



COMPASS CENTER BALLARD
Design Review Recommendation

June 14, 2010
DPD Project No. 3010420

COMPASS HOUSING ALLIANCE



Compass Housing Alliance serves homeless and low-income men and women over 18 years of age, a vulnerable and underserved population in Seattle and King County. It is a culturally and ethnically diverse population, consisting of individuals with varying strengths and needs.

Most individuals have no income or very low incomes. Those served by our case management and shelter program have incomes below \$7500/year.

Client data indicate that 40% of the men served by the Compass Center are Veterans.

Blending compassion and caring with effective programs and unique services, the people and programs at each of Compass Housing Alliance’s locations promote dignity, self esteem, and respect for self and others. One-on-one case management identifies the issues that led to street life and helps each person set his or her own goals.



URNESS HOUSE

Project Description

The project consists of 80 units of affordable housing for very low income adults. Unit types will be small studios. Residential amenity spaces include: commercial kitchen, dining room to accommodate 50 people, laundry room, lounges and activity rooms.

First and second floor commercial uses will include offices, medical services, and associated meeting spaces.

Parking for 12 vehicles will be provided at grade within the building and accessed from the alley. We are also requesting of SDOT an accessible van parking space directly in front of the building on NW 56th Street.

Outdoor spaces include an elevator-served extensive green roof and roof deck, residential level decks, terraces and a generous street frontage at the ground floor.



Who Is Nyer Urness?

Reverend Nyer Urness served as Chaplain at the Compass Center from 1989 to 2006. Nyer was a gifted conversationalist and a master listener. He made his friends feel unique, important, loved and heard. His ministry was at the heart of the Compass community. It is in memory of his gracious spirit that the building is named after him.

PROJECT INFORMATION

DPD Project No.: 3010240

Property Address: 1753 NW 56th Street

Owner: Compass Center Ballard, LLC

Contact Person: Rumi Takahashi, AIA
Weinstein A|U
Architects + Urban Designers
121 Stewart Street
Seattle WA 98101
tel. 206-443-8606
email: rumit@weinsteinau.com



DEVELOPMENT OBJECTIVES

- **Increase affordable housing options for very low income members of our community.**
- **Create an environment for residents and workers that provides a sense of calm and well-being; and promotes community within the building and Ballard neighborhood.**
- **Build a signature building for Compass Housing Alliance, a local non-profit organization that provides permanent housing options to homeless adults and low-income families across the region.**
- **Be a good neighbor by contributing to the quality of life in Ballard and foster neighborliness through architectural expression.**
- **Create an responsible, sustainable project that makes optimal use of scarce economic, environmental and social resources.**

Building Program | Desired Uses

The first floor program includes lobby and reception functions, meeting and office spaces, as well as back-of-house functions such as garbage/recycling, electrical and mechanical spaces, and parking for 11 vehicles.

Second floor elements include offices and medical services, commercial kitchen, dining room and laundry facilities for residents.

The upper five floors contain residential units, residential amenity spaces, terraces and decks.

Approximate Structure Height

The building will be seven stories, approximately 75 feet in height.

Number of Residential Units

80 studio units will be provided.

Amount of Commercial Space

The preferred scheme contains 8,357 square feet of office and medical services uses.

Number of Parking Spaces

12 stalls will be provided within the building structure, accessed from the alley in two garages. In addition, we propose to provide a an accessible van space in the front of the building along NW 56th Street.

URBAN DESIGN ANALYSIS: ZONING + LAND USE

ZONING

NC3-85, Ballard Hub Urban Village
City-defined Environmentally Critical Areas: None
Neighborhood Specific Guidelines: None

Use (Chart A Section 23.47A.004)

Residential uses, offices and medical services offices are permitted outright

Envelope (Chart A Section 23.47A.013B)

Lot Size: 9,491 sf

Gross Floor Area: 51,068 sf.

Maximum Allowable Height: 85 feet (penthouse extension allow to 16 feet)

Proposed Height: 75 feet (elevator / stair penthouse extension: 16 feet)

Floor Area Ratio: (23.47A.015)

Maximum Allowable FAR: 6.0 mixed-use development

Maximum Allowable FAR: 4.5 any single use within the structure.

Proposed FAR: 5.38 (building)

Proposed FAR: 4.496 (any single use)

Setbacks (23.47A.014)

None required.

We propose to set back from the street property line by 9’-6” to allow for a more generous pedestrian experience and provide clearance for overhead high voltage power lines.

Parking (23.45.015.B.2)

Parking for 12 vehicles will be provided within two garages within the building structure. These garages are accessed from the alley. An accessible van loading space is requested on NW 56th Street to provide direct accessible entry to the building through the front door.

Green Factor Strategies (23.47A.016)

- Extensive green roof on the upper roof
- Intensive plantings on podium level of the building
- Trees, ground covers along street frontage.

LAND USE

Neighborhood Development and Uses

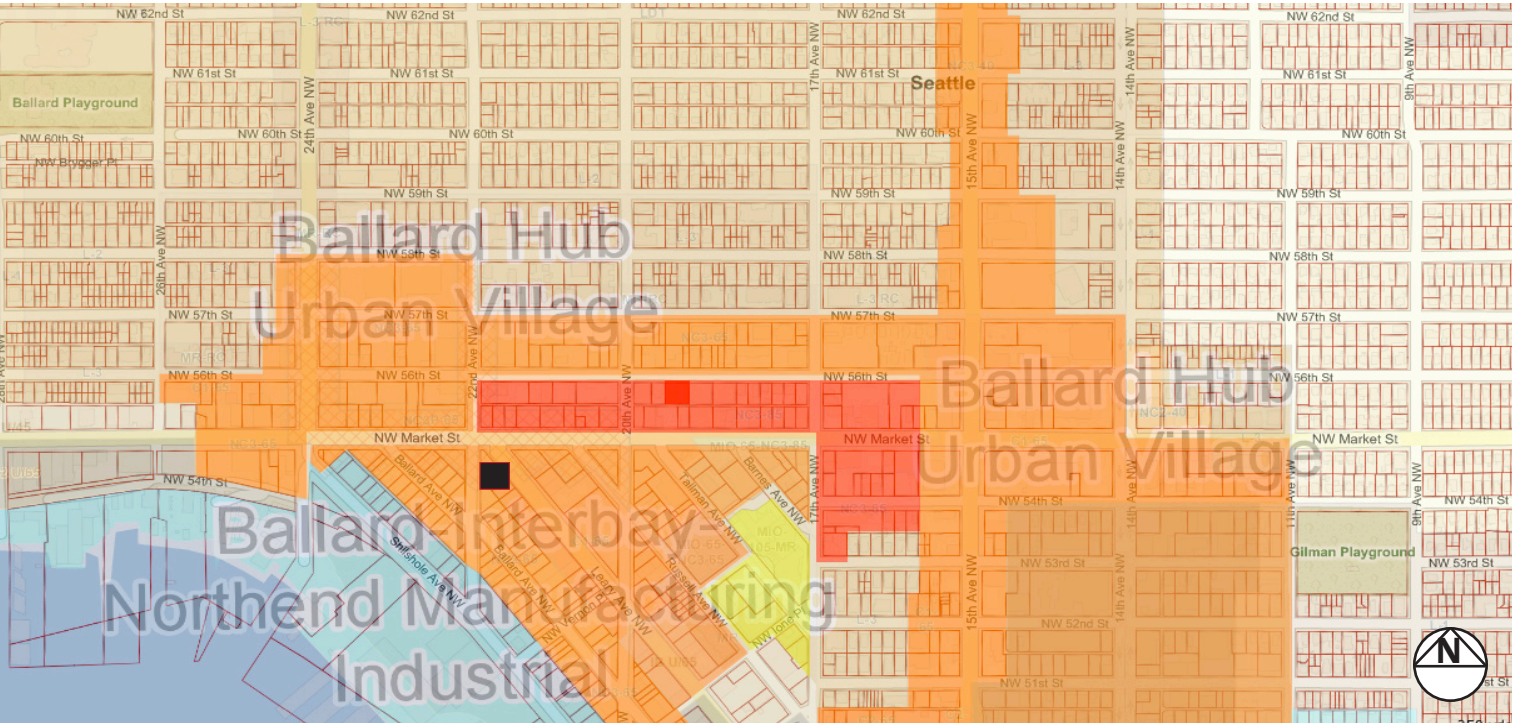
Market Street is the commercial spine of Ballard and attracts pedestrians and cars alike. It demarcates the northern edge of the commercial center of Ballard from the more residential areas to the north and is dominated by 1- and 2-story retail and commercial structures.

Historic residential development has been low-rise multi-family and single family, mostly north of Market Street. Recent residential development has been 65 to 85 foot height mixed use. These recent projects can be found on both sides of Market Street, and are clustered along 17th Avenue NW and 24th Avenue NW.

Open spaces are found in two main forms: Ballard Commons Park (a half-block open space approximately two blocks away) and triangular sites formed by the street grid shift south of Market Street.

The Ballard Municipal Center Master Plan is intended to provide a civic and residential presence around a central open space – Ballard Commons Park. The Municipal Center is defined as the area bordered by 20th Av. NW to 24th Av. NW, and from NW 56th St. to NW 58th St. Although the project site is not within the boundaries of this area, it is within 200 feet of its southeast corner. The Ballard branch of the Seattle Public Library and the Neighborhood Service Center, located at NW 56th Street and 22nd Ave. NW, along with the recent development of the park, are part of the realization of this plan.

NW 56th Street between 17th and 20th Avenues has three main functions: frontage for multi-family and single family properties; commercial frontage for professional offices, with few retail enterprises; and as a “back of house” - predominantly surface parking lots - for the commercial entities fronting on Market Street.



URBAN DESIGN ANALYSIS: NEIGHBORHOOD DEVELOPMENT + USES

Building list key

- 0. Project Site
- 1. Ballard Firehouse (formerly Fire Station #18)
- 2. Denny's (former)
- 3. Louisa Building
- 4. Hjarta Condominiums
- 5. Ballard Carnegie Library
- 6. Ballard Place Condominiums
- 7. The Landmark Apatments
- 8. Metropole Condominiums
- 9. NOMA Condominiums
- 10. Canal Station Condominiums
- 11. Ballard Condominiums
- 12. Seattle Public Library Ballard Branch
- 13. Majestic Bay Theater
- 14. Ballard Historic District
- 15. Ballard on the Park Apartments
- 16. Ballard Commons Park
- 17. Bergen Place
- 18. Marvin's Garden
- 19. Swedish/Ballard Hospital
- 20. Fire Station #18
- 21. Gallagher Apartments
- 22. The Ballard Building
- 23. The Danielle Condominiums



Majestic Bay Theater, 2044 NW Market



Ballard Commons Park, NW 56th St. + 22nd Av. NW



The Ballard Building, 22nd Ave. NW + NW Market St.



Witness Trees at Bergen Place, NW Market St. + 22nd Av. NW



Ballard Carnegie Library 2026 NW Market St. - NRHP designation 1979



Fire Station #18 (aka Ballard Firehouse) 5427 Russell Ave. NW - Seattle Landmark designation, NRHP designation 1973



Seattle Public Library Ballard Branch, 5614 22nd Ave NW



Marvin's Garden, 22nd + Ballard Ave

URBAN DESIGN ANALYSIS: TRAFFIC + TRANSIT

TRAFFIC

NW 56th Street is a relatively quiet, predominantly residential street. It contains one lane of traffic in each direction with parallel parking on both sides of the street. The block between 17th and 20th Avenues is long. Although this street is immediately north of Market Street, minimal “spill over traffic” is observed.

There are large volumes of automobile traffic on NW Market Street. Because of the timing and frequency of lights and pedestrian crossings, the traffic on this major thoroughfare is relatively calm and slow moving.

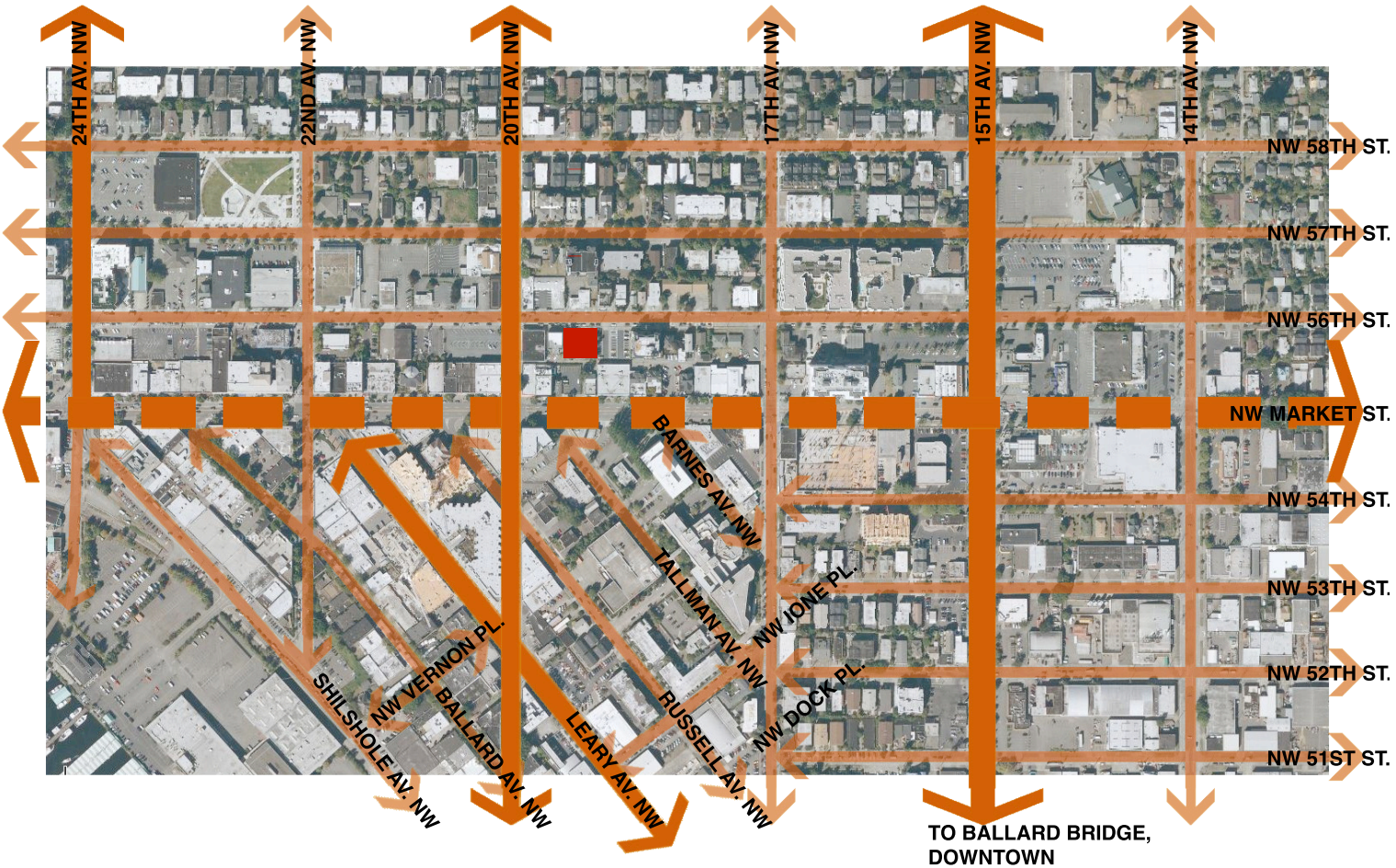
The street grid shifts south of Market Street, creating intersections with acute angles.

Bicycle traffic is present. The Burke Gilman trail, a major east-west bicycle route, is approximately 8 blocks south of the site. Bicycle lanes in both directions are striped on NW Market Street.

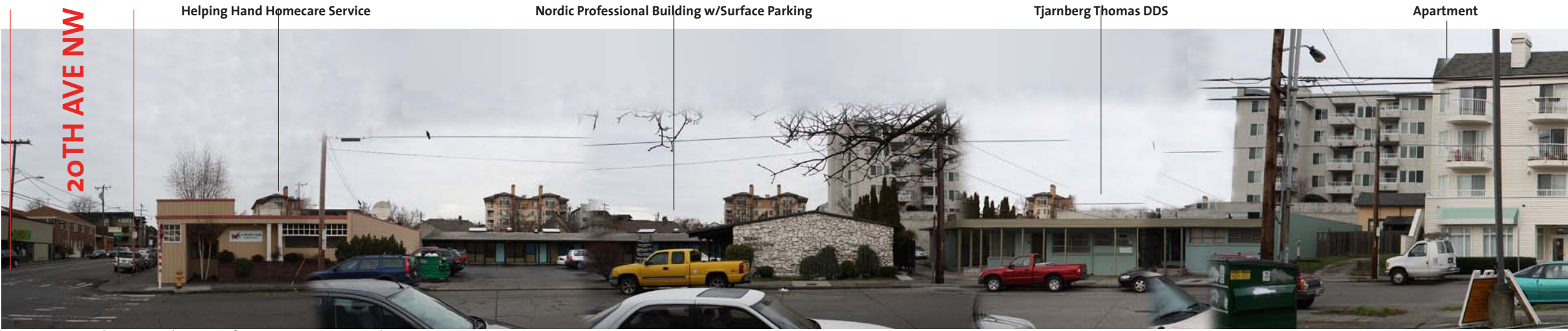
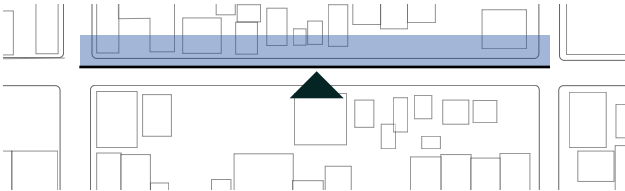
TRANSIT

The site is well served by transit. Bus routes 44 and 46 serve Ballard, Wallingford and the University District. Bus Route 15 serves Ballard, Crown Hill, Queen Anne Hill and Downtown. Transit stops are located one block south at the intersection of 20th Avenue NW and NW Market Street, and two blocks east at the intersection of 15th Av. NW and NW Market Street.

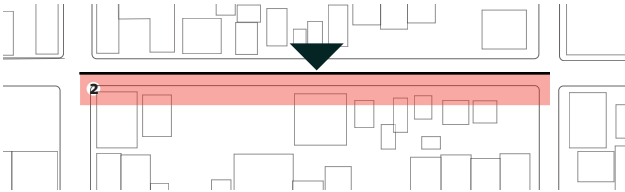
Daytime headways for Routes 44 and 15 are 15 minutes and 30 minutes respectively. Route 81 is a night owl route, providing service from Downtown to Ballard throughout the night.



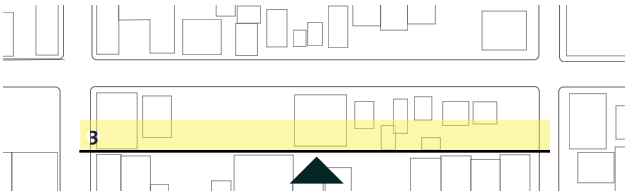
SITE ANALYSIS: STREETSCAPES



CONTEXT: Looking North away from site on NW 56th St.



CONTEXT: Looking South toward site from NW 56th St.



CONTEXT: Alley Looking North

Apartment

House

House

Apartment w/Surface Parking

Forum Professional Building w/Surface Parking

Surface Parking

Ballard Dental Arts

17TH AVE NW



Surface Parking

Project Site

Apartment

Vacant

20th AVE NW



Apartments

House

Surface Parking

Studios

House Surface Parking

Studios

Vacant

Tax Service

Surface Parking

17TH AVE NW



SITE ANALYSIS: ENVIRONMENTAL FACTORS

Location

The project is on a mid-block site in Ballard fronted by NW 56th Street to the north, and by a narrow alley on the south. It is approximately 200 feet east of NW 20th Avenue.

Existing Uses/Structures

Until Spring 2009, the site was occupied by a 3-story residential wood structure and detached 1-car garage. This structure was demolished under a nuisance order in Spring 2009.

Existing Utilities

High voltage power lines present on the south side of NW 56th Street pose a significant challenge to the project. Seattle City Light requires 10'-0" clearance from the lines and, in most cases, an additional 3'-6" working / occupancy clearance beyond the 10'-0" setback. The power lines run along the entire frontage of the project property. Responsibly responding to this significant constraint will be a design challenge.

Topography

The site slopes gently downward from north to south with a drop of approximately 3.5 feet from NE 56th Street to the Alley. The site drops approximately 1/5 feet from East to West along NW 56th Street.

Views

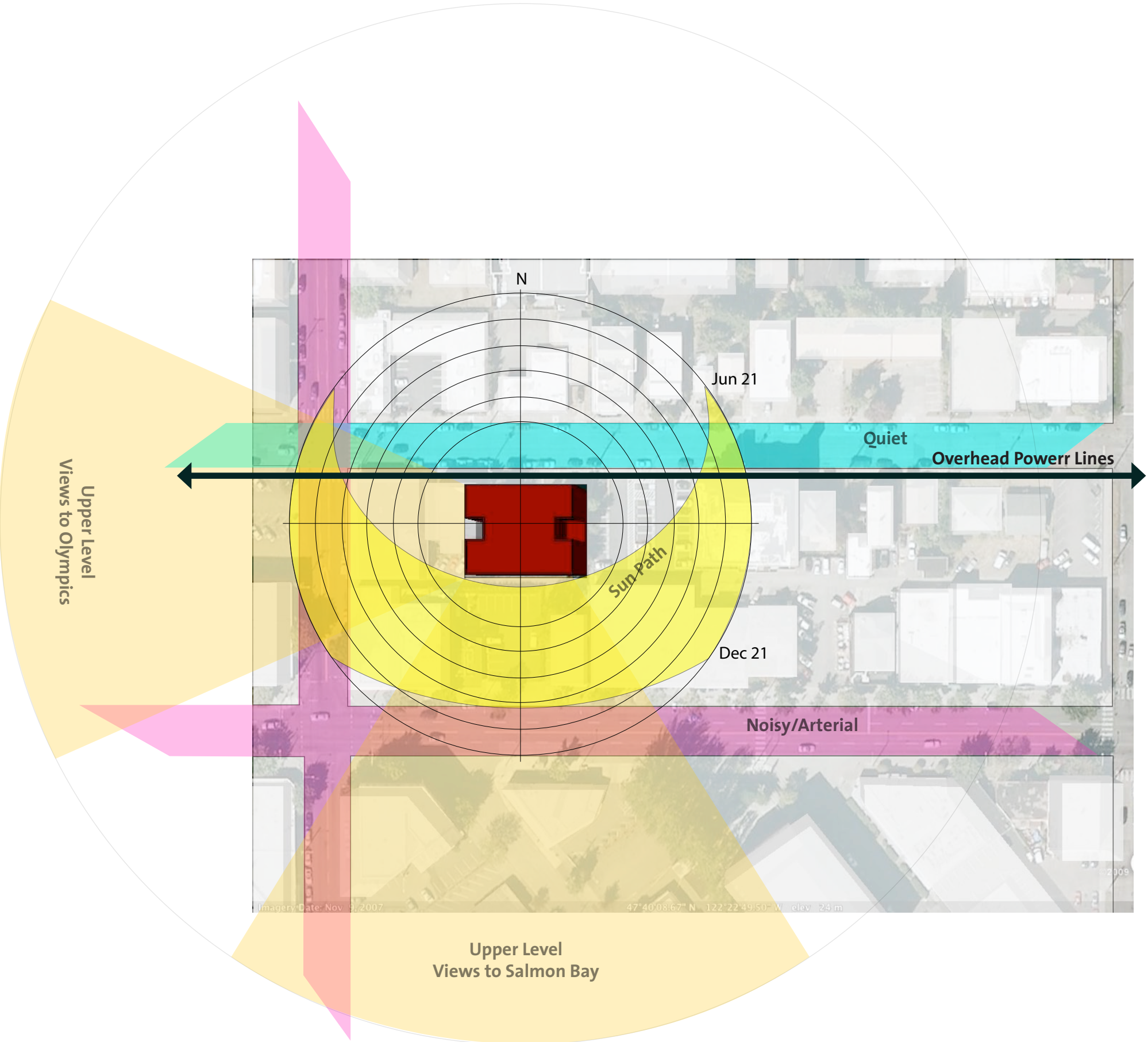
Upper story views west to the Olympics and south to Salmon Bay are present. However, these views would not be available with full build-out of the properties to the south and west.

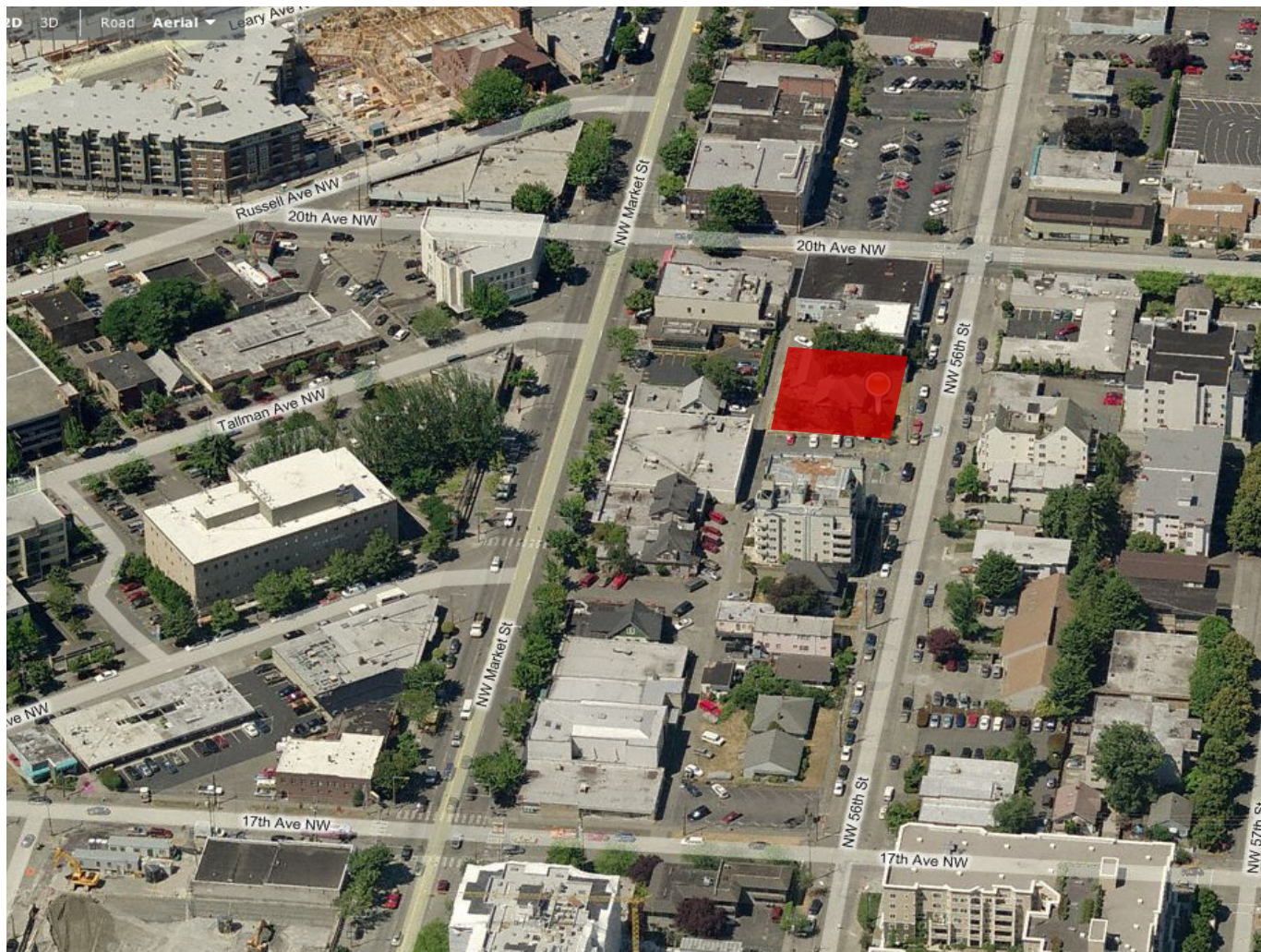
Adjacent properties

Immediately to the east of the property is a privately owned asphalt surface parking lot for approximately 30 vehicles that serves the commercial entity (Sip 'n Ship) across the alley to the south and fronts Market Street.

Immediately to the west of the property is an existing three-story wood framed apartment building with a detached garage.

Across NW 56th Street to the north of the property are 1- and 2-story commercial buildings including two dental clinics and an apartment building.





AERIAL VIEW OF SITE LOOKING WEST

URBAN DESIGN ANALYSIS: CONCLUSIONS

Ballard is a neighborhood in transition to higher-density residential and commercial uses. Drawing upon its rich maritime and Scandinavian histories, it is striving to maintain its neighborhood character.

Because the neighborhood is close to Downtown and well-served by transit, it is a desirable neighborhood. Land use patterns do not yet reflect the higher density zoning that was implemented in recent years. The building fabric is therefore a mixture of low-rise and mid-rise structures, with a large number of surface parking lots. The car dominates, but alternative transportation is being encouraged and planned for.

The neighborhood density is likely to continue trending upward. There is a need for housing at all income levels citywide, and a shortage of affordable housing in Ballard specifically. Because the neighborhood is well-served by transit, contains a wide range of amenities, and the zoning allows for high densities, we believe the project site is well-suited to the affordable housing program proposed.

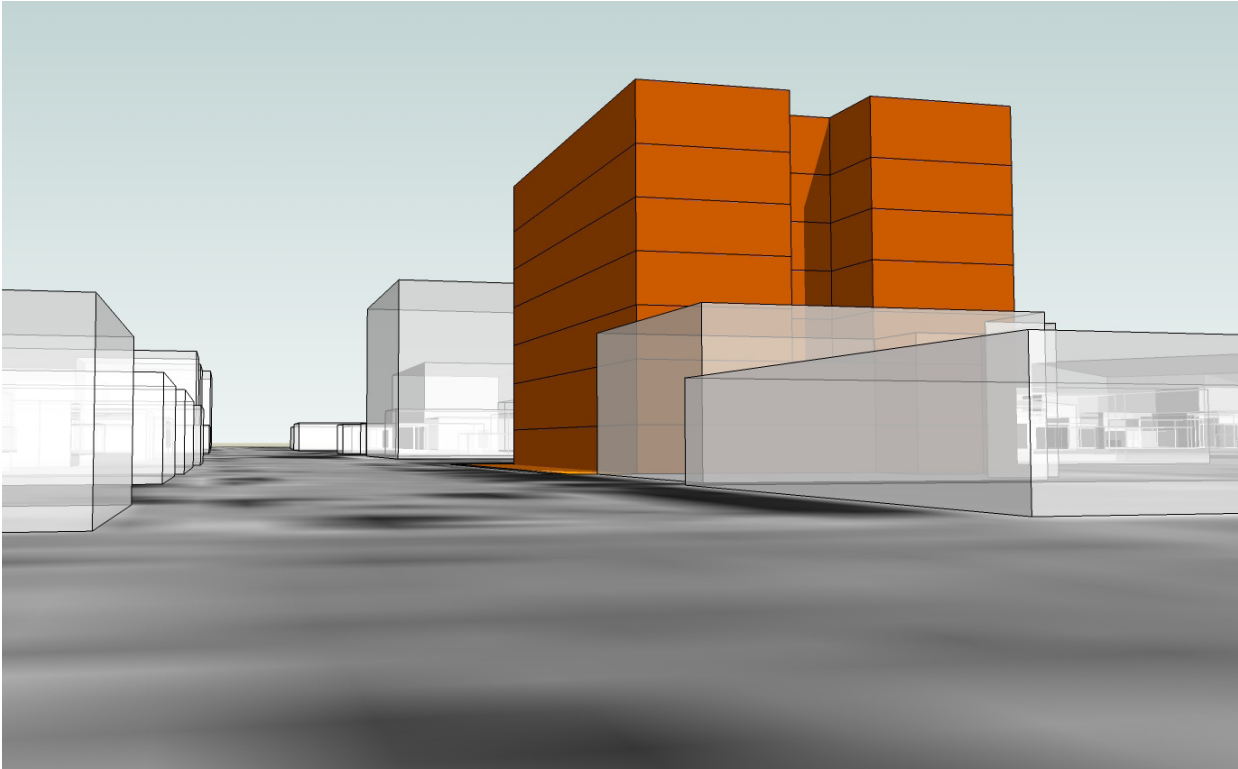
The quietness of NW 56th Street promotes pedestrian activity, but does not rely on it for the survival of the businesses located there. Tempering the impact of surface parking lots and demonstrating sensitivity to the lower-rise developments along the Street will be significant challenges to meet.

Our charges will be to contribute to neighborhood vibrancy by providing an attractive precedent for multi-family housing and enhancing the pedestrian experience.



AERIAL VIEW OF SITE LOOKING EAST

DESIGN ALTERNATIVES: OPTION C (PREFERRED)



Looking along NW 56th Ave NW toward site.



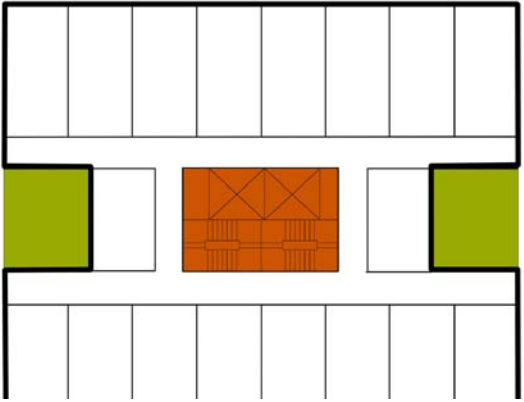
Looking to the North-East toward site.



Looking to the South-West toward site.



Key Plan



Typical Residential Level

MASSING OPTION C (PREFERRED)

- ADVANTAGES:
- Lower level setback creates opportunity for meaningful landscape at Right of Way
 - Provides Street or Alley frontage for all residential units
 - East and west facing notches provide visual interest and opportunities for meaningful exterior open space at the podium level.
 - Provides natural lighting in the residential hallways
 - Sufficient floor area at residential levels for two program spaces
 - Program spaces and circulation core are centrally located, easy to access and to monitor.

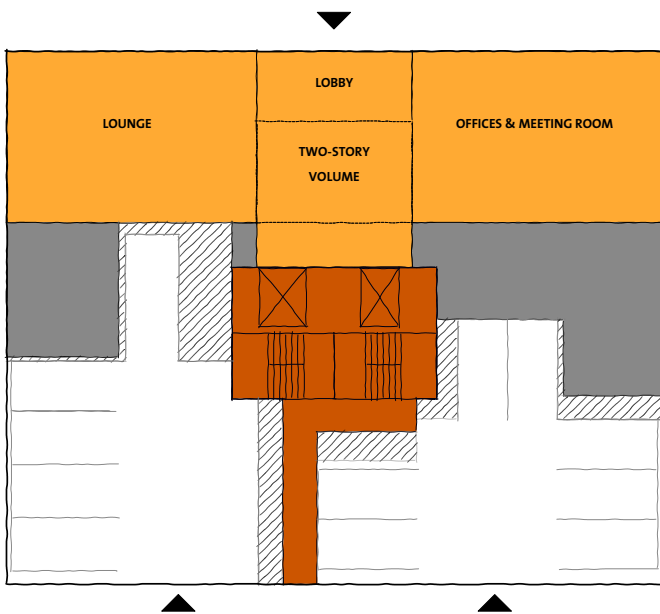
- DISADVANTAGES:
- East and west notches will be dark if adjacent properties are developed.

- POTENTIAL DEPARTURES:
- Street Level Facade Uses
 - Non-residential Street Level Use Depth
 - Non-residential Street Level Use Height
 - Parking space standards
 - Parking driveway widths

PREFERRED ALTERNATIVE: FLOOR PLANS + MASSING STUDIES

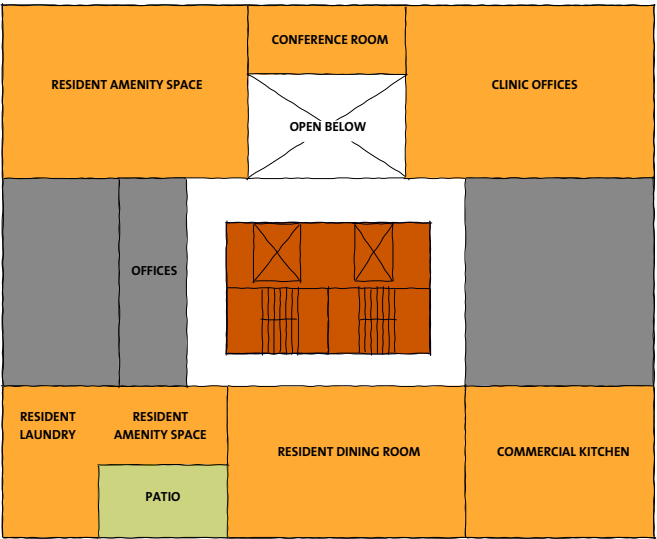


PREFERRED OPTION: VIEW FROM EAST



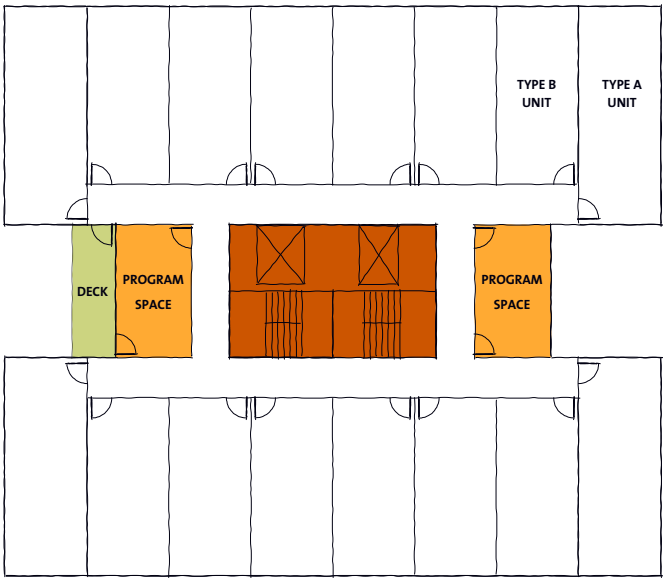
FIRST LEVEL USES

- Lobby and Lounge are daylit and contains 2-story height volume.
- Staff offices front the street and have direct visual connection to entry and elevators
- Meeting room has direct access from NW 56th Street for easy access by members of the public.
- Structured parking, garbage/recycling are accessed off the alley - no curb cut on NW 56th Street.



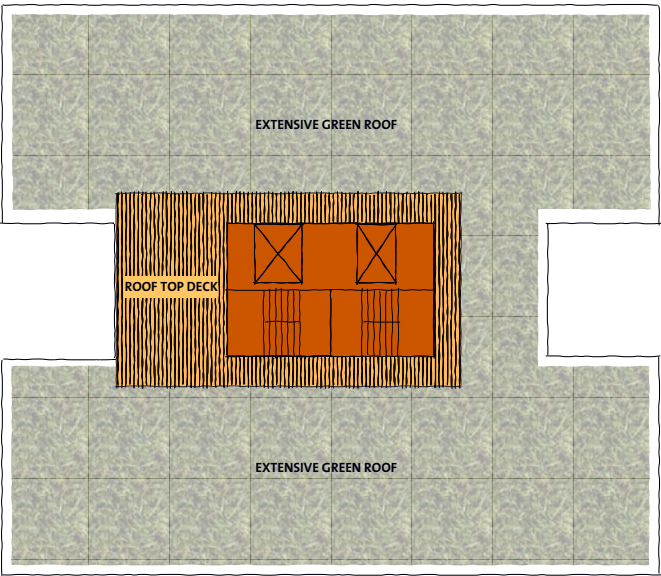
SECOND LEVEL USES

- Counseling and clinical services are located on the second level visually connected to the main entry via a 2-story height volume.
- Resident dining room for 50 people and commercial kitchen are located along the Alley frontage. An exterior patio is proposed off the dining room.
- Some resident amenity spaces such as media room, ool table and Laundry, will be located on the second floor.



TYPICAL RESIDENTIAL LEVEL USES

- Residential levels will be comprised of 16 efficiency studio units.
- Resident amenity spaces such as libraries and sitting rooms will be provided on residential levels.
- Staff offices will be interspersed throughout the residential levels.
- Outdoor decks will be available to residents on each floor.
- Third Floor (podium level) will have two terraces for resident use.



ROOF LEVEL USES

- Roof Level will contain an extensive green roof
- Outdoor resident amenity space - deck measuring approximately 450 sf.
- Mechanical equipment has been minimized to enhance experience of rooftop amenity spaces.



PREFERRED OPTION: VIEW FROM WEST

DESIGN GUIDELINES: RESPONSE TO EARLY DESIGN GUIDANCE

Guide-line	Guidance	Response
A-1 Respond- ing to Site Character- istics	The siting of buildings should respond to specific site conditions and opportunities such as non-rect- angular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.	This mid-block infill site provides frontage opportunities on the north (street) and south (alley) faces of the building. The east and west sides of the property are party wall conditions and have been massed so that the party walls are mediated and scaled down by 13’-6” wide glazed recesses with balconies, providing an authentic read of the building diagram as two solid bars with an east-west recessed glass gasket. The building frontages maximize transparency, views and natural day- light by providing large windows at the residential levels and two-stories of storefront glazing at the street.
A-3 Entrances Visible from the Street	Entries should be clearly identifiable and visible from the street. As described in greater detail in A-4, the Board was supportive of a two story commercial base con- cept that would emphasize the commercial character. The Board also indicated support for this base to be highly glazed. The Board would like to see overhead weather protection provided at the build- ing entry, not over the vegetated setback area.	The main building entry is centered in the north elevation and is announced and protected by a large steel canopy, under which are located a glass vestibule and two covered entry doors. All building occupants enter the building at this point. The canopy and vestibule protude north of the main building wall, making way-finding straightforward. The entry is fully acces- sible. We also propose to locate a van accessible parking space on NW 56th Street immediately in front of the main entry to make the entry experience equitable and simple for disabled occupants and visitors.
A-4 Human Activity	The design proposed a departure from the 13-foot commercial height standard and the Board agreed that the critical consideration is the experience from the pedestrian level and the sense of a strong commercial base. The Board supported the design concept of expressing the first two floors as a commercial base. This two-story volume should have a more commercial character while the upper levels will be residential both in function and appearance. See also A-3.	The request a commercial height departure has been withdrawn. The first floor-to-floor height is proposed to be 13’-10”. The first two floors of the building along the street frontage will be almost entirely storefront glazing. The uses along the street frontage are consistent with other commercial uses along NW 56th Street: office and medical services. The office and meeting spaces provided in the building have floor-to-ceiling glass and connectivity between the first two levels of the building via an open stair and two-story height volume in the center of the lobby. 24-hour reception provides eyes on the street. The pleasant, walkable, well-lit pedestrian experience provided by the frontage design encourages human activity.
A-5 Respect for Adjacent Sites	Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings. The Board would like to see further detail about the solar and shadow impacts from the proposed structure on adjacent sites. The Board would also like to see more detail regarding the viability and programming of the proposed open spaces at ground level, third floor and rooftop.	Shadow studies indicate the greatest impact to adjacent properties will be felt in the Winter months at the front yards of the properties to the north across NW 56th Street from the building. Shadow diagrams are provided to illustrate the impact. In Spring, the shadow impact is minor with the shadow of the building reaching to the north side of the NW56th Street right of way. In Summer mornings, the property immediately to the west will be impacted. Because the building is approximately 10’-0” shorter and the overall depth of the building is by approximately 9’-6” smaller than the zoning allows, these impacts have been reduced.
A-7 Residen- tial Open Space.	Residential projects should be sited to maximize opportunities for creating useable, attractive and well-integrated open space. The Board discussed at length the setback area between the sidewalk and the building face of the preferred option. The Board agreed this space should offer a nice public amenity for the pedestrian environment and should be well landscaped and contributes to a welcoming entry area. All of the proposed open spaces should be well considered and programmed and presented at the next meet- ing.	The following spaces have been designed into the building and will be available for use by all residents: <ul style="list-style-type: none">• Extensive green roof – approximately 5,000 square feet of vegetation and 750 square feet of occupiable roof deck on the upper roof level. The plant palette will consist of hearty drought tolerant species. This amenity will be sunny and provide views to the east, south and west.• Second floor patio off the dining room.• Two podium level terraces that will be densely planted and available to all residents.• Balconies on every residential level within the east and west notches of the building. A generous landscaped area along the building frontage is created by pulling the building face back approximately 9’-6” from the property line. This open space is viewed as an amenity more for the commercial tenants of the building and mem- bers of the public than for the residents of the building, although they too will enjoy it as they enter and leave the building.
B-1 Height, Bulk, and Scale Com- patibility	Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones. The Board agreed that the Option C is the preferred alternative in terms of open space and more potential for variations of the facades. They did note a concern with this concept if the sites to both the east and west are redeveloped, then the proposed modulation will no longer be visible and the proposed open spaces no longer as viable with regard to light access. The Board agreed that setting the entire building back at the ground floors to match the required clearance area required at the upper levels allows for generous streetscape relief. At the next meeting, the Board would like to see views of the building from multiple angles and from the pedestrian viewpoint. The Board would also like to see shadow studies.	The building height is approximately 10’-0” shorter than the zoning allows. The overall building depth is reduced by approx- imately 9’-6” to respond to overhead high-voltage power line setbacks on the NW 56th Street right-of-way. The building FAR is permitted to be 6.0 for a mixed-use building. Proposed FAR is 5.38 – a reduction in overall building mass of approximately 5,900 sf. The building height of 75’-0” mediates between the 85-foot height limit allowable along Market Street and the south side of NW 56th Street, and the 65-foot height limit on the north side of NW 56th Street and northward. The side elevations of the building are conceived as two solid bars with an intermediate glazed gasket. These notches provide appropriately scaled modulation for the party wall conditions, and provide opportunities for daylight and natural ventilation in the corridors as well as outdoor amenity spaces for the residents. No residential units have their primary win- dows facing these notches. When the adjacent properties are redeveloped, the quality of the amenity space will decline, but the access to natural ventilation and daylight in the corridors will remain. Finally, the extensive green roof on the upper roof will provide a large, high quality open space available to all residents for the long-term.

DESIGN GUIDELINES: RESPONSE TO EARLY DESIGN GUIDANCE

Guide-line	Guidance	Response
C-2 Architectural Concept and Consistency	<ul style="list-style-type: none">Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.Buildings should exhibit form and features identifying the functions within the building. <p>The Board noted that the building facades should be well detailed and modulation is important. Treatment of the end walls shown in Option C and the notched areas, as well as significant glazing are desirable treatments to include in the building design. The Board would like to see an architectural design that is cohesive from base to top.</p>	<p>The building design is conceived as two solid bars mediated by a glazed gasket (the slots on the east and west sides of the building that rest atop a two-story glass and concrete base. The material selection, glazing patterns and cladding colors have all been designed to reinforce this basic diagram. The cladding on the upper five levels of the building is a smooth finish Ceraclad in two colors: orange and dark blue/gray. This cladding is a rain screen system with an 18" tall x 10'-0" long x 5/8" thick fiber cement panel suspended from concealed galvanized fasteners. The installation will be clean and free of exposed fasteners and reveals, reinforcing the notion of the upper levels as two solid bars. Windows on the upper five levels are commercial grade white vinyl windows. In order to create as simple, clean building as possible, we have concealed the exhaust fans for the residential units behind perforated metal screens that match the module and color of the Ceraclad panels. These perforated elements create a secondary order of pattern on the building façades – complementing the concept without cluttering it up. Similarly, the sunshades provided on the south facing upper level windows will provide visual interest and shadows without cluttering up the simple building design.</p> <p>The building's base consists of storefront glazing on the north façade, concrete and CMU on the east and west facades, and concrete and storefront on the south façade. The storefront glazing on the north façade as been patterned to reinforce the vertical cladding elements and window placement on the upper five levels. The colored glazing on these vertical elements will be a combination of ceramic fritted glass that allows light and vision in both directions, opaque spandrel glass at the floor lines, and clear vision glass.</p> <p>The storefront openings and patio on the second floor of the south façade align with the windows on the upper levels and provide ample daylight into the spaces behind. These windows will allow for "eyes on the alley".</p> <p>The two party wall conditions do not have openings since they are adjacent to the property lines. These walls will be planted with Virginia Creeper, which will soften the walls' impacts, provide brilliant red color in the fall, and deter graffiti.</p>
C-3 Human Scale	<p>The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.</p> <p>The proposed setback at the ground floor and the pairing of the first two floors into a base will contribute to the human scale of the building.</p>	<p>The building's architectural features will provide human scale. The entry canopy and vestibule provide an appropriately scaled front door for the building.</p> <p>The storefront glazing system along NW 56th Street is broken up into segments that reinforce the design concept while simultaneously providing a human scaled rhythm to the façade. The Ceraclad panels at 18" tall by 10'-0" long are a comfortable cladding module that provide appropriate scale and detail to the upper levels of the building.</p>
C-4 Exterior Finish Materials	<p>Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.</p> <p>The Board stressed that the design should use a material palette that is durable and long lasting and provides some texture to the building. The Board looks forward to reviewing a more detailed materials and color board.</p>	<p>Exterior finish materials have been selected because of the Owner's commitment to a high-quality building for the next 50+ years and to providing the most environmentally responsible building possible.</p> <p>The exterior finish materials on this building are meant to last 40 years without requiring re-finishing or replacement. The Ceraclad rain screen system has a 40-year product warranty. (For more information about this product, see response to Guideline C-2.) Concrete and CMU will last 100 years or more with minimal care. The aluminum storefront will be clear anodized so as not to show scratch marks and damage over time. The extensive green roof will prolong the life of the roof membrane by protecting it from UV rays.</p> <p>It is intended that none of the exterior finishes will have a field applied paint finish. Factory-applied finishes will help with longevity and reduce the operations and maintenance costs for the owner.</p> <p>A materials board will be provided at the Recommendation meeting and is illustrated in this packet.</p>
D-2 Blank Walls.	<p>Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.</p> <p>The Board noted that blank wall, particularly along the alley and at the east and west ends of the building, should be treated to provide visual interest.</p>	<p>The east and west party walls contain glazed recesses on the upper five levels that measure approximately 13'-6" feet long and 12 feet deep. These recesses will have floor-to-ceiling glass and two balconies in each. The cladding material will be the accent orange color. The bottom of the recesses will be a 12" to 18" planted terrace with black bamboo and other shade tolerant plants. These recesses allow the solid bars to be an appropriate scale. The cladding on the solid bars has an 18" deep profile that will be further broken up by vertical joint lines, providing an overall human scale pattern.</p> <p>The first two floors of the east and west walls will receive Virginia Creeper, a hearty fast growing vine that will soften the walls behind, provide brilliant red fall color and deter graffiti.</p>

DESIGN GUIDELINES: RESPONSE TO EARLY DESIGN GUIDANCE

Guide-line	Guidance	Response
D-6 Screen- ing of Dumpsters, Utilities and Service Areas.	<p>Building sites should locate service elements away from the street front where possible. Where these elements cannot be located away from street fronts, they should be situated and screened from view and should not be located in the pedestrian right-of-way.</p> <p>The Board stressed that all of the service elements associated with the proposed development should be located within the proposed structure to provide increased security and discourage loitering. The Board recommended that the service area be located fully within the garage and not be visible from the alley. The Board would like to review these details at the next meeting.</p>	<p>All the service elements of the building will be housed inside the structure. No dumpsters will be located in the alley. Gar- bage service will be provided via the alley. A detailed plan of the garage and solid waste areas is provided in the packet.</p>
D-7 Personal Safety and Security	<p>Project design should consider opportunities for enhancing personal safety and security in the envi- ronment under review.</p> <p>The Board recommended that the alley design include exterior lighting and other features to create an environment that feels safe and accessible for those properties that abut the alley.</p>	<p>A system comprised of exterior lighting, access control devices at building entries and exterior perimeter cameras are inte- gral components to the design proposal’s security plan. The garage doors on the alley side of the building will have access control devices, and will otherwise be closed.</p> <p>In addition to the security system, the building has been programmed and designed to provide maximum visibility to the street and alley (eyes on the street). On the south side, the second floor of the building contains several large storefront windows and a covered patio that look out onto the alley. On the first floor, two perforated metal garage doors and an exit door will be illuminated in the evenings with pathway lighting so as not to create a glare problem. Currently the south side of the alley opposite the building contains a fenced surface parking lot, a driveway, and one access door to the Sip ‘n Ship business. By providing openings, lighting and occupied spaces along on the alley side of the proposed building, we will enhance the safety and security of the alley.</p> <p>The north side of the building will have two full stories of storefront glazing to provide connection to the street. Building entry doors will be well illuminated and will balance the area lighting provided by two street lights.</p>
D-11 Commercial Transpar- ency	<p>Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.</p> <p>The Board noted that the commercial storefront should include at least ten feet of the glazing at the ground floor.</p>	<p>The first two floors of the building along NW 56th Street are aluminum storefront glazing, for a glazed height of approxi- mately 25’-10”. Most of the glass along the frontage will be clear. All but the bottom 2 feet on the first and second floors will allow people to see both in and out. The bottom 2 feet of glass on the first and second floor will be a translucent acid etched glass that allows light transmittance into the building, but provides privacy for building occupants. The colored glazing on the vertical elements will be a combination of ceramic fritted glass that allows light and vision in both directions and opaque spandrel glass at the floor lines.</p>
E-2 Landscap- ing to Enhance the Build- ing and/or Site	<p>Landscaping including living plant materials, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.</p> <p>The Board recommended developing a landscape plan that creates variation in the street planting and sidewalk alignment. The public amenity created by the increased open space and the ground level will counteract a reduction in first floor commercial height and depth. The Board stressed that the design focus energy on the pedestrian environment. The existing sidewalk does not include suffi- cient space for a planting strip that could accommodate street trees. Given this condition, along with the setback area created in Options B and C, the Board expressed support for realigning the sidewalk to create adequate space to accommodate planting areas on both sides of the sidewalk for trees.</p> <p>The Board would also like to see exploration of vertical landscaping along the alley (from the rooftop downward).</p>	<p>The planting proposed for the NW 56th Street frontage consists of a variety of low flowering plants: Lenten Rose, Wood Spurge and Narcissus. A colonnade of eight Autumn Serviceberry trees – four trees on the property side of the sidewalk and four trees on the street side of the sidewalk, is proposed. This colonnade will provide scale to the sidewalk, screen the over- head power lines from view and reinforce the basic building façade design. The flowering plants and trees will contribute sensory delight to the pedestrian experience on NW 56th Street and will enhance comfort by providing shade.</p> <p>Vertical planting is proposed on the east and west walls of the building. The east wall, in particular, will be visible from the sidewalk until the property to the east is developed. The Virginia Creeper proposed for this location is hearty, colorful and fast growing.</p>



MASSING

- A-1: Responding to Site Characteristics
- B-1: Height, Bulk, and Scale Compatibility
- A-5: Respect for Adjacent Sites
- D-2: Blank Walls

The zoning (allowable height) for the property and its neighbors is taller than most existing uses along the block. This project will be one of a handful of taller buildings. One mitigating factor for the massing of the building is its relatively narrow width and depth: the site measures approximately 98'-0" wide by 95'-0" deep, and is an infill, midblock site. Care must be taken to be sensitive to the privacy needs and immediate neighbors' concerns about solar access.



OPEN SPACE

- A-7: Residential Open Space
- D-1: Pedestrian Open Spaces and Entrances

Open space within and around the project site has the potential to provide a filtering function between the public domain and the private realm. The required clearances from overhead power lines along NW 56th Street provides an opportunity to create a rich outdoor experience at the building's front that can enhance both the public experience of the building, and provide some degree of privacy and separation for the building's occupants.

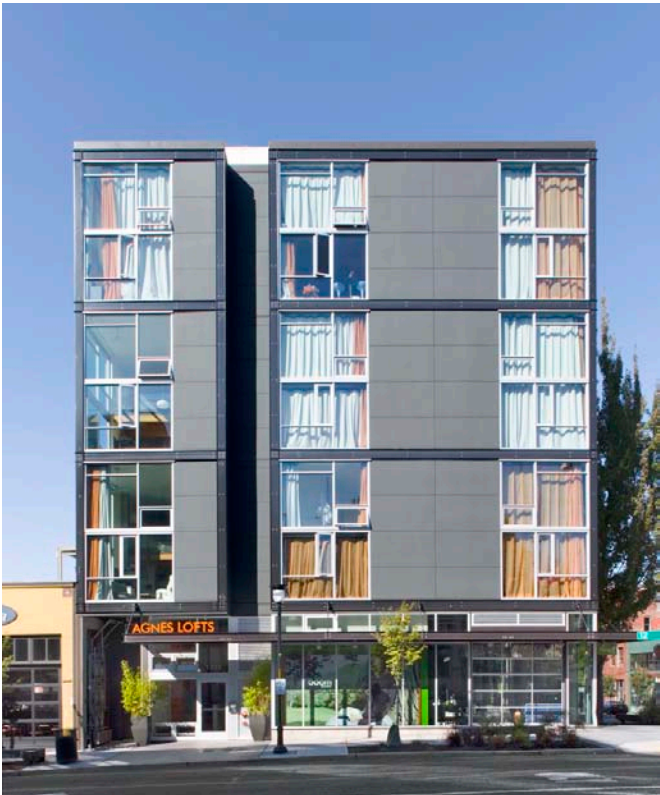
Given the allowable height of the building, there is an opportunity to create high-quality resident open space at the roof level, with views of the Olympic Mountains to the west and Salmon Bay to the south.



EXPERIENCE AT THE STREET

- A-3: Entrances Visible from the Street
- A-4: Human Activity
- C-3: Human Scale
- D-1: Pedestrian Open Spaces and Entrances
- D-7: Personal Safety and Security
- D-11: Commercial Transparency
- E-2: Landscaping to Enhance to Building and/or Site

All of these guidelines speak to the experience of the pedestrian as he/she passes by or enters the building. 56th Street is quieter and more residential in character than Market Street to the south. There are professional offices, surface parking lots, multi-family and single-family residential uses along the block, but very little retail. The experience at the street should be appropriate to all these uses, and should create experiential delight. It must be tempered with the need for privacy and safety for building occupants.



ARCHITECTURAL CONCEPT

- C-2: Architectural Concept and Consistency
- C-3: Human Scale
- C-4: Exterior Finish Materials

The allowable building envelope is nearly a cube: 95' wide x 90' deep x 85' tall. This volume offers opportunities for expression in symmetry, but must be informed by site and program-specific qualities: solar orientation; light, ventilation and supervision needs; and the need to provide a human scale at all levels. Finally, the building's expression and scale are deeply influenced by exterior material selection. Compass Housing Alliance will own and operate this building for many years to come, and is committed to selection of durable, long-lasting, environmentally responsible materials. But materials must also be considered for their inherent aesthetic qualities: color, texture, scale, detailing challenges.

DESIGN PROPOSAL: IMAGES



VIEW OF DESIGN PROPOSAL
LOOKING SOUTHEAST



VIEW OF DESIGN PROPOSAL
LOOKING WEST

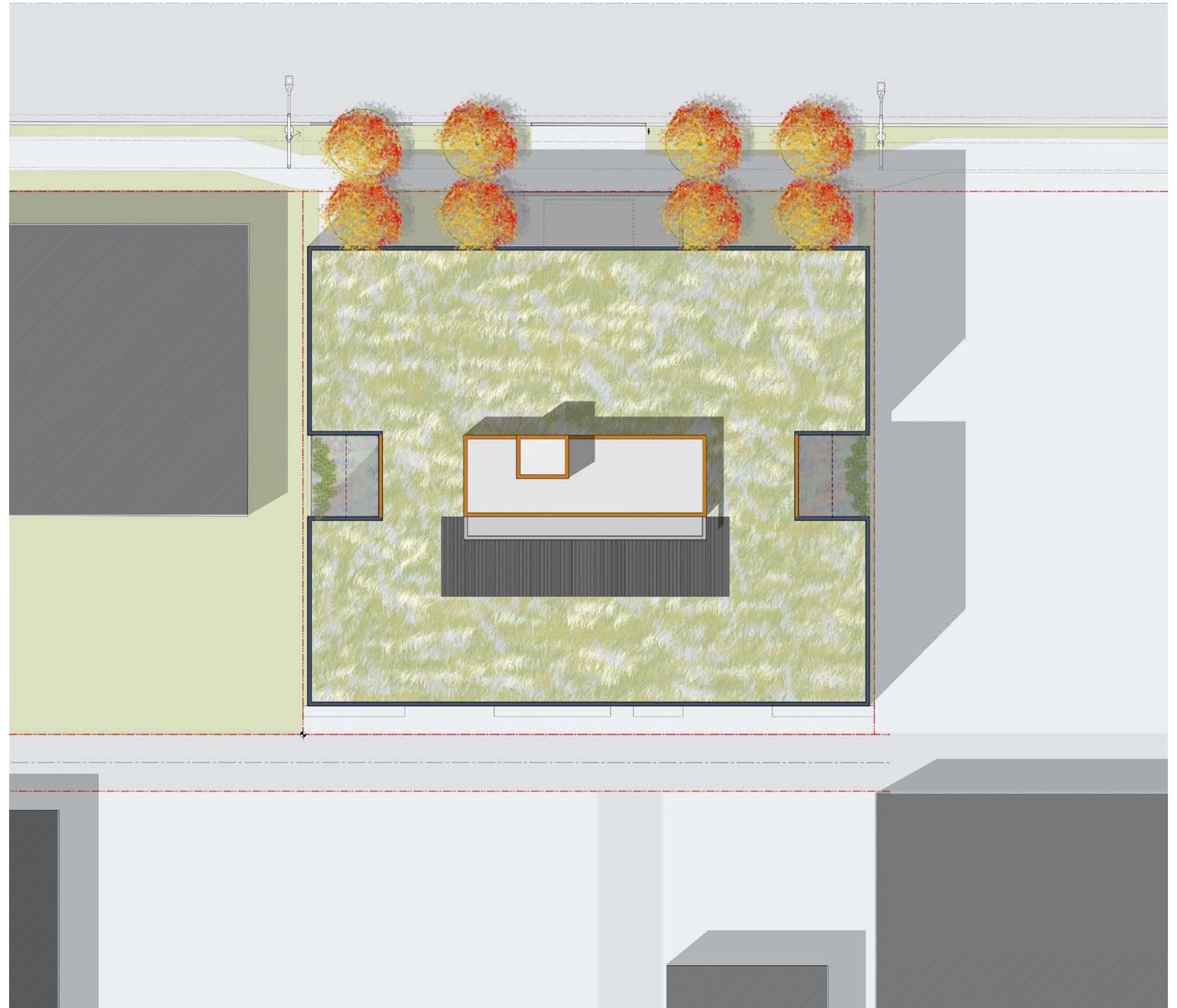
DESIGN PROPOSAL: SITE PLAN

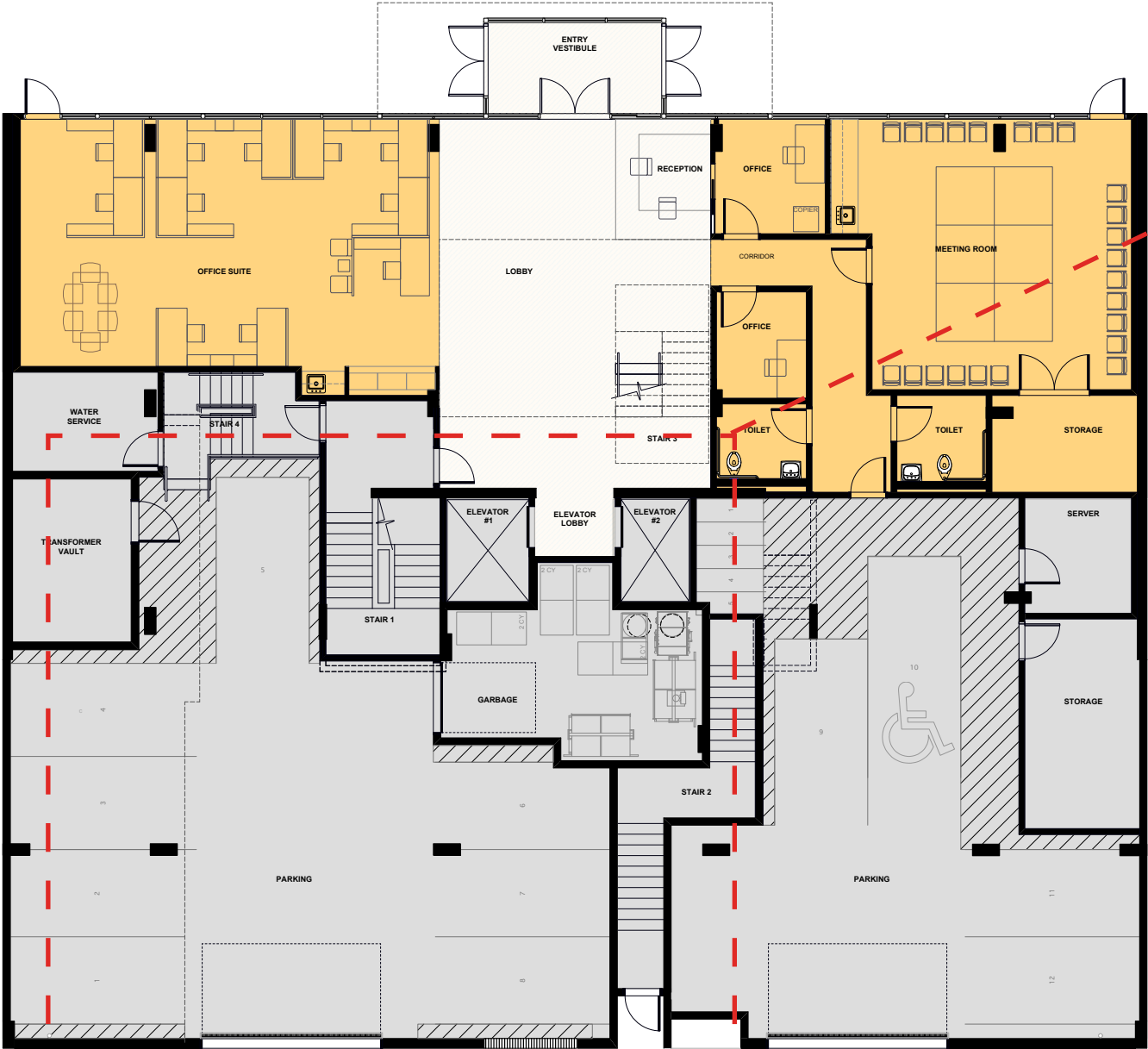
The design proposal occupies an infill site with street and alley frontages. Since the land use code allows for zero lot line development to the east and west of the site, these sides are anticipated to be constrained in the future by the amount of windows that may be possible.

Our approach to this site constraint was to conceive of the building as two parallel bars that are mediated by a recessed, glazed gasket. We placed the residential units along the street and alley frontages, maximizing the opportunity for daylight, views and natural ventilation. The recessed glazed gasket then provides daylight and natural ventilation opportunities at the interior of the building volume along the circulation routes.

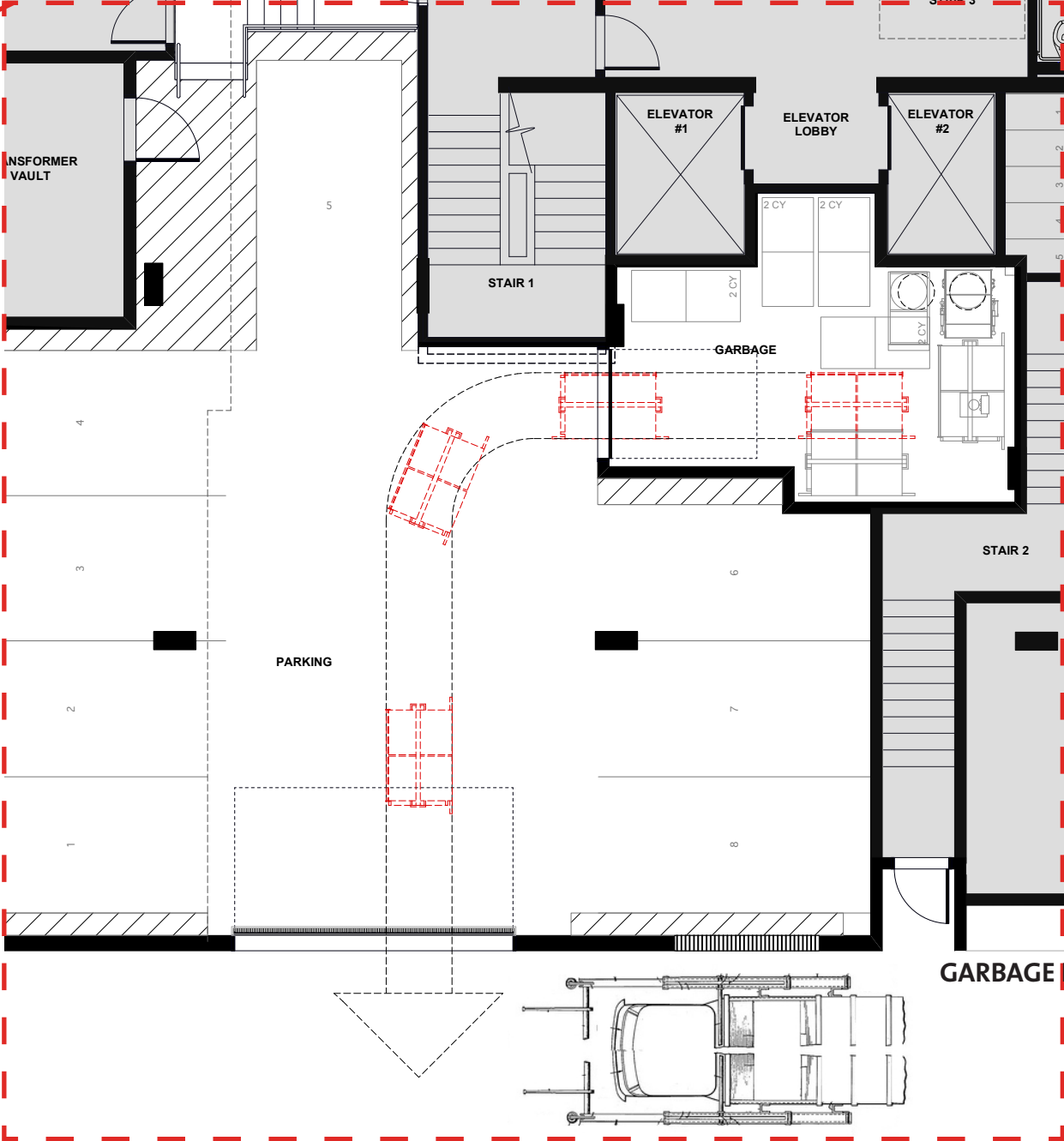
The first two floors are conceived as a glass and concrete base upon which rest the two bars and gasket. The program spaces on these two levels follow a similar logic as the upper levels: major program spaces requiring daylight and views are placed on the two right-of-way frontages, while back-of-house functions such as storage, mechanical spaces and toilet rooms occupy the non-daylit portions of the floor plates.

The parking is placed along the alley in two garages.





FIRST FLOOR PLAN

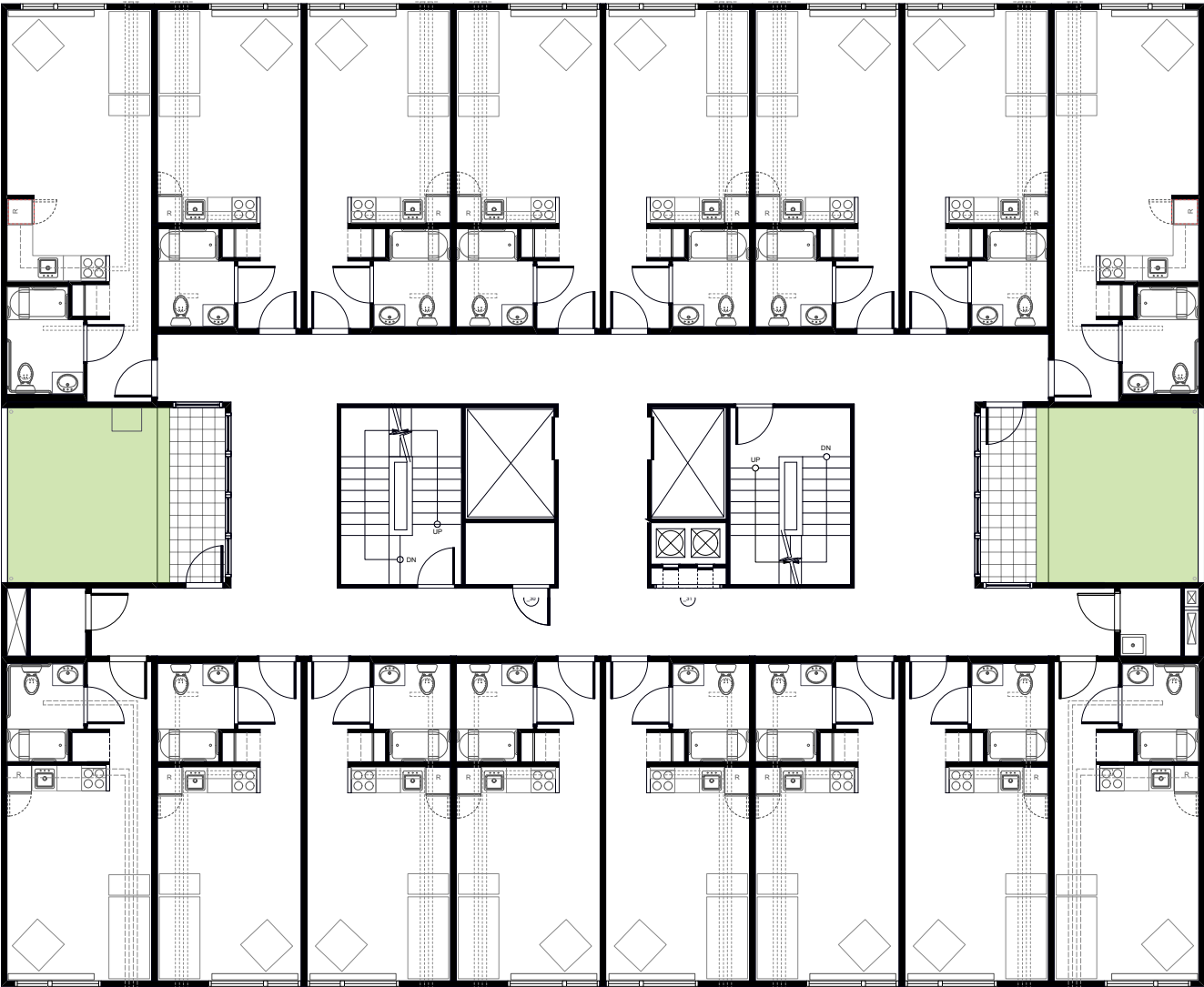


GARBAGE DETAIL

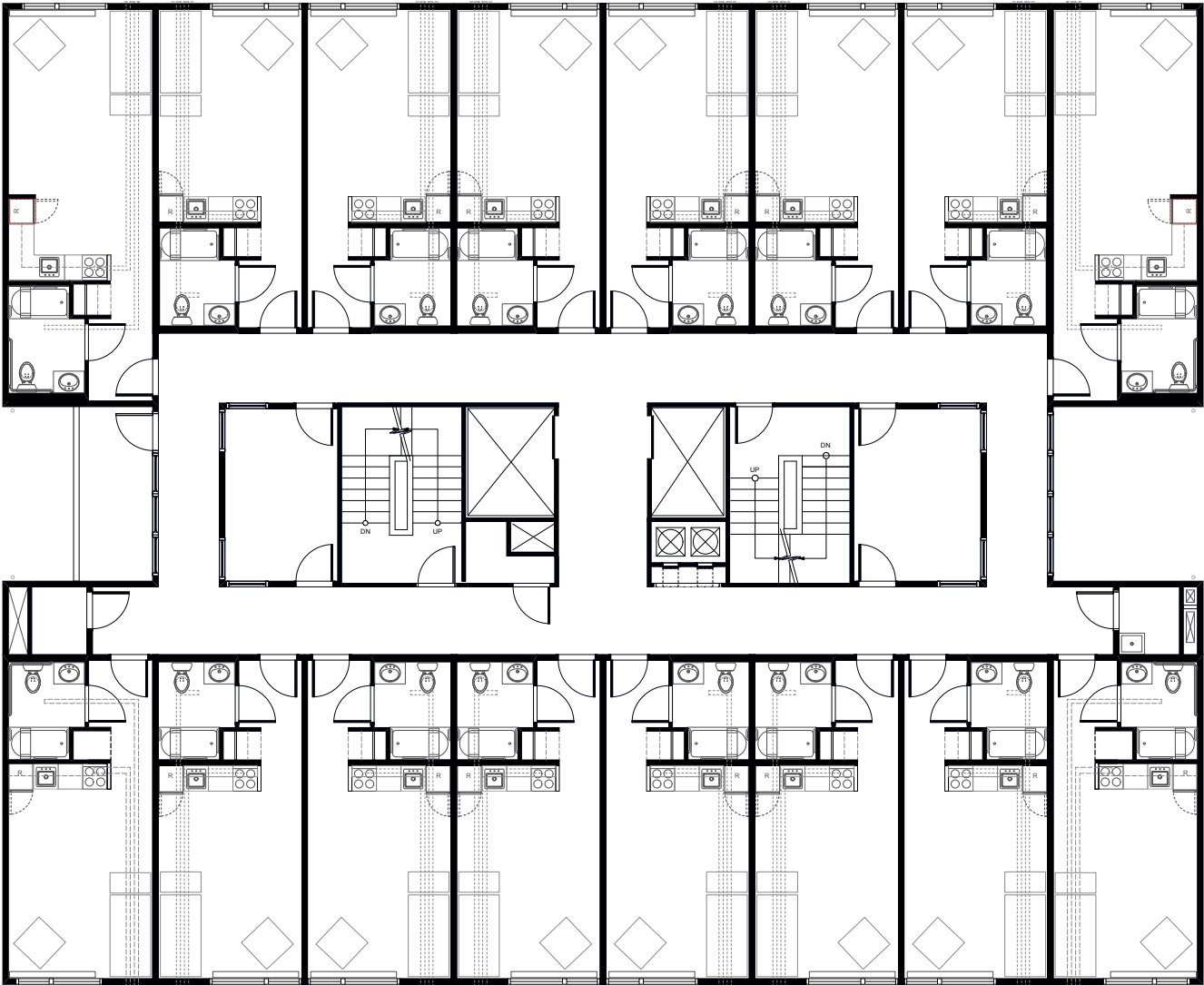
DESIGN PROPOSAL: FLOOR PLANS



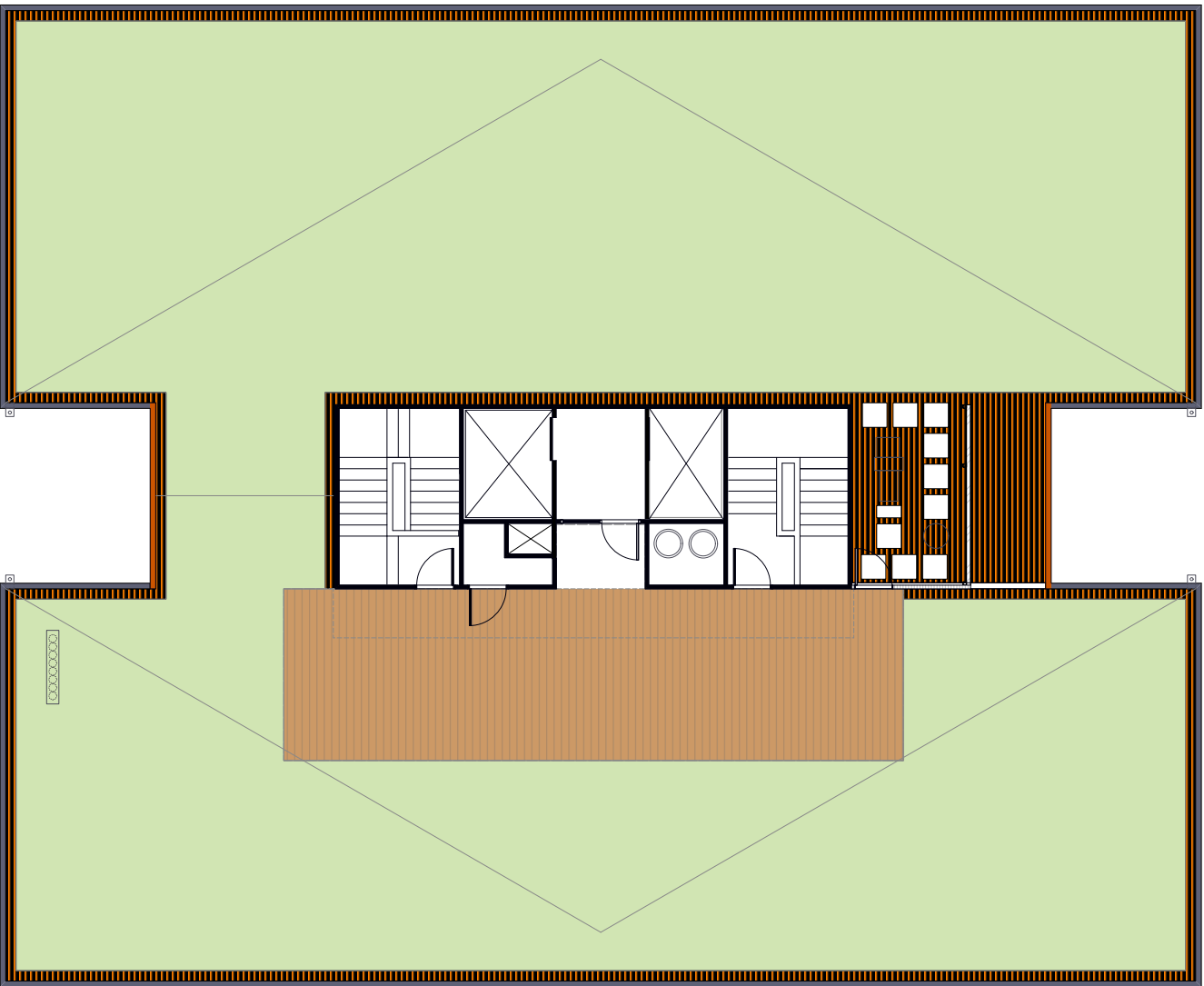
SECOND FLOOR PLAN



THIRD FLOOR PLAN

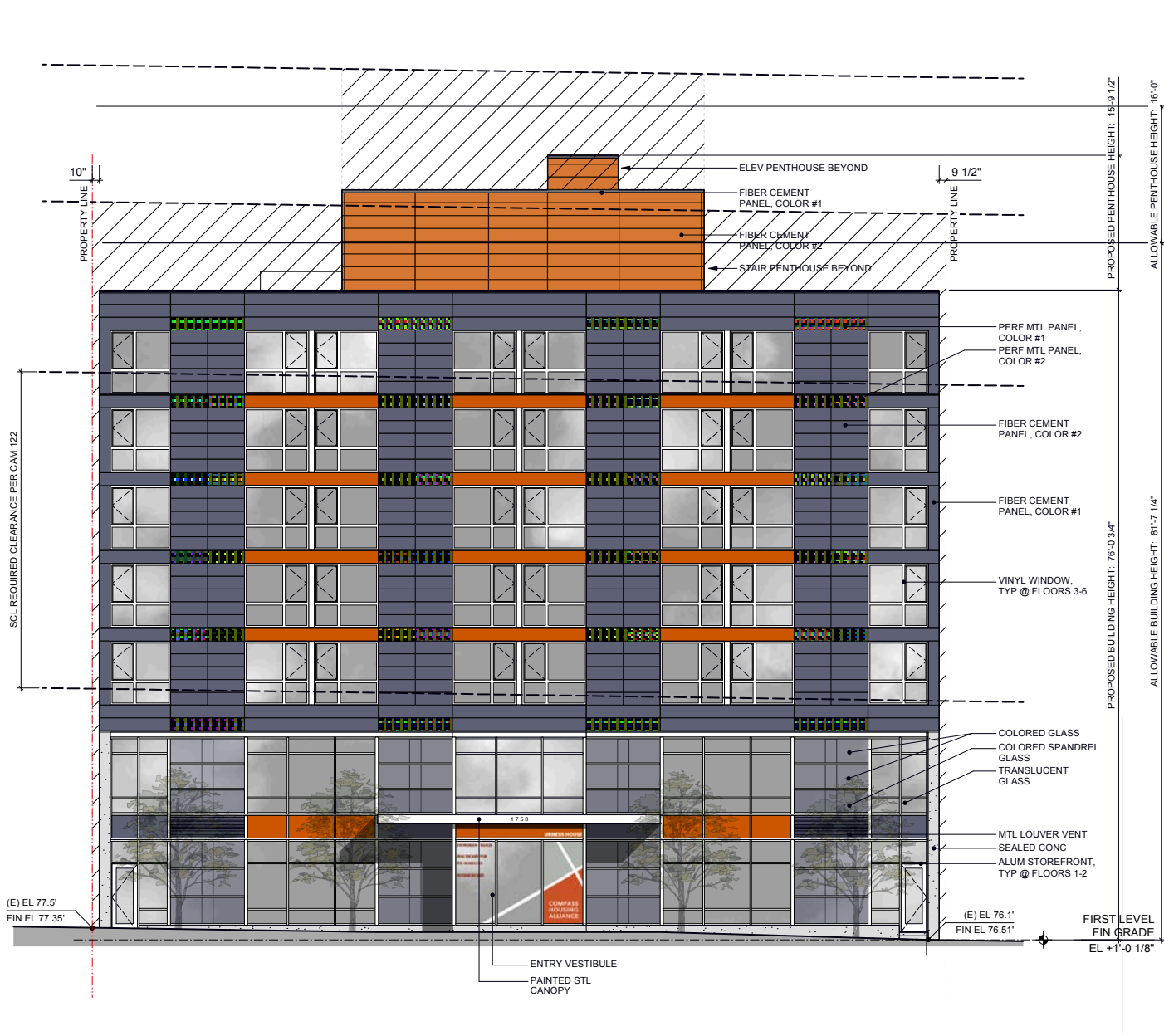


TYPICAL RESIDENTIAL LEVEL FLOOR PLAN

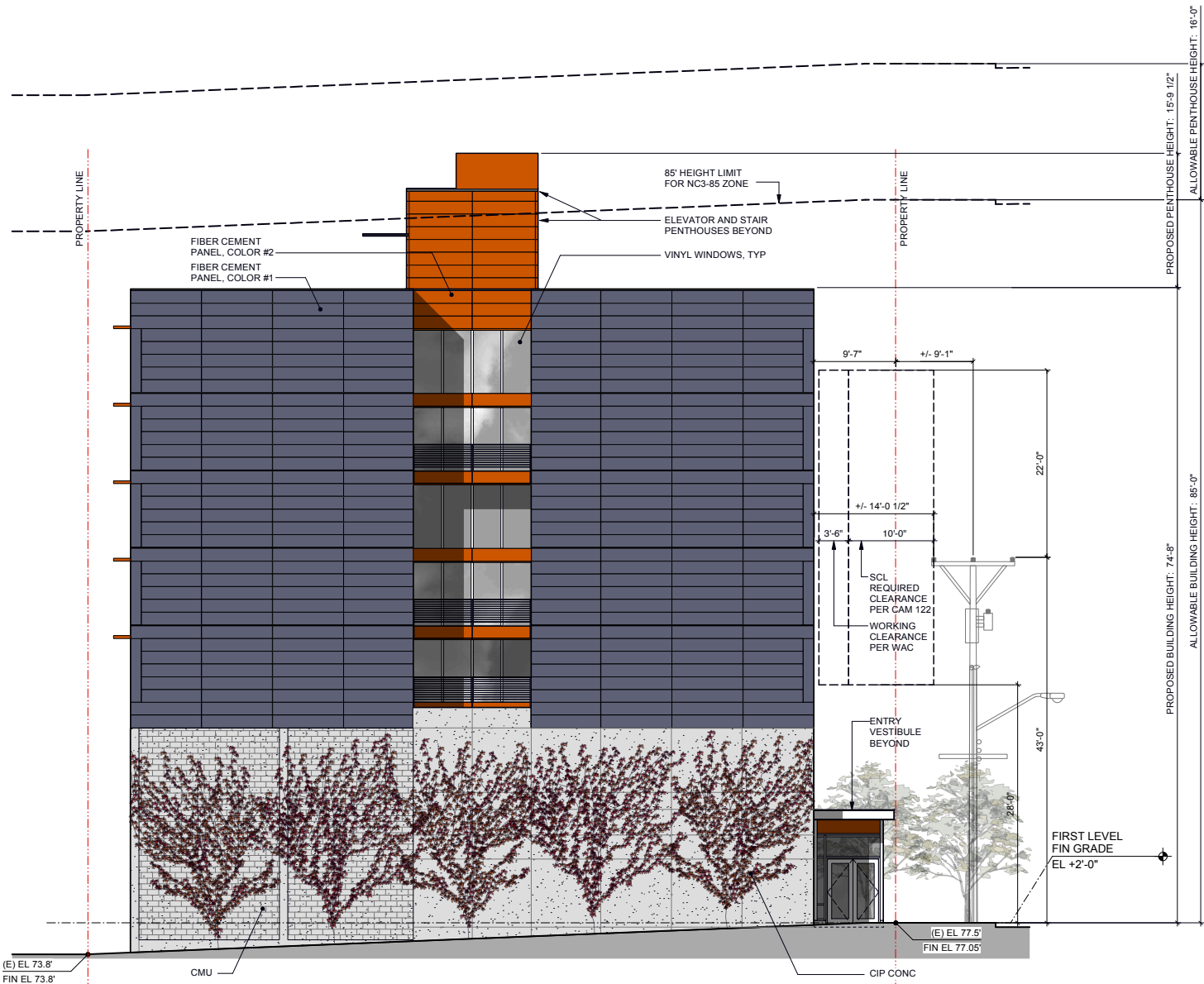


ROOF PLAN

DESIGN PROPOSAL: BUILDING ELEVATIONS



NORTH ELEVATION

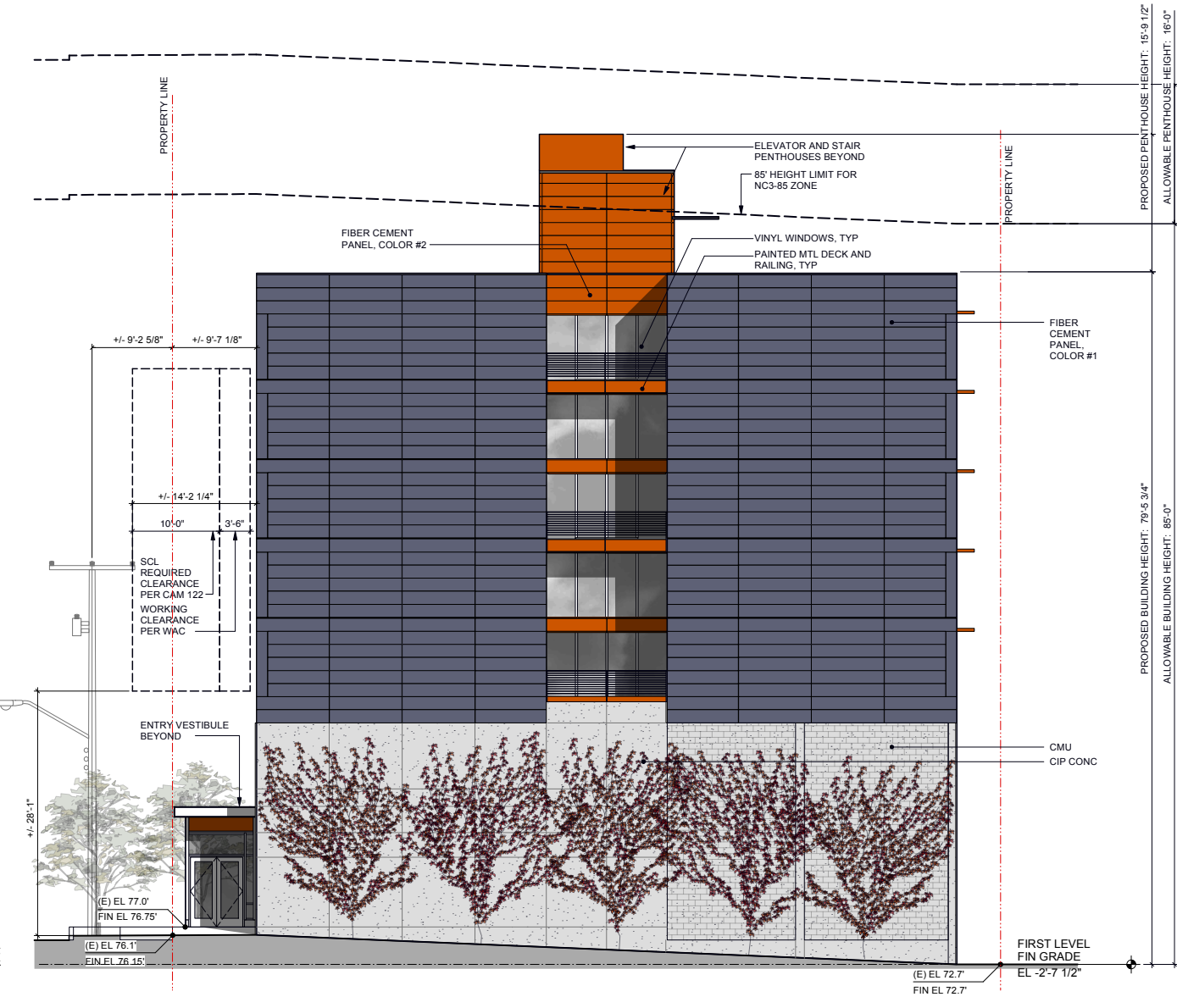


EAST ELEVATION

DESIGN PROPOSAL: BUILDING ELEVATIONS

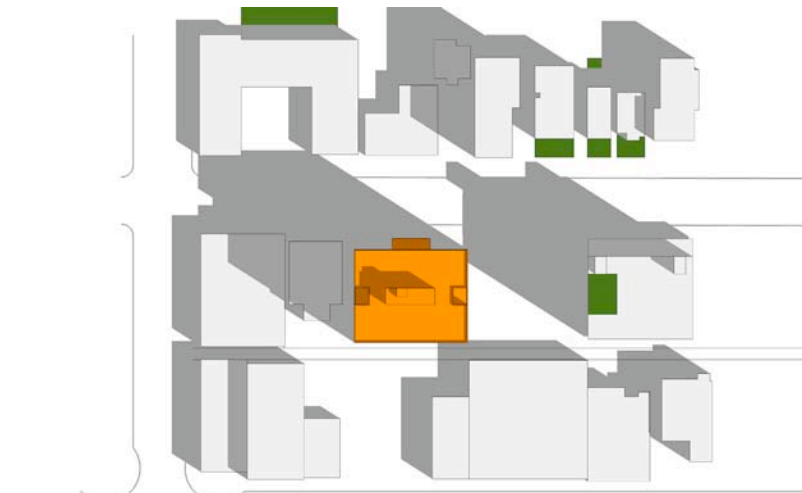


SOUTH ELEVATION



WEST ELEVATION

DESIGN PROPOSAL: SHADOW STUDIES



Mar/Sep 21, 9 a.m.



Mar/Sep 21, noon



Mar/Sep 21, 4pm



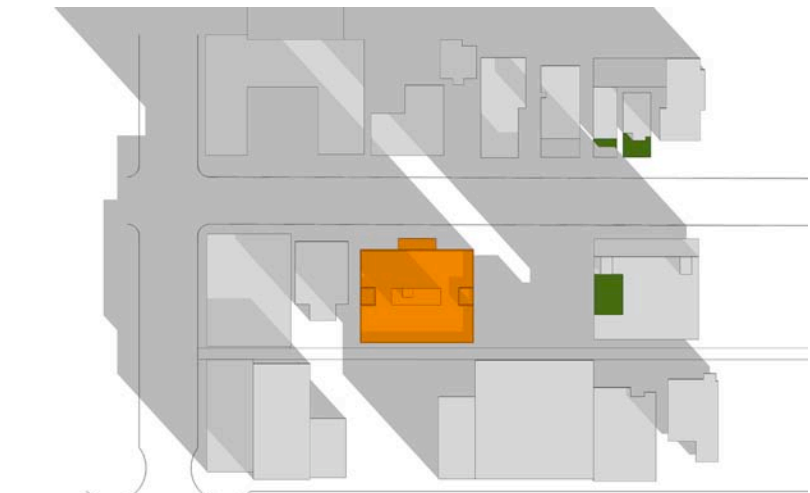
Jun 21, 9 a.m.



Jun 21, noon



Jun 21, 4pm



Dec 21, 9 a.m.



Dec 21, noon



Dec 21, 4pm

DESIGN PROPOSAL: SUN SHADES



June 21 11:00 AM



June 21 4:00 PM



March 21 11:00 AM



March 21 4:00 PM



To minimize solar heat gain in the south-facing residential units, we propose providing 2'-0" deep sun shades. These shades will provide adequate shading of the vision glass during summer months, while allowing light in during winter months.

The sunshades will be constructed of perforated metal and will be positioned at the heads of the windows..

DESIGN PROPOSAL: LIGHTING PLAN

The proposed lighting plan helps to foster a sense of safety and provide easy wayfinding to and from the facility.

Lighting at the street front is intended to illuminate pathways and building entries, and balance out the large area lighting provided by two street lights along NW 56th Street.

Placement of regularly occupied, well-lit spaces with large windows on the alley side of the building helps to reinforce this sense of safety and security by providing eyes on the street.





VIEW OF DESIGN PROPOSAL
LOOKING EAST ALONG ALLEY AT
NIGHT

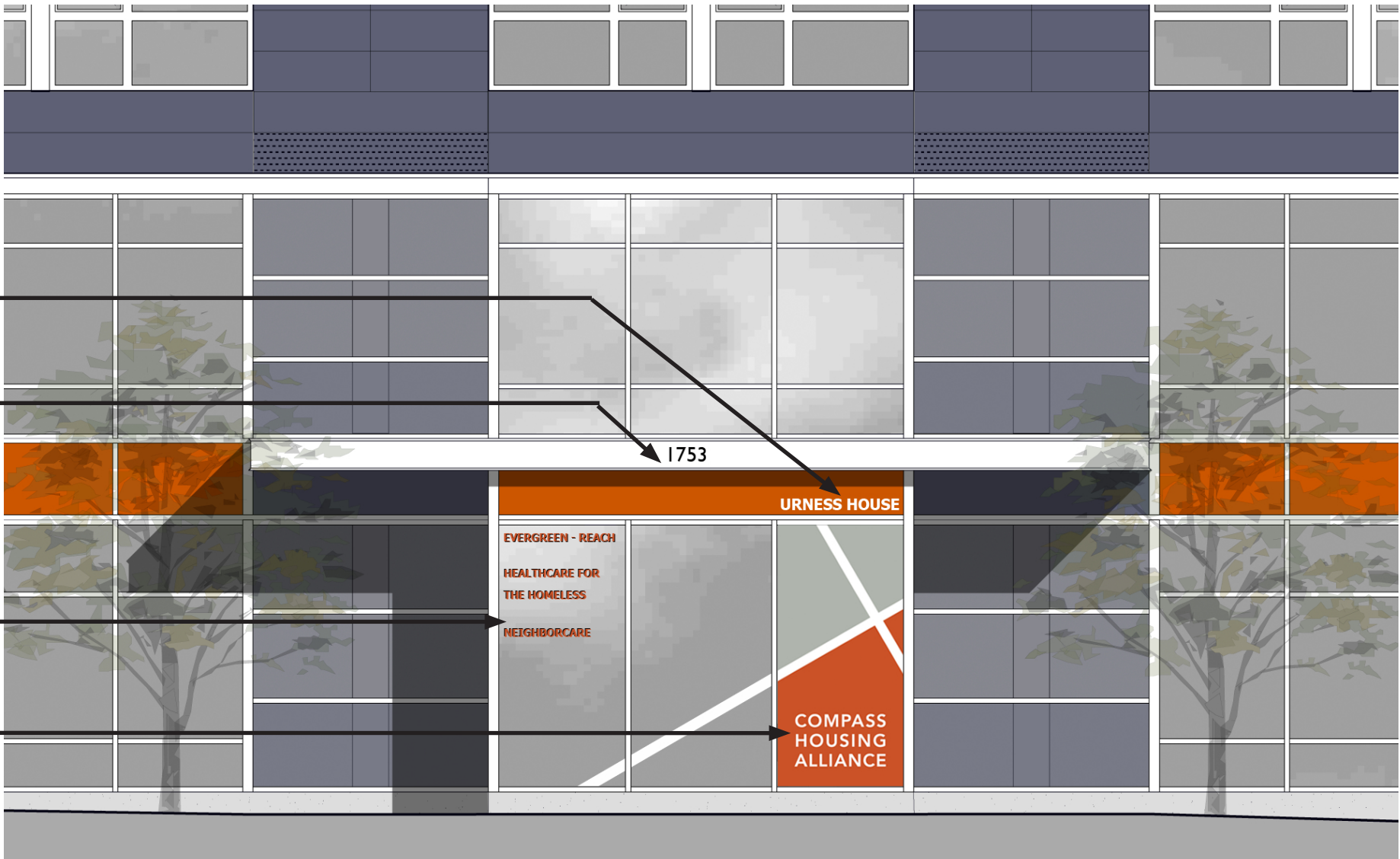
DESIGN PROPOSAL: EXPERIENCE AT THE STREET



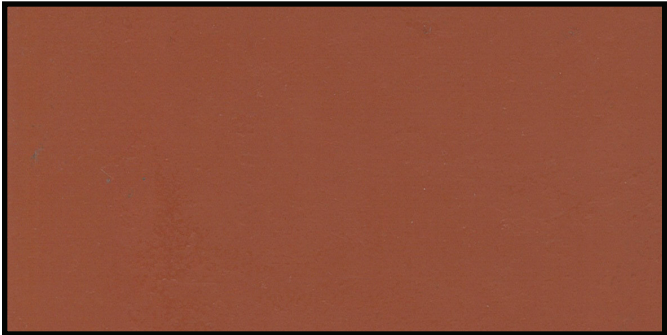
VIEW OF DESIGN PROPOSAL
STREET FRONT LOOKING WEST

Building signage will be concentrated at the Entry Vestibule of the building, where all visitors and residents will enter. It will be placed parallel to the sidewalk and street for easy viewing, and will be at a scale and height appropriate to pedestrians. The signage will be affixed to the inside face of the glass, and will allow views inside and outside.

- BUILDING NAME**
LETTERS IN FRONT OF SOLID SPANDREL GLASS
- BUILDING ADDRESS**
STAINLESS STEEL NUMBERS MOUNTED TO SURFACE OF STEEL CANOPY
- COMMERCIAL TENANT NAMES**
SOLID APPLIED LETTERS (AND LOGOS IF APPLICABLE) ON INSIDE FACE OF GLASS
- OWNER NAME**
SOLID APPLIED LETTERS ON INSIDE FACE OF GLASS OVER SCREENED IMAGE OF LOGO



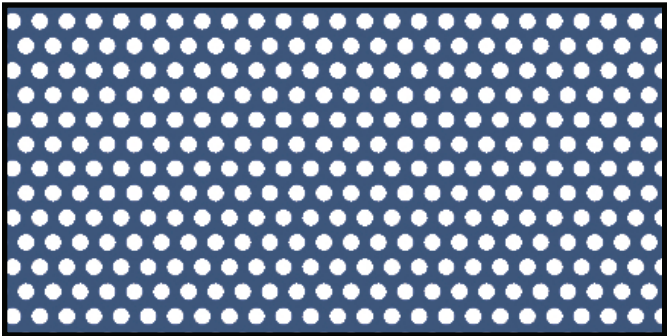
DESIGN PROPOSAL: EXTERIOR MATERIALS



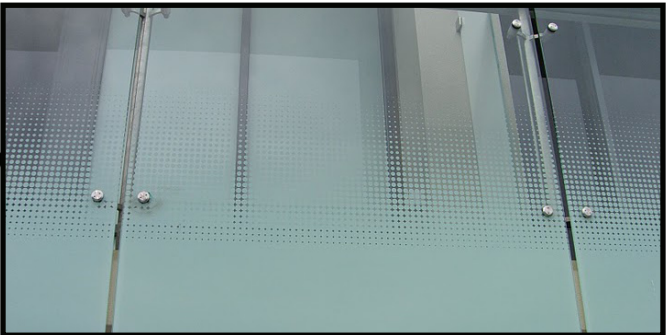
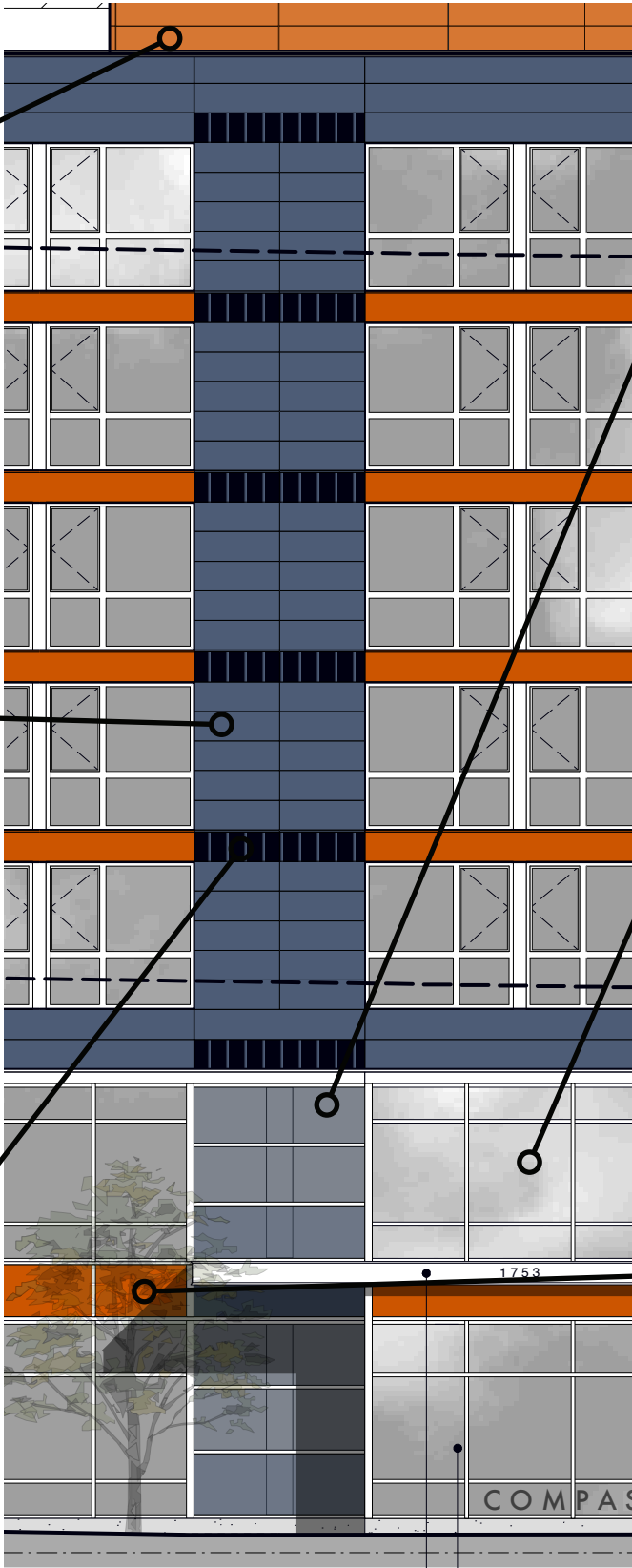
Saffron Ceraclad - Upper level cladding accent color



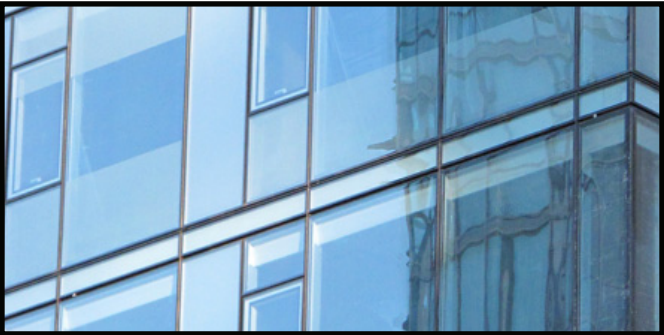
Midnight Blue Ceraclad - Upper level cladding body color



Blue Perforated Metal - exhaust vents and sunshades



Blue Ceramic Fritted Glass - storefront “columns”



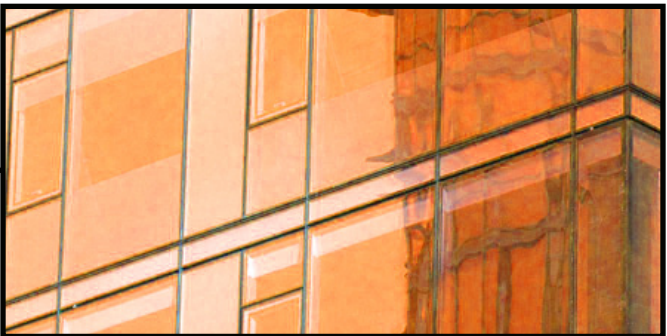
Blue Spandrel Glass (not shown) - Storefront plenum color



Clear Anodized Aluminum Storefront Windows



Charcoal CMU (not shown) - Party walls



Orange Spandrel Glass - Storefront accent color



Concrete (not shown) - Party walls

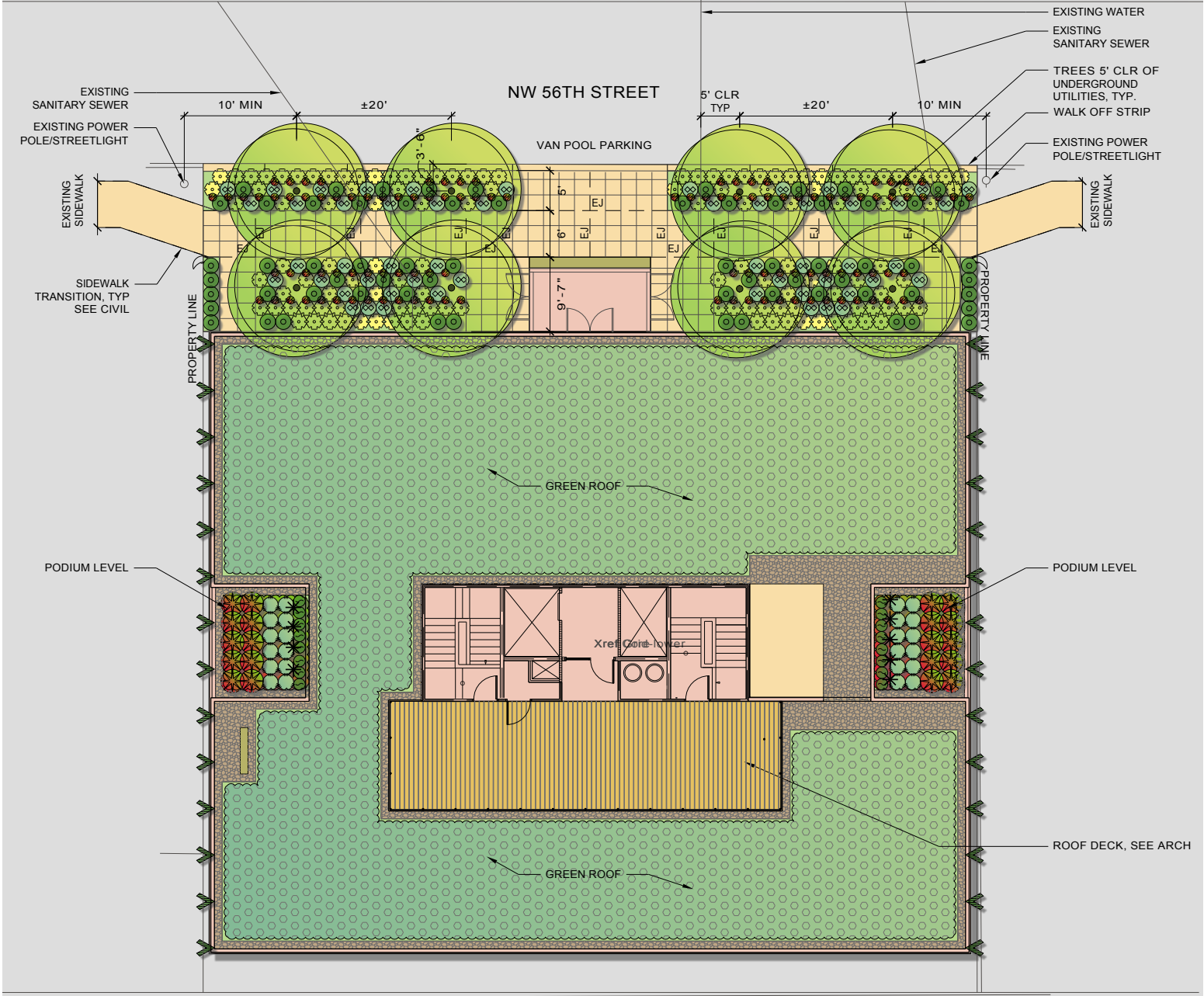
PLANT LIST

*DROUGHT TOLERANT PLANTS (PER SUNSET WESTERN GARDEN BOOK "LITTLE TO MODERATE WATER")

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
STREET TREE (APPROVED BY BILL AMES, SDOT ARBORIST 4/7/2010. SDOT STREET LIGHTING APPROVED SMALL STREET TREES 10' MINIMUM FROM STREET LIGHT.)					
	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL	B&B	PER PLAN
SHRUBS					
	ASTILBE X ARENDSII 'PEACH BLOSSOM'	'PEACH BLOSSOM' ASTILBE	1 GAL.	CONT.	24" O.C.
	EPIMEDIUM RUBRUM *	EPIMEDIUM	1 GAL.	CONT.	24" O.C.
	EUPHORBIA AMYGDALOIDES 'PURPUREA' *	PURPLE WOOD SPURGE	1 GAL.	CONT.	24" O.C.
	HELLEBORUS ORIENTALIS *	LENTEN ROSE	1 GAL.	CONT.	24" O.C.
	NARCISSUS POETICUS 'ACTAEA' *	'ACTAEA' POET'S DAFFODIL	TOP SIZE	BULB	PER PLAN
NOTE: PROVIDE (3) BULBS PLANTED IN A CLUMP AT EACH SYMBOL.					
	NANDINA DOMESTICA 'GULF STREAM' *	'GULF STREAM' HEAVENLY-BAMBOO	1 GAL.	CONT.	24" O.C.
	OPHIPOGON PLANISCAPUS 'INGRESCENS'	BLACK MONDO GRASS	1 GAL.	CONT.	18" O.C.
	PARTHENOCISSUS QUINQUEFOLIA *	VIRGINIA CREEPER	2 GAL.	CONT.	PER PLAN
	PHYLLOSTACHYS NIGRA *	BLACK BAMBOO	5 GAL.	CONT.	PER PLAN
GREEN ROOF					
SEDUM MIX *					
	SEDUM DIVERGENS	STONECROP	72 COUNT PLUG FLATS	4"O.C.	
	SEDUM SEXANGULAR	STONECROP	72 COUNT PLUG FLATS	4"O.C.	
	SEDUM OREGANUM	STONECROP	72 COUNT PLUG FLATS	4"O.C.	
	SEDUM 'BLUE SPRUCE'	STONECROP	72 COUNT PLUG FLATS	4"O.C.	
	SEDUM SPATHULIFOLIUM 'CARNEA'	STONECROP	72 COUNT PLUG FLATS	4"O.C.	
	SEDUM SPURIUM 'VOODOO'	STONECROP	72 COUNT PLUG FLATS	4"O.C.	

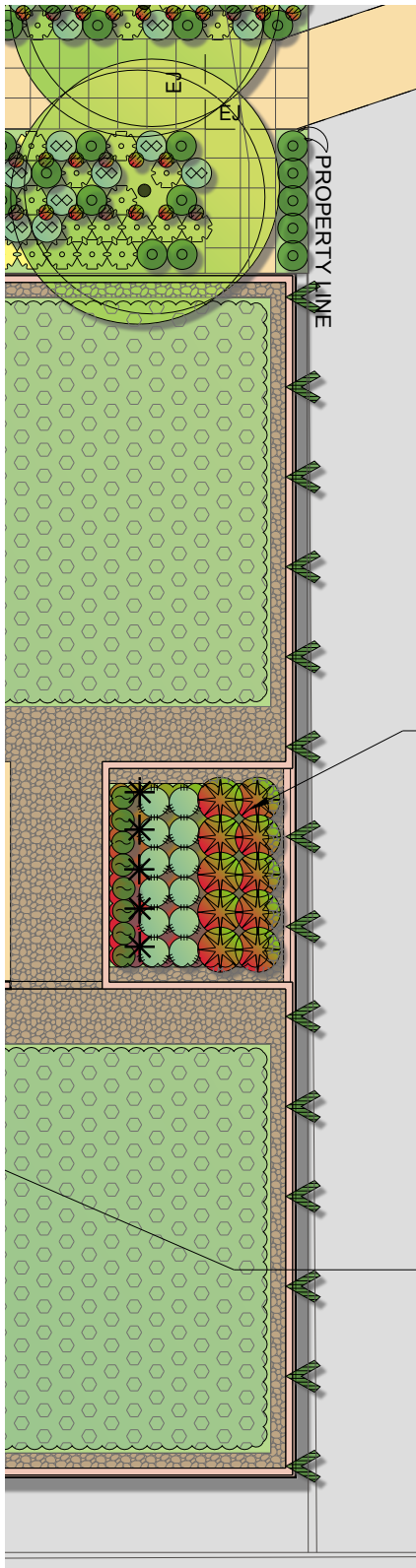
NOTES

1. MINIMUM 25% OF ALL REQUIRED LANDSCAPE AREAS SHALL BE PLANTED WITH DROUGHT TOLERANT PLANTS. SEE PLANT LIST FOR DROUGHT TOLERANT PLANT IDENTIFICATION.
2. ALL PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND, AUTOMATIC IRRIGATION SYSTEM.
3. GREEN ROOF PLANTING SHALL HAVE GREEN ROOF PLANTING SOIL MIX.
4. ALL LANDSCAPE AREAS, EXCEPT WHERE PEBBLE, GRAVEL, OR GREEN ROOF OCCURS, SHALL RECEIVE MINIMUM TWO INCHES OF MULCH.
5. SEE L102 FOR SEATTLE GREEN FACTOR SUMMARY.

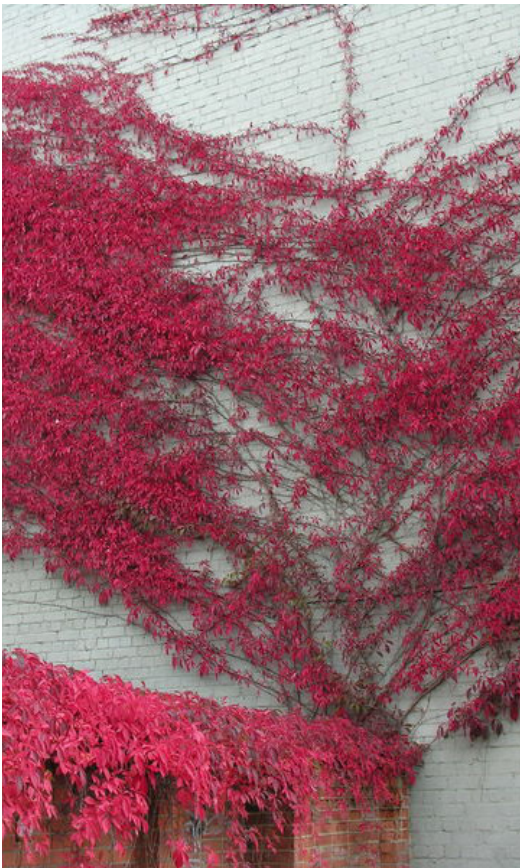


1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"





Terrace + Party Wall Landscape Plan



Virginia Creeper



Black Bamboo



Nandina (Heavenly Bamboo)



Peach Blossom Astilbe

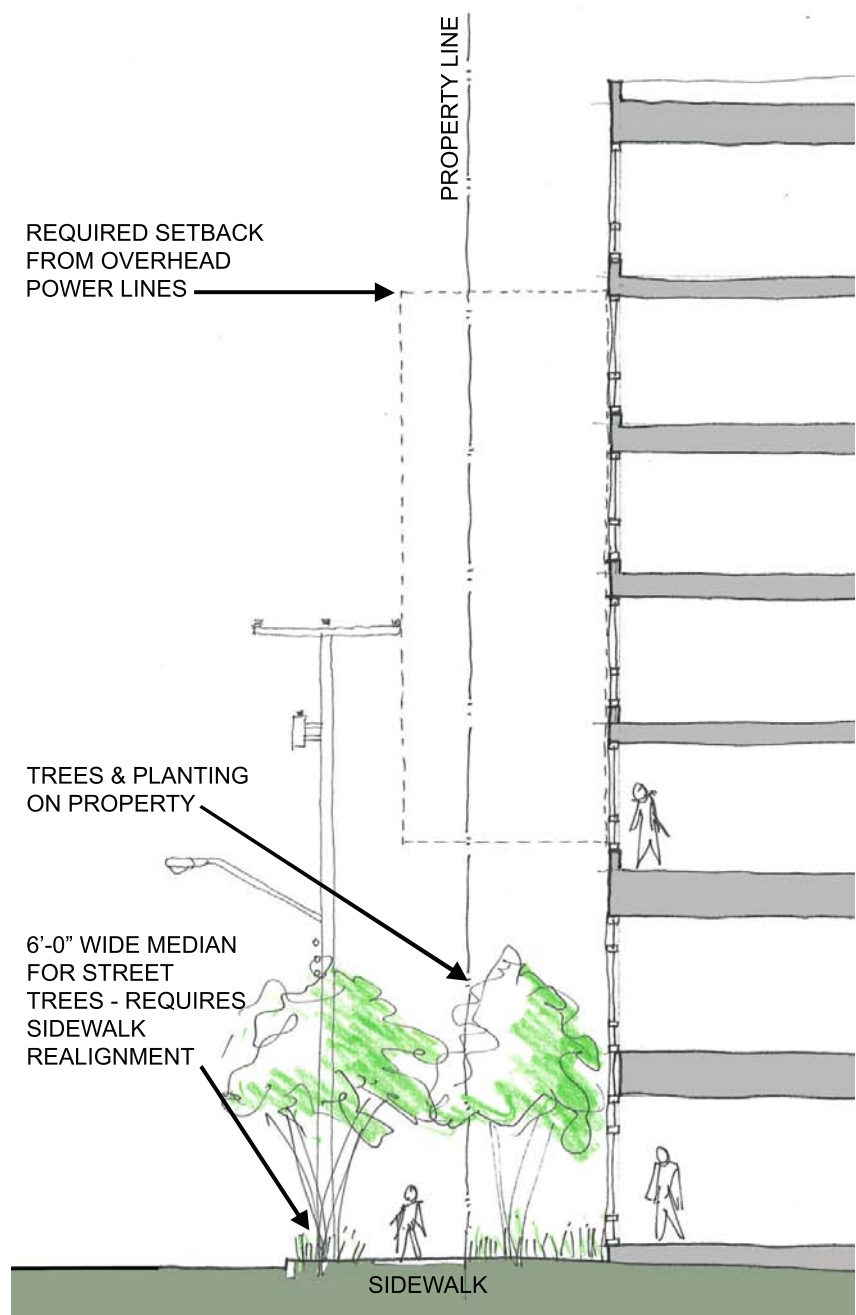


Black Mondo Grass



Representative Images of Terrace Landscapes

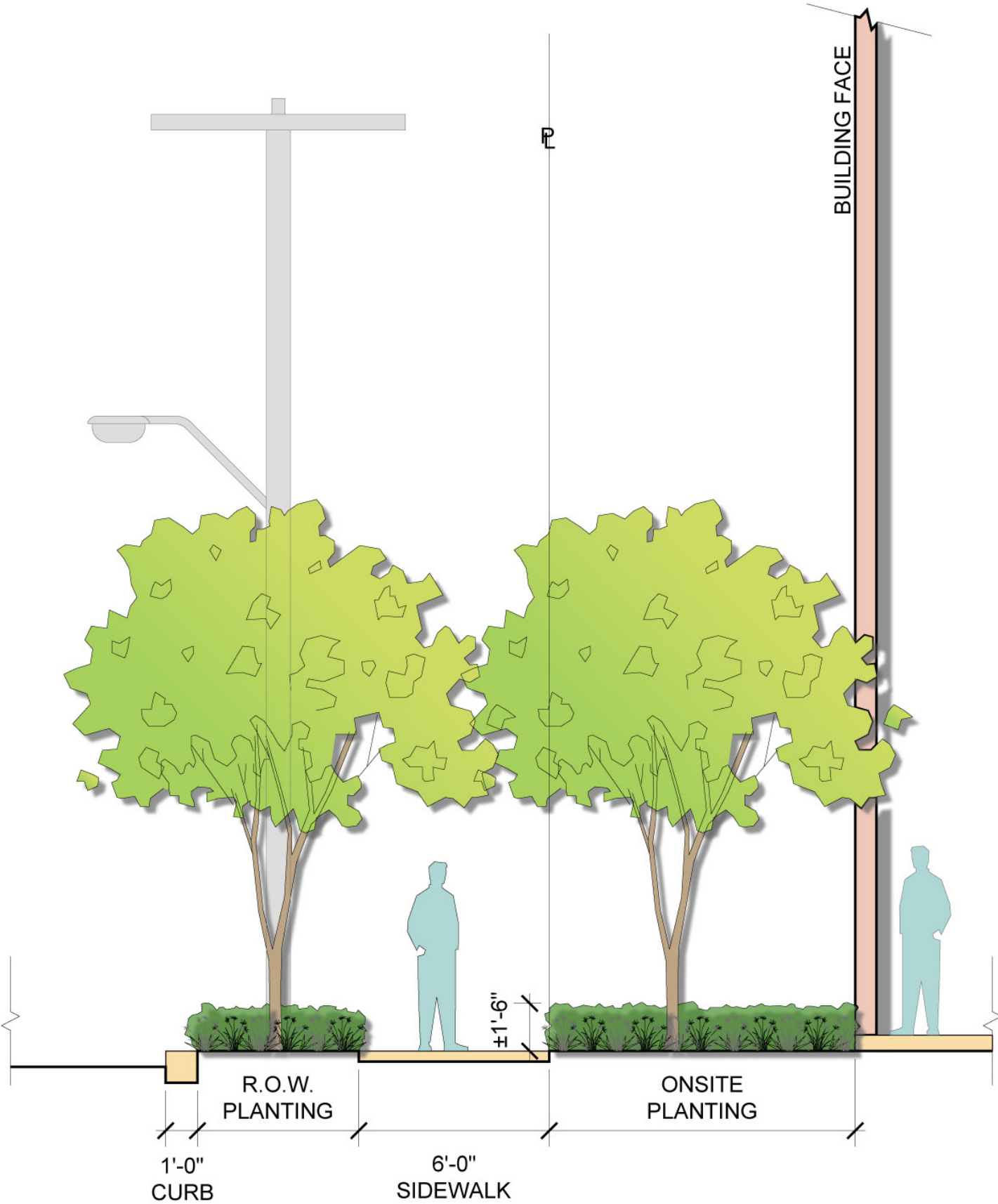
DESIGN PROPOSAL: LANDSCAPING AT RIGHT OF WAY



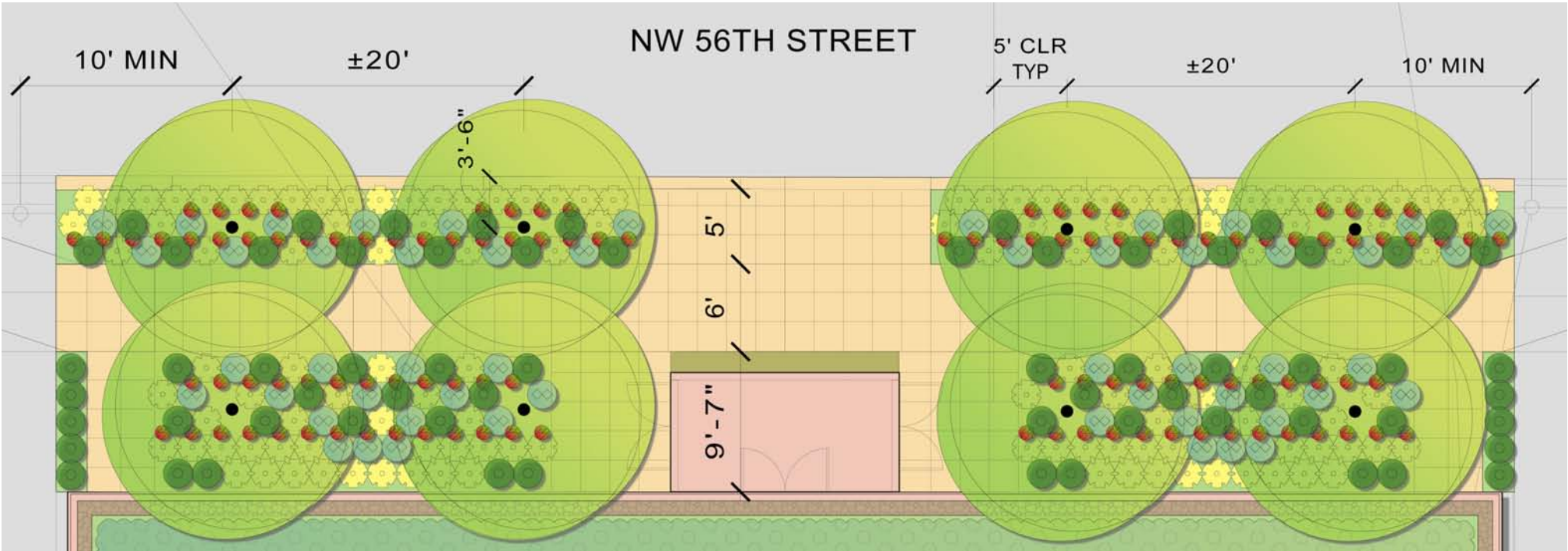
OPTION C PREFERRED - Sidewalk is realigned

Places the building face approximately 10'-0" south of the property line and continues up in-plane to respond to the overhead power line clearance requirements.

The sidewalk is realigned to create a 6'-0" median, leaving sufficient space on the property to allow for meaningful plantings, including trees, on both sides of the sidewalk.



DESIGN PROPOSAL: LANDSCAPING AT RIGHT-OF-WAY



Frontage Landscape Plan



Representative Image of Ground Plane Plants



Autumn Serviceberry



Lenten Rose



Epimedium

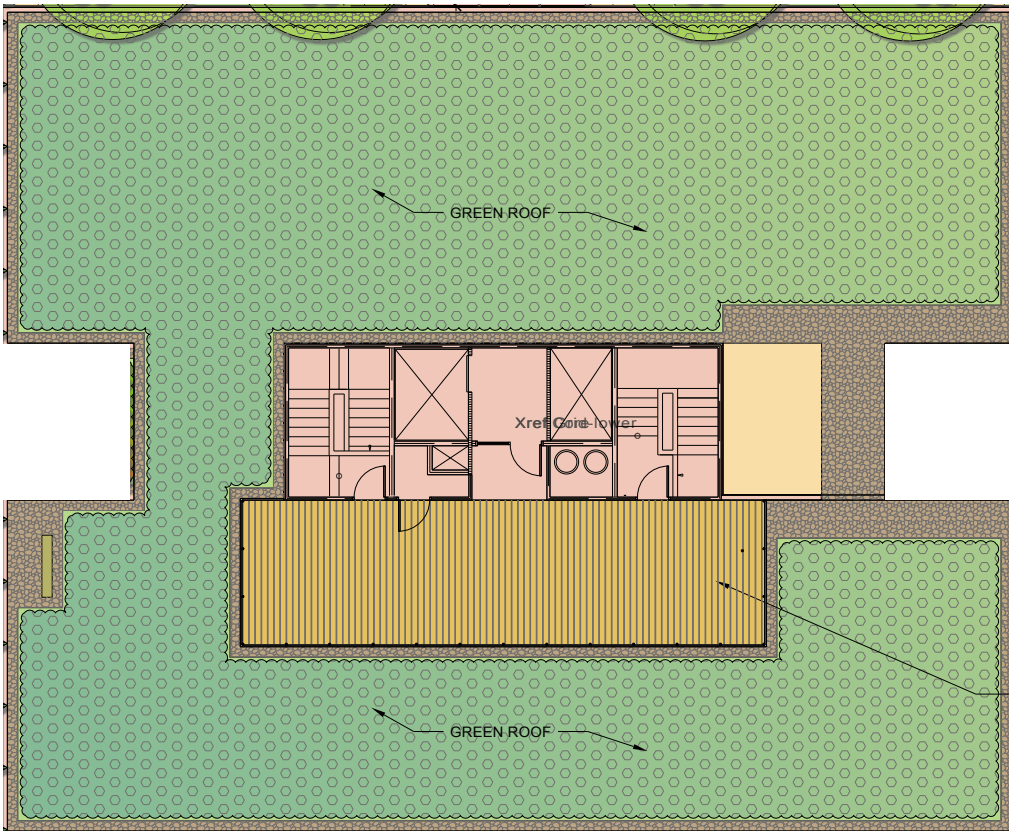


Purple Wood Spurge



Narcissus

DESIGN PROPOSAL: LANDSCAPING AT UPPER LEVELS



Green Roof Landscape Plan



Green Roof Plants Sedum Varieties,

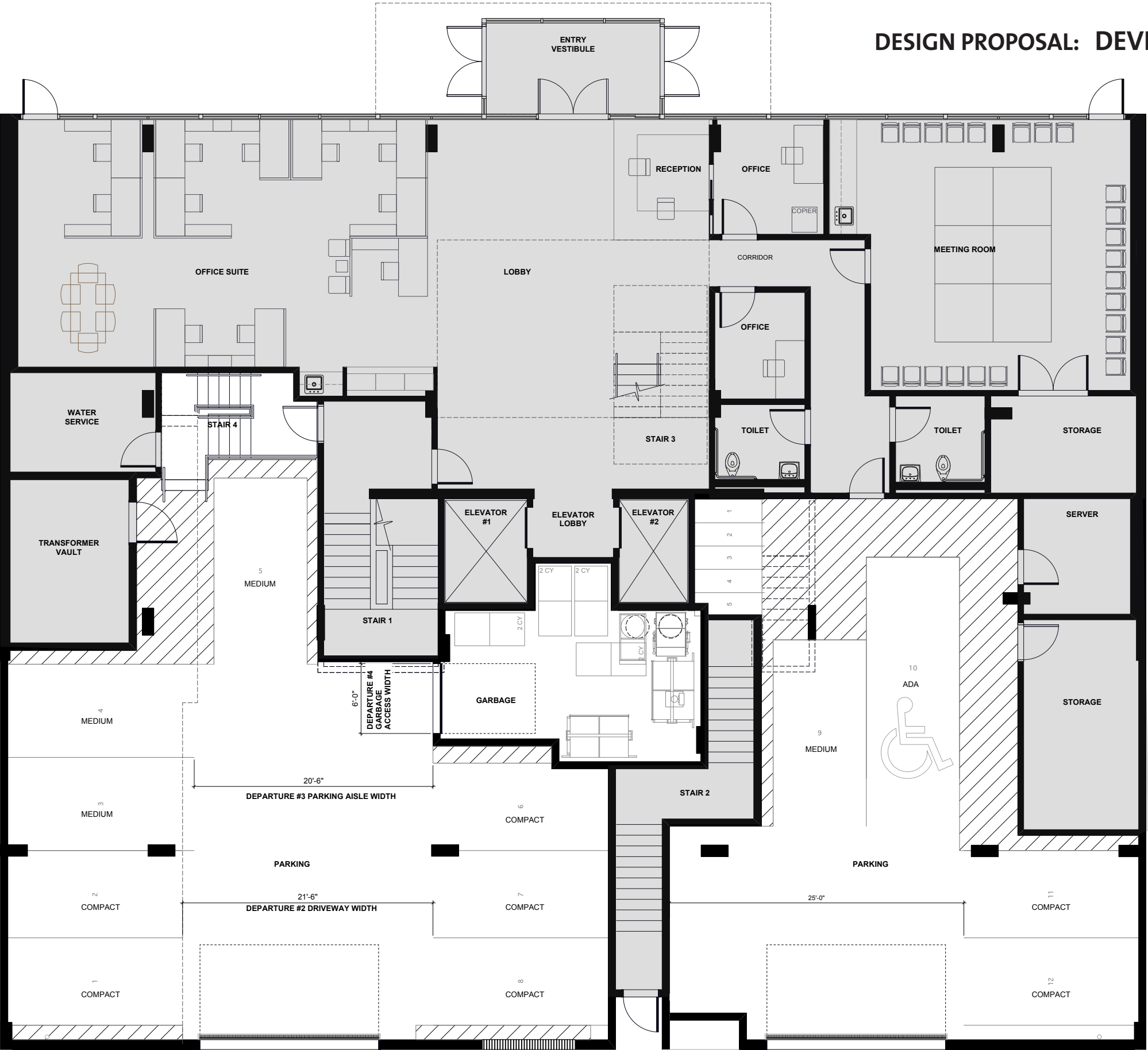


Representative Images of Green Roofs

DESIGN PROPOSAL: DEVELOPMENT STANDARD DEPARTURE REQUESTS

Departure No.	Issue	Code Requirement	Proposed	Explanation
1	23.54.030.B2b Parking Space Requirements	for 11 - 19 parking spaces provided: 25% min. small vehicles (3 spaces) 65% max. small vehicles (8 spaces) 35% min. large vehicles (4 spaces)	Parking spaces provided: Small: 7 spaces (58.3%) Medium: 4 spaces (33.3%) Large: 1 spaces (8.3%) Total: 12 spaces	The design proposal follows the upper level setback (9'-6") imposed by the overhead high-voltage power lines all the way to the ground plane, thereby creating a more generous, landscaped frontage and realigned sidewalk. Holding the building face back from the property line by 9'-6" reduces the workable area of the parking garage in the north-south direction and elongates the central core in the east-west direction. To achieve the required number of parking spaces, we propose to provide medium parking spaces in lieu of 3 large parking spaces. The improvements to the frontage make a better design, and justify the departure from the parking space ratios. Finally, users of the parking garage will be familiar with them and their configurations.
2	23.54.030.D2a(2) Minimum driveway widths	For 2-way traffic: 22 feet minimum 25 feet maximum	21'-6" for 8 spaces 25'-0" for 4 spaces	The design proposal follows the upper level setback (9'-6") imposed by the overhead high-voltage power lines all the way to the ground plane, thereby creating a more generous, landscaped frontage and realigned sidewalk. Holding the building face back from the property line by 9'-6" reduces the workable area of the parking garage in the north-south direction and elongates the central core in the east-west direction. To achieve the required number of parking spaces, we propose to narrow the driveway in the west garage by 6" to 21'-6" from the required 22'-0". The improvements to the frontage make a better design, and justify the departure from the driveway width requirement. Finally, users of the parking garage will be familiar with them and their configurations.
3	23.54.030.E, Exhibit C Parking Aisle Widths	20 feet min. - Small spaces 22 feet min. - Medium spaces 24 feet min. - Large spaces	20 feet min for Small spaces 21'-6" for 1 medium space (all others 22 feet min) 24 feet min for large space	The design proposal follows the upper level setback (9'-6") imposed by the overhead high-voltage power lines all the way to the ground plane, thereby creating a more generous, landscaped frontage and realigned sidewalk. Holding the building face back from the property line by 9'-6" reduces the workable area of the parking garage in the north-south direction and elongates the central core in the east-west direction. To achieve the required number of parking spaces, we propose to narrow the parking aisle dimension for 1 medium parking space by 6" to 21'-6" from the required 22'-0". The improvements to the frontage make a better design, and justify the departure from the parking aisle width requirement. Finally, users of the parking garage will be familiar with them and their configurations.
4	SMC 23.47A.029 D.2b Garbage Service access width	For front-loading containers: Any proposed gates or access routes shall be a minimum of ten (10) feet wide,	Garbage room has a 6-foot wide overhead door which opens into the parking garage. Thereafter, the access width is greater than the 10'-0" minimum width.	The design proposal follows the upper level setback (9'-6") imposed by the overhead high-voltage power lines all the way to the ground plane, thereby creating a more generous, landscaped frontage and realigned sidewalk. Holding the building face back from the property line by 9'-6" reduces the workable area for "back of house" services such as garbage. In order to ensure the Garbage Room remain completely enclosed within the building, and provide the required number of parking spaces in the garage, the garbage room door is narrowed to 6'-0" width. Service will be coordinated with Seattle solid waste service provider. The improvements to the frontage make a better design, and justify the departure from the Garbage access width requirement.

DESIGN PROPOSAL: DEVELOPMENT STANDARD DEPARTURE REQUESTS



DEPARTURE #1: PARKING SPACE REQUIREMENTS

(23.54.030B2b):

	REQUIRED	PROVIDED
COMPACT STALLS:	8 (65% MAX)	7 (58%)
MEDIUM STALLS:	0	4 (33%)
LARGE STALLS:	4 (35% MIN)	1 (8%)

DEPARTURE #2: DRIVEWAY WIDTHS

(23.54.030D2a(2)):

	REQUIRED	PROVIDED
2-WAY TRAFFIC:	22' (MIN)	21'-6"
	25' (MAX)	25'-0"

DEPARTURE #3: PARKING AISLE WIDTHS

(23.54.030E, Exhibit C):

	REQUIRED	PROVIDED
SMALL SPACES:	20 FEET (MIN)	20 FEET MIN
MEDIUM SPACES:	22 FEET (MIN)	20'-6" (1 SPACE)
LARGE SPACES:	24 FEET (MIN)	24 FEET MIN

DEPARTURE #4: GARBAGE SERVICE AREA WIDTH

(23.47A.029D2b):

	REQUIRED	PROVIDED
GARBAGE ACCESS WIDTH:	10 FEET (MIN)	6'-0" DOOR