

Ballard Hub Site 1

1740 NW
Market St.



Applicant Team:

Developer | Wang Brothers Investments, LLC
Architect | Bumgardner

Note: Site 2 (North) 1741 NW 56th Street is shown for reference.
See separate EDG Packet SDCl # 3032843-EG

Early Design Guidance 2
SDCl Number: 3032775-EG
09-23-2019

BUMGARDNER
architecture • planning • interiors

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EDG 1- What We Heard

1. Plaza: Sense of Place

- a. Site 1: The Board appreciated the precedent images for the street level plaza space proposed for Site 1. The Board noted the plaza should be a porous, inviting space and still provide a sense of protection from the adjacent street and sidewalk. The Board requested the applicant look at simplifying the plaza. The Board thought a simplified plaza setting would be more successful and integrate better with the street edge. The Board also noted the proposed bicycle parking at the plaza/sidewalk edge creates an undesirable private plaza space that the Board did not support. (PL1.A, PL3.A, PL4.B)
- b. Site 1: The Board requested the applicant study how circulation would work in the plaza, with the Board noting that the plaza needs to be designed to be an active space. This may necessitate the plaza space being reduced in size along the street edge with Board members recommending the plaza not be overwrought with circulation. (DC3.B)
- c. The Board strongly supported the 25-foot wide building modulation at the street level. Based on this modulation, the Board requested the applicant look at creating a strong street edge and reducing the size of the proposed plaza. The Board recommended the applicant explore introducing a simplified two story building presence at the street edge that relates to the building massing and building design. (PL3.C, CS2.C, CS3.B)

Applicant Response:

Function and circulation: This area is intended as very active off-sidewalk outside dining in support of street level restaurants. Circulation allows direct access to the lobby for office and residential uses as well as to street level retail, leaving the central portion free and flexible.

Contribution to broader network of neighborhood circulation.

This sunny dining area visually and physically connects to Ballard/Swedish Hospital via the adjacent midblock Market Street crosswalk and the Swedish Campus pedestrian path across Market. The area further connects to 56th street and Ballard Commons Park through aligned Lobbies and the alley to the north.

Size

As requested, the narrow east half of this space has been eliminated and the street front retail brought to the property line to simplify the space.

- d. Site 1: The Board had concerns with the proposed butterfly canopy along the street edge of the plaza on Site 1. The Board noted that materials for the canopy should be in keeping with the Ballard design guidelines and suggested the use of steel or masonry, which relates to the industrial past of the area. The Board also suggested the proposed butterfly design may not be the most appropriate at this location and the applicant should consider an alternative canopy design. (PL2.C, DC4.A)

Applicant Response:

The water harvest canopy is intended to be steel and glass and the butterfly shape lends itself to equally providing rain protection to the sidewalk and stand-up dining and one central gutter. Other shapes have been studied, but none meets both goals as well.

2. Through Block Connection

- a. The Board had concerns with the through block passage and the public access it would provide. The Board discussed potential security and safety concerns associated with the through block passage and requested details at the next meeting on the programming of the through block connection. (PL2.B)
- b. The Board had questions on the interaction of the through block passage and the retail components in the buildings. The Board requested the applicant further refine the interaction between the through block passage and the retail areas with a focus on a more vibrant, improved connection between the passage and retail spaces. The Board recommended a design that activates the through block passage with the interior spaces. (DC3.A, DC1.A)

Applicant Response:

This project is not providing a 24/7 public through block passageway. One is not required and the project is not requesting any departures.

With only 100' of frontage, there is simply not enough room for an adequately sized safe Public Way.

However there is an opportunity to design for the Thru Block Lobby Passageway that is proposed. These twin projects speak and relate to each other by purposefully aligning the lobbies of both sites and providing aligned welcoming glass and doors on both fronting streets and the alley.

These Lobbies are first and foremost the safe front door/entry for the residents and, like all residential lobbies, will be key card controlled. With four lobby entrances on a project of limited size, it will be necessary to control access for the safety and security of the residents. The residents, and workers of these two buildings will be able to freely traverse though the block without having to walk around the block.

Also, it is the goal of the design team to create an environment and provide the necessary technology such that these doors may be unlocked during business hours without jeopardizing safety. However, this may not be possible and may be unrealistic, given the reality of this neighborhood.

To make these safe and inviting, the lobbies are two-story spaces. To the extent code allows and safety and security will not be compromised, windows and doors will be provided to the office and retail spaces to provide additional "eyes" to these lobby passages. These lobbies are conditioned and fully enclosed spaces.

As the project moves forward the above goals will be further studied and refined.

3. East Facade Modulation

- a. Site 1: The Board appreciated the applicant's east façade design of Site 1 which incorporated a set back at the southeast corner of the building. This will enable the introduction of windows along a portion of the east façade to break up the wall and add interest to an otherwise blank wall condition. The Board requested more detail on this façade at the second EDG meeting. (DC2.B)

Applicant Response:

The east façade of Site #1 has been set back between 5 and 3 feet along the full length of the shared property line, allowing fenestration along the entire elevation and providing more access to afternoon sunlight to the neighbors to the Northeast.

75% of the East façade of Site #2 has been set back from the shared property line a minimum of 5 feet, and up to 100 feet. The northeastern "sawtooth" has been pulled back to align with the Landmark Apartments northwestern balcony, maximizing its down street views. Where the façade is built to the eastern shared property line, it is strategically located to minimize the impact on the existing Landmark Apartments existing windows and balconies access to light and air, typically providing 15 feet of separation. Where possible, proposed windows of been misaligned with the existing landmarks, while providing fenestration and visual interest to the proposed Eastern façade where visible from Market Street

Across Site #1 & Site #2 80% of the façade has been set back from the shared Eastern Property line, maximizing allowed fenestration.

Additional modulation and property line setbacks presented in EDG #2 have reduced the amount of blank walls shown in EDG # 1 by 40% for Site #1 and 71% for Site #2

- b. Site 2: Responding to public comments provided at the meeting, the Board recommended the applicant provide special attention to details on the east facing wall on Site 2. The Board requested the applicant provide details on how the blank wall would be minimized based on the walls close proximity to the landmark structure to the immediate east. The Board requested the applicant apply a similar setback and fenestration on this façade as the proposed east façade on Site 1. Due to the presence of the landmark building next door, the Board requested the applicant also include a privacy study on this façade to the adjacent windows and balconies. (DC2.B, CS2.B)

Applicant Response:

See Response to 3.a above.

Ballard Hub: Overall Plans Site 1 & 2

	Site 1 (South) Market St	Site 2 (North) 56th Street	Total
Stories	8	8	
Total FAR	56,376 sf	56,964 sf	113,340 sf
Unit Count	~78	~84	~162
Parking (Not Required)	(2 ADA)	31-33	31-35 (2 ADA)
Retail Space	4,475 sf	1,976 sf	6,451 sf
Office Space	6,021 sf	5,672 sf	11,693 sf
Overall FAR	6.00	6.00	6.00
Single Use FAR	4.5	4.5	4.5
Required Min. Upper Level Setback	49,450 ft³	49,950 ft³	
Departure	None Anticipated	None Anticipated	

The Board Supported at EDG #1

The Board supported the massing of the Sawtooth option, which included stepping the massing back from the street and 25-foot modules along both street frontages

The Board supported the proposed vertical building setback as an effective and unique way to reduce the canyon affect along Market Street and 56th Street.

The Board also found the podium on Site 2 at an appropriate pedestrian scale and the massing along the street addresses the zone transition boundary well

The Board supported the podium massing alignment of Site 2 with the adjacent landmark building to the east.

The Board appreciated the applicant's approach of presenting the context, analysis and early massing for both building designs at the same time.

The Boards Recommended Design Guidelines Matrix

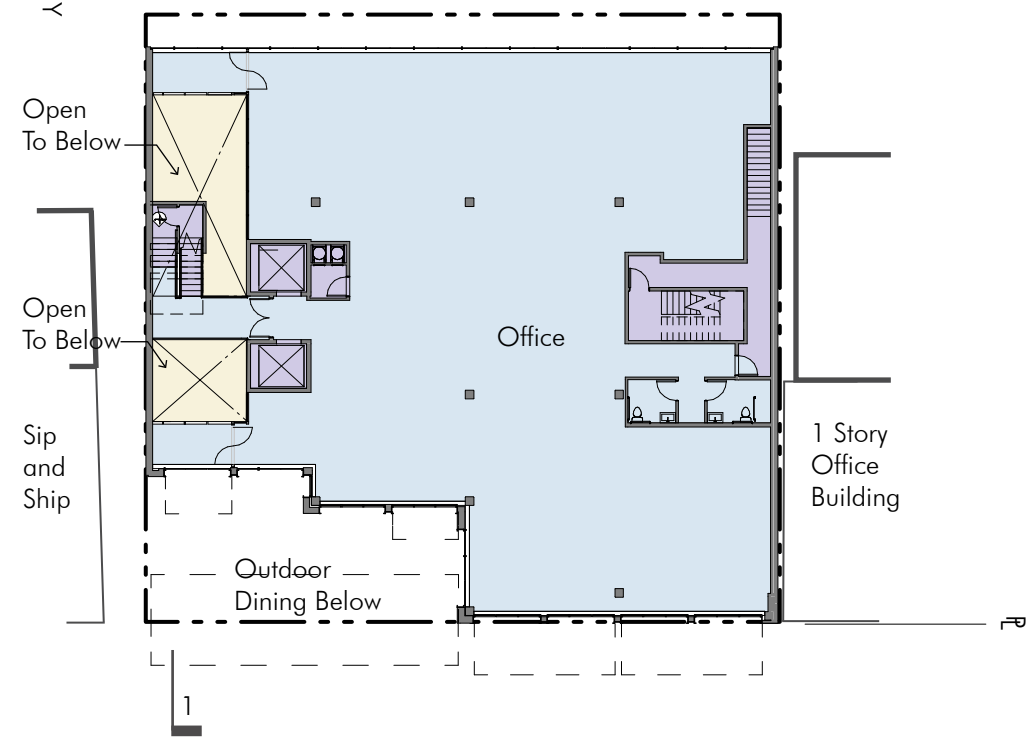
Outdoor Rooms
 Through Block Lobby Passageway
 Massing

		CS			PL				DC			
		CS1	CS2	CS3	PL1	PL2	PL3	PL4	DC1	DC2	DC3	DC4
A	1		CS2.A-1		PL1.A-1		PL3.A-1		DC1.A-1	DC2.A	DC3.A	DC4.A-1
	2		CS2.A-2		PL1.A-2							
	3								DC1.A-3			
B	1	CS2.B-1	CS2.B-1	CS3.B-1		PL2.B-1		PL4.B-1	DC1.B-1	DC2.B-1	DC3.B-1	
	2		CS2.B-2					PL4/B-2		DC2.B-2	DC3.B-2	
	3		CS2.B-3		PL1.B-3							
C	1				PL1.C-1		PL3.C-1					
	2		CS2.C-2			PL2.C-2						
D	1		CS2.D-1									
	2								DC2.D-1			DC4.D-2
	4								DC2.D-2			DC4.D-4
	5		CS2.D-5									

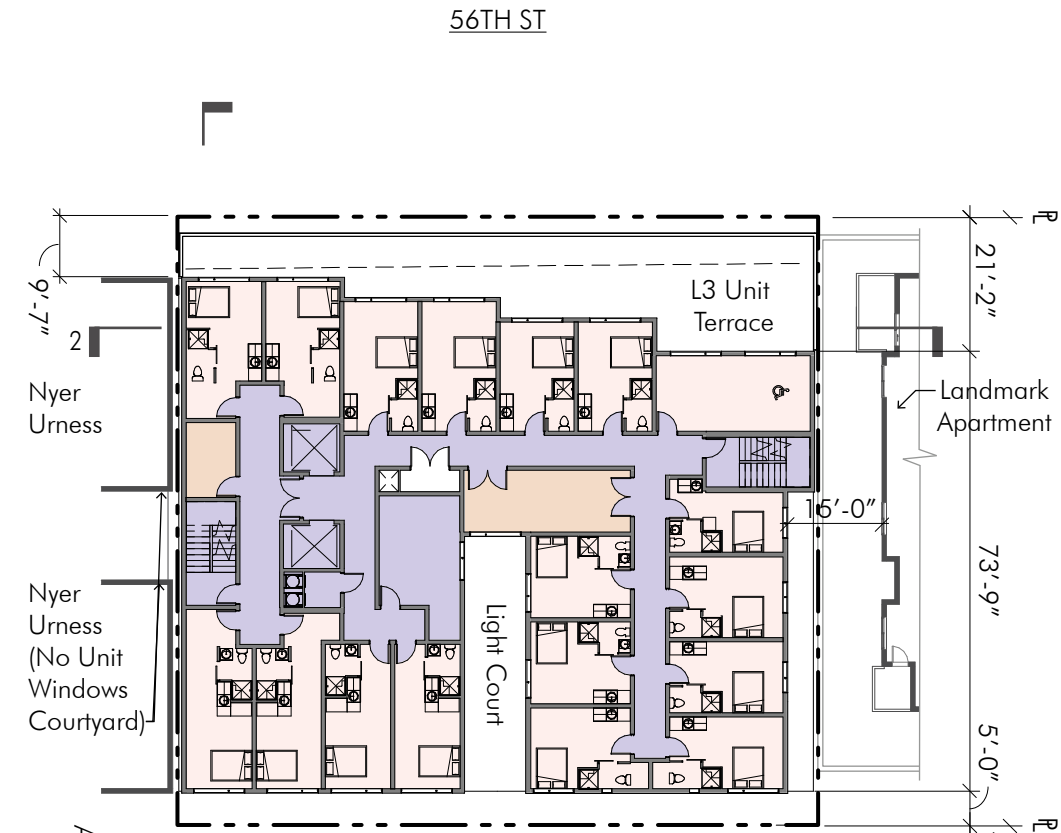
KEY
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 Amenities
 Circulation
 Vehicular Circulation/ Utility



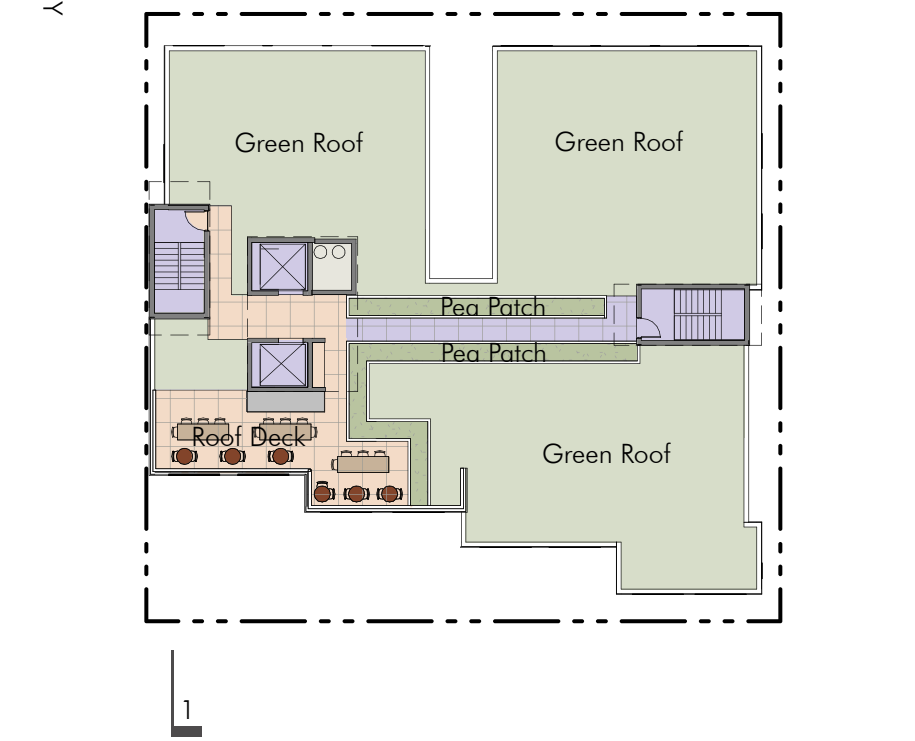
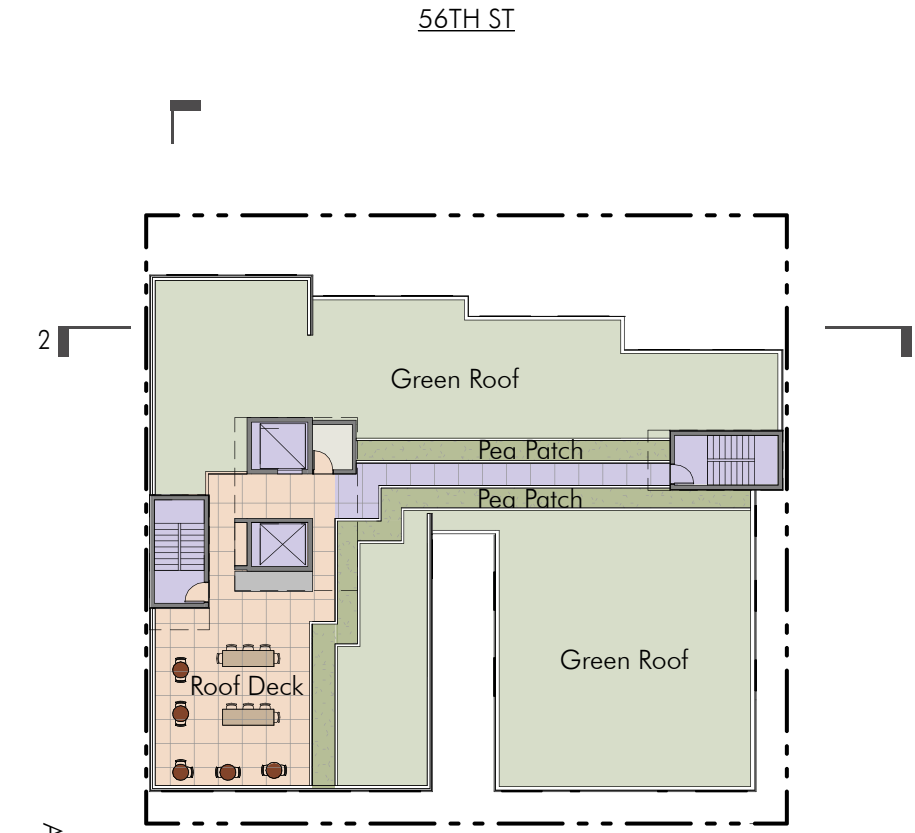
Ballard Hub : Overall Plans Site 1 & 2



L2 Floor Plan



Typical Floor Plan



Roof Plan

- KEY**
- ▲ Entry
 - Residential
 - Retail
 - Amenities
 - Circulation
 - Vehicular Circulation/ Utility



Site 1 & 2: Section Through Lobbies (Looking East)

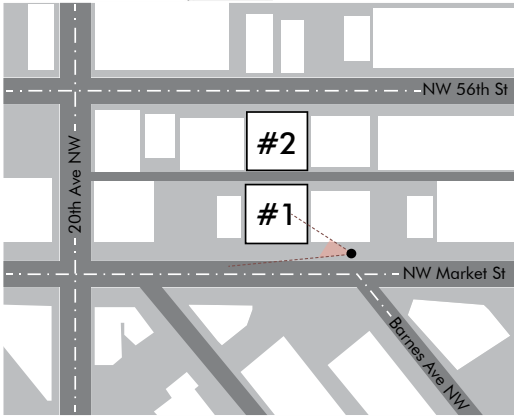


Site 2 56th: Section Through Adjacent Properties to East & West (Looking South)



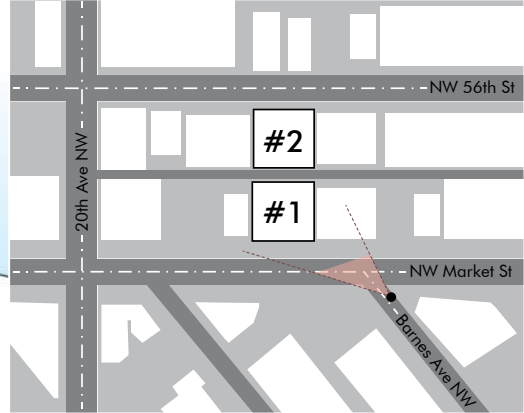
Section #2: Through Site 2(North)
Facing South

Market St: Walking Down Sidewalk Looking West



Key Plan

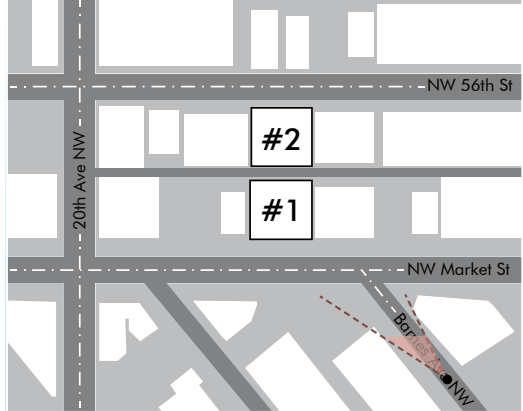
Market St: Across the Street Looking North West



Key Plan



Market St: Walking Down Barnes Looking to The North



Key Plan



Market St: Crossing Market Looking North East



56th St: Walking Down Sidewalk Looking South East



56th St: Looking South West



56th St: Looking South West



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Precedents Image: Intimate Urban Outdoor Rooms



Epicenter in Fremont



Greenfire Campus in Ballard



Ballard Library

Structure helps define rooms



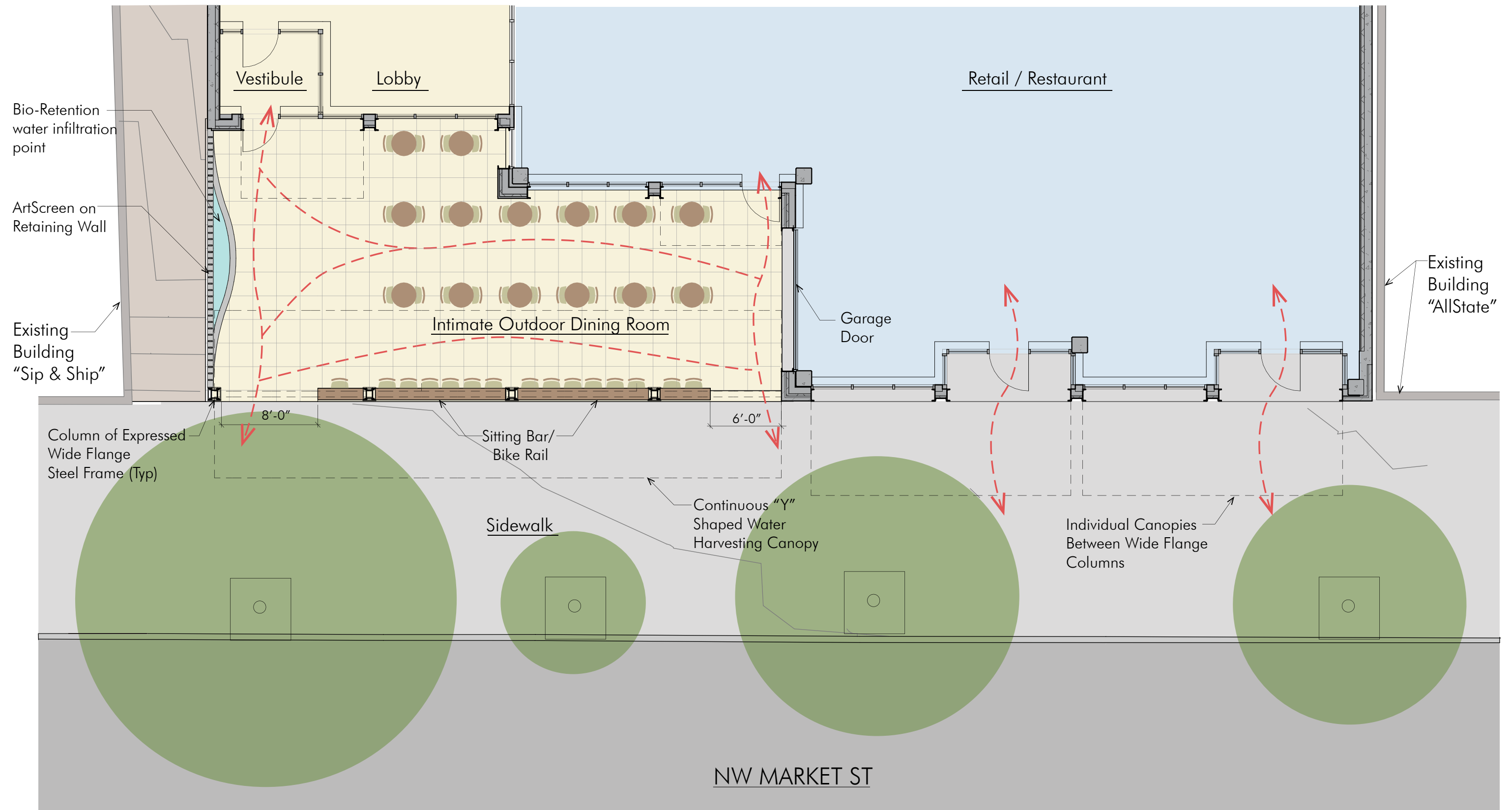
Albatross on Market St, Ballard

Privacy screens as bike racks



Fremont Brewing

Site 1: Market Street Level - Plan



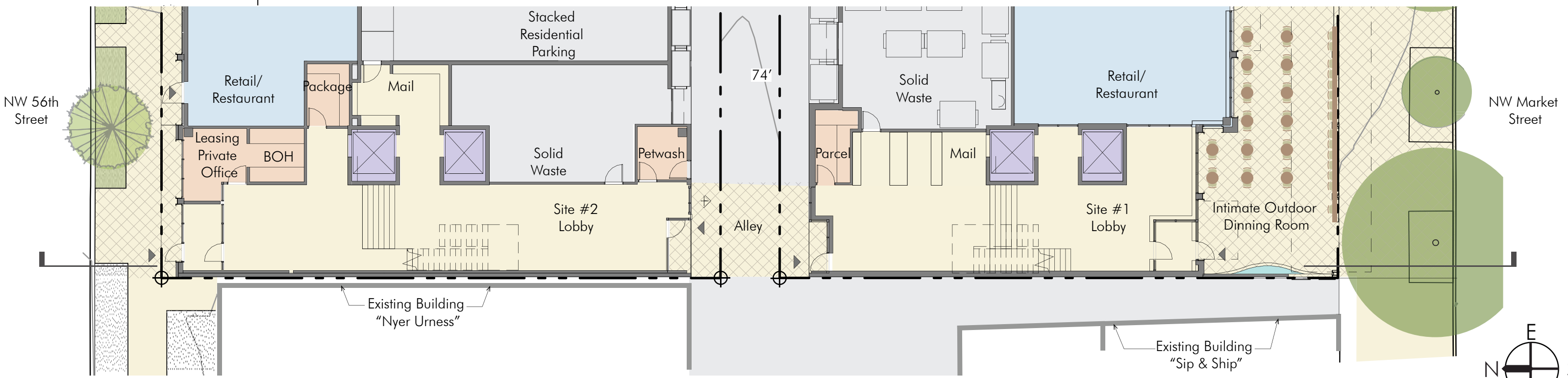
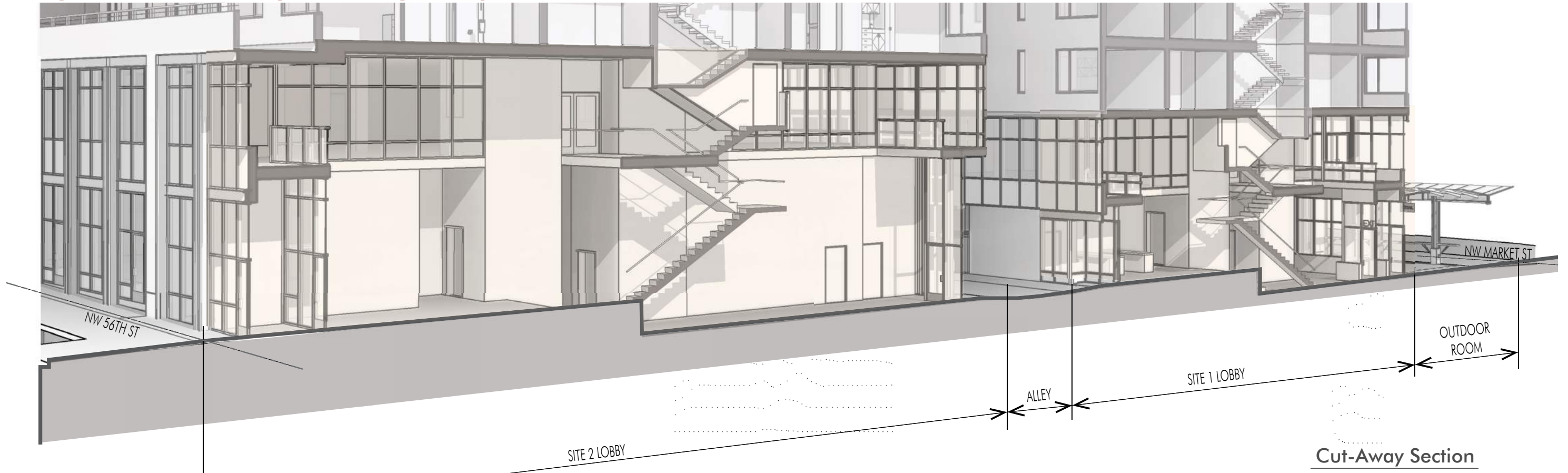
Site 1: Market Street Section



Market St: Across the Street Looking North West



Through Block Lobby Passageway



KEY ▲ Entry Residential Retail Amenities Circulation Vehicular Circulation/ Utility



The East Facade

80% of East Facade Setback from Property Line



Blank Facade
 EDG #1 = 75' 11-1/4" Linear Feet
 EDG #2 = 21'-10" Linear Feet
 = 71% Less Blank Wall

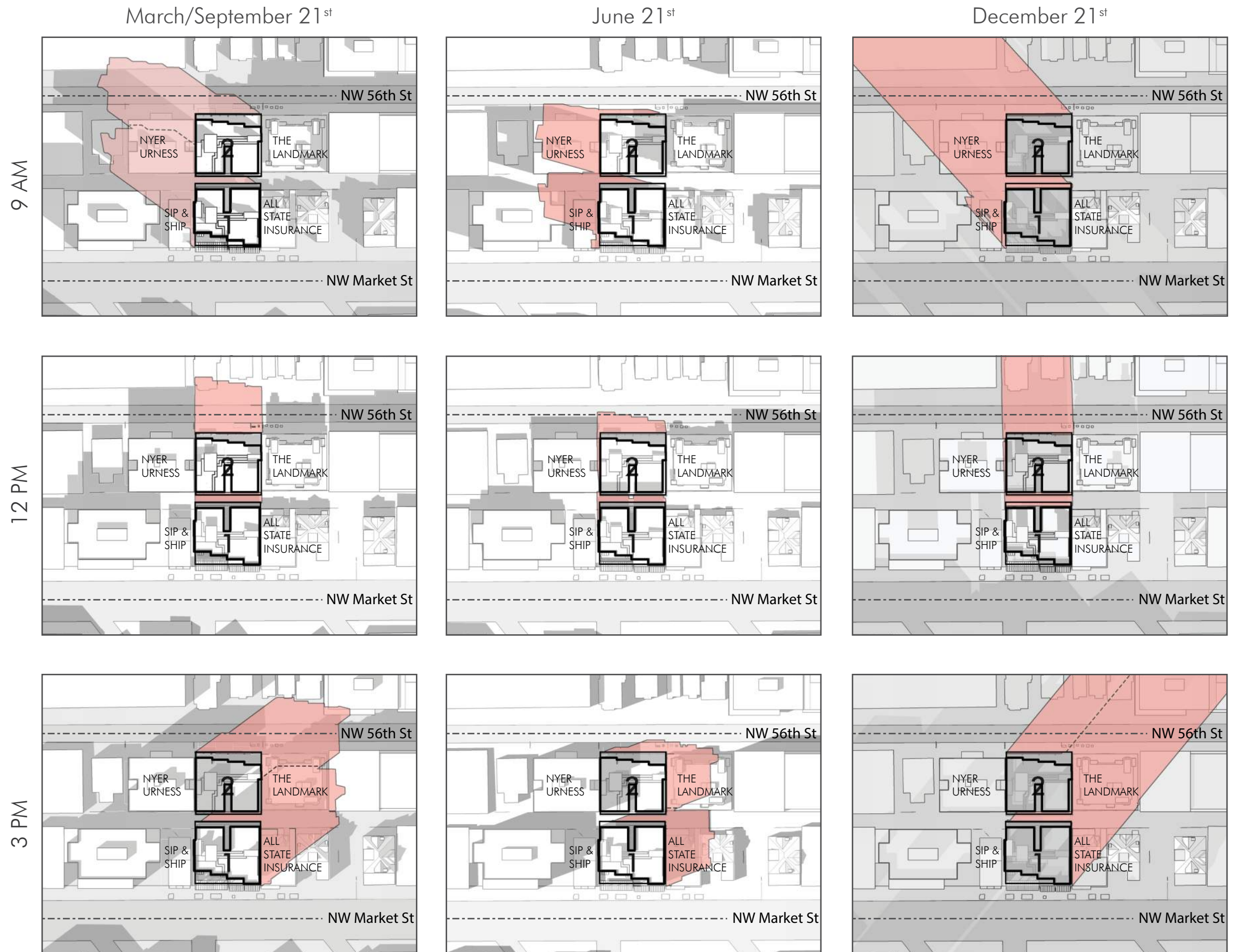


Blank Facade
 EDG #1 = 87' 5" Linear Feet
 EDG #2 = 52'-9" Linear Feet
 = 40% Less Blank Wall



Sun/Shadow Study:

No Parks or Plazas Will Be Impacted



Appendix

Bumgardner is a 60 year old Planning, Architecture and Interior Design firm with a focus on urban mixed use and residential highrise.



Ballard on the Park - Ballard, Seattle



Angeline - Columbia City, Seattle



Janus - Greenwood, Seattle



Peleton, North Williams, Portland



Angeline - Columbia City, Seattle



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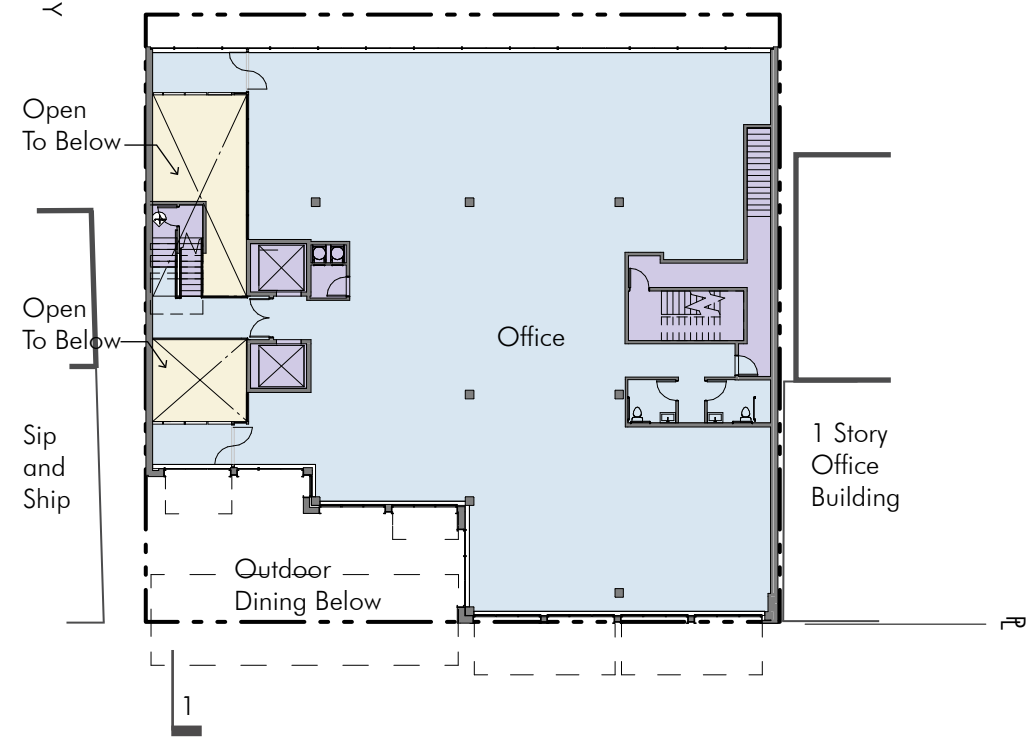
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	2		CS2.A-2		PL1.A-2							
	3								DC1.A-3			
B	1	CS2.B-1	CS2.B-1	CS3.B-1		PL2.B-1		PL4.B-1	DC1.B-1	DC2.B-1	DC3.B-1	
	2		CS2.B-2					PL4.B-2		DC2.B-2	DC3.B-2	
	3		CS2.B-3		PL1.B-3							
C	1				PL1.C-1		PL3.C-1					
	2		CS2.C-2			PL2.C-2						
D	1		CS2.D-1									
	2								DC2.D-1			DC4.D-2
	4								DC2.D-2			DC4.D-4
	5		CS2.D-5									

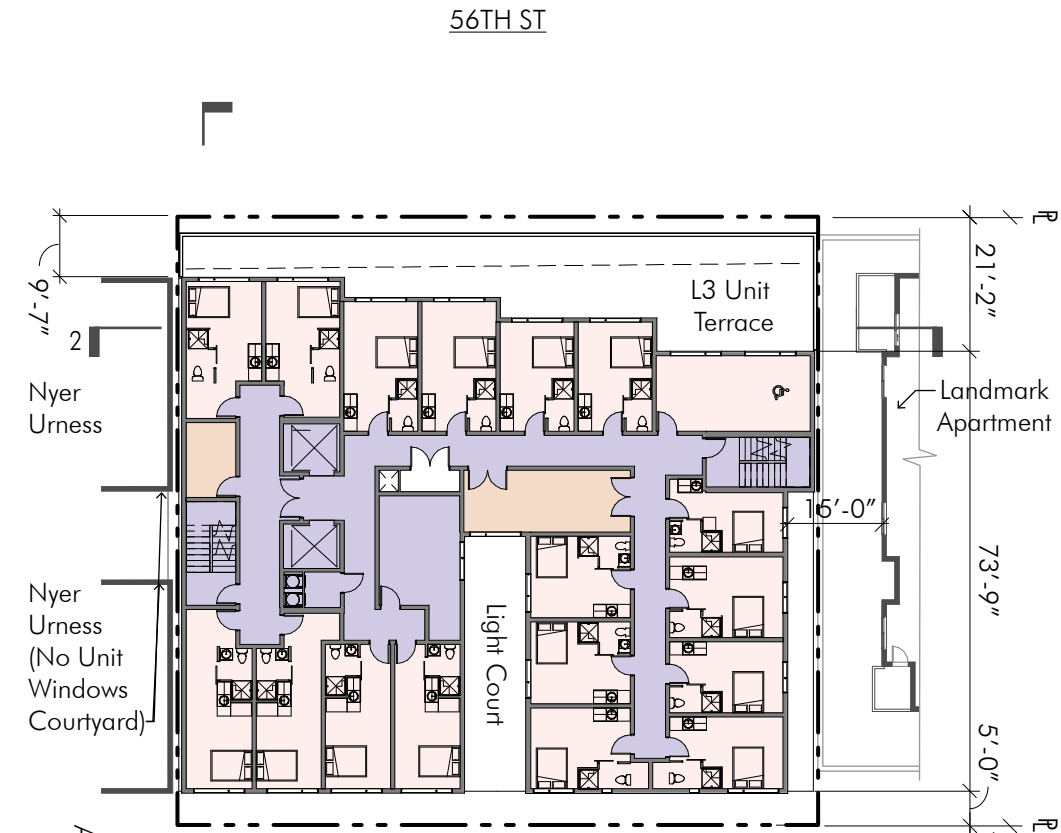
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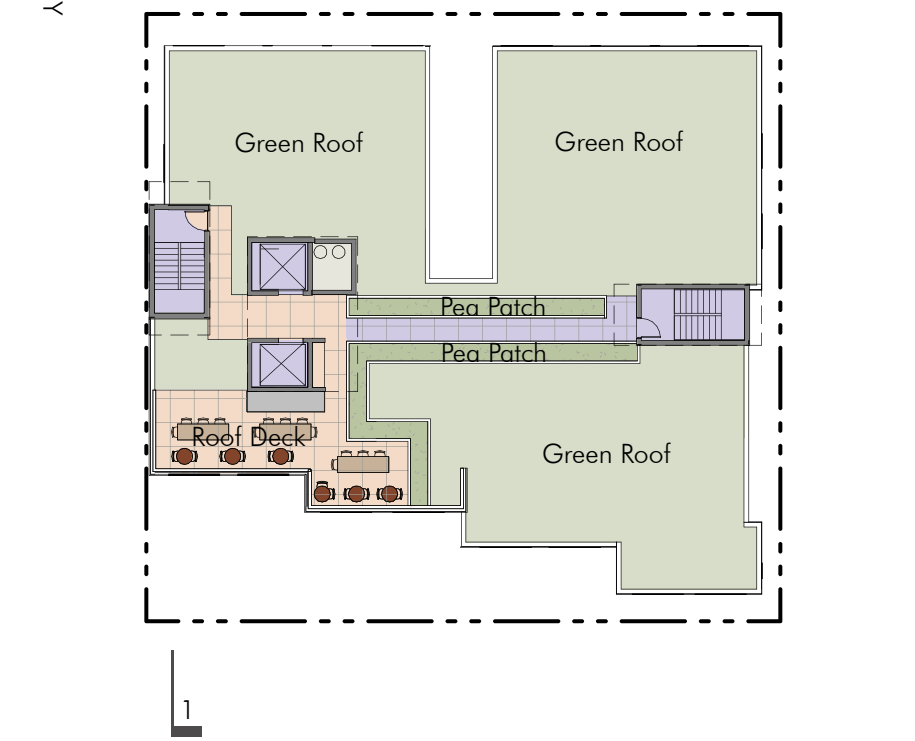
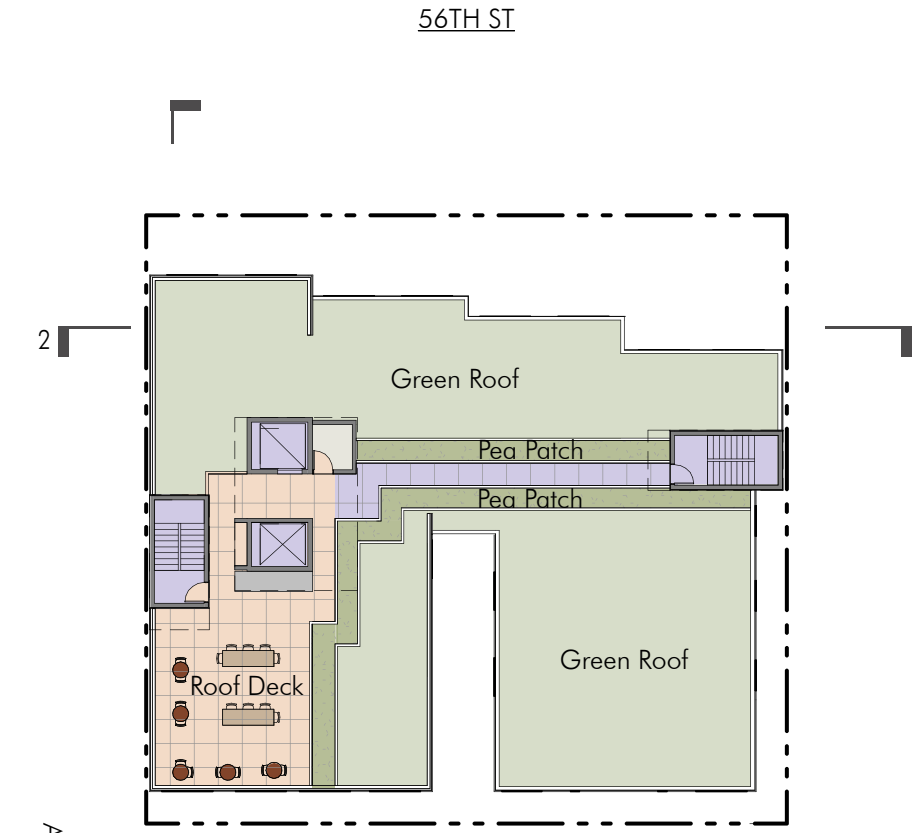
Ballard Hub : Overall Plans Site 1 & 2



L2 Floor Plan



Typical Floor Plan



Roof Plan

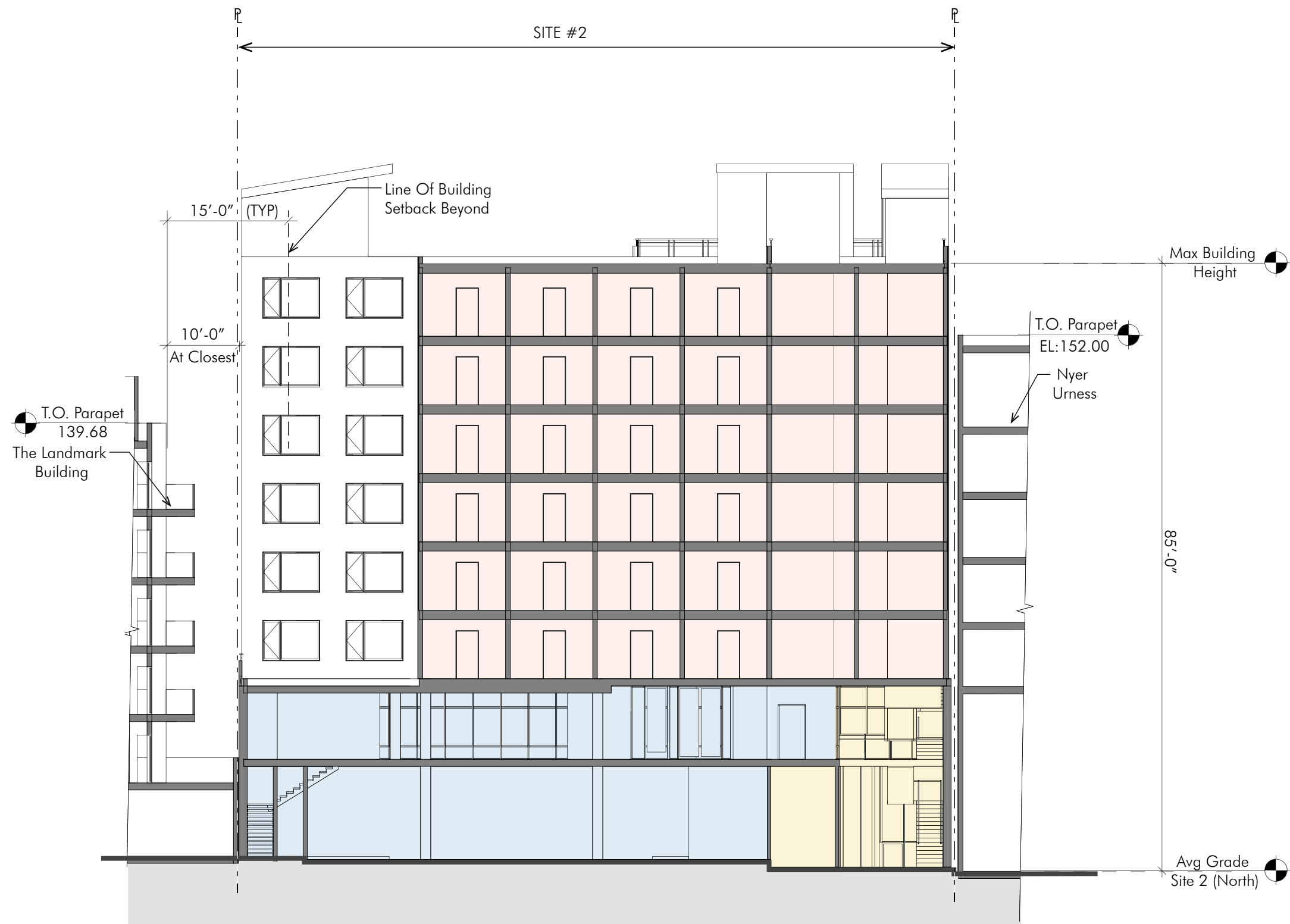
- KEY**
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Site 1 & 2: Section Through Lobbies (Looking East)

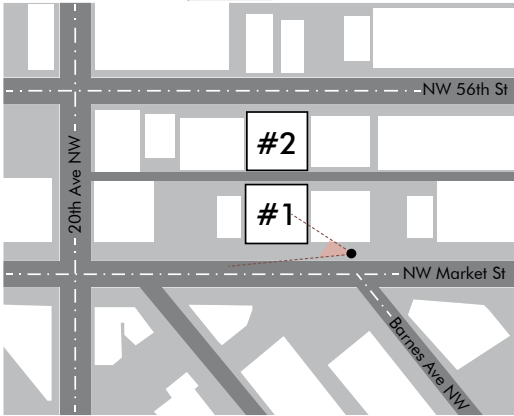


Site 2 56th: Section Through Adjacent Properties to East & West (Looking South)



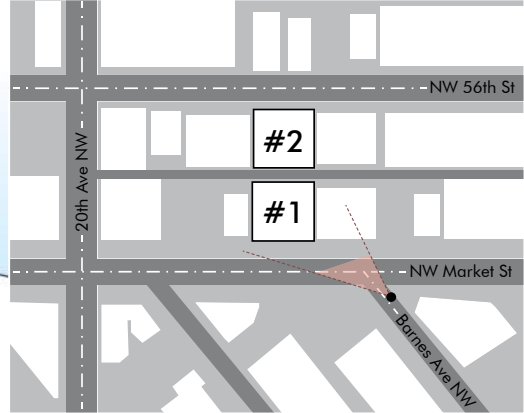
Section #2: Through Site 2(North)
Facing South

Market St: Walking Down Sidewalk Looking West



Key Plan

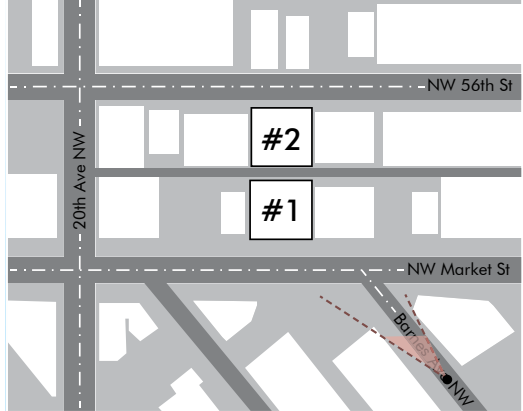
Market St: Across the Street Looking North West



Key Plan



Market St: Walking Down Barnes Looking to The North



Key Plan



Market St: Crossing Market Looking North East



56th St: Walking Down Sidewalk Looking South East



56th St: Looking South West



56th St: Looking South West



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Precedents Image: Intimate Urban Outdoor Rooms



Epicenter in Fremont



Sidewalk free of obstacles

Narrow circulation

Greenfire Campus in Ballard



Structure helps define rooms

Ballard Library

Structure helps define rooms



Narrow circulation

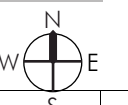
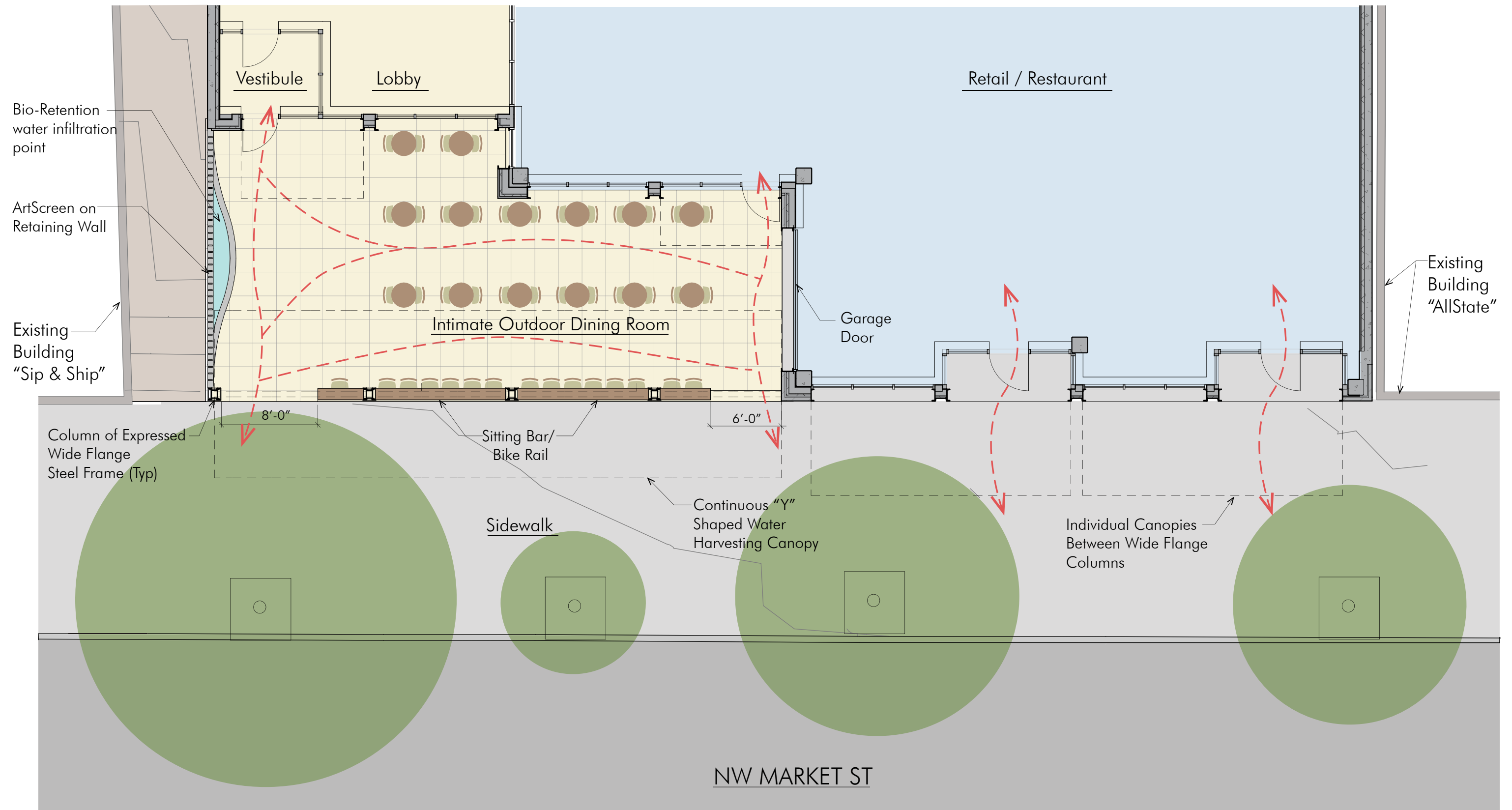
Privacy screens as bike racks

Albatross on Market St, Ballard

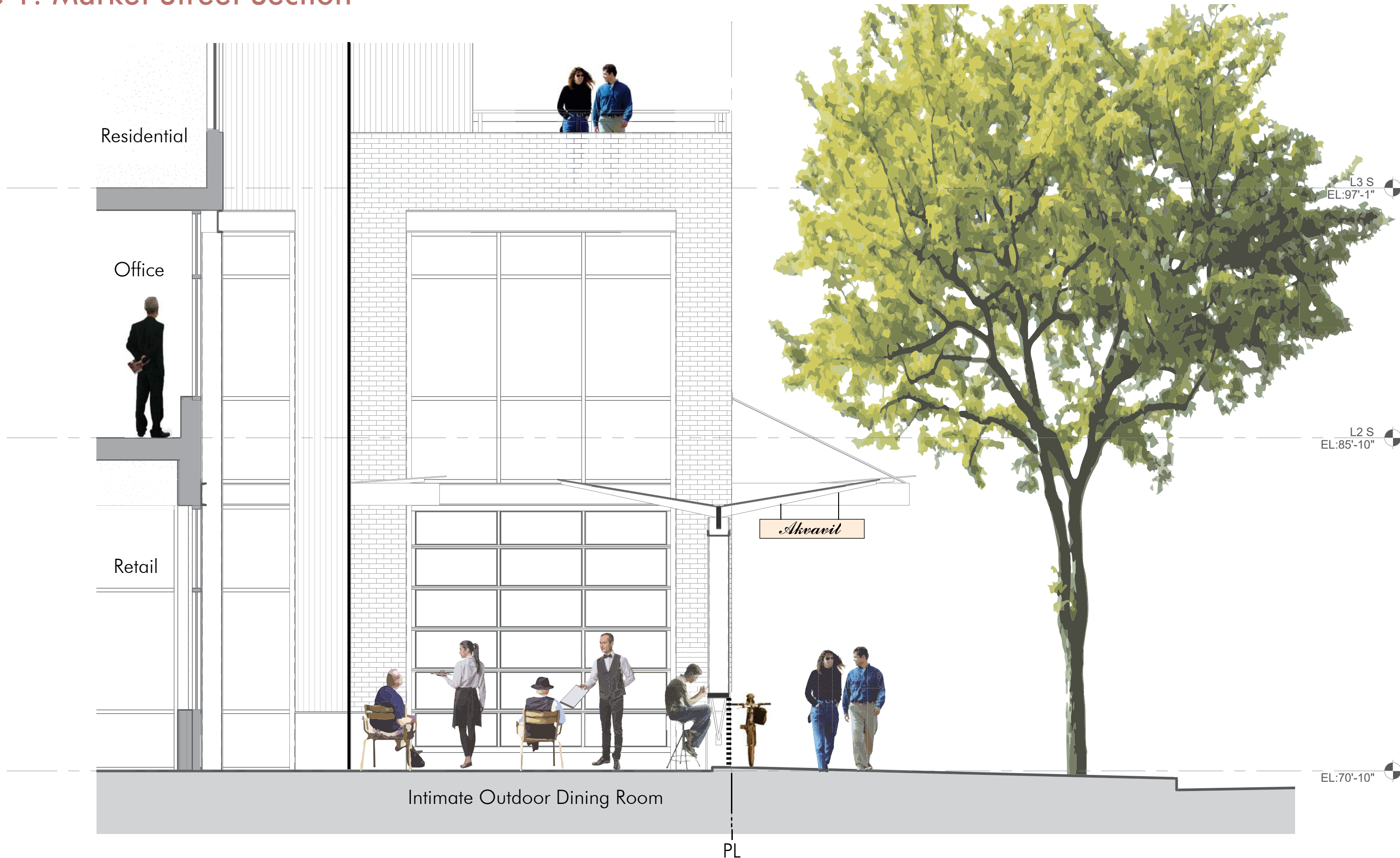


Fremont Brewing

Site 1: Market Street Level - Plan



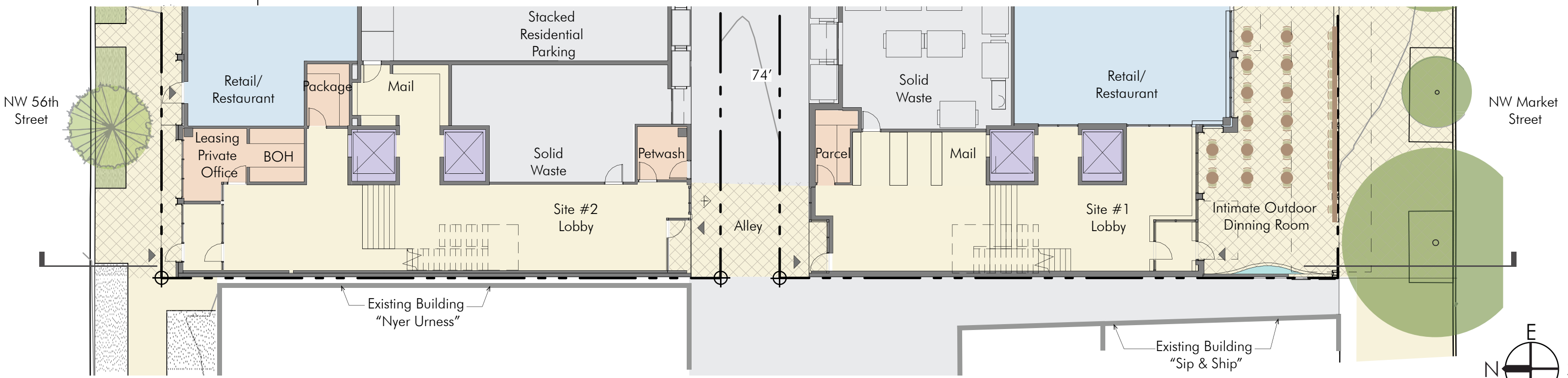
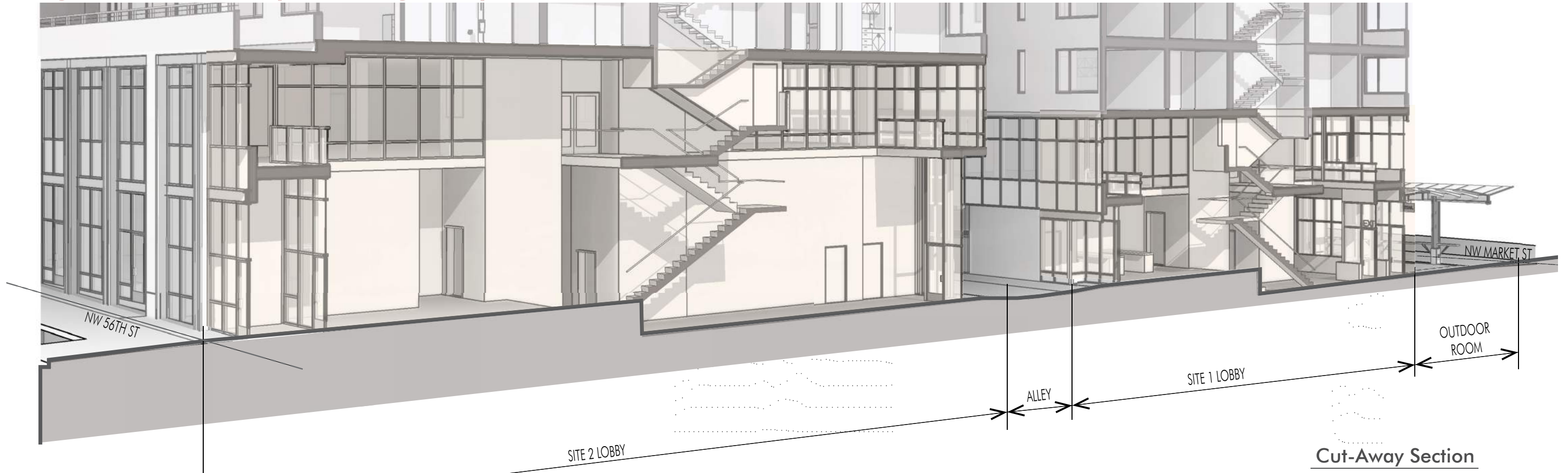
Site 1: Market Street Section



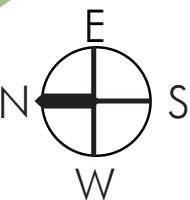
Market St: Across the Street Looking North West



Through Block Lobby Passageway



KEY ▲ Entry ■ Residential ■ Retail ■ Amenities ■ Circulation ■ Vehicular Circulation/ Utility



The East Facade

80% of East Facade Setback from Property Line



Blank Facade
 EDG #1 = 75' 11-1/4" Linear Feet
 EDG #2 = 21'-10" Linear Feet
 = 71% Less Blank Wall

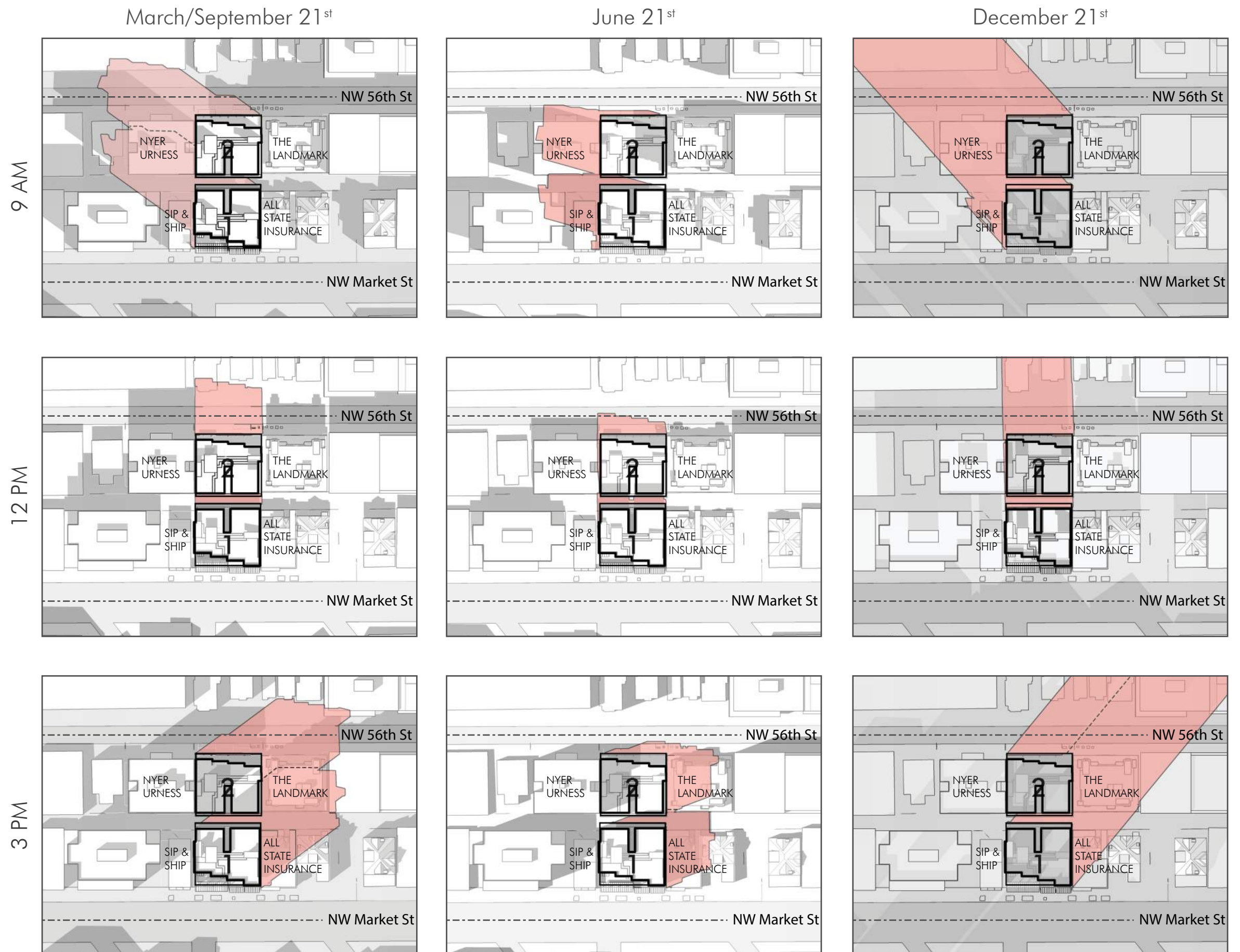


Blank Facade
 EDG #1 = 87' 5" Linear Feet
 EDG #2 = 52'-9" Linear Feet
 = 40% Less Blank Wall



Sun/Shadow Study:

No Parks or Plazas Will Be Impacted



Appendix

Bumgardner is a 60 year old Planning, Architecture and Interior Design firm with a focus on urban mixed use and residential highrise.



Ballard on the Park - Ballard, Seattle



Angeline - Columbia City, Seattle



Janus - Greenwood, Seattle



Peleton, North Williams, Portland



Angeline - Columbia City, Seattle



Janus - Greenwood, Seattle