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SITE INFO

ADDRESS: 949 NW MARKET STREET

NEIGHBORHOOD: Ballard neighborhood

SDCI PROJECT #: 3033321-LU, 943 NW Market St.

ZONE: NC2-55(M2): Neighborhood Commercial 2

DEVELOPMENT OVERVIEW

- 68 assisted living units
- 24 memory care units
- 39 below grade garage parking spaces
- Site Area: 20,000 SF
- Max FAR: 3.75
- Proposed FAR: 3.75
- Gross Building Area (including parking): 94,442 SF

PROJECT PROPOSAL

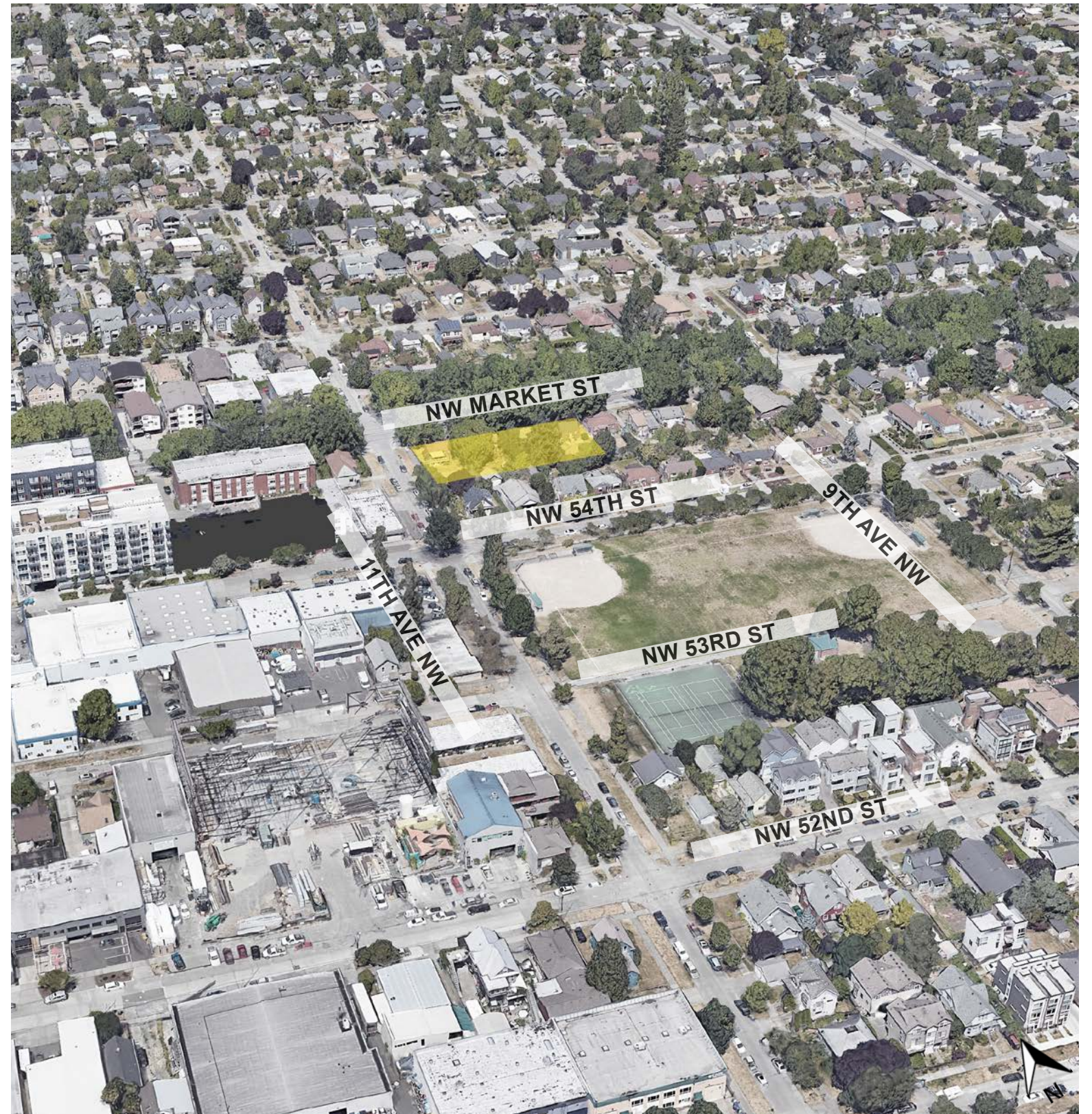
Setting: This 92-apartment assisted-living and memory-care community will be located at the SE corner of NW Market Street and 11th Ave NW in Seattle's Ballard neighborhood (Ballard Urban Village). The site is currently occupied by four single family homes located at 929, 933, 937 and 943 NW Market Streets. The site was recently up-zoned from SF 5000 to NC2-55 M2 and will subsequently contribute approximately \$1.5m to the City's affordable housing fund. The building will be five levels above underground parking. The site slopes upward approximately 7' from the SW corner to the NE corner.

Access, parking and ROW: The site is adjacent "high frequency" bus stops serviced by several routes. In addition, Aegis Senior Communities provides all staff with incentives to take alternative modes of transportation to work. Although parking is not required by the City, the garage will have 39 spaces to serve the property. Being assisted living, residents don't drive. Vehicular access to the parking garage and loading area is from the southernmost portion of the property adjacent 11th Ave NW. This location is the only allowable vehicular access point to the property per SDOT. The main pedestrian access is located facing NW Market Street immediately east of the bus stop, near the bus stop and at a point where the ground level FF elevation meets the existing sidewalk grade. The curb frontage adjacent the lobby will be designated as a passenger drop-off zone. An enhanced concrete pattern to mimic a boardwalk is proposed for area between the curb and front entry. Architectural elements such as a covered pedestrian entry canopy and building overhangs will project into the landscaped portion of the public right of way and will require an annual permit.

Special site conditions: There are existing high voltage power lines adjacent the site along NW Market Street with a radial setback of 14' from the power line closest the building. The building is setback at levels 4 and 5 to accommodate this required setback. The building is voluntarily stepped back at level 3 to accommodate the canopy of the mature street trees that are located in the ROW under the power lines and spread onto the property. The streetscape will include generous planting area next to the curb on both NW Market Street and 11th NW Ave. There will also be a 6 feet landscape strip between the sidewalk and the building along Market that will provide a softened edge for the pedestrian experience.

Design treatment: To reflect the heritage of the community and respond to the comments received at the early community outreach meeting, the building design will honor the fishing heritage of Ballard. The character and materials are inspired by cannery buildings of the Northwest with its use of color, repetitive windows, and strong massing forms. The building will be modulated to help break down the scale of the facades. At the intersection of Market and 11th Ave, the most visible and prominent corner of the site a tower element is proposed and supported by EDG board and SDCI staff to place a stronger presence on this site. There will be large openings of clear glazing storefront windows on the ground floor and smaller vinyl windows on residential units on upper floors. Antique red brick will be used at the base of the structure on both NW Market and 11th Ave NW street fronts. The brick and larger storefronts will help link this building to its Ballard Neighborhood context. The upper three levels will be stepped back from the main façade to further break down the mass of the building. Vertical lap siding and corrugated metal panels will be used as a cladding on the corner tower and upper floors.

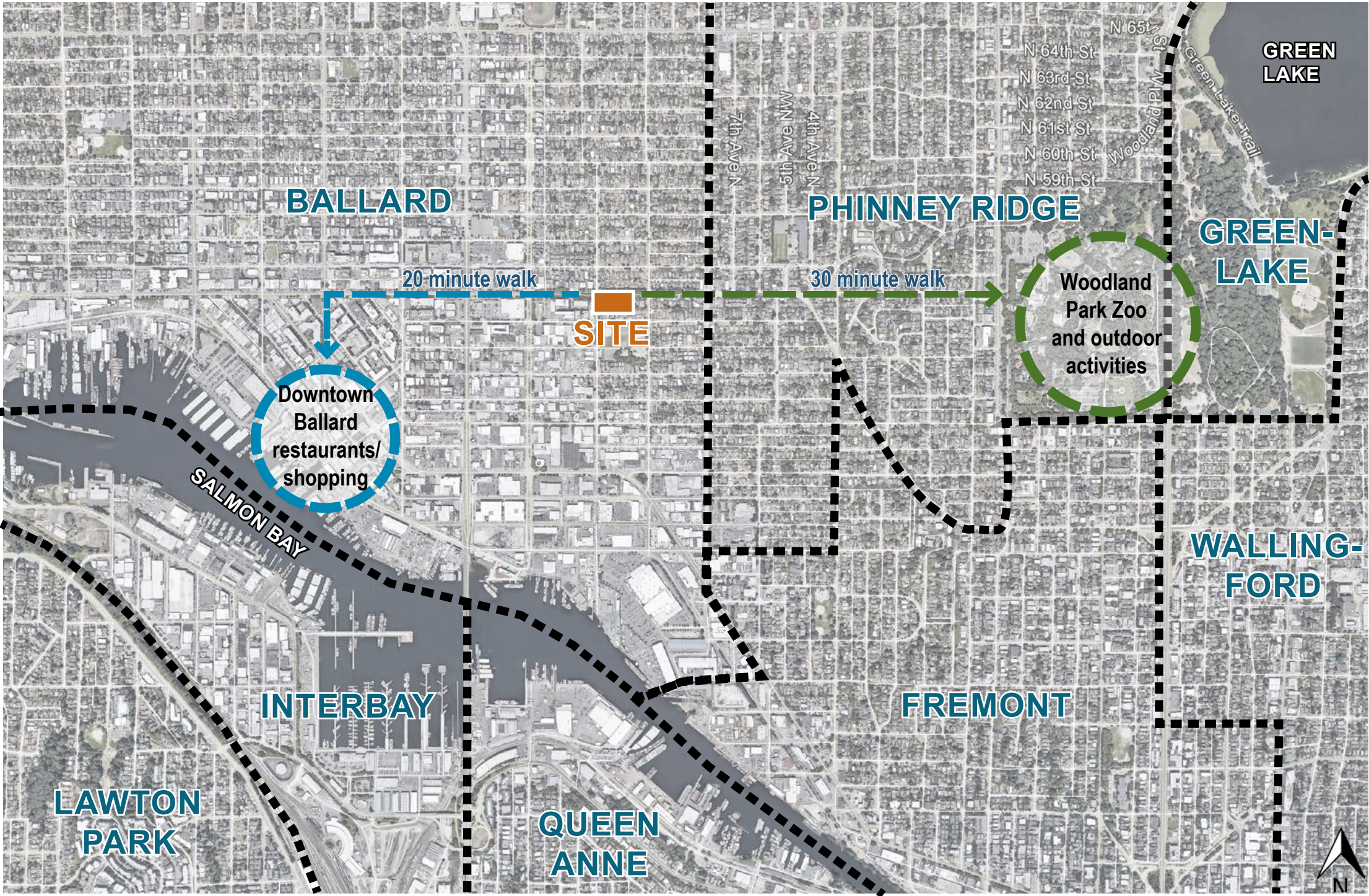
1.0 PROPOSAL



2.0 SUMMARY CONTEXT ANALYSIS

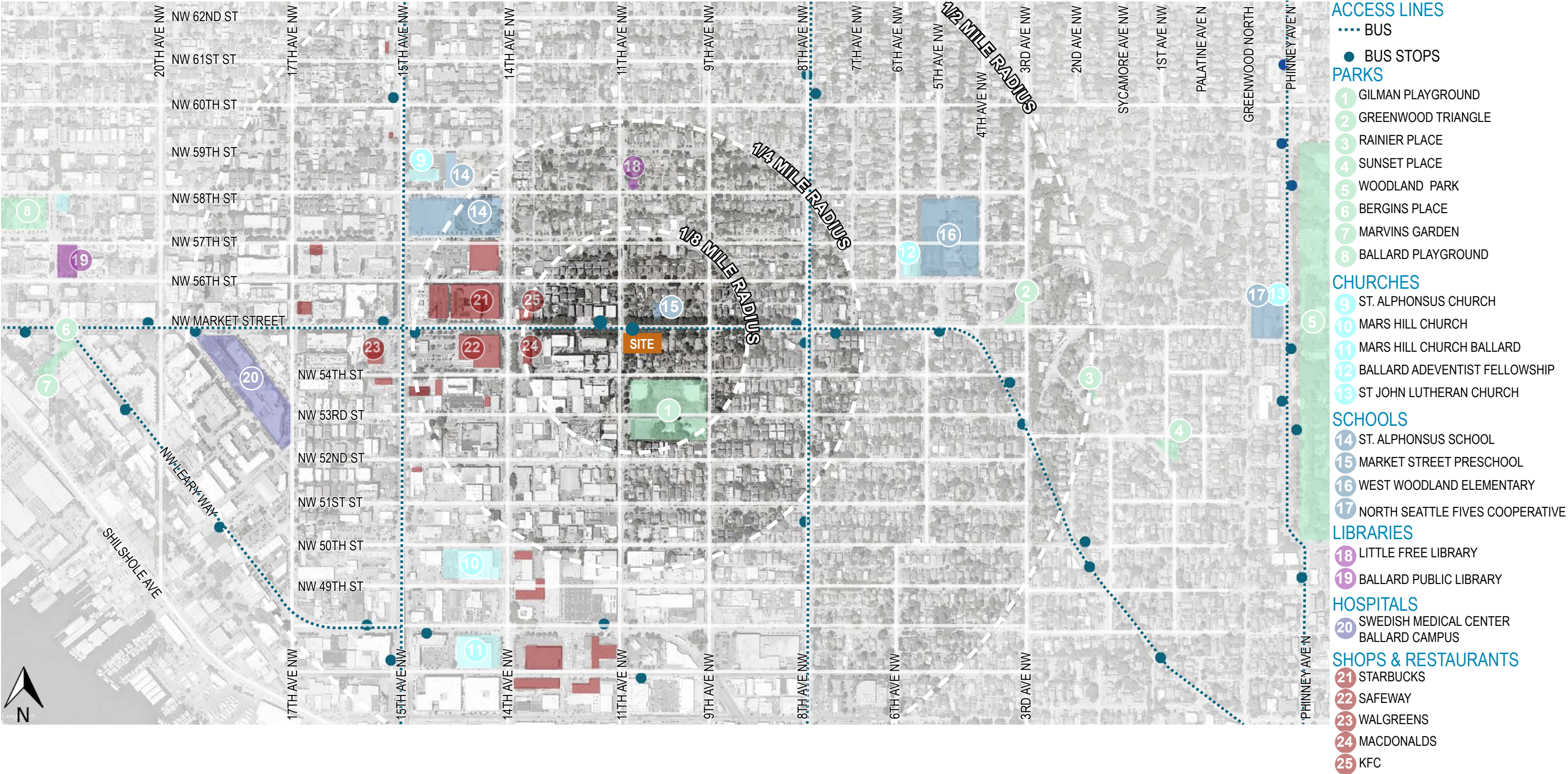
NEIGHBORHOOD MAP

THIS SITE IS LOCATED JUST OUTSIDE THE HEART OF DOWNTOWN BALLARD'S COMMERCIAL DISTRICT. WOODLAND PARK ZOO AND THE MANY AMENITIES OF WOODLAND PARK, INCLUDING GREEN LAKE, ARE LESS THAN A MILE DUE EAST OF THE PROJECT.



2.0 SUMMARY CONTEXT ANALYSIS

SURROUNDING USES



2.0 SUMMARY CONTEXT ANALYSIS

LOCAL CONTEXT



STREETSCAPES

- URBAN CENTER CONNECTOR (NW MARKET ST.,**
FREQUENT TRANSIT SERVICE WITH
EXPANDED PEDESTRIAN ZONES
- URBAN VILLAGE MAIN**
FREQUENT TRANSIT SERVICE WITH
PEDESTRIAN-FRIENDLY STREET ENVIRON-
- URBAN VILLAGE NEIGHBORHOOD**
ACCOMMODATES ON-STREET PARKING,
TRANSITIONS FROM HIGHER-YIELD STREETS TO
- NEIGHBORHOOD YIELD STREET**
LOW SPEED, LOW VOLUME STREETS
WITH ON-STREET PARKING
- MINOR INDUSTRIAL ACCESS**
DESIGNED TO ACCOMMODATE LARGER VE-
HICLES,
- INDUSTRIAL ACCESS**
DESIGNED TO ACCOMMODATE LARGER VOL-
UMES

TRANSIT OPTIONS

- THE SITE IS SERVED BY FREQUENT TRANSIT SERVICE
WITH IMMEDIATELY ADJACENT STOPS
- BUS ROUTES**
NW MARKET STREET: RAPID RIDE ROUTE 44,
ROUTE 994
8TH AVE. NW: ROUTE 28X



2.0 SUMMARY CONTEXT ANALYSIS

ZONING DESIGNATIONS



- NEIGHBORHOOD COMMERCIAL NC2-55 (M2)
 - LOW-RISE MULTIFAMILY LR3-40 (M2)
 - RESIDENTIAL SMALL LOT
 - SINGLE FAMILY
 - MANUFACTURING/INDUS-
- MHA ZONE (NC AND LR)
THIS SITE FALLS WITHIN THE NC2-55 (M2) DESIGNATION.

NEIGHBORHOOD COMMERCIAL ZONE

SITE ZONING: NC2-55 (M2)

THE NEIGHBORHOOD COMMERCIAL 55 ZONE ENCOURAGES 5-STORY MIXED-USE BUILDINGS, PROVIDING INCREASED DENSITY IN URBAN VILLAGE AREAS.



2.0 SUMMARY CONTEXT ANALYSIS

LOCAL MULTIFAMILY RESIDENTIAL EXAMPLES



URBANA
6-STORY MIXED-USE RESIDENTIAL



AVA
6-STORY MIXED-USE RESIDENTIAL



3-STORY APARTMENTS



VICINITY MAP



KOI - NW MARKET ST FACADE
6-STORY MIXED-USE RESIDENTIAL



MARKET TERRACE
3-STORY APARTMENTS



KOI - NW 54TH FACADE
6-STORY MIXED-USE RESIDENTIAL

2.0 SUMMARY CONTEXT ANALYSIS

LOCAL CHARACTER



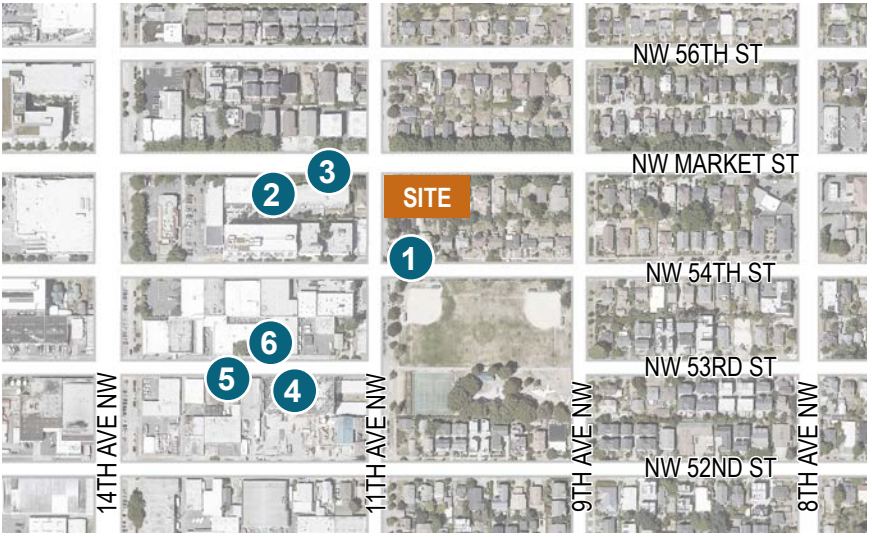
OLDER HOMES NEAR SITE, TYPICAL OF AREA



RESIDENTIAL DETAIL NEAR THE SITE



NW MARKET ST. LOOKING WEST
MARKET STREETSCAPE NEAR SITE



VICINITY MAP



RECENTLY BUILT 4 STORY WORK LOFTS

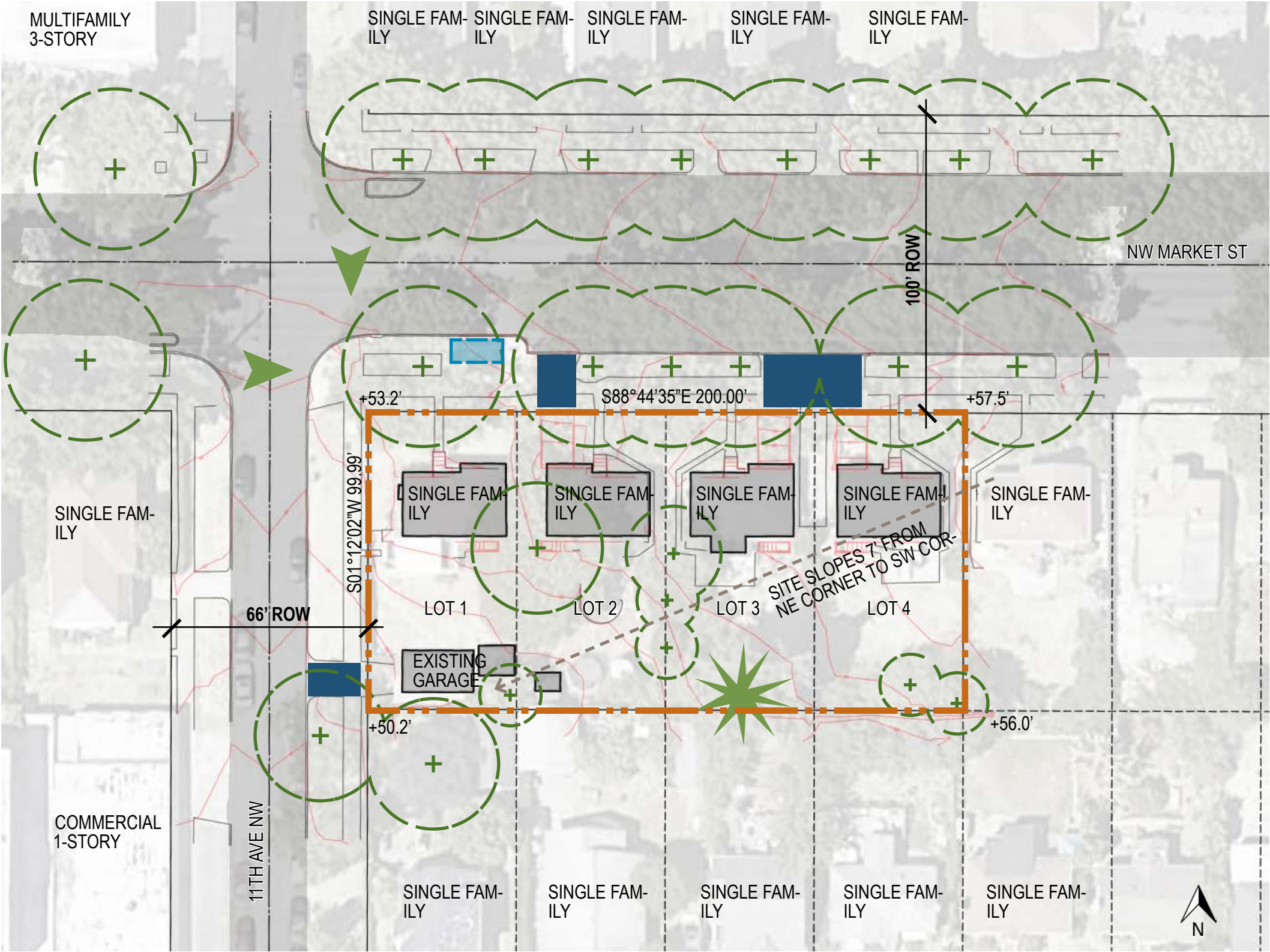


OLDER SINGLE FAMILY ADJACENT TO INDUSTRIAL



TYPICAL INDUSTRIAL STREET IN AREA

3.0 EXISTING SITE CONDITION
EXISTING SITE PLAN



- PROPERTY LINE
- EXISTING CURB CUTS AND SITE ENTRY
- BUS STOP
- EXISTING PEDESTRIAN ACCESS

NOTE:
PER LAND USE CODE, ALL CURB CUTS WILL BE LIMITED TO 11TH AVE NW

LEGAL DESCRIPTION

LOT 1 BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

LOT 2 BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

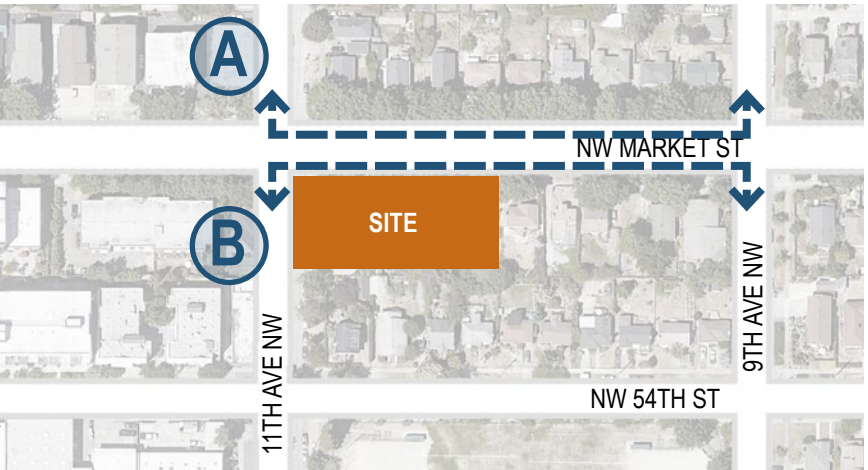
PARCEL A
LOT 3, BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B
LOT 4, BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON



3.0 EXISTING SITE CONDITIONS

SITE STREETSCAPES



11th Ave NW

1 story SF 1 story SF 1 story SF 2 story SF 1 story SF 1 story SF 1 story SF 1 story SF 1 story SF

11th Ave NW

DIRECTLY ACROSS FROM SITE



A NW MARKET ST. looking North from the site

9th Ave NW

2 story, tuck-under apts. 1 story SF 1 story SF 1 story SF 1 story SF 1 story SF 1 story SF 1 story SF 1 story SF

11th Ave NW

SITE BOUNDARY

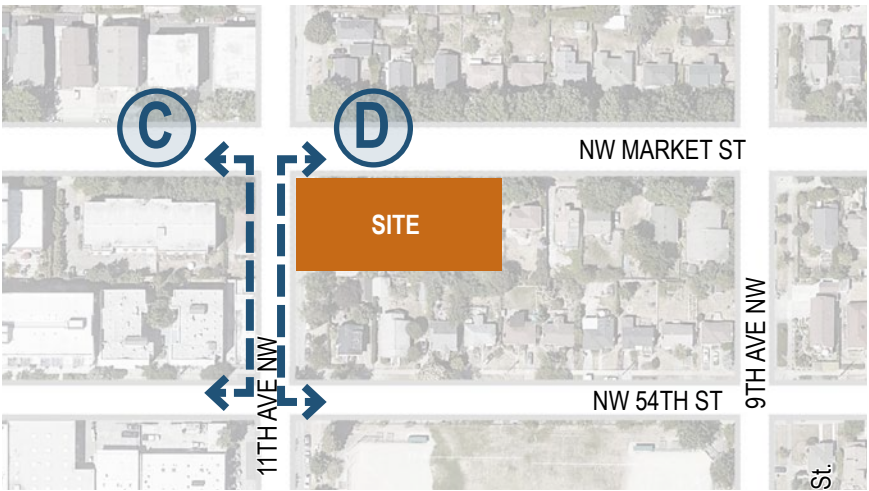


B NW MARKET ST. looking South onto the site



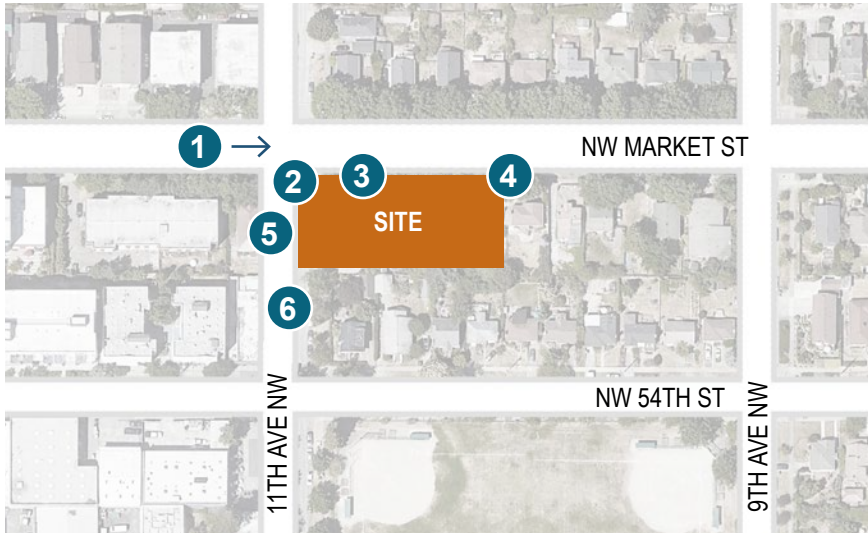
3.0 EXISTING SITE CONDITIONS

SITE STREETSCAPES



3.0 EXISTING SITE CONDITIONS

SITE PHOTOS



VICINITY MAP



USE RESTRICTIONS (23.47A.005. 1C2B):
No restriction for residential uses at street level in an assisted living facility.

STREET-LEVEL, STREET-FACING FACADES; BLANK FACADES:
(not including window, entryway or doorway, stair, porticos, decks, balconies, screening and landscape) 23.47.008.A.2
o Blank street level street-facing facades between 2 and 8 ft above sidewalk may not exceed 20 feet in width
o total of all blank façade segments may not exceed 40% of width of façade along that street
o for facades within 10’ of street lot line
o At least one faced shall have a visually prominent pedestrian entry

FACADE MODULATION (23.47A.009.F.2):
All portions of street facing façade longer than 100 feet, located within 10 feet of a street lot line, up to the height of 45 feet, step back by min depth of 10 feet and min width of 15 feet and up to 45 feet.

OUTDOOR ACTIVITIES: (23.47A.011.E.4):
Outdoor loading berths shall be located 50 feet from a lot in residential zone.

STRUCTURE HEIGHT
o 55 feet max as designated on the official Land Use Map 23.32
o Exemptions; smokestacks, chimney provided min 10 feet from side or rear lot line
o May exceed up to 16 feet: stairs and elevators
o May exceed up to 15 feet if total max coverage 20% of roof area or 25% including stairs and elevators and screened mechanical equipment: Solar collector, mechanical equipment, play equipment, communication utilities, stairs and elevators (10 feet from north lot line or shadow study required)
o May exceed up to 4 feet or as high as the highest ridge: open railing, planters, skylights, clerestory, greenhouses, solarium, parapet and fire wall, solar collectors
o May exceed up to 2 feet: insulation and rooftop decking materials, green roof soil medium

SETBACKS
o Along any rear or side lot line abutting LR zone: 10 feet above 13’ and up to 65 feet Exhibit B for 23.47A.014
o For NC zones within Ballard Hub Urban Village; all 10 feet from all abutting street lot lines for portions of structure above a height of 45 feet. 23.47A.009.F.4.1
o Power line: 14 feet radial

PROJECTIONS ALLOWED IN REQUIRED SETBACK (23.47A.014)
o 4 feet above the height: open railing
o 2 feet above the height: parapets
o Decks and balconies with open railing can project up to 5’ from res. zone lot line
o 18” max: eaves, cornices and gutters
o ADA ramps
o Fences and freestanding walls 6 feet max in height
o Underground structures
o Freestanding solar collectors
o Dumpsters and trash receptacles except for trash compactors located outside of structure are not permitted within 10 feet of any lot line that abuts a residential zone
o Green stormwater infrastructure shorter than 4.5 feet and narrower than 4 feet with total storage capacity of 600 gallons. Other rules apply. See code

SCREENING:
o Drive-in businesses abutting or across from a lot in a residential zone; 6’ tall screen along lot line and 5’ deep landscape strip along South property line abutting LR3 zone. Table B 23.47A.016.a
o 6-foot high screening for garbage dumpsters in NC2
o Screening utility services: 23.47A.016.C.2 provide both landscape strip and fencing between the utilities and right of way. Architectural detailing, artwork, vegetated trellises, decorative fencing to provide visual interest

ACCESS TO PARKING (23.47A.032.C):
o If the lot abuts two or more streets access is permitted across one of the side street lot line.

CURB CUTS (23.54.030.F.030.F.2.A.1.):
o Garage door not to exceed the width of curb cut

ASSISTED LIVING FACILITIES (23.47A.035):
o Communal area: solariums, decks, porches, recreation rooms, dining rooms, living rooms, foyer and lobby and outdoor gardens
o Service area: facility kitchen, laundry, hallways, corridors, supply closets, operations and maintenance area, staff area, offices, counseling and medical services (shall not be counted as communal area)
o Min 400 SF of outdoor communal area shall be provided with no dimension less than 10 feet.
o Total amount of communal area shall equal at least 10% of total floor area.
o Total floor area=all of the area of each unit excluding bathroom, including counters, closets and built-ins.

SOLID WASTE STORAGE PLAN:
o 92 senior living/assisted living/memory care units with 1,500 SF of comm. kitchen

TRASH SERVICES:
o Trucks will pull up along 11th Ave NW and dumpsters will be rear-loaded from a designated staging area marked per plan on the landscape strip along 11 Ave NW with signage for No Parking and to be reserved for solid waste staging on specific days and hours.
o Residential – 2x/wk
o (2) 4cy Trash, (2) 4cy Recycling, (2) 96 gallon compost

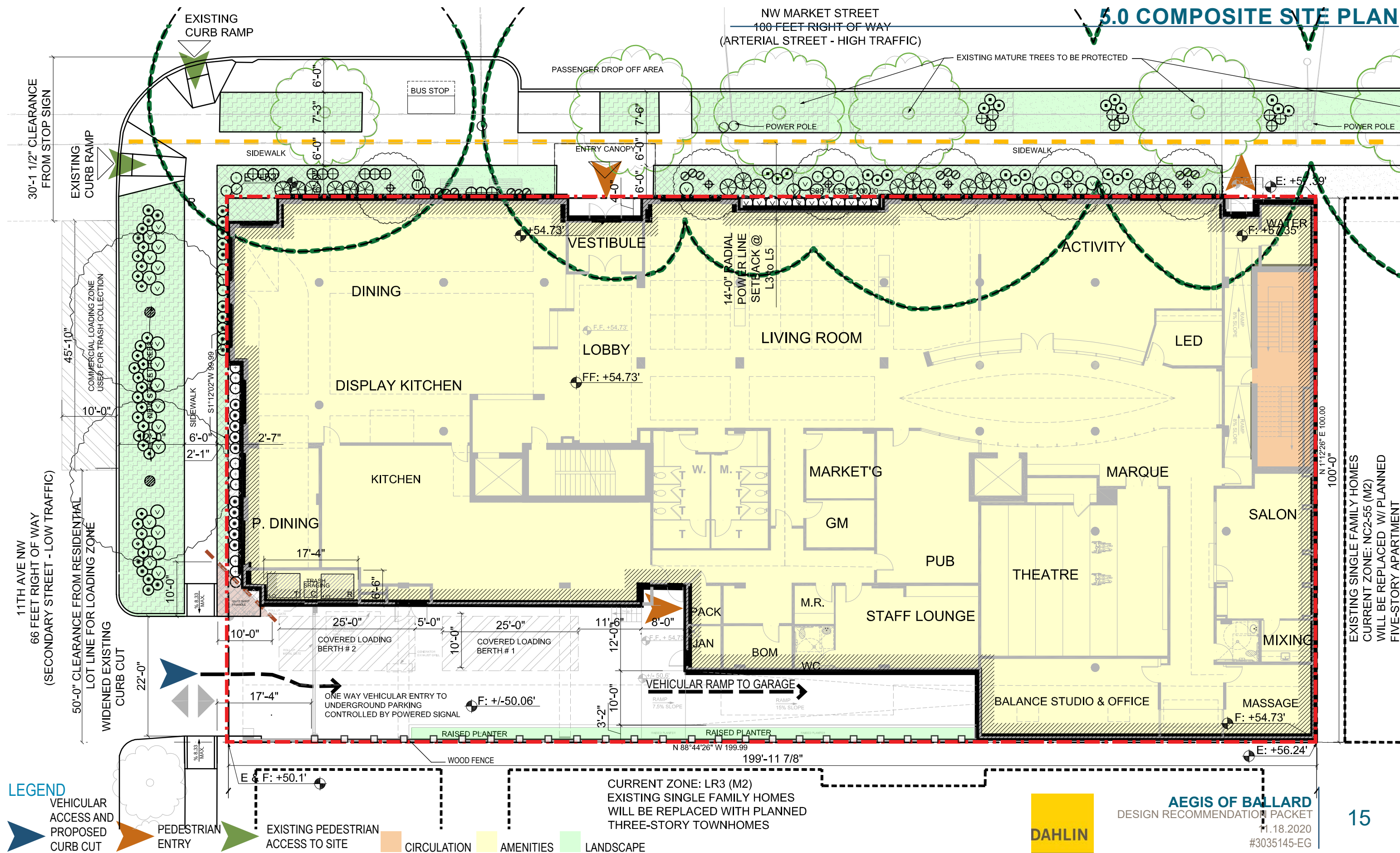
4.0 ZONING DATA

PARKING REQUIREMENT: (23.54.030)

Parking size	W x L	count	Aisle width - feet	Column encroach- ment	Note
small vehicle		40% any other size	20	6” max exclude car door open- ing area	Length: 19’ if space next to lot line
medium vehicle	8 x 16	60%	22	6” max exclude car door open- ing area	Length: 19’ if space next to lot line
large vehicle	8.5 x 19	40% any other size - Min 2 large in assisted living	24	6” max exclude car door open- ing area	Length: 19’ if space next to lot line
Barrier-free	8 x19 w/ 5’ access aisle				if more than one, at least one 19’ long
Barrier-free van	8 x19 w/ 8’ access aisle				



5.0 COMPOSITE SITE PLAN



CS2 - URBAN PATTERN AND FORM

“Corner Sites: Corner sites can serve as gateways or focal points due to their high visibility from two or more streets and long distances.”



A. LOCATION IN THE CITY AND NEIGHBORHOOD

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

C. RELATIONSHIP TO THE BLOCK

i “Corner Sites: Corner sites can serve as gateways or focal points due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to provide a strong urban edge to the block”

RESPONSE:

Occupying most of its rectilinear shaped site, the project will have a strong presence along NW Market St and create a gateway at the corner of 11th Ave NW. Aegis of Ballard is designed to enhance this important corner. The building has articulated and detailed facades with high quality materials and rich colors both on the lower massing at the first two floors as well as on the upper massing stepped back from the base of the building.

CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

“Where architectural character is evolving, explore ways to establish a positive and desirable context for others to build upon in the future”



A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

i “Fitting Old and New Together: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials”

B. LOCAL HISTORY AND CULTURE

i “Placemaking: Explore the history of the site and neighborhood as a potential place-making opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

RESPONSE:

The lots immediately to the east of the site will be redeveloped and the existing single story residential homes will be replaced by five-story new constructions. This area is in transition due to the zone change implemented by the City in last summer. the new developments in Ballard neighborhood, except a few near historic district are not the best examples of precedent architectural character of Ballard.



CANNERY ARCHITECTURAL CHARACTER



BALLARD SCANDINAVIAN CHARACTER

Aegis of Ballard will incorporate architectural style influenced by scandinavian and Cannery style present in Ballard late 18th and early 19th century inherited from fishing and timber industry. The project explores forms, scale, patterns, materials and colors from this architectural style.

- metal roof
- wood and metal wall cladding
- simple gable and shed roof forms
- simplicity of structure
- bright colors against Northern sky
- rhythmic organization of windows and openings
- White window trim and mullion
- Street lighting mounted on wooden poles
- Wooden piers on base of the building facade and boardwalk on the sidewalk.

PL3 - STREET LEVEL INTERACTION

“Encourage human interaction and activity at the street-level with clear connections to building entries and edges”



A. HUMAN INTERACTION AT THE STREET LEVEL

i “Design objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit the building of which they are a part.”

ii “Common Entries to Multi-Story Buildings: [must] provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk “

c. porous edge

i “Encourage passerby with opportunities to interact visually with the building interior using glazing and transparency...make a physical and visual connection between people on the sidewalk and activities in the building. “

response:

A wide recessed entry with tall glass walls and nicely detailed wooden awning identifies a welcoming entry point to the building for visitors and residents alike. The lobby with large glazing along the entry wall, provides clear lines of sight and visually connects to the street providing security by clear views from reception desk. A vestibule adds another level of security and protection from weather for residents. The building has articulated and detailed facades with high quality materials and rich colors along the street edges, particularly on the first two floors. By placing the active community areas along the street edge, with expansive storefronts, the building facade provide a transparent skin for visual and social interactions between the active interior spaces and the public outdoor spaces.

DC2 - ARCHITECTURAL CONCEPT

“Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.



A. MASSING

ii “Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider treating recesses or indentations in the building envelope; adding decks, awnings, or other elements; and/or highlighting building entries “

C. SECONDARY ARCHITECTURAL FEATURES

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

RESPONSE:

In order to reduce and enhance the perceived mass, building will step back above second floor along NW Market. That will allow for more than required power line setback and street tree.

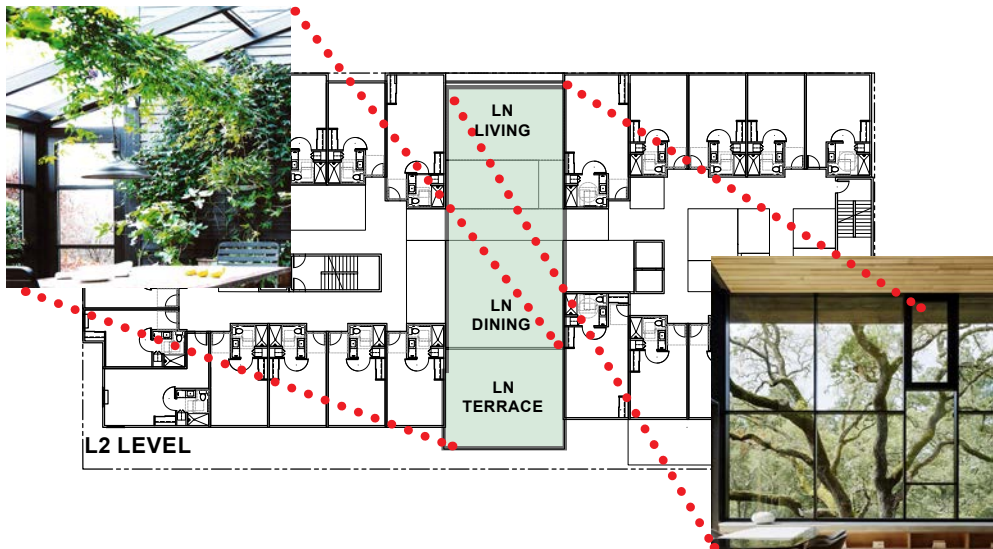
Modulations on the upper level massing, articulates that uper facade along the NW Market while carefully selected materials and colors will enhance the facade. Clerestory massing is proposed to create variation in the roofline where the massing sets back from the facade.

Significant awning over the entry plays creatively off the lower massing of the building defining a strong entrance to the building.

Windows and trims have been carefully detailed to be recessed for a stronger shadow line and more substantial sense of structure.

DC3 - OPEN SPACE CONCEPT

On second floor, a north/south facing common area features an indoor/outdoor quality with a glass wall that opens up to the mature oak trees on NW Market from the North end.



A. BUILDING-OPEN SPACE RELATIONSHIP

i “Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the function of the development “

B. OPEN SPACE USES AND ACTIVITIES

ii “Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind.”

RESPONSE:

South facing roofdeck on level 5 provides private area for gadering, barbeque and group morning exercises, while it is taking advantage of the views of Salmon Bay. Roof deck is a great spot to view the changing colors of seasons and the constant morphing of the skies above. Low walls with higher clear glass panels allows the views while offering wind protection.

On second floor, a north/south facing common area features an indoor/outdoor quality with a glass wall that opens up to mature oak trees on NW Market from one end and to large south facing terrace on another end. The Life Neighborhood terrace will bring ample daylight to the dining room at 2nd floor. The terrace is surrounded by planters and screened by translucent glass walls from the neighboring property and is protected by retractable awnings on sunny and rainy days. Wing walls on each side of the terrace protect from prevailing seasonal winds.

DC4 - EXTERIOR ELEMENTS AND FINISHES

“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 level of detailing are encouraged.”



A. BUILDING MATERIALS

i “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 level of detailing are encouraged.”

C. LIGHTING

i “Functions: Use lighting to both increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings and art.

RESPONSE:

At the base of the building, we are proposing high quality aged vertical wood cladding with old-fashioned street lights mounted on aged wooden poles.

Well detailed wooden awning supported by heavy timber rafters and bracing with metal fasteners and fittings are envisioned above the main entry.

Various high quality wood claddings in the form of vertical siding and board and batten with vibrant colors are proposed throughout the project. In addition to using wood cladding and heavy timber, using prefinished corrugated metal siding to emphasize fishing and canning hisotry of Ballard is proposed. This combination of materials and colors make for a lively, lasting and vibrant presence that exemplifies Ballard’s rich history and culture.

Building lighting will also be highlighted with up and down lighting at the entry in combination with landscape uplights to emphasize key building elements.

EDG1 - PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. Massing Concept: The Board struggled to understand the massing concepts and requested the project return for a second df meeting with a new massing option which responds to the guidance given and includes the studies requested.

The board had difficulties seeing the massing diagrams as trees where blocking the massing.

The EDG 2 packet is formatted to show all the massing views with and without trees.

The board requested one new massing option to be proposed which responds to the following;

- 1- Trees along the Market Ave NW - See page 29.
- 2- Pulls away from the south zoning transition - See Page 21.
- 3- A strong and prominent corner tower - See page 31.
- 4- A quieter upper massing responsive to the trees - See page 40. (PLEASE REFER TO REFERENCED PAGES ABOVE IN EDG2 PACKET.)

Massing Concept 4 is proposed in response to the board request. In this Concept North facade is edited to be more responsive to the trees. Roof lines are simplified and are more consistent. Window pattern on upper massing is aligned with massing articulation on the base massing to create a more edited and quiet massing in response to the trees.

a. The Board noted that the design of levels 1 and 2 was the same for all massing options but was supportive of these levels as proposed given the program and street activation indicated. (DC2-A Massing, PL2-B-1 Eyes on the Street, PL2-B-3 Street-Level Transparency)

b. The Board supported preservation of the mature street trees along Market Street and preferred a quieter upper massing response along this facade, allowing the upper levels to be a consistent backdrop to the prominent foliage of the street trees. At the next meeting the Board would like to better understand how the massing relates to the street trees. The Board requested additional diagrams and sections showing the relationship between the upper level setbacks and the street trees and to show the drip line of the trees on upper level floor plans. (CS2-A-2 Architectural Presence, CS2-D-2 Existing Site Features, DC2-A Massing)

Massing on the third floor is stepped back in response to the street trees.

The tree drip lines are added to all the plan views throughout the packet.

Upper level facade modulation revised to provide a more consistant backdrop to prominent foliage of the street trees.

c. The Board supported how massing option #3 responds to the corner with a prominent, unifying tower element that grounds the massing and brings activity and transparency to the corner. (CS2-C-1 Corner Sites, DC2-A Massing)

Page 31 is showing four tower options. Our preferred option is option 3, a unified and prominent tower shown in both code compliant version and non-compliant versions.

The preferred option 3 provides a visual continuity of the lower two-story massing, while it serves as a prominent and unified tower element. It's less modulated compared to EDG 1 tower and works better with window alignment on the upper floors.

d. The Board supported shifting the upper massing away from the south property line in response to the zone transition and lower-scale neighbors. (CS2-D-3 Zone Transitions, CS2-D-4 Massing Choices, DC2-A Massing)

In the proposed Concept 4 massing, the upper massing is shifted away from the south property line to better transition to LR3 zoning. See page 21.

e. The Board was concerned about the potential blank wall condition on the east property line and requested more information regarding the potential development of the lot to the east and impacts to this façade. (CS3-A-4 Evolving Neighborhoods, DC2-A Massing)

A new developer has applied for the PAS and have not developed any building concepts. They are planning a 5 story apartment building which would go to the property line, just like our development.

2. Ground plane:

a. The Board was supportive of the ground plane as shown, including the location of vehicular access and the residential entry, given the active programming along the street and the transparency indicated. (PL2-B-3 Street-level Transparency, PL2-B-1 Eyes on the Street, PL3-A-2 Common Entries, DC1-A-4 Views and Connections)

b. The Board was troubled by the articulation of the southwest corner at the service area and vehicular access and agreed that the massing concept breaks down at this location. The Board provided guidance to integrate the driveway access and service area into the overall massing form and provide studies of different treatment options. (DC2-A Massing, DC1-B-1 Access Location and Design, DC1-C-2 Visual Impacts)

On page 32-33 we have provided studies of various treatments for this area. We have modified the massing to better ground the upper level massing to the left of the driveway access and to better integrate the driveway access and loading area into the massing.

c. As the guidance regarding the driveway access is addressed, the Board also recommended providing access to the solid waste storage room from the driveway rather than from the street and resolving the clipped corner of the massing. (DC1-C-2 Visual Impacts)

Access to the solid waster storage room is provided through the driveway. The clipped corner of the building is squared off to clear the view triangle. Please see page 34.

EDG 1 - PRIORITIES & BOARD RECOMMENDATIONS

3. MATERIALITY AND ARCHITECTURAL CONCEPT:

A. The board supported the scandinavian precedent images on pg. 20 Of the EDG packet and the indicated use of materials and bright colors. (Cs2-b-1 placemaking, dc2-b-1 façade composition)

Please refer to page 37,38 & 39 for architectural concept imagery where it applied to the massing. The massing is shaped to support the application of the forms, textures and material inherited from precedent Swedish fishing villages and Cannery architectural styles.

B. The board recommended careful study of how the architectural concept is applied to the massing and development of a simple, clear and carefully edited architectural expression. The board would like to review diagrams explaining how the massing and materiality is responsive to this concept. (Cs2-a-2 architectural presence, cs3-a-4 evolving neighborhoods, dc2-b-1 façade composition, dc2-c secondary architectural features, dc2-d scale and texture, dc4-a-1 exterior finish materials)

Please refer to Pages 37, 38 & 39 for how the architectural character concept is applied to the massing.

Please refer to page 40 for how the north facade is modified for a more quiet massing.

Please refer to pages 41 for application of color and materials schemes.

EDG 1 - DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could not be achieved without the departure. The Board's recommendation will be reserved until the final Board meeting. At the time of the FIRST Early Design Guidance meeting the following departure was requested:

1. Street-level Setback(SMC 23.47A.009.F.4.b.1): The Code requires a setback with an average depth of 10' for all portions of a structure above 45'. The applicant proposes to reduce the required setback along 11th Ave NW to 2'.

The Board agreed they did not have enough information on why the departure was required based on the massing concepts presented. The Board is open to considering a departure request to reduce the setback at the corner to create a strong tower element in response to the guidance given but was not yet convinced that a departure along all of the 11th Ave NW facade strengthens the architectural massing concept. At the next EDG meeting the Board would like to review diagrams that better illustrate the departure request and includes comparison with a code compliant massing.

Please refer to pages 21, 22, 31, 35, 36, 43 to compare the code compliant and non-compliant massings side by side.

On the proposed option 4 (EDG 2 massing option), the departure is only requested at SW &NW corner tower elements. The rest of the facade along is compliant with the upper level setback requirement.

The departure is required for the design to achieve a strong solution for a prominent NW tower at the corner of 11th Ave and Market that is brought down from the top floor to ground the massing. A smaller complementary tower element on SW corner starts a strong dialogue with the NW tower and serves as a wayfinding element for the driveway entry.

CS2-Aii: "Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high profile" design with significant presence and individual identity, or may be suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage building facades to incorporate design detail, articulation, and quality materials"

CS2-Ci: "Corner Sites: Corner sites can serve as gateways or focal points due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to provide a strong urban edge to the block"

EDG2 - ADMINISTRATIVE SECOND EARLY DESIGN

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, tStaff provided the following siting and design guidance.

Comment 1. Massing

- Staff supports the new massing option #4 proposed in the EDG 2 packet as the basis for further development. The massing responds to the zone transition, the street trees along Market St, and maintains the arrangement of ground floor uses supported at the first EDG meeting. (DC2-A Massing, PL2-B-1 Eyes on the Street, PL2-B-3 Street-Level Transparency, CS2-D-2 Existing Site Features)
- While staff supports pulling the south façade away from the low-rise zone to the south, the modulation proposed appears overly complex and lacks a clear rationale for the numerous shifts. While maintaining the setback, simplify the massing moves on the south façade. The modulation should be informed by the architectural concept. (CS2-D-3 Zone Transitions, CS2-D-4 Massing Choices, DC2-A Massing)
- Staff finds tower option #4 on pg. 31 of the EDG 2 packet to be the most successful at grounding the massing and creating a strong corner expression. To further strengthen the corner expression, the tower form should also be proud of the base along the Market Street facade. (CS2-C-1 Corner Sites, DC2-A Massing)
- Staff does not support a secondary tower at the southwest corner. This corner should not compete with the prominence of the northwest corner and the added bulk of a tower in this location is not an appropriate response to the zone transition. (CS2-D-3 Zone Transitions, CS2-D-4 Massing Choices, DC2-A Massing)

Applicant's Response

- While the south façade is pulled away from the low-rise zone to the south, the modulation was simplified and is now more symmetrical with a rationale that façade steps back as it reaches to the mid-point to offer more air and light to LN terrace and communal area on L2. The modulation also enhances the privacy of the LN outdoor space while protects it from the prevailing wind.
- As per recommendation from staff, we have modified the tower massing to be consistent with tower option #4 on page 31 of EDG 2 packet. There is a constraint to push the corner tower any further to the north due to 14 feet radial power line setback above L3.
- In response to the zone transition, the added bulk on L5 was removed from southwest tower. After lowering its height and due to its scale and the fact that it has stepped back from the façade, southwest corner tower no longer competes with the main tower. Southwest tower is smaller scale tower which articulates a strong corner presence at the second important corner of the building.

Comment 2. Architectural Concept

- The primary precedent images inspiring the design are a mix of cannery buildings and Scandinavian rowhouse buildings which are two very different building typologies. Staff finds that these two precedents are not successful together as a cohesive whole and as applied to the massing form. Revisit Scandinavian precedent images and simplify the architectural concept, moving forward with one singular design precedent. (CS2-B-1 Placemaking, DC2-B-1 Façade Composition)
- Utilize strong shapes, simple detailing and clear material application which is consistent with the design precedent selected. Staff encourages referencing modern examples of the selected building typology to guide development of the design details. (CS2-A-2 Architectural Presence, DC2-B-1 Façade Composition, DC2-C Secondary Architectural Features, DC2-D Scale and Texture, DC4-A-1 Exterior Finish Materials)
- Staff supports the glass wall along Market Street as a different moment to break up the facade, but the detailing should be an extension of the architectural concept. (-B-1 Façade Composition, DC2-D Scale and Texture)

Applicant's Response

- The architectural concept is inspired by Cannery Architecture. This building typology roots in the history and culture of Pacific Northwest fishery and cannery industry. Cannery buildings are shaped by simple forms and gable/ shed rooflines, which are built and added over time and are recognized by their bright red wooden cladding and white window frames reminiscing Swedish fishermen cottages. Windows and trims have been carefully detailed to be recessed for a stronger shadow line and more substantial sense of structure on the tower element.
- Below are some modern examples of Cannery Architecture, emphasizing on simple detailing and strong shapes and clear material application consistent with the project design.



- As staff recognized, the glass wall along Market Street is a different moment to break up the facade and provides for a void in the massing. The two masses on each side of the glass wall are connected by massive trusses. The glazing remains silent with seamless connections to create a quiet background for the heavy timber trusses.

(sic – no comment 3 provided)



Comment 4. Driveway.

- Staff supports the driveway screening method as proposed on pg. 33 of the EDG 2 packet, provided the detailing is integrated with the architectural concept. (DC2-A Massing, DC1-B-1 Access Location and Design, DC1-C-2 Visual Impacts)
- Staff is also supportive of the trellis over the driveway, but additional details need to be provided at the Recommendation phase on how plantings would be provided for the trellis and how the wall along the property line will be treated. The trellis and wall should be an extension of the design concept and not appear as tacked on. (DC2-A Massing, DC1-B-1 Access Location and Design, DC1-C-2 Visual Impacts)

Applicant's Response

- Planting strips in the form of raised planters are added to the base of the wall along the property line on the driveway side to grow vines covering the trellises. Please see section and plan shown on MUP sheets A2.1.2 & A6.1.1.

Comment 5. East Façade

- Staff notes the discussion of the blank east façade at the first EDG meeting and continues to be concerned with this condition. As the project progresses, continue to provide information concerning the adjacent proposal. (CS3-A-4 Evolving Neighborhoods, DC2-A Massing)
- The material application on this facade should wrap from the Market Street elevation and provide texture and visual interest. At the Recommendation phase provide details on how transitions between materials will occur. (DC2-D Scale and Texture, DC4-A-1 Exterior Finish Materials)

Applicant's Response

- We will provide more information and coordinate with the east property owner, as the east property design further develops.
- Noted. 10 feet along 11th Ave NW. Please see compliance calculation and diagram on sheet G1.9. In response to staff recommendation and the zone transition on the south, the added bulk was removed from southwest corner tower.



EDG2 - ADMINISTRATIVE SECOND EARLY DESIGN

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure. The Board's At the time of the SECOND Early Design Guidance, the following departure was requested:

1. Street-level Setback (SMC 23.47A.009.F.4.b.1): The Code requires a setback with an average depth of 10' for all portions of a structure above 45'. The applicant proposes to reduce the required setback along 11th Ave NW to 1-8" at the northwest corner and 5' at the southwest corner. The applicant also proposes to reduce the setback along Market St. to 5' at the northwest corner.

Staff is supportive of the departures requested for the northwest corner tower element, as the strong tower element strengthens the massing concept and provides an appropriate response to the corner condition. Staff does not support the departure requests for the southwest corner, as the added bulk is not an appropriate response to the zone transition and should not compete with the prominence of the northwest corner. (CS2-C-1 Corner Sites, CS2-D-3 Zone Transitions, CS2-D-4 Massing Choices, DC2-A Massing) recommendation will be reserved until the final Board meeting.

Applicant's Response

Upper level setback with an average depth of 12 feet was provided along NW Market Street. Please see compliance calculation and diagram on sheet G1.9.

Departure requested for upper level setback with average depth of 7 feet instead of 10 feet along 11th Ave NW. Please see compliance calculation and diagram on sheet G1.9.

In response to staff recommendation and the zone transition on the south, the added bulk was removed from southwest corner tower.

ENTRY PARAPET DESIGN OPTIONS



ENTRY CLADDING OPTIONS



BRICK



WOOD



METAL CLADDING WITH TIMBER DESIGN

8.0 ENTRY CANOPY DESIGN

CORRECTION ITEM # 13 , NOTICE DATE 08/20/2020

STRAIGHT CANOPY WITH RAISED AWNINGS



- METAL CLADDING AND TIMBER DESIGN AT ENTRY



CURVED CANOPY WITH RAISED AWNING



- METAL CLADDING AND TIMBER DESIGN AT ENTRY



CURVED CANOPY WITHOUT AWNING



- BRICK CLADDING AT ENTRY



8.0 ENTRY CANOPY DESIGN

CORRECTION ITEM # 13, NOTICE DATE 08/20/2020

PREFERRED ENTRY DESIGN - CURVED CANOPY WITH RAISED AWNING AND BRICK PARAPET WALL



9.0 RESPONSE TO DESIGN GUIDANCE

CORRECTION ITEM # 8, NOTICE DATE 08/20/2020



TOWER DESIGN - FROM EDG PACKET



TOWER DESIGN CURRENTLY PROPOSED
IN RESPONSE TO DESIGN GUIDANCE



A. ROOF FORMS HAVE BEEN INTRODUCED WHERE COLOR AND MATERIAL CHANGE OCCURS.



B. A HORIZONTAL TRIM BAND HAS BEEN SHOWN AT THE TRANSITION LINE





MASSING CONCEPT

- FAR: 3.75
- GFA: 75,000 SF
- TOTAL GROSS BUILDING AREA: 93,500 SF (INCLUDING UNDERGROUND PARKING)

10.0 FLOOR PLANS

BASEMENT LEVEL - PARKING GARAGE



LEGEND

- AMENITY
- OUTDOOR SPACE
- AL 2 BED
- LN STUDIO
- AL 1 BED
- BASEMENT & SERVICE AREA
- CORRIDORS
- VERTICAL CIRCULATION
- TREE'S CANOPY
- STREET TREES TO PRESERVE



10.0 FLOOR PLANS

FIRST LEVEL L - GROUND FLOOR COMMON AREA



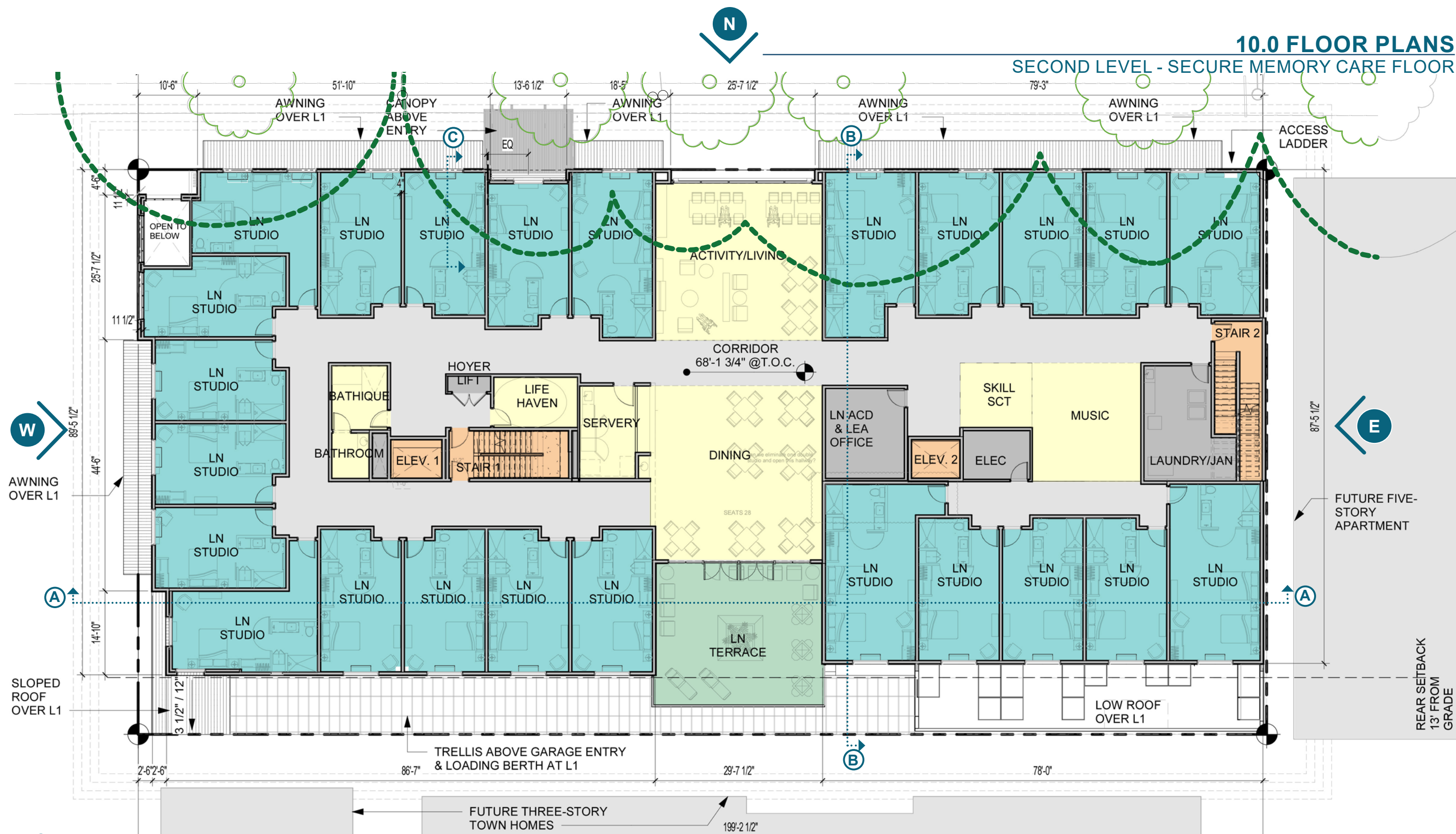
LEGEND

- AMENITY
- OUTDOOR SPACE
- AL 2 BED
- LN STUDIO
- AL 1 BED
- BASEMENT & SERVICE AREA
- CORRIDORS
- VERTICAL CIRCULATION
- TREE'S CANOPY
- STREET TREES TO PRESERVE



10.0 FLOOR PLANS

SECOND LEVEL - SECURE MEMORY CARE FLOOR



LEGEND

- AMENITY
- OUTDOOR SPACE
- AL 2 BED
- LN STUDIO
- AL 1 BED
- BASEMENT & SERVICE AREA
- CORRIDORS
- VERTICAL CIRCULATION
- PEDESTRIAN ENTRY
- TREE'S CANOPY
- STREET TREES TO PRESERVE



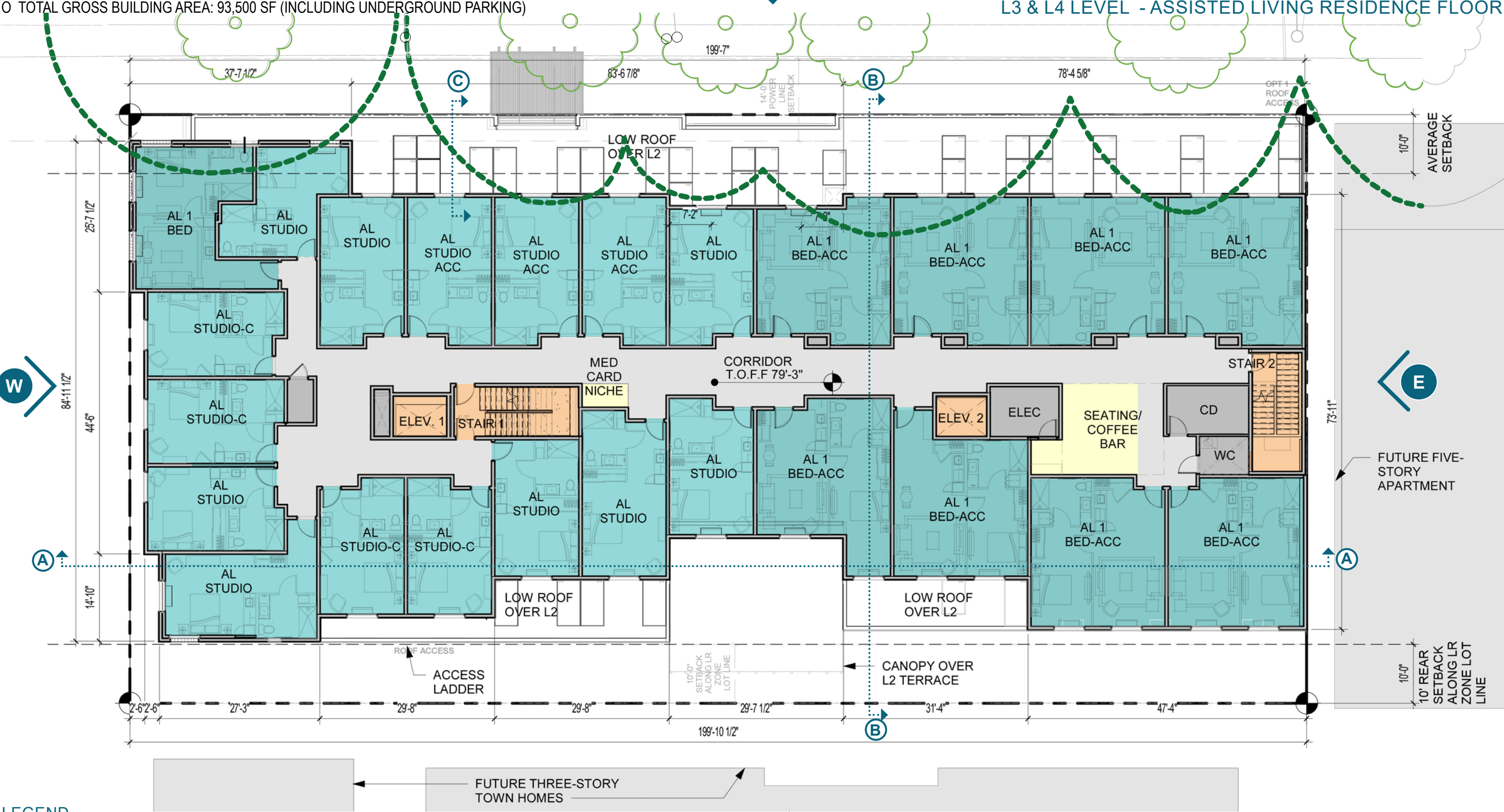
AEGIS OF BALLARD
DESIGN RECOMMENDATION PACKET
11.18.2020
#3035145-EG

MASSING CONCEPT

O FAR: 3.75
O GFA: 75,000 SF
O TOTAL GROSS BUILDING AREA: 93,500 SF (INCLUDING UNDERGROUND PARKING)

10.0 FLOOR

L3 & L4 LEVEL - ASSISTED LIVING RESIDENCE FLOOR



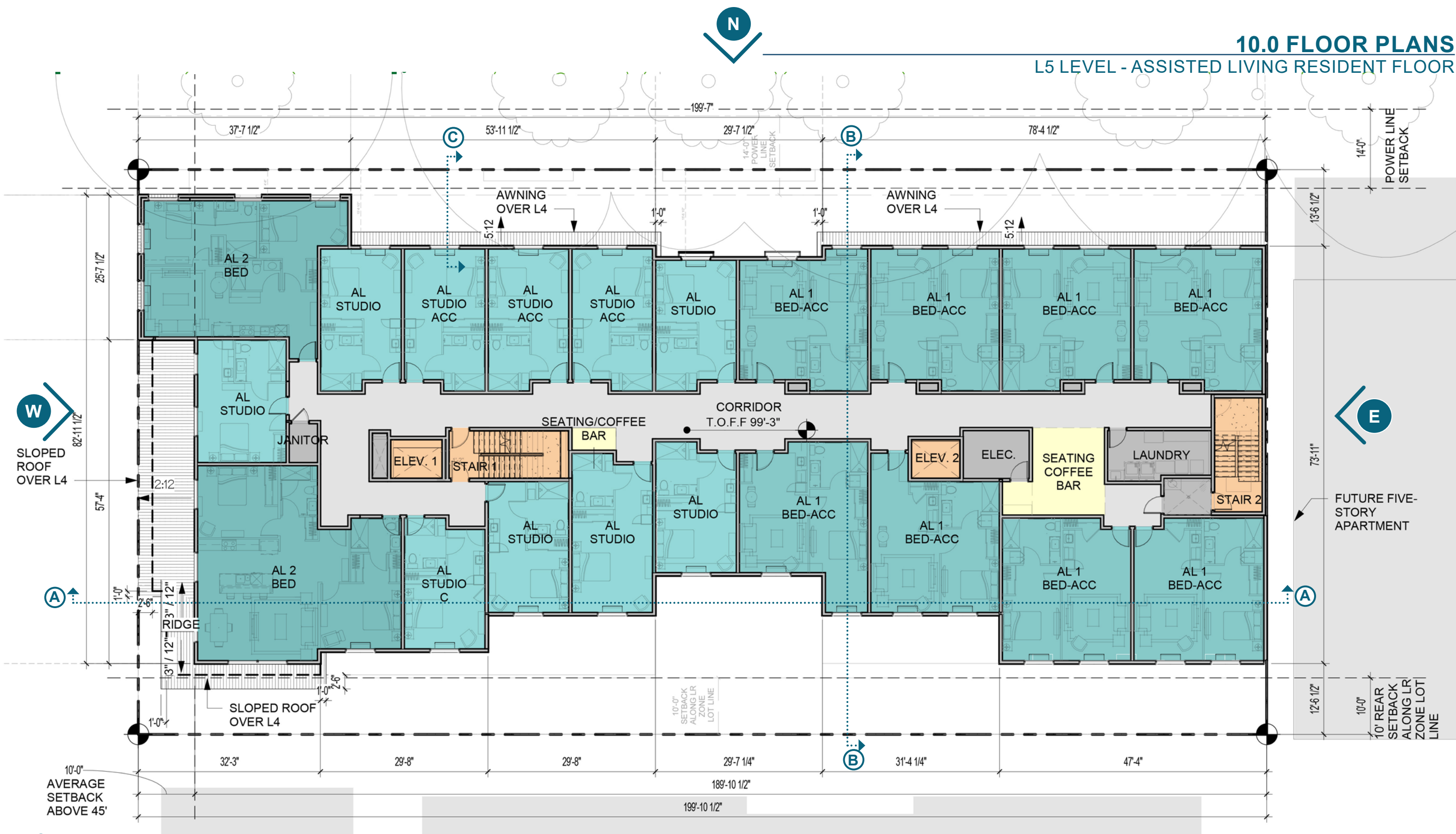
LEGEND

- AMENITY
- OUTDOOR SPACE
- AL 2 BED
- LN STUDIO
- AL 1 BED
- BASEMENT & SERVICE AREA
- CORRIDORS
- VERTICAL CIRCULATION
- TREE'S CANOPY
- STREET TREES TO PRESERVE



10.0 FLOOR PLANS

L5 LEVEL - ASSISTED LIVING RESIDENT FLOOR

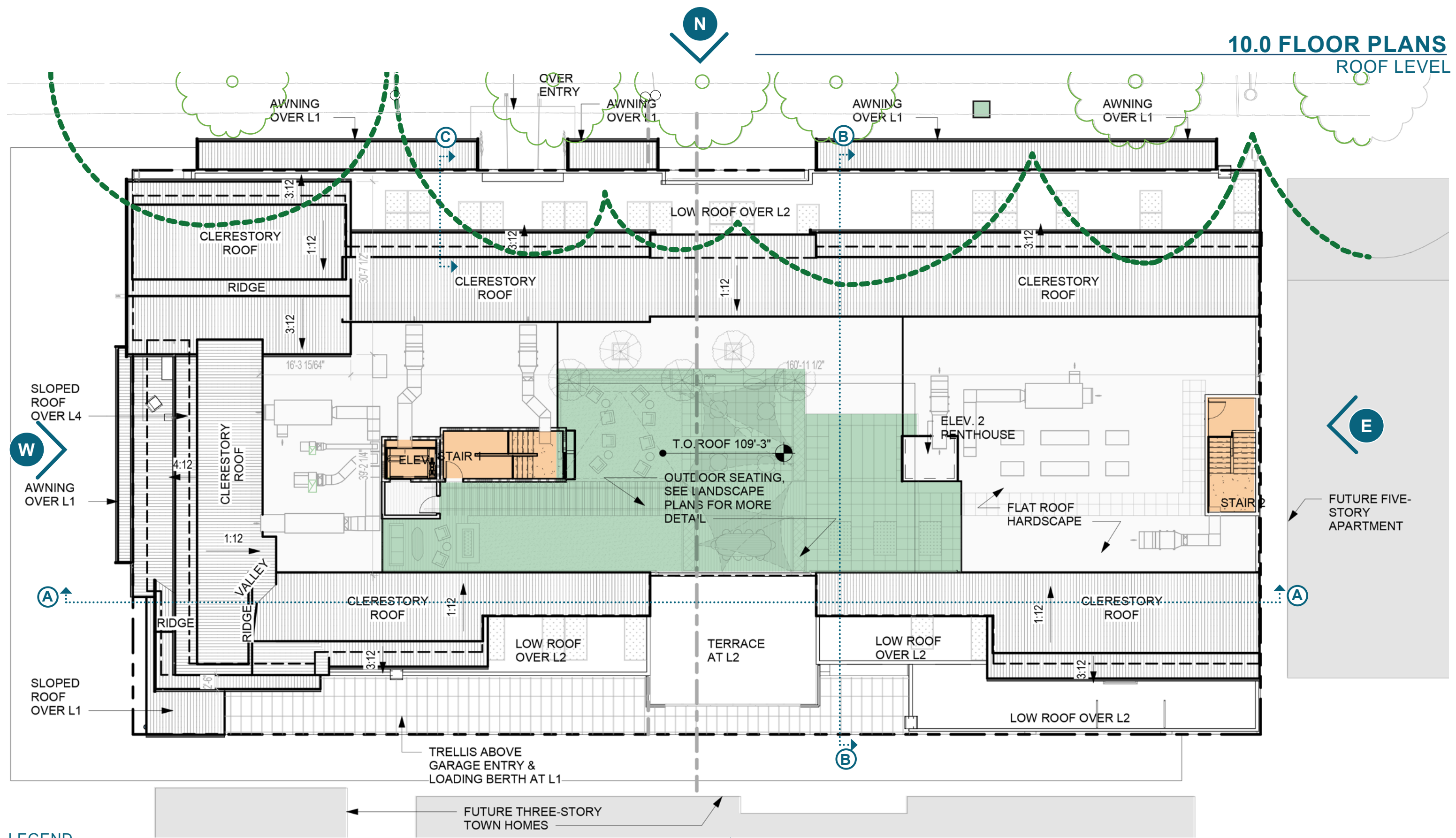


LEGEND

- AMENITY
- OUTDOOR SPACE
- AL 2 BED
- LN STUDIO
- AL 1 BED
- BASEMENT & SERVICE AREA
- CORRIDORS
- VERTICAL CIRCULATION
- TREE'S CANOPY
- STREET TREES TO PRESERVE



10.0 FLOOR PLANS ROOF LEVEL



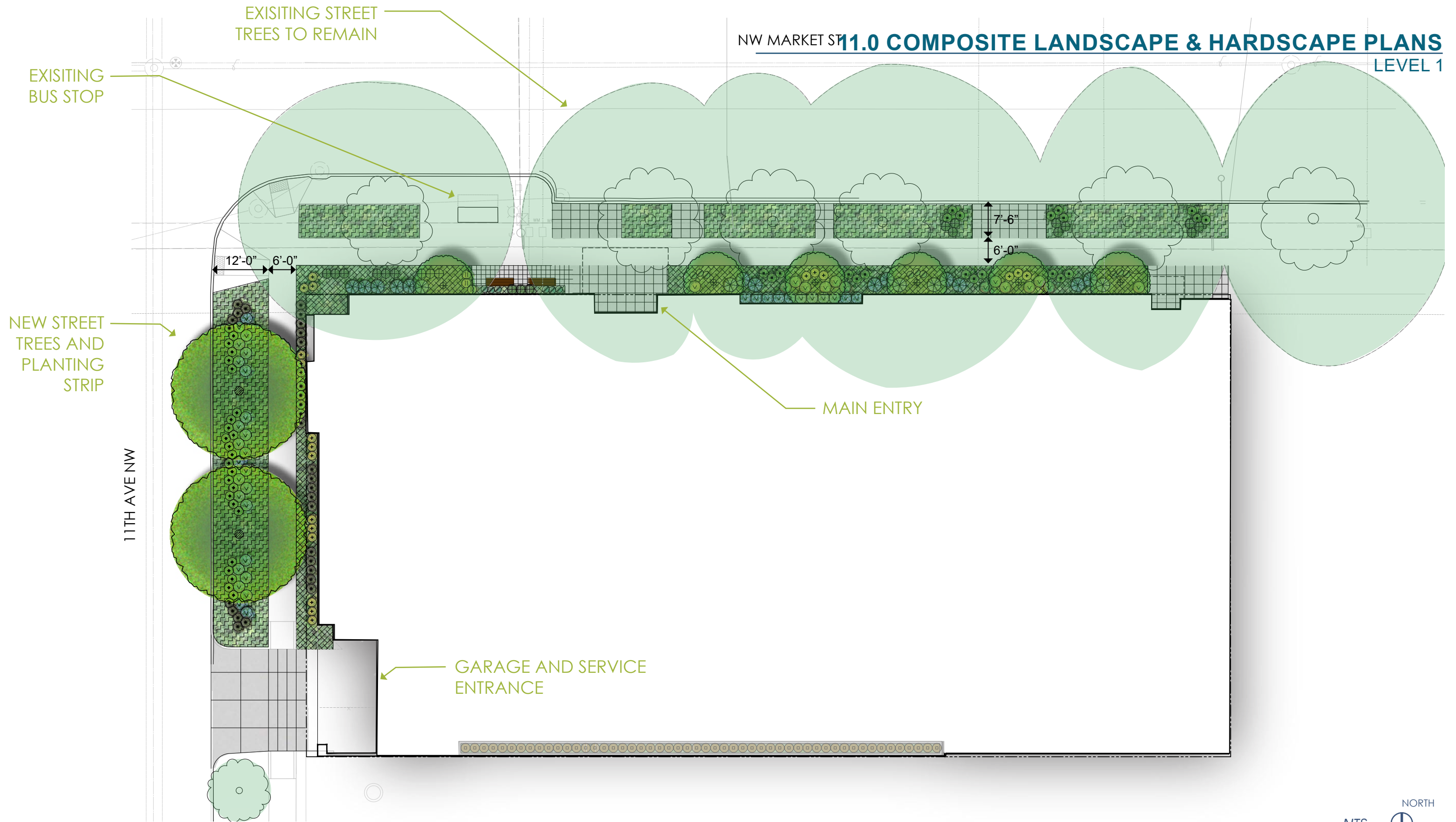
LEGEND

- AMENITY
- OUTDOOR SPACE
- AL 2 BED
- LN STUDIO
- AL 1 BED
- BASEMENT & SERVICE AREA
- CORRIDORS
- VERTICAL CIRCULATION
- TREE'S CANOPY
- STREET TREES TO PRESERVE



AEGIS OF BALLARD
 DESIGN RECOMMENDATION PACKET
 11.18.2020
 #3035145-EG

NW MARKET ST **11.0 COMPOSITE LANDSCAPE & HARDSCAPE PLANS**
LEVEL 1



11.0 COMPOSITE LANDSCAPE & HARDSCAPE PLANS

LEVEL 2

NW MARKET ST

11TH AVE NW

L2 AMENITY SPACE

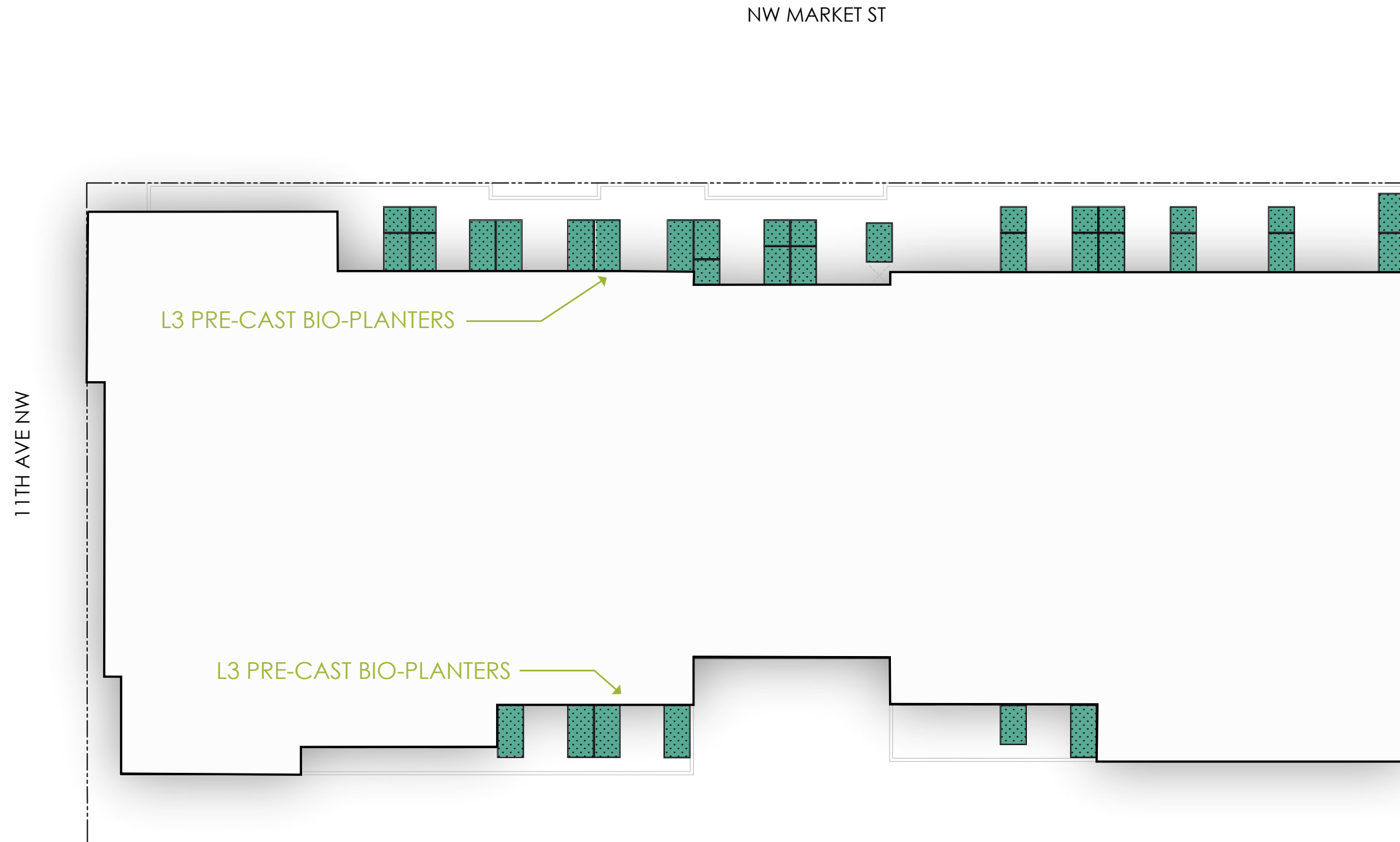
L2 PRE-CAST
BIO-PLANTERS

NTS



11.0 COMPOSITE LANDSCAPE & HARDSCAPE PLANS

LEVEL 3



NORTH

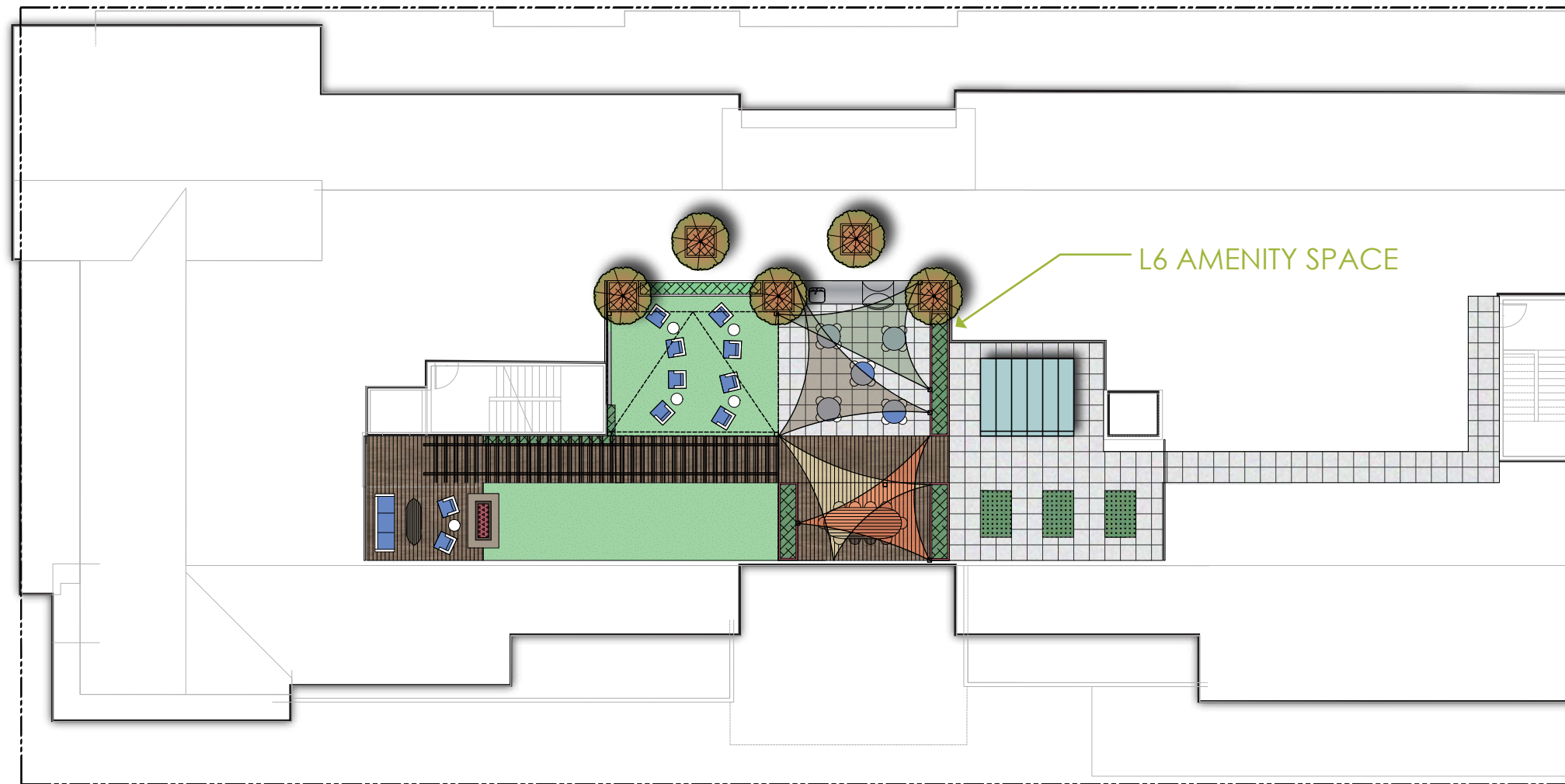
NTS

11.0 COMPOSITE LANDSCAPE & HARDSCAPE PLANS

ROOF LEVEL

NW MARKET ST

11TH AVE NW



NORTH
NTS

TREES

11.0 COMPOSITE LANDSCAPE AND HARDSCAPE PLAN



Red oak / *Quercus rubra*
Existing street trees on NW Market St.



Paper birch / *Betula papyrifera*
Proposed street tree on 11th Ave. NW



Vine Maple / *Acer circinatum*



Japanese Maple / *Acer palmatum 'Bloodgood'*

SHRUBS



Deer Fern / *Blechnum spicant*



Kelsey Dogwood / *Cornus sericea 'Kelseyi'*



English Lavender / *Lavendula angustifolia*



Burning Bush / *Euonymus alatus*



Sky Pencil / *Ilex crenata*



Dwarf Oregon Grape / *Mahonia nervosa*



Bigleaf Hydrangea / *Hydrangea macrophylla*



Rosemary / *Rosmarinus officinalis*



David's viburnum / *Viburnum davidii*



Variegated Fragrant Daphne / *Daphne odora 'Marginata'*



Palace Purple Coral Bells / *Heuchera micrantha 'Palace Purple'*



Heavenly Bamboo /
Nandina domestica
GROUNDCOVER



Kinnikinnick /
Arctostaphylos uva-ursi



Dwarf Periwinkle / *Vinca minor*

HARDSCAPE



Scored Concrete; Sawcut Finish



Goldflame Spirea / *Spiraea japonica* 'Goldflame'



Slough Sedge / *Carex obnupta*

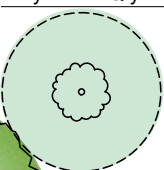
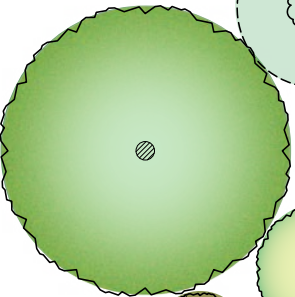


Creeping Mahonia /
Mahonia repens



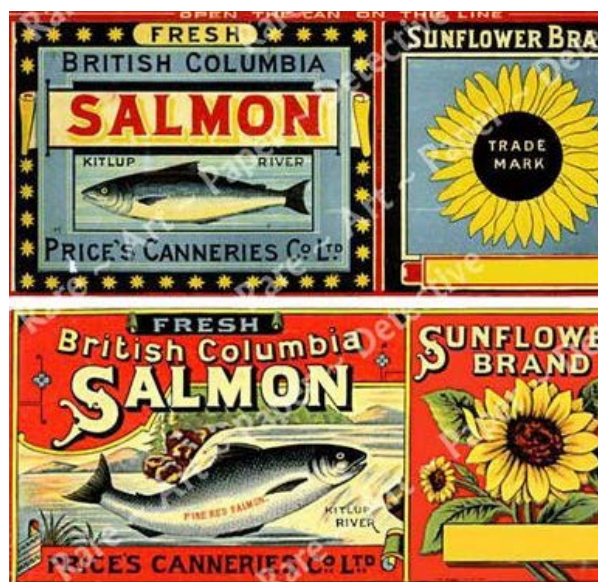
2x2' Pedestal Pavers

11.0 COMPOSITE LANDSCAPE & HARDSCAPE PLANS

Symbol	Qty	Type	Size/Comments
		Quercus rubra / Red oak Existing street trees NW Market St.	Protect existing trees per detail
STREET TREES			
		Betula Papyrifera / Paper birch	2 1/2" cal., B&B
DECIDUOUS TREES			
		Acer circinatum / Vine Maple	1" cal., B&B
		Acer palmatum 'Bloodgood' / Japanese Maple	1" cal., B&B
LARGE/MEDIUM/SMALL SHRUBS			
		Blechnum spicant / Deer Fern	18" min. ht., see plans
		Daphne odora "Marginata" / Variegated Fragrant Daphne	24" min. ht., see plans
		Heuchera 'Palace Purple' / Coral Bells	18" min. ht., see plans
		Ilex crenata 'Sky Pencil' / Japanese Holly	4' min. ht., see plans
		Lavandula angustifolia / English lavender	18" min. ht., see plans
		Mahonia nervosa / Low Oregon grape	18" min. ht., see plans
		Nandina domestica 'Gulf Stream' / Heavenly Bamboo	24" min. ht., see plans
		Pieris japonica 'Prelude' / Japanese Pieris	18" min. ht., see plans
		Rosmarinus officinalis / Rosemary	18" min. ht., see plans
		Sarcococca ruscifolia / Fragrant Sweetbox	30" min. ht., see plans
		Spiraea japonica 'Goldflame' / Goldflame Spirea	18" min. ht., see plans
		Viburnum davidii / David's Viburnum	18" min. ht., see plans
GROUNDCOVER			
		Arctostaphylos uva-ursi / Kinnikinnick	1 gal. @ 12" o.c.
		Carex obnupta / Slough Sedge (Bio planters)	1 gal. @ 12" o.c.
		Mahonia repens / Creeping Mahonia	1 gal. @ 12" o.c.
		Vinca minor / Dwarf Periwinkle	1 gal. @ 12" o.c.



01 ROPE & PULLEY



03 CANNERY MURAL



03 CANNERY COLOR & DETAIL



03 CANNERY TOWN



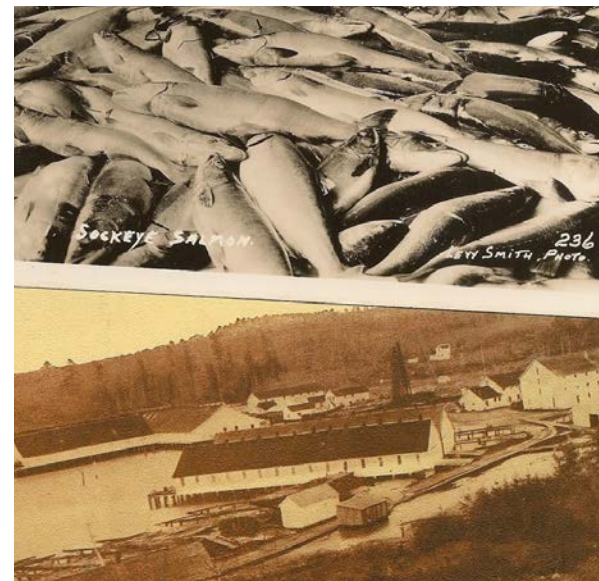
03 CANNERY WORKERS



01 ROPE & PULLEY



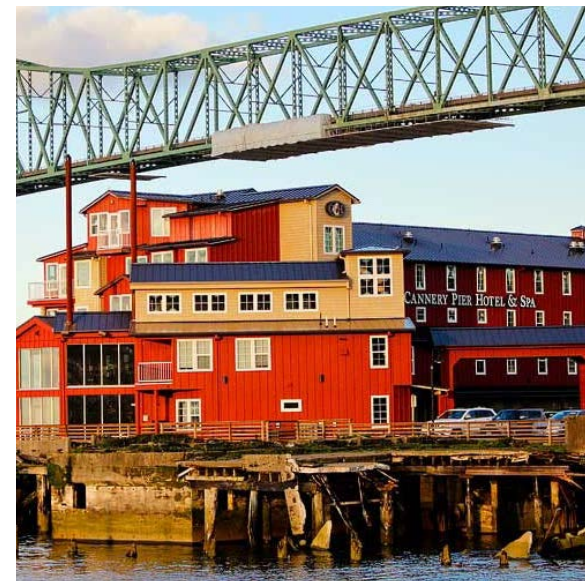
02 GARAGE DOOR



03 CANNERY MURAL



03 CANNERY ART & CRAFT



03 CANNERY ARCHITECTURE

13.0 ELEVATIONS



LEGEND

RF-1	STANDING SEAM METAL ROOF	TR-1	FIBER CEMENT TRIM "UBER UMBER" SW 9107
MTL	METAL RAILING/ AWNING/TRELLIS	TR-2	FIBER CEMENT TRIM "HIGH REFLECTIVE" SW 7757
BB	CEMENTITIOUS BOARD & BATTEN	WDW-1	VINYL WINDOW BRONZE COLOR
SD	WOOD SIDING	WDW-2	VINYL WINDOW WHITE COLOR
BR	BRICK VENEER	ALSF	ALUMINUM STOREFRONT
MP	CORRUGATED METAL PANEL LAP SIDING		
LS			
WD-1	RECLAIMED TIMBER		



01 ENTRY CANOPY



02 METAL AWNING



03 METAL RAILING





LEGEND

RF-1	STANDING SEAM METAL ROOF	TR-1	FIBER CEMENT TRIM "UBER UMBER" SW 9107
MTL	METAL RAILING/ AWNING/TRELLIS	TR-2	FIBER CEMENT TRIM "HIGH REFLECTIVE" SW 7757
BB	CEMENTITIOUS BOARD & BATTEN	WDW-1	VINYL WINDOW BRONZE COLOR
SD	WOOD SIDING	WDW-2	VINYL WINDOW WHITE COLOR
BR	BRICK VENEER	ALSF	ALUMINUM STOREFRONT
MP	CORRUGATED METAL PANEL		
LS	LAP SIDING		
WD-1	RECLAIMED TIMBER		



01 METAL TRELLIS & PLANTER AT GARAGE



02 GLASS CANOPY AT TERRACE



03 GLASS RAILING AT TERRACE & ROOF



04 WOOD FENCE





LEGEND

RF-1	STANDING SEAM METAL ROOF	TR-1	FIBER CEMENT TRIM "UBER UMBER" SW 9107
MTL	METAL RAILING/ AWNING/TRELLIS	TR-2	FIBER CEMENT TRIM "HIGH REFLECTIVE" SW 7757
BB	CEMENTITIOUS BOARD & BATTEN	WDW-1	VINYL WINDOW BRONZE COLOR
SD	WOOD SIDING	WDW-2	VINYL WINDOW WHITE COLOR
BR	BRICK VENEER	ALSF	ALUMINUM STOREFRONT
MP	CORRUGATED METAL PANEL		
LS	LAP SIDING		
WD-1	RECLAIMED TIMBER		



01 ROPE & PULLEY



02 GARAGE DOOR





ALSF

ALUMINIUM STORE-FRONT MEDIUM BRONZE #28



WDW-1

VINYL WINDOW VPI BRONZE COLOR



WDW-2

VINYL WINDOW VPI WHITE



RF-1

STANDING SEAM METAL ROOF/AWNING
AEP SPAN ANODIZED ALUMINUM



MTL

PAINTED METAL BRACKET & METAL RAILING
AEP SPAN ANODIZED ALUMINUM PEPPERCORN SW 7674



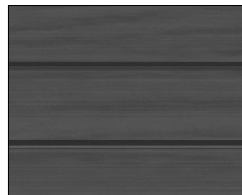
BB

FIBER CEMENT BOARD & BATTEN
SHERWIN WILLIAMS "CAJUN RED" SW 0008



SD

VERTICAL WOOD PLANK STAINED GRAY TONE



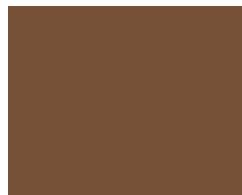
LS

FIBER CEMENT SIDING
YEARLING SW7725



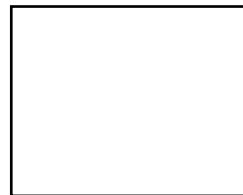
MP

CORRUGATED METAL PANEL
WESTERN STATES ROOFING STREAKED GALVANIZED RUST



TR-1

FIBER CEMENT TRIM
SHERWIN WILLIAMS "UBER UMBER" SW 9107



TR-2

FIBER CEMENT TRIM
SHERWIN WILLIAMS "HIGH REFLECTIVE WHITE" SW 7757



BR

BRICK VENEER
GENERAL SHALE "RALEIGH COURT"



WD-1

RECLAIMED TIMBER - STAINED "FALUN ROUGE"



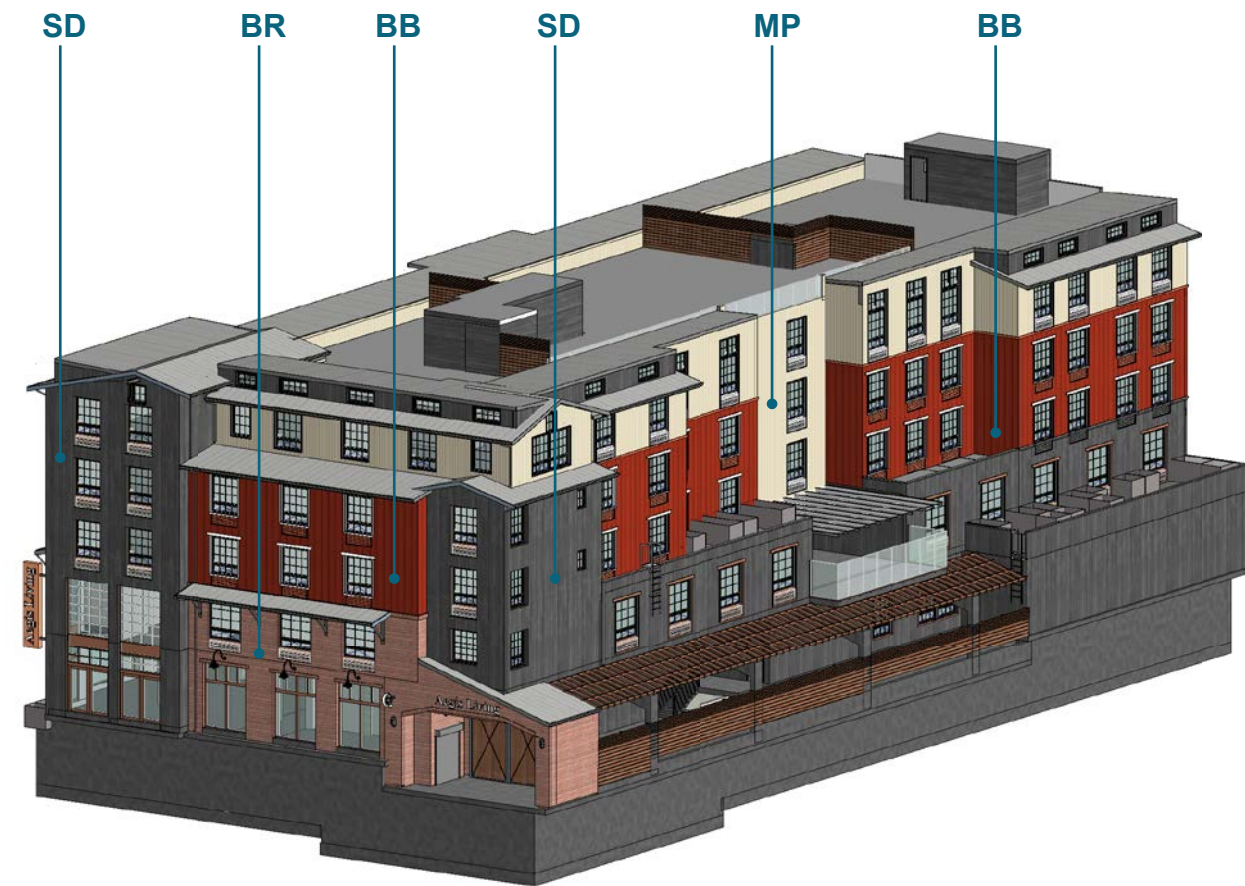
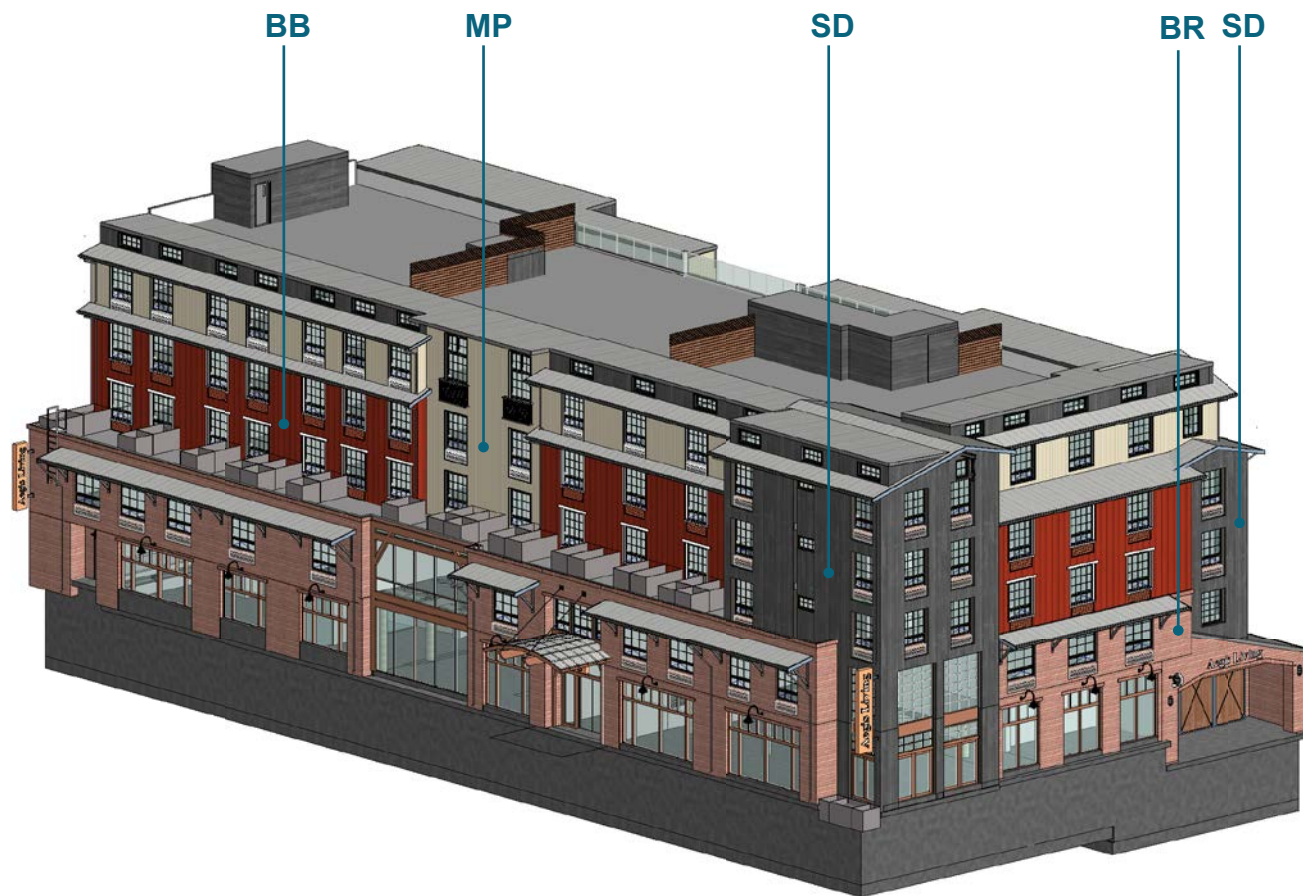
CP

SMOOTH CEMENT PLASTER

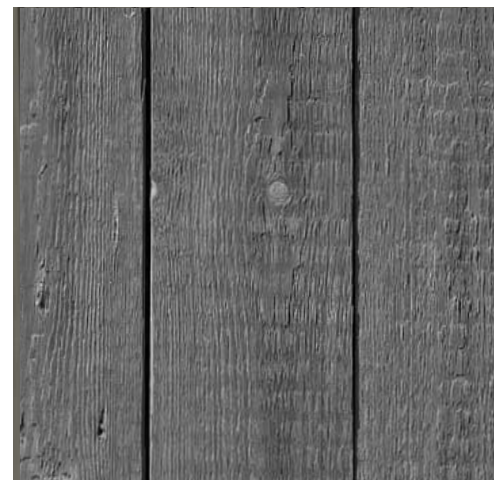


AEGIS OF BALLARD
DESIGN RECOMMENDATION PACKET
11.18.2020
#3035145-EG

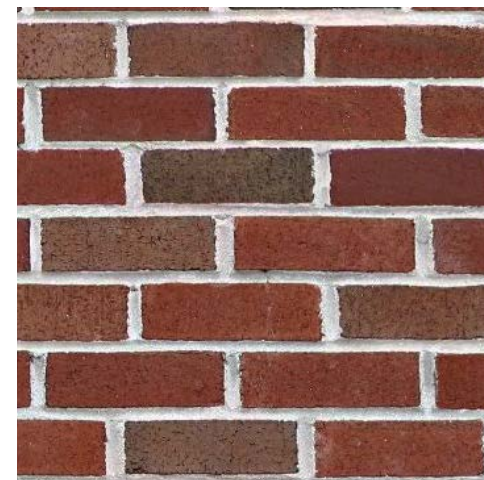
14.0 MATERIAL AND COLOR PALETTE



BB FIBER CEMENT
BOARD & BATTEN



SD VERTICAL WOOD PLANK



BR BRICK VENEER



MP CORRUGATED METAL PANEL





MP CORRUGATED METAL PANEL WESTERN STATES ROOFING STREAKED GALVANIZED RUST



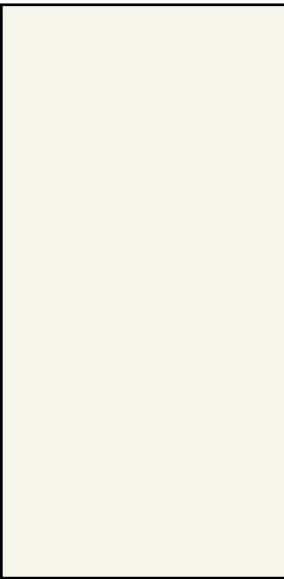
SD VERTICAL WOOD PLANK STAINED GRAY TONE



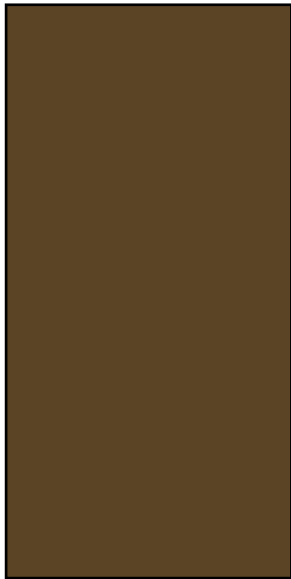
BB FIBER CEMENT BOARD & BATTEN SHERWIN WILLIAMS "CAJUN RED" SW 0008



BR BRICK VENEER GENERAL SHALE "RALEIGH COURT"



WDW-2
VINYL WINDOW VPI WHITE



WDW-1
VINYL WINDOW VPI BRONZE COLOR



ALSF
ALUMNIUM STOREFRONT MEDIUM BRONZE #28



MTL
PAINTED METAL BRACKET & METAL RAILING "PEPPERCORN" SW 7674



LS FIBER CEMENT TRIM AND LAP SIDING JAMES HARDIE "YEARLING" SW7725



WD-1 RECLAIMED TIMBER - STAINED "FALUN ROUGE"

MATERIAL SAMPLES



WDW-1
VINYL WINDOW
VPI
BRONZE COLOR



MP
CORRUGATED
METAL PANEL



SD
VERTICAL
WOOD PLANK
STAINED GRAY
TONE



BR
BRICK VENEER
GENERAL SHALE



BB
FIBER CEMENT
BOARD & BATTEN



TR
FIBER CEMENT
TRIM



ALSF
ALUMNIUM STORE-
FRONT MEDIUM
BRONZE #28



PNT-1
“CAJUN RED”
SW 0008



PNT-2
“PEPPERCORN”
SW 7674



PNT-3
“EL CARAMELO”
SW 9106



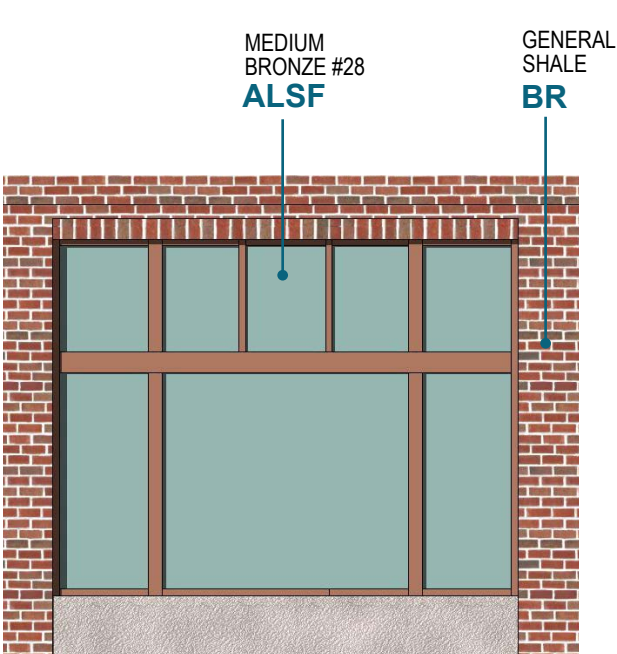
PNT-4
“HIGH REFLECTIVE
WHITE” SW 7757



PNT-5
“GRAY SHINGLE”
SW 7670

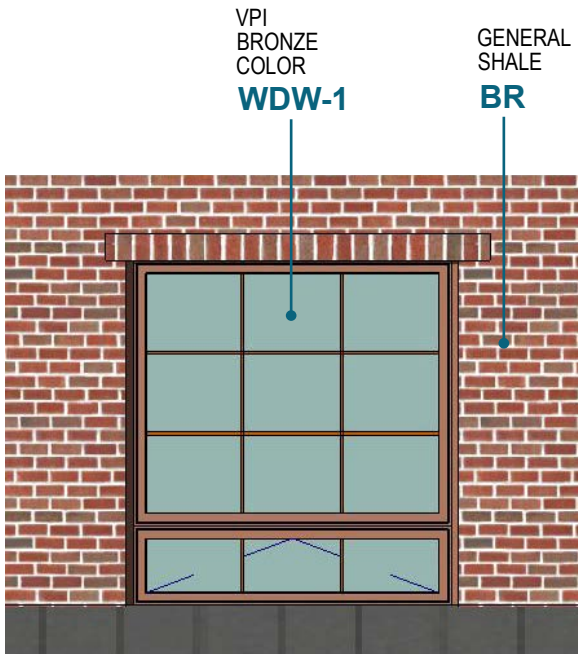


PNT-6
“ROOKWOOD RED”
SW 2802



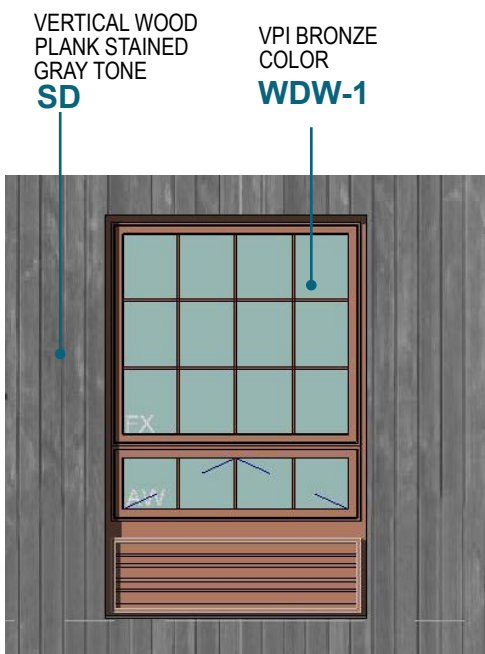
STOREFRONT WINDOW AT BRICK

THE ALUMINUM STOREFRONT WINDOW AT THE GROUND LEVEL IS DEEPLY RECESSED TO CREATE A DRAMATIC SHADOW LINE. IT IS ACCENTED BY A BRICK SOLDIER COURSE HEADER. THE BRONZE STOREFRONT IS DETAILED WITH LOOSELY SPACED MULLIONS TO COMPLIMENT THE SCALE OF THE NEIGHBORHOOD.



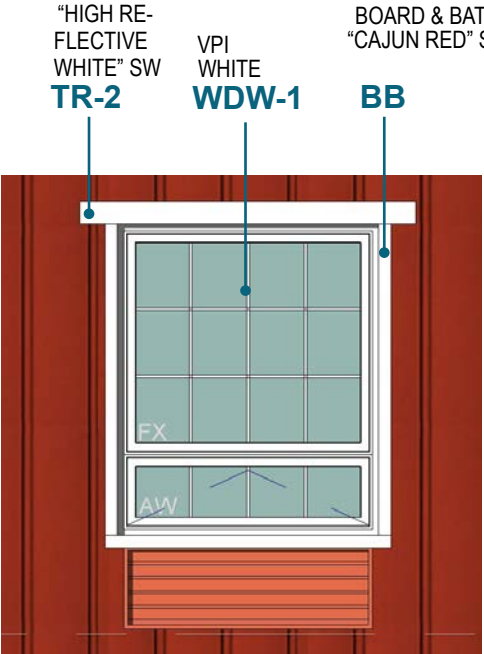
VINYL WINDOW AT BRICK

THE WINDOW AT THE 2ND LEVEL IS MODERATELY RECESSED TO CREATE A SHADOW LINE. IT IS ACCENTED BY A BRICK SOLDIER COURSE HEADER. THE BRONZE VINYL WINDOW IS DETAILED WITH 5/8" LOOSELY SPACED GRIDS.



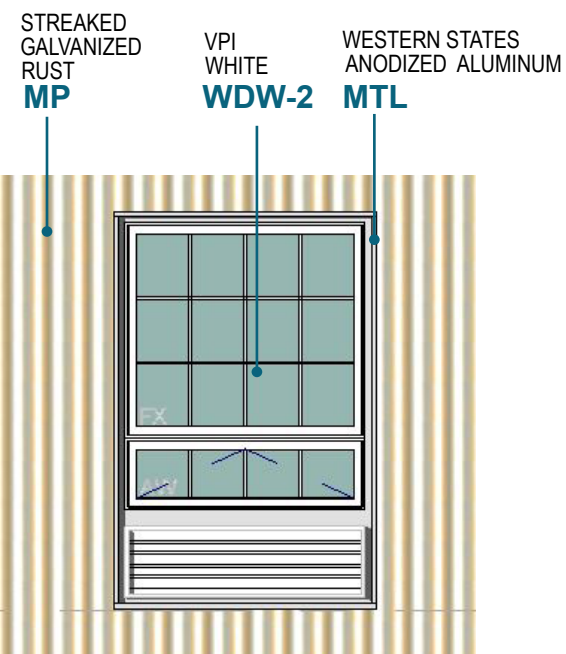
VINYL WINDOW AT SIDING AT TOWER

THE WINDOW AT SIDING IS DEEPLY RECESSED TO CREATE A DRAMATIC SHADOW LINE AT THE TOWER ELEMENTS. THE BRONZE VINYL WINDOW IS FURTHER DETAILED WITH 5/8" TIGHTLY SPACED GRIDS.



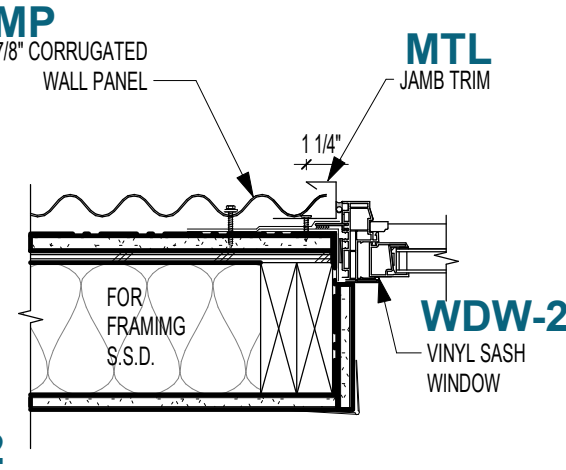
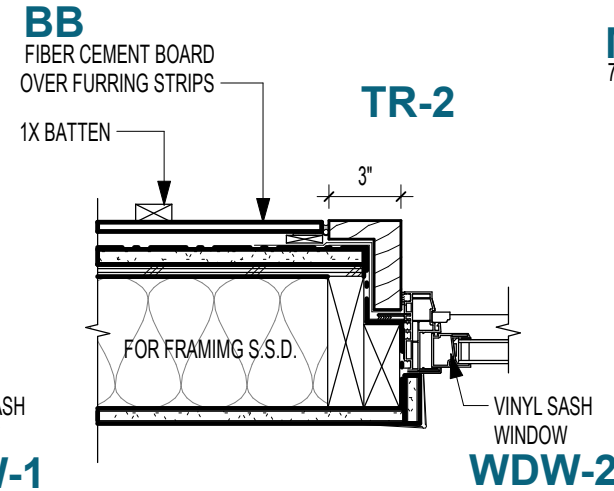
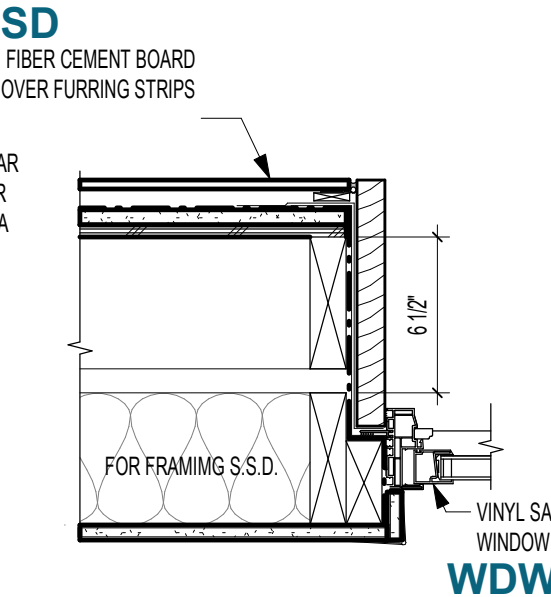
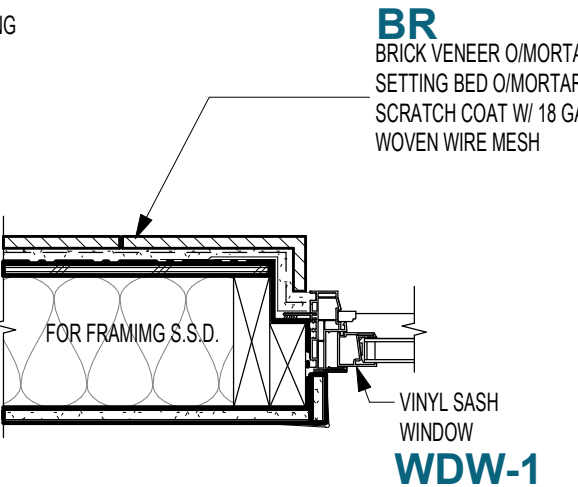
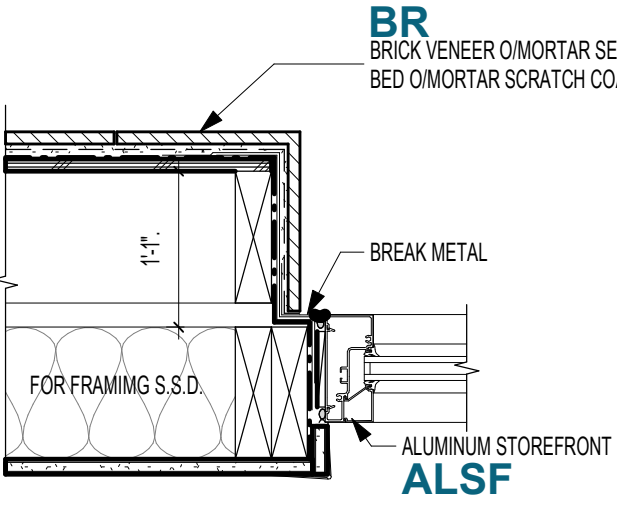
VINYL WINDOW AT BOARD AND BATTEN

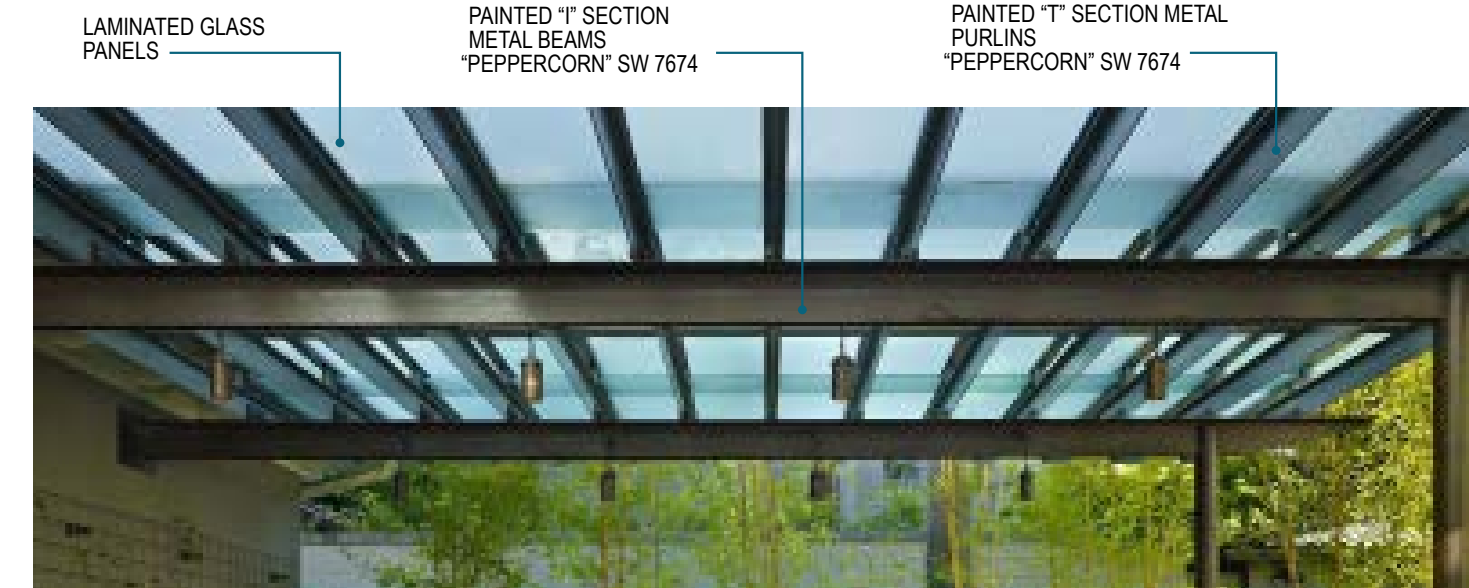
THE FIBER CEMENT WINDOW HEADER EXTENDS BEYOND THE WIDTH OF THE WINDOW FOR MORE DETAIL. THE HEAD AND JAMB/SILL TRIM WRAPS INTO THE RECESSED OPENING CREATING A NOTABLE SHADOW LINE. THE WHITE VINYL WINDOW IS FURTHER DETAILED WITH 5/8" TIGHTLY SPACED GRIDS.



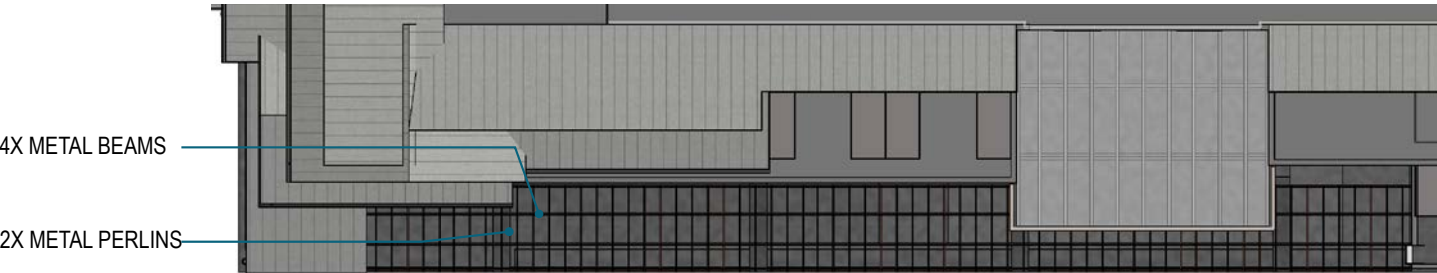
VINYL WINDOW AT METAL PANEL

THE CORRUGATED METAL PANEL WINDOW HAS A ALUMINUM METAL TRIM AROUND THE FRAME WITH A MINIMAL RECESS TO PROVIDE A SHADOW LINE. THE WHITE VINYL WINDOW IS FURTHER DETAILED WITH 5/8" TIGHTLY SPACED GRIDS.





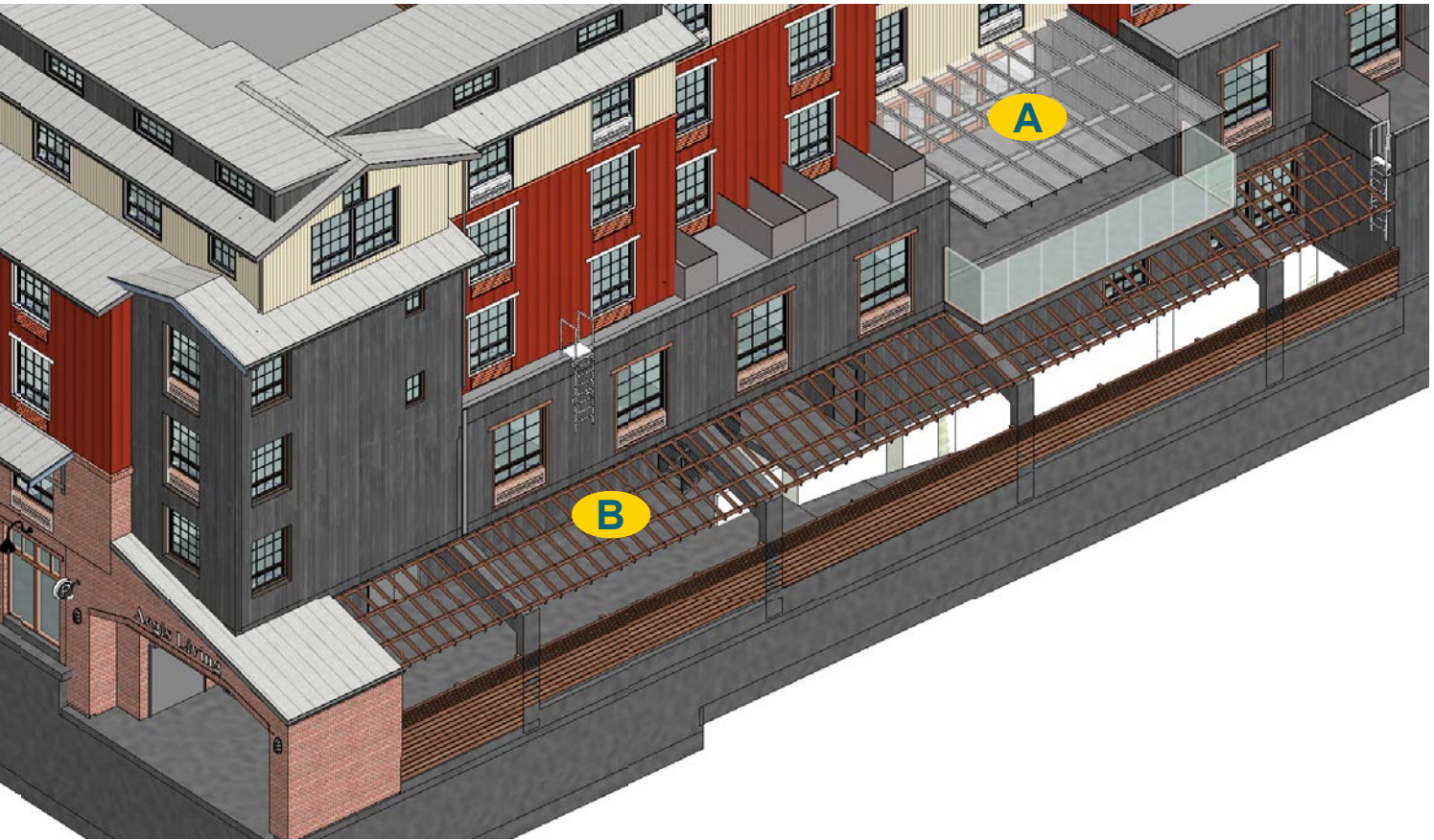
A LN GLASS CANOPY



B TRELLIS AT GARAGE DRIVEWAY (PLAN VIEW)



GLASS RAILING



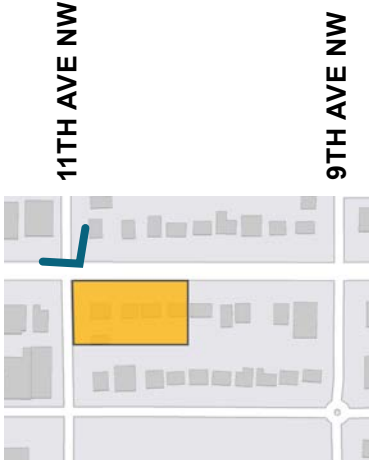
PREFERRED ENTRY DESIGN - CURVED CANOPY WITH RAISED AWNING AND BRICK PARAPET WALL



CURVED CANOPY WITH LOWERED AWNING - NOT PREFERRED



STRAIGHT CANOPY WITH LOWERED AWNING, METAL CLADDING, AND TIMBER DESIGN AT ENTRY
FOR COMPARISON ONLY - NOT PREFERRED





NW MARKET ST

NW 54TH ST



STRAIGHT CANOPY WITH LOWERED AWNING - NOT PREFERRED



NW MARKET ST

NW 54TH ST



STRAIGHT CANOPY WITH LOWERED AWNING - NOT PREFERRED



NW MARKET ST

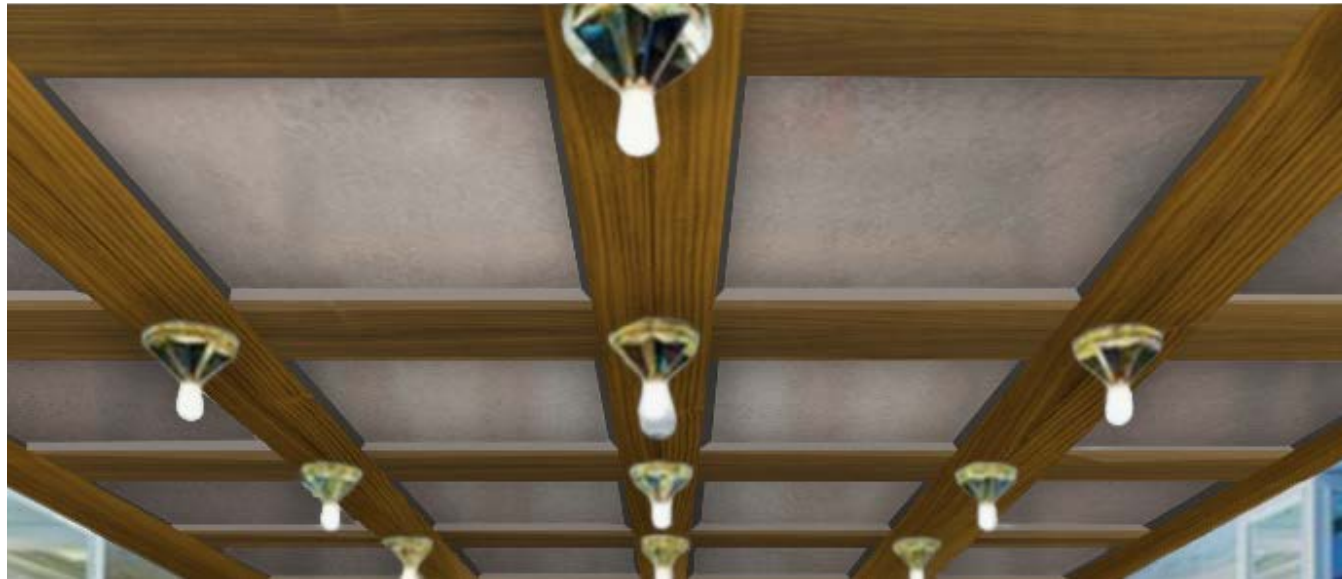
NW 54TH ST



STRAIGHT CANOPY WITH LOWERED AWNING - NOT PREFERRED



ENTRY CANOPY ON NORTH FACADE



A COFFERED LIGHTING UNDER CANOPY



B PENDANT LIGHT OPTIONS



ABOVE STOREFRONT GLAZING



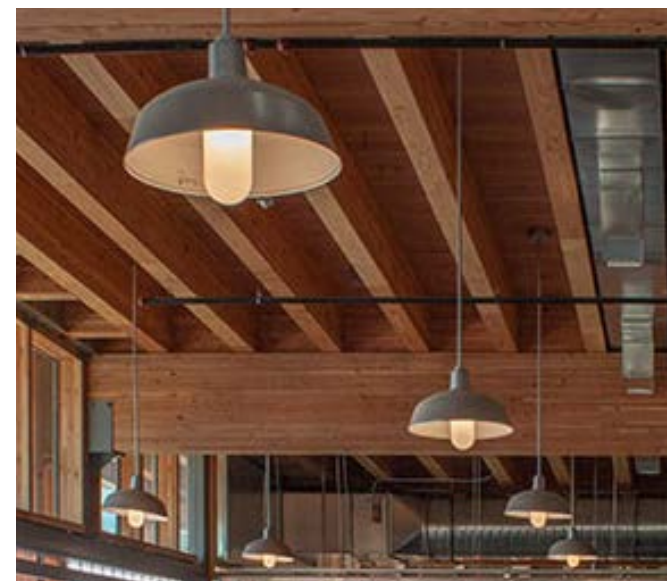
C LED WALL MOUNTED GOOSENECK

GARAGE ENTRY



D LARGE OVAL CAGE LIGHT AT GARAGE ENTRY

LOADING DOCK



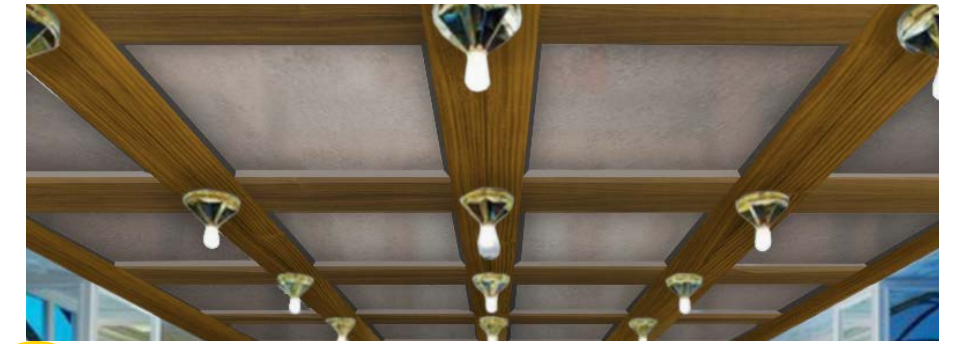
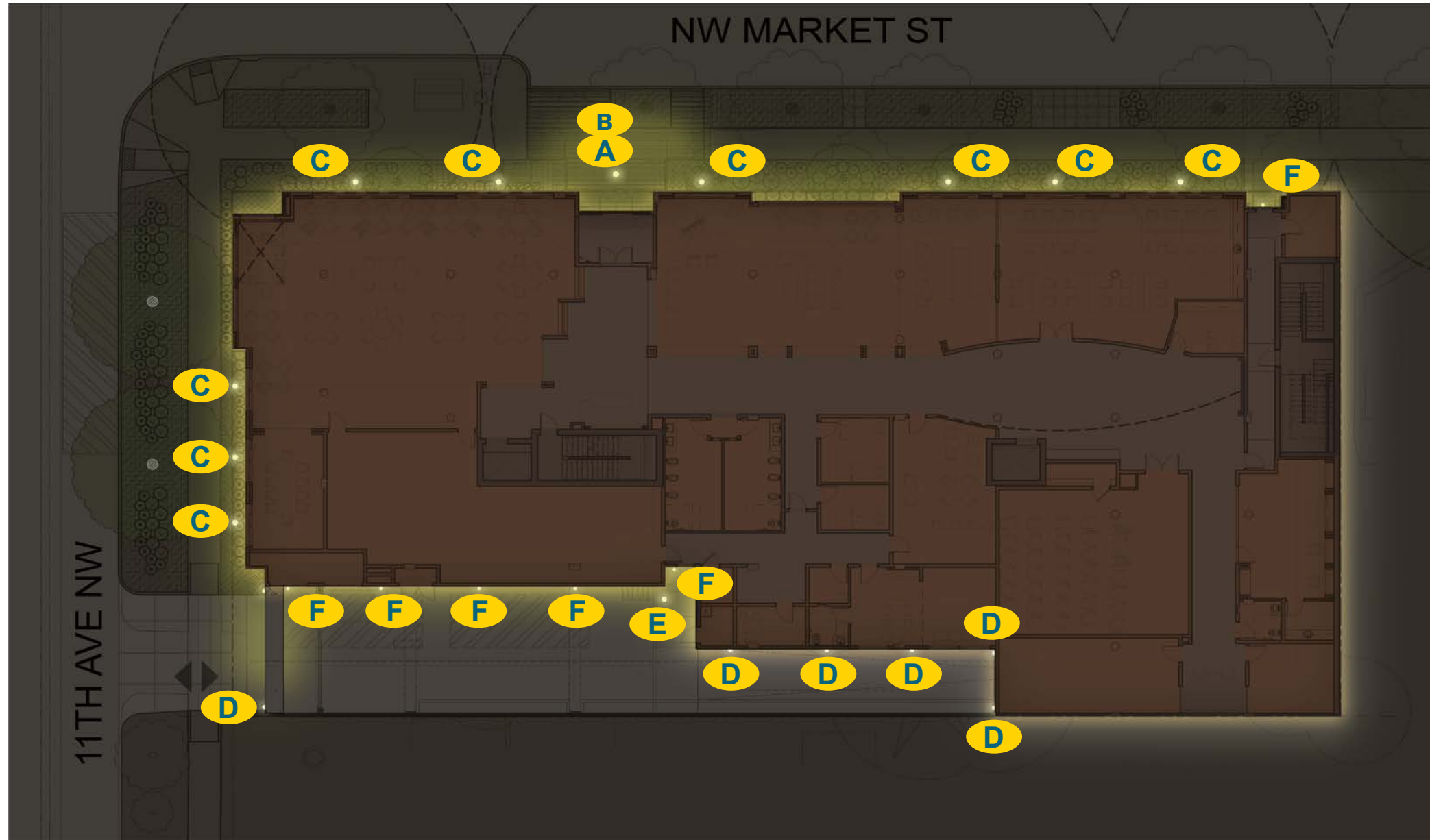
E BARNLIGHT MARATON PENDANT WITH CAGE

UTILITY ENTRY DOORS



F LED BARNLIGHT INDUSTRIAL GUARD SCONCE

16.0 EXTERIOR LIGHTING



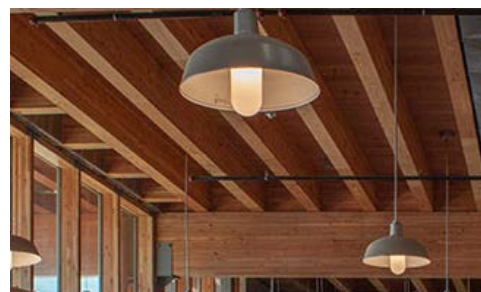
A COFFERED LIGHTING UNDER CANOPY



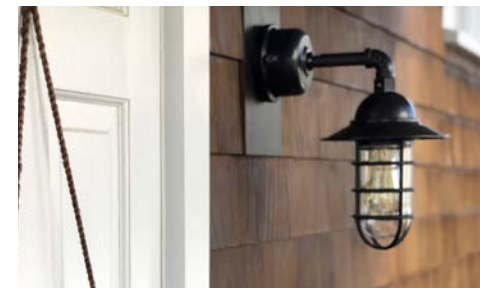
B PENDANT LIGHT OPTIONS



C LED WALL MOUNTED GOOSENECK



E BARNLIGHT MARATON PENDANT WITH CAGE



F LED BARNLIGHT INDUSTRIAL GUARD SCONCE



D LARGE OVAL CAGE LIGHT





A1

Vertical - Projecting sign
2-sided
Background corten steel = sandblasted
and left mill finish to rust/patina
Internally illuminated reverse pan
letters. Letters galvanized metal finish
or stainless.

B

Hanging entry sign
1-sided
Background corten steel = sandblasted
and left mill finish to rust/patina
Internally illuminated reverse pan
letters. Letters galvanized metal finish
or stainless.

C

Vertical - Projecting sign
2-sided
Background corten steel = sandblasted
and left mill finish to rust/patina
Internally illuminated reverse pan
letters. Letters galvanized metal finish
or stainless.

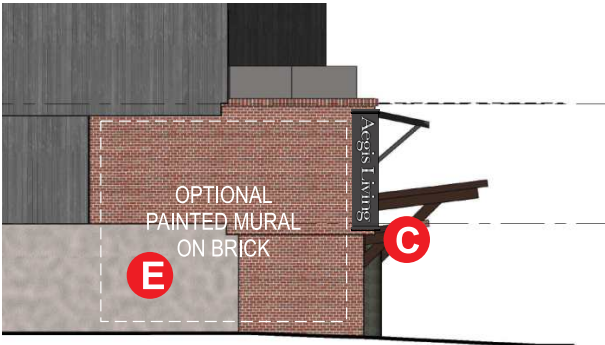
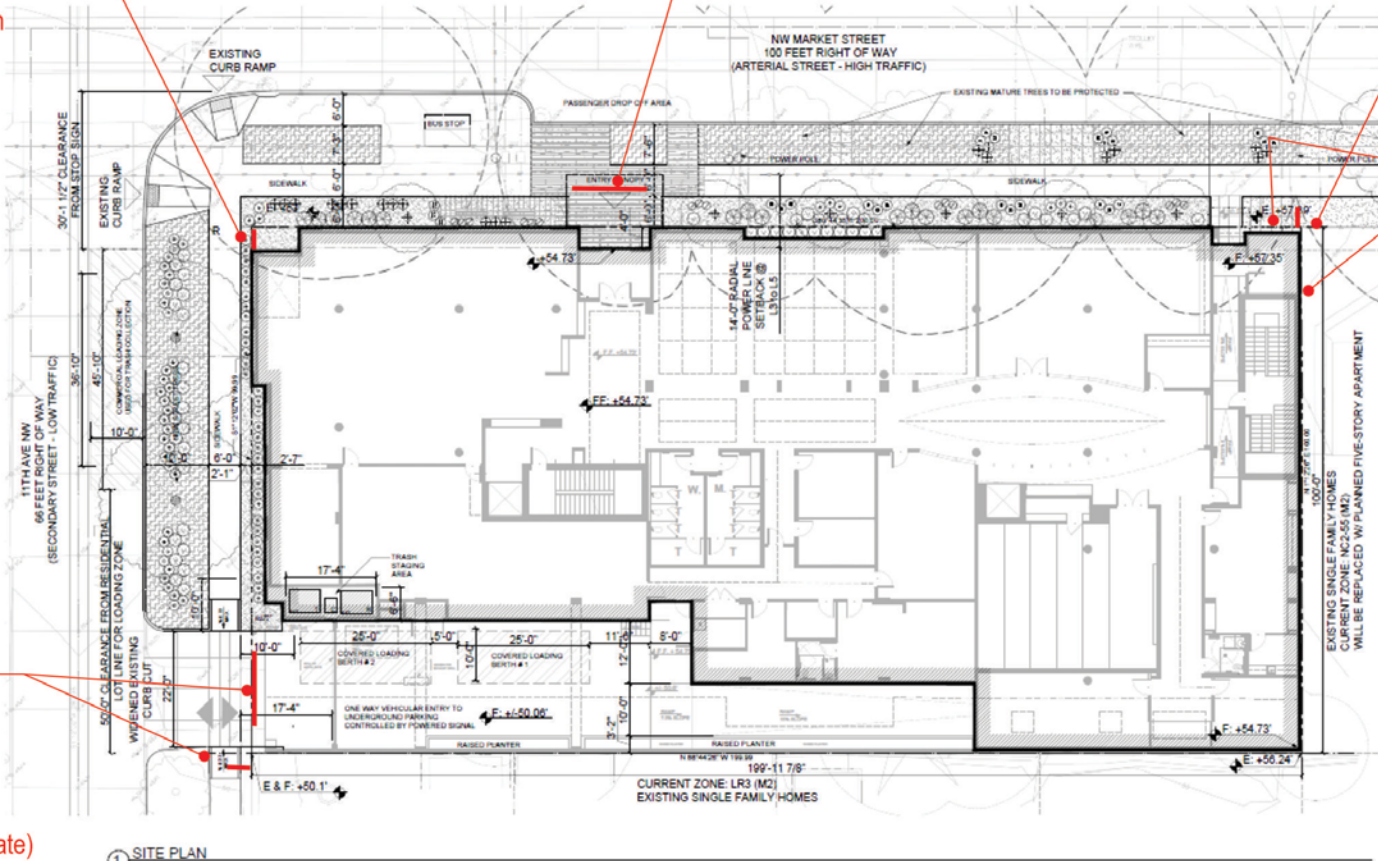
E

Option for painted Mural
on Brick - Exact art TBD



D3

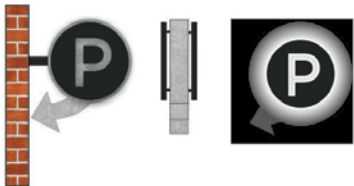
Parking Garage Sign
Galvanized Metal finish wit Dark Bronze
Dimensional reverse pan logo (halo illuminate)
"P" fabricated, 2 sided with halo illumination



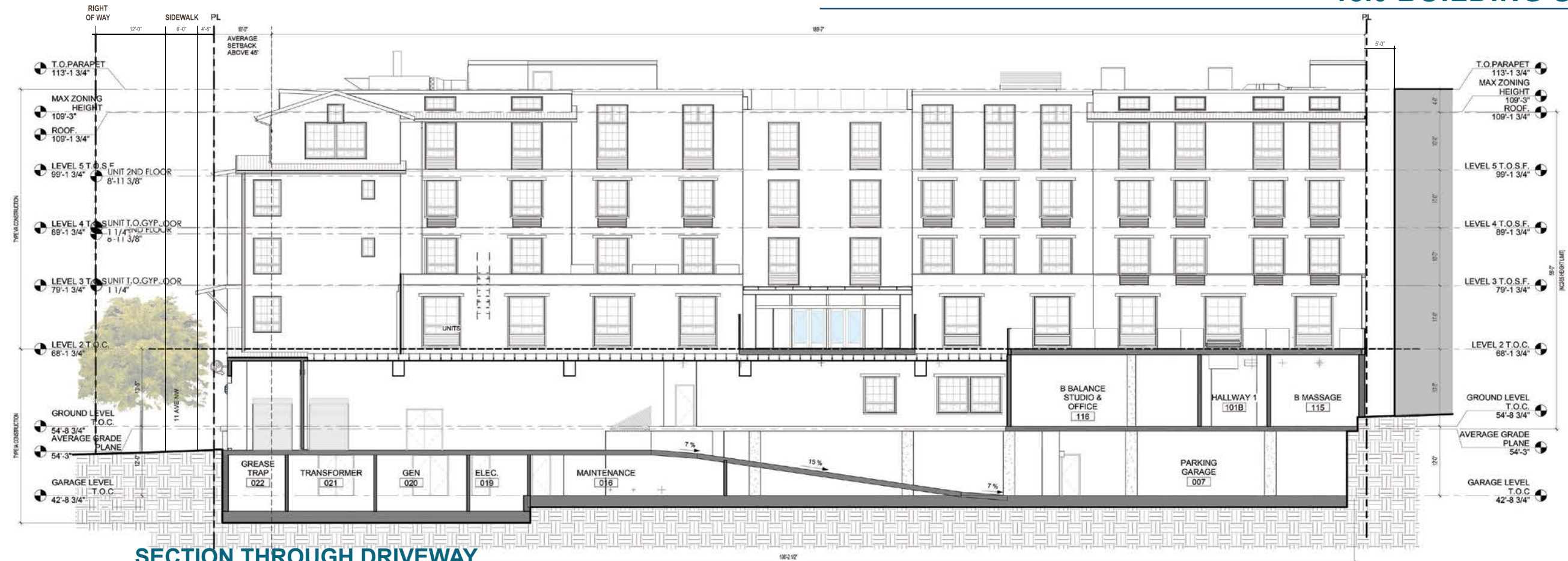
PARTIAL EAST ELEVATION: Scale 1/16" = 1'-0"



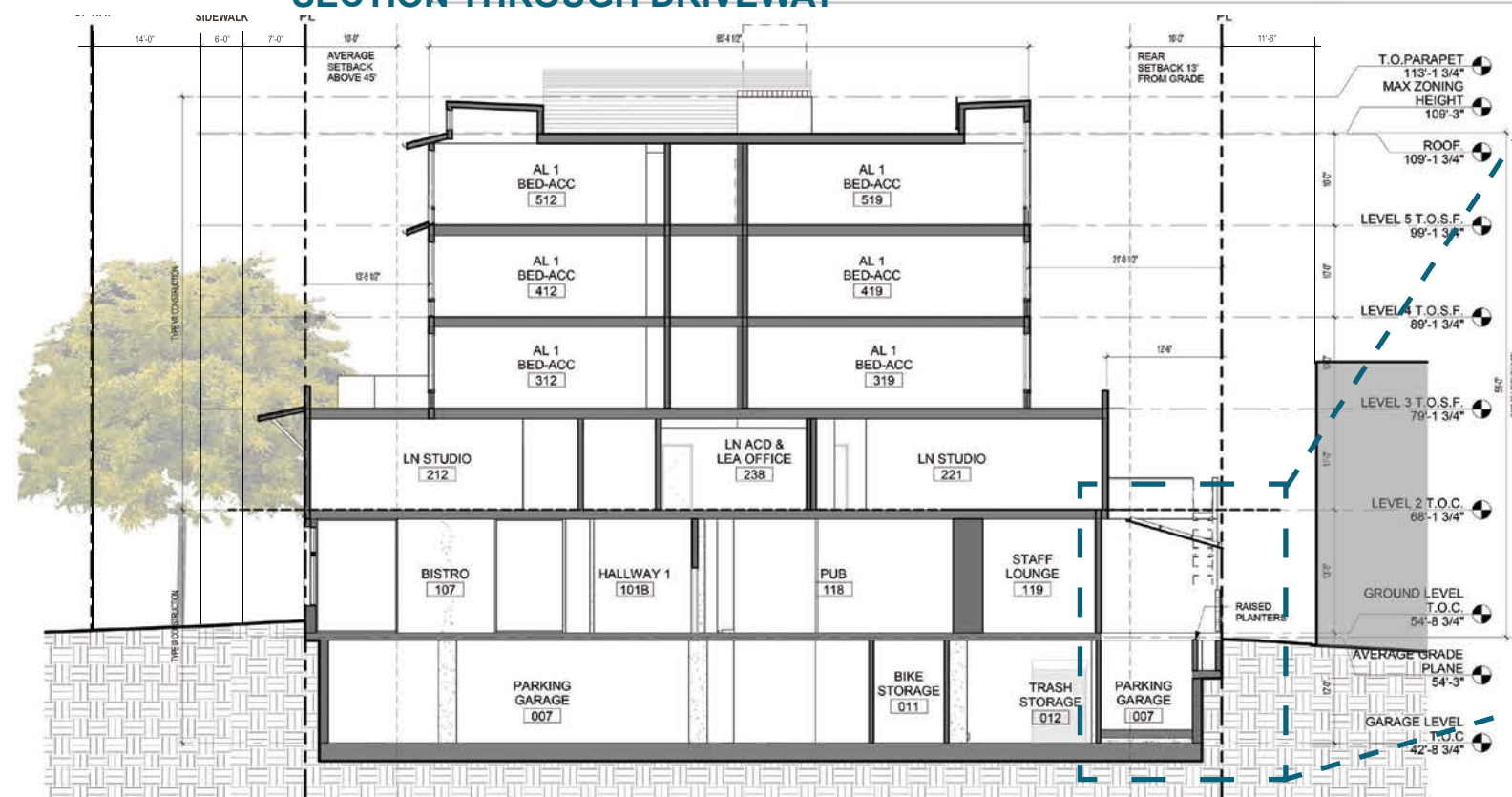
Aegis Living



18.0 BUILDING SECTIONS



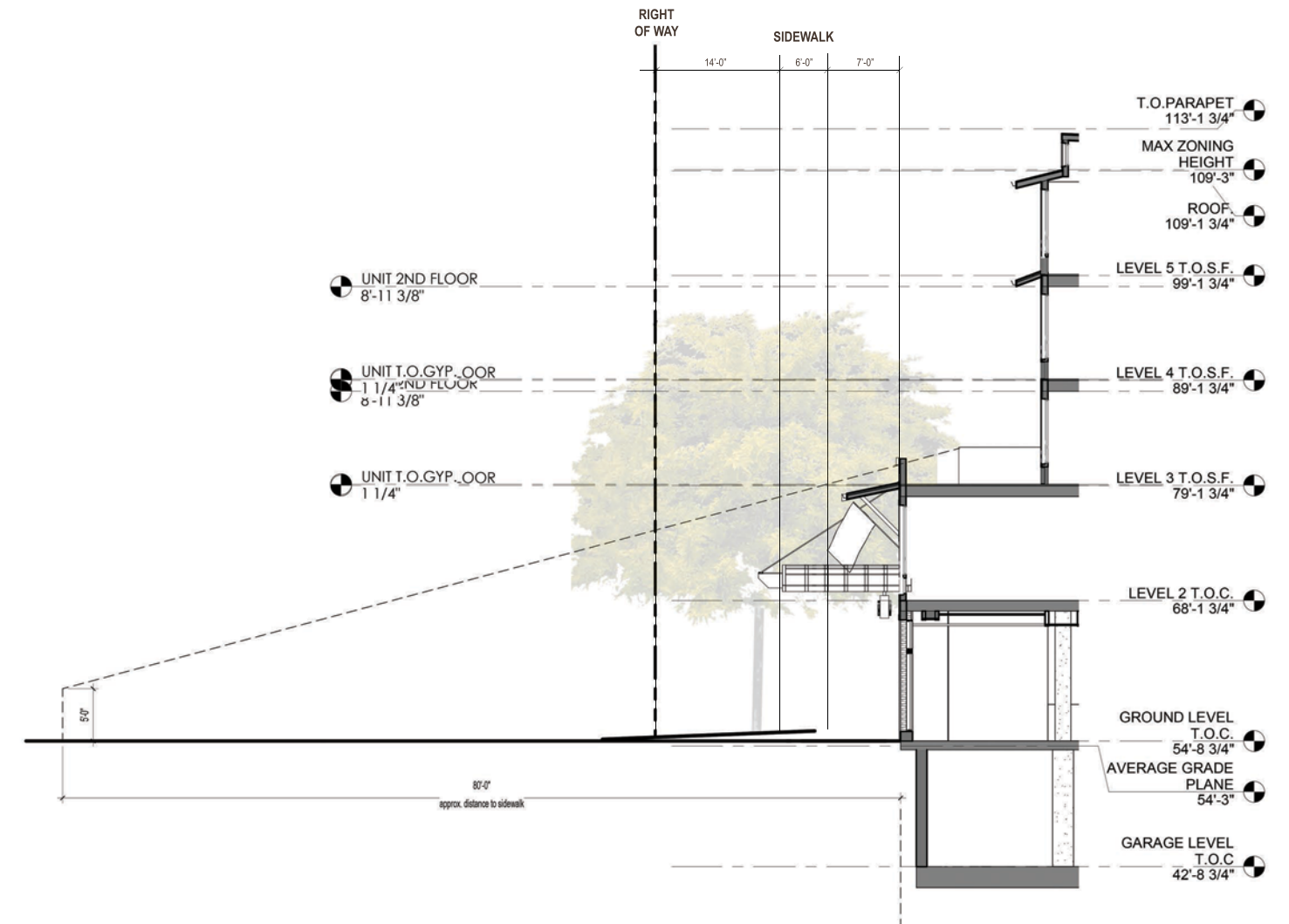
SECTION THROUGH DRIVEWAY



A CROSS SECTION THROUGH PLANTER



18.0 BUILDING SECTIONS



© SECTION AT BIO-PLANTER

19.0 DEPARTURE ANALYSIS

CODE CITATION	CODE REQUIREMENT	PROPOSED DESIGN DEPARTURE	RATIONALE - HOW THE DEPARTURE MEETS THE INTENT OF THE DESIGN GUIDELINE
23.47A.009.F.4.1	NC zones within Ballard Hub Urban Village; Upper-level setbacks: A setback with an average depth of 10 feet from all abutting street lot lines is required for portions of a structure above a height of 45 feet. The maximum depth of a setback that can be used for calculating the average setback is 20 feet.	Upper level setback with an average depth of 12'-0" is provided along NW Market Street. (compliant) Departure Request: Upper level setback with an average depth of 7'-0" is provided along 11th Ave NW.	Departure is requested at the corner tower elements along 11th Ave NW. Facade facing NW Market is compliant with the upper level setback requirements. Average upper-level setback provided at NW Market: $(37'-7\frac{1}{2}" \times 4'-6") + (53'-6.5" \times 13'-6.5") + (29'-7.5" \times 15'-6.5") + (78'-4.5" \times 13'-6.5") = 2421.63' / 1996' = 121\% = 12'$ Average upper-level setback provided at 11th Ave NW: $(25'-7.5" \times 1") + (57'-4" \times 10'-0") = 575.6' / 830' = 70\% = 7'$ The departure is required for the design to achieve a strong solution for a prominent corners. Tower elements are brought from upper floors and are grounding the massing. A smaller complementary tower element on SW corner starts a strong dialogue with the NW tower and serves as a wayfinding element for the driveway entry. CS2-Aii: "Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high profile" design with significant presence and individual identity, or may be suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage building facades to incorporate design detail, articulation, and quality materials" CS2-Ci: "Corner Sites: Corner sites can serve as gateways or focal points due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to provide a strong urban edge to the block "

