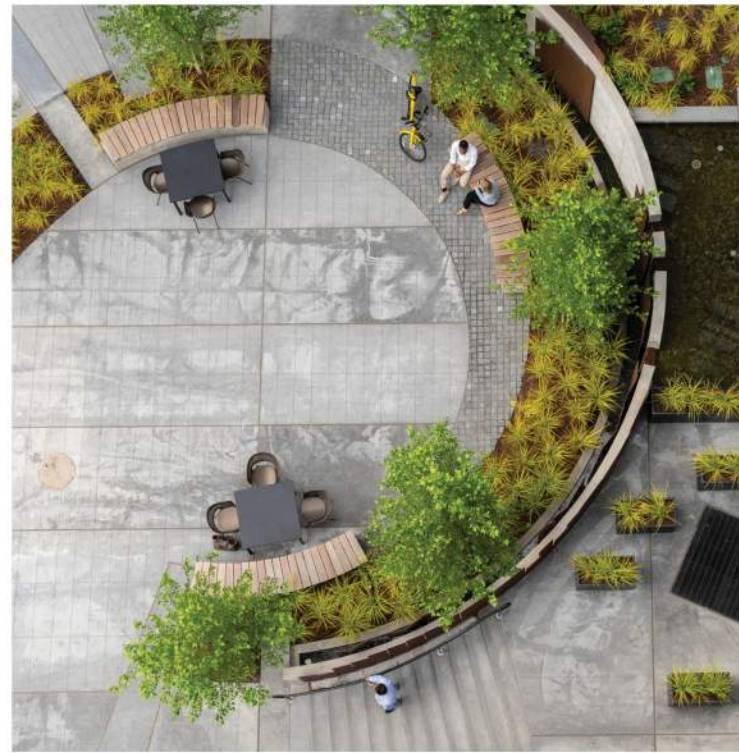


57TH BALLARD

Early Design Guidance Packet-1 (Revision) | February 3, 2020
1761 NW 57th St., Seattle, WA 98107
3034686-EG





SARATOGA CAPITAL, INC.

Owner:

Saratoga Capital, Inc.
Contact: Kirk Kozlowski

485 Alberto Way Suite 200
Los Gatos, CA 95032

(206) 208-0302

GGLO DESIGN

Designer: Architect

Contact: Beth Dwyer

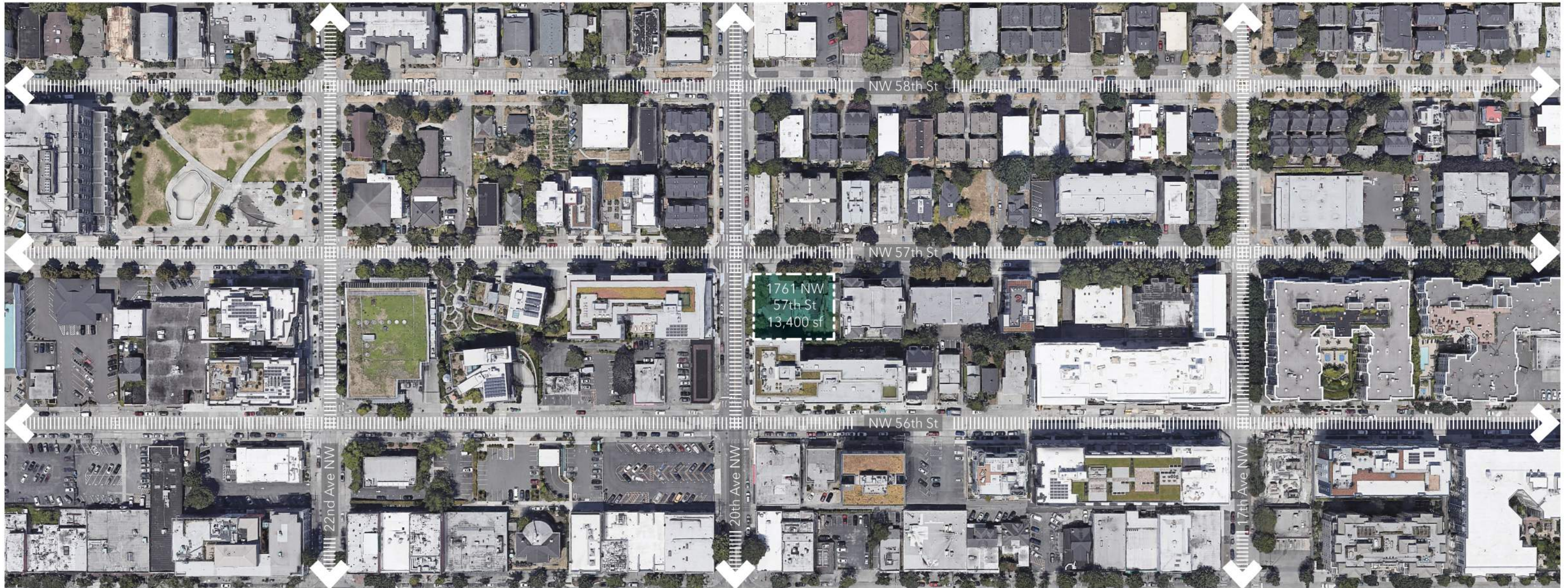
Designer: Landscape Architect

Contact: Marieke Lacasse

1301 1st Ave, Suite 301
Seattle, WA 98101

(206) 902-5594

Project Overview



Project Vision:

Site is within the Civic Core Character Area of Ballard and is within the Ballard Hub Urban Village. The site area is 13,400 SF and sits at the SE corner of 20th Ave NW and NW 57th Street. Site located at the northern edge of Pedestrian (P) zone designation.

The project will infill the “missing gap” corner between two existing multi-family buildings. Because of the corner site, the new building will have great visibility and presence in the neighborhood. Along 20th Ave NW the new building will relate to the larger scaled, taller 6 story building to the south and step back from the property line to create more space, light, view and opportunity for activity “eddies” at the building corner.

Along 57th the façade will be articulated with vertically

proportioned bays that take cues from the finer grained residential fabric along 57th and be pulled back from the property line to avoid creating a canyon feel and also create space for townhouses with individual entrances and stoops. Responding to these very different street conditions will help differentiate the building facades, break down the massing of the building and enable the building to better relate to its context.

The entry lobby and amenity spaces for the building will activate the street edge along 20th Ave NW as retail viability greatly diminishes north of 56th and is not present in the immediate context. This façade would be “future-proofed” to accommodate retail if/when retail use becomes viable. The strong corner element will provide a recognizable “beacon” for the address and will be recessed at the first floor to provide a welcoming sheltered entry for the lobby.

Address:

1761 NW 57th St., Seattle, WA 98107

Parcels:

2767700355, 2767700356
2767700365, 2767700366

Base Zone:

NC3P - 75

Site Area:

Approximately 13,400 sf

Residential Units:

Approximately 81 Units

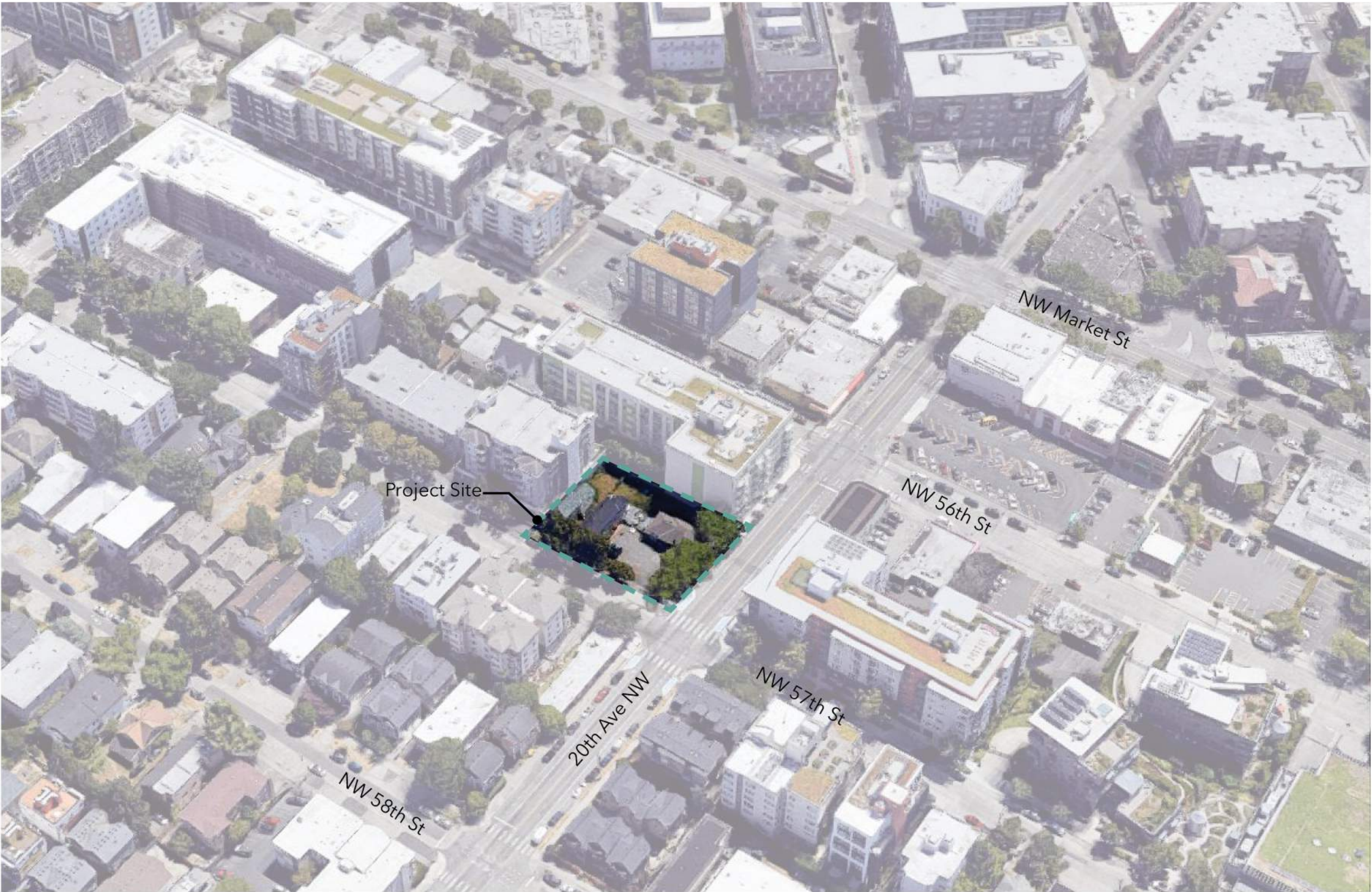
7 Floors Above Grade

Parking Stalls:

Approximately 59 on Site Parking Stalls Below Grade

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Public Outreach

Project Webpage

Two different webpages were launched June 5th, 2019 that included the ability to submit comments and answer a 6 question survey. The page provided a project summary, location (aerials & address), and contact information as well as the time & date of the public site tour. A website for 56th Ballard was launched in order to field concerns specific to the project and the same was done for 57th Ballard. The websites remained active for 21 days.

Online Survey

Separate survey links were provided from each project webpage to allow people to submit their comments for the two different projects. We received 3 responses on the 56th Ballard Survey & 4 responses on the 57th Ballard.

57ballard.com
56ballard.com

Department of Neighborhoods Community Outreach Blog and Calendar

The applicant submitted information to DON for the Blog, and the Blog item was published February 28th, 2019. An outreach calendar was submitted on DON Community Outreach Calendar on June 5th to notify community of guided site tour scheduled on June 20th.

Direct Mailers

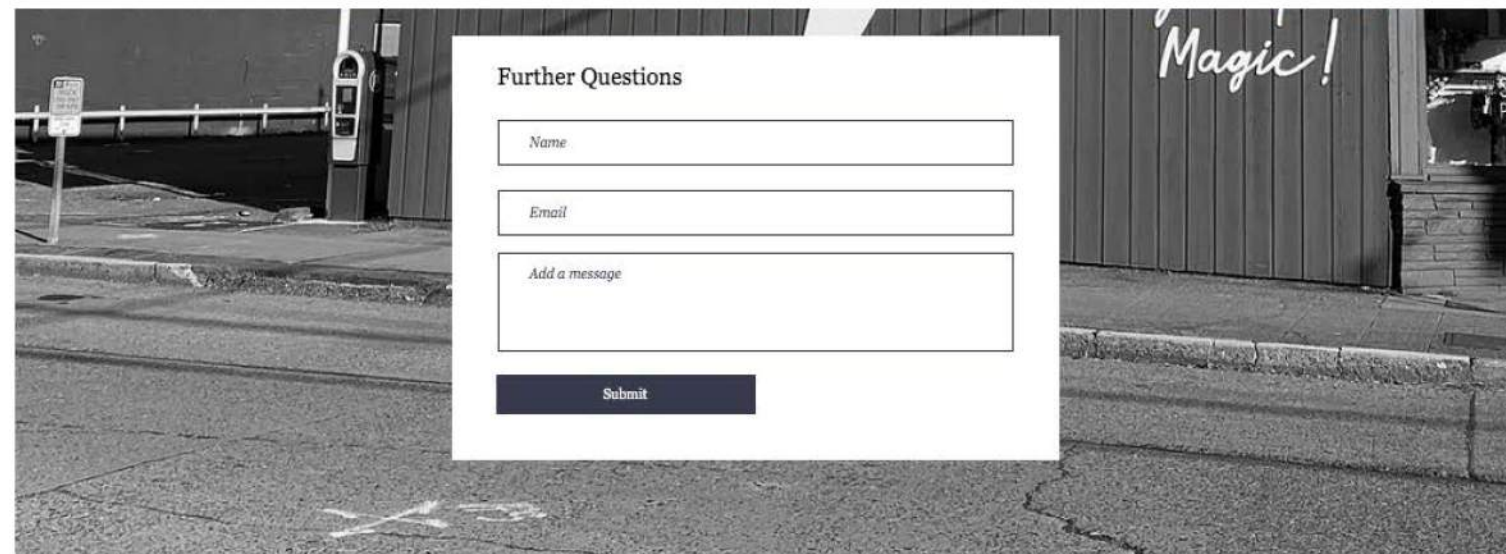
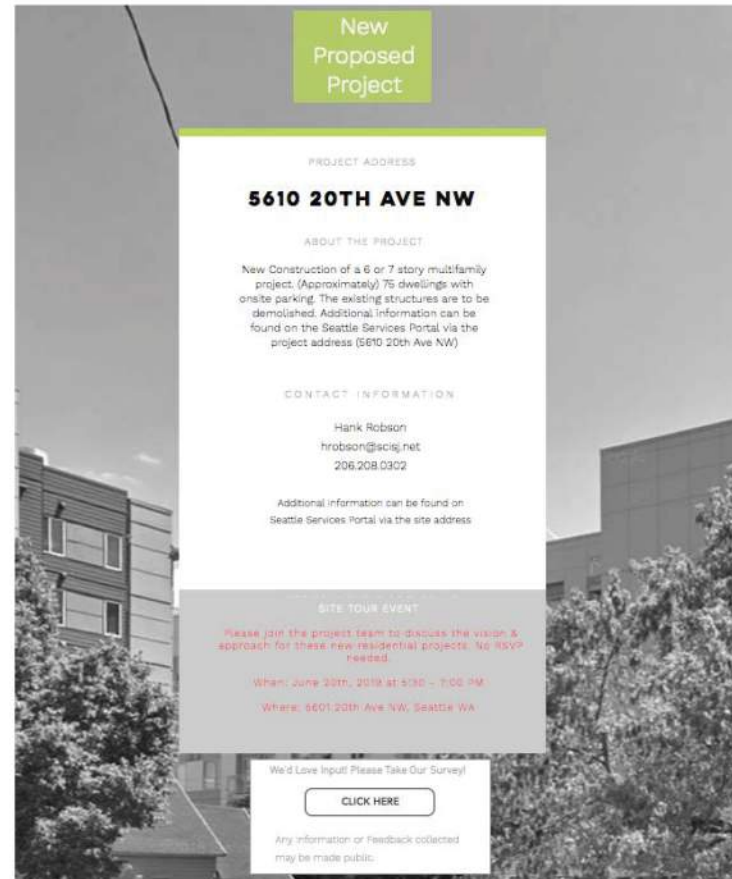
The applicant sent 297 direct mailers to every resident and business within a 500 ft radius of the 57th Ballard & 56th Ballard site. Mailers were sent out on June 4th, 2019.

Public Site Tour

The applicant placed a table on the sidewalk along 20th Ave NW, adjacent to 5601 20th Ave NW building and collected feedback from the community. The site tour was on June 20th from 5:30 PM to 7:00 PM. We had 5 sign-ins and another 3 individuals who did not sign-in.

Community Group Notification

An attempt was made to reach the president of the Central Ballard Residents Association to notify the community group of our Ballard projects but did not receive a response.



Summary of Feedback

Over a half-dozen neighbors attended our community site tour to learn more about the projects. Neighbors were most interested in height, views, construction noise & timing.

We discussed how we would be mindful of light and views for nearby units throughout the design process, but that we are anticipating implementing project under the Council approved NC3P-75 development standards.

A concern for some of the VIK condo owners was the management of construction noise. While they acknowledged that construction noise was inevitable, we discussed that during the project we would keep an open line of communication and do our best to mitigate disruptions. They were also interested in the timeline for the beginning and end of construction. We estimated roughly 12-18 months for permits and another 18 months for construction but would have a better sense of the construction timeline as we got closer to permit approval.

There was moderate concern for parking and traffic, but the responses were all over the spectrum. Some had no concern and others had high concern.

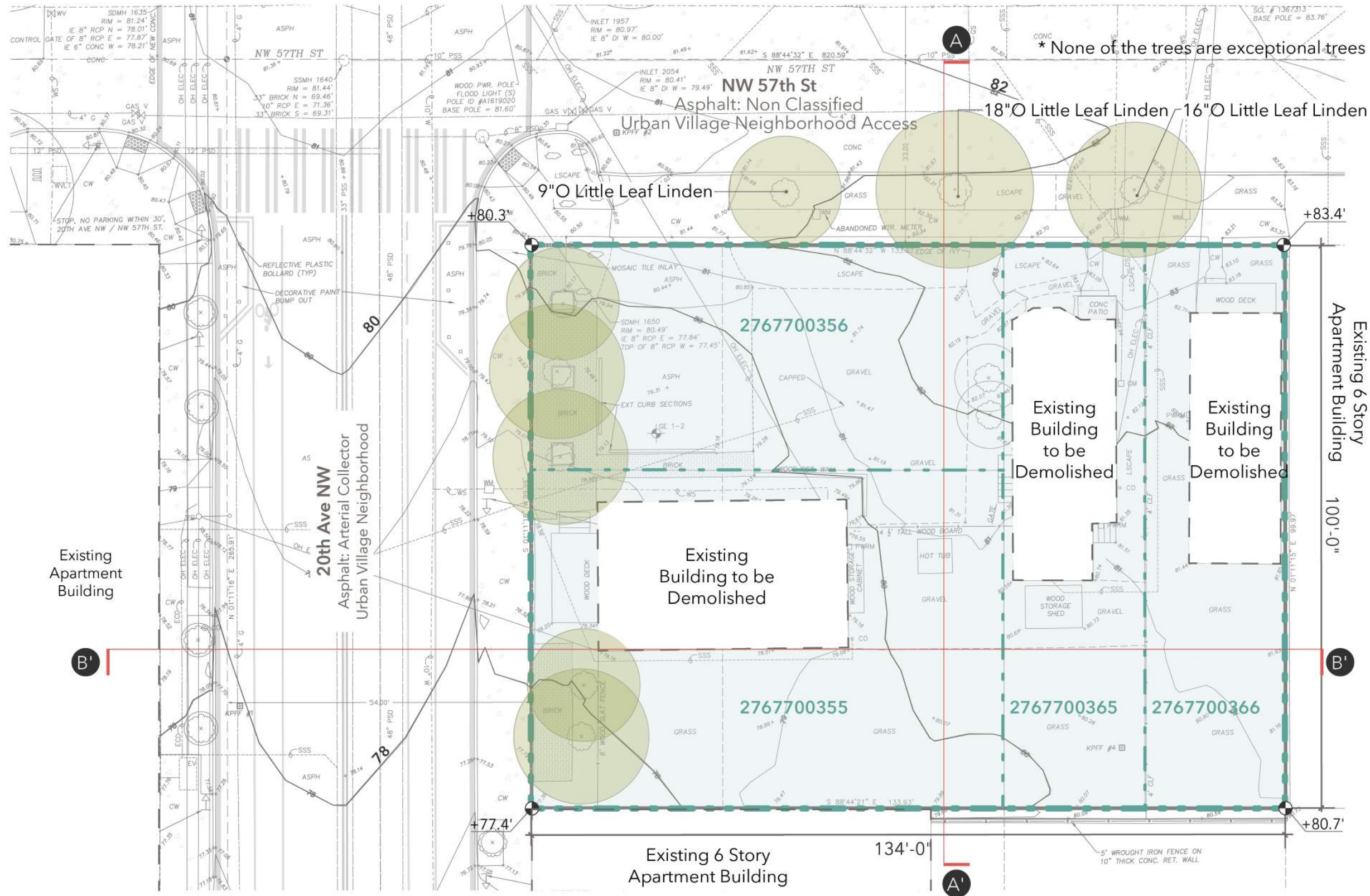
One couple was excited about the possibility of roof deck with green elements. In our survey questions, some of the responses also discussed sustainability as a component of the building they would like to see.

Design Related Comments:

- Preserve the light that comes into the back of 1760 NW 56th St and preserve the view of the sky
- Active Street Level uses are needed in Ballard
- Create new trees along the roadway and provide an attractive landscape at ground level
- Comments on the need for condos in the Ballard area
- Provide good building upkeep and maintenance (ex. picking up trash on property)

Context Analysis

Site Analysis



* None of the trees are exceptional trees

Legal Description:
 GILMAN PARK ADD N 40 FT
 Plat Block: 53
 Plat Lot: 1-2

GILMAN PARK ADD W 1/2
 Plat Block: 53
 Plat Lot: 3

GILMAN PARK ADD S 60 FT
 Plat Block: 53
 Plat Lot: 1-2

GILMAN PARK ADD E 1/2
 Plat Block: 53
 Plat Lot: 3

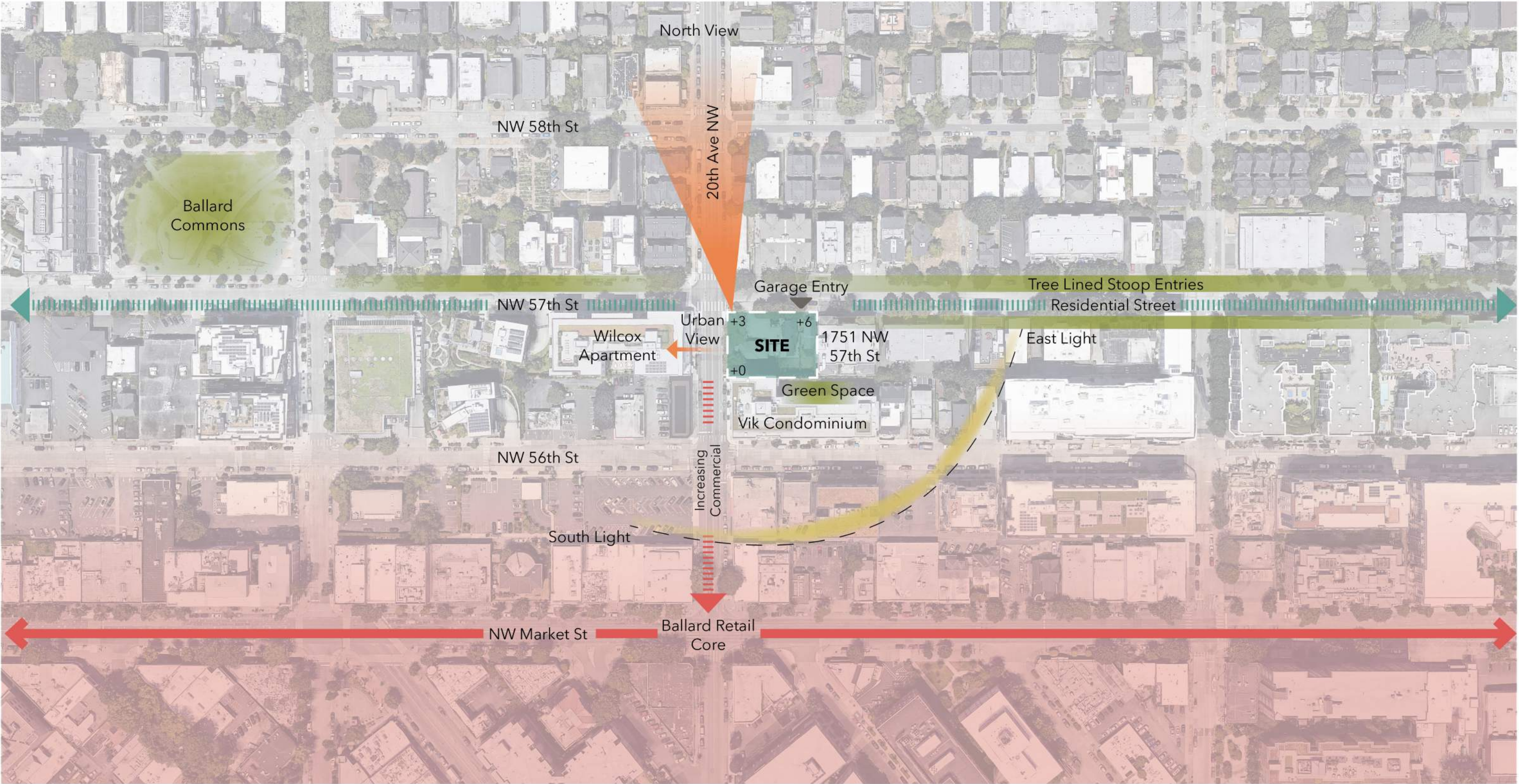
Parcel Numbers:
 276-770-0356
 276-770-0365
 276-770-0355
 276-770-0366

Existing Structures (to be demolished)

Existing Site Plan



Site Analysis



Site Analysis Diagram



Site Analysis

20th Ave NW

Street Type:

Urban Village Neighborhood

Classification:

Collector Arterial

Street Features:

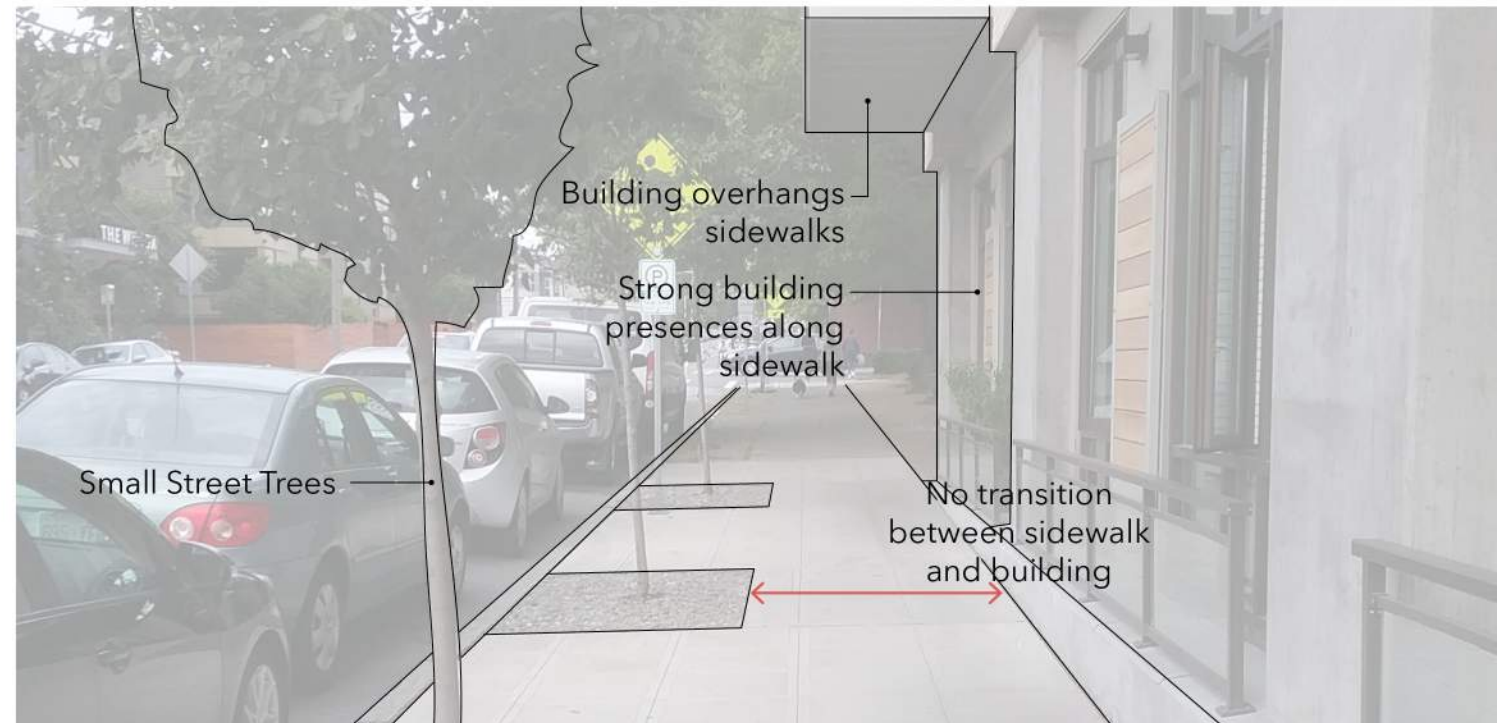
- Strong building presence due to lack of transition from sidewalk to structure
- Building partially overhangs the sidewalk
- Small street trees provide little street buffer



Vik Condominium Streetscape



Wilcox Apartment Corner



Sidewalk Along 20th Ave NW

NW 57th St

Street Type:

Urban Village Neighborhood Access

Classification:

Non-Designated

Street Features:

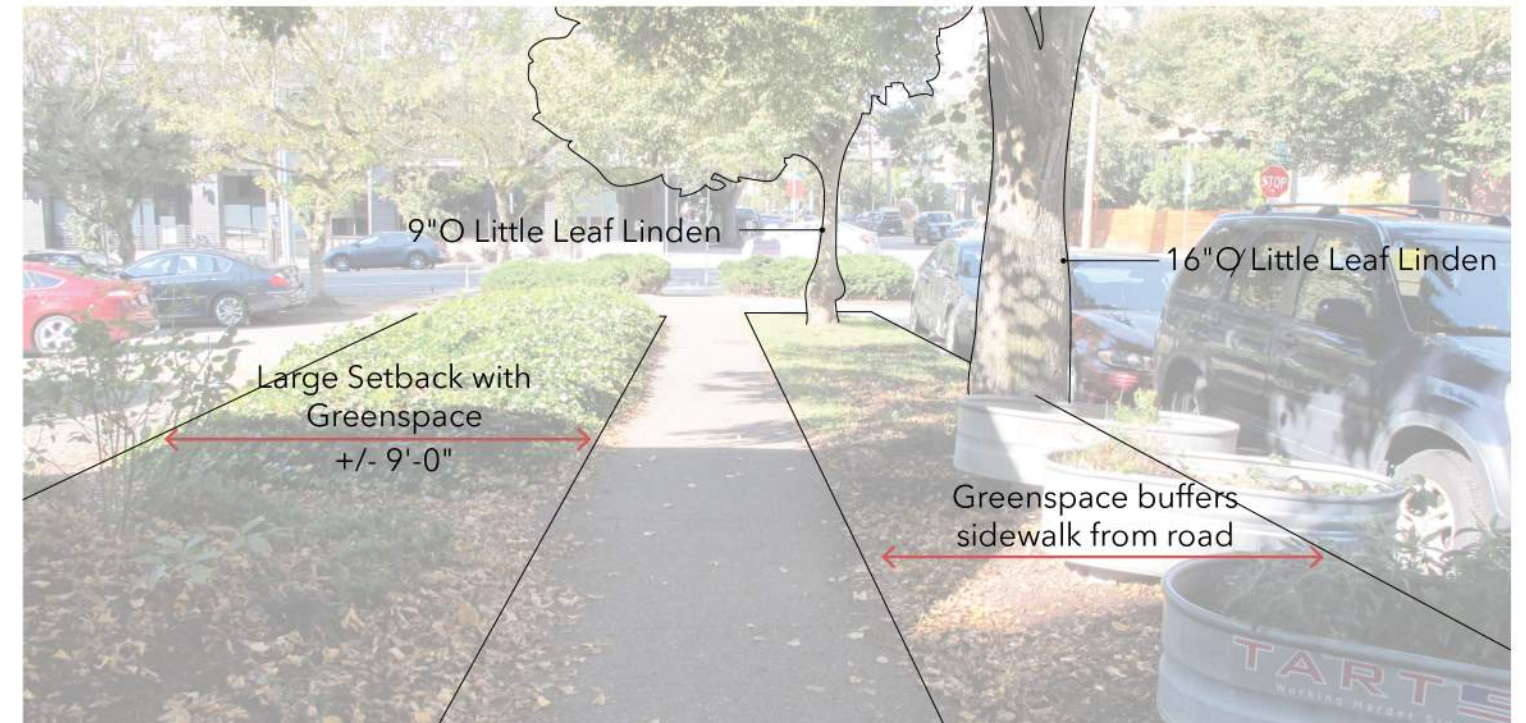
- Building setbacks are greater distances from lot lines
- Vegetation or hardscape buffers structures from the road
- Large trees overhang the sidewalk and road



Residential Stoops



Hardscape/Greenspace Buffer



Sidewalk Along 57th Ave NW

Street Views at 20th Ave NW



Looking East Towards the Site ☹



Looking West Away from the Site ☹



Street Views at NW 57th Street



Adjacent Mixed-Use Multifamily
(6 stories)

Proposed Development Site

20th Ave NW

Looking South Towards the Site ①

Site



20th Ave NW

Single Story Multi-Family

Existing Multifamily
(5 stories)

Existing Multifamily
(5 stories)

Existing Multifamily
(3 stories)

Existing Multifamily
(3 stories)

Existing Single Family

Looking North Away from the Site ①

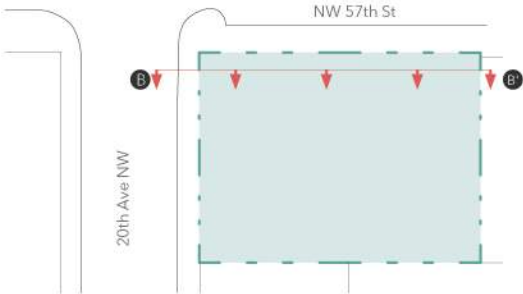
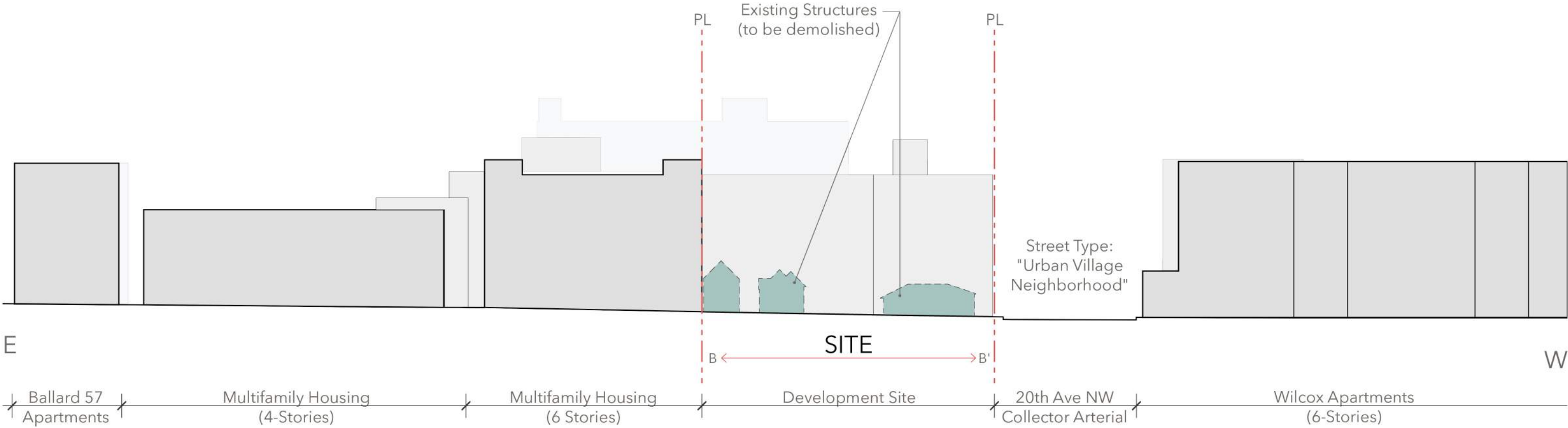
Site

Site Section



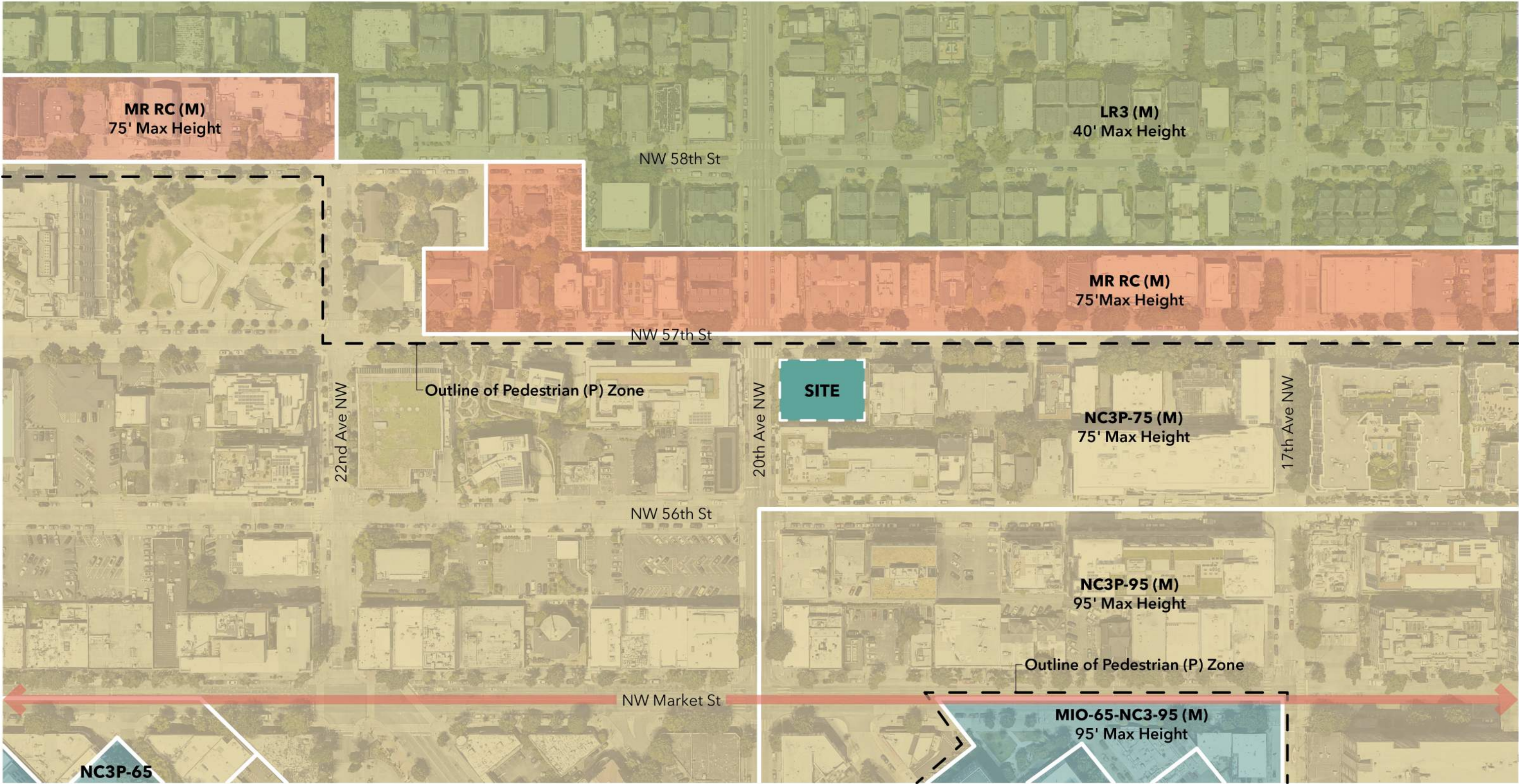
Existing Site Section A-A': North to South (Looking East)

Site Section

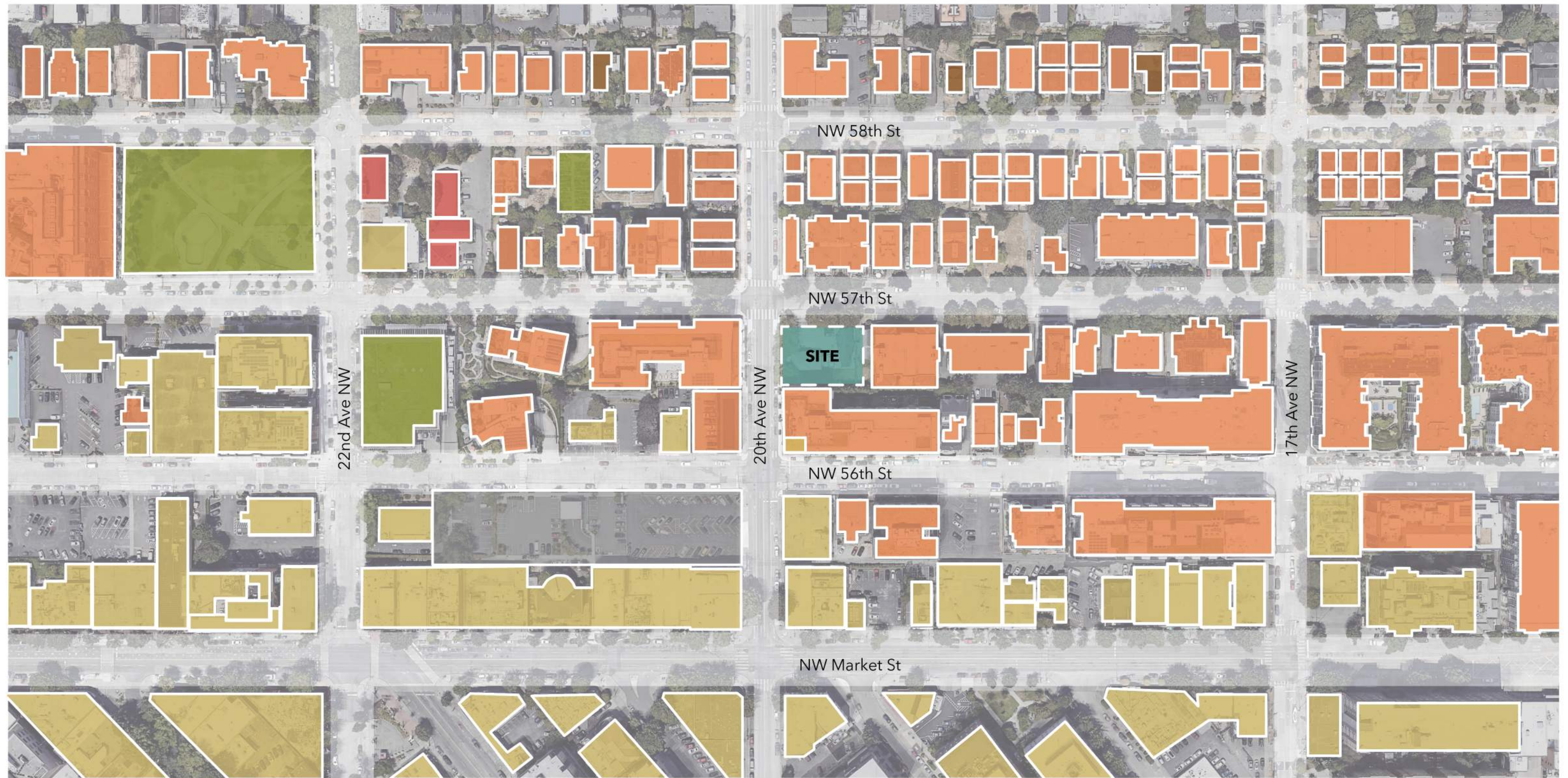


Existing Site Section B-B': East to West (Looking South)

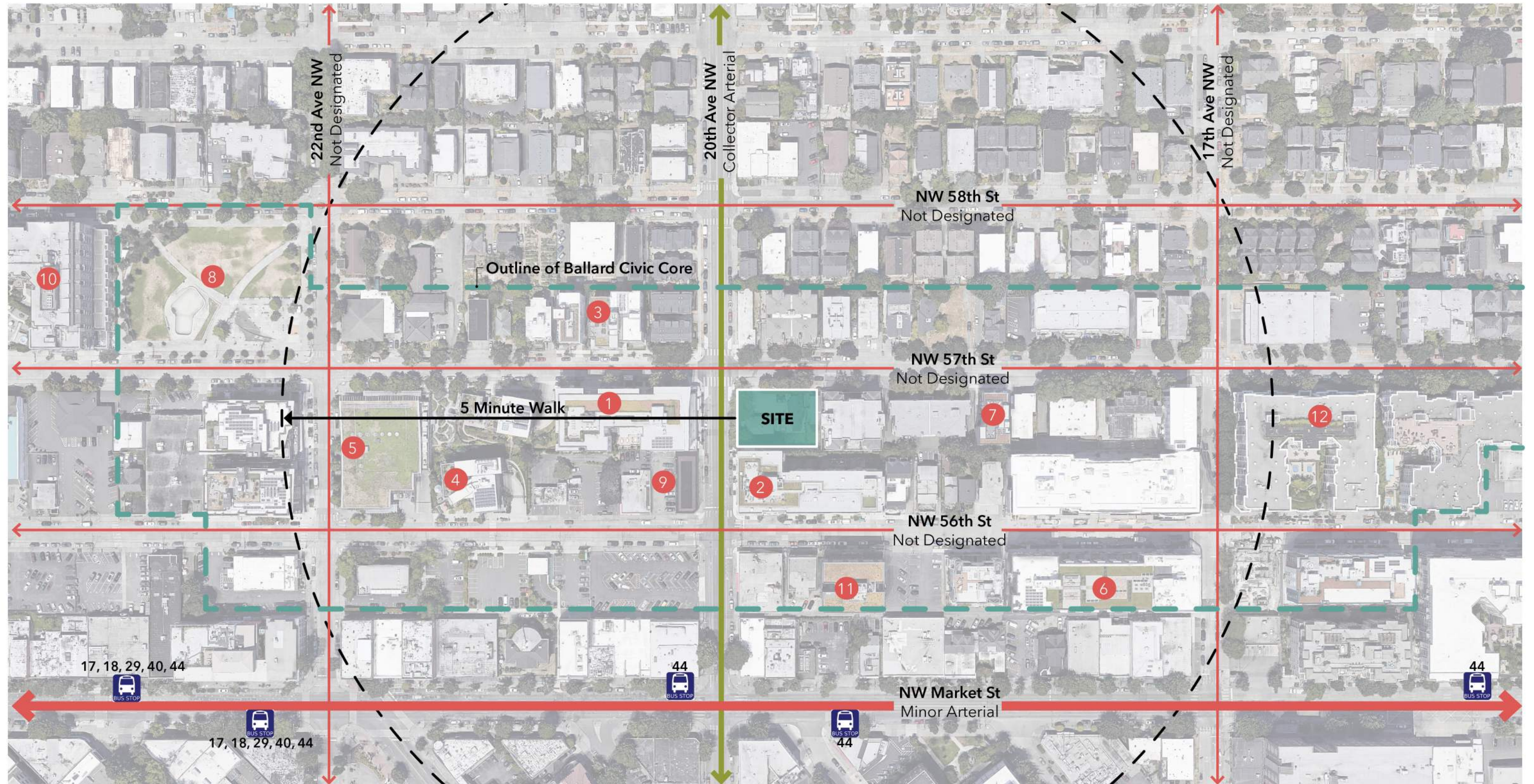
Zoning Map



Neighborhood Context



Neighborhood Streets and Transit



Neighborhood Context



1 The Wilcox Apartments



2 Vik Condominiums



3 Cheryl Chow Court



4 Greenfire Campus



5 Ballard Branch- Seattle Public Library



6 Valdok Apartments



7 Ballard 57



8 Ballard Commons Park



9 56th Ballard



10 On the Park Apartments



11 Nyer Urness House



12 Ballard Place Condominiums

Zoning Analysis

3.47A COMMERCIAL - 5610 20TH AVE NW - NC3 P - 75. SITE AREA 100' X 134' = 13,400 SF

MHA zoning is NC3P - 75 (FAR 5.5) - no single use limit

BALLARD HUB URBAN VILLAGE

STREETS

NW 57th

20th Ave NW - Principal Pedestrian Street / Collector Arterial

23.47A.004 - PERMITTED AND PROHIBITED USES

G. Live-Work Units

1. In all NC zones and C zones live-work units are permitted outright subject to the provisions of this [Title 23](#).
2. In pedestrian-designated zones, live-work units shall not occupy more than 20 percent of the street-level street-facing facade along designated principal pedestrian streets listed in subsection 23.47A.005.D.
3. In the Lake City and Bitter Lake Village Hub Urban Villages, live-work units shall not occupy more than 20 percent of the street-level street-facing facade.

23.47A.005 - STREET-LEVEL USES

D. In pedestrian-designated zones the locations of uses are regulated as follows:

1. Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level, street-facing facade in accordance with the standards provided in subsection 23.47A.008.C.
 - a. Arts facilities;
 - b. Community gardens;
 - c. Eating and drinking establishments;
 - d. Entertainment uses, except for adult cabarets, adult motion picture theaters, and adult panoramas;
 - e. Food processing and craft work;
 - f. Institutions, except hospitals or major institutions;
 - g. Lodging uses;
 - h. Medical services;
 - i. Offices, provided that no more than 30 feet of the street-level street-facing facade of a structure may contain an office use;
 - j. Parks and open spaces;
 - k. Rail transit facilities;
 - l. Retail sales and services, automotive, in the Pike/Pine Conservation Overlay District if located within an existing structure or within a structure that retains a character structure as provided in [Section 23.73.015](#);
 - m. Sales and services, general; and
 - n. Sales and services, heavy, except for heavy commercial sales, and provided that no more than 30

23.47A.008 - STREET-LEVEL DEVELOPMENT STANDARDS

3. Depth provisions for new structures or new additions to existing structures. 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 facade. If the combination of the requirements of Sections [23.47A.005](#) or [23.47A.008](#) and this depth requirement would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to non-residential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be non-residential.
4. Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

F. Ballard Hub Urban Village. The following provisions apply to development proposed in NC zones within the Ballard Hub Urban Village

2. Facade modulation

- a. Facade modulation requirements apply to all portions of a street-facing facade of a structure up to a height of 45 feet located within 10 feet of a street lot line, according to provisions of subsection 23.47A.009.F.2.c.
- b. The maximum width of any unmodulated street-facing facade is 100 feet. Facades longer than 100 feet shall be modulated at no greater than 100-foot intervals by stepping back the facade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.
- c. Facade modulation requirements do not apply to portions of a structure that are below grade or that do not extend more than 2 feet above the existing or finished grade at the street lot line, whichever is lower.

3. Maximum structure width

- a. The maximum allowed structure width is 250 feet.
- b. Structure width limits do not apply to portions of a structure that are below grade or that do not extend more than 2 feet above the existing or finished grade at the street lot line, whichever is lower.

4. Setback requirements

a. Street-level setbacks

- 1) In the area shown on Map D for 23.47A.009, portions of a structure up to 10 feet above the abutting sidewalk grade facing 15th Avenue NW shall be set back from the street lot line by a minimum depth of 6 feet up to a maximum depth of 10 feet.
- 2) The provisions of subsection 23.47A.009.F.2 do not apply to the area described in subsection 23.47A.009.F.4.a.1.

Facade modulation requirements apply to all portions of a street-facing facade of a structure up to a height of 45 feet located within 10 feet of a street lot line, according to provisions of subsection 23.47A.009.F.2.c.

b. Upper-level setbacks

- 1) A setback with an average depth of 10 feet from all abutting street lot lines is required for portions of a structure above a height of 45 feet. The maximum depth of a setback that can be used for calculating the average setback is 20 feet.
- 2) A setback with an average depth of 15 feet from all street lot lines is required for portions of a structure above a height of 65 feet. The maximum depth of a setback that can be used for calculating the average setback is 25 feet.

MHA revised to have a setback average of 8' above 65'

23.47A.012 - STRUCTURE HEIGHT

A. The height limit for structures in NC zones or C zones is as designated on the Official Land Use Map, Chapter 23.32. Structures may not exceed the applicable height limit, except as otherwise provided in this Section 23.47A.012.

1. In zones with a 30 foot or 40 foot mapped height limit:

a. The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met:

1) Either:

a) A floor-to-floor height of 13 feet or more is provided for non-residential uses at street level; or

b) A residential use is located on a street-level, street-facing facade, provided that the average height of the exterior facades of any portion of a story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade; and

2) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.

b. The height of a structure may exceed the otherwise applicable limit by up to 7 feet, subject to subsection 23.47A.012.A.1.c, provided all of the following conditions are met:

1) Residential and multipurpose retail sales uses are located in the same structure;

2) The total gross floor area of at least one multi-purpose retail sales use exceeds 12,000 square feet;

3) A floor-to-floor height of 16 feet or more is provided for the multi-purpose retail sales use at street level;

4) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit if a floor-to-floor height of 16 feet were not provided at street level; and

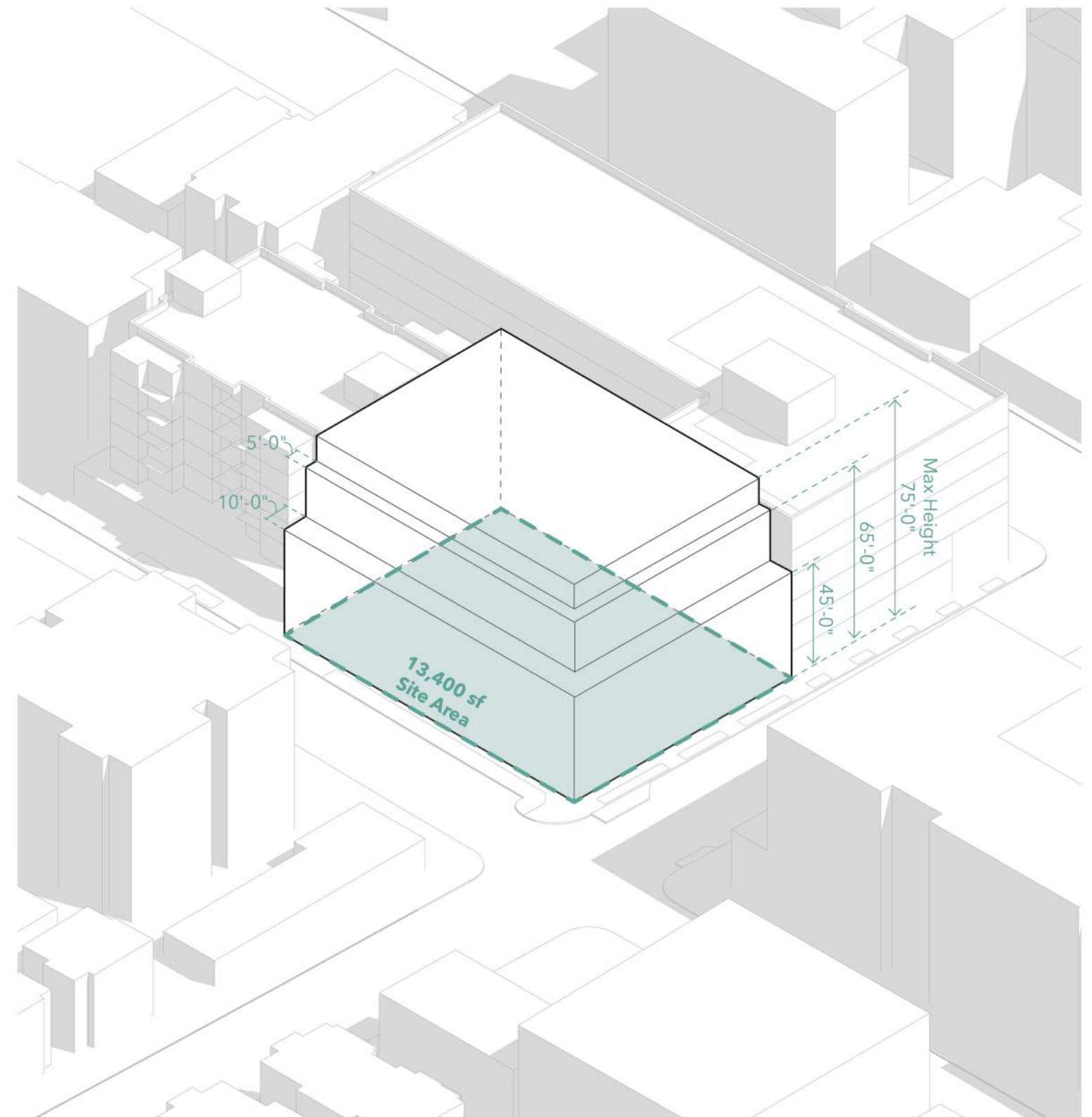
5) The structure is not allowed additional height under subsection 23.47A.012.A.1.a.

C. Rooftop features

1. Smokestacks, chimneys, flagpoles, and religious symbols for religious institutions are exempt from height controls, except as regulated in Chapter 23.64, Airport Height Overlay District, provided they are a minimum of 10 feet from any side or rear lot line.

2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher. Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface, may exceed the maximum height limit by up to two feet if enclosed by parapets or walls that comply with this subsection 23.47A.012.C.2.

3. Solar Collectors.



Zoning Envelope



Architectural Inspiration



Residential Stoops & Landscape



Use of Glass and Color Variation for Cladding



Variation of Materials and Patterns with Niches



Facade Modulation and Ribbed Metal Panel



Accent Colors to Create an Impactful Aesthetic



Stacked Floor Grouping of Window Patterns at Corner



Corner Treatment

Architectural Material Inspiration



Fiber Cement Panels



Wood Panels



Stone Panel Facade



Concrete and Steel Corten



Modular Brick

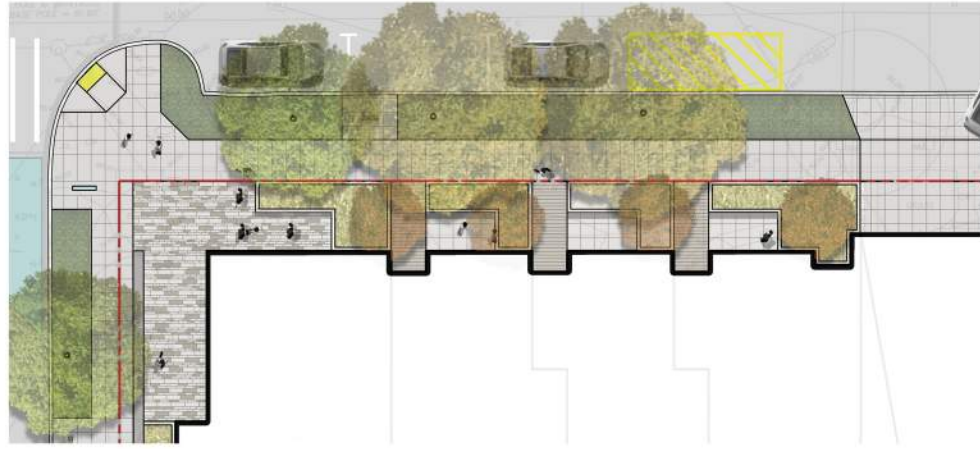


Wood Panels and Concrete

Design Guidelines

Design Guidelines - Civic Core (CVC) -Seattle/ Ballard Neighborhood Design Guidelines

31 Natural Systems and Site Features



Use natural systems and features of the site and its surroundings as a starting point for project design.

B. Sunlight and Natural Ventilation:

2. Daylight and Shading:

Maximize daylight for interior spaces and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

(Ballard Supplemental Guidance)

1. Plants and Habitat

a. On-Site Features: In the Residential In-Town and Civic Core (see Ballard's Character Areas map on page 4), integrate landscaping in front of residences, within the planting strip, setbacks, or in street-level open spaces to add visual interest for people walking by, habitat, or a buffer from sidewalks for residents.

2. Water

a. Adding Interest with Project Drainage: In Civic Core (see Ballard's Character consider integrating natural drainage in front of residences to add visual interest for pedestrians, as well as a landscape amenity and a buffer from sidewalks for residents. Consider integrating drainage elements in architectural or artistic ways.

Response: Along 57th street, a series of planters (bio-retention areas), along with a significant setback will add interest for pedestrians and provide a distinct transition from public to private for the individual residences. The residential use will benefit from a privacy buffer and the entire public realm will benefit from more daylight and space at street level.

32 Urban Context and Form



Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open space in the surrounding area.

D. Height, bulk and Scale:

3. Zone Transitions:

For projects located on the edge of different zones. Provide an appropriate transition or complement to the adjacent zone. Projects should create a step in perceived height, bulk and scale between the anticipated development of the adjacent zone and the proposed development.
(Ballard Supplemental Guidance)

1. Location in the Neighborhood - Sense of Place: Reinforce the character and role of Ballard's Character Areas

b. Civic Core: The Civic Core is a mix of civic uses, community oriented businesses and a variety of residential building types. The tree-lined streets include more intimate open spaces giving a unifying public character.

1. Contribute to a rich civic character, and active public life where people walk between homes and businesses, and parks, libraries and other gathering spaces.
2. Take cues from adjoining buildings for design elements, such as prominent roof overhangs, window placement and upper level setbacks.
3. Design and program privately owned open spaces to contribute to the public realm.
5. Consider setting back portions of the east-west facades to form "side rooms" or "eddies" of activities.
6. Set back and raise street-level residences from the sidewalk.
7. Provide visually distinguishable and/or individual residential entries.

3. Adjacent Sites, Streets, and Open Spaces

2. Civic Core: Provide a transition from public to private spaces.
 - Set back or raise street level residences from the sidewalk. Provide visually distinguishable individual residential unit entries to rowhouses.
 - In setbacks along residential units use design elements (e.g. hedges, paving changes, stoops, porches) to indicate the transition from public (sidewalk) to private (dwelling).
 - Consider setting back portions of the street-level commercial facades from the sidewalk to provide semi-public or private spaces along the streets, or incorporating undulating and playful building edges programmed with landscaping, active uses, cafe seating, walls and roof overhangs.

4. Relationship to the Block

a. Corner Sites

1. Avoid live-work units on corners, or provide large work space display windows that wrap the corner, in order to accommodate truly commercial ground-floor uses.
2. Where building facades span to corners on a sloping street, adjust the ground-floor height to increase the amount of full-height floors along the street. Provide entries to shops near both corners. Alternatively, set back the ground floor and adjust the grade to provide full-height floors.
3. Avoid the use of turrets on corner sites, and use architecture details and massing that are integrated into the overall design concept.

5. Height, Bulk, and Scale

a. Character Core and Civic Core (see map on page 4): Work with required upper-level setbacks to avoid creating a canyon feel, particularly along the long, east-west blocks. Consider orienting open areas that provide light and air to residences on the upper levels toward the street.

Response: The upper level setbacks at +65' are consistent with the heights of the adjacent buildings. There are no lower setbacks on the Vic condo to our south. Applicant is setting back a majority of the 57th street façade to relate to more residential streetscape on 57th and provide individual residences/stoop entries. At the upper level +65, the applicant is setting back an additional 2.5' (for a total setback of 17.5') to help mitigate the canyon feel on the east-west blocks.

Setbacks on 20th Ave. NW will provide "eddies" adjacent to new building entry and amenity space. The size of the setbacks will increase to a maximum 12' setback at the building corner along 20th Ave. NW and 10' at 57th. Seating, weather protection, active uses and landscaping will be programmed for these spaces.

Design Guidelines - Civic Core (CVC) -Seattle/ Ballard Neighborhood Design Guidelines

3 Architectural Context & Character



Contribute to the architectural character of the neighborhood. (Ballard Supplemental Guidance)

1. Fitting Old and New

b. Character Core and Civic Core: New, large buildings should reflect the 50' - 100' typical lot widths as well as the spacing of floors and windows of existing projects when incorporating techniques to create compatible scale and bulk. Consider the height of adjacent building parapets and other design features when determining the height at which to begin upper-level setbacks.

c. Civic Core and In-Town Residential: In these areas, where a new project is replacing smaller-scaled buildings, reinforce the more granular massing and design concepts found in existing buildings, without using details (such as small dormers or shingles) that are not appropriate to the new, larger-scaled project.

d. Massing Choices: Strong architectural elements that define and create human scale are preferred over unorganized mix of styles and materials.

e. Unified Design: Design new buildings to have horizontal divisions that create distinctive base and cap levels. Integrate the upper levels into the overall building design and choice of materials.

Response: Applicant is addressing the finer, vertical residential scale along 57th by creating a series of vertically proportioned bays which are "bookended" by a strong vertical corner and transition piece at garage entry. The bookend elements are set back 7.5' from the PL while the bays are set back 10' to provide more light, open the view corridor and provide additional on-site landscaping to enhance the streetscape. The upper level will reflect the "bookend" framing concept by being set back in alignment with the bays from the lower levels.

1 Connectivity



Complement and contribute to the network of open spaces around the site and the connections among them.

2. In the Civic Core:

The landscaping and sidewalk environment should create a rich public realm and active public open space that extends from the Ballard Commons.

- With SDOT approval, create tree-lined, and well landscaped streets that integrate with semi-private and private spaces, giving a unifying public character.

- Design private open spaces to contribute to public life through their location and site plan. Strive to include street-level open space and amenity areas in residential projects.

- Integrate artistic and custom-made elements into street level landscaping.

Response: The project consists of two very different types of open/amenity spaces that relate to the varied conditions along 20th Ave. NW and 57th Street. Along 20th, open space adjacent to the sidewalk and building entry/amenity space will help animate the streetscape while at 57th the open space will create more space and landscaping for the street and be used as private entry terraces for the residents. Privacy screens for the residential private terraces will provide opportunities for integrating artistic elements.

3 Street Level Interaction



Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

2. Residential Edges

- Use strong design elements in setbacks (e.g. sitting walls, raised patios, planters, paving changes, stoops, and porches) to indicate the transition from public to private.

- Encourage clearly differentiated residential or commercial street level uses. Encourage ground-related residential uses to follow development standards.

3. Buildings with Live/Work Uses: Discourage live/work units on Principal Pedestrian Streets; these streets should have genuine, activating commercial uses.

- Avoid live/work units on corners
- All residential buildings are preferred over live-work units along the entire street-level.

Response: The façade along 57th will be a strong retail edge with sitting walls, paving changes and landscaped edges to clearly indicate the transition from the public sidewalk to private terraces. The terraces will be recessed 10' from the PL per residential street use standards. The ground floor entries to these units will also be generously recessed and weather protected. Along 20th Ave NW the non-residential street uses will be clearly differentiated in language from uses along 57th.

Design Guidelines - Civic Core (CVC) -Seattle/ Ballard Neighborhood Design Guidelines

DC2 Architectural Concept



Develop an architectural concept that results in a unified & functional design that fits well on the site & within its' surroundings. (Ballard Supplemental Guidance)

2. Architectural and Façade Composition

a. Provide continuity of rhythm of vertical and horizontal elements (such as window size and spacing and location of entrances) along a block. Maximize the visibility of corner locations by placing entrances and strong design features on corners.

3. Scale and Texture

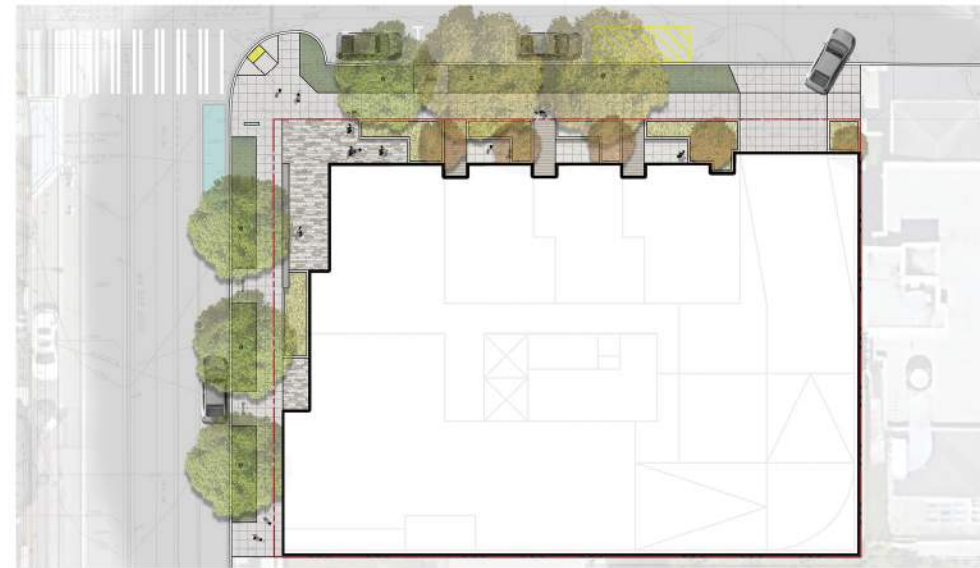
• At the street level, incorporate a variety of textures such as blade signs, uneven brick, gooseneck lights, and windows that add texture and scale that is perceptible at a walking pace.

4. Form and Function

a.1. Clearly differentiate residential from commercial street-level uses.

Response: Massing concept is clear and responsive to context yet provides a clear identity and presence for the new building. Architectural concept is to maintain an urban, responsive street wall with a highly glazed vertical bay expression which takes advantage of northern exposure and is "bracketed" by stronger framing elements that carry expression clearly from base of building to top floor on 57th. On 20th the street wall is scaled to the larger context of the Avenue yet responsive to lower scale to north as it steps in plan. As the stepping provides more corners, residents will have additional views to the NW.

DC3 Open Space Concept



Integrate open space design with building design so that they complement each other.

(Ballard Supplemental Guidance)

2. Open Spaces Uses and Activities

a. Meeting User Needs: Outside of pedestrian zones, large mixed use and multifamily developments should incorporate ground-level open space when designing the massing.

1. Include windows, entries, balconies, and design elements of adjacent building facades that help activate the open space.

2. When possible, connect interior building common areas to the outdoor areas.

3. Design

a. Amenities and Features: In the Residential In-Town and Civic Core, integrate landscaping in front of residences within the planting strip and/or in the required setback to add visual interest for people walking by, a habitat, and a privacy layering from sidewalks for residents.

Response: Landscaped bioswales will provide visual interest and additional privacy layering for private terrace along 57th.

DC4 Exterior Elements & Finishes



Use appropriate and high-quality elements and finishes for the building and its open spaces.

(Ballard Supplemental Guidance)

6. New buildings in the Character Core and Civic should reflect the larger scale and significant investment found there.

b. In the Civic Core, use durable and modern materials such as metal, wood, glass, and brick that are in scale with new development. Bold colors and volumes like those expressed in the Ballard Library and Greenfire buildings are encouraged.

c. Projects should reinforce the historic character with use of high-quality materials and a selective color palette.

d. The detailing and texture of materials used at street-level in the Character Core and Civic Cores should reflect the pedestrian scale.

Response: Propose materials for the project include high quality stone/cement veneer panels, smooth metal panels and glazed bays at residential. Special paving and highly transparent glass will be used along 20th to help provide visibility into ground floor uses.

Massing Options

Option I-Code Compliant



Opportunities:

- No departures
- Extensive terrace areas for exterior decks

Constraints:

- "Wedding cake" massing creates simplistic massing
- Multiple setbacks complicate construction
- Unit depths compromised by repetitive setbacks
- No setback against existing building on NW 57th St.
- Existing blank party wall exposed along 20th Ave NW

Option II-Courtyard Concept



Opportunities:

- No departures
- Courtyard amenity for residents along NW 57th
- Voluntarily setback of 5' along entirety of NW 57th facade.
- East party wall of new building set back 5' at levels 5 to 7

Constraints:

- Multiple setbacks complicate construction
- Unit depths compromised by repetitive setbacks
- Existing blank party wall exposed along 20th Ave NW

Option III-Preferred



Opportunities:

- Voluntary 10' setback on NW 57th creates residential stoop/porch zone for additional privacy.
- More granular, finer scale provided at vertically modulated edge on NW 57th St.
- Building edges along NW 57th and 20th Ave NW contextually responsive
- East party wall pulled back at levels 2-7
- Façade along 20th Ave. NW aligns with existing building parapet.
- Step wall along 20th in plan vs. section to mitigate "canyon effect"

Constraints:

- Need upper level setback departure

Option I-Code Compliant | Massing

Summary

- One 7 story apartment building totaling 73,697 GSF
- Structured Below Ground Parking: 13,000 sf
- Amenity Area (Internal): 4,700 sf
- Amenity Area (Exterior): 1,350 sf

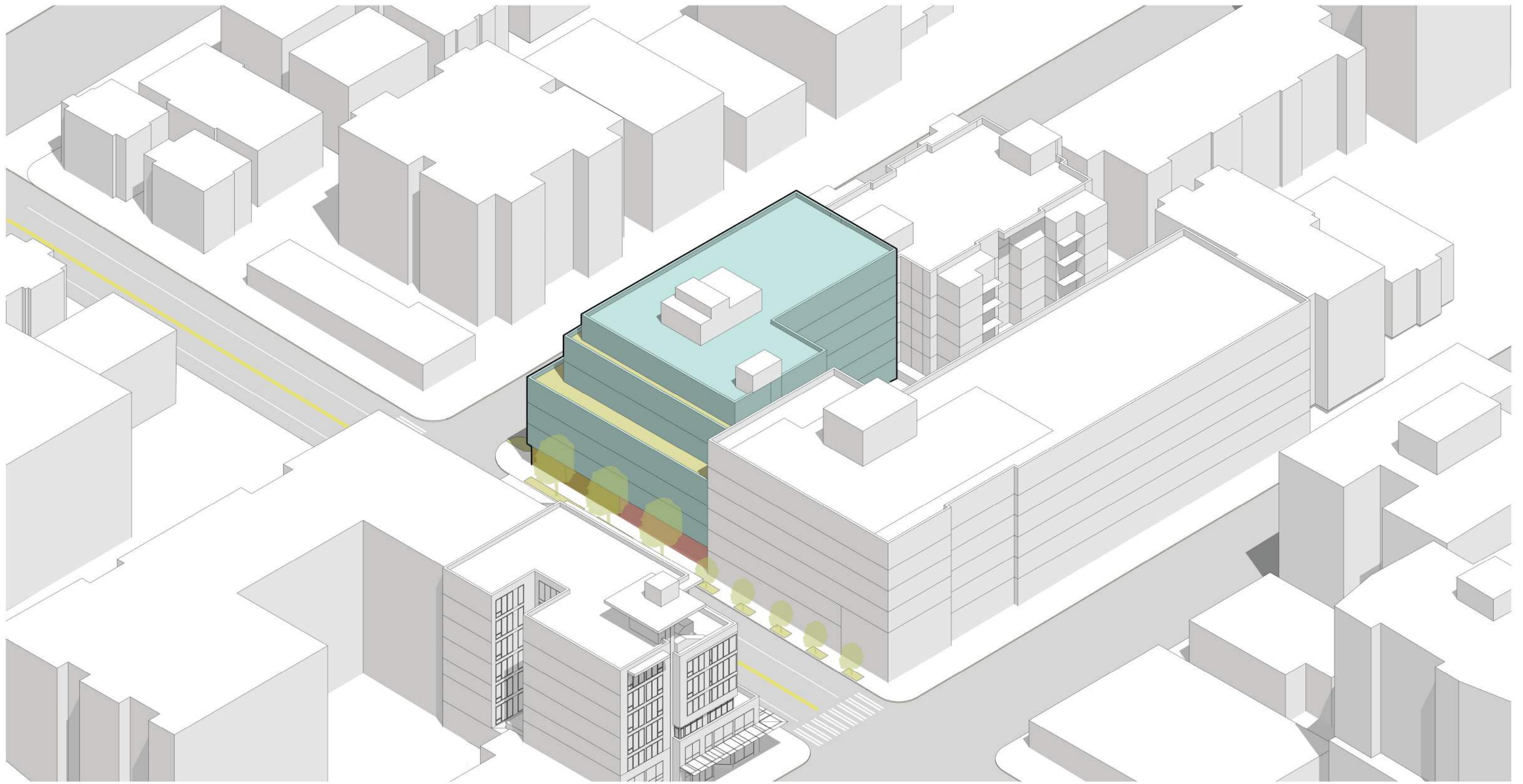
Opportunities:

- No departures
- Extensive terrace areas for exterior decks

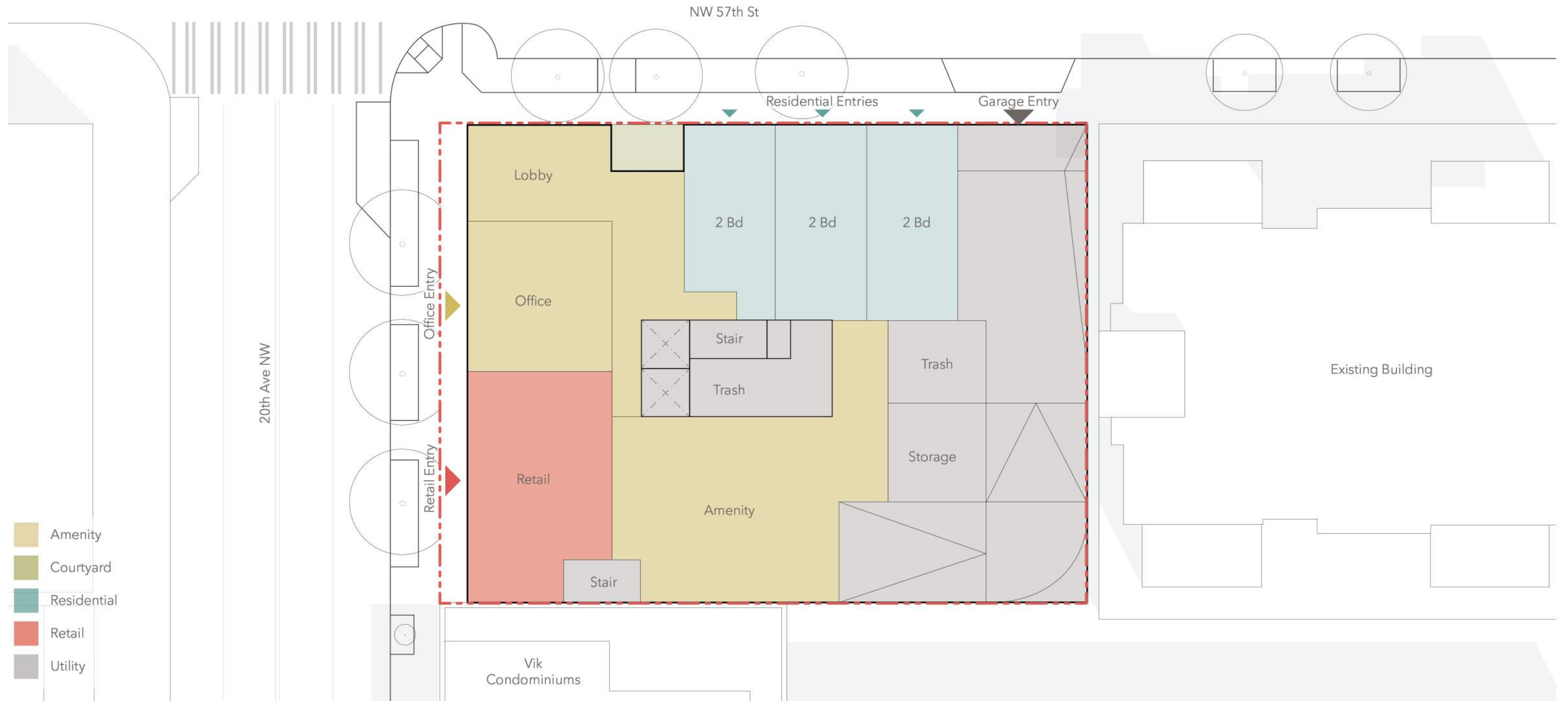
Constraints:

- "Wedding cake" massing creates simplistic massing
- Multiple setbacks complicate construction
- Unit depths compromised by repetitive setbacks
- No setback against existing building on NW 57th St.
- Existing blank party wall exposed along 20th Ave NW



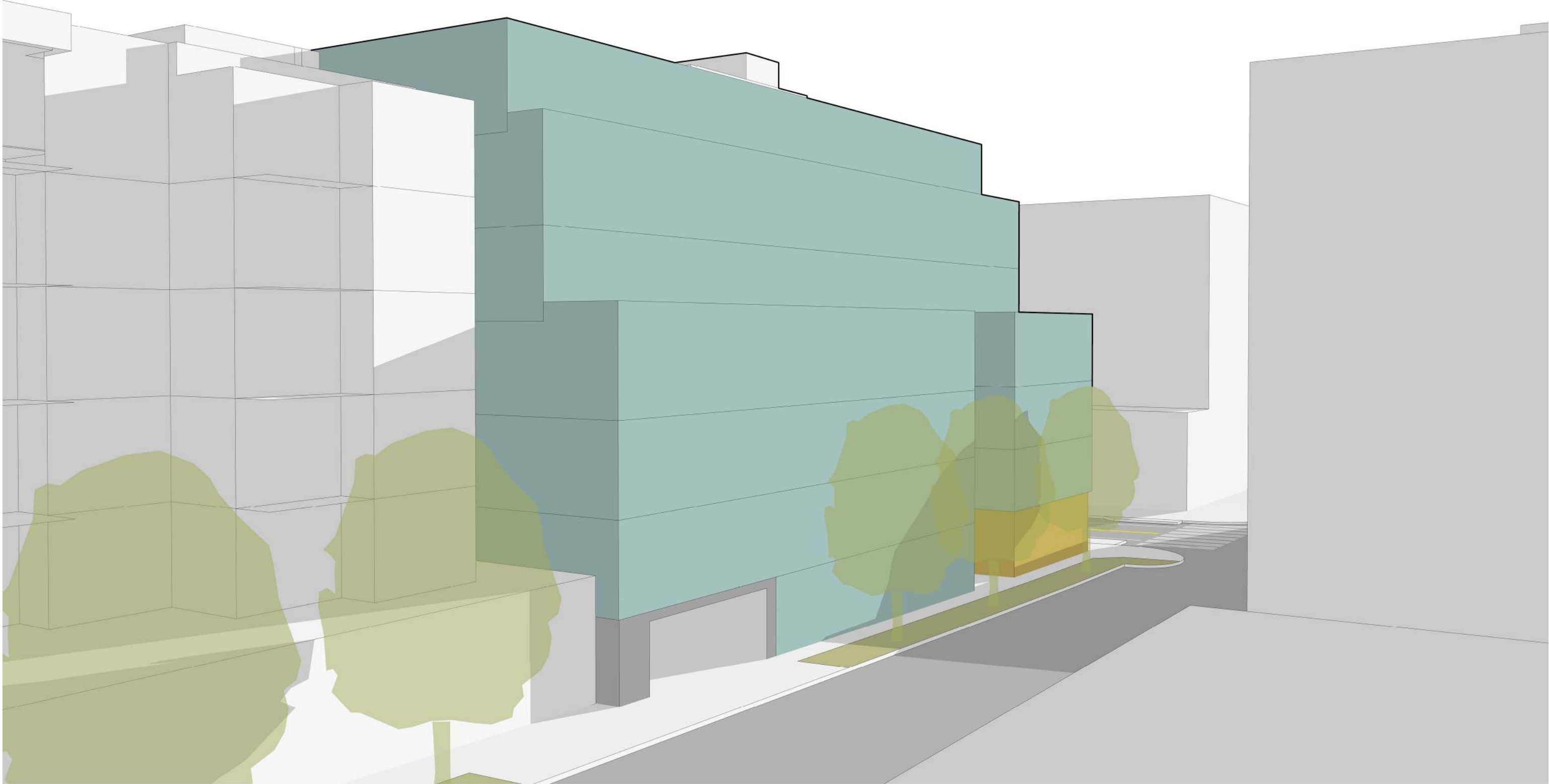


Option I-Code Compliant | Floor Plan

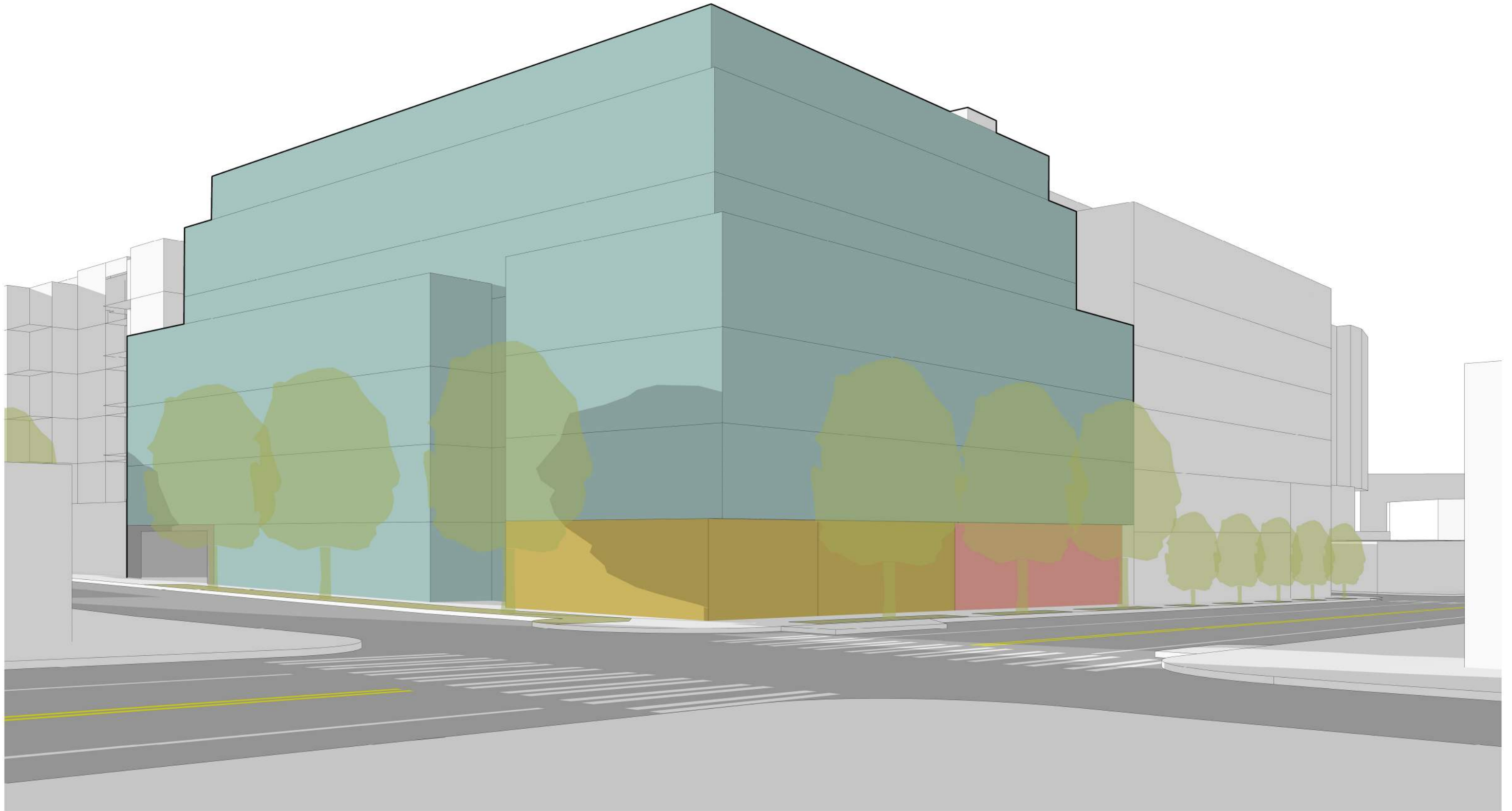


Option I | Level 1
 Scale 1" = 50'-0" ⌚

Option I-Code Compliant | Massing



Option I-Perspective View @ NE Corner Looking West



Option I-Perspective View @ NW Corner Looking East

Option II-Courtyard Concept | Massing

Summary

- One 7 story apartment building totaling 73,687 GSF
- Structured Below Ground Parking: 13,000 SF
- Amenity Area (Internal): 3,700 sf
- Amenity Area (Exterior): 1,200 sf

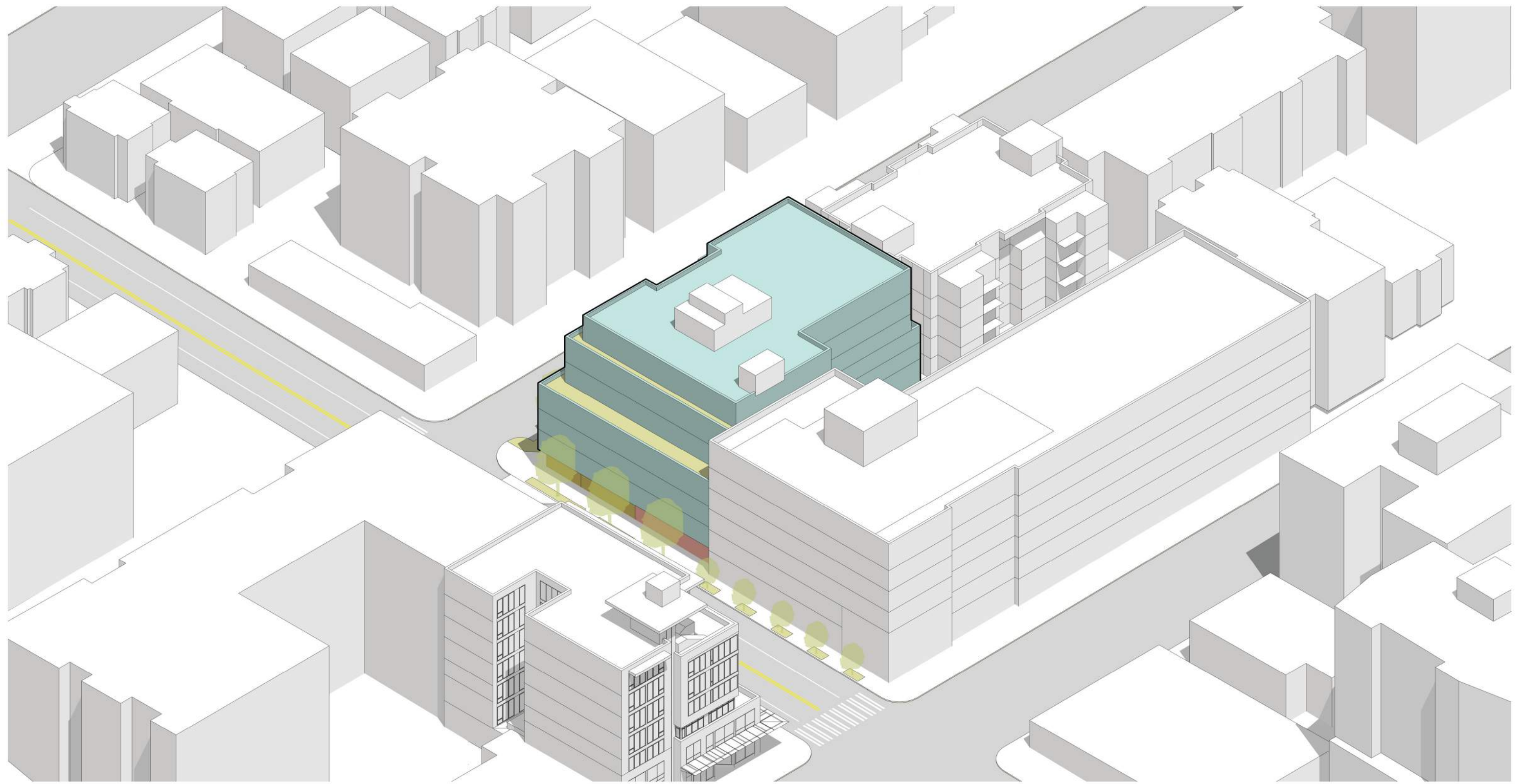
Opportunities:

- No departures
- Courtyard amenity for residents along NW 57th
- Voluntarily setback of 5' along entirety of NW 57th facade.
- East party wall of new building set back 5' at levels 5 to 7

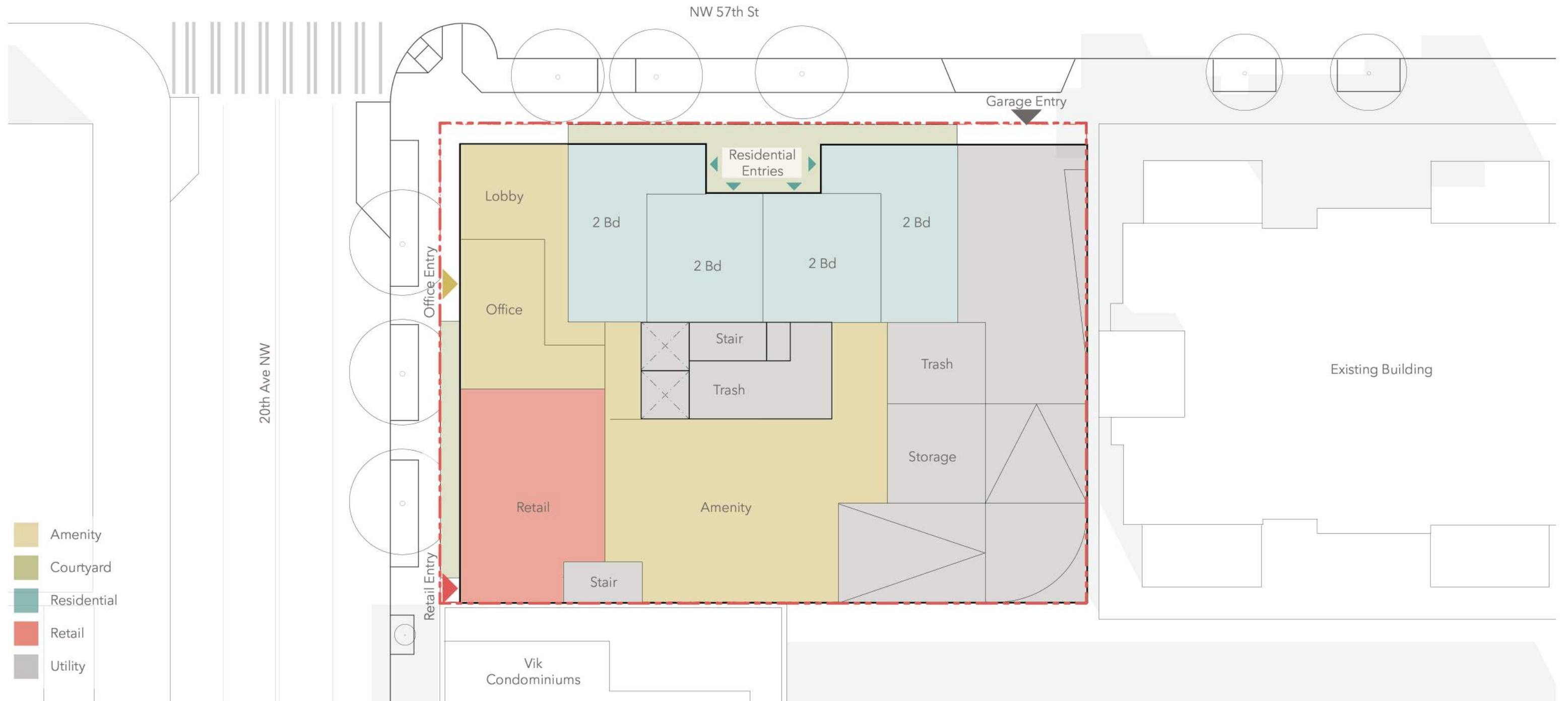
Constraints:

- Multiple setbacks complicate construction
- Unit depths compromised by repetitive setbacks
- Existing blank party wall exposed along 20th Ave NW





Option II-Courtyard Concept | Floor Plan

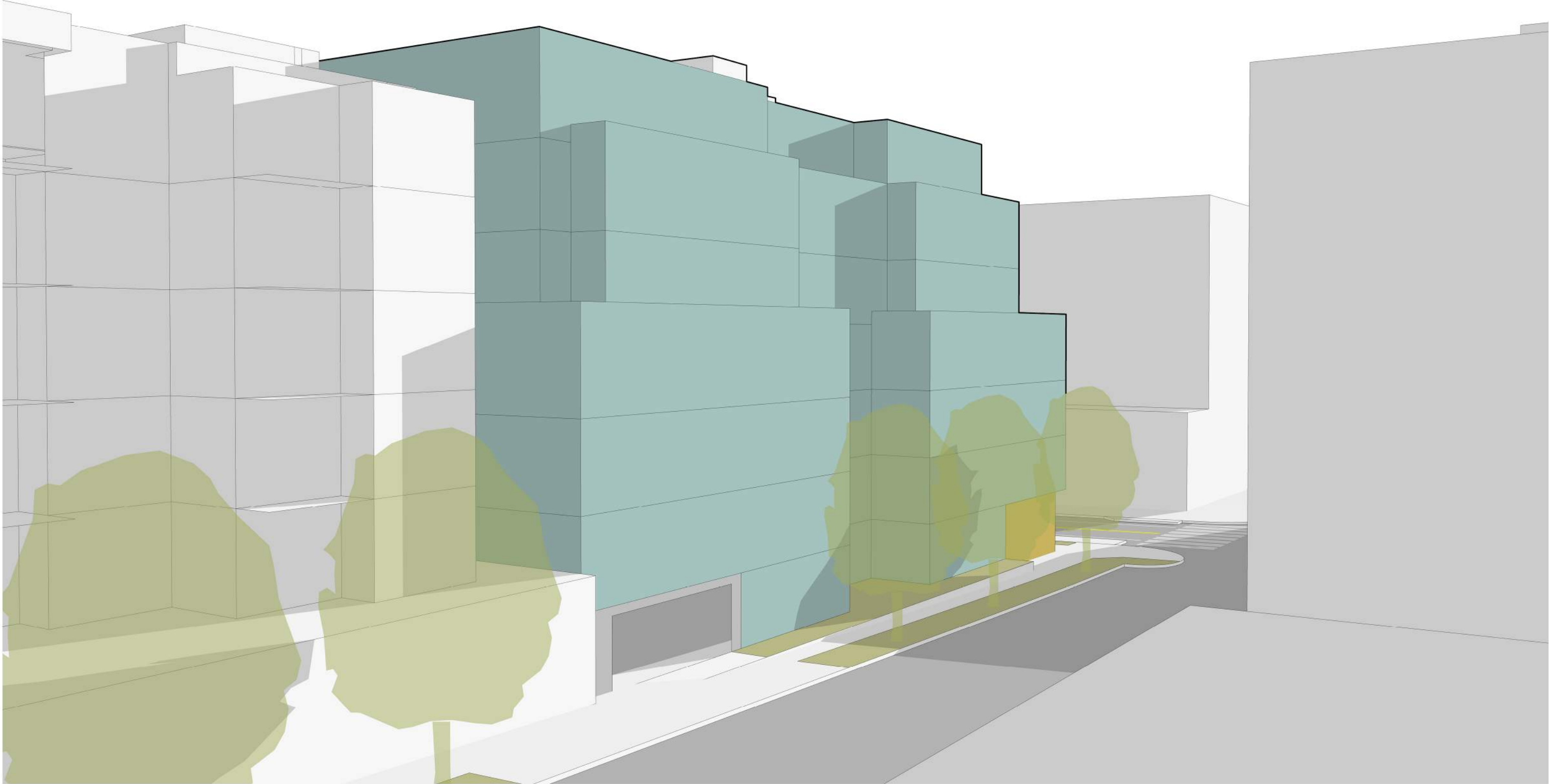


Option II | Level 1
 Scale 1" = 50'-0" ⌚



Option II | Typ. Residential Level
 Scale 1" = 50'-0" ⌚

Option II-Courtyard Concept | Massing



Option II-Perspective View @ NE Corner Looking West



Option II-Perspective View @ NW Corner Looking East

Option III-Preferred | Massing

Summary

- One 7 story apartment building totaling 73,700 sf
- Structured Below Ground Parking: 13,000 sf
- Amenity Area (Internal): 5,760 sf
- Amenity Area (External): 1,520 sf

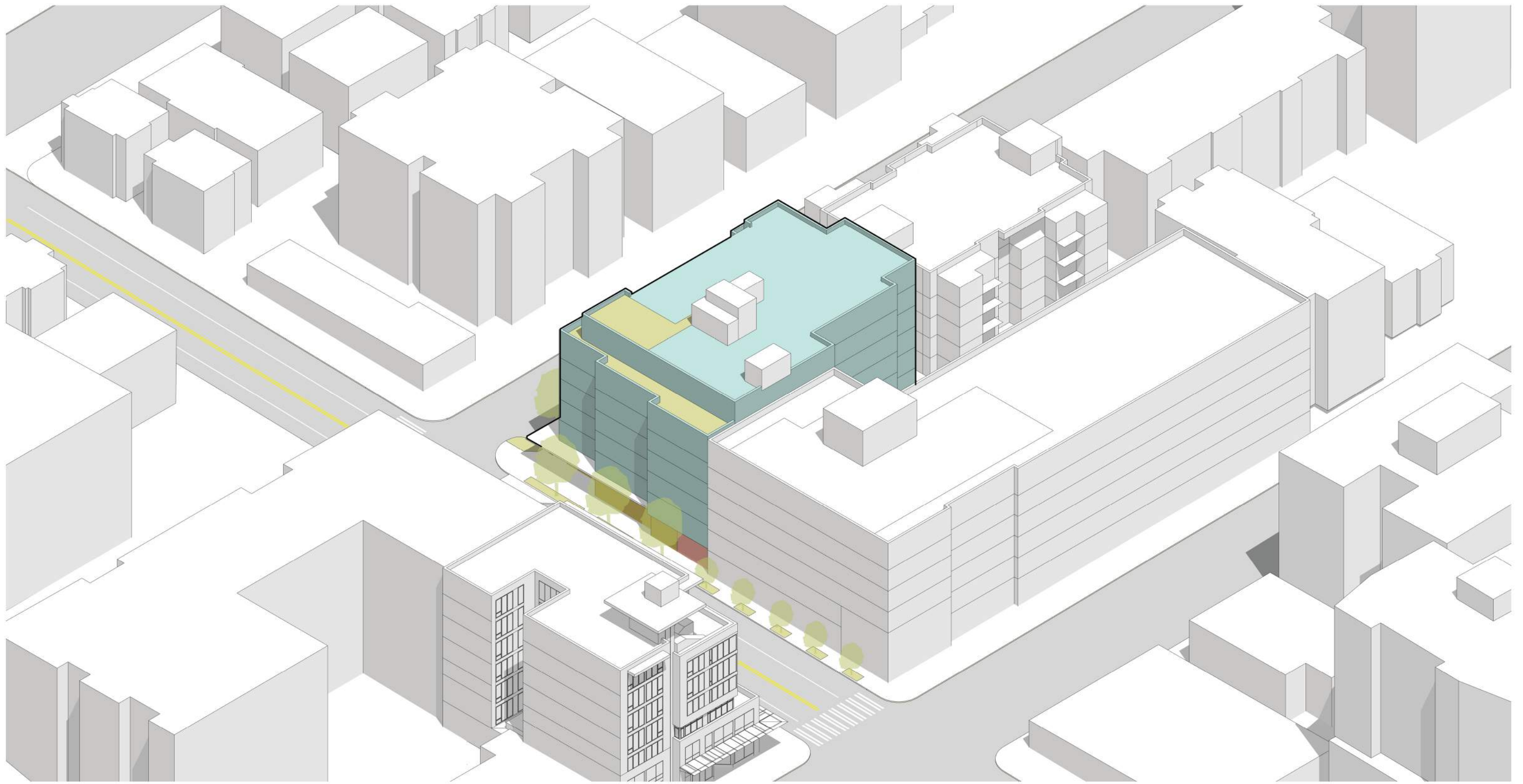
Opportunities:

- Voluntary 10' setback on NW 57th creates residential stoop/porch zone for additional privacy.
- More granular, finer scale provided at vertically modulated edge on NW 57th St.
- Building edges along NW 57th and 20th Ave NW contextually responsive
- East party wall pulled back at levels 2-7
- Façade along 20th Ave. NW aligns with existing building parapet.
- Step wall along 20th in plan vs. section to mitigate "canyon effect"

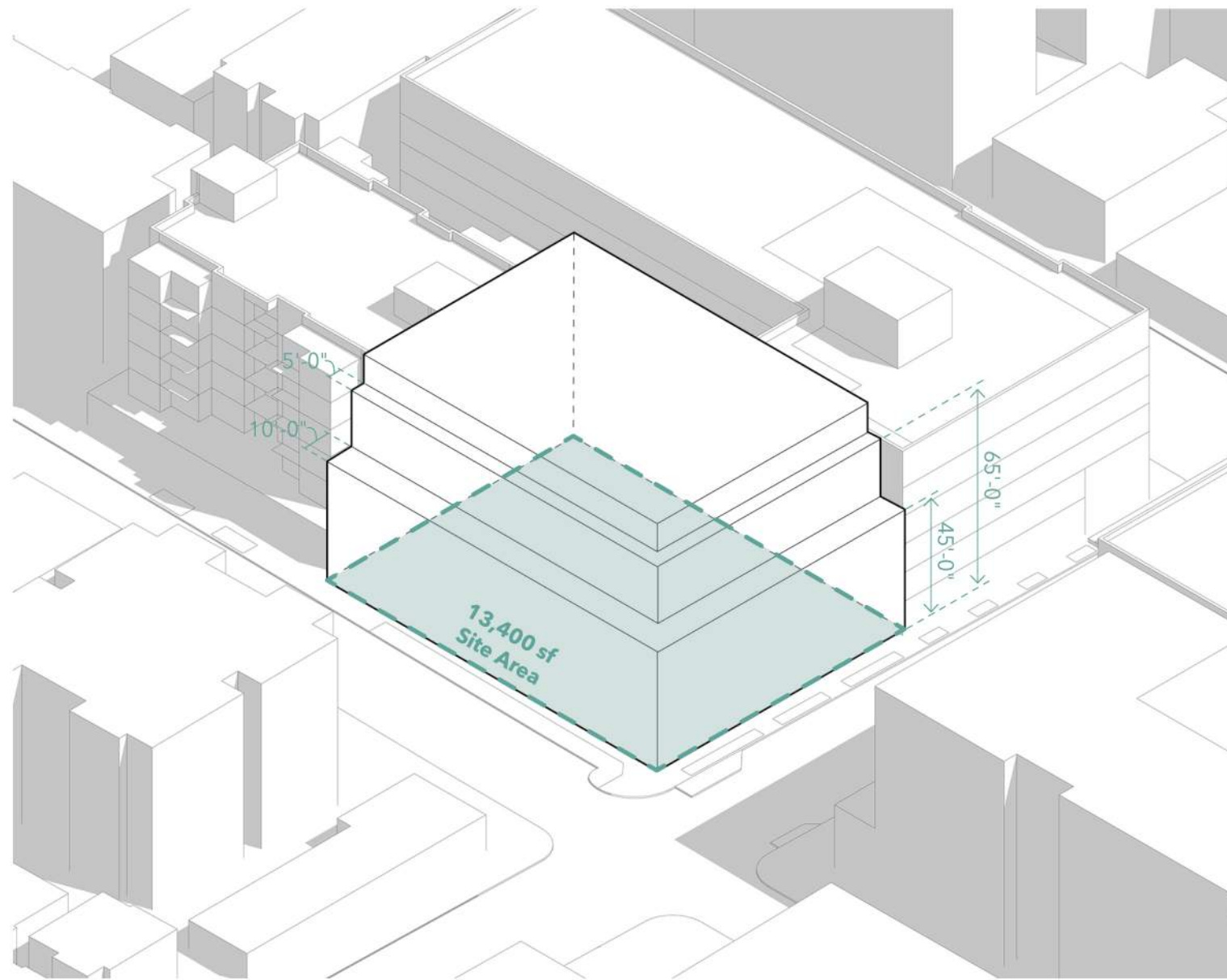
Constraints:

- Relationship to existing building mass along 29th Ave. NW drive massing response on west facade.
- Scheme requires upper level setback departures.





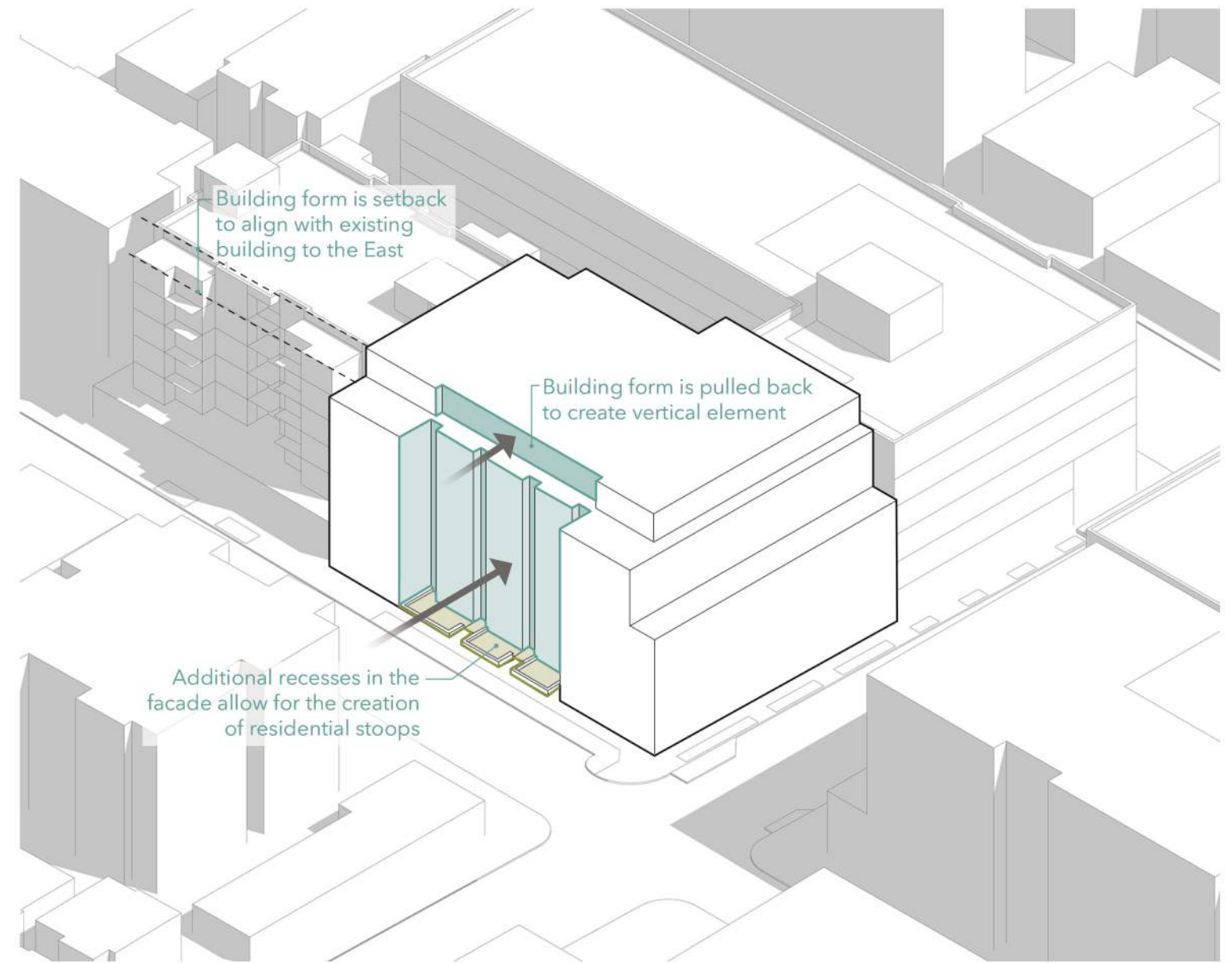
Architectural Concept: Formation Diagrams



1. Prescribed Zoning Setbacks

13,400 sf site with a 65 ft maximum height

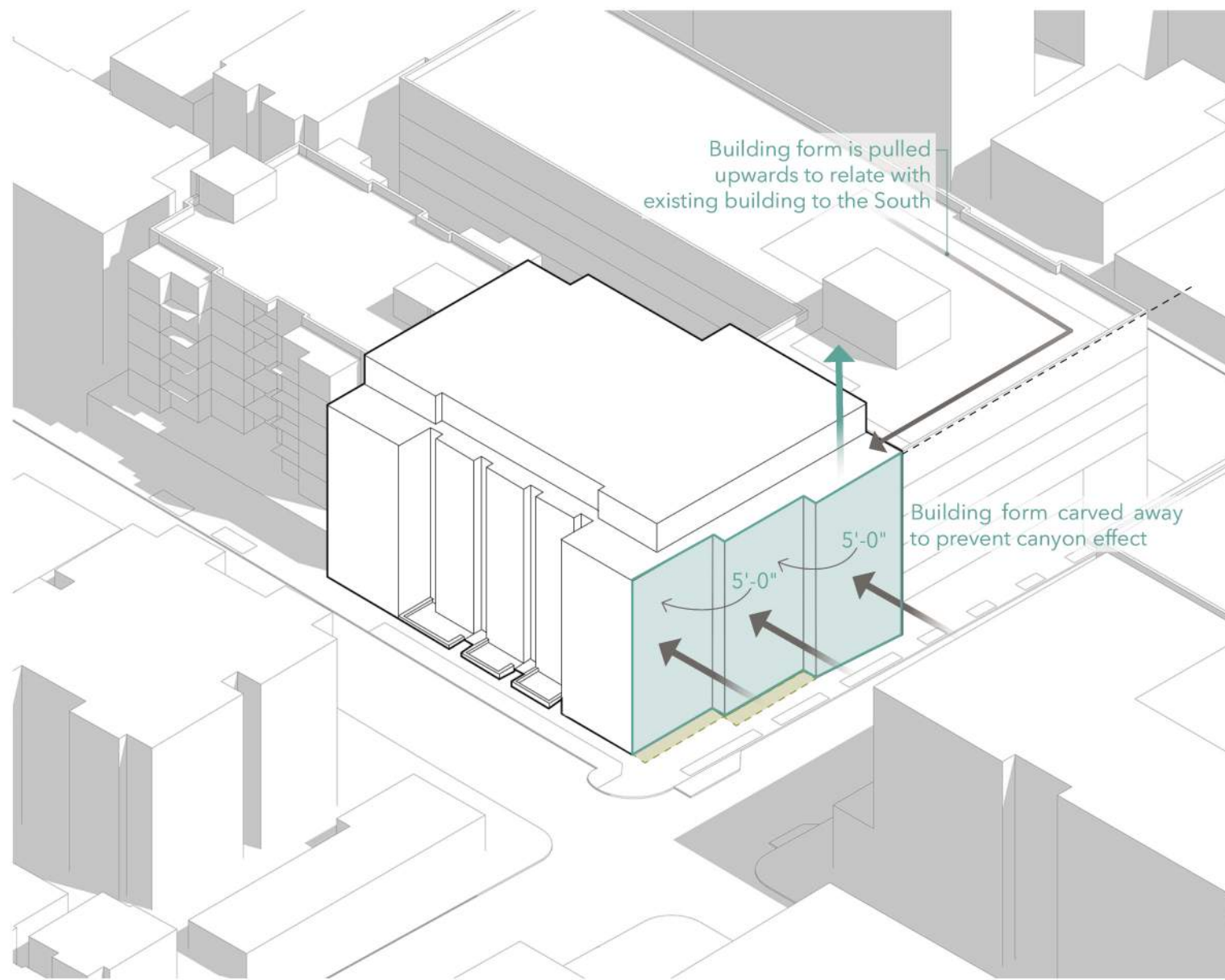
Massing Diagram with prescribed "wedding cake" zoning at 45' and at 65'. No setbacks, pocket spaces or eddies created at ground plane.



2. Addressing 57th St. Context

Setback of 10ft along NW 57th St

- Recess 57th Street Façade 10' to better relate to residential context, scale and uses of 57th. Push back upper level (+ 65) an additional 2.5' past required setback to continue vertical expression.
- Enable privately owned space to contribute to the public realm
- Encourage residential street level by use of strong design elements such as stoops, sitting walls and planters to indicate the transition from public to private.
- Provide individual residential entries
- Relate to verticality of adjacent structure.
- Work with required upper level setbacks to avoid creating a canyon effect, particularly along the long, east west blocks.
- Integrate the upper levels into the overall building design.

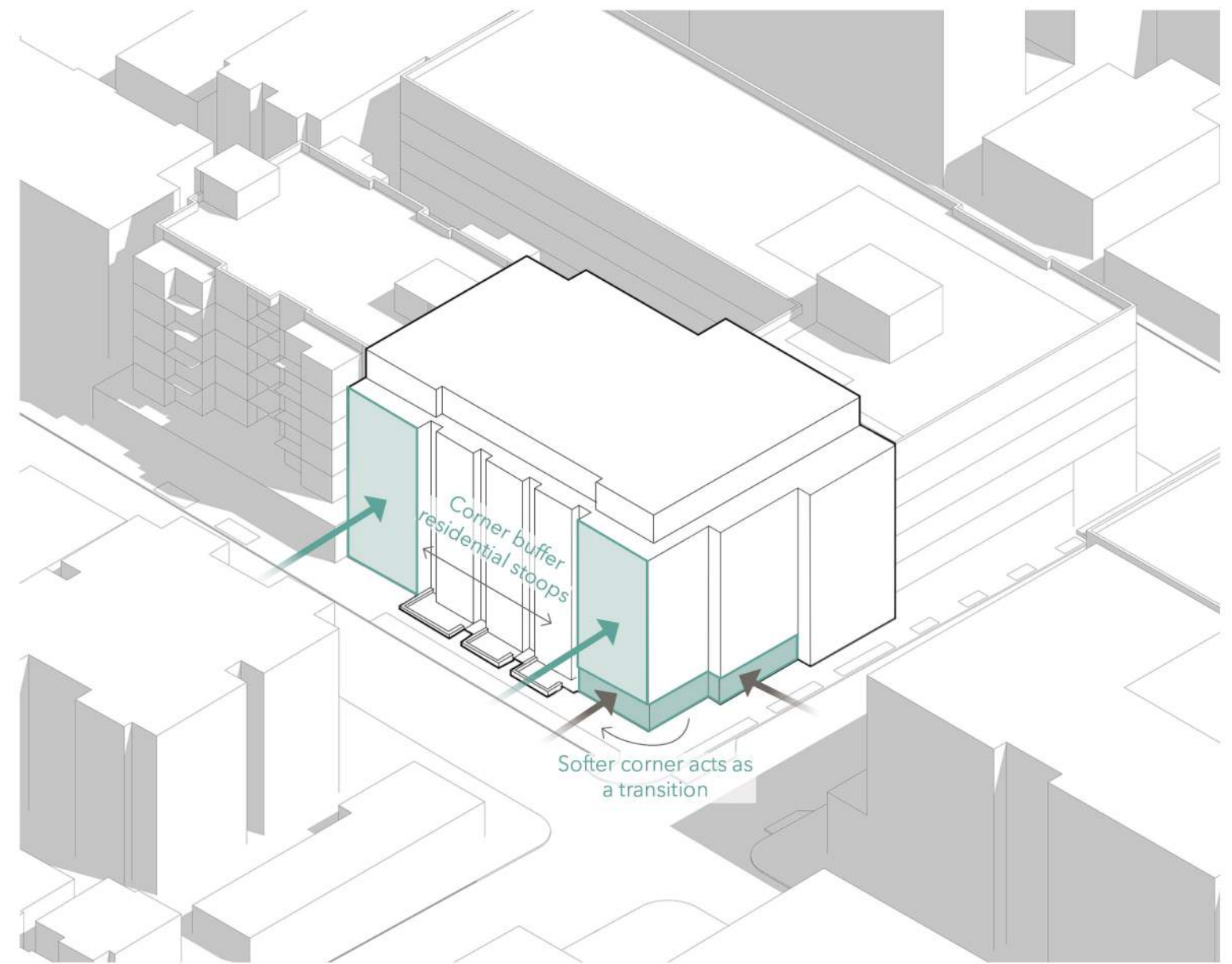


3. Addressing 20th Ave Context

Varying setbacks along 20th Ave

Setback street edge along 20th to increase view corridor, provide openness to corner and mitigate canyon effect.

- Step the building in plan 5' increments with a 10' overall setback at the corner to program privately owned space to contribute to the public realm.
- Provide an urban solution to the existing building's scale and materiality
- Set back portions from the sidewalk to provide semi-public spaces along the street, incorporate undulation building edges programmed with active uses such as seating, walls and roof overhangs.



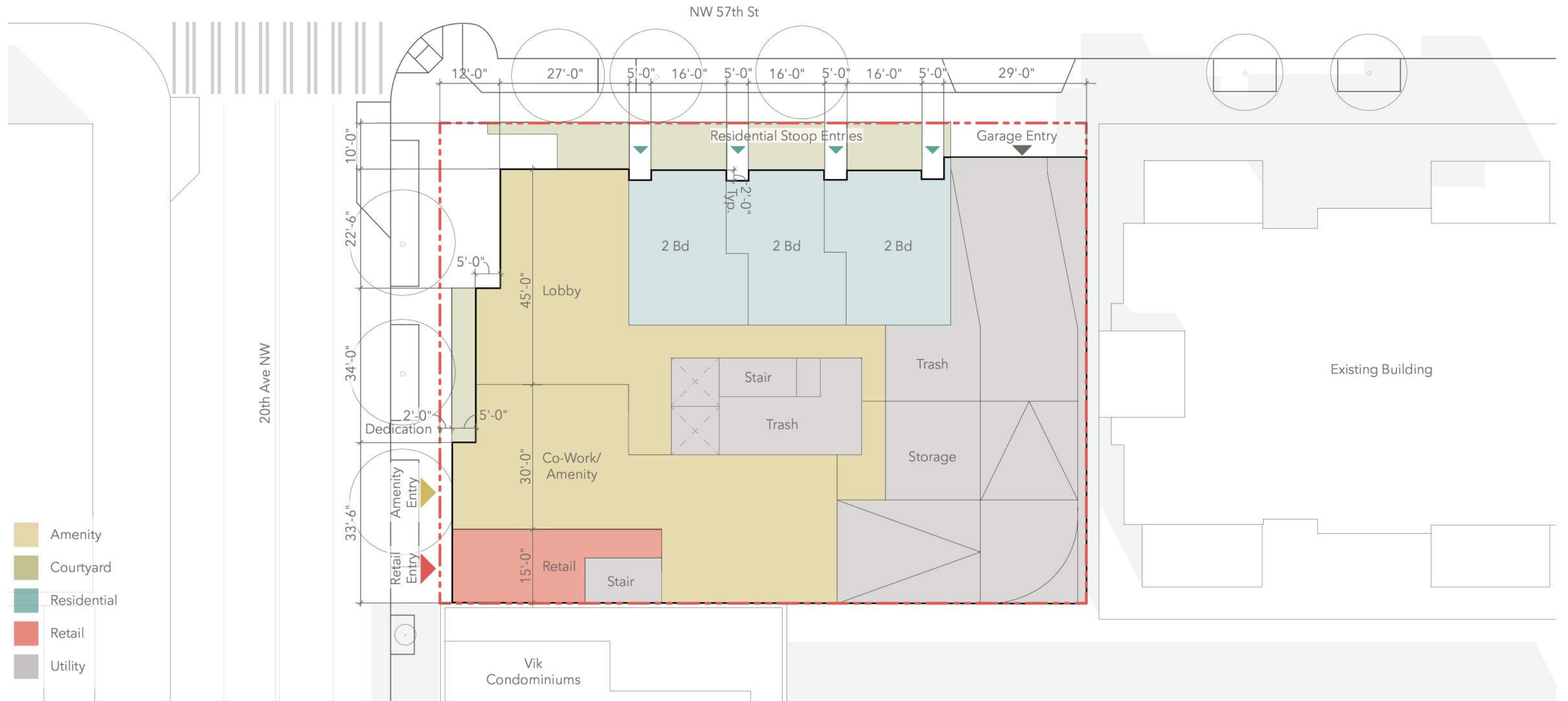
4. Creating a Strong Corner and Bookend

Pulling the corners of the building away from the street edge

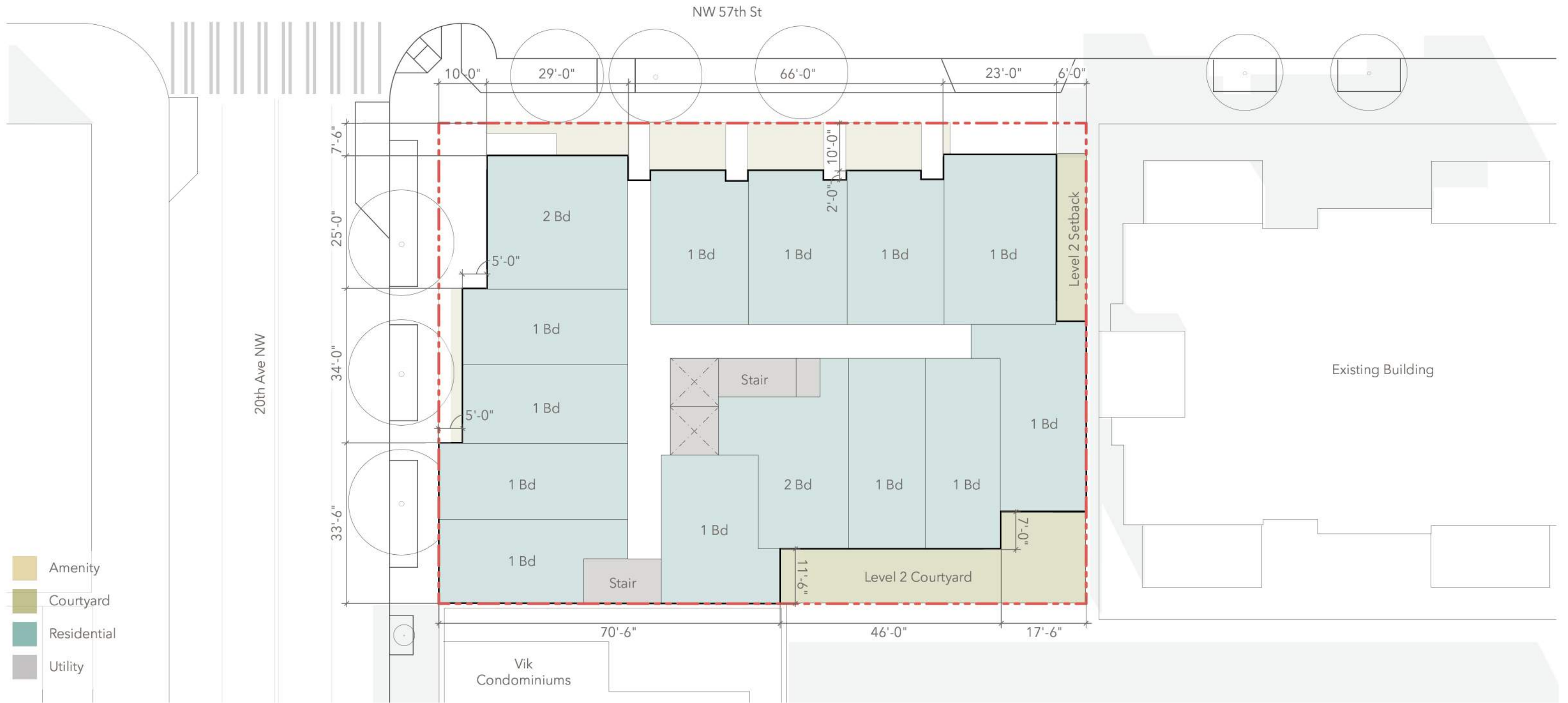
Provide additional 7.5' setback at corner and bookend element to open up corner and provide better transition to existing building.

- Create strong architectural "bookend" strategy that relates to existing structures and context.
- Integrate open space design with the building design so they complement each other.
- Soften corner conditions by additional setbacks.

Option III-Preferred | Floor Plan



Option III | Level 1
Scale 1" = 50'-0"

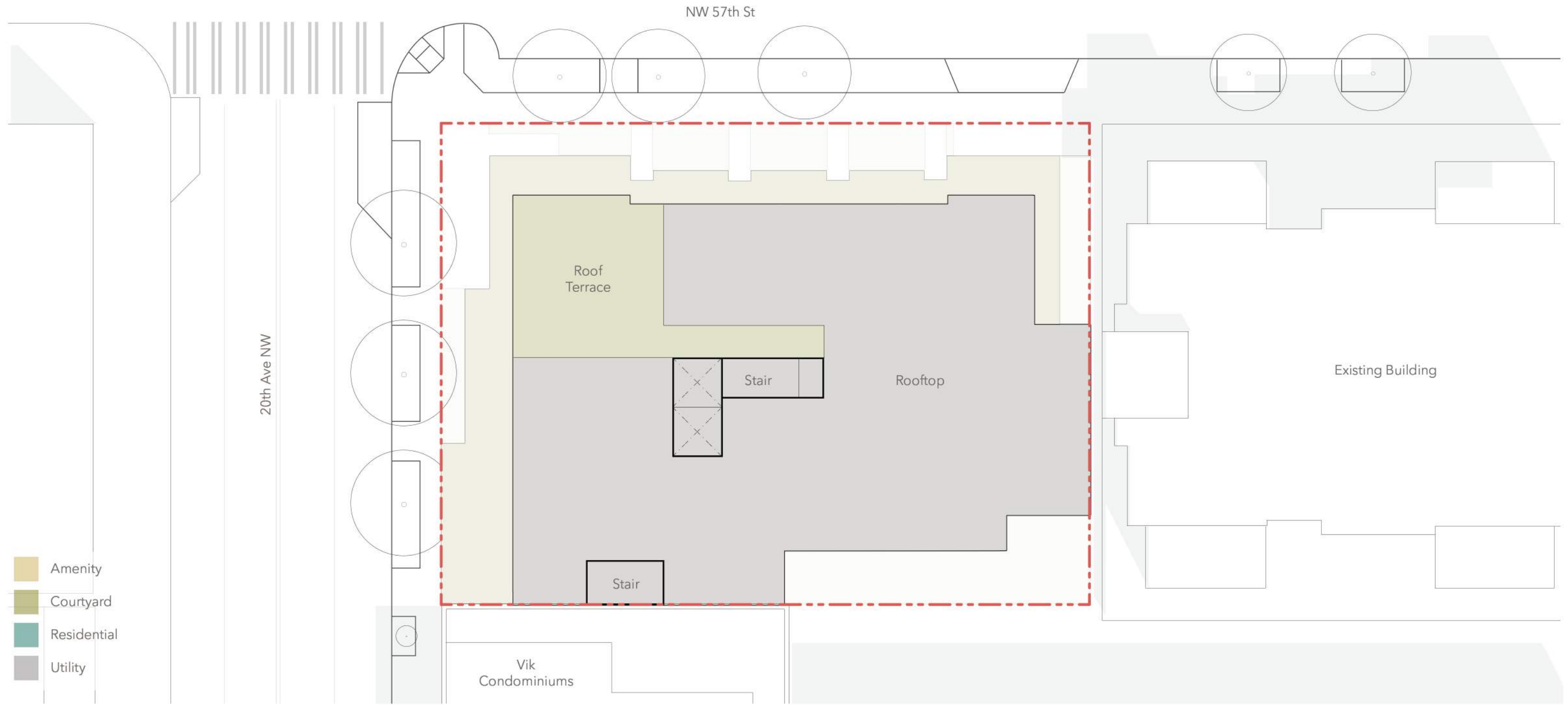


Option III | Levels 2-5
 Scale 1" = 50'-0" ⌚

Option III-Preferred | Floor Plan

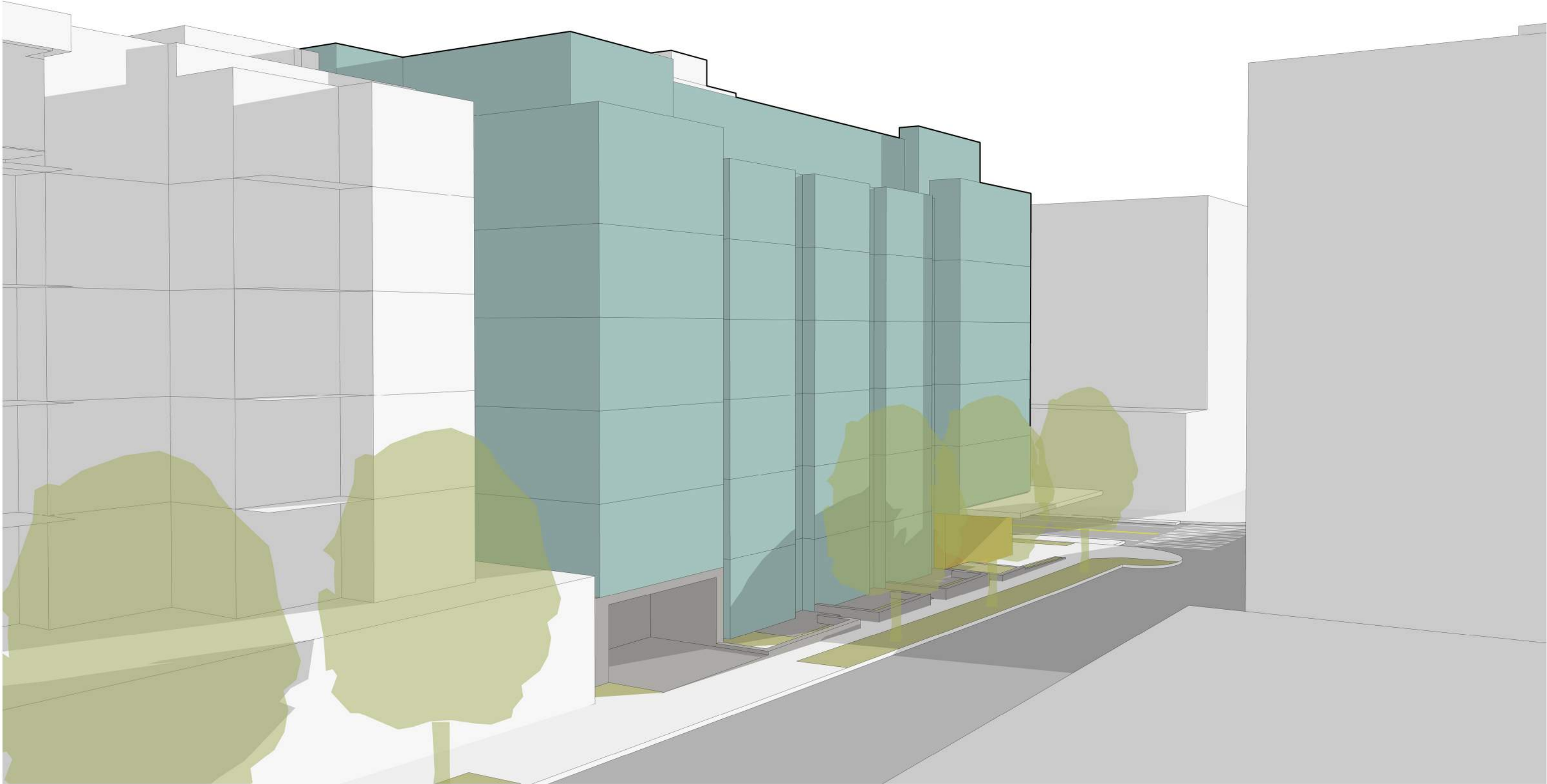


Option III | Levels 6
Scale 1" = 50'-0" ⌚

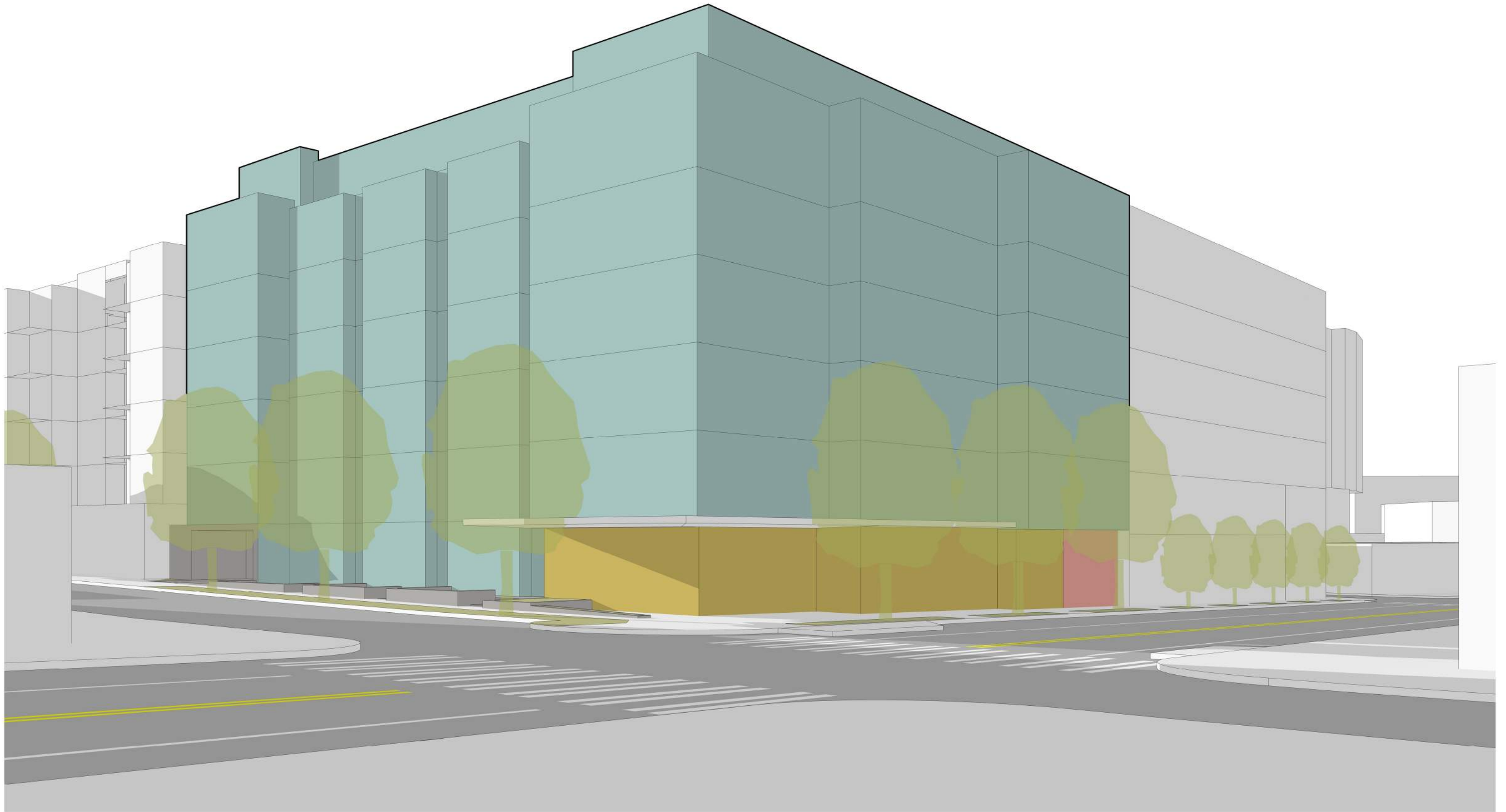


Option III | Roof Plan
 Scale 1" = 50'-0" ⌚

Option III-Preferred | Massing



Option III-Perspective View @ NE Corner Looking West



Option III-Perspective View @ NW Corner Looking East

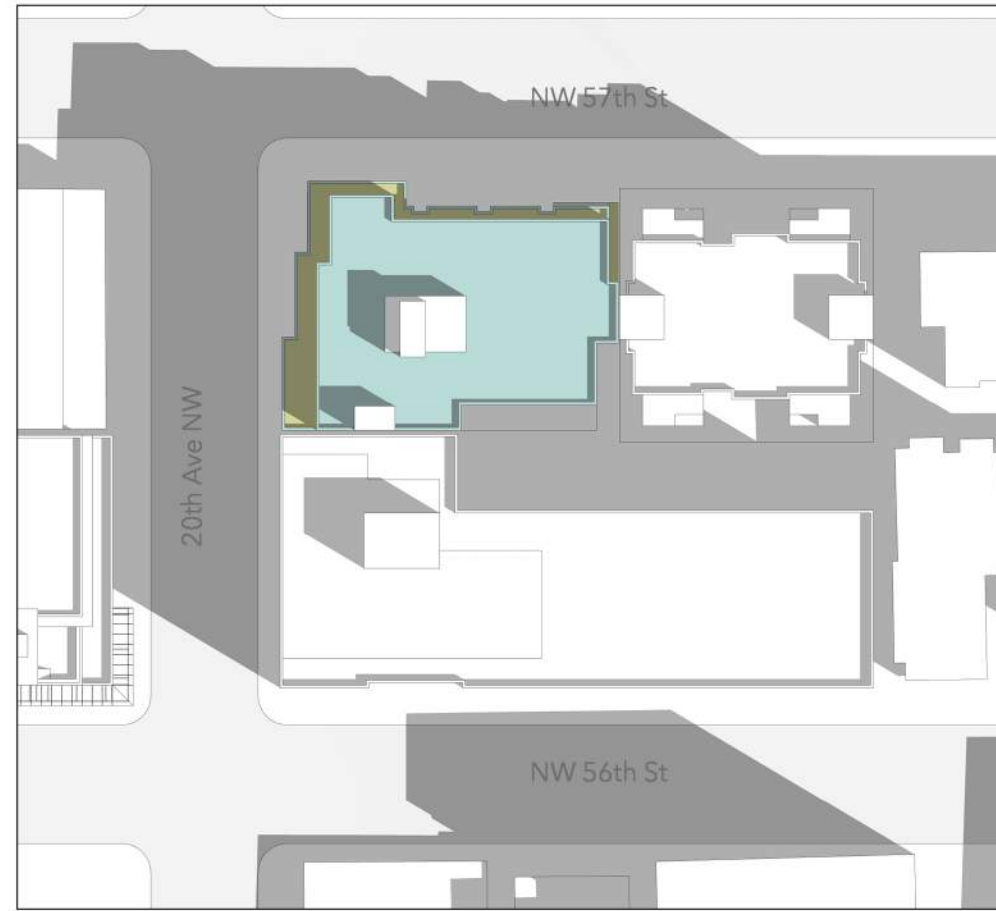
Option III-Preferred | Massing



Option III-Perspective View Looking Northeast along 20th Ave



March / September 21st at 09:00am



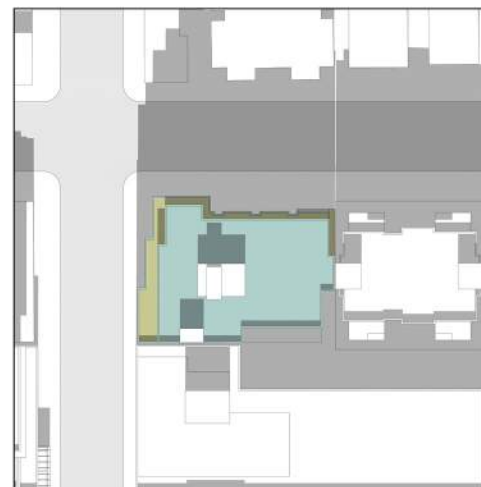
March / September 21st at 12:00pm



March / September 21st at 03:00pm



December 21st at 09:00am



December 21st at 12:00pm



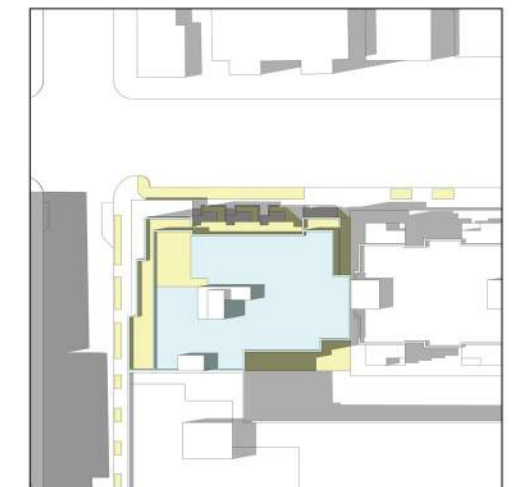
December 21st at 03:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 03:00pm

Sun & Shadow Analysis



Design Concepts

Design Concept: Relation to Context

DC4 - 6.b - Use durable and modern materials such as metal, wood, glass, and brick that are in scale with new development.

CS-1.b.2 Take cues from adjoining buildings for design elements, such as prominent roof overhangs, window placement and upper level setbacks.

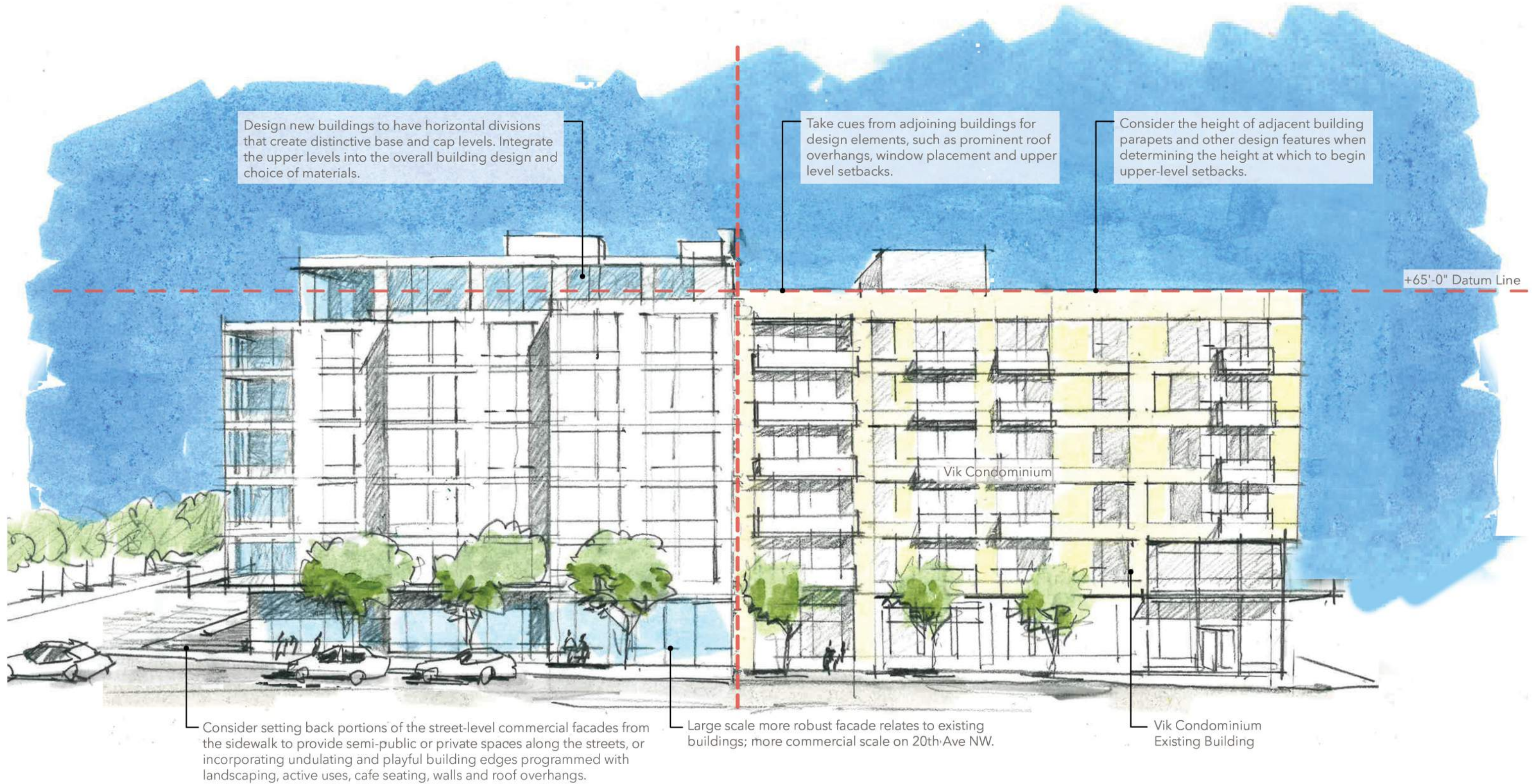
PL3.2 Use strong design elements in setbacks (e.g. sitting walls, raised patios, planters, paving changes, stoops, and porches) to indicate the transition from public to private.

CS-1.b.7 Provide visually distinguishable and/or individual residential entries. Consider setting back portions of the east-west facades to form "side rooms" or "eddies" of activities.

CS-1.b.7 . Provide visually distinguishable and/or individual residential entries.

SE Facing Isometric

Design Concept: 20th Ave Facade



East Facing Elevation



CS-1 -2.a Adding Interest with Project Drainage: In Civic Core (see Ballard's Character consider integrating natural drainage in front of residences to add visual interest for pedestrians, as well as a landscape amenity and a buffer from sidewalks for residents.

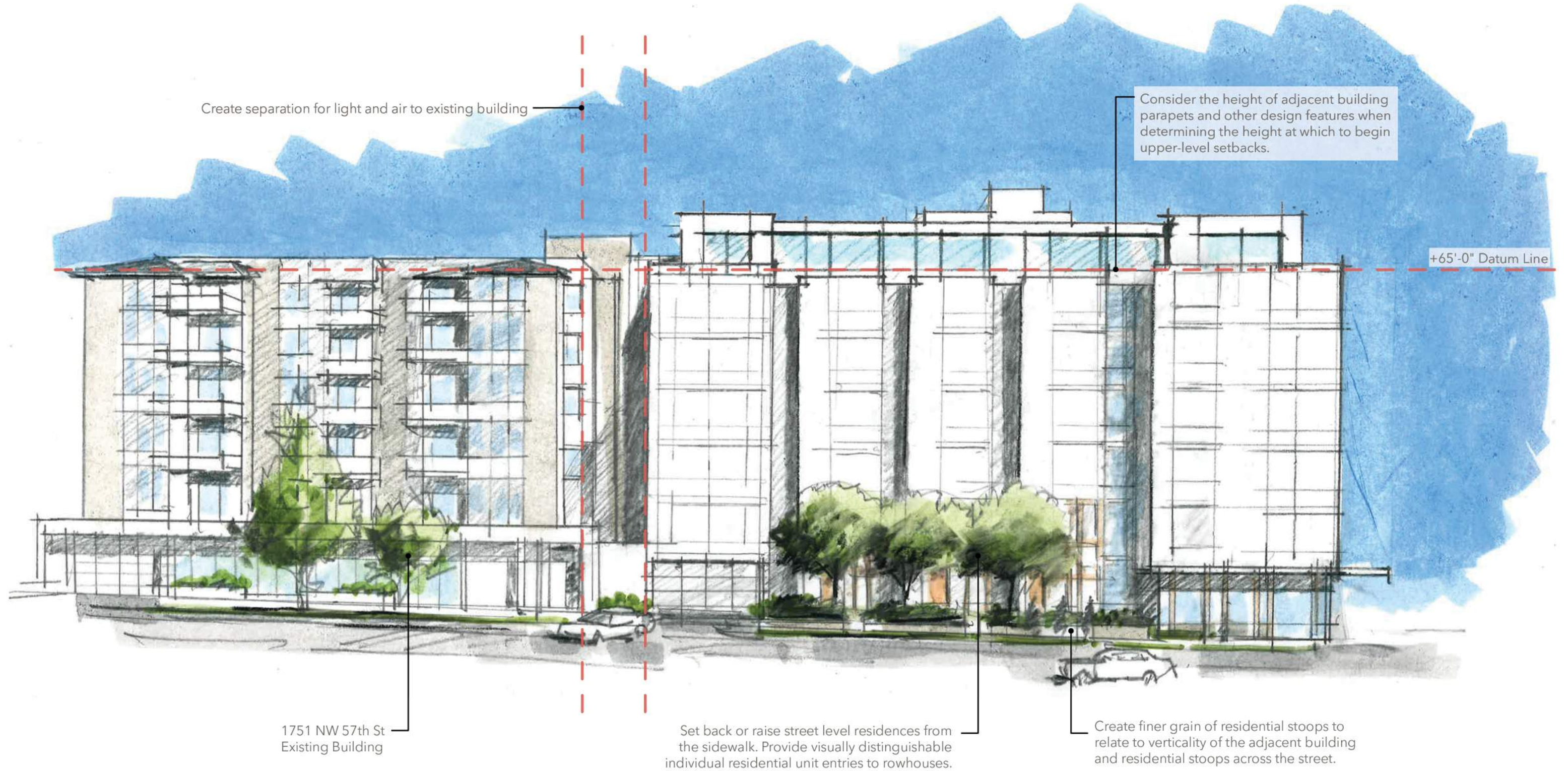
CS2 - 3.a.2 - Consider setting back portions of the street-level commercial facades from the sidewalk to provide semi-public or private spaces along the streets, or incorporating undulating and playful building edges programmed with landscaping, active uses, cafe seating, walls and roof overhangs.

CS2.b.5 Consider setting back portions of the east-west facades to form "side rooms" or "eddies" of activities.

CS2 -1.b.3 -. Design and program privately owned open spaces to contribute to the public realm.

Perspective View Looking South at the Intersection of 57th St and 20th Ave

Design Concept: 57th St Facade

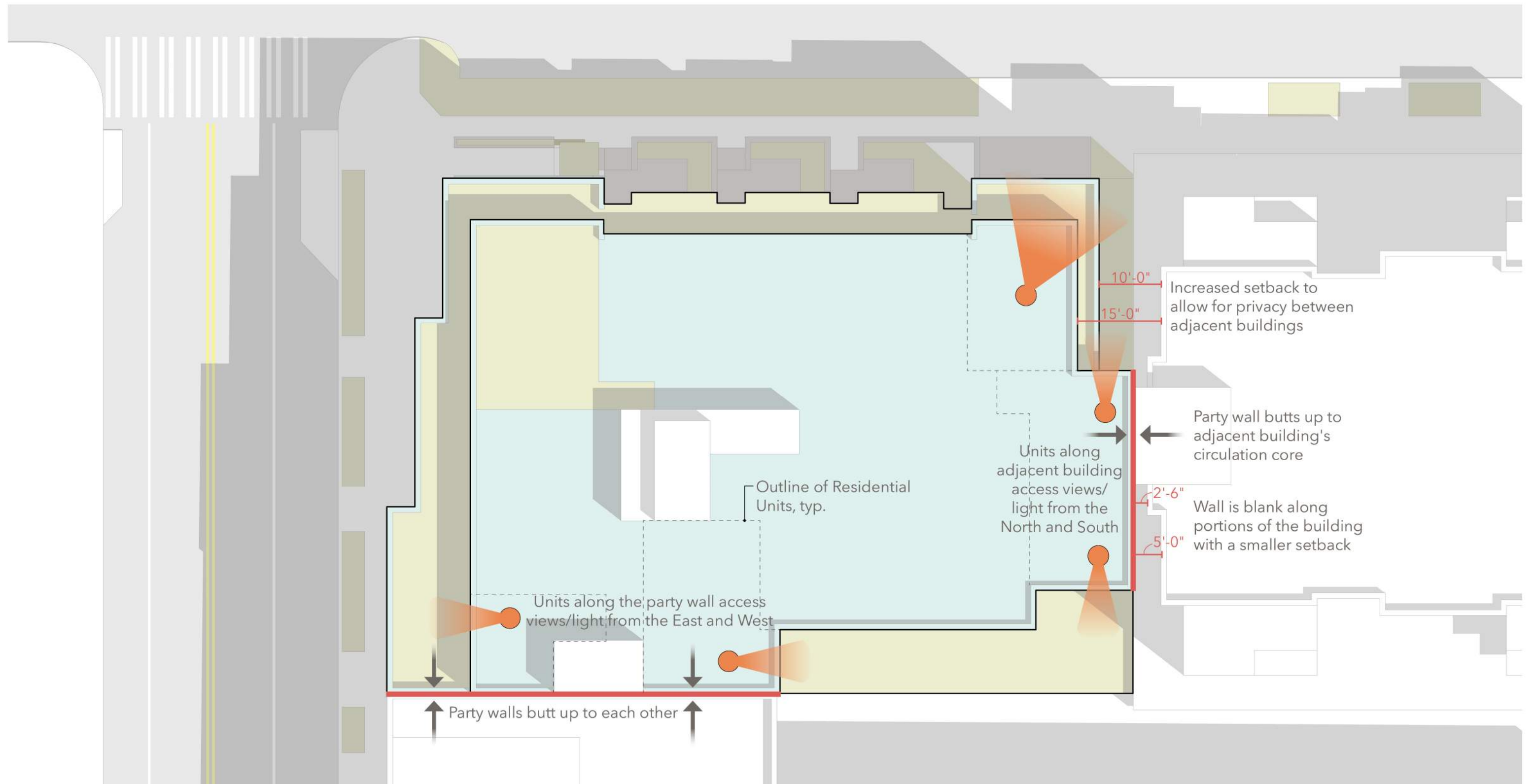


South Facing Elevation



Perspective View Looking West Along 57th St

Design Concept: Relation to Context

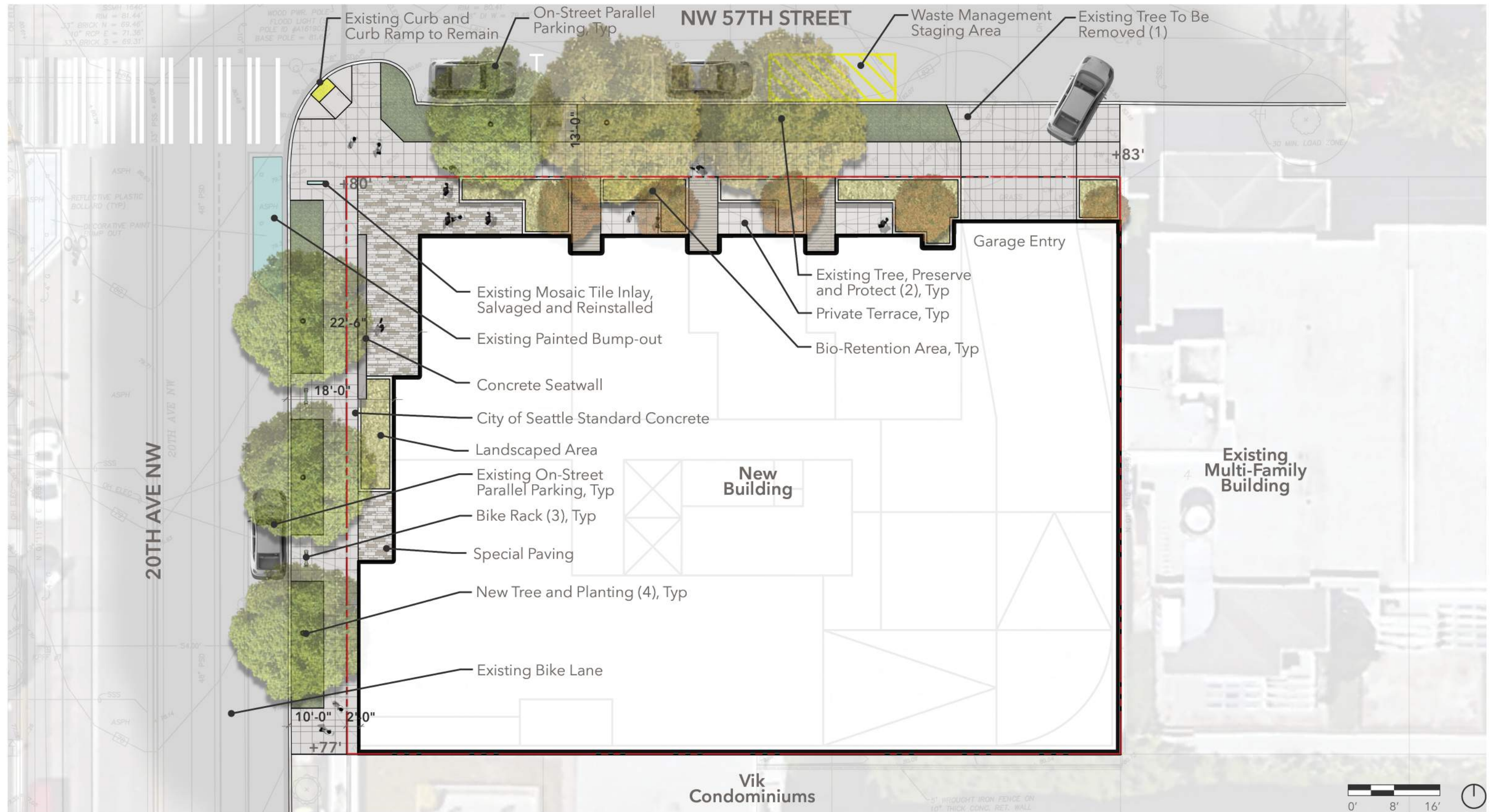


Edge Condition at Adjacent Buildings

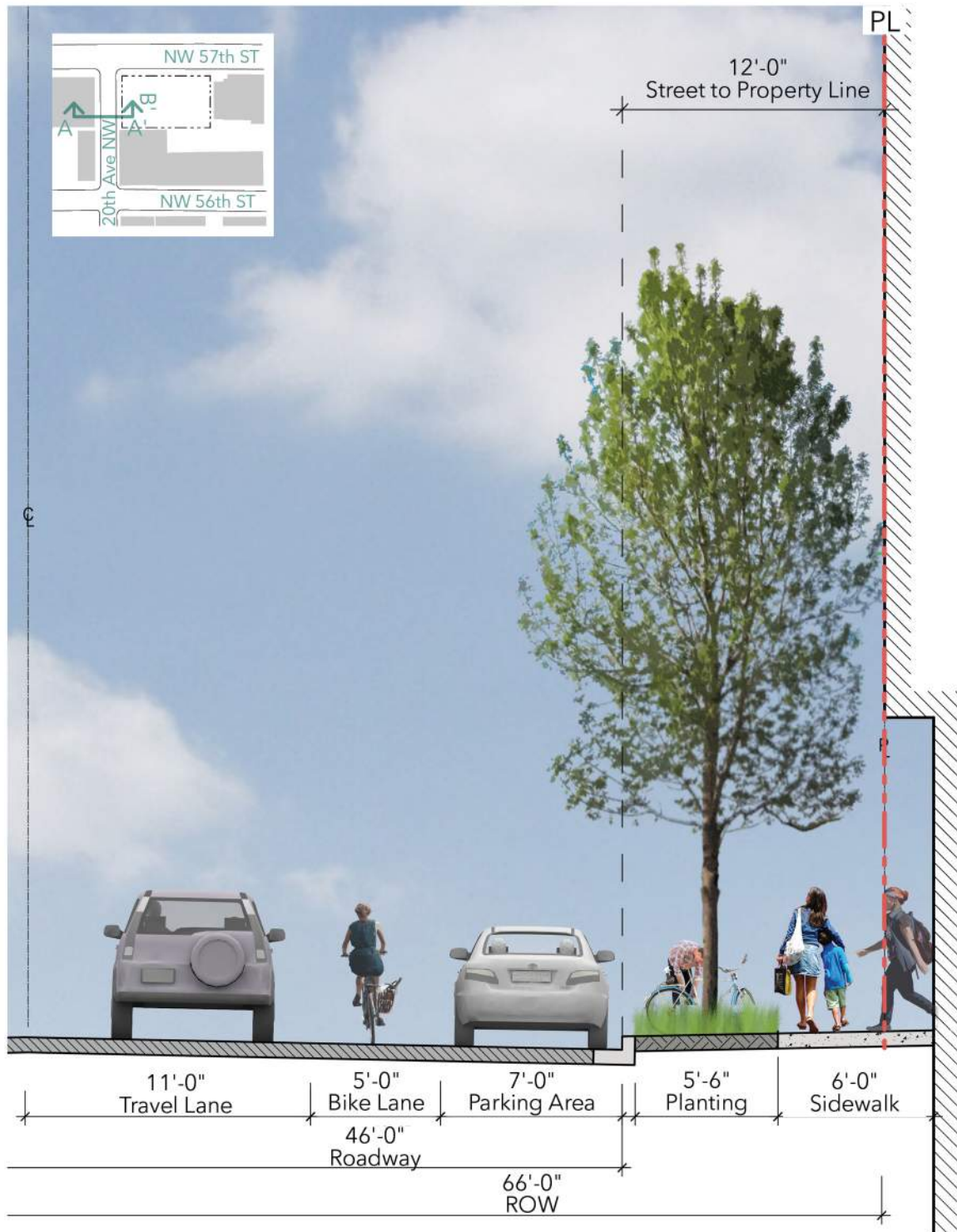


Landscape Design

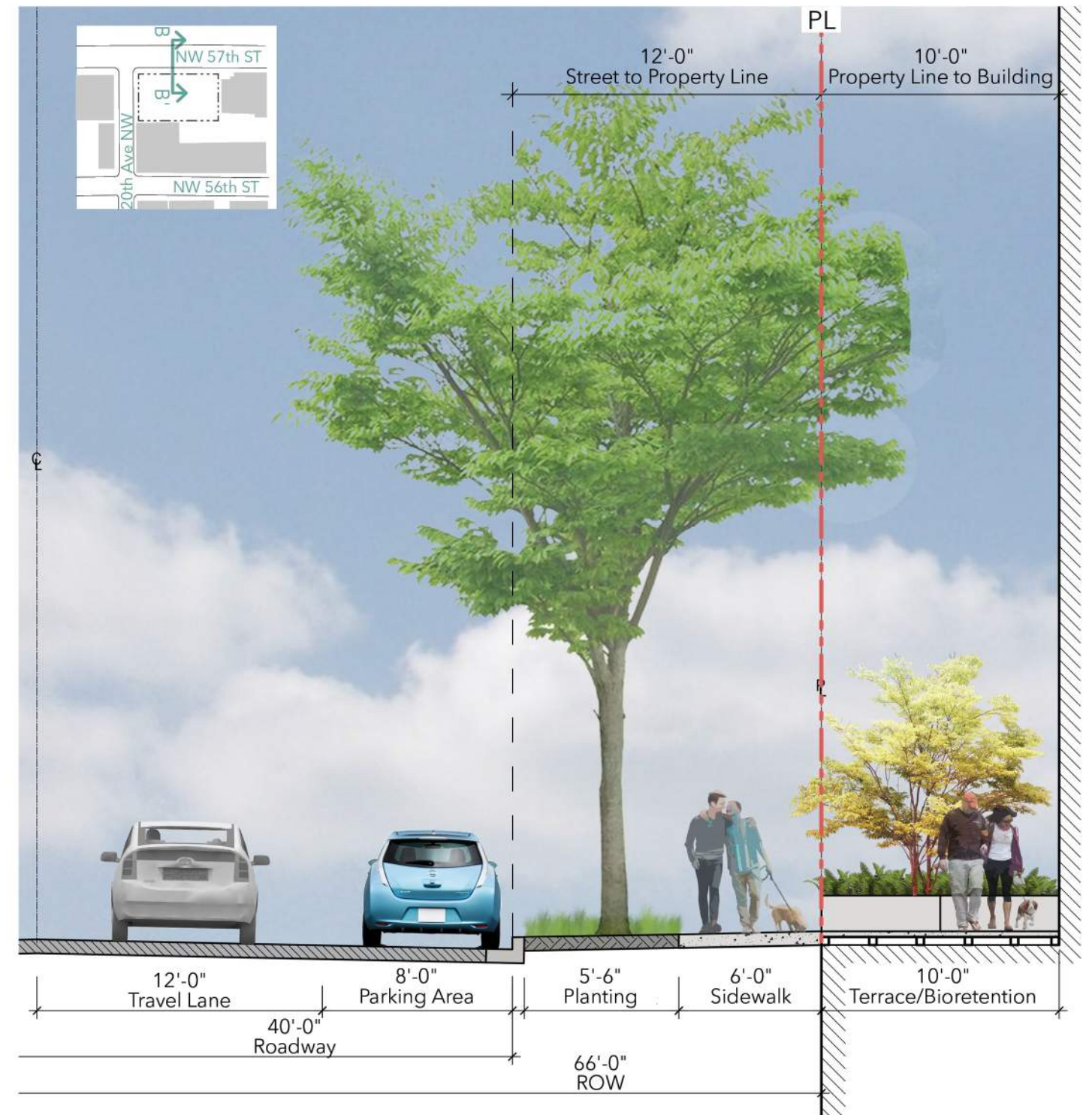
Landscape: Site Plan



Landscape: Street Sections



20th Avenue NW Section Looking North



NW 57th Street Looking East



Landscape: Concept Images



Intimate Private Terraces at Street Level



At Grade Site Wall Seating



Bike Amenity Spaces



Modern Paving Materials and Patterns



Mix of on Grade Materials



Pedestrian Oriented Street Design

Departures

Departure #1

Design Standard: 23.47A.009.F.4.b.1

Standards applicable to specific areas - Ballard Hub Urban Village: Upper Level Setbacks-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.

Departure Request:

The applicant is requesting to depart the upper level setback for a portion above 45' for 33 lf (linear feet) at 10' in depth and 33 lf at 5' in depth along 20th Ave NW. Along 57th NW St an upper level setback departure is requested for 52 lf at 2'-6" in depth.

Rationale:

Along 20th Ave NW the existing building presents a blank party wall to 65' in height along the property line. In order to better fit to the existing context, the proposed building will align with the existing building in plan and elevation along 20th to cover the blank party wall. Toward the corner at 57th, the new building will step back in plan to create more usable open space at the corner of 20th and 57th and mitigate the canyon effect along 20th. By stepping the building in plan vs. section the applicant is better able to create useable space at grade.

Along 57th, the façade is "bookended" by two vertically proportioned masses, one holding the corner and the other providing a transition to the existing building to the east. The verticality and strength of these masses would be weakened by stepping twice at 45' and 65'. The applicant has chosen to step the building once at 65' as this datum relates better to existing buildings as well.

Supporting Guidelines:

DC-2 Architectural Concept - Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

CS-2.1. b.3 - Design and program privately owned open spaces to contribute to the public realm.

CS-2.1. b.5 - Consider setting back portions of the east-west facades to form "side rooms" or "eddies" of activities.

CS-3. a.2 - Consider setting back portions of the street-level commercial facades from the sidewalk to provide semi-public or private spaces along the streets or incorporating undulating a playful building edges programmed with landscaping, active uses, cafe seating, walls and roof overhangs.



Figure 1-Code Compliant Option

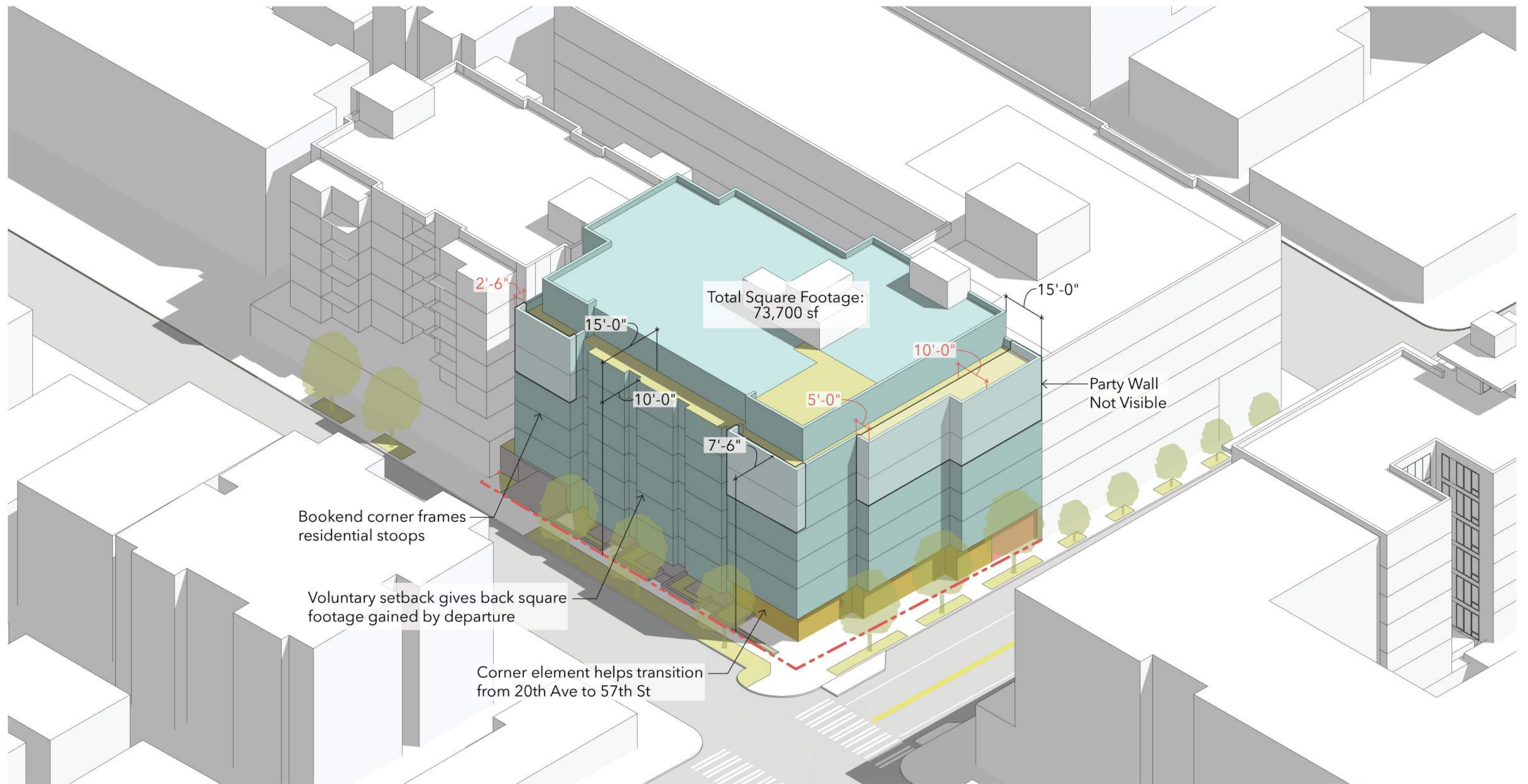


Figure 2-Option III Preferred

Departure #2a

Design Standard: 23.47A.005.C.1.a

In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations:

- a. In a pedestrian-designated zone, facing a designated principal pedestrian street;

Design Standard: 23.41.012.B.34

In pedestrian-designated zones, provisions for residential uses at street level, as provided in subsection 23.47A.005.C.1, except that a departure may be granted to allow residential uses at street level to occupy, in the aggregate, no more than 50 percent of the street-level, street-facing facade.

Departure Request:

The applicant is requesting to depart that no more than 20 percent of the street-level, street-facing facade be residential use.

Rationale:

Our site is in a transition zone between the Ballard Retail Core and a residential friendly neighborhood. To provide a softer transition, we varied the form and function of the edges to match the way we relate to our context. The south edge of our building pushes up to the strong street front created by the Vik Condominiums while the north edge is pulled back creating a softer edge towards the residential zone. By extending our residential lobby to 50 percent of the facade, we are able to compliment our massing moves along 20th Ave.

Supporting Guidelines:

CS2-D.3- Height, Bulk, Scale

3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:

- a. Distance to the edge of a less (or more) intensive zone;
- b. Differences in development standards between abutting zones;

DC1-A.3- Arrangement of Interior Uses

- 3.Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

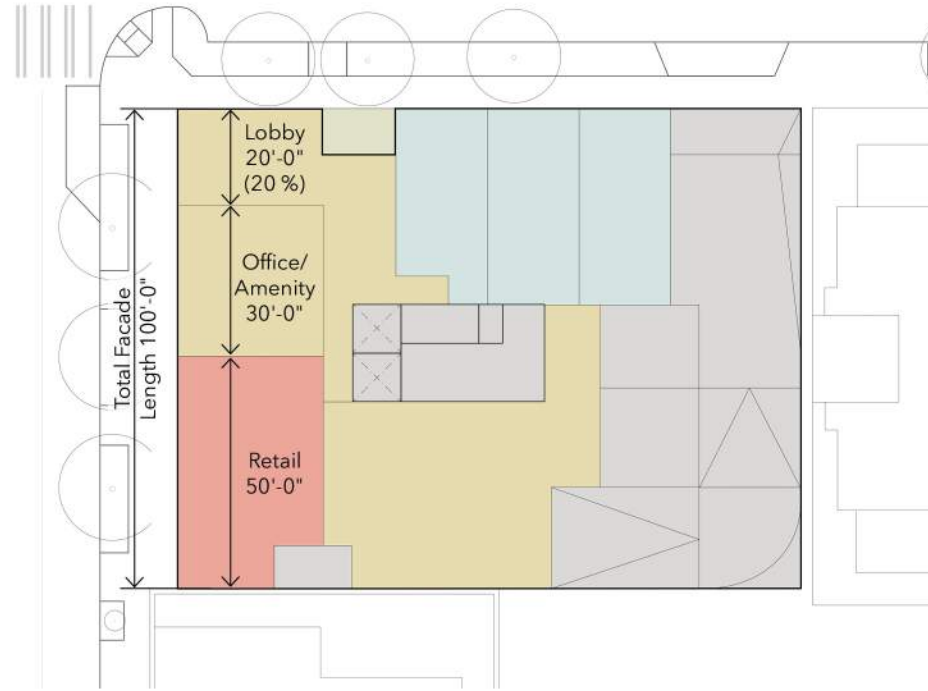


Figure 1-Code Compliant Ground Plan

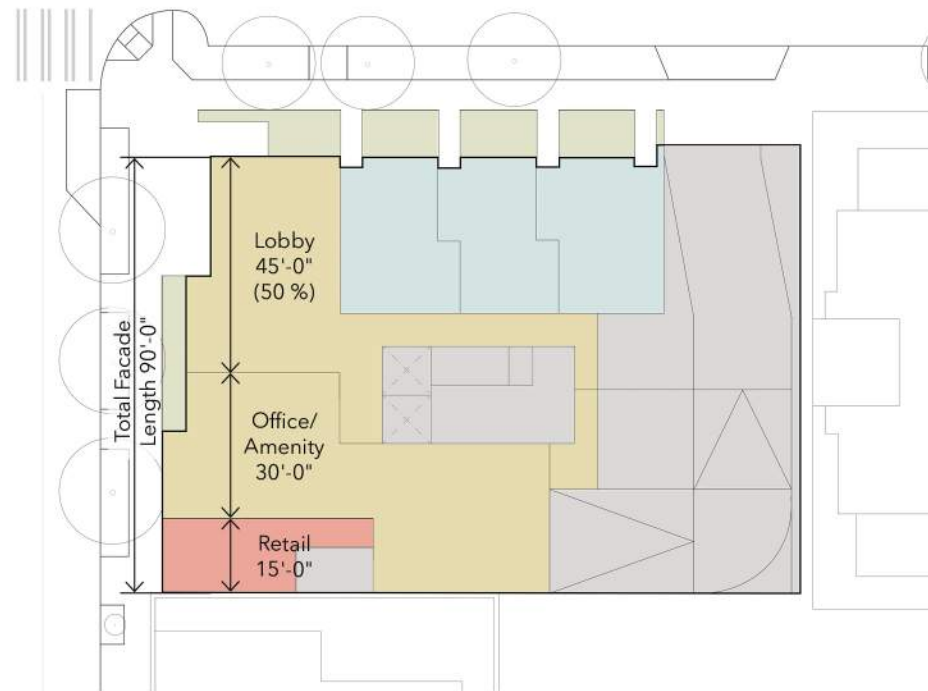


Figure 2-Preferred Ground Level Plan

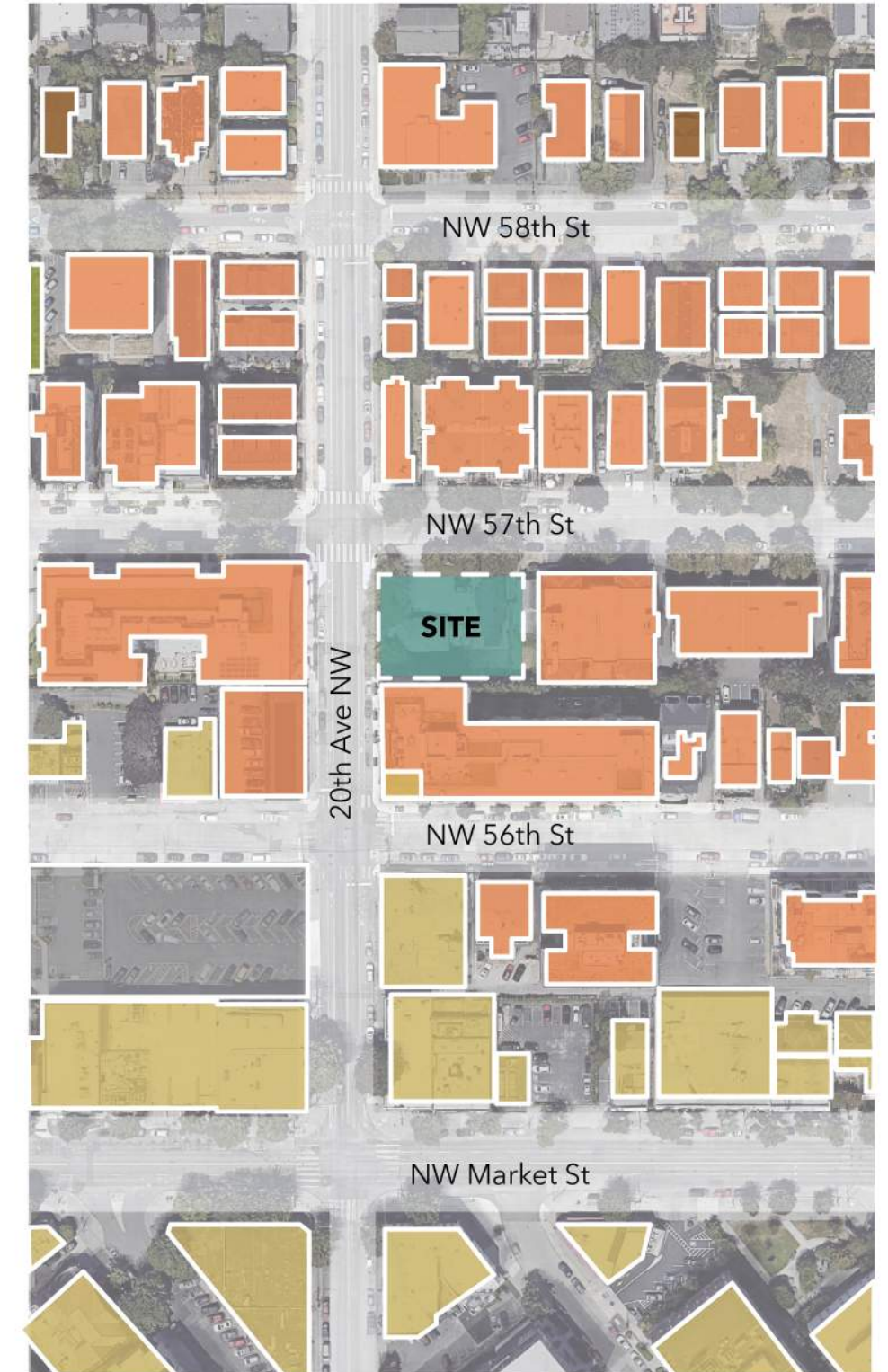


Figure 3-Building Use Map

Departure #2b

Design Standard: 23.47A.005.D.1.i

Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level, street-facing facade in accordance with the standards provided in subsection 23.47A.008.C.

- i. Offices, provided that no more than 30 feet of the street-level, street-facing facade of a structure may contain an office use;
- l. Retail sales

Design Standard: 23.41.012.B.34

In pedestrian-designated zones, provisions for residential uses at street level, as provided in subsection 23.47A.005.C.1, except that a departure may be granted to allow residential uses at street level to occupy, in the aggregate, no more than 50 percent of the street-level, street-facing facade.

Departure Request:

The applicant is requesting to depart the requirement of 80 percent of the street-level, street-facing facade to be non residential uses.

Rationale:

Our site is in a transition zone between the Ballard Retail Core and a residential friendly neighborhood. To provide a softer transition, we varied the form and function of the edges to match the way we relate to our context. The south edge of our building pushes up to the strong street front created by the Vik Condominiums while the north edge is pulled back creating a softer edge towards the residential zone. By extending our residential lobby to 50 percent of the facade, we are able to compliment our massing moves along 20th Ave.

Supporting Guidelines:

CS2-D.3- Height, Bulk, Scale

3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:

- a. Distance to the edge of a less (or more) intensive zone;
- b. Differences in development standards between abutting zones;

DC1-A.3- Arrangement of Interior Uses

3.Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.



Figure 2-Option III Preferred Perspective Along NW 20th Ave

