

EARLY DESIGN GUIDANCE

5206 17th Avenue NW  
Seattle, WA 98107

SDCI PROJECT NO.:  
3039460-EG

MEETING DATE:  
08/15/2022

CARON

CARON REF #2021.050





AXONOMETRIC OF SITE (PREFERRED OPTION 3)

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PROJECT TEAM

**OWNER:**  
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**CARON ARCHITECTURE CONTACT:**  
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Caron Reference No.: 2021.050

SITE INFORMATION

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

**SDCI PROJECT NO.:**  
3039460-EG

**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'

**FAR:**  
4.5

**ALLOWABLE FAR:**  
90,027 SF

**PROPOSED FAR:**  
94,101 SF

**RESIDENTIAL UNITS:**  
127

**PARKING STALLS:**  
30

**BIKE PARKING STALLS:**  
134 Long-Term  
7 Short-Term

3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

This project is a 7-story multifamily residential structure with 27 in-structure parking stalls with upper-level amenity space and terrace on level 7. The project fronts 17th Ave NW, 52nd and 53rd streets. Parking access is located along 53rd Avenue at the south end of the property. The development will provide 140 multifamily residential units of various sizes from levels 1-7. The building is set back from 17th Avenue 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. Project also features two level 7 terraces and several private decks to take advantage of views.

SITE DESCRIPTION & ANALYSIS

The site is three parcels of the western end of the block, bound by 17th Avenue NW to the west, 52nd and 53rd streets to the north and south. Adjacent low rise multifamily properties to the east. The Ballard Swedish hospital is across 17th Ave NW. Low-rise multifamily and one small office building are across 52nd and 53rd streets. The site slopes down from north to south for about an 8’ height difference from one end to the other.

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 (OPTION 1)

LEVEL	GROSS SF	FAR SF	RESIDENTIAL SF	COMMERCIAL SF	UNIT COUNT	PARKING STALLS	BIKE STALLS
ROOF	469 SF	381 SF	-	-	-	-	-
7	10,379 SF	10,040 SF	8,635 SF	-	13	-	-
6	11,626 SF	11,304 SF	9,882 SF	-	17	-	-
5	11,626 SF	11,304 SF	9,882 SF	-	17	-	-
4	11,626 SF	11,304 SF	9,882 SF	-	17	-	-
3	11,626 SF	11,304 SF	9,882 SF	-	17	-	-
2	11,626 SF	11,304 SF	9,882 SF	-	17	-	-
1	11,835 SF	11,512 SF	9,429 SF		16		
P1	11,777 SF	11,333 SF	1,899 SF	-	4	12	124
TOTAL	92,590 SF	89,785 SF	69,374 SF	-	118 UNITS	12 STALLS	124 STALLS

DEVELOPMENT SUMMARY (OPTION 2)

LEVEL	GROSS SF	FAR SF	RESIDENTIAL SF	COMMERCIAL SF	UNIT COUNT	PARKING STALLS	BIKE STALLS
ROOF	503 SF	445 SF	-	-	-	-	
7	10,959 SF	10,664 SF	9,043 SF	-	14	-	-
6	12,705 SF	11,917 SF	10,751 SF	-	20	-	-
5	12,705 SF	11,917 SF	10,751 SF	-	20	-	-
4	12,705 SF	11,917 SF	10,751 SF	-	20	-	-
3	12,705 SF	11,917 SF	10,751 SF	-	20	-	-
2	12,705 SF	11,917 SF	8,507 SF	-	20	-	-
1	12,048 SF	11,706 SF	9,064 SF	-	14		
P1	12,237 SF	11,796 SF	-	-	-	29	135
TOTAL	99,273 SF	94,197 SF	69,618 SF	-	128 UNITS	29 STALLS	135 STALLS

DEVELOPMENT SUMMARY (PREFERRED OPTION 3)

LEVEL	GROSS SF	FAR SF	RESIDENTIAL SF	COMMERCIAL SF	UNIT COUNT	PARKING STALLS	BIKE STALLS
ROOF	492 SF		-	-	-	-	-
7	10,079 SF	9,549 SF	8,360 SF	-	14	-	-
6	12,363 SF	11,996 SF	10,672 SF	-	19	-	-
5	12,363 SF	11,996 SF	10,672 SF	-	19	-	-
4	12,363 SF	11,996 SF	10,672 SF	-	19	-	-
3	12,363 SF	11,996 SF	10,672 SF	-	19	-	-
2	12,556 SF	12,206 SF	10,857 SF	-	19	-	-
1	12,556 SF	12,221 SF	10,109 SF	-	18		
P1	12,507 SF	12,141 SF	-	-	-	30	134
TOTAL	97,642 SF	94,101 SF	72,016 SF	-	127 UNITS	30 STALLS	134 STALLS

3.0 SUMMARY OF DESIGN COMMENTS DURING PUBLIC OUTREACH

COMMUNITY OUTREACH SUMMARY

The project team for 5206 17<sup>th</sup> 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.

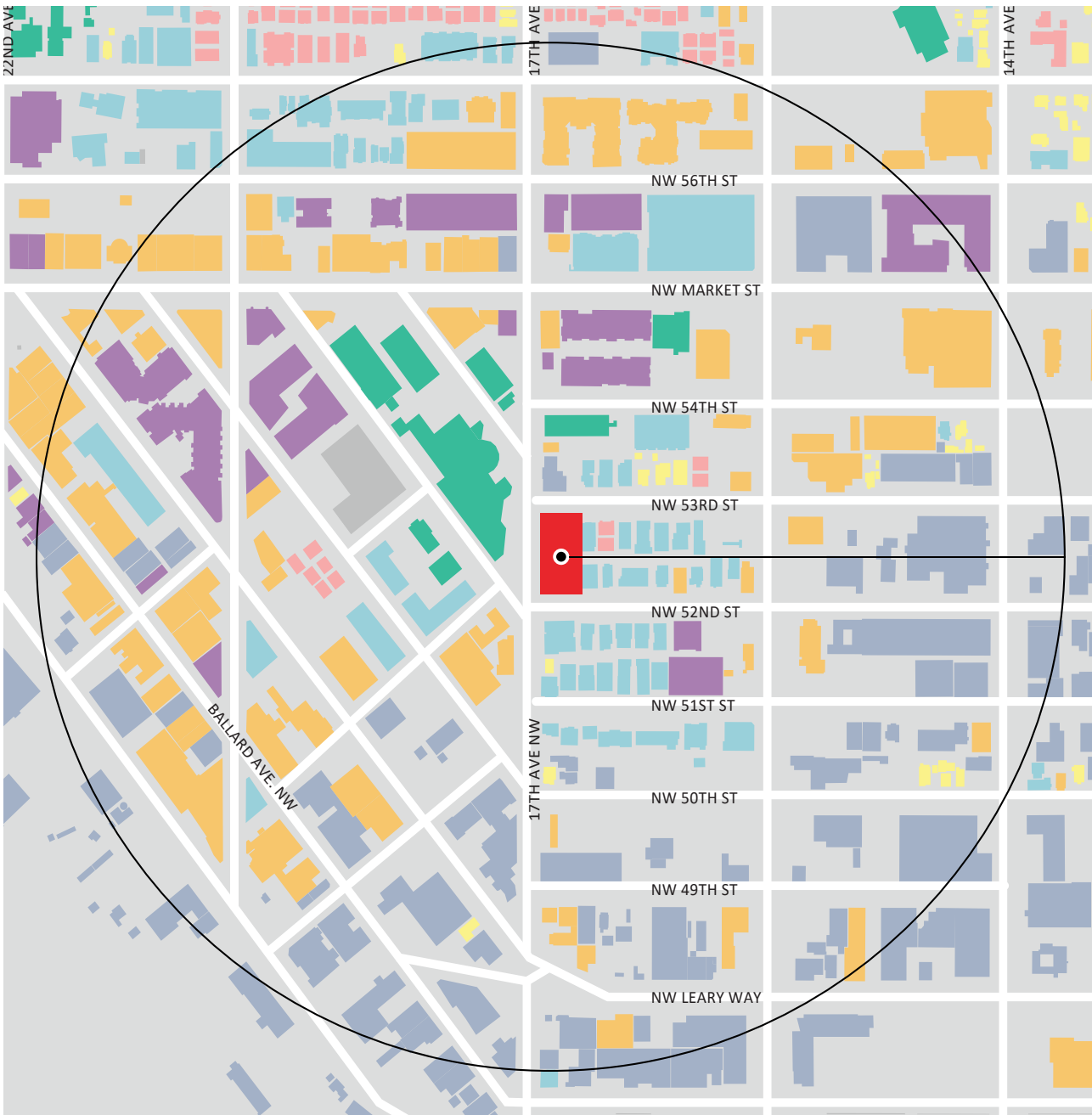
Design-Related Comments

- **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 17<sup>th</sup> 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 undistruptive to the current skyline and does not block light into surrounding units.

Non-Design-Related Comments

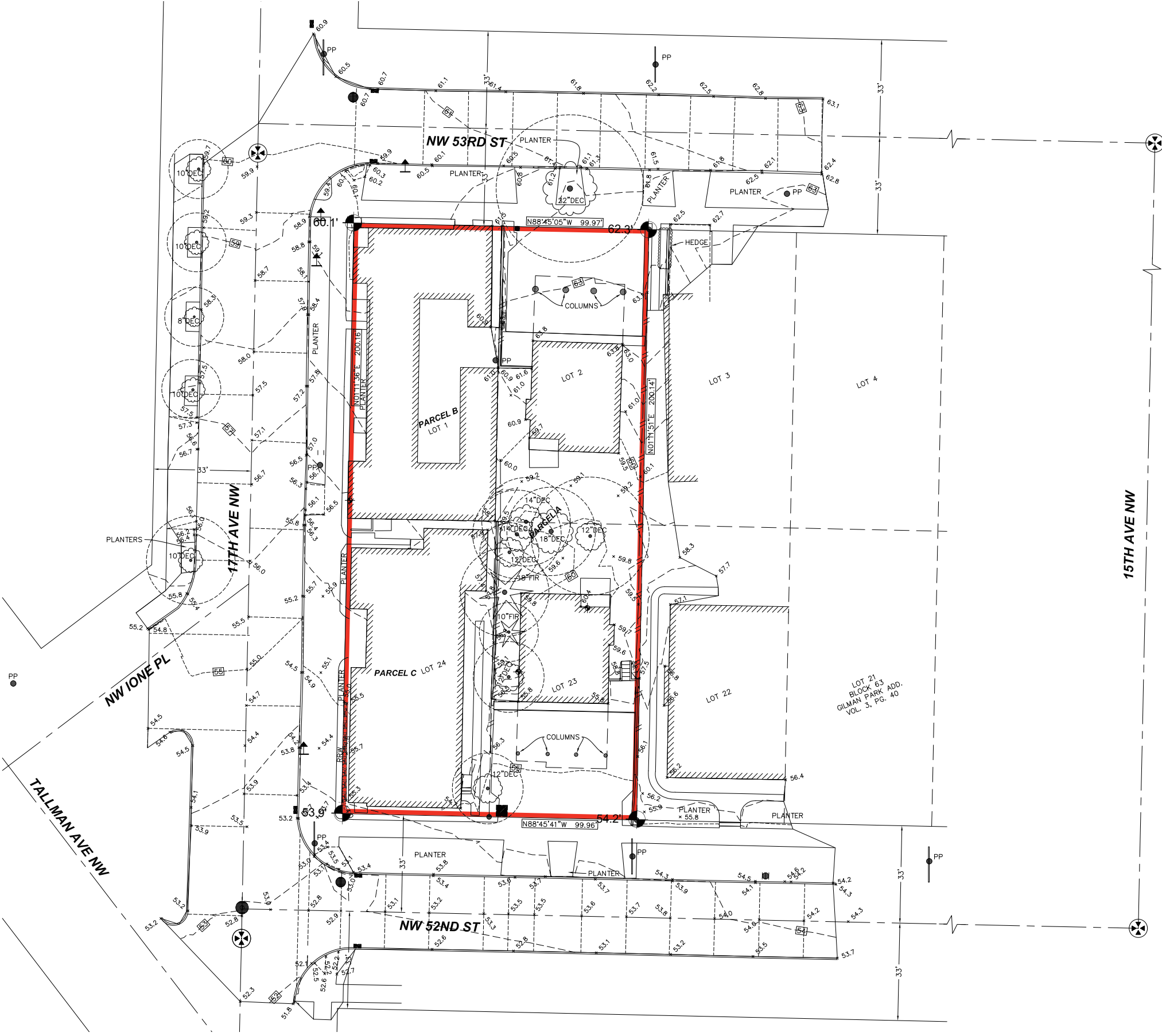
- **Parking.** Many respondents expressed concern that parking in the neighborhood is horrible as it is and encouraged adding enough parking for the tenants, as residents who have been living in Ballard for decades are losing valuable street parking near their homes due to the increased development of 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.



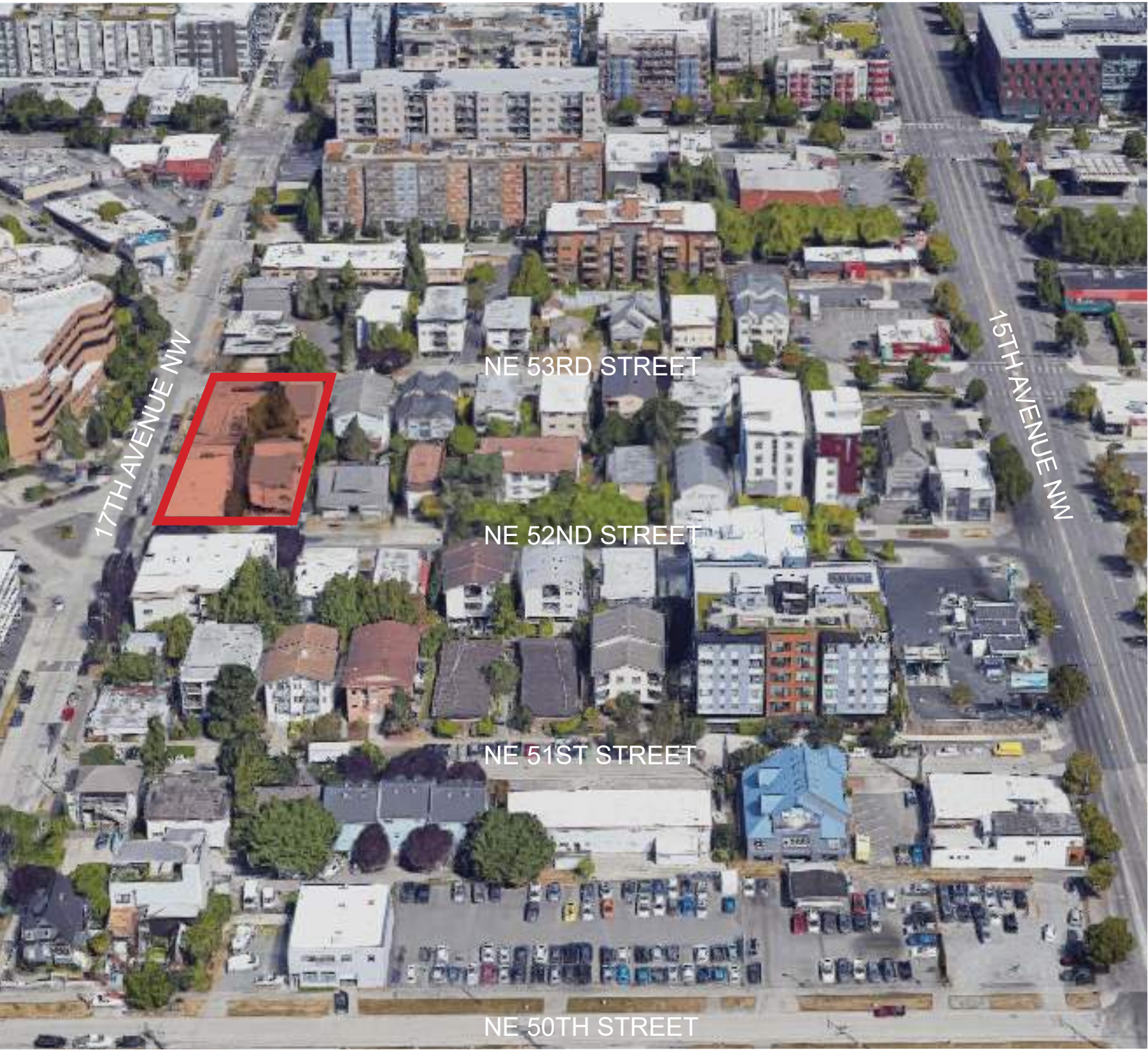


4.0 SITE SURVEY

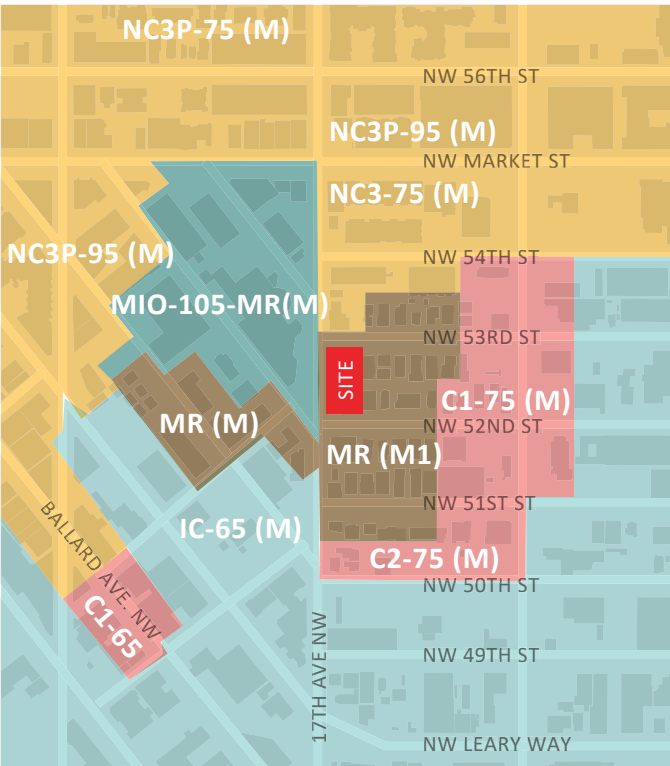




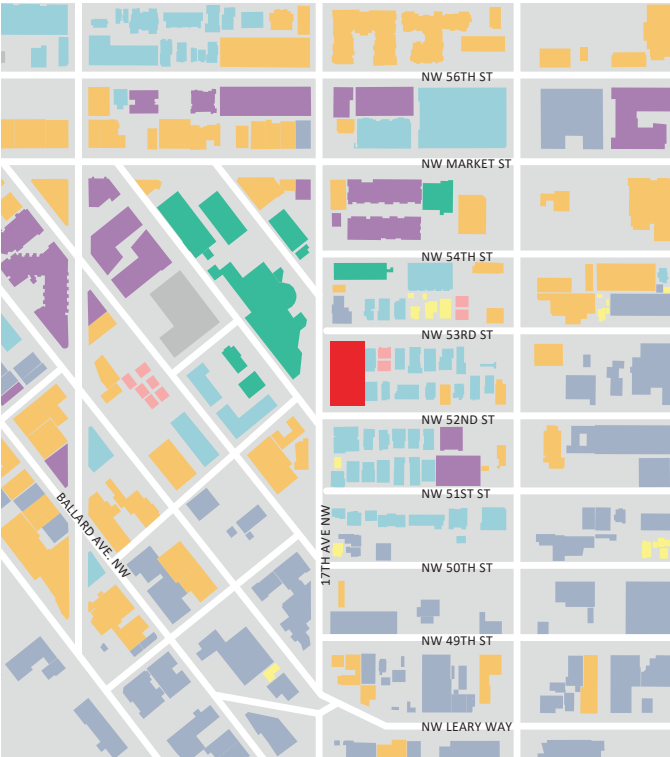
5.0 URBAN DESIGN ANALYSIS



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



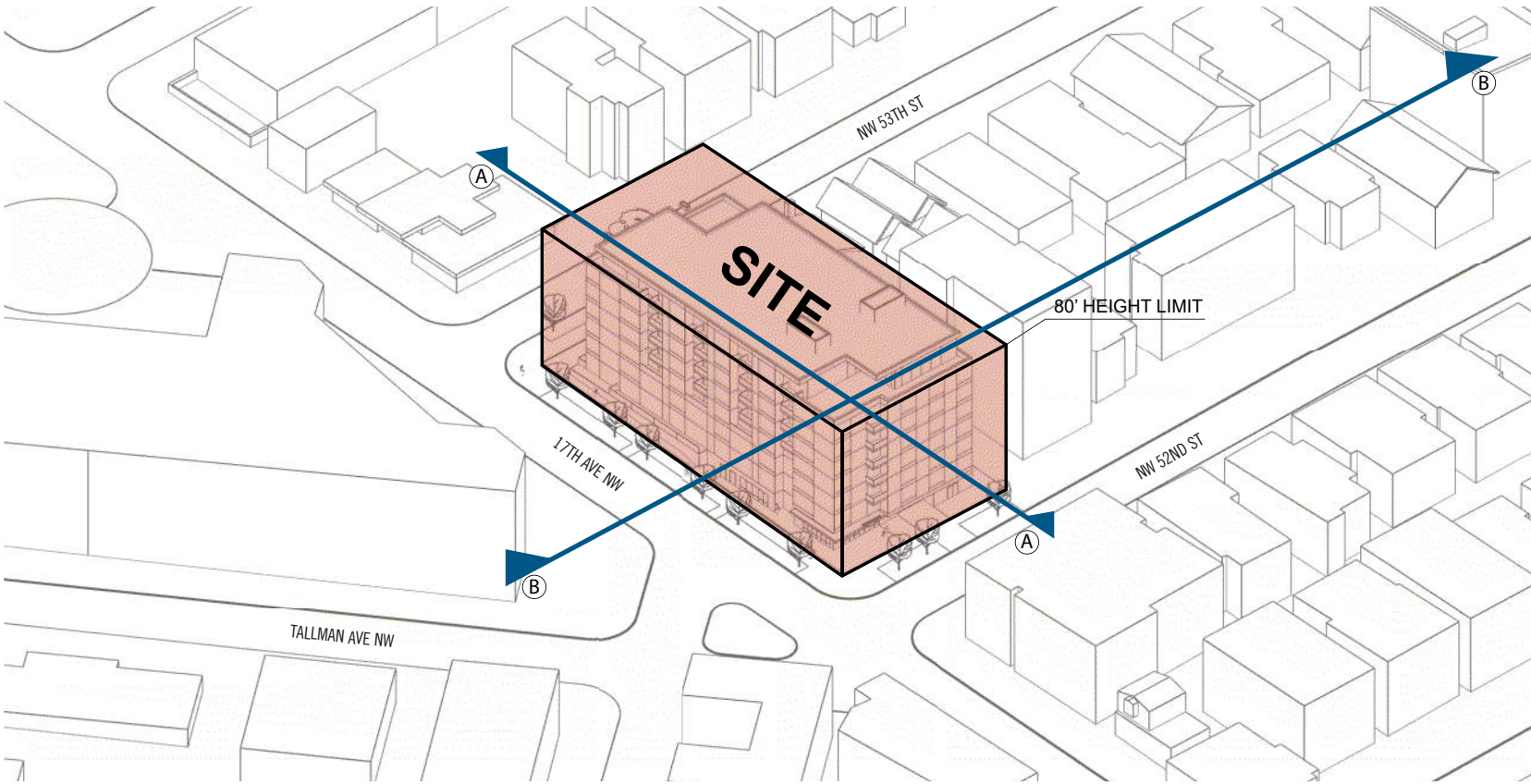
5.0 URBAN DESIGN ANALYSIS

ZONING ENVELOPE DIAGRAM

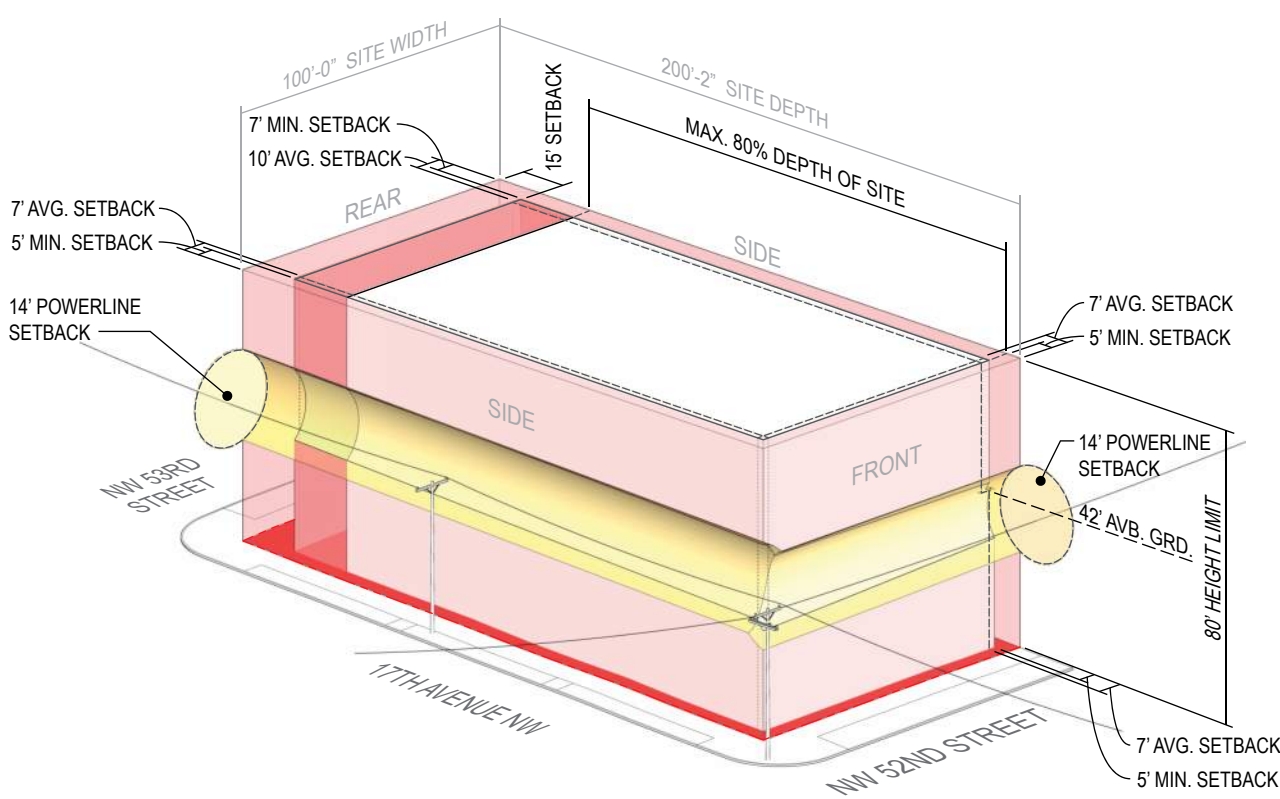
The following diagram and site sections show the land use zones for the project and the surrounding neighborhood. The neighborhood is becoming more densely developed and zoned for more dense, multifamily residential but the site is in a pocket of residential, MR-80, between more mixed commercial / residential 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

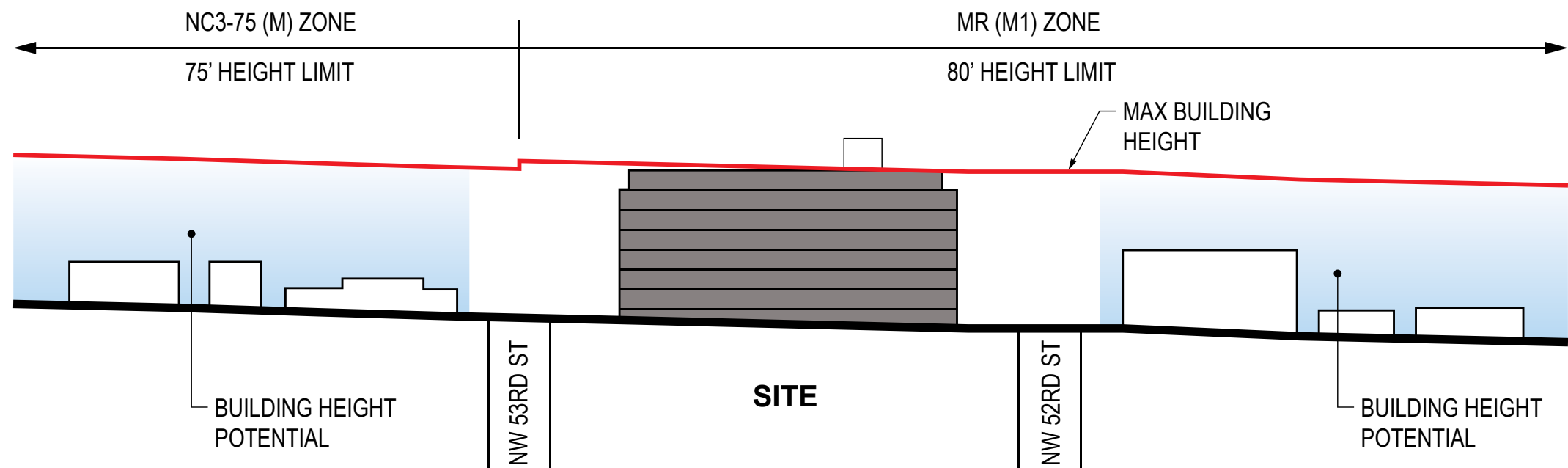


ZONING ENVELOPE

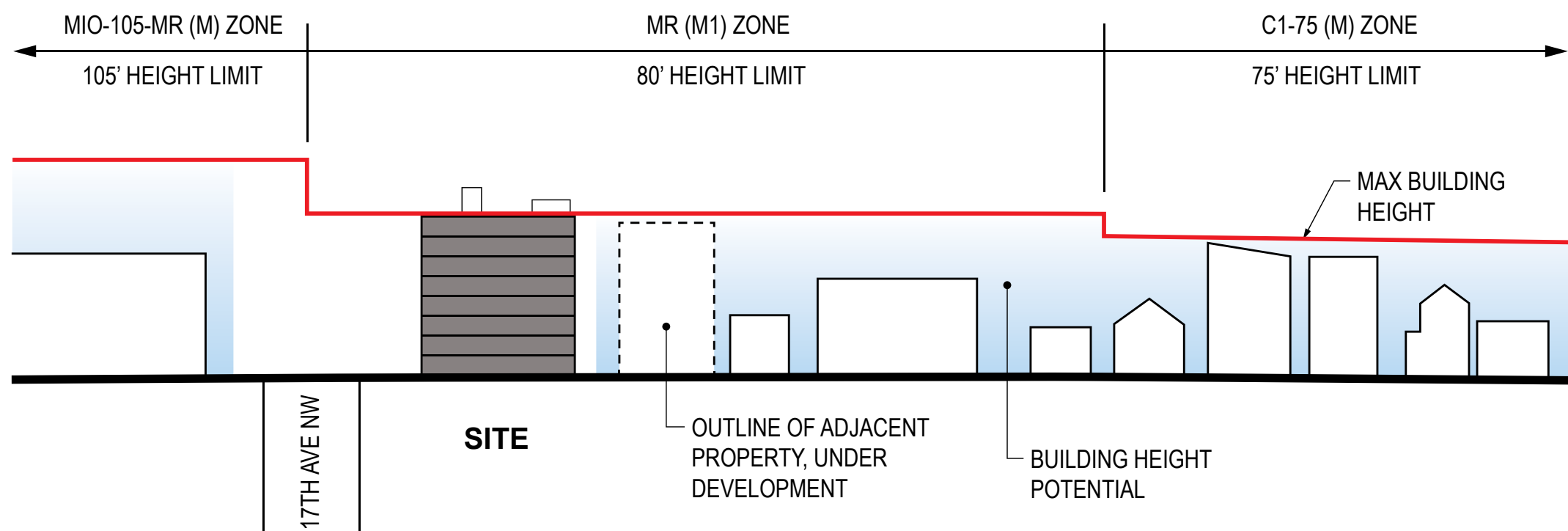


5.0 URBAN DESIGN ANALYSIS

SITE SECTION



SECTION - A



SECTION - B






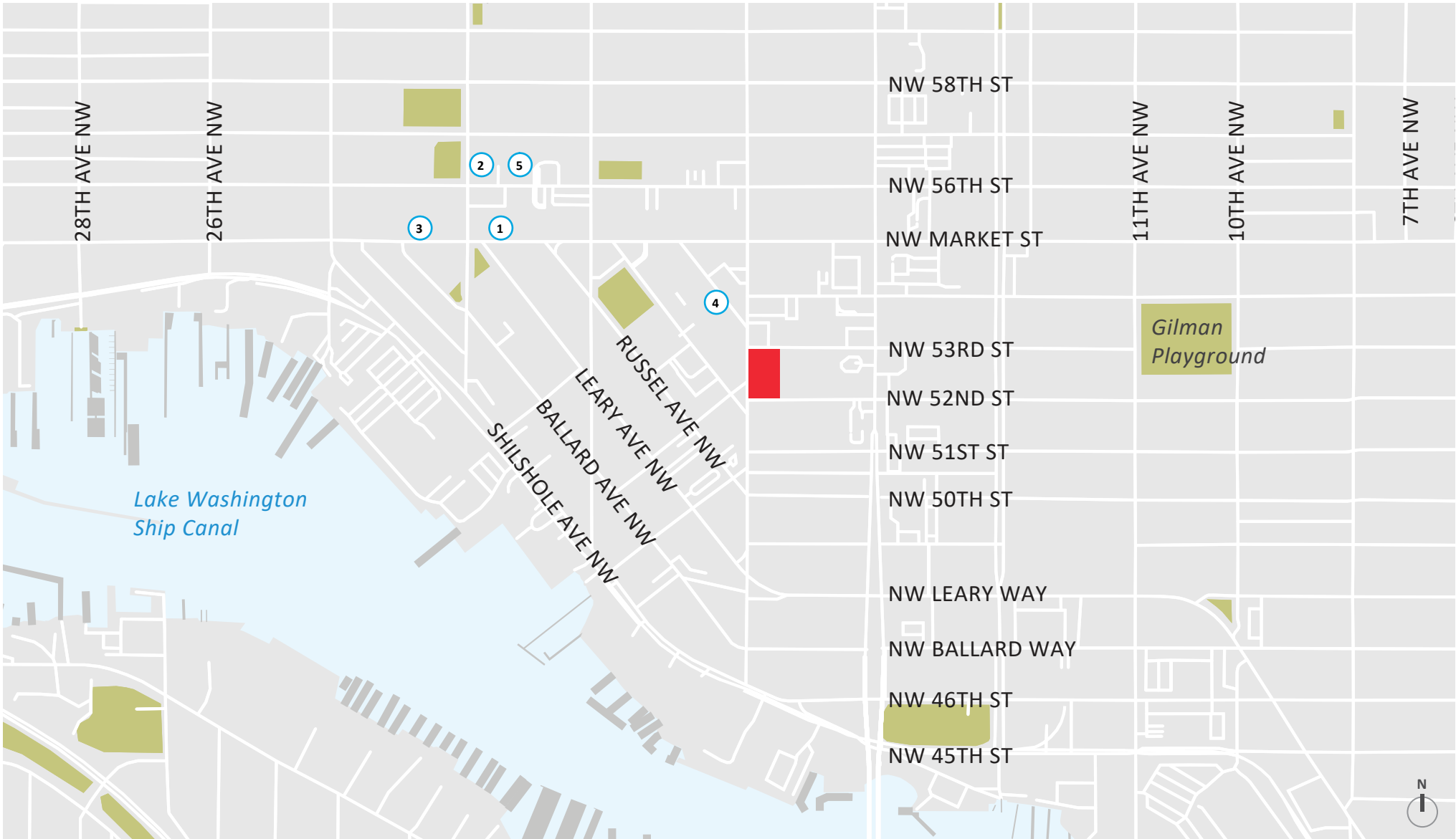
5.0 URBAN DESIGN ANALYSIS

COMMUNITY NODES / LANDMARKS

NW Market Street two blocks north and 15<sup>th</sup> Ave NW one block east are major commercial avenues of the neighborhood with a variety of businesses and services. Notable landmarks include the historic Ballard business district a short walk away to the west, Ballard library, movie theaters. Further west is the Nordic Museum and Ballard Locks.

VICINITY & WALKING MAP KEY

-  Project Site
-  Park
-  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 2208 MARKET STREET



4 BALLARD SWEDISH HOSPITAL - 5350 TALLMAN AVE NW



5 GREENFIRE CAMPUS - 2034 NW 56TH ST

5.0 URBAN DESIGN ANALYSIS

TRANSPORTATION

The site is 2 blocks from NW Market Street and one block from 15<sup>th</sup> Ave 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

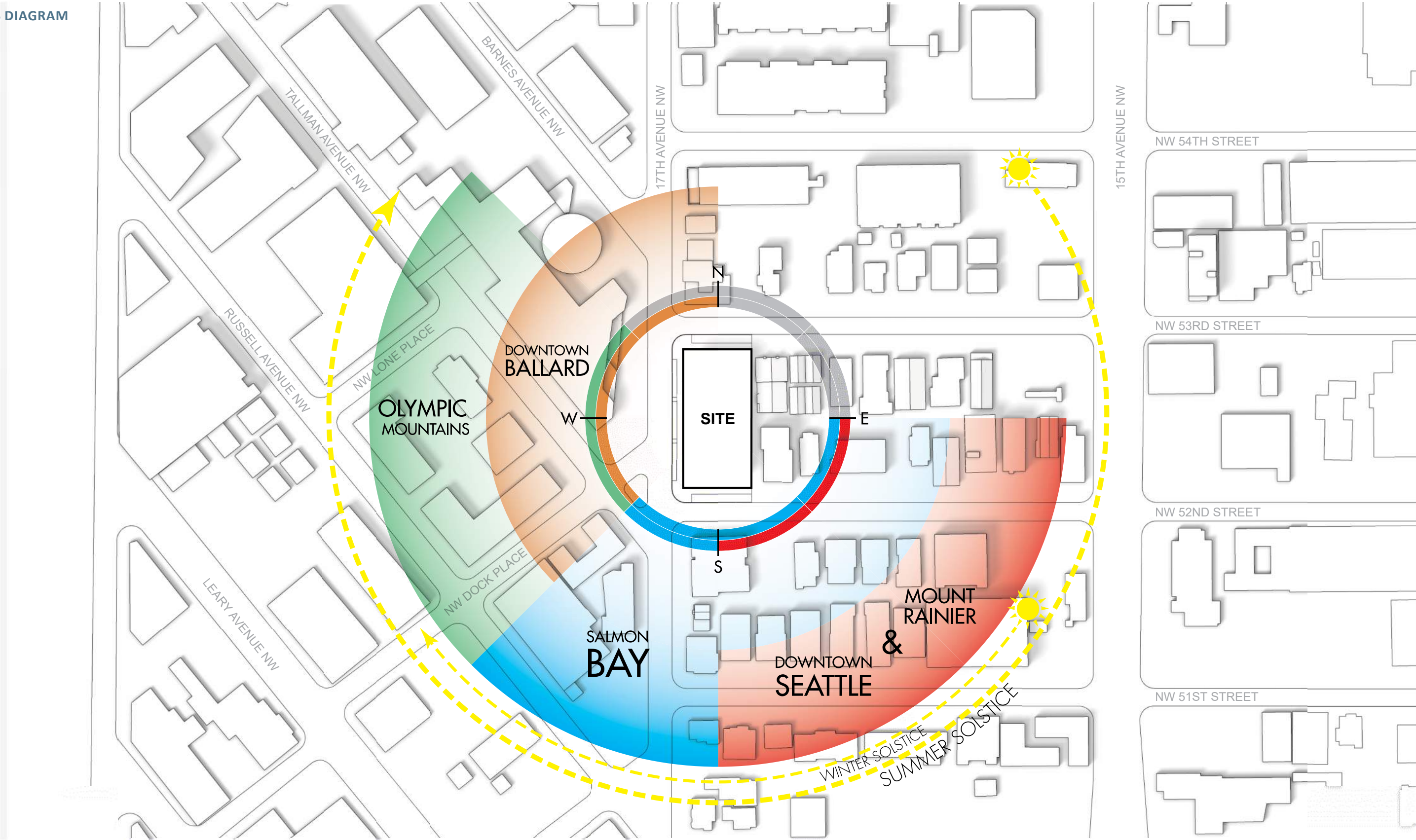
- Project Site
- Park
- Bus Stops
- Pedestrian Areas
- Frequent Transit
- Dedicated Bike Lanes





5.0 URBAN DESIGN ANALYSIS

VIEW ANALYSIS DIAGRAM





5.0 URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT

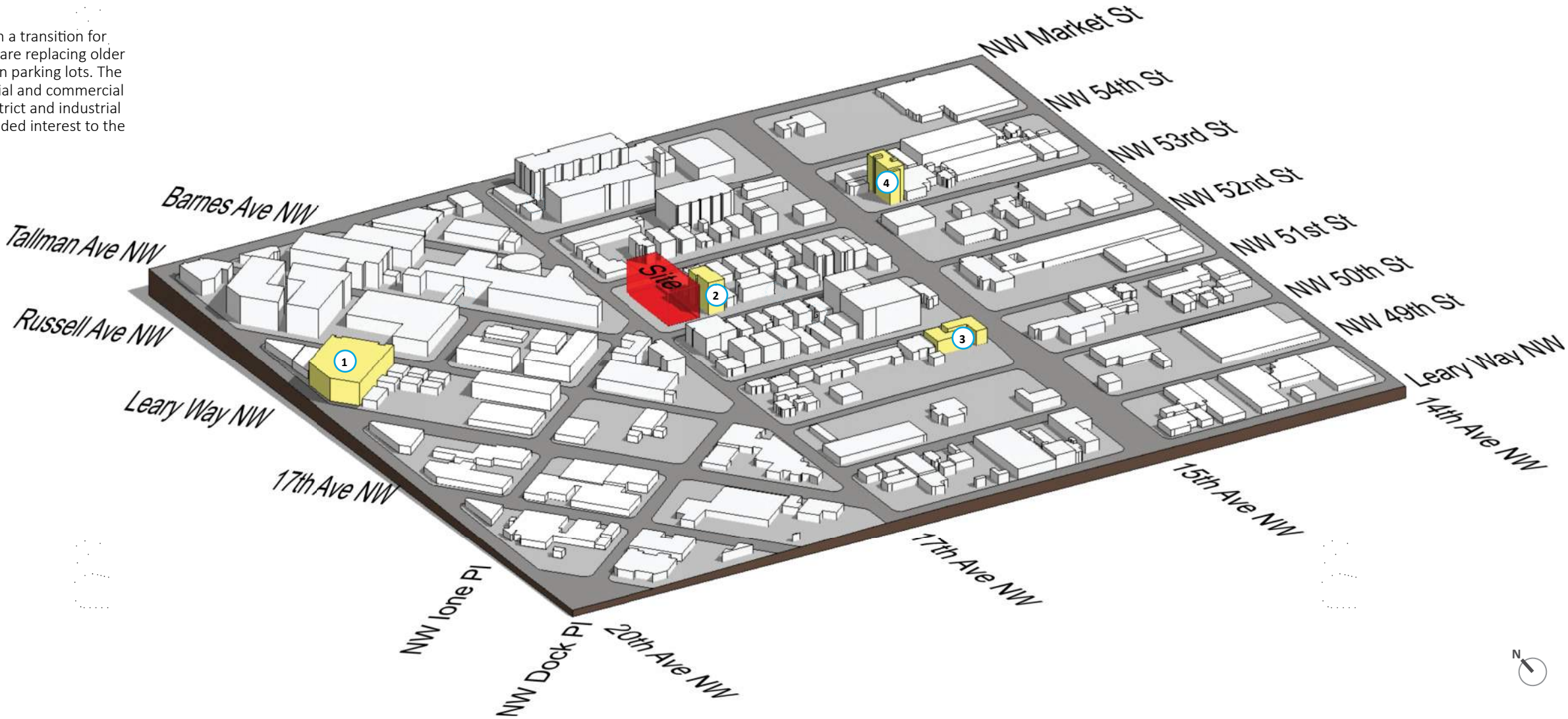
The Ballard neighborhood has been going through a transition for many years. New 5-8 story multifamily structures are replacing older single-family houses, 1-story commercial and open parking lots. The area is rapidly densifying with many new residential and commercial buildings. The nearby historic 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 5244 LEARY AVE NW  
MIXED-USE | 101 ROOMS | MUP # 3025228



2 1544 NW 52ND ST  
MULTIFAMILY | 67 UNITS | SDCI PROJECT #3034315-LU



3 5011 15TH AVE NW  
MULTIFAMILY | 132 UNITS & 4 LIVE/WORK UNITS  
SDCI #3032912-LU



4 1446 NW 53RD ST  
MULTIFAMILY | 50 SEDUS | SDCI #3032635-EG

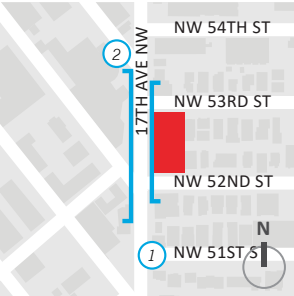


5.0 STREETSCAPES

1 17TH AVE NW LOOKING EAST



2 17TH AVE NW LOOKING WEST



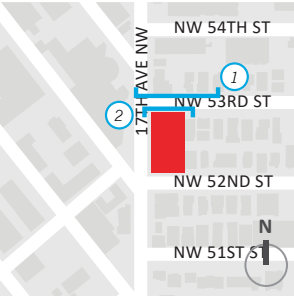


5.0 STREETSCAPES

1 53RD AVE NW LOOKING NORTH



2 53RD AVE NW LOOKING SOUTH



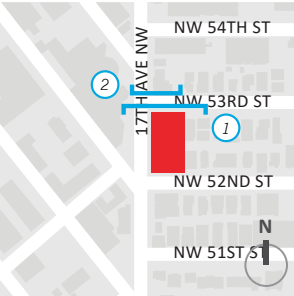
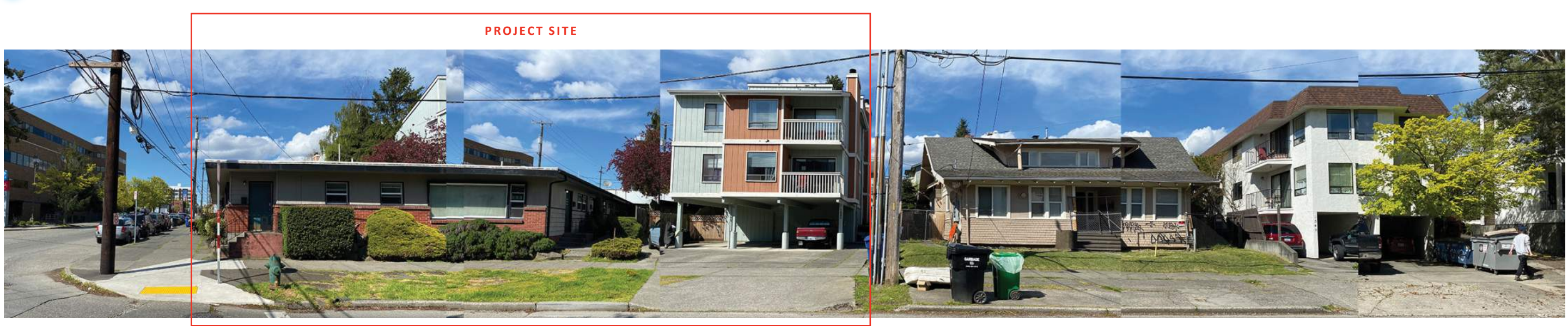


5.0 STREETSCAPES

1 52ND AVE NW LOOKING SOUTH



2 52ND AVE NW LOOKING NORTH





5.0 SITE PHOTOS

OPPORTUNITIES / CONSTRAINTS

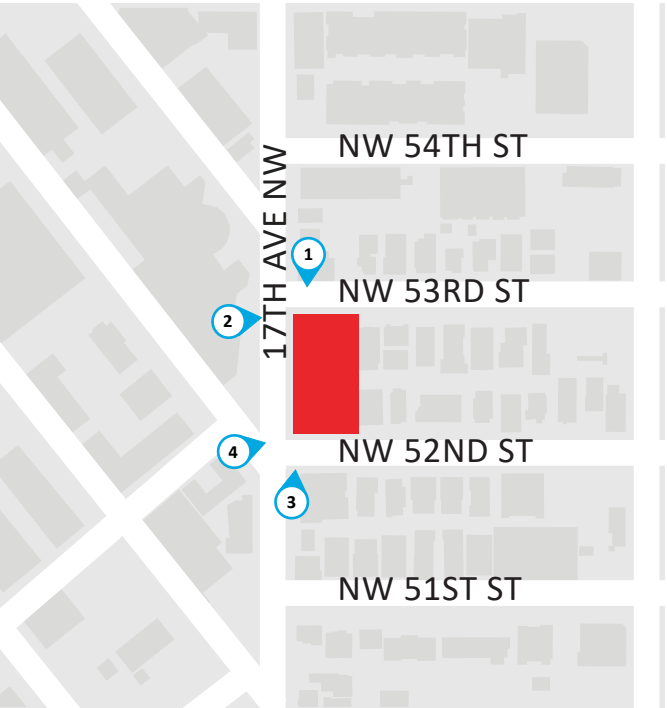
The site is at the west end of the block bound by 17<sup>th</sup> Avenue NW to the west, 52<sup>nd</sup> and 53<sup>rd</sup> Streets to the north and south. The property spans the entire length of the block along 17<sup>th</sup> Ave NW allowing units and spaces to face and open out to the street on three 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 17<sup>th</sup> 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 either 52<sup>nd</sup> or 53<sup>rd</sup> Street.



1 53RD STREET LOOKING SOUTH



2 CORNER OF 53RD AND 17TH LOOKING EAST



MAP KEY  
Project Site  
View



3 52ND STREET LOOKING NORTH



4 17TH AVE NW LOOKING EAST



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.



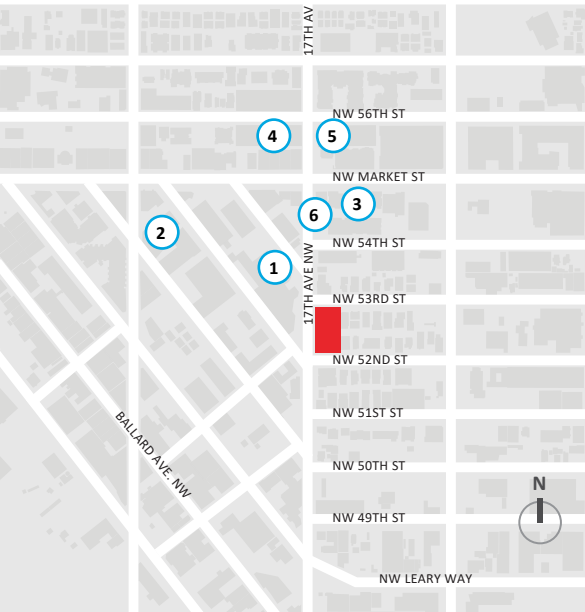
1 SWEDISH HOSPITAL BALLARD - 5350 TALLMAN AVE NW



2 ODIN APARTMENTS - 5398 RUSSELL AVE NW



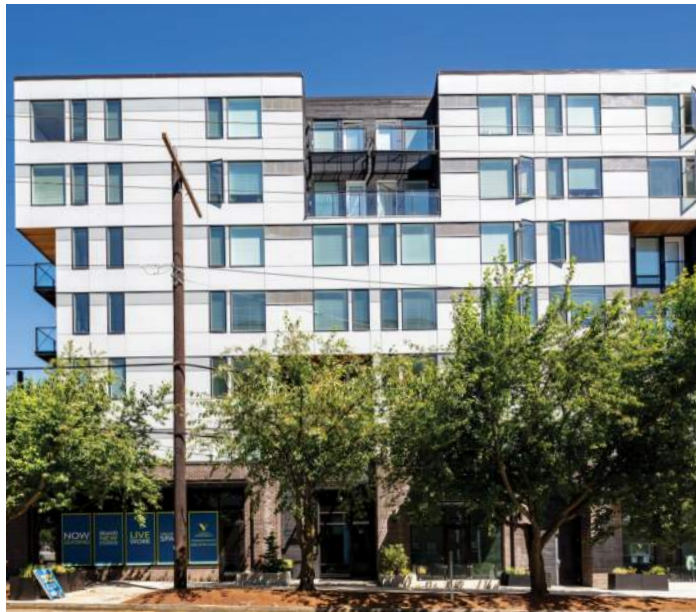
3 LEVA APARTMENTS - 1542 NW 54TH STREET



- MAP KEY
- Project Site
  - View



4 VALDOK APARTMENTS - 1701 NW 56TH STREET



5 VITALITY ON 17TH - 5512 17TH AVE NW



6 LEVA APARTMENTS - 1542 NW 54TH STREET



6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	PROVIDED	OPTION 1	OPTION 2	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 Depth	23.45.528		Depth of principle structures shall not exceed 80% of depth of lot.	169"-0" Proposed	√	Departure requested	Departure requested
Rooftop Features	23.45.514.I		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: <ul style="list-style-type: none"><li>• 42 feet or less in height: 7 average; 5 minimum</li><li>• Above 42 feet in height: 10 average; 7 minimum</li></ul>		√	√	√
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.	√ (766 SF)	√ (992 SF)	√ (799 SF)

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7.0 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:**  
Project is aiming to create 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 Ballard. 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.*

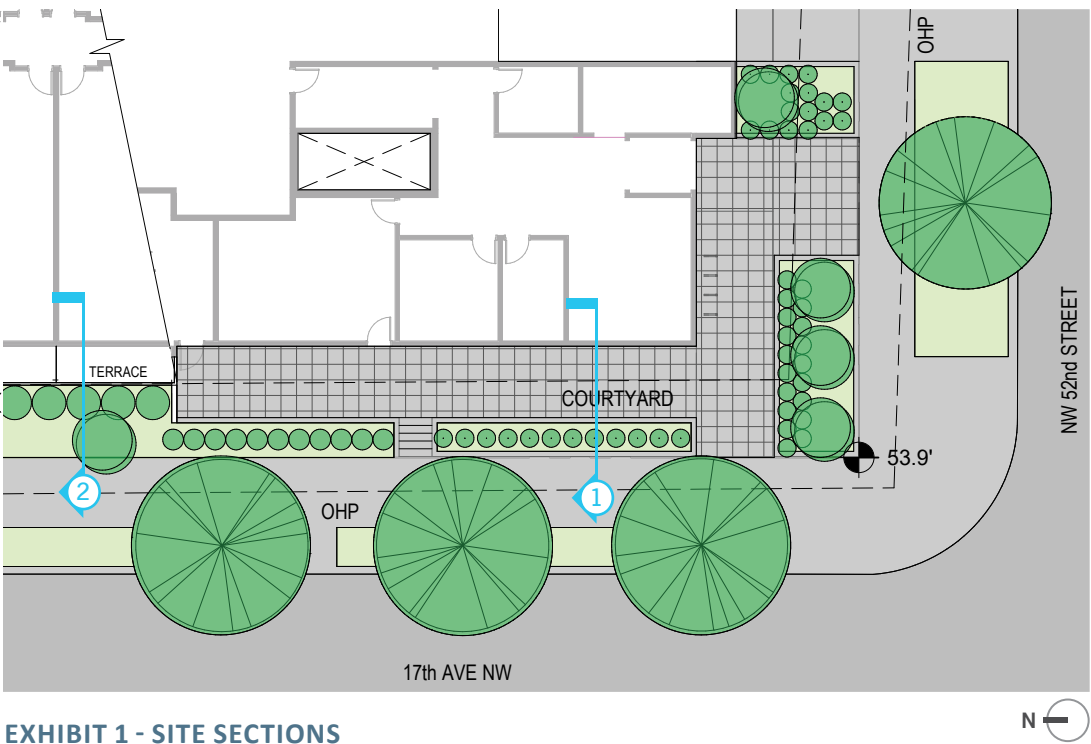
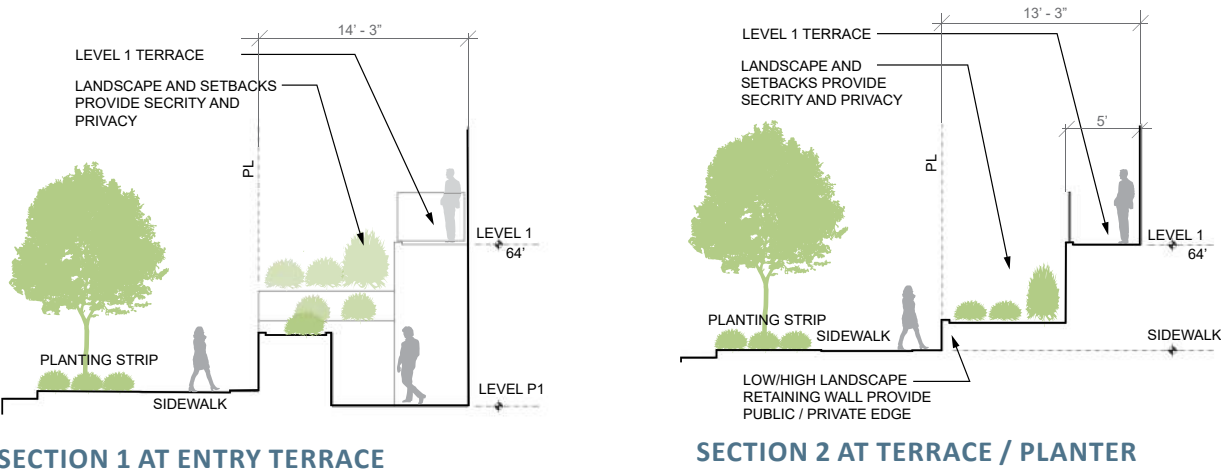
- c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping,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



7.0 DESIGN GUIDELINES

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.

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.

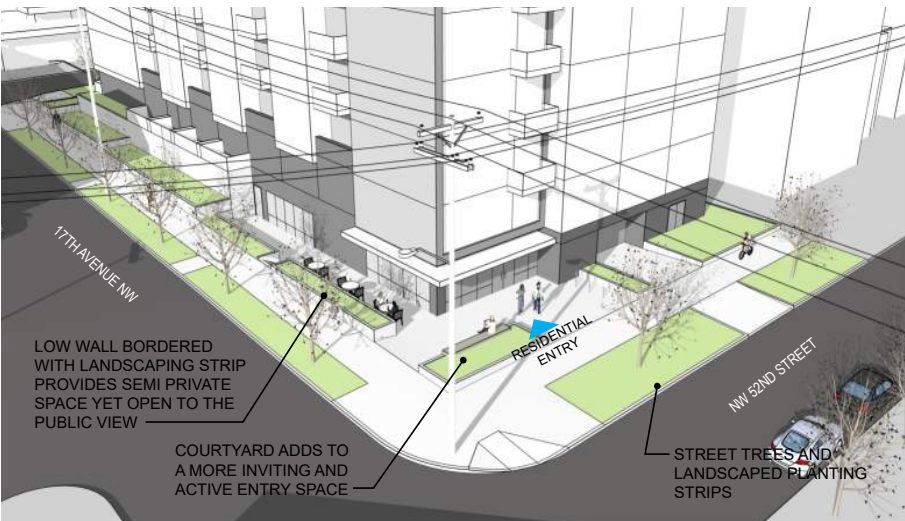


EXHIBIT 4 - STREET LEVEL ENTRIES

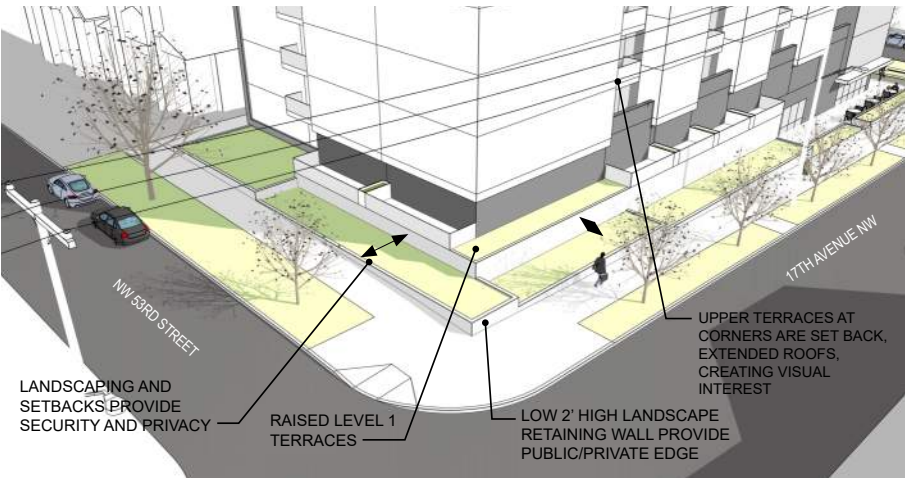


EXHIBIT 5 - RESIDENTIAL EDGES

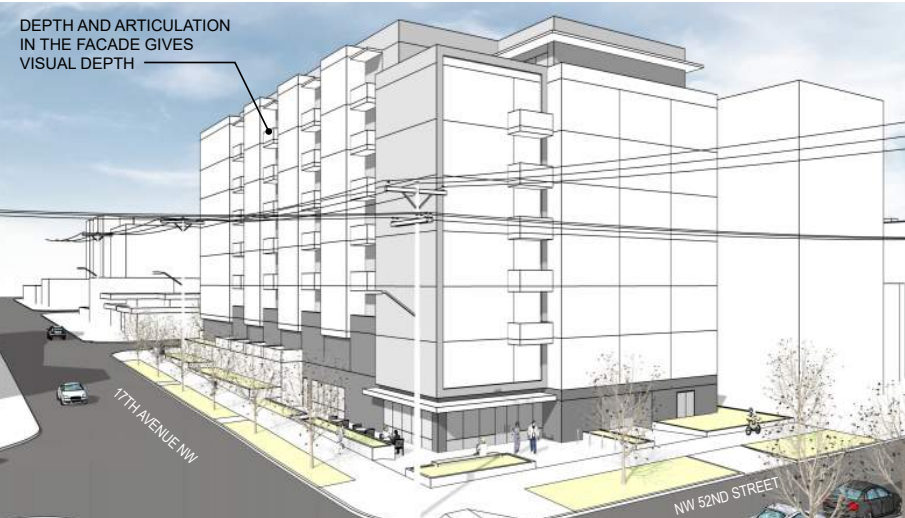


EXHIBIT 6 - ARCHITECTURAL FEATURES



8.0 ARCHITECTURAL MASSING CONCEPTS

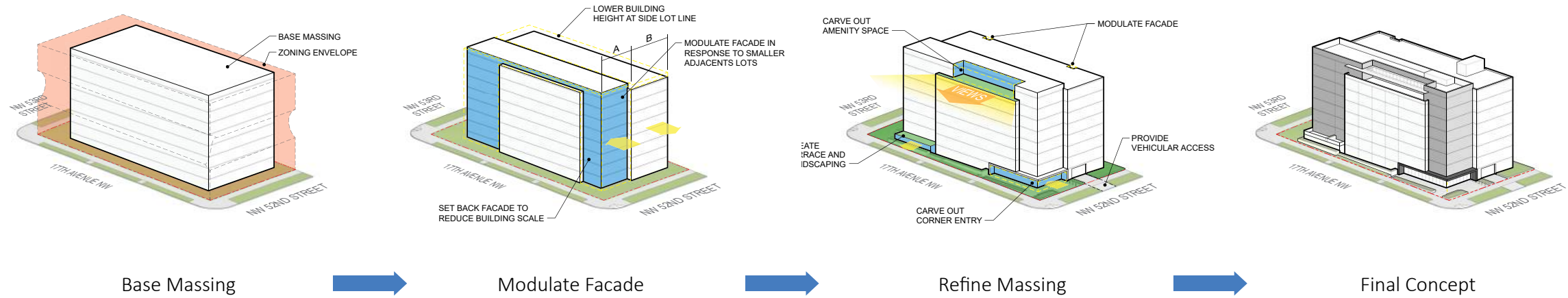


	Option 1	Option 2	Option 3 (Preferred)
CONCEPT:	‘Rectangular’	‘Angled’	‘Vertical’
# UNITS:	118 Units	128 Units	127 Units
AMENITY AREA SF	5000 SF (MIN.)	5000 SF (MIN.)	5000 SF (MIN.)
PARKING STALLS:	12 Parking Stalls	29 Parking Stalls	30 Parking Stalls
BIKE STALLS:	Long term: 118 / Short term: 6	Long term: 128 / Short term: 7	Long term: 127 / Short term: 7
PROPOSED FAR:	4.5	4.5	4.5
GROSS FLOOR AREA:	92,590 SF	99,273 SF	97,642 SF
OPPORTUNITIES:	<ul style="list-style-type: none"><li>Entry courtyard on Southwest corner provides abundant solar exposure</li><li>Upper-level terrace faces west with abundant solar exposure</li><li>Landscaped buffer for ground level residential units</li></ul>	<ul style="list-style-type: none"><li>Entry on Northwest corner closer to Market Street commercial</li><li>Upper-level terrace faces southwest with abundant solar exposure</li><li>Landscaped buffer between sidewalk and residential units</li><li>Indoor-outdoor amenity space at southwest corner with abundant solar exposure</li></ul>	<ul style="list-style-type: none"><li>Entry courtyard on Southwest corner provides abundant solar exposure</li><li>Two upper-level terraces- one faces southwest corner with abundant solar exposure, the other at northeast corner</li><li>Landscaped buffer for ground level residential units</li></ul>
CONSTRAINTS:	<ul style="list-style-type: none"><li>Garage entry adjacent to pedestrian entry</li></ul>	<ul style="list-style-type: none"><li>Ground level P1 recessed below grade 2’</li></ul>	<ul style="list-style-type: none"><li>Garage entry adjacent to pedestrian entry</li></ul>
CODE COMPLIANCE:	Yes, code compliant	Departure requested	Departure requested

8.0 ARCHITECTURAL MASSING CONCEPTS / DESIGN CONCEPT

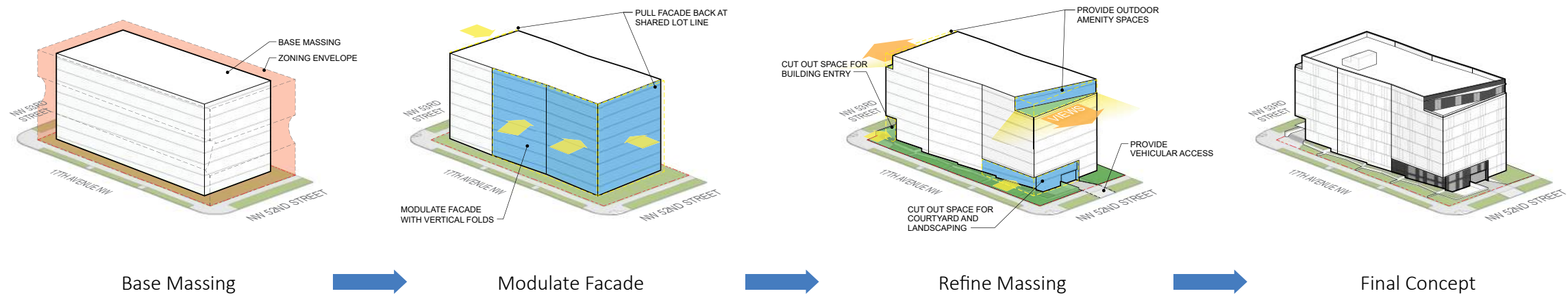
OPTION 1 CONCEPT - RECTANGULAR

Building mass and plan is a generally simple, rectilinear form with minimal plan articulation. Unit layouts are oriented east and west with a central mass bumped out on the west side along 17th Ave NW, that ties into a upper level terrace with west facing views towards Puget Sound and Olympic mountains beyond. Ground floor entry facing South.



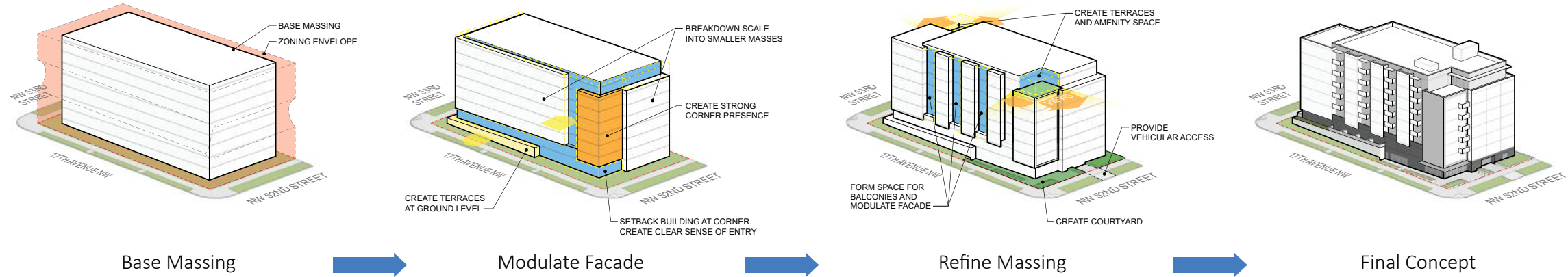
OPTION 2 CONCEPT - ANGULAR

Building mass pushed and pulled forming angled façade walls on all sides. Unit layouts are oriented north, south, east and west, facing the street on three sides. Upper level, triangular terrace is setback at the south end to takes advantage of south and west views towards Salmon Bay, Puget Sound and Olympic Mountains. Upper-level terrace on north end setback to provide private unit terraces. Ground floor entry cut into the building mass at north end.



OPTION 3 (PREFERRED) CONCEPT - VERTICAL

Building mass is broken down in vertical recesses. Corner conditions provide vertical changes to façade. Balconies provide a minimal horizontal line separation. Unit layouts are oriented north, south, east and west, facing the street on three sides. Two upper-level terraces in opposite corners provide different experiences, breaks down the mass, provides view opportunities in all directions, towards Salmon Bay, Puget Sound, Olympic Mountains, Cascade Mountains and the whole of Ballard neighborhood. Ground floor entry facing South.



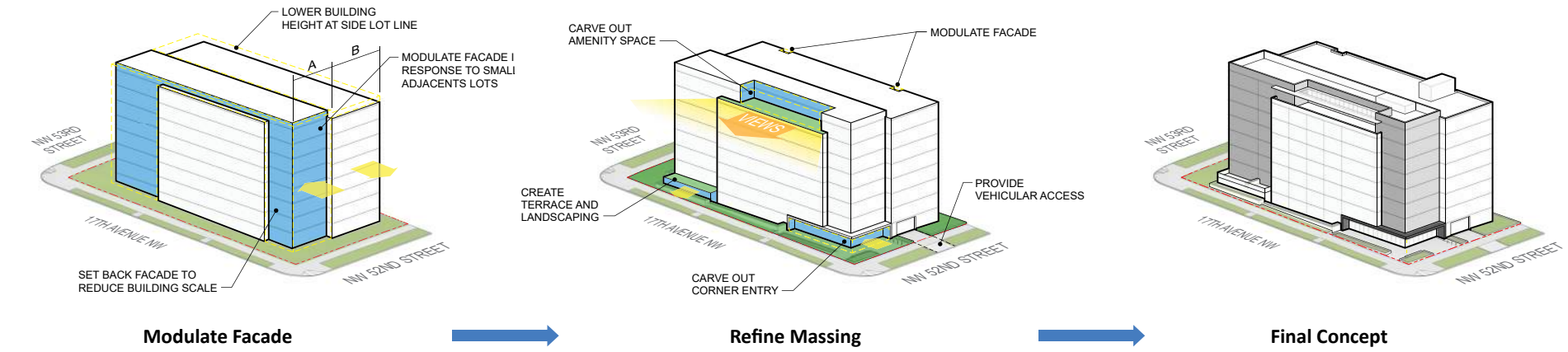


8.0 OPTION 1 | SUMMARY

DESIGN CONCEPT – RECTANGULAR

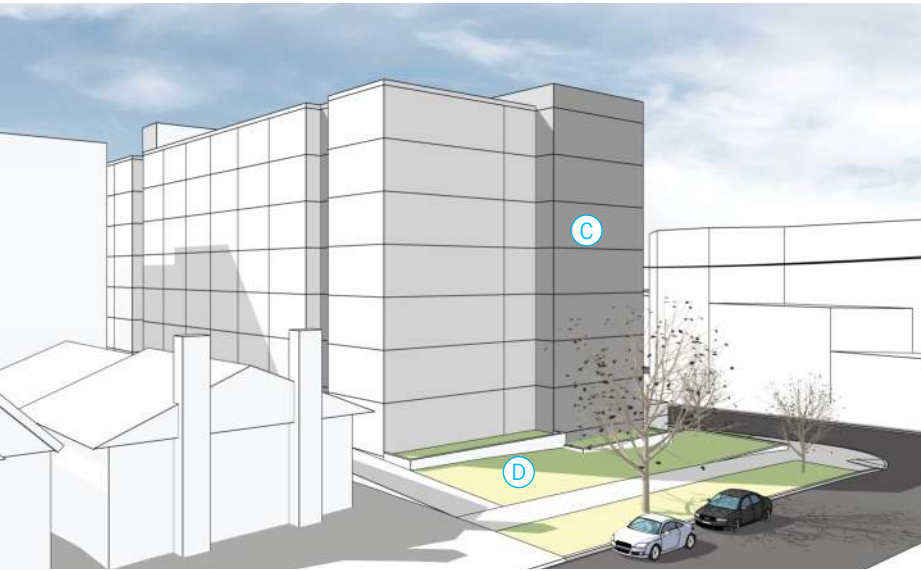
Building mass and plan is a generally simple, rectilinear form with minimal plan articulation. Unit layouts are oriented east and west with a central mass bumped out on the west side along 17th Ave NW, that ties into an upper level terrace with west facing views towards Puget Sound and Olympic mountains beyond. Ground floor entry facing South.

CONCEPT DIAGRAMS



MASSING DIAGRAM FROM SOUTHWEST

- (A) Amenity Space
- (B) Residential Lobby
- (C) Facade Material Highlight
- (D) Landscaping



MASSING DIAGRAM FROM NORTHEAST

DESIGN INSPIRATION



Intersecting geometries with distinct materialities



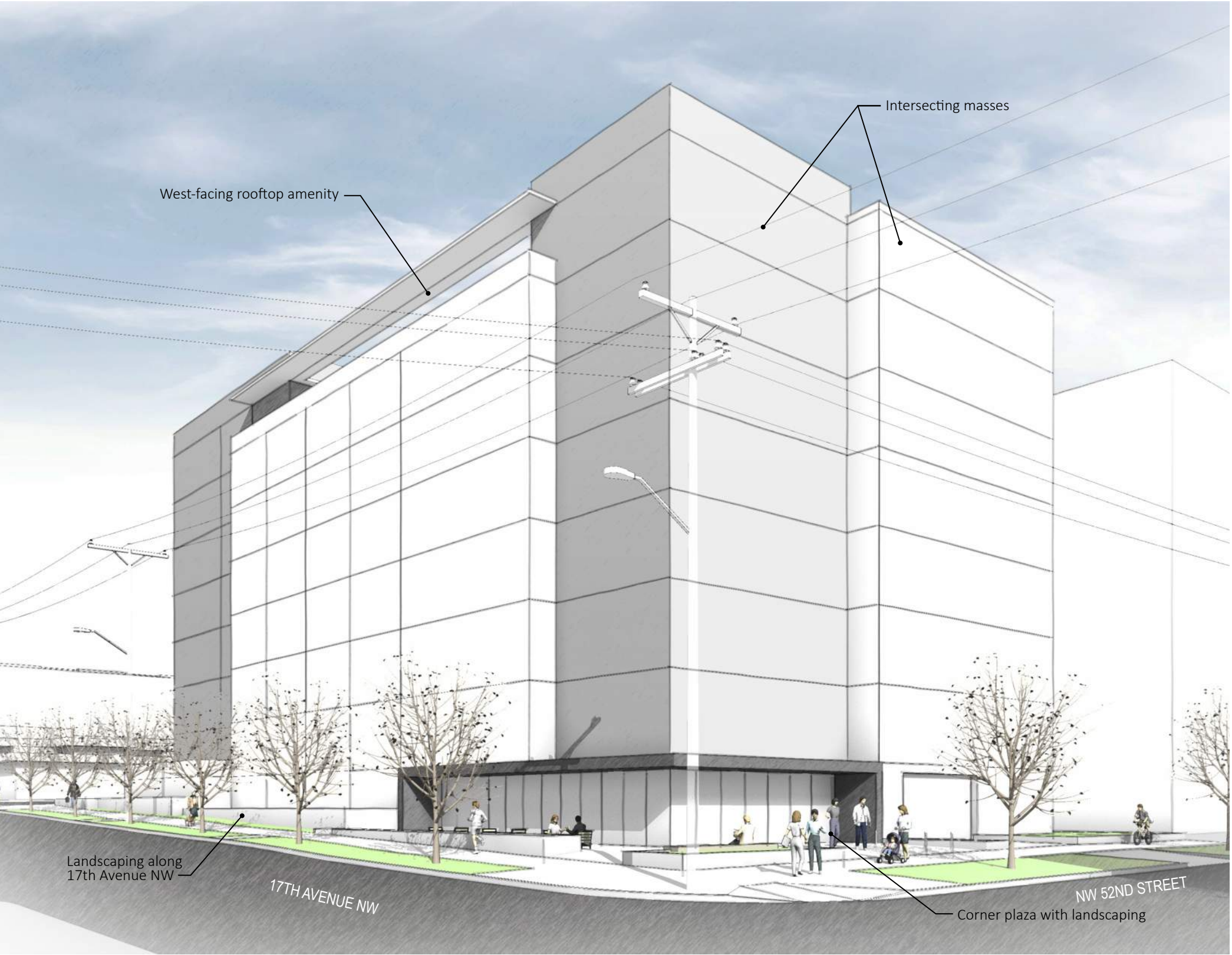
Punched fenestration patterns



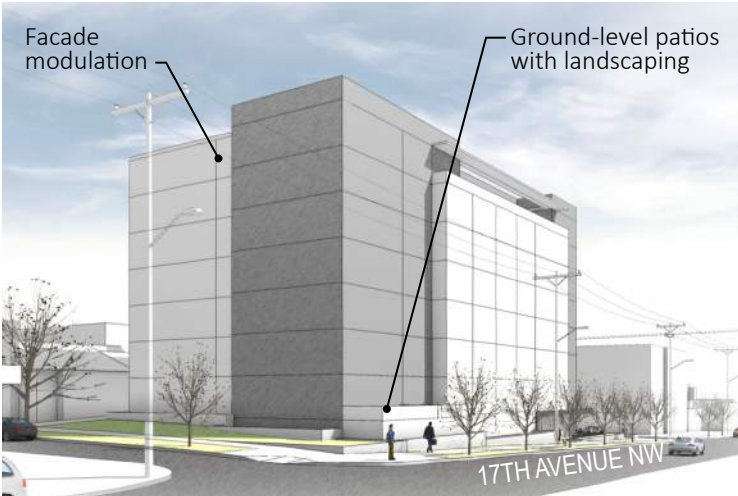
Framed canopy expression at corner



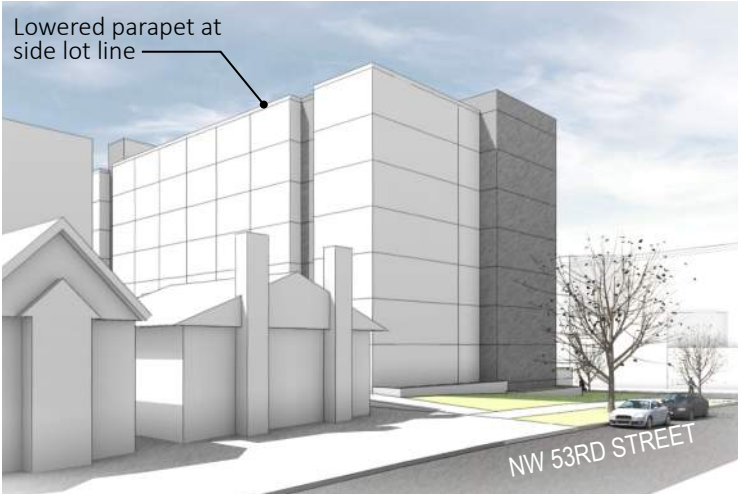
8.0 OPTION 1 | MASSING



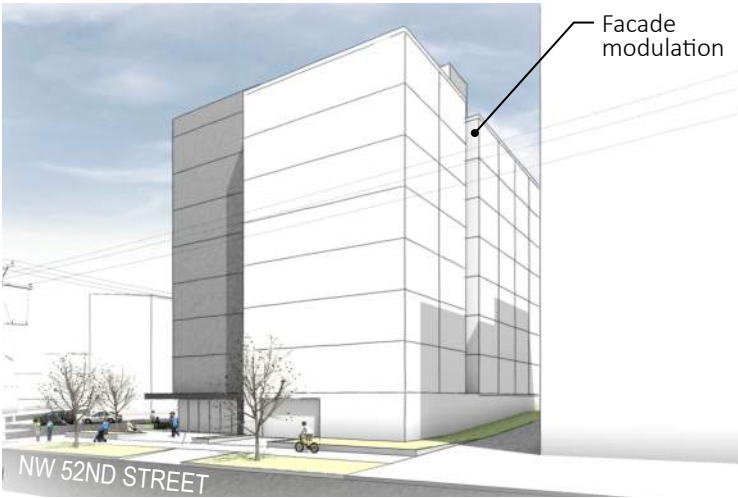
VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



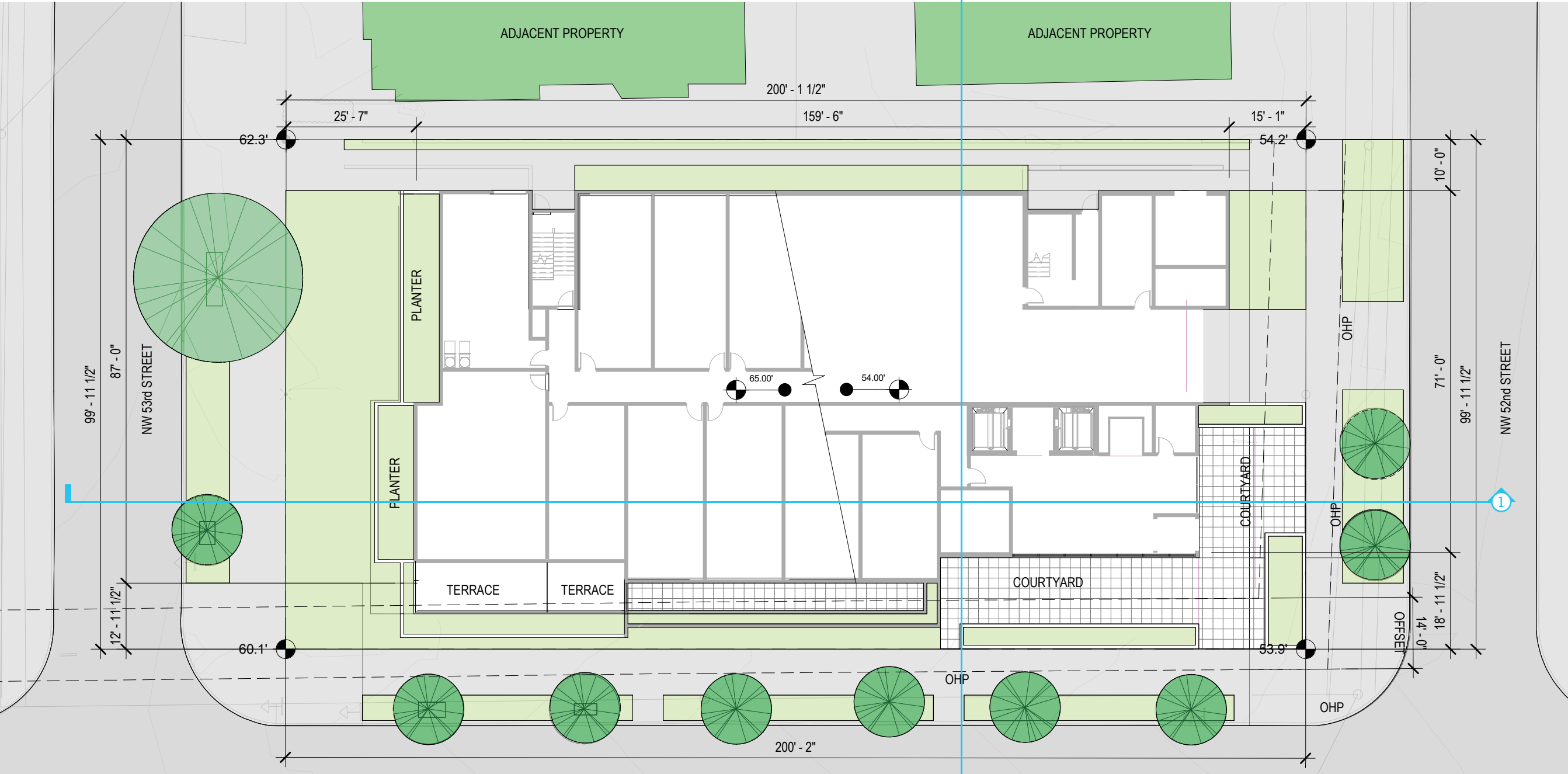
VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST



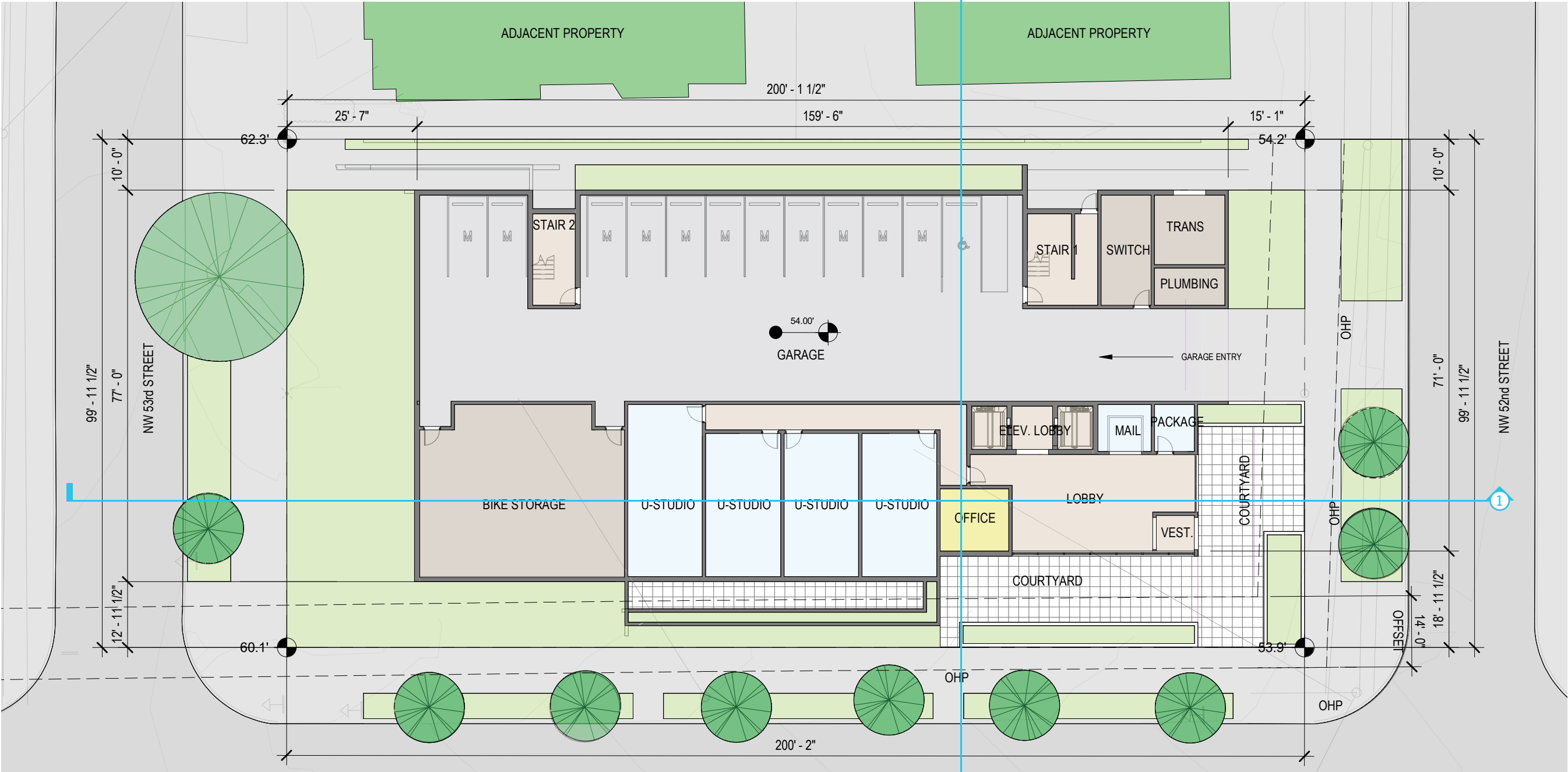
8.0 OPTION 1 | SITE PLAN



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

N  
LEVEL P1 & L1

8.0 OPTION 1 | FLOOR PLANS



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

N  
LEVEL P1



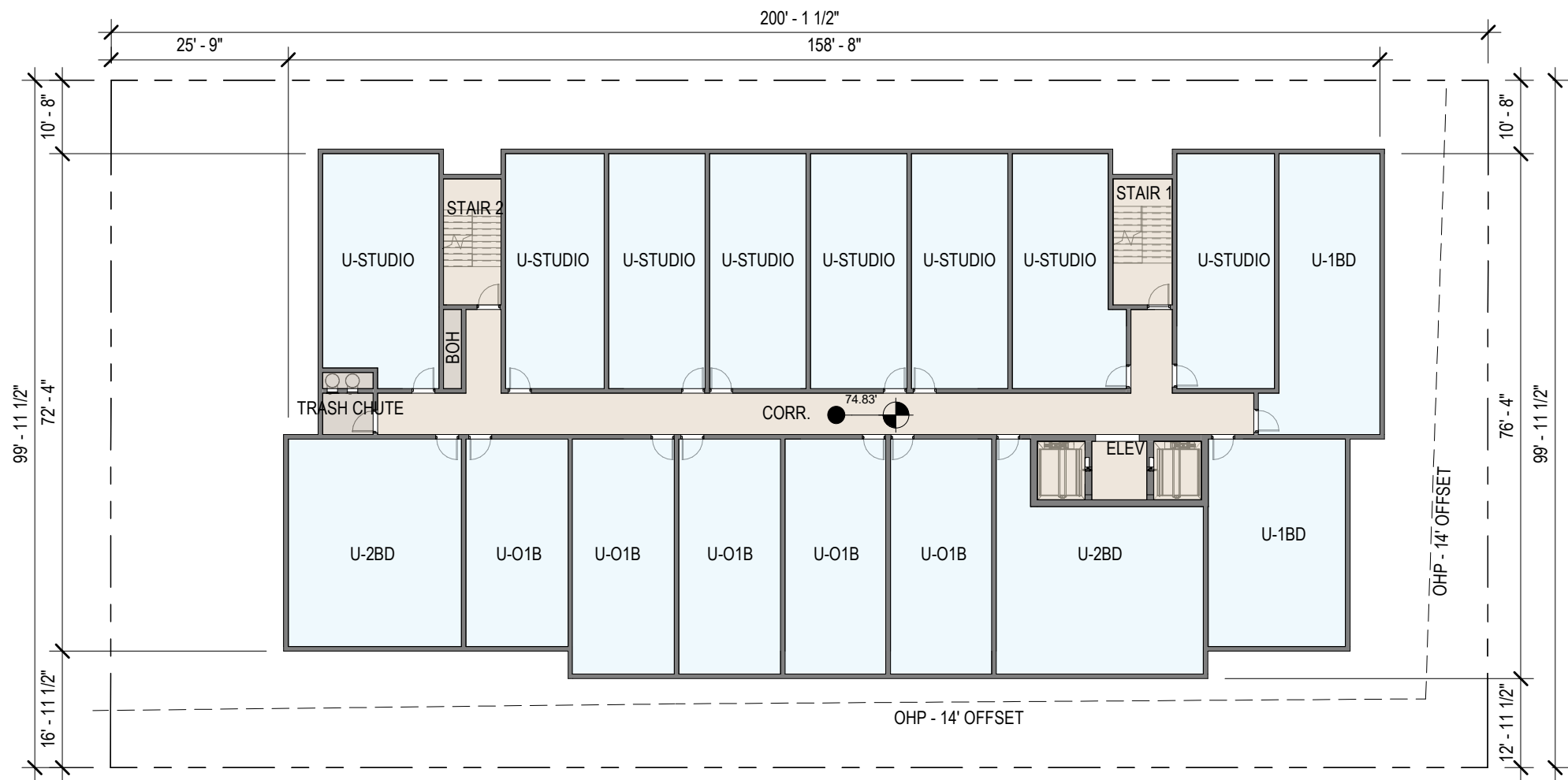
8.0 OPTION 1 | FLOOR PLANS



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

N  
LEVEL 1

8.0 OPTION 1 | FLOOR PLANS

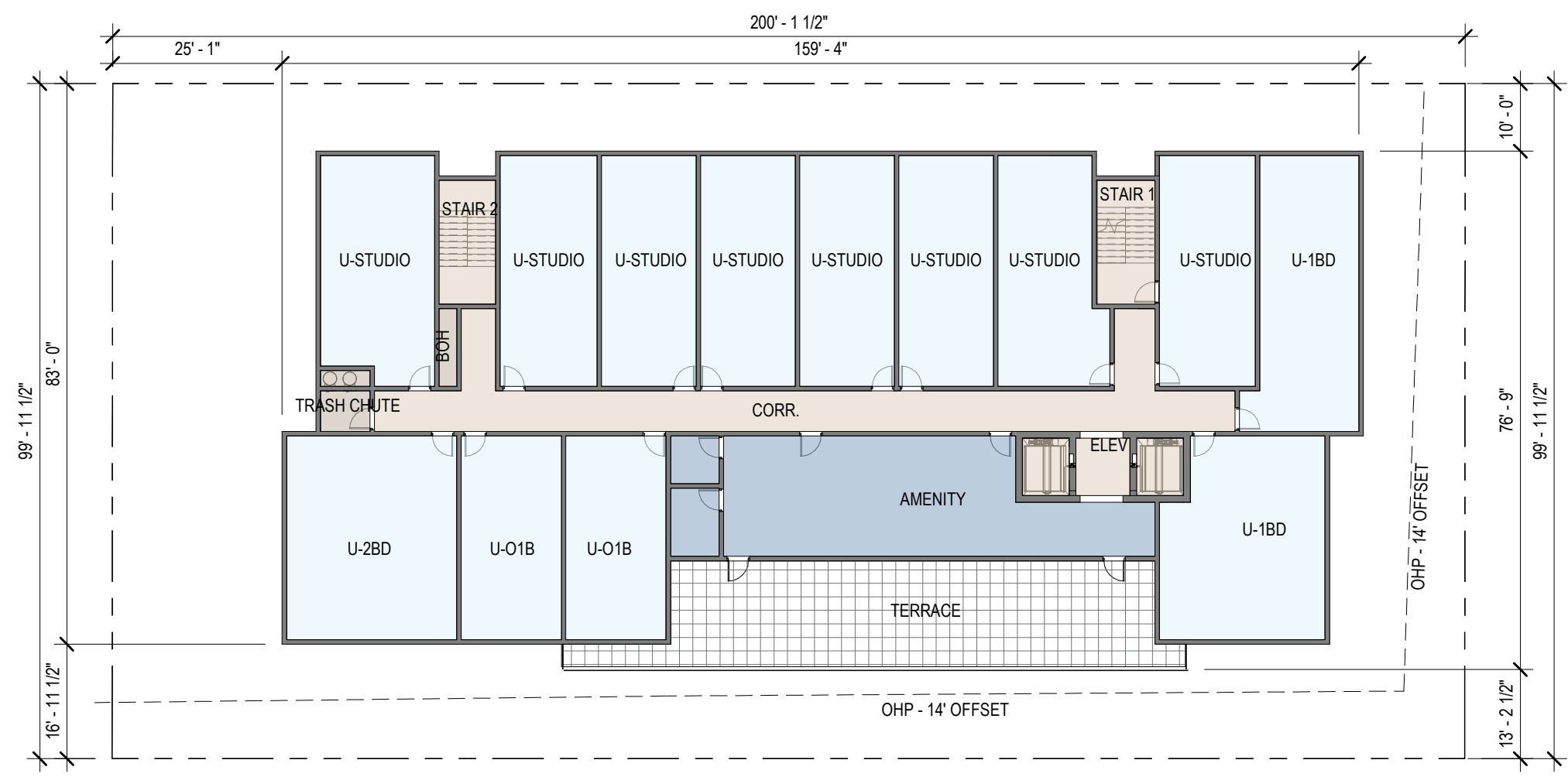


- KEY
- Residential
  - Utility / BOH
  - Circulation
  - Planting Strip / Landscape
  - Residential Amenity
  - Parking
  - Leasing Office





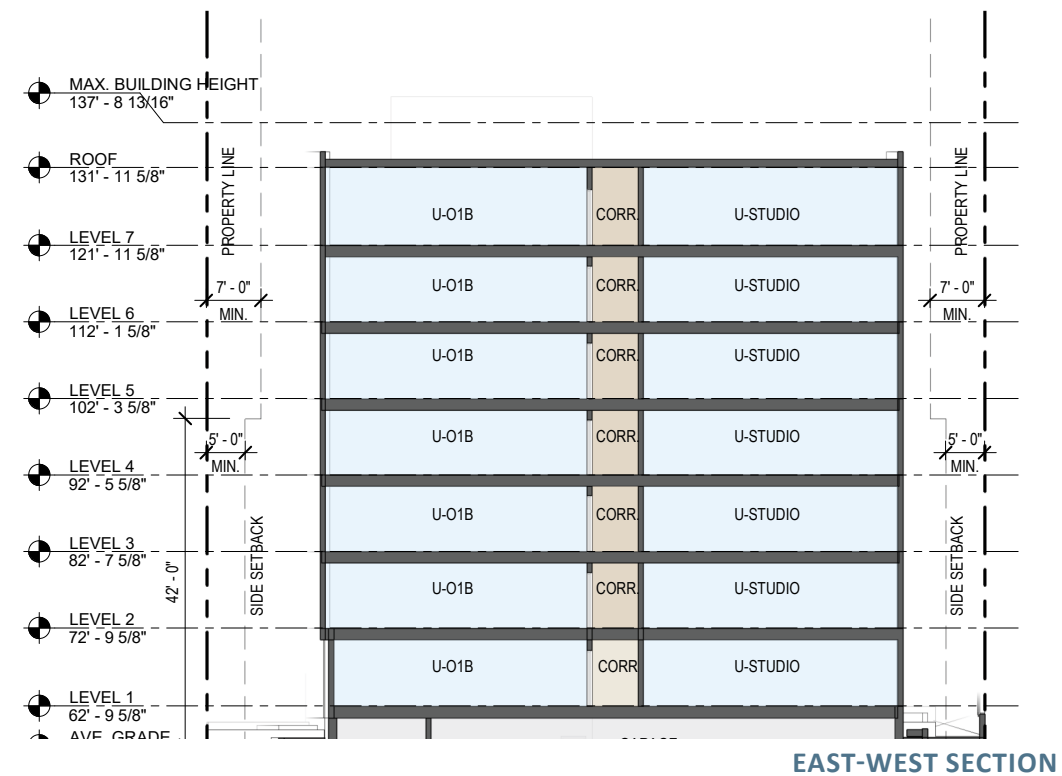
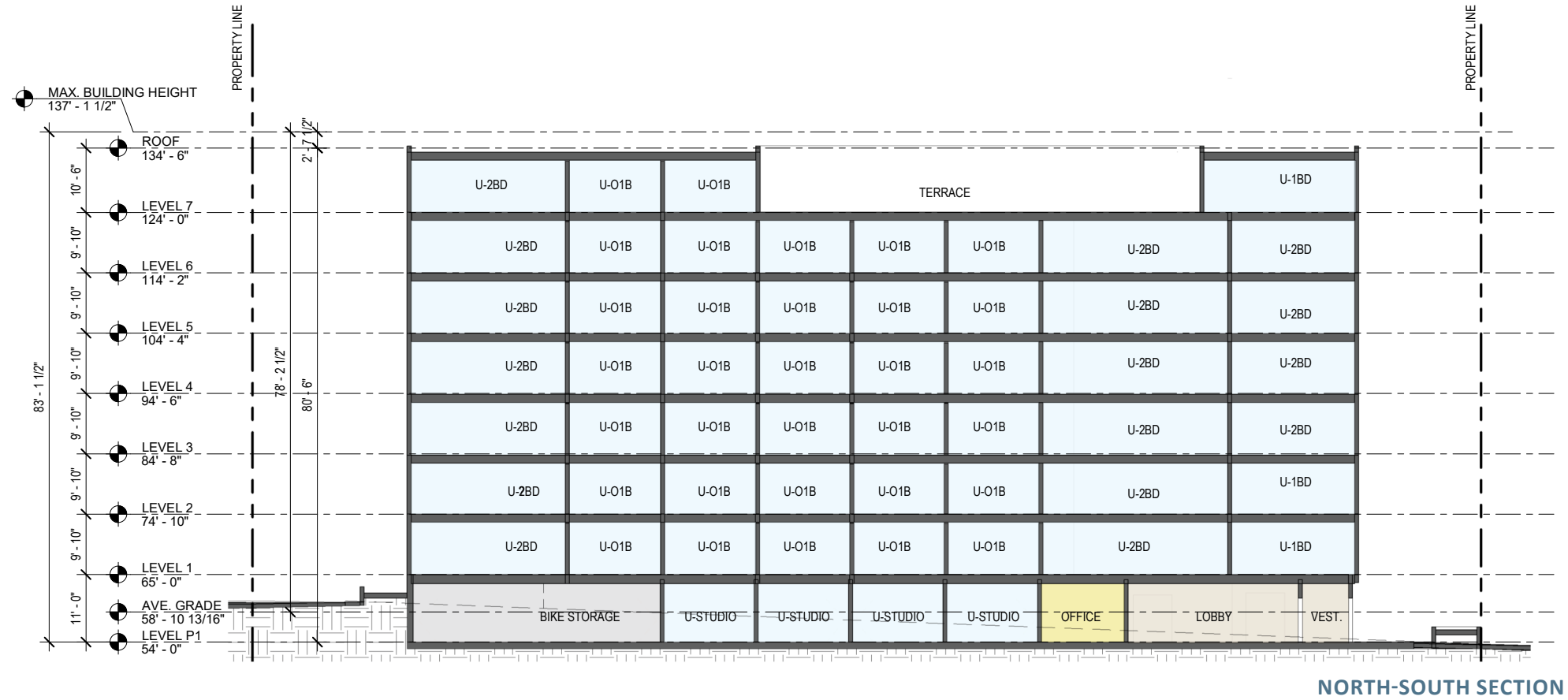
8.0 OPTION 1 | FLOOR PLANS



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



## 8.0 OPTION 1 | SECTIONS





8.0 OPTION 1 | SHADOW STUDY

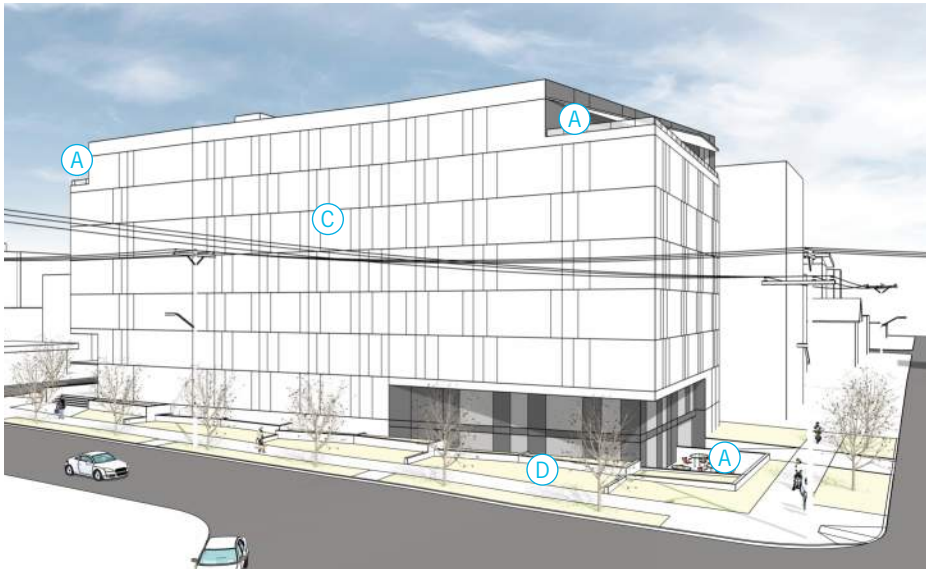
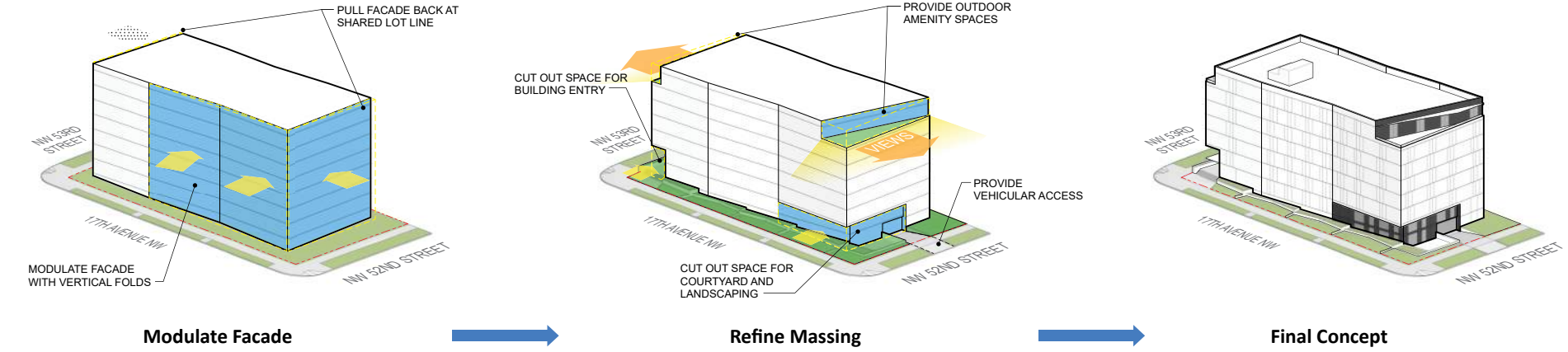


8.0 OPTION 2 | SUMMARY

DESIGN CONCEPT – ANGULAR

Building mass pushed and pulled forming angled façade walls on all sides. Unit layouts are oriented north, south, east and west, facing the street on three sides. Upper level, triangular terrace is setback at the south end to take advantage of south and west views towards Salmon Bay, Puget Sound and Olympic Mountains. Upper-level terrace on north end setback to provide private unit terraces. Ground floor entry cut into the building mass at north end.

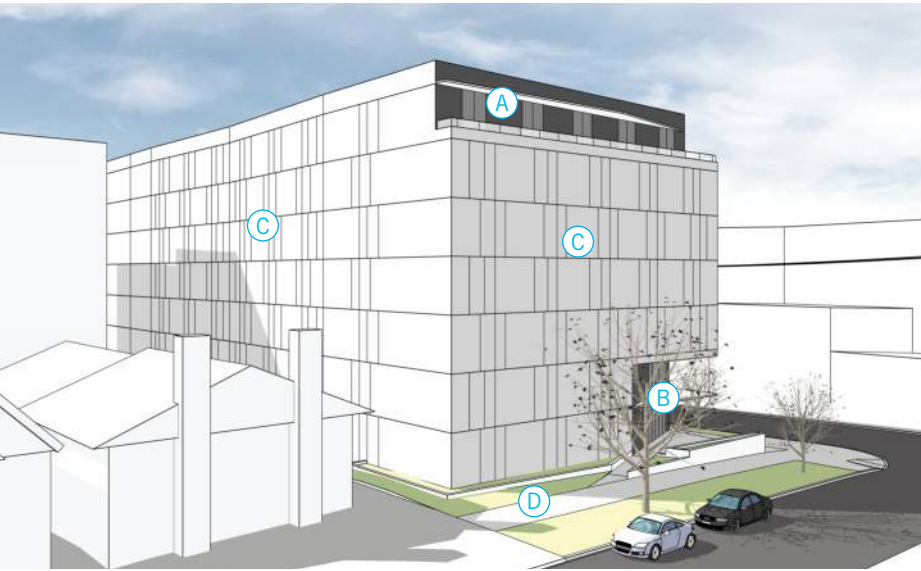
CONCEPT DIAGRAMS



MASSING DIAGRAM FROM SOUTHWEST

- (A) Amenity Space
- (B) Residential Lobby

- (C) Facade Material Highlight
- (D) Landscaping



MASSING DIAGRAM FROM NORTHEAST

DESIGN INSPIRATION



Vertical, folded geometries



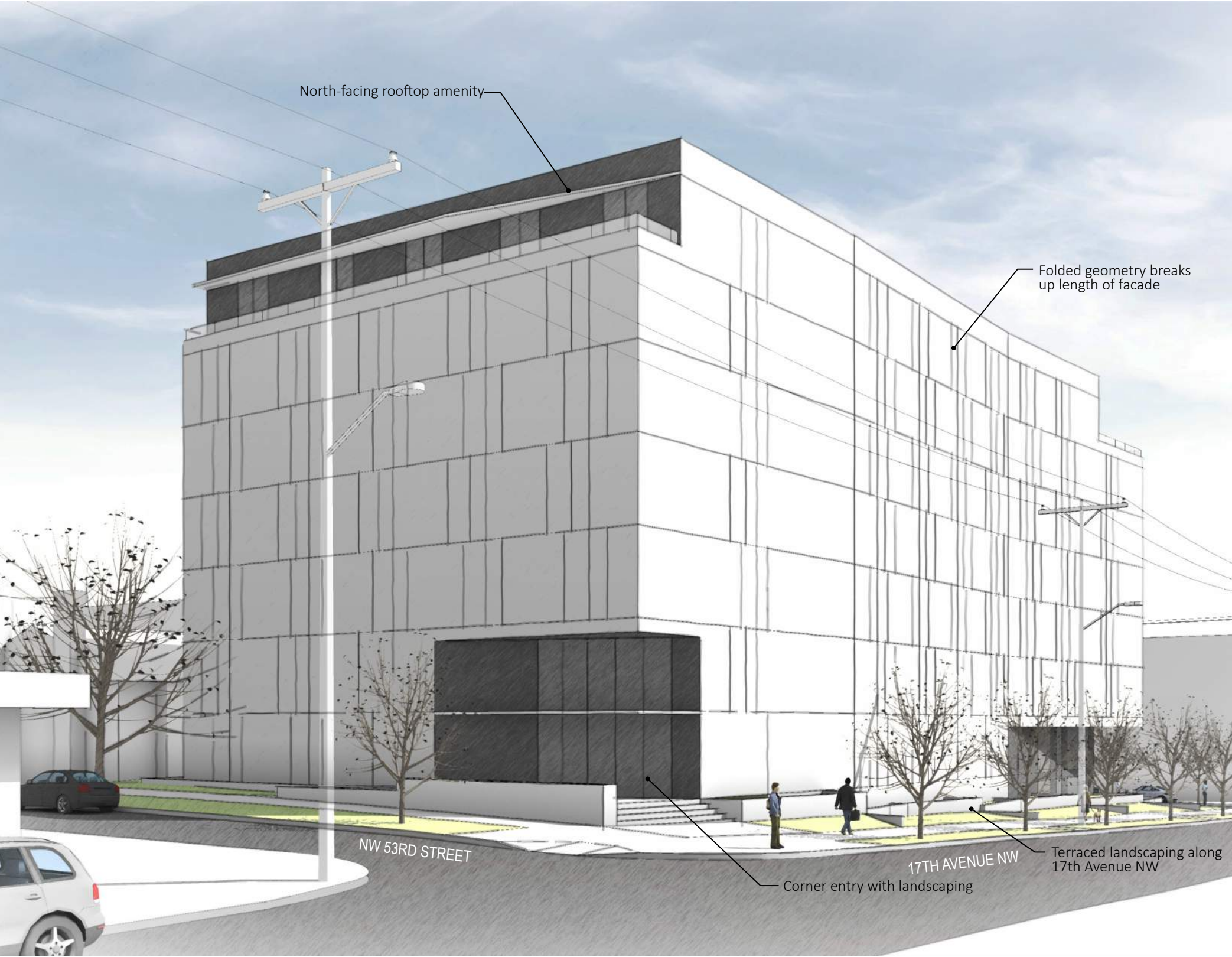
Carve out spaces for entry and gathering



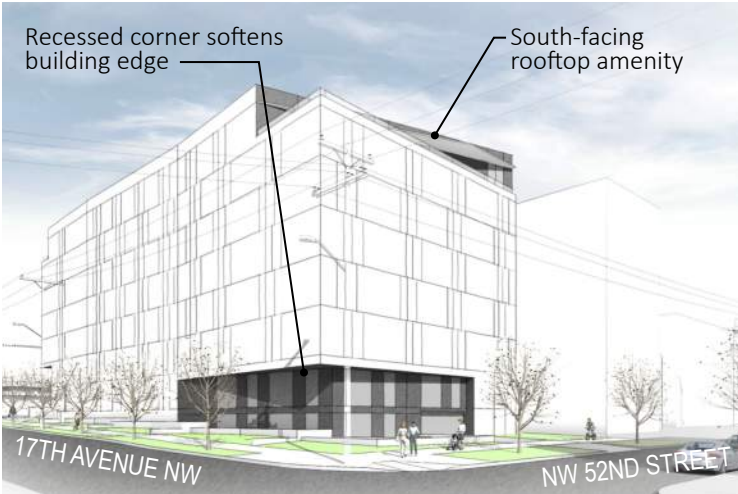
Staggered window pattern



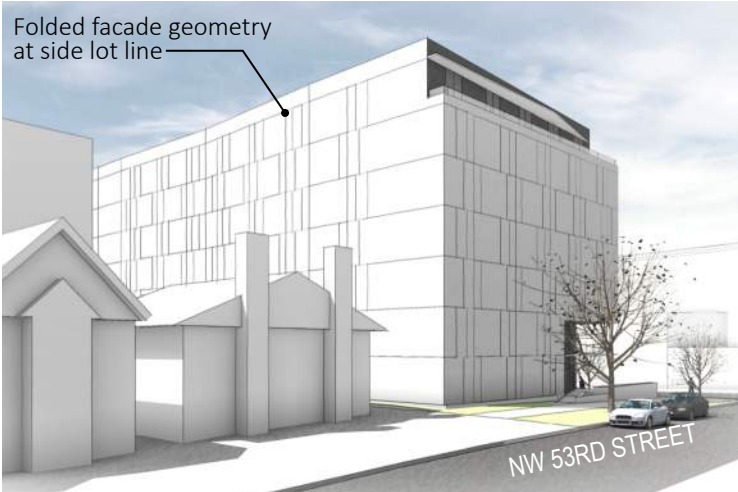
8.0 OPTION 2 | MASSING



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST

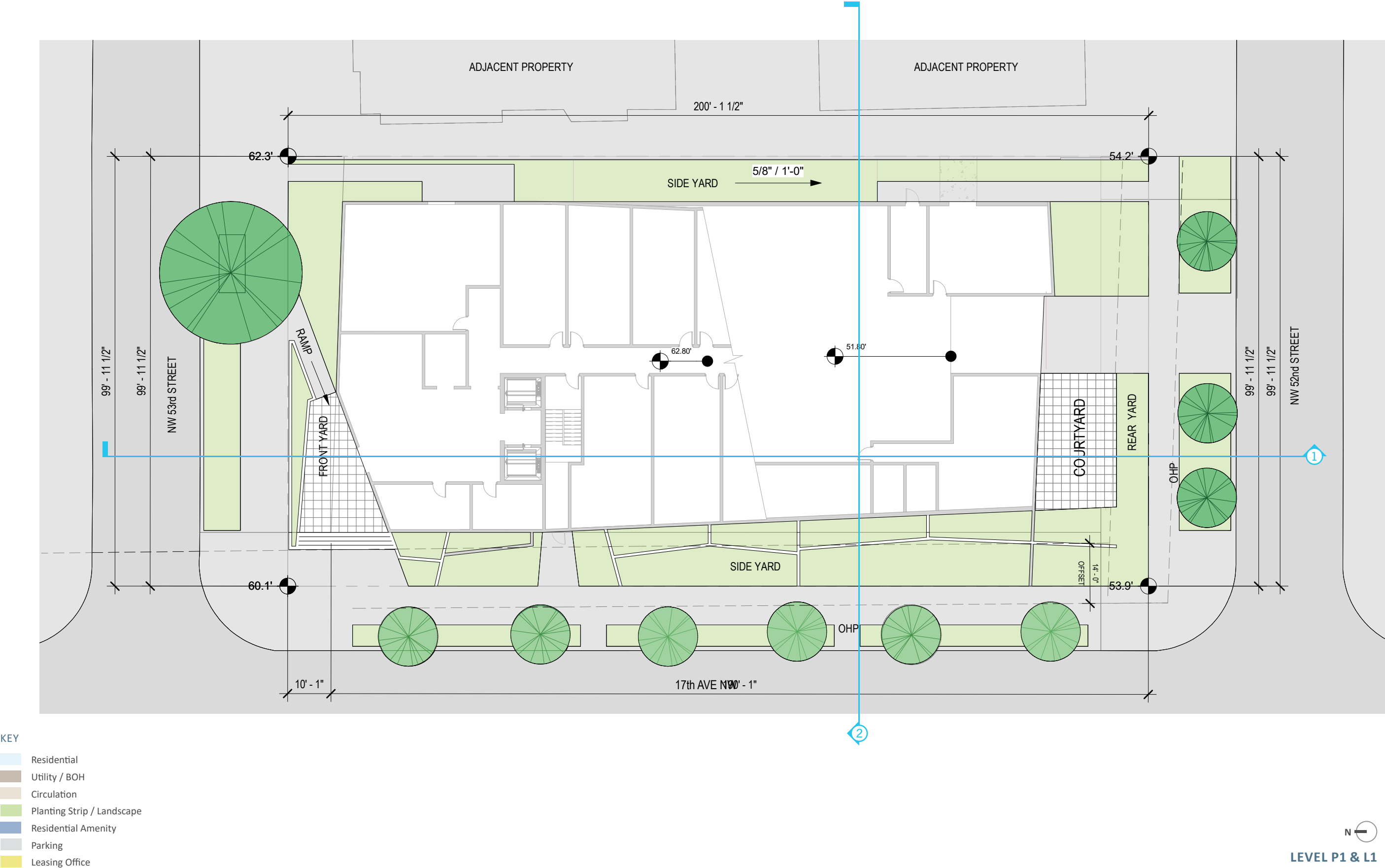


VIEW FROM NORTHEAST



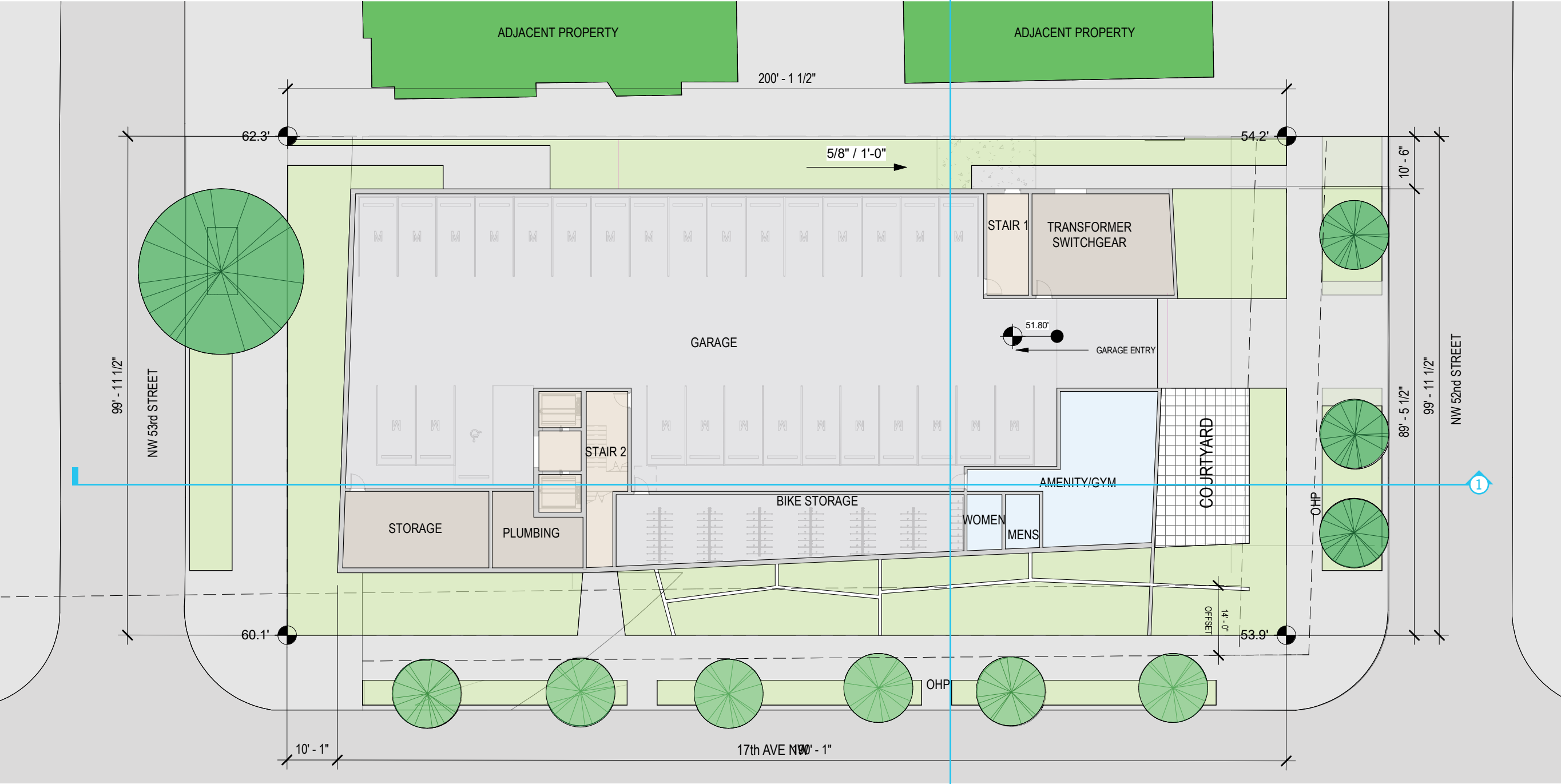
VIEW FROM SOUTHEAST

8.0 OPTION 2 | SITE PLAN





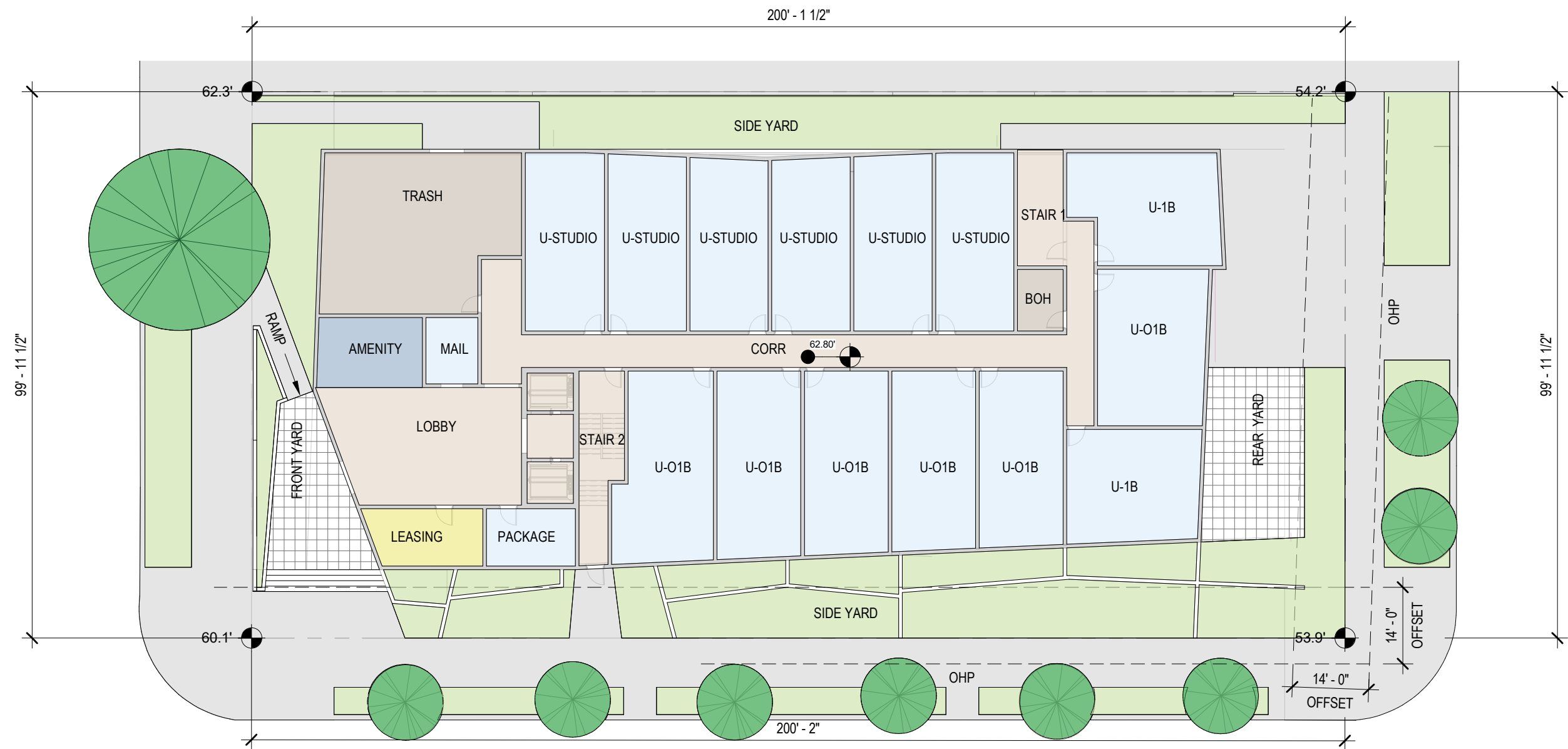
8.0 OPTION 2 | FLOOR PLANS



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

N  
LEVEL P1

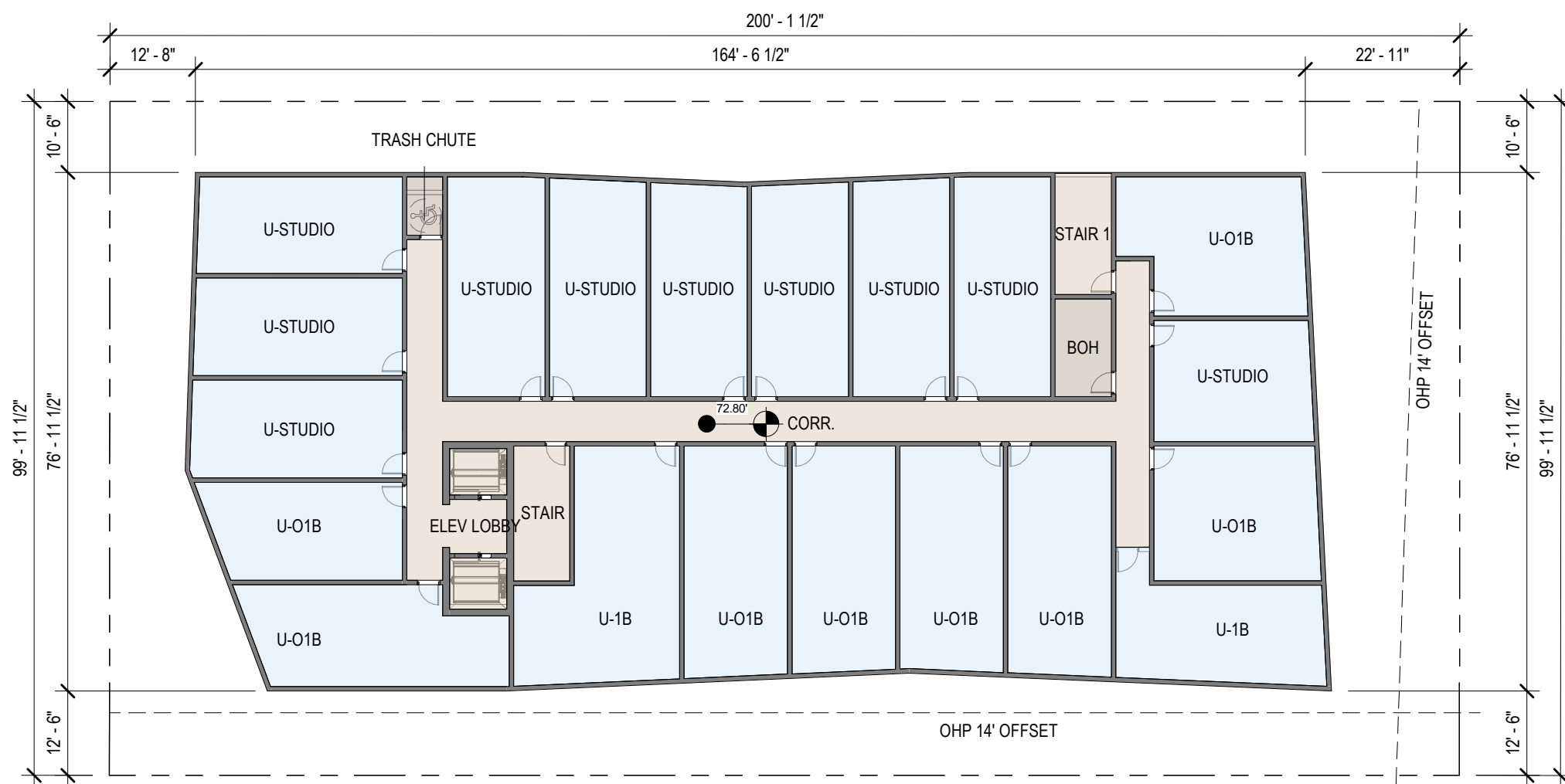
8.0 OPTION 2 | FLOOR PLANS



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



8.0 OPTION 2 | FLOOR PLANS

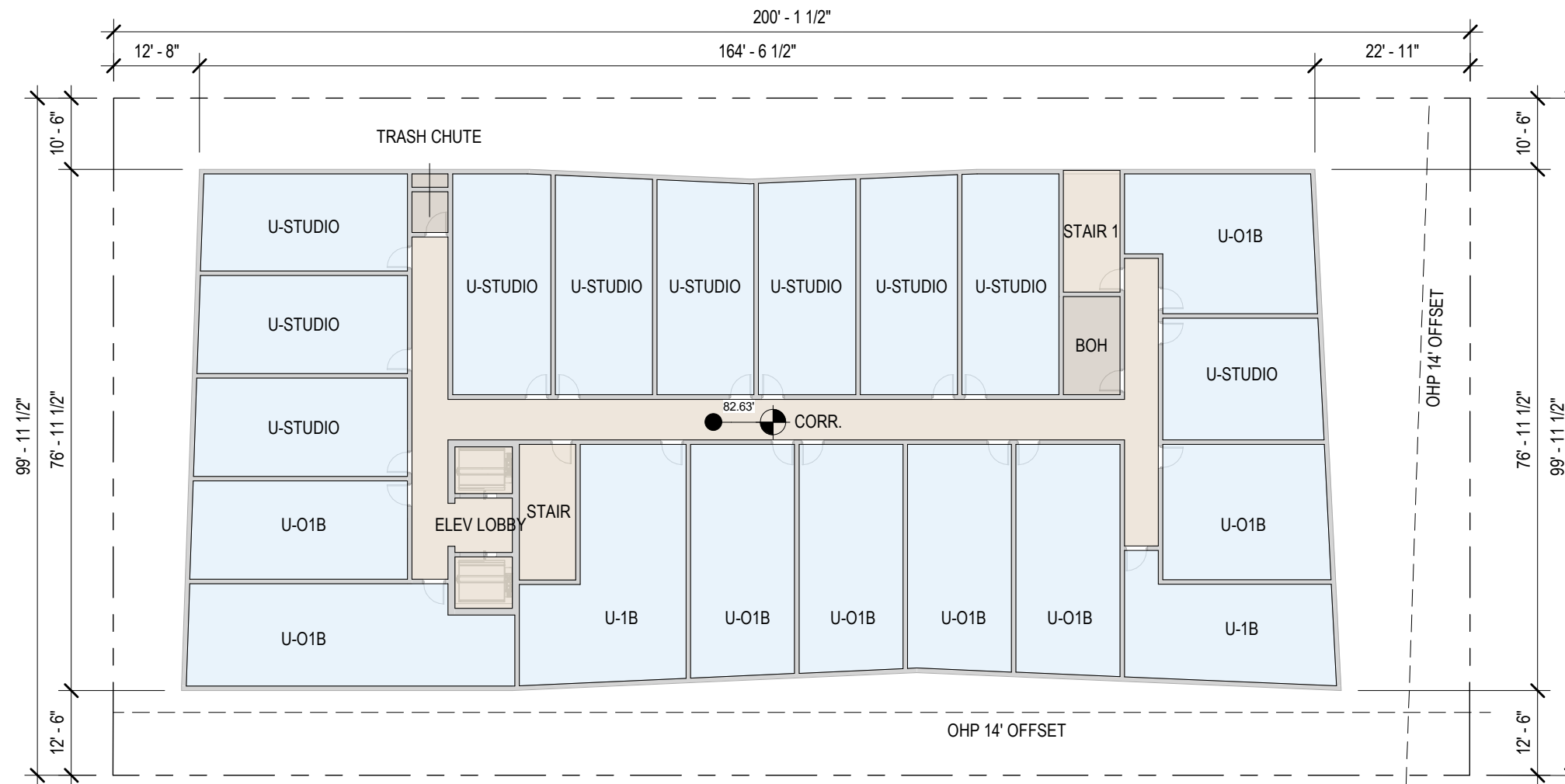


KEY

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

N

LEVELS 2



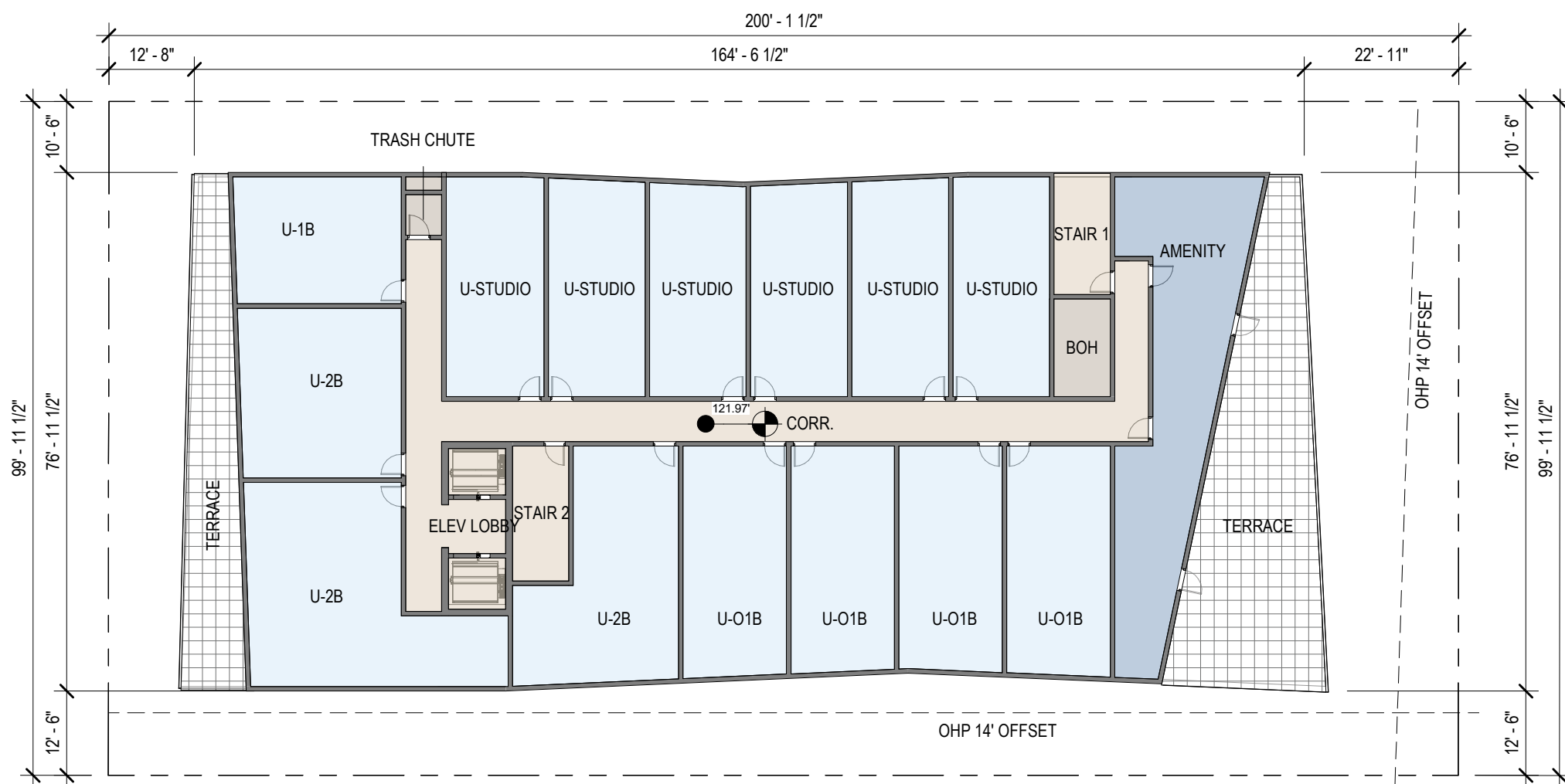
#### KEY

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





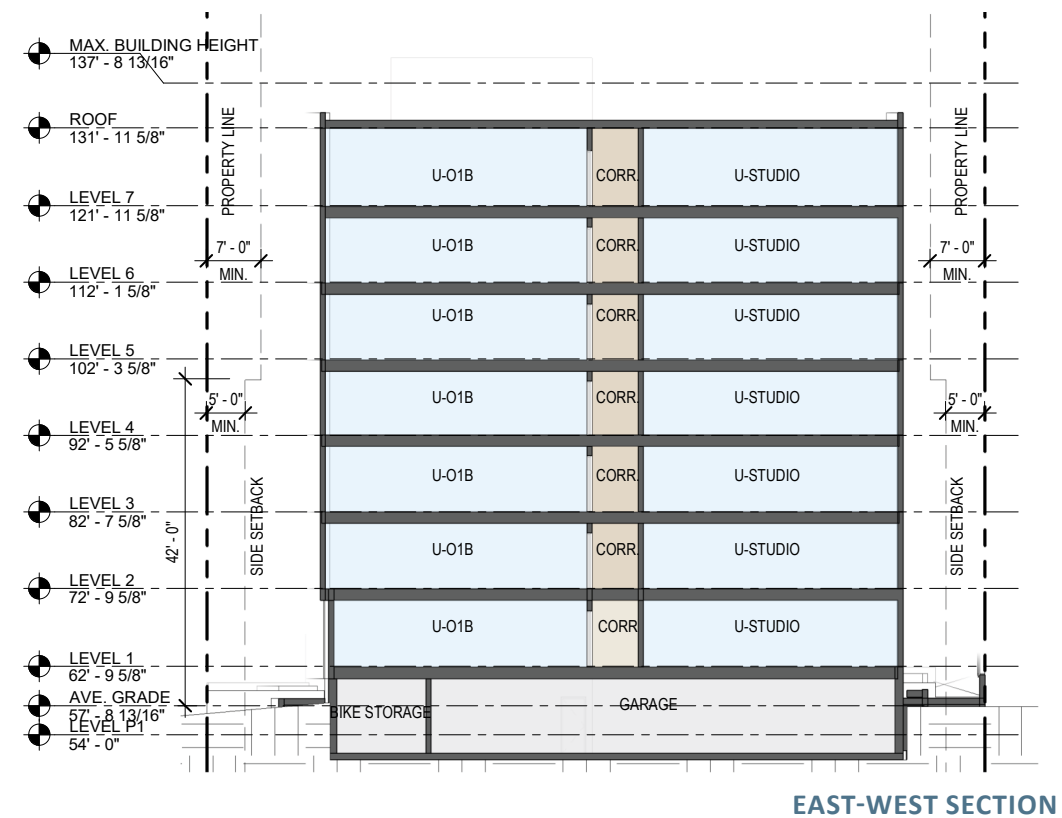
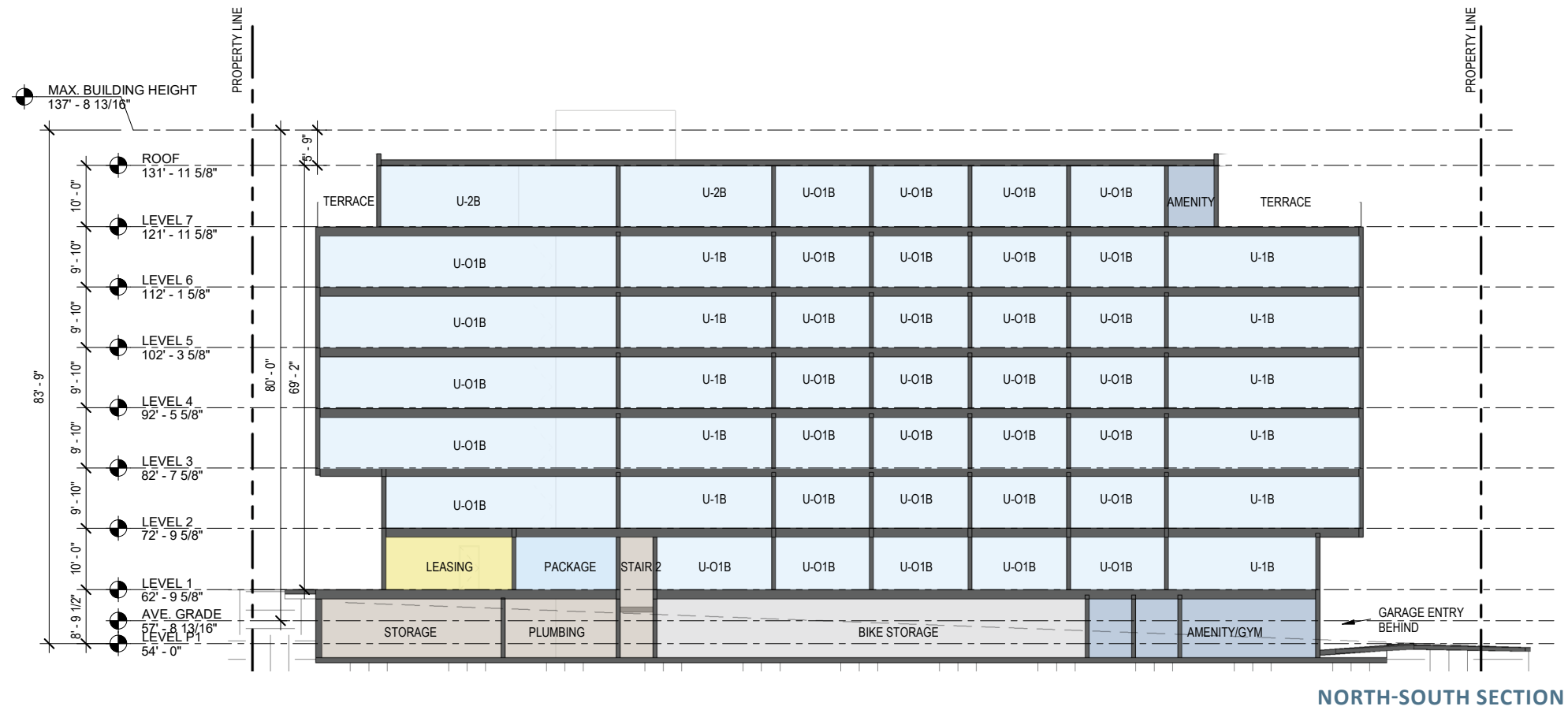
8.0 OPTION 2 | FLOOR PLANS



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



## 8.0 OPTION 2 | SECTIONS



- KEY**
- Residential
  - Utility / BOH
  - Circulation
  - Planting Strip / Landscape
  - Residential Amenity
  - Parking
  - Leasing Office



8.0 OPTION 2 | SHADOW STUDY

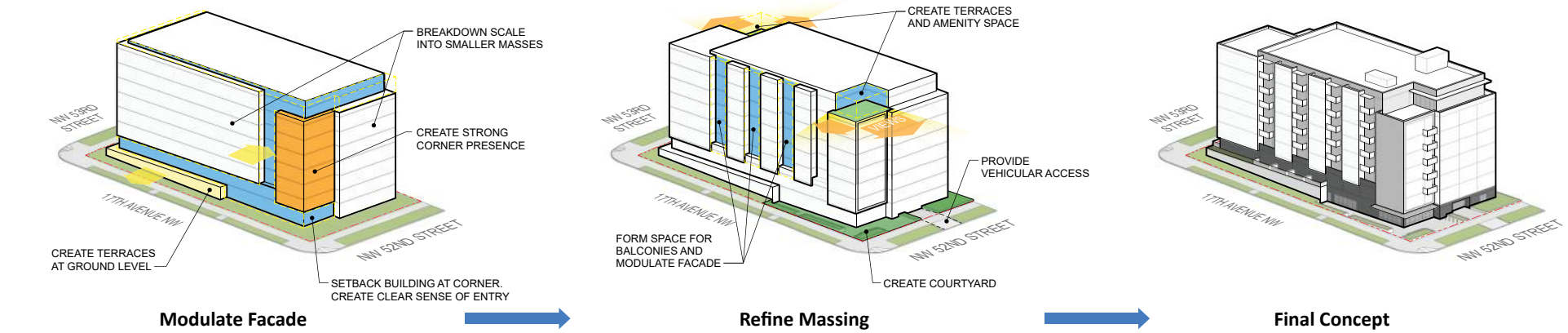


8.0 PREFERRED OPTION 3 | SUMMARY

DESIGN CONCEPT – VERTICAL

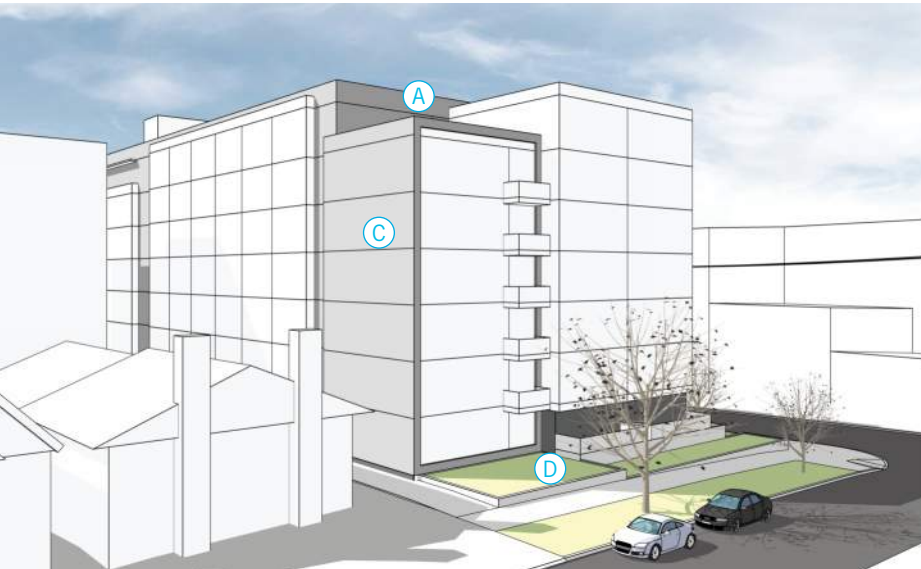
Building mass is broken down in vertical recesses. Corner conditions provide vertical changes to façade. Balconies provide a minimal horizontal line separation. Unit layouts are oriented north, south, east and west, facing the street on three sides. Two upper-level terraces in opposite corners provide different experiences, breaks down the mass, provides view opportunities in all directions, towards Salmon Bay, Puget Sound, Olympic Mountains, Cascade Mountains and the whole of Ballard neighborhood. Ground floor entry facing South.

CONCEPT DIAGRAMS



MASSING DIAGRAM FROM SOUTHWEST

- (A) Amenity Space
- (B) Residential Lobby



MASSING DIAGRAM FROM NORTHEAST

- (C) Facade Material Highlight
- (D) Landscaping

DESIGN INSPIRATION



Vertical modulation with balconies



Celebrate corner entry



Play with materiality and texture



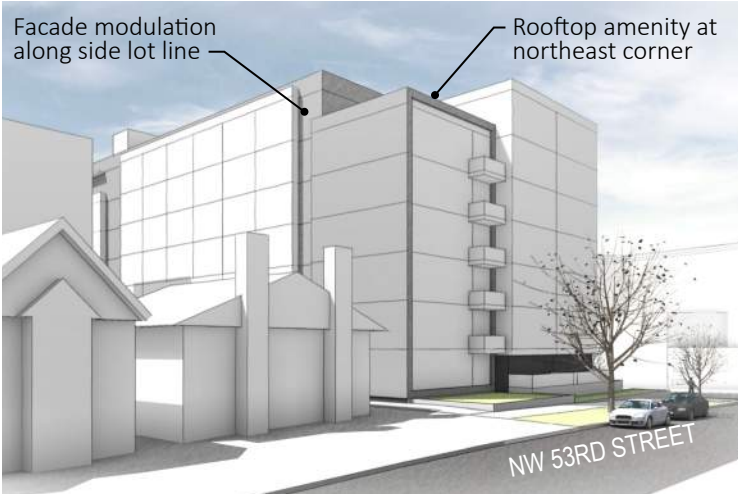
8.0 OPTION 3 (PREFERRED) | MASSING



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST

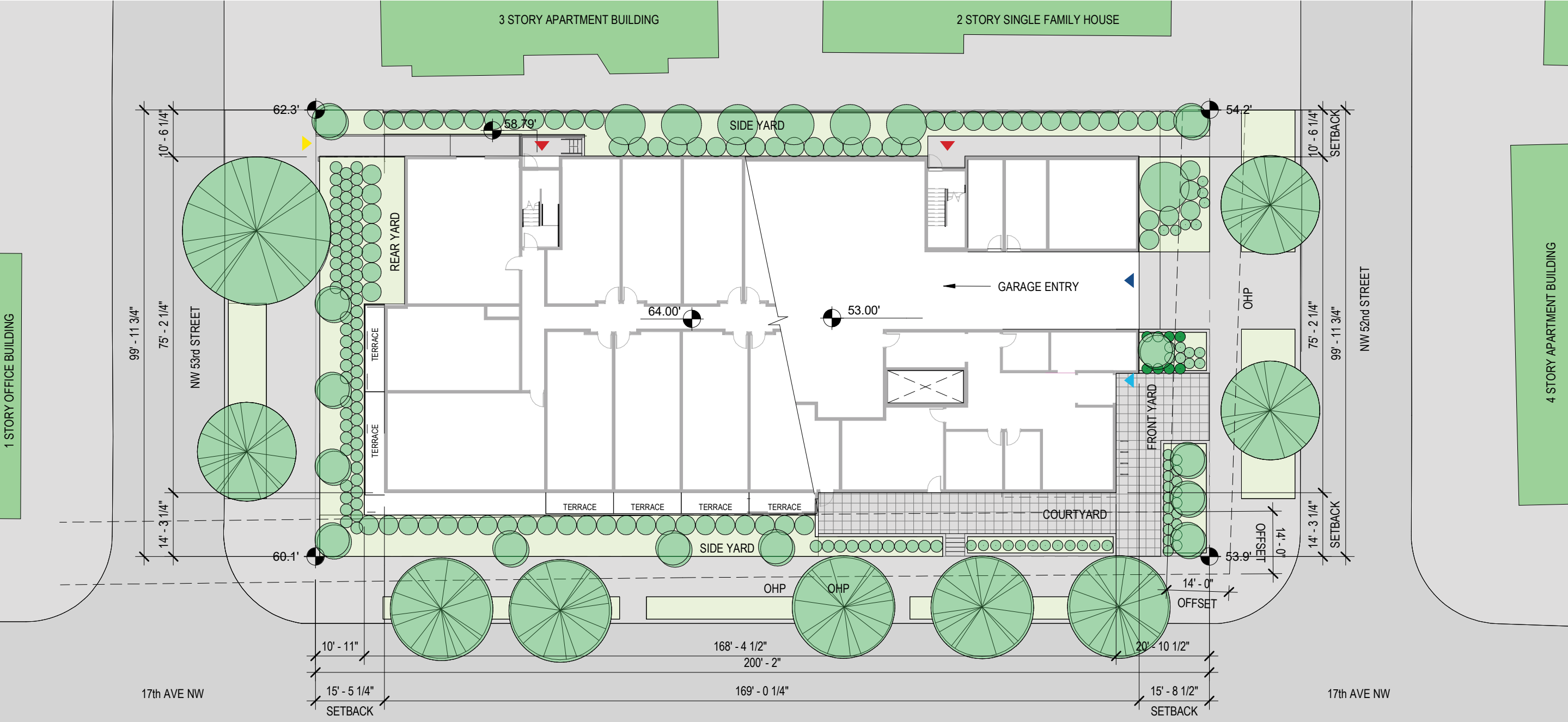


VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

8.0 OPTION 3 (PREFERRED) | SITE PLAN



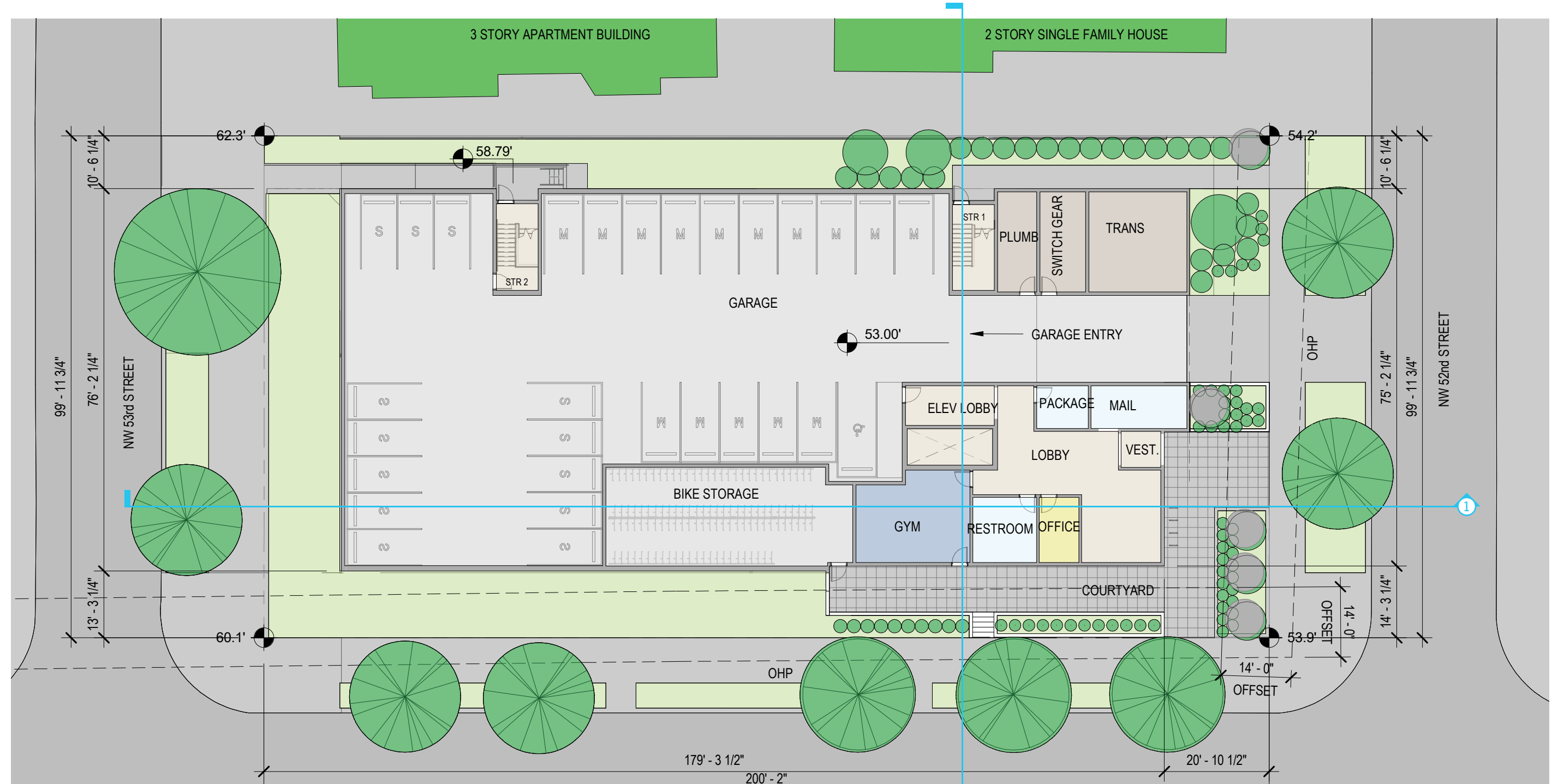
KEY

Residential	Curb / Pavement
Utility / BOH	Residential Entry
Circulation	Service Access - On Level 1
Planting Strip / Landscape	Vehicular Access
Residential Amenity	Exit
Parking	
Leasing Office	





## 8.0 OPTION 3 (PREFERRED) | FLOOR PLANS



## KEY

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

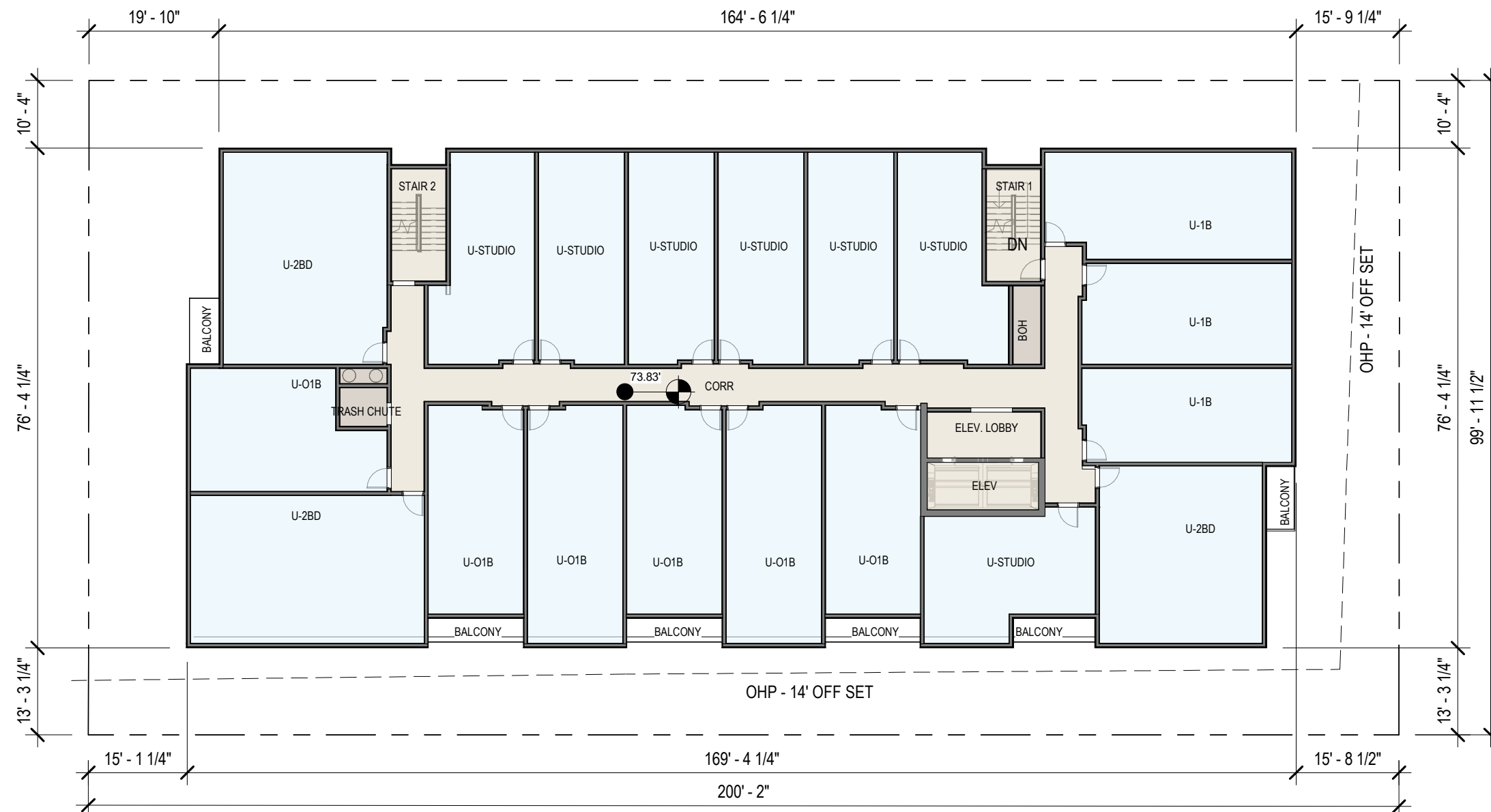
**LEVEL P1** 

8.0 OPTION 3 (PREFERRED) | FLOOR PLANS





## 8.0 OPTION 3 (PREFERRED) | FLOOR PLANS

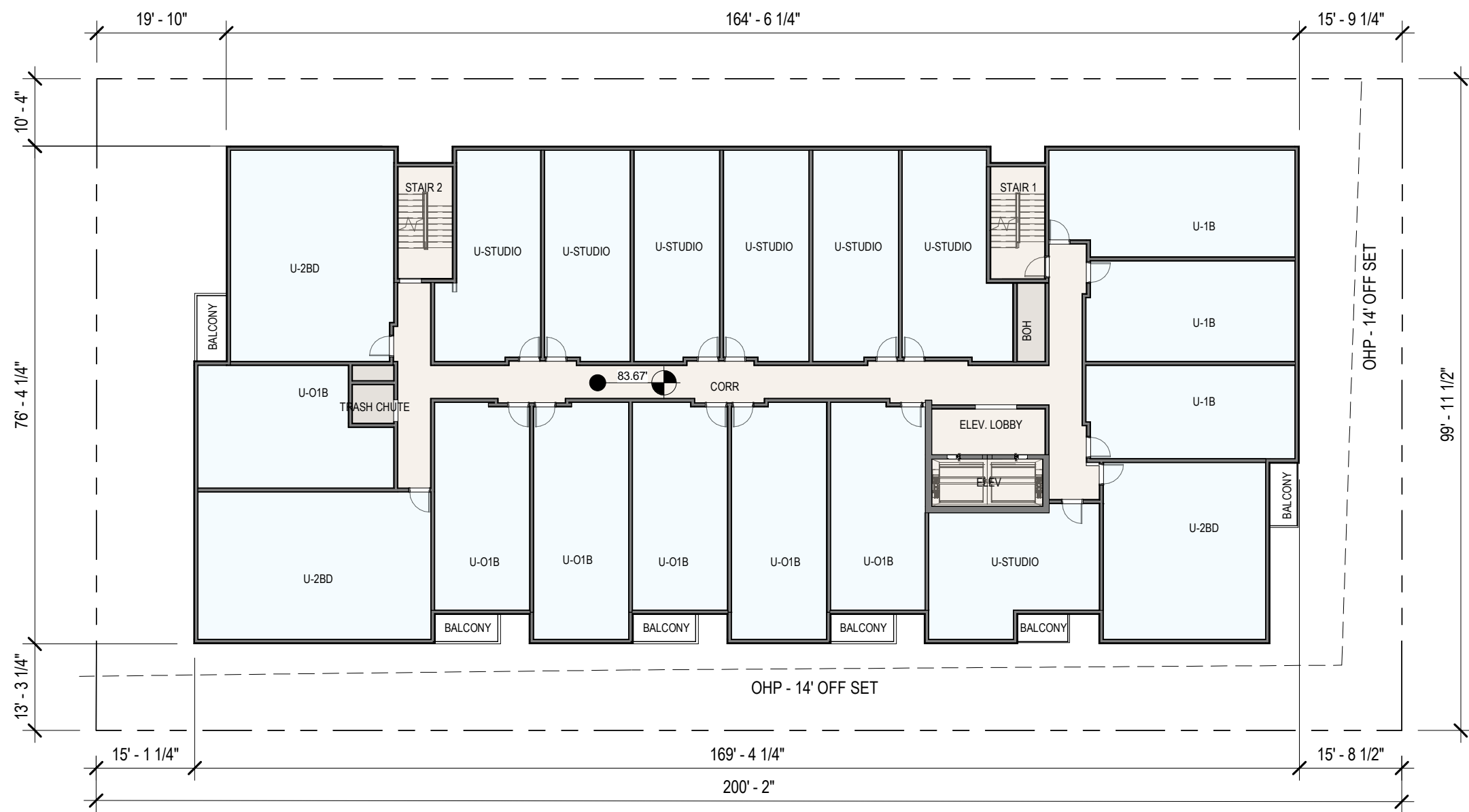


## KEY

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

LEVEL 2 N 

8.0 OPTION 3 (PREFERRED) | FLOOR PLANS

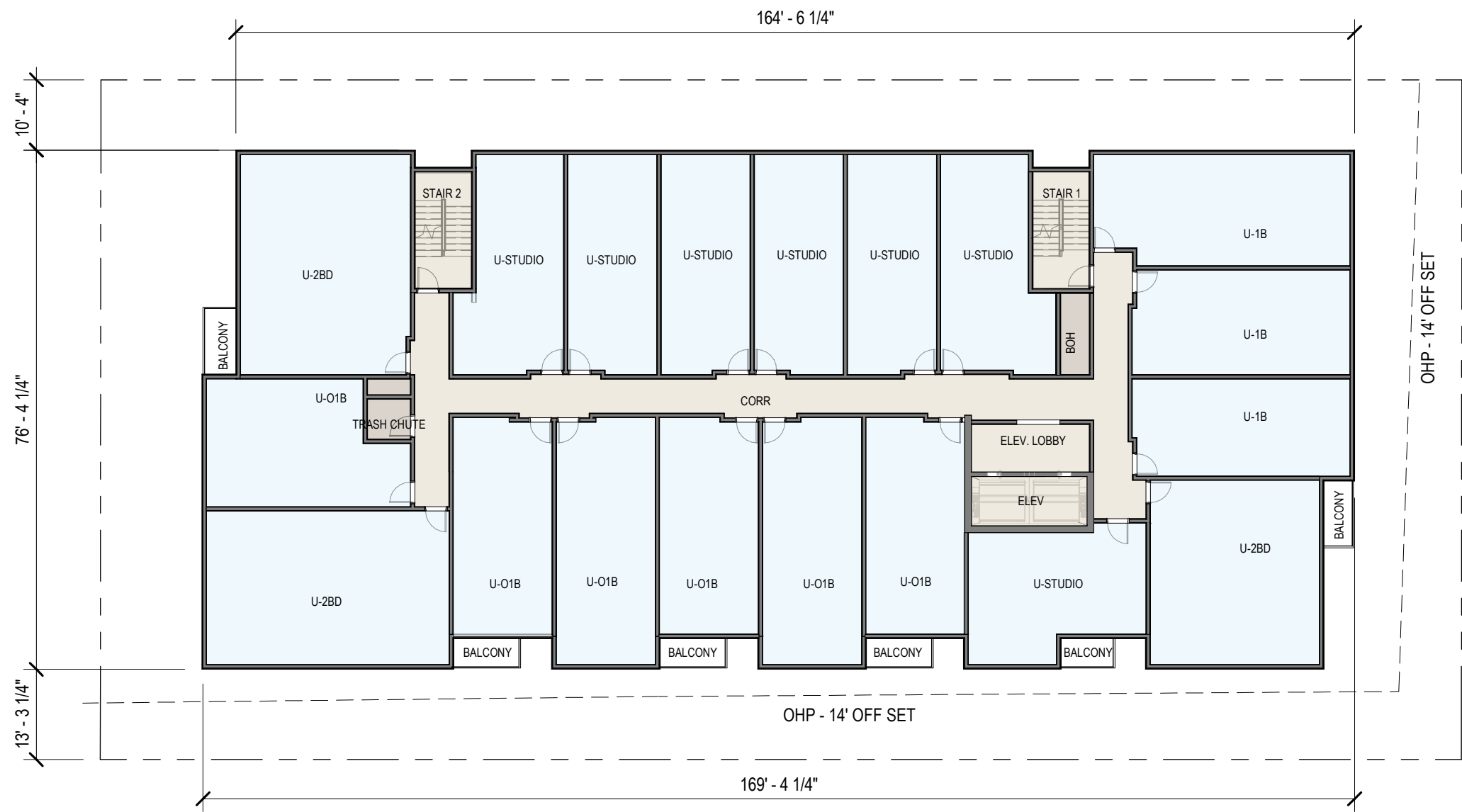


- KEY
- Residential
  - Utility / BOH
  - Circulation
  - Planting Strip / Landscape
  - Residential Amenity
  - Parking
  - Leasing Office

LEVELS 3 N



8.0 OPTION 3 (PREFERRED) | FLOOR PLANS



KEY

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

LEVELS 4-6 N

8.0 OPTION 3 (PREFERRED) | SECTIONS

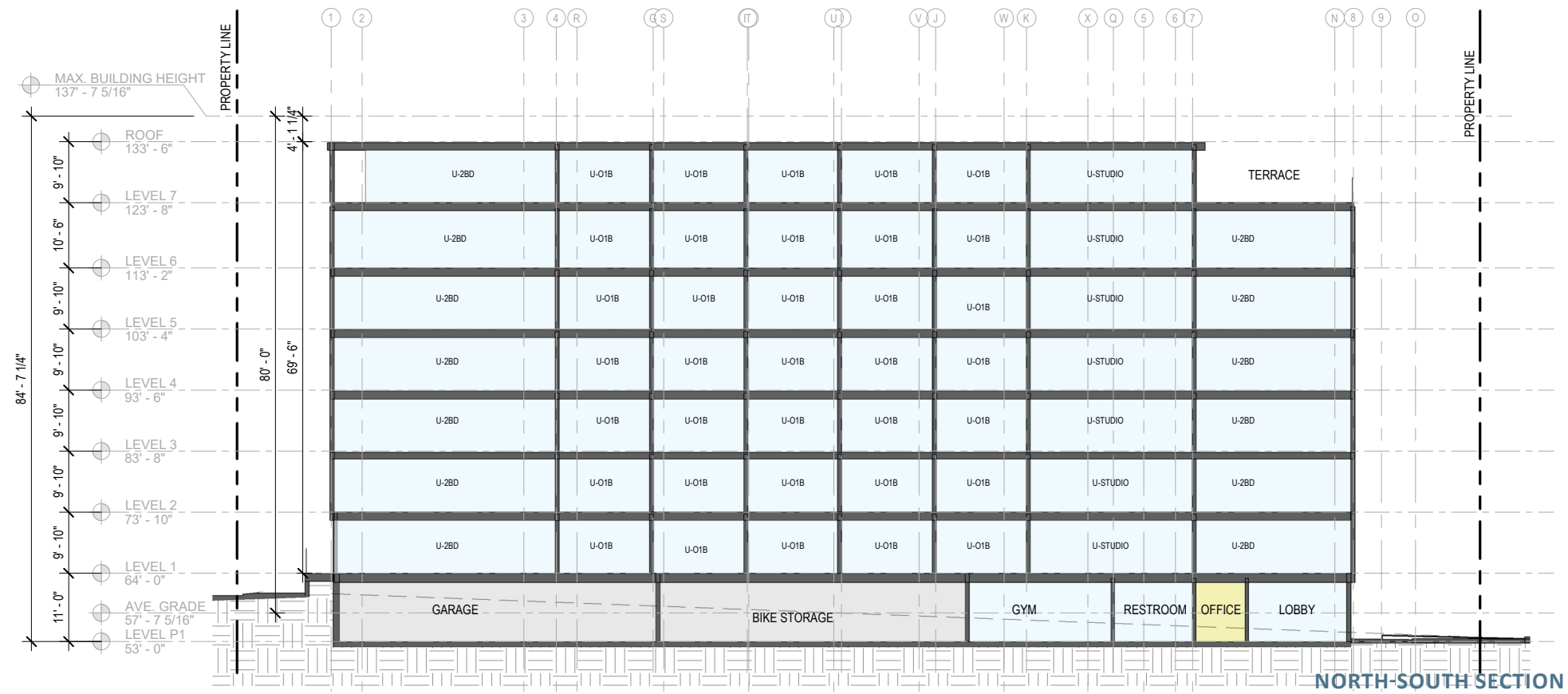


- KEY
- Residential
  - Utility / BOH
  - Circulation
  - Planting Strip / Landscape
  - Residential Amenity
  - Parking
  - Leasing Office

LEVEL 7 N



## 8.0 OPTION 3 (PREFERRED) | SECTIONS



- KEY**
- Residential
  - Utility / BOH
  - Circulation
  - Planting Strip / Landscape
  - Residential Amenity
  - Parking
  - Leasing Office

8.0 OPTION 3 (PREFERRED) | SHADOW STUDY



8.0 PRELIMINARY P1 LANDSCAPE PLAN (PREFERRED) OPTION 3)



**PLANT SCHEDULE**

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

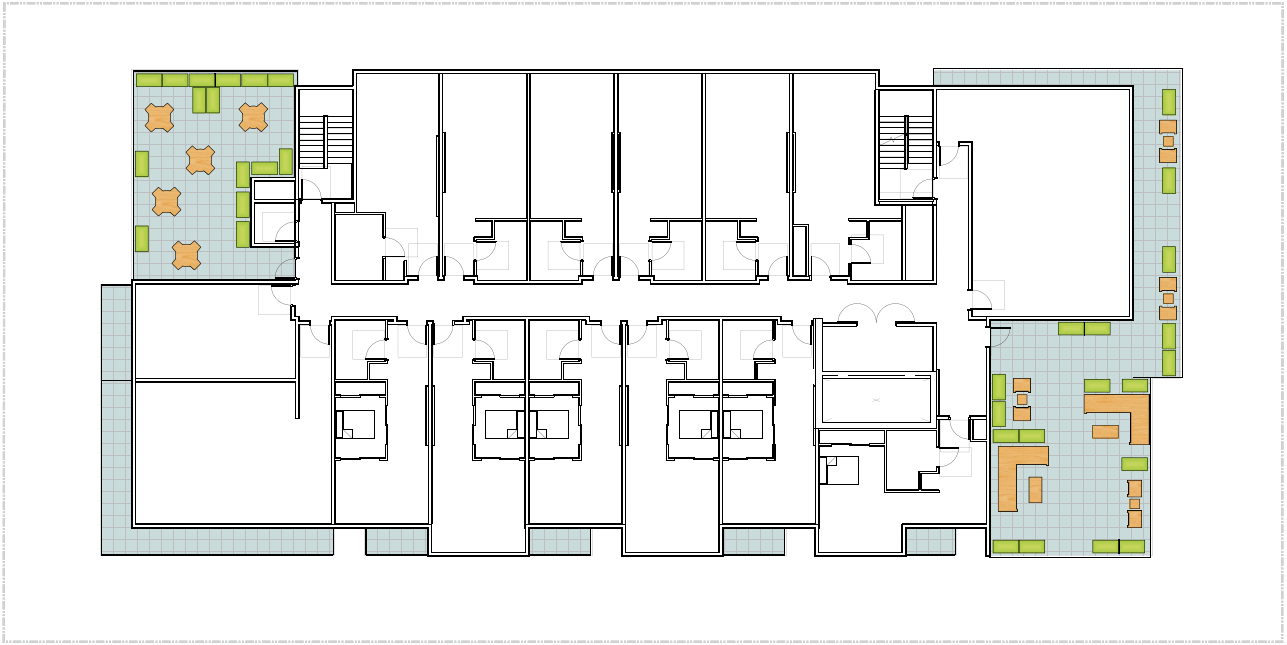
FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH  
\* SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)  
PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES  
# DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

PAVERS ON PEDESTALS AT ROOF LEVEL

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



LEVEL 7





9.0 DEPARTURES | OPTION 3 (PREFERRED)

CODE CITATION:	23.45.528 – Structure width and depth limits
CODE REQUIREMENT:	<p>The width and depth limits of this section 23.45.528 apply to lots greater than 9,000 square feet in MR zones.</p> <p>Structure depth:</p> <p>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.</p> <p>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.</p>
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'-4") of depth of lot instead of 80% (160'-1")
RATIONALE:	<p>We are requesting this departure to extend the depth of the building in N-S direction by providing larger than required setback on 17th Avenue NW, which allowed more landscape buffer and privacy from busier street (PL3-B). It will also allow a larger buffer from east property and provide more privacy.</p> <p>We are using the N and S and public points of entries, so it makes sense to bring the building closer to the public ROW.</p> <p>We are not encroaching on required setbacks so landscape buffers on NW 52nd and NW 53rd will not be compromised.</p>

