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**1140 NW Market St
Seattle, WA
98107**



RECOMMENDATION

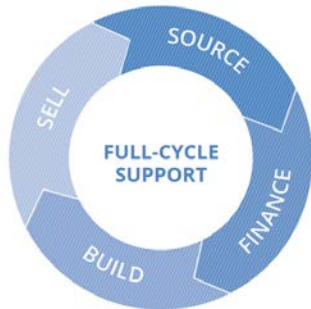
ADMINISTRATIVE DESIGN REVIEW

10.01.21

Blueprint Capital

Who We Are

Here at Blueprint Capital, we offer a unique approach to building communities in our great city of Seattle. Blueprint was originally founded in 2009 to help local builders finance and create small scale residential housing. The first part of our thesis was clear; to create a better lending model to serve the Seattle market. The second part of our thesis was that by helping local builders with more than just financing it would produce better results for them and for the community we serve. By offering a full-cycle of support of sourcing, financing, permitting, and building unique to our economic market we are able to streamline the process and help contribute to housing demands due to population and job growth in Seattle.





DENSITY



SUSTAINABILITY



AFFORDABILITY



DIVERSITY



TRANSPORTATION

Blueprint is committed to building strong communities. We’re your neighbors, and we want the same things you do: quality, environmentally-efficient homes that reflect our Northwest lifestyle and values. Seattle’s strong job and housing market has experienced rapid growth, and although change is sometimes tough, growth is good. It means we’re a place where people want to live and raise their families, contribute to the economy, and add to our unique culture. We respect our neighborhoods and want to ensure new families join our community in homes that maintain our commitment towards community, diversity, affordability, and sustainability.

Project Overview

Address		1140 NW Market Street
Project Info		
Neighborhood		Ballard
Zoning		NC2-55 (M)
Overlay		Ballard (Hub Urban Village)
ECA		No
SEPA		No
Parking Flexibility		Yes
Lot Size		10,000 sf
FAR		3.75
Allowable FAR		37,500 sf
Project FAR		37,113 sf
Height		55 feet

Project Counts

Gross SF	37,621 sf
Amenity Req’d	1,836 sf req’d
Amenity Provided	3,418 sf provided
Residential Units	86 Units
Vehicle Parking	0
Bicycle Parking	77 Long Term Spaces req’d & provided

Project Description

Demo existing restaurant. Construct new apartment building.



Development Objectives

Create a diverse mix of unit types to encourage a variety of lifestyles
Provide unique and useful amenities for both tenants and the community
Build a structure with materiality and form that compliments the surrounding context, now and for the future.



Neighborhood Objectives

Enhance spaces so that they are “Ballard” centric
Integrating the artistic culture of the neighborhood
Activate the streetscape through detailed design
Create spaces that are multi functional



Design Objectives

Facilitate the use of public and bicycle transportation
Design appropriately scaled and comfortable spaces to be in
Inject a vibrance and energy that compliments that of Ballard
Connect people to nature through a creative use of plants

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Ballard Neighborhood Informing Design



Cultural
strong Nordic heritage



Nature & Parks
easy access to the outdoors



Pedestrian
spill-out retail, active streets



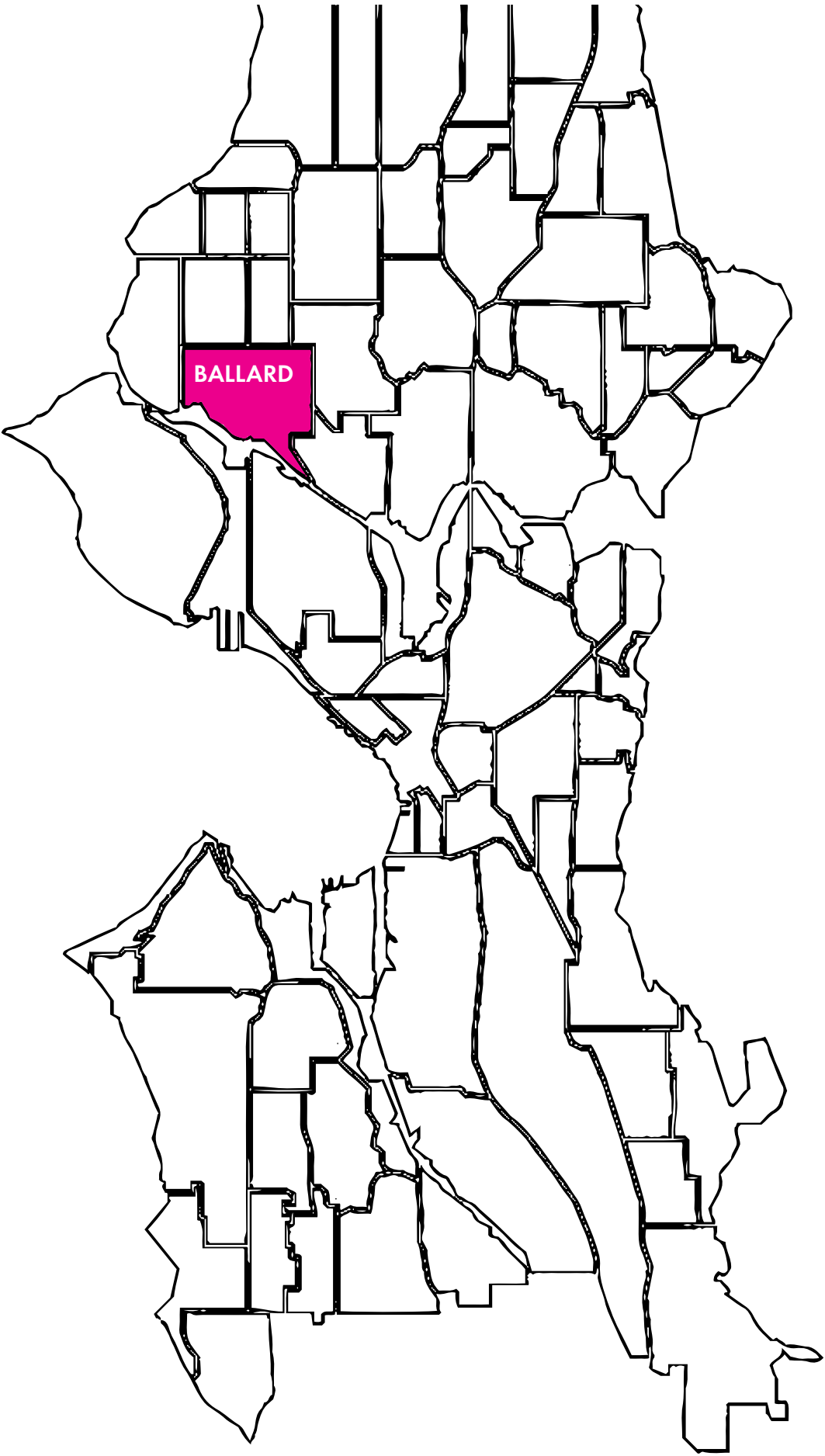
Music
vibrant music scene



Tradesmen & Artisans
skilled occupations & artisans

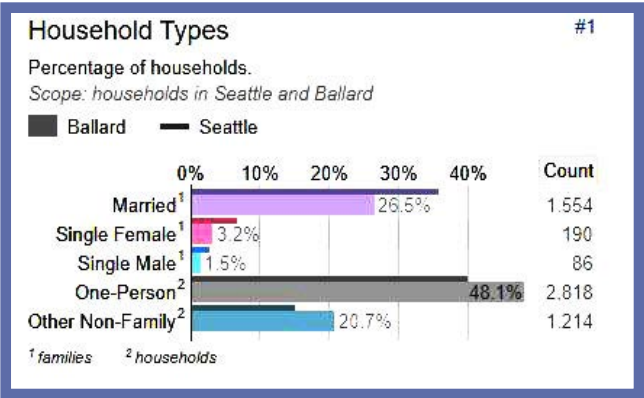


Local Community Spirit
supporting local businesses, retail, & farmers



Density in Seattle | Why It Matters

Ballard has a population of 10,121 people with 5,860 households with a median age of 22-39, making up 51.1% of the age demographic.



48.1% of the Ballard demographic lives in a one-person household with a median income of 77.6k

<https://statisticalatlas.com/neighborhood/Washington/Seattle/Ballard/Household-Types>

in Ballard > 45% of households are single occupant.

the majority of Seattle's growth is projected to happen in urban centers.

Forward Focus | Urban Villages

Per the Comprehensive Plan of 2035 conducted by the OPCD, forecasts suggest that over the next 20 years, Seattle will need to accommodate 70,000 additional housing units, 120,000 more residents, and 115,000 additional jobs. The city expects that between now and 2035, most housing and employment growth will occur in those urban centers and villages.

https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/CouncilAdopted2019_CitywidePlanning.pdf

Rising to the Challenge

Affordable Apartments & Comfortable Density

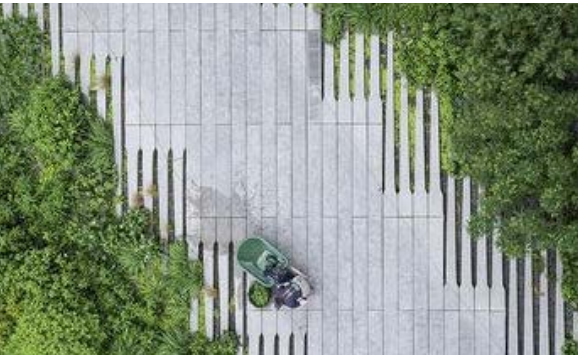
By proposing market rate, multi family housing we are responding to the growth projected for the Ballard neighborhood. Designing flexible, multi-use spaces enhances the spatial environment, foster connections, and encourages occupants to see the neighborhood as their extended living room.



Enhancing bike infrastructure



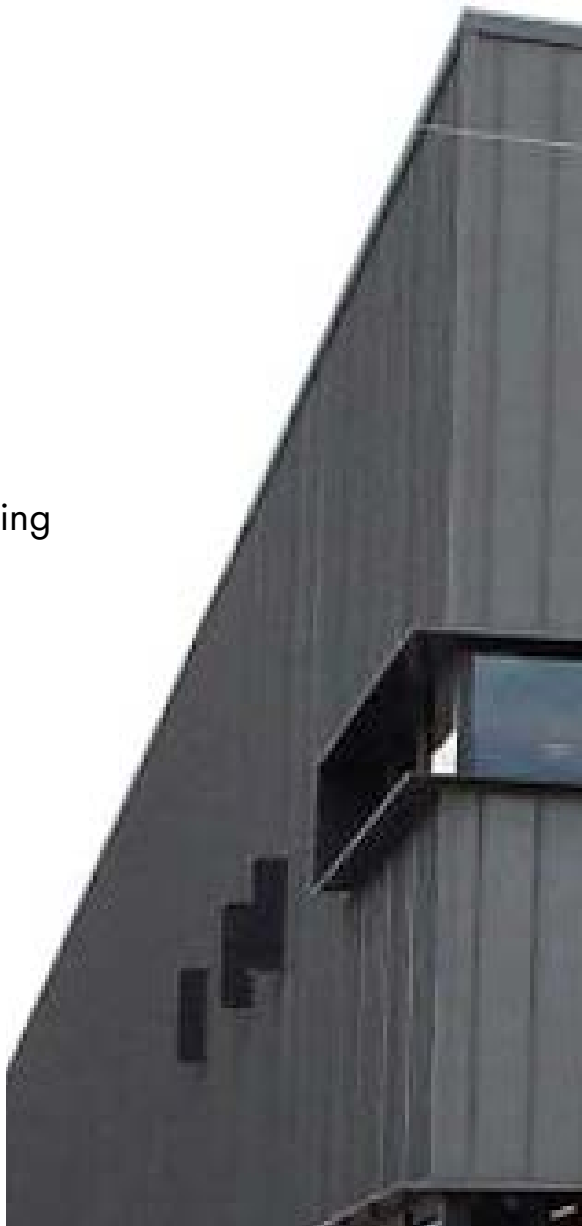
Coworking & playing opportunities



Connecting with the outdoors



Engaging with the community



Supporting local art

see the neighborhood like your extended living room

Project Overview

Address
1140 NW Market Street

Project Info

Neighborhood	Ballard
Zoning	NC2-55 (M)
Overlay	Ballard (Hub Urban Village)
ECA	No
SEPA	No
Parking Flexibility	Yes
Lot Size	10,000 sf
FAR	3.75
Allowable FAR	37,500 sf
Project FAR	37,130 sf
Height	55 feet

Project Counts

Gross SF	37,130 sf
Amenity Area	1,744 sf req'd
Residential Units	86 Units

Project Description

Demo existing restaurant. Construct new apartment building.

Project Location

Ballard is a neighborhood that has experienced rapid growth in its recent history. It offers the community an outstanding variety of restaurants, shopping, living, music and working hubs that make it an attractive desination for residents and visitors alike.

The proposed project is located near the heart of activity in Ballard to the West. The site is situated north of NW Market Street and East of 14th Ave NW, with access to public transit a 5 minute walk away. While active, residential uses dominate the neighborhood to the East. Design sensitivity around the neighboring residences in a vibrant community will be a priority.



Surrounding Uses

The neighborhood supports a variety of project types. Single family residences are predominant on the north east side of the site while apartments, restaurants, retail, and other activities are predominant to the west and south west.

LEGEND

PARKING

OFFICE

APARTMENT

MIXED USE APARTMENT

CONDOMINIUM

SINGLE FAMILY

DUPLEX / TRIPLEX

TOWNHOUSE

RESTAURANT / RETAIL

GAS STATION

SCHOOL

COMMUNITY CENTER

CHURCH

PARK



1 SURROUNDING USES



1 | ST ALPHONSUS CHURCH



2 | AVA BUILDING - MIXED USE APARTMENT



3 | GILMAN PLAYGROUND



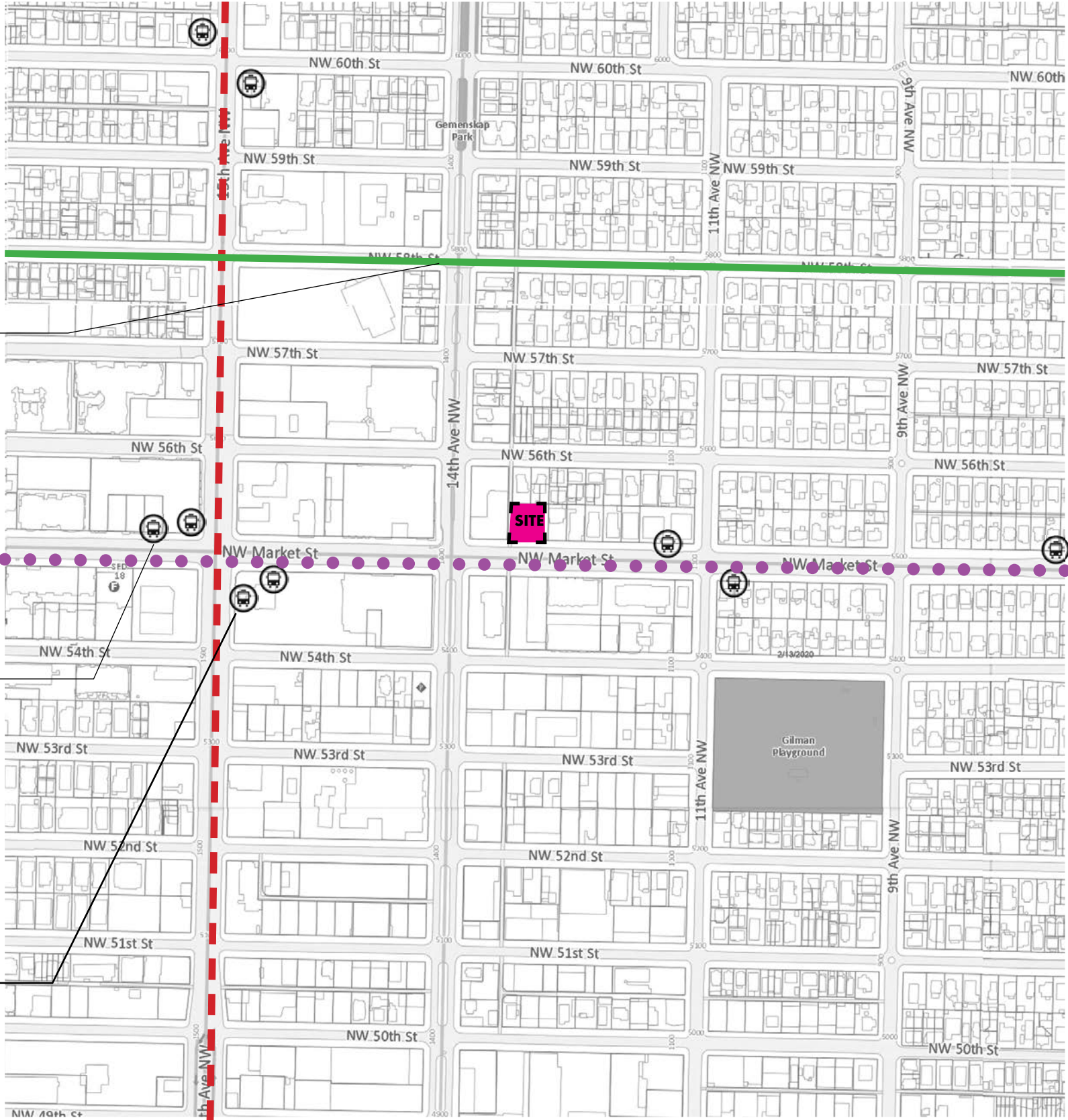
GREENWAY BELT BIKE PATH



ROUTE 44 @ NW MARKET & 15TH AVE NW



D LINE @ NW MARKET & 15TH AVE NW



🕒 ZONING MAP

Transit & Access

The site is located conveniently next to Ballard’s transit hub a 5 minute walk West. This hub provides access to downtown, Ballard’s central core to the West, Wallingford and the University District to the East, and Crown Hill to the North.

LEGEND

RAPID RIDE - LINE D

FREQUENT BUS - LINE 44

BUS LINE 28 (ON 8TH AVENUE NW)

BUS STOP

Pedestrian & Bicycle Routes

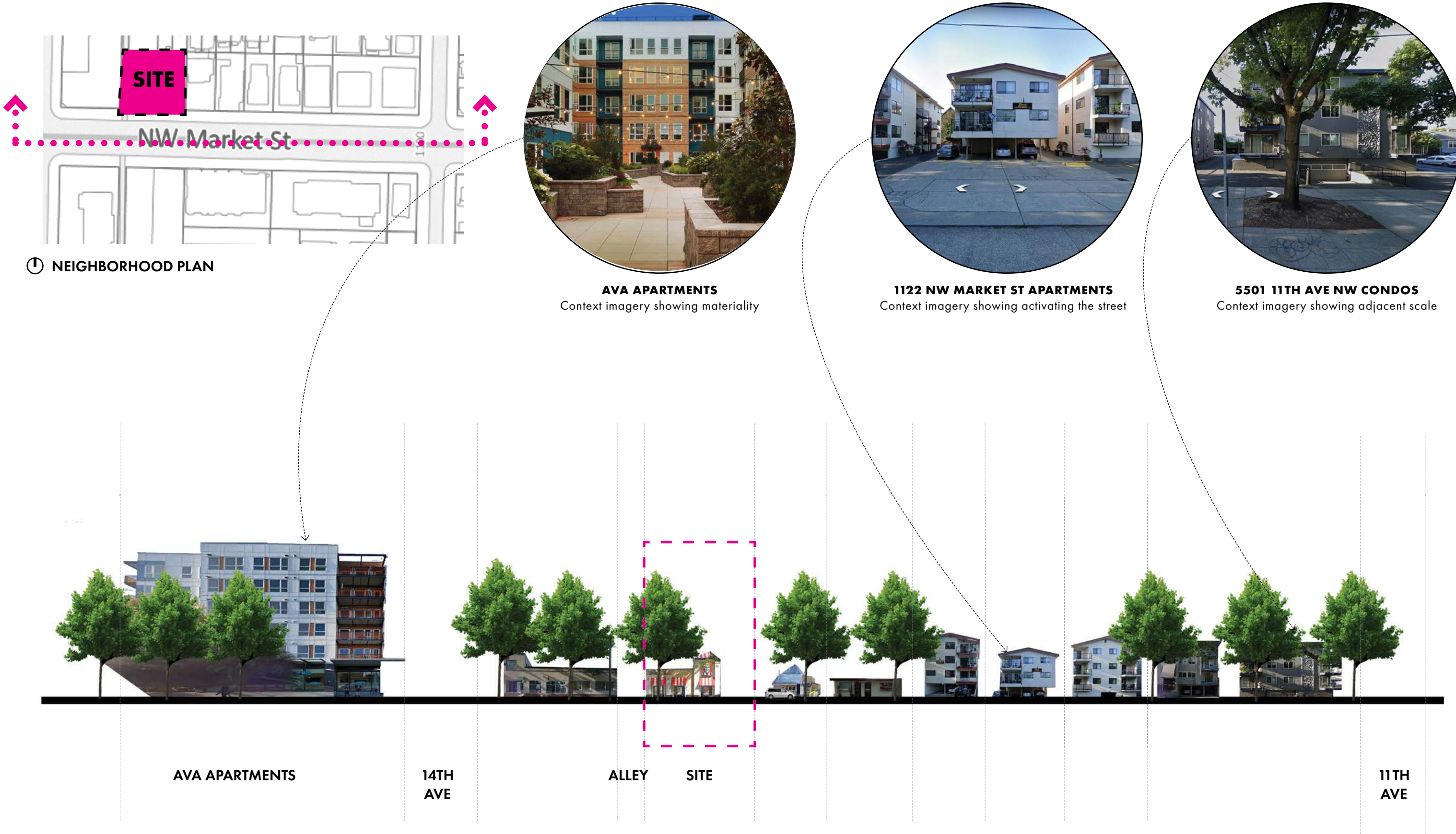
The site is located next to a greenway path to the north that is both pedestrian & bike friendly and connects to the Northwestern Golden Gardens Park. There is a protected bike lane 3 blocks to the East on 8th Ave NW which connects to the southern Burke Gilman Trail.

LEGEND

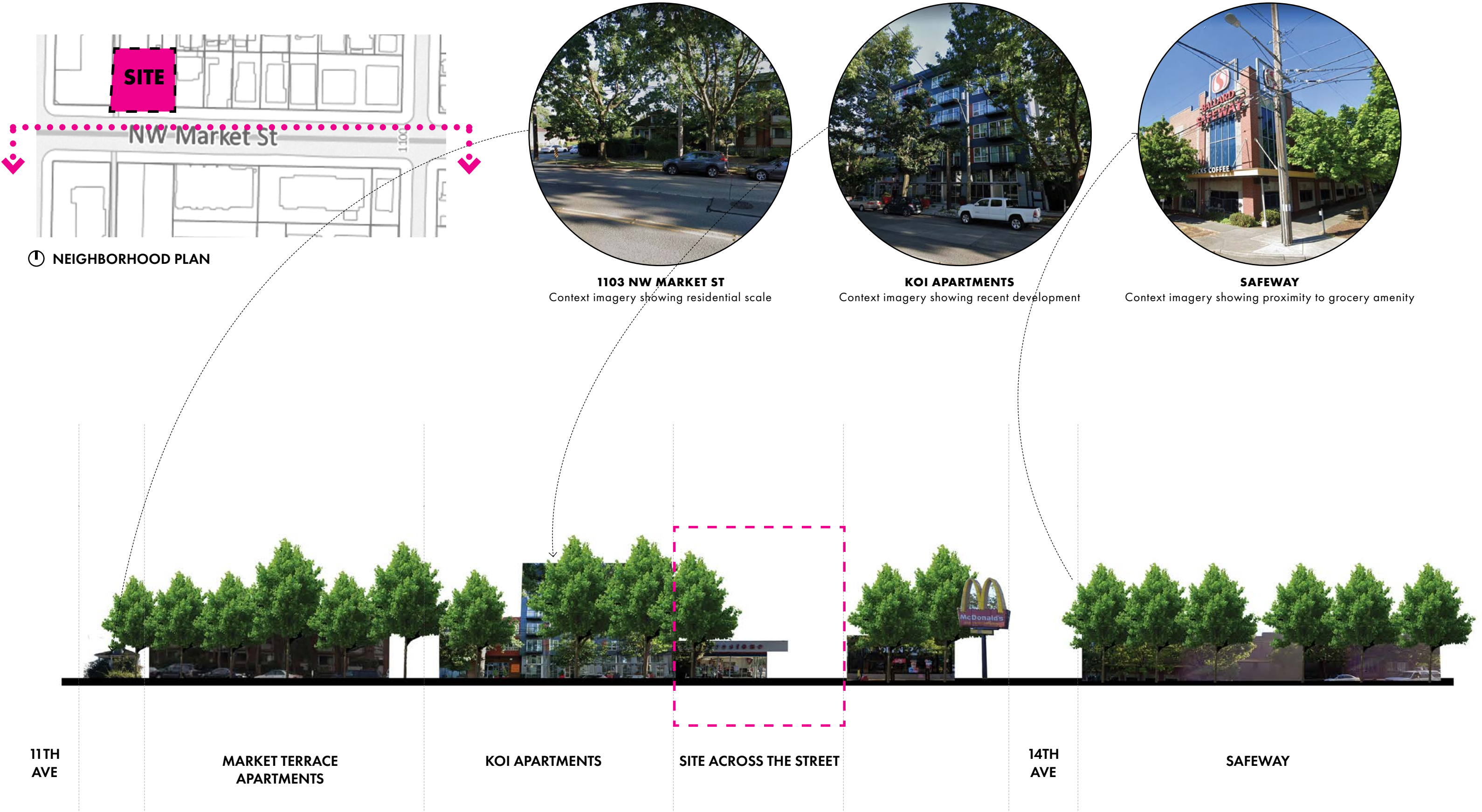
NEIGHBORHOOD GREENWAY & BIKE PATH

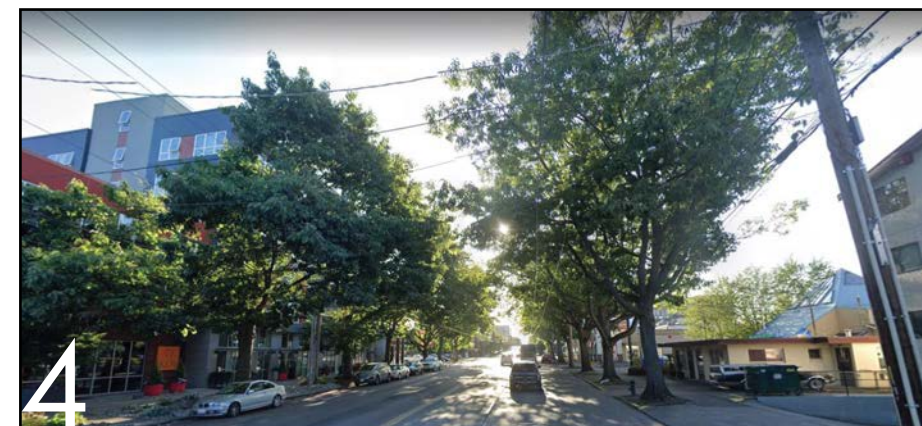
PROTECTED BIKE LANE (ON 8TH AVENUE NW)

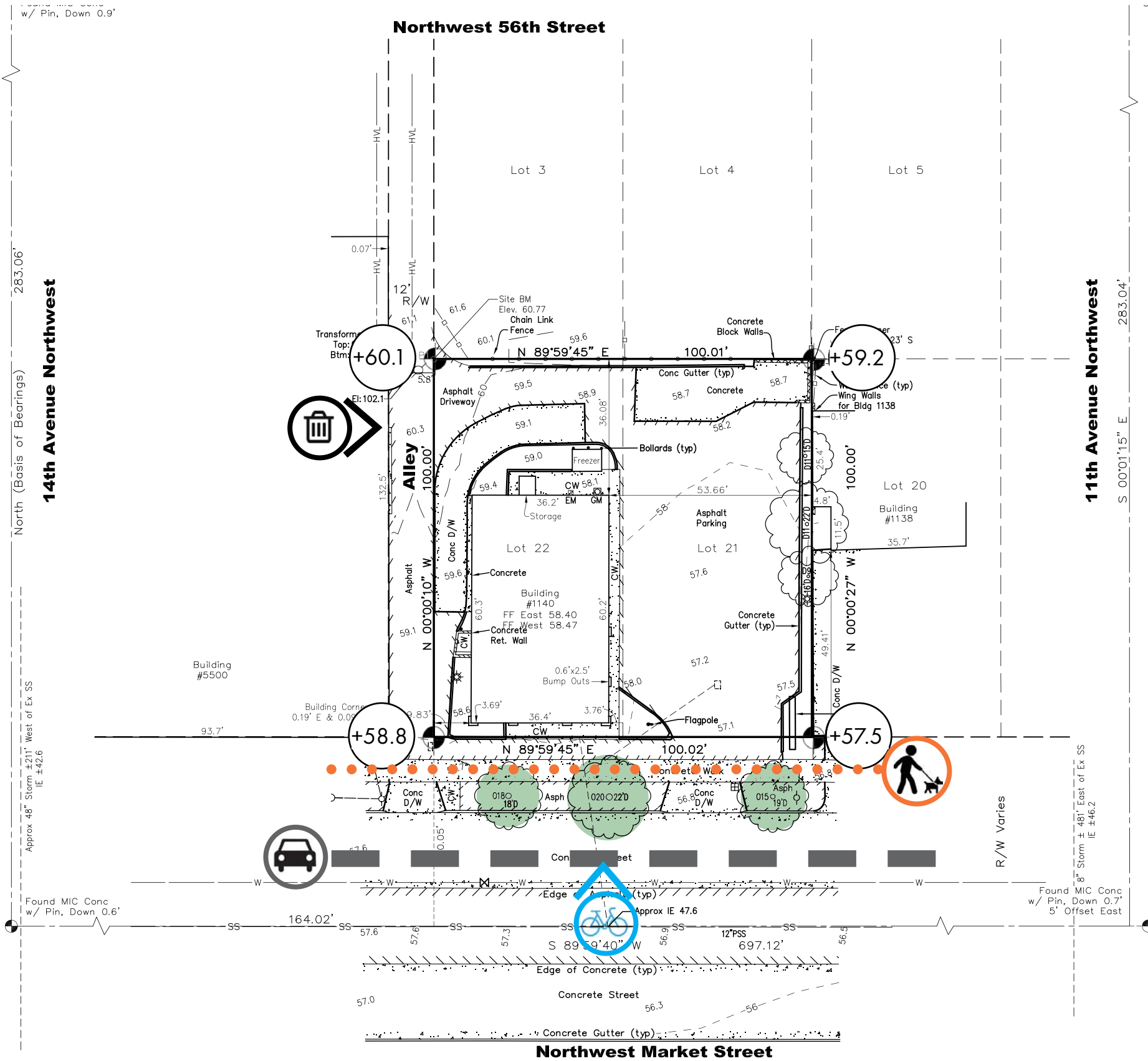
Streetscapes



Streetscapes







1 SURVEY PLAN

Site Analysis

Address
1140 NW Market St. Seattle WA 98107

Parcel Number
276810-0605

Legal Description
GILMAN PARK ADD

Site Area
10,000 SF

Zoning
NC2-55 (M)

Urban Village Overlay
Ballard

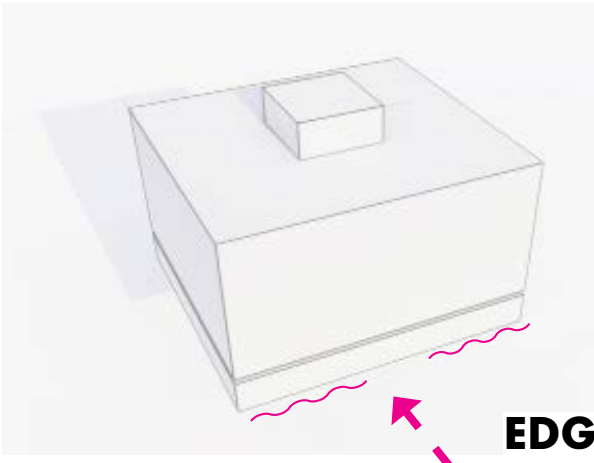
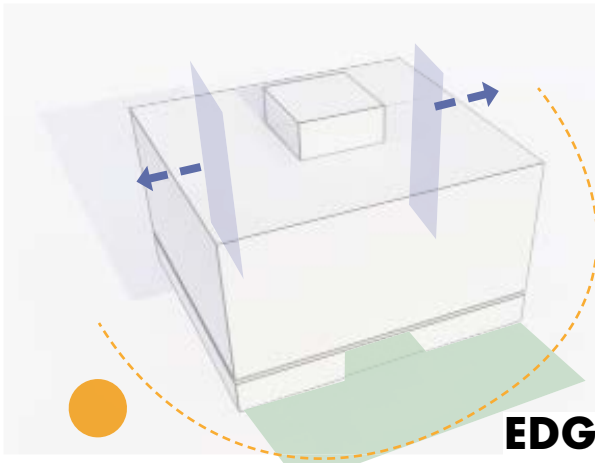
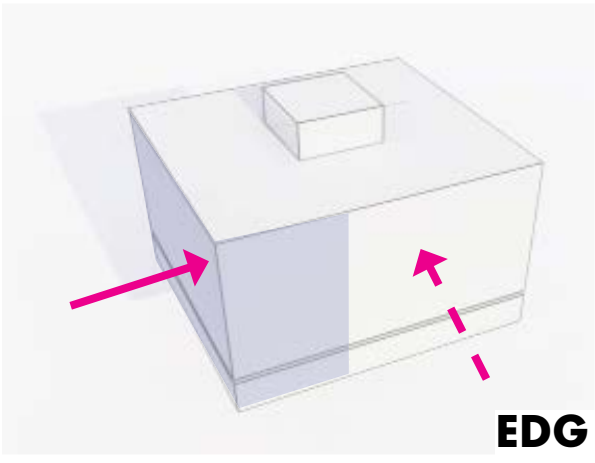
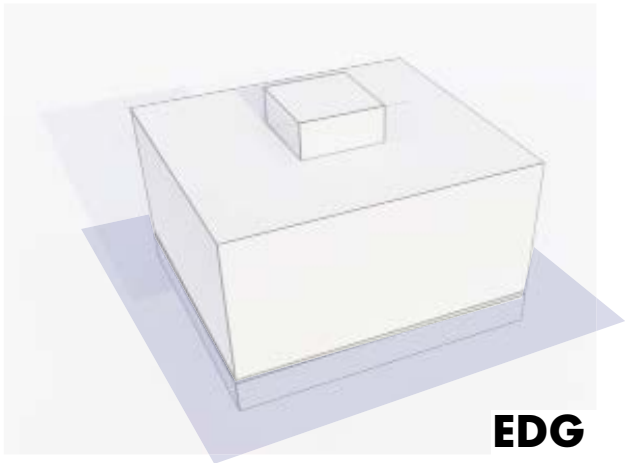
Streets
NW Market Street

Alley
Located West of the site from where trash will be taken.

Utilities
All utilities will be taken off of NW Market St

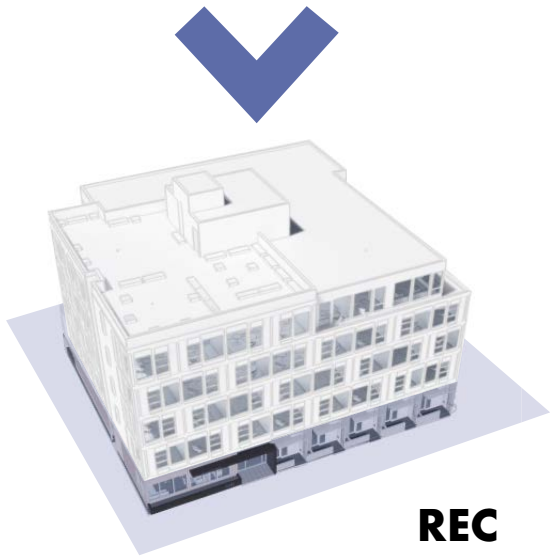
Topography
Highest point located at the NW corner, lowest point located at the SE corner with a 3' vertical distance.

Project Goals & Refinement



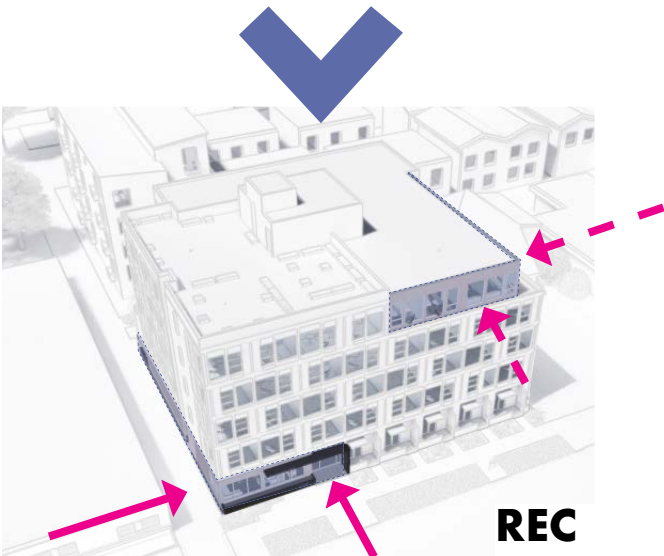
1) SCALE

Breaking down the perceived scale by creating a strong horizontal datum that can be referenced through the “character core” and residential context.



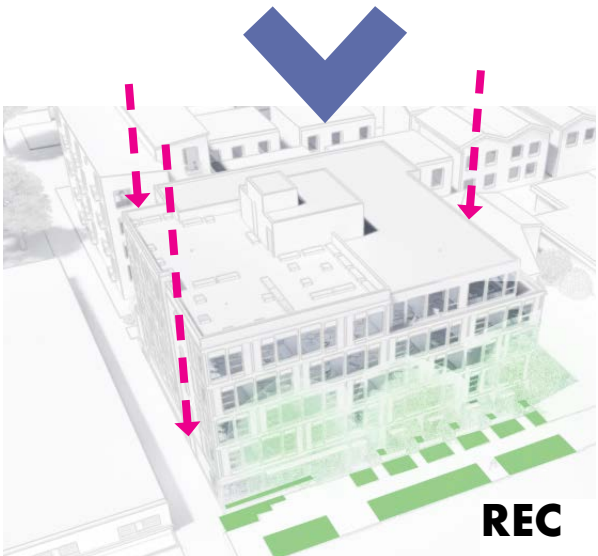
2) NEIGHBORS

Creating a visual anchor that continues the massing of the character core on the West while pushing back the massing so that there is visual relief towards the residential neighbors to the East.



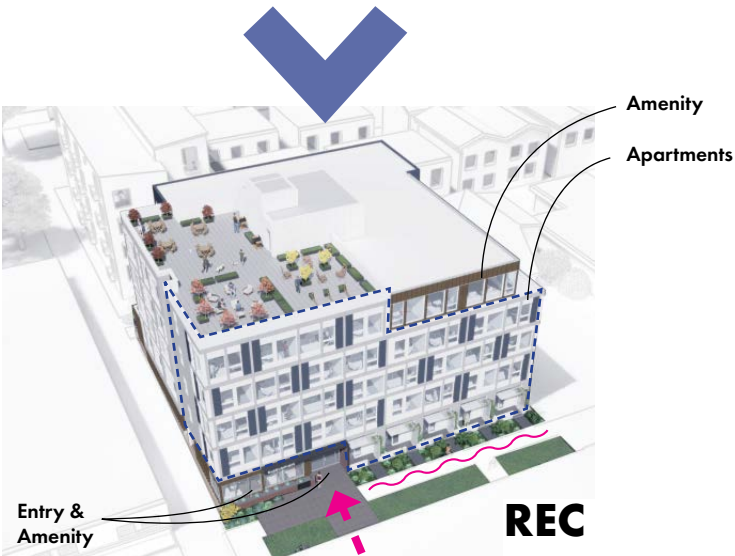
3) NATURE

Responding to natural elements of daylight and orienting program towards it, views and carving out massing to optimize visibility out; and greenscape responding to the existing tree boulevard along NW Market St.



4) CONTINUITY

Ensuring that form follows function and articulating design down to the details so that a cohesive and contextual building is created. Material shifts will be informed by the design, masonry scaled detailing will be utilized in the pedestrian realm, and lighting will be used to create continuity from the large design moves down to the small.

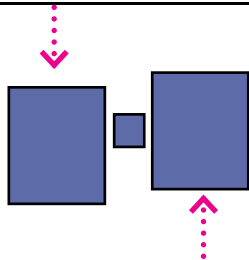


Creating a base podium scales down the perceived height along the streetscape, reinforcing design elements in the “character core”. The materiality change between the upper and lower levels also defines the main and residential entries and their sense of arrival.

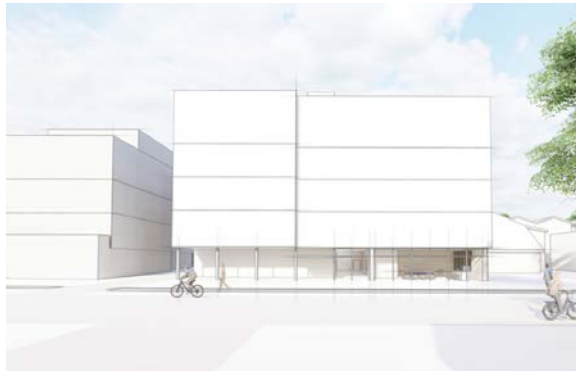
The podium helps define and visually carry the datum from the Western neighbor over into the proposed design (the future design proposal to the West respects this datum also). Emphasizing the datum with a large canopy enhances the neighbor relationship and defines a sense of entry. For the Eastern neighbors, an amenity space allows for visual activation in the upper level which pulls back from both the street and adjacent site. This further breaks down the perceived height and steps down, responding to the residential context.

To maximize daylight and views both in and out, additional setbacks were introduced on the other three sides of the building. With material changes at these locations a clean parti diagram is created that reduces the perceived scale and creates a cohesive design. Large windows face the south to take advantage of daylight, views out towards the tree canopy, and activate the street façade. Landscaping flank the sidewalk, main entrance, and residential entries to provide direct connections to nature which also enhances the paths towards the entries.

The parti diagram of the facades holds true to the function of the design proposal, form following function. Attention to details was considered; large scale façade materials are broken down into articulated and scaled patterns. Further refinement was taken at the pedestrian realm; a long canopy with integrated lighting emphasizes the main entry while individual unit entries have offset entrances to encourage privacy. Lush planting off unit entries create an articulated sidewalk-scape and small canopies integrated with landscape trellises promote further privacy and greenery.



Option A



80 Residential Units

294 sf Average (gross)

Max FAR	37,500 sf
Proposed FAR	37,418 sf
Vehicular Parking	0 Stalls
Bike Parking	71 long term stalls req'd & provided
Amenity Area	1,898 sf req'd, 3,199 sf provided

Pros

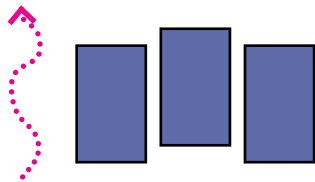
- Upper units adjacent to the residences at the north are pulled back
- Alley is activated off the SW corner

Cons

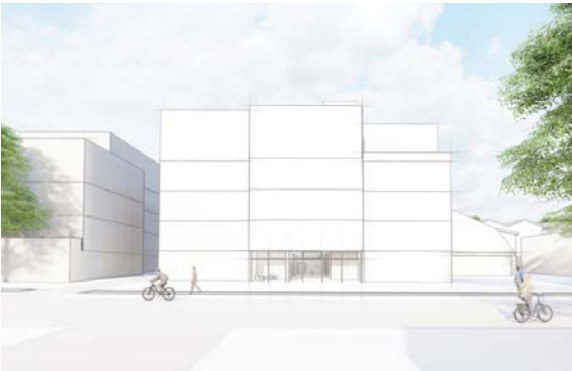
- Pinwheel circulation at upper levels might be disorienting
- Upper units on the NE corner will have reduced exposure to light

Departures

- Requested - upper level setback



Option B



85 Residential Units

270 sf Average (gross)

Max FAR	37,500 sf
Proposed FAR	37,239 sf
Vehicular Parking	0 Stalls
Bike Parking	75 long term stalls req'd & provided
Amenity Area	1,883 sf req'd, 2,978 sf provided

Pros

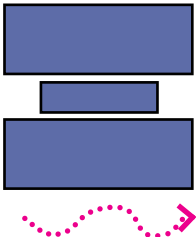
- Upper mass adjacent to the residences at the north are articulated
- Alley is activated with units to encourage the feel of a pedestrian through-block

Cons

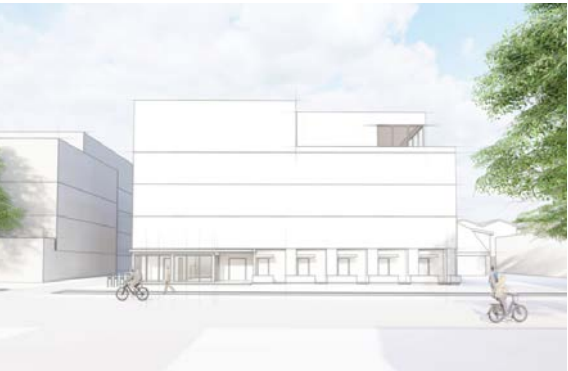
- Trash distances are too great for SPU pickup, staging will be required
- Activating the alley is dependent on other future development to respond accordingly
- A good portion of the upper units on the East will have reduced exposure to light

Departures

- none



Option C (Preferred Scheme)



86 Residential Units

276 sf Average (gross)

Max FAR	37,500 sf
Proposed FAR	37,113 sf
Vehicular Parking	0 Stalls
Bike Parking	76 long term stalls req'd & provided
Amenity Area	1,836 sf req'd, 3,418 sf provided

Pros

- Units activate the street on upper and lower levels
- Amenity space is placed on level 5 that enhances privacy of residents
- BOH program is easily accessible off the alley
- The north, east and south facades all provide interest with varying setbacks, modulation and fenestration fitting in well with neighbors.

Cons

- Street facing modulation is slightly less than other schemes.

Departures

- Requested - upper level setback



“Staff appreciates the overall placement of the building on the applicant’s Option C...with its thoughtful response to the site, its frontage along the alley and NW Market St and the mitigation of scale transition to the adjacent properties to the north, west, and east. The intentional shifting, splitting, setting back, and interlocking of the massing successfully provides modulation and mitigation of the perceived height, bulk, and scale. Staff appreciates how the building is sited,... its relationship to the right-of-way, and the sensitivity to the adjacent properties.”

Priorities & Board Recommendations

Public Comment

SDCI staff received the following design related comments:

- Encouraged widening the sidewalks to accommodate the increase of foot traffic.

SDCI received non-design related comments concerning parking.

1 | Height, Bulk, & Scale

a. Staff appreciates the **extent to which the applicant has thoughtfully modulated each side of the building** with the use of what are discernable massing elements. The applicant should **explore ways in which to provide further hierarchy** between the modulated boxes. Provide architectural concept diagrams that help explain the overall design approach. CS2-C-2, CS2-D-1, CS2-D-5, DC2-A-1, DC2-4

b. The massing and **modulation of the NW Market Street façade is intriguing** to Staff, however, there is **concern with how the ground related units and entry/amenity spaces interface with the massing volume above**. It is not clear if the intent is for this first floor to appear carved out or if the spaces sit within single-story bays. Provide architectural concept diagrams that help explain the overall design approach for the ground floor and whether this also relates to the craving of the top floor. CS2-B-2, DC2-A-2, DC2-4

c. The perspectives and aerial views show a vertical recess from grade to the roof level on the west side of the building, splitting the overall massing into two discernable parts. The floor plans indicate that the slot stops at the second floor and **the ground floor alley façade** is flush along its length. Staff recommends **bringing the recess to grade** so that the ground floor façade is modulated. This will also allow for a clear visual transition from the amenity space at the corner and the building services further down the alley. CS2-B-2, DC2-A-2, DC2-4

2 | Facade Design & Material Treatment

a. Option C massing images start to suggest an approach to the treatment of the various masses. The inspirations images on pages 40-41 of the packet **show a very clean and rational design approach that will enhance the massing moves**. Provide architectural concept diagrams or sketches to help explain the proposed façade design and material application. The design should thoughtfully take into consideration **datum lines and other elements found nearby** that might influence this project. CS3-A-1, DC2-B-1, DC2-C-3. CS3-1, DC2-4

b. The perspective views provided **imply a ‘planar or wrapped’ architectural concept** for the façade treatment of the massing along NW Market Street and as it wraps around each corner. This is most evident at the parapet treatment at the recessed upper floor transition and the silhouette against the sky that is created. **Staff is excited by the possibility of this concept and how it might be further developed**. Provide diagrams and other graphics to help illustrate the design intent. DC2-B-1, DC1-2

c. Pay special attention to the **material treatment of the blank wall condition on the east side** of the building along the alley where the trash room, resident storage, and bike room are located. Design this wall to **provide texture, visual interest, and durable materials** with minimal maintenance requirements. DC2-B-2, DC4-1

d. **Materials** should be applied to the massing in a way that **helps reinforce the architectural concept**. The applicant is strongly encouraged to avoid the use of strong accent colors or other façade treatments that are one-dimensional. DC2-B-1, DC2-D-2

e. Staff strongly supports the use of smaller scaled high-quality materials to provide perceived texture and visual depth along the street frontage. The use of large-scale patterned materials should be reserved for portions of the building set back from the street or within deeper recesses along the side and rear property lines. Details and materials should emphasize a strong design concept. DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, DC4-1

f. This project will be highly visible until the adjacent properties are developed; therefore, **design each façade to be attractive and well-proportioned**. Provide a **strong composition of elements**, including fenestrations, material placement, and secondary architectural features. DC2-B.1, DC2-B.2, DC2-C

g. Option C (preferred) is proposed to be built out close to the property line on the east side which will result in large blank walls along visible facades. Intentionally **design all blank walls** with the use of high-quality materials, texture, reveals, artwork, or other means **to help break down the scale** of blank wall facades. DC2-B.1, DC2-B.2, DC2-C.1

h. Although the street facing facades are paramount, the design of the north and east façades is critical because of its visibility from farther away. The façade concept and composition must therefore be **legible from various distances**. Provide diagrams and other graphics to help illustrate **how the façade** design takes this into consideration. DC2-B.1, DC2-B.2, DC2-C.1

i. Further develop the treatment of the **upper level setback** on the southeast corner where the amenity space and outdoor deck are located. **Incorporate secondary architectural elements** such as: larger fenestrations in the two SEDU units to the east of the top floor amenity space, intentionally placed canopies, a large overhang over the amenity deck, and other elements that are similar to those found on the ground level so that the overall composition of this overall massing is consistent. CS2-D-1, DC2-A-2

j. The **amenity space** façade design should be **commercial in nature** as it is a continuation of the retail to the west, and the facades of the **ground-related units** should serve as **transitional** between retail and the more residential scale to the east. PL1-A-2, PL3-C, DC2-B-1, PL3-4

3 | Site Planning, Ground Floor, & Street Edges

a. Staff recommends that the applicant **increase the amount of active amenity space** facing the street at the southwest corner. Shift the trash, residential storage, bike storage room, and the office space and bathroom to the north so that it is aligned with the north façade. This will allow for more **transparency at the southwest corner** and animate the street frontage. PL2-B, PL3-C

b. In conjunction with the item above, **study moving the landscape area** in front of the amenity space out **to the sidewalk edge** allowing for exterior amenity space that can help increase the activation of the pedestrian realm and the entry sequence. PL2-B, PL3-C, DC4-D-4

c. Although the design and articulation of the ground floor facing façade is interesting and engaging, Staff is concerned that the **main residential entry is not visible** or discernable amongst the various other entries along the street frontage. Continue **developing the entry hierarchy** using secondary architectural features or other means to increase wayfinding. PL1-B-3, PL2-B-3, PL2-D-1, PL3-A, PL3-1 thru 4, PL3-2

d. Move the main residential entry vestibule south or **provide a transparent corner** on the amenity space to the west to increase visibility and transparency. Study extending the entry canopy out beyond the property line to help increase the identification of the entry. PL1-B-3, PL2-B-3, PL2-D-1, PL3-A, PL3-

e. Further develop the landscape design within the **planted areas** in front of the **ground-related units** to provide a layered buffer with attention to height and seasonal interest. DC4-A

Development Standard Departures

1. Upper Level Setbacks (23.47A.009.F.4.b): The code requires 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 that can be used for calculating the average setback is 20’. The applicant proposes a setback reduction to allow an average setback depth of 7.3 feet, as shown in the EDG packet. 1 thru 4, PL3-2

Scheme C addresses the existing development to the east and the relationship to NW Market Street with more modulation, better scale mitigation, and a deeper than required setback in the center of the massing. If all recommendations and guidance in this report are resolved, the design with this departure has the potential to better meet the intent of Design Guideline CS2-D Height, Bulk and Scale and is initially supported by Staff.



Project at EDG

Notable Evolutions:

1 | Massing & Facade Treatments

The project has evolved to emphasize massing with appropriately scaled façade treatments that address the variety of context around the site, commercial, residential, and commercial to residential.

2 | Articulation

The project has defined the larger concept that is further emphasized through material articulation and window treatments. The highly commercial treatment has a combination of large and small windows that are organized in a strong composition of rhythm and hierarchy. Thoughtfully organized color panels are used to enhance visual interest. The façade is also organized in such a way that creates a high level of visibility out towards the tree boulevard. For transitional façade treatments, larger scaled windows and high-quality materials create a simple backdrop against the commercial composition. Extruded seaming of this material gives the treatment a subtle, yet detailed refinement. For the residential façade treatments, medium sized windows reflect the smaller scale of the context that are organized in a strong and cohesive manner so as not to overwhelm the adjacent smaller scaled zone. The color that is introduced in the commercial façade is carried through to link design elements into a cohesive whole as well as provide visual interest.

3 | Enhanced Streetscape

Thoughtful refinement went into façade and program development at the pedestrian scale. Warm materials are introduced in the entryway and at the planters to create an inviting sense of arrival. Landscaping was designed to connect the user with nature; large windows at the amenity space open out to the planters. The amenity space was reorganized so that the space would be highly visible at the corner. Generous footpaths were created give ample access into the building while smaller scale features and offset entryways give cues to the smaller scale and private nature of the residential entries.



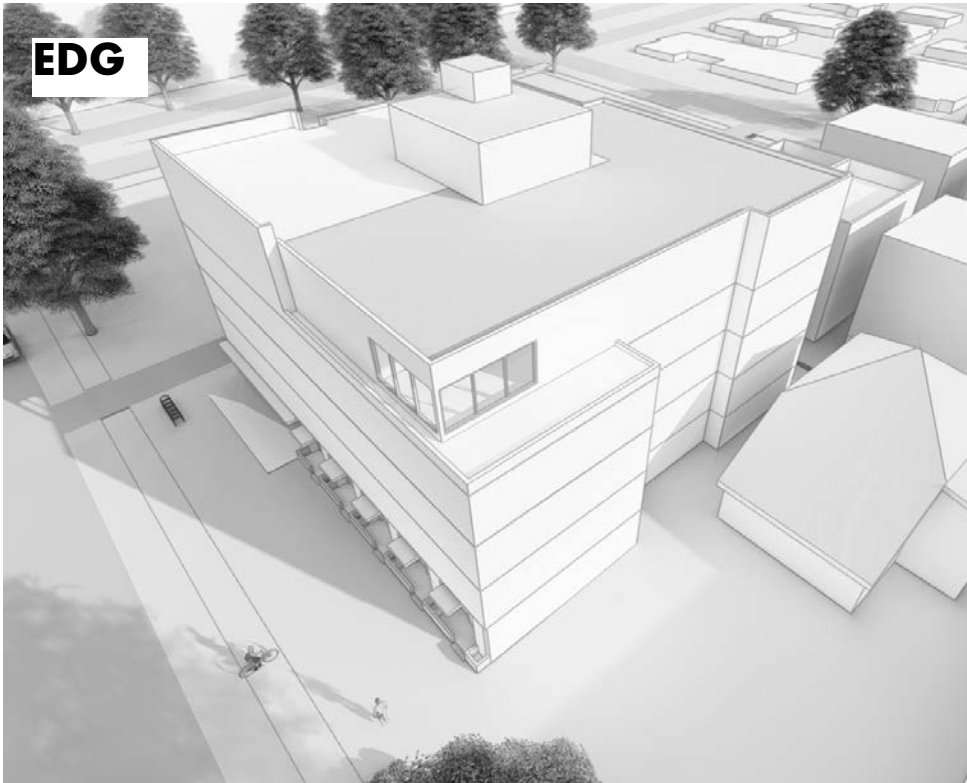
Project at Recommendation



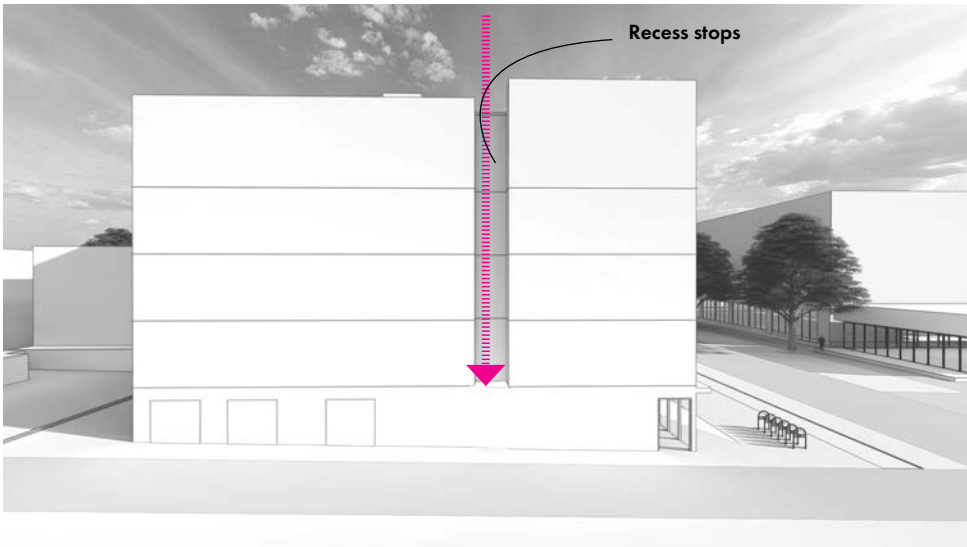
a. Staff appreciates the **extent to which the applicant has thoughtfully modulated each side of the building** with the use of what are discernable massing elements. The applicant should **explore ways in which to provide further hierarchy** between the modulated boxes. Provide architectural concept diagrams that help explain the overall design approach.

EDG DESIGN GUIDANCE:

c. The perspectives and aerial views show a vertical recess from grade to the roof level on the west side of the building, splitting the overall massing into two discernable parts. The floor plans indicate that the slot stops at the second floor and **the ground floor alley façade** is flush along its length. Staff recommends **bringing the recess to grade** so that the ground floor façade is modulated. This will also allow for a clear visual transition from the amenity space at the corner and the building services further down the alley. CS2-B-2, DC2-A-2, DC2-4



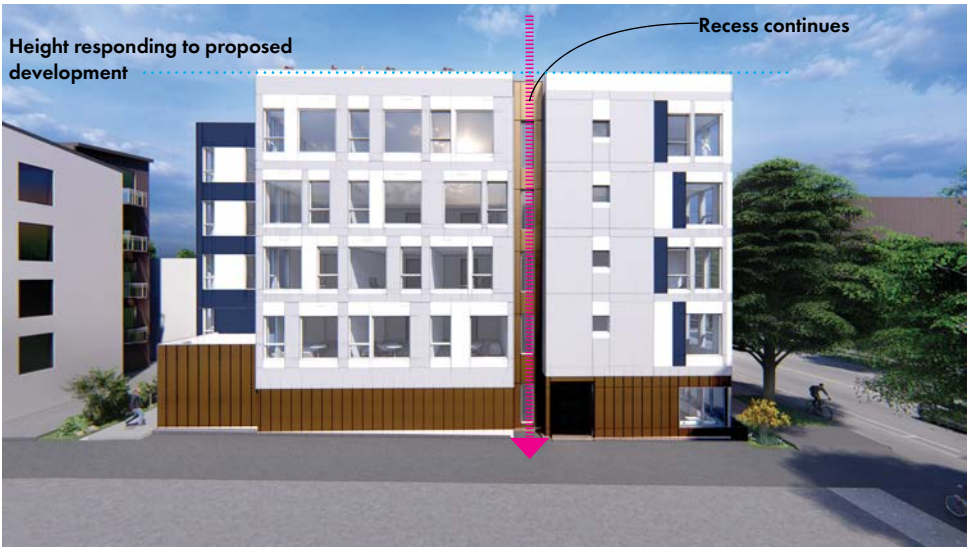
SE Aerial @ EDG



West Elevation @ EDG



SE Aerial @ REC



West Elevation @ REC

RESPONSE:

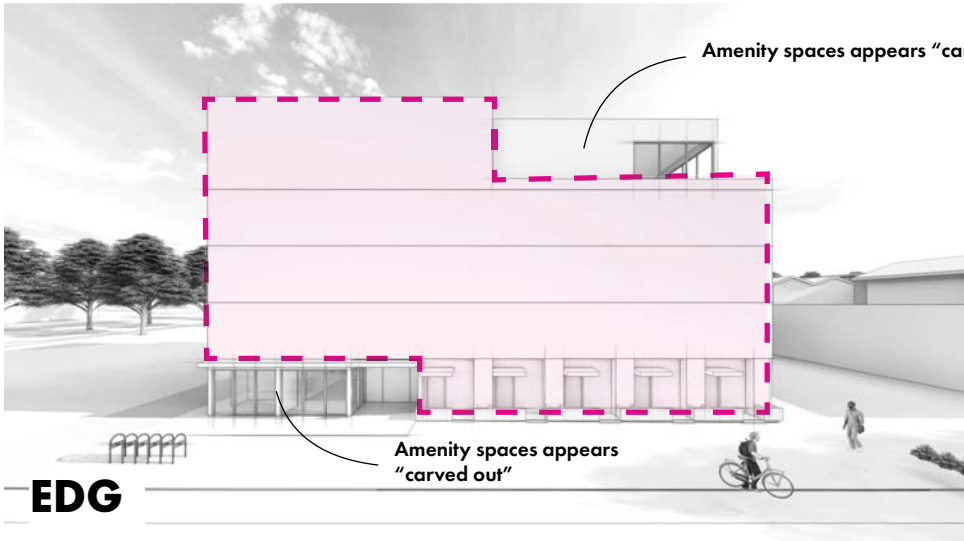
a. Responding to the context is this proposal’s main goal. There is commercial to the West as well as a mixed used development; the project responds with a similar height. There is a small scale business to the East along with other residential; the project steps down and pulls back massing on the uppermost level. There is small scale residential to the NE; the roof form is kept low along and small scaled window articulation and cladding is proposed. There is a potential buildout of a medium scale residential shown to the NW; the project steps back an additional amount to provide more light, air, and privacy to the northern development in progress

c. The vertical recess now continues to grade to now further separates the two masses from each other along the alley and acts as a transition point for the amenity space in the plans.

b. The massing and **modulation of the NW Market Street façade is intriguing** to Staff, however, there is **concern with how the ground related units and entry/amenity spaces interface with the massing volume above**. It is not clear if the intent is for this first floor to appear carved out or if the spaces sit within single-story bays. Provide architectural concept diagrams that help explain the overall design approach for the ground floor and whether this also relates to the carving of the top floor.

RESPONSE:

b. The intent is for the amenity space on level 1 and the roof to appear carved out from the rest of the façade. The overall mass takes on a highly active design. The scale of the colored panels being the smallest width next to a wider window next to a large widow and mirroring this pattern creates an undulating appearance of rhythm. The grid of grey superimposed over the window pattern controls the rhythm to creates a cohesive façade with visual interest; control and variety. The color palette is neutral leaning on the pattern and panels to provide the interest. The carveouts take on a simpler, warmer approach. The material’s simplicity compliments the main façade design and the warm choice of material contrasts the carveouts as something unique. This contrast and setback on the upper level helps visually step down to the smaller residential scale to the East. The contrast and recess on the ground level helps to visually cue the main entrance. Additional high-quality materials and design cues emphasize the entry and ground related units, see the preceding pages for further details.



South View @ NW Market St.



b. The perspective views provided **imply a ‘planar or wrapped’ architectural concept** for the façade treatment of the massing along NW Market Street and as it wraps around each corner. This is most evident at the parapet treatment at the recessed upper floor transition and the silhouette against the sky that is created. **Staff is excited by the possibility of this concept and how it might be further developed.** Provide diagrams and other graphics to help illustrate the design intent.

EDG DESIGN GUIDANCE:

a. Option C massing images start to suggest an approach to the treatment of the various masses. The inspirations images on pages 40-41 of the packet **show a very clean and rational design approach that will enhance the massing moves.** Provide architectural concept diagrams or sketches to help explain the proposed façade design and material application. The design should thoughtfully take into consideration **datum lines and other elements found nearby** that might influence this project. CS3-A-1, DC2-B-1, DC2-C-3. CS3-1, DC2-4

c. Pay special attention to the **material treatment of the blank wall condition on the east side** of the building along the alley where the trash room, resident storage, and bike room are located. Design this wall to **provide texture, visual interest, and durable materials** with minimal maintenance requirements. DC2-B-2, DC4-1

g. Option C (preferred) is proposed to be built out close to the property line on the east side which will result in large blank walls along visible facades. Intentionally **design all blank walls** with the use of high-quality materials, texture, reveals, artwork, or other means **to help break down the scale** of blank wall facades. DC2-B.1,



SE View | Commercial to residential transition

NE View | Residential



EDG precedent image



EDG precedent image



SW View | Commercial



NW View | Commercial & Residential

RESPONSE:

a. Image A from the EDG packet represents the commercial facing facades that wrap around the building using articulated windows, strong rhythm, color panels, and controlled variation are used to create visual interest. Image B represents the clean carved out massing at amenity spaces that has simple yet high quality materials and large scaled windows. A third treatment has been created to address the north mass abutting residential; strong alignments, smaller windows, and scaled paneling are used to break down the scale while also providing visual interest.

b. The articulated treatment of material A wraps around the commercial elements along the street, alley, and partially along the East façade. The simple treatment of material B emphasizes the carve outs of the amenity spaces and continues through the to East façade, helping transition the articulated design at the residential scale. Taking cues from treatment A and B, a third treatment has been introduced that provides color for visual interest; simple yet smaller scaled windows, strong datums, and articulated cladding. This simple and scaled approach helps address the residential context that is at the smallest scale.

h. Although the street facing facades are paramount, the design of the north and east façades is critical because of its visibility from farther away. The façade concept and composition must therefore be **legible from various distances**. Provide diagrams and other graphics to help illustrate **how the façade** design takes this into consideration.

EDG DESIGN GUIDANCE:

f. This project will be highly visible until the adjacent properties are developed; therefore, **design each façade to be attractive and well-proportioned**. Provide a **strong composition of elements**, including fenestrations, material placement, and secondary architectural features. DC2-B.1, DC2-B.2, DC2-C

5500 14th Ave NW
Mixed use development in early stages of EDG.



West View on NW Market St @ Safeway



East View from Ballard Health Center

1145 NW 56th St
SEDU apartments in development, EDG complete.



North View on NW 56th St through Alley



North View on NW 56th St through townhomes

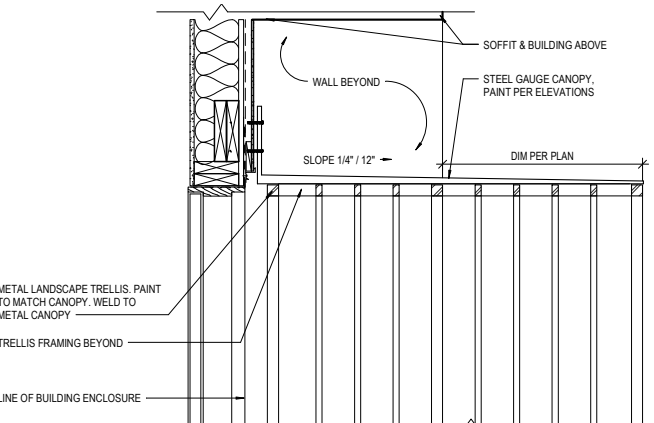
RESPONSE:

h, f After studying several angles from adjacent blocks around the site, the following locations were found to have potential views. From the north, the corner through the alley will be visible; large windows turn both corners to provide visual interest. Also on the north through the existing townhomes, the NW corner is visible and a similar corner window approach is taken. From the Ballard Health Center to the East, the building is the most visible. Therefore providing high visual interest and transitioning the three façade treatments was carefully considered. The commercial treatment turns the corner and provides articulated paneling. The “carved” treatment creates a simple composition using high quality materials. The residential treatment provides visual interest with color and a small scaled design approach that mimics the other treatments. Farther Eastern and Western views will not be seen given the dense tree boulevard.

j. The **amenity space** façade design should be **commercial in nature** as it is a continuation of the retail to the west, and the facades of the **ground-related units** should serve as **transitional** between retail and the more residential scale to the east. PL1-A-2, PL3-C, DC2-B-1, PL3-4

EDG DESIGN GUIDANCE:

i. Further develop the treatment of the **upper level setback** on the southeast corner where the amenity space and outdoor deck are located. **Incorporate secondary architectural elements** such as: larger fenestrations in the two SEDU units to the east of the top floor amenity space, intentionally placed canopies, a large overhang over the amenity deck, and other elements that are similar to those found on the ground level so that the overall composition of this overall massing is consistent. CS2-D-1, DC2-A-2



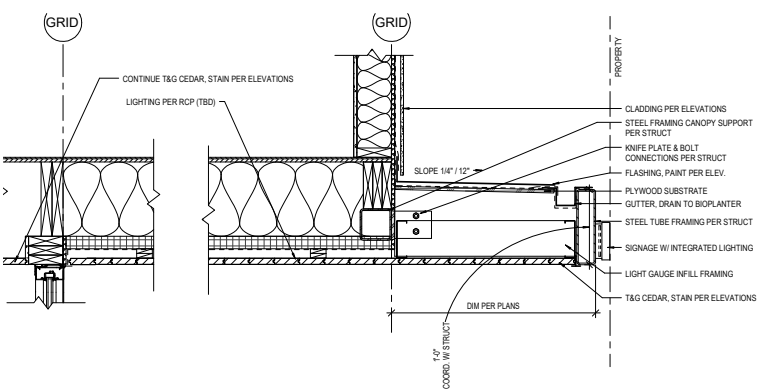
Residential Entry Canopy Section



Residential Entries



Upper Amenity



Main Entry Canopy Section



Lower Corner Amenity

RESPONSE:

i. Distinction between the two natures of the entries starts with the subtle design cues the façade creates. It pulls back to expose simple materials at the main entry and amenity space but continues to frame the residential entries and their intimate scale. The “commercial” amenity has been designed with high quality materials, large operable windows, and landscaping that buffers the transition edge creating a connection to nature. A large wood canopy and wood wall emphasize the larger scale of the entry. Backlit signage at the planter and integrated signage at the canopy will further emphasize the point of arrival. The smaller residential entries take design cues from the entryway but those get scaled back; small canopies emphasize entry, offset paths call out to the private nature of the residential entry which is further articulated with raised planters. The façade frames each individual entryway to create an intimate entrance.

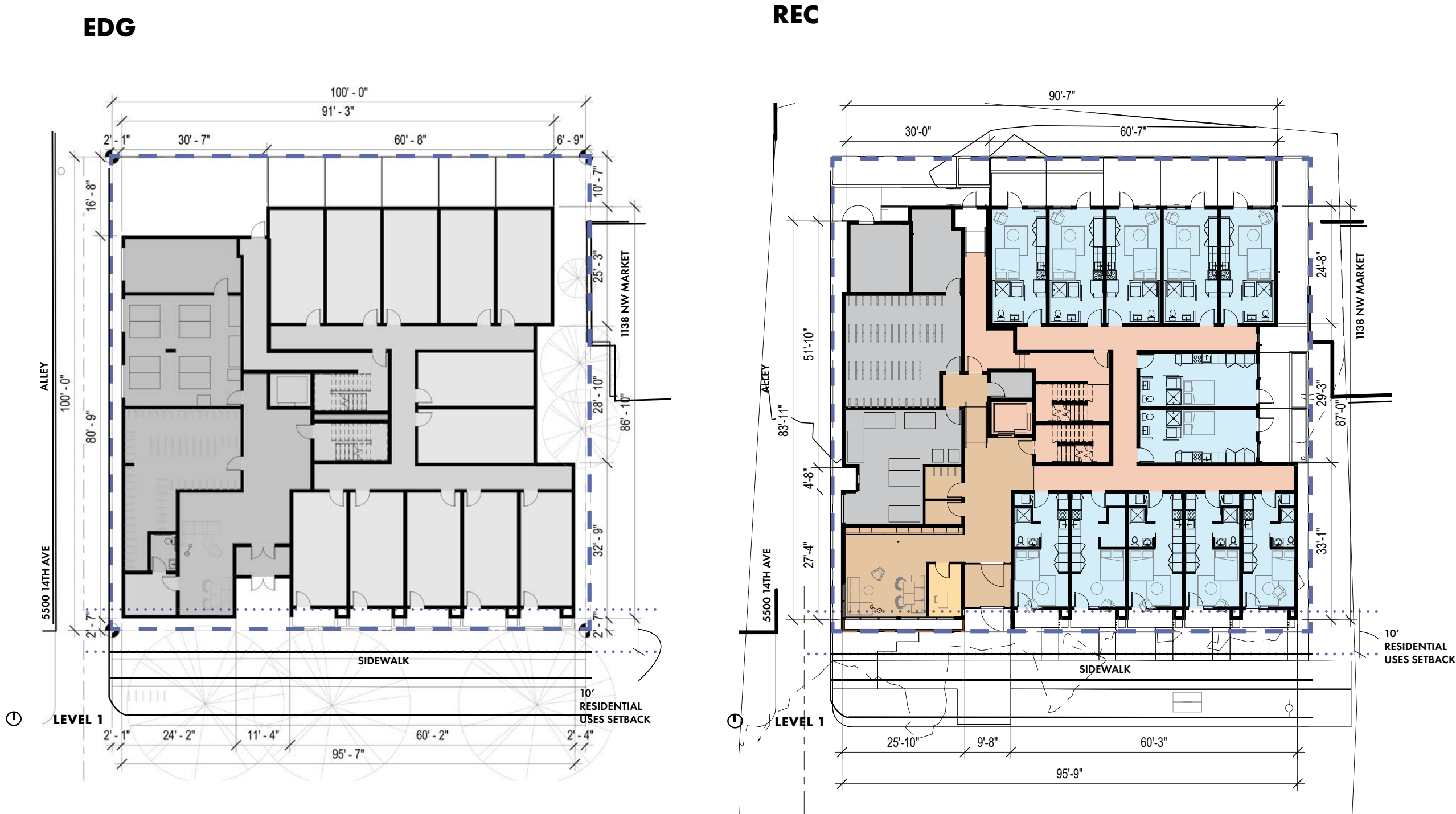
i. Both amenity spaces at the lower and upper levels are treated with the same high quality material approach. A canopy is located at the entryway on level 1 but is not carried into the amenity on the upper level due to it creating a top-heavy aesthetic that made the simple aesthetic busy. Also, transitions between canopy and the façade as it continues along the East became difficult. Because of the respect of privacy for the more residential program to the East, no roof deck is proposed on that upper level amenity.



a. Staff recommends that the applicant **increase the amount of active amenity space** facing the street at the southwest corner. Shift the trash, residential storage, bike storage room, and the office space and bathroom to the north so that it is aligned with the north façade. This will allow for more **transparency at the southwest corner** and animate the street frontage. PL2-B, PL3-C

RESPONSE:

a. Program was kept in the same massing envelope to maintain clarity of concept and keep the additional setback off the residential zone, shifting program North on level 1 would shift upper levels as well. Instead, bike and trash rooms were reconfigured to provide more area to the amenity space; office program was pulled off the corner so that now the amenity space activates that highly visible corner. (Additional changes were the bike and trash room were mirrored to better align with the alley so that trash can be pulled out at grade.)



e. Further develop the landscape design within the **planted areas** in front of the **ground-related units** to provide a layered buffer with attention to height and seasonal interest.

EDG DESIGN GUIDANCE:

b. In conjunction with the item above, **study moving the landscape area** in front of the amenity space out **to the sidewalk edge** allowing for exterior amenity space that can help increase the activation of the pedestrian realm and the entry sequence. PL2-B, PL3-C, DC4-D-4

c. Although the design and articulation of the ground floor facing façade is interesting and engaging, Staff is concerned that the **main residential entry is not visible** or discernable amongst the various other entries along the street frontage. Continue **developing the entry hierarchy** using secondary architectural features or other means to increase wayfinding. PL1-B-3, PL2-B-3, PL2-D-1, PL3-A, PL3-1 thru 4, PL3-2

d. Move the main residential entry vestibule south or **provide a transparent corner** on the amenity space to the west to increase visibility and transparency. Study extending the entry canopy out beyond the property line to help increase the identification of the entry. PL1-B-3, PL2-B-3, PL2-D-1, PL3-A, PL3-1 thru 4, PL3-2

e. Further develop the landscape design within the **planted areas** in front of the **ground-related units** to provide a layered buffer with attention to height and seasonal interest. DC4-A



Main Entry, Generous Entryway



Landscape at Street Facade

RESPONSE:

b. After consideration, it was felt that the planter was best kept situated as located for the following reasons. Privacy and security; unless the space in between the planter is enclosed, the outdoor space becomes a security risk. High Density foot traffic; by opening the entry pavers out and to the West to meet the sidewalk, there is more generous area for increased foot traffic. Connection to nature; large operable windows that open up to the planter are proposed, bringing outside elements indoors. The planter acts as a bioplanter; if the planter were to shift South, the project would lose valuable water retention.



Residential Entries

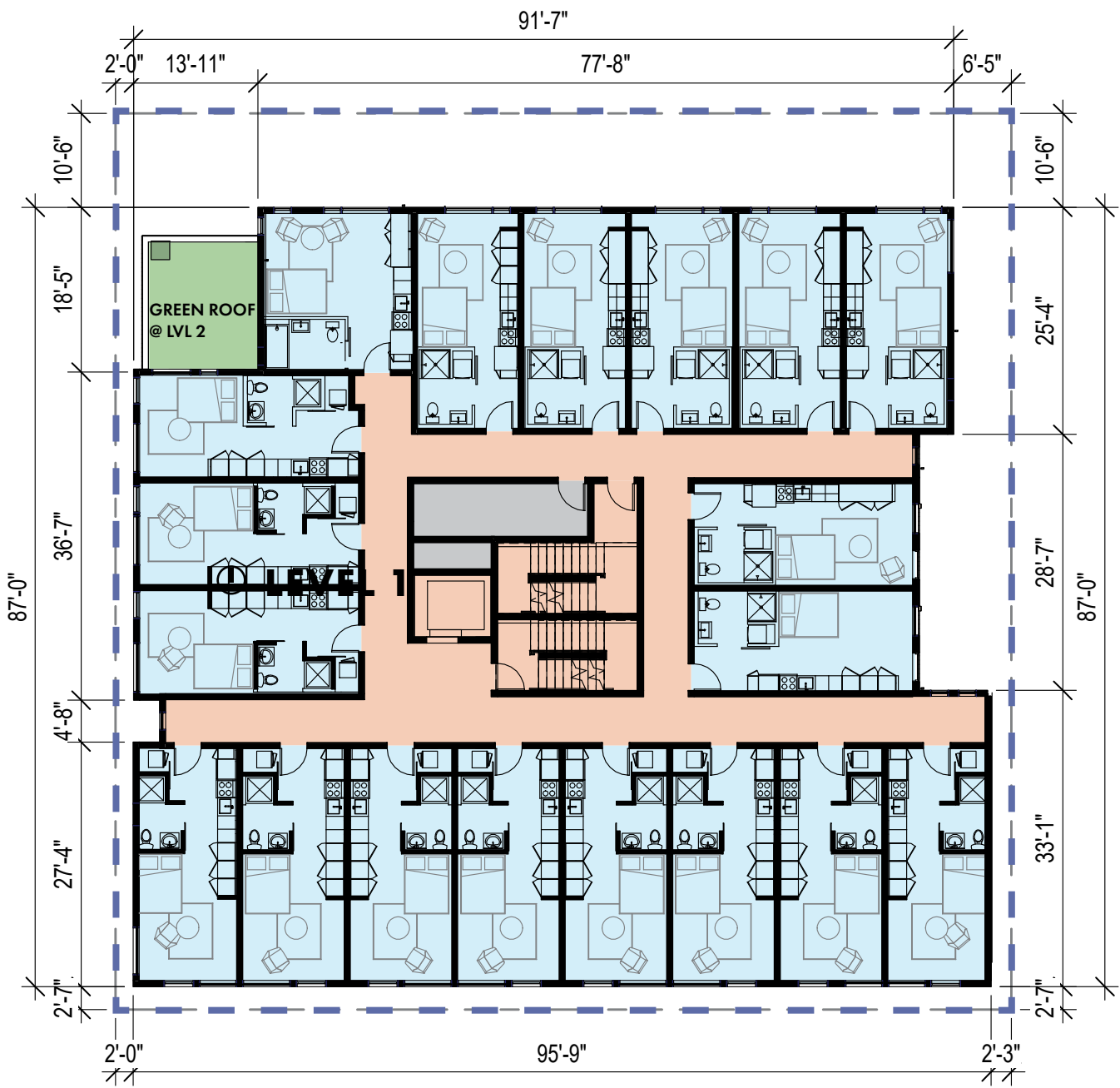
c. The canopy over the main entrance has extended farther west to overlap with the amenity space, creating a more emphasized entry. The canopy then turns the corner, meeting the ground between the main entrance and unit entry to provide privacy between the two programs; this "L" feature further defines the main entry. The canopy material is carried in through into the vestibule that has integrated lighting that creates an intimate entry sequence. Warm materials are used for the planter to also define the entry as a focal point at the ground. The concrete paved entrance is proposed as smaller scaled pattern and visually overlaps the materiality of the sidewalk, creating a visual cue of where the main entrance is (dependent on SIP approval). The unit entry design has been lowered and has changed materiality; white metal canopies with landscaped trellises accentuate the entry and take cues from the overall parti diagram of the façade. Between the main entry becoming more visually prominent and the unit entrances becoming more subtle a sense of hierarchy is achieved.

d. To create a highly visible corner (and maintain a simple entry sequence), the amenity space was reoriented to follow the alley and large operable windows are proposed to open the space up to both the street and the corner into the alley ultimately activating the corner.

e. A gradient of low scale planting like orange sedge along the sidewalk up to medium scale planting like heavenly bamboo at the unit landing creates a visual buffer denoting privacy. This planting choice also creates color and seasonal interest. Snowdrift vines are planted adjacent to the entries and will grow up the trellis framing the canopies which provides height and layered interest in the landscape.



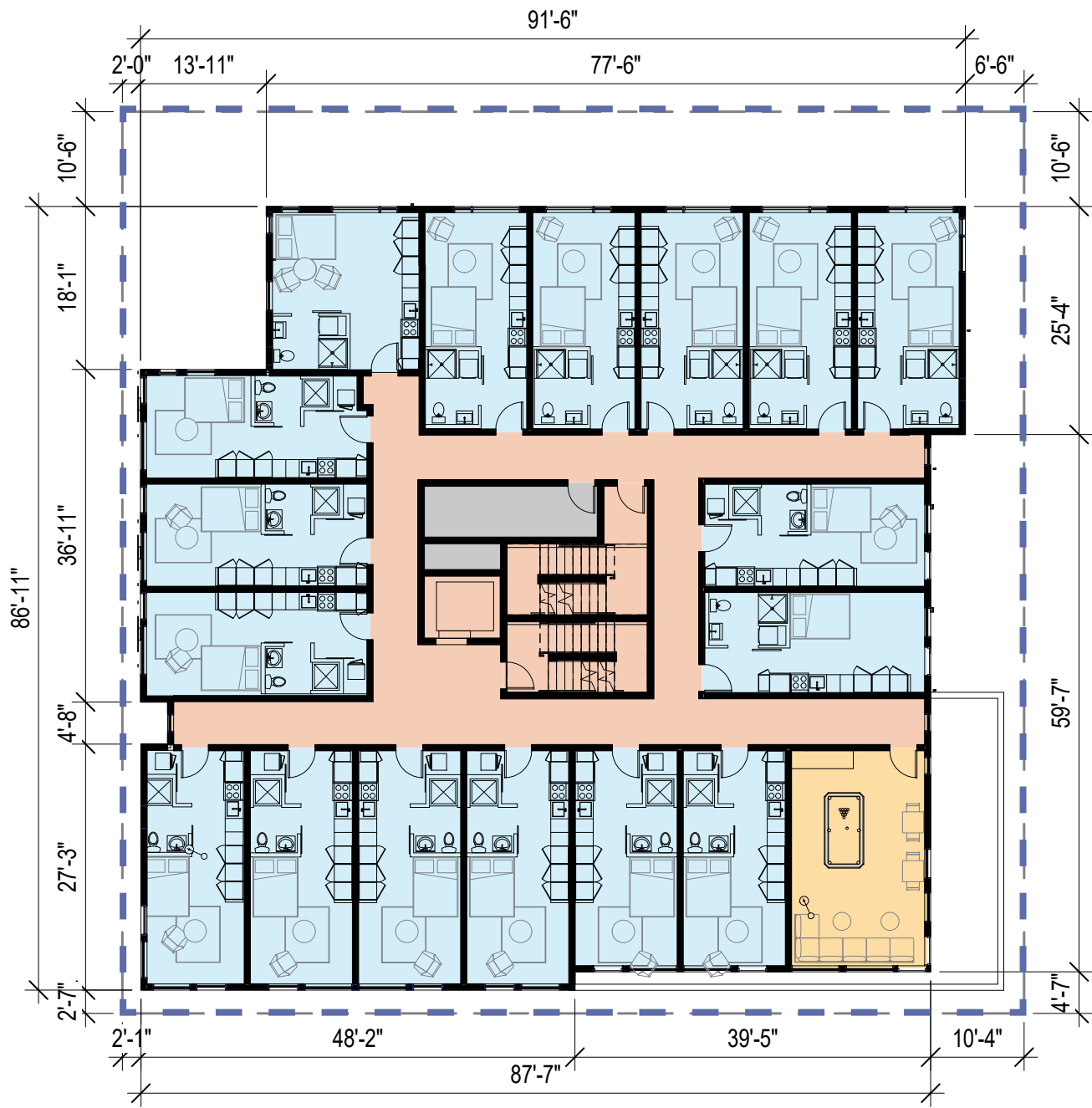




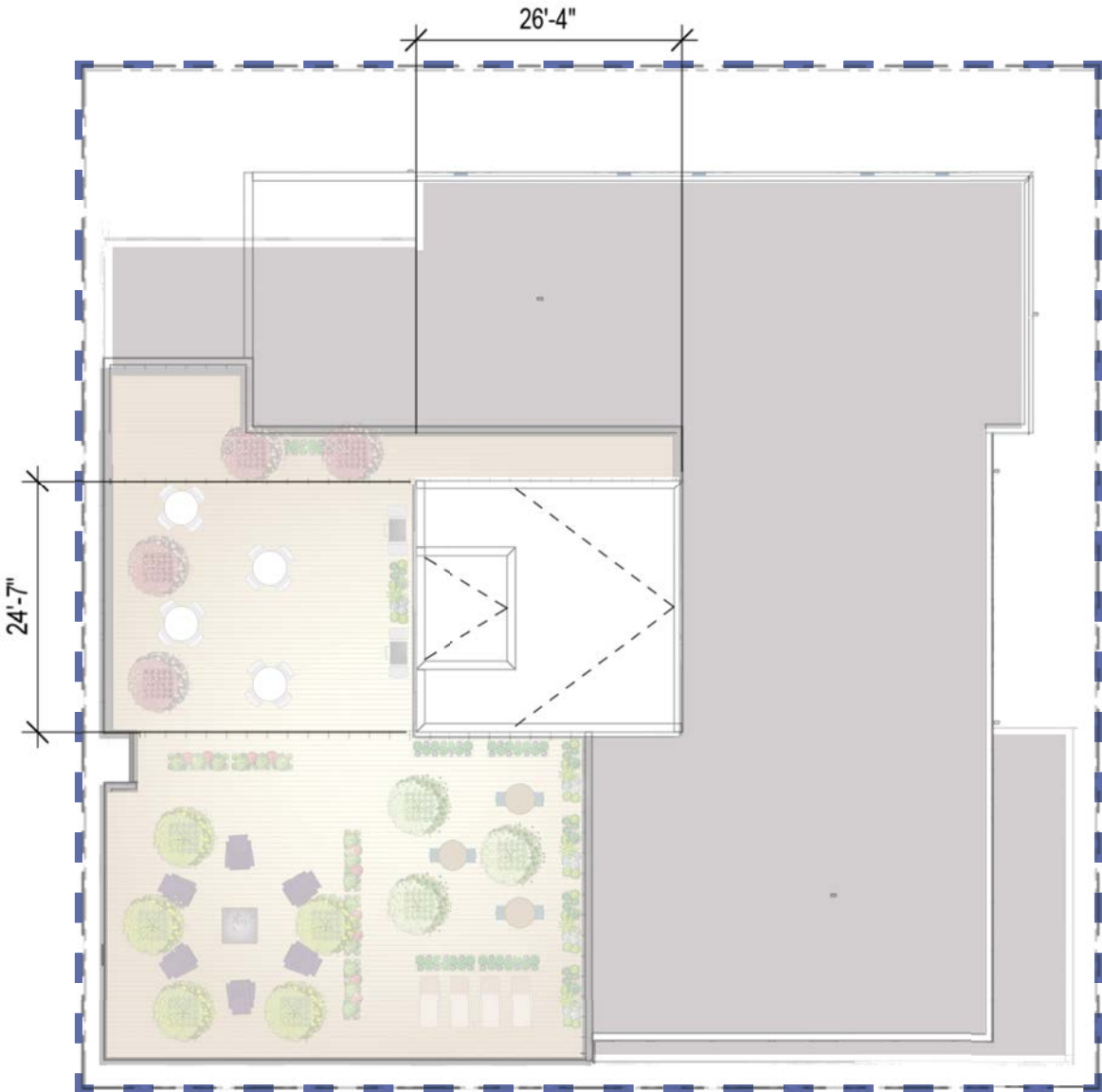
LEGEND

- CIRCULATION
- LOBBY
- OFFICE & AMENITY
- BACK OF HOUSE
- RESIDENTIAL

① LEVEL 2 - 4



① LEVEL 5

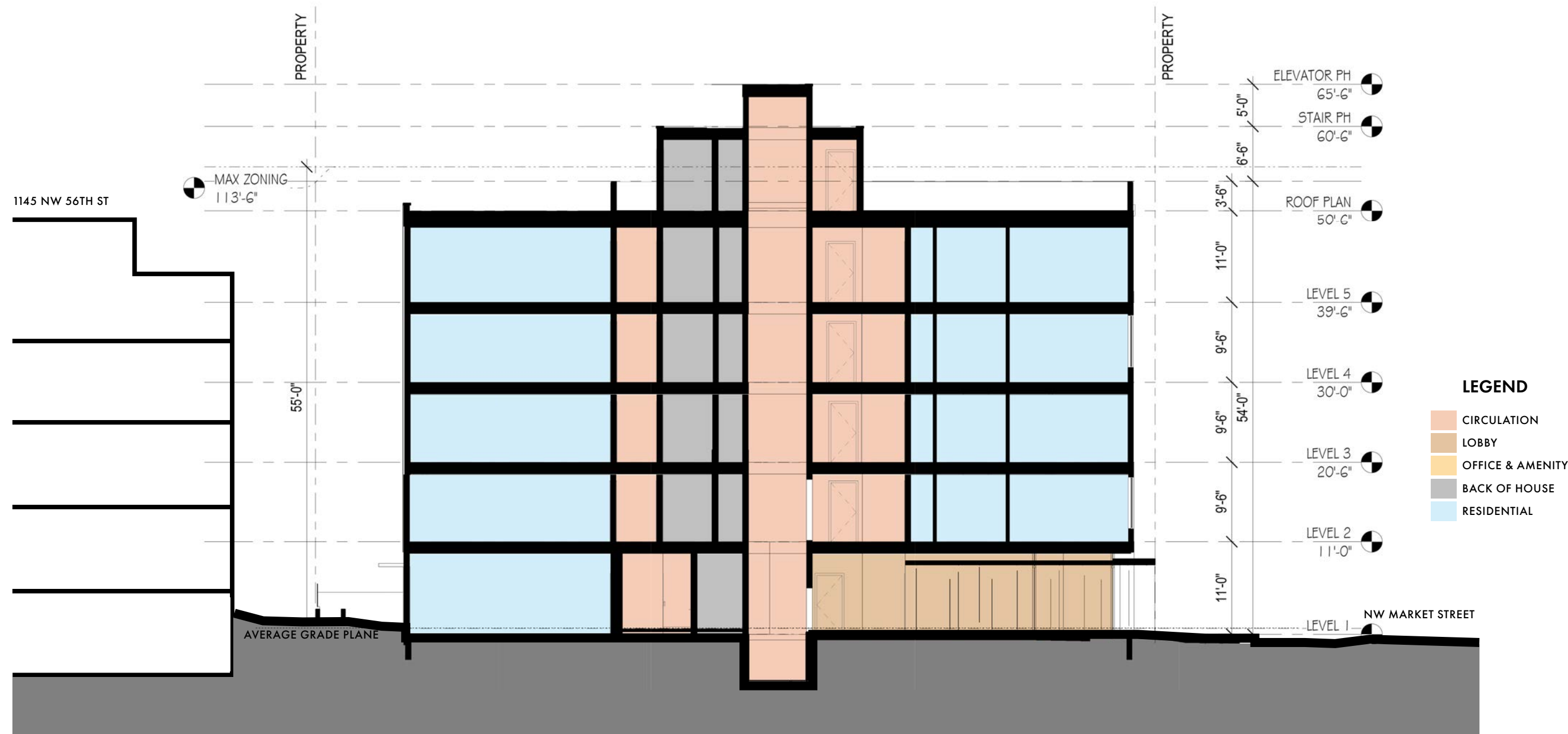


LEGEND

- CIRCULATION
- LOBBY
- OFFICE & AMENITY
- BACK OF HOUSE
- RESIDENTIAL

⌚ ROOF PLAN

⌚ PENTHOUSE



NORTH / SOUTH SECTION



SOUTH ELEVATION (NW MARKET STREET)



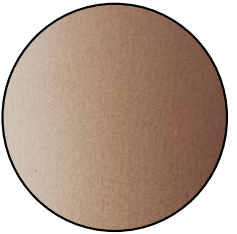
EAST ELEVATION (BALLARD HEALTH CENTER)



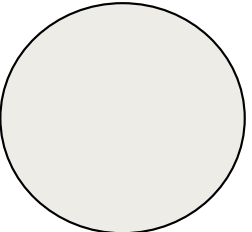
NORTH ELEVATION (RESIDENTIAL)



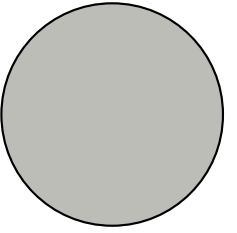
WEST ELEVATION (ALLEY)



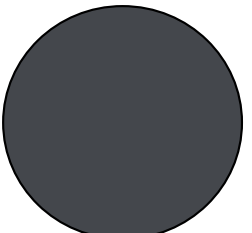
Metal Panel



White Cement Board



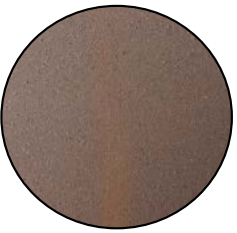
Light Grey Cement Panel



Dark Blue Cement Panel



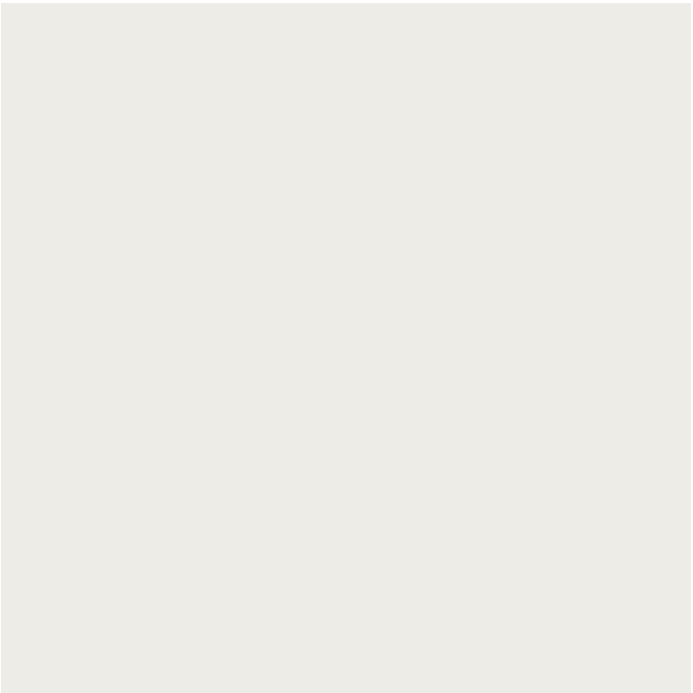
Wood Stain



Corten Panel

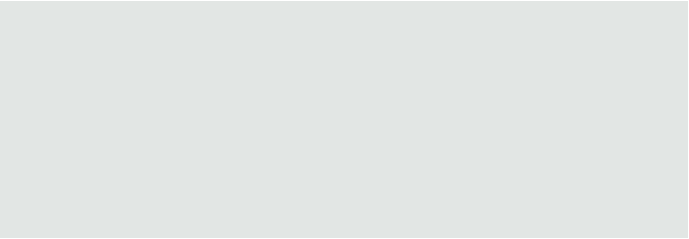


SW7065 - Argos
Cement Board Cladding
Exterior wall material, creates visual grid on South & East facades



SW7005 - Pure White
Cement Board Cladding
Exterior wall base material

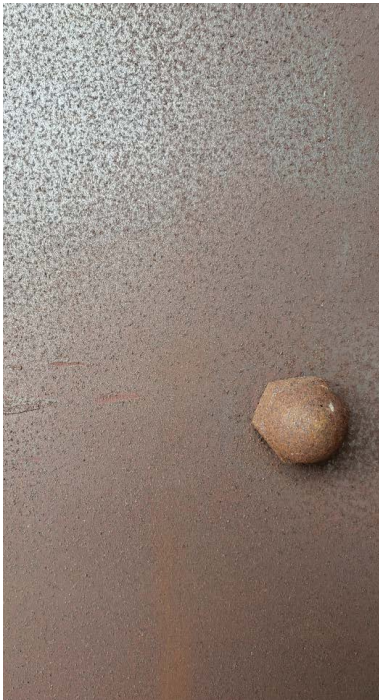
Materials



Metal Panel - Winter White
AEP Span
Unit Entry Canopies



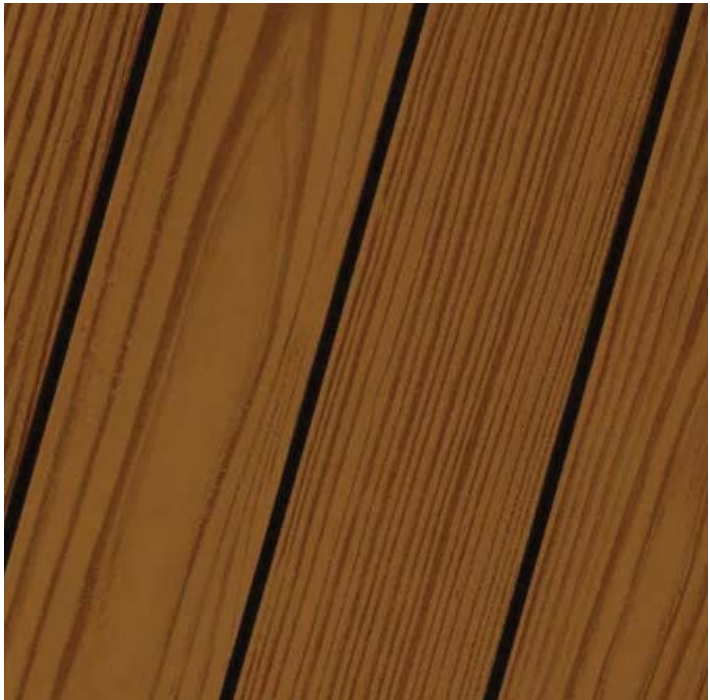
Concrete - Painted White
Unit Entry Planters



Corten Panel
Corten
Entry Planter (on-site photo)



Canopy Frame
SW 7675 - Sealskin
Canopy Frame / Flashing



Wood Stain - Dark Oak 009
PPG Proluxe
1" x 6" Cedar V Bevel Tongue & Groove
Canopies, lobby, accent walls



Wide Batten Metal Panel-Metallic Copper
AEP Span
Exterior wall accent to emphasize simple massing at amenity spaces on level 1, level 5, and on the East facade (physical sample photo)

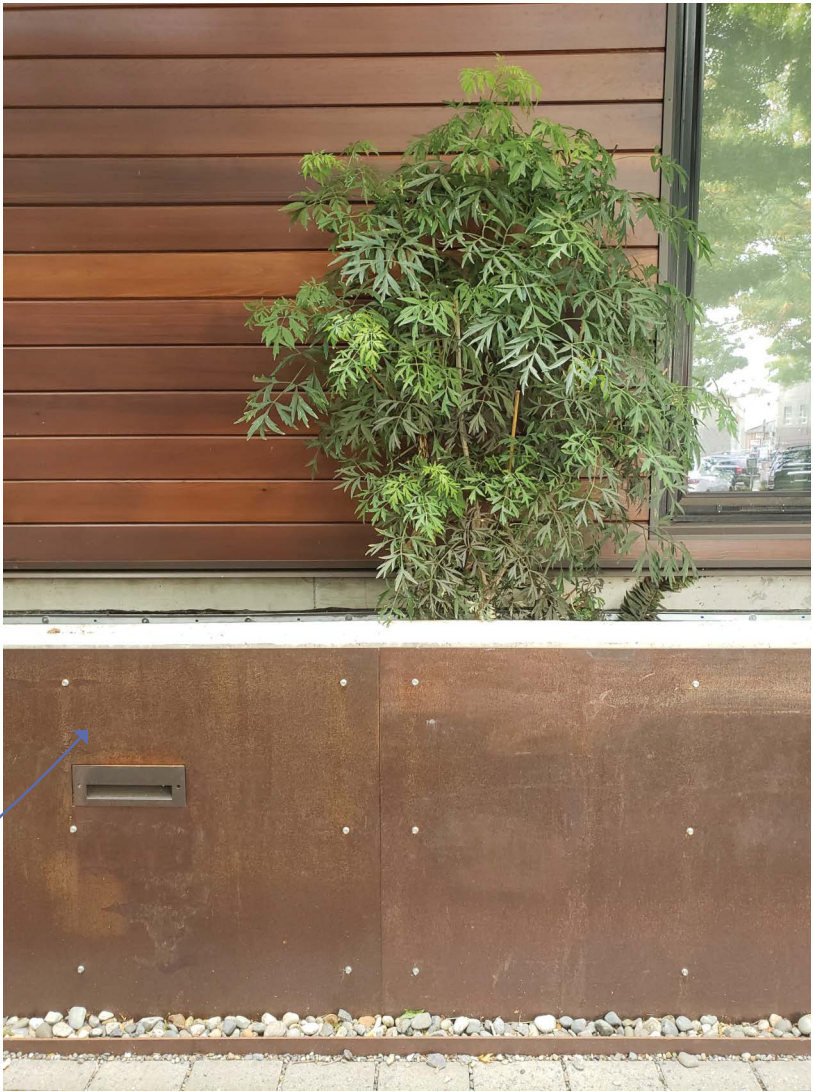


SW7076 - Cyberspace
Cement Board Cladding
Exterior wall accent material, creates visual interest on the South facade, provides color on the North & East

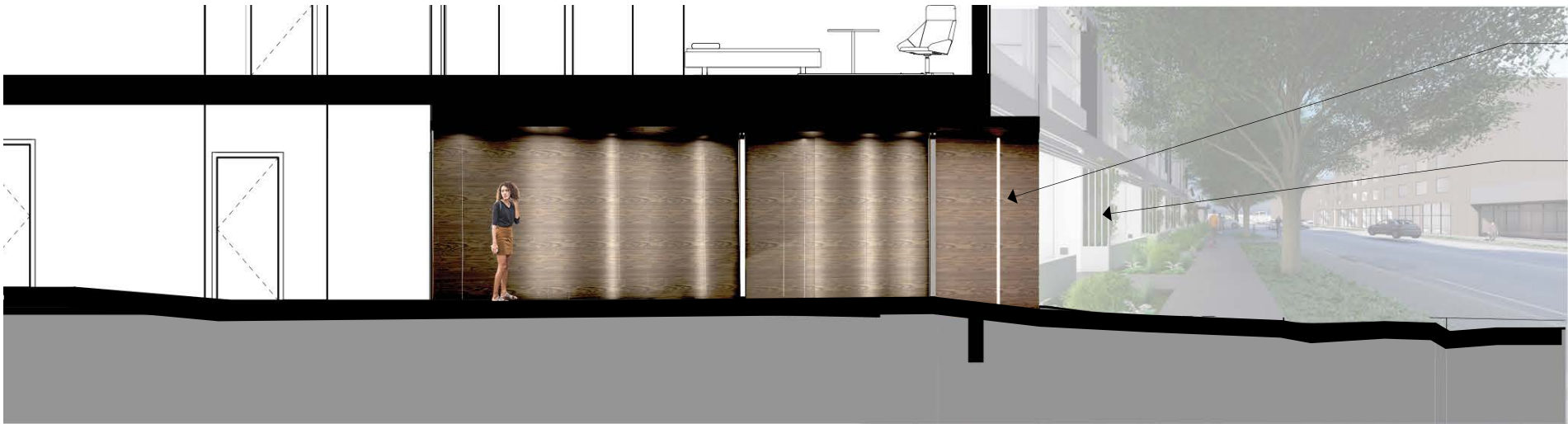
- Grey Cement Board
- White Cement Board
- Dark Blue Cement Board
- Oak Stain over Cedar Panels
- Large Operable Windows
- Corten Planter
- White Concrete Wall & Planter
- White Metal Trellis & Canopy



FACADE DETAILING @ ENTRANCE



CORTEN BIOPLANTER SITE PHOTO
Vega Apartments, a Blueprint project



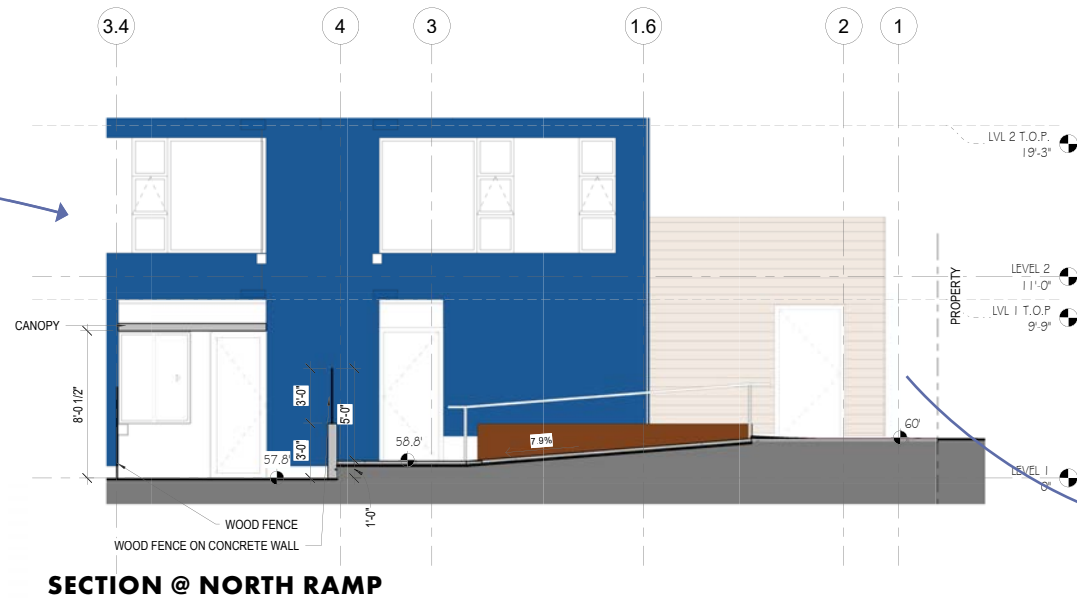
SECTION @ ENTRANCE

- Canopy wraps around the entrance to emphasize sense of arrival and create privacy between the main and unit entries
- The materiality between the main entrance and unit entries varies; the main entrance has a heavy wood aesthetic that establishes prominence. The unit entries take on a lighter white metal aesthetic to create a more subtle entry that aligns with the overall parti diagram of the facade. Landscape trellises add greenery and create further privacy.

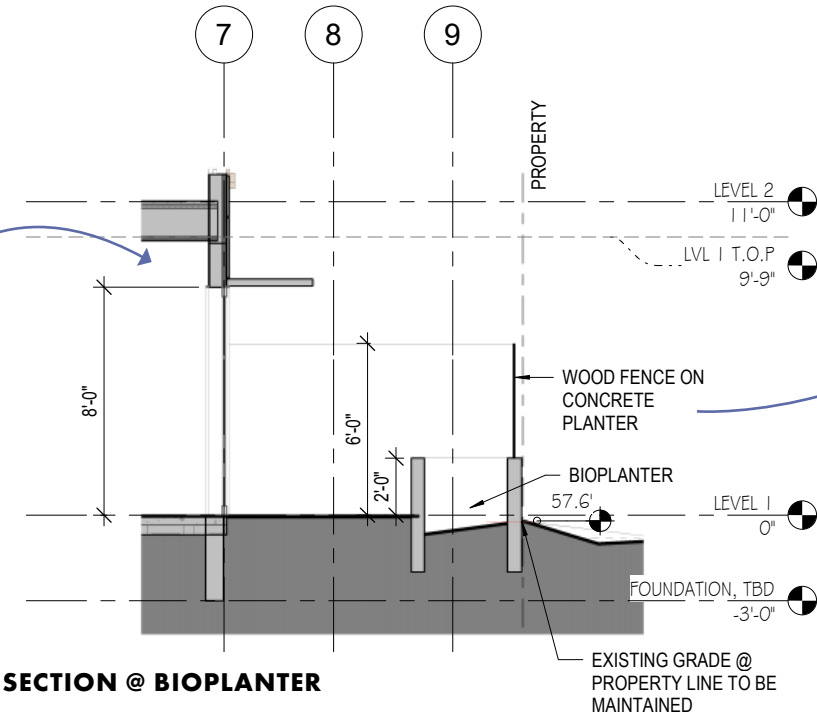


① LANDSCAPE PLAN @ LEVEL 1

LANDSCAPE @ ENTRANCE



SECTION @ NORTH RAMP



SECTION @ BIOPLANTER



NORTH RAMP



PRIVATE YARDS























UNIT ENTRIES ALONG THE STREET



MAIN ENTRANCE



PLANT SCHEDULE *

TREES	BOTANICAL / COMMON NAME	SIZE	NATIVE	CANOPY AREA	QTY	
	Hamamelis x intermedia 'Arnold Promise' / Arnold Promise Witch Hazel	4' Ht. min.	No	No	1	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Aucuba japonica 'Gold Dust' / Gold Dust Aucuba	5 gal	Yes	No	2	
	Bergenia cordifolia 'Winterglut' / Winterglot Bergenia	1 gal	Yes	No	30	
	Calluna vulgaris 'Firefly' / Heather	1 gal	Yes	No	33	
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	Yes	No	54	
	Carex testacea / Orange Sedge	1 gal	Yes	No	26	
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus	20" Ht. min	Yes	No	8	
	Nandina domestica 'Sail Stream' TM / Heavenly Bamboo	2 gal	Yes	No	20	
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	5 gal	Yes	No	5	
	Osmanthus heterophyllus 'Goshiki' / Goshiki Holly	2 gal	Yes	No	6	
	Pieris japonica 'Cavatine' / Lily of the Valley Bush	3 gal	Yes	No	12	
	Sarcococca hookeriana humilis / Dwarf Sweet Box	1 gal	Yes	No	40	
BIORETENTION	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	5 gal	Yes	No	16	
	Cornus sericea 'Kelsey' / Kelsey Dogwood	3 gal	Yes	No	44	
	Juncus effusus / Soft Rush	1 gal	Yes	Yes	115	
	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal	Yes	No	62	
VINES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Clematis armandi 'Snowdrift' / Evergreen Clematis	1 gal	Yes	No	5	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Vinca minor 'Bonnie Blue' / Dwarf Periwinkle	4" pot	Yes	No	24" o.c.	166
	Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle	4" pot	Yes	No	24" o.c.	14
SITE	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	1/8" Drain Rock	N/A				10 sf



BLACK MONDO GRASS



HEAVENLY BAMBOO



HYBRID CRANESBILL



LIME RICKEY CORAL BELLS



AUTUMN MOON MAPLE



PURPLE PIXIE LOROPETALUM



BLOODGOOD JAPANESE MAPLE



BIG BLUE LILYTURF



HAMEIN FOUNTAIN GRASS



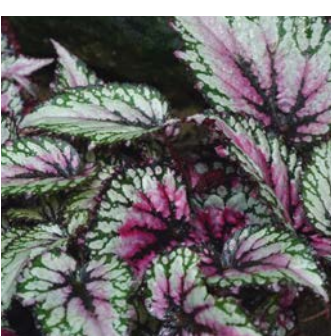
VARIEGATED NEW ZEALAND FLAX



EVERILLO JAPANESE SEDGE



ARNOLD PROMISE WITCH HAZEL



PURPLE BERGONIA



FEATHER REED GRASS

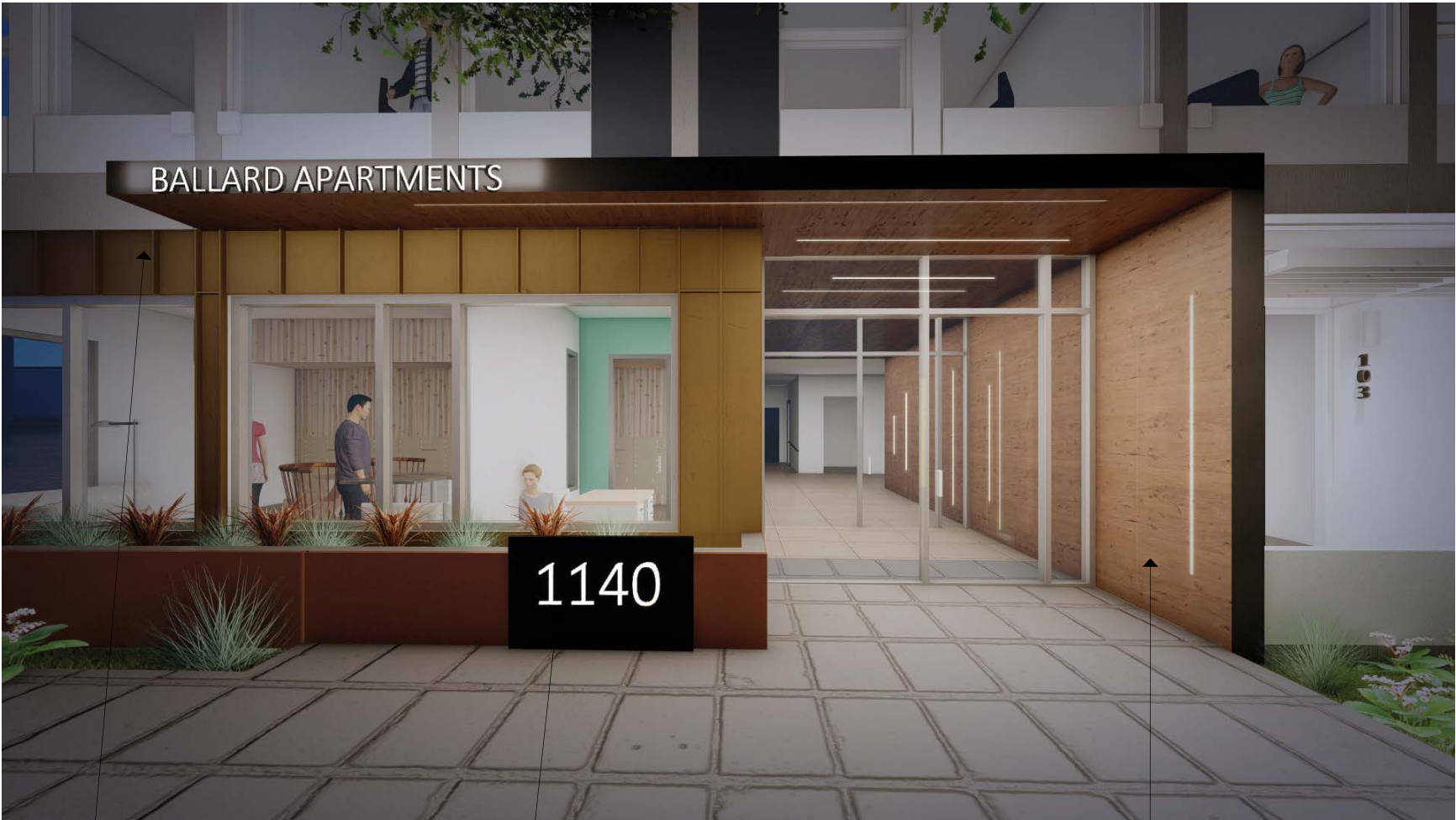


GOLDEN HEATH

① LANDSCAPE PLAN @ ROOF



① **LANDSCAPE PLAN @ ROOF**



LIGHTING @ ENTRY



LASER CUT BACKLIT SIGNAGE
(text style TBD)



BACK LIT, STAND OFF SIGNAGE
(text style TBD)



INTEGRATED WALL & CANOPY LIGHTING

The linear lighting integrated with the wood paneling is carried from the canopy into the vestibule. This creates a focal point for the warm wood material and further emphasizes the entry by leading you into the building. At the canopy, standoff signage with the building's name is backlit. The number is located at the biplanter so that it is visible to both pedestrians and vehicles. A void will be cut out of a metal panel and mounted proud of the biplanter. Lighting will be in the interstitial space so that the number glows at night.

LIGHTING @ ROOF

The lighting at the roof deck takes a softer approach, so that to not disturb adjacent neighbors at night. Landscape lights are placed in the planters and downlights are proposed on the building to accentuate the path of travel.



LIGHTING PLAN @ ROOF



L1 - WALL SCONCE



L2 - LANDSCAPE LIGHTING



L3 - PATH LIGHTING



L4 - BACK LIT SIGNAGE



L5 - RECESSED LIGHTING



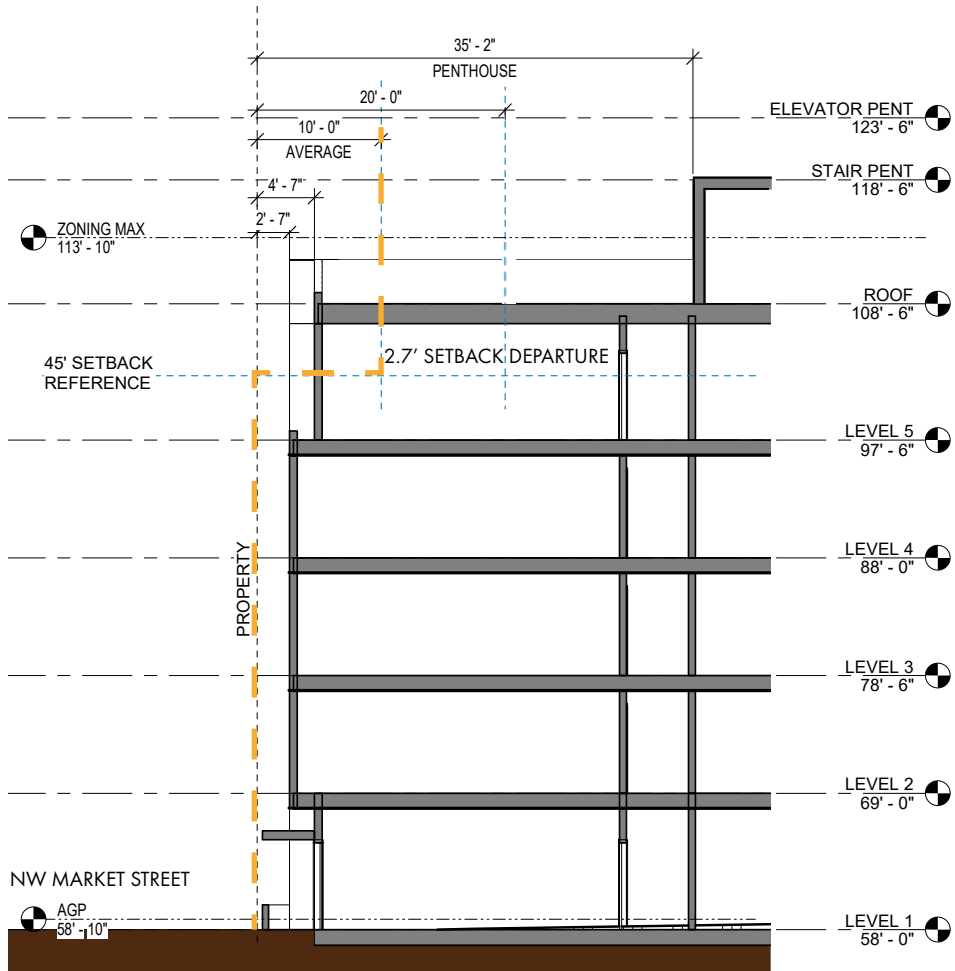
Departure Request Summary

Code
STANDARDS APPLICABLE TO SPECIFIC AREAS
SMC 23.47A.009.F.4.b

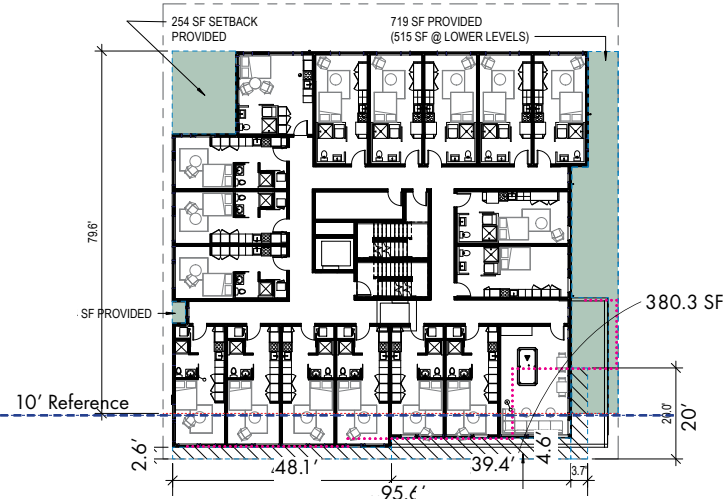
Requirement
A setback with an average depth of 10 feet from all abutting street lot lines is required for portions of a structure above a height of 45 feet. The maximum depth of a setback that can be used for calculating the average setback is 20 feet.

Request
To allow the average upper level street setback above 45' to be 7.3' where 10' is required resulting in a departure of 25.8% and 2.6'

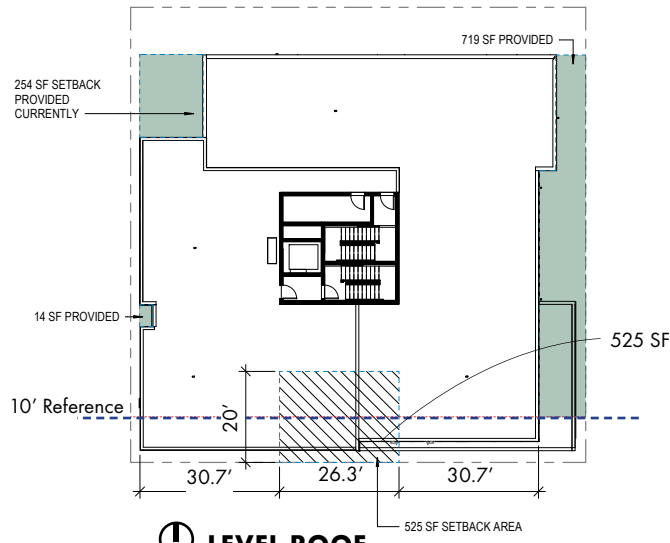
Rationale
The proposed design provides additional setbacks along the north and east facades that respects the neighbors and responds to the site context. The proposed design creates three interesting facades (north, east and south) with cohesive fenestration, modulation and increased light and air for the project as whole. All three facades complement each other to create an overall more cohesive design. If the upper level setbacks are averaged without the 20' max depth limitation on the roof level, the preferred design exceeds the upper level average setback requirement. Penthouse: 26.3 x 35.16' (20' max dimension per code) = 924.88 sf + 380.3 (5th floor) = 1,305.18 (11.11' avg. setback) > 1,175 sf (10' req. setback average. area). The intent of the upper level setback is also met, as the massing provides relief on the upper levels moving east, while maintaining strong and more cohesive overall design. The upper level penthouse is centered in the building lessening impacts on neighbors that can occur when circulation is located near the exterior of a building. City Wide DC2: B.1, C.3 / CS2: C.2, D.1, D.3, D.4 / CS3 - A.1 Ballard Specific DC2: 1.a, 2.a / PL1: C.1, C.3



DEPARTURE REQUEST
PREFERRED



LEVEL 5

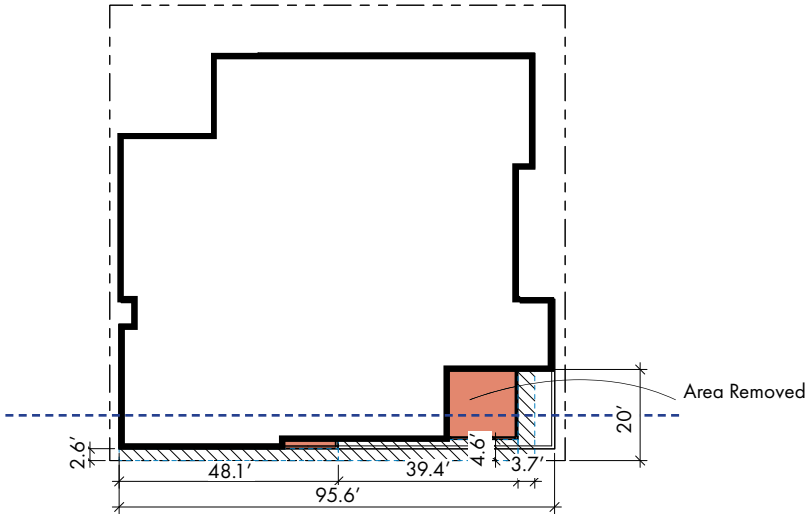


LEVEL ROOF

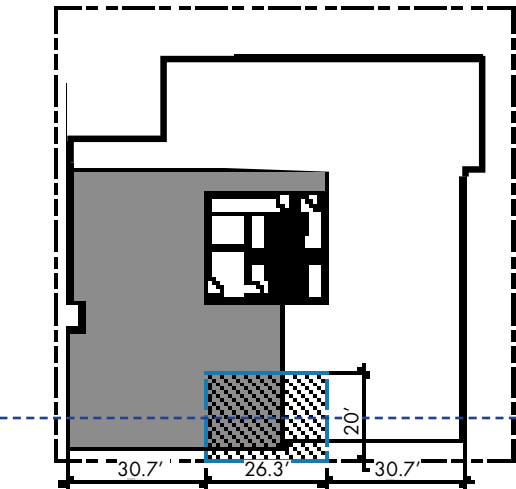


AXONOMETRIC

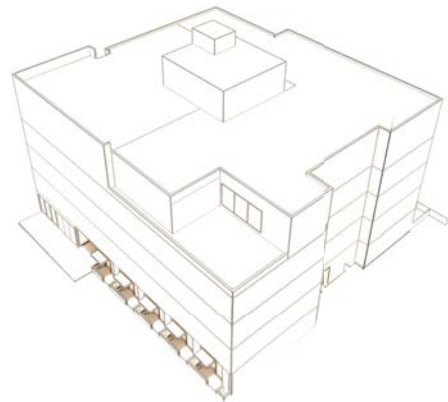
COMPLIANT ALTERNATIVE
SHOULD THE DEPARTURE NOT BE GRANTED



LEVEL 5



LEVEL ROOF



AXONOMETRIC

Departure Request Summary

Proposed Solution

The proposed departure will facilitate the preferred design to better meet the intent of the applicable design guidelines:

1) A more cohesive strong massing strategy which includes a stepped facade to provide visual interest and break down the scale of the facade as it moves from the commercial zone to the West over to the residential zone to the East.

City Wide Seattle Design Guidelines:
DC2 Architectural Concept
B.1 Architectural and Façade Composition - Façade Composition
C.3 Secondary Architectural Features - Fit With Neighboring Buildings

2) Simple massing transitions that allow cohesive material changes by aligning the level 5 SE corner with the adjacent center carveout that faces East. Interior amenity space now located in prime view location and maximizes views for residents.

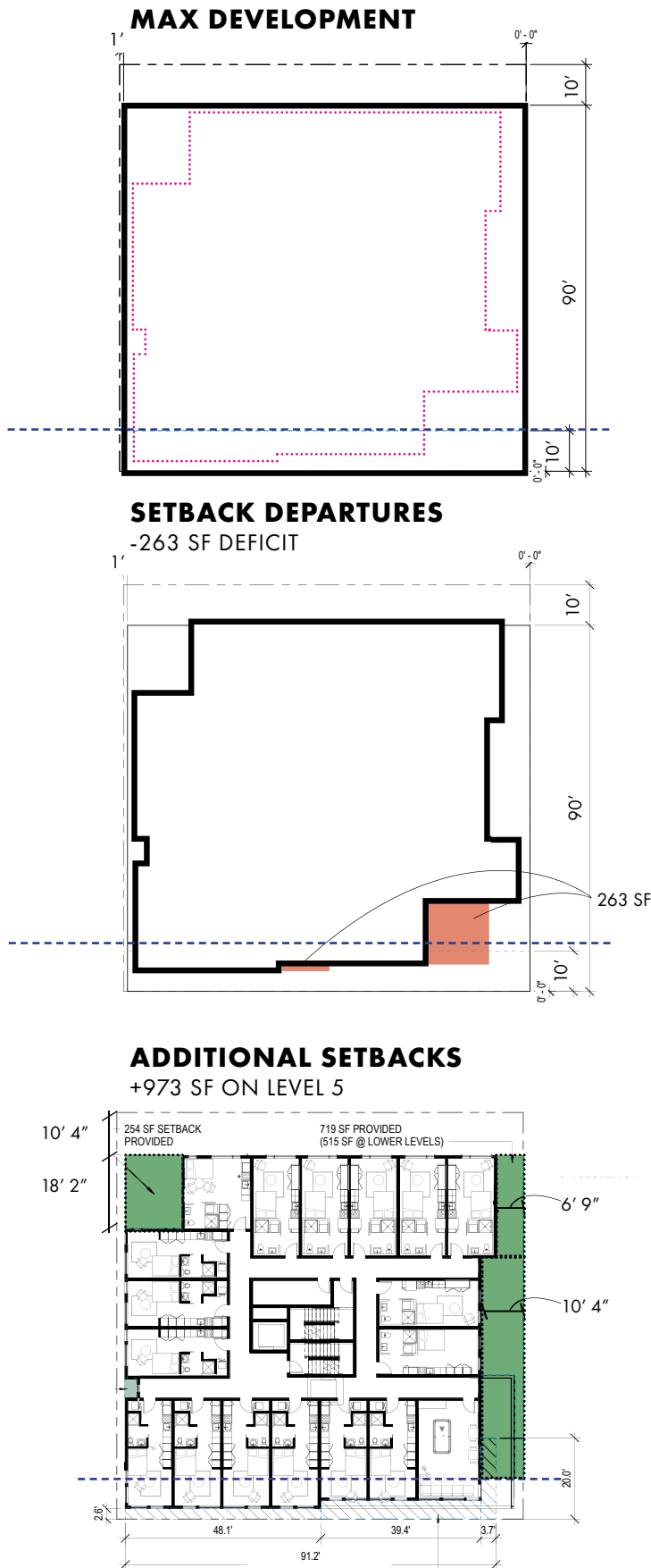
City Wide Seattle Design Guidelines:
DC2 Architectural Concept
1.a Massing - Reducing Perceive Mass
2.a Architectural and Façade Composition - Continuity
Ballard Specific Guidelines:
PL1 Outdoor Uses and Activities (C.1, C.3)

3) Pushing the building South allows for the NW corner to pull back an additional setback from the smaller scale residential zone to the North.

City Wide Seattle Design Guidelines
CS2 Urban Pattern and Form
C.2 Relationship to the Block - Mid-Block Sites
D.1 Height Bulk and Scale - Existing Development and Zoning,
D.3 Height Bulk and Scale - Zone Transitions
D.4 Height Bulk and Scale - Massing Choices
CS3 Architectural Context and Character
A.1 Fitting Old and New Together

4) Additional setbacks are provided along the Eastern property line to further pull back from the existing residential scaled business.

City Wide Seattle Design Guidelines
CS2 Urban Pattern and Form
C.2 Relationship to the Block - Mid-Block Sites
D.1 Height, Bulk, and Scale - Existing Development and Zoning,
D.4 Height, Bulk, and Scale - Massing Choices
CS3 Architectural Context and Character
A.1 Fitting Old and New Together





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