

BALLARD APARTMENT



6743 15th Ave NW
SDCI Project # 3033669-LU

05/25/2021

DESIGN REVIEW RECOMMENDATION PACKETS

ARCHITECT
Studio 77LLC
P.O. BOX 50281
Bellevue, WA 98015
qiqi_686@msn.com

OWNER
Green Bridge Investment LLC &
Golden Tower Group LLC
1840 Newell road,
Palo Alto, CA, 94303

Departure Summary:

Code citation:
SMC 23.47A.008.B.2.

Code requirement:

This code section states that 60% of the street-facing façade between 2 and 8 feet above the sidewalk shall be transparent.

Proposed design departure;

1. Reduce the transparency rate from 60% to 52.23%

Rationale explaining how the departure results in a project which better meets the intent of specific design guidelines:

The design remains exactly same as in the approved Recommendation Package (11/28/2020 version).

The reason why Departure for Façade Transparency to be requested is because whether "transparent garage door could count as transparency" issue.

The property has very short street facade, only 49'-7" total.

10' is required for parking garage entrance--- even if the garage door is transparent (metal grate doors), it could not count for the transparency portion of the facade per zoning review comments on 12/13/2020.

The necessary structural element for the facade would be 13'-9"

The left over facade length=entire facade length-garage entrance-necessary structural length=
(49'-7")-10'-(13'-9")=25'-10"

The entire left-over facade has been designed to be glazing, but per review comments on 07/06/2020, the mullions support the glazing has to be subtracted from transparent area, thus the left-over facade is reduced to 22'

We have tried our best to make the street facade as transparent as possible including min. amount of structural elements and min. number of glazing mullions and making the garage door transparent., but due to the nature of the property, we still cannot meet 60% transparency requirements.

The proposed design has ensured transparency of street-level uses by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways per PL2-B-3. Street-Level Transparency.

Increasing of façade transparency from proposed 52.23% to required 60% would only view into structural elements, not usable spaces, which won't increase the actual transparency of the façade.

On the contrary, covering the structural elements with brick will better favor the requirement on DC4-A-1. Exterior Finish Materials:

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.

DEPARTURE

