



1740 NW MARKET STREET

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Description

A new 8 story (85’ high) apartment building with a total of approximately 250,000 total gross square feet including approximately 8,000 sf of ground level retail, 239 residential dwelling units and 132 structured parking stalls.

Contacts

Owner - Development:
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Seattle, WA 98109

Architect:
Ankrom Moisan Architects
1505 5th Ave, Suite 300
Seattle, WA 98101
Contact: David Kelley

Landscape Architect:
Karen Kiest Landscape Architects
111 West John Street, Suite 306
Seattle, WA 98119



Design Concept

APRICITY - The warmth of sun in winter.

From Design Guidelines: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

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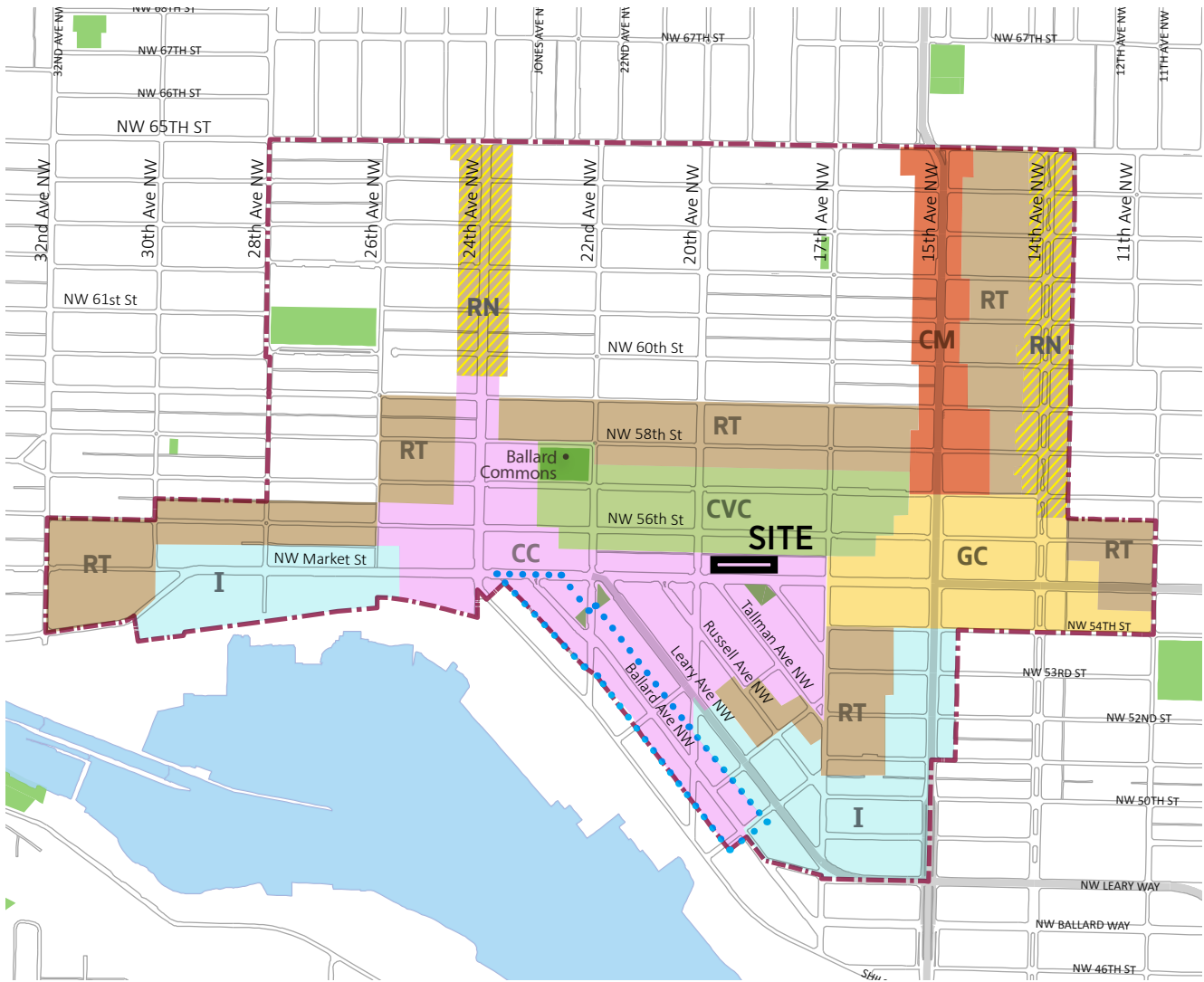
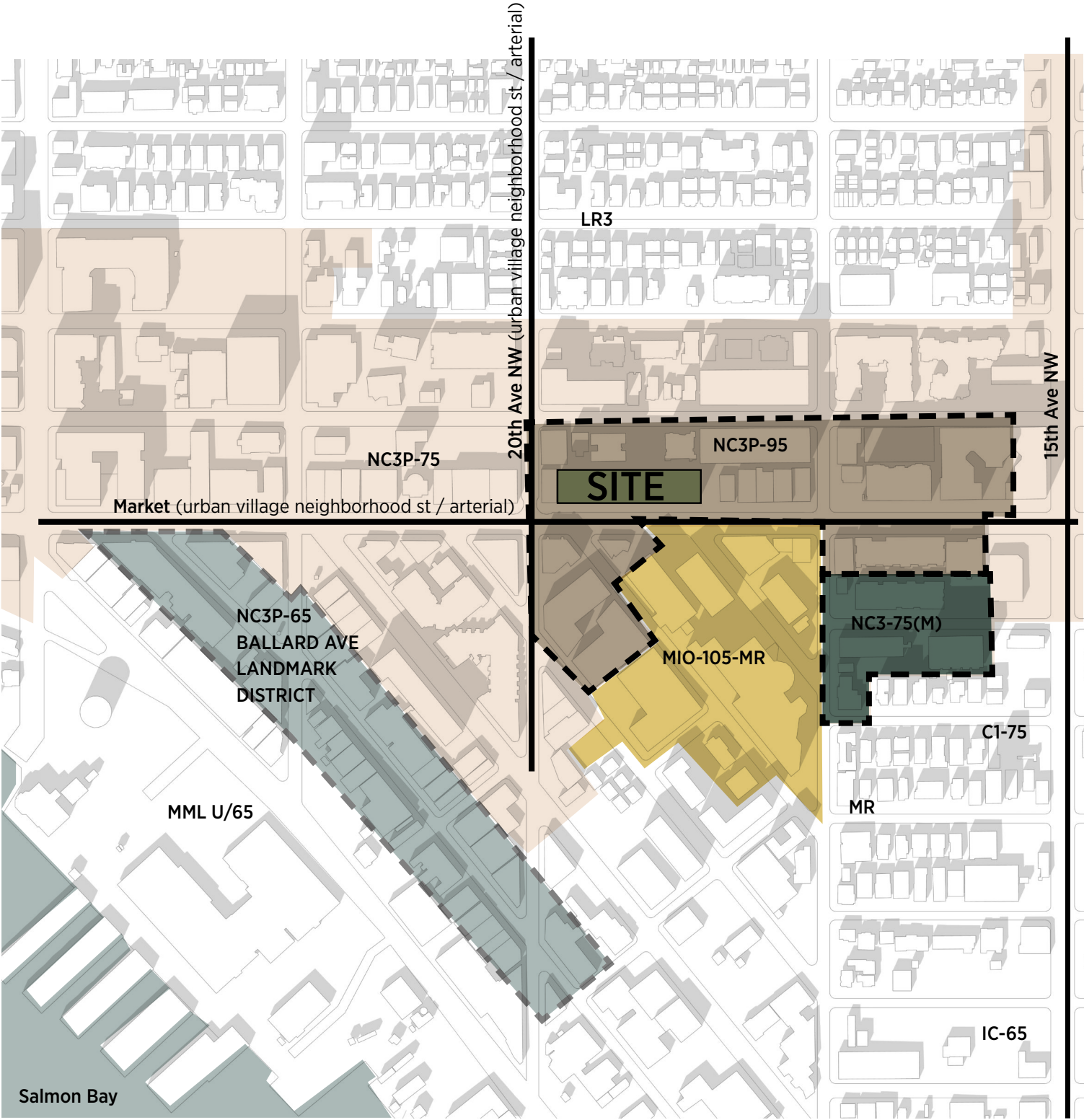
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1 EDG RECAP

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1 EDG RECAP

ZONING & CHARACTER AREA MAPS



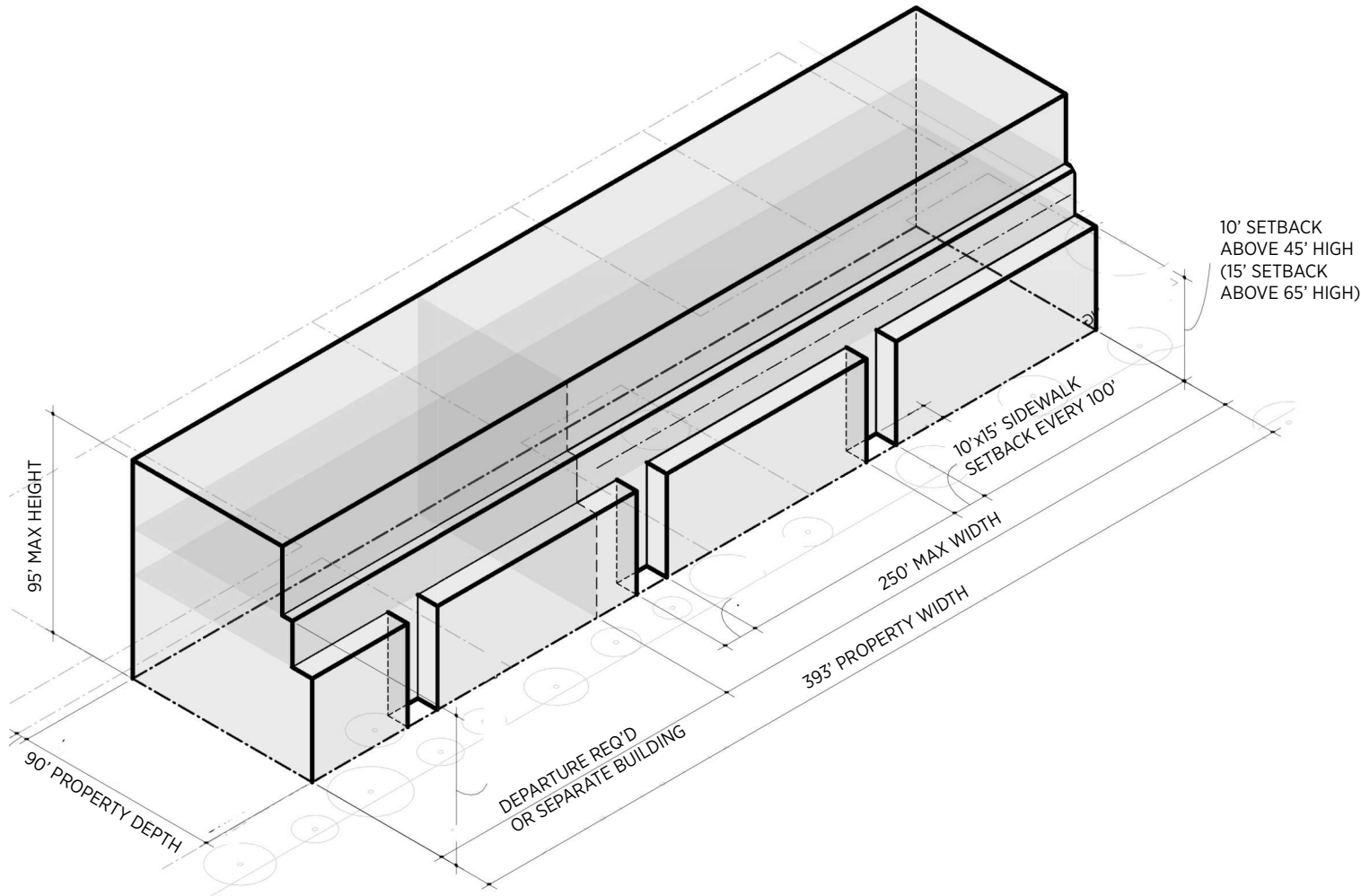
LEGEND

- Character Core (CC)
- Civic Core (CVC)
- Commercial Mix (CM)
- Residential In-Town (RT)
- General Commercial (GC)
- Industrial (I)
- Residential/Neighborhood Retail (RN)
- Boundary where Ballard Neighborhood Design Guidelines apply
- Boundaries of the Ballard Avenue Landmark District. Ballard Neighborhood Design Guidelines do not apply within the Landmark District.

ZONING SUMMARY

PROPERTY ID : 1766-1734 NW MARKET ST, SEATTLE	
SITE AREA	Approximately 37,000sf (35,370sf after alley dedications)
ZONING	NC3P-95(M)
ZONING OVERLAYS	Ballard Hub Urban Village Ballard Character Core Frequent Transit Area Pedestrian-Designated Zone
ALLOWED USES	Relevant Allowed Uses : Retail, Dining, Child Care, Live-Work and Residential all permitted
DEDICATIONS	A 5' alley dedication is req'd to create a 20' wide alley
STREET CLASSIFICATIONS	NW Market Street is a Principal Pedestrian Street
HEIGHT (23.48.615, 23.48.025)	Max. : 95' (proposed = 85')
STREET LEVEL USE (23.47A.005)	Residential uses limited to no more than 20%. 80% shall be Street-level use (Retail,Dining..) Proposed: See departures
STREET LEVEL STANDARDS (23.47A.008)	A minimum of 60% of the street-facing facade, between 2'-8' above the sidewalk, must be transparent. Non-residential uses at street level shall have minimum 13' flr-to-flr height and be ave 30' deep if over 600sf and ave 20' deep if under 600sf. Overhead weather protection req'd for 60% of street frontage.
FAR (23.47A.013)	Max: 6.25
AMENITY AREA (23.47A.024)	5% min of total gross residential area to be unenclosed amenity.
FACADE MODULATION (23.47A.009.F)	Applies to Market St Facade up to a height of 45', located within 10' of property line: Facades longer than 100' shall be modulated min every 100' by stepping back the facade 10' min by 15' min wide. Proposed: See departures
MAXIMUM WIDTH (23.47A.009.F)	The maximum width of a structure is 250'. Below-ground areas do not count in the measurement. Proposed: See departures

PROPERTY ID : 1766-1734 NW MARKET ST, SEATTLE	
SETBACKS (23.47A.009.F)	None at side or rear. At Market Street: Below 45': 0'. Btwn 45'-65' high: 10' Average. Above 65': 15' Average.
PARKING (23.47A.030) (23.54.015)	<ul style="list-style-type: none">No minimum amount of parking for residential or non-residential uses in Urban Villages.Parking and loading access shall be from the alley
LOADING BERTH REQUIREMENT (23.54.035)	Low demand retail use: No loading required less than 40,000sf. No loading req'd for residential use.

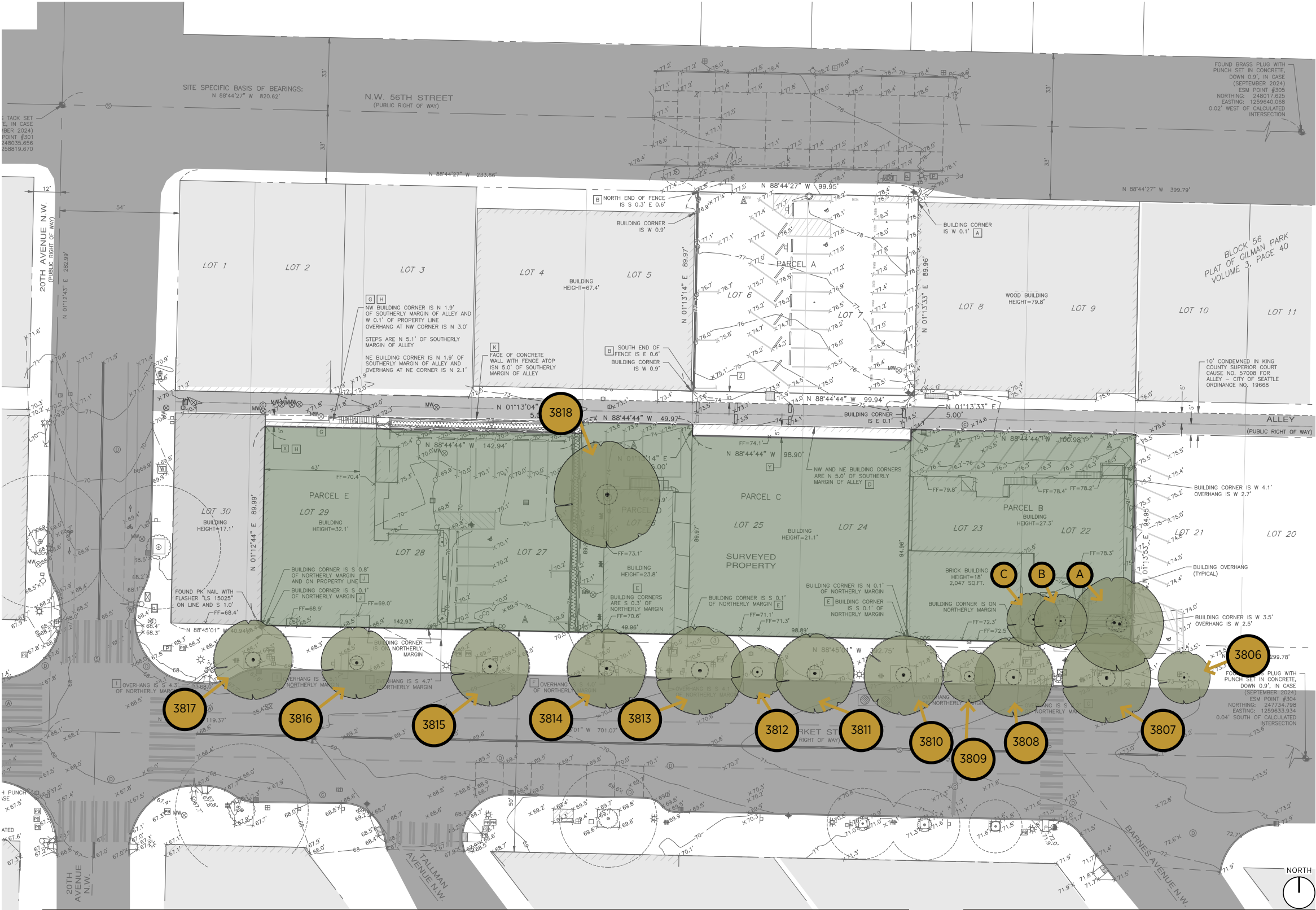


1 EDG RECAP

SURVEY PLAN

Arborist's Tree Report	Tier / Condition
3806	03 / Very Poor
3807	03 / Poor
3808	03 / Fair
3809	04 / Fair
3810	03 / Poor
3811	03 / Poor
3812	02 / Poor
3813	03 / Fair
3814	03 / Fair
3815	03 / Fair
3816	03 / Fair
3817	03 / Fair
3818	03 / Poor
A	03 / Excellent
B	04 / Fair
C	04 / Poor

*Tree Tiers from 1 (Heritage /Exceptional) to 4. No Tier 1 trees present on site.



1 EDG RECAP

DESIGN CUES



CIVIC CORE
bold colors and volumes



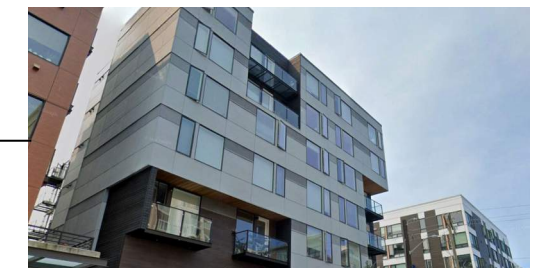
LANDMARK DISTRICT
brick-lined pedestrian streets



The site is surrounded by multiple Character Areas within Ballard, making for a rich and diverse environment to draw from and fit into

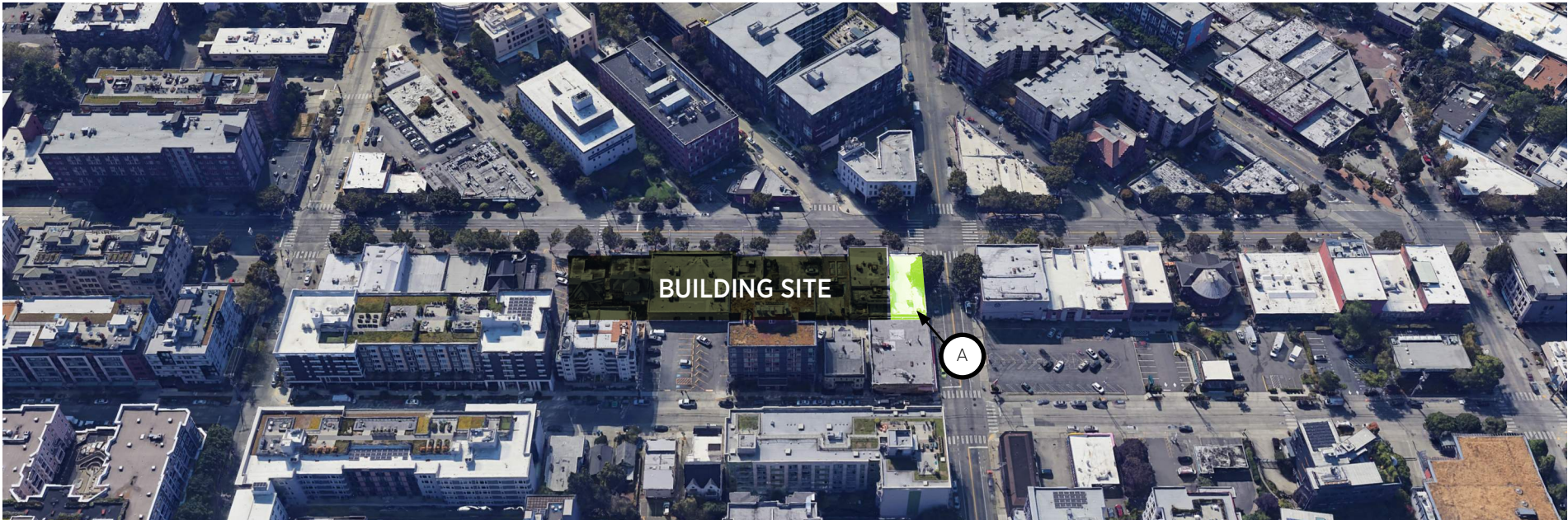


CHARACTER CORE
traditional materials & details



GENERAL COMMERCIAL
contemporary design and larger scale

ANALYSIS OF CONTEXT MASSING SCALES



(B) When no small building is at an intersection and large new buildings are built to the corner, the intersection feels more like a dark 'canyon' as noted in the design guidelines.



(A) This block benefits from the presence of this small corner building which makes the intersection feel light-filled rather than dark.

This project aims to celebrate the daylight afforded to this site via the contextual factors noted on this page and its southern exposure, in the proposed Design Concept (see section 7 Concept Development)



SELECTED MASSING OPTION

OPTION 1 (code-compliant)
LAYERED STEPBACKS



ATTRIBUTES:

- Provides a continuous base, middle and tapered top in accordance with the prescriptive zoning code for the area.

DEPARTURES REQUIRED:

- None

OPTION 2
CRENELLATIONS



ATTRIBUTES:

- References traditional building widths with its rhythm of vertical wall breaks and up and down height of its base

DEPARTURES REQUIRED:

- Structure width

OPTION 3 (Supported at EDG)
APRICITY



ATTRIBUTES:

- Is divided into a variety of massing shapes, both horizontal and vertical, reflective of the diverse nature of the architectural context
- Has the greatest amount of open space facing Market Street due to its set-back and lowered facades, thereby letting the most daylight down to the sidewalk.

DEPARTURES REQUIRED:

- Structure width
- Street-level use
- Facade Modulation

1 EDG RECAP

MASSING RESPONSE TO SCALE

1. Fitting Old and New

- a. **Character Core (see map on page 4):** New buildings should: reflect the scale and proportion, roof forms, detailing, windows, and use complementary materials of the Ballard Avenue Landmark District and older buildings along NW Market St.
- d. **Massing Choices:** Strong architectural elements that define and create human scale are preferred over unorganized mix of styles and materials.
- e. **Unified Design:** Design new buildings to have horizontal divisions that create distinctive base and cap levels. Integrate the upper levels into the overall building design and choice of materials.

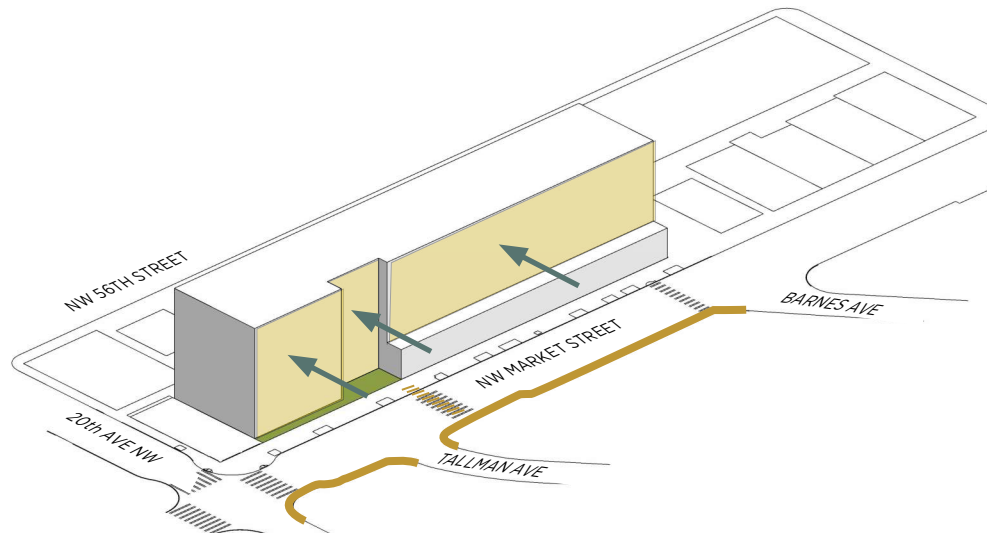


The proportions of the new building (width and its use of smaller windows on the first two floors) mimic the scale and detail of the old building without duplicating.

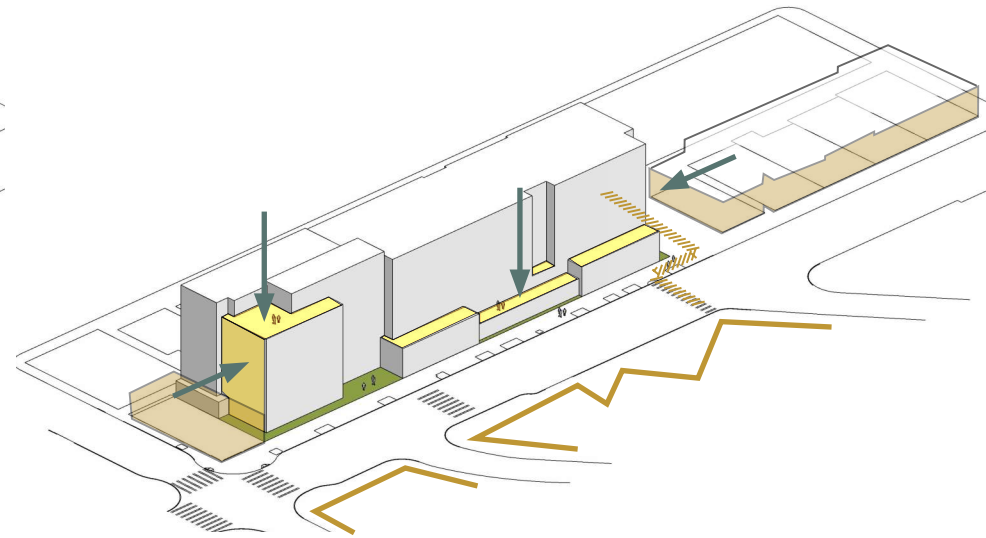
Scale relationships to surrounding masses



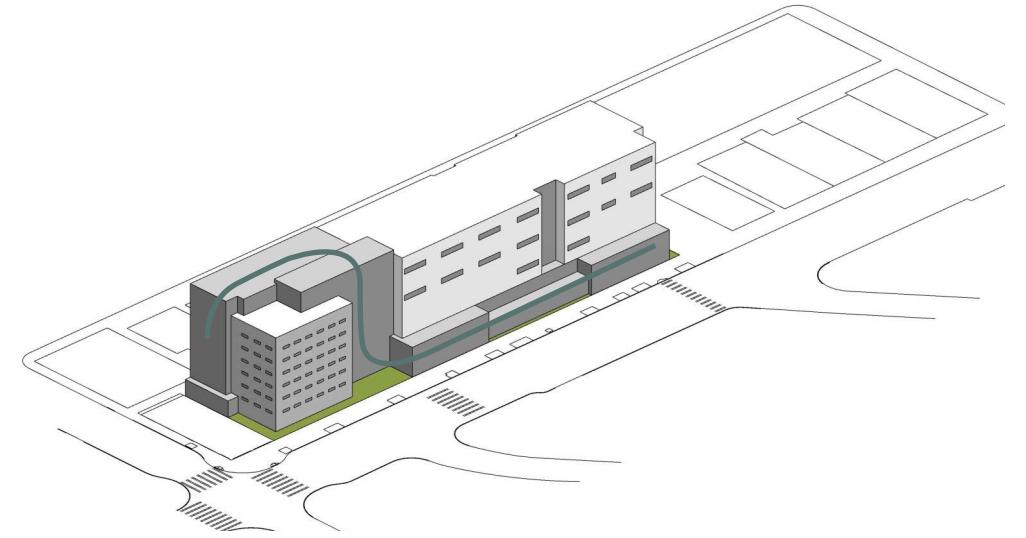
MASSING ARTICULATION IN CONTEXT



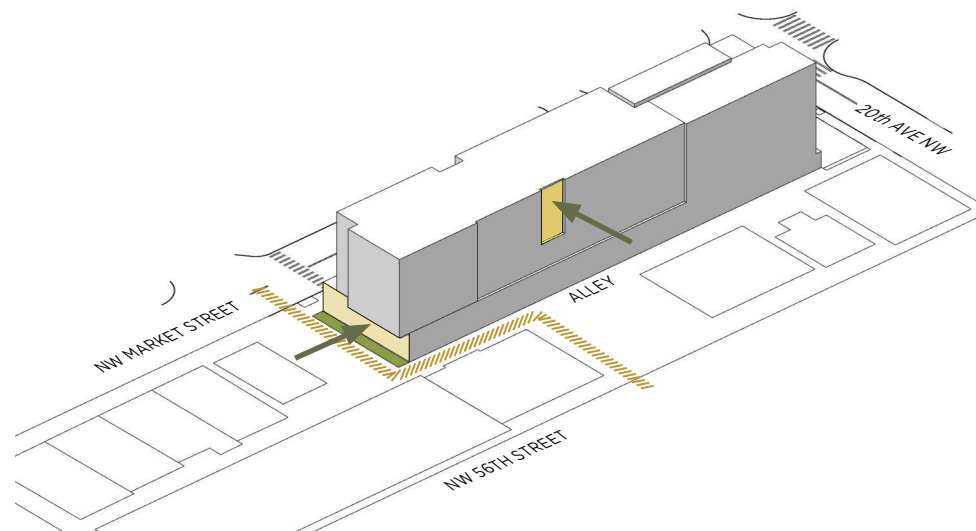
- 1 Move massing back from street to let in daylight. Locate entry plaza across from Tallman Avenue break in facing block.



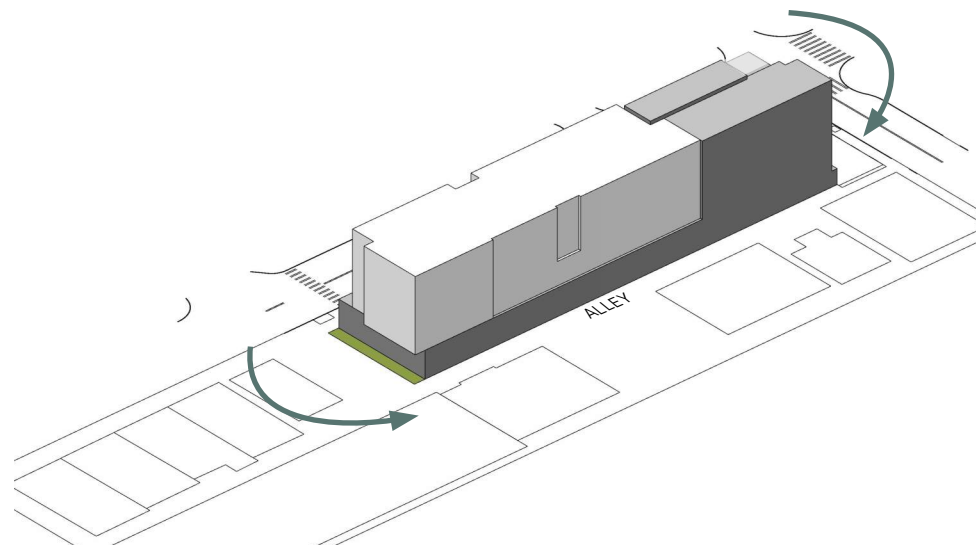
- 2 Lower south masses for terraces, pedestrian scale and to relate to Ballard's varied context. Inset West to give space to existing building. Inset East for mid-block connection.



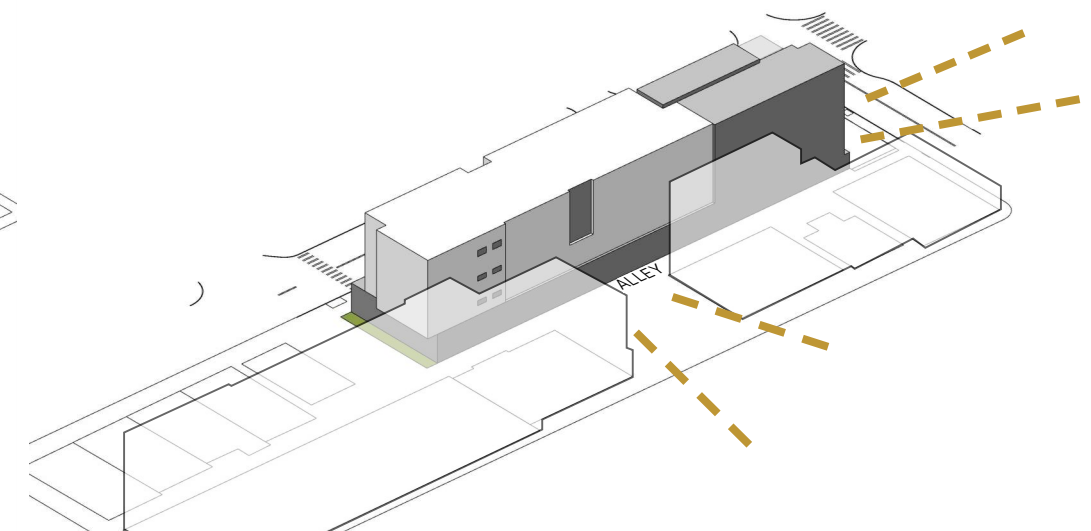
- 3 Apply a mixed composition of dark and light colors for variety and cohesion.



- 1 Inset massing at visible locations



- 2 Wrap dark and light colors around (Breaks scale of building into smaller parts)



- 3 Mix dark and light colors for variety and cohesion.

DC2 FACADE COMPOSITION

B1. Design all building facades considering the composition and architectural expression of the building as a whole.

DC2 FACADE COMPOSITION

B1. Design the alley facade carefully. At a minimum, consider wrapping the treatment of the street facade around the alley corner.

2 DESIGN RESPONSE TO EDG

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2 DESIGN RESPONSE TO EDG

EDG PRIORITIES AND GUIDANCE

1. Massing Options:

- a. The Board unanimously supported the applicant’s preferred massing scheme (Option 3) stating that it meets design guidelines and enhances street level experience.
- b. Concerns were raised by Board members about the design’s impact on neighboring buildings, but after discussion the Board stated that the massing of the preferred scheme would mitigate its great length by breaking it up into a series of differently scaled elements, with the west end appearing almost as a separate entity. (CS2-D, CS2-5, DC2-A-2, DC2-1-a, CS2-5)
- c. Echoing public comment, the Board also noted the potential for privacy issues at the north elevation and asked the applicant to address this concern as the design develops. (CS2-D-5)



2. Massing and Modulation:

- a. The Board stated that the continuous two-story expression at the street edge fit well with existing context and that combined with the fine-grained texture at the street edge helped bridge the difference between the smaller scale structures in the Ballard Neighborhood character core to the west and the newer larger scale buildings to the east. (CS2-1, CS3-1, CS2-3, PL3-4)
- b. The Board noted the additional level of detail provided in the Early Design Guidance (EDG) packet indicated the intended character of exterior materials and detailing and agreed that they strengthened the scale-mitigation strategy of the design scheme. (CS2-5, CS2-D, CS3-1, DC2-2, DC2-3)
- c. The Board noted their particular support for the location of the entry courtyard along the street edge as a response to the diagonal intersection with Tallman Ave NW and connected to the new pedestrian crosswalk. (PL1-B-3, CS3-1, CS2-1)



3. Street Level Design:

- a. The Board stated that the additional setbacks at the street level, particularly where retail spillover could occur at the entry courtyard, and the high-quality materials used at the street edge would contribute to a vibrant pedestrian environment and potential for engagement with the neighborhood. (PL1-1, CS2-3, DC3-2, PL3, PL3-3, PL3-4)
- b. The Board noted a potential issue at the west property line where the location of the existing structure abutting the entry courtyard could create a blind corner for pedestrians and asked the applicant to consider this as the design develops. (PL2-B, PL1-B)
- c. The Board enthusiastically supported the street level connection between NW Market St and the alley to the north, noting its benefit as a connector on this long block to both pedestrians and cyclists and the additional relief and potential for activity it would add to the street edge. (PL1-B, CS2-3, PL1-1, PL1-2)



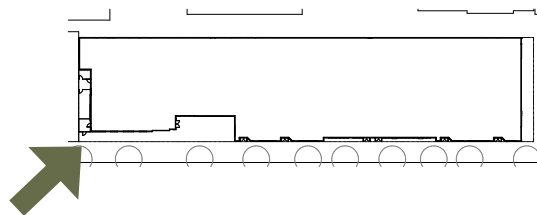
DEVELOPED MASSING



MASSING AT EDG



MASSING AT RECOMMENDATION

*1. Massing Options*

a. The Board unanimously supported the applicant's preferred massing scheme (Option 3) stating that it meets design guidelines and enhances street level experience.

b. Concerns were raised by Board members about the design's impact on neighboring buildings, but after discussion the Board stated that the massing of the preferred scheme would mitigate its great length by breaking it up into a series of differently scaled elements, with the west end appearing almost as a separate entity.

Response

a. The preferred massing scheme, which was supported during Early Design Guidance, has been maintained and is now being presented as a fully developed building design to the Recommendation Board. Its development from EDG to Rec has been guided by the Board's priorities, as identified in this summary.

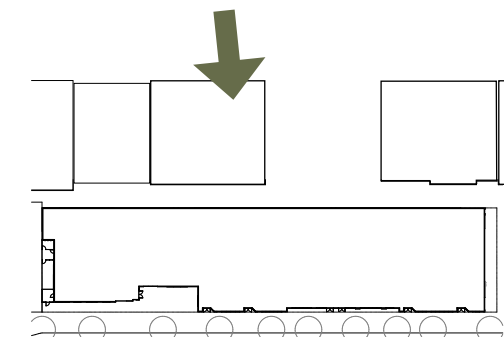
b. The overall massing composition of discreet yet interwoven light, dark and green masses has been strengthened so that the texture and color of each of these parts reinforces their massing delineation in breaking down the scale of the overall building.

2 DESIGN RESPONSE TO EDG

NORTH ELEVATION



VIEW OF NORTH AT RECOMMENDATION



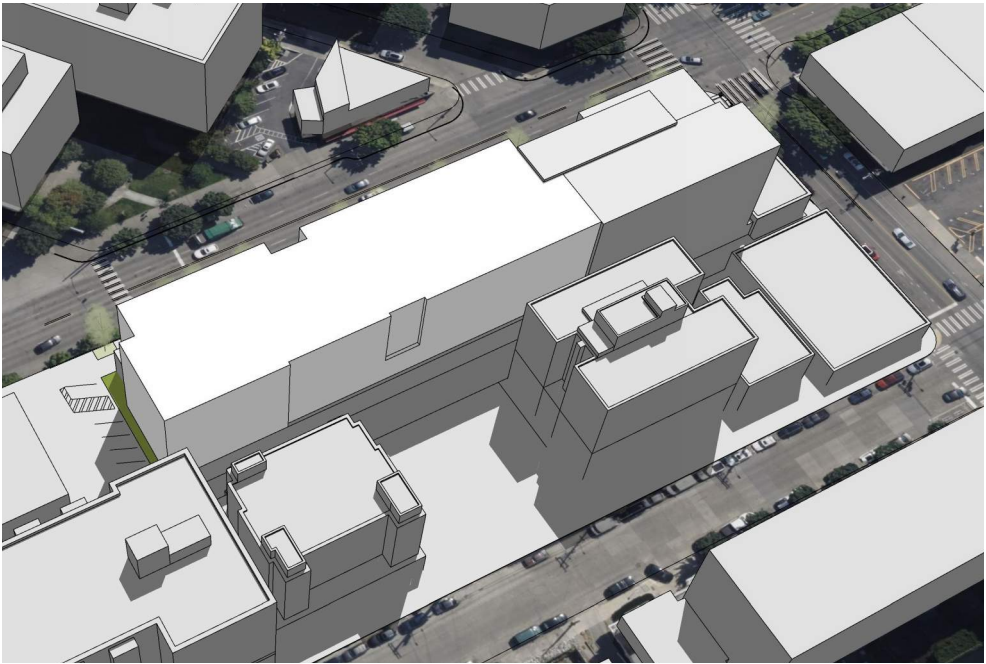
1. Massing Options
c. Echoing public comment, the Board also noted the potential for privacy issues at the north elevation and asked the applicant to address this concern as the design develops.

Response
The EDG board appreciated the generous massing setbacks from the priority Pedestrian Market Street frontage and to accomplish this, more of the massing was shifted towards the alley at the north.

It was also noted that the North façade would maintain the full 20' alley width up through all levels (not just for the lower two levels, as required for the alley dedication), which was seen as a positive for the neighbors across the alley. The project is also not utilizing the full building height allowable by land use code, which would have allowed for an additional floor.

The overall composition of dark and light colors has been reinforced through the material selection: Dark window frames in the dark wall, Dark Integrally-colored cmu at the ground level meeting the alley and then offset by a white portion of the façade. These different color zones of the façade help break down its apparent scale.

The white portion of the façade is what mostly fronts the two 7-story apartments across the alley, providing more reflected daylight into their windows.



VIEW OF NORTH AT EDG

2 DESIGN RESPONSE TO EDG

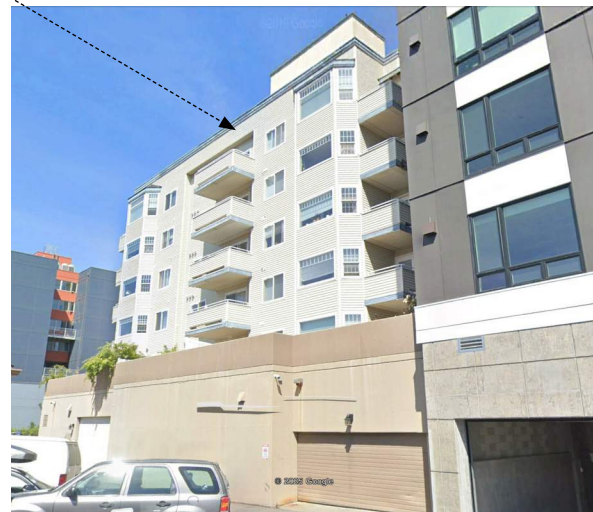
NORTH ELEVATION



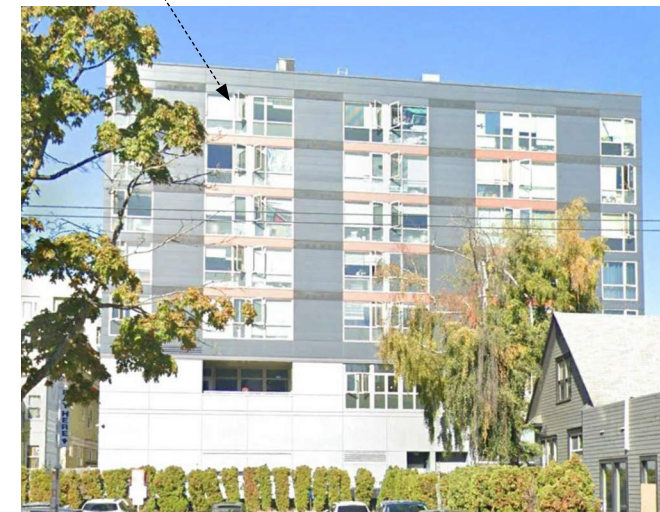
Response (cont.)

To address privacy, since EDG all of the windows on the north façade of the building have been raised from the typical 18" high to 30" high without getting any wider. These smaller windows will eliminate some of the view conflicts across the alley and increase privacy.

As shown on this page, the elevations of the neighboring buildings have been superimposed over the north elevation to study potential privacy alignment issues in section and elevation. The majority of the neighboring building's bedroom windows across the alley do not directly align with the new windows.



Existing 7 story building across alley to north



2 DESIGN RESPONSE TO EDG

GROUND LEVEL MATERIALS & DETAILS

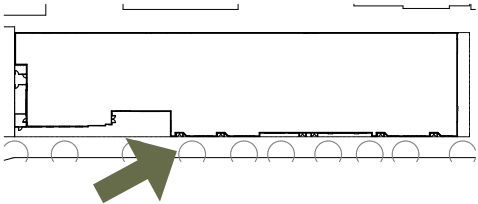


2. Massing and Modulation

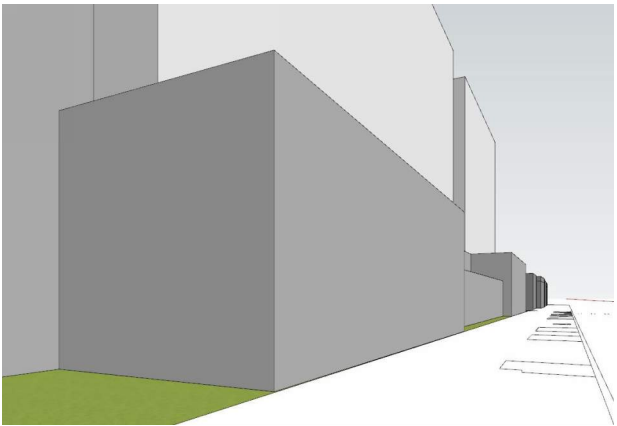
a. The Board stated that the continuous two-story expression at the street edge fit well with existing context and that combined with the fine-grained texture at the street edge helped bridge the difference between the smaller scale structures in the Ballard Neighborhood character core to the west and the newer larger scale buildings to the east.

Response

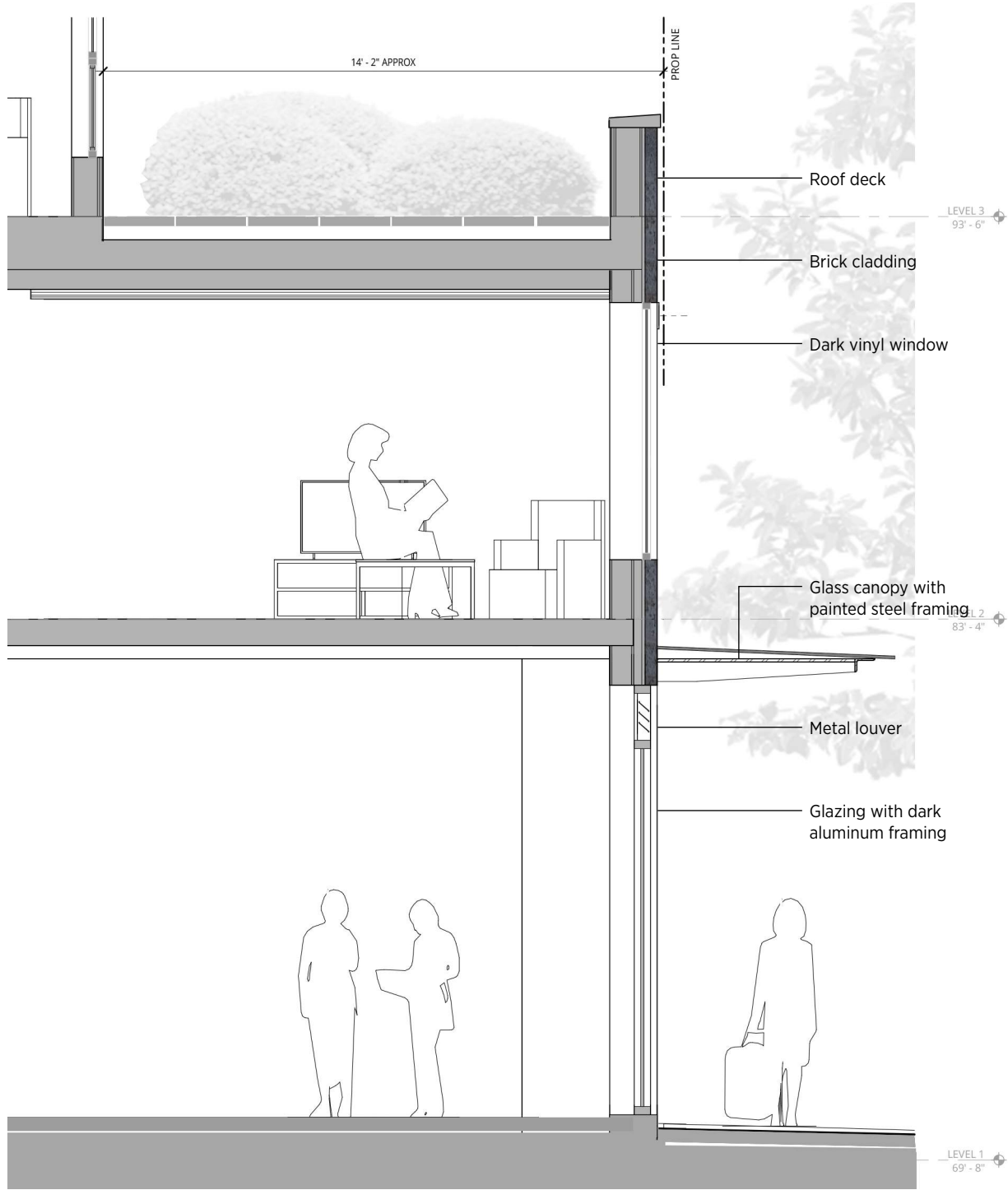
The two-story base expression has been maintained and refined. This retail base is clad in a dark brick, imparting a feeling of permanence and human-scale (the texture of individual bricks assembled by hand). The base has also been subdivided into 3 sections along its length to better match the dimensions of Ballard infill buildings, with each section given subtly different massing and brick treatments. A continuous steel and glass canopy will allow light to reach the sidewalk while providing rain protection for pedestrians.



VIEW OF RETAIL BASE AT RECOMMENDATION

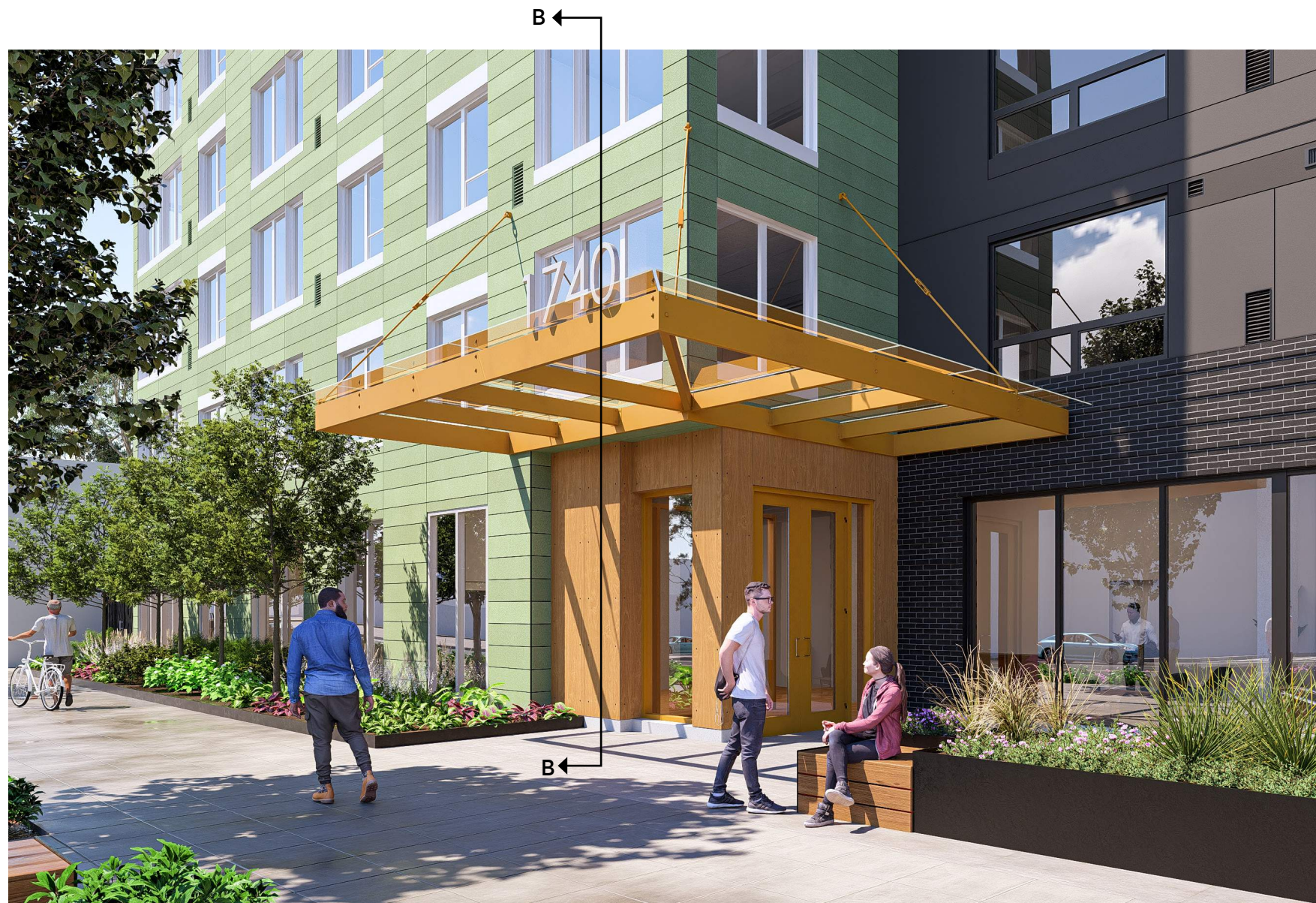


VIEW OF RETAIL BASE AT EDG



WALL SECTION_A

GROUND LEVEL MATERIALS & DETAILS

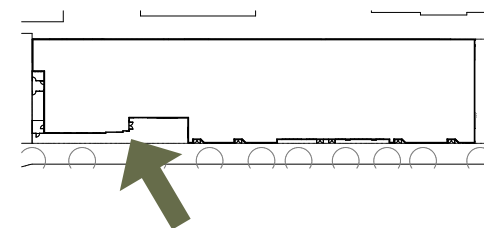


2. Massing and Modulation

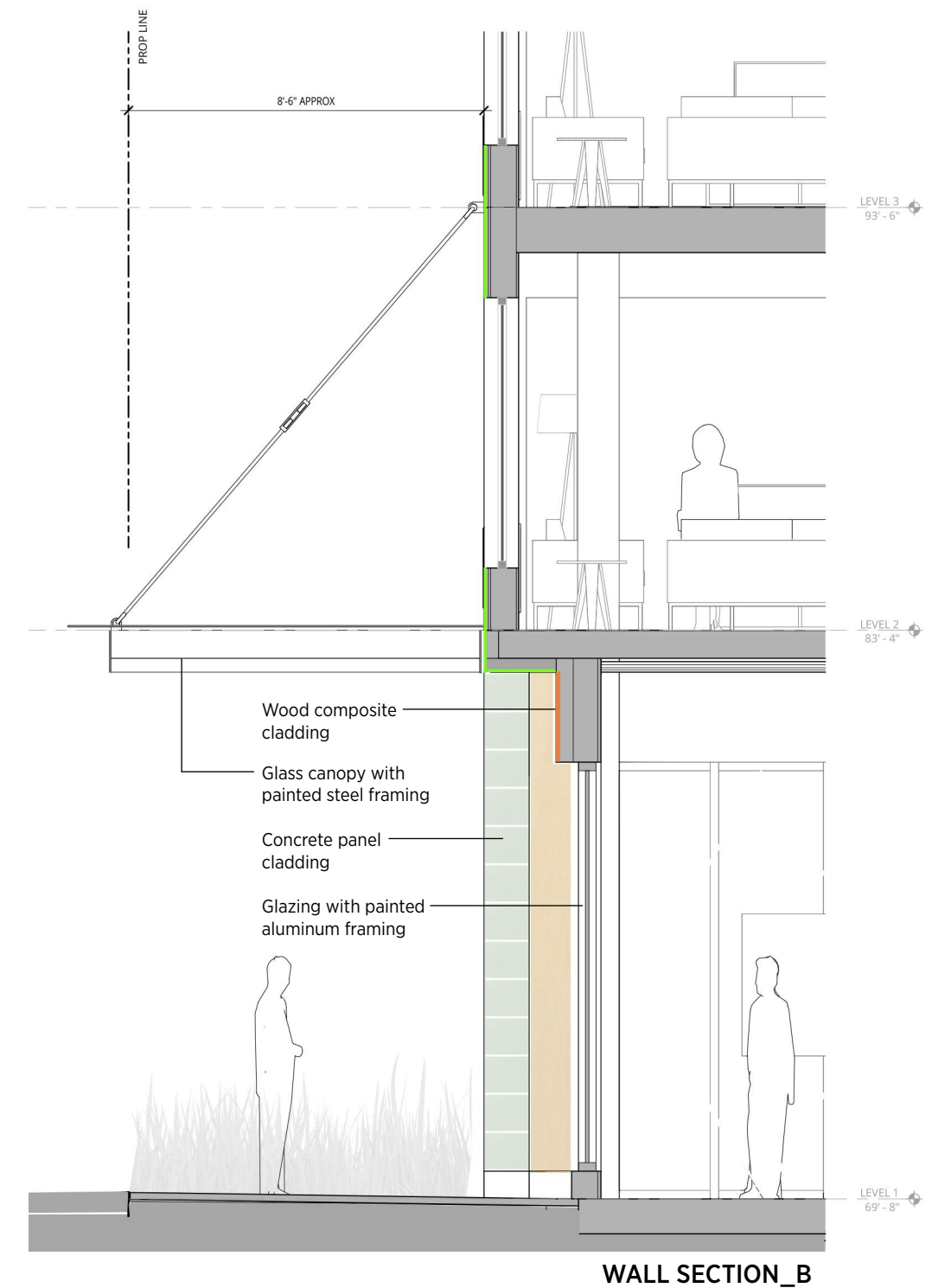
b. The Board noted the additional level of detail provided in the Early Design Guidance (EDG) packet indicated the intended character of exterior materials and detailing and agreed that they strengthened the scale-mitigation strategy of the design scheme.

Response

The building details at recommendation are focused on making each massing piece read clearly on its own, which reinforces the overall scale mitigation concept and also on further sub-dividing each wall surface into smaller scale components that appear well-organized and interesting.



VIEW OF RESIDENTIAL ENTRY



WALL SECTION_B

2 DESIGN RESPONSE TO EDG

STREET LEVEL DESIGN



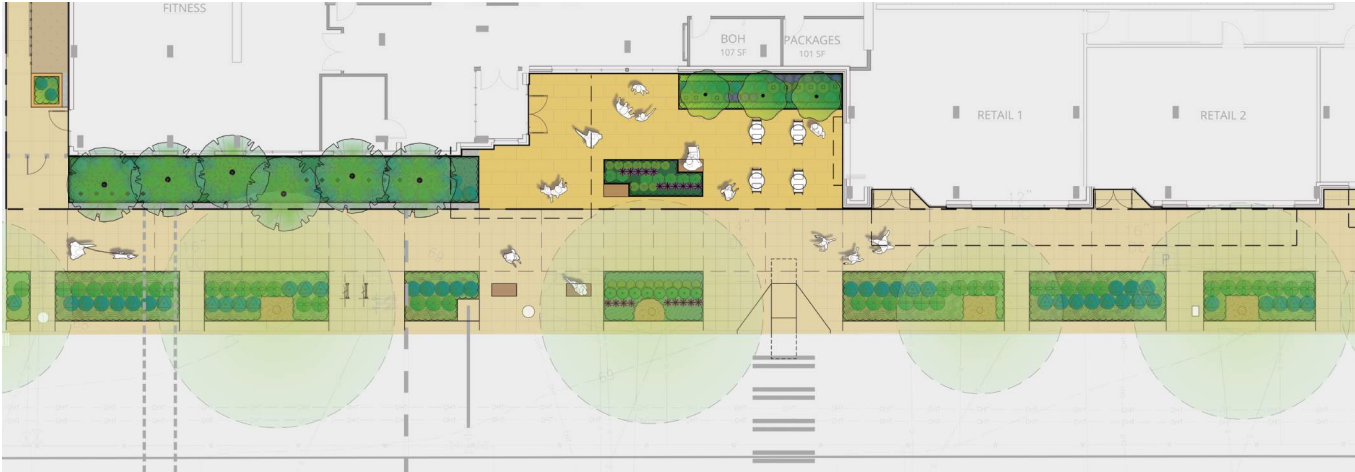
MASSING VIEW AT EDG



VIEW AT RECOMMENDATION

2. Massing and Modulation
c. The Board noted their particular support for the location of the entry courtyard along the street edge as a response to the diagonal intersection with Tallman Ave NW and connected to the new pedestrian crosswalk.

Response
The location of the entry courtyard has been maintained from EDG. It will be visible from across Market street and is identifiable as the focal point of the building, where the building's unique massing elements and maximum modulation intersect.



STREET LEVEL DESIGN



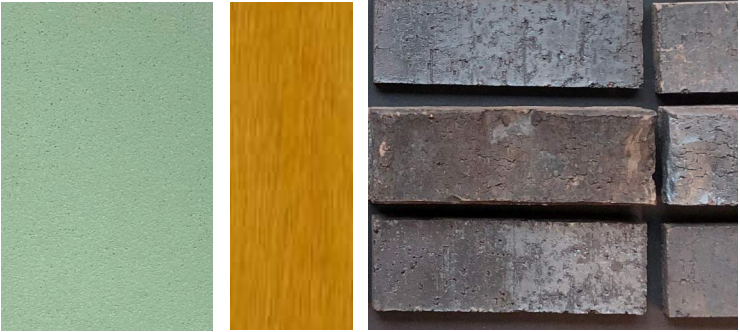
VIEW OF ENTRY PLAZA AT EDG

3. Street Level Design
a. The Board stated that the additional setbacks at the street level, particularly where retail spillover could occur at the entry courtyard, and the high-quality materials used at the street edge would contribute to a vibrant pedestrian environment and potential for engagement with the neighborhood.

Response
The entry courtyard has been maintained and enhanced since EDG. It is envisioned as a mix of sunlight and landscape, activated by both residents on the west and retail spill out on the east. The materials surrounding the plaza meet the design guidelines envisioned for the Character Core: Brick on the East and North and high-quality cementitious panel and wood-look composite panel on the West.

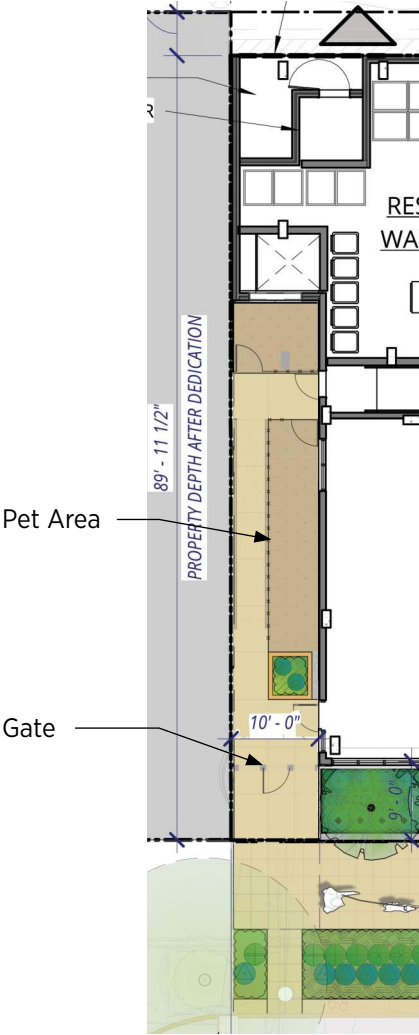


VIEW OF ENTRY PLAZA AT RECOMMENDATION



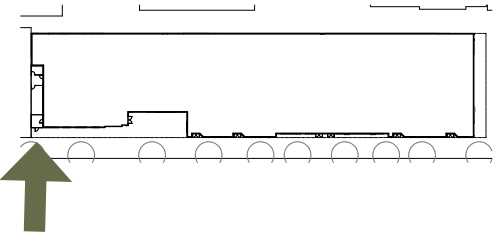
2 DESIGN RESPONSE TO EDG

STREET LEVEL DESIGN



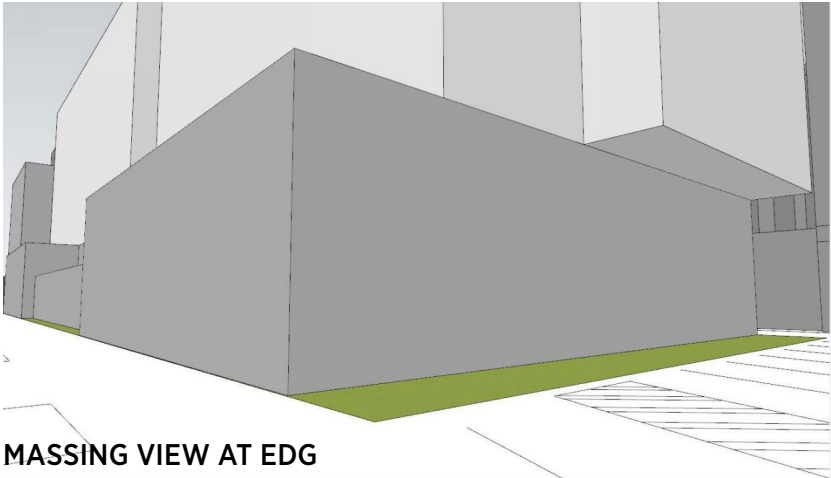
3. Street Level Design
b. The Board noted a potential issue at the west property line where the location of the existing structure abutting the entry courtyard could create a blind corner for pedestrians and asked the applicant to consider this as the design develops.

Response
The green portion of the new building is set back from the property line (and the existing building) 9' as a scale-reducing measure and to give extra light to the sidewalk. This 9' zone will be planted like a garden with large window into a residential lobby beyond. A 10' gap on the sideyard between the existing building and the new building provides a respectful buffer to the scale of this small corner building and this gap will be frequently used by residents as a pet area. Residents will be able to enter this gap through a perforated metal gate, sealing off the space to visitors and maintain the street edge for safety and visibility.

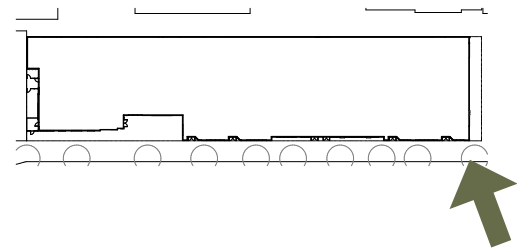


Perforated metal gate

STREET LEVEL DESIGN



MASSING VIEW AT EDG

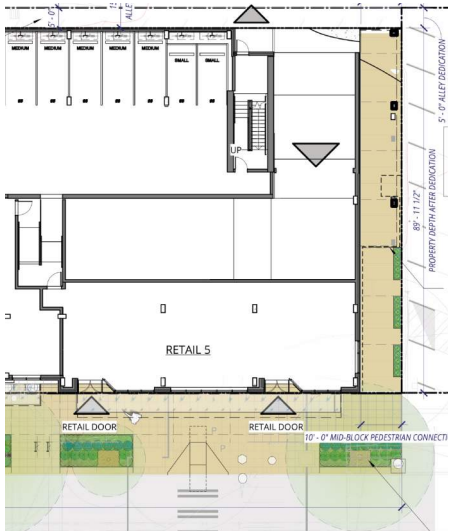


3. Street Level Design
c. The Board enthusiastically supported the street level connection between NW Market St and the alley to the north, noting its benefit as a connector on this long block to both pedestrians and cyclists and the additional relief and potential for activity it would add to the street edge.
d. The Board supported the retail programming at the street edge that included a high glazing percentage and multiple points of entry.

Response
c. This connection from Market Street to the alley has been maintained. Similar to the gap at the west, the lower level building façade at the east is voluntarily pulled back 10' from the property line but here the setback extends all the way through to the alley and the public is invited to traverse and connect to the alley at this mid-block location. The two story wall will be full height textured brick with patterning that recalls the spirit of Ballard. The upper levels of the residences extend overhead, supported by concrete columns. Lighting and landscaping will ensure visibility.
d. This retail programming at the street edge has been maintained and the small retailers will active the street.



VIEW OF ALLEY CONNECTION AT RECOMMENDATION



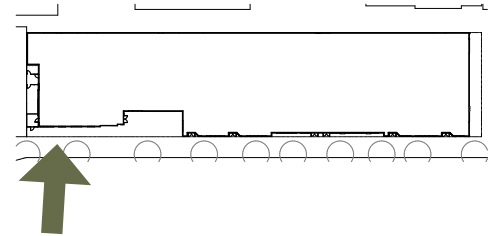
NIGHT LIGHTING

2 DESIGN RESPONSE TO EDG

UPPER LEVEL MATERIALS & DETAILS



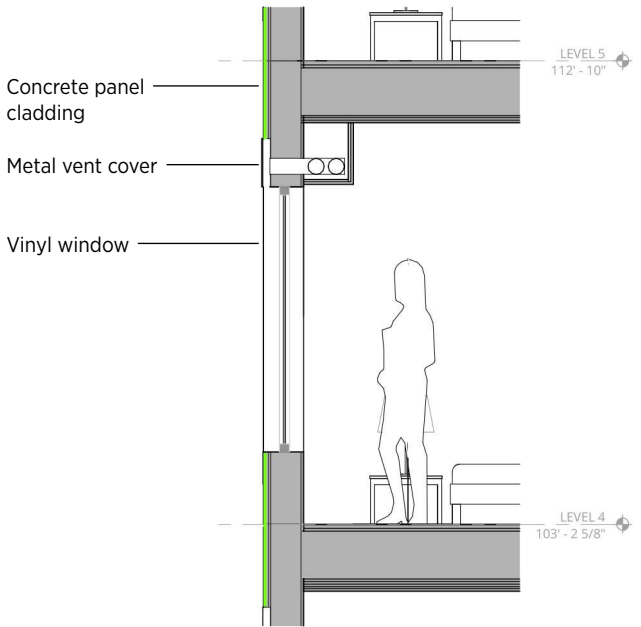
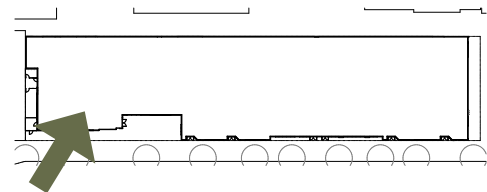
ELEVATION OF CONCRETE PANEL CLADDING



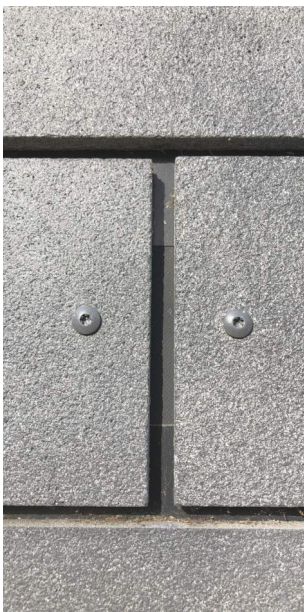
High quality green concrete cladding panels with white window trim identifies this part of the building, containing the residential entry and amenities, as special, and related to the concept of Apricity



ROOF DECK



WALL SECTION_C

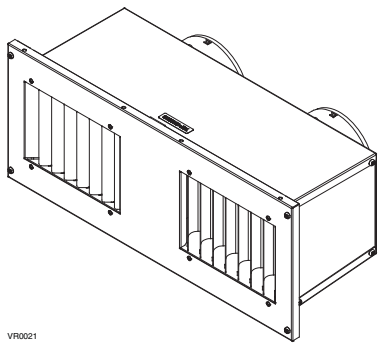


TYPICAL JOINT DETAIL

UPPER LEVEL MATERIALS & DETAILS



TYPICAL PTAC LOUVER



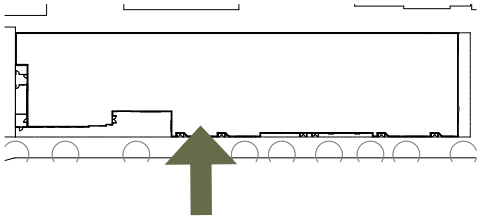
TYPICAL EXHAUST LOUVER

The materials and details of the upper residential levels have been developed to account for cladding panel layouts, alignments with ventilation louvers and fenestration.

Two zones of color (light and dark) are each comprised of two colors of fiber cement panel to provided subtle variation. Large metal balconies are utilized in the light zone on the South facade.

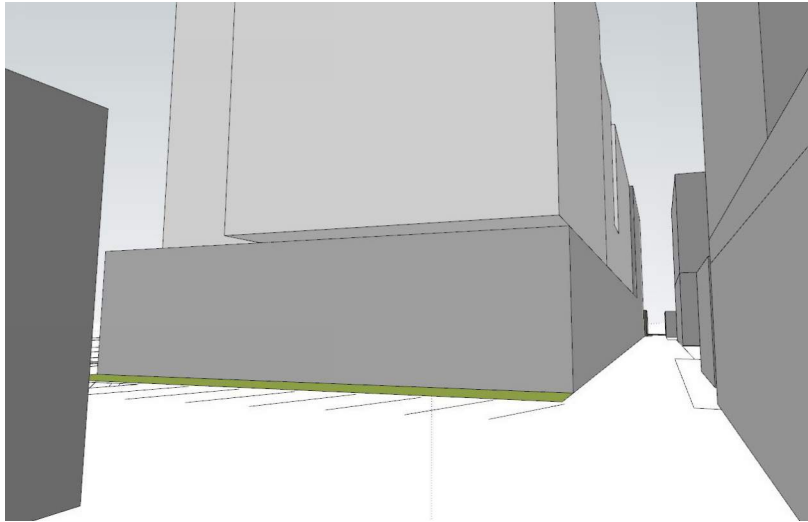


ELEVATION OF FIBER CEMENT CLADDING



2 DESIGN RESPONSE TO EDG

EAST & NORTH ELEVATION



MASSING VIEW AT EDG

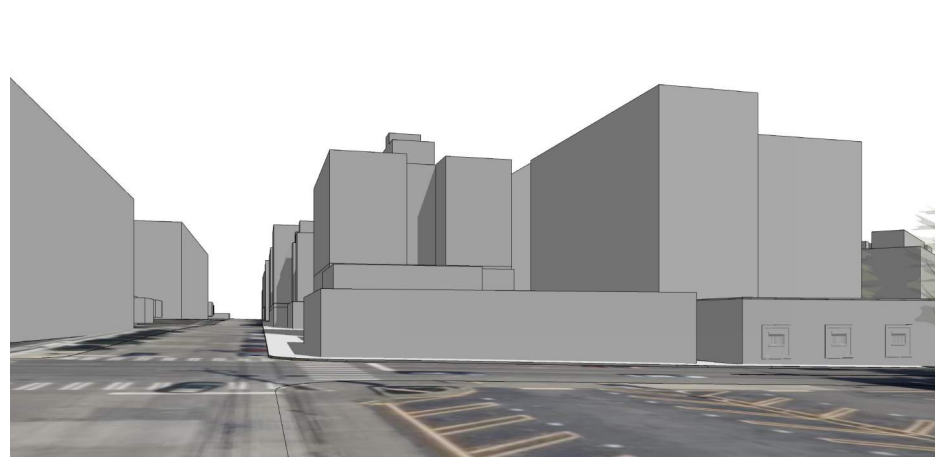


VIEW OF EAST FACADE AND ALLEY AT RECOMMENDATION

Pedestrian connection
from Alley to Market St.



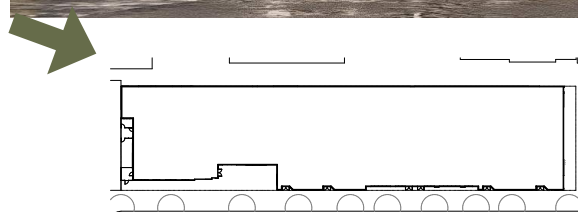
WEST & NORTH ELEVATION



VIEW OF WEST SIDE AT EDG



VIEW OF WEST SIDE AT RECOMMENDATION



2 DESIGN RESPONSE TO EDG

RENDERINGS



VIEW OF SOUTH & WEST AT EDG

RENDERINGS



VIEW OF SOUTH & EAST AT EDG



2 DESIGN RESPONSE TO EDG

RENDERINGS



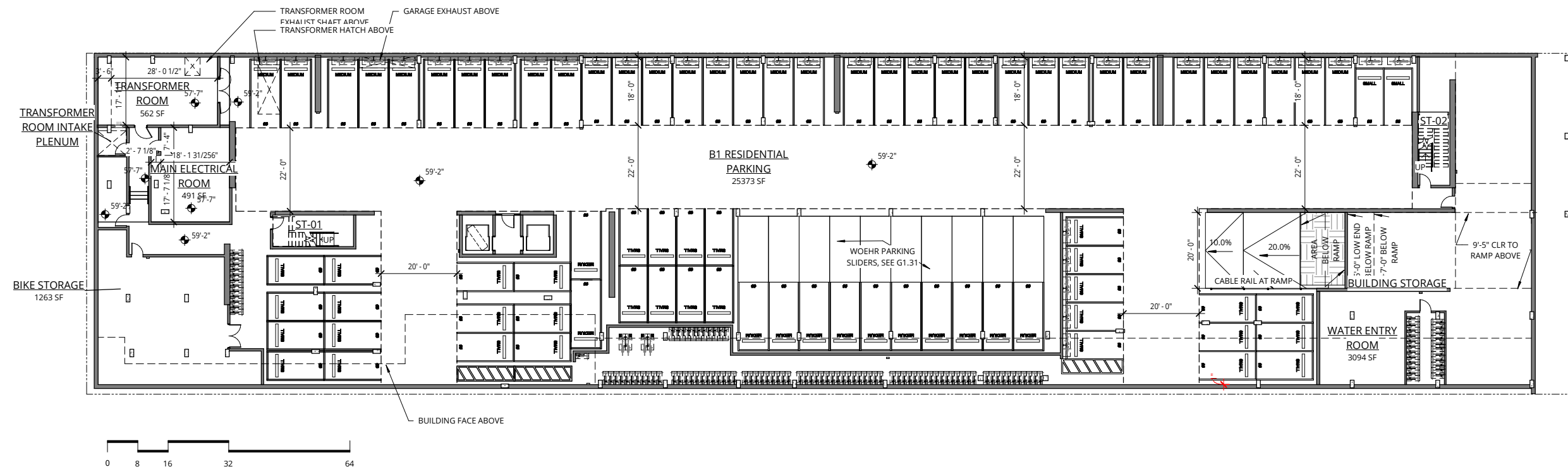


3 DOCUMENTATION



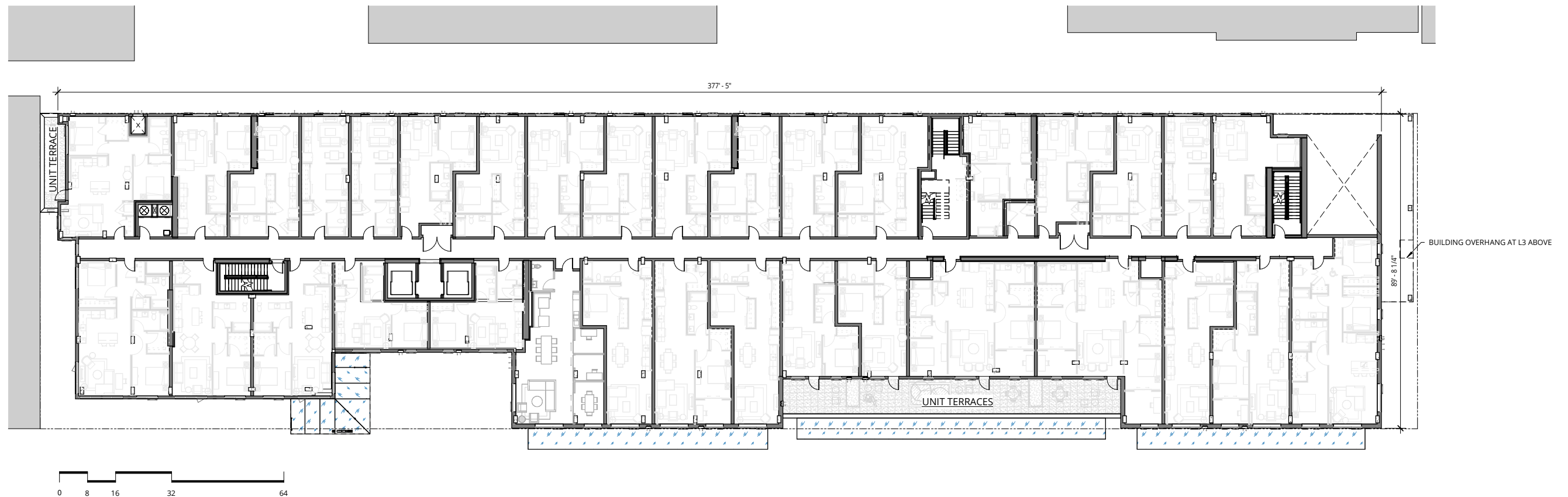
3 DOCUMENTATION

BASEMENT LEVEL PLAN



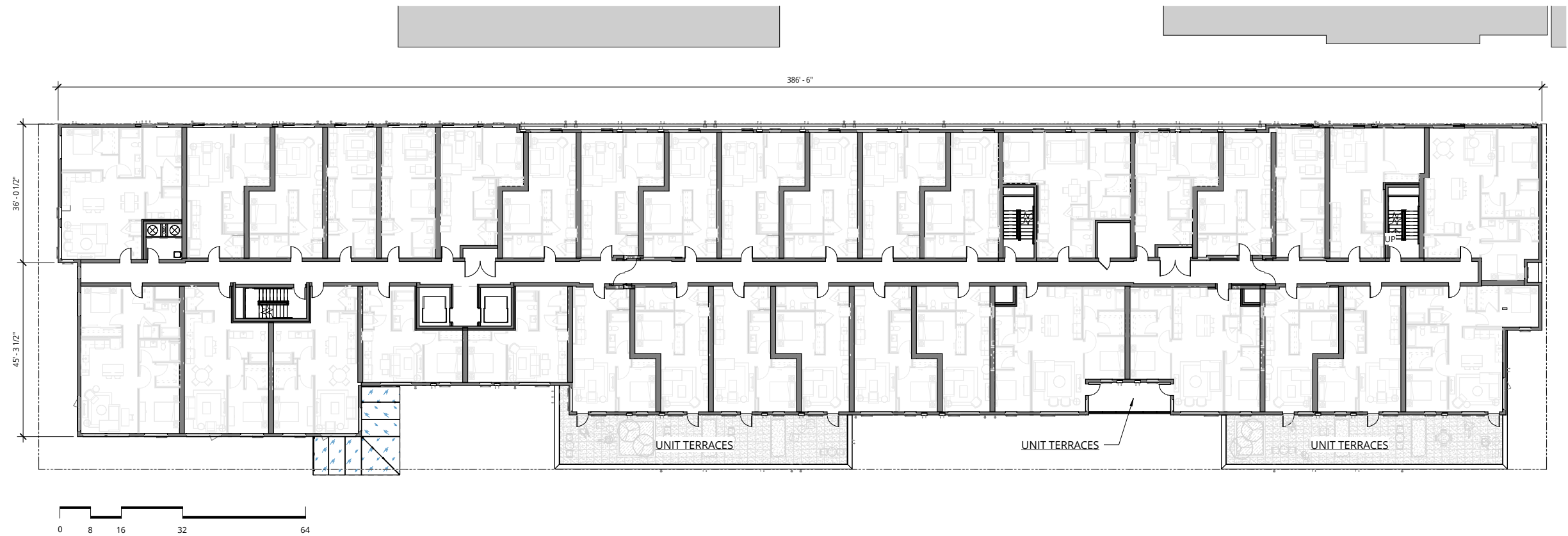
3 DOCUMENTATION

LEVEL 2 PLAN

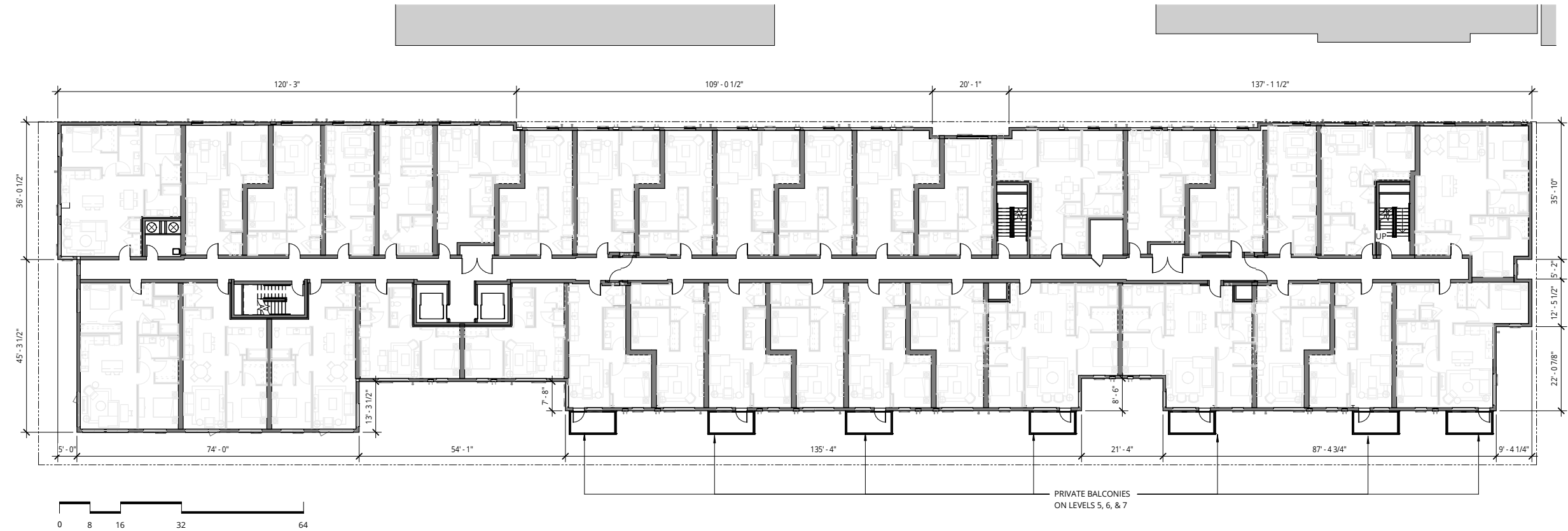


3 DOCUMENTATION

LEVEL 3 PLAN

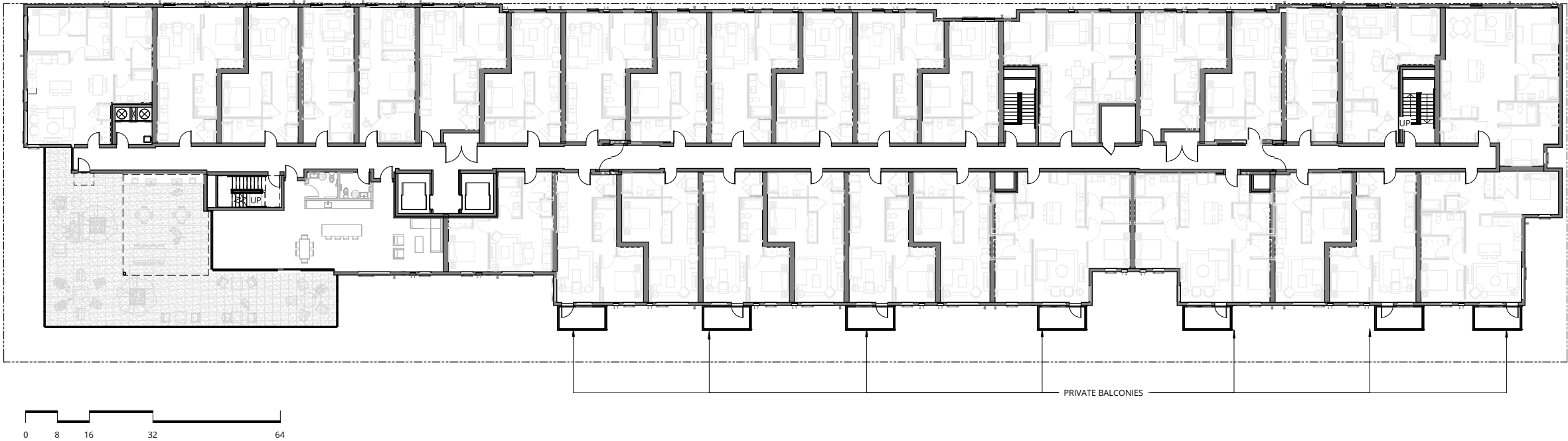


LEVEL 5 (TYPICAL) PLAN

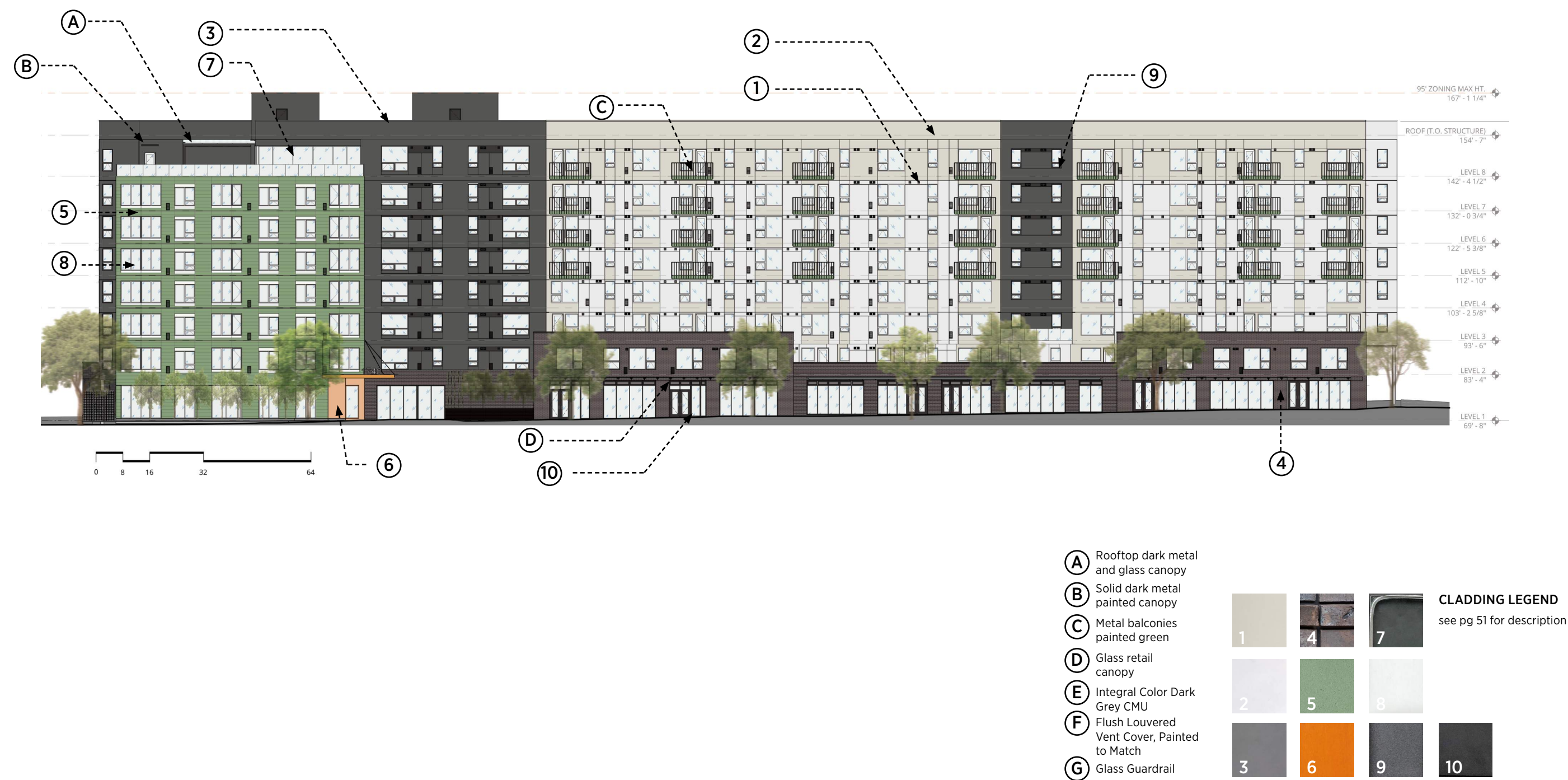


3 DOCUMENTATION

LEVEL 8 (TOP FLOOR) PLAN













SOUTH (MARKET ST) ELEVATION



EAST AND WEST ELEVATIONS

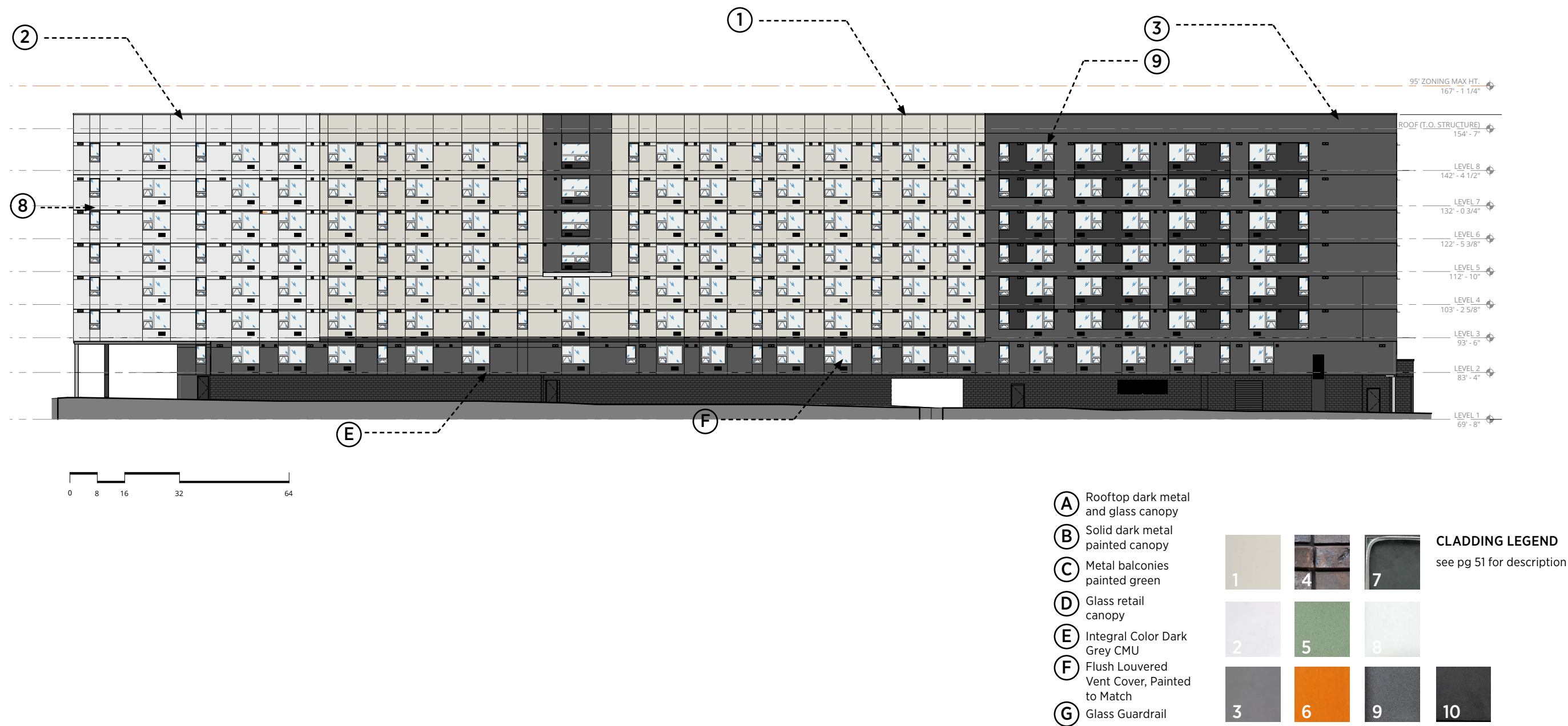


- (A) Rooftop dark metal and glass canopy
- (B) Solid dark metal painted canopy
- (C) Metal balconies painted green
- (D) Glass retail canopy
- (E) Integral Color Dark Grey CMU
- (F) Flush Louvered Vent Cover, Painted to Match
- (G) Glass Guardrail

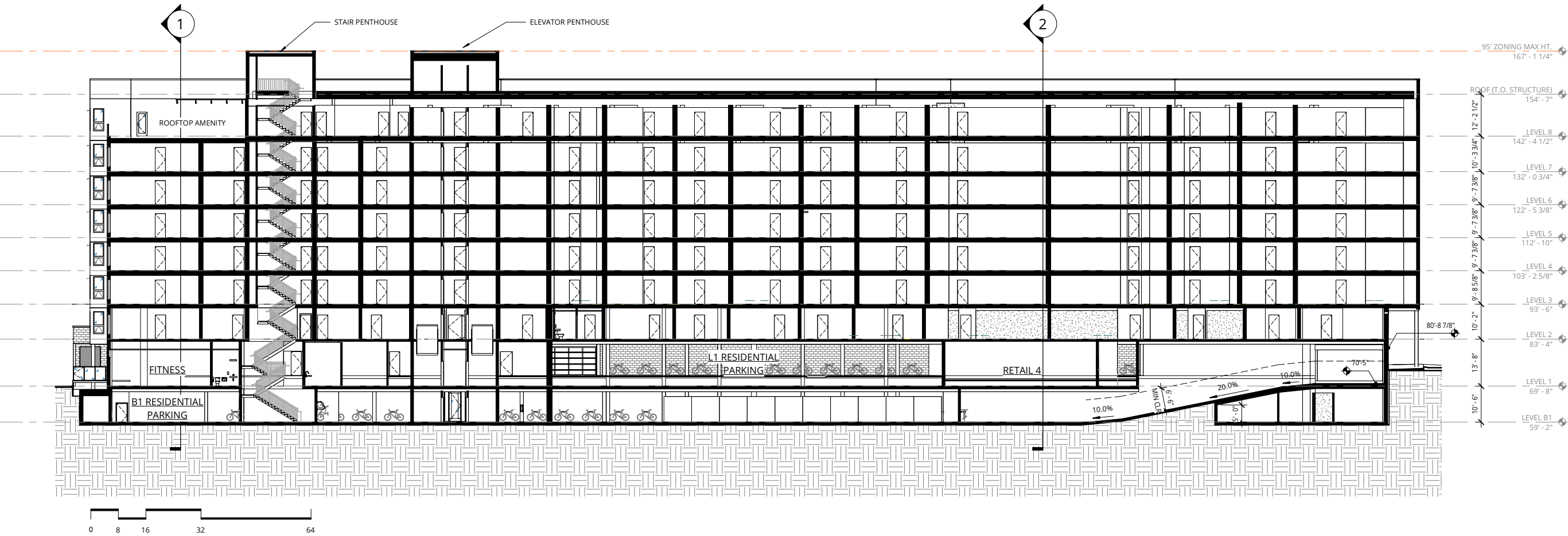
 1	 4	 7	CLADDING see pg 51 f
 2	 5	 8	
 3	 6	 9	
 10			

CLADDING LEGEND
see pg 51 for description

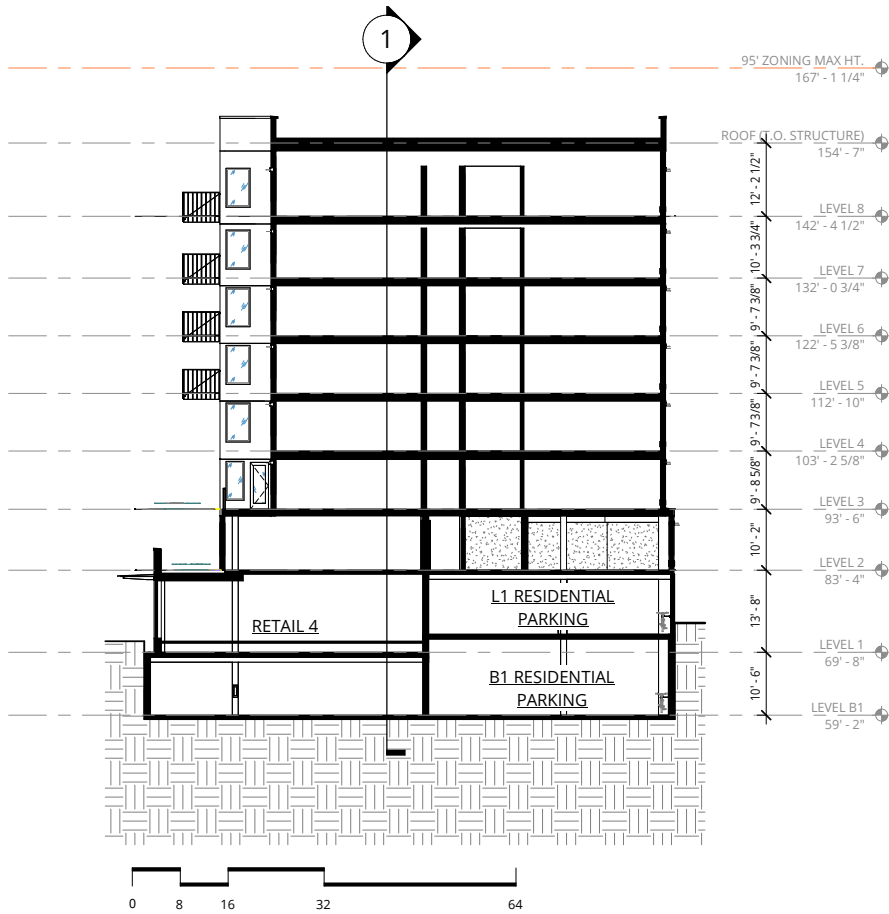
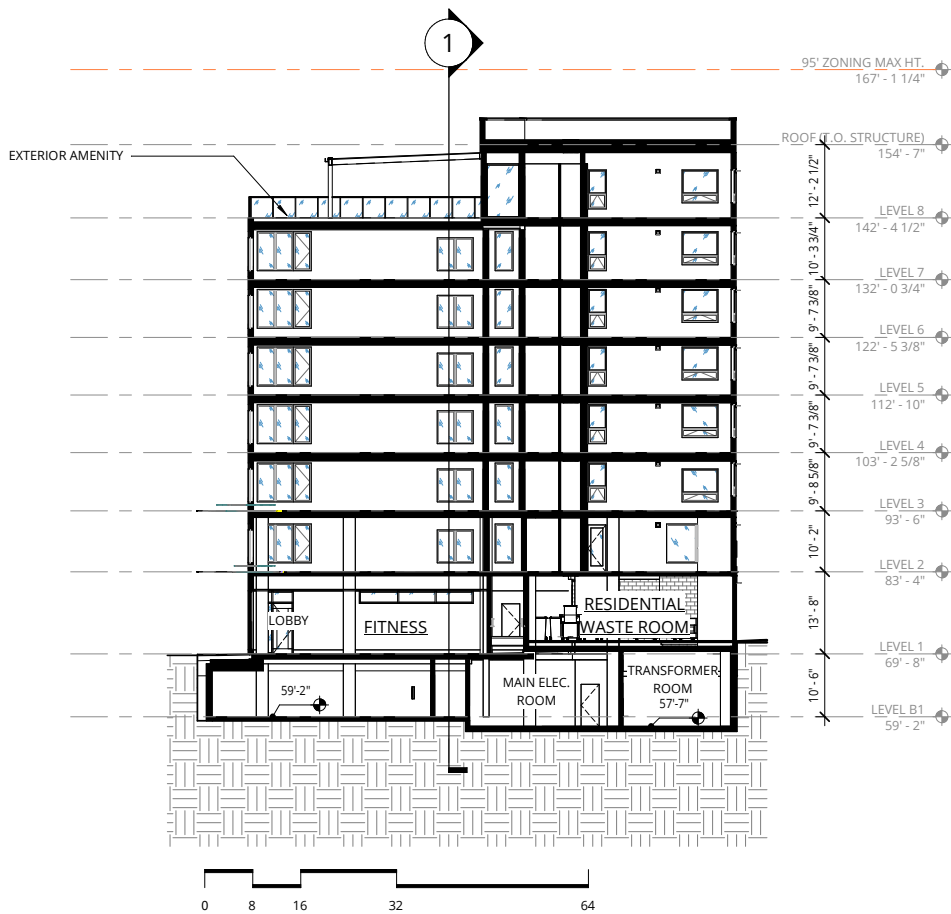
NORTH (ALLEY) ELEVATION



3 DOCUMENTATION



BUILDING CROSS SECTIONS

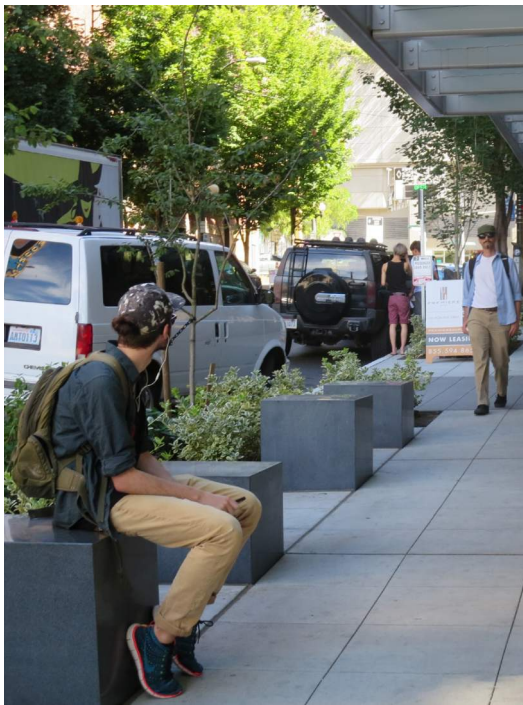


3 DOCUMENTATION

LANDSCAPE



generous planter strip provides room for bikes



seating at active areas

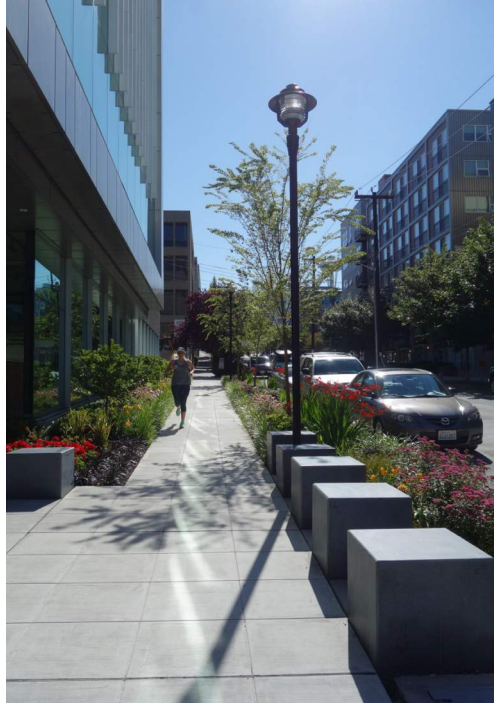


generous sidewalk provides room for spillover retail, active streetscape

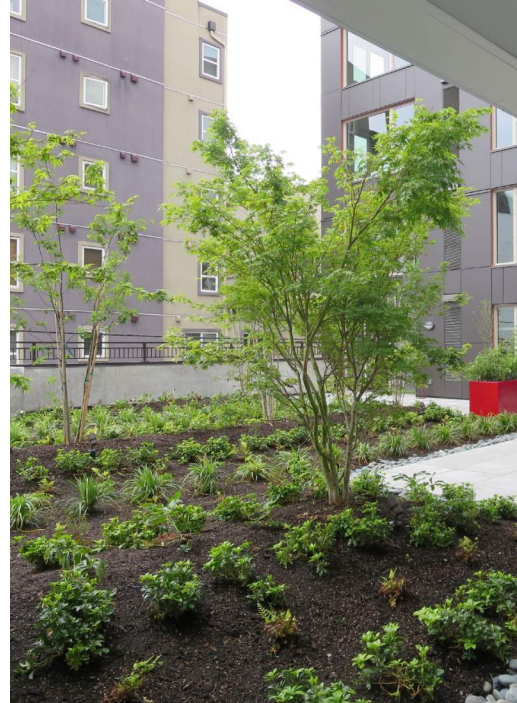


3 DOCUMENTATION

LANDSCAPE



sidewalk with seating



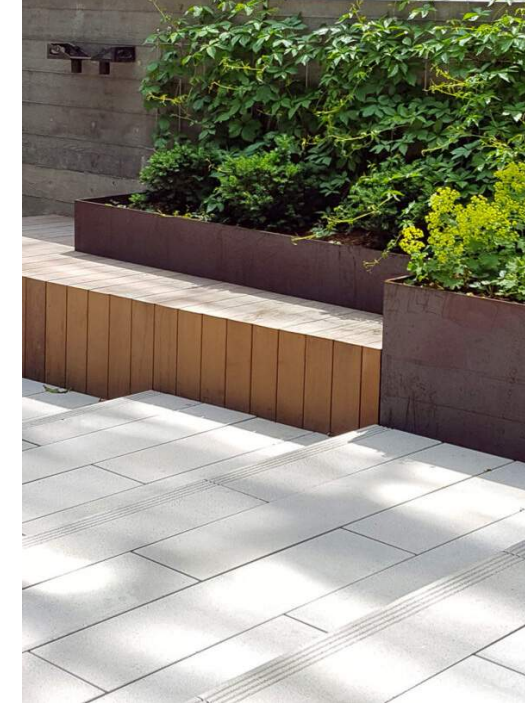
planter bands



friendly planters at entry



indoor-outdoor



higher biplanter at building



3 DOCUMENTATION

LANDSCAPE



fire and killer view



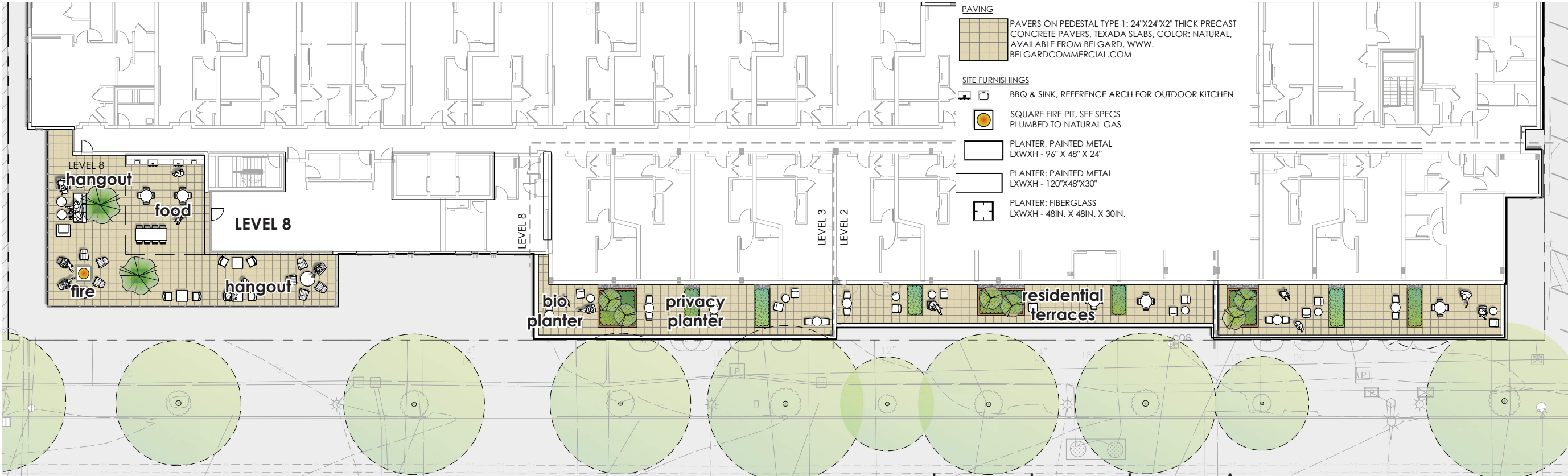
food and hangout



dining



residential terraces



UPPER FLOORS - UPDATE

LANDSCAPE

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME
<u>TREES</u>	
	AMELANCHIER ALNIFOLIA 'ALTAGLOW'
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
<u>SHRUBS</u>	
	ARCTOSTAPHYLOS X 'SUNSET'
	BRACHYGLOTTIS GREYI
	CEANOTHUS GLORIOSUS 'ANCHOR BAY'
	CORNUS SERICEA 'KELSEY'
	FOTHERGILLA GARDENII
	LONICERA PILEATA
	POLYSTICHUM MUNITUM
	FLOWERING DECID. SHRUB
	DEUTZIA GRACILIS 'NIKKO'
	SPIRAEA JAPONICA 'SMSJMLA'
	SPIRAEA X BUMALDA 'ANTHONY WATERER'
	FLOWERING PERENNIAL
	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'
	ACHILLEA X 'MOONSHINE'
	FLOWERING PERENNIAL 2
	MONARDA DIDYMA 'FIREBALL'
	SALVIA GREGGII 'LIPSTICK'
	BIORET, SHRUB
	ARONIA MELANOCARPA 'AUTUMN MAGIC'
	ILEX GLABRA 'COMPACTA'
	BIORET, FLOWERING
	IRIS TENAX
	ITEA VIRGINICA 'SPRICH' TM
	SCREENING SHRUB
	PHYLLOSTACHYS AUREA
	TAXUS X MEDIA 'HICKSI'
<u>PERENNIALS/GRASSES/FERNS</u>	
	ASTILBE X ARENDSII 'RHEINLAND'

<u>GROUND COVERS</u>	
	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	CAREX DIVULSA
	CAREX OBNUPTA
	LIRIOPE SPICATA

CONCEPT PLANT SCHEDULE - UPPER LEVELS

	SMALL TREE - ON STRUCTURE
	ACER PALMATUM 'SANGO KAKU' / CORAL BARK MAPLE
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE
	ON STRUCTURE GRASS/PERENNIAL MIX
	ARCTOSTAPHYLOS X 'SUNSET' / SUNSET MANZANITA
	HESPERALOE PARVIFLORA 'CORAL GLOW' / CORAL GLOW RED YUCCA
	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY

REPRESENTATIVE PLANTS

TREES



Amelanchier 'Autumn Brilliance'
'Autumn Brilliance' Amelanchier

SHRUBS, ETC.



Achillea 'Moonshine'
'Moonshine' Yarrow



Ceanothus gloriosus 'Anchor Bay'
Point Reyes Ceanothus



Polystichum munitum
Sword Fern

UPPER LEVELS



Amelanchier alnifolia
Saskatoon Serviceberry



Deutzia gracilis 'Nikko'
Nikko Deutzia



Arctostaphylos 'Sunset'
Sunset Manzanita



Lonicera pileata
Boxleaf Honeysuckle



Acer palmatum 'Sango Kaku'
Coral bark Japanese Maple



Salvia greggii 'Lipstick'
Autumn Sage



Brachyglottis greyi
Senecio



Liriope spicata
Creeping Lilyturf



Lagerstroemia 'Muskogee'
Muskogee Crape Myrtle



Carex divulsa
European Grey Sedge

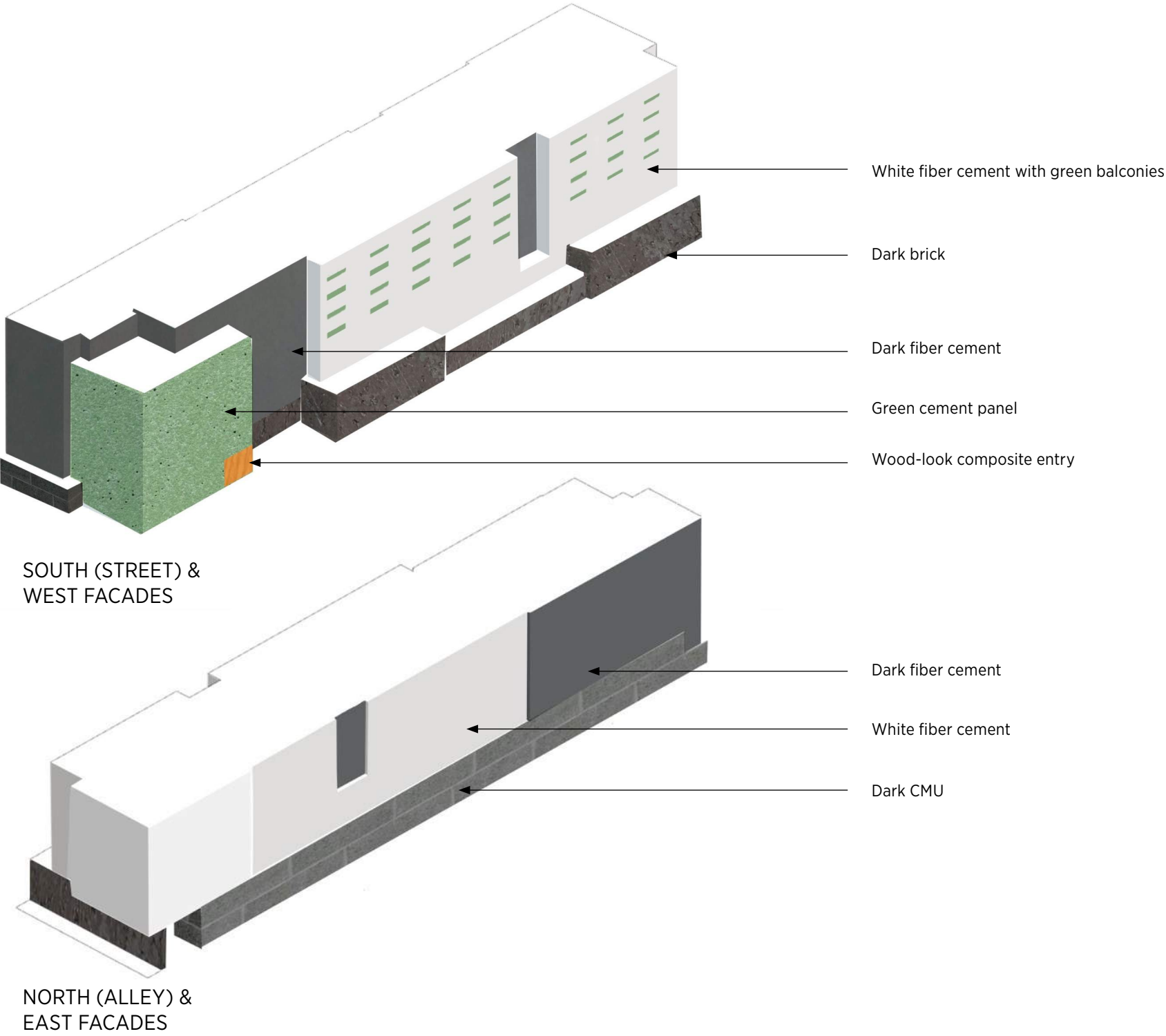


Bouteloua gracilis 'Blonde Ambition'
Blue Grama



Bioplanter Mix: Kelsey Dogwood,
Slough Sedge

EXTERIOR MATERIAL DIAGRAM



EXTERIOR MATERIAL PALETTE

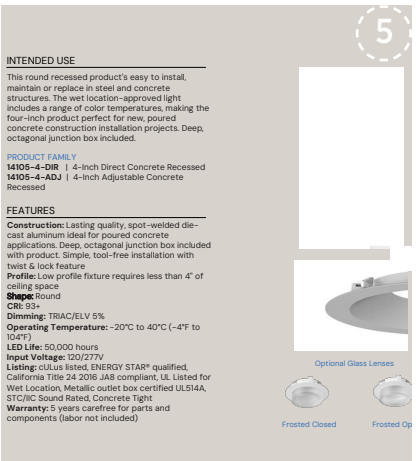
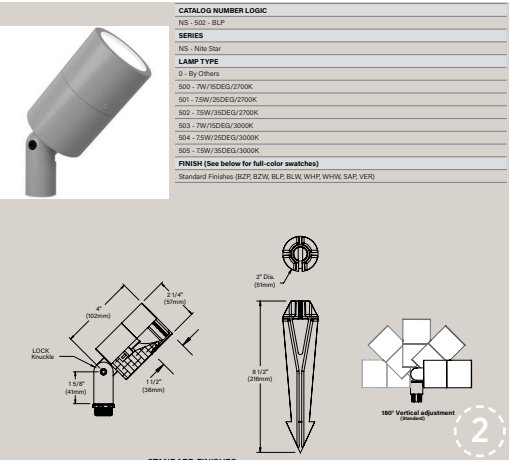
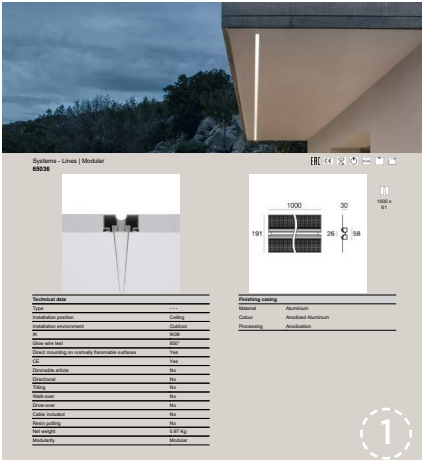
Material Legend

- 1 Fiber cement color 1 (off white). Basis = Hardie Panel, 5/16" thick x 4'x10' max.
- 2 Fiber cement color 2 (white). Basis = Hardie Panel, 5/16" thick x 4'x10' max.
- 3 Fiber cement color 3 (dark gray). Basis = Hardie Panel, 5/16" thick x 4'x10' max.
- 4 Brick, standard size, running bond. Basis = Mutual Materials, Coal Creek. Alternate projected courses = Clinker texture, Coal Creek
- 5 Concrete panel. Basis = Rieder Oko Skin, 1/2" thick x 1'x8' planks. Horizontal stack bond. Color = Standard Green. Mix of Matte surface and Ferro Light surface. (also, color-matched painted metal balcony with metal railing)
- 6 Wood-look composite panel. Basis = Prodema Pale or Trespa Meteon Montreux Sunglow. (also, adjacent color-matched painted metal door, frame and canopy)
- 7 Clear, low-e vision glass.
- 8 White vinyl window frame, in areas of cladding #1, #2 and #5
- 9 Black vinyl window frame, in areas of cladding #3
- 10 Black anodized aluminum storefront mullion



3 DOCUMENTATION

EXTERIOR LIGHTING



SIGNAGE CONCEPT

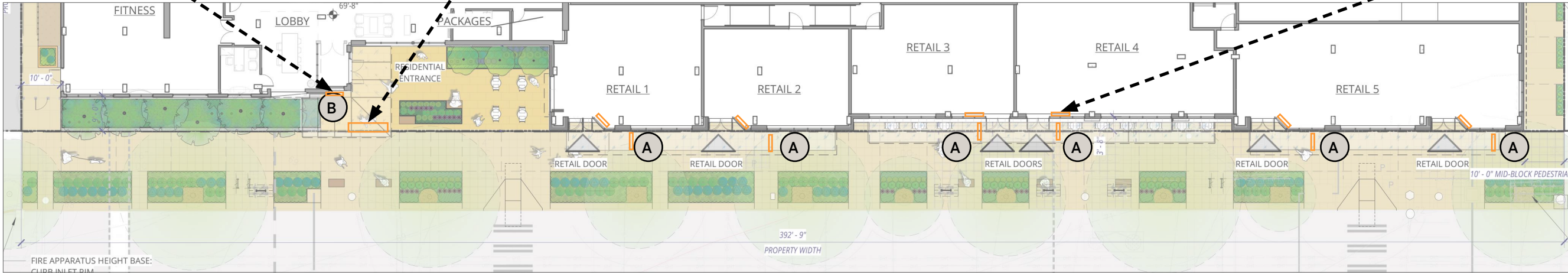


(B) RESIDENTIAL LOBBY ENTRY - STAINLESS STEEL SIGNAGE AT CANOPY



(A) WINDOW AND/ OR HANGING FUTURE RETAIL SIGNAGE

(C) RESIDENTIAL LOBBY ENTRY - WALL MOUNTED SIGN



4 DEPARTURES

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#1 STRUCTURE WIDTH (Supported at EDG)

Departure #1

Structure Width (SMC 23.47A.009.F)

- A)** The code requires the maximum width of a structure to be 250’.

A code-compliant option for this site would be two structures with independent circulation abutting each other (as there is no required side setback and party wall conditions are common throughout Ballard). One structure would be 250’ wide and the other would be 143’ wide. The two structures would be connected below grade.*

**Structure width is to be calculated separately for each portion of a structure that has no above-ground connections such as hallways or stairways to other portions of the structure (23.47A.008.C.5)*

B) The applicant proposes the maximum width of the structure to be 393’, which is the width of the site.

- C)** This departure will help the project better meet the intent of the design guidelines in the following ways (see graphics on the following page):

1

The amount of light, air and open space given over to the public realm of Market Street in the preferred massing is twice the amount of the code-compliant massing.

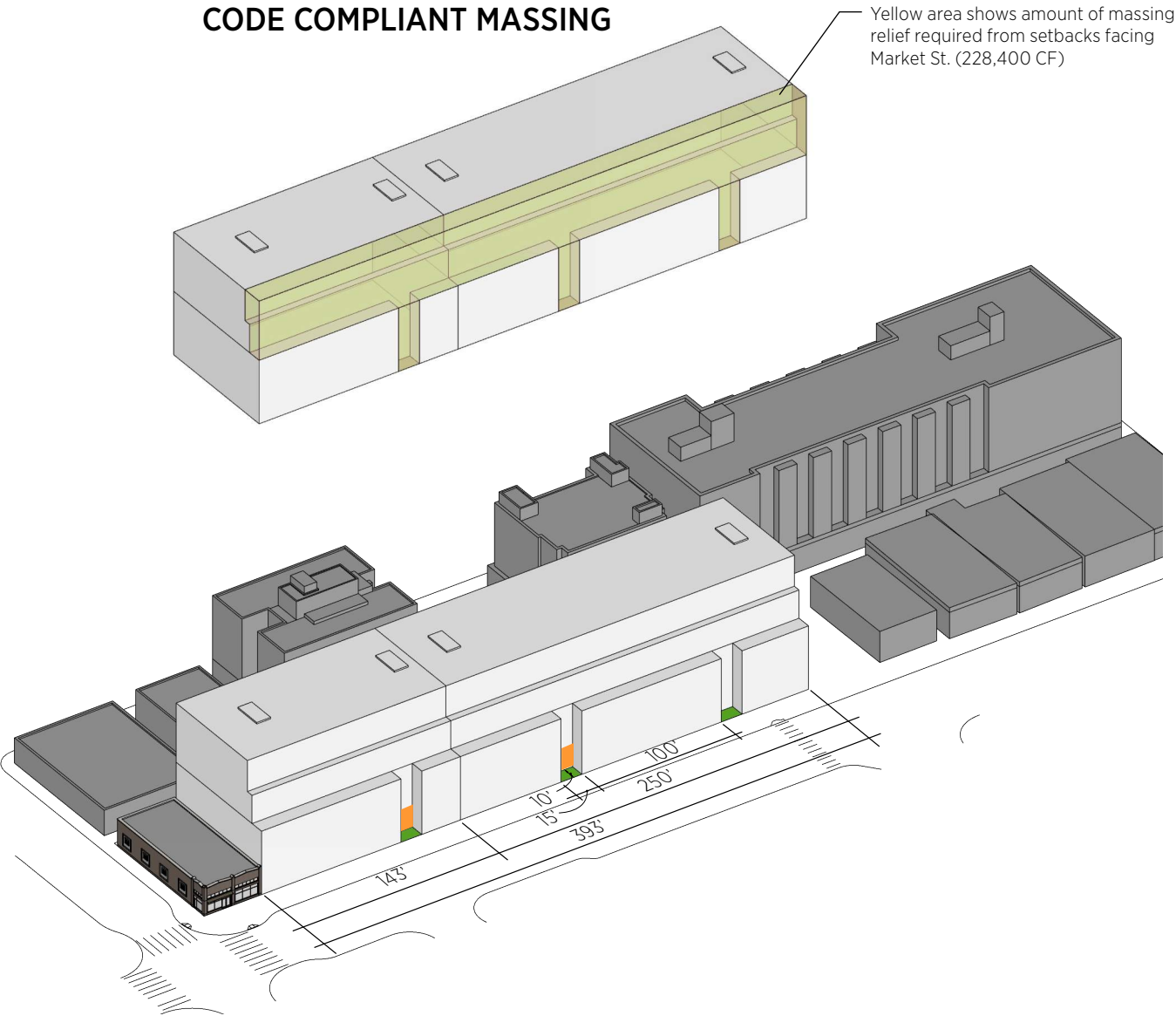
The efficiency of one structure allows for fewer duplicative building service elements like exit stairs, MEP spaces and elevators on the residential floors and a single lobby on the ground floor. The reduction of these elements allows for greater livability in the residential homes and also the ability to shape the building mass in a way that provides more light and air to the public realm. **(Design Guideline: DC2.1.a. Reducing Perceived Mass)**

2

Having one main building entry is clearer for the residential experience rather than having multiple entries that would be required in the code-compliant scheme. Additionally, having one residential entry allows for the adjacent retail space to be contiguous instead of bifurcated, which makes for a more flexible and viable retail space allowing for a variety of neighborhood retailers. **(Design Guideline: CS2.3.a.1. Emphasize identifiable entrances)**

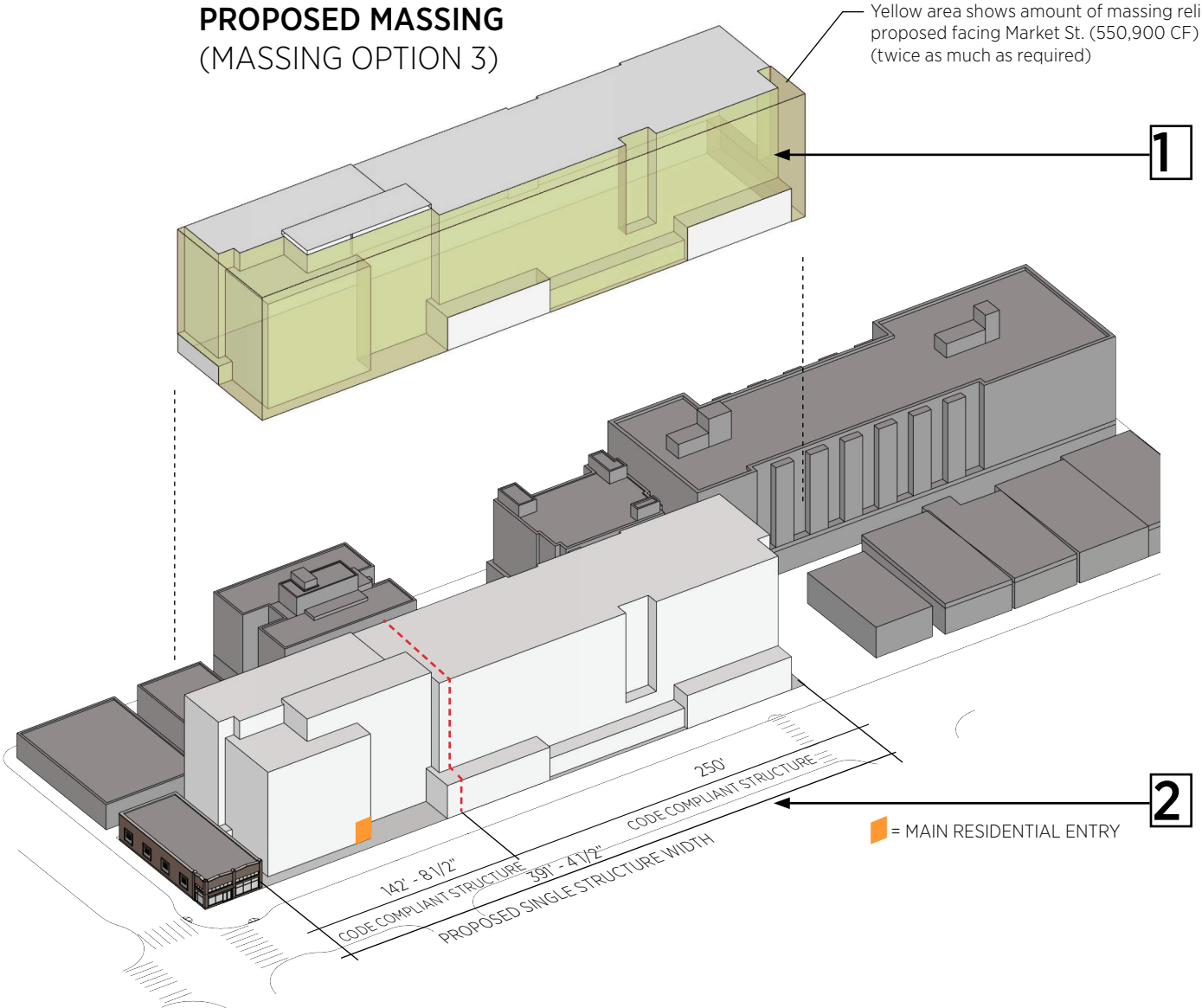
#1 STRUCTURE WIDTH (Supported at EDG)

CODE COMPLIANT MASSING



Option 1 Block Plan - The code-compliant massing provides less relief and interest to the pedestrian realm

PROPOSED MASSING (MASSING OPTION 3)



Option 3 Block Plan (level 2 shown) - The preferred massing fits in to the block pattern of density and variation

#2 STREET-LEVEL USE (Supported at EDG)

Departure #2

Street Level Use (SMC 23.47A.005)

A) The code requires that Residential uses shall be limited to no more than 20% of the street frontage. 80% shall be Street-level use such as Retail.

B) The applicant proposes that the street frontage be 66.7% (248.5') street-level use, 13.4% (50') publicly-accessible outdoor entry plaza space in front of residential use, and 20% (74.5') Residential.

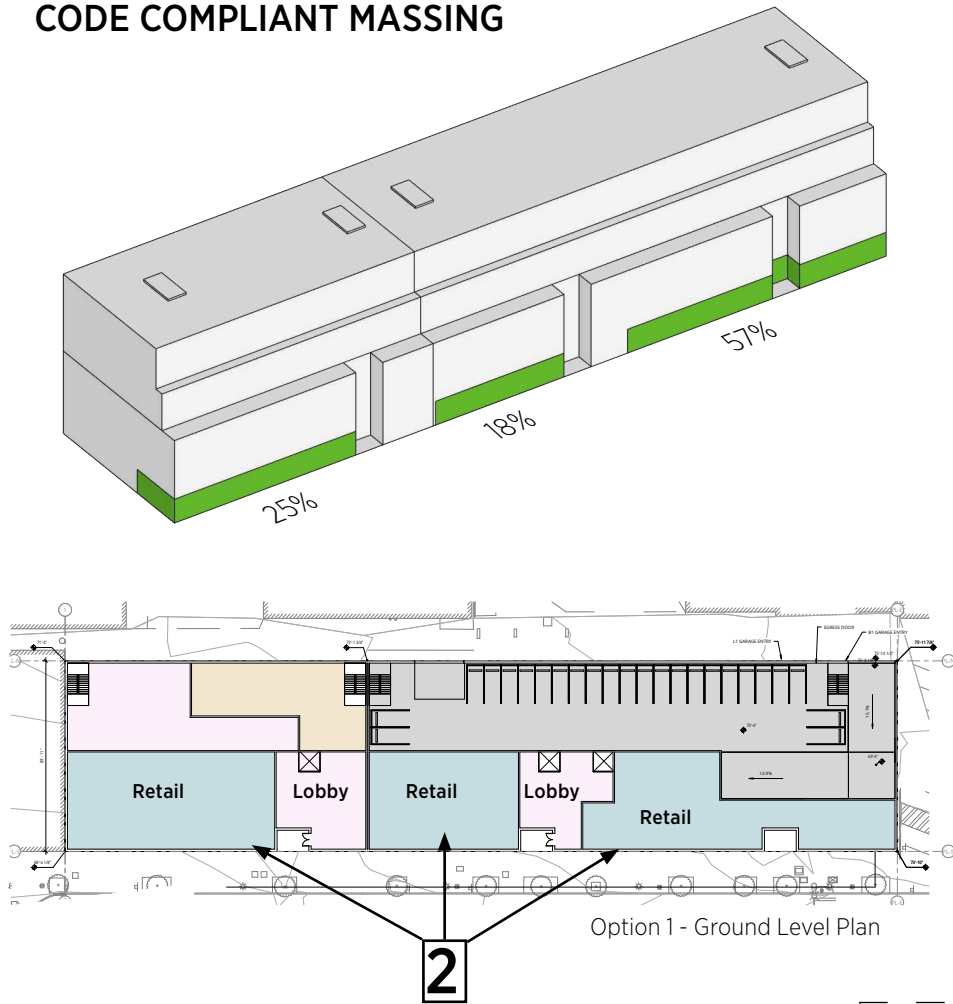
C) This departure will help the project better meet the intent of the design guidelines in the following ways (see graphics on the following page):

1 By allowing the south-facing entry plaza to count toward the 80% required frontage requirement of street-level use, the street level use (retail) that is provided will be able to utilize this sunny and active open space as a draw to activate the retail itself, thereby enhancing its quality and helping to have it be successful, rather than empty, retail **(Design Guideline: PL1.2.b. Create lively pedestrian oriented open spaces to attract interest and interaction)**

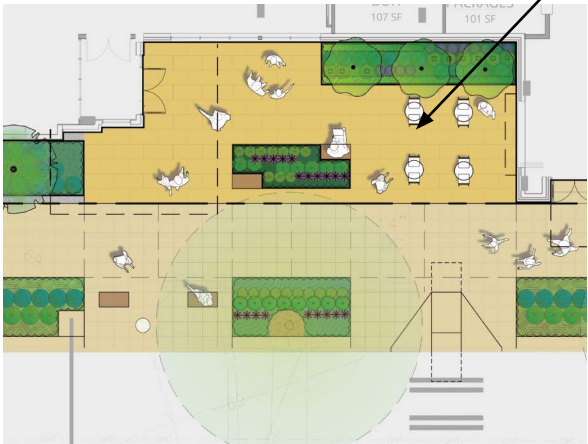
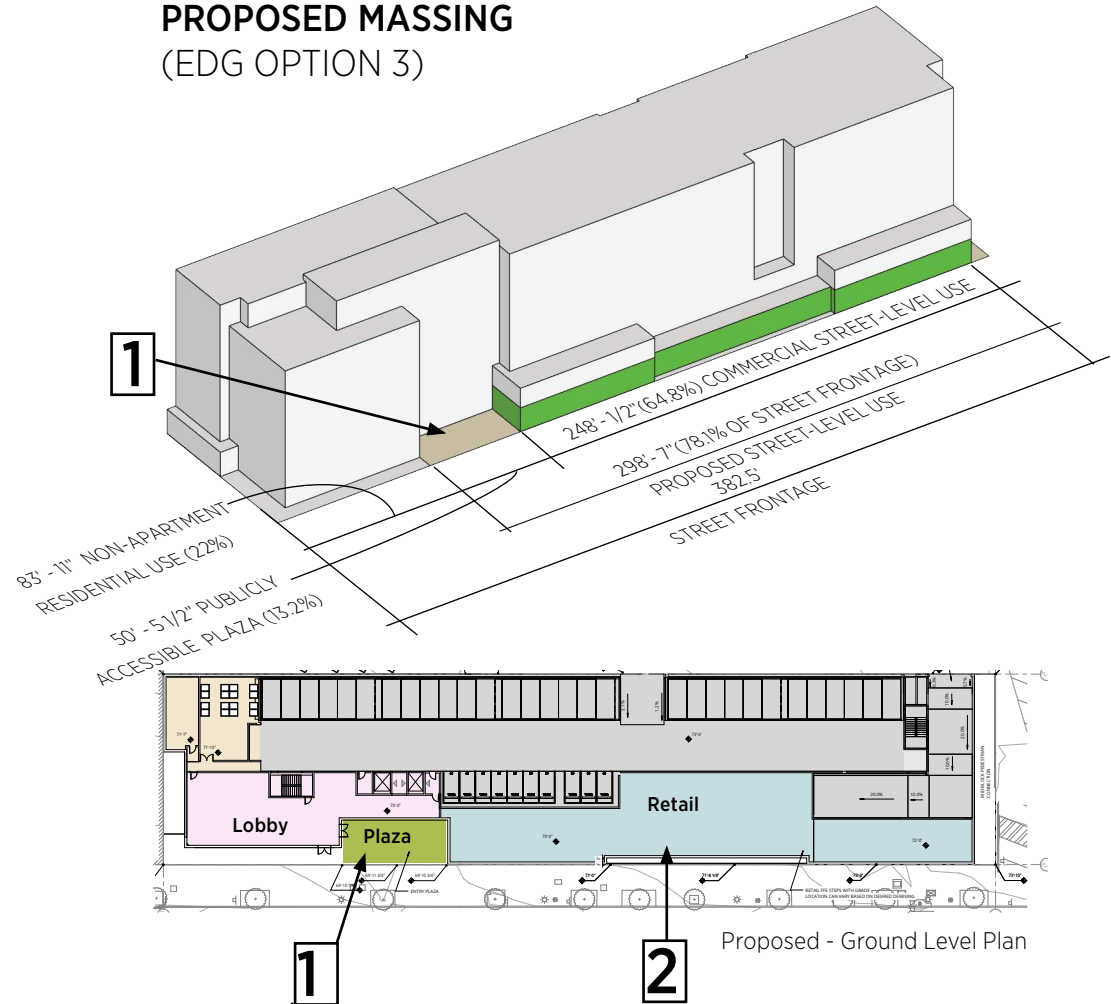
2 It is better for the flexibility and viability of the retail to be grouped together as proposed, rather than alternating with various residential access points as required in the code-compliant option. The ability to subdivide the retail space while remaining adjacent to other retail spaces will ensure there are no isolated islands of retail, which may not be as successful. **(Design Guideline: PL4.a. Avoid deeply recessed windows as street level, g. include commercial spaces for small businesses)**

#2 STREET-LEVEL USE (Supported at EDG)

CODE COMPLIANT MASSING



PROPOSED MASSING (EDG OPTION 3)



#3 FACADE MODULATION (Supported at EDG)

Departure #3

Facade Modulation (SMC 23.47A.009.F)

A) The code requires that the Market St Facade up to a height of 45', when located within 10' of the property line, shall be set back 10' deep by 15' wide for every 100' of unmodulated facade width.

B) The applicant proposes to waive the requirement that all setbacks be 10' deep and to allow some setbacks to be 3' deep instead, as long as the total setback area is greater than what is required.

The applicant proposes 1640sf of total facade setback within 10' of the Market st property line, whereas only 450sf of total facade setback within 10' of Market St is required.

C) This departure will help the project better meet the intent of the design guidelines in the following ways (see graphics on the following page):

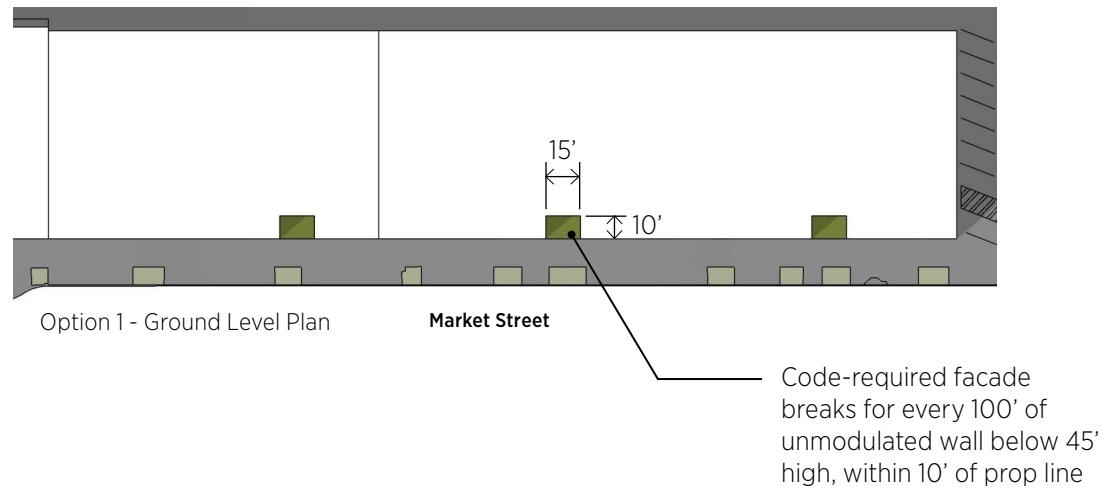
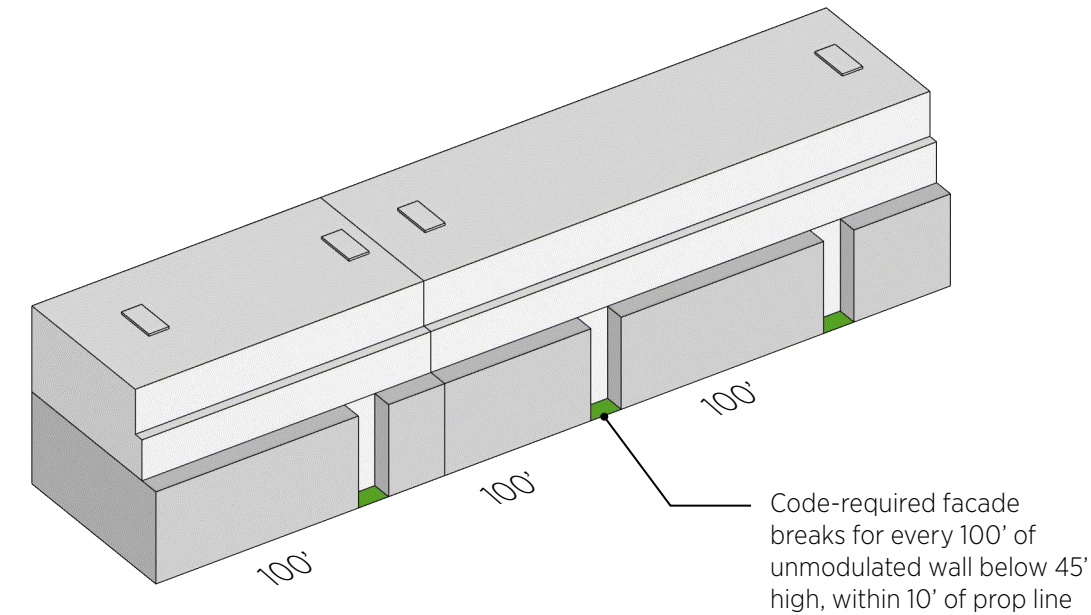
- 1

The quality and usability of one large space at ground level is greater than the too-small-to-use (and not good for visibility/safety) spaces in the code-compliant option. The quality of this large open space is particularly enhanced having southern exposure. *(Design Guideline: PL1.b.1. Orient open space to take advantage of sunlight)*
- 2

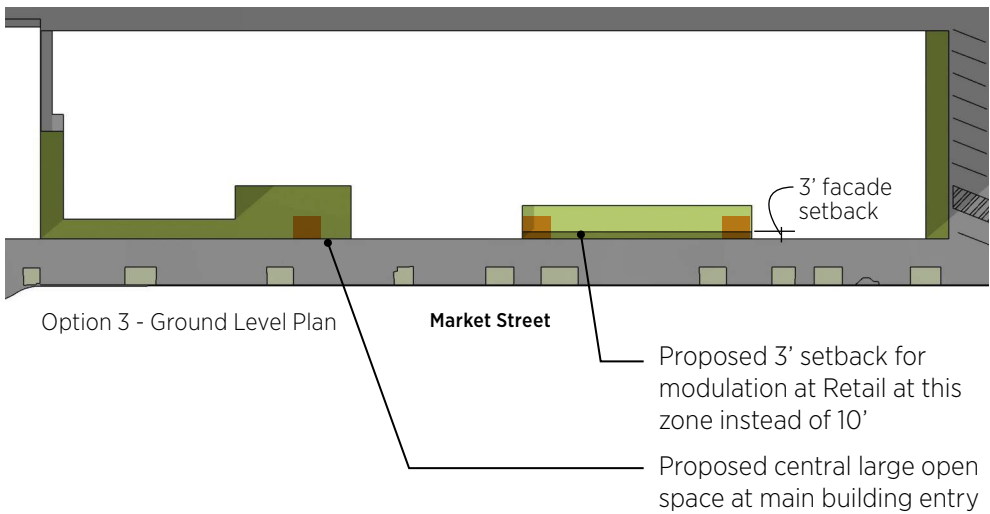
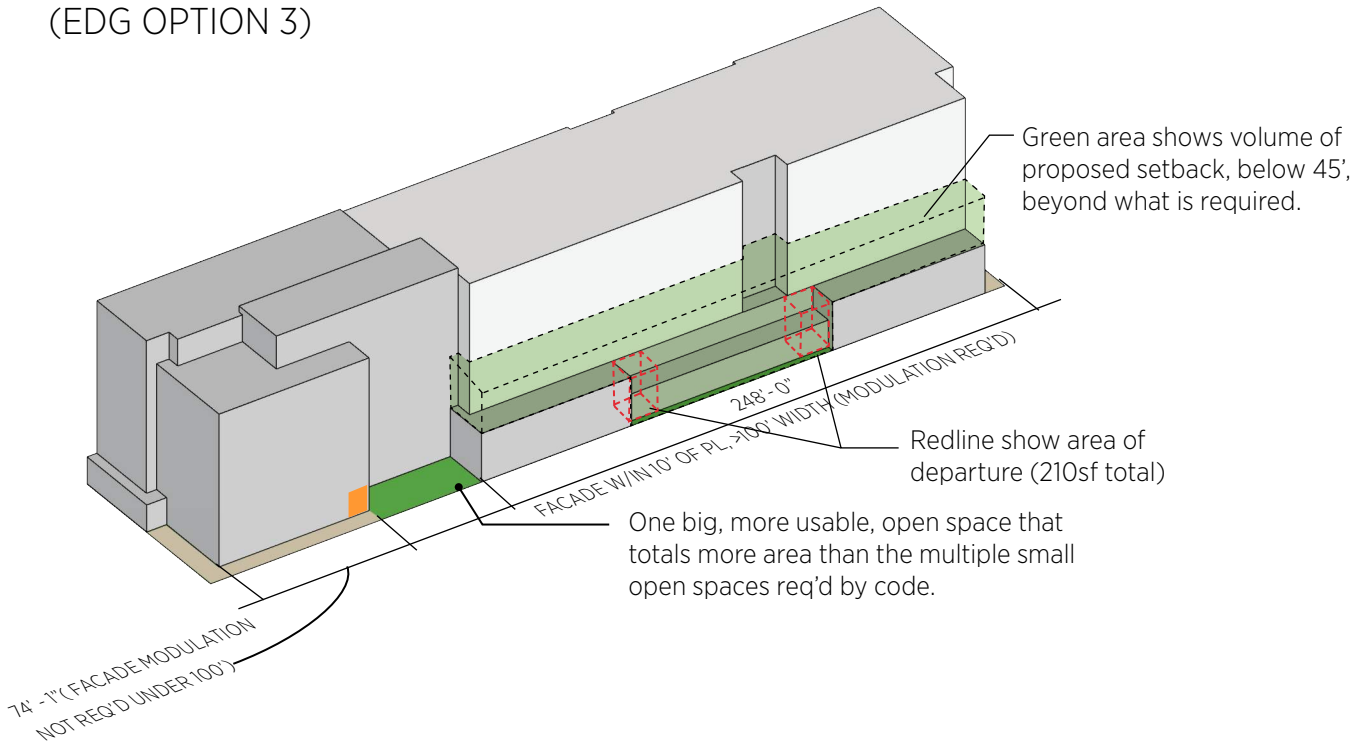
The preferred massing's two-story retail base east of the entry provided a more varied massing, that works with the retail program, than the rigorous base of the code-complaint massing. *(Design Guideline: DC2.4.a.1. Clearly differentiate residential from commercial uses)*

#3 FACADE MODULATION (Supported at EDG)

CODE COMPLIANT MASSING



PROPOSED MASSING (EDG OPTION 3)



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