

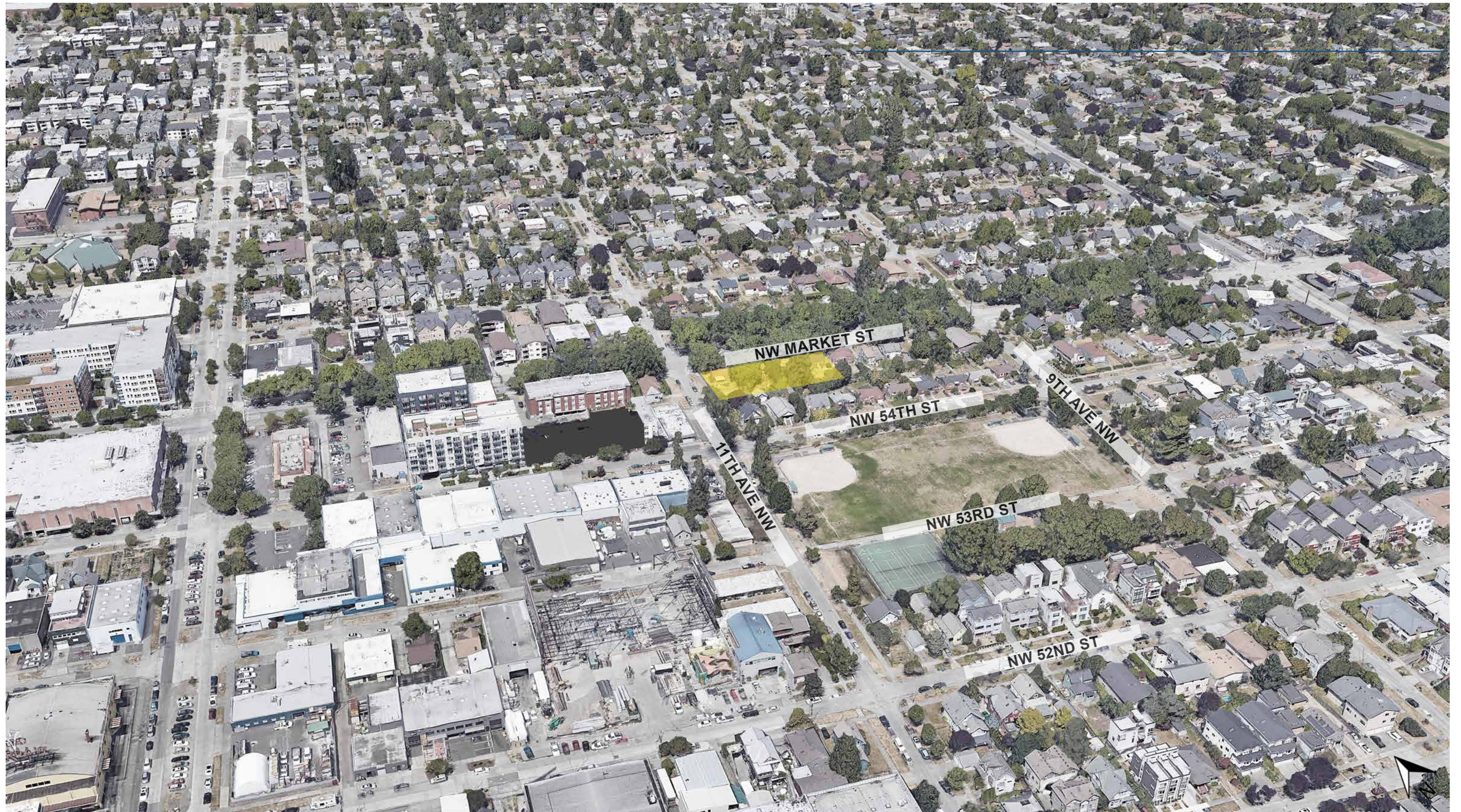
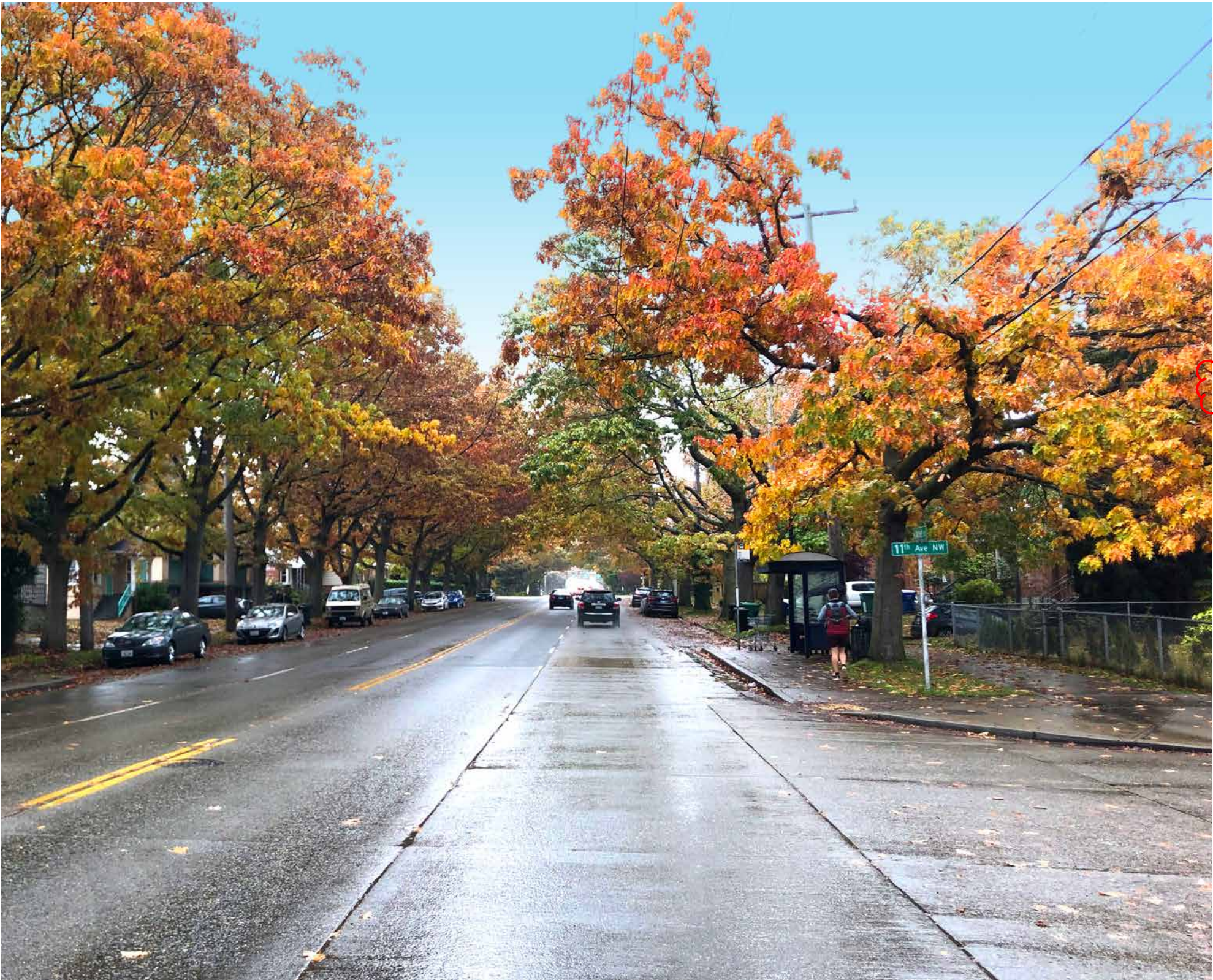


TABLE OF CONTENTS



1.0 PROJECT INFORMATION & DEVELOPMENT OBJECTIVES	3
2.0 CONTEXT ANALYSIS	4-5
3.0 EXISTING SITE CONDITIONS	6-9
4.0 ZONING DATA	10
5.0 DESIGN GUIDELINES	11-12
6.0 MASSING OPTIONS FROM EDG1	13-15
7.0 EDG 1 DRB COMMENTS & RESPONSES	17-18
8.0 CONCEPT 4 - MASSING IN NEIGHBORHOOD CONTEXT	19-42
9.0 DEPARTURE ANALYSIS	43
10.0 LANDSCAPE PLANS	45-48
APPENDIX A - URBAN DESIGN ANALYSIS	49-52



1.0 PROJECT INFORMATION & DEVELOPMENT OBJECTIVES

SITE INFO

ADDRESS: 949 NW MARKET STREET
NEIGHBORHOOD: Ballard neighborhood
SDCI PROJECT #: 3033321-LU, 943 NW Market St.

PROJECT TEAM

DEVELOPER: AEGIS LIVING 415 118th Avenue SE, Bellevue, Wa 98005 (425) 861-9993 Contact: Bryon Ziegler	CIVIL: PACE 11255 Kirkland Way, Suite 300 Kirkland, WA 98033 425-827-2014 Contact: Scott Sherrow
---	--

ARCHITECT: DAHLIN GROUP Plaza Center 10900 NE 8th Street, Suite 1120 Bellevue, Washington 98004 (425) 453-5388	LANDSCAPE: FAZIO ASSOCIATES INC LANDSCAPE ARCHITECTS 102 NW Canal Street Seattle, WA 98107 T: 206-774-9490
--	--

DEVELOPMENT OVERVIEW

- 69 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

AEGIS LIVING STORY AND PHILOSOPHY

Aegis Living has been providing assisted and memory care for 22 years developing homes for residents, not facilities. Design is 100% focused on providing comfort and functionality that mimic a quality home, with character that reflects that of the neighborhood.

Residents that live at Aegis need care walking, eating, getting dressed, basic needs, and memory; they are not independent living residents. The average age of our residents is 82 years, and 80% come from a 3-5 mile radius around the community.

The philosophy of Aegis Living is to... **“Strive to treat all people with the highest possible respect.”** This includes our residents, our guests, their families, our employees, and our partners. In turn, they strive to help us craft, improve, and provide the finest in senior living options available; emphasizing health, quality of life, well-being, and community.”

PROJECT VISION

Aegis of Ballard expands the palette of residential living for Ballard and surrounding neighborhoods. Aegis emphasizes care for higher acuity residents in need of assistance with daily activities (assisted living) as well as providing residential care for residents with memory loss (memory care). Providing this residential option in a neighborhood setting allows existing community residents to “move-over” to Aegis rather than “move-away” to a community where care is provided.

RESIDENT AMENITIES

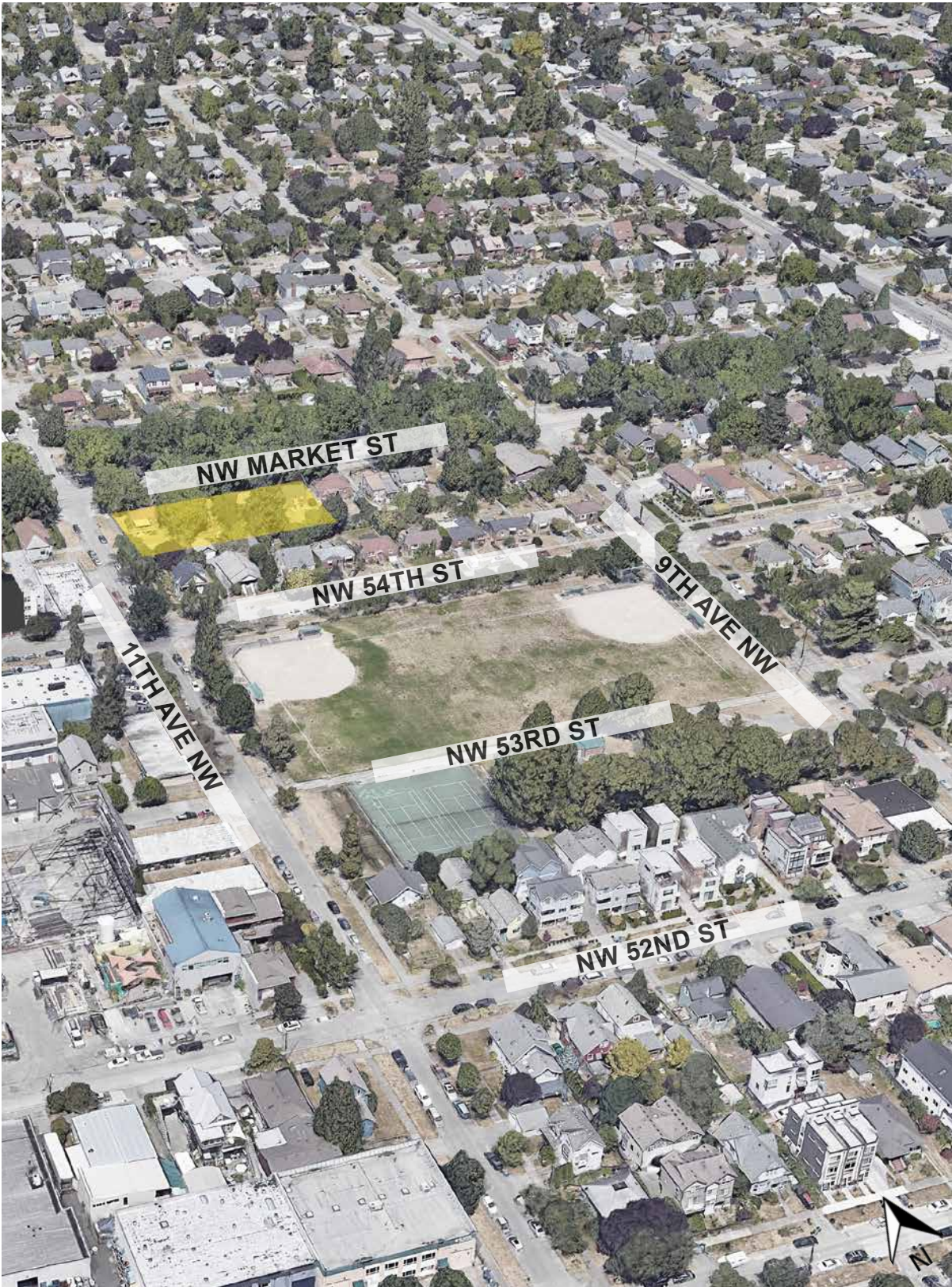
Aegis of Ballard will have a mix of uses for its residents and visitors. The ground floor will be highly active with the dining room, living room, activity room and bistro fronting onto NW Market Street. Also included for resident use on the ground floor will be a cinema, salon, barbershop, massage room, balance room and pub.

COMMITMENT TO AFFORDABLE HOUSING

Aegis Senior Communities is the applicant, but more importantly will own and operate the community for years to come. As part of the M2 HALA requirements, this community will be contributing nearly \$2,000,000 for local affordable housing needs. The building will be five levels above grade over one level of underground parking. While no parking is required in this zone and our residents don’t drive, we will be providing approximately 40 spaces on-site that will accommodate staff and visitors.

RESPECTING THE COMMUNITY

All Aegis buildings reflect and enhance the architecture of the community in which they are located. Aegis of Ballard will honor the local history and culture of Ballard with a Scandinavian sensibility blended with a salmon fishing “cannery” design similar to those found in Monterey, Astoria or Anacortes. We will also explore the use of the rooftop for a patio to provide “farm to table” food as well as great place to enjoy the views to the south over the park. The building design will incorporate abundant light, natural materials, bold massing and familiar forms which will be refined and presented at the Design Review



2.0 CONTEXT ANALYSIS

LOCAL MULTIFAMILY RESIDENTIAL EXAMPLES



URBANA
6-STORY MIXED-USE RESIDENTIAL



AVA
6-STORY MIXED-USE RESIDENTIAL



3-STORY APARTMENTS



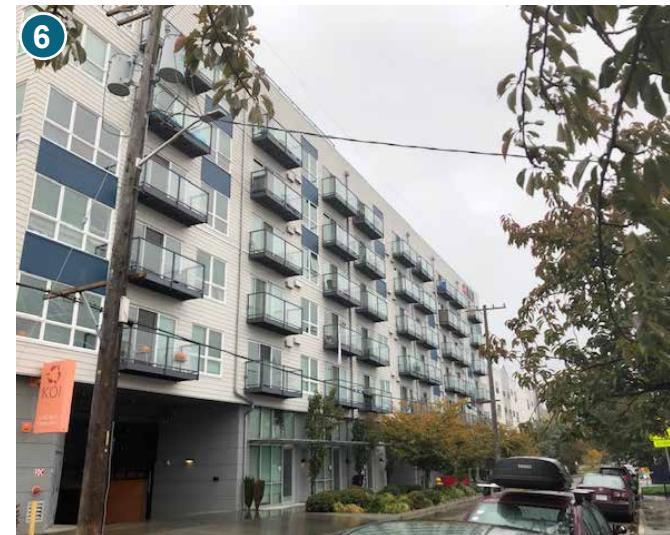
VICINITY MAP



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 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



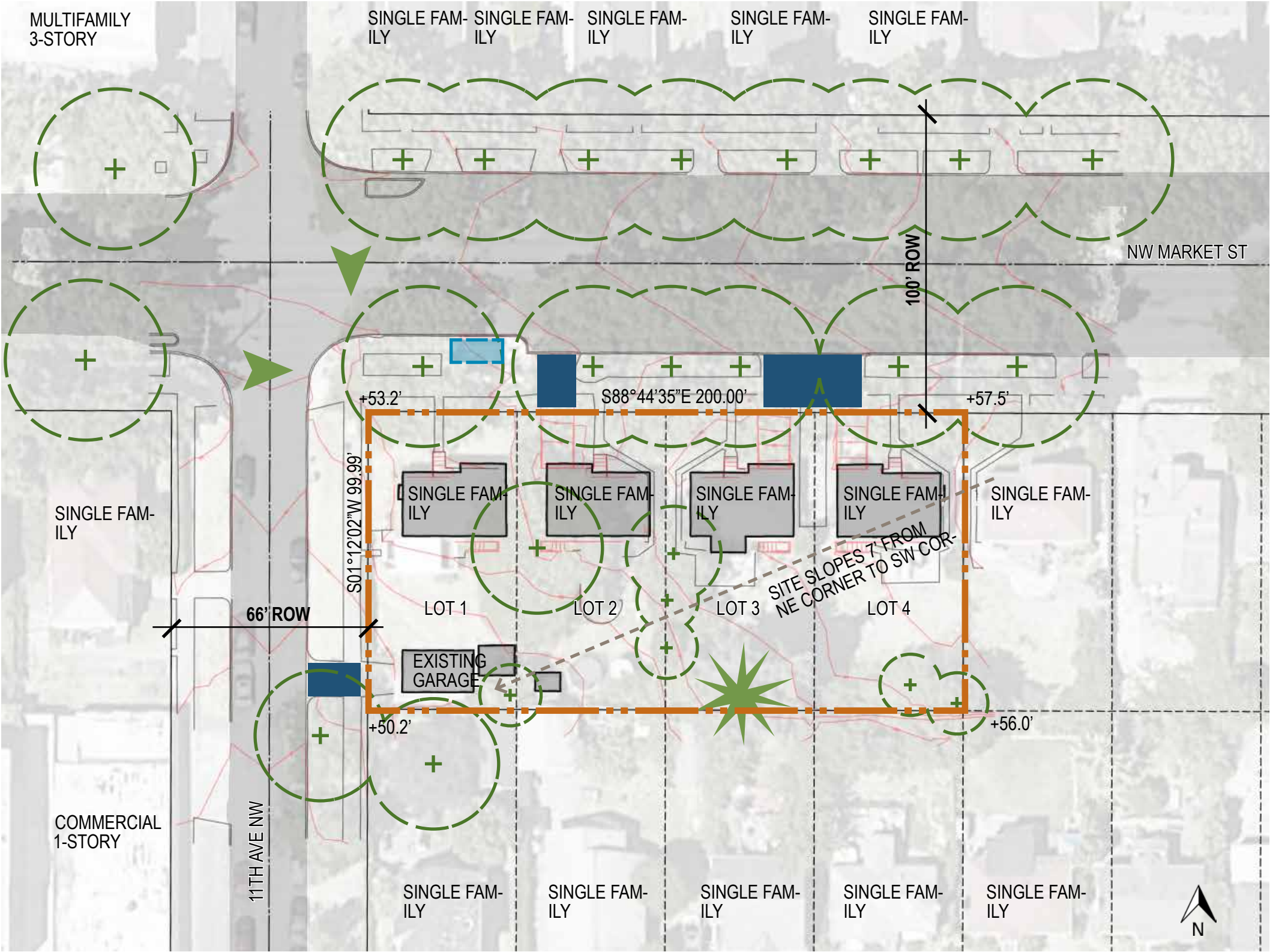
OLDER SINGLE FAMILY ADJACENT TO INDUSTRIAL



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

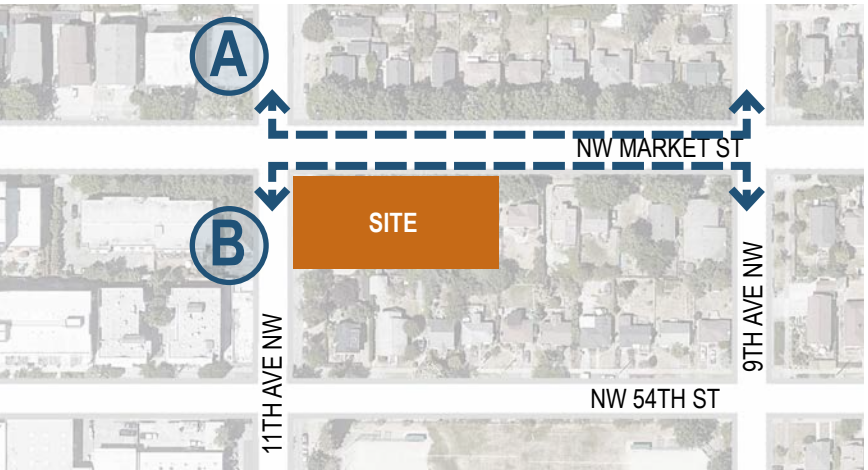
LOT 2 BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

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

DIRECTLY ACROSS FROM SITE

9th Ave NW



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

SITE BOUNDARY

11th Ave NW

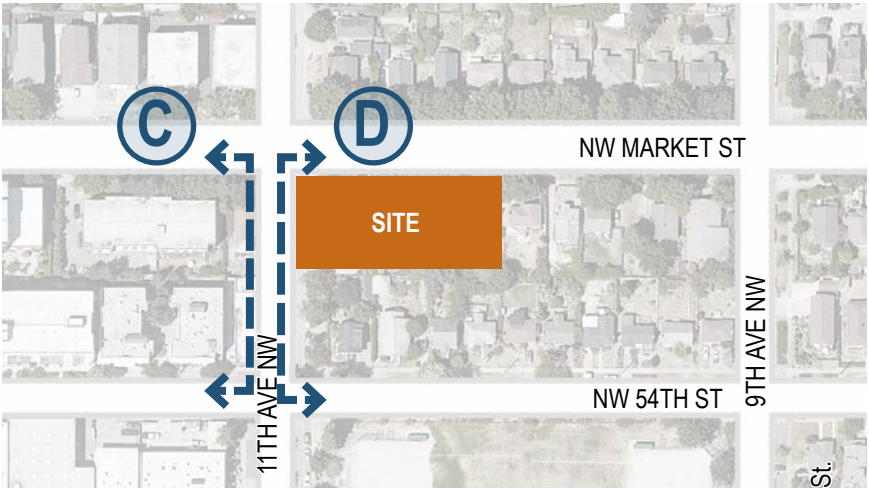


B NW MARKET ST. looking South onto the site



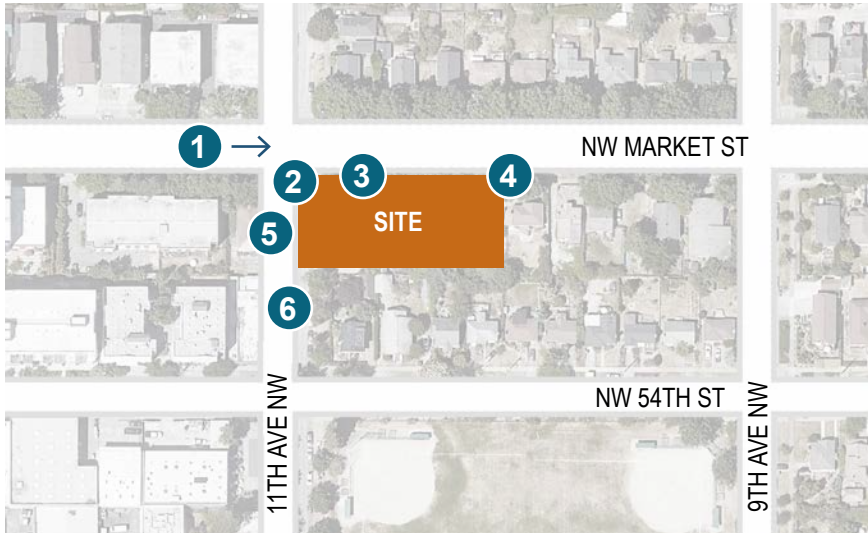
3.0 EXISTING SITE CONDITIONS

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 93 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				



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.

5.0 DESIGN GUIDELINES

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.

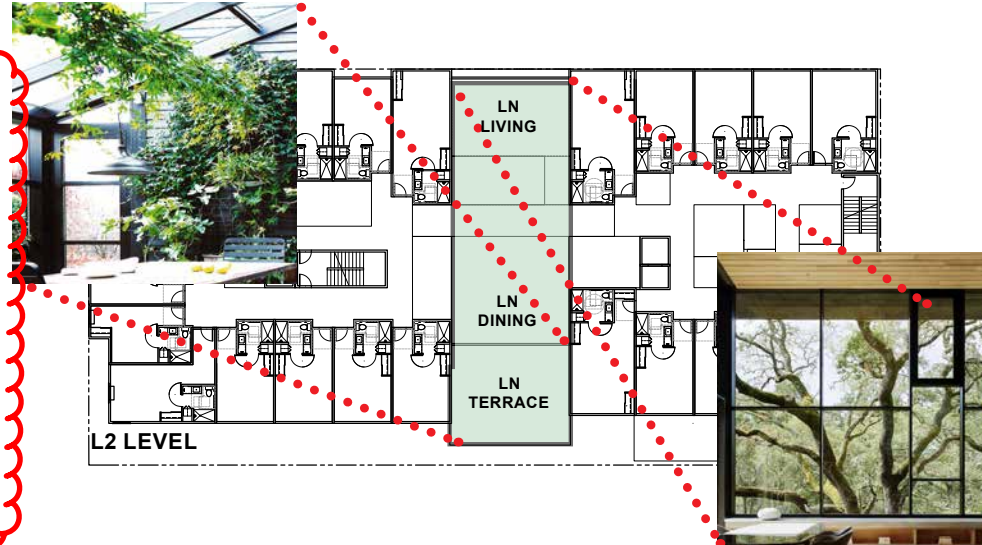
Modulations on the upper level massing, articulates that upper facade along the NW Market while carefully selected materials and colors will enhance the facade. Clerestory massing is proposed to create variation in the roofline where the massing sets back from the facade.

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 gathering, 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 history 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.

CONSISTENT WITH ALL THREE CONCEPTS:

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



CONCEPT 1 - PREFERRED - "MID MASSING"

OPPORTUNITIES:

- o Massing with most setback and articulation along the south facade
- o Stepped southern facade provides eastern exposure to corner units
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o The deepest building setbacks along south line provide open space to adjacent LR3 zone
- o Distinct presence at street corner
- o Clear exit path at Level 3 to Level 5 floors
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o Power line and streets trees along NW Market demand additional setback along north lot line
- o Western facade demands moderate setback and articulation maximizing floor area to meet Aegis' programmatic requirements.
- o No articulation along East facade

DEPARTURES:

- o 23.47A.009.F.4.1: 10' setback for all street facing facades above 45'



CONCEPT 2 - "NORTH MASSING" - CODE COMPLIANT

OPPORTUNITIES:

- o Massing with most setback and articulation along the south facade
- o Stepped southern facade provides eastern exposure to corner units
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o The deepest building setbacks along south line provide open space to adjacent LR3 zone
- o Distinct presence at street corner
- o Clear exit path at Level 3 to Level 5 floors
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o The least NW Market St. articulation of the three concepts
- o Power line and streets trees along NW Market demand additional setback along north lot line
- o Western facade demands moderate setback and articulation maximizing floor area to meet Aegis' programmatic requirements.
- o No articulation along East facade



CONCEPT 3 - "SOUTH MASSING"

OPPORTUNITIES:

- o Massing steps back toward the core and creates strong articulation along NW Market St., allowing ample space for growth of street trees
- o Stepped northern facade provides eastern exposure to corner units on Market
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o Distinct presence at street corner
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o Minimum building setbacks along South lot line provide minimal open space to adjacent LR3 zone
- o South facing LN terrace is covered by floors above
- o Power line and streets trees along NW Market demand additional setback along north lot line
- o Western facade demands moderate setback and articulation maximizing floor area to meet Aegis' programmatic requirements.
- o No articulation along East facade

DEPARTURES:

- o 23.47A.009.F.4.1: 10' setback for all street facing facades above 45'

6.0 MASSING OPTIONS FROM EDG 1 (FOR REFERENCE ONLY)

CONCEPT COMPARISONS - PLAN VIEWS

CONSISTENT WITH ALL THREE CONCEPTS:

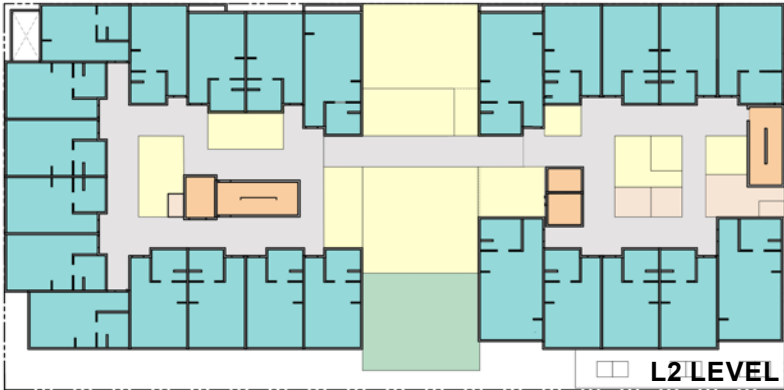
- O FAR: 3.75
- O GFA: 75,000 SF
- O TOTAL GROSS BUILDING AREA: 93,500 SF (INCLUDING UNDERGROUND)

6.0 MASSING OPTIONS FROM EDG 1 (FOR REFERENCE ONLY)
CONCEPT COMPARISONS - PLAN VIEWS

CONCEPT 1 - PREFERRED - "MID MASSING"



SITE PLAN



L2 LEVEL

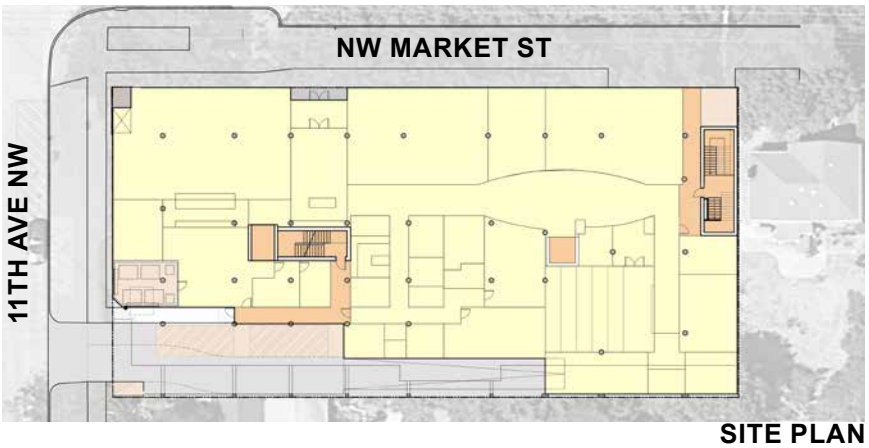


L3 LEVEL

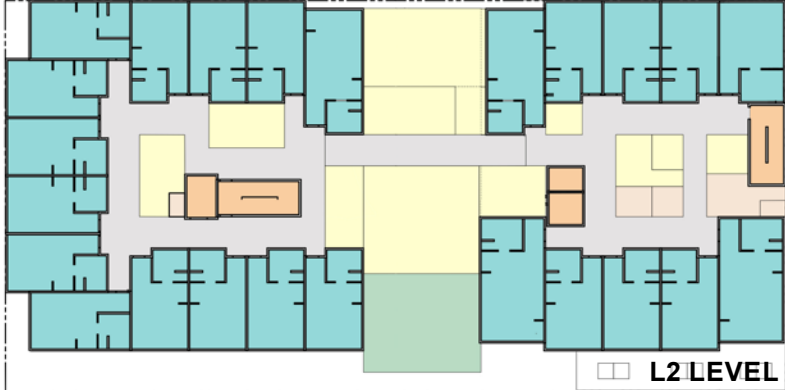


L4 & L5 LEVEL

CONCEPT 2 - "NORTH MASSING" - CODE COMPLIANT



SITE PLAN



L2 LEVEL

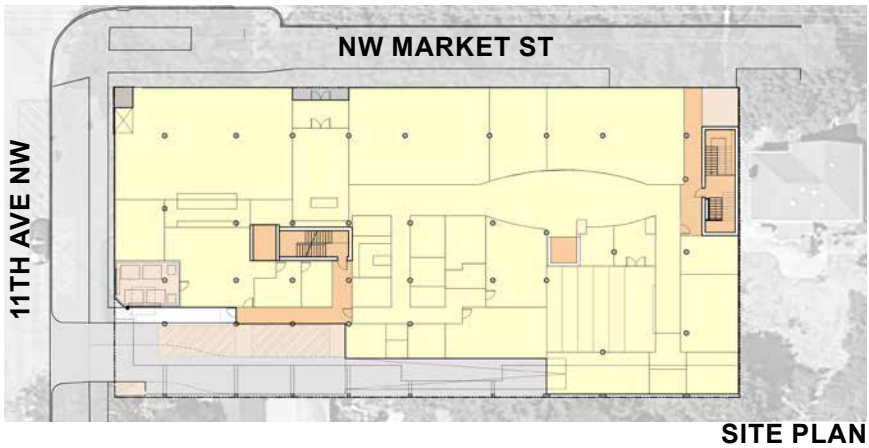


L3 & L4 LEVEL

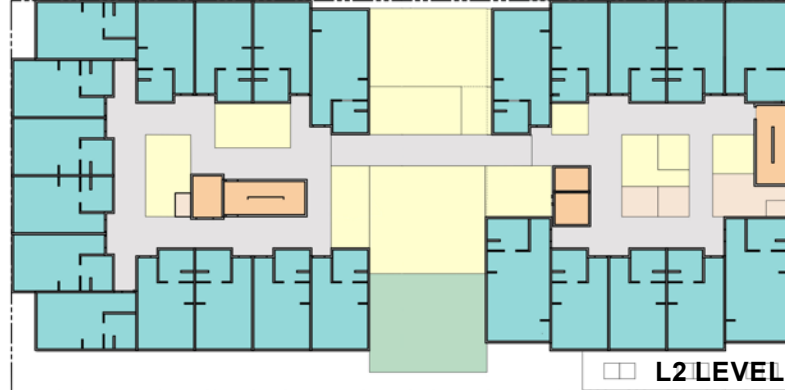


L5 LEVEL

CONCEPT 3 - "SOUTH MASSING"



SITE PLAN



L2 LEVEL



L3 & L5 LEVEL



CONSISTENT WITH ALL THREE CONCEPTS:
O FAR: 3.75
O GFA: 75,000 SF
O TOTAL GROSS BUILDING AREA: 93,500 SF (INCLUDING UNDERGROUND

6.0 MASSING OPTIONS FROM EDG 1 (FOR REFERENCE ONLY)
CONCEPT COMPARISONS - SW 3D VIEWS



CONCEPT 1 - PREFERRED - “MID MASSING”



CONCEPT 2 - “NORTH MASSING” - CODE COMPLIANT



CONCEPT 3 - “SOUTH MASSING”
CONCEPT COMPARISONS - NW 3D VIEWS



CONCEPT 1 - PREFERRED - “MID MASSING”



CONCEPT 2 - “NORTH MASSING” - CODE COMPLIANT



CONCEPT 3 - “SOUTH MASSING”



OPPORTUNITIES & CONSTRAINTS

MASSING IS BROKEN INTO A BASE MASSING AND AN UPPER MASSING AT THE FLOOR LINE OF THE THIRD FLOOR, CREATING A TWO-STORY PEDESTRIAN SCALE MASSING ALONG THE STREET FACING FACADES.

UPPER MASSING STEPS BACK TO RESPOND TO POWER LINE SETBACK AND THE TREES ALONG THE MARKET STREET.

A STRONG AND PROMINENT CORNER TOWER IS PROPOSED AT THE INTERSECTION OF MARKET STREET AND 11TH AVE NW.

NORTH FACADE IS EDITED TO BE A QUIET BACKDROP FOR 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 ORGANIZED AND QUIET FACADE IN RESPONSE TO THE TREES.

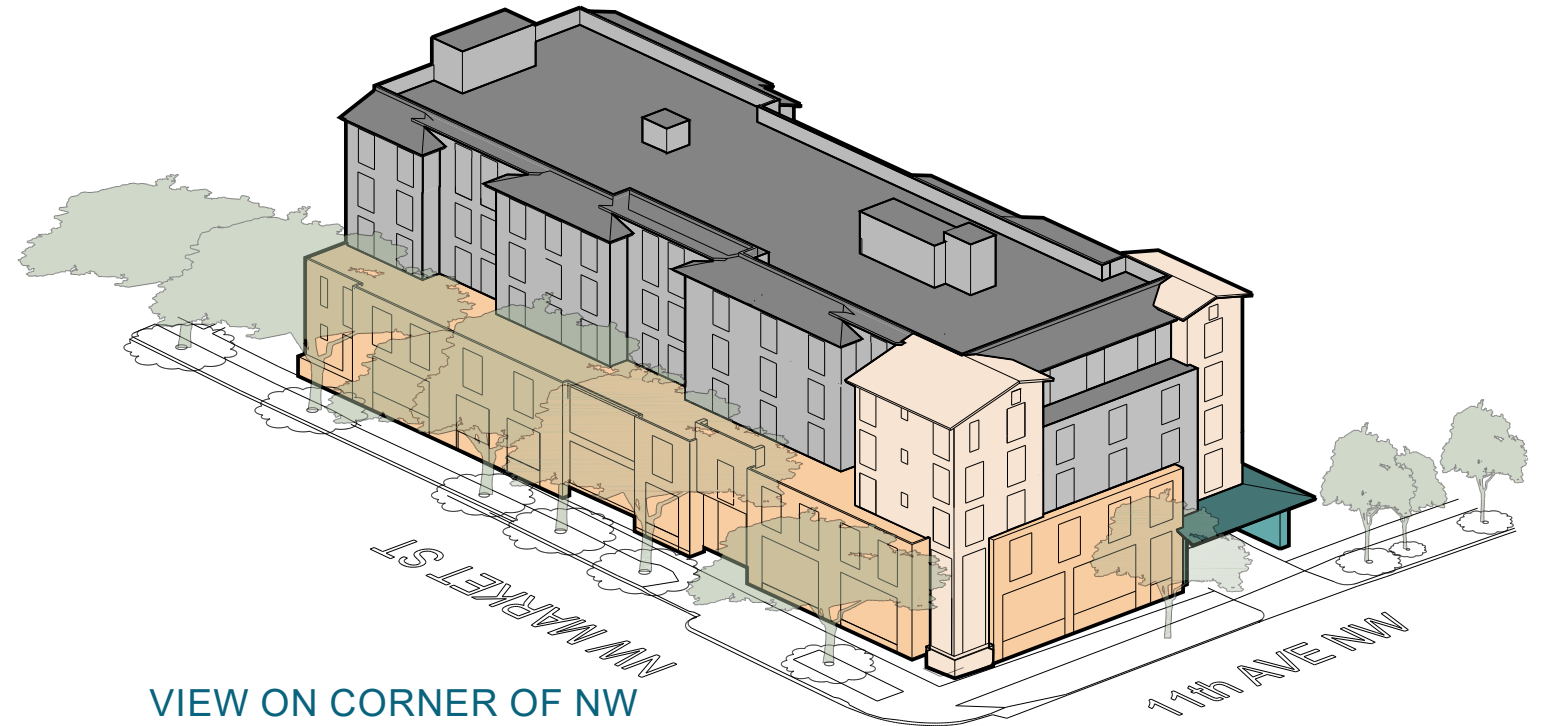
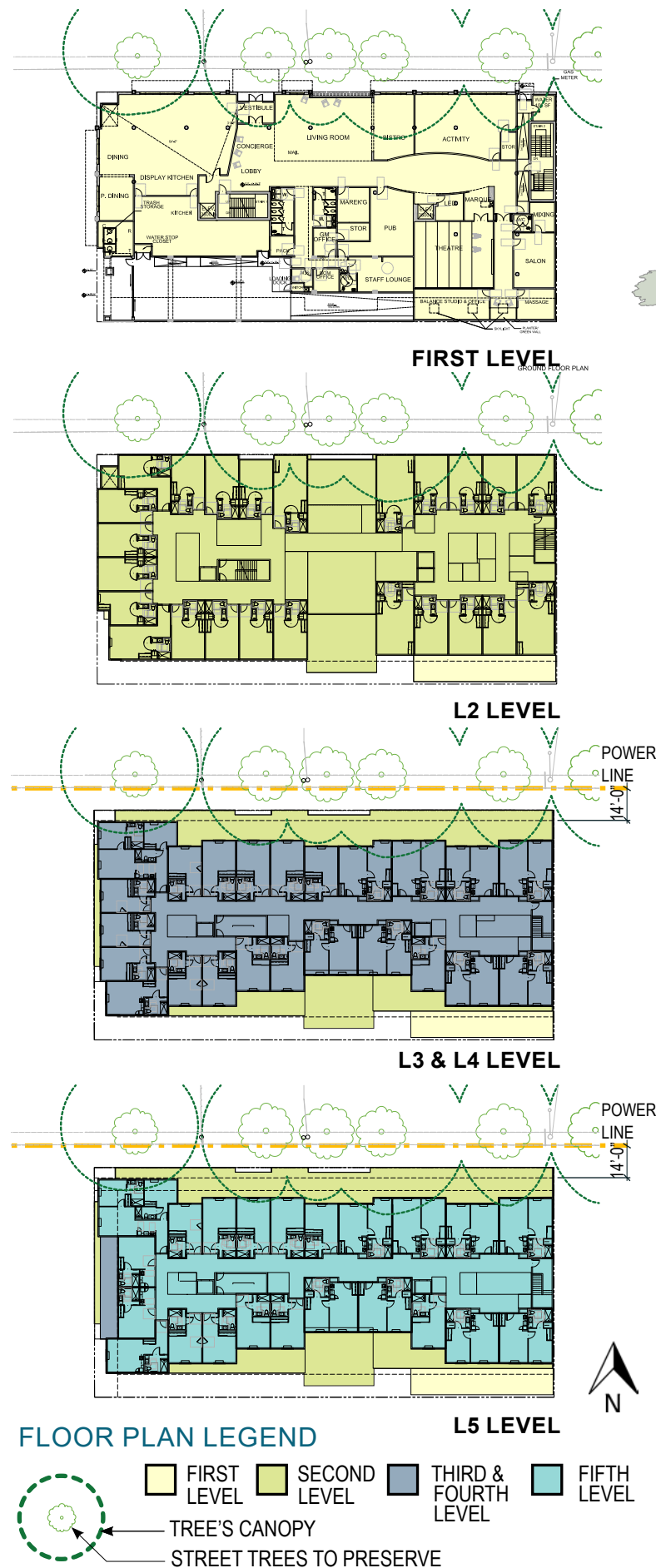
ARTICULATED SOUTH FACADE MASSING PULLED AWAY FROM LR3 ZONING IN RESPONSE TO THE ZONE TRANSITION, RESPECTS NEIGHBORS AND BRINGS SOUTHERN LIGHT TO THE BUILDING.

CONSTRAINTS

POWER LINE AND STREETS TREES ALONG NW MARKET DEMAND ADDITIONAL SETBACK ALONG NORTH LOT LINE.

DEPARTURE

23.47A.009.F.4.1: 10' SETBACK FOR ALL STREET FACING FACADES ABOVE 45' IS REDUCED.



VIEW ON CORNER OF NW MARKET ST/11TH AVE NW



VIEW FROM 11TH AVE NW



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.

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)

Please refer to page 29 to find the relationship between the upper level setbacks and the drip line of the street trees. 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.

Please refer to page 39 for a more quiet upper level elevation and a more consistent 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.

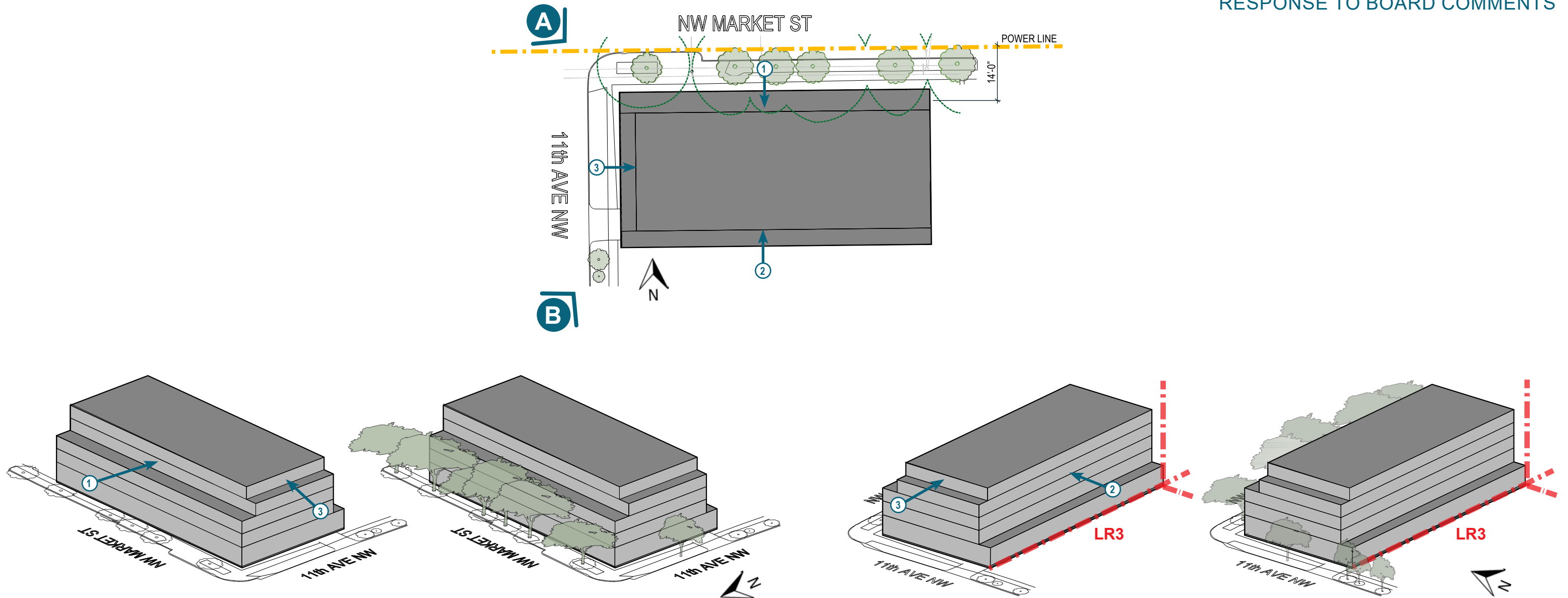
The departure is required for the design to achieve a strong solution for a prominent NW tower at the corner of 11th Ave and Market that is brought down from the top floor to ground the massing. A smaller complementary tower element on SW corner starts a strong dialogue with the NW tower and serves as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

8.0 CONCEPT 4 MASSING EVOLUTION DIAGRAMS

RESPONSE TO BOARD COMMENTS



A

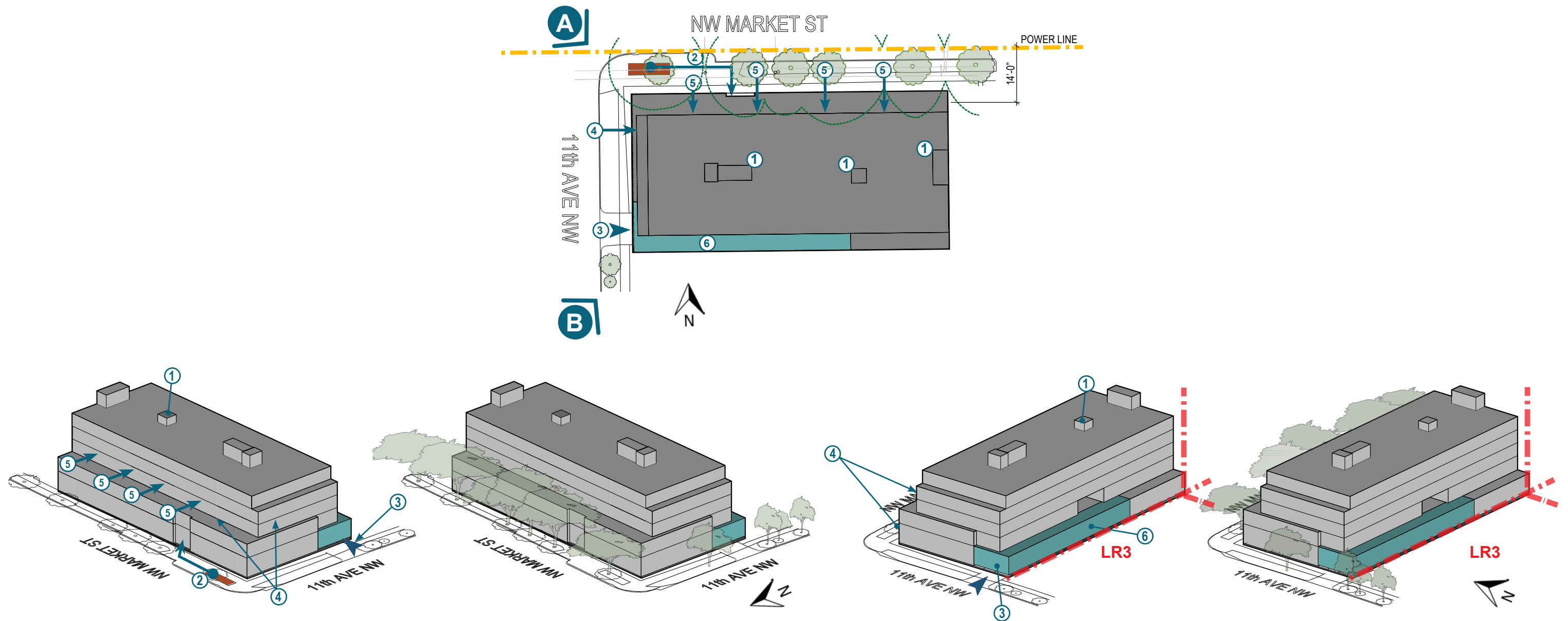
SHOWN WITH AND WITHOUT TREES (TYPICAL)

STEP 1 - MASSING - ZONING ENVELOPE

- ① 14' RADIUS SETBACK FROM POWER LINE ON MARKET
- ② 0' SETBACK UP TO 13' HEIGHT, 10' SETBACK ABOVE 13' HEIGHT AT ZONE TRANSITION TO LR3
- ③ 10' SETBACK FROM STREET FACING FACADE ABOVE 45'

B

8.0 CONCEPT 4 MASSING EVOLUTION DIAGRAMS



A

STEP 2 - GENERAL MASSING MOVES (SITE SPECIFIC)

- ① VERTICAL CIRCULATION ADDED
- ② MAIN PEDESTRIAN ENTRANCE LOCATED NEAR BUS STOP
- ③ VEHICULAR ACCESS FROM LOCAL STREET PULLED AS FAR BACK FROM INTERSECTION AS POSSIBLE (SDOT REQUIREMENT)
- ④ CREATE A TWO-STORY PEDESTRIAN-SCALE "BASE" BY SETTING BACK THIRD FLOOR.
- ⑤ RESPECT EXISTING TREES CANOPY BY PROVIDING ADDITIONAL SETBACK OF THIRD FLOOR ALONG MARKET
- ⑥ LOADING, DRIVEWAY & GARAGE RAMP, OPEN TO SKY, NOT INCLUDED IN FAR., LOCATION REQUIRED BY SDOT

B

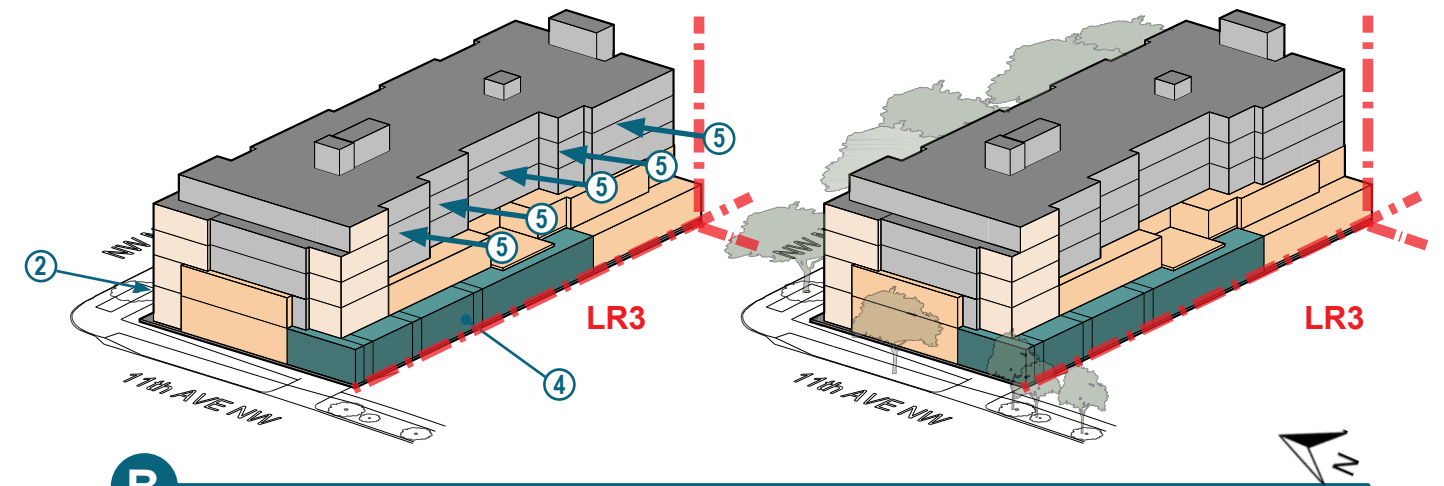
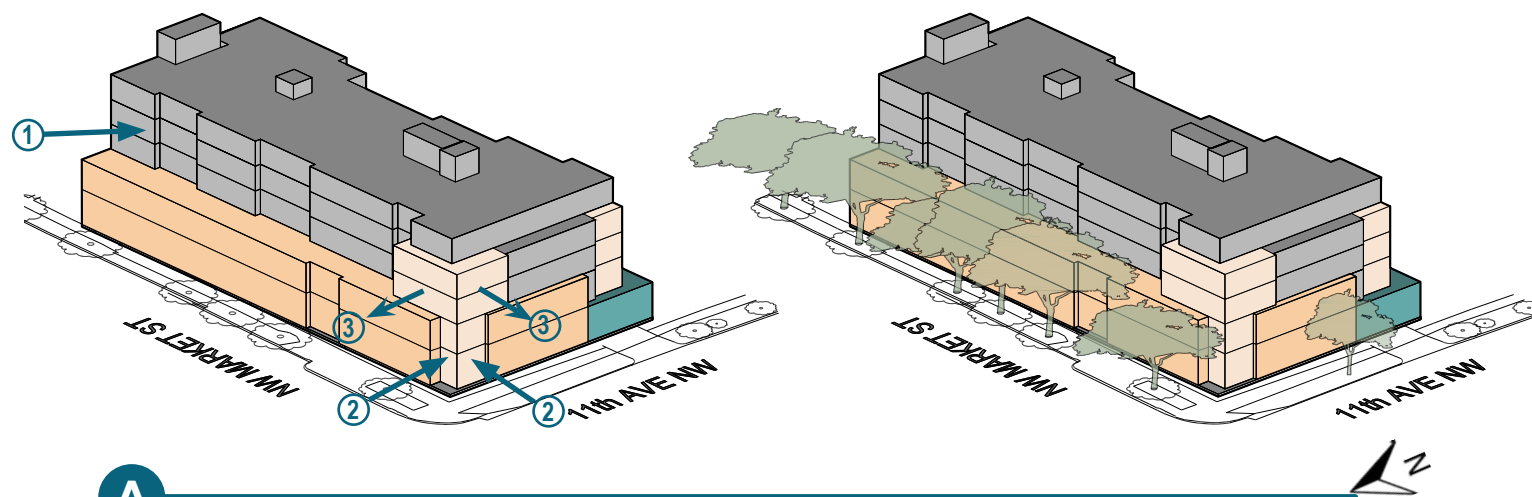
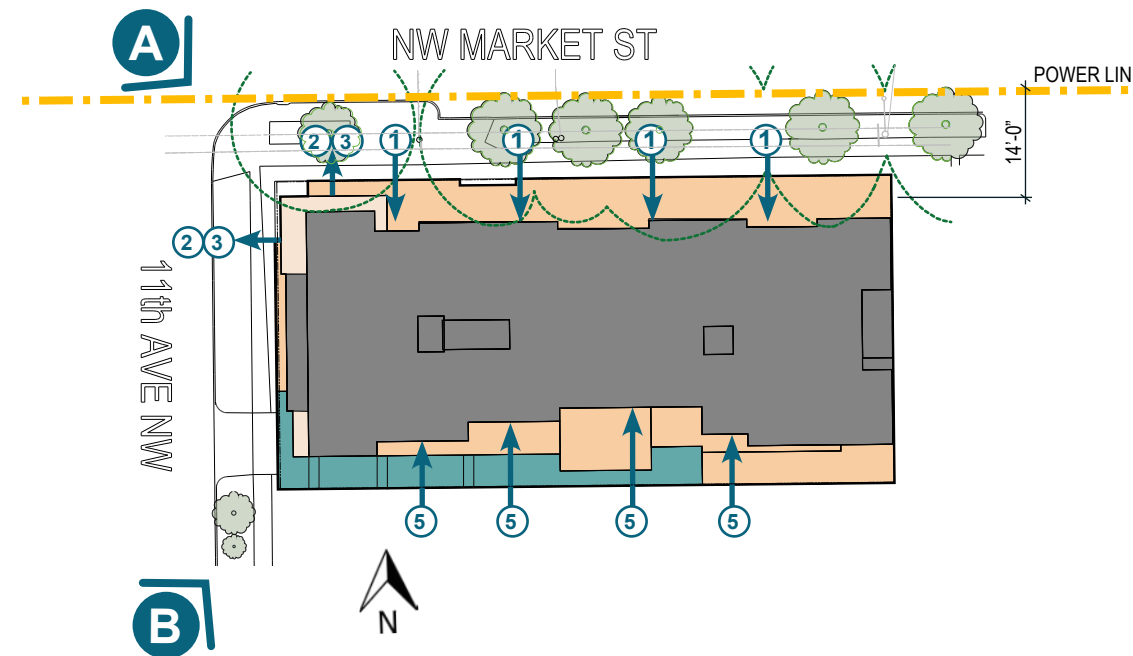
LEGEND

- BASE MASSING AT 1ST & 2ND LEVEL
- CORNER TOWER ELEMENT MASSING
- UPPER MASSING
- LOADING, DRIVEWAY & CARVED MASSING
- PROPERTY LINE



8.0 CONCEPT 4 MASSING EVOLUTION DIAGRAMS

CODE COMPLIANT OPTION



A

STEP 3 - REFINED MASSING (BUILDING ARTICULATION)

- ① UPPER LEVEL ARTICULATION
- ② TWO STORY MASSING OPENS UP AT THE CORNER AND ENHANCED CORNER ARTICULATION
- ③ MASSING POPS OUT AT THE CORNER AND DEFINES THE PROMINENT CORNER AND GROUND THE MASSING
- ④ STRUCTURAL BUTTRESSES SPAN OVER REQUIRED LOADING AND DRIVEWAY. THIS AREA CANNOT BE COVERED AS IT WOULD EXCEED THE HEIGHT RESTRICTIONS AND SETBACKS
- ⑤ ARTICULATED SOUTH FACING FACADE, MASSING PULLED AWAY FROM LR3 ZONING, RESPONDS TO ZONE TRANSITION, RESPECTING NEIGHBORS, & BRINGING SOUTHERN LIGHT TO THE BUILDING.

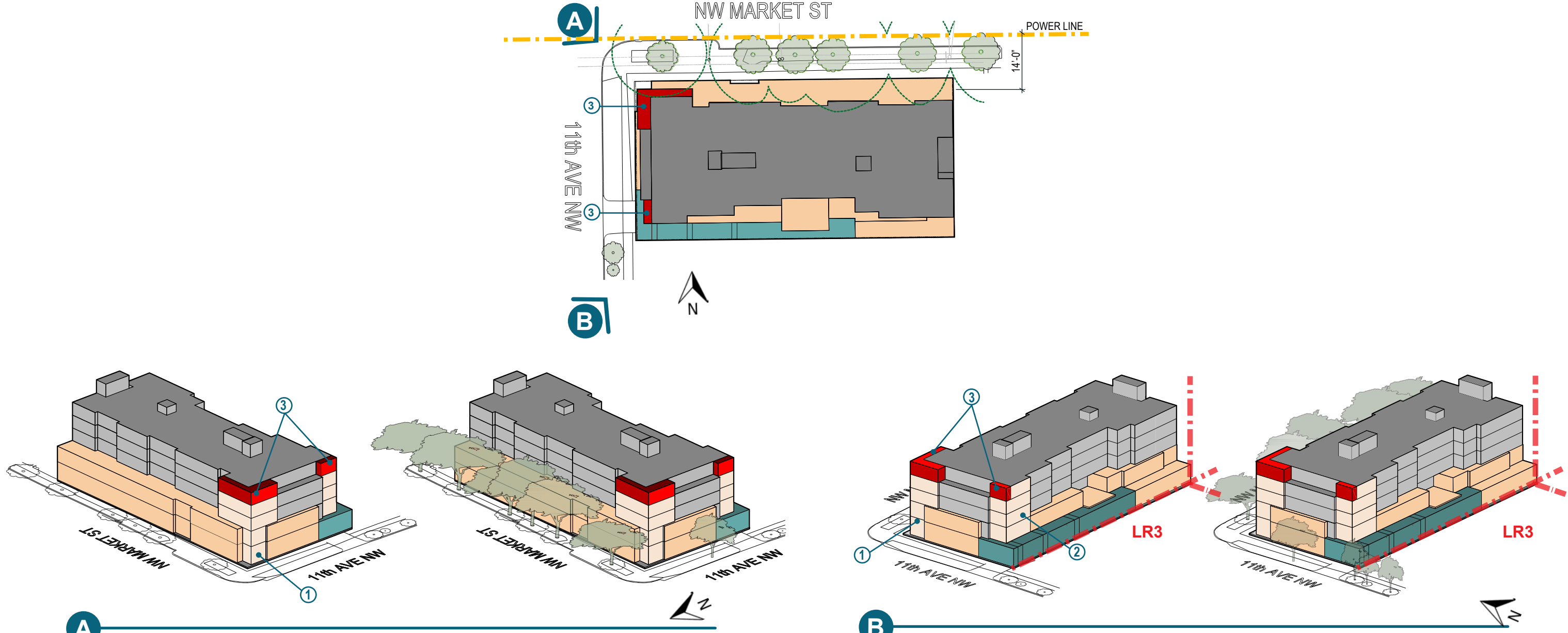
LEGEND

- BASE MASSING AT 1ST & 2ND LEVEL
- CORNER TOWER ELEMENT MASSING
- UPPER MASSING
- LOADING, DRIVEWAY & CARVED MASSING
- PROPERTY LINE



8.0 CONCEPT 4 MASSING EVOLUTION DIAGRAMS

DEPARTURE REQUESTED/PREFERRED -



A

STEP 3 - (DEPARTURE REQUESTED & PREFERRED)

- ① STRONG CORNER "GATEWAY" - TOWER INSETS TO BETTER MAINTAIN CONTINUITY OF TWO-STORY MASSING.
- ② SECONDARY CORNER TOWER ANCHORS AUTO AND DELIVERY ENTRANCE AND BALANCES MASS OF SOUTHERN FACADE

- ③ DEPARTURE REQUESTED TO ALLOW UPPER LEVEL NW & SW CORNERS TO ENCROACH INTO UPPER LEVEL SETBACK. THIS IS BENEFICIAL TO THE PUBLIC BECAUSE:

A. CREATES A CORNER "TOWER" ELEMENT AT THIS HIGHLY VISIBLE LOCATION.
 B. PLACES F.A.R. IN THE CORNER "TOWER" RAHTER THAN ALONG MARKET STREET AT THIS THIRD LEVEL. THE GOAL IS TO CREATE A CONSISTANT TWO LEVEL FACADE ALONG MARKET TO ACCOMODATE TREE CANOPY AND PEDESTRIAN SCALE.

C. DEPARTURE IS CONSISTANT WITH DESIGN GUIDELINE AS IT BENEFITS THE PUBLIC BY CREATING A SENSE OF PLACE AND ESTABLISHING THE CORNER - CS2-A2 & C1.

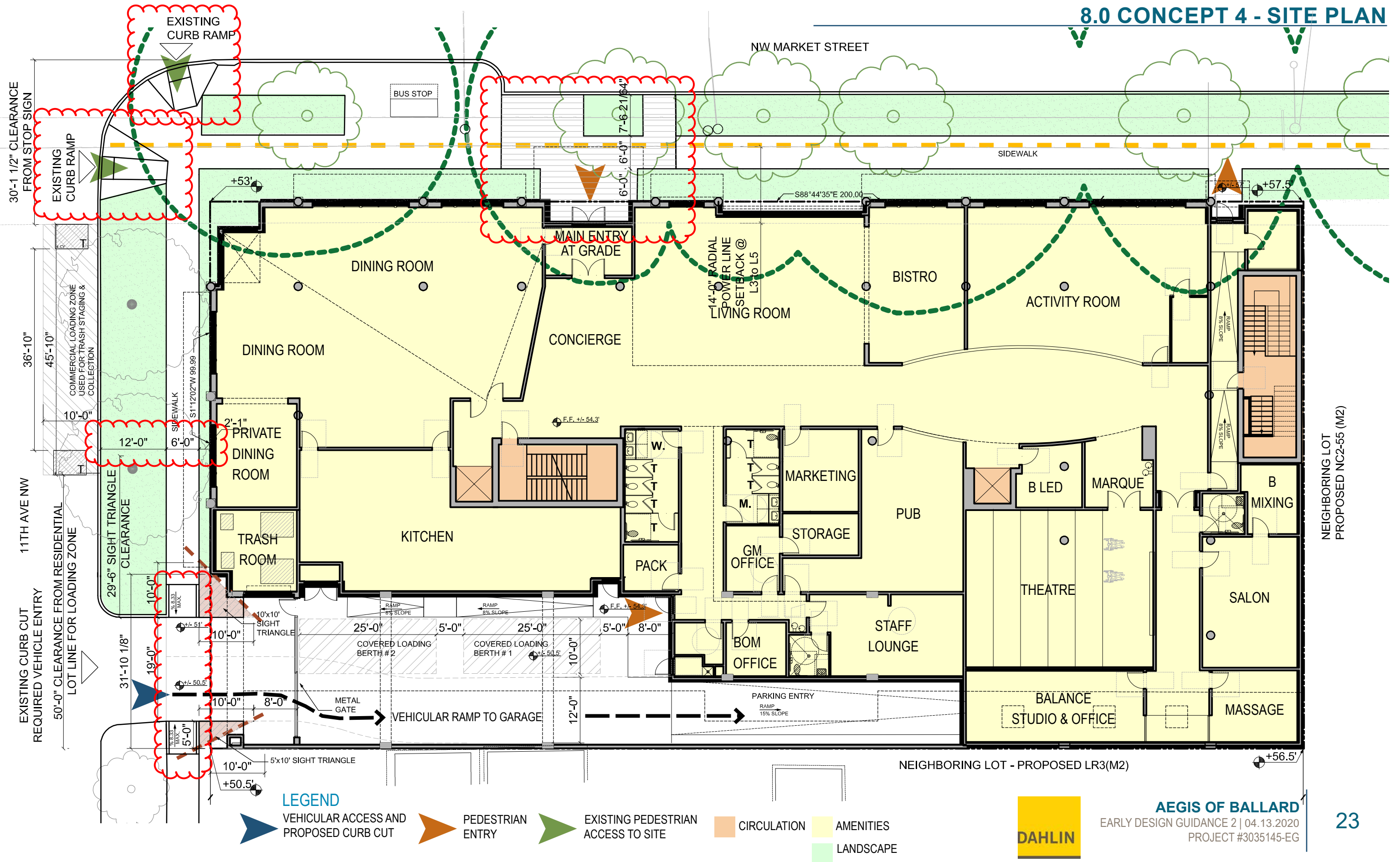
B

LEGEND

- DEPARTURE MASSING
- BASE MASSING AT 1ST & 2ND LEVEL
- CORNER TOWER ELEMENT MASSING
- UPPER MASSING
- LOADING, DRIVEWAY & CARVED MASSING
- - - PROPERTY LINE

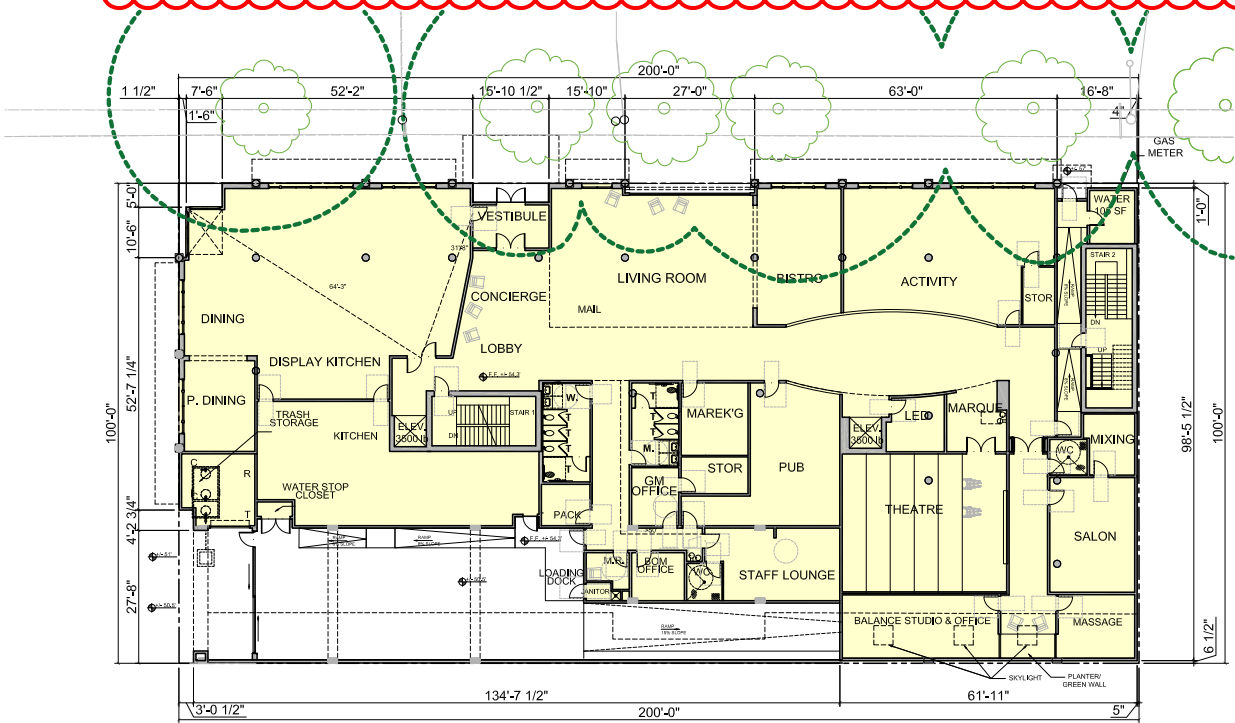
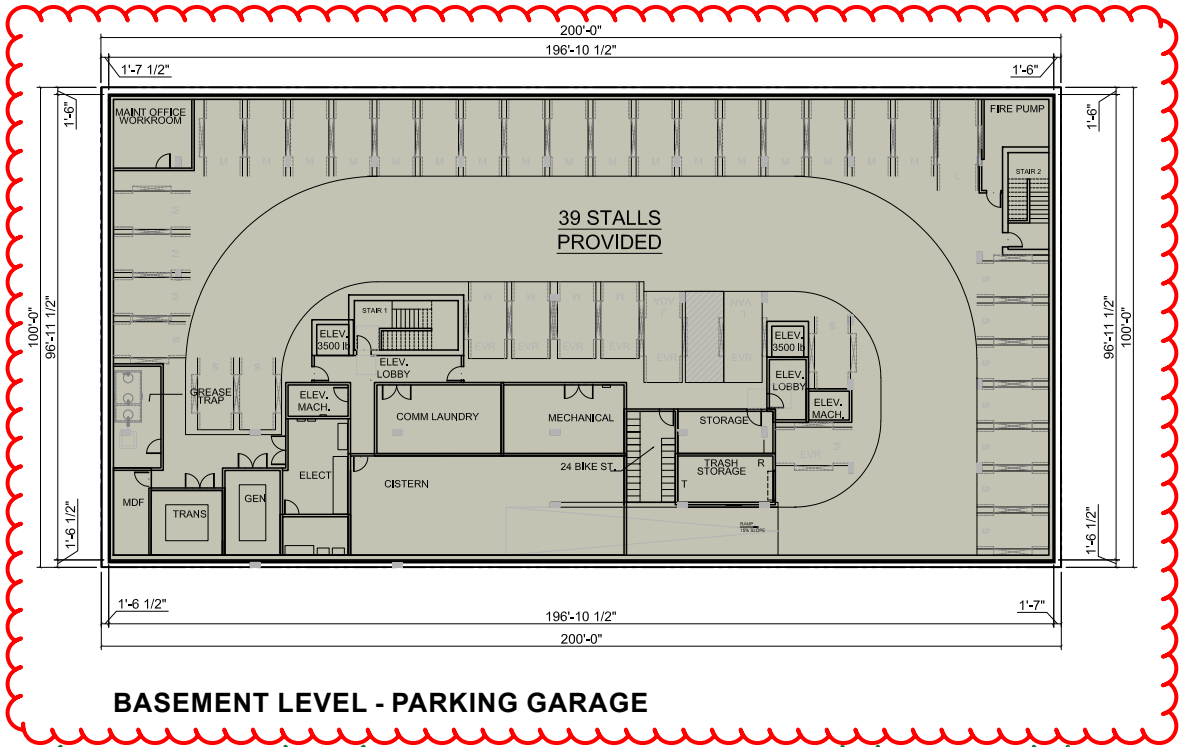


8.0 CONCEPT 4 - SITE PLAN

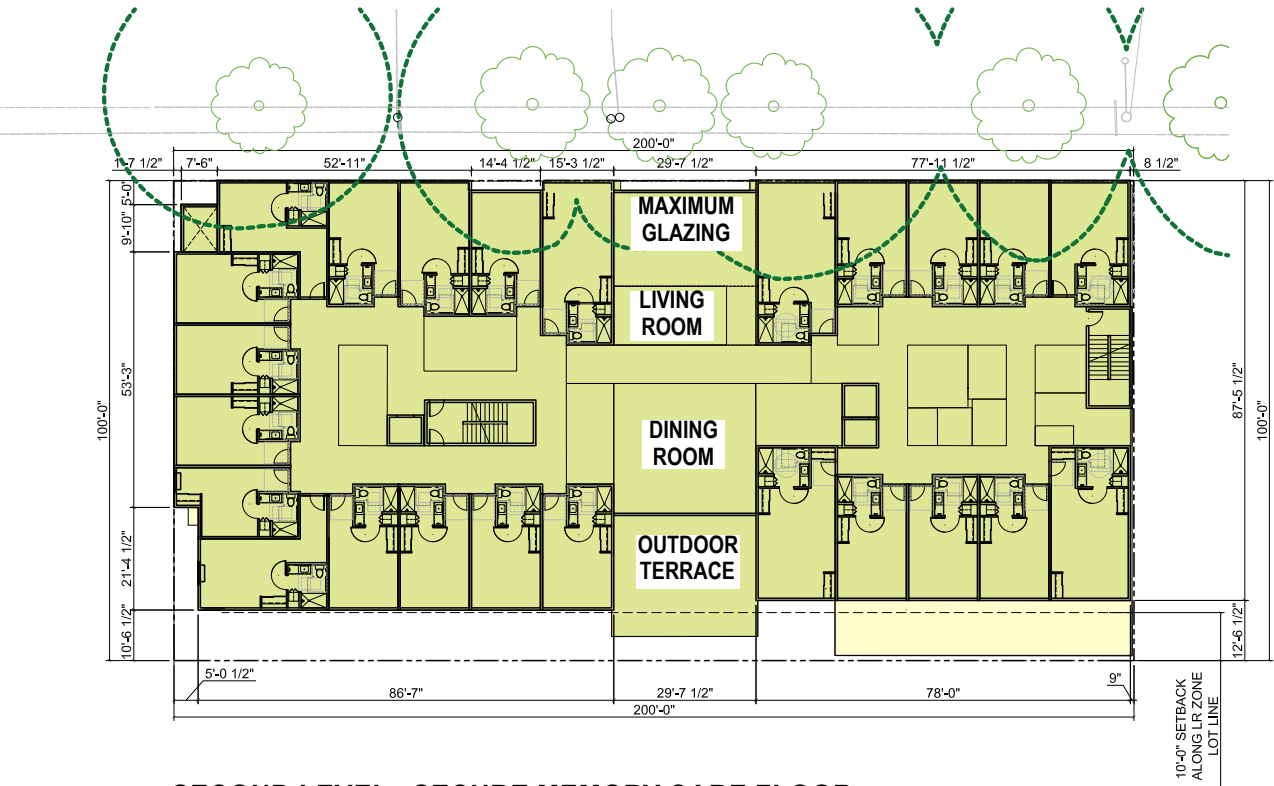


MASSING CONCEPT

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



8.0 CONCEPT 4 - FLOOR PLANS



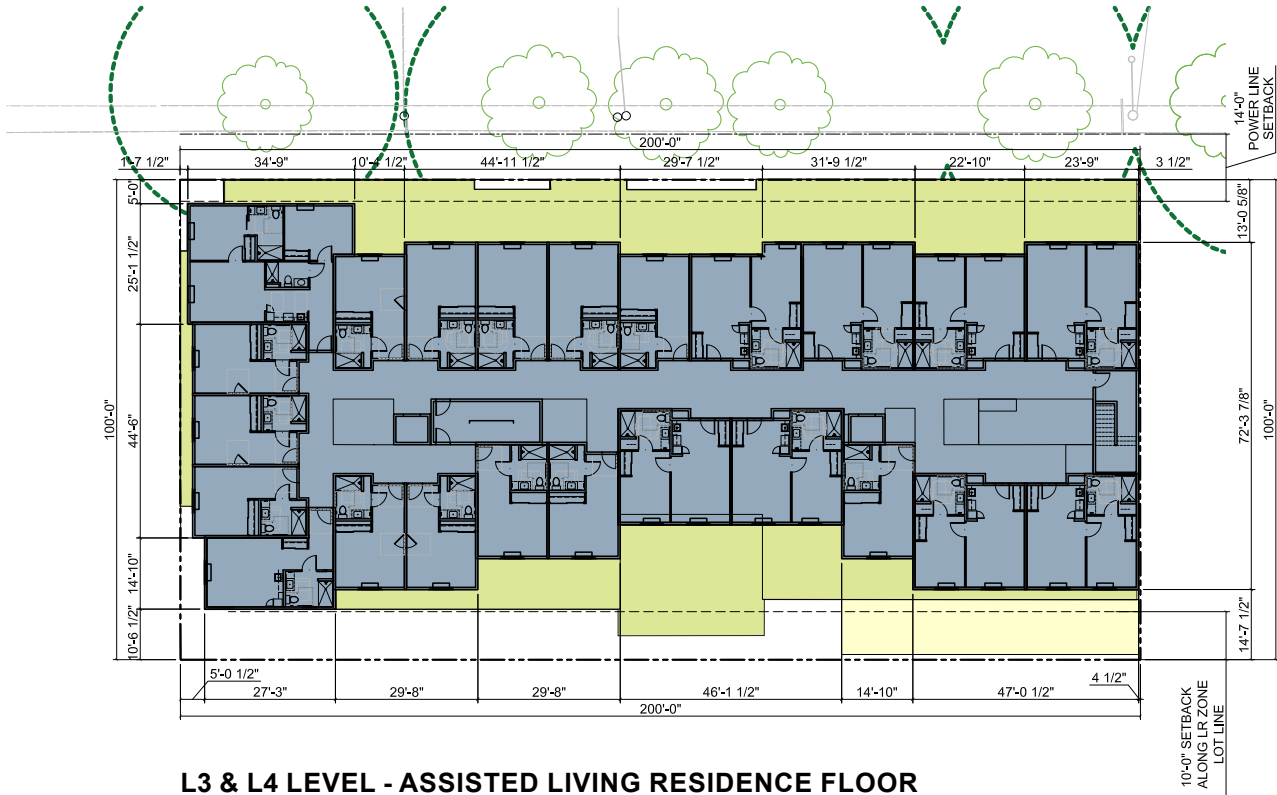
LEGEND

	FIRST LEVEL		SECOND LEVEL		THIRD & FOURTH LEVEL		FIFTH LEVEL		BASEMENT LEVEL
	TREE'S CANOPY								
	STREET TREES TO PRESERVE								

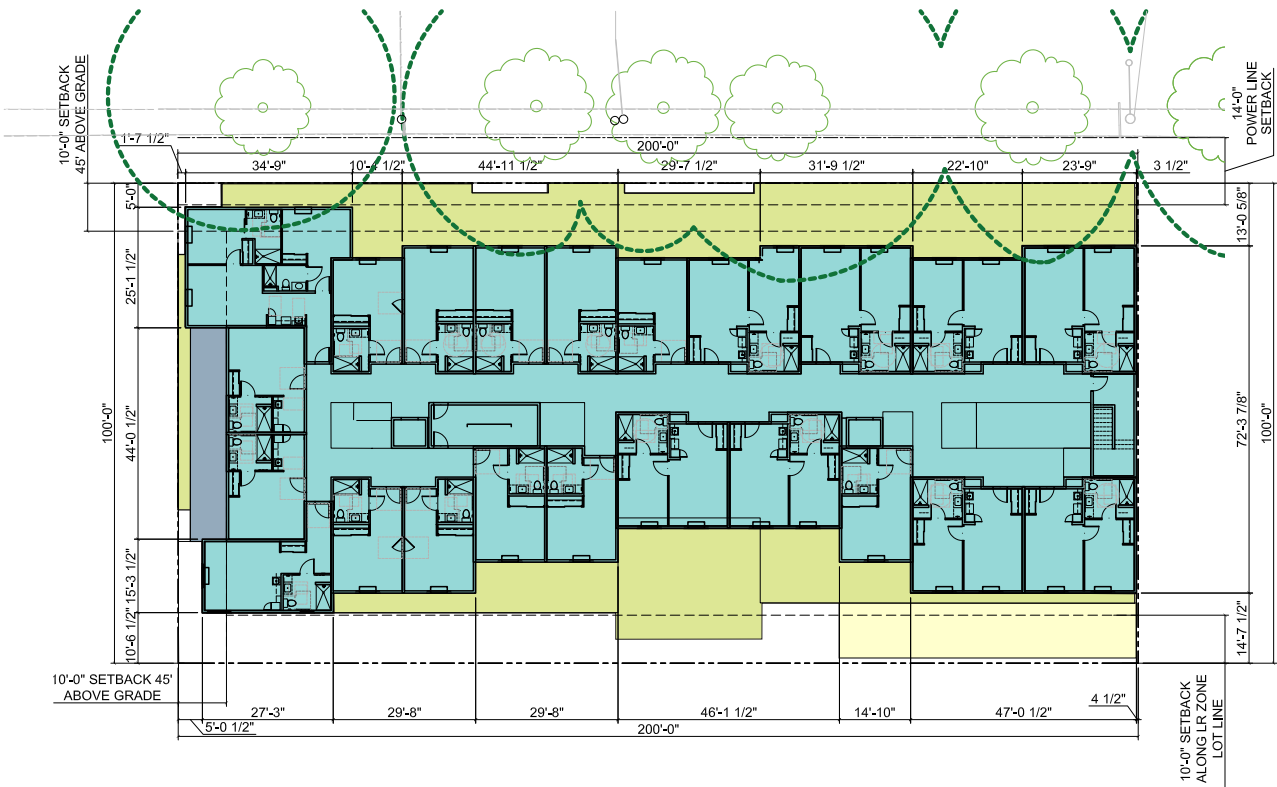
MASSING CONCEPT

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

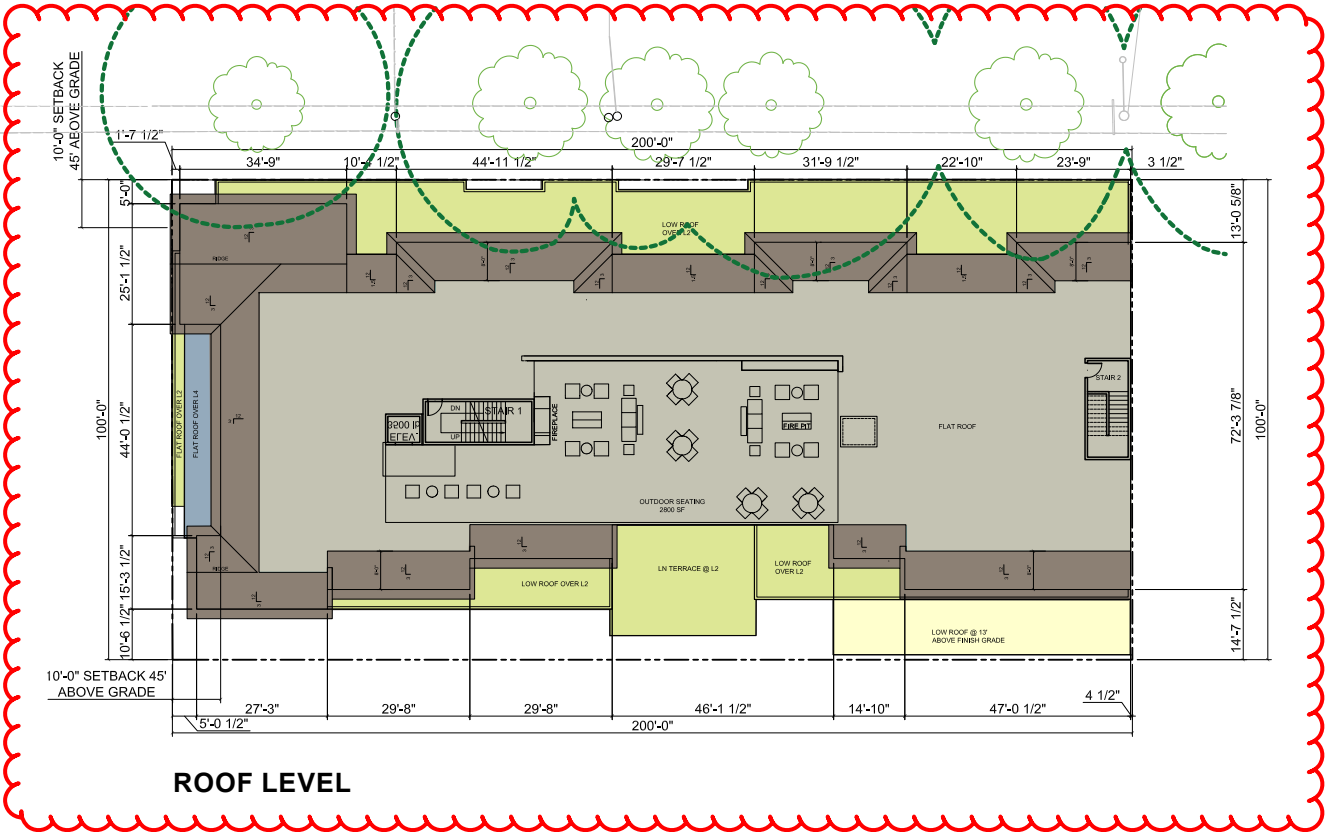
8.0 CONCEPT 4 - FLOOR PLANS



L3 & L4 LEVEL - ASSISTED LIVING RESIDENCE FLOOR



L5 LEVEL - ASSISTED LIVING RESIDENCE FLOOR



ROOF LEVEL

LEGEND

	FIRST LEVEL		SECOND LEVEL		THIRD & FOURTH LEVEL		FIFTH LEVEL
	TREE'S CANOPY						
	STREET TREES TO PRESERVE						

N



8.0 CONCEPT 4 - MASSING IN NEIGHBORHOOD CONTEXT



(WITH MATURE STREET TREES)

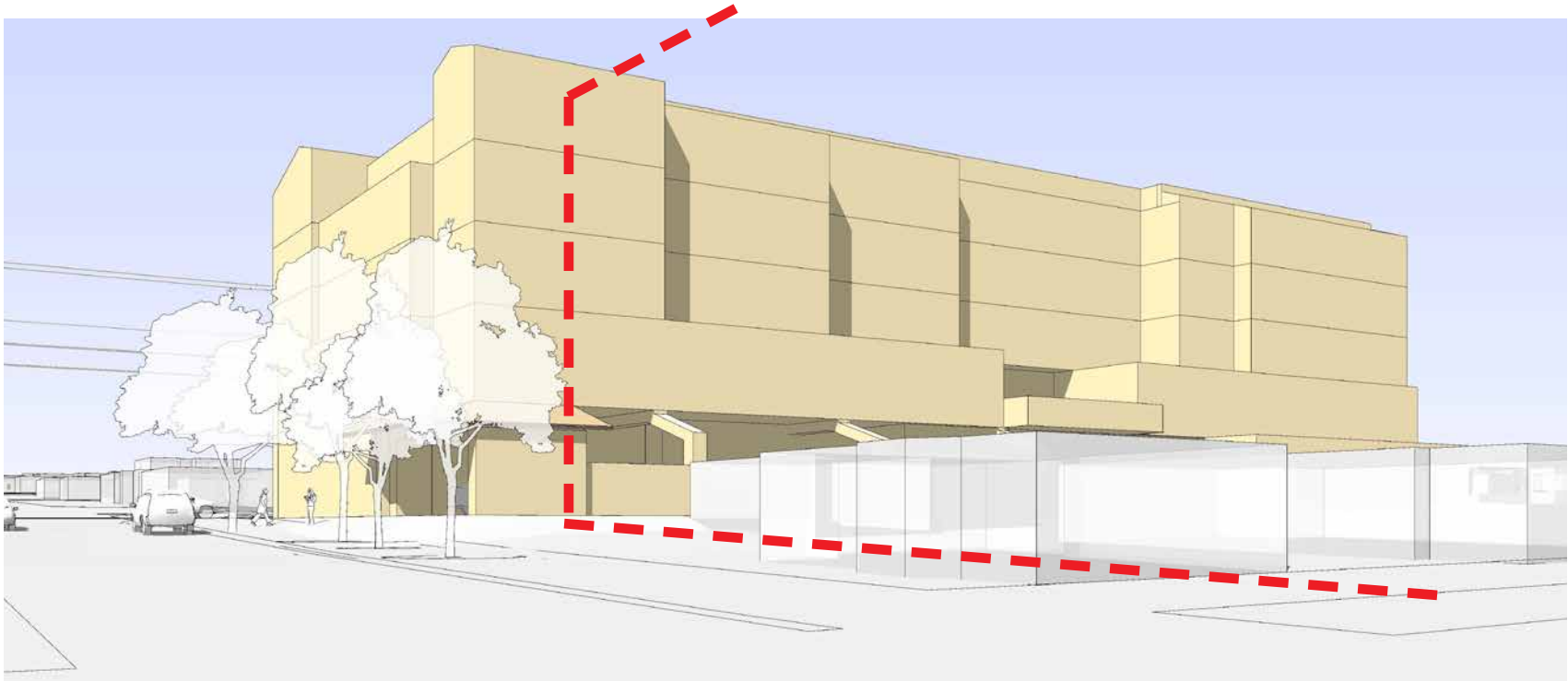


① VIEW ON CORNER OF NW MARKET ST/11TH AVE NW (WITHOUT MATURE STREET TREES)

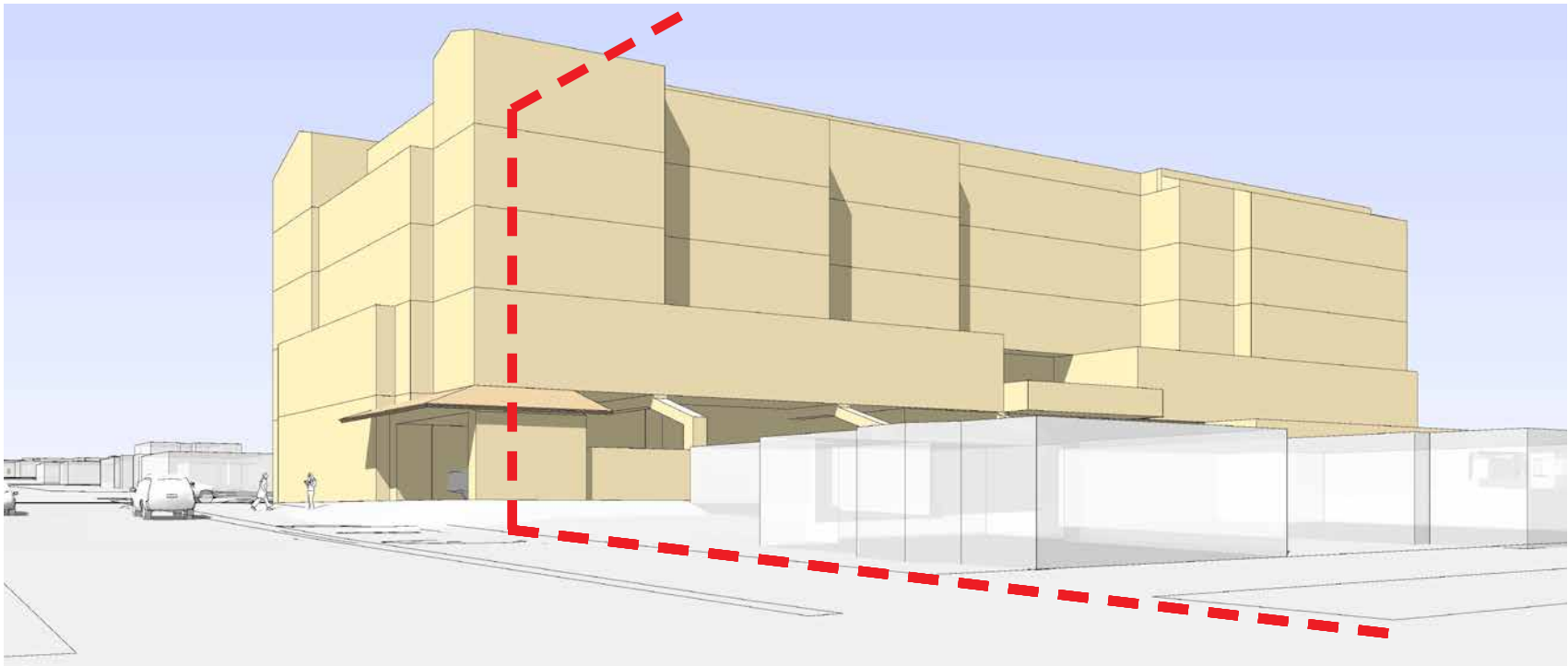
- LESSENS IMPACT ON PROPERTIES TO THE SOUTH
- HAS A CORNER TOWER ON NW CORNER
- STREET FACADE TO BE “QUIETER” IN APPEARANCE
- BY PLACING F.A.R. IN CORNER TOWER NOT THIRD FLOOR, THIRD FLOOR STEPS BACK ALONG MARKET

— — — ADJACENT MAX. ZONING ENVELOPE

8.0 CONCEPT 4 -
MASSING IN NEIGHBORHOOD CONTEXT



(WITH MATURE STREET TREES)



1 VIEW FROM 11TH AVE NW (WITHOUT MATURE STREET TREES)

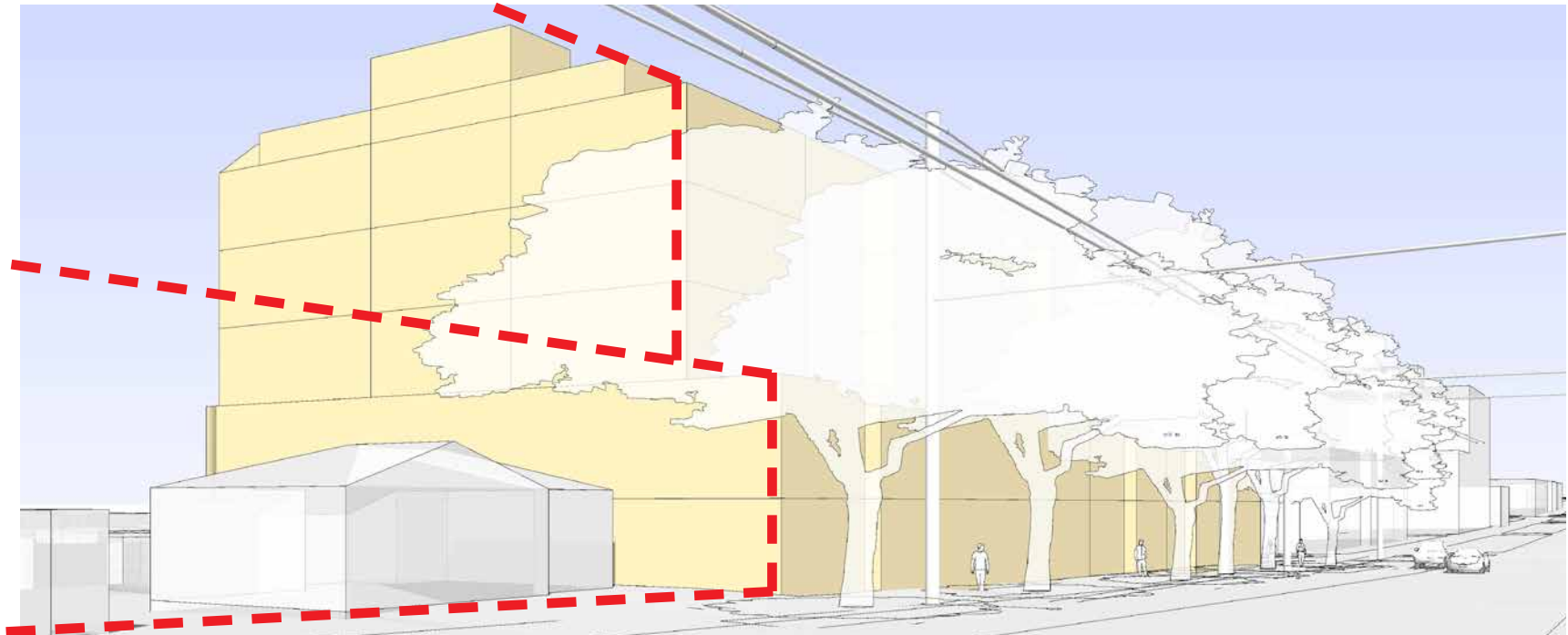


- ADDITIONAL SETBACK FACING SOUTH
- HAS A STRONGER CORNER TOWER ON NW CORNER
- TOWER CREATES ATTRACTIVE VISUAL “ANCHORS” AT CORNERS.

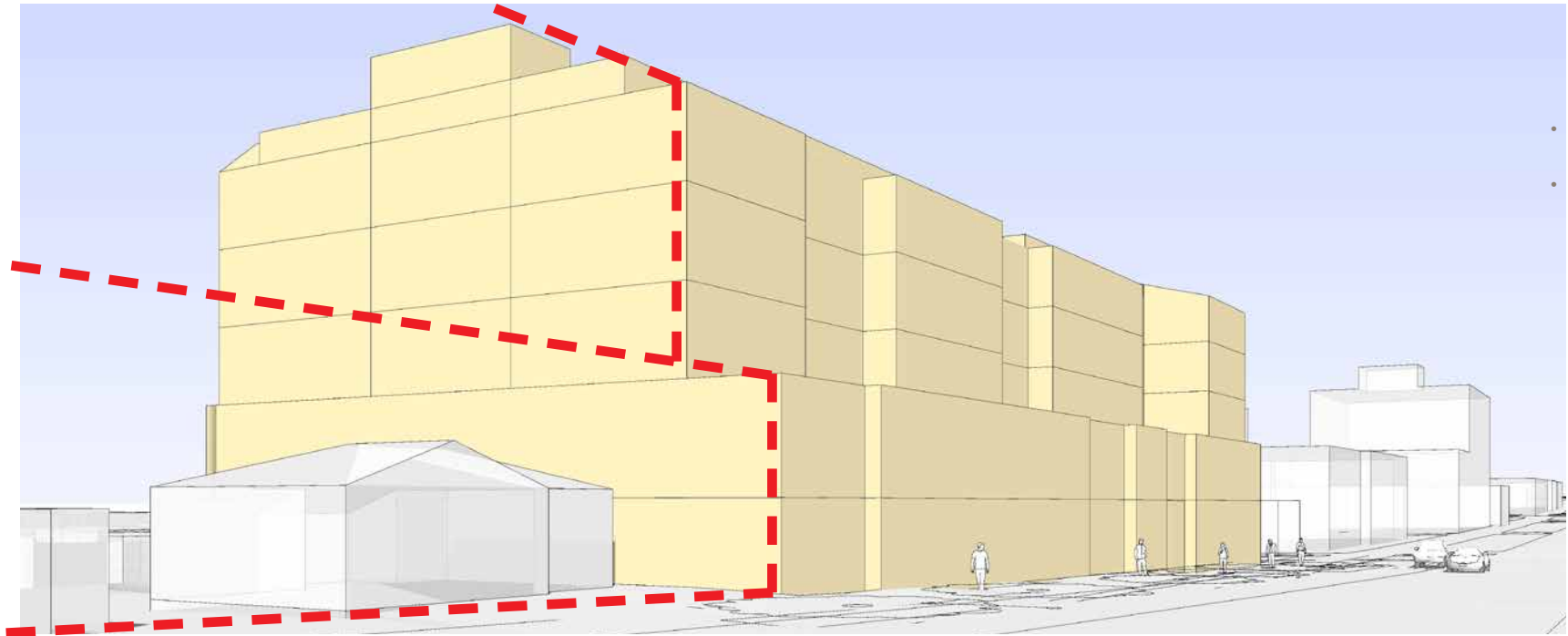
— — — — — ADJACENT MAX. ZONING ENVELOPE



8.0 CONCEPT 4 -
MASSING IN NEIGHBORHOOD CONTEXT



(WITH MATURE STREET TREES)



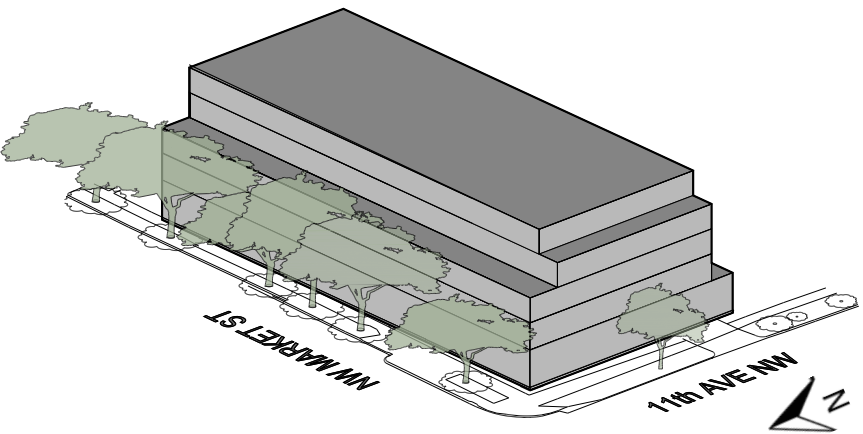
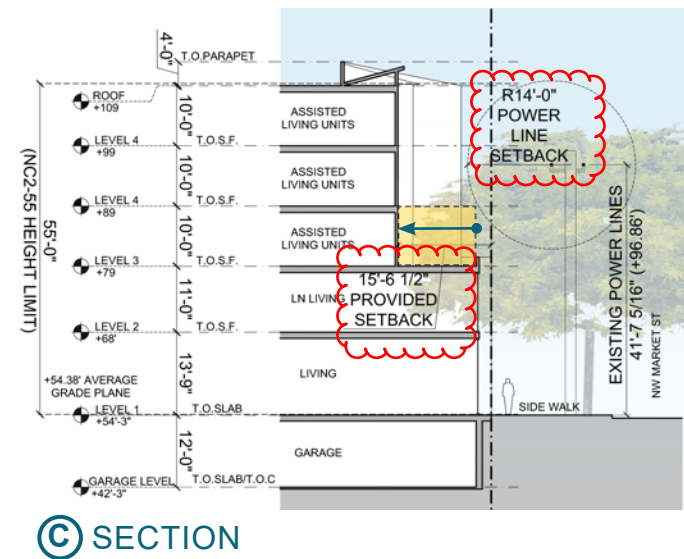
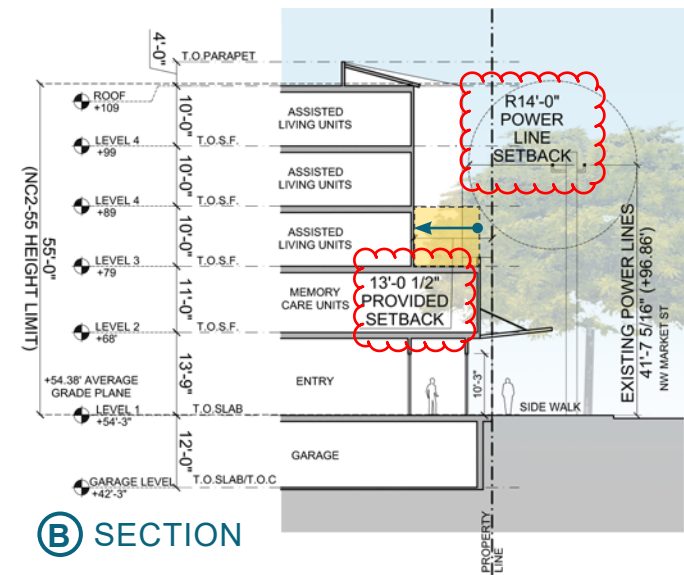
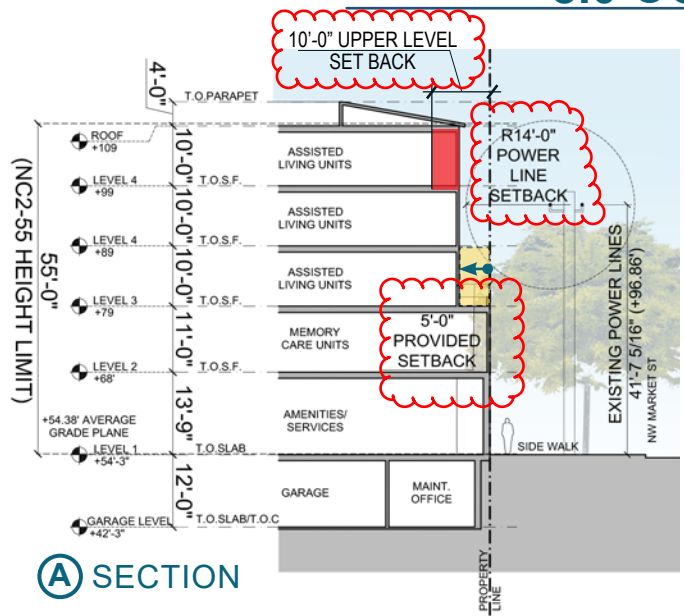
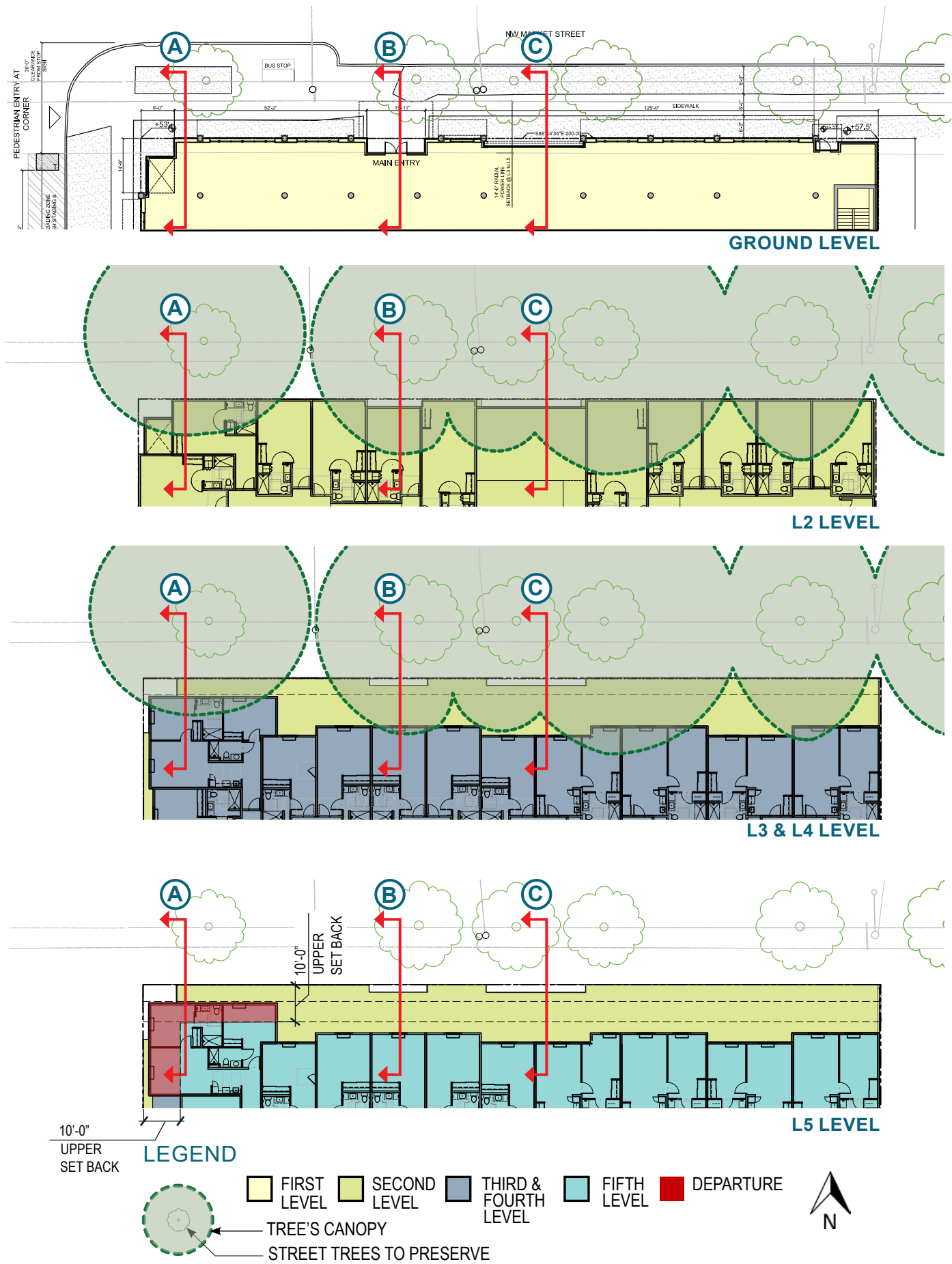
1 VIEW FROM NW MARKET ST (WITHOUT MATURE STREET TREES)



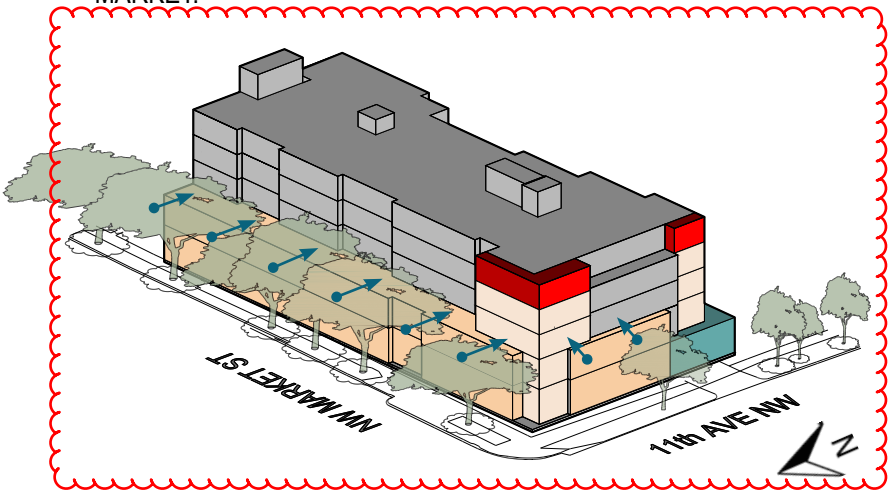
- STREET FACADE TO BE “QUIETER” IN APPEARANCE
- CONCEPT 4’S STREET FACADE IS “ QUIETER” BY ELIMINATING THE THIRD UNIT OVER THE ENTRY, CREATING MORE CONSISTANT MODULATION PATTERN.

— — — — — ADJACENT MAX. ZONING ENVELOPE

8.0 CONCEPT 4 - STREET TREES ANALYSIS



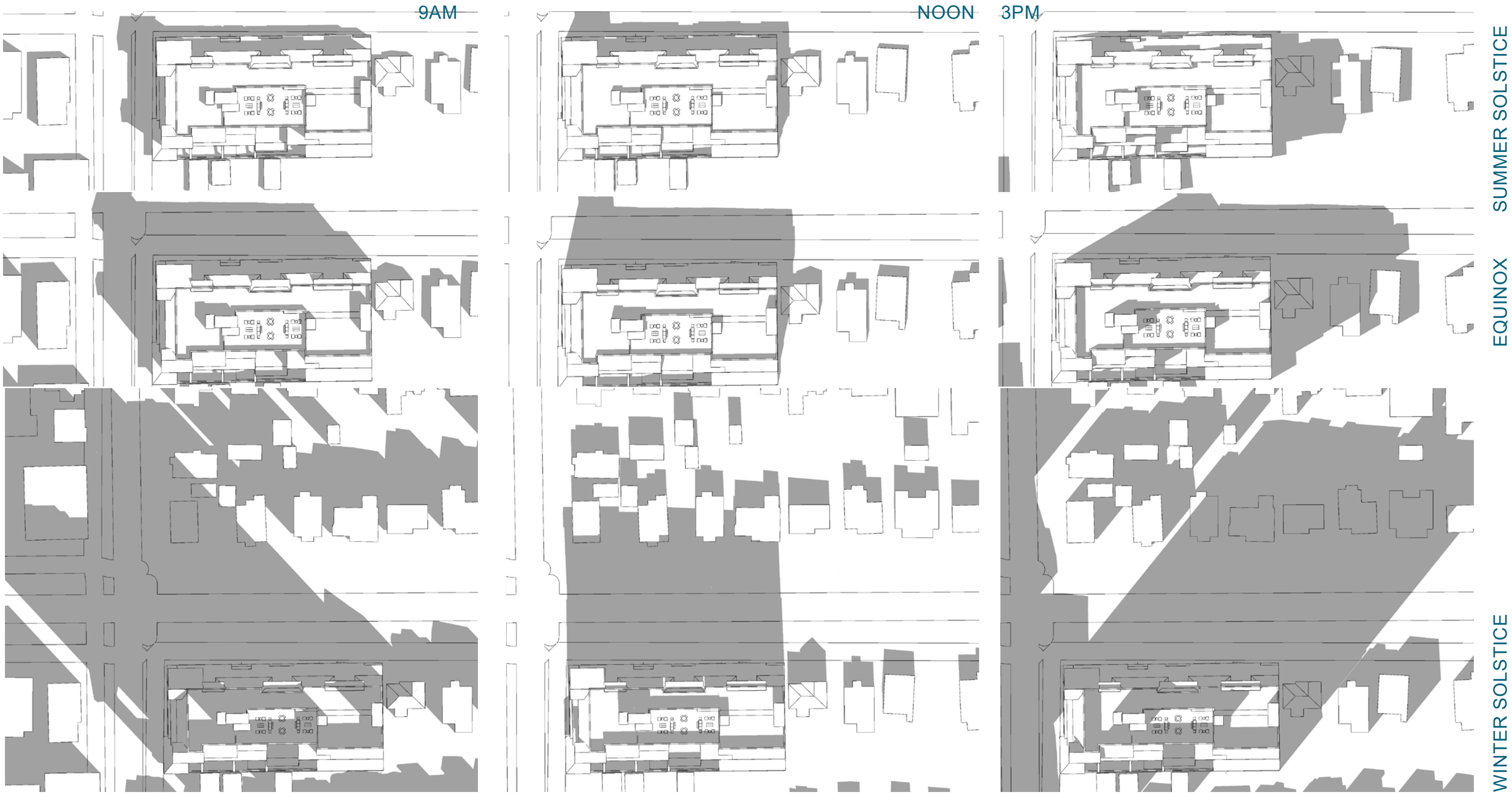
MAXIMUM ZONING ENVELOPE
THIS MASSING DIAGRAM IS THE MAXIMUM ZONING ENVELOPE AND DOES NOT REFLECT THE IMPACT OF THE TREES ON NW MARKET.

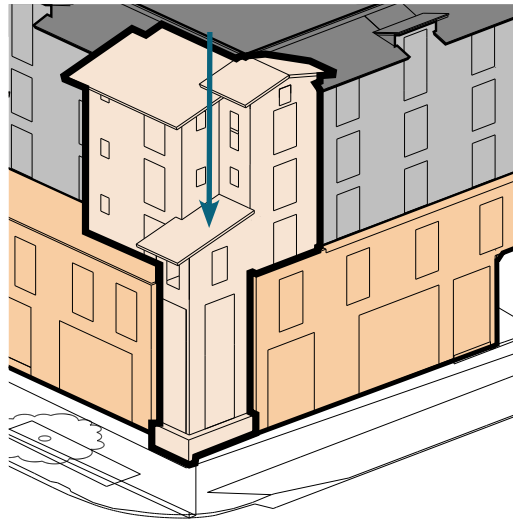


MASSING RESPONSE TO TREES
THE THIRD FLOOR IS PUSHED IN FROM THE STREET TO RESPOND TO THE TREES' PROJECTIONS.
UNIT F.A.R. WAS REMOVED FROM THIS AREA AND MOVED TO TOWER LOCATION.

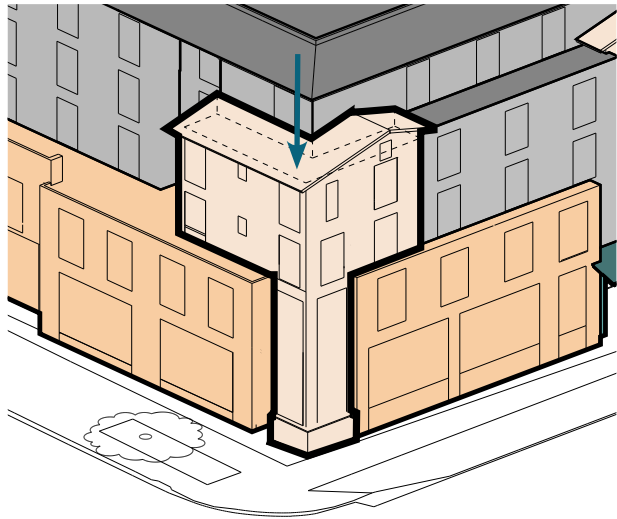
- LEGEND**
- DEPARTURE AT MASSING
 - BASE MASSING AT 1ST & 2ND LEVEL
 - CORNER TOWER ELEMENT MASSING
 - UPPER MASSING
 - LOADING, DRIVEWAY & CARVED MASS
 - SUBTRACTED BLDG. MASS AT SECTION



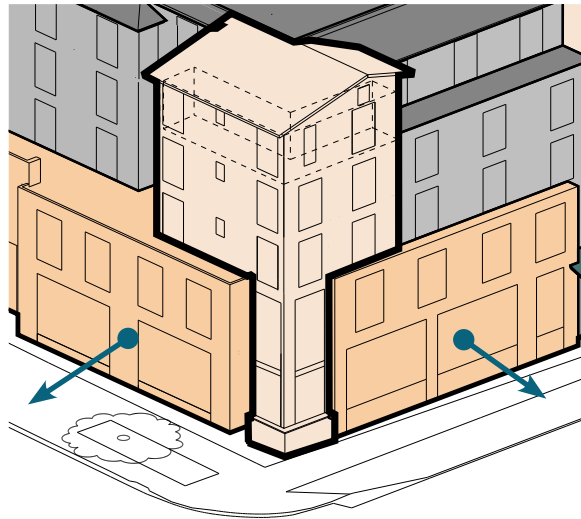




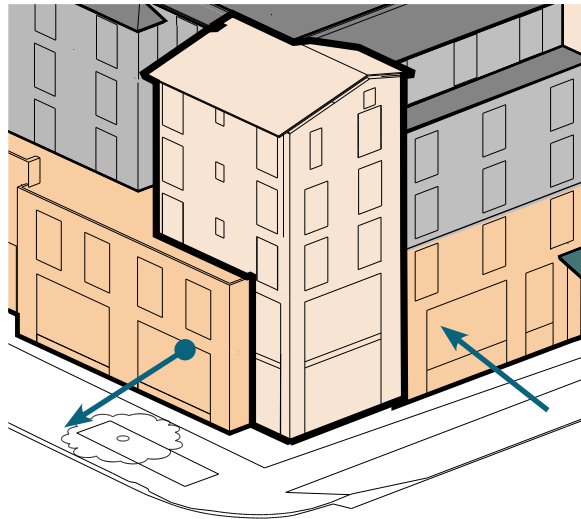
TOWER OPTION 1



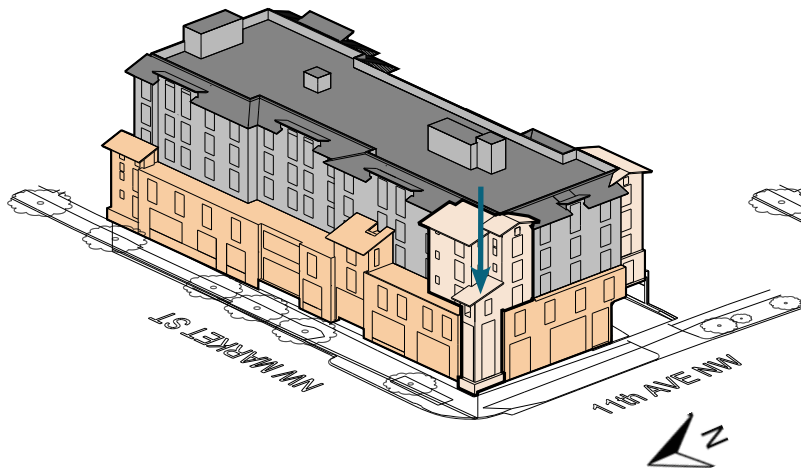
TOWER OPTION 2



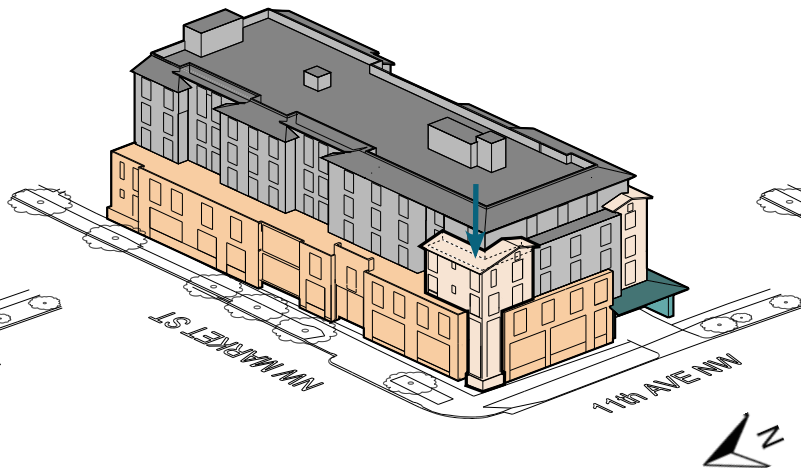
TOWER OPTION 3 - (PREFERRED)



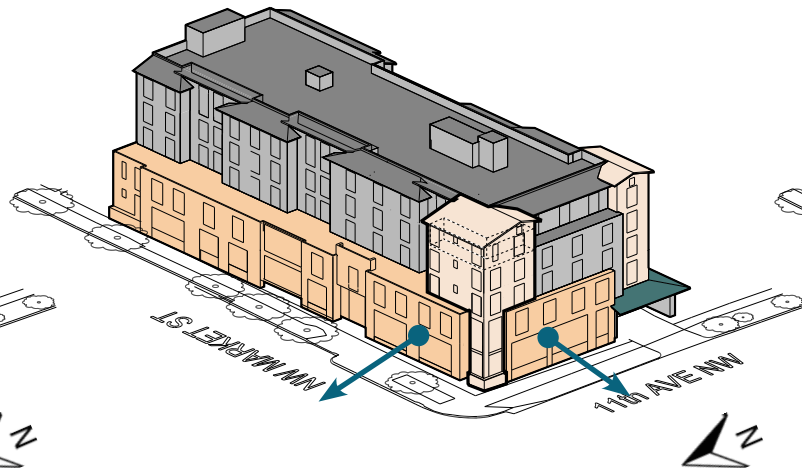
TOWER OPTION 4



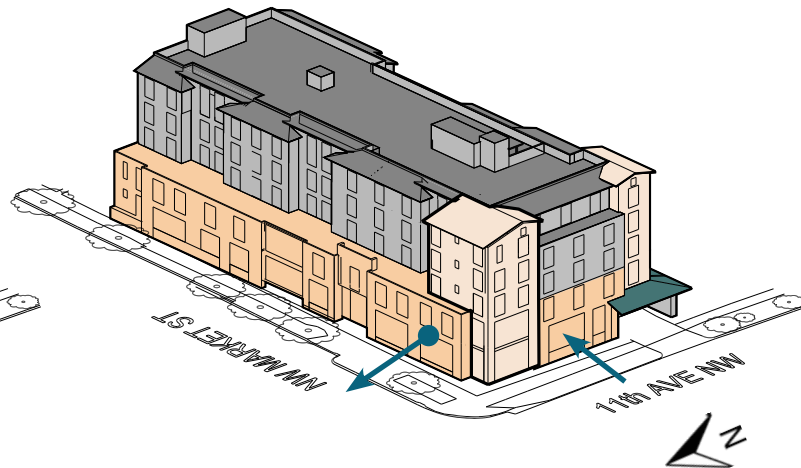
TOWER OPTION 1



TOWER OPTION 2



TOWER OPTION 3
(PREFERRED)



TOWER OPTION 4

- SUBTRACTING THE 4TH AND 5TH FLOOR CORNERS REDUCES THE PRESENCE OF THE TOWER
- LESS PROMINENT AND MORE MODULATED TOWER

- STEPPING BACK THE 5TH LEVEL CREATES LESS SIGNIFICANT 4-STORY TOWER ELEMENT.

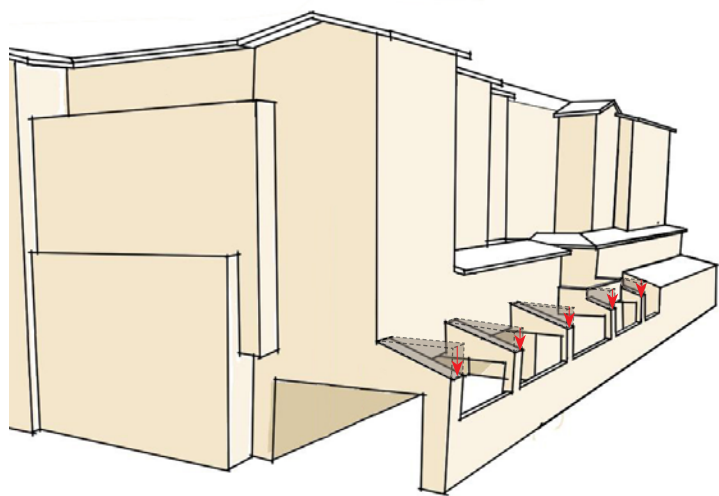
- TOWERS ON TOP FLOOR ENCROACH INTO UPPER LEVEL LEVEL SETBACK.
- TOWER INSETS TO BETTER MAINTAINS THE CONTINUITY OF TWO-STORY PEDESTRIAN SCALE MASSING (DC2-D1)

- TOWER IS PROUD OF THE MASSING ALONG 11TH AVE NW.
- CONTINUITY OF THE TWO STORY MASSING IS LOST.
- HUMAN SCALE IS LESS SENSIBLE AT PROJECTED 5-STORY TOWER FACADE
- TOWER INSETS ALONG MARKET STREET TO CLEAR POWER LINE SETBACK.

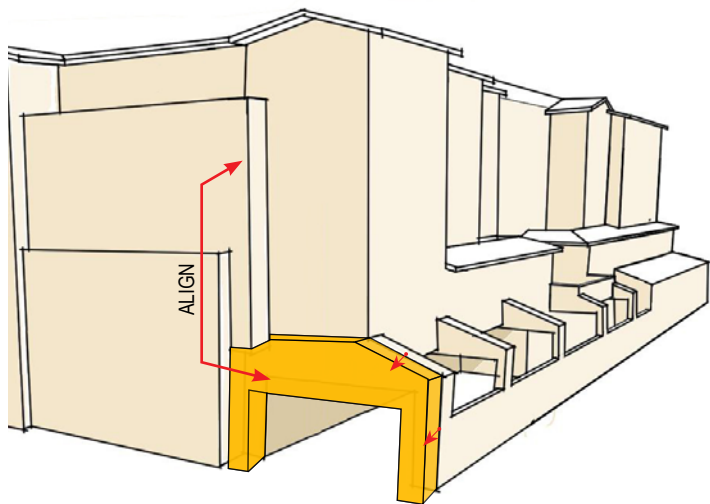
LEGEND

- BASE MASSING AT 1ST & 2ND LEVEL
- CORNER TOWER ELEMENT MASSING
- UPPER MASSING
- LOADING, DRIVEWAY & CARVED MASSING

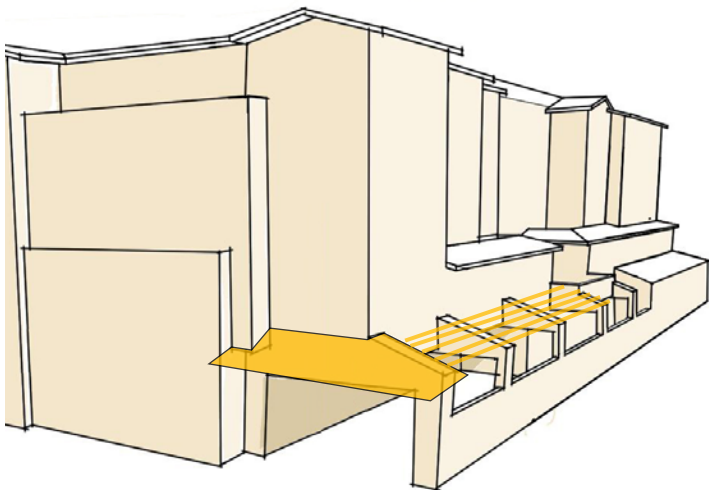




GARAGE ENTRY - OPTION 1



GARAGE ENTRY - OPTION 2

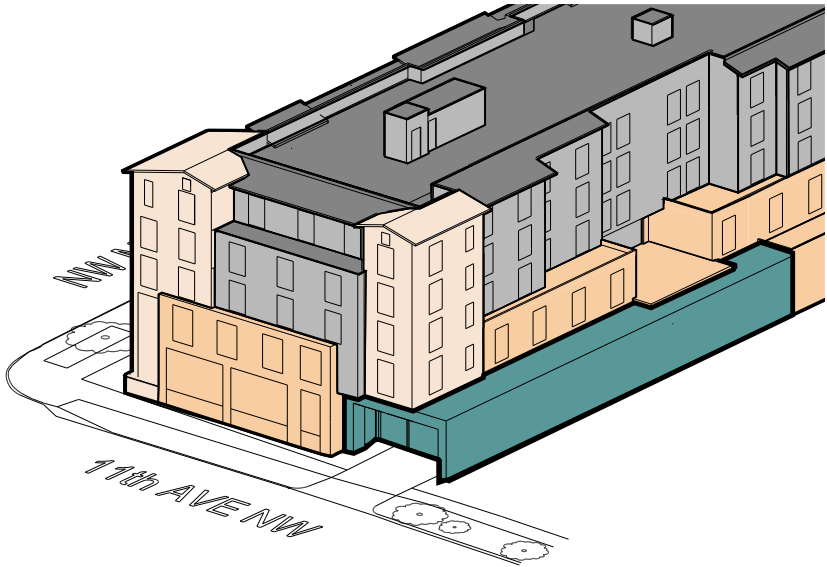


GARAGE ENTRY - OPTION 3

LEGEND

-  SUBTRACTED BUILDING MASS
-  ADDED BUILDING MASS





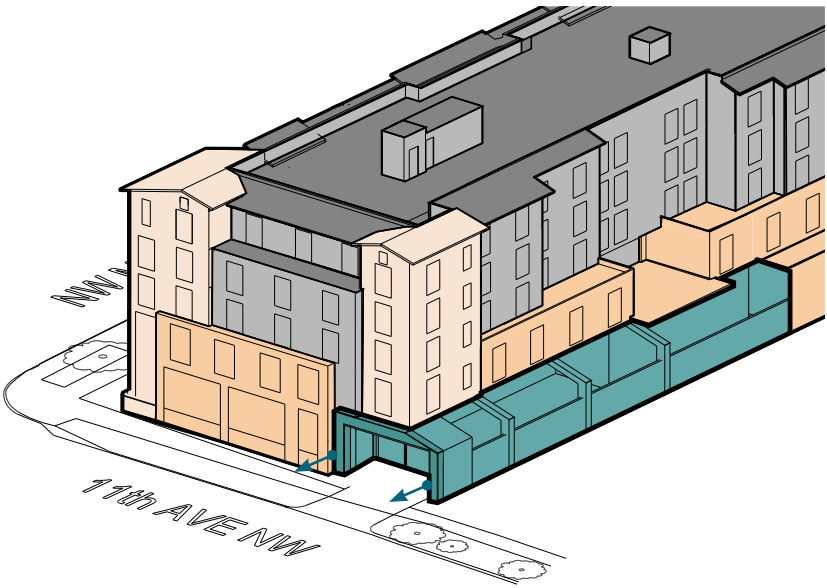
COVERED GARAGE ENTRY
THE COVERED DRIVEWAY EXCEEDS FAR THEREFORE IS NOT CODE COMPLIANT. AND NON-DEPARTABLE.



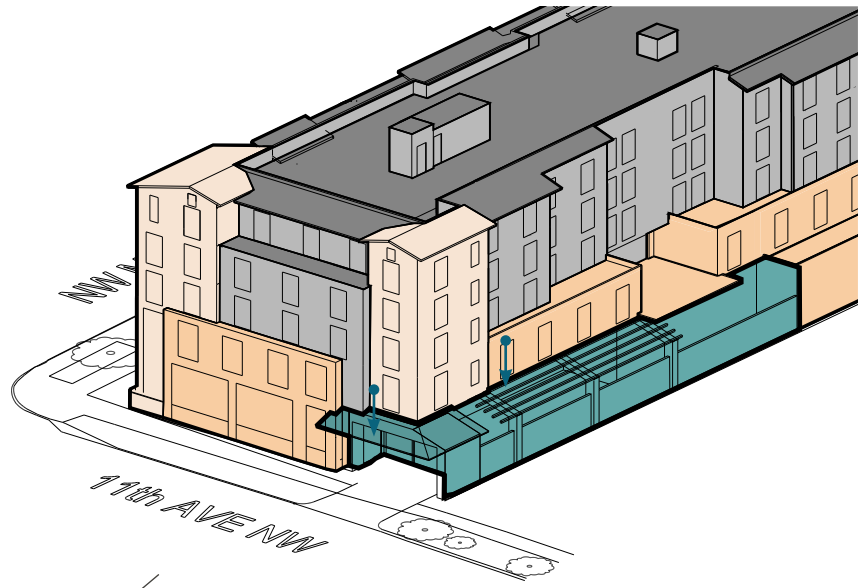
SUBTRACT - COMPLY WITH FAR
THE DRIVEWAY ROOF IS REMOVED. THIS ALLOWS LOADING AREA AND DRIVEWAY TO BE EXCLUDED FROM F.A.R..



PITCHED - ZONING & SETBACK
THE BUTTRESSES ARE PITCHED TO ACCOMDATE HEIGHT AND SET BACK REQUIREMENTS.



GARAGE ENTRY
CREATING A GARAGE ENTRY TO ALIGN WITH THE LEFT MASS VISUALLY AND PHYSICALLY SUPPORTS THAT PLANE AND GROUND THE MASSING.

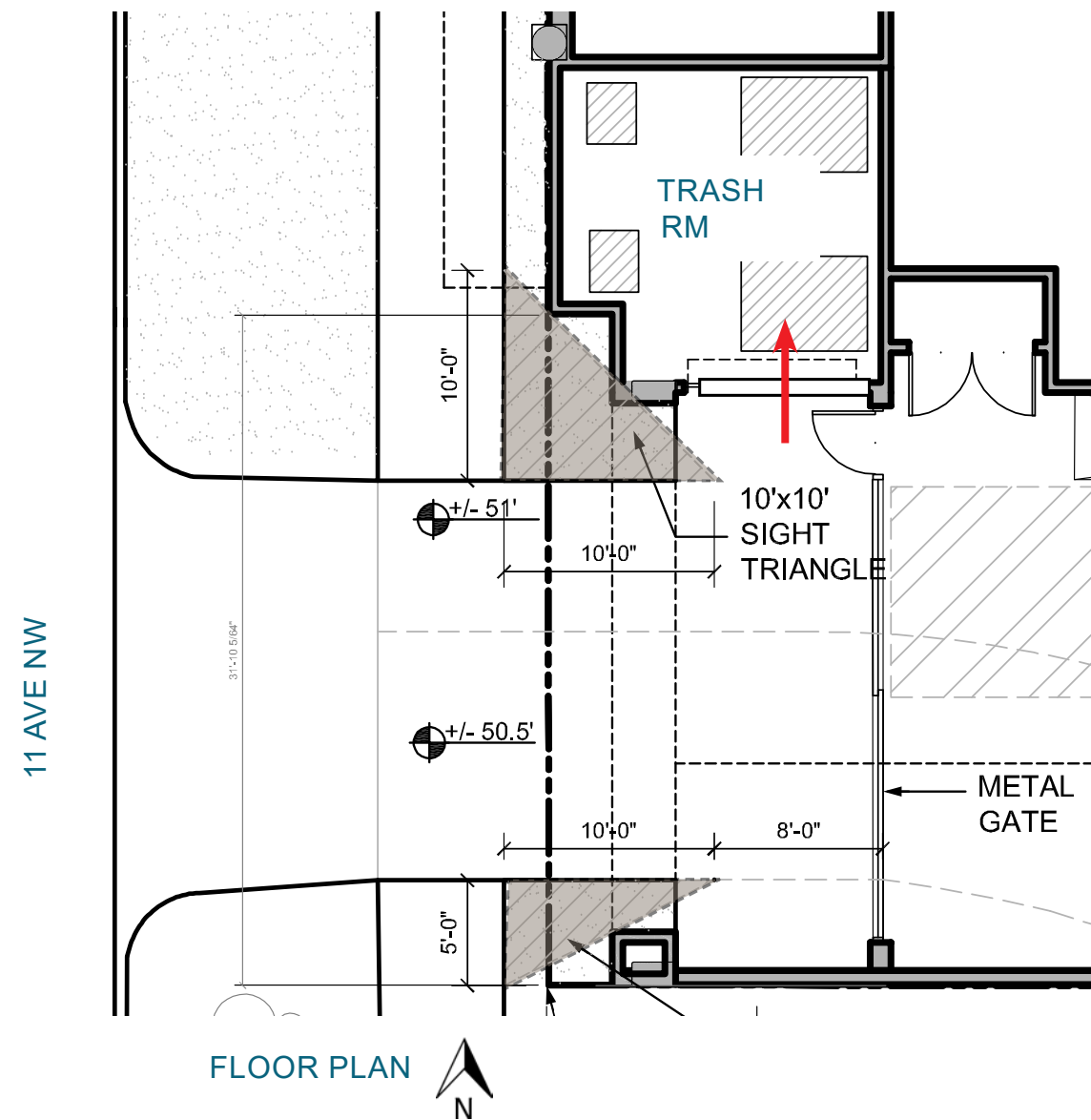


TRELLIS SCREEN & CANOPY - PRIVACY
IN CONSIDERATION OF THE ADJACENT LOT ZONED FOR A MAX HEIGHT OF 4 STORIES, THE TRELLIS PROVIDES A VISUALLY APPEALING PRIVACY SCREENING IN ANTICIPATION FOR FUTURE DEVELOPEMENT.

- LEGEND**
- BASE MASSING AT 1ST & 2ND LEVEL
 - CORNER TOWER ELEMENT MASSING
 - UPPER MASSING
 - LOADING, DRIVEWAY & CARVED MASSING



8.0 CONCEPT 4 DRIVEWAY ENTRY ANALYSIS

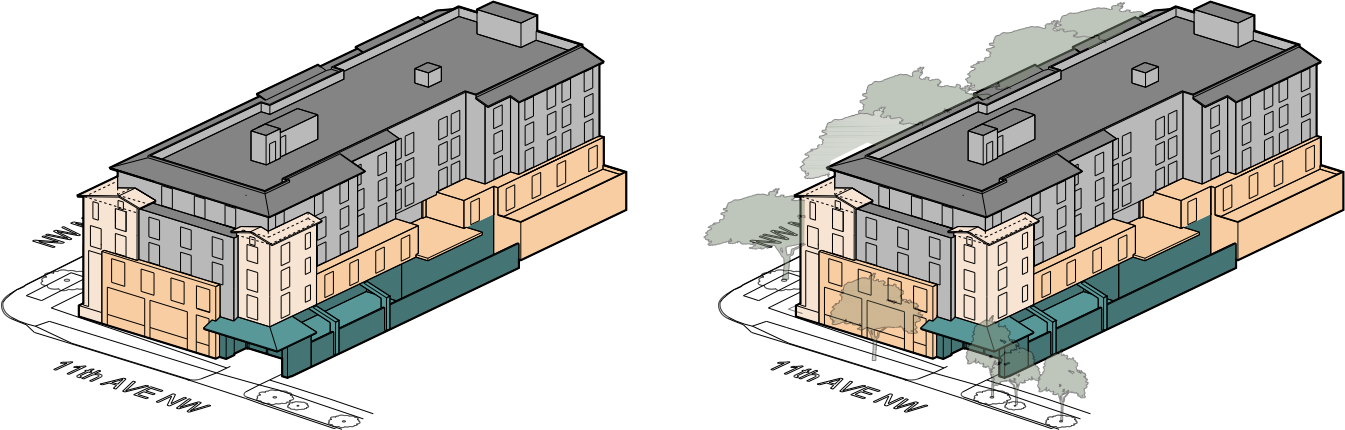


- ACCESS TO SOLID WASTE STORAGE PROVIDED FROM DRIVEWAY
 “DC1-C-2 VISUAL IMPACTS: REDUCE THE VISUAL IMPACTS OF PARKING LOTS, PARKING STRUCTURES, ENTRANCES, AND RELATED SIGNS AND EQUIPMENT AS MUCH AS POSSIBLE.”

8.0 CONCEPT 4 CHARACTER EVOLUTION DIAGRAMS
STEP 4 - (CODE COMPLIANT)



NORTHWEST VIEW WITH AND WITHOUT TREES



SOUTHWEST VIEW WITH AND WITHOUT TREES

STEP 4 - CHARACTER EVOLUTION (CODE COMPLIANT)

- RHYTHMIC ARRANGEMENT OF WINDOW AND GLAZING SHOWN
- SIMPLE MASSING AND GABLE FORMS ADDED
- TIERED MASSING AT CORNER
- EAVES AND ROOF LINES ADDED

LEGEND

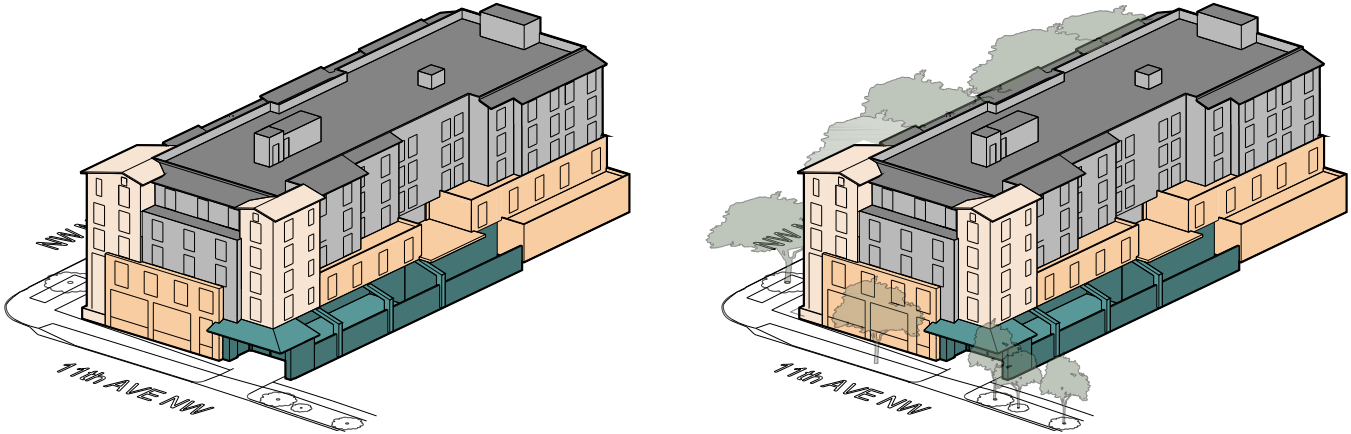
- BASE MASSING AT 1ST & 2ND LEVEL
- CORNER TOWER ELEMENT MASSING
- UPPER MASSING
- LOADING, DRIVEWAY & CARVED MASSING



8.0 CONCEPT 4 CHARACTER EVOLUTION DIAGRAMS
STEP 4 - (DEPARTURE REQUIRED)



NORTHWEST VIEW WITH AND WITHOUT TREES



SOUTHWEST VIEW WITH AND WITHOUT TREES

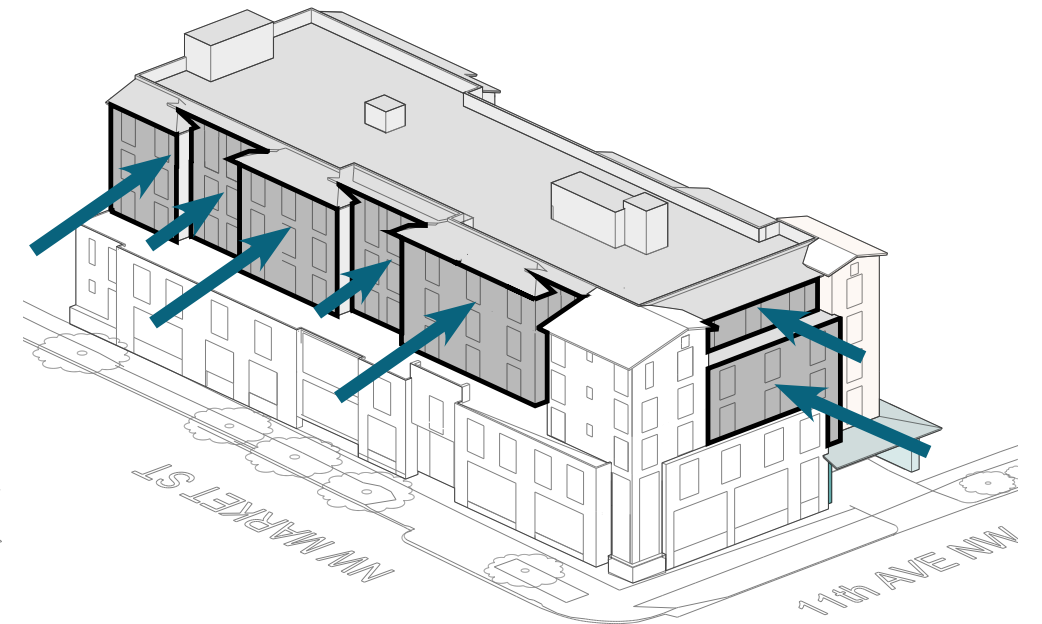
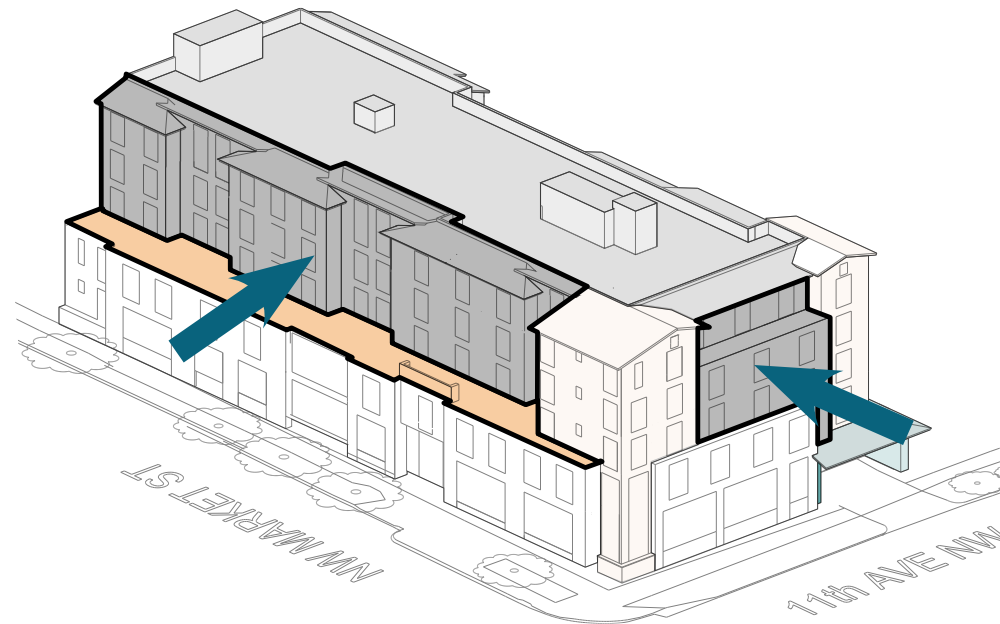
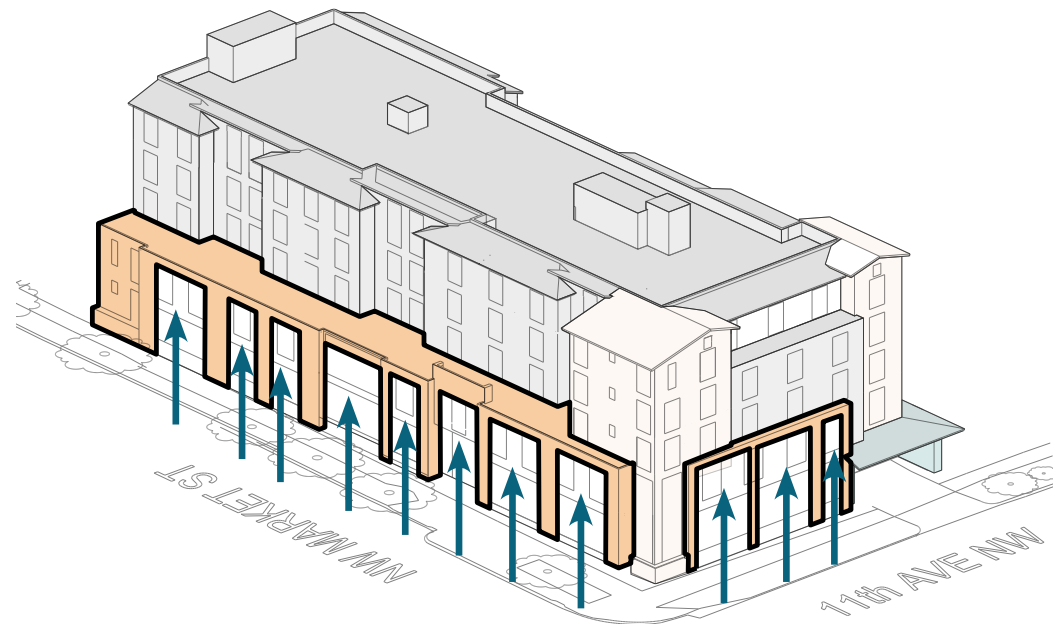
STEP 4 - CHARACTER EVOLUTION (DEPARTURE REQUIRED)

- RHYTHMIC ARRANGEMENT OF WINDOWS AND GLAZING SHOWN.
- SIMPLE MASSING AND GABLE FORMS ADDED.
- TOWER MASSING AT CORNER PROVIDES VISUAL ANCHOR AND INTEREST AT THE MOST VISIBLE CORNER.
- EAVES AND ROOF LINES ADDED.

LEGEND

- BASE MASSING AT 1ST & 2ND LEVEL
- CORNER TOWER ELEMENT
- UPPER MASSING
- LOADING, DRIVEWAY & CARVED MASSING

8.0 CONCEPT 4 CHARACTER EVOLUTION DIAGRAMS



UPLIFT WOODEN PIERS

- THE UPLIFT CONCEPTUALLY CREATES PIERS SIMILAR TO PACIFIC NORTH WEST CANNERIES ELEVATED ON PIERS
- ALLOWS GLAZING INBETWEEN "PIERS" AND GIVES OPPORTUNITY FOR VISUAL CONNECTION FROM STREET LEVEL TO INTERIOR
- REINFORCES 2-STORY HUMAN SCALE FACADE



PUSH BOARDWALK & DECK

- PUSHING THE UPPER LEVEL MASS CREATES A PEDESTRIAN SCALE FRONTAGE



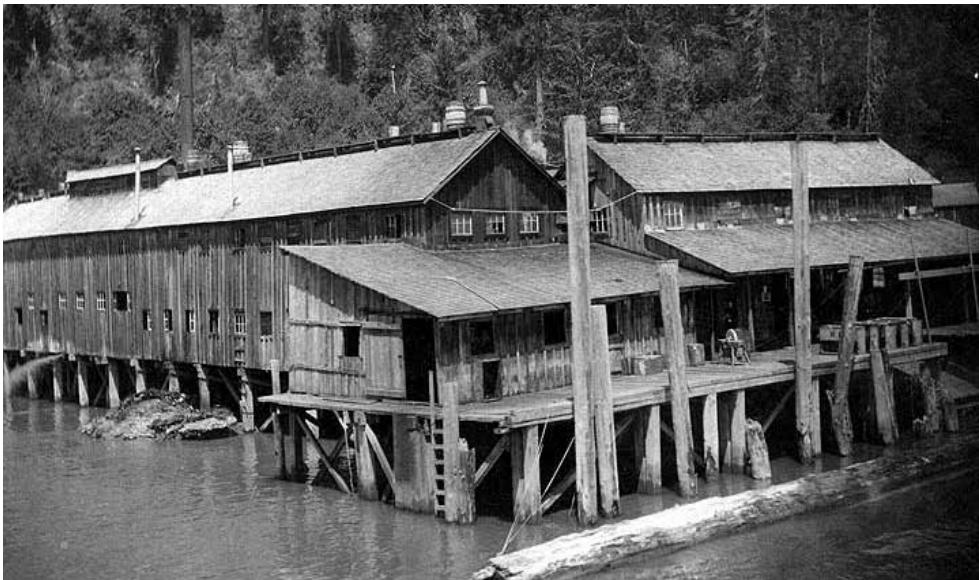
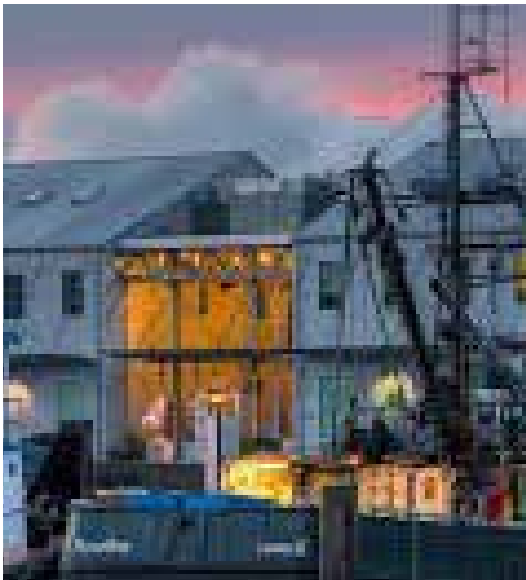
UNDULATE NORDIC ROW HOMES ON WATER

- THE UNDULATIONS BREAK UP THE 3 STORY MASS TO BAY SECTIONS. THIS CONCEPTUALLY CREATES THE LOOK AND FEEL OF NORDIC ROW HOMES ALONG THE WATERFRONT.



Ⓐ DOUBLE STORY FACADE/GLASS WALL

- MAXIMIZES THE NATURAL DAYLIGHT WHICH IS A KEY PROGRAM ELEMENT. • IT CREATES “EYES-ON” STREET EXPERIENCE FOR PEDESTRIAN.
- IT ADDS ENERGY TO THE FRONTAGE FROM THE STREET LEVEL ESPEICALLY WHEN ACTIVATED BY BUILDING OCCUPANTS.
- ALSO, THE GLASS WALL AT THE 2ND LEVEL ALLOWS VISUAL INTERACTION WITH THE TALL STREET TREES.



Ⓑ ELEVATED BY WOODEN POLES

- THE UPLIFT CONCEPTUALLY CREATES PIERS SIMILAR TO PACIFIC NORTH WEST CANNERIES ELEVATED ON PIERS
- ALLOWS GLAZING INBETWEEN “PIERS” AND GIVES OPPORTUNITY FOR VISUAL CONNECTION FROM STREET LEVEL TO INTERIOR
- REINFORCES 2-STORY HUMAN SCALE FACADE



Ⓒ EXPANSIVE GLASS FACADE

THIS GLASS FACADE IS WIDELY USED ALONG SEATTLE'S VARIOUS BOARDWALKS. THIS ALLOWS THE VISUAL CONNECTION FROM THE STREET LEVEL TO THE INTERIOR.



NW MARKET STREET



Ⓒ EXPANSIVE GLASS FACADE

ADDS ENERGY TO THE FRONTAGE FROM THE STREET LEVEL ESPEICALLY WHEN ACTIVATED BY BUILDING OCCUPANTS.



AEGIS OF BALLARD
EARLY DESIGN GUIDANCE 2 | 04.13.2020
PROJECT #3035145-EG

8.0 CHARACTER MASSING AND MATERIALITY

SCANDINAVIAN “FISHING” HERITAGE - CANNERY



Ⓐ RYTHMIC OPENING PLACEMENT/SIDING

THE PLACEMENT OF WINDOWS CREATE A RYTHM AND ARE ACCENTED BY TRIMS. THESE COLOR AND MATERIALS SIDING SERVE AS THE INSPIRATION FOR THE ARCHITECTURAL CONCEPT AND COLOR.



Ⓑ SIMPLE METAL ROOF & GABLE FORMS



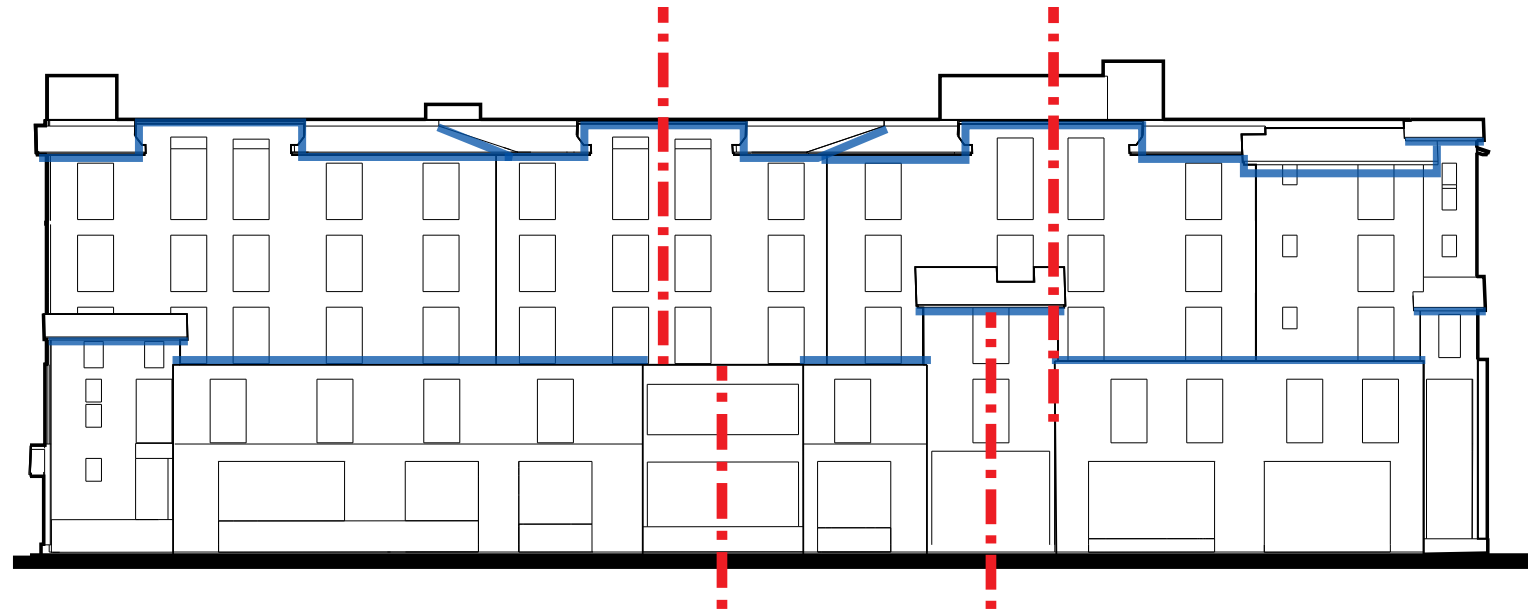
Ⓒ METAL FORMS

THESE ROOF FORMS, MASSING, COLOR AND SIDING SERVE AS THE INSPIRATION FOR THE ARCHITECTURAL CONCEPT.



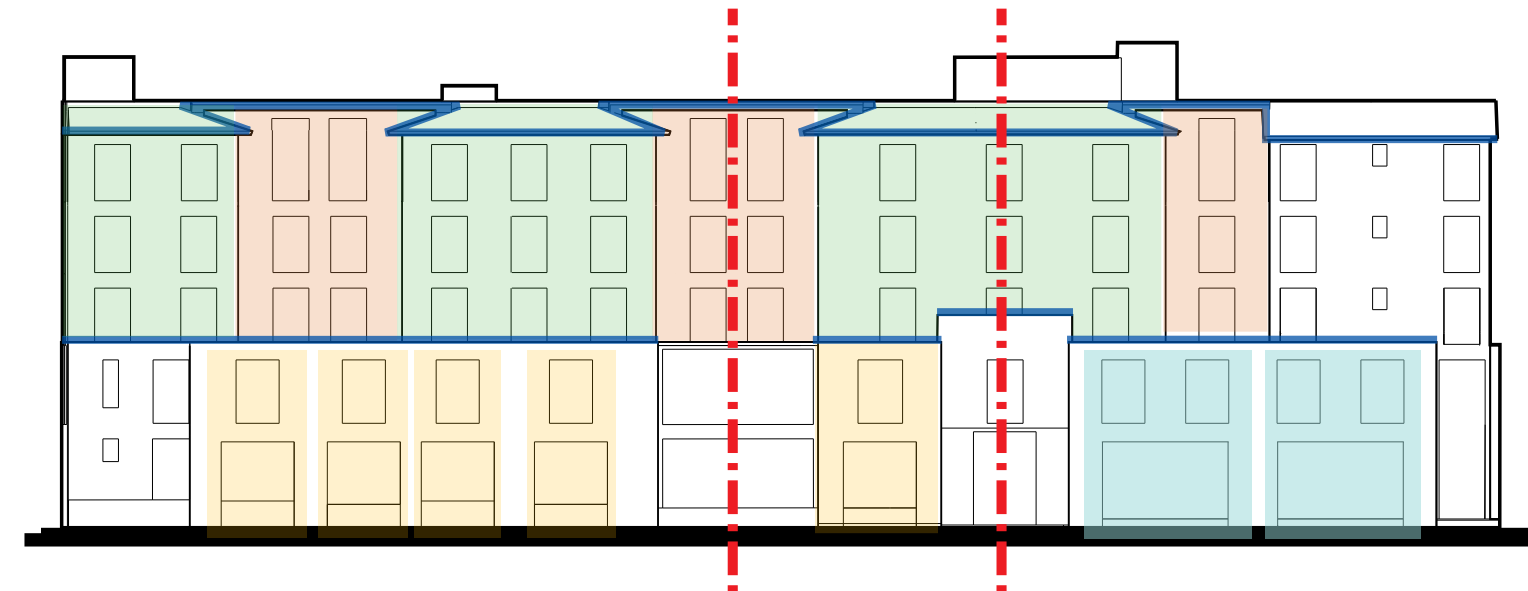
8.0 RESPONSE FOR A MORE QUIET MASSING

WINDOW ORGANIZATION/ PATTERN & ROOFLINE



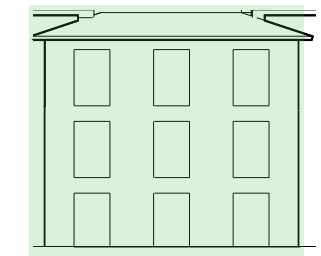
EDG 1 - FOR REFERENCE ONLY

- TOP WINDOWS WERE NOT ALIGNED W/ LOWER STOREFRONT.
- ROOFLINE WAS BROKEN UP & BUSY

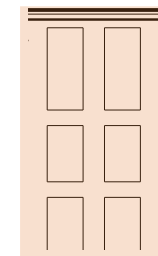


CONCEPT 4 - PREFERRED ("VERTICAL" CONCEPT)

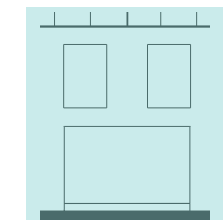
- ROOFLINES FOLLOW THE FACADE MODULATION
- TWO DISTINCT MODULES ARE INTRODUCED CONSISTANTLY ALONG THE UPPER MASSING.
- WINDOW PATTERN AND ORGANIZATION CREATES SYMMETRY WITH THE LOWER MASSING AND EMPHASIZES THE BUILDING ENTRANCE.
- ON THE FIRST TWO FLOORS WINDOW GRIDS ARE ELIMINATED RESULTING IN LARGE CLEAR EXPANSES OF GLASS TO HAVE A DIFFERENT LANGUAGE FOR THE FIRST TWO FLOOR FENESTRATION AND TO EMPHASIZE ON THE PIER CONCEPT FOR THE BASE OF THE BUILDING.



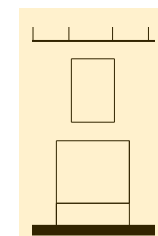
PROJECTED FACADE MODULE



RECESSED FACADE MODULE



1 STOREFRONT X 2 WINDOW FACADE MODULE



1 STOREFRONT X 1 WINDOW FACADE MODULE

8.0 CONCEPT 4 FACADE COLOR SHCEMES



CONCEPT 4 (COLOR SCHEME 1) - **PREFERRED**

- ON BOTH SCHEMES NORTH FACADE IS SPLIT INTO TWO MASS BY THE LARGE GLAZING AT THE BASE MASSING AND LIGHT GRAY METALIC FINISH ON THE UPPER MASSING.
- BOTH SCHEMES PROPOSE A PIER-LIKE BASE TO THE BUILDING.
- BOTH SCHEMES EMPHASIZE THE VERTICALITY AND PROMINENCE OF THE TOWER ELEMENTS WITH A DISTINCT DARK GRAY TONE COLOR AND MATERIAL.
- SCHEME 1 FEELS THAT THE MASSING IS GETTING LIGHTER AS IT ACCENDS AND CREATES A CONNECTION WITH THE SKY. IT HAS A PROPORTIONAL AND BALANCED COLOR AND MATERIAL COMPOSITION. IT FEELS MORE HORIZONTAL AND SETTLED AND CALMED DOWN.
- SCHEME 2 FEELS MORE VERTICAL. THE EXTENT OF RED SURFACES MAKES THE FACADE MORE VIBRANT.



CONCEPT 4 (COLOR SCHEME 2)



CONCEPT 4 (COLOR SCHEME 3)

8.0 CONCEPT 4 CHARACTER EVOLUTION DIAGRAMS

STEP 5 (DEPARTURE REQUESTED)



NORTHWEST VIEW WITH AND WITHOUT TREES

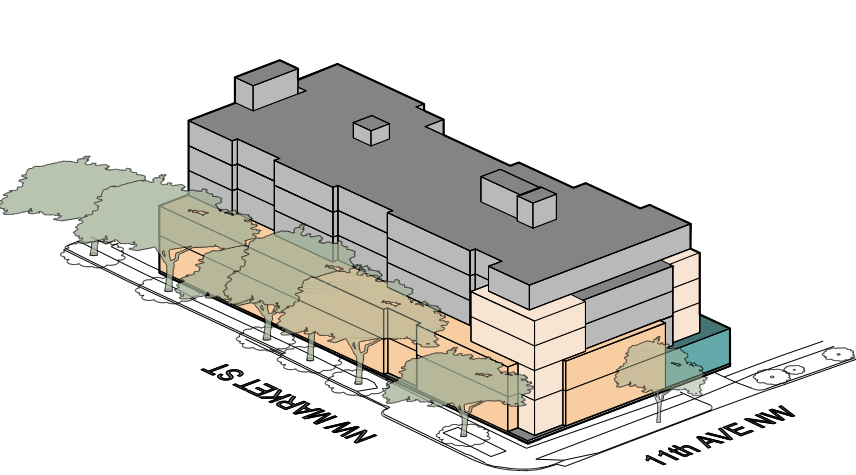
SOUTHWEST VIEW WITH AND WITHOUT TREES

STEP 5 - MASSING AND CHARACTER (DEPARTURE REQUESTED & PREFERRED)

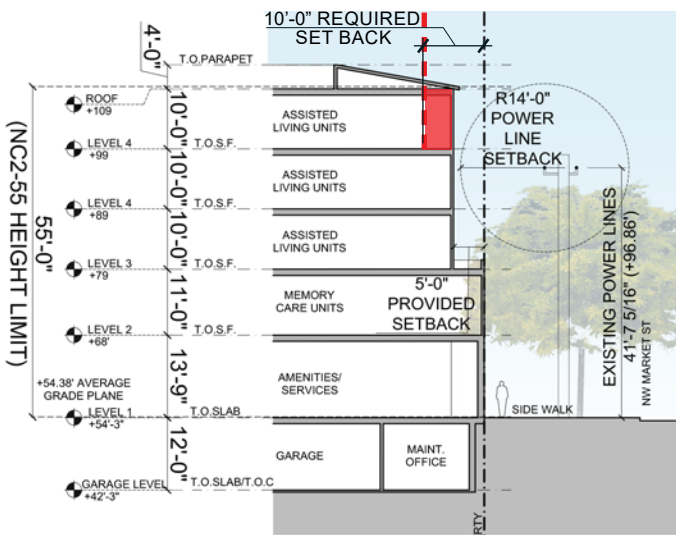
- SECONDARY ARCHITECTURAL FEATURES ENHANCE THE FACADE; EXTERIOR LIGHTING, AWNING, SIGNAGE, WINDOW GRID PATTERN AND RAILING.
- STOREFRONT GLAZING THAT CREATES INTERFACE WITH THE PUBLIC AND RESIDENTS, ACTIVATING THE STREETSCENE.
- COLORS AND MATERIALS APPLIED TO THE MASSING. (SEE CHARACTER & MATERIALITY FOR MORE INFORMATION)

9.0 DEPARTURE ANALYSIS

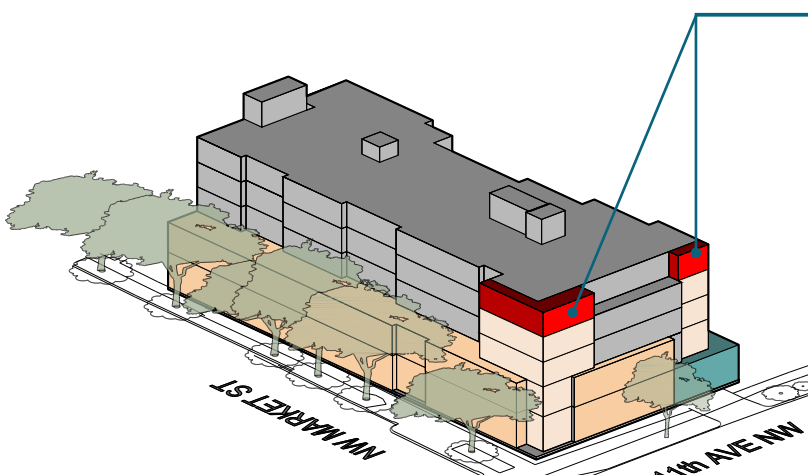
CODE CITATION	CODE REQUIREMENT	PROPOSED DESIGN DEPARTURE	RATIONALE - HOW THE DEPARTURE MEETS THE INTENT OF THE DESIGN GUIDELINE
23.47A.009.F.4.1	NC ZONES WITHIN BALLARD HUB URBAN VILLAGE; A SETBACK WITH AN AVERAGE DEPTH OF 10 FEET FROM ALL ABUTTING STREET LOT LINES FOR PORTIONS OF STRUCTURE ABOVE A HEIGHT OF 45 FEET.	Reduced is proposed setback; A: 5'-0" B: 1'-8" C: 5'-0"	ON THE PROPOSED EDG 2 MASSING OPTION, THE DEPARTURE IS ONLY REQUESTED AT THE CORNER TOWER ELEMENTS. THE REST OF THE FACADE ALONG 11TH AVE NW IS COMPLIANT WITH THE UPPER LEVEL SETBACK REQUIREMENTS. 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"



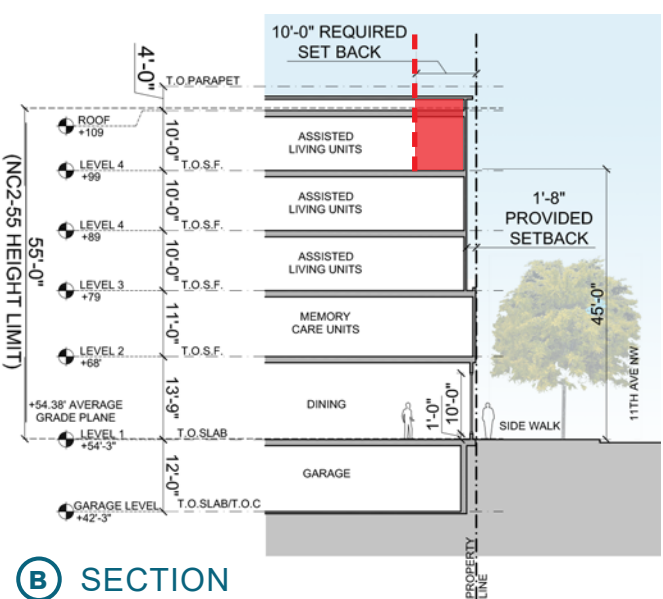
CODE COMPLIANT MASSING DIAGRAM



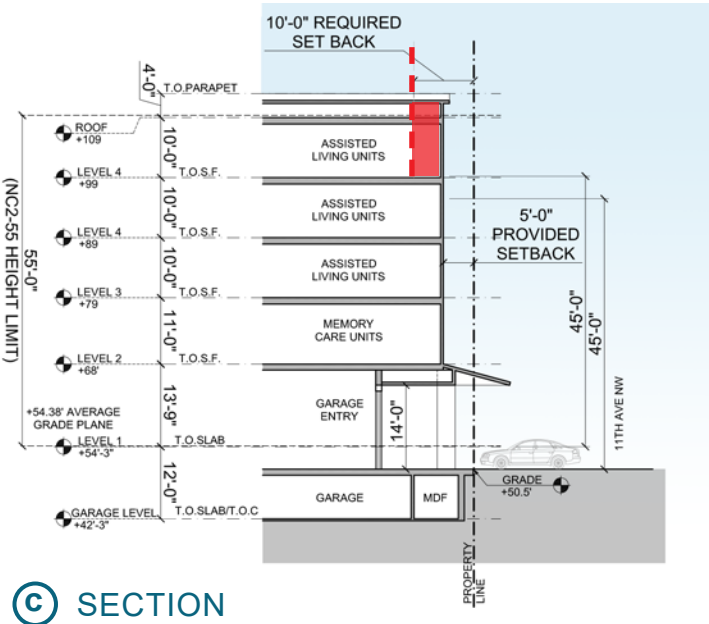
A SECTION



DEPARTURE REQUESTED MASSING DIAGRAM



B SECTION



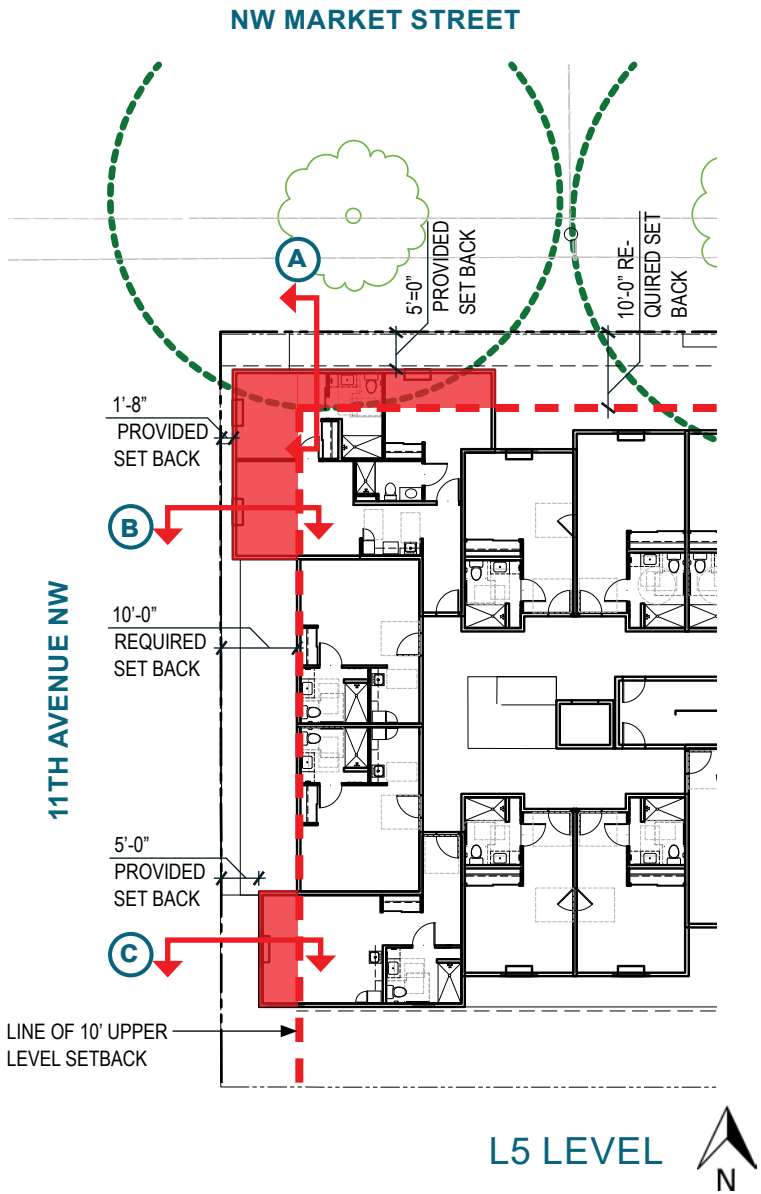
C SECTION

DEPARTURE REQUESTED TO ALLOW UPPER LEVEL CORNERS TO ENCROACH INTO TOP LEVEL SETBACKS. THIS BENEFITS THE PUBLIC BY:

- A. CREATING VISUALLY COHERENT CORNER TOWER ELEMENTS AT THE HIGHLY VISIBLE CORNERS.
- B. ALLOWS THE MARKET STREET FRONTAGE TO BE CONSISTENTLY 2 LEVELS INSTEAD OF 3 BY MOVING THE FAR TO THIS CORNER LOCATION FROM THE THIRD LEVEL FRONTAGE (SEE STEP 1 - CODE COMPLIANT BUILDING ENVELOPE)

LEGEND

- BASE MASSING AT 1ST & 2ND LEVEL
- CORNER TOWER ELEMENT
- ENCROACHMENT INTO UPPER LEVEL
- LOADING, DRIVEWAY & CARVED MASSING



L5 LEVEL



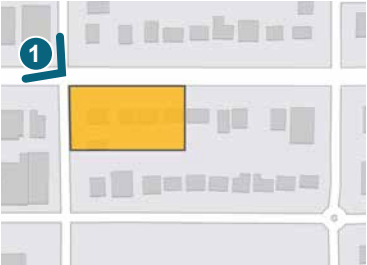
ARCHITECTURAL CHARACTER
PERSPECTIVE RENDERING

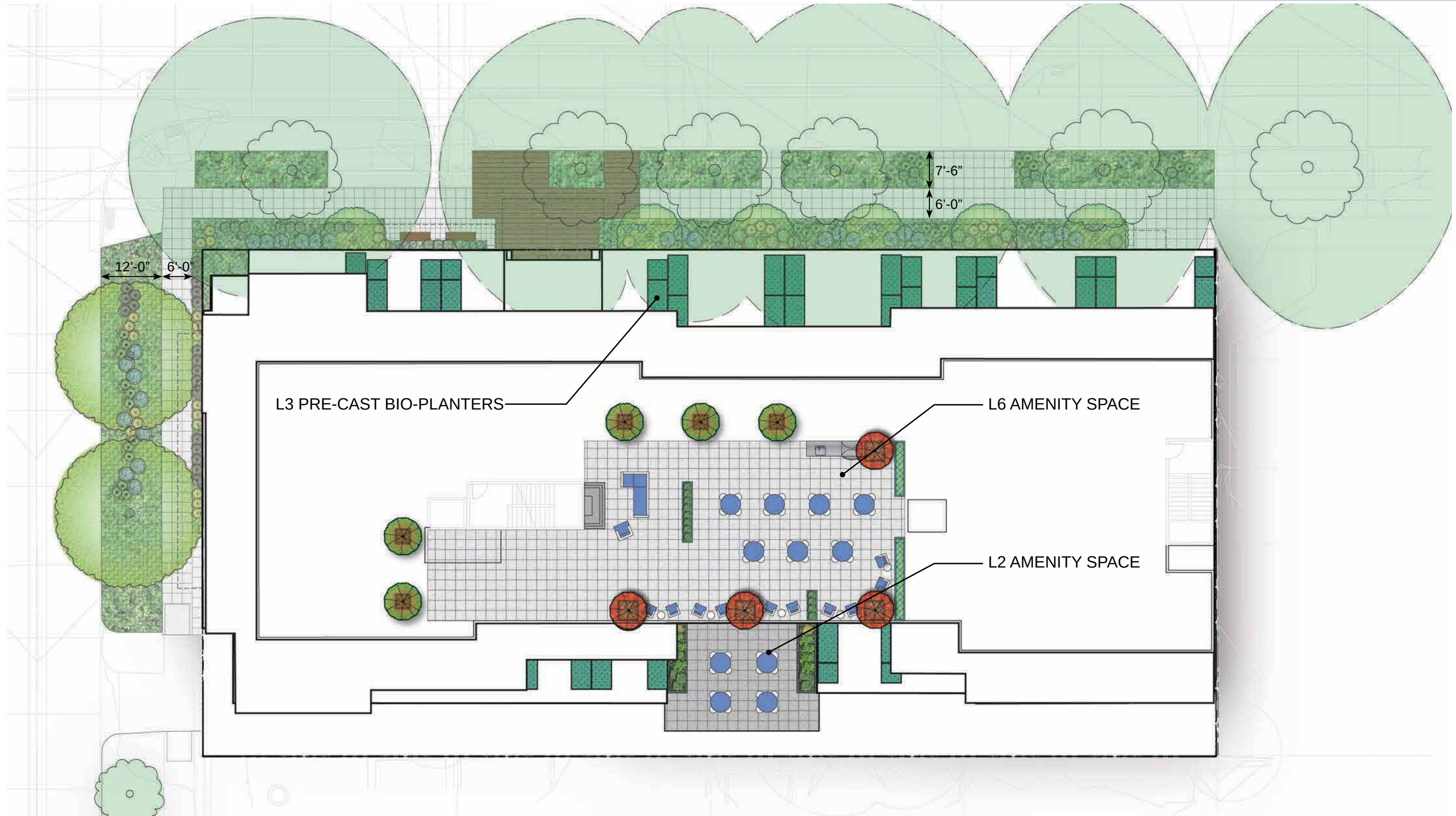


11TH AVE NW

9TH AVE NW

NW MARKET ST
NW 54TH ST





TREES



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

LANDSCAPE PLACEHOLDER



Deer Fern / *Blechnum spicant*



Kelsey Dogwood / *Cornus sericea* 'Kelseyi'



English Lavender / *Lavendula angustifolia*



Euonymus alatus / Burning Bush



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'

Plant Palette - Shrubs & Groundcover

SHRUBS (Continued)



Heavenly Bamboo / Nandina domestica



Spiraea japonica 'Goldflame' / Goldflame Spirea

GROUNDCOVER



Kinnikinnick / Arctostaphylos uva-ursi



Slough Sedge / Carex obnupta



Creeping Mahonia / Mahonia repens



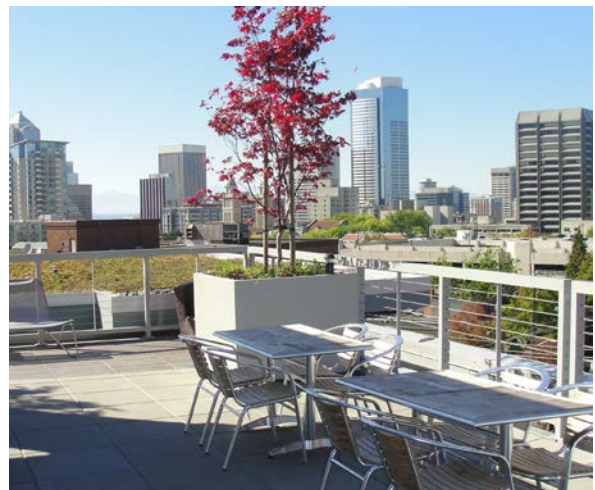
Dwarf Periwinkle / Vinca minor

Existing streetscape



10.0 LANDSCAPE PLANS

Potential roof deck elements



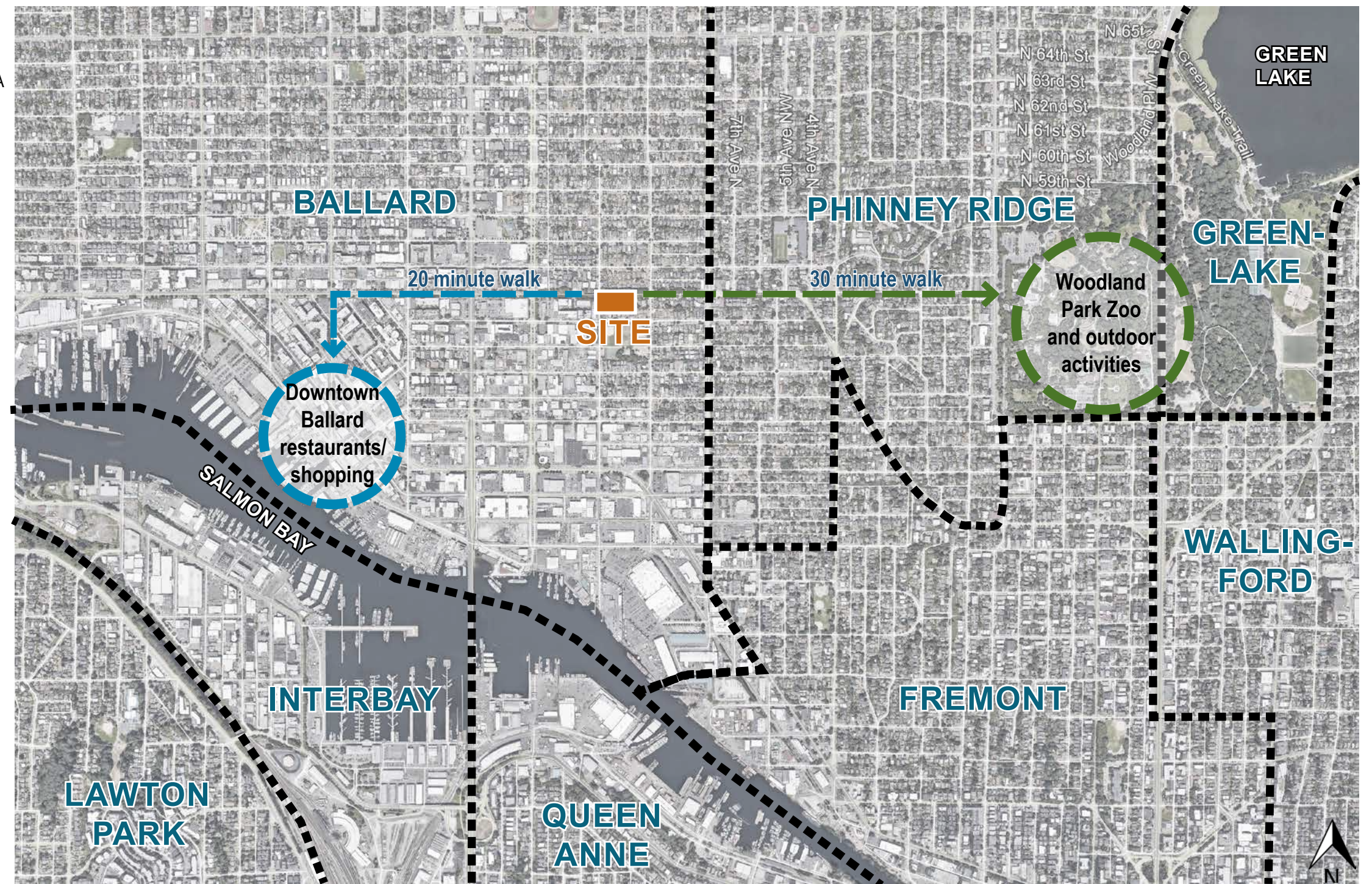
APPENDIX A

THIS PAGE IS INTENTIONALLY LEFT
BLANK.

9.0 APPENDIX A - URBAN DESIGN ANALYSIS

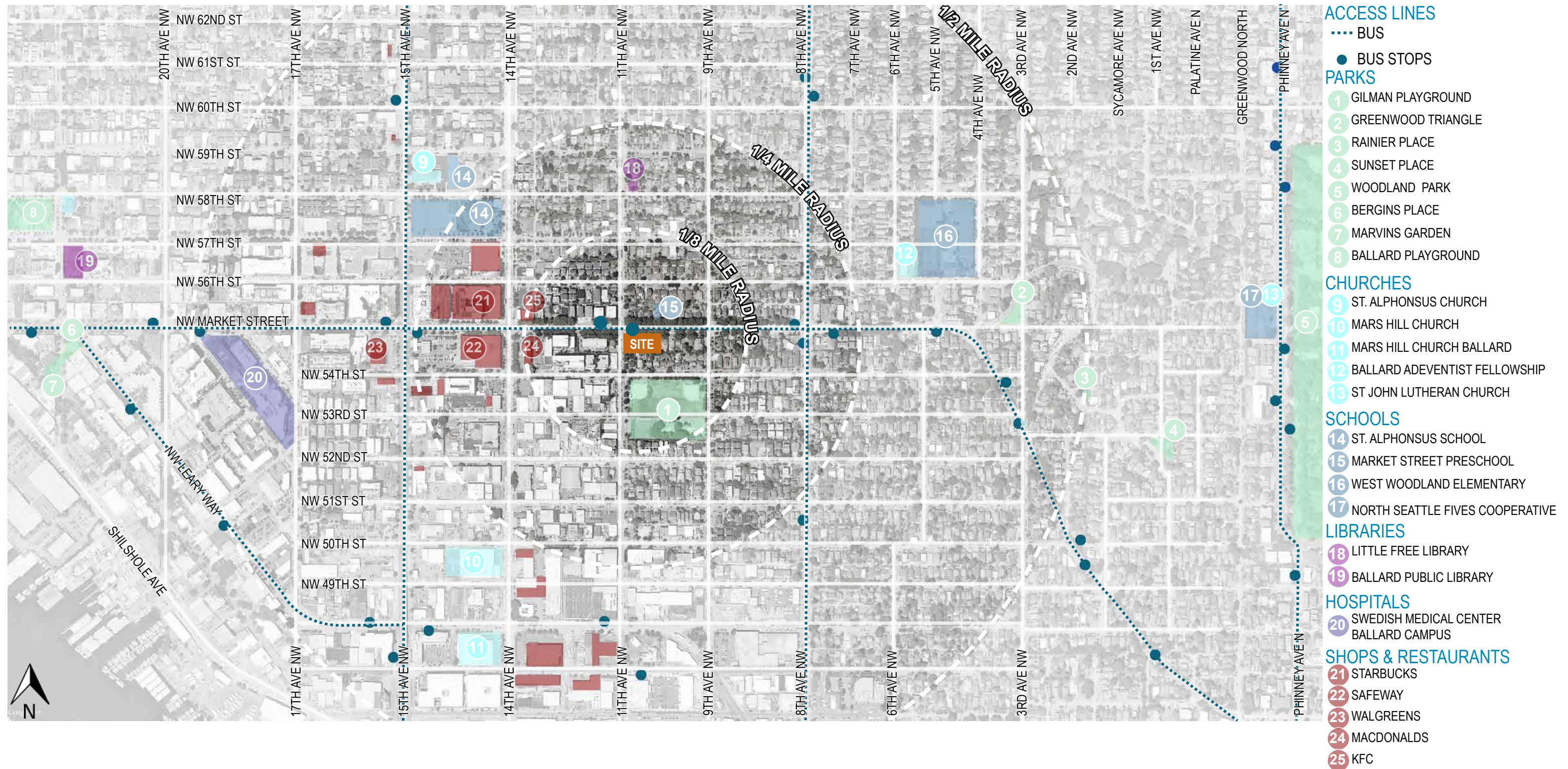
NEIGHBORHOOD MAP

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.



9.0 APPENDIX A - URBAN DESIGN ANALYSIS

SURROUNDING USES





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



9.0 APPENDIX A - URBAN DESIGN 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) DES-
IGNATION.

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.

