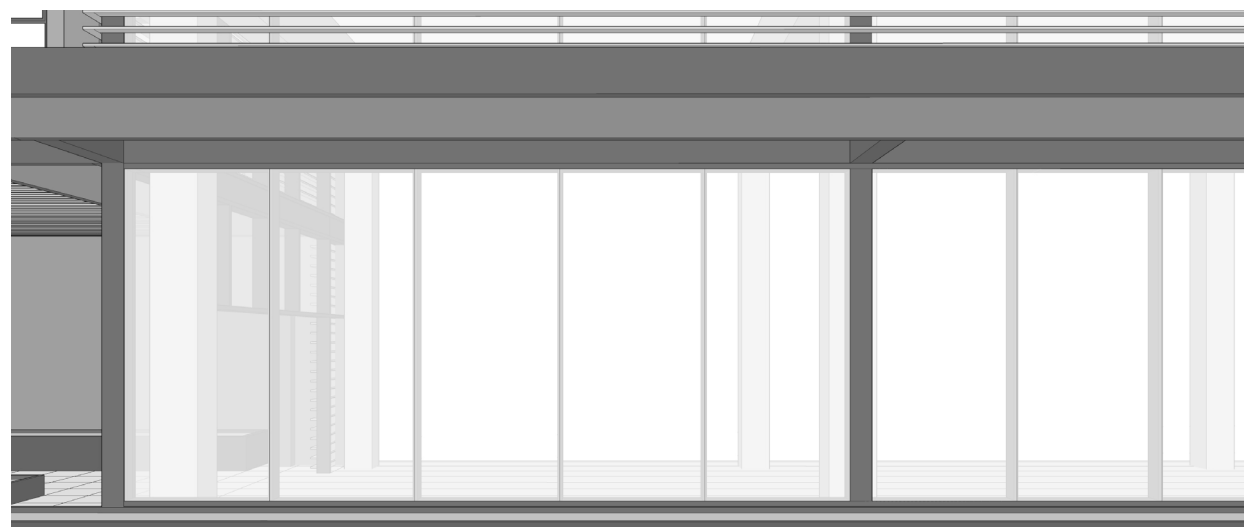
BOARD GUIDANCE | The board supported the potential for operable storefront systems to further animate the street.

POROUS EDGE (PL3.C.1) | 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.

RESPONSE | In order to highlight the visibility from the interior amenity space to the sidewalk, we're maximizing the ratio of glazed surfaces to mullions by using a high-quality butt-glazed system instead of a typical stick-framed system. This will also maximize the visibility of the mass timber structure within the building. We plan to use an operable storefront system along the west facade of the jewel box to more seamlessly combine the plaza and indoor amenity space.



OPERABLE STICK-FRAMED STOREFRONT SYSTEM



PROPOSED FIXED BUTT-GLAZED STOREFRONT SYSTEM

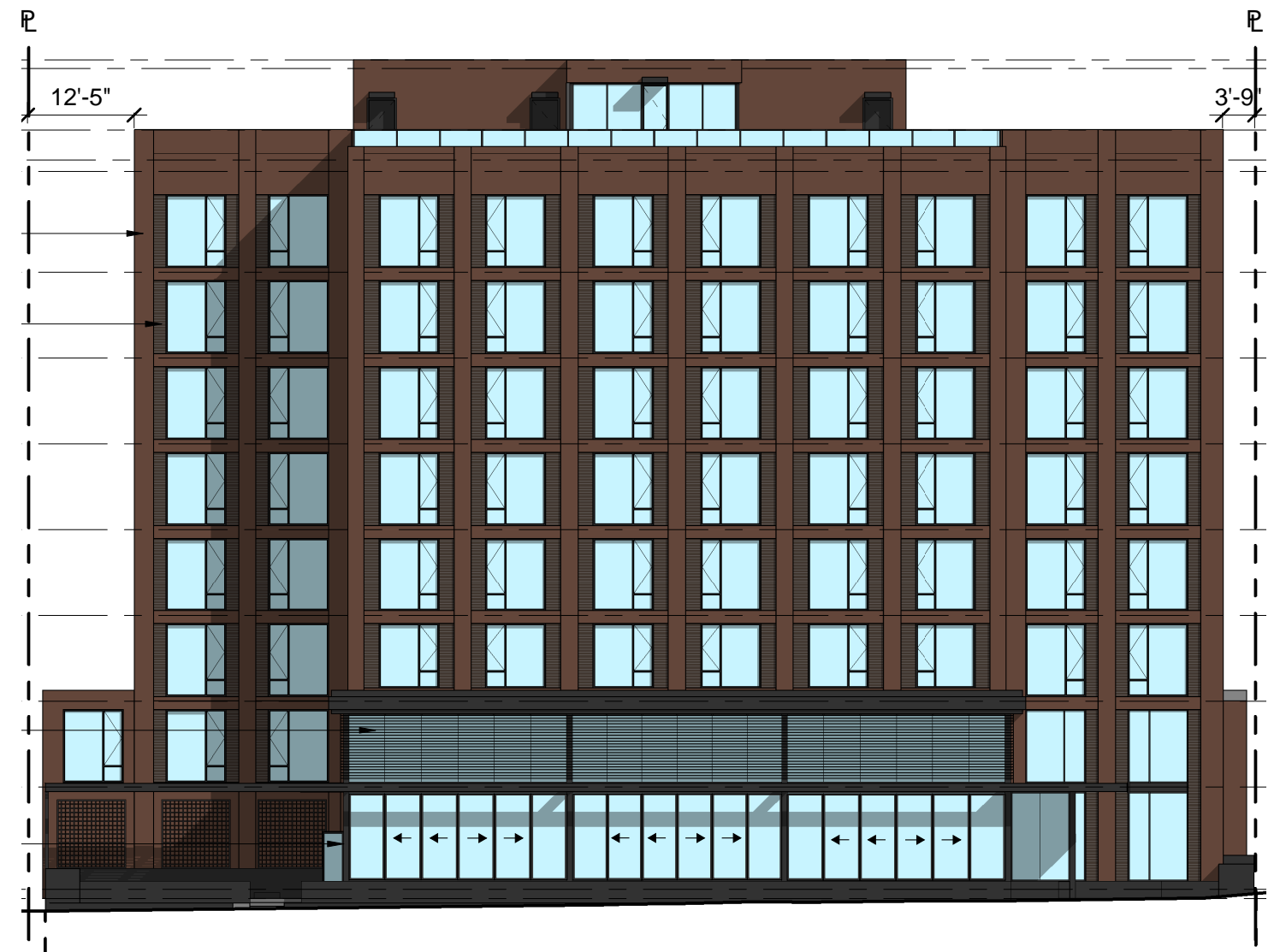


SOUTH FACADE ARTICULATION

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SOUTH ELEVATION - SLIDER WINDOWS AT STOREFRONT (OPEN)



SOUTH ELEVATION - SLIDER WINDOWS AT STOREFRONT CLOSED

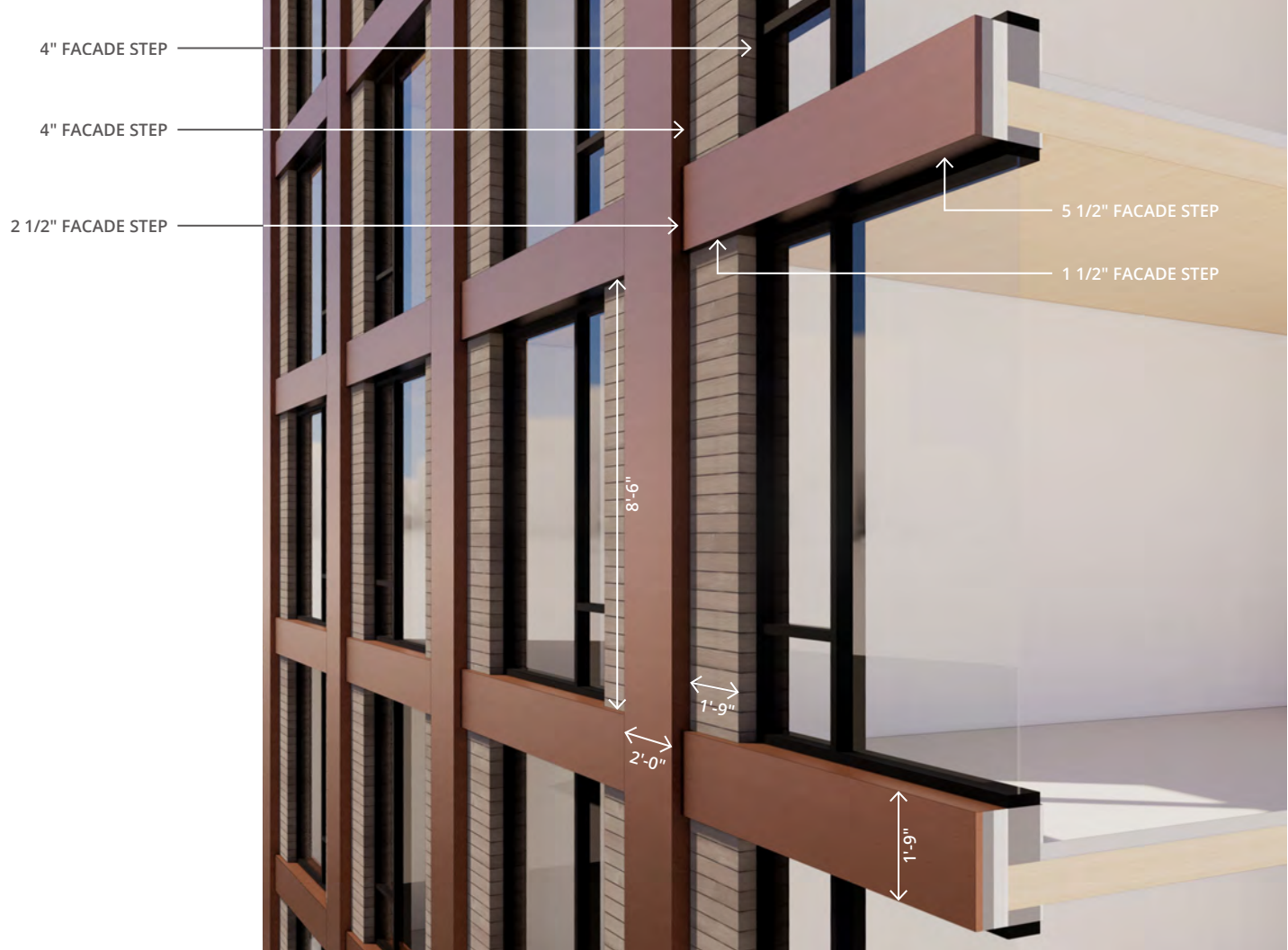
FACADE ARTICULATION AND MATERIALS

- BOARD GUIDANCE** | Supported CLT being expressed at the street-level (lowest 2 floors). The board would like to see the next level of detail, providing more clarity on the facade articulation and clarification of how the proposal is relating to the contextual storefront / street-level character. The board commented that they understand CLT has the potential to express the storefront character in a new way, perhaps through dimensions / proportions that showcase the dimensional abilities of CLT structural system.

- FITTING OLD AND NEW TOGETHER (CS3.A.1)** | 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.

- CONTEMPORARY DESIGN (CS3.A.2)** | Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

RESPONSE | CLT structural systems embed true material quality deep into a building, instead of being merely a veneer applied to a substrate. This naturally invites the massing and exterior materials to simplify, to better highlight the simple geometry of the mass timber inside. At the base of the building, the glazed facade allows the structure to be seen from the street. In the rest of the building, the material alignments and detailed articulation reflect the simple CLT structural grid on the inside.



FACADE ARTICULATION AND MATERIALS

BOARD GUIDANCE | The Board noted that the highly visible east and west facades should integrate strong shadow lines, and thoughtful articulation should be applied to create visual interest and avoid reading as a 7-story flat box.

BLANK WALLS (DC2.B.2) | Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

RESPONSE | The design of the east and west facades ensure that both the larger massing moves and the smaller detail-level moves create strong shadow lines that are integrated with the rest of the building, instead of reading as separate, thin facades on a box. The southern facade steps back from the street and side to create the entry courtyard. Also, the cladding and glazing strategy includes small steps within the material changes, which the shadow lines will further articulate.



LIGHTING

BOARD GUIDANCE | Lighting for outdoor spaces and along the alley should be designed to minimize light pollution to adjacent residential windows.

FUNCTIONS (DC4.C.1) | Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

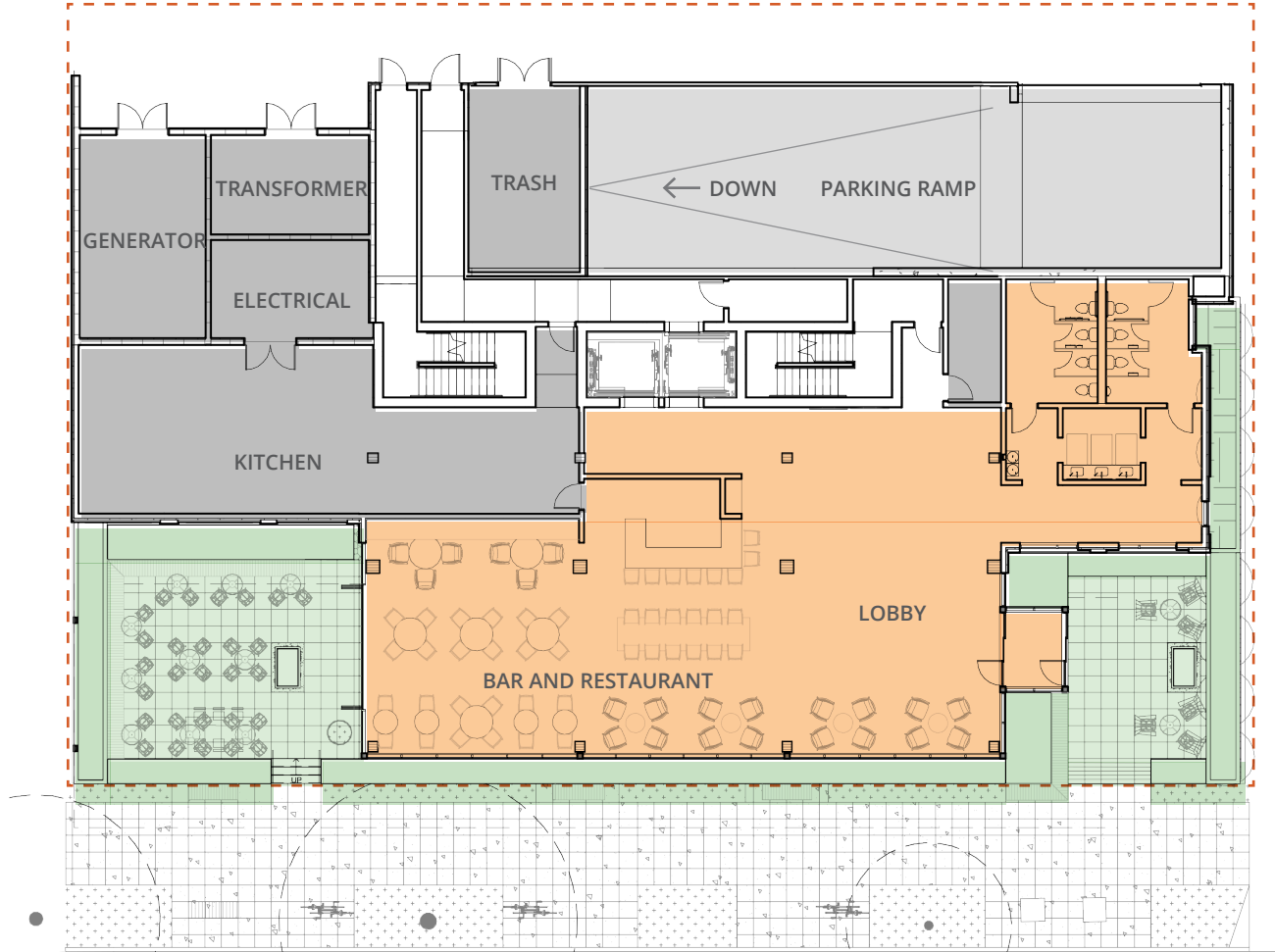
RESPONSE | We're proposing to use downlighting in all outdoor plazas and along the alley to minimize their impact on the adjacent residential developments opposite the alley to the north, and on the commercial buildings to the east and west. Reducing light leakage will also reduce ongoing energy use. We're also proposing high-quality downlighting along the Market Street sidewalk highlighting the landscaping and seating, to enliven and make the sidewalk safe at night.



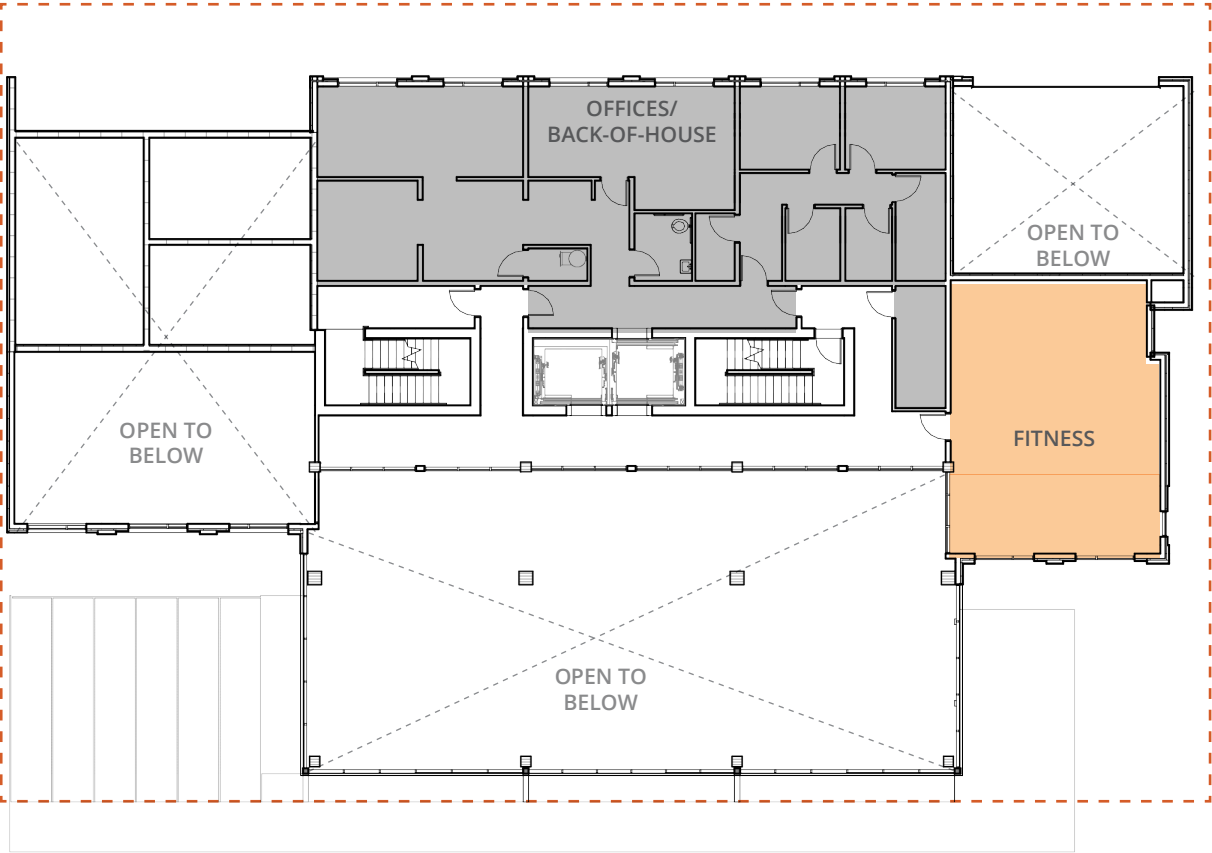
1 - RECESSED WALL SCONCE

2 - RECESSED CANOPY LIGHT

FLOOR PLANS

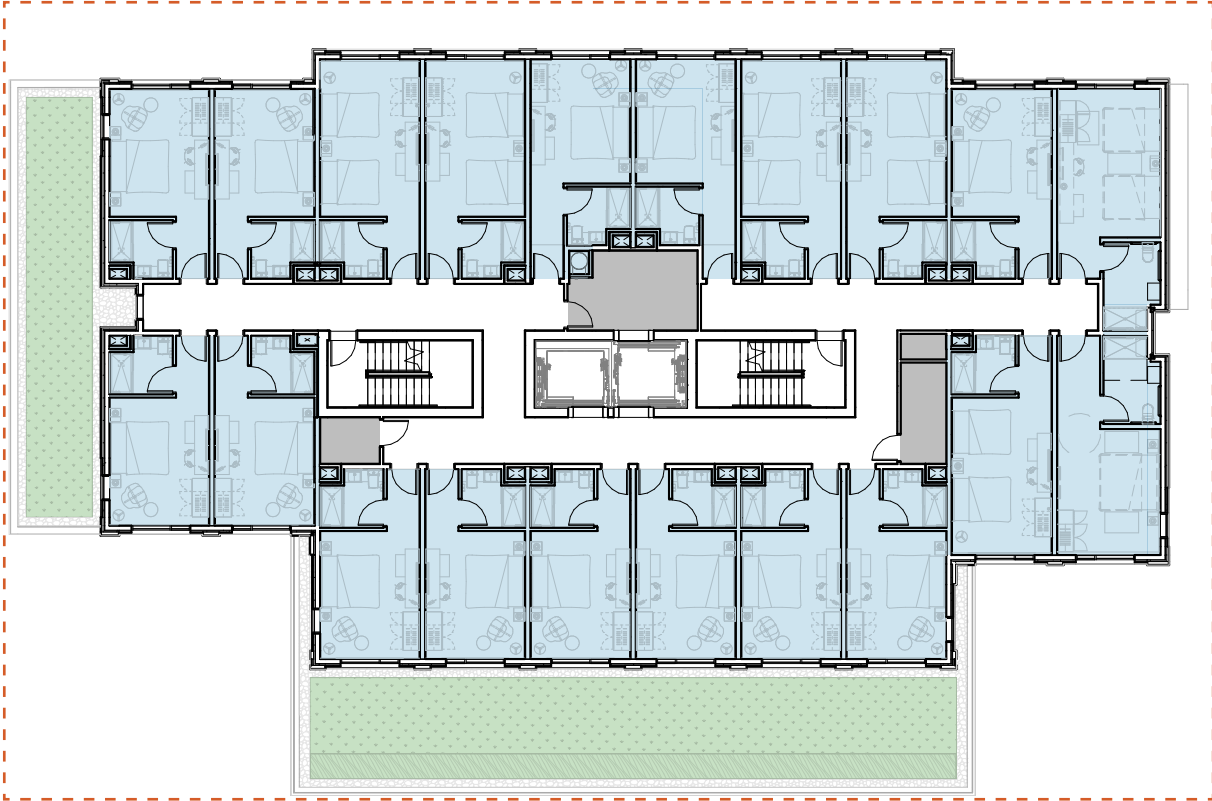


LEVEL 1
LOBBY, BACK OF HOUSE AND PARKING ACCESS

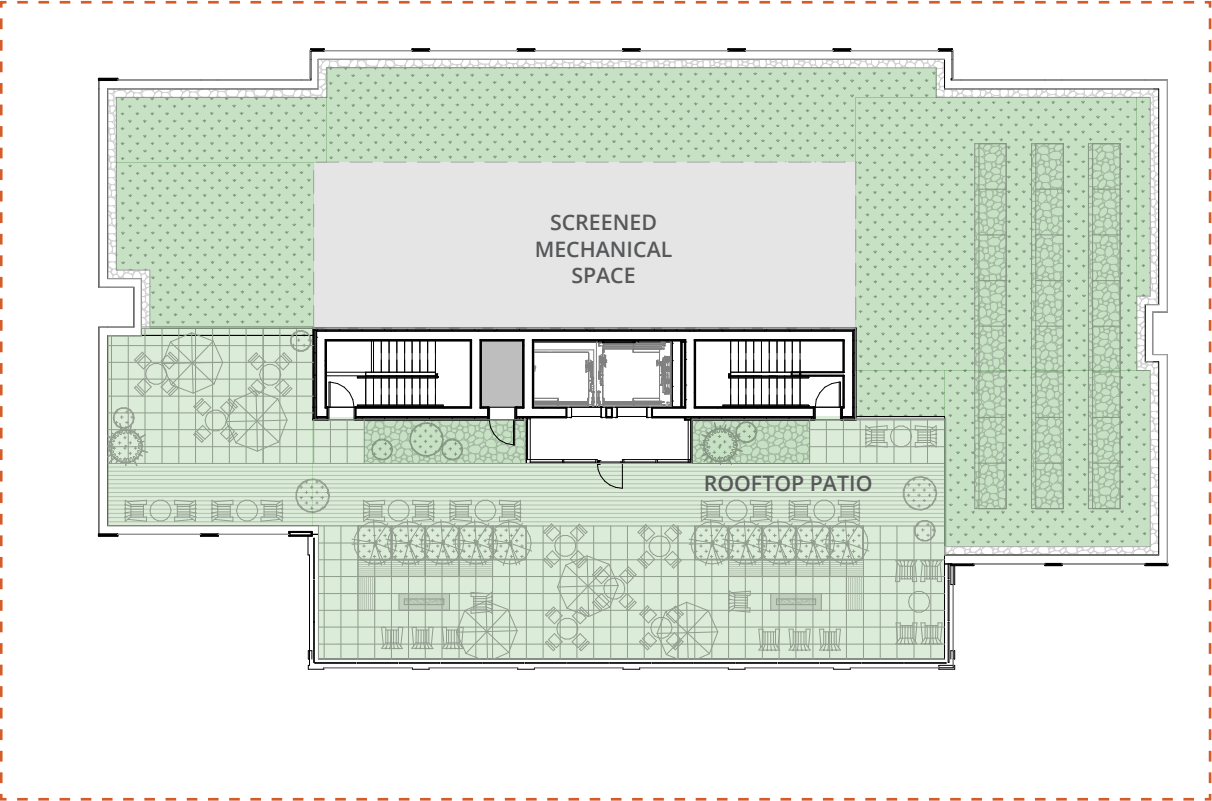


LEVEL 2
MEZZANINE LEVEL

- AMENITY
- LANDSCAPE / PATIO
- SERVICE / BACK-OF-HOUSE
- PARKING RAMP



LEVELS 3 - 8
TYPICAL HOTEL ROOM FLOORS

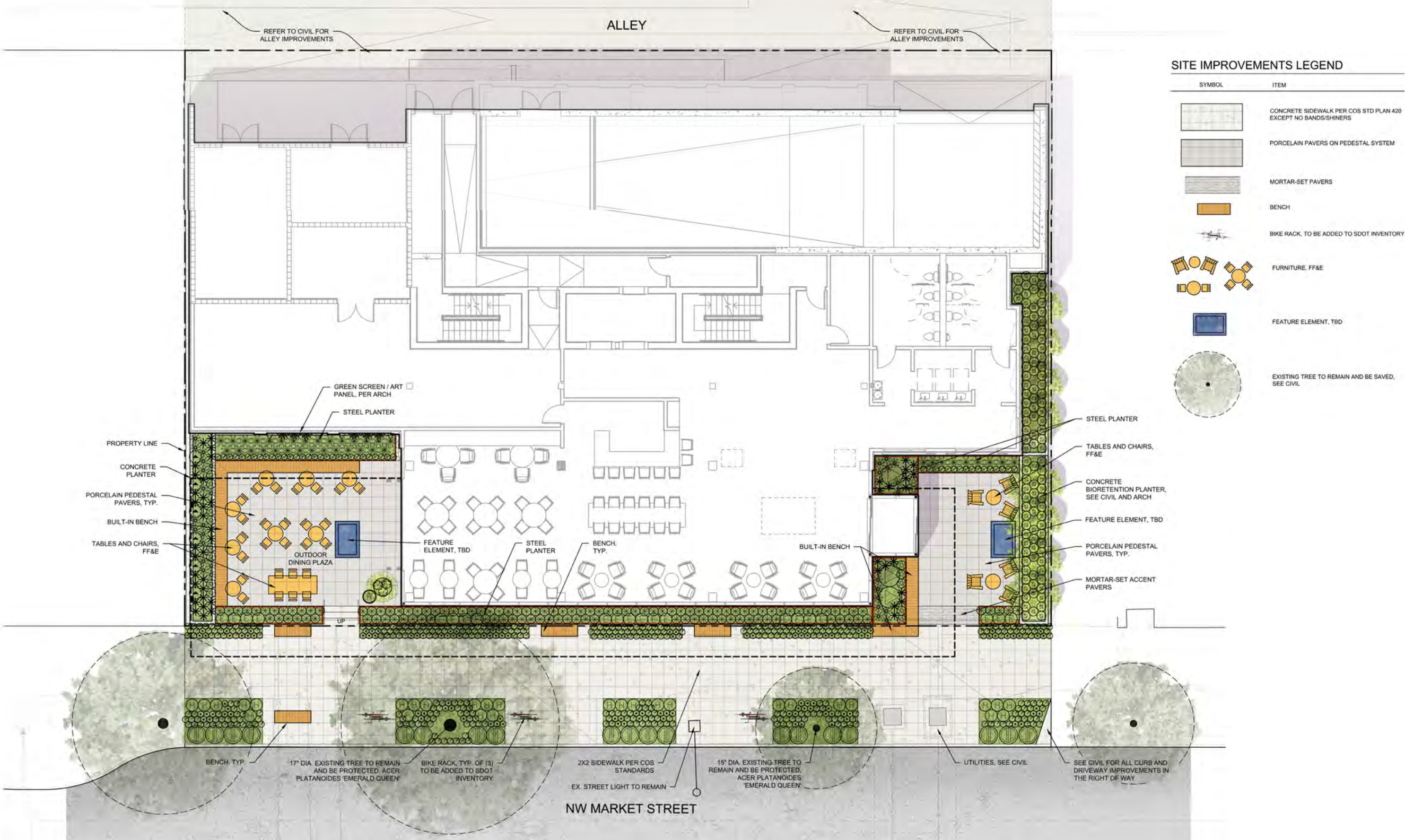


ROOF LEVEL
OUTDOOR DECK AND LANDSCAPING

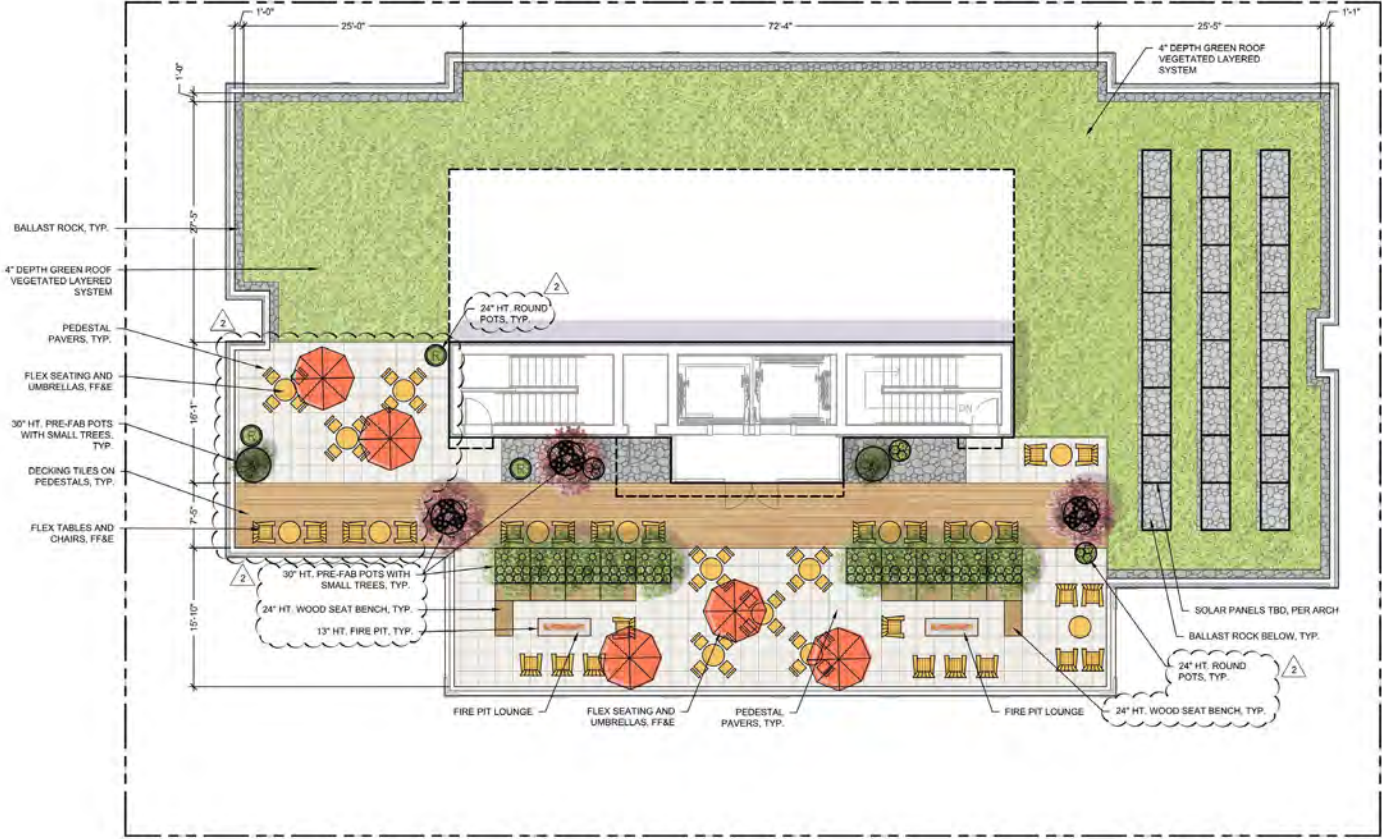
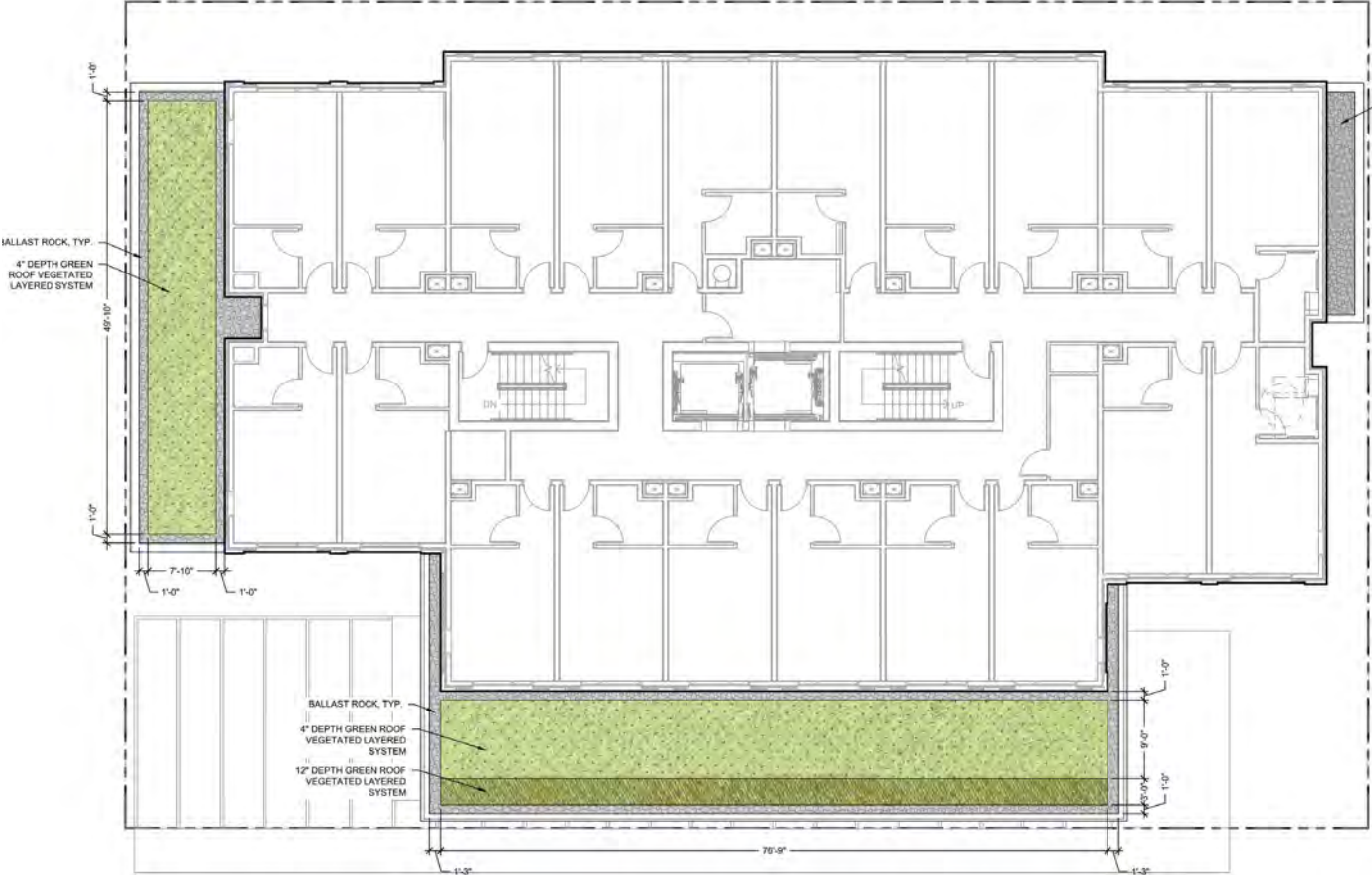


- HOTEL ROOMS
- LANDSCAPE / PATIO
- SERVICE / BACK-OF-HOUSE

GROUND LEVEL LANDSCAPE/HARDSCAPE PLAN



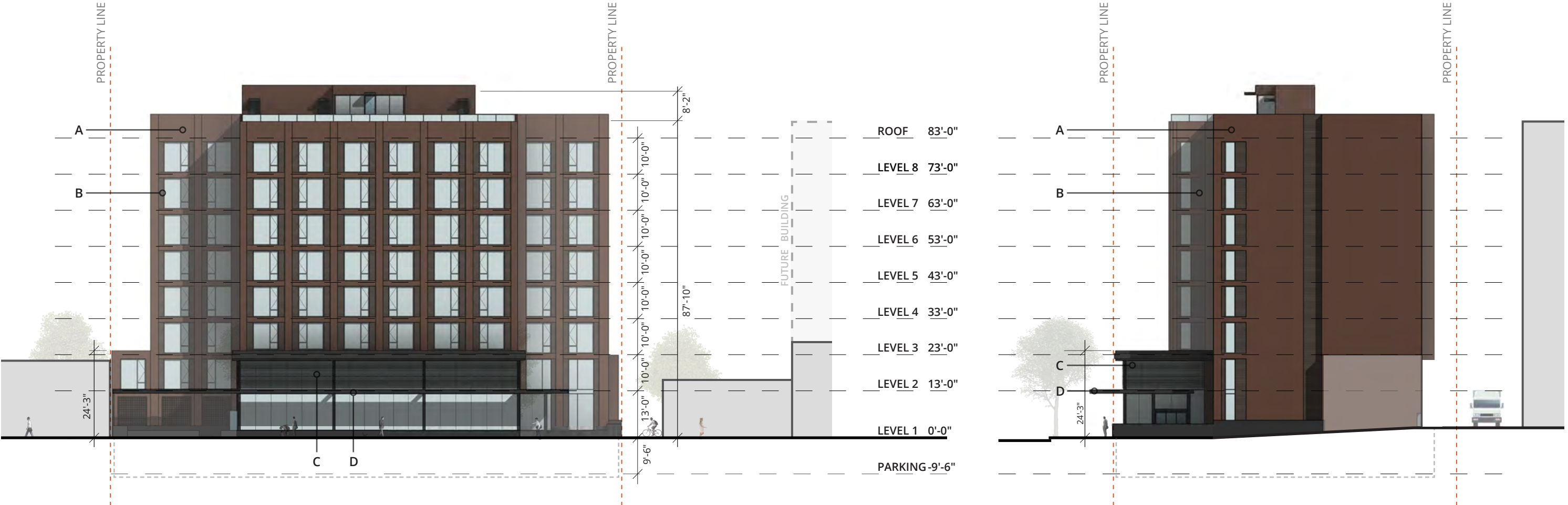
LEVEL 3 AND ROOF LANDSCAPE/HARDSCAPE PLAN



SITE IMPROVEMENTS LEGEND


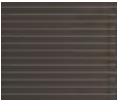



SYMBOL	ITEM
	PAVERS ON PEDESTALS
	WOOD DECKING
	ROCK BALLAST - BASALT CHIPS
	12" DEPTH GREEN ROOF VEGETATED LAYERED SYS
	4" DEPTH GREEN ROOF VEGETATED LAYERED SYST
	24" - 30" HT. PREFABRICATED PLANTERS

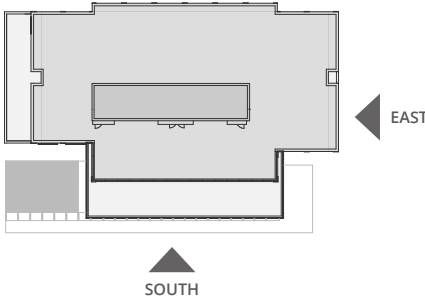
BUILDING ELEVATIONS



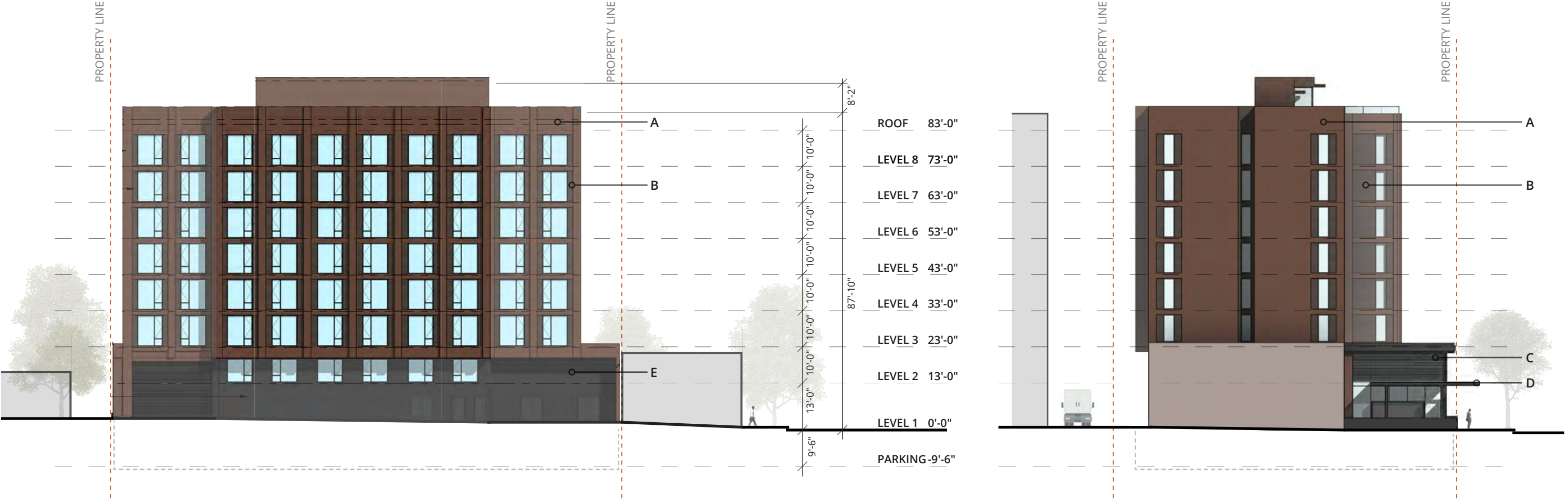
SOUTH ELEVATION

EAST ELEVATION

-  **A COPPER METAL WALL PANEL**
DRI-DESIGN COPPER
1 1/4" OVERALL PANEL THICKNESS, 32 OZ PER SF WEIGHT
-  **B LAPPED RESIN WALL PANEL**
GEOLAM EBONY VERTIGO 5011
5 1/8" WIDTH, 1/2" OVERALL PANEL THICKNESS, 0.129" MATERIAL THICKNESS
-  **C HORIZONTAL RESIN WINDOW SCREENING**
GEOLAM TEAK SOLEO 6027
1 5/8" WIDTH, 1 1/4" THICKNESS, 0.129" WALL THICKNESS
-  **D BLACK METAL STOREFRONT**
KAWNEER BLACK ANODIZED ALUMINUM
-  **E PAINTED CMU**
IRON ORE (SW 7069)


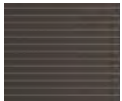





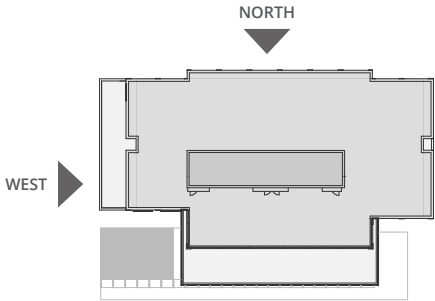
BUILDING ELEVATIONS



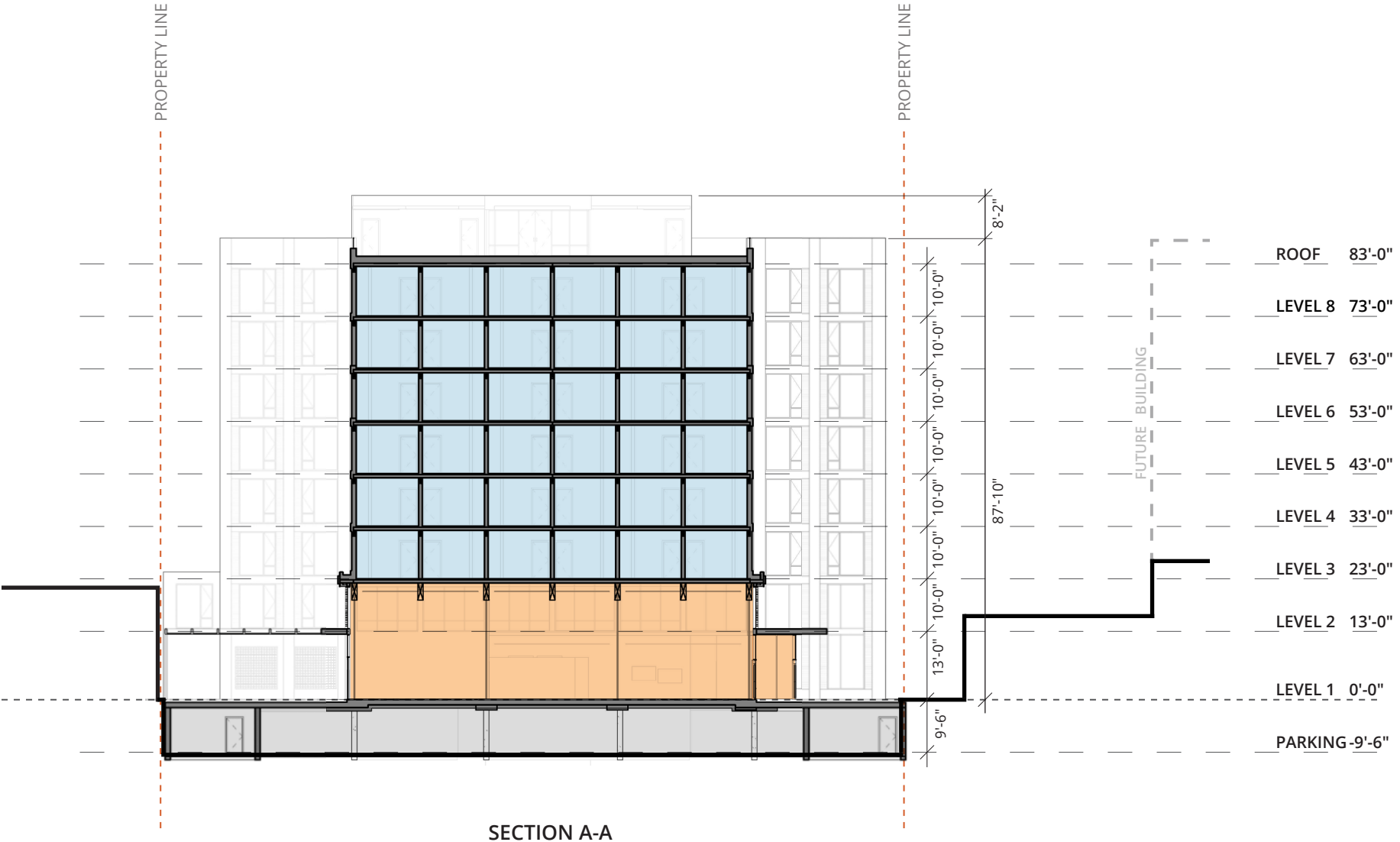
NORTH ELEVATION

WEST ELEVATION

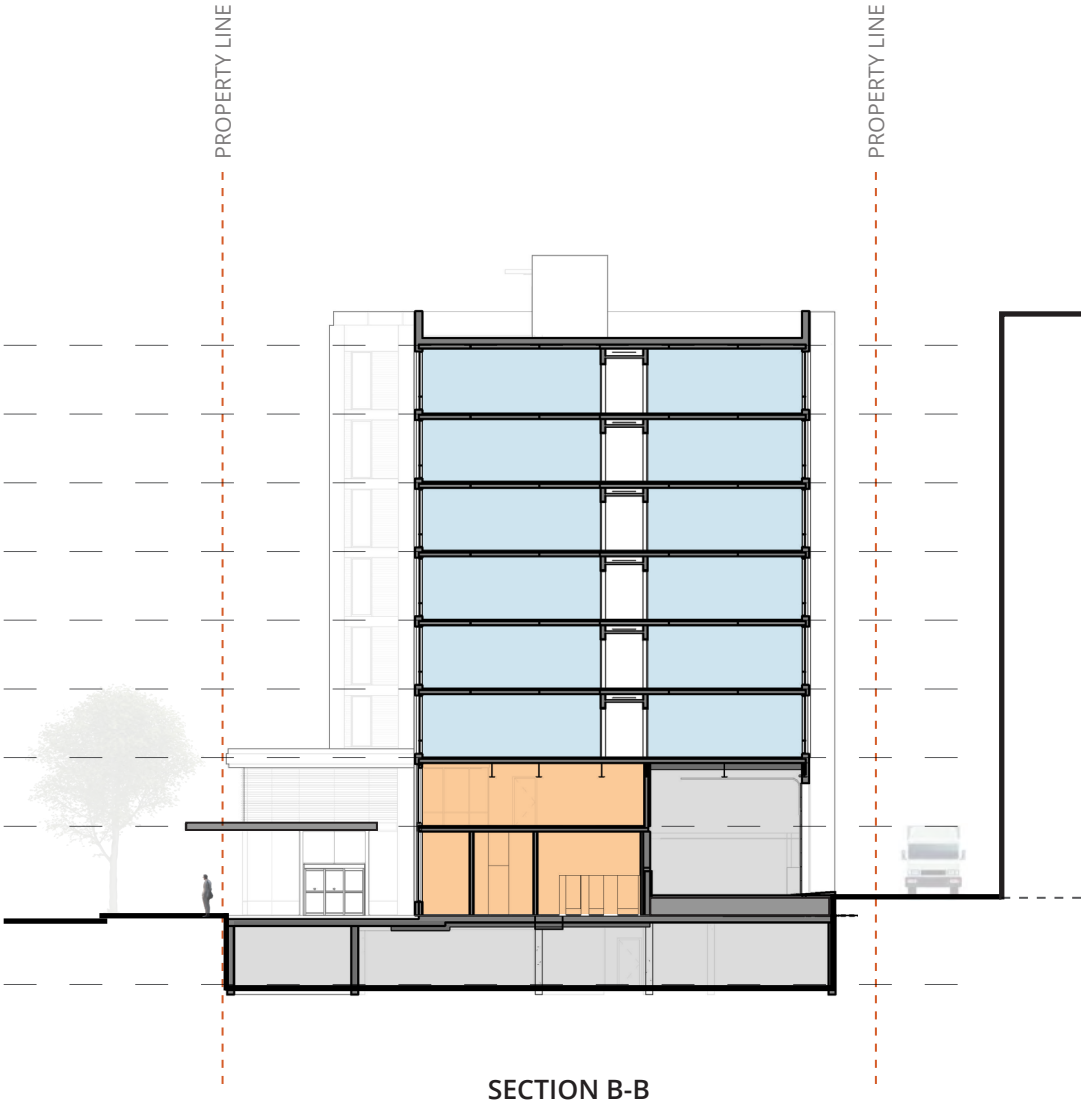
- 
A COPPER METAL WALL PANEL
 DRI-DESIGN COPPER
 1 1/4" OVERALL PANEL THICKNESS, 32 OZ PER SF WEIGHT
- 
B LAPPED RESIN WALL PANEL
 GEOLAM EBONY VERTIGO 5011
 5 1/8" WIDTH, 1/2" OVERALL PANEL THICKNESS, 0.129" MATERIAL THICKNESS
- 
C HORIZONTAL RESIN WINDOW SCREENING
 GEOLAM TEAK SOLEO 6027
 1 5/8" WIDTH, 1 1/4" THICKNESS, 0.129" WALL THICKNESS
- 
D BLACK METAL STOREFRONT
 KAWNEER BLACK ANODIZED ALUMINUM
- 
E PAINTED CMU
 IRON ORE (SW 7069)



BUILDING SECTIONS

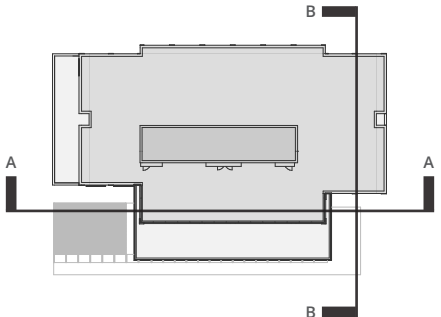


SECTION A-A

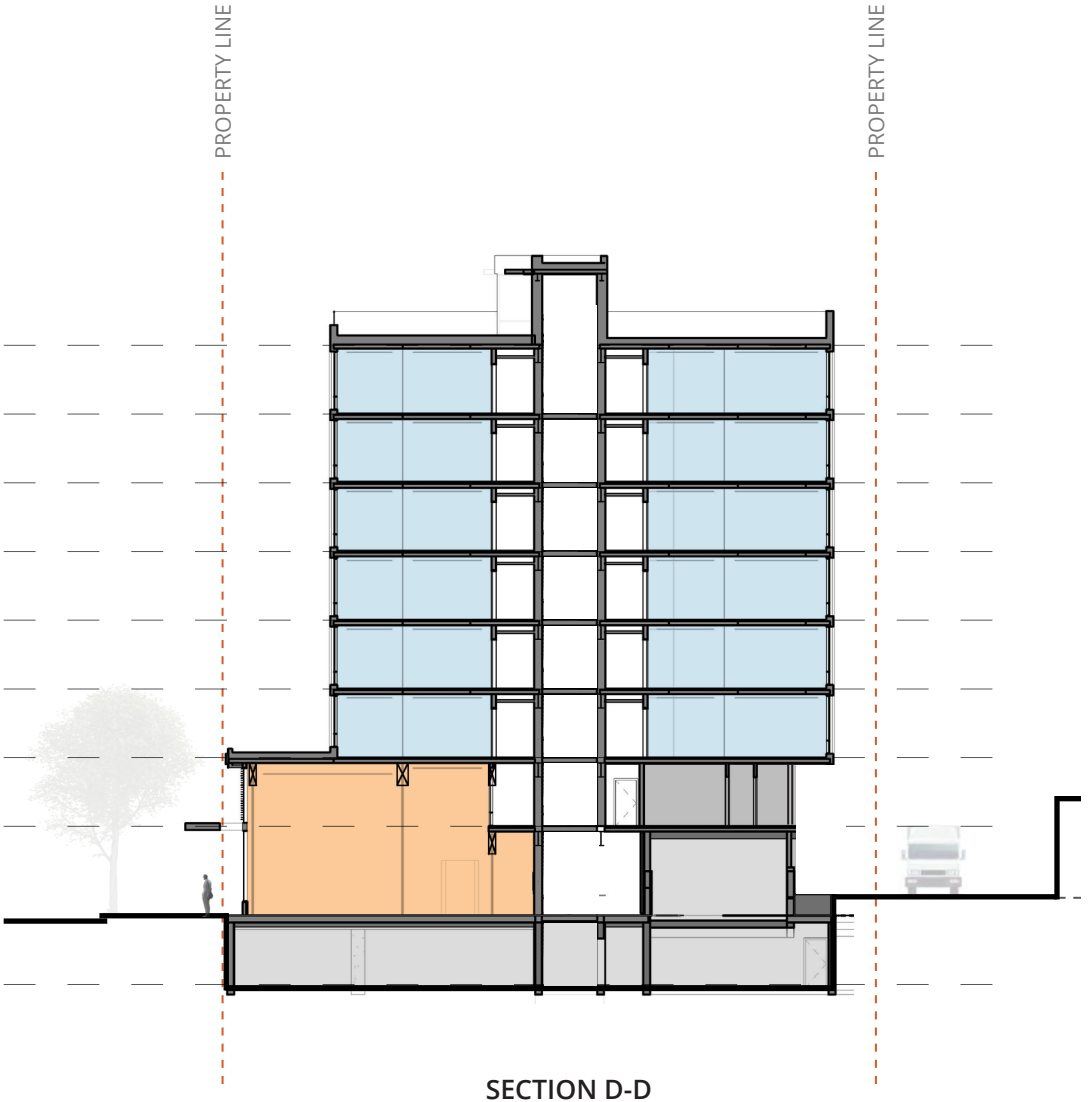
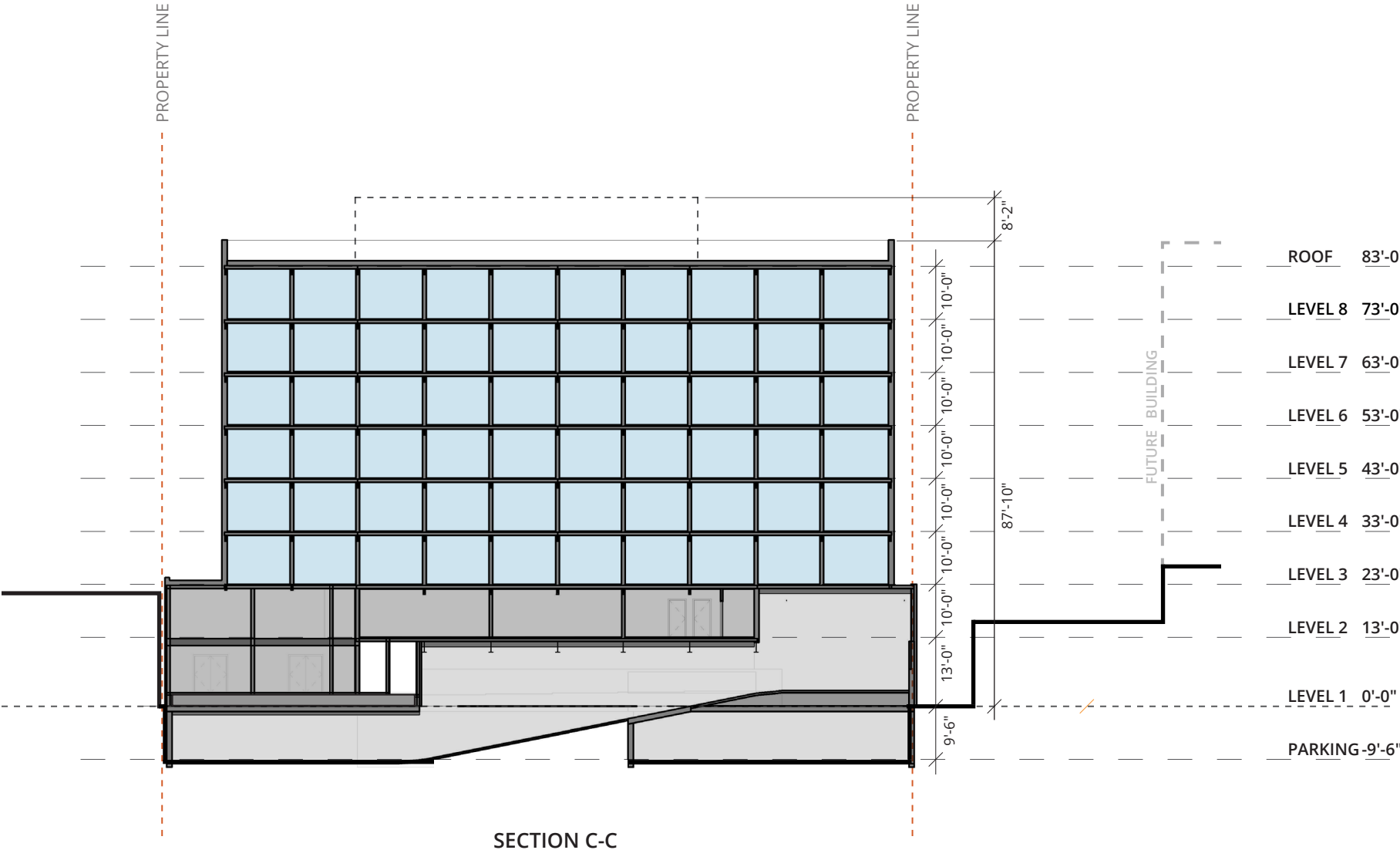


SECTION B-B

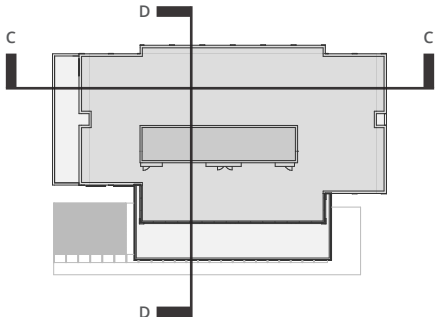
- AMENITY
- HOTEL ROOMS
- SERVICE / BACK-OF-HOUSE
- PARKING RAMP



BUILDING SECTIONS



- AMENITY
- HOTEL ROOMS
- SERVICE / BACK-OF-HOUSE
- PARKING RAMP



SIGNAGE CONCEPT PLAN



SOUTH ELEVATION



VERTICAL BUILDING SIGNAGE



EAST ELEVATION

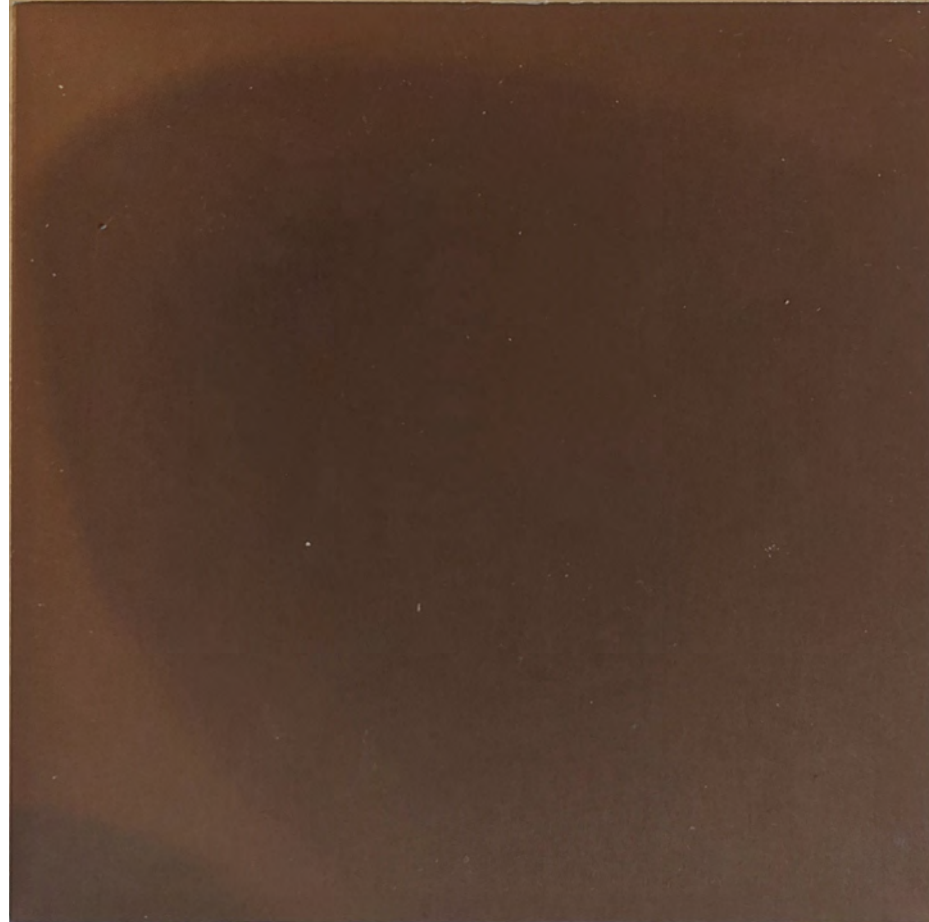


WEST ELEVATION



ENTRY SIGNAGE

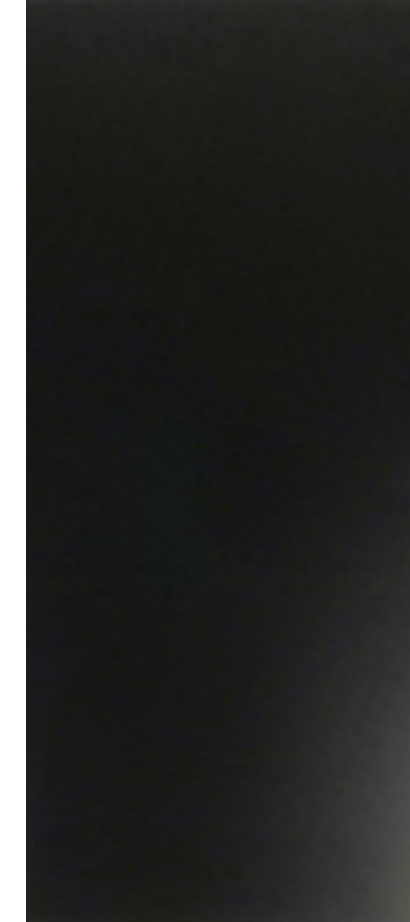
MATERIAL BOARD



COPPER METAL WALL PANEL
DRI-DESIGN COPPER
1 1/4" OVERALL PANEL THICKNESS, 32 OZ PER SF WEIGHT



LAPPED RESIN WALL PANEL
GEOLAM EBONY VERTIGO 5011
5 1/8" WIDTH, 1/2" OVERALL PANEL THICKNESS,
0.129" MATERIAL THICKNESS



BLACK METAL STOREFRONT
KAWNEER BLACK ANODIZED ALUMINUM



HORIZONTAL RESIN WINDOW SCREENING
GEOLAM TEAK SOLEO 6027
1 5/8" WIDTH, 1 1/4" THICKNESS, 0.129" WALL THICKNESS



TYPE 1 DECISION REQUEST - PARKING ACCESS SLOPE

PERMITTED SLOPE SMC 23.54.030.D.3 Driveway slope for all uses. No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent, except as provided in this subsection. A maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The director may permit a driveway slope of more than 15 percent if it is found that:

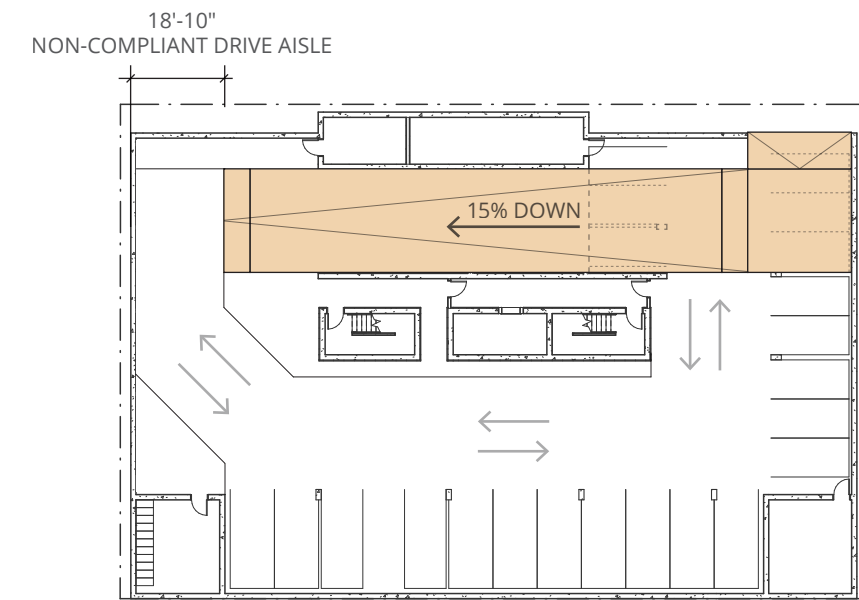
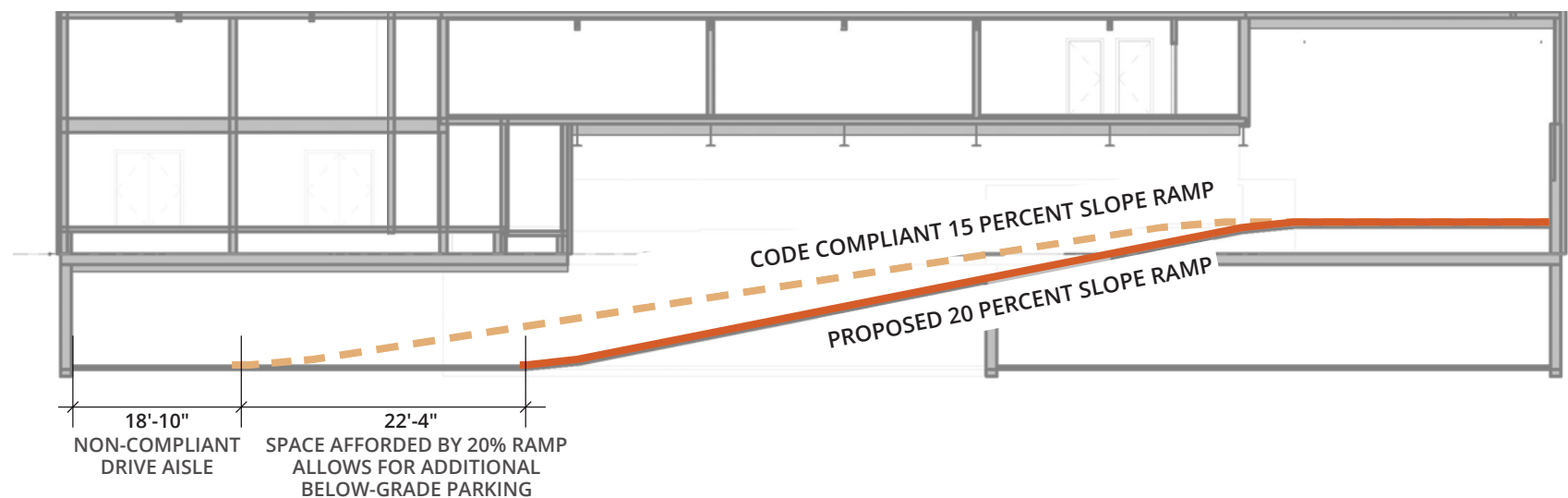
- a. The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible
- b. The additional slope permitted is the least amount necessary to accommodate the conditions of the lot
- c. The driveway is still usable as access to the lot

PROPOSED SLOPE 20% maximum slope with 10% crest and sag ends.

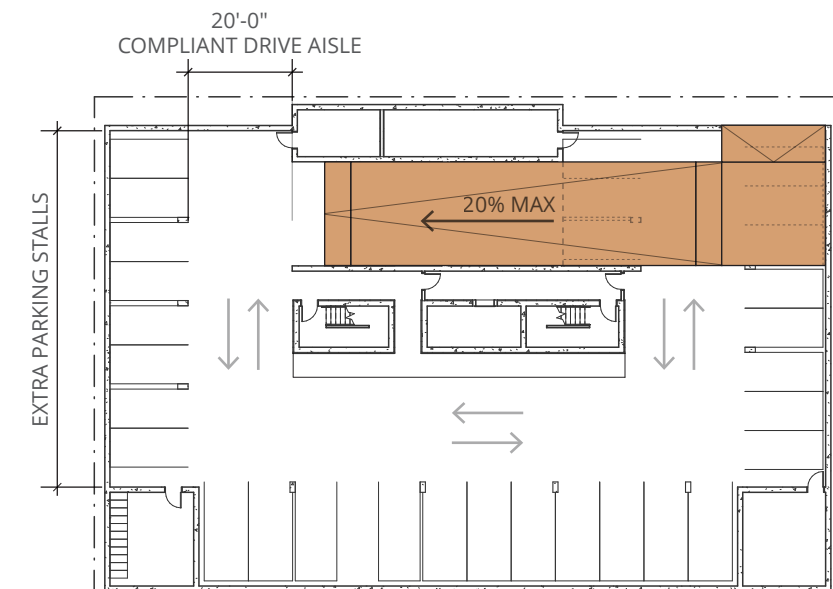
ACCESS LOCATION & DESIGN (DC1.B.1) Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.

BELOW-GRADE PARKING (DC1.C.1) Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

RESPONSE Even though there is an existing curb cut along NW Market Street that accesses a parking lot, SDOT is requiring the below-grade parking to be accessed from the alley. The grades along the alley are in excess of 3' higher than the grades along NW Market Street. The length of a code-compliant ramp needed to access a below-grade parking level would greatly reduce the number of parking stalls due to the length of the lot and would result in non-complaint drive aisle dimensions within the parking structure. Although parking is not required on site, it is an important component of the development, to mitigate the impact of added parking on the surrounding residential and neighborhood.



CODE COMPLIANT 15 PERCENT SLOPE RAMP AND PARKING LAYOUT - 22 STALLS



PROPOSED 20 PERCENT SLOPE RAMP AND PARKING LAYOUT - 30 STALLS