56th Ballard

Design Recommendation Packet

5601 20th Ave NW, Seattle, WA 98107
SDCI Number: 3035420-LU
December 7, 2020

GGLO

DESIGN AND DEVELOPMENT TEAM

Owner

SARATOGA CAPITAL, INC.
485 ALBERTO WA SUITE 200
LOS GATOS, CA 95032

Contact:
KIRK KOZLOWSKI
408.286.3696

SARATOGA CAPITAL, INC.

Architect, Landscape Architect, Interior Designer

GGLO
1301 First Avenue, Suite 300
Seattle, WA 98101

CIVIL ENGINEER

KPFF
1601 5TH AVE SUITE 1600
SEATTLE, WA 98101

STRUCTURAL ENGINEER

KPFF
1601 5TH AVE SUITE 1600
SEATTLE, WA 98101

GENERAL CONTRACTOR

EXXEL PACIFIC
4220 AURORA AVE N
SEATTLE, WA 98103

UTILITIES CONSULTANT

MCKINNEY ENGINEERING
111 178TH ST SE
BOTHELL, WA 98012

TRAFFIC CONSULTANT

TRANSPO GROUP
12131 113TH AVE NE #203
KIRKLAND, WA 98034

GEOTECHNICAL ENGINEER

GEO ENGINEERS
600 DUPONT STREET
BELLINGHAM, WA 98225

SHORING ENGINEERING

KPFF
1601 5TH AVE SUITE 1600
SEATTLE, WA 98101

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”

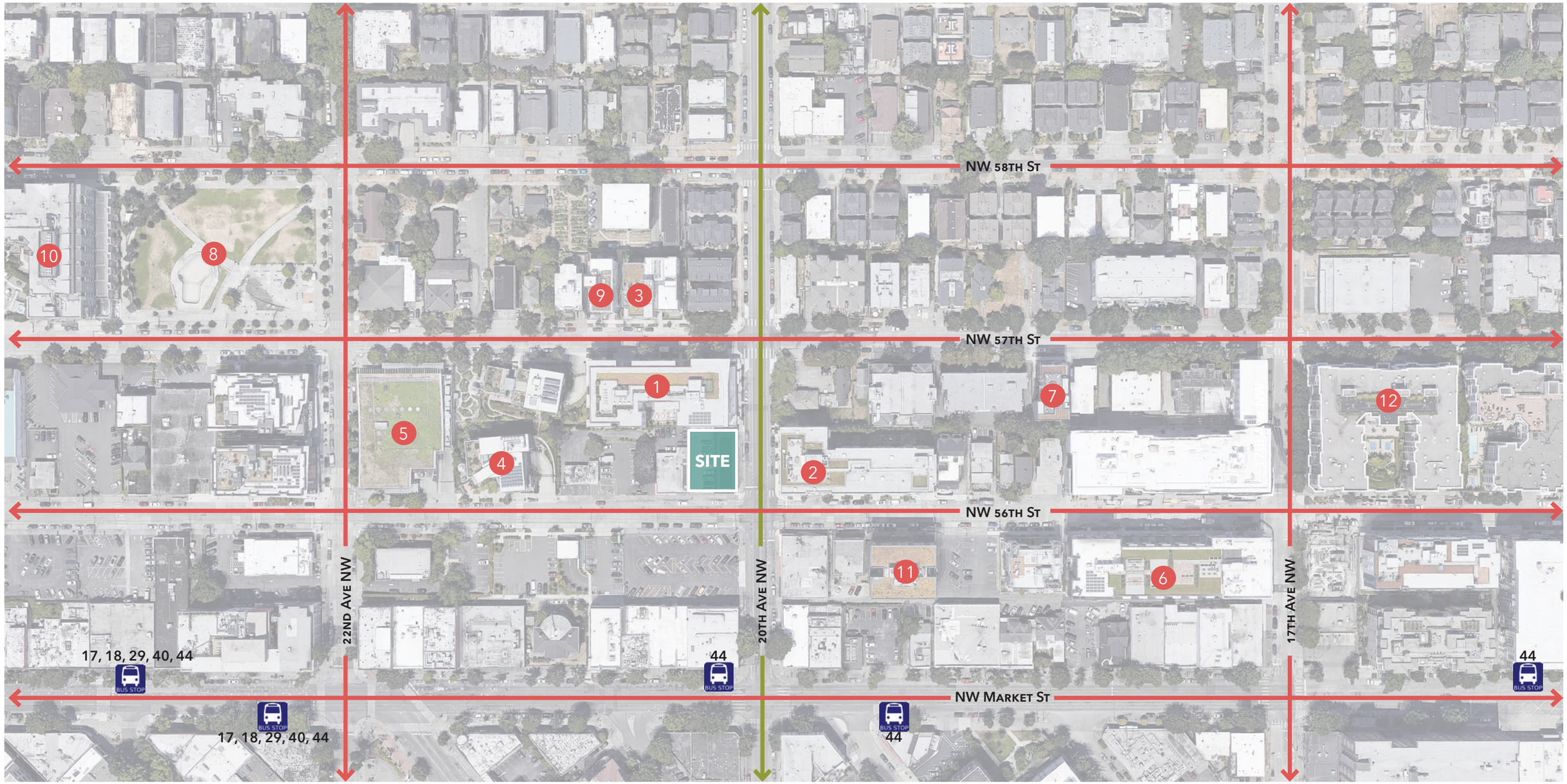
4. Providing a series of highly programmed outdoor terrace amenities for the residents on the roof of the podium, level 7 and at the roof of the building.

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.

CONTENTS


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

1 The Wilcox Apartments

2 Vik Condominiums

3 Cheryl Chow Court

4 Greenfire Campus

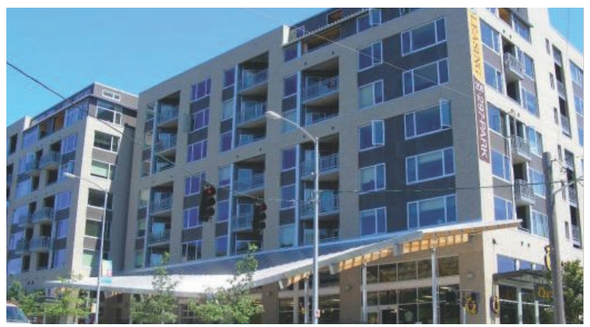
5 Ballard Branch- Seattle Public Library

6 Valdok

7 57 Ballard

8 Ballard Commons Park

9 Solo

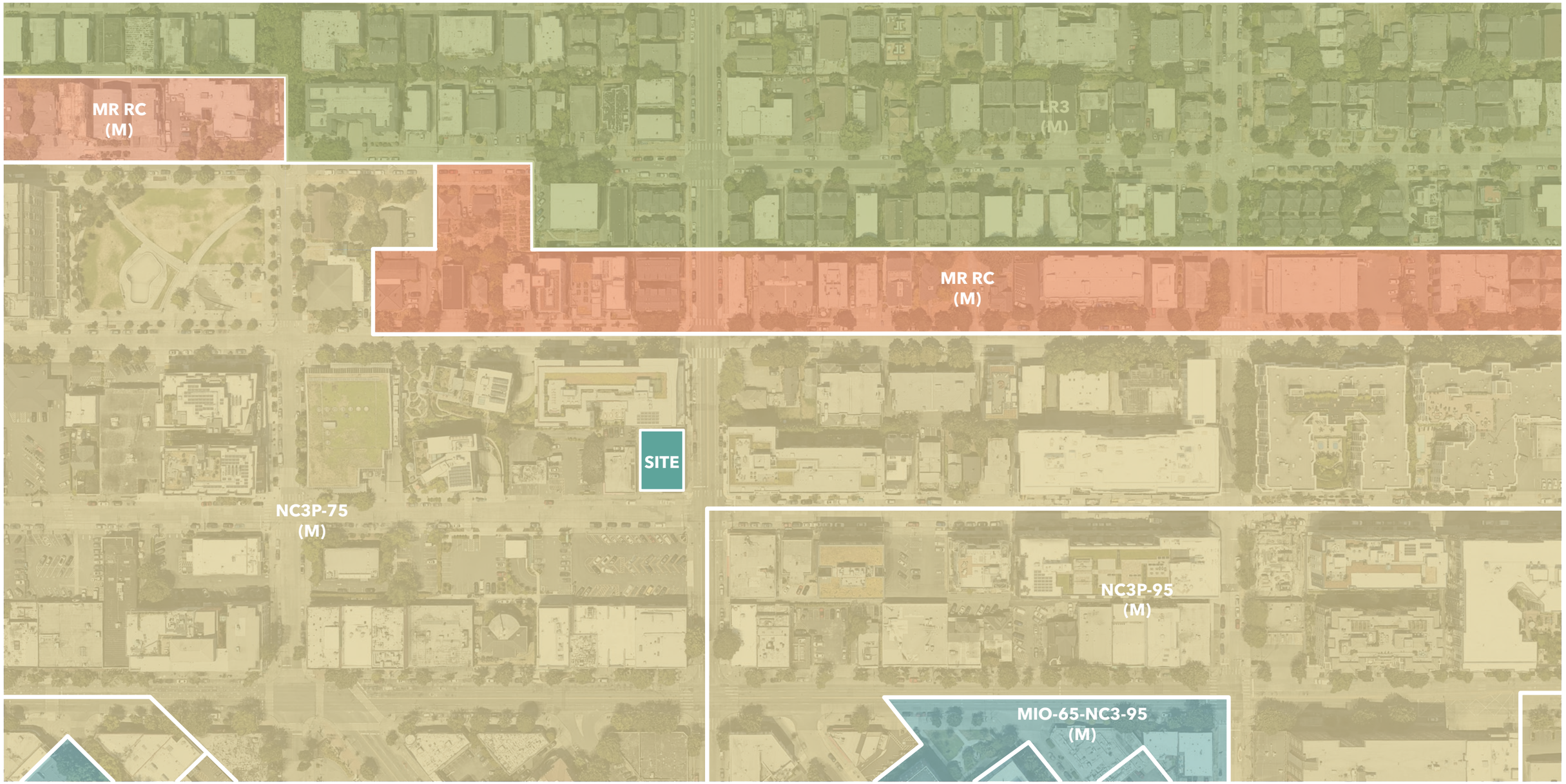


10 On the Park Apartments

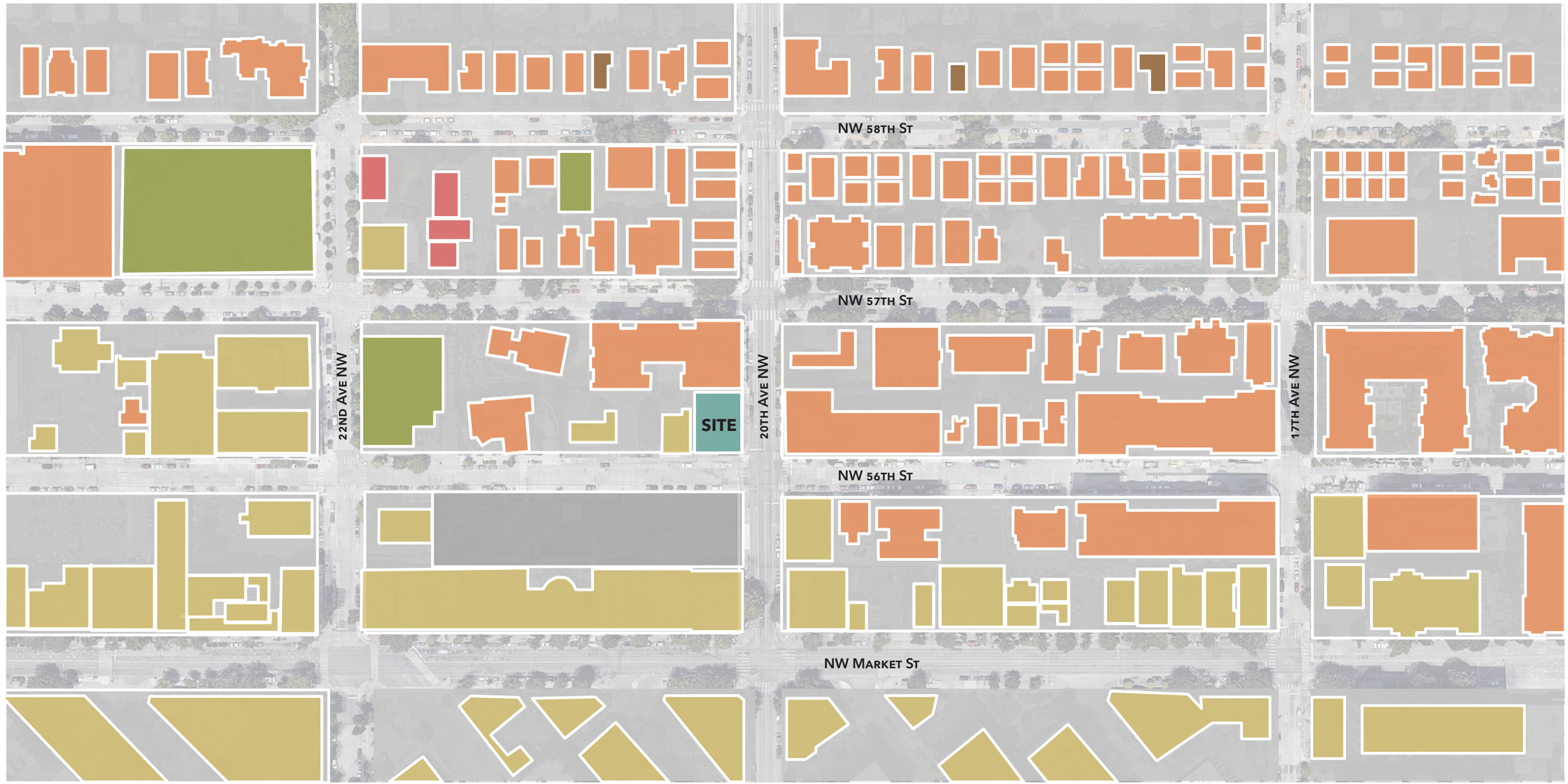
11 Nyer Urness House

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;

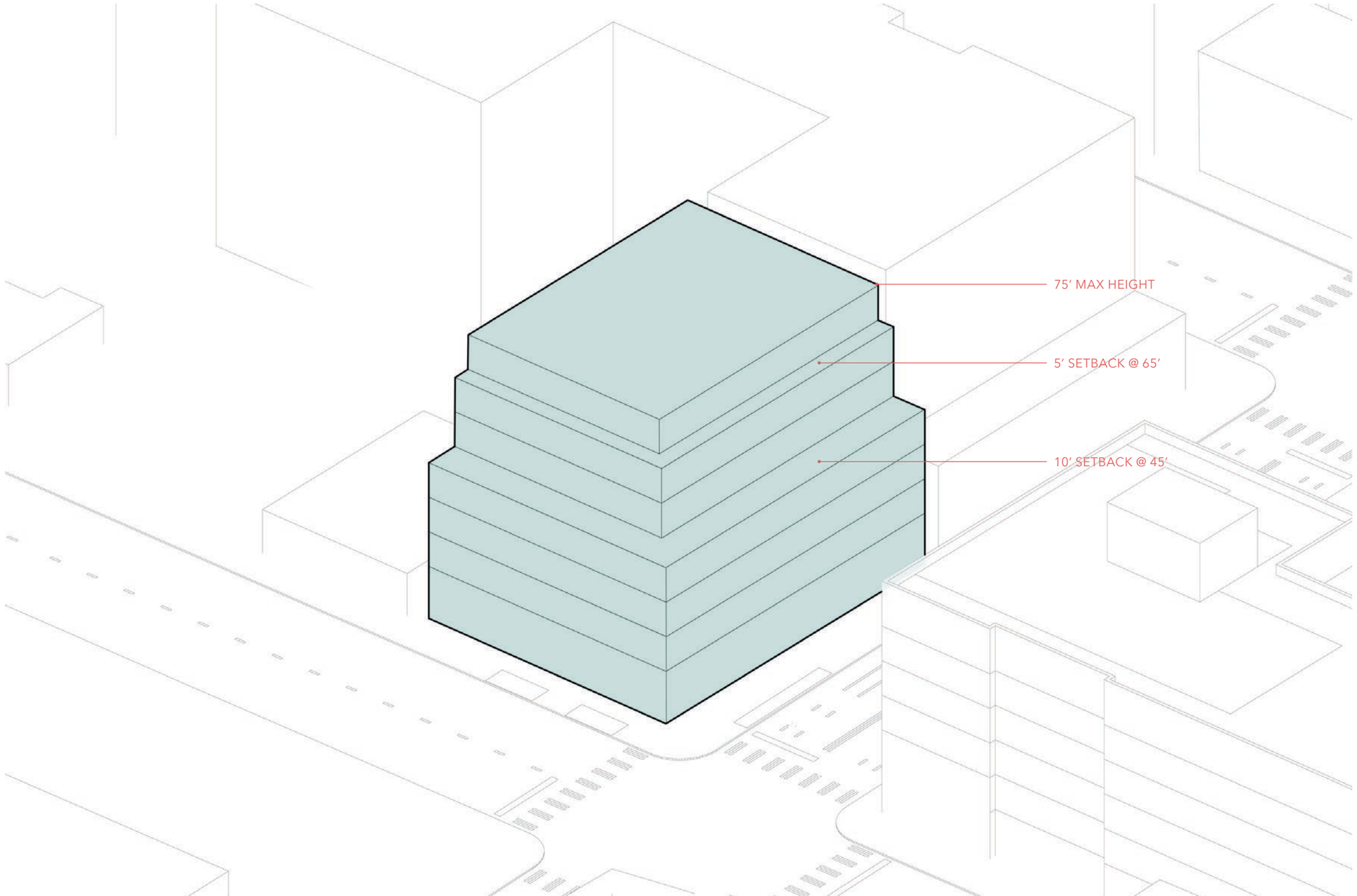
      3) A floor-to-floor height of 16 feet or more is provided for the multi-purpose retail sales use at street level;

      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

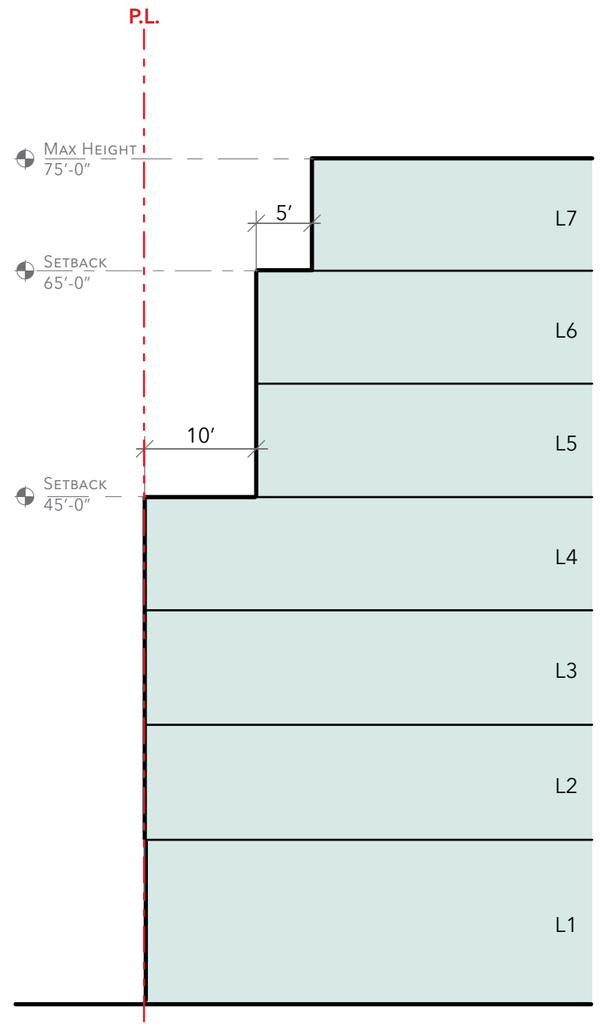
      5) The structure is not allowed additional height under subsection 23.47A.012.A.1.a.

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.



PRESCRIBED ZONING ENVELOPE



PRESCRIBED ZONING SETBACKS - 20TH AVE NW

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.

Response to Current EDG (recommendation issued June 23, 2020)

1. URBAN PATTERN AND FORM

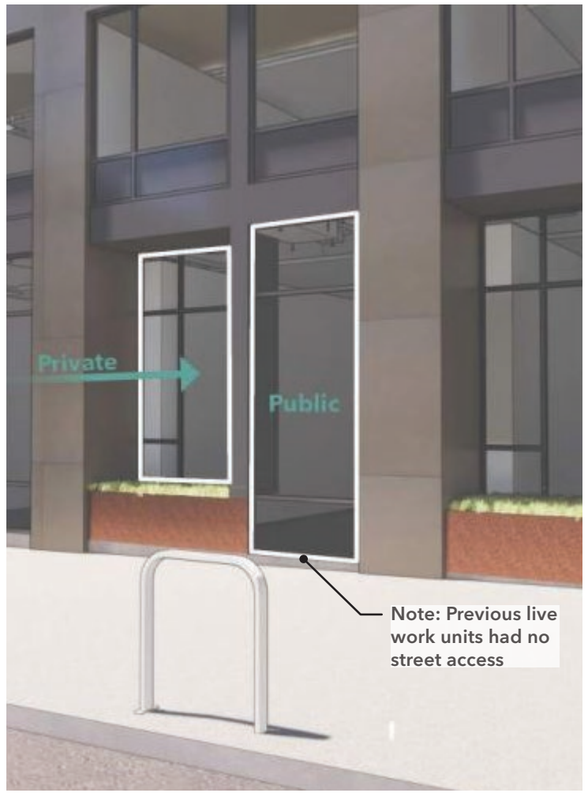
a. The two-story base along 20th Avenue NW continues the datum established by the adjacent property to the north and reduces the perceived height of the proposal by setting back the upper levels. Staff acknowledges public comment related to upper level setbacks on this street. Staff supports this aspect of the proposed massing as it provides a more pedestrian scale at street level and creates opportunities for open space above the second floor. (CS2-5-a, DC3-A-1)

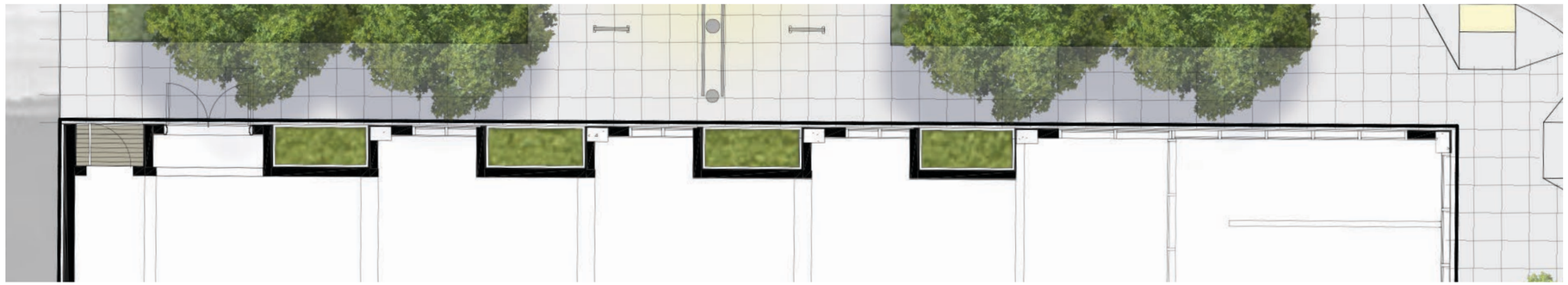
Response: Noted

b. The street level along 20th Avenue NW is largely composed of live/work units with no direct access to the street. The Ballard neighborhood-specific design guidelines specifically discourage live/work uses along Pedestrian streets as they do not typically provide the level of porosity and activation needed. Staff recommends replacing the live/work units with commercial space. If live/work units are pursued, provide street-facing individual entries for all live/work units and further develop the streetscape to provide a dynamic and well activated experience. The pairing of street edge and recessed glazing as currently proposed provides a solid foundation for successful integration of individual entries. Remove the planters placed in front of the recessed glazing to create recessed entries that will help reduce the perceived length of this façade and provide opportunities for pedestrians to step out of the flow of traffic. (PL3-C, PL3-3, PL3-4, DC2-3-a)

Response: To address previous comments, all live work units now have direct access to 20th ave. Planters have been removed at front of windows and at recessed entries. This entire façade at level 1 has been stepped back 4' to allow for sidewalk widening and provide opportunities for pedestrians to step out of the flow of traffic. Large transparent areas of glazing at the live/works will allow visual connection to interior spaces.

Original Live Work Entries



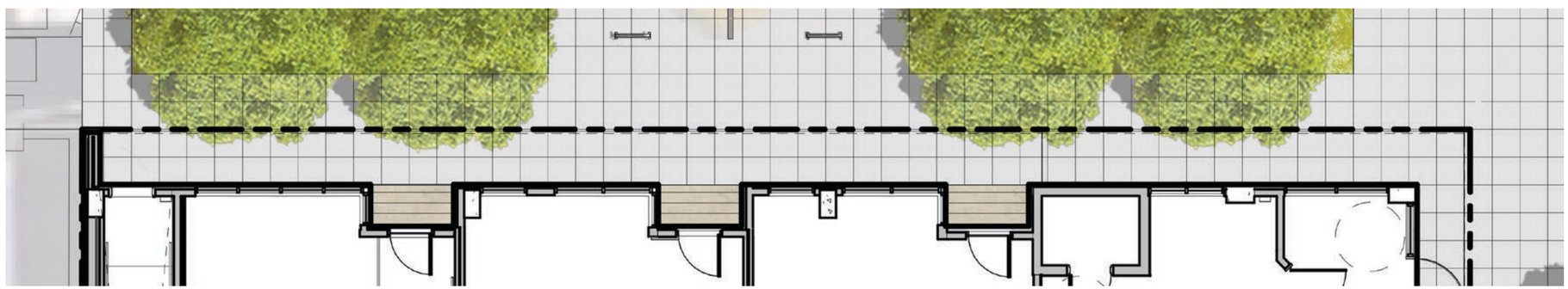


1. URBAN PATTERN AND FORM

c. The live/work units as currently proposed appear to be designed primarily as residential units. The proposal needs to provide more meaningful opportunities for commercial activity along this Pedestrian corridor and prepare for changing needs as the neighborhood continues to develop. Design the live/work units to be more commercial in function and appearance and utilize non-structural demising walls between units so that the ground level can evolve over time. (PL3-C, DC2-E, DC2-4)

Response: The live/works have been redesigned to provide much larger areas of floor to ceiling glass framed with metal storefront glazing to be clearly differentiated from the residential units above the podium. Partitions between the live/works are non-structural and could easily adapt to commercial activities as the neighborhood evolves.

Updated Live Work Entries

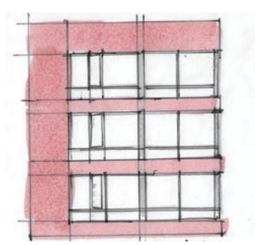


1. URBAN PATTERN AND FORM

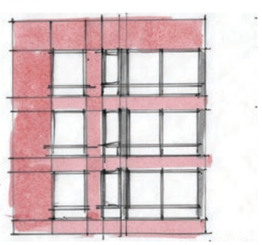
d. The wood-clad accent piece at the corner adds warmth, creates an interesting focal point, and helps to anchor the corner. However, the potential for this feature is not fully realized as the wood paneling is essentially a frame that wraps an otherwise unchanged portion of the building. This volume needs to be more visually distinct. Increase the depth of modulation and differentiate the glazing to distinguish this volume as an intentional and special place within the larger design concept. (CS2-C-1,CS2-4-a, DC2-2-a)

Response: The wood-clad cube has been made more visually distinctive in these ways:

- A projected 6" steel channel will line the cube and add shade and shadow to the glazed area of the cube
- The cube is now the only area on the building with metal spandrel infill and will read differently from the "tower" above the parking entry and the lighter colored "bookend" on the east façade along 20th.
- The window proportioning of the cube is more horizontal with the addition of a horizontal mullion.
- Alternative #1 shows the wood paneling on the floor spandrels as a study to provide even more horizontality into the cube and is distinct as the glazing treatment only goes from floor to floor instead of being inset with the large "cut out" of the cube.
- Alternative #2 shows an introduction of even more wood paneling into the "cut out" with a 30" wide vertical on the south elevation.



Alternative #1



Alternative #2

Previous Corner Element

Updated Corner Element

e. The main residential entry is not obvious and easily identifiable and seems out of scale given the height of the structure above. Further refine the entry to make a strong connection to the public realm and to be easily identifiable for visitors. (PL3-A)

Response: The building's corner entry is now clearly identifiable and distinctive. The wood material will frame the recessed corner and line the overhead canopy. A welcoming wood clad pivot door will be "floated" within the entry to provide a unique, memorable and inviting entry experience. Large storefront glazing will allow clear lines of site into the lobby. Signage will also be added to aid in defining the main entry and will be designed to be appropriate in context and scale.

Previous Residential Entry

Updated Residential Entry

Updated Residential Entry

2. ARCHITECTURAL CONCEPT

a. The architectural concept is interesting and compelling but is not quite as clear as it could be, and some additional refinement is needed to distinguish the various elements and strengthen the concept. The concept is composed of three different expressions: the stone-clad base and tower on the south façade, the wood-clad cube/ frame, and the beige fiber cement-clad volume on the east façade. With the exception of the material palette, however, these volumes are expressed very similarly. Three different ideas about glazing would make for a more compelling design than currently shown, which essentially repeats the same fenestration pattern across these three areas. Differences in plane would also help support the material changes, strengthening the concept. Additional secondary architectural features should also be explored as possible methods of further defining and strengthening the architectural concept. (DC2-B-1, DC4-1-a)

Response: In addition to material differences the three different expressions are differentiated in these ways:

- The “tower” located above the garage entry is a dark colored thin stone veneer panel system with a strong vertical orientation. The window orientation is vertically proportioned, and the spandrels are dark ceramic panel.
- The “cube” at the corner is wood grain copper colored Parklex panel and is trimmed out with a 6” projected steel channel for additional shade, shadow and further definition of the cutout. The window proportions are more horizontal and all infill conditions within the cutout are either glass or dark metal panel.
- The “bookend” along the east façade is clad with a lighter colored ceramic panel arranged in a simple grid to act more as a neutral backdrop and not compete with the cube. The windows are proportioned vertically to contrast with the cube.

b. The previously approved design effectively used balconies as scaling elements and to provide depth and movement to the upper levels. The balconies have been removed from the current proposal, taking these benefits with them. Reintroduce balconies or other design elements that will provide similar benefits. (DC2-C-1)

Response: The revised building design provides more overall massing modulation by breaking the building down into three distinctly articulated components mentioned above. Large, useable terraces at the L3 podium setback, cube rooftop and building roof will provide human scale, visual interest and animate the upper levels of the building.

The materials used throughout the exterior are carefully considered and placed to provide scaling elements as seen from an entire façade perspective. Within these components the window bays are conceived as simple, elegant expressions with floor to ceiling glass to maximize views for residents. To introduce balconies interrupts the clean expression of the solidity for the building form and starts to deviate from the intended design of a simple, yet elegant overall form.

Updated Facade Expression

Updated Facade Expression

View looking up at south facade showing “tower” and “cube”. The tower is a vertical composition with Neolith horizontal spandrels and vertical window frames. The stair tower gasket with continuous glazing separates the two massing pieces. The cube is lined with metal angles, and all infill is metal panel. Windows are proportioned more horizontally.

View looking at “cube” to “bookend” showing Ceraclad frame with vertically composed windows to contrast with cube. Spandrel at bookend is cream colored Ceraclad to contrast with metal panel infill at cube.

2. ARCHITECTURAL CONCEPT

c. The expression of the circulation core at the roof is an interesting concept but requires further refinement. The towering height and large roof form effectively draw the eye to the roof, leading to a focus on the mostly blank façade of the circulation core and the large roof that exaggerates the perceived height and bulk of the proposal. Public comments included concern with the overall building height. Scale back the roof form and provide more visual interest on the circulation core, using glazing, lighting, landscaping, artwork, and/or other secondary architectural details. (DC2-A-2, DC2-B, DC2-C-2)

Response: The roofline at time of EDG submittal was 48" and has been pulled back to 24" to reduce the bulk, scale and perceived mass of the element. The darker color shown on the tower will be replaced by the lighter ceramic panel color in lieu of the darker panel shown in the EDG package. To create the lantern effect, the overhanging roof will be up lit to create a warm glow on the wood soffit.

Previous Penthouse Overhang & Glazing

d. Staff supports the highly transparent stair core and its placement within the gasket on the NW 56th Street elevation. However, the transparency is lost at the roof when the eroded corner massing exposes the elevator core as well. Refine the relationship between the stair core in levels one through six and the circulation tower that rises above. Staff recommends increasing the transparency of the circulation core at the roof to create more of a lantern effect. (DC2-A-2, DC2-B-1, DC2-C-2)

Response: Glazing at the gasket will be increased with full glass from landing to landing for maximum transparency of the stair tower from the south façade at 56th. The applicant has provided more glazing at the rooftop access vestibule for user experience. This will also provide an inviting glow during evening hours and provide passive street lighting to aid in security concerns and also serve as a wayfinding element.

Updated Penthouse Overhang & Glazing

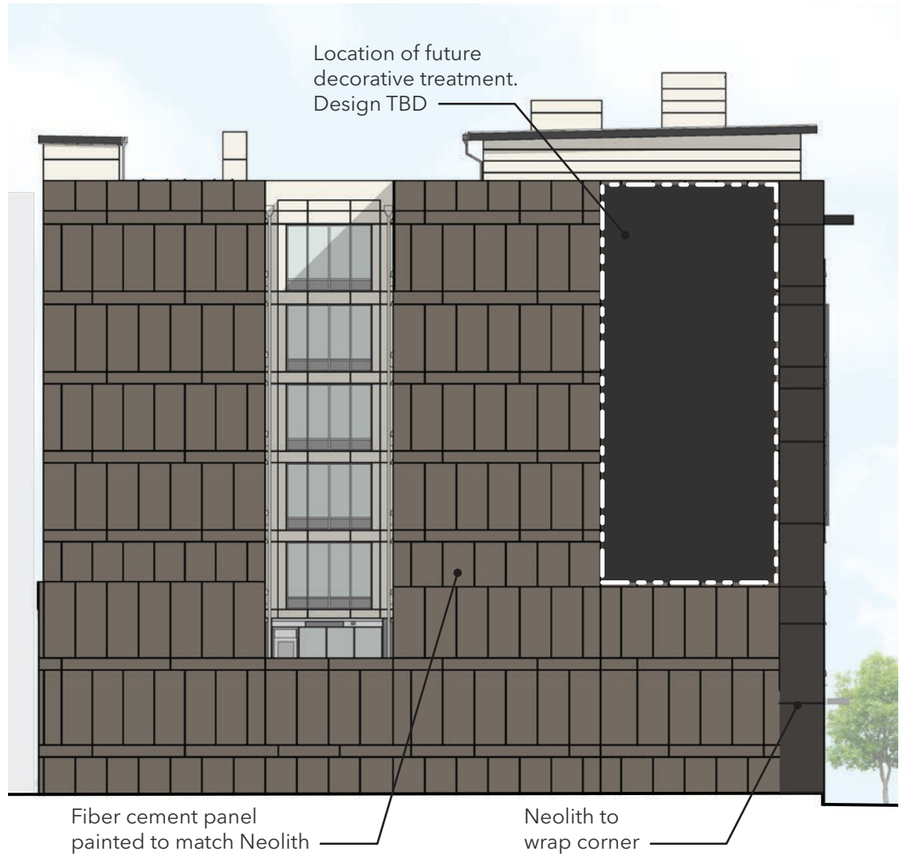
2. ARCHITECTURAL CONCEPT

e. The west façade is largely composed of a blank wall clad in fiber cement panels. Although future development on the adjacent parcel to the west may obscure this blank wall condition, this façade will be highly visible until such development occurs. The elevations indicate that a variety of panel sizes and orientations will be used to add interest and reduce the perceived mass of the structure. Detailing will be essential as will be high quality installation of the fiber cement material. The applicant is encouraged to seek out additional methods of adding interest to this façade, such as through artwork, reveals, or materials. (DC2-B)

Response: At the southern portion of the party wall facade, the stone veneer panel will turn to wrap the corner. A large panel will provide space for a mural by owner and will be visible from the adjacent street up until the time of future development. The remaining areas, flanking the recessed court along the party wall, will be a panels of fiber cement following the same spandrel dimension of the south and east facades and infilled by offset panels for visual interest. The façade will be a dark color to relate to the darker color of the stone veneer wrapping the corner.

Previous West Facade

Updated West Facade



3. LANDSCAPING AND OPEN SPACE

a. Staff is concerned about the viability of a tree planted in the light well on the west façade. Furthermore, the species of tree indicated (Japanese Maple) is unlikely to reach the height indicated in the renderings (approximately 25 feet), particularly given the limited solar access. While a tree in this location is potentially quite compelling, given the information provided it is unlikely to exhibit the height and vitality needed. Instead, staff recommends using artwork (such as a sculpture of similar height), rock garden, or green wall (with plants appropriate for available light). If a tree is proposed in this location, provide more details including the species, depth/amount of soil available, solar studies, and any supporting infrastructure (such as irrigation and light fixtures). Show the tree in renderings and elevations at the expected height, given the tree species and growing conditions. (DC4-D)

Response: The area has been changed to a non-infiltrating bio-retention planter. The species of native/adaptive shade-tollerant plants will provide visual intersest at all levels. We feel this design feature will highlight the projects stormwater strategy as well as providing natural beauty. The design team feels there are more benefits from having direct visual and physical access to nature in this area than artwork. A green wall will not perform as well as the proposed plants as vines for deep shade selection is extremely limited, and involve a large amount of maintenance.

Level Two Courtyard

3. LANDSCAPING AND OPEN SPACE

b. The third-floor decks make good use of the upper level setback, providing useable and desirable space at a height that also allows for some engagement and interaction with the public realm. The inclusion of one common deck at this level provides additional opportunities for social interaction between residents and increases the variety of open spaces available to all residents. Maintain this aspect of the design. (DC3-A-1, DC3-B-4)

Response: There is no plan for a common deck on level 3; these are all associated with individual units. There are tall planters seperating the the individual units which will act as a softened edge and added natural interest.

c. The two-story roof deck is well designed and programmed with each area having its own distinct character. The corner location and two-story height increase its visibility from the public realm, adding interest to this prominent corner. Maintain this aspect of the design. (DC3-A-1, DC3-B-4)

Response: Noted

Level Three Private Patios

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.

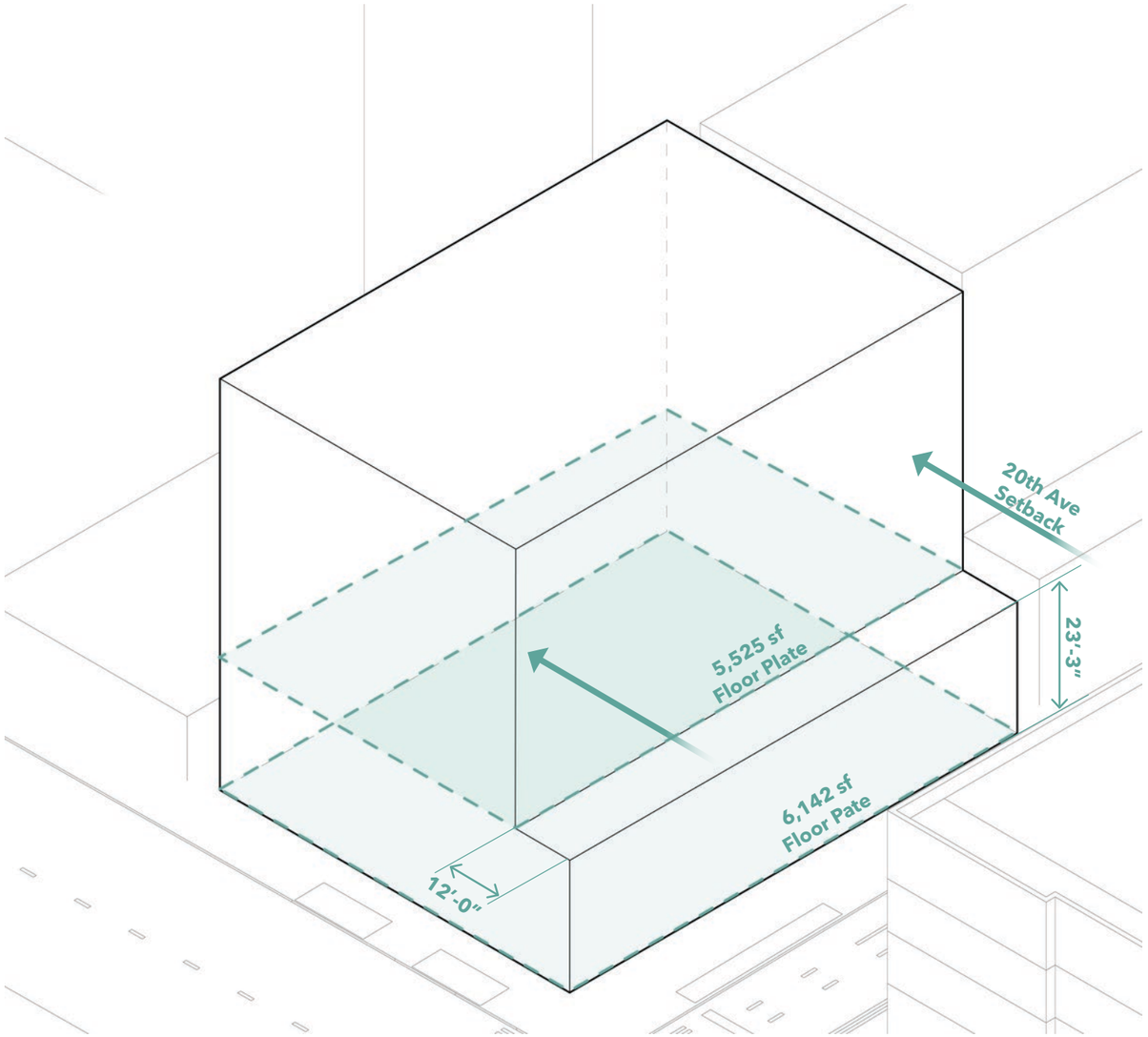
6. New buildings in the Character Core and Civic should reflect the larger scale and significant investment found there.

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.

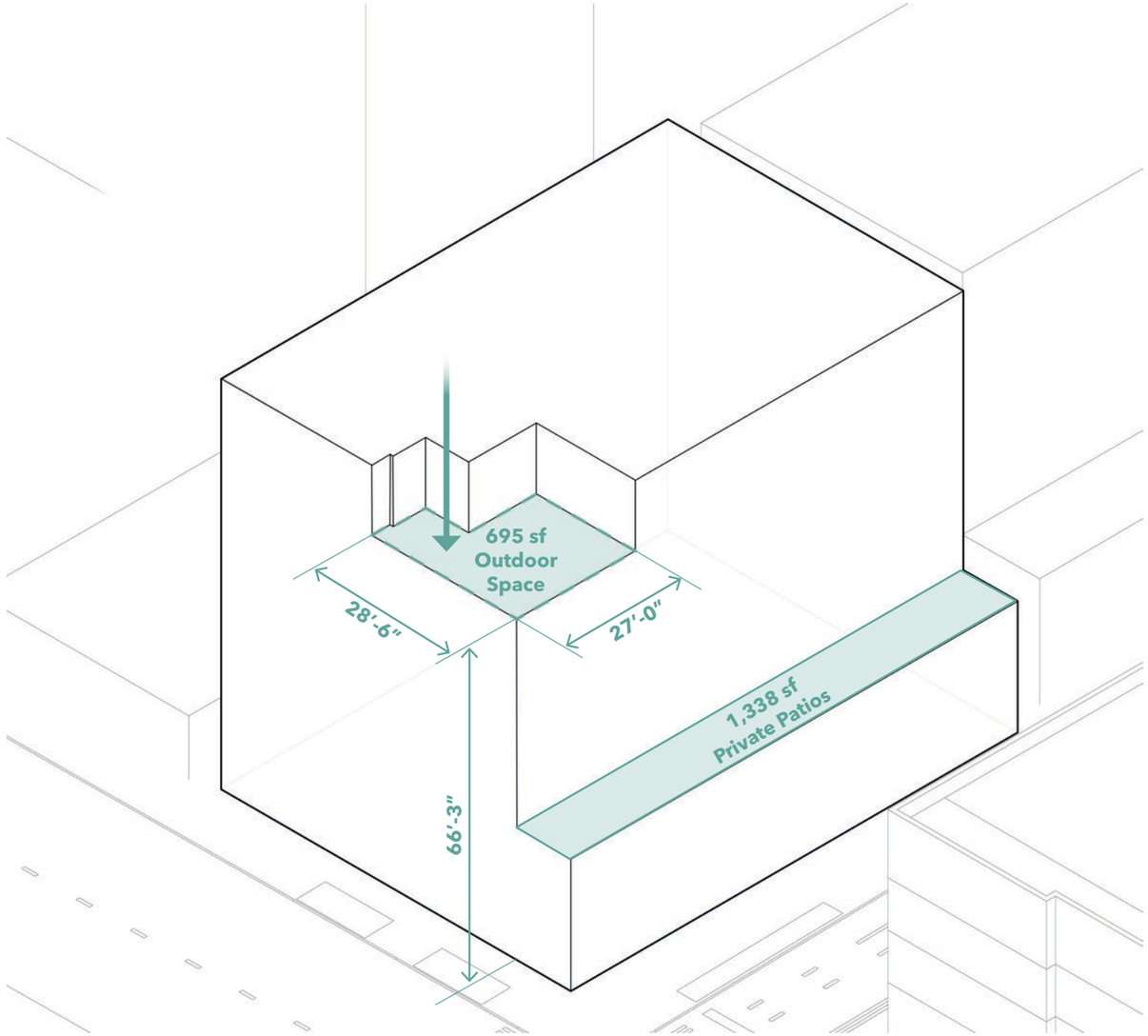
c) Projects should reinforce the historic character with use of high-quality materials and a selective color palette.

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

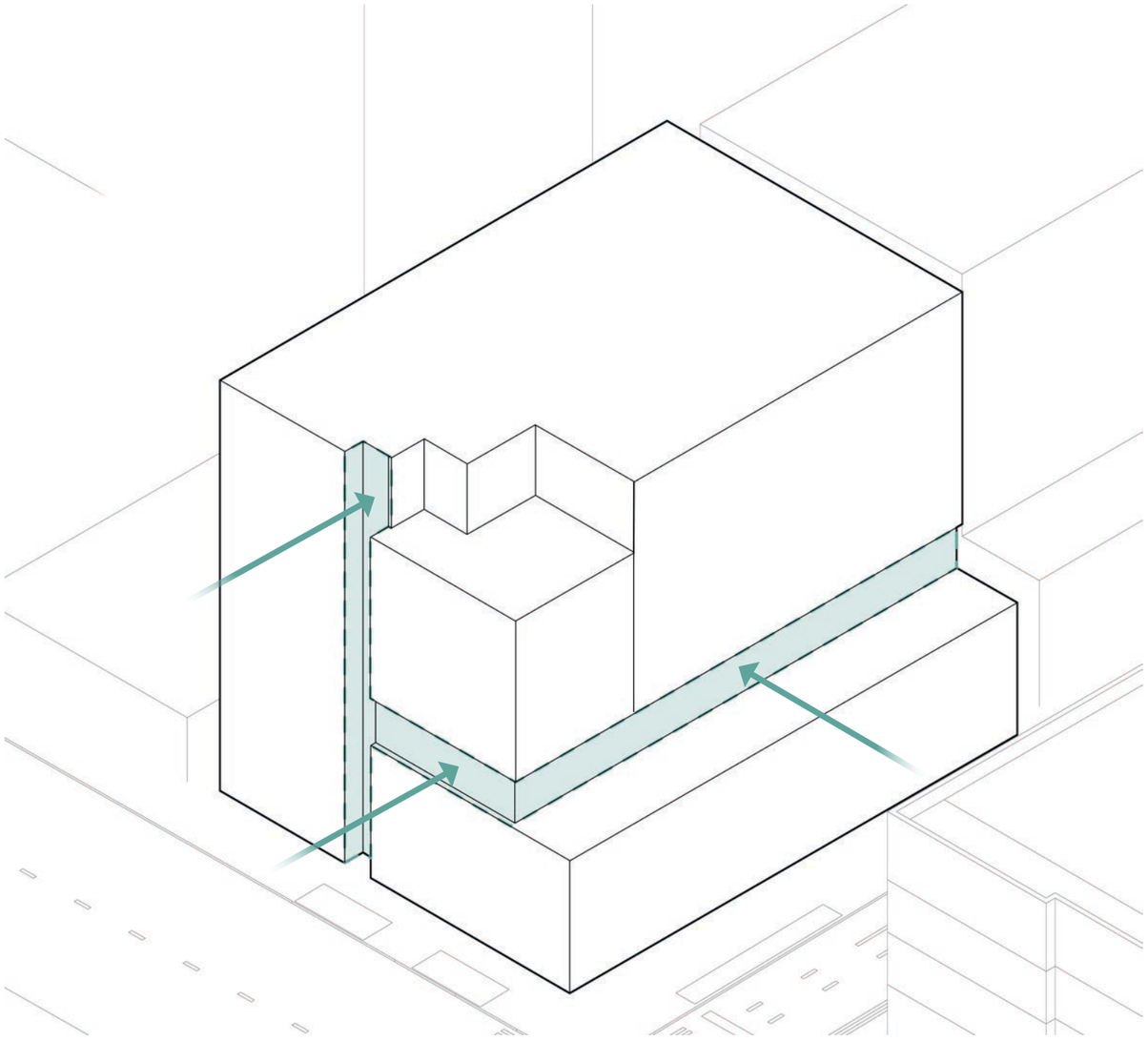
Design Concepts



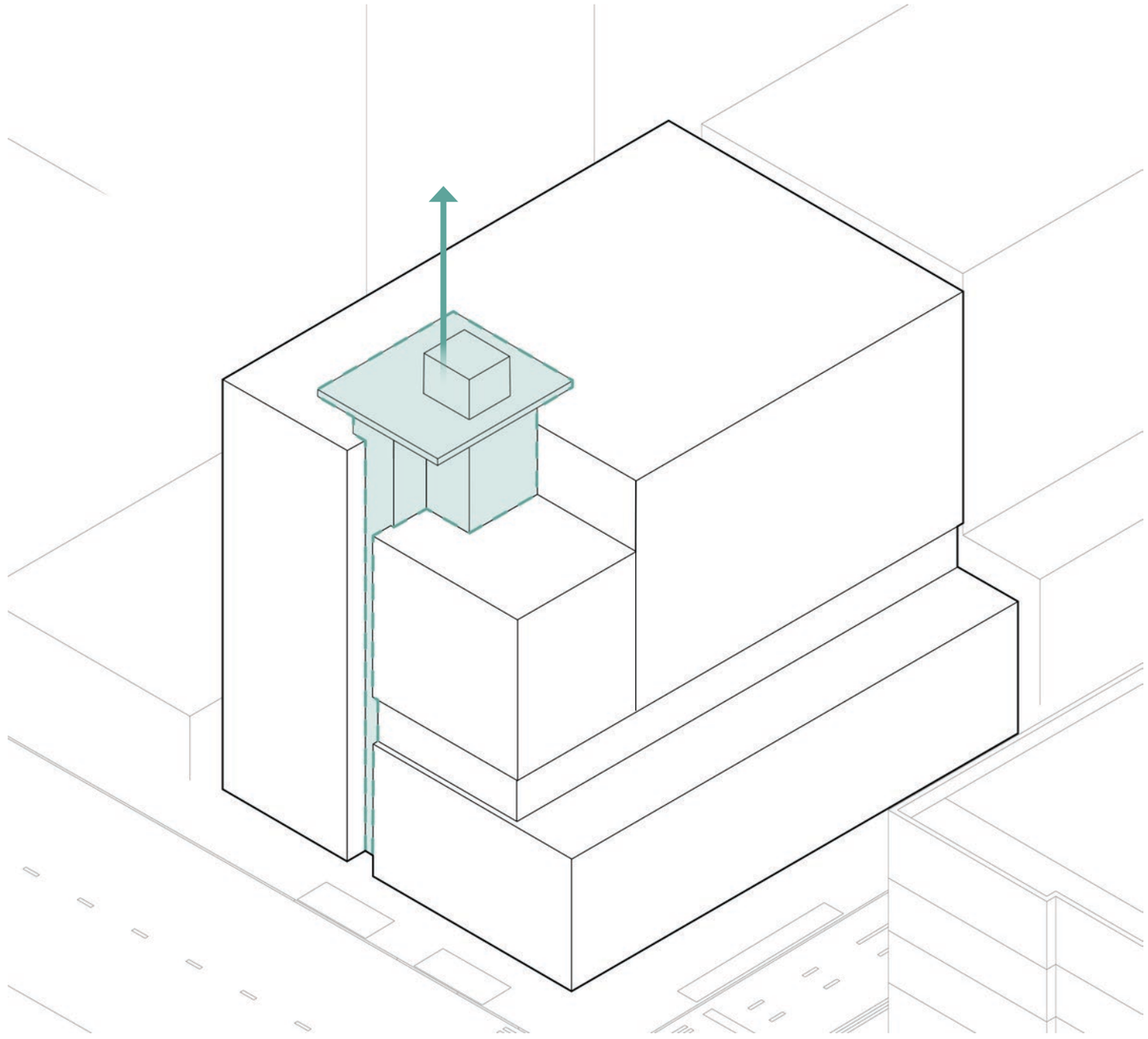
1. Contextual Setback at 20th
Code requires a setback of 10' for portions of the structure above 45' that abut a street. Our design strives to fit in the old with the new by starting the setback back at 23'-3" to relate to the height of the existing Wilcox Apartment to the North (see pg 17). The need 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).

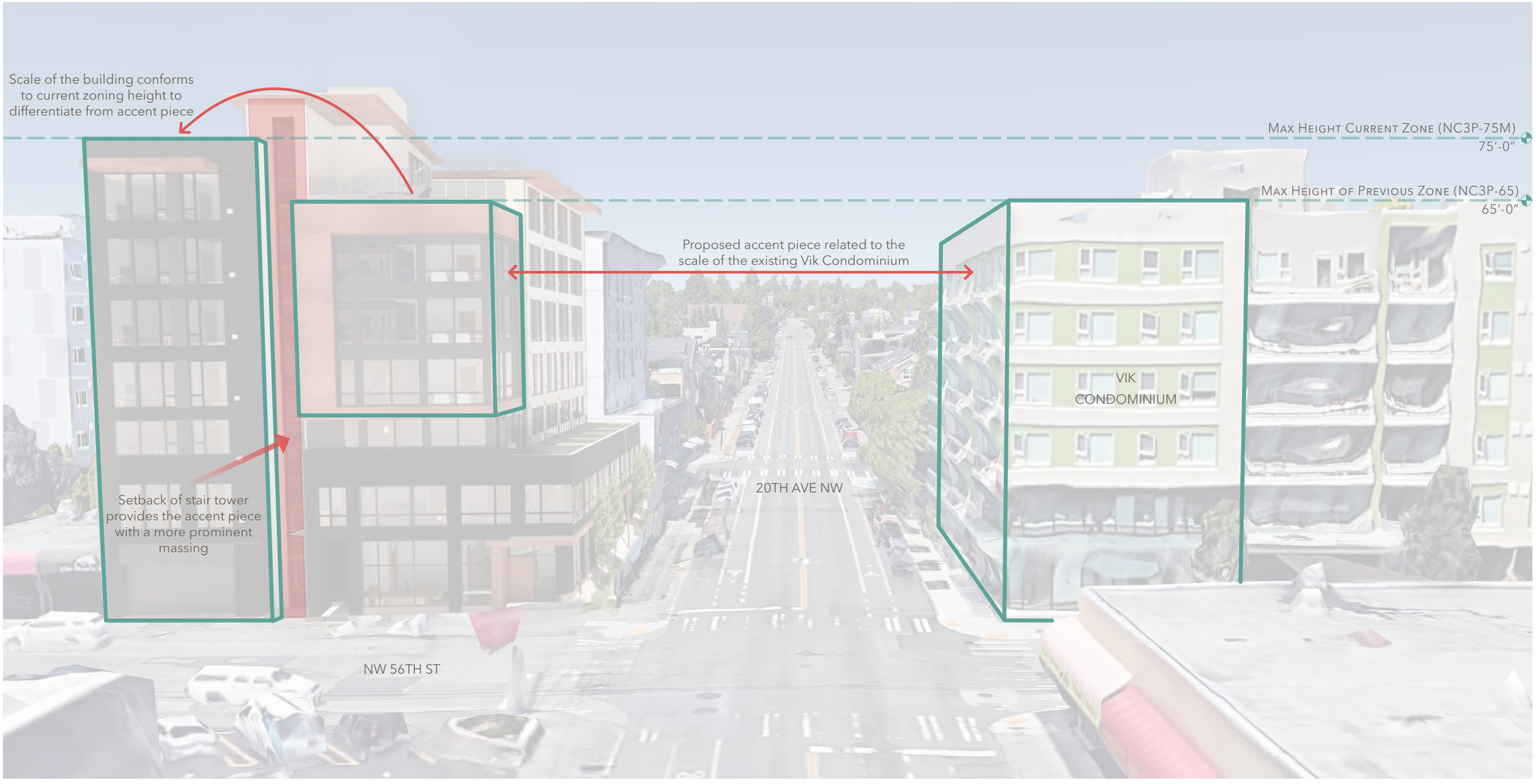


3. Facade Modulation
Starting to push and pull the facade on the East and South sides of the building starts to give more character to the building and presents opportunities for visual interest. The south facade has a prominent vertical setback to highlight the stair tower.

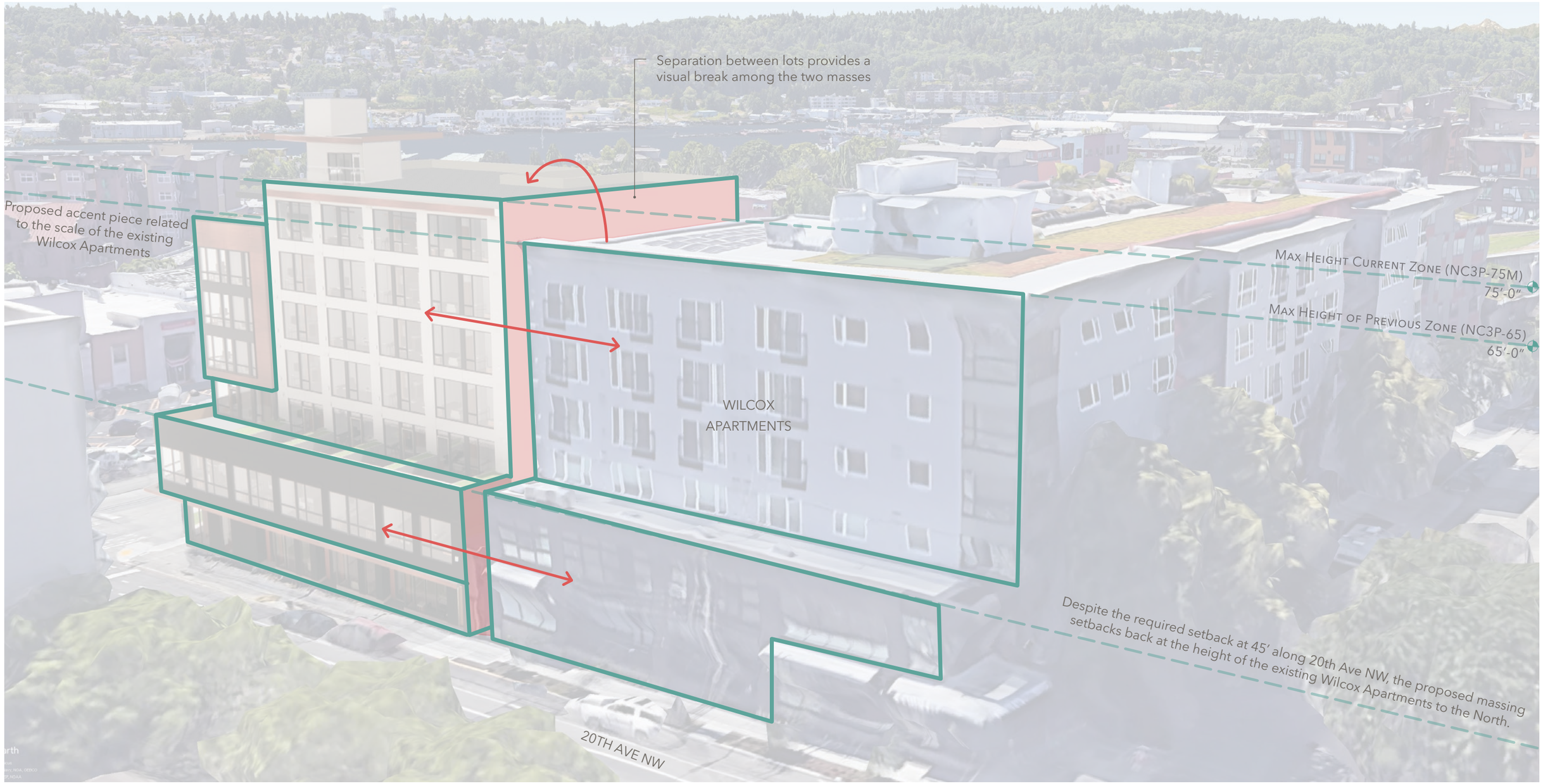


4. Stair Tower Expression
The stair tower is pulled up above the building to provide functional access to the rooftop while creating a visual landmark that distinguishes the new development.

Design Concepts



ARCHITECTURE CONTEXT - NW 56TH ST FACADE



ARCHITECTURE CONTEXT - 20TH AVE NW FACADE

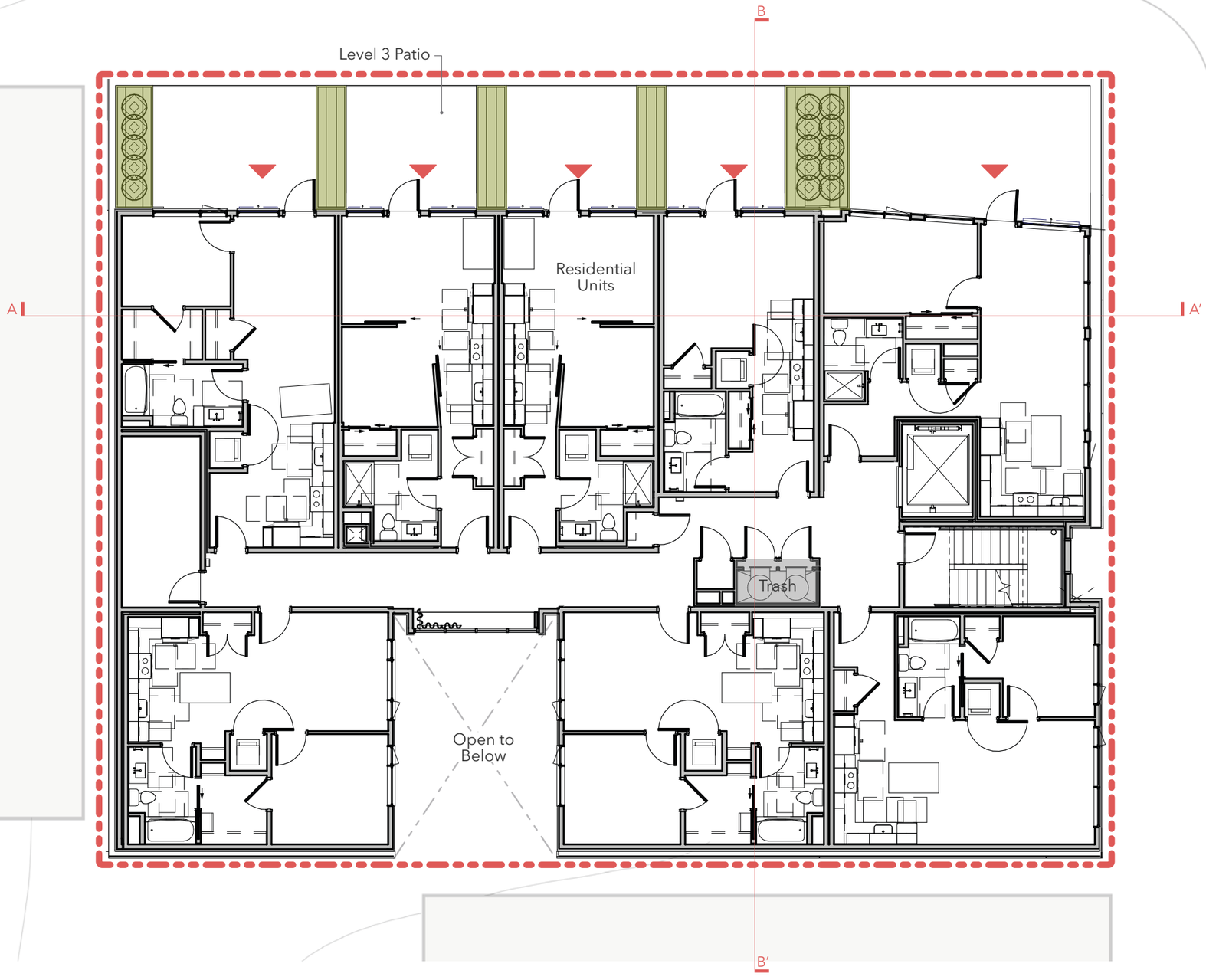
Floor Plans

SITE PLAN

GGLO

LEVEL 2-FLOOR PLAN

20th Ave NW



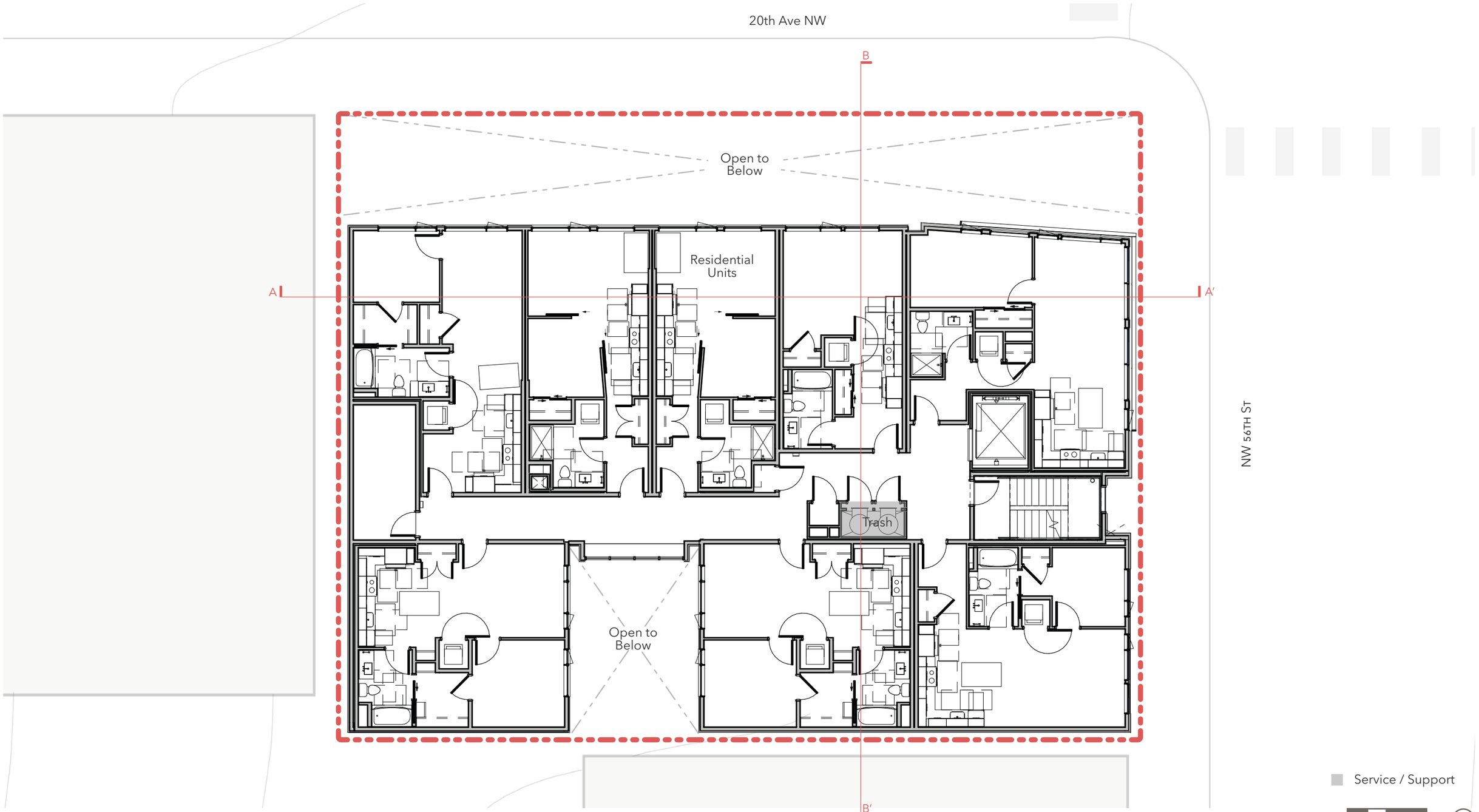
NW 56TH ST

Pedestrian Access
Landscape Planting
Service / Support

0' 6' 12'

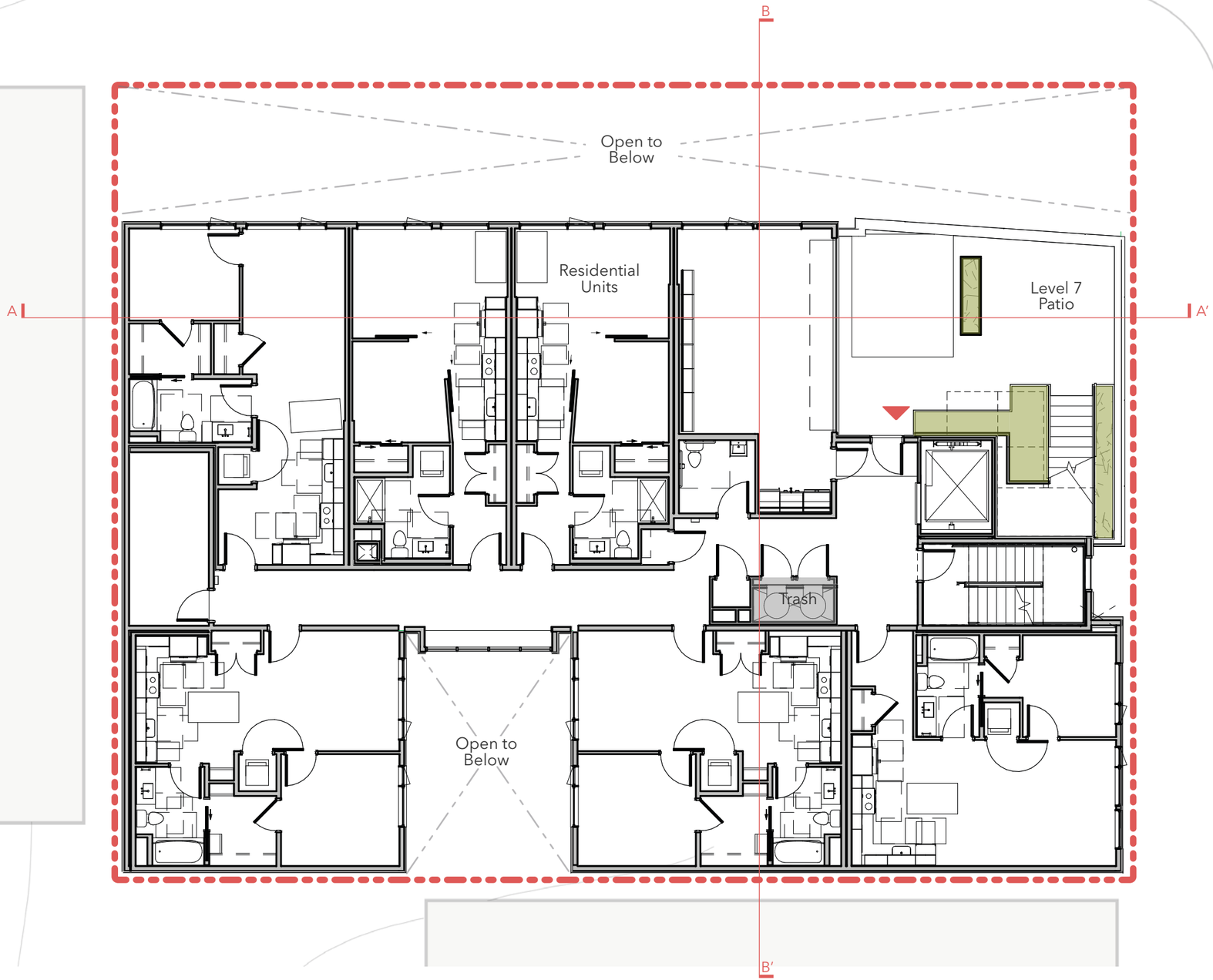
LEVEL 3-FLOOR PLAN

GGLO



TYP. LEVEL 4-6-FLOOR PLAN

20th Ave NW



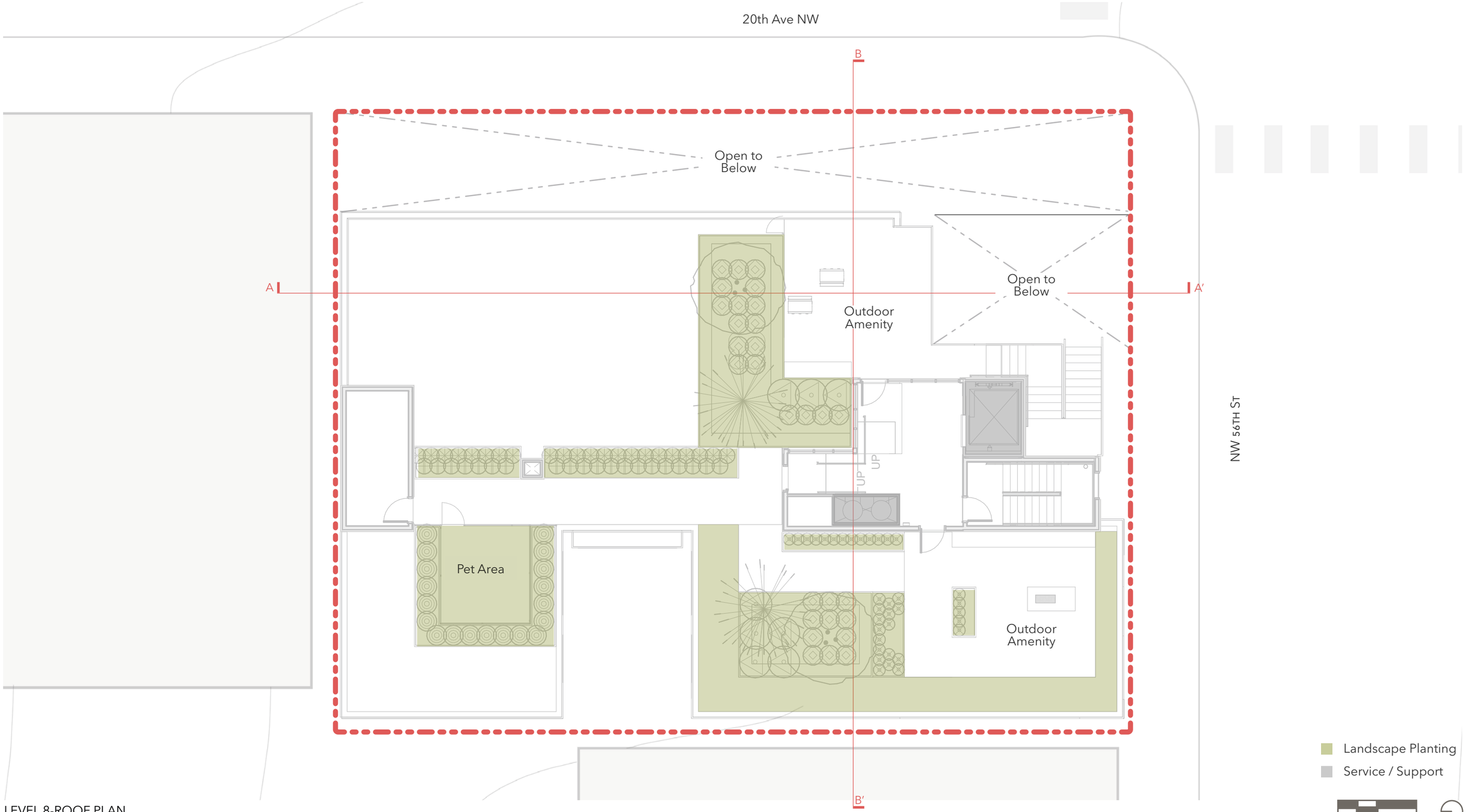
NW 56TH ST

Pedestrian Access
Landscape Planting
Service / Support

0′ 6′ 12′

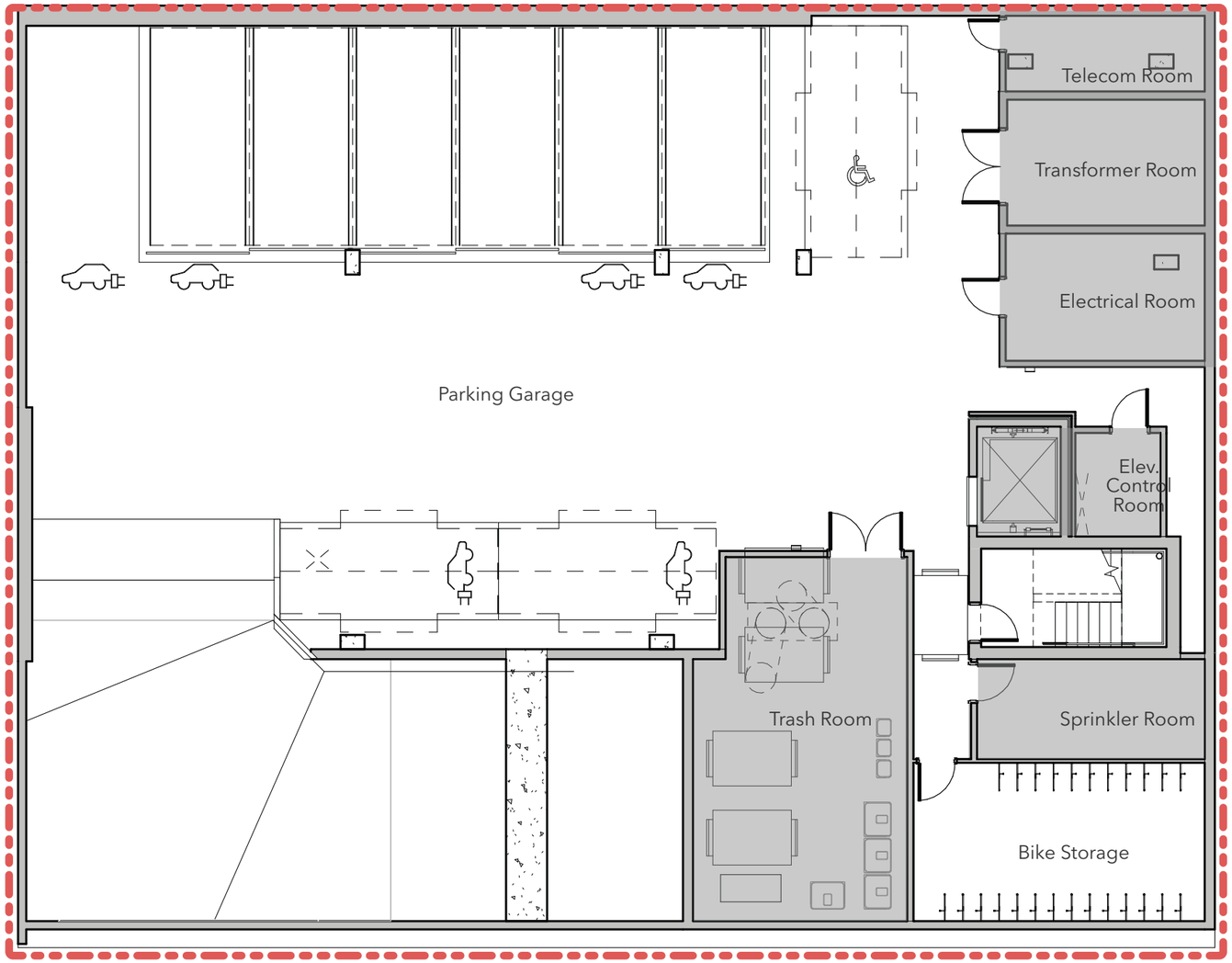
LEVEL 7-FLOOR PLAN

GGLO



LEVEL 8-ROOF PLAN

Parking Level Floor Plans

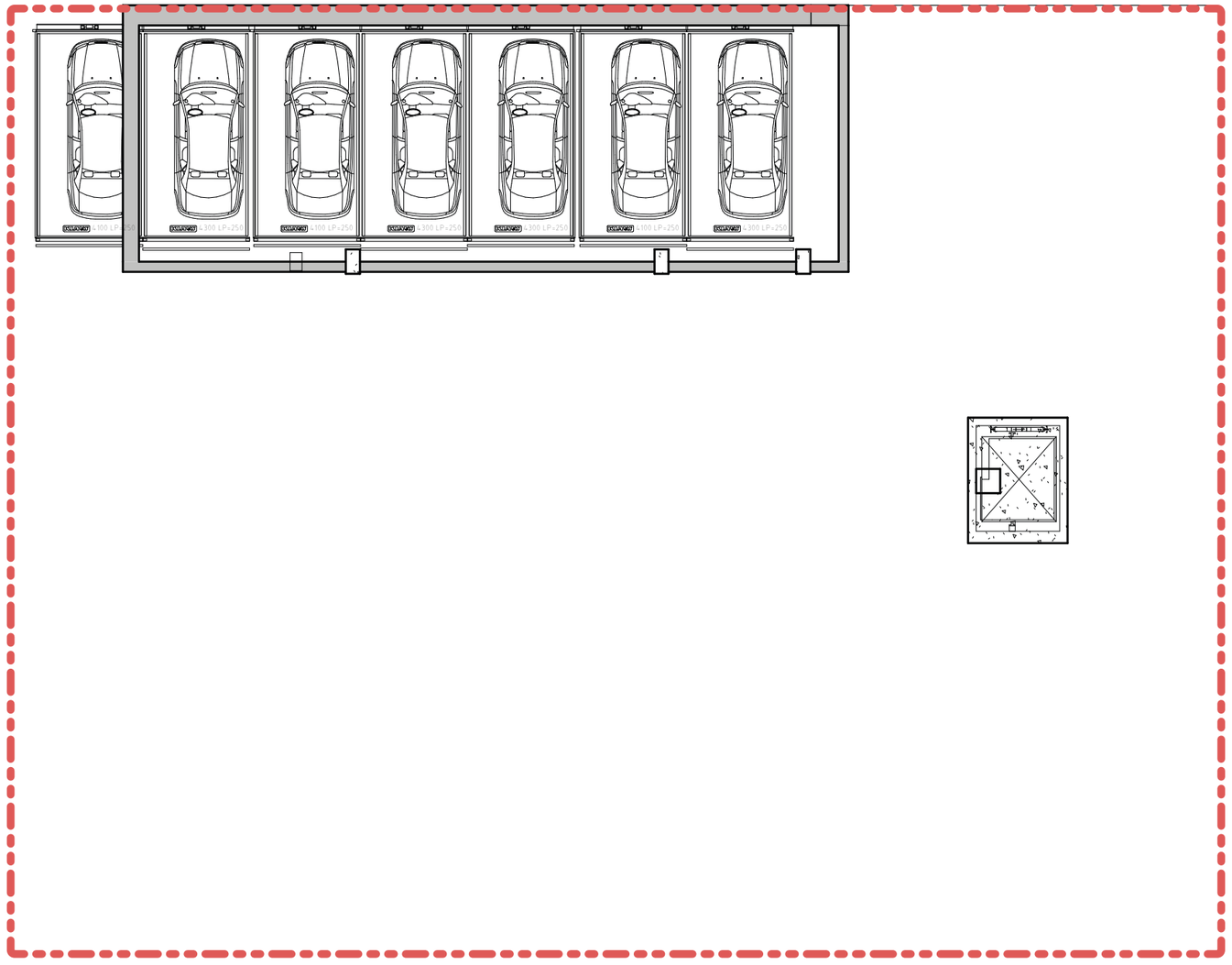


Service / Support

0′ 6′ 12′

PARKING LEVEL 1-FLOOR PLAN

GGLO



PARKING PIT LEVEL-FLOOR PLAN

0′ 6′ 12′

Elevations

LEGEND

1 Metal Siding - Citadel Ebony

2 Wood Panel Siding - Parklex Copper

3 Ceramic Coated Panel - Ceraclad - Cream - Silky Flow

4 Cement Stone Panel - Neolith Iron Moss

5 Concrete

6 Fiber Cement Panel - Hardie - Painted Cream

7 Fiber Cement Panel - Hardie - Painted Iron Moss

8 Black Vinyl Windows

9 Black Aluminum Storefront

SOUTH ELEVATION

GGLO

LEGEND

1 Metal Siding - Citadel Ebony

2 Wood Panel Siding - Parklex Copper

3 Ceramic Coated Panel - Ceraclad - Cream - Silky Flow

4 Cement Stone Panel - Neolith Iron Moss

5 Concrete

6 Fiber Cement Panel - Hardie - Painted Cream

7 Fiber Cement Panel - Hardie - Painted Iron Moss

8 Black Vinyl Windows

9 Black Aluminum Storefront

EAST ELEVATION

LEGEND

1 Metal Siding - Citadel Ebony

2 Wood Panel Siding - Parklex Copper

3 Ceramic Coated Panel - Ceraclad - Cream - Silky Flow

4 Cement Stone Panel - Neolith Iron Moss

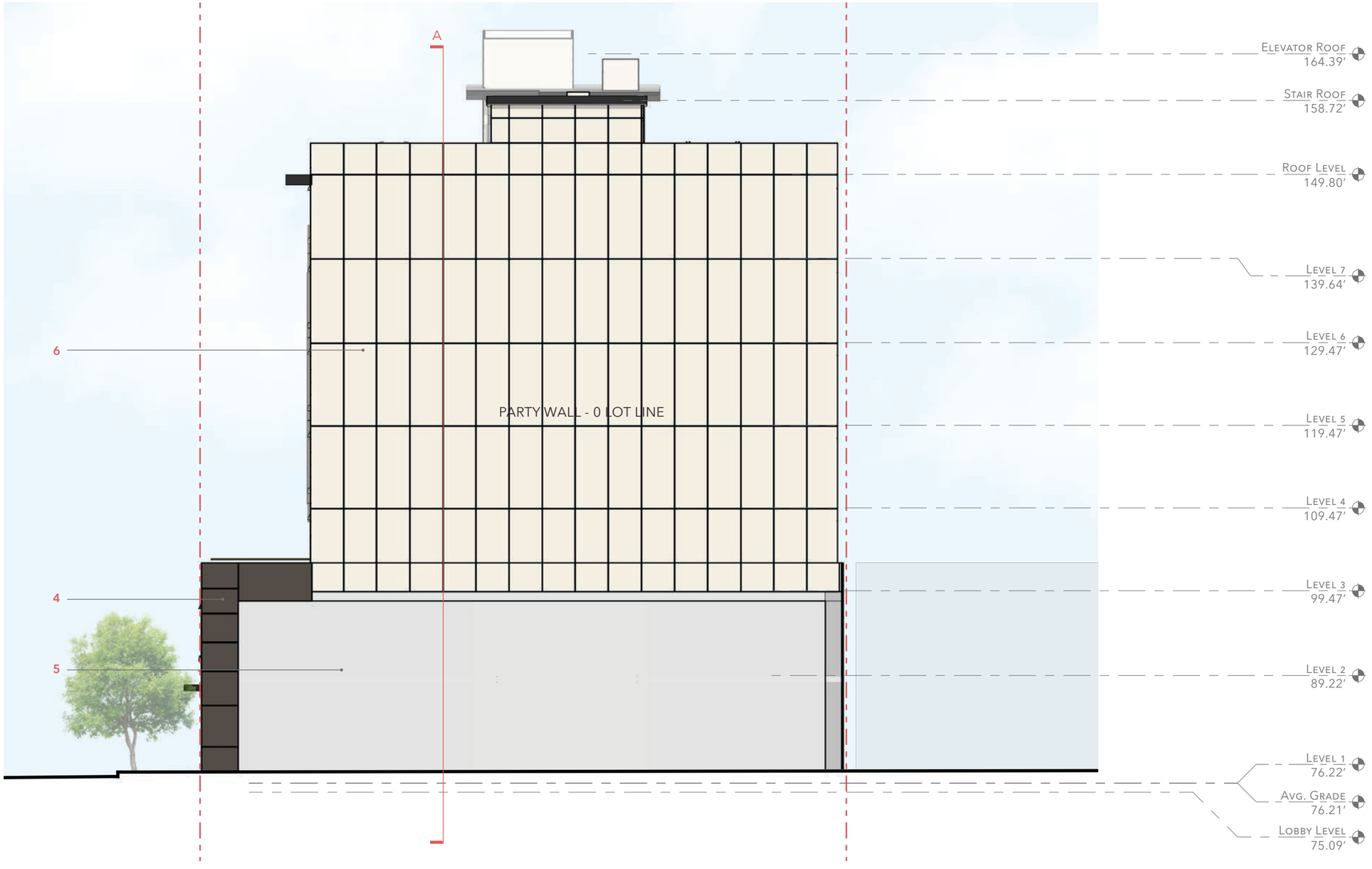
5 Concrete

6 Fiber Cement Panel - Hardie - Painted Cream

7 Fiber Cement Panel - Hardie - Painted Iron Moss

8 Black Vinyl Windows

9 Black Aluminum Storefront



NORTH ELEVATION

GGLO

LEGEND

1 Metal Siding - Citadel Ebony

2 Wood Panel Siding - Parklex Copper

3 Ceramic Coated Panel - Ceraclad - Cream - Silky Flow

4 Cement Stone Panel - Neolith Iron Moss

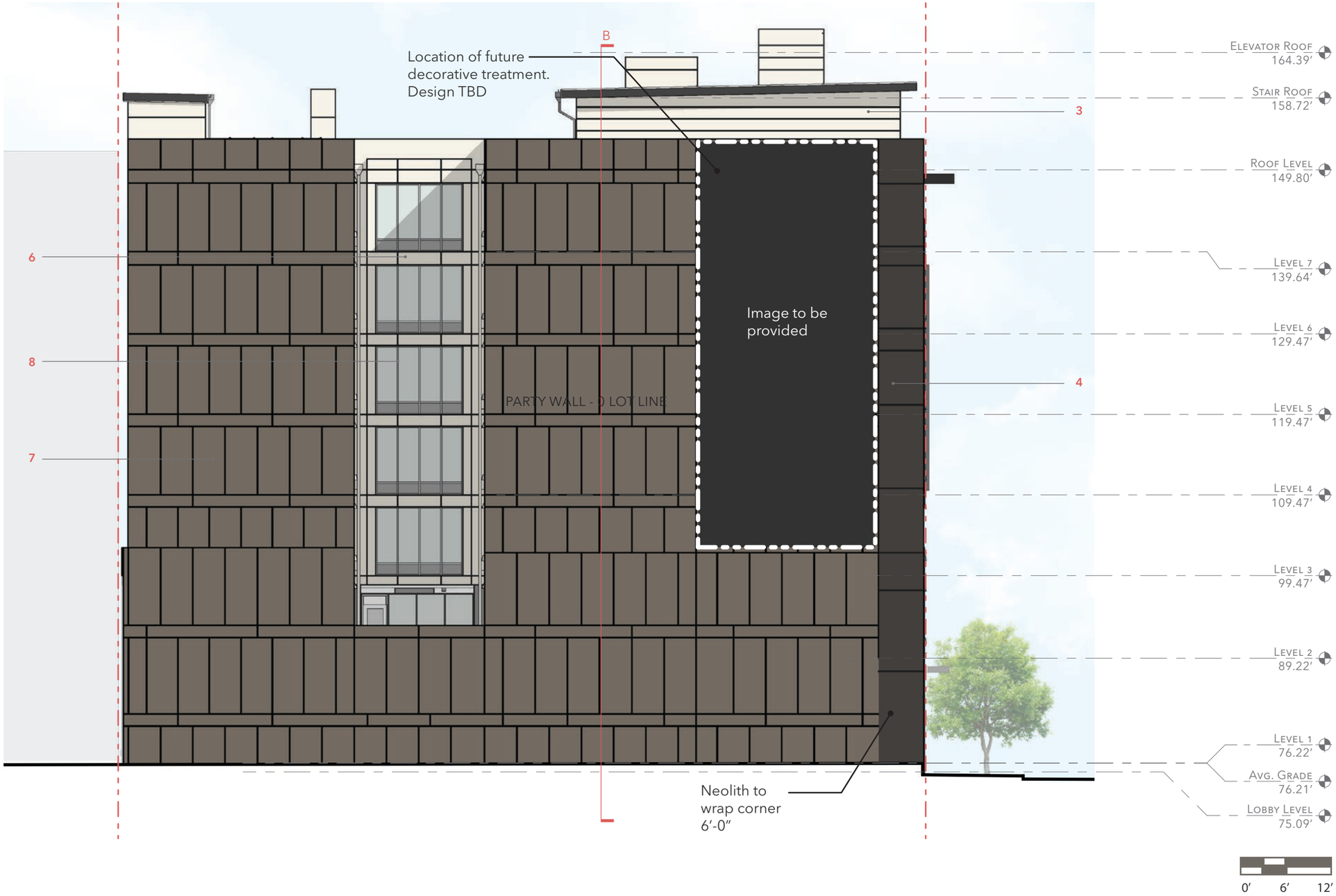
5 Concrete

6 Fiber Cement Panel - Hardie - Painted Cream

7 Fiber Cement Panel - Hardie - Painted Iron Moss

8 White Vinyl Windows

9 Black Aluminum Storefront

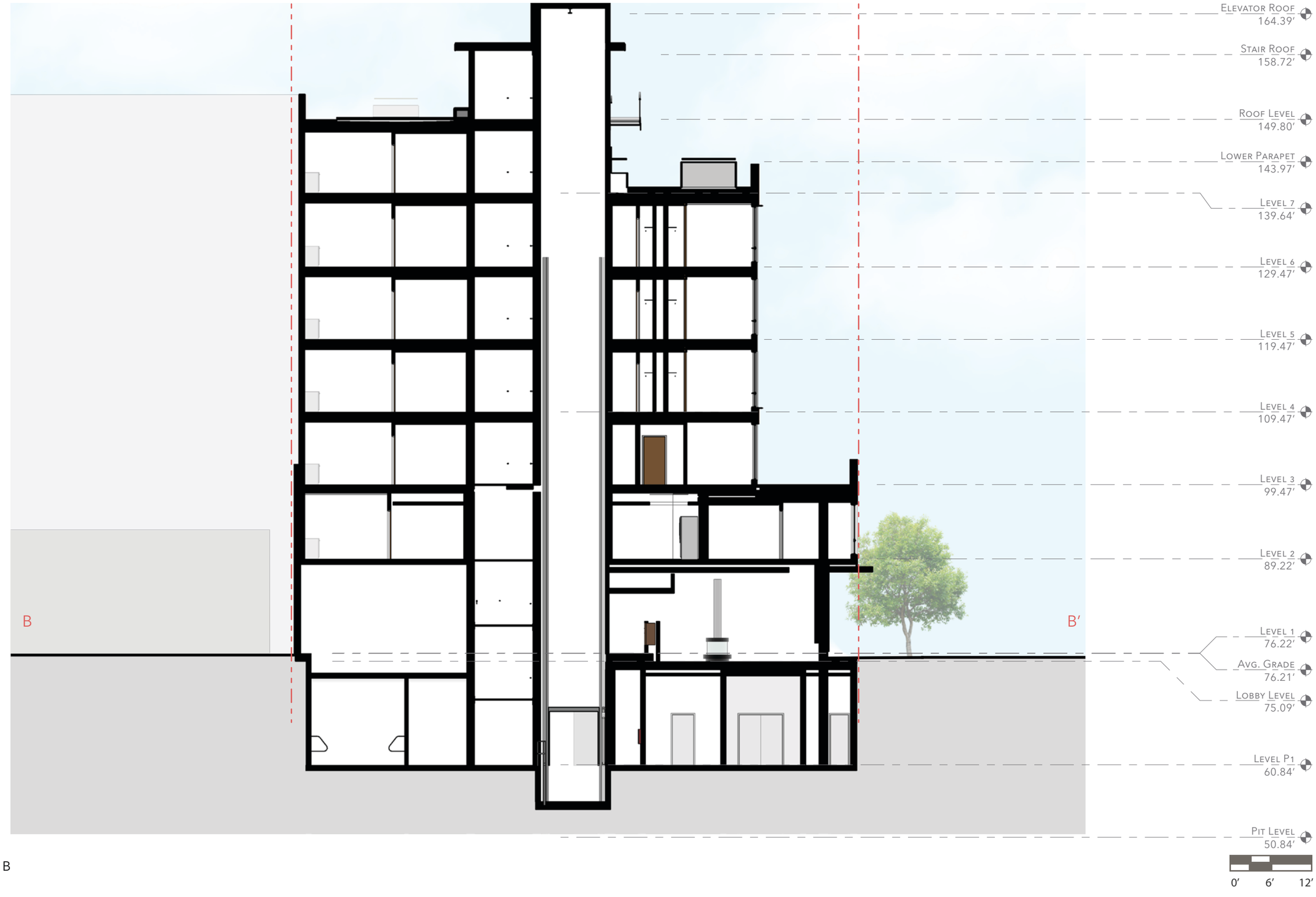


WEST ELEVATION

Sections

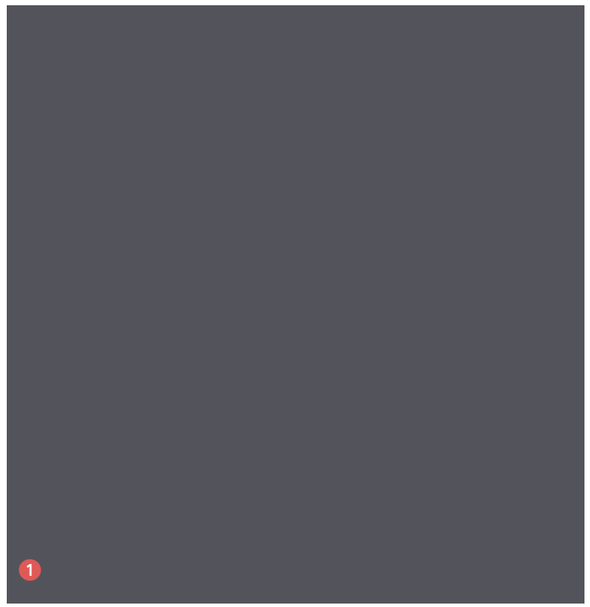
NORTH-SOUTH BUILDING SECTION - A

GGLO



EAST-WEST BUILDING SECTION - B

Material Palette



LEGEND

1 Metal Siding - Citadel Ebony

2 Wood Panel Siding - Parklex Copper

3 Ceramic Coated Panel - Ceraclad - Cream - Silky Flow

4 Cement Stone Panel - Neolith Iron Moss

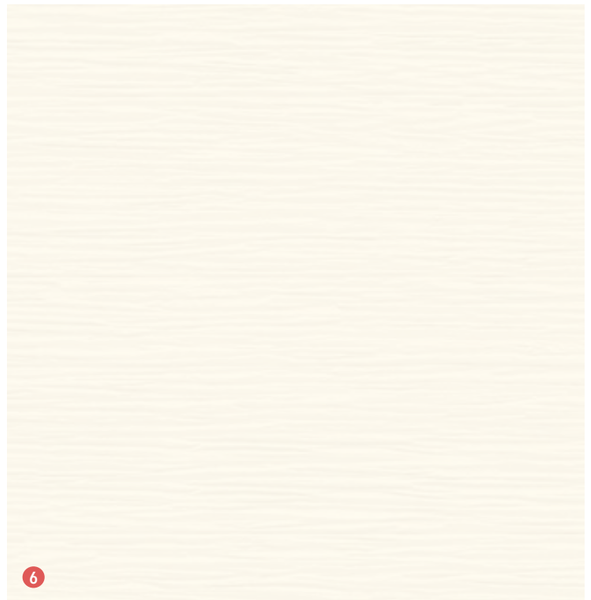
5 Cast-In-Place Concrete

6 Fiber Cement Panel - Hardie - Painted Cream

7 Fiber Cement Panel - Hardie - Painted Iron Moss

8 Black Vinyl Windows

9 Black Aluminum Storefront



Material Board & Local References

Daylight Image

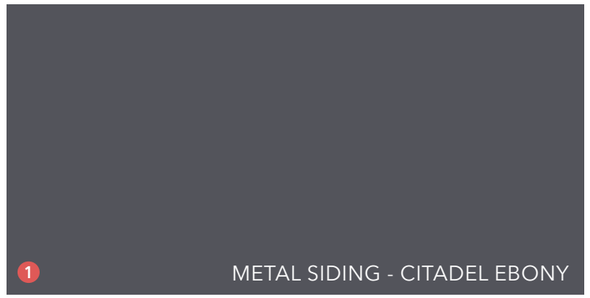
Overcast Image

Local Sample of Silky Flow Pearl - Ballard Blocks Phase 2

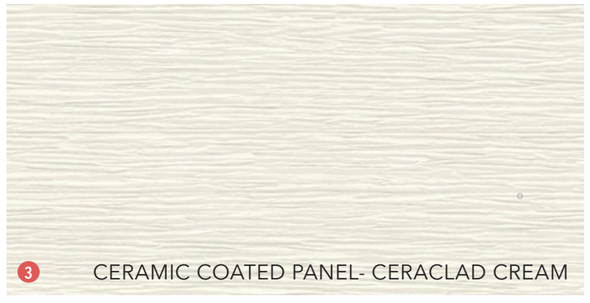
Local Sample of Neolith - 400 Mercer

Local Sample of Parklex - UW LIFE SCIENCE BUILDING


4
3
2
1


1
METAL SIDING - CITADEL EBONY


2
WOOD PANEL SIDING - PARKLEX COPPER


3
CERAMIC COATED PANEL- CERACLAD CREAM


4
CEMENT STONE PANEL - NEOLITH IRON MOSS

Material Palette

1 METAL SIDING - CITADEL EBONY

2 WOOD PANEL SIDING - PARKLEX COPPER

4 CEMENT STONE PANEL - NEOLITH IRON MOSS

5 CONCRETE

Renderings

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

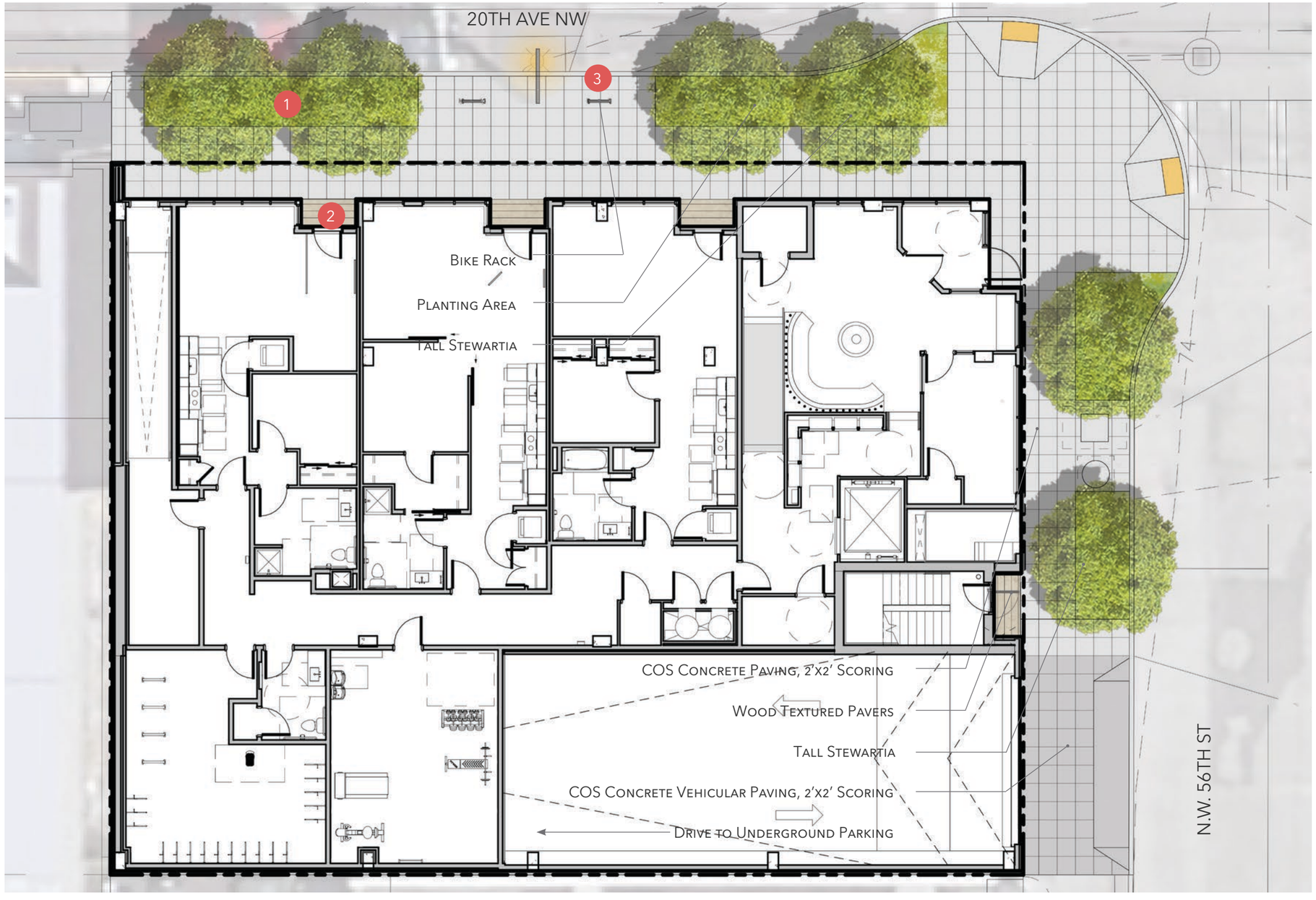
PERSPECTIVE LOOKING SOUTH ALONG 20TH AVE FACADE

Landscape Plan at Street Level

1 SIDEWALK PLANTING STRIP

2 WOOD TEXTURED PAVERS

3 BIKE RACKS

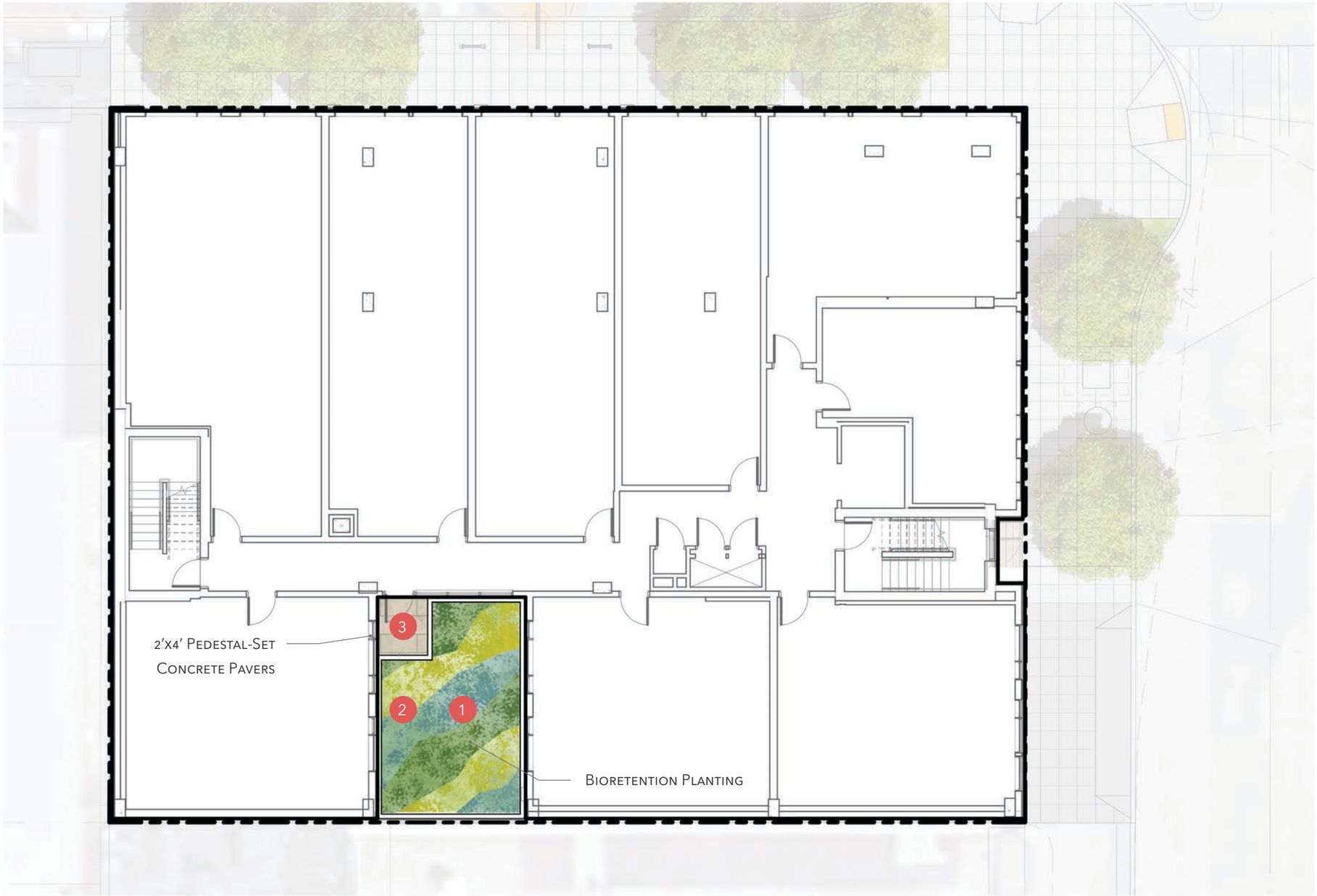


Landscape Plan at Level 2

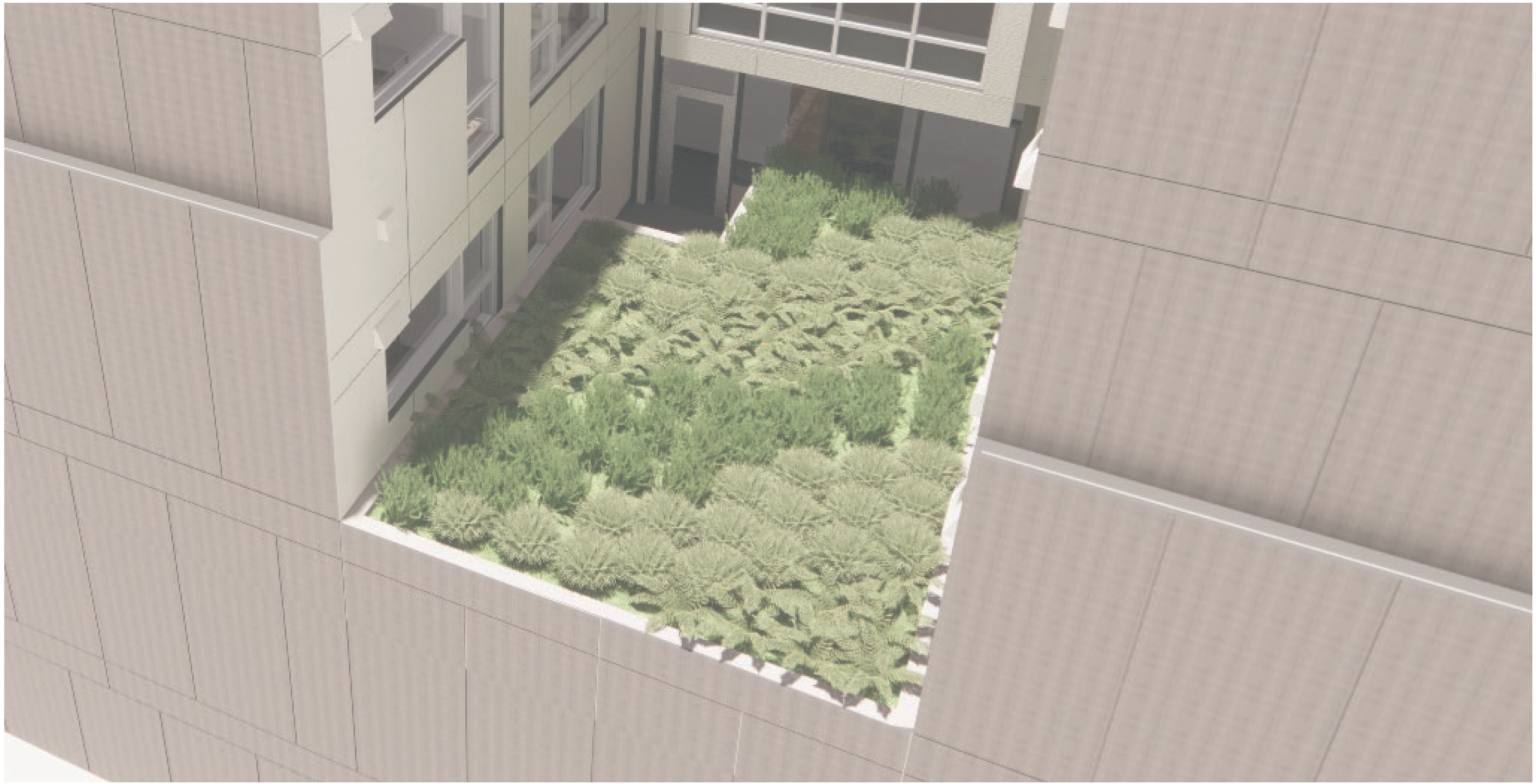
1 BIORETENTION PLANTER

2 PLANTING IS SIMPLE AND SHADE TOLERANT

3 PEDESTAL-SET PAVERS



GGLO

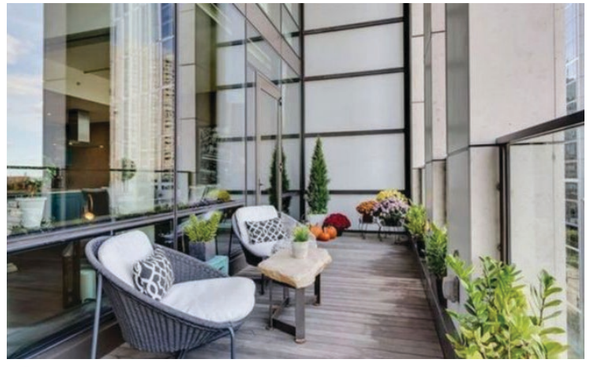


PERSPECTIVE AT WEST FACADE

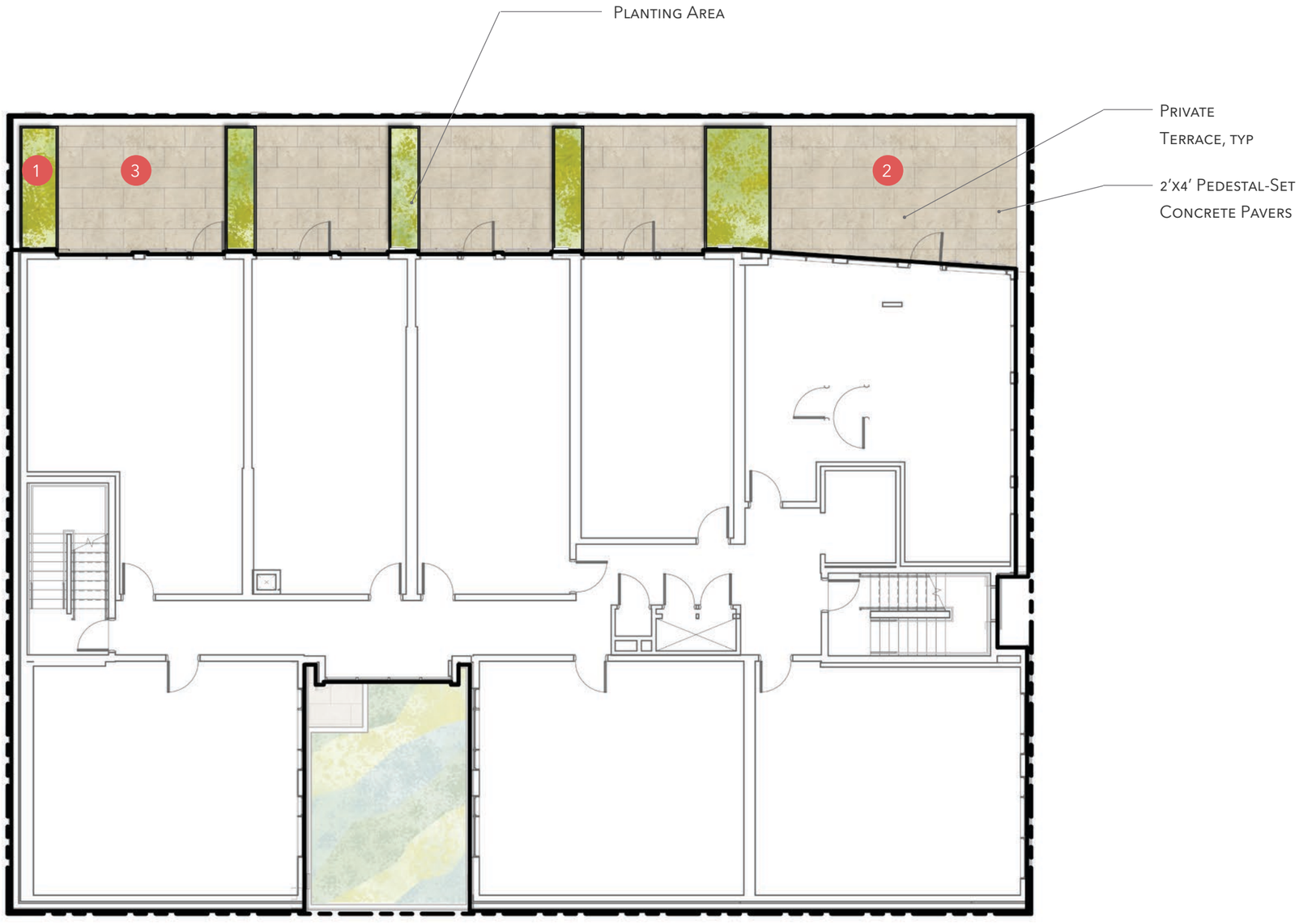
Landscape Plan at Level 3

1 RAISED METAL PLANTER

2 PEDESTAL-SET PAVERS



3 PRIVATE TERRACE



0' 6' 12'

GGLO

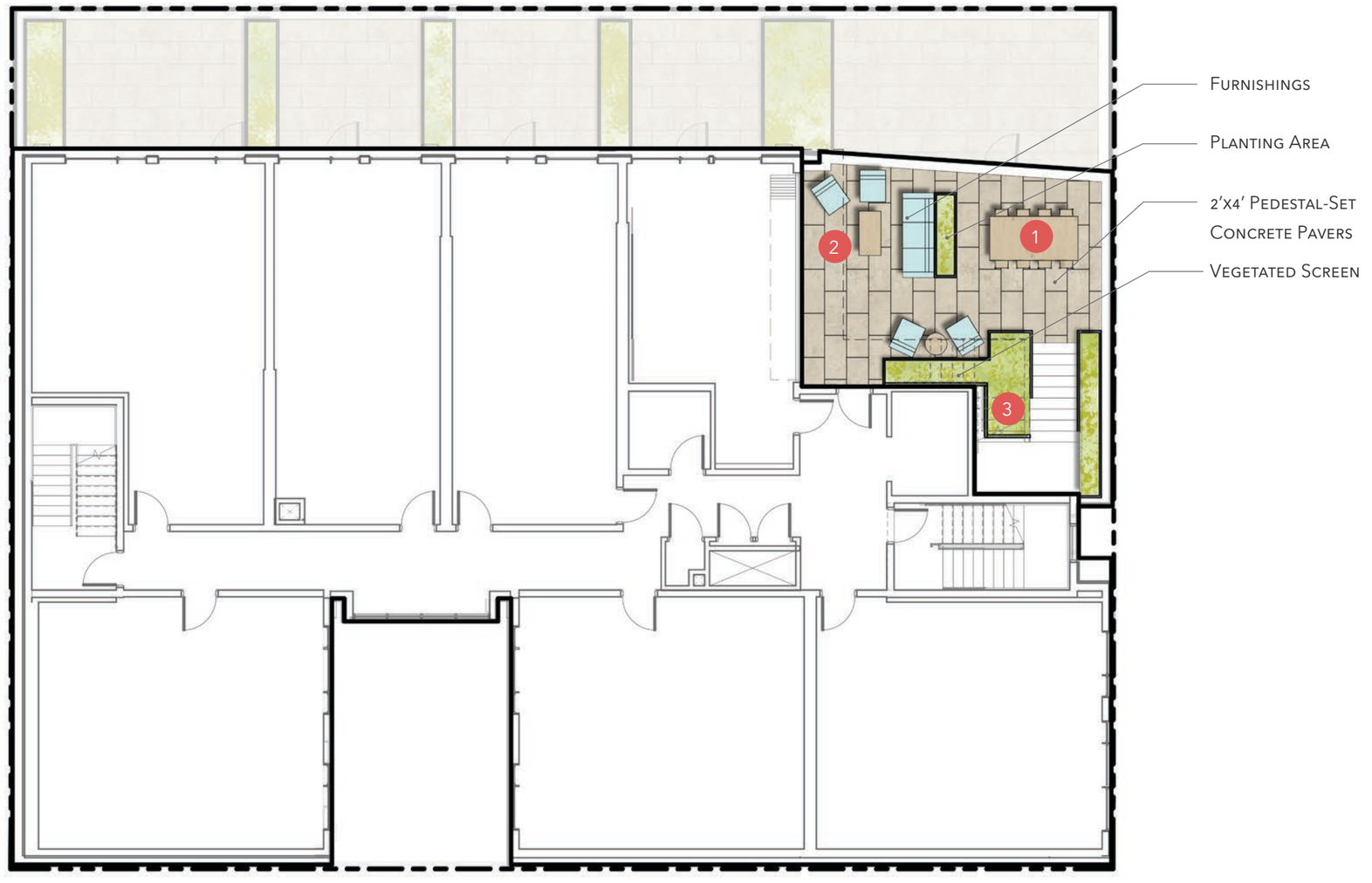
PERSPECTIVE AT LEVEL 3 TERRACE

Landscape Plan at Level 7

1 OUTDOOR TABLE

2 LOUNGE AREA

3 VEGETATED SCREEN



0′ 6′ 12′

GGLO

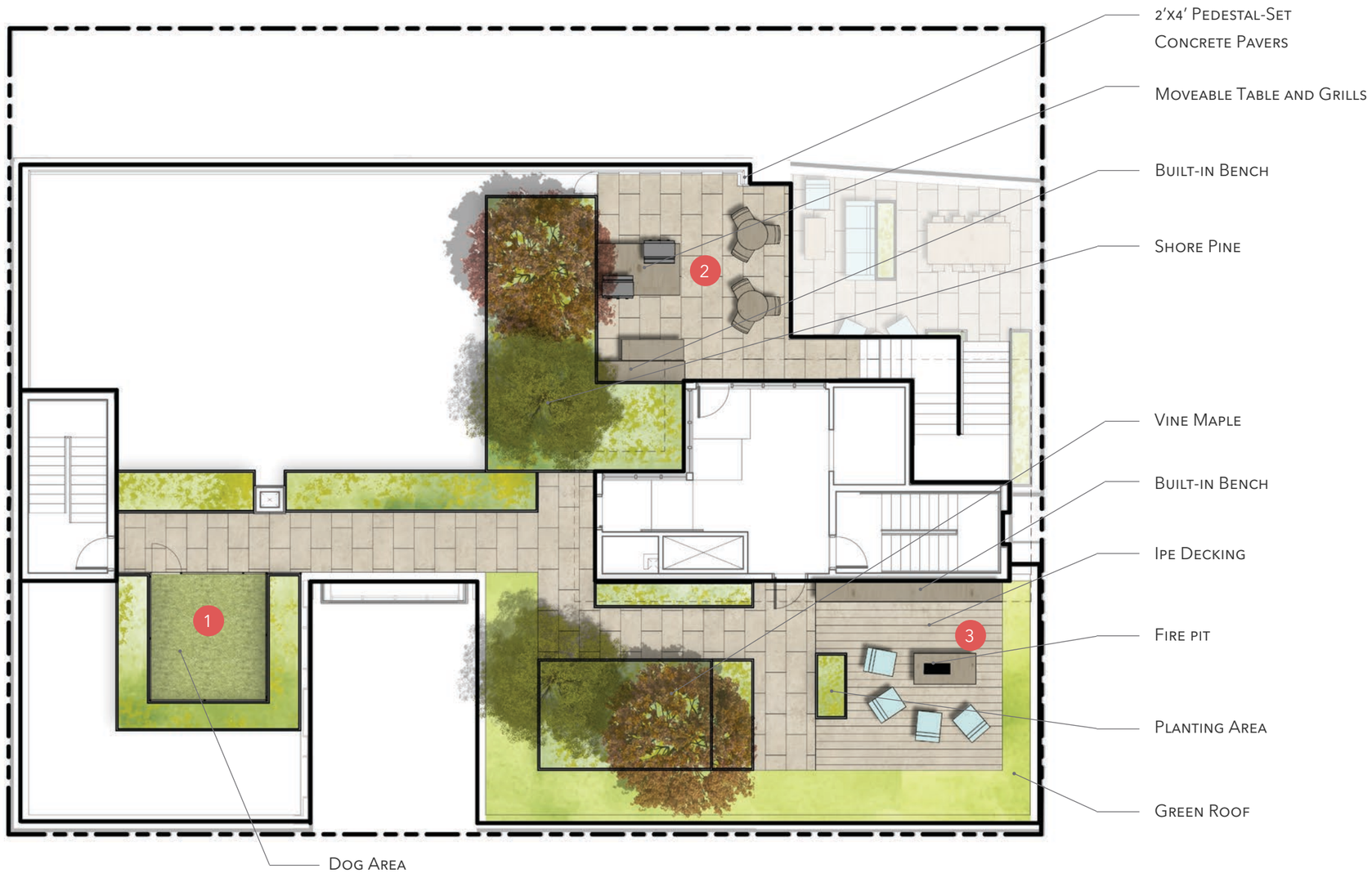
PERSPECTIVE AT LEVEL 7 TERRACE

Landscape Plan at Roof Level

1 DOG AREA

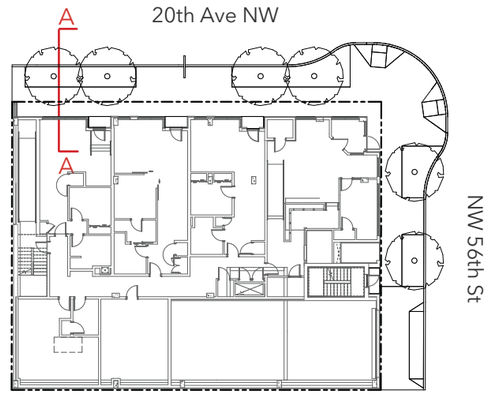
2 MOVEABLE TABLES AND GRILLS

3 FIRE PIT



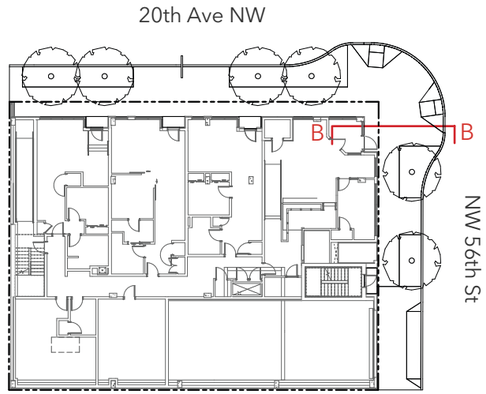
GGLO

Landscape Sections



20TH AVE NW STREET SECTION - A

Landscape Sections



NW 56th STREET SECTION - B

Plant Diagram - Street Level

Plant Palette - Street Level

Trees

Orange bark Stewartia

Shrubs

Low Oregon Grape

Soft Caress Mahonia

Privet Honeysuckle

Grasses & Perennials

Oak Leaf Acanthus

Autumn Moor Grass

Bowles' Golden Sedge

Bear's Breeches

Ground cover

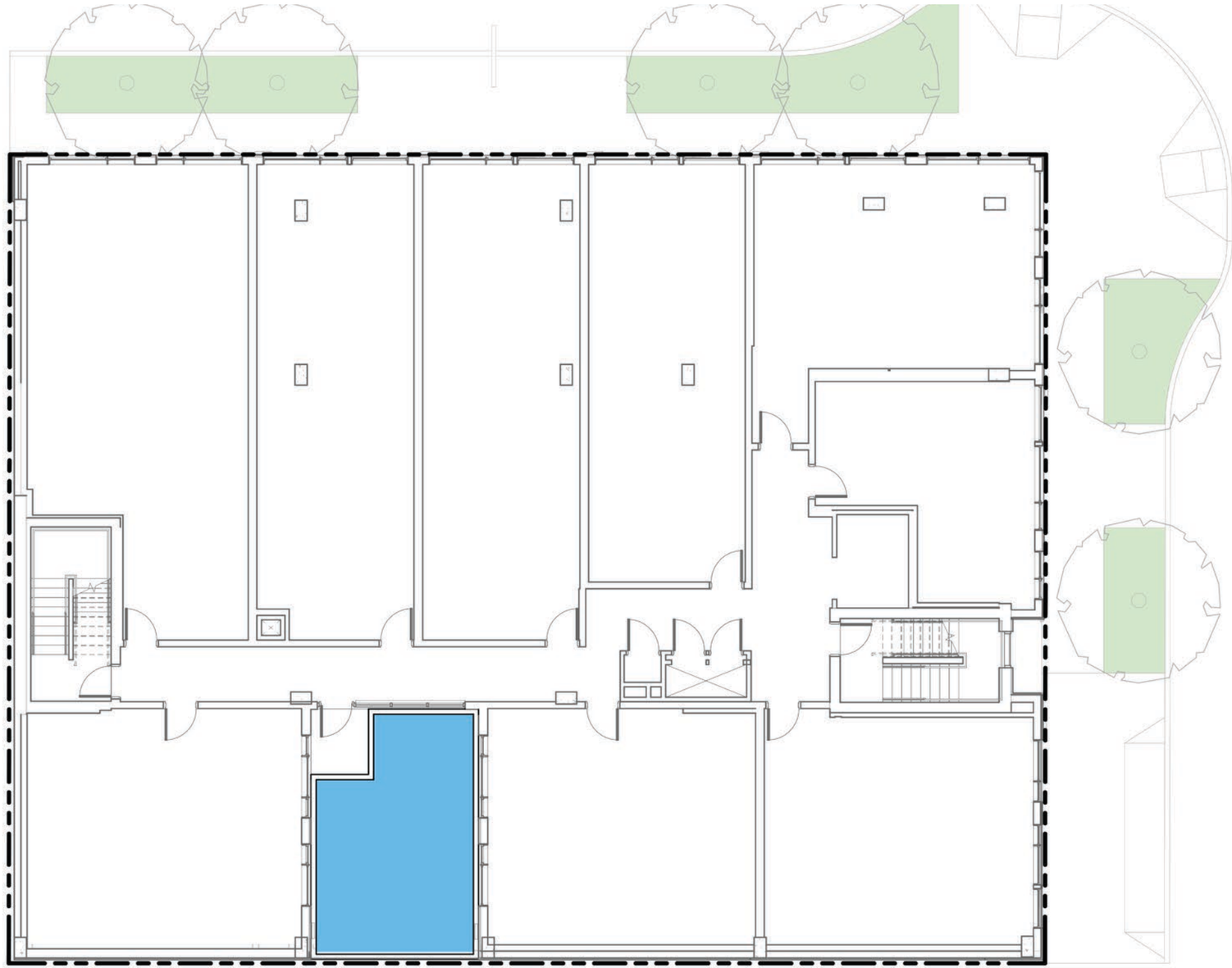
Golden Variegated Sweetflag

Barrenwort

Key

Street Level Planting

Plant Diagram - Level 2

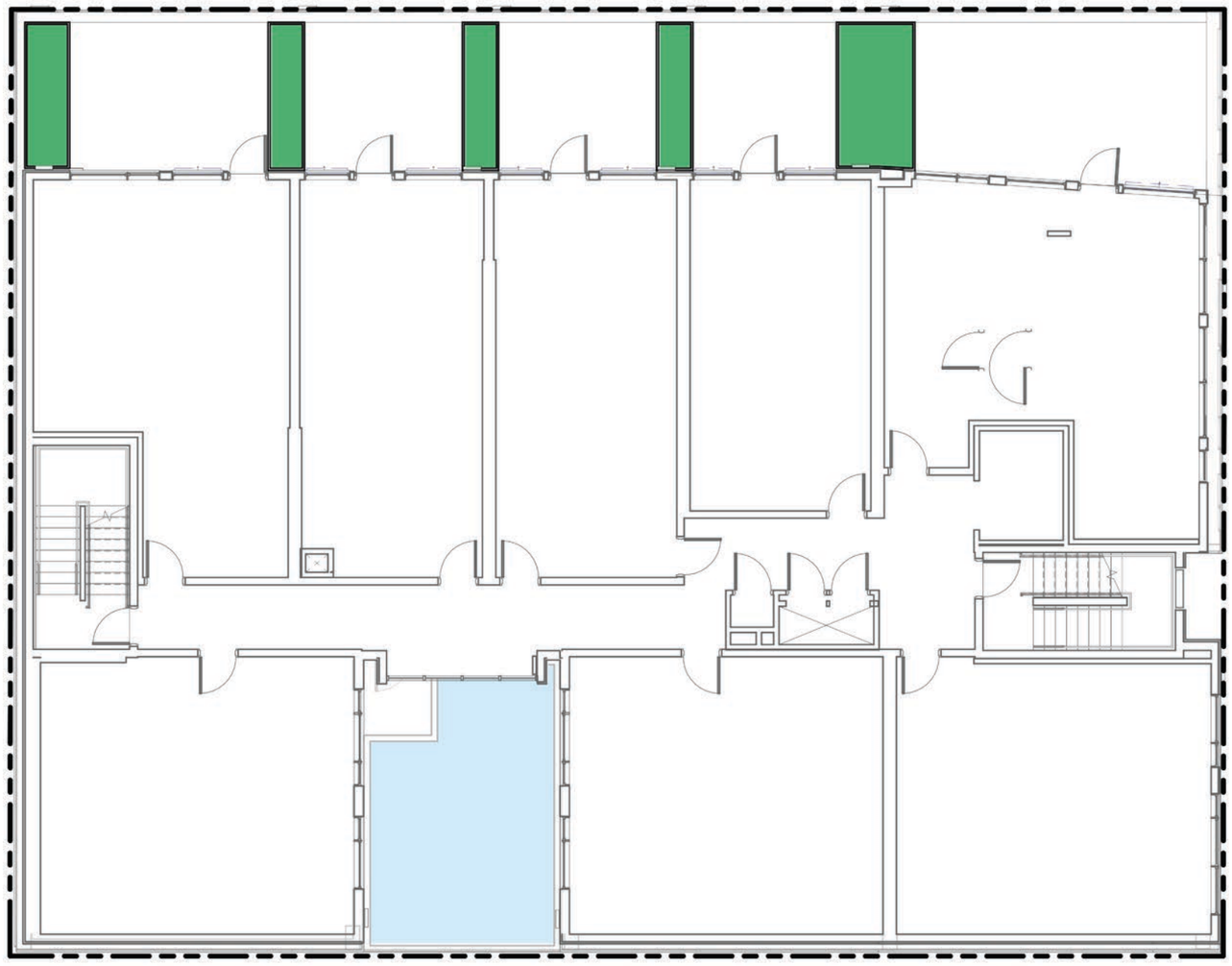


Key

Bioretention Planting

0′ 6′ 12′

Plant Diagram - Level 3



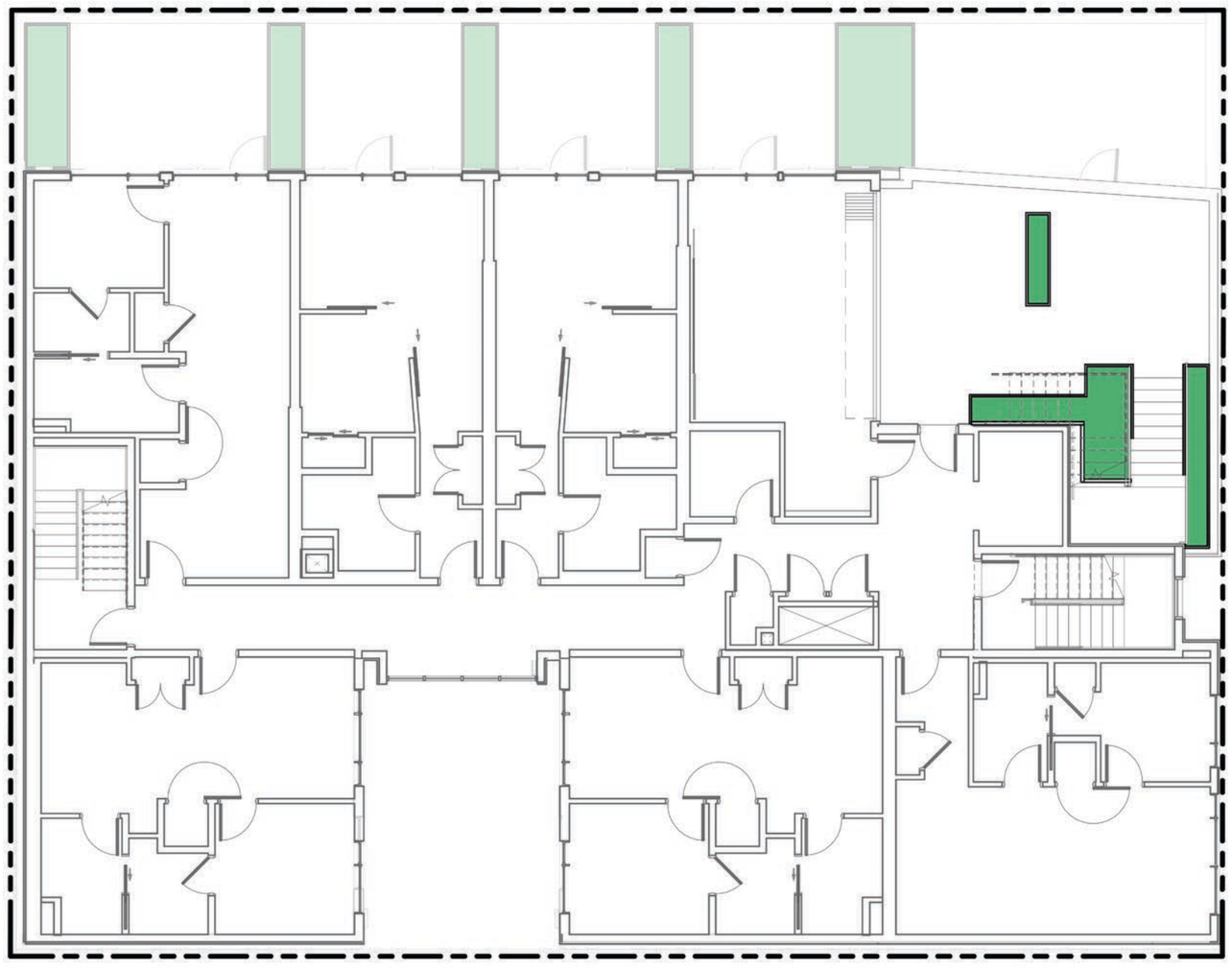
Key

Upper Level Planting

0′ 6′ 12′

GGLO

Plant Diagram - Level 7



Key

Upper Level Planting

0′ 6′ 12′

Plant Palette - 2nd, 3rd & 7th Level

Shrubs, Grasses & Perennials

Low Oregon Grape

Armed Bear's Breeches

Soft Caress Mahonia

Wheeler's Dwarf Japanese Pittosporum

Oak Leaf Acanthus

Autumn Moor Grass

Groundcover

Creeping Jenny

Barrenwort

Bioretention

Hart's Tongue Fern

Bowles Golden Sedge

Elk Blue California Grey Rush

Green Wall

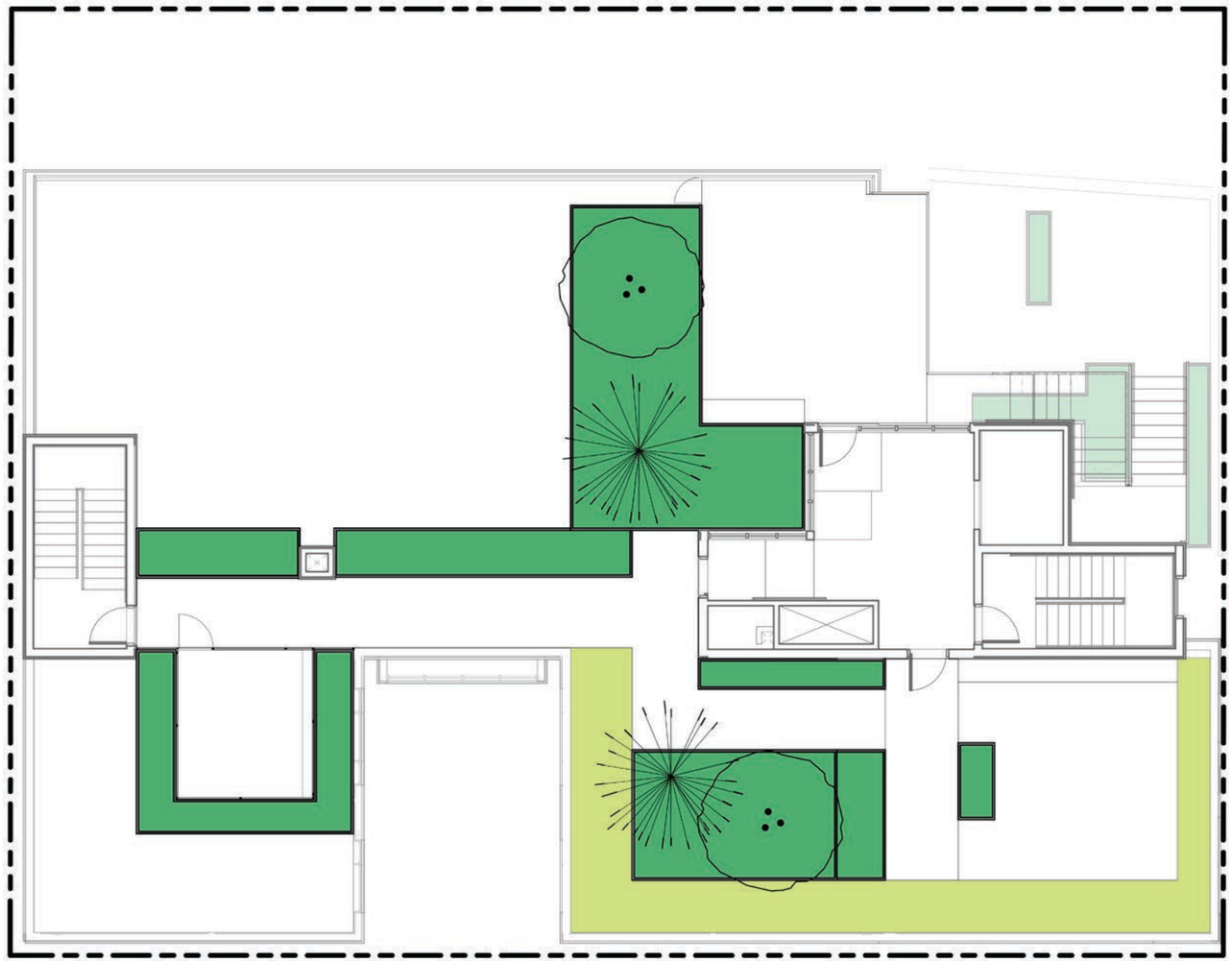
Chocolate Vine

Key

Upper Level Planting

Bioretention Planting

Plant Diagram - Roof Level



Key

Upper Level Planting

Green Roof Planting

0′ 6′ 12′

Plant Palette - Roof Level

Trees

Shore Pine

Vine Maple

Shrubs

Cavatine Andromeda

Karley Rose Oriental Fountain Grass

Oak Leaf Acanthus

Groundcover

Creeping Jenny

Vegetated Roof

Sedum Tile Standard Mix

Key

Upper Level Planting

Green Roof Planting

Material Palette - Upper Levels

Street level

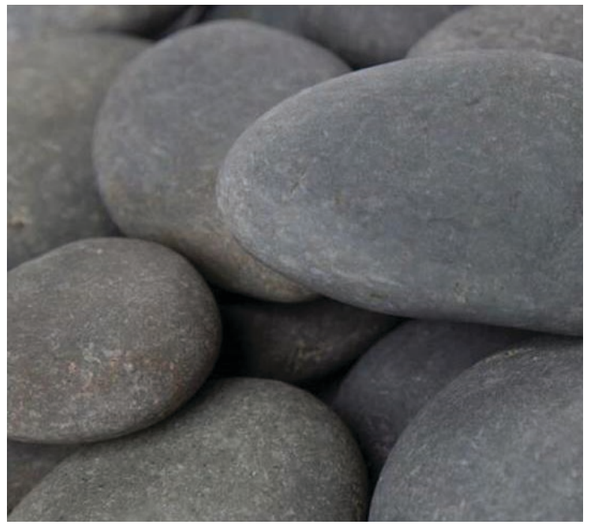
COS CONCRETE PAVING, 2'X2' SCORING

WOOD TEXTURED PAVERS

Upper Levels

PET TURF

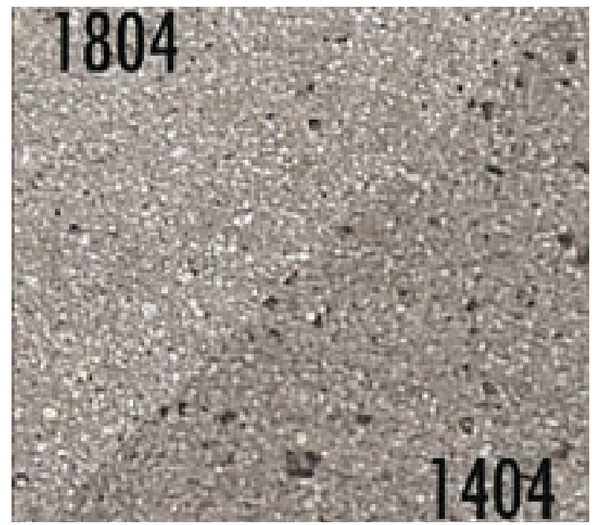
POLISHED CONCRETE WALLS



DECORATIVE ROCK

IPE WOOD DECKING

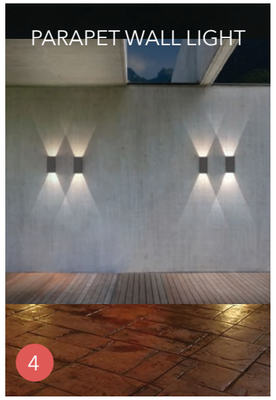
VEGETATED WALL

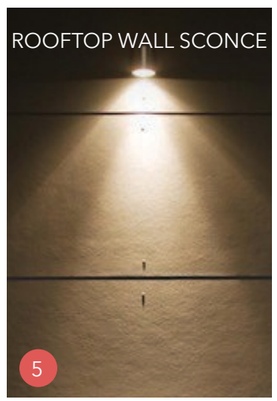


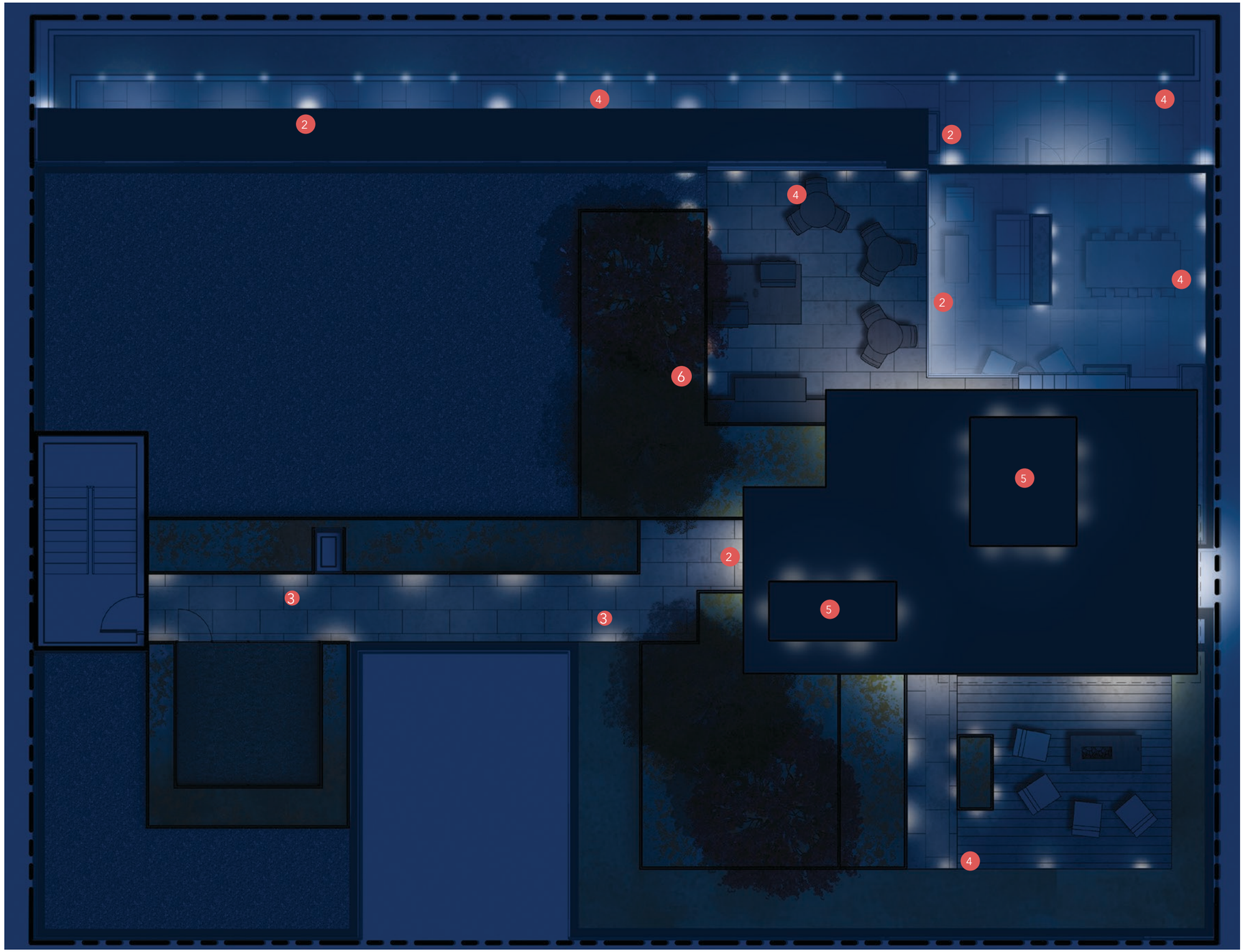
CONCRETE PEDESTAL PAVERS

Signage Concept

Exterior Lighting Plan







NIGHT TIME RENDER

Departure #1 - upper level setbacks along 56th street and 20th ave nw

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 Village.
4. Setback Requirements
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.

DEPARTURE REQUEST ALONG 20TH AVE. NW

The applicant is seeking to depart the average 15′ depth above 65′ along 20th and is stepping back 12′ deep at +23′ above the street for the entire façade above Level 3 through Level 7.

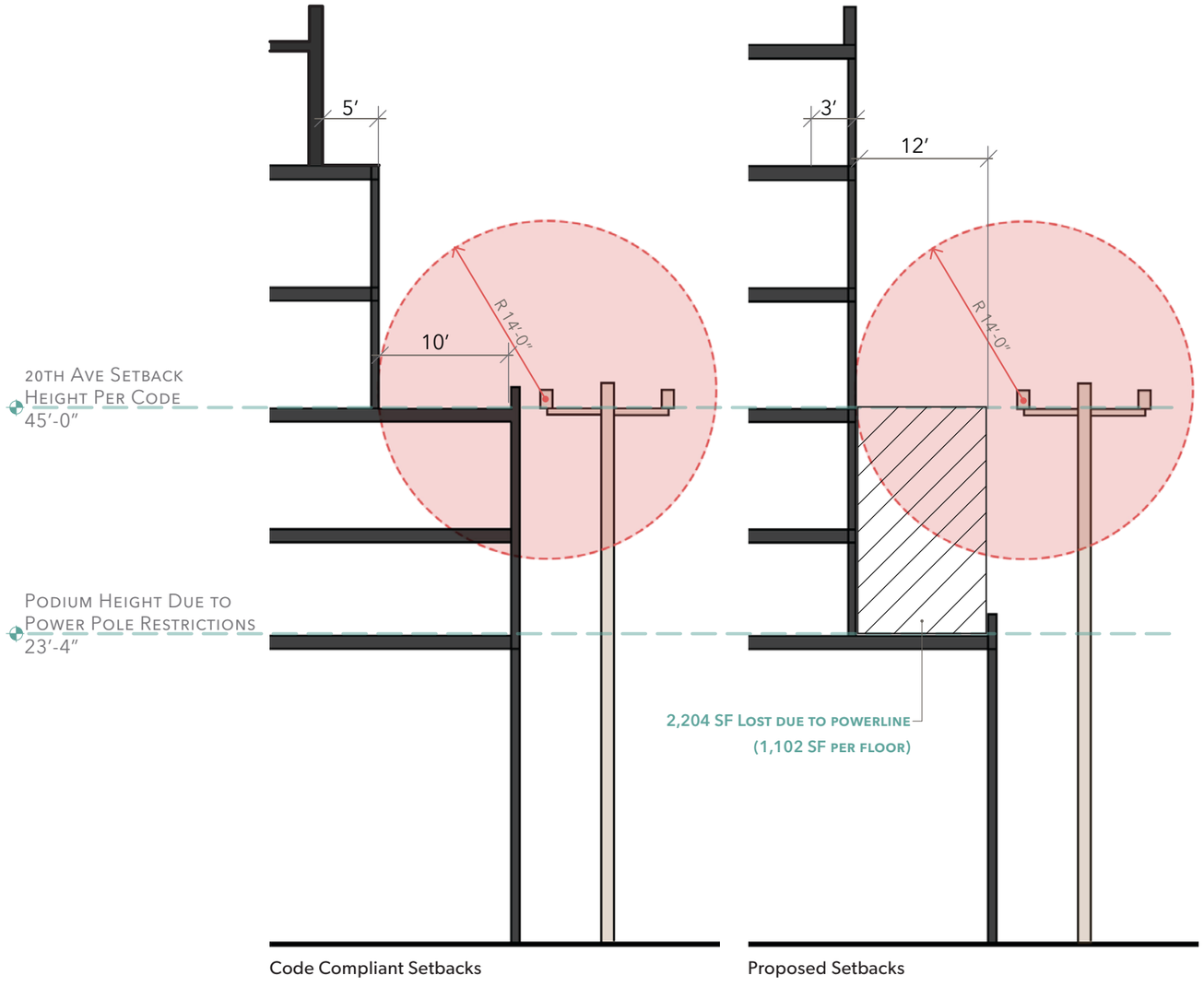
RATIONALE

The setback relates well to the building to the north and accommodates the power lines along 20th. This is a greater setback than is required by land use and has the added benefit of mitigating the canyon effect along 20th. As the diagram illustrates, the applicant has voluntarily carved the overall setback area by 6,660 SF which is greater than the 4,239 SF which would have been removed if using required land use setbacks.

SUPPORTING GUIDELINES

CS2-D-5 – Respect for adjacent sites
CS2-5-a -Avoid creating a canyon feel

Staff Comments: Staff indicates that the two-story base with upper level setbacks proposed responds well to the existing context and creates a desirable pedestrian scale at ground level. The simple massing of the upper floors is generally supported, though direction has been given to continue refining this volume including some additional modulation. Upon successful integration of this guidance contained in this report, staff is inclined to support the requested departure.



Departure #1 continued

DEPARTURE REQUEST ALONG 56TH STREET

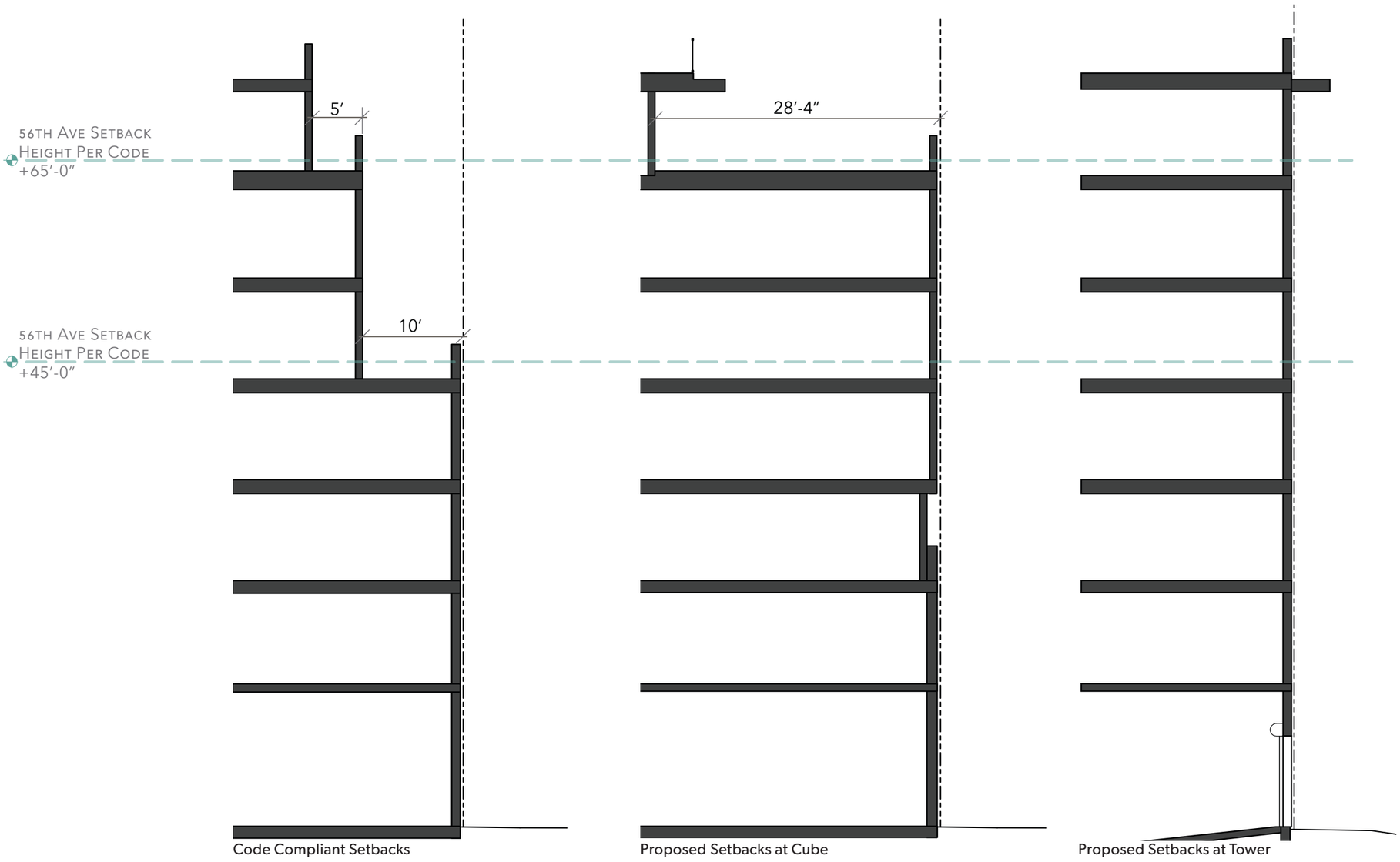
a. The applicant is seeking to depart the average depth of 10′ above 45′ along 56th.
b. The applicant is seeking to depart the average 15′ depth above 65′ along 56th Street for the "tower" portion of the façade which is 32′ of the 77′ façade (41%). At the south elevation along 56th a setback is provided at +66′ above the street for 33′ in plan of the 77′ street frontage. The entire building is set back 12′ from the corner of 56th and 20th Ave. along both 56th and 20th

RATIONALE

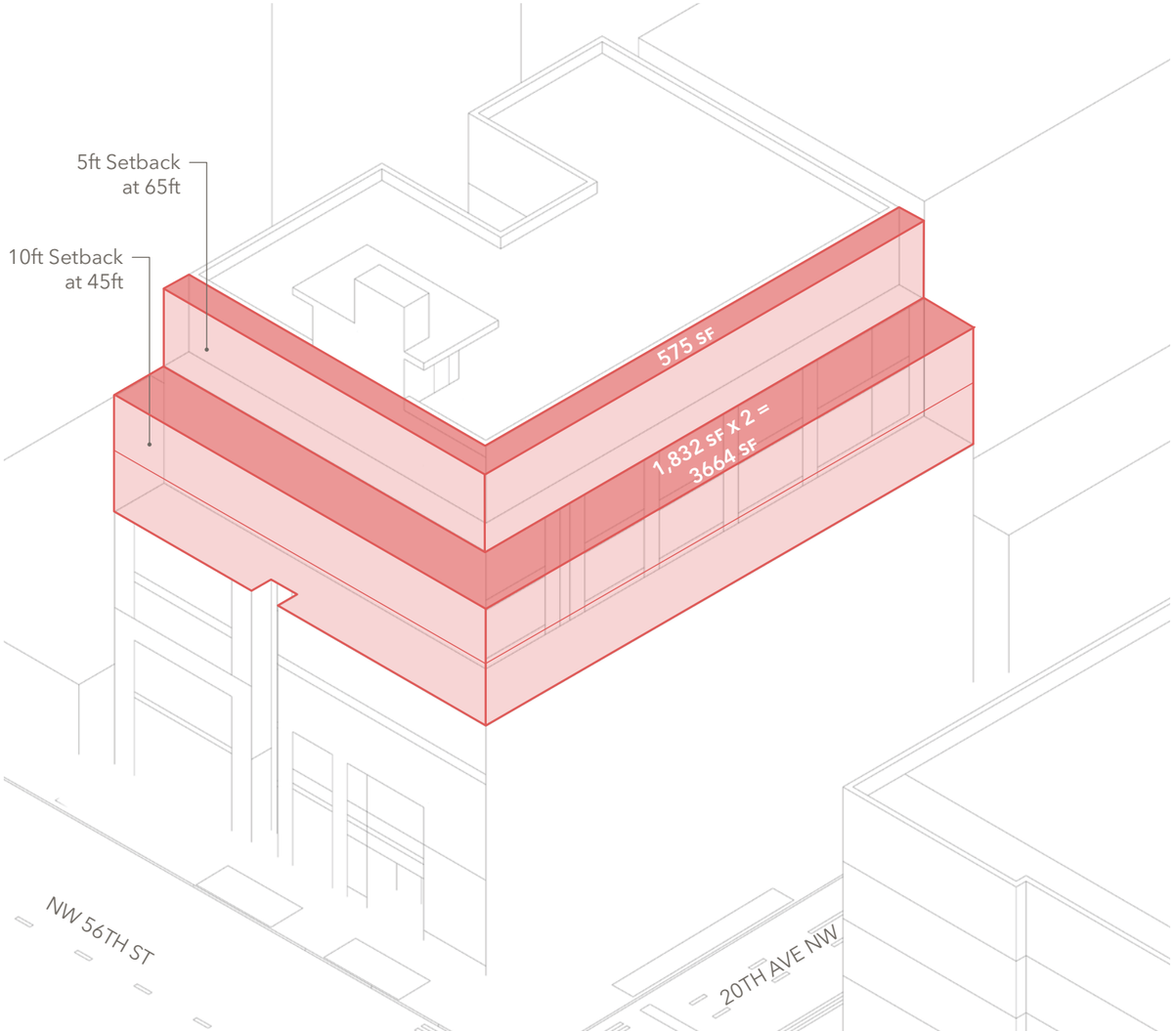
Along 56th the concept is composed of three primary components, the "tower piece" above the garage entry, the 2-story podium piece, and the wood clad cube/frame corner cube. The major massing move is stepping the wood cube frame down to elevation 66′ above the sidewalk at the corner of 56th and 20th where it will be a prominent massing component integrated into the overall design concept. The corner cube will also step back from the corner at elevation 23′-3″ above the sidewalk for 12′ which is greater than code compliant setback. Applicant believes a continuous series of code compliant setbacks along 56th would diminish the massing strategy of making a larger, deeper setback at the building corner.

SUPPORTING GUIDELINES

CS2-C.1- Corner Site- gateway, focal point
CS2-4-a. Corner Site- integration into overall design concept
PL2-D Wayfinding- Design Feature as wayfinding.



Departure #1 continued



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

Code Compliant Setbacks

Total Area of Setback: **6,690 sf**

Voluntary Setback Area (**6,690 sf**) > City Requirement (4,239)

Proposed Setbacks

Departure #2 - upper level setbacks along 56th

DESIGN STANDARD 23.47A.014

C. Upper-level setbacks for street-facing facades. For zones with a height limit of 75 feet, 85 feet, or 95 feet, the street-facing facade shall be set back as follows:
1. For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.

DEPARTURE REQUEST ALONG 56TH STREET

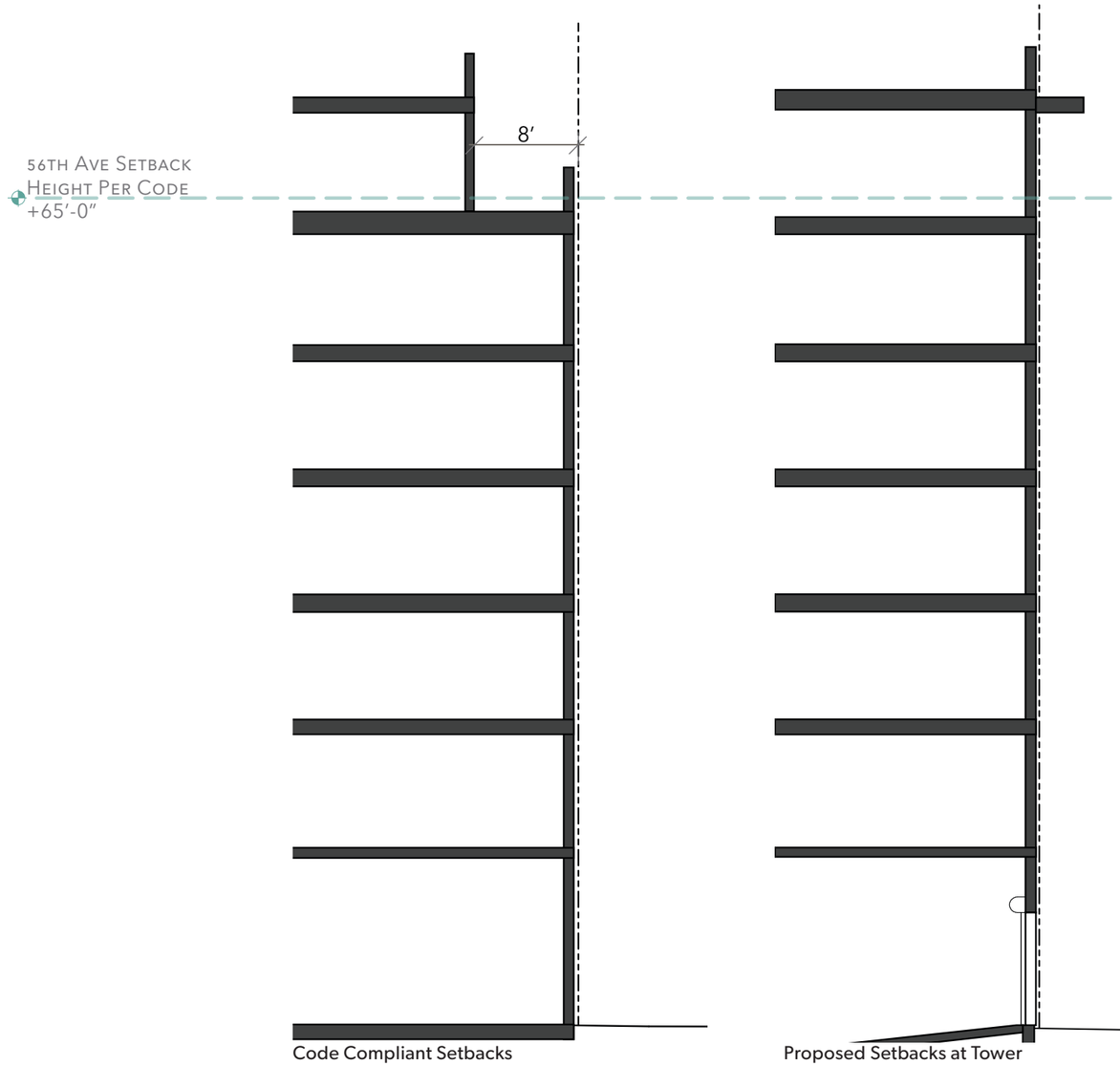
The applicant is seeking to depart the average 8′ setback above 65′ along 56th and is continuing the structure to the upper parapet for the "tower" portion of the façade which is 32′ of the 77′ façade (41%).

RATIONALE

Along 56th the concept is composed of three primary components, the "tower piece" above the garage entry, the 2-story podium piece, and the wood clad cube/frame corner cube. The major massing move is stepping the wood cube frame down to elevation 66′ above the sidewalk at the corner of 56th and 20th where it will be a prominent massing component integrated into the overall design concept. At the corner the cube will also step back at elevation 23′-3" above the sidewalk for 12′ which is greater than code compliant setback. Applicant believes a continuous series of code compliant setbacks along 56th would diminish the massing strategy of making a larger, deeper setback at the building corner.

SUPPORTING GUIDELINES

CS2-C.1- Corner Site- gateway, focal point
CS2-4-a. Corner Site- integration into overall design concept
PL2-D Wayfinding- Design Feature as wayfinding.



Code Compliant Setbacks

Proposed Setbacks at Tower

Departure #3 - street uses along 20th

DESIGN STANDARD: 23.47.004

G. Live-work units

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.

DESIGN STANDARD: 23.47A.005

C. Residential uses at street level

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

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

DESIGN STANDARD: 23.47A.008

C. In addition to the provisions of subsections 23.47A.008.A and 23.47A.008.B, the following standards also apply in pedestrian designated zones:

1. A minimum of 80 percent of the width of a structure's street-level street-facing facade that faces a principal pedestrian street shall be occupied by uses listed in subsection 23.47A.005.D.1. The remaining 20 percent of the street frontage may contain other permitted uses and/or pedestrian entrances (see Exhibit A for 23.47A.008).

DEPARTURE REQUEST

1. The applicant is seeking to depart the requirement of having a maximum 20% residential use along a principal pedestrian street. The proposed building is showing 25% of the street façade on 56th as Residential. (see Figure 1)

2. The applicant is seeking to depart from the requirement of having a minimum 80% of uses identified in 23.47A.005.D.1.

RATIONALE

Applicant has provided a highly transparent lobby/lounge at the corner of 56th and 20th. As the building resident's primary gateway to their Ballard neighborhood, the petite, hospitality-inspired space will encourage residents to use the lobby as a place to congregate. As the site is too far north from Ballard's retail core to be a realistic retail designation, the lobby together with the live/work units will provide an activated, occupied street frontage. The live/work units have been redesigned to provide direct, highly visible access for the pedestrian along 20th Ave. NW and to help promote further, a pedestrian-oriented feel along the sidewalk fronting the building.

The sidewalk setback has been widened to extend under the building, combining with the awnings to exceed the minimum requirements for overhead weather protection. Warm wood soffits and storefront trim will provide a welcoming retreat from inclement weather. This combined with a pronounced building entrance and large areas of transparent glazing will provide a sense of place and mark this site as a long-term contribution to the Ballard Civic Core.

SUPPORTING GUIDELINES

CS2-C.1- Corner Site- gateway, focal point

CS2-4-a. Corner Site- integration into overall design concept

Figure 1 - East Elevation Along 20th Ave NW

Departure #3 continued

Street Level Perspective Along 20th Ave NW

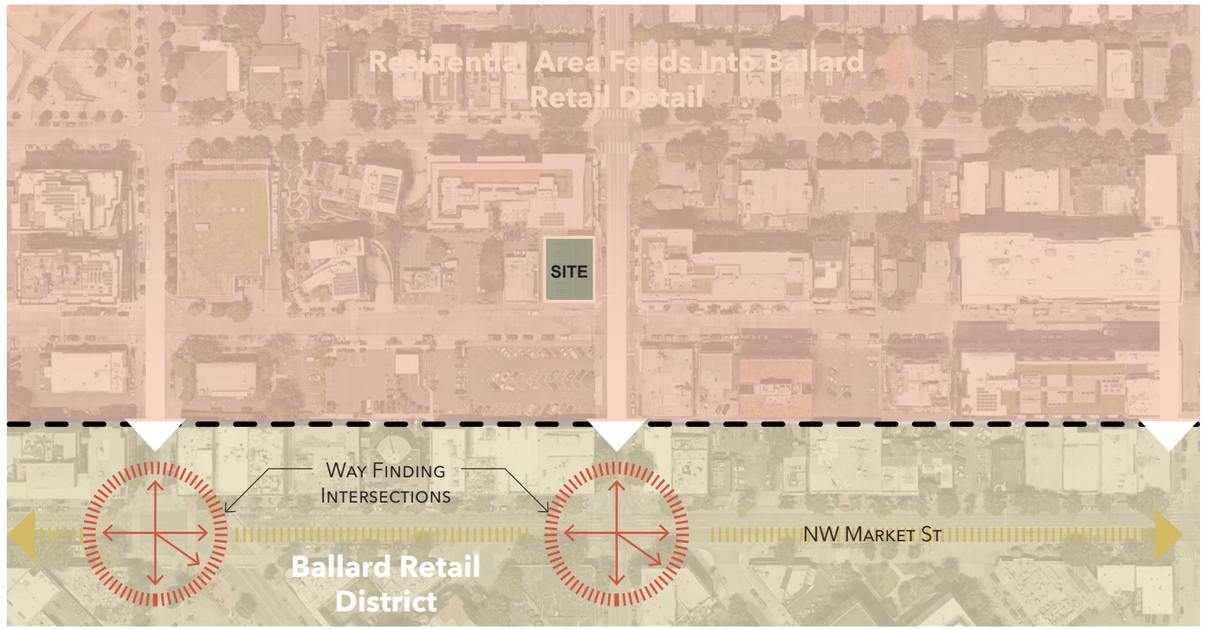


Figure 2 - Residential Area Feeding Ballard's Retail

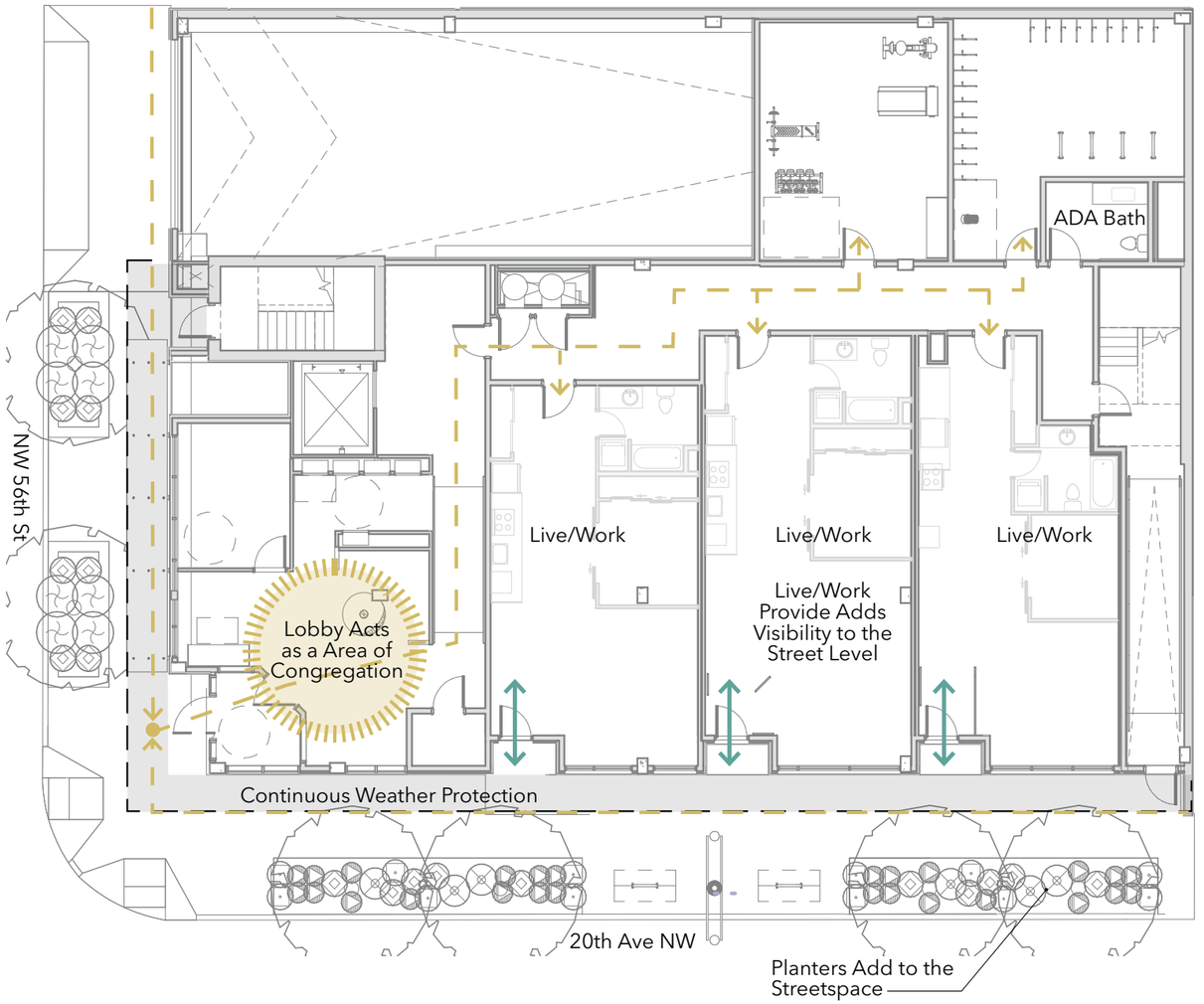


Figure 3 - Level 1 Floor Plan

Departure #4 - sight triangle

DEISGN STANDARD: 23.54.030

G. Sight Triangle

1. For exit-only driveways and easements, and two way driveways and easements less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk, as depicted in Exhibit E for 23.54.030.

DEPARTURE REQUEST

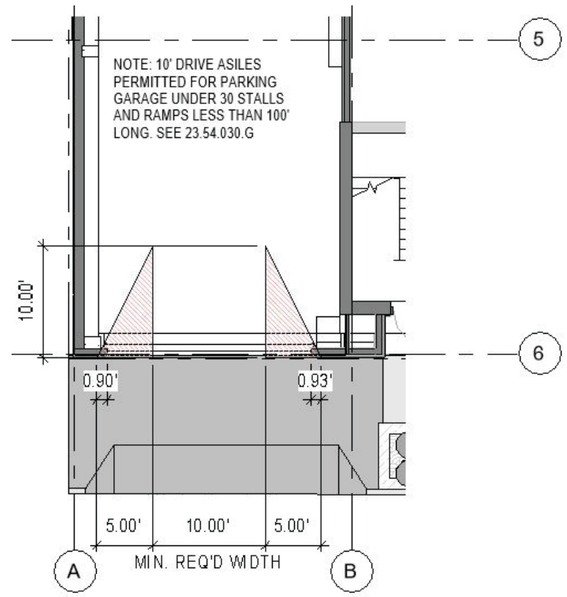
The Applicant is seeking to depart the 10' triangle setback area on the property line side of the driveway.

RATIONALE

The small size of this site and 77' frontage along 56th results in the driveway being pushed as far away from the intersection as possible. Also, by having the garage entry biased to one corner of the ground floor, applicant can better provide continuous street activation along 56th. Because of the small amount of frontage on 56th and need to accommodate lobby glazing, exit stair discharge and gas manifold the ability to provide a code compliant sight triangle is limited. The distance from the intersection at 20th Ave NW to the curb cut for the garage is 59'-11" which leaves plenty of distance to safely exit the building. Also, per 23.54.030.D.1.a- which allows Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum of 10 feet in width for one-way or two-way traffic, we are providing a wider driveway than is required which will help provide more distance between exiting cars and pedestrians. Applicant will also provide mirrors and/or audible warning features to mitigate pedestrian/vehicle conflicts.

Proposed Sight Triangle - Elevation

Proposed Sight Triangle - Plan



NOTE: SEE SHEET G-027 FOR SIGHT TRIANGLE DEPARTURE REQUEST

Departure #5 - street level development standards along 56th

DESIGN STANDARD: 27.47A.008

C. The following standards also apply in pedestrian designated zones
4.a. overhead weather protection (i.e., canopies, awnings, marquees, and arcades) is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street

DEPARTURE REQUEST

The applicant is seeking to depart the 60% canopy frontage and instead provide 30%. The 18' driveway at street level has been subtracted from the street frontage.

RATIONALE

The façade on 56th is limited because of garage access, stair discharge and gas meter alcove. With these competing façade elements, it is important to keep the canopy directly related to the entry. This will result in a more direct emphasis on the building's entry and not have "competing" canopy elements. The canopy expression on 56th turns the corner down 20th and is part of a larger design idea that is continuous for 90% of that street frontage.

SUPPORTING GUIDELINES

CS3 – A-2. Contemporary Design
DC2 -B-1. Architectural and Façade Composition
DC2-C-1. Secondary Architectural Features - Visual Depth and Interest

Proposed Canopy Frontage

TYPE I DECISION - DRIVEWAY SLOPE

DESIGN STANDARD: 23.54.030

Driveway slope for all uses. No portion of a driveway, whether located on a lot or on a right-of- way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The Director may permit a driveway slope of more than 15 percent if it is found that:

a. The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible;

b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and

c. The driveway is still useable as access to the lot.

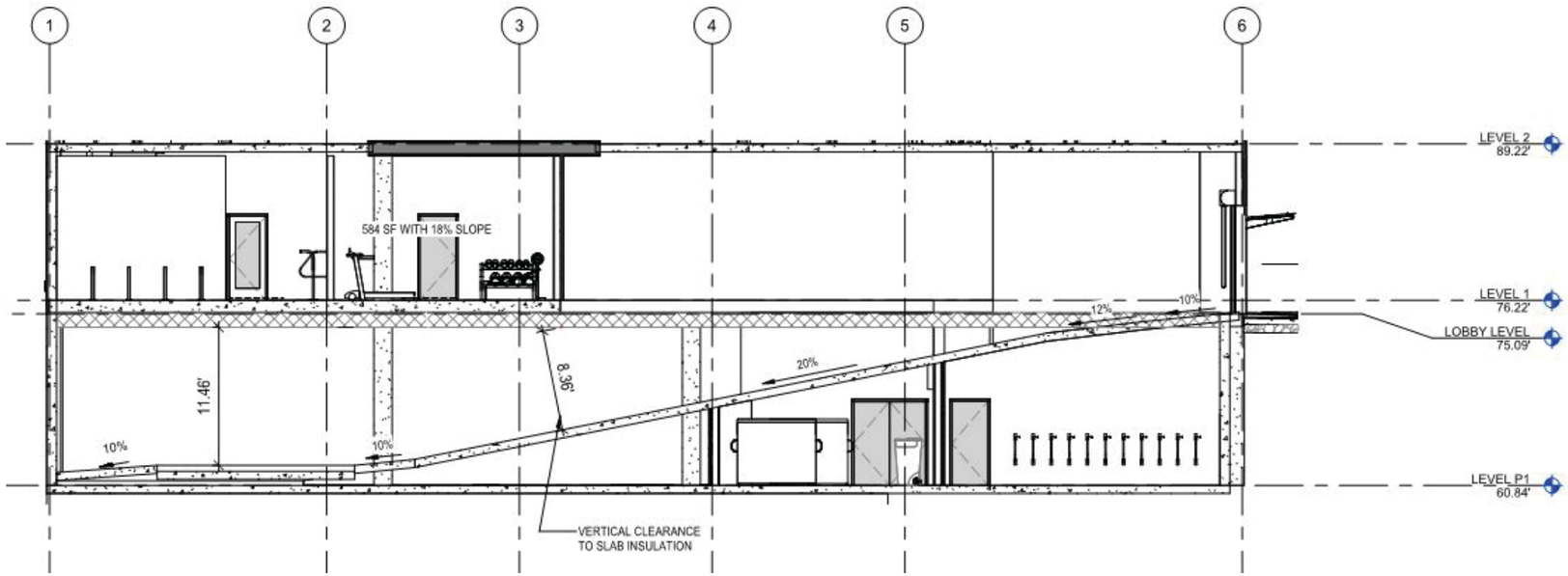
TYPE 1 DECISION:

Applicant is requesting to provide a 20% (verify) slope for driveway access to P-1 basement level.

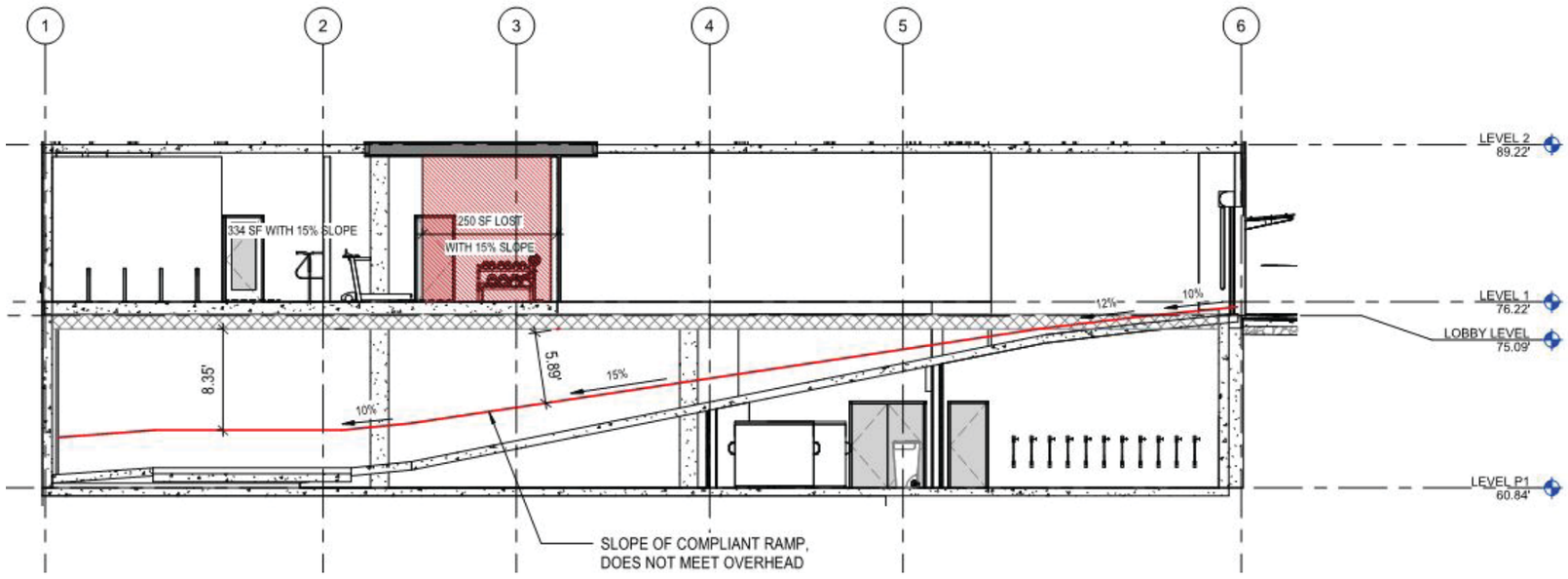
a. The Lot depth is 99' deep. Providing adequate blends, entry apron space and turning radius at bottom of ramp limit the available run to meet the 15% criteria, given the constraints of the site's size.

b. The additional slope is the least amount possible to meet the criteria stated above.

c. The driveway is still useable and is wider than required to be per 23.54.030.D.1.a- which allows Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum of 10 feet in width for one-way or two-way traffic. Our driveway width is 20' and the project provides 24 stalls.



Proposed Ramp



Code Compliant Ramp