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HOTEL BALLARD & OLYMPIC ATHLETIC CLUB EXPANSION

Seattle, WA

Early Design Guidance

MARCH 16, 2020

NELSENPARTNERS.COM

OLYMPIC ATHLETIC CLUB

Hotel Ballard

NELSEN PARTNERS

ARCHITECTS & PLANNERS

TABLE OF CONTENTS

PROJECT INFORMATION

SDCI INFORMATION

SDCI PROJECT NUMBER	003258-19PA 3034789-EG
MEETING TYPE	Early Design Guidance
MEETING DATE	March 16, 2020

SITE INFORMATION

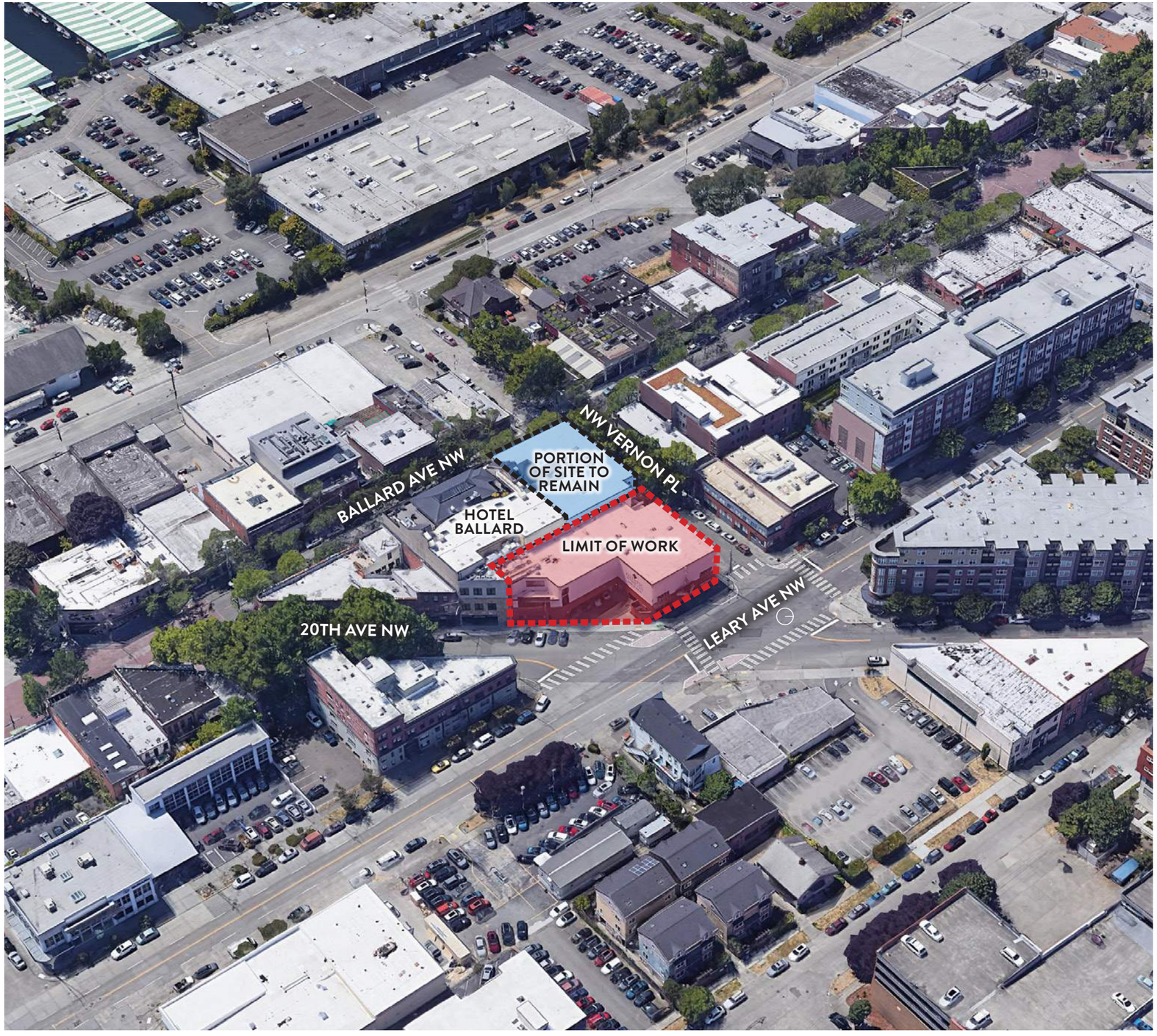
ADDRESS	5301 Leary Ave NW Seattle, WA 98107
PARCEL NUMBER	2767702960
LEGAL DESCRIPTION	GILMAN PARK ADD LOTS 17 & 18 LESS POR FOR STS POR LOT 19 LESS BEG MOST SLY PT OF SD LOT 19 TH N 36.5 FT AS MEAS ALG W MGN 20TH AVE NW TH SWLY 23.5 FT TAP ON SWLY LN SD LOT 19 AAP 29 FT 10 INCHES FRM POB TH SELY TO BEG TGW LOTS 23 & 24 LESS POR SD LOT 24 FOR STREET
ZONING	NC3-75 (M): LIMIT OF WORK NC2P-65: PORTION OF SITE TO REMAIN
SITE AREA	NC3-75 (M): 10,344 sf NC2P-65: 7,503 sf Total: 17,847 sf

APPLICANT TEAM

OWNER	James R. LLC
DEVELOPER	James Riggle
ARCHITECT	Nelsen Partners

PROPOSAL SUMMARY

PRESERVATION	Preserve existing historic building on Ballard Ave, which is a 3-story building in Historic Ballard Avenue Landmark District. (Portion of Site to Remain)
DEMOLITION	Redevelop building on Leary Ave, which was built in 1979. (Limit of Work)
NEW CONSTRUCTION	6 stories above grade and 1 story below grade
BELOW GRADE LEVEL B1	Athletic Club & Service
LEVELS 1 & 2	Athletic Club
LEVEL 3 TO 6	Hotel
GUESTROOMS	50
PARKING	0



PROJECT INFORMATION

PROPOSAL
STATEMENT

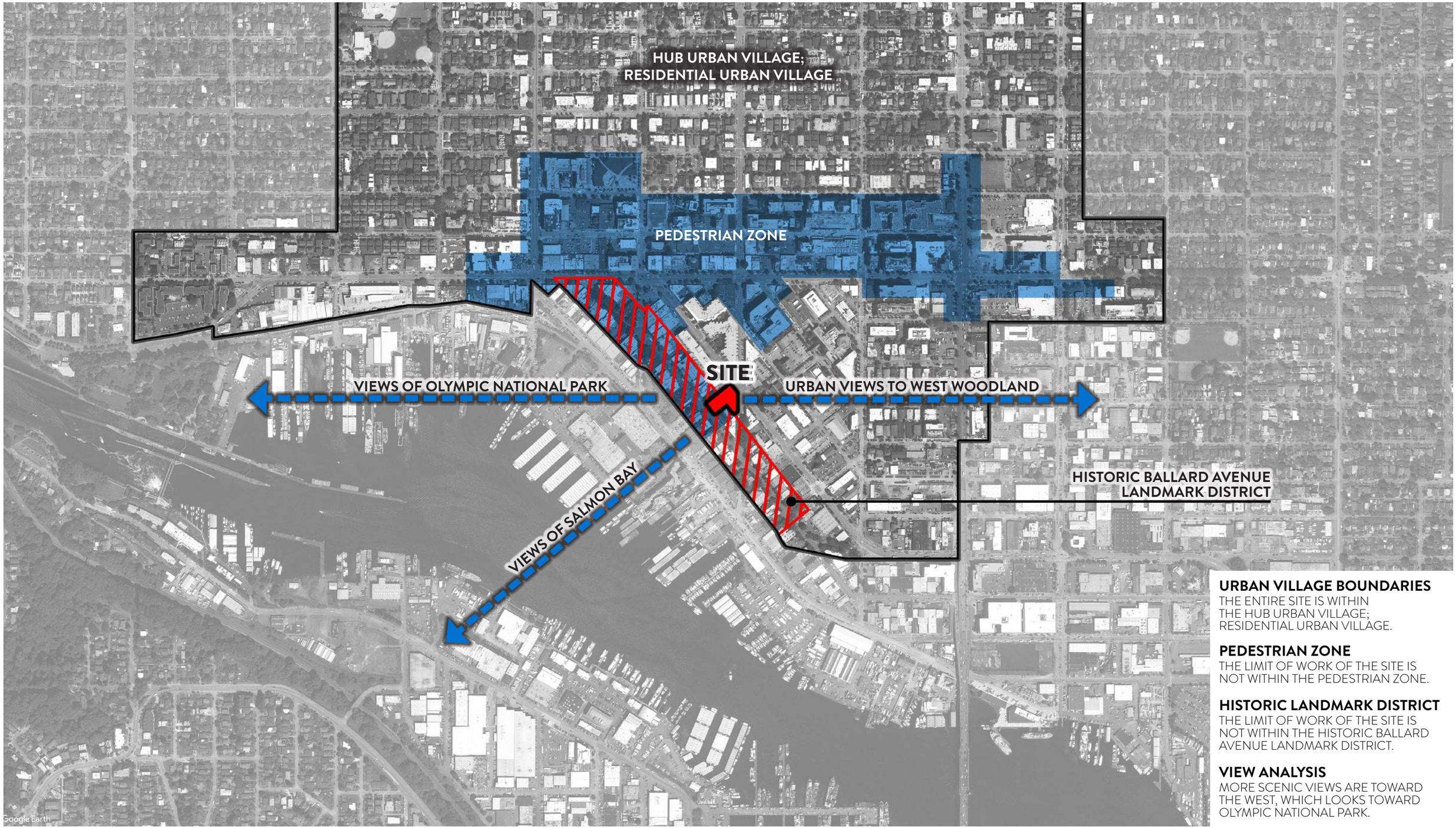
This design package is for a 6-story building on the northeast side of an existing historic structure. The new building will serve as the expansion to existing Olympic Athletic Club and Hotel Ballard. This proposal addresses a need for additional hotel rooms in the Ballard neighborhood while also providing for additional space to the Athletic Club. The Applicant Team is committed to creating a project that will serve the community for decades to come, with immense consideration to the neighborhood, environment, and historical precedents.

The neighborhood is a mix of Neighborhood Commercial and Commercial zones with mostly mixed-use buildings, high-density residential, and one to two story retail/restaurants in the Historic District. A mix of height, mass, and scale is present in adjacent properties as well as a variety of architectural types. The proposal will act as a gateway to the Historic District by blending some of the Historic characteristics of those structures at the base with a more modern aesthetic on the upper levels. This project will take cues from both the historic and modern local precedents to inform the architectural design.

Currently, the buildings on site are used for the Olympic Athletic Club. The current 17,847sf Site is divided into two buildings, one historic structure to remain unchanged and another structure built in 1979 to be replaced with this proposal. The portion to be preserved is located within the Historic Ballard Avenue Landmark District while the Limit of Work for this proposal sits in a high transit area.

The site has street frontage on three sides. It is a unique, triangular site that creates opportunities not found with a typical rectilinear parcel. Views will be westward to Olympic National Park and Salmon Bay, and also eastward to West Woodlands.

Expanding the Athletic Club and the Hotel fills a need vital to the growth of the area with the site in the heart of the Ballard Hub Urban Village, adjacent to a principal arterial, and within a highly active neighborhood with an increasing density.

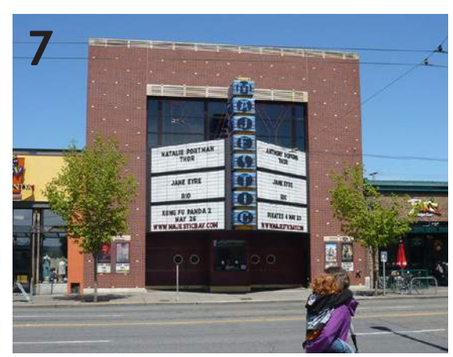


URBAN VILLAGE BOUNDARIES
THE ENTIRE SITE IS WITHIN THE HUB URBAN VILLAGE; RESIDENTIAL URBAN VILLAGE.

PEDESTRIAN ZONE
THE LIMIT OF WORK OF THE SITE IS NOT WITHIN THE PEDESTRIAN ZONE.

HISTORIC LANDMARK DISTRICT
THE LIMIT OF WORK OF THE SITE IS NOT WITHIN THE HISTORIC BALLARD AVENUE LANDMARK DISTRICT.

VIEW ANALYSIS
MORE SCENIC VIEWS ARE TOWARD THE WEST, WHICH LOOKS TOWARD OLYMPIC NATIONAL PARK.



NELSEN PARTNERS
ARCHITECTS & PLANNERS

Hotel Ballard

OLYMPIC ATHLETIC CLUB

HB & OAC EXPANSION
EARLY DESIGN GUIDANCE
SEATTLE, WA | 3034789-EG | MARCH 16, 2020

Site Analysis
Neighborhood Context

ZONING ANALYSIS

SMC 23.47A.004
PERMITTED USES (TABLE A)

Lodging uses are permitted outright
Sports & Rec Indoor Uses are permitted outright

SMC 23.47A.005
STREET-LEVEL USES

No restriction on use, athletic club is located at street level

SMC 23.47A.008
STREET-LEVEL DEVELOPMENT STANDARDS

BLANK FACADE: Blank segments of the street-facing facade between 2ft & 8ft above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
TRANSPARENCY: 60% of the street-facing facade between 2ft and 8ft above the sidewalk shall be transparent.
DEPTH: Non-residential uses greater than 600sf shall extend an average depth of at least 30ft and a minimum depth of 15ft from the street-level, street-facing facade.
HEIGHT: Non-residential uses at street level shall have a floor-to-floor height of at least 13ft.

SMC 23.47A.012
STRUCTURE HEIGHT

BASE HEIGHT: 75' per NC3-75(M)
ROOFTOP FEATURES: Open Railings, planters, parapets may extend up to 4ft above applicable height limit. Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface may exceed the max height limit by up to 2ft if enclosed by parapets.

SMC 23.47A.013
FLOOR AREA RATIO

BASE FAR: 5.5

SMC 23.47A.014
SETBACK REQUIREMENTS

None, Site is adjacent to commercial zones

SMC 23.47A.016
LANDSCAPE STANDARDS

Green Factor score of 0.3 or greater required

SMC 23.47A.022
LIGHT & GLARE STANDARDS

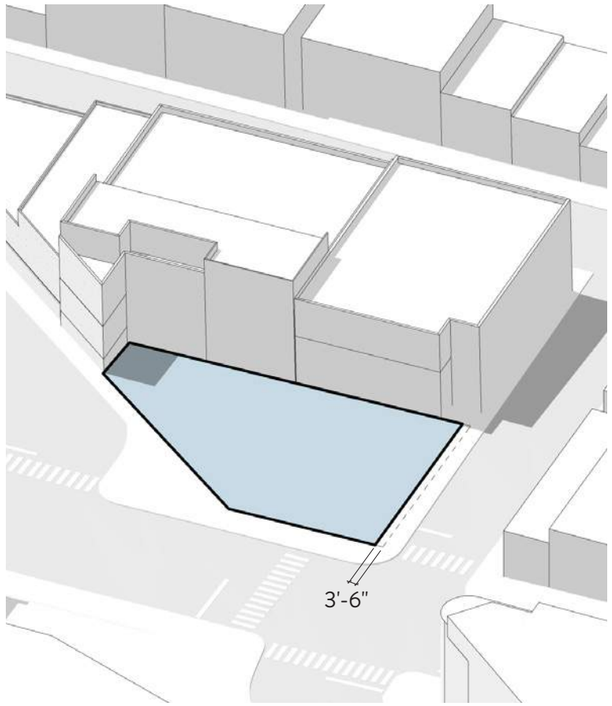
Exterior lighting must be shielded and directed away from adjacent uses.

SMC 23.54.015
REQUIRED PARKING

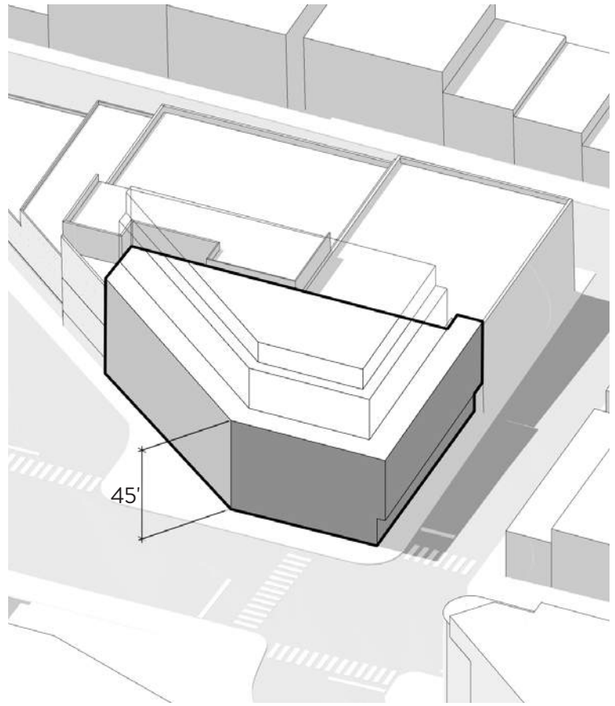
No minimum required per Table B for 23.54.015, Section II, Item K.

ZONING DIAGRAM
SMC 23.47A.009.F.4
BOARD RECOMMENDATION 1A
BOARD RECOMMENDATION 1C
BOARD RECOMMENDATION 2C

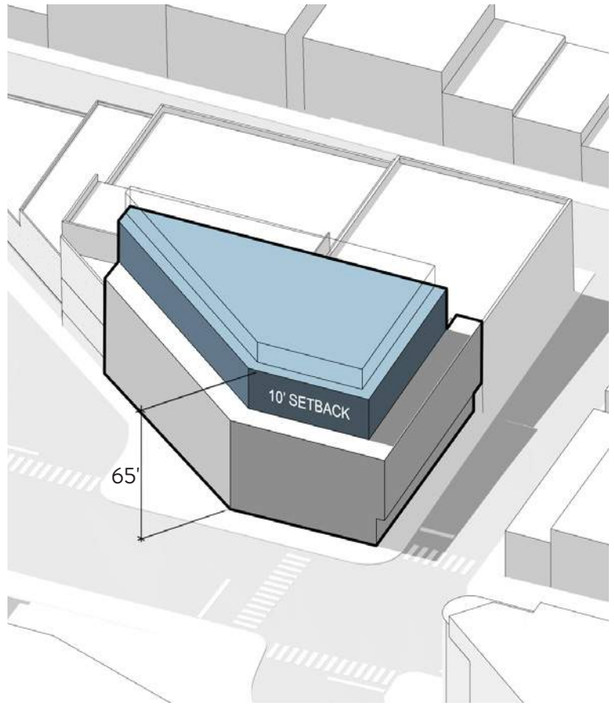
Per existing zoning, the form of the building is a podium style massing. Up to 45' there is no setback restrictions. From 45' to 65', the form is set back 10' average. From 65' to the max allowed 75', the mass is set back 15' average. This creates a base at the property line with a recessed mass above.



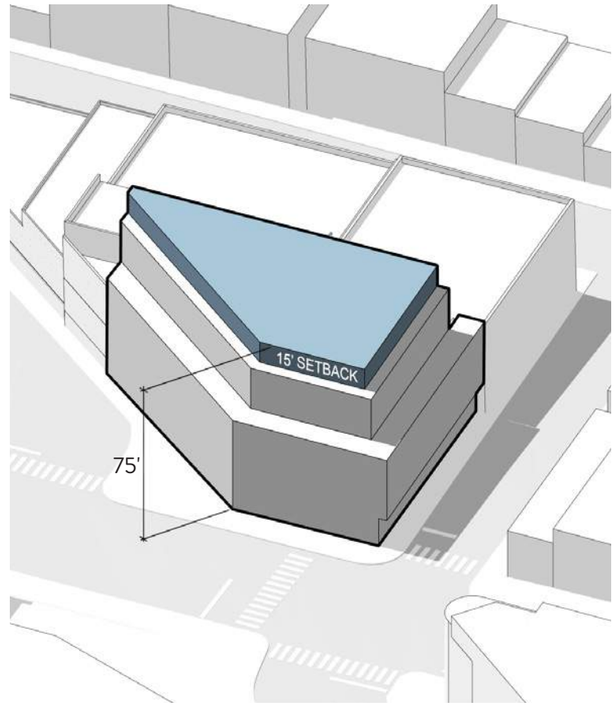
3'-6" ROW & SIDEWALK EXPANSION



NO SETBACK UP TO 45'



10' AVERAGE UPPER LEVEL SETBACK BETWEEN 45'-65'

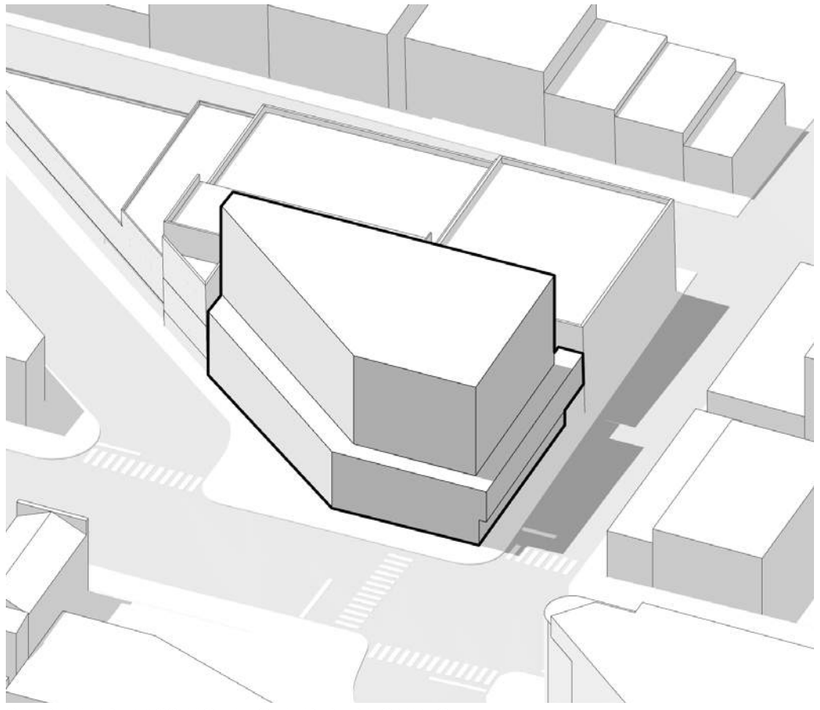


15' AVERAGE UPPER LEVEL SETBACK BETWEEN 65'-75'

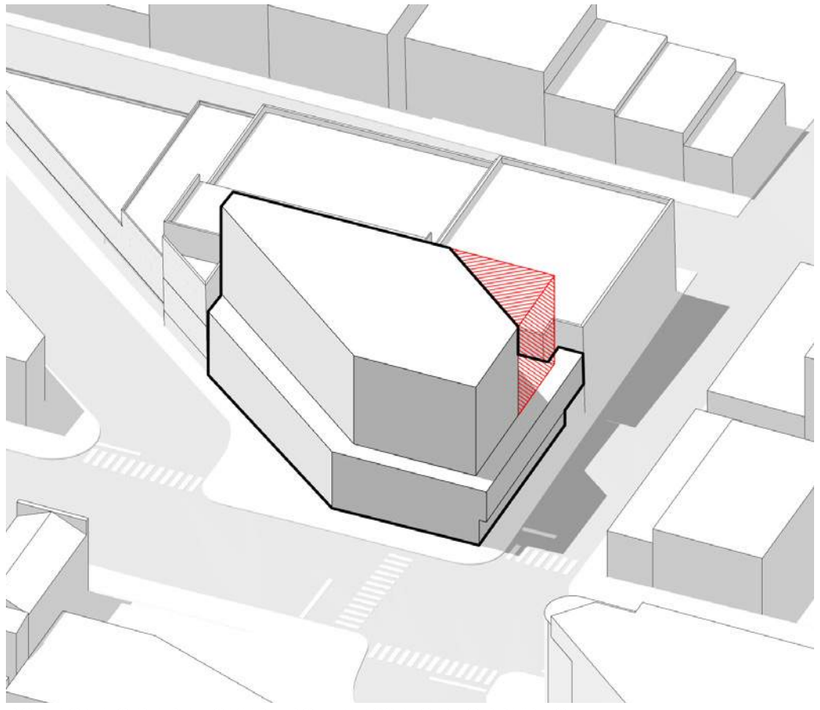
PODIUM CONCEPT DIAGRAM

DESIGN GUIDELINE DC2.A2
SMC 23.47A.009.F.4
BOARD RECOMMENDATION 1A
BOARD RECOMMENDATION 1C
BOARD RECOMMENDATION 2A
BOARD RECOMMENDATION 2B
BOARD RECOMMENDATION 2C

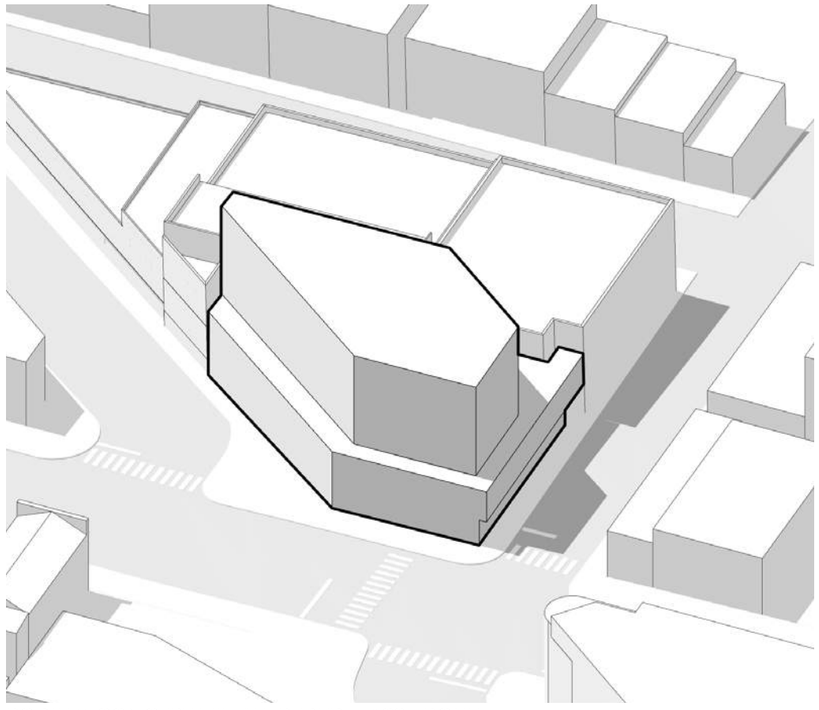
The massing under the current zoning creates an opportunity to continue the strong street edge at the base. While at the same time, recessing the mass above. Thus, creating a podium concept. Per Design Guideline DC2.A2, area marked in red is removed to reduce perceived mass and scale. This better integrates the base into the historic building to the south and also integrates the taller mass into the existing tall buildings on Leary. The mass reduction also helps direct hotel rooms towards more scenic views while reducing cast shadow. The schemes in this package are derived from this concept.



SIMPLIFIED MASSING ALLOWED PER ZONING
- -THE BASE CONTINUES THE STRONG STREET EDGE
- -TOP MASSING IS RECESSED



PORTION TO BE REMOVED FROM MASSING IN ORDER TO:
- -MINIMIZE PERCEIVED BULK/SCALE
- -PULL THE TOP MASS AWAY FROM THE HISTORIC BUILDING
- -FURTHER INTEGRATE THE BUILDING INTO CONTEXT OF LEARY AVE
- -DECREASE CAST SHADOW
- -DIRECT HOTEL ROOMS TOWARD SCENIC VIEWS



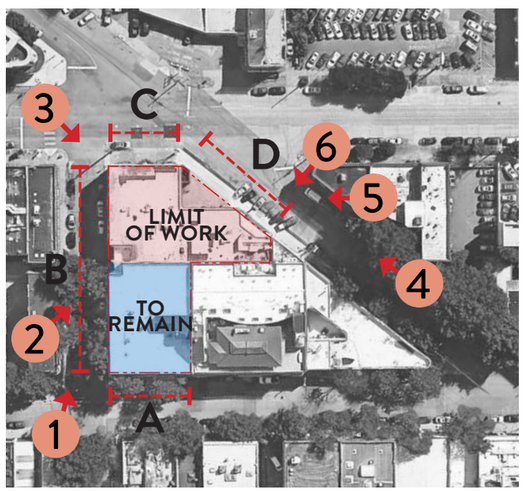
PODIUM CONCEPT WITH TAPERED MASS ABOVE
- -STARTING POINT FOR THE PROPOSED SCHEMES

A

SITE
(VIEW FROM BALLARD AVE NW)

OLYMPIC ATHLETIC CLUB WITHIN THE HISTORIC DISTRICT
(PORTION OF THE SITE TO REMAIN)

HOTEL BALLARD



B

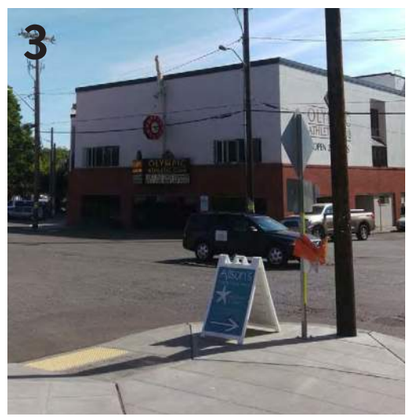
SITE
(VIEW FROM NW VERNON PL)

LIMIT OF WORK NOT WITHIN HISTORIC DISTRICT
(PORTION OF THE SITE TO BE REDEVELOPED)

OLYMPIC ATHLETIC CLUB WITHIN THE HISTORIC DISTRICT
(PORTION OF THE SITE TO REMAIN)

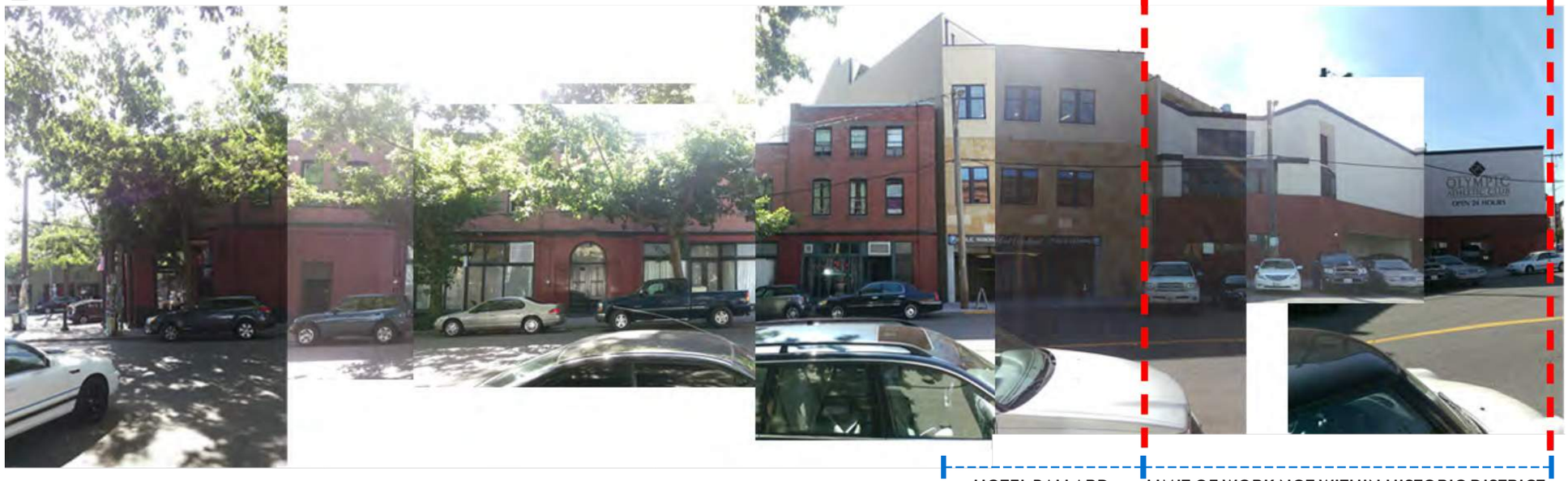
LOOKING NORTHEAST ALONG NW VERNON PL

INTERSECTION OF SITE & EXISTING CLUB ALONG SW PROPERTY LINE



LOOKING SOUTHEAST ACROSS LEARY AVE NW

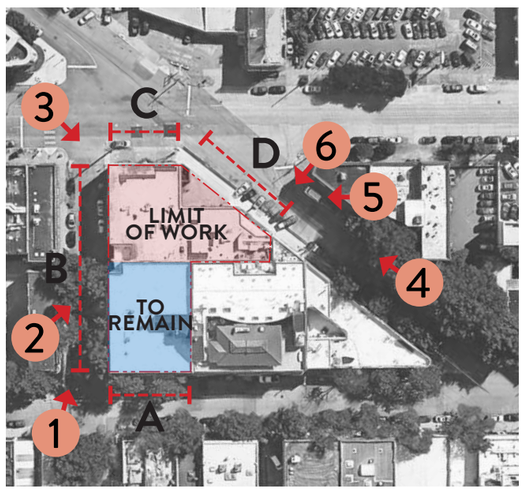
D



SITE
(VIEW FROM 20TH AVE NW)

HOTEL BALLARD

LIMIT OF WORK NOT WITHIN HISTORIC DISTRICT
(PORTION OF THE SITE TO BE REDEVELOPED)



C

SITE
(VIEW FROM LEARY AVE NW)

HOTEL BALLARD

LIMIT OF WORK NOT WITHIN HISTORIC DISTRICT
(PORTION OF THE SITE TO BE REDEVELOPED)

4

LOOKING NORTH ALONG 20TH AVE NW

5

APPROACH TO SITE FROM EAST ON LEARY AVE NW

6

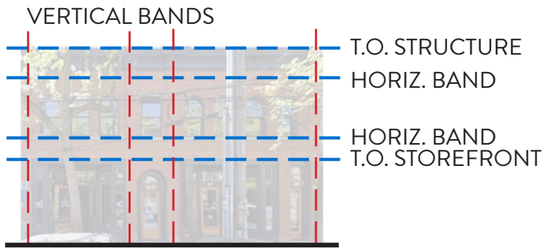
INTERSECTION OF SITE & EXISTING HOTEL ALONG EAST PROPERTY LINE

FACADE ANALYSIS

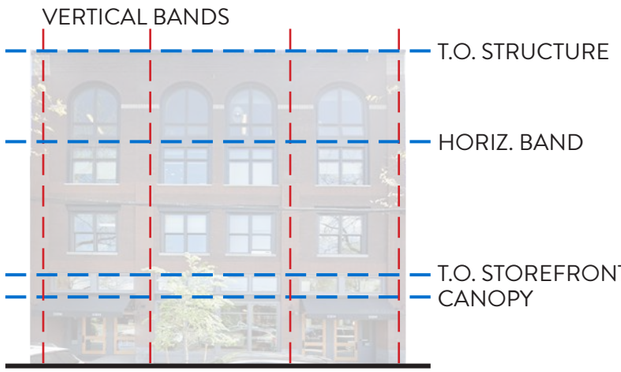
DESIGN GUIDELINE DC2.A2
DESIGN GUIDELINE CS3.A1
DESIGN GUIDELINE CS3.A2
DESIGN GUIDELINE CS3.A3
DESIGN GUIDELINE CS3.B1
SMC 23.47A.009.F.2
BOARD RECOMMENDATION 2A
BOARD RECOMMENDATION 2B
BOARD RECOMMENDATION 2C

Historic buildings within the context have similar architectural elements such as large storefront openings at the ground level, smaller windows at level two and above, horizontal bands across the facade, and also vertical bands running the height of the facade. This creates bays that divide the facade into modules. Per SMC 23.47A.009.F.2, facade modulation is required. Historic precedents including bays, windows, storefronts, datums, and bands are being considered for each scheme presented. The intent is to create a unique design that seamlessly integrates into the context, while at the same time stands on its own.

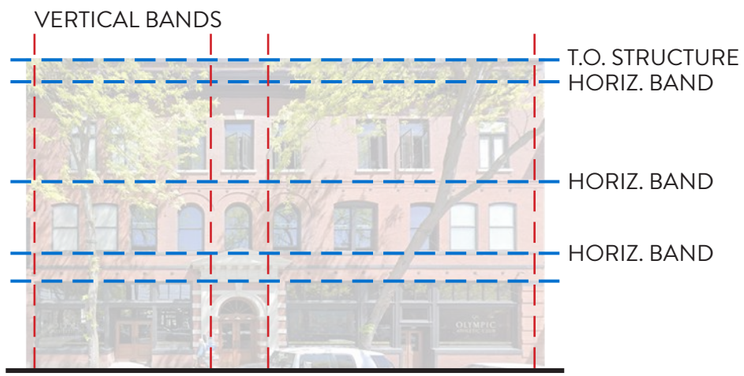
5221 BALLARD AVE NW

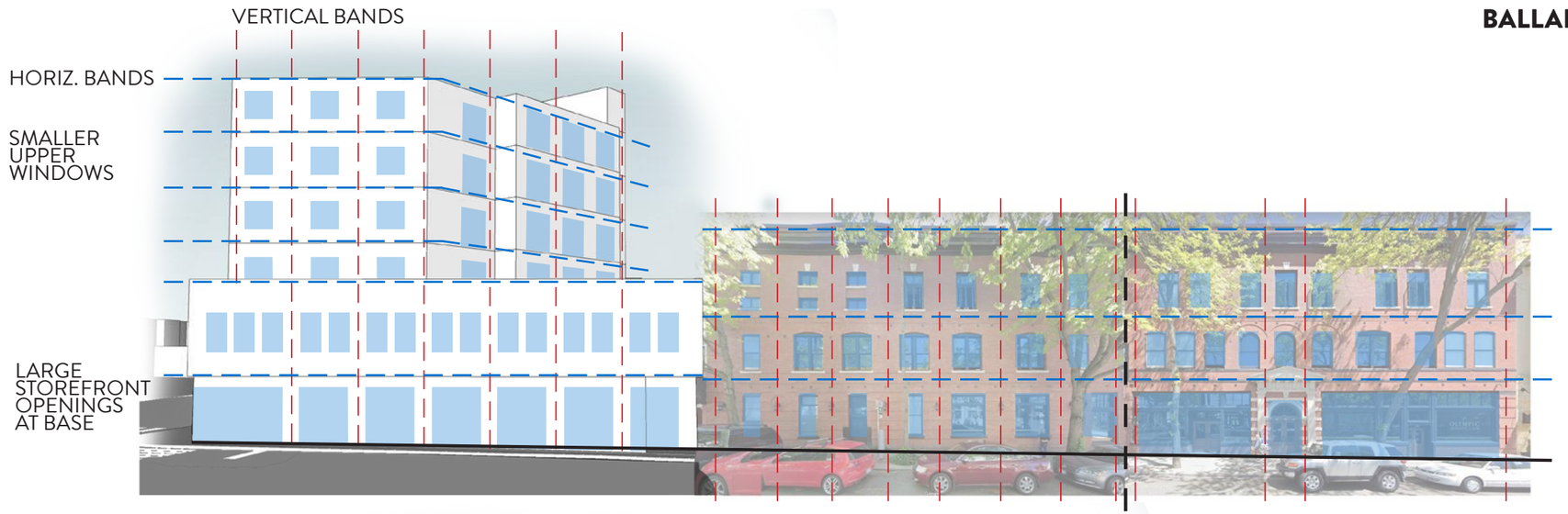


5304 BALLARD AVE NW



5301 LEARY AVE NW





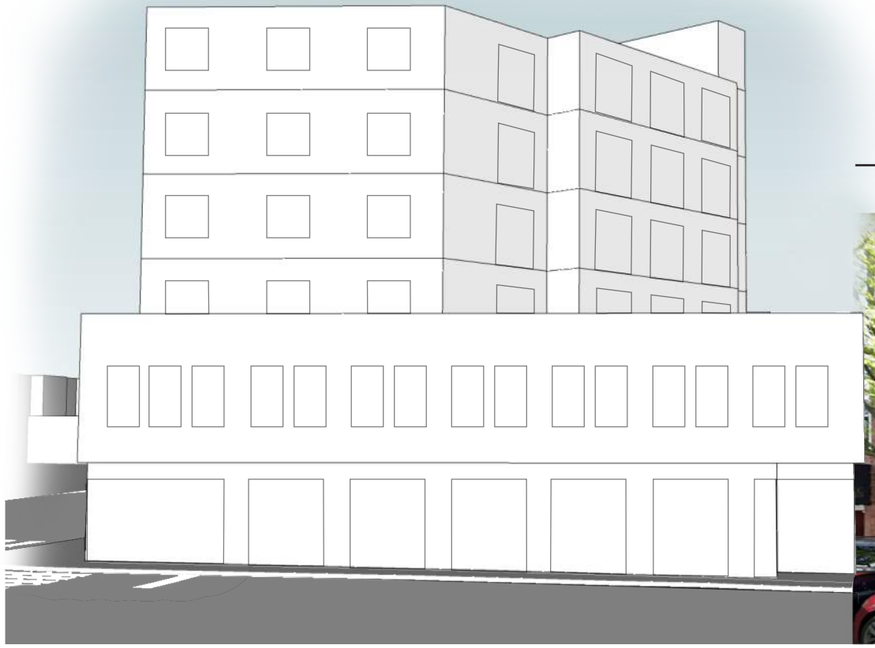
THE CITY OF SEATTLE BALLARD AVENUE LANDMARK DISTRICT BOARD

"In considering new construction, the District Guidelines are not intended to require the reproduction or recreation of earlier buildings, but rather to recognize their qualities of scale, proportion, size and material as demonstrated by Contributing buildings in the District."

DESIGN INTENT

DESIGN GUIDELINE DC2.A2
DESIGN GUIDELINE CS3.A1
DESIGN GUIDELINE CS3.A2
DESIGN GUIDELINE CS3.A3
DESIGN GUIDELINE CS3.B1
SMC 23.47A.009.F.2
BOARD RECOMMENDATION 2A
BOARD RECOMMENDATION 2B
BOARD RECOMMENDATION 2C

This project is not being developed to duplicate or replicate any historic building in the Ballard Avenue Landmark District. Per the standards above, the design intent for this project is to use historic architectural elements found in Ballard as inspiration. Historic elements juxtaposed with contemporary details will be used to create a unique design that seamlessly integrates into the context, while at the same time stands on its own.



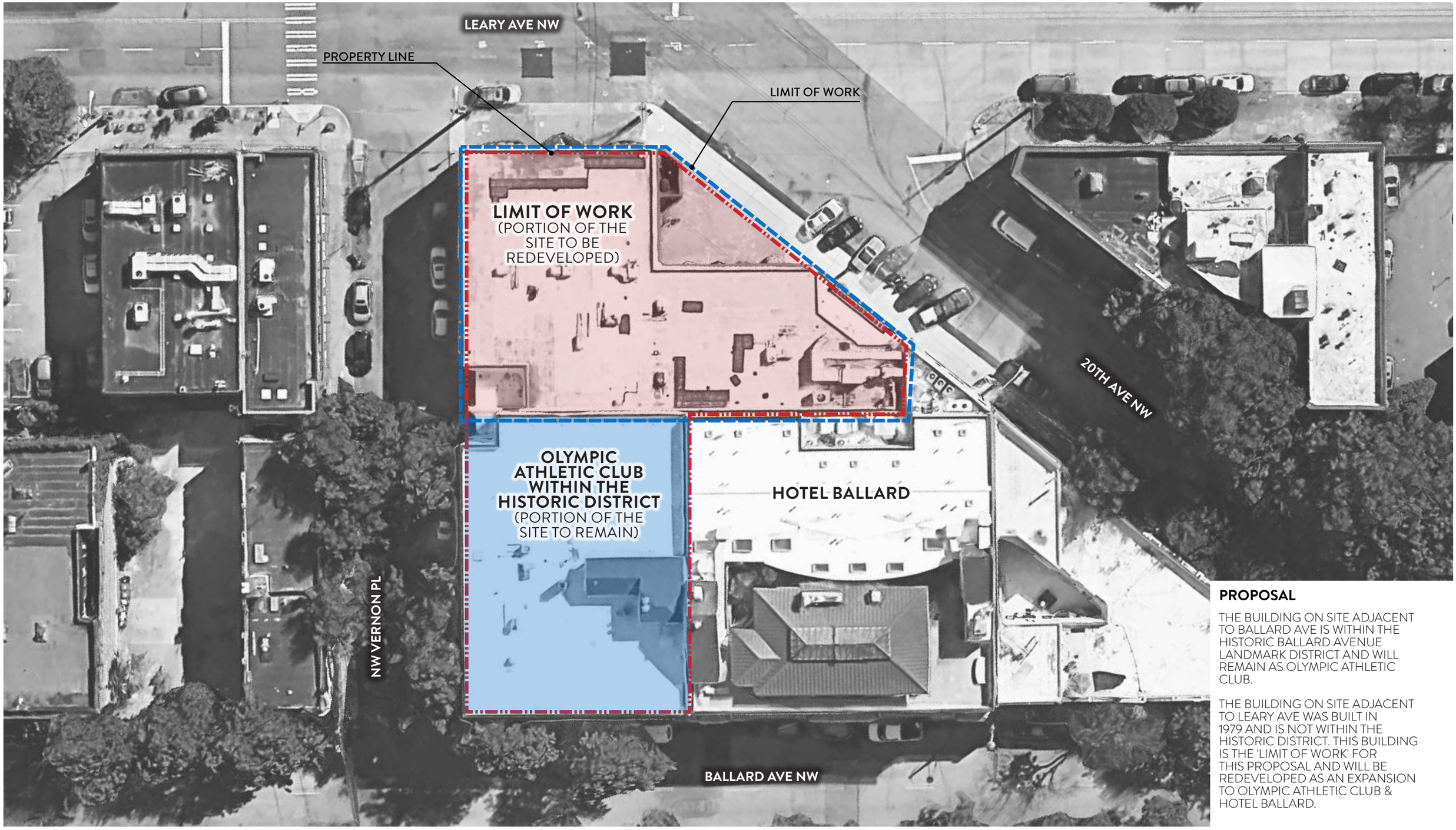
SITE
(VIEW FROM NW VERNON PL)

CORNER
(BALLARD AVE/VERNON PL)

SITE
(VIEW FROM BALLARD AVE NW)

CONTINUED URBAN EDGE
LIMIT OF WORK NOT WITHIN HISTORIC DISTRICT
(PORTION OF THE SITE TO BE REDEVELOPED)

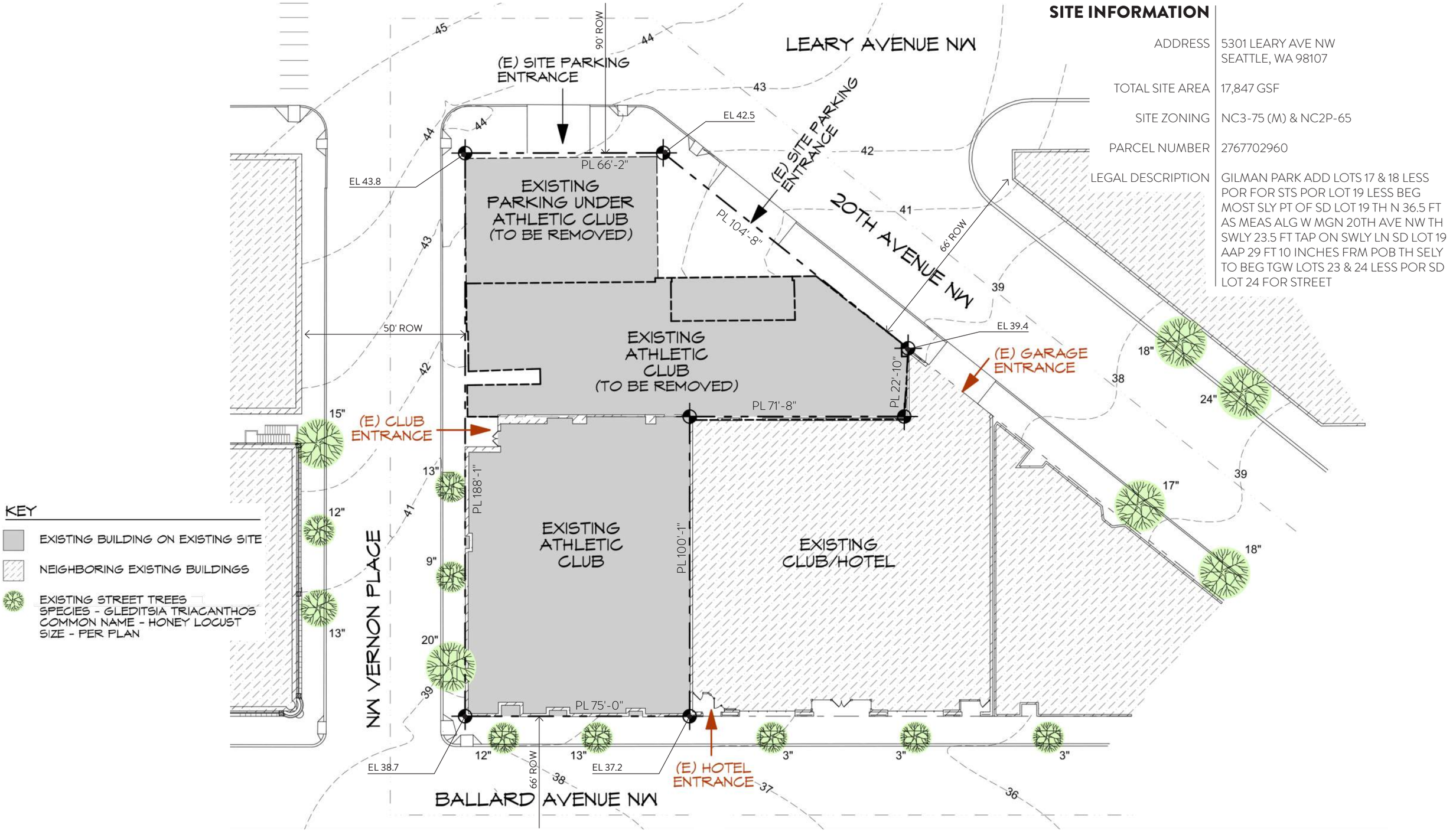
EXISTING URBAN EDGE
OLYMPIC ATHLETIC CLUB WITHIN THE HISTORIC DISTRICT
(PORTION OF THE SITE TO REMAIN)



PROPOSAL

THE BUILDING ON SITE ADJACENT TO BALLARD AVE IS WITHIN THE HISTORIC BALLARD AVENUE LANDMARK DISTRICT AND WILL REMAIN AS OLYMPIC ATHLETIC CLUB.

THE BUILDING ON SITE ADJACENT TO LEARY AVE WAS BUILT IN 1979 AND IS NOT WITHIN THE HISTORIC DISTRICT. THIS BUILDING IS THE 'LIMIT OF WORK' FOR THIS PROPOSAL AND WILL BE REDEVELOPED AS AN EXPANSION TO OLYMPIC ATHLETIC CLUB & HOTEL BALLARD.



KEY

- EXISTING BUILDING ON EXISTING SITE
- NEIGHBORING EXISTING BUILDINGS
- EXISTING STREET TREES
  SPECIES - GLEDITSIA TRIACANTHOS
  COMMON NAME - HONEY LOCUST
  SIZE - PER PLAN

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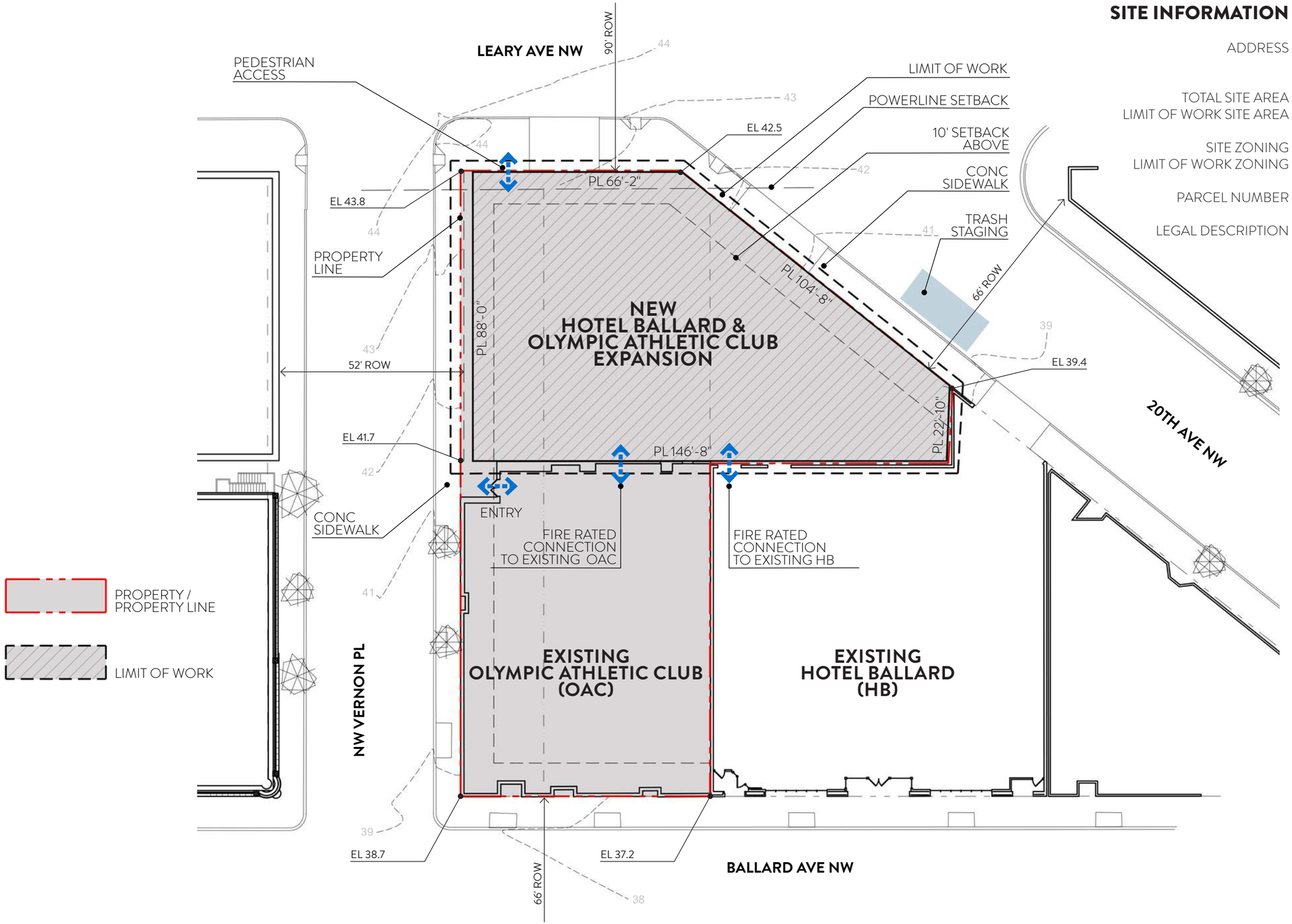

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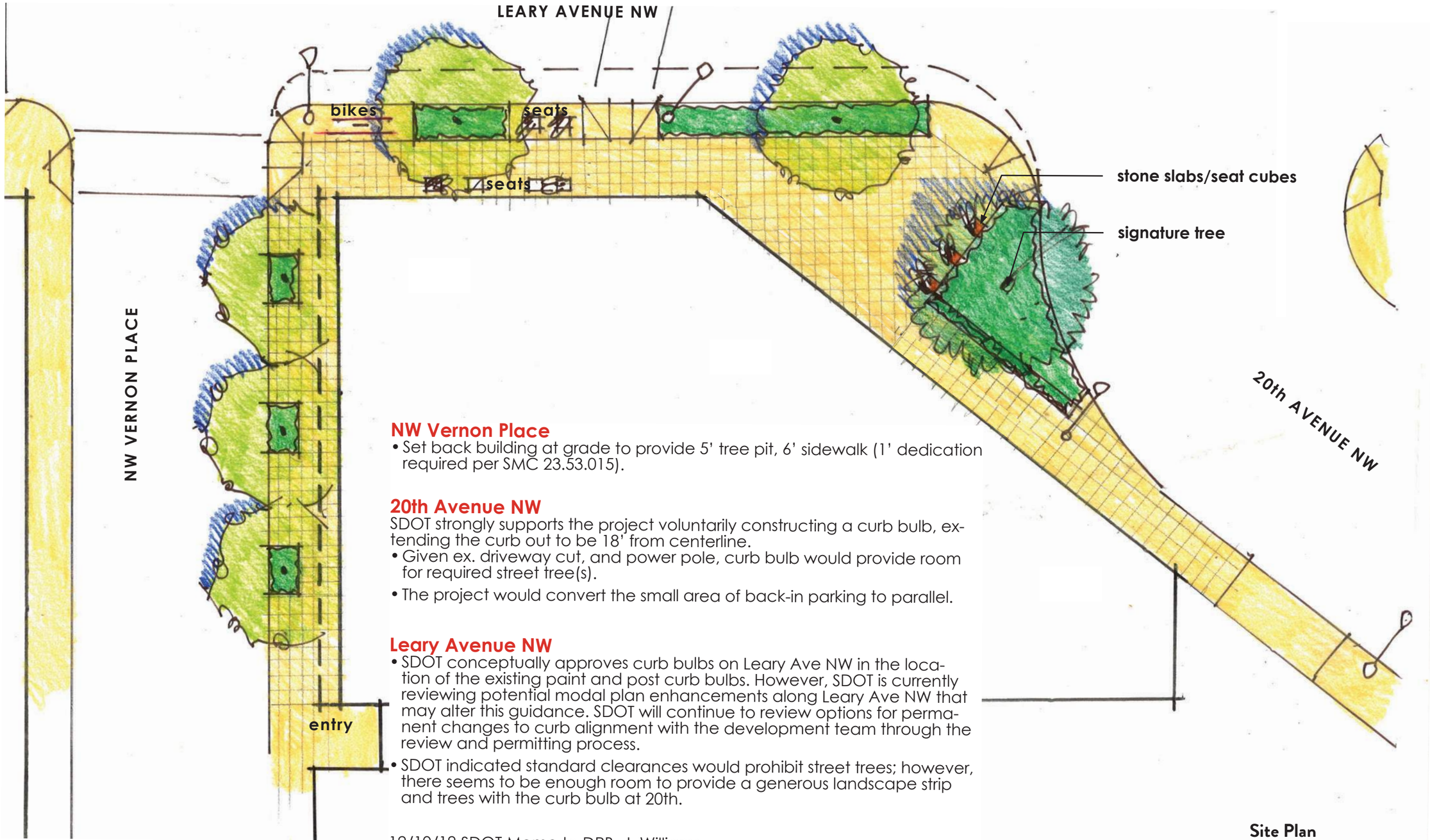
* THE SITE AND STREETSCAPE DESIGN WILL BE COORDINATED WITH SDOT DURING THE MUP.

STREET LANDSCAPE PLAN



NW Vernon Place

- Set back building at grade to provide 5' tree pit, 6' sidewalk (1' dedication required per SMC 23.53.015).

20th Avenue NW

SDOT strongly supports the project voluntarily constructing a curb bulb, extending the curb out to be 18' from centerline.

- Given ex. driveway cut, and power pole, curb bulb would provide room for required street tree(s).
- The project would convert the small area of back-in parking to parallel.

Leary Avenue NW

- SDOT conceptually approves curb bulbs on Leary Ave NW in the location of the existing paint and post curb bulbs. However, SDOT is currently reviewing potential modal plan enhancements along Leary Ave NW that may alter this guidance. SDOT will continue to review options for permanent changes to curb alignment with the development team through the review and permitting process.
- SDOT indicated standard clearances would prohibit street trees; however, there seems to be enough room to provide a generous landscape strip and trees with the curb bulb at 20th.

12/10/19 SDOT Memo to DRB, J. Williams

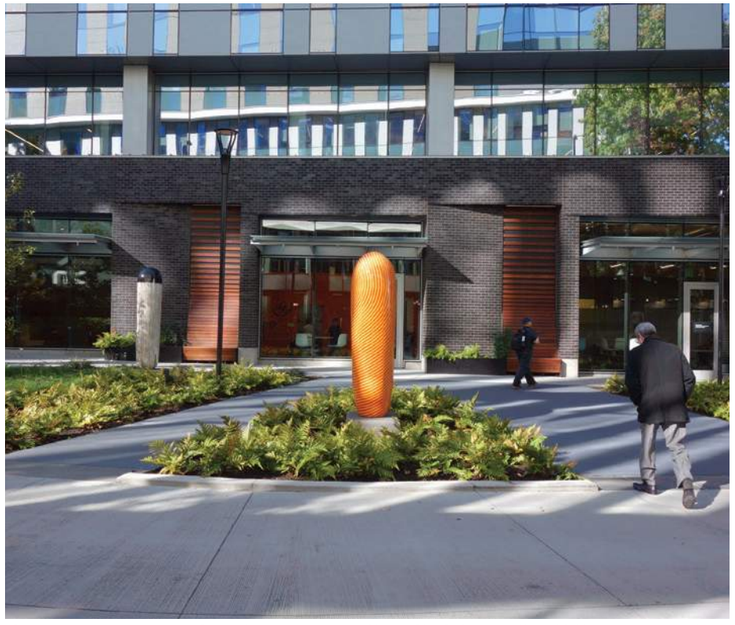
Site Plan
Landscape

LANDSCAPE PRECEDENTS

stone slabs for seating fit into the historic context

narrow neighborhood streets support frenzied fun

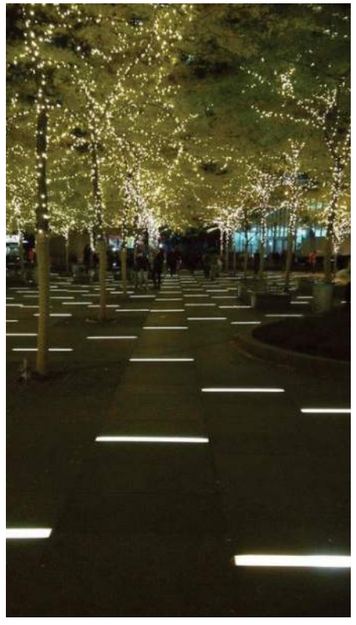
keeping active neighborhood sidewalks



Generous Leary frontage permit soft sidewalks (8th Avenue)

Leary frontage permits planting, pavements, bikes

reference the history



claim the night

HISTORIC VS CONTEMPORARY
The base of the building which houses the Athletic Club to be cladded with brick in order to correspond to the historic building that is on site. Above, the hotel will be partly cladded with metal. The use of materials will create a old vs new to separate the programs but at the same time integrate both together.

LOUISA BUILDING IN BALLARD
This historic building is located within 250 ft of the Site. The use of dark metal storefront at the base, broken into smaller panes, floods the interior with natural light and also creates a walkable and inviting sidewalk. The corner of the building is also trimmed at an angle to create access into the building.

CC FILSON IN BALLARD
The CC Filson building is about 800 ft west of the Site and also inspired the facade layout of the proposed design. This building also uses dark metal storefront at the base with rectilinear windows above. The corner is also trimmed similar to the Louisa Building for access.

STEEL WITH BRICK
The use of steel members to break the facade adds an industrial touch to the proposed design that situates it well within this warehouse district of Ballard.

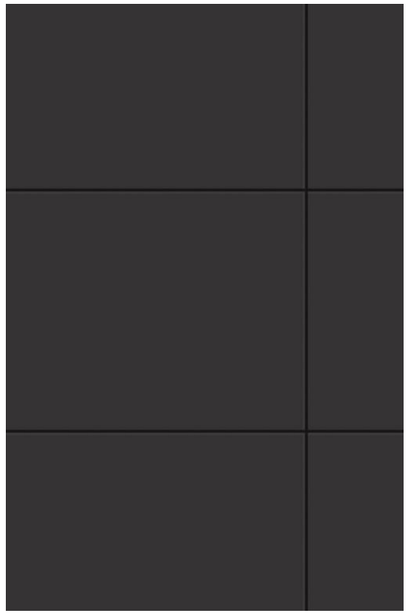
NORDIC MUSEUM IN BALLARD
This Museum in Ballard is dedicated to the history of the area's Nordic immigrants. The architecture is also a representation of the history this museum represents, specifically the dark metal cladding above the storefront at the base.

ARCHITECTURAL PRECEDENT

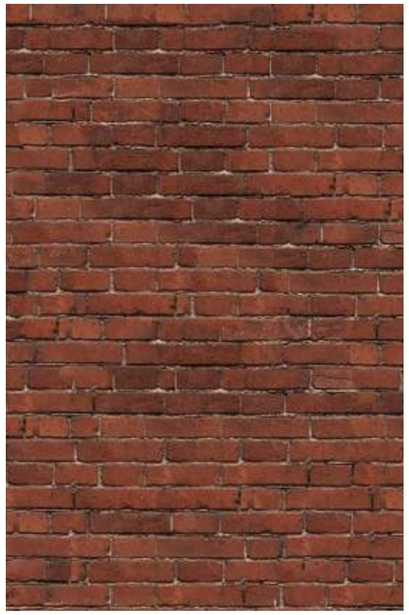
LOCAL INSPIRATION WAS USED TO DERIVE THE ARCHITECTURAL CHARACTERISTICS FOR THIS PROPOSAL. ONE MAIN ASPECT OF THE CONTEXT THAT STOOD OUT IS THE USE OF BRICK AND BLACK METAL STOREFRONTS PER LOUISA BUILDING AND CC FILSON THAT ARE LOCATED WITHIN WALKING DISTANCE OF THE SITE.

THE INTENT IS TO UTILIZE THE INFLUENCE OF THE ARCHITECTURAL ELEMENTS OF EXISTING BUILDINGS IN BALLARD JUXTAPOSED WITH CONTEMPORARY CASE STUDIES LIKE THE NORDIC MUSEUM TO CREATE A UNIQUE DESIGN THAT SEAMLESSLY INTEGRATES INTO THE CONTEXT, WHILE AT THE SAME TIME STANDS ON ITS OWN.

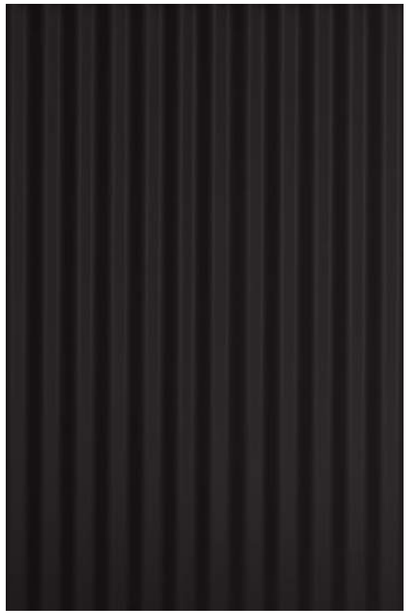
CS2.A2 | CS2.B3 | DC2.C3 | DC2.A1



METAL PANELS

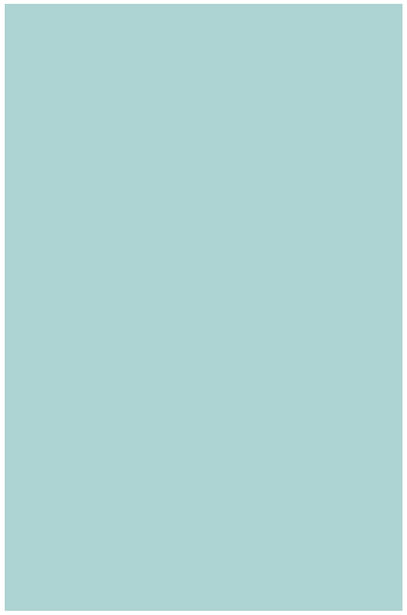


BRICK



CORRUGATED METAL

CONCRETE



GLASS

MATERIAL PALETTE

MATERIALS ARE INSPIRED BY THE EXISTING HISTORIC BUILDINGS IN THE BALLARD NEIGHBORHOOD. THE TEXTURE, PATTERN, AND FINISHES OF ALL MATERIALS ARE APPROPRIATED ON THE FACADE WITH CONSIDERATION TO LIGHT, TEXTURE, AND SCALE.

THE SELECTED MATERIALS CREATE A PALETTE THAT WILL INTEGRATE THIS BUILDING WITHIN ITS CONTEXT, ADDING TO THE ICONIC AND UNIQUE APPEAL OF THE BALLARD NEIGHBORHOOD.

THE EXTERIOR FINISHES WILL BE CONSTRUCTED OF DURABLE AND MAINTAINABLE MATERIALS THAT ARE ATTRACTIVE EVEN WHEN VIEWED UP CLOSE AT THE PEDESTRIAN LEVEL.

CS3.A1 | DC2.B1 | DC4.A1

DESIGN GUIDELINES CONSIDERED

NATURAL SYSTEMS & SITE FEATURES

CS1.A1 ENERGY USE

At the earliest phase of project development, **examine how energy choices may influence building form, siting, and orientation,** and factor in the findings when making siting and design decisions.

CS1.B1 SUN & WIND

Take advantage of solar exposure and natural ventilation available onsite where possible. **Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.**

CS1.B2 DAYLIGHT & SHADING

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

CS1.B3 MANAGING SOLAR GAIN

Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

URBAN PATTERN & FORM

CS2.A1 SENSE OF PLACE

Emphasize attributes that give Seattle, the neighborhood, and/or the site its **distinctive sense of place.** Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, **sites with prominent visibility,** relationships to bodies of water or significant trees, natural areas, open spaces, **iconic buildings or transportation junctions,** and land seen as a gateway to the community.

CS2.A2 ARCHITECTURAL PRESENCE

Evaluate the degree of **visibility or architectural presence that is appropriate or desired given the context**, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. **Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity.** Encourage all building **facades to incorporate design detail, articulation and quality materials.**

CS2.B1 SITE CHARACTERISTICS

Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2.B2 CONNECTION TO THE STREET

Identify opportunities for the **project to make a strong connection to the street and carefully consider how the building will interact with the public realm.** Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

CS2.C1 CORNER SITES

Corner sites can serve as gateways or focal points; both require careful detailing at the **first three floors due to their high visibility from two or more streets and long distances.** Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to **provide a strong urban edge to the block.**

CS2.D1 EXISTING DEVELOPMENT & ZONING

Review **the height, bulk, and scale of neighboring buildings as well as scale of development** anticipated by zoning for the area to determine an **appropriate complement and/or transition.** Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

CS2.D3 ZONE TRANSITIONS

For **projects located at the edge of different zones, provide an appropriate transition or compliment 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;
c. The type of **separation from adjacent properties** (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
d. **Adjacencies to different neighborhoods or districts;** adjacencies to parks, open spaces, significant buildings or view corridors; and
e. Shading to or from neighboring properties.

CS2.D4 MASSING CHOICES

Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, **enable better solar exposure or site orientation, and/or make for interesting urban form.**

CS2.D5 RESPECT FOR ADJACENT SITES

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

ARCHITECTURAL CONTEXT & CHARACTER

CS3.A1 FITTING OLD & NEW TOGETHER

Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3.A2 CONTEMPORARY DESIGN

Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3.A3 ESTABLISHED NEIGHBORHOODS

In existing neighborhoods with a well-defined architectural character, site and **design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.**

CONNECTIVITY

PL1.B2 PEDESTRIAN VOLUMES

Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1.B3 PEDESTRIAN AMENITIES

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

WALKABILITY

PL2.A1 ACCESS FOR ALL

Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate "back door" entrances for persons with mobility limitations.

PL2.B1 EYES ON THE STREET

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PL2.B3 STREET-LEVEL TRANSPARENCY

Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

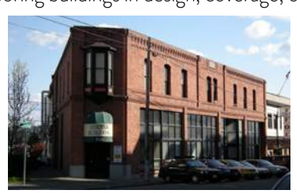
PL2.C1 LOCATIONS AND COVERAGE

Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

PL2.C2 DESIGN INTEGRATION

Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

VISIBILITY



HISTORICAL CONTEXT

OLD & NEW

STREET-LEVEL INTERACTION

PL3.A1
DESIGN OBJECTIVES

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

PL3.C1
POROUS EDGE

Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3.C2
VISIBILITY

Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

ACTIVE TRANSPORTATION

PL4.A1
SERVING ALL MODES OF TRAVEL

Provide safe and convenient access points for all modes of travel.

PL4.B2
BIKE FACILITIES

Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists **should be located to maximize convenience, security, and safety.**

PROJECT USES & ACTIVITIES

DC1.A1
VISIBILITY

Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1.A4
VIEWS & CONNECTIONS

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

DC1.B1
ACCESS LOCATION & DESIGN

Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

ARCHITECTURAL CONCEPT

DC2.A1
SITE CHARACTERISTICS & USES

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, **unusually shaped sites,** or sites with varied topography may require particular attention to **where and how building massing is arranged as they can accentuate mass and height.**

DC2.A2
REDUCING PERCEIVED MASS

Use secondary architectural elements to reduce the perceived mass of larger projects. **Consider creating recesses or indentations in the building envelope; adding balconies,** bay windows, porches, **canopies or other elements;** and/or highlighting building entries.

DC2.B1
FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

DC2.B2
BLANK WALLS

Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:

b. green walls, landscaped areas or raised planters;
c. wall setbacks or other indentations;
d. display windows; trellises or other secondary elements;

DC2.C1
VISUAL DEPTH & INTEREST

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other **high-quality surface materials and finishes.**

DC2.C3
FIT WITH NEIGHBORING BUILDINGS

Use design elements to achieve a successful fit between a building and its neighbors, such as:

a. **Considering aspects of neighboring buildings through architectural style,** roof line, datum line detailing, **fenestration, color or materials.**

DC2.D1
HUMAN SCALE

Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to **maximize opportunities to engage the pedestrian and enable an active and vibrant street front.**

DC2.D2
TEXTURE

Design the character of the building, as expressed in the form, scale, and materials, to strive for a **fine-grained scale, or "texture," particularly at the street level** and other areas where pedestrians predominate.

DC2.E1
LEGIBILITY & FLEXIBILITY

Strive for a balance between building legibility and flexibility. **Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand.** At the same time, design flexibility into the building so that it may **remain useful over time even as specific programmatic needs evolve.**

OPEN SPACE CONCEPT

DC3.A1
INTERIOR/EXTERIOR FIT

Develop an **open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other** and support the functions of the development.

DC3.B1
MEETING USER NEEDS

Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3.C2
AMENITIES & FEATURES

Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. **Use a variety of features, such as planters,** green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays

EXTERIOR ELEMENTS & FINISHES

DC4.A1
EXTERIOR FINISH MATERIALS

Building **exteriors should be constructed of durable and maintainable materials that are attractive** even when viewed up close. **Materials that have texture, pattern, or lend themselves to a high quality of detailing** are encouraged.

DC4.B1
SCALE & CHARACTER

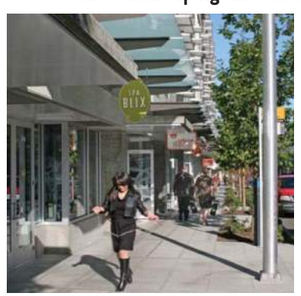
Add interest to the streetscape with **exterior signs and attachments that are appropriate in scale and character to the project and its environs.** Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.

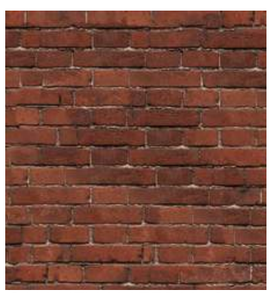
DC4.C1
FUNCTIONS

Use **lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details** and features such as entries, signs, canopies, plantings, and art.

DC4.D1
CHOICE OF PLANT MATERIALS

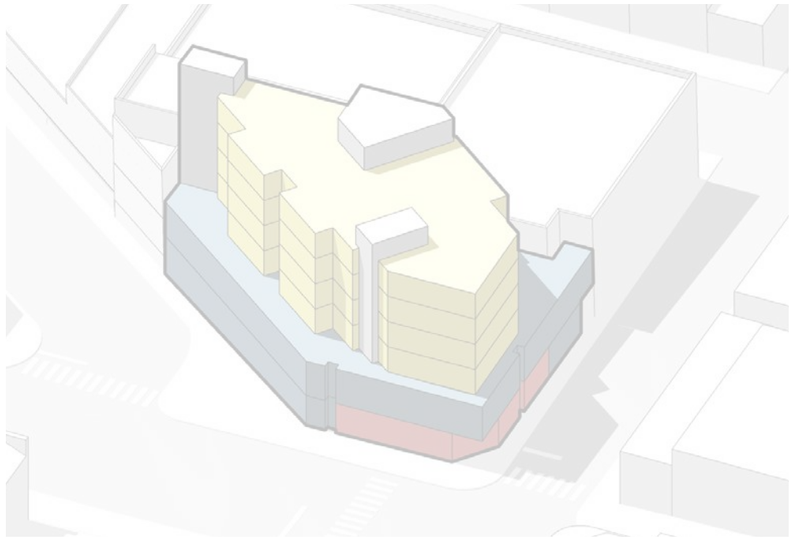
Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. **Select landscaping that will thrive under urban conditions.**


WALKABILITY


QUALITY MATERIALS

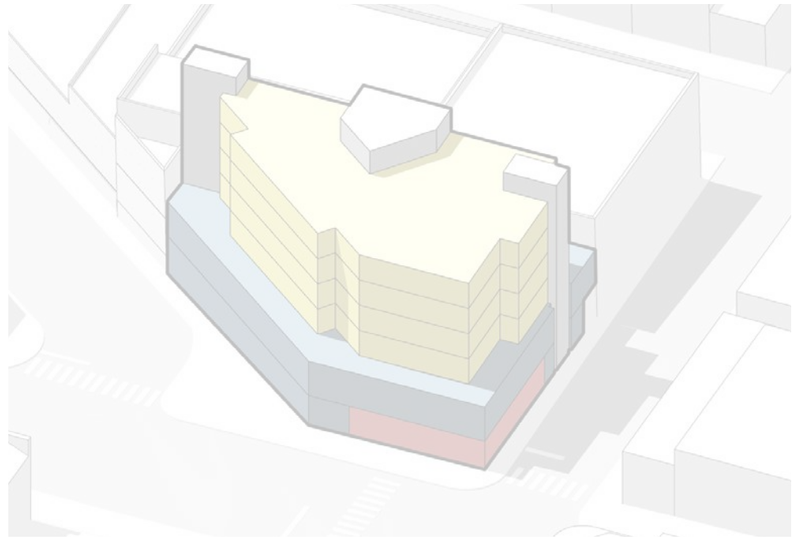

BIKE FACILITIES

SCHEME 1 EDG1



SCHEME 2 RECOMMENDED BY THE BOARD FROM EDG1

SCHEME 3 EDG1

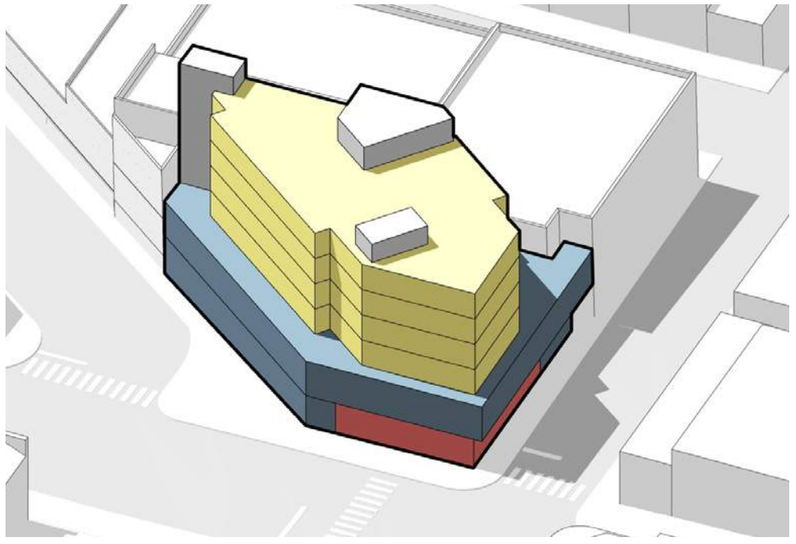


The Board asked that two or three new massing proposals be developed using Scheme 2 as a starting point.

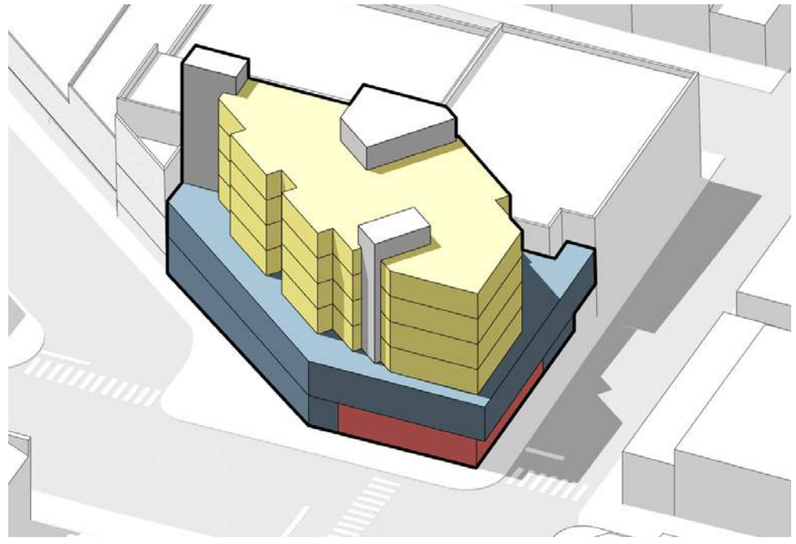
Schemes 2A, 2B, and 2C are derived from Scheme 2 presented in EDG1.

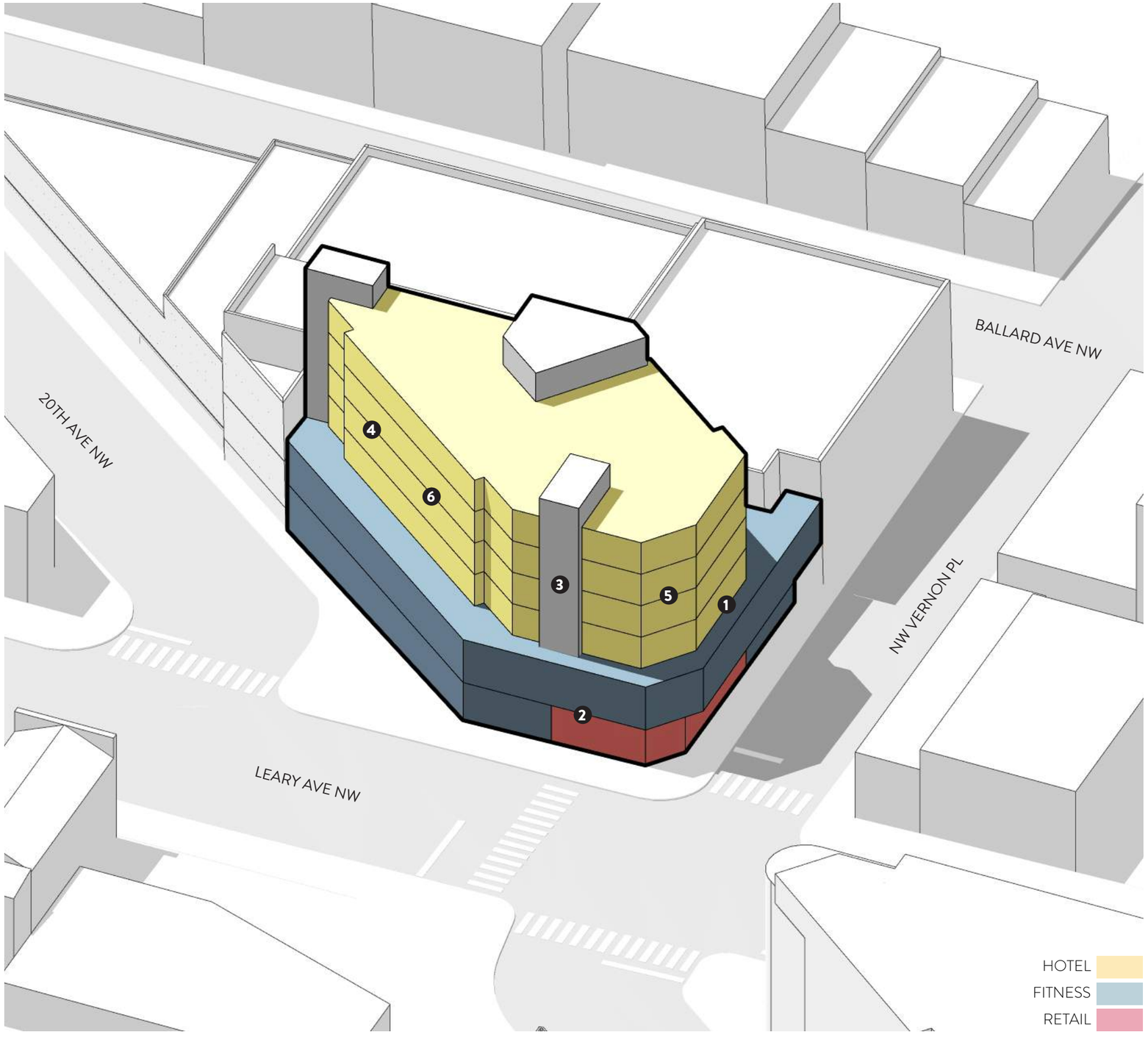
SCHEME 2 **A**

SCHEME 2 **B**



SCHEME 2 **C**





SCHEME 2 | A

PROGRAM SUMMARY

BUILDING AREA	59,650 GSF
GUESTROOMS	50
PARKING	0
DEPARTURES	NONE

DESIGN GUIDELINES PROS

1 **CS2.A2** ARCHITECTURAL PRESENCE

The the first two levels continue the strong street edge of the context, with the Hotel mass above recessed to reduce overall scale.

2 **DC1.A1** VISIBILITY

Retail and Athletic Club uses are located at the base along the street front which are more visible and frequently used by the public.

DESIGN GUIDELINES CONS

3 **CS2.D2** SITE FEATURES

Stair Core located along Leary Ave is not fully integrated into the massing which increases the perceived bulk.

4 **DC2.A2** REDUCING PERCEIVED MASS

There are no recesses or indentation in the Hotel portion of the massing to reduce the perceived mass of the project.

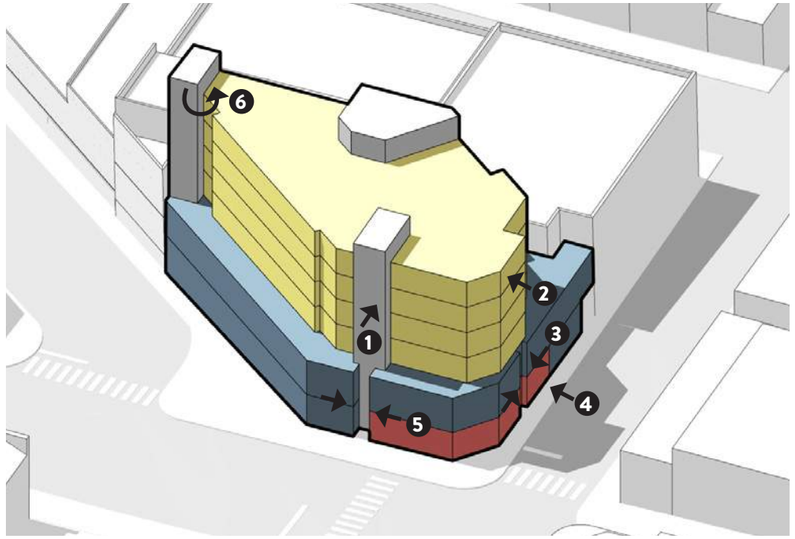
5 **DC2.B1** FACADE COMPOSITION

The Leary Ave & Vernon Pl corner turns at 90 degrees. The chamfered corner of the massing is inconsistent with the rest of the envelope and reduces prominence at street corner. Historic buildings in context that have a chamfered corner are on street edges that are less than 90 degree angles.

6 **DC2.B2** BLANK WALLS

Much of the Hotel mass adjacent to 20th Ave NW is expansive and flat with no indentation in form or envelope.

SCHEME 2 **(FROM EDG1)**



SCHEME 2 **A**

COMPARISON -

CONTRAST
FROM **SCHEME 2** TO **SCHEME 2A**

1
PUSH
BOARD RECOMMENDATIONS 1B & 3A
DESIGN GUIDELINE CS2.D2

Vertical circulation pushed further closer to the main building mass in order to reduce its prominence and perceived bulk. It is also more integrated into the facade composition and pulled further away from the street.

2
PUSH
BOARD RECOMMENDATION 1C
DESIGN GUIDELINE CS2.A2

Hotel mass aligned with another facade in order to simplify the overall form and enhance the podium concept. The podium concept also reduces perceived overall scale while continuing the strong street edge of the context.

3
COMBINE
BOARD RECOMMENDATION 1C
DESIGN GUIDELINE CS2.A2

Indentation removed from the base to represent the first two levels as one uninterrupted mass while better integrating it within the nearby context.

4
PUSH
SMC 23.53.015

Additional space provided for a 5' tree pit and 6' sidewalk, allowing the level above to cantilever over up to the property line.

5
COMBINE
BOARD RECOMMENDATION 1C
DESIGN GUIDELINE CS2.A2

Indentation removed from the base to represent the first two levels as one uninterrupted mass while better integrating it within the nearby context.

6
ROTATE
BOARD RECOMMENDATIONS 1B & 3A
DESIGN GUIDELINE CS2.D2

Vertical circulation pushed further closer to the main building mass in order to reduce its prominence and perceived bulk. It is also more integrated into the facade composition and pulled further away from the street.

SCHEME 2A MEETS BOARD RECOMMENDATIONS

MASSING OPTIONS - **1B**
Prominence of stair tower reduced.

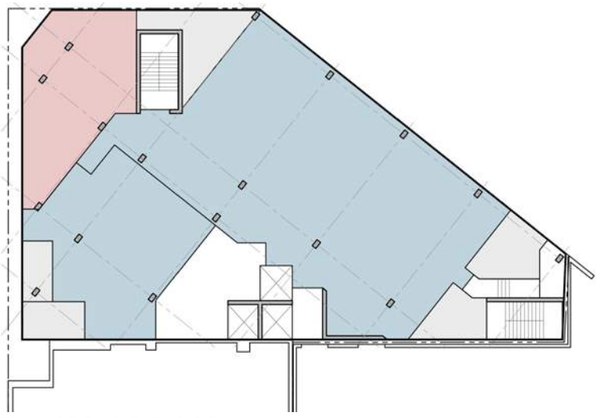
MASSING OPTIONS - **1C**
Podium concept with recessed upper levels.

GROUND PLANE & PEDESTRIAN EXP - **3A**
Vertical circulation integrated into building mass.

GROUND PLANE & PEDESTRIAN EXP - **3D**
Entry niche/transition space provided on Vernon

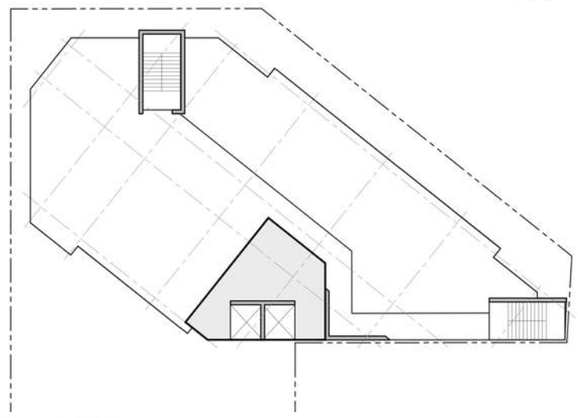
NELSEN PARTNERS ARCHITECTS & PLANNERS | Hotel Ballard | OLYMPIC ATHLETIC CLUB

HOTEL
CONFERENCE
FITNESS
RETAIL
BALCONIES/ JULIETS

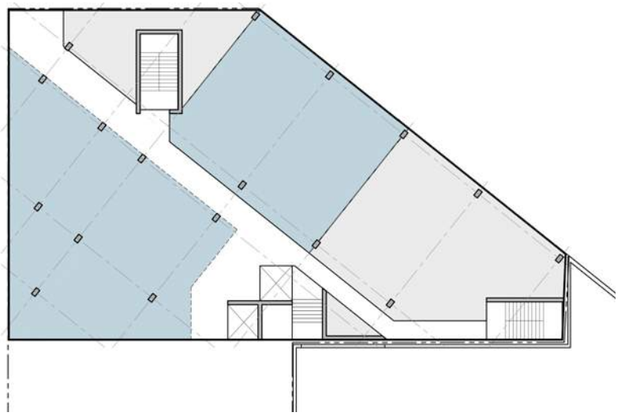


LEVEL 1 - GROUND FLOOR

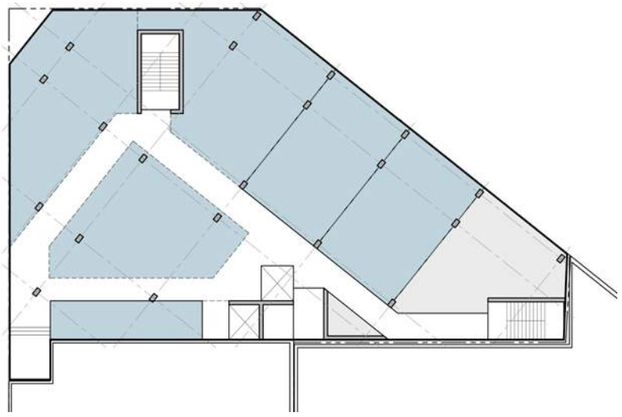
LEVEL 3



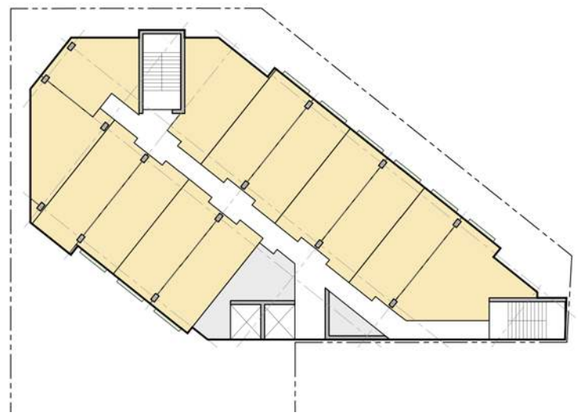
LEVEL 7 - ROOF



LEVEL B1 - BELOW GRADE



LEVEL 2



LEVEL 4-6

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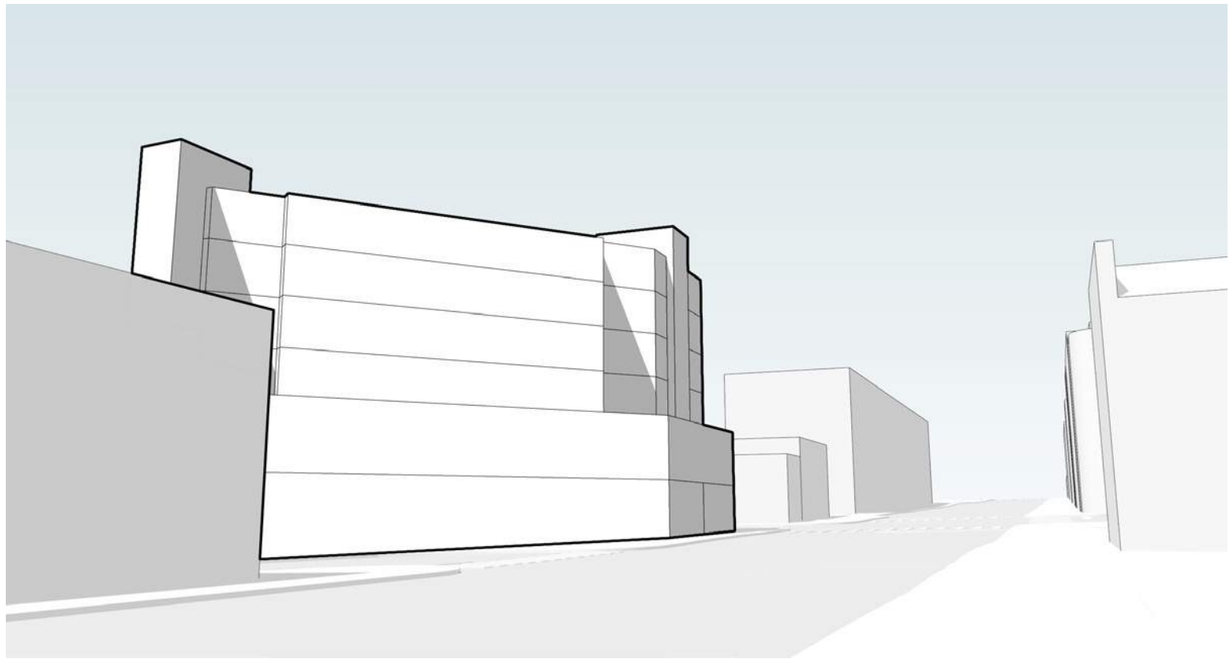
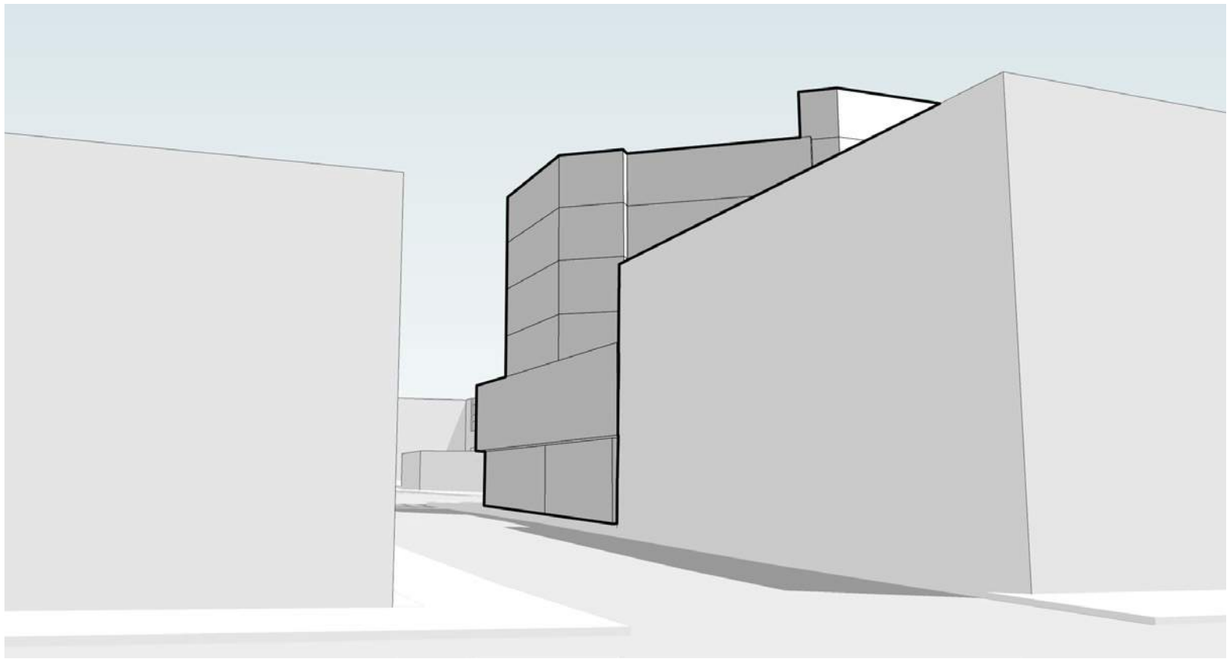
HB & OAC EXPANSION
EARLY DESIGN GUIDANCE
SEATTLE, WA | 3034789-EG | MARCH 16, 2020

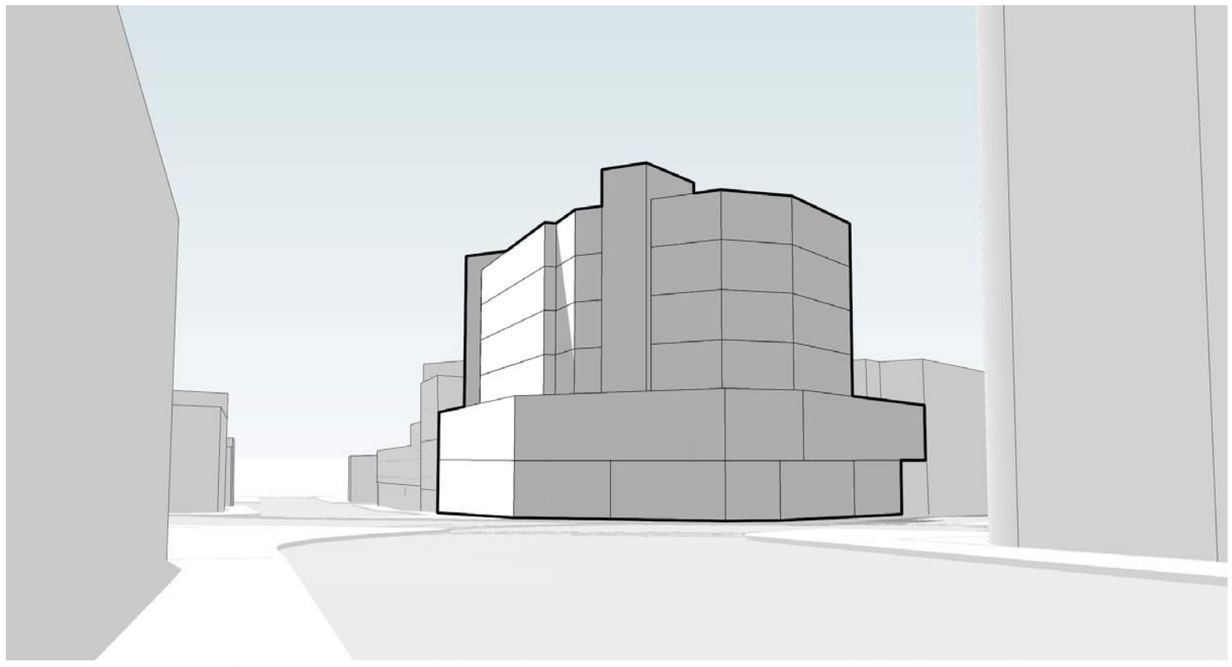
Scheme 2A
Floor Plans
SCALE: 1" = 40'-0" 0' 20' 40'



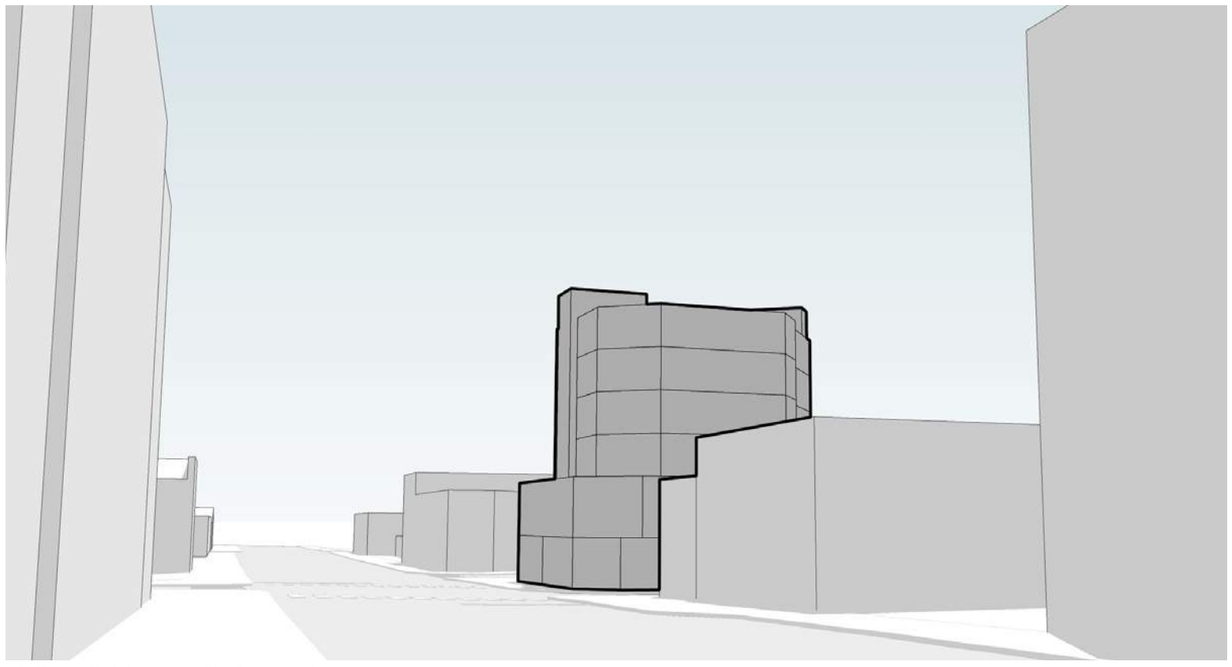
LOOKING NORTHWEST ON LEARY AVE



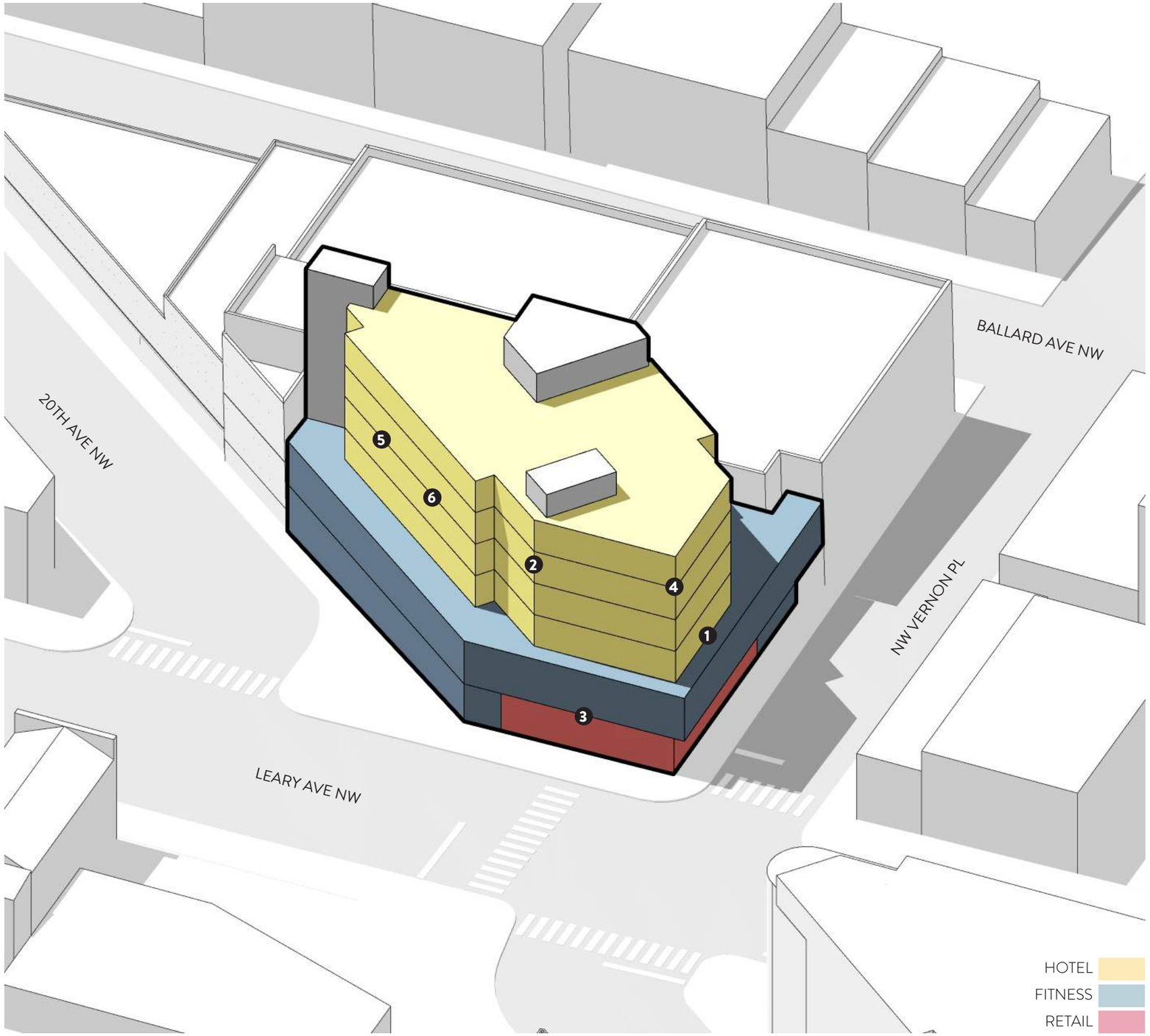
LOOKING NORTHEAST ON VERNON PLACE



LOOKING SOUTH ON 20TH AVE



LOOKING SOUTHEAST ON LEARY AVE



SCHEME 2 | B

PROGRAM SUMMARY

BUILDING AREA	59,500 GSF
GUESTROOMS	50
PARKING	0
DEPARTURES	NONE

DESIGN GUIDELINES PROS

1 **CS2.A2** ARCHITECTURAL PRESENCE

The the first two levels continue the strong street edge of the context, with the Hotel mass above recessed to reduce overall scale.

2 **CS2.D2** SITE FEATURES

Stair Core located along Leary Ave is fully integrated into the facade composition and does not puncture the hotel mass.

3 **DC1.A1** VISIBILITY

Retail and Athletic Club uses are located at the base along the street front which are more visible and frequently used by the public.

4 **DC2.B1** FACADE COMPOSITION

The squared corner of the massing is consistent with the rest of the envelope and historic buildings in cotext while adding prominence to the corner.

DESIGN GUIDELINES CONS

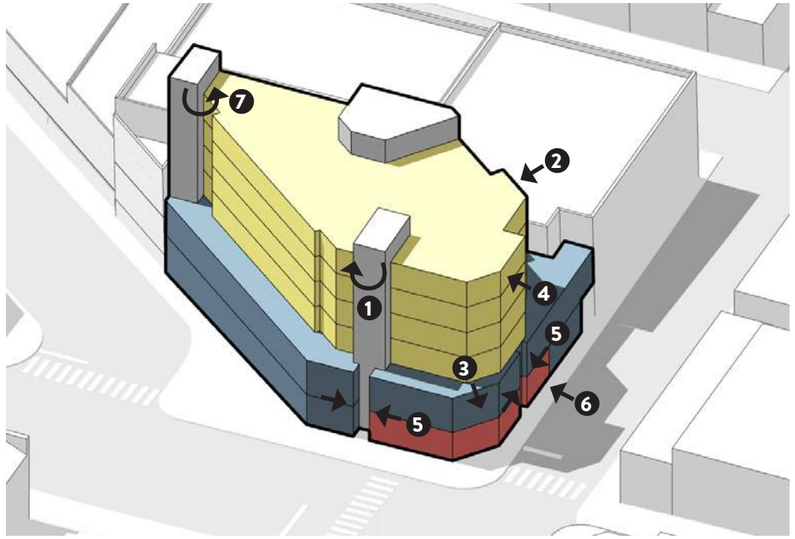
5 **DC2.A2** REDUCING PERCEIVED MASS

There are no recesses or indentations in the Hotel portion of the massing to reduce the perceived mass of the project.

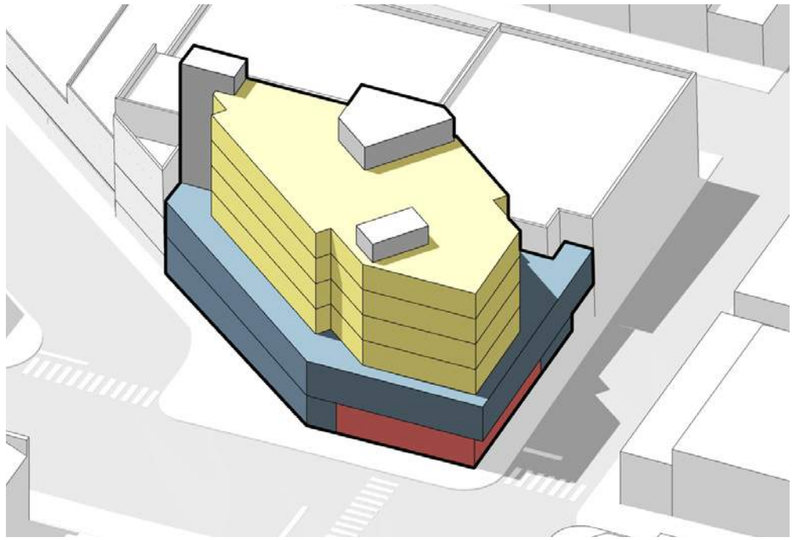
6 **DC2.B2** BLANK WALLS

Much of the Hotel mass adjacent to 20th Ave NW is expansive and flat with no articulation in form or envelope.

SCHEME 2 **(FROM EDG1)**



SCHEME 2 **B**



COMPARISON -

CONTRAST
FROM **SCHEME 2** TO **SCHEME 2B**

1 **ROTATE**
BOARD RECOMMENDATION 1B & 3A
DESIGN GUIDELINE CS2.D2

Vertical circulation rotated and completely integrated into the upper mass of the building in order to reduce its prominence and perceived bulk.

2 **PUSH**
BOARD RECOMMENDATION 1C
DESIGN GUIDELINE CS2.A2

Hotel mass pushed in to further pull away from the historic building to the south and enhance the podium concept. The podium concept also reduces perceived overall scale while continuing the strong street edge of the context.

3 **PULL**
DESIGN GUIDELINE DC2.B1

The squared corner of the massing is consistent with the rest of the context and adds prominence to the corner.

4 **PUSH**
BOARD RECOMMENDATION 1C
DESIGN GUIDELINE CS2.A2

Hotel mass aligned with another facade in order to simplify the overall form and enhance the podium concept. The podium concept also reduces perceived overall scale while continuing the strong street edge of the context.

5 **COMBINE**
BOARD RECOMMENDATION 1C
DESIGN GUIDELINE CS2.A2

Indentation removed from the base to represent the first two levels as one uninterrupted mass while better integrating it within the context.

6 **PUSH**
SMC 23.53.015

Additional space provided for a 5' tree pit and 6' sidewalk, allowing the level above to cantilever over up to the property line.

7 **ROTATE**
BOARD RECOMMENDATIONS 1B & 3A
DESIGN GUIDELINE CS2.D2

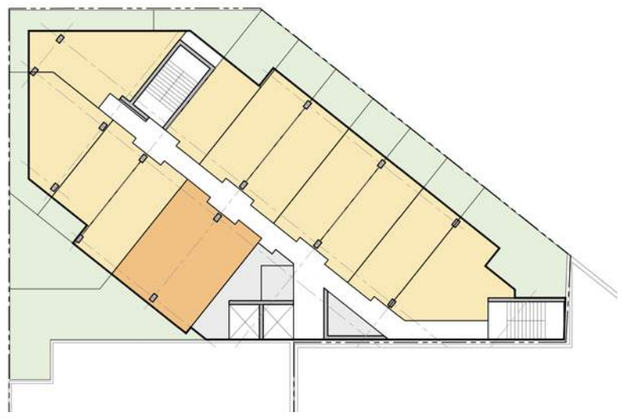
Vertical Circulation pushed further closer to the main building mass in order to reduce its prominence and perceived bulk. It is also more integrated into the facade composition and pulled further away from the street.

SCHEME 2B MEETS BOARD RECOMMENDATIONS

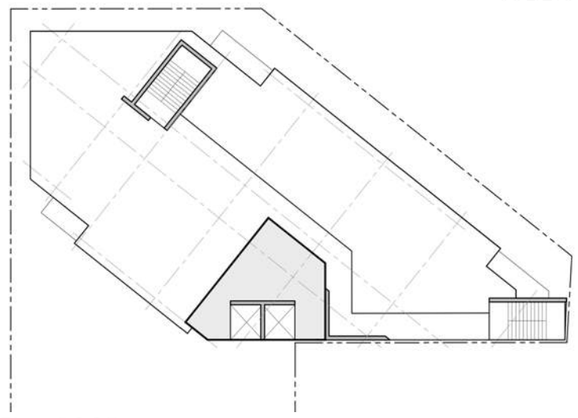
MASSING OPTIONS - **1B** — Prominence of stair tower reduced.
MASSING OPTIONS - **1C** — Podium concept with recessed upper levels.
GROUND PLANE & PEDESTRIAN EXP - **3A** — Vertical circulation integrated into building mass.
GROUND PLANE & PEDESTRIAN EXP - **3D** — Entry niche/transition space provided on Vernon

HOTEL
CONFERENCE
FITNESS
RETAIL
BALCONIES/ JULIETS

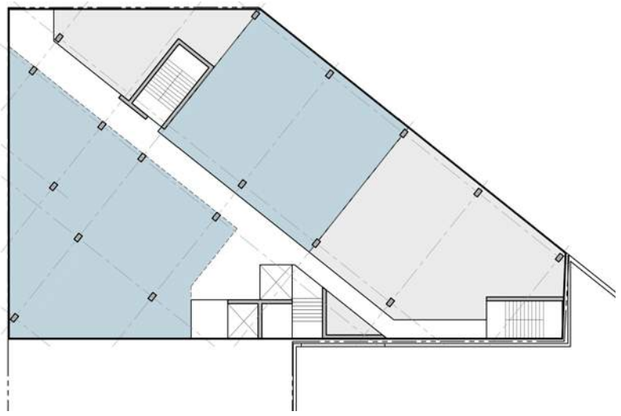
LEVEL 1 - GROUND FLOOR



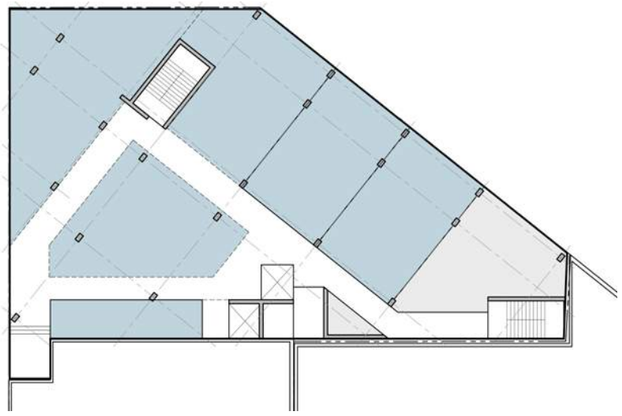
LEVEL 3



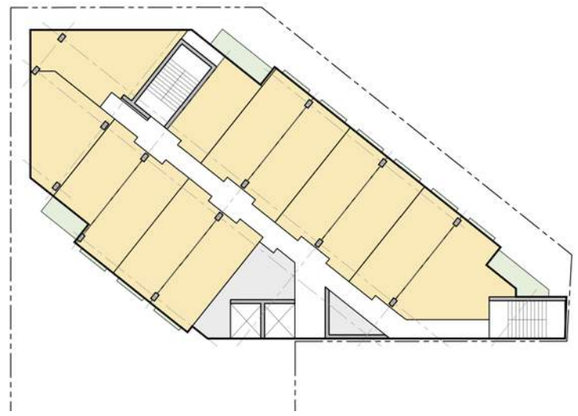
LEVEL 7 - ROOF



LEVEL B1 - BELOW GRADE



LEVEL 2

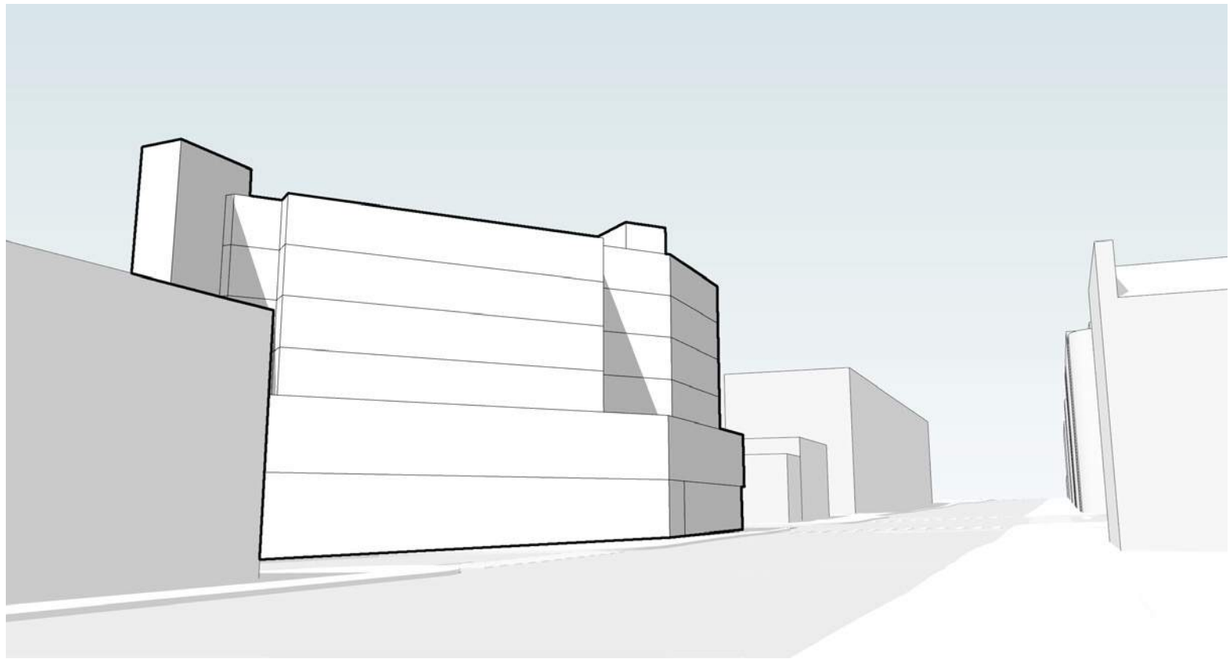


LEVEL 4-6

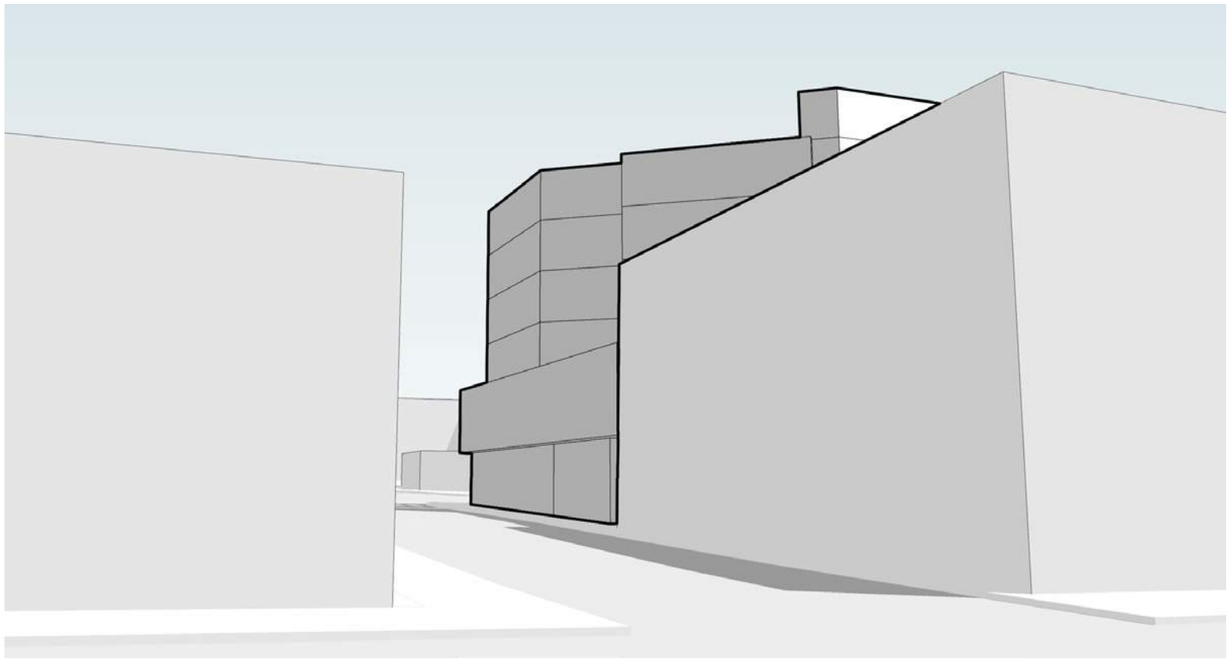
NELSEN PARTNERS ARCHITECTS & PLANNERS | Hotel Ballard | OLYMPIC ATHLETIC CLUB

HB & OAC EXPANSION
EARLY DESIGN GUIDANCE
SEATTLE, WA | 3034789-EG | MARCH 16, 2020

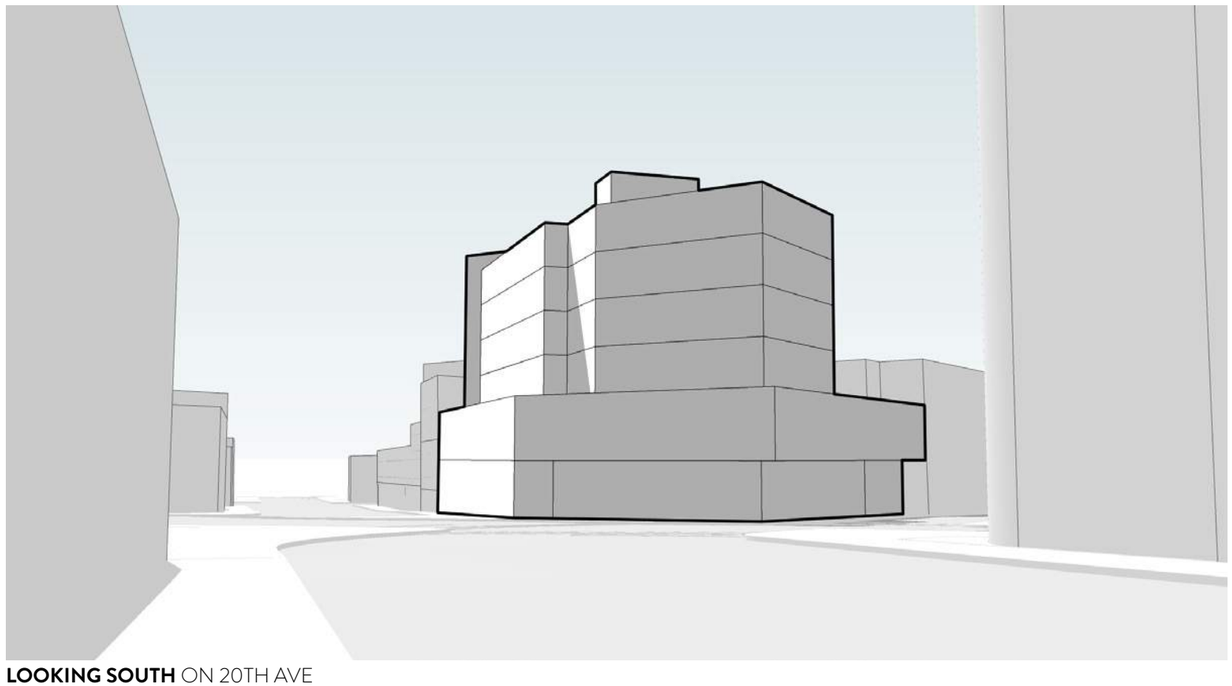
Scheme 2B
Floor Plans
SCALE: 1" = 40'-0" 0' 20' 40'



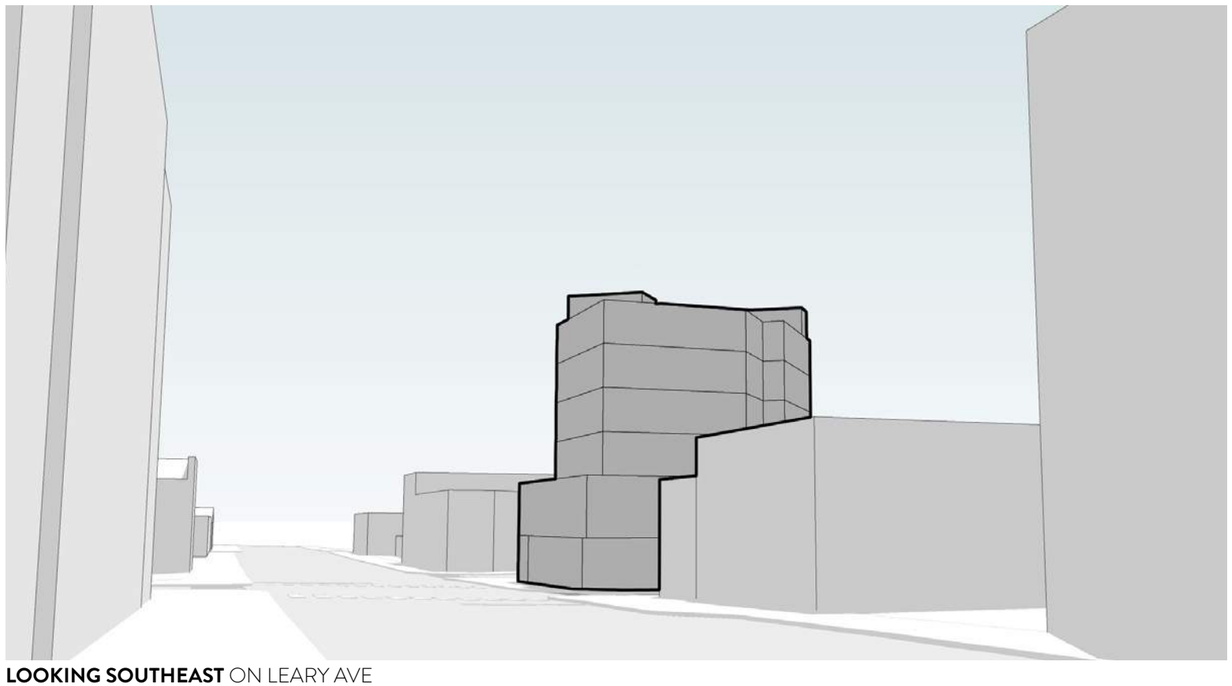
LOOKING NORTHWEST ON LEARY AVE



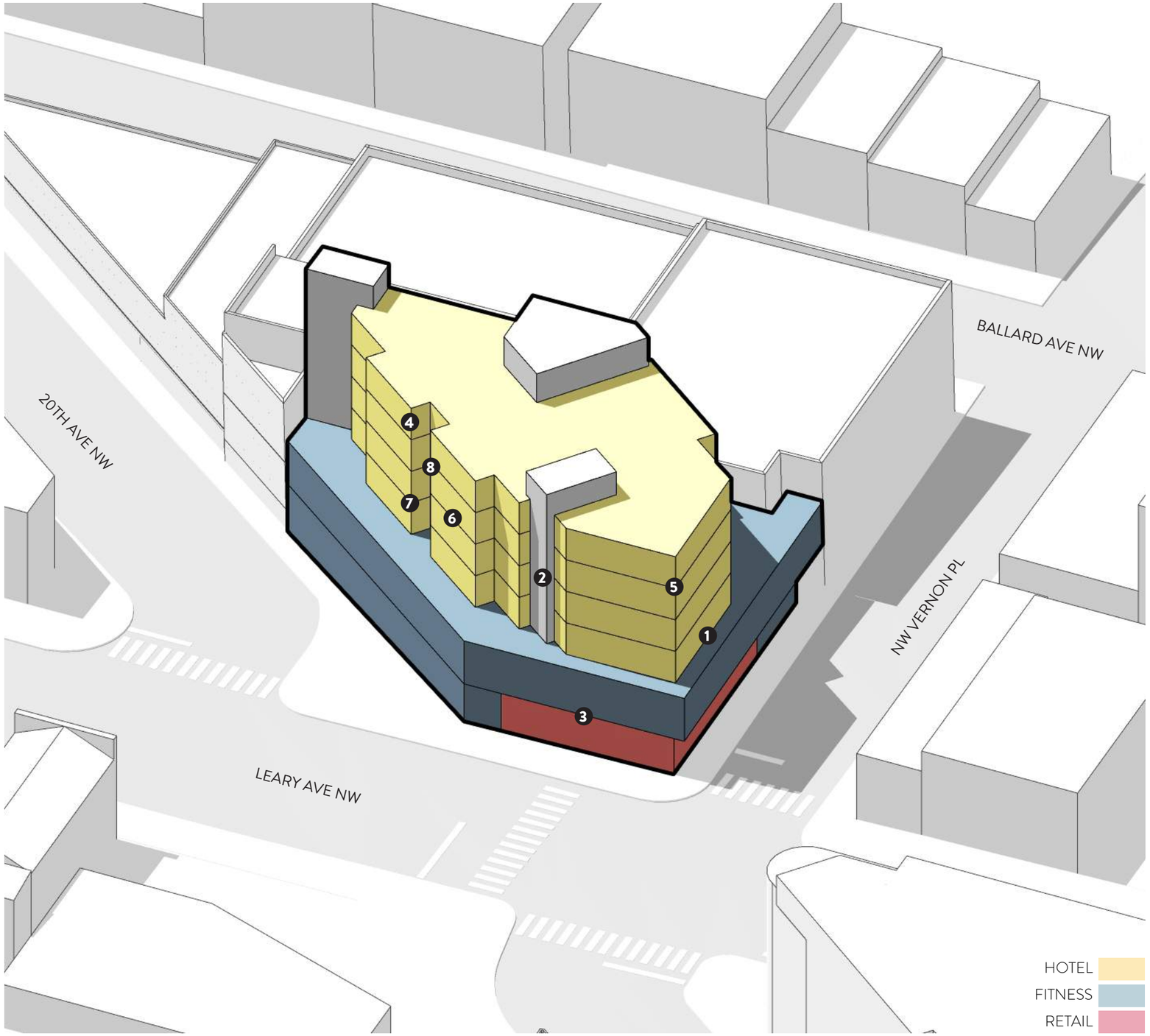
LOOKING NORTHEAST ON VERNON PLACE



LOOKING SOUTH ON 20TH AVE



LOOKING SOUTHEAST ON LEARY AVE



SCHEME 2 | C

PROGRAM SUMMARY

BUILDING AREA	58,400 GSF
GUESTROOMS	50
PARKING	0
DEPARTURES	NONE

DESIGN GUIDELINES PROS

1 **CS2.A2** ARCHITECTURAL PRESENCE
The the first two levels continue the strong street edge of the context, with the Hotel mass above recessed to reduce overall scale.

2 **CS2.D2** SITE FEATURES
Stair Core located along Leary Ave is integrated into the facade composition and pulled further away from the street, reducing perceived bulk.

3 **DC1.A1** VISIBILITY
Retail and Athletic Club uses are located at the base along the street front which are more visible and frequently used by the public.

4 **DC2.A2** REDUCING PERCEIVED MASS
There are recesses and indentation in the Hotel portion of the massing to reduce the perceived mass of the project.

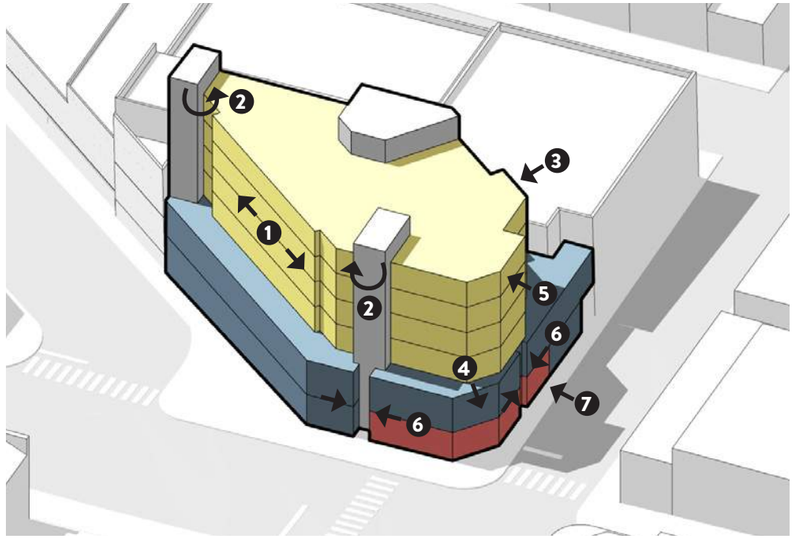
5 **DC2.B1** FACADE COMPOSITION
The squared corner of the massing is consistent with the rest of the envelope and adds prominence to the corner.

6 **DC2.B2** BLANK WALLS
The Hotel mass adjacent to 20th Ave NW is articulated and broken up in form to add visual interest.

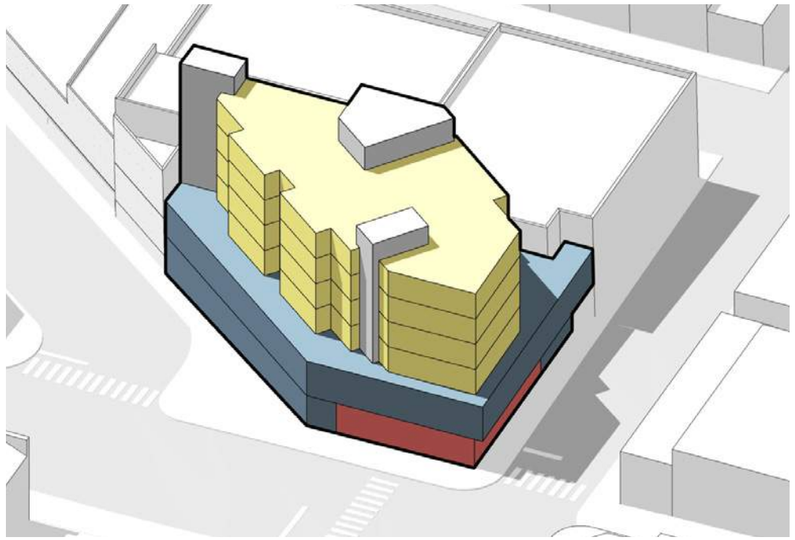
7 **DC2.C1** VISUAL DEPTH & INTEREST
In order to add depth, balconies incorporated into facades of the Hotel mass, while canopies are added to the base at the pedestrian level.

8 **DC2.C2** DUAL PURPOSE ELEMENTS
Balconies not only add depth, but also break up undesirable flat facade.

SCHEME 2 **(FROM EDG1)**



SCHEME 2 **C**



COMPARISON -

CONTRAST
FROM **SCHEME 2** TO **SCHEME 2C**

1 ARTICULATE
DESIGN GUIDELINE DC2.A2
DESIGN GUIDELINE DC2.B2
DESIGN GUIDELINE DC2.C1
DESIGN GUIDELINE DC2.C2

Hotel mass is articulated by dividing and breaking up the facade in order to reduce perceived mass, add visual interest, and add depth to a facade that was blank.

2 ROTATE
BOARD RECOMMENDATION 1B & 3A
DESIGN GUIDELINE CS2.D2

Vertical circulation rotated and completely integrated into the upper mass of the building in order to reduce its prominence and perceived bulk.

3 PUSH
BOARD RECOMMENDATION 1C
DESIGN GUIDELINE CS2.A2

Hotel mass pushed in to further pull away from the historic building to the south and enhance the podium concept. The podium concept also reduces perceived overall scale while continuing the strong street edge of the context.

4 PULL
DESIGN GUIDELINE DC2.B1

The squared corner of the massing is consistent with the rest of the context and adds prominence to the corner.

5 PUSH
BOARD RECOMMENDATION 1C
DESIGN GUIDELINE CS2.A2

Hotel mass aligned with another facade in order to simplify the overall form and enhance the podium concept. The podium concept also reduces perceived overall scale while continuing the strong street edge of the context.

6 COMBINE
BOARD RECOMMENDATION 1C
DESIGN GUIDELINE CS2.A2

Indentation removed from the base to represent the first two levels as one uninterrupted mass while better integrating it within the context.

7 PUSH
SMC 23.53.015

Additional space provided for a 5' tree pit and 6' sidewalk, allowing the level above to cantilever over up to the property line.

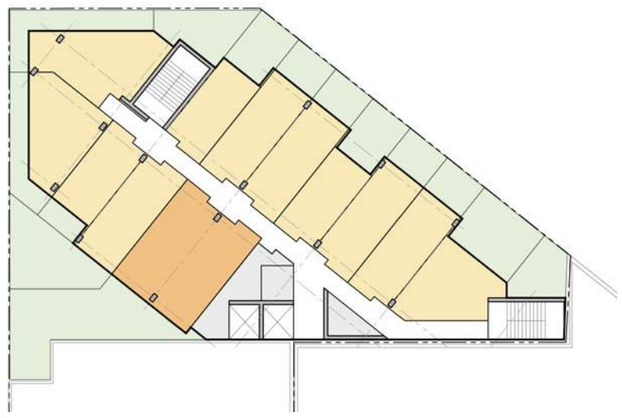
SCHEME 2C MEETS BOARD RECOMMENDATIONS

MASSING OPTIONS - **1B** — Prominence of stair tower reduced.
MASSING OPTIONS - **1C** — Podium concept with recessed upper levels.
GROUND PLANE & PEDESTRIAN EXP - **3A** — Vertical circulation integrated into building mass.
GROUND PLANE & PEDESTRIAN EXP - **3D** — Entry niche/transition space provided on Vernon

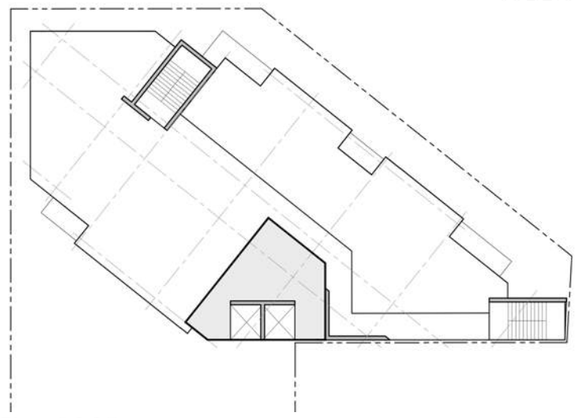
PREFERRED

HOTEL
CONFERENCE
FITNESS
RETAIL
BALCONIES/ JULIETS

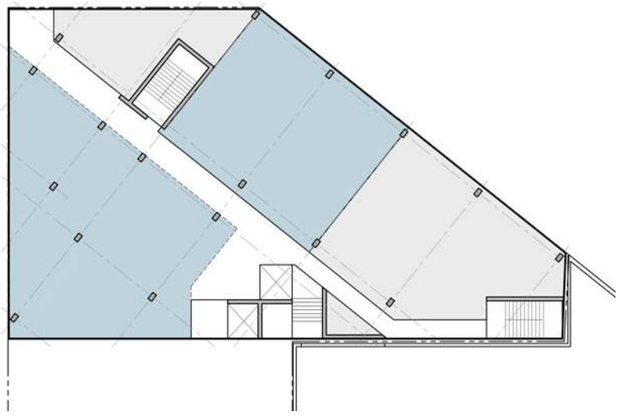
LEVEL 1 - GROUND FLOOR



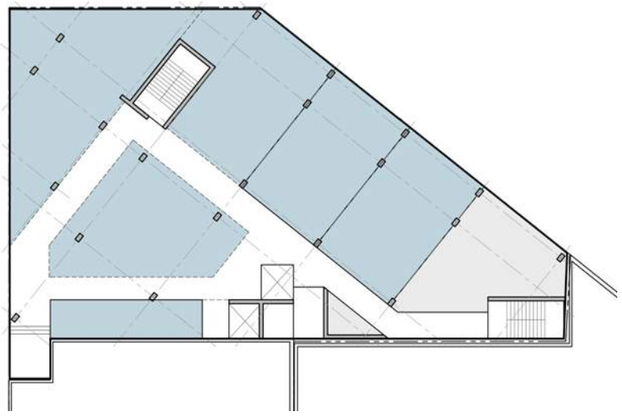
LEVEL 3



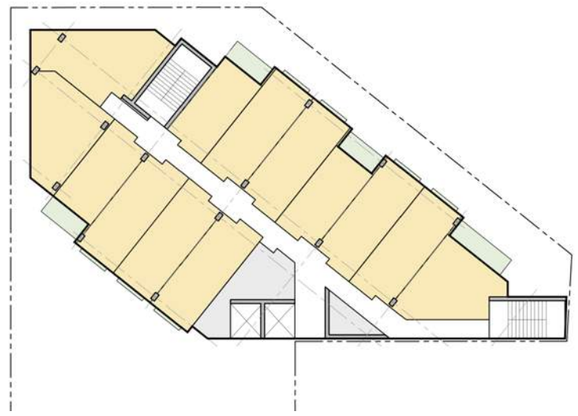
LEVEL 7 - ROOF



LEVEL B1 - BELOW GRADE



LEVEL 2

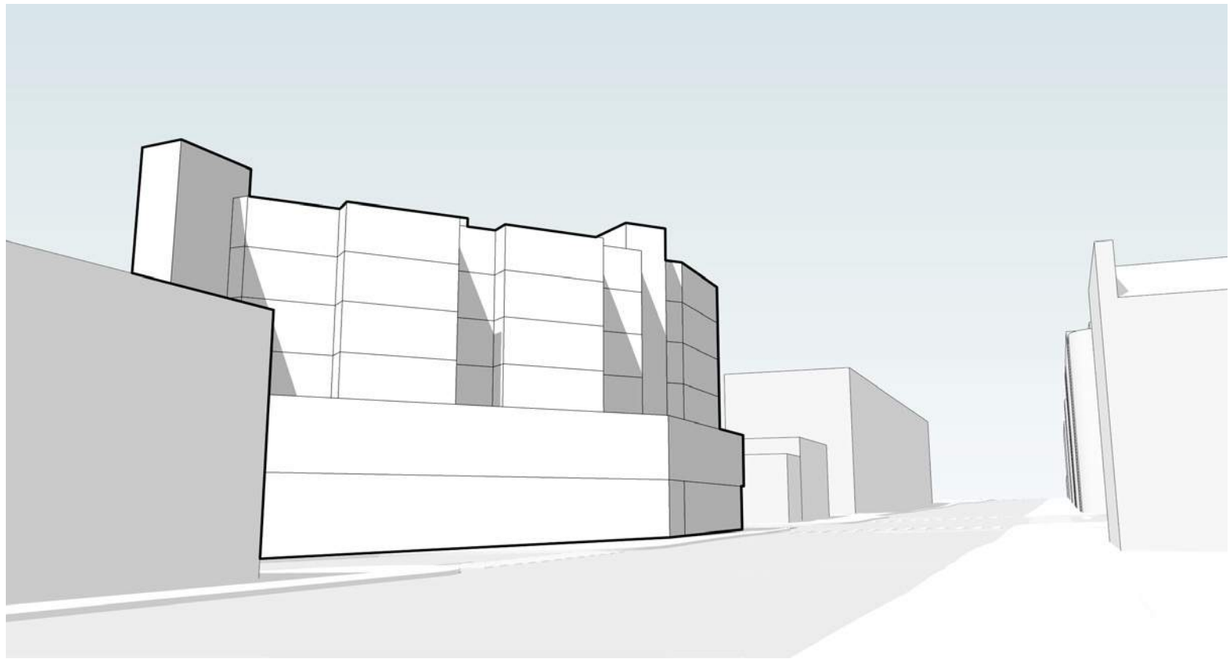


LEVEL 4-6

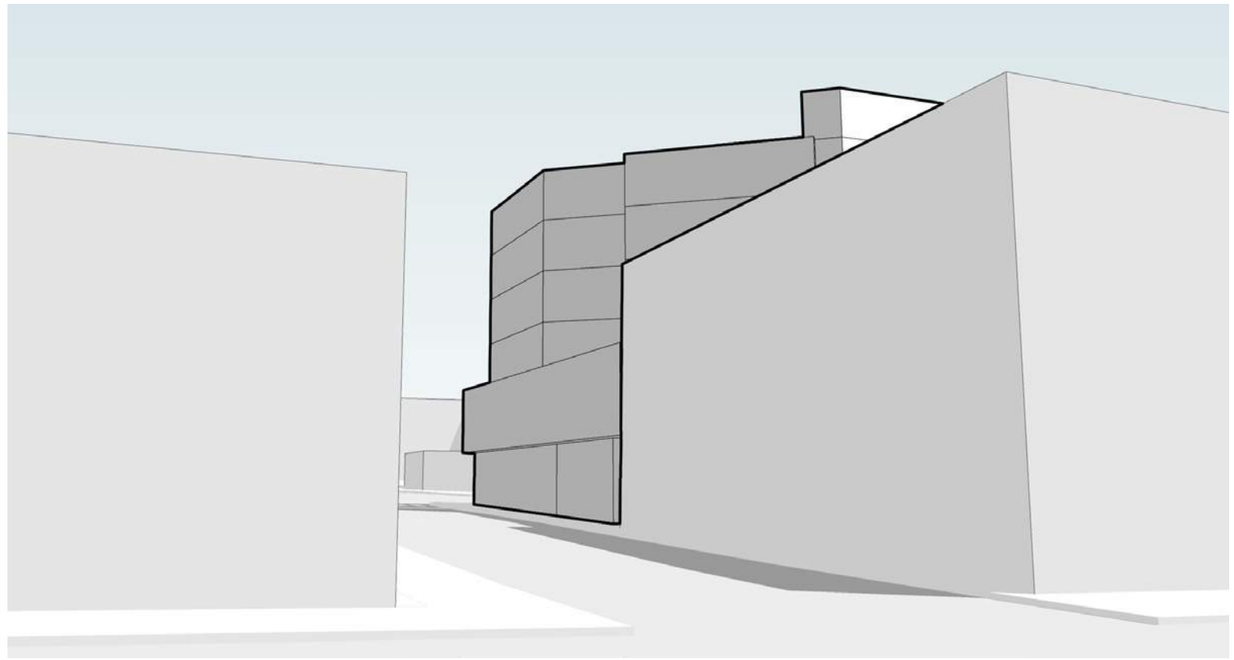
NELSEN PARTNERS ARCHITECTS & PLANNERS | Hotel Ballard | OLYMPIC ATHLETIC CLUB

HB & OAC EXPANSION
EARLY DESIGN GUIDANCE
SEATTLE, WA | 3034789-EG | MARCH 16, 2020

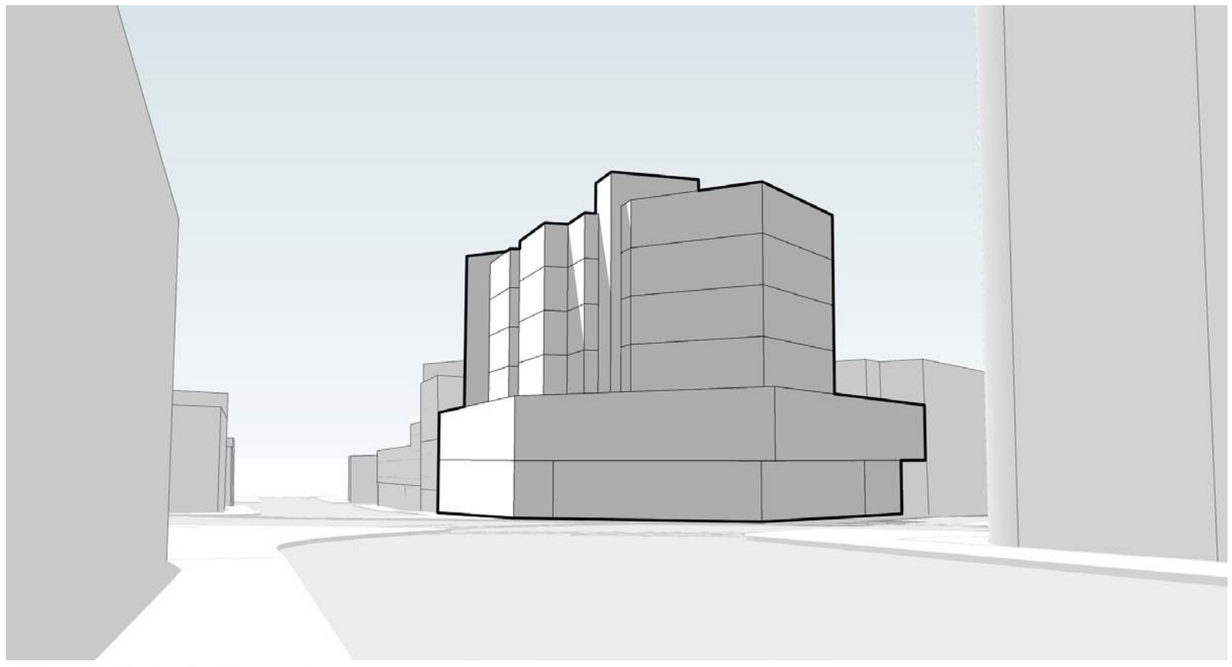
PREFERRED
Scheme 2C
Floor Plans
SCALE: 1" = 40'-0" 0' 20' 40'



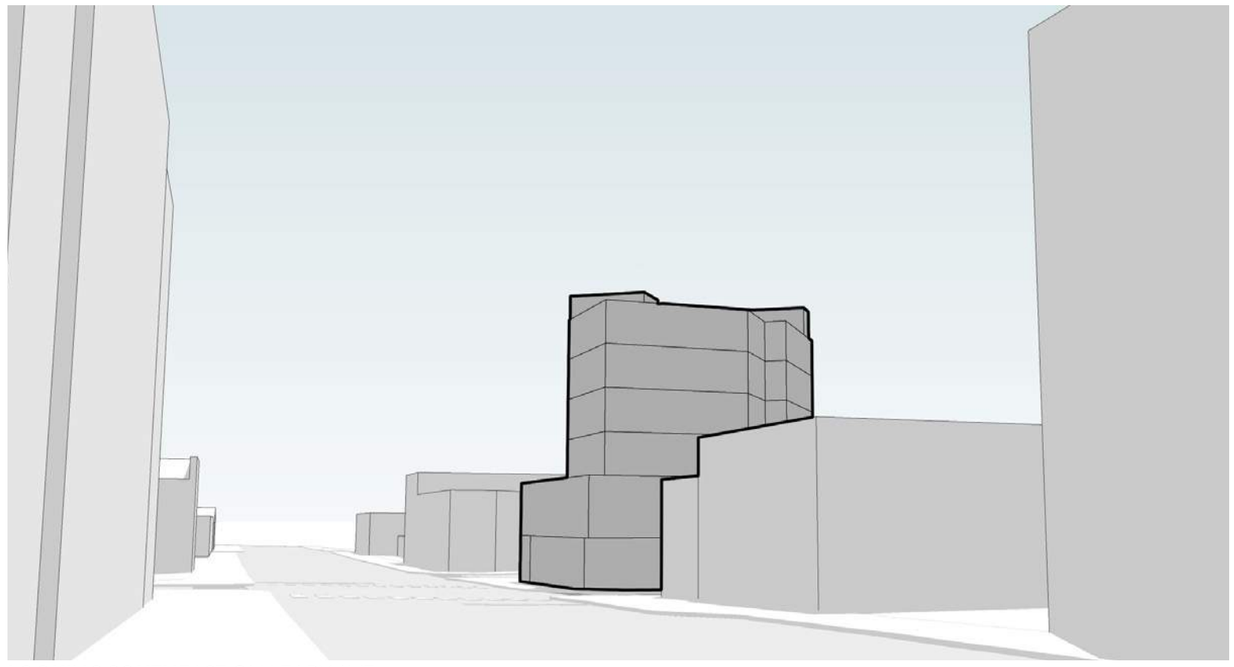
LOOKING NORTHWEST ON LEARY AVE



LOOKING NORTHEAST ON VERNON PLACE

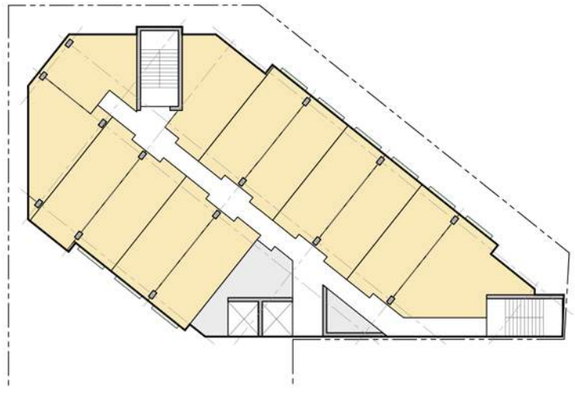


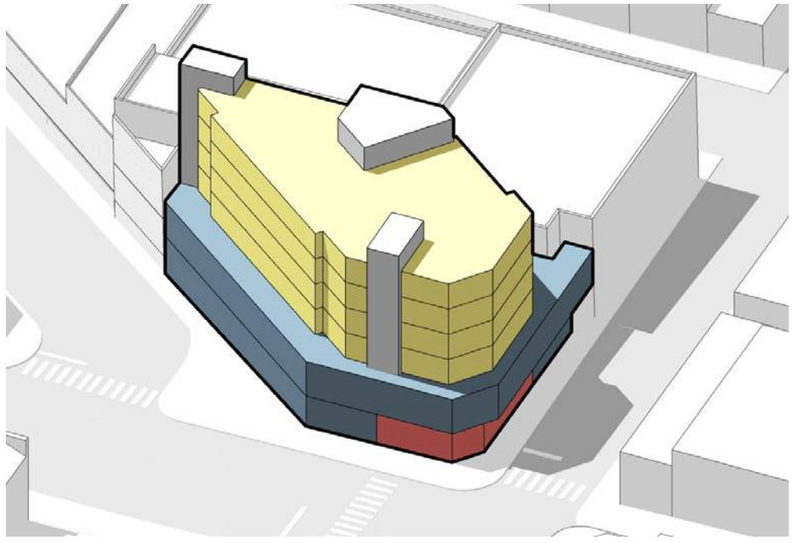
LOOKING SOUTH ON 20TH AVE



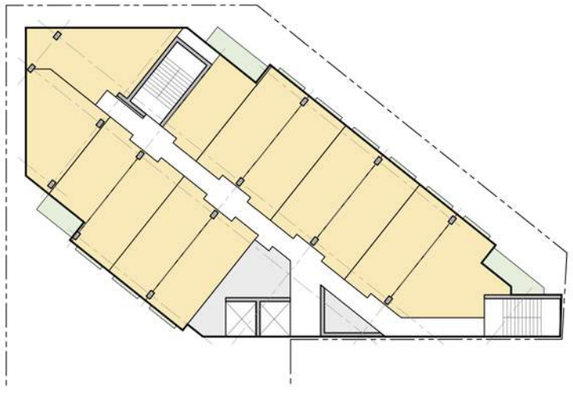
LOOKING SOUTHEAST ON LEARY AVE

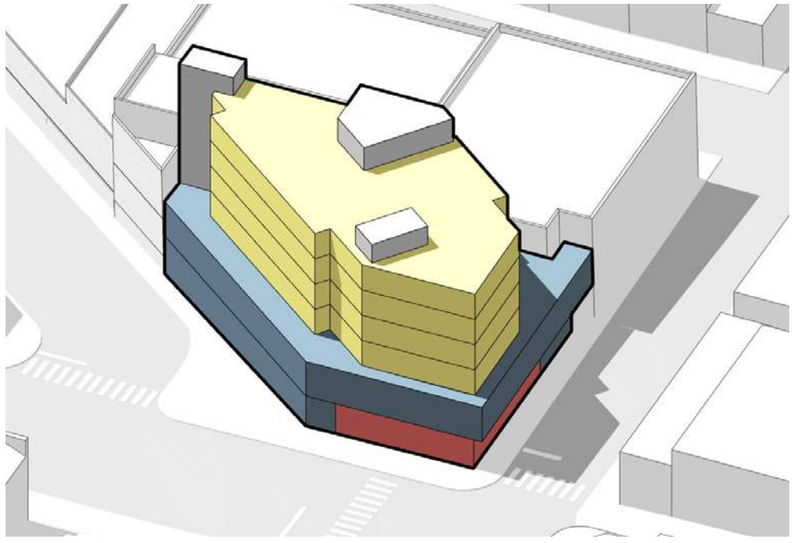
SCHEME 2 | A



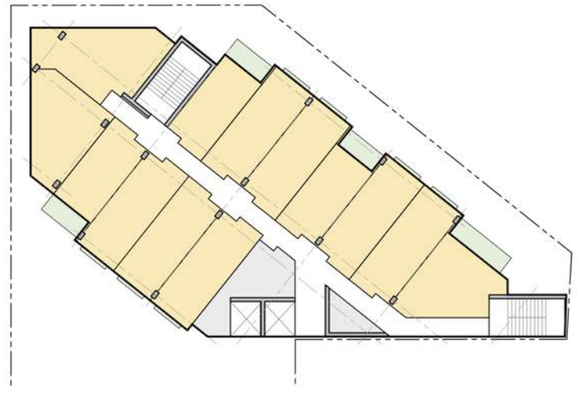


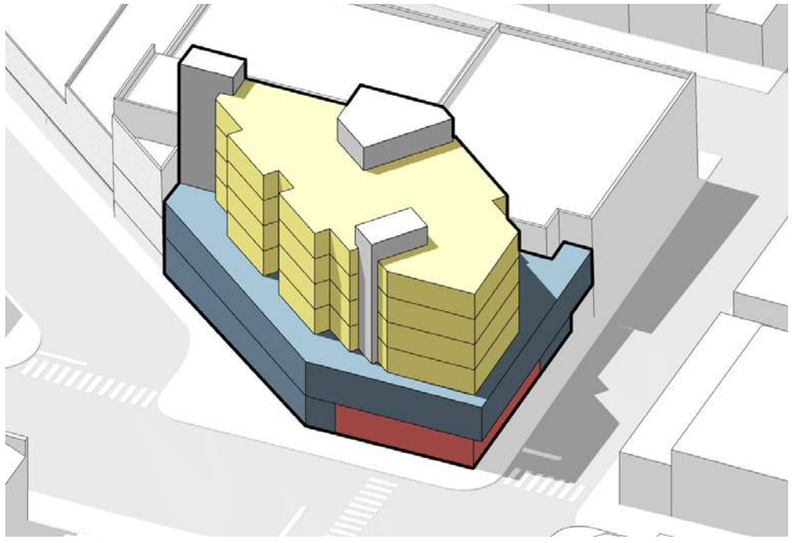
SCHEME 2 | B





SCHEME 2 | C
PREFERRED





NELSEN PARTNERS
ARCHITECTS & PLANNERS

Hotel Ballard

OLYMPIC ATHLETIC CLUB

HB & OAC EXPANSION
EARLY DESIGN GUIDANCE
SEATTLE, WA | 3034789-EG | MARCH 16, 2020

Conceptual Rendering
Scheme 2C

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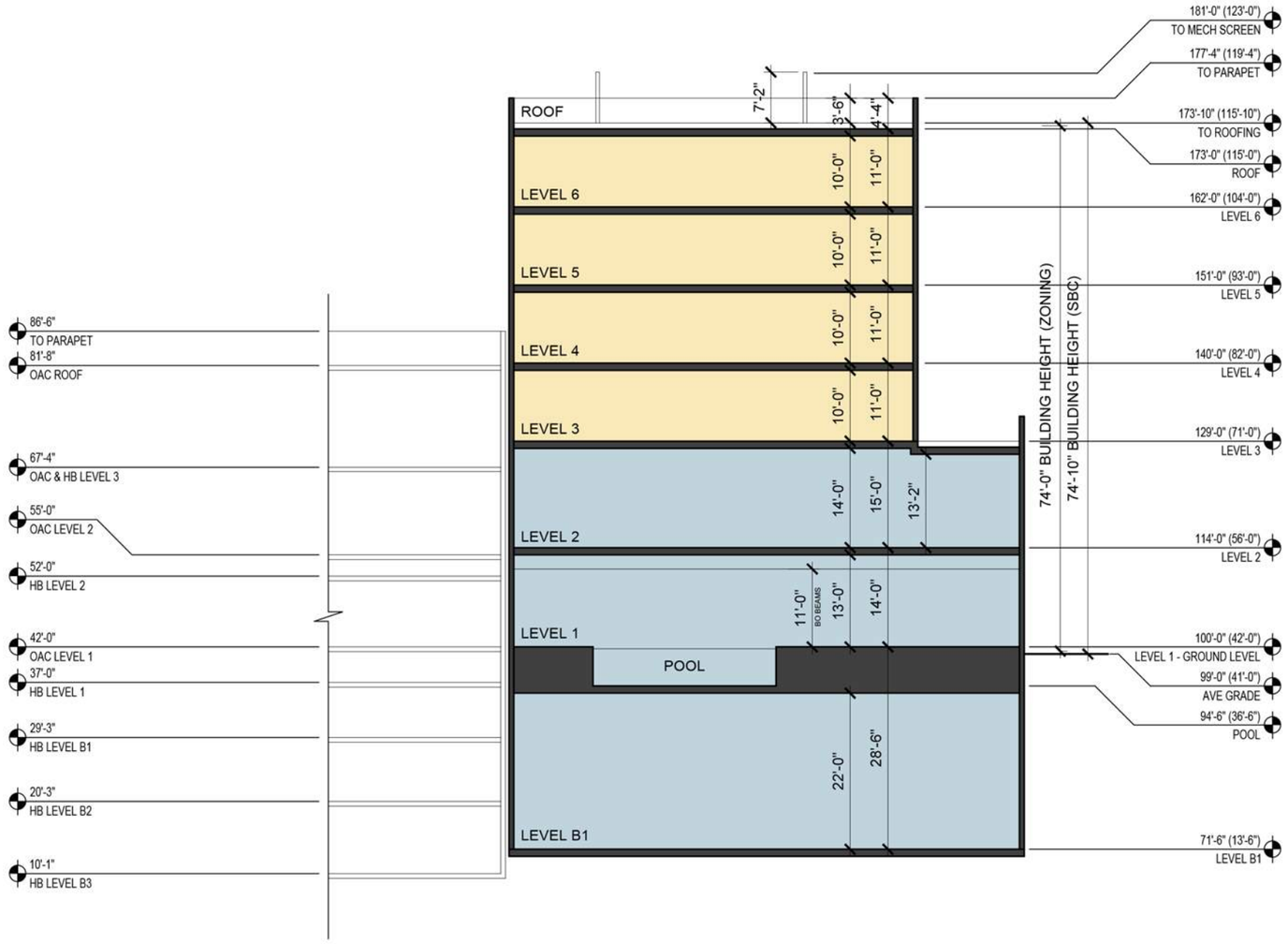
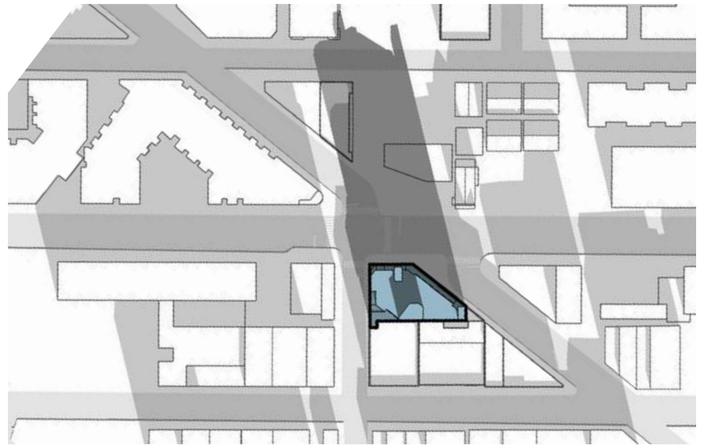


SPRING & FALL EQUINOX
MARCH 21 & SEPTEMBER 21 | 3:00 PM

SUMMER SOLSTICE
JUNE 21 | 3:00 PM



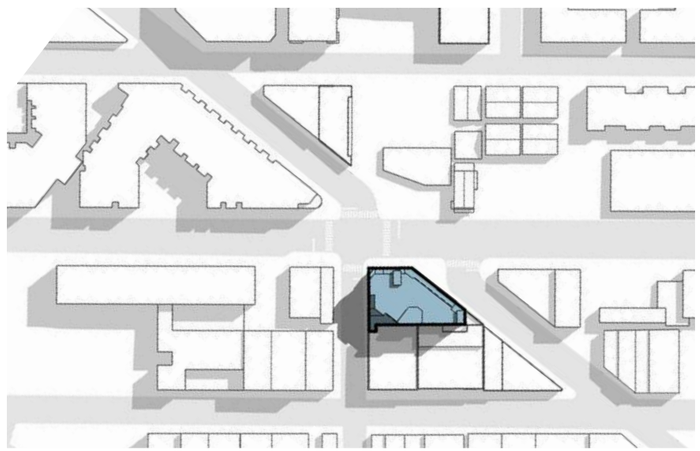
WINTER SOLSTICE
DECEMBER 21 | 3:00 PM

SPRING & FALL EQUINOX
MARCH 21 & SEPTEMBER 21 | 12:00 PM

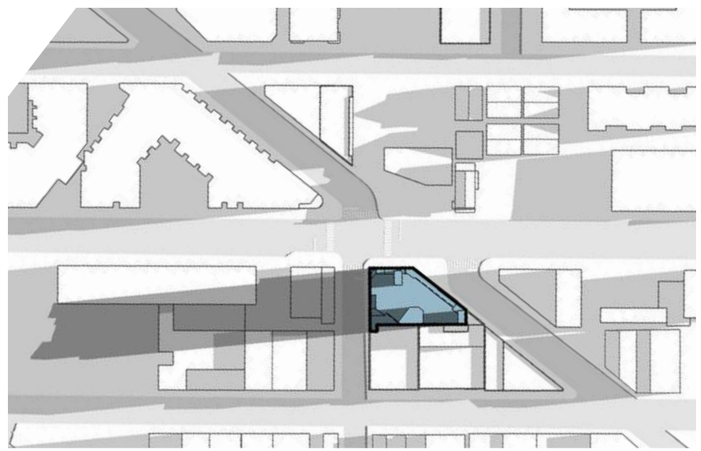
SUMMER SOLSTICE
JUNE 21 | 12:00 PM

WINTER SOLSTICE
DECEMBER 21 | 12:00 PM

SPRING & FALL EQUINOX
MARCH 21 & SEPTEMBER 21 | 9:00 AM



SUMMER SOLSTICE
JUNE 21 | 9:00 AM



WINTER SOLSTICE
DECEMBER 21 | 9:00 AM

JOIN US

COMMUNITY MEETING | EARLY OUTREACH

FOR A GUIDED SITE WALK TO LEARN MORE ABOUT THE NEW PROJECT ON
5301 LEARY AVE NW

PROPOSAL
THE PROJECT PROPOSES THE REDEVELOPMENT OF AN EXISTING COMMERCIAL, NON-HISTORIC BUILDING FOR DEVELOPMENT OF A 6 STORY ADDITION TO THE EXISTING OLYMPIC ATHLETIC CLUB AND HOTEL BALLARD.

WHAT
JOIN US FOR A GUIDED SITE WALK OF THIS NEW PROJECT.
EVERYONE IS WELCOME.
NO RSVP REQUIRED.

WHEN
SUNDAY, SEPTEMBER 8TH
6:00-7:30 PM

WHERE
OLYMPIC ATHLETIC CLUB
5301 LEARY AVE NW
SEATTLE, WA 98107

ADDRESS
5301 LEARY AVE NW
SEATTLE, WA 98107

SDCI PROJECT NUMBER
3034789-EG

CONTACT
JAMY FAR
JFAR@NELSENPARTNERS.COM

PROJECT WEBSITE
https://New5301LearyAve.squarespace.com

ADDITIONAL INFORMATION
SEATTLE SERVICES PORTAL
(https://cosaccela.seattle.gov)

EARLY OUTREACH BLOG
(https://designreviewoutreach.seattle.gov)

NOTE
PLEASE ALLOW 1-2 BUSINESS DAYS FOR RESPONSE TO EMAILS.

EMAILS AND/OR OTHER FORMS OF COMMUNICATION ARE SUBJECT TO CITY OF SEATTLE PUBLIC DISCLOSURE LAWS.

ANY INFORMATION COLLECTED MAY BE MADE AVAILABLE TO THE PUBLIC.

PUBLIC OUTREACH

PRINTED OUTREACH
HIGH-IMPACT METHOD
PUBLIC COMMENTS

Posters hung in 20 locations near the site.
There was one public comment by a member of the Athletic Club in regards to impact on hours & operations of the Athletic Club while this project is under construction.

DIGITAL OUTREACH
MULTI-PRONGED METHOD
PUBLIC COMMENTS

Website & blog post.
There were no public comments or concerns submitted through the website. There were four public comments posted on the blog that were not design related.

IN-PERSON OUTREACH
HIGH-IMPACT METHOD
PUBLIC COMMENTS

Site walk.
There were five total attendees. There were no design comments or concerns by attendees.

THANK YOU

CONTACT INFORMATION

OWNER/DEVELOPER

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Seattle, WA 98107
Riggle@msn.com
206.954.5303

ARCHITECT

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POINT OF CONTACT

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