2035 NW 58TH STREET AFFORDABLE HOUSING

SDCI #3038421-LU

ADMINISTRATIVE DESIGN REVIEW PACKET

MAY 31, 2023

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St. Luke's Episcopal Church

OUR VISION

WE SEEK TO FORM BELOVED COMMUNITY, WHICH IS WELCOMING AND DIVERSE, WITH CHRISTIAN WORSHIP AND SERVICE AT THE HEART.

CORE VALUES

BELOVED COMMUNITY + LOVING SERVICE + SACRED SPACE + SPIRIT FILLED + SUSTAINABILITY

OUR MISSION

WE FEED PEOPLE IN BODY, MIND, AND SPIRIT WITH THE LOVE OF GOD, IN THE NAME OF JESUS, AND BY THE POWER OF THE HOLY SPIRIT.








St. Luke's Episcopal Church BRIDGE Housing VIA — A PERKINS EASTMAN STUDIO

MISSION AND VISION SUMMARY

St. Luke’s Episcopal Church is planning their future for the next 100 years with a vision to create, support and sustain their community and connect to a diverse population.

The proposed development will have a long-term ownership structure and will be built on two separate parcels owned by St. Luke's. The overall development includes two separate structures. The larger project is market rate apartment building that will also house the future home of St. Luke's church. This larger building is being reviewed under separate permit numbers but still considered an important component to the overall complex. The smaller building is the subject of this review, will provide affordable housing for families in Ballard, and will be the first of its kind in the neighborhood in 40 years.

OVERALL PROJECT RENDERING FROM THE COMBINED EDG MEETING SHOWING BOTH COMPONENTS OF THE ST. LUKE'S COMPLEX

St. Luke's Episcopal Church

BRIDGE Housing

St. Luke's Episcopal Church, together with their development partner, BRIDGE Housing, will bring the first affordable family housing project of its kind to Ballard.

The affordable apartment component, developed by BRIDGE Housing, will provide **84 permanently affordable apartments** that will serve families up to 60% of AMI, which for a family of four is $69,420.

The immediate surrounding neighborhood has an average median income of $91,288 and currently 39% of total renter households are moderately cost burdened (spend 30% of more of their income on rent) and 11% of total rental households are severely cost burdened (spend 50% or more of their income on rent). In comparison, Seattle-Tacoma-Bellevue cost burdened renters are 45%.

DEVELOPMENT OBJECTIVES

St. Luke's Episcopal Church, partnering with BRIDGE Housing, proposes a mission based multi-family housing project providing 84 much needed affordable housing units in Ballard.

PROPOSAL:

The proposed building is focused on providing quality housing for long-term residents and families. The proposed 84 units are made up of primarily 0ne, two, and three bedroom units and a limited number of studios. The project includes parking for 21 automobiles, bicycle parking, a roof top common terrace with a small children's play area, and a ground level common room for resident events.

PROJECT TEAM

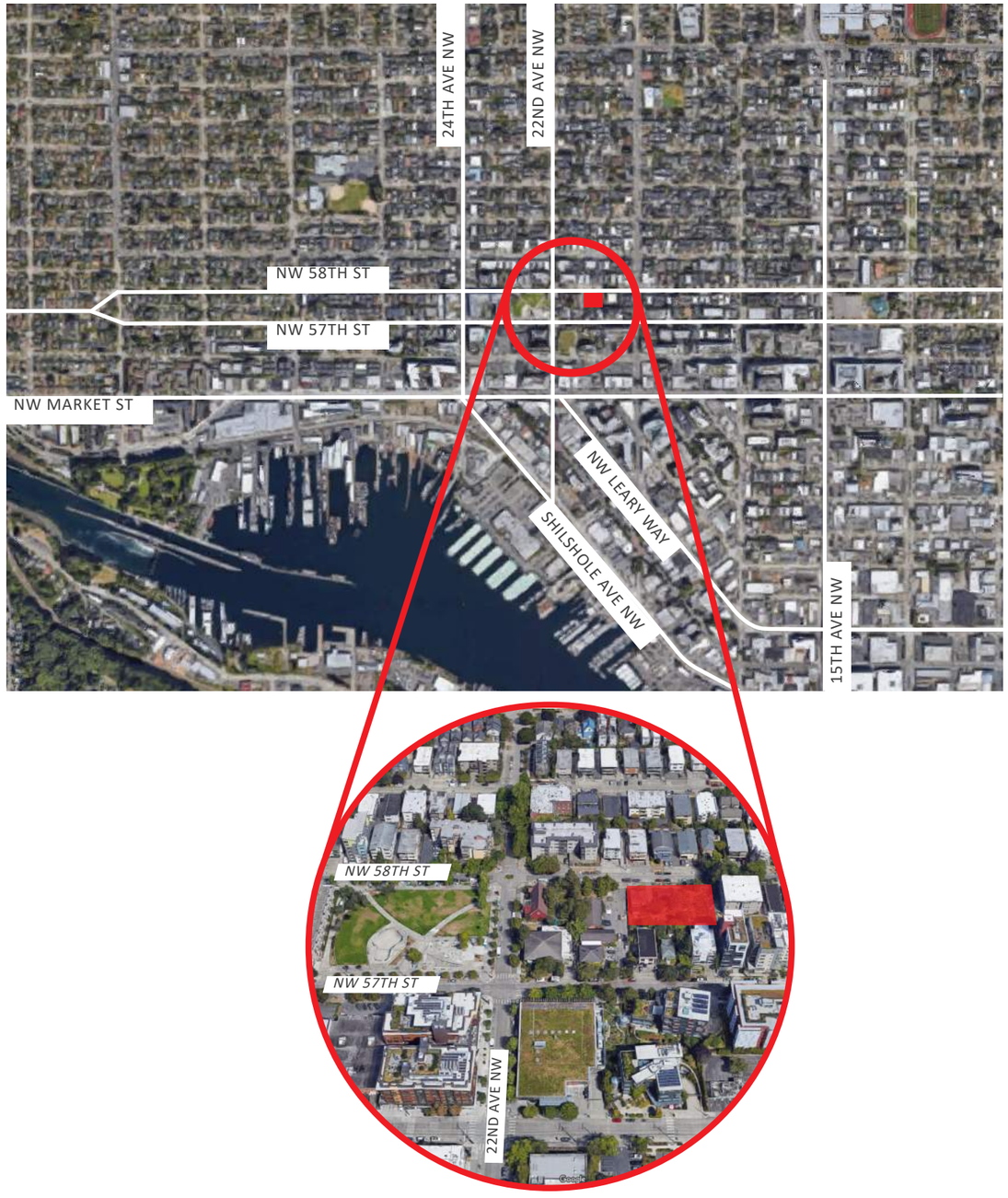
OWNERSHIP TEAM	**BRIDGE Housing** 1000 2nd Ave, Ste 1610 Seattle, WA 98104 **Dioscese of Olympia, INC.** 1551 10th Ave E Seattle, WA 98102
ARCHITECT	**VIA Architecture** 1809 7th Ave, Ste 800 Seattle, WA 98101
CIVIL ENGINEER	**KPFF** 1601 7th Ave, Ste 1600 Seattle, WA 98101
LANDSCAPE	**Communita Atelier** 1809 7th Ave, Ste 800 Seattle, WA 98101
STRUCTURAL/ SHORING ENGINEER	**Swenson Say Faget** 2124 3rd Ave. Seattle, WA 98121
SUSTAINABILITY CONSULTANT	**ArchEcology** 901 Hiawatha Pl S, Unit 100 Seattle, WA 98144

PROJECT INFORMATION

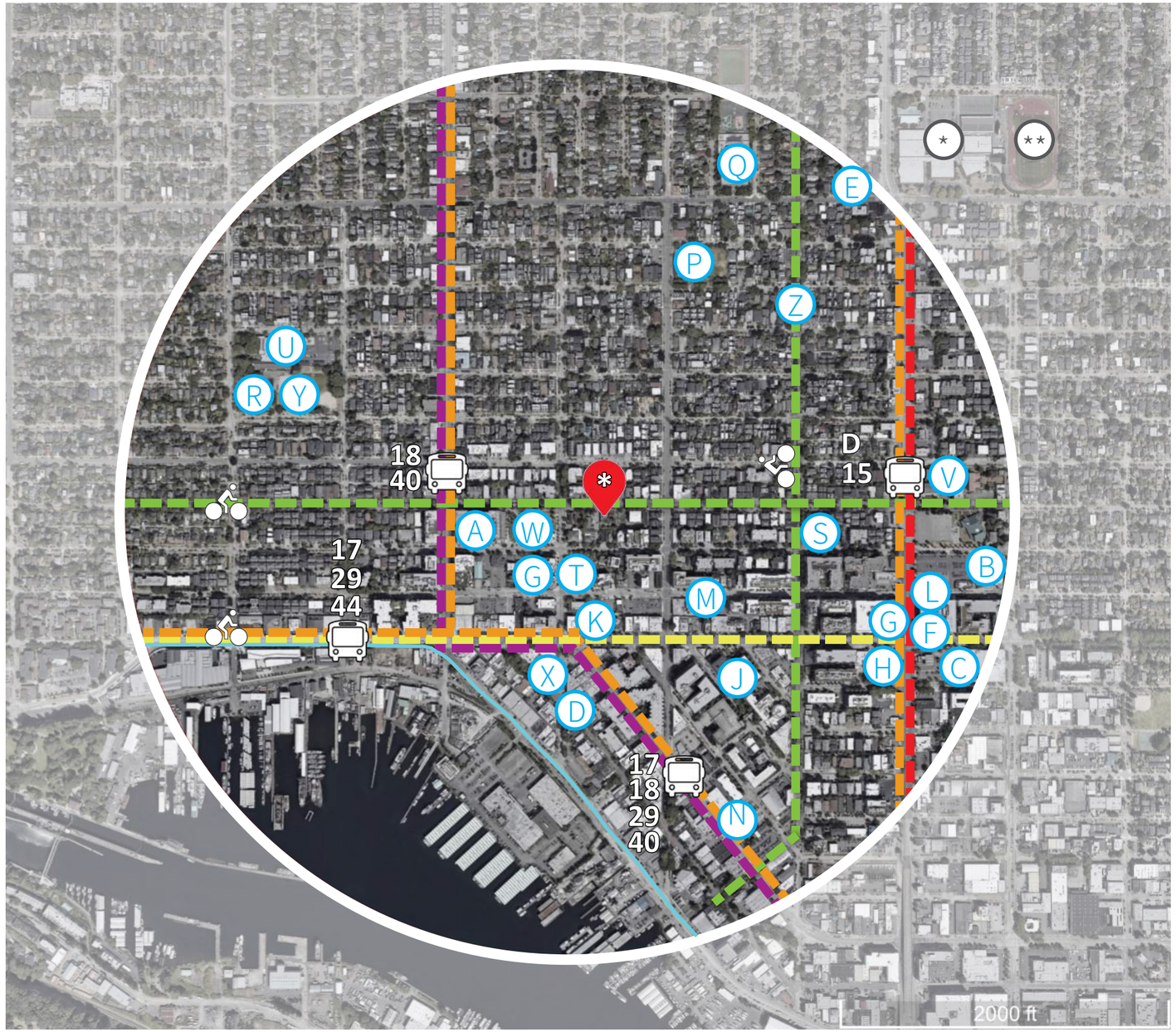
SITE ADDRESS	2035 NW 58TH ST., Seattle, WA 98107
PARCEL NUMBER	276760-4865
SDCI #	3038421-LU
APPLICANT	**BRIDGE Housing** 1000 2nd Ave, Ste 1610 Seattle, WA 98104
CONTACT	Eric Cruz ecruz@brigehousing.com (206) 465-6100
ZONING	MR (M1)
DESIGNATION	Ballard Hub Urban Village
LOT SIZE	14,998.29 SF

PROJECT STATISTICS

SITE AREA (SF)	14,998.29
TOTAL APARTMENT UNITS	84
GROSS FLOOR AREA (SF)	74,990
PARKING STALLS	21
NO. OF FLOORS ABOVE GRADE	8
FAR	5



VICINITY MAP



GROCERY STORES

- (A) QFC Grocery
- (B) Ballard Market
- (C) Safeway Grocery
- (D) Ballard Farmers Market (weekly/seasonal)
- (E) Top Banana Fresh Produce

HOUSEHOLD ITEMS

- (F) Target

PERSONAL CARE ITEMS

- (G) Bartell's Drug Store
- (H) Walgreens Drug Store

BALLARD HEALTH CLINICS

- (J) Swedish Ballard Emergency Room
- (K) ZoomClinic
- (L) The Polyclinic Ballard

TRANSIT

- Frequent Transit (10-12min)
- Transit (15-30min)
- Commuter Transit Weekday Peak Hours Only
- Rapid Ride Transit (15min M-F till 7pm)
- Neighborhood Greenway
- Bike Path

BEHAVIORAL HEALTH CLINICS

- (M) Neighborcare Health at Ballard

FOOD BANKS

- (N) Ballard Food Bank

SOCIAL SERVICE PROVIDERS

- (P) Ballard Boys and Girls Club
- (R) Ballard Community Center
- (S) United States Postal Service
- (T) Seattle Public Library

SCHOOLS

- (U) Adam's Elementary School
- (V) Saint Alphonsus School
- (Q) Salmon Bay K-8 Public School
- (*) Ballard High School

PARKS

- (W) Ballard Commons Park
- (X) Marvin's Garden
- (Y) Ballard Playground
- (Z) Ballard Corners Park
- (**) Ballard High School Sports Field

St. Luke's Episcopal Church · BRIDGE Housing · VIA — A PERKINS EASTMAN STUDIO

EXISTING LAND USE DIAGRAM

ZONING MAP

ALL AREAS IN MAP ARE WITHIN THE BALLARD HUB URBAN VILLAGE

NC3P-75 (M1)

NC3P-95 (M)

MR (M1)

MR RC (M1)

LR3 (M)

LR2 (M)

MIO-65-NC3-95 (M)

Project Site

Site for the Abutting Multi-Family Project Under Different Review

N

STREET CONTEXT MAP

STREETS: Nw 58th Street: Urban Village Neighborhood Access
Nw 58th Street: Neighborhood Greenway
OVERLAYS: Ballard Hub Urban Village

BALLARD CHARACTER AREAS MAP

DEVELOPMENT CONTEXT


BALLARD ON THE PARK | 2233 NW 58TH ST


THE COMMONS AT BALLARD | 5621 22ND AVE NW


THE WILCOX | 2003 NW 57TH ST


BALLARD YARDS APARTMENTS | 2417 NW MARKET ST


CHERYL CHOW COURT | 2014 NW 57TH ST

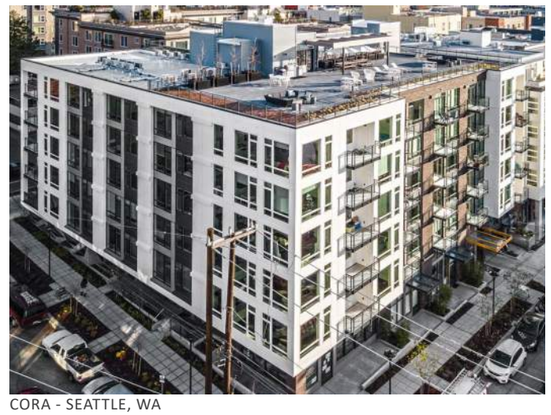

NYER URNESS HOUSE | 1753 NW 56TH ST

PRECEDENTS


MUSE - PORTLAND, OR


GIRARD - BOSTON, MA


LIBERTY BANK BUILDING APTS - SEATTLE, WA


CORA - SEATTLE, WA

VIVE - SEATTLE, WA


LUCILLE - SEATTLE, WA

ZONING SUMMARY: MR (M1)

PERMITTED AND PROHIBITED USES

MR- SMC 23.45.504 Table A, Item A	Residential uses are permitted outright

STRUCTURE HEIGHT = 95’

MR-SMC 23.45.514 Table B	Base structure height for MR zones with a MHA suffix = 80’ **See 23.42.055 below for height limit increase to 95’ for low income on religious properties*
MR-SMC 23.45.514.G	Roof surfaces that are completely surrounded by a parapet may exceed the applicable height limit to allow for a slope
MR-SMC 23.45.514.- 1.2	Open railings, planters may extend 4’ above the height limit
MR-SMC 23.45.514.I.5	Rooftop features (such as stair penthouses, mechanical equipment, play equipment) may extend 15' above the height limit if the combined total coverage of all features does not exceed 20% of the roof area (25% if includes mechanical equipment)
MR-SMC 23.45.514.I.6	Subject to roof coverage limits in 23.45.514.I.5, elevator penthouses and stairs co-located may extend above the height limit 16'

FLOOR AREA RATIO

MR-SMC 23.45.550 Table A	Project is a low-income housing project owned by a religious organization. Base far = 5.0 Additional exempt far= 0.5 (project includes units with 2 or more bedrooms)
MR- SMC 23.45.510.D.1	Area exempt from far limits = all stories, or portions of stories, that are underground

LOW-INCOME HOUSING ON PROPERTY OWNED OR CONTROLLED BY A RELIGIOUS ORGANIZATION

MR-SMC 23.45.550 Table A	Alternative development standards for low-income housing on property owned or controlled by A religious organization where allowed by the provisions of the zone. B. Eligible property. The property must be owned or controlled by a religious organization at the date of the permit application
MR-SMC 23.42.055.C.1	Eligible households- households with incomes no greater than 80% of median income, adjusted by household size, and average household income across all units in the project no greater than 60% of median income
MR-SM 23.45.550 Table B	MR zone height limit 95'

MANDATORY HOUSING AFFORDABILITY

MR-SMC 23.45.517	MR zones with a mandatory housing affordability suffix are subject to the provisions of chapters 23.58B and 23.58C (Project is exempted per 23.58B &23.58C)

SETBACK AND SEPARATIONS

MR-SMC 23.45.518 TABLE B	Front setback from NW 58th st:7' average (75 MIN). (Courtyard is proposed.) No setback required if A courtyard is provided at grade and abuts the street with a minimum width equal to 30% of the street frontage width and a minimum depth of 20'. Project proposes a compliant courtyard. Rear setback: 15' from real lot line that does not abut an alley. Rear setback is compliant with front yard averaging. Side setback from interior lot line: 42' or less in height: 7' average, 5’ minimum Above 42': 10' average, 7’ minimum A departure is requested for the side yard setback where the project abuts the neighboring St. Luke's market rate project.
MR- SMC 23.45.518.B.2	For lots abutting a street that is less than 56’ in width, all portions of the structure above 70’ in height must be set back 15’ from the front lot line abutting that right-of-way. (Not applicable NW 58th St. Is 66’ wide)

AMENITY AREA

MR-SMC 23.45.522.C MR-SMC 23.45.522.D	Min 5% of the total gross floor area of the structure in residential use 1. All units have access to a private or common area 2. No more than 50% of the amenity area is enclosed 5a: For apartments- no common amenity area shall be less than 250 square feet in area, and common amenity areas shall have A minimum horizontal dimension of 10 feet 5b: at least 50 percent of a common amenity area provided at ground level shall be l landscaped with grass, ground cover, bushes, bio-retention facilities, and/or trees

LANDSCAPING AND SCREENING STANDARDS

MR-SMC 23.45.524.A.2	Landscaping to achieve a green factor score of 0.5 or greater
MR-SMC 23.45.524.B	Street trees are required; locations are being coordinated with SDOT

STRUCTURE WIDTH AND DEPTH LIMITS FOR LOTS GREATER THAN 9,000 SF IN MR ZONES

MR-SMC 23.45.528.A	Structure width shall not exceed 150’ in MR zones. (Project Complies.)
MR-SMC 23.45.524.B	Structure depth- shall not exceed 80 percent of the depth of the lot, except as provided in subsection 23.45.528.B.2
MR-SMC 23.45.524.B2	Exceptions to structure depth limit. To allow for front setback averaging and courtyards as provided in section 23.45.518, structure depth may exceed the limit set in subsection 23.45.528.B.1 if the total lot coverage resulting from the increased structure depth does not exceed the lot coverage that would have otherwise been allowed without use of the courtyard or front setback averaging provisions. Project complies with this exception.

GREEN BUILDING STANDARDS

MR-SMC 23.45.530.TABLE A	Development exceeds FAR threshold of 3.45; development required to meet SMC 23.58D (Sustainable Design Standards). Project proposes to achieve ESDS certification for projects that receive jurisdictional housing funds.

PARKING LOCATION AND ACCESS

MR-SMC 23.45.536.E	Garage doors in MR zones facing the street shall be set back at least 18 feet from the street lot line, and shall be no closer to the street lot line than the street-facing facade of the structure. A garage door is proposed. Project complies.

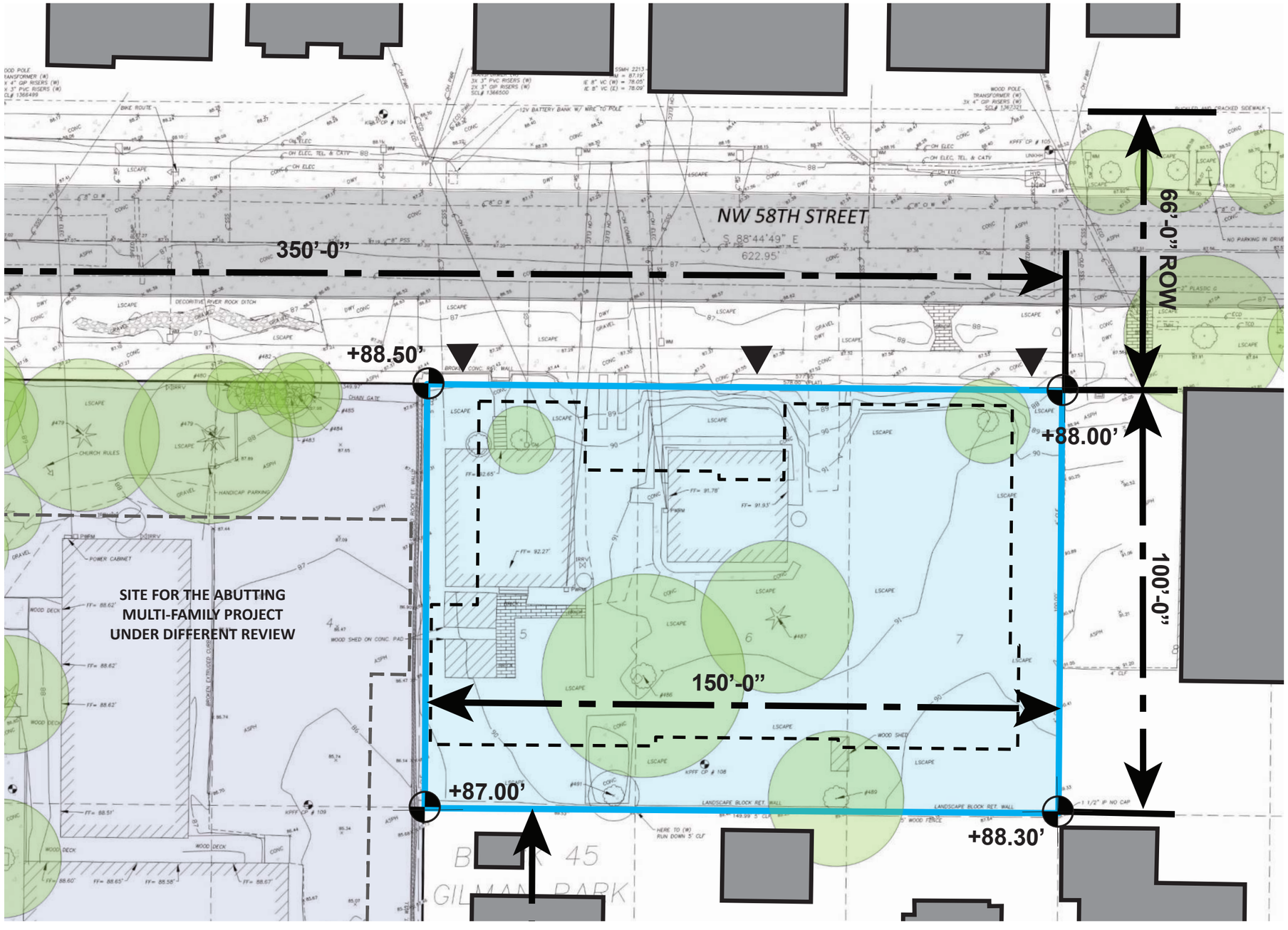
REQUIRED PARKING AND MAXIMUM PARKING LIMITS

MR-SMC 23.54.015.A VEHICLES TABLE B	Parking is not required per table B, item M, 23.54.015, but 21 stalls are voluntarily proposed.
MR-SMC 23.54.015.K BICYCLES TABLE D	Residential (84 units): Long term = 1 per unit (50) + 0.75 per unit (.75X34) = 76 Short term = 1 per 20 units = 4.2 = 5 Total required residential = 82 Total long provided @ level 1 = 40* Total short term provided @ level 1 = 6 **Project is pursuing partial waiver (50% reduction) to the required 1:1 long term parking parking per footnote 5, table d 23.54.015 as authorized by the director for income-restricted at 60 percent to 31 percent of the area median income. See type 1 decision request below.*

SURVEY

LEGAL DESCRIPTION:

LOTS 1 THROUGH 7 AND 21 THROUGH 24 IN BLOCK 45 OF THE PLAT OF GILMAN PARK, AN ADDITION TO THE CITY OF SEATTLE.



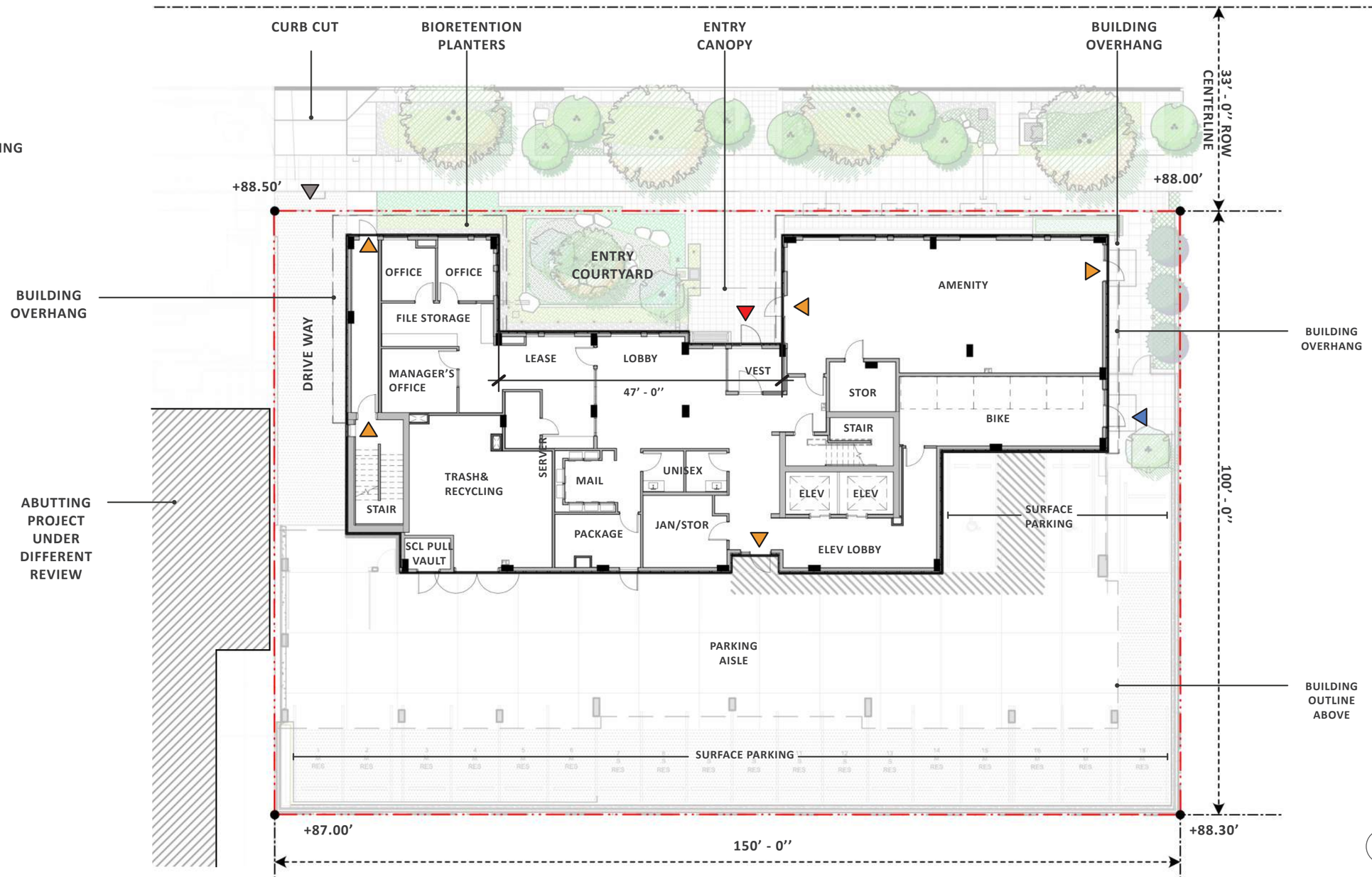
COMPOSITE SITE PLAN

ENTRY DOOR

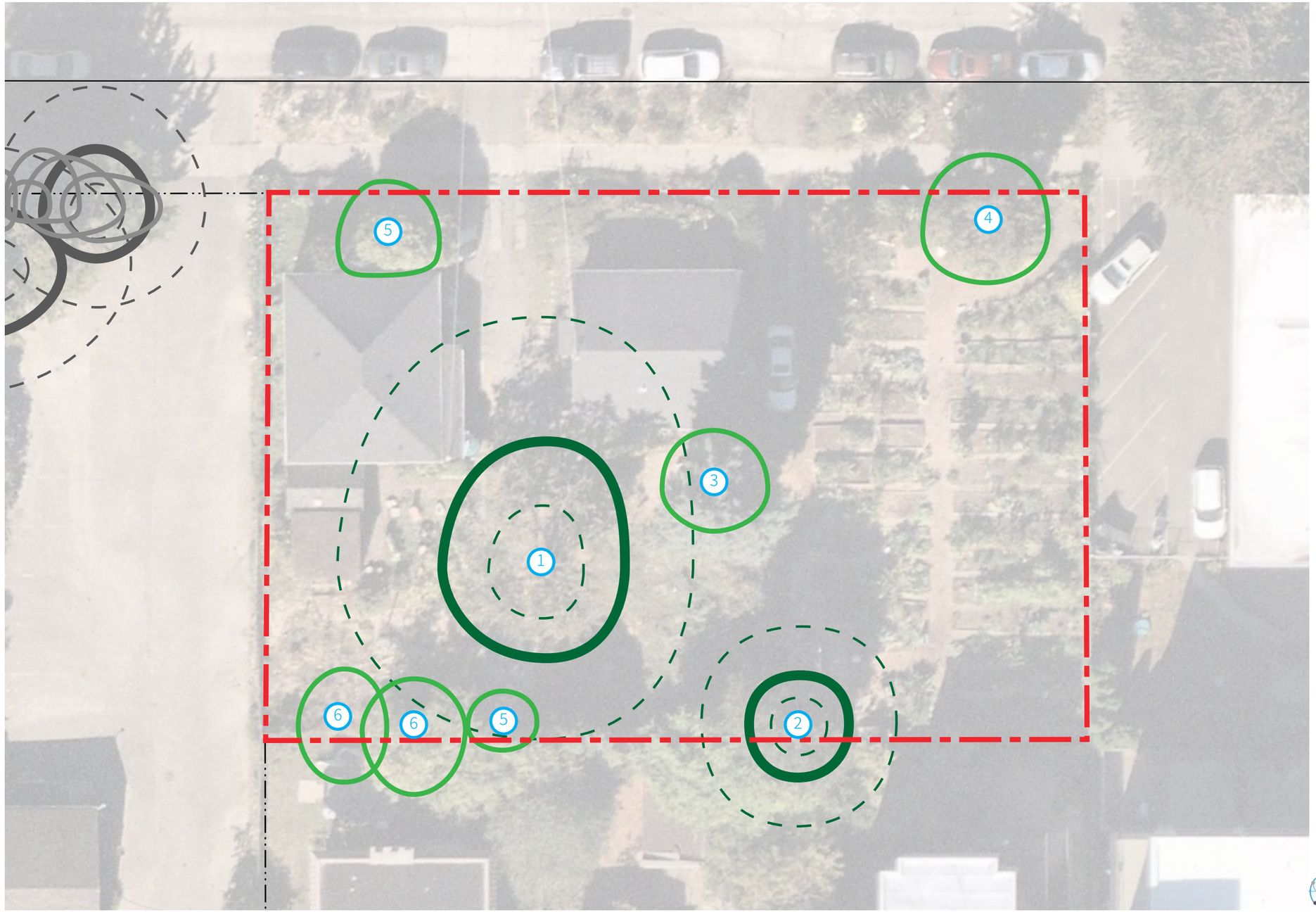
DOOR/EXIT

VEHICULAR/ PARKING

BICYCLE ACCESS



EXISTING TREES ON SITE



EXCEPTIONAL TREE
DRIPLINE
INNER ROOT ZONE
OUTER ROOT ZONE

OTHER TREE ON SITE

PROPERTY LINE

EXCEPTIONAL TREES PER ARBORIST REPORT

#	SPECIES	CONDITION
1	FLOWERING CHERRY	FAIR
2	ENGLISH HOLLY	GOOD

NOTE: THIS ENGLISH HOLLY DOES NOT HAVE A HIGH RETENTION VALUE DUE TO SPECIES.

OTHER TREE SPECIES ON SITE

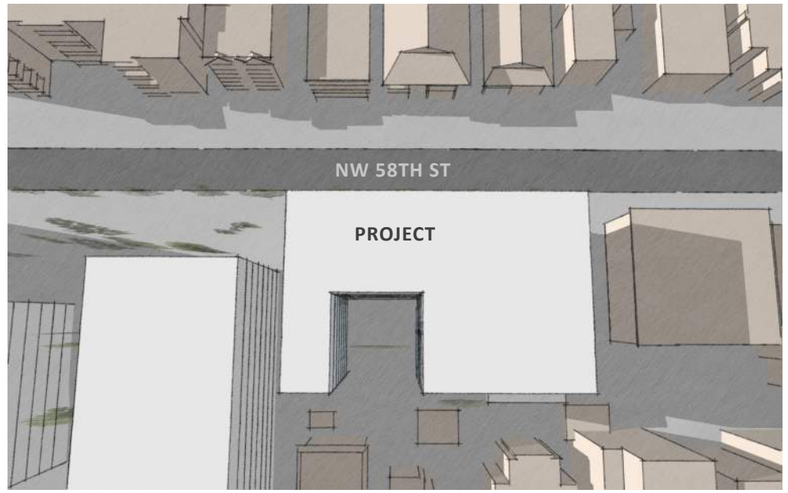
#	SPECIES
3	COLORADO SPRUCE
4	EUROPEAN PEAR
5	CAMELLIA
6	GOLDEN CHAIN

During the combined EDG meeting for both abutting projects, the Design Review Board supported the removal of exceptional trees that impacted development capacity for both sites. The current design approach for the affordable site is to remove both exceptional trees and provide new trees in the proposed street facing courtyard. Note that the larger grouping of exception trees on the market rate site near NW 58th Street are still proposed for saving as discussed during the EDG and further approved by the Board during the 5/8/23 Recommendation Meeting for that abutting project.

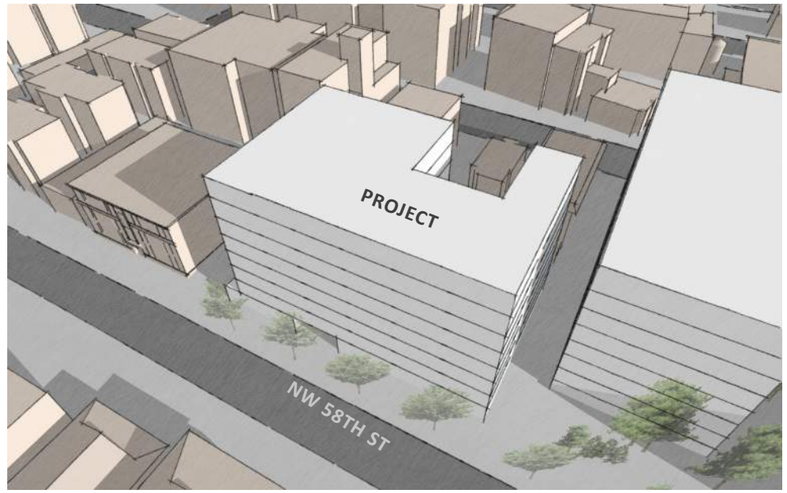
N

IMAGE PRESENTED AT THE EDG MEETING SHOWING BOTH ST. LUKE'S PROJECTS

MASSING STUDIES OF THE AFFORDABLE SPECIFIC SITE SHOWING THE DESIGN IMPACTS CREATED BY THE PRESERVATION OF THE TWO EXCEPTIONAL TREES



AERIAL VIEW LOOKING DOWN AT THE AWKWARDLY LOCATED SOUTHERN COURTYARD

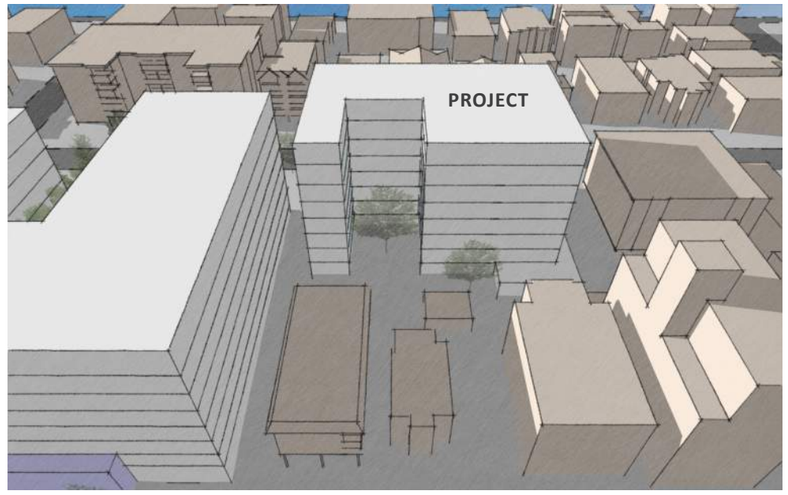


VIEW OF THE NORTH FACADE NEEDING TO BE PUSH OUT TO THE STREET FACING PROPERTY LINE

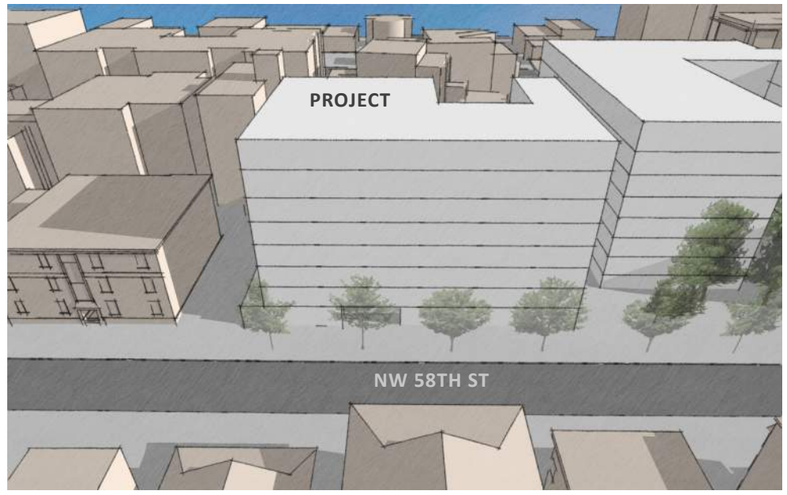
EARLY DESIGN GUIDANCE FEEDBACK

At the Early Design Guidance meeting, both the St. Luke's Affordable project and the neighboring St. Luke's Market Rate project were presented as a combined project. The bulk of the exceptional tree preservation discussion was focused on the Market Rate project since that site contains a better opportunity for tree preservation.

The Market Rate project continues to propose to preserve exceptional trees in exchange for addition building height. Exceptional trees on the Affordable site were limited to only two trees both of which are not overly healthy, not the most desirable species, and not located in an area of the site that would provide the most public benefit. The Design Review Board supported removal of exceptional trees that impacted development capacity on both sites. The Board approved the current proposed tree preservation / removal plan for the abutting market rate site during the 5/8/23 Design Recommendation Meeting.



VIEW FROM THE SOUTH SHOWING THE LIMITED NEIGHBORHOOD BENEFIT RELATED TO PRESERVING THE EXCEPTIONAL TREES



VIEW OF THE NORTH FACADE ALONG THE STREET

DESIGN GUIDELINES THAT SUPPORT THE REMOVAL OF THE TWO EXCEPTIONAL TREES

CS1-D: PLANTS AND HABITAT

1. On-Site Features: Incorporate on-site natural habitats and landscape into project design and connect those features to existing networks of open spaces.

PL1-A: NETWORK OF OPEN SPACES

1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.
2. Add to Public Life: Seek opportunities to foster human interaction through an increase in the size and /or quality of project-related open space.

GUIDELINE RESPONSE

The project proposes a landscaped street facing courtyard that will contribute to the walk able environment along the street that will connect to the proposed recessed courtyard at the market rate site and to the Ballard Commons park beyond. Note that the street, NW 58th Street, is a Neighborhood Green-way. This proposed street facing courtyard and overall proposed massing is achieved by removal of the two exceptional trees. The proposed on-site features at the street edge will benefit the neighborhood greater than the two exceptional trees that exist at the rear of the site.

CS2-A: LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place: Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place.

CS2-B. ADJACENT SITES, STREETS, AND OPEN SPACES

2 & 3. Connection to the Street (&Character of Open Space): Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm

GUIDELINE RESPONSE

The project proposes a courtyard and landscaping at the street edge and along the sidewalk where it will provide the most public benefit. Preserving the two exceptional trees does the opposite and does not provide connection to the street or develop character of the open space.

BALLARD NEIGHBORHOOD DESIGN GUIDELINES / SUPPLEMENTAL GUIDANCE

CS1-1: PLANTS AND HABITAT

a. On-Site Features: 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.

DC3-2: OPEN SPACES USES AND ACTIVITIES

a. Meeting User Needs: Outside of pedestrian zones, large mixed-use and multifamily developments should incorporate ground-level open space when designing the massing

a.2. When possible, connect interior building common areas to the outdoor areas.

3.a. Integrate landscaping in front of residences with 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.

BALLARD SUPPLEMENTAL GUIDELINE RESPONSE:

The proposed building massing created by the removal of the two exceptional trees allows for a ground level open space that better meets these specific guidelines. The building also includes a building lobby and a resident community room in this same area as the courtyard that will better connect the interior of the building to the outdoor area.

EXCEPTIONAL TREE PRESERVATION IN A MID-RISE ZONE

SMC 25.11.080 Defines methods by which a site may request departures from the zoning code in order to preserve exceptional trees and achieve the development capacity of the site. In this case, the methods include zoning departures (setbacks and structure height for example) or a reduction in parking.

The exceptional tree preservation studies shown on previous page show the resulting massing of the building if the two exceptional trees are preserved. In order to attain the lost development area, a front yard setback departure would be need that would push the building out to the street facing property line and all proposed parking would be eliminated due to lack of access.

Note that reducing the side and rear yard setbacks is not an option since the proposed structure is a multi-family project and we need separation from those property line in order to provide residential unit windows. Additional building height is also not an option for this particular project since the building is already at the maximum height allowed per Seattle Building Code limitations.

The four project specific detail images shown above show the development impact on the Affordable site if the two exceptional trees were preserved. Resulting negative design impacts include the following:

- A large opening / courtyard would be required where an exceptional tree occurs near the middle of the site in an awkward location. The results would be inefficient building wing widths and a courtyard space that does not benefit the neighborhood.
- To compensate for the lost development capacity created by the awkward southern courtyard, development capacity has been pushed north to the street facing property line and within the front yard setback. The result is a lack of courtyard space or any landscape relief along the street frontage as proposed in the preferred design.
- The overall resulting outcome is two preserved exceptional trees of questionable value being preserved in an area that provides limited neighborhood benefit.

For all these reasons, **the Design Review Board supported removal of exceptional trees on both abutting properties that impacted project development.** The Design Review Board approved the current proposed tree preservation/removal plan for the abutting market rate during the 5/8/23 Design Recommendation Meeting.

EXCEPTIONAL TREE REMOVAL REQUEST SUMMARY

Flowering Cherry: The Applicant requests removal approval of the Flowering Cherry tree as supported by the Design Review Board during the EDG meeting. Caliper replacement of this exceptional tree is being provided in the north courtyard as supported by the DRB and the Design Guidelines.

English Holly: The Applicant requests removal approval of the English Holly tree for the following reasons:

1. The arborist report for the project dated September, 2021 notes that the Holly tree "does not have a high retention value due to species". This is due to the toxic and troublesome little red berries that the tree drops annually that are poisonous to animals and humans.

2. The English Holly is listed on the King County Noxious Weed Alert as a weed of concern for the reasons noted above. The species of tree is also not allowed in other local jurisdictions due to its toxic and troublesome nature.

3. The DRB supported removal of exceptional trees that negatively impact project development. The subject tree is currently located roughly 3' higher in grade elevation than the proposed new parking surface; removal of the tree will allow a consistent parking stall pattern, construction of 2 to 4 much needed parking stalls, and would eliminate an awkward raised planter condition in the parking area.

4. City wide & Ballard specific Design Guideline alignment as noted on previous pages.

Removal of the exceptional English Holly tree responds to the following design guidelines:

- ENTRIES: PL-3-A-2
- AMENITY/OPEN SPACE DESIGN: DC3-B-4, DC3-C-2
- CHOICE OF PLANT MATERIALS: DC4-D-1

PL-3-A-2: ENTRIES

Street-Level Interaction - Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead feature, ground surface, landscaping, lighting, and other features.

GUIDELINE RESPONSE

The proposed design responds positively to this guideline since the design includes a large centrally located courtyard space, fronting the public sidewalk, that includes an extensive amount of landscaping, a weather protection canopy, and the activity related to the main entry door as the transitional space. The space also includes special paving patterning, soft lighting, and extensive landscaping. Given the northern exposure of the courtyard, careful selection of landscape materials is necessary to ensure long-term survival.

As a mitigation for removal of exceptional trees on the site, we have proposed inclusion of a larger than typical multi-stemmed Katsura Maple in this courtyard (4" cumulative stem diameter as opposed to the originally proposed 2.5"). The multi-stem version of this species is preferred for this location as it fits better with the "zen garden" design aesthetic of the landscape elements rather than a single stem version that would be out of scale with the design. Locating this new tree in the courtyard makes it accessible to the public realm whereas the English Holly to be removed is at the rear of the project and not accessible visibly or physically. Efforts to locate an exceptional tree example have already started and the tree will be preppers for transplant and secured with a deposit until planting.

DC3-B-4: AMENITY/OPEN SPACE DESIGN

Open Space Concept – Open Space Uses and Activities – Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

GUIDELINE RESPONSE

The proposed street facing courtyard and landscape features will encourage social interaction in the transitional space. The addition of the large mature multi-stem Japanese Maple will help create social interaction along the sidewalk for both passersby and residents of the building. Careful selection of landscape material in this courtyard is essential as it is north facing and the plant material must be shade tolerant. Using a mature multi-stem Japanese maple will both comply with a shade tolerant placement and also supports the overall "zen garden" aesthetic that has guided the design of the space.

DC3-C-2: AMENITY/OPEN SPACE DESIGN

Open Space Concept – Design – Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and planting to shape these spaces and to screen less attractive areas as needed. Use a variety of feature, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation planting, street trees, and seasonal displays.

GUIDELINE RESPONSE

The proposed street facing courtyard responds positively to this guideline as it includes both hardscape and landscaping in the courtyard and also is the main entry to the building. The proposed large multi-stem accent tree proposed in the courtyard combined with other plantings and the rain garden will create an attractive outdoor space that will maintain it's appearance throughout the year. Utilizing a multi-stem variety of Japanese maple also supports this "year round" aesthetic as the visual interest of multi-stem variety is better suited for the intimate scale of the courtyard.

DC4-D-1: CHOICE OF PLANT MATERIALS

Exterior Elements and Finishes – Trees, Landscape and Hardscape Materials – Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriated to particular location taking into account solar access, soil conditions, and adjacent patters of use. Select landscaping that will thrive under urban conditions.

GUIDELINE RESPONSE

The main focus feature associated with the proposed north facing courtyard will be the large mature multi-stem specimen tree. The type of tree selected is to be a mature Japanese Maple (Katsura)which will greatly accent the design and was selected for it's ability to thrive in the northern light associated with the north courtyard as well as the wet environment of the surrounding rain garden. Also of importance is matching the scale of the specimen tree to the scale of the space. We believe that the multi-stem variety best matches the scale of the space and will provide more visual interest during the winter months than a single stem variety will.

EXCEPTIONAL TREE REMOVAL REQUEST SUMMARY

DC4-D-4: CHOICE OF PLANT MATERIALS

Exterior Elements and Finishes – Trees, Landscape and Hardscape Materials – Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

GUIDELINE RESPONSE

The proposed design aligns strongly with this guideline since the main focus of the courtyard will be the large, multi-stem Japanese Maple. The courtyard also contains other trees and planting material. Combined with the street trees the courtyard and related planting will create a strong identity along the public sidewalk and help define the project. As a mitigation measure for removal of the English Holly, we believe that by looking for a more mature specimen tree, in a location that is accessible to the public, will better serve the concept of place making in the public realm.

ADDITIONAL PROPOSED CALIPER:

Caliper replacement of this exceptional tree is being provided in the north courtyard as supported by the DRB and the Design Guidelines. In addition to the standard caliper replacement requirements, the Applicant proposes to replace the English Holly tree with a larger than normal mature Japanese Maple tree with a combined multi-trunk dimension greater than 4" and an overall height of 14' minimum. The Japanese Maple species is specifically selected due to its ability to thrive in the shady northern light of the courtyard space as well as the wet environment related to the surrounding rain garden.

AMENDED DESIGN GUIDELINE RESPONSE

DC3-B-4: MULTIFAMILY OPEN SPACE

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC4-D-1: CHOICE OF PLANT MATERIALS

Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

GUIDELINE RESPONSE

The proposed large replacement specimen tree in the northern courtyard will help to frame the entry, courtyard, and gathering spaces next to the public sidewalk. The proposed Japanese Maple will enhance use of the space by both residents of the building and the public through the provision of shade and visual interest of the specimen tree in a location that is physically and visually accessible to the public realm. The existing English Holly tree does not provide this same enhanced environment due to it's location at the rear of the property plus the species includes sharp leaves and annoying berries that are toxic to animals and humans.

OPEN SPACES AND EXCEPTIONAL TREES

COURTYARD

During the EDG meeting, this affordable portion of the overall project was combined with the related market rate project to the west (SDCI#3038466-LU). The neighboring related project is proposing to preserve several exceptional trees along the NW 58th St. frontage.

The Board supported further development of Massing Option C, which includes preserving some of the Exceptional Trees on site that are closest to NW 58th St and removing Exceptional Trees throughout the remainder of the site. The Board supported the intent to preserve an existing grouping of trees along the NW 58th Street frontage, which includes several exceptional trees. The Board stated that the presence of the proposed open space and trees softens the residential street frontage with landscaping and building modulation. The Board added that the open space adds to the proposed series of open spaces along the NW 58th Street frontage, linking the street frontage to Ballard Commons Park.

RESPONSE

Although the exceptional trees in question are related more to the related project to the west; the subject project also strives to contribute to the landscape and open space environment along NW 58th St. The proposed design for the affordable project includes a deep open space courtyard at the middle of the site that serves as a primary building entry court. The street profile along NW 58th St. includes a wider than normal planter strip, a landscaped area between the back of sidewalk and the building facade, plus the courtyard space.

These areas provide a nice level of landscape in this pedestrian realm which will tie the two abutting projects together.

The proposed entry courtyard responds to multiple elements of the city wide and Ballard specific guidelines including: project interest, water drainage, pedestrian impacts, green street and courtyard continuity, neighborhood sense of place, development pattern of the street, walkability, safety and security, lighting wayfinding, people friendly spaces. This courtyard drives the proposed design and is highly supported by the guidelines.

RELEVANT DESIGN GUIDELINES: CS1-1-a, CS1-D-1, DC3-2-a, DC3-3-a, DC3-C-1

ENTRIES

ENTRIES

The Board supported the conceptual intent for a small courtyard entry for the east building along NW 58th Street and asked for additional study of this entry […] to clarify its design intent and its connection to the streetscape.

RESPONSE

The design team has advanced the design of the building entry to include the large courtyard space with an abundant amount of landscape elements along the NW 58th St. frontage. The residential entry includes storefront glazing and a decorative primary entrance canopy. Although not addressed yet, the design will eventually incorporate a modest amount of building identification signage, and lighting elements. This will allow the entry to be clear and identifiable.

Also see previous comment regarding design guideline compliance related with the proposed courtyard.

RELEVANT DESIGN GUIDELINES: CS2-A-2, PL2-D-1, PL3-2, PL3-A, CS2-1-b

BICYCLE PARKING

Citing a public comment about bicycle parking, the Board requested more information […] to show how bicycle parking is incorporated into the design of the project and street frontages.

RESPONSE

Long term bicycle parking can be accessed through the main entry lobby, or for convenience, directly from the parking area for bike security concerns. 6 short-term bicycle parking spaces are identified along the NW 58th St. frontage.

RELEVANT DESIGN GUIDELINES: PL4-1, PL4-B

MATERIALITY

COLORS AND MATERIALS

The Board appreciated the use of warm colors and materials at the ground level along street frontages and related to building entries and encouraged this type of warm materiality to be used on secondary architectural features, façade details, and within landscaping elements as the project design develops.

RESPONSE

The project has evolved since the EDG meeting and the MUP intake to include a soft sophisticated muted warm color palette based on modern Scandinavian influences that include warm subtle color accents.

RELEVANT DESIGN GUIDELINES: CS2-A-2, DC2-3-a, DC2-C, DC2-4-a, DC4-1-a

WINDOWS PATTERNING

The Board appreciated the character sketches indicating movement and playfulness of the window patterning in the east building and encouraged this type of fenestration pattern to remain as the project moves forward in the process.

RESPONSE

Since the EDG meeting, the design has evolved with the input of the structural engineer who has needed nearly all the exterior walls for structural shear. This impact has left the design team with a selected portion of the exterior wall where windows can occur. This decision is further impacted by the addition of code required unit ventilation that requires separation from operable windows. In response to the Boards, comment, the design team has identified a window / non-window zone on each facade and alternated window location with accent panel location on all facades. Note that this approach differs from the market rate project that includes align windows. The design team has concluded that the playfulness is still intake and aligns with new design impacts that arouse following the EDG meeting.

RELEVANT DESIGN GUIDELINES: DC2-2-a, DC4-1-a

ROOF ACCESS AND AMENITY

The Board provided guidance that rooftop stair penthouses and other potential rooftop spaces should be placed away from building edges to reduce the perceived height of the buildings and to maintain consistent roof heights as viewed from street frontages.

RESPONSE

The rooftop stair and elevator penthouses have been centrally located and slightly to the east to minimize their visibility from the street.

RELEVANT DESIGN GUIDELINES: DC2-A-2, DC2-D-1

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DESIGN CONCEPTS

CORNER OF NW 58TH ST AND 22ND AVE NW

PERFORATED METAL OVERHEAD DOOR TO PARKING

- RESPONDING TO THE NEIGHBORHOOD SCALE
- ENTRY COURTYARD
- A|B LANGUAGE FACADE EXPRESSION

NOTE: THE NEIGHBORING MARKET RATE BUILDING REMAINS UNDER DESIGN. EXTERIOR EXPRESSION, INCLUDING MATERIALS AND COLORS, ARE SUBJECT TO CHANGE.

RESPONDING TO NEIGHBORHOOD SCALE

MASSING SCALE

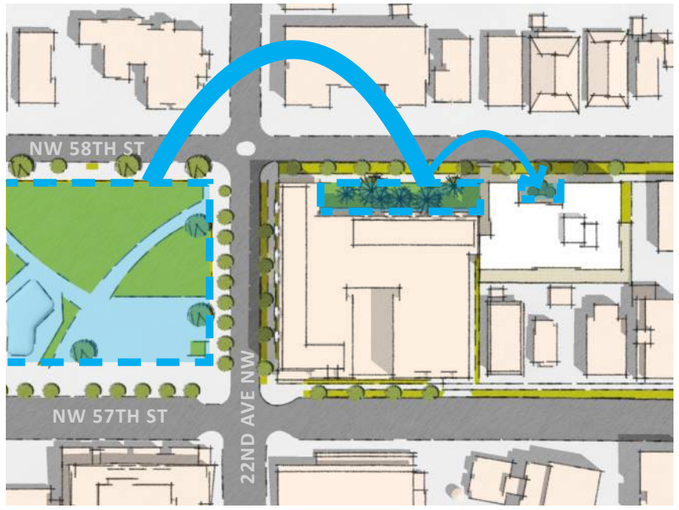
KEY BENEFITS

- Establishes a scale along the neighborhood streets that responds to and **reflects existing patterns of development**
- **Breaks up the mass** facing the lower-scale development to the south

PRIORITY BALLARD DESIGN GUIDELINES:

CS2.5.a- 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.
CS3.1.b - New large buildings should reflect the 50'-100' typical lot widths (**DC2.1.a** Similar)
CS3.1.d - Strong architectural elements that define and create human scale
PL1.1.b.1 - Orient open space to take advantage of sunlight.

SEQUENCE OF OUTDOOR SPACES



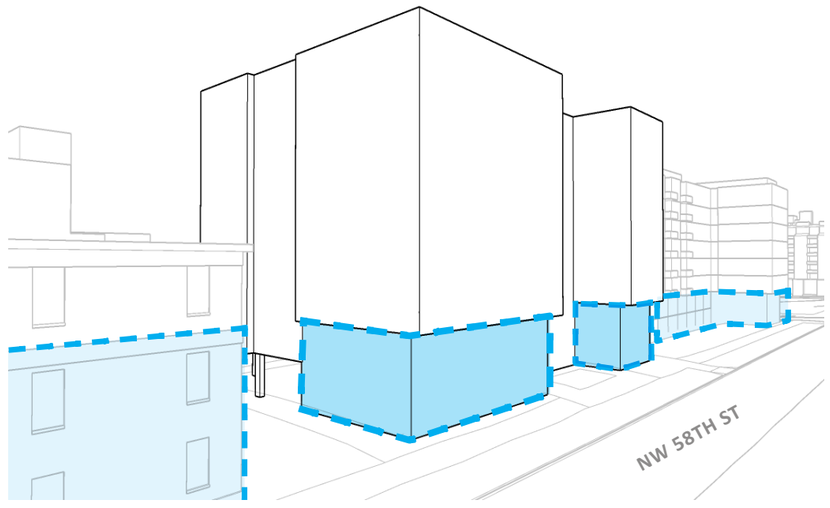
KEY BENEFITS

- Provides a **significant buffer** to the sidewalk and street for ground-related residential units
- Provides an improved **transition to the lower scale development** to the north of the property
- Proposed courtyard provides a space at ground level that connects to a network of **open spaces** per city wide guideline PL1 and **ground level expression of storm water drainage**.

PRIORITY BALLARD DESIGN GUIDELINES:

CS2.1.b.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.
CS2.1.b.3- Design and program privately owned open spaces to contribute to the public realm
CS2.1.b.5- Set back portions of east-west facades to form "side rooms" or "eddies" of activities.

TWO-STORY EXPRESSION



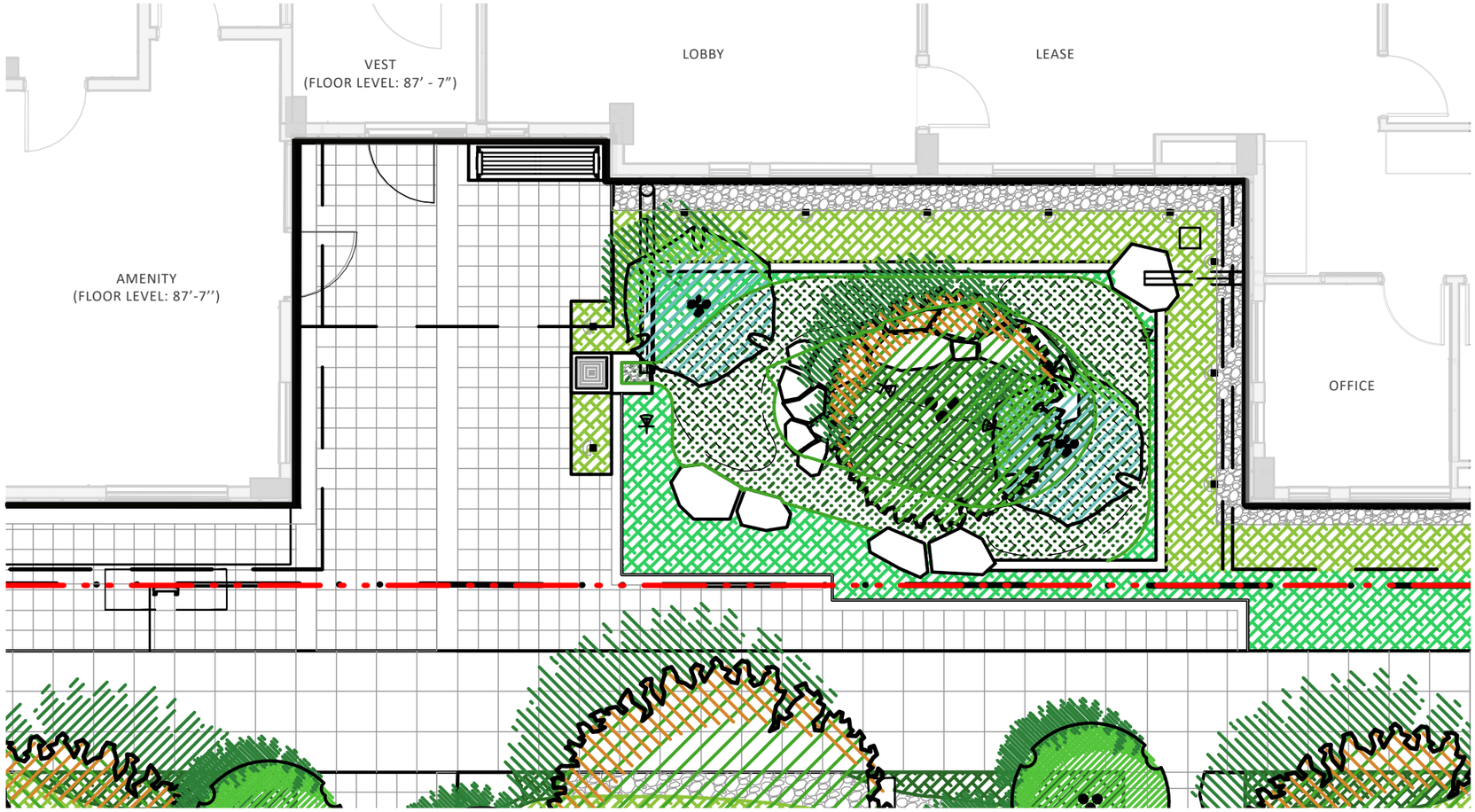
KEY BENEFITS

- Two-story expression **responds to existing datum** to the east of the project and the proposed datum to the west as part of the sister St. Luke's Market Rate project.
- Establishes a more **human scale** at street level

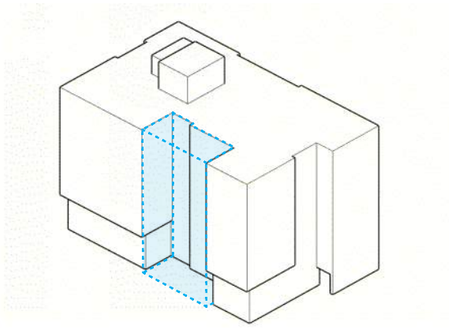
PRIORITY BALLARD DESIGN GUIDELINES:

CS3.1.d- Strong architectural elements that define and create human scale
DC2.2.b- Design buildings to have horizontal divisions that create strong base levels (preferably two stories) that are not overpowered by the upper-level massing.
DC2.4.a- 1. Clearly differentiate residential from commercial street-level uses. 3. Create a strong building base design presence so that the street-level is not overwhelmed by the middle and top of the building.

ENTRY COURTYARD



ENLARGED COURTYARD PLAN AT ENTRY. SEE LANDSCAPE DRAWING FOR DETAILS



EDG RESPONSE

ENTRIES

"The Board supported the conceptual intent for a small courtyard entry for the east building along NW 58th Street and asked for additional study of this entry […] to clarify its design intent and its connection to the streetscape."

The design team has advanced the design of the building entry to include a large courtyard space with an abundant amount of landscape elements along NW 58th St. frontage. This space also includes active interesting storm water drainage elements. The residential entry includes an abundant amount of transparency, strong way-finding, a secure sense of space, and overhead weather protection. The entry will also incorporate a modest amount of building identification signage, and low level lighting elements all of which will contribute to an identifiable entry sequence.

RELEVANT DESIGN GUIDELINES: CS2-A-2, PL2-D-1, PL3-2, PL3-A, CS2-1-b

PRIORITY BALLARD DESIGN GUIDELINES:

CS3.1.d- Strong architectural elements that define and create human scale
DC2.2.b- Design buildings to have horizontal divisions that create strong base levels (preferably two stories) that are not overpowered by the upper-level massing.
DC2.4.a- 1. Clearly differentiate residential from commercial street-level uses. 3. Create a strong building base design presence so that the street-level is not overwhelmed by the middle and top of the building.

ENTRY COURTYARD

ENTRY COURTYARD -LOOKING WEST

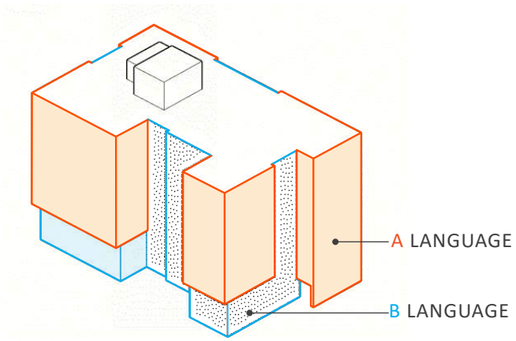
A/B LANGUAGE FACADE EXPRESSION

DESIGN APPROACH

The overall design approach is based on a simple expression of two main elements which the design team refers to as **Language A** & **Language B**.

Language A is made up of the projecting upper elements of the facades and is typified by a clean flat background filled with a **playful yet a sophisticated** level of window arrangement combined with multi-colored accent panels.

Language B occurs in the recessed areas and at the lower levels and is typified by a more **textured material finish** and a more **structured alignment of windows**.

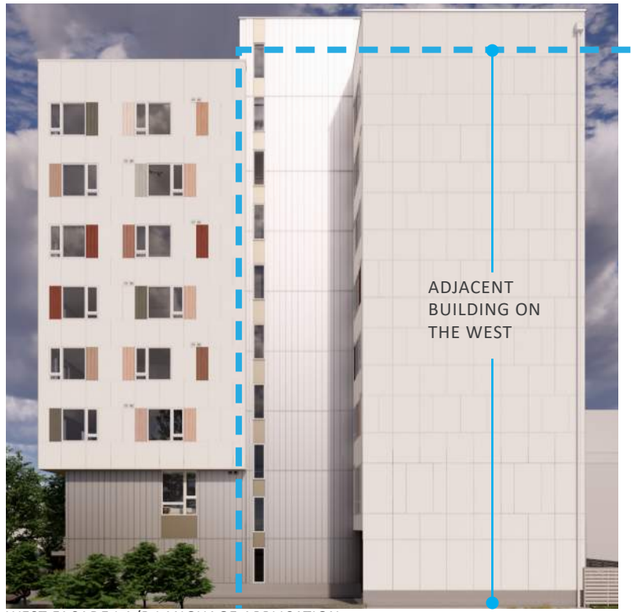


PRIORITY BALLARD DESIGN GUIDELINES:

CS3.1.b- Reflects the **50' -100'** typical lot with
CS3.1.c- More **granular massing and design concept** without using dormers or shingles;
CS3.1.d- Strong architectural element that defines and creates human scale over **unorganized mix of styles and materials**; and
CS3.1.e - Horizontal divisions that **create distinctive base and cap levels** and integrates the upper levels into the overall building design and choice of materials.

NOTE: THE NEIGHBORING MARKET RATE BUILDING REMAINS UNDER DESIGN. EXTERIOR EXPRESSION, INCLUDING MATERIALS AND COLORS, ARE SUBJECT TO CHANGE.


NORTH FACADE I A/B LANGUAGE APPLICATION



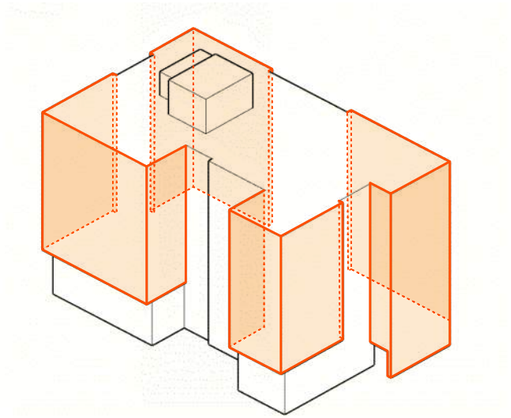
WEST FACADE I A/B LANGUAGE APPLICATION


SOUTH FACADE I A/B LANGUAGE APPLICATION


EAST FACADE I A/B LANGUAGE APPLICATION

St. Luke's Episcopal Church
BRIDGE Housing
VIA — A PERKINS EASTMAN STUDIO

FACADE EXPRESSION - “A” LANGUAGE ARTICULATION



KEY DESIGN ELEMENTS

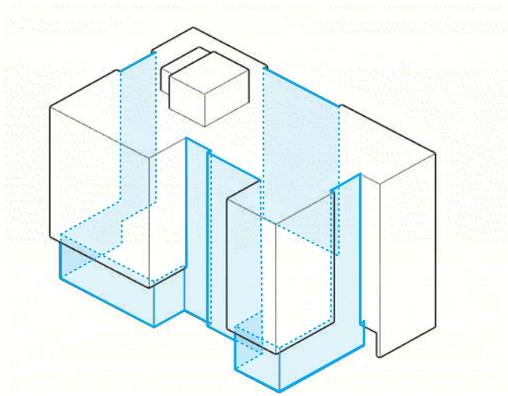
- Window patterning creates a sense of **movement, sophisticated playfulness, and randomness.**
- **Accent panels** adjacent to windows **reinforce the language expression** when combined with a neutral and warm color palette
- A white facade helps reduce the visibility of the white window frame to **achieve an unifying, clean, and modern look**
- A **neutral** and **warm** color palette adds a touch of coziness to the design while echoing the mood of the neighborhood in a calming manner

NOTE: THE PROJECT PROPOSES A PROJECTING EXTERIOR FINISH SURFACE AND RAIN SCREEN TO ACCOMMODATE RIGID INSULATION THAT IS ON THE EXTERIOR OF THE STRUCTURAL WALL FOR LEVEL 1 AND LEVEL 2. THIS PRODUCES A RECESSED LOOK TO THE WINDOWS. THE EXPECTED RECESS VARIES BETWEEN 1.5" TO 2.5". **SEE APPENDIX FOR WINDOW DETAILS.**

CLOSE-UP VIEW OF WEST FACADE “A” LANGUAGE

FACADE EXPRESSION - “B” LANGUAGE ARTICULATION

CLOSE-UP VIEW OF WEST FACADE “B” LANGUAGE



KEY DESIGN ELEMENTS

- In contrast to Language A, **stacked standing seams in 12’’** coverage expresses **an ordered and anchored** pattern while providing a more **cost-effective design solution** to this affordable housing project
- Silver metal siding (standing seam) delivers a **modern and sleek expression** and is preferred due to its neutral nature of reflection of light
- **Metallic champagne**, as a complementary color to the silver, adds more **warmness** to the language

NOTE: THE PROJECT PROPOSES A PROJECTING EXTERIOR FINISH SURFACE AND RAIN SCREEN TO ACCOMMODATE RIGID INSULATION THAT IS ON THE EXTERIOR OF THE STRUCTURAL WALL FOR LEVEL 1 AND LEVEL 2. THIS PRODUCES A RECESSED LOOK TO THE WINDOWS. THE EXPECTED RECESS VARIES BETWEEN 1.5" TO 2.5". **SEE APPENDIX FOR WINDOW DETAILS.**

MATERIAL BOARD

A METAL SIDING | AEP SPAN | SELECT SEAM | SILVERSMITH
HTTPS://WWW.AEPSPAN.COM/PRODUCT/SELECT-SEAM-NARROW-BATTEN-METAL-ROOFING/

B PAINTED FIBER CEMENT | HARDIE PANEL | SMOOTH | RESTORATION NICKEL - MODERN MASTERS 337160
HTTPS://WWW.JAMESHARDIEPROS.COM/PRODUCTS/HARDIEPANEL-VERTICAL-SIDING#SMOOTH

C PAINTED FIBER CEMENT | HARDIE PANEL | SMOOTH | CHANTILLY LACE - BENJAMIN MOORE 2121-70
HTTPS://WWW.JAMESHARDIEPROS.COM/PRODUCTS/HARDIEPANEL-VERTICAL-SIDING#SMOOTH

D PAINTED FIBER CEMENT | HARDIE PANEL | SMOOTH | CHANTILLY LACE - BENJAMIN MOORE 2121-70
HTTPS://WWW.JAMESHARDIEPROS.COM/PRODUCTS/HARDIEPANEL-VERTICAL-SIDING#SMOOTH

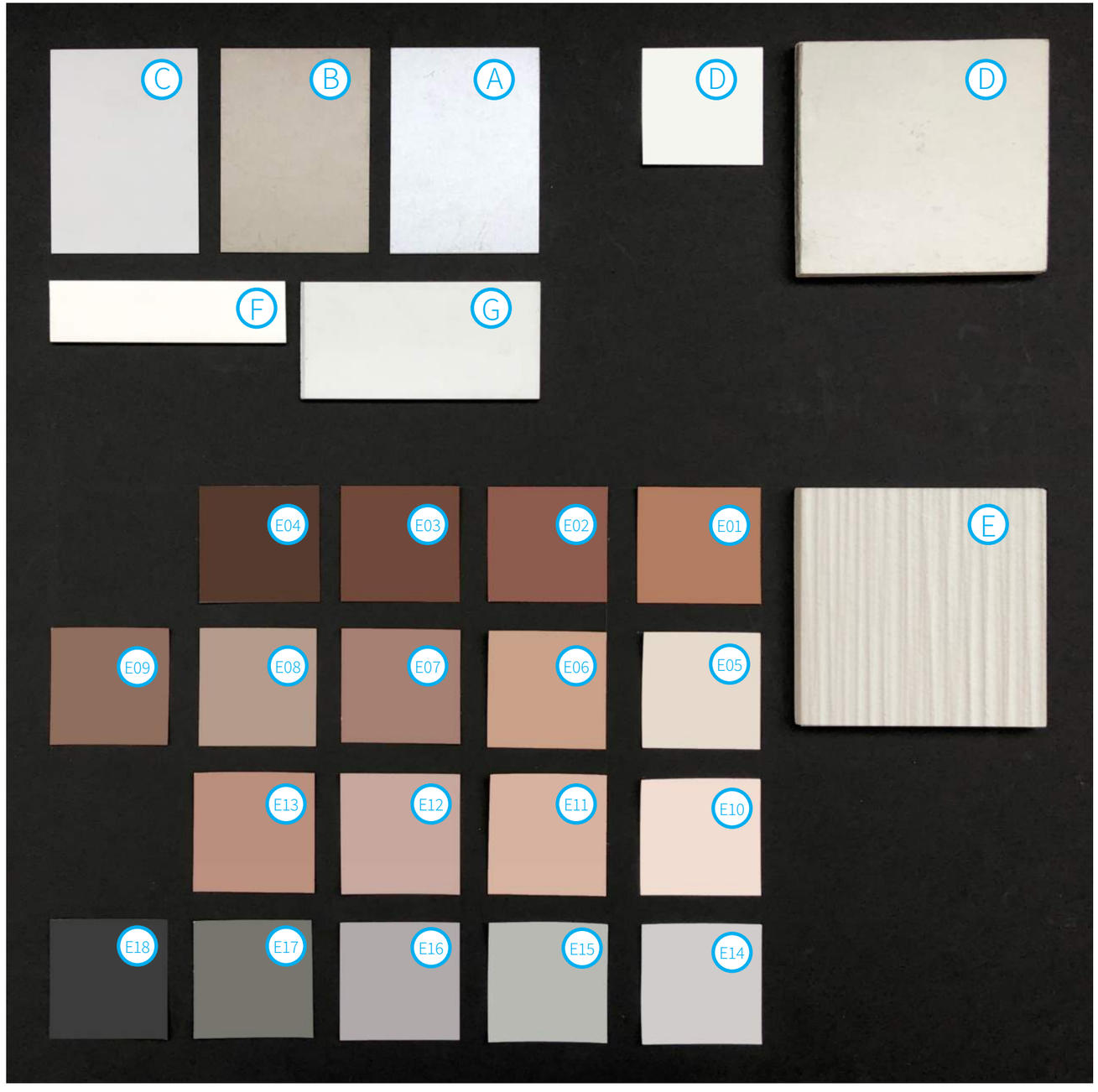
E PAINTED FIBER CEMENT| HARDIE ARCHITECTURAL COLLECTION | SEAGRASS | COLOR DETAILS SEE BELOW
HTTPS://WWW.JAMESHARDIEPROS.COM/PRODUCTS/HARDIE-ARCHITECTURAL-COLLECTION#SEAGRASS

- E01 LENAPE TRAIL - BENJAMIN MOORE 1222
- E02 SEMINOLE BROWN - BENJAMIN MOORE 1183
- E03 BROWN - BENJAMIN MOORE 2099-10
- E04 COFFEHOUSE CHOCOLATE - BENJAMIN MOORE CW-165
- E05 PEAU DE SOIE - BENJAMIN MOORE AF-60
- E06 NUTMEG - BENJAMIN MOORE 1227
- E07 MUDSLIDE - BENJAMIN MOORE 2095-40
- E08 MUDDY YORK - BENJAMIN MOORE CC-392
- E09 SORREL BROWN - BENJAMIN MOORE 1236
- E10 HEAD OVER HEELS - BENJAMIN MOORE AF-250
- E11 SOUTHERN CHARM - BENJAMIN MOORE 1173
- E12 CAFE MOCHA- BENJAMIN MOORE 2099-50
- E13 LAKE HOUSE- BENJAMIN MOORE 1175
- E14 CEMENT GRAY - BENJAMIN MOORE 2121-60
- E15 COVENTRY GRAY - BENJAMIN MOORE HC-169
- E16 STORMY MONDY- BENJAMIN MOORE 2112-50
- E17 AMHERST GRAY - BENJAMIN MOORE HC-167
- E18 MOPBORAD BLACK - BENJAMIN MOORE CW-680

F VINYL WINDOW SYSTEM| VPI | WHITE
HTTPS://WWW.VPIWINDOWS.COM/ENDURANCE-SERIES.PHP

G ALUMINUM STOREFRONT WINDOW SYSTEM | KAWNEER | CLEAR
HTTPS://WWW.KAWNEER.COM/KAWNEER/NORTH_AMERICA/EN PRODUCT.ASP?PROD_ID=4157&CAT_ID =1342&DESC=COMMERCIAL-ALUMINUM-THERMAL-FRAMING

H CAST-IN-PLACE CONCRETE WITH WATERPROOF COATING
NO PRODUCT INFO



ELEVATIONS

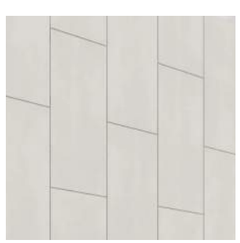
NORTH FACADE I 1/16'' = 1' - 0''

A METAL SIDING

B 5/16" PAINTED FIBER CEMENT PANEL.

C 5/16" PAINTED FIBER CEMENT PANEL.

D 5/16" PAINTED FIBER CEMENT PANEL



E 5/16" PAINTED FIBER CEMENT PANEL

F VINYL WINDOW SYSTEM

G STOREFRONT WINDOW SYSTEM

H CAST-IN-PLACE CONCRETE WITH WATERPROOF COATING

ELEVATIONS

SOUTH FACADE I 1/16'' = 1' - 0''

A METAL SIDING

B 5/16" PAINTED FIBER CEMENT PANEL.

C 5/16" PAINTED FIBER CEMENT PANEL.

D 5/16" PAINTED FIBER CEMENT PANEL

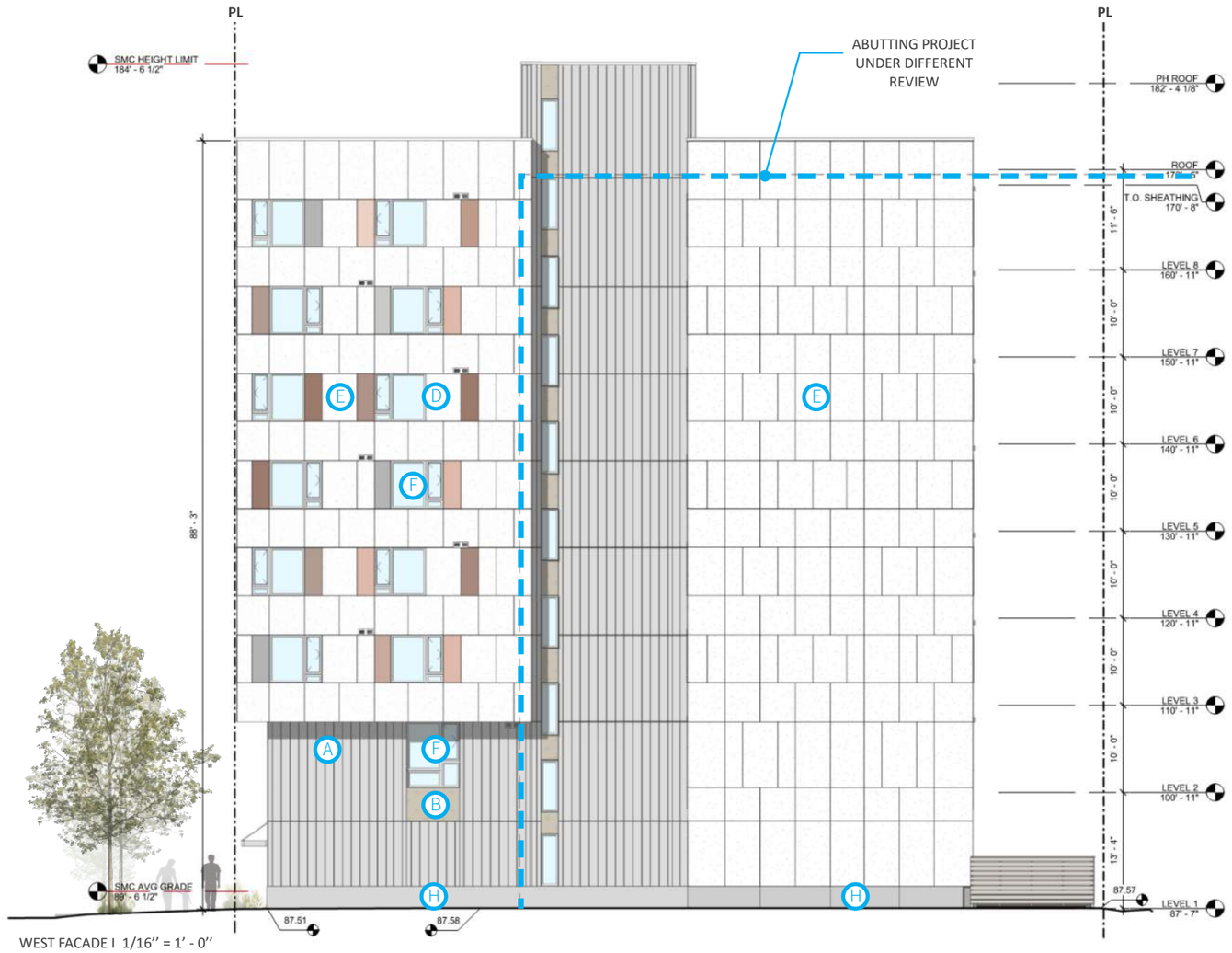
E 5/16" PAINTED FIBER CEMENT PANEL

F VINYL WINDOW SYSTEM

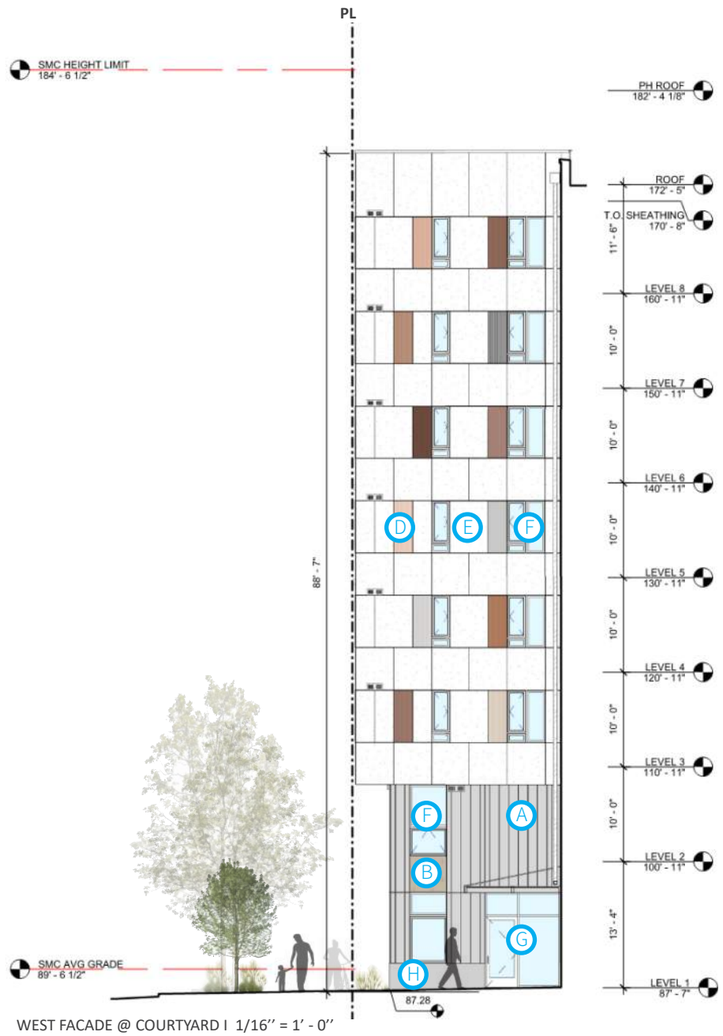
G STOREFRONT WINDOW SYSTEM

H CAST-IN-PLACE CONCRETE WITH WATERPROOF COATING

ELEVATIONS



WEST FACADE I 1/16'' = 1' - 0''



WEST FACADE @ COURTYARD I 1/16'' = 1' - 0''

A METAL SIDING

B 5/16" PAINTED FIBER CEMENT PANEL.

C 5/16" PAINTED FIBER CEMENT PANEL.

D 5/16" PAINTED FIBER CEMENT PANEL

E 5/16" PAINTED FIBER CEMENT PANEL

F VINYL WINDOW SYSTEM

G STOREFRONT WINDOW SYSTEM

H CAST-IN-PLACE CONCRETE WITH WATERPROOF COATING

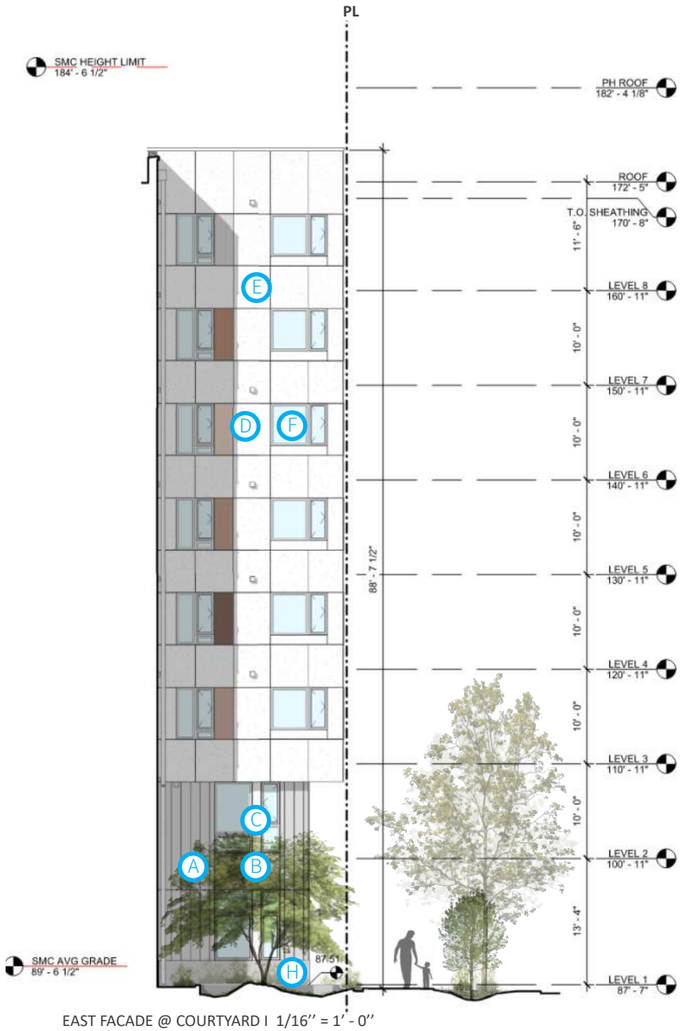
St. Luke's Episcopal Church

BRIDGE Housing

VIA — A PERKINS EASTMAN STUDIO

ELEVATIONS

EAST FACADE I 1/16'' = 1' - 0''



EAST FACADE @ COURTYARD I 1/16'' = 1' - 0''

A METAL SIDING

B 5/16" PAINTED FIBER CEMENT PANEL

C 5/16" PAINTED FIBER CEMENT PANEL

D 5/16" PAINTED FIBER CEMENT PANEL

E 5/16" PAINTED FIBER CEMENT PANEL

F VINYL WINDOW SYSTEM

G STOREFRONT WINDOW SYSTEM

H CAST-IN-PLACE CONCRETE WITH WATERPROOF COATING

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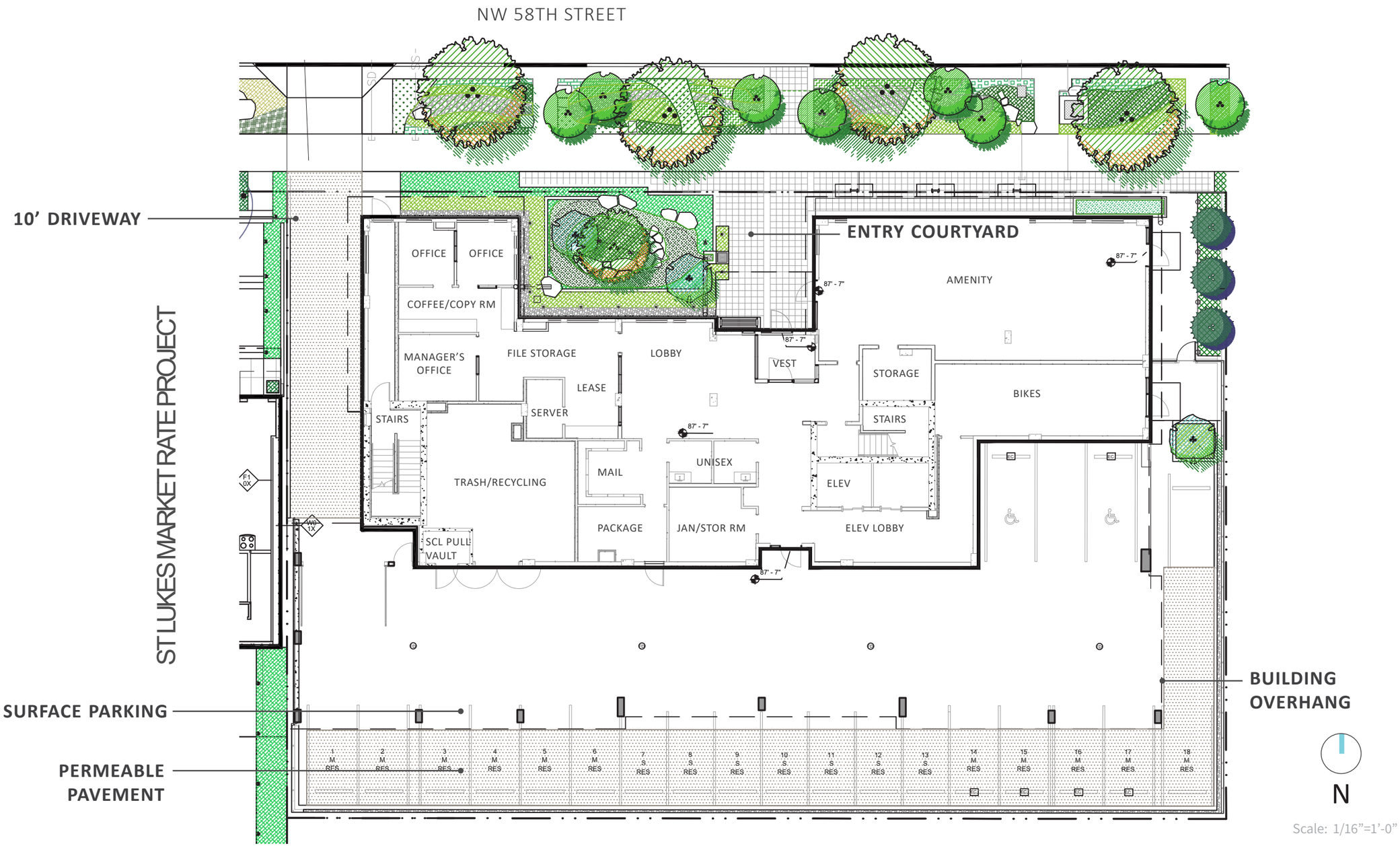
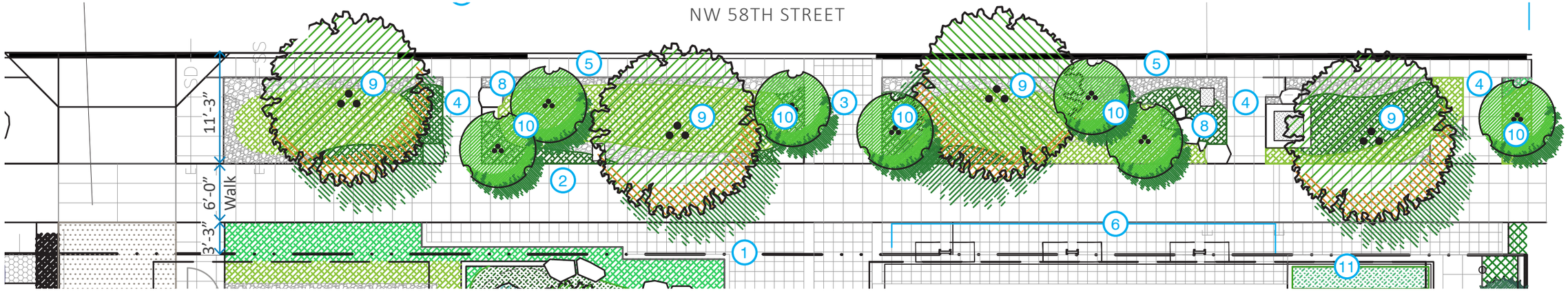
LEVEL 1 PLAN - OVERVIEW



NW 58TH STREET FRONTAGE



HARDSCAPE MATERIALS


Conc. Paving w/ Sawcut Scoring


Westport 'No Scratch' Bike Rack

STREET TREES


Tupelo (Nyssa sylvatica)
Tupelo Tree


Multi-stem Sweetbay Magnolia
(Magnolia virginiana)

POLLINATOR GARDEN CHARACTER

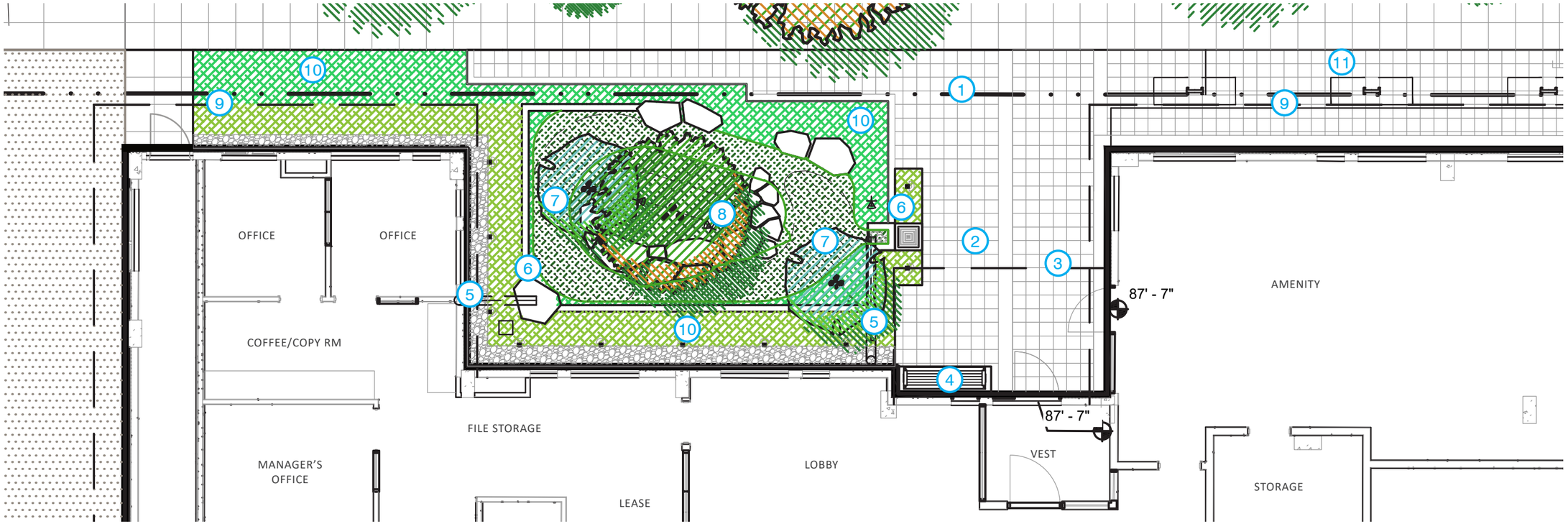
NW 58TH ST STREETSCAPE IMPROVEMENTS

A wide landscape zone provides space to replace the existing planted swale with shrubs, sedges, and street trees that attract birds, butterflies and bees. A colorful mix of native and adaptive pollinator species will provide seasonal interest and activate the sidewalk. The back of sidewalk plants are made up of more formal bioretention cells at the building face, and a mix of ferns and native groundcover that lead to the Coutyard.

NUMBERED NOTES

1. Property Line
2. Sawcut 2x2 scoring at 6'-0" sidewalk
3. Sawcut 1x1 scoring at load/unload zone
4. Typ. 4-foot min. pass-through
5. 2-foot courtesy walk-off
6. Short-term bike parking for (6) bikes
7. Pollinator Garden
8. Landscape stones
9. Large Street Tree (Tupelo)
10. Small Street Tree (Sweetbay Magnolia)
11. Recessed Bioretention Planters at Building Face

ENTRY COURTYARD



NUMBERED NOTES

1. Property Line
2. Sawcut conc. w/ 1x1 scoring
3. Building canopy
4. Bench
5. Stormwater runnels
6. Stormwater outfall feature
7. At-grade Bioretention Cells (Rain Garden)
8. Moss and Stone 'Island' with Specimen Tree and Native Vine Maples
9. Building Overhang
10. At Grade Planting
11. Bike Parking

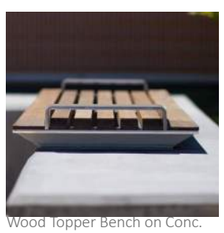
ENTRY COURT DESIGN

A mossy island, surrounded by a sedge-filled swale and featuring a specimen Japanese Maple form the focal point of this courtyard garden. A contemplative atmosphere is created by a mix of ferns and other shade-loving plants. Slender, elevated runnels carry rainwater from the roof to feed the seasonal swale, and a bench adjacent the main entrance offers a protected viewpoint.

HARDSCAPE MATERIALS


Conc. Paving w/ Sawcut Scoring


Westport 'No Scratch' Bike Rack

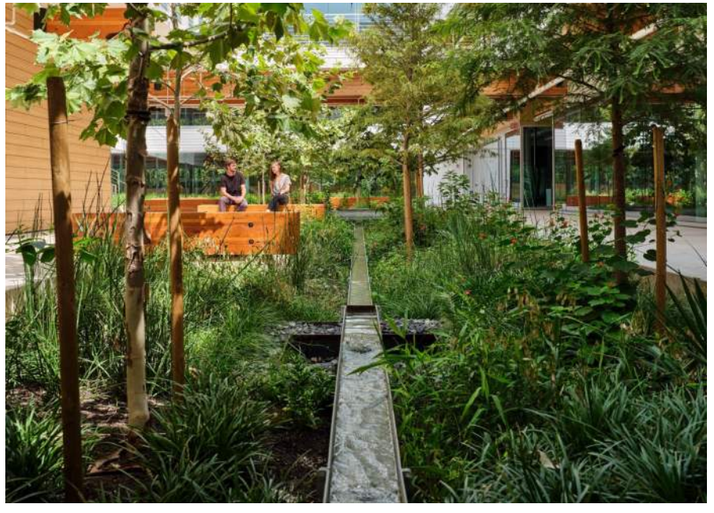

Wood Topper Bench on Conc.

COURTYARD TREES


Specimen Tree: Golden Full Moon Japanese Maple (or Sim)

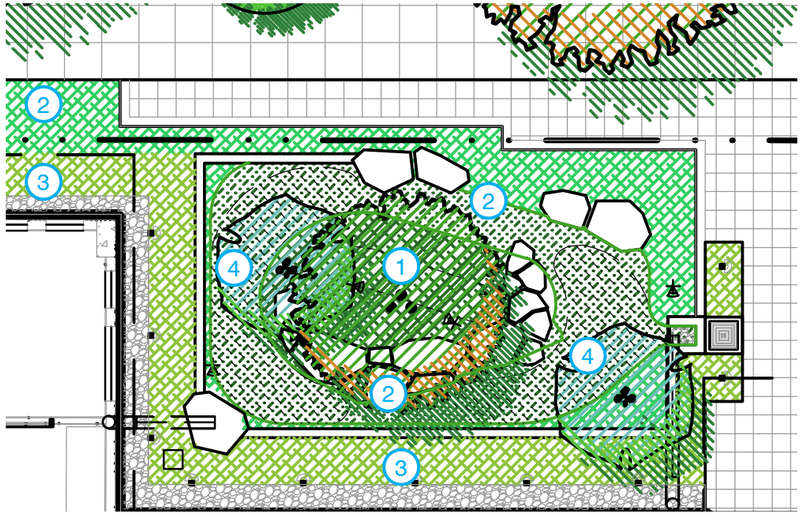

Native Understory Tree: Vine Maple

ENTRY COURT PRECEDENTS: STORMWATER RUNNELS



ENTRY COURTYARD PLANTING CHARACTER

1 MOSS AND STONE ‘ISLAND’ FEATURE



2 RAIN GARDEN EDGES: FERNS AND NATIVE SHRUBS

3 PERIMETER PLANTING: GOLDEN SWEETFLAG

4 PONDING ZONE: EVERGREEN SEDGES

STREETSCAPE PLANTING PALETTE

Street Trees

Nyssa sylvatica
Tupelo Tree

Magnolia virginiana
Sweetbay Magnolia

Curbside Rain Garden Plants

Spiraea betulifolia 'Lucida'
Birchleaf Spiraea

Cornus sericea 'Cato'
Arctic Sun Dogwood

Anamanthele lessoniana
New Zealand Wind Grass

Carex testacea
Orange Sedge

Iris tenax
Oregon Iris

Camassia quamash
Camas

Curbside Raingarden Perimeter / Pollinator Plants

Sesleria autumnalis
Autumn Moor Grass

Sysrinchium striatum
Pale Yellow-eyed Grass

Agastache rupestris
Hummingbird Mint

Achillea millefolium
'Moonshine' / Yarrow

Mahonia repens
Creeping Mahonia

Echinacea 'Fragrant Angel' / White Coneflower

Aquilegia formosa
Western Columbine

Crocosmia 'George Davison' / Montbretia

Sysrinchium striatum
Pale Yellow-eyed Grass

Allium sphaerocephalum
Drumstick Allium

Scabiosa ochroleuca
Pincushion Flower

Gilia capitata
Blue globe Gilia

ENTRY COURT PLANTING PALETTE

Courtyard Trees

Acer shirasawanum 'Aureum'
Golden Full Moon Maple

Acer circinatum
Vine Maple

Shade Mixes at Rain Garden Edges

Polystichum munitum
Sword Fern

Athyrium Felix-femina
Lady Fern

Mahonia repens
Creeping Mahonia

Polystichum setiferum
Soft Sheild Fern

Tellima grandiflora
Fringe Cups

Gymnocarpium dryopteris
Oak Fern

Dryopteris erythrysora
Autumn Fern

Adiantum venustum
Himalayan Maidenhair Fn

Polystichum setiferum
Soft Sheild Fern

Mahonia eurybracteata
Soft Caress Mahonia

Thuidium delicatulum
Fern Moss

Hypnom imponens
Sheet Moss

Ponding Zone

Carex obnupta
Slough Sedge

Perimeter at Bldg Face

Acorus gramineus 'Ogon'
Golden Sweetflag

Parking Area and East Buffer Planting

Lonicera pileata
Japanese Box

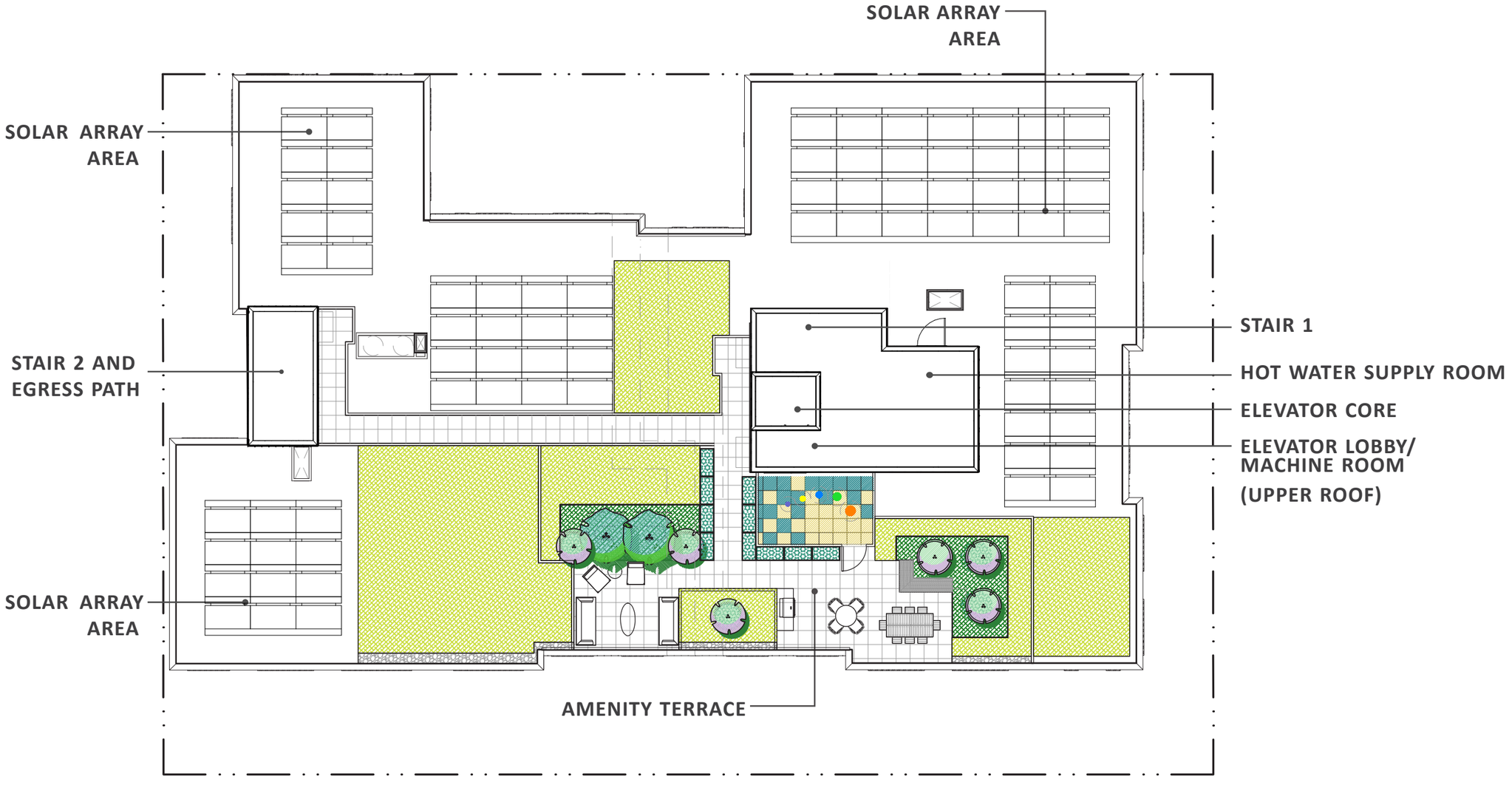
Sarcococca h. var. humilis
Creeping Sweetbox

Arbutus unedo 'Compacta'
Compact Strawberry Tree

Lonicera ciliosa
Native Honeysuckle

Hydrangea petiolaris
Climbing Hydrangea

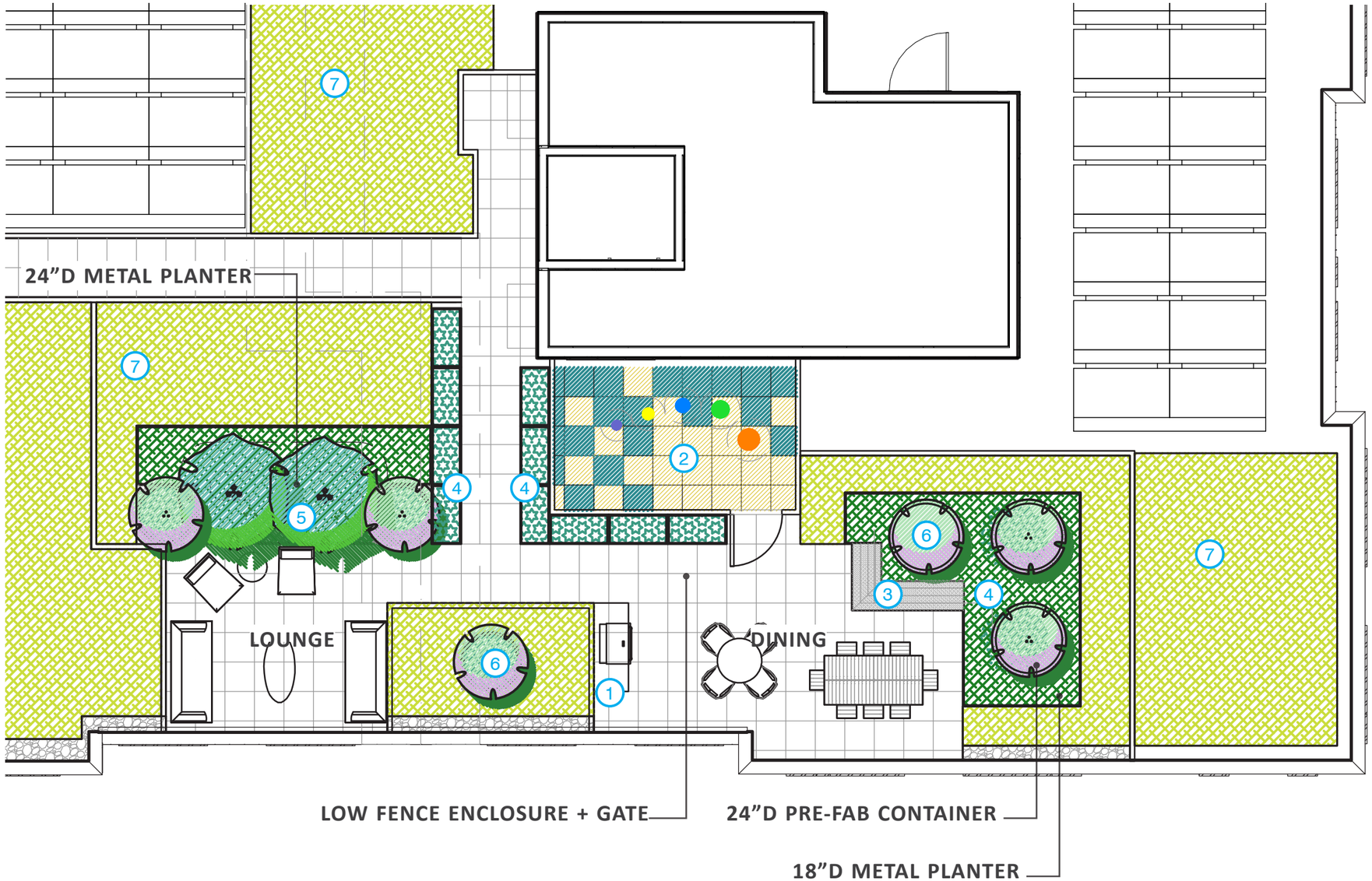
ROOFTOP OVERVIEW



N

Scale: 1/16”=1’-0”

ROOFTOP AMENITY SPACE



NUMBERED NOTES

1. Grill Station
2. Toddler Play area with safety surfacing
3. Built-in Bench
4. Berry Patch (blueberries and/or strawberry)
5. Large Flowering Shrubs & Low Groundcover
6. Pre-fab containers with Flowering Shrubs and Herb mix
7. 4” Depth Sedum Greenroof

N

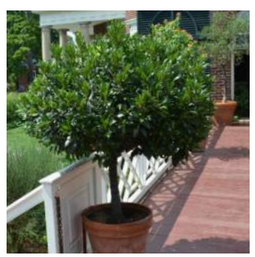
ROOFTOP PLANTING PALETTE

Small Trees/Large Shrubs

Lagerstroemia x 'Natchez'
Natchez Crape Myrtle

Amelanchier x 'Autumn Brilliance'
Serviceberry

Herbs and Berries



Laurus nobilis
Bay Laurel

Rosemarinus officinalis
Rosemary

Lavandula 'Provence'
French Lavender

Satureja montana
Winter savory

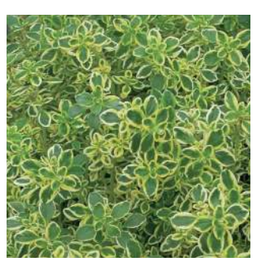
Allium schoenoprasum
Chives

Vaccinium 'Sunshine Blue' Hardy Blueberry

Fragraria chiloensis
Sand Strawberry

Oreganum vulgare
Oregano

Thymus argenteus
Silver Thyme



Thymus citriodorus
Lemon Thyme

Drought Tolerant Groundcover

Nassella Tenuissima
Mexican Feather Grass

Talinum calycinum
Fame Flower

Arctostaphylos uva-ursi
Bearberry

4" Depth Greenroof

Color Max Pre-grown
Sedum Mats

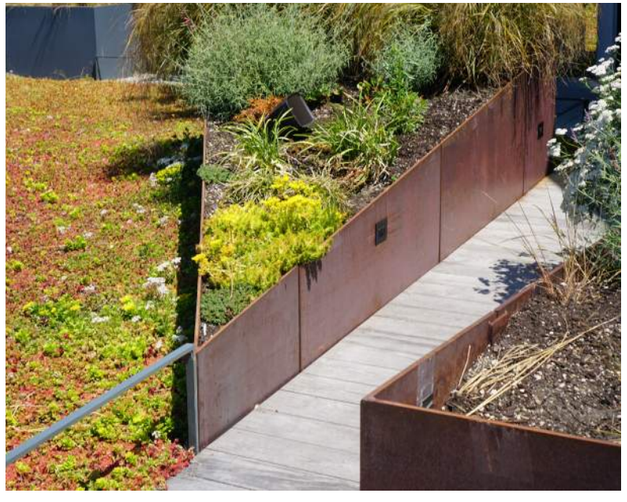
St. Luke's Episcopal Church

BRIDGE Housing

VIA — A PERKINS EASTMAN STUDIO

ROOFTOP MATERIALS

Pre-Cast Conc.Pavers



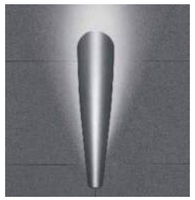
Metal Planter

Prefab Containers

Grill Station: Modular aluminum system (Color TBD)

LEVEL 1

A



27'' DECORATIVE SCONCE

B

WALL MOUNTED CYLINDER

C

2'' RECESSED DOWNLIGHT

D

VPL VALET LED

E

INDIRECT STEPLIGHT

F

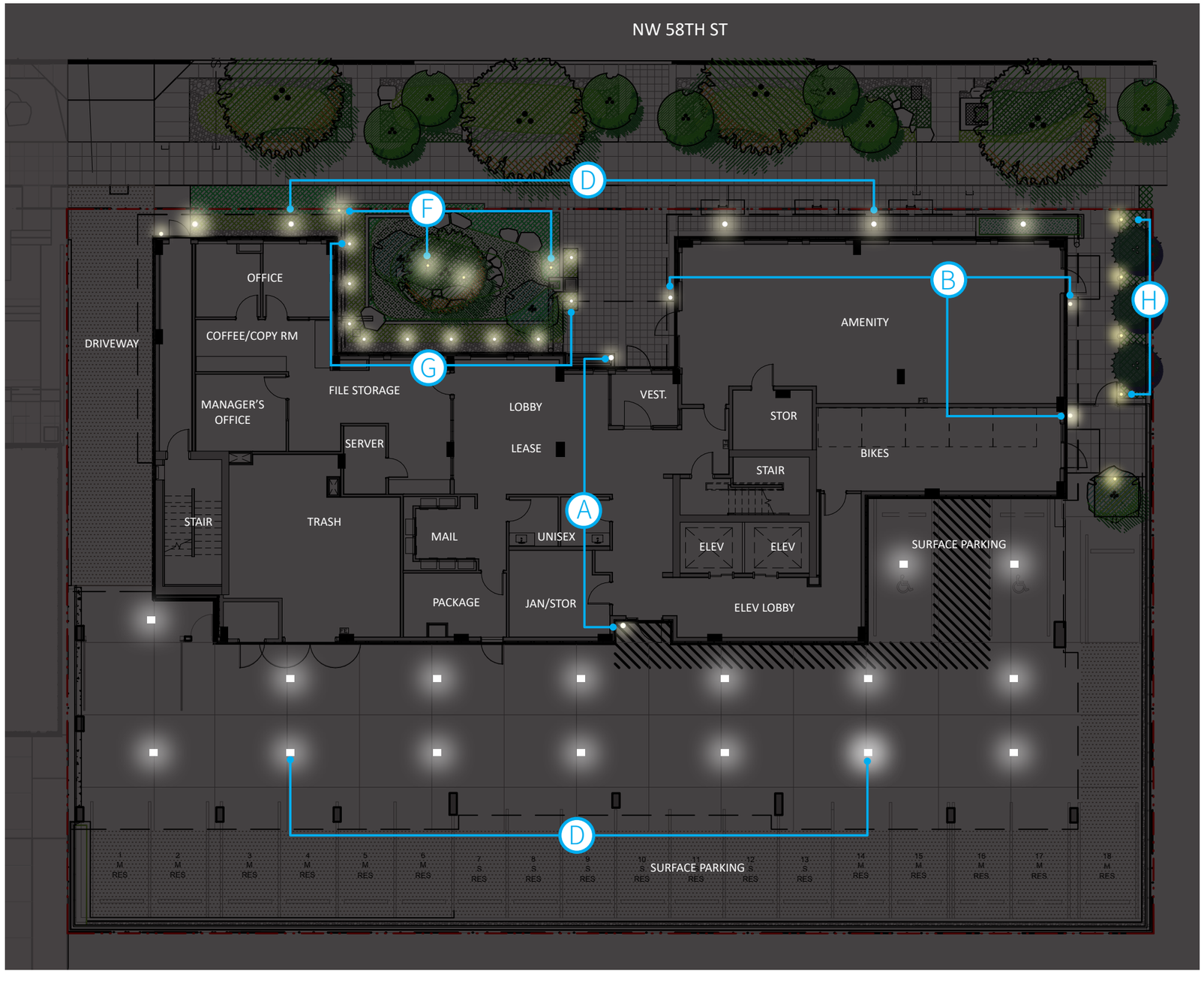
TREE ACCENT LIGHT

G

18'' LITSTICK LED

H

BOLLARD PATH LIGHT



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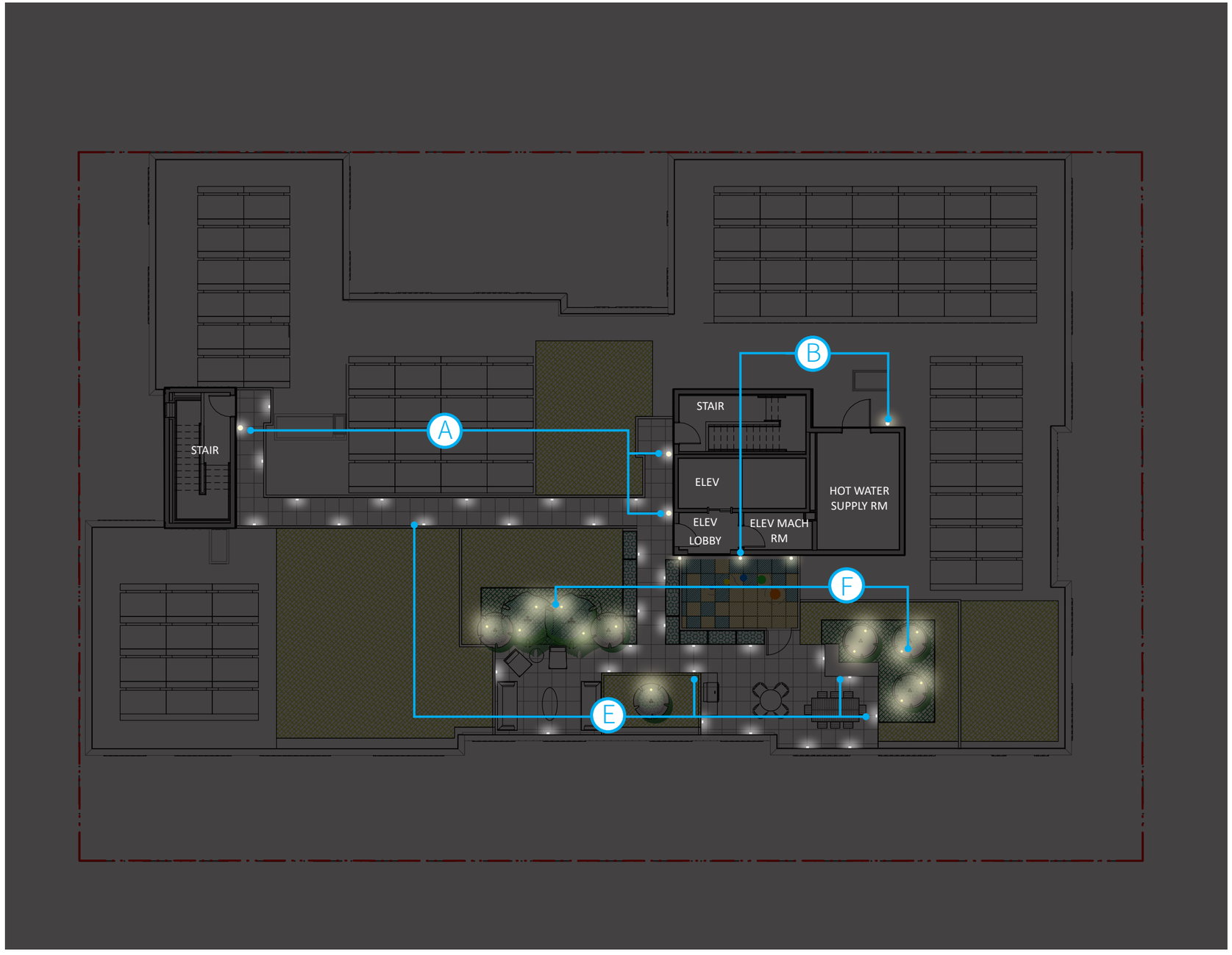
NOTE: FIXTURE SELECTIONS PRESENT CHARACTERS ONLY. FINAL FIXTURES DEPEND ON AVAILABILITY.

St. Luke's Episcopal Church

BRIDGE Housing

VIA — A PERKINS EASTMAN STUDIO

ROOF AMENITY



A

27'' DECORATIVE SCONCE

B

WALL MOUNTED CYLINDER

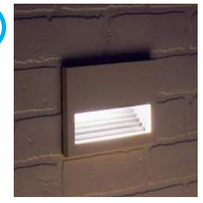
C

2'' RECESSED DOWNLIGHT

D

VPL VALET LED

E



INDIRECT STEPLIGHT

F

TREE ACCENT LIGHT

G

18'' LITSTICK LED

H

BOLLARD PATH LIGHT

N

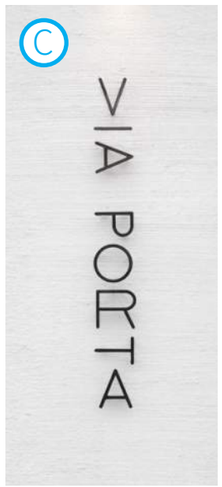
NOTE: FIXTURE SELECTIONS PRESENT CHARACTERS ONLY. FINAL FIXTURES DEPEND ON AVAILABILITY .

Signage should be limited to building name, building number, and street names. The sign design and elements should fit with the building architecture and Ballard character Residential In-Town Core and adjacent Civic Core.

SURFACE MOUNTED AT ENTRY CANOPY INSPIRATION - OPTION 1

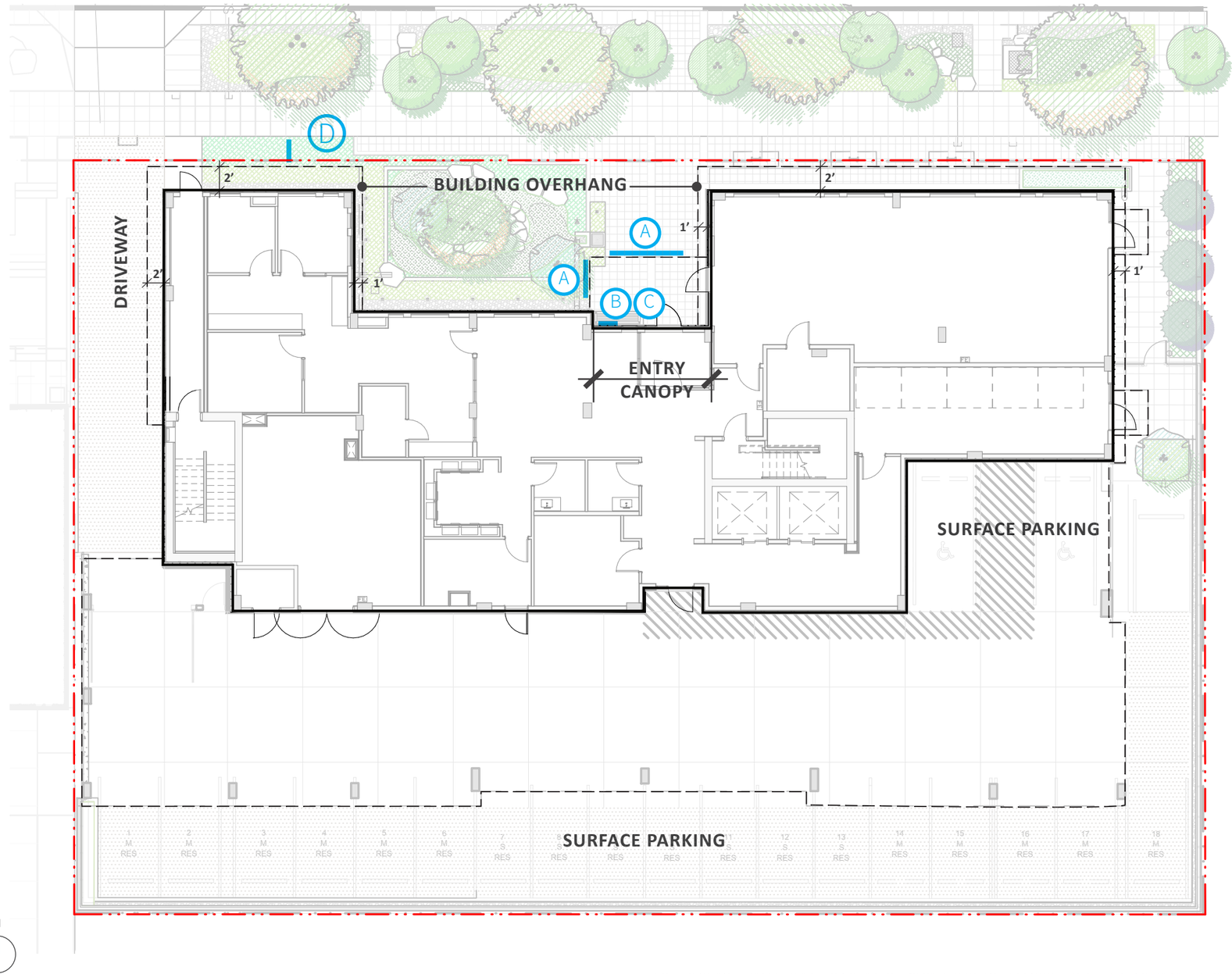
CANOPY MOUNTED BUILDING NAME/NUMBER SIGNAGE INSPIRATION - OPTION 2

WALL MOUNTED BUILDING NUMBER SIGNAGE INSPIRATION



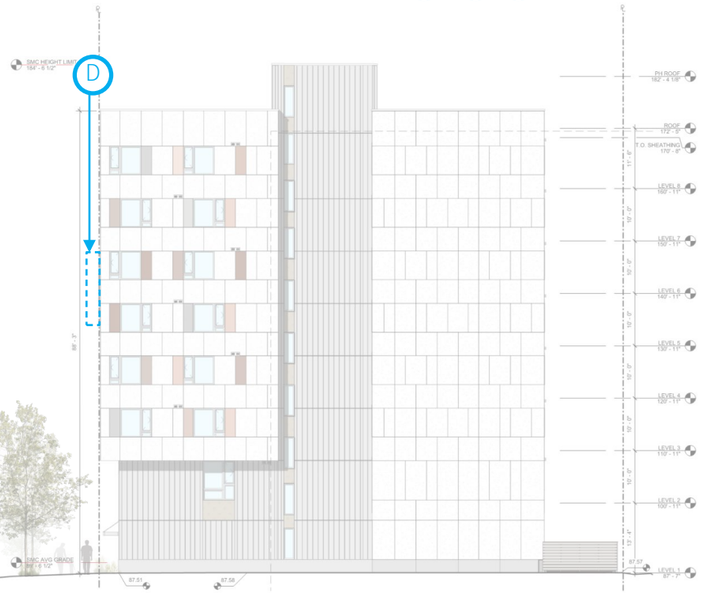
WALL MOUNTED BUILDING NAME SIGNAGE INSPIRATION

BUILDING NAME BLADE SIGNAGE INSPIRATION



NOTE: SIGNAGE EXAMPLES ARE FOR CHARACTERS ONLY. SIGNAGE APPROVAL TO BE UNDER SEPARATE PERMIT.

NORTH ELEVATION



WEST ELEVATION

WEST ELEVATION
AT COURTYARD

NOTE: SIGNAGE EXAMPLES ARE FOR CHARACTERS ONLY. SIGNAGE APPROVAL TO BE UNDER SEPARATE PERMIT.

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SURFACE MOUNTED AT ENTRY CANOPY INSPIRATION - OPTION 1

CANOPY MOUNTED BUILDING NAME/NUMBER SIGNAGE INSPIRATION - OPTION 2

WALL MOUNTED BUILDING
NUMBER SIGNAGE INSPIRATION

WALL MOUNTED BUILDING
NAME SIGNAGE INSPIRATION

BUILDING NAME BLADE
SIGNAGE INSPIRATION

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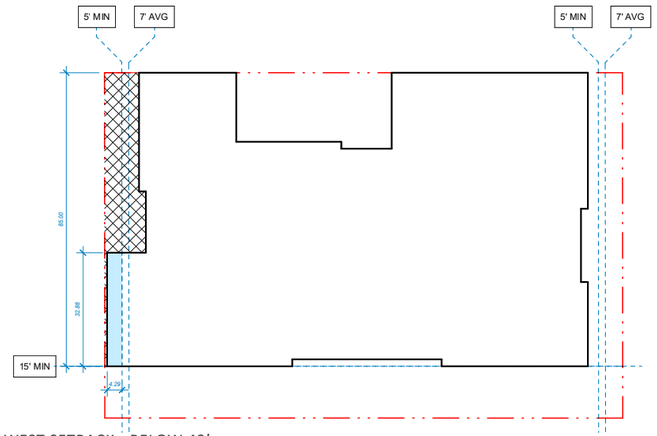
DEPARTURE #1 - SIDE SETBACK

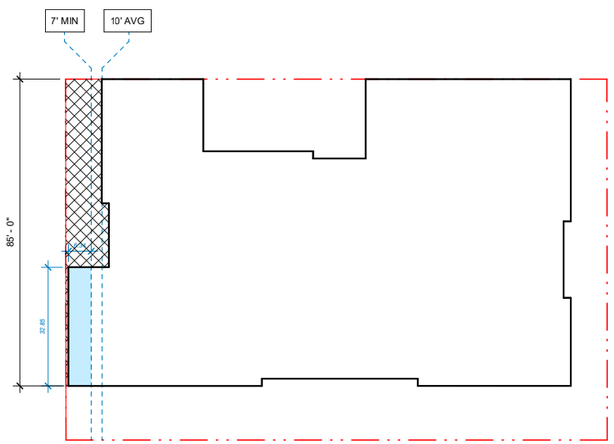
STANDARD:

SMC 23.45.518: TABLE B (SIDE SETBACK FROM AN INTERIOR LOT LINE).
Table B: Side setback from interior lot line- for portions of A structure:
42 feet or less in height: 7' average; 5' minimum setback;
Above 42 feet: 10' average; 7' minimum setback.

SMC 25.11.080.A:
In order to protect exceptional trees, an applicant may request and the director may allow development standard departures. Note: the related project to the west includes an exceptional tree preservation approach- both projects were reviewed as a whole during the early design guidance meeting. The landscape design approach along NW 58th st. Is a defining design factor for both project since it has consistently push enclosed development area away from the street frontage.



WEST SETBACK - BELOW 42'

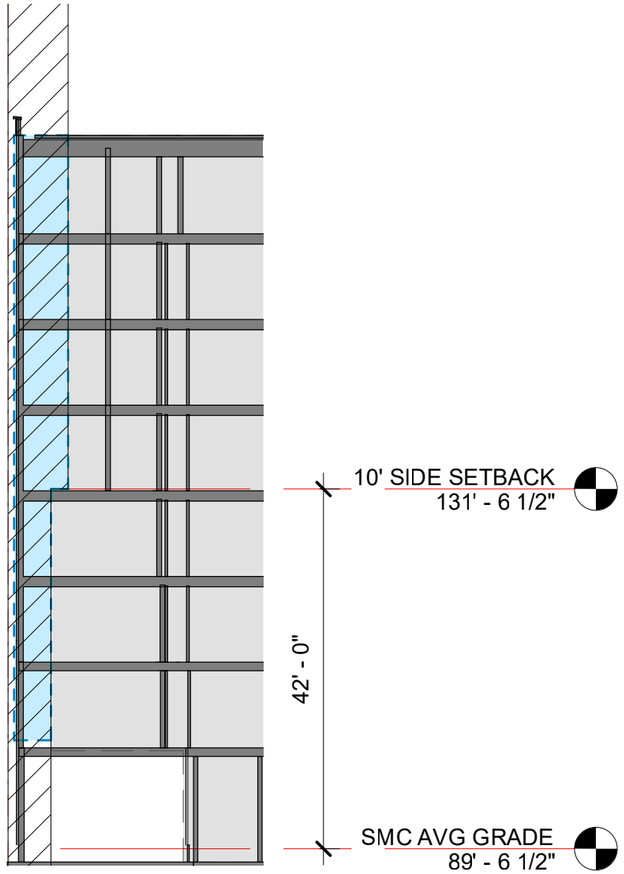


WEST SETBACK - ABOVE 42'

PROPOSED DESIGN DEPARTURE:

The proposed side setback encroachment only occurs at the southwest corner of the site where the project abuts against the related market rate housing portion of the project.

Proposed below 42 feet: 6.95' average; 0.5' minimum setback.
Proposed above 42 feet: 6.95' average; 0.5' minimum setback.



WEST SETBACK - SECTION

RATIONALE:

During the EDG meeting, the affordable and neighboring market rate projects were presented in tandem. The majority of the Design Review Board's feedback was directed at the larger market rate project with one driving design factor being the preservation of exceptional trees on the north edge of the market rate site and the continuation of the resulting open space down the street and across the front yard of the affordable site. The continuation of this open space does not preserve exceptional trees on the affordable site, but does provide an exemplary landscaped open space that will highlight the affordable project.

This proposed open space courtyard offsets the development capacity of the city and in exchange for the open space, the project proposes to regain a small portion of the lost area in western setback where the site abuts the neighboring market rate project.

Note that this departure request was specifically presented to the Design Review Board during the EDG meeting and was supported by the Board.

Relevant Design Guidelines: CS2- A1, CS2-B2, CS2-B3, CS2-C2, PL1-A1, PL1-A2, PL3-B1, DC3-B4

CS2-A1: SENSE OF PLACE.
CS2-B2: CONNECTION TO THE STREET.
CS2-B3: CHARACTER OF OPEN SPACE.
CS2-C2: MID-BLOCK SITES (CONTINUATION OF A STRONG STREET EDGE).
PL1-A1: ENHANCING OPEN SPACE.
PL1-A2: ADDING TO PUBLIC LIFE.
PL3-A2: ENSEMBLE OF ELEMENTS.
PL3-B1: SECURITY AND PRIVACY.
DC3-B4: MULTIFAMILY OPEN SPACE.

Relevant Ballard Specific Guidelines:
DC3-2a: Meeting User Needs- Outside of pedestrian zones, large multifamily developments should incorporate ground-level open space when designing the massing.
DC3-3a: Amenities and Features- Integrate landscaping in front of residences with 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.

RESPONSE TO THE GUIDELINES:

The proposed street facing open space responds positively to the overall goal of the citywide guidelines by providing relief and open space where it can be seen and appreciated by the public realm. The Ballard Neighborhood Guidelines specifically asks for ground level open space when designing the massing. In this case, the project proposes massing that is pushed away from the street edge in the form of an open air courtyard; and the massing (approx. 200 sq. ft. per floor) is replaced in a small portion of the west setback where the project abuts the neighboring market rate project to the east.

DEPARTURE #2 - SIGHT TRIANGLE

STANDARD:

SMC 23.54.030.G: SIGHT TRIANGLE

1. For.....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.

4. When the driveway or easement is less than 10 feet from the lot line, the sight triangle may be provided as follows:

A. An easement may be provided sufficient to maintain the sight triangle. The easement shall be recorded with the king county recorder; or

B. The driveway may be shared with a driveway on the neighboring lot; or

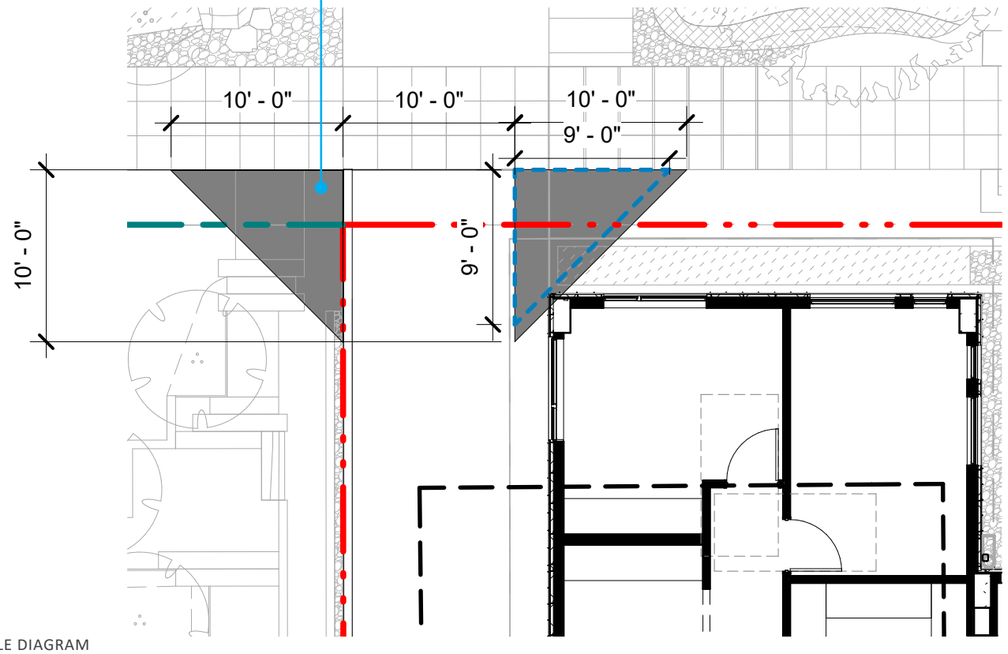
C. The driveway or easement may begin 5 feet from the lot line, as depicted in exhibit f for 23.54.030.

PROPOSED DESIGN DEPARTURE:

The project The project proposes a small 6 inch encroachment into the sight triangle to the east side of the driveway. An easement will be provided by the neighboring property owner that will provide compliance for the sight triangle on the west side of the driveway.

Proposed eastern sight triangle: 9 foot X 9 foot sight triangle.
Proposed western sight triangle: Compliant with easement.

EASEMENT TO BE PROVIDE AT WESTERN SIGHT TRIANGLE - IDENTICAL LAND OWNERSHIP BETWEEN BOTH PROPERTIES.



SITE TRIANGLE DIAGRAM

RATIONALE:

The resulting design approach provides ample visibility between drivers and pedestrians. The street condition along NW 58th St. includes a wider than normal planter strip; a slightly wider than normal sidewalk; an additional 3-foot planter area between the back of sidewalk and the property line; plus a 4-foot building setback. The result is good visibility of the sidewalk and vehicles. Since the western sight triangle is on property owned by the same entity as the subject site, an easement will be provided making the western sight triangle compliant with zoning requirements. The departure request is limited to a small 6" encroachment at the eastern sight triangle; the result is an extremely limited impact to drive / pedestrian safety concerns. The concern for safety is also mitigated by the limited amount of provided parking (21 stalls).

Relevant Design Guidelines: DC1-B-1-a, DC1-B-1-b, DC1-B-1-c

DC1-B: VEHICULAR ACCESS AND CIRCULATION;
1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorist wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:
a. .....where alley access is not feasible, choosing a location for street access that is the least visually dominant....
b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible, and/or
c. employing a multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devises.

RESPONSE TO GUIDELINES:
1a: The project site does not include an alley, so the design team has selected a vehicular access point on the street that is the least dominant and works with the parking layout. The access location is close to the neighboring sister project where we can better control the visibility into and out of the driveway verses the eastern property line where we cannot control development that will occur on that neighboring property to the east.

1b: The project aligns with this guideline by providing only 1 driveway / curb cut and the width of the driveway is a minimal 10'. Note that the parking area provides parking for only 21 stalls which justifies the minimal driveway quantity and width.

1c: The project proposes adequate safety at the driveway in an area with limited pedestrian activity and limited on-site parking. The safe environment is created naturally by increase ROW dimensions noted above whereas the project meets the design guideline intent regardless of the dimensional zoning requirement. The project can provide multi-sensory approaches such as mirrors, warning lights or audio sensors, but the design team believes that this is unnecessary in this case where these devices would do more harm than good to the nice quiet landscaped environment along the sidewalk.

BRIDGE HOUSING

BRIDGE Housing strengthens communities and improves the lives of its residents, beginning- but not ending- with affordable housing. Since 1983, BRIDGE has been a mission-driven nonprofit that pays close attention to the double-bottom line of financial and social return on investment, always in pursuit of quality, quantity, and affordability.

VIA - A PERKINS EASTMAN STUDIO

An award-winning design firm, VIA- A Perkins Eastman Studio is one of the Pacific Northwest's leaders in mixed-use, residential high-rise and mid-rise, assisted living, transit architecture, urban design, and sustainable community planning. Founded in 1984, VIA currently employs 50+ professionals in Seattle, San Francisco, and Vancouver, BC offices, providing services to both public and private clients.


THE ABIGAIL - PORTLAND, OR


ALTA TORRE - PALO ALTO, CA

3880 STONE WAY - SEATTLE, WA


CEDAR CROSSING - SEATTLE, WA


SONGBIRD, PORTLAND, OR


VICTORIA COMM22 - SAN DIEGO, CA


BALLARD YARDS - SEATTLE, WA


FOX AND FINCH - SEATTLE, WA


COMO LAKE UNITED CHURCH - VANCOUVER, BRITISH COLUMBIA

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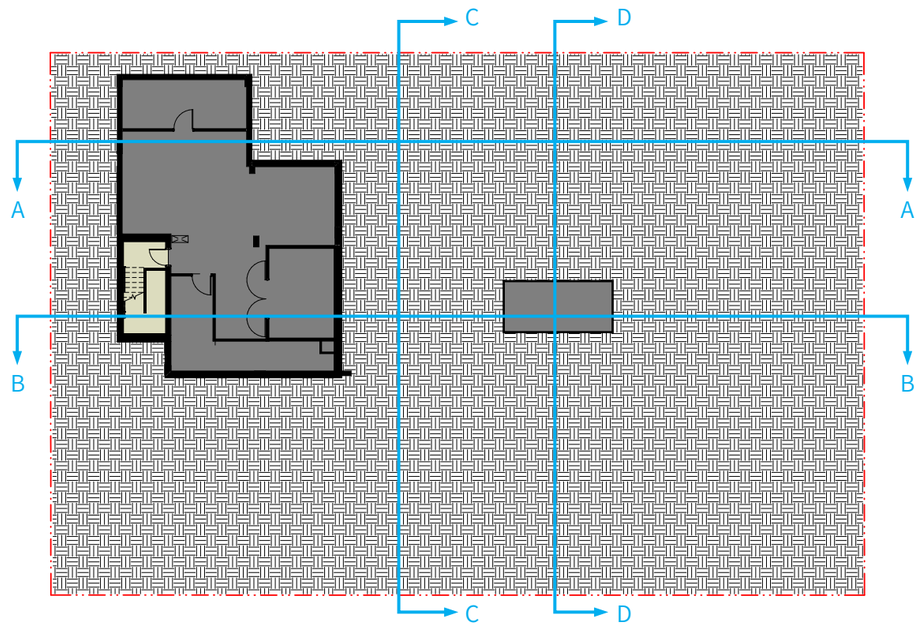
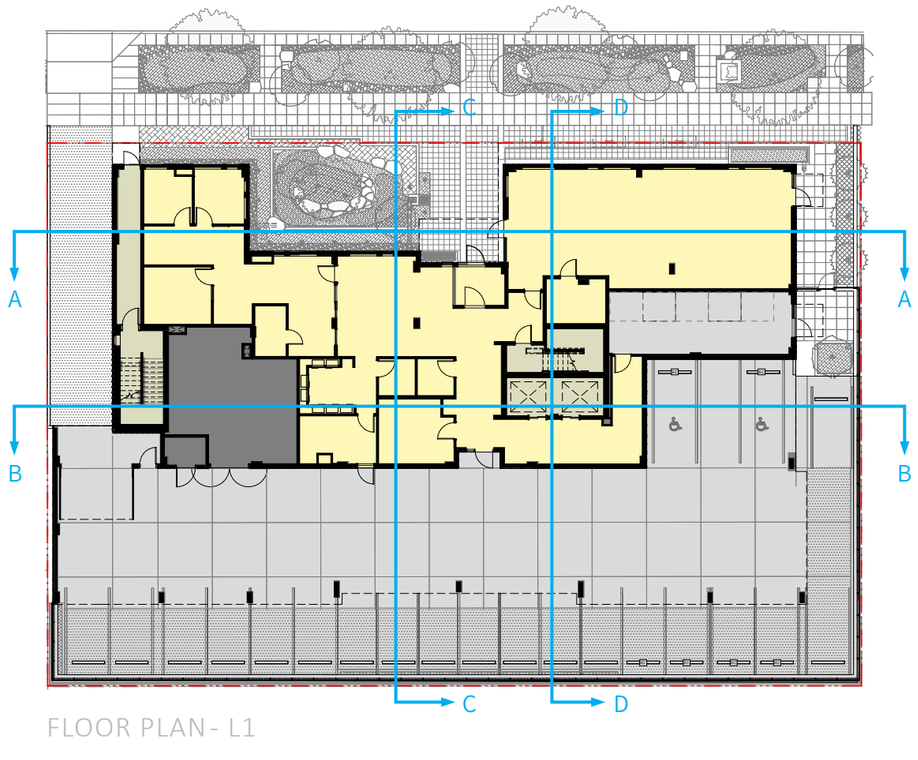
FLOOR PLANS



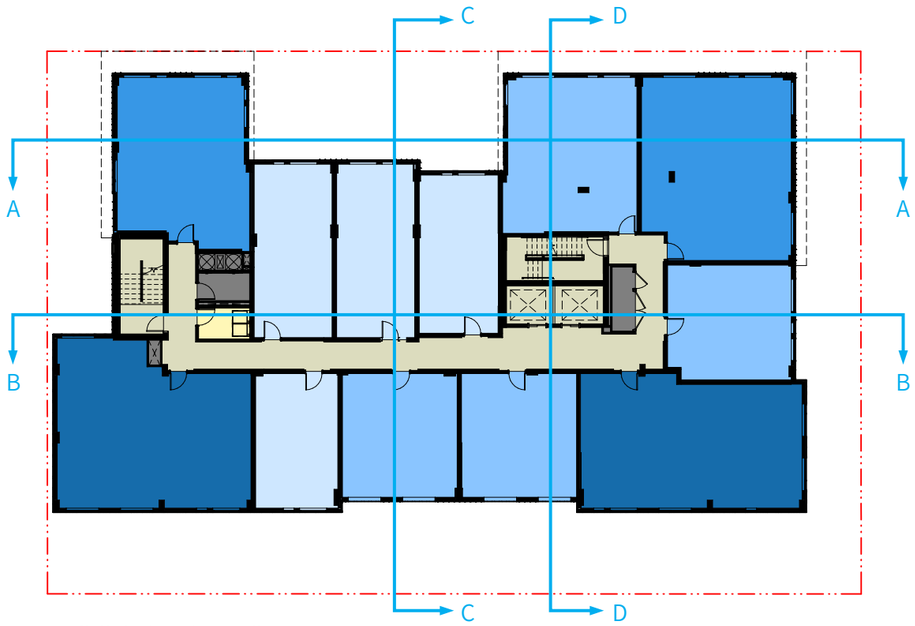
FLOOR PLAN - BASEMENT



FLOOR PLAN - L1

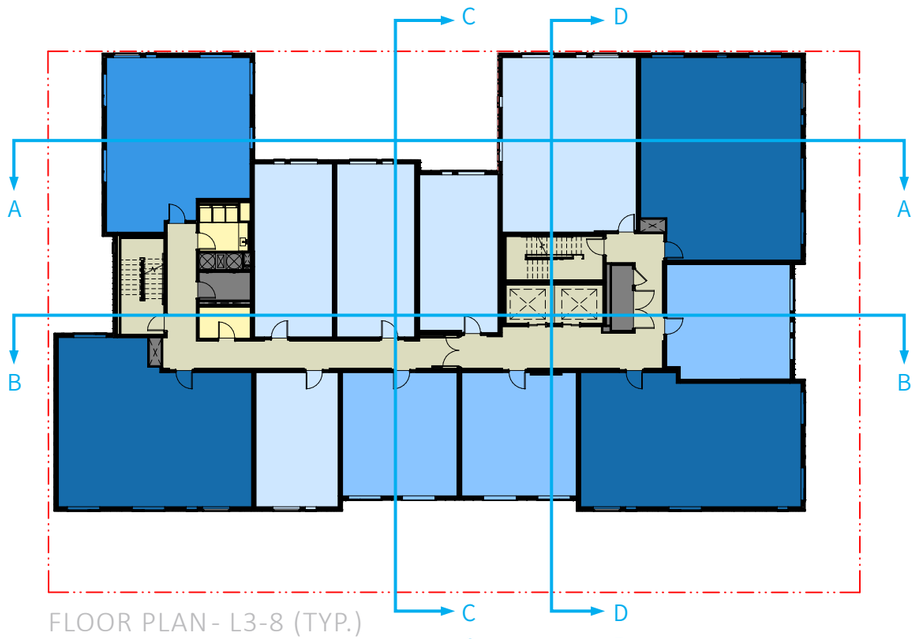
STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
AMENITY
CIRCULATION
PARKING
MECH/ELEC/BOH

FLOOR PLANS

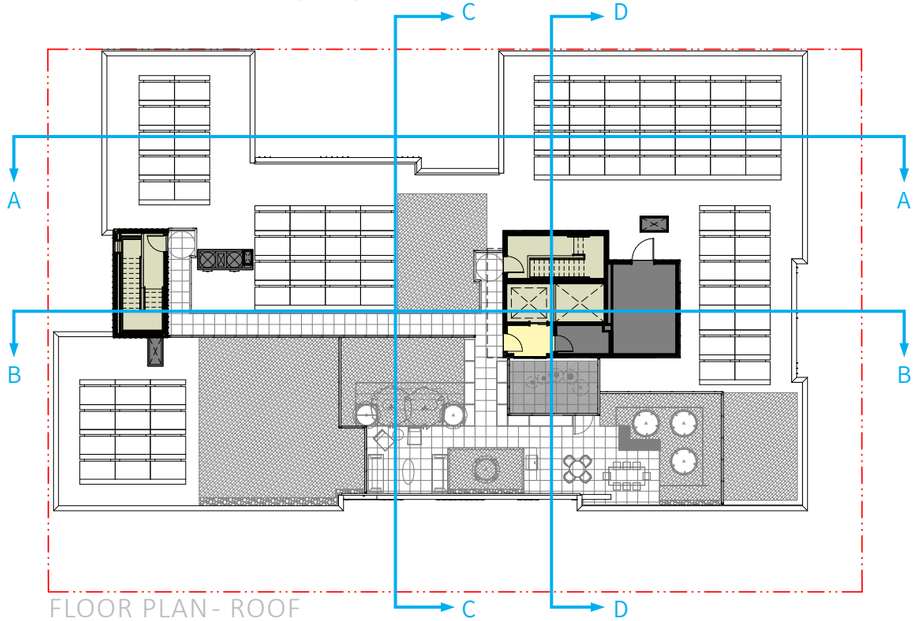


FLOOR PLAN - L 2

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- CIRCULATION
- PARKING
- MECH/ELEC/BOH

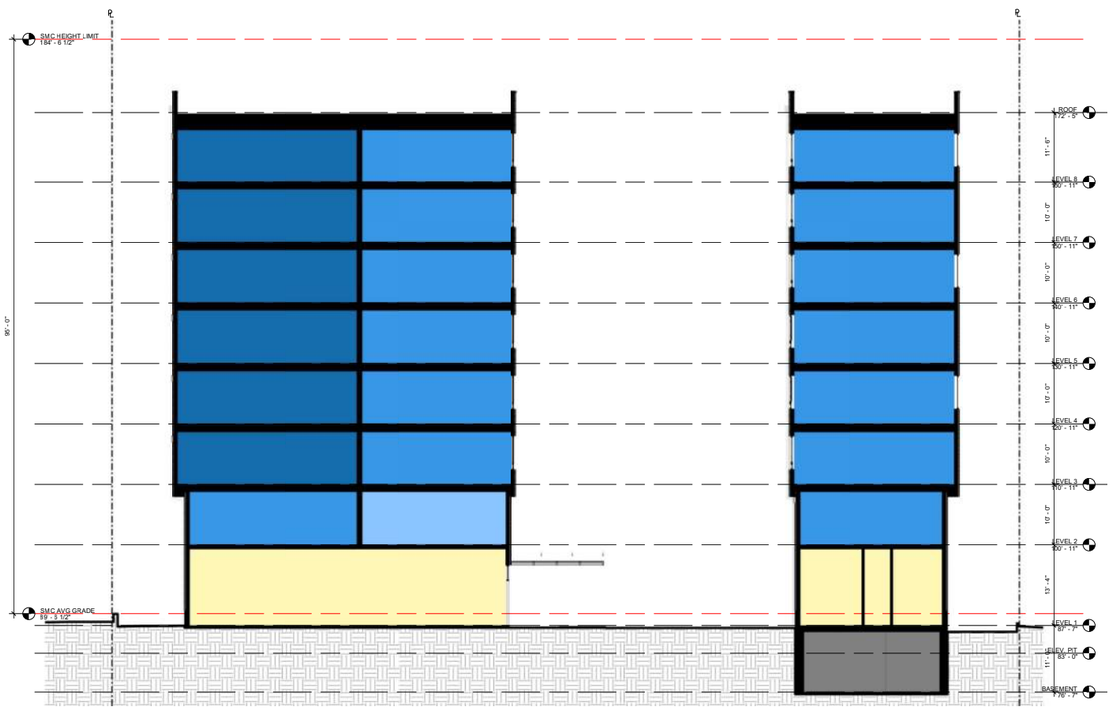


FLOOR PLAN - L3-8 (TYP.)

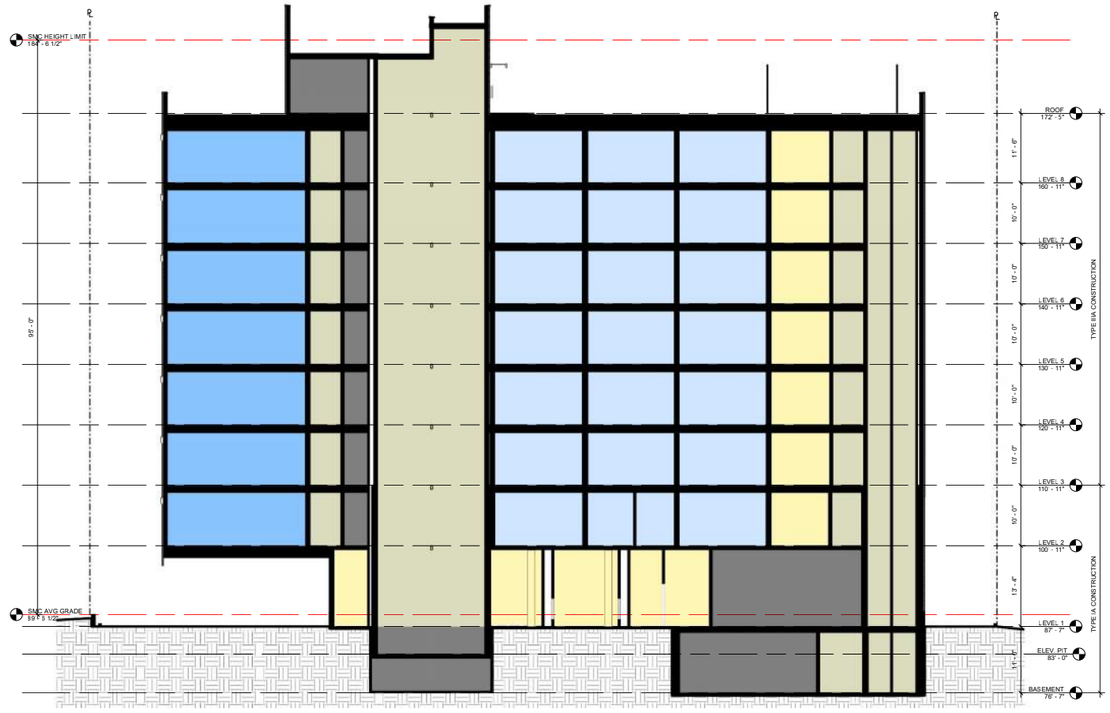


FLOOR PLAN - ROOF

SECTIONS



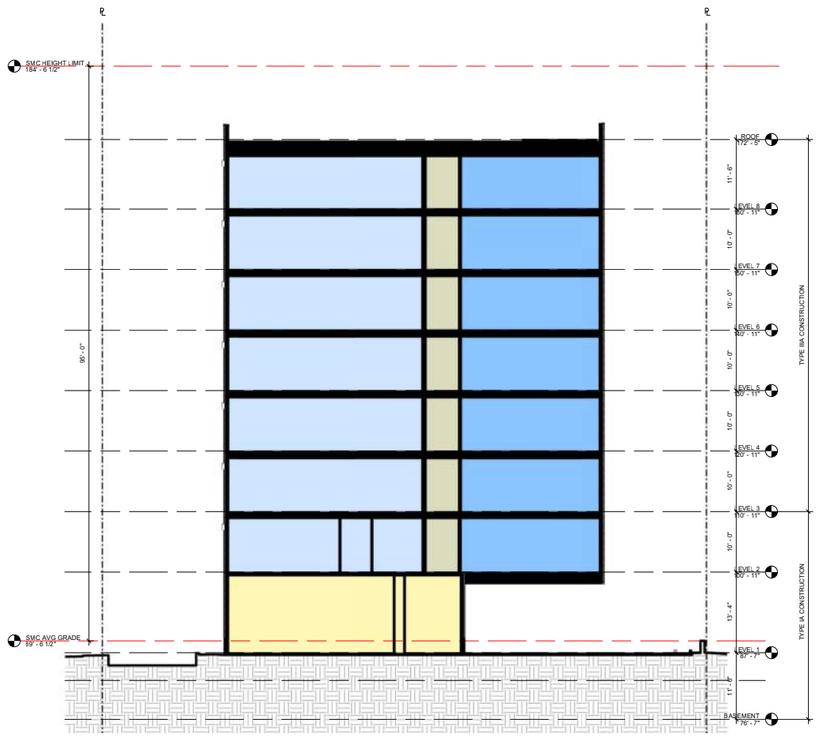
SECTION A- A



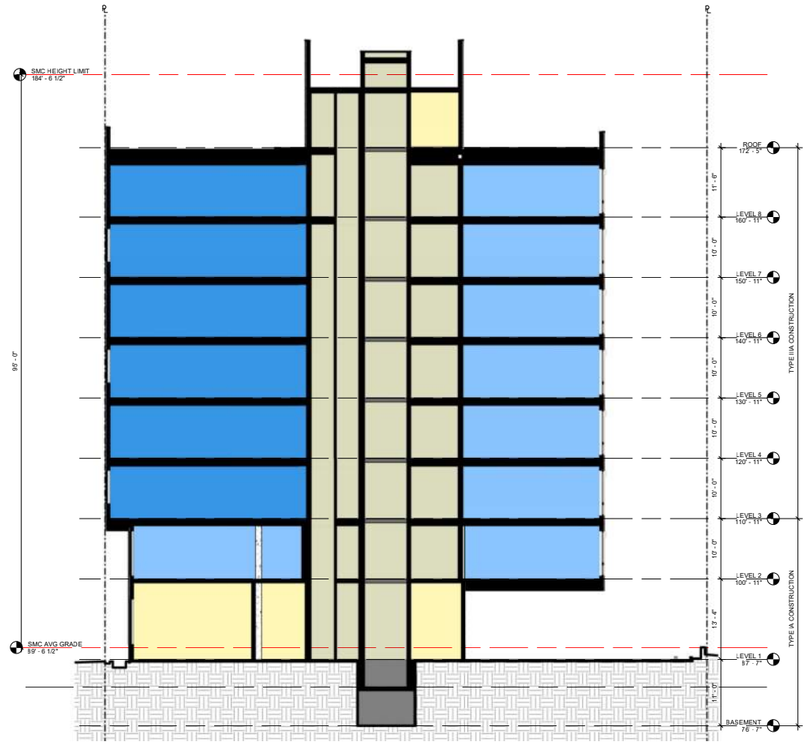
SECTION B- B

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- CIRCULATION
- PARKING
- MECH/ELEC/BOH

SECTIONS



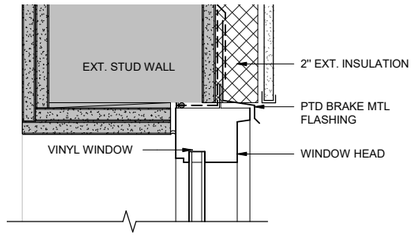
SECTION C- C

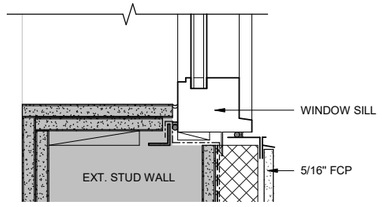


SECTION D- D

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- CIRCULATION
- PARKING
- MECH/ELEC/BOH

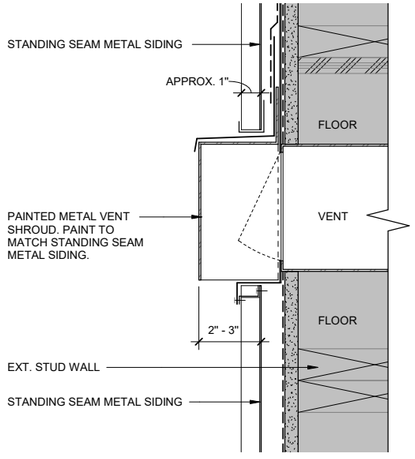
DETAILS - LEVEL 1-2





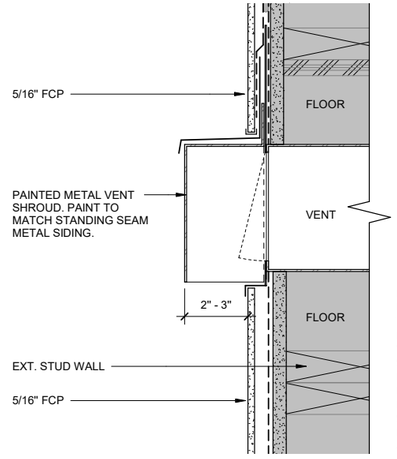
NOTE: THE PROJECT PROPOSES A PROJECTING EXTERIOR FINISH SURFACE AND RAIN SCREEN TO ACCOMMODATE RIGID INSULATION THAT IS ON THE EXTERIOR OF THE STRUCTURAL WALL FOR LEVEL 1 AND LEVEL 2. THIS PRODUCES A RECESSED LOOK TO THE WINDOWS. THE EXPECTED RECESS VARIES BETWEEN 1.5" TO 2.5".

1 WINDOW HEAD/SILL DETAIL- 5/16'' FCP



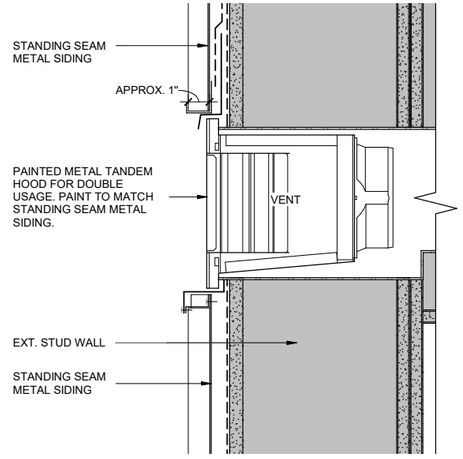
NOTE: THE PROJECT PROPOSES METAL VENT SHROUDS PAINTED TO MATCH THE ADJACENT FINISH MATERIAL COLOR. THE SHROUD WILL PROJECT FROM THE FINISH SURFACE TO ALLOW POSITIVE FLOW OF DISCHARGE AIR. MECHANICAL DRAWINGS WILL BE DESIGN BUILD, BUT THE EXPECTED SHROUD PROJECTION IS ESTIMATED TO BE BETWEEN 2" AND 3".

2 VENT DETAIL- MEDAL SIDING

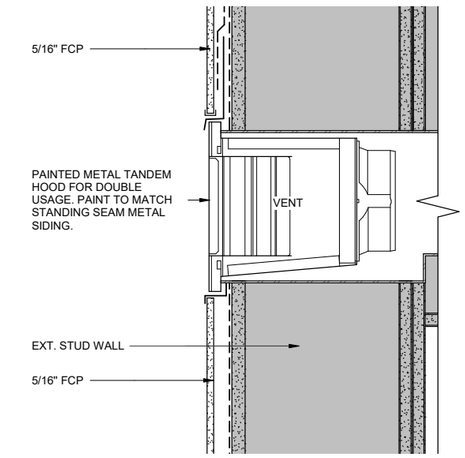


NOTE: THE PROJECT PROPOSES METAL VENT SHROUDS PAINTED TO MATCH THE ADJACENT FINISH MATERIAL COLOR. THE SHROUD WILL PROJECT FROM THE FINISH SURFACE TO ALLOW POSITIVE FLOW OF DISCHARGE AIR. MECHANICAL DRAWINGS WILL BE DESIGN BUILD, BUT THE EXPECTED SHROUD PROJECTION IS ESTIMATED TO BE BETWEEN 2" AND 3".

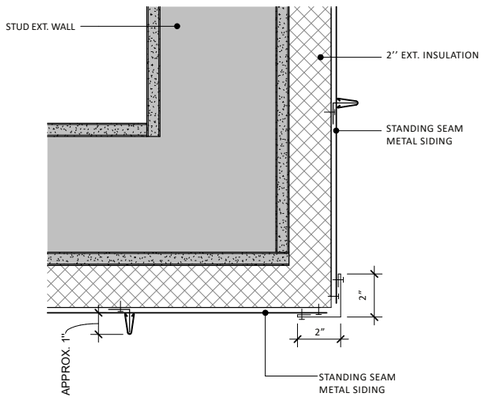
3 VENT DETAIL- 5/16'' FCP



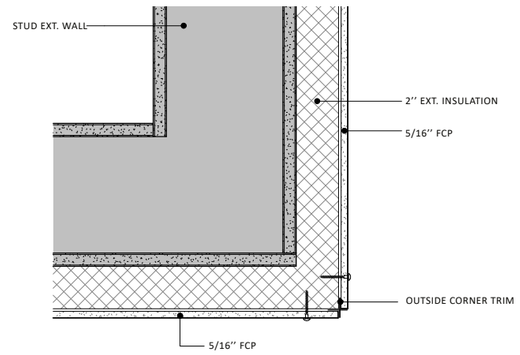
4 VENT DETAIL- MEDAL SIDING



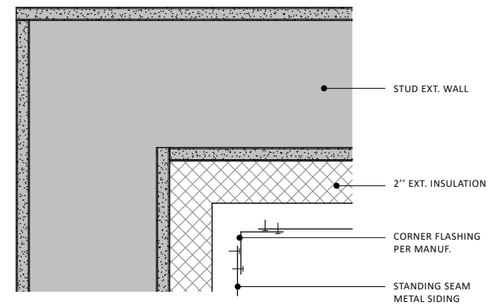
5 VENT DETAIL- 5/16'' FCP



6 OUTSIDE CORNER DETAIL - METAL SIDING

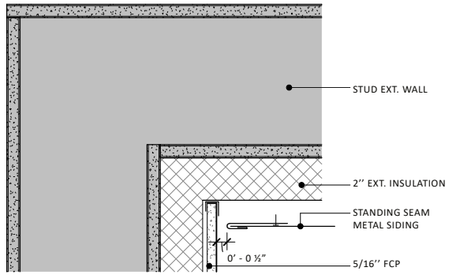


7 OUTSIDE CORNER DETAIL- 5/16'' FCP

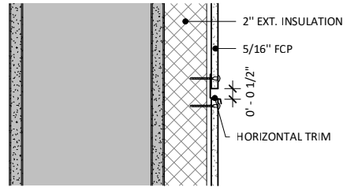


8 INSIDE CORNER DETAIL- MEDAL SIDING

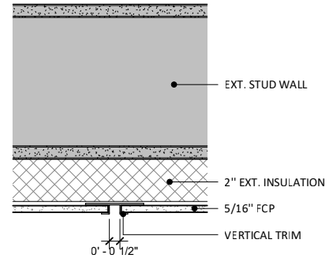
DETAILS - LEVEL 1-2



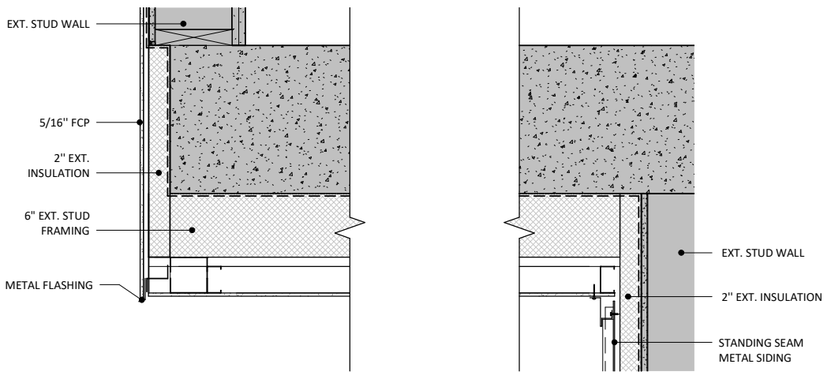
9 INSIDE CORNER DETAIL - 5/16'' FCP / METAL SIDING



10 REVEAL DETAIL - 5/16'' FCP - HORIZONTAL

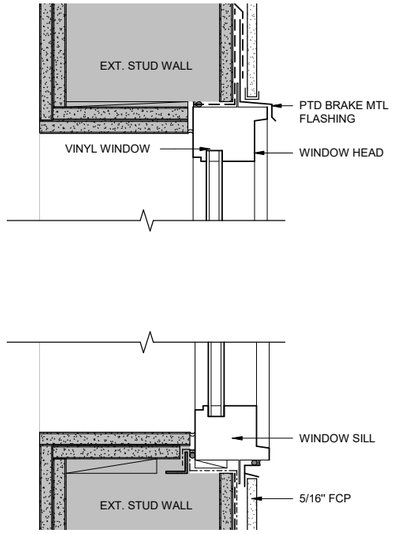


11 REVEAL DETAIL - 5/16'' FCP - VERTICAL

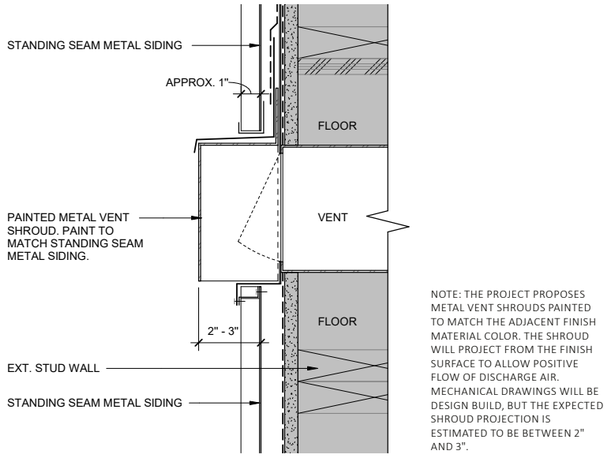


12 SOFFIT DETAIL

DETAILS - LEVEL 3-8

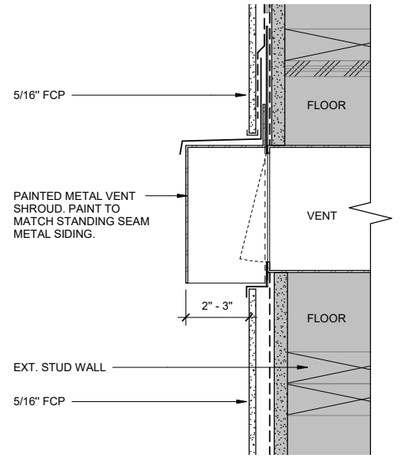


1 WINDOW HEAD/SILL DETAILS- 5/16'' FCP



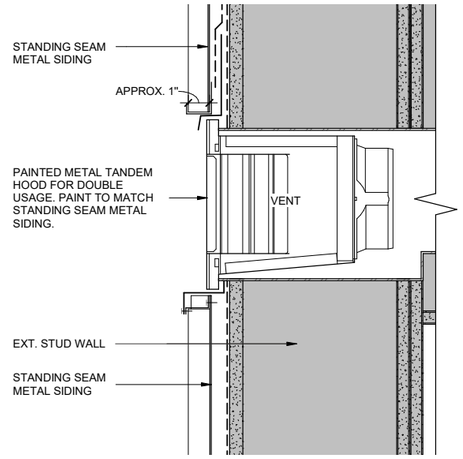
NOTE: THE PROJECT PROPOSES METAL VENT SHROUDS PAINTED TO MATCH THE ADJACENT FINISH MATERIAL COLOR. THE SHROUD WILL PROJECT FROM THE FINISH SURFACE TO ALLOW POSITIVE FLOW OF DISCHARGE AIR. MECHANICAL DRAWINGS WILL BE DESIGN BUILD, BUT THE EXPECTED SHROUD PROJECTION IS ESTIMATED TO BE BETWEEN 2" AND 3".

2 VENT DETAIL @KITCHEN EXHAUST- MEDAL SIDING

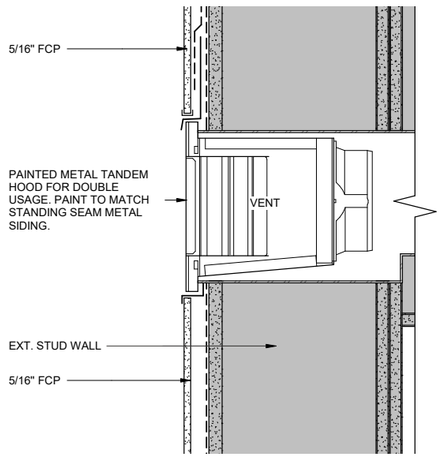


NOTE: THE PROJECT PROPOSES METAL VENT SHROUDS PAINTED TO MATCH THE ADJACENT FINISH MATERIAL COLOR. THE SHROUD WILL PROJECT FROM THE FINISH SURFACE TO ALLOW POSITIVE FLOW OF DISCHARGE AIR. MECHANICAL DRAWINGS WILL BE DESIGN BUILD, BUT THE EXPECTED SHROUD PROJECTION IS ESTIMATED TO BE BETWEEN 2" AND 3".

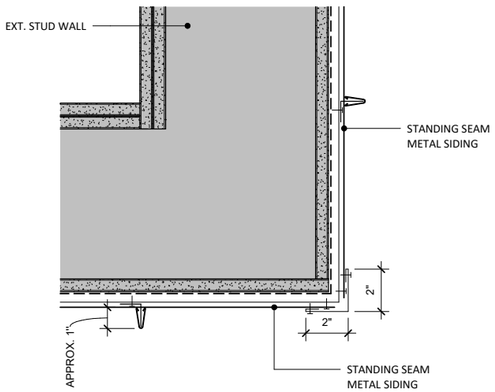
3 VENT DETAIL @ KITCHEN EXHAUST - 5/16'' FCP



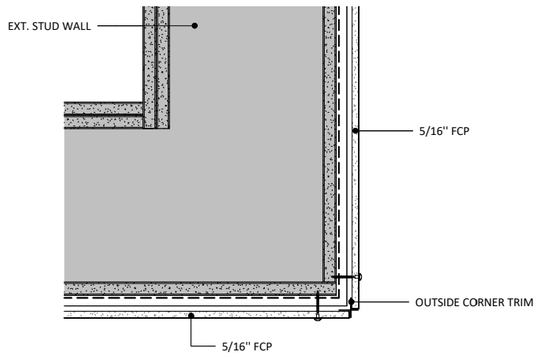
4 VENT DETAIL @ ERV - MEDAL SIDING



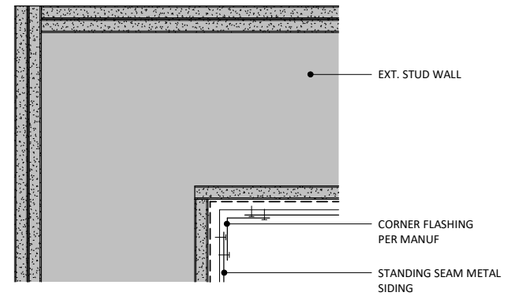
5 VENT DETAIL @ ERV - 5/16'' FCP



6 OUTSIDE CORNER DETAIL - METAL SIDING

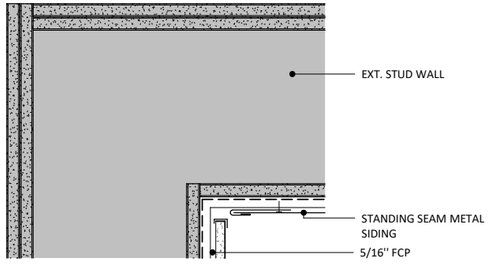


7 OUTSIDE CORNER DETAIL- 5/16'' FCP

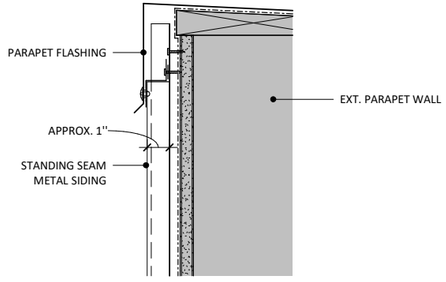


8 INSIDE CORNER DETAIL- MEDAL SIDING

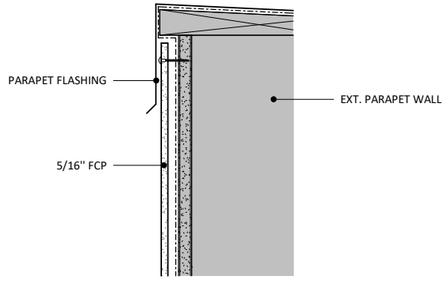
DETAILS - LEVEL 3-8



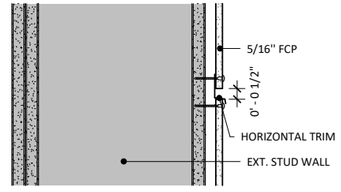
9 INSIDE CORNER DETAIL- 5/16'' FCP / METAL SIDING



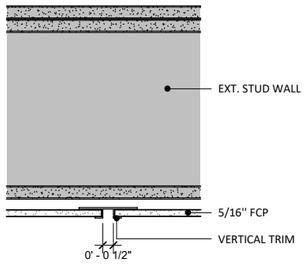
10 PARAPET DETAIL- METAL SIDING



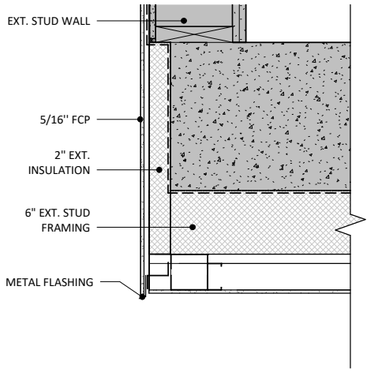
11 PARAPET DETAIL- 5/16'' FCP



12 REVEAL DETAIL- 5/16'' FCP- HORIZONTAL



13 REVEAL DETAIL- 5/16'' FCP- VERTICAL



14 SOFFIT DETAIL