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2.0 PROJECT INFORMATION & DEVELOPMENT OBJECTIVES

SITE INFO

Address: 949 NW MARKET STREET
Neighborhood: Ballard neighborhood
SDCI Project #: 3033321-LU, 943 NW Market St.
ZONE: NC2-55(M2): Neighborhood Commercial 2

PROJECT TEAM

Developer:	Civil:
AEGIS LIVING	PACE
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Bellevue, Wa 98005	Kirkland, WA 98033
(425) 861-9993	425-827-2014
Contact: Bryon Ziegler	Contact: Scott Sherrow

Architect:	Landscape:
DAHLIN GROUP	FAZIO ASSOCIATES INC
Plaza Center	LANDSCAPE ARCHITECTS
10900 NE 8th Street, Suite 1120	102 NW CANAL STREET
Bellevue, Washington 98004	SEATTLE, WA 98107
(425) 453-5388	T: 206-774-9490
Contact: Pantea Khoshnevis	Contact: Rob Fazio

DEVELOPMENT OVERVIEW

- **69** assisted living units
- **24** memory care units
- **39** below grade garage parking spaces
- Site Area: 20,000 SF
- Max FAR: 3.75
- Proposed FAR: 3.75
- Gross Building Area (including parking): 94,442 SF
- Gross Floor Area: 74,935 SF

AEGIS LIVING STORY AND PHILOSOPHY

Aegis Living has been providing assisted and memory care for 22 years developing homes for residents, not facilities. Design is 100% focused on providing comfort and functionality that mimic a quality home, with character that reflects that of the neighborhood.

Residents that live at Aegis need care walking, eating, getting dressed, basic needs, and memory; they are not independent living residents. The average age of our residents is 82 years, and 80% come from a 3-5 mile radius around the community.

The philosophy of Aegis Living is to... **“Strive to treat all people with the highest possible respect.”** This includes our residents, our guests, their families, our employees, and our partners. In turn, they strive to help us craft, improve, and provide the finest in senior living options available; emphasizing health, quality of life, well-being, and community.”

PROJECT VISION

Aegis of Ballard expands the palette of residential living for Ballard and surrounding neighborhoods. Aegis emphasizes care for higher acuity residents in need of assistance with daily activities (assisted living) as well as providing residential care for residents with memory loss (memory care). Providing this residential option in a neighborhood setting allows existing community residents to “move-over” to Aegis rather than “move-away” to a community where care is provided.

RESIDENT AMENITIES

Aegis of Ballard will have a mix of uses for its residents and visitors. The ground floor will be highly active with the dining room, living room, activity room and bistro fronting onto NW Market Street. Also included for resident use on the ground floor will be a cinema, salon, barbershop, massage room, balance room and pub.

COMMITMENT TO AFFORDABLE HOUSING

Aegis Senior Communities is the applicant, but more importantly will own and operate the community for years to come. As part of the M2 HALA requirements, this community will be contributing nearly \$2,000,000 for local affordable housing needs. The building will be five levels above grade over one level of underground parking. While no parking is required in this zone and our residents don’t drive, we will be providing approximately 40 spaces on-site that will accommodate staff and visitors.

RESPECTING THE COMMUNITY

All Aegis buildings reflect and enhance the architecture of the community in which they are located. Aegis of Ballard will honor the local history and culture of Ballard with a Scandinavian sensibility blended with a salmon fishing “cannery” design similar to those found in Monterey, Astoria or Anacortes. We will also explore the use of the rooftop for a patio to provide “farm to table” food as well as great place to enjoy the views to the south over the park. The building design will incorporate abundant light, natural materials, bold massing and familiar forms which will be refined and presented at the Design Review Board’s Recommendations meeting after MUP submittal.



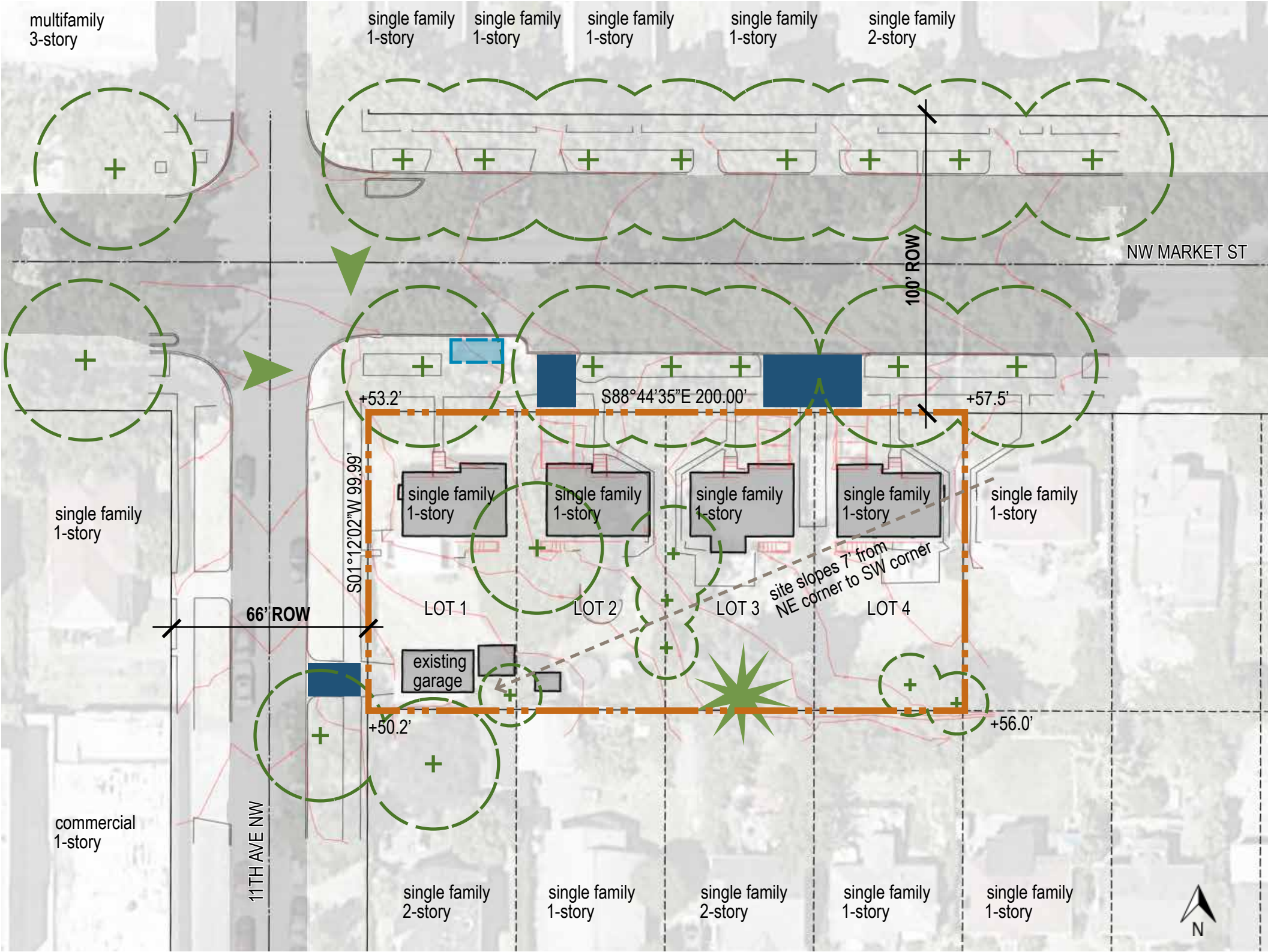
3.0 SUMMARY OF PUBLIC OUTREACH

DESIGN RELATED FEEDBACK FROM EARLY COMMUNITY OUTREACH:

Discussion from attendees was solicited and the following comments were made relevant to the project.

1. Character – Don’t like the new buildings going on in Ballard. Avoid flat cement panel siding.
2. Suggested honoring the history of Ballard with:
 - a. Scandinavian Design ethos (classic not modern)
 - b. Fishing industry roots
 - c. Color – Red was suggested – bright like a farmhouse like you’d see in southern Norway.
 - d. Discussion of color was made – avoid grays. Color has an impact on depression. Color has a reflective quality. Can help brighten neighboring properties north elevation, so bright/light is better to bounce the sun back into the properties. Suggested Malcolm Gladwell book on color and how it affects dementia.
 - e. Some use of brick was suggested. One of the residents bought her house because it was brick, and she loves the warmth of the material and how it changes with the seasons. Also mentioned that all the houses in that frontage are brick and this would honor the past as well. Don’t use flat hardi panels.
 - f. Choose warm colors – have a sense of warmth. Color can affect depression. Yellows and reds instead of grays.
 - g. Consider using stone and brick for depth – rip rap at Shilshole provides texture.
3. Consider a dog run.
4. Any opportunity for child care in the building? (answer - not at this location)
5. Parking is getting worse in the area – make sure you provide parking
6. Where is trash being picked up?
7. Where is loading? Will the vehicles beep while backing?
8. Look at interiors of Scandinavian churches for the interior “upside down” boat character of ceiling

3.0 SITE PLAN
EXISTING SITE PLAN



- Property Line
- Existing Curb Cuts and Site Entry Points
- Bus Stop
- Existing Pedestrian Access

NOTE:
Per land use code, all curb cuts will be limited to 11th AVE NW

LEGAL DESCRIPTION

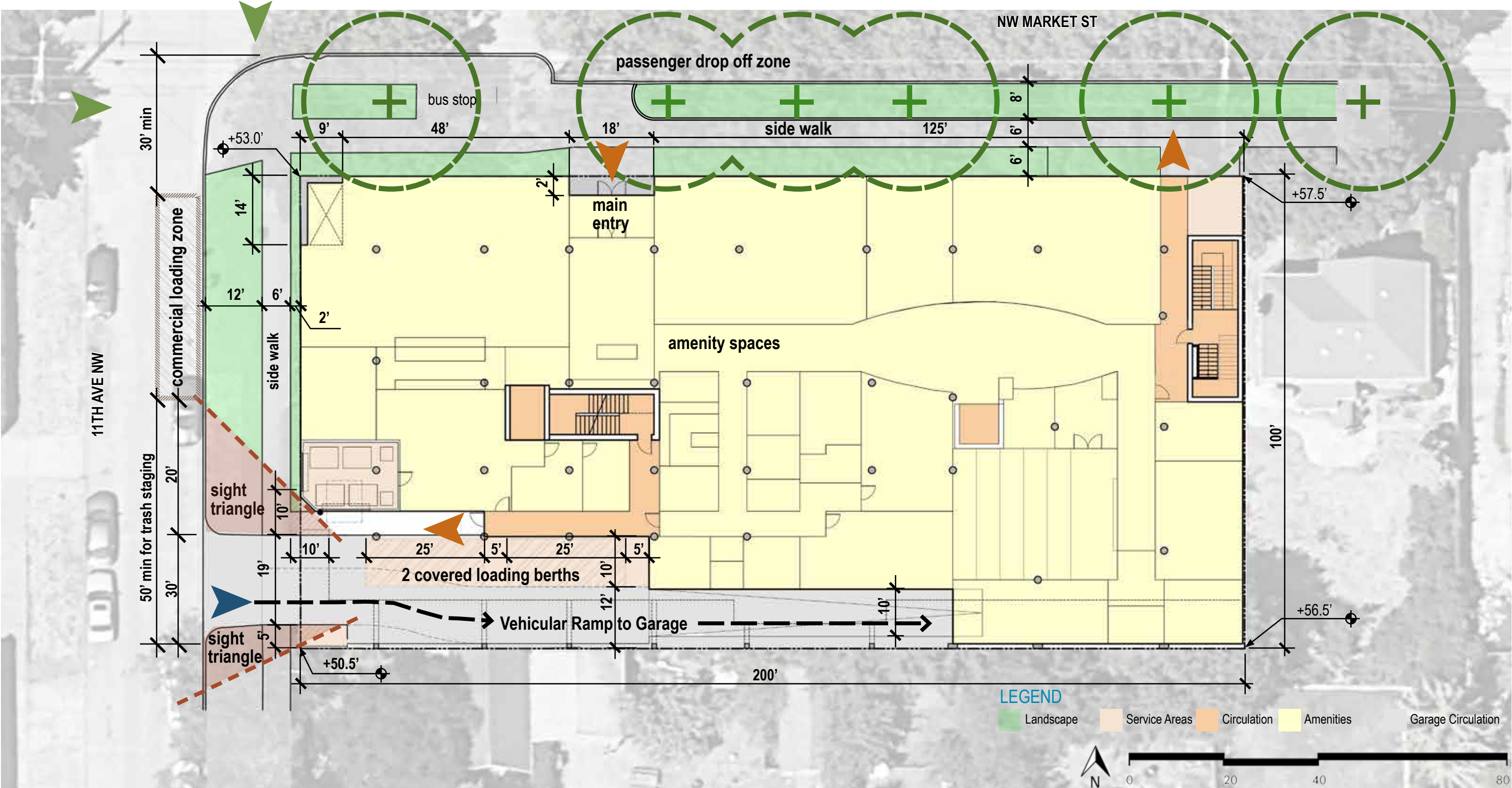
LOT 1 BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

LOT 2 BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

PARCEL A
LOT 3, BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON.

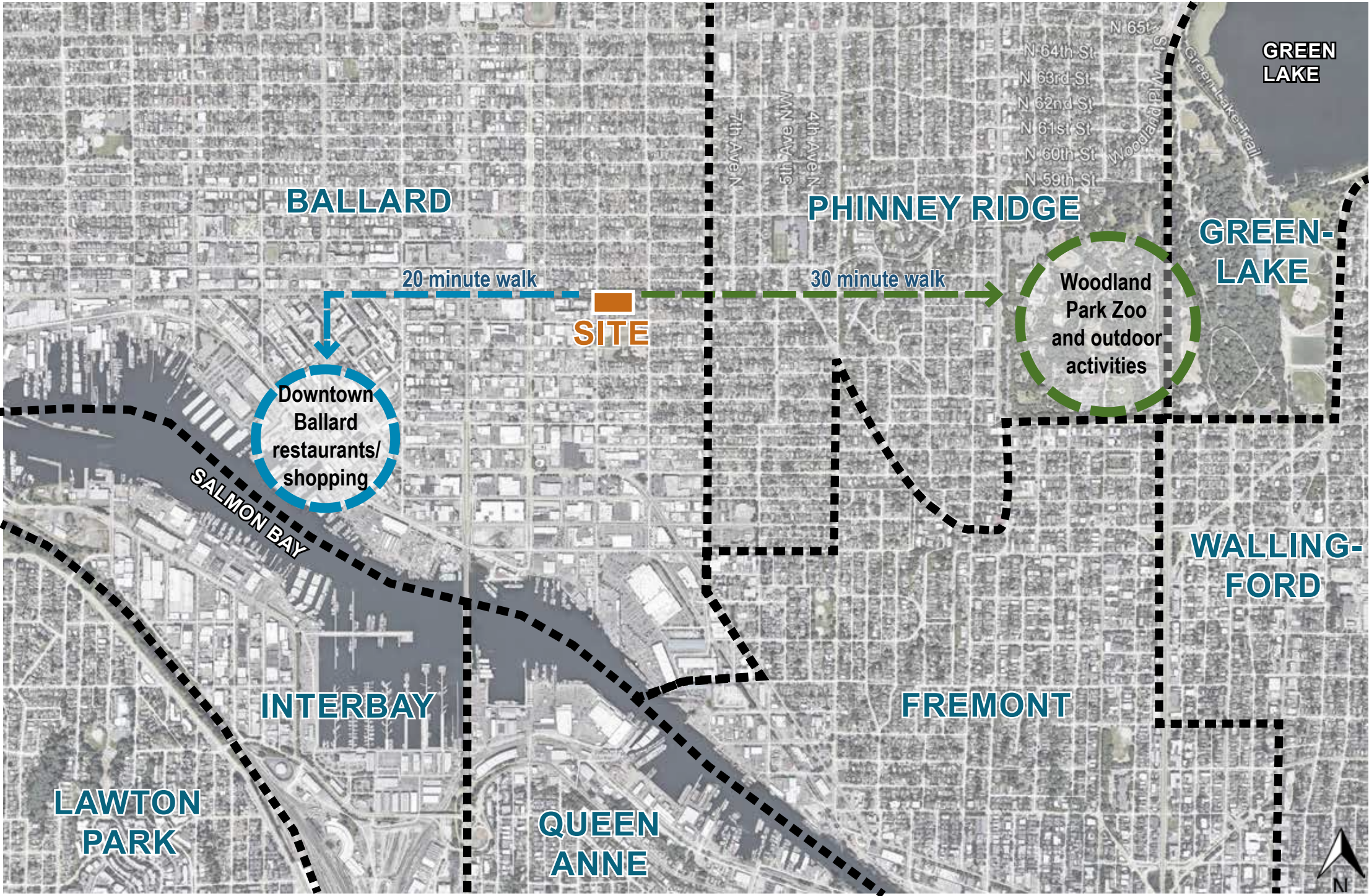
PARCEL B
LOT 4, BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

3.0 SITE PLAN
PROPOSED SITE PLAN



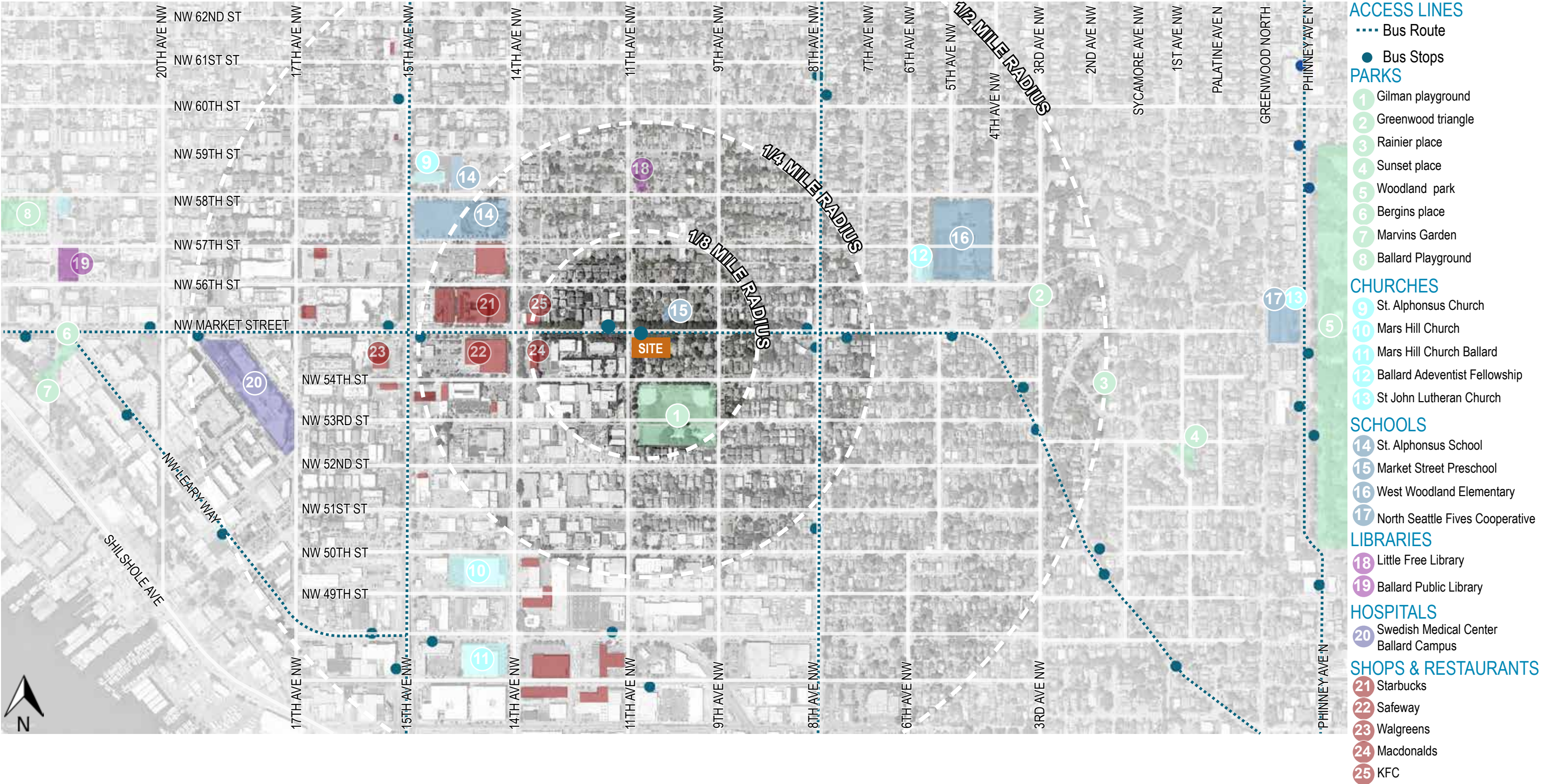
Existing Pedestrian Access to Site
Vehicular Access and Proposed Curb Cut
Pedestrian Entry

This site is located just outside the heart of Downtown Ballard's commercial district.
Woodland Park Zoo and the many amenities of Woodland Park, including Green Lake, are less than a mile due east of the project.



4.0 URBAN DESIGN ANALYSIS

SURROUNDING USES



4.0 URBAN DESIGN ANALYSIS

LOCAL CONTEXT



STREETSCAPES

- Urban Center Connector (NW Market St., 8th Ave. NW)**
frequent transit service with expanded pedestrian zones
- Urban Village Main**
frequent transit service with pedestrian-friendly street environments
- Urban Village Neighborhood**
accommodates on-street parking, transitions from higher-yield streets to neighborhoods
- Neighborhood Yield Street**
low speed, low volume streets with on-street parking
- Minor Industrial Access**
designed to accommodate larger vehicles, intended to have lower pedestrian volume
- Industrial Access**
designed to accommodate larger volumes of larger vehicles

TRANSIT OPTIONS

- The site is served by frequent transit service with immediately adjacent stops
- Bus Routes**
NW Market Street: Rapid Ride Route 44, Route 994
8th Ave. NW: Route 28x

4.0 URBAN DESIGN ANALYSIS

ZONING DESIGNATIONS



- Neighborhood Commercial NC2-55 (M2)
 - Low-Rise Multifamily LR3-40 (M2)
 - Residential Small Lot
 - Single Family
 - Manufacturing/Industrial
- MHA Zone (NC and LR Zones)
This site falls within the NC2-55 (M2) designation.

NEIGHBORHOOD COMMERCIAL ZONE

Site Zoning: NC2-55 (M2)

The Neighborhood Commercial 55 zone encourages 5-story mixed-use buildings, providing increased density in urban village areas.

5.0 CONTEXT ANALYSIS

LOCAL MULTIFAMILY RESIDENTIAL EXAMPLES



Urbana
6-story mixed-use residential



Ava
6-story mixed-use residential



3-story apartments



VICINITY MAP



Koi - NW Market St Facade
6-story mixed-use residential



Market Terrace
3-story apartments



Koi - NW 54th Facade
6-story mixed-use residential

5.0 CONTEXT ANALYSIS

LOCAL CHARACTER



older homes near site, typical of area



Residential detail near the site



NW Market St. looking West
Market Streetscape near site



VICINITY MAP



recently built 4 story work lofts



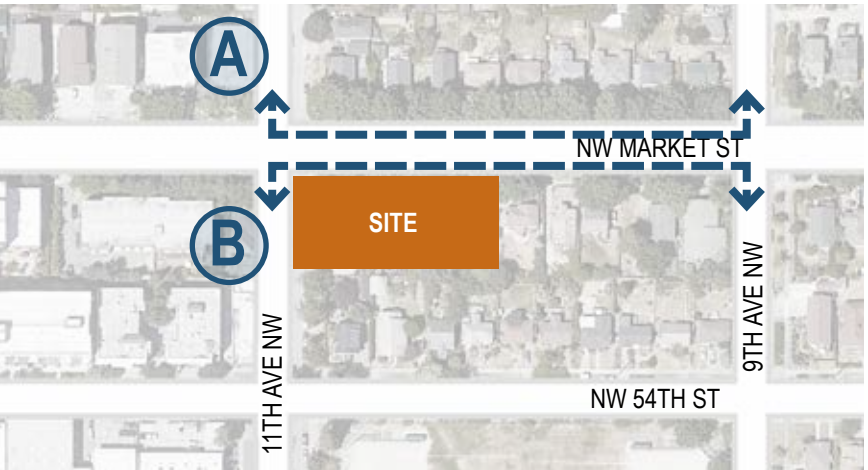
older single family adjacent to industrial



typical industrial street in area

6.0 EXISTING SITE CONDITIONS

SITE STREETSCAPES



11th Ave NW

1 story SF 1 story SF 1 story SF 2 story SF 1 story SF 1 story SF 1 story SF 1 story SF 1 story SF

11th Ave NW

DIRECTLY ACROSS FROM SITE



A NW MARKET ST. looking North from the site

9th Ave NW

2 story, tuck-under apts. 1 story SF 1 story SF 1 story SF 1 story SF 1 story SF 1 story SF 1 story SF 1 story SF

11th Ave NW

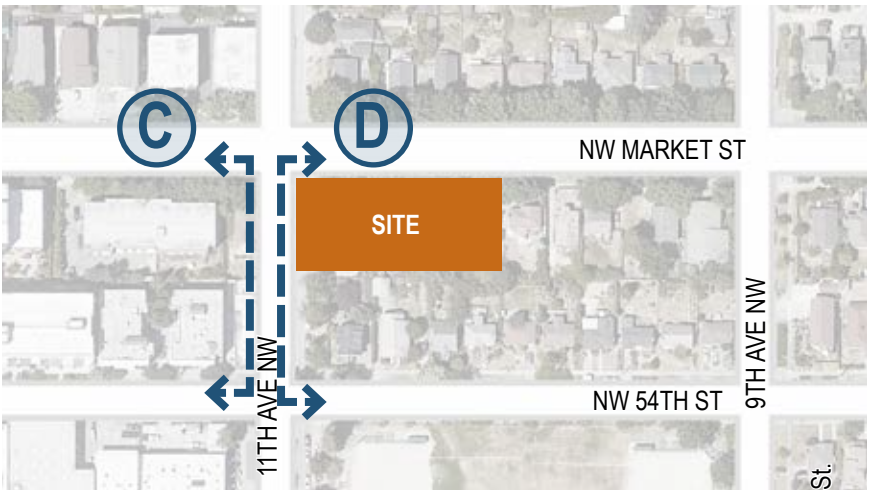
SITE BOUNDARY



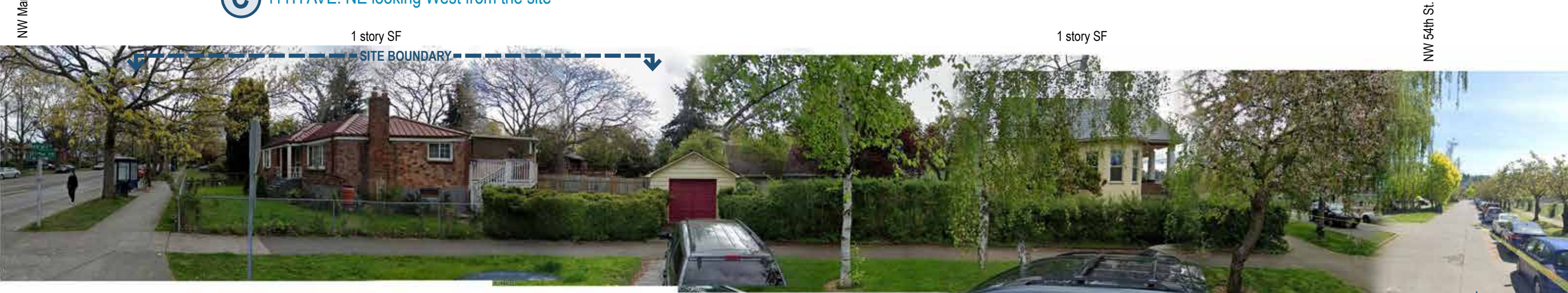
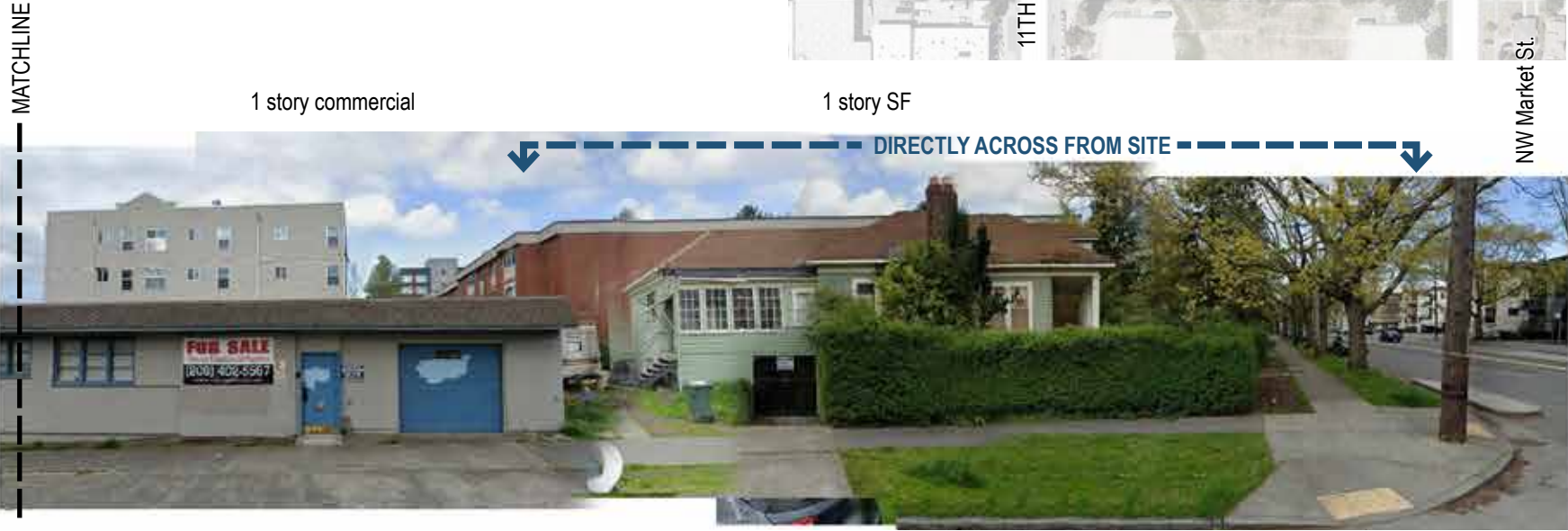
B NW MARKET ST. looking South onto the site

6.0 EXISTING SITE CONDITIONS

SITE STREETSCAPES



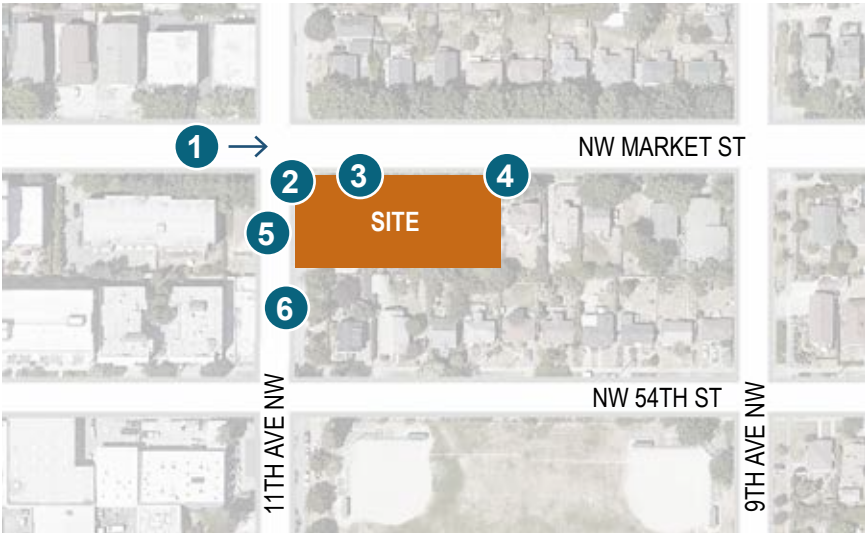
C 11TH AVE. NE looking West from the site



D 11TH AVE. NE looking East onto the site

6.0 EXISTING SITE CONDITIONS

SITE PHOTOS



VICINITY MAP



USE RESTRICTIONS (23.47A.005. 1C2b):
No restriction for residential uses at street level in an assisted living facility.

STREET-LEVEL, STREET-FACING FACADES; BLANK FACADES:
(not including window, entryway or doorway, stair, porticos, decks, balconies, screening and landscape) 23.47.008.A.2

- o Blank street level street-facing facades between 2 and 8 ft above sidewalk may not exceed 20 feet in width
- o total of all blank façade segments may not exceed 40% of width of façade along that street
- o for facades within 10' of street lot line
- o At least one faced shall have a visually prominent pedestrian entry

FACADE MODULATION (23.47A.009.F.2):
All portions of street facing façade longer than 100 feet, located within 10 feet of a street lot line, up to the height of 45 feet, step back by min depth of 10 feet and min width of 15 feet and up to 45 feet.

OUTDOOR ACTIVITIES: (23.47A.011.E.4):
Outdoor loading berths shall be located 50 feet from a lot in residential zone.

STRUCTURE HEIGHT

- o 55 feet max as designated on the official Land Use Map 23.32
- o Exemptions; smokestacks, chimney provided min 10 feet from side or rear lot line
- o May exceed up to 16 feet: stairs and elevators
- o May exceed up to 15 feet if total max coverage 20% of roof area or 25% including stairs and elevators and screened mechanical equipment: Solar collector, mechanical equipment, play equipment, communication utilities, stairs and elevators (10 feet from north lot line or shadow study required)
- o May exceed up to 4 feet or as high as the highest ridge: open railing, planters, skylights, clerestory, greenhouses, solarium, parapet and fire wall, solar collectors
- o May exceed up to 2 feet: insulation and rooftop decking materials, green roof soil medium

SETBACKS

- o Along any rear or side lot line abutting LR zone: 10 feet above 13' and up to 65 feet Exhibit B for 23.47A.014
- o For NC zones within Ballard Hub Urban Village; all 10 feet from all abutting street lot lines for portions of structure above a height of 45 feet. 23.47A.009.F.4.1
- o Power line: 14 feet radial

PROJECTIONS ALLOWED IN REQUIRED SETBACK (23.47A.014)

- o 4 feet above the height: open railing
- o 2 feet above the height: parapets
- o Decks and balconies with open railing can project up to 5' from res. zone lot line
- o 18" max: eaves, cornices and gutters
- o ADA ramps

- o Fences and freestanding walls 6 feet max in height
- o Underground structures
- o Freestanding solar collectors
- o Dumpsters and trash receptacles except for trash compactors located outside of structure are not permitted within 10 feet of any lot line that abuts a residential zone
- o Green stormwater infrastucture shorter than 4.5 feet and narrower than 4 feet with total storage capacity of 600 gallons. Other rules apply. See code

SCREENING:

- o Drive-in businesses abutting or across from a lot in a residential zone; 6' tall screen along lot line and 5' deep landscape strip along South property line abutting LR3 zone. Table B 23.47A.016.a
- o 6-foot high screening for garbage dumpsters in NC2
- o Screening utility services: 23.47A.016.C.2 provide both landscape strip and fencing between the utilities and right of way. Architectural detailing, artwork, vegetated trellises, decorative fencing to provide visual interest

ACCESS TO PARKING (23.47A.032.C):

- o If the lot abuts two or more streets access is permitted across one of the side street lot line.

CURB CUTS (23.54.030.F.030.F.2.a.1.):

- o Garage door not to exceed the width of curb cut

ASSISTED LIVING FACILITIES (23.47A.035):

- o Communal area: solariums, decks, porches, recreation rooms, dining rooms, living rooms, foyer and lobby and outdoor gardens
- o Service area: facility kitchen, laundry, hallways, corridors, supply closets, operations and maintenance area, staff area, offices, counseling and medical services (shall not be counted as communal area)
- o Min 400 SF of outdoor communal area shall be provided with no dimension less than 10 feet.
- o Total amount of communal area shall equal at least 10% of total floor area.
- o Total floor area=all of the area of each unit excluding bathroom, including counters, closets and built-ins.

SOLID WASTE STORAGE PLAN:

- o 93 senior living/assisted living/memory care units with 1,500 SF of comm. kitchen

TRASH SERVICES:

- o Trucks will pull up along 11th Ave NW and dumpsters will be rear-loaded from a designated staging area marked per plan on the landscape strip along 11 Ave NW with signage for No Parking and to be reserved for solid waste staging on specific days and hours.
- o Residential – 2x/wk
- o (2) 4cy Trash, (2) 4cy Recycling, (2) 96 gallon compost

PARKING REQUIREMENT: (23.54.030)

Parking size	W x L	count	Aisle width - feet	Column encroach- ment	Note
small vehicle		40% any other size	20	6" max exclude car door open- ing area	Length: 19' if space next to lot line
medium vehicle	8 x 16	60%	22	6" max exclude car door open- ing area	Length: 19' if space next to lot line
large vehicle	8.5 x 19	40% any other size - Min 2 large in assisted living	24	6" max exclude car door open- ing area	Length: 19' if space next to lot line
Barrier-free	8 x19 w/ 5' access aisle				if more than one, at least one 19' long
Barrier-free van	8 x19 w/ 8' access aisle				

CS2 - URBAN PATTERN AND FORM

“Corner Sites: Corner sites can serve as gateways or focal points due to their high visibility from two or more streets and long distances.



A. LOCATION IN THE CITY AND NEIGHBORHOOD

ii “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 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 building facades to incorporate design detail, articulation, and quality materials “

C. RELATIONSHIP TO THE BLOCK

i “Corner Sites: Corner sites can serve as gateways or focal points 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 provide a strong urban edge to the block “

RESPONSE:

Occupying most of its rectilinear shaped site, the project will have a strong presence along NW Market St and create a gateway at the corner of 11th Ave NW. The project is designed to enhance this important corner. The building has articulated and detailed facades with high quality materials and rich colors along the street edges, particularly on the first two floors.

CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

“ Where architectural character is evolving, explore ways [to] establish a positive and desirable context for others to build upon in the future “



A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

i “Fitting Old and 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 “

B. LOCAL HISTORY AND CULTURE

i “Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

RESPONSE:

The lots immediately to the east of the site will be redeveloped and the existing single story residential homes will be replaced by five-story new constructions. This area is in transition due to the zone change implemented by the City in last summer.

The project will incorporate vernacular architectural styling influenced by Scandinavian and cannery style present in Ballard late 18th and early 19th century inherited from fishing and timber industry. The project explores forms, scale, patterns, materials and colors from this architectural styles. Following the proportion and pattern of neighboring buildings to the west, the project will maintain the consistency of the overall streetscape.

PL3 - STREET LEVEL INTERACTION

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



A. HUMAN INTERACTION AT THE STREET LEVEL

i “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 the building of which they are a part. “

ii “Common Entries to Multi-Story Buildings: [must] provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk “

C. POROUS EDGE

i “Encourage passerby with opportunities to interact visually with the building interior using glazing and transparency...make a physical and visual connection between people on the sidewalk and activities in the building. “

RESPONSE:

A wide recessed entry with tall glass walls and nicely detailed wooden awning identifies a welcoming entry point to the building for visitors and residents alike. The lobby with large glazing along the entry wall, provides clear lines of sight and visually connects to the street providing security by clear views from reception desk. A vestibule adds another level of security and protection from weather for residents.

The building has articulated and detailed facades with high quality materials and rich colors along the street edges, particularly on the first two floors. By placing the active community areas along the street edge, with expansive storefronts, the building facade provide a transparent skin for visual and social interactions between the active interior spaces and the public outdoor spaces.

DC2 - ARCHITECTURAL CONCEPT

“Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.”



A. MASSING

i “Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider treating recesses or indentations in the building envelope; adding decks, awnings, or other elements; and/or highlighting building entries “

C. SECONDARY ARCHITECTURAL FEATURES

i “Visual Depth and 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. Detailing may include features such as distinctive door and window treatments, projecting window sills, ornamental tile or metal, and other high-quality materials and finishes “

RESPONSE:

In order to reduce and enhance the perceived mass, building will step back above second floor along NW Market. That will also allow for more than required power line setback and street tree. Three story-tower elements proposed above the main entry and at the corner of the building connect the two-story mass to the five-story building facade. Above the second level, recessed building envelope will be dressed up by selected materials and colors. The facade is modulated above the 2nd floor. Clerestory elements are proposed to break the roof line and create a dynamic flow.

Significant entry and walkway awnings play creatively off the articulated massing of the building. Windows have been carefully detailed to be recessed for a stronger shadow line and more substantial sense of its structure.

DC3 - OPEN SPACE CONCEPT

On second floor, a north/south facing common area features an indoor/outdoor quality with a glass wall that opens up to the mature oak trees on NW Market from the North end.



A. BUILDING-OPEN SPACE RELATIONSHIP

i “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 function of the development “

B. OPEN SPACE USES AND ACTIVITIES

ii “Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind.”

RESPONSE:

South facing roofdeck on level 5 provides a more private area for gathering, barbeques or group morning exercises while it is taking advantage of the views of Salmon Bay, a great spot to view the changing colors of seasons and the constant morphing of the skies above. Low walls with higher clear glass panels allows the views while offering wind protection.

On second floor, a north/south facing common area features an indoor/outdoor quality with a glass wall that opens up to the mature oak trees on NW Market from the North end. A large south facing terrace on the south end will bring ample day light to this communal area. The terrace is surrounded by planters and screened by translucent glass walls from the neighboring property and is protected by retractable awnings on sunny and rainy days.

Side wing walls also protects the terrace from prevailing seasonal winds.

DC4 - EXTERIOR ELEMENTS AND FINISHES

“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 level of detailing are encouraged.”



A. BUILDING MATERIALS

i “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 level of detailing are encouraged.”

C. LIGHTING

i “Functions: Use lighting to both 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.

RESPONSE:

At the base of the building, we are proposing brick and contrasting masonry elements as one alternative and high quality aged vertical wood cladding with old-fashioned street lights mounted on rhythmic pattern of wooden piles as the second alternative. Well detailed wooden awning supported by heavy timber rafters and bracing with metal fasteners and fittings are envisioned above the main entry.

Various high quality wood claddings in the form of vertical siding and board and batt with vibrant colors are proposed throughout the project. In addition to using wood cladding and heavy timber, using prefabricated corrugated metal siding to emphasize fishing and canning history of Ballard is proposed. This combination of materials and colors make for a lively, lasting and vibrant presence that exemplifies Ballard's rich history and culture.

Building lighting will also be highlighted with up and down lighting at the entry in combination with landscape uplights to emphasize key building elements.

Bergen Place - Downtown Ballard



Bergen Place is the symbolic heart of downtown Ballard. Located on market street (at 5420 22nd ave. n.w.), it was dedicated in 1975 by Norway's King Olav V in the name of Seattle's sister city, a port in the Norwegian fjords. The flags of all five Scandinavian Nations fly beside a mural that depicts traditional culture and industry, while an adjacent kiosk offers community maps and information. A modern art installation called "witness trees," by artist Jennifer Dixon, consists of separate poles dedicated to native heritage, Nordic mythology, folk art and the fishing industry.

Seattle Nordic Roots - Scandinavian Community of Ballard



Architectural Characteristics influenced Aegis of Ballard:

- Simplicity of structure
- Metal Balconies
- Bay Windows
- Large Storefronts at the Street level
- Large Canopies
- Bright Colors
- Window and Door Organization and scale

Ballard Avenue & Vernon Place, 1975



Old Ballard utilized the vernacular style by combining taverns with hotels, brothels and/or barber shops because these were, apparently, what was most in need by residents in the early 20th century. Today, contemporary developers and architects have been strategic in their building plans to follow their predecessors' style and to listen to local residents about their wants and needs for new buildings.

For example, the Seattle Public Library – Ballard Branch opened in 2005 is adjacent to the Ballard Commons Park and was designed by Bohlin Cywinski and built by PCL Construction Services Inc. Together designer and builder worked to create a building while keeping in mind the community who would be using it. The library is eco-friendly and if seen at a distance, looks similar to a boat—which pays homage to the Scandinavian and fishing beginnings Ballard is well-known for.

The Aegis of Ballard eclectic/ vernacular architecture brings a wide palette of colors and materials from brick-style Baroque and Romanesque revival buildings of Ballard Avenue, to colorful traditional Norwegian red Robru houses of Norway fishing village that inspired simple gable and shed structures of red fishing Canneries.

Following the proportion and pattern of neighboring buildings to the west of the project site, the project will maintain the consistency of the overall streetscape.



The story behind Aegis of Ballard is tangled in the roots of the Scandinavian fishing and timber industries of the Pacific Northwest region.

Much of this architectural influence can be seen in many of the cannery buildings left abandoned, collapsed and vanished over time, a few of which have been preserved by the National Historic Preservation Act. Ballard's unique pedestrian and craftsmanship character are also derived from Scandinavian influences.

Akin to the successful redevelopment of fisheries in Seattle, Portland, Canada, and Monterey, the cozy and welcoming feel of Ballard today is the result of its fish and forest-rich industry long ago that attracted scores of Nordic immigrants who planted cultural roots in the city. Ballard is home to the largest Nordic museum in the United States, dedicated to honoring Nordic legacy and influence. Many in Ballard celebrate its heritage on Syttende Mai - Norwegian Independence day – with a parade and festival on May 17.

Ballard's heritage is closely tied to the Ballard Locks,



which expanded the fishing industry of the Pacific Northwest by creating a fresh water port that became home to many of the Alaskan Fishing Fleets, as well as a hub for boat building and repairs. The Lake Union Dry Docks and Machine Shop built fleets of fishing boats that fished the Pacific Northwest from Oregon to Alaska, with many having been in service for over 100 years. Seattle's "Opening Day" parade makes its way through the Ballard Locks, not only celebrating the first day of boating season, but connectivity – meeting old friends and making new ones. The fisheries are not just a connection to the water, but a connection to food, gathering and community.

Our vision was formed around these memories. Inspired by the story of the cannery buildings, fishing fleets and forestry industry, and their roots in the heart of this region. We wanted to create a place where people can experience the color, textures and forms of a fish cannery and its Scandinavian roots. Using a new and fresh look that celebrates the memory of fishermen and workers of times past, we bring this memory back to life. We have designed a place that belongs to the Pacific Northwest and its people. It is a design that fits within the context of the Ballard neighborhood, where the warmth and unique character of Ballard's past will be celebrated along with the lives of its residents.

9.0 STORY / VISION / INSPIRATION

ARCHITECTURAL INSPIRATION + IDENTIFICATION OF ELEMENTS

Sebastian-Stuart Cannery - Anacortes, WA



- Color, the last element of highlight after scale, shape & material

Coupeville Wharf on Penn Cove



- Rythmic pattern of wood pole street lighting
- Wooden boardwalk connecting the land to the sea, home to work



Abandoned fish cannery, Astoria, Oregon



- Rythmic placement of windows, doors and openings accentuated by the trims, cladding and color
- The use of wood from wood pile foundations to wall cladding in the form of vertical siding

First salmon cannery in the Pacific Northwest in 1865 by William Hume



Pacific Northwest fish Cannery Architectural characteristics:

- Organic nature
- Simplicity of structure
- Connection of land to the sea
- Elevated by wooden poles above the water scape identified our streetscape
- Simple gable and shed forms

Reine Fishing Village, Norway



- Traditional red Rorbu houses in Raine, nor way fishing village
- Rorbu-the cozy fishing cabins of Norway
- White window trims
- Metal roof



- Nordic / Scandinavian Architectural Heritage
- Historical & Contemporary
- Rythmic organization of windows and openings
- Bright colors against the Northern sky
- Simplicity of structure
- Simple gable and shed forms

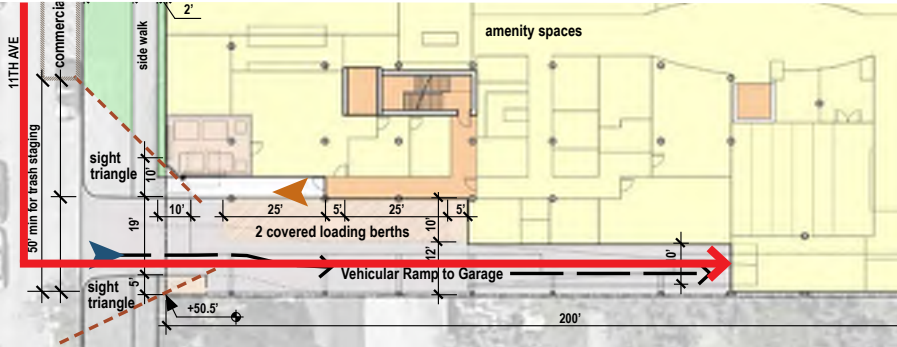
CONSISTENT WITH ALL THREE CONCEPTS:

Site constraints and programmatic requirements dictate the first and second floor plans to be consistent with all 3 concepts. The explanation of constraints are illustrated below.

SITE CONSTRAINTS

VEHICLE ACCESS

Vehicular access to the site is required to be on the SW corner per landuse code. This requirement greatly restricts the massing variation along 11th ave NW as well as constrains programmatic layout of the 1st floor and 2nd floor plans.



PROGRAMMATIC REQUIREMENTS

GROUND LEVEL PROGRAMS

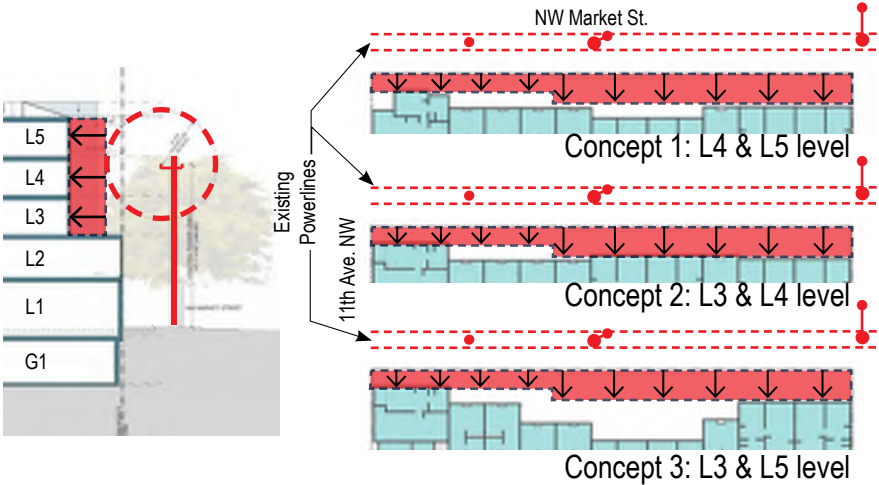
Aegis programming is very specific. We need to provide maximum common area for therapeutic and lifestyle quality on a single ground level. The site cannot accommodate all the programmatic requirements we desire, but we are fitting the essentials on that ground level common area. We cannot lose any square footage. The ground level will be highly activated and attractive from the street level. This floor includes the dining area that is in use from 7am to 8pm, the lobby, living room, activity room, pub, theater etc. Concentrating the energy of the residents on one level is critical for our quality and approach to care.



Program S.F.	
Dining & Private	2276 sf
Kitchen & Display	1415 sf
Vestibule & Lobby	845 sf
Living Rm.	1255 sf
Bistro	527 sf
Activity/Stor.	1190 sf
Mail & Package	239 sf
WC	114 sf
Offices	113 sf
Manager Office	148 sf
WC	75 sf
Copy	50 sf
Marketing	180 sf
Storage	70 sf
Staff Lounge	440 sf
Pub	486 sf
LED	200 sf
Marquee	200 sf
Theatre	1055 sf
Balance Office	297 sf
Garden	110 sf
Mixing & Salon	606 sf
Massage	200 sf
Total	12,091 sf

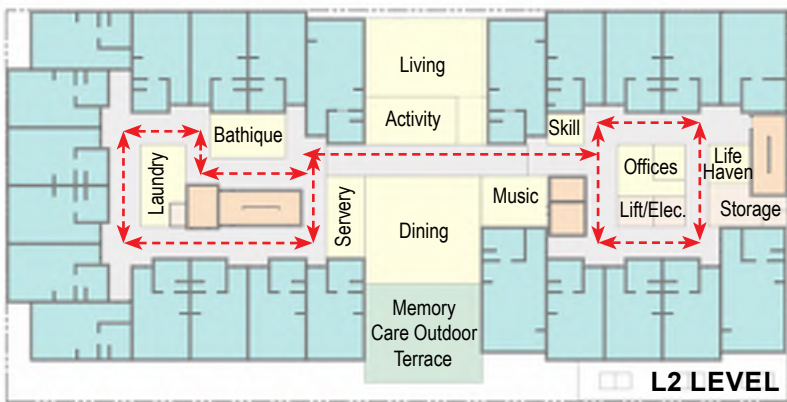
EXISTING POWERLINES & SET BACK

Power lines on North West Market Street consume significant square footage for levels 3 and above for the setback, creating additional pressure on levels 1 and 2 to maximize their footprint. The section and floor plan diagrams below indicate the square footage lost due to the powerline setbacks requirements.



SECOND LEVEL PROGRAMS & MEMORY CARE

The Department of Health requires outdoor space to be provided for the secure memory care floor at the same level as the residents so memory care units need to occur at level two and uses a portion of level one's roof for open space. Also, memory care residents do not share ground level common areas with assisted living residents because it would be impossible to control "elopements" from the property. Therefore, all common areas for memory care patients such as activity, music room, dining, common area, bathtiques, laundry etc need to occur on the 2nd level. In addition, studies have shown that circulation loops greatly decrease confusion and distress among memory care patients. This loop doubles the width of the required corridor width of 8' to 16', increasing S.F. of Level 2. It is important to preserve every square foot for the residents of this level as this directly affects their quality of life, life safety and provision of therapy related services. This demonstrates that 2nd floor is constrained to the same layout for all 3 concepts.

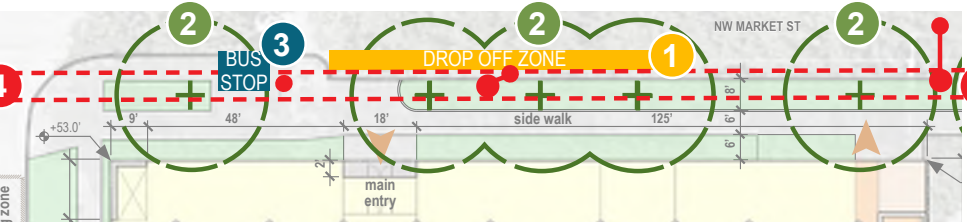


Program S.F.	
Laundry	220 sf
Bathique	260 sf
Living	640 sf
Activity	368 sf
Servery	222 sf
Dining	920 sf
Music	310 sf
Skill	68 sf
Offices	272 sf
Life/Elec	106 sf
Life Haven	110 sf
Storage	208 sf
Total	3704 sf

10.0 ARCHITECTURAL MASSING CONCEPTS
CONCEPT COMPARISONS - CONSTRAINTS SUMMARY

MAIN ENTRY LOCATION

The site is slightly higher in elevation toward the east. To fit the building's height into the envelope, Level 1 ground floor will meet grade at the location on NW Market Street that indicated on the plan below. This also corresponds to the logical location for the 1 passenger drop off zone. There are 2 existing trees, 3 bus stop, and 4 power poles that make other locations untenable for a front entrance.



STREET LEVEL MASSING & CONTEXT

These two floors are very consistent with the lower two floors of nearly all new buildings in the Ballard area which are of this scale. Unlike other new buildings, ours will set back above level two along the primary frontage giving a very pedestrian two story sense of place. This scale reduction is highly desirable and common to all three of our options.



CONSISTENT WITH ALL THREE CONCEPTS:

- o FAR: 3.75
- o GFA: 75,000 SF
- o Total Gross Building Area: 93,500 SF (including underground parking)



CONCEPT 1 - PREFERRED - "MID MASSING"

OPPORTUNITIES:

- o Massing with most setback and articulation along the south facade
- o Stepped southern facade provides eastern exposure to corner units
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o The deepest building setbacks along south line provide open space to adjacent LR3 zone
- o Distinct presence at street corner
- o Clear exit path at Level 3 to Level 5 floors
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o Power line and streets trees along NW Market demand additional setback along north lot line
- o Western facade demands moderate setback and articulation maximizing floor area to meet Aegis' programmatic requirements.
- o No articulation along East facade

DEPARTURES:

- o 23.47A.009.F.4.1: 10' setback for all street facing facades above 45'



CONCEPT 2 - "NORTH MASSING" - CODE COMPLIANT

OPPORTUNITIES:

- o Massing with most setback and articulation along the south facade
- o Stepped southern facade provides eastern exposure to corner units
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o The deepest building setbacks along south line provide open space to adjacent LR3 zone
- o Distinct presence at street corner
- o Clear exit path at Level 3 to Level 5 floors
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o The least NW Market St. articulation of the three concepts
- o Power line and streets trees along NW Market demand additional setback along north lot line
- o Western facade demands moderate setback and articulation maximizing floor area to meet Aegis' programmatic requirements.
- o No articulation along East facade

10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT COMPARISONS - PLAN VIEWS



CONCEPT 3 - "SOUTH MASSING"

OPPORTUNITIES:

- o Massing steps back toward the core and creates strong articulation along NW Market St., allowing ample space for growth of street trees
- o Stepped northern facade provides eastern exposure to corner units on Market
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o Distinct presence at street corner
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o Minimum building setbacks along South lot line provide minimal open space to adjacent LR3 zone
- o South facing LN terrace is covered by floors above
- o Power line and streets trees along NW Market demand additional setback along north lot line
- o Western facade demands moderate setback and articulation maximizing floor area to meet Aegis' programmatic requirements.
- o No articulation along East facade

DEPARTURES:

- o 23.47A.009.F.4.1: 10' setback for all street facing facades above 45'

CONSISTENT WITH ALL THREE CONCEPTS:

- o FAR: 3.75
- o GFA: 75,000 SF
- o Total Gross Building Area: 93,500 SF (including underground parking)

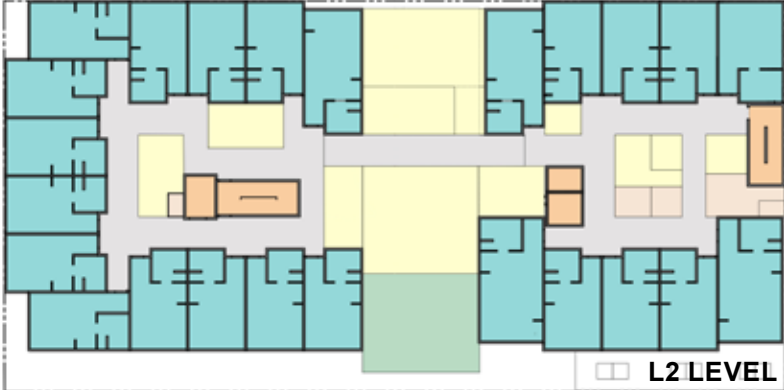
CONCEPT 1 - PREFERRED - “MID MASSING”



CONCEPT 2 - “NORTH MASSING” - CODE COMPLIANT



CONCEPT 3 - “SOUTH MASSING”



CONSISTENT WITH ALL THREE CONCEPTS:

- o FAR: 3.75
- o GFA: 75,000 SF
- o Total Gross Building Area: 93,500 SF (including underground parking)

10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT COMPARISONS - SW 3D VIEWS



CONCEPT 1 - PREFERRED - "MID MASSING"



CONCEPT 2 - "NORTH MASSING" - CODE COMPLIANT



CONCEPT 3 - "SOUTH MASSING"

CONCEPT COMPARISONS - NW 3D VIEWS



CONCEPT 1 - PREFERRED - "MID MASSING"



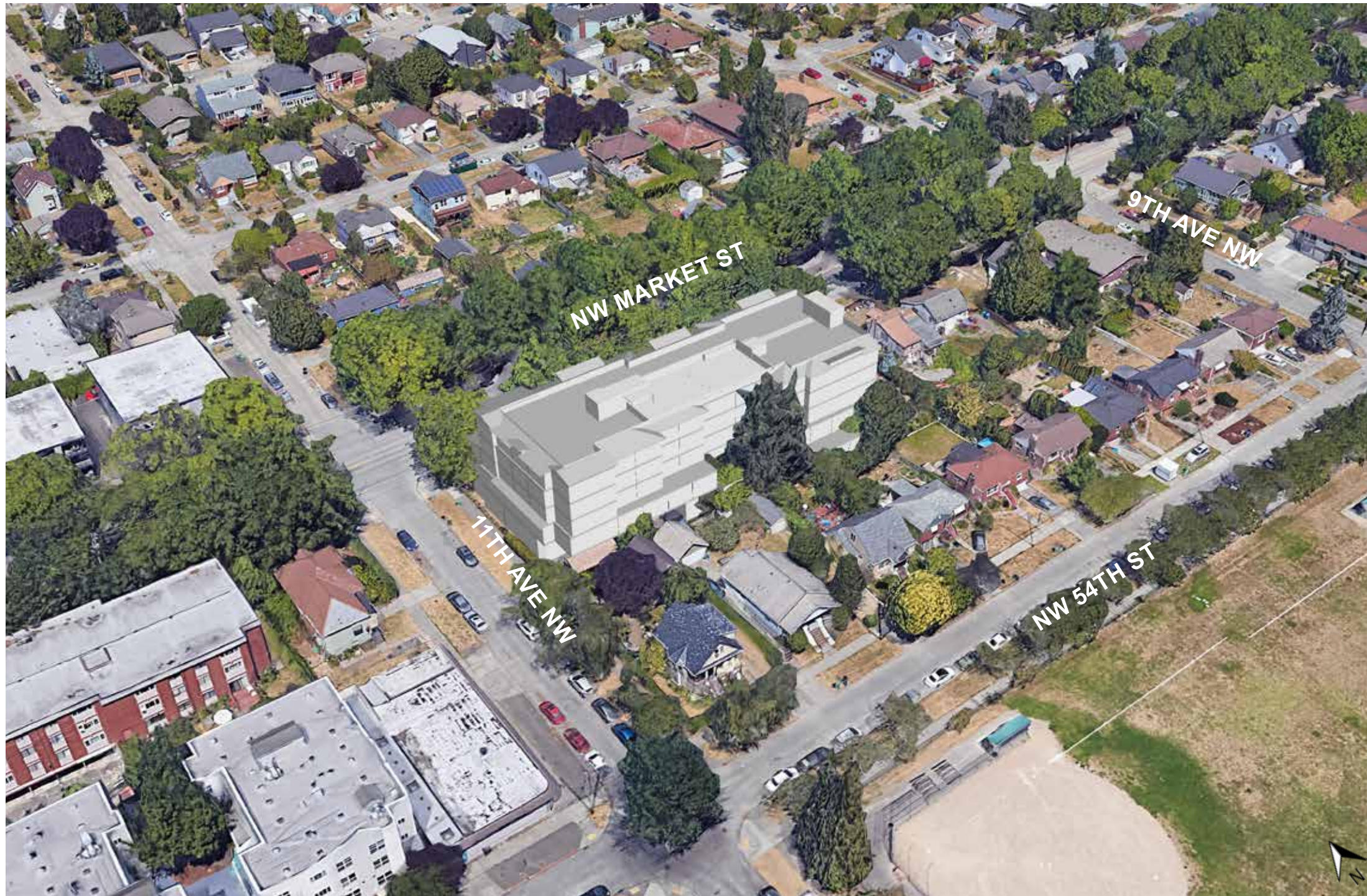
CONCEPT 2 - "NORTH MASSING" - CODE COMPLIANT



CONCEPT 3 - "SOUTH MASSING"

10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: PREFERRED - "MID MASSING"



DESCRIPTION & CONNECTION TO CONTEXT:

Concept 1 is rectangular in massing with a total structure height of 55' above average grade plane which allows opportunities for high ceilings with amenities on the ground level and double loaded corridors with memory care and assisted living units on 2nd to 5th floor. Two central elevators provide access to the upper levels in addition to the two stair cases; one in the Northeast corner and the other adjacent to the elevators on the West side.

The rectangular mass is articulated on the South elevation for a 10' setback from lot line abutting LR3 zone for portion of structure above 13' from grade, and up to 65' (23.47A.014) creating a sunny deck on the 2nd floor for memory care units, allows more day lighting opportunities on the 3rd and 5th floor while providing outdoor seating and dining at the roof terrace, taking advantage of the breathtaking views of Salmon Bay and activities at Gilman Playground.

The North elevation facing NW Market St is modulated mid way to break up the facade to a maximum of 100' long for each facade and set back on the 3rd, 4th and 5th floor to accommodate the existing powerlines. This also provides more interest to the NW Market St. elevation.

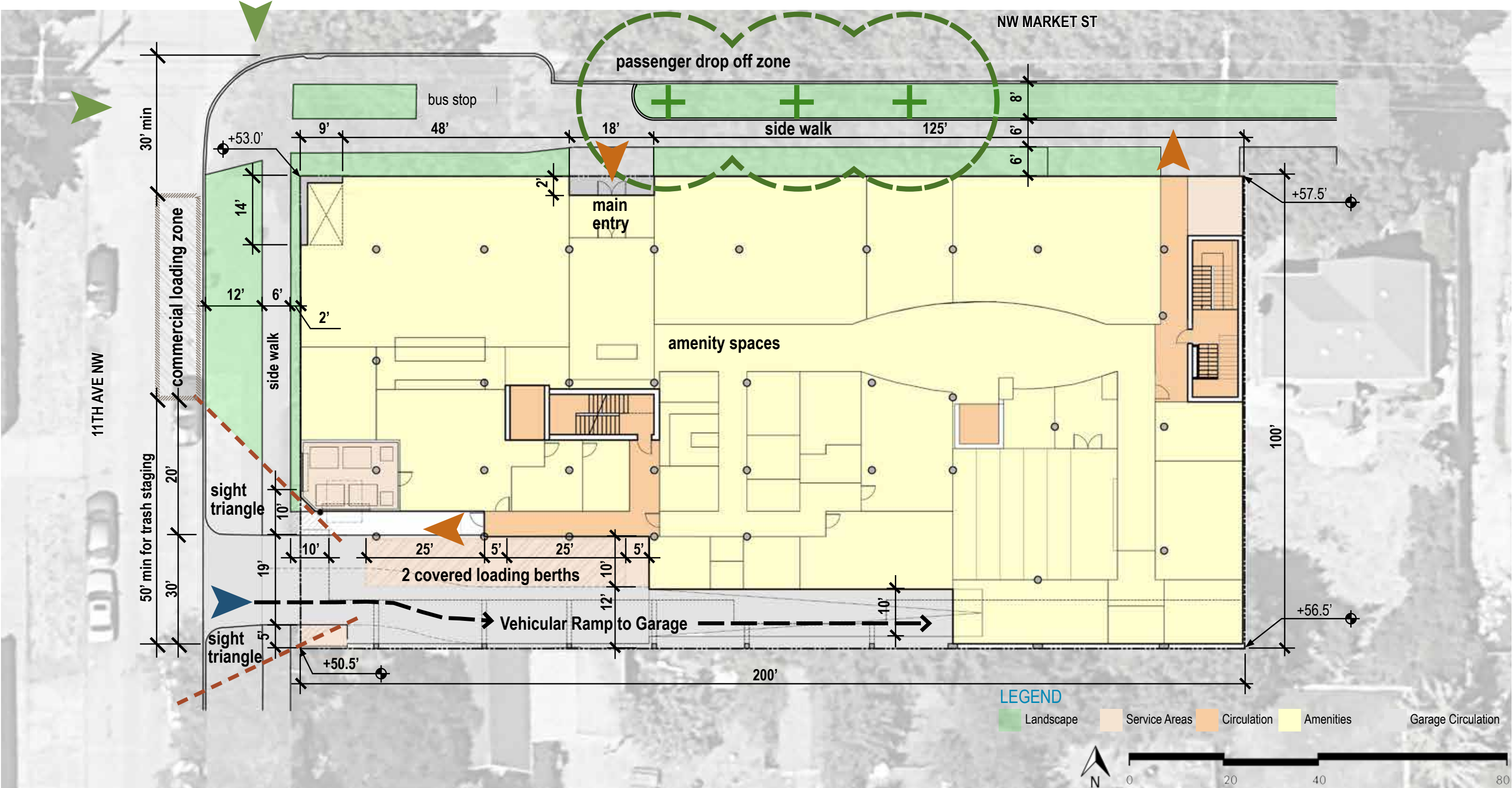
Typical of all the concept massings, the driveway to the below grade parking garage is accessed through 11th Ave NW complying with Seattle municipal code. Also typical of all the massing concepts, a trash staging area is planned to be located on a proposed commercial zone along 11th Ave NW. During trash pick up days, building staff will move trash containers to the staging area.

DEPARTURE REQUESTED:

23.47A.009.F.4.1: 10' setback for all street facing facades above 45'

10.0 ARCHITECTURAL MASSING CONCEPTS

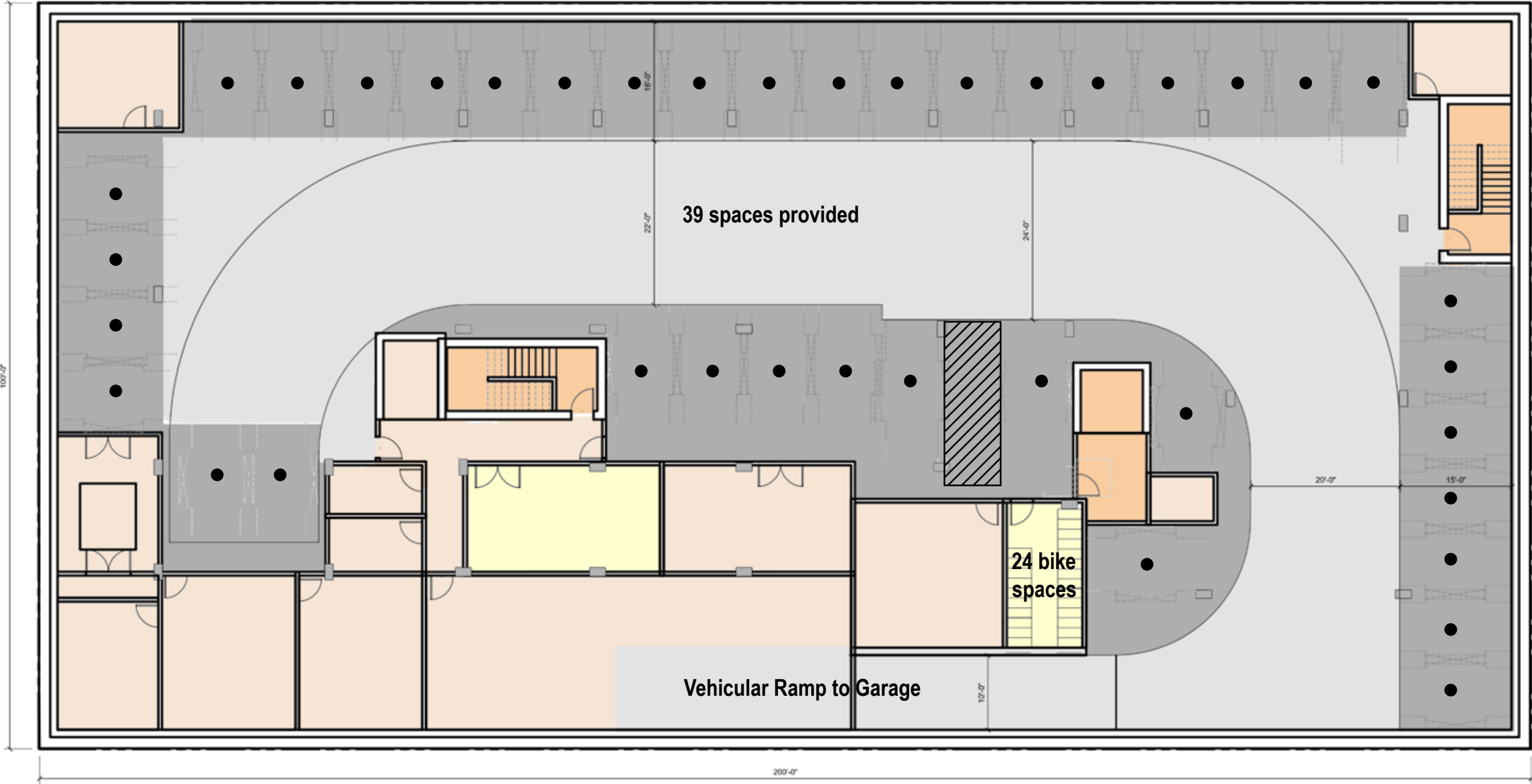
CONCEPT 1: SITE PLAN



-  Existing Pedestrian Access to Site
-  Vehicular Access and Proposed Curb Cut
-  Pedestrian Entry

10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: GARAGE PLAN



LEGEND

Service Areas	Circulation	Parking Spaces	Garage Circulation
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10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: LEVEL 2



LEGEND

Floor Circulation	Service Areas	Vertical Circulation	Amenity	Residential	Outdoor Deck
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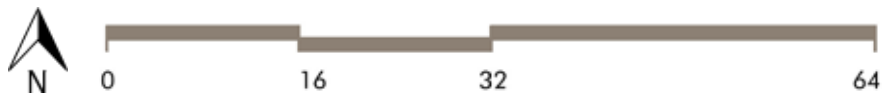
10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: 3RD LEVELS



LEGEND

Floor Circulation	Service Areas	Vertical Circulation	Amenity	Residential
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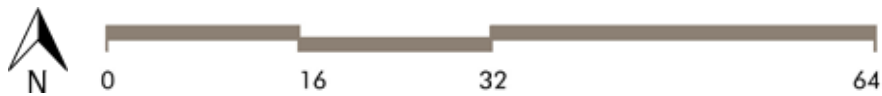
10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: 4TH - 5TH LEVELS



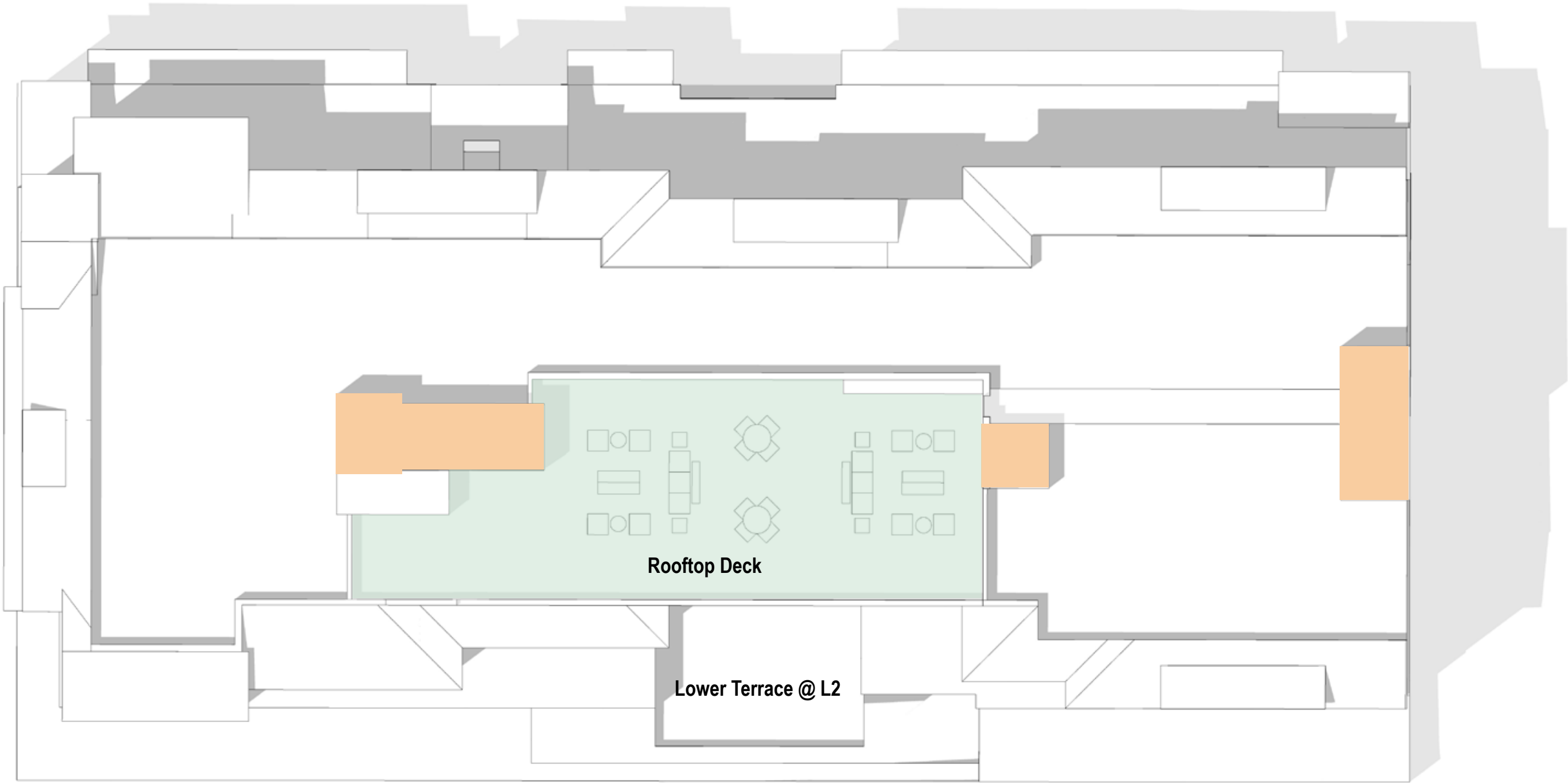
LEGEND

- Floor Circulation
- Service Areas
- Vertical Circulation
- Amenity
- Residential



10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: ROOF PLAN



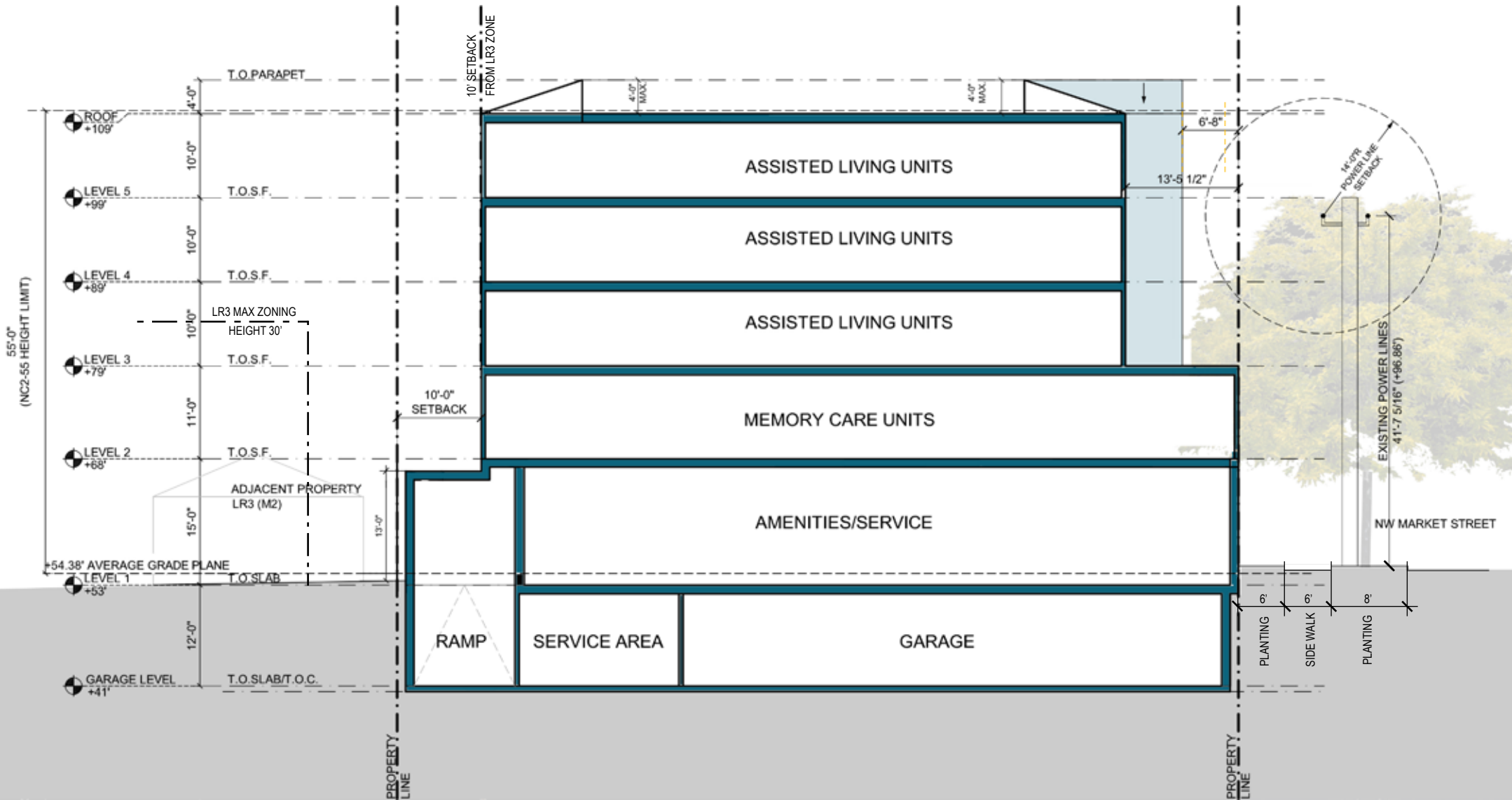
LEGEND

- Roof Deck
- Vertical Circulation

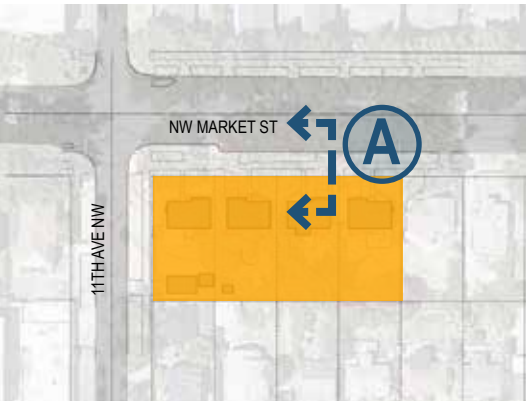


10.0 ARCHITECTURAL MASSING CONCEPTS

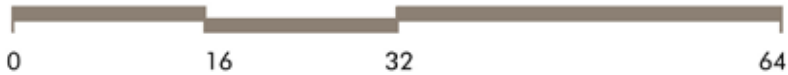
CONCEPT 1: SITE SECTIONS



A - NW MARKET STREET SECTION LOOKING WEST

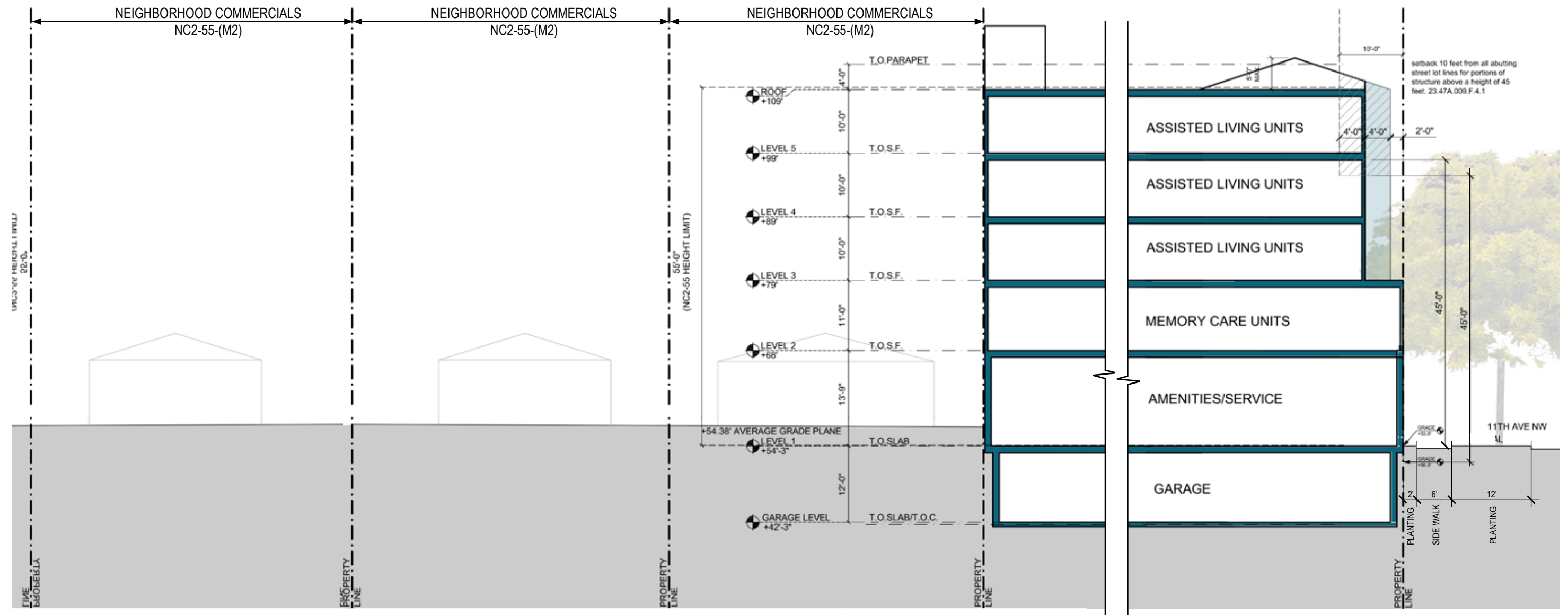


KEY PLAN

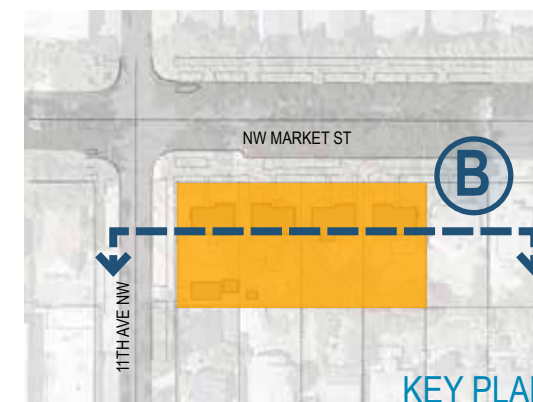


10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: SITE SECTIONS



B - 11TH AVE NW SECTION LOOKING SOUTH



10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: PREFERRED - "MID MASSING"



1 VIEW FROM NW MARKET ST



2 VIEW FROM 11TH AVE NW



AERIAL VIEW 1



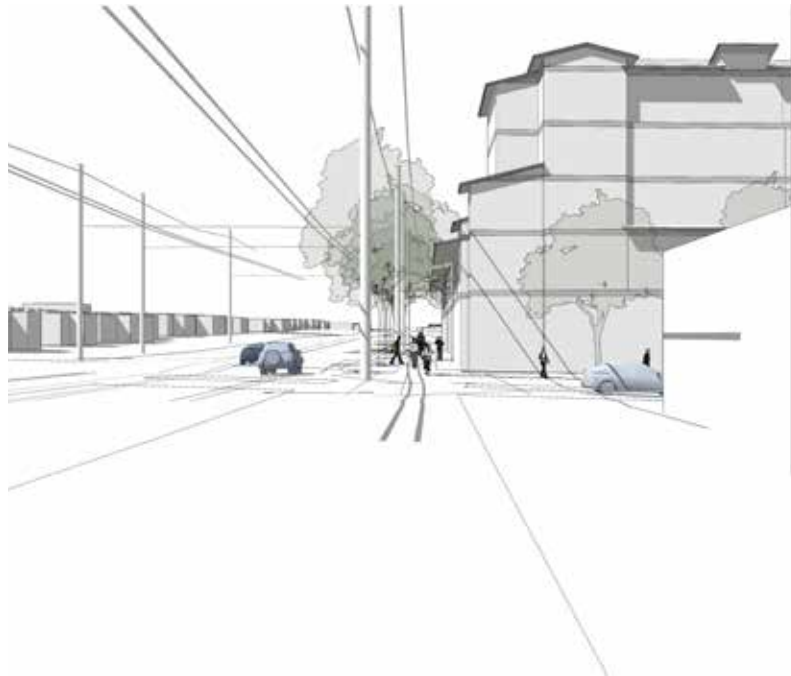
AERIAL VIEW 2

10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: PREFERRED - "MID MASSING"



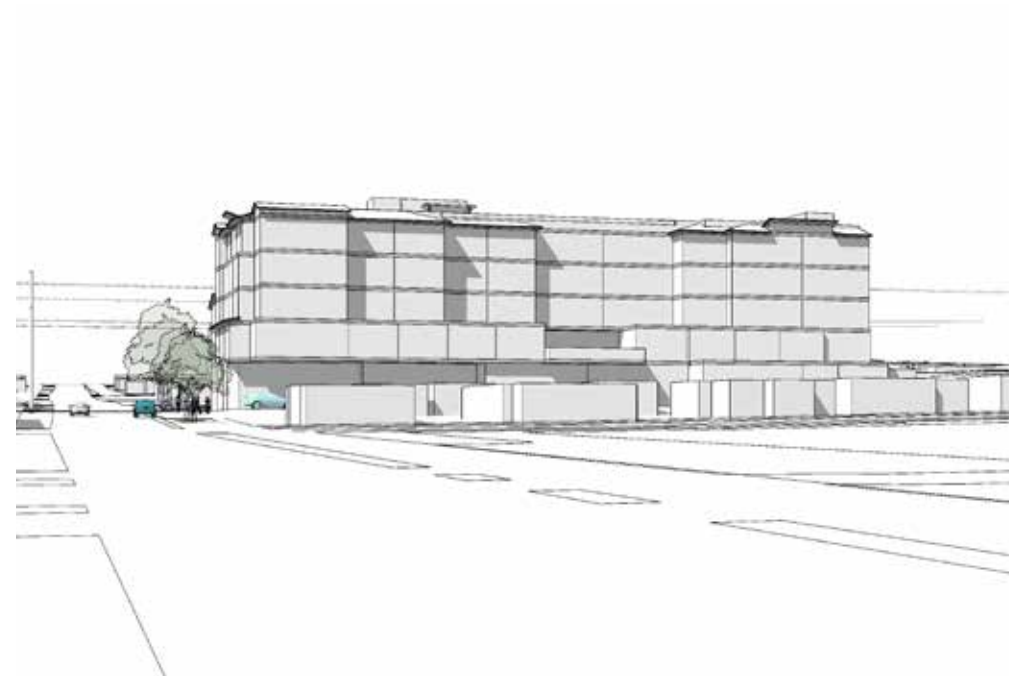
1 VIEW ON CORNER OF NW MARKET ST/
11TH AVE NW



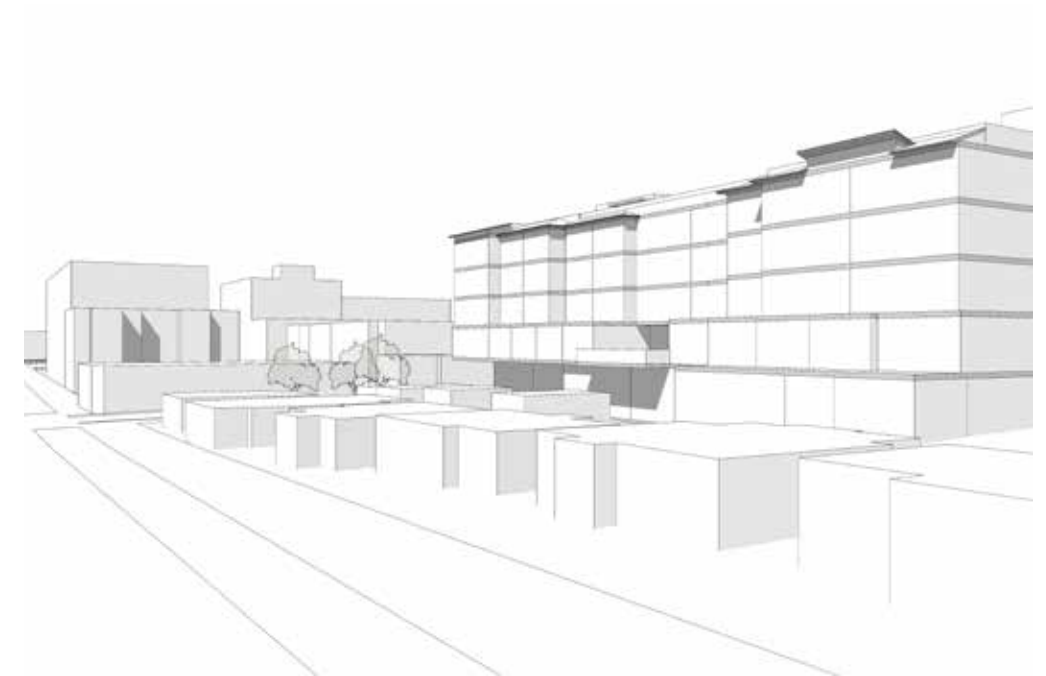
2 VIEW FROM NW MARKET ST



AERIAL VIEW 1



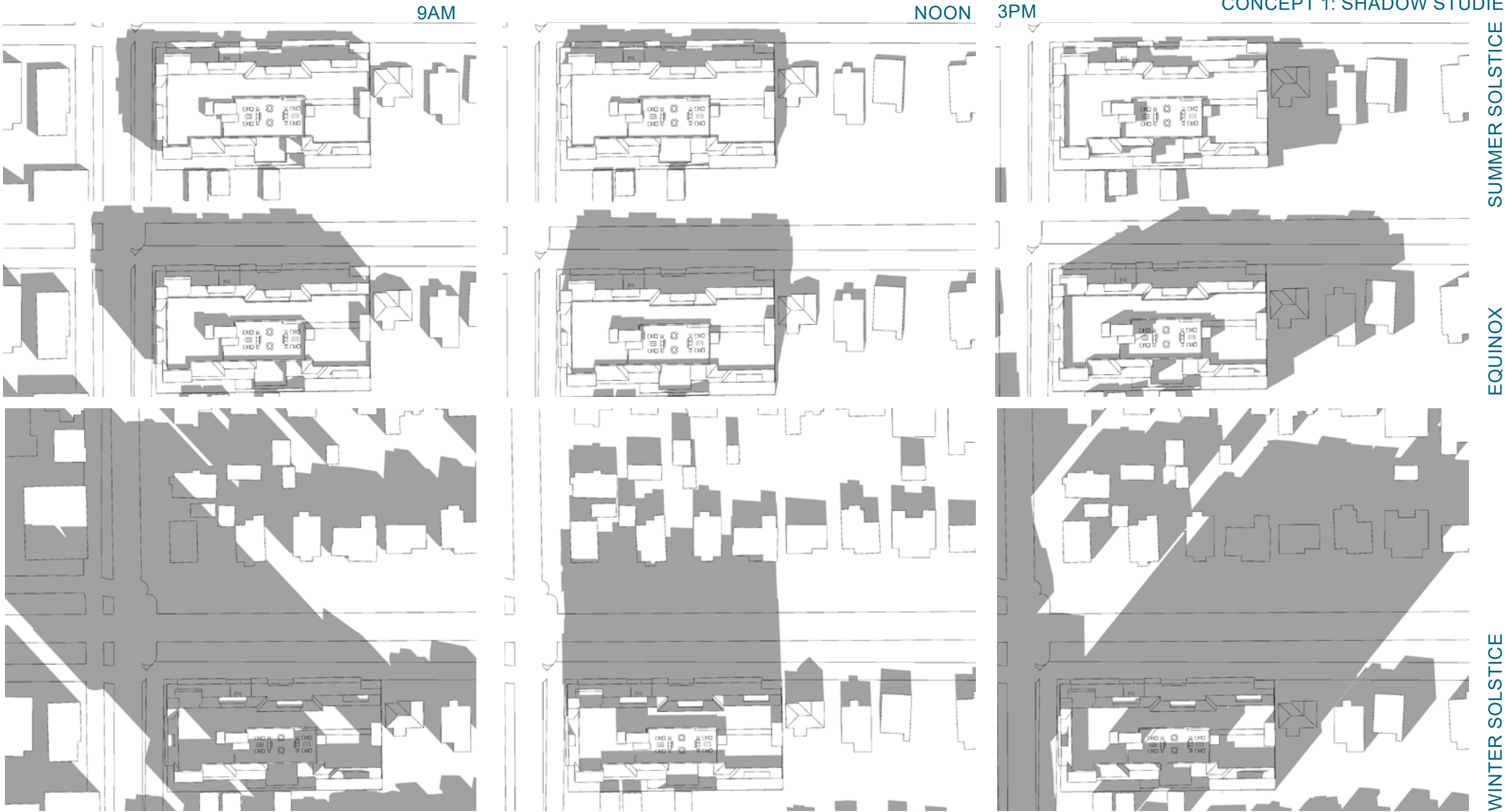
3 VIEW FROM 11TH AVE NW



4 VIEW FROM NW 54TH ST

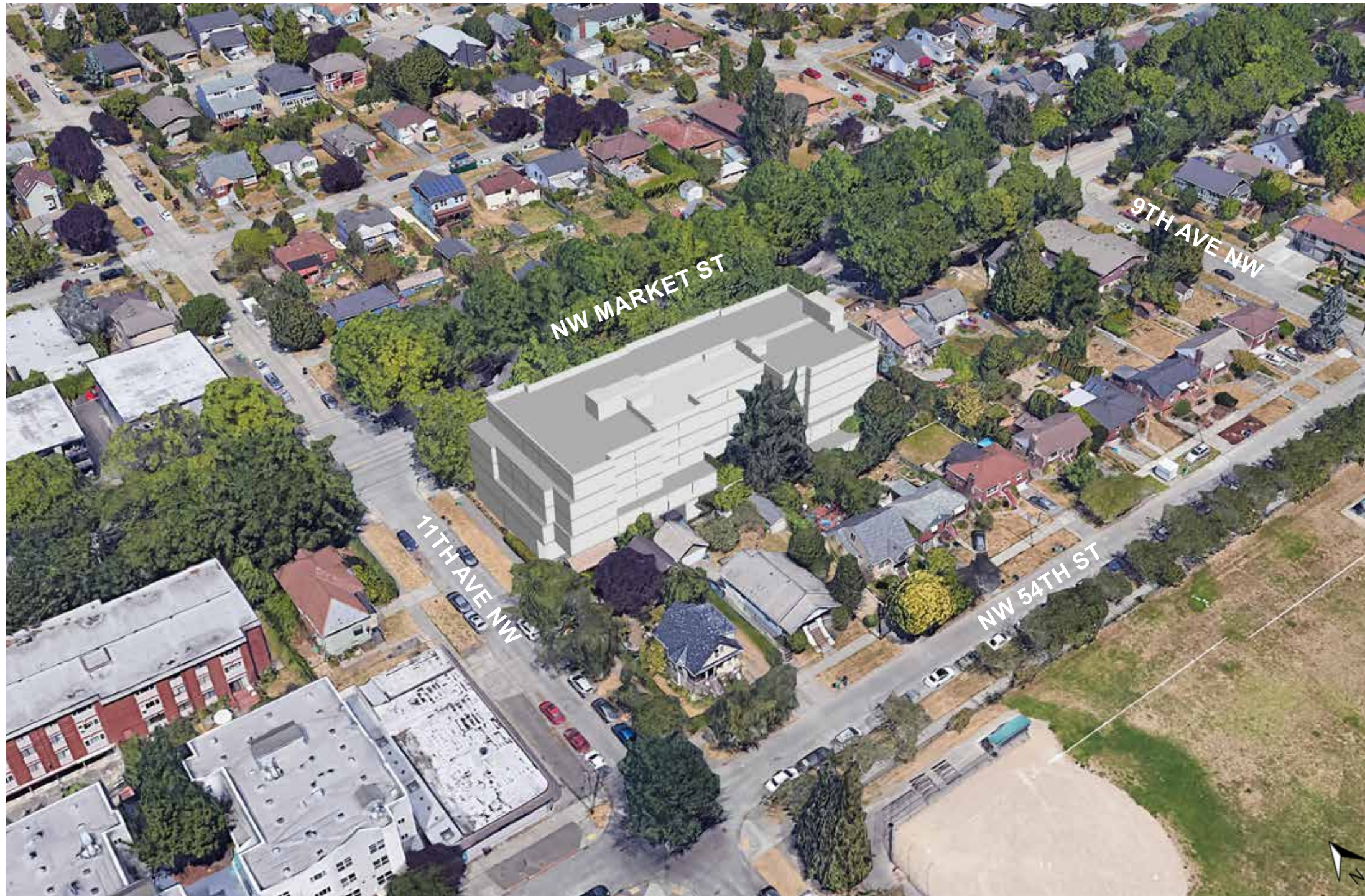
10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: SHADOW STUDIES



10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: "NORTH MASSING" - CODE COMPLIANT



DESCRIPTION & CONNECTION TO CONTEXT:

Concept 2 has a rectilinear massing with a total structure height of 55' above average grade plane which allows high ceilings with amenities on the ground level and double-loaded memory care and assisted living units on 2nd to 5th floor.

Two central elevators provide access to the upper levels in addition to the two stair cases; one in the Northeast corner and the other adjacent to the elevators on the West side.

The massing is articulated on the South elevation for a 10' setback from lot line abutting LR3 zone for portion of structure above 13' from grade, and up to 65' (23.47A.014).

Outdoor seating and dining at the roof terrace captures views of Salmon Bay and activities at Gilman Playground.

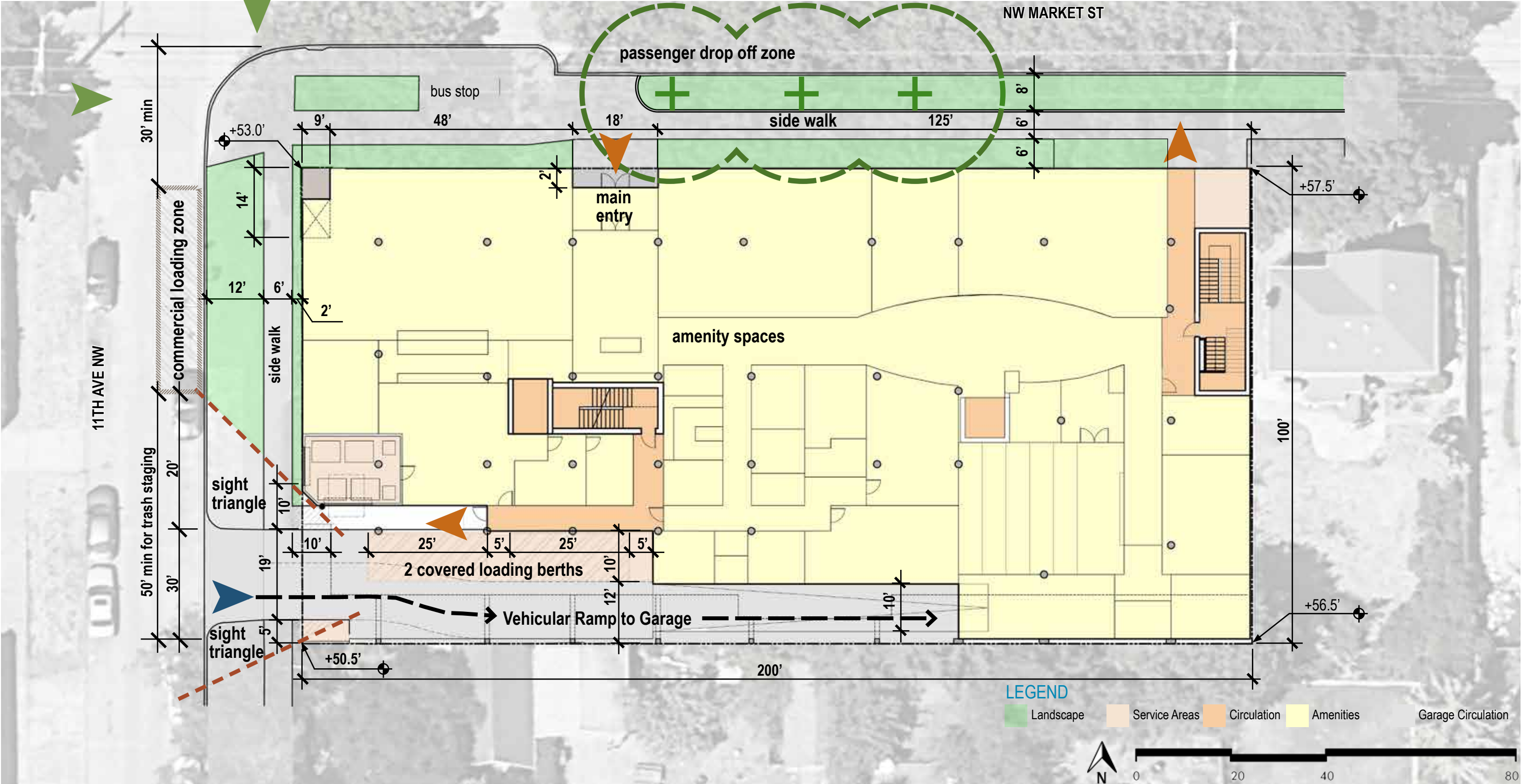
The North elevation facing NW Market St is modulated mid way to break up the facade to be a maximum of 100' long for each facade and set back on 3rd, 4th and 5th floor to accommodate the existing powerlines. This also provides more interest to the NW Market St. elevation.

Typical of all the concept massings, the driveway to the below grade parking garage is accessed through 11th Ave NW complying with Seattle municipal code.

Also typical of all the massing concepts, a trash staging area is planned to be located on a proposed commercial zone along 11th Ave NW. During trash pick up days, building staff will move trash containers to the staging area.

10.0 ARCHITECTURAL MASSING CONCEPTS

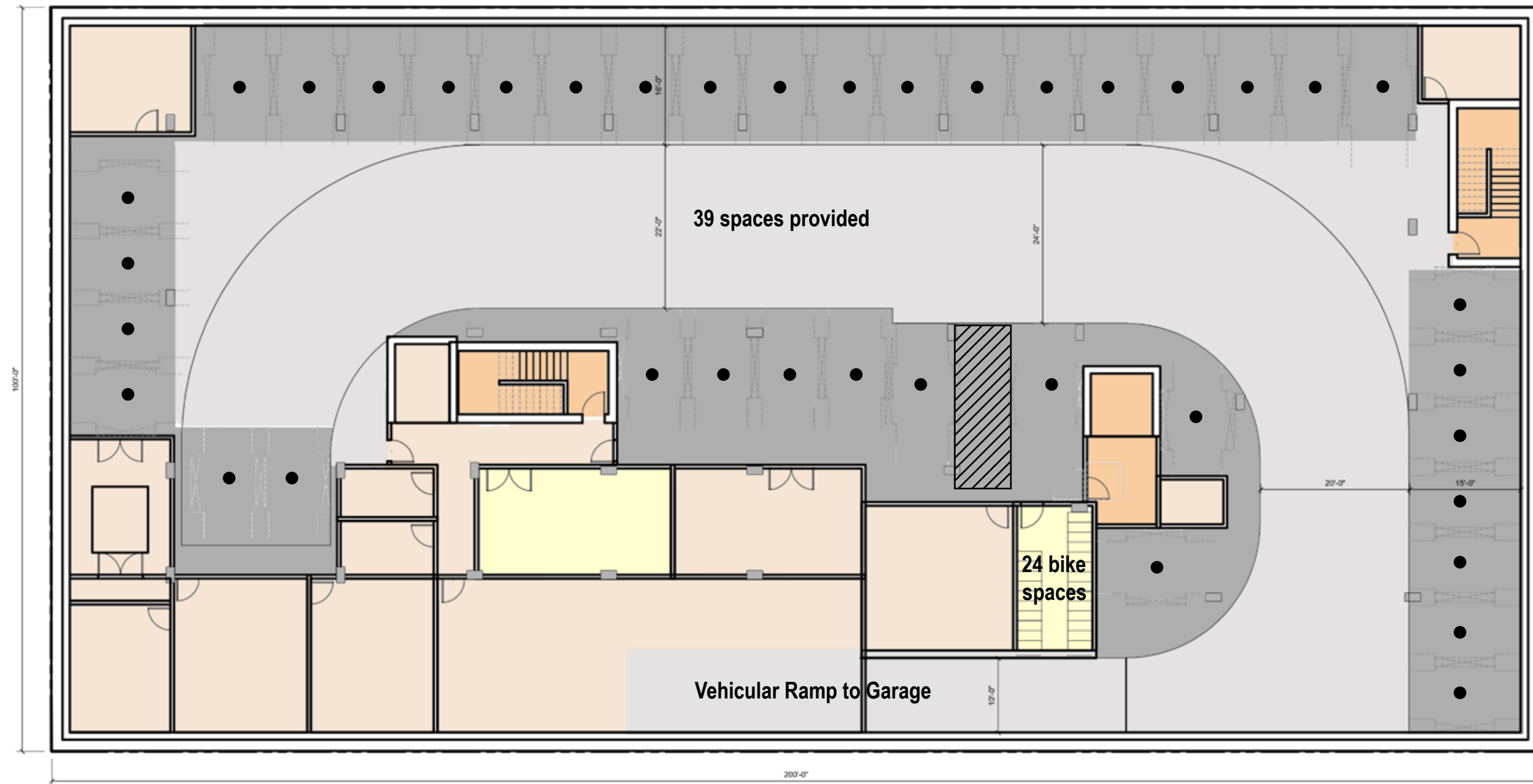
CONCEPT 2: SITE PLAN - CODE COMPLIANT



- Existing Pedestrian Access to Site
- Pedestrian Entry
- Vehicular Access and Proposed Curb Cut

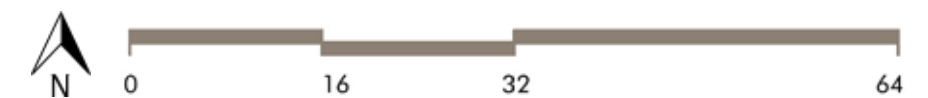
10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: GARAGE PLAN - CODE COMPLIANT



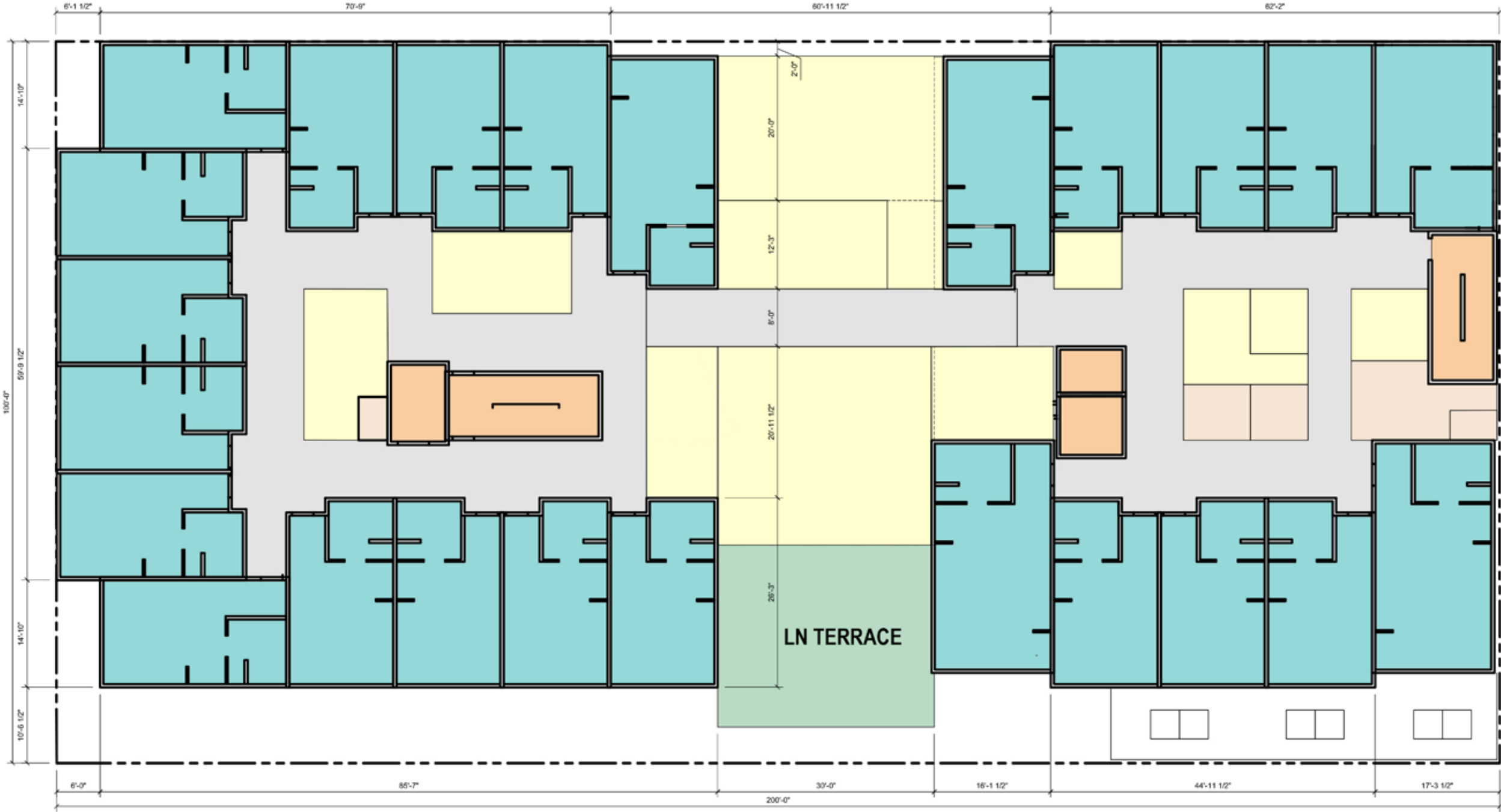
LEGEND

Service Areas Circulation Parking Spaces Garage Circulation



10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: LEVEL 2 - CODE COMPLIANT



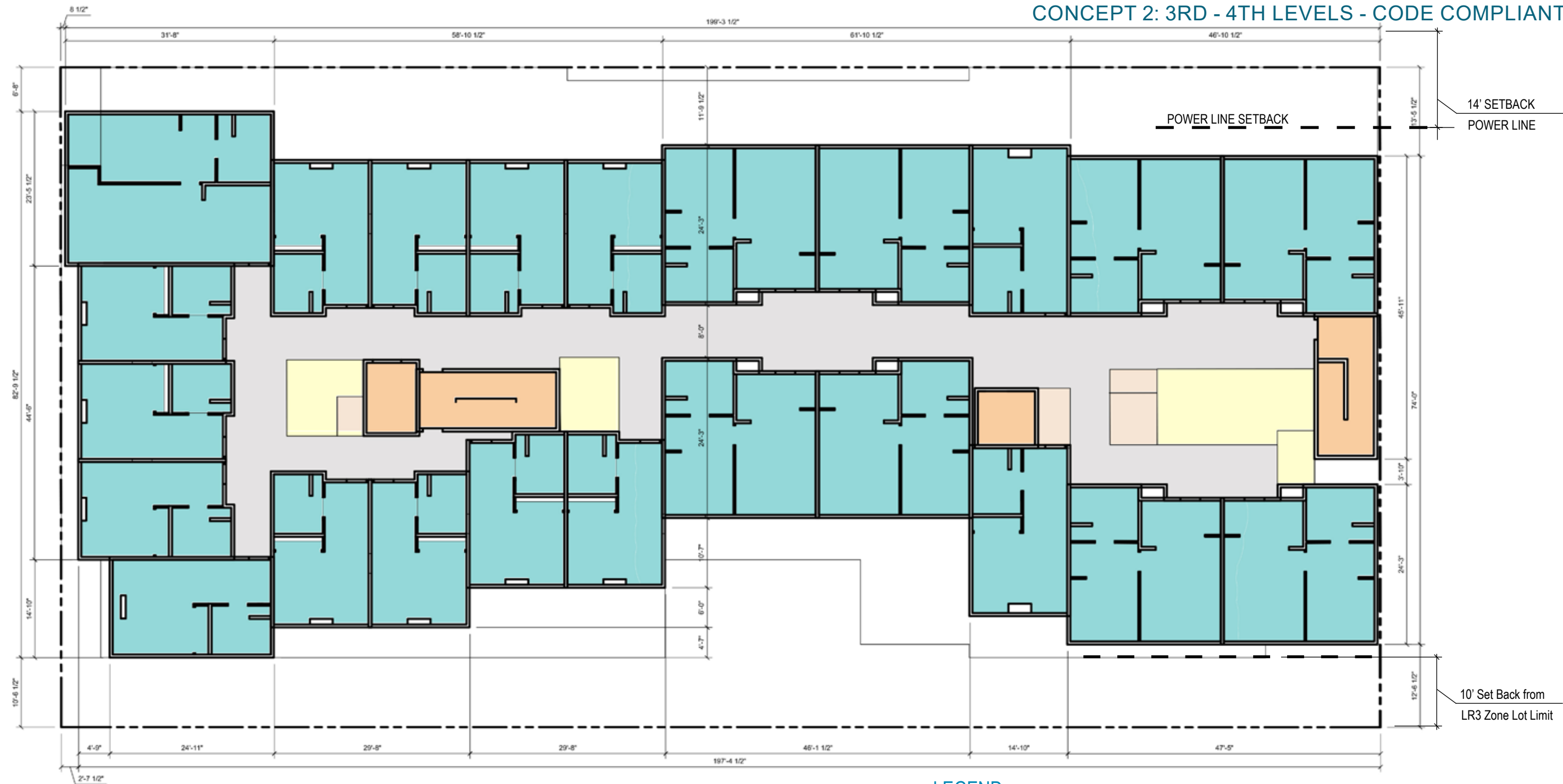
LEGEND

- Floor Circulation
- Service Areas
- Vertical Circulation
- Amenity
- Residential
- Outdoor Deck



10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: 3RD - 4TH LEVELS - CODE COMPLIANT



LEGEND

- Floor Circulation
- Service Areas
- Vertical Circulation
- Amenity
- Residential



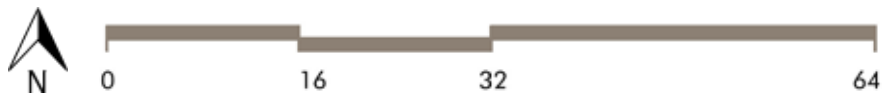
10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: 5TH LEVELS - CODE COMPLIANT

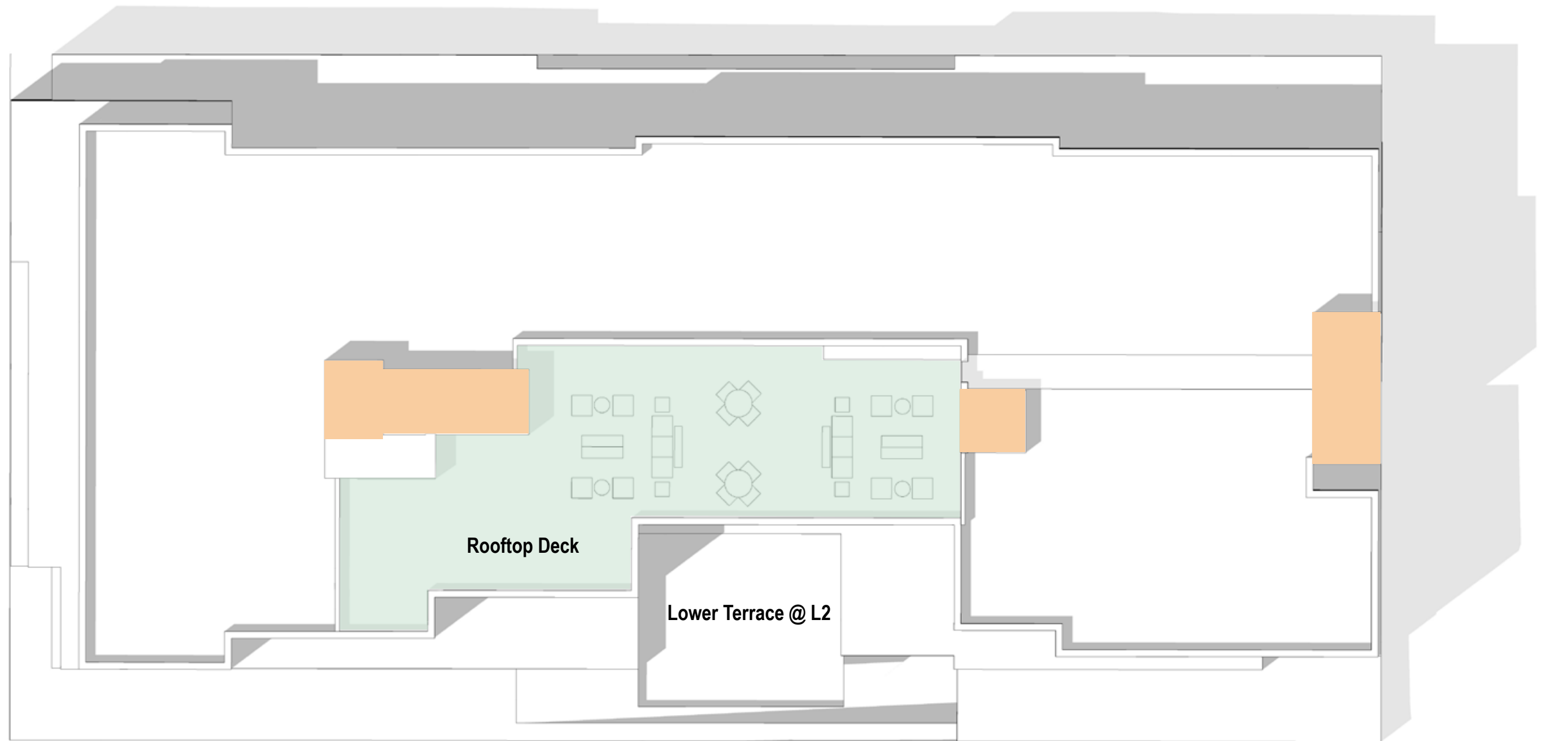


LEGEND

	Floor Circulation		Service Areas		Vertical Circulation		Amenity		Residential
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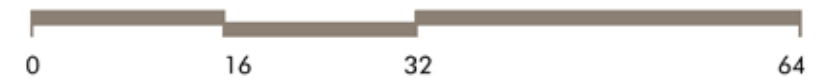
10.0 ARCHITECTURAL MASSING CONCEPTS
CONCEPT 2: ROOF PLAN - CODE COMPLIANT



LEGEND

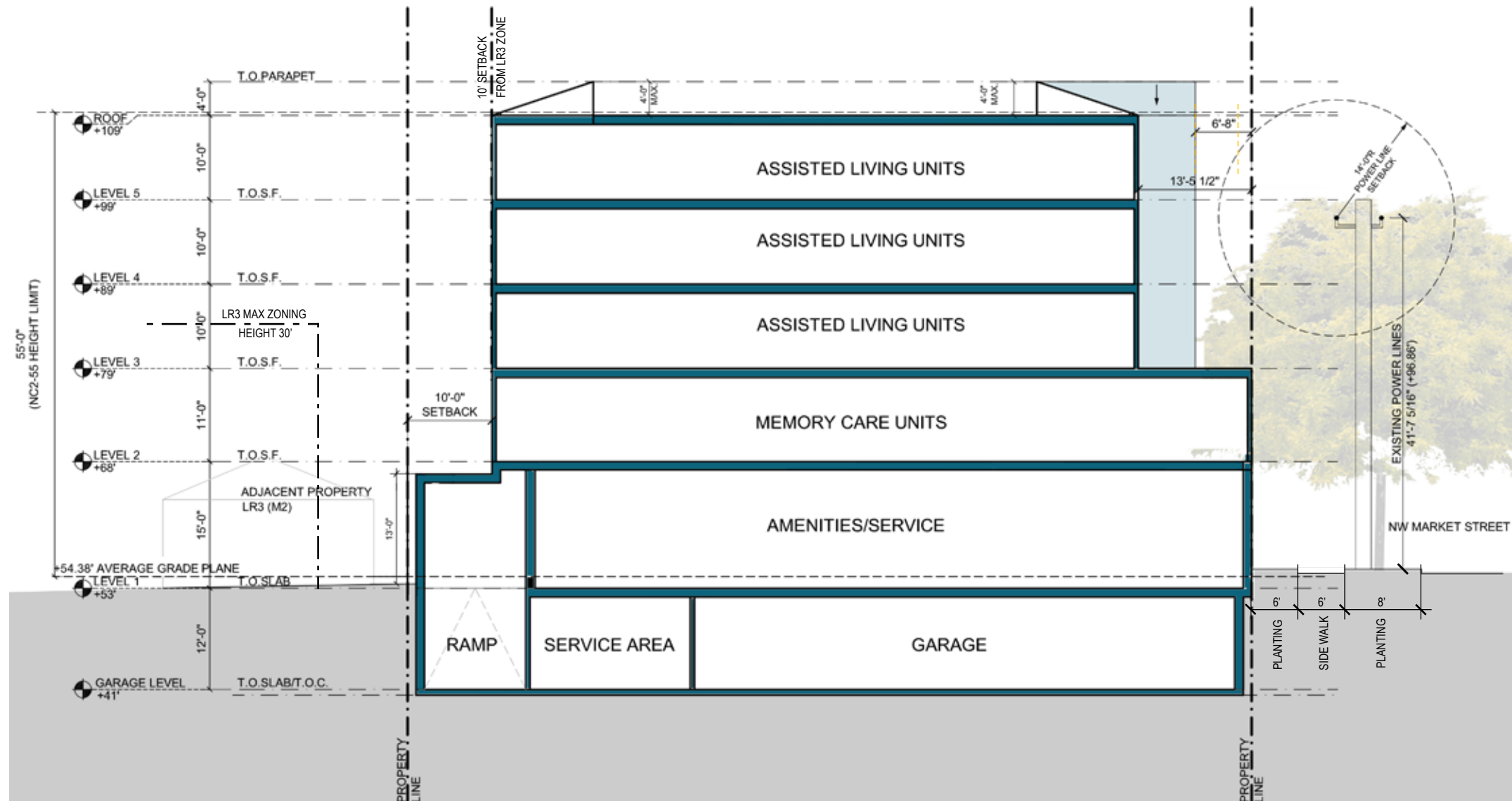
Roof Deck

Vertical Circulation

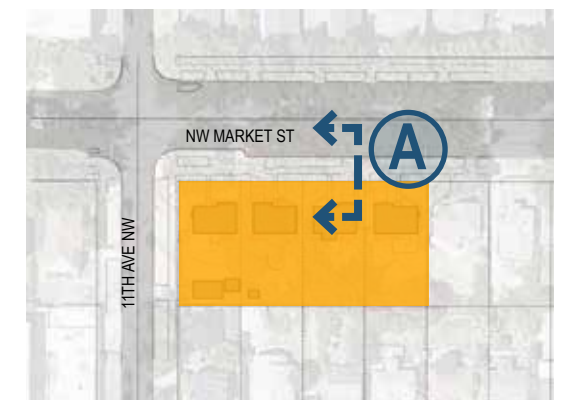


10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: SITE SECTIONS - CODE COMPLIANT



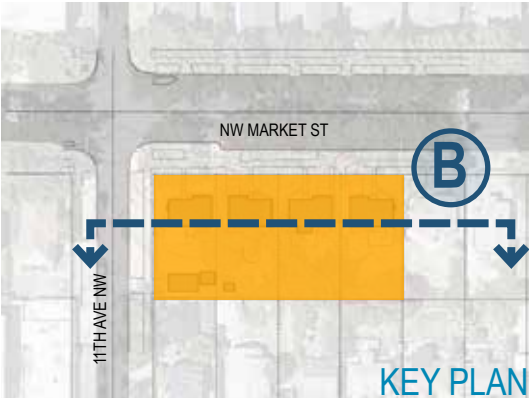
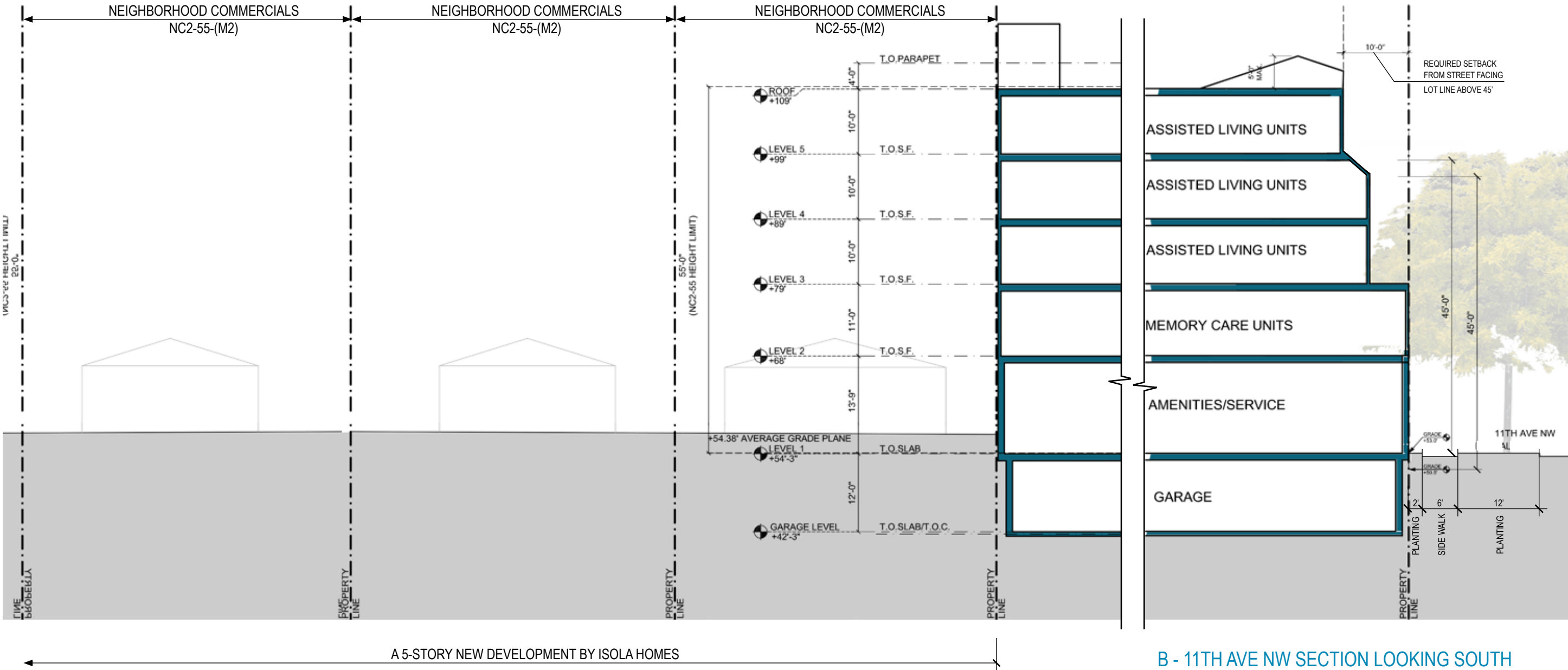
A - NW MARKET STREET SECTION LOOKING WEST



KEY PLAN

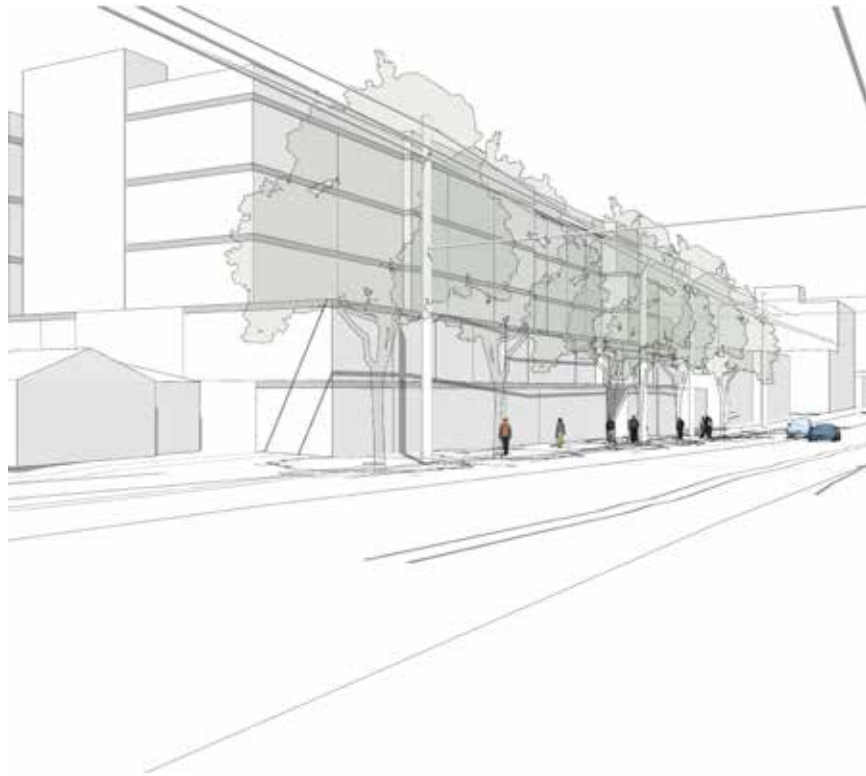


10.0 ARCHITECTURAL MASSING CONCEPTS
CONCEPT 2: SITE SECTIONS - CODE COMPLIANT



10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: "NORTH MASSING" - CODE COMPLIANT



1 VIEW FROM NW MARKET ST



2 VIEW FROM 11TH AVE NW



AERIAL VIEW 1

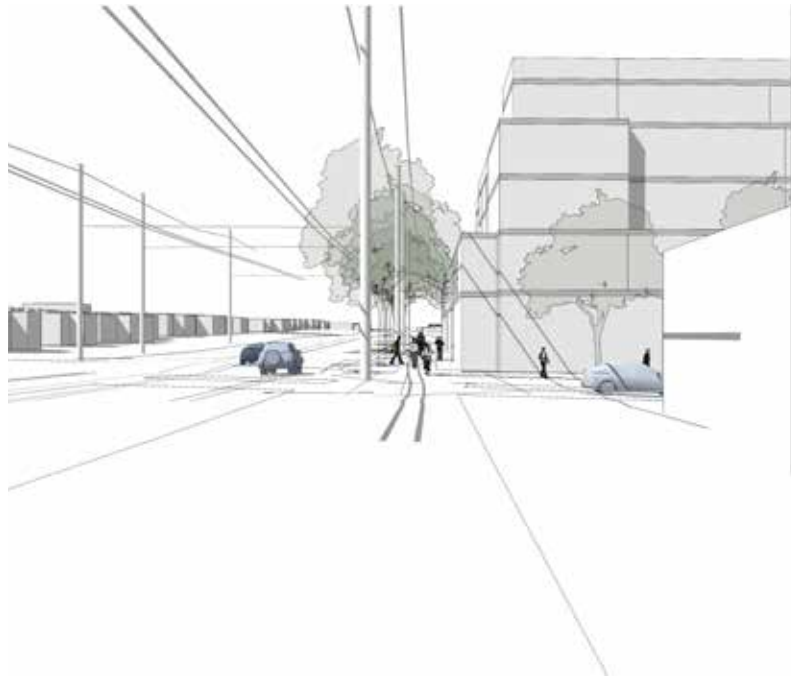


10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: "NORTH MASSING" - CODE COMPLIANT



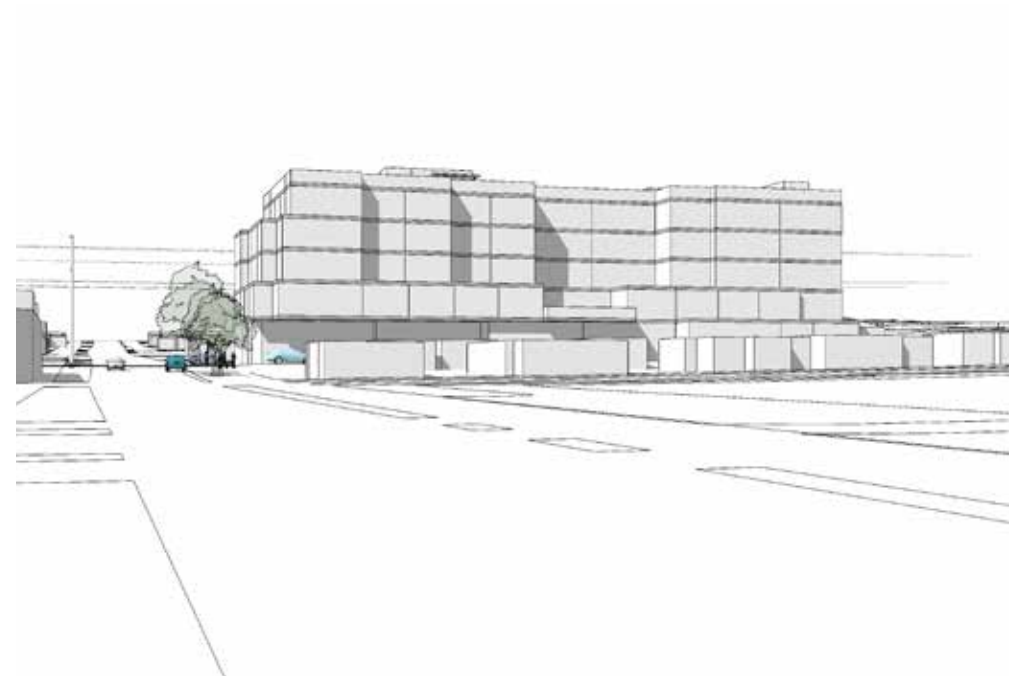
1 VIEW ON CORNER OF NW MARKET ST/
11TH AVE NW



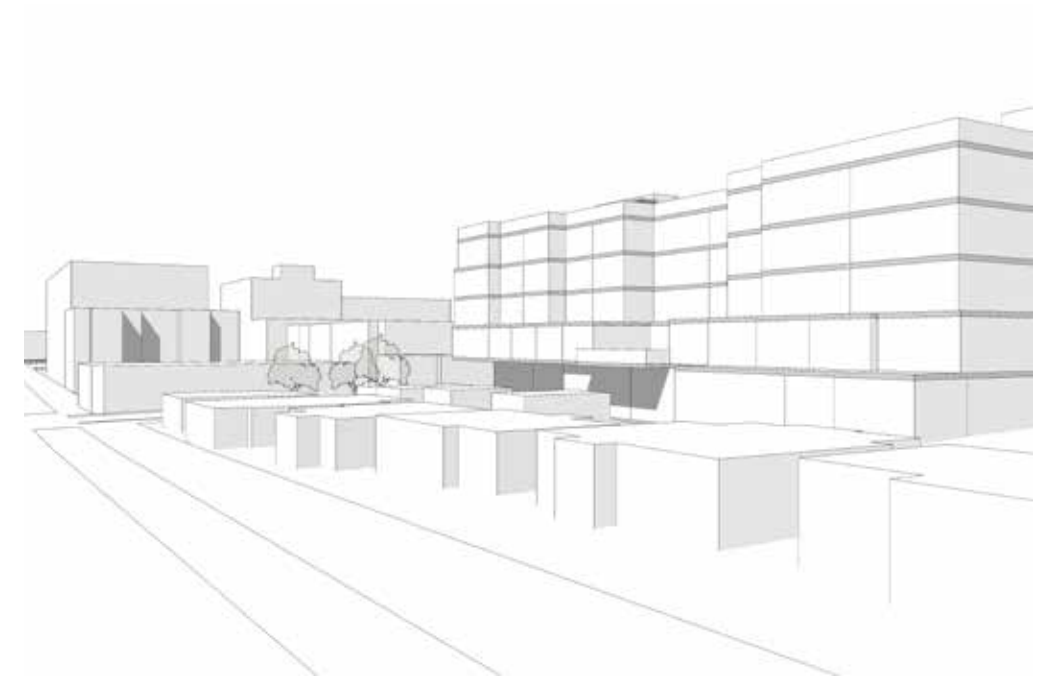
2 VIEW FROM NW MARKET ST



AERIAL VIEW 1



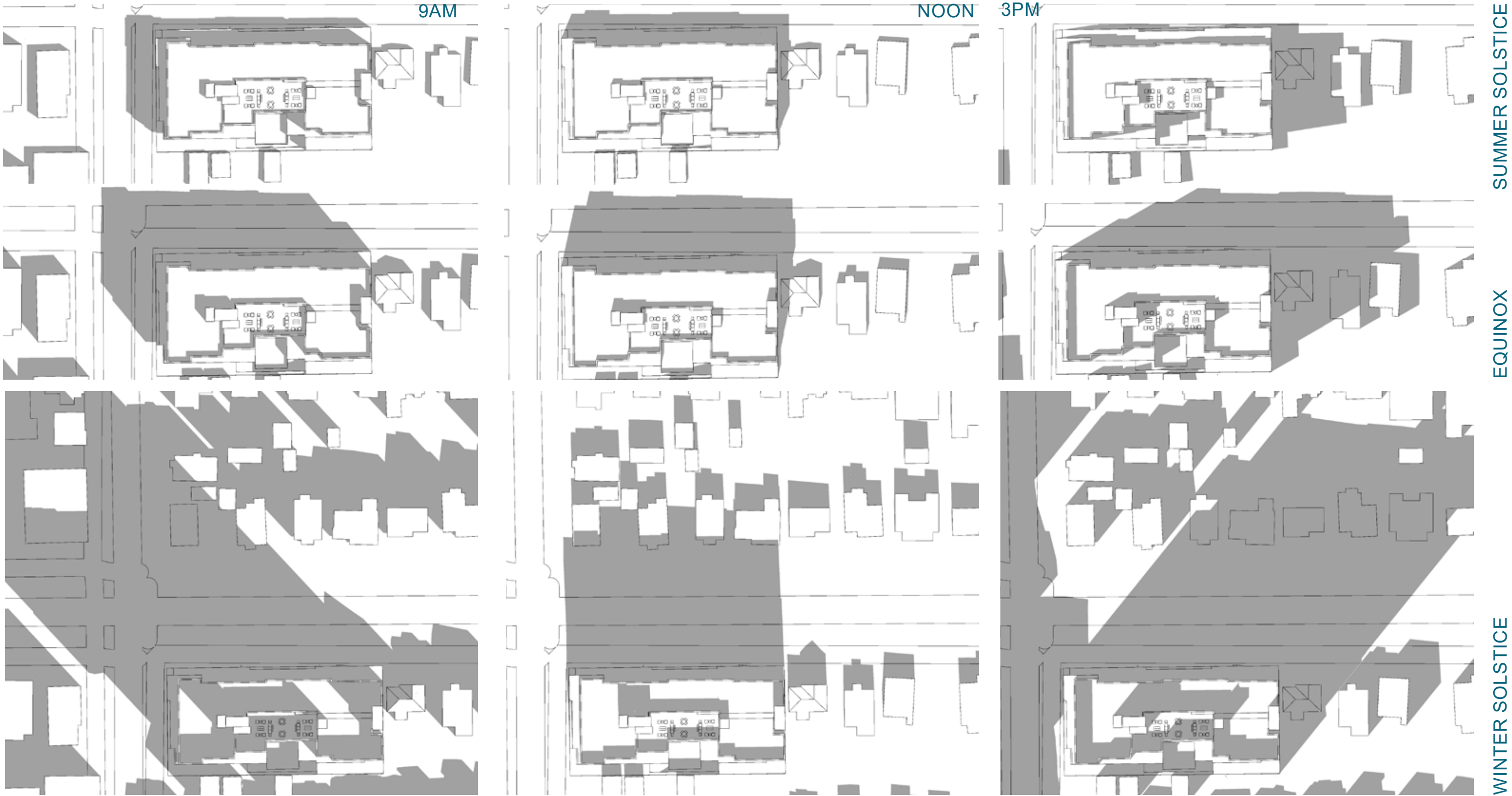
3 VIEW FROM 11TH AVE NW



4 VIEW FROM NW 54TH ST

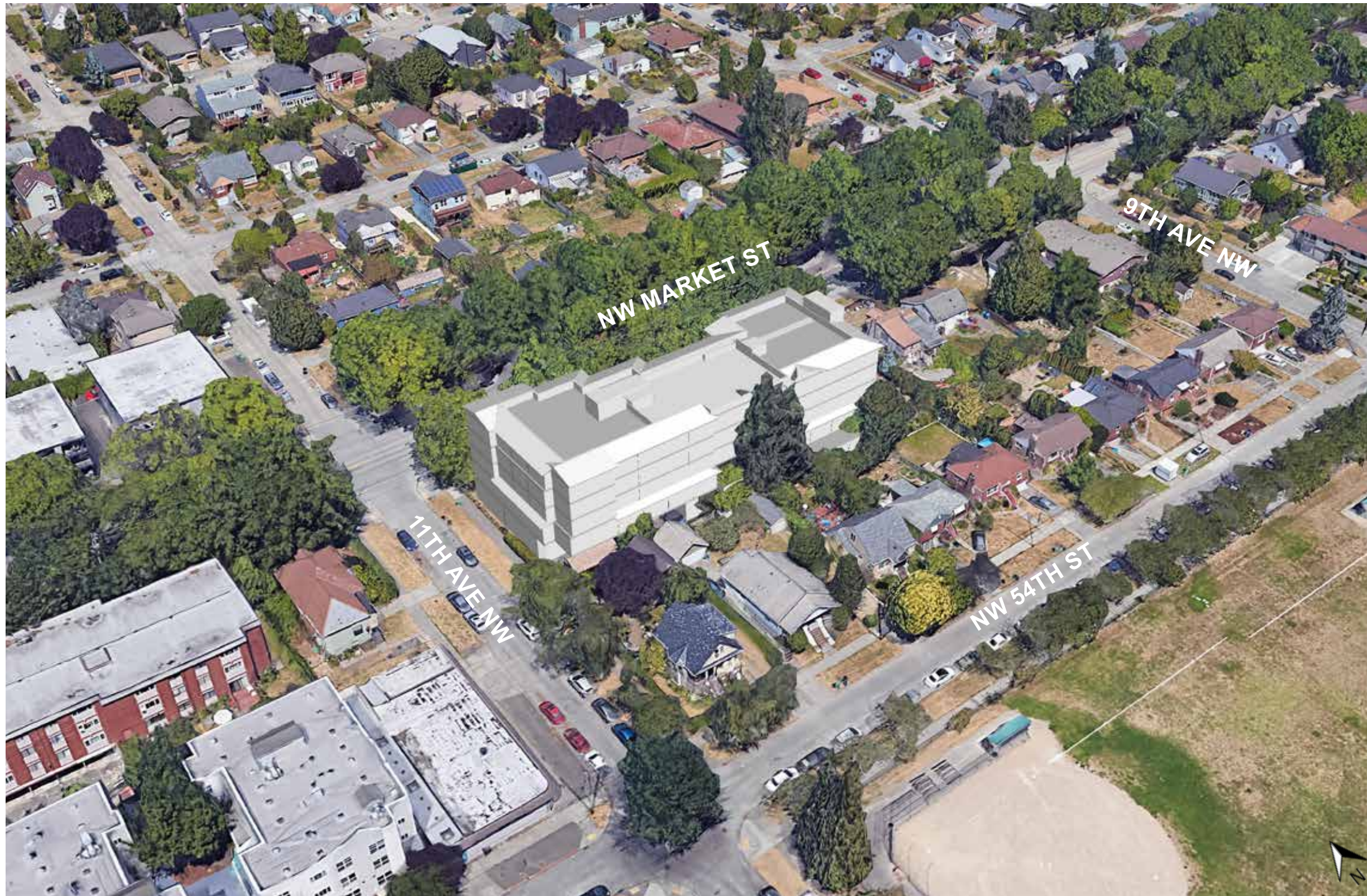
10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: SHADOW STUDIES - CODE COMPLIANT



10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: "SOUTH MASSING"



DESCRIPTION & CONNECTION TO CONTEXT:

Concept 3 has a massing with a total structure height of 55' above average grade plane which allows opportunities for high ceilings on ground floor amenities and double loaded with memory care and assisted living units on 2nd to 5th floor.

Two central elevators provide access to the upper levels in addition to the two stair cases; one in the Northeast corner and the other adjacent to the elevators on the West side.

This mass is articulated on the South elevation for a 10' setback from lot line abutting LR3 zone for portion of structure above 13' from grade, and up to 65' (23.47A.014).

Along the north side of the building, the massing provides additional interest to the NW Market St. elevation.

Typical of all the concept massings, the driveway to the below grade parking garage is accessed through 11th Ave NW complying with Seattle municipal code.

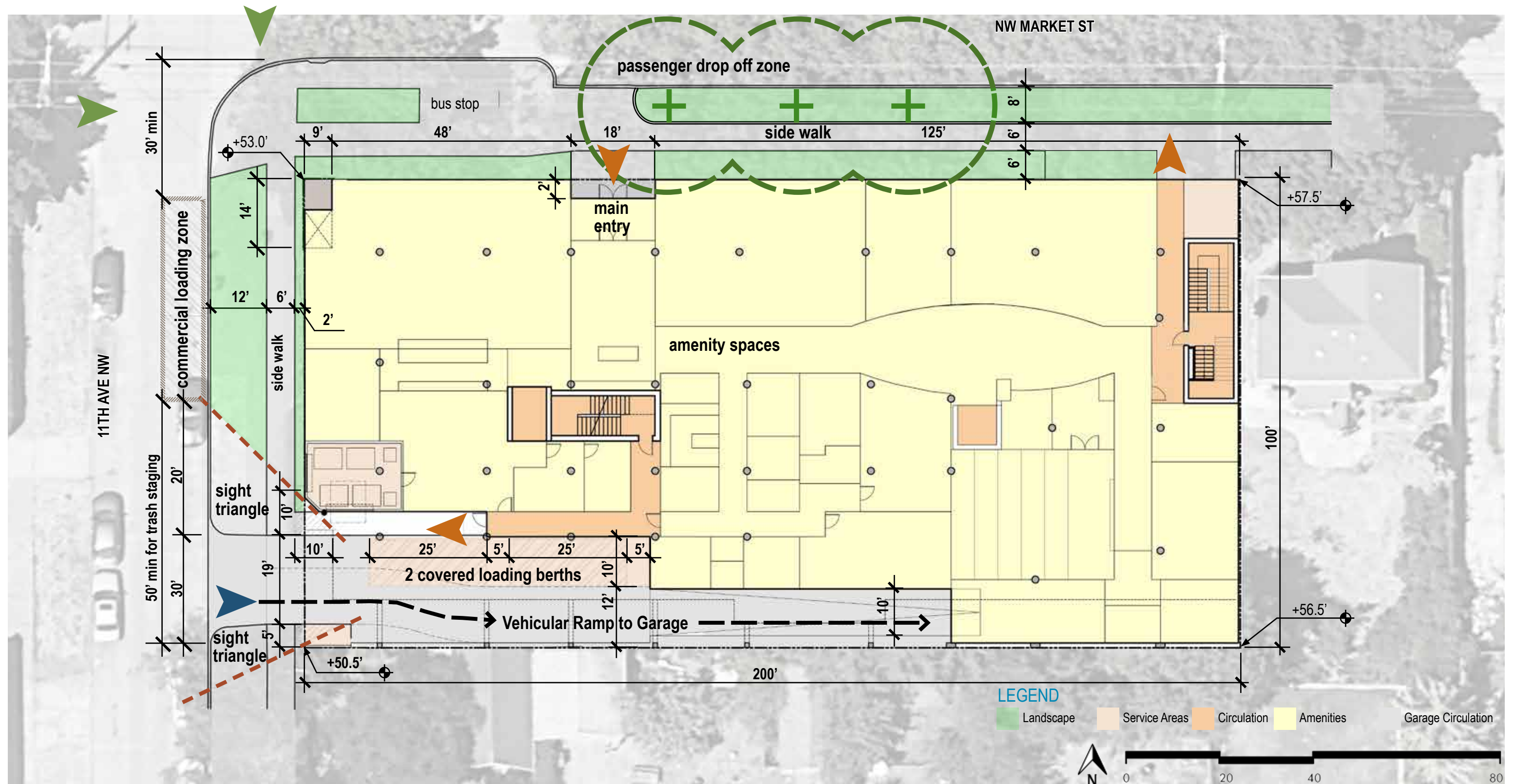
Also typical of all the massing concepts, a trash staging area is planned to be located on a proposed commercial zone along 11th Ave NW. During trash pick up days, building staff will move trash containers to the staging area.

DEPARTURE REQUESTED:

23.47A.009.F.4.1: 10' setback for all street facing facades above 45'

10.0 ARCHITECTURAL MASSING CONCEPTS

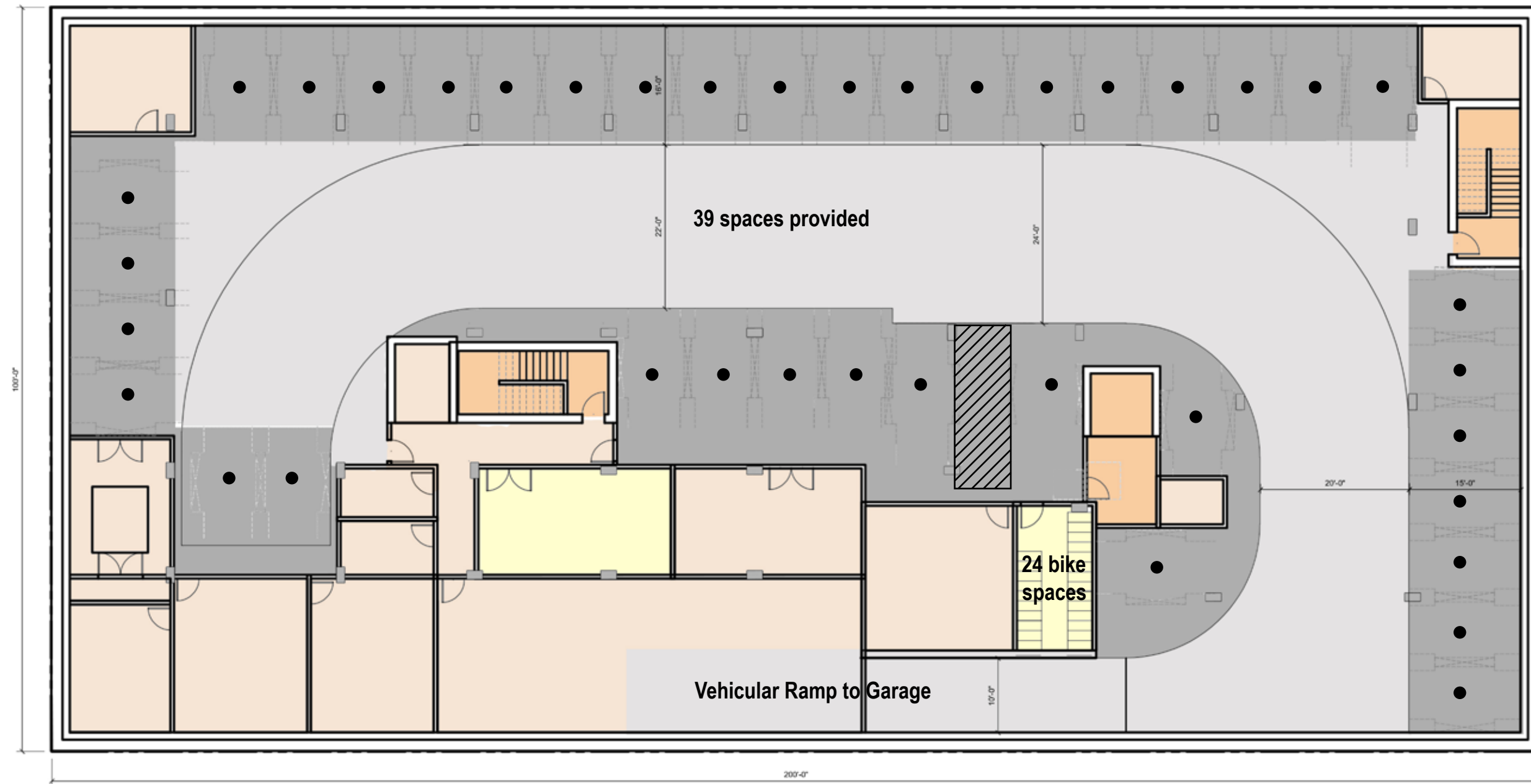
CONCEPT 3: SITE PLAN



- Existing Pedestrian Access to Site
- Pedestrian Entry
- Vehicular Access and Proposed Curb Cut

10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: GARAGE PLAN



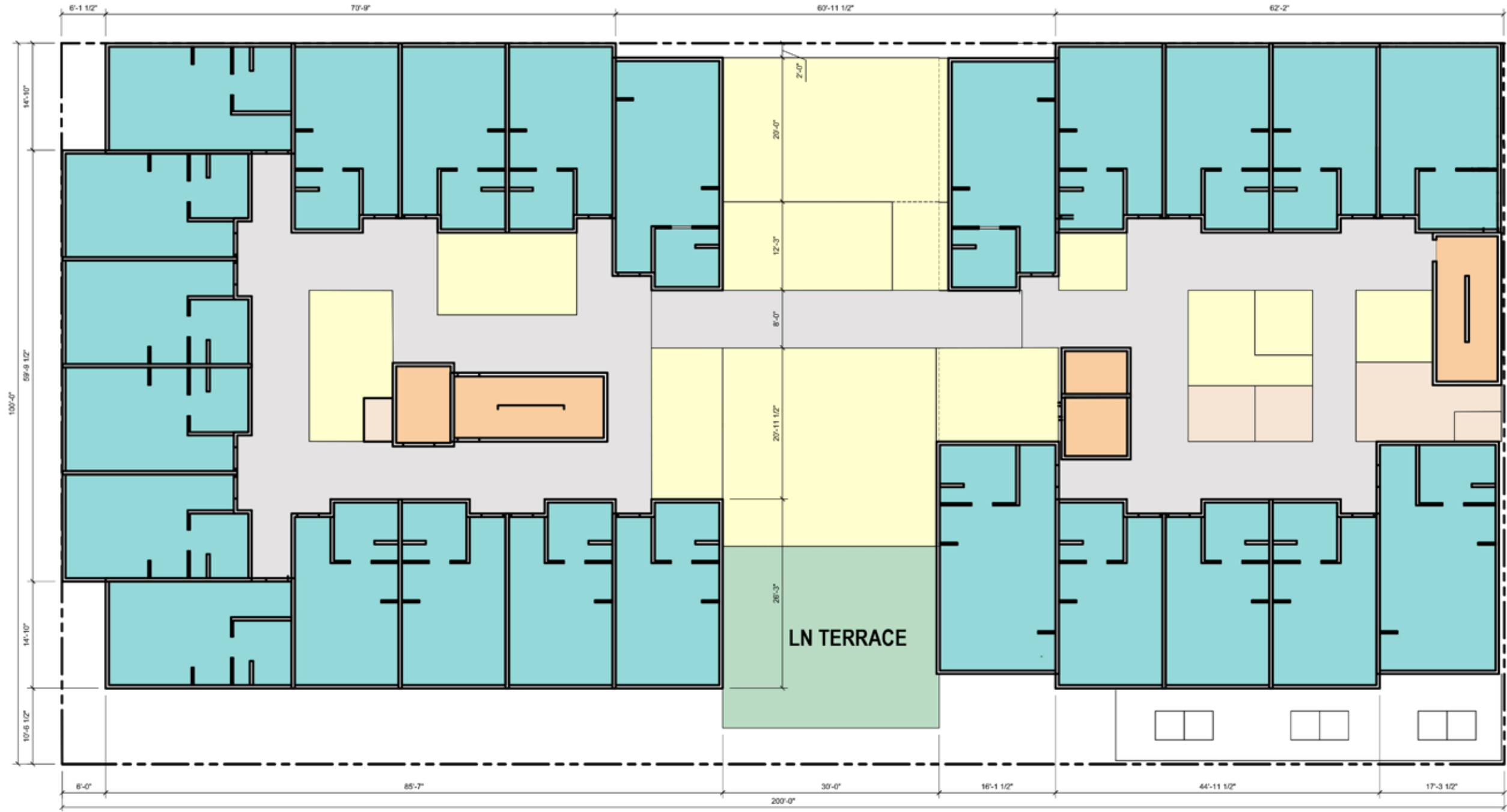
LEGEND

Service Areas Circulation Parking Spaces Garage Circulation



10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: LEVEL 2



LEGEND

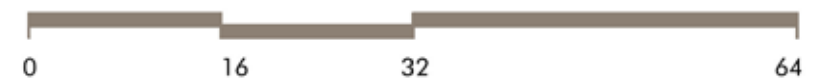
- Floor Circulation
- Service Areas
- Vertical Circulation
- Amenity
- Residential
- Outdoor Deck



CONCEPT 3: 3RD - 5TH LEVELS

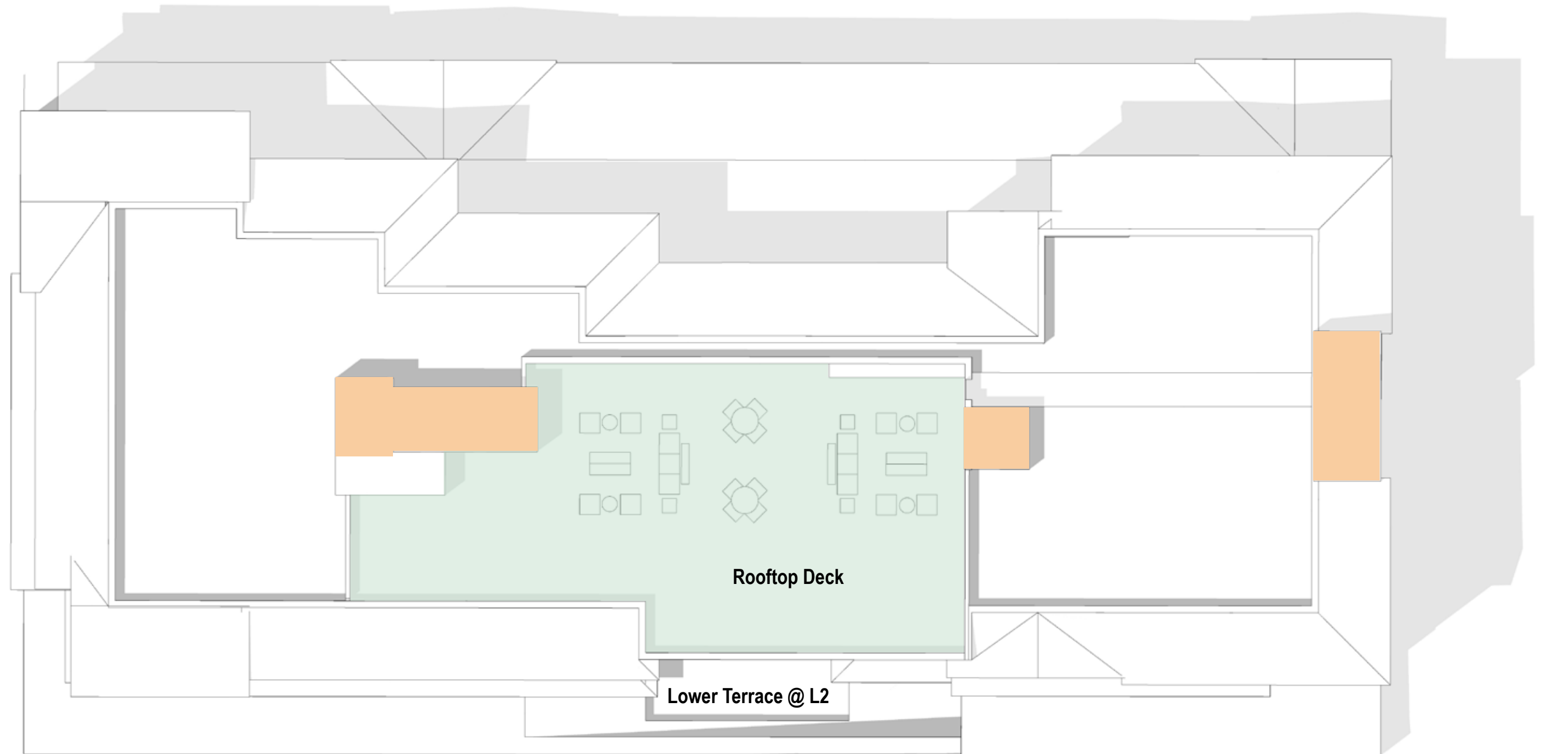


Residential



10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: ROOF PLAN



LEGEND

Roof Deck

Vertical
Circulation



0

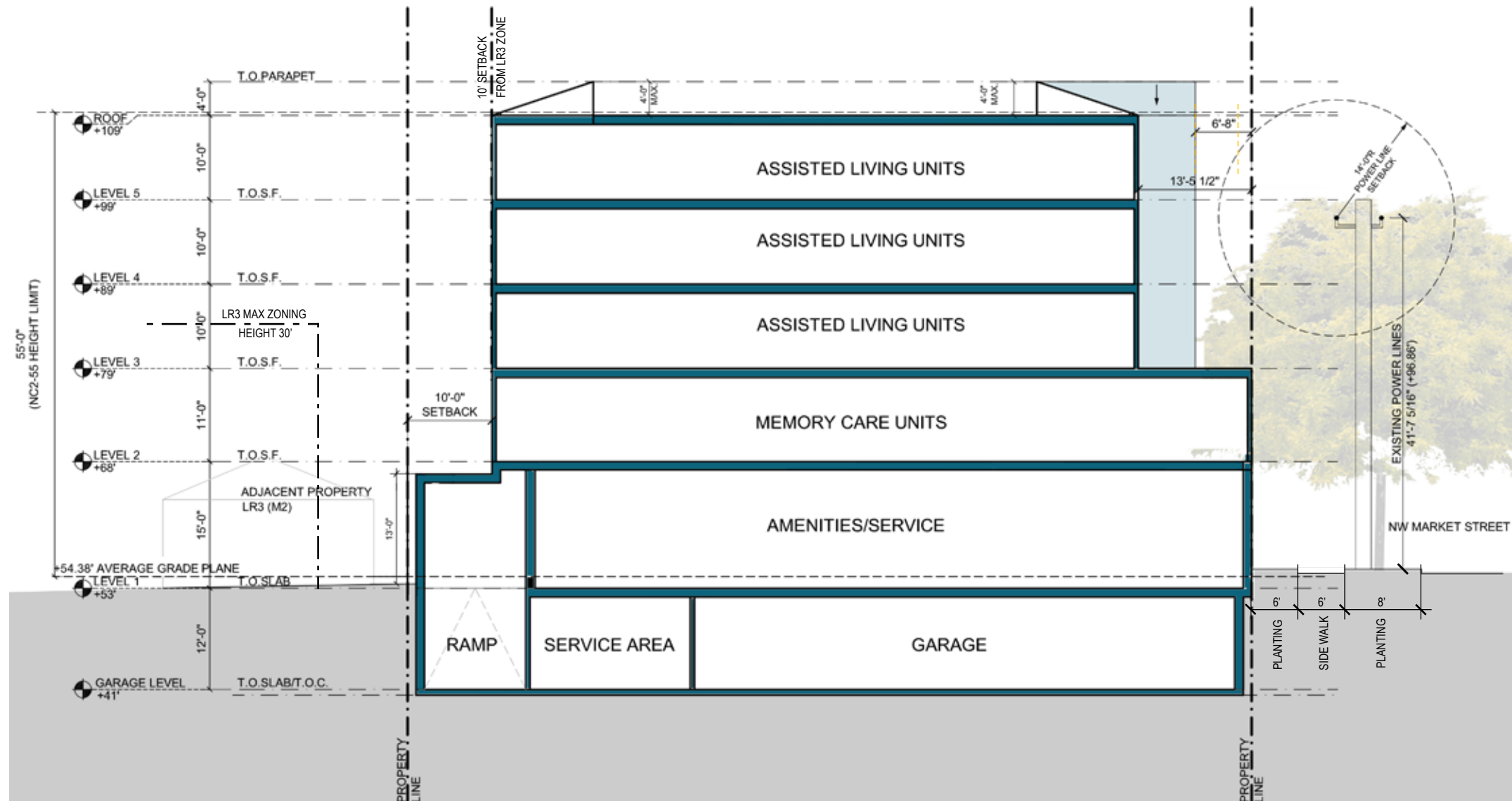
16

32

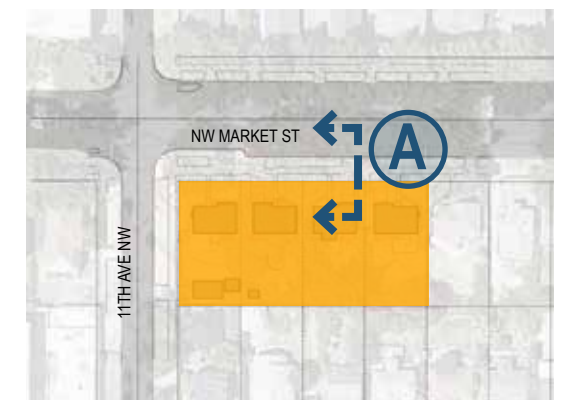
64

10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: SITE SECTIONS



A - NW MARKET STREET SECTION LOOKING WEST

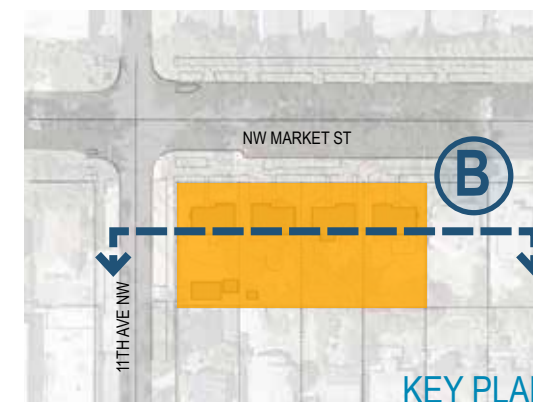
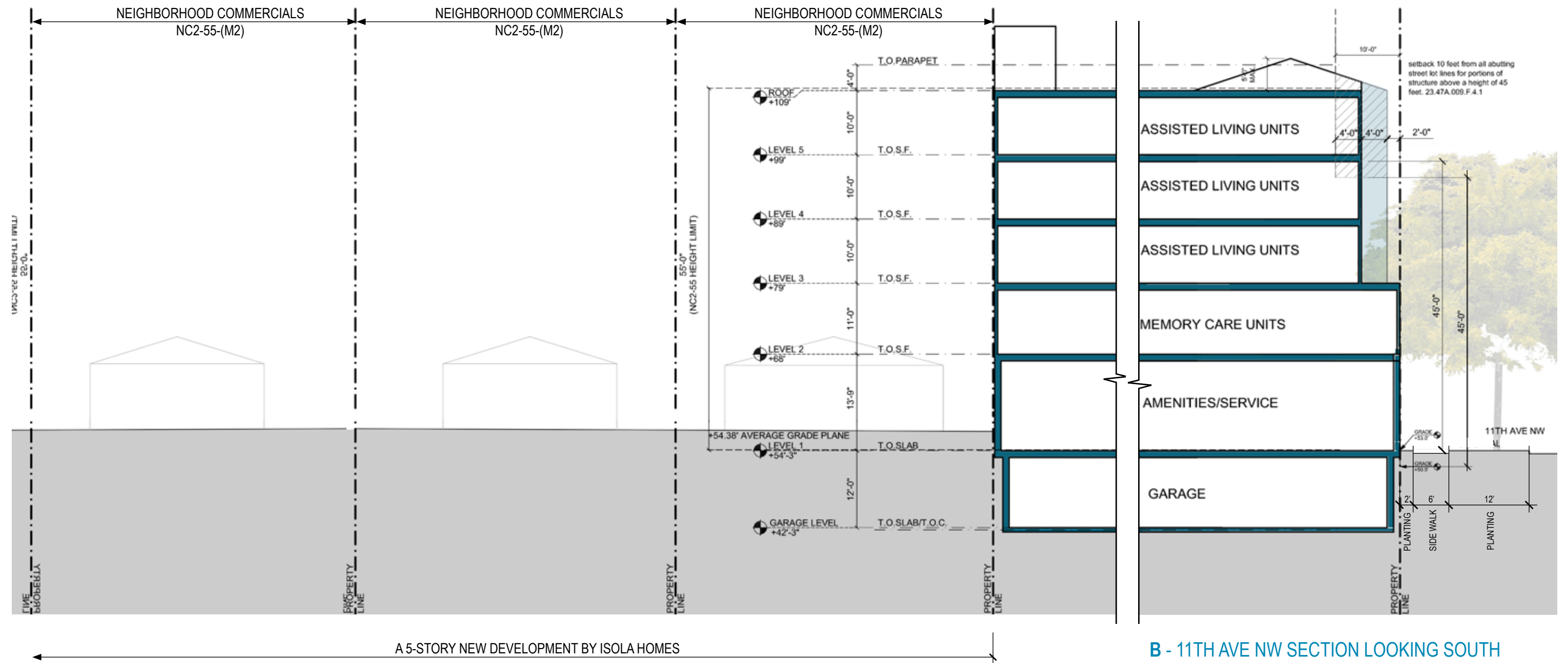


KEY PLAN



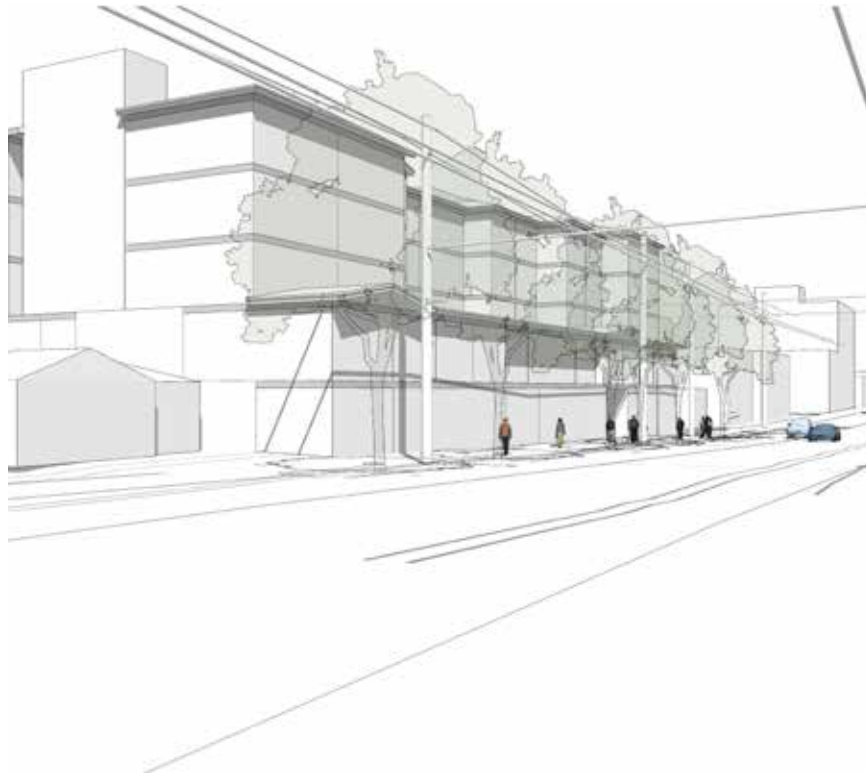
10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: SITE SECTIONS



10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: "NORTH MASSING"



1 VIEW FROM NW MARKET ST



2 VIEW FROM 11TH AVE NW

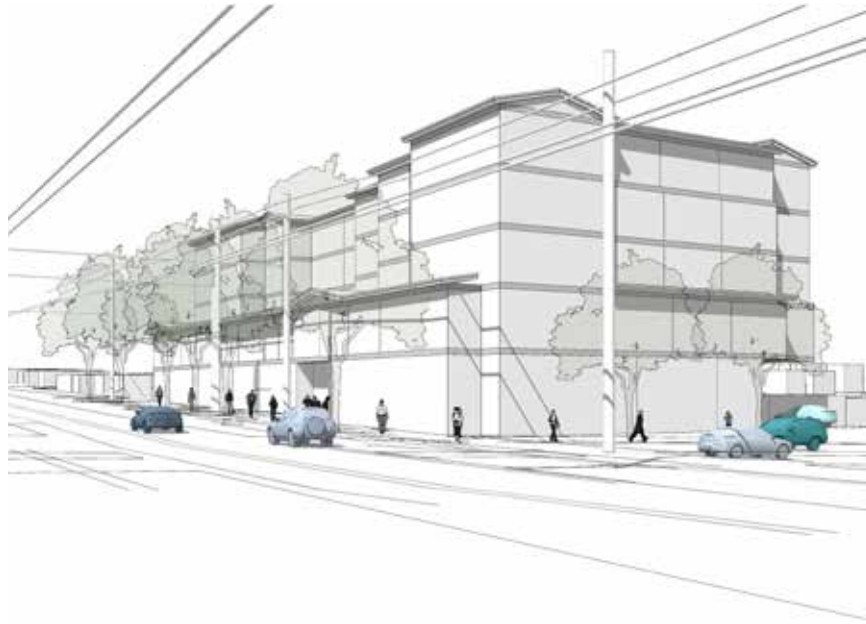


AERIAL VIEW 1

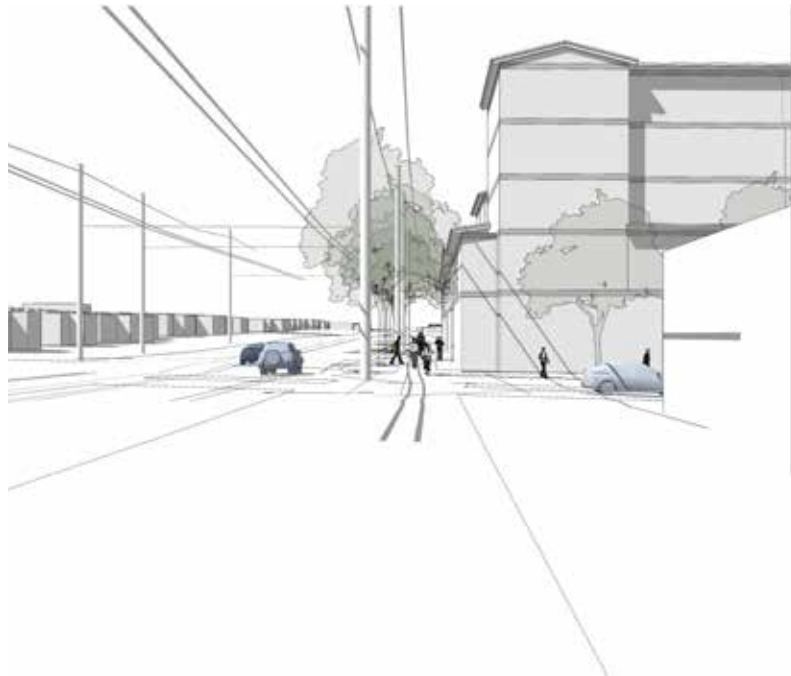


10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: "NORTH MASSING"



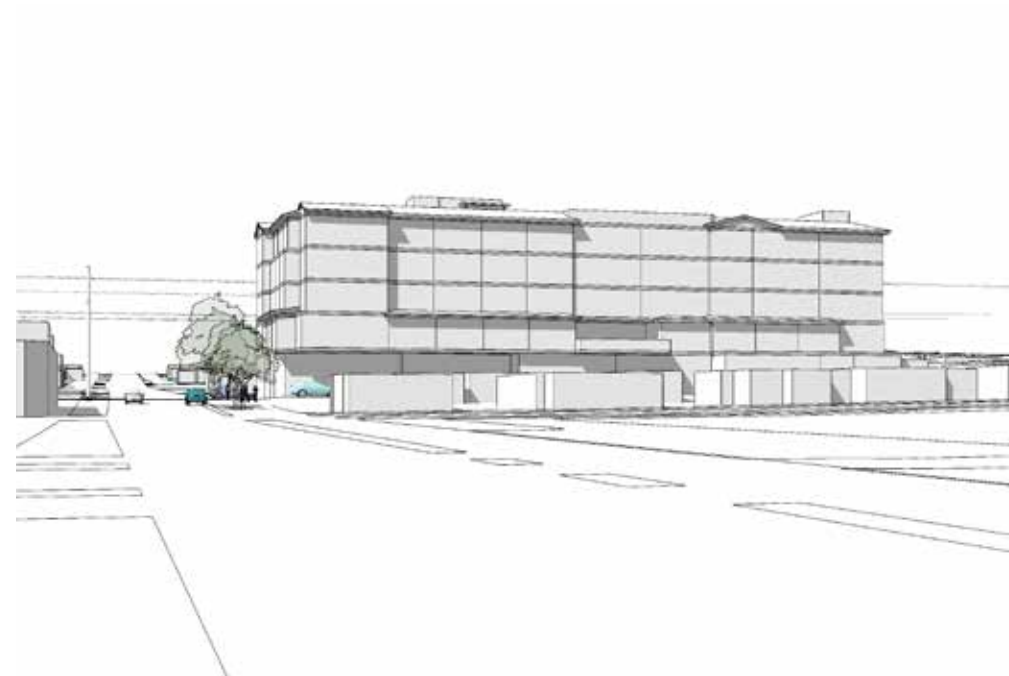
1 VIEW ON CORNER OF NW MARKET ST/
11TH AVE NW



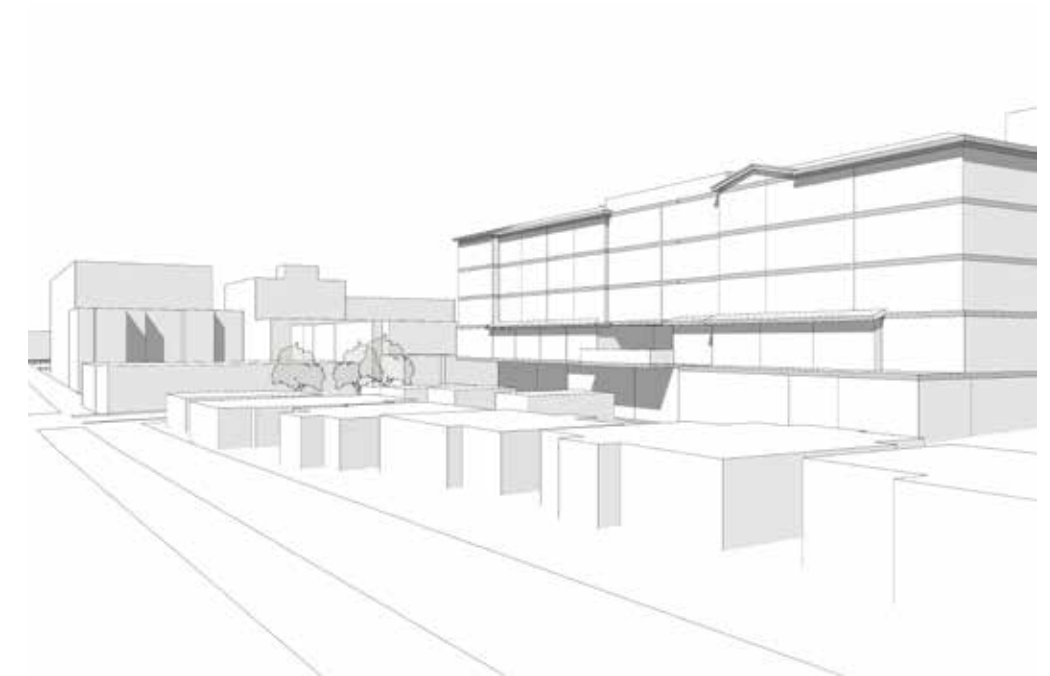
2 VIEW FROM NW MARKET ST



AERIAL VIEW 1



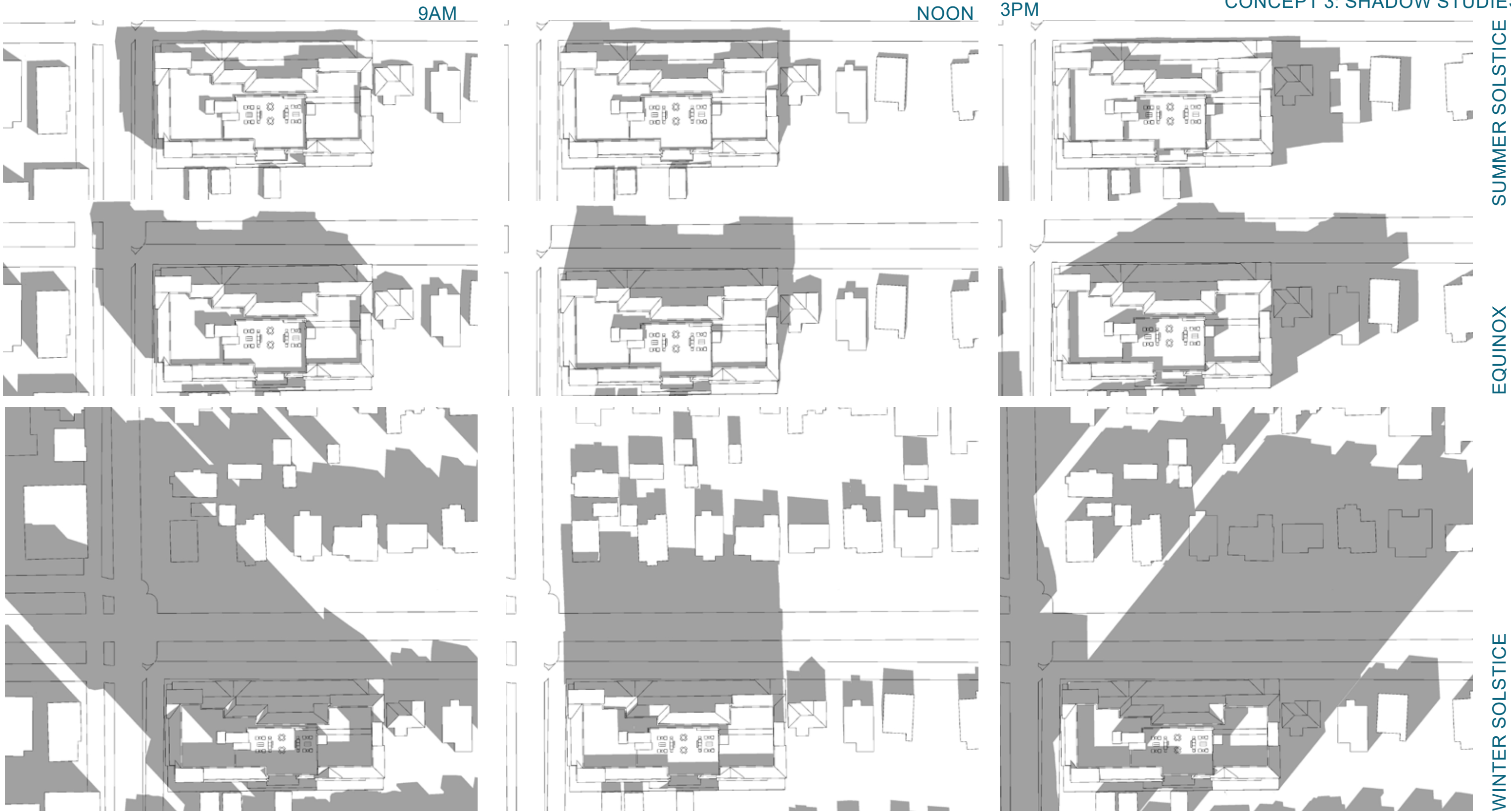
3 VIEW FROM 11TH AVE NW



4 VIEW FROM NW 54TH ST

10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: SHADOW STUDIES



10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: PREFERRED - "MID MASSING"



CORNER OF NW MARKET AND 11TH AVE. NW



11TH AVE. NW FACADE

10.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: "NORTH MASSING"



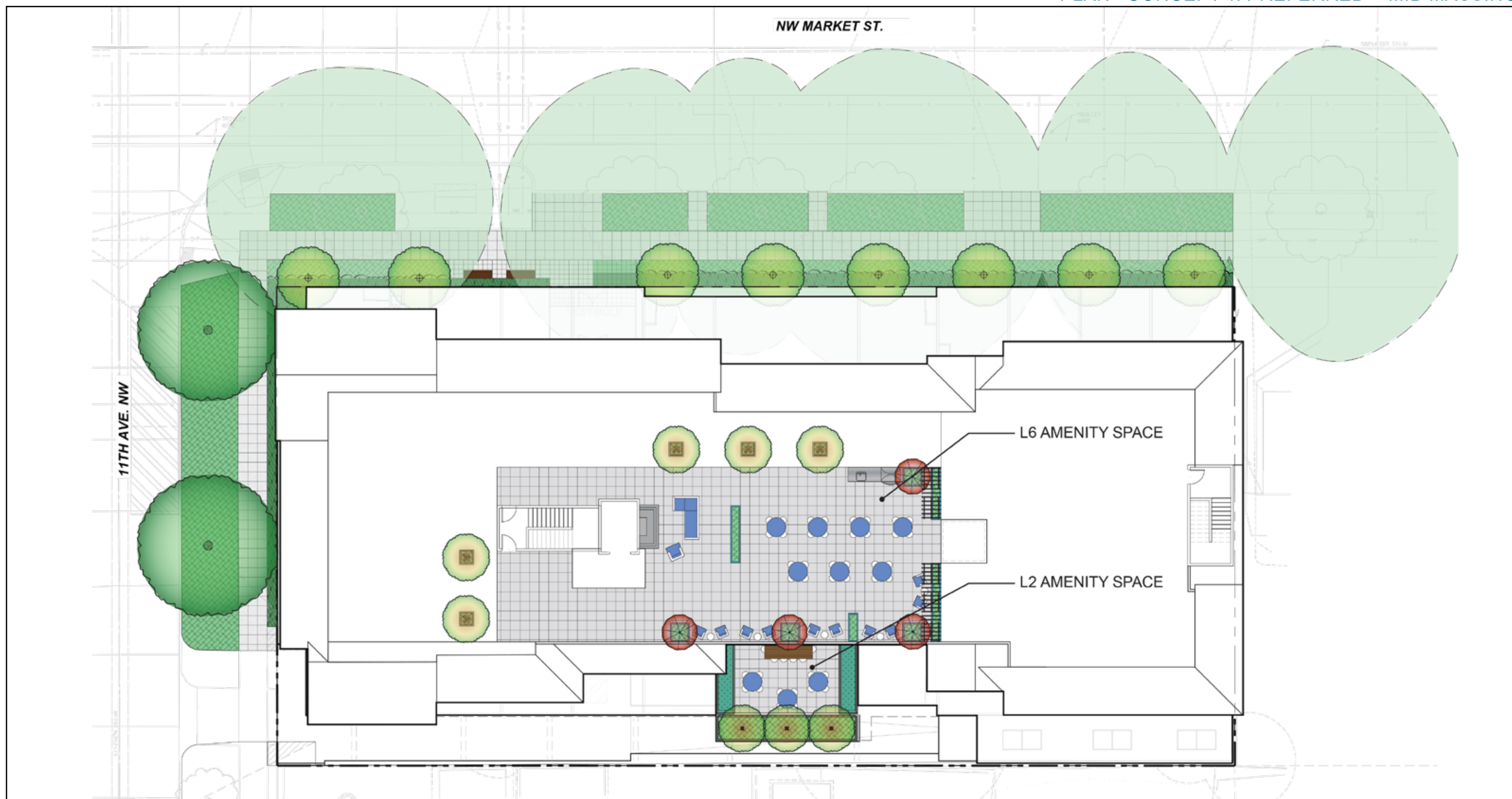
CORNER OF NW MARKET AND 11TH AVE. NW



11TH AVE. NW FACADE

11.0 CONCEPTUAL LANDSCAPE

PLAN - CONCEPT 1: PREFERRED - "MID MASSING"



Potential roof deck elements

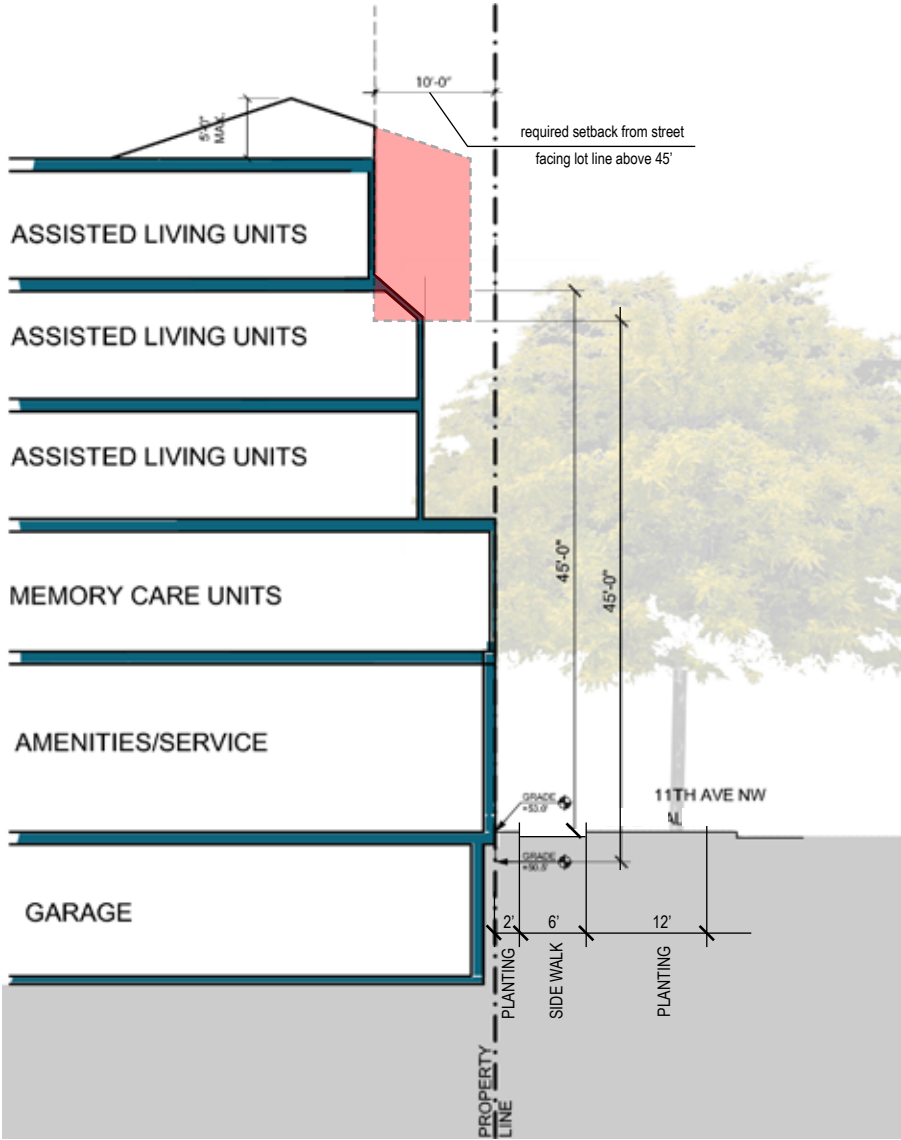


Existing streetscape

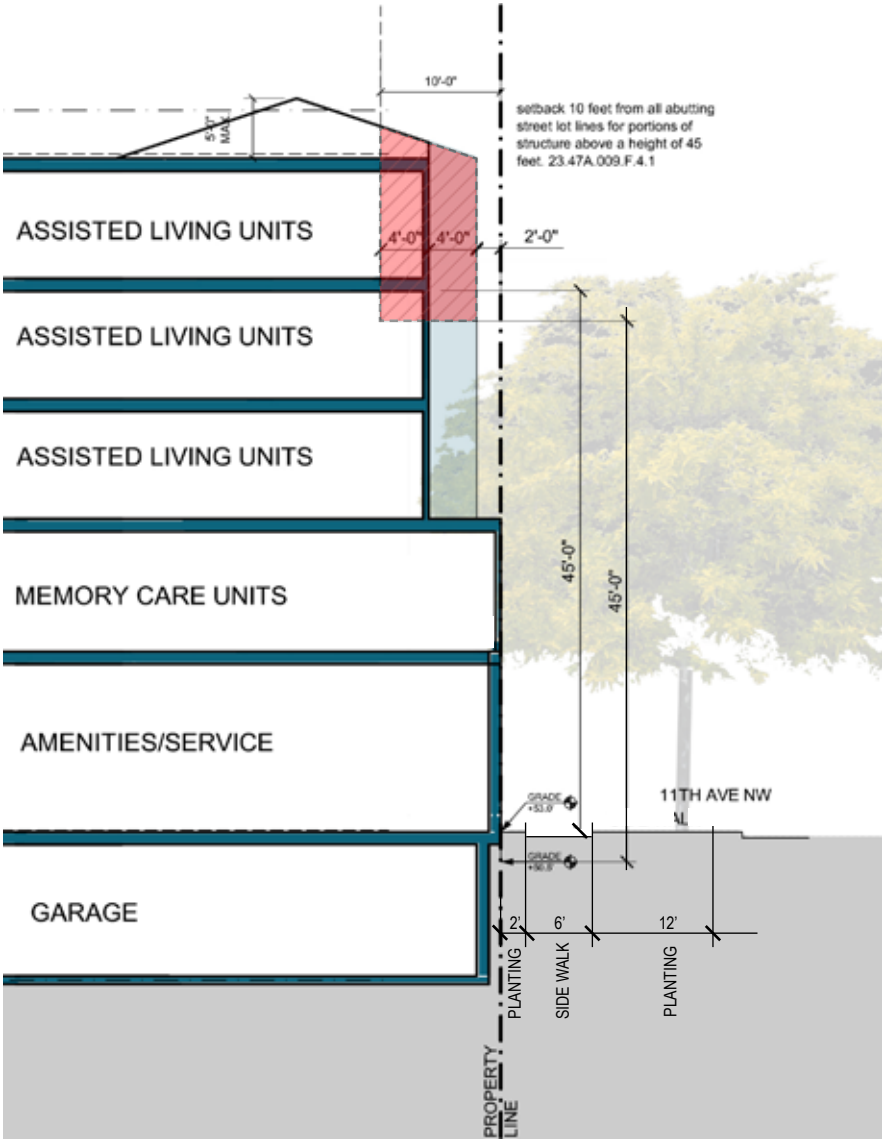


SEATTLE DEVELOPMENT STANDARD DEPARTURES

Code Citation	Code requirement	Proposed Design Departure	Rationale - How the departure meets the intent of the design guideline
23.47A.009.F.4.1	NC zones within Ballard Hub Urban Village; a setback with an average depth of 10 feet from all abutting street lot lines for portions of structure above a height of 45 feet.	Reduced from 11th Ave NW is proposed.	<p>We are setting back levels 3 to 5 along the entire frontage of the NW Market Street for 13'-5" and that is removing 1000 sf of living space per floor along that frontage. The stepping along Market creates a strong 2-story pedestrian frontage. That stepping also provides not only the required setback from electrical power line, but enough space for the mature oak trees along the Market.</p> <p>We are looking for some consideration along the 11th AVE NW, while we are still massing appropriately and creating a very pedestrian scale 2-story element along 11th AVE NW. We are looking carefully on how corners are articulated. Darker and heavier materials and colors are selected on the lower floors and as it transitions to the fifth floor becomes a lighter material and brighter color which helps to create the perception of depth and set back that is required above 45' along the street frontage.</p> <p>The massing is consistent with the Cannery architectural concept and character. The Cannery architecture style does not have those type of breaks and steps. Simplicity and character of the style calls for vertical planes with straight walls and simple forms. We are creating enough articulation with the breaks at the base for the building and on the roofline.</p> <p>We think we have responded well to Seattle Design Guidelines and in particular guideline DC2 - Architectural Concept. We have developed an architectural concept that results in a unified and functional design that fits well on the site and within its surrounding. We have arranged the mass of the building taking into account the site conditions and proposed uses.</p> <p>We have also reduced perceived mass by using secondary architectural elements. We have created recesses and indentations in the building envelope by adding balconies, awnings, decks and creating depth and visual perceptions of depth by playing with high quality materials and colors. We have designed all building facades including all the visible roofs and tried to create a composition of forms, shapes, textures and patterns that result in a strong architectural expression as a whole.</p>



11TH AVE NW SECTION LOOKING SOUTH / CODE COMPLIANT



11TH AVE NW SECTION LOOKING SOUTH / NON-COMPLIANT



KEY PLAN