



RECOMMENDATION MEETING

3435 15th Ave W  
Seattle, WA 98119

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SDCI PROJECT NO:

3040787-LU  
3040822-EG

MEETING DATE:

09.04.2024

APPLICANT CONTACT:

Owner: Pickle at the Palms LLC  
Development Manager: barrientos RYAN  
Architect: AXIS Architecture + Design  
Landscape Architect: Root of Design



VIEW FROM 15TH AVE W. LOOKING NORTHWEST

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PROJECT TEAM

**OWNER:**  
Pickle at the Palms LLC

**DEVELOPMENT MANAGER:**  
Maria Barrientos  
barrientos RYAN

**AXIS ARCHITECTURE CONTACT:**  
Marsha Mawer-Olson, Associate Principal  
mmawer-olson@axisarchitecture.com  
206.367.1382  
AXIS Architecture Reference No.: 2023.315

SITE INFORMATION

**ADDRESS:**  
3435 15th AVE W

**SDCI PROJECT NO.:**  
3040787-LU

**PARCEL(S):**  
2770603199

**SITE AREA:**  
52,663 SF

**OVERLAY DESIGNATION:**  
N/A

**PARKING REQUIREMENT:**  
1 Stall/500 SF, 50% Frequent Transit Service  
Area reduction

**LEGAL DESCRIPTION:**  
GILMANS ADD LOTS 13 THRU 24 BLK 24  
LESS POR CONDEMNED IN KING CO SCC  
NO 516133 TGW POR VAC W RUFFNER ST  
AS VAC BY SEATTLE ORD NO 89569

PLat Block: 24  
Plat Lot: 13 THRU 24

DEVELOPMENT STATISTICS

**ZONING:**  
SM-D-95(M)

**BUILDING HEIGHT:**  
Height Limit for Non-Residential Use: 55'  
Proposed Building Height: 46.18'

**ALLOWABLE FAR:**  
No Limit

**PROPOSED GROSS FLOOR AREA:**  
54,622 SF

**PARKING STALLS:**  
Required: 53 Stalls  
Provided: 53 Stalls



3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

The proposed development is a 20-court pickleball facility - 54,622 SF with 20 indoor courts. The facility will include indoor gathering spaces for socializing, a small pro shop, and simple food and beverage service. Surface parking for 53 stalls is provided. The vehicular access and trash collection will be from the alley. In addition to an entry from the south side, adjacent to the parking area, a street-level pedestrian entry is also provided from 15th Ave W. The name of the business, Pickle at the Palms, was inspired by all the palm trees currently on the site.

SITE DESCRIPTION & ANALYSIS

Located in the Interbay neighborhood, north of the SPU soccer fields and one block east of the new Seattle Storm Center for Basketball Performance surrounded by one to three-story industrial/commercial buildings and a few multi-family apartment buildings. The surrounding neighborhood is a mix of light industrial, commercial buildings with surface parking lots, low-rise residential and the new Seattle Storm Center for Basketball Performance.

ZONING ANALYSIS

The site lies in a SM-D-95(M) zone and the height limit for portions of a structure in non-residential use is 55 feet and the height limit for portions of a structure in residential use is 95 feet. Commercial uses, including sports and recreation uses, are allowed as well as on-site parking.

NEIGHBORHOOD CONTEXT

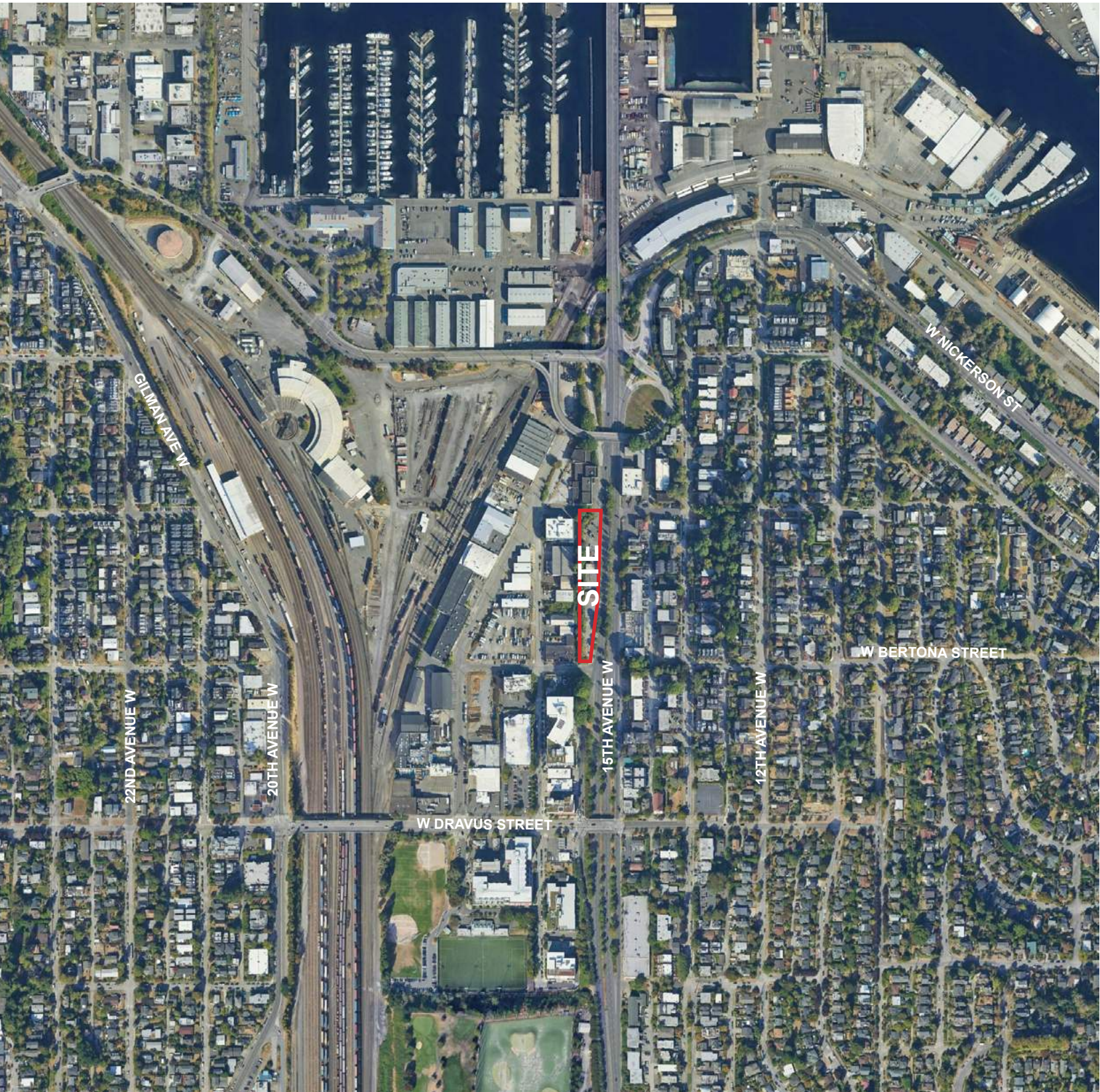
The site is composed of one linear parcel located between 15th Ave W. to the east , W. Bertona St. to the south, alley to the west and vacated W Ruffner St. to the north. The proposed building will replace a vacant lot that housed a former manual car wash and surface parking. The site slopes down east to west approximately 33 feet (ECA steep slope along west property line). There are high voltage power lines along W. Ruffner St. and along W. Bertona St.. Adjacent properties include an existing 1 to 3-story light industrial buildings to the north and west across an unimproved alley. There is a mix of single family homes and multi-family buildings across the 6 lane 15th Ave W. towards the east. To the south there is an 8-story multi-family building. Project location is within the frequent transit service area, which qualifies for a 50% reduction of required parking. There is a 2’ alley dedication with none required along 15th Ave W. & W. Bertona St.

DEVELOPMENT SUMMARY

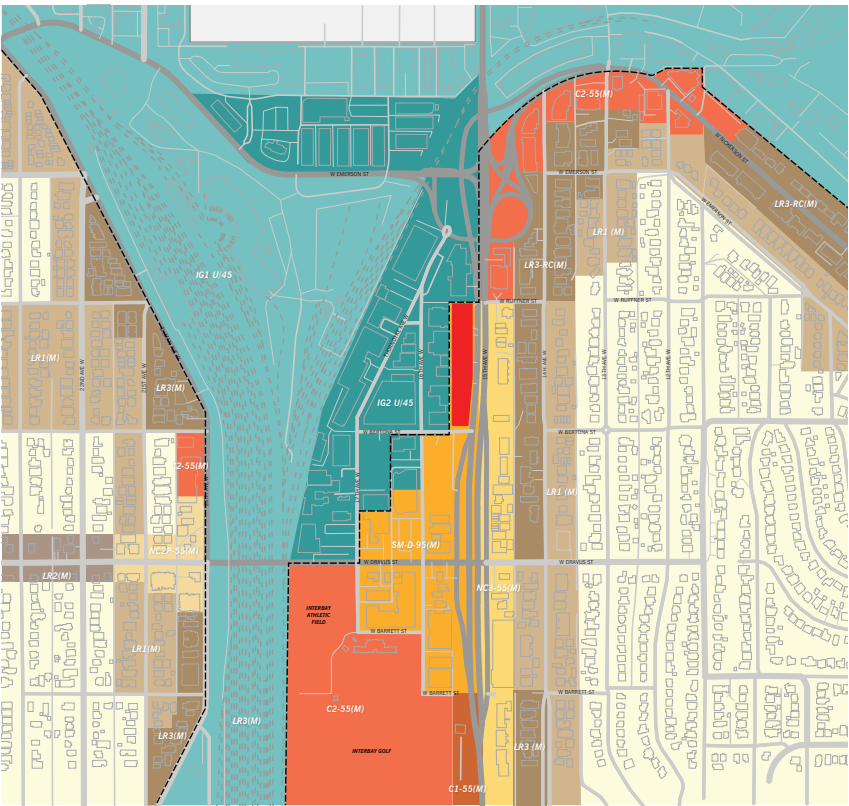
LEVEL	GROSS SF	PARKING STALLS
3	26,158 SF	-
2	2,306 SF	-
1	26,158 SF	53 STALLS
TOTAL	54,622 SF	53 STALLS



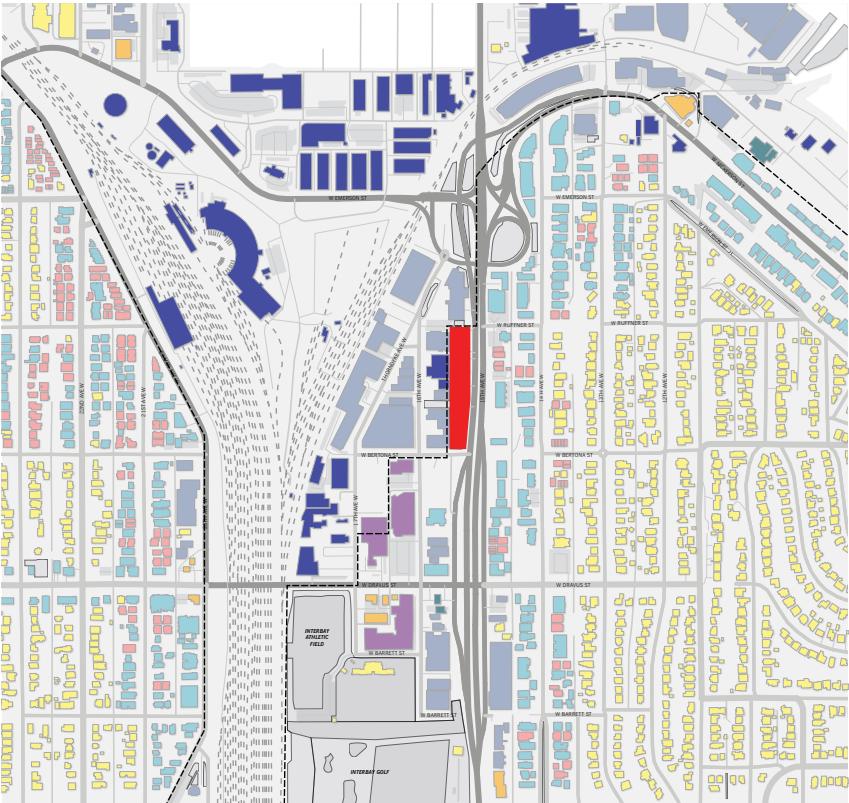
4.0 URBAN DESIGN ANALYSIS



MAP (GOOGLE EARTH)



- ZONING**
- Project Site (SM-D-95(M))
  - MML U/45
  - UI U/45
  - C1-55 (M)
  - C2-55 (M)
  - NC3-55 (M)
  - NC2-55 (M)
  - SM-D-95 (M)
  - LR3 (M) / LR3-RC(M)
  - LR2 (M)
  - LR1 (M)
  - NR3



- SURROUNDING USES**
- Project Site
  - Mixed-Use
  - Multi-Family
  - Commercial
  - Townhouse / Duplex
  - Service Building
  - Office / Warehouse
  - Parking
  - Single Family
  - Terminal / Industrial





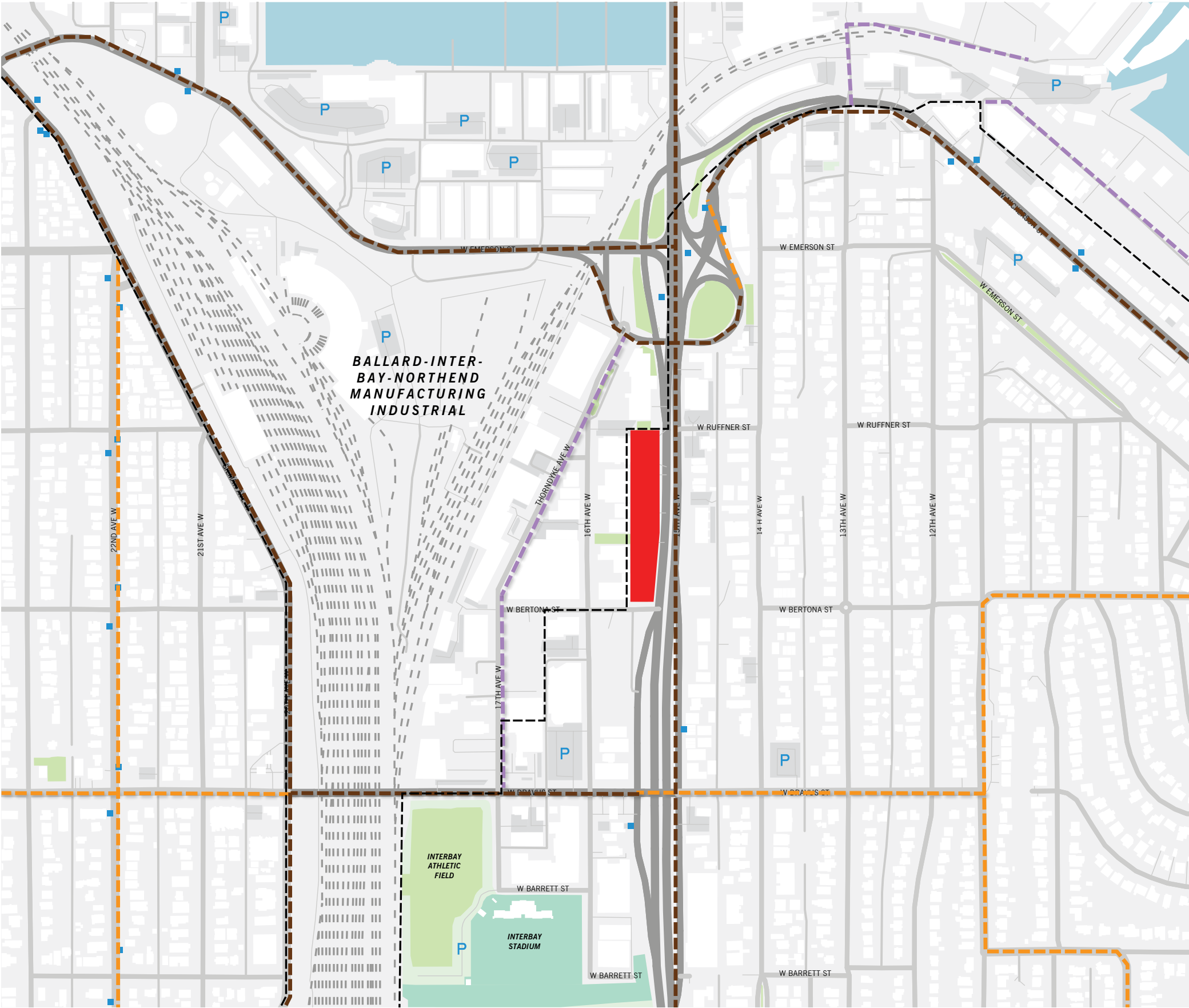
4.0 VICINITY MAP

VICINITY

The proposed development is located just north of the Interbay Golf Course on a corner site fronting 15th Ave W. on the east and W. Bertona St. to the south. A park to the southwest, the new Seattle Storm Center for Basketball Performance to the west and Ballard bridge to the north can be found in the near vicinity. The north-south railways are the bisecting line dividing Interbay & Magnolia.

KEY

- Project Site
- Ballard-Interbay-Northend Manufacturing Industrial Boundary
- Public Green Areas
- Private Green Areas
- Water
- Neighborhood Corridor
- Urban Center Connector
- Minor Industrial Access





4.0 TRANSPORTATION MAP

TRANSPORTATION

Proposed development is located within a Frequent Transit Service Area. There are multiple bus stops north and south of the project site along 15th Ave W.

As part of the Interbay Trail Connections Project to connect the Ship Canal Trail and the Elliot Bay trail, there are 2-way protected bike lanes running along 20th Ave W and Gilman Ave W.

KEY

Project Site

Frequent Transit Area

Ballard-Interbay-Northend Manufacturing Industrial Boundary

Bus Routes

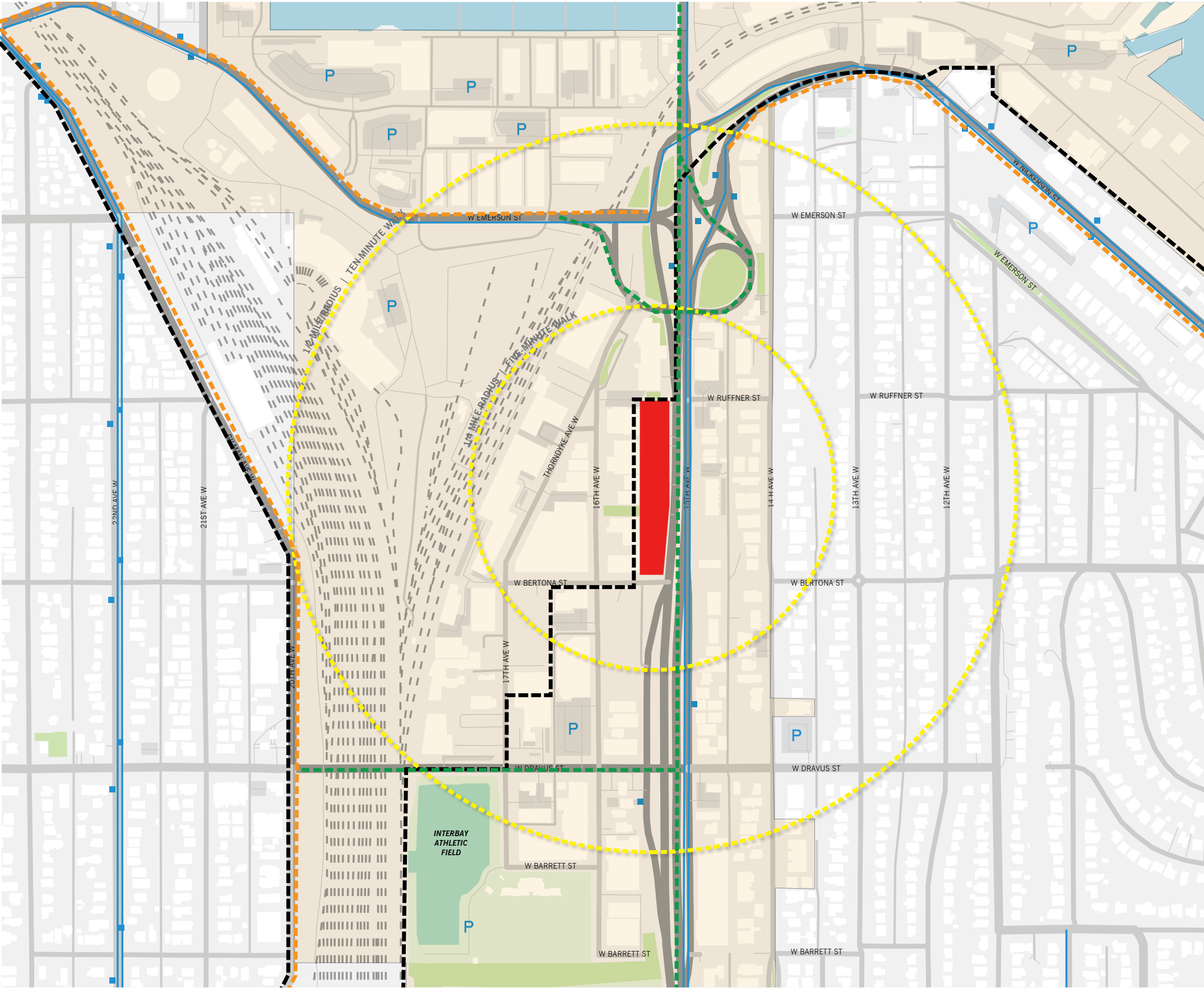
Bus Stops

Railway

Neighborhood Greenway

Dedicated Bike Lanes

Walking Radius





4.0 URBAN DESIGN ANALYSIS

COMMUNITY NODES

There are a few community nodes such as the new Seattle Storm Center for Basketball Performance, Bertona Green Triangle, Ballard Bridge, Interbay Golf Course, Interbay Stadium, Seattle Fire Station 20, and Interbay P-Patch can be found within two miles of the site and are within easy walking distance. There is a strong sports influence in this industrial area of Seattle with multifamily and commercial buildings to support residents and users.

COMMUNITY NODES / LANDMARKS:



1 SEATTLE STORM CENTER FOR BASKETBALL PERFORMANCE  
0.1 MILES FROM SITE



2 BERTONA GREEN TRIANGLE  
0.1 MILES FROM SITE



3 INTERBAY ROUNDHOUSE  
1.2 MILES FROM SITE



4 BALLARD BRIDGE  
1.0 MILES FROM SITE



5 INTERBAY GOLF COURSE  
0.4 MILES FROM SITE



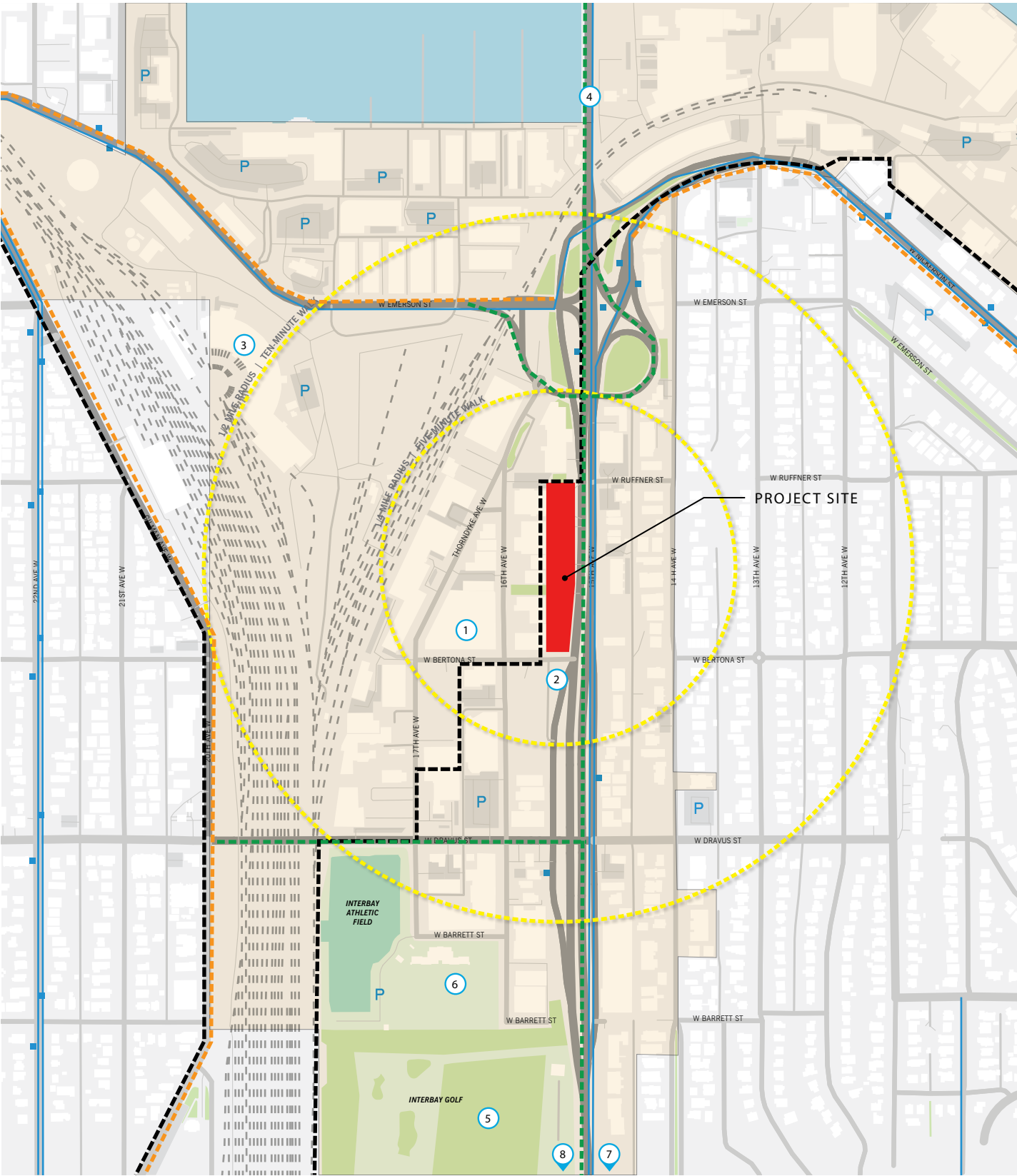
6 INTERBAY STADIUM  
0.4 MILES FROM SITE



7 FIRE STATION 20  
0.4 MILES FROM SITE

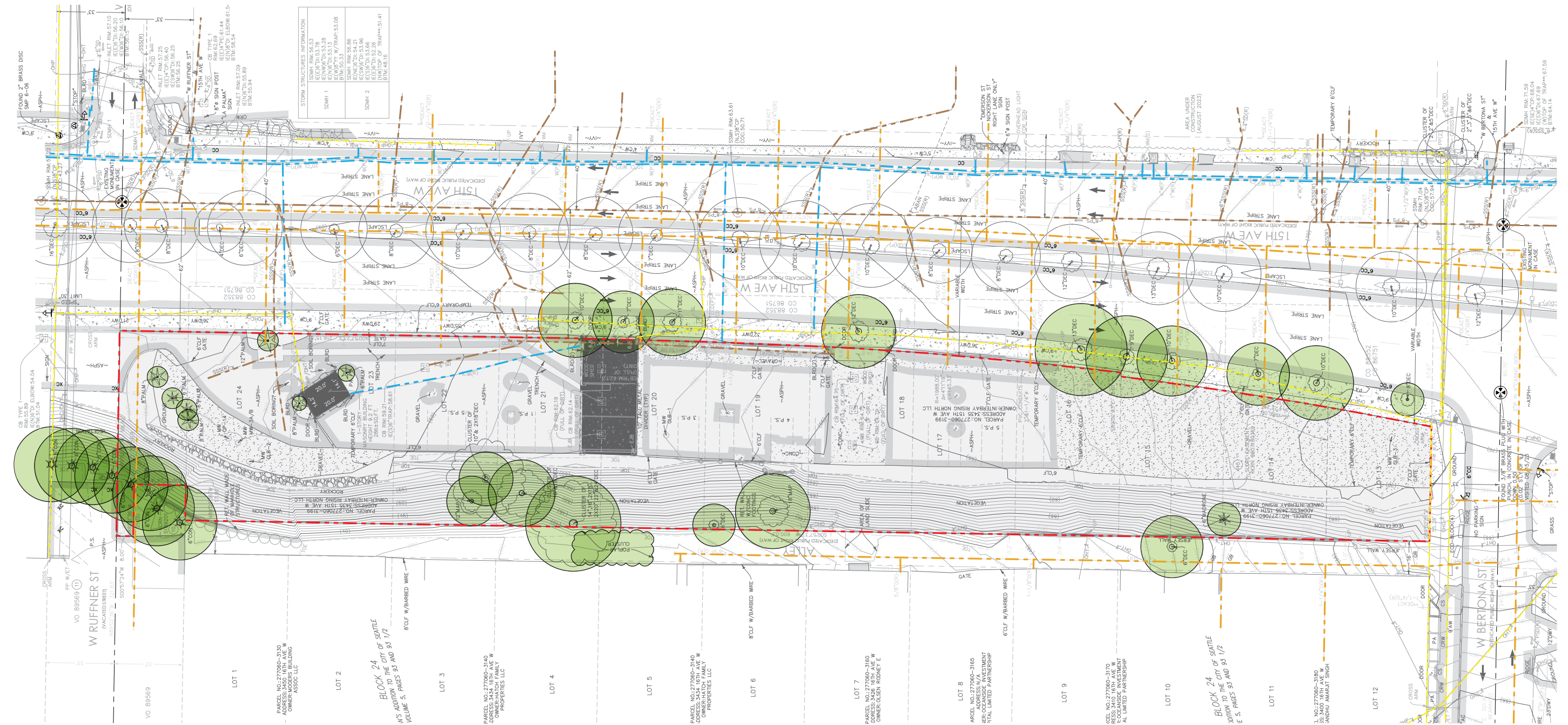


8 INTERBAY P-PATCH  
0.7 MILES FROM SITE














## 5.0 EXISTING SITE CONDITIONS



## KEY

-  Existing Buildings
-  Existing Trees
-  Property Lines
-  Overhead Power lines
-  Water Lines
-  Sewer Lines
-  Gas Lines
-  Utility Pole
-  Fire Hydrant

## LEGAL DESCRIPTION

GILMANS ADD LOTS 13 THRU 24 BLK 24 LESS  
POR CONDEMNED IN KING CO SCC NO 516133  
TGW POR VAC W RUFFNER ST AS VAC BY SEATTLE  
ORD NO 89569

PLat Block: 24

Plat Lot: 13 THRU 24

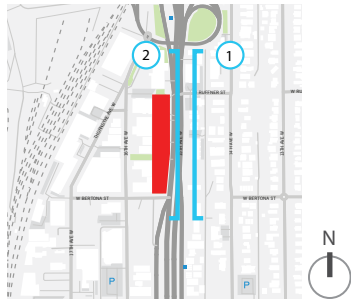


5.0 EXISTING SITE CONDITIONS

1 15TH AVE W. LOOKING EAST



2 15TH AVE W. LOOKING WEST





5.0 EXISTING SITE CONDITIONS

1 W. BERTONA ST LOOKING NORTH



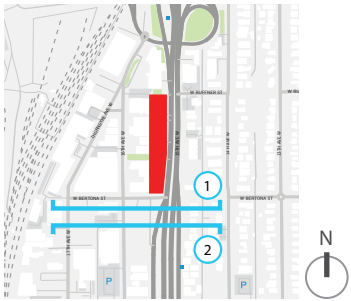
1-story commercial building

2 W. BERTONA ST LOOKING SOUTH



Bertona green triangle

8-story residential with parking lot at street





5.0 EXISTING SITE CONDITIONS

DESIGN CUES

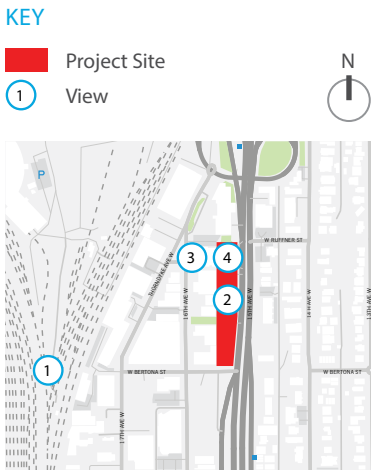
Surrounding uses include light industrial businesses, single family houses, drive-and-park businesses and multi-family structures. New multi-family housing is predominantly three to four stories in height and built up close to property lines to take advantage of western territorial views or to create a more vibrant streetscape. This particular site is located to the east of a major north-south railway, which has had a large influence in the area.



1 LINEAR, CLEAN RHYTHM



2 MURAL ART



3 SIMPLE UTILITARIAN FORM AND CONTRASTING COLORS



4 BOLD COLOR, AND RELAXING VIBE WITH PALM TREES AND STRING LIGHTS



5.0 EXISTING SITE CONDITIONS

SITE CONDITIONS

The site is composed of one linear parcel located between 15th Ave W. to the east and W. Bertona St. to the south. An alley along the west property line is the only point of vehicular entry for the site as the corner site cannot be accessed from 15th Ave W. or W. Bertona St. per conversations with SDOT. The site slopes down east to west approximately 33 feet (ECA steep slope along west property line).

The property has a short term lease with LIHI which is using the site on a temporary basis for 10 tiny houses and RV parking.



1 VIEW LOOKING NORTH ALONG 15TH AVE W.



2 VIEW LOOKING SOUTH ALONG 15TH AVE W.



3 VIEW LOOKING NORTH ALONG 15TH AVE W.



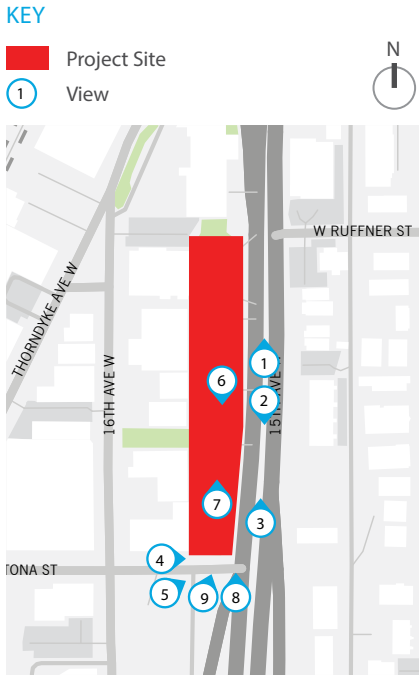
4 VIEW LOOKING EAST ALONG W. BERTONA ST.



5 VIEW LOOKING WEST ALONG W. BERTONA ST.



6 VIEW LOOKING SOUTH FROM PROJECT SITE



7 VIEW LOOKING NORTH FROM PROJECT SITE



8 VIEW LOOKING NORTH ALONG W. BERTONA ST.



9 VIEW LOOKING WEST ALONG W. BERTONA ST.



5.0 EXISTING SITE CONDITIONS



1 VIEW LOOKING WEST FROM PROJECT SITE



2 VIEW LOOKING NORTHWEST FROM PROJECT SITE



3 VIEW LOOKING SOUTHWEST FROM PROJECT SITE



4 VIEW LOOKING NORTH FROM PROJECT SITE



5 VIEW LOOKING NORTHWEST FROM PROJECT SITE



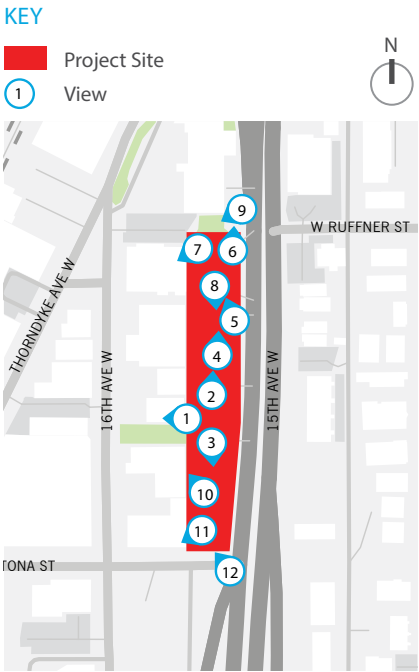
6 VIEW LOOKING NORTH FROM PROJECT SITE



7 VIEW LOOKING WEST FROM PROJECT SITE



8 VIEW LOOKING SOUTHWEST FROM PROJECT SITE



9 VIEW LOOKING SOUTHWEST FROM PROJECT SITE



10 VIEW LOOKING NORTHWEST FROM PROJECT SITE



11 VIEW LOOKING WEST FROM PROJECT SITE



12 VIEW LOOKING SOUTH FROM PROJECT SITE



6.0 ZONING DATA

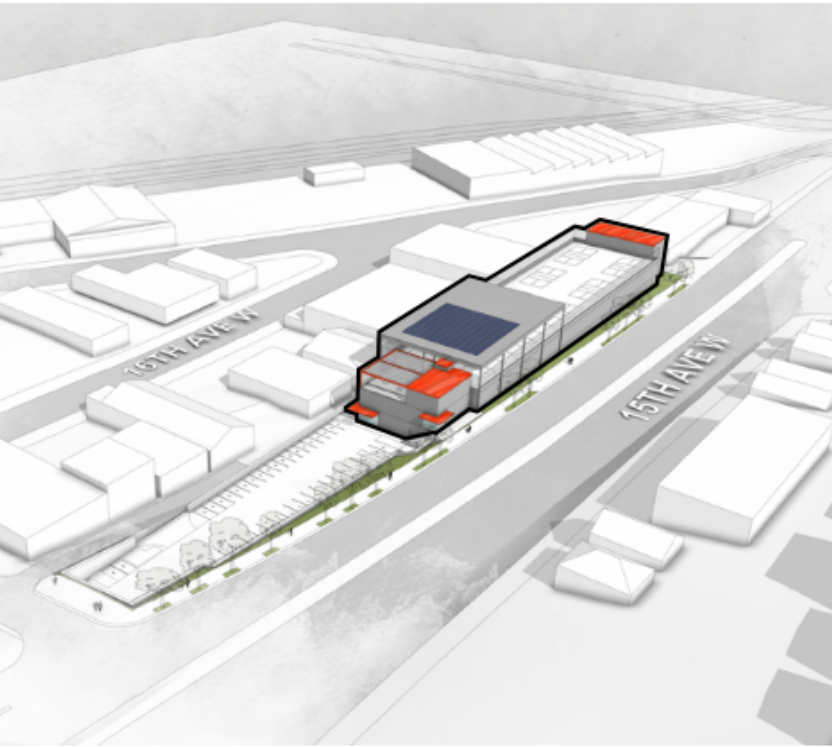
APPLICABLE ZONING SMC (07.26.2023)			REQUIREMENT	PROVIDED	COMPLIANCE
Structure Height	23.48.025	C.8	Screening. Rooftop mechanical equipment and elevator penthouses shall be screened with fencing, wall enclosures, or other structures.	Screening is provided	√
Street Level Development Standards	23.48.040	B.1.b	In the SM-SLU, SM-D, SM-NR, SM-U, SM-UP, SM-RB, and SM-NG zones, for all other streets not specified in subsection 23.48.040.B.1.a, a minimum of 30 percent of the street-facing facade must be transparent, except that if the slope of the street frontage abutting the lot exceeds 7.5 percent, the minimum amount of transparency is 22 percent of the street-facing facade.	Less than 30% transparency is proposed	Departure Requested
		B.2.b.1	Blank facades are limited to segments 30 feet wide. Blank facade width may be increased to 60 feet if the Director determines as a Type I decision that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest.	Blank facade segment with artwork and landscaping exceeds 60 feet	Departure Requested
		B.2.b.2	The total width of all blank facade segments shall not exceed 70 percent of the width of the street-facing facade of the structure on each street frontage; or 78 percent if the slope of the street frontage abutting that lot exceeds 7.5 percent.	Total width of blank facade segments exceed 70%	Departure Requested
		B.2.c	Any blank segment of a street-facing facade shall be separated by transparent areas that are at least 2 feet wide.	Transparent areas are not proposed between blank facade segments	Departure Requested
Landscaping and screening standards	23.48.055	A.2.b	Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for Development, either a new structure or an addition to an existing structure, containing more than 4,000 square feet of non-residential uses	Green Factor score of 0.30 will be achieved	√
		C.2.a	Surface parking areas abutting streets. Surface parking areas shall provide 3-foot-high screening along the lot lines abutting all streets, except within required sight triangles.	Surface parking is below street level and will have landscaped buffer	√
		C.2.b	Surface parking areas abutting alleys. Surface parking areas shall provide 3-foot-high screening along the lot lines abutting an alley. The Director may reduce or waive the screening requirement for part or all of the lot line abutting the alley when required parking is provided at the rear lot line and the alley is necessary to provide aisle space.	Screening will be provided	√
Parking and loading location, access, and curb cuts	23.47A.085	C.1	All accessory surface parking shall be located at the rear or to the side of the principal structure.	Parking is located to the side of the principal structure	√
		C.2	The amount of lot area allocated to accessory surface parking shall be limited to 30 percent of the total lot area	Parking is less than 30% of lot area	√
		D.2	If the lot does not abut an improved alley, parking and loading access may be permitted from the street. If the lot abuts more than one street, the location of access is determined by the Director, as a Type I decision, after consulting with the Director of Transportation.	Parking access is provided from alley	√
Floor area ratio (FAR) in Dravus	23.48.320		Development in the SM-D 55/95 zone is not subject to an FAR limit.	Compliant	√
Structure height in Dravus	23.48.325	A	In the SM-D 55/95 zone, the height limit for portions of a structure in non-residential use is 55 feet and the height limit for portions of a structure in residential use is 95 feet.	Structure height is under 55 feet	√
Required parking and maximum parking limits	23.54.015	A	The minimum number of off-street motor vehicle parking spaces required for specific uses is set forth in Table A for 23.54.015 for non-residential uses. Required parking is based upon gross floor area of a use within a structure minus gross floor area in parking uses, and the square footage of a use when located outside of an enclosed structure, Table A for 23.54.015 B.3.b Sports and recreation uses - 1 space for each 500 SF	Required number of parking is provided	√
Parking quantity exceptions	23.54.020	F.2.a	In multifamily and commercial zones, the minimum required parking for all uses is reduced by 50 percent if the property is located within a frequent transit service area, and the property is not located in an Urban Center, Urban Village, or Station Area Overlay District.	Required number of parking is provided	√
Solid waste and recyclable materials storage and access	23.54.040	Table A	Non-residential development 15,001 - 50,000 SF - 175 SF minimum required storage space	A trash area of approx. 200 SF is provided	√



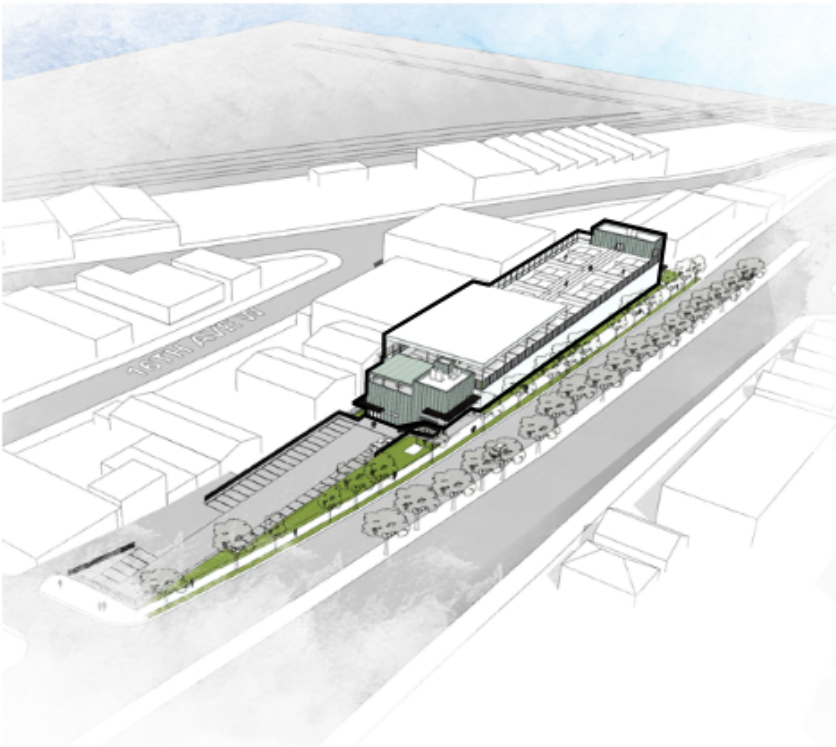
6.0 PROJECT DESIGN NARRATIVE

CHANGE TO DESIGN PROPOSAL

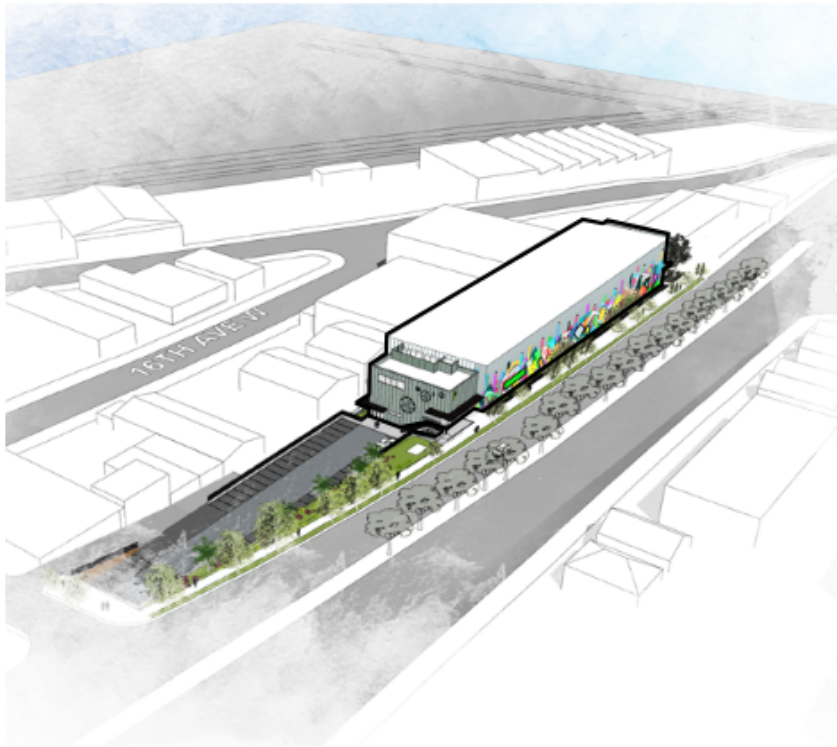
The development originally proposed 10 indoor pickleball courts and 10 outdoor courts on the roof level. The developer has recently conducted a more in-depth market analysis and received a strong market feedback that interior courts, with its controlled and predictable environment, are preferred. The indoor courts will also eliminate the noise issue associated with this sport. This final Recommendation packet presents the revised design proposal with the upper courts fully enclosed. The Master Use Permit plan set for this revised design has been submitted to SDCI to confirm land use and zoning code compliance and required departures.



OPTION 1 (EDG)



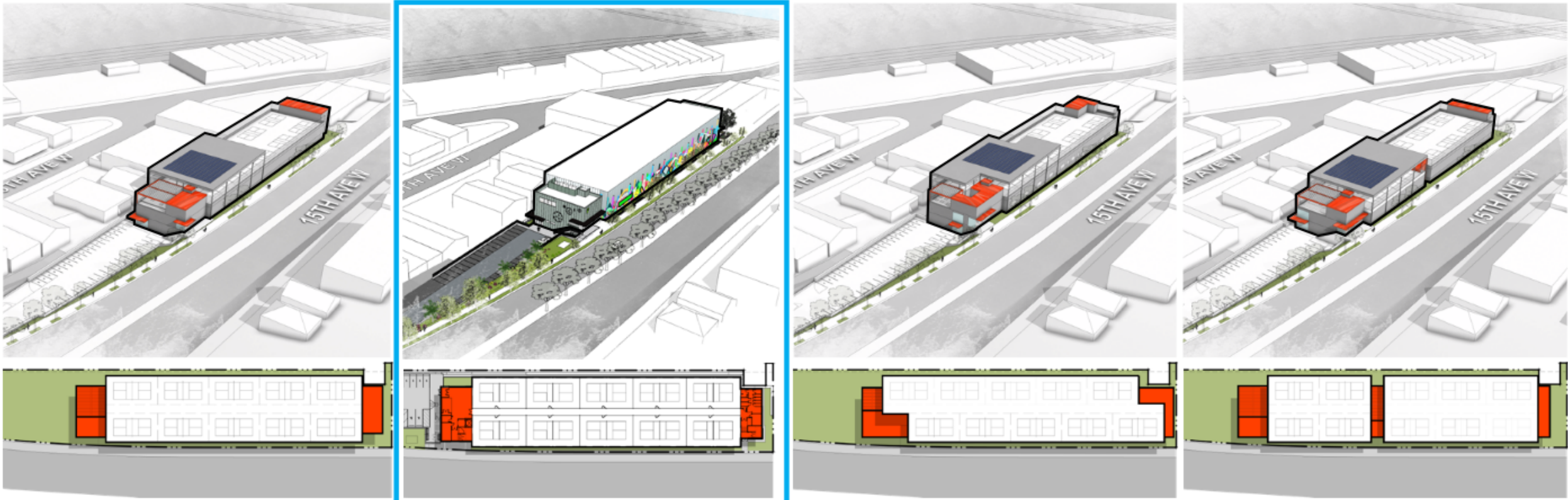
OPTION 1 (DEVELOPED OPEN UPPER COURTS)



OPTION 1 (DEVELOPED ENCLOSED UPPER COURTS)



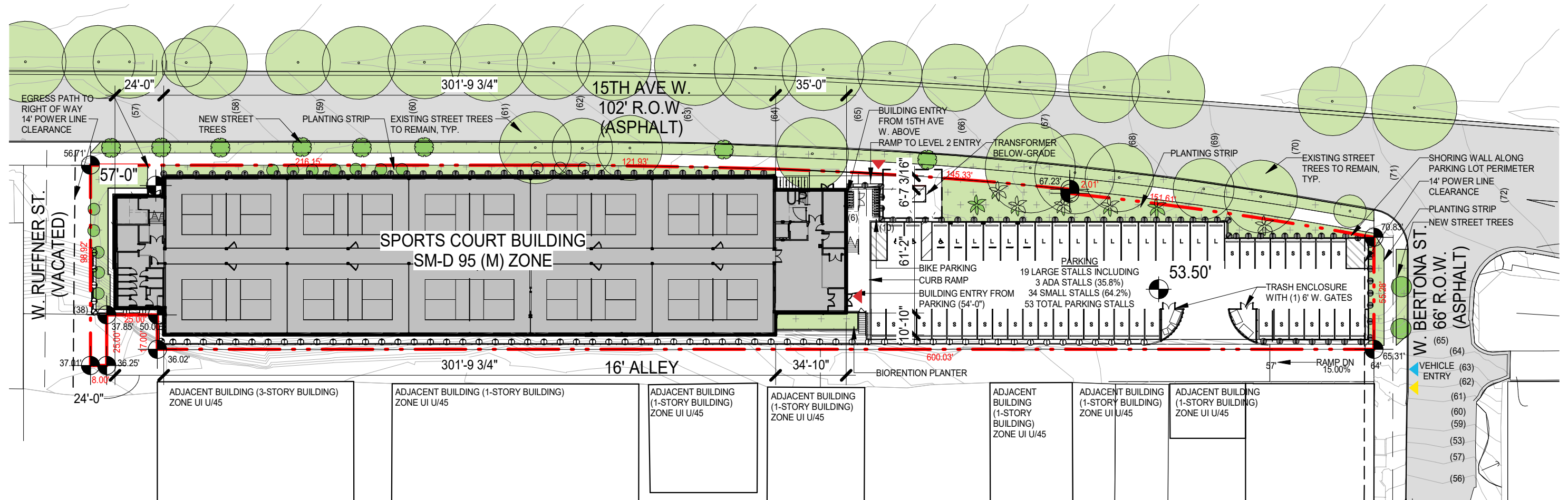
6.0 PROJECT DESIGN HISTORY



	Option 1 (EDG)	Option 1 (Developed)	Option 2	Option 3
CONCEPT:	"BALANCED"	"BALANCED"	"SHIFT"	"SPLIT"
GROSS SF:	55,000 SF	54,622 SF	55,320 SF	53,000 SF
PARKING STALLS:	53 Stalls	53 Stalls	54 Stalls	51 Stalls
OPPORTUNITIES:	<ul style="list-style-type: none"><li>• Shortest building length</li><li>• Seating area on rooftop</li><li>• Allows for glazed entry corner on street level</li><li>• Mezzanine level allows a full view into the indoor courts</li><li>• Supports the sports program requirements with clear visuals access the best with masses on north and south anchor project</li><li>• Allows for maximum flexibility as programmatic needs evolve</li></ul>	<ul style="list-style-type: none"><li>• Shortest building length</li><li>• Indoor amenities provided on all levels</li><li>• Allows for glazed entry corner on street level</li><li>• Mezzanine level allows a full view into the lower indoor courts</li><li>• Supports the sports program requirements with clear visuals access the best with masses on north and south anchor project</li><li>• Allows for maximum flexibility as programmatic needs evolve</li></ul>	<ul style="list-style-type: none"><li>• Lobby mass oriented for additional street frontage</li><li>• Seating area on rooftop</li><li>• Allows for glazed entry corner on street level</li><li>• Allows for more glazed area along the 15th frontage at the lobby mass</li></ul>	<ul style="list-style-type: none"><li>• Break down the building length along 15th Ave W.</li><li>• Seating area on rooftop</li><li>• Provides a visual facade break</li><li>• Allows for glazed entry corner on street level</li><li>• Slightly wider landscaped area along 15th Ave W.</li></ul>
CONSTRAINTS	<ul style="list-style-type: none"><li>• Because of the long, narrow site configuration, the court mass is long with no break on the facade</li></ul>	<ul style="list-style-type: none"><li>• Because of the long, narrow site configuration, the court mass is long with no break on the facade</li></ul>	<ul style="list-style-type: none"><li>• Does not support the sport program requirements, as shift prevents clear visual access to all courts</li><li>• Mezzanine level doesn't allow a full view into the indoor courts</li><li>• Restrooms located at the south end only</li><li>• Weaker street presence when viewed from the north</li></ul>	<ul style="list-style-type: none"><li>• Longest facade option</li><li>• Does not support the programmatic uses, as courts are interrupted by the split</li><li>• Narrower central circulation between courts negatively affects players maneuverability inside the courts</li><li>• Weaker street presence when viewed from the north</li></ul>
CODE COMPLIANCE	No, departure requested	No, departure requested	Yes, code compliant	No, departure requested



## 7.0 COMPOSITE SITE PLAN



## KEY

-  Proposed Building
-  Context Buildings
-  Trees & Planting Strip
-  Pedestrian Entry
-  Vehicular Access
-  Service Access

SITE PLAN 



8.0 DESIGN GUIDELINES

CS2 – URBAN PATTERN AND FORM

B.1 ADJACENT SITES, STREETS AND OPEN SPACES: SITE CHARACTERISTICS

ARCHITECT RESPONSE:

The proposed design thoughtfully positions the building to fit within the site constraints. There is an ECA steep slope along the west property line that creates a 33’ elevation drop from east to west. Lush landscaping along the east facade will be a buffer between the vehicular centric 15th Ave W. that will allow drivers and pedestrians walking along the sidewalk to enjoy the greenery. The vehicle entry was located off the alley to the west of the site. A pedestrian entry from 15th Ave W. is proposed to allow a clear access point into the building.

D.1 HEIGHT, BULK, AND SCALE: EXISTING DEVELOPMENT AND ZONING

ARCHITECT RESPONSE:

15th Ave. W. is a major north-south arterial road with industrial buildings directly to the west. Multifamily projects are seen to the east of 15th Ave W. and to the south of W. Bertona St. The goal of the project is to provide a well proportion building that creates a thoughtful transition from west to east and adds to the surrounding context.

CS3 – ARCHITECTURAL CONTEXT AND CHARACTER

A.1 EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES: FITTING OLD AND NEW TOGETHER

ARCHITECT RESPONSE:

From overall design aesthetic to material and building articulation, the proposed design has taken inspiration from site specific elements and incorporated them in multiple ways. Elements that were on the existing site, such as bright colors used on the existing structure and mural, as well as palm trees, will influence the proposed design. Lush landscaping along the building facades are proposed to connect the existing greenery to the new.

PL3 – STREET-LEVEL INTERACTION

A.1 ENTRIES: DESIGN OBJECTIVES

ARCHITECT RESPONSE:

The proposed design options will incorporate clear building entries, highlighted with subtly textured material on the entry facade along with oversized graphics and signage. Canopies for weather protection and visible building signage will also further clarify the difference of entry from other building program.

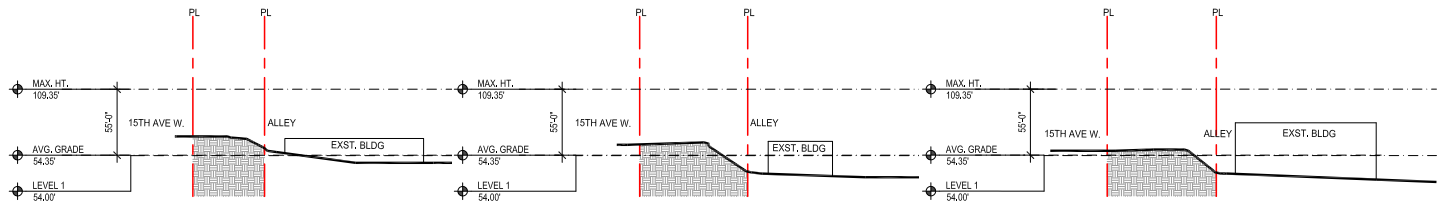


Figure 1: The sections above illustrates the dramatic slope that runs in the east-west direction.



Figure 2: Art work found on-site from local Seattle artist Ryan ‘Henry’ Ward. ‘Henry’ is one of the most recognizable artist work found all over Seattle.



Figure 3: Lush landscaping adding greenery to the streetscape will be incorporated into the building design.



Figure 4: Example of clearly defining the main entry. The proposed building will utilize canopies, signage & special material or color to delineate entry.



8.0 DESIGN GUIDELINES

DC2 – ARCHITECTURAL CONCEPT

B.1 ARCHITECTURAL AND FACADE COMPOSITION: FACADE COMPOSITION

ARCHITECT RESPONSE:

The proposed design will incorporate multiple design elements for each facade to reflect each elevation context. Because the “use” is for 10 pickleball courts on each floor, this has driven the overall building design, composition, proportions, materiality, and detailing to both reflect professional design standards for court layouts requirements as well as visual appeal for vehicles driving by and adjacent buildings, and add visual fun to this industrial neighborhood as well as a visual icon for pickleball players.

C.1 SECONDARY ARCHITECTURAL FEATURES: VISUAL DEPTH AND INTEREST

ARCHITECT RESPONSE:

With the proposed design facade being pickleball courts, the secondary elements proposed will be focused on creating a lively building with mural art, special entry material, appropriate fenestration at street level, an upper lounge, and lush landscaping including replacing and replanting the palm trees on the site to connect the uniqueness of these trees to the site & the name of the building.

DC4 – EXTERIOR ELEMENTS AND FINISHES

C.1 LIGHTING: FUNCTION

ARCHITECT RESPONSE:

Building lighting has been thoughtfully designed on the exterior and landscaping for safety and to highlight project elements such as mural art & landscaping. The proposed lighting design includes highlighting the thematic and fun mural art by local artist Sam Wilson, highlighting the landscaping and pedestrian safety, as well as brings the sense of fun and energy of the sport. Lit canopies will be located at all building entries and will be denoted with clear building signage.



Figure 5: The proposed design will utilize glazing, material change & color change to reflect interior program on the exterior facade of the building.



Figure 6: Example of secondary elements such as sliding windows and lighting to create a lively human experience at the proposed upper lounge area.



Figure 7: Examples of lighting utilized on facade to highlight mural art and to light circulation spaces for safe site travel.



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8.0 ARTIST STATEMENT

Pickle at the Palms - Mural Statement

Sam Wood Wilson

This mural is a transformative architectural intervention, designed to activate and articulate the building’s facade by capturing the movement, energy, and vibrancy of the Pacific Northwest. The project reshapes the building’s exterior through a digital, image-based approach, blending postmodern elements, contemporary digital aesthetics, and architecture into a unified whole.

The concept centers on rejuvenation and positive energy, drawing from a digital world that intertwines with the physical reality of the building. Utilizing current modeling and rendering software, the composition engages with the architecture in two distinct phases: first, through a composition of color and form; second, by deconstructing the picture plane and integrating the building’s architectural elements into the imagery. This Trompe-l’œil technique animates the panels, making the facade not just a surface for art, but an integral part of the artwork.

The mural transcends simple surface decoration; it expands and contracts, weaving in and out of the built environment, blurring the lines between physical and virtual. It invites viewers to explore a parallel world beyond the visible metal panels, encouraging contemplation of the unseen and enriching the visual experience with layers of meaning.

The abstract shapes and vibrant colors resonate with the natural beauty of the Puget Sound region, the building’s function, and everyday architectural materials. From graphic depictions of pickleballs to mountains enshrouded in clouds, and references to corrugated metal and cement panel, the mural serves as a subtle yet powerful reminder of its place, concept, and purpose.



ARTIST MURAL IMAGE



8.0 ITEMIZED RESPONSE TO EDG

COMMENT 1 | MASSING OPTIONS

The Board discussed the 3 massing options, noting that though option 3 provides the most massing relief, it is also the longest building. Overall, the Board supported the applicant’s preferred option 1 as this option most responded to site conditions and the form reflected the proposed use. However, the Board stressed the need to further develop the façade design to better provide visual interest and breakdown of this long façade. (DC2-A Massing, DC2-B Architectural and Facade Composition, DC2-A-1. Site Characteristics and Uses, DC2-E Form and Function)

ARCHITECT RESPONSE:

Noted. The design has proceeded with the preferred option with the upper courts now fully enclosed.

COMMENT 1.A | 15TH AVENUE W.

Acknowledging the long blank façade along 15th Avenue W, the Board provided the following guidance:

i. The Board supported the concept of integrating mural along the 15th Avenue W façade, however stressed the need to also utilize materials with texture and depth to provide further visual interest and breakdown the appearance of the long blank façade. (CS2-A-2. Architectural Presence, DC2-C Secondary Architectural Features, DC2-B Architectural and Facade Composition, DC2-D Scale and Texture, DC4-A Exterior Elements and Finishes)

ARCHITECT RESPONSE:

- The 15th Ave W façade length is first broken up by utilizing a different metal panel color on the north and south masses from the main court mass.
- Canopies & glazing provided texture, depth and clearly defined entry points.
- Mural is proposed on the east façade of the court mass along 15th Ave W. The proposed mural serves many purposes including:
  - Creates visual interest both at the pedestrian street level and from distance.
  - Creates texture and depth by the design of the artwork with overlapping layers of objects and shadows.
  - Creates a dynamic façade with the design depicting movement of pickleballs along the façade length.
  - Identifies the building’s use as a pickleball sports center.
  - Ties in the enclosed upper courts by utilizing random vertical undulating strips of colors. The verticals help create horizontal & vertical articulation, provide rhythm, and break up the façade’s length and height.
- Selected art elements with an 8” deep frame around them create depth & shadow, modulation, and break up the length of façade
- Trees are grouped and placed strategically in combination with the framed art pieces to break up the facade’s length. Planting strip along the east facade provides greenery and added texture.
- Lighting is proposed to create layer and break up the length of façade
  - The goal is to provide safety lighting, highlight different aspects of the artwork, provide overall visual interest, and create a layered lighting effect.
  - Use the lighting types and locations to help break up the length of the facade, including landscape up-lights, lights accentuating the framed art pieces, and down lights to highlight the mural.

PLEASE SEE FIGURE 1-7 ON PAGE 23, LIGHTING PLANS ON PAGES 48-50 & LANDSCAPE PLAN ON PAGE 30, AND RENDERING ON PAGE 40, 43 & 45

ii. In the Design Recommendation materials, the Board would like clarity on the general type of mural being proposed and how it would be applied (painted to flat materials, printed onto textured materials, etc.). (CS2-A-2. Architectural Presence, DC2-C Secondary Architectural Features, DC2-B Architectural and Facade Composition, DC2-D Scale and Texture, DC4-A Exterior Elements and Finishes)

ARCHITECT RESPONSE:

Final mural design is shown on the building elevations and perspective renderings. At present, it is intended to be a heat-applied vinyl applied to the metal panels. Artwork has been created by local northwest artist Sam Wilson.

PLEASE SEE ARTIST STATEMENT ON PAGE 21, STEP 4/FIGURE 1 ON PAGE 23, EAST ELEVATION ON PAGE 34, AND RENDERING ON PAGE 40.

iii. The Board strongly supported the potential of a screening element coming down from the roof top canopy. Would like to see this continue and further refined as the design evolves. The Board further suggested the mural and/or signage could be integrated here to further create a secondary architectural moment. (CS2-A-2.Architectural Presence, DC2-C Secondary Architectural Features, DC2-B Architectural and Facade Composition, DC2-D Scale and Texture, DC4-A Exterior Elements and Finishes, DC4-B Signage)

ARCHITECT RESPONSE:

To address the strong market feedback, as well as the noise issue associated with pickleball play, the proposed design encloses the upper courts. This move contains any pickleball play noise as well as provides an opportunity to tie in the proposed mural to the upper courts facade. This is done by utilizing random vertical undulating strips of colors. In combination with the lighting, this creates an added layer on the façade and fun visual interest, as well as breaks up the facade length and height.

PLEASE SEE STEP 4/FIGURE 1 ON PAGE 23, EAST ELEVATION ON PAGE 34, AND RENDERING ON PAGE 40, 43 & 45.

iv. Clarify depth of systems proposed along the façade. The Board noted this will be critical to breaking down the appearance of the long building façade. (CS2-A-2. Architectural Presence, DC2-C Secondary Architectural Features, DC2-B Architectural and Facade Composition, DC2-D Scale and Texture, DC4-A Exterior Elements and Finishes)

ARCHITECT RESPONSE:

The building envelope system is insulated metal panels attached to steel columns and horizontal beams. The panels have tongue and groove interlocking joints. These vertical joints create a clean rhythm on the facades. The panels have a subtle shadow-line pattern that adds texture to the façade. The selected art elements with an 8” deep frame around them create depth & shadow, modulation, and break up the length of façade

PLEASE SEE FIGURE 5 ON PAGE 23, ELEVATIONS ON PAGES 34-36, MATERIAL PALLETTE ON PAGE 37, AND RENDERING ON PAGE 40, 43 & 45.

v. The Board suggested that textured exterior materials could not only reduce the visual scale of the building but may also help reduce reflected traffic noise and create a better pedestrian experience. (DC4-A Exterior Elements and Finishes)

ARCHITECT RESPONSE:

The upper courts are now enclosed which will help block pickleball noise. The glazed entry, mural, landscape, trees, signage, and lighting are used in combination to create a lively pedestrian experience. Plantings, lighting fixtures, entrance/exit canopies break down the scale of the building to a pedestrian level. The selected art pieces on the mural have a frame around them to give added texture, and when combined with strategically placed rows of trees, further break down the scale of the building.

PLEASE SEE RENDERING ON PAGE 38 - 45, LIGHTING PLANS ON PAGES 48-50 & LANDSCAPE PLAN ON PAGE 30.

COMMENT 1.B | NORTH END

The Board noted the north end of the site offered another opportunity for a place making moment. In Design Recommendation materials, the Board and would like to see more information on how materials, landscaping, art might create a more pedestrian oriented response. (DC4-B Signage, DC4-D-4. Place Making, CS2-A-1. Sense of Place, PL3-A Entries)

ARCHITECT RESPONSE:

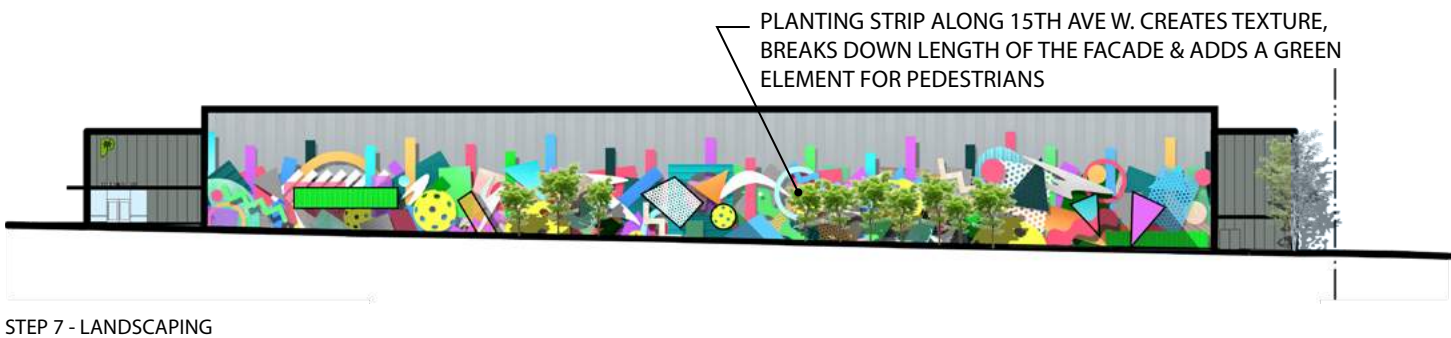
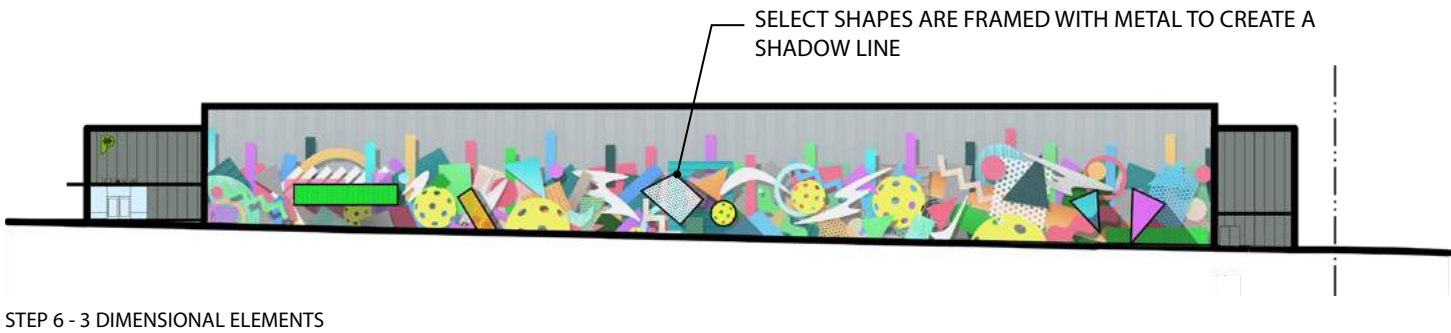
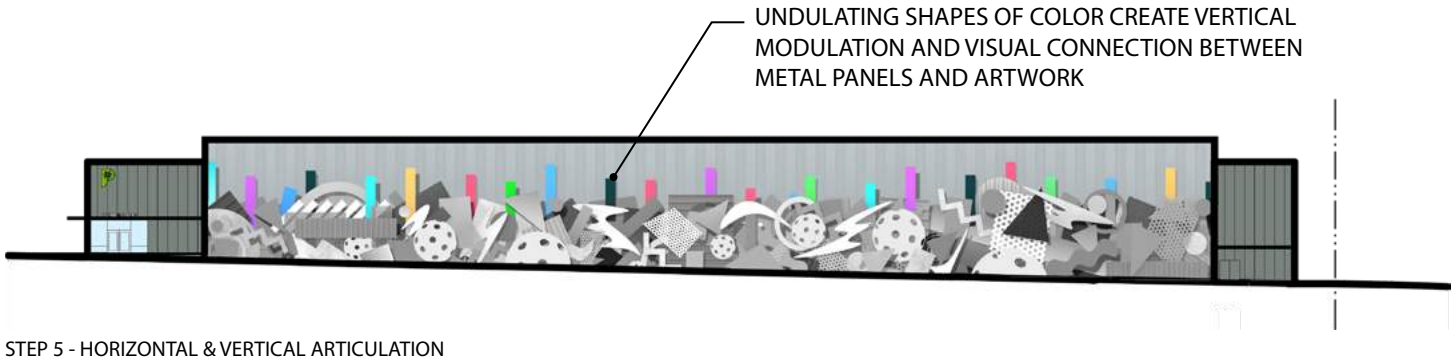
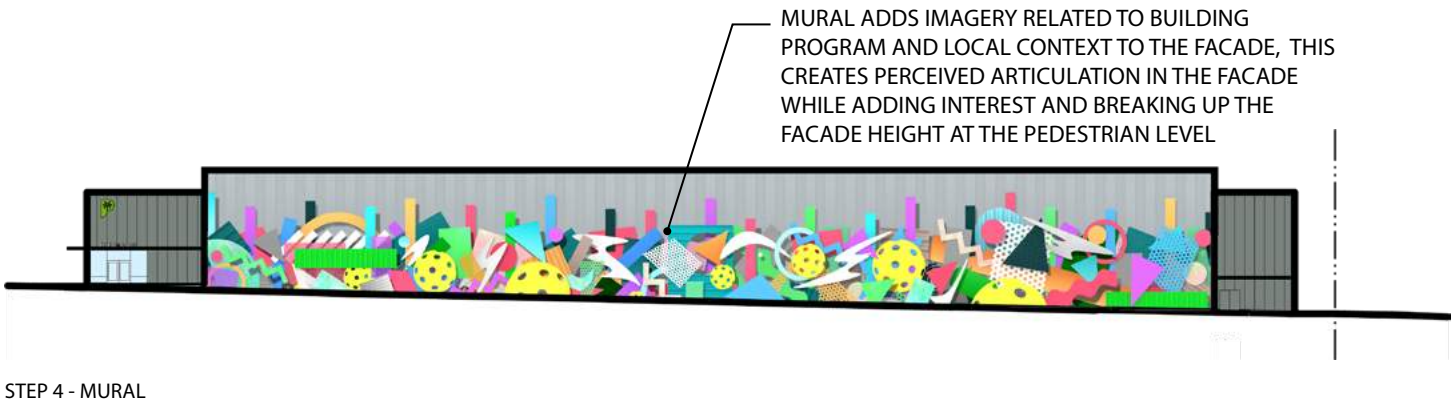
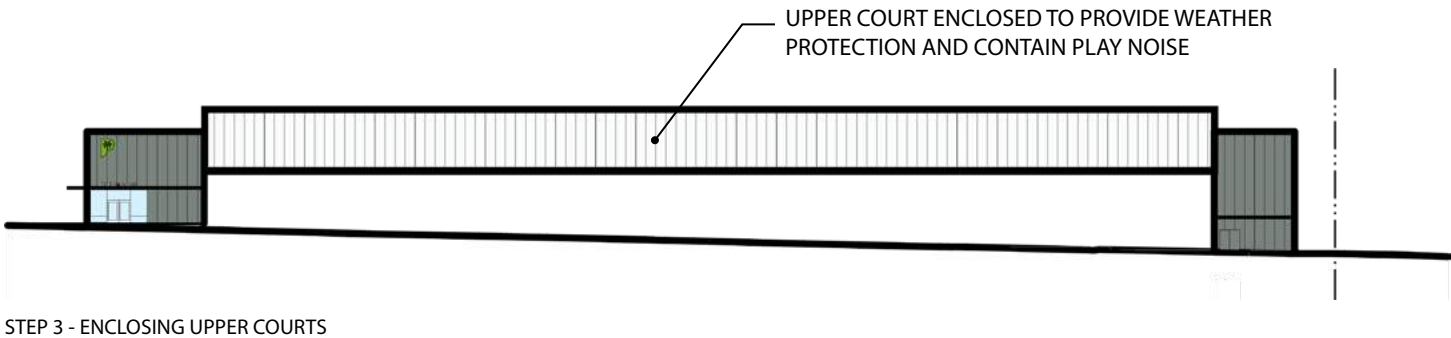
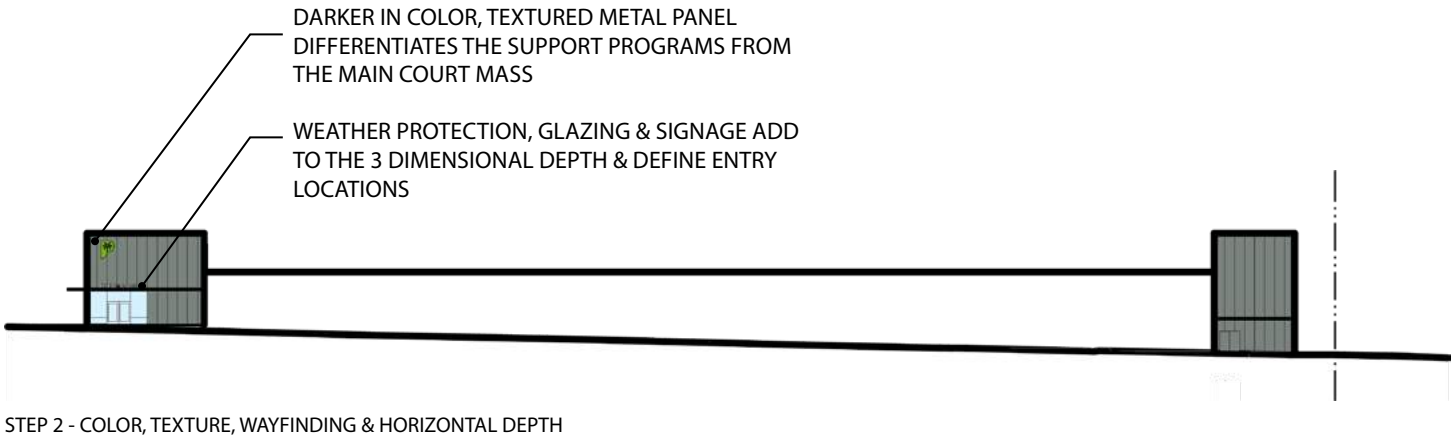
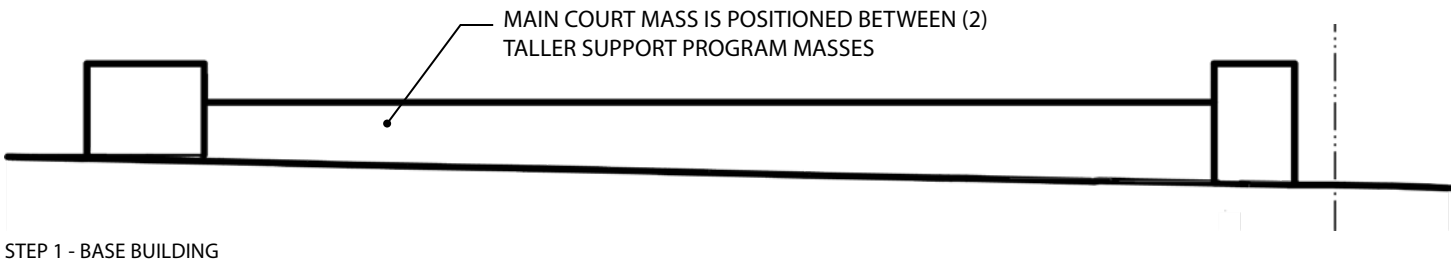
Oversized signage, textured metal panels, landscape, and trees are collectively utilized to animate the façade and create project identity. The signage will be illuminated.

PLEASE SEE ELEVATIONS ON PAGE 35, PROPOSED SIGNAGE ON PAGES 52-53, LANDSCAPE PLAN ON PAGE 30, AND RENDERING ON PAGE 45.



8.0 ITEMIZED RESPONSE TO EDG

FIGURE 1: EVOLUTION OF EAST FACADE DESIGN





8.0 ITEMIZED RESPONSE TO EDG

COMMENT 1.C | SOUTH END

The Board acknowledged the parking location and less pedestrian interaction at the south end of the site. However, they noted the south façade should continue the material language from other facades and create a legible entry. (DC4-B Signage, PL3-A Entries, DC2-B Architectural and Facade Composition DC3-A-1. Interior/Exterior Fit)

ARCHITECT RESPONSE:

- The same material language, which includes signage and artwork, continues and wraps the corner from the east façade (15th Ave W. façade) to the south façade, emphasizing this prominent corner of the site. The oversized pickleball graphic accentuates the south façade with the main entry.
- The main entry is further emphasized by the canopy and corner glazing. Lighting will be provided for safety and illuminating the entry at night.

PLEASE SEE ELEVATIONS ON PAGE 35, PROPOSED SIGNAGE ON PAGES 52-53, LIGHTING PLANS ON PAGES 48-50, LANDSCAPE PLAN ON PAGE 30, AND RENDERING ON PAGE 38.

COMMENT 2.A | PEDESTRIAN CIRCULATION

The Board acknowledged public comment regarding pedestrian movement and connection, providing guidance to further clarify at Recommendation how the building's access tied into the larger pedestrian connection and circulation surrounding the project site. (DC1-A Arrangement of Interior Uses, PL3-A Entries, PL1-B Walkways and Connections)

ARCHITECT RESPONSE:

- 16th Ave W. is currently a main pedestrian street in the area. The improved sidewalk along the site's W Bertona St frontage will connect pedestrians from 15th Ave W. to this street.
- The new sidewalk along the 15th Ave W. frontage of the site will be improved with new planting strip and street trees. The mural on the façade along the sidewalk, as well as landscape strip and new on-site trees, will enliven the streetscape, encouraging more pedestrian traffic in the area.
- The main entry from parking area is clearly visible from W Bertona St and the exit/secondary entry is provided from 15th Ave W. Both streets will be activated by the presence of this pickleball facility and its users.
- There is a median on busy 15th Ave W that extends from Gilman Dr on the south, extending north past the Ballard bridge. The only way for pedestrians to walk from east to west is at the Dravus overpass. Pedestrian traffic is limited to north/southbound on the west side of 15th Ave W.

PLEASE SEE FIGURE 2 ON PAGE 23, SITE PLAN ON PAGE 17, FLOOR PLANS ON PAGES 26-27, RENDERING ON PAGE 38-45 & LANDSCAPE PLAN ON PAGE 30.

COMMENT 2.B

The Board was intrigued by the applicant's acknowledgement that City may have larger plans to create a future sports district. The Board would like to see more information on this item at Recommendation, if available, and indication of how the building's access etc. may fit into the plan or how proposed access points may respond to this contextual condition. (PL1-B Walkways and Connections)

ARCHITECT RESPONSE:

Sidewalk along the site's W. Bertona St frontage will be improved. This will add to the network of existing sidewalks and encourage foot traffic in the area. The pickleball graphic on the south façade facing W Bertona St graphically announces the sports use of the site.

PLEASE SEE SITE PLAN ON PAGE 17, SOUTH FACADE ELEVATION ON PAGE 35, AND PERSPECTIVE RENDERINGS ON PAGES 38-45.

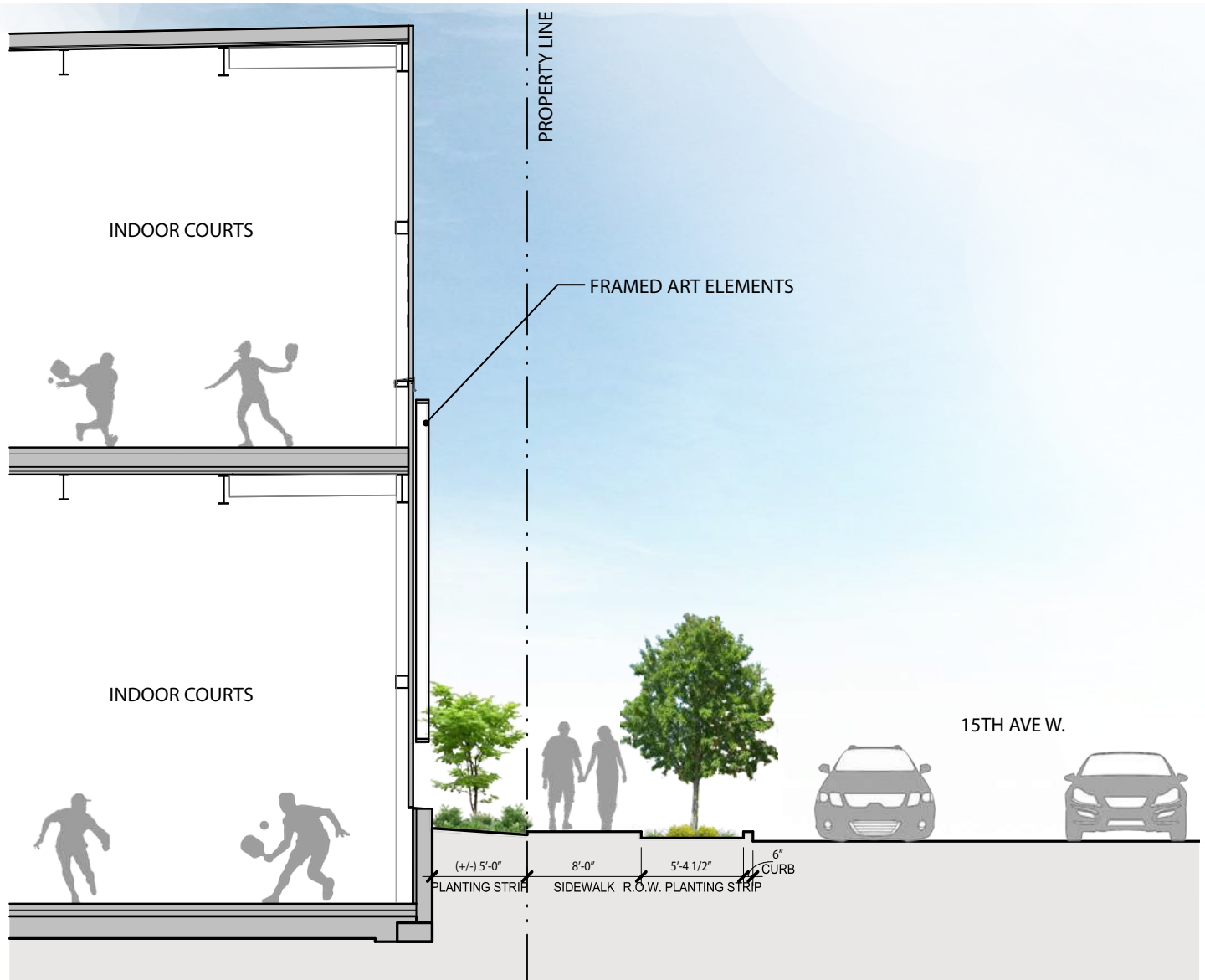


FIGURE 2: TYPICAL STREET SECTION ALONG 15TH AVE. W.



8.0 ITEMIZED RESPONSE TO EDG

COMMENT 2.B CONTINUED

ARCHITECT RESPONSE:

The plans the applicant is aware of include the City's SDOT and Office of Arts and Culture working with the Seattle Storm foundation on ROW improvements in the area. The Seattle Storm's new center for basketball performance opened for occupancy in April 2024. The improvements we are aware of include:

- Repaint the crosswalks on Dravus in Storm's green and yellow colors - likely in late summer - fall 2024
- Paint some Force4Change (F4C) murals in the intersections at Dravus and 16th, Dravus & 17th, and Bertona & 16th. The F4C is a comprehensive social justice platform led by the Storm players focused on voting and education, amplification of black women, support of the LGBTQ+ community and support for BIPOC communities in the northwest
- Paint a large mural with social justice messages along Bertona St in front of the Storm facility one block west of this pickleball sports center (between 16th and 17th Ave W)
- Add Storm signage banners on light poles along 15th Ave w
- Add banners at the Dravus bridge over 15th Ave W
- Install a large sculpture of a female basketball player at corner of 17th Ave W & Bertona in the ROW planting area designed by Tiff Massey

The city's plans to add sports-related street art is in early design and will likely be installed spring 2025; there is ongoing legislative conversations to add sports district branding related to the World Cup activities in 2025.

COMMENT 2.C

The Board gave guidance to create identifiable entries that are accessible to all visitors. (PL3-A Entries, PL2-A-1. Access for All, PL2-D Wayfinding)

ARCHITECT RESPONSE:

- The project has one main entry accessed from parking on level 1. This is due to a security reason from the operation standpoint. There are two required exits fronting 15th Ave W. The north exit is intended for exiting only. The south exit, with its storefront wall and door, can be used as an accessible pedestrian entry from 15th Ave W.
- Canopy, signage, oversized pickleball graphics, and ample glazing are used collectively to identify the main entry from parking. Similar elements are utilized for the south exit/secondary entry from 15th Ave W., in addition to the landscape strips leading pedestrians from both north and south to this entry on the street level. Lighting will be provided to accentuate both entries at night.

PLEASE SEE SITE PLAN ON PAGE 17, LEVEL 1 PLAN ON PAGE 26, LEVEL 2 PLAN ON PAGE 27, RENDERING ON PAGES 38-45, LANDSCAPE PLAN ON PAGE 30, & LIGHTING PLANS ON PAGES 48-50.

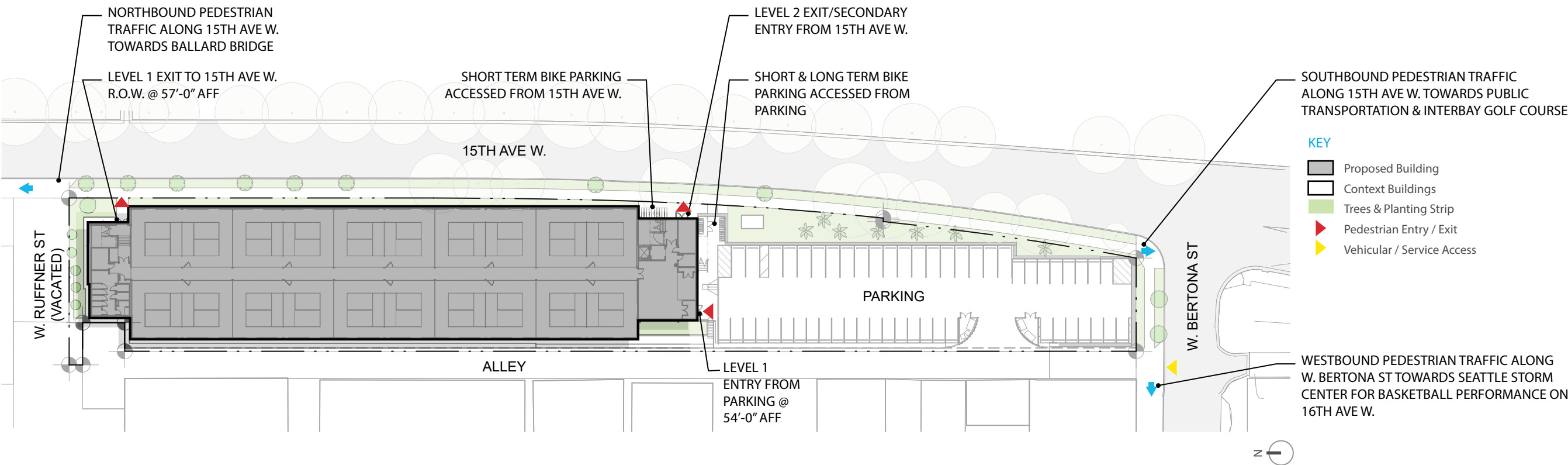
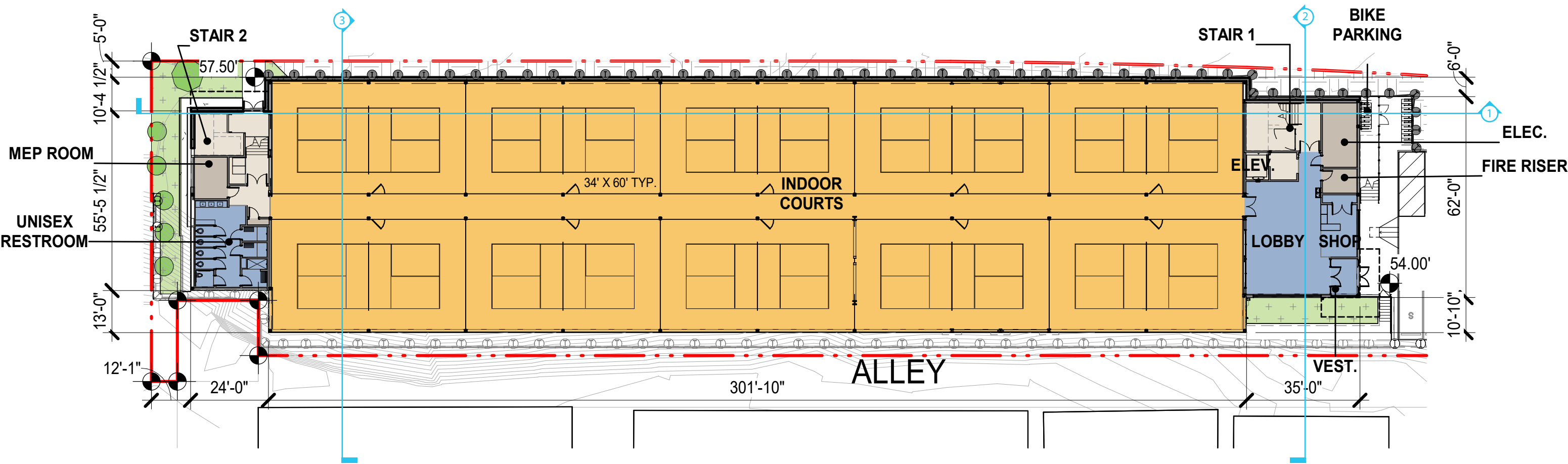


FIGURE 4: CIRCULATION DIAGRAM



9.0 FLOOR PLANS

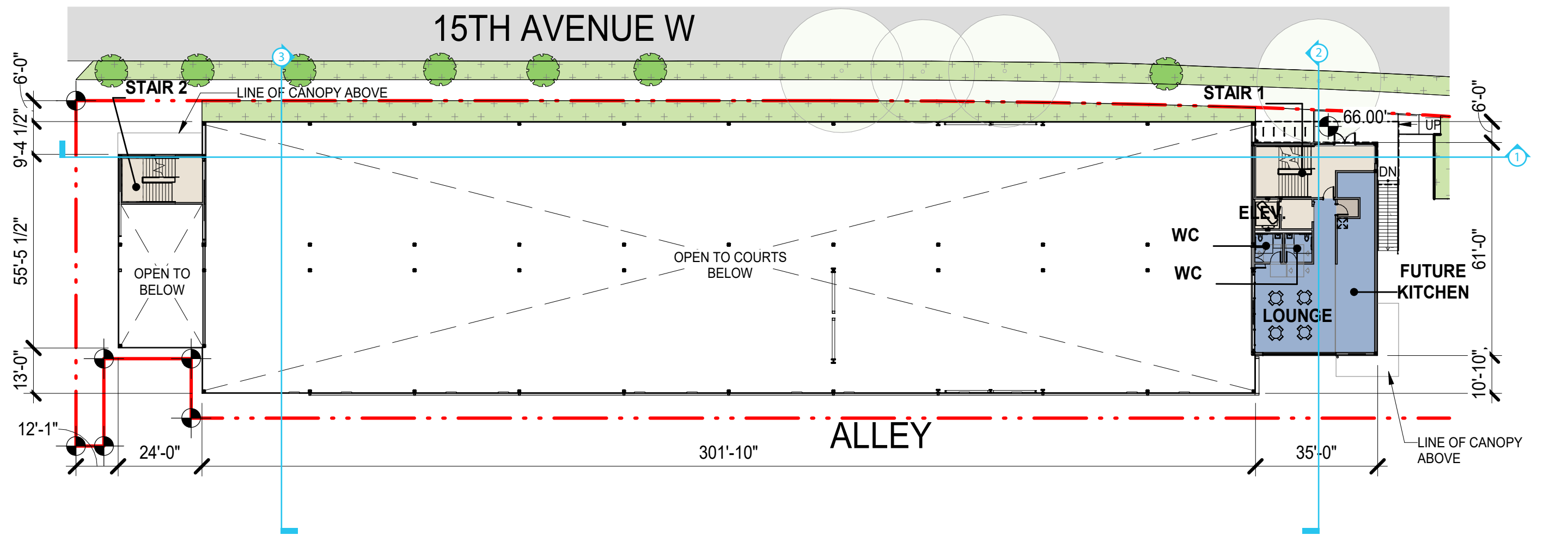


- KEY
- Courts
  - Support Program
  - Utility / BOH
  - Circulation
  - Planting Strip / Landscape

LEVEL 1 N



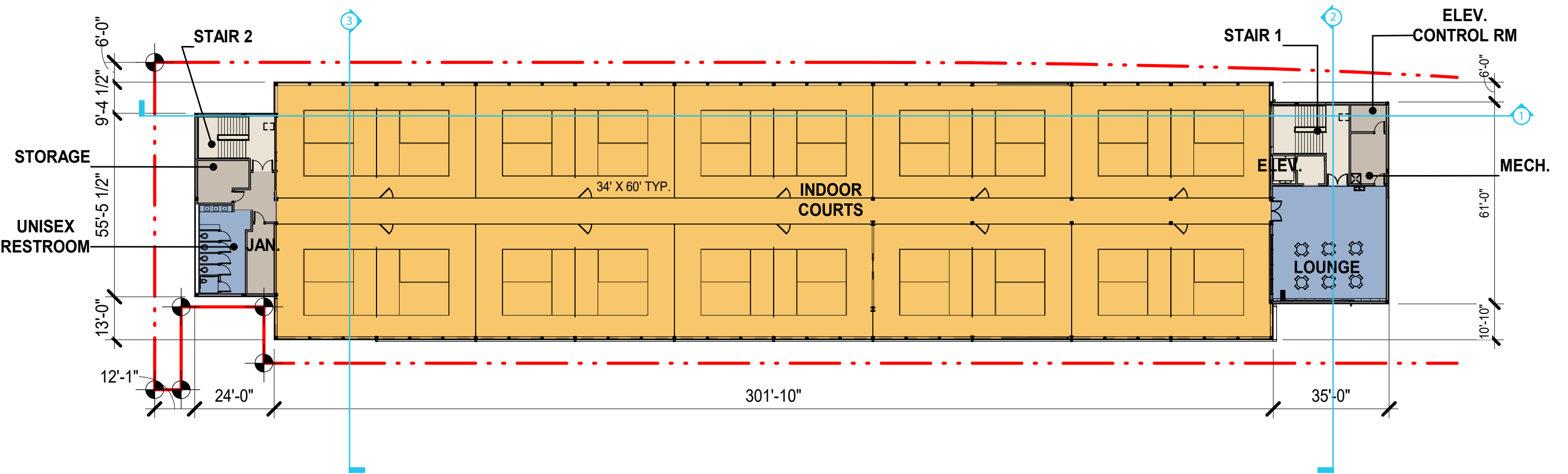
9.0 FLOOR PLANS



- KEY
- Courts
  - Support Program
  - Utility / BOH
  - Circulation
  - Planting Strip / Landscape

LEVEL 2

9.0 FLOOR PLANS

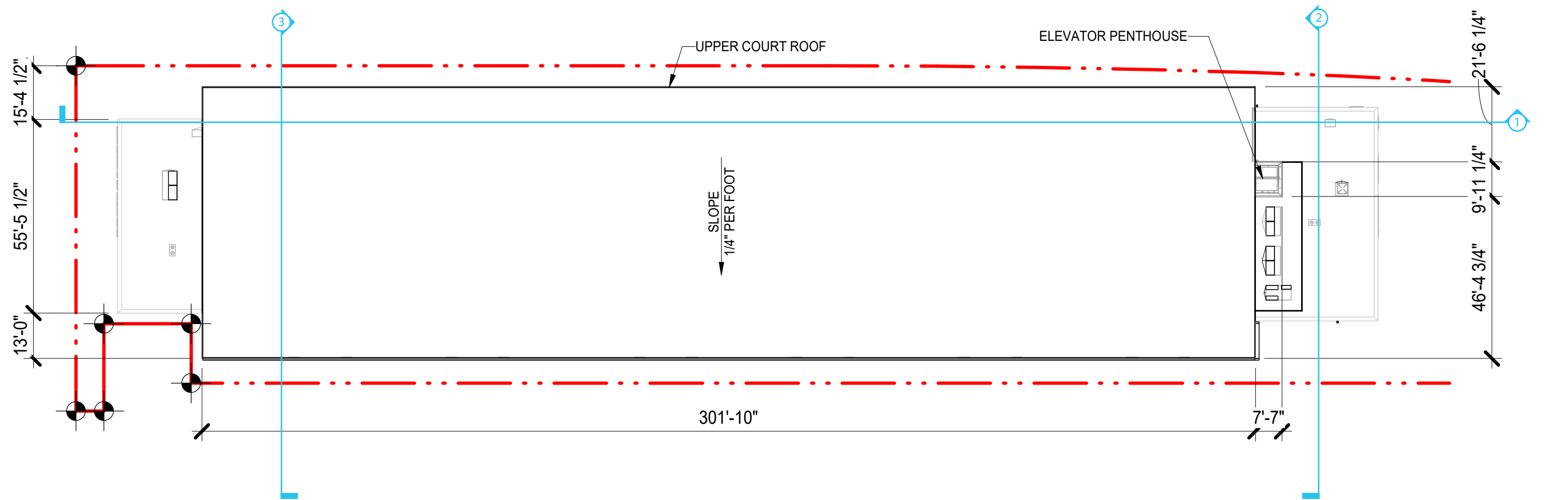


- KEY
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  - Utility / BOH
  - Circulation
  - Planting Strip / Landscape

LEVEL 3 N



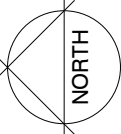
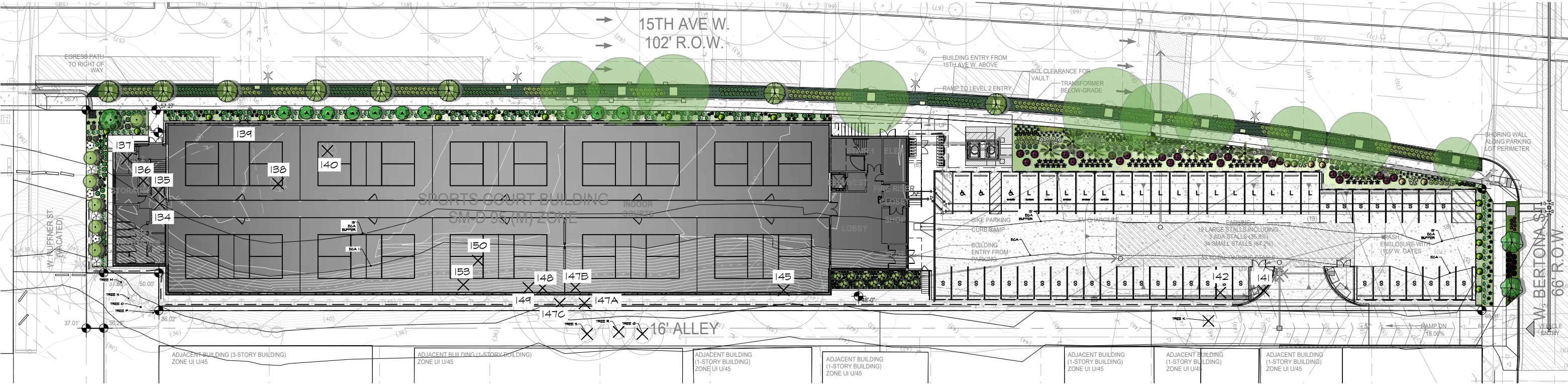
9.0 FLOOR PLANS



- KEY
- Courts
  - Support Program
  - Utility / BOH
  - Circulation
  - Planting Strip / Landscape

ROOF LEVEL N

10.0 LANDSCAPE PLAN & PLANTING PLAN



RENDERED LANDSCAPE PLAN  
SCALE: NTS

ROW PLANTING STRIP



*Berberis thunbergii*  
'Crimson Pygmy'



*Carex testacea*

PARKING FACADE PLANTINGS



*Nandina domestica* 'Gulf Stream' TM



*Phormium tenax*

EAST FACADE PLANTINGS






















*Gaultheria shallon*















*Polystichum munitum*






PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Acer circinatum / Vine Maple
	Acer saccharum 'Green Mountain' / Green Mountain Sugar Maple Street Tree-Single leader
	Fraxinus latifolia / Oregon Ash
	Magnolia x 'Galaxy' / Galaxy Magnolia Street Tree - Single leader
	Rhamnus purshiana / Cascara
	Trachycarpus fortunei / Windmill Palm
SHRUBS	
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	Carex testacea / Orange Sedge
	Choisya ternata 'Sundance' / Sundance Mexican Mock Orange
	Euphorbia characias 'Glacier Blue' / Glacier Blue Evergreen Spurge
	Fatsia japonica 'Variegata' / Camouflage Variegated Fatsia
	Hibiscus syriacus 'Minsypin3' / Chateau d'Amboise Rose of Sharon
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Nassella tenuissima / Mexican Feather Grass
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass
	Phormium tenax / New Zealand Flax
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel

NATIVE SHRUBS	
	Gaultheria shallon / Salal
	Oemleria cerasiformis / Osoberry
	Philadelphus lewisii / Wild Mock Orange
	Polystichum munitum / Western Sword Fern
	Ribes sanguineum / Red Flowering Currant
	Symphoricarpos albus / Compact Snowberry
	Vaccinium ovatum / Evergreen Huckleberry

BIORETENTION	
	Carex obnupta / Slough Sedge
	Cornus sericea / Red Osier Dogwood
	Juncus effusus / Soft Rush
	Polygonatum odoratum / Solomon's Seal
	Polystichum munitum / Western Sword Fern

GROUND COVERS	
	Ajuga reptans / Bugleweed
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
	Sedum rupestre 'Angelina' / Yellow Stonecrop

PARKING FACADE PLANTINGS



Choisya t. 'Sundance'



Ophiopogon p. 'Nigrescens'

ROW PLANTING STRIP



Prunus l. 'Mount Vernon'

PLANT PALETTE



10.0 LANDSCAPE PLAN & PLANTING PLAN

EAST FACADE PLANTINGS



*Acer circinatum*



*Fraxinus latifolia*



*Rhamnus purshiana*



*Gaultheria shallon*



*Polystichum munitum*



*Ribes sanguineum*

PARKING FACADE PLANTINGS



*Vaccinium ovatum*



*Trachycarpus fortunei*



*Bergenia c. 'Winterglut'*



*Choisya t. 'Sundance'*



*Euphorbia c. 'Glacier Blue'*



*Fatsia japonica 'Variegata'*



*Hibiscus syriacus 'Minsypin3'*



*Lonicera p. 'Moss Green'*



*Nandina d. 'Gulf Stream'*



*Nassella tenuissima*



*Ophiopogon p. 'Nigrescens'*



*Phormium tenax*

BIO PLANTER PLANTINGS



*Sedum rupestre 'Angelina'*



*Carex obnupta*



*Cornus sericea*



*Juncus effusus*



*Polygonatum odoratum*



*Polystichum munitum*

PLANT IMAGES



10.0 LANDSCAPE PLAN & PLANTING PLAN

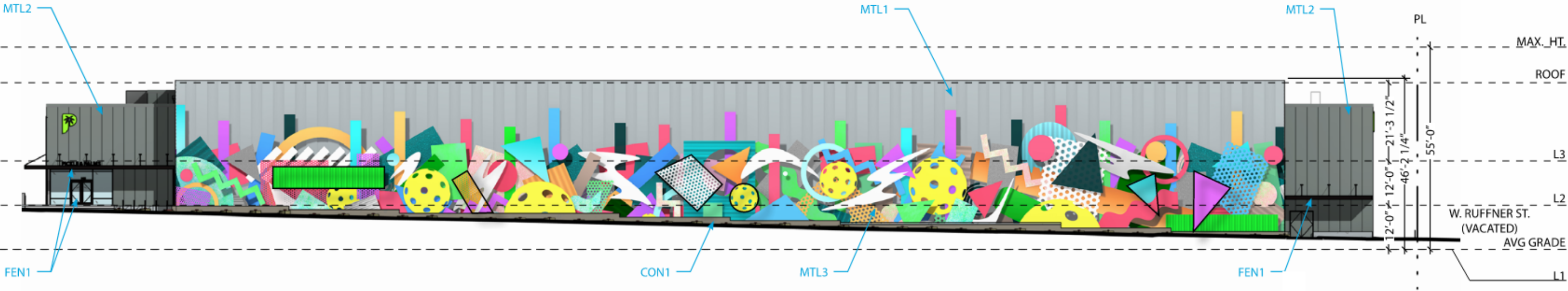
LANDSCAPE ELEMENTS



DESIGN INSPIRATION




11.0 EAST ELEVATION | MATERIALS




EAST ELEVATION


MATERIALS



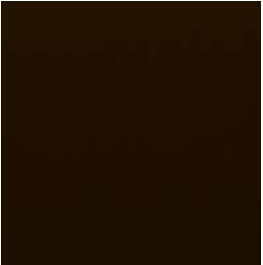
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MTL2 Metal Panel Siding,  
Color: Dark Gray



MTL3 Metal Panel Siding,  
Color: Light Gray w/ Mural



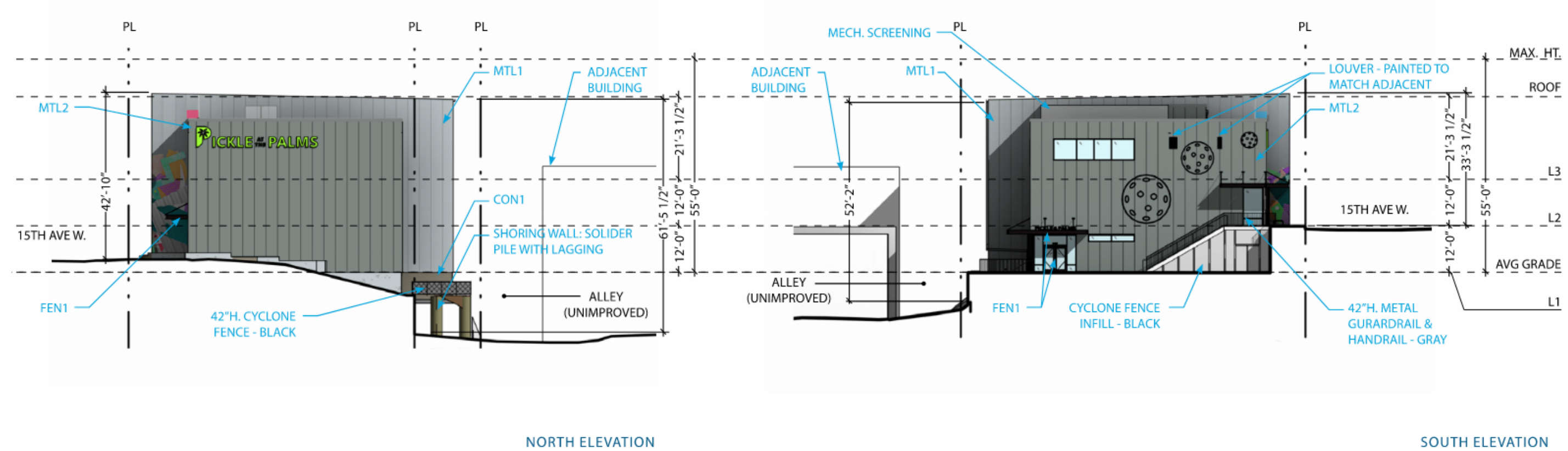
FEN1 Aluminum Storefront  
/ Metal Canopy,  
Color: Black




CON1 Site-Cast Concrete




11.0 EAST ELEVATION | MATERIALS




MATERIALS



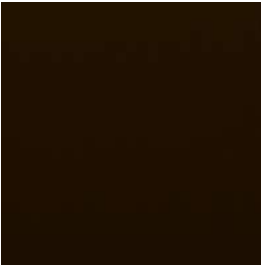
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MTL3 Metal Panel Siding,  
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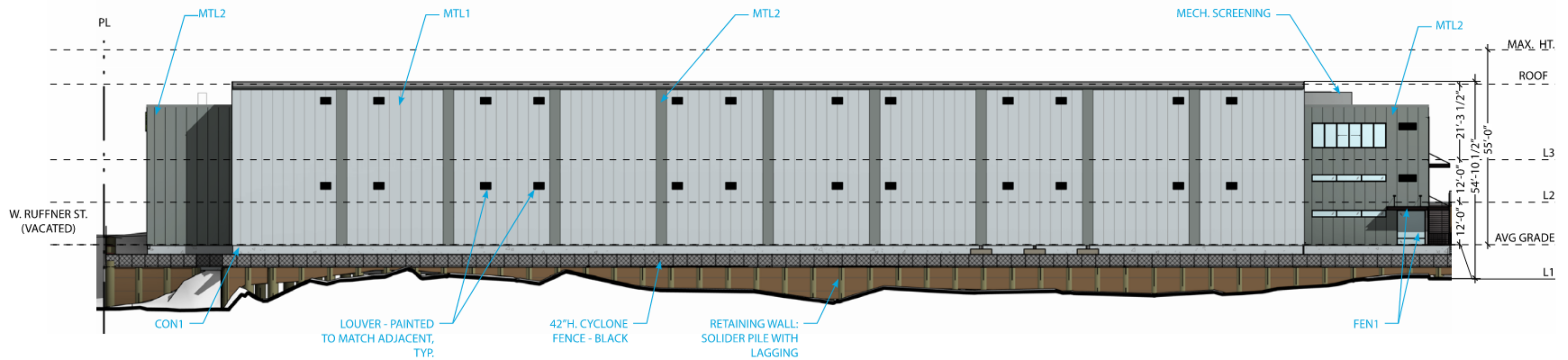


FEN1 Aluminum Storefront  
/ Metal Canopy,  
Color: Black



CON1 Site-Cast Concrete

## 11.0 EAST ELEVATION | MATERIALS



WEST ELEVATION

## MATERIALS



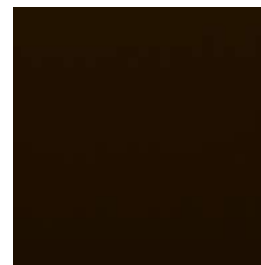
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MTL2 Metal Panel Siding,  
Color: Dark Gray



**MTL3** Metal Panel Siding,  
Color: Light Gray w/ Mural



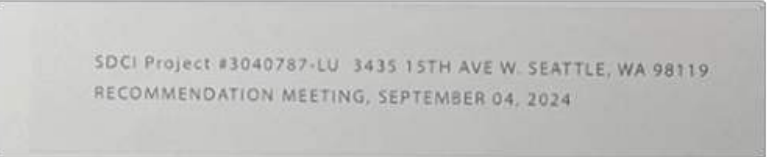
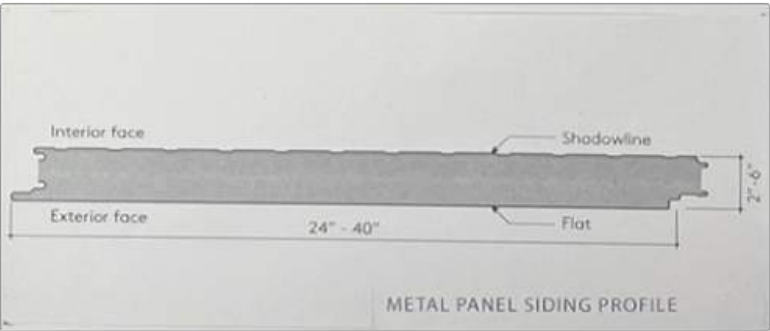
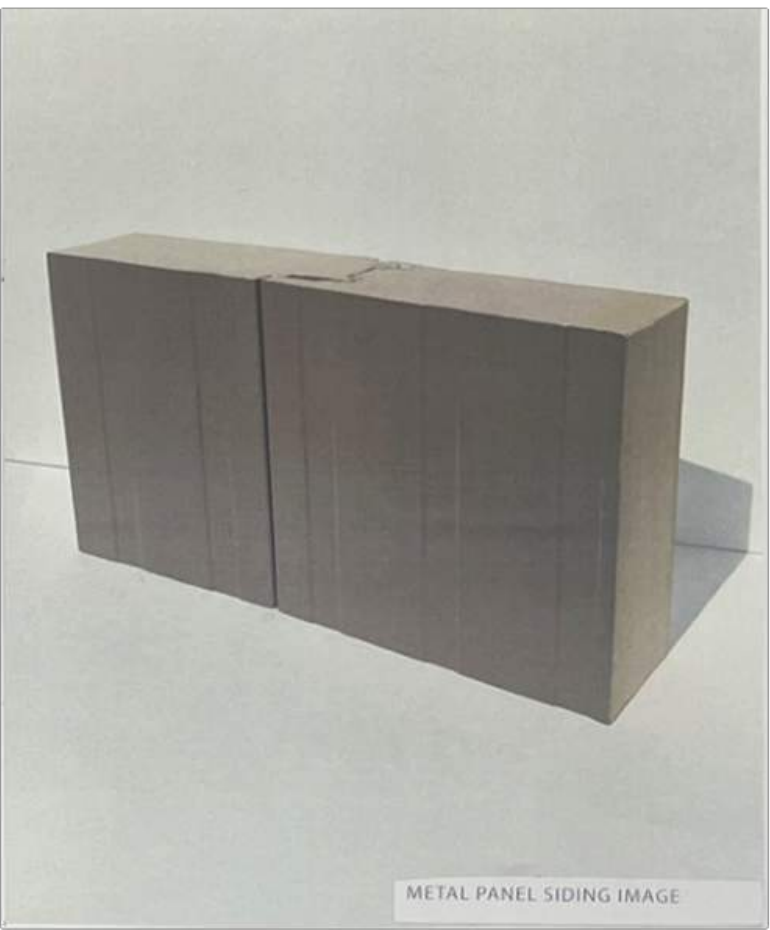
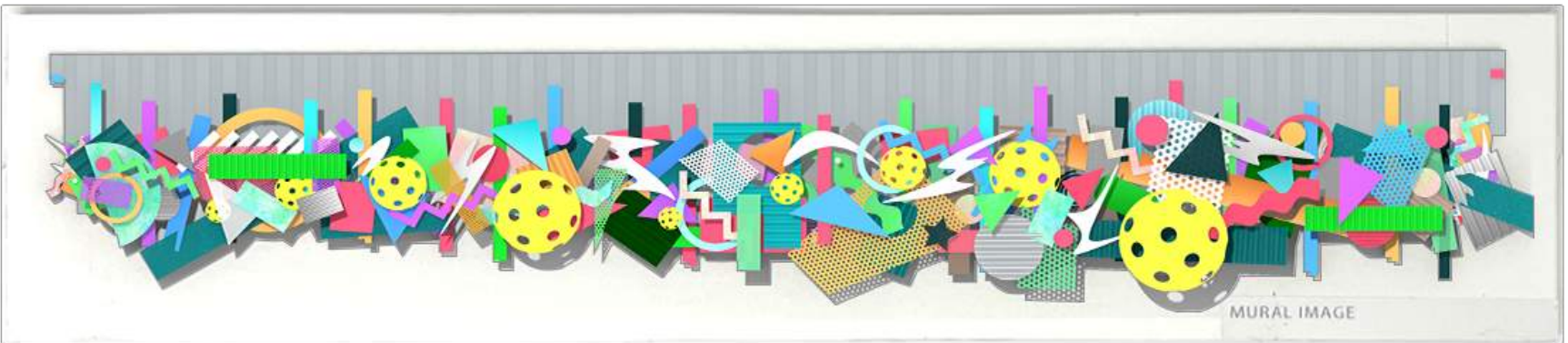
**FEN1** Aluminum Storefront  
/ Metal Canopy,  
Color: Black



### CON1 Site-Cast Concrete



12.0 MATERIAL BOARD







MAIN ENTRY PERSPECTIVE LOOKING NORTH FROM PARKING LOT





SOUTHEAST PLANTING STRIP PERSPECTIVE LOOKING NORTH ON 15TH AVE W.





SOUTHEAST PERSPECTIVE LOOKING NORTHWEST ON 15TH AVE W.



13.0 RENDERINGS



SOUTHEAST PERSPECTIVE LOOKING NORTHWEST ON 15TH AVE W.



13.0 RENDERINGS



SECONDARY ENTRY PERSPECTIVE LOOKING NORTH ON 15TH AVE W.





MURAL PERSPECTIVE LOOKING NORTH ON 15TH AVE W.





MURAL PERSPECTIVE LOOKING SOUTH ON 15TH AVE W.

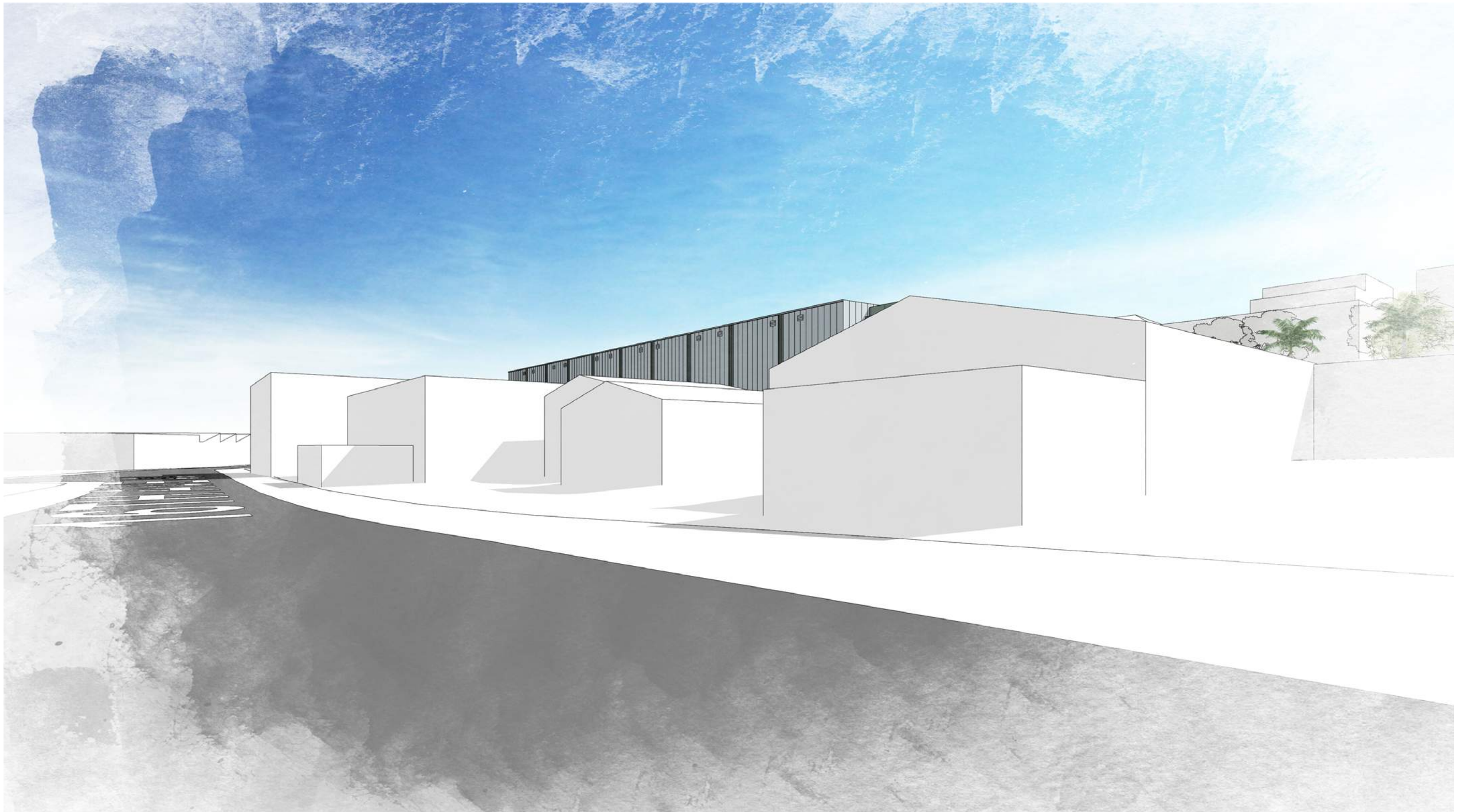




NORTHEAST PERSPECTIVE LOOKING SOUTHWEST ON 15TH AVE W.



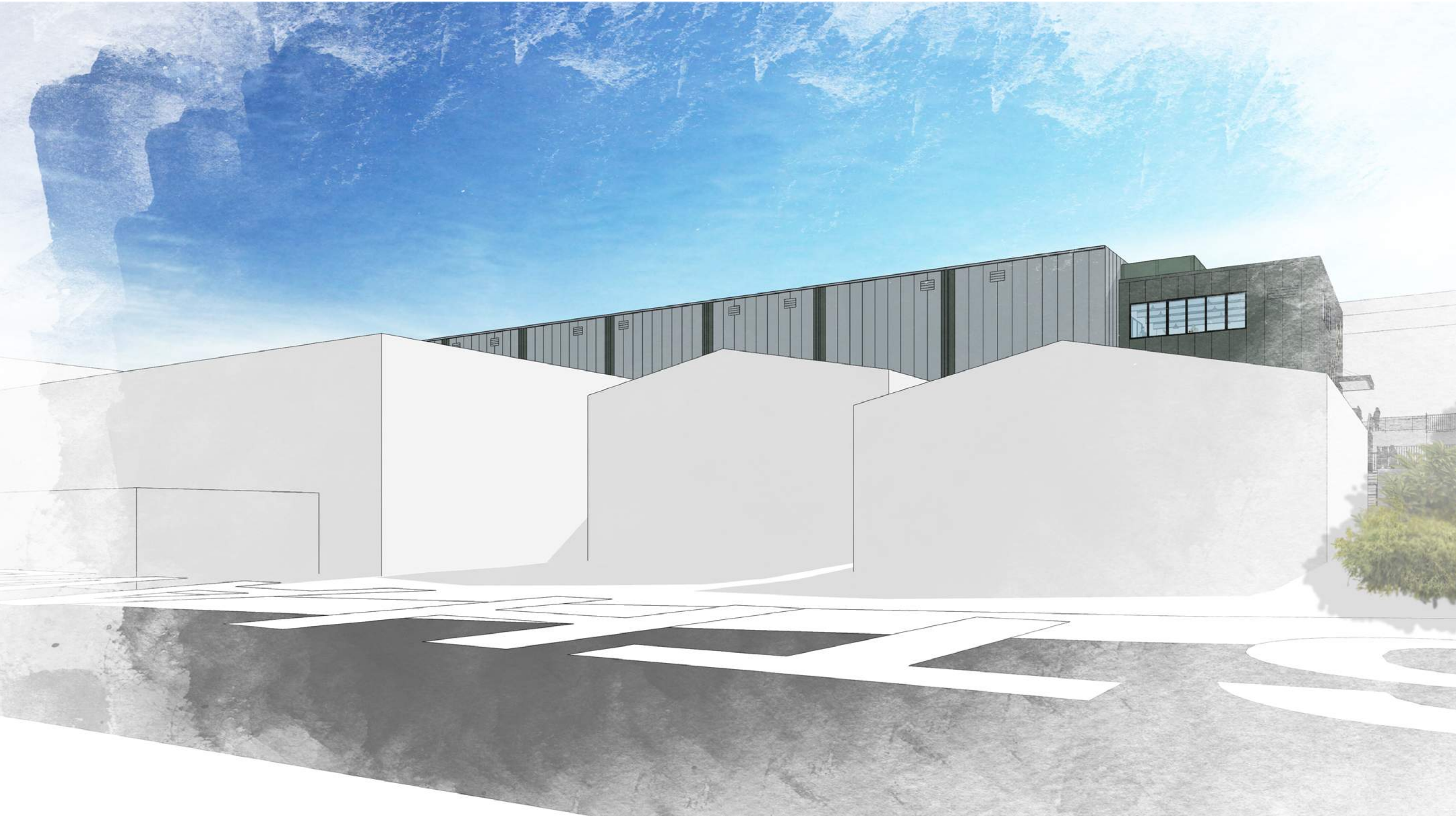
## 13.0 RENDERINGS



SOUTHWEST PERSPECTIVE LOOKING NORTHWEST ON 16TH AVE W.



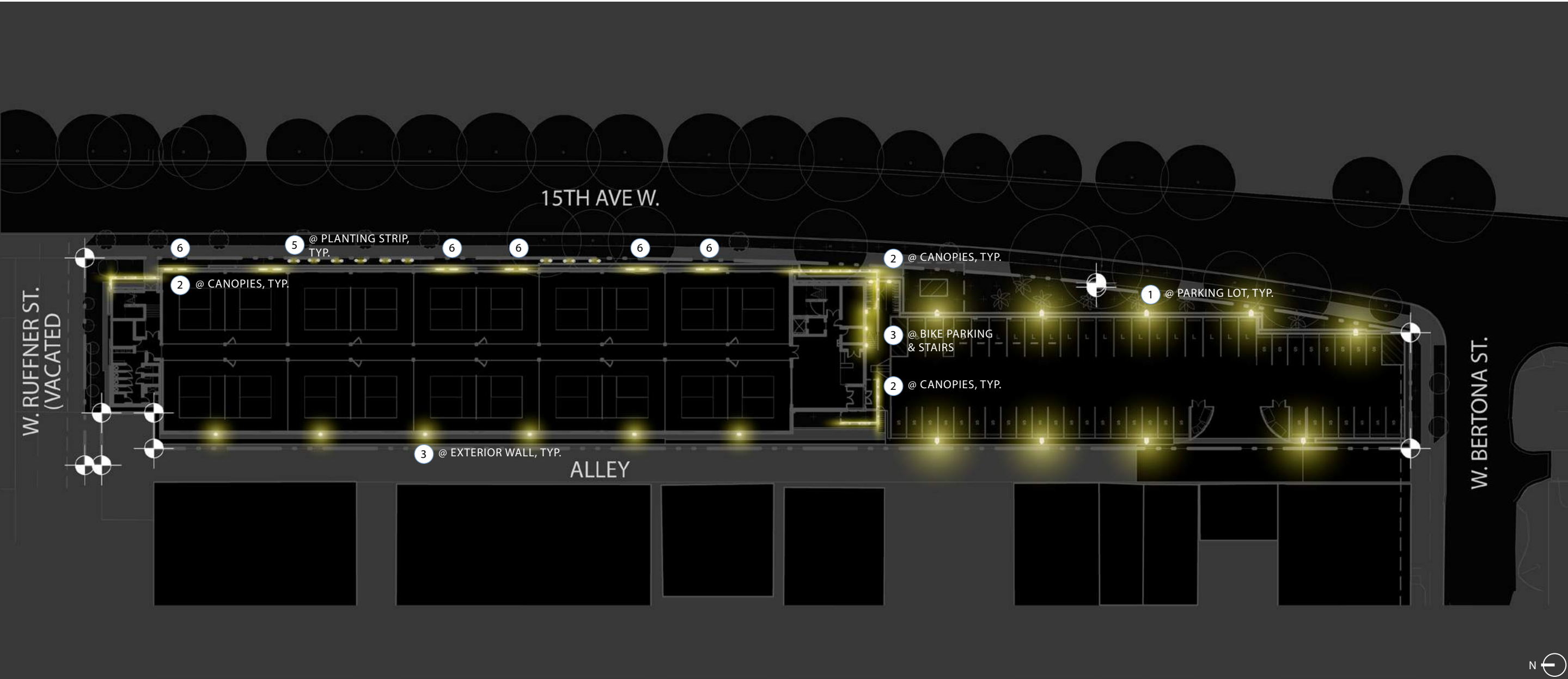
13.0 RENDERINGS



SOUTHWEST PERSPECTIVE LOOKING NORTHWEST ON 16TH AVE W.

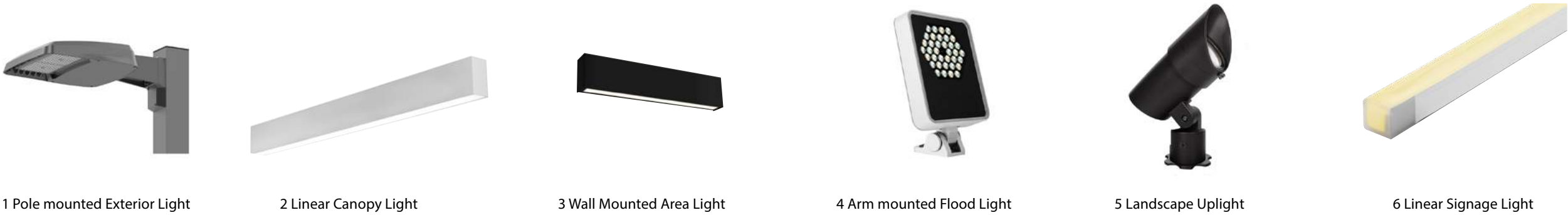


14.0 EXTERIOR LIGHTING PLAN



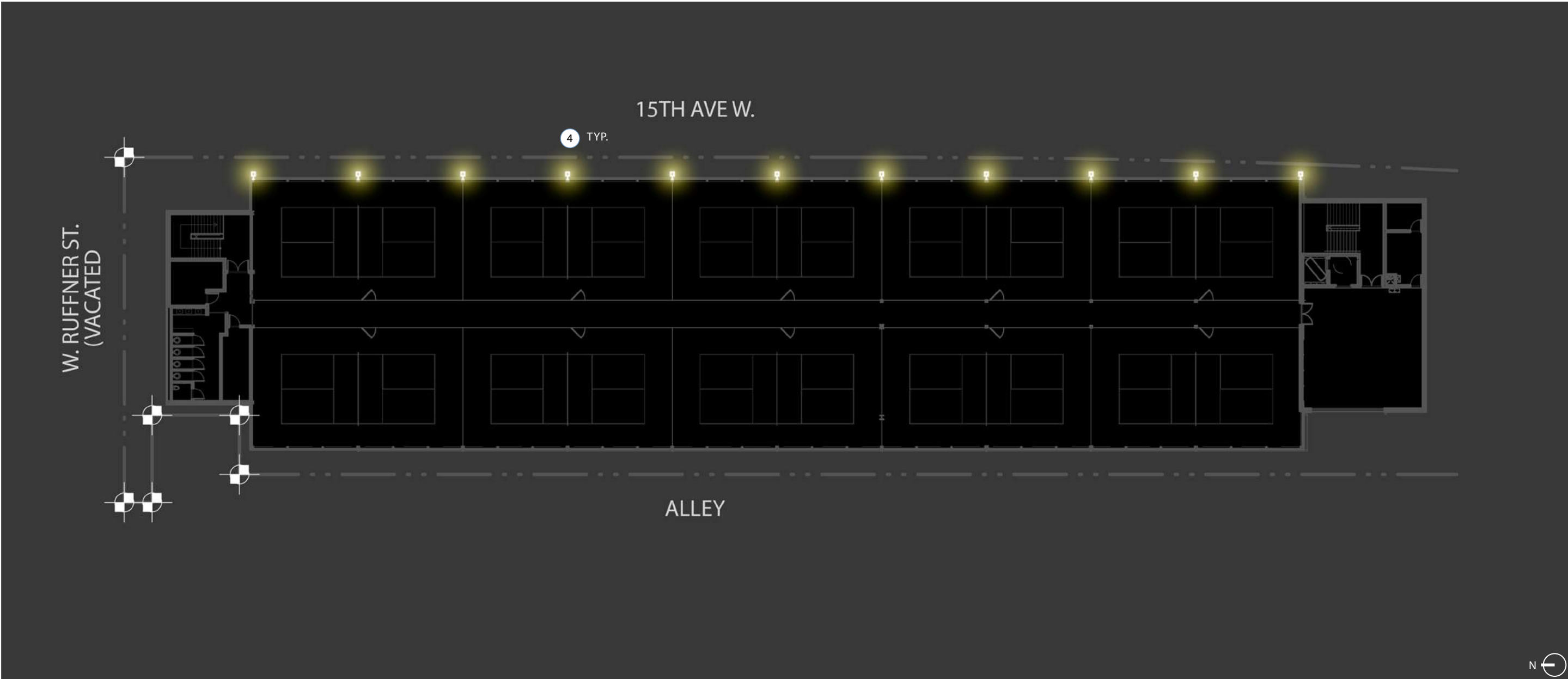
SITE PLAN

LIGHTING IMAGERY



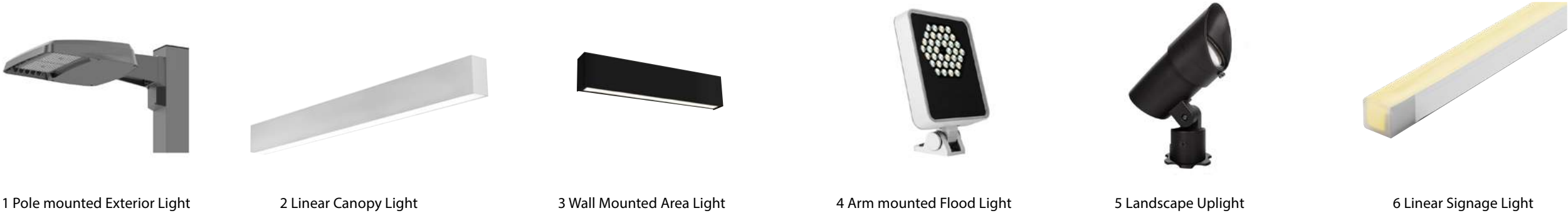


14.0 EXTERIOR LIGHTING PLAN



UPPER LIGHTING PLAN

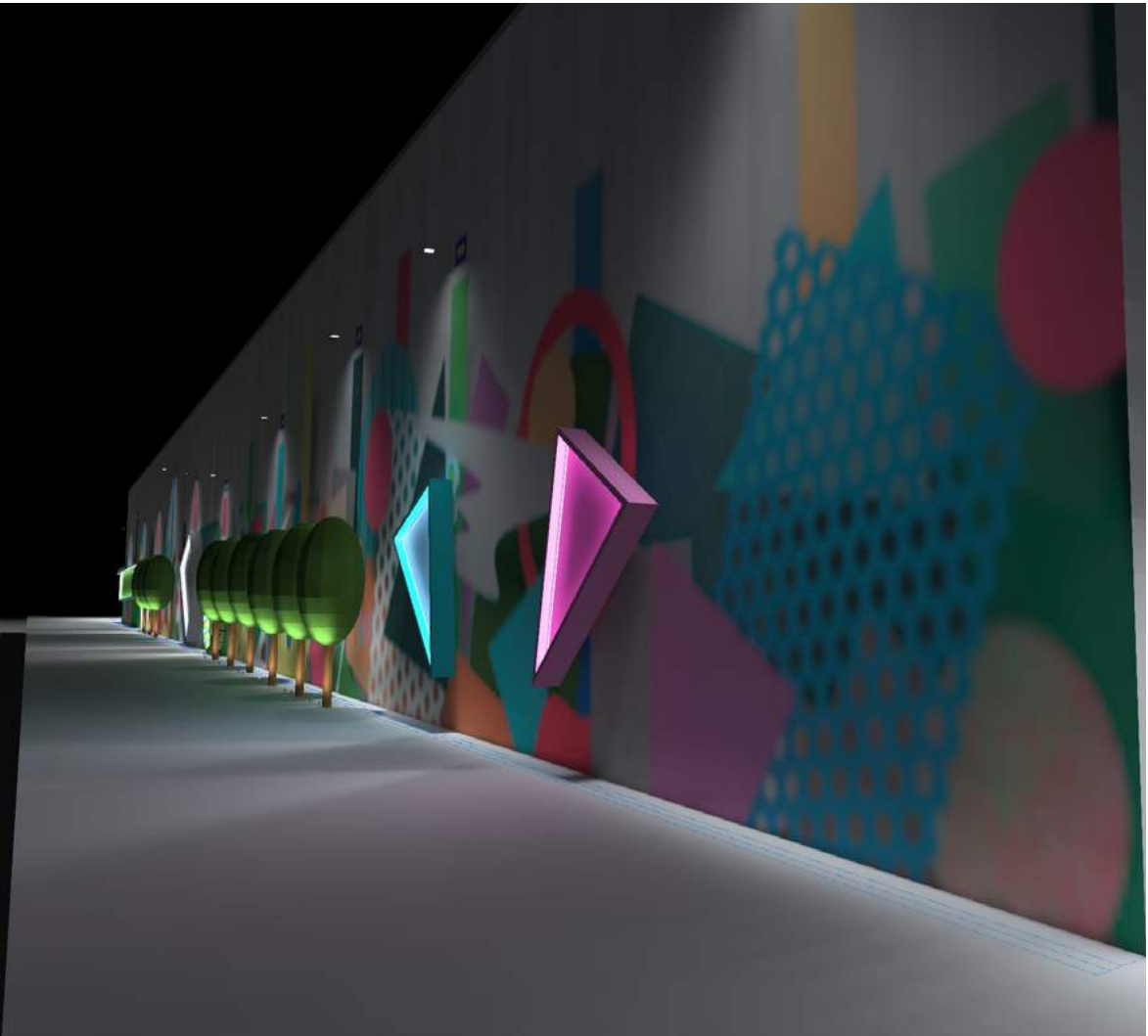
LIGHTING IMAGERY



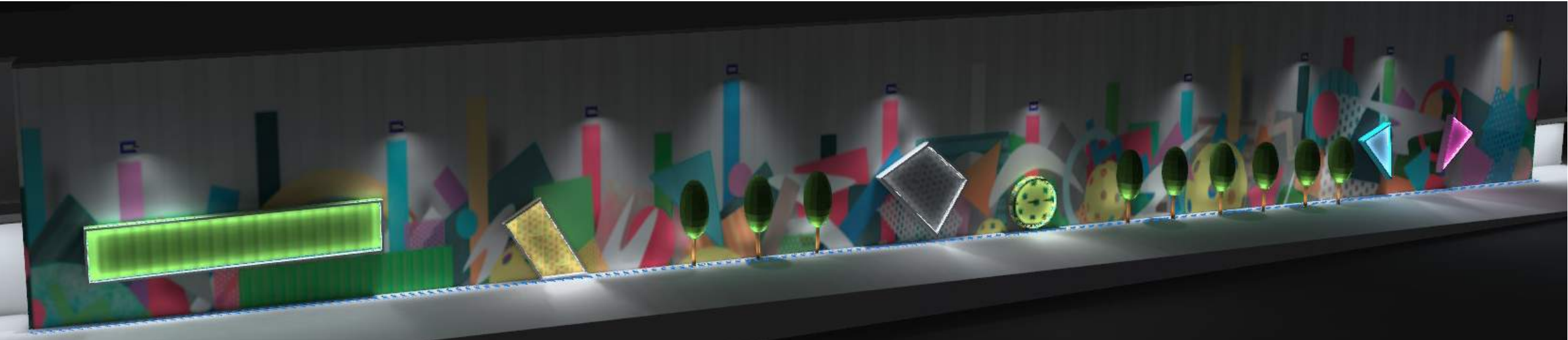
1 Pole mounted Exterior Light      2 Linear Canopy Light      3 Wall Mounted Area Light      4 Arm mounted Flood Light      5 Landscape Uplight      6 Linear Signage Light



14.0 EXTERIOR LIGHTING



NORTHEAST PERSPECTIVE LOOKING SOUTHWEST ON 15TH AVE W. @ NIGHT



SOUTHWEST PERSPECTIVE LOOKING NORTHWEST ON 15TH AVE W. @ NIGHT

Note: Exterior lighting imagery displayed are to show overall design intent, lighting, and materiality.





SOUTHWEST PERSPECTIVE LOOKING NORTHWEST ON 15TH AVE W. @ NIGHT

Note: Exterior lighting imagery displayed are to show overall design intent, lighting, and materiality.



15.0 SIGNAGE CONCEPT PLAN

SIGNAGE DETAIL & EXAMPLES

Signage along the building will be simple and sophisticated in design, to complement the building’s mural as well as architectural elements. At both building entries, the signage will be freestanding and mounted to the top of the canopies for visibility. There will be above canopy lighting that will illuminate the canopy signage at night. Additionally, there will be LED lights to the south facade that playfully depicts pickleballs.

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.



1 Canopy mounted freestanding text sigange



Example of canopy signage lighting



2 Wall Mounted LED pickleball



PROPOSED PARKING LEVEL ENTRY CANOPY SIGNAGE



PROPOSED 15TH AVE W. ENTRY CANOPY SIGNAGE



15.0 SIGNAGE CONCEPT PLAN

SIGNAGE DETAIL & EXAMPLES

On the north facade, a large wall mounted sign will be featured. The placement of the signage will allow for visibility going southbound along the vehicular centric 15th Ave. W. For visibility at night, each letter will be individually lit.

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.



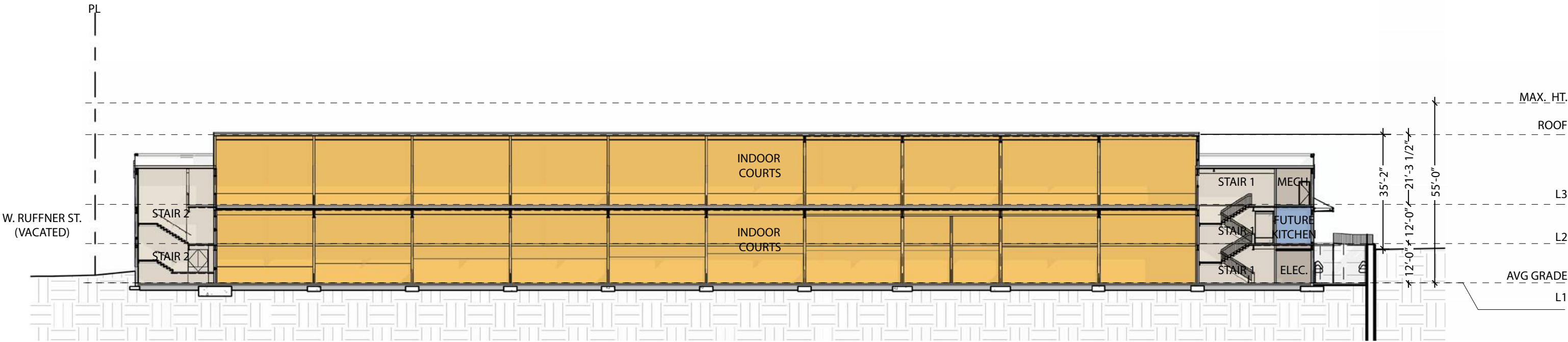
3 Wall mounted channel letter signage, individually lit



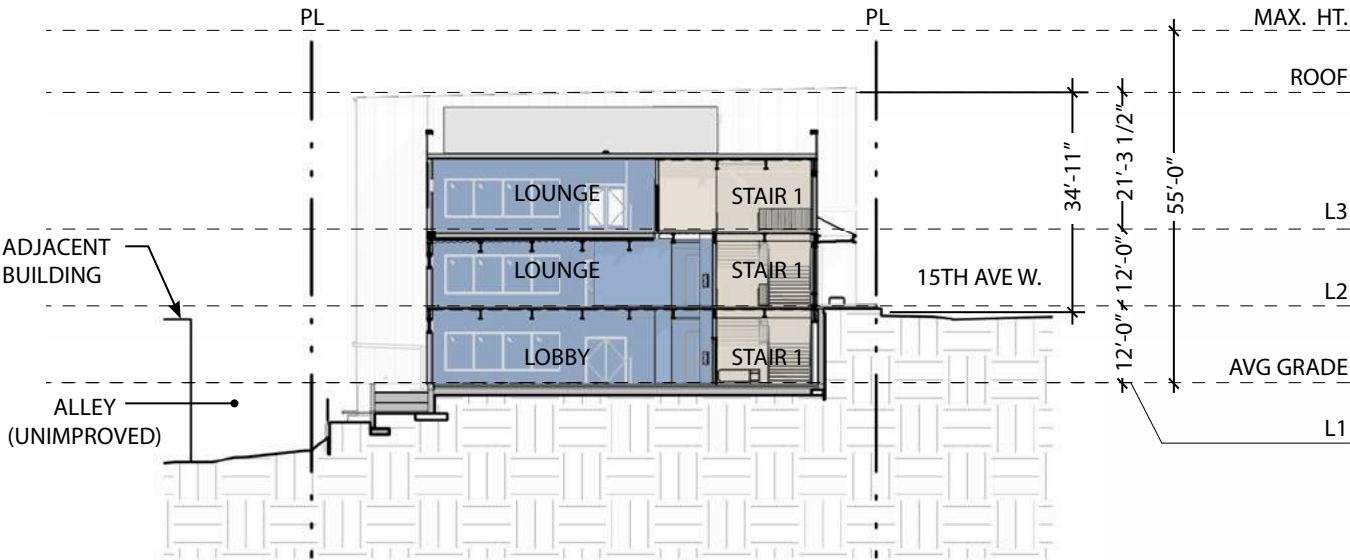
PROPOSED NORTH FACADE SIGNAGE



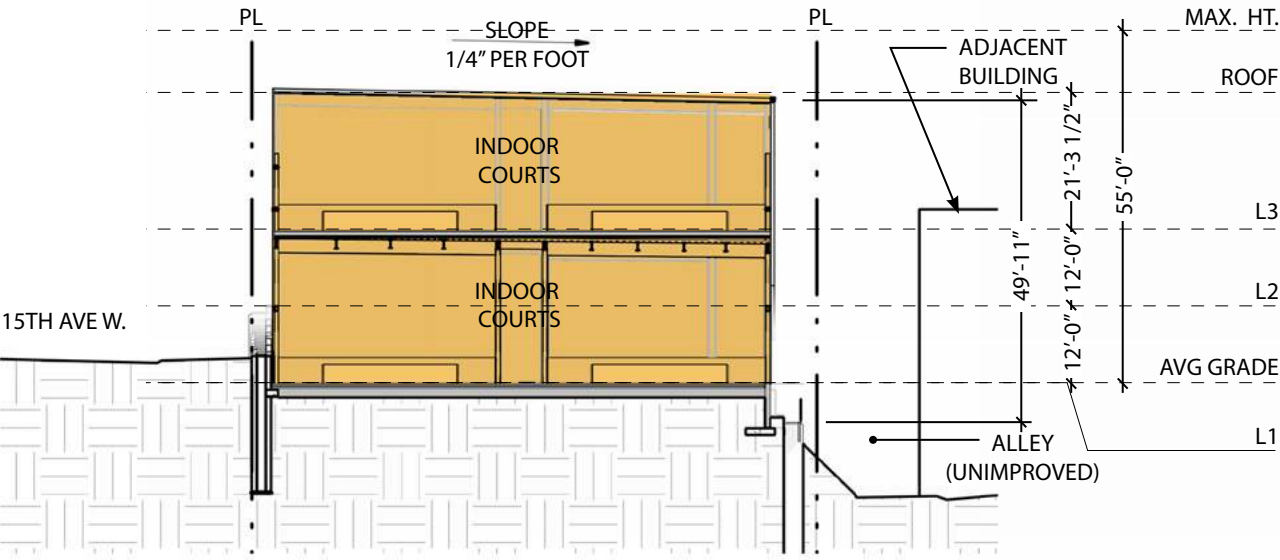
# 16.0 BUILDING SECTIONS



NORTH-SOUTH SECTION 1



EAST-WEST SECTION 2



EAST-WEST SECTION 3

- KEY
- Courts
  - Support Program
  - Utility / BOH
  - Circulation



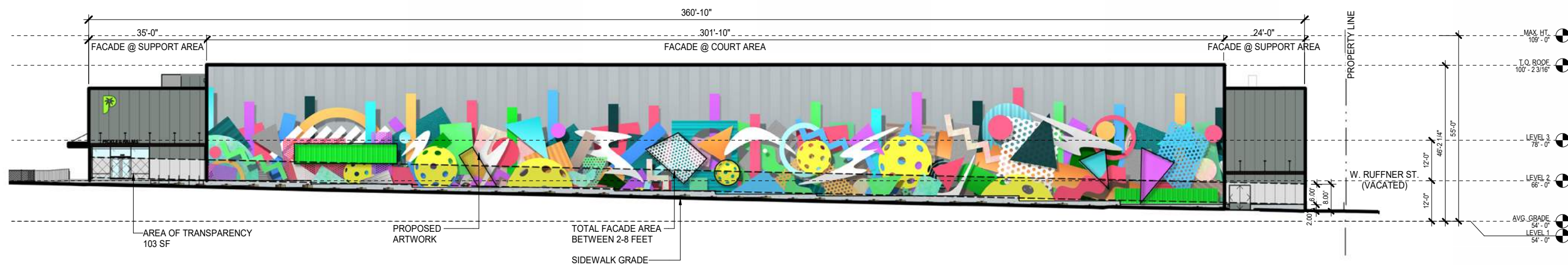
17.0 DEPARTURES 1, 2, 3 AND 4

CODE CITATION:	23.48.040.B.1.b Transparency 23.48.040.B.2.b.1, 23.48.040.B.2.b.2, 23.48.040.B.2.c Blank Facade Note: Four departures are grouped together as they are related.
CODE REQUIREMENT:	<p>Transparency</p> <p>23.48.040.B.1.b: In the SM-SLU, SM-D, SM-NR, SM-U, SM-UP, SM-RB, and SM-NG zones, for all other streets not specified in subsection 23.48.040.B.1.a, a minimum of 30 percent of the street-facing facade must be transparent.</p> <p>Blank Façade</p> <p>23.48.040.B.2.b.1: Blank facades are limited to segments 30 feet wide. Blank facade width may be increased to 60 feet if the Director determines as a Type I decision that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest.</p> <p>23.48.040.B.2.b.2: The total width of all blank facade segments shall not exceed 70 percent of the width of the street-facing facade of the structure on each street frontage.</p> <p>23.48.040.B.2.c: Any blank segment of a street-facing facade shall be separated by transparent areas that are at least 2 feet wide.</p>
PROPOSED DESIGN DEPARTURE:	No transparency at the exterior facade enclosing the sports court area which results in the project not meeting Transparency and Blank Facade requirements.
RATIONALE:	<p>The sports facility is a controlled environment where natural light and glare can adversely affect players ability. As a result, no glazing is proposed on the exterior facades of the court area. The rationale:</p> <p>What Transparency/Windows provides:</p> <p>VISUAL INTEREST</p> <p>ACTIVATE SIDEWALK</p> <p>PROVIDE INTERIOR - EXTERIOR CONNECTION</p> <p>EYES ON STREET = SAFETY</p> <p>LIGHT SPILL ON SIDEWALK = SAFETY</p> <p>Since 15th Ave W is a main arterial with fast-moving vehicles with almost zero pedestrian traffic, ACTIVATING SIDEWALK and PROVIDING INTERIOR-EXTERIOR CONNECTION are less of a priority. Our goal is to focus on creating <b>VISUAL INTEREST</b> and <b>SAFETY</b> by utilizing a combination of elements that will also help break up the long facade.</p> <p>Additionally, A number of mural art pieces were installed on site when the car wash was in use. By proposing the large pickleball inspired lively and fun mural on 15th Ave W, a relevant historic connection is made from the previous use to the current use.</p>

CORRESPONDING DESIGN GUIDELINE:	<p>CS2-C.3 Full Block Sites - Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design</p> <p>CS3-A.4 Evolving Neighborhoods - Establish a positive and desirable context for others to build upon in the future</p> <p>DC2-A.1 Site Characteristics and Uses - Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space</p> <p>DC2-A.2 Reducing Perceived Mass - Use secondary architectural elements to reduce the perceived mass of larger projects</p> <p>DC2-B.2 Blank Walls - Include design treatments at the street level that have human scale and are designed for pedestrians. These may include: b. green walls, landscaped areas or raised planters; d. display windows; trellises or other secondary elements; e. art as appropriate to area zoning and uses;</p> <p>DC2-C.1 Visual Depth and Interest - Add depth to facades where appropriate Add detailing at the street level</p> <p>DC2-E.1 Legibility and Flexibility - Design buildings such that their primary functions and uses can be readily determined from the exterior. Design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve</p> <p>DC4-B.1 Scale and Character - Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.</p> <p>DC4-C.1 Functons - Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details</p>
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17.0 DEPARTURES 1, 2, 3, AND 4



**TRANSPARENCY & BLANK FACADE CALCULATIONS**

TOTAL FACADE AREA BETWEEN 2' AND 8' = 2,164 SF

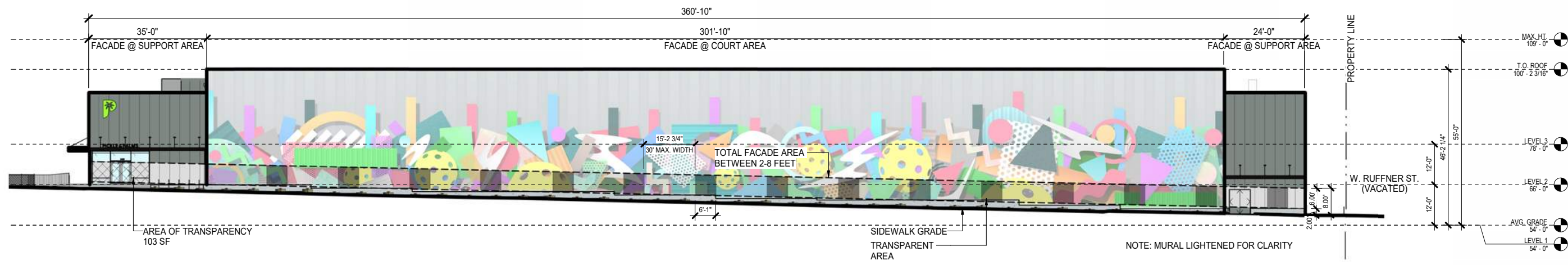
2,164 SF X 30% = 650 SF (MINIMUM TRANSPARENCY REQUIRED)

2,164 SF X 70% = 1,515 SF (MAXIMUM BLANK FACADE ALLOWED)

AREA OF TRANSPARENT FACADE = 103 SF / 2,164 SF = 5% < 30%, DOES NOT COMPLY

AREA OF BLANK FACADE = 2,164 SF - 103 SF = 2,061 SF / 2,164 SF = 95% > 70%, DOES NOT COMPLY

PROPOSED DESIGN



**TRANSPARENCY & BLANK FACADE CALCULATIONS**

TOTAL FACADE AREA BETWEEN 2' AND 8' = 2,164 SF

2,164 SF X 30% = 650 SF (MINIMUM TRANSPARENCY REQUIRED)

2,164 SF X 70% = 1,515 SF (MAXIMUM BLANK FACADE ALLOWED)

AREA OF TRANSPARENT FACADE = 650 SF / 2,164 SF = 30% = 30%, COMPLIES

AREA OF BLANK FACADE = 2,164 SF - 650 SF = 1,514 SF / 2,164 SF = 70% = 70%, COMPLIES

CODE COMPLIANT



THANK YOU!



# APPENDIX



13.0 15TH AVE W. FACADE ALTERNATIVE OPTIONS



OPTION 1 - SE PERSPECTIVE LOOKING NW ON 15TH AVE W.



OPTION 1 - NE PERSPECTIVE LOOKING SW ON 15TH AVE W.



OPTION 2 - SE PERSPECTIVE LOOKING NW ON 15TH AVE W.



OPTION 2 - NE PERSPECTIVE LOOKING SW ON 15TH AVE W.



13.0 15TH AVE W. FACADE ALTERNATIVE OPTIONS



OPTION 3 - SE PERSPECTIVE LOOKING NW ON 15TH AVE W.



OPTION 3 - NE PERSPECTIVE LOOKING SW ON 15TH AVE W.



OPTION 4 - SE PERSPECTIVE LOOKING NW ON 15TH AVE W.



OPTION 4 - NE PERSPECTIVE LOOKING SW ON 15TH AVE W.



13.0 15TH AVE W. FACADE ALTERNATIVE OPTIONS



OPTION 5 - SE PERSPECTIVE LOOKING NW ON 15TH AVE W.



OPTION 5 - NE PERSPECTIVE LOOKING SW ON 15TH AVE W.



4.0 SUMMARY OF DESIGN COMMENTS DURING PUBLIC OUTREACH

SUMMARY OF COMMUNITY OUTREACH METHODS

Printed Outreach

Both High Impact & Multi-Pronged methods completed.

- 1. Article in the Puget Sound Business Journal on September 8, 2023
- 2. Article on-line on KIRO news on September 8, 2023
- 3. Placed Signs on the site fence, visible from the sidewalk on September 1, 2023

Electronic/Digital Outreach

Multi-Pronged method completed.

- 1. Email to distribution list which included the following:
  - Immediate Neighborhood on 8.26.23
  - Queen Anne Community Council on 8.26.2023
  - Queen Anne Land Use Committee on 8.26.23
  - Magnolia Chamber on May 23, 2023 and also on 8.26.2023
  - Magnolia Community Council
- 2. Information posted electronically
  - Information posted on Queen Anne News on-line September 13, 2023
  - Information posted on Queen Anne Community Council Newsletter September 8, 2023

In-Person Outreach completed

- 1. Presentation to Magnolia Chamber completed on July 11, 2023
- 2. Held drop in hours 1/2 block away from the site September 1, 2023 at 10:00
- 3. Held 2 focus group sessions on 9/11/23

SUMMARY OF COMMUNITY FEEDBACK

There was very little feedback or people interested, assume because it is an industrial zone. The comments received:

- At the focus group with Pickleball players, people were excited about the facility. They mentioned they had read the article but had no further comments.
- Received 2 email responses from immediate neighborhood supporting the project.
- Received an email response from the Queen Anne Land Use Committee chair, Denny Bird, supporting the project.
- Magnolia Chamber said they liked the idea of having this industrial area of Interbay as more sports-oriented area.

DOCUMENT HAND-DELIVERED TO NEIGHBORING PROPERTY OWNERS

Proposed Sport Court Development (DOCUMENT HAND DELIVERED TO NEIGHBORING PROPERTY OWNERS ALONG WITH SEATTLE STORM CONSTRUCTION UPDATE)

3435 15<sup>th</sup> Ave W

Corner of Bertona & 15<sup>th</sup> in Interbay

A proposal to build a sports facility with 20 pickle ball courts to provide a place for pickle ball enthusiasts to play and a place for newcomers to the sport to learn how to play.



The project anticipates building 20 courts in this facility. 10 will be interior courts and 10 will be exterior courts along with player gathering spaces to lounge and grab a healthy snack.



For any questions, please contact the Development Manager: barrientosRyan  
Maria Barrientos, 206-369-6343, [maria@barrientosryan.com](mailto:maria@barrientosryan.com)

SDCI PROJECT NO. 3040822-EG  
PLEASE DROP BY THE STORM JOB SITE AT 10:00-11:00 AM ON 9/2/23 IF YOU WOULD LIKE TO LEARN MORE ABOUT THE PROJECT. ADDRESS: 3400 16<sup>TH</sup> AVE W (THE RED BLDG WHERE HELENA'S DRY CLEANING USED OT BE.

SIGN POSTED ON THE SITE FENCE VISIBLE FROM SIDEWALK



INFORMATION POSTED ON QUEEN ANNE & MAGNOLIA NEWS

Pacific Publishing Company - Queen Anne & Magnolia News • Madison Park Times •



Proposal calls for pickleball courts

Submitted

A proposal to build a sports facility with 20 pickleball courts has been unveiled.

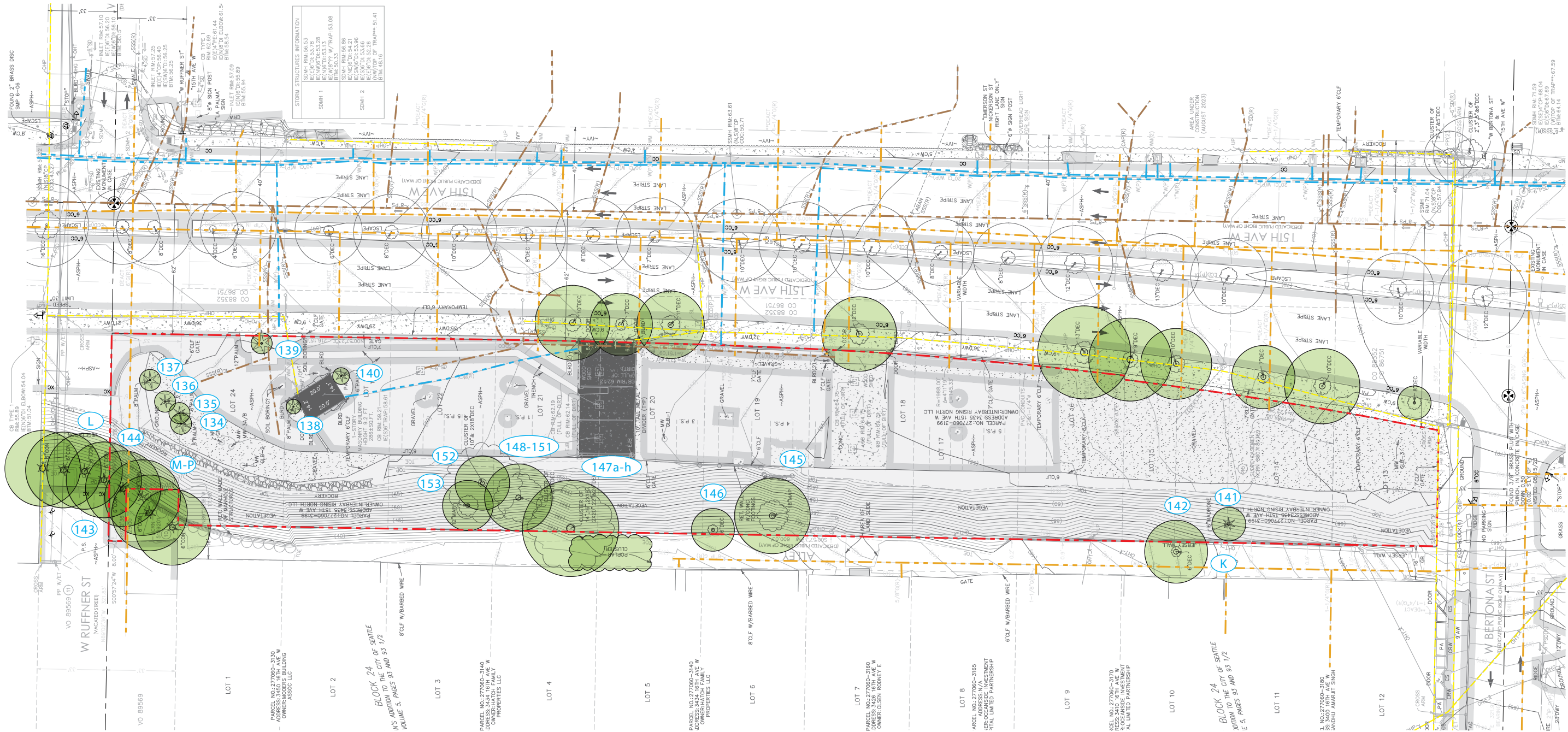
The project anticipates building 20 courts in the 3000 block of 15th Avenue West, at the corner of Bertona and 15th in Interbay.

Ten courts will be interior courts and 10 will be exterior courts, along with player gathering spaces to lounge and grab a snack.

For any questions, contact the development manager at 206-369-6343 or [maria@barrientosryan.com](mailto:maria@barrientosryan.com).



4.0 EXISTING SITE SURVEY



- KEY**
- Existing Buildings
  - Existing Trees
  - Property Lines
  - Overhead Power lines
  - Water Lines
  - Sewer Lines
  - Gas Lines
  - Utility Pole
  - Fire Hydrant

**LEGAL DESCRIPTION**

GILMANS ADD LOTS 13 THRU 24 BLK 24 LESS  
POR CONDEMNED IN KING CO SCC NO 516133  
TGW POR VAC W RUFFNER ST AS VAC BY SEATTLE  
ORD NO 89569

Plat Block: 24  
Plat Lot: 13 THRU 24

**\* Notes:**

- Refer to arborist tree table on pg 6-7.
- Street trees per tree table are: TRE-92209 - TRE-1090351.
- Existing palm trees on site to be relocated.



4.0 TREE TABLE



Table of Trees  
3435 15th Ave W, Seattle, WA 98119, Seattle, WA

Arborist: Charlie Vogelheim  
Date of Inventory: 10/10/2023  
Table Prepared: 10/25/2023

DSH (Diameter at Standard Height) is measured 4.5 feet above grade, or as specified in the Guide for Plant Appraisal, 10th Edition, published by the Council of Tree and Landscape Appraisers.  
DSH for multi-stem trees are noted as a single stem equivalent, calculated as specified in the Guide for Plant Appraisal, 10th Edition, published by the Council of Tree and Landscape Appraisers.  
Tier is based on SMC 25.11 and Director's Rule 7-2023.  
Fees-in-Lieu for removed trees are calculated using the methods defined in the SMC 25.11.115 (ordinance 126821).  
Tree Protection Area is calculated as 10 times DSH or greater depending on tree species, health, and age.  
Letters are used to identify trees on neighboring properties with overhanging canopies.  
Dripline is measured from the center of the tree to the outermost extent of the canopy.

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)	Tier 2 Threshold	Tier Level	Jurisdiction (SDOT/SDCI/SPR )	Basic Tree Protection Area (feet)	Tree Protection Area (feet)	Proposed Action (Remove / Protect)	Replacement Trees Required	Fee-In-Lieu (per replacement tree)	Notes
134	<i>Trachycarpus fortunei</i>	Chinese windmill palm	9.5		Good	Good	2.4	24.0	4	SDCI	10	8	Remove	-	-	
135	<i>Trachycarpus fortunei</i>	Chinese windmill palm	9.0		Good	Good	3.4	24.0	4	SDCI	9	8	Remove	-	-	
136	<i>Trachycarpus fortunei</i>	Chinese windmill palm	9.0		Good	Good	3.4	24.0	4	SDCI	9	8	Remove	-	-	
137	<i>Trachycarpus fortunei</i>	Chinese windmill palm	10.0		Good	Good	3.4	24.0	4	SDCI	10	8	Remove	-	-	
138	<i>Trachycarpus fortunei</i>	Chinese windmill palm	11.0		Good	Good	3.5	24.0	4	SDCI	11	9	Remove	-	-	
139	<i>Trachycarpus fortunei</i>	Chinese windmill palm	12.2		Good	Good	3.5	24.0	3	SDCI	12	10	Remove	1	2833.00	
140	<i>Trachycarpus fortunei</i>	Chinese windmill palm	8.5		Good	Good	3.4	24.0	4	SDCI	9	7	Remove	-	-	
141	<i>Arbutus menziesii</i>	Pacific madrone	12.5	9.1, 5, 7	Good	Good	13.5	6.0	2	SDCI	13	10	Remove	1	8080.00	Growing on slope.
142	<i>Acer macrophyllum</i>	Bigleaf maple	7.8	5, 6	Good	Good	13.3	24.0	4	SDCI	8	7	Remove	-	-	No tag. Clematis and blackberry at base, limited assessment
143	<i>Chamaecyparis lawsoniana</i>	Lawson cypress	10.5	9.2, 5	Good	Good	16.4	24.0	4	SDCI	10	9	Remove	-	-	
144	<i>Chamaecyparis lawsoniana</i>	Lawson cypress	11.9		Good	Good	19.5	24.0	4	SDCI	12	10	Remove	-	-	
145	<i>Acer macrophyllum</i>	Bigleaf maple	11.9		Good	Good	25.5	24.0	4	SDCI	12	10	Remove	-	-	Limited access, not assessed, DSH and dripline estimated
146	<i>Acer macrophyllum</i>	Bigleaf maple	11.9		Good	Good	12.5	24.0	4	SDCI	12	10	Remove	-	-	Limited access, not assessed, DSH and dripline estimated
147a	<i>Populus trichocarpa</i>	Black cottonwood	14.0		Good	Good	15.6	-	3	SDCI	14	12	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
147b	<i>Populus trichocarpa</i>	Black cottonwood	16.0		Good	Good	15.7	-	3	SDCI	16	13	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
147c	<i>Populus trichocarpa</i>	Black cottonwood	18.0		Good	Good	15.8	-	3	SDCI	18	15	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
147d	<i>Populus trichocarpa</i>	Black cottonwood	18.0		Good	Good	15.8	-	3	SDCI	18	15	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
147e	<i>Populus trichocarpa</i>	Black cottonwood	20.0		Good	Good	15.8	-	3	SDCI	20	17	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
147f	<i>Populus trichocarpa</i>	Black cottonwood	20.0		Good	Good	15.8	-	3	SDCI	20	17	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated

Tree Solutions, Inc.  
2940 Westlake Ave. N #200 Seattle, WA 98109

www.treesolutions.net  
206-528-4670



4.0 TREE TABLE



Table of Trees  
3435 15th Ave W, Seattle, WA 98119, Seattle, WA

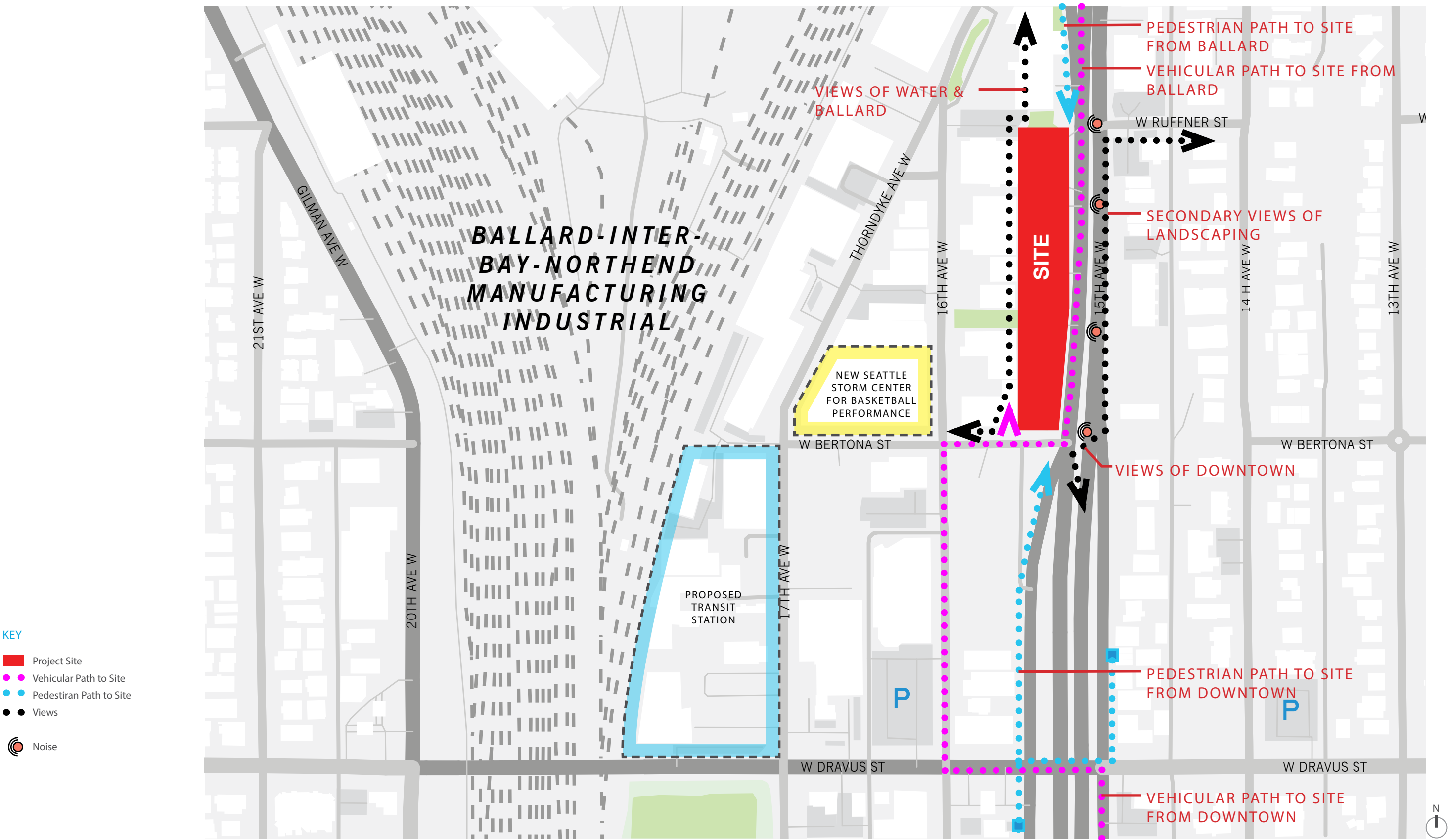
Arborist: Charlie Vogelheim  
Date of Inventory: 10/10/2023  
Table Prepared: 10/25/2023

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)	Tier 2 Threshold	Tier Level	Jurisdiction (SDOT/SDCI/SPR )	Basic Tree Protection Area (feet)	Tree Protection Area (feet)	Proposed Action (Remove / Protect)	Replacement Trees Required	Fee-In-Lieu (per replacement tree)	Notes
147g	<i>Populus trichocarpa</i>	Black cottonwood	22.0		Good	Good	15.9	-	3	SDCI	22	18	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
147h	<i>Populus trichocarpa</i>	Black cottonwood	24.0		Good	Good	16.0	-	3	SDCI	24	20	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
148	<i>Populus trichocarpa</i>	Black cottonwood	12.0		Good	Good	15.5	-	3	SDCI	12	10	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
149	<i>Populus trichocarpa</i>	Black cottonwood	18.0		Good	Good	15.8	-	3	SDCI	18	15	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
150	<i>Populus nigra 'Italica'</i>	Lombardy poplar	12.0		Good	Good	12.5	-	3	SDCI	12	10	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
151	<i>Populus nigra 'Italica'</i>	Lombardy poplar	18.0		Good	Good	12.8	-	3	SDCI	18	15	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
152	<i>Populus nigra 'Italica'</i>	Lombardy poplar	18.0		Good	Good	12.8	-	3	SDCI	18	15	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
153	<i>Acer macrophyllum</i>	Bigleaf maple	12.0		Good	Good	15.5	24.0	3	SDCI	12	10	Remove	1	2833.00	Limited access, not assessed, DSH and dripline estimated
Offsite Trees																
TRE-92209	<i>Acer platanoides</i>	Norway maple	11.0		Good	Good	13.5	-	-	SDOT	-	-	Retain	-	-	Limited rooting area.
TRE-92211	<i>Acer platanoides</i>	Norway maple	8.8		Good	Good	15.4	-	-	SDOT	-	-	Retain	-	-	Limited rooting area.
TRE-92212	<i>Acer platanoides</i>	Norway maple	11.7		Good	Good	16.5	-	-	SDOT	-	-	Retain	-	-	Limited routing area, surface roots
TRE-92203	<i>Acer platanoides</i>	Norway maple	13.2		Good	Good	16.6	-	-	SDOT	-	-	Retain	-	-	Limited routing area, service roots, girdling root
TRE-92206	<i>Acer platanoides</i>	Norway maple	15.0		Good	Good	20.6	-	-	SDOT	-	-	Retain	-	-	Limited rooting area, surface roots.
TRE-10903 46	<i>Acer platanoides</i>	Norway maple	10.9		Good	Good	16.5	-	-	SDOT	-	-	Retain	-	-	Limited rooting area.
TRE-10903 47	<i>Acer platanoides</i>	Norway maple	10.9		Good	Good	13.5	-	-	SDOT	-	-	Retain	-	-	Limited rooting area.
TRE-10903 48	<i>Acer platanoides</i>	Norway maple	8.6		Good	Good	13.4	-	-	SDOT	-	-	Retain	-	-	Limited rooting area.
TRE-10903 49	<i>Acer platanoides</i>	Norway maple	10.6		Good	Good	14.4	-	-	SDOT	-	-	Retain	-	-	Limited rooting area. Girdling roots
TRE-10903 51	<i>Acer platanoides</i>	Norway maple	7.6		Fair	Fair	10.3	-	-	SDOT	-	-	Retain	-	-	Large, mechanical wounds on the southside, small leaves in canopy.
K	<i>Acer macrophyllum</i>	Bigleaf maple	10.5	5, 7, 6	Good	Good	20.4	-	-	SDOT	-	-	Remove	3	No fee-in-lieu available	Blackberry and clematis at base.
L	<i>X Cuprocyparis leylandii</i>	Leyland cypress	7.6	7, 3	Good	Good	10.3	24.0	4	SDCI	8	6	Retain	-	-	
M	<i>X Cuprocyparis leylandii</i>	Leyland cypress	9.2		Good	Good	20.4	-	-	SDOT	-	-	Retain	-	-	
N	<i>X Cuprocyparis leylandii</i>	Leyland cypress	8.7	7.6, 4.3	Good	Good	17.4	-	-	SDOT	-	-	Retain	-	-	
O	<i>X Cuprocyparis leylandii</i>	Leyland cypress	10.0		Good	Good	20.4	-	-	SDOT	-	-	Retain	-	-	
P	<i>X Cuprocyparis leylandii</i>	Leyland cypress	15.0		Good	Good	23.6	-	-	SDOT	-	-	Retain	-	-	

Tree Solutions, Inc.  
2940 Westlake Ave. N #200 Seattle, WA 98109

www.treesolutions.net  
206-528-4670



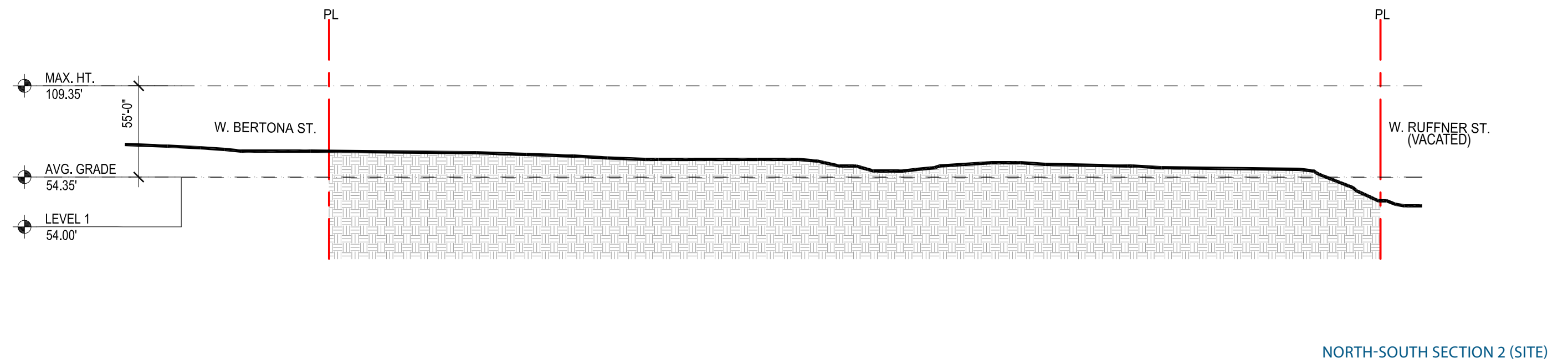
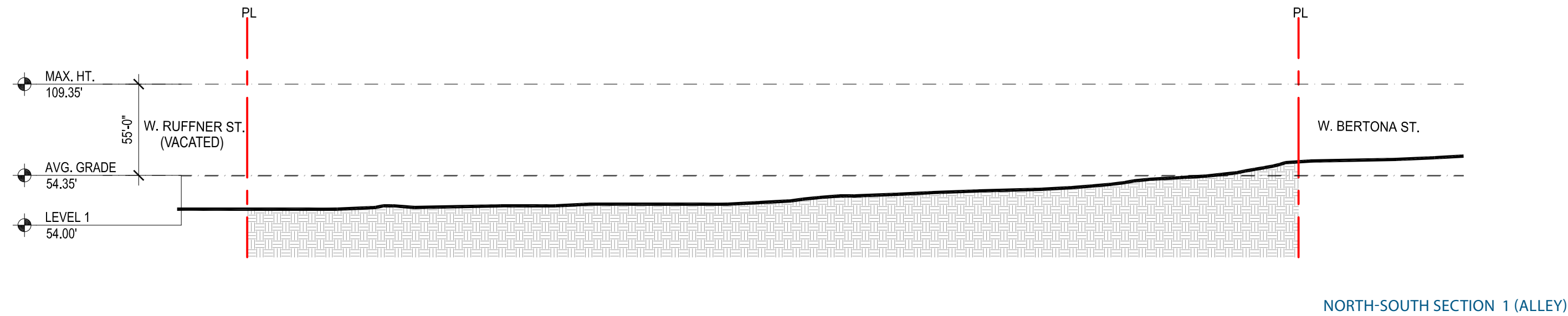






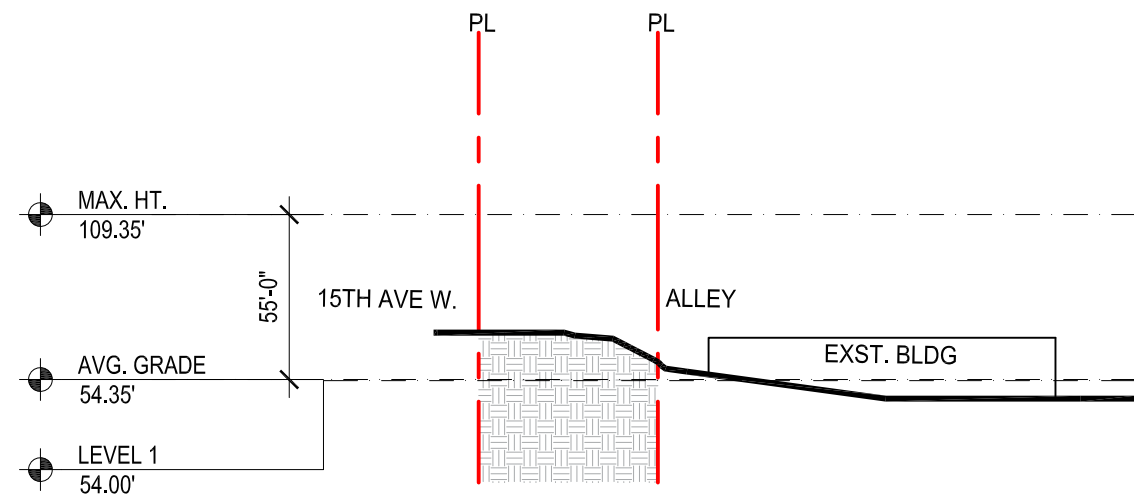


8.0 ARCHITECTURAL DESIGN CONCEPT - SITE SECTIONS

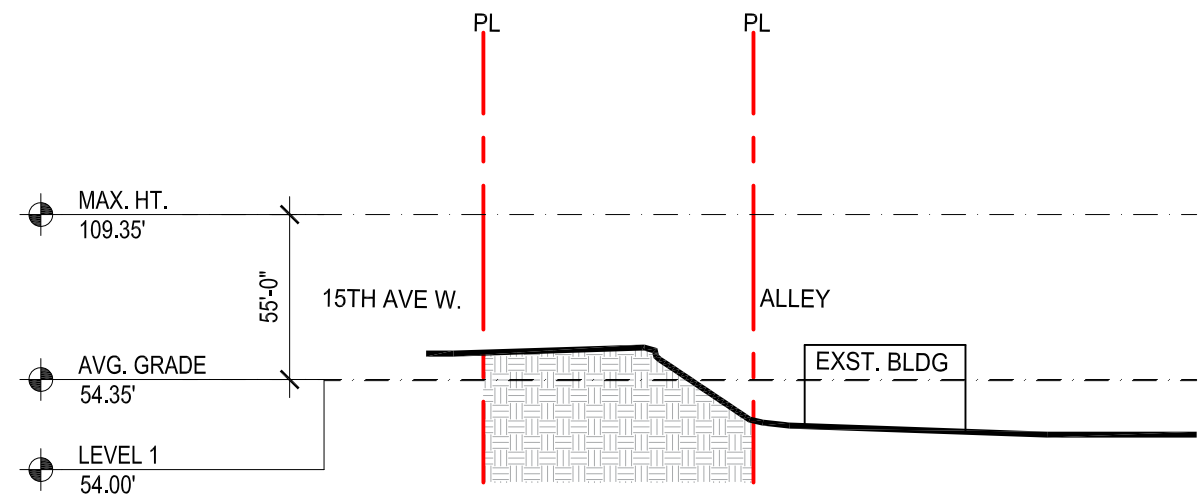




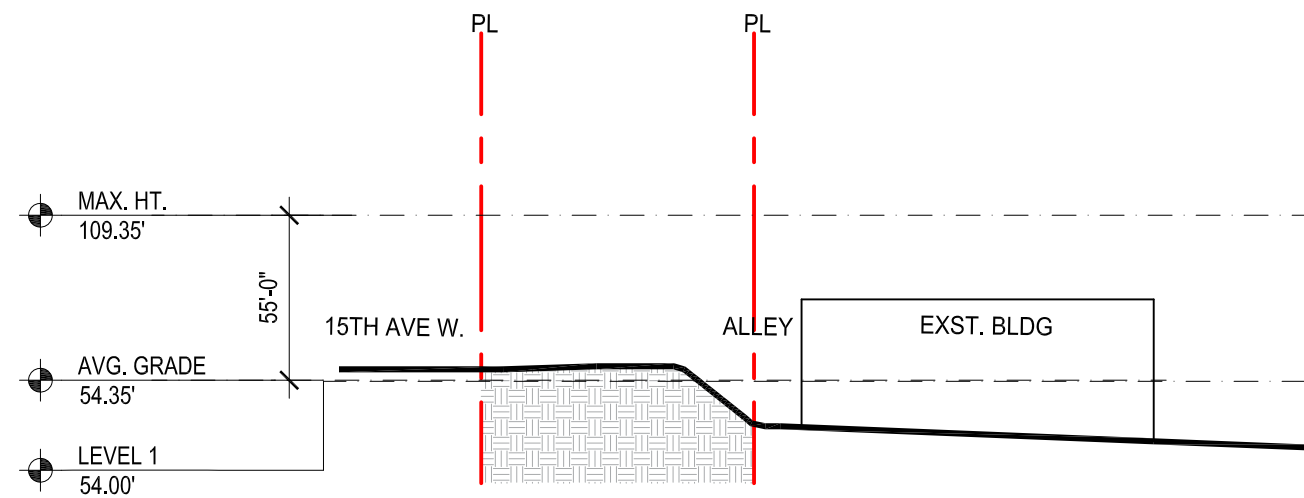
8.0 ARCHITECTURAL DESIGN CONCEPT - SITE SECTIONS



EAST-WEST SECTION 3 (SITE)



EAST-WEST SECTION 4 (SITE)



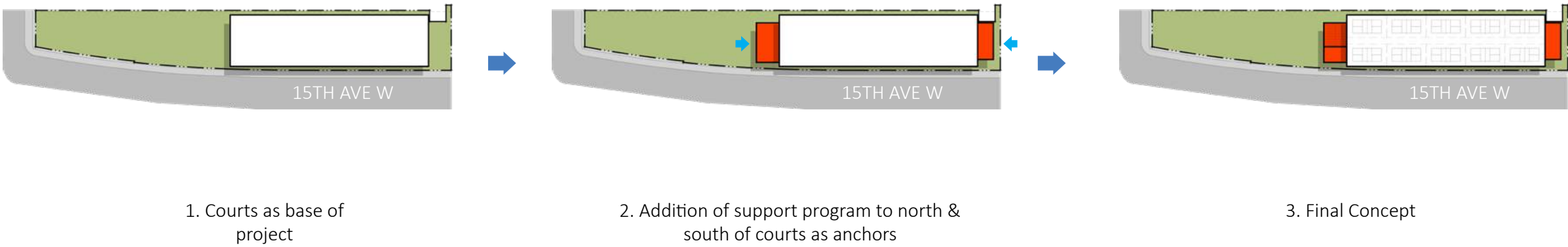
EAST-WEST SECTION 5 (SITE)



8.0 ARCHITECTURAL MASSING CONCEPTS

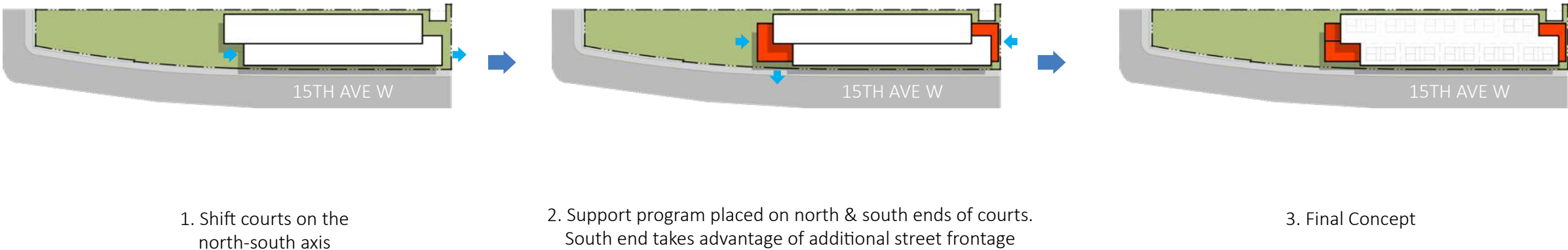
OPTION 1 CONCEPT - BALANCED

- Creates an anchor on each end of the building, strengthening its presence from both north and south directions
- Most efficient program layout



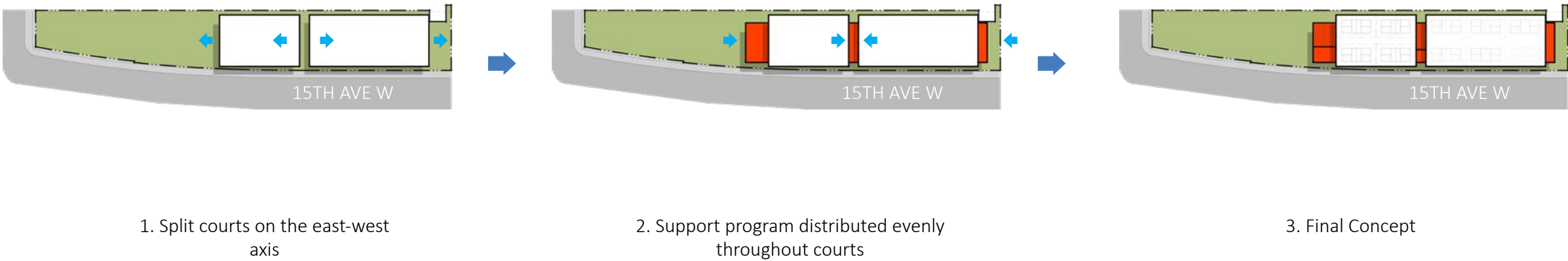
OPTION 2 CONCEPT - SHIFT

- Allows more street frontage for the entry mass



OPTION 3 CONCEPT - SPLIT

- Break up facade length

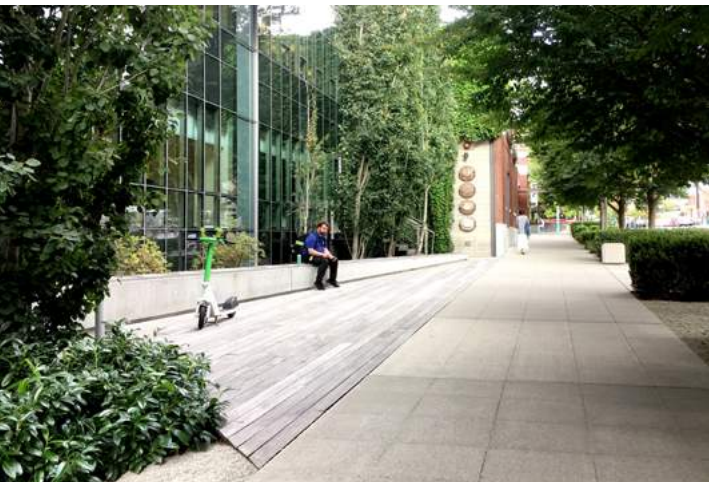




8.0 ARCHITECTURAL DESIGN CONCEPT

PROJECT DESIGN CONCEPT

Inspired by site context, this project will implement linear, clear rhythm with simple utilitarian form. Contrasting, bold colors in material & mural form to create a lively facade and respect the history of mural artwork found on the site. Finally, lush landscaping will surround the building to enrich the human scale along the streetscape as well as provide a buffer along the vehicular centric 15th Ave W.



ENTRY WITH SPECIAL MATERIAL AND LUSH LANDSCAPING



SIMPLE, DESIGNED WITH DETAIL



LIGHT, RELAXING HUMAN EXPERIENCE



MESH RAILING WITH BRANDING/ARTWORK SHIELDING ROOF LEVEL COURTS



THOUGHTFUL LIGHTING TO HIGHLIGHT MURAL ART & FOR SAFETY/VISIBILITY



MURAL INSPIRATION




MURAL INSPIRATION



MURAL INSPIRATION





PICKLE AT THE PALMS

A Pickle Ball Court Project

September 26, 2023

Maria,

I am sending this to confirm the program direction we have discussed regarding windows & natural light onto the pickle ball courts. We do not recommend installing windows that look into the court as the light and glare will create a significant negative visual impact to players and will adversely affect their play. Please do not include any windows into the court playing space.

Look forward to talking with you next week.

Best,

Kyle Schraeder  
Pickle at the Palms  
Director of Sports Operation  
206-953-1125



8.0 PREFERRED OPTION 1 | SHADOW STUDY

