RECOMMENDATION MEETING

5206 17th Avenue NW
Seattle, WA 98107

SDCI PROJECT NO:
3039194-LU

MEETING DATE:
08.21.2023

APPLICANT CONTACT:

Andrew Peterson
Canal West, LLC

AXIS/GFA Contact:
Kyle Francis, Project Manager
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AXIS GFA
ARCHITECTURE + DESIGN

AXIS/GFA REF #2021.050

CONTENTS

PROJECT TEAM

OWNER:
Andrew Peterson

Canal West, LLC

AXIS/GFA CONTACT:
Kyle Francis, Project Manager
206.367.1382
AXIS/GFA No.: 2021.050

SITE INFORMATION

ADDRESS:
5206 17th Ave NW, Seattle, WA 98107

SDCI PROJECT NO.:
3039194-LU

PARCEL(S):
2767701575, 2767701460, 1327500000

SITE AREA:
20,006 SF

OVERLAY DESIGNATION:
Ballard HUB Urban Village

PARKING REQUIREMENT:
No Minimum Required

DEVELOPMENT STATISTICS

ZONING:
MR (M1)

BUILDING HEIGHT:
80'

ALLOWABLE FAR:
4.5

PROPOSED FAR:
88,780.63 SF

RESIDENTIAL UNITS:
122

PARKING STALLS:
26

BIKE PARKING STALLS:
122 Long-Term
7 Short-Term

3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT 8-STORY OBJECTIVES

This project is an 8-story multifamily residential structure with 26 in-structure parking stalls and with upper-level amenity spaces. The project fronts 17th Avenue NW, NW 52nd Street, and NW 53rd Street. Parking access is located along NW 53rd Street at the south end of the property. The development will provide 122 multifamily residential units of various sizes from levels 1-7. The building is set back from 17th Avenue NW to maintain clearances from power lines along the street. Residential units face all three streets and a few on the side facing the adjacent property to the east. No commercial space is proposed on site.

SITE DESCRIPTION & ANALYSIS

The site consists of three parcels on the western end of the block, bound by 17th Avenue NW to the west, NW 52nd Street to the north, and NW 53rd Street. Adjacent low-rise multifamily properties are located to the east of the site while the Ballard Swedish hospital is to the west across 17th Ave NW. Low-rise multifamily and one small office building are across NW 52nd Street and NW 53rd Street. The site has a moderate slope of eight feet down from the north end of the property to the south.

ZONING ANALYSIS

The site is zoned MR (M1) with an 80-foot building height with mandatory housing affordability standards in effect. Multifamily and commercial uses are allowed as well as on-site parking. The site is located in the Ballard Hub Urban Village and frequent transit service area.

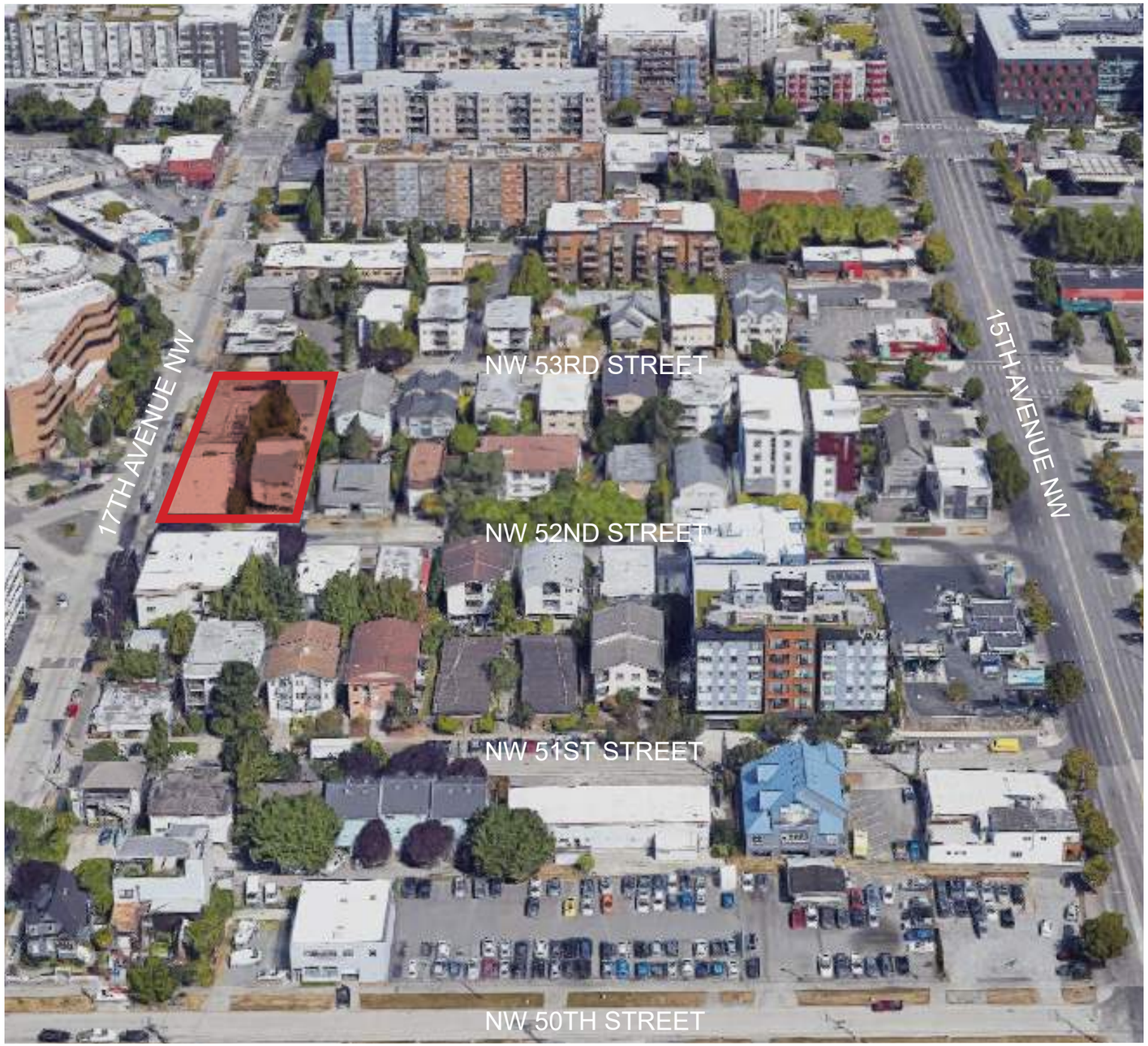
NEIGHBORHOOD CONTEXT

The site sits near the heart of Ballard, across from Ballard Swedish Hospital campus. The current neighborhood is a mix of some older single-family houses, low rise multi-family, commercial, medical and newer mid-rise multifamily. Just a few blocks south is the Ballard-Interbay-Northend manufacturing Industrial zone.

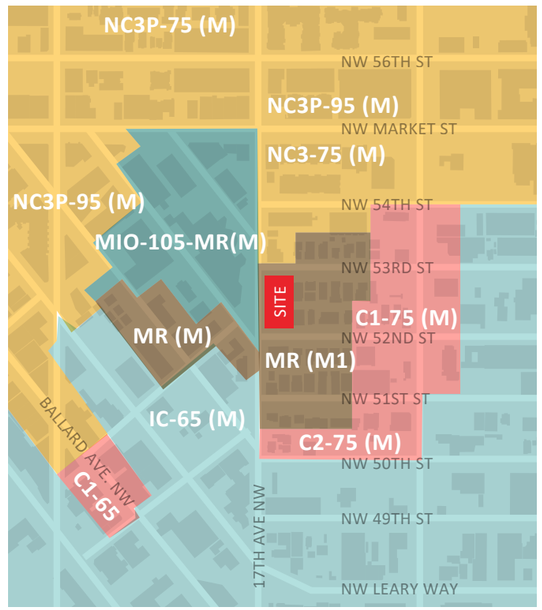
DEVELOPMENT SUMMARY

LEVEL	GROSS SF	FAR SF	RESIDENTIAL SF	RESIDENTIAL UNITS	PARKING STALLS	BIKE PARKING STALLS
ROOF	0	0	0	0	0	0
7	10,248.49	10,248.49	9,007.32	15	0	0
6	11,884.92	11,884.92	10,695.42	18	0	0
5	11,884.92	11,884.92	10,695.42	18	0	0
4	11,884.92	11,884.92	10,695.42	18	0	0
3	11,884.92	11,884.92	10,695.42	18	0	0
2	11,884.92	11,884.92	10,695.42	18	0	0
1	11,826.94	11,826.94	9,985.33	17	0	0
P1	12,774.08	7,347.25	-	0	26	122 + 7 = 129
TOTAL	94,210.12	88,780.63	72,469	122	26	129

4.0 SUMMARY CONTEXT ANALYSIS

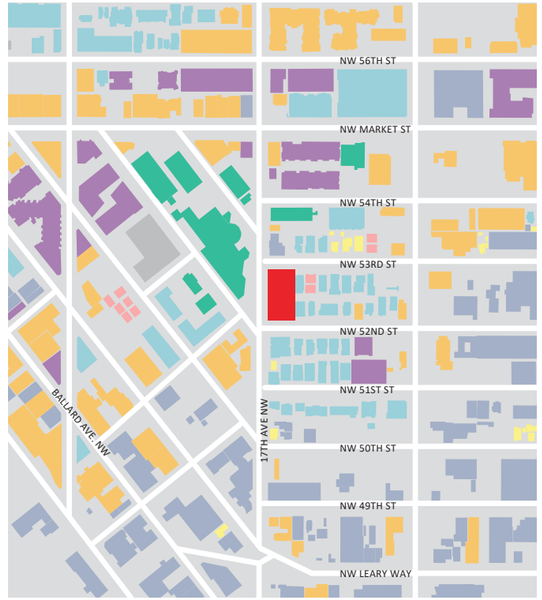


AXONOMETRIC MAP (GOOGLE EARTH)



ZONING

- Project Site
- NC3P-95 (M) / NC3-75 (M)
- MR (M1)
- MIO-105-MR (M)
- IC-65 (M) / MR C1-75 (M) / C2-75 (M)

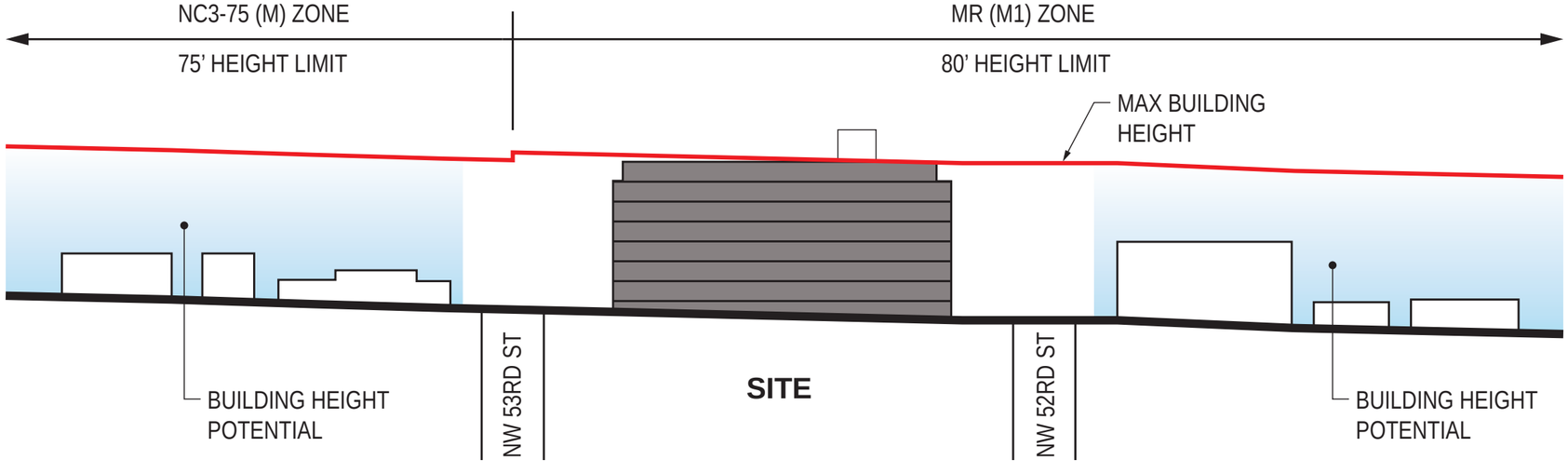


SURROUNDING USES

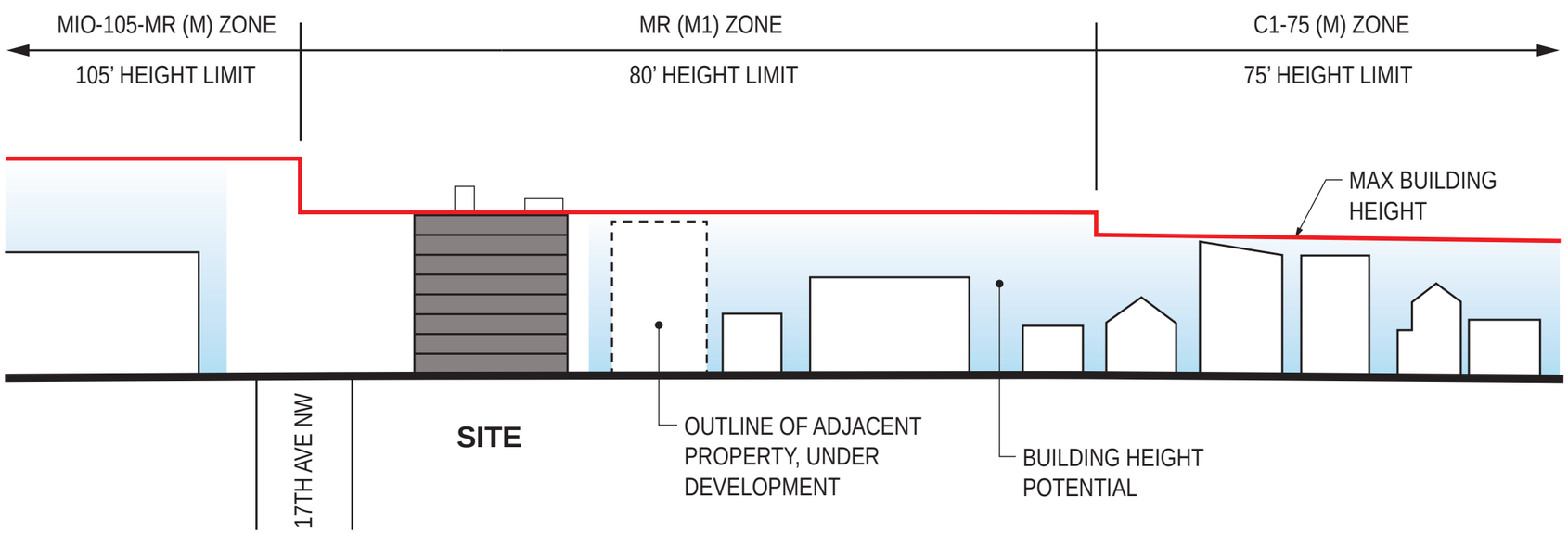
- Project Site
- Mixed-Use
- Multifamily
- Commercial
- Townhouse / Duplex
- Office / Warehouse
- Single Family
- Parking
- Hospital / Firehouse / Library

4.0 SUMMARY CONTEXT ANALYSIS

SITE SECTION



SECTION - A

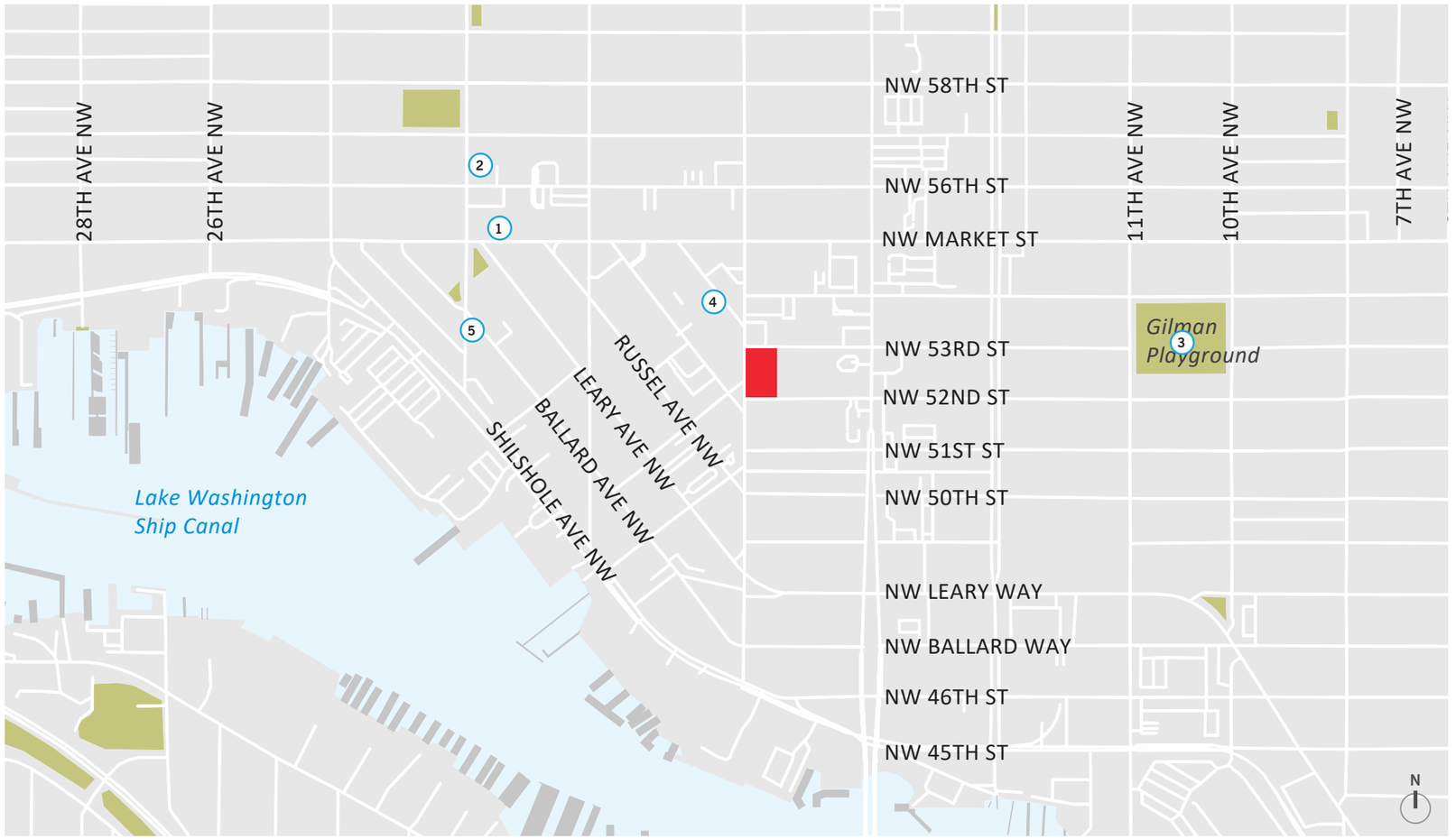


SECTION - B

4.0 SUMMARY CONTEXT ANALYSIS

COMMUNITY NODES / LANDMARKS

The site is surrounded by major commercial avenues such as NW Market Street two blocks north and 15th Avenue NW one block east. Notable landmarks include the historic Ballard business district to the west and hosts a number of landmarks such as the Ballard library, Ballard Farmers Market, movie theaters, and restaurants. Further west is the Nordic Museum and Ballard Locks. Gilman Playground, one of the neighborhood's largest parks, is located three blocks east of the site.



VICINITY & WALKING MAP KEY

- Project Site
- Park
- ① View (community nodes reference images)

COMMUNITY NODES / LANDMARKS:

1 MAJESTIC BAY THEATER - 2044 NW MARKET STREET

2 BALLARD PUBLIC LIBRARY - 5614 22ND AVE NW

3 GILMAN PLAYGROUND

4 BALLARD SWEDISH HOSPITAL - 5350 TALLMAN AVE NW

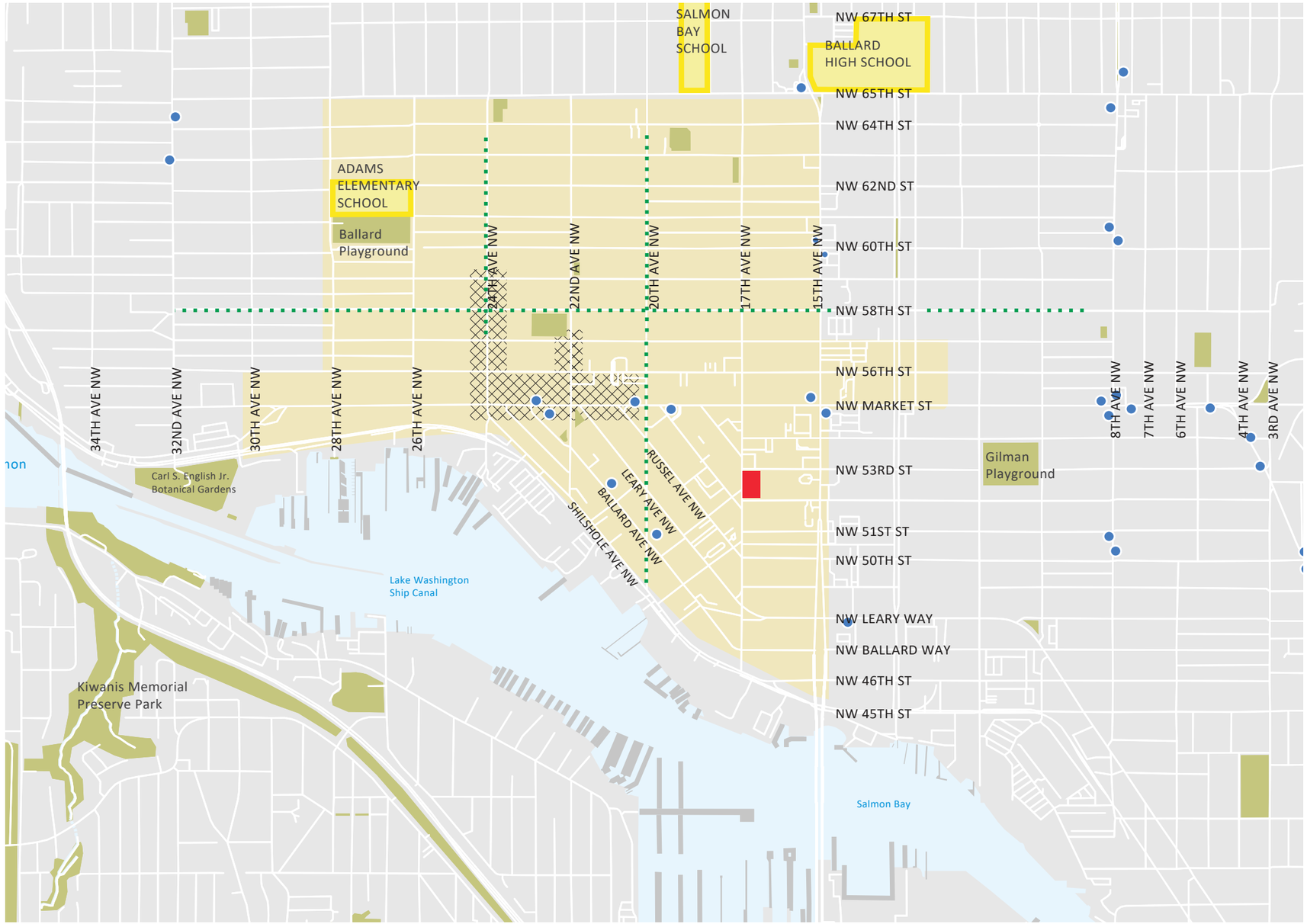
5 BALLARD FARMERS MARKET

4.0 SUMMARY CONTEXT ANALYSIS

TRANSPORTATION

The site is two blocks from NW Market Street and one block from 15th Avenue NW, both major arterials that serve several bus routes and express buses to downtown. Multiple bus stops can be found within a five-minute walk from the site as well as streets with dedicated bike lanes and the Burke Gilman bike trail a few blocks to the south.

All landmarks are within walking distance.

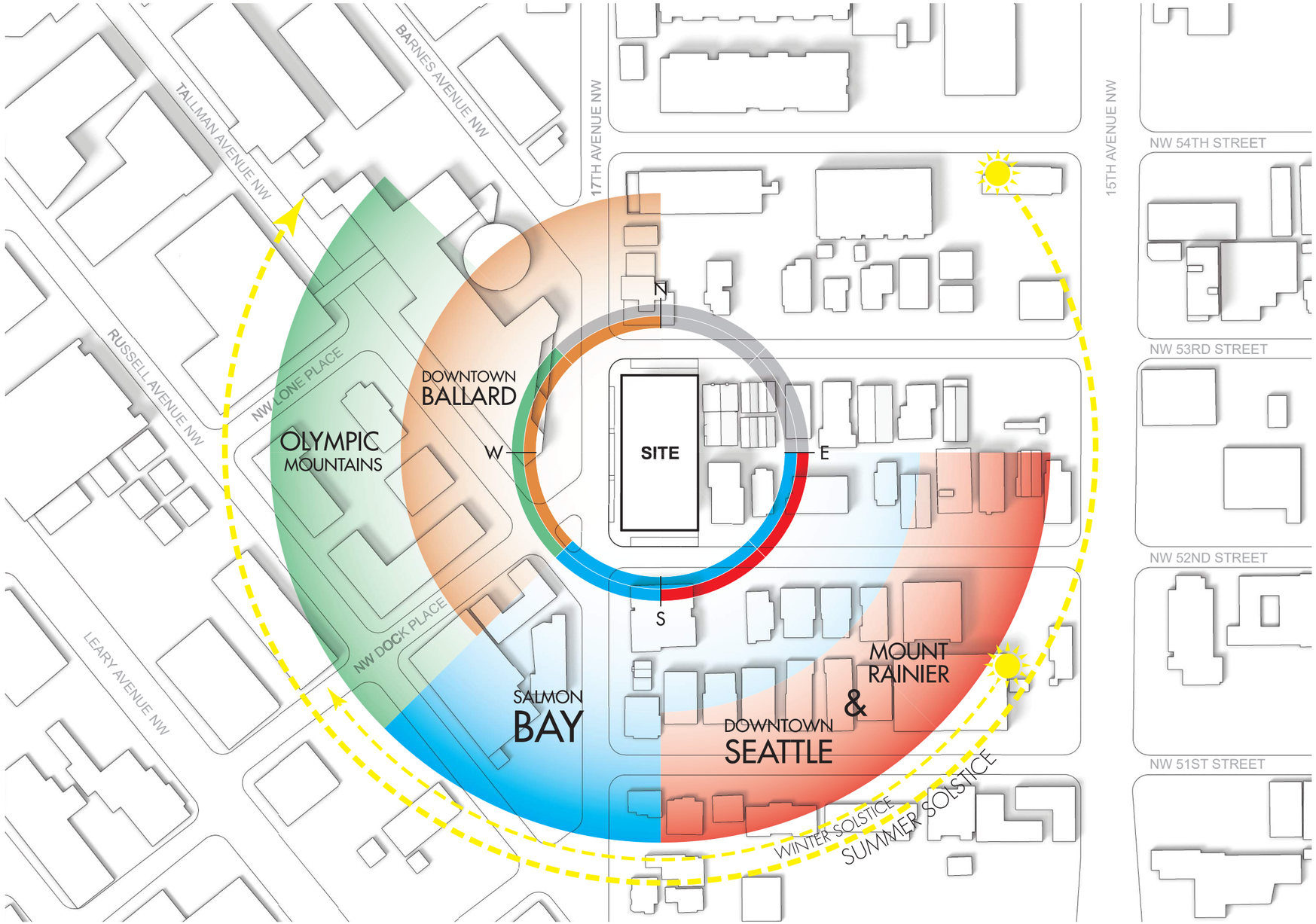


TRANSPORTATION & WALKING MAP KEY

- Project Site
- Park
- Bus Stops
- Pedestrian Areas
- Frequent Transit
- Dedicated Bike Lanes

4.0 SUMMARY CONTEXT ANALYSIS

VIEW ANALYSIS DIAGRAM

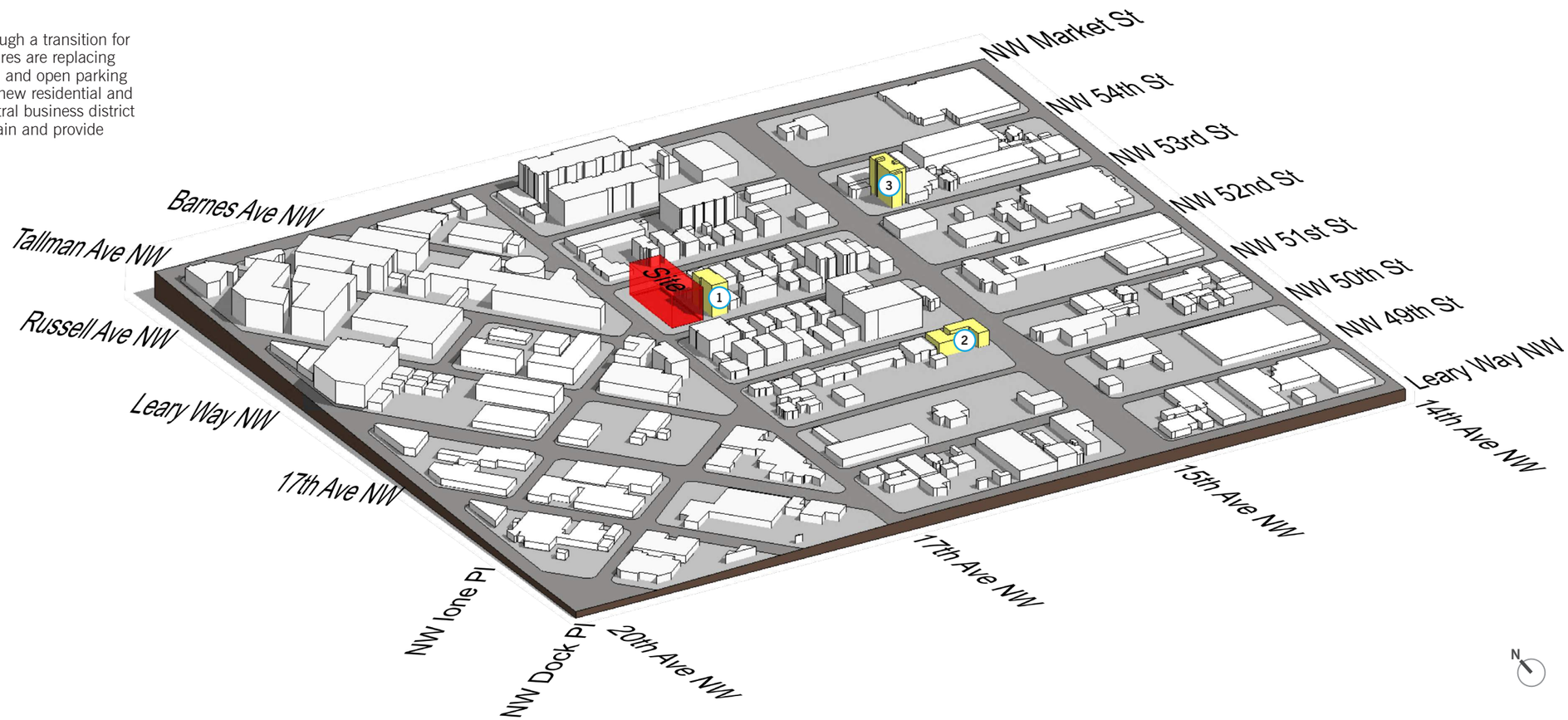


4.0 SUMMARY CONTEXT ANALYSIS

DEVELOPMENT CONTEXT

The Ballard neighborhood has been going through a transition for many years. New 5-8 story multifamily structures are replacing older single-family houses, 1-story commercial and open parking lots. The area is rapidly densifying with many new residential and commercial buildings. The nearby historic central business district and industrial area along the Salmon Bay remain and provide added interest to the neighborhood context.

1. 5244 LEARY AVE NW
   MUP # 3025228
2. 1544 NW 52ND ST
   SDCI PROJECT #3034315-LU
3. 5011 15TH AVE NW
   SDCI #3032912-LU
4. 1446 NW 53RD ST
   SDCI #3032635-EG



KEY

- Projects Undergoing Design Review
- Projects Under Construction

MULTIFAMILY PROJECTS:

1 1544 NW 52ND ST
MULTIFAMILY | 67 UNITS | SDCI# 3034315-LU

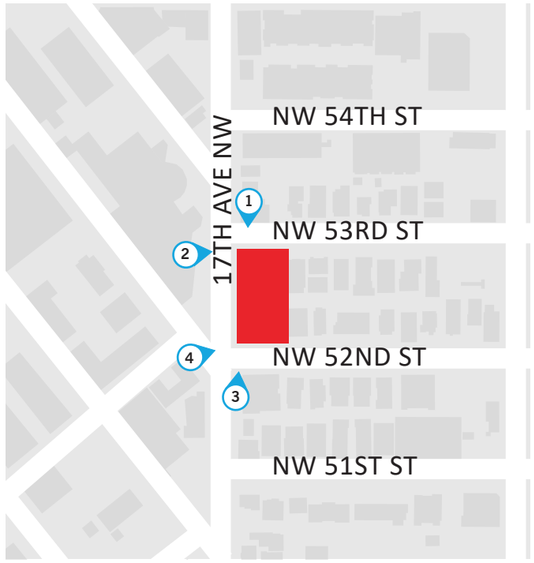
2 5011 15TH AVE NW
MULTIFAMILY | 132 UNITS & 4 LIVE/WORK UNITS
SDCI# 3032912-LU

3 1446 NW 53RD ST
MULTIFAMILY | 50 SEDUS | SDCI# 3032635-EG

5.0 EXISTING SITE CONDITIONS

OPPORTUNITIES / CONSTRAINTS

The site is at the west end of the block bound by 17th Avenue NW to the west, NW 52nd and 53rd Streets to the north and south. The property spans the entire length of the block along 17th Ave NW allowing units and spaces to face and open out to the street on three sides. The location provides great opportunities for broad views from the upper levels to the west, SW and NW directions. Power lines run North-south along 17th Ave NW adjacent the site which requires the structure to be set back to provide clearance from the power lines. Trash collection would need to be accessed from NW 53rd Street.



MAP KEY

Project Site

View

1 NW 53RD STREET LOOKING SOUTH

2 CORNER OF NW 53RD STREET AND 17TH AVENUE NW LOOKING EAST

3 NW 52ND STREET LOOKING NORTH

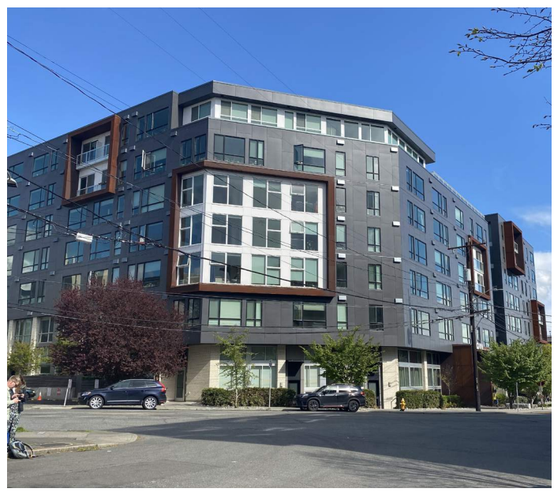
4 17TH AVENUE NW LOOKING EAST

5.0 EXISTING SITE CONDITIONS

DESIGN CUES

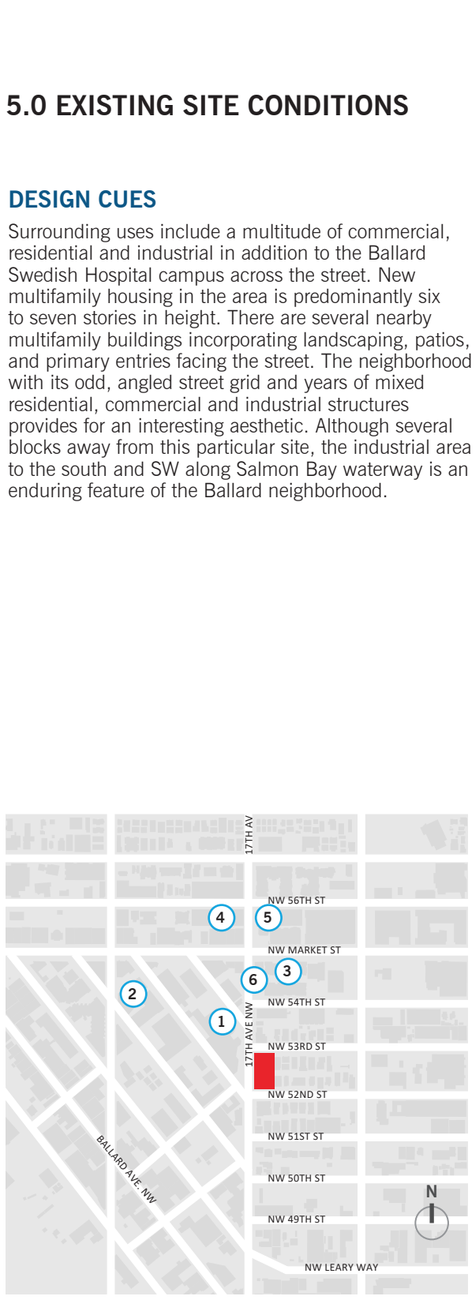
Surrounding uses include a multitude of commercial, residential and industrial in addition to the Ballard Swedish Hospital campus across the street. New multifamily housing in the area is predominantly six to seven stories in height. There are several nearby multifamily buildings incorporating landscaping, patios, and primary entries facing the street. The neighborhood with its odd, angled street grid and years of mixed residential, commercial and industrial structures provides for an interesting aesthetic. Although several blocks away from this particular site, the industrial area to the south and SW along Salmon Bay waterway is an enduring feature of the Ballard neighborhood.

1 SWEDISH HOSPITAL BALLARD - 5350 TALLMAN AVENUE NW



2 ODIN APARTMENTS - 5398 RUSSELL AVENUE NW

3 LEVA APARTMENTS - 1542 NW 54TH STREET

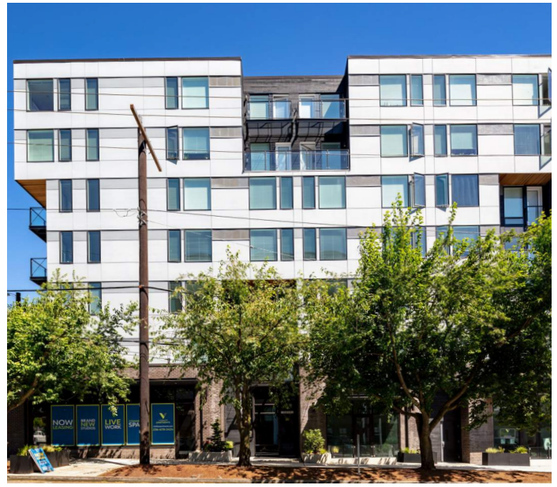


MAP KEY

Project Site

1 View

4 VALDOK APARTMENTS - 1701 NW 56TH STREET



5 VITALITY ON 17TH - 5512 17TH AVENUE NW

6 LEVA APARTMENTS - 1542 NW 54TH STREET

6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	PROVIDED	OPTION 3
Permitted and Prohibited Uses	23.45.504	Table A	Residential use permitted uses in MR zones. Accessory parking permitted		√
Structure Height	23.45.514	Table B	The height limit for structures in MR zones is as designated on the Official Land Use Map, Chapter 23.32. Structures may not exceed the applicable height limit, except as otherwise provided in this Section(23.45.514.I5) Height limit is 80 ft.	Height of proposed structure is about 79' - 0".	√
Structure Width and Depth	23.45.528	A	The width of principal structures shall not exceed 150 feet.	76'-8" Proposed	√
		B.1	Depth of principle structures shall not exceed 80% of depth of lot.	169"-9", 84.5% Proposed	Departure Requested
Rooftop Features	23.45.514	I.2, I.5	Parapets / open railing, elevator, stair, Mech equipment 15'	Parapets and other rooftop additions are not anticipated to rise above the allowed 4 extra feet.	√
FAR (Floor Area Ratio)	23.45.510	Table A	Total FAR permitted for Zone MR is 4.5 with MHA suffix.		√
Setback Requirements	23.45.518	Table B	Front and side setback from street lot lines: 7 average; 5 minimum Rear setback: 15 from a rear lot line that does not abut an alley; or 10 from a rear lot line abutting an alley. Side setback from interior lot line: For portions of a structure: • 42 feet or less in height: 7 average; 5 minimum • Above 42 feet in height: 10 average; 7 minimum		√
Landscaping & Screening	23.45.524	A	Landscaping requirements 1. Standards. All landscaping provided to meet requirements under this Section 23.45.524 2. Green Factor requirement will be met	The project is committed to achieving the required Green Factor score	√
Amenity Area	23.45.522	C	Amount of amenity area required in MR and HR zones. The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use, except that cottage housing developments shall meet the standards in subsection 23.45.522.B	The proposed options will meet the required 5 percent of total gross floor area for amenity area.	√
Parking Location & Access	23.45.536	C & E	Street access required from less frequent street. Other provisions. Garage doors in LR zones and 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.	Parking entry on 52nd Street. Garage door will be provided	√
Bike Parking	23.54.015	Table D	For residential use, 1 bike parking stall per 1 dwelling unit is required. For short term, 1 bike parking stall per 20 dwelling is required.	Required bike parking stalls are provided on the ground floor and outside residential entry.	√
Solid Waste Storage Area	23.54.040	Table A	Residential use containing more than 100 dwelling units shall have a minimum area of 575 square feet plus 4 square feet for each additional unit above 100, except as permitted in subsection 23.54.040.C.	A within structure trash area will be provided.	√ (695 SF)

7.0 COMPOSITE SITE PLAN

SITE PLAN

8.0 ITEMIZED RESPONSE TO DESIGN GUIDELINES

CS2 URBAN PATTERN AND FORM

A2. ARCHITECTURAL PRESENCE:

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

ARCHITECT RESPONSE:

The project is aiming to create an urban edge with appropriate landscaping to transition between public realm and residential use in proximity to the street. We have explored several options but a simpler building with quality details and an established pattern of new development in Ballard will create a precedent to develop this quieter residential area of the neighborhood. The architectural character is a mix on many building types, size and age. The neighborhood is evolving into a much denser residential area with new multi-family structures being built to the maximum zoned building height of 85' (7-8 stories). The design incorporated more articulation along the street façade and two upper level terraces creates more variation at the roof level. At ground level the building is set back just enough for a small landscaping buffer that establishes a quieter, private yet dense residential feeling.

PL3 STREET-LEVEL INTERACTION

A.1 COMMON RESIDENTIAL ENTRIES

Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

ARCHITECTURAL RESPONSE:

Project will provide an easily identifiable and visually prominent entry with strong visual presence. Widened plaza, landscaping and pedestrian feature will make the entry inviting for guests and provide semi-public transition space.

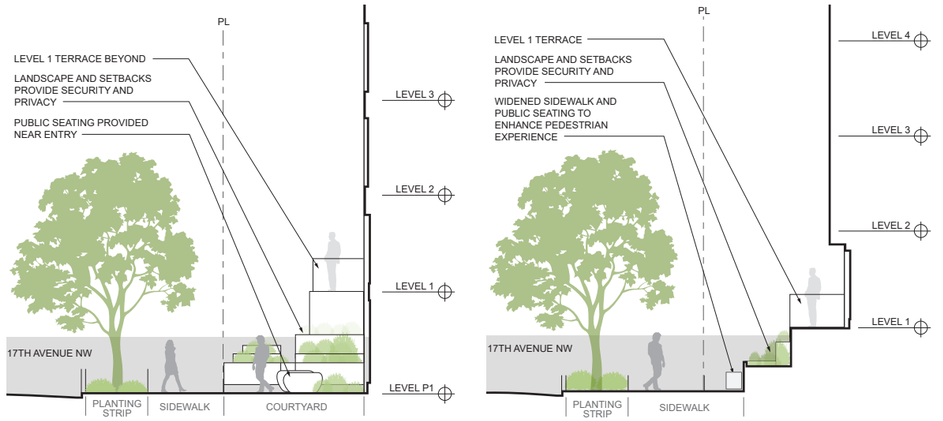
B. RESIDENTIAL EDGES

*1. **Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.*
*2. **Ground-level Residential**: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include:*

a vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries;
b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and
c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

ARCHITECTURAL RESPONSE:

Creating layered, landscape buffers provides clear graduation from public to private realm. Setbacks along 17th Avenue NW will be larger to reflect the busier character of the street. Residential units are adjusted vertically to avoid direct relationship to sidewalk while maintaining eyes on the street and sense of security. Art will be provided to enhance the pedestrian experience.



SECTION 1 AT COURTYARD **SECTION 2 AT TERRACES**

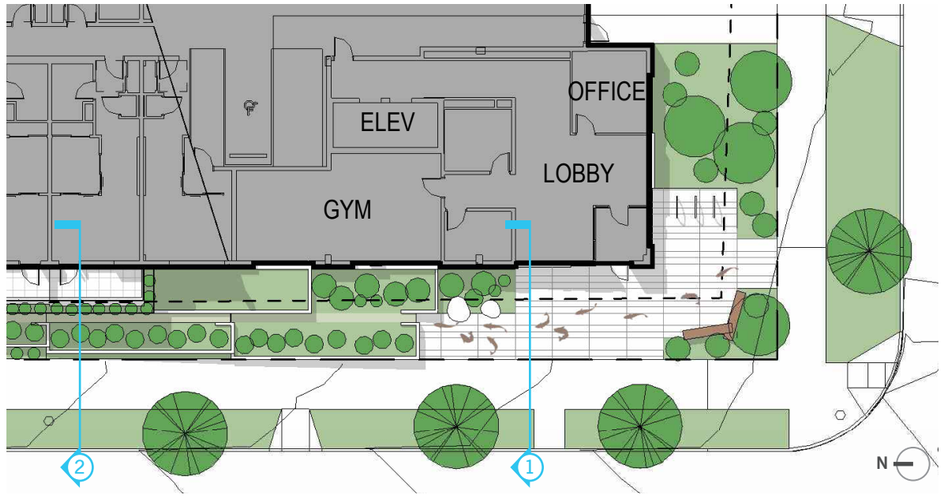


EXHIBIT 1 - SITE SECTIONS

8.0 ITEMIZED RESPONSE TO DESIGN GUIDELINES

DC1 PROJECT USES AND ACTIVITIES

C. PARKING AND SERVICE USES

1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

ARCHITECTURAL RESPONSE:
Parking access is from NW 52nd Street, a less frequented street, with access located far from the corner. Parking is mostly below grade, exposed at the entry and wrapped with active uses along the street.

DC2 ARCHITECTURAL CONCEPT

C.1 SECONDARY ARCHITECTURAL FEATURES

Visual Depth and Interest: Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

ARCHITECTURAL RESPONSE:
We've created visual depth along the street façade setting carving out spaces and setting back the building while adding balconies within those spaces. Upper level is stepped back to lessen the mass and to create terrace space. Because there is not a terrace on upper roof, stair and elevator cores are minimized.

E. FORM AND FUNCTION

1. Legibility and Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

ARCHITECTURAL RESPONSE:
Preferred option responds to similar recent developments in the neighborhood and extends the prevailing character of multifamily buildings to this site and emphasizes the legibility of residential character.

EXHIBIT 2 - STREET LEVEL ENTRIES

EXHIBIT 3 - RESIDENTIAL EDGES

EXHIBIT 4 - ARCHITECTURAL FEATURES

8.0 PROJECT DESIGN HISTORY

	Option 1	Option 2	Option 3 (Preferred)	Option 3 (Developed)
CONCEPT:	'Rectangular'	'Angled'	'Vertical'	'Vertical'
# UNITS:	118 Units	128 Units	127 Units	122 Units
AMENITY AREA SF	5000 SF (MIN.)	5000 SF (MIN.)	5000 SF (MIN.)	4,930.89 SF
PARKING STALLS:	12 Parking Stalls	29 Parking Stalls	30 Parking Stalls	26 Parking Stalls
BIKE STALLS:	Long term: 118 / Short term: 6	Long term: 128 / Short term: 7	Long term: 127 / Short term: 7	Long term: 122 / Short term: 7
PROPOSED FAR:	4.5	4.5	4.5	4.5
GROSS FLOOR AREA:	92,590 SF	99,273 SF	97,642 SF	94,210.12 SF
OPPORTUNITIES:	• Entry courtyard on Southwest corner provides abundant solar exposure • Upper-level terrace faces west with abundant solar exposure • Landscaped buffer for ground level residential units	• Entry on Northwest corner closer to Market Street commercial • Upper-level terrace faces southwest with abundant solar exposure • Landscaped buffer between sidewalk and residential units • Indoor-outdoor amenity space at southwest corner with abundant solar exposure	• Entry courtyard on Southwest corner provides abundant solar exposure • Two upper-level terraces - one faces southwest corner with abundant solar exposure, the other at northeast corner • Landscaped buffer for ground level residential units	• Entry courtyard on Southwest corner provides abundant solar exposure • Two upper-level terraces - one faces southwest corner with abundant solar exposure, the other at northeast corner • Landscaped buffer for ground level residential units
CONSTRAINTS:	• Garage entry adjacent to pedestrian entry	• Ground level P1 recessed below grade 2'	• Garage entry adjacent to pedestrian entry	• Garage entry adjacent to pedestrian entry
CODE COMPLIANCE:	Yes, code compliant	Departure requested	Departure requested	Departure requested

8.0 ITEMIZED RESPONSE TO EDG

COMMENT 1.A | MASSING AND FACADE CONCEPT

The Board noted that Option 1, 'Rectangular', appeared austere along the 17th Ave NW façade, but there is a logic and hierarchy in the massing shift on the north and south façades that added relevant scale to those façades. In the massing of Option 3, 'Vertical', the Board supported the base and upper level delineation, as well as the residential scale and modularity at the upper levels, especially with the addition of balconies. They noted, however, that the upper level modulation lacked hierarchy and clarity of architectural concept. The Board ultimately agreed unanimously to support of a blend of the massing concepts shown in Option 1 and Option 3 that could combine the scaling element at the north and south elevations of Option 1 and the base/upper level scaling of Option 3. CS3-1-e. Unified Design, DC2-B-1. Façade Composition.

COMMENT 1.Ai

The Board specifically noted that the proposal, located in the Residential In-town zone in the Ballard Neighborhood Design Guidelines, should emphasize a strong base to ground the building in order to support the detail of the upper level modulations. They noted the base should be developed to integrate the ground level terracing along 17 Ave NW and the entry plaza at the southwest corner. CS3-1-e. Unified Design, DC2-2-b. Horizontal Divisions

ARCHITECTURAL RESPONSE:

Refer to Exhibit 1. From further development and combination of options 1 and 3, we've created stronger base by extending the SW corner massing down to grade where it ties into the level 1 façade along 17th Ave and 53rd Street facades and the NE corner massing. Material is brick to emphasize a more solid mass. The terrace and planter walls along NW 17th Avenue and 53rd Street NW have been revised with more articulation and terracing up against the building.

COMMENT 1.Aii

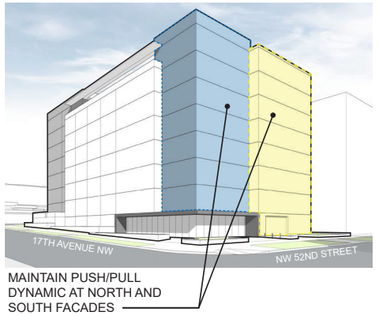
The Board noted that the upper levels lacked hierarchy which diluted a strong architectural concept. The Board requested further study of the upper level modulations at the recommendation phase, demonstrating how the proposed modulations provide design concept clarity and relate to the logic of the massing moves. DC2-B-1. Façade Composition

ARCHITECTURAL RESPONSE:

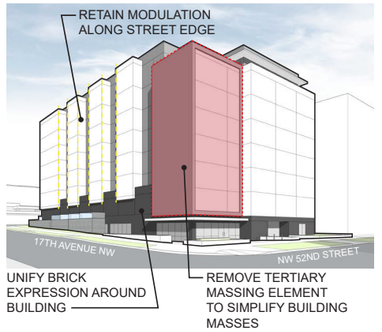
Refer to Exhibit 2. The upper level massing is more defined with the brick SW and NE corners rising up from grade to the top level terraces and providing a separation for the east and west shifting masses.

EXHIBIT 1 - MERGING OF EDG OPTIONS 1 AND 3

EDG OPTION 1

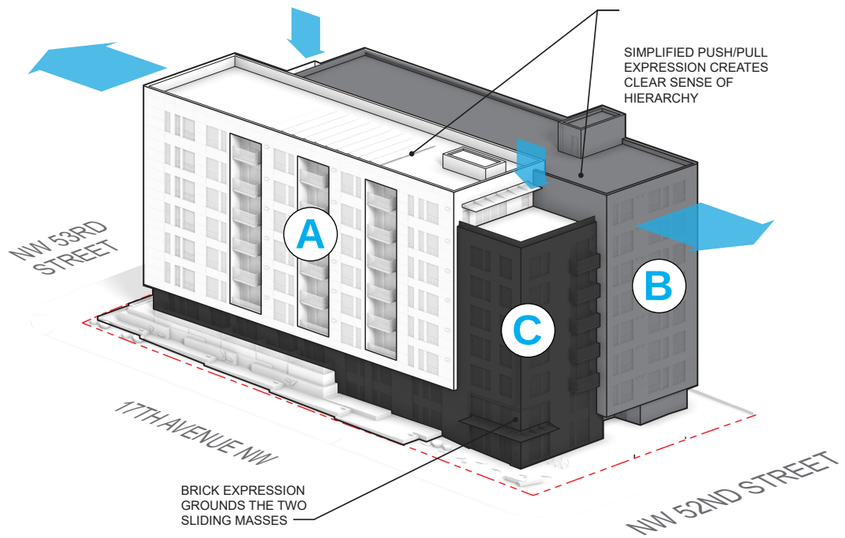


EDG PREFERRED OPTION 3



PROPOSED DESIGN

EXHIBIT 2 - SIMPLIFIED ARCHITECTURAL CONCEPT



8.0 ITEMIZED RESPONSE TO EDG

COMMENT 1.Aiii

The Board discussed the articulation of the corner, especially at the southwest where the main entry is located. The Board agreed that the current massing shown in Option 3 appeared to compress the entry massing instead of creating prominence within the design. The Board requested studies at the Recommendation phase to show how the refinements of corner massing and articulation enhance the entry and overall design at the prominent southwest corner. DC2-2-a. Rhythm and Corners, CS2-C-1. Corner Sites

ARCHITECTURAL RESPONSE:

Refer to Exhibit 3. Different from both previous options 1 and 3, the revised SW corner is one uninterrupted element from top to bottom with no ground level recess or canopy wrap around. The entry canopy is confined to the entry vestibule. This grounds the mass giving a more prominent entry. The vestibule is moved further west to be slightly more centered and the window systems of level P1 and 1 are tied together so the entry appears grander.

COMMENT 1.Aiv

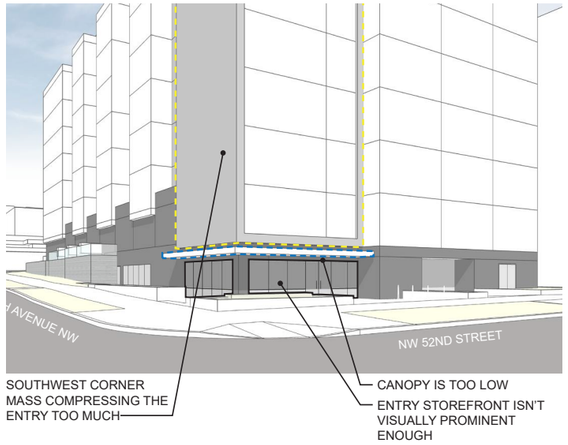
The Board asked about the design cues from the neighborhood, especially as the building forms a transition between the Swedish Hospital campus scale to the west and the developing high-density residential area to the east. The applicant noted that the evolving neighborhood has a variety of forms and materiality and this development was not taking any direct cues from the context on any of the street frontages or adjacent properties. The Board agreed with this approach overall but encouraged the applicant to continue to include and refine secondary architectural features, like balconies, canopies, etc. to aid in breaking down perception of mass and to add residential scale. CS3-A-4. Evolving Neighborhoods, CS3-1-c. Civic Core and In-Town Residential, DC2-C Secondary Architectural Features, DC4-1-a. Exterior Finish Materials

ARCHITECTURAL RESPONSE:

Refer to Exhibit 4. We've further developed the facades, breaking down the east and west masses with secondary features and materials in a vertical expression in line with the previous option 3. Recessed balconies added to the east façade.

EXHIBIT 3 - MERGING OF EDG OPTIONS 1 AND 3

EDG PREFERRED OPTION 3



PROPOSED DESIGN

EXHIBIT 4 - SECONDARY ARCHITECTURAL FEATURES

PROPOSED DESIGN - SOUTHWEST VIEW

PROPOSED DESIGN - NORTHEAST VIEW

8.0 ITEMIZED RESPONSE TO EDG

COMMENT 2.A | ARCHITECTURE LAYOUT

The Board discussed the merits of the two locations for the main entry (the southwest corner for Option 1 and 3, the northwest corner for Option 2). The Board ultimately supported locating the main entry at the southwest corner for it access to sun and orientation to the multi-street intersection. As this building is a full block with three street frontages and surrounded on all sides by transit, services and amenities, the Board gave guidance to add a secondary entry along the north part of the building for convenience of the residents and to provide activation along the north side of the structure. PL3-A Entries, PL4-A Entry Locations and Relationships, CS2-1-f. Residential In-Town

ARCHITECTURAL RESPONSE:

Refer to Exhibit 5. A secondary entrance off 53rd Street is provided and incorporated with the NE corner mass and including a canopy over the entry. Ramp and stair is provided for the level is a little higher than sidewalk grade

COMMENT 2.B

In conjunction with the refinements at the upper level (noted above) the Board noted the design of the building base should be strengthened to highlight and activate the building at the street level. DC2-2-b. Horizontal Divisions

ARCHITECTURAL RESPONSE:

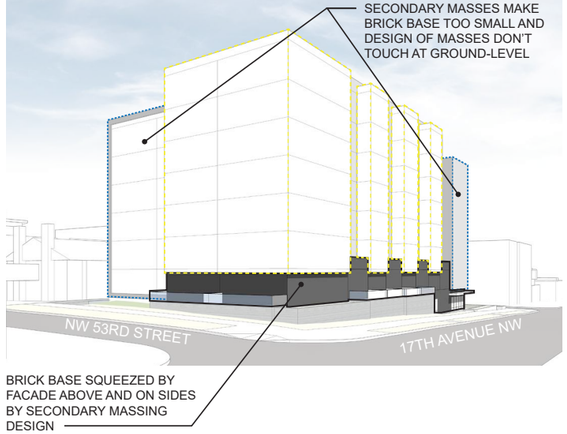
Refer to Exhibits 3 and 6. The level P1 and level 1 façade and material treatment is consistent along all three sides facing the streets creating a stronger design and horizontal feel to ground the structure at the base.

EXHIBIT 5 - NORTH ENTRANCE

VIEW OF NORTH ENTRANCE

EXHIBIT 6 - STREET-LEVEL CONNECTION

EDG PREFERRED OPTION 3



PROPOSED DESIGN

8.0 ITEMIZED RESPONSE TO EDG

COMMENT 3.A | SITE AND STREETSCAPE

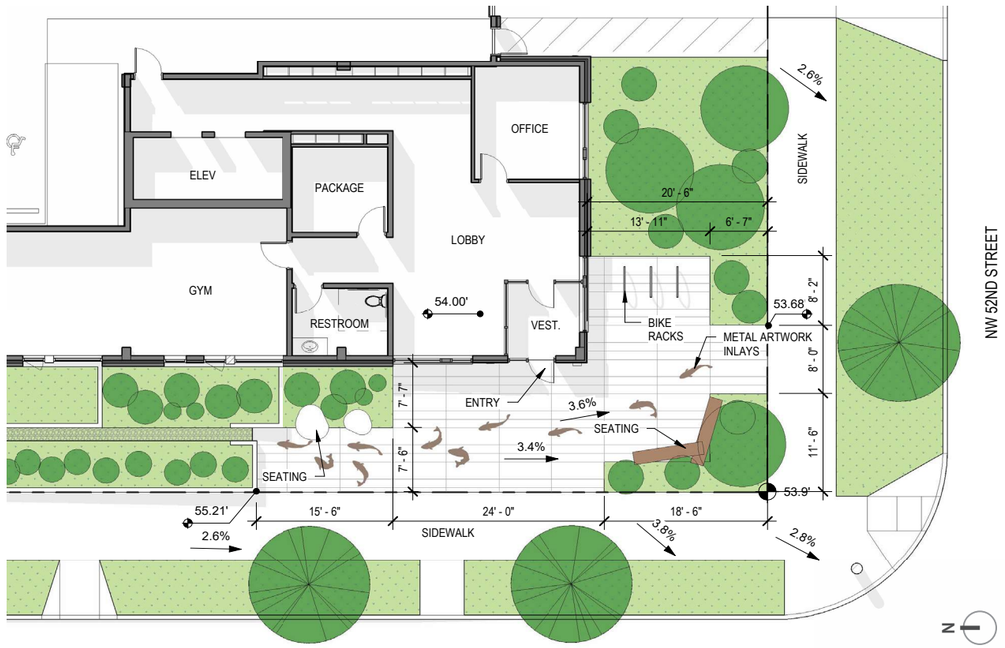
The Board agreed that locating the entry at the southwest appeared to be the best opportunity on the site to create an open area for interaction. The Board questioned how the level of the entry at the southwest corner related to the grades along 17th Ave NW as well as along NW 52nd St. They requested studies of the corner entry plaza area at the Recommendation phase to clearly show the relationships to adjacent grades of the sloping sidewalk, locations of access, the depth of the plaza space, and depth of space at the lobby that would enhance the usability of the outdoor space. PL1-1-b. Adding to Public Life, DC3-2 Open Space Uses and Activities, DC3-A Building-Open Space Relationship

ARCHITECTURAL RESPONSE:

Refer to Exhibits 7 and 8. The southwest entry plaza now extends out to the sidewalk without stairs or ramps for a better connection to the entry and lobby. Raised planters have been removed for better visibility into the space and seating protected by landscaping helps create a more comfortable pedestrian environment. Per the Board's guidance, the vestibule has moved to the southwest corner and opens onto 17th Avenue NW. This allows for more landscaping along NW 52nd Street and a needed buffer between the corner entry and the parking garage entry. Additionally short-term bike racks are a now out of the way of pedestrian access while remaining visible to the street.

EXHIBIT 7 - STREETSCAPE DESIGN ALONG 17TH AVENUE NW

1 - ARRANGEMENT OF PROGRAM AT GROUND-LEVEL



2 - VIEW OF MAIN ENTRY

8.0 ITEMIZED RESPONSE TO EDG

COMMENT 3.B

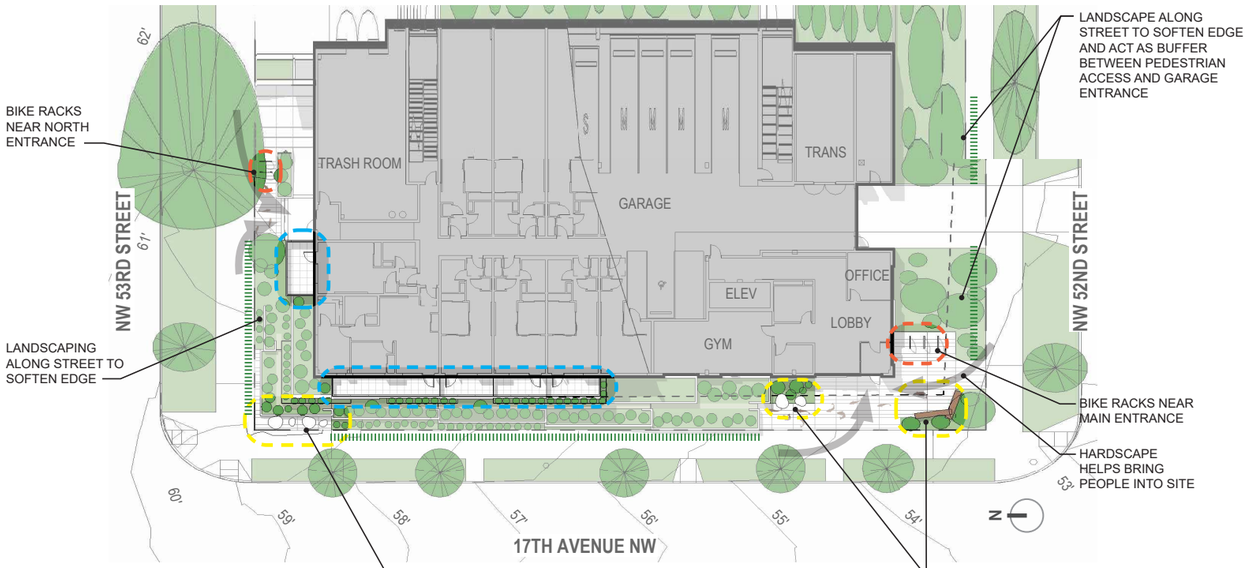
The Board noted that on a full block site with three frontages, the façade and streetscape design should be an engaging along all three street facades. At the Recommendation phase, the Board requested illustrations showing the connections along the street frontages, noting that the edges should feel visually permeable and activated. The Board noted that usable outdoor spaces are important to add residential scale to the building. PL1-1-b. Adding to Public Life, PL3-A Entries, DC3-2 Open Space Uses and Activities

ARCHITECTURAL RESPONSE:

Refer to Exhibits 8, 9, and 10. Several improvements along all three street-facing facades were implemented to enhance pedestrian interaction with the site and make the space feel activated. This includes the addition of public seating, adding a second entrance on the north side of the building, and relocating the main entrance to the west. Additionally, ample landscaping is proposed on all three sides to soften the building's residential edges and enhance the pedestrian experience.

EXHIBIT 8 - STREETSCAPE IMPROVEMENTS AROUND SITE

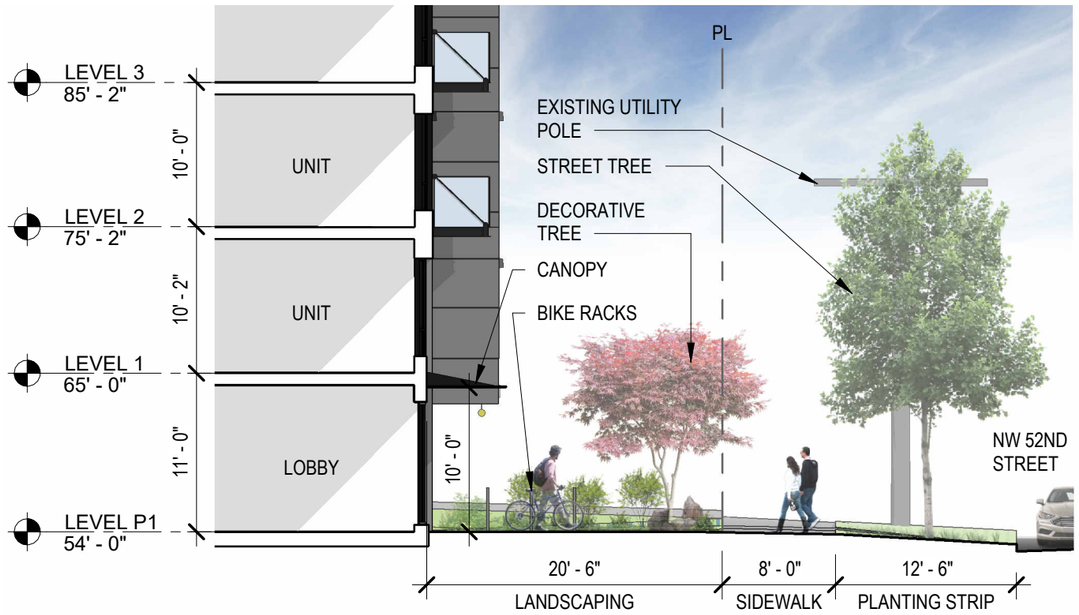
1 - ARRANGEMENT OF PROGRAM AT GROUND-LEVEL



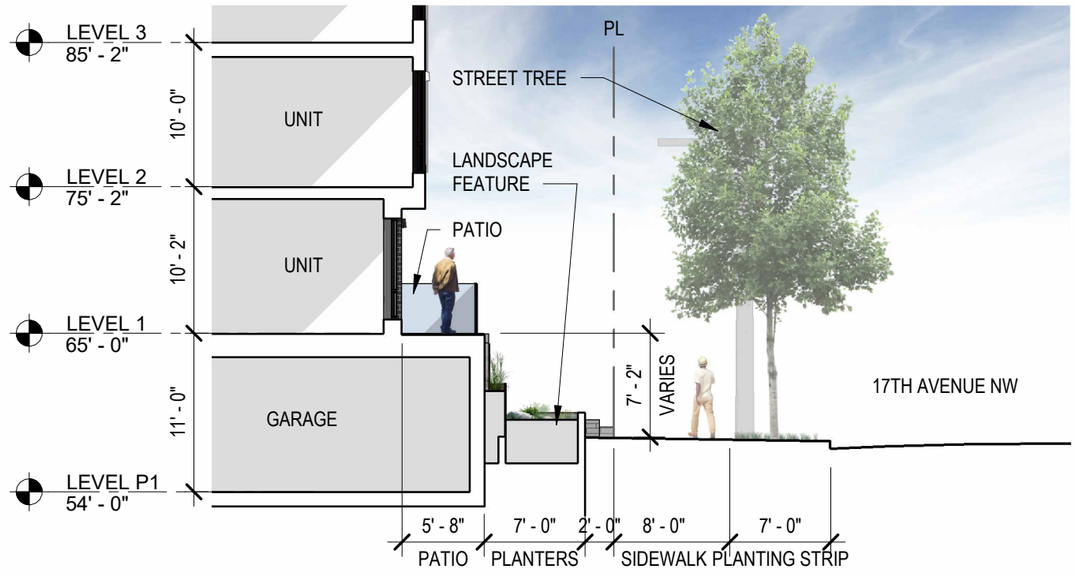
8.0 ITEMIZED RESPONSE TO EDG

EXHIBIT 8 - STREETSCAPE DESIGN

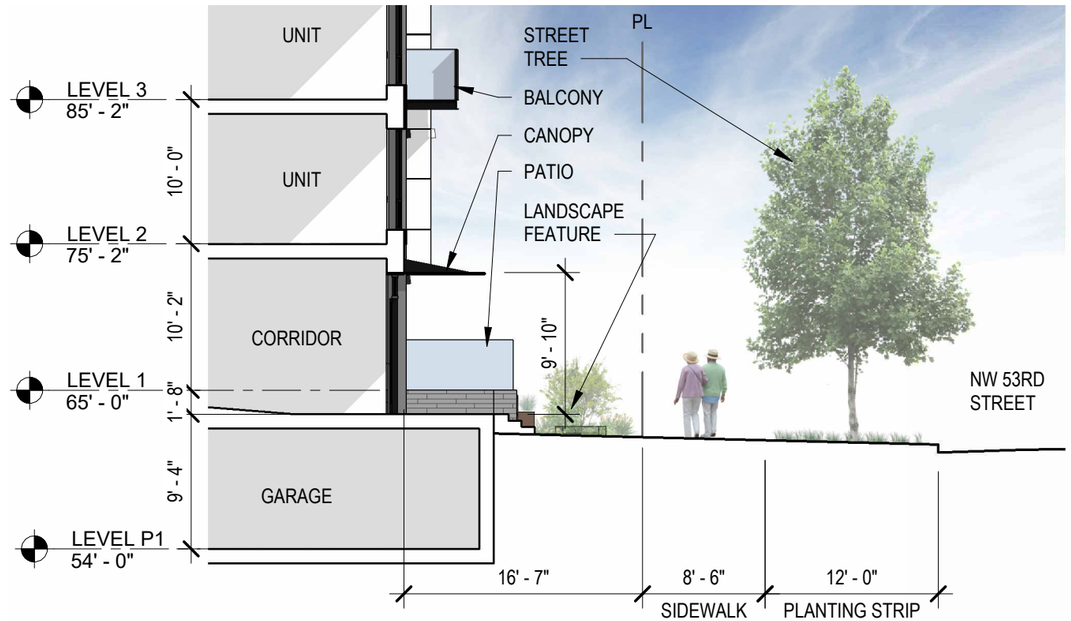
1 - STREETSCAPE SECTION ALONG NW 52ND STREET

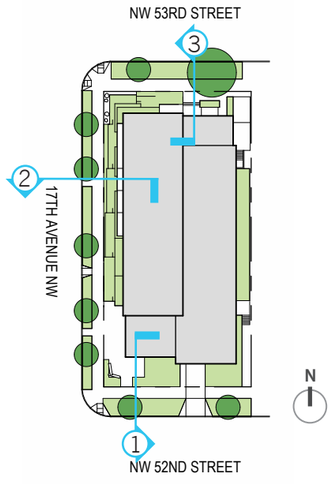


2 - STREETSCAPE SECTION ALONG 17TH AVENUE NW



3 - STREETSCAPE SECTION ALONG NW 53RD STREET





8.0 ITEMIZED RESPONSE TO EDG

COMMENT 3.C

The Board asked about the height of the separation of the first level units to the sidewalk grade along the 17th Ave NW frontage. The applicant noted that as the parking and service are tucked into the slope of the site and are partially underground, the first level ranged from 3-5' above the grade along the west frontage. The Board noted that elevated terraces could activate the streetscape but asked for further refinement of the design of the terracing, especially as they can be related and integrated into the language of the architecture. At the Recommendation phase of review, the Board would like to see studies showing how private patios will activate the streetscape. PL3-2 Residential Edges, DC3-3-a. Amenities and Features, PL1-1-b. Adding to Public Life, CS1-C Topography

ARCHITECTURAL RESPONSE:

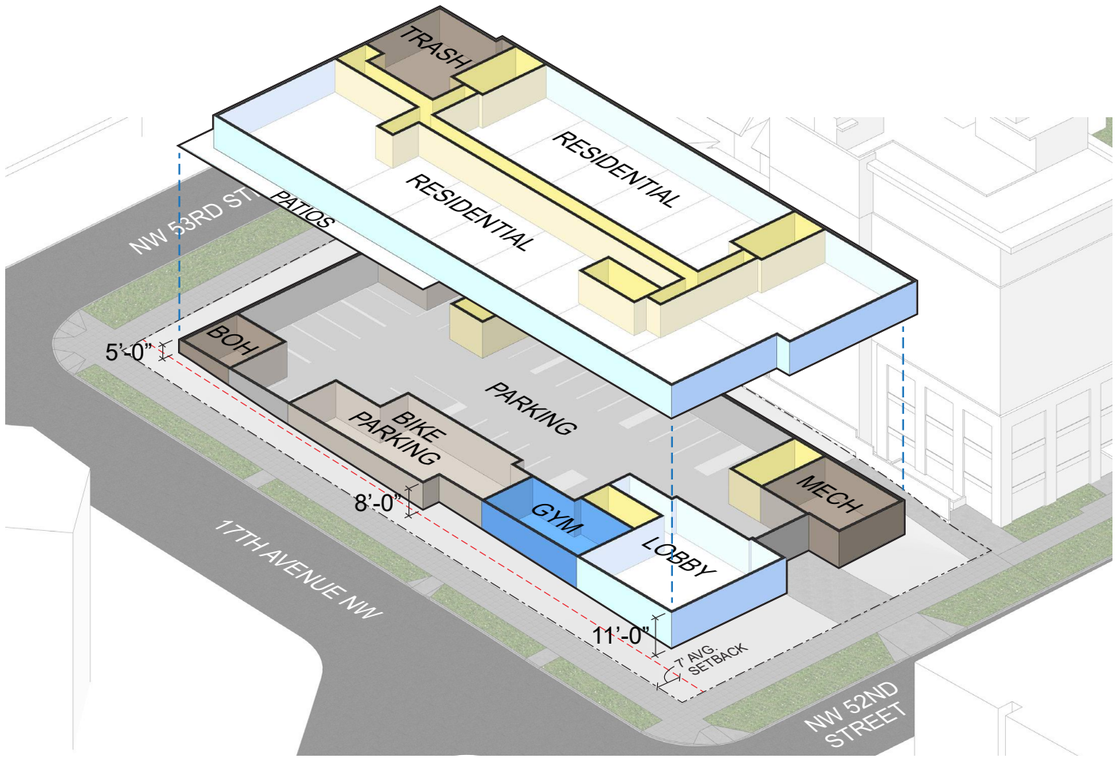
Refer to Exhibits 9, 10, and 11. Exhibit 9 shows how the building's programs stack, leaving a portion of the bike parking, garage, and mechanical above grade. Patios with landscaping along 17th Avenue NW and NW 53rd Street were determined to be the best option for masking these uses since the portions that rise above grade would be blank walls with minimal fenestration. The team wants to clarify that preferred EDG option had west-facing patios that ranged from 4'-0" - 7'-6" and not 3'-0" - 5'-0". The proposed design raises this range to 4'-0" - 8'-0" as a result of raising the lower levels up 12" to create a better entry at the southwest corner.

Exhibit 10 is a study the design team conducted to mitigate the height of the patio walls by lowering levels P1 and 1 24". This resulted in a sunken courtyard that would have stairs and a ramp leading into the site. While the adjacent patios to the north lower 24", the team determined that the ends didn't justify the means and a courtyard at grade was more important than lowered patios. Lastly, lowering the parking level and level 1 floor plate while keeping the lobby at its current elevation was studied, but was deemed infeasible due to the 11' floor-to-floor height between levels P1 and 1. Even if the lobby were to be made double-volume, the elevator stops at the lobby and lowered level 1 floor slab would conflict and make these efforts futile.

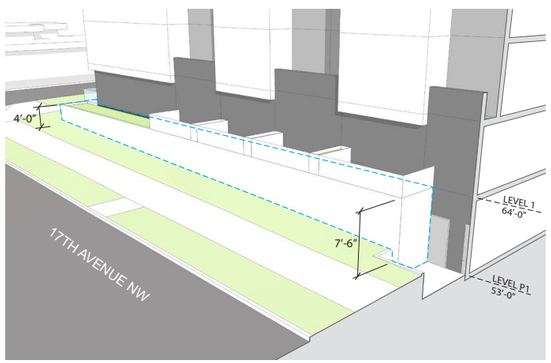
Exhibit 11 shows how the proposed patios along 17th Avenue NW relate to the adjacent sidewalk. Public seating with artwork are proposed along the sidewalk to enhance the pedestrian experience while ample landscaping softens the building's edges and helps mask the patio and parking garage walls. An alternate scheme with stairs leading to the four patios was studied and included in the package. The stairs have some added benefits of street activation, but are ultimately tall and visually push the building closer to the sidewalk. Additionally, they conflict with the envisioned "salmon ladder" scheme and consequently have a different landscape designed around them. Lastly, patio stairs elicit security concerns for ground-level occupants and the design team does not wish to condone their inclusion in the project if a better alternative can be found.

EXHIBIT 9 - ARRANGEMENT OF PROGRAM

STACKED USES AT LEVELS P1 AND 1



PATIO LOCATIONS - EDG PREFERRED OPTION 3

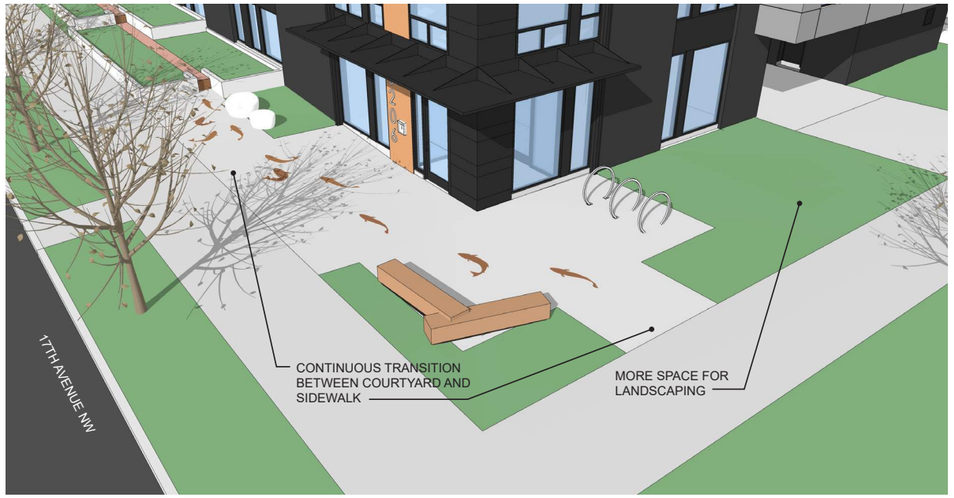


PATIO LOCATIONS - PROPOSED DESIGN

8.0 ITEMIZED RESPONSE TO EDG

EXHIBIT 10 - ARRANGEMENT OF PROGRAM

PROPOSED COURTYARD

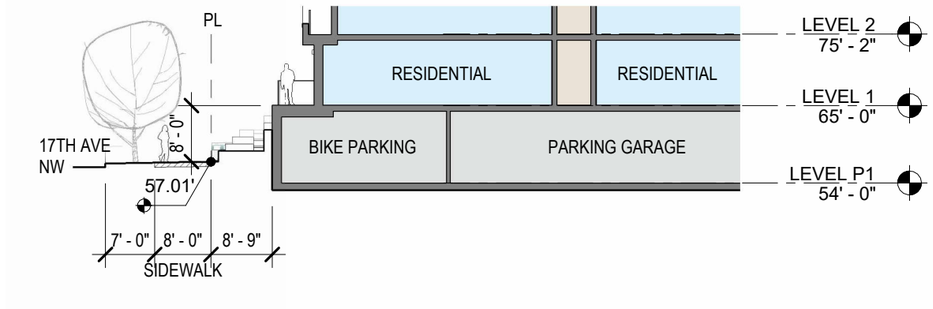


SUNKEN COURTYARD

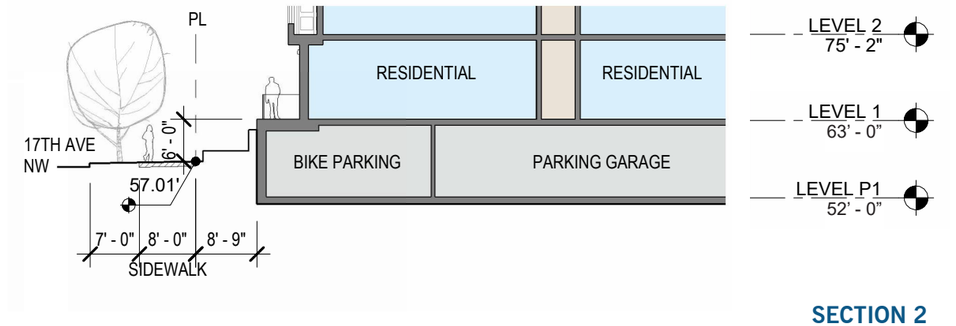
SECTION AT PROPOSED COURTYARD

SECTION AT SUNKEN COURTYARD

SECTION AT PROPOSED PATIOS

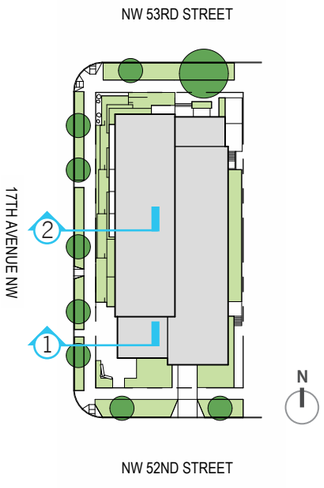


SECTION AT LOWERED PATIOS



SECTION 1

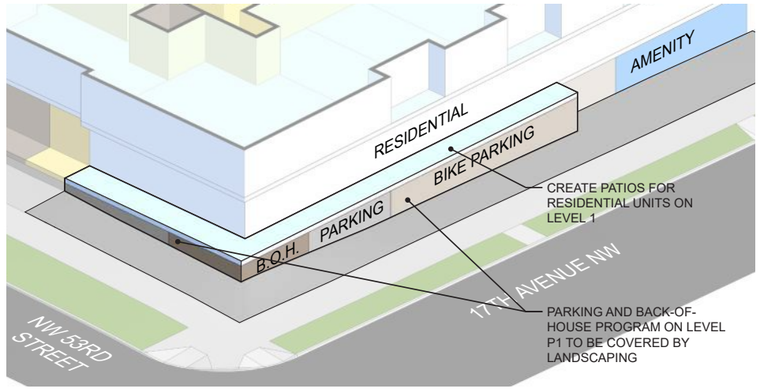
SECTION 2



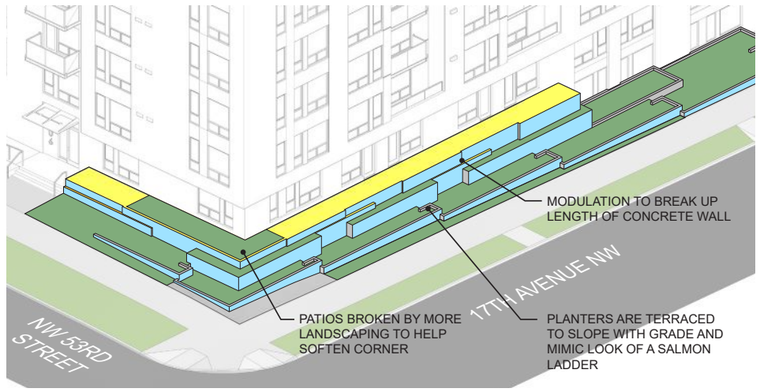
8.0 ITEMIZED RESPONSE TO EDG

EXHIBIT 11 - PREFERRED LANDSCAPE DESIGN | “SALMON LADDER”

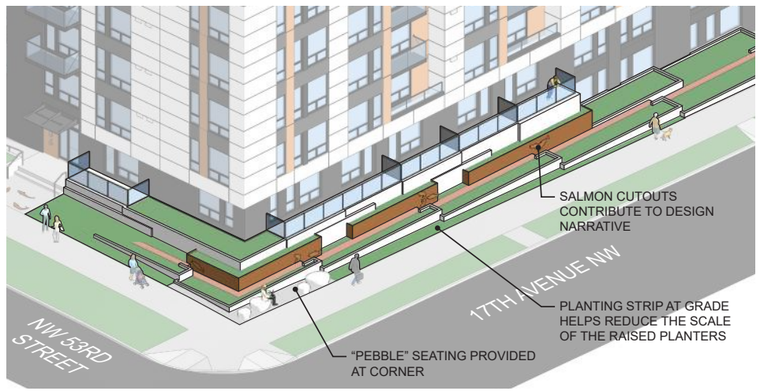
1 - BASE MASSING



2 - MASSING CONCEPT



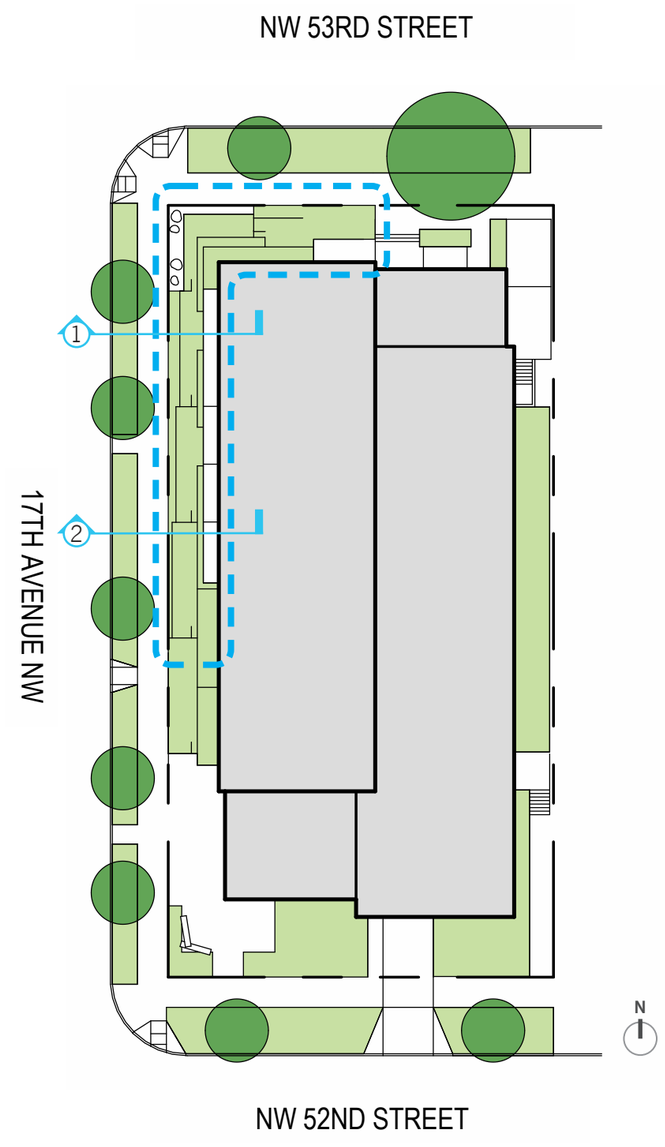
3 - FINAL DESIGN



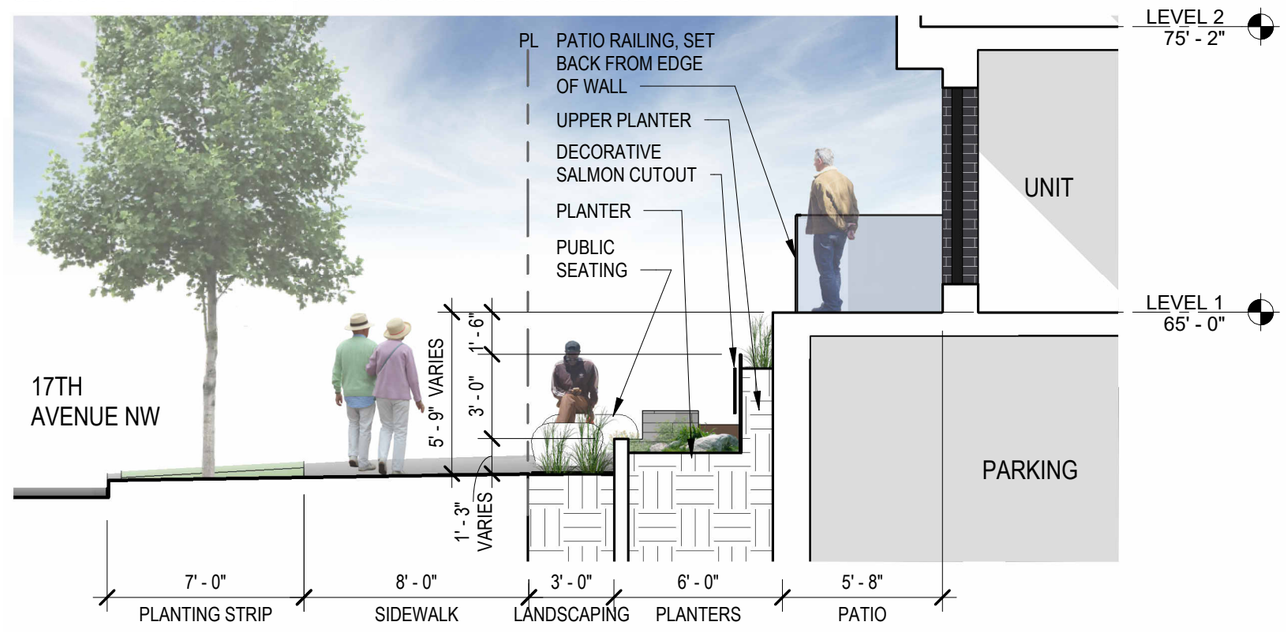
VIEW FROM 17TH AVENUE NW

8.0 ITEMIZED RESPONSE TO EDG

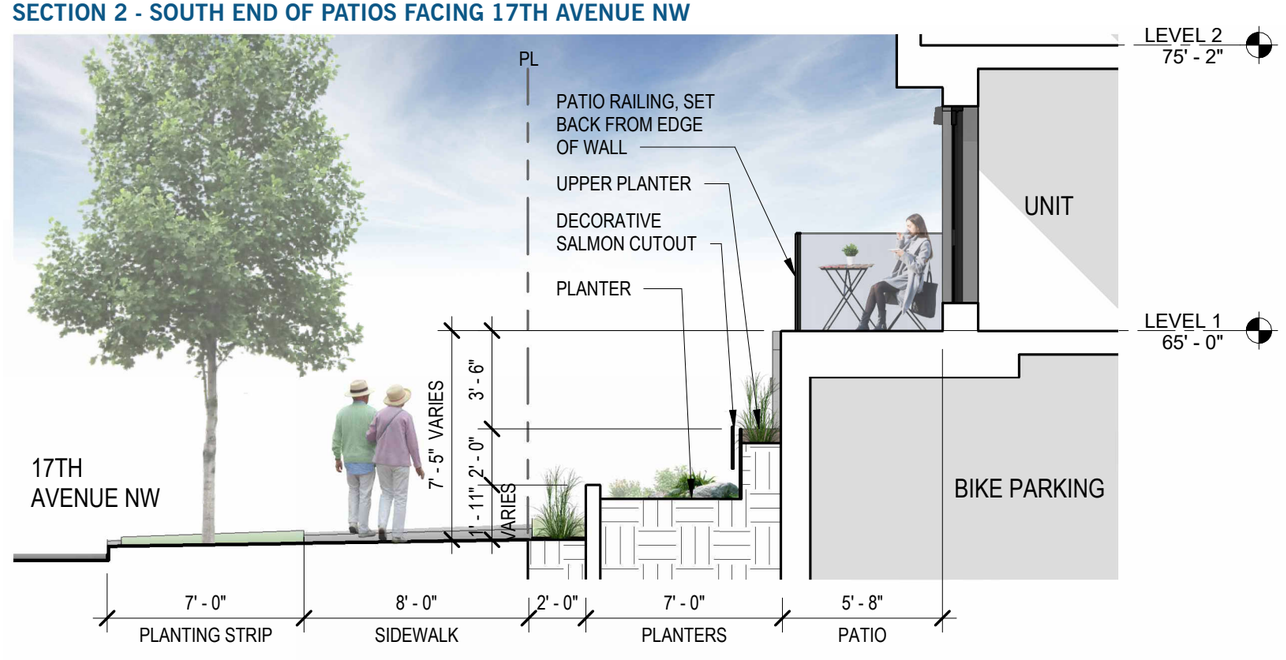
EXHIBIT 11 - PREFERRED LANDSCAPE DESIGN | “SALMON LADDER”



SECTION 1 - NORTH END OF PATIOS FACING 17TH AVENUE NW



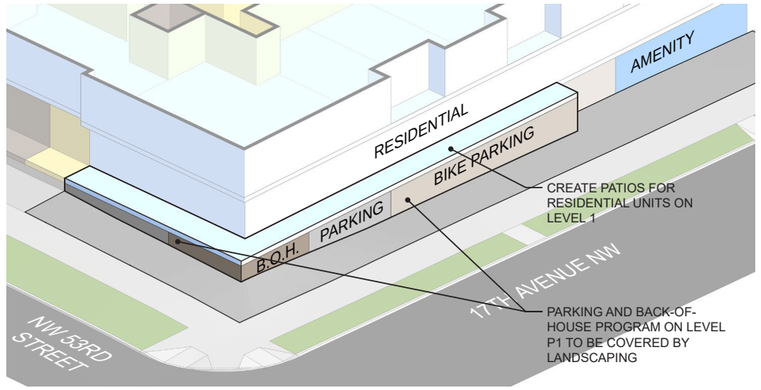
SECTION 2 - SOUTH END OF PATIOS FACING 17TH AVENUE NW



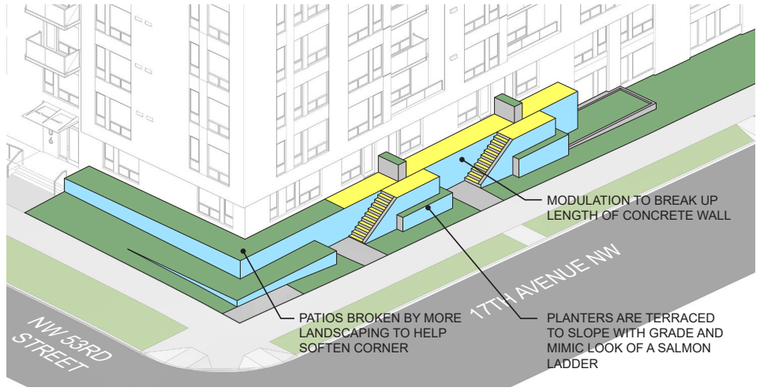
8.0 ITEMIZED RESPONSE TO EDG

EXHIBIT 11 - ALTERNATE LANDSCAPE DESIGN | “STOOPS”

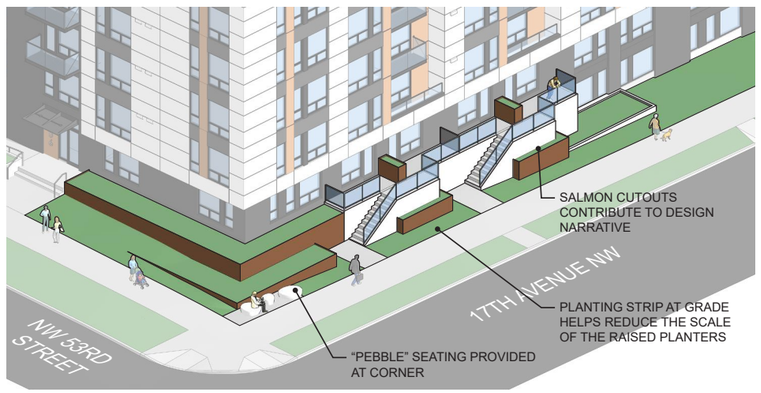
1 - BASE MASSING



2 - MASSING CONCEPT



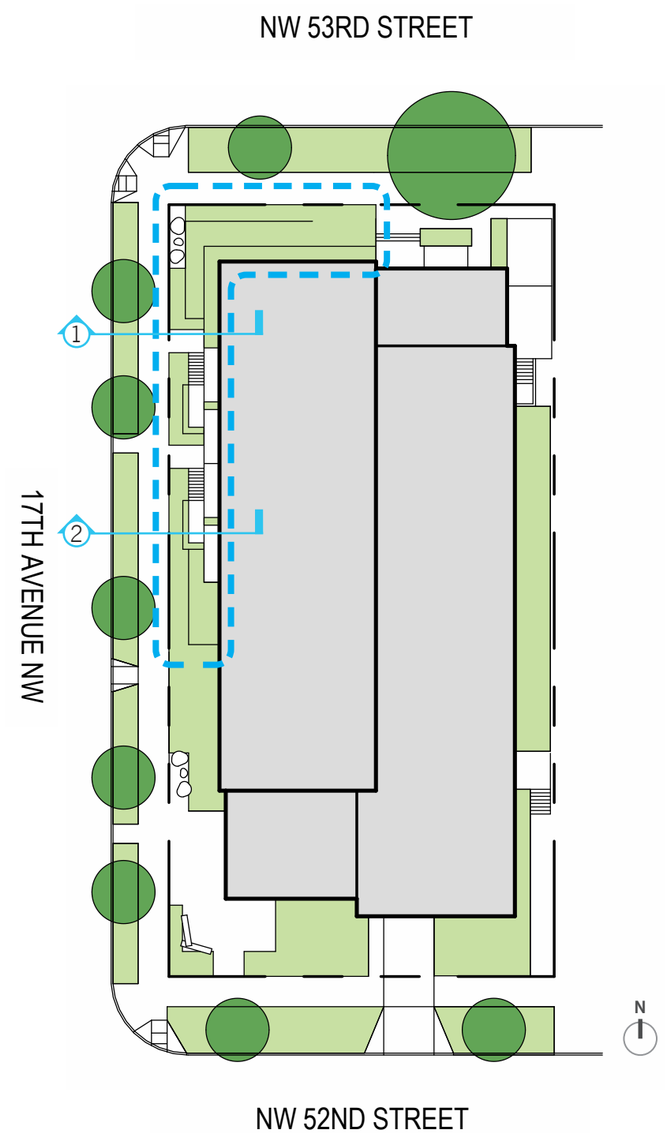
3 - FINAL DESIGN



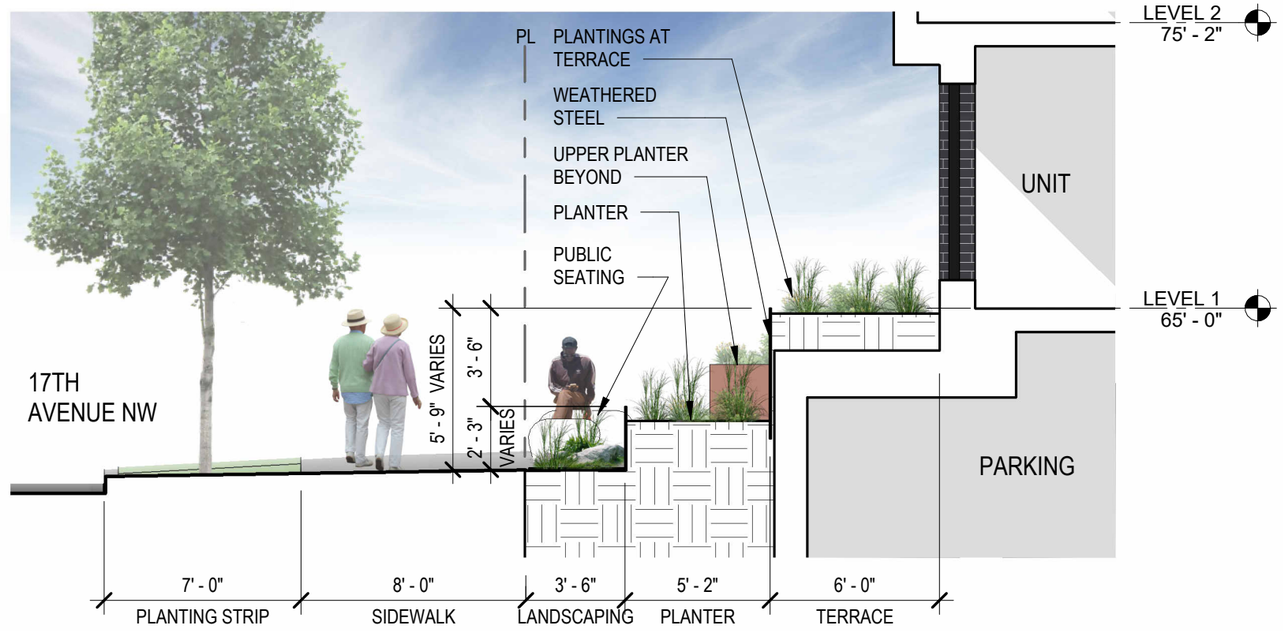
VIEW FROM 17TH AVENUE NW

8.0 ITEMIZED RESPONSE TO EDG

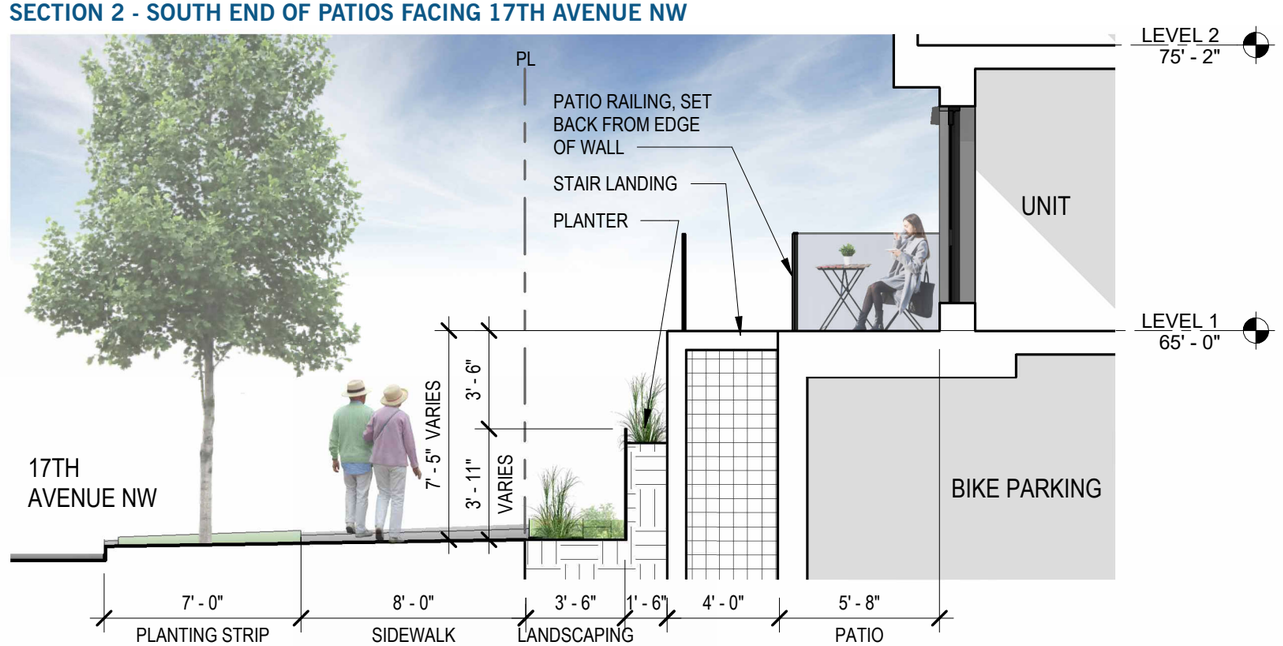
EXHIBIT 11 - PREFERRED LANDSCAPE DESIGN | “STOOPS”



SECTION 1 - NORTH END OF PATIOS FACING 17TH AVENUE NW



SECTION 2 - SOUTH END OF PATIOS FACING 17TH AVENUE NW



9.0 FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office

LEVEL P1

9.0 FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office

LEVEL 1

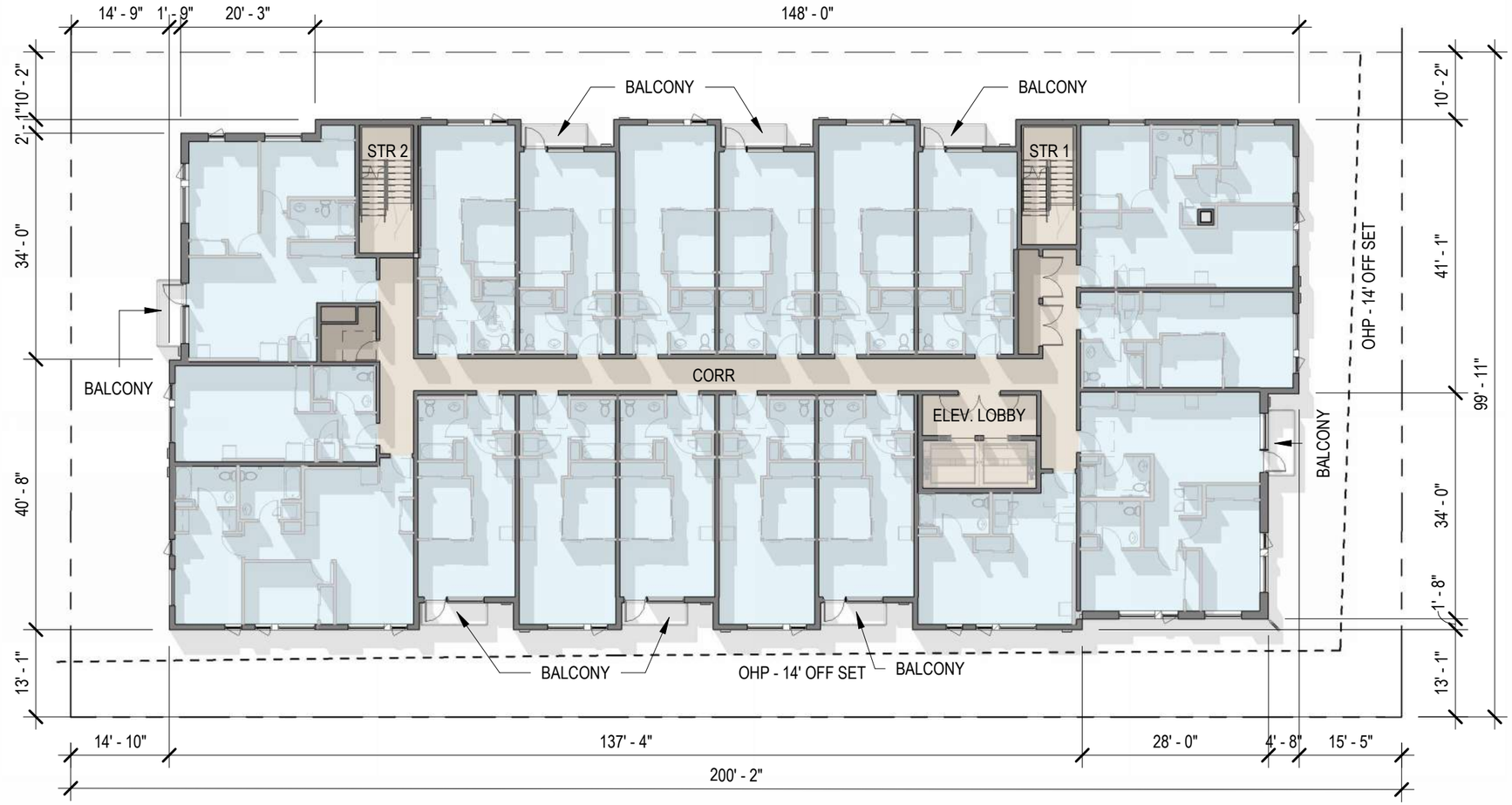
9.0 FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office

LEVEL 2

9.0 FLOOR PLANS



KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip /
- Residential Am
- Parking
- Leasing Office

LEVELS 3-6

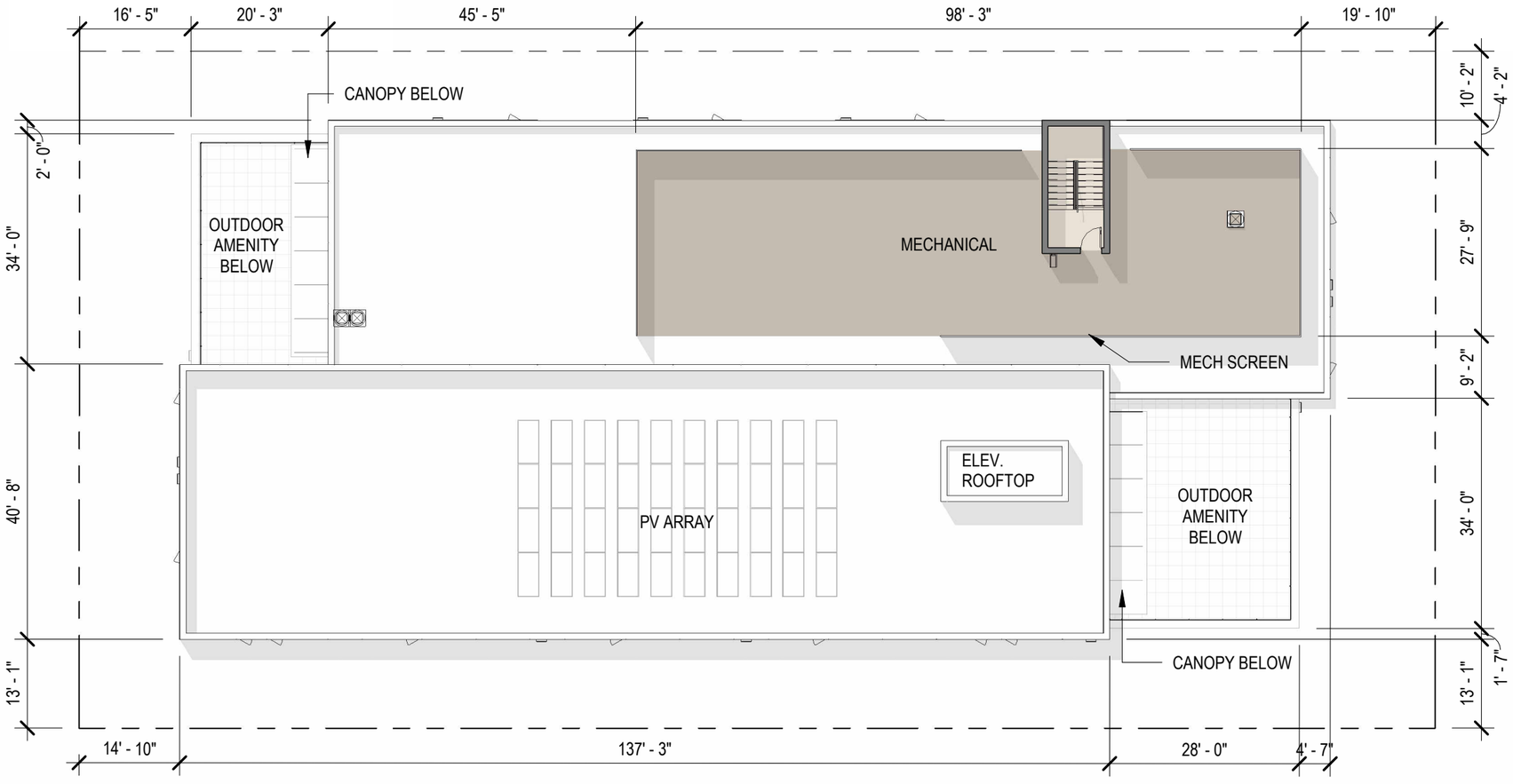
9.0 FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office

LEVEL 7

9.0 FLOOR PLANS

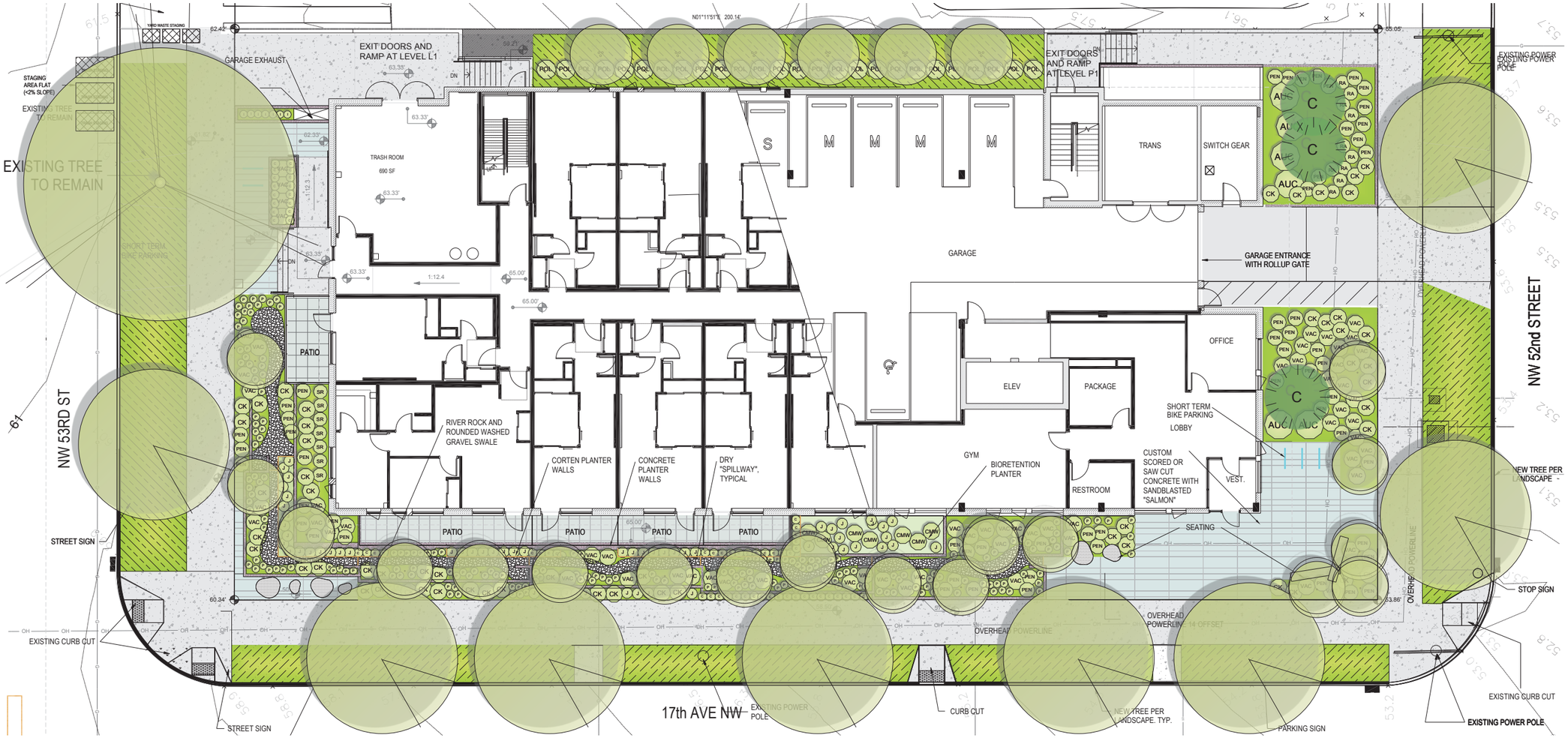


KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office

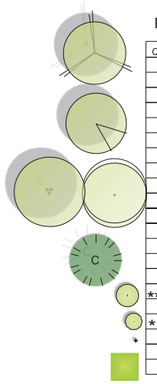
ROOF N

10.0 LANDSCAPE PLAN



GROUND-LEVEL

10.0 LANDSCAPE PLAN



PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
	EXISTING 22" CALIPER PIN OAK TO REMAIN		
			2-2.5" CAL
8	MEDIUM STREET TREE		
	STREET TREE FORM		
16	SMALL TREE		1.5" CAL
2	PINUS NIGRA 'OREGON GREEN'	OREGON GREEN AUSTRIAN PINE	6-7'
** 72	LARGE SHRUB WITH MATURE HEIGHT OF AT LEAST 48"		2 GAL
* 145 #	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
65	SMALL SHRUBS AND GRASSES		1 GAL
	PLANTING AREA, TYPICAL		

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

* SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

** SHRUB WITH A MATURE HEIGHT OF 48" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.

SDOT URBAN FORESTRY REQUIRES TO **PRESERVE AND PROTECT EXISTING PIN OAK TREE** IN THE RIGHT OF WAY PER STANDARD PLAN 132/133, PER STANDARD SPEC. 8-01.3(2)B. PLEASE SCHEDULE TREE PROTECTION INSPECTION PRIOR TO CONSTRUCTION, BY CONTACTING SDOT URBAN FORESTRY, DOT_LA@Seattle.Gov

ROW STREET TREE PLANTING UNDER SDOT URBAN FORESTRY PERMIT SDOTTREE000XXXX. CONTACT DOT_LA@SEATTLE.GOV FOR PERMIT ISSUANCE PRIOR TO PLANTING

CONCRETE PLANTER WALL

CORTEN METAL PLANTER WALL

COLORED CONCRETE PAVING AT GRADE WITH CUSTOM SCORE LINES

CONCRETE PAVING

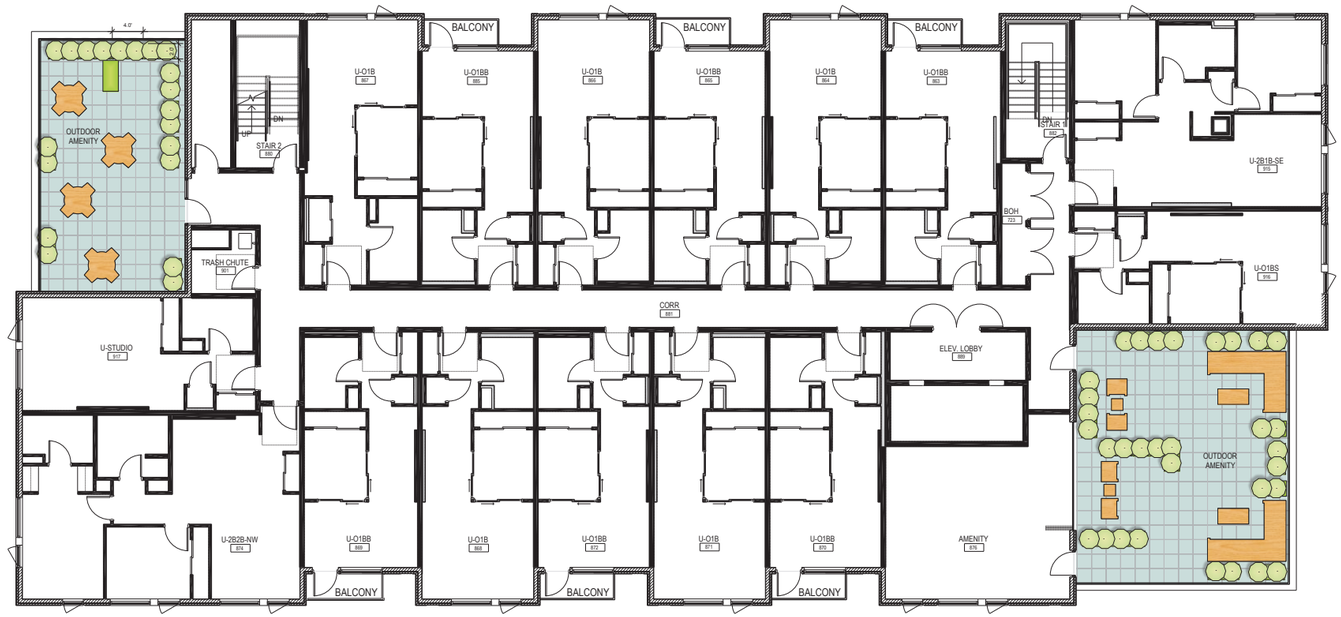
PAVERS ON PEDESTALS AT ROOF LEVEL

TOURNESOL 'WILSHIRE' PLANTERS, 4'X2'X24" DEPTH.

DERO 'ARC' BIKE RACK

RECLAIMED TIMBER BENCHES

TREE GRATES (6)



LEVEL 7

10.0 LANDSCAPE PLAN & PLANTING PLAN

VANESSA PERSIAN IRONWOOD TREE

EMERALD SUNSHINE STREET TREE

OREGON GREEN AUSTRIAN PINE

ARBUTUS UNEDO COMPACTA

BERBERIS THUNBERGII 'MARIA'

IROQUOIS BEAUTY CHOKEBERRY

CORNUS ISANTI

EUONYMUS GREEN SPIRE

HOSTA HONEYBELLS

PEE WEE OAKLEAF HYDRANGEA

HAPPY RETURNS DAYLILY

LIRIOPE SILVERY SUNPROOF

NANDINA MOONBAY

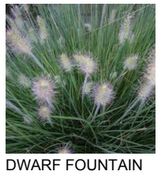
PINUS MUGO PUMILIO

MT VERNON LAUREL

ROSEMARY ARP

CARPET ROSE WHITE

EVERGREEN HUCKLEBERRY



DWARF FOUNTAIN GRASS

FEATHER REED GRASS

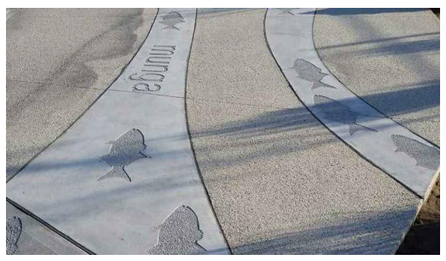
PLANT SPECIES

DERO 'ARC' BIKE RACK

'WILSHIRE' PLANTERS AT UPPER LEVEL DECKS

TREE GRATES

CORTEN AND CONCRETE PLANTER WALLS



SANDBLAST IMAGES IN CONCRETE PLANTER WALLS AND PAVING

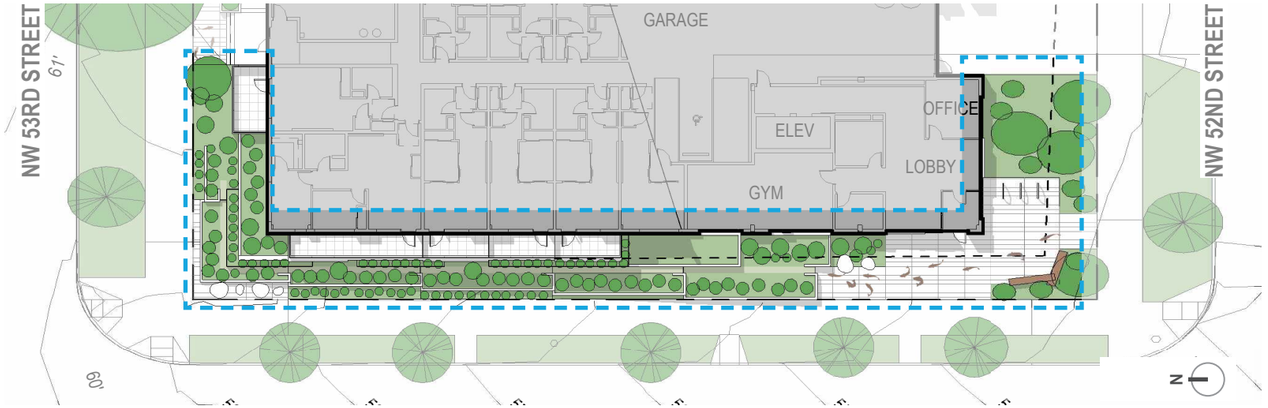
LANDSCAPE ELEMENTS

10.0 LANDSCAPE ARTWORK

THE BALLARD FISH LADDER

The Ballard neighborhood is home to many notable landmarks from Salmon Bay to the Ballard Locks and its popular fish ladder. A fish ladder is an artificial set of barriers installed to facilitate the upstream travel of salmon or other migratory fish. The Ballard Locks Fish Ladder, shaped like small concrete pools with waterfalls, parallel the Locks and make the connection between the Puget Sound, Salmon Bay, and its connected freshwater systems.

The project was inspired by the shape of the locks and due to the site's north-south slope, focused this into the extensive landscape design around the site. A series of planters are proposed that cascade down from the north side of the building, down 17th Avenue NW, and terminate at the courtyard. While not running with water like a fountain, the shape of the planters and decorative elements are intended to be a more subtle nod to the neighborhood's most famous landmark.



"FISH LADDER" LOCATION

IMAGE COURTESY OF MARK WORDSWORM

IMAGE COURTESY OF GARY KRATKIEWICZ

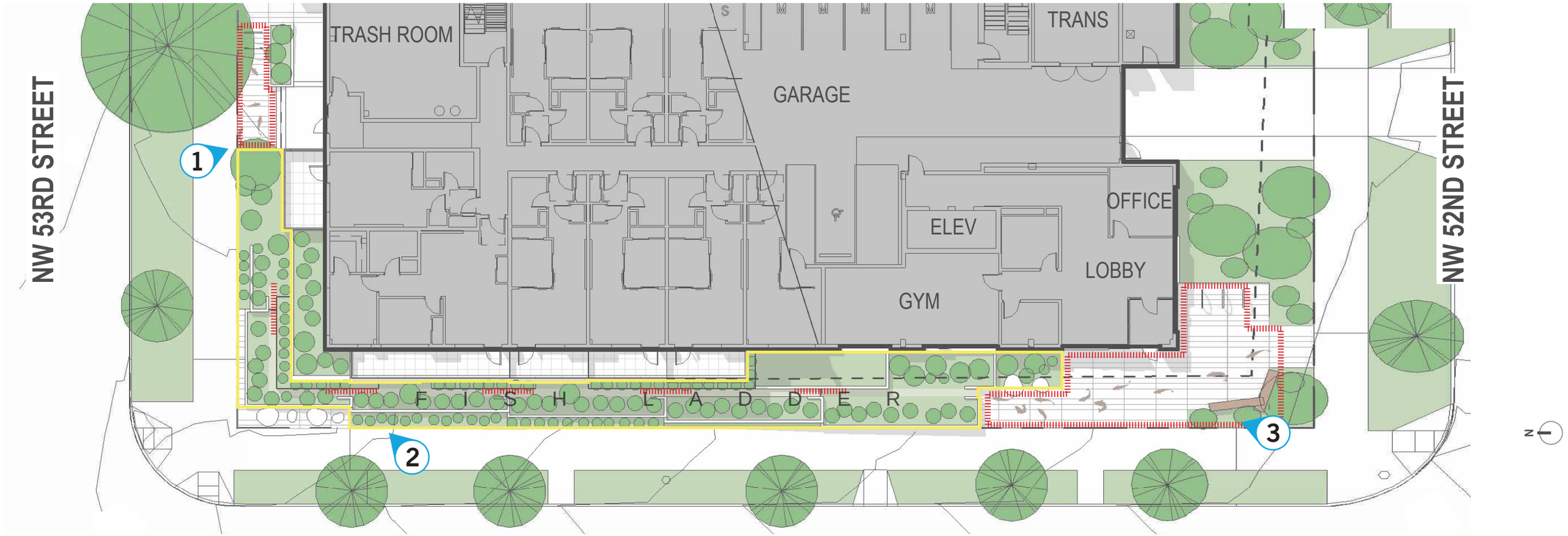
LANDSCAPE ELEMENTS

WEATHERED STEEL CUTOUTS

BOARD-FORM CONCRETE

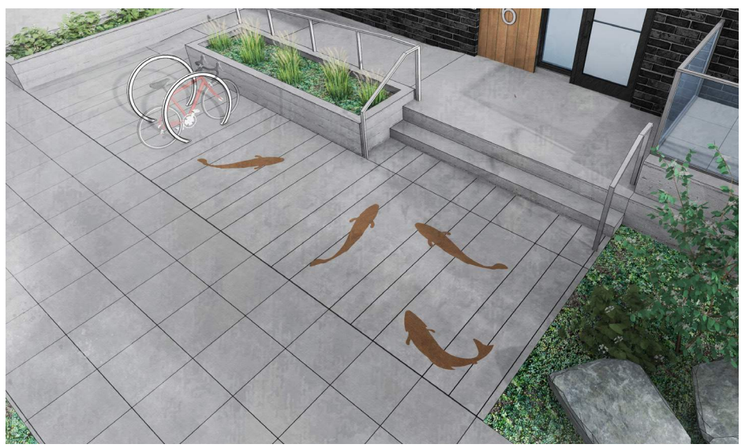
FISH LADDER DESIGN

10.0 LANDSCAPE ARTWORK



Art Opportunities

17TH AVENUE NW



1 - VIEW OF ARTWORK AT NORTH ENTRY

2 - VIEW ALONG 17TH AVENUE NW

3 - VIEW OF ARTWORK AT MAIN ENTRY

11.0 ELEVATIONS

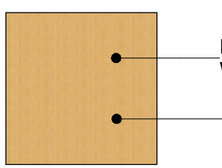
WEST ELEVATION

MATERIALS

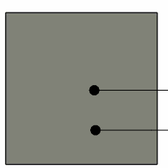
11.0 ELEVATIONS

SOUTH ELEVATION

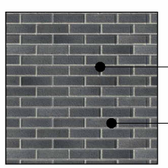
MATERIALS


High Pressure Laminate - Wood

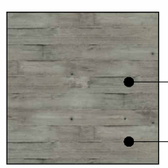
18.B8


Fiber Cement Siding - Equitone - Medium Gray

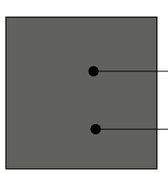
18.B11


Brick Coursing - Manganese Ironspot

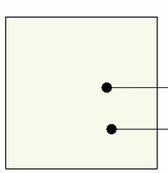
18.B3


Concrete Cast in Place with Wood Boards Pattern

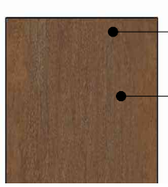
18.B4


Fiber Cement Siding - Equitone - Dark Gray

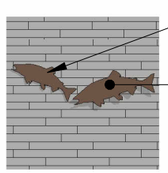
18.B1


Fiber Cement Siding - Equitone - White

18.B2


CorTen Metal Planter Panel

18.B9

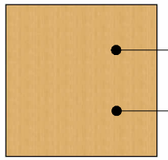

METAL FISH ART PIECE

32.A2

11.0 ELEVATIONS

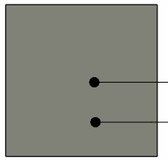
EAST ELEVATION

MATERIALS



High Pressure Laminate - Wood

18.B8



Fiber Cement Siding - Equitone - Medium Gray

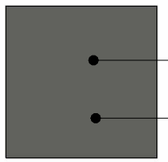
18.B11

Brick Coursing - Manganese Ironspot

18.B3

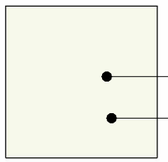
Concrete Cast in Place with Wood Boards Pattern

18.B4



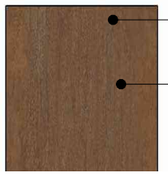
Fiber Cement Siding - Equitone - Dark Gray

18.B1



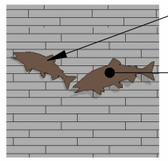
Fiber Cement Siding - Equitone - White

18.B2



CorTen Metal Planter Panel

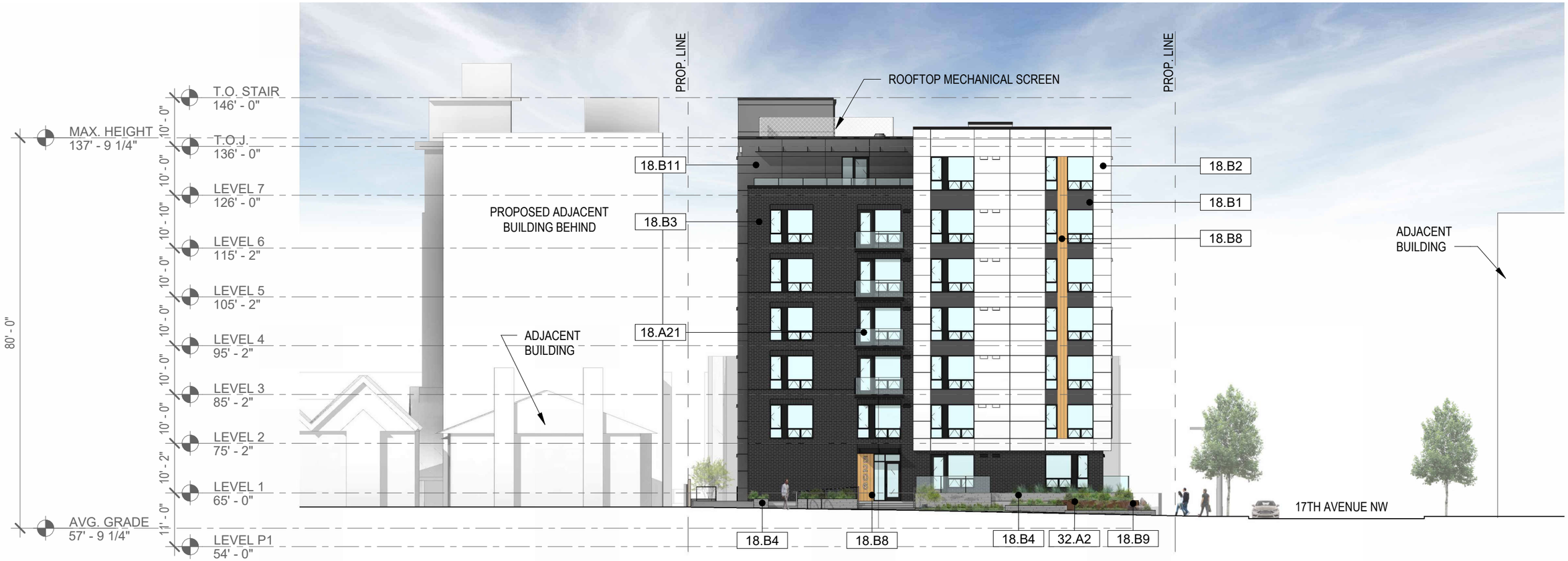
18.B9



METAL FISH ART PIECE

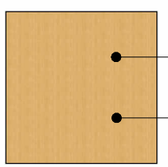
32.A2

11.0 ELEVATIONS



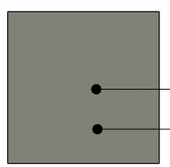
NORTH ELEVATION

MATERIALS



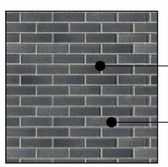
High Pressure Laminate - Wood

18.B8



Fiber Cement Siding - Equitone - Medium Gray

18.B11

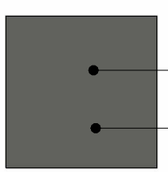


Brick Coursing - Manganese Ironspot

18.B3

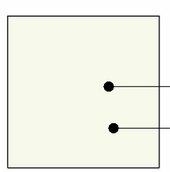
Concrete Cast in Place with Wood Boards Pattern

18.B4



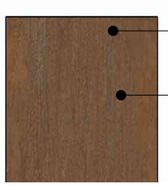
Fiber Cement Siding - Equitone - Dark Gray

18.B1



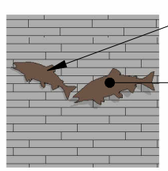
Fiber Cement Siding - Equitone - White

18.B2



CorTen Metal Planter Panel

18.B9



METAL FISH ART PIECE

32.A2

12.0 MATERIAL AND COLOR PALETTE

FCP-1 Fiber Cement Panel
Panel Thickness: 1/2”
Color: White

FCP-2 Fiber Cement Panel
Panel Thickness: 1/2”
Color: Medium Gray

FCP-3 Fiber Cement Panel
Panel Thickness: 1/2”
Color: Dark Gray

PNT-1 Paint
Color: Black

BC-1 Brick Coursing
Color: Manganese Ironspot

MTL-1 Metal Panel
Color: Natural Rust

FEN-1 Aluminum Storefront, Anodized Finish
Color: Black

HPL-1 High-Pressure Wood Laminate Panel
Color: Shadwell Oak

CON-1 Site-Cast Concrete, Board-Form Liner
Color: Natural

12.0 MATERIAL AND COLOR PALETTE

13.0 RENDERINGS

VIEW FROM SOUTHWEST

13.0 RENDERINGS

VIEW FROM NORTHWEST

13.0 RENDERINGS

VIEW FROM NORTHEAST

13.0 RENDERINGS

VIEW FROM SOUTHEAST

13.0 RENDERINGS

VIEW OF BUILDING ENTRY

13.0 RENDERINGS

VIEW OF LANDSCAPE ALONG 17TH AVENUE NW

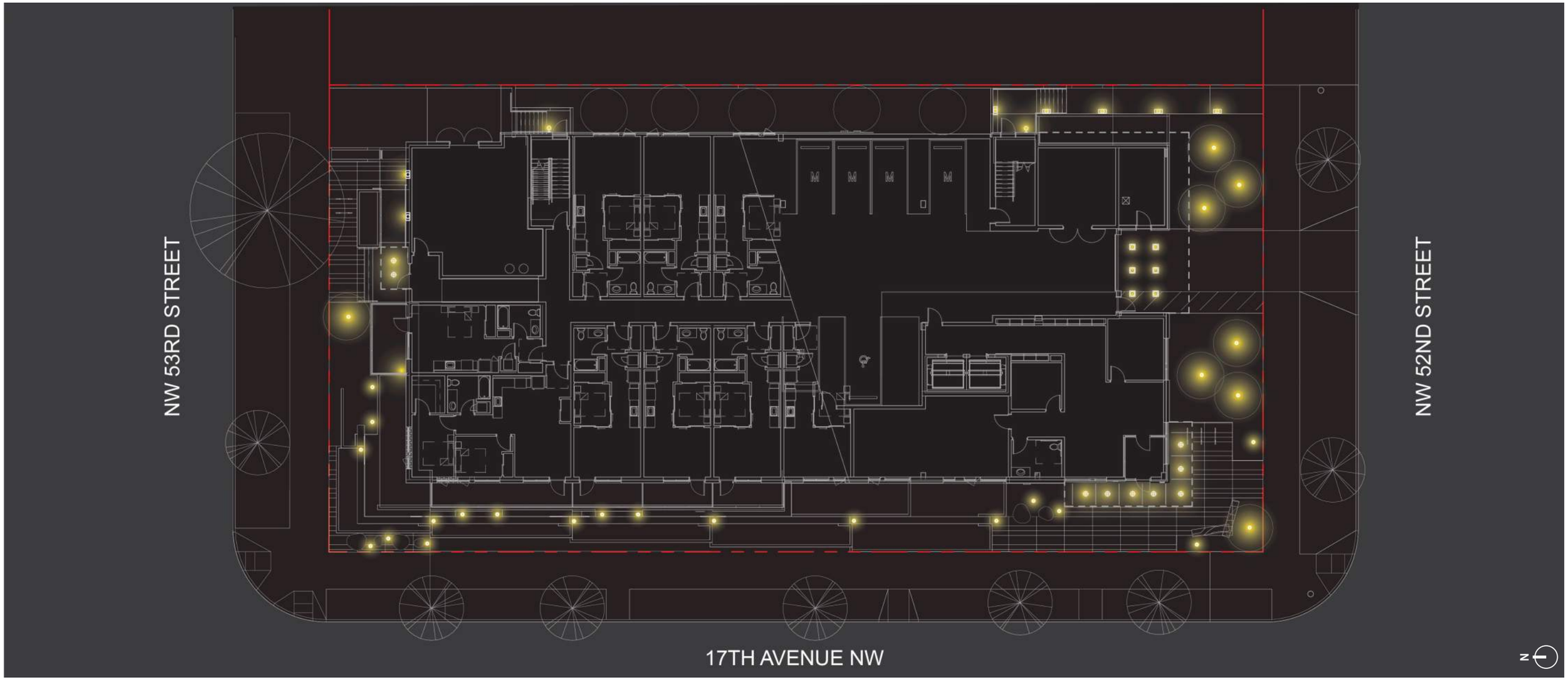
13.0 RENDERINGS

VIEW OF NORTH ENTRY

13.0 RENDERINGS

AERIAL VIEW OF LANDSCAPING

14.0 EXTERIOR LIGHTING PLAN



GROUND LEVEL PLAN

LIGHTING IMAGERY

1 Wall Sconce

2 Landscape Light

3 Egress Light

4 Egress Light

5 Canopy / Soffit Light

LIGHTING SYMBOLS

- Wall Sconce
- Egress Light
- Landscape Light
- Canopy Light
- Path Light
- Soffit Light

2 Landscape Light

14.0 EXTERIOR LIGHTING PLAN

LEVEL 7 /ROOF PLAN

LIGHTING IMAGERY

1 Wall Sconce

2 Landscape Light

3 Egress Light

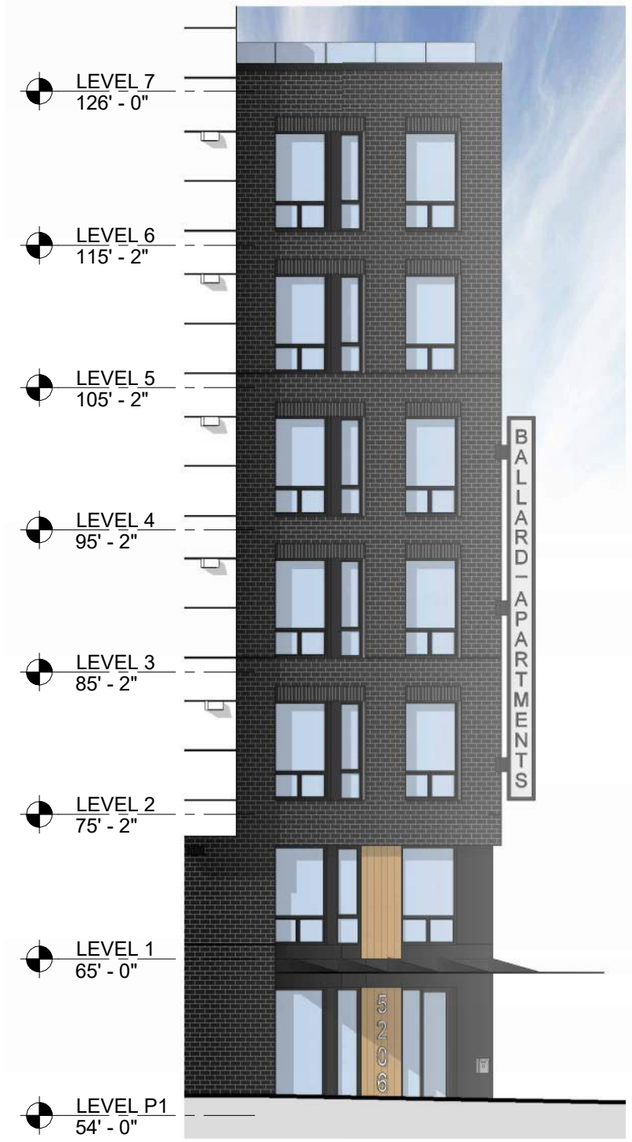
4 Egress Light

5 Canopy / Soffit Light

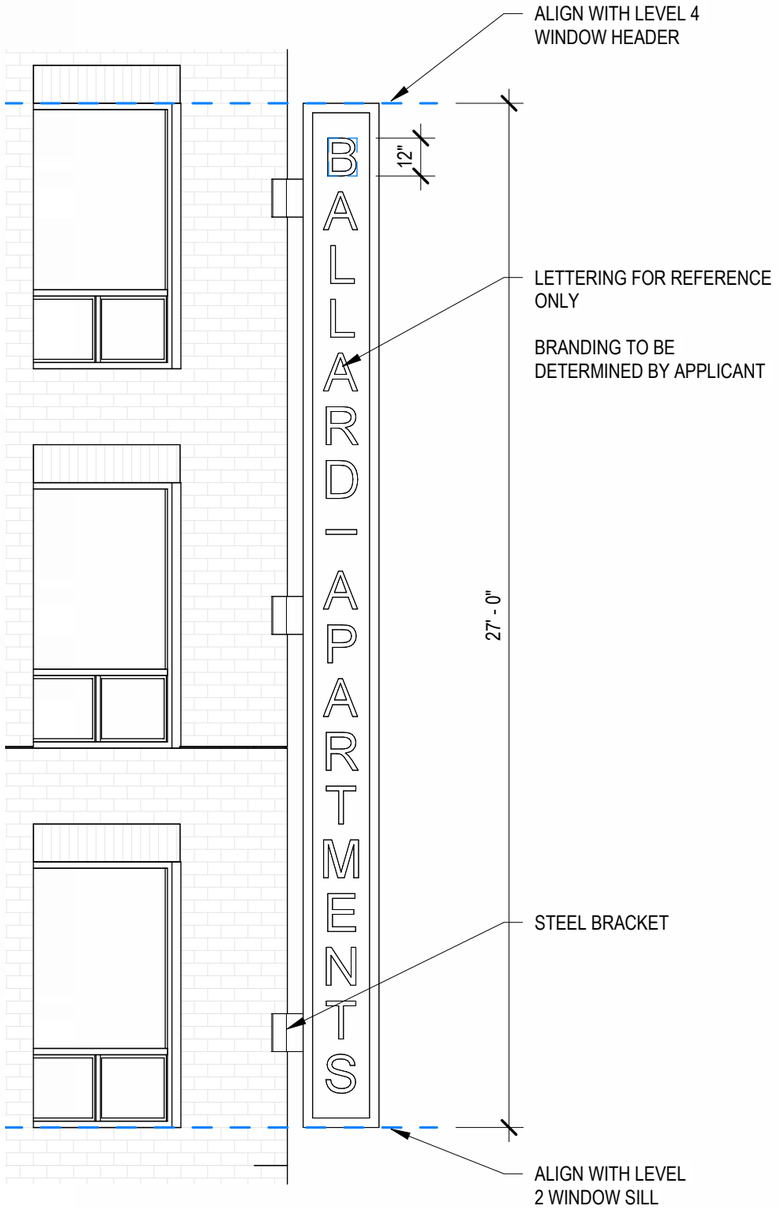
LIGHTING SYMBOLS

- Wall Sconce
- Egress Light
- Landscape Light
- Canopy Light
- Path Light
- Soffit Light

15.0 SIGNAGE CONCEPT PLAN



BUILDING SIGNAGE AT CORNER OF 17TH AVENUE NW AND NW 52ND STREET

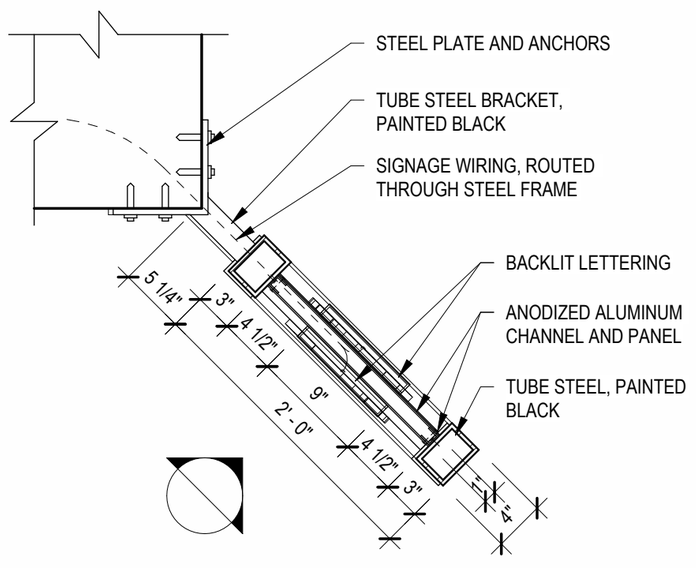


DETAIL ELEVATION

BUILDING SIGNAGE DETAILS

Main building signage is designed as a more traditional blade sign to play off the old Ballard of historic brick buildings with signs hanging above their storefronts. A long vertical blade sign is mounted off the southwest building corner. The sign is a metal framed plate with vertically aligned letters backlit on both sides. At that location it's above the building's main entry and visible along 17th Avenue NW and NW 52nd Street and acts as branding for the building and highlights the buildings presents at the corner.

Note: Entry signage text, fonts, and sizes shown are subject to change due to development's future branding design with developer approval. Imagery and details displayed are to show overall design intent, lighting, and materiality.



PLAN DETAIL

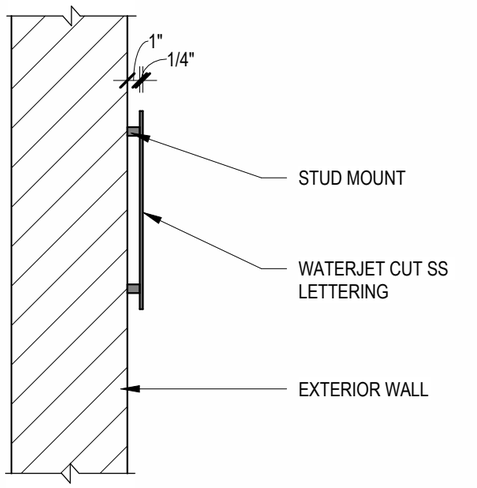
15.0 SIGNAGE CONCEPT PLAN

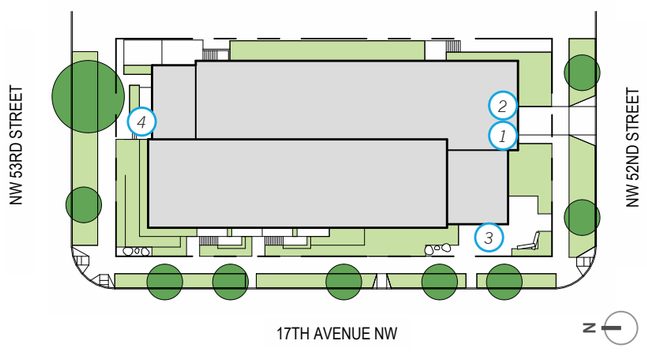
BUILDING SIGNAGE DETAILS

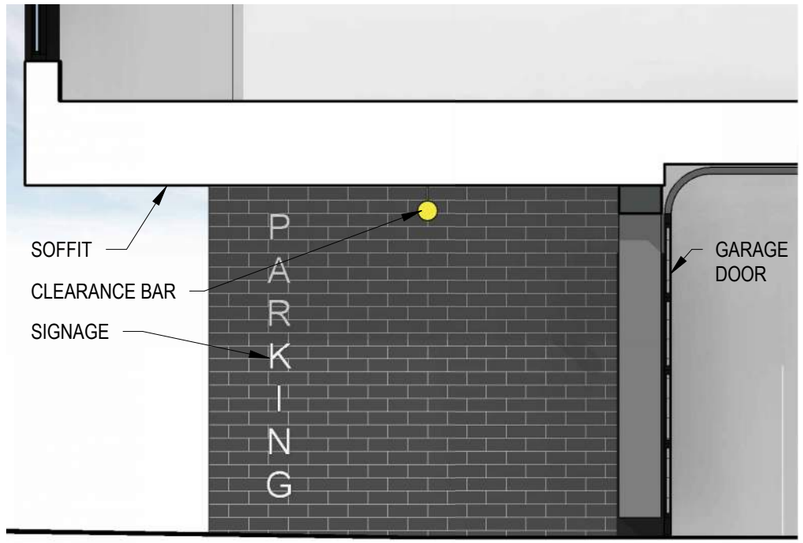
Building signage at the residential entries are proposed as minimalistic numbers or letters adjacent to the entry doors and oriented vertically against the wood laminate paneling. Canopy lighting would provide nighttime visibility. The parking garage signage will be mounted on either side of the garage entry for visibility from both approach directions along NW 52rd Street and will be indirectly illuminated by soffit downlights.

Note: Entry signage text, fonts, and sizes shown are subject to change due to development's future branding design with developer approval. Imagery and details displayed are to show overall design intent, lighting, and materiality.

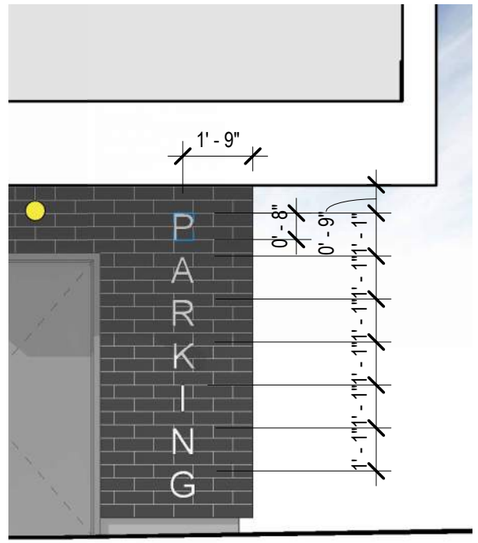
SIGNAGE DETAIL



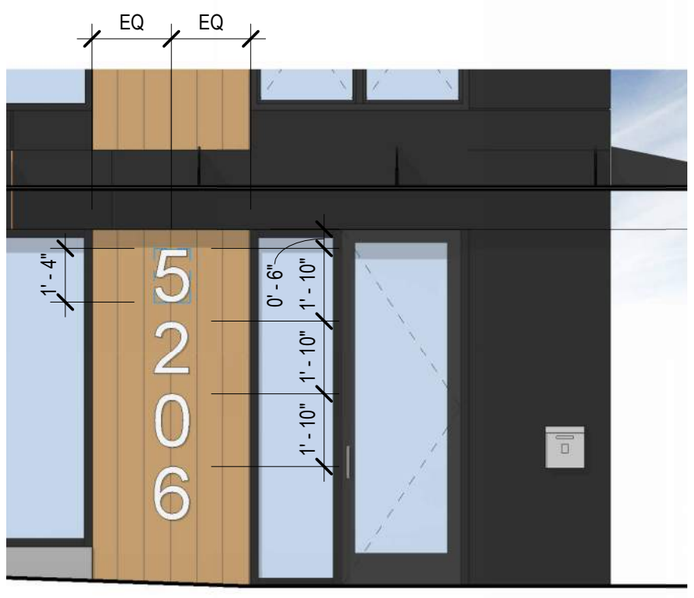




1- PARKING SIGNAGE ON WEST WALL



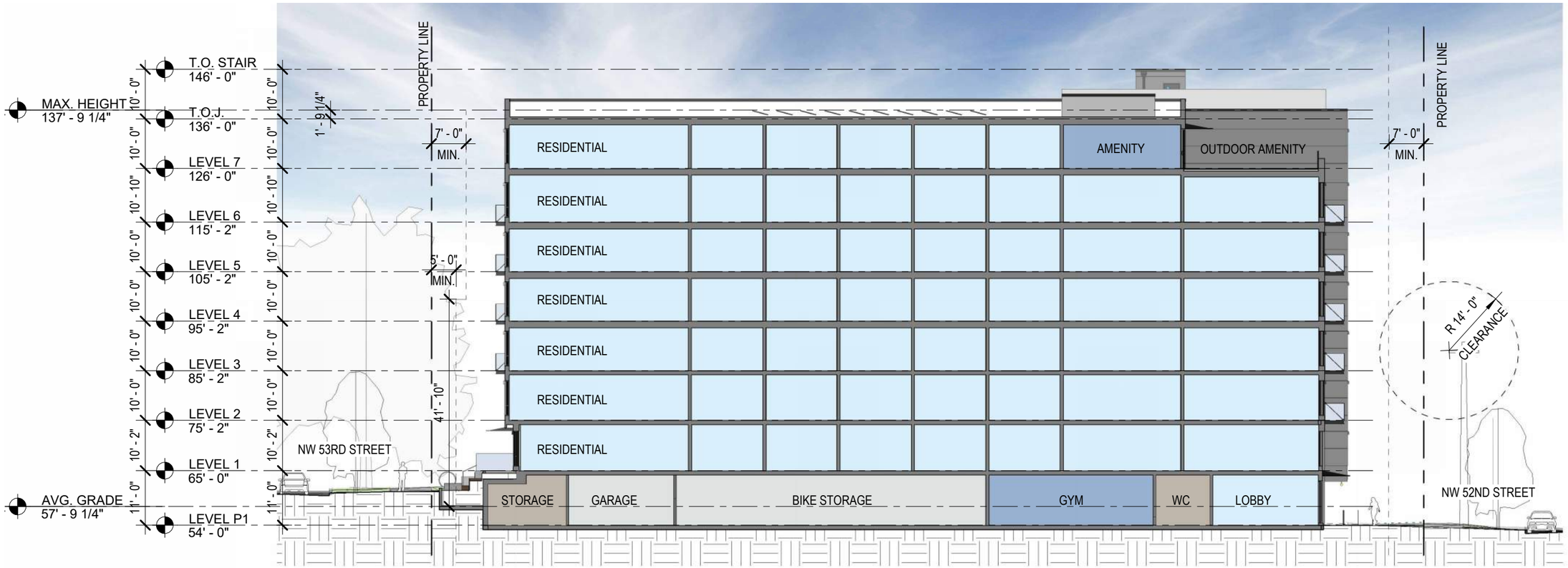
2- PARKING SIGNAGE ON EAST WALL



3 - BUILDING SIGNAGE AT MAIN ENTRY

4 - BUILDING SIGNAGE AT NORTH ENTRY

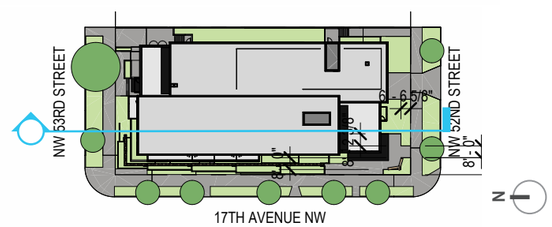
16.0 BUILDING SECTIONS



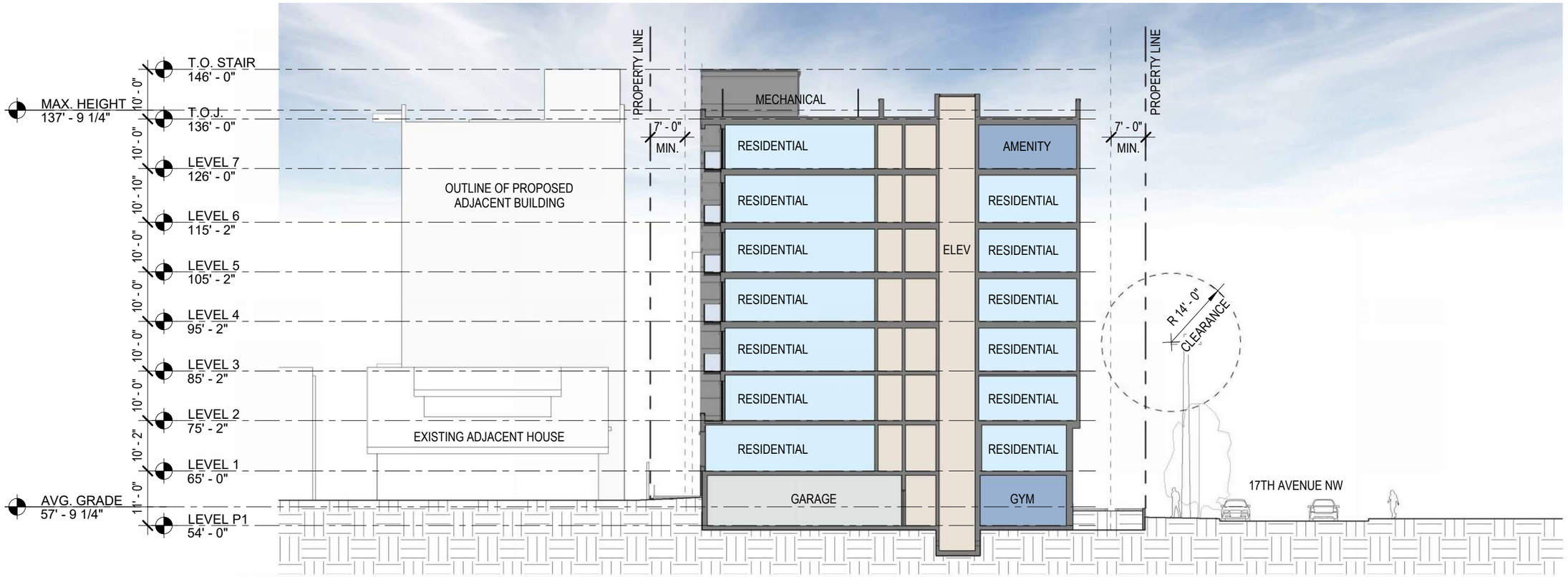
SECTION 1

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office



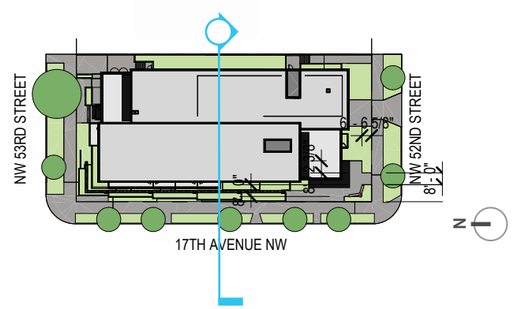
16.0 BUILDING SECTIONS



KEY

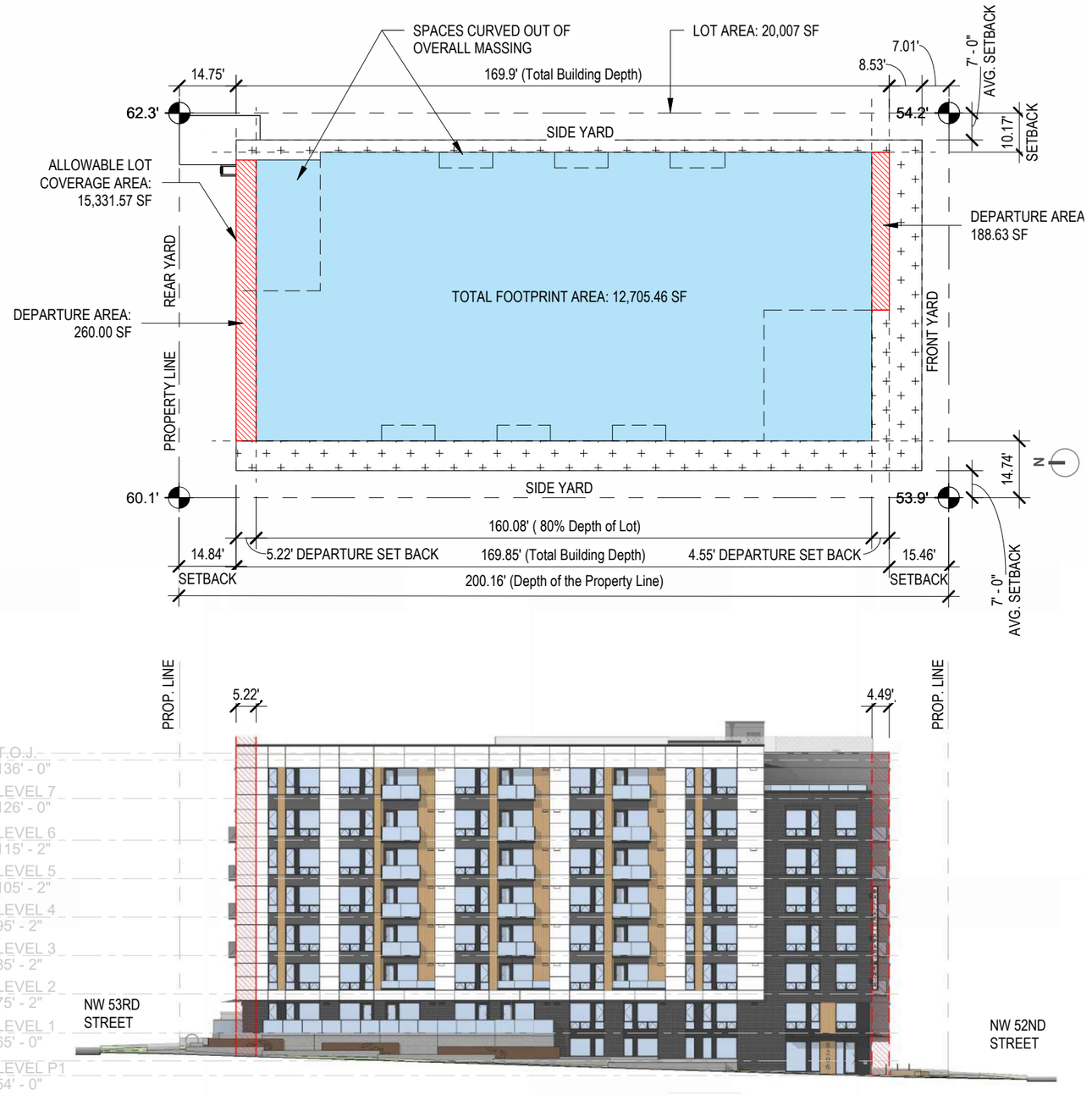
- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office

SECTION 2



17.0 DEPARTURE 1

CODE CITATION:	23.45.528 – Structure width and depth limits
CODE REQUIREMENT:	The width and depth limits of this section 23.45.528 apply to lots greater than 9,000 square feet in MR zones. Structure depth: 1. The depth of principal structures shall not exceed 80 percent of the depth of the lot, except as provided in subsection 23.45.528.B.2. 2. 2. Exceptions to structure depth limit. To allow for front setback averaging and courtyards as provided in section 23.45.528 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.
CORRESPONDING DESIGN GUIDELINE:	PL3.B Residential edges, DC2.B.1 Architectural and façade composition
PROPOSED DESIGN DEPARTURE:	Allow total depth of structure to extend to 84.5% (169'-9") of depth of lot instead of 80% (160'-1")
RATIONALE:	We are requesting a departure to extend the depth of the building in N-S direction to create more prominence and connection to both NW 52nd and NW 53rd streets where the building entries are located and also provide more landscape buffer and privacy along busier 17th Avenue NW, (PL3-B). Building design will be enhanced proportionally and architecturally by extending the building along 17th Ave NW and providing a stronger street edge. The square footage gained is offset by the spaces carved out from the upper terraces and balcony alcoves. While the structure would be longer than currently allowed, the lot coverage would be 2,626.10 sf less than allowed and additional site coverage from the departure is only 525.19 sf. In addition, because this site is the full depth of a city block surrounded by streets on three sides, the reasoning for the maximum depth may not be as important as if it was for a mid-block site. One would want a maximum depth in a mid-block site to allow space between adjacent structures but here we have ample space on all three sides. Also in this case we have designated 52nd and 53rd front and back of the lot so the structure depth is measured in the longer north-south direction. If using 17th ave NW as the front of building the developable land and functional width of building would be too restrained from setbacks and building width requirements.



17.0 DEPARTURE 1

THANK YOU!

APPENDIX

3.0 SUMMARY OF DESIGN COMMENTS DURING PUBLIC OUTREACH

COMMUNITY OUTREACH SUMMARY

The project team for 5206 17th Ave NW submitted an outreach plan to the Department of Neighborhoods on February 21, 2022. All community outreach requirements were fulfilled by April 6, 2022. The team deployed three outreach methods: Print (direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site. Posters were mailed to 673 residences and businesses and shared with 3 neighborhood community groups on April 6, 2022), Digital (project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function on April 6, 2022), Digital (Online survey established and publicized via poster with link to survey featured on project website).

SUMMARY OF COMMUNITY FEEDBACK

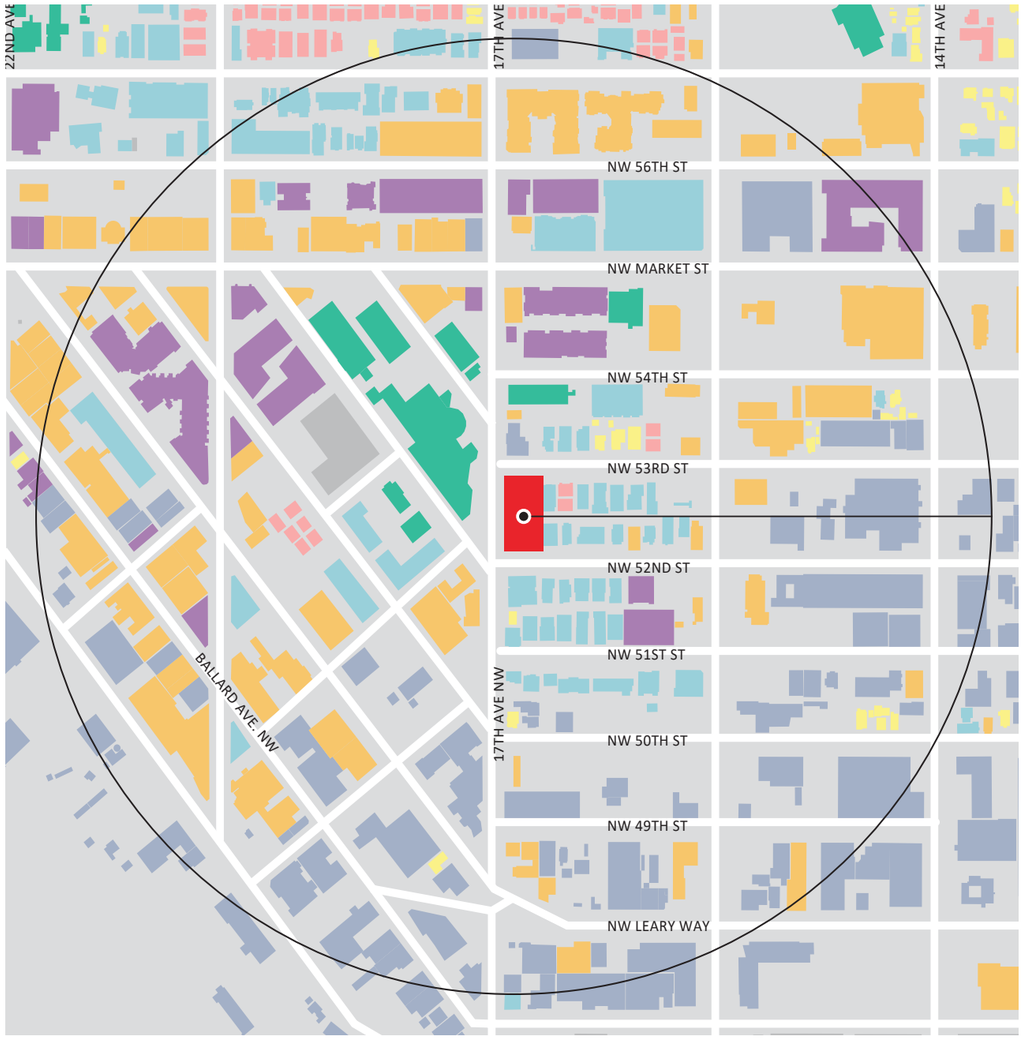
We received a number of comments and questions via the website comment form, project email and project survey.

Design-Related Comments

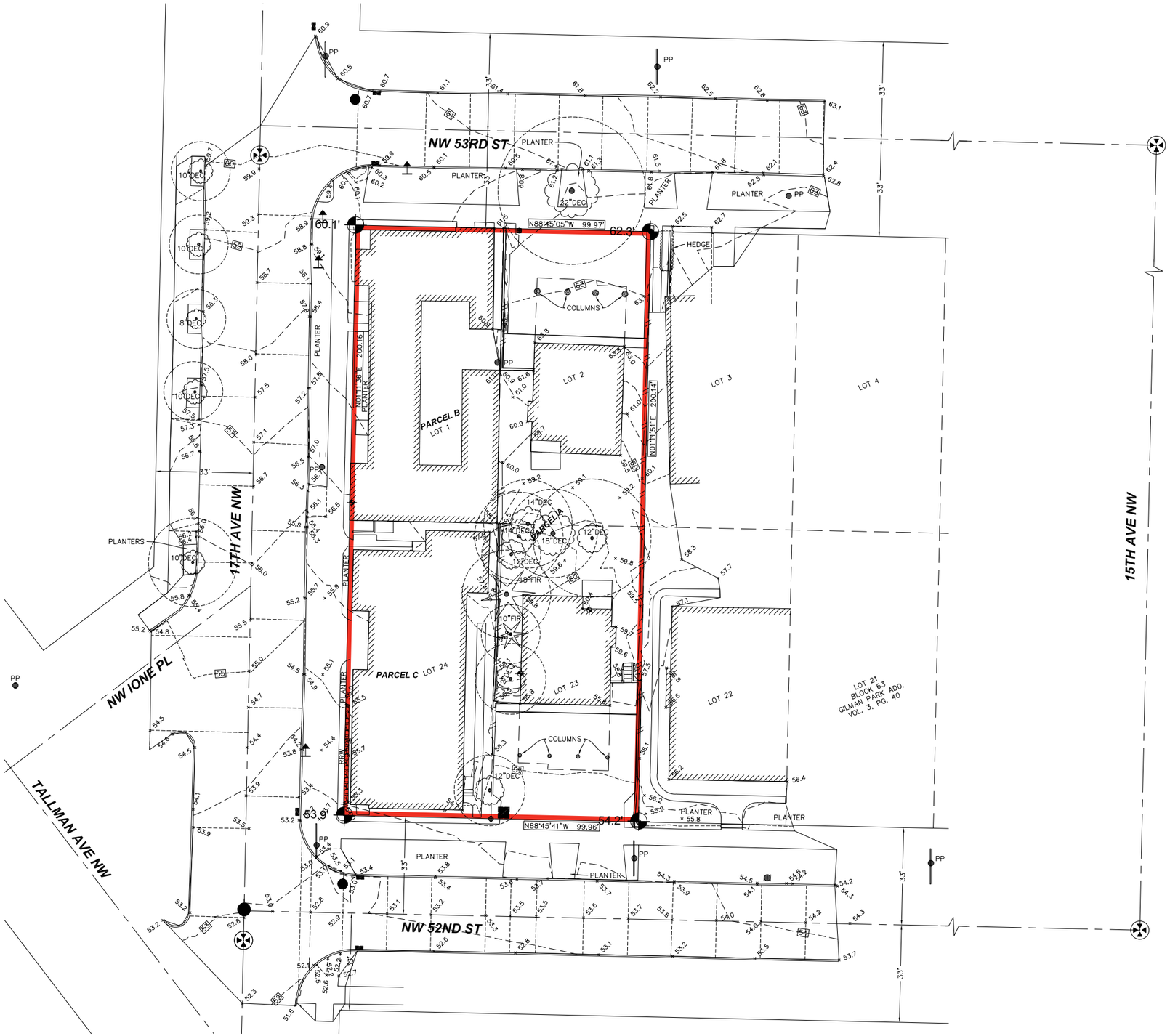
- **Design & Character.** When asked what is most important about the design of a new building on this property, 62 percent of survey respondents said parking; 58 percent said relationship to neighborhood character; 33 percent said environmentally-friendly features; 14 percent said attractive materials; and 14 percent said interesting and unique design. Respondents encouraged efficient and thoughtful design for both function/aesthetics that is cohesive with the neighborhood and has a connection to the original architectural character of the neighborhood since the new and very modern buildings do not fit. Another respondent encouraged increasing non-pervious surface areas and having more presence of residents on the street.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 74 percent of survey respondents said landscaping; 53 percent said lighting and safety features; 27 percent said seating options and places to congregate; and 21 percent said bike parking. Respondents encouraged increasing pedestrian safety treatments and maintaining or improving the pedestrian access along 17th as the sidewalks are rough to get around on, and making sure drivers have adequate visibility for pedestrian safety.
- **Height & Scale.** One respondent expressed concern that having a seven-story building in such a tight spot does not fit the surrounding low-built area, and that it will look odd. Others encouraged creating a building with fewer floors that is undisruptive to the current skyline and does not block light into surrounding units.

Non-Design-Related Comments

- **Parking.** Many respondents expressed concern that parking in the neighborhood is horrible as it is and encouraged adding enough parking for the tenants, as residents who have been living in Ballard for decades are losing valuable street parking near their homes due to the increased development of multi-dwelling buildings that don't offer their own self-sustaining parking.
- **Impacts.** Numerous respondents expressed concern about construction impacts and inquired how construction will affect neighboring properties including the fence separating the project from other properties. Respondents encouraged clear communication and time boundaries, taking into account the downstream negative impacts to existing businesses/residences, providing safe/clear access to local businesses, considering the everyday convenience and livability of existing residents, not inhibiting the functionality of the properties around the project—including not having back yards or driveways being disrupted—and being a positive contribution to the community. Others noted that if street access is impeded, large and clear signs should notify those in traffic/pedestrians that specific businesses are open as normal.
- **Density.** Several respondents noted that they value an increase in density and building as many units in the neighborhood as quickly as possible to improve housing affordability and access.
- **Affordable.** A few respondents encouraged offering affordable and fair rent prices that are accessible to a diverse group of people from various backgrounds and professions.
- **Accessibility.** A few respondents encouraged having accessible housing incorporated into the building so people of all ages and abilities can live in the neighborhood.
- **Retail.** One respondent encouraged having first floor retail space.
- **Safety & Security.** One respondent noted that security issues in the area should be considered in the planning process.
- **Amenities.** One respondent encouraged offering Dog Waste Stations.



4.0 SITE SURVEY



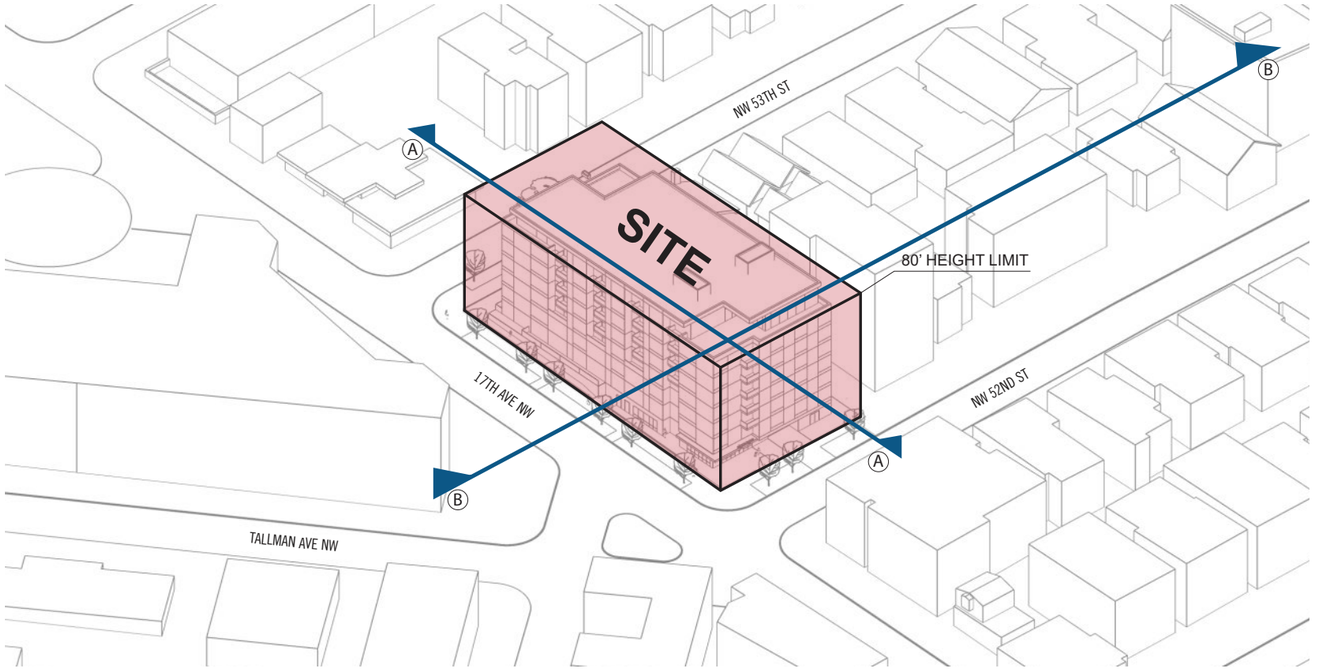
SURVEY

4.0 SUMMARY CONTEXT ANALYSIS

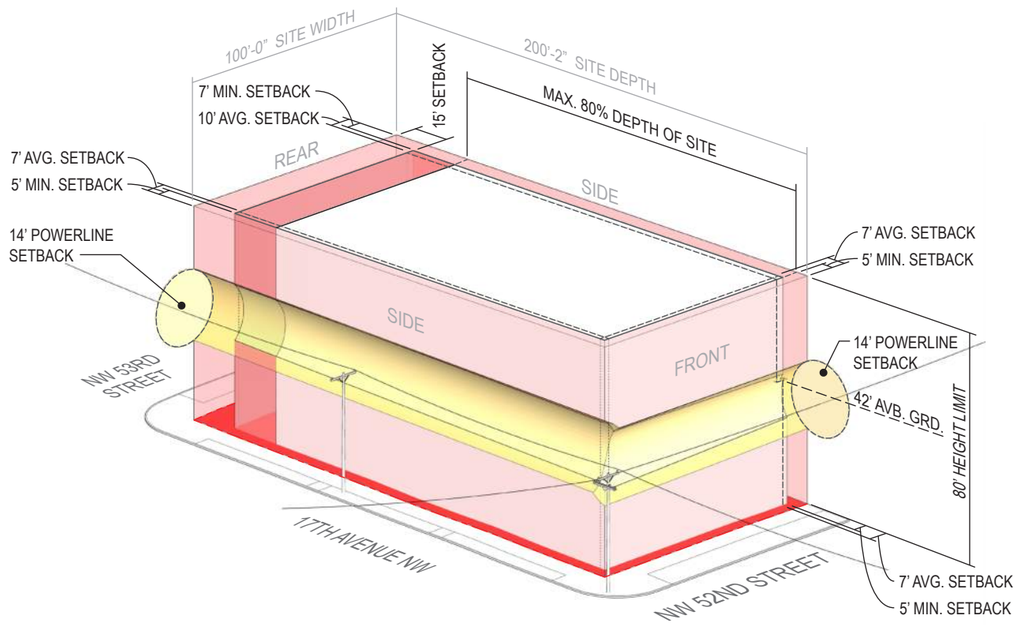
ZONING ENVELOPE DIAGRAM

The following diagram and site sections show the land use zones for the project and the surrounding neighborhood. The neighborhood is becoming more densely developed and zoned for more dense, multifamily residential but the site is in a pocket of residential, MR-80, between more mixed commercial / residential area to the north and west, NC3-75, and commercial / industrial to the south and east, IC-65 and C1-75.
The zoning envelope diagram gives a visualization of the development potential and the impact the power lines have on the site. The proposed structure will fit in with the commercial-mixed use properties yet maintain a quieter residential feel.

SITE ANALYSIS



ZONING ENVELOPE



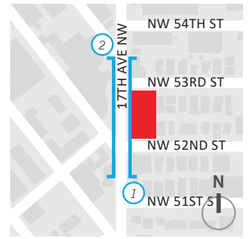
4.0 SUMMARY CONTEXT ANALYSIS

1 17TH AVE NW LOOKING EAST

PROJECT SITE

2 17TH AVE NW LOOKING WEST

OPPOSITE PROJECT SITE



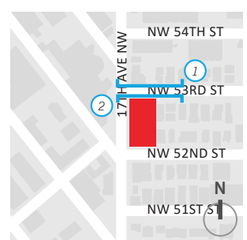
4.0 SUMMARY CONTEXT ANALYSIS

1 53RD AVE NW LOOKING NORTH

OPPOSITE PROJECT SITE

2 53RD AVE NW LOOKING SOUTH

PROJECT SITE



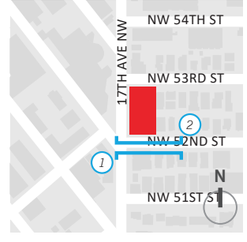
4.0 SUMMARY CONTEXT ANALYSIS

1 52ND AVE NW LOOKING SOUTH

OPPOSITE PROJECT SITE

2 52ND AVE NW LOOKING NORTH

PROJECT SITE



5.0 DESIGN CUES / DIAGRAMS

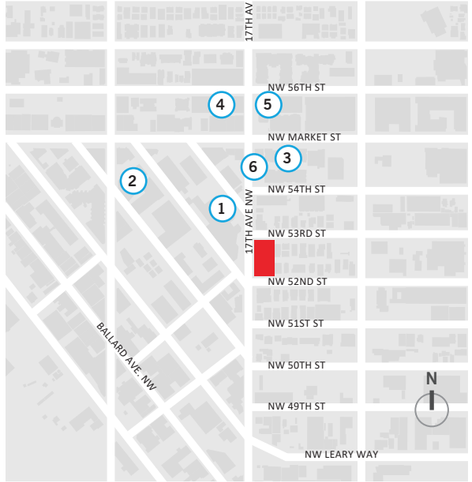
DESIGN CUES

Surrounding uses include a multitude of commercial, residential and industrial in addition to the Ballard Swedish Hospital campus across the street. New multifamily housing in the area is predominantly six to seven stories in height. There are several nearby multifamily buildings incorporating landscaping, patios, and primary entries facing the street. The neighborhood with its odd, angled street grid and years of mixed residential, commercial and industrial structures provides for an interesting aesthetic. Although several blocks away from this particular site, the industrial area to the south and SW along Salmon Bay waterway is an enduring feature of the Ballard neighborhood.

1 SWEDISH HOSPITAL BALLARD - 5350 TALLMAN AVE NW

2 ODIN APARTMENTS - 5398 RUSSELL AVE NW

3 LEVA APARTMENTS - 1542 NW 54TH STREET

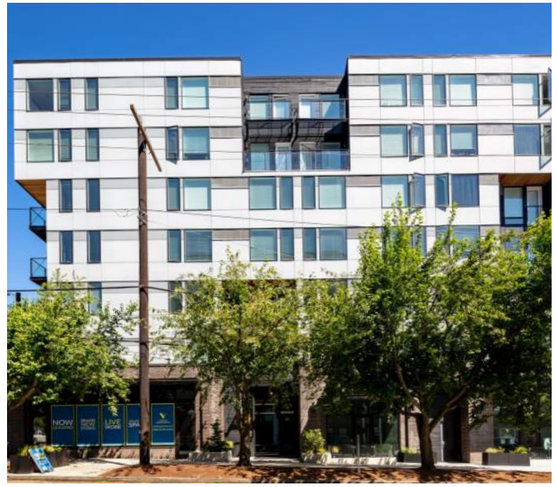


MAP KEY

Project Site

1 View

4 VALDOK APARTMENTS - 1701 NW 56TH STREET



5 VITALITY ON 17TH - 5512 17TH AVE NW

6 LEVA APARTMENTS - 1542 NW 54TH STREET

4.0 EXISTING SITE SURVEY / TREE SURVEY

KEY

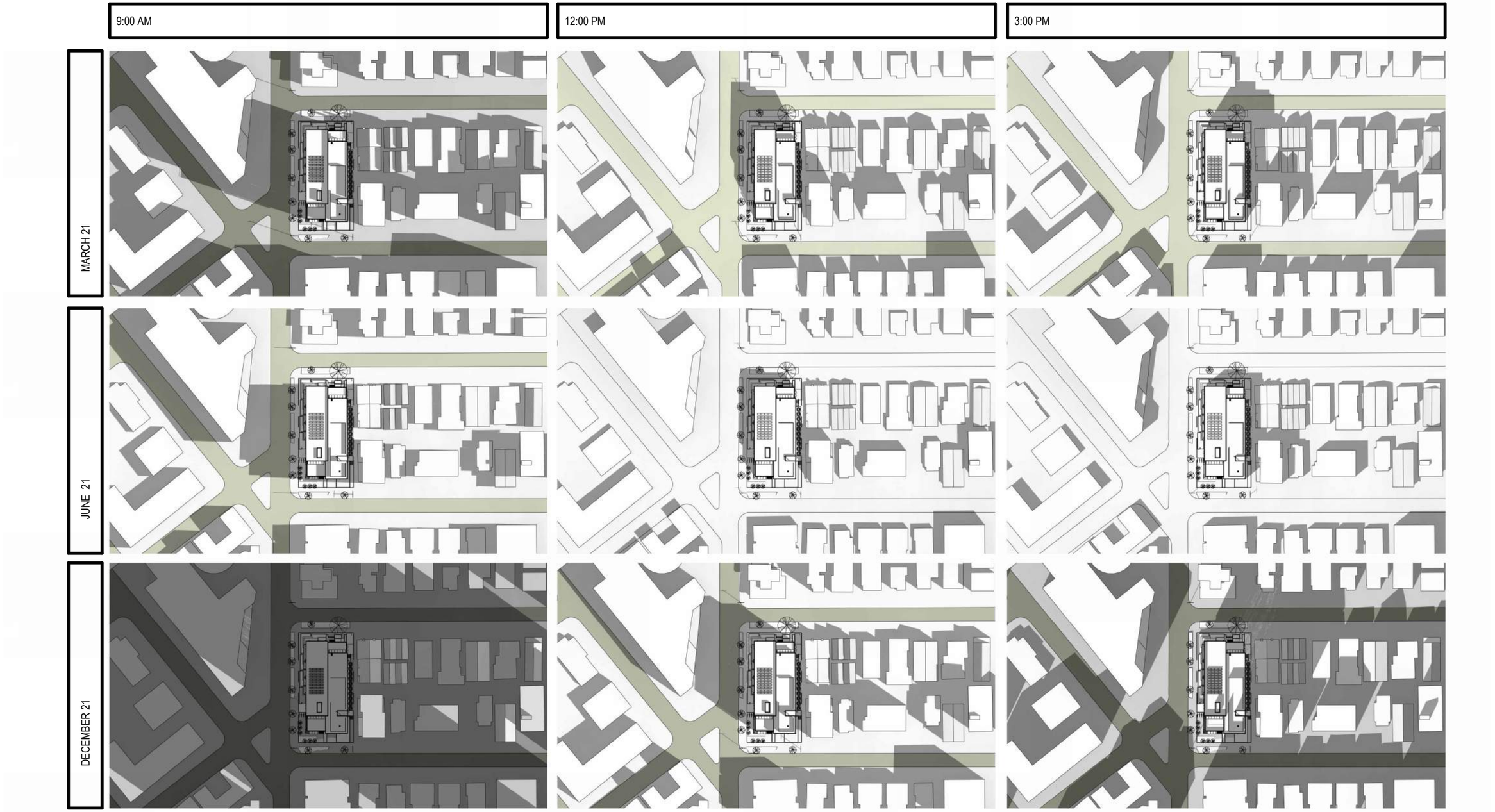
- Existing Buildings
- Assessed Trees (>6" in diameter)
- Property Lines
- Parcel Lot Line

ASSESSED TREES

TREE ID	COMMON NAME	SCIENTIFIC NAME	EXCEPTIONAL	HEALTH
830	Cherry laurel	Prunus laurocerasus	**No**	Good
831	Cherry laurel	Prunus laurocerasus	No	Good
832	Western crabapple	Malus fusca	No	Good
833	Cherry plum	Prunus cerasifera	No	Good
834	Cherry plum	Prunus cerasifera	No	Good
835	Norway spruce	Picea abies	No	Good
836	European white birch	Betula pendula	No	Fair
837	European white birch	Betula pendula	No	Fair
838	Apple	Malus domestica	No	Good
839	Western hemlock	Tsuga heterophylla	No	Fair
840	Western hemlock	Tsuga heterophylla	No	Fair
841	Cherry plum	Prunus cerasifera	No	Fair
A	Japanese snowbell	Styrax japonicus	No	Good
B	Noble fir	Abies procera	No	Good
TRE-1102	Pin Oak	Quercus palustris	No	Excellent

SURVEY

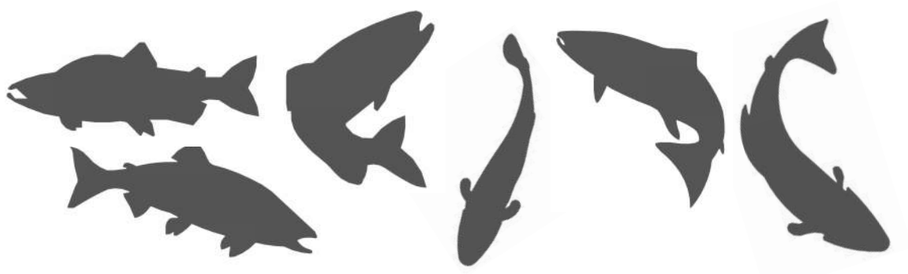
8.0 PREFERRED OPTION 3 | SHADOW STUDY



10.0 LANDSCAPE ARTWORK

ALTERNATIVE ARTWORK DESIGN

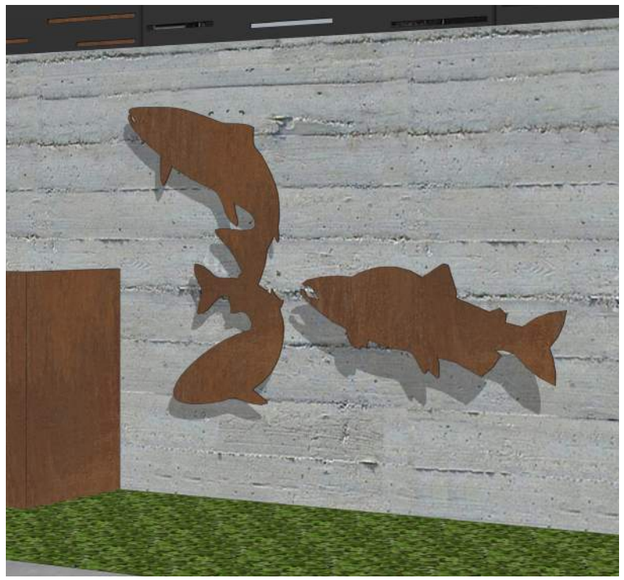
A second design for the salmon outlines was studied and would be achieved by sandblasting the profiles into the site-cast concrete walls and plaza. The result is a more subtle design that takes a keen observer to notice the detail, rather than a more visually apparent approach. The design team asks the Board for their guidance on the matter and what design they prefer for the site.



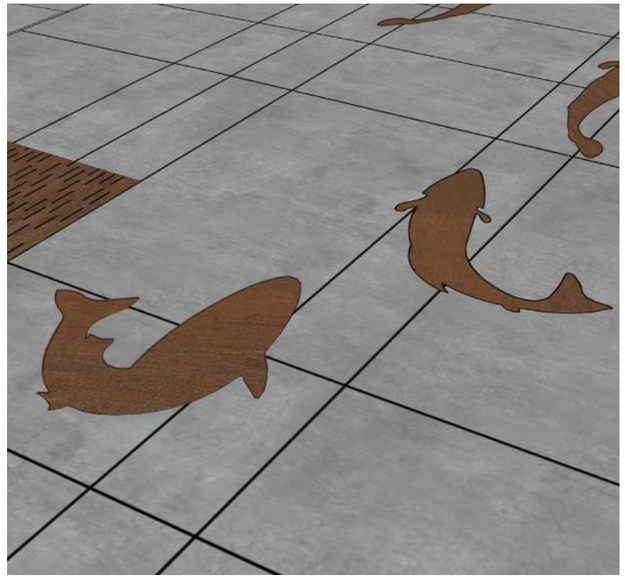
EXAMPLE SALMON SILHOUETTES

EXAMPLES OF SANDBLASTED CONCRETE

METAL CUTOUT DESIGN (PREFERRED OPTION)

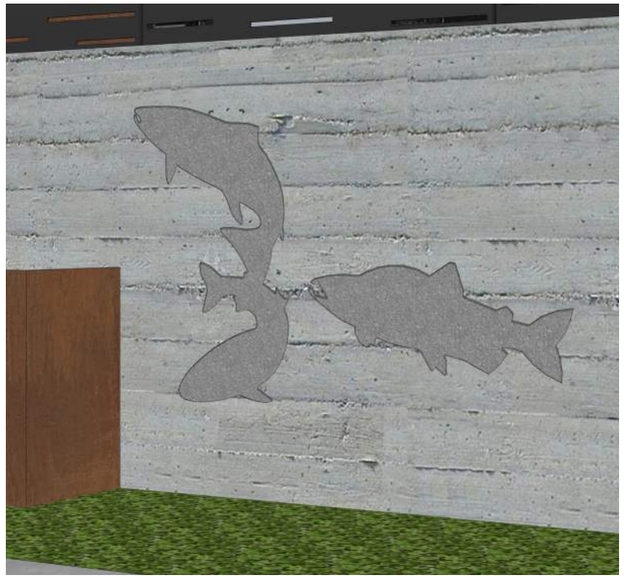


STAND-OFF MOUNTED CUTOUTS AT CONCRETE WALL

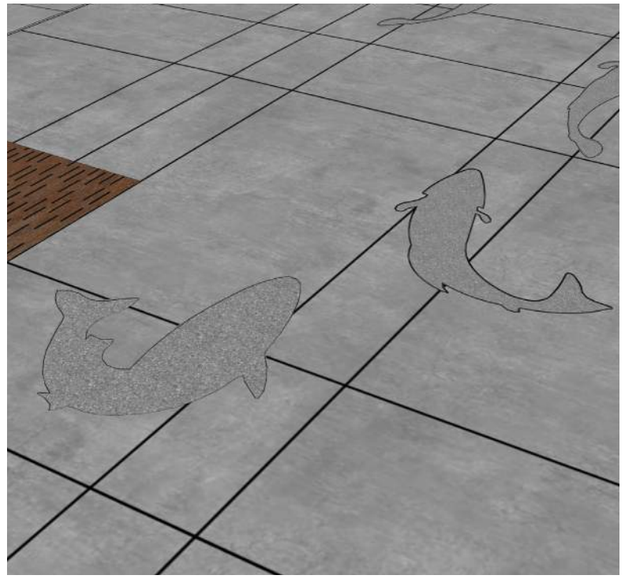


EMBEDDED CUTOUTS AT PLAZA

ALTERNATIVE SANDBLASTED CONCRETE DESIGN



SANDBLASTED TEMPLATES AT CONCRETE WALL



SANDBLASTED TEMPLATES AT PLAZA