



1145 NW Market St.—

Early Design Guidance—
October 19th, 2020
(Tentative)

Address—
1145 NW Market St.
Seattle, WA 98107

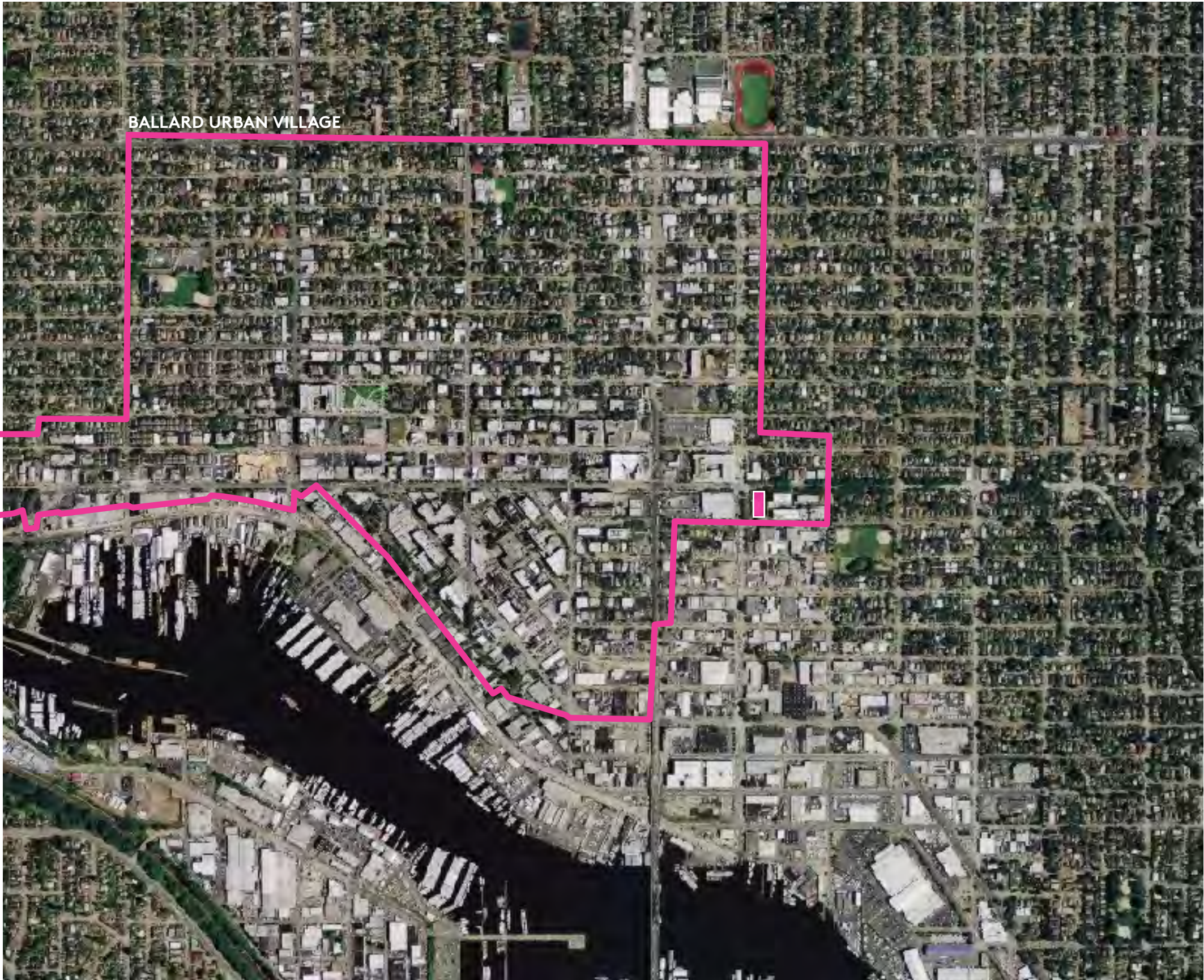
Project Number—
3036716-EG

Applicant Team—
Developer: J. Selig Real Estate LLC
Architect / Landscape Architect: Mithun

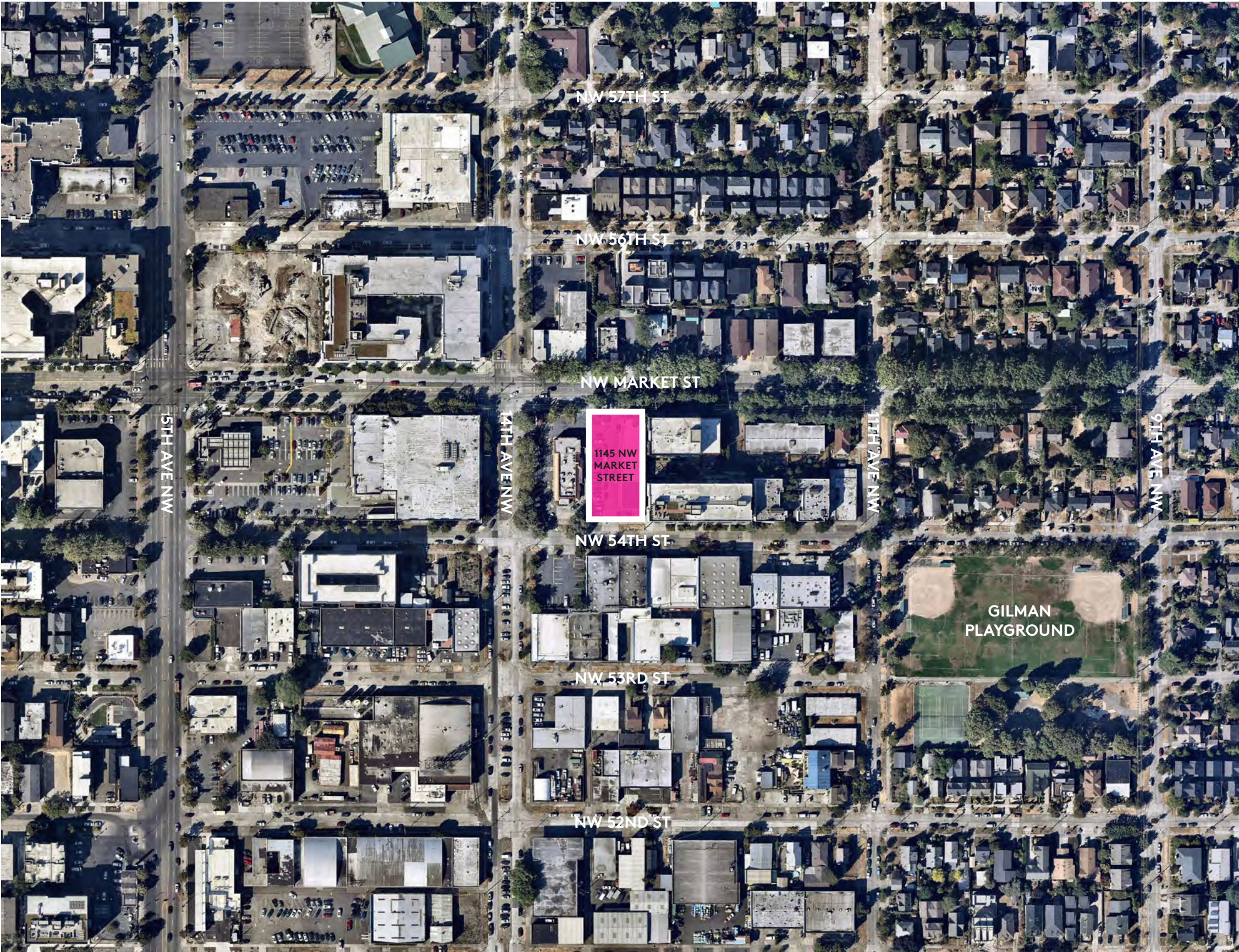
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This site is part of an emerging, vibrant urban village located in the heart of Ballard, with superior access to shopping, dining, transit, and other neighborhood amenities.



PROJECT INFORMATION



Address:
1145 NW Market St.
Seattle, WA 98107

Developer:
J. Selig Real Estate LLC

Architect / Landscape Architect / Interior Design:
Mithun

Number of Residential Units:
Approximately 122

Commercial Square Footage:
Approximately 2500 sf

Number and Location of Parking Stalls:
Approximately 70 Below Grade Stalls

Project Description:
This new multi-family project is located within one block of the proposed new Ballard light rail stop and at the heart of the evolving East Ballard neighborhood. Our goal is to provide approximately 122 workforce 1- and 2-bedroom apartments. With unique frontage on both Market Street and 54th Street, the project has the opportunity to provide a vibrant retail experience on Market Street, and a pedestrian scale series of two-story apartments on 54th Street. Our vision is to create a contemporary and highly attractive project that is inspired by modern Nordic design, drawing on Ballard’s Scandinavian roots to create a beautiful new multi-family home in the heart of the urban village of Ballard.



DEVELOPMENT OBJECTIVES

- CREATE A **GENEROUS AND VIBRANT PEDESTRIAN ENVIRONMENT** WITH LANDSCAPING AND INCREASED SETBACKS AT GRADE, DIRECTLY ACCESSIBLE FROM THE PUBLIC ROW.
- ACTIVATE AND **PROMOTE PEDESTRIAN STREET** ACTIVITY WITH TRANSPARENCY AND ACTIVE USES AT NW MARKET STREET. NW 54TH STREET BALANCES VISUAL POROSITY WITH PRIVACY, CONTRIBUTING TO A SAFE, WALKABLE NEIGHBORHOOD.
- EMPLOY LIGHTING DESIGN AND TRANSPARENCY SIGHT LINES TO **ENCOURAGE EYES ON THE STREET** FOR THE SAFETY AND COMFORT OF RESIDENTS AND NEIGHBORS.
- USE QUALITY MATERIALS AND CAREFUL DETAILING TO CREATE A HOLISTIC DESIGN THAT **REDUCES THE PERCEIVED MASS** OF THE BUILDING, CREATES VISUAL INTEREST, AND HONORS, RESPECTS, AND CARES FOR THE **NEIGHBORHOOD CHARACTER**.
- REPLACE THE CURRENT LOW DENSITY USE WITH A BUILDING THAT IS GROUNDED IN THE VISION OF BALLARD’S DESIGN GUIDELINES TO FILL IN THE NEIGHBORHOOD FABRIC WITH BUILDINGS THAT **MAINTAIN THE URBAN EDGE** AND PROVIDE **QUALITY HOUSING** TO HELP MEET DEMAND FOR MORE HOUSING UNITS IN THE CITY AND IN BALLARD.



SUMMARY OF COMMENTS FROM COMMUNITY OUTREACH

- MOST OF THE RESPONDENTS “LIVE VERY CLOSE TO THE PROJECT.”
- ANSWERS TO THE QUESTION: “WHAT IS MOST IMPORTANT TO YOU ABOUT A NEW BUILDING ON THIS PROPERTY?”
 - INTERESTING & UNIQUE DESIGN**
 - ENVIRONMENTALLY FRIENDLY FEATURES**
 - RELATIONSHIP TO THE NEIGHBORHOOD CHARACTER**
- RESPONDENTS WANT VEHICULAR PARKING PROVIDED AS PART OF THE BUILDING.
- RESPONDENTS WANT NOISE AND DISRUPTIONS TO BE MINIMIZED DURING CONSTRUCTION.

DESIGN RESPONSE:

- INTERESTING AND UNIQUE DESIGN-** THE DESIGN RESPONDS TO BALLARD’S TIMBER PRODUCTION HISTORY TO ARRIVE AT A UNIQUE MASSING WITH BOLD DESIGN MOVES. THIS MASSING RESPONDS TO NEARBY DATUMS AND WILL UTILIZE HIGH QUALITY MATERIALS.
- NEIGHBORHOOD CHARACTER-** SCHEMES INCLUDE INCREASED GROUND LEVEL SETBACK TO ENCOURAGE PEDESTRIAN USES FOR THOSE LIVING IN THE NEIGHBORHOOD. ADDITIONALLY, THE UPPER LEVEL MASSING IS BROKEN DOWN TO PROVIDE A HUMAN SCALE TO THE BUILDING. A RESTRAINED AND TIMELESS PALETTE INSPIRED BY BALLARD’S NEIGHBORHOOD CHARACTER.
- ENVIRONMENTALLY FRIENDLY FEATURES-** THE PROJECT WILL FEATURE SOLAR COLLECTORS, A HIGH PERFORMANCE ENVELOPE, AND STORMWATER PLANTERS.

SITE ANALYSIS - EXISTING CONDITION

LOCATION

The block that the site is located on is bounded north and south by NW Market Street and NW 54th Street and east and west by 14th Avenue NW and 11th Avenue Northwest.

PARCEL SIZE

20,000 SF (0.459 Acres)(Parcel Number: 276830-0125)

LEGAL DESCRIPTION

LOT 3, 4, 21, AND 22, BLOCK 133, MAP OF GILMAN PARK,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME
3 OF PLATS, PAGES 40 AND 41, RECORDS OF KING COUNTY,
STATE OF WASHINGTON

EXISTING USES AND STRUCTURES

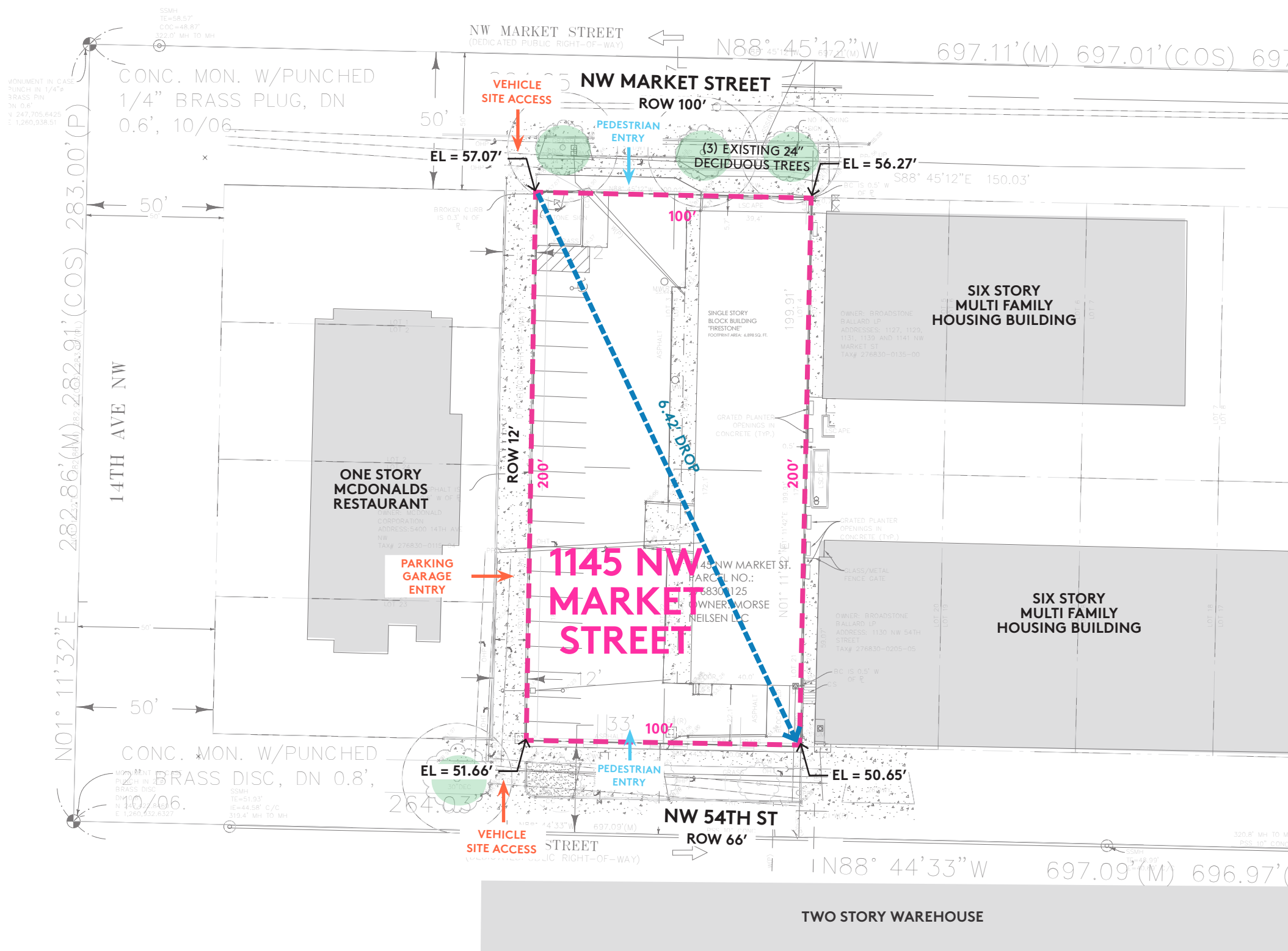
An existing 1 story Firestone service building of approximately 6,880 SF currently occupies the site.

TOPOGRAPHY

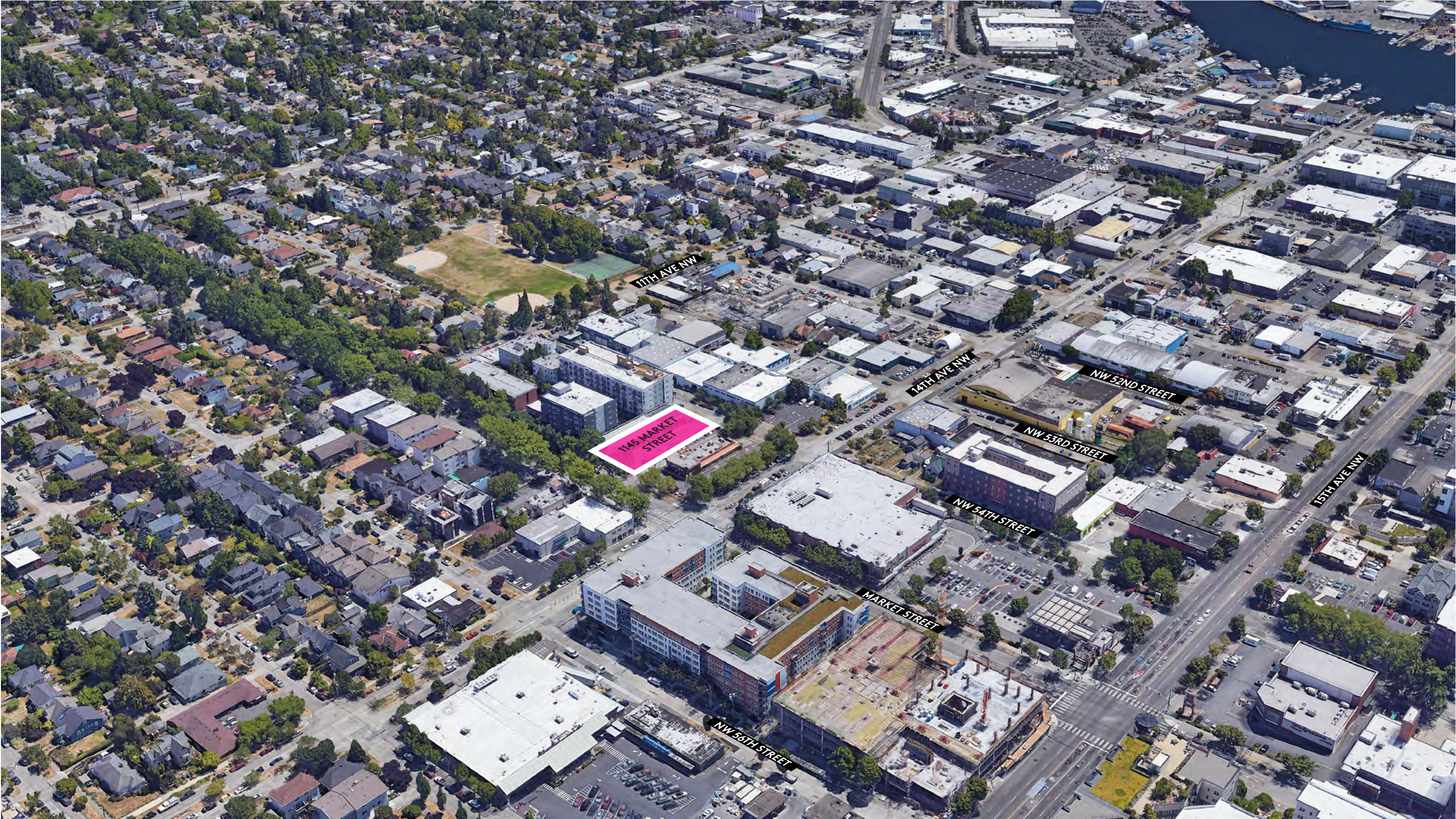
Sloping gently down north-to-south from the northwest corner to the southeast. Approximately 6.42 FT elevation difference over 223 FT.

EXISTING TREES

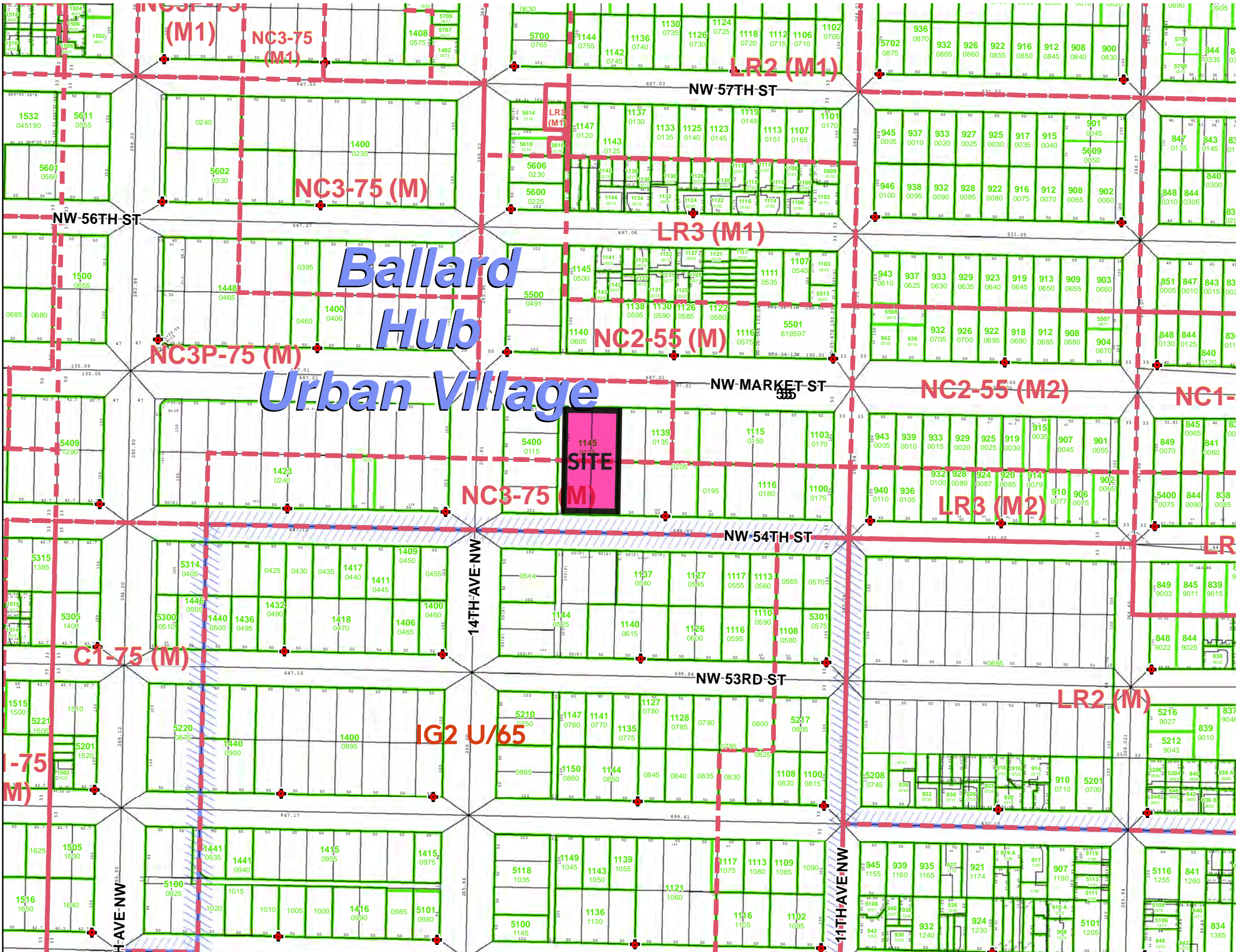
There are no existing trees on the site.



URBAN ANALYSIS - AERIAL VIEW OF SITE AND BALLARD NEIGHBORHOOD



URBAN ANALYSIS - ZONING



Address: 1145 NW Market St.
Seattle, WA 98107

Site Zone: NC3P-75 (M), NC3-75 (M)

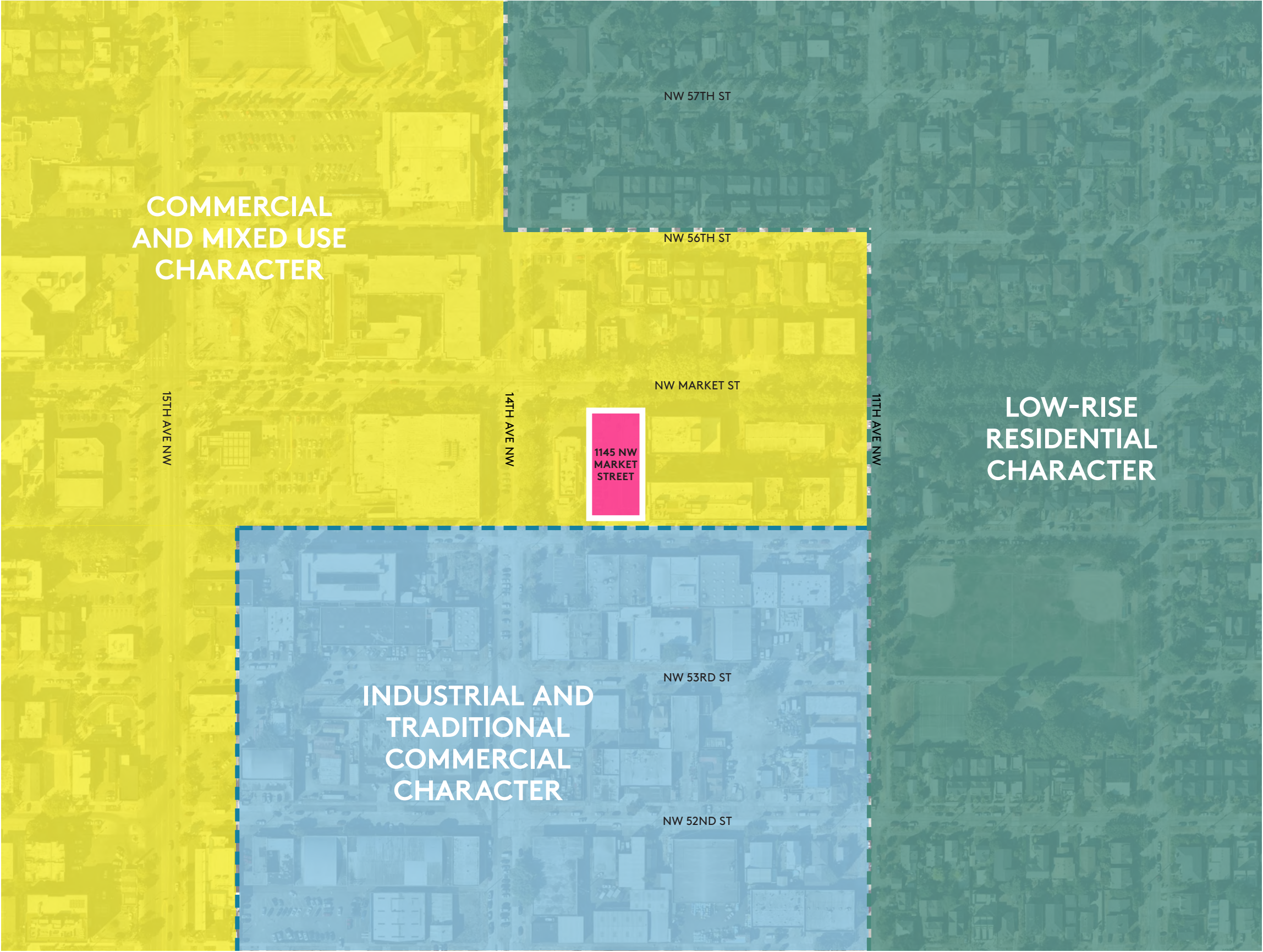
Adjacent Zones:
South: IG2 U/65
East: NC2-55(M2) LR3(M2)
North: NC2-55(M)
West: NC3P-75(M)

LEGEND

 PROJECT SITE

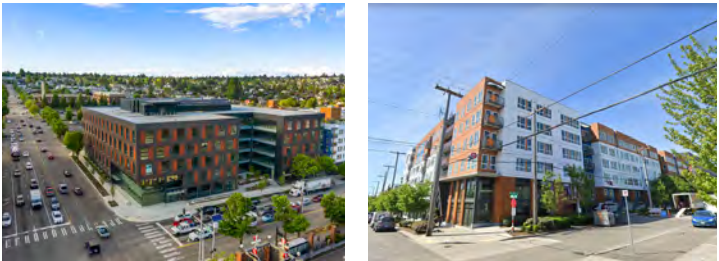


URBAN ANALYSIS - TRANSITION IN USE / CHARACTER



COMMERCIAL AND MIXED USE ●

This zone characterized by mixed use buildings, with additional retail and housing intermixed. Several datums are relevant to the 1145 Market design including 1st floor retail and building heights between 5-7 stories.



LOW-RISE RESIDENTIAL ●

This zone includes single family houses with parks, a school, and small multi-unit housing intermixed. The majority of these buildings are 1-3 stories in height and include a generous pedestrian experience at the street.

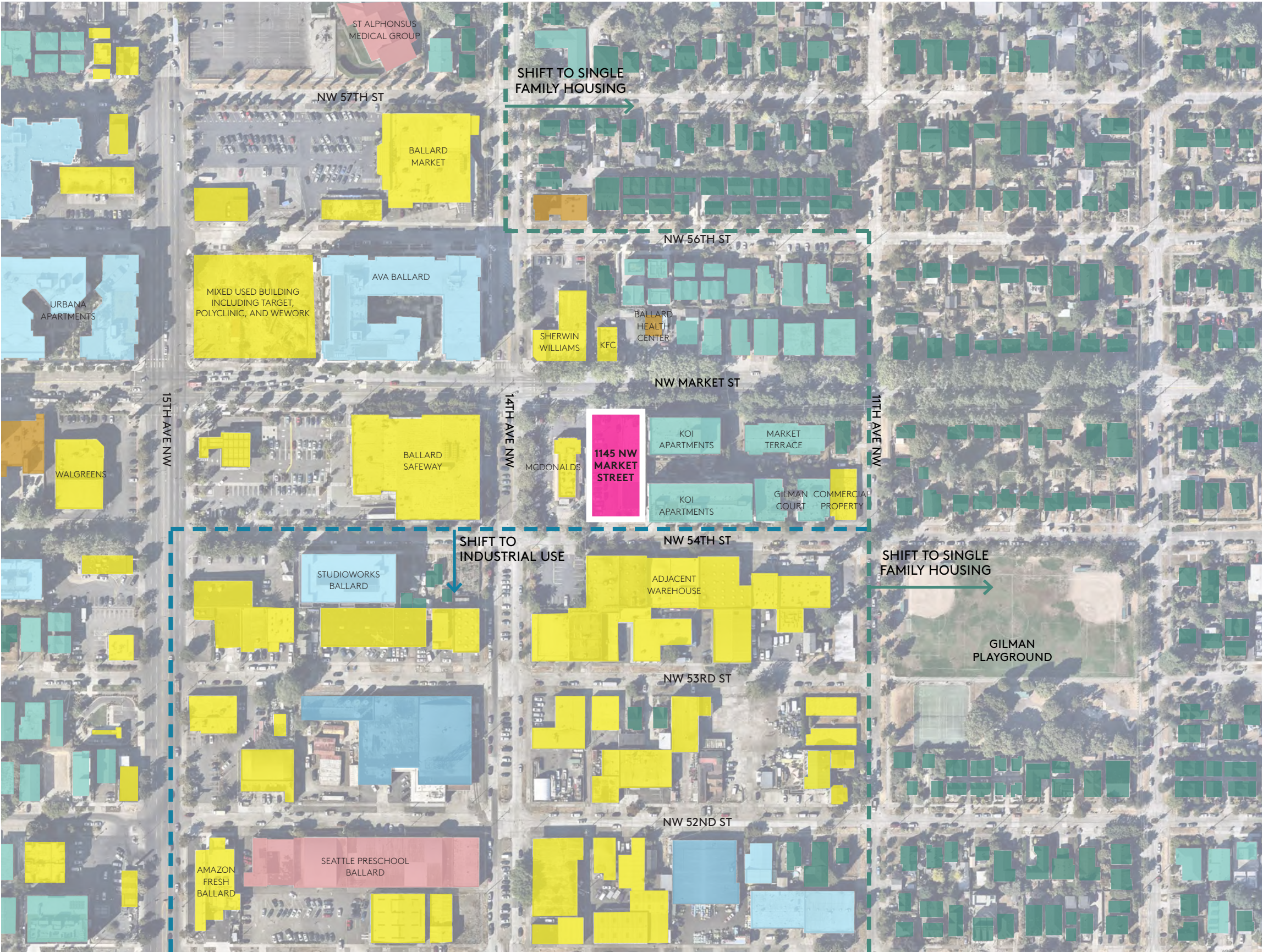


INDUSTRIAL & TRANSITIONAL COMMERCIAL USES ●

The industrial/commercial use area consists of warehouses, supply buildings, and commercial spaces that includes an emerging brewery district. Building heights are primarily between 1 and 3 stories with little landscaping incorporated at grade.



URBAN ANALYSIS - SURROUNDING USES (EXISTING)

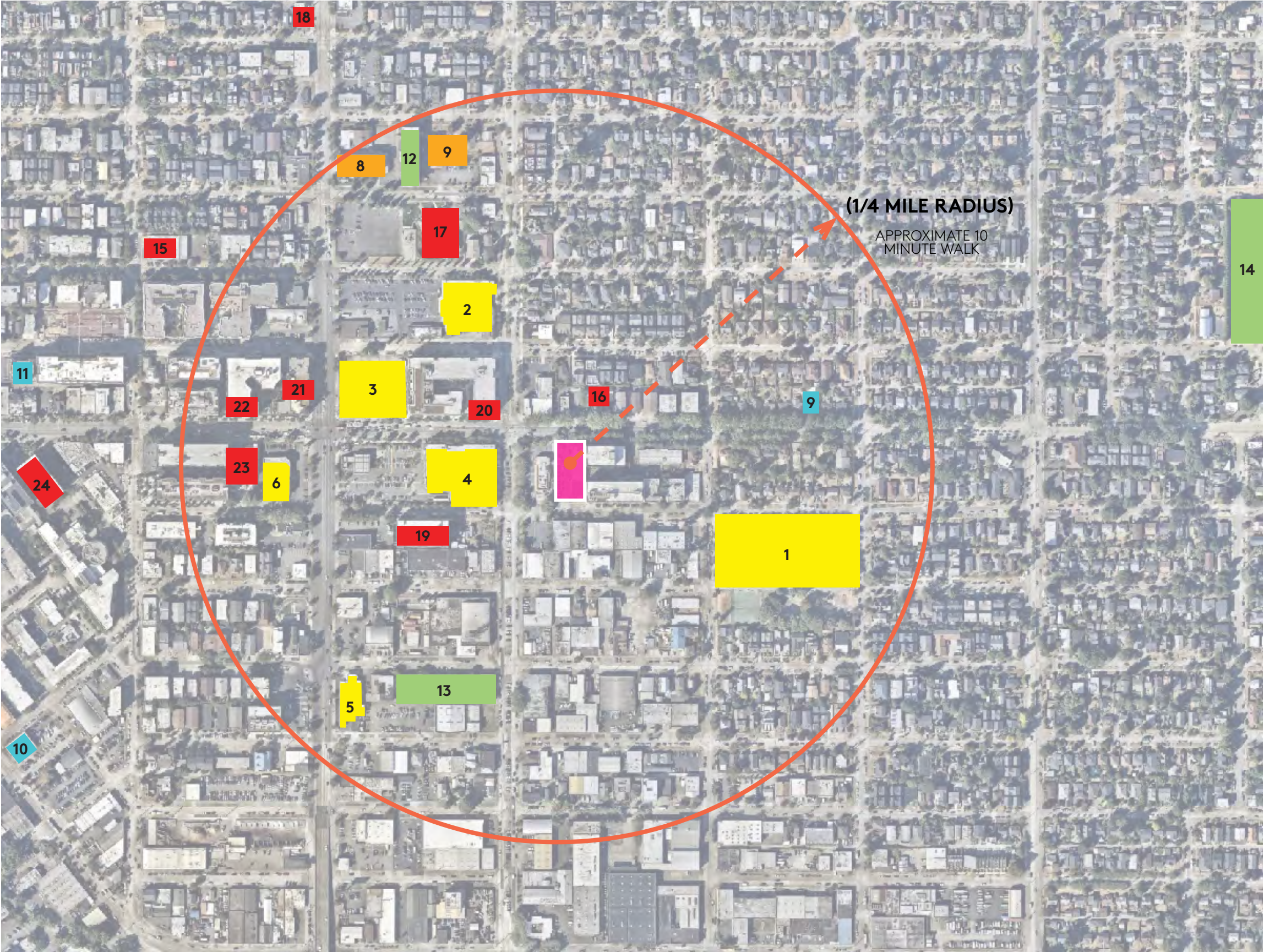


LEGEND

- PROJECT SITE
- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- EDUCATIONAL
- COMMUNITY FACILITIES
- MANUFACTURING
- RELIGIOUS
- STREETCAR STATION



URBAN ANALYSIS - COMMUNITY RESOURCES



AMENITIES

- 1 - GILMAN PLAYGROUND
- 2 - BALLARD MARKET
- 3 - TARGET, WEWORK, POLYCLINIC
- 4 - BALLARD SAFEWAY
- 5 - AMAZON FRESH BALLARD
- 6 - WALGREENS
- 7 - TRAILBEND TAPROOM

RELIGIOUS

- 8 - ST ALPHONSUS CHURCH
- 9 - ST ALPHONSUS COVENANT

RESOURCES

- 9 - APEX COMMUNITY EMPLOYMENT
- 10 - BALLARD FOOD BANK
- 11 - FEDEX OFFICE PRINT

SCHOOLS

- 12 - ST ALPHONSUS SCHOOL
- 13 - SEATTLE PRESCHOOL - BALLARD
- 14 - WEST WOODLAND ELEMENTARY

SERVICES

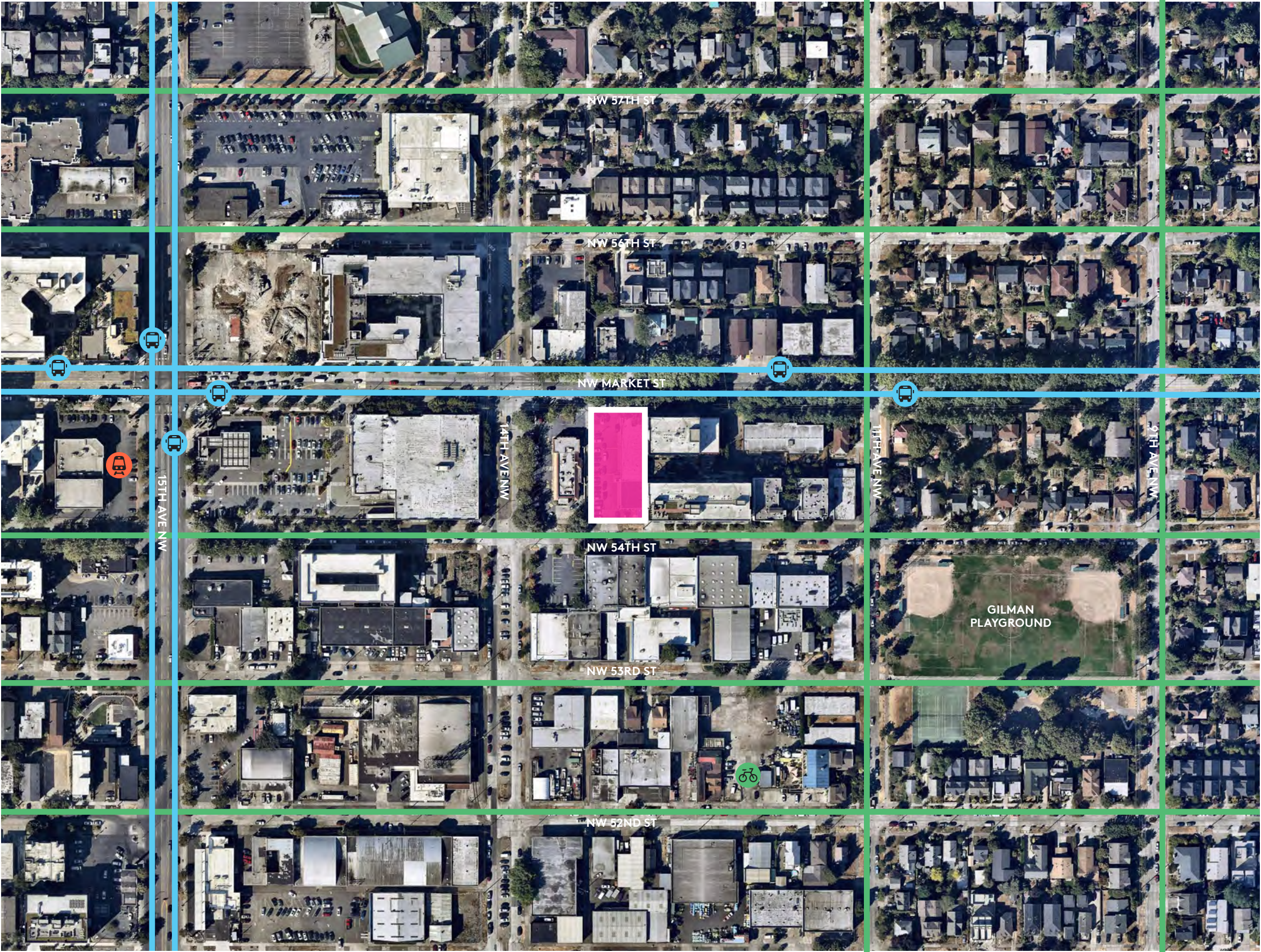
- 15 - UNITED STATES POSTAL SERVICE
- 16 - BALLARD HEALTH CENTER
- 17 - ST ALPHONSUS MEDICAL GROUP
- 18 - THE FAMILY PET VETERINARY HOSPITAL
- 19 - SEATTLE DIGESTIVE HEALTH CLINIC
- 20 - BALLARD ORTHODONTICS
- 21 - BARTELL DRUGS PHARMACY
- 22 - HAPPY TEETH FAMILY DENTISTRY
- 23 - SEATTLE FIRE STATION 18
- 24 - TALLMAN MEDICAL OFFICE BUILDING

LEGEND

- PROJECT SITE
- AMENITIES
- RELIGIOUS
- RESOURCES
- SCHOOLS
- SERVICES



URBAN ANALYSIS - TRANSPORTATION ACCESS



LEGEND

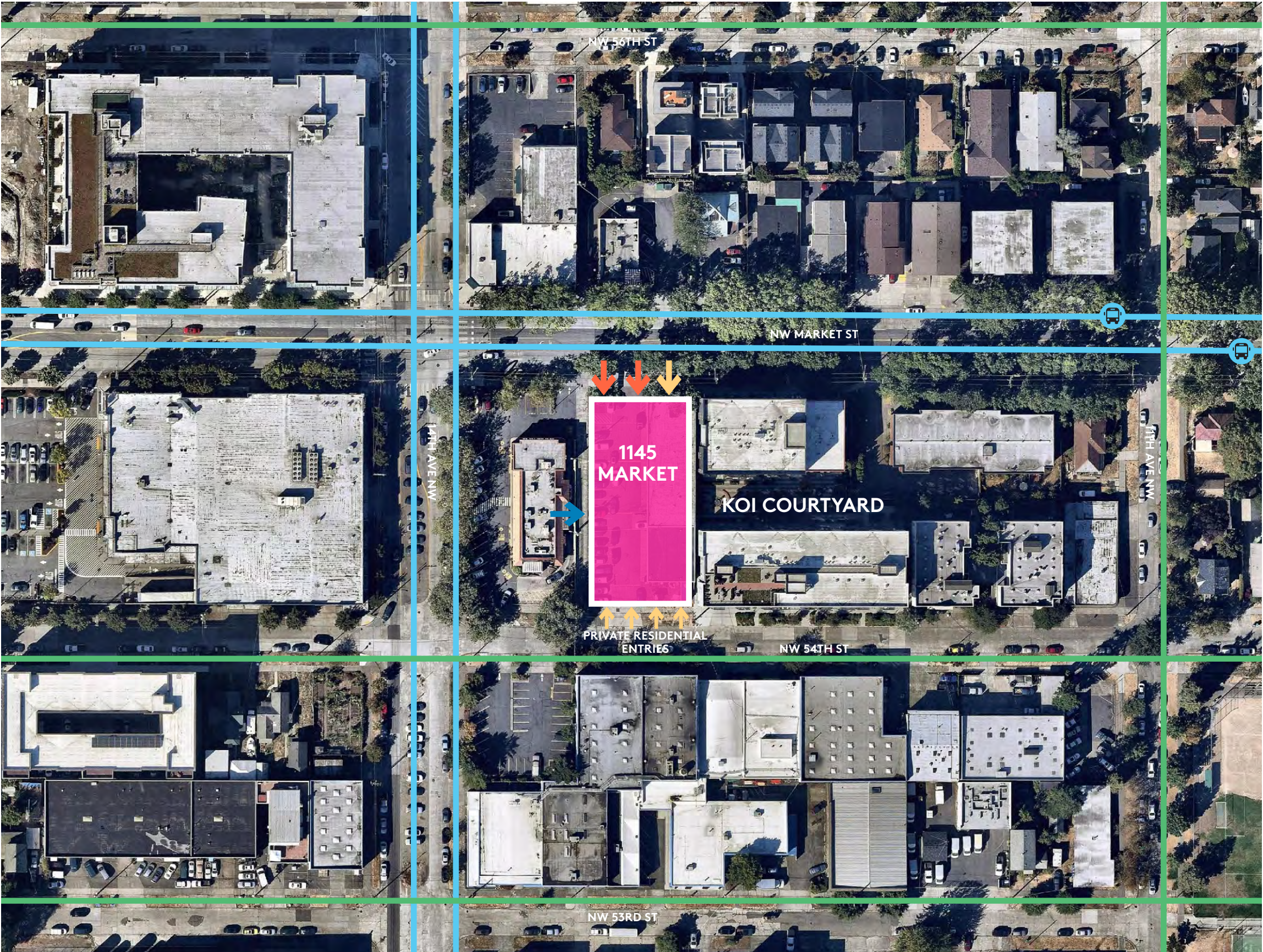
- PROJECT SITE
- BUS ROUTE
- BIKE SHOP
- BUS STOP
- BIKE FRIENDLY ROAD
- PROPOSED BALLARD LIGHT RAIL (ETA 2035)

NOTE:

NO MINIMUM PARKING REQUIREMENT AS PROJECT SITE IS WITHIN THE BALLARD URBAN VILLAGE AND A FREQUENT TRANSIT SERVICE AREA, AS CAN BE SEEN ON THE SDCI (SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS) "FREQUENT TRANSIT MAP"



URBAN ANALYSIS - SITE CONTEXT AND PROPOSED ACCESS



PROPOSED ACCESS

The commercial and residential lobby entries are located off of Market street to capitalize off of the increased pedestrian exposure and to create a welcoming pedestrian scaled commercial environment on the street.

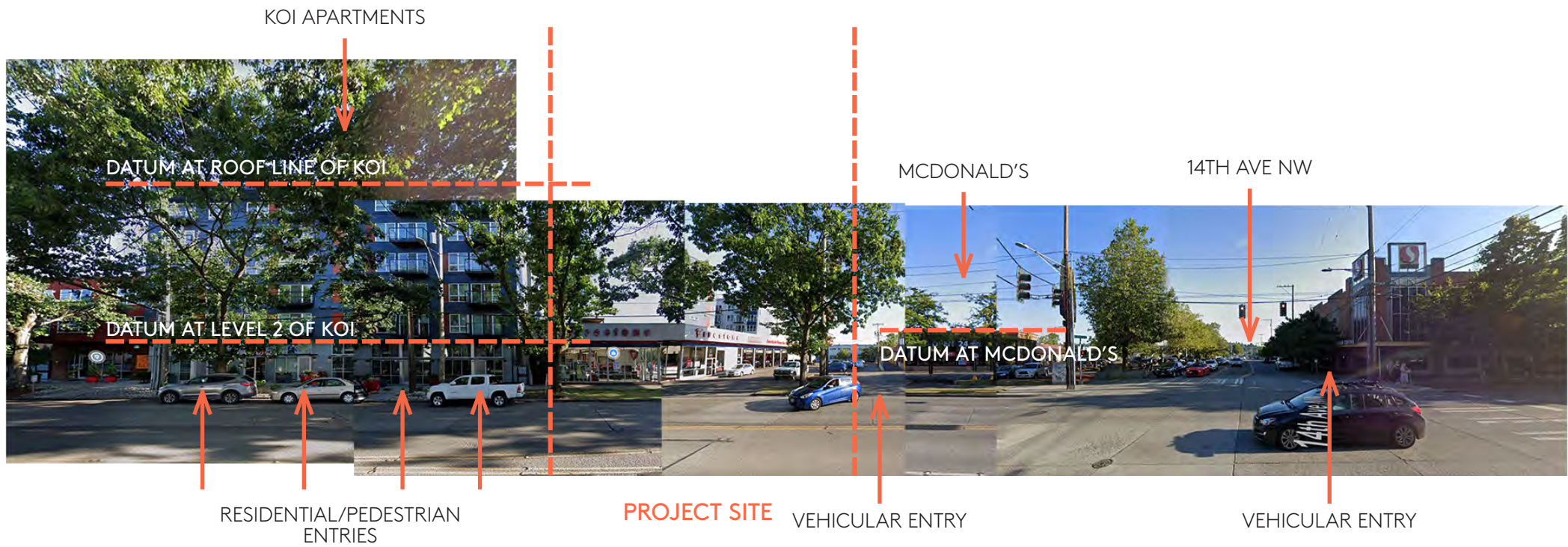
The private ground related residential entries are located off of 54th Street to provide more privacy for the street level units and to mitigate the effects of noise and traffic.

- LEGEND**
- PROJECT SITE
 - BUS ROUTE
 - BUS STOP
 - COMMERCIAL ENTRY
 - RESIDENTIAL ENTRY
 - VEHICULAR / PARKING GARAGE ENTRY
 - BIKE FRIENDLY ROUTE



URBAN ANALYSIS / INWARD STREETSCAPE

01 ELEVATION - LOOKING SOUTH FROM MARKET STREET

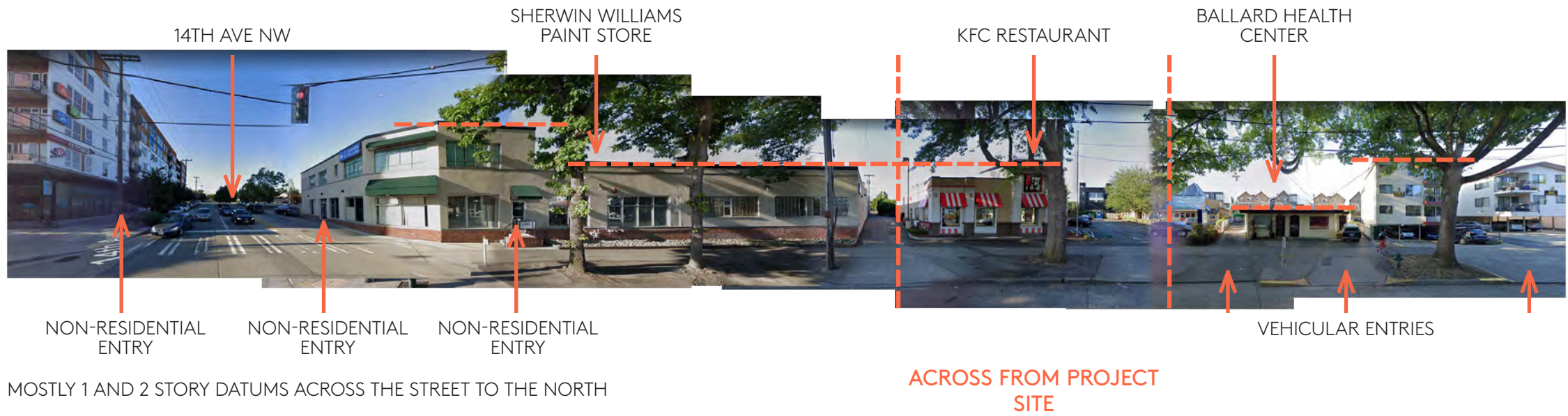


02 ELEVATION - LOOKING NORTH FROM 54TH STREET



URBAN ANALYSIS / OUTWARD STREETSCAPE

01 ELEVATION - LOOKING NORTH



02 ELEVATION - LOOKING SOUTH

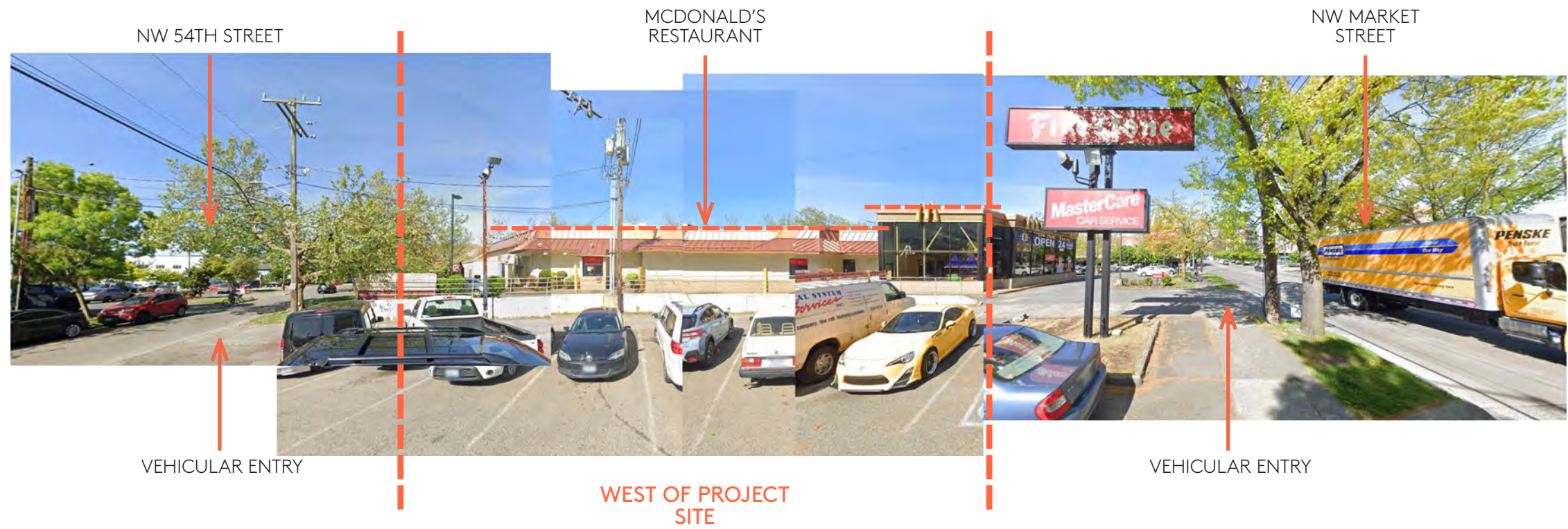


MOSTLY 1 AND 2 STORY DATUMS ACROSS THE STREET TO THE SOUTH



URBAN ANALYSIS / OUTWARD STREETSCAPE

03 ELEVATION - LOOKING WEST



04 ELEVATION - LOOKING WEST (BLOCK EDGE)



URBAN ANALYSIS - SITE PHOTOS



5 STORY BUILDING
(NO UPPER LEVEL SETBACK)

6 STORY BUILDING
(NO UPPER LEVEL SETBACK)



URBAN ANALYSIS - BALLARD NEIGHBORHOOD CHARACTER



1. NORDIC MUSEUM



2. 14TH AVENUE BOAT LAUNCH



3. BALLARD INN



4. BALLARD STREET FRONTAGE



5. BALLARD RETAIL MURAL



6. ODIN STREET LEVEL



7. BALLARD MARKET



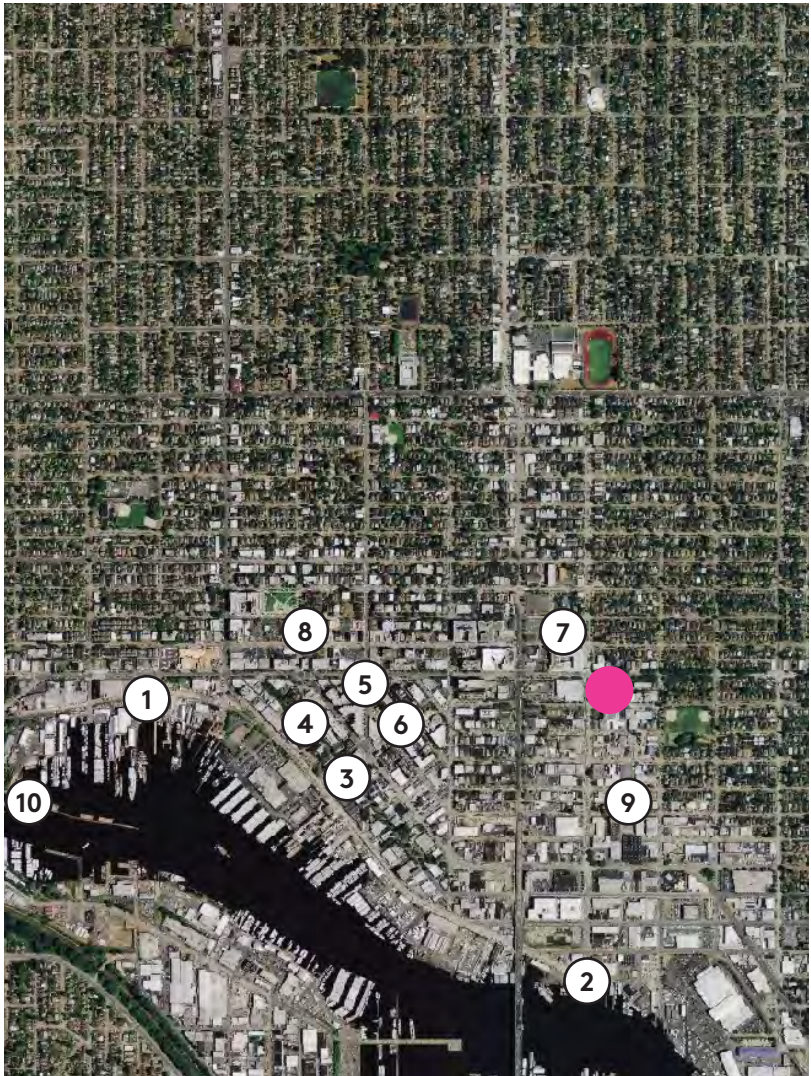
8. BALLARD LIBRARY



9. TRAILBEND TAPROOM



10. BALLARD LOCKS



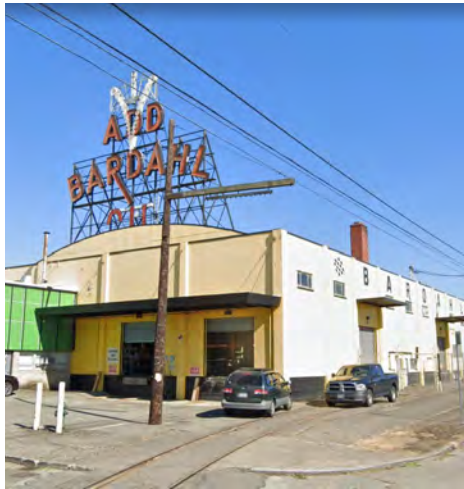
URBAN ANALYSIS - BALLARD INDUSTRIAL AND SINGLE-FAMILY CHARACTER



1. TOWNHOMES



2. BREWERY



3. INDUSTRIAL BUILDING



4. DOCKSIDE



5. BREWERIES



6. TOWNHOMES



7. SEATTLE MARITIME ACADEMY



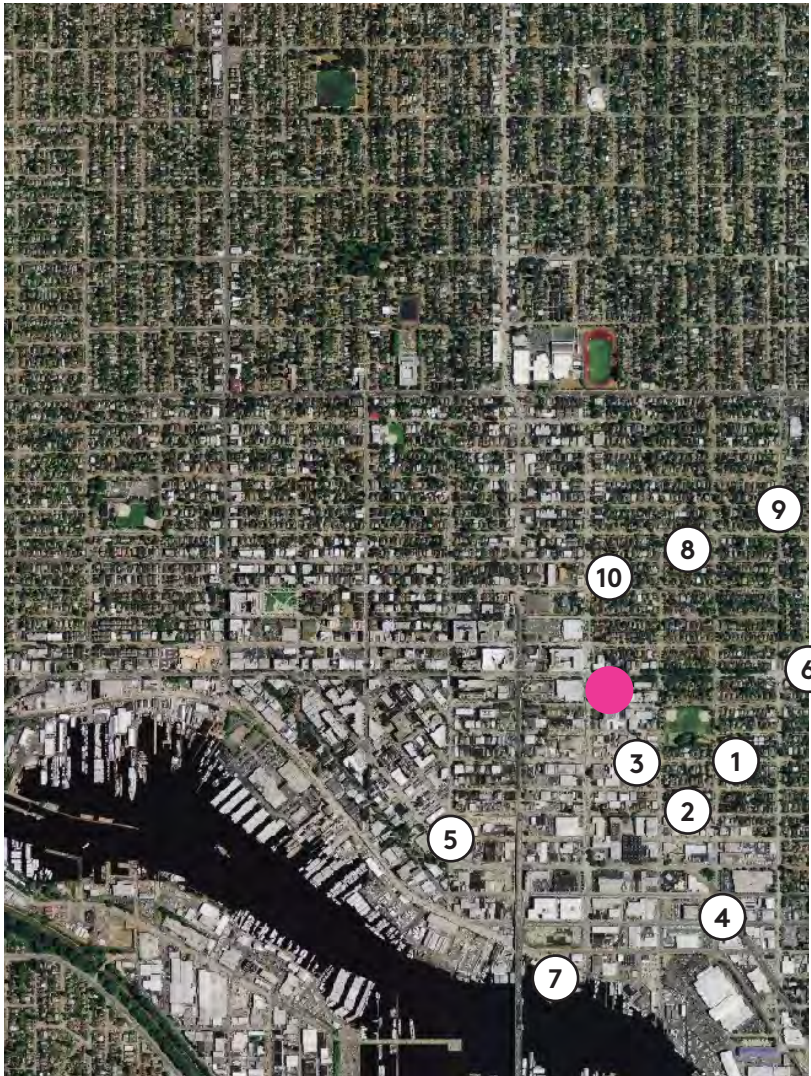
8. SINGLE FAMILY HOMES



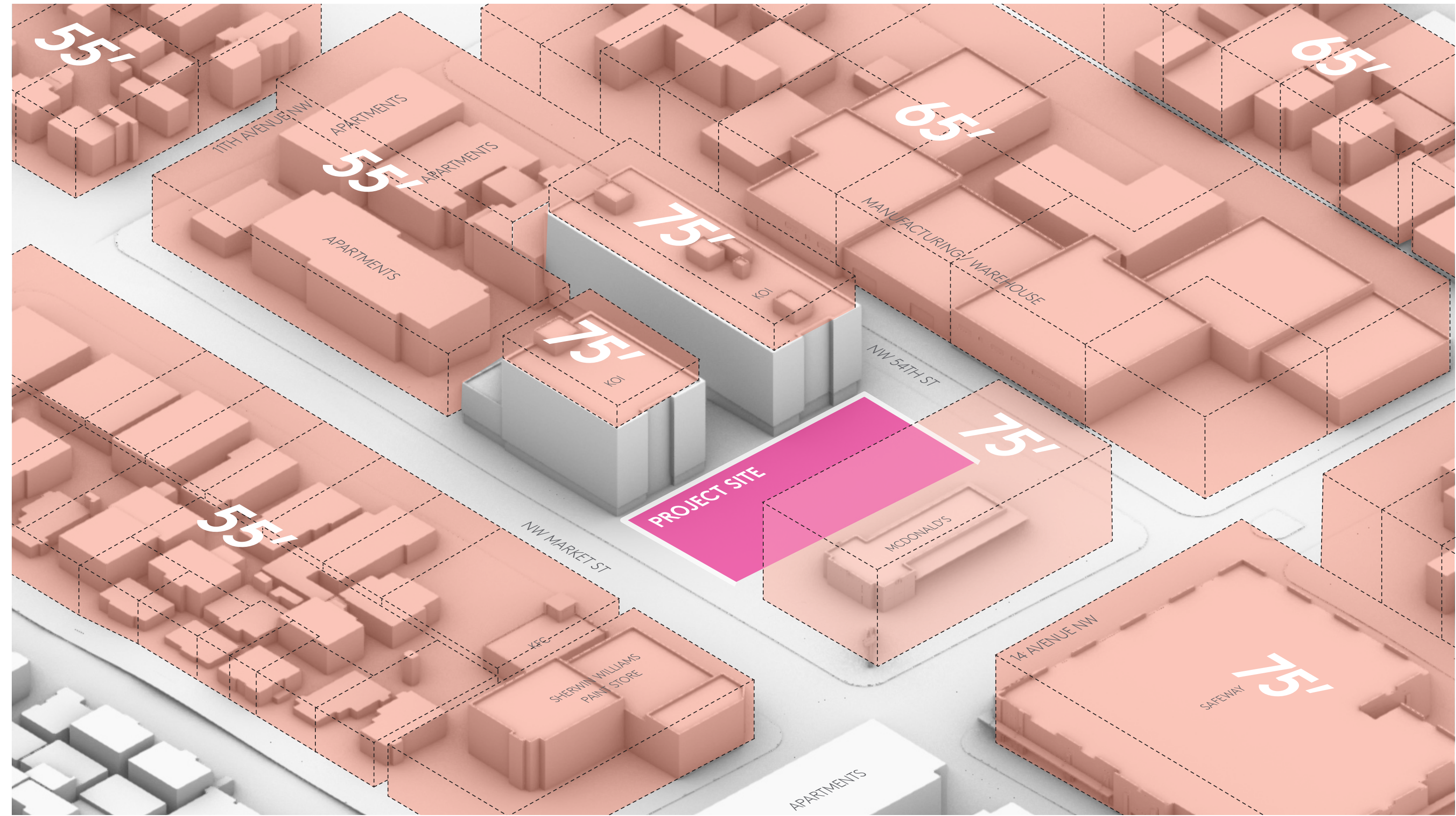
9. SINGLE FAMILY HOMES



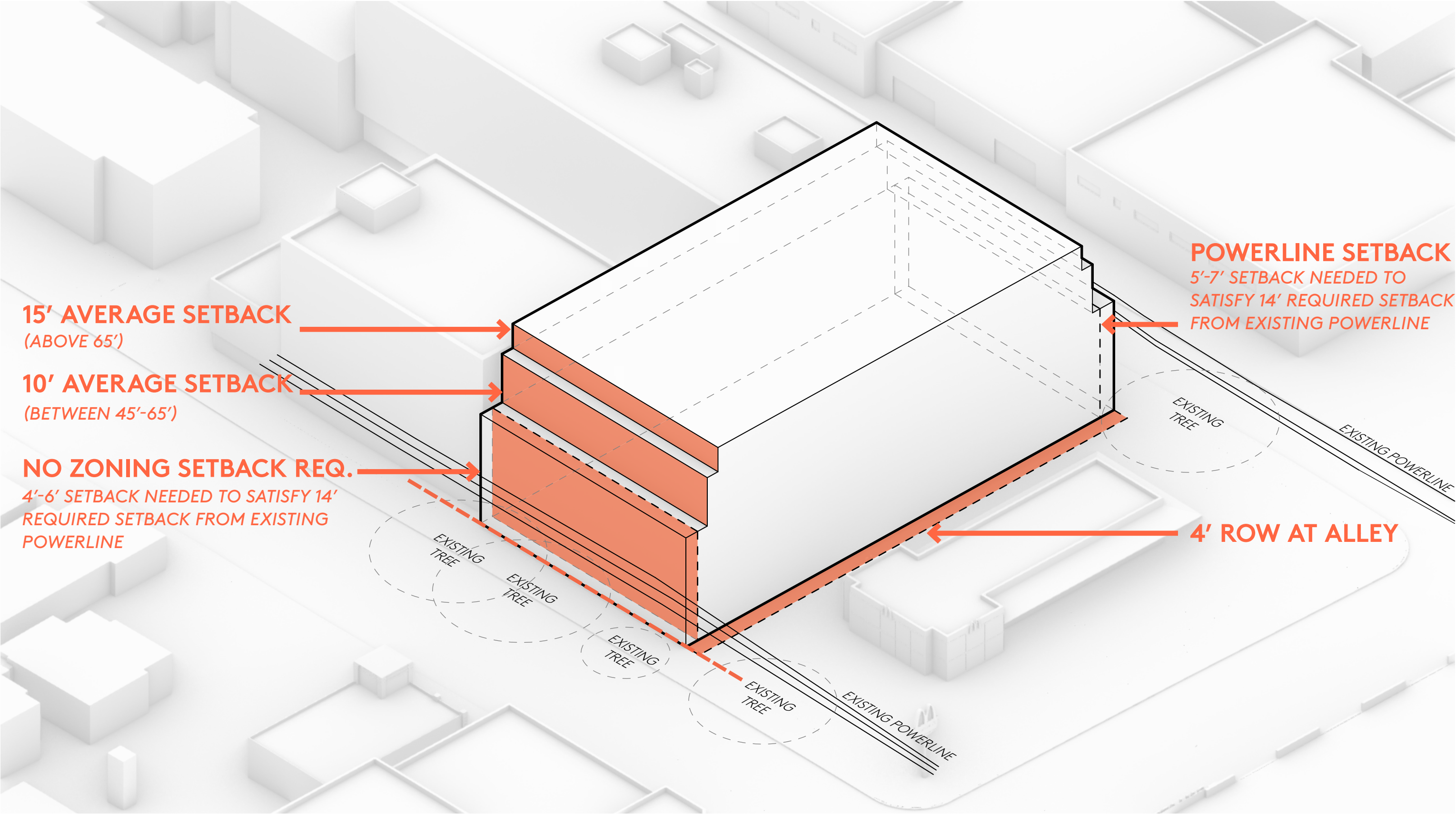
10. LOW-RISE RESIDENTIAL



CONTEXT ZONING POTENTIAL



ZONING SUMMARY DIAGRAM

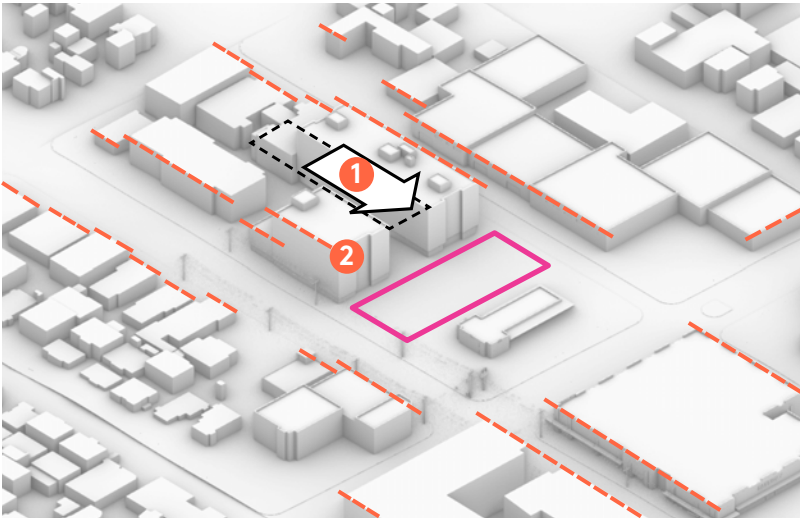


ZONING SUMMARY - SEATTLE - TITLE 23 LAND USE CODE

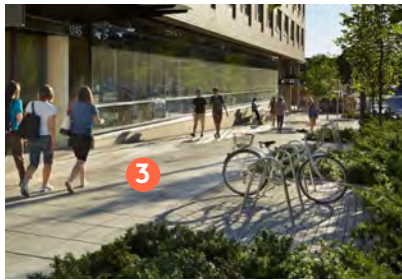
APPLICABLE CODE	SEATTLE MUNICIPAL CODE - TITLE 23 - LAND USE CODE	
ADDRESS	1145 NW MARKET ST	
PARCEL NUMBER	2768300125	
ZONING / LAND USE CLASSIFICATION	NC3P-75 (M) ON NW MARKET ST / NC3-75 (M) ON 54TH ST	
SITE AREA	20,000 SF	
SPECIAL REVIEW DISTRICT	NONE	
URBAN CENTER OVERLAY	BALLARD HUB URBAN VILLAGE	
PRESENT USE	SERVICE BUILDING	
23.47A.005 - STREET LEVEL USES		
23.47A.005.D.1: ALONG DESIGNATED PRINCIPAL PEDESTRIAN STREETS, 80% OF THE STREET-LEVEL STREET-FACING FACADE MUST BE A USE LISTED IN 23.47A.008.C (NON-RESIDENTIAL USE).	NON-RESIDENTIAL USE IS PROVIDED ALONG 80% OF THE MARKET ST STREET-LEVEL FACADE.	
23.47A.008 - STREET-LEVEL DEVELOPMENT STANDARDS		
23.47A.008.A.2 - BLANK FACADES BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8’ ABOVE THE SIDEWALK MAY NOT EXCEED 20’ IN WIDTH. THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40% OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.	COMPLIANT	
23.47A.008.B - NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS TRANSPARENCY: 60% OF THE STREET-FACING FACADE BETWEEN 2’ AND 8’ ABOVE THE SIDEWALK SHALL BE TRANSPARENT.	COMPLIANT	
DEPTH PROVISIONS: NON-RESIDENTIAL USES GREATER THAN 600 SF ARE REQUIRED TO HAVE AN AVERAGE DEPTH OF AT LEAST 30’ AND A MINIMUM DEPTH OF 15’. IN A PEDESTRIAN DESIGNATED ZONE, NON-RESIDENTIAL USES LESS THAN 600 SF ARE REQUIRED TO HAVE AN AVERAGE DEPTH OF AT LEAST 20’ AND A MINIMUM DEPTH OF 10’	COMPLIANT	
NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.	USES AT NW MARKET ST STREET LEVEL HAVE A FLOOR TO FLOOR HEIGHT OF 13’-1”	
23.47A.008.C.4 - OVERHEAD WEATHER PROTECTION CONTINUOUS OVERHEAD WEATHER PROTECTION IS REQUIRED ALONG AT LEAST 60% OF THE STREET FRONTAGE OF A STRUCTURE ON A PRINCIPAL PEDESTRIAN STREET. THE COVERED AREA SHALL HAVE A MINIMUM WIDTH OF 6’	WEATHER PROTECTION WILL BE PROVIDED AT 60% OF STREET FRONTAGE	
23.47A.008.D.2. THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL, STREET-FACING FACADE SHALL BE AT LEAST 4’ ABOVE OR 4’ BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10’ FROM THE SIDEWALK	AT APARTMENTS AT GROUND LEVEL ON 54TH ST, THE STREET-FACING FACADE WILL BE SET BACK 10’	
23.47A.009.F - BALLARD HUB URBAN VILLAGE		
23.47A.008.F.4.B UPPER-LEVEL SETBACKS A SETBACK WITH AN AVERAGE DEPTH OF 10’ FROM ALL ABUTTING STREET LOT LINES IS REQUIRED FOR PORTIONS OF A STRUCTURE ABOVE A HEIGHT OF 45’	SEE DEPARTURE REQUESTS	
A SETBACK WITH AN AVERAGE DEPTH OF 15’ FROM ALL STREET LOT LINES IS REQUIRED FOR PORTIONS OF A STRUCTURE ABOVE A HEIGHT OF 65’	SEE DEPARTURE REQUESTS	
23.47A.012 STRUCTURE HEIGHT		
23.47A.012.A HEIGHT LIMIT - 75’ ALLOWED	75’	
23.47A.013 FLOOR AREA RATIO (FAR)		
23.47A.013.A FAR ALLOWED - 5.5 ALLOWED	5.45 FAR TARGET	
23.47A.024 AMENITY AREA		
23.47A.024.A - AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5% OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE (GROSS FLOOR AREA, FOR THE PURPOSES OF THIS SUBSECTION, EXCLUDES AREAS USED FOR MECHANICAL EQUIPMENT AND ACCESSORY PARKING).	5% MINIMUM WILL BE PROVIDED THROUGH A MIX OF PUBLIC AND PRIVATE AMENITY SPACE	
23.47A.032 PARKING LOCATION AND ACCESS		
23.47A.032.A.1.A. IN NC ZONES, ACCESS TO PARKING SHALL BE FROM THE ALLEY IF THE LOT ABUTS AN ALLEY	ACCESS TO BELOW GRADE GARAGE IS OFF ALLEY	
23.54.015 REQUIRED PARKING AND MAXIMUM PARKING LIMITS		
23.54.015 - REQUIRED PARKING - TABLE A - (NON-RESIDENTIAL) NO MINIMUM REQUIREMENT IN FREQUENT TRANSIT SERVICE AREA	APPROX. 70 RESIDENTIAL STALLS PROVIDED	
23.54.015.K BICYCLE PARKING - TABLE D		
COMMERCIAL USES (EATING AND DRINKING): LONG-TERM - 1 PER 5,000 SQFT / SHORT-TERM - 1 PER 1,000 SQFT	COMMERCIAL BIKE PARKING - 1 LONG TERM AND 3 SHORT TERM SPOTS PROVIDED	
COMMERCIAL USES (SALES AND SERVICES): LONG-TERM - 1 PER 4,000 SQFT / SHORT-TERM - 1 PER 2,000 SQFT		
RESIDENTIAL USES (MULTI-FAMILY STRUCTURES): LONG-TERM - 1 PER DWELLING UNIT / SHORT-TERM - 1 PER 20 DWELLING UNITS	RESIDENTIAL BIKE PARKING - 123 LONG TERM AND 7 SHORT TERM SPOTS PROVIDED	
23.54.040 - SOLID WASTE AND RECYCLABLE MATERIAL STORAGE AND ACCESS	COMPLIANT	

DESIGN GUIDELINES

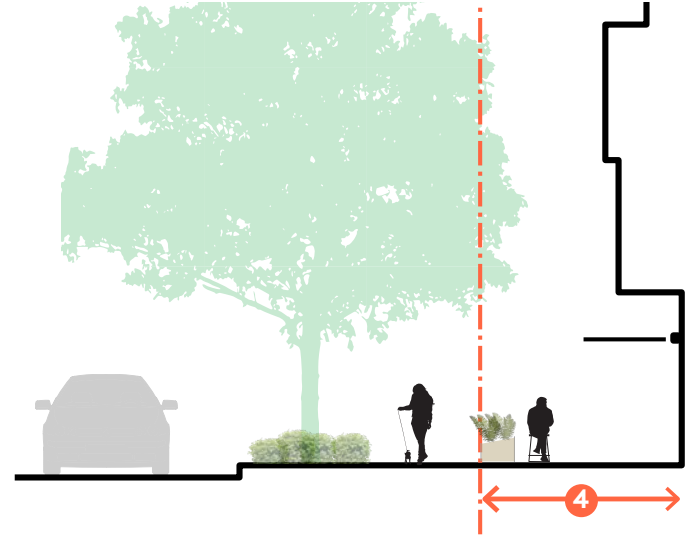
LIST OF PRIORITY DESIGN GUIDELINES



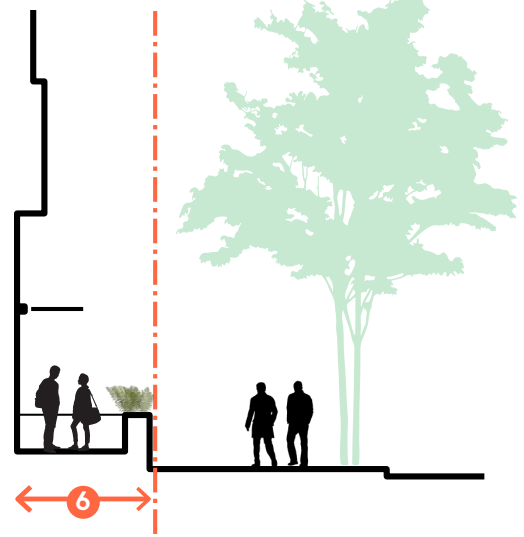
(Urban Patterning and Relevant Datums)



(Market Street Pedestrian Experience)



(Section at Ground Level - NW Market St)



(Section at Ground Level - NW 54th St)

CS2 Urban Pattern and Form: Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.

The project team carefully analyzed the neighborhood and adjacent buildings when designing the three massing options for this site. The east facing courtyard aligns with the neighboring apartment buildings' courtyard **1**. The project carefully considers the neighbor to the east and the future development potential of the McDonald's site to the west. The massing schemes align to those neighboring datums when possible as well as reinforce the urban street edge of both Market St and 54th St **2**. The project addresses changing urban character of the district, moving from suburban to urban, and increased density. Materials and detailing will promote high quality urban architectural character that supports the established goals of the neighborhood. Priorities include:

Ballard Design Guideline CS2 1-C GENERAL COMMERCIAL

This commercial area is a neighborhood gateway that meets the surrounding neighborhood's weekly and monthly needs for goods and services.

2. Design the street level of buildings, streetscape, and landscaping to produce active storefronts and a comfortable walking environment that balance the vehicle traffic on 15th Ave. NW and NW Market Street. **3 4**

PL2 Walkability: Create a safe and comfortable walking environment, easy to navigate and well connected.

NW Market St and NW 54th St have two different characters and the proposed programing and design of the ground plane reinforces and responds to those distinct identities. NW Market St is designated a Principal Pedestrian Street and the north half of the property is zoned NC3P-75 (M) making it a Pedestrian Designated Zone. In response, the ground floor facade on Market St has been pulled back from the property line to create a more commodious pedestrian experience (**3** and **4**). The south half of the site is zoned NC3-75 (M). The ground floor at 54th St will either have two story apartments which are set back from the property line a minimum of 10' or flats raised above the sidewalk a minimum of 4'. Planting and screening will be used to create necessary privacy for residents while allowing views in and out of the buildings and creating an active streetscape (**5** and **6**). Priorities include:

PL2-A. ACCESSIBILITY

PL2-B. SAFETY AND SECURITY

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level, including entries and edges.

All three schemes have been designed with safety and privacy in mind, while creating space for interaction and connection between residents, neighbors and people passing by. As noted, the ground floor residential units at 54th will create a vibrant streetscape while maintaining resident privacy through screening and setbacks. At all facades, the urban edge will be maintained with clear entrances and facade transparency (**3 4 5 6**). Special care will be taken with the facade design of the alley to create a safe environment. Priorities include:

Ballard Design Guideline PL3-2 RESIDENTIAL EDGES

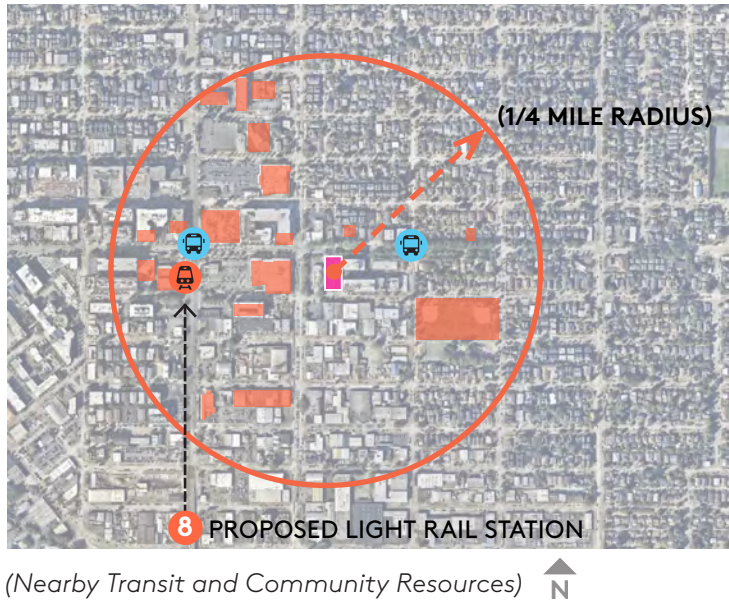
- Use strong design elements in setbacks (e.g. sitting walls, raised patios, planters, paving changes, stoops, and porches) to indicate the transition from public to private. **5 6 7**

Ballard Design Guideline PL3 - 4 RETAIL EDGES

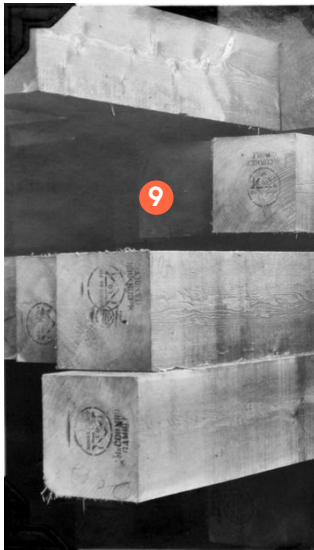
- Retail edges should be porous, and included pedestrian interest and diverse storefront treatments and tenant spaces **3 4 5 6 7**

DESIGN GUIDELINES

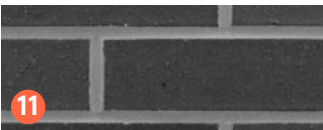
LIST OF PRIORITY DESIGN GUIDELINES



(Nearby Transit and Community Resources)



(Architectural Design Concept)



(Exterior Elements and Finishes)



PL4 Active Transportation: Incorporate features that facilitate active transport such as walking, bicycling and transit use.

The project is well positioned to take advantage of transit. It is within two blocks of the proposed new Ballard light rail station(8) and located in a Frequent Transit Area. A designated bike ramp will be provided to ensure safe and convenient access to the bike parking on level P1. While vehicular parking is not required, approximately 70 underground stalls will be provided to serve the parking demand of residents, and mitigate spillover impacts on the neighbors by reducing on street parking. Priorities include:

PL4-A. ENTRY LOCATIONS AND RELATIONSHIPS

PL4-B. PLANNING AHEAD FOR BICYCLISTS

PL4-C. PLANNING AHEAD FOR TRANSIT

DC2 Architectural Concept: Develop a unified, functional architectural concept that fits well on the site and its surroundings.

The design team has studied the history and architectural character of the neighborhood. The Scandinavian, industrial(9) and maritime roots all provide inspiration for the three schemes shown in this package. Ample transparency and connectivity at the ground floor is provided and the upper level massing is broken down to create a human scale to the building (10). Priorities include:

Ballard Design Guideline DC2-2 . ARCHITECTURAL FACADE COMPOSITION

b. Design buildings to have horizontal divisions that create strong base levels (preferably two stories) that are not overpowered 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 feet above the sidewalk.

Ballard Design Guideline DC2-3. SCALE AND TEXTURE

a. Texture. At the street level incorporate a variety of textures such as blade signs, uneven brick, gooseneck lights, and windows that add texture and scale that is perceptible at a walking pace

DC4 Exterior Elements and Finishes: Use appropriate and high-quality elements and finishes for the building and open spaces.

The project will utilize high quality materials with a restrained and timeless palette inspired by Scandinavian design including touches of wood and attention to detail to create a warm and welcoming environment(11 12 13 14). The landscape design will similarly create a welcoming environment with the extra setbacks provided while balancing privacy and security. Lighting and signage will reinforce the design creating a clear, welcoming and safe environment. Building setbacks at street level provide generous open space at the sidewalk that contributes to a vibrant pedestrian street edge. Stoops located along NW 54th Street provide for an appropriate gradation of privacy along the sidewalk. The elevation difference between the floor level and the sidewalk, combined with residential transparency, allows for “eyes on the street.” Lush landscaping both on site and within the right-of-way will contribute to a pedestrian oriented character and provide screening. Priorities include:

Ballard Design Guideline DC4. BUILDING MATERIALS SUPPLEMENTAL GUIDANCE

3. Avoid using a high variety of materials in an attempt to reduce bulk. Brick and stone masonry are preferred. Metal and other industrial finishes can be used to complement traditional materials or create interesting contrast.

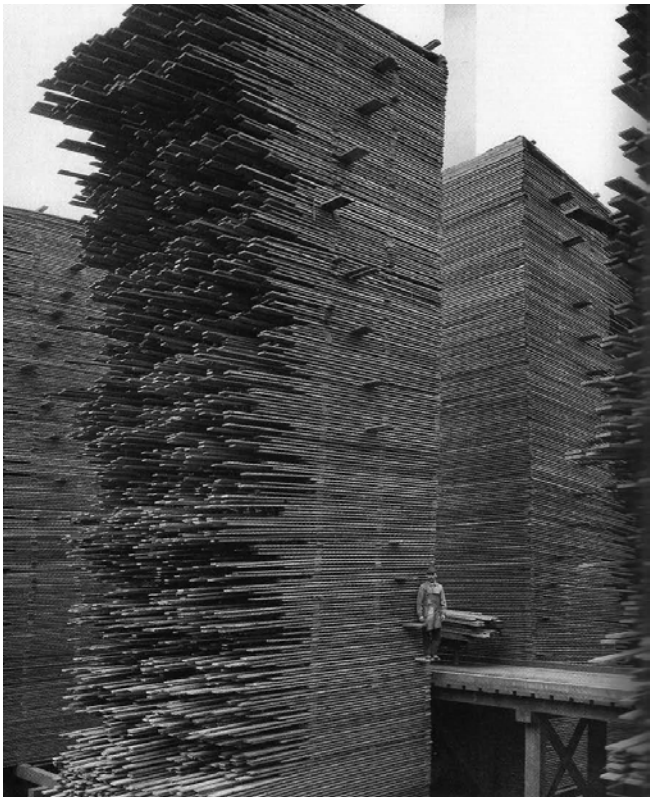
MASSING SCHEMES / ARCHITECTURE CONCEPT IMAGERY

"STACKING / CARVING"

The architectural concept stems from Ballard’s history as an industrial waterfront and its strong association with timber mills. Stacked lumber serves as an inspiration and as an example of a large volume broken down in scale by it’s constituent pieces. Sticks of lumber of random length provide visual interest and smaller scale, and form a regularity of overall shape.

Ballard’s timber industry attracted great numbers of working class people to the neighborhood, and this project as a result, seeks to create a vibrant and successful multi-family design that lends itself to Ballard’s current residents while acknowledging its past. This concept relates to the building through the following design elements:

- Offset geometric forms.
- Repeating elements at different heights or lengths, staggered to create a unified whole.
- Overhanging and terracing of forms with similar languages.
- Rows slide across each other at various points creating a visual stagger.



MASSING SCHEMES / LANDSCAPE CONCEPT IMAGERY

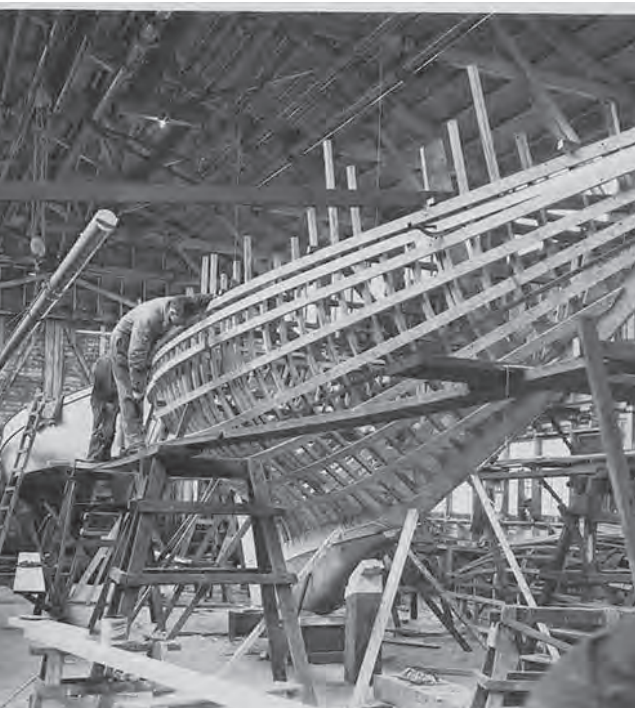
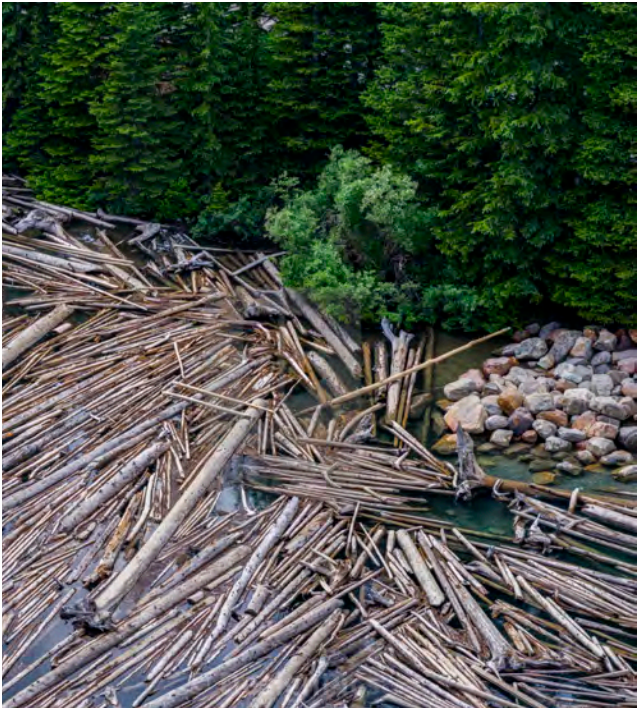
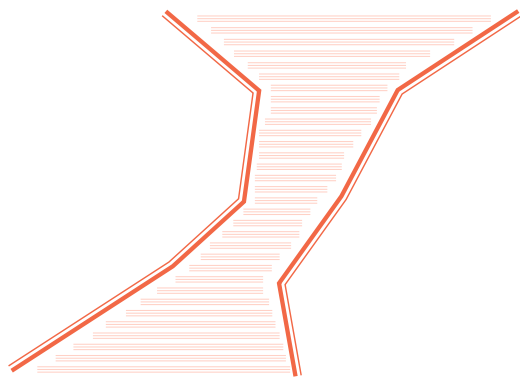
“CHANNEL/WATERWAY”

Passageway. A means of access for an object, information, or an idea.

Street level facade setbacks provided at the ground floor for schemes 2 and 3 will improve the pedestrian character of the streetscape through the expression of the “Channel/Waterway” concept.

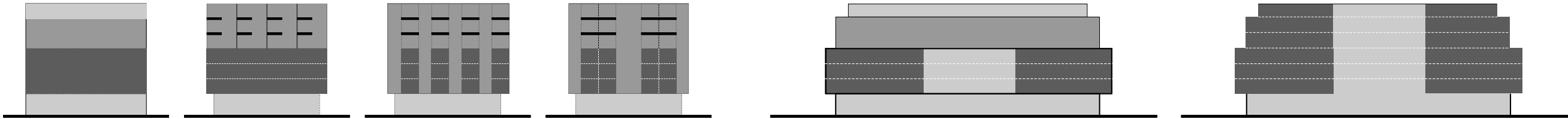
“Channel” is inspired by the unique waterways connected to the Puget Sound and their association with the transportation and utilization of lumber during Ballard’s early growth. The responsible use of our forests and its resources leads to a healthy ecosystem in our region. Likewise, skillful design leads to healthy, vibrant city neighborhoods. The “channel/waterway” concept is expressed through creation of the following design elements:

- Open space at a variety of scales between the building and landscape elements with varying degrees of privacy, more public areas accessed through narrow paths.
- Hardscaped gathering space is carved between mounded plantings bound between irregular polygonal edges.

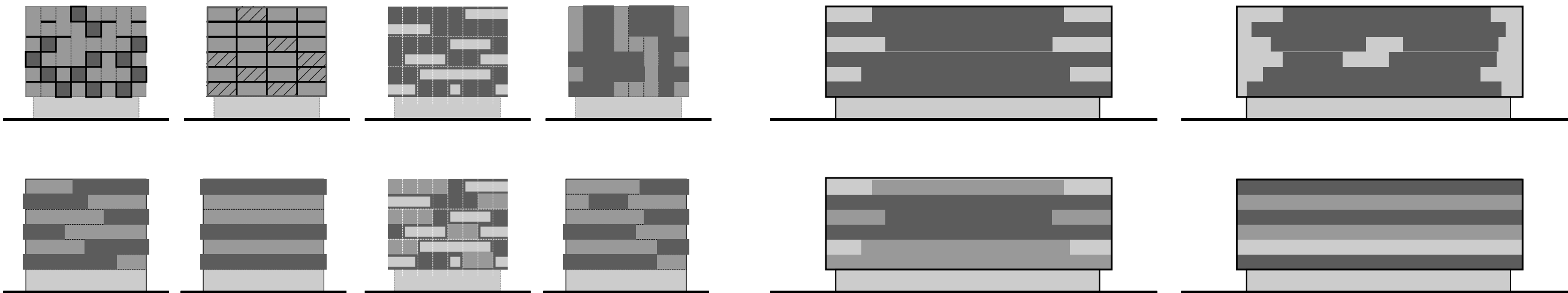


MASSING CONCEPTS - ELEVATION STUDIES

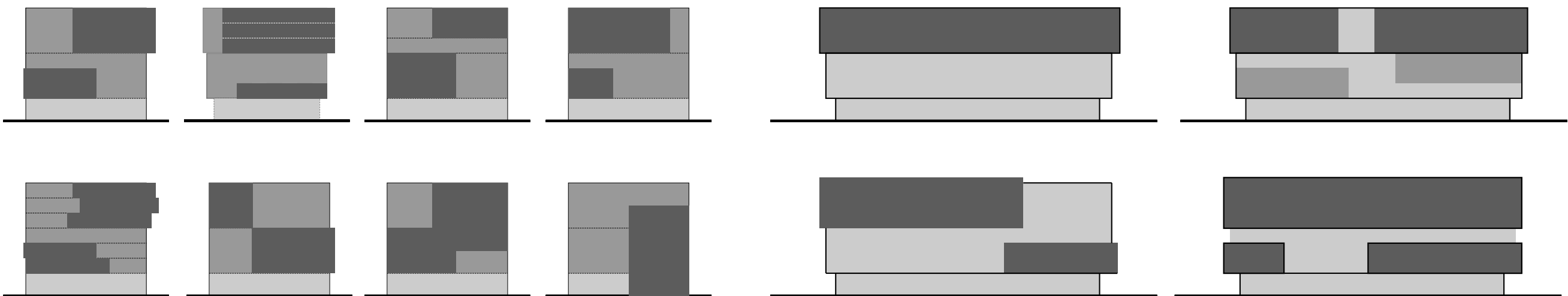
SCHEME 01 VARIATIONS:



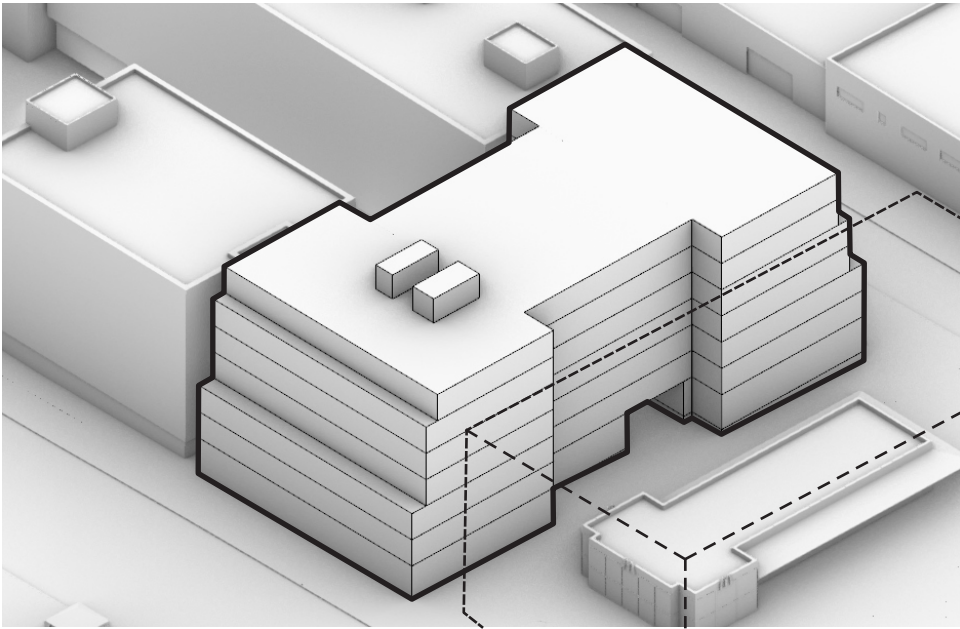
SCHEME 02 VARIATIONS:



SCHEME 03 VARIATIONS:



MASSING CONCEPTS - COMPARISON OF MASSING OPTIONS



SCHEME 1 / BARBELL (COMPLIANT)

Proposed massing is six residential levels over a single story podium. The massing sets back at several floors and includes open space courtyards facing the lots east and west of the project site. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 4 ground level flats are located along 54th Street. The parking garage entrance and bicycle parking are accessed off of the alley west of the building site.

Unit Count:	Approx. 122 Units
Parking Stalls:	Approx. 70 Underground Stalls
Commercial area:	Approx. 2,256 SF

PROS

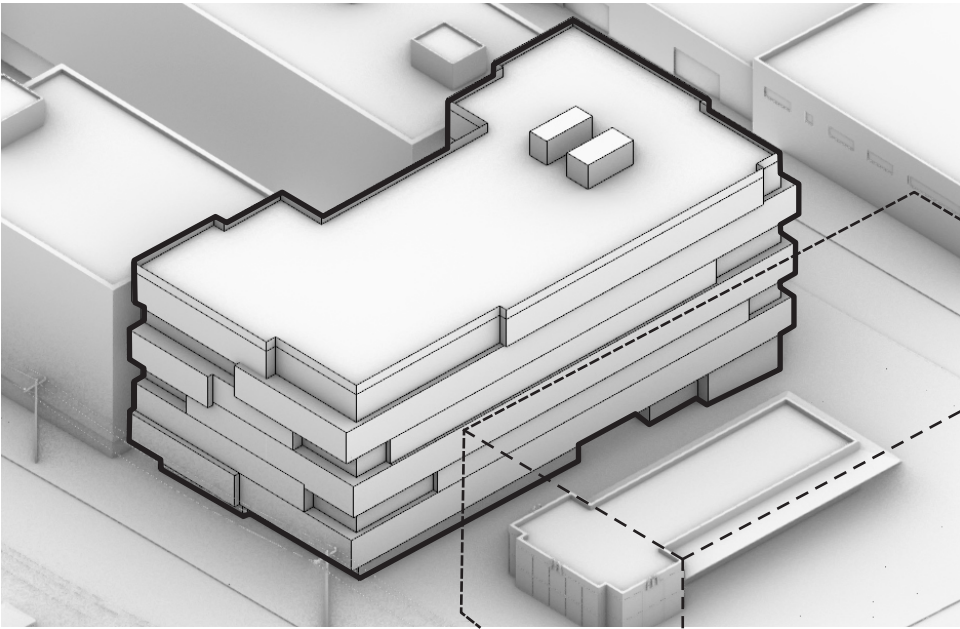
- Building massing provides good access to light and air.
- Three story massing volumes relate to the scale of low density neighbors.

CONS

- Lack of daylight and views out of the residential units facing the East.
- Multiple setbacks create a severe and heavy massing form.
- Less space at ground level to foster pedestrian activity.
- Less public open space available at the ground level.
- Weaker street facing façade.
- Less efficient floor plans due to lack of ability to stack through all levels.

POTENTIAL DEPARTURES

- None Proposed/Requested.



SCHEME 2 / STACK

Proposed massing is six residential levels over a single story podium. The massing extends in and out at various locations along each floor, creating unique unit plans and shading along the façade. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 4 ground level flats are located along 54th Street. The parking garage entrance and bicycle parking are accessed off of the alley west of the building site.

Unit Count:	Approx. 122 Units
Parking Stalls:	Approx. 70 Underground Stalls
Commercial area:	Approx. 2,620 SF

PROS

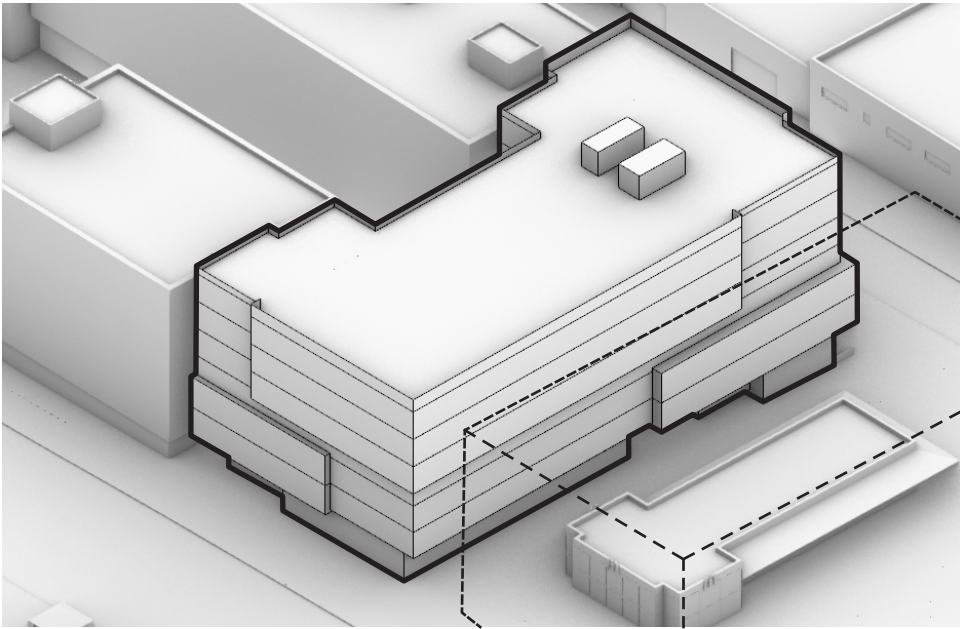
- Push and pull of the massing provides a unique and rich character.
- Increased ground level setbacks improve pedestrian experience.
- The east façade is stepped back to benefit the existing Koi apartments.

CONS

- Does not comply with upper level zoning setbacks.
- Massing relies on detailing and fenestration to resolve complex form.

POTENTIAL DEPARTURES

- Setback Departure required - a departure from the setbacks at 45' and above.



SCHEME 3 / CARVE (PREFERRED)

Proposed massing is six residential levels over a single story podium. The massing creates 2 distinct cantilevered entities, allowing a more human scale pedestrian experience along Market and 54th Street. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 4 two-story ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed off of the alley west of the building site.

Unit Count:	Approx. 122 Units
Parking Stalls:	Approx. 70 Underground Stalls
Commercial area:	Approx. 2,511 SF

PROS

- 2 and 3 story massing volumes relate to the scale of low density neighbors.
- Increased ground level setbacks improves pedestrian experience.
- Carving of the massing provides a unique and rich character.
- The east façade is stepped back to benefit the existing Koi apartments.

CONS

- Does not comply with upper level zoning setbacks.

POTENTIAL DEPARTURES

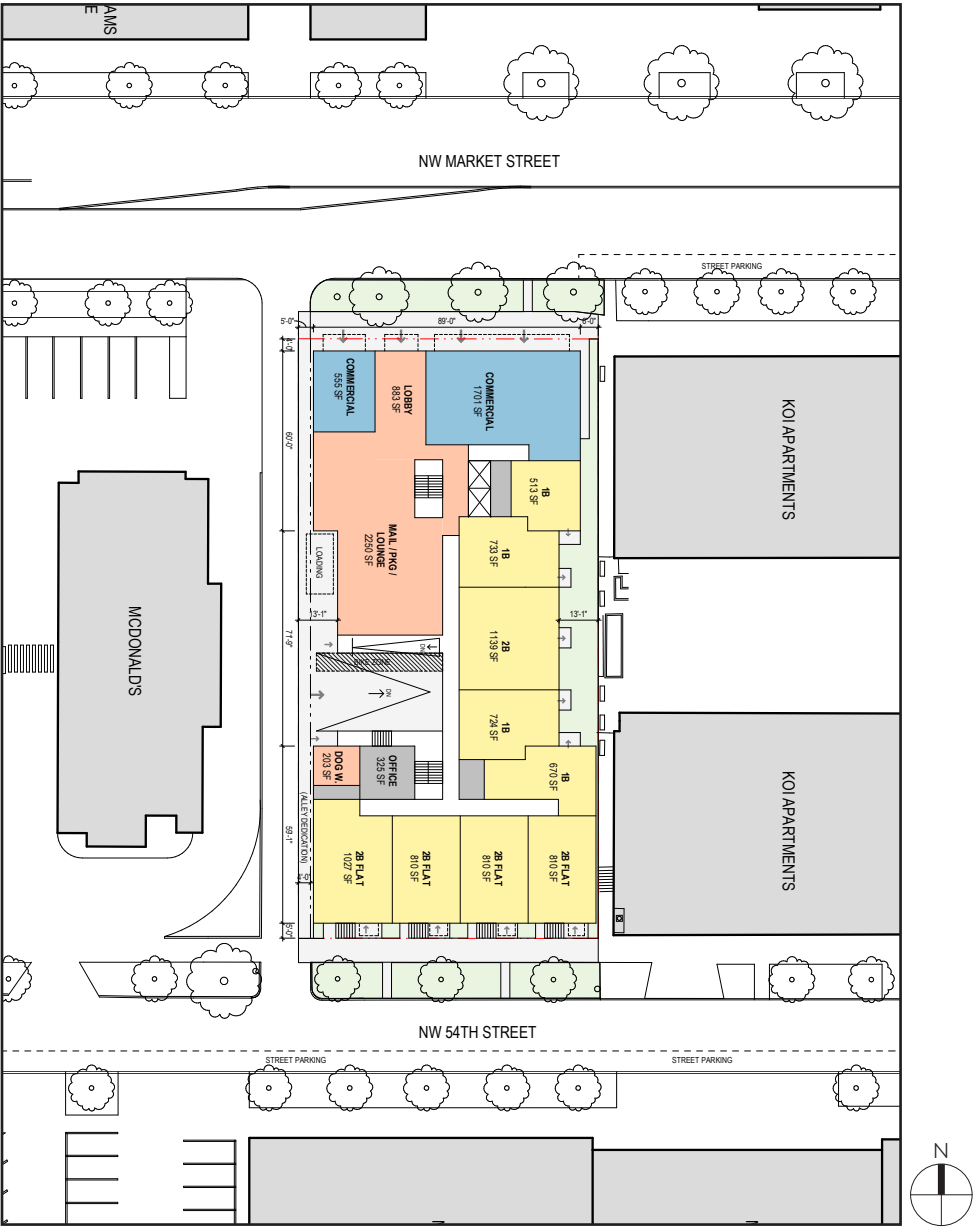
- Setback Departure required - a departure from the setbacks at 45' and above.

MASSING CONCEPTS - COMPARISON OF MASSING OPTIONS

SCHEME 1 / BARBELL (COMPLIANT)

Proposed massing is six residential levels over a single story podium. The massing sets back at several floors and includes open space courtyards facing the lots east and west of the project site. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 4 ground level flats are located along 54th Street. The parking garage entrance and bicycle parking are accessed off of the alley west of the building site.

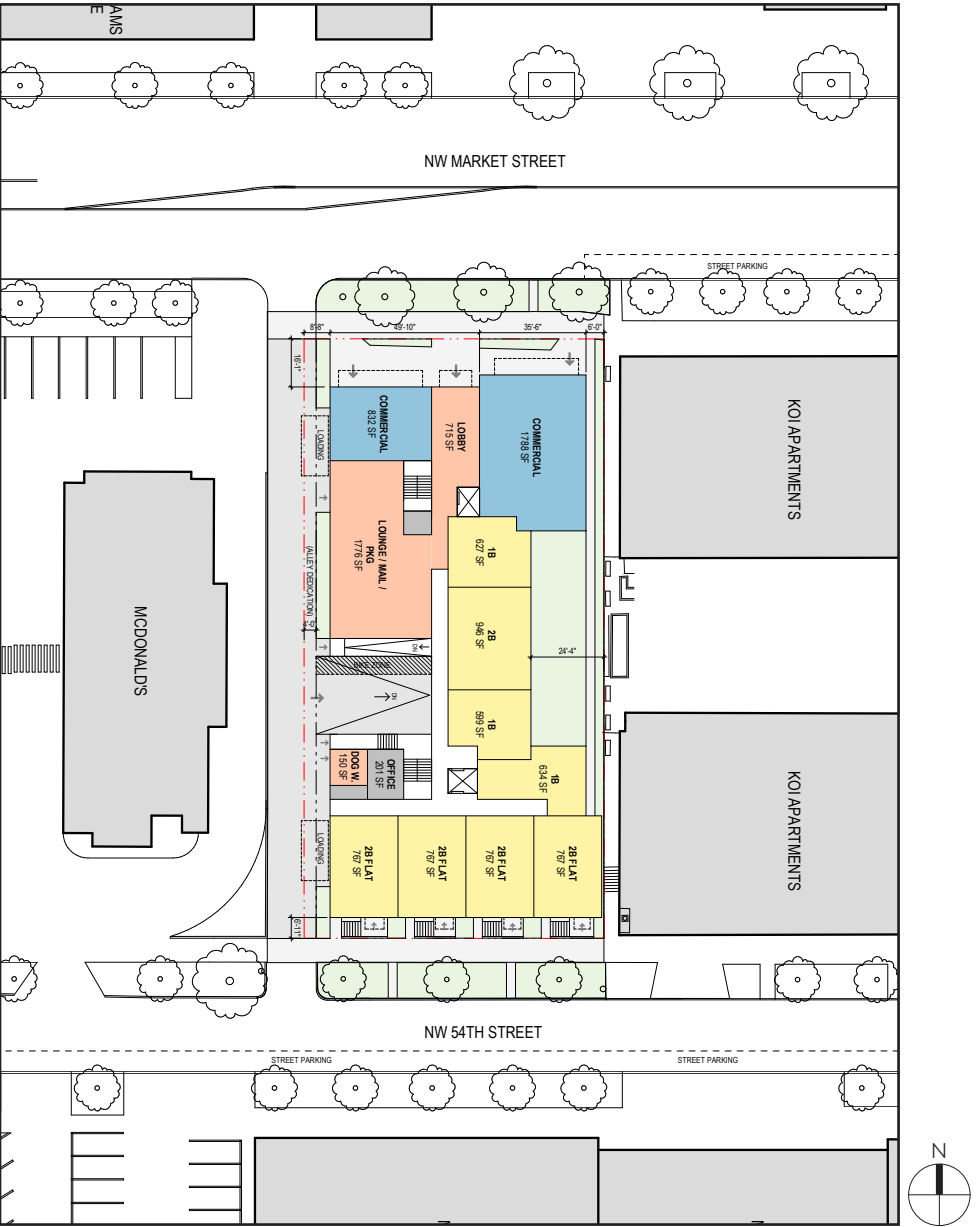
Unit Count: Approx. 122 Units
Parking Stalls: Approx. 70 Underground Stalls
Commercial area: Approx. 2,256 SF



SCHEME 2 / STACK

Proposed massing is six residential levels over a single story podium. The massing extends in and out at various locations along each floor, creating unique unit plans and shading along the façade. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 4 ground level flats are located along 54th Street. The parking garage entrance and bicycle parking are accessed off of the alley west of the building site.

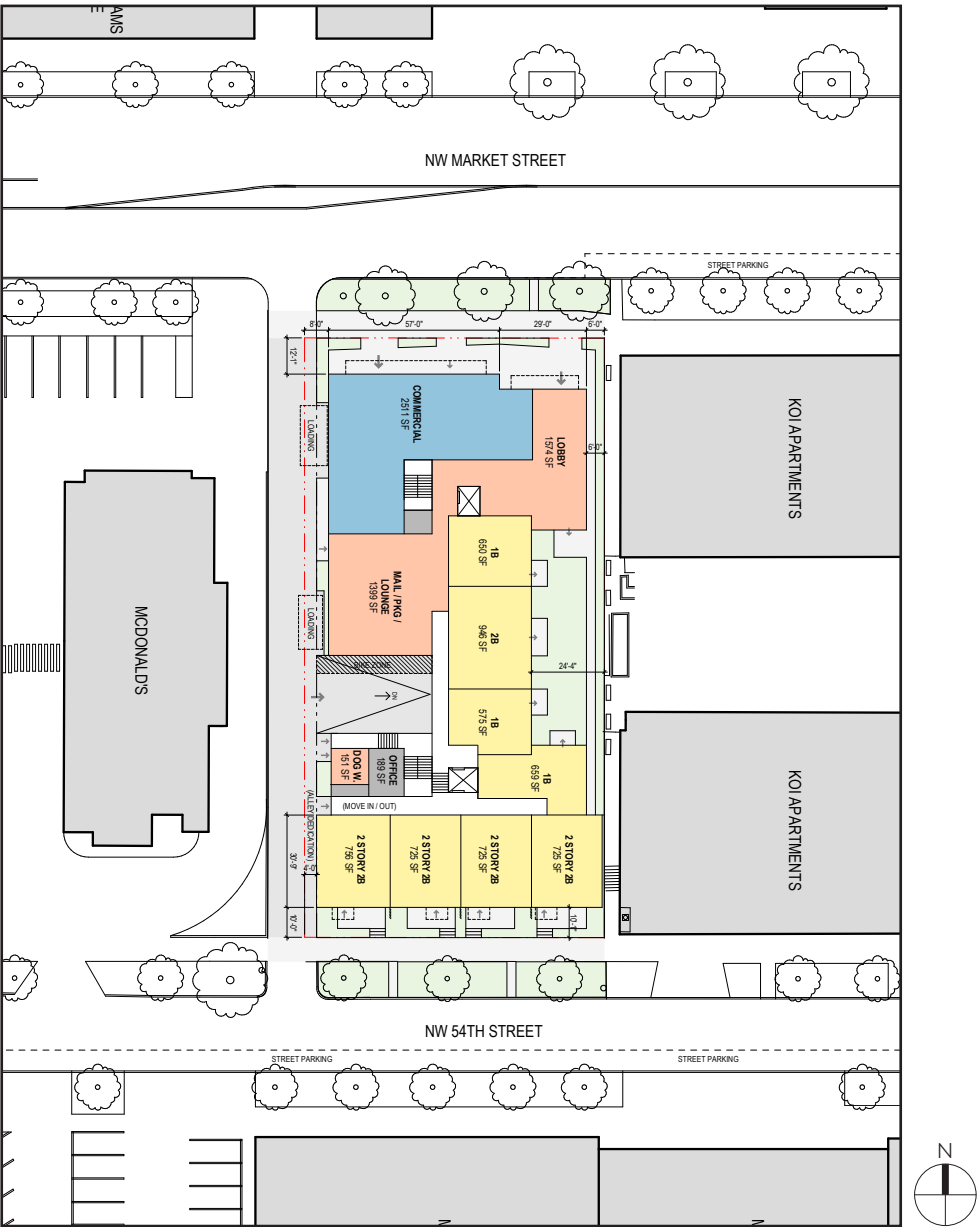
Unit Count: Approx. 122 Units
Parking Stalls: Approx. 70 Underground Stalls
Commercial area: Approx. 2,620 SF



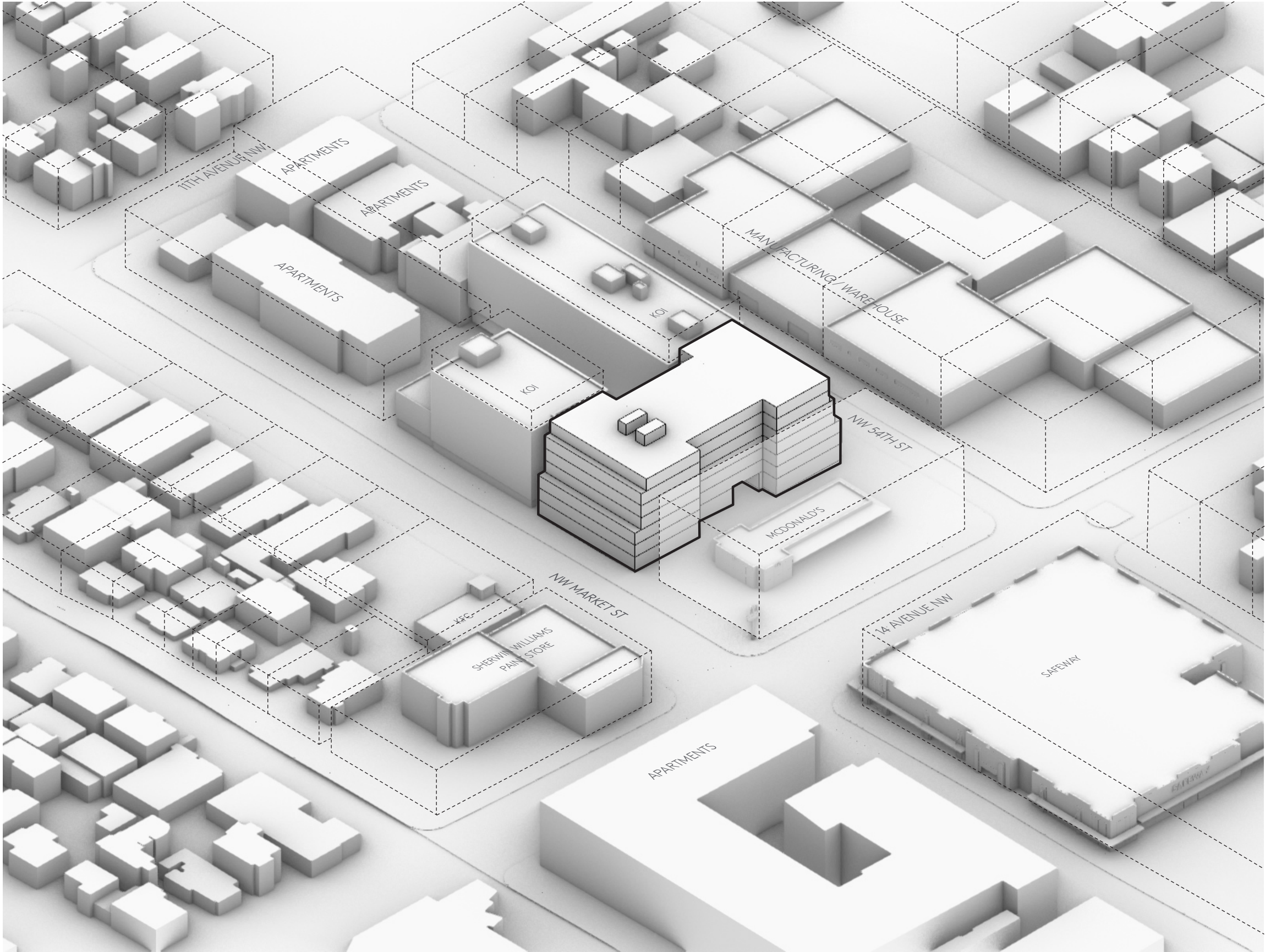
SCHEME 3 / CARVE (PREFERRED)

Proposed massing is six residential levels over a single story podium. The massing creates 2 distinct cantilevered entities, allowing a more human scale pedestrian experience along Market and 54th Street. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 4 two-story ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed off of the alley west of the building site.

Unit Count: Approx. 122 Units
Parking Stalls: Approx. 70 Underground Stalls
Commercial area: Approx. 2,511 SF



SCHEME 1 / BARBELL (COMPLIANT)



SCHEME 1 / BARBELL (COMPLIANT)

Proposed massing is six residential levels over a single story podium. The massing sets back at several floors and includes open space courtyards facing the lots east and west of the project site. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 4 ground level flats are located along 54th Street. The parking garage entrance and bicycle parking are accessed off of the alley west of the building site.

Unit Count:	Approx. 122 Units
Parking Stalls:	Approx. 70 Underground Stalls
Commercial area:	Approx. 2,256 SF

PROS

- Building massing provides good access to light and air.
- Three story massing volumes relate to the scale of low density neighbors.

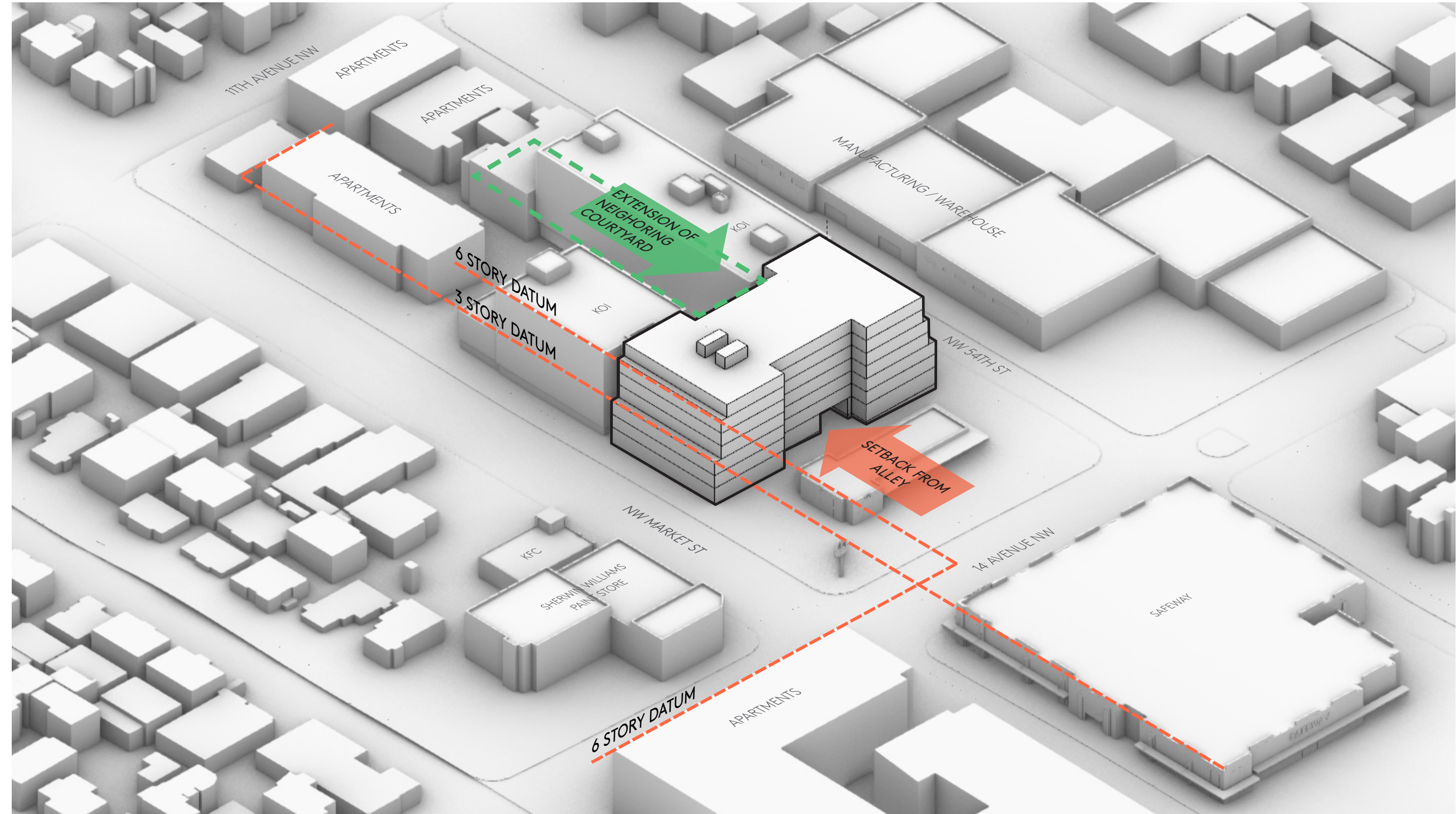
CONS

- Lack of daylight and views out of the residential units facing the East.
- Multiple setbacks create a severe and heavy massing form.
- Less space at ground level to foster pedestrian activity.
- Less public open space available at the ground level.
- Weaker street facing façade.
- Less efficient floor plans due to lack of ability to stack through all levels.

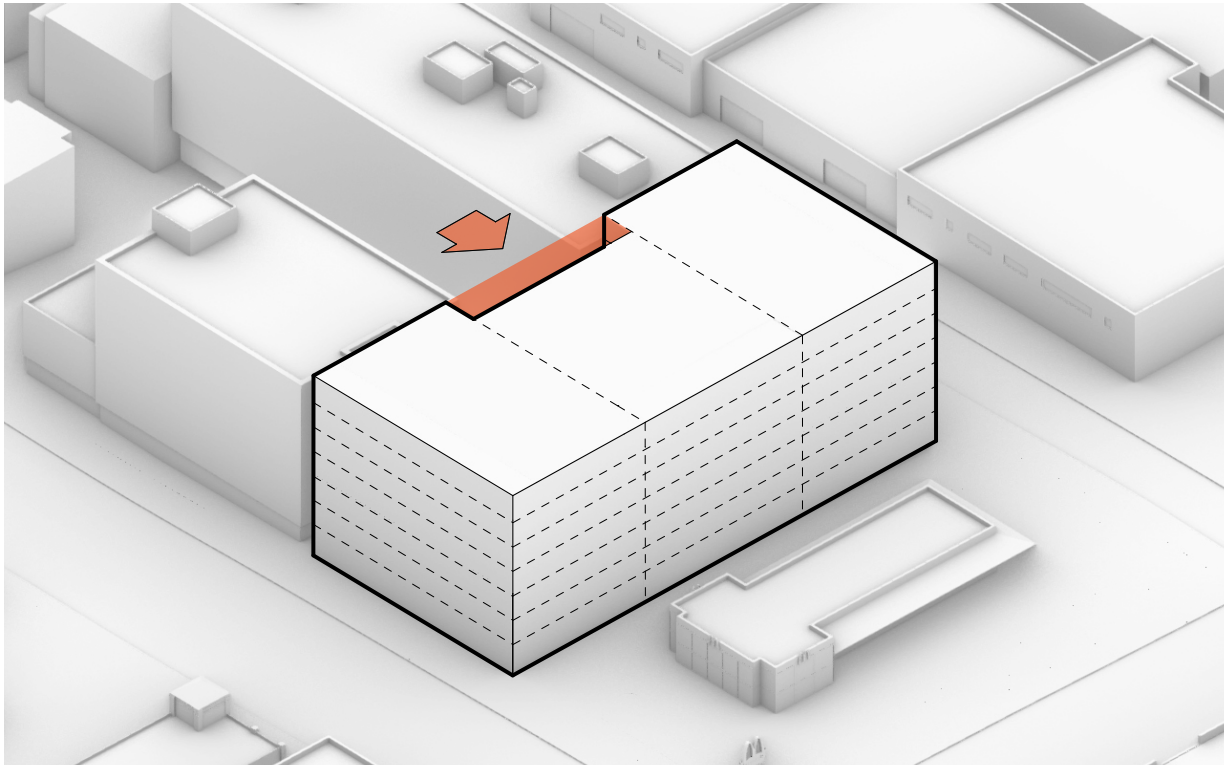
POTENTIAL DEPARTURES

- None Proposed/Requested.

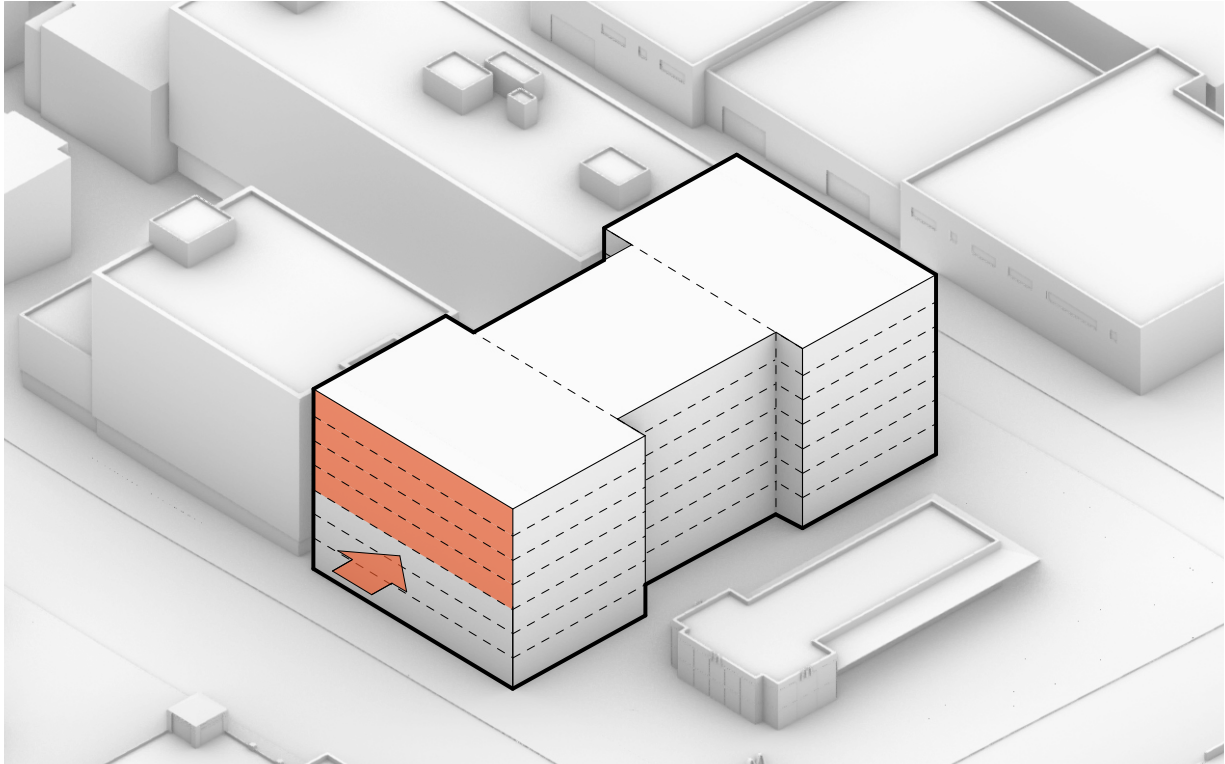
SCHEME 1 / BARBELL (COMPLIANT) CONTEXT



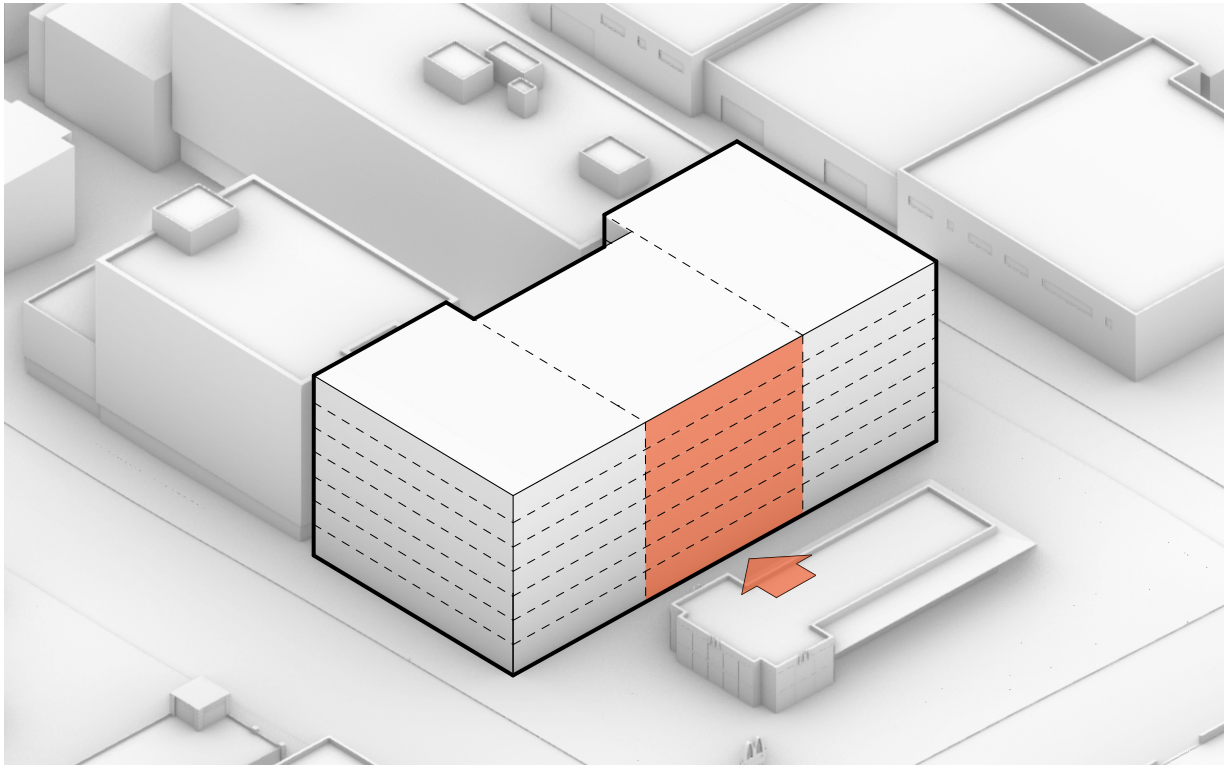
SCHEME 1 / BARBELL (COMPLIANT) *CONCEPT DIAGRAM*



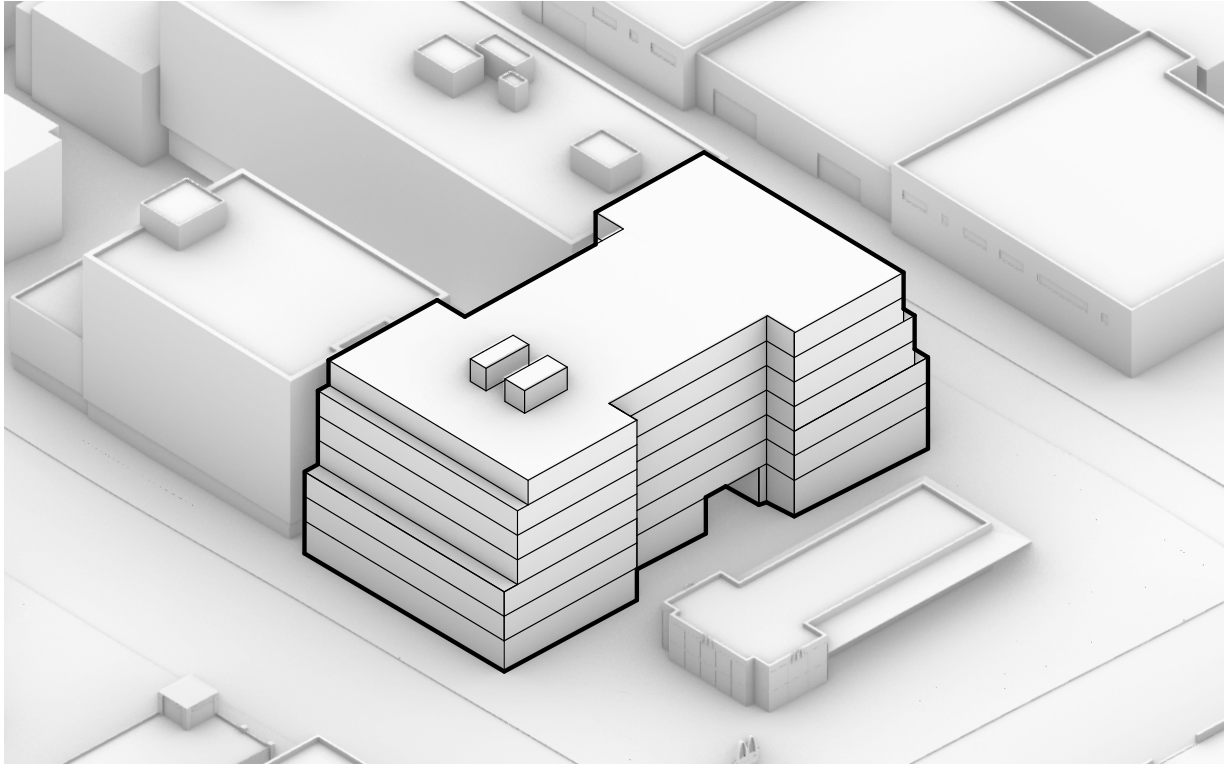
01 / EAST COURTYARD
BUILDING MASS IS RECESSED TO CREATE COURTYARD ALONG EAST FAÇADE TO IMPROVE RESIDENT EXPERIENCE AND EXTEND THE LANGUAGE OF NEIGHBORING BUILDINGS.



03 / NORTH AND SOUTH SETBACKS
NORTH AND SOUTH FAÇADES ARE SET BACK TO CREATE A TERRACING EFFECT AND TO REDUCE THE SCALE OF THE BUILDING TO PEDESTRIANS.



02 / WEST COURTYARD
BUILDING MASS IS RECESSED ALONG WEST FAÇADE TO SET BACK FROM THE ALLEY AND TO PROVIDE A UNIQUE CHARACTER TO THE BUILDING.

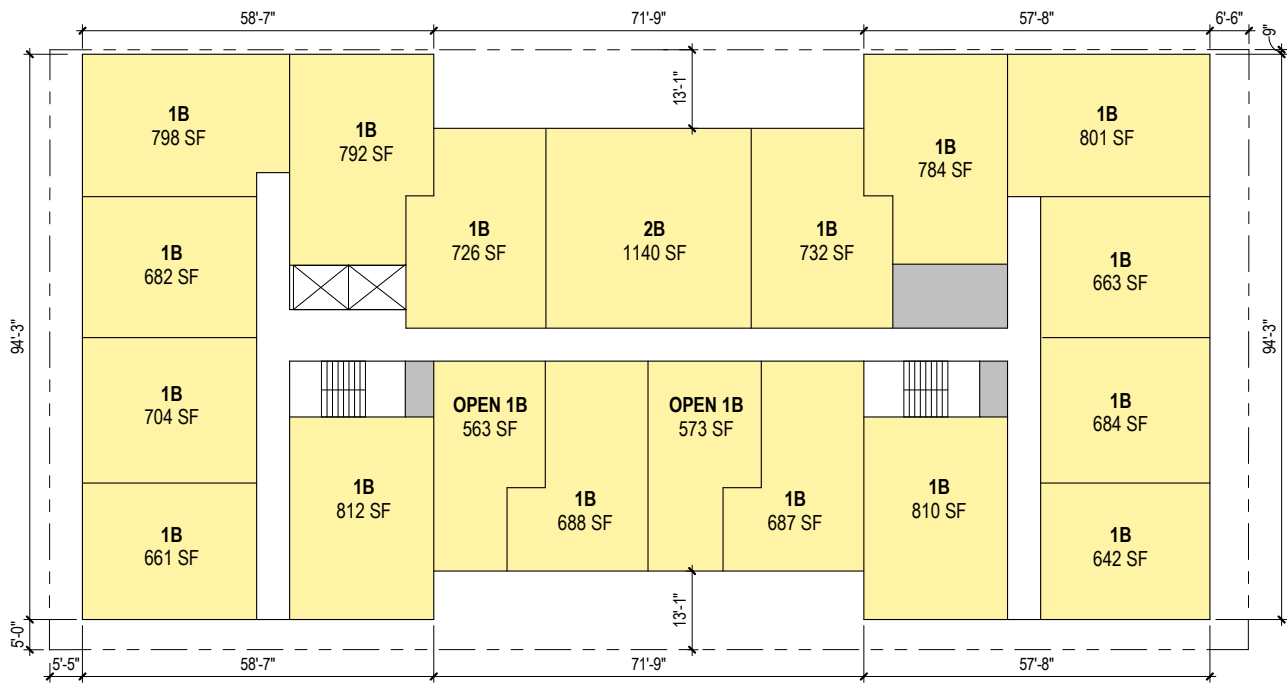


02 / COMPLETED MASSING

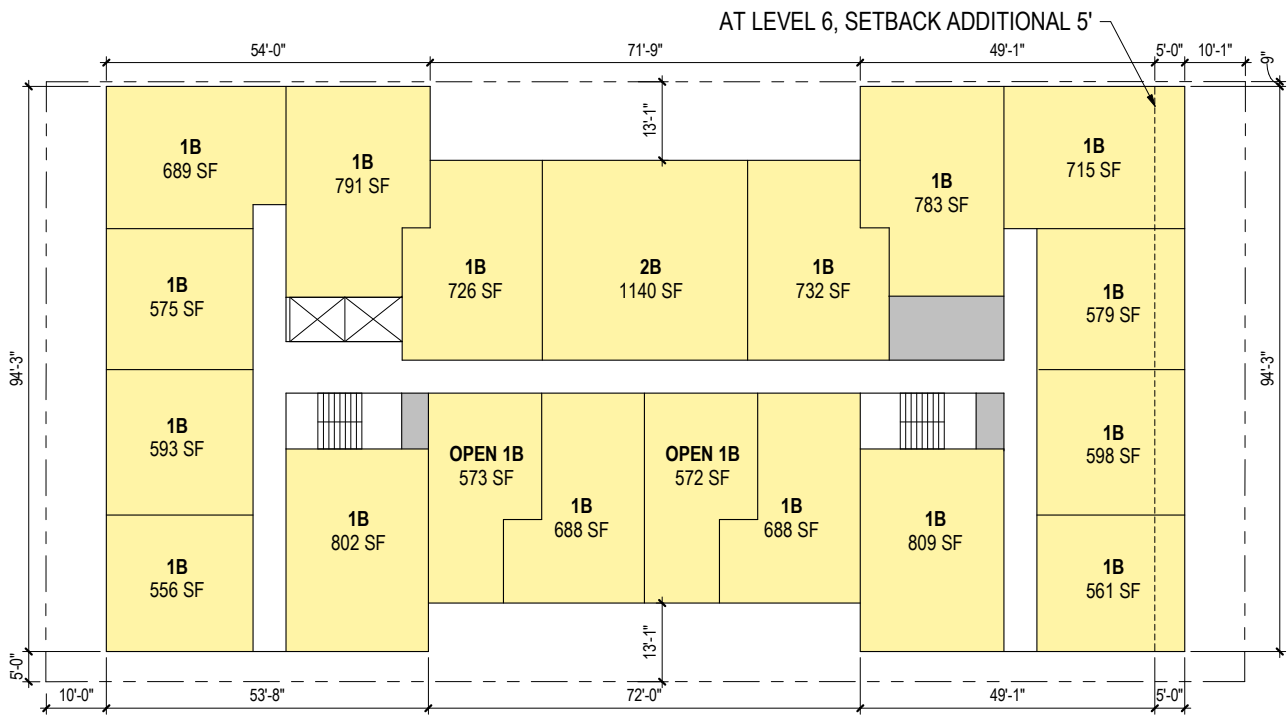
SCHEME 1 / BARBELL (COMPLIANT) - SITE PLAN



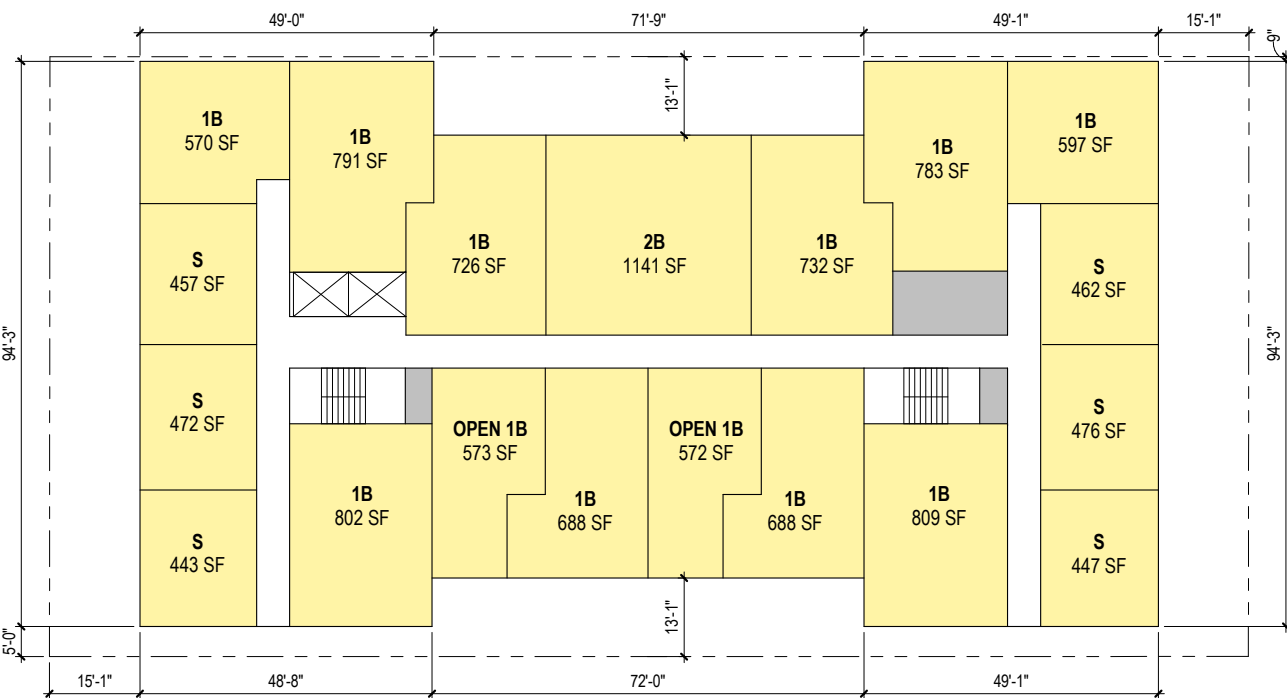
SCHEME 1 / BARBELL (COMPLIANT) - PLANS



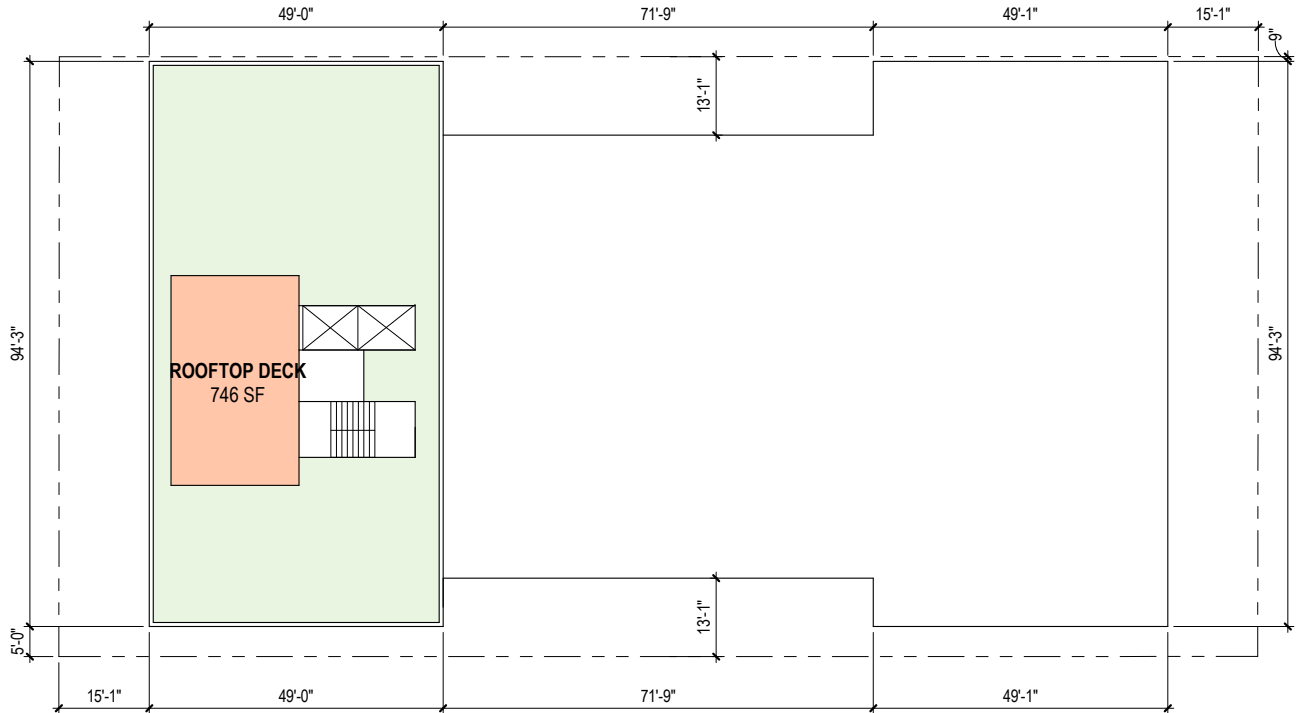
LEVELS 2-4



LEVELS 5-6



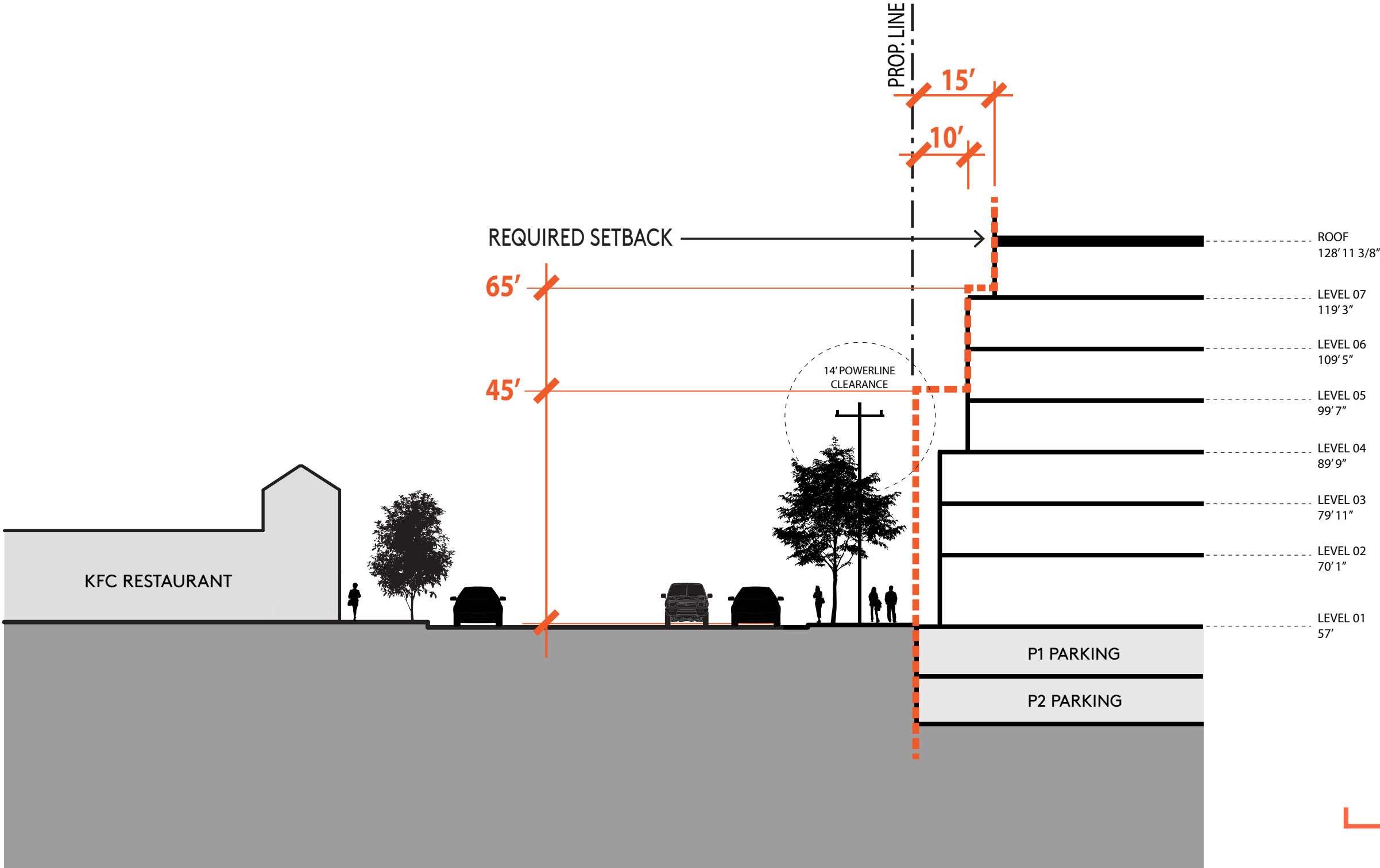
LEVEL 7



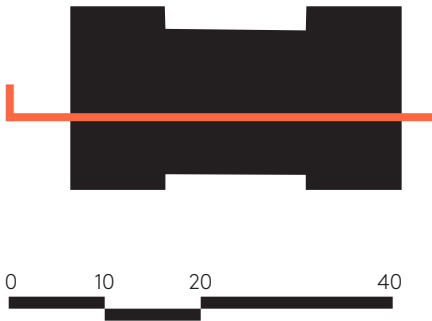
ROOF



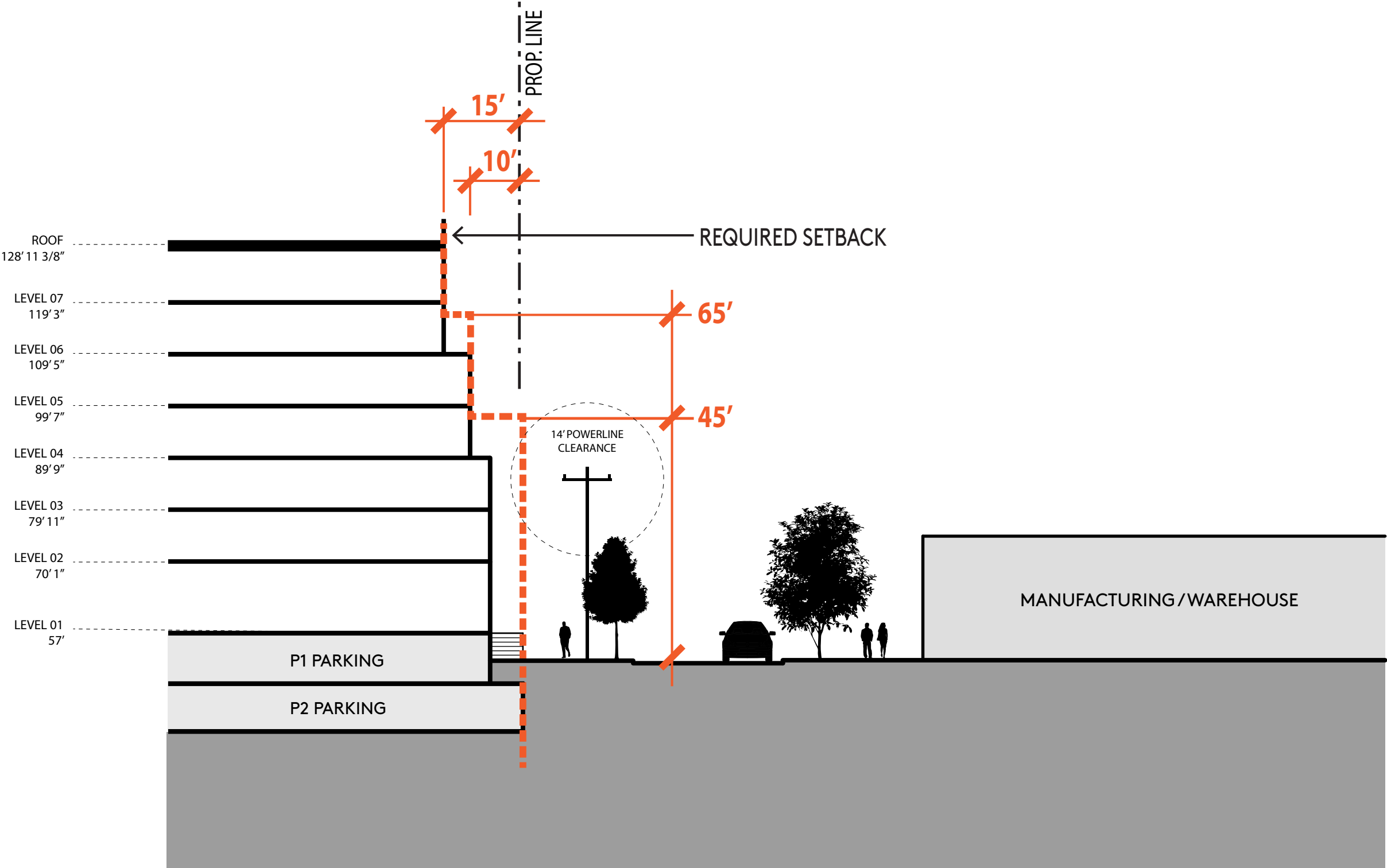
SCHEME 1 / BARBELL (COMPLIANT) - SECTIONS



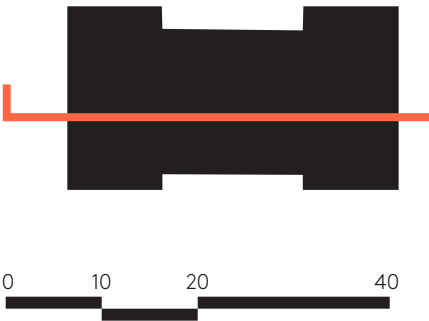
EAST-LOOKING SECTION / MARKET STREET



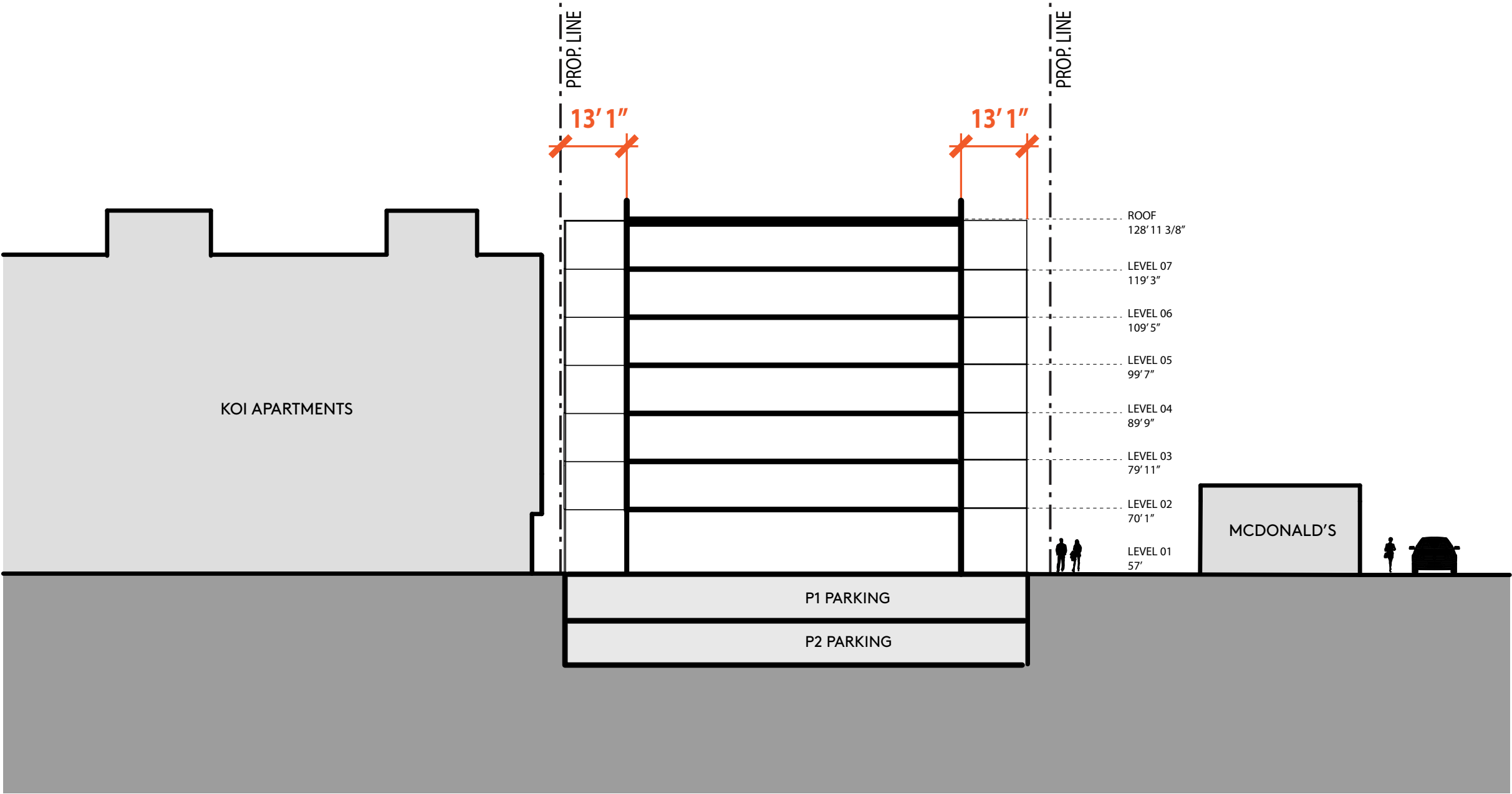
SCHEME 1 / BARBELL (COMPLIANT) - SECTIONS



EAST-LOOKING SECTION / 54TH STREET



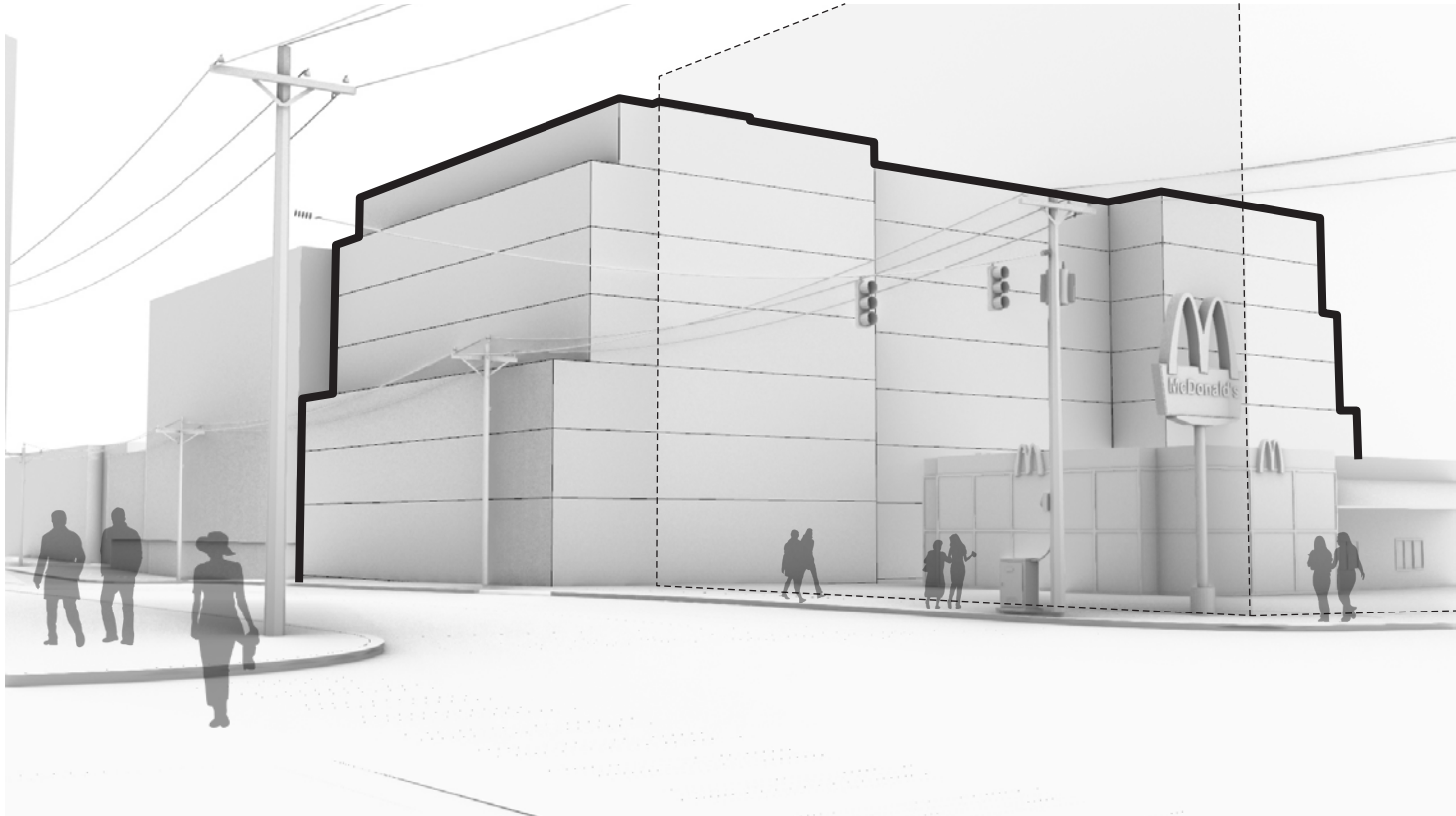
SCHEME 1 / BARBELL (COMPLIANT) - SECTIONS



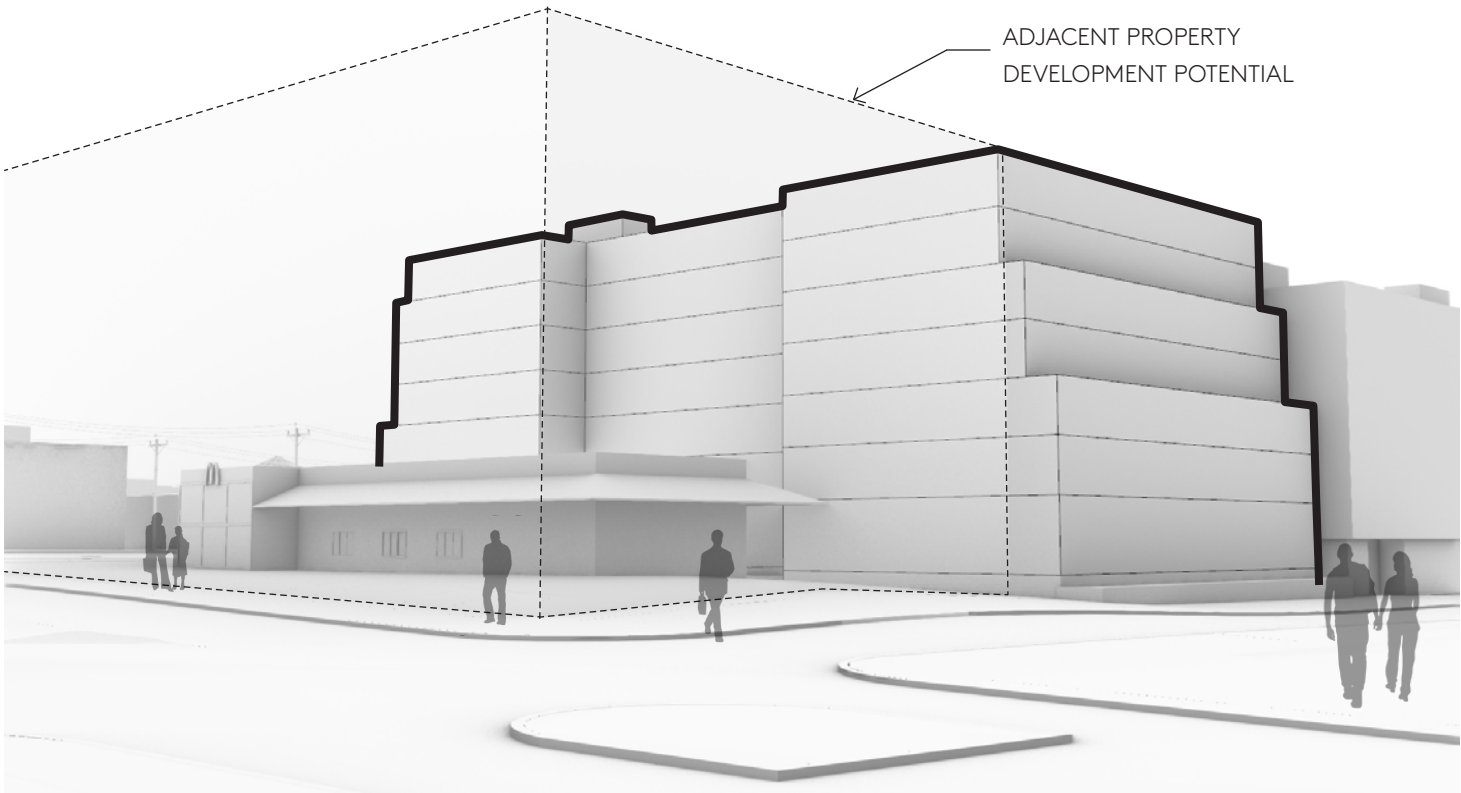
SOUTH-LOOKING SECTION



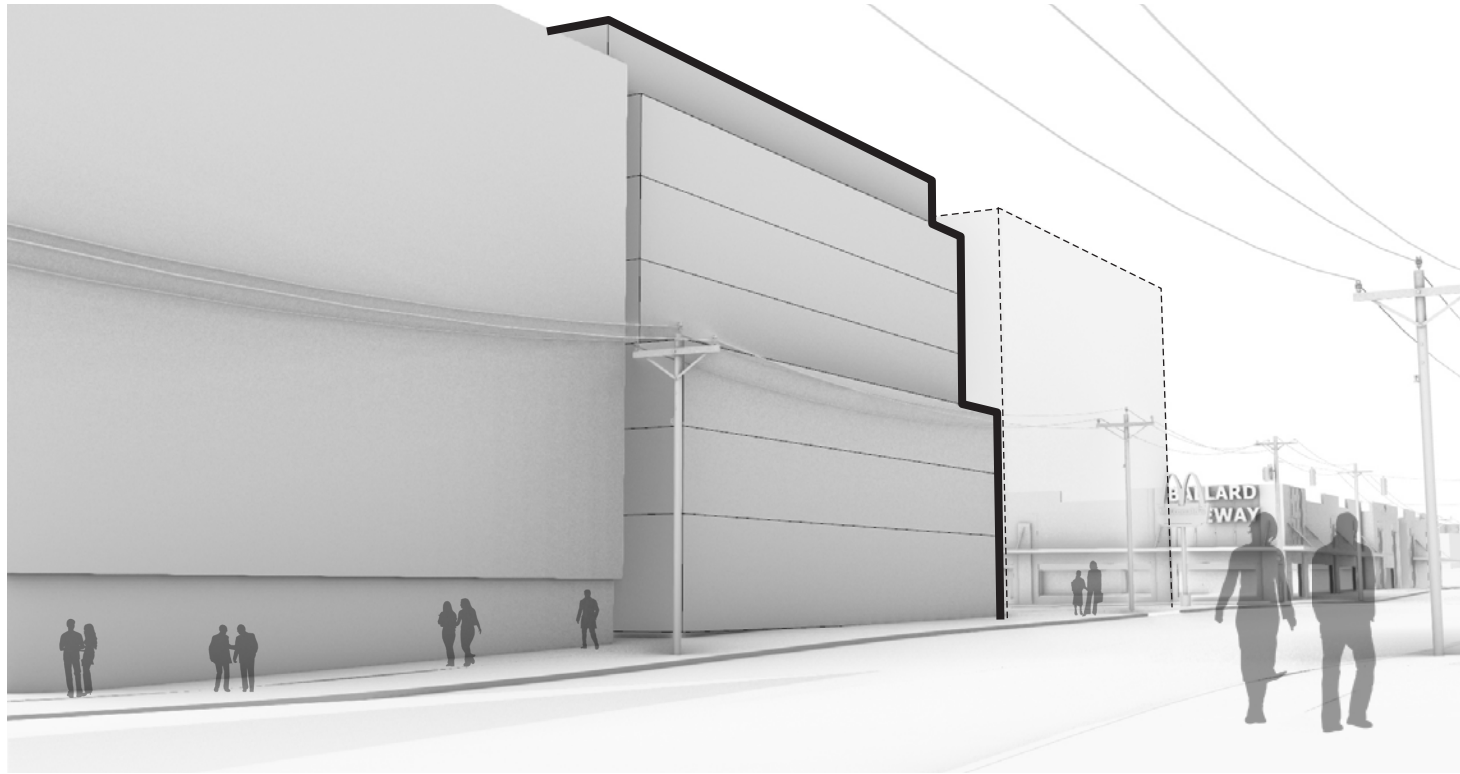
SCHEME 1 / BARBELL (COMPLIANT) PERSPECTIVES



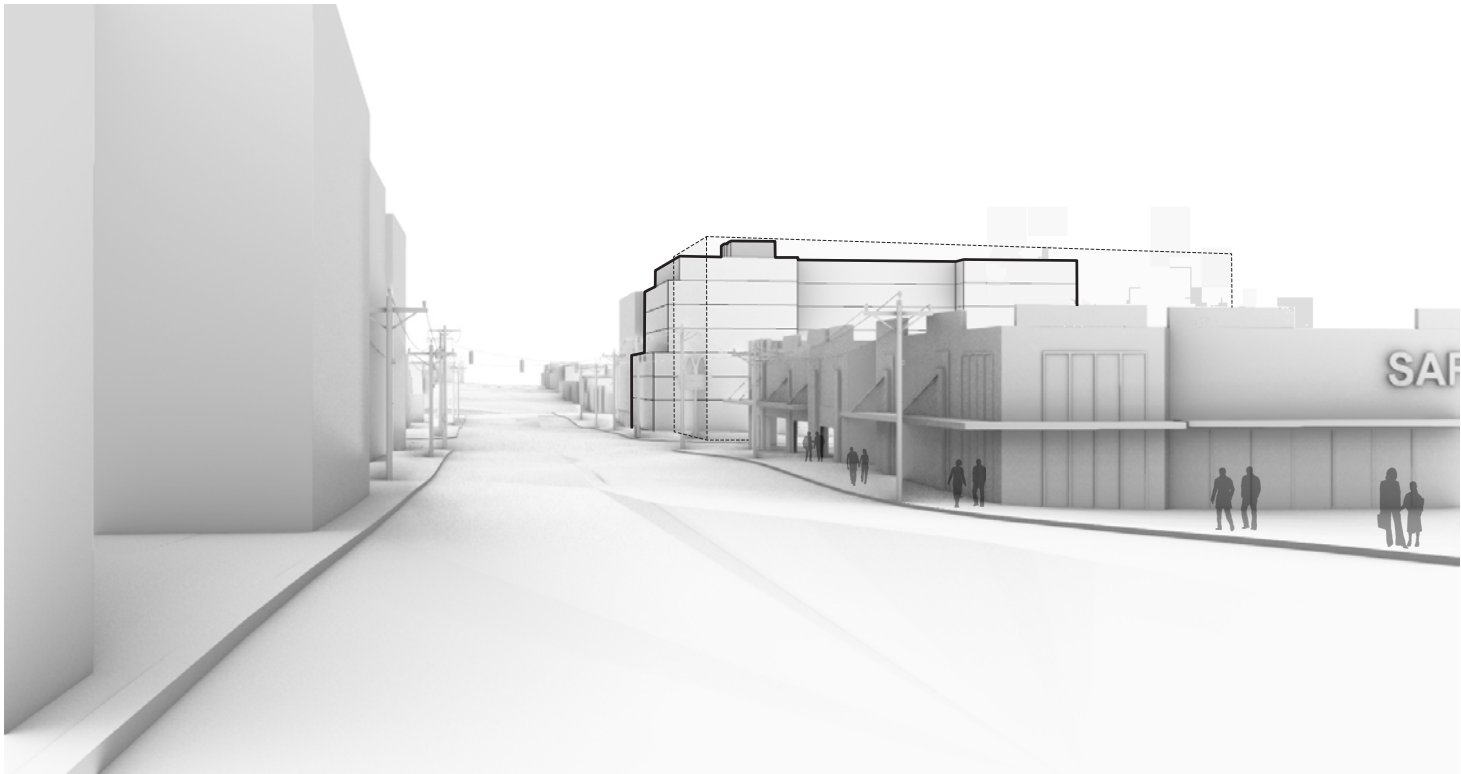
01 / LOOKING SOUTHEAST ON MARKET STREET



02 / LOOKING NORTHEAST ON NW 54TH STREET



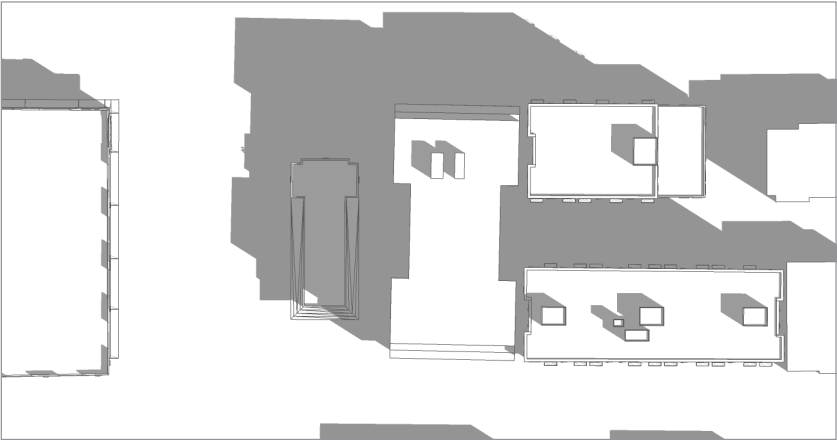
03 / LOOKING SOUTHWEST ON MARKET STREET



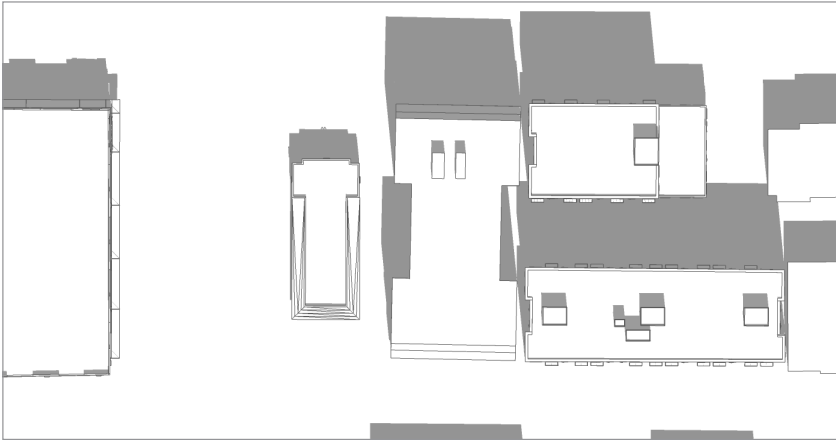
04 / LOOKING SOUTHEAST ON MARKET STREET

SCHEME 1 / BARBELL (COMPLIANT) SOLAR STUDY

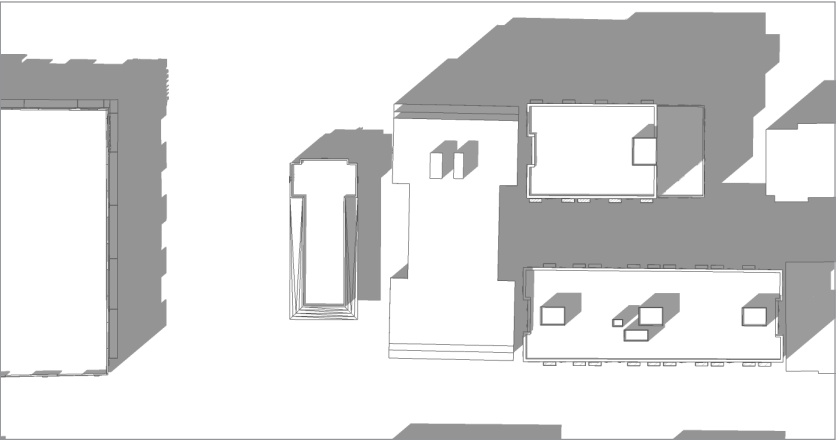
MARCH 21ST:



9 AM



NOON

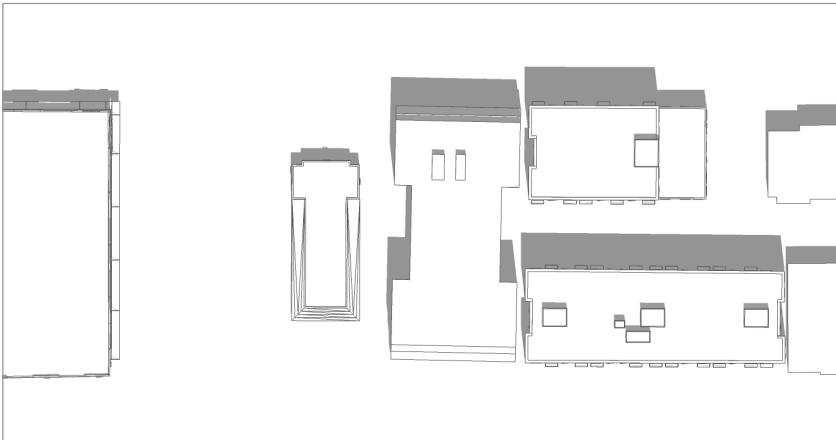


3 PM

JUNE 21ST:



9 AM

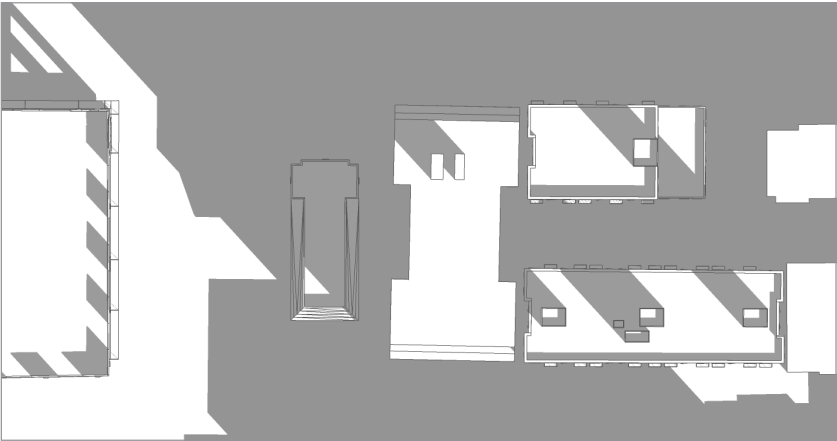


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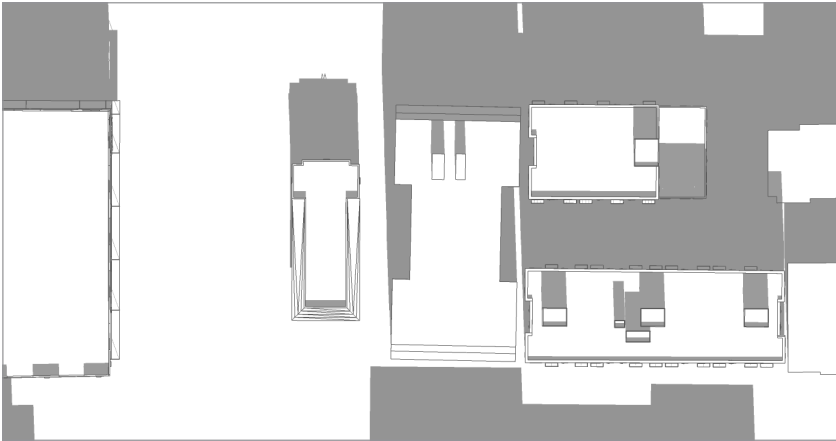


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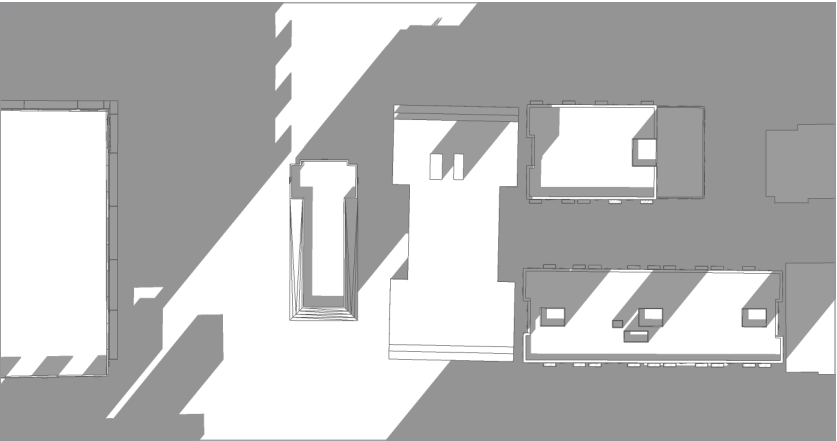
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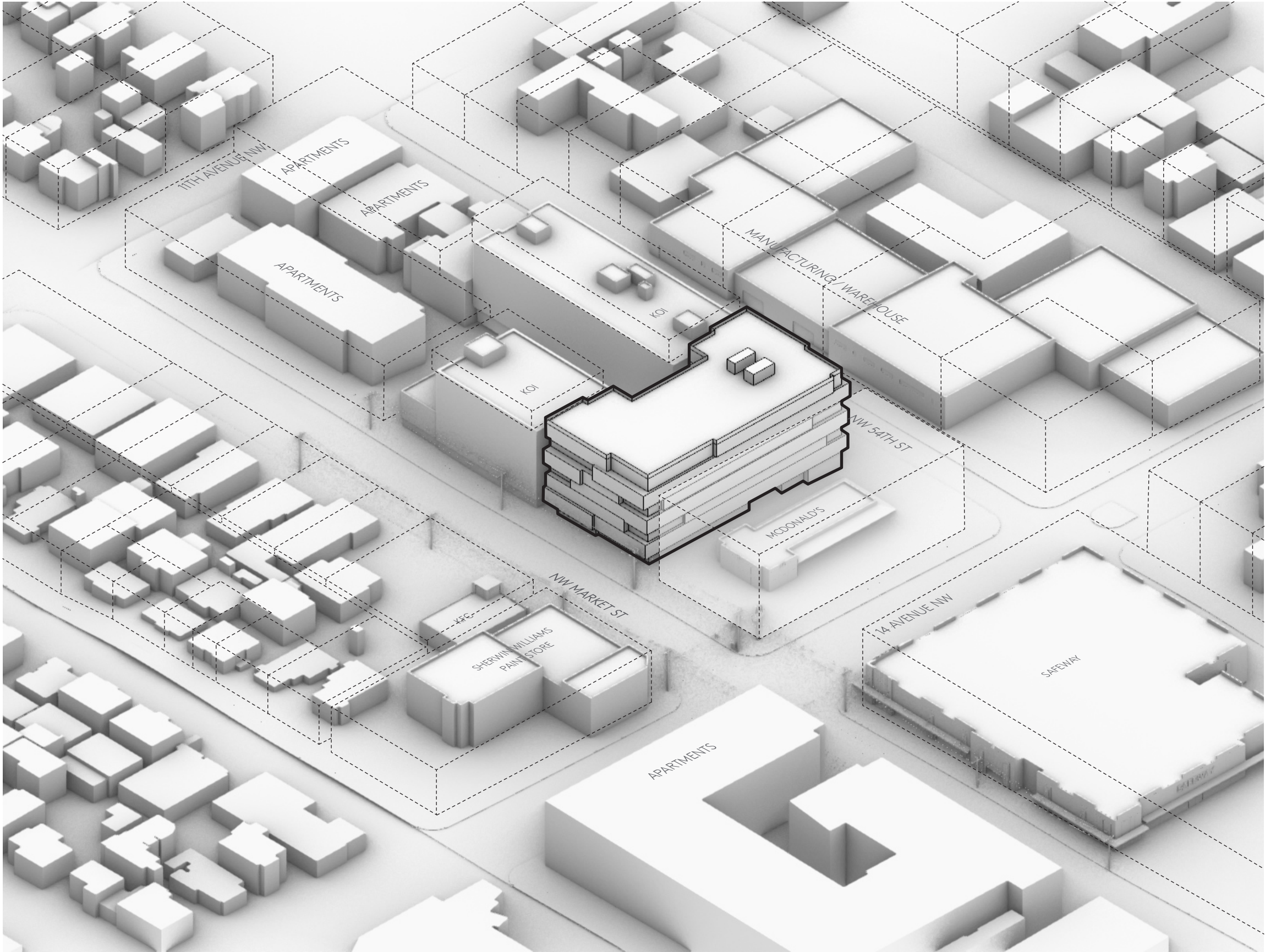


NOON



3 PM

SCHEME 2 / STACK



SCHEME 2 / STACK

Proposed massing is six residential levels over a single story podium. The massing extends in and out at various locations along each floor, creating unique unit plans and shading along the façade. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 4 ground level flats are located along 54th Street. The parking garage entrance and bicycle parking are accessed off of the alley west of the building site.

Unit Count:	Approx. 122 Units
Parking Stalls:	Approx. 70 Underground Stalls
Commercial area:	Approx. 2,620 SF

PROS

- Push and pull of the massing provides a unique and rich character.
- Increased ground level setbacks improve pedestrian experience.
- The east façade is stepped back to benefit the existing Koi apartments.

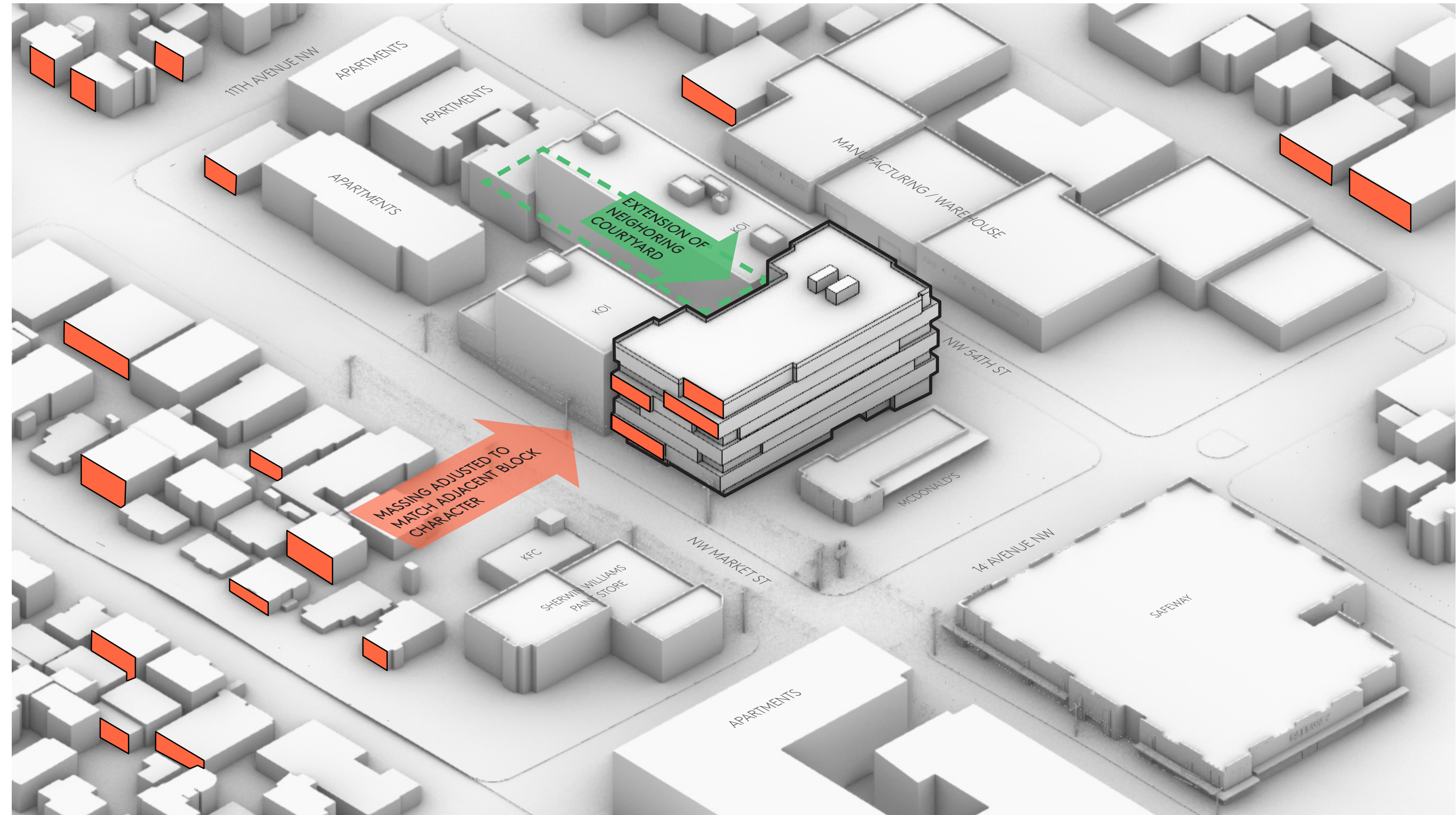
CONS

- Does not comply with upper level zoning setbacks.
- Massing relies on detailing and fenestration to resolve complex form.

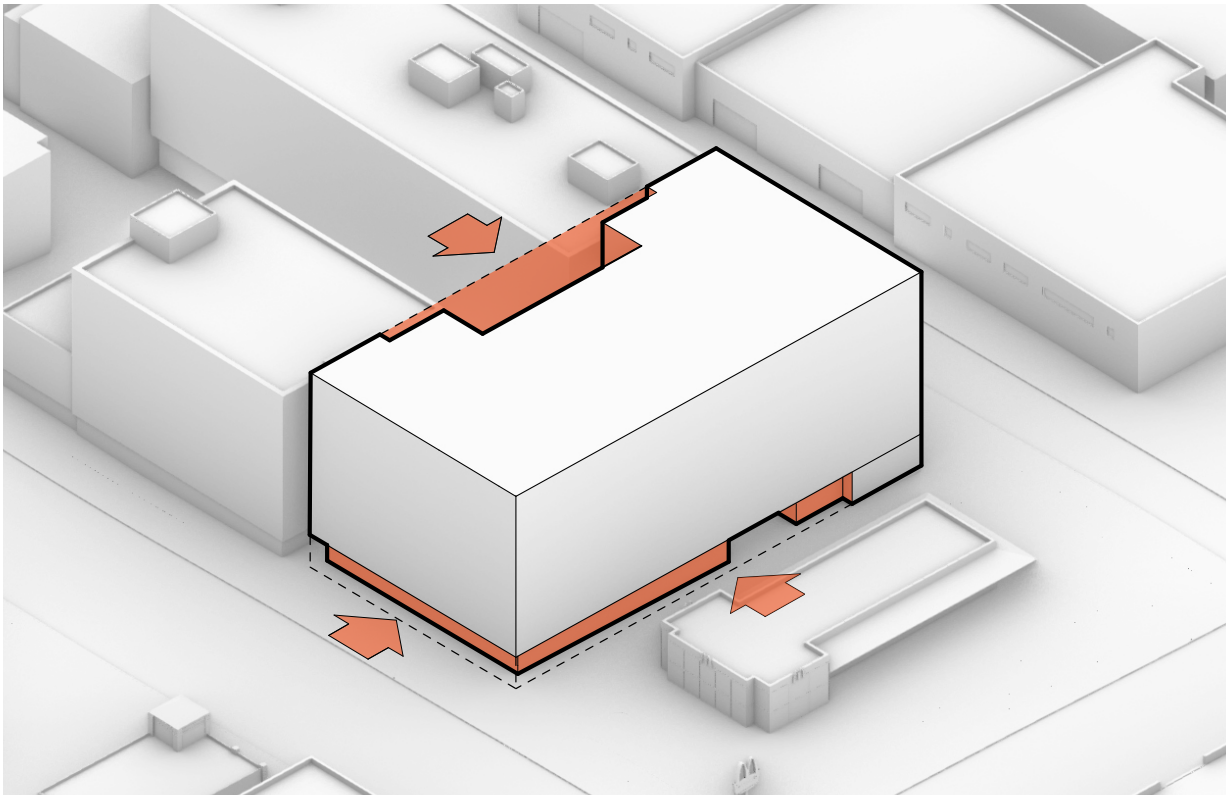
POTENTIAL DEPARTURES

- Setback Departure required - a departure from the setbacks at 45' and above.

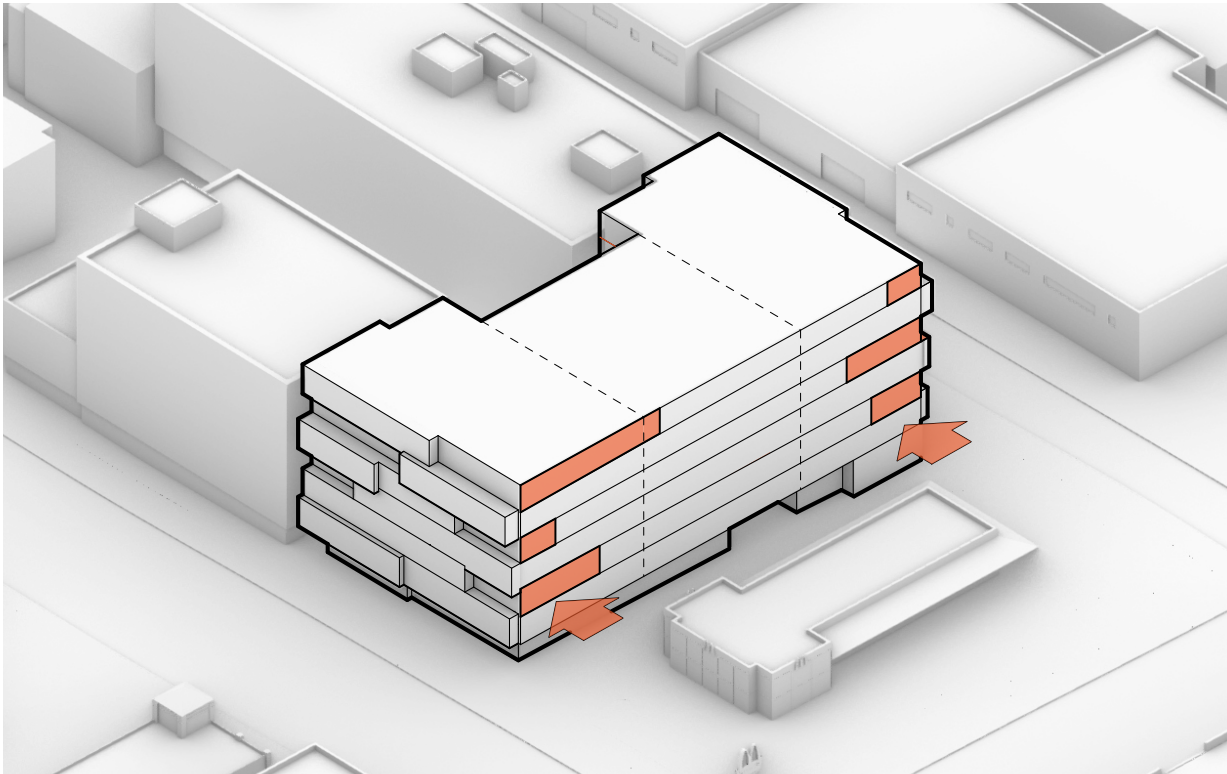
SCHEME 2 / STACK CONTEXT



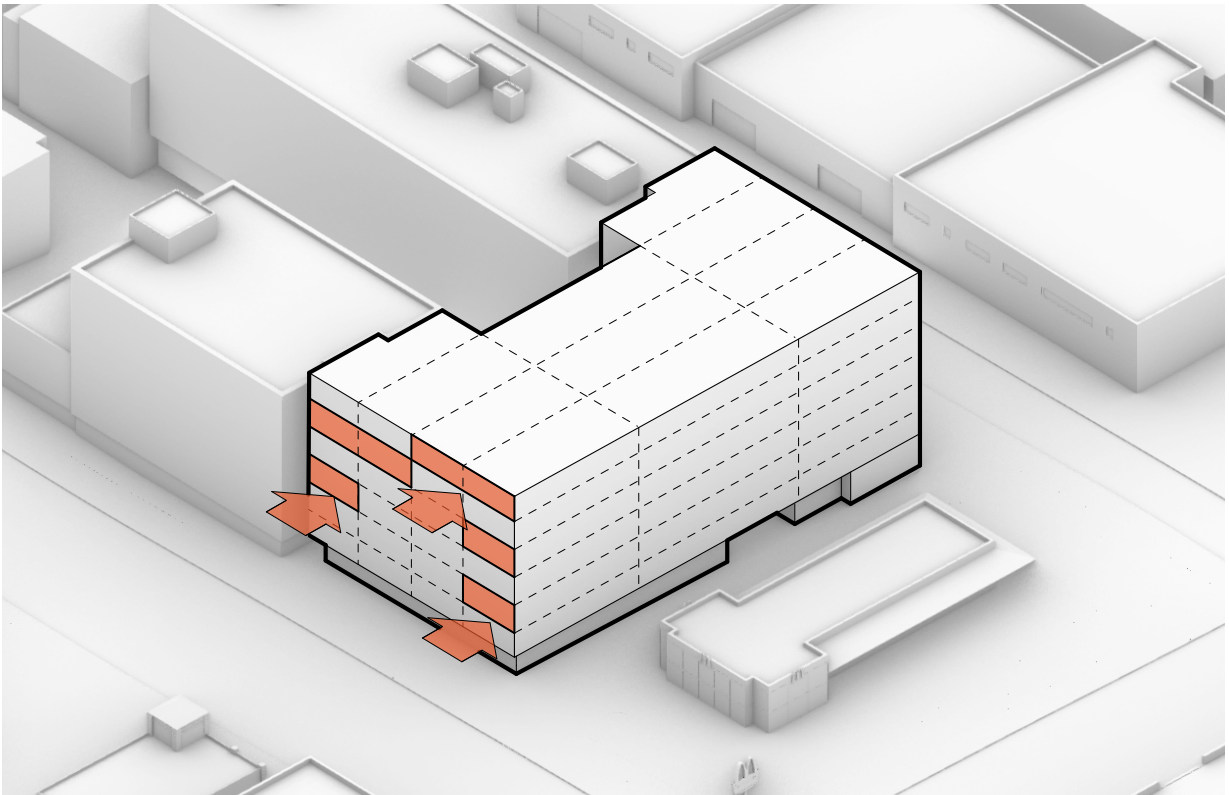
SCHEME 2 / STACK CONCEPT DIAGRAM



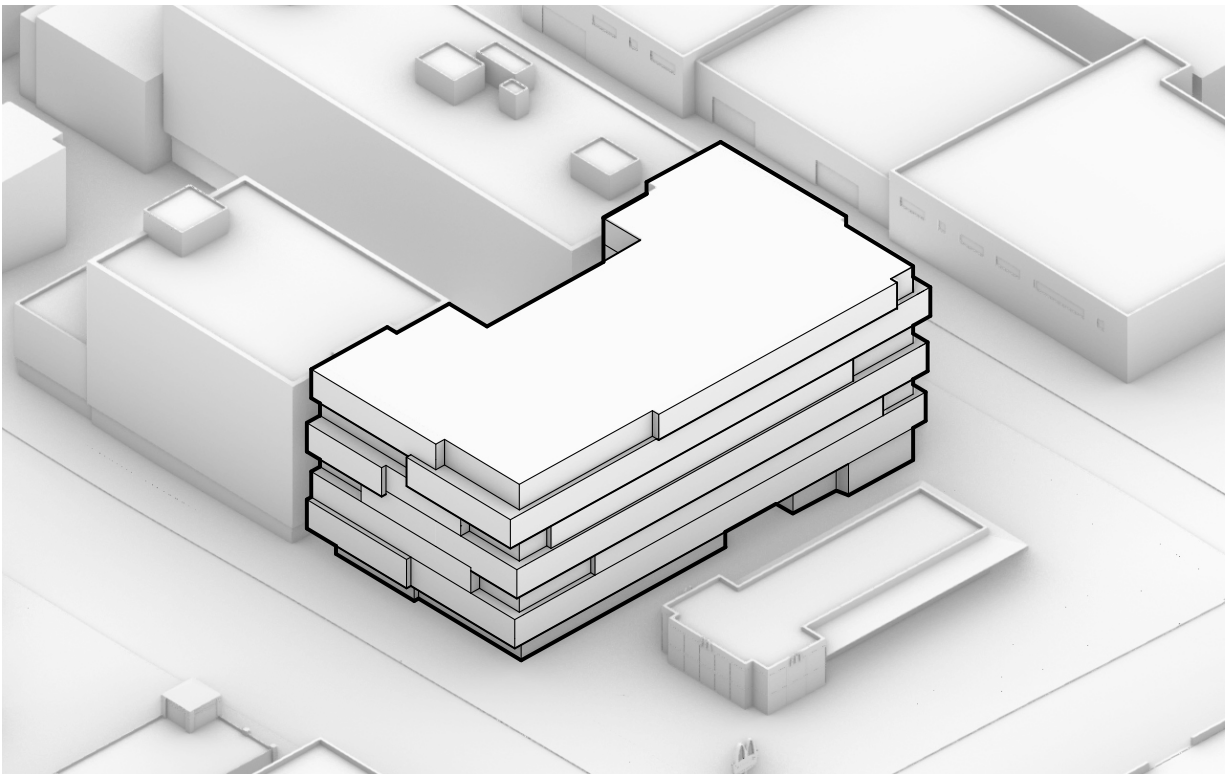
01 / GROUND FLOOR PODIUM AND EAST COURTYARD
COURTYARD AND RECESSED GROUND FLOOR ARE CREATED TO IMPROVE PEDESTRIAN AND RESIDENT EXPERIENCE WHILE ALSO EXTENDING THE LANGUAGE OF NEIGHBORING BUILDINGS.



03 / WEST FAÇADE ARTICULATION
WEST FAÇADE IS PUSHED ALONG VARIOUS AREAS TO PROVIDE VISUAL INTEREST AND TO MITIGATE THE BULK AND SCALE IMPACTS OF A LONG FAÇADE.

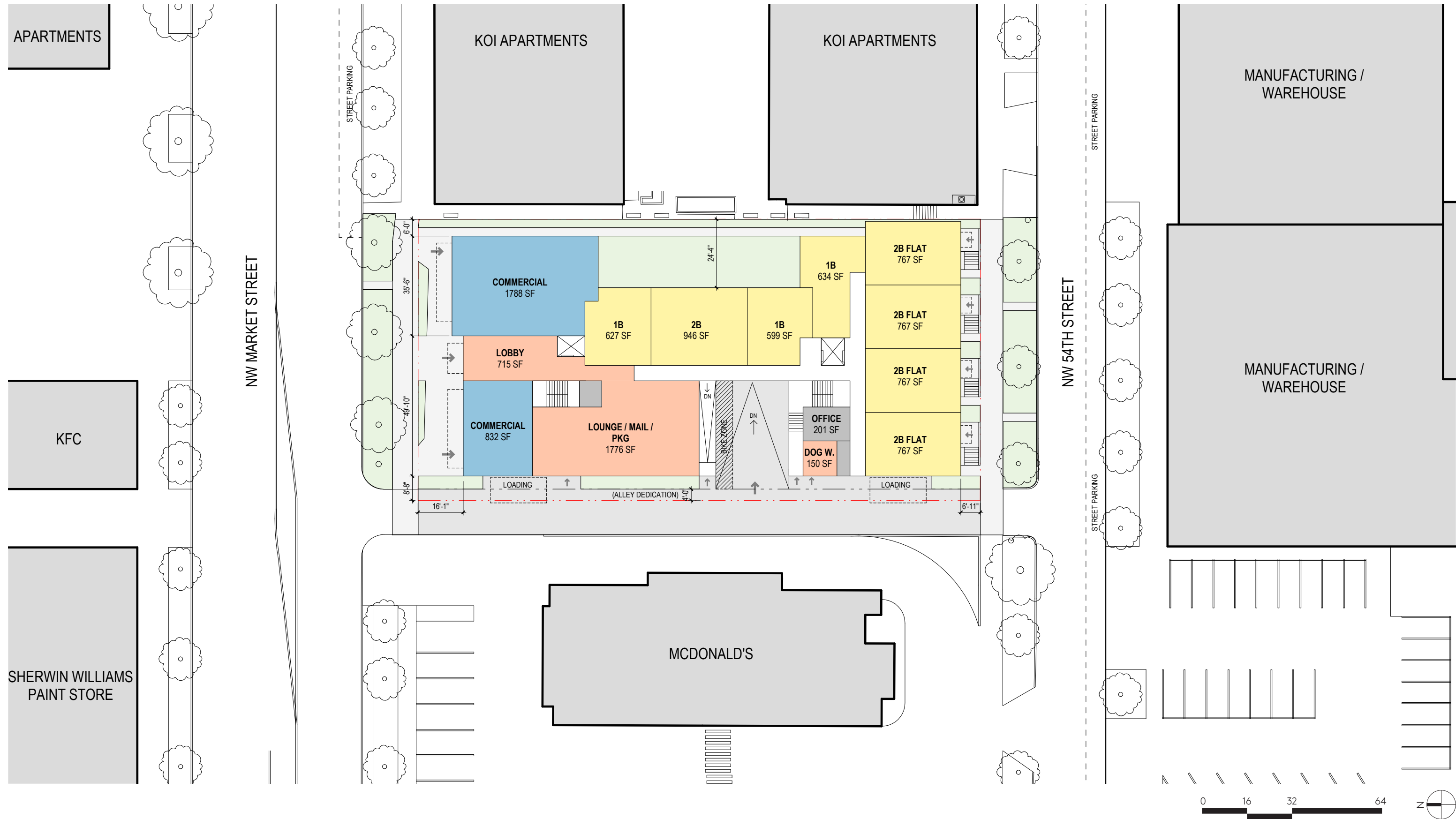


02 / NORTH AND SOUTH FAÇADE ARTICULATION
NORTH AND SOUTH FAÇADE ARE PUSHED AND PULLED TO PROVIDE UNIQUE CHARACTER AND TO BREAK DOWN THE BUILDING'S SCALE.

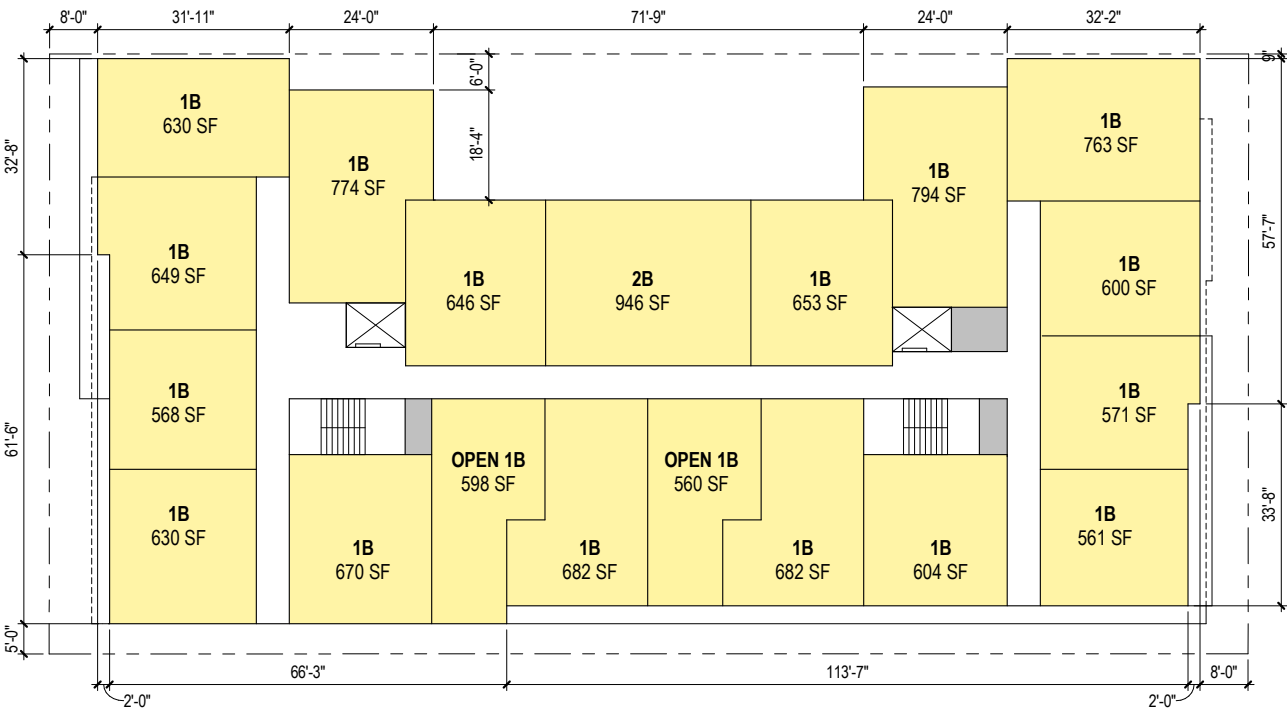


02 / COMPLETED MASSING

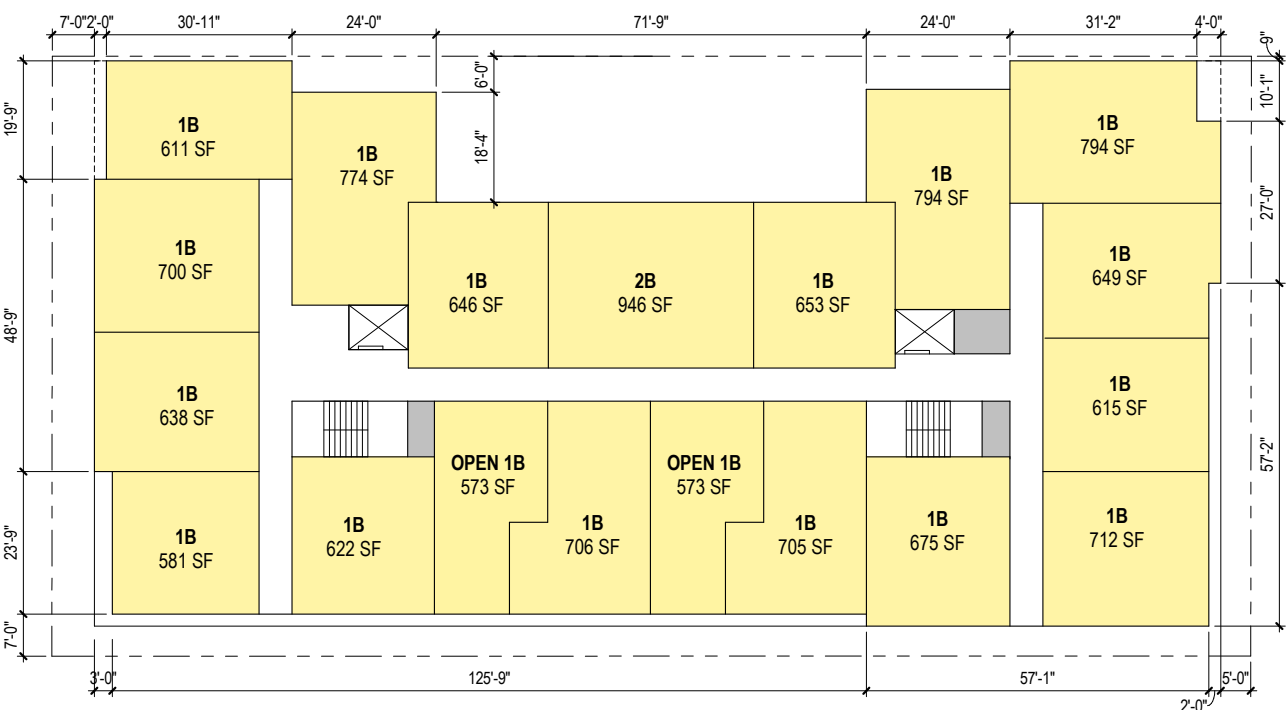
SCHEME 2 / STACK - SITE PLAN



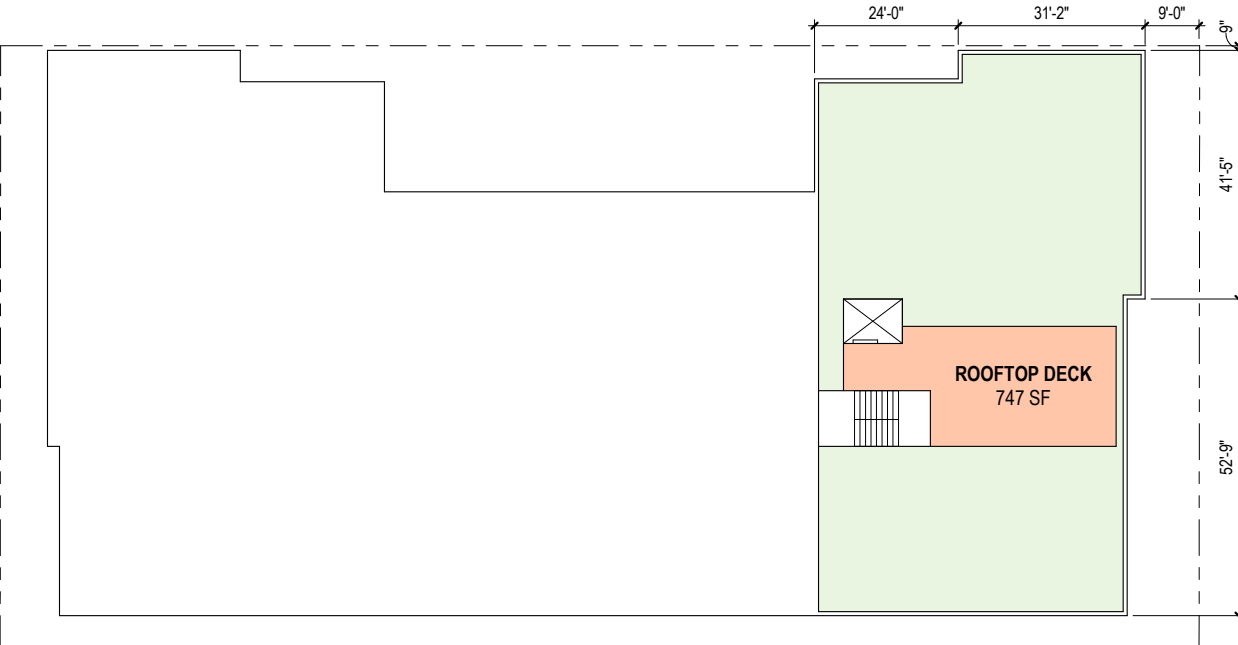
SCHEME 2 / STACK - PLANS



LEVELS 2-4



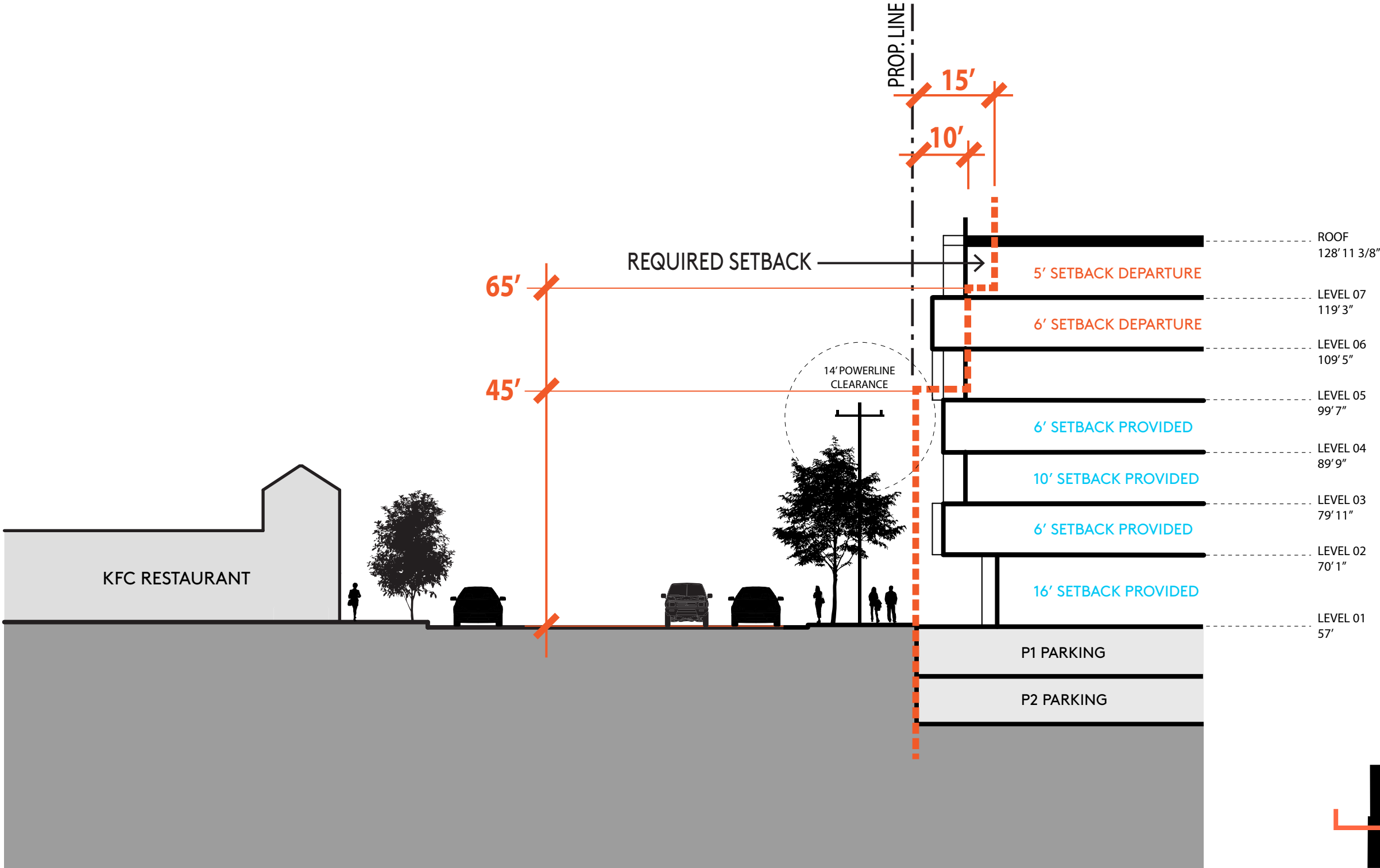
LEVELS 5-7



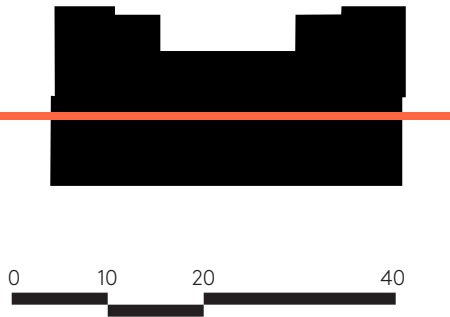
ROOF



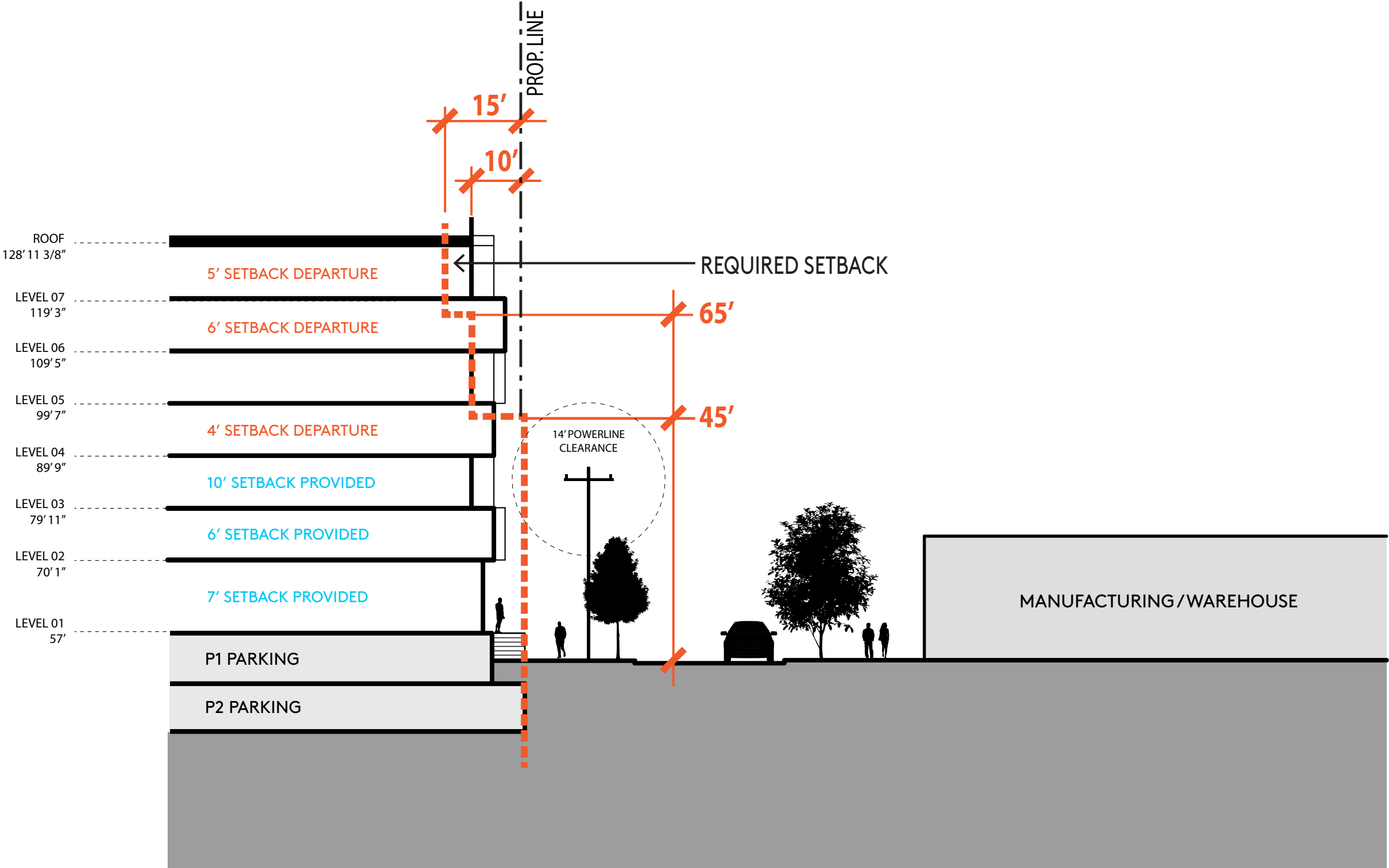
SCHEME 2 / STACK - SECTIONS



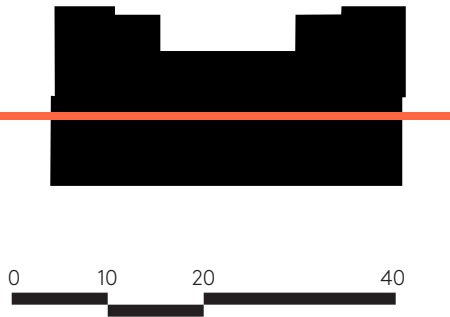
EAST-LOOKING SECTION / MARKET STREET



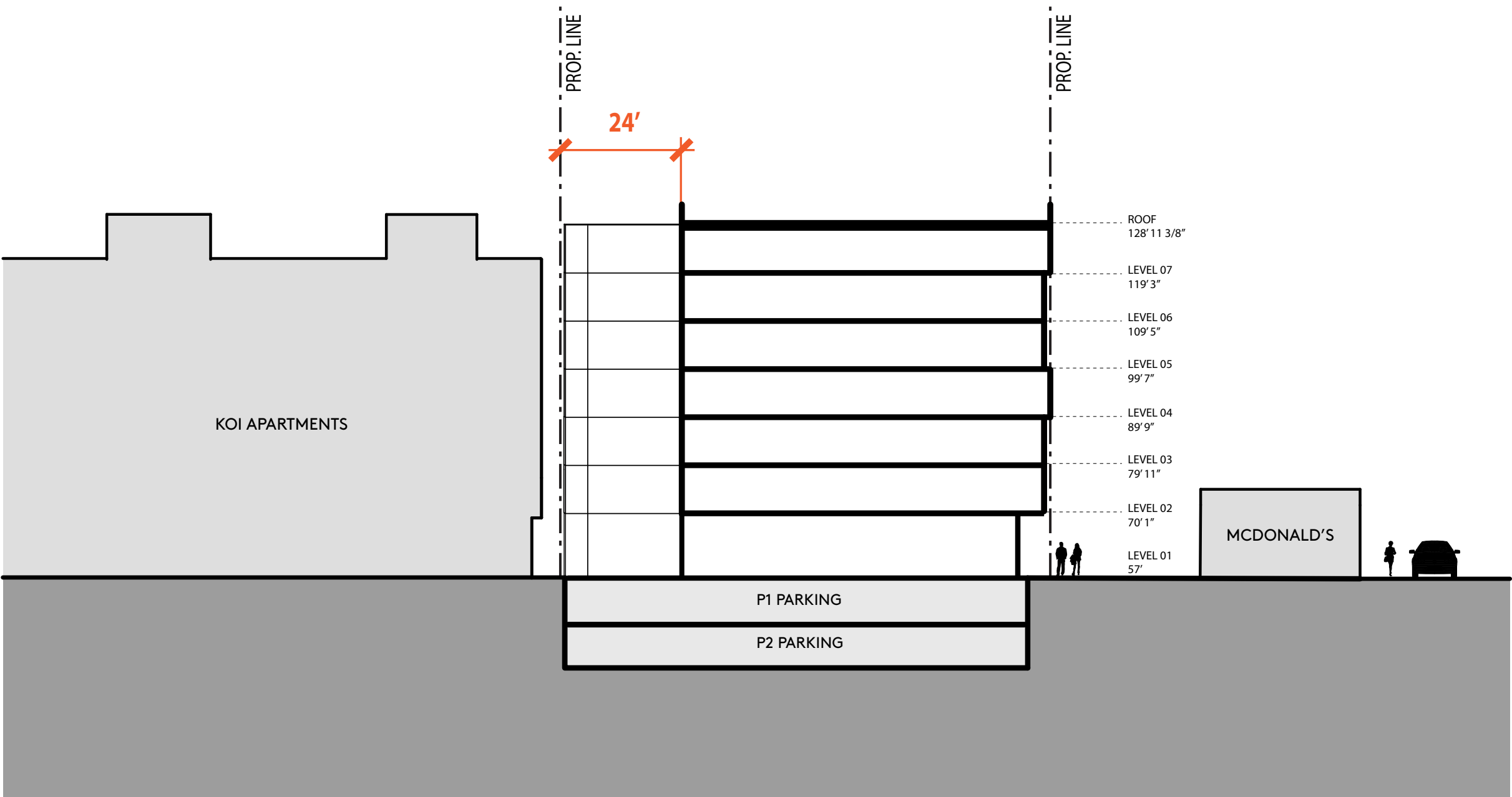
SCHEME 2 / STACK - SECTIONS



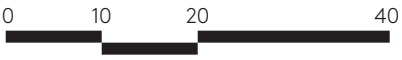
EAST-LOOKING SECTION / 54TH STREET



SCHEME 2 / STACK - SECTIONS

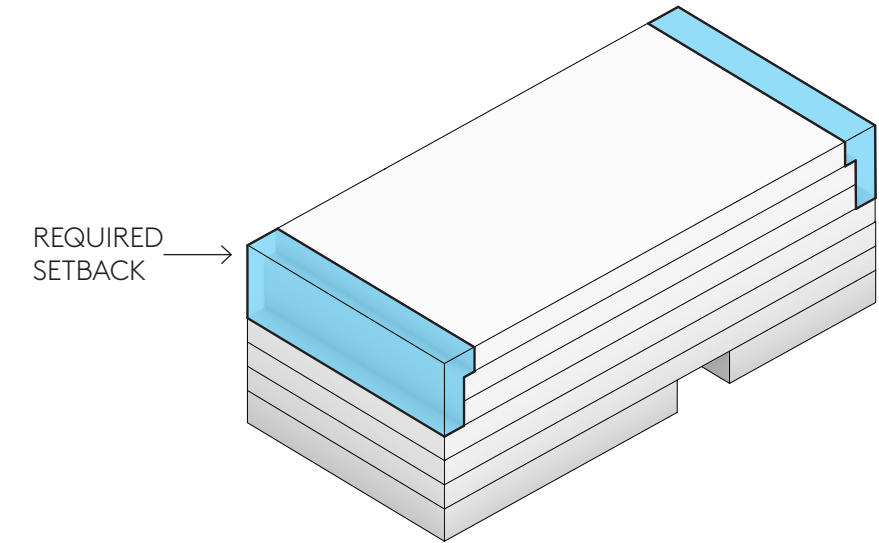


SOUTH-LOOKING SECTION



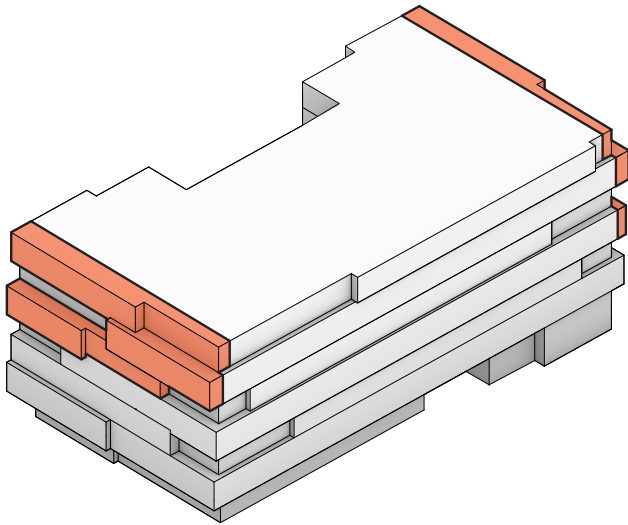
SCHEME 2 / STACK *DEPARTURE REQUEST SUMMARY*

MAX DEVELOPMENT



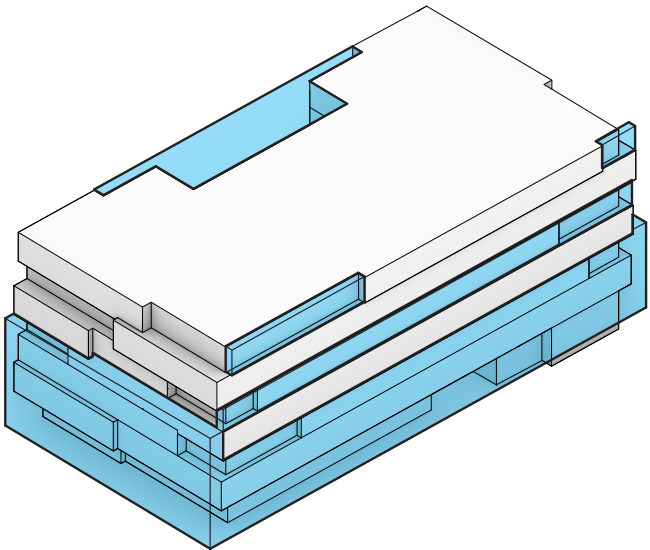
NORTHWEST AXONOMETRIC

SETBACK DEPARTURES



NORTHWEST AXONOMETRIC

SETBACK BONUS



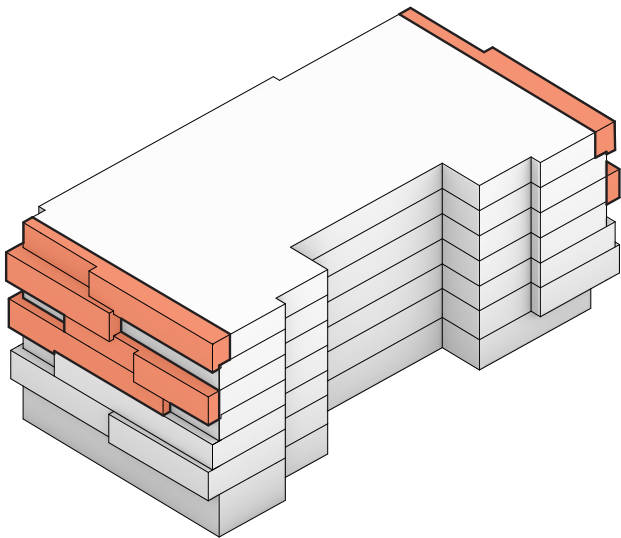
NORTHWEST AXONOMETRIC

AREA SUMMARY:

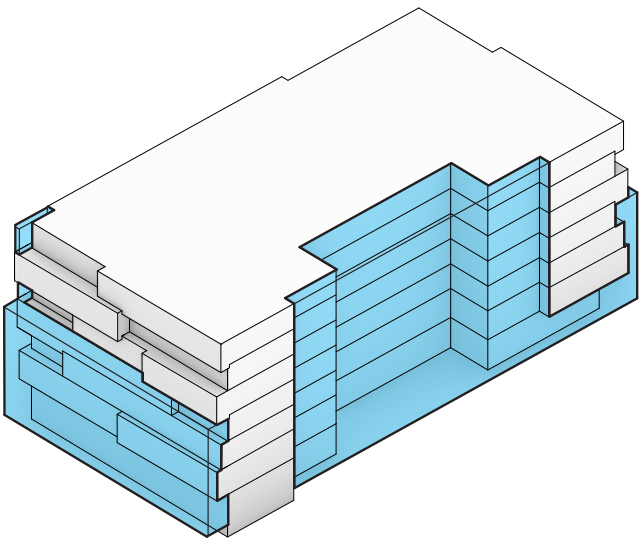
SETBACK DEPARTURES: -2,658 SF

SETBACK BONUS: +21,015 SF

TOTAL SETBACK PROVIDED: +18,357 SF



SOUTHEAST AXONOMETRIC



SOUTHEAST AXONOMETRIC

SCHEME 2 / STACK DEPARTURE REQUEST SUMMARY

DEPARTURE REQUEST

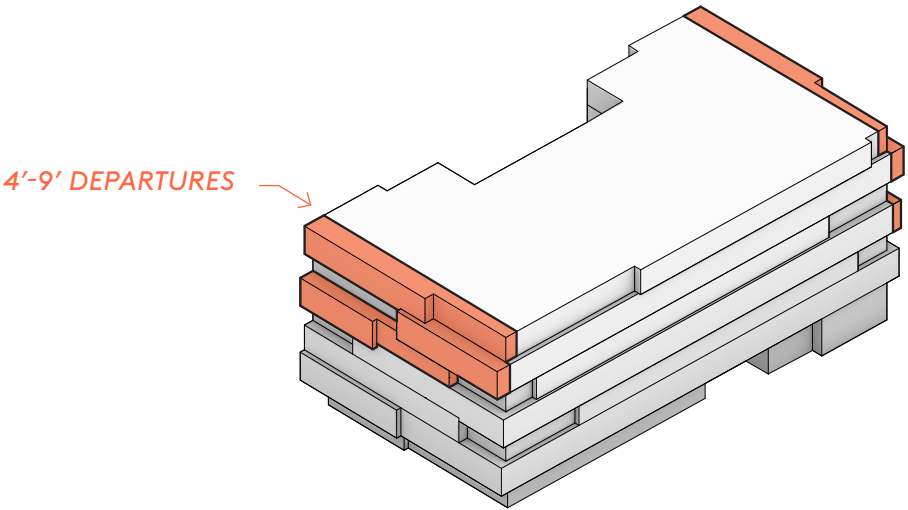
23.47A.008.F.4.B UPPER-LEVEL SETBACKS
(BALLARD HUB URBAN VILLAGE)

- 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.

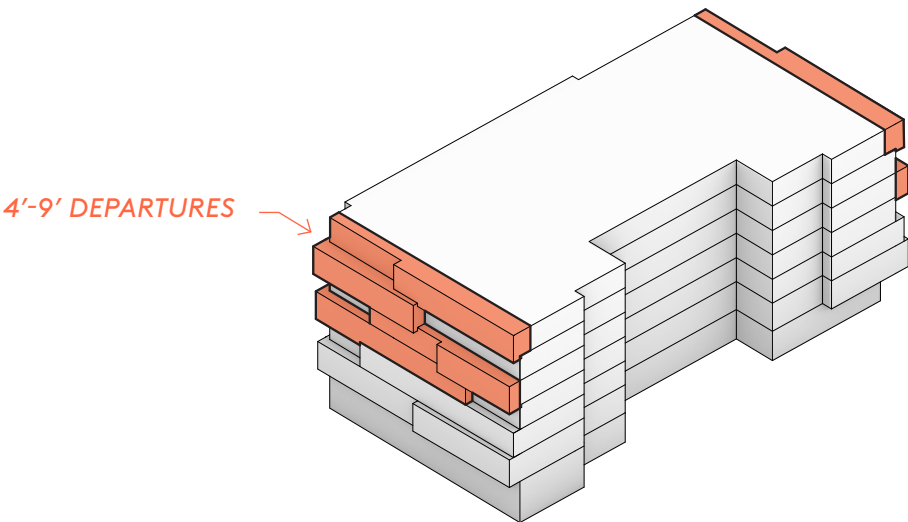
PROPOSITION

To allow an average setback of 7' along NW Market St and NW 54th St above a height of 45 feet. This would allow the project to achieve:

- A cohesive massing strategy which includes a stepped facade to provide visual interest and to break down the scale of the building
- Efficiencies in the floor plan by stacking units from levels 2-7
- Space for extra “work nooks” and small dens in the push and pulls to create a diversity of unit types which would attract a wider array of residents



NORTHWEST AXONOMETRIC



SOUTHEAST AXONOMETRIC

RATIONALE

PEDESTRIAN EXPERIENCE:

In exchange for gaining floor area at the upper levels, the project is able to pull back the ground level facade at NW Market St and NW 54th St by as much as 12' to 16'. This creates a generous pedestrian experience at the ground level which will provide equal or greater benefit to the community.

Additionally, the floor plates of levels 2, 3 and 4 will not be maximized out to the property line which will allow more views and light into the neighboring Koi apartments.

CS2-B.2. Connection to the Street
CS2-B.3. Character of Open Space

NEIGHBORHOOD CONTEXT:

The adjacent and nearby buildings of a similar scale do not have an upper level setback and granting this departure request would allow the proposed massing to largely align with the existing neighbor facade of the Koi apartments. This would provide a strong urban edge.

CS2-C. Relationship to the Block
CS2-C.2. Mid-Block Sites
CS2-D. Height, Bulk and Scale
CS2-D.1. Existing Development and Zoning

ARCHITECTURAL COMPOSITION:

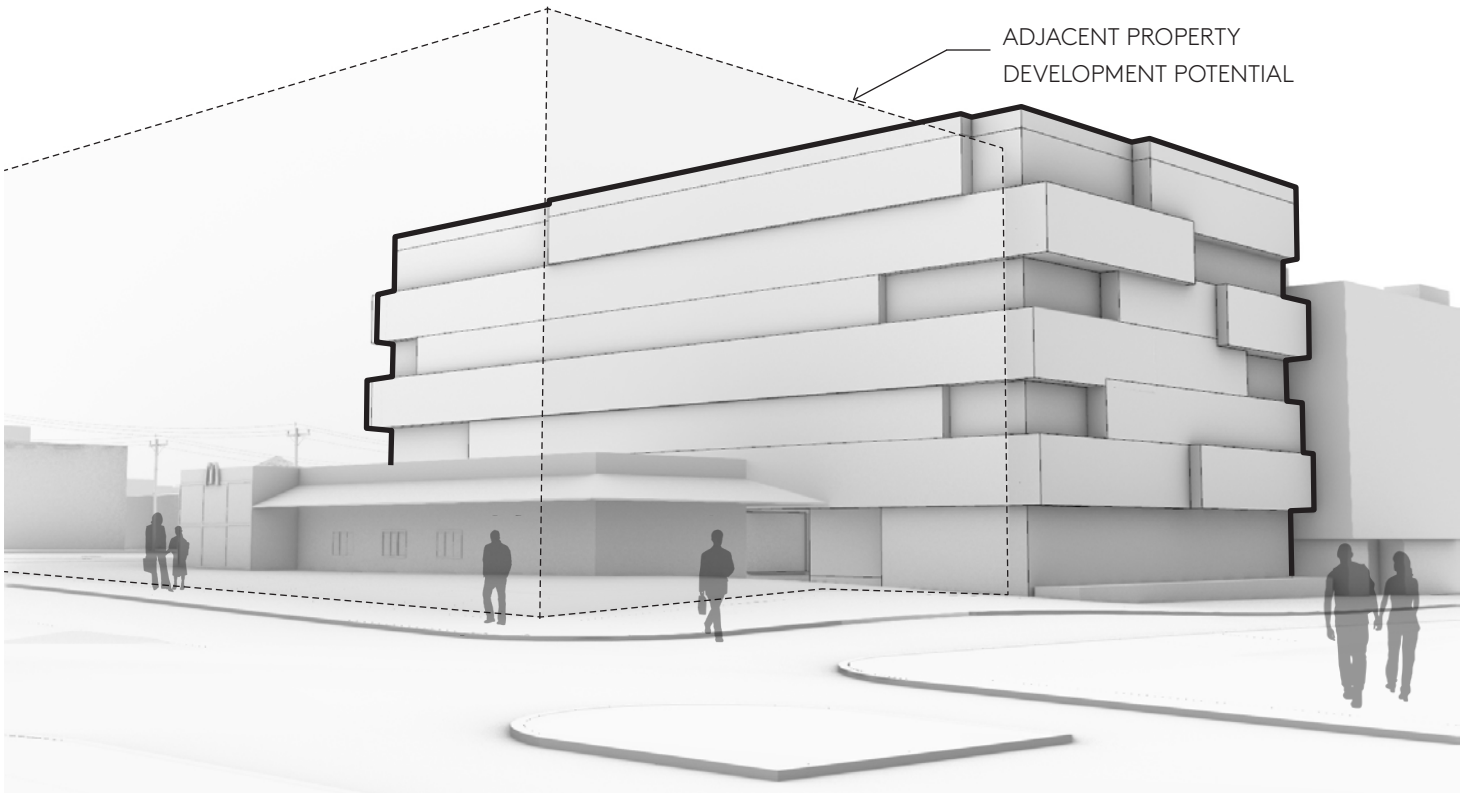
By approval of this departure, the design team would be able to divide the 7 story mass into one and two story elements reducing the perceived mass of the building both from the street level and from neighboring buildings.

DC2-A.2. Reducing Perceived Mass
DC2-B.1. Façade Composition
DC2-C.1. Visual Depth and Interest
DC2-D.1. Human Scale
DC2-D.2. Texture

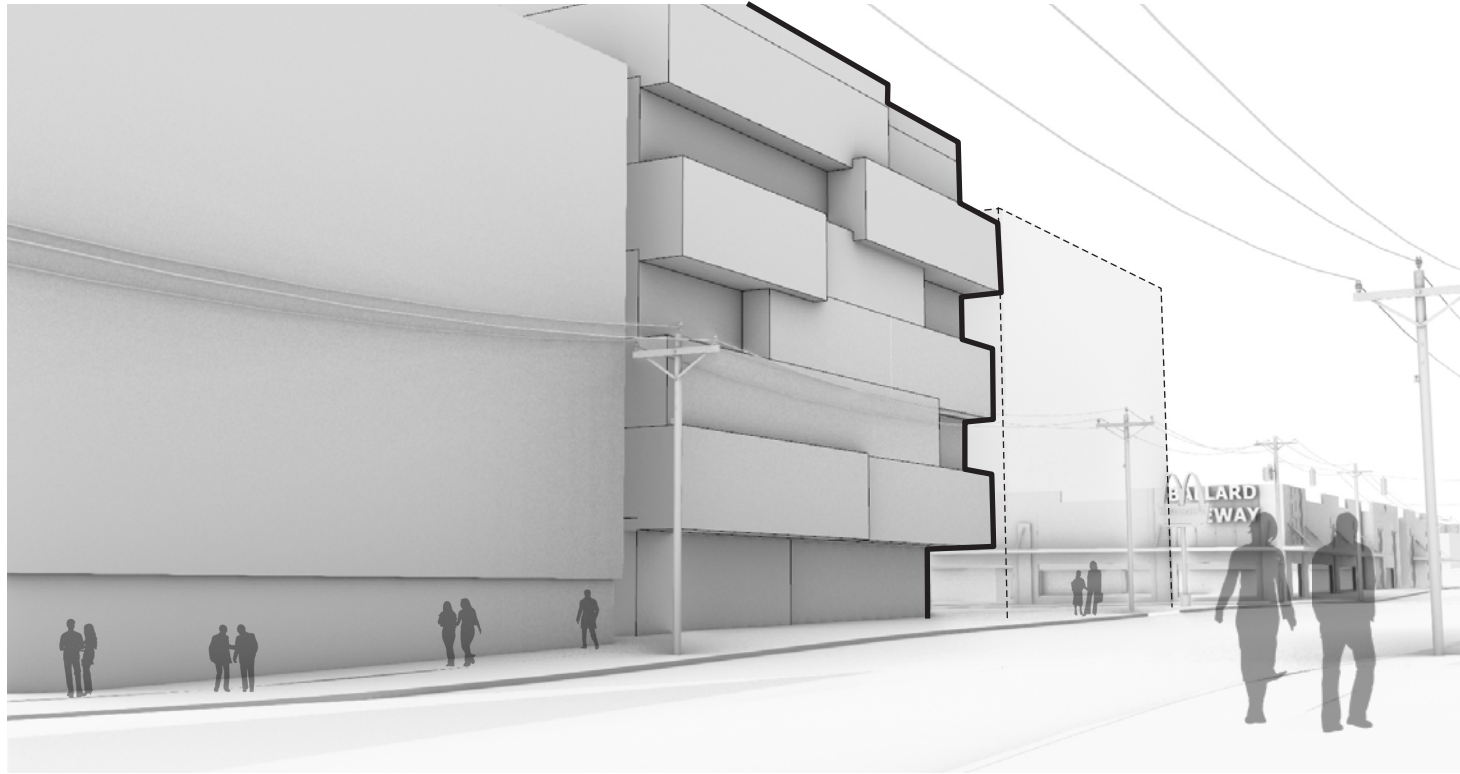
SCHEME 2 / STACK PERSPECTIVES



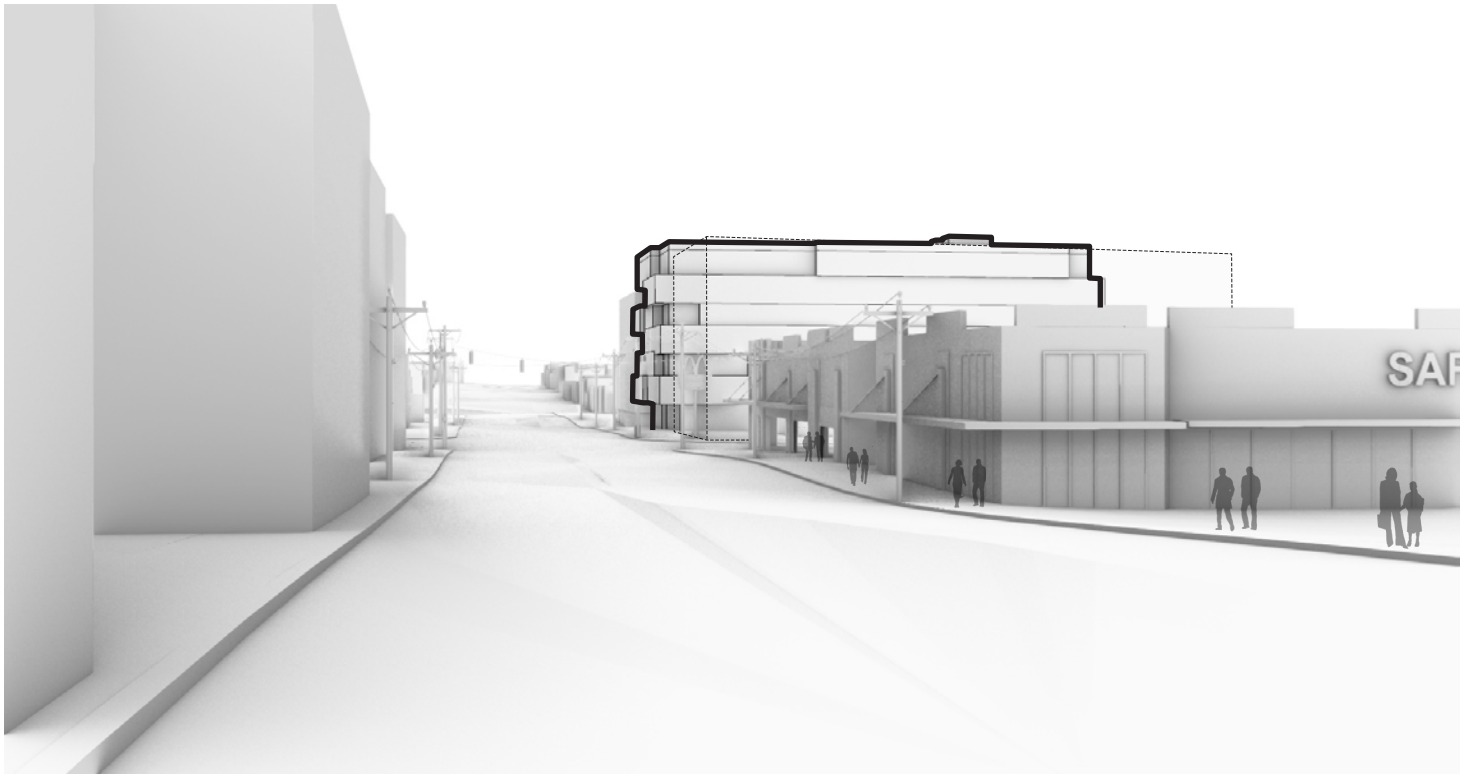
01 / LOOKING SOUTHEAST ON MARKET STREET



02 / LOOKING NORTHEAST ON NW 54TH STREET



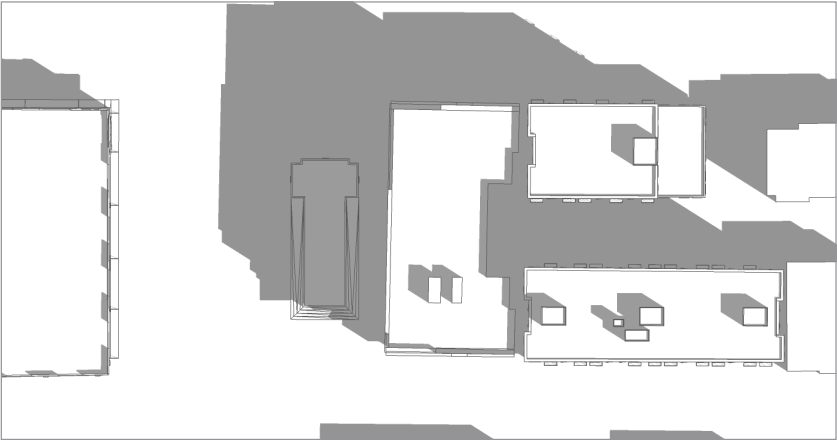
03 / LOOKING SOUTHWEST ON MARKET STREET



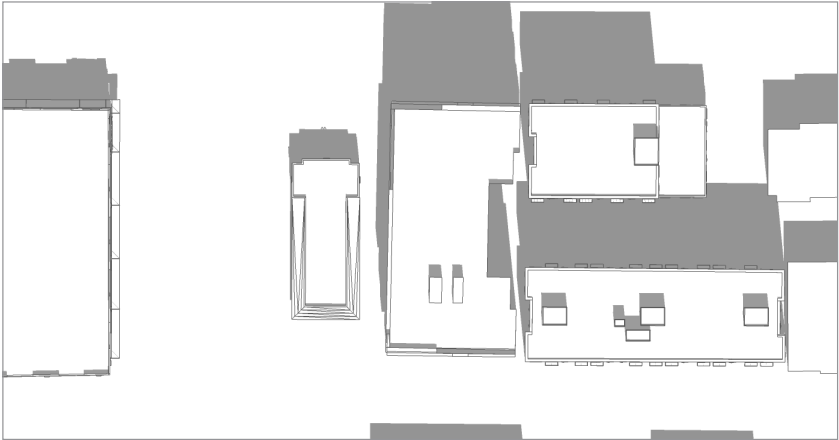
04 / LOOKING SOUTHEAST ON MARKET STREET

SCHEME 2 / STACK *SOLAR STUDY*

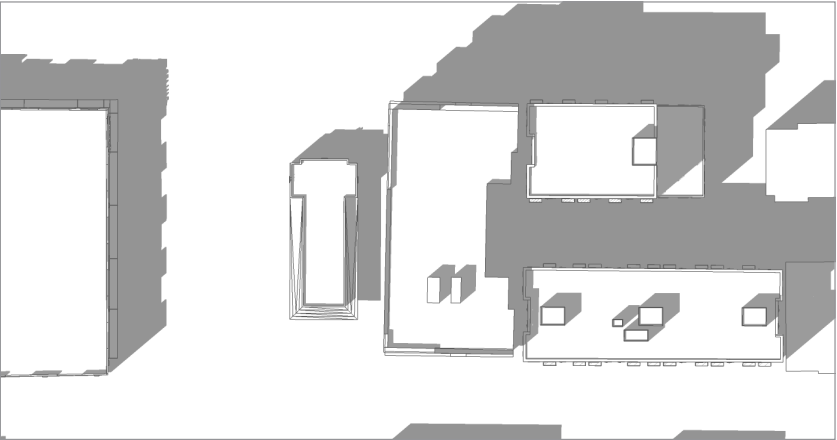
MARCH 21ST:



9 AM

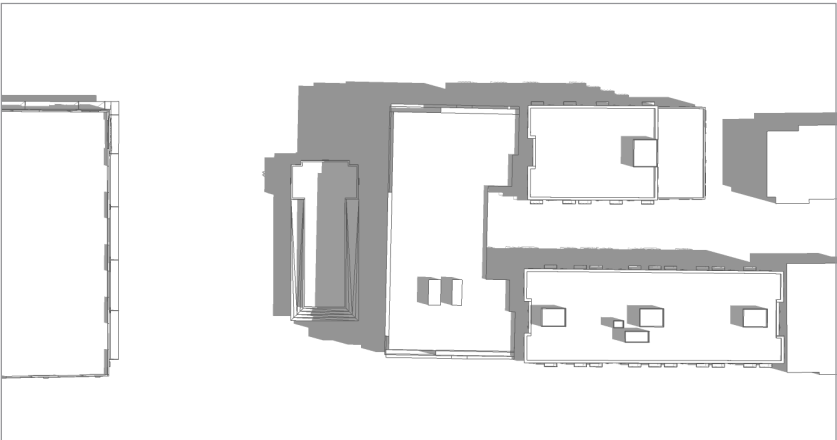


NOON

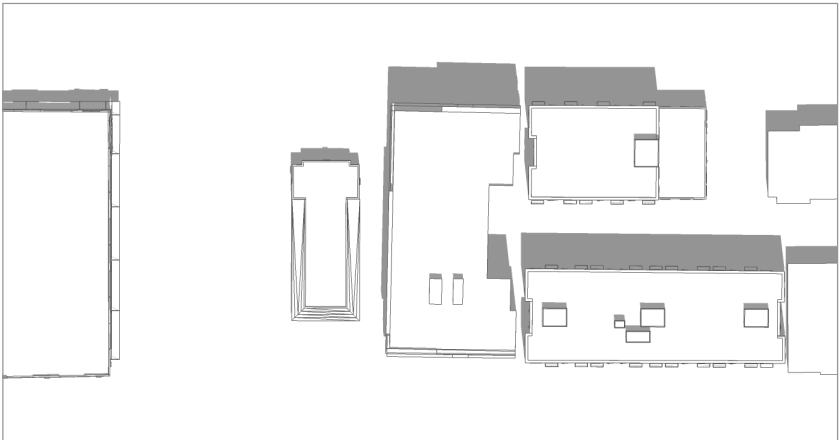


3 PM

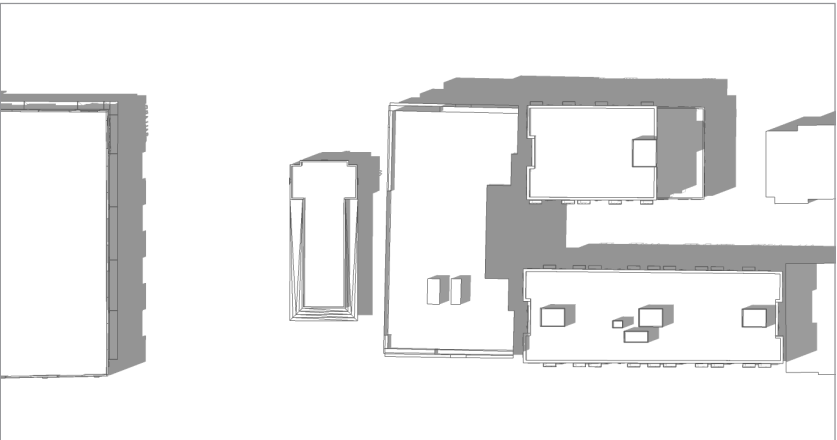
JUNE 21ST:



9 AM

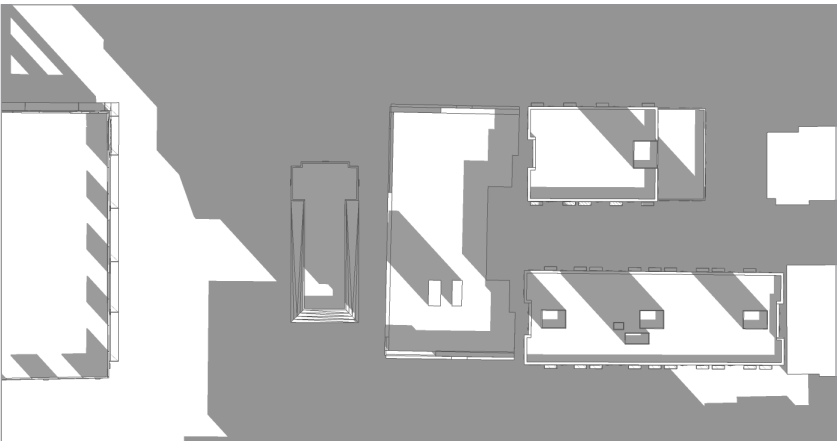


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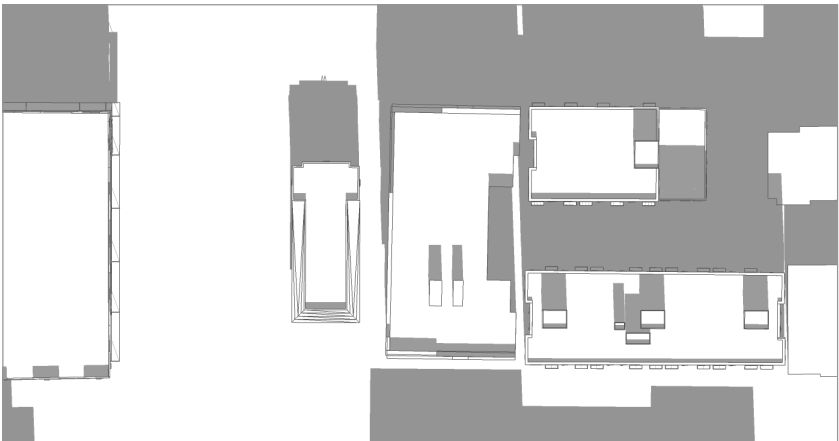


3 PM

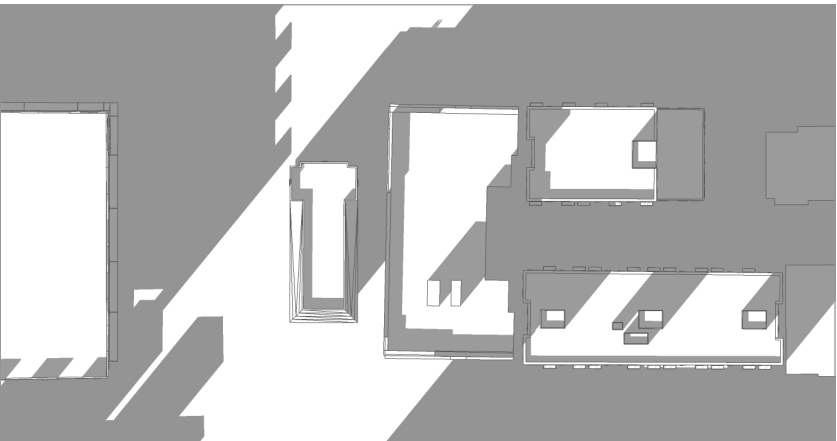
DECEMBER 21ST:



9 AM

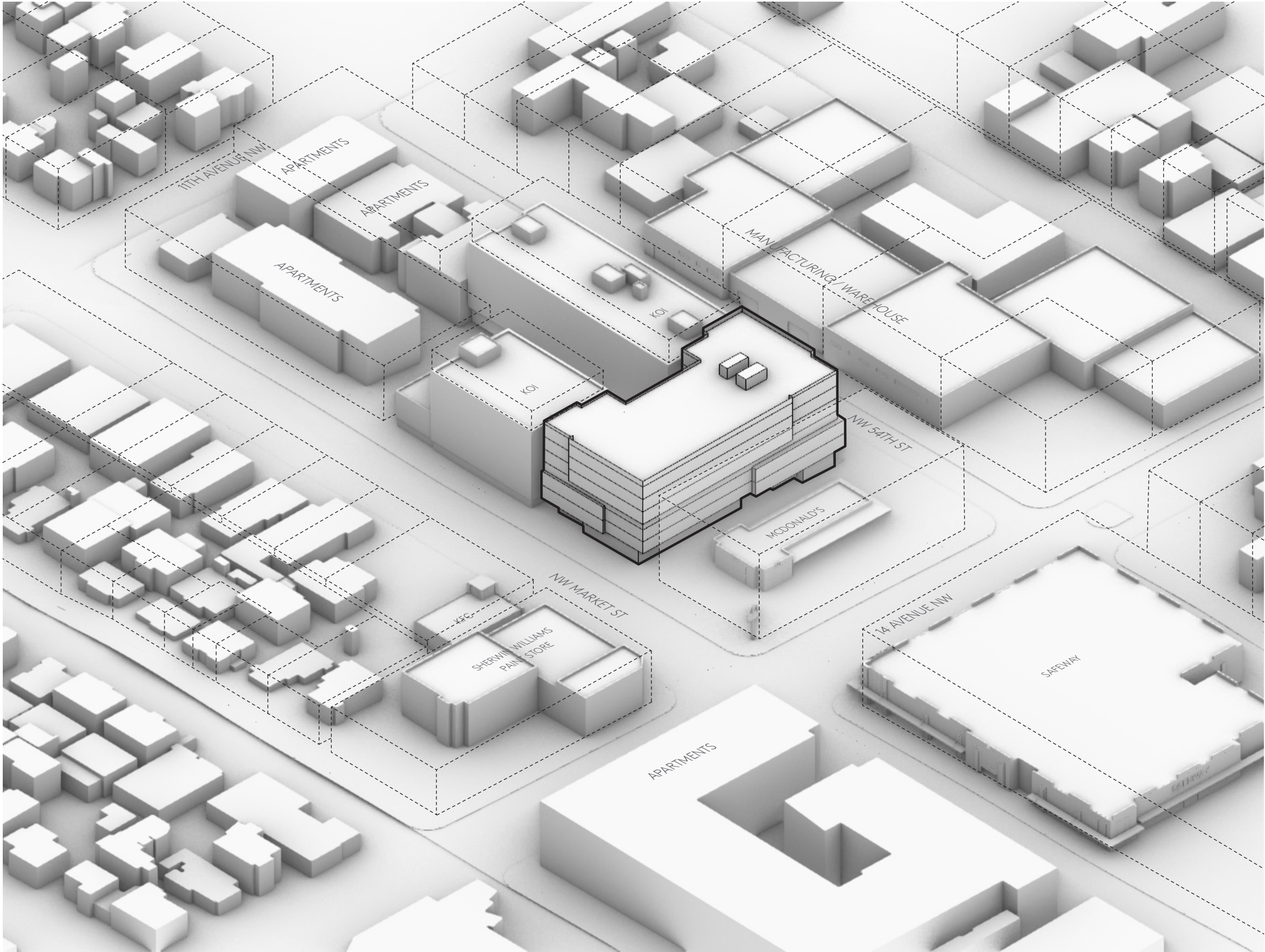


NOON



3 PM

SCHEME 3 / CARVE (PREFERRED)



SCHEME 3 / STACK (PREFERRED)

Proposed massing is six residential levels over a single story podium. The massing creates 2 distinct cantilevered entities, allowing a more human scale pedestrian experience along Market and 54th Street. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 4 two-story ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed off of the alley west of the building site.

Unit Count:	Approx. 122 Units
Parking Stalls:	Approx. 70 Underground Stalls
Commercial area:	Approx. 2,511 SF

PROS

- 2 and 3 story massing volumes relate to the scale of low density neighbors.
- Increased ground level setbacks improves pedestrian experience.
- Carving of the massing provides a unique and rich character.
- The east façade is stepped back to benefit the existing Koi apartments.

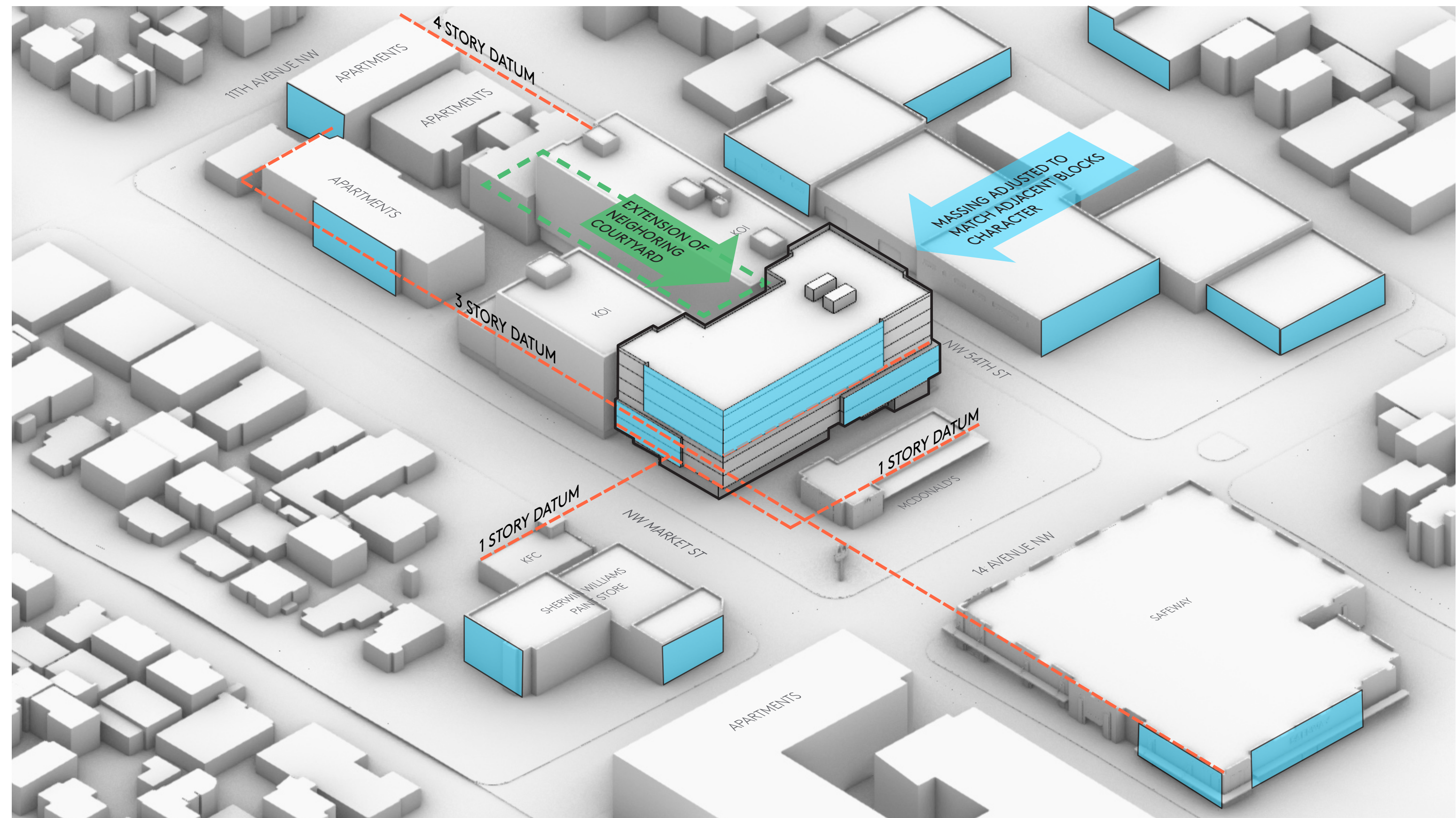
CONS

- Does not comply with upper level zoning setbacks.

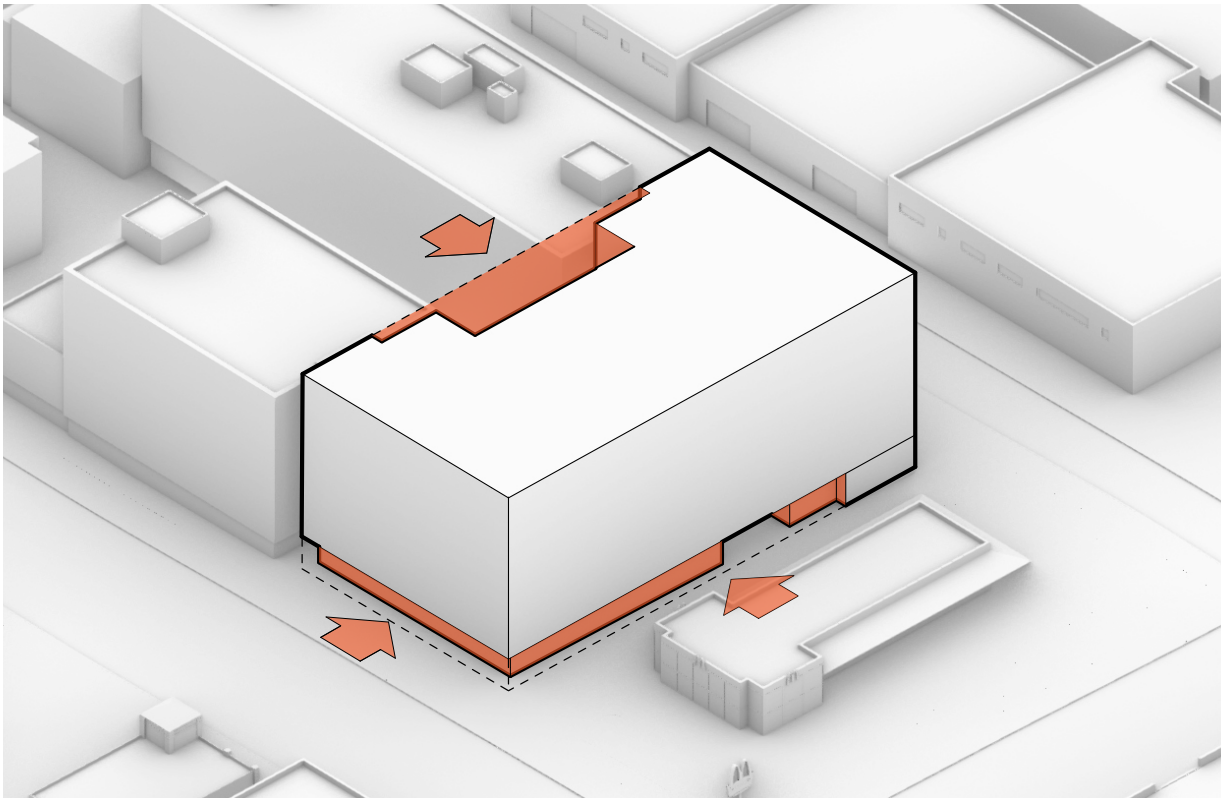
POTENTIAL DEPARTURES

- Setback Departure required - a departure from the setbacks at 45' and above.

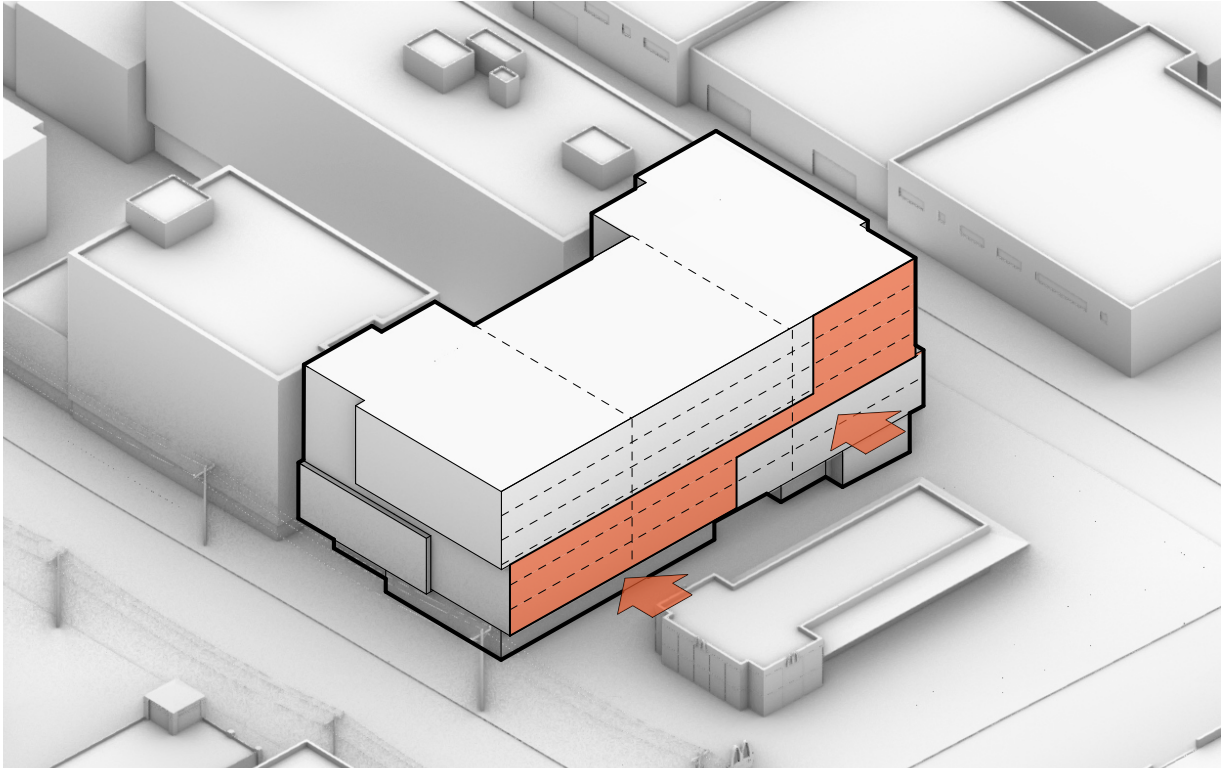
SCHEME 3 / CARVE (PREFERRED) CONTEXT



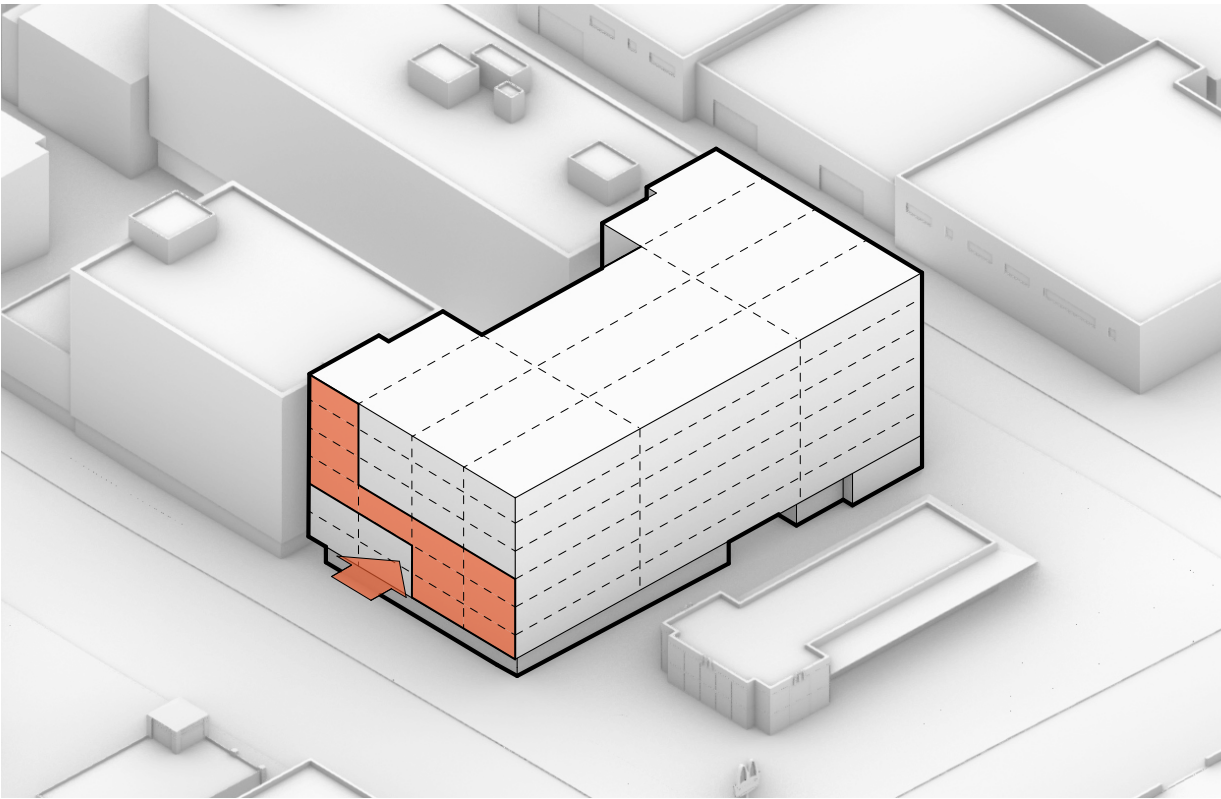
SCHEME 3 / CARVE (PREFERRED) CONCEPT DIAGRAM



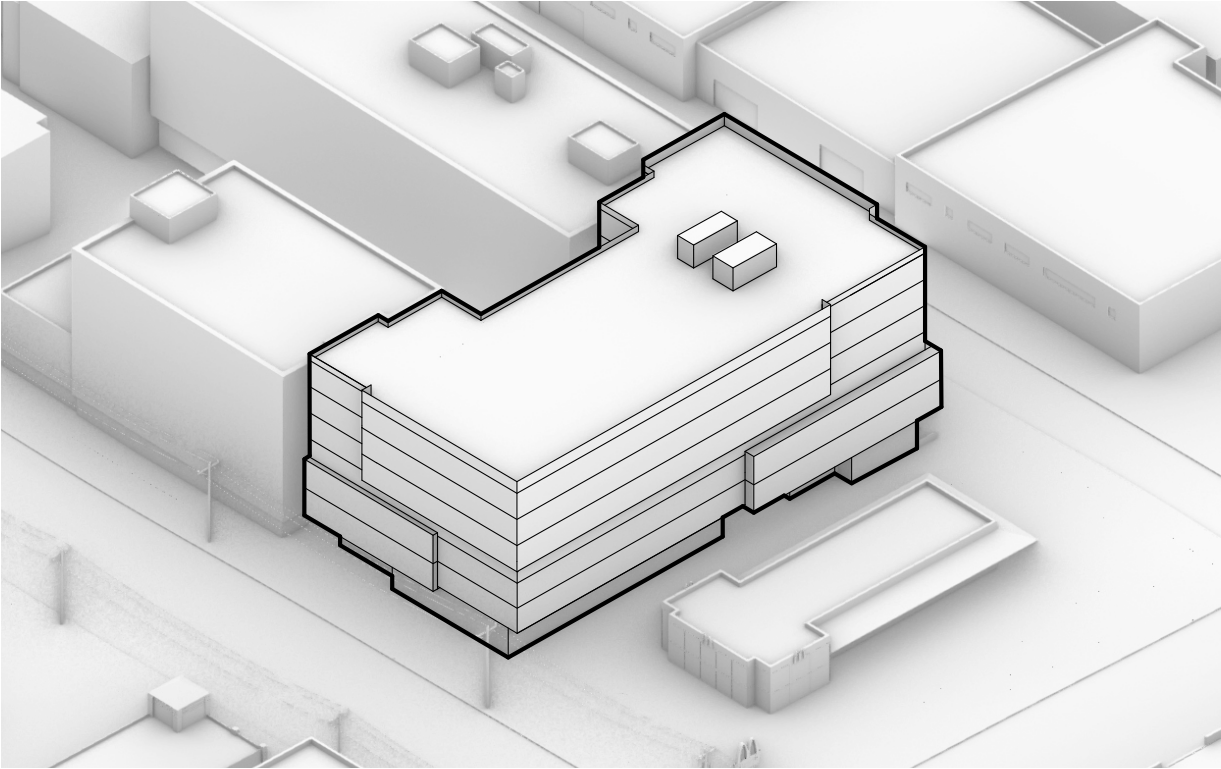
01 / GROUND FLOOR PODIUM AND EAST COURTYARD
COURTYARD AND RECESSED GROUND FLOOR ARE CREATED TO IMPROVE PEDESTRIAN AND RESIDENT EXPERIENCE WHILE ALSO EXTENDING THE LANGUAGE OF NEIGHBORING BUILDINGS.



03 / WEST FAÇADE ARTICULATION
WEST FAÇADE IS OFFSET ALONG VARIOUS AREAS TO PROVIDE VISUAL INTEREST AND TO MITIGATE THE BULK AND SCALE IMPACTS OF A LONG AND VISIBLE FAÇADE.



02 / NORTH AND SOUTH FAÇADE ARTICULATION
NORTH AND SOUTH FAÇADE ARE OFFSET AT SEVERAL AREAS TO PROVIDE UNIQUE CHARACTER AND TO BREAK DOWN THE BUILDING'S SCALE.

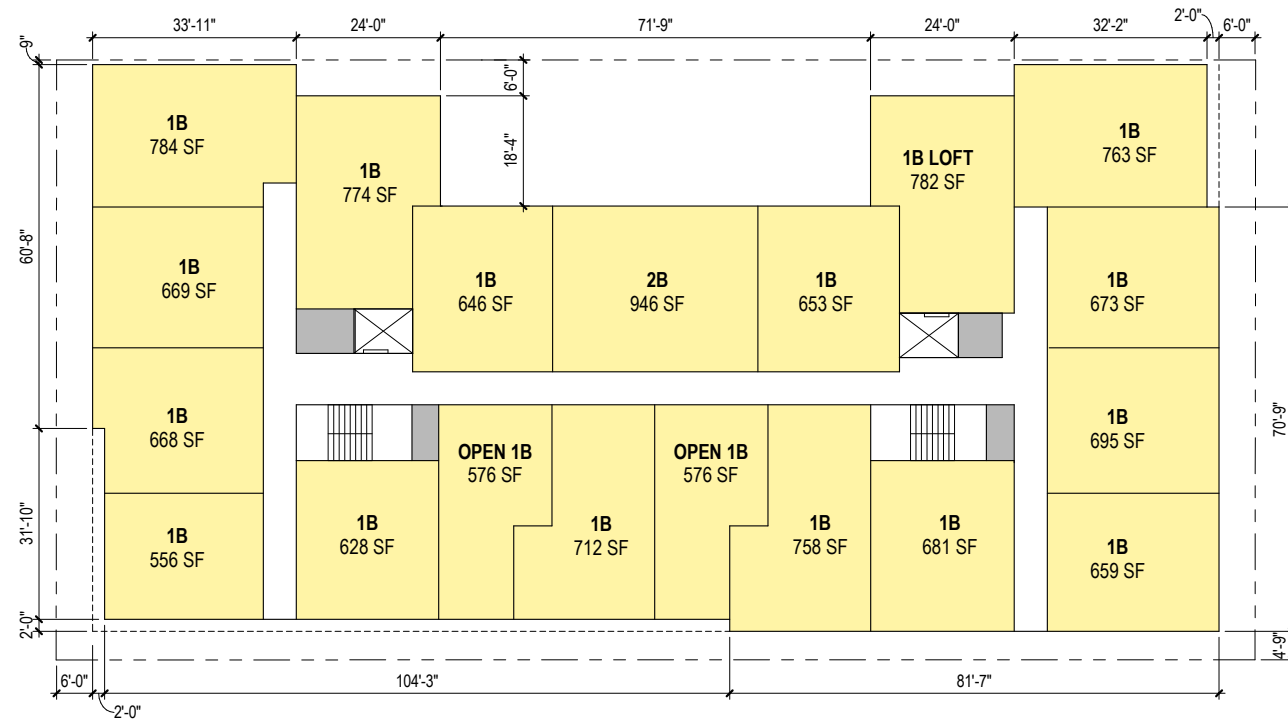


02 / COMPLETED MASSING

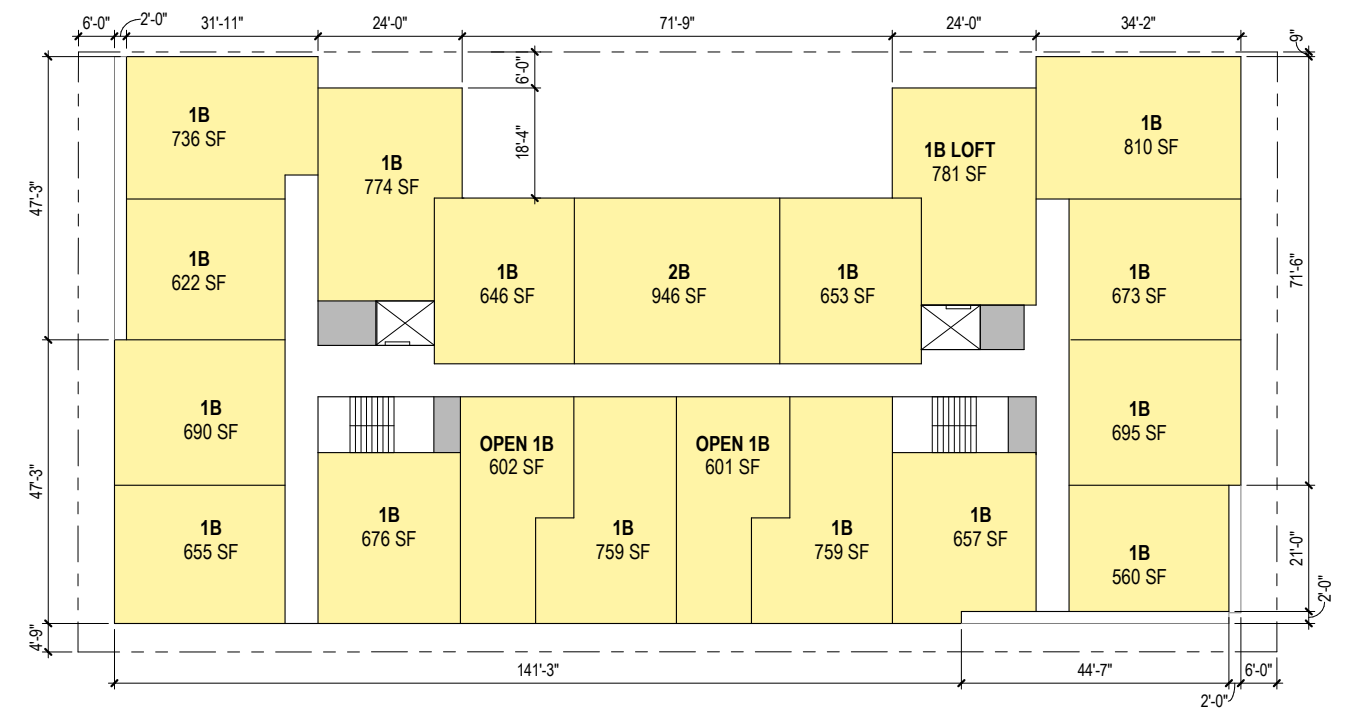
SCHEME 3 / CARVE (PREFERRED) - SITE PLAN



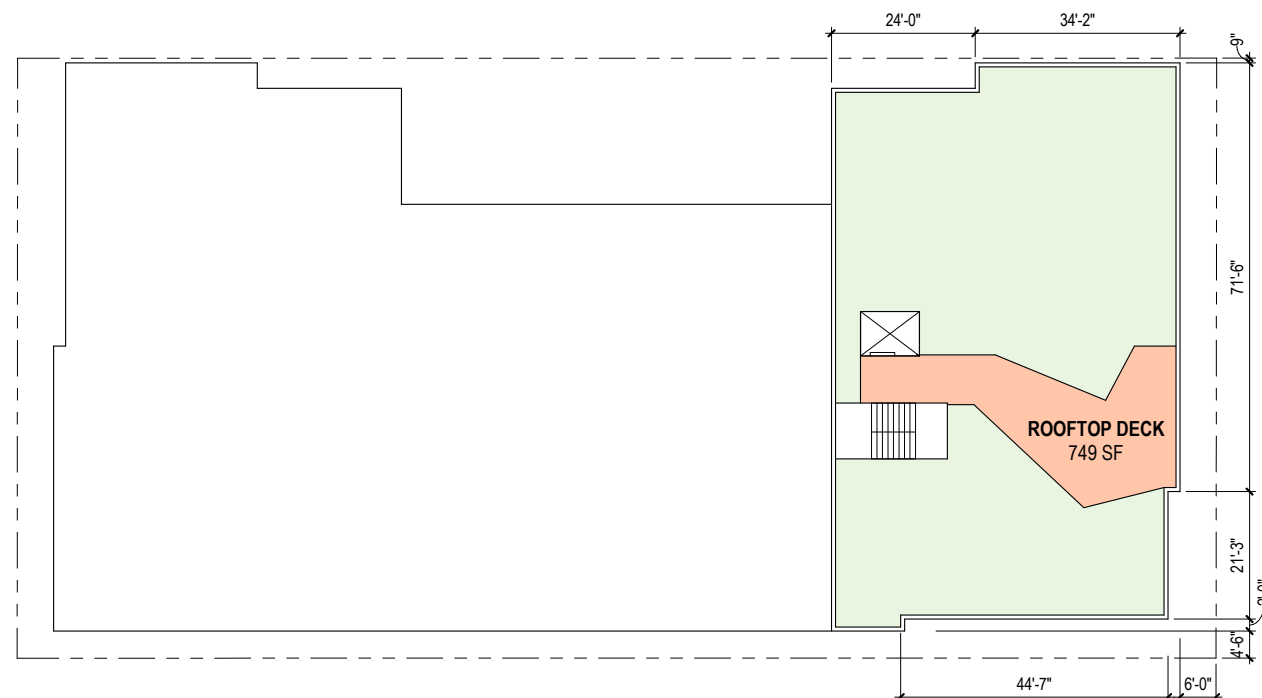
SCHEME 3 / CARVE (PREFERRED) - PLANS



LEVELS 2-4



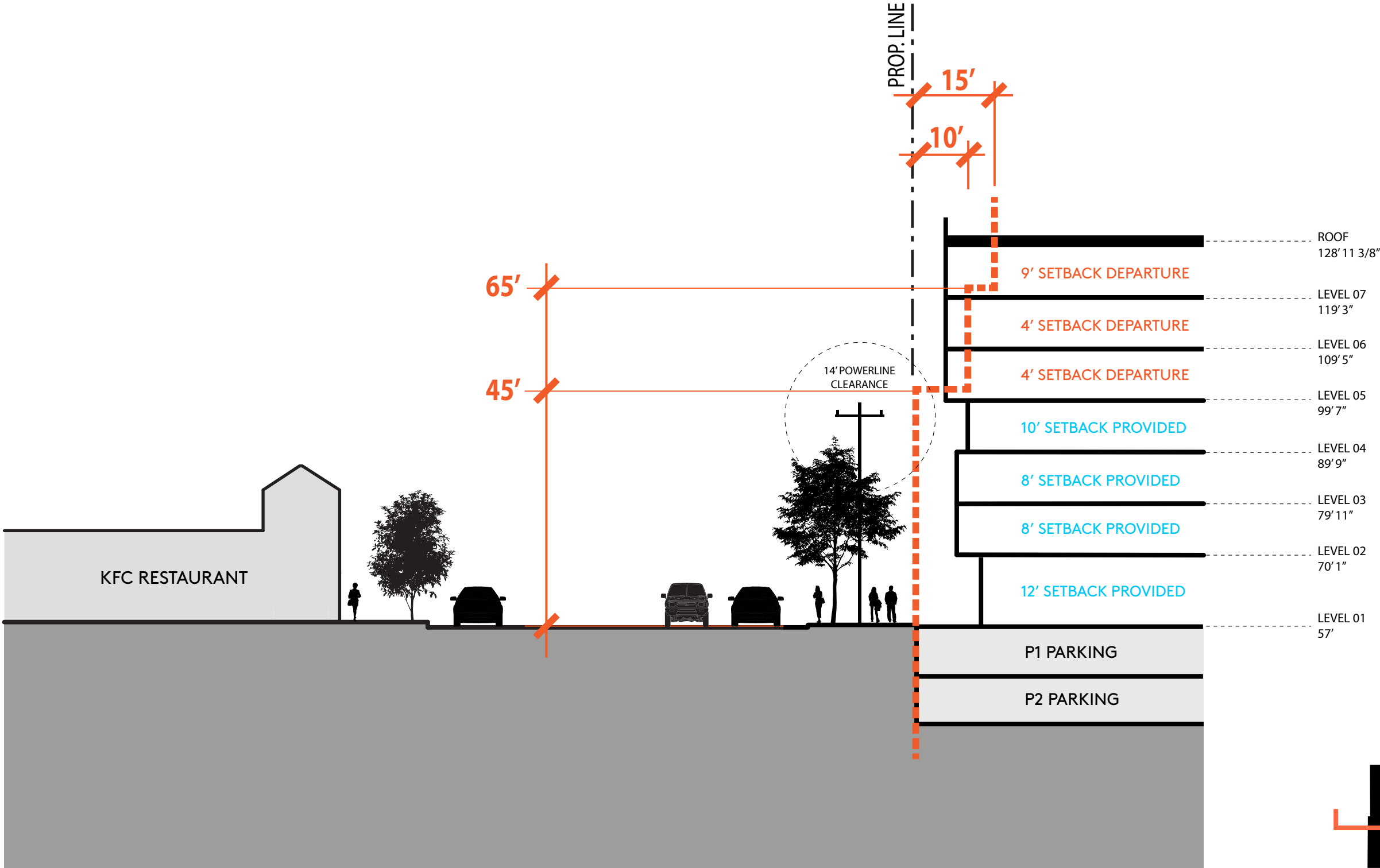
LEVELS 5-7



ROOF

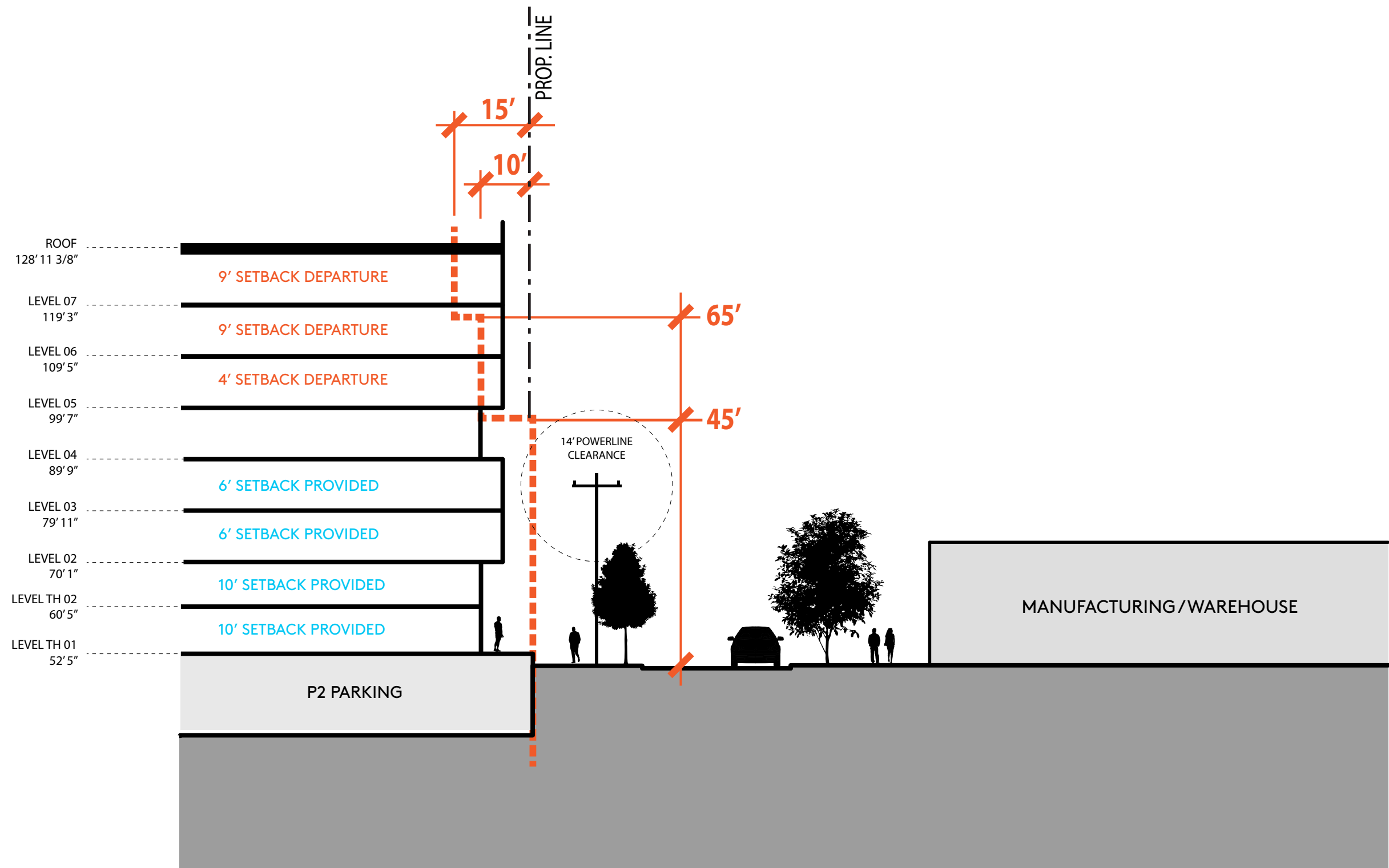


SCHEME 3 / CARVE (PREFERRED) - SECTIONS



EAST-LOOKING SECTION / MARKET STREET

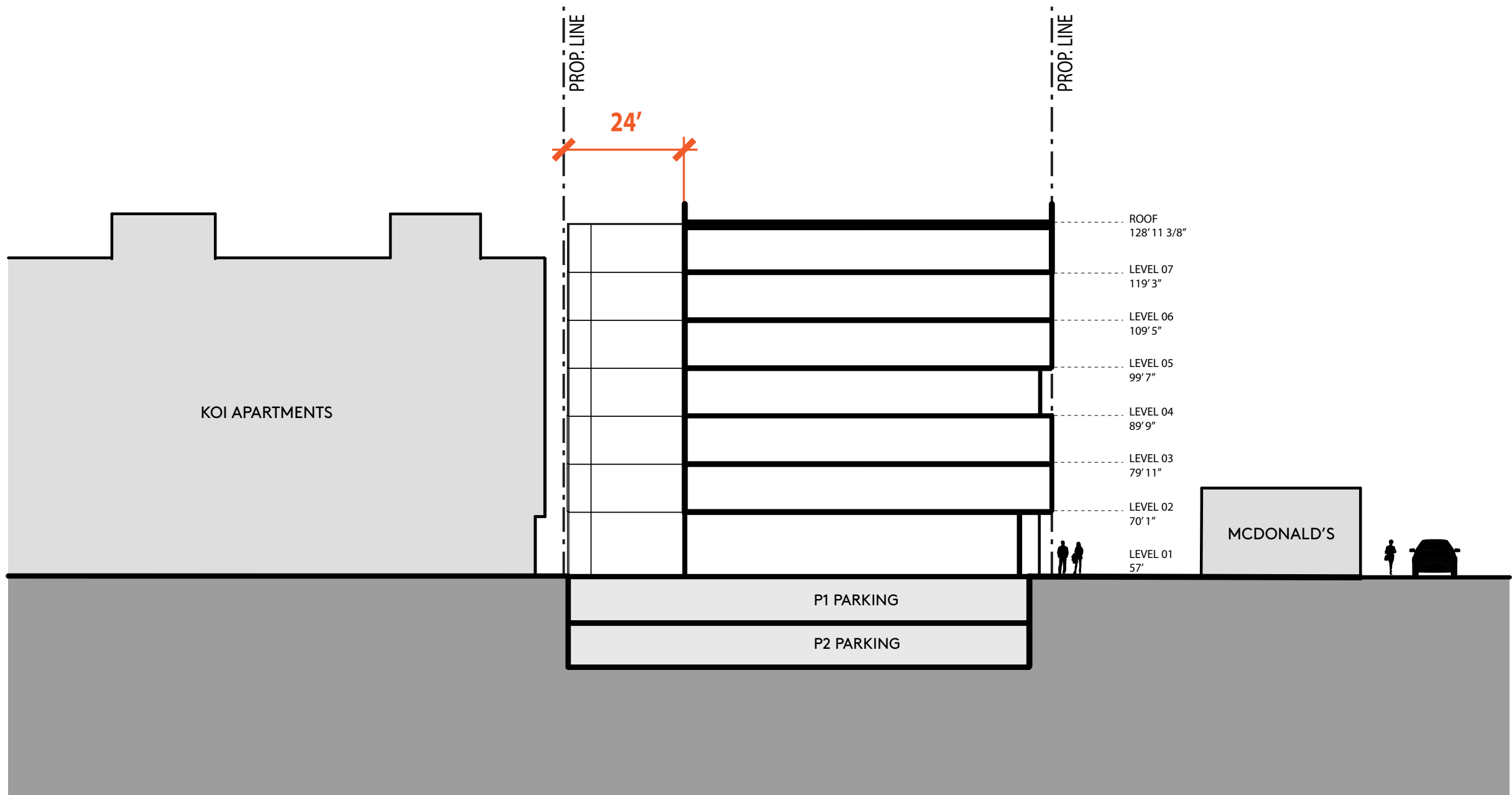
SCHEME 3 / CARVE (PREFERRED) - SECTIONS



EAST-LOOKING SECTION / 54TH STREET



SCHEME 3 / CARVE (PREFERRED) - SECTIONS

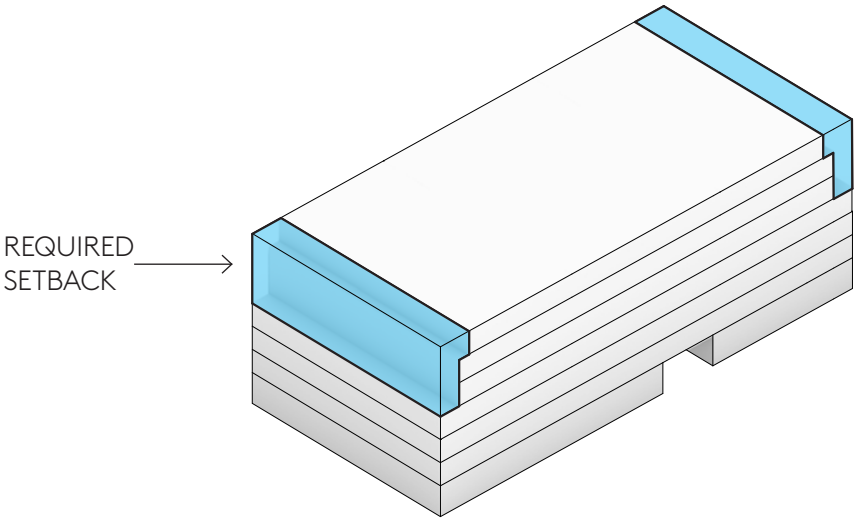


SOUTH-LOOKING SECTION



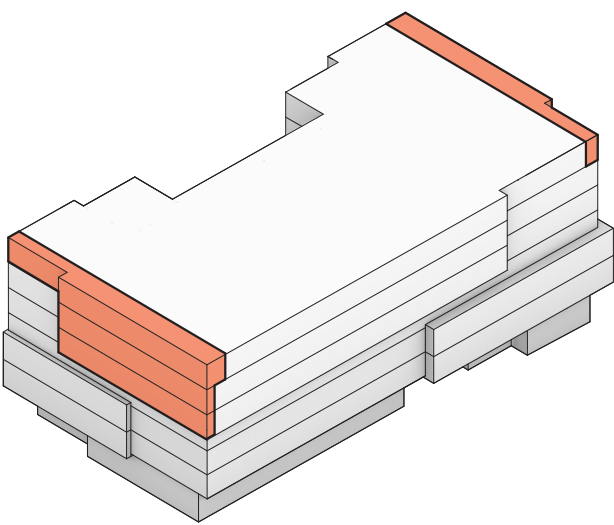
SCHEME 3 / CARVE (PREFERRED) *DEPARTURE REQUEST SUMMARY*

MAX DEVELOPMENT



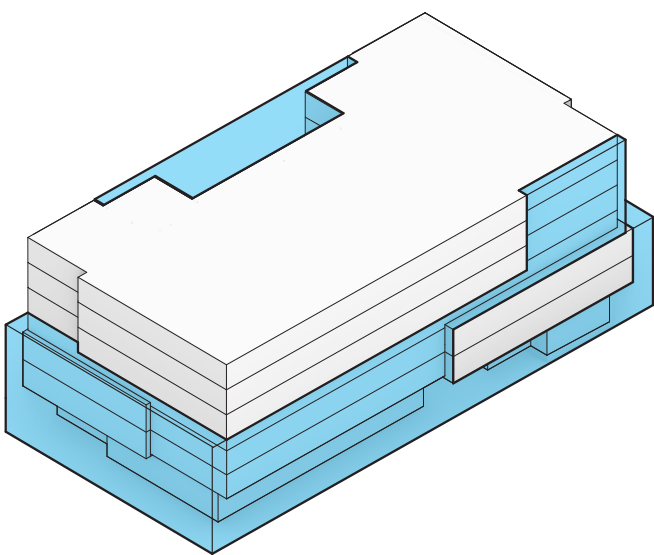
NORTHWEST AXONOMETRIC

SETBACK DEPARTURES



NORTHWEST AXONOMETRIC

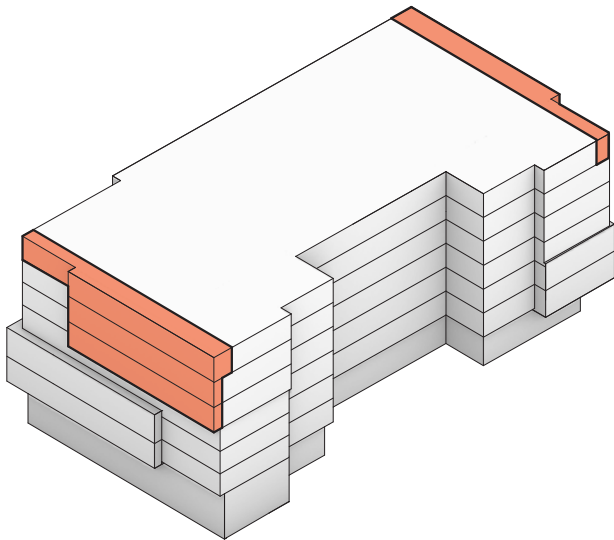
SETBACK BONUS



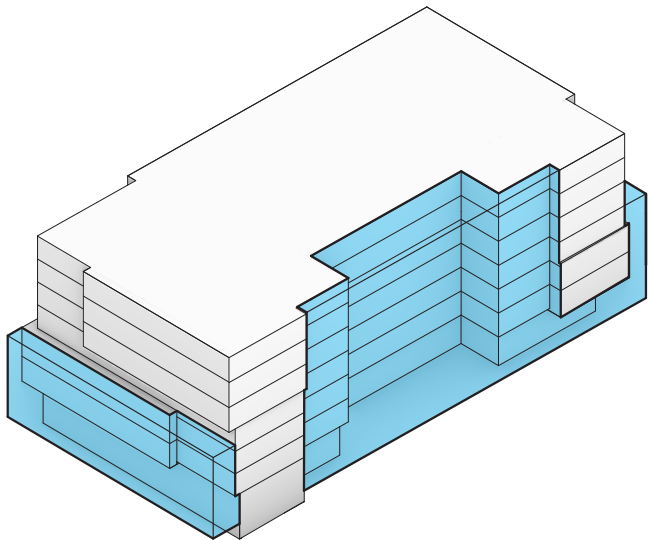
NORTHWEST AXONOMETRIC

AREA SUMMARY:

SETBACK DEPARTURES: -2,694 SF
SETBACK BONUS: +23,849 SF
TOTAL SETBACK PROVIDED: +21,155 SF



SOUTHEAST AXONOMETRIC



SOUTHEAST AXONOMETRIC

SCHEME 3 / CARVE (PREFERRED) DEPARTURE REQUEST

DEPARTURE REQUEST

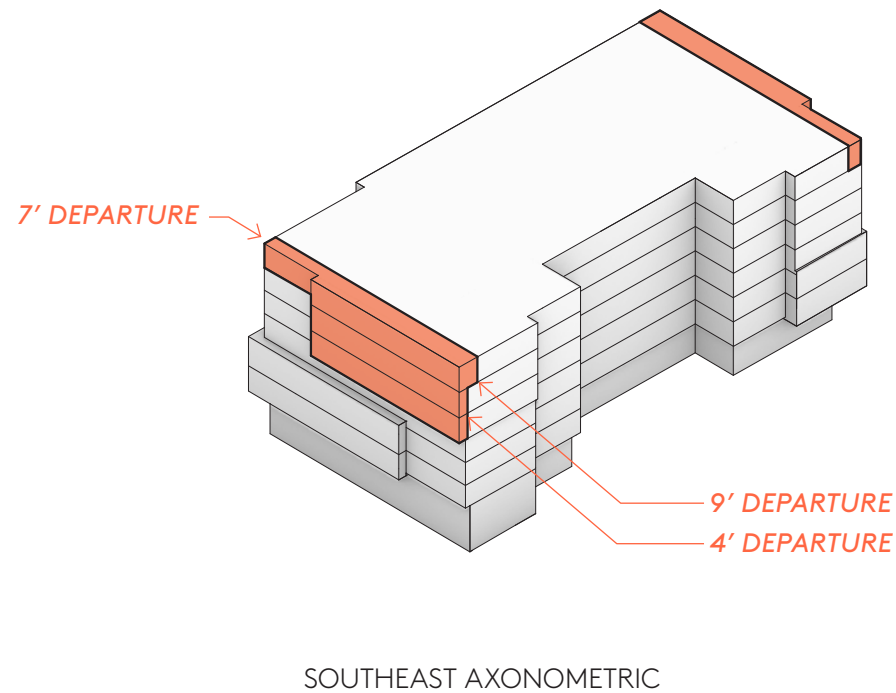
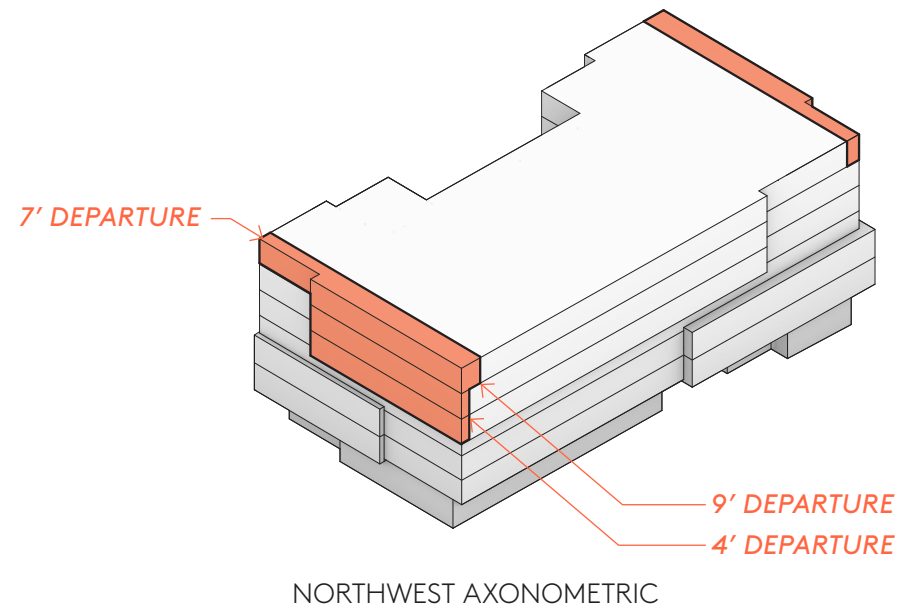
23.47A.008.F.4.B UPPER-LEVEL SETBACKS
(BALLARD HUB URBAN VILLAGE)

- 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.

PROPOSITION

Similarly to scheme 2, to allow an average setback of 7' along NW Market St and NW 54th St above a height of 45 feet. This would allow the project to achieve:

- A cohesive massing strategy which includes a stepped facade to provide visual interest and to break down the scale of the building
- Efficiencies in the floor plan by stacking units from levels 2-7
- Space for extra “work nooks” and small dens in the push and pulls to create a diversity of unit types which would attract a wider array of residents



RATIONALE

PEDESTRIAN EXPERIENCE:

In exchange for gaining floor area at the upper levels, the project is able to pull back the ground level facade at NW Market St and NW 54th St by as much as 12' to 17'. This creates a generous pedestrian experience at the ground level which will provide equal or greater benefit to the community.

Additionally, the floor plates of levels 2, 3 and 4 will not be maximized out to the property line which will allow more views and light into the neighboring Koi apartments.

CS2-B.2. Connection to the Street
CS2-B.3. Character of Open Space

NEIGHBORHOOD CONTEXT:

The adjacent and nearby buildings of a similar scale do not have an upper level setback and granting this departure request would allow the proposed massing to largely align with the existing neighbor facade of the Koi apartments. This would provide a strong urban edge.

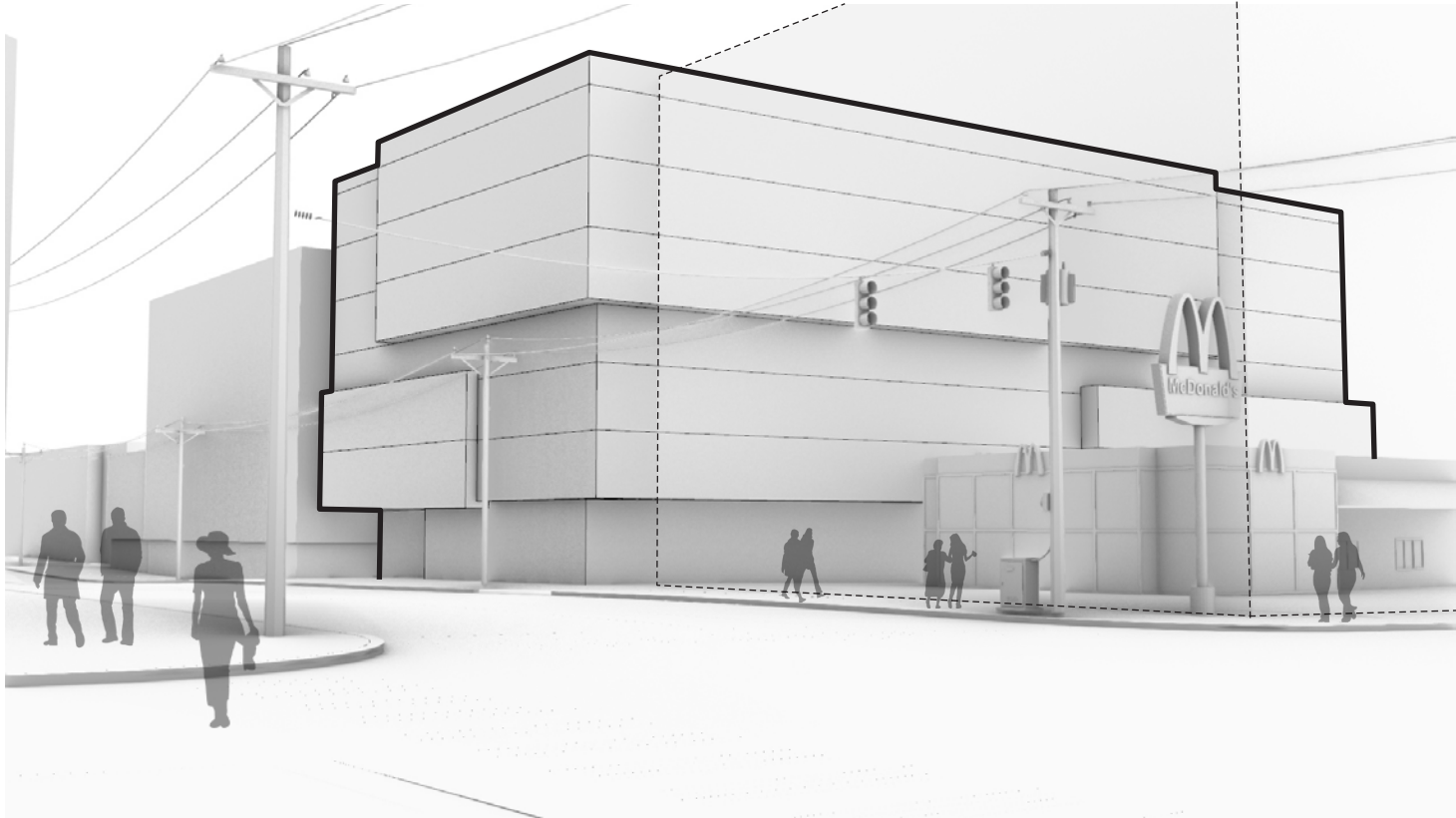
CS2-C. Relationship to the Block
CS2-C.2. Mid-Block Sites
CS2-D. Height, Bulk and Scale
CS2-D.1. Existing Development and Zoning

ARCHITECTURAL COMPOSITION:

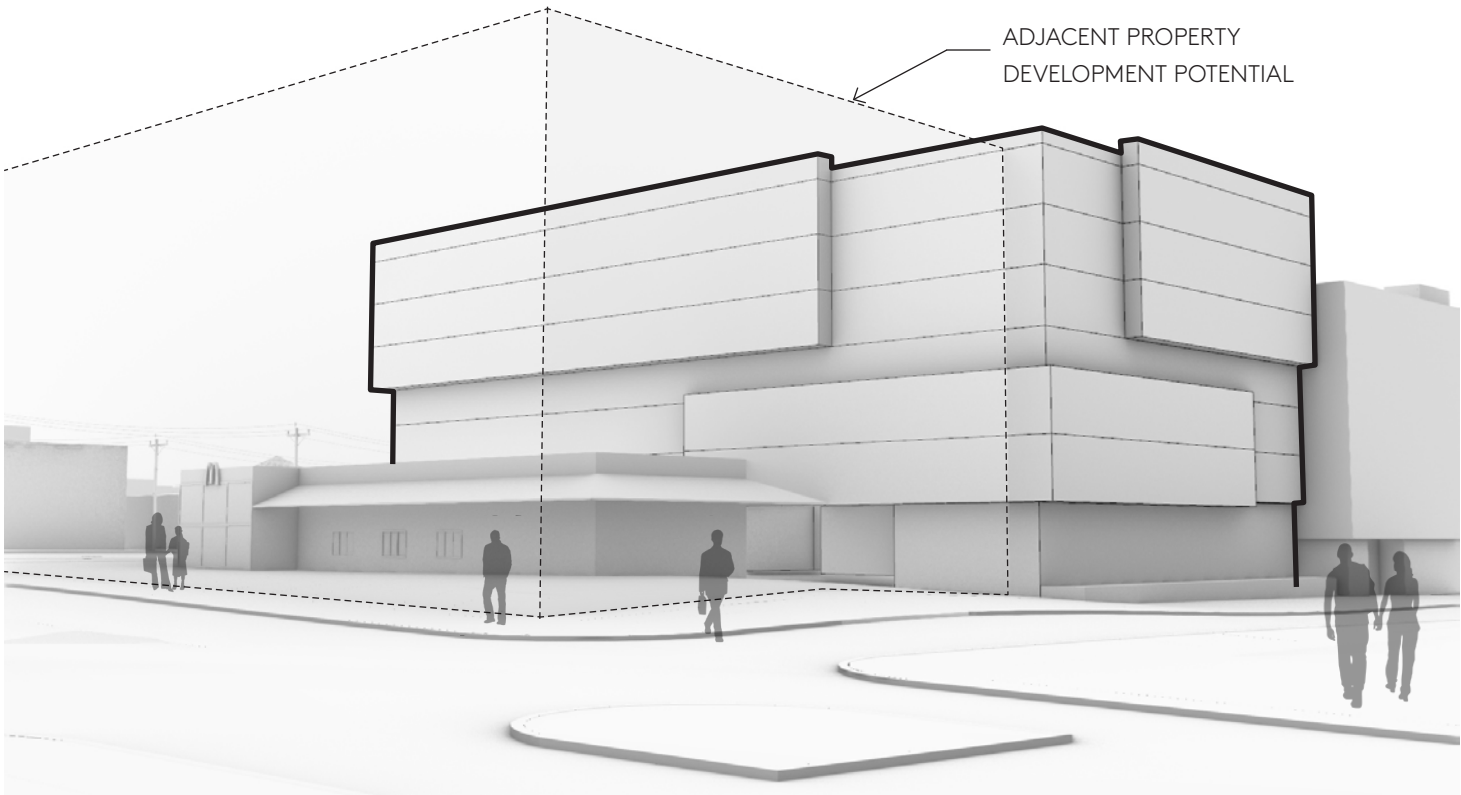
By approval of this departure, the design team would be able to divide the 7 story mass into one, two and three story elements reducing the perceived mass of the building both from the street level and from neighboring buildings.

DC2-A.2. Reducing Perceived Mass
DC2-B.1. Façade Composition
DC2-C.1. Visual Depth and Interest
DC2-D.1. Human Scale
DC2-D.2. Texture

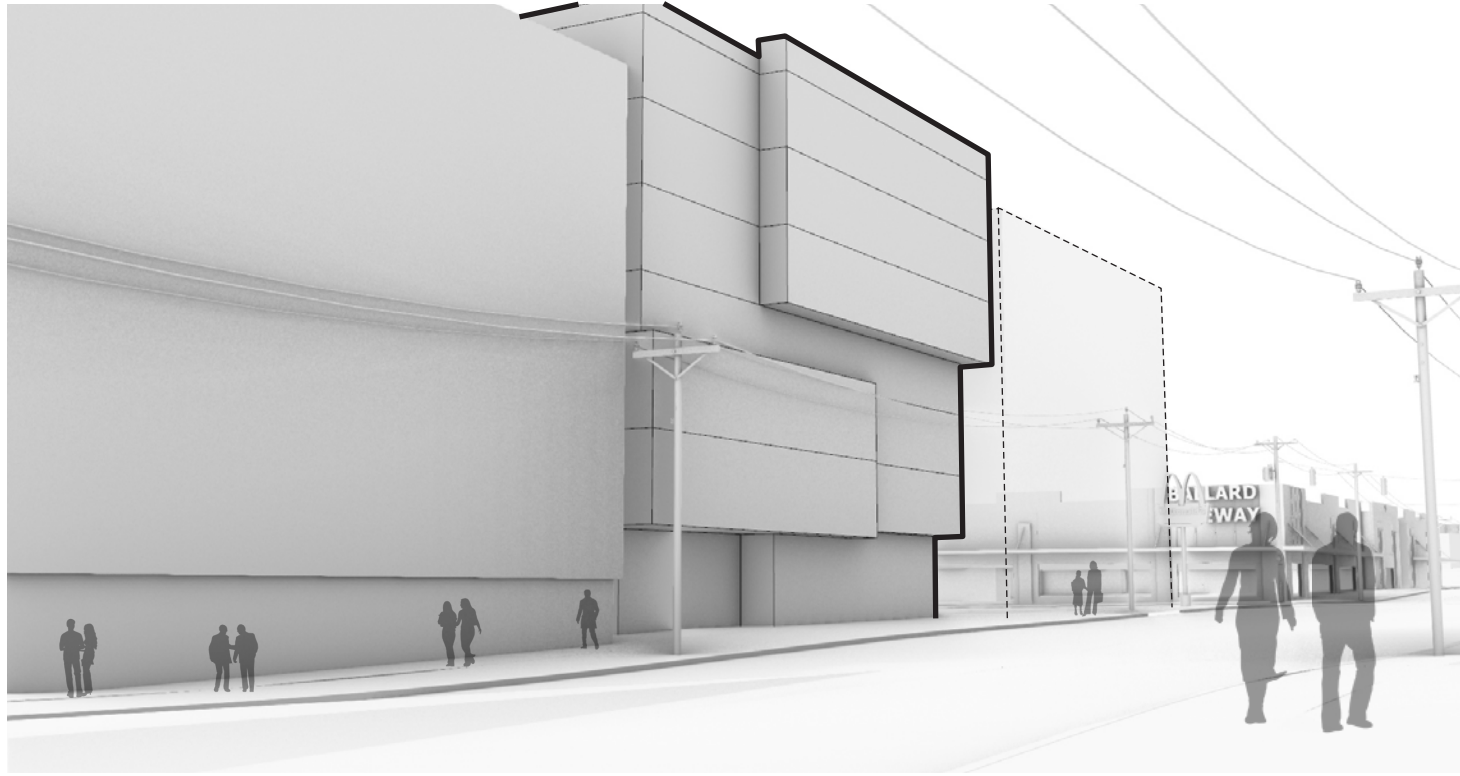
SCHEME 3 / CARVE (PREFERRED) *PERSPECTIVES*



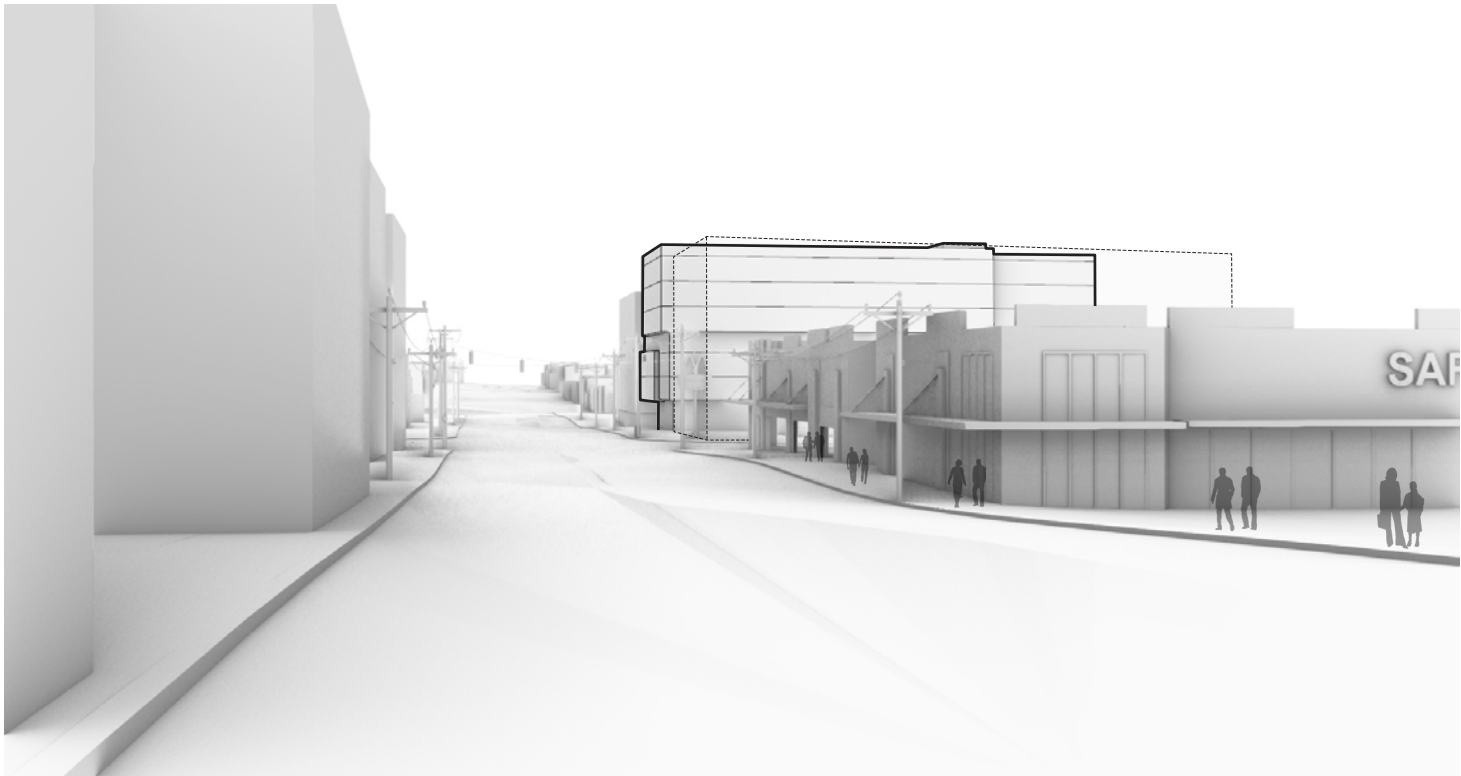
01 / LOOKING SOUTHEAST ON MARKET STREET



02 / LOOKING NORTHEAST ON NW 54TH STREET



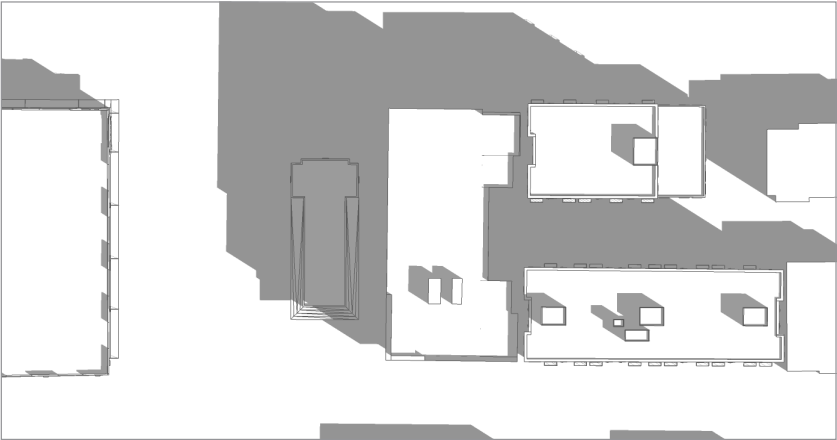
03 / LOOKING SOUTHWEST ON MARKET STREET



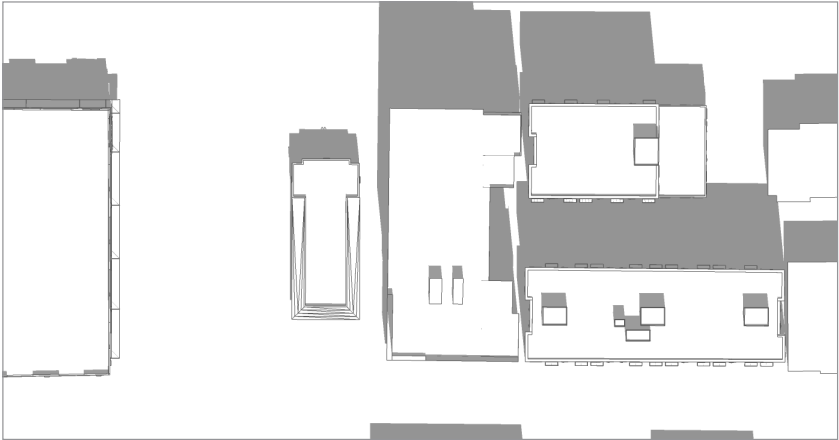
04 / LOOKING SOUTHEAST ON MARKET STREET

SCHEME 3 / CARVE (PREFERRED) SOLAR STUDY

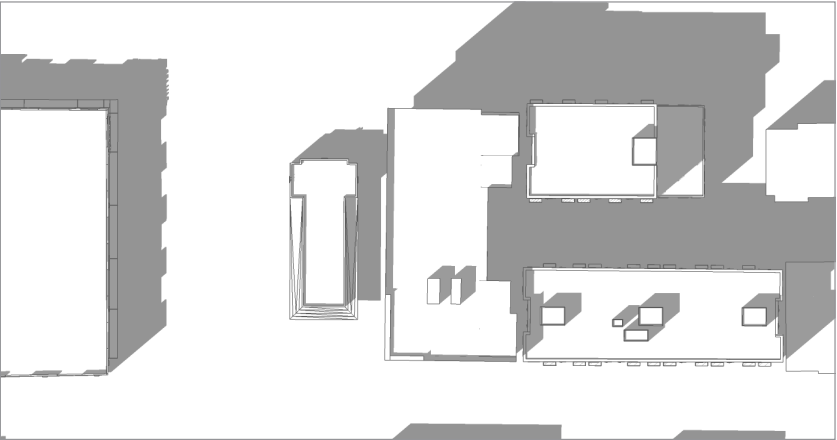
MARCH 21ST:



9 AM



NOON

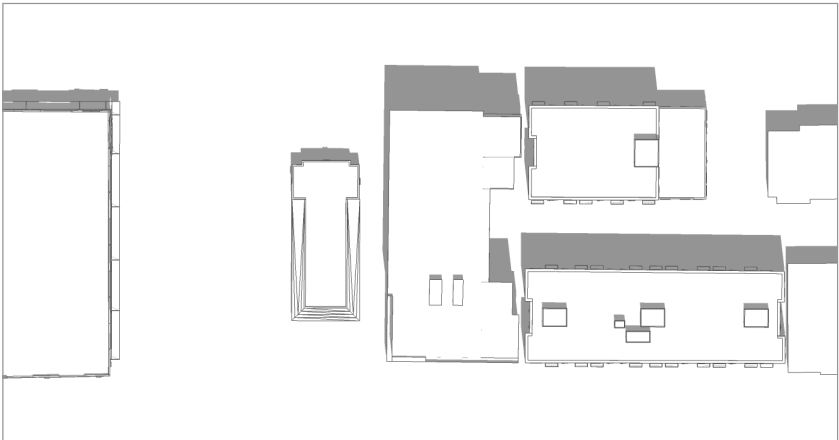


3 PM

JUNE 21ST:



9 AM

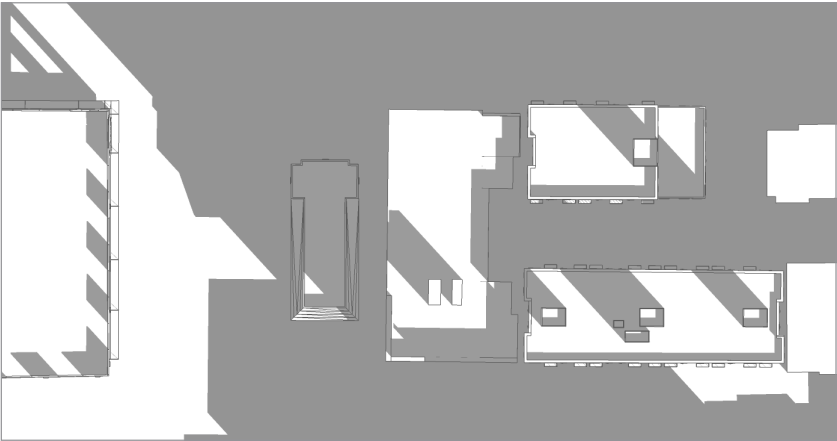


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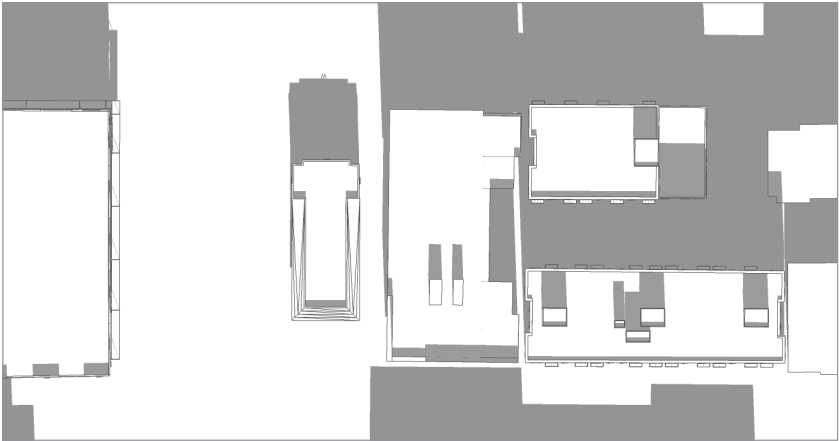


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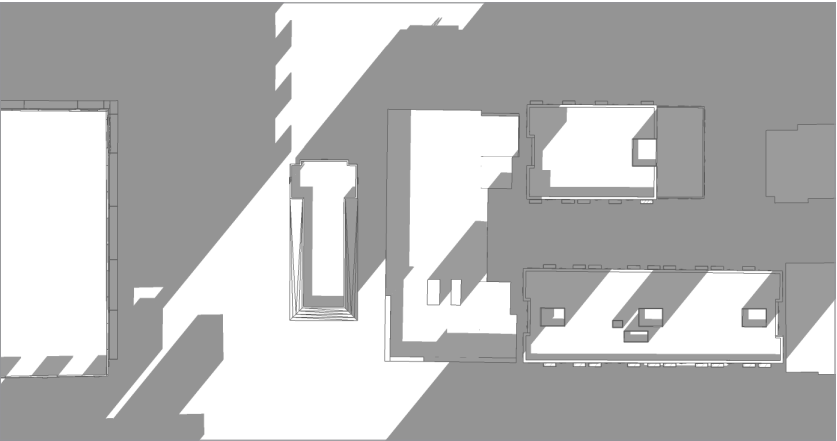
DECEMBER 21ST:



9 AM



NOON



3 PM

The End—

1145 MARKET STREET