



57 BALLARD
SEATTLE , WA

GGLO

Saratoga Capital , INC.
Recommendation Proposal Packet
December 7, 2020
1761 NW 57th St., Seattle, WA
98107
SDCI Number: 3034783-LU



PREFACE

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 is located at the northern edge of Pedestrian (P) zone designation. Along 20th the street is more commercial and built to the property line vs. the greener residential nature along 57th. The site slopes roughly 6’ up from the SW to NE. 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 the north to create more space, light, view and opportunity for activity at the building corner. Along 57th the building will hold the corner and step back from the property line to the east to avoid creating a canyon feel along the greener, more residential street. As a result of stepping back to the east, the existing residential building will have greater opportunity for light and air.

The retail corner, entry lobby and coworking office spaces for the building will activate the street edge along 20th Ave NW. The strong corner element will provide a recognizable “beacon” for the address and will be recessed at the first two floors to provide a welcoming sheltered entry for the corner. To better relate to the residential nature of 57th, ground related residential stops will be provided along the street edge in conjunction with landscaped bioretention. The upper floor will be continuously recessed along the street wall to create more outdoor space and views for the residences and reduce the building’s scale.

The exterior facades are developed as a tripartite organization with the lower 2 floors grouped together and meeting the street edge with recessed glazing and overhead canopies along 20th. The corner will be clad in a light-colored panel to contrast with the darker vertically proportioned bays along the mid-level facades. The recessed top floor will cap the building with a light-colored panel and glass handrail at the upper level terrace.

DESIGN + DEVELOPMENT TEAM

Owner

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STRUCTURAL ENGINEER

KPFF
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SEATTLE, WA 98101

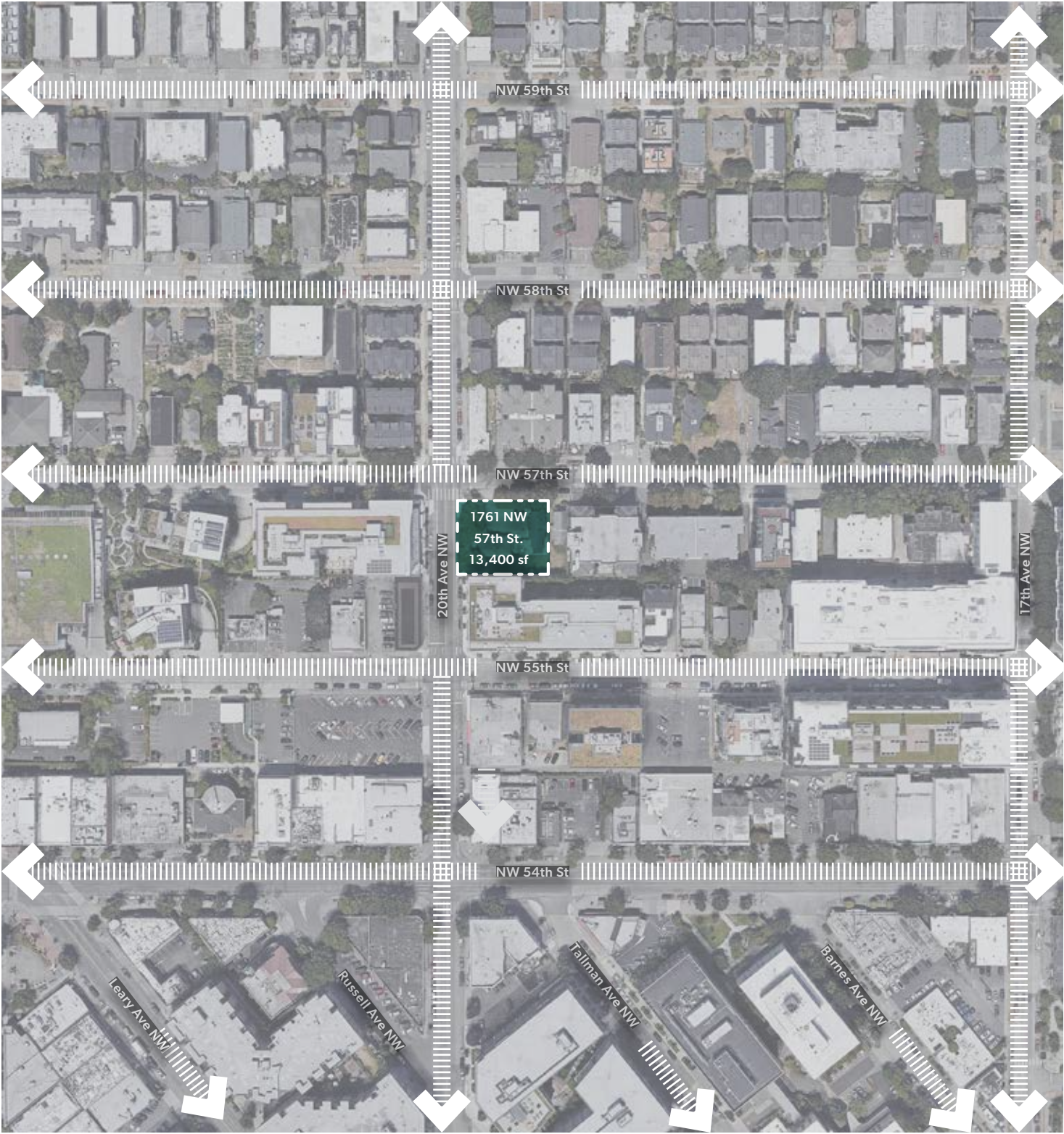
UTILITIES CONSULTANT

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111 178TH ST SE
BOTHELL, WA 98012

GEOTECHNICAL ENGINEER

GEO ENGINEERS
600 DUPONT STREET
BELLINGHAM, WA 98225





PROJECT SUMMARY:

Address: 1761 NW 57th St., Seattle, WA 98107

Parcels: 2767700355, 2767700356, 2767700365, 2767700366

Base Zone: NC3P - 75

7 Floors Above Grade

Residential Units: 76 Units

Site Area: Approximately 13,400 SF

Commercial Square Footage: 782 SF

Parking Stalls: Approximately 59 on Site Parking Stalls Below Grade

06	SECTION 01 / CONTEXT ANALYSIS
11	SECTION 02 / ZONING SUMMARY
16	SECTION 03 / DESIGN CONCEPT
22	SECTION 04 / EDG RESPONSE
26	SECTION 05 / PROPOSED DESIGN
32	SECTION 06 / FLOOR PLANS
34	SECTION 07 / ELEVATIONS & MATERIALS
42	SECTION 08 / LIGHTING & SIGNAGE
48	SECTION 09 / LANDSCAPE
61	SECTION 10 / DEPARTURES

EXISTING SITE PLAN

LEGAL DESCRIPTION

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

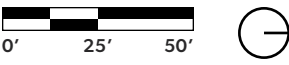
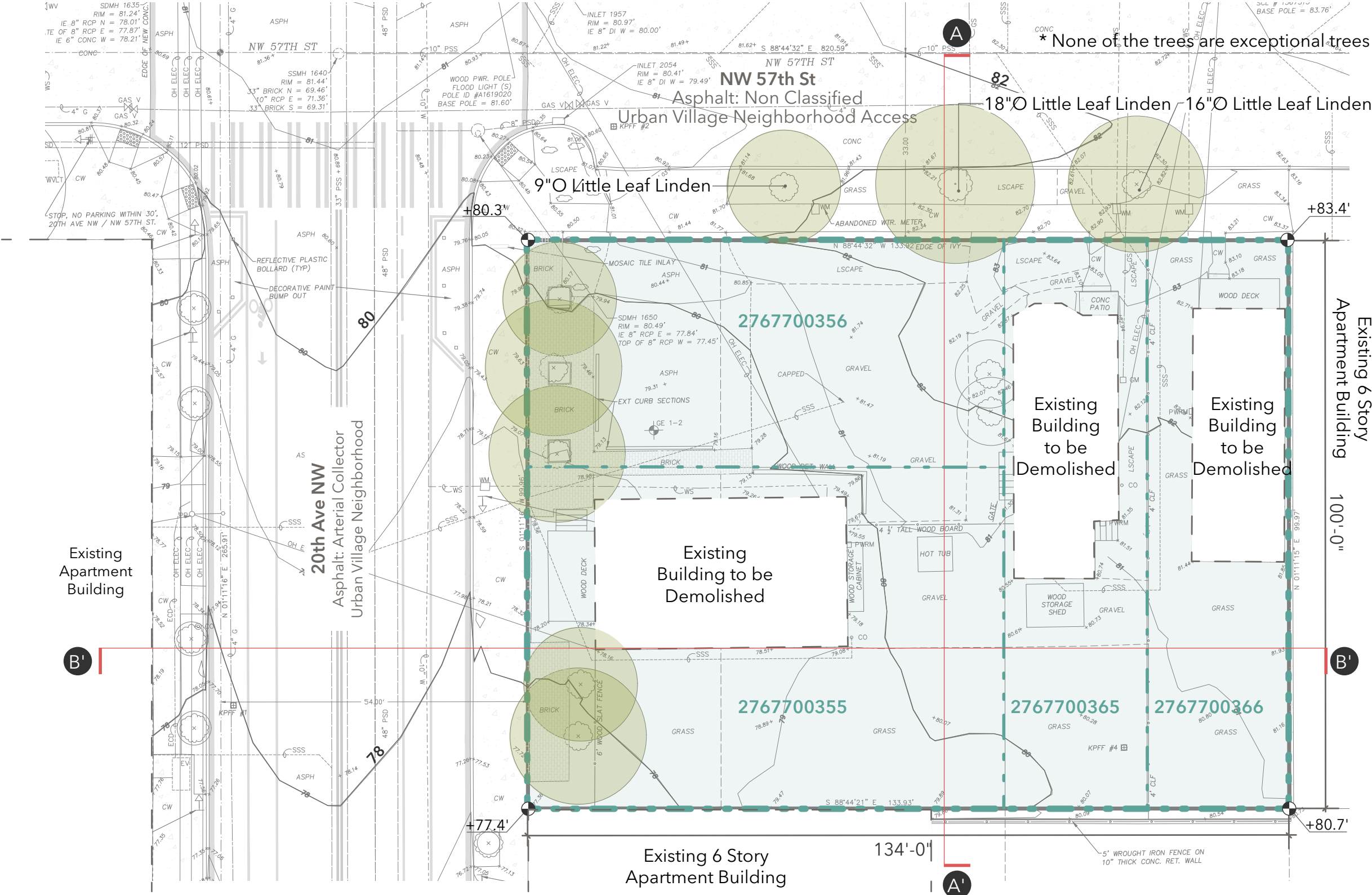
GILMAN PARK ADD W 1/2
Plat Block: 53
Plat Lot: 3

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

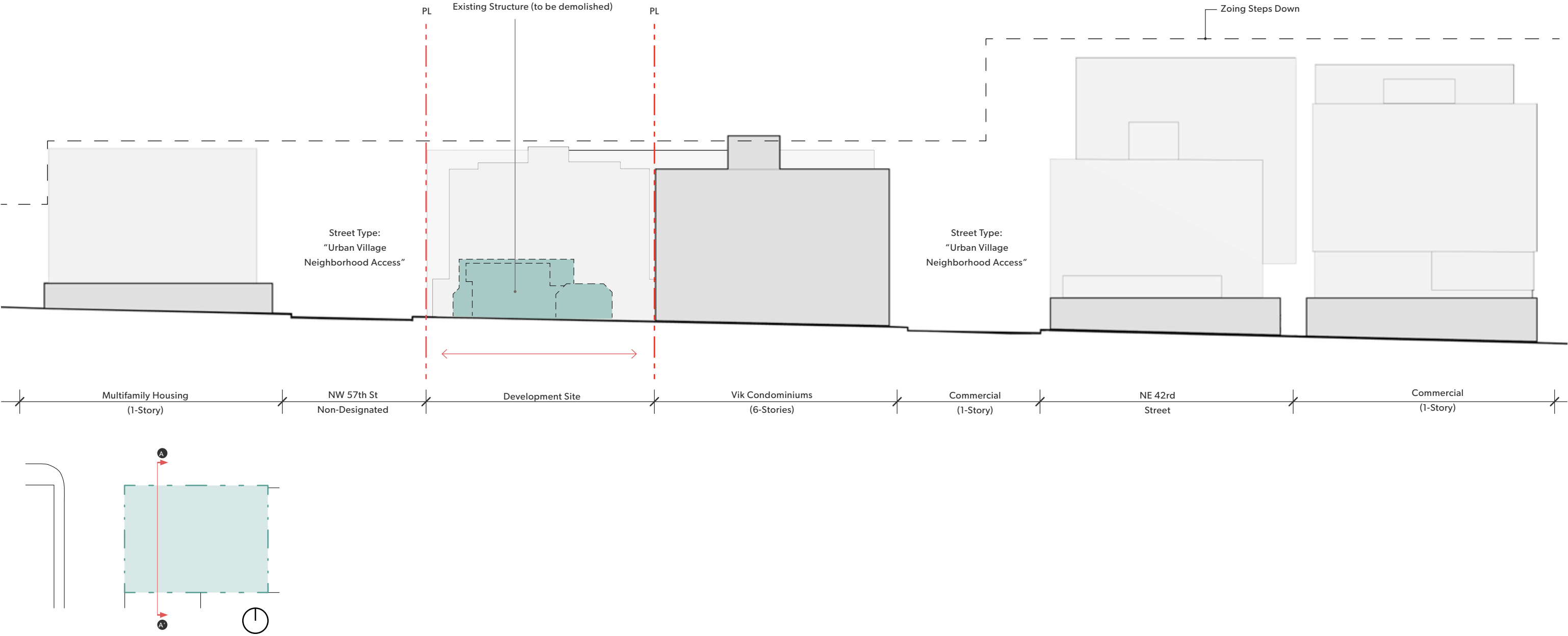
PARCEL NUMBERS
276-770-0356
276-770-0365
276-770-0355
276-770-0366

Existing structures to be demolished

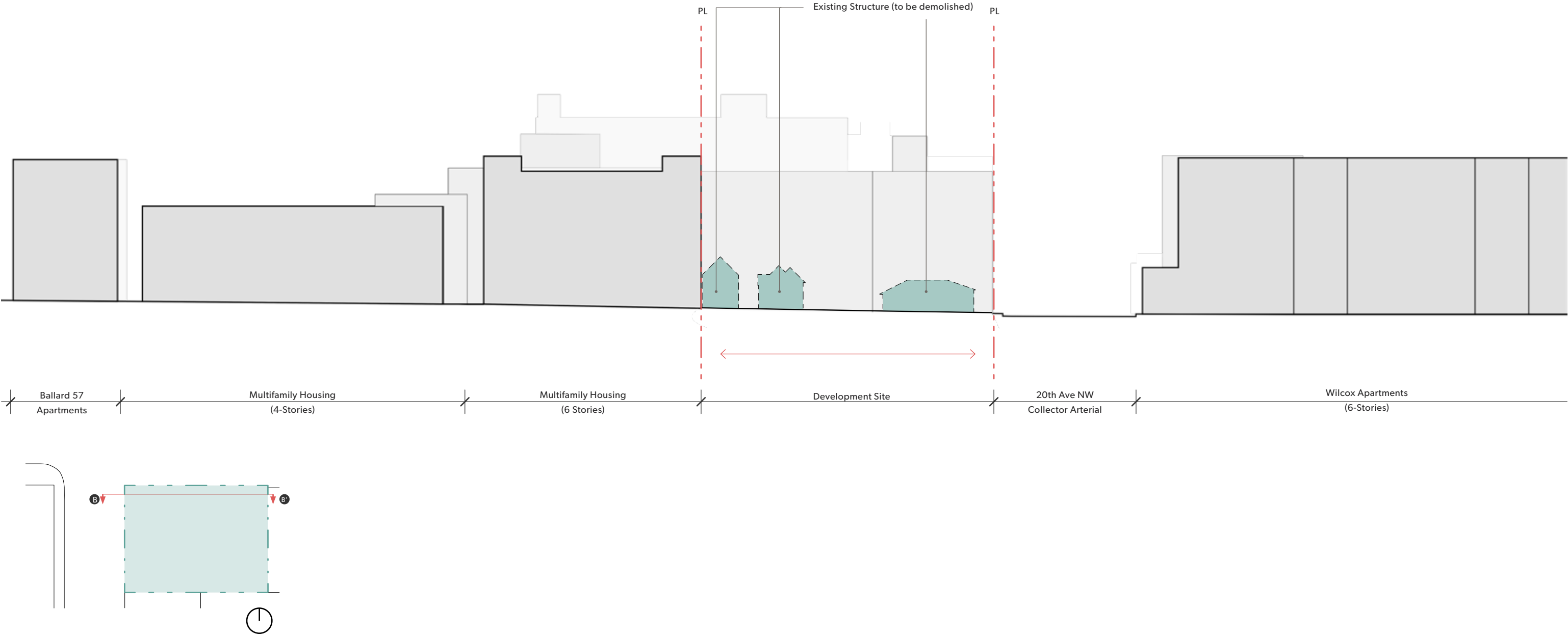


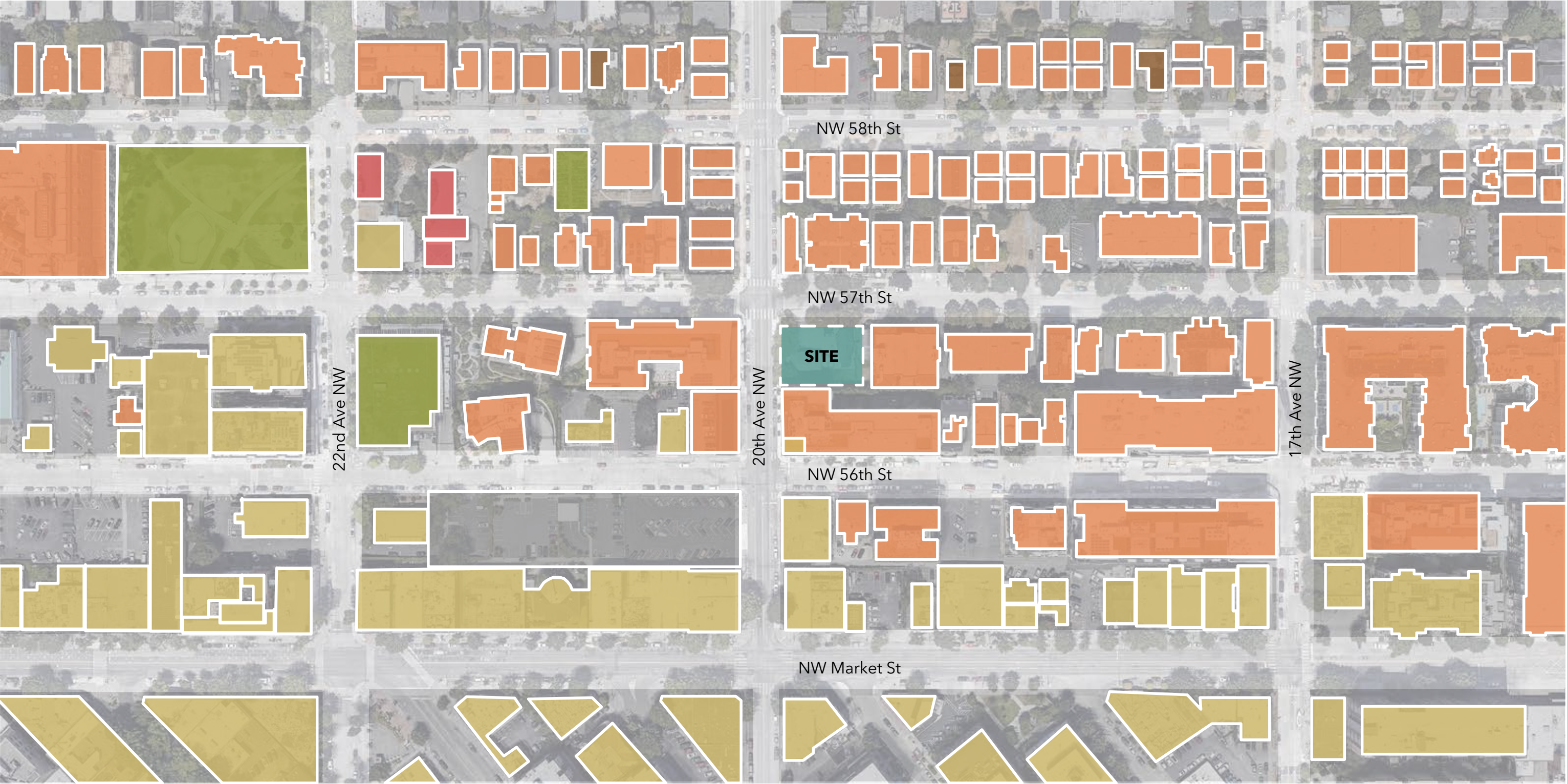


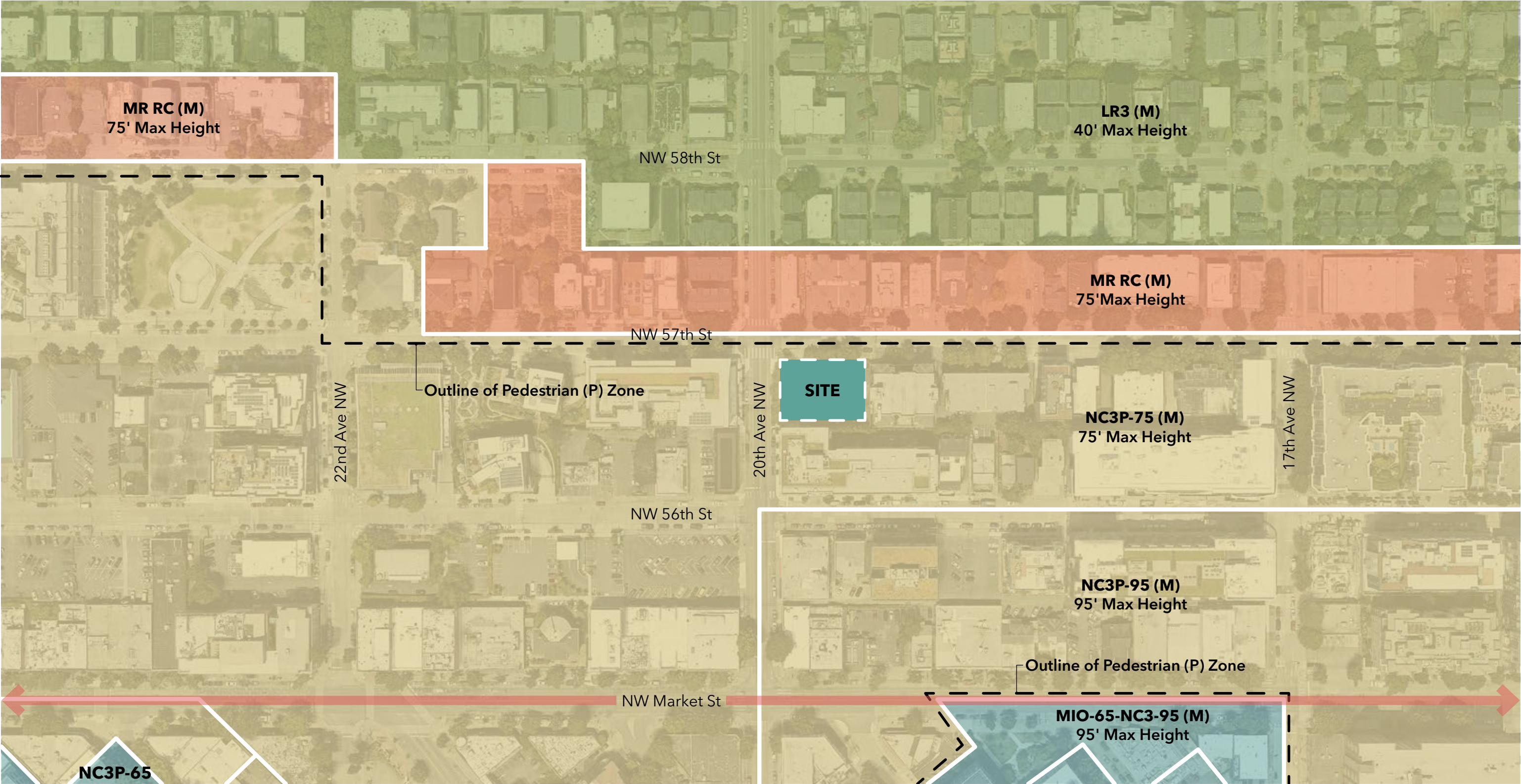
EXISTING SITE SECTION A-A': NORTH TO SOUTH (LOOKING EAST)

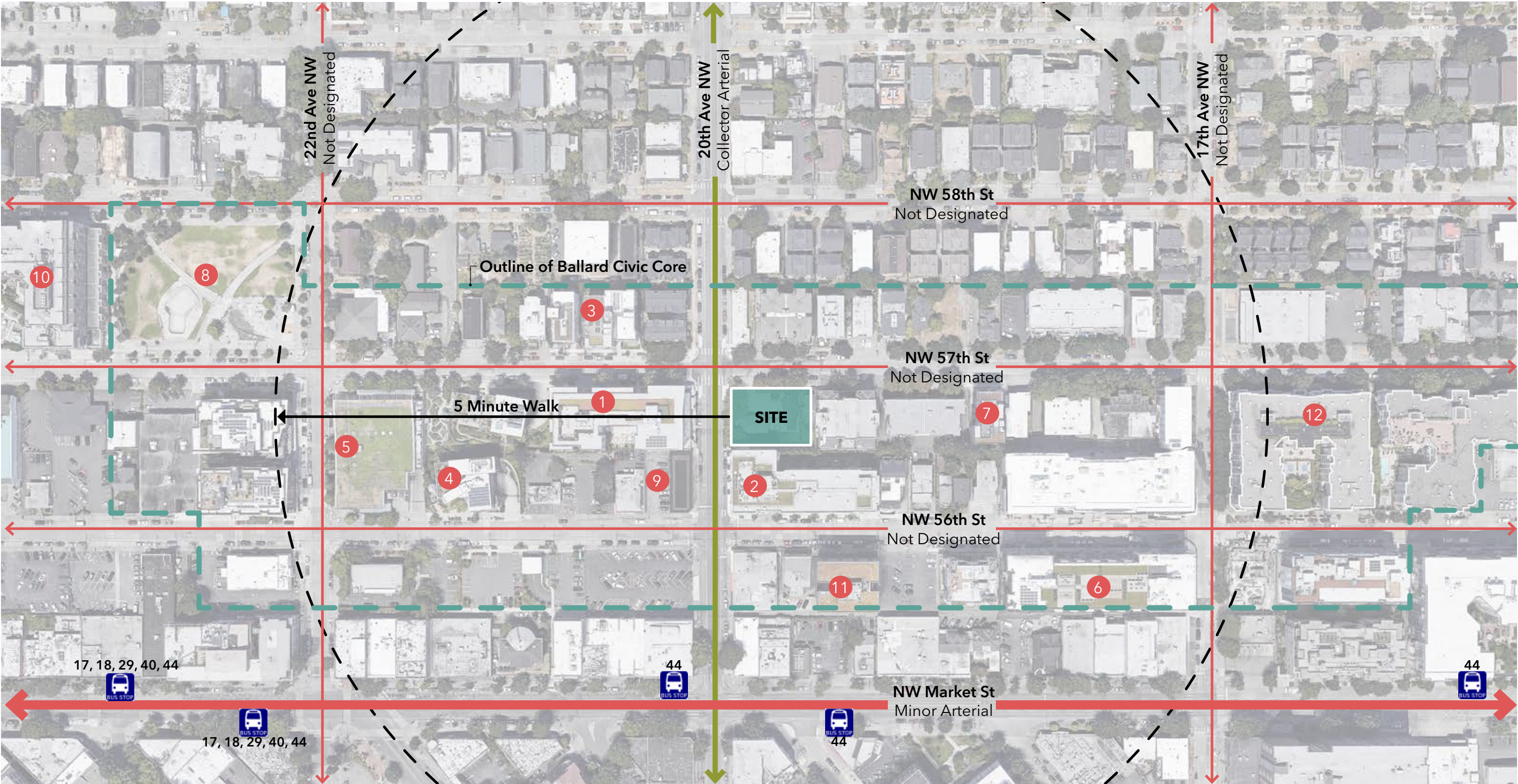


EXISTING SITE SECTION B-B': EAST TO WEST (LOOKING SOUTH)











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

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.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.

23.47A.008 - STREET-LEVEL DEVELOPMENT STANDARDS

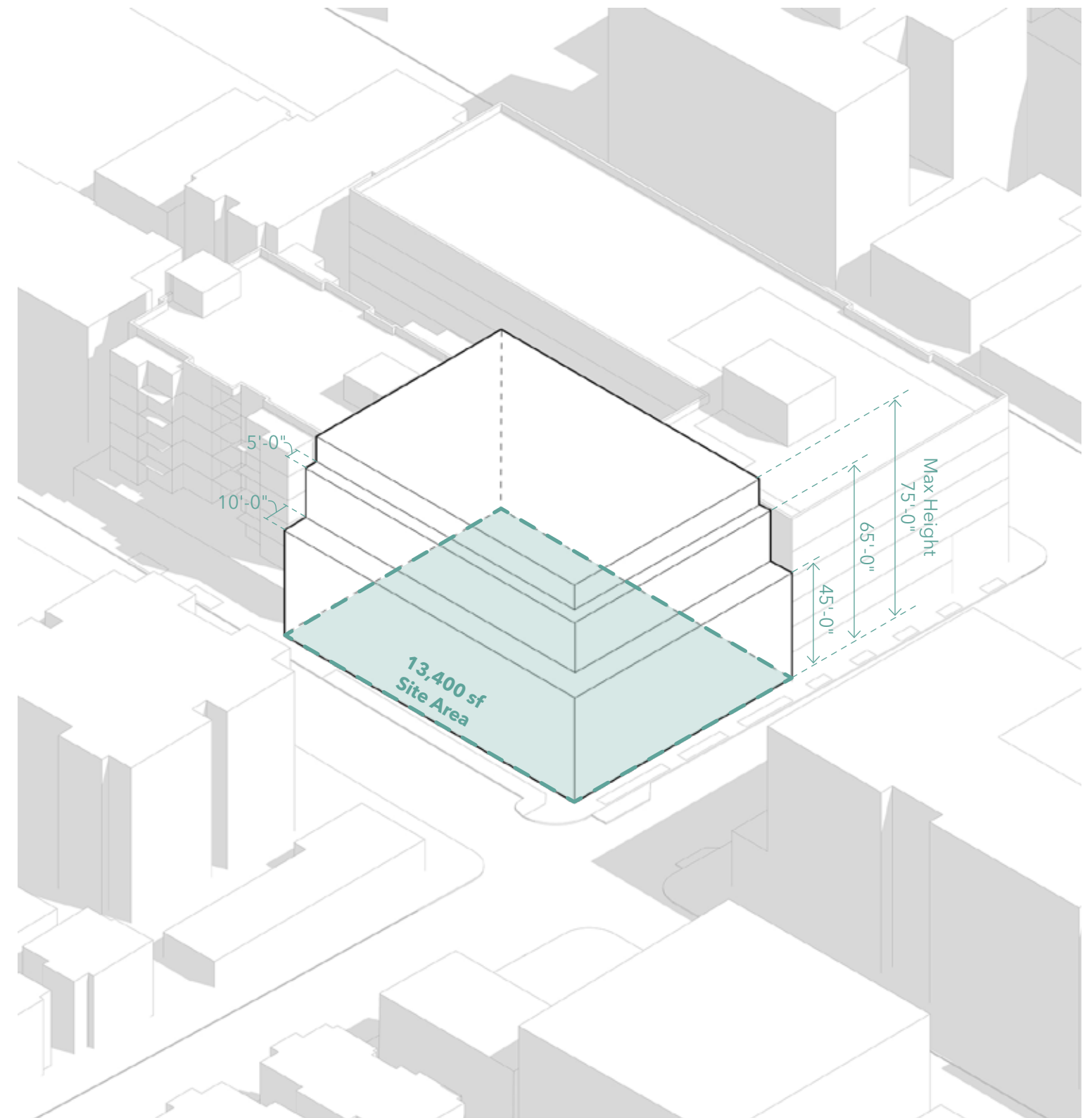
3. Depth provisions for new structures or new additions to existing structures. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. If the combination of the requirements of Sections [23.47A.005](#) or [23.47A.008](#) 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.

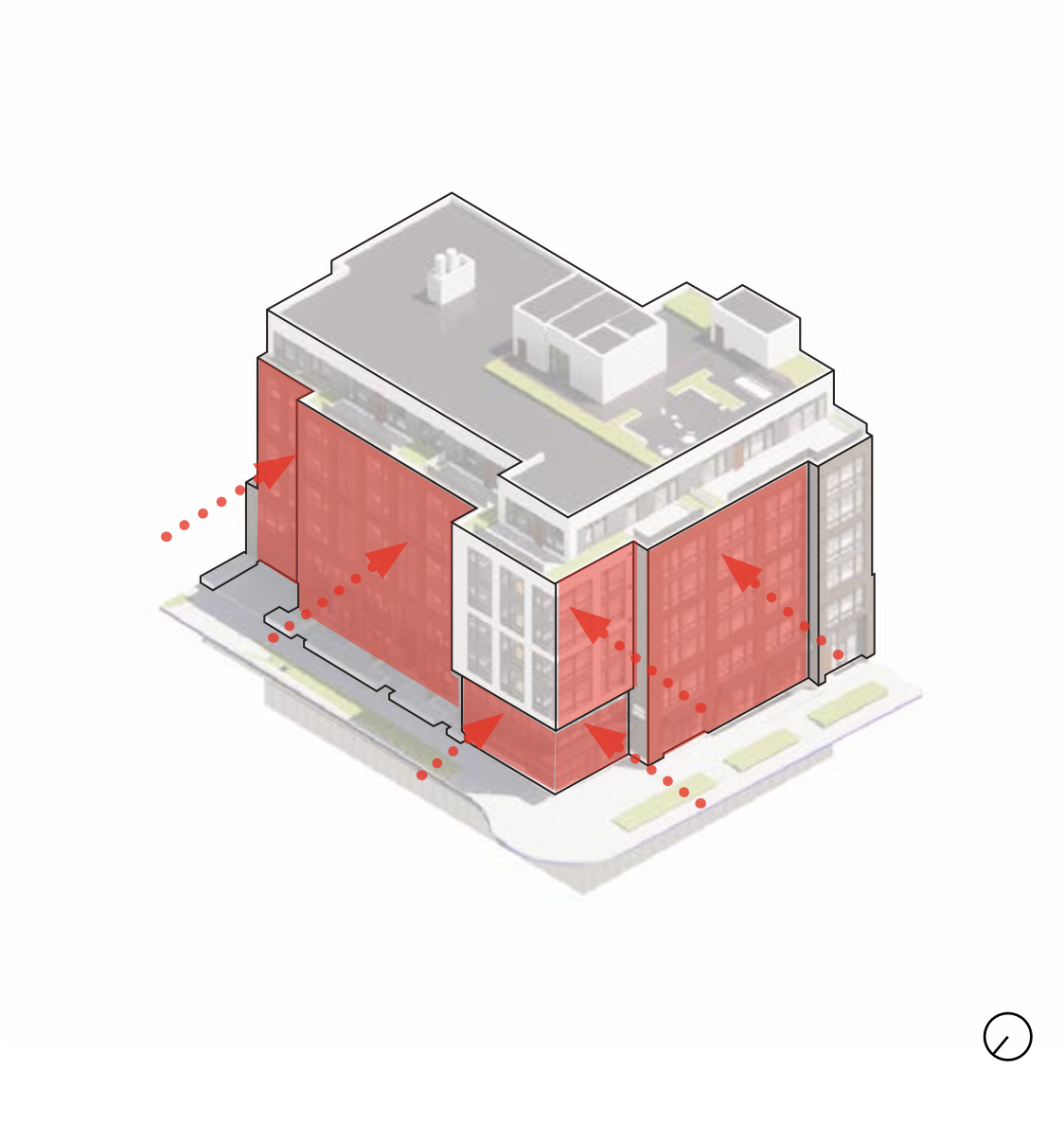
Facade modulation requirements apply to all portions of a street-facing facade of a structure up to a height of 45 feet located within 10 feet of a street lot line, according to provisions of subsection 23.47A.009.F.2.c.
 - b. Upper-level setbacks
 - 1) A setback with an average depth of 10 feet from 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'

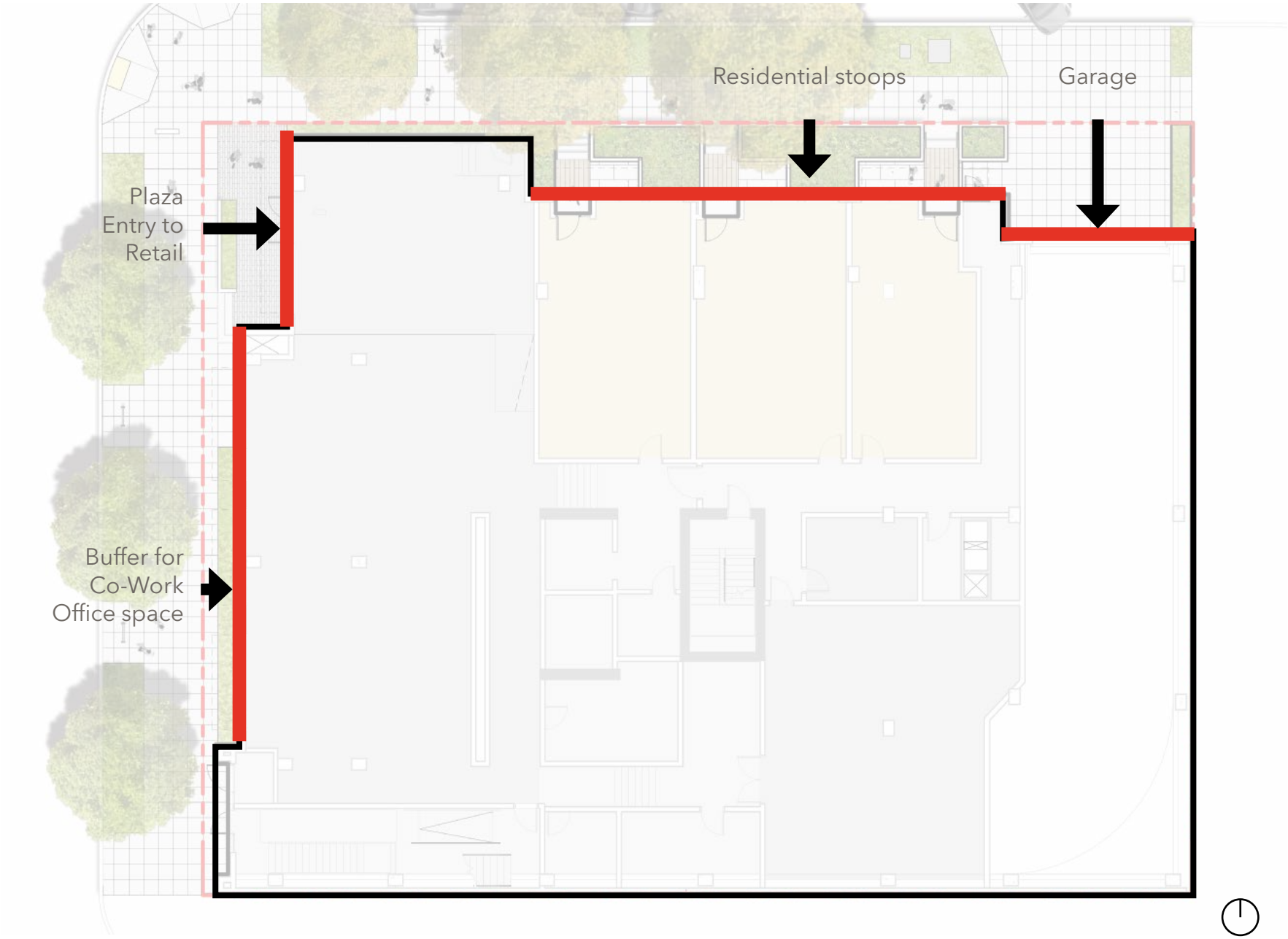


Zoning Envelope





Building form carved away to prevent canyon effect.

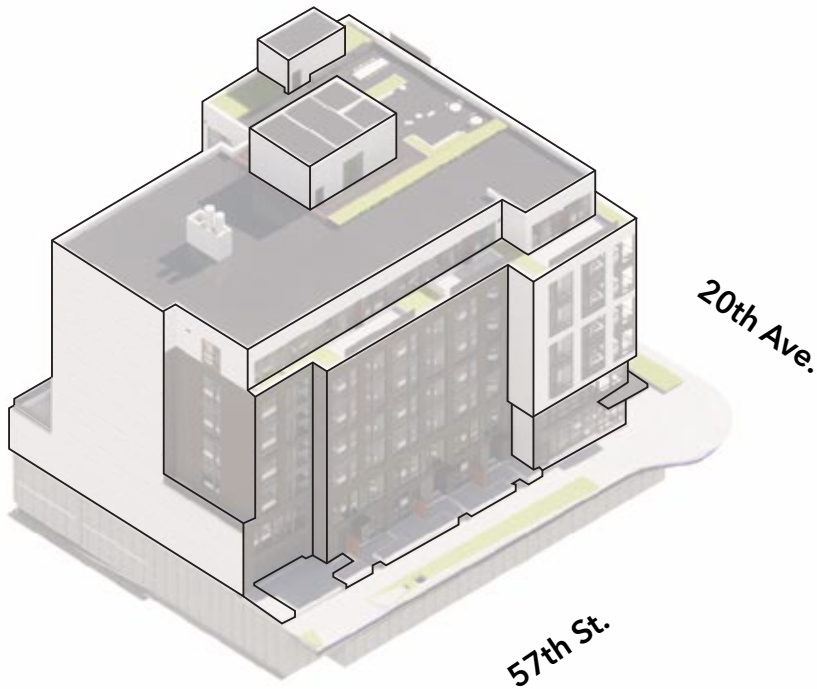


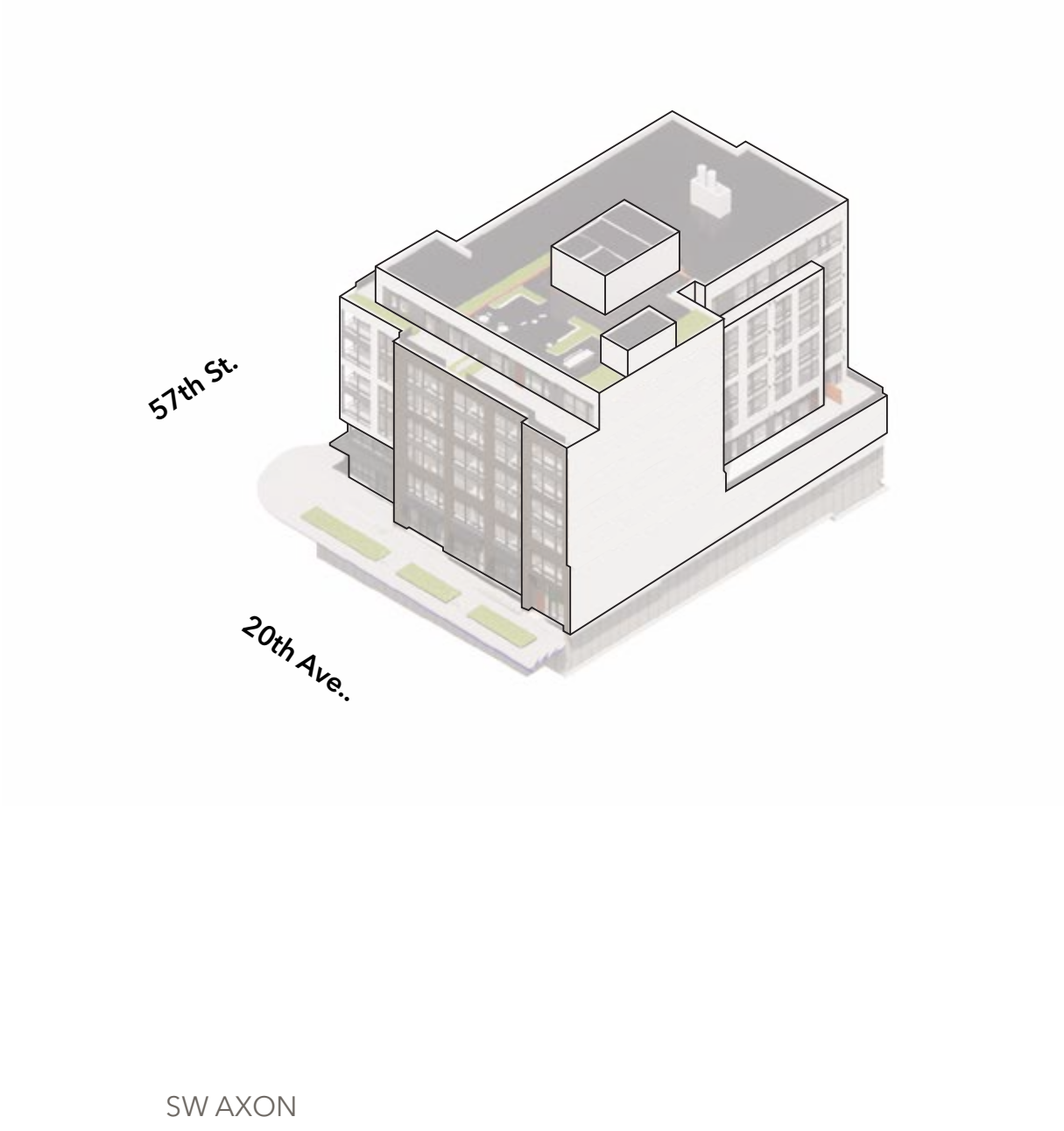
Pushbacks activate the exterior space by enhancing the entry and landscape, creating residential stoops, and buffering the garage entry.

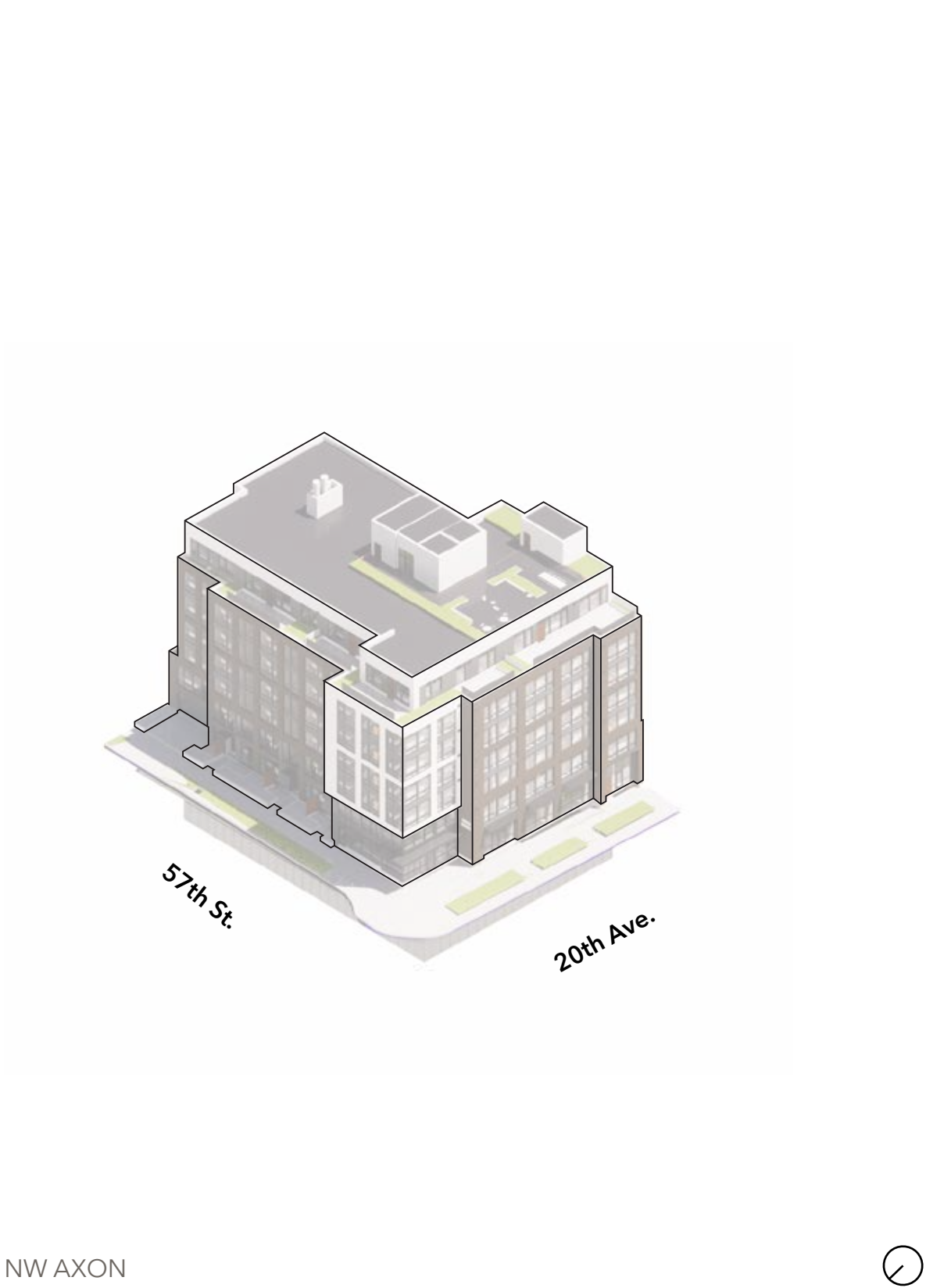


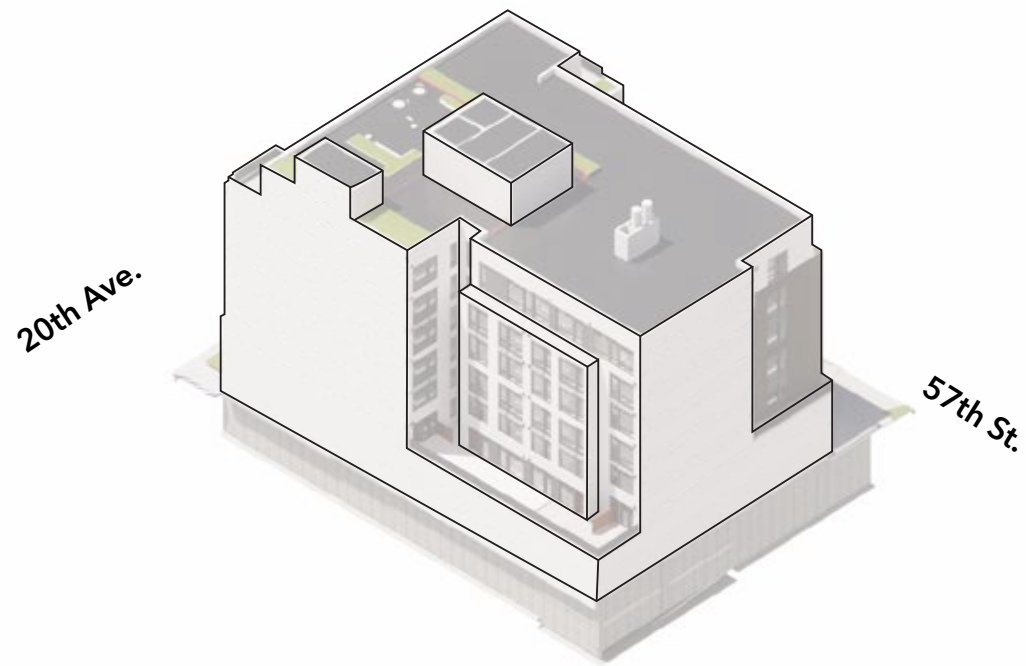
Facades are subdivided and pushed back from the property line to create relief at the corner and align with neighboring buildings.

NE AXON





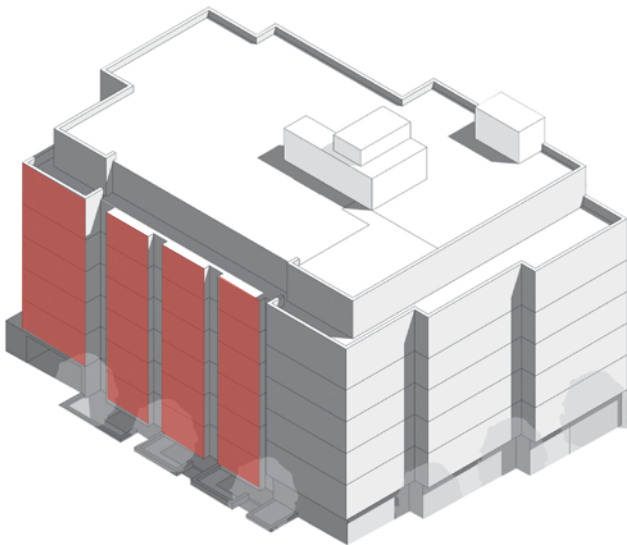




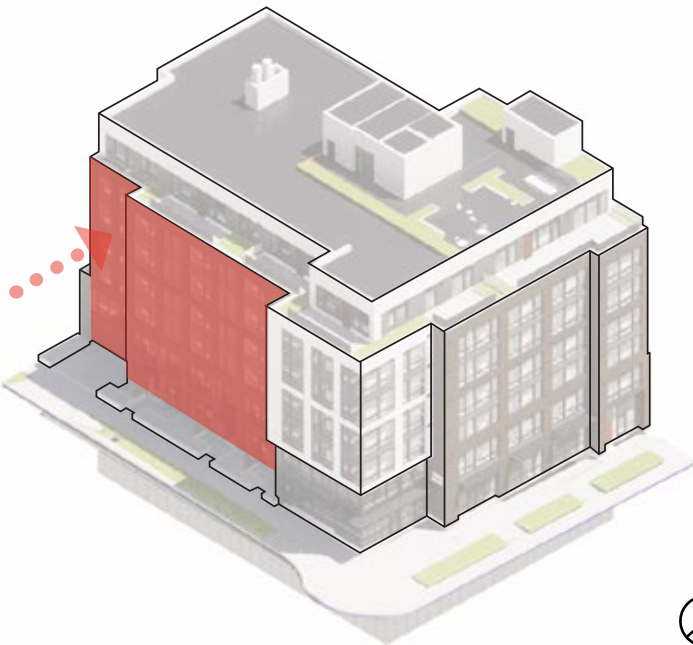
SE AXON



1.b



Preferred Option - EDG



Proposed Design

RESPONSE TO EARLY DESIGN GUIDANCE

1. Urban Pattern and Form:

- a. The Board supported further development of Option III, the applicant’s preferred scheme. In particular, the Board appreciated the efforts to fit with adjacent developments and to screen the blank wall condition present on the adjacent property to the south. (CS3-A)

Response: Noted.

- b. The Board discussed the differing conditions of NW 57th Street versus 20th Avenue NW, which appear to be driving the massing decisions in the preferred scheme. While the Board acknowledged the importance of responding to context, they stressed that the two facades were too inconsistent and directed the applicant to simplify and unify the two facades using a single design language. The Board stated that the proposal’s corner location will result in the building being viewed as a whole. Unify the two facades into a cohesive whole while continuing to respond to the unique character and conditions present on each street. (CS2-C-1, CS2-1-b, CS3-A,DC2-A)

Response:

Applicant has redesigned the 57th street façade to unify the two facades. 57th façade will continue stepping back from the street in a similar manner to the façade on 20th. Stepping the façade back to the at the east property line provide an appropriate massing response to the adjacent building and provide a better transition to more residential scale of 57th street. Both facades will now be asymmetrical as opposed to the previous NW 57th façade which was more symmetrically defined by bookends.

[Please refer to Diagram 1.b]

1.c



Proposed Design - North Elevation



Proposed Design - West Elevation

- c. The Board suggested that material choice and application can help unify the two facades. (CS3-A, DC2-A)

Response:

Both facades will be similarly composed of a two-story base with “cocoa” ceramic panel and intermediate bronze color metal panel spandrel to emphasize the double-stack bay. The middle portion of the building, levels 3-6, will be the same panel color/material with a double stacked window system to emphasize verticality. Level 7, which is recessed from the overall mass of the building along both facades, will be clad in a lighter color cement fiber board with darker metal panel infill color to match the intermediate floor spandrels below. **[Please refer to Diagram 1.c and see Section 7 for full details]**

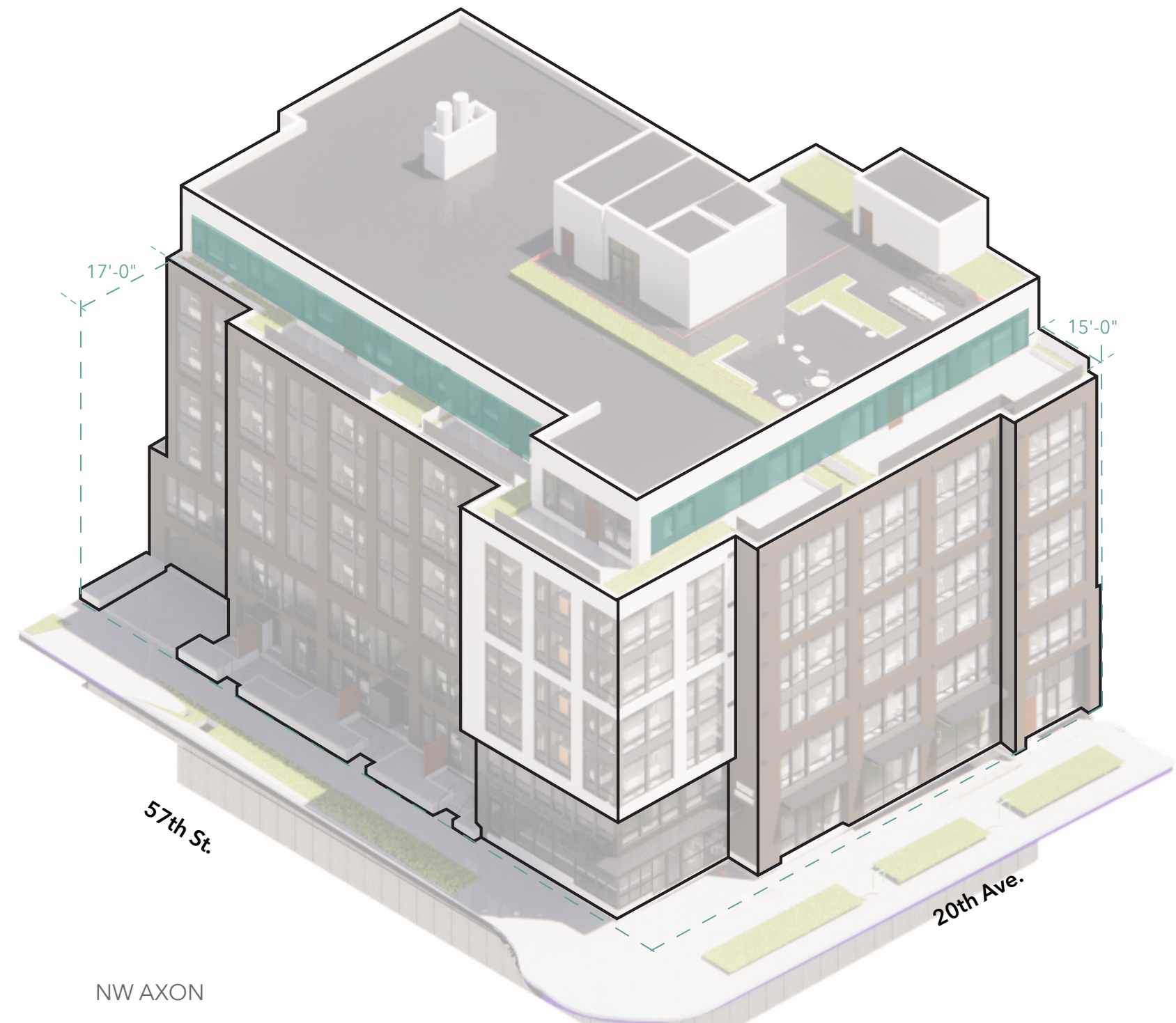
- d. The Board supported the full-façade setback along NW 57th Street, which responds to the existing context. The Board discussed the alternative massing options and noted that the upper level setbacks present in the other two options provide a sense of relief that is missing from the preferred option. Ultimately the Board preferred the full-façade setback in the preferred option, but the applicant is encouraged to consider how actual or perceived relief at the upper levels can contribute to a more successful design. (CS2-5-a, CS3-A)

Response: The upper level setback been pushed back to 17’ along NW 57th which is 2’ additional feet past the required 15’ setback. The upper level has been pushed back from the main building mass along 20th Ave. by 15’. **[Please refer to Diagram 1.d]**

- e. The Board supported the proposed east side setback which relates well to the adjacent building to the east. (CS3-A)

Response: Noted.

1.d



2.a & 2.b

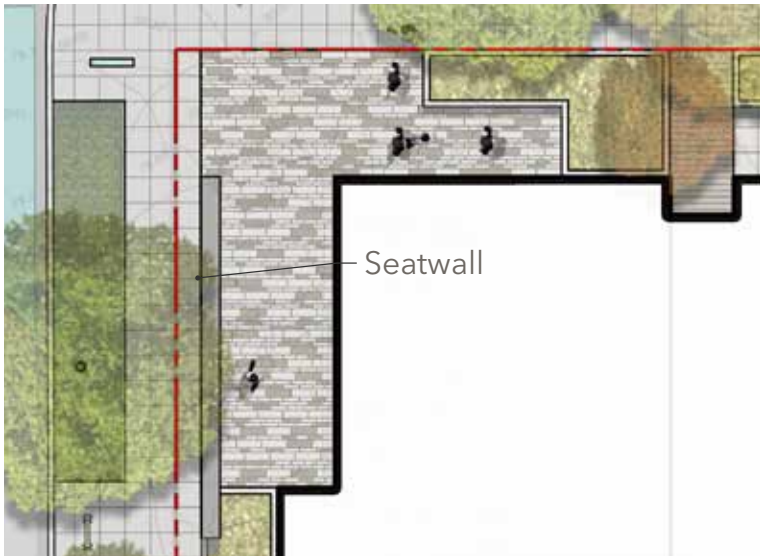


Preferred Ground Retail - EDG

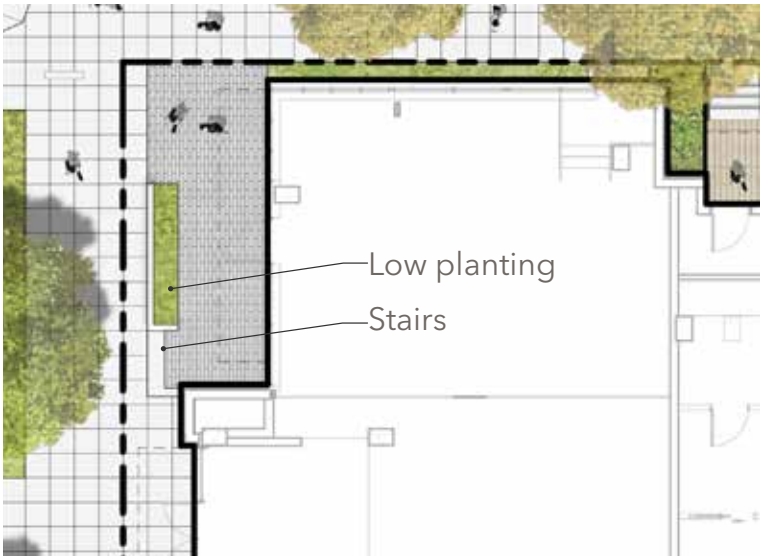


Proposed Retail - DRB

2.c



Seatwall along 20th Ave. - EDG



Proposed Design - DRB

RESPONSE TO EARLY DESIGN GUIDANCE

2. Street Level Experience:

- a. The Board was particularly concerned about the location and viability of the proposed retail space. The Board stated that the retail space feels “shoehorned” and is not consistent with the site’s zoning designation (NC3P-75) and location within an urban village, which both place greater emphasis on street-level activation and engagement. The retail space is further compromised by the proposed location of an egress stair within the space. (PL3-C, PL3-4)

Response: The applicant is proposing approximately 800 SF of space dedicated for potential retail for the project, more than double the previous submittal. The space is now located at the corner of 20th and 57th and is the most likely place for retail to succeed when considering lack of any adjacent retail synergy currently this far north of the retail core on Market street.

- b. The Board stated that the corner seemed to be the most logical and appropriate location for the retail space. The eroded mass and proposed seat wall provide a prime opportunity for street activation that a residential lobby is unlikely to achieve. (PL1-2-b, PL3-C, PL3-1-b)

Response: Retail has been moved to corner location. The edge of the fully glazed transparent storefront has been pulled approximately 11’ inboard from the property line along 20th adjacent to the corner. Providing this will allow more open space for ancillary activities and active uses, a better transition from public to semi-private space and a softer street wall. The residential lobby entry will be moved away from the corner to a more central location along 20th.

- c. The Board discussed the corner residential entry which they identified as a more appropriate location for retail uses. The Board was also concerned about the relationship between the residential entry and the proposed seat wall along 20th Avenue NW, which functions as a barrier, limiting the entry’s ability to make a strong connection to the street. (CS2-B-2, PL3-A-4)

Response: The seat wall has been replaced with a low planting wall and a set of stairs which will make up the grade difference on the sidewalk which will add more porosity to the open

space and provide a better connection to the street. Low plantings will be installed for greater visual connectivity and movable furniture could be utilized within this flexible open space.

- d. The Board stated that the “eddies” concept described in the packet has not been fully realized and would benefit from creating more usable outdoor areas available for public life. (PL1-A-2, PL3-C)

Response: With the second entry point and lower planting areas on 20th, we can maximize our visual site lines around the corner and reduce physical barriers which will help create a synergy between the retail entry space and generous pedestrian space at the intersection. This added porosity will lead to more informal gathering spaces and ancillary activities, especially with movable seating options to be provided.

- e. The Board discussed the proposed “co-work” office space, which they saw as having the potential for a positive relationship with the retail space while also raising concerns about street activation and engagement. The Board was concerned in particular about this amenity being too inward looking and reading from the outside as an extension of the residential lobby. The Board directed the applicant to continue developing this feature so that it creates more engagement with the public realm and to provide more detail regarding programming and operations in the Recommendation packet. (PL3-C)

Response: The office/cowork office space will be along the 20th Ave, street wall façade and fully glazed to the adjacent sidewalk. It will be accessed by the public through the residential lobby for security reasons as this space will be owned, operated and maintained by building owner. The space will provide full coworking facilities for the building residents and public.

- f. The Board noted that a street-facing office is proposed at ground level on Options I and II, which they presumed to be a leasing office for the building. The Board supported the applicant’s preferred scheme which does not show any office use but questioned where the leasing office would go. The Board did not support locating the leasing office along street frontages as this would exacerbate the proposal’s existing issues with street activation and engagement. (PL3-C)

Response: The leasing office will be located inboard away from exterior and is not part of the office co-working office space. (please see composite plan 2.e below)

3. Local History and Culture:

- a. The Board acknowledged that the mosaic tile inlay in the right-of-way is under the jurisdiction of the Seattle Department of Transportation, but supported and encouraged efforts to preserve and protect this feature. (CS3-B-2)

Response: Noted

2.d



2.e














SW Aerial





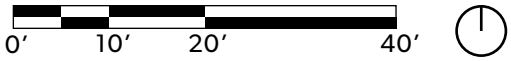


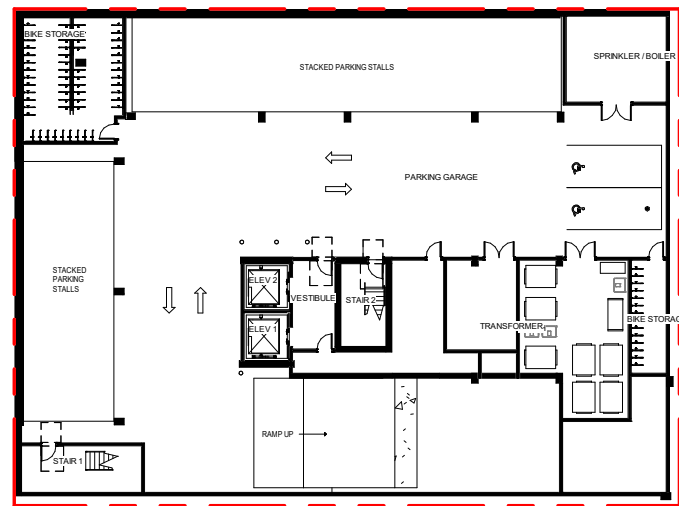
COMPOSITE SITE PLAN

-  Pedestrian Entry
-  Unit Entry
-  Vehicular Entry



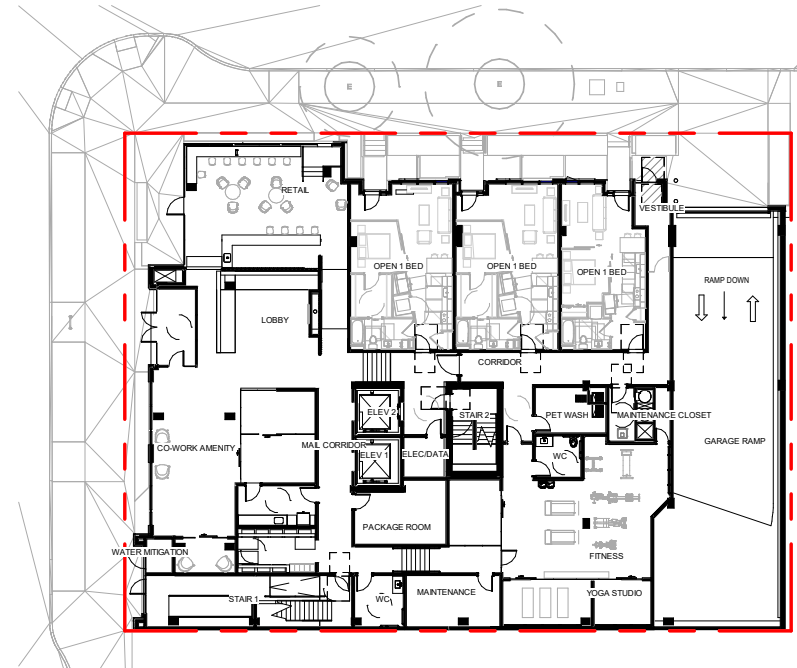
COMPOSITE SITE PLAN
SCALE: 1" = 20'





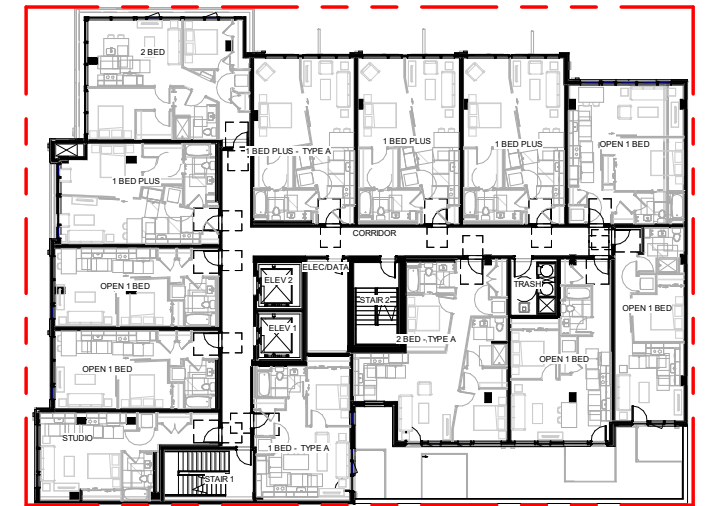
LEVEL P1

SCALE: 1" = 40'



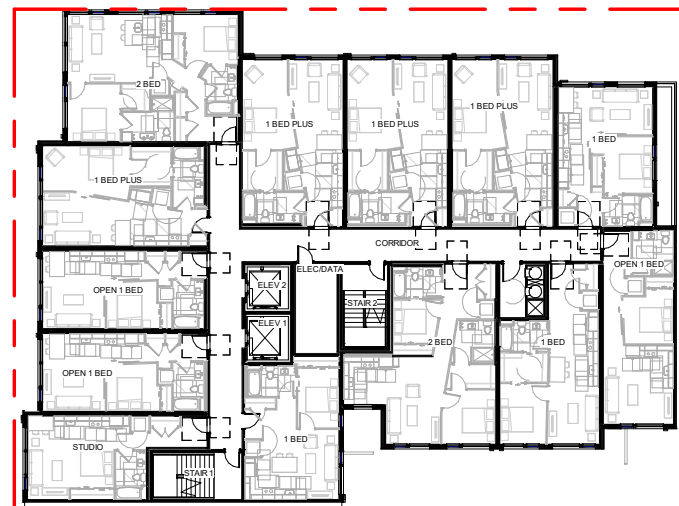
LEVEL 1

SCALE: 1" = 40'



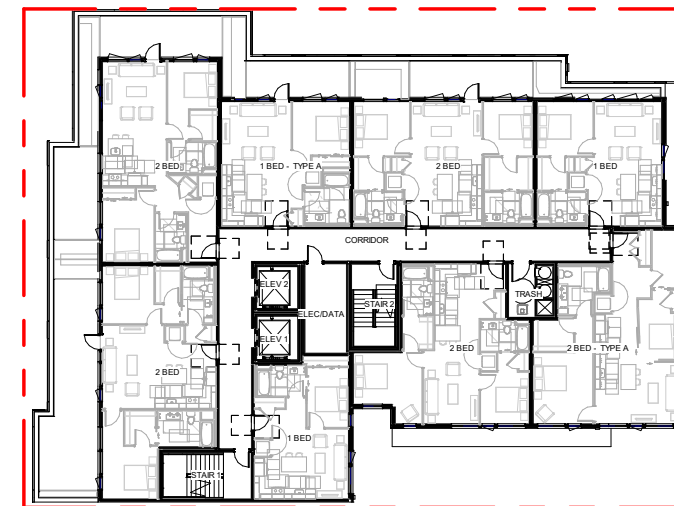
LEVEL 2

SCALE: 1" = 40'



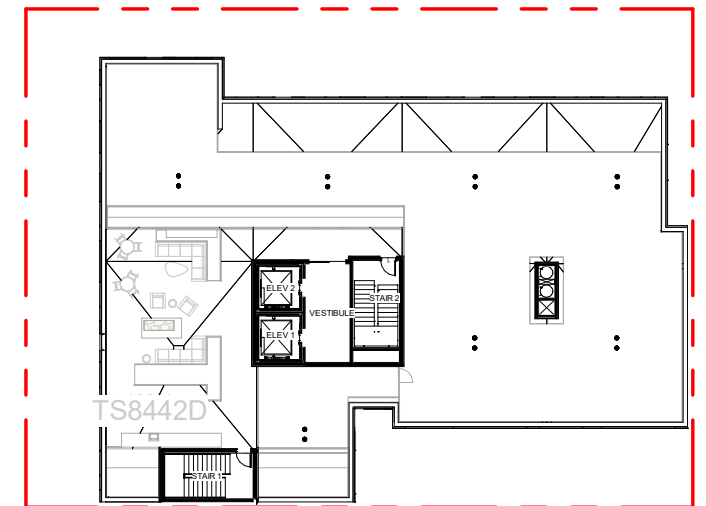
LEVEL 3-6

SCALE: 1" = 40'



LEVEL 7

SCALE: 1" = 40'



ROOF

SCALE: 1" = 40'



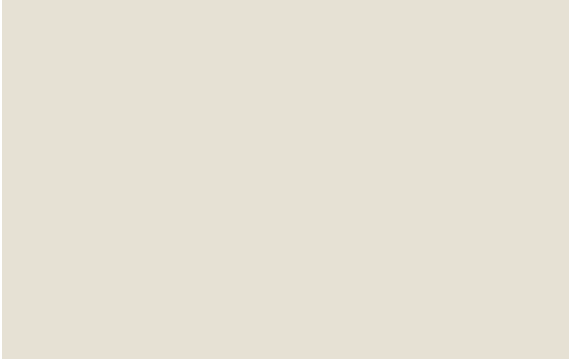
Fiber Cement Panels



FC-01
Ceraclad - Zen Garden - Cocoa



FC-02
Ceraclad - Silky Smooth - Pearl



FC-03
Hardie Board - Painted to match "Pearl"

Glass



GL-01
RailPro - Glass Guardrail

Metal



MT-01
Citadel - Prefinished Statutory Bronze - 24ga Thickness

Examples



Examples






0' 10' 20' 40'

NORTH ELEVATION

SCALE: 1" = 20'





0' 10' 20' 40'

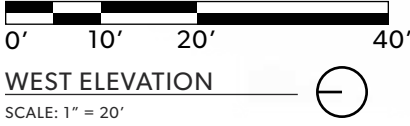
SOUTHELEVATION

SCALE: 1" = 20'

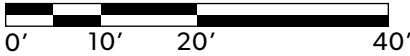
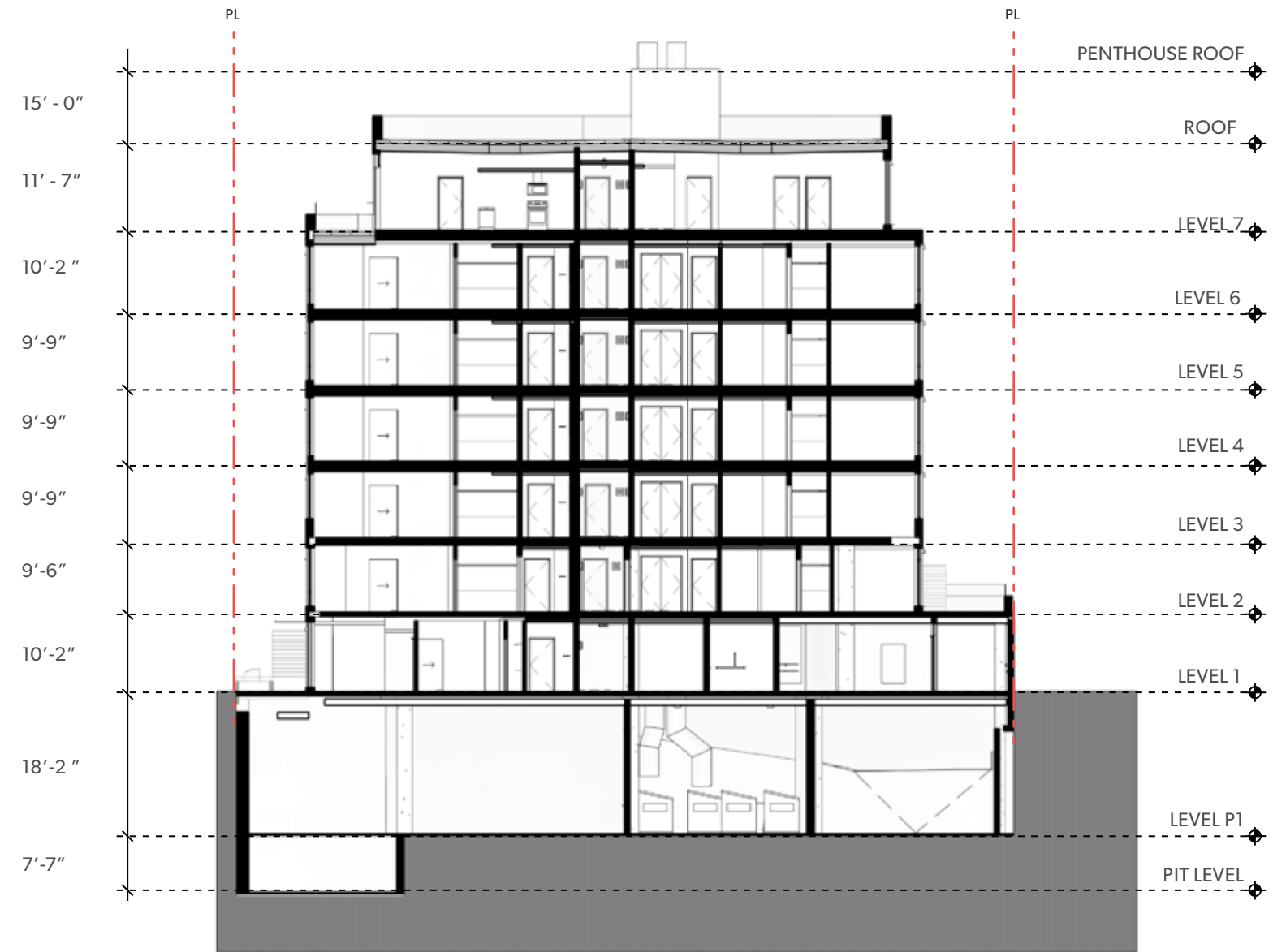
FC-03

MTL-01

GL-01

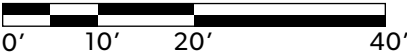
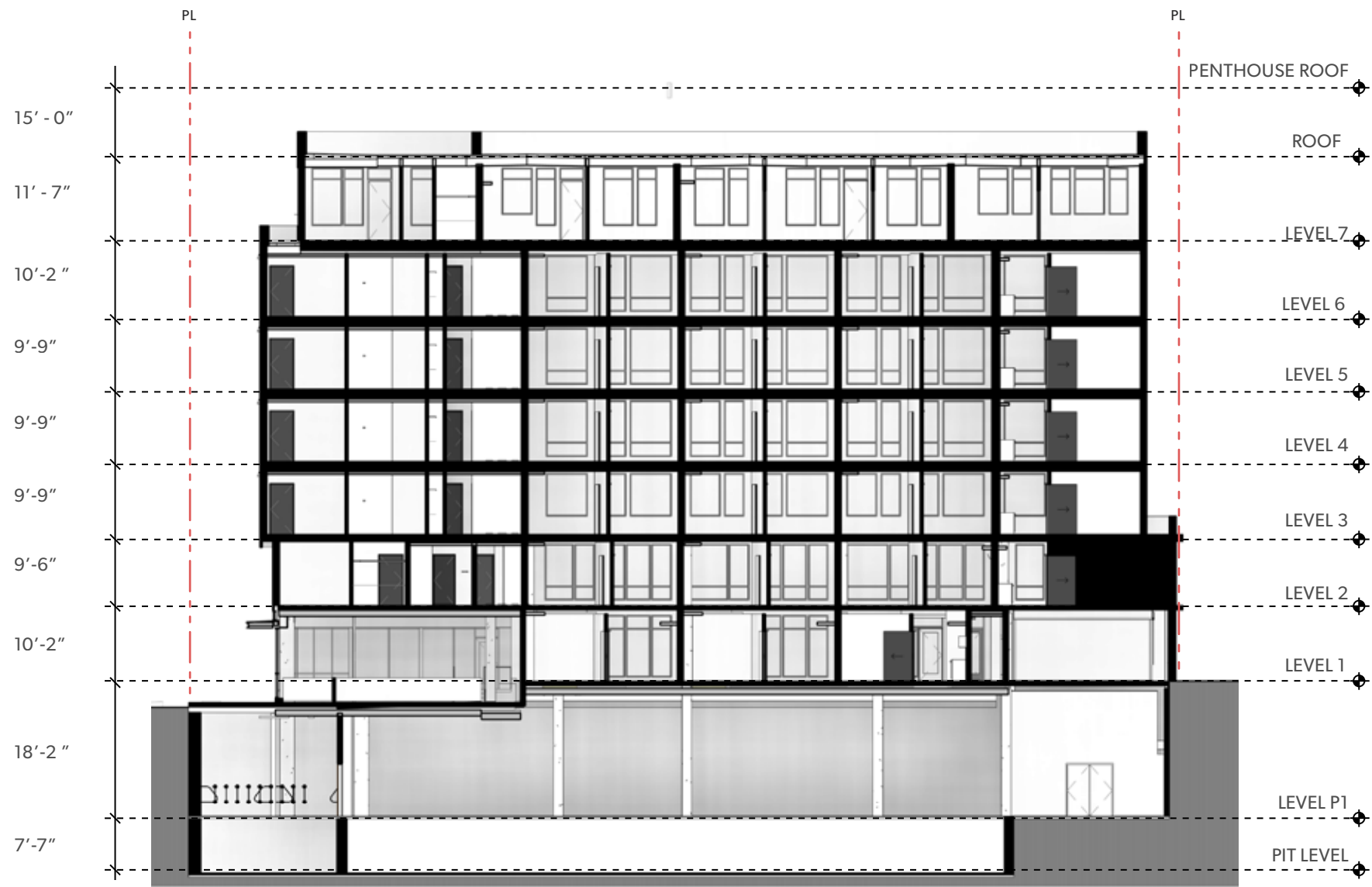






NORTH/SOUTH SECTION

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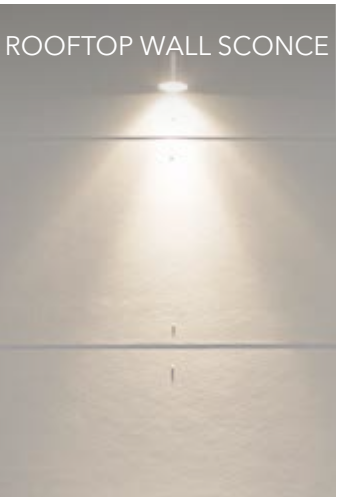


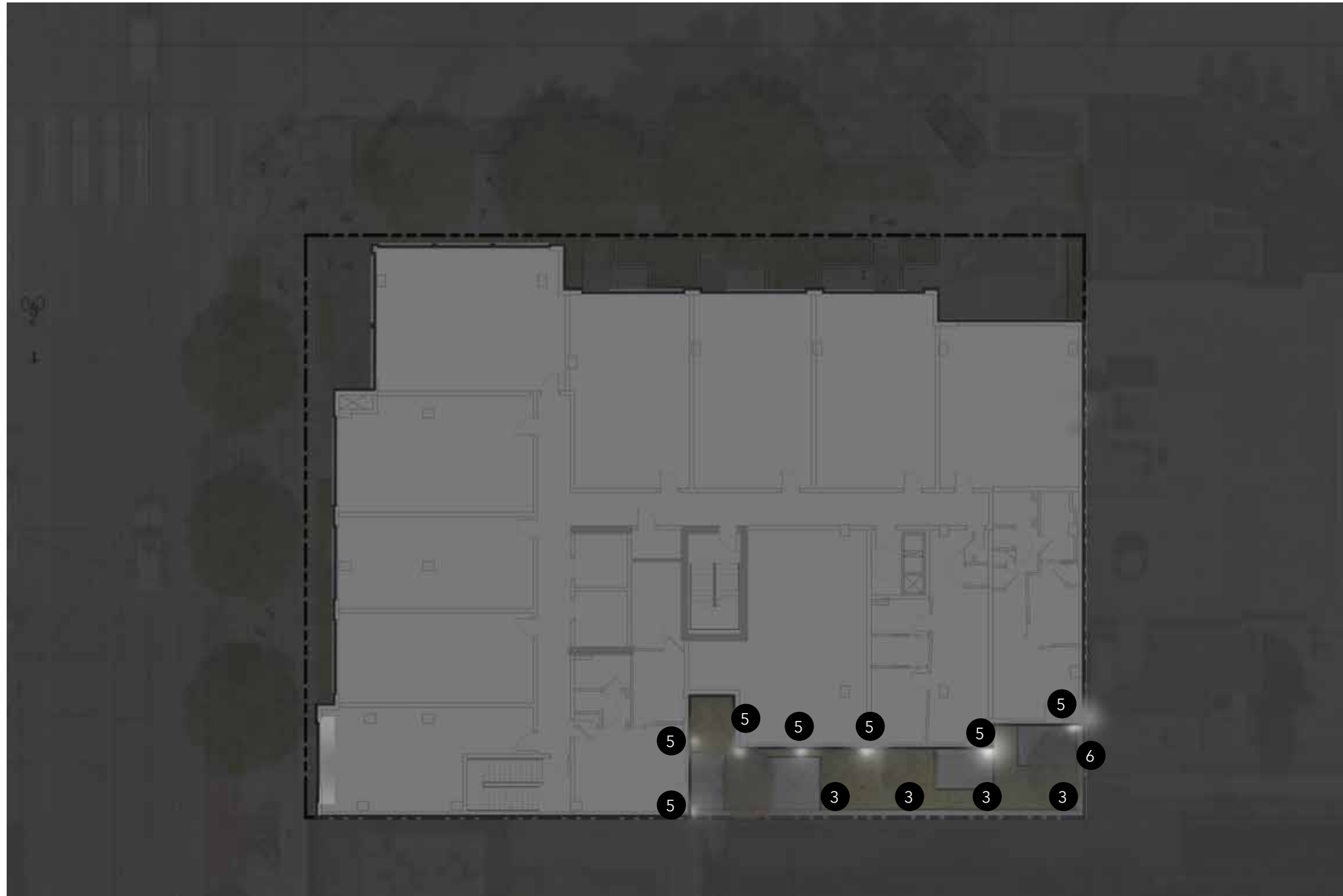
EAST/WEST SECTION
SCALE: 1" = 20'



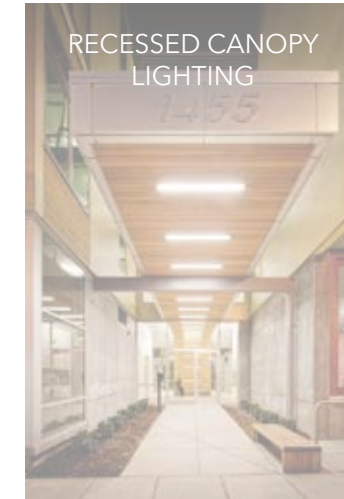
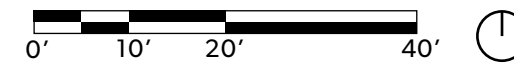


LEVEL 1
SCALE: 1" = 20'

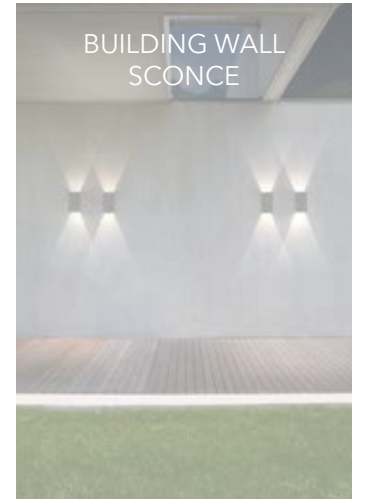




LEVEL 2
SCALE: 1" = 20'



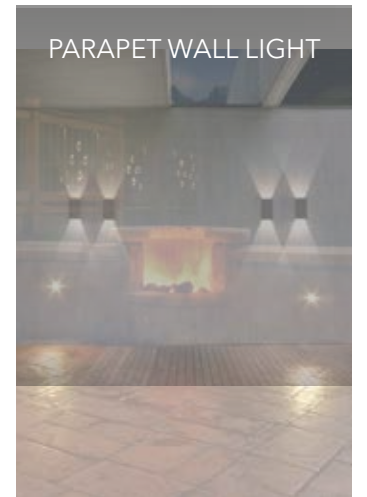
RECESSED CANOPY
LIGHTING



BUILDING WALL
SCONCE



LANDSCAPE LIGHTING



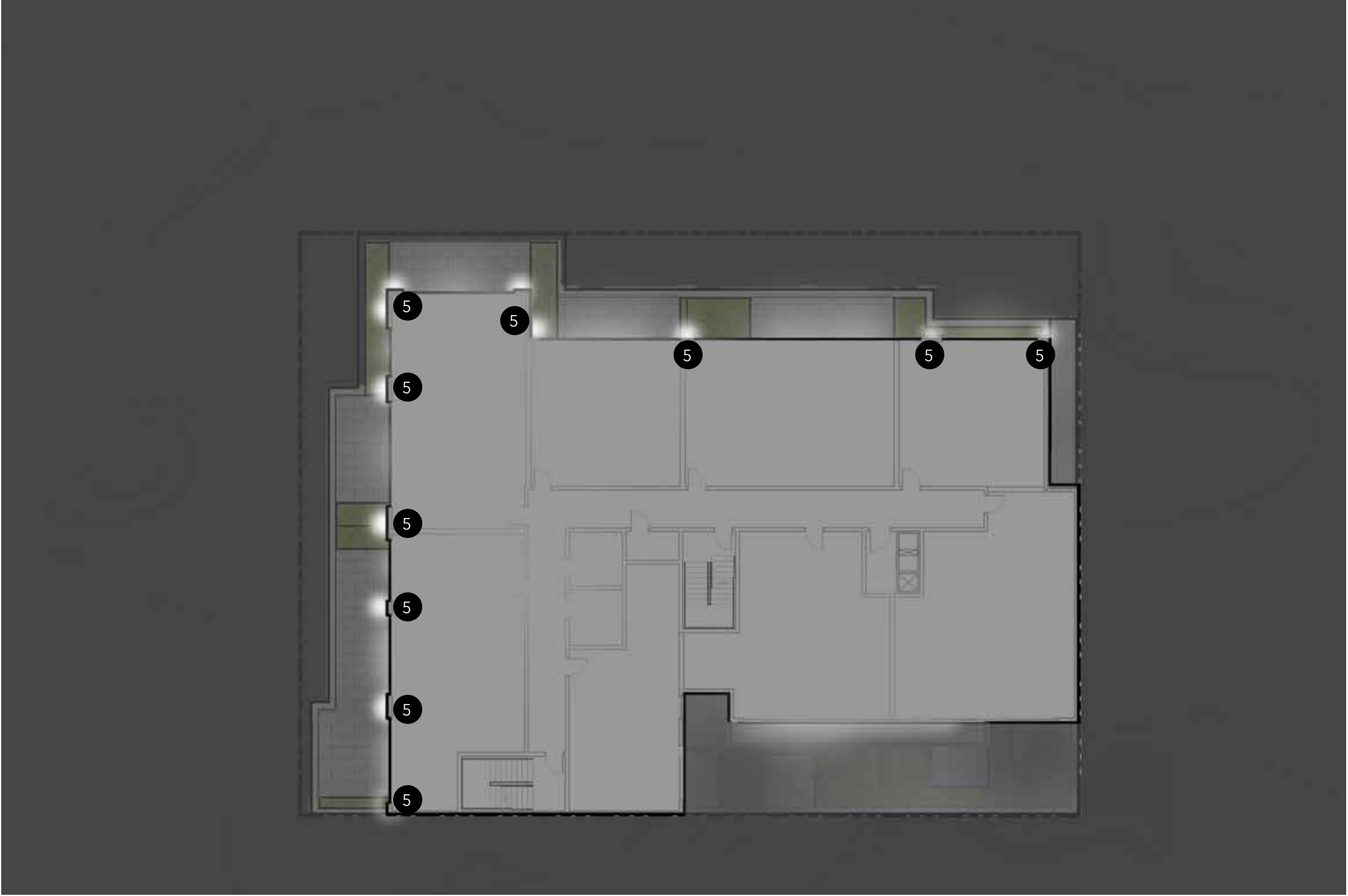
PARAPET WALL LIGHT



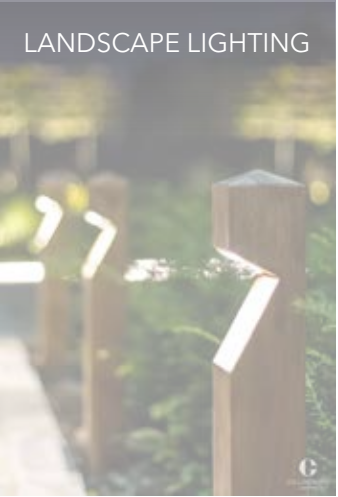
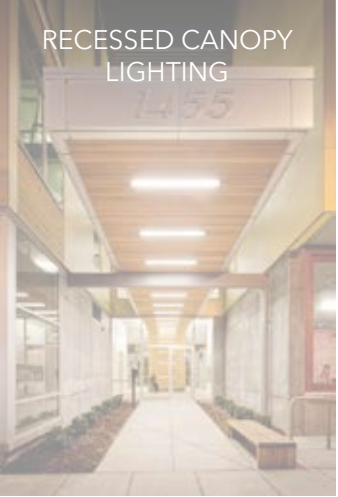
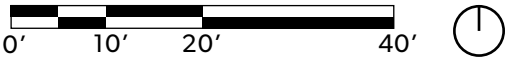
ROOFTOP WALL SCONCE



LANDSCAPE LIGHTING



LEVEL 7
SCALE: 1" = 20'





PEDESTRIAN ORIENTED STREETScape



INTIMATE PRIVATE TERRACES AT STREET LEVEL

STREET LEVEL CHARACTER

The overall goal of the street level landscape design is to ensure that the character fits into the context of the Ballard neighborhood.

The form along 20th Avenue NE lends itself to be retail oriented. Wider sidewalks allow pedestrian flow, and conform to the retail edge created by recent developments. The retail plaza at the corner provides opportunities for street level interaction among pedestrians.

The building steps back along NW 57th Street, creating private entries for residents, and highlighting natural systems such as bio retention for storm water management. This stepped-back design compliments the tree-lined residential neighborhood character along NE 57th Street.



AT GRADE SITE WALL SEATING



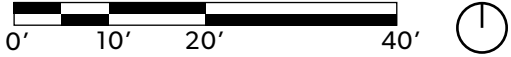
BIKE AMENITY SPACES



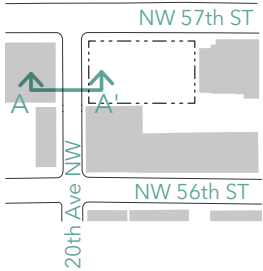
MIX OF ON GRADE MATERIALS



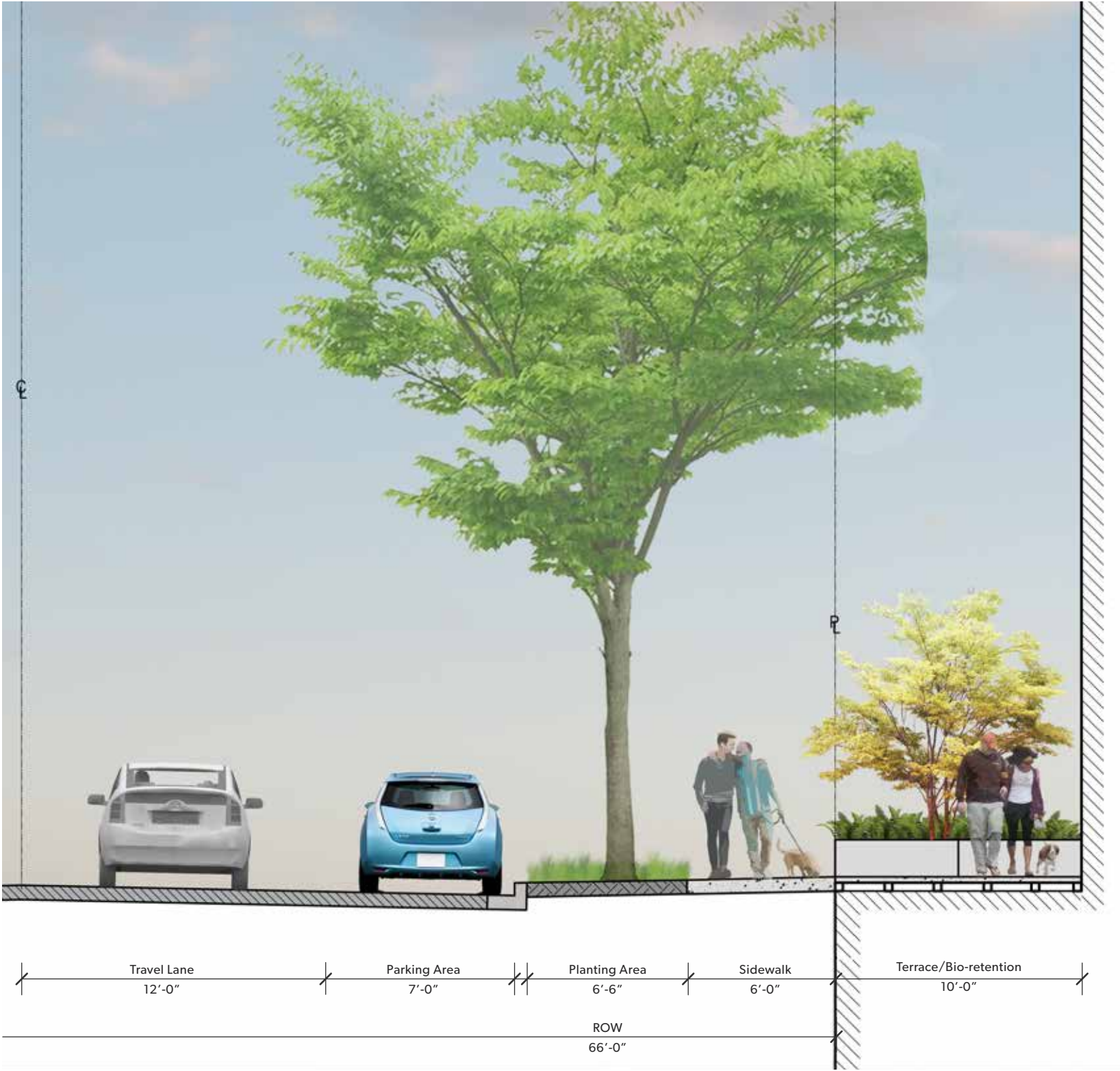
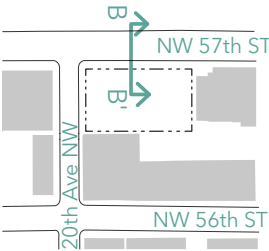
LEVEL 1 - LANDSCAPE PLAN
SCALE: 1" = 20'



20TH AVENUE NW SECTION LOOKING NORTH



NW 57TH STREET LOOKING EAST



LEVEL 2



Private Terraces

LEVEL 7



Raised Metal Planters

ROOF LEVEL



Firepit Lounge with Views

UPPER LEVEL CHARACTER

Level 2 - Private Terraces
This unique and secluded area abuts the open space of the Vic Apartments, and provides private terraces away from the main streets. Plantings and wood screens enhance the respite from city life. The skylight allows natural light to penetrate into the central part of the building.

Level 7 - Private Terraces
The private terraces fronting NW 57th Street and 20th Avenue NE add additional plantings and provide privacy screening between each terrace. The open plan of the terraces gives tenants the flexibility to create their own outdoor spaces.

Roof Level - Amenity Space
The roof level features a multi-use outdoor space that caters to small or medium gatherings. The built-in kitchen meets all outdoor meal-prep needs, including a sink and built-in trash, recycle, and compost receptacles. The firepit lounge area provides a cozy place to enjoy views of the Olympics, and take in the sounds of the Ballard Neighborhood.



Privacy Screen with Wood Slats



Vegetated Walls



Built-in Kitchen



Skylight



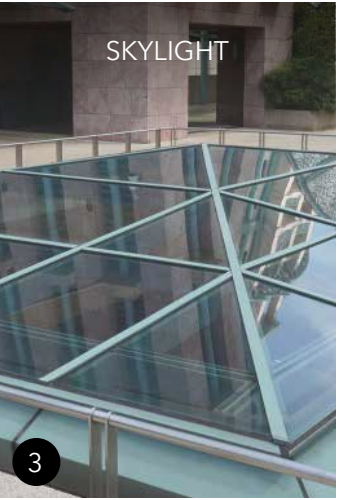
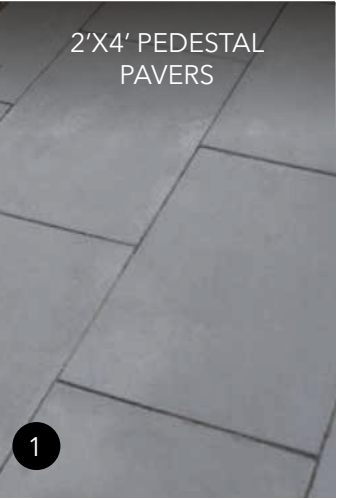
Plantings are Simple and Shade Tolerant

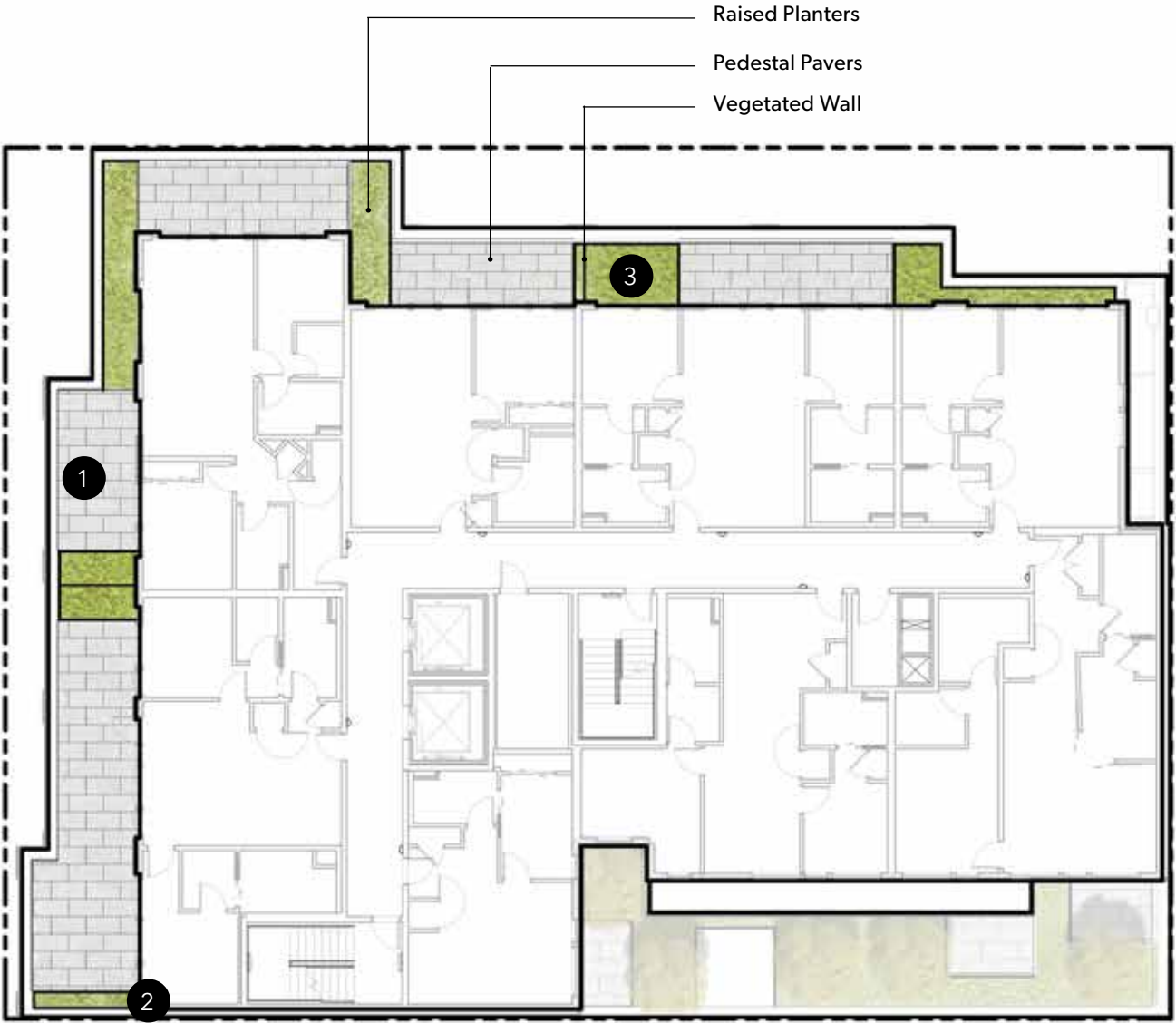


Moveable Furniture

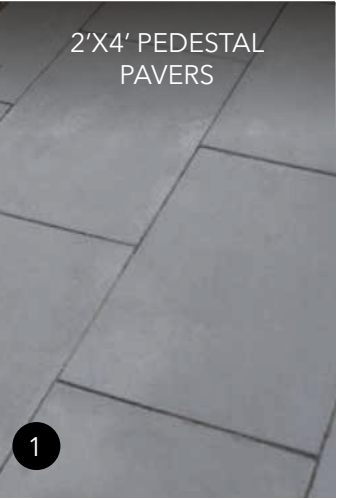


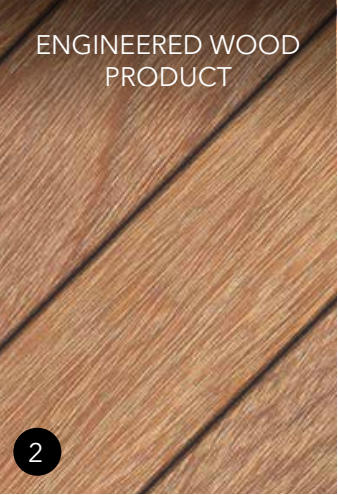
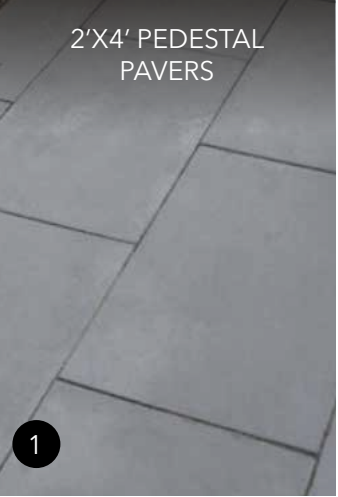
LEVEL 2 - LANDSCAPE PLAN
SCALE: 1" = 20'

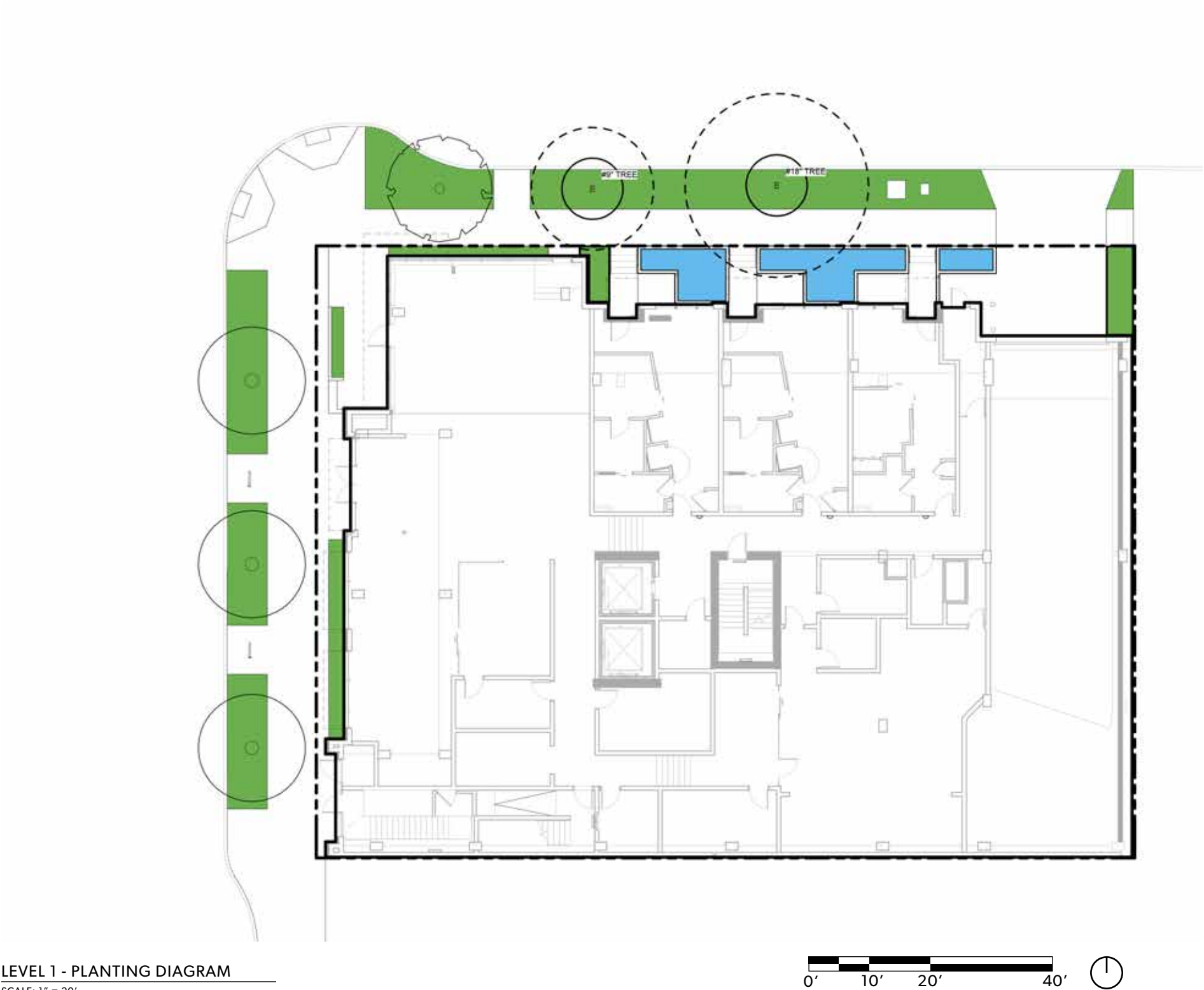




LEVEL 7 - LANDSCAPE PLAN
SCALE: 1" = 20'







LEVEL 1 - PLANTING DIAGRAM
SCALE: 1" = 20'

PLANTING LEGEND

- Street Level Planting
- Bio retention Planting

TREE LEGEND

- Frontier Elm
- Littleleaf Linden
- Existing Littleleaf Linden

LEVEL 1 PLANT PALETTE

TREES



■ Frontier Elm



■ Littleleaf Linden

SHRUBS



■ Dreamland Rhododendron



■ Low Oregon Grape

GRASS, FERNS, PERENNIALS



■ Oak Leaf Acanthus



■ Autumn Moor Grass



■ Tassel Fern

GROUNDCOVERS



■ Barrenwort

BIO RETENTION



■ Slough Sedge



■ Swordleaf Rush



■ Autumn Fern



■ Redbud Hazel



■ Wallich's Wood Fern



■ Soft Caress Oregon Grape



■ Ivory Prince Christmas Rose



■ Golden Variegated Sweetflag



■ Bowles' Golden Sedge



PLANTING LEGEND

Upper Level Planting

TREE LEGEND

Vine Maple

LEVEL 2 - PLANTING DIAGRAM
SCALE: 1" = 20'

PLANTING LEGEND

Upper Level Planting



LEVEL 7 - PLANTING DIAGRAM

SCALE: 1" = 20'



LEVEL 2 & LEVEL 7 PLANT PALETTE

TREES



Vine Maple

SHRUBS



Dreamland Rhododendron

GRASS, FERNS, PERENNIALS



Oak Leaf Acanthus



Purple Moor Grass



Autumn Fern

GROUNDCOVERS



Creeping Jenny

VEGETATED WALL



Evergreen Clematis



Wheeler's Dwarf Japanese Pittosporum



Bowles' Golden Sedge



Wallich's Wood Fern



Barrenwort



Redbud Hazel



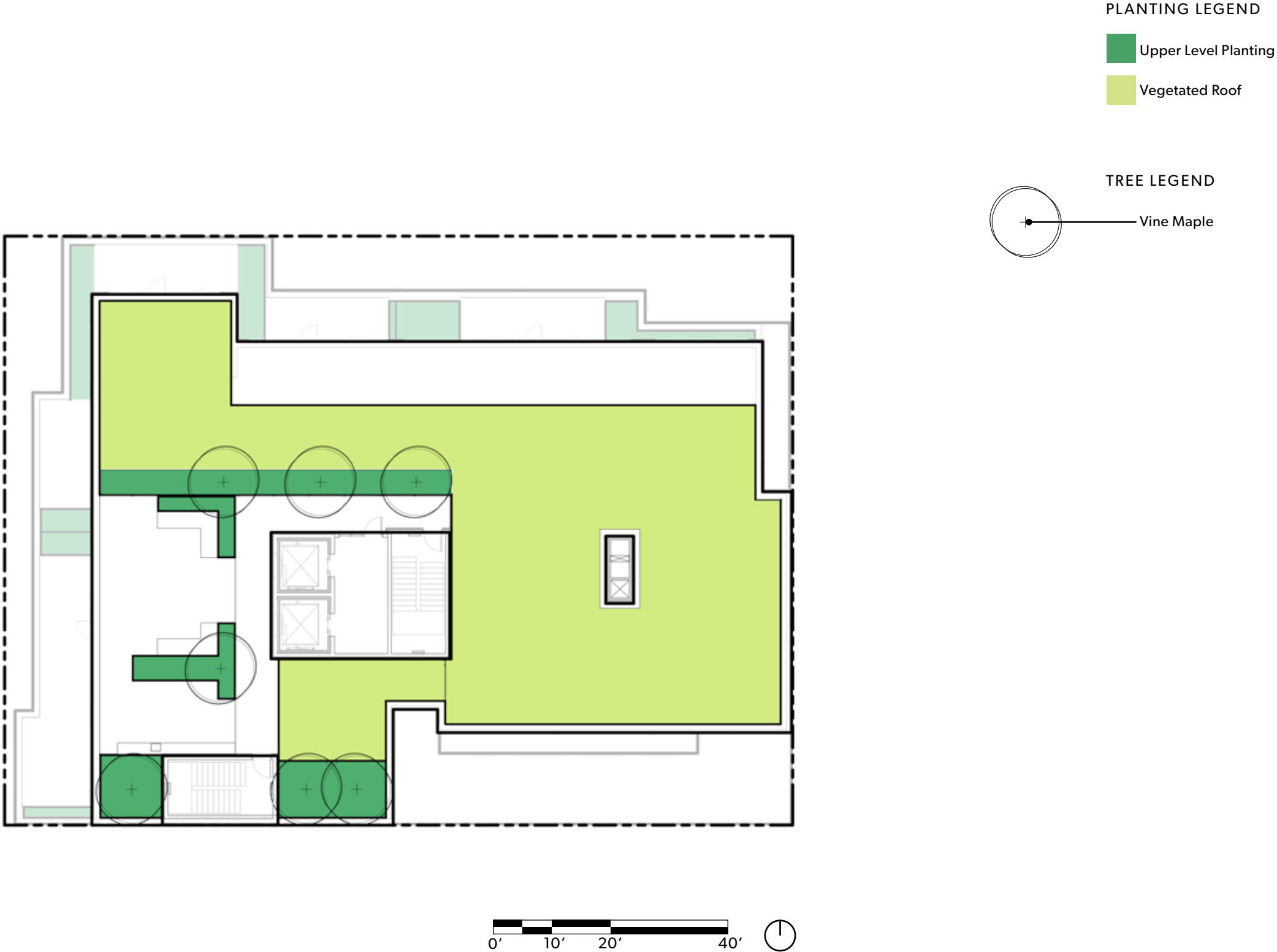
Western Sword Fern



Tassel Fern



Golden Variegated Sweetflag



ROOF LEVEL - PLANTING DIAGRAM
SCALE: 1" = 20'

ROOF LEVEL PLANT PALETTE

TREES



Vine Maple

GRASS, FERNS, PERENNIALS



Wheeler's Dwarf Pittosporum

GROUNDCOVERS



Creeping Jenny

VEGETATED ROOF



Sedum Tile Standard Mix



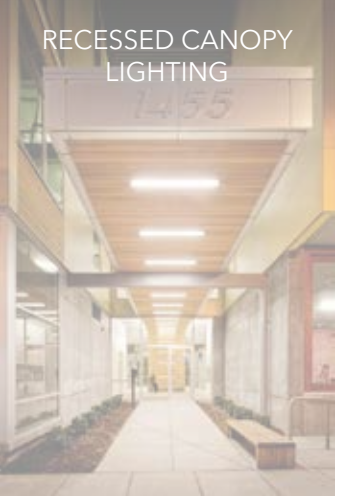
Purple Coneflower



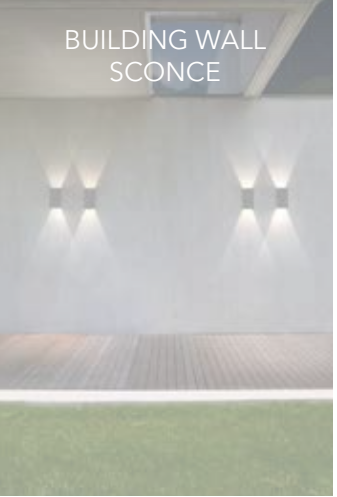
Autumn Moor Grass



ROOF LEVEL
SCALE: 1" = 20'



RECESSED CANOPY LIGHTING



BUILDING WALL SCONCE



LANDSCAPE LIGHTING



PARAPET WALL LIGHT



ROOFTOP WALL SCONCE



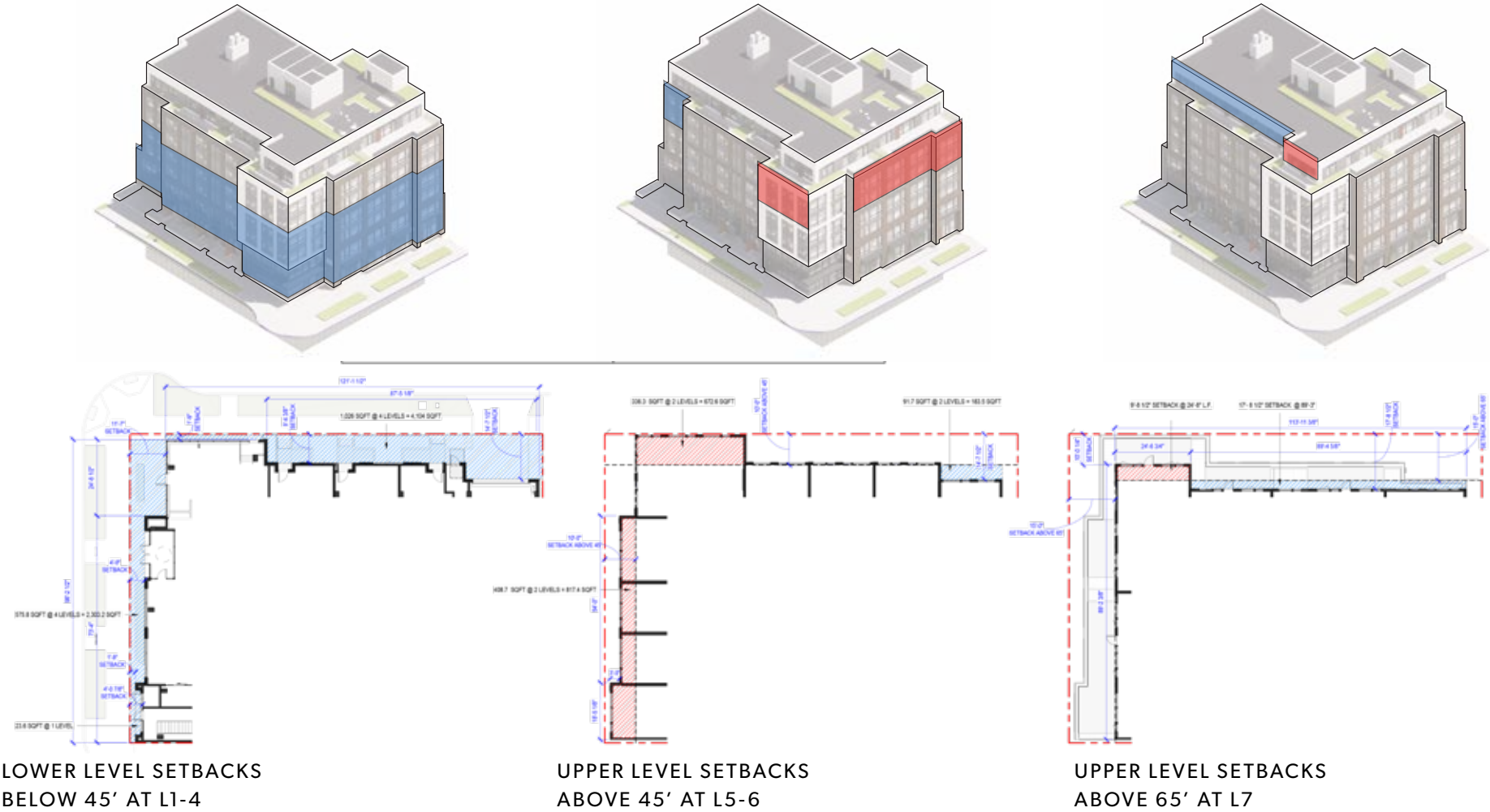
LANDSCAPE LIGHTING

DEPARTURE #1

23.47A.009.F.4.b.1

CODE REQUIREMENT

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 are required for portions of a structure above a height of 45’.



LOWER LEVEL SETBACKS
BELOW 45’ AT L1-4

UPPER LEVEL SETBACKS
ABOVE 45’ AT L5-6

UPPER LEVEL SETBACKS
ABOVE 65’ AT L7

- AREA OUTSIDE OF SETBACK REQUIREMENTS
- AREA INSIDE OF SETBACK REQUIREMENTS

20TH STREET SETBACKS AT LOWER LEVEL & ABOVE 45’ UPPER LEVEL SETBACK

TOTAL AREAS OUTSIDE MINUS AREAS INSIDE AVG SETBACK REQUIREMENTS:	
L1-L4 LOWER LEVELS (SETBACK AT PROPERTY LINE) :	2,303.2 SQFT
L5-L6 UPPER LEVELS ABOVE 45’ (10’ AVG SETBACK) :	-817.4 SQFT
SQFT OUTSIDE SETBACK	1,485.8 TOTAL

57TH STREET SETBACKS AT LOWER LEVEL & ABOVE 45’ UPPER LEVEL SETBACK

TOTAL AREAS OUTSIDE MINUS AREAS INSIDE AVG SETBACK REQUIREMENTS:

L1-L4 LOWER LEVELS (SETBACK AT PROPERTY LINE) :	4,104 SQFT
L5-L6 UPPER LEVELS ABOVE 45’ (10’ AVG SETBACK) :	183.5 SQFT - 672.6 SQFT=-487SQFT
SQFT OUTSIDE SETBACK	3,614.9TOTAL

57TH STREET SETBACKS AT LOWER LEVEL & ABOVE 65’ UPPER LEVEL SETBACK

TOTAL AREAS OUTSIDE MINUS AREAS INSIDE AVG SETBACK REQUIREMENTS:

L.F. OUTSIDE AVG 15’ SETBACK:	89’-4 5/8”
L.F. INSIDE AVE 15’ SETBACK:	24’-6 3/4”

PROPOSED AVG SETBACK: (17’-8 1/2” X 89’ 4 5/8”) + (9’-8 1/4” X 24’-8”) / 113’ - 11 3/8”

DEPARTURE REQUEST

The applicant is requesting to depart the upper level setback for a portion above 45’ along 20th Ave. NW and the corner at NW 57th street.

RATIONALE

Along 20th Ave NW the existing building presents a blank party wall to 65’ in height along our south property line. In order to better relate to the existing context and mitigate the presence of the blank wall the proposed building will set back 2’ from the property line. (The 2’ setback is mandated by SDOT for sidewalk widening).

Toward the corner at 57th, the new building will step back in plan an additional 3’ to mitigate the canyon effect along 20th. The building will step back an additional 10’ to create more usable open space at the corner of 20th and 57th. By stepping the building in plan vs. section the applicant is better able to create useable space along the base of the building, especially at the retail corner on 20th.

On 57th at the corner, the corner element will be pushed to the property line to create a strong element that reinforces the design concept. Stepping the corner element at 45’ would weaken the form and massing of the design concept.

Along 57th, the façade steps back 10’ to create the residential entry stoops and steps back almost 5 additional feet to recess the garage entry and create more light and air for the neighboring building.

As one is passing by the building along 57th, the tall wall canyon effect is minimized by the strategically designed lower and upper building setbacks that help to convey the feeling of more openness for the residents of this building, and the adjacent buildings both next door and across the street. This would be at the street level and the upper unit levels.

The strategically placed setbacks also affect the streetscape by allowing additional natural light to permeate to the pedestrian level and additionally, create the sense of visual openness to the sky and help facilitate air movement throughout.

The applicant’s proposed massing provides a superior more contextual solution and provides an overall voluntary setback area of 2574 SF on 20th Ave. NW (while pushing into the setback 872 SF) On 57th NW street the applicant has voluntarily setback 4646 SF (while pushing into the setback 806 SF)

The Board indicated preliminary support for the requested departure as the resulting form responds to existing conditions and will screen the blank wall condition currently present on the adjacent property to the south.

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 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.

DEPARTURE #2A

23.47A.005.C.1.a & 23.41.012.B.34

CODE REQUIREMENT

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

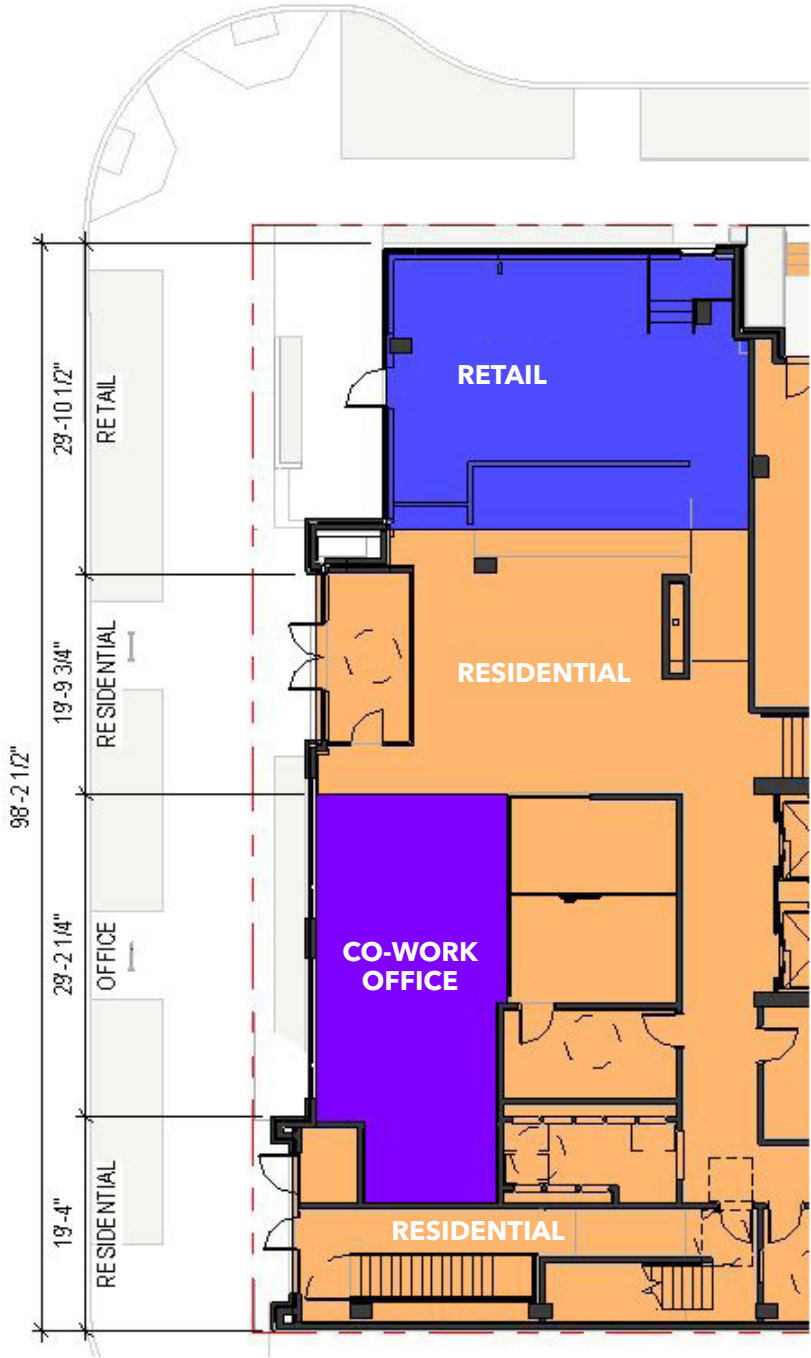
In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations: a. In a pedestrian-designated zone, facing a designated principal pedestrian street;

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 façade.

DEPARTURE 2A: RESIDENTIAL USES AT STREET LEVEL

TOTAL LENGTH:	98'-2 1/2"
20% MAXIMUM ALLOWABLE RESIDENTIAL:	19'-7"
PROPOSED RESIDENTIAL LENGTH:	39'-1 3/4" (40%)



DEPARTURE REQUEST

The applicant is requesting to depart the no more than 20% of the street-level, street-facing facade be residential use. Proposed percentage of residential use will be 40%.

RATIONALE

Our site is in a transition zone between the Ballard Retail Core and a residential friendly neighborhood. The area is not conducive for extensive retail.

The corner of the ground floor has been given over to retail, where it has the best chance of succeeding. It is the most visible part of the project and will provide the most superior location with full floor to floor glazing, and a generous front porch as this façade is pulled 10’ away from the sidewalk.

Residential use along 20th Ave. NW accounts for 40% of the proposed facade, including the lobby. The additional residential use is comprised of a building exit and above grade electrical closet, both of which are located on 20th Ave. NW for functional purposes.

Given the expanded facade to accommodate the residential portion of the building, this serves to stretch the residential facade without being overwhelming in defining its residential intent. The overall facade design integrates both the retail and residential elements seamlessly to show a cohesive and pedestrian-oriented street-level facade to match the pedestrian street designation that it is fronting

The Board raised several concerns about the location and viability of the retail space, the lack of activation in other street level uses, and the ability to activate and engage with the public realm. The Board did not see a compelling, design-based rationale to support the departure request as currently proposed but expressed an openness that some deviation from these standards may be appropriate if the result is a design that better meets the intent of the Design Guidelines.

The Board raised several concerns about the location and viability of the retail space, the lack of activation in other street level uses, and the ability to activate and engage with the public realm. The Board did not see a compelling, design-based rationale to support the departure request as currently proposed but expressed an openness that some deviation from these standards may be appropriate if the result is a design that better meets the intent of the Design Guidelines.

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.

DEPARTURE #2B

23.47A.005.D.1.i

CODE REQUIREMENT

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;

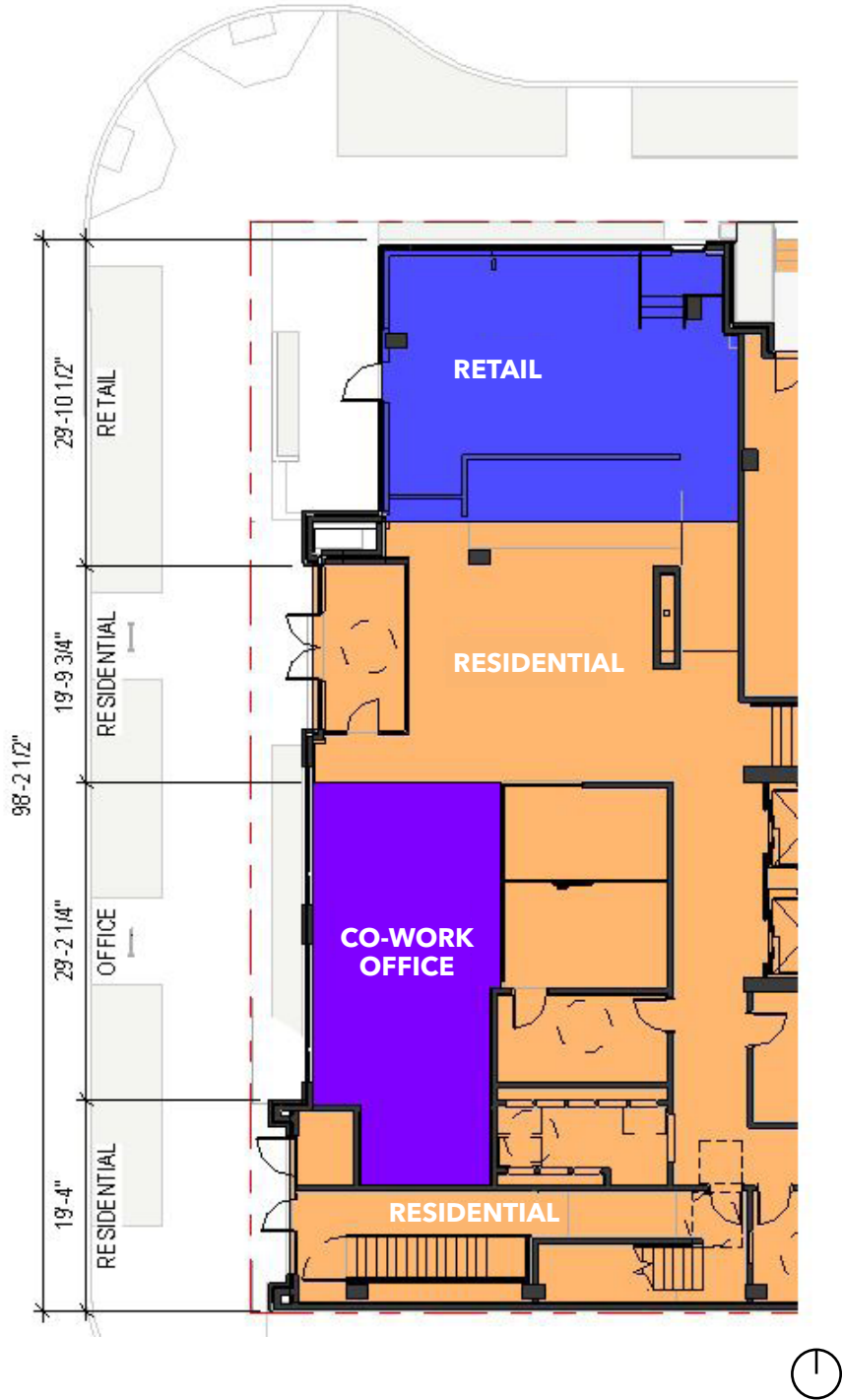
I. Retail sales

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 façade.

DEPARTURE 2B: NON-RESIDENTIAL USES AT STREET LEVEL

TOTAL LENGTH:	98'-2 1/2"
80% REQUIRED TO BE OFFICE /RETAIL:	78'-7"
PROPOSED OFFICE/RETAIL:	59'-3/4" (60%)



DEPARTURE REQUEST

The applicant is requesting to depart the requirement of 80% of the street-level, street-facing facade to be non-residential uses. Applicant is requesting 60% of the façade be non-residential use.

RATIONALE

Our site is in a transition zone between the Ballard Retail Core and a residential friendly neighborhood. The area is not conducive for extensive retail.

The corner of the ground floor has been given over to retail, where it has the best chance of succeeding. It is the most visible part of the project and will provide the most superior location with full floor to floor glazing, and a generous front porch as this façade is pulled 10’ away from the sidewalk.

Non-residential use along 20th Ave. NW accounts for 60% of the proposed facade, including a retail space and cowork office. The residential use is comprised of lobby, a building exit and an above grade electrical closet, all of which are located on 20th Ave. NW for functional purposes.

Part of the dynamic in defining the use of a space is that it be designated for activities that are flexible and can be altered for a variety of uses such as study, hangout, work, etc. The transparency of the space would be visible to passers-by and will comply with the desire to activate the space, just by the myriad of uses that it can be used.

The Board raised several concerns about the location and viability of the retail space, the lack of activation in other street level uses, and the ability to activate and engage with the public realm. The Board did not see a compelling, design-based rationale to support the departure request as currently proposed but expressed an openness that some deviation from these standards may be appropriate if the result is a design that better meets the intent of the Design Guidelines.

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 percieved 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.