56th Ballard

Design Recommendation Packet

5601 20th Ave NW, Seattle, WA 98107
SDCI Number: 3035420
April 17, 2020

GGLO

PREFACE

The new 56th Ballard project is designed to be playful yet sophisticated and will provide a striking new address at this important corner. The new building will gracefully relate to the adjacent context and at the same time express its own unique massing by:

1. Expressing a welcoming, pedestrian scaled podium along 20th for the building entry and live/work units

2. Providing a signature day lit stair/elevator tower that pins the composition together

3. Featuring a warm, wood clad 3 story corner "cube"

4. Providing a series of highly programmed outdoor terrace amenities for the residents on the roof of the podium, level 7 and at the roof of the building.

The building will be thoughtfully detailed and comprised of quality materials to provide a desirable destinations for its residents and memorable address for the neighborhood.

DESIGN AND DEVELOPMENT TEAM

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CONTENTS

4 **SECTION 01** / CONTEXT ANALYSIS

6 **SECTION 02** / ZONING ANALYSIS

11 **SECTION 03** / EDG RESPONSE

12 **SECTION 04** / DESIGN GUIDELINES

14 **SECTION 05** / DESIGN CONCEPTS

18 **SECTION 06** / FLOOR PLANS

26 **SECTION 07** / ELEVATIONS / SECTIONS

32 **SECTION 08** / MATERIAL PALETTE

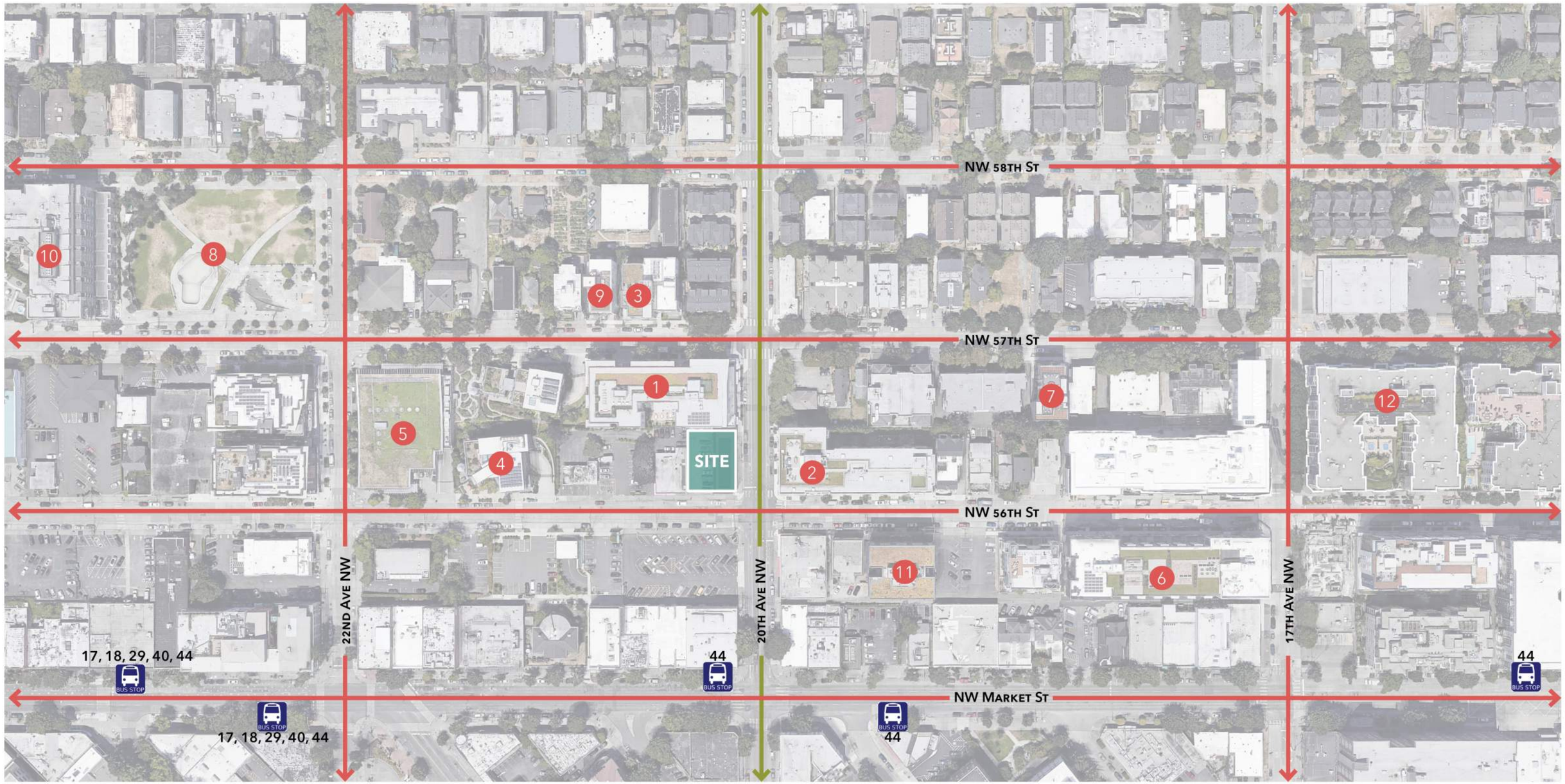
36 **SECTION 09** / RENDERINGS

38 **SECTION 10** / LANDSCAPE / HARDSCAPE

46 **SECTION 11** / DEPARTURES


20TH AVE NW
PROJECT SITE
NW 56TH ST
22ND AVE NW
NW MARKET ST

Context Analysis



VICINITY MAP

BUS STOPS — DEDICATED BIKE LANE — SHARED BIKE LANES — PARKING

GGLO

1 The Wilcox Apartments

2 Vik Condominiums

3 Cheryl Chow Court

4 Greenfire Campus

5 Ballard Branch- Seattle Public Library

6 Valdok

7 57 Ballard

8 Ballard Commons Park

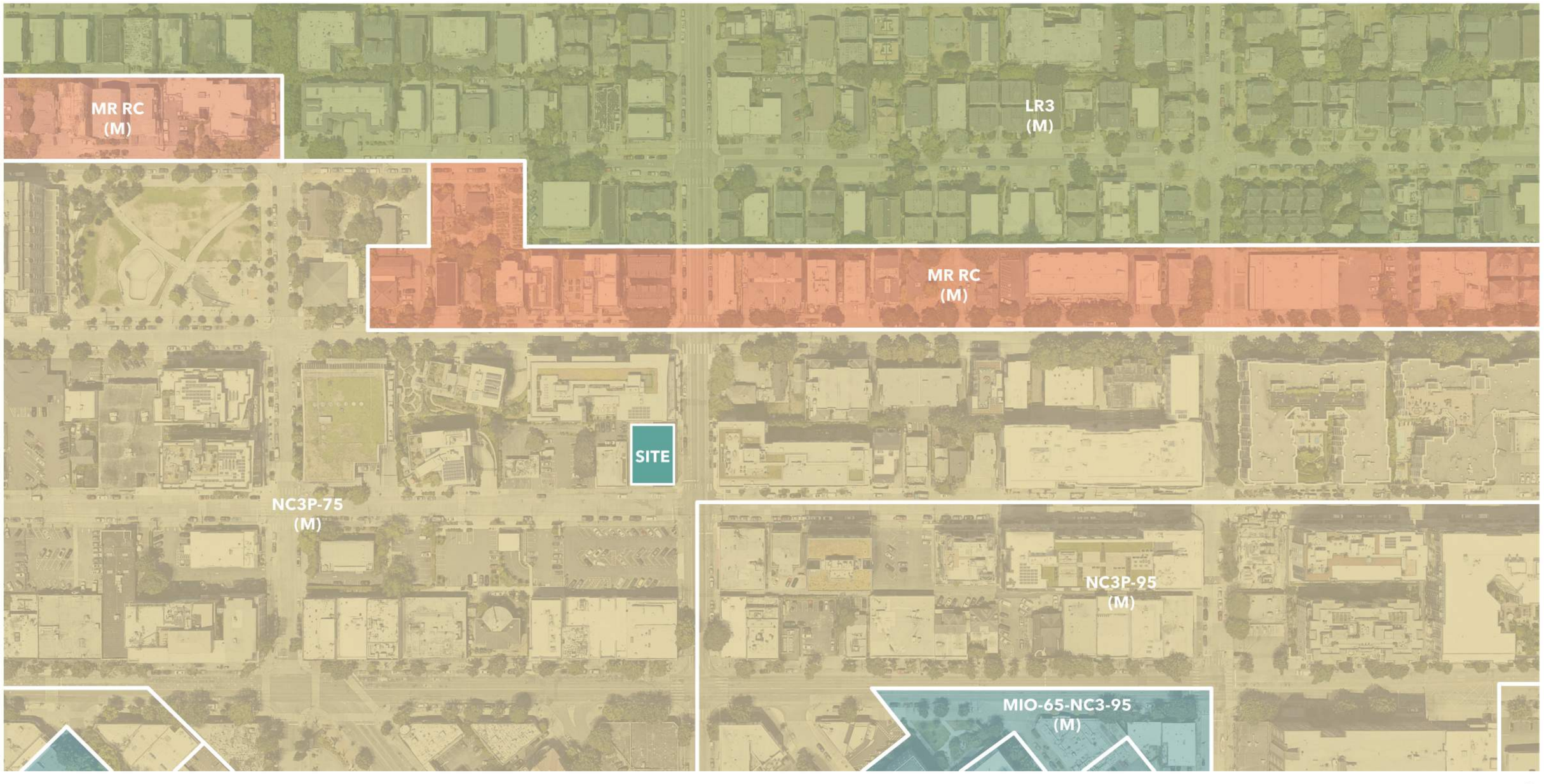
9 Solo

10 On the Park Apartments

11 Nyer Urness House

12 Ballard Place Condominiums

Zoning Summary



ZONING MAP

SURROUNDING BUILDING USE

SITE | MULTIFAMILY HOUSING | SINGLE FAMILY HOUSING | RELIGIOUS | COMMERCIAL/OFFICE | PARK/RECREATION | PARKING

Zoning Summary

KING COUNTY PARCEL:
276770-0300, 276770-0295

ZONING:
NC3P-75

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

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

BALLARD HUB URBAN VILLAGE

STREETS

NW 57th

20th Ave NW – Principal Pedestrian Street / Collector Arterial

23.47A.004 - PERMITTED AND PROHIBITED USES

G. Live-Work Units

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

23.47A.005 - STREET-LEVEL USES

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

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

   a. Arts facilities;

   b. Community gardens;

   c. Eating and drinking establishments;

   d. Entertainment uses, except for adult cabarets, adult motion picture theaters, and adult panoramas;

   e. Food processing and craft work;

   f. Institutions, except hospitals or major institutions;

   g. Lodging uses;

   h. Medical services;

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

   j. Parks and open spaces;

   k. Rail transit facilities;

   l. Retail sales and services, automotive, in the Pike/Pine Conservation Overlay District if located

   within an existing structure or within a structure that retains a character structure as provided in

   Section 23.73.015;

   m. Sales and services, general; and

   n. Sales and services, heavy, except for heavy commercial sales, and provided that no more than 30

23.47A.008 - STREET-LEVEL DEVELOPMENT STANDARDS

3. Depth provisions for new structures or new additions to existing structures. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. If the combination of the requirements of Sections 23.47A.005 or 23.47A.008 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to non-residential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be non-residential.
4. Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

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

2. Facade modulation

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

   b. The maximum width of any unmodulated street-facing facade is 100 feet. Facades longer than 100 feet shall be modulated at no greater than 100-foot intervals by stepping back the facade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.

   c. Facade modulation requirements do not apply to portions of a structure that are below grade or that do not extend more than 2 feet above the existing or finished grade at the street lot line, whichever is lower.

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

4. Setback requirements
   a. Street-level setbacks
      1) In the area shown on Map D for 23.47A.009, portions of a structure up to 10 feet above the abutting sidewalk grade facing 15th Avenue NW shall be set back from the street lot line by a minimum depth of 6 feet up to a maximum depth of 10 feet.
      2) The provisions of subsection 23.47A.009.F.2 do not apply to the area described in subsection 23.47A.009.F.4.a.1.
      Facade modulation requirements apply to all portions of a street-facing facade of a structure up to a height of 45 feet located within 10 feet of a street lot line, according to provisions of subsection 23.47A.009.F.2.c.
   b. Upper-level setbacks
      1) A setback with an average depth of 10 feet from all abutting street lot lines is required for portions of a structure above a height of 45 feet. The maximum depth of a setback that can be used for calculating the average setback is 20 feet.
      2) A setback with an average depth of 15 feet from all street lot lines is required for portions of a structure above a height of 65 feet. The maximum depth of a setback that can be used for calculating the average setback is 25 feet.
      MHA revised to have a setback average of 8' above 65'

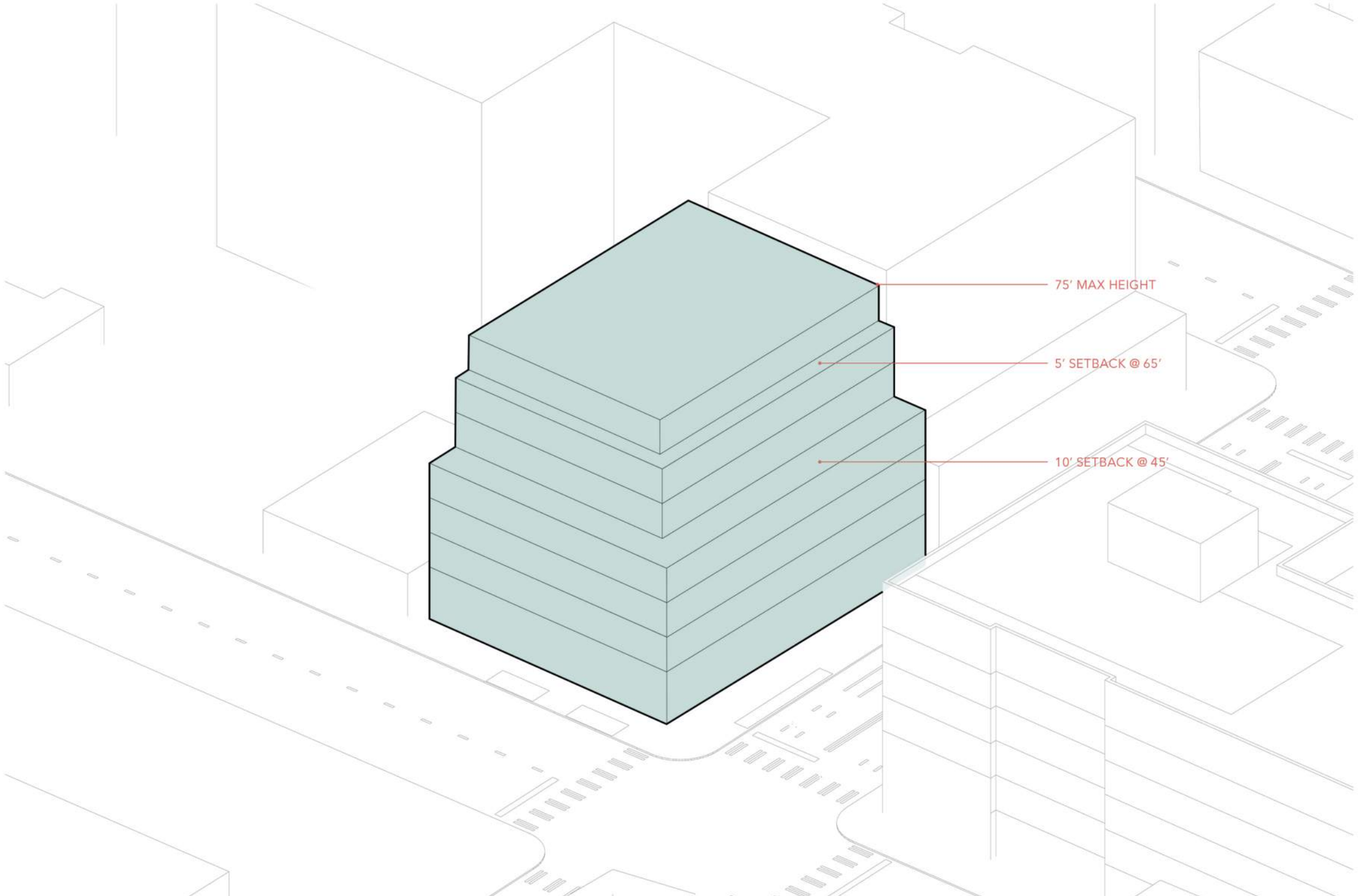
23.47A.012 - STRUCTURE HEIGHT

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

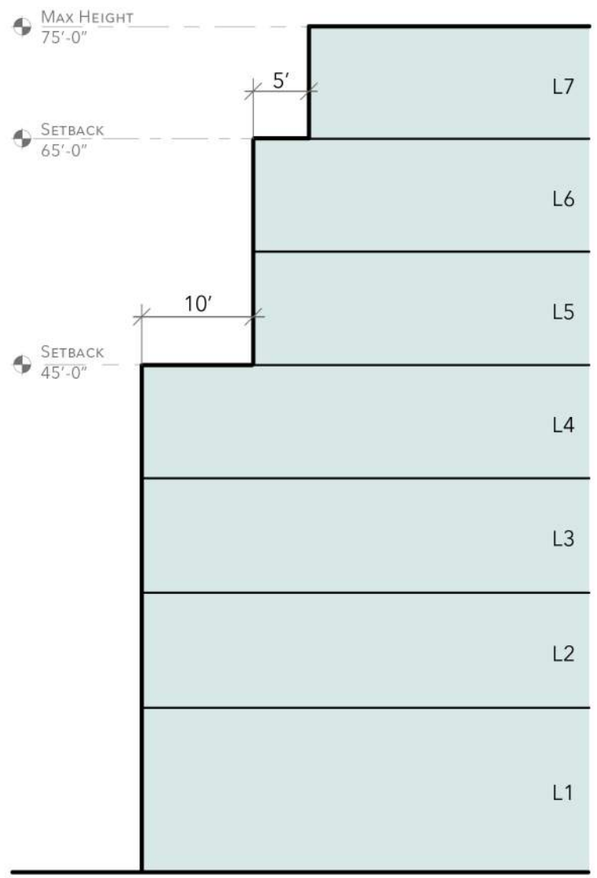
1. In zones with a 30 foot or 40 foot mapped height limit:
   a. The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met:
      1) Either:
      a) A floor-to-floor height of 13 feet or more is provided for non-residential uses at street level; or
      b) A residential use is located on a street-level, street-facing facade, provided that the average height of the exterior facades of any portion of a story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade; and
      2) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.
   b. The height of a structure may exceed the otherwise applicable limit by up to 7 feet, subject to subsection 23.47A.012.A.1.c, provided all of the following conditions are met:
      1) Residential and multipurpose retail sales uses are located in the same structure;
      2) The total gross floor area of at least one multi-purpose retail sales use exceeds 12,000 square feet;
      3) A floor-to-floor height of 16 feet or more is provided for the multi-purpose retail sales use at street level;
      4) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit if a floor-to-floor height of 16 feet were not provided at street level; and
      5) The structure is not allowed additional height under subsection 23.47A.012.A.1.a.

C. Rooftop features

1. Smokestacks, chimneys, flagpoles, and religious symbols for religious institutions are exempt from height controls, except as regulated in Chapter 23.64, Airport Height Overlay District, provided they are a minimum of 10 feet from any side or rear lot line.
2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher. Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface, may exceed the maximum height limit by up to two feet if enclosed by parapets or walls that comply with this subsection 23.47A.012.C.2.
3. Solar Collectors.



ZONING ENVELOPE



ZONING SETBACKS

Zoning Summary

MHA CALCULATIONS

AREA SCHEDULE (FAR + MHA)

USE	GROSS FLOOR AREA	LEVEL	TOTAL AREA	FAR			MHA - R	
				PRORATED	FAR CHARGEABLE	TOTAL CHARGEABLE AREA	MHA - R	MHA - R AREA
PIT LEVEL								
	1,380 SF	PIT LEVEL		No	No		No	
LEVEL P1								
RESIDENTIAL	7,398 SF	LEVEL P1		No	No		No	
LEVEL 1								
LIVE WORK	2,606 SF	LEVEL 1	2,606 SF	No	Yes	2,606 SF	Yes	2,606 SF
RESIDENTIAL	4,608 SF	LEVEL 1	4,608 SF	No	Yes	4,608 SF	Yes	4,608 SF
LEVEL 2								
RESIDENTIAL	6,935 SF	LEVEL 2	6,935 SF	No	Yes	6,935 SF	Yes	6,935 SF
LEVEL 3								
RESIDENTIAL	5,741 SF	LEVEL 3	5,741 SF	No	Yes	5,741 SF	Yes	5,741 SF
LEVEL 4								
RESIDENTIAL	5,801 SF	LEVEL 4	5,801 SF	No	Yes	5,801 SF	Yes	5,801 SF
LEVEL 5								
RESIDENTIAL	5,800 SF	LEVEL 5	5,800 SF	No	Yes	5,800 SF	Yes	5,800 SF
LEVEL 6								
RESIDENTIAL	5,800 SF	LEVEL 6	5,800 SF	No	Yes	5,800 SF	Yes	5,800 SF
LEVEL 7								
RESIDENTIAL	5,061 SF	LEVEL 7	5,061 SF	No	Yes	5,061 SF	Yes	5,061 SF
ROOF LEVEL								
RESIDENTIAL	121 SF	ROOF LEVEL	121 SF	No	Yes	121 SF	Yes	121 SF
RESIDENTIAL	238 SF	ROOF LEVEL	238 SF	No	Yes	238 SF	Yes	238 SF
	51,490 SF					42,711 SF		42,711 SF

MHA-R PAYMENT OPTION		
1	ZONE	NC3P-75 (M)
2	MHA AREA DESIGNATION PER MAP A FOR 23.58C.050	BALLARD
3	ASSOCIATED PUDA WITH MHA-R REQUIREMENTS	NO
4	TOTAL NUMBER OF RESIDENTIAL AND LIVE-WORK UNITS IN THE STRUCTURE	51
5	GROSS FLOOR AREA - RESIDENTIAL USE	40,105 SF
6	GROSS FLOOR AREA - LIVE WORK UNITS	2,606 SF
7	GROSS FLOOR AREA IN RESIDENTIAL AND LIVE-WORK USE EXCLUDED FROM MHA-R PAYMENT	0
8	FLOOR AREA FOR MHA-R PAYMENT CALCULATION	40,105
9	PAYMENT CALCULATION AMOUNT PER CODE (ADJUSTED FOR CHANGE IN CPI) OR PUDA	$7.81
10	MHA-R PAYMENT PROVIDED	$313,220.05

PER SECTION 23.47A.017 THE TOTAL FAR PERMITTED FOR ALL USES ON A LOT THAT IS OCCUPIED BY RESIDENTIAL USE IN AN NC3P-75(M) ZONING IS 5.5. THE TOTAL PROPERTY LOT AREA IS EQUAL TO 7,797 SF.

FAR CALCULATION

NC3P-75(M) LOT AREA = 7,797 SF

MINIMUM REQUIRED FAR = 7,797 SF X 2.0 = 15,594 SF
MAXIMUM ALLOWED FAR = 7,797 SF X 5.5 = 42,883.5 SF

PIT LEVEL = 1,380 SF
LEVEL P1 = 7,398 SF
LEVEL 1 = 7,214 SF
LEVEL 2 = 6,935 SF
LEVEL 3 = 5,741 SF
LEVEL 4 = 5,801 SF
LEVEL 5 = 5,800 SF
LEVEL 6 = 5,800 SF
LEVEL 7 = 5,061 SF
ROOF LEVEL = 359 SF

AREA EXEMPT FROM FAR:

PIT LEVEL = 1,380 SF
LEVEL P1 = 7,398 SF
TOTAL AREA EXEMPT = 8,778 SF

TOTAL FAR USED = 42,711 SF

42,711 SF / 7,797 SF = **5.48 FAR**
2.0 < 5.48 < 5.5
(COMPLIANT)

SMC 23.47A.024 AMENITY AREA

A. AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5 PERCENT OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THIS CHAPTER 23.47A. GROSS FLOOR AREA, FOR THE PURPOSES OF THIS SUBSECTION 23.47A.024.A, EXCLUDES AREAS USED FOR MECHANICAL EQUIPMENT AND ACCESSORY PARKING. FOR THE PURPOSES OF THIS SUBSECTION 23.47A.024.A, BIORETENTION FACILITIES QUALIFY AS AMENITY AREAS.

B. REQUIRED AMENITY AREAS SHALL MEET THE FOLLOWING STANDARDS, AS APPLICABLE:
1. ALL RESIDENTS SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA
2. AMENITY AREAS SHALL NOT BE ENCLOSED
3. PARKING AREAS, VEHICULAR ACCESS EASEMENTS, AND DRIVEWAYS DO NOT QUALIFY AS AMENITY AREAS, EXCEPT THAT A WOONERF MAY PROVIDE A MAXIMUM OF 50 PERCENT OF THE AMENITY AREA IF THE DESIGN OF THE WOONERF IS APPROVED THROUGH A DESIGN REVIEW PROCESS PURSUANT TO CHAPTER 23.41.
4. COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET, AND NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN...
5. PRIVATE BALCONIES AND DECKS SHALL HAVE A MINIMUM AREA OF 60 SQUARE FEET, AND NO HORIZONTAL DIMENSION SHALL BE LESS THAN 6 FEET.

EXTERIOR AMENITY AREA SUMMARY

USE	AREA
EXTERIOR AMENITY - COMMON	2,041 SF
EXTERIOR AMENITY - PRIVATE	735 SF
TOTAL EXTERIOR AMENITY	2,776 SF

EXTERIOR AMENITY - AREA SCHEDULE

Area	Name	Level
137 SF	PRIVATE	LEVEL 3
143 SF	PRIVATE	LEVEL 3
122 SF	PRIVATE	LEVEL 3
133 SF	PRIVATE	LEVEL 3
200 SF	PRIVATE	LEVEL 3
379 SF	COMMON	LEVEL 2
513 SF	COMMON	LEVEL 7
389 SF	COMMON	ROOF LEVEL
568 SF	COMMON	ROOF LEVEL
192 SF	COMMON	ROOF LEVEL
2,776 SF		

AMENITY CALCULATION
42,711 SF X 5% = **2,135.55 SF**
EXTERIOR AMENITY REQUIRED

2,776 SF / 42,711 SF = **6.5%**
EXTERIOR AMENITY PROVIDED

6.5% PROVIDED > 5% REQUIRED
(COMPLIANT)

AREA SCHEDULE (GROSS FLOOR AREA) BY FLOOR

LEVEL	GROSS FLOOR AREA
PIT LEVEL	1,380 SF
LEVEL P1	7,398 SF
LEVEL 1	7,214 SF
LEVEL 2	6,935 SF
LEVEL 3	5,741 SF
LEVEL 4	5,801 SF
LEVEL 5	5,800 SF
LEVEL 6	5,800 SF
LEVEL 7	5,061 SF
ROOF LEVEL	359 SF
GRAND TOTAL	51,490 SF

Response to Former EDG

STAIR TOWER TRANSPARENCY

"The Board recommended that the stairs be exterior to the building or highly transparent, responding to nearby context such as the Greenfire site, and providing activation and visual interest for the residential open space."

Our design has a prominent stair tower that pops over the top of the building to provide access to the roof top. The South side of the stair tower, facing NW 56th St, is highly transparent with a glazing that provides visual interest for users and people approaching the building.

SOUTH ELEVATION ALONG NW 56TH ST

MASSING

"The Board recommended that the concept of solid and transparent masses should be contrasted strongly, in order to express the architectural concept."

Our design uses multiple materials and significant setbacks that contrast eachother to create strong architectural expression. The base of the building is a dark stone to ground the building while the material above is a lighter fiber cement panel. The accent piece at the corner sticks out from the building and uses a lighter wood that contrasts the other areas.

PREVIOUS EDG DESIGN

NEW PROPOSAL

BREAKING THE MASSING ON 20TH AVE

"Live/ work entries are recessed to create protected browsing and waiting space, as well as to create room for display or projects that spill on to the sidewalk. The windows can be used as display spaces; this would also provide screening from the street to the interior of the unit."

Our design has live/work units along the East side of the building with glazing that connects the units to the street. Part of the glazing is pushed up to the building edge while the other half is separated with landscaping to provide privacy to people within the unit.

Design Guidelines

CS1 - Natural Systems and Site Features

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

B. Sunlight and Natural Ventilation:

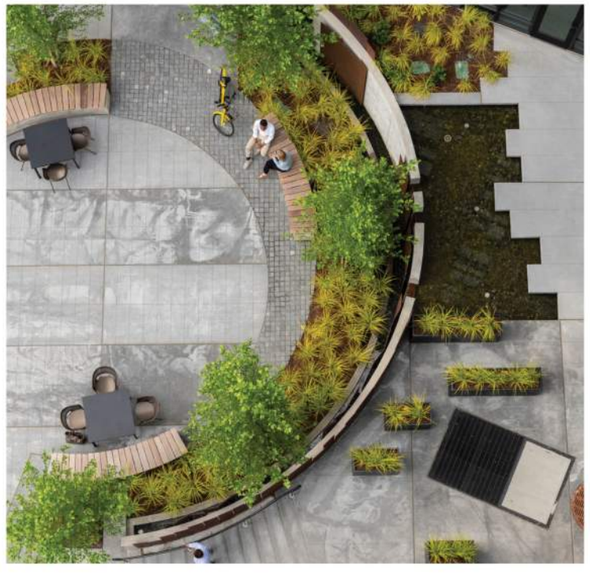
2. Daylight and Shading:

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

(Ballard Supplemental Guidance)

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

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



CS2 - Urban Context and Form

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

D. Height, bulk and Scale:

3. Zone Transitions:

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

(Ballard Supplemental Guidance)

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

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

1. Contribute to a rich civic character, and active public life where people walk between homes and businesses, and parks, libraries and other gathering spaces.

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

3. Design and program privately owned open spaces to contribute to the public realm.

4. Strive to include north/south mid-block connections that improve access from new projects to the adjacent streets.

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

6. Set back and raise street-level residences from the sidewalk.

7. Provide visually distinguishable and/or individual residential entries.

3. Adjacent Sites, Streets, and Open Spaces

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

4. Relationship to the Block

a. Corner Sites
1. Avoid live-work units on corners, or provide large work space display windows that wrap the corner, in order to accommodate truly commercial ground-floor uses.

2. Where building facades span to corners on a sloping street, adjust the ground-floor height to increase the amount of full-height floors along the street. Provide entries to shops near both corners. Alternatively, set back the ground floor and adjust the grade to provide full-height floors.

3. Avoid the use of turrets on corner sites, and use architecture details and massing that are integrated into the overall design concept.

5. Height, Bulk, and Scale

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

CS3 - Architectural Context & Character

Contribute to the architectural character of the neighborhood.

(Ballard Supplemental Guidance)

1. Fitting Old and New

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

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

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

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

PL1 - Connectivity

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

2. In the Civic Core:

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

- With SDOT approval, create tree-lined, and well landscaped streets that integrate with semi-private and private spaces, giving a unifying public character.
- Design private open spaces to contribute to public life through their location and site plan. Strive to include street-level open space and amenity areas in residential projects.
- Integrate artistic and custom-made elements into street level landscaping.

DC3 - Open Space Concept

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

3. Design

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

DC4 - Exterior Elements & Finishes

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

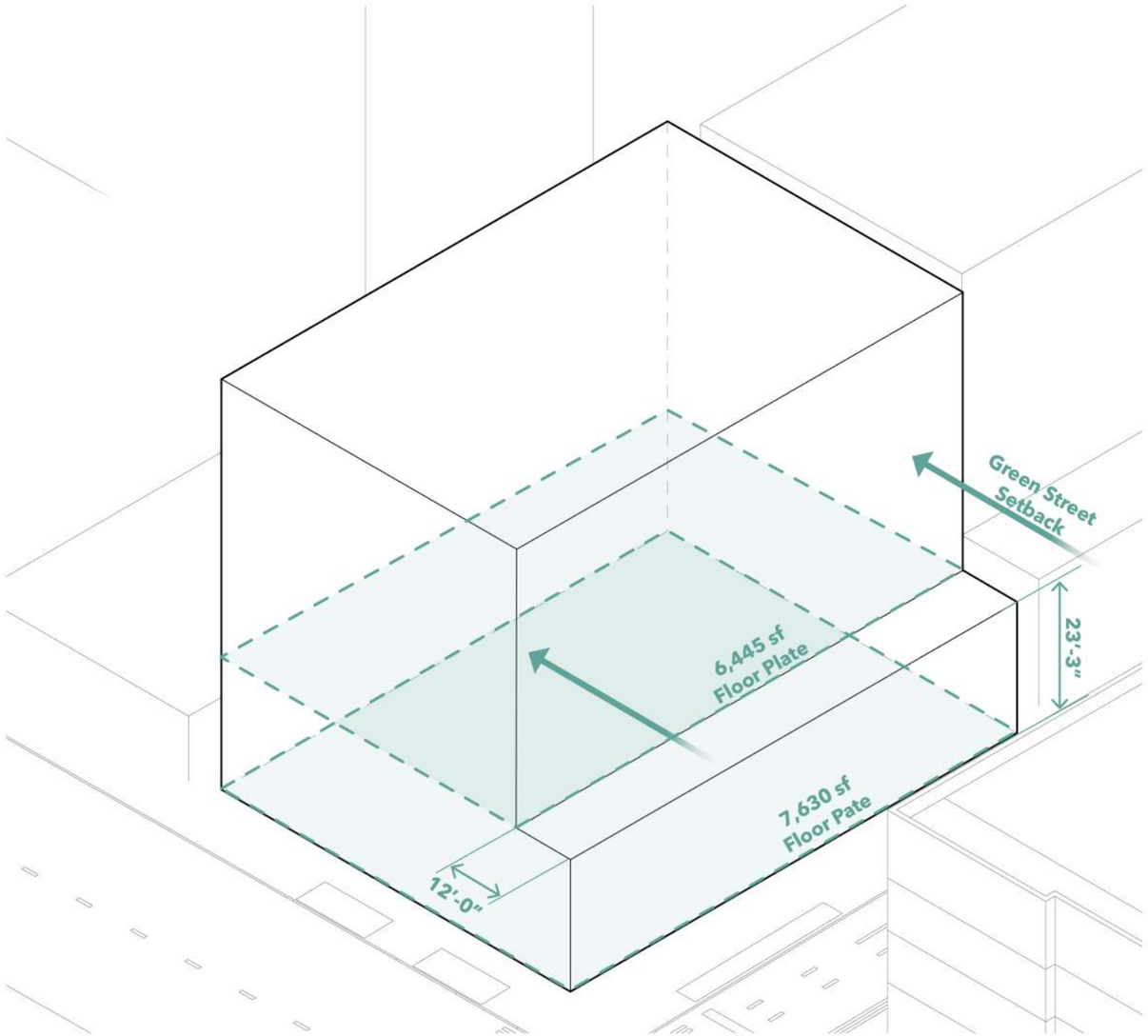
6. New buildings in the Character Core and Civic should reflect the larger scale and significant investment found there.

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

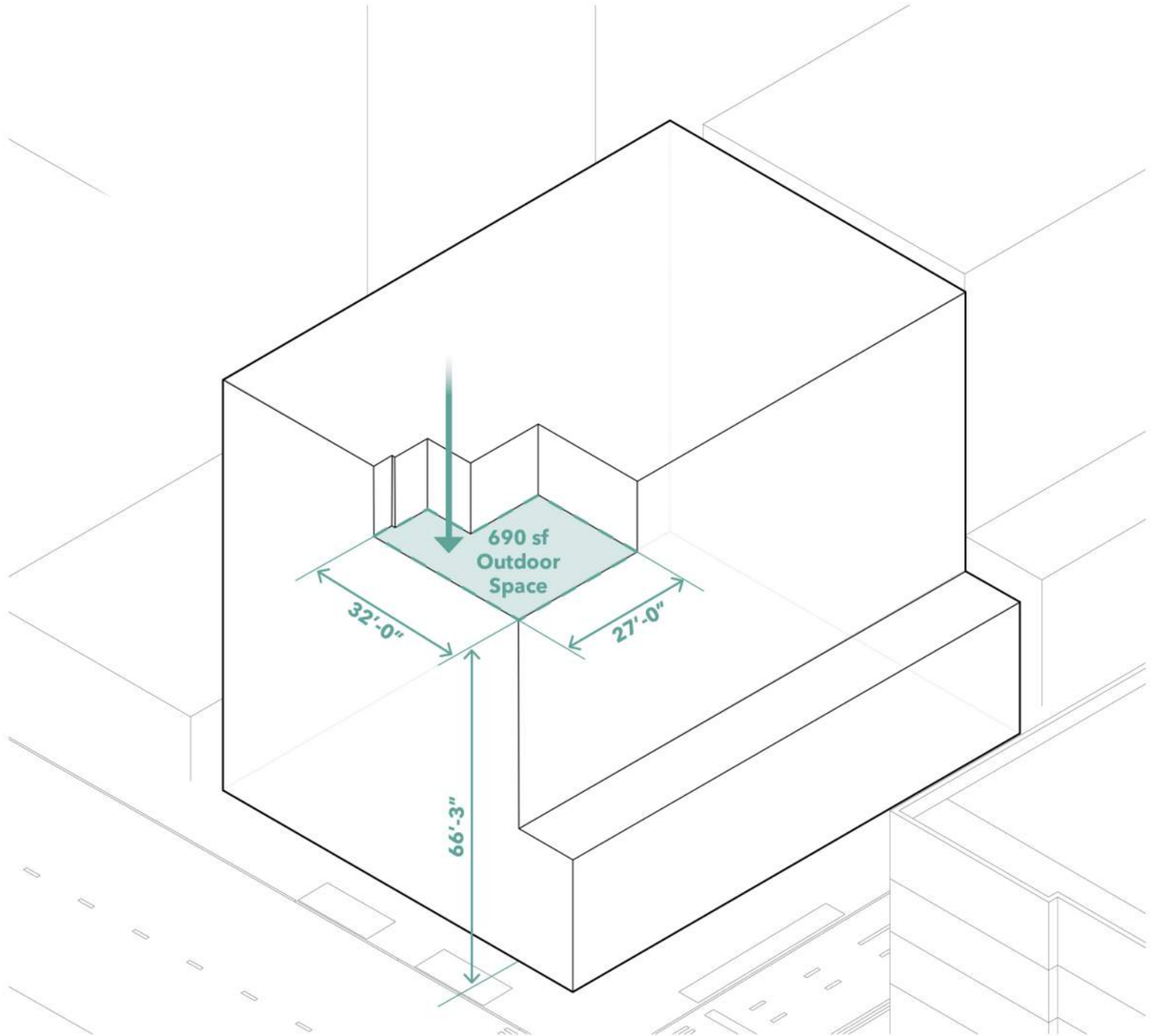
c) Projects should reinforce the historic character with use of high-quality materials and a selective color palette.

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

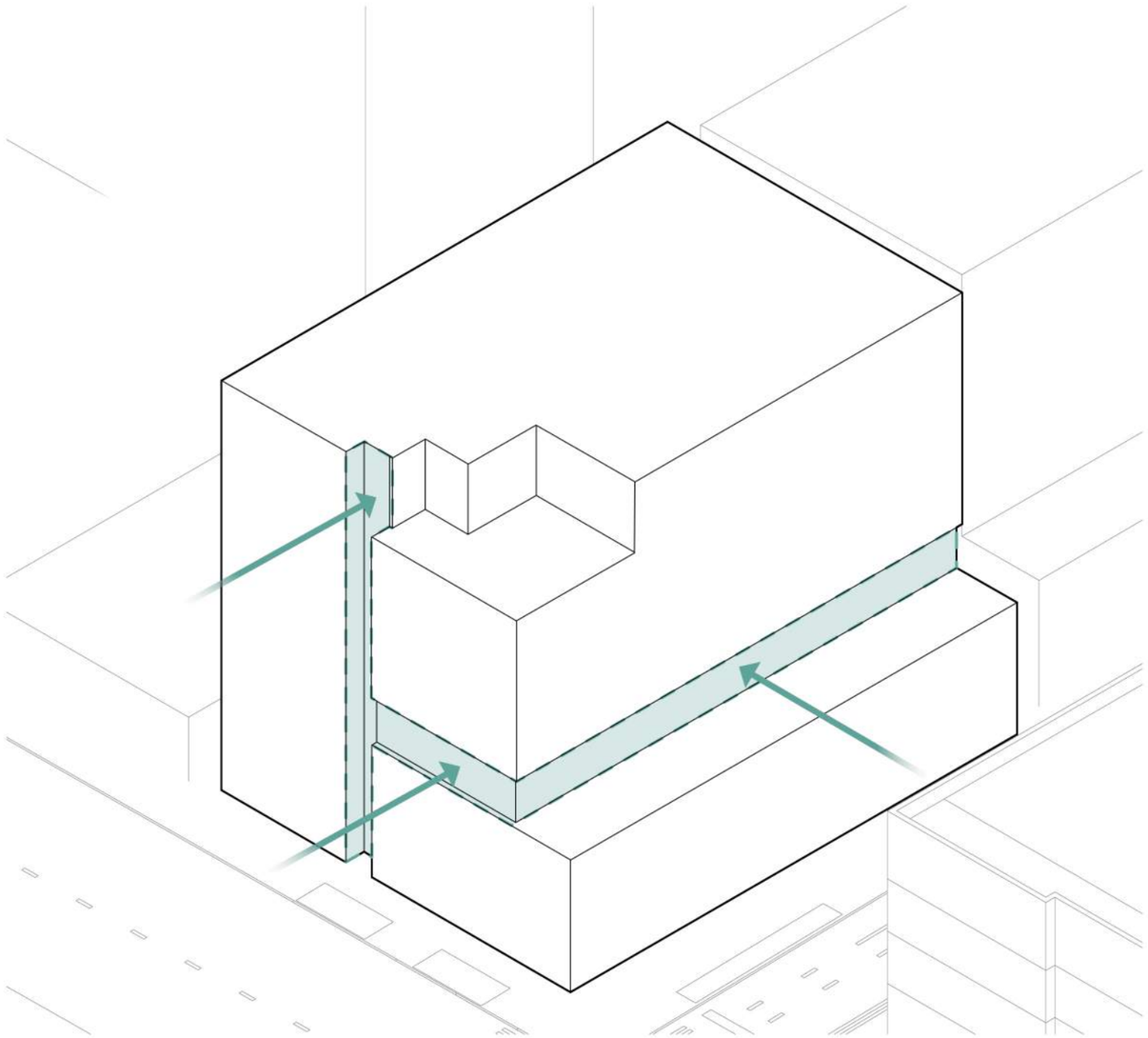
Design Concepts



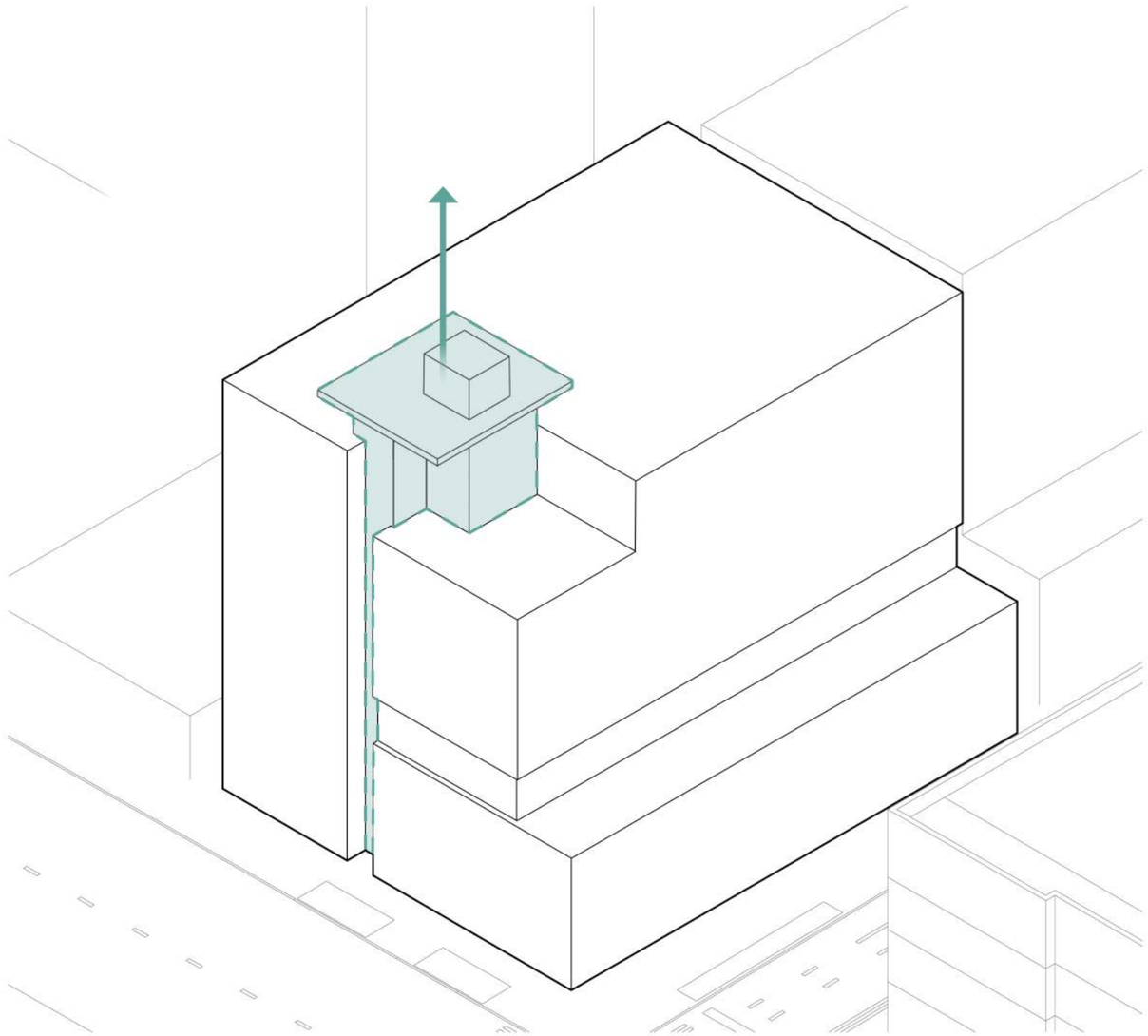
1. Green Street Setback
Code requires a setback of 10' for portions of the structure above 45' that abut a street. Our design strives to fit in the old with the new by starting the setback back at 23'-3" to relate to the height of the existing Wilcox Apartment to the North (see pg 17). The need to start the setback before the 45' height stated by code also relates to above ground powerlines that obstruct the massing (see departures).



2. Creating a Strong Corner Piece
To create a strong corner piece to our building, we lowered the height to create a strong contrast from the rest of the upper levels. The height of our corner cues from the Vix Condominiums across the street to provide an appropriate transition or complement to the adjacent zone (see pg 16).

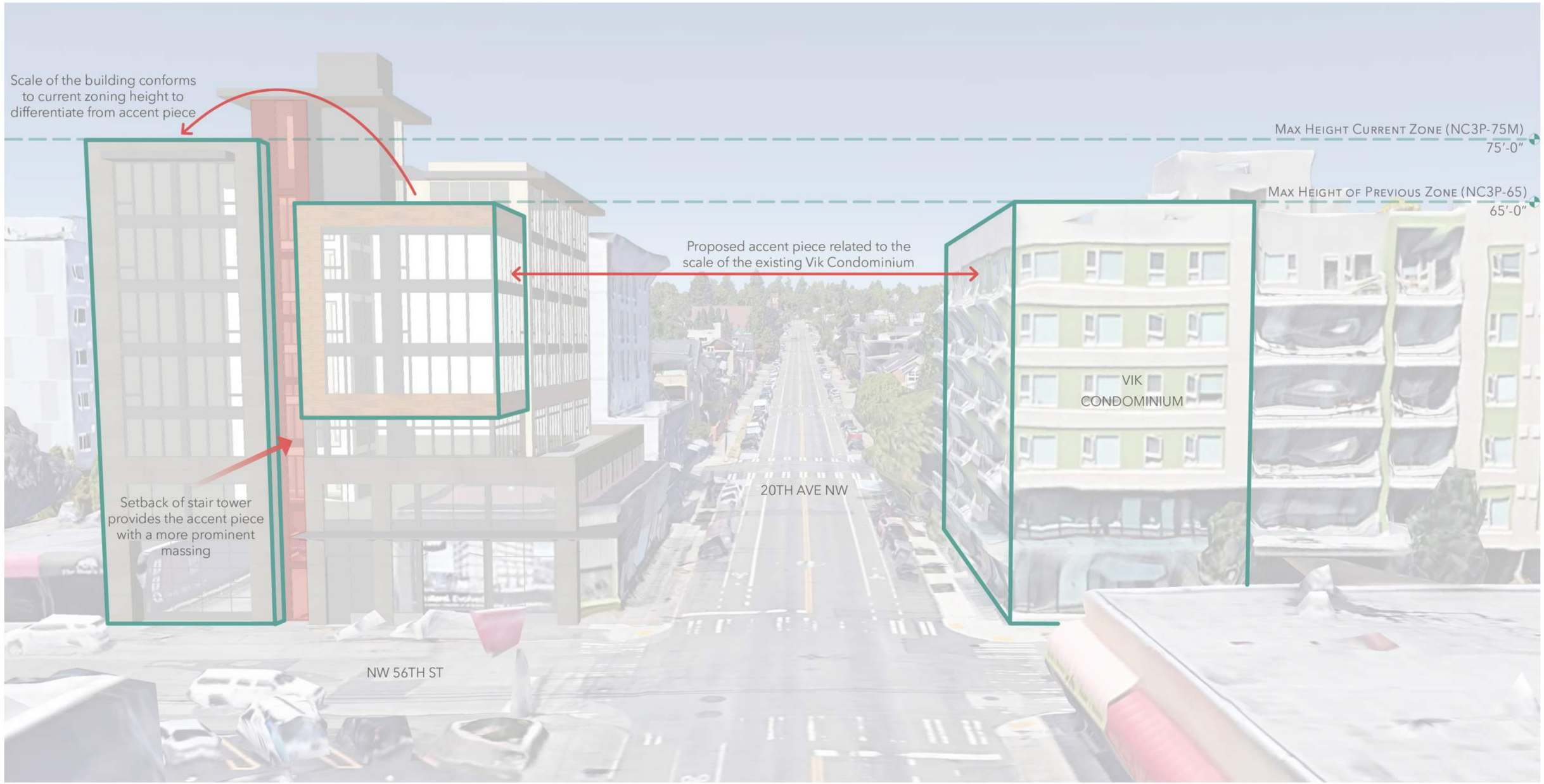


3. Facade Modulation
Starting to push and pull the facade on the East and South sides of the building starts to give more character to the building and presents opportunities for visual interest. The south facade has a prominent vertical setback to highlight the stair tower.

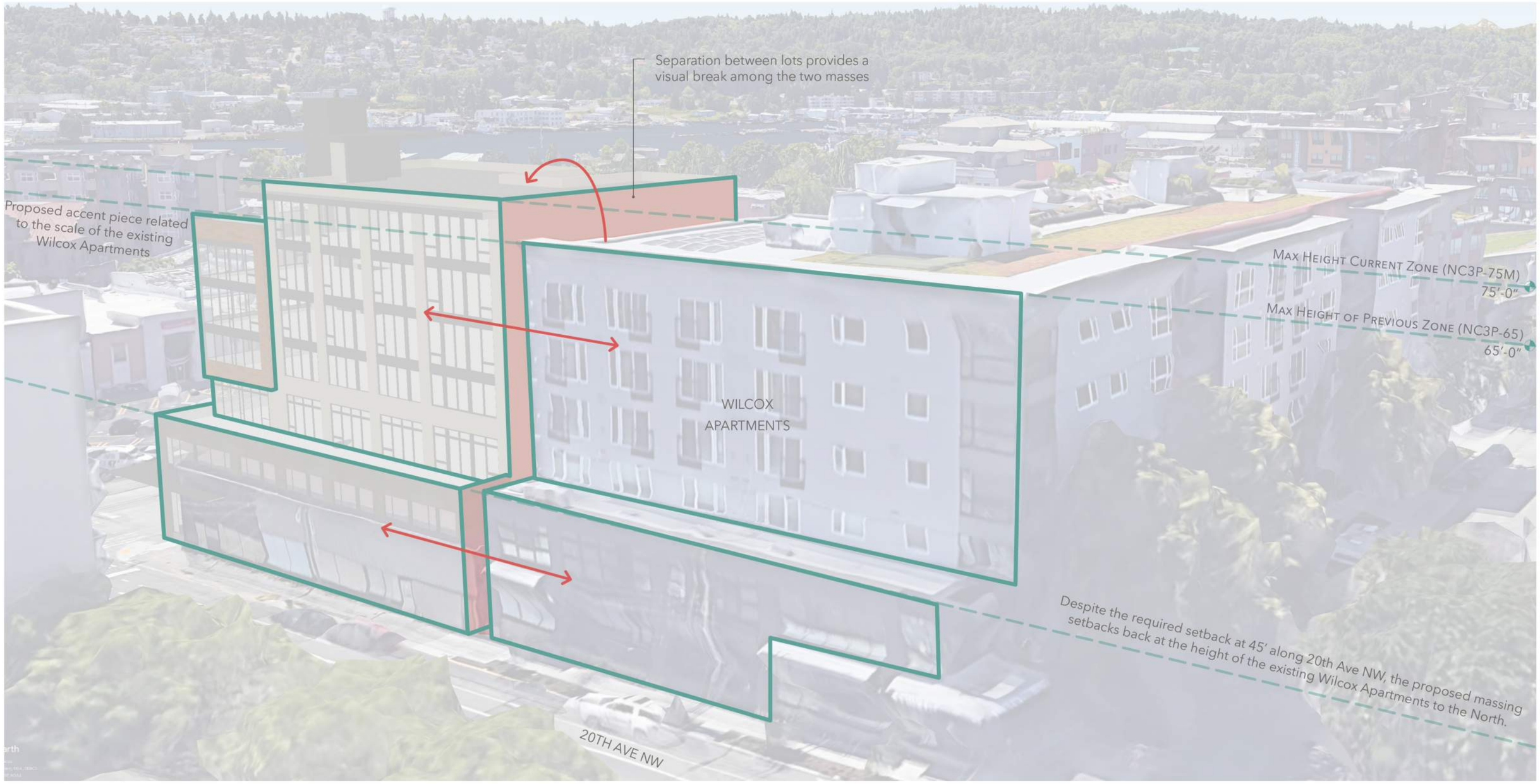


4. Stair Tower Expression
The stair tower is pulled up above the building to provide functional access to the rooftop while creating a visual landmark that distinguishes the new development.

Design Concepts

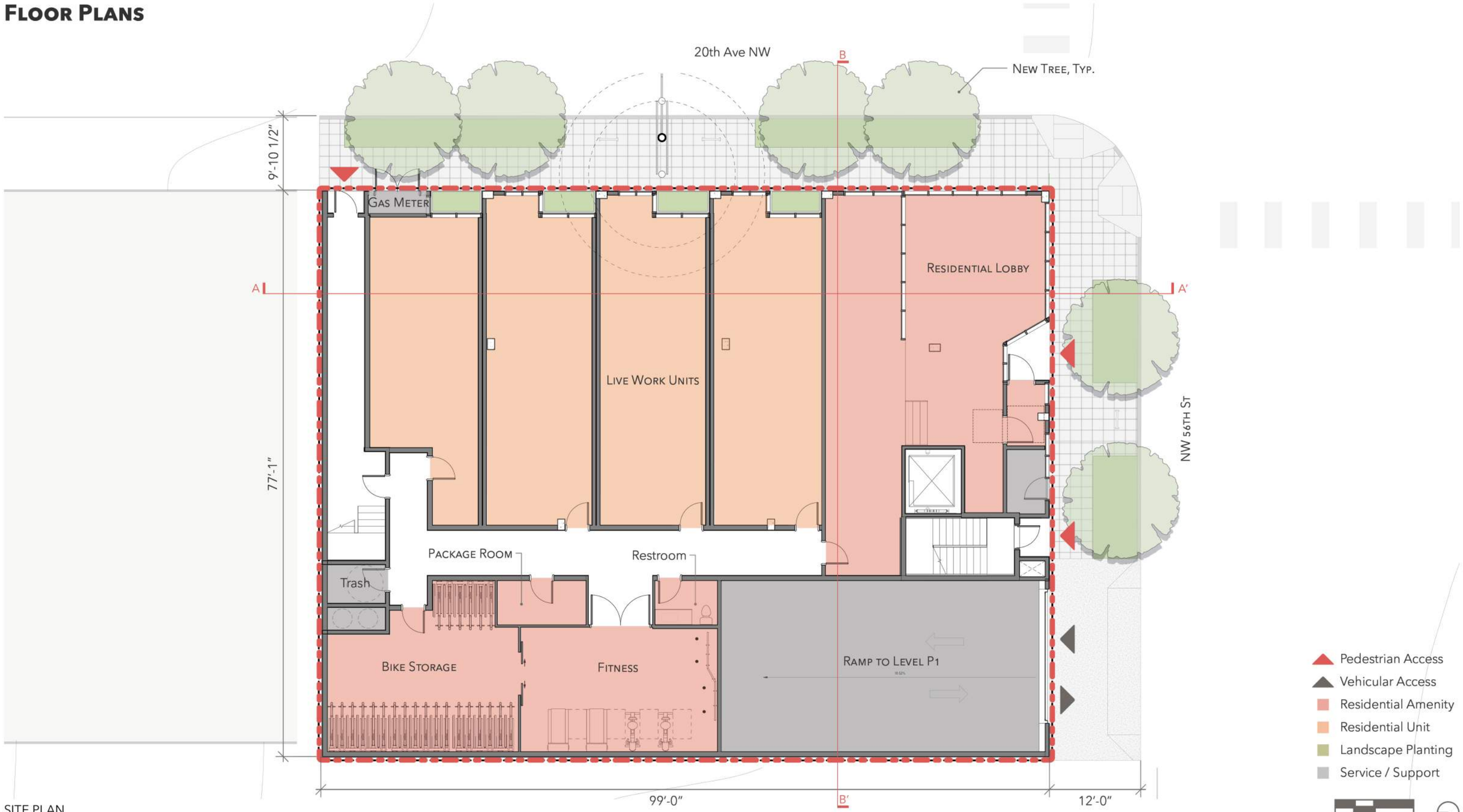


ARCHITECTURE CONTEXT - NW 56TH ST FACADE



ARCHITECTURE CONTEXT - 20TH AVE NW FACADE

Floor Plans



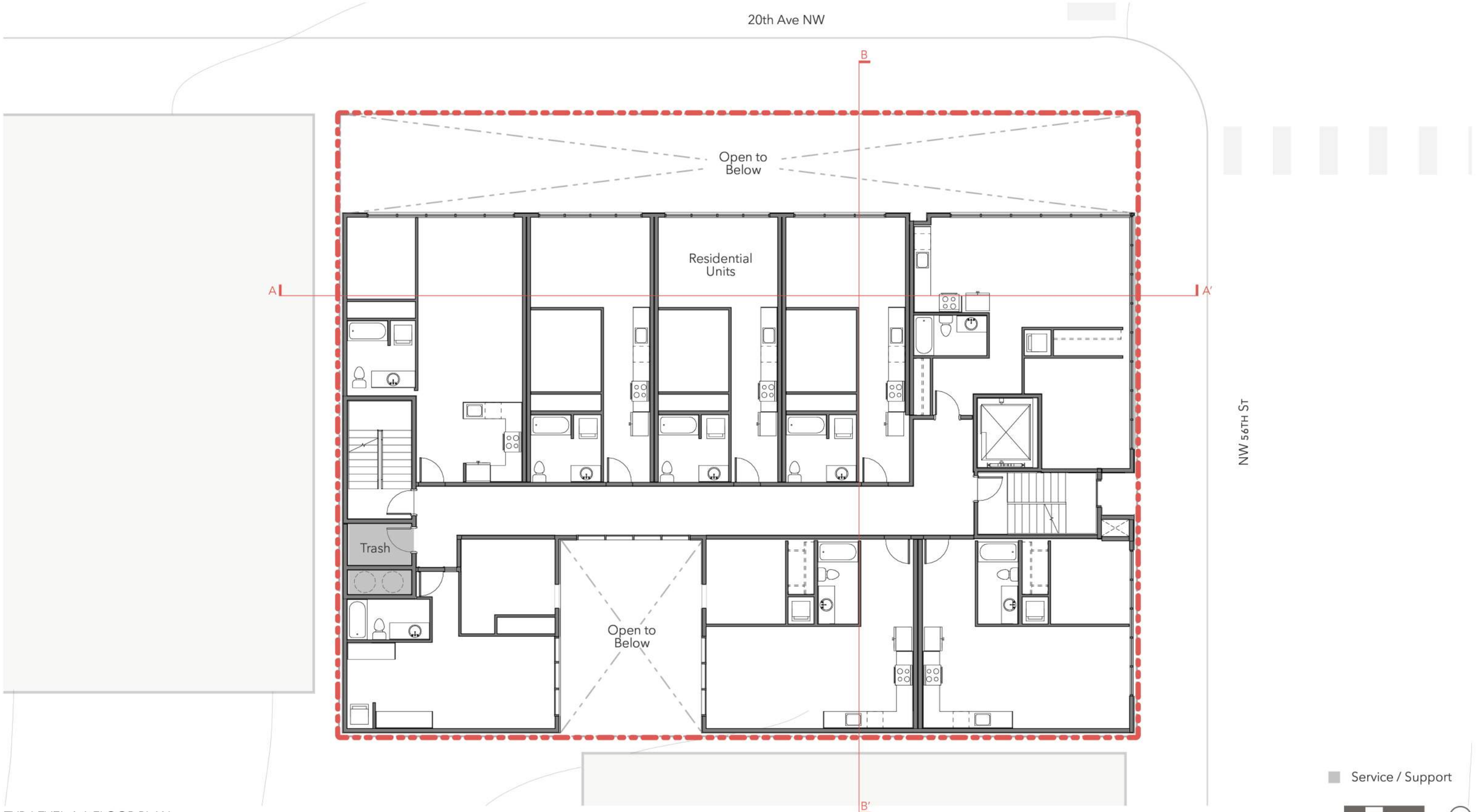
SITE PLAN

GGLO

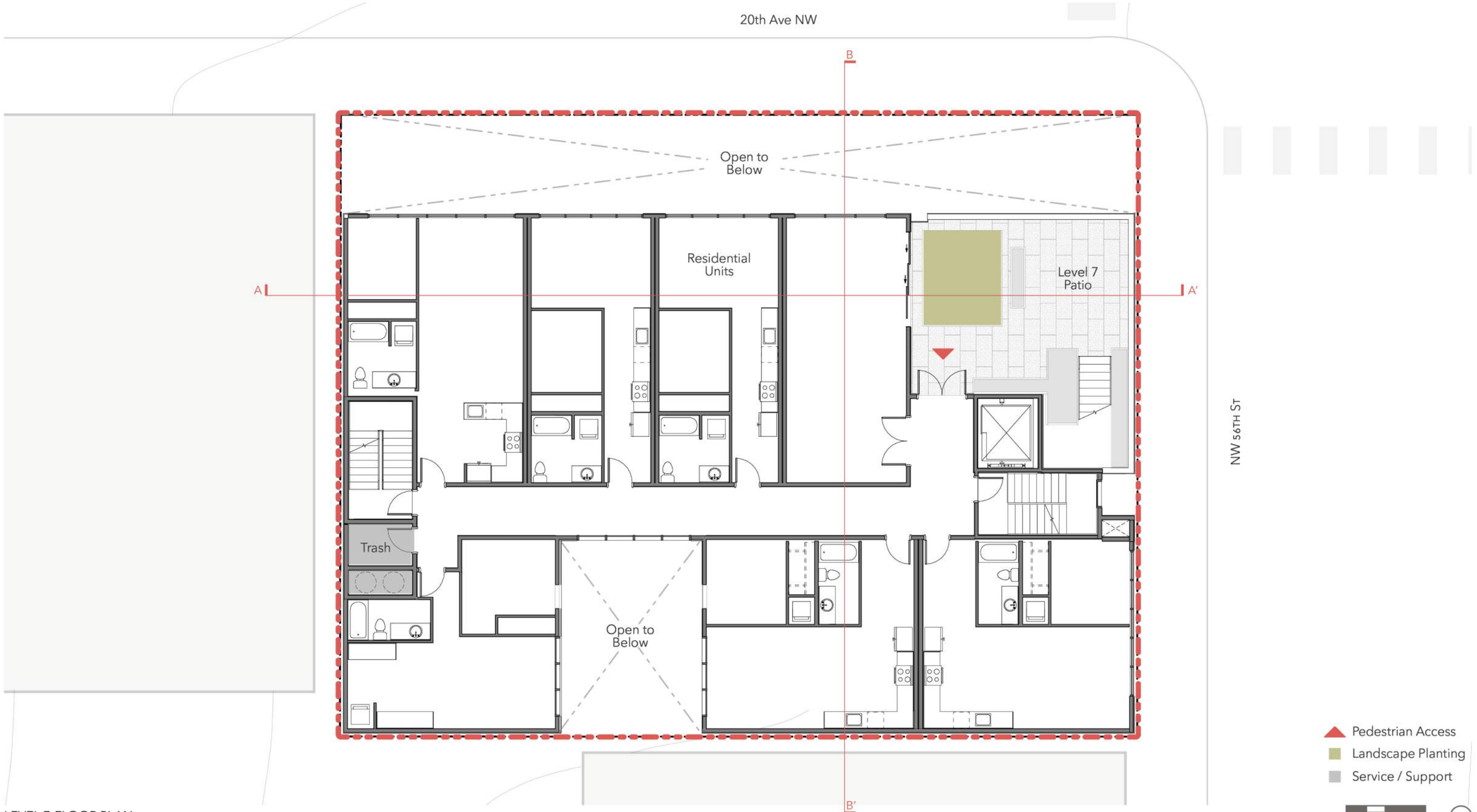
LEVEL 2-FLOOR PLAN

LEVEL 3-FLOOR PLAN

GGLO

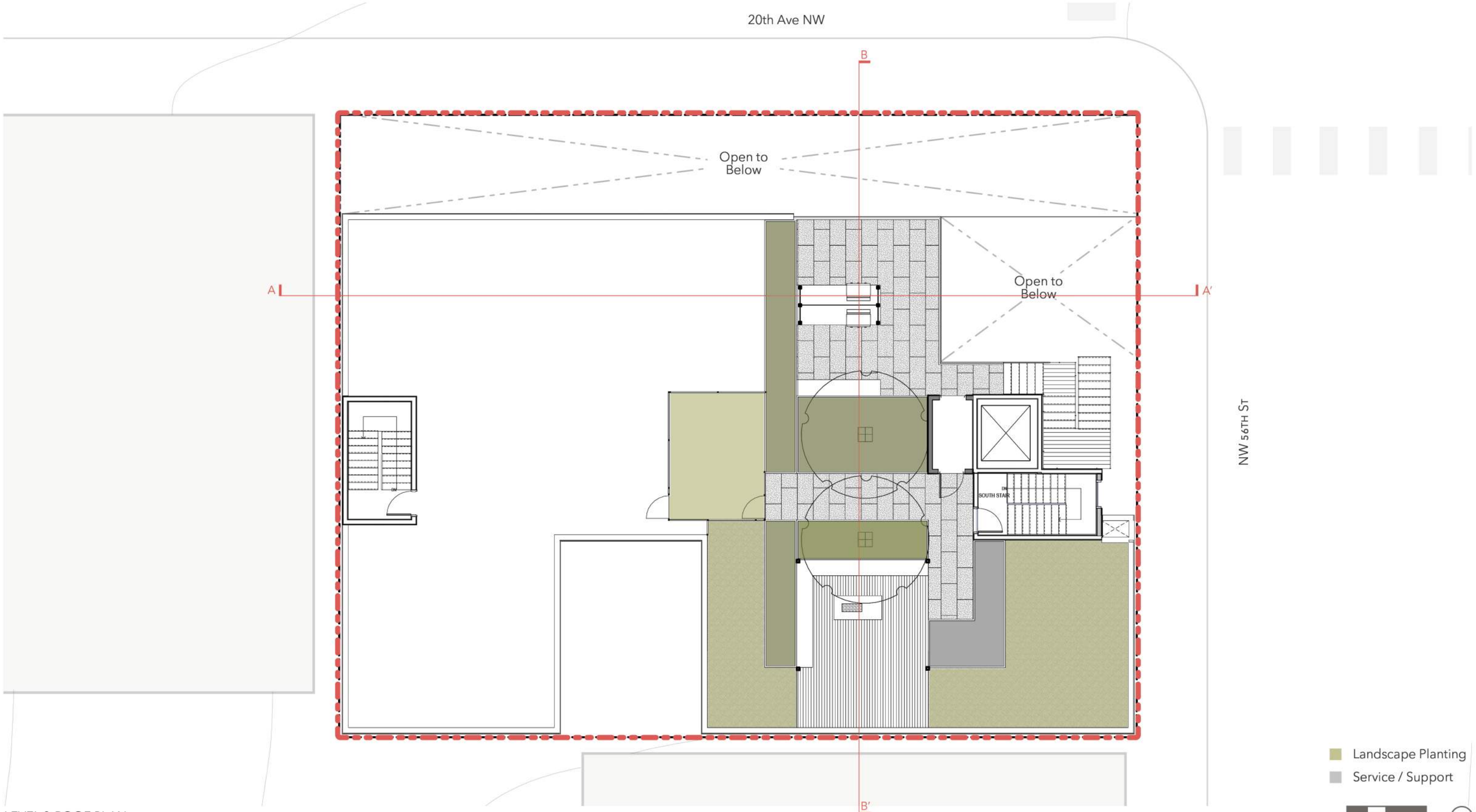


TYP. LEVEL 4-6-FLOOR PLAN



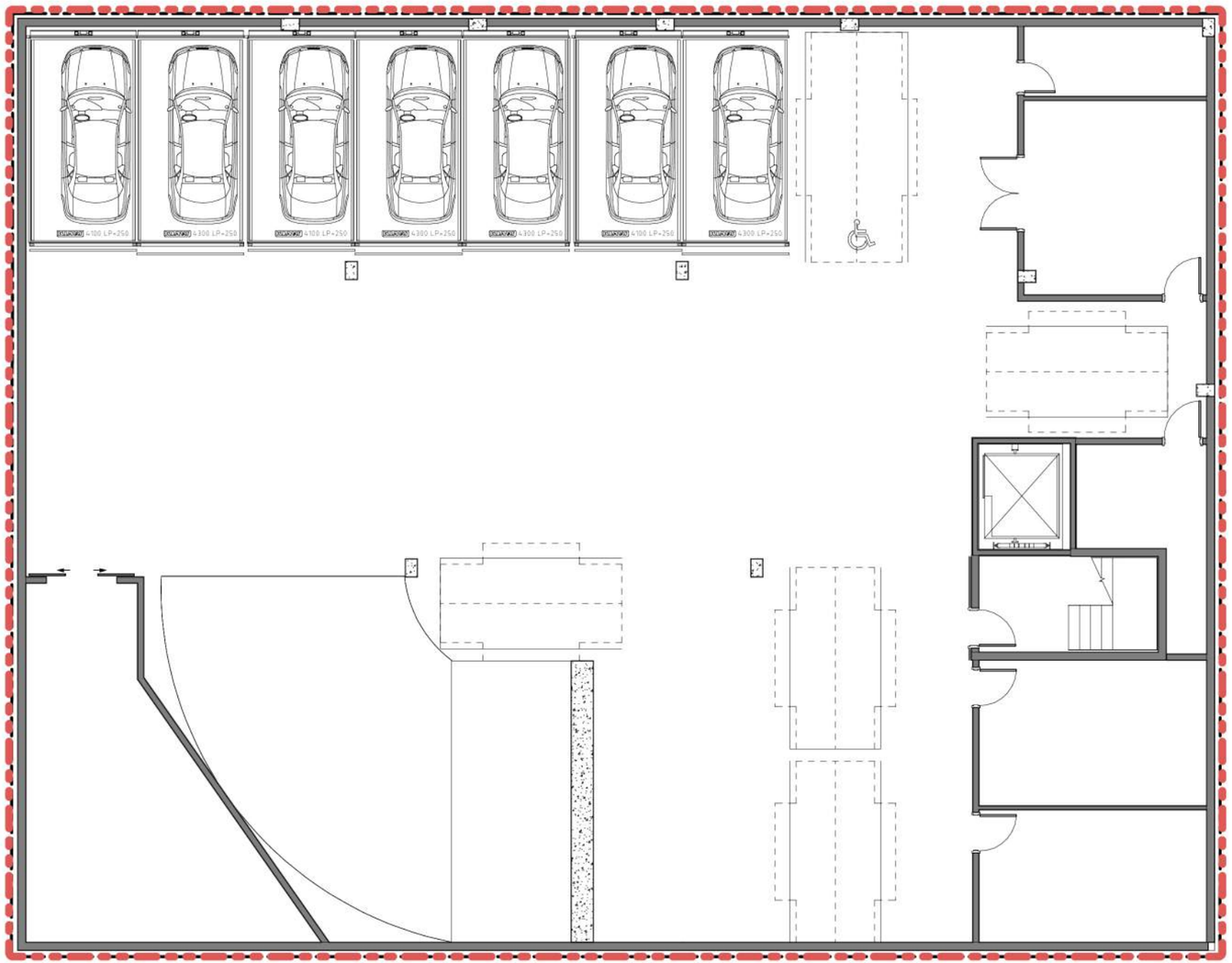
LEVEL 7-FLOOR PLAN

GGLO



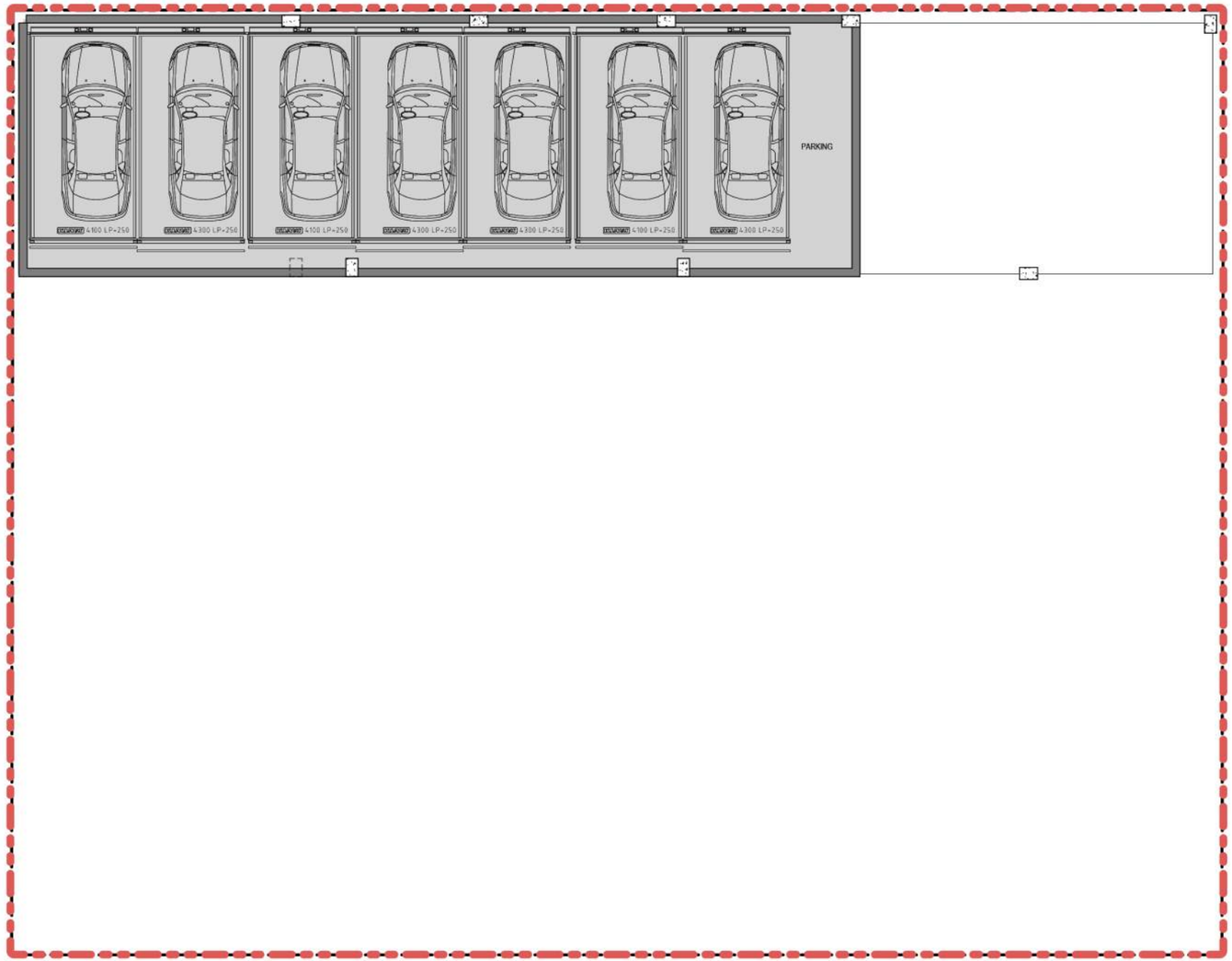
LEVEL 8-ROOF PLAN

Parking Level Floor Plans



PARKING LEVEL 1-FLOOR PLAN

0′ 6′ 12′



PARKING PIT LEVEL-FLOOR PLAN

0′ 6′ 12′

Elevations

LEGEND

1 Metal Siding - Slate Gray

2 Fiber Cement Panel - Wheat

3 Wood Panel Siding - Copper

4 Cement Stone Panel - Barro

5 Concrete

6 Steel Corten Plate

7 Fiber Cement Siding - Brown

SOUTH ELEVATION

GGLO

LEGEND

1 Metal Siding - Slate Gray

2 Fiber Cement Panel - Wheat

3 Wood Panel Siding - Copper

4 Cement Stone Panel - Barro

5 Concrete

6 Steel Corten Plate

7 Fiber Cement Siding - Brown

EAST ELEVATION

LEGEND

1 Metal Siding - Slate Gray

2 Fiber Cement Panel - Wheat

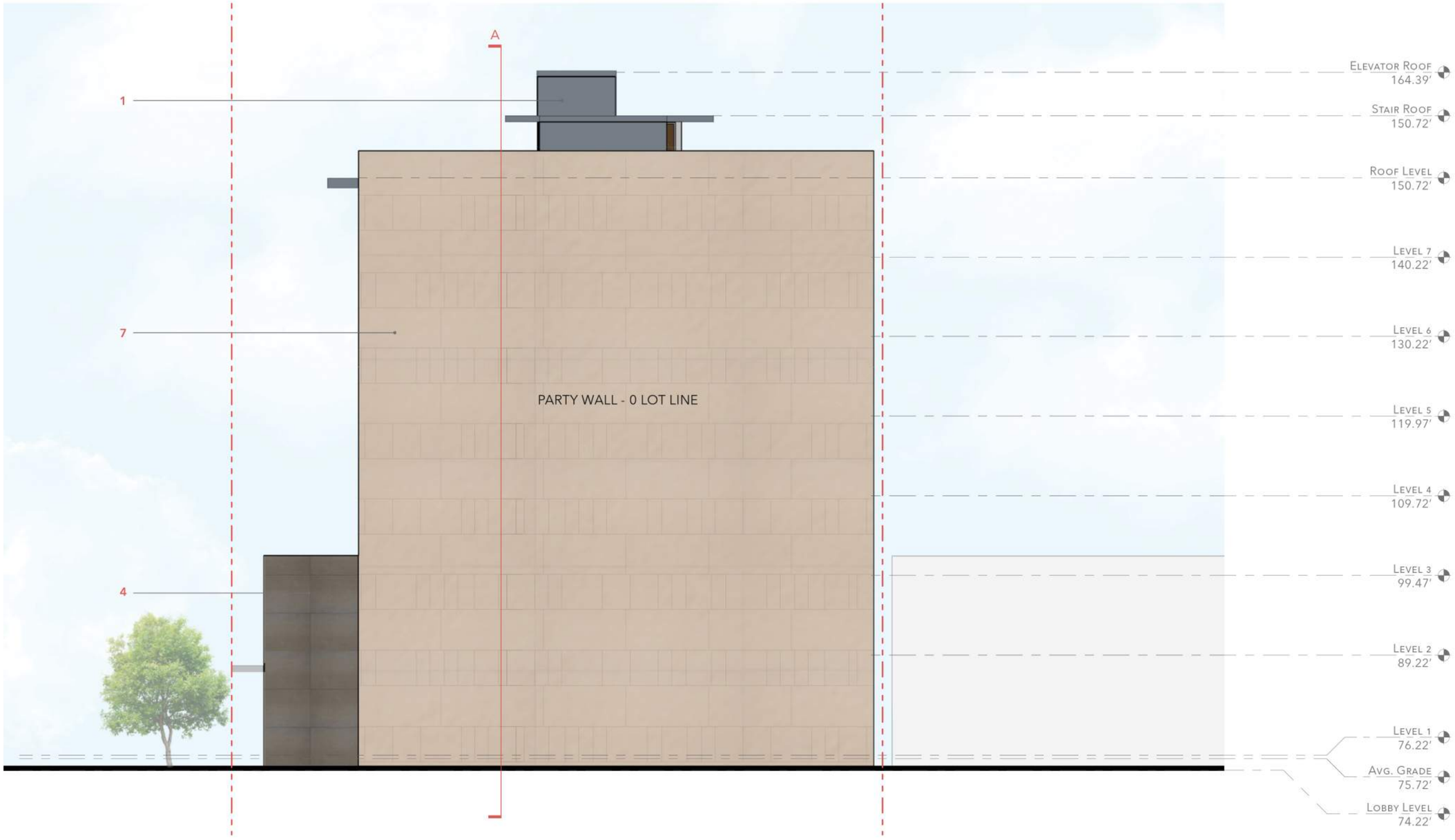
3 Wood Panel Siding - Copper

4 Cement Stone Panel - Barro

5 Concrete

6 Steel Corten Plate

7 Fiber Cement Siding - Brown



NORTH ELEVATION

GGLO

LEGEND

1 Metal Siding - Slate Gray

2 Fiber Cement Panel - Wheat

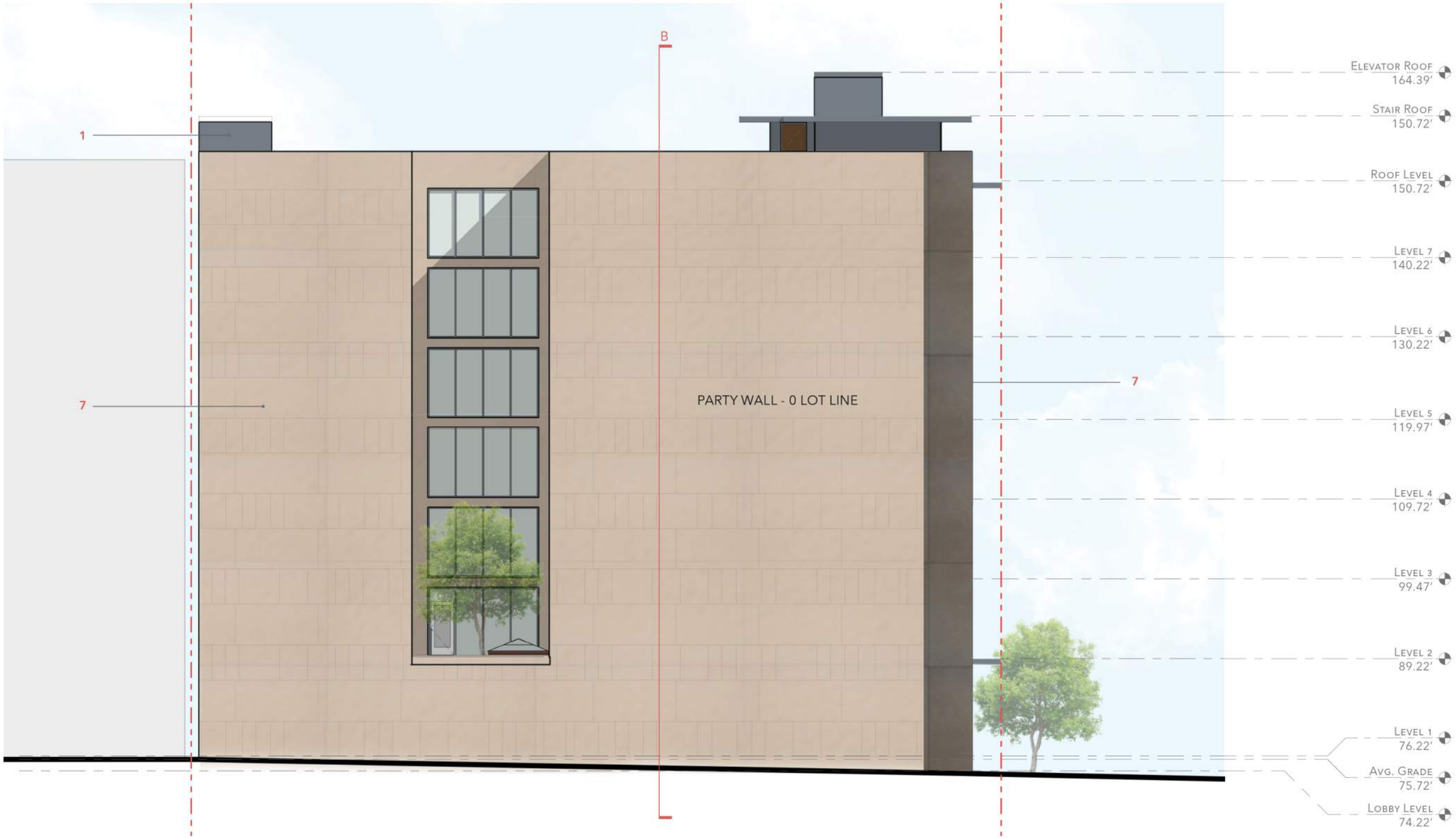
3 Wood Panel Siding - Copper

4 Cement Stone Panel - Barro

5 Concrete

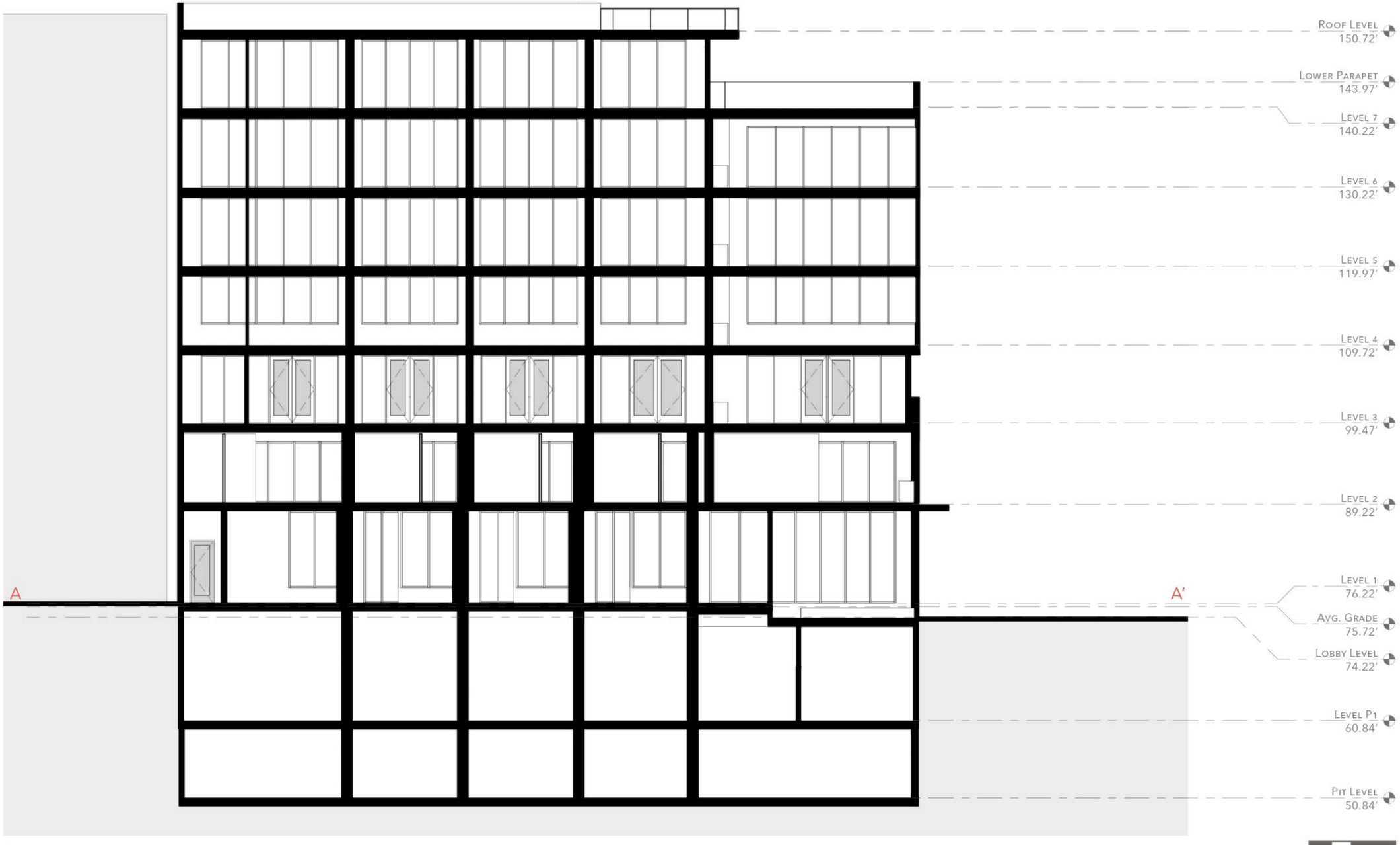
6 Steel Corten Plate

7 Fiber Cement Siding - Brown



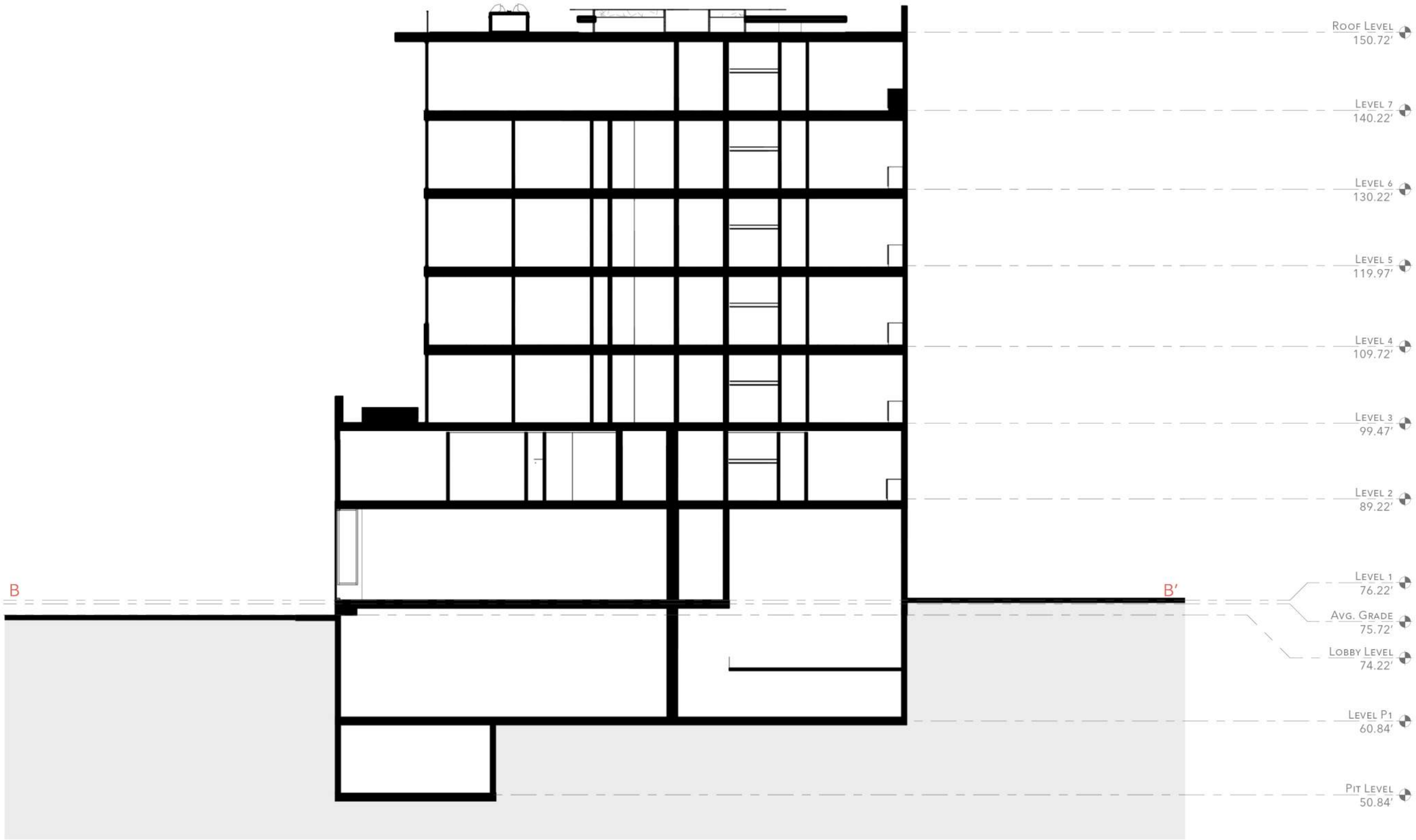
WEST ELEVATION

Sections



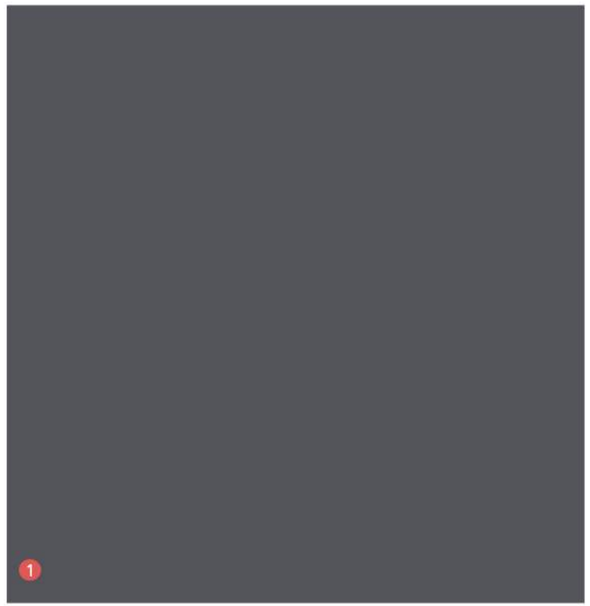
NORTH-SOUTH BUILDING SECTION - A

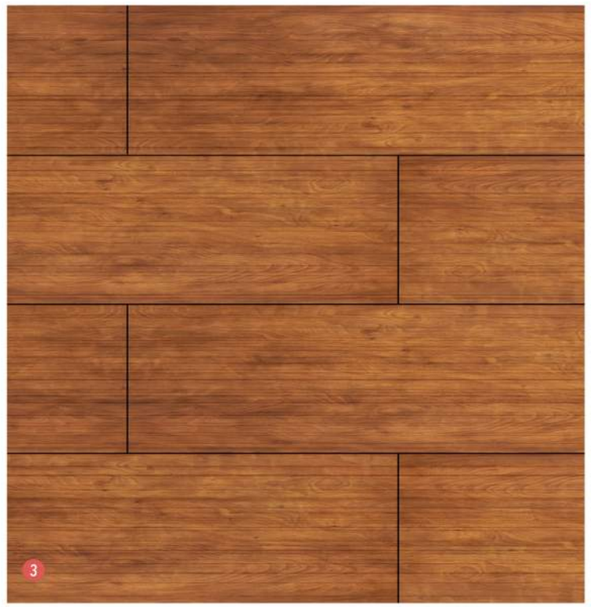
GGLO

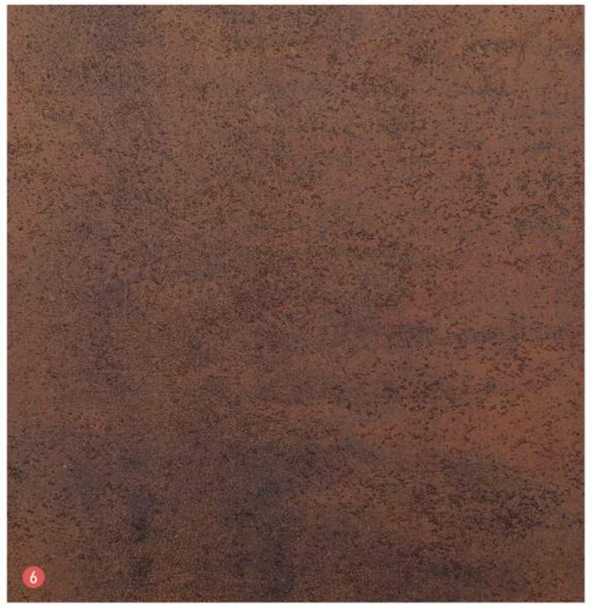


EAST-WEST BUILDING SECTION - B

Material Palette







LEGEND

1 Metal Siding - Slate Gray

2 Fiber Cement Panel - Brown

3 Wood Panel Siding - Copper

4 Cement Stone Panel - Barro

5 Concrete

6 Steel Corten Plate

7 Fiber Cement Siding - Brown


1
4
2
3


1
METAL SIDING - SLATE GRAY


2
FIBER CEMENT PANEL-WHEAT


3
WOOD PANEL SIDING-COPPER


4
CEMENT STONE PANEL-BARRO

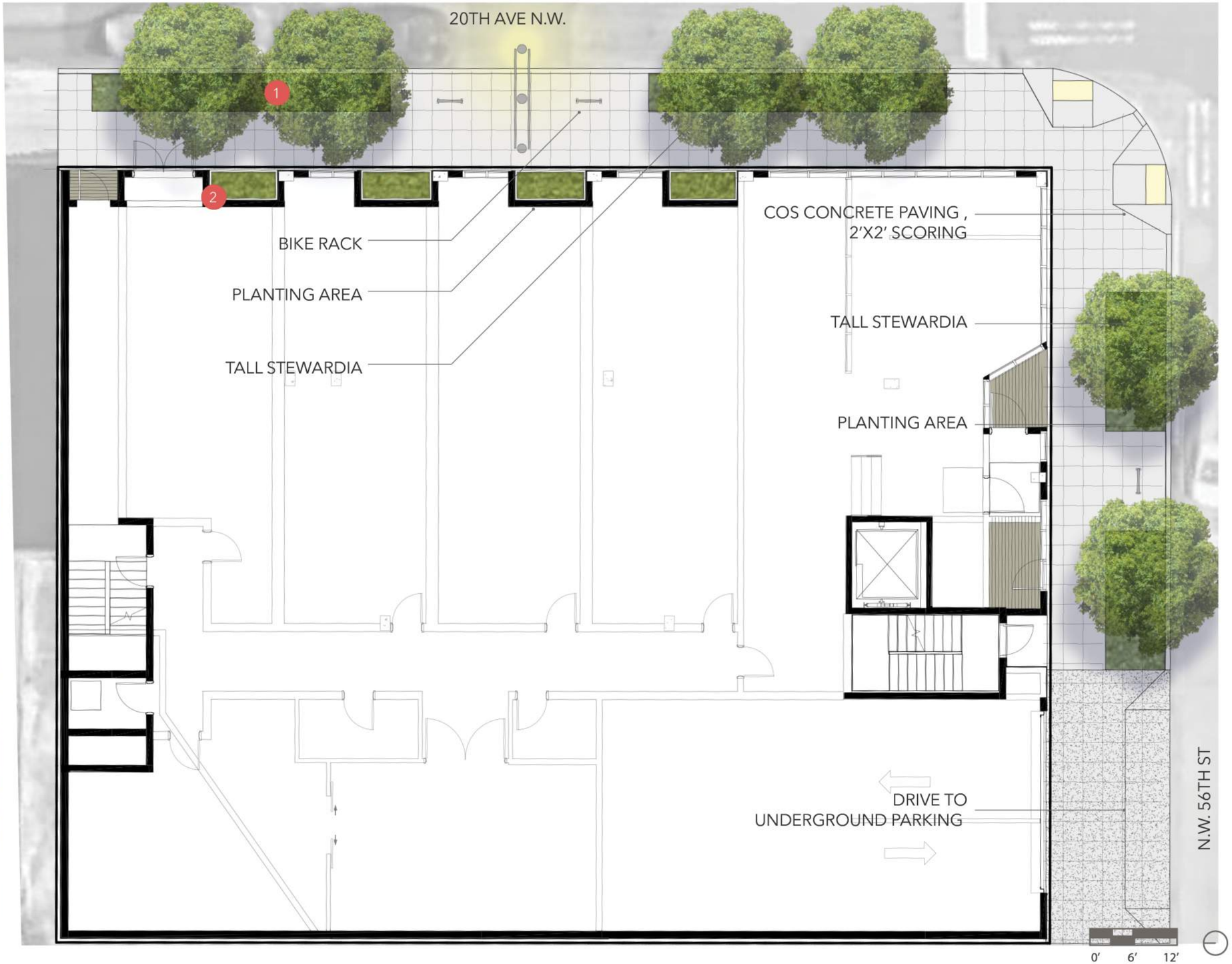
Material Palette

Renderings

PERSPECTIVE AT THE CORNER OF 20TH AVE AND NW 56TH ST

PERSPECTIVE LOOKING SOUTH ALONG 20TH AVE FACADE

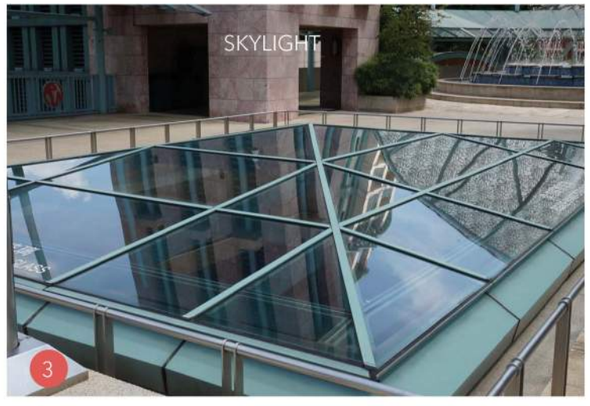
Landscape Plan at Level 1

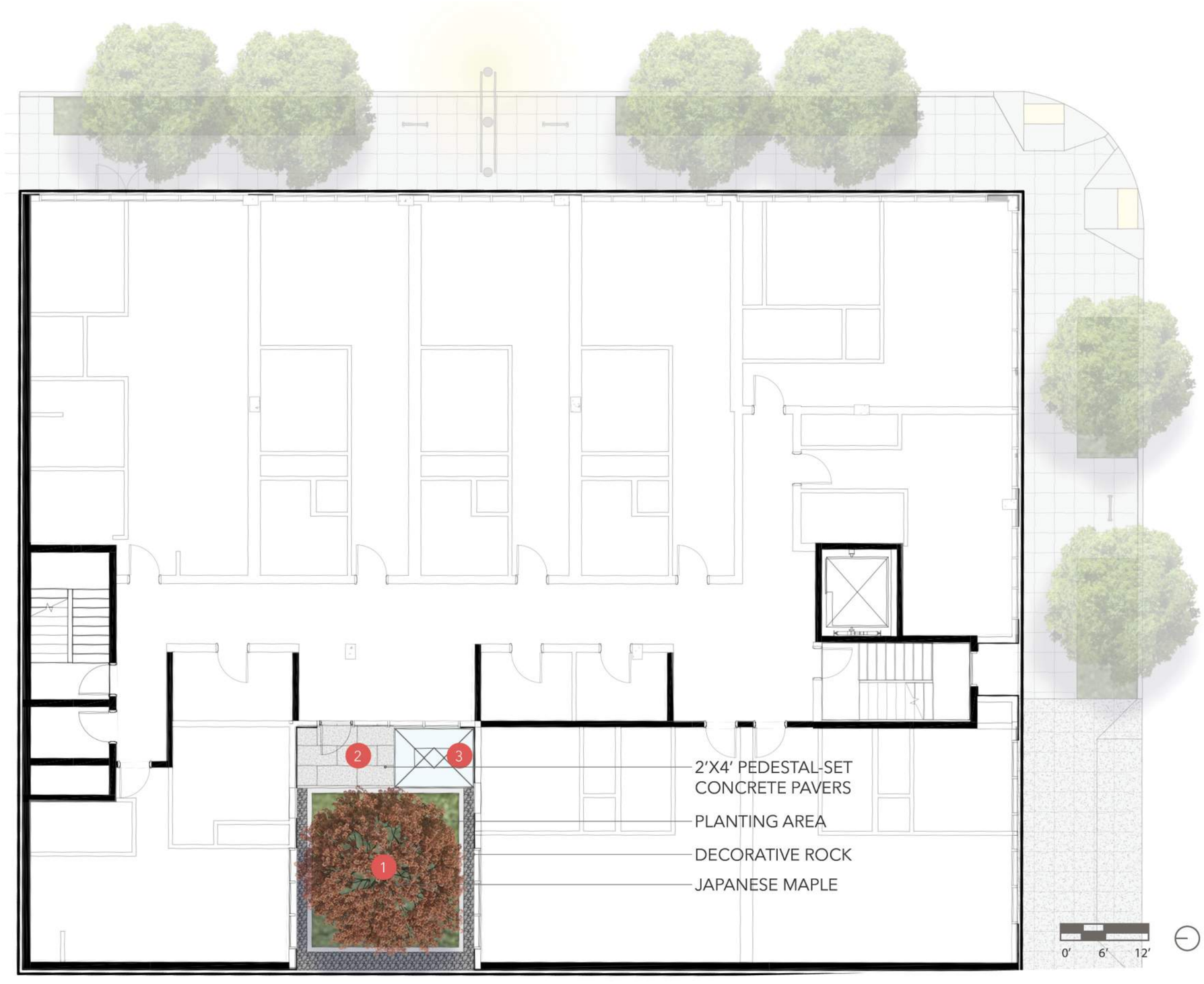


GGLO

PERSPECTIVE AT STREET LEVEL ALONG 20TH AVE NW

Landscape Plan at Level 2

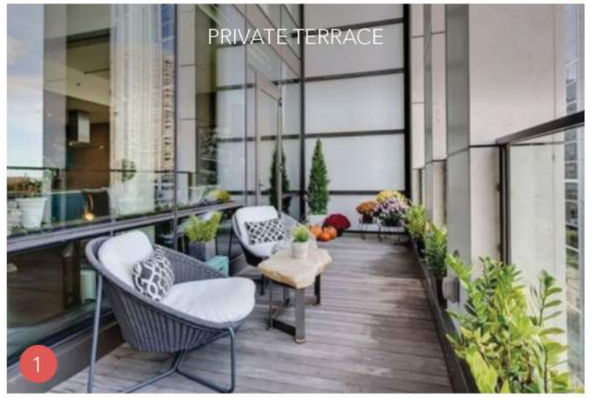


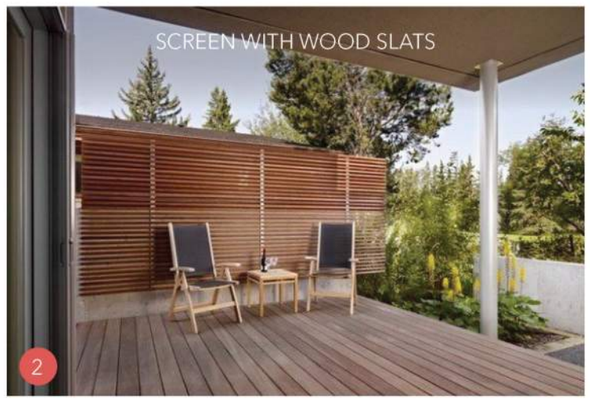


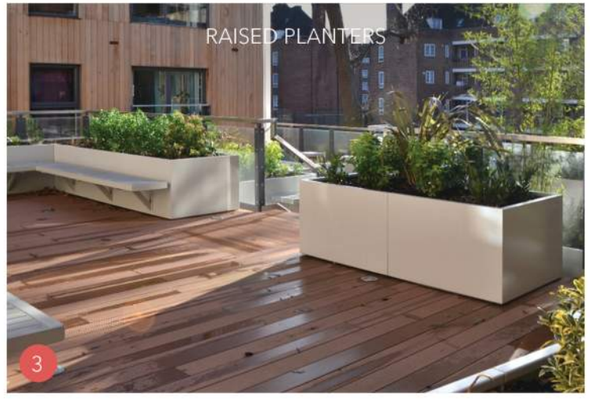
GGLO

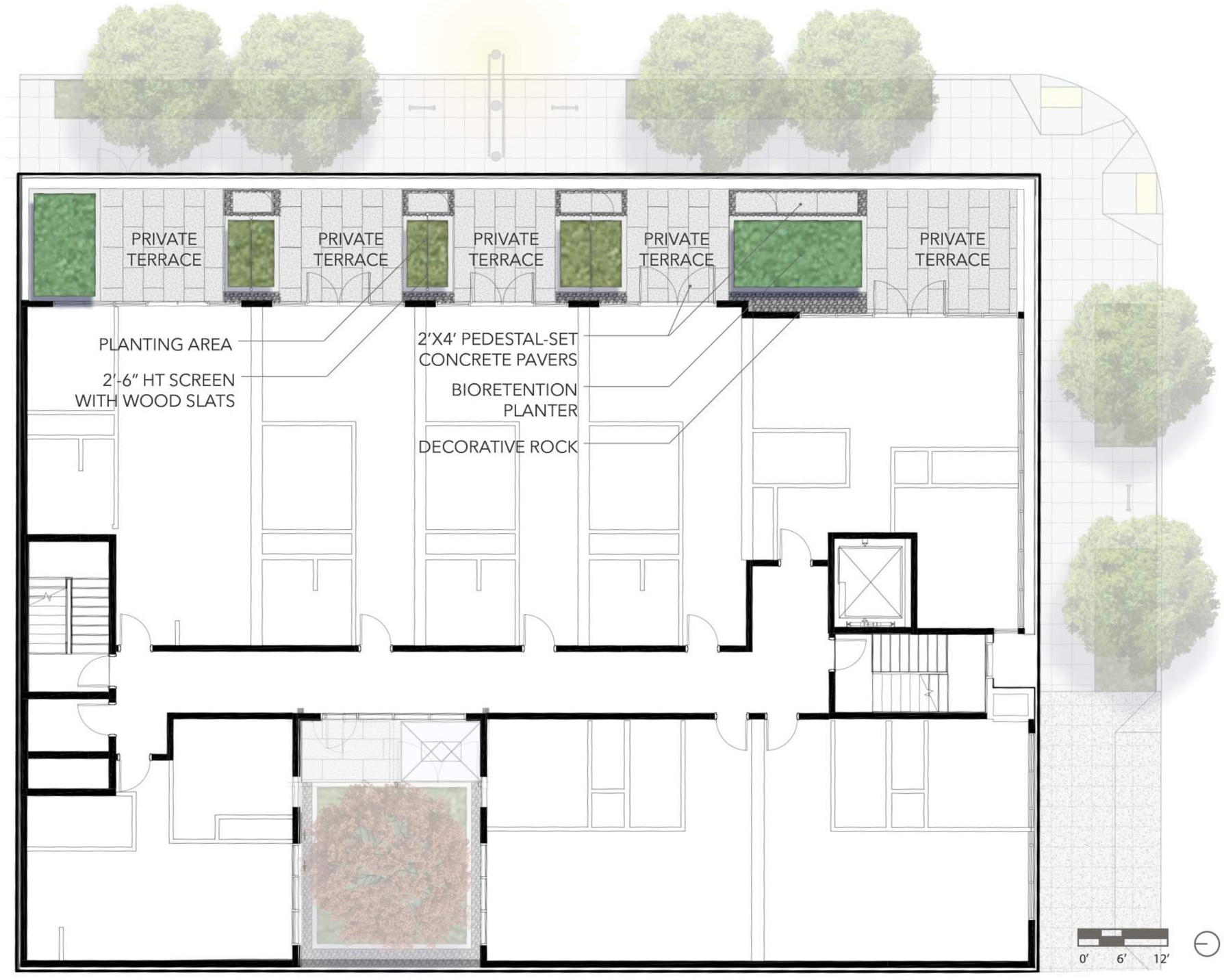
PERSPECTIVE AT WEST FACADE

Landscape Plan at Level 3





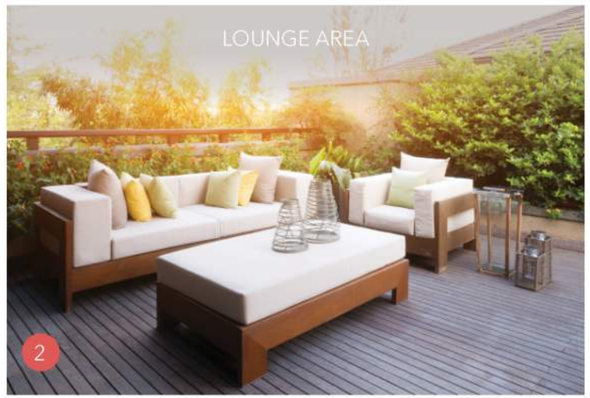




GGLO

PERSPECTIVE AT LEVEL 3 TERRACE

Landscape Plan at Level 7

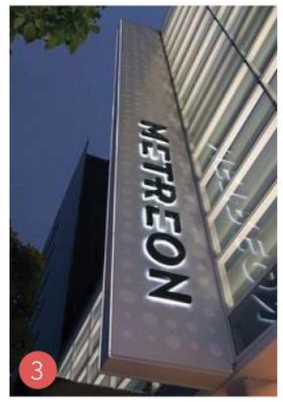


GGLO

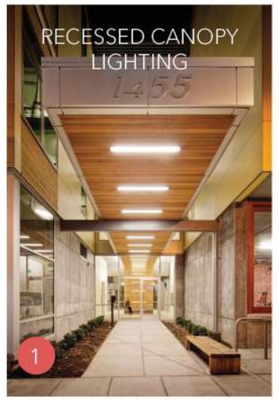
PERSPECTIVE AT LEVEL 7 TERRACE

Landscape Plan at Roof Level

Signage Concept



Exterior Lighting Plan



NIGHT TIME RENDER

Departure #1

DESIGN STANDARD

23.47A.009

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

4. Setback Requirements

b. Upper-Level Setbacks

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

2. A setback with an average depth of 15 ft from all street lot lines is required for portions of a structure above a height of 65ft. The maximum depth of a setback that can be used for calculating the average setback is 25 ft.

DEPARTURE REQUEST

1. The applicant is seeking to depart the average setback of 10ft from all street lot lines for portions of the structure above the height of 45ft.

2. The applicant is seeking to depart the average setback of 15ft from all street lot lines for portions of the structure above the height of 65ft. At the East elevation, a building setback starting at +23'-3" vertically is 12'-0" deep from the street lot line and occurs along the entire length of the building (North-South).

RATIONALE

1. At the East elevation, the building shows a setback starting at 23'-3" above the sidewalk and maintains the setback starting at Level 3 that continues all the way to up through Level 7. One main reason for the setback starting lower at the +23'-3" height and not the +45'-0" height per code section 23.47A.009.4.B1, is to accommodate the power line setback required by Seattle City Light. This setback provided an opportunity to carve the form and massing of the building and visually reduce the facade via the prominent setback, especially from a distance and as one approaches from the North and South direction. This allows for a more distinct and less intrusive facade than what is dictated by the code requirement. This will also enhance solar access to the street, avoid a canyon effect and aligns with the adjacent building to the North.

2. The GSF that is voluntarily setback is greater than the GSF mandated by the city's setback. To allow for a stronger street presences on at least one side of the building, we carried the facade from the street level, up to 65 ft setback limit.

SUPPORTING GUIDELINES

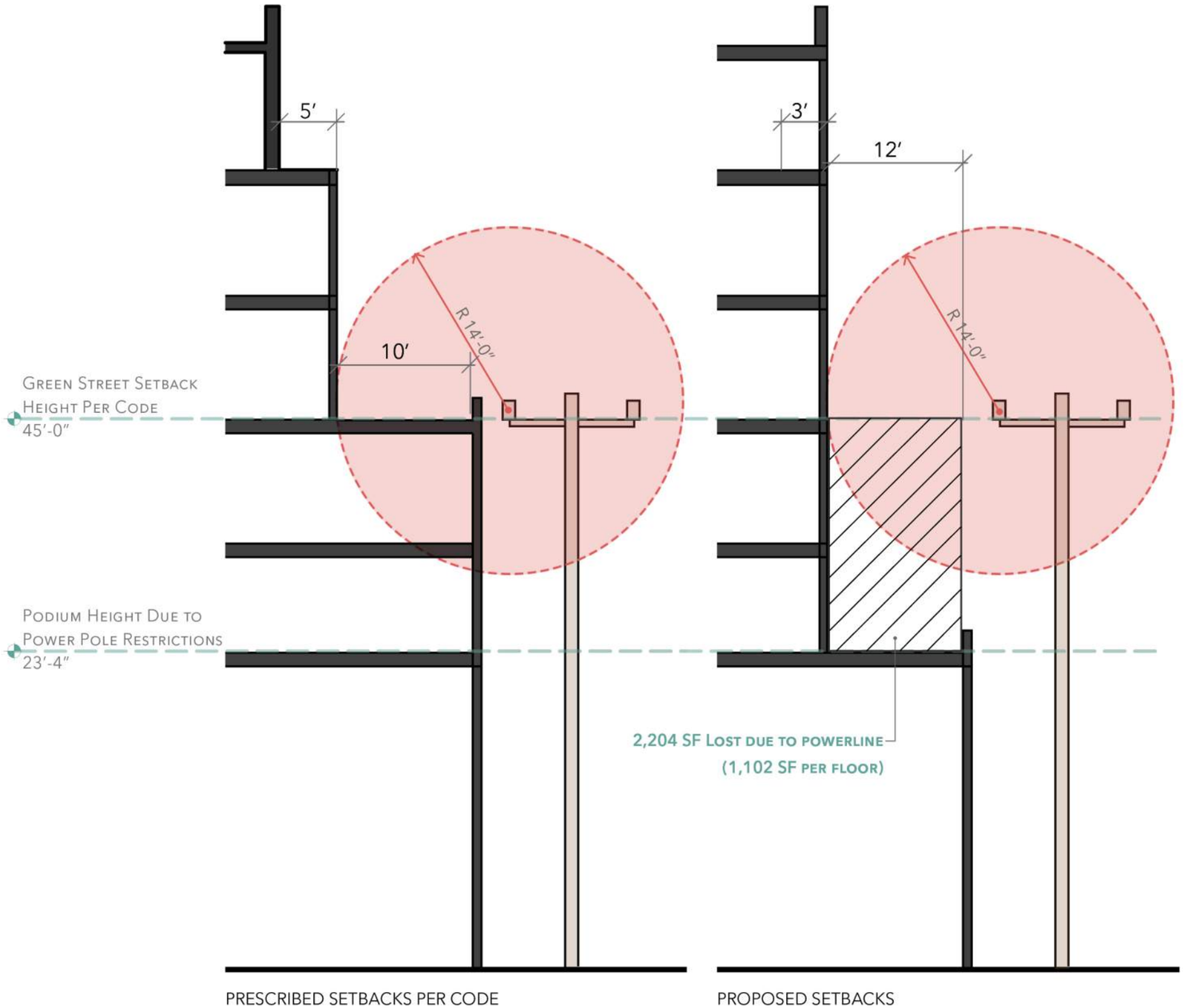
Ballard Design Guidelines: DC-2. Architectural Concept

1. Massing

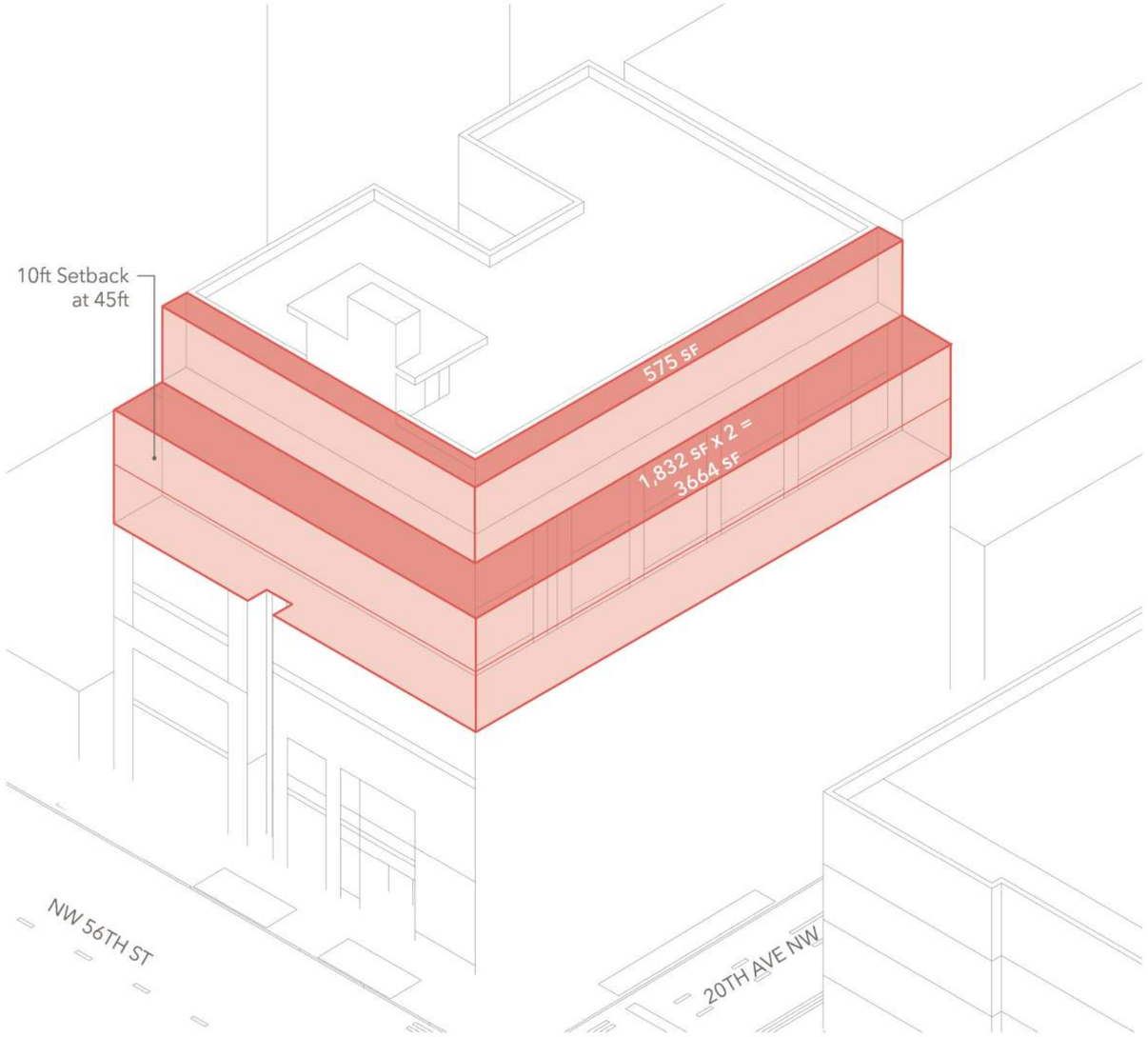
In the Character Core, the massing of new buildings should reflect the dominant 50-100 foot parcel width that was common in areas platted up to 1930. This can be achieved by either limiting building lengths or by creating distinct design or material changes, or vertical modulations, that break up facades into this scale.

2. Architectural and Facade Composition

b. Design buildings to have horizontal divisions that create strong base levels (preferably two stories) that are not overpower by the upper-level massing. Where the street level facade is set back to provide additional space at the ground level, ensure that the overhang is at least 13-15 ft above the sidewalk.

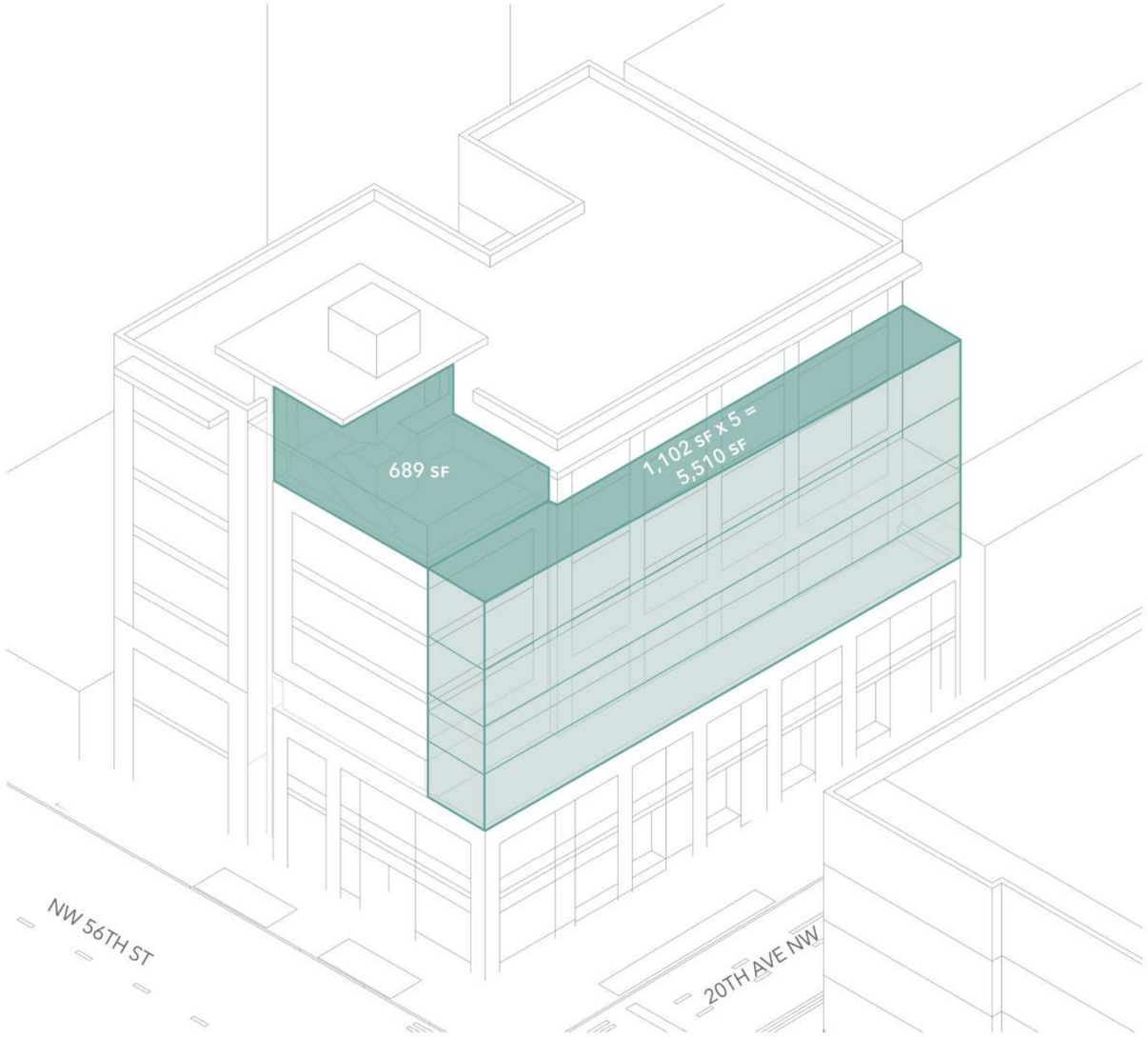


Departure #2 Cont.



Total Area of Setback: **4,239 sf**

PRESCRIBED SETBACKS PER CODE



Total Area of Setback: **6,199 sf**

Voluntary Setback Area (**6,199 sf**) > City Requirement (4,239)

PROPOSED SETBACKS

Departure #2

DESIGN STANDARD

23.47A.004

G. Live - Work Units - In pedestrian-designated zones, live-work units shall not occupy more than 20 percent of the street-level street-facing facade along designated principal pedestrian streets listed in subsection 23.47A.005.D

23.47A.008

E. When a live-work unit is located on a street-level, street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B, and the following requirements, apply:

2. Each live-work unit must have a pedestrian entry on the street-facing facade that is designed to be visually prominent and provide direct access to the non-residential portions of the unit.

DEPARTURE REQUEST

1. The applicant is seeking to depart the requirement of having a maximum of 20% Live/Work units along a principal pedestrian street. The proposed building is showing 54% of the street facing facade as Live/Work units (see Figure-1).

2. The applicant is seeking to depart the requirement to have a pedestrian entry to Live/Work units along the street facing facade. The proposed building shows entry to live work units through the main lobby (see Figure 3).

RATIONALE

Applicant has provided an enlarged, highly transparent lobby/lounge at the corner of 56th and 20th to encourage residents to use the lobby as a place to congregate and provide street front activation. The lobby will be programmed with uses and activities to make it an animated presence for the neighborhood. The live/work units will also provide an activated, occupied street frontage as the site is too far north from Ballard's retail core to be a realistic retail destination.

Because of site slope, the applicant is choosing to minimize the visual and physical impact of exterior access ramps along 20th and provide access for the live/work units and accessible path of travel through the lobby. This will provide for additional activation at the corner as well. Recessed planters, large areas of transparent glazing and continuous overhead weather protection that exceeds minimum requirements will all provide a sense of place and mark this site as a long-term contribution to the Ballard Civic Core.

SUPPORTING GUIDELINES

Ballard Design Guidelines: DC-2. Architectural Concept

2. Architectural and Facade Composition

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

b. Design buildings to have horizontal divisions that create strong base levels (preferably two stories) that are not overpower by the upper-level massing. Where the street level facade is set back to provide additional space at the ground level, ensure that the overhang is at least 13-15 ft above the sidewalk.

FIGURE 1-EAST ELEVATION ALONG 20TH AVE NW

STREET LEVEL PERSPECTIVE ALONG 20TH AVE

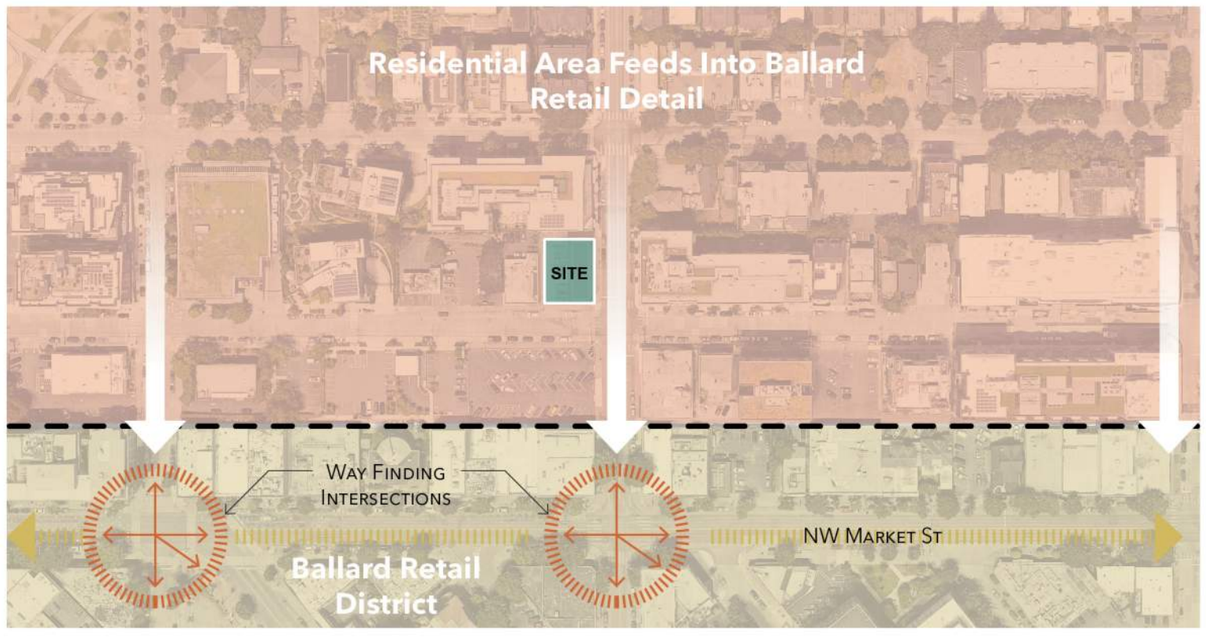


FIGURE 2-RESIDENTIAL AREA FEEDING BALLARD'S RETAIL

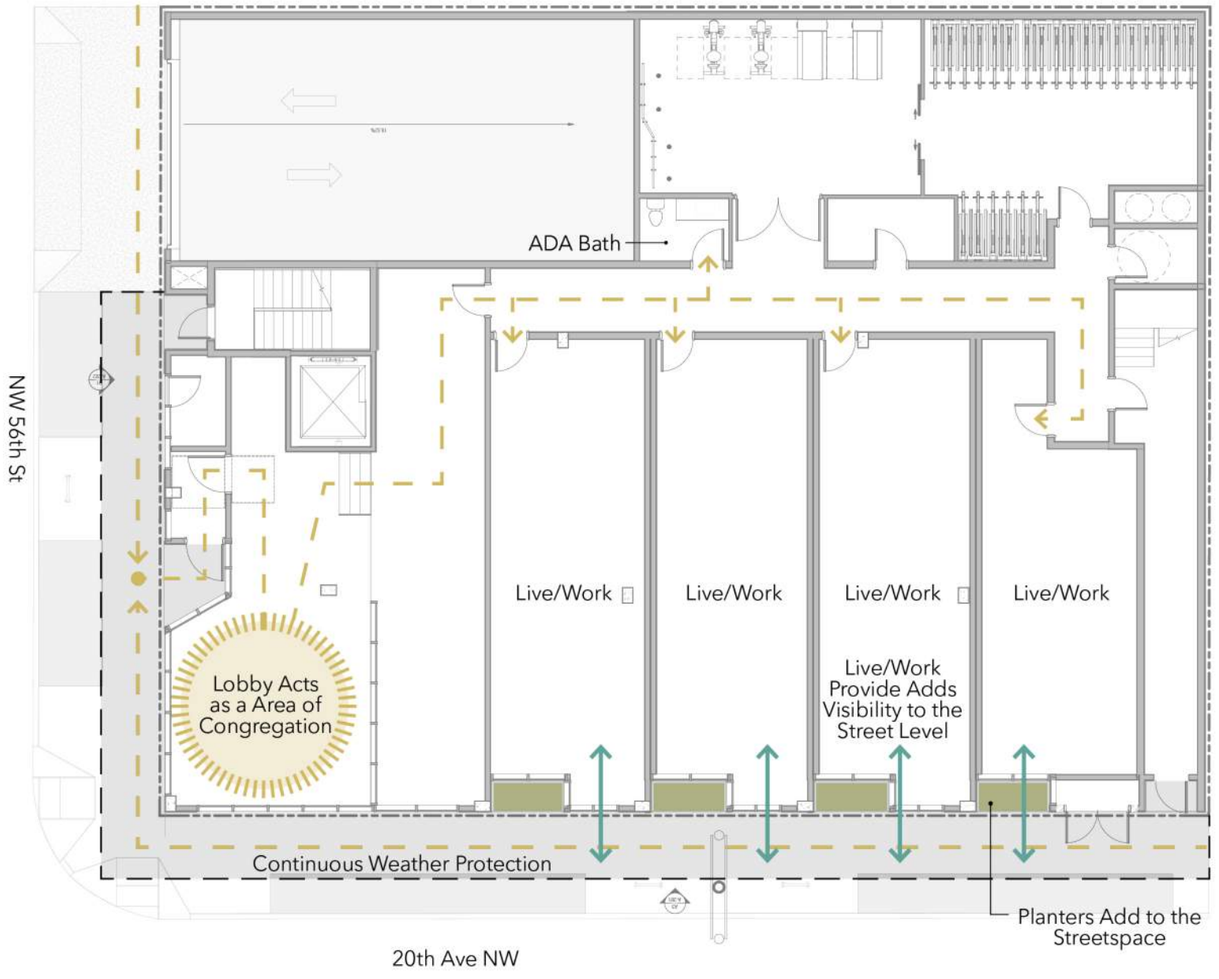


FIGURE 3-LEVEL 1 FLOOR PLAN