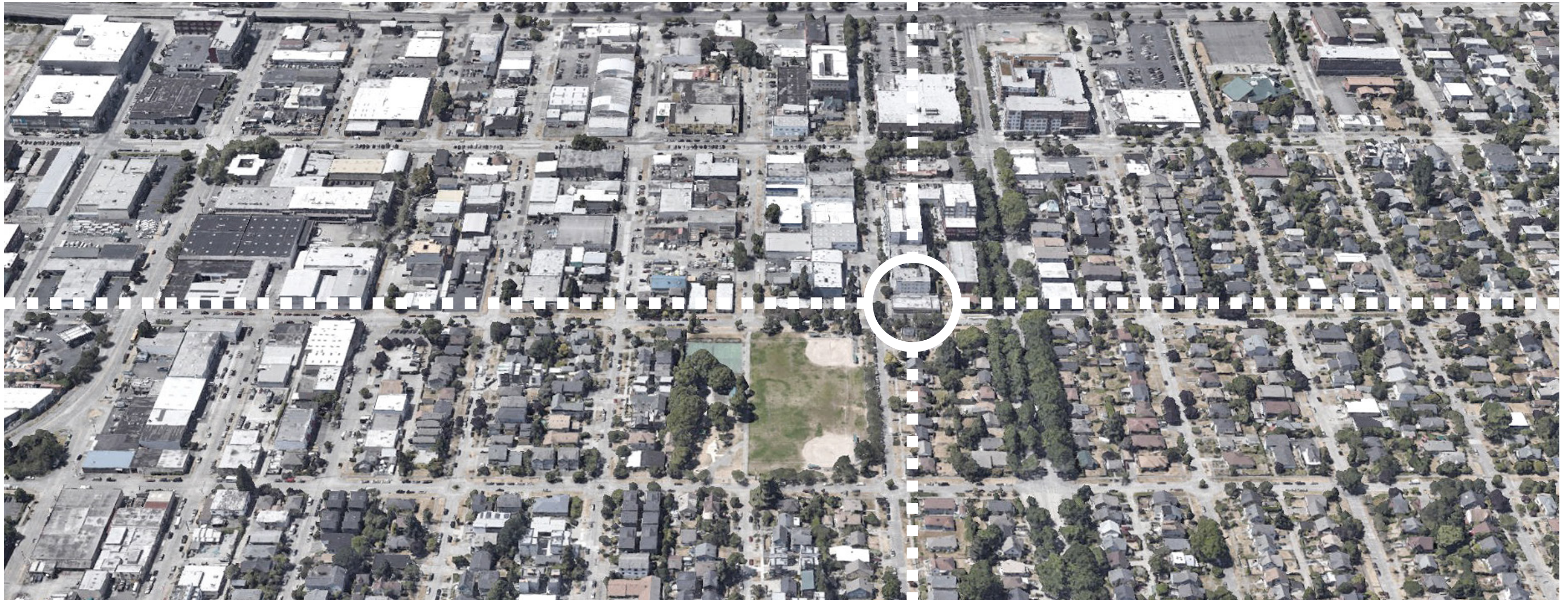


1100 NW 54TH ST

3033727 // EDG 2 // NORTHWEST DESIGN REVIEW BOARD
21 October 2019



KAMIAK

workshop AD
Karen Kiest | Landscape Architects

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development objectives

The site in West Woodland, zoned NC3-75(M) and located within the Ballard Hub Urban Village, is a 4,999 sqft corner lot at the northwest intersection of NW 54th St and 11th Ave NW. This is two blocks southeast of Ballard’s primary intersection at NW Market St and 15th Ave NW. Southeast of the site is Gilman Park, the neighborhood’s largest public open space. The intersection is a transition between residential uses to the east and north with commercial and low-hazard industrial uses to the southwest. With recent zoning changes the nearby blocks will continue to evolve with higher density residential and mixed use development.

The proposed development is a seven-story, 30,000 sq ft residential apartment building with 81 units. Street level will be comprised of approximately 900-1,000 sq ft of commercial space with outdoor multi-use terrace, the residential lobby entry and lounge, waste and recycle storage, bike parking, and general building services. Landscaping improvements to the right of way planting strip are proposed. An outdoor amenity area is provided at the roof level. No parking stalls are proposed on site and there are no significant trees to consider.

The design proposal responds to four primary considerations:

- **Provide efficient and livable dwelling units.**
- **Reinforce the scale and texture of the existing streetscape for direct engagement with the public realm.**
- **Develop a contextually appropriate distribution of upper level open space using loggias and terraces to extend the physical presence of the park.**
- **Advance a building typology for compact corner sites which responds to the residential and industrial mixed-use street level elements of the broader neighborhood.**

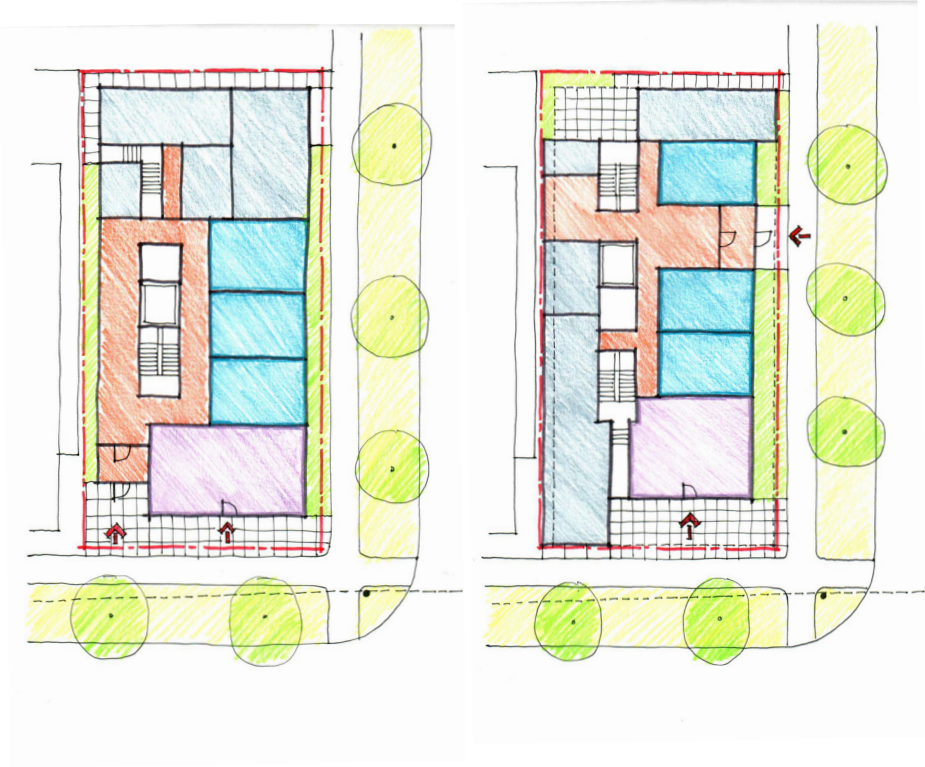
community outreach

A community outreach meeting was held at the Ballard NW Senior Center on March 28, 2019. During the meeting the design team described preliminary design considerations and asked for feedback on design issues, community priorities, and key aspects of the neighborhood. Two members of the community / neighborhood expressed that:

- The street facing facades of the building should engage the sidewalk environment and interface with the broader neighborhood to support safe pedestrian movement. The trees are an important asset to the neighborhood
- The landscaping of edges, particularly along sidewalks and at the corner intersection, is a key consideration.
- A mix of compact and affordable unit types is desired to support diversity of the neighborhood.
- With accessible transportation networks nearby the project does not need onsite parking.
- Active street level uses, particularly small retail spaces that allow for various types of businesses will positively add to the community uses and values.
- A building configuration that maintains a simple massing and expands street level open space is supported.

Additional outreach and engagement efforts include:

- 242 direct mailer postcards to residences and businesses within 600 feet of site.
- email to distribution list of community organizations identified by the Department of Neighborhoods including: Ballard District Council, Central Ballard Residents Association, East Ballard Community Association, Livable Ballard, Olympic Manor Community Club, Sunset Hill Community Association, Whittier Heights Community Council, Ballard Alliance, West Woodland Business Association, and Groundswell NW.
- post on local blog / Facebook / digital newsletter including West Woodland Neighborhood Blog and My Ballard.



WHEN: Mar 28 | 6:00-7:00 P.M. WHERE: Ballard Senior Center 5429 32nd Ave NW, Seattle, 98107



Learn More & Share Input
OPEN TO THE PUBLIC

site

1100 NW 54 St

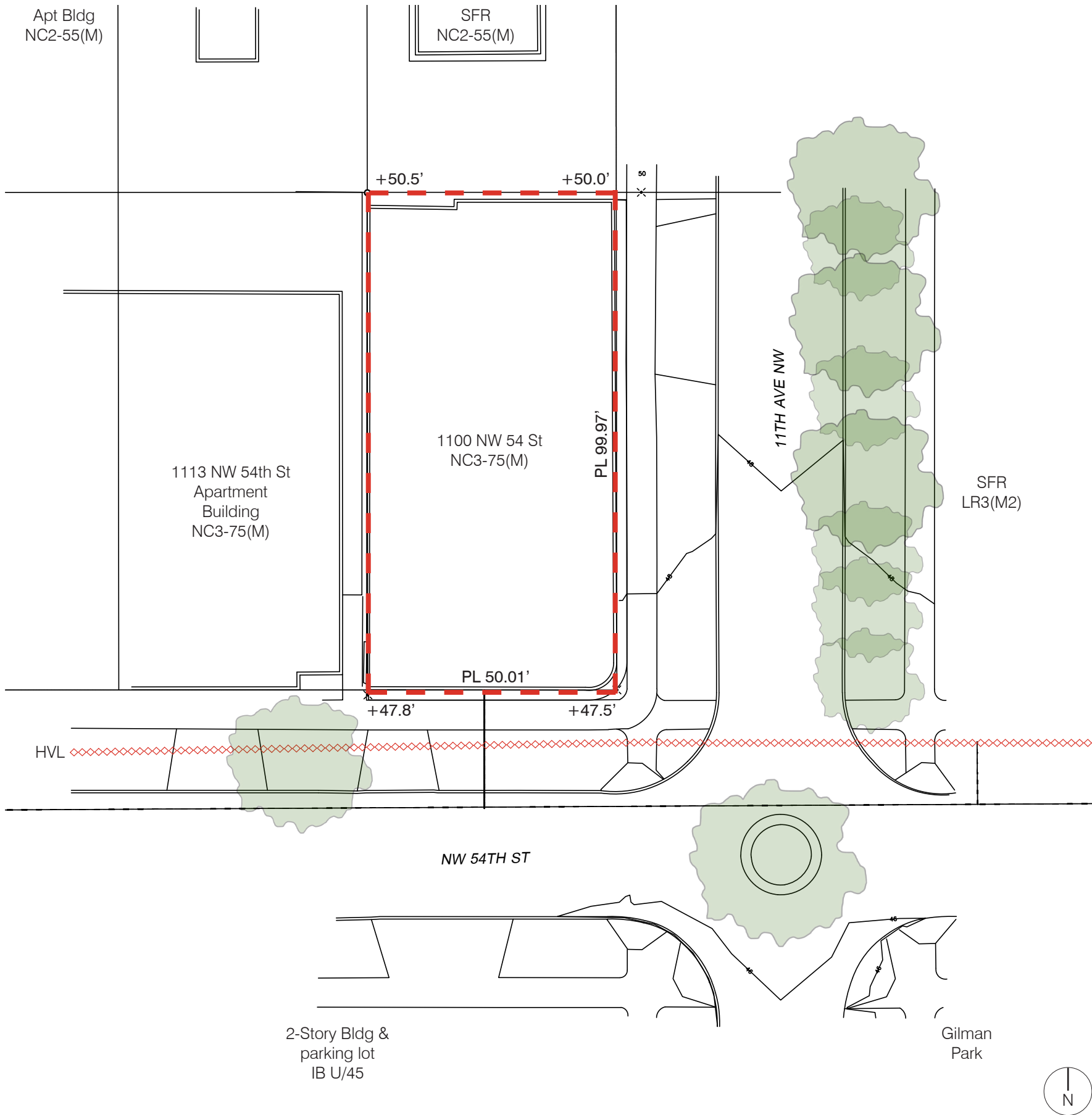
Lot size 50.01' x 99.97'
Lot Area 4,999 square feet

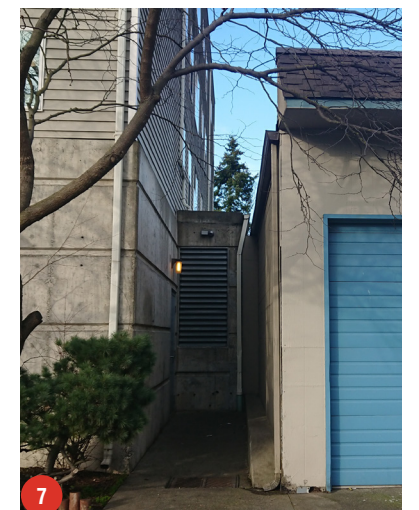
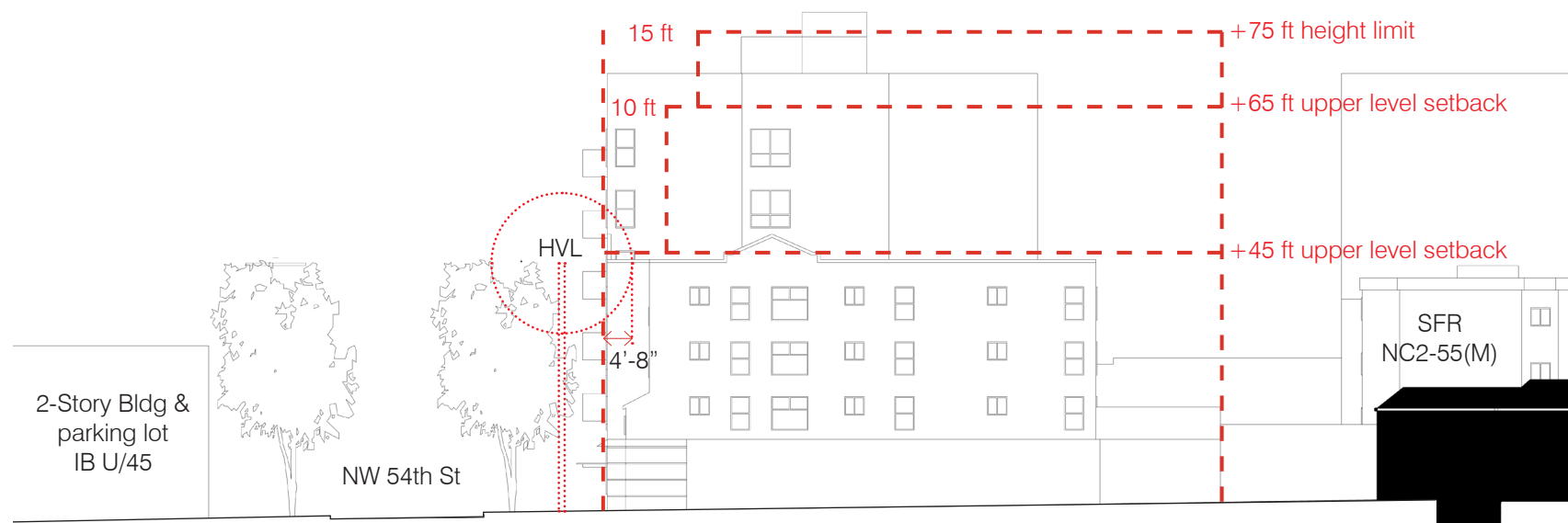
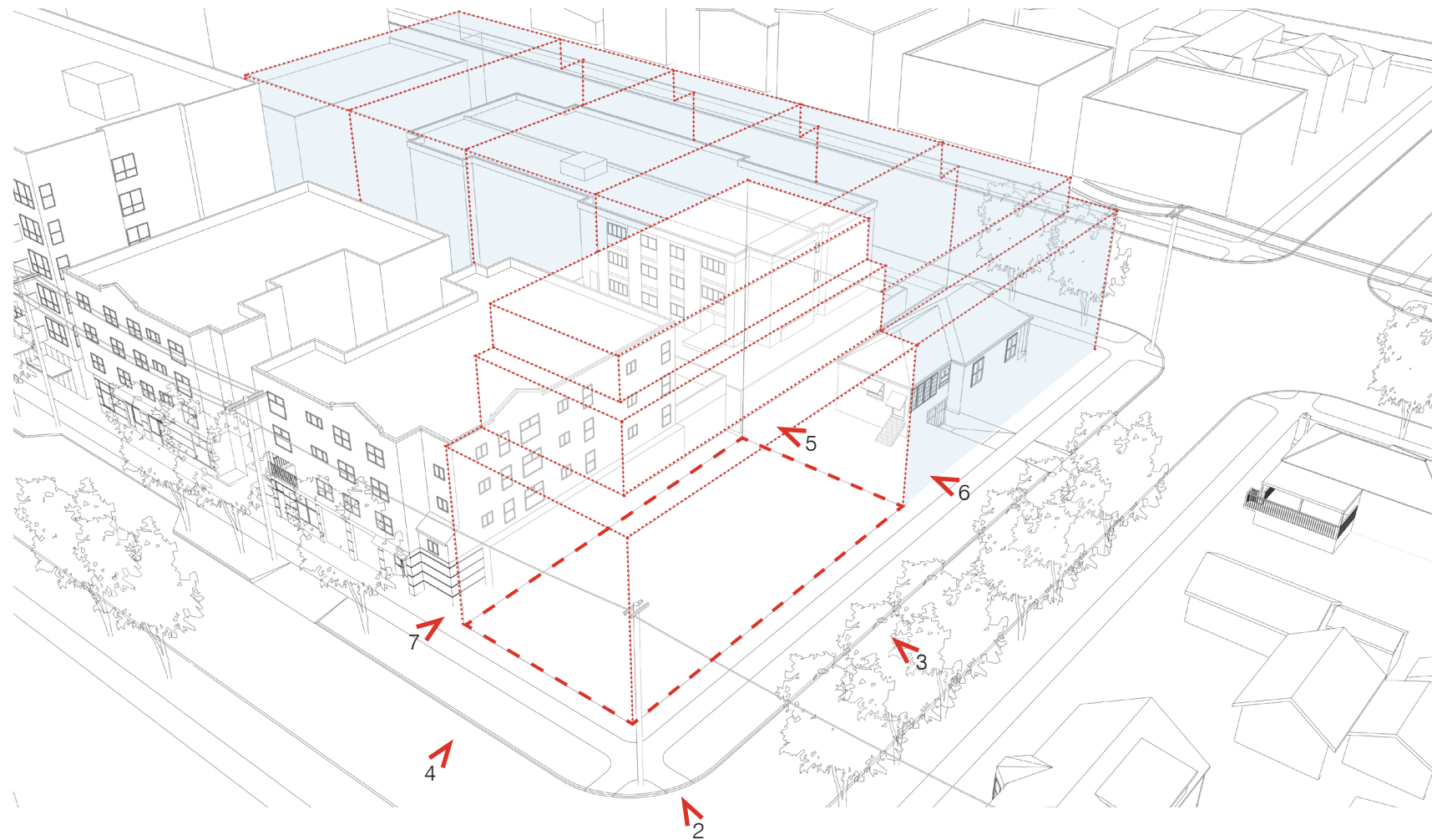
Lot 13, Block 133, Gilman Park, according to the Plat thereof recorded in Volume 3 of plats page 40, King County, WA

The site is relatively flat with minor topographical change, three feet south to north. Broad right of way planting strips line the south and east edges between existing sidewalks and the curb edge. There is approximately 2 feet of planting strip between edge of sidewalk and the property lines. An overhead power line along the NW 54th Street frontage requires a fourteen foot radial clearance. There are no street trees fronting the property. With two street frontages solar access is excellent. Lower levels will be impacted by adjacent buildings to the north and west. The existing one-story wood framed commercial structure on the project site will be removed.

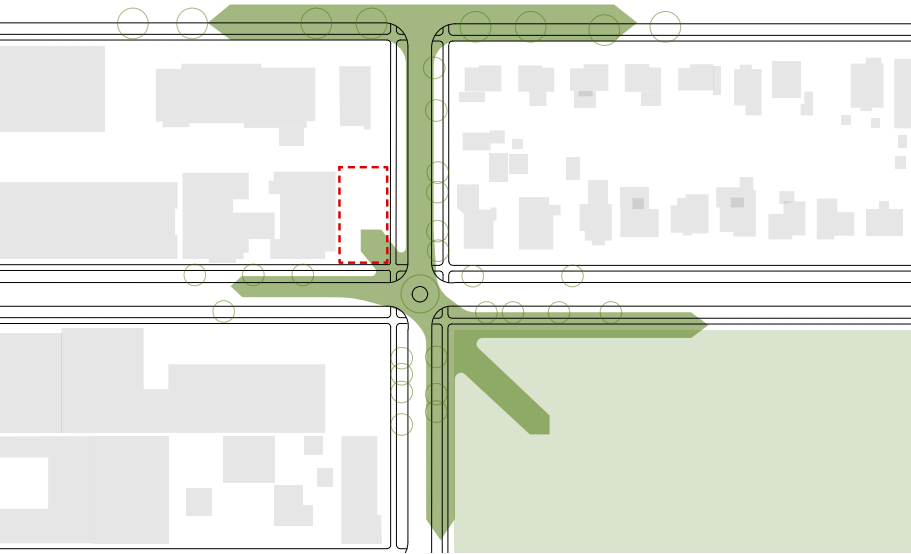
To the north is a one-story with day-lit basement single family structure on a lot zoned NC2-55(M). To the west is a four-story apartment building constructed in 1996 on a lot zoned NC3-75(M). Across NW 54th Street to the south is a two-story light industrial warehouse structure and surface parking lot. Across 11th Ave NW to the west is a single family structure on a lot zoned LR3(M2). To the southeast is Gilman Park, the neighborhoods largest public open space.

Upper levels of the project will have views south and west across Fremont, InterBay, and Ballard. Views east and north look over the West Woodland neighborhood towards Phinney Ridge.





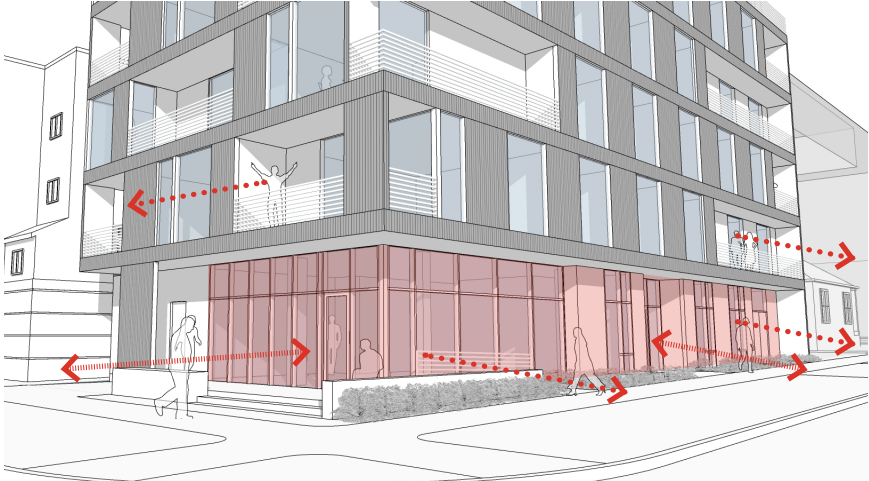
design guidelines



BUILDING + LANDSCAPE

There is an opportunity to create an immersive landscaped sidewalk environment by combining softscapes and urban hardscaped surfaces that promote interaction and support a variety of uses. This will promote interaction between the broader Gilman Park space and the tree lined pedestrian realm of Market Street. The building articulation along the south side prioritizes the exposure and connects users to the park with a covered terrace at street level and covered loggia at all upper levels. The edges will be designed to create inviting and safe transitions for residents, visitors, and the broader community.

- PL2-C Weather Protection: Locations and Coverage | Design Integration
- PL3-A Entries: Design Objectives | Ensemble of Elements
- PL3-B Residential Edges: Security and Privacy | Interaction
- PL3-C Retail Edges: Porous Edge | Visibility | Ancillary Activities
- DC3-A Building-Open Space Relationship: Interior/Exterior Fit
- DC4-D Trees, Landscape, and Hardscape Materials: Choice of Plant Materials | Hardscape Materials



ENGAGE PUBLIC REALM

The project sits at the transition between residential and commercial / industrial urban environments with excellent exposure to public park open space. This provides an opportunity to engage the pedestrian street frontages that will continue to intensify as higher density zoning brings increased activity and movement to the block. Along NW 54th St the preferred alternative creates a south facing covered terrace supporting active street level uses that engage the pedestrian environment. Along the 11th Ave NW frontage the project proposes a different relationship with the public realm through a layered landscape edge, setback residential entry lobby, and direct access to bike storage. Landscaped wells provide light and air to the below grade dwelling units and a highly transparent residential entry lounge engages the sidewalk environment.

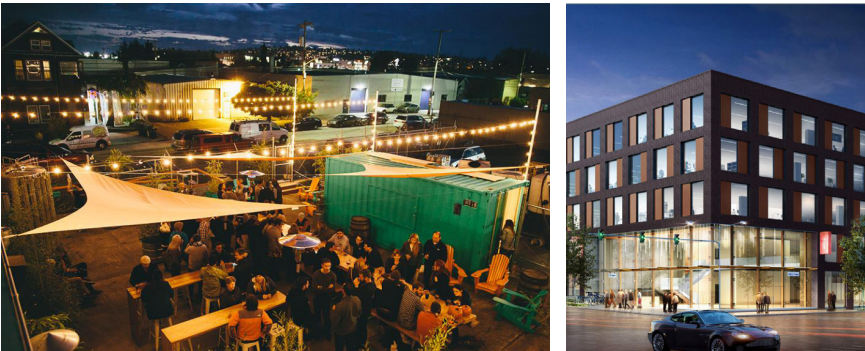
- CS2-B Adjacent Sites, Street, and Open Spaces: Site Characteristics | Connection to the Street
- PL1-A Network of Open Spaces: Enhancing Open Space | Adding to Public Life
- PL1-B Walkways and Connections: Pedestrian Infrastructure, Volume, & Amenities
- PL1-C Outdoor Uses and Activities: Selecting Activity Areas



NEIGHBORHOOD FABRIC

Successful mid-scaled buildings in the area incorporate direct and identifiable entries that engage the pedestrian nature of the street. Building forms are simple massings with subtle ornamentation. Buildings at intersections often present active spaces that engage the public realm and pedestrian corner. The project will explore architectural presence through urban and landscape integration, contemporary materials, and modern scaled openings that connect interior living spaces with views and context.

- CS2-A Location in the City and Neighborhood: Sense of Place | Architectural Presence
- CS2-C Relationship to the Block: Corner Sites
- CS3-A Emphasizing Positive Neighborhood Attributes: Fitting Old and New Together | Contemporary Design | Evolving Neighborhoods
- DC2-C Secondary Architectural Features: Fit With Neighboring Buildings

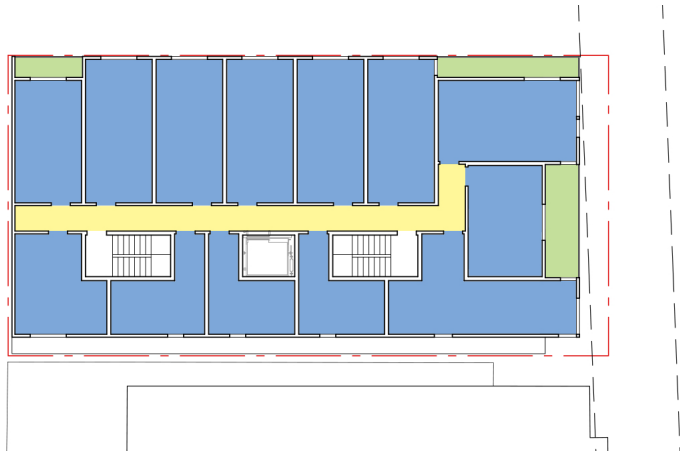




COHESIVE FORM

Zoning forces and upper level setback requirements on this small site result in a challenging massing envelope. A cohesive form is preferred with all facades using consistent material deployment. At the street level, the building volume is eroded in response to street connections and programmed uses which combine with landscaping elements to create an active and vibrant form. Depth and variation in the façades is achieved through the use of loggias that expand the compact dwelling unit areas to exterior spaces overlooking the park and broader neighborhood. The northeast corner at upper levels is eroded in response to the adjacent NC-55 zone. Durable, attractive, and climate appropriate materials will be used to create a subtle texture and patterning that is contextual to the evolving neighborhood.

CS2-D Height, Bulk, and Scale: Existing Development and Zoning | Respect for Adjacent Sites
 DC2-A Massing: Site Characteristics and Uses | Reducing Perceived Mass
 DC2-C Secondary Architectural Features: Visual Depth and Interest
 DC4-A Building Materials: Exterior Finish Materials | Climate Appropriateness



COMPACT + EFFICIENT + LIVABLE

With compact and efficient units the active shared spaces for residents are vital to promoting a sense of community within the building. The project seeks to integrate this community with the public realm and become a positive urban contributor in the neighborhood. Large floor to ceiling windows with operability at each unit takes advantage of daylight and exposure to view creating livable compact urban dwellings.

CS1-B Sunlight and Natural Ventilation: Daylight and Shading
 DC2-D Scale and Texture: Human Scale | Texture



STREET SCALE + PROGRAM LEGIBILITY

The corner intersection is the most visible and prominent portion of the site. The street level program should be legible with accessible and active uses that maintain eyes on the street and promote activation of the urban intersection. A high level of transparency at street level will maximize visibility to the building interior. At upper levels a systematic patterning of large openings integrates a fine grained texture of material, aperture, use, and landscape.

PL2-B Safety and Security: Eyes on the Street | Street Level Transparency
 DC1-A Arrangement of Interior Uses: Visibility | Gathering Places | Views and Connections
 DC2-B Architectural Façade Composition: Façade Composition



EDG1 synopsis



A // STACKED (code compliant)

FAR	5.25
partially below grade units	3
street level units	3
units at upper levels	68
total units	74
unit size range	175-350 sqft
commercial area	none
street level common area	1,500 sqft
exterior terrace area	2,694 sqft

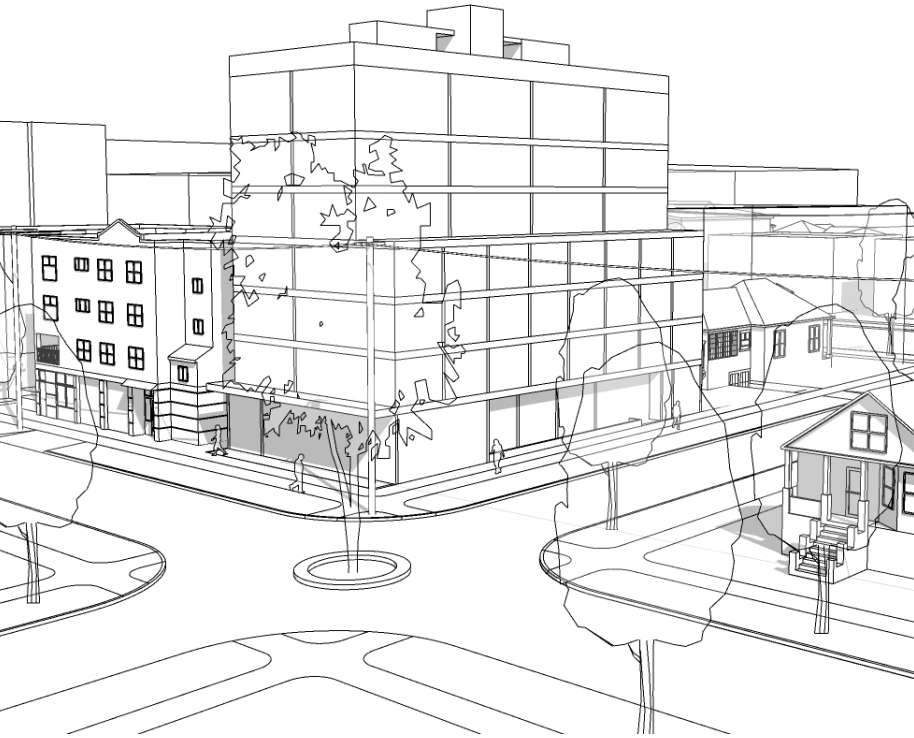
Advantages

- Direct at grade entry to residential lobby.
- Active use space at southeast corner engages intersection.
- Continuous landscaped and hardscaped edges along sidewalk.
- Outdoor terraces at multiple upper levels serving several dwelling units.

Challenges

- Complicated massing lacks cohesion.
- Street level dwelling units above and below sidewalk with minimal landscape buffering.
- Street level dwelling unit openings at property line and close to sidewalk.
- Half of east frontage dedicated to building service and storage uses.
- Dwelling unit inefficiencies at upper three levels.
- Street level space at southeast corner too small to meet minimum commercial depth requirements.
- Negotiating slab step levels impacts level 1 organization.

Elements of alternative B supported by Board



B // ONE STEP (departures required)

FAR	5.50
below grade units	4
street level units	3
units at upper levels	72
total units	79
unit size range	160-400 sqft
commercial area	890 sqft
street level common area	700 sqft
exterior terrace area	1,730 sqft

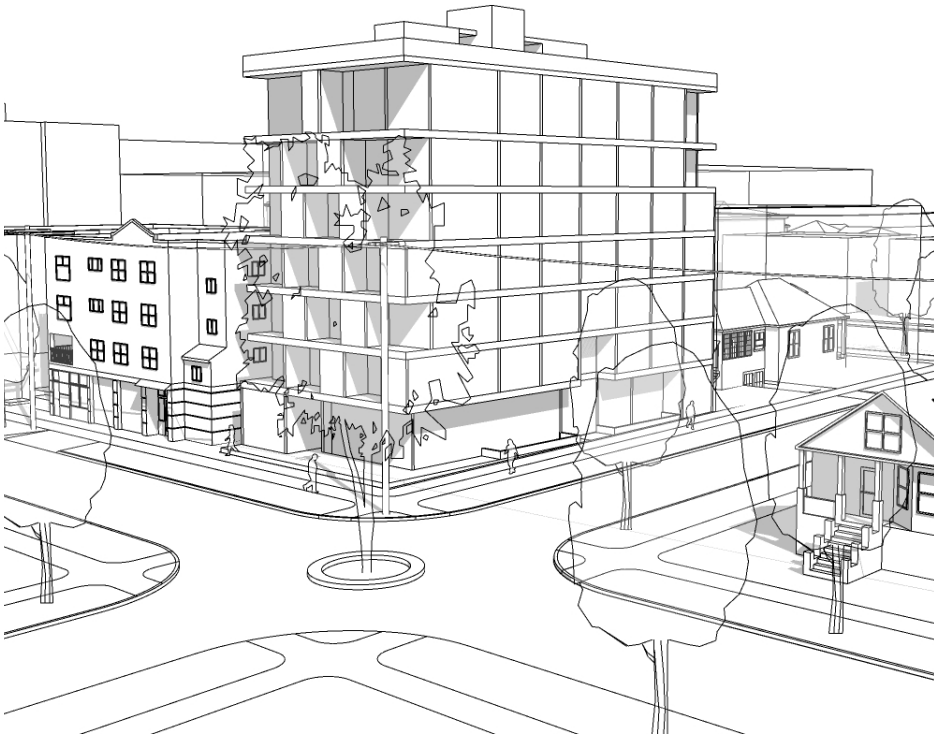
Advantages

- Direct at grade entry to residential lobby.
- Active commercial use at southeast corner engages intersection.
- Continuous landscaped and hardscaped edges along sidewalk.
- Additional south setback at levels 1-2.
- Large outdoor terrace at level 5.
- Simplified more cohesive massing compared to alternative A.

Challenges

- Street level dwelling units at sidewalk level rely on basement light well setback and landscape buffering.
- One-third of east frontage dedicated to building services.
- Street level space at southeast corner too small to meet minimum commercial depth requirements.
- Bicycle storage inconvenient.
- Large level 5 terrace privatized to only four units.
- Departures required.

Alternative C supported by Board: further refinement needed



C // PARK FABRIC // preferred (departures required)

FAR	5.45
below grade units	4
street level units	2
units at upper levels	71
total units	77
unit size range	165-460 sqft
commercial area	1,050 sqft
street level common area	580 sqft
exterior terrace area	3,000 sqft

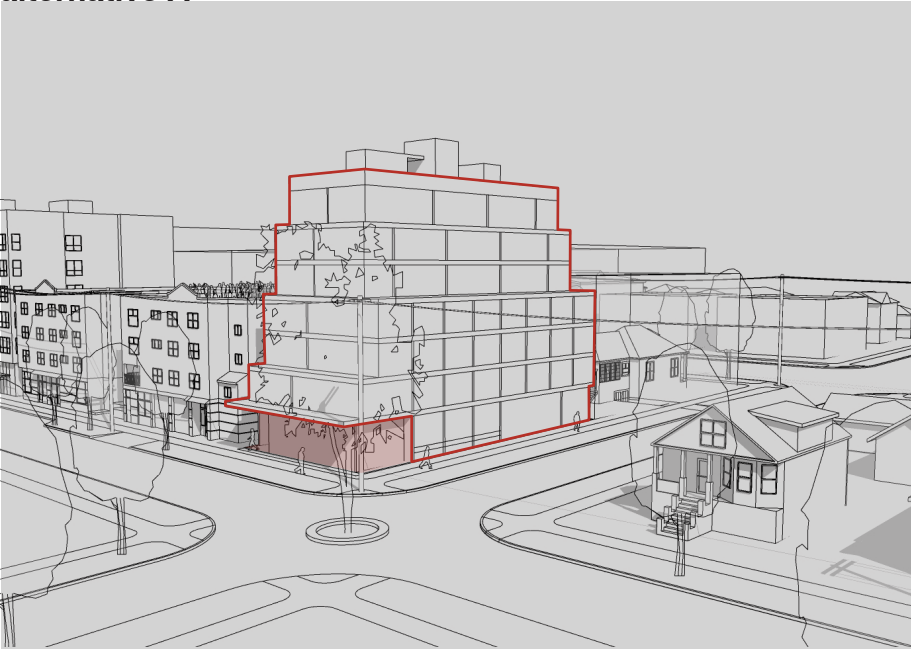
Advantages

- Direct at grade entry to residential lobby.
- Active commercial use at southeast corner engages intersection.
- Continuous landscaped and hardscaped edges along sidewalk.
- Façade setbacks at street level on both south and east sides.
- Building services distributed and pushed away from active intersection.
- Additional south setback at levels 1-2.
- Loggias at all levels serve several dwelling units, activate the façade, and connect to the park.
- Cohesive massing and strong architectural concept with integrated outdoor spaces and façade depth.

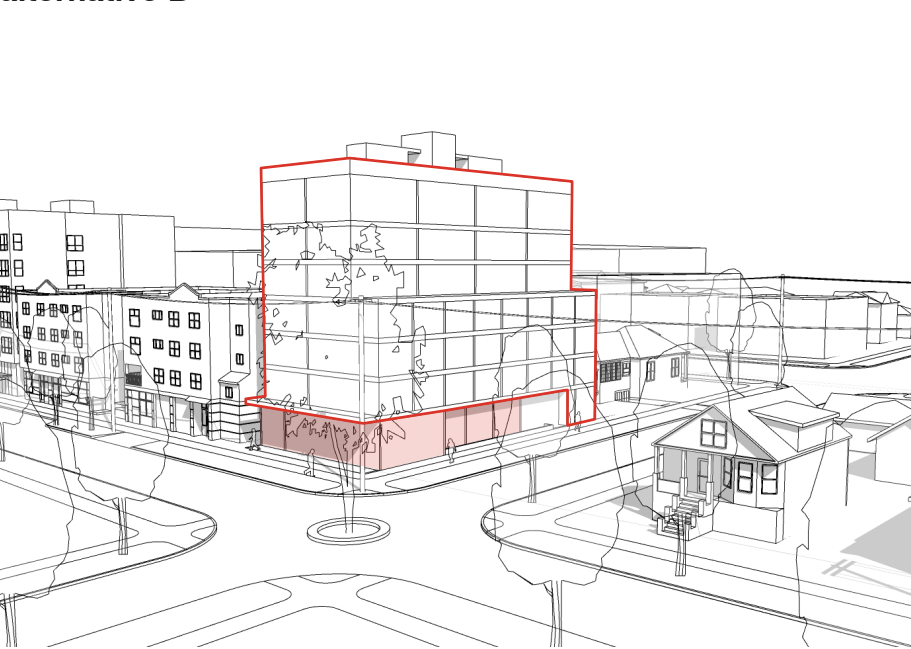
Challenges

- Waste access at sidewalk.
- Departures required.

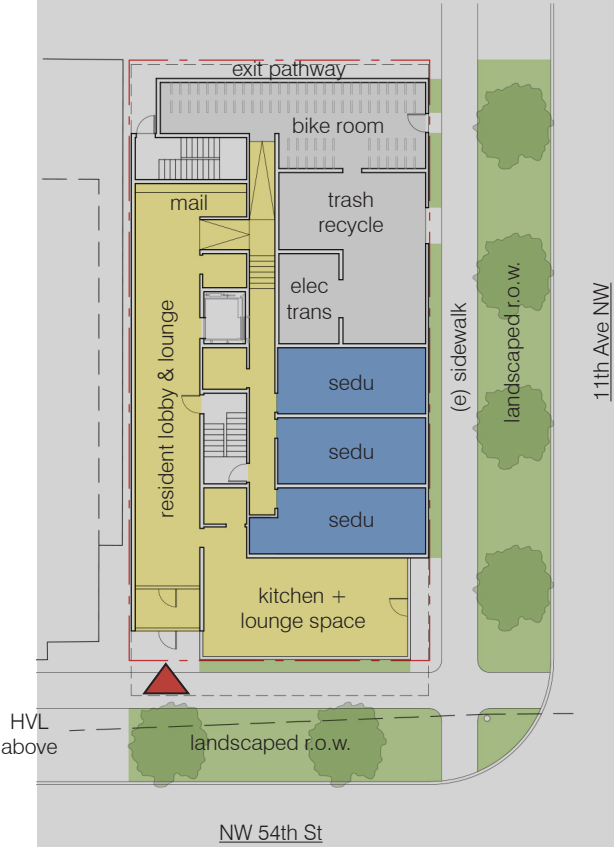
alternative A



alternative B



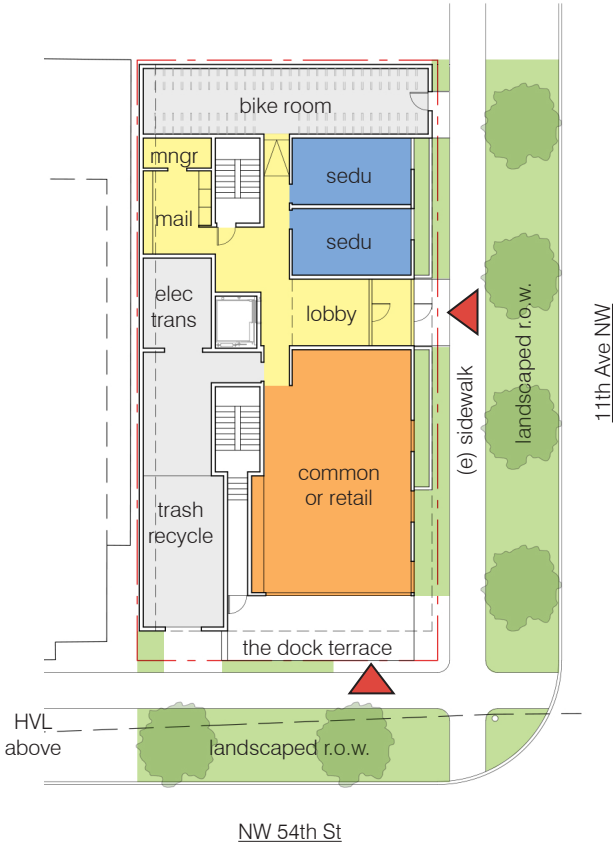
alternative C



Street Level Plan | On-site street level open space = 112 sq ft



Street Level Plan | On-site street level open space = 430 sq ft



Street Level Plan | On-site street level open space = 760 sq ft

EDG board priorities and recommendations

1. Design Concept, Architectural Context and Massing

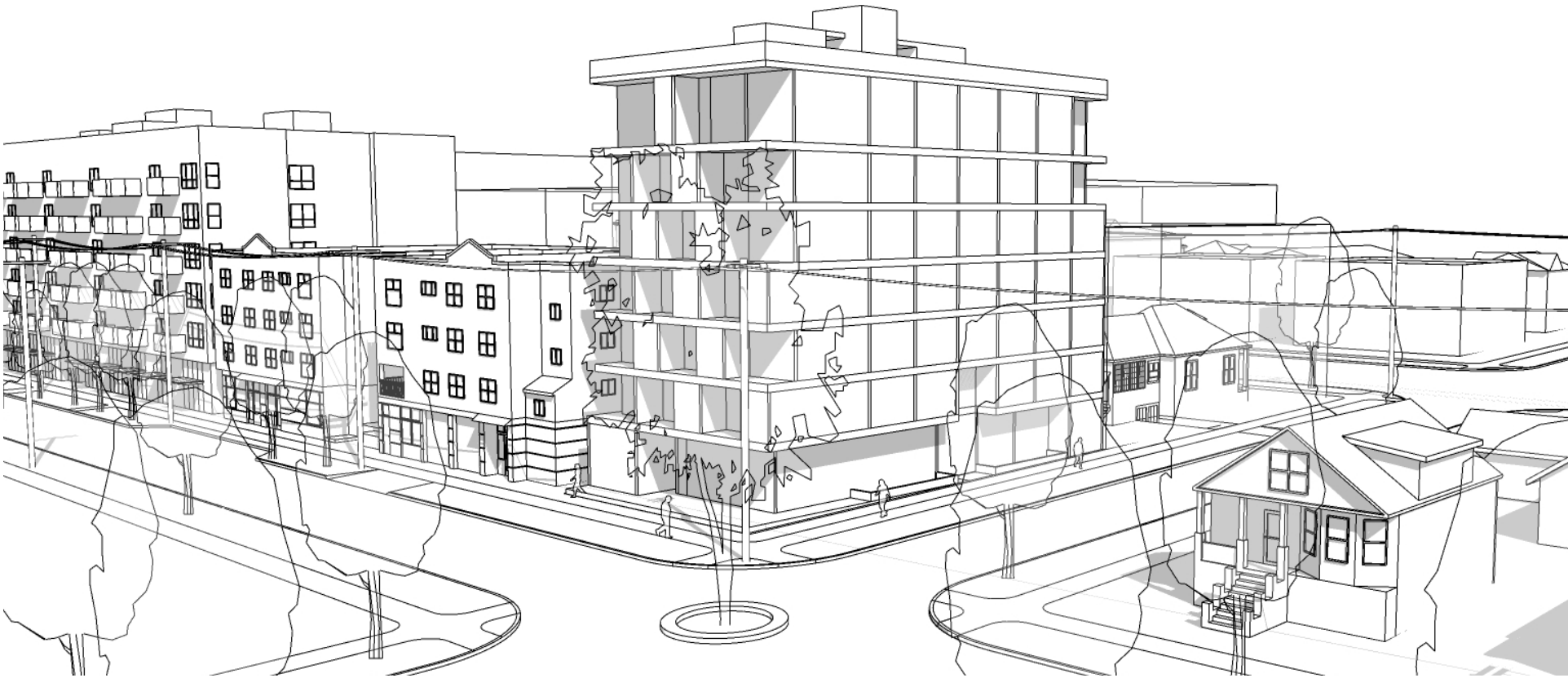
The design of the new commercial/residential development should complement the existing architectural context and character, provide an appropriate transition to the surrounding zoning and be respectful to surrounding and adjacent sites. (CS2.A, CS2.C.2, CS2.D, CS3.A)

a. The Board reviewed each design scheme (“Stacked”, “One Step” and “Park Fabric”), considered public input and offered feedback. The Board swiftly dismissed Scheme A (Stacked) as a cohesive design for the project site and proceeded to apply focused design discussion about the two remaining design schemes (One Step (B) and Park Fabric (C)). The Board summarized that Schemes B and C did not effectively transition to the surrounding lower-scaled residential properties to the north and east. Thus, the Board directed the applicant to return for a Second Early Design Guidance meeting to further explore development of Scheme C with the following guidance, noting that the response could include alternate designs that meet the intent of this guidance:

i. The Board voiced strong support for the design concept of Scheme C (Park Fabric) illustrating the usage of loggias primarily applied to the design’s south façade with minor application of the loggias to the upper-levels of the massing’s north façade; and agreed that this architectural parti is an opportunity to provide connectivity to the existing park across from the project site. (CS2.B, CS2.C.1)

ii. The Board emphasized that the future massing should provide an appropriate transition to the Lowrise-zoned (LR3) properties east of the project site and the lower-intensity neighborhood commercial zoning (NC2-55) to the north. The Board articulated that Scheme C was the strongest design concept but the Board was very concerned with the height, bulk and scale of the massing form on 11th Avenue Northwest and its impact to the lower-scaled properties to the east. Thus, the Board directed the design team to address this concern in the next design iteration presented at the next EDG meeting. A design that illustrates an application of the loggia concept to the entire massing on both street facades wrapping to the upper-levels of the north façade would be considered a strong response to this guidance. (CS2.D)

Response: Park Fabric has been further developed by distributing loggia on the south and east facades, along with the upper levels of the north facade. The concept scales the facade providing depth and activation to appropriately transition to the lower intensity zones. The design team studied the east side, particularly the northeast corner, and sculpted an alternating pattern of loggia into the facade. While the massing is substantially carved away along faces and at corners it maintains a primary cohesive form.



Park Fabric EDG1 view



Park Fabric EDG2 view

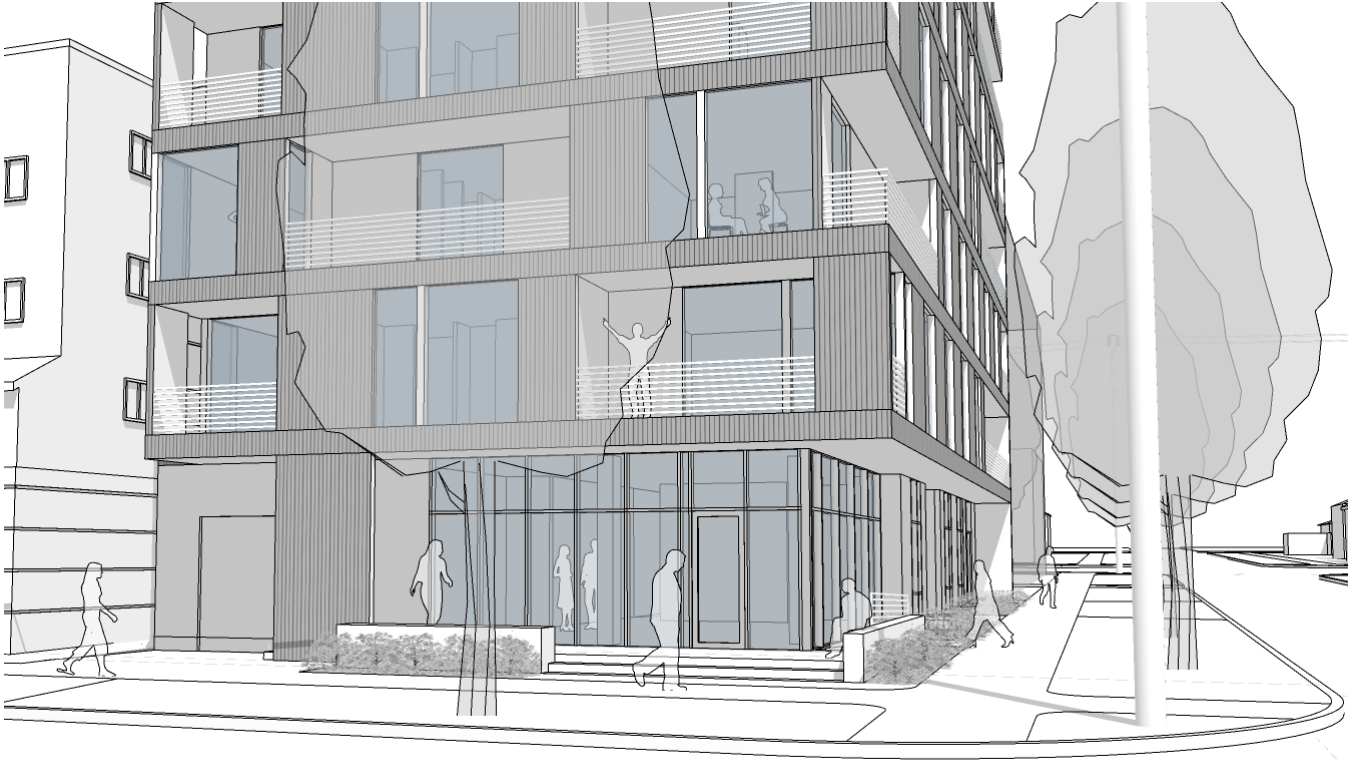
1. Design Concept, Architectural Context and Massing

iii. The Board compared the design development image to the precedent images provided in the design packet (pg. 42) and questioned how the loggias would be perceived. The Board requested that the loggia design concept be pushed further to demonstrate that the perceived erosion and reduction of massing will be achieved within this concept. The Board encouraged study of the proposed materiality of the loggia concept and requested that more detail be provided at the next EDG meeting. (DC2.A, DC2.B, DC2.C)

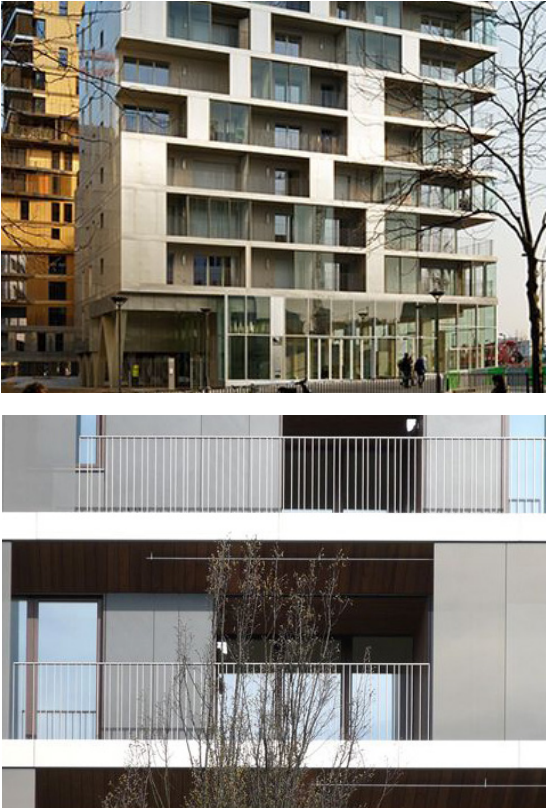
Response: The primary form is conceived as a “shell” clad in a neutral toned high quality material. Where the mass has been eroded for loggia a wall and soffit “liner” material, along with transparent guardrails, will be used to high-light the volumetric reduction. A contrasting yet complimentary application of material will be used to scale all four facades as an integrated system.

iv. The Board did not support Scheme B explaining that the presented design was not cohesive and felt that the upper-level setbacks applied to the east façade appeared too abrupt. In consideration of the applicant’s request to explore modifications to Scheme B, the Board was receptive to reviewing a modified version of Scheme B in addition to a revised version of Scheme C at the next EDG meeting. (CS2.D, DC2.A, DC2.B, DC2.C, DC2.D)

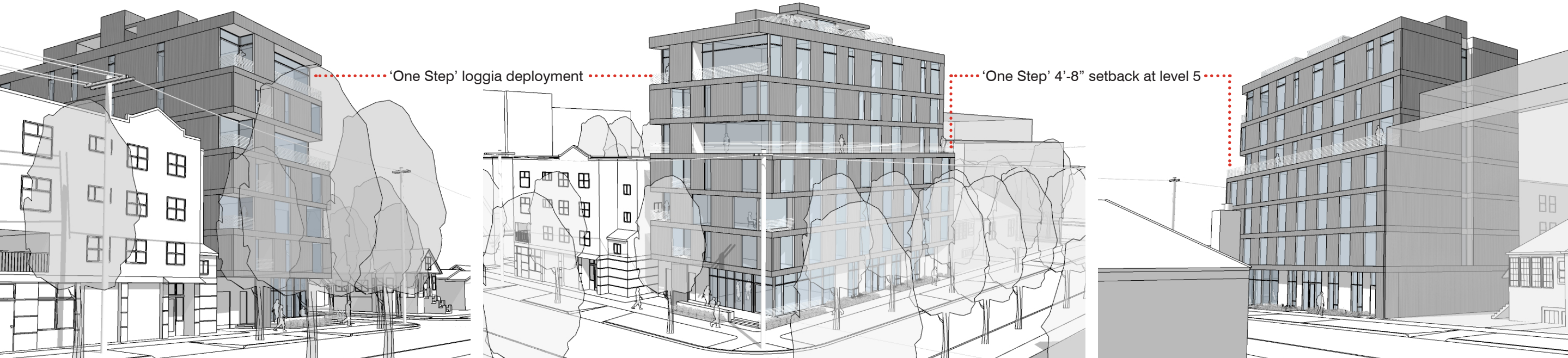
Response: Scheme B “One Step” has been further refined by introducing the loggia concept to further articulate depth and scaling of the facade. The 4’-8” setback at level 5 directly addresses the zone transitions to the north and east.



Park Fabric shell & liner



Park Fabric precedents



EDG board priorities and recommendations

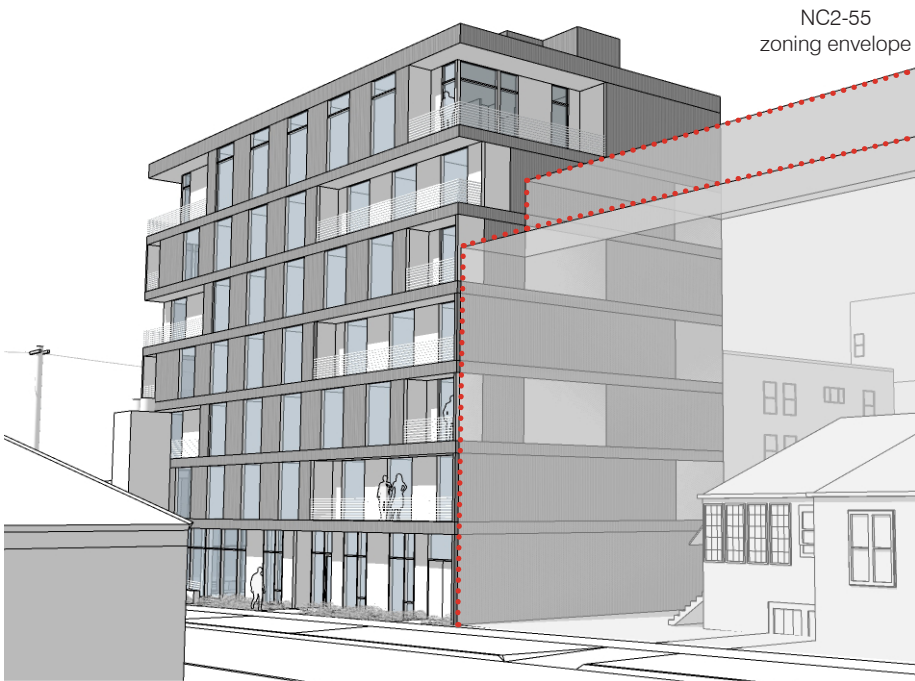
1. Design Concept, Architectural Context and Massing

b. The Board discussed the treatment of the north façade which is a party wall. In reviewing the massing diagrams in the EDG design packet, the Board recognized that the visibility of a majority of this façade would be a temporary condition until future development occurs at the adjacent property north of the subject site (pg. 24). However, the Board also acknowledged that a portion of the upper-stories of the north façade would be permanently visible and stated that further study of the treatment of this portion of the facade is necessary as the building evolves. (DC2.A, DC2.B, DC2.C, DC2.D)

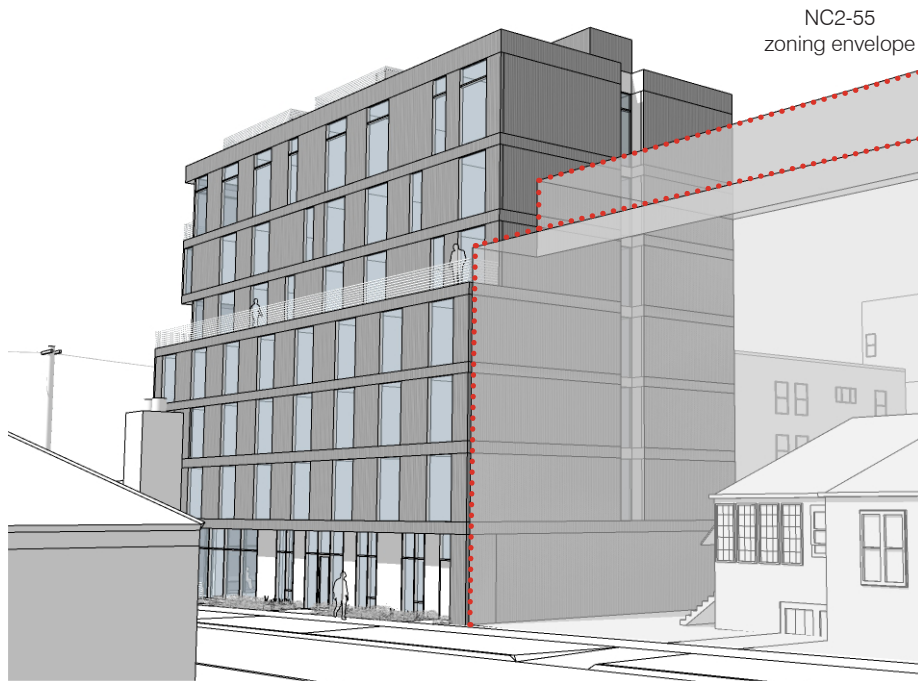
Response: The preferred option, Park Fabric, carves out the corner of level 6 and 7 continuing the loggia vocabulary onto the portions of the facade that will remain exposed above the future NC2-55 development. The remainder of the blank wall will utilize a siding pattern that corresponds to the graphic contrast of the shell & liner concept. This language is also carried around to the west facade. One Step utilizes a central corridor reveal to scale the north facade.

c. The Board requested that the applicant provide a window study at the next meeting to clarify how the future massing would minimize disrupting the privacy of the residents in the adjacent building west of the project site. (CS2.D.5)

Response: A window study showing the neighbor to the west is included. With the organization of compact units along the west edge, alignment of windows has been considered and minimal overlap is achieved.



Park Fabric north side



One Step north side



neighboring building to west



Park Fabric west elevation

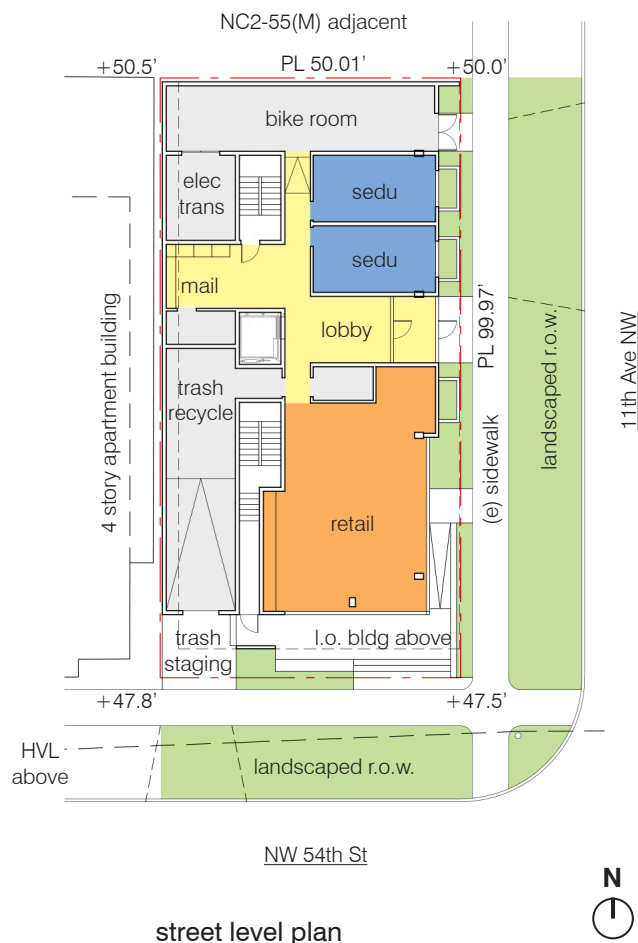
2. Ground Level Uses, Entries and Streetscape

- a. In general, the Board supported the interior arrangement of the ground-floor uses illustrated in the design packet for Scheme C (pg. 35). (PL3.A, PL4.A, DC1.A, DC1, DC2)
- b. The Board supported the design direction and location of the primary residential entry on the east façade along 11th Avenue Northeast. (PL3.A, DC1.A, DC2.D)

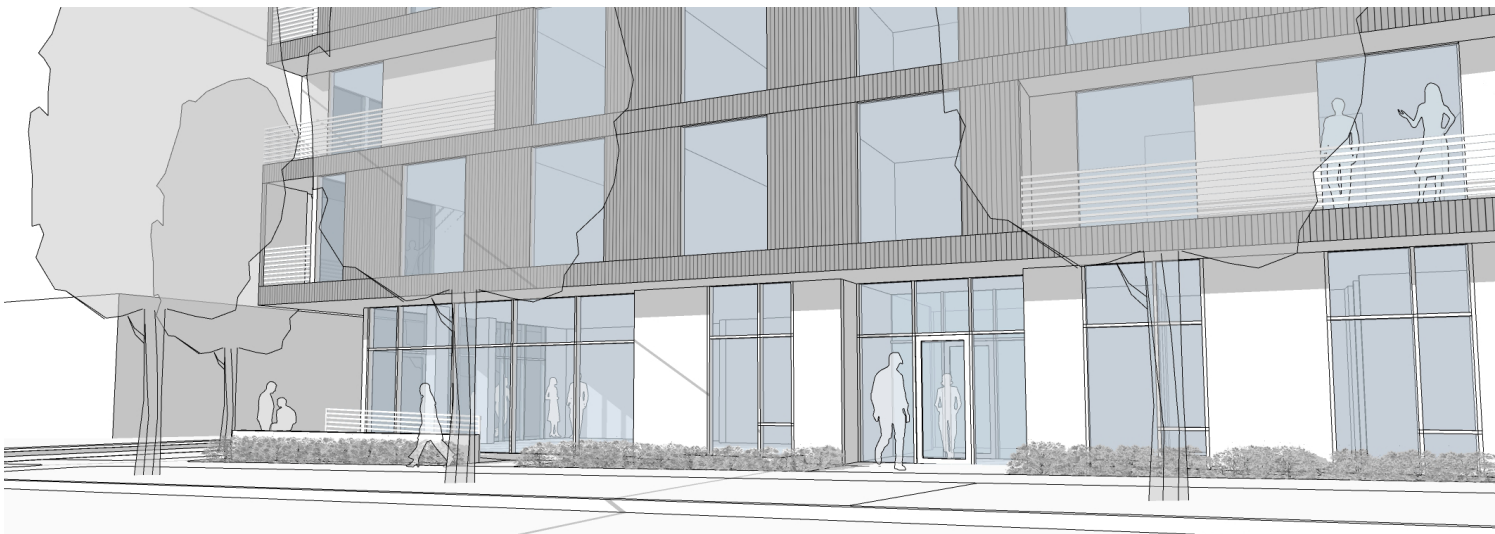
Response: Scheme C ‘Park Fabric’ street level organization including entry locations has been maintained and further developed.

- c. The Board appreciated the separation of service uses (waste storage and bike storage rooms) and their respective entries located at alternative street-facing facades. However, the Board voiced concern that the massing of these storage areas are too prominent on the streetscape due to their location proud of the entire recessed street-level façade. The Board stated that these building protrusions needed to integrate better with the overall elevation (recessed) and the streetscape; and stated that this Board concern should be addressed in the next design iteration. (DC1.A, DC1.B, DC1.C.4, DC2.A)

Response: The separation of service uses has been maintained. The street facing facades have been pulled back to integrate into the plane of the adjacent facades creating a continuous setback and soffit around the south and east sides of the project. A six foot wide wall conceals the exit door, integrates with the broader architectural system of opening and wall plane above, and helps to separate the southwest corner services from the semi-public terrace. SPU will not service dumpsters from inside the building, so the setback in the southwest corner allows for dumpster staging between the building and sidewalk.



Park Fabric pedestrian environment south edge



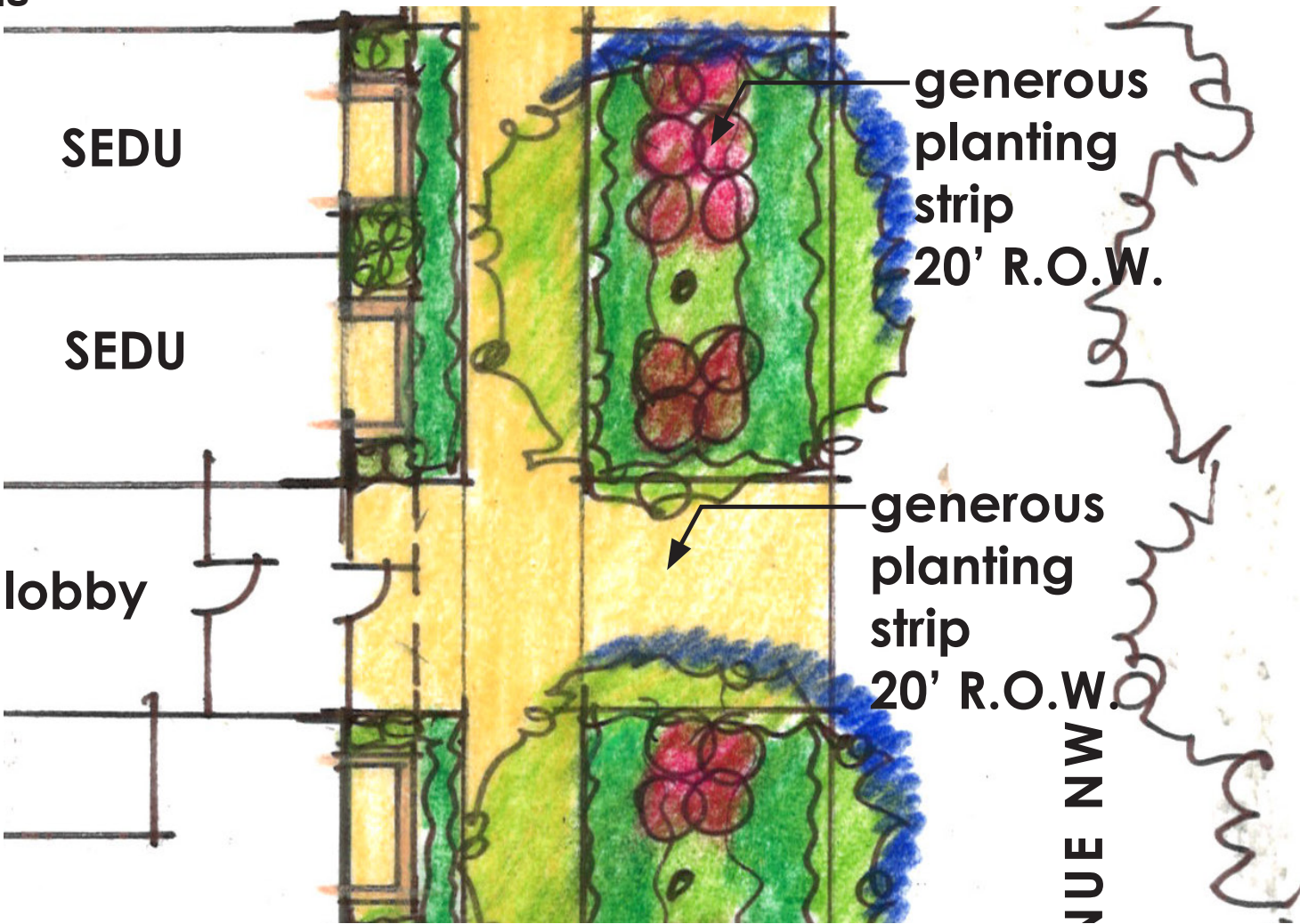
Park Fabric pedestrian environment east side

EDG board priorities and recommendations

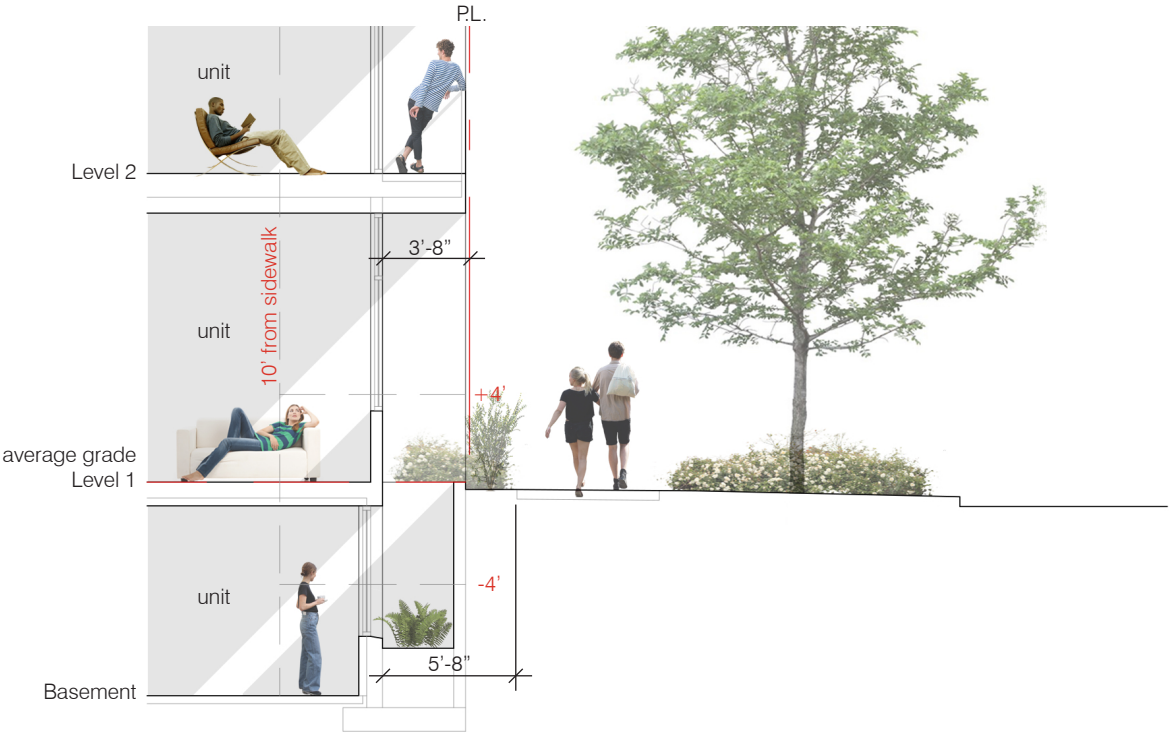
2. Ground Level Uses, Entries and Streetscape

d. The Board voiced concerns about the livability of the basement small efficiency dwelling units (SEDUs) (specifically future residents' access to light and air) and the possible impacts of the associated light wells to the onsite landscaped buffer and 11th Avenue Northwest streetscape. The Board encouraged further study of these basement SEDUs, exploring methods (changes to internal configuration, etc.) that fundamentally enhance the residential experience and mitigate the impact of the light wells to the streetscape. The Board agreed that this feedback is connected with Board direction regarding street-level departures and requested that building sections be provided at the next EDG meeting. (PL3.B, DC3.A, See Departure #2)

Response: Rather than a large continuous light well edge as presented at EDG1, the wells have been designed to scale to each of the three basement SEDU units. This increases the potential for on-grade landscaping between the sidewalk and the building edge and creates a rhythm of ground elements that correspond to the window openings and broader architectural concept of loggia distribution. Each 220 sqft basement unit will receive a 32 sqft window with large operable casement section for access to light and air. With a 3'x6.5' footprint each well acts as an intimate private garden for dwelling residents. Compared to EDG1 the well width has been extended from 30" to 36" and the height of the concrete walls will be kept to the minimum required to retain the adjacent planting strip and existing sidewalk grade. As the wells are two feet off the adjacent sidewalk building code may require an open guardrail or metal grating lid for pedestrian safety and security.



5.5' tall by 6' wide window into 3'x6.5' light well



east edge detail

2. Ground Level Uses, Entries and Streetscape

e. The Board questioned the applicant and reviewed the applicant's materials relating to the street-level interior corner space labeled "common or retail" and its adjacent exterior space labeled "dock terrace" (pg. 35). The Board initially discussed the merits of residential use versus commercial use oriented at the corner; inclusion of an elevated outdoor space; and the location/visibility of entry to this space. The Board supported the design team's verbal design intent conveyed at the EDG meeting to locate a commercial retail use in this space. In consideration of this messaging and public sentiment, the Board strongly favored retail use at the corner and directed the applicant to explore and apply design techniques that would better integrate this use in the overall section and massing of the building. The Board voiced support for the primary commercial entry to be located on Northwest 54th Street and requested that the applicant apply focused attention to the hierarchy of all entries and egress location(s). (CS2.B, PL3, DC1.A, DC2.A, DC2.E, DC3.A)

Response: As a retail / commercial space at the corner with a high degree of transparent glazing the south edge establishes a multi-use terrace that provides direct entry access from the sidewalk and the ability for the business to expand with outdoor uses interacting with the street environment. A low seat wall along the east edge provides a backdrop for a planting edge and helps to mitigate the required access ramp. The sixteen foot wide steps transition to another seat and landscape element to clearly define entry and lounge areas on the terrace. A six foot wide wall conceals the exit door, integrates with the broader architectural system of opening and wall plane above, and helps to separate the southwest corner services from the semi-public terrace. This edge relates to the low industrial loading docks, re-interpreted for this urban mixed-use building.

If a retail use is not viable, the corner space can succesfully transform to an active common use space for the building. The south terrace would support the more privatized use, particularly positioned slightly above the sidewalk grade, while maintaining a sense of openness and interaction with the street.



south elevation



south edge commercial entry terrace

alternative B // ONE STEP design evolution

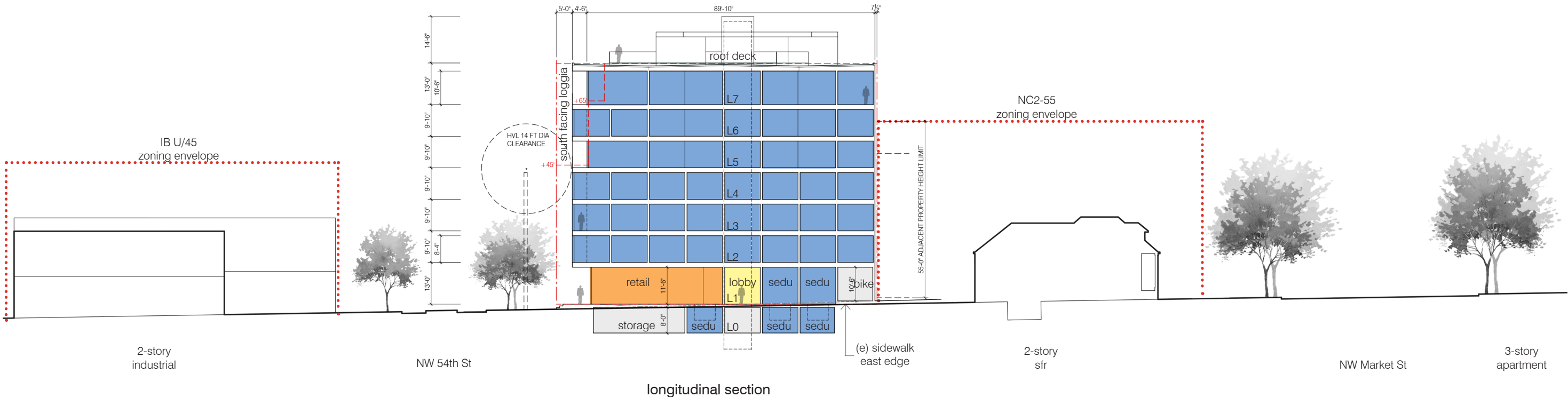
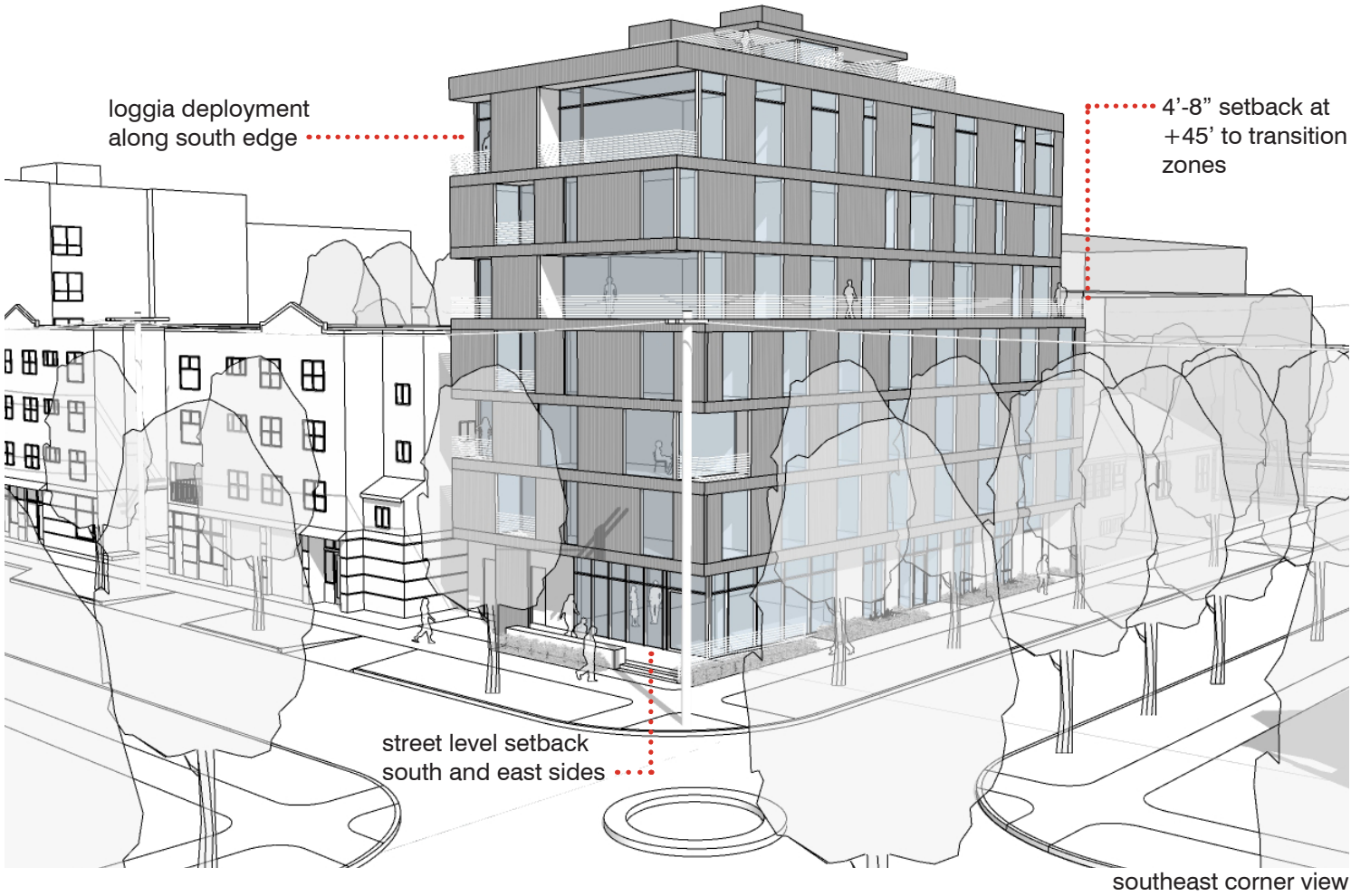
Number of Units	80 (164-355 sqft units)
Commercial	1,000 sqft
GFA Total	27,425 sqft
FAR	5.49
Vehicle Parking	none
Bicycle Parking	74 stalls long term 5 stalls short term
Exterior common	610 sqft
Common roof deck	735 sqft
Private loggia	644 sqft

One Step proposes a primary terrace step along the east side at level 5 that wraps around a common kitchen space to the south exposure. A series of smaller private loggia are deployed across the south facade to activate and relate to the park. The residential entry is positioned at sidewalk grade on the east frontage leading to a central lobby and general services for the project. A commercial space or resident common kitchen and lounge space is located at the southeast corner with a partially covered south facing terrace engaging the sidewalk environment. Two residential units area positioned along the east edge near sidewalk level. Three below grade basement units have access to individual landscaped window wells which physically buffer the units from the street. The trash / recycle storage room is located at the southwest corner of the project with bike storage and building utilities along the north edge with direct access to the sidewalk at the northeast corner.

Floor levels two through seven are a mix of compact dwelling types and sizes. With the setback at level 5 the linear outdoor terrace edge serves three units. The level 5 southeast corner is programmed as a common kitchen and lounge space. If the commercial space at street level is not viable and becomes the required common kitchen and lounge primarily serving the proposed congregate units, the level 5 corner will become a 1-bed unit.

Additional amenity space is provided as a roof top deck with primary views west and south.

DEPARTURES REQUESTED: see page 21

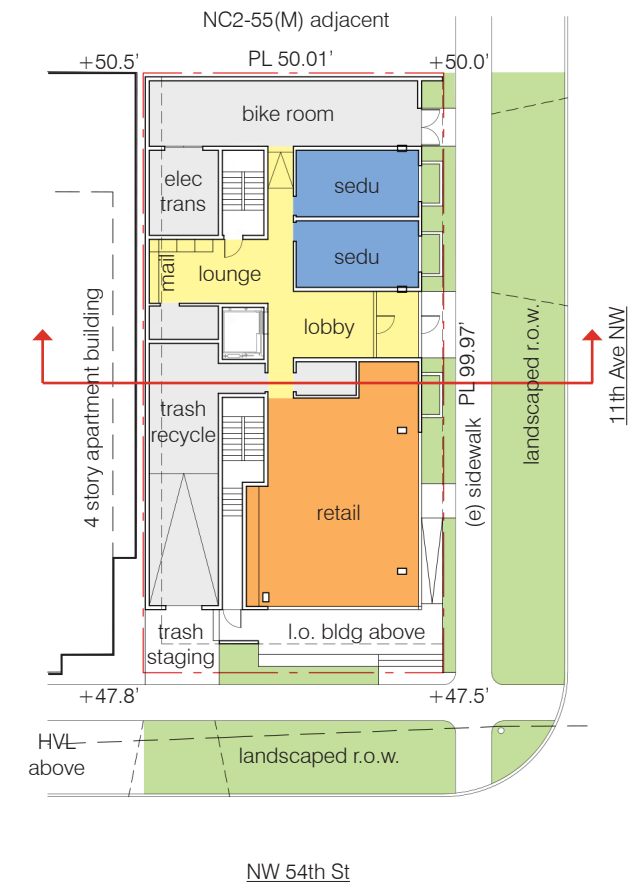




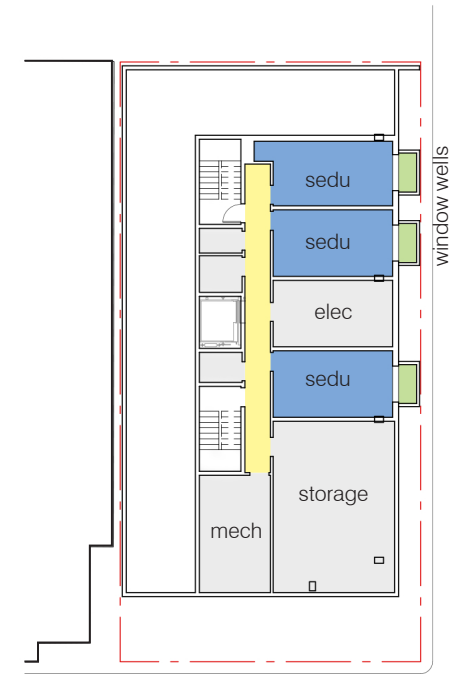
NW 54th St // street level south



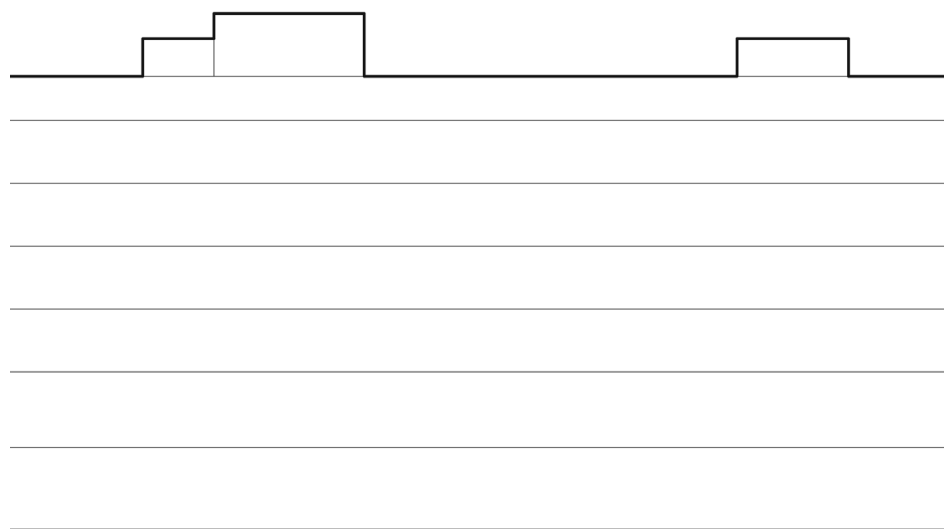
11th Ave NW // street level east



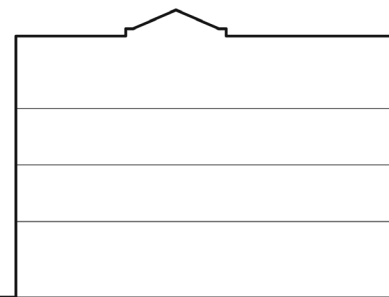
street level plan



basement level plan

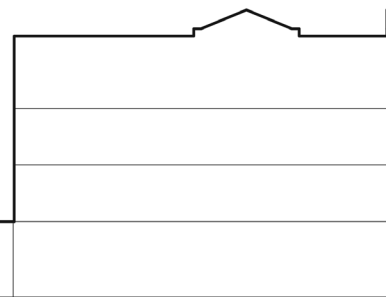


6-story
apt bldg

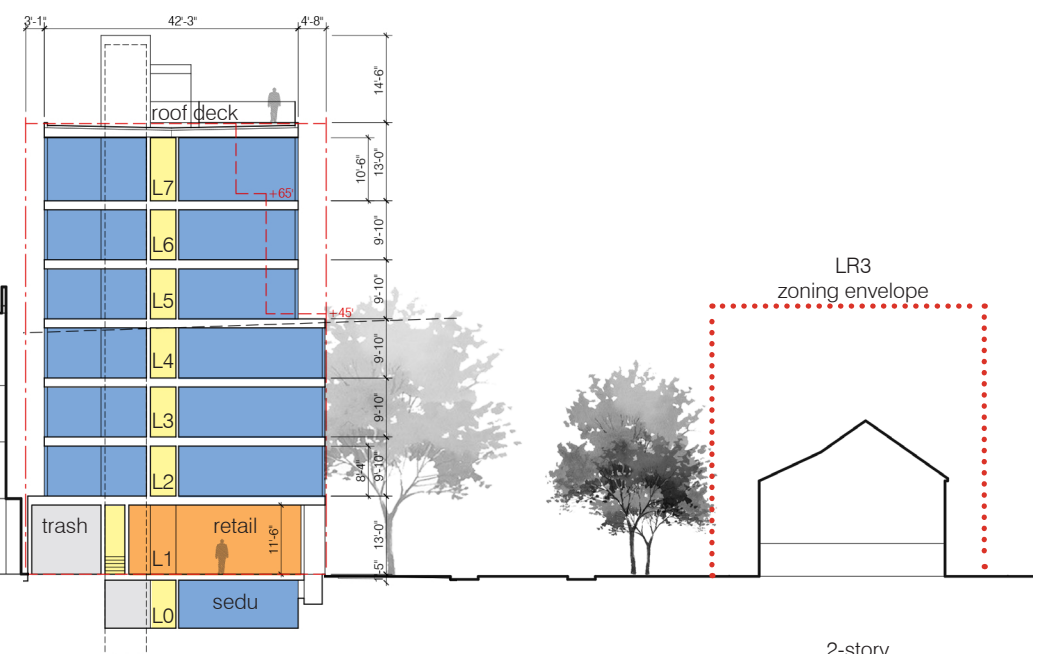


4-story
apt bldg

courtyard



4-story
apt bldg



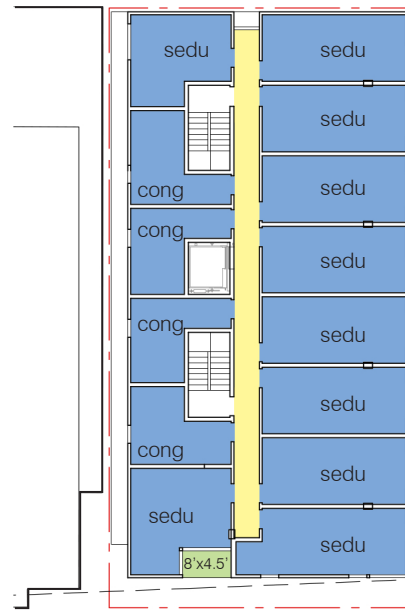
cross section

11th Ave NW

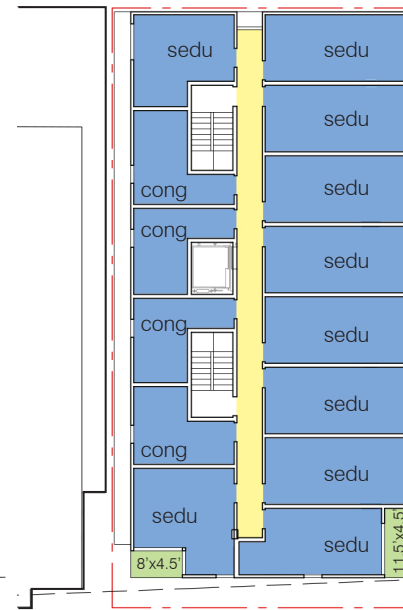
2-story
sfr



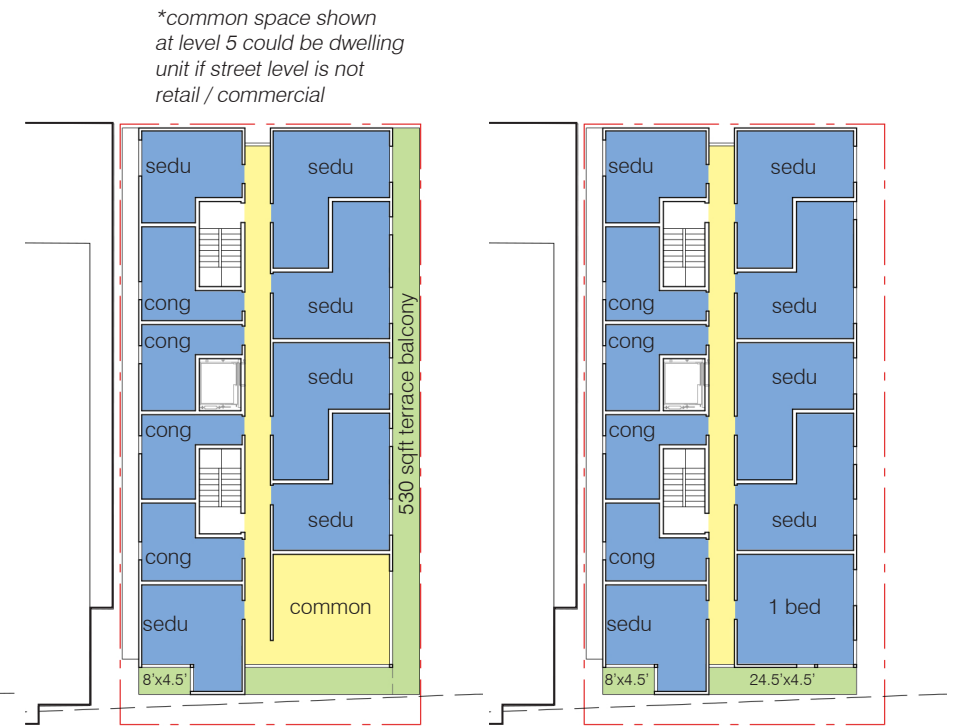
NW 54th St // looking northeast



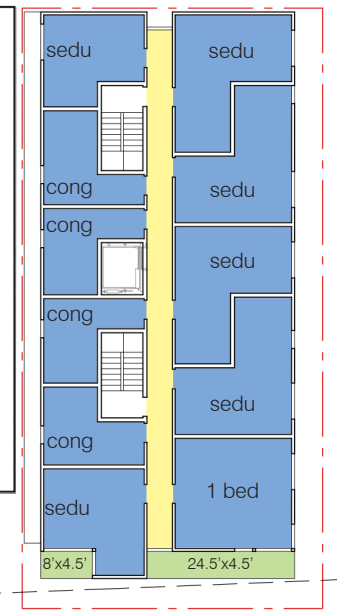
levels 2 and 4 plan (level 6 similar)



levels 2 and 4 plan



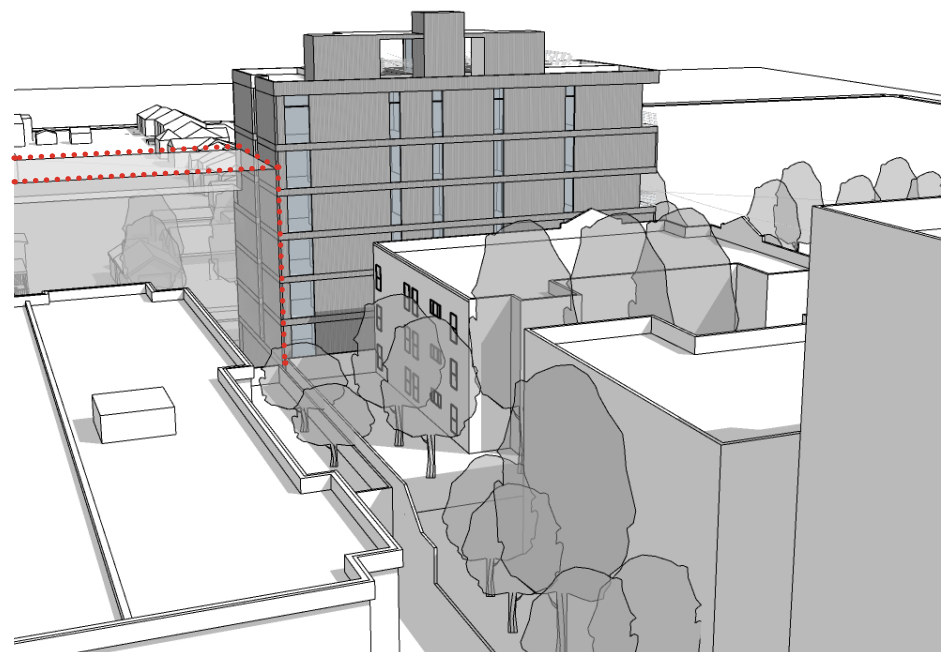
level 5 plan



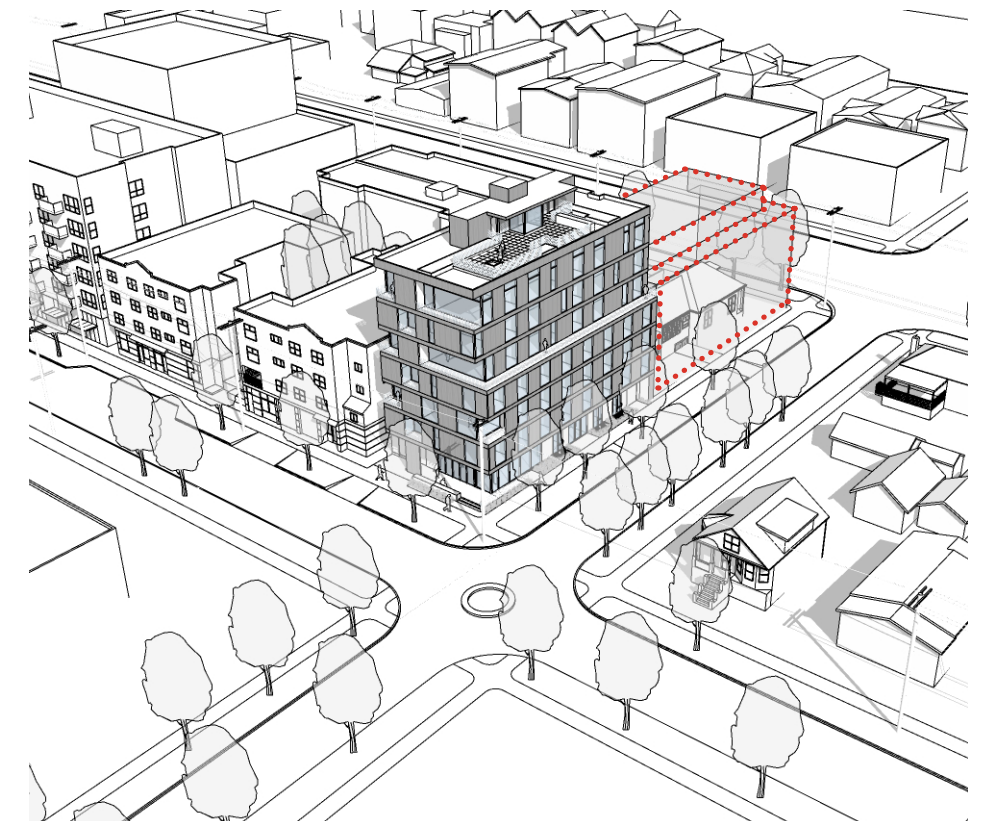
level 7 plan



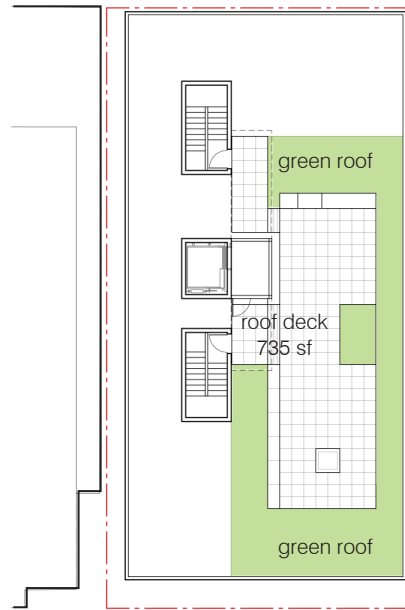
view from northeast



view from northwest



aerial view at corner intersection



roof plan



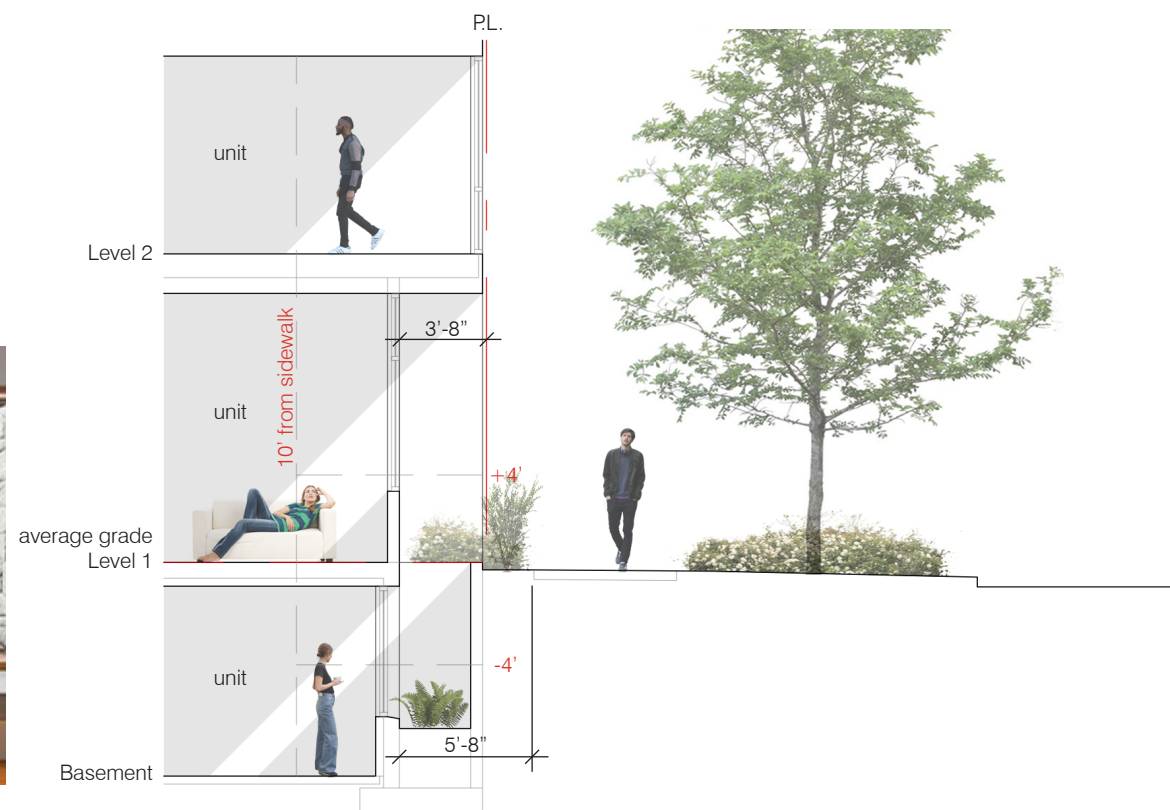
east facade



south facade



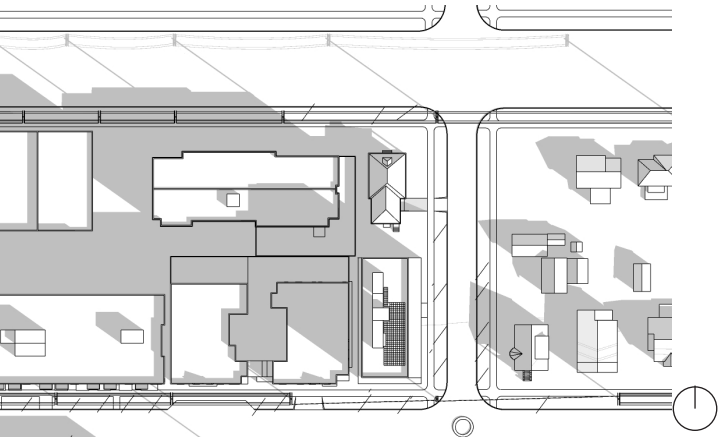
5.5' tall by 6' wide window into 3'x6.5' light well



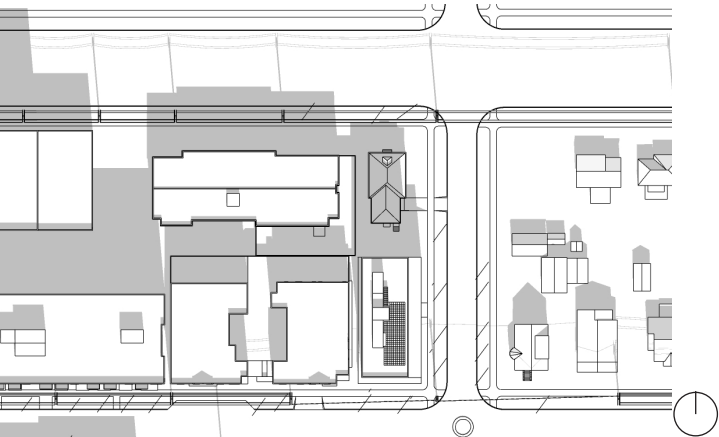
east edge detail

alternative B // shadow study

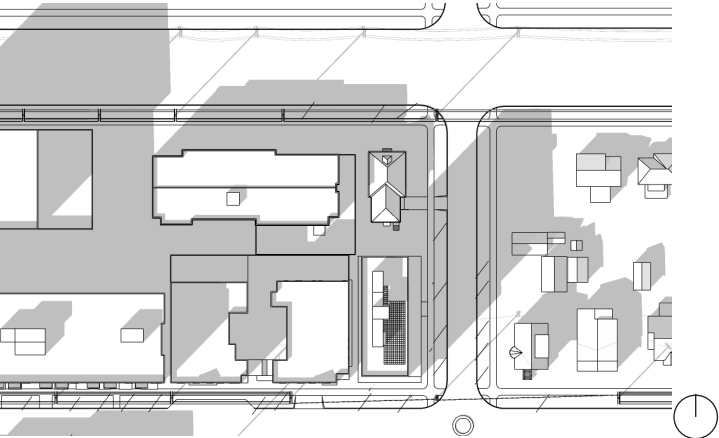
equinox



march/september 21
9 am

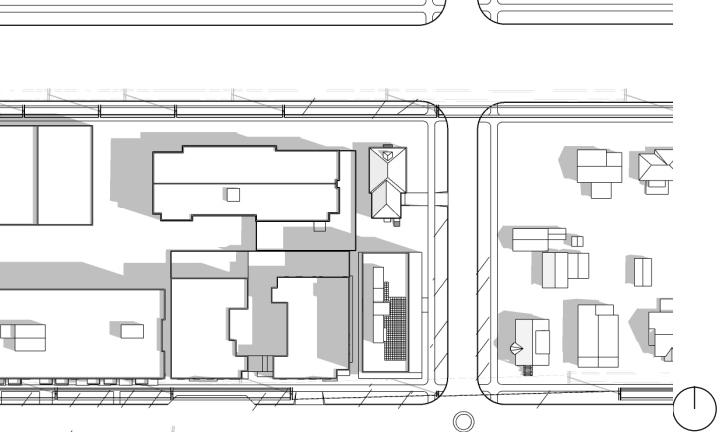


march/september 21
12 pm

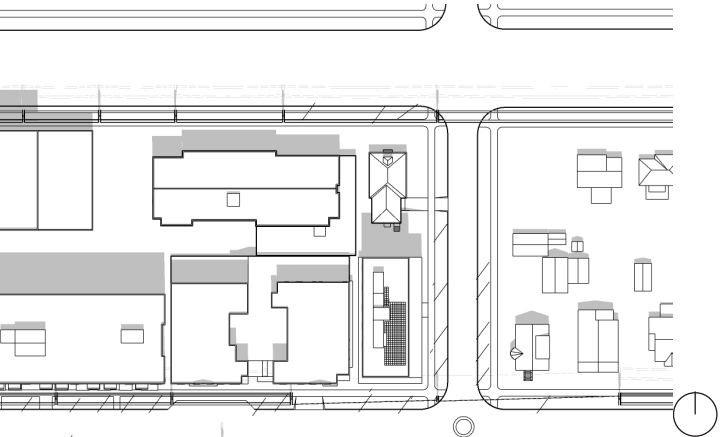


march/september 21
3 pm

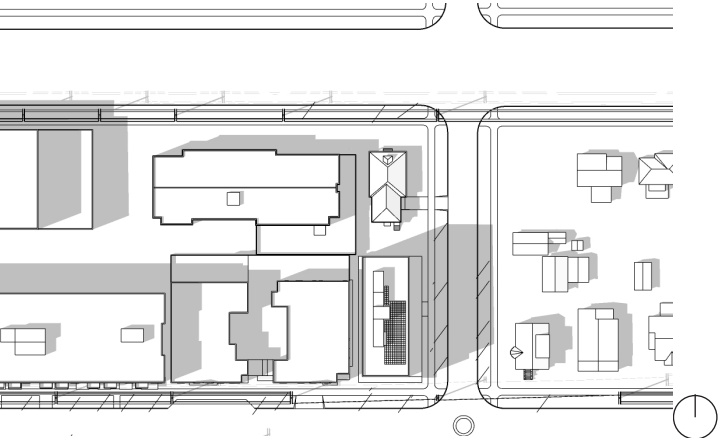
summer



june 21
9 am

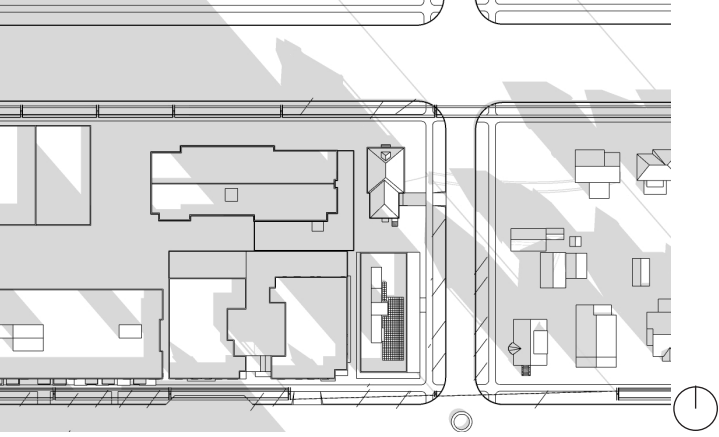


june 21
12 pm

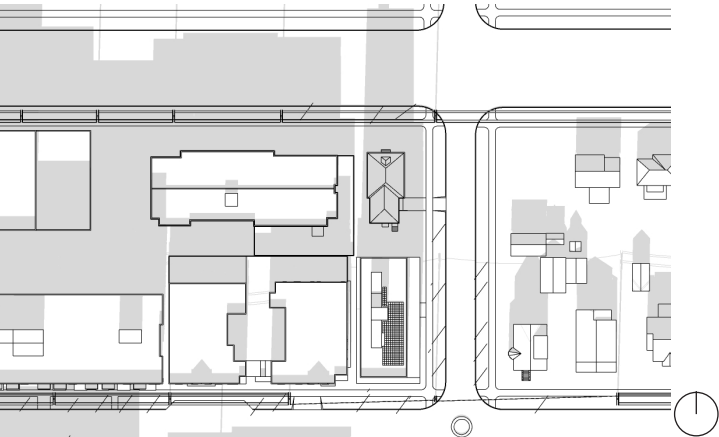


june 21
3 pm

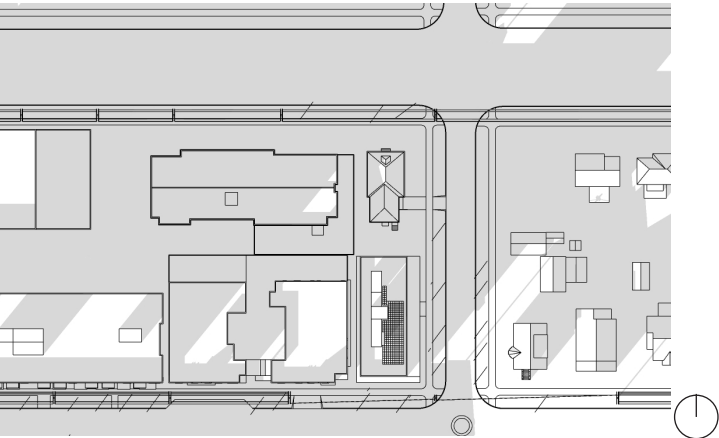
winter



december 21
9 am



december 21
12 pm



december 21
3 pm

Departure Request #1

Standard // SMC 23.47A.008.B.3. Minimum depth of non-residential use
Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing façade.

Proposition

To allow a 24.5 foot average depth of the non-residential use fronting east by setting back the south façade in order to:

- provide a partially covered terrace area along the entire south frontage.
- expand the sidewalk width with a setback building face and landscaped zone along the east and south sides.
- activate the east and south edges of the project.
- provide functional access for building exiting and to the trash and recycle room.

Rationale

CS2-B Adjacent Sites, Street, and Open Spaces: Connection to the Street
CS2-C Relationship to the Block: Corner Sites
Creates a strong connection to the street with an expanded sidewalk public realm, a more generous entry, and focal point at the corner.

PL2-B Safety & Security
PL2-C Weather Protection: Locations and Coverage
PL3-A Entries
Tw dwelling units along the east side place more eyes on the street.
The partially covered south terrace supports pedestrian activity and a variety of potential uses for the corner space.

Departure Request #2

Standard // SMC 23.47A.008.D.2. Street level dwelling unit
The floor of a dwelling unit located along the street-level street-facing façade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

Proposition

To allow the floor level of two street-level street-facing dwelling units to be 8" below sidewalk grade and set back 5'-8" from the sidewalk in order to:

- maintain accessible floor levels of the sedu units with direct access from the entry lobby and building services.
- create an active and appropriately scaled layered landscape between sidewalk and dwelling units.

Rationale

PL2-B Safety & Security
PL3-B Residential Edges: Ground Level Interaction
There is a pattern on the block of residential units at or near sidewalk level. Dwelling units place eyes on the street and establish opportunities for interaction with the public realm. A layered landscape edge is created with 3'x6.5' light wells serving each of the three below grade basement units. The wells help to mitigate issues of privacy between sidewalk activity and the units. Pushing the facade back to the 10 foot code requirement will reduce the number of dwelling units and the opportunities for street level interaction. Pushing the floor level 4 feet above or below the sidewalk is not feasible due to accessibility for the units and broader street level programming.

DC2-A Massing
DC2-D Scale and Texture
The 5'-8" street level facade setback from the sidewalk edge appropriately scales the figure of the building with a recess that allows landscaping to buffer interior uses from sidewalk activity.

Departure Request #3

Standard // SMC 23.47A.009.F.4.b.
Ballard Hub Urban Village: 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. A 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.

Proposition

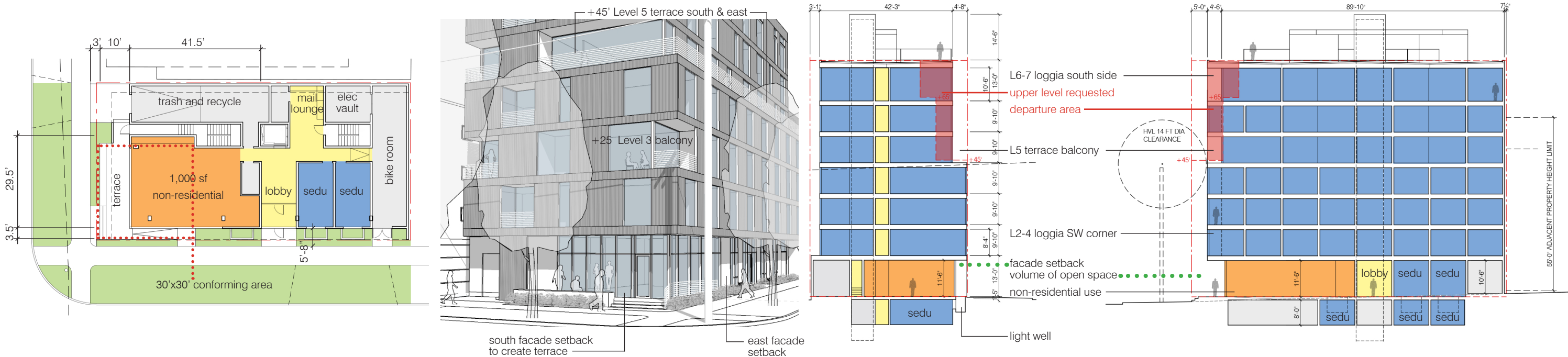
To allow a setback of 5'-0" along the south frontage from a structure height of 45 feet to top of the roof parapet and to allow a setback of 4'-8" along the east frontage from a structure height of 45 feet to top of the roof parapet in order to:

- maintain a more cohesive massing and establish a greater volume of open space along the street facing facades.

Rationale

CS2-A Location in the City and Neighborhood: Architectural Presence
CS2-B Adjacent Sites, Street, and Open Spaces: Connection to the Street
CS2-D Height, Bulk, and Scale
A strong street edge, particularly at the first four floors creates a quality public realm. The building massing scales to the adjacent NC2-55 zoned properties to the north and across 11th Ave NW to the LR3 zoned properties.

PL1-B Walkways and Connections: Pedestrian Volumes
DC2 Architectural Concept
The volume created through facade setbacks at street level positively impacts the pedestrian realm and is prioritized over expanded upper level setbacks. The massing results in a unified and functional design with diverse unit distribution and facade activation through usable loggia.



alternative C // PARK FABRIC design evolution // preferred

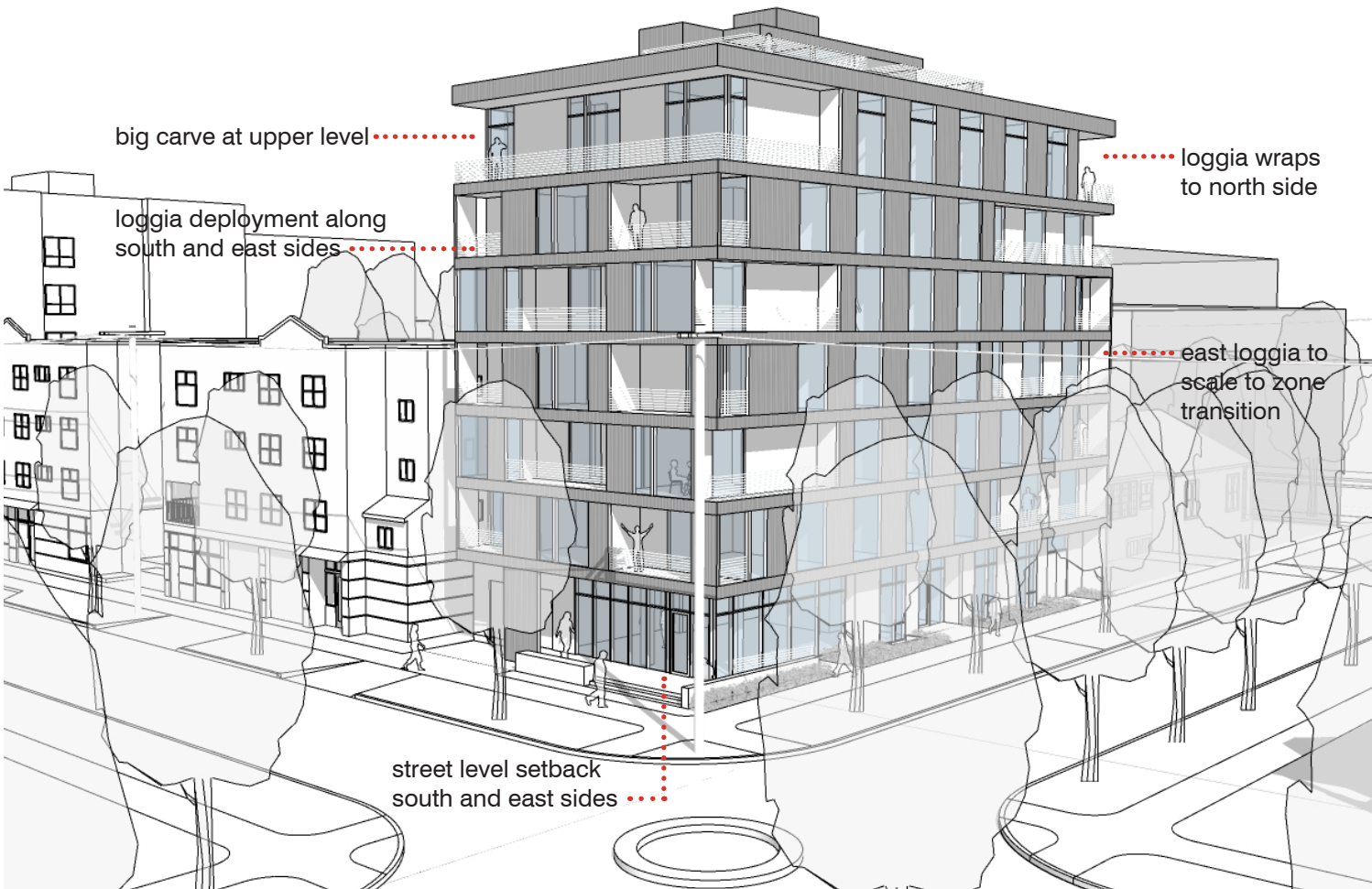
Number of Units	81 (164-390 sqft units)
Commercial	960 sqft
GFA Total	27,493 sqft
FAR	5.50
Vehicle Parking	none
Bicycle Parking	74 stalls long term 5 stalls short term
Exterior common	492 sqft
Common roof deck	735 sqft
Private loggia	

PARK FABRIC prioritizes street edge interaction with a flexible active use at the corner that could be a commercial/retail use or a common kitchen and lounge space for building residents. A south facing terrace, conceived as a refined loading dock referencing the industrial mixed use nature of the neighborhood, and landscaped edge compliment the activity of the park which creates a strong pedestrian oriented corner. The trash and recycle storage room in the southwest corner has direct access to the street and is the most appropriate location as this fronts the industrial uses to the south. The urban edge transitions along the east side to the residential entry lobby with access to the central building services and two SEDU's positioned near sidewalk grade. Individual light wells serving the three below grade units create a layered landscape frontage and frame the entry lobby. Direct access to bike storage is in the northeast corner.

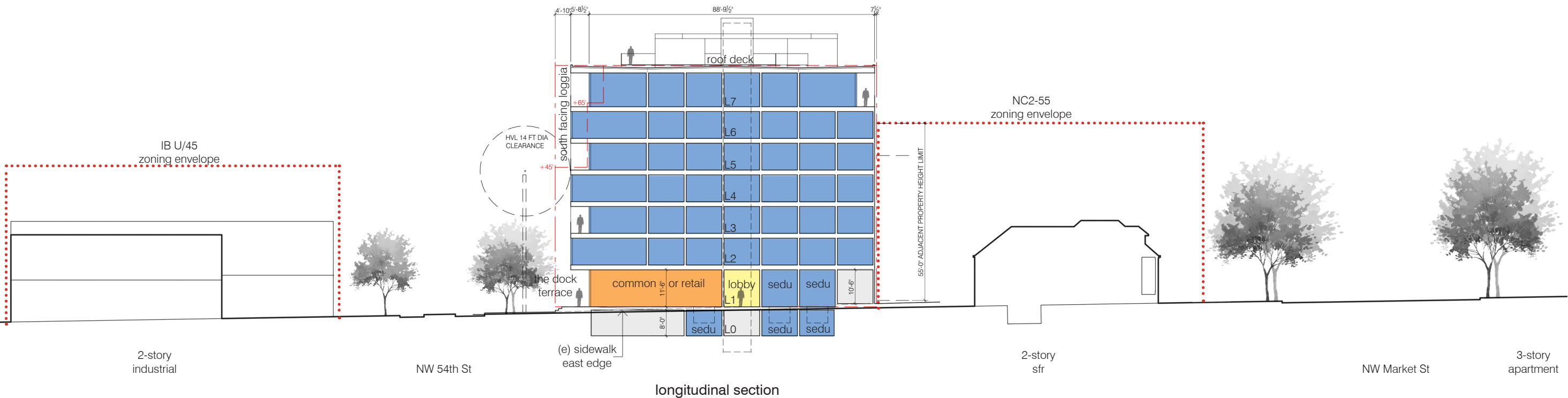
Floor levels two through seven are a mix of dwelling types and sizes. The south and east facing units connect to the park and respond to the lower intensity zone to the east with loggias acting as outdoor rooms which help scale and activate the cellular nature of the facade. The northeast corner at upper levels is eroded using loggia to provide the opportunity for outdoor space and scale the building mass as it transitions to the lower NC2-55 zoned property to the north.

Additional amenity space is provided as a roof top deck with primary views west and south.

DEPARTURES REQUESTED: see page 29



southeast corner view

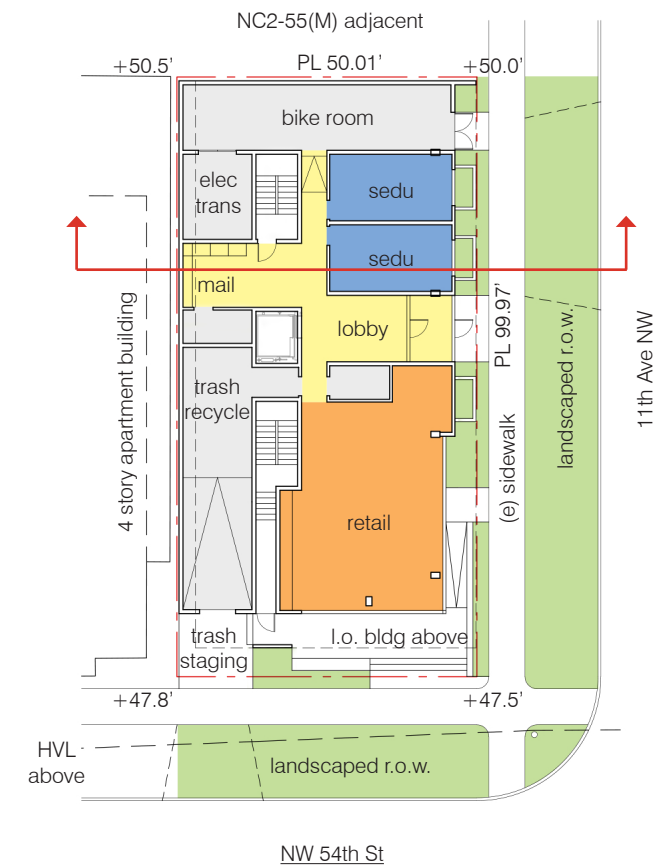




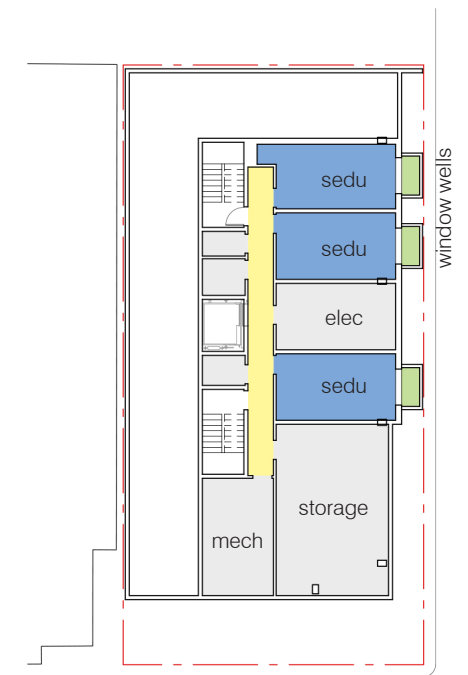
NW 54th St // street level south



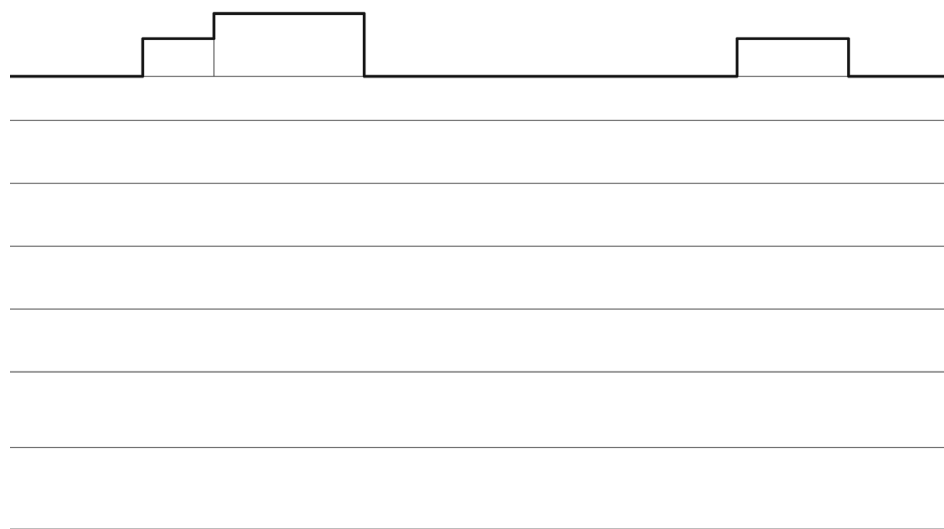
11th Ave NW // street level east



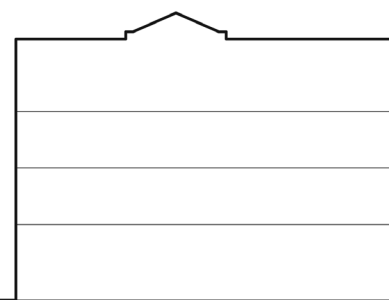
street level plan



basement level plan

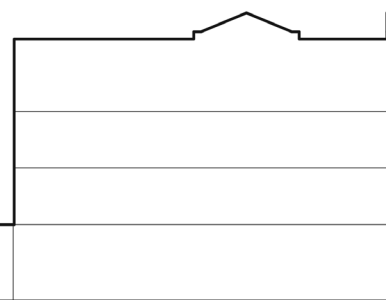


6-story
apt bldg

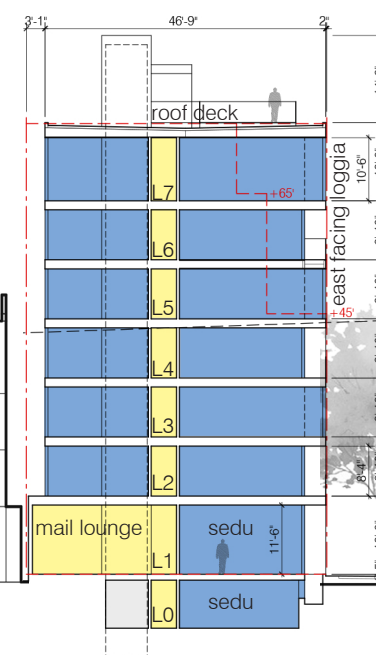


4-story
apt bldg

courtyard

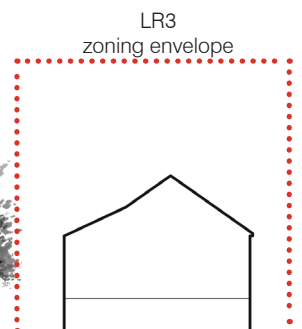


4-story
apt bldg



cross section

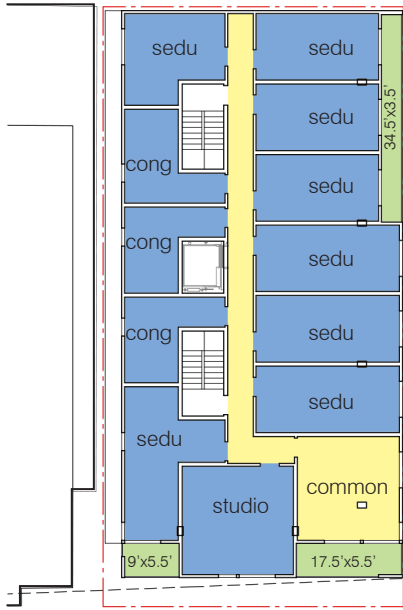
11th Ave NW



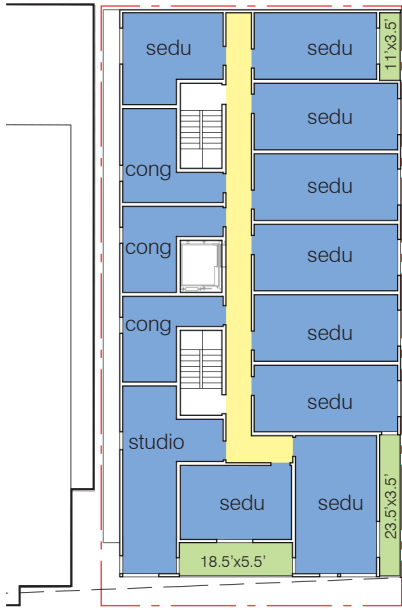
2-story
sfr



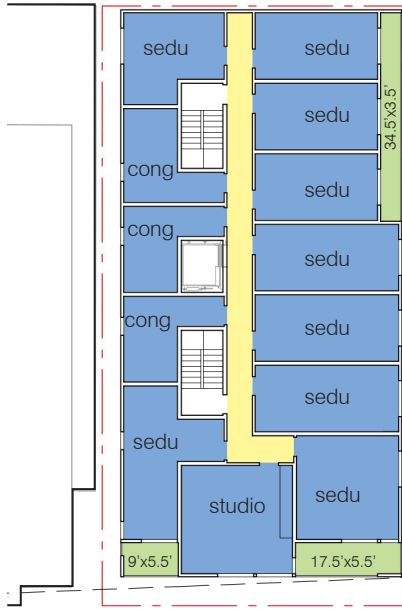
NW 54th St // looking northeast



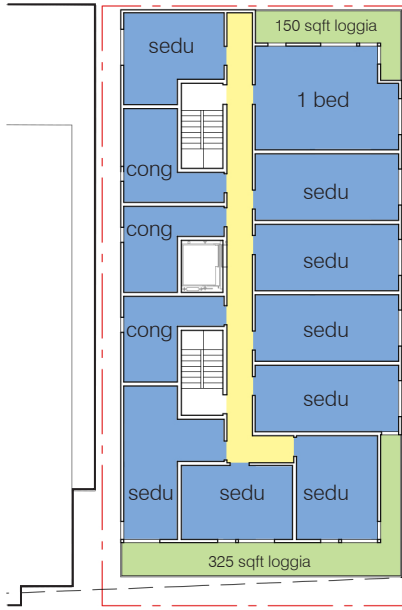
level 2 plan



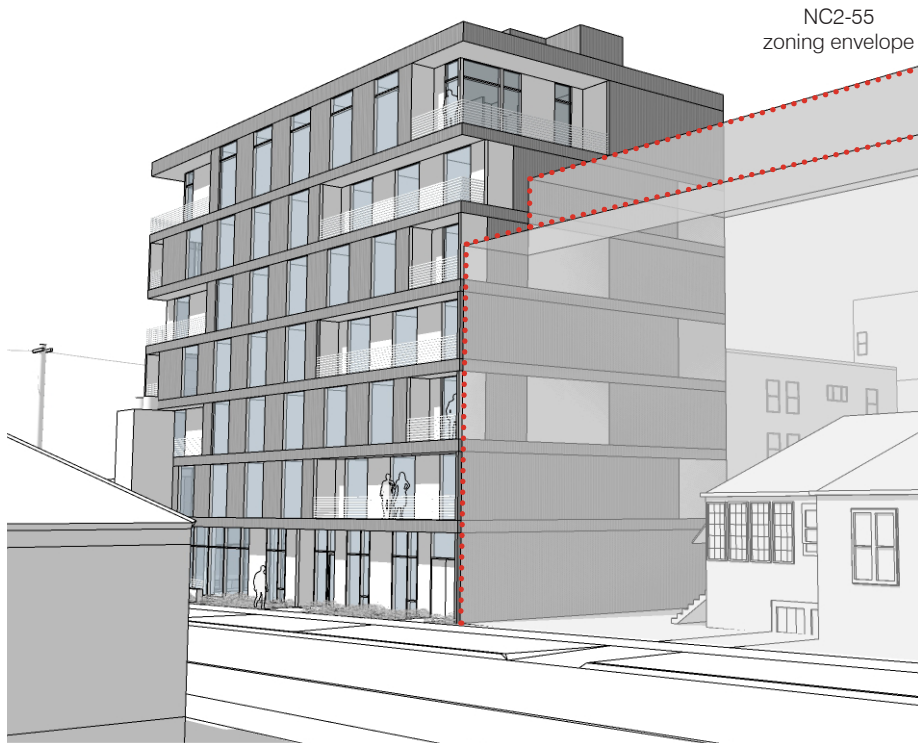
levels 3 & 5 plan



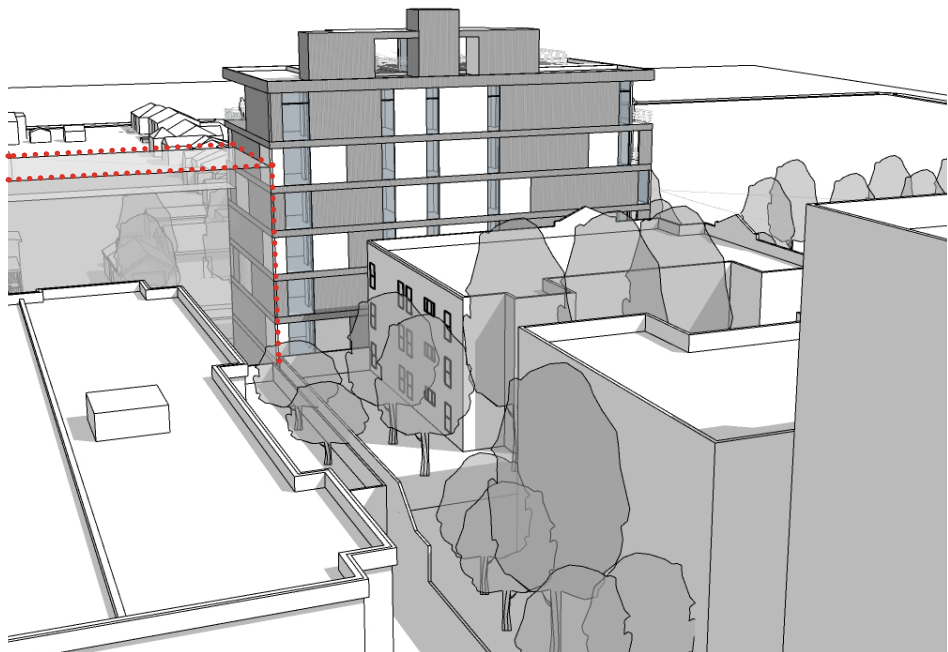
level 4 & 6 plan



level 7 plan



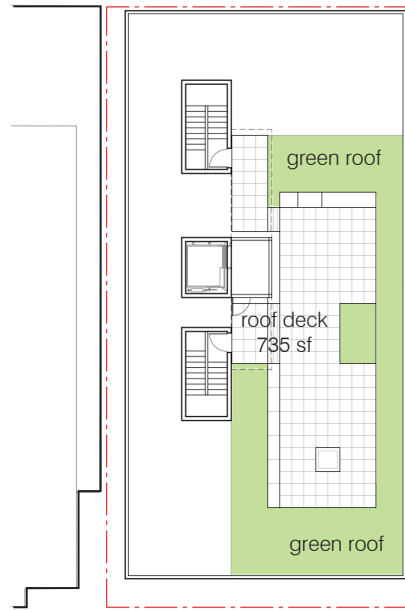
view from northeast



view from northwest



aerial view at corner intersection



roof plan



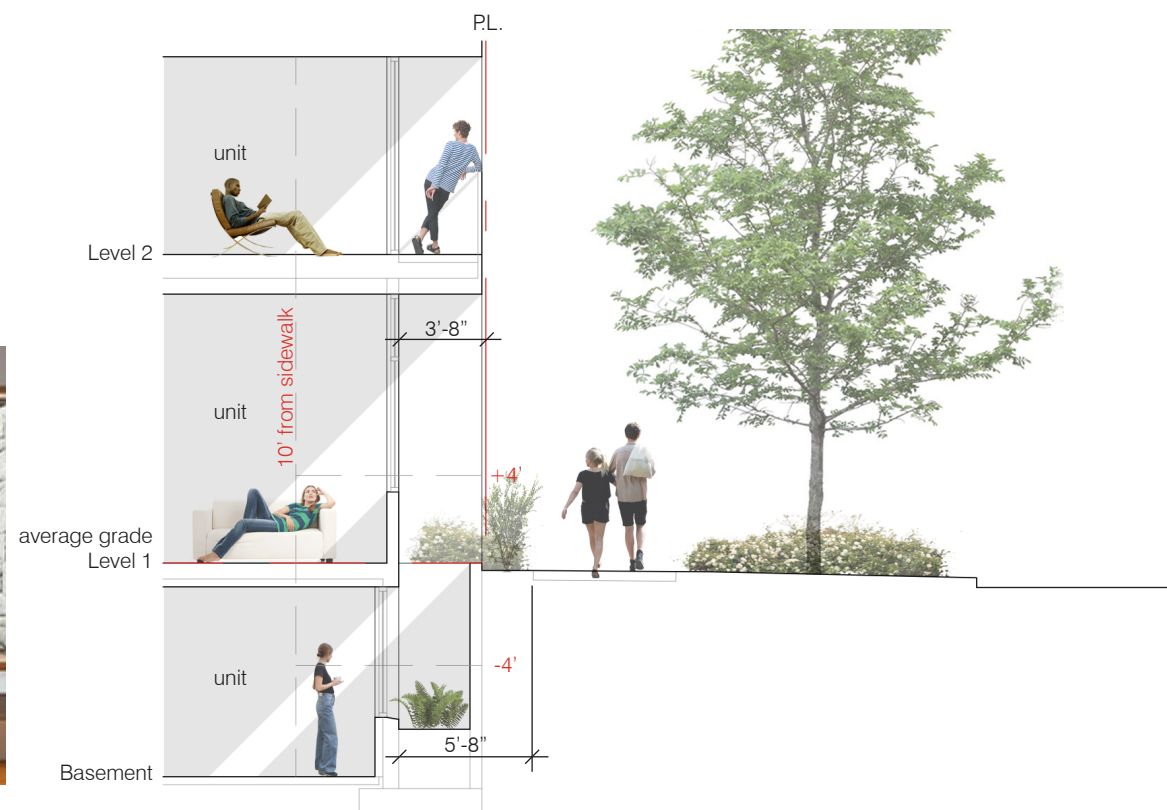
east facade



south facade

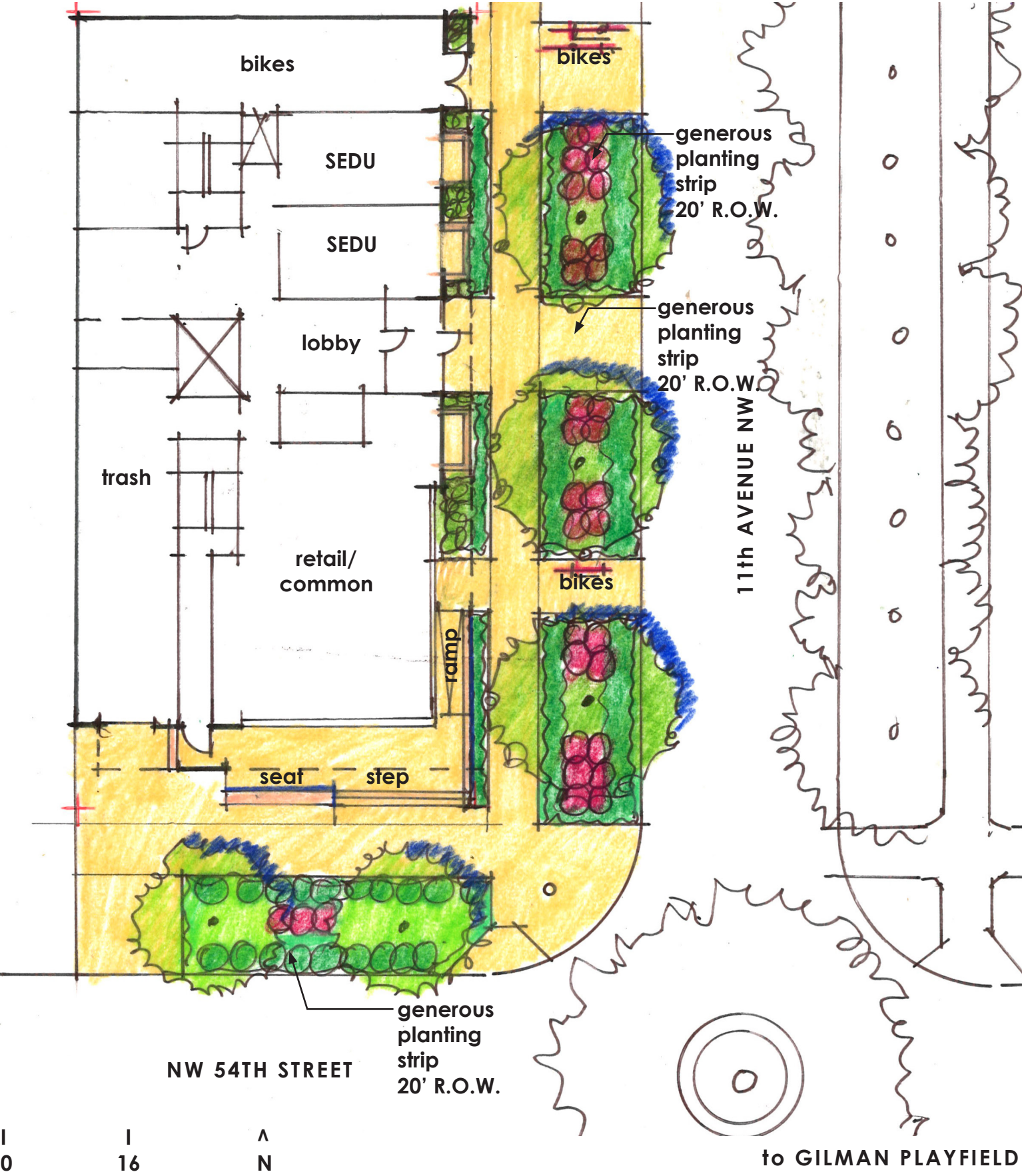


5.5' tall by 6' wide window into 3'x6.5' light well



east edge detail

landscape concept - streetscape



generous planting strip



streetside ramp



soft/solid seat edge



provide Tofino better bike rack



landscape concept - roof



outdoor room



green roof edge



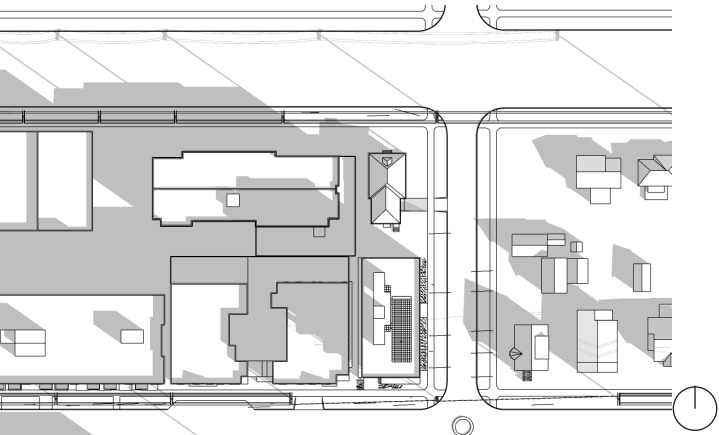
nice treelets



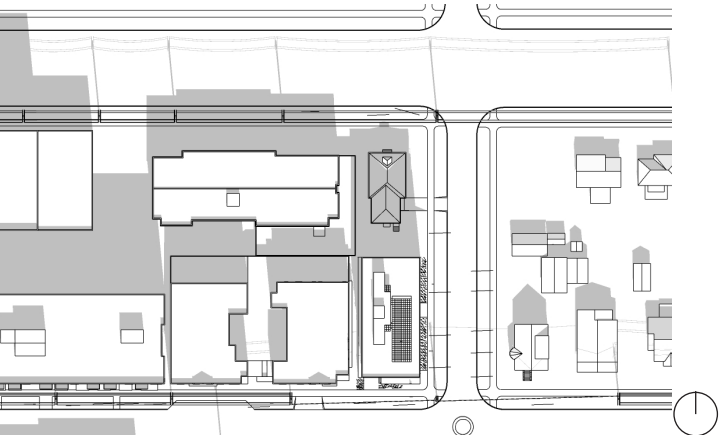
fire and fun

alternative C // shadow study

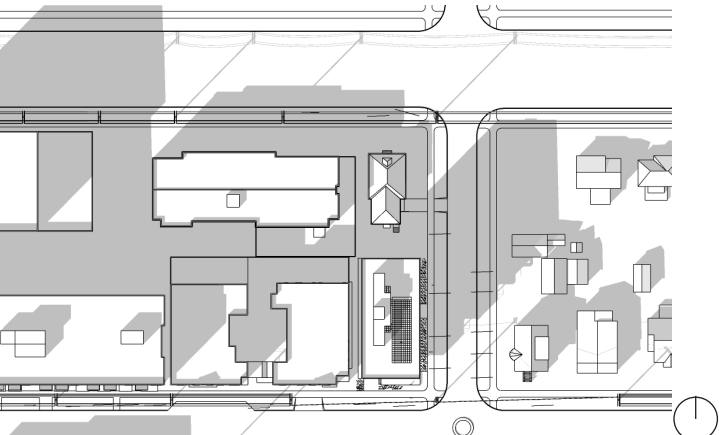
equinox



march/september 21
9 am

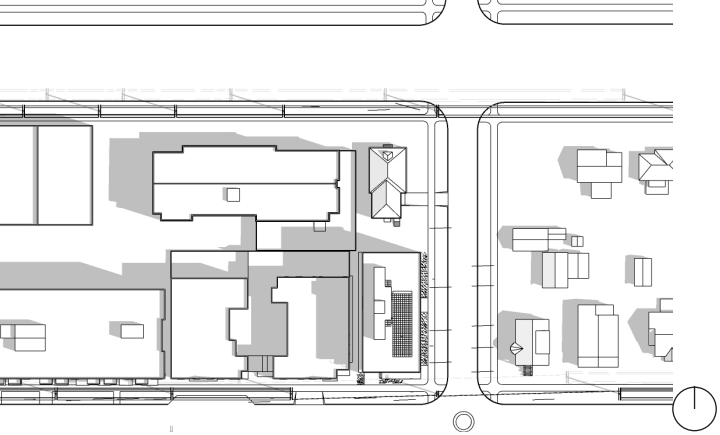


march/september 21
12 pm

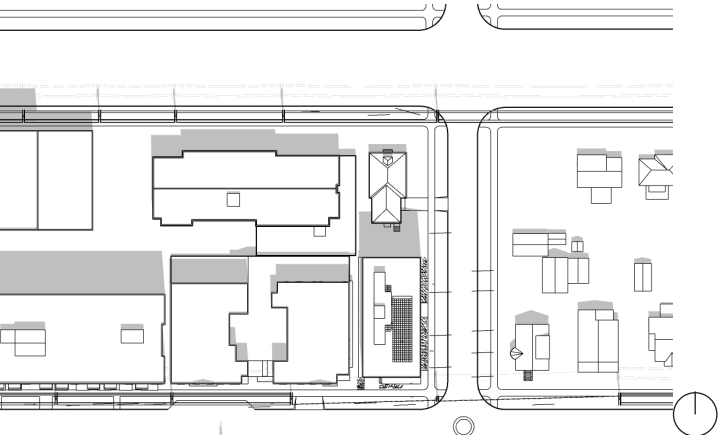


march/september 21
3 pm

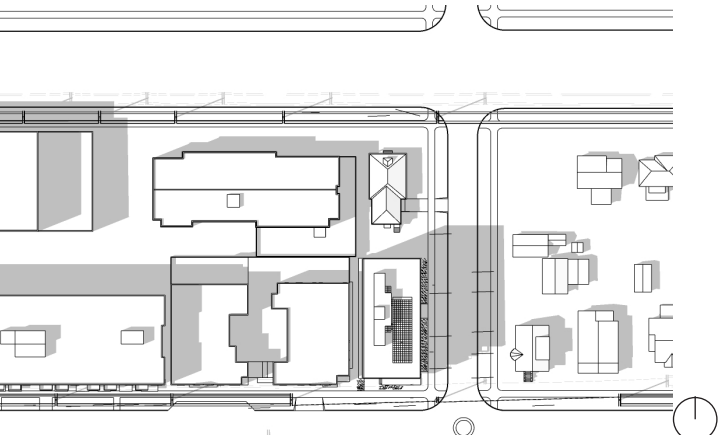
summer



june 21
9 am

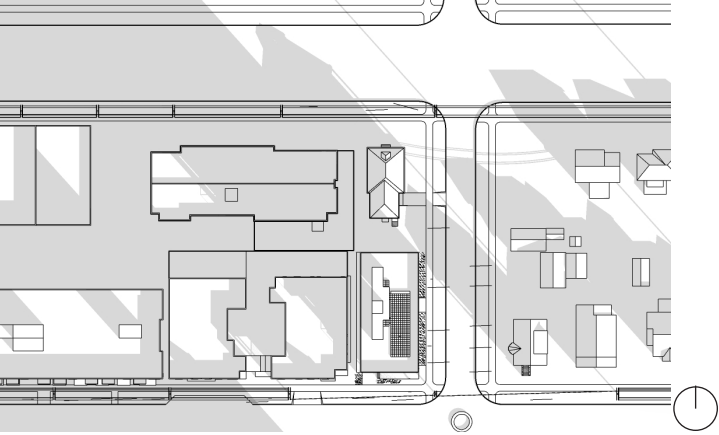


june 21
12 pm

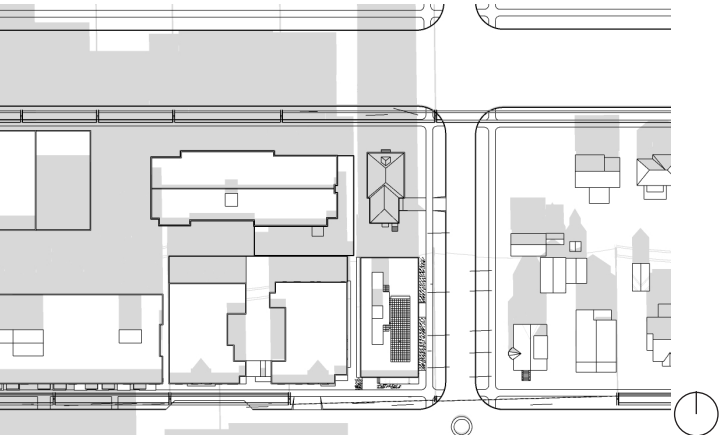


june 21
3 pm

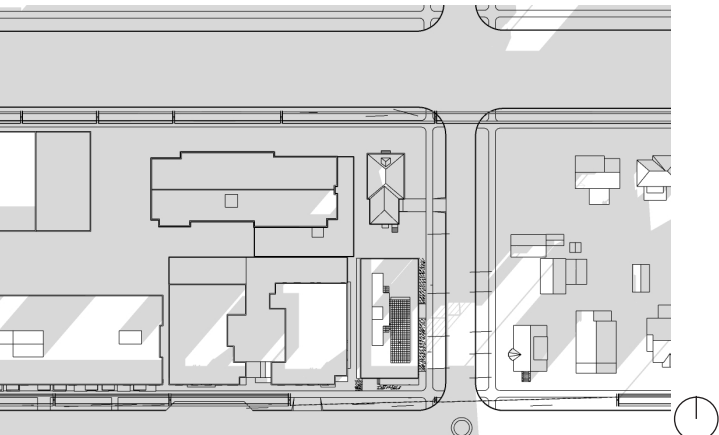
winter



december 21
9 am



december 21
12 pm



december 21
3 pm

Departure Request #1

Standard // SMC 23.47A.008.B.3. Minimum depth of non-residential use
Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing façade.

Proposition

To allow a 24.5 foot average depth of the non-residential use fronting east by setting back the south façade in order to:

- provide a partially covered terrace area along the entire south frontage.
- expand the sidewalk width with a setback building face and landscaped zone along the east and south sides.
- activate the east and south edges of the project.
- provide functional access for building exiting and to the trash and recycle room.

Rationale

CS2-B Adjacent Sites, Street, and Open Spaces: Connection to the Street
CS2-C Relationship to the Block: Corner Sites
Creates a strong connection to the street with an expanded sidewalk public realm, a more generous entry, and focal point at the corner.

PL2-B Safety & Security
PL2-C Weather Protection: Locations and Coverage
PL3-A Entries
Tw dwelling units along the east side place more eyes on the street. The partially covered south terrace supports pedestrian activity and a variety of potential uses for the corner space.

Departure Request #2

Standard // SMC 23.47A.008.D.2. Street level dwelling unit
The floor of a dwelling unit located along the street-level street-facing façade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

Proposition

To allow the floor level of two street-level street-facing dwelling units to be 8" below sidewalk grade and be set back 5'-8" from the sidewalk in order to:

- maintain accessible floor levels of the sedu units with direct access from the entry lobby and building services.
- create an active and appropriately scaled layered landscape between sidewalk and dwelling units.

Rationale

PL2-B Safety & Security
PL3-B Residential Edges: Ground Level Interaction
There is a pattern on the block of residential units at or near sidewalk level. Dwelling units place eyes on the street and establish opportunities for interaction with the public realm. A layered landscape edge is created with 3'x6.5' light wells serving each of the three below grade basement units. The wells help to mitigate issues of privacy between sidewalk activity and the units. Pushing the facade back to the 10 foot code requirement will reduce the number of dwelling units and the opportunities for street level interaction. Pushing the floor level 4 feet above or below the sidewalk is not feasible due to accessibility for the units and broader street level programming.

DC2-A Massing
DC2-D Scale and Texture
The 5'-8" street level facade setback from the sidewalk edge appropriately scales the figure of the building with a recess that allows landscaping to buffer interior uses from sidewalk activity.

Departure Request #3

Standard // SMC 23.47A.009.F.4.b.
Ballard Hub Urban Village: 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. A 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.

Proposition

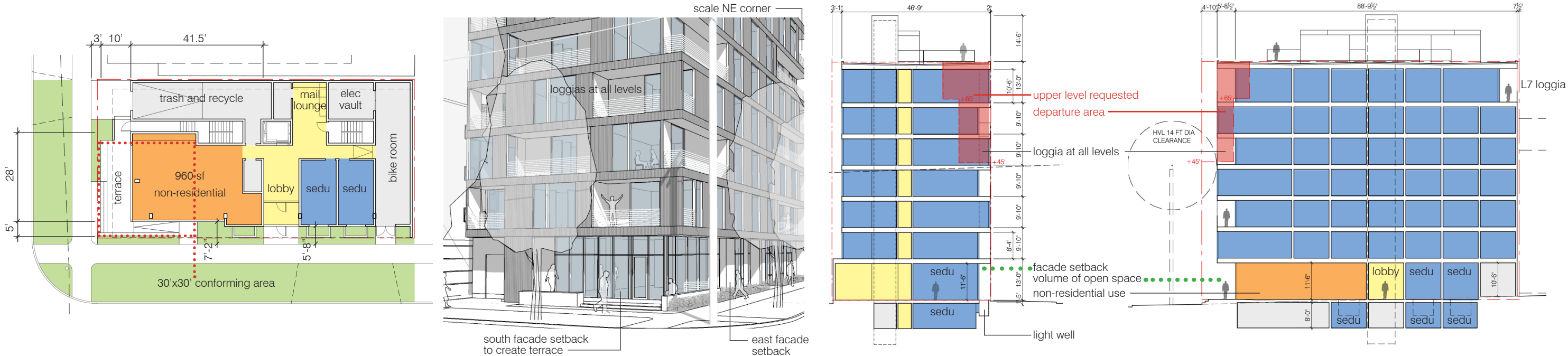
To allow a setback of 4'-10" along the south frontage from a structure height of 45 feet to top of the roof parapet and to allow a setback of 2" along the east frontage from a structure height of 45 feet to top of the roof parapet in order to:

- maintain a more cohesive massing and establish a greater volume of open space along the east and south side at all levels using loggias.

Rationale

CS2-A Location in the City and Neighborhood: Architectural Presence
CS2-B Adjacent Sites, Street, and Open Spaces: Connection to the Street
CS2-C Relationship to the Block: Corner Sites
A strong street edge with activation along the south and east edges creates a quality public realm. The corner and south edge establishes extra space for pedestrians to interact with the building programming. The location is highly visible from the park which creates a corner focal point.

PL1-B Walkways and Connections: Pedestrian Volumes
DC2 Architectural Concept
The volume created through facade setbacks near street level and the cellular loggia at upper levels positively impacts the pedestrian realm and is prioritized over singular upper level setbacks which lead to an awkward building form. The massing results in a cohesive and responsive project.



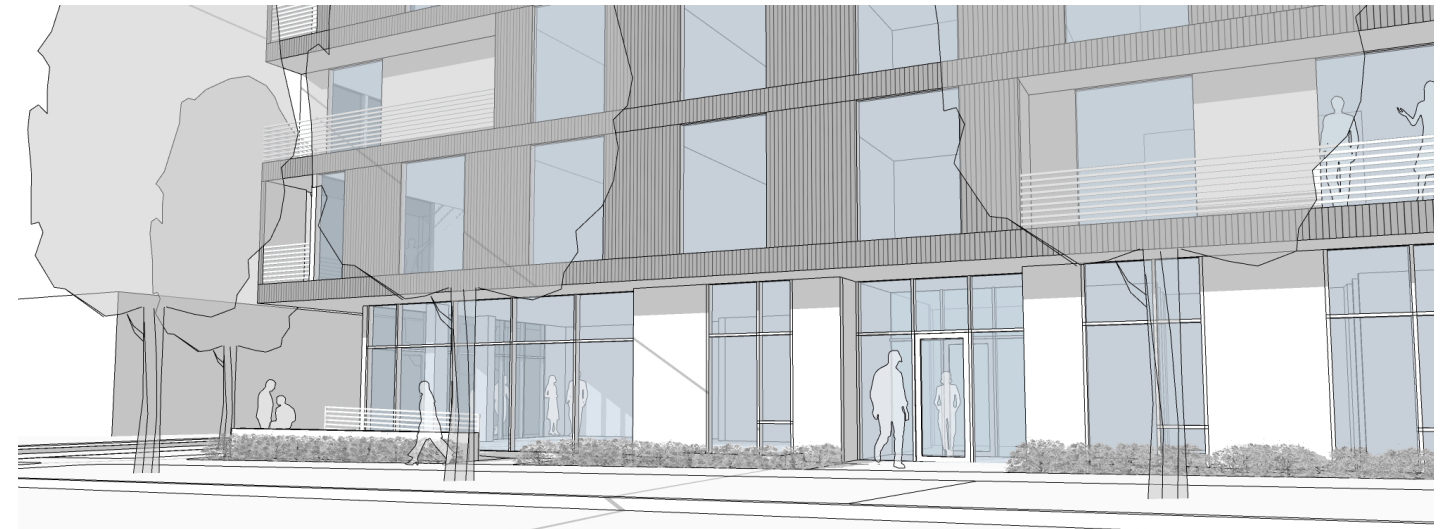
further concept development



programmatic response: opening variation & layers | cellular facade activation | carve and maintain cohesive form | material surface texture



street level southwest corner along NW 54th St



east side 11th Ave NW lobby entry and streetscape



south elevation



east elevation



view of northwest corner from block interior

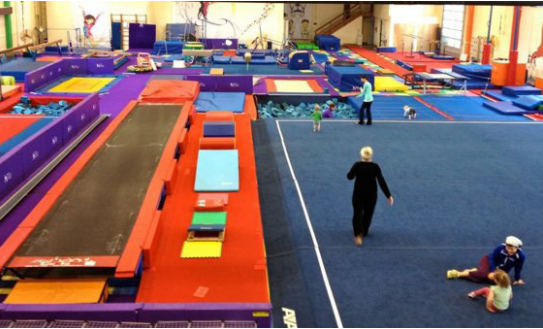


view of northeast corner from Market St



northeast corner loggia

urban analysis



Lifestyle Recreation



Breweries & Tap Rooms



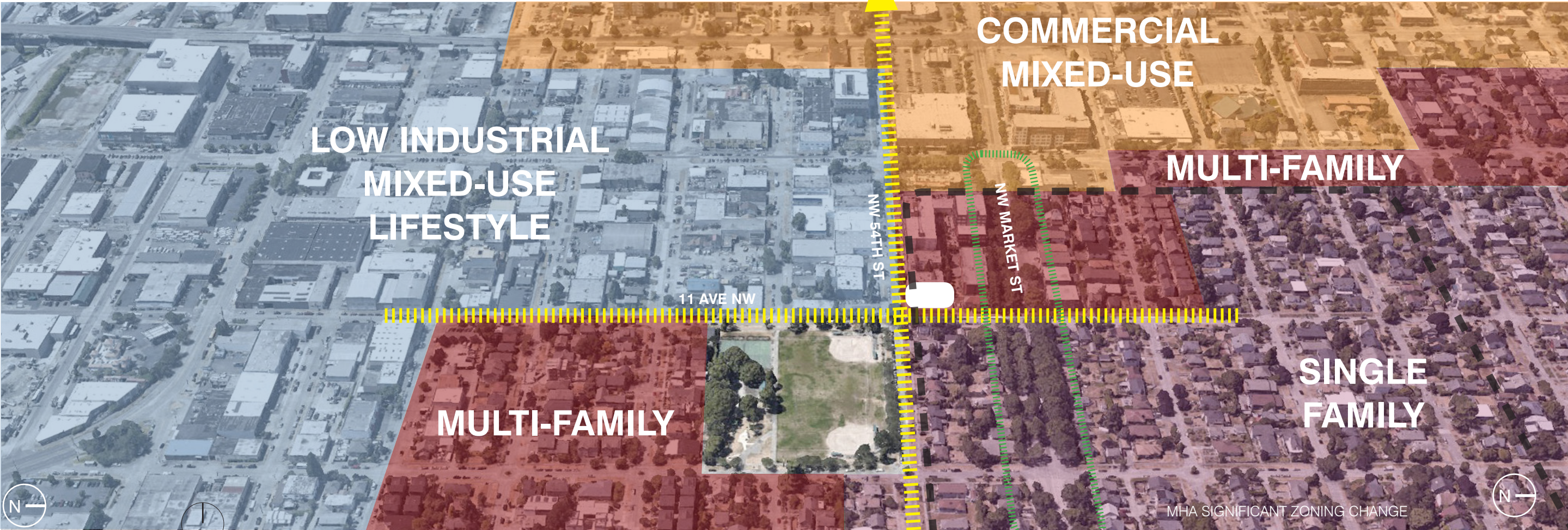
Fitness



Grocery Markets



Mixed-Use Commercial



Warehouse & Industry



Multifamily Residential



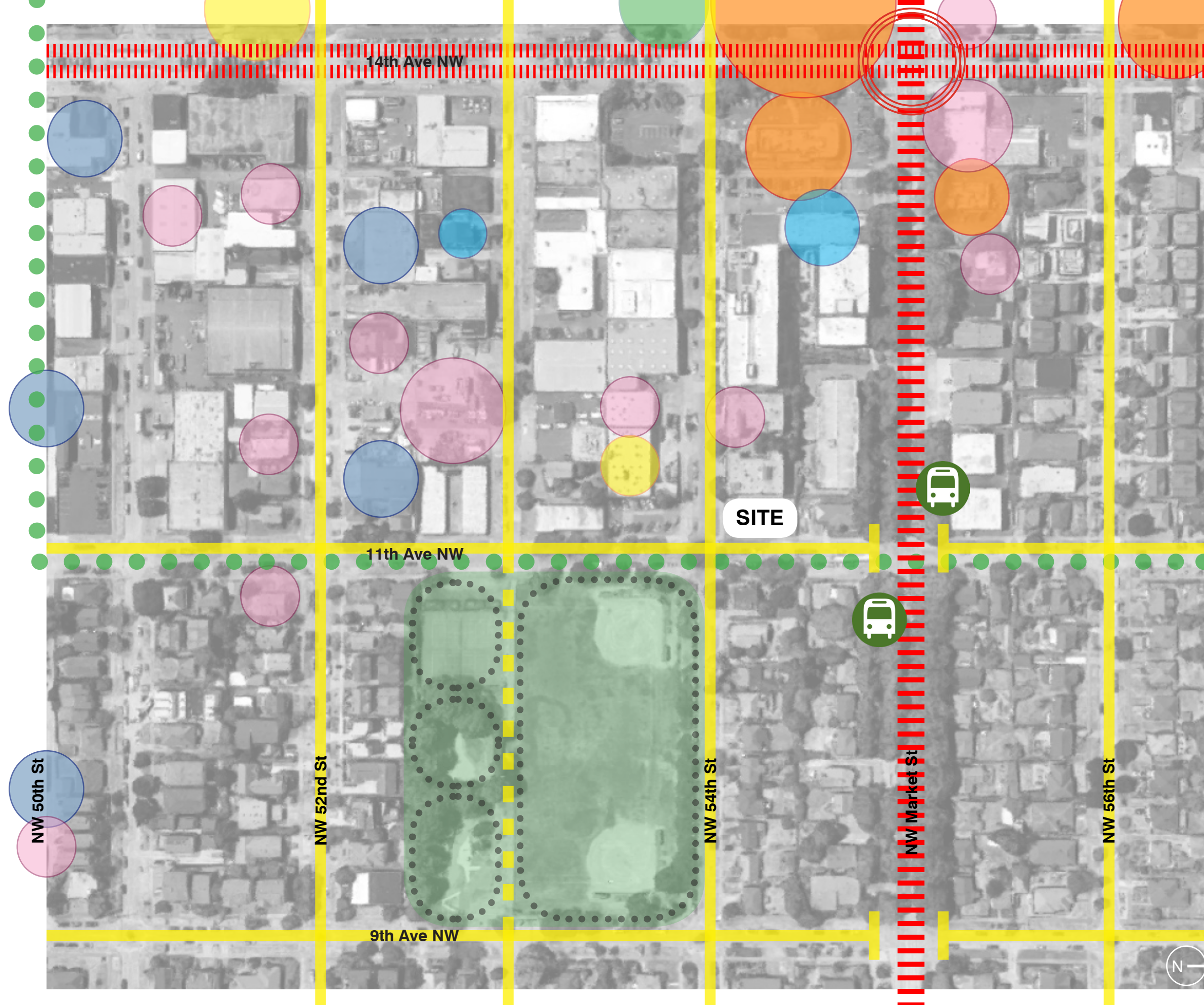
Gilman Playground



Market St - mature tree lined arterial connector street



Single Family Residential



East Ballard is a topographically flat neighborhood with a diverse mix of uses and often with little transition. Over the past few decades higher density residential developments have followed the zoning changes creating a transition between the single family and industrial blocks. The low industrial zone currently to the south and west of the project site transitions to a more mixed-use commercial district with several general sales and services businesses that are lifestyle focused such as breweries, fitness training centers, small retail establishments, and larger grocery stores.

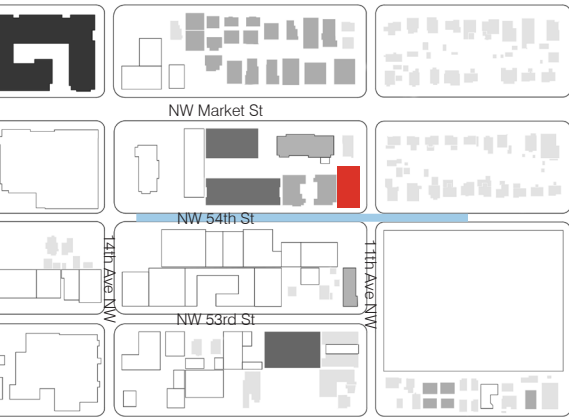
NW Market Street, as a neighborhood connector, links Phinney Ridge with Old Ballard. There are long east west double blocks between 8th and 14th. Market is defined by mature street trees and heavy vehicular traffic that bifurcates north and south pedestrian movement. 14th Ave NW is heavily travelled and dedicated to vehicular movement. 15th Ave NW is the primary north-south running arterial through NW Seattle.

The project site, to the south of Market, sits at a very distinct and varied transition between zones and uses. Gilman Park is the largest public open space in the neighborhood and is a recreation destination.

NEIGHBORHOOD ACTORS

- Park & Gardens
- Varied Sales & Services
- Restaurants & Grocery
- Automotive
- Fitness
- Brewery & Tap Room

street photos



Redevelopment Plan
Aegis Senior Housing
Contract Rezone to NC-75

McDonalds / surface parking lot Tire/ Auto care surface parking lot Blank facade

KOI Apartments // apartment 2012 // 6-story
concrete & glass base / balconies and canopies / regular openings
live-work units at street level

NW 54th ST // NORTH SIDE

Gilman Park // ball field

11TH AVE NW

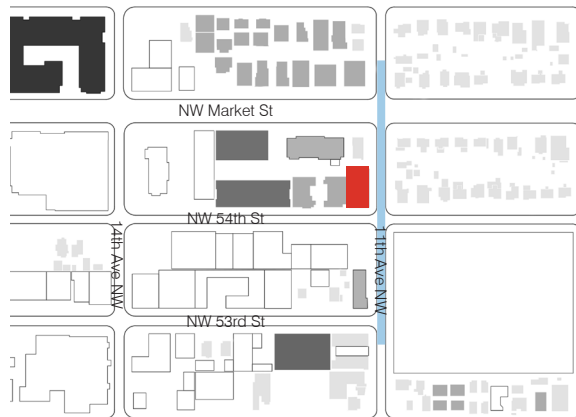
surface parking lot

Commercial 2004 // 2-story
Roofing Company // Ballard Barbell Boxing Club
Building setback to accommodate parking

1117 NW 54th St // Industrial
1994 // 2-story masonry & brick
regular punched openings

1127 NW 54th St // Industrial 1996 // 2-story
concrete masonry / punched openings

NW 54th ST // SOUTH SIDE



NW MARKET ST
neighborhood connector

943 NW Market St // SFR 1943
1.5 story wood framed
fence + accessory garage structure

940 NW 54th St // SFR 1902
1.5 story wood framed
fence + hedge

NW 53rd ST // East side



NW 53TH ST



5301 11th Ave NW // apartment 1955
1-story wood frame
lap siding / regular opeings / entries direct from sidewalk

NW 53rd ST // West side



Surface Parking (Private)

NW 54TH ST

Mature birch street trees



NW 54TH ST

Gilman Park // major public open space

375 ft

DEVELOPMENT SITE

Mid-block open to west



1103 NW Market St // SFR 1902
1.5 story wood frame
lapsiding / punched windows
etnry porch facing NW Market St

NW MARKET ST
neighborhood connector

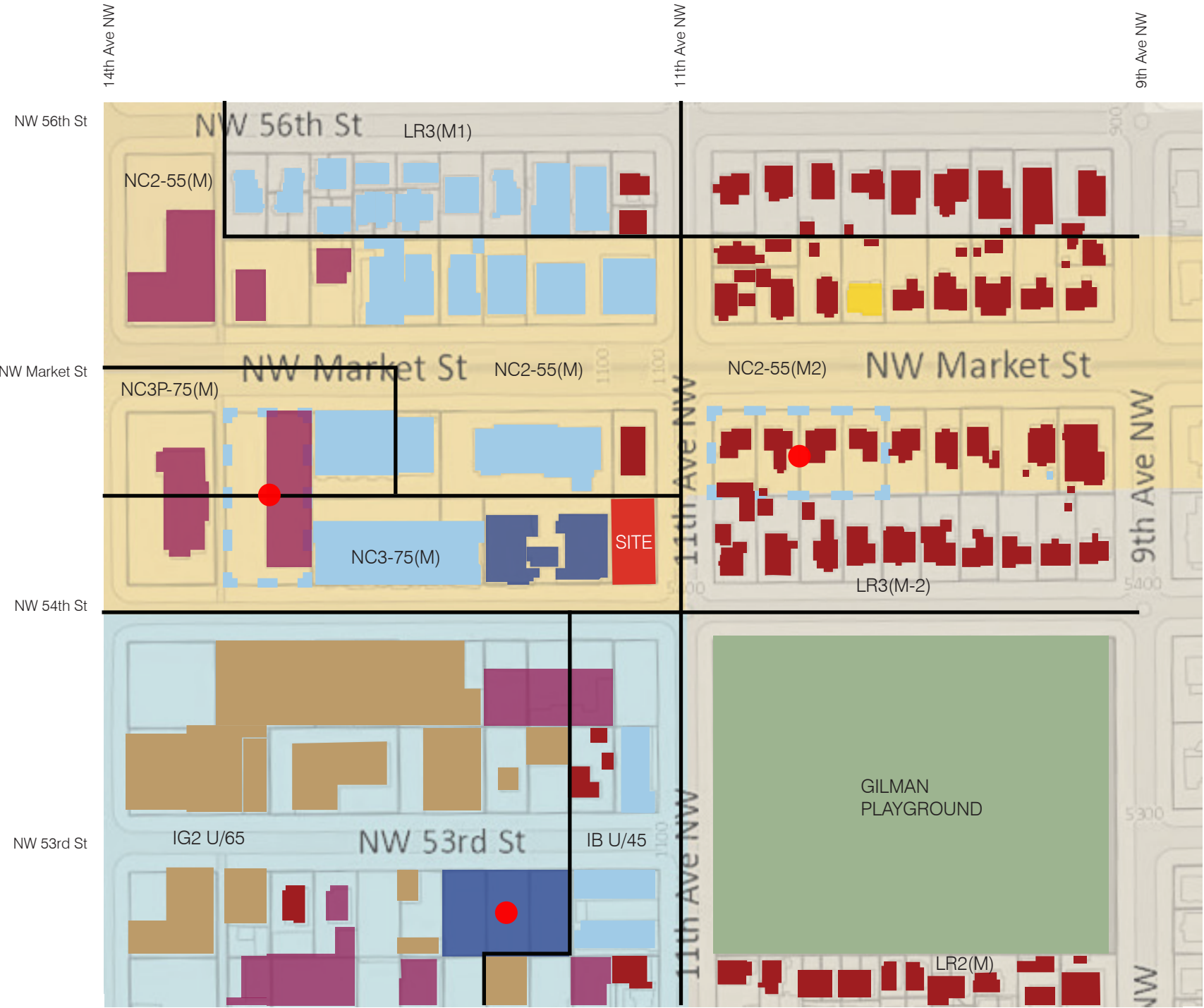
5501 11th Ave NW // apartment 1969
3-story wood frame // concrete base
regular punched openings & balconies

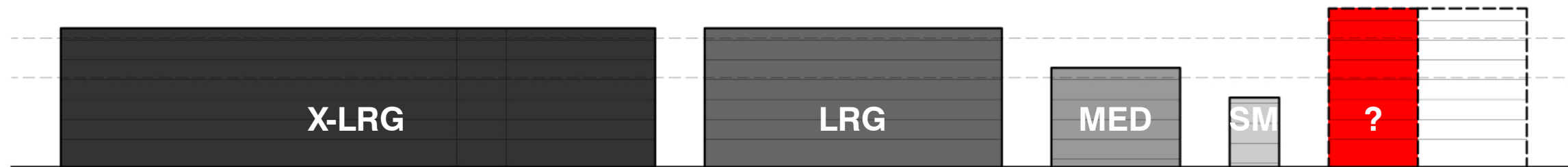
neighborhood use / zoning data

1100 NW 54 St

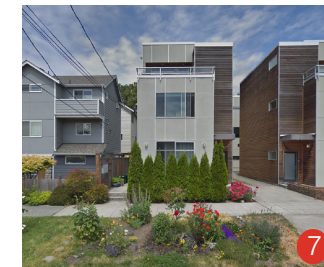
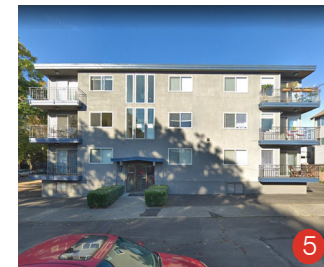
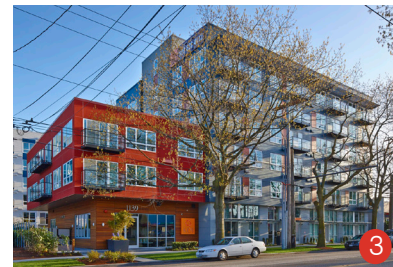
Zoning	NC3-75(M)
Overlay	Ballard Hub Urban Village
Lot Size	4,999 sf
ECA	No
FAR // GFA	5.5 // 27,495 sf
Base Height Limit	75 ft
<i>Street Level Development Standards</i>	
Blank Facade	Max 20 ft and 40% of facade width
Street Level Facade	Locate within 10 feet of street lot line
Non-Residential	Facade 60% transparent Average depth 30 feet / minimum 15 feet 13 foot floor to floor height
Residential Use	Floor 4 feet above or below or 10 foot setback from sidewalk
<i>Ballard Hub Upper Level Setbacks</i>	
+ 45 ft high	10 ft average
+ 65ft high	15 ft average
Landscaping	Green Factor min 0.3
Amenity Area	5% of residential use
Vehicle Parking	Not Required
Bike Parking	Long Term 1 stall per dwelling unit (>50 = 3/4:1) Short Term 1 stall per 20 dwelling units

- multi-family housing
- mixed-use
- commercial / retail / office
- industrial / warehouse
- single family residential
- civic / religious
- institution / education
- recreation / open space
- proposed housing development
- proposed mixed-use development





residential structure scale



Residential structure scale in the neighborhood is varied and at times abrupt. The NC zoning and mixed-use commercial blocks are quickly transforming to “extra-large” full / half block structures typically 6 stories and highly modulated. The “large” structures share similar heights, but footprints are typically less than half the scale of the extra large. These also modulate, but several are more restrained in their overall massing. The “medium” scaled structures are typically three to four story walk up apartment buildings on single parcels built between 1960-1980. Very few newer medium scaled structures have been built in the surrounding area. The smaller scale fabric includes single family residences and townhouses. Interestingly, there are small scaled residential structures sprinkled in amongst the low industrial warehouse blocks. Some have been repurposed for small commercial businesses, but several still maintain a residential use.

So, what is this project?

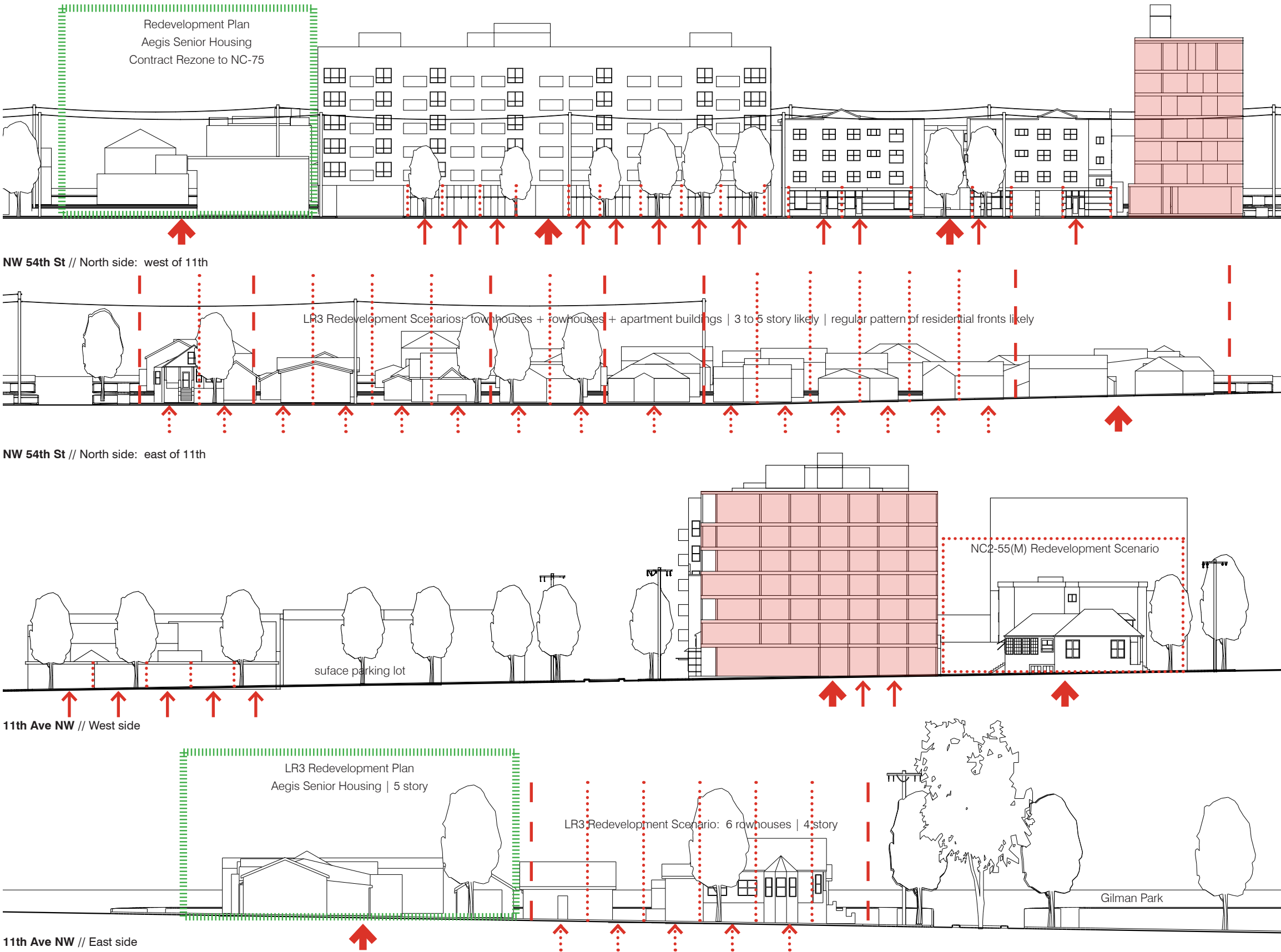
With a MED scaled site and height limits greater than an X-LRG / LRG, it presents a new typology in this context. A MED x2.

residential fronts

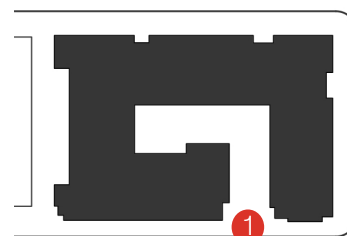
The existing residential fabric to the east of the project site includes single family structures with a direct pattern of front doors facing the street and main floor levels slightly elevated above sidewalk. With the recent upzone to LR3 it is reasonable to assume redevelopment scenarios for these parcels could be a combination of ground related townhouses and rowhouses with units fronting the street. A combination of lots could result in a mid-scale apartment or condo building which may have ground related walk-up units and a primary residential lobby facing the park. A preliminary project has been established along the west side of 11th with frontage along Market St for a senior housing complex. Early design documents show the primary residential entry fronting 11th.

Existing larger scale structures, particularly to the west of the project site, present live-work units at the sidewalk adjacent to common lobby or courtyard access points. A preliminary project for a senior housing complex has been established along the north side of 54th spanning the block through to Market. Early design documents do not show entry points, but it's reasonable to assume residential units and common access points will front 54th. There could also be associated commercial / retail uses fronting the street.

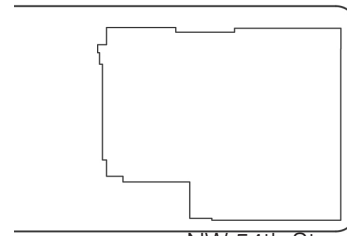
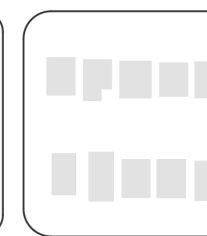
It is clear the existing and future patterns of the neighborhood result in residential fronts activating the street edge.



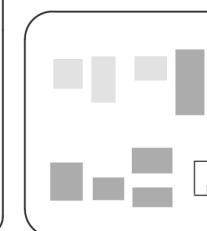
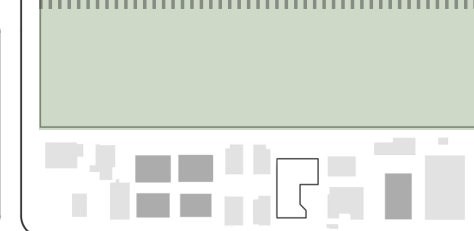
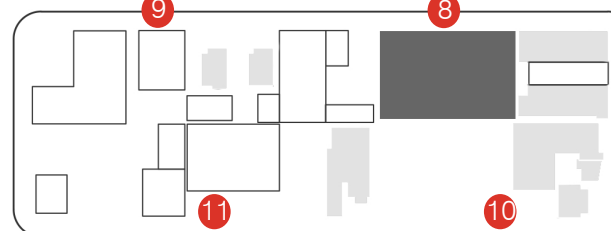
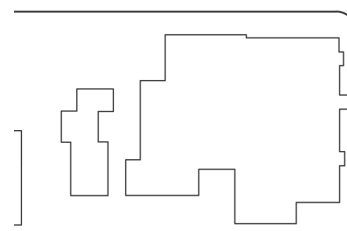
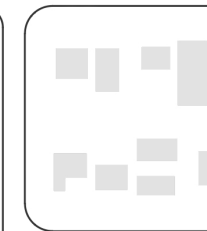
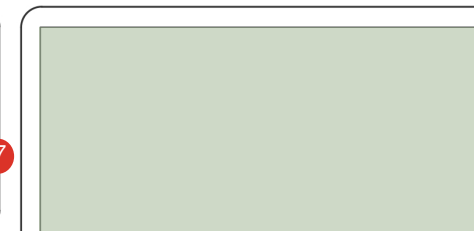
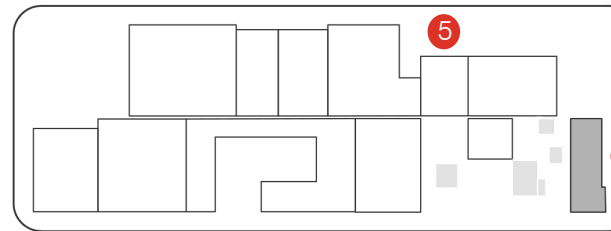
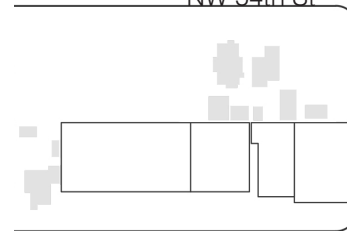
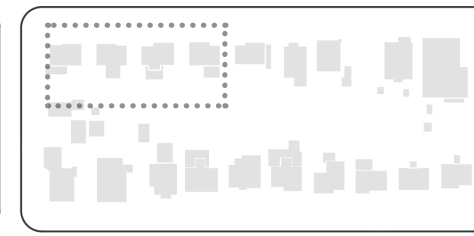
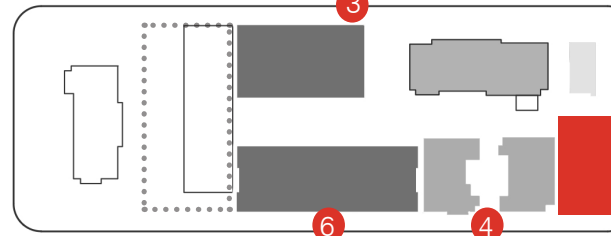
neighborhood frontage



NW Market St



NW 54th St



As neighborhood structure scale varies so too do the frontage conditions.

Building entry lobbies, commercial and retail spaces, and live-work units make direct at grade connections. Generous right of way planting strips and several streets with mature tree canopies define the pedestrian realm.

Residential use relationships with the street are varied including direct at grade transitions through shallow yard setbacks and units with main floor levels elevated above the street where upper level units engage through large windows and balconies.

The low-industrial mixed-use blocks layer surface parking and load/unload zones between the sidewalk and building face. As lifestyle uses proliferate the forecourts are transformed by pop up brewery patios and terraces making for dynamic and engaging semi-public spaces, particularly supporting afternoon and weekend leisure activities.

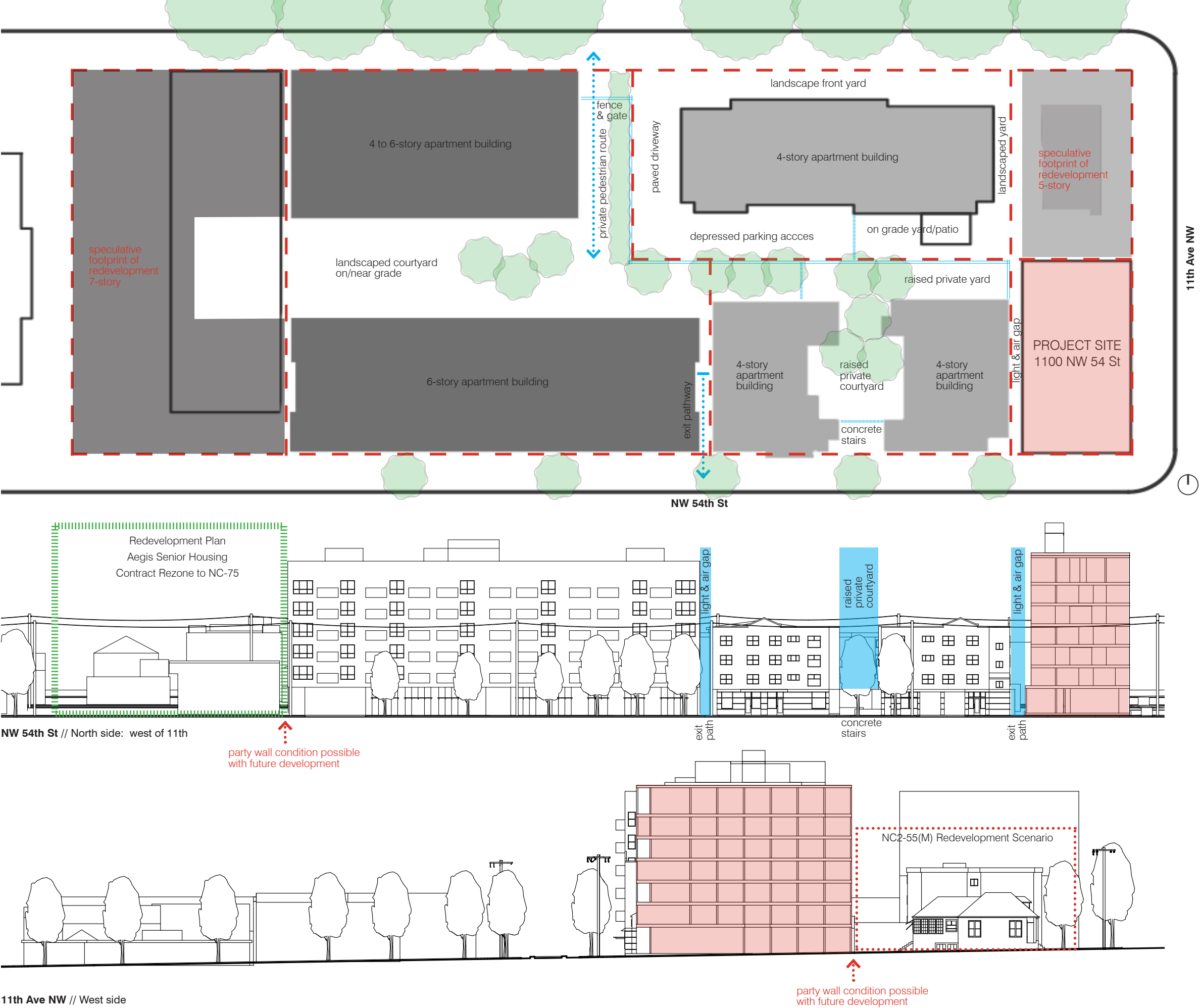


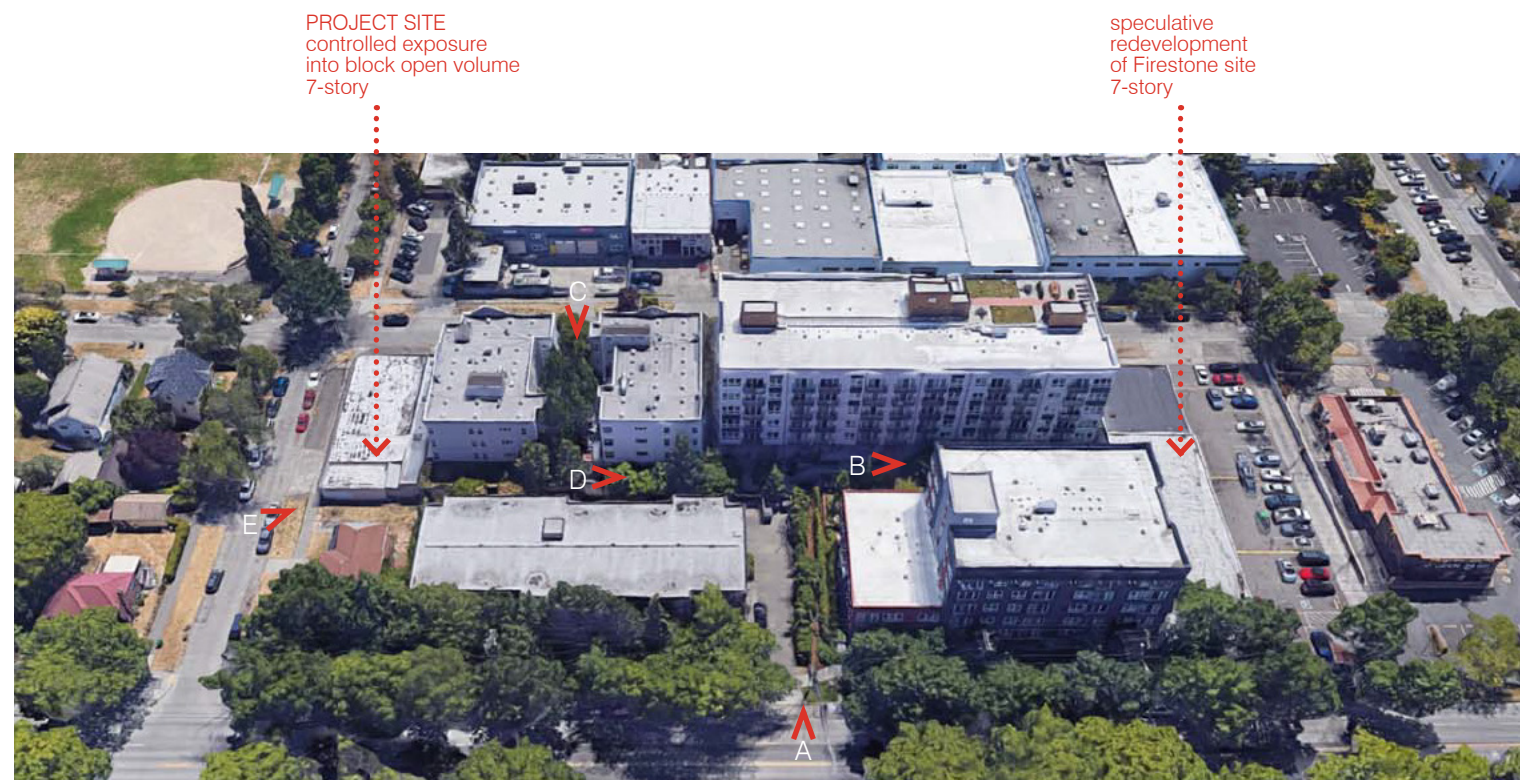
the block

Existing structures on the block are primarily 4-6 story residential apartment buildings that hold the street edge. Open space and linkage from the street to the interior of the block is privatized. Along the NW 54th St frontage narrow exit pathways and a private courtyard raised a story up off the street provide visual separation between structures. Along the Market St frontage the 4-story apartment building uses landscaped yards and a paved driveway to access depressed carport parking under the building. The private rear yards are divided by concrete retaining walls and fences. To the west the larger 6 story KOI buildings share a communal courtyard space on grade. This courtyard is accessible from Market Street through a solid gate and fence leading to a private and secured pedestrian pathway. It is also accessed through the building entry lobbies.

With future buildings on under-developed parcels including the subject project site and the parcel directly to the north (NC2-55), the east end of the block will become enclosed. The speculative footprint of the Firestone auto car property (NC3-75) to the west currently calls for a 'C' shaped structure that will enclose that end of the block.

This ring or donut enclosure of the block creates a rare condition with respect to the broader context of the neighborhood. While the ground level of the block interior has no communally physical accessibility between properties it is for the most part visually open. Multiple residential dwelling units currently interact with this open volume through large windows and balconies. Existing trees help to filter views and mitigate privacy issues. With the proposed building the west facing units, particularly at the northwest corner, will have visual exposure to the interior of the block. With the building wall at 3 feet from the west property line, the percentage of opening is limited by building code. This will result in about 21 sqft of allowable opening per unit.





Overhead view of the block from the north



Overhead view of the block looking west



architect | developer housing projects



Kamiak + Workshop AD & KKLA | Sound Apartments | Seattle WA



Workshop AD & KKLA | Stadium 302 Condominiums | Tacoma WA



Workshop AD, KKLA | CODA mixed-use | Seattle WA



Workshop AD | Colman Triplex | Seattle WA



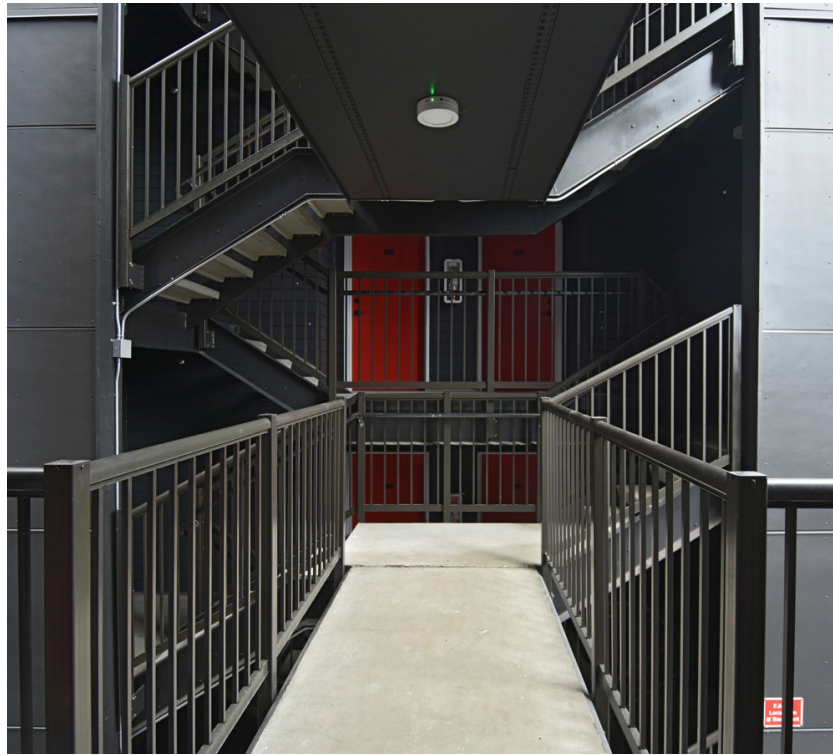
Kamiak + Workshop AD & KKLA | 800 E Denny Way | Seattle WA



Workshop AD, KKLA | A77 | Seattle WA



Kamiak | The Willet Apartments | Seattle WA



Workshop AD | Project 339 Townhouses | Seattle WA



Workshop AD | Howell 10 | Seattle WA