

1145 NW Market St.

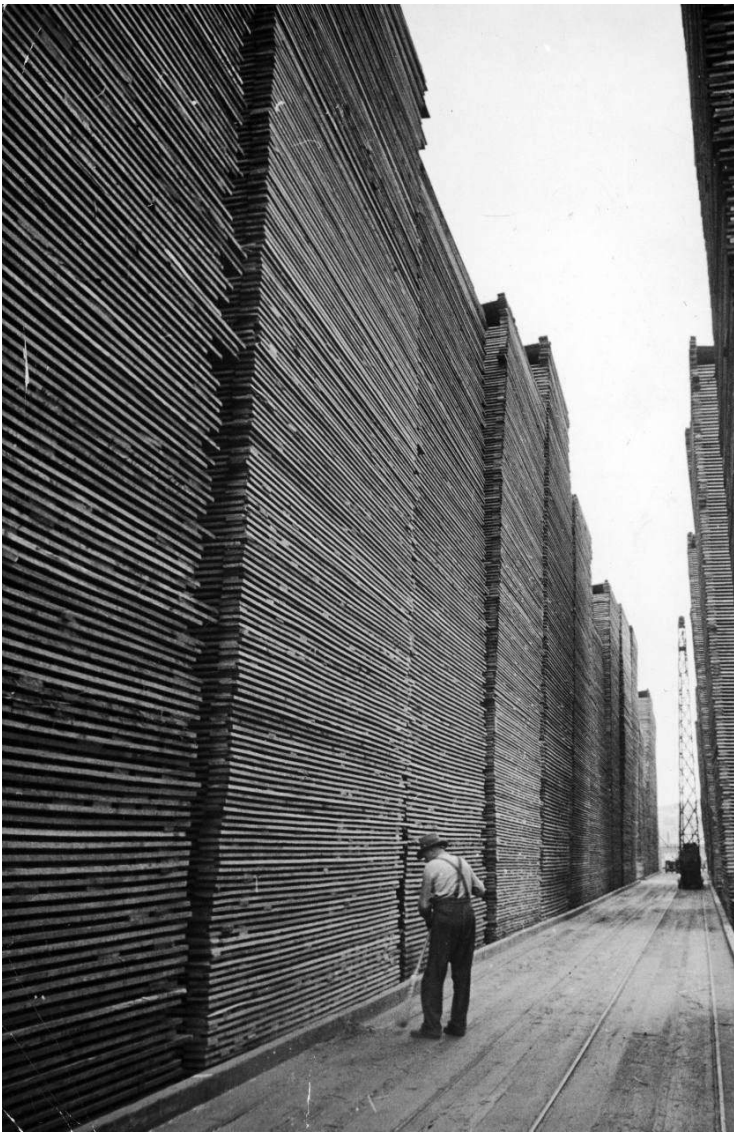
Design Recommendation —
June 21, 2021

Address —
1145 NW Market St.
Seattle, WA 98107

Project Number —
3036716

Applicant Team —
Developer: J. Selig Real Estate LLC
Architect / Landscape Architect: Mithun

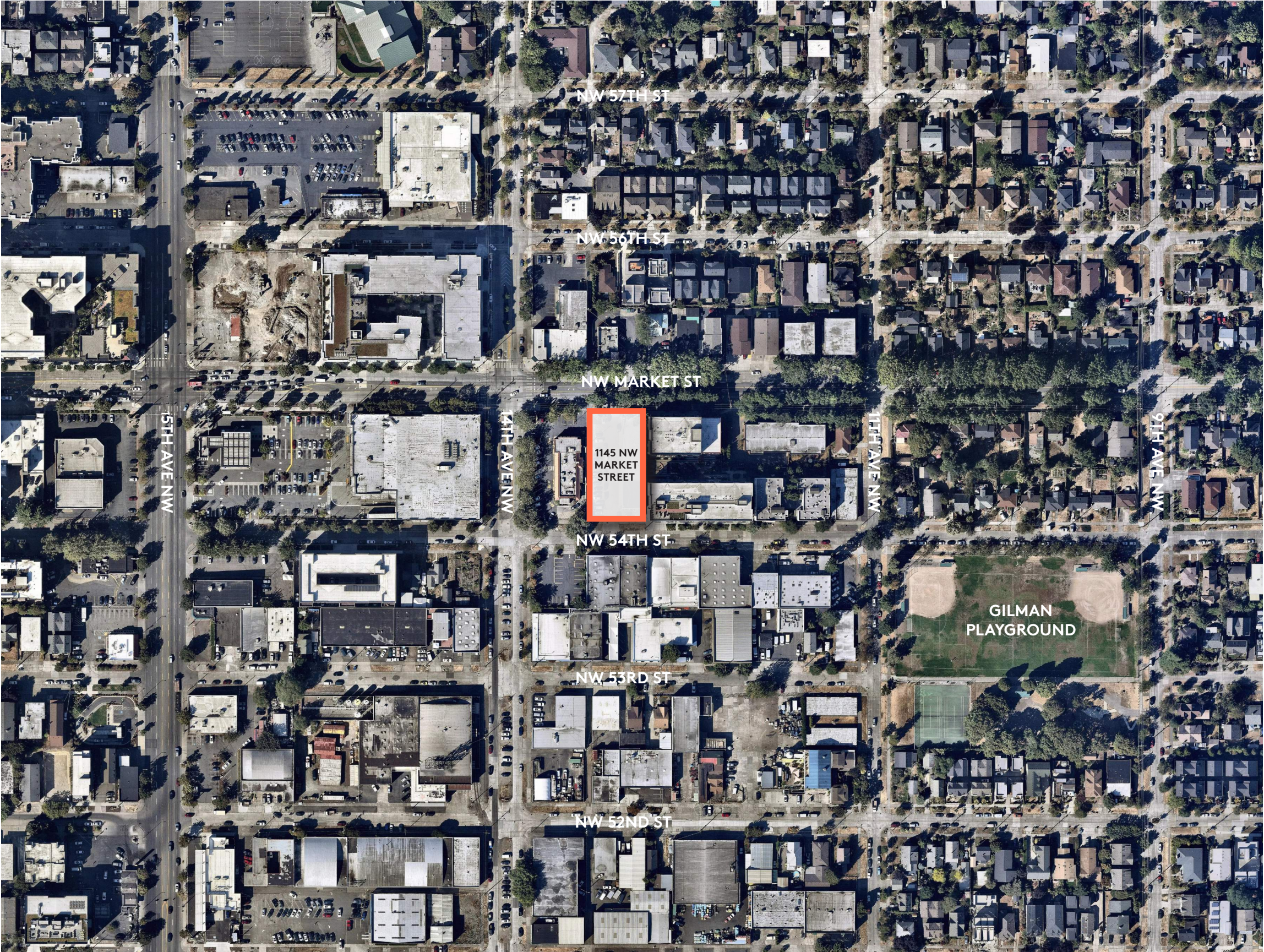
CONTENTS



Project Information	03
Urban Analysis and Zoning	04
Architectural Concept	22
Early Design Guidance Review	23
Early Design Guidance Response	27
Renderings	42
Floor Plans	51
Materials	58
Elevations	68
Sections	72
Contextual Street Views	76
Site Design Concept	77
Site Materials and Planting - Street Level	78
Site Materials and Planting - Roof Level	83
Lighting	86
Signage	87
Departure Summary	89

This site is part of an emerging, vibrant urban village located in the heart of Ballard, with superior access to shopping, dining, transit, and other neighborhood amenities.

PROJECT INFORMATION



Address:
1145 NW Market St.
Seattle, WA 98107

Developer:
J. Selig Real Estate LLC

Architect / Landscape Architect / Interior Design:
Mithun

Number of Residential Units:
122

Commercial Square Footage:
2264 sf

Number and Location of Parking Stalls:
73 Below Grade Stalls

Project Description:
This new multi-family project is located within one block of the proposed new Ballard light rail stop and at the heart of the evolving East Ballard neighborhood. The project will provide 122 residential units, a mix of 1 and 2 bedroom apartments. With unique street frontages on both NW Market Street and 54th Street, the project will provide a vibrant retail experience on Market Street and pedestrian oriented two-story apartments along NW 54th Street. The applicant seeks to create a contemporary and highly attractive project that is inspired by modern Nordic design, drawing on Ballard’s Scandinavian roots to create a beautiful new multi-family home in the heart of the Ballard urban village.

Urban Analysis—

URBAN ANALYSIS - AERIAL VIEW OF SITE AND BALLARD NEIGHBORHOOD



URBAN ANALYSIS - AERIAL VIEW OF SITE

6



Aerial View Looking Southeast



Aerial View Looking Northwest

URBAN ANALYSIS - *EXISTING SITE CONDITIONS*



Location:

The site is bounded by NW Market Street on the north, by NW 54th Street on the south, by an alley on the west, and by a shared interior lot line on the east.

Parcel Size:

20,000 SF (0.459 Acres)(Parcel Number: 276830-0125)

Legal Description:

LOT 3, 4, 21, AND 22, BLOCK 133, MAP OF GILMAN
PARK, ACCORDING TO THE PLAT THEREOF, RECORDED
IN VOLUME 3 OF PLATS, PAGES 40 AND 41, RECORDS
OF KING COUNTY, STATE OF WASHINGTON

Existing Uses and Structures:

An existing 1 story Firestone service garage of approximately 6,880 SF currently occupies the site.

Topography:

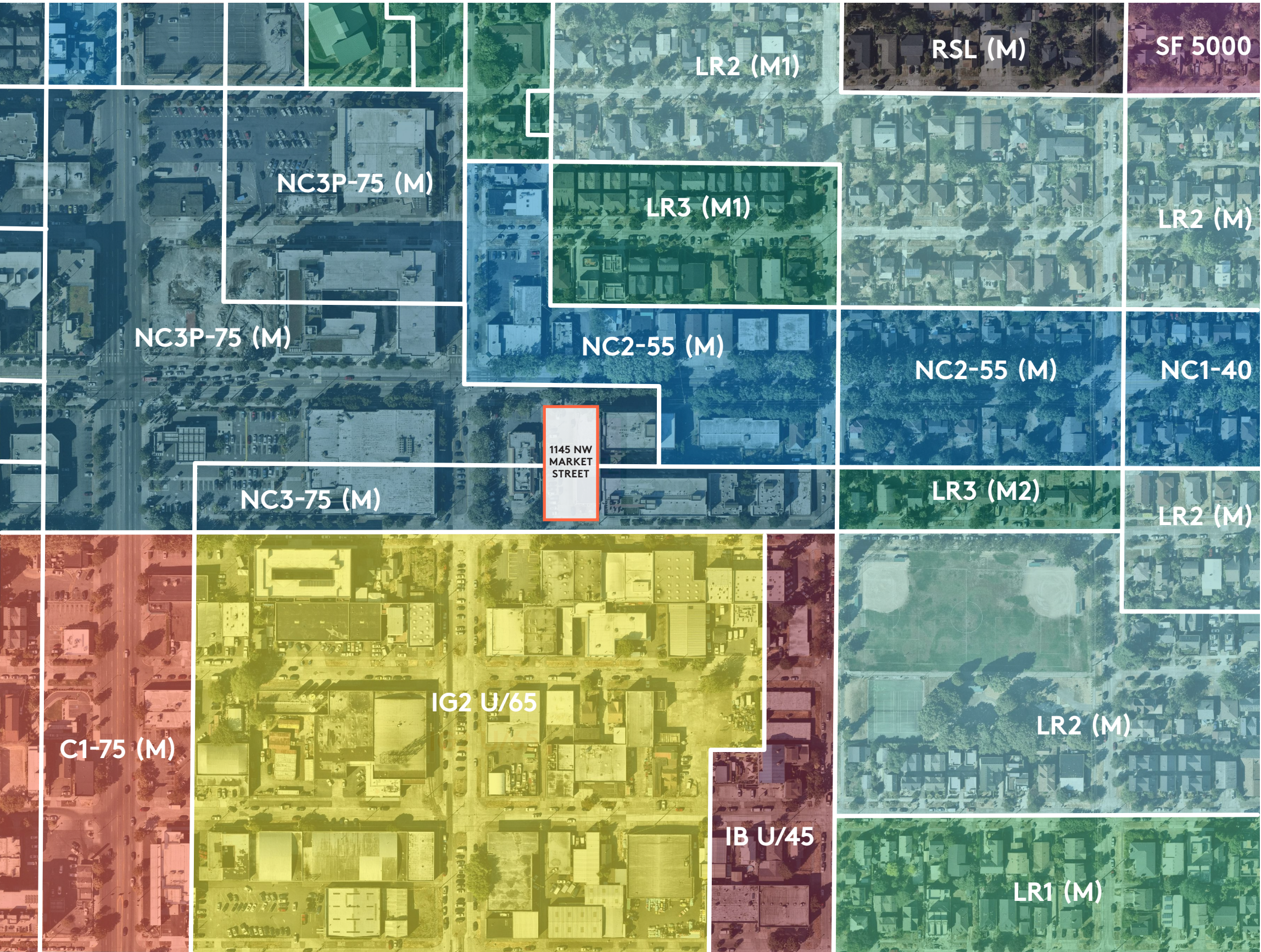
Sloping gently down north-to-south from the northwest corner to the southeast. Approximately 6.42 FT elevation difference over 223 FT.

Existing Trees:

There are no existing trees on the site.



URBAN ANALYSIS - ZONING



Address: 1145 NW Market St.
Seattle, WA 98107

Site Zone: NC3P-75 (M), NC3-75 (M)

Adjacent Zones: South: IG2 U/65
East: NC2-55(M2) LR3(M2)
North: NC2-55(M)
West: NC3P-75(M)



URBAN ANALYSIS - *TRANSITION IN USE / CHARACTER*



Commercial and Mixed Use ●

This zone is characterized by mixed use buildings, with additional retail and housing intermixed. Several datums are relevant to the 1145 Market design including 1st floor retail and building heights between 5-7 stories.



Low-Rise Residential ●

This zone includes single family houses with parks, a school, and small multi-unit housing intermixed. The majority of these buildings are 1-3 stories in height and include a generous pedestrian experience at the street.



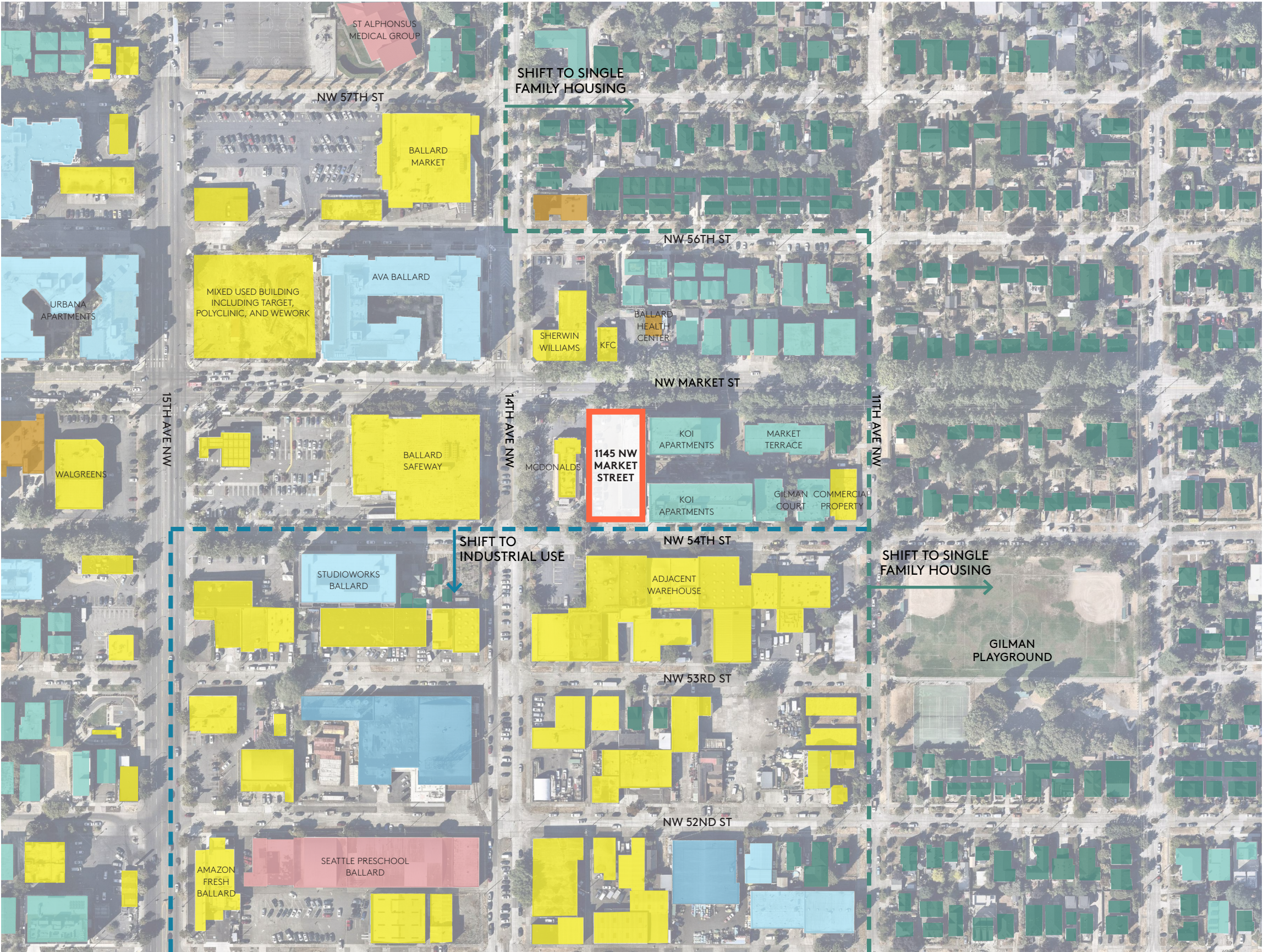
Industrial and Transitional Commercial Uses ●

The industrial/commercial use area consists of warehouses, supply buildings, and commercial spaces that includes an emerging brewery district. Building heights are primarily between 1 and 3 stories with little landscaping incorporated at grade.



URBAN ANALYSIS - SURROUNDING USES (EXISTING)

10

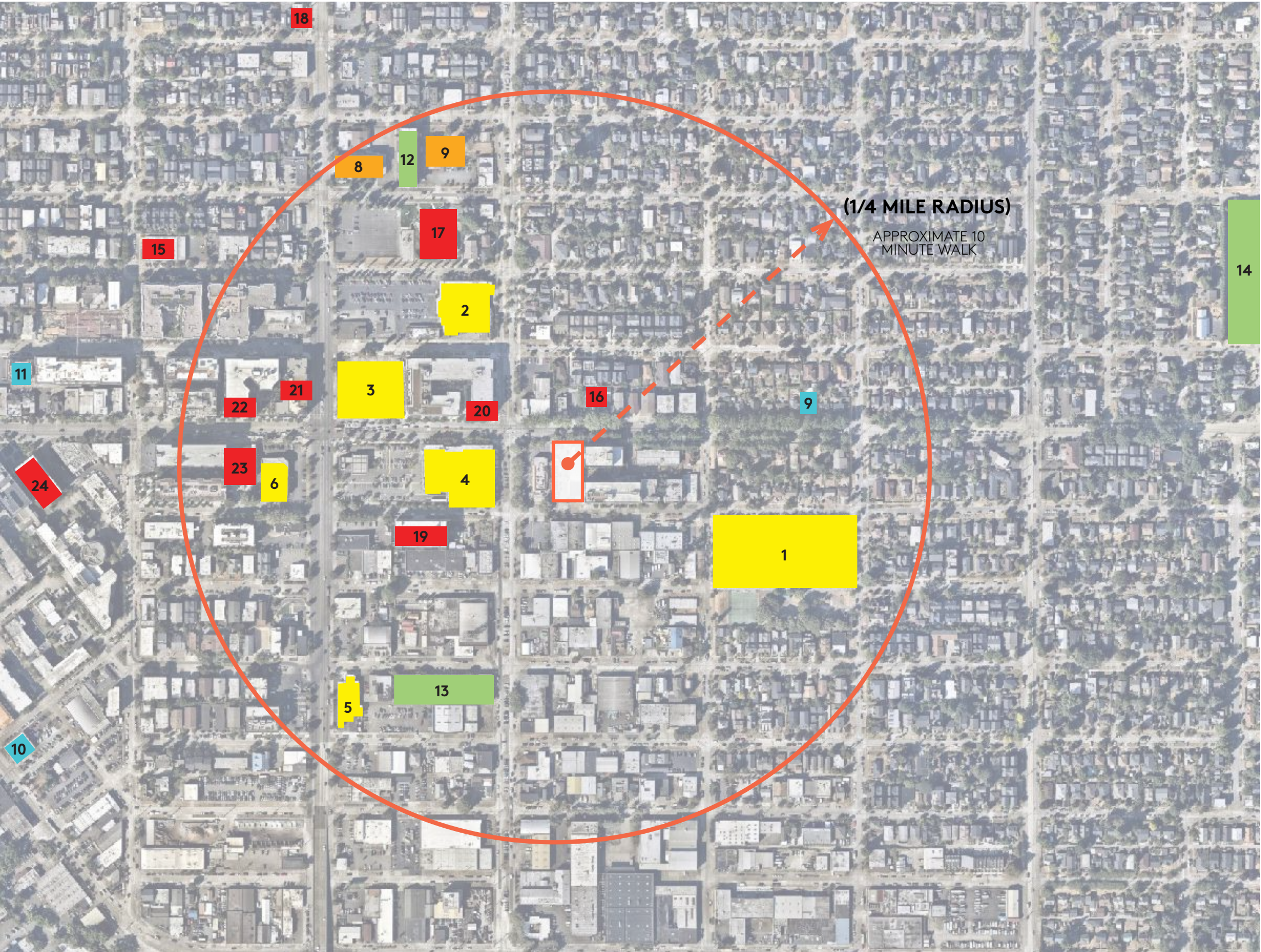


LEGEND

- PROJECT SITE
- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- EDUCATIONAL
- COMMUNITY FACILITIES
- MANUFACTURING
- RELIGIOUS
- STREETCAR STATION



URBAN ANALYSIS - COMMUNITY RESOURCES



Amenities

- 1 - Gilman Playground
- 2 - Ballard Market
- 3 - Target, WeWork, Polyclinic
- 4 - Ballard Safeway
- 5 - Amazon Fresh Ballard
- 6 - Walgreens
- 7 - Trailbend Taproom

Religious

- 8 - St. Alphonsus Church
- 9 - St. Alphonsus Covenant

Resources

- 9 - Apex Community Employment
- 10 - Ballard Food Bank
- 11 - Fedex Office Print

Schools

- 12 - St. Alphonsus School
- 13 - Seattle PreSchool - Ballard
- 14 - West Woodland Elementary

Services

- 15 - United States Postal Service
- 16 - Ballard Health Center
- 17 - St. Alphosus Medical Group
- 18 - The Family Pet Veterinary Hospital
- 19 - Seattle Digestive Health Clinic
- 20 - Ballard Orthodontics
- 21 - Bartell Drugs Pharmacy
- 22 - Happy Teeth Family Dentristry
- 23 - Seattle Fire Station 18
- 24 - Tallman Medical Office Building

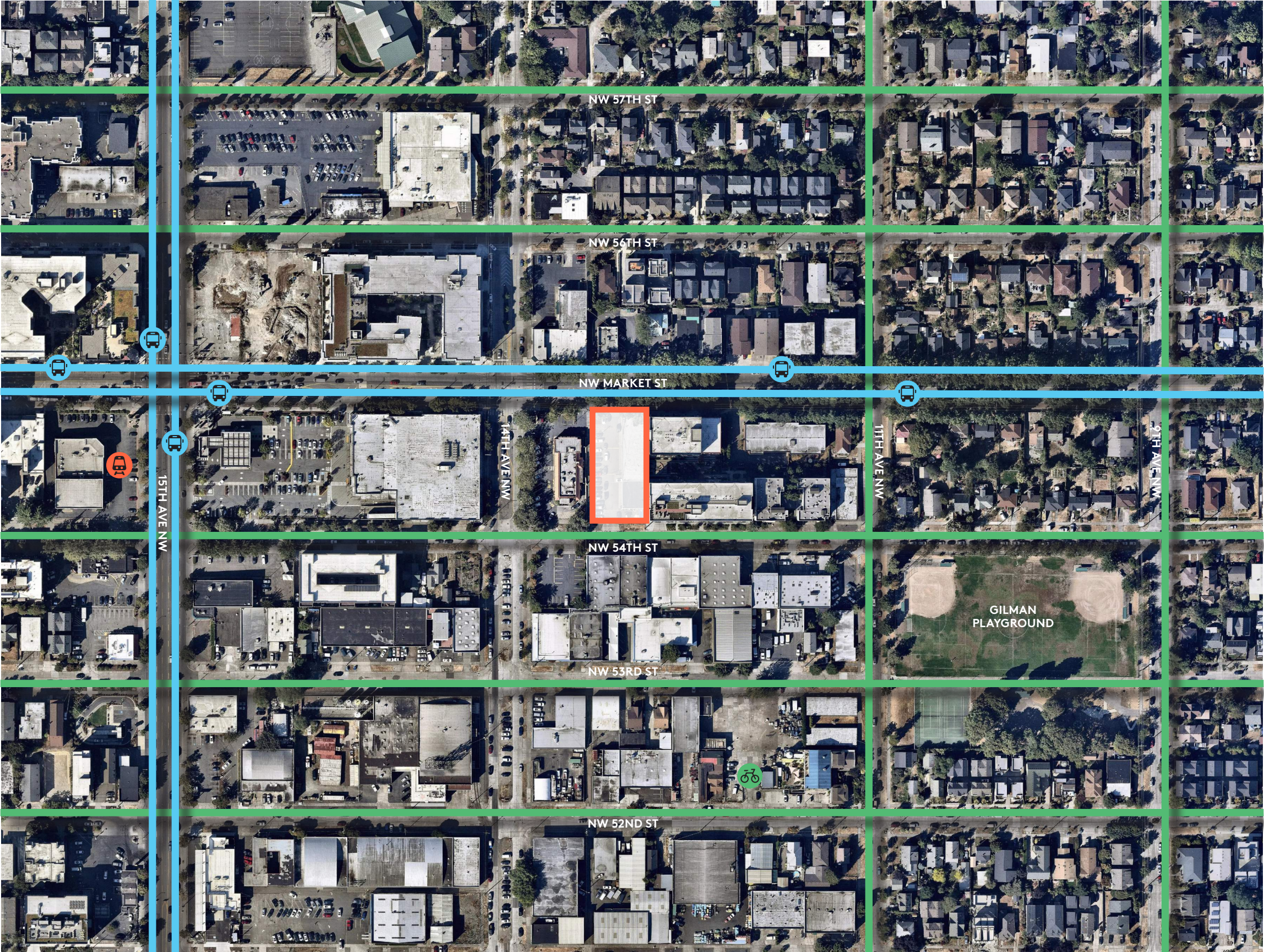
LEGEND

- PROJECT SITE
- AMENITIES
- RELIGIOUS
- RESOURCES
- SCHOOLS
- SERVICES



URBAN ANALYSIS - TRANSPORTATION ACCESS

12



LEGEND

- PROJECT SITE
- BUS ROUTE
- BIKE SHOP
- BUS STOP
- BIKE FRIENDLY ROAD
- PROPOSED BALLARD LIGHT RAIL (ETA 2035)

NOTE:

NO MINIMUM PARKING REQUIREMENT AS PROJECT SITE IS WITHIN THE BALLARD URBAN VILLAGE AND A FREQUENT TRANSIT SERVICE AREA, AS CAN BE SEEN ON THE SDCl (SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS) "FREQUENT TRANSIT MAP"

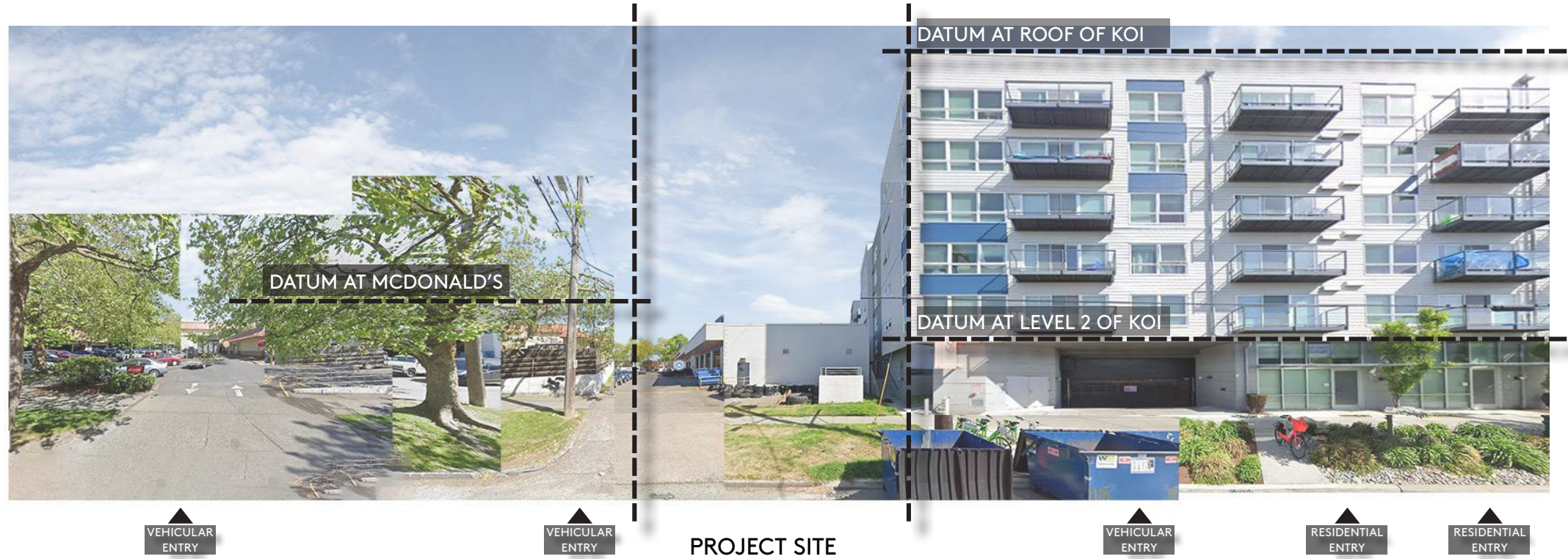


URBAN ANALYSIS - *STREETSCAPE*

01 ELEVATION - LOOKING SOUTH FROM MARKET STREET



02 ELEVATION - LOOKING NORTH FROM 54TH STREET



URBAN ANALYSIS - *STREETSCAPE*

03 ELEVATION - LOOKING WEST



04 ELEVATION - LOOKING WEST (BLOCK EDGE)



URBAN ANALYSIS - SITE PHOTOS



URBAN ANALYSIS - BALLARD NEIGHBORHOOD CHARACTER

16



1. NORDIC MUSEUM



2. 14TH AVENUE BOAT LAUNCH



3. BALLARD INN



4. BALLARD STREET FRONTAGE



5. BALLARD RETAIL MURAL



6. ODIN STREET LEVEL



7. BALLARD MARKET



8. BALLARD LIBRARY



9. TRAILBEND TAPROOM



10. BALLARD LOCKS



URBAN ANALYSIS - BALLARD INDUSTRIAL AND SINGLE-FAMILY CHARACTER



1. TOWNHOMES



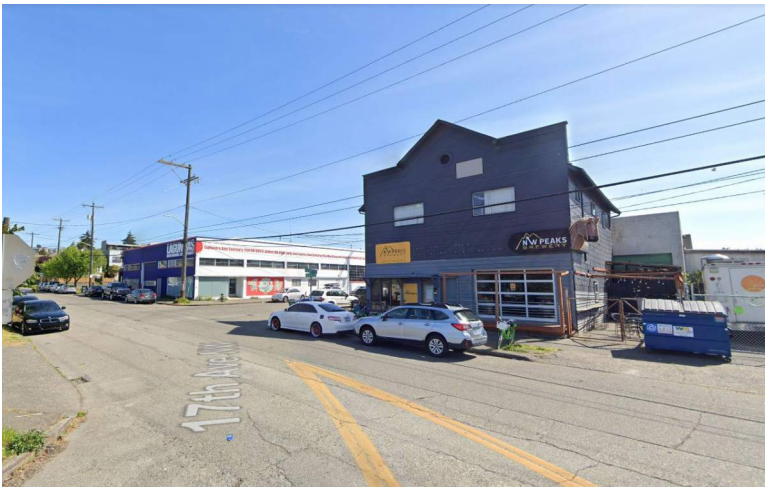
2. BREWERY



3. INDUSTRIAL BUILDING



4. DOCKSIDE



5. BREWERIES



6. TOWNHOMES



7. SEATTLE MARITIME ACADEMY



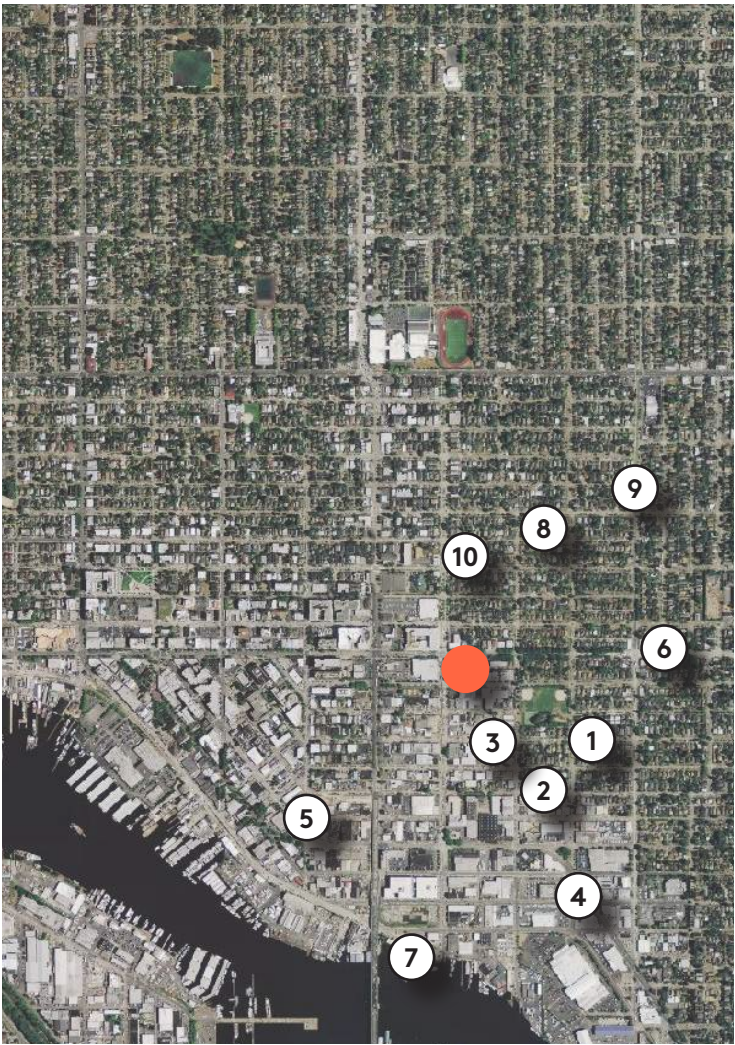
8. SINGLE FAMILY HOMES



9. SINGLE FAMILY HOMES

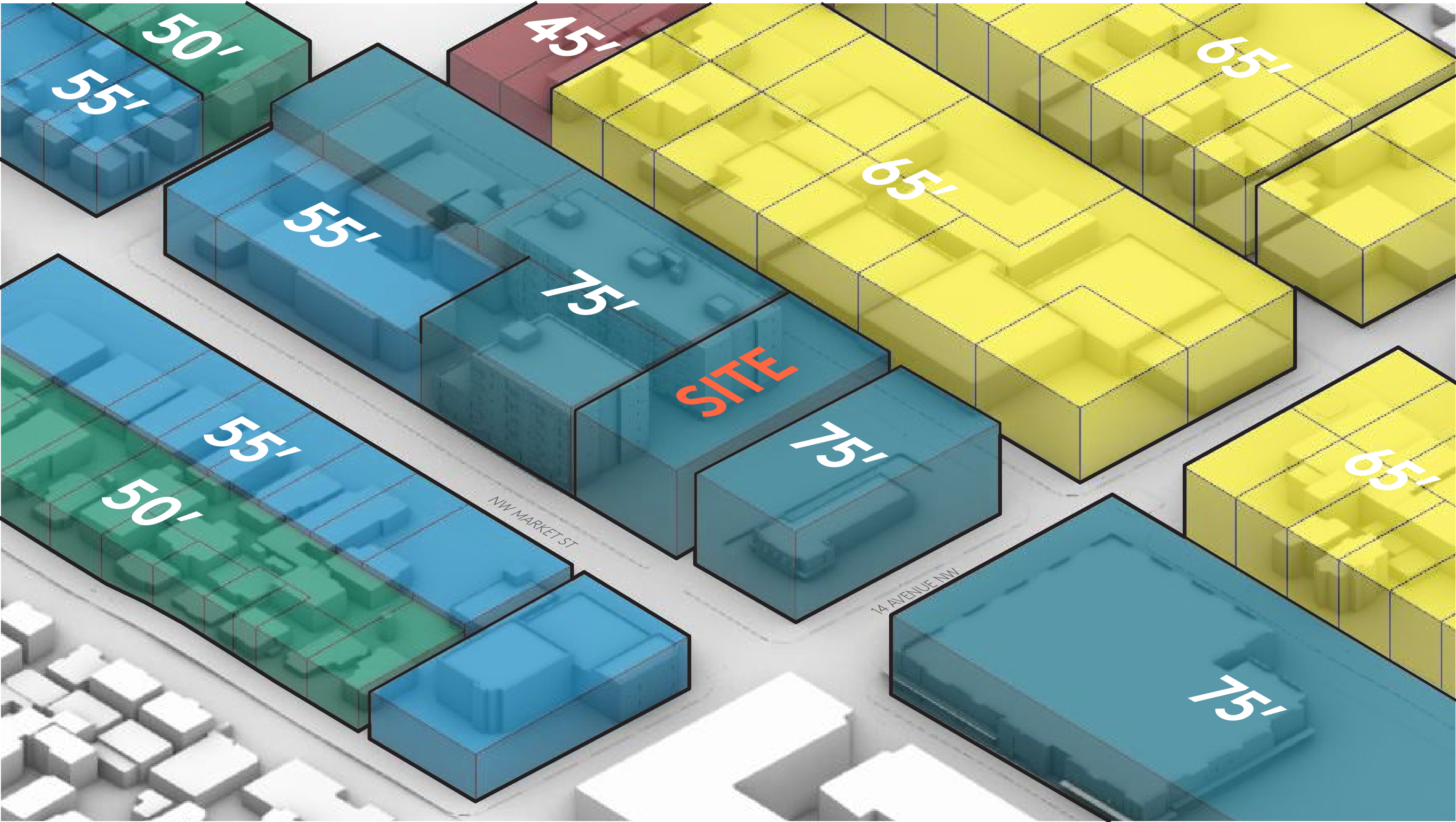


10. LOW-RISE RESIDENTIAL

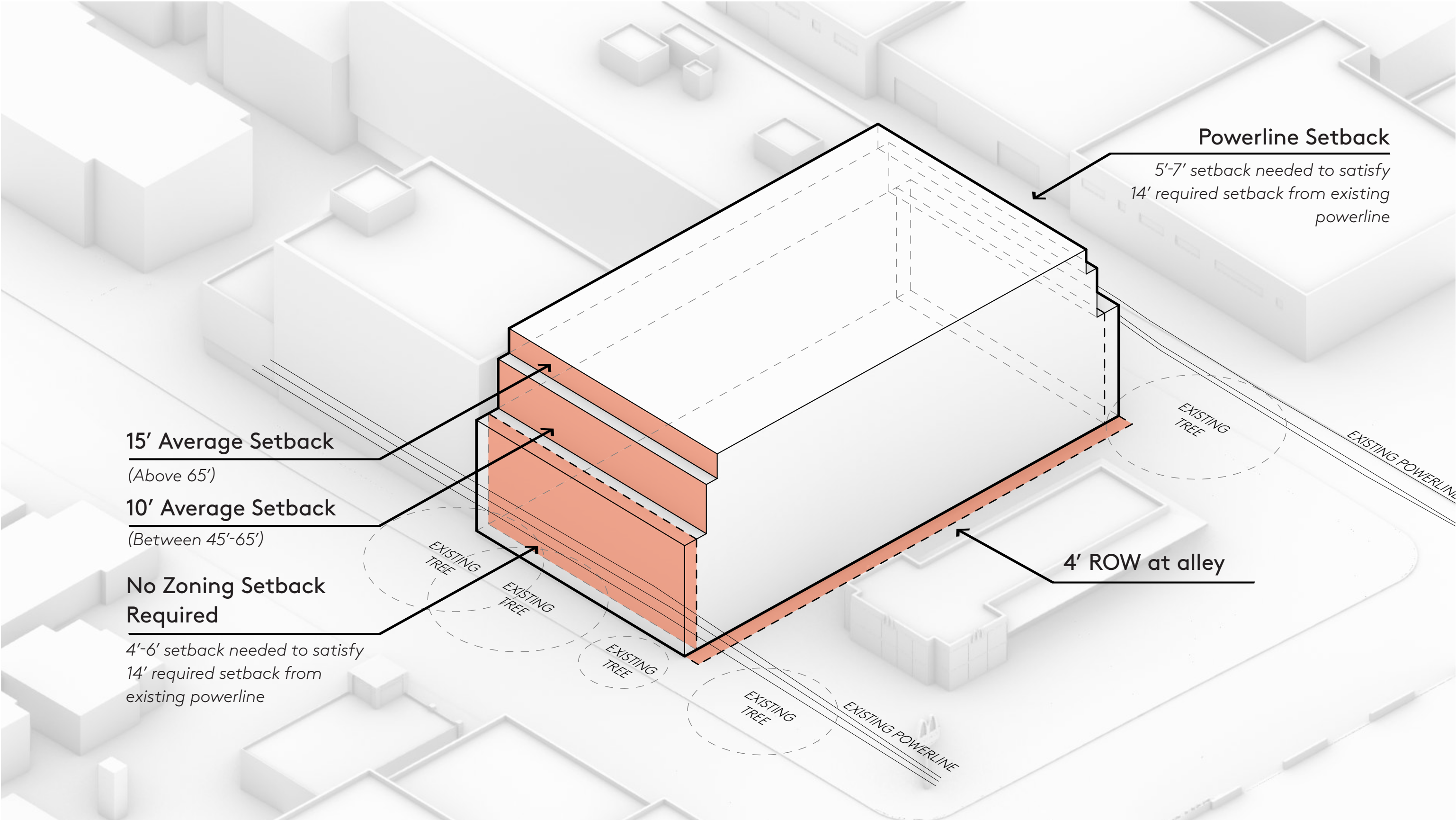


CONTEXT ZONING POTENTIAL

18



ZONING SUMMARY DIAGRAM



ZONING SUMMARY - SEATTLE - TITLE 23 LAND USE CODE

APPLICABLE CODE	SEATTLE MUNICIPAL CODE - TITLE 23 - LAND USE CODE	
ADDRESS	1145 NW MARKET ST	
PARCEL NUMBER	2768300125	
ZONING / LAND USE CLASSIFICATION	NC3P-75 (M) ON NW MARKET ST / NC3-75 (M) ON 54TH ST	
SITE AREA	20,000 SF	
SPECIAL REVIEW DISTRICT	NONE	
URBAN CENTER OVERLAY	BALLARD HUB URBAN VILLAGE	
PRESENT USE	SERVICE BUILDING	

23.47A.005 - STREET LEVEL USES

23.47A.005.D.1: ALONG DESIGNATED PRINCIPAL PEDESTRIAN STREETS, 80% OF THE STREET-LEVEL STREET-FACING FACADE MUST BE A USE LISTED IN 23.47A.008.C (NON-RESIDENTIAL USE).	NON-RESIDENTIAL USE IS PROVIDED ALONG 80% OF THE MARKET ST STREET-LEVEL FACADE.
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23.47A.008 - STREET-LEVEL DEVELOPMENT STANDARDS

23.47A.008.A.2 - BLANK FACADES BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8’ ABOVE THE SIDEWALK MAY NOT EXCEED 20’ IN WIDTH. THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40% OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.	COMPLIANT
23.47A.008.B - NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS TRANSPARENCY: 60% OF THE STREET-FACING FACADE BETWEEN 2’ AND 8’ ABOVE THE SIDEWALK SHALL BE TRANSPARENT.	COMPLIANT
DEPTH PROVISIONS: NON-RESIDENTIAL USES GREATER THAN 600 SF ARE REQUIRED TO HAVE AN AVERAGE DEPTH OF AT LEAST 30’ AND A MINIMUM DEPTH OF 15’. IN A PEDESTRIAN DESIGNATED ZONE, NON-RESIDENTIAL USES LESS THAN 600 SF ARE REQUIRED TO HAVE AN AVERAGE DEPTH OF AT LEAST 20’ AND A MINIMUM DEPTH OF 10’	COMPLIANT
NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.	USES AT NW MARKET ST STREET LEVEL HAVE A FLOOR TO FLOOR HEIGHT OF 13’-1”
23.47A.008.C.4 - OVERHEAD WEATHER PROTECTION CONTINUOUS OVERHEAD WEATHER PROTECTION IS REQUIRED ALONG AT LEAST 60% OF THE STREET FRONTAGE OF A STRUCTURE ON A PRINCIPAL PEDESTRIAN STREET. THE COVERED AREA SHALL HAVE A MINIMUM WIDTH OF 6’	WEATHER PROTECTION WILL BE PROVIDED AT 60% OF STREET FRONTAGE
23.47A.008.D.2. THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL, STREET-FACING FACADE SHALL BE AT LEAST 4’ ABOVE OR 4’ BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10’ FROM THE SIDEWALK	AT APARTMENTS AT GROUND LEVEL ON 54TH ST, THE STREET-FACING FACADE WILL BE SET BACK 10’

23.47A.009.F - BALLARD HUB URBAN VILLAGE

23.47A.008.F.4.B UPPER-LEVEL SETBACKS A SETBACK WITH AN AVERAGE DEPTH OF 10’ FROM ALL ABUTTING STREET LOT LINES IS REQUIRED FOR PORTIONS OF A STRUCTURE ABOVE A HEIGHT OF 45’	SEE DEPARTURE REQUESTS
A SETBACK WITH AN AVERAGE DEPTH OF 15’ FROM ALL STREET LOT LINES IS REQUIRED FOR PORTIONS OF A STRUCTURE ABOVE A HEIGHT OF 65’	SEE DEPARTURE REQUESTS
23.47A.012 STRUCTURE HEIGHT 23.47A.012.A HEIGHT LIMIT - 75’ ALLOWED	75’
23.47A.013 FLOOR AREA RATIO (FAR) 23.47A.013.A FAR ALLOWED - 5.5 ALLOWED	5.45 FAR TARGET
23.47A.024 AMENITY AREA 23.47A.024.A - AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5% OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE (GROSS FLOOR AREA, FOR THE PURPOSES OF THIS SUBSECTION, EXCLUDES AREAS USED FOR MECHANICAL EQUIPMENT AND ACCESSORY PARKING).	5% MINIMUM WILL BE PROVIDED THROUGH A MIX OF PUBLIC AND PRIVATE AMENITY SPACE
23.47A.032 PARKING LOCATION AND ACCESS 23.47A.032.A.1.A. IN NC ZONES, ACCESS TO PARKING SHALL BE FROM THE ALLEY IF THE LOT ABUTS AN ALLEY	ACCESS TO BELOW GRADE GARAGE IS OFF ALLEY
23.54.015 REQUIRED PARKING AND MAXIMUM PARKING LIMITS 23.54.015 - REQUIRED PARKING - TABLE A - (NON-RESIDENTIAL) NO MINIMUM REQUIREMENT IN FREQUENT TRANSIT SERVICE AREA	APPROX. 70 RESIDENTIAL STALLS PROVIDED
23.54.015.K BICYCLE PARKING - TABLE D	
COMMERCIAL USES (EATING AND DRINKING): LONG-TERM - 1 PER 5,000 SQFT / SHORT-TERM - 1 PER 1,000 SQFT	COMMERCIAL BIKE PARKING - 1 LONG TERM AND 3 SHORT TERM SPOTS PROVIDED
COMMERCIAL USES (SALES AND SERVICES): LONG-TERM - 1 PER 4,000 SQFT / SHORT-TERM - 1 PER 2,000 SQFT	
RESIDENTIAL USES (MULTI-FAMILY STRUCTURES): LONG-TERM - 1 PER DWELLING UNIT / SHORT-TERM - 1 PER 20 DWELLING UNITS	RESIDENTIAL BIKE PARKING - 123 LONG TERM AND 7 SHORT TERM SPOTS PROVIDED
23.54.040 - SOLID WASTE AND RECYCLABLE MATERIAL STORAGE AND ACCESS	COMPLIANT

EDG Response—

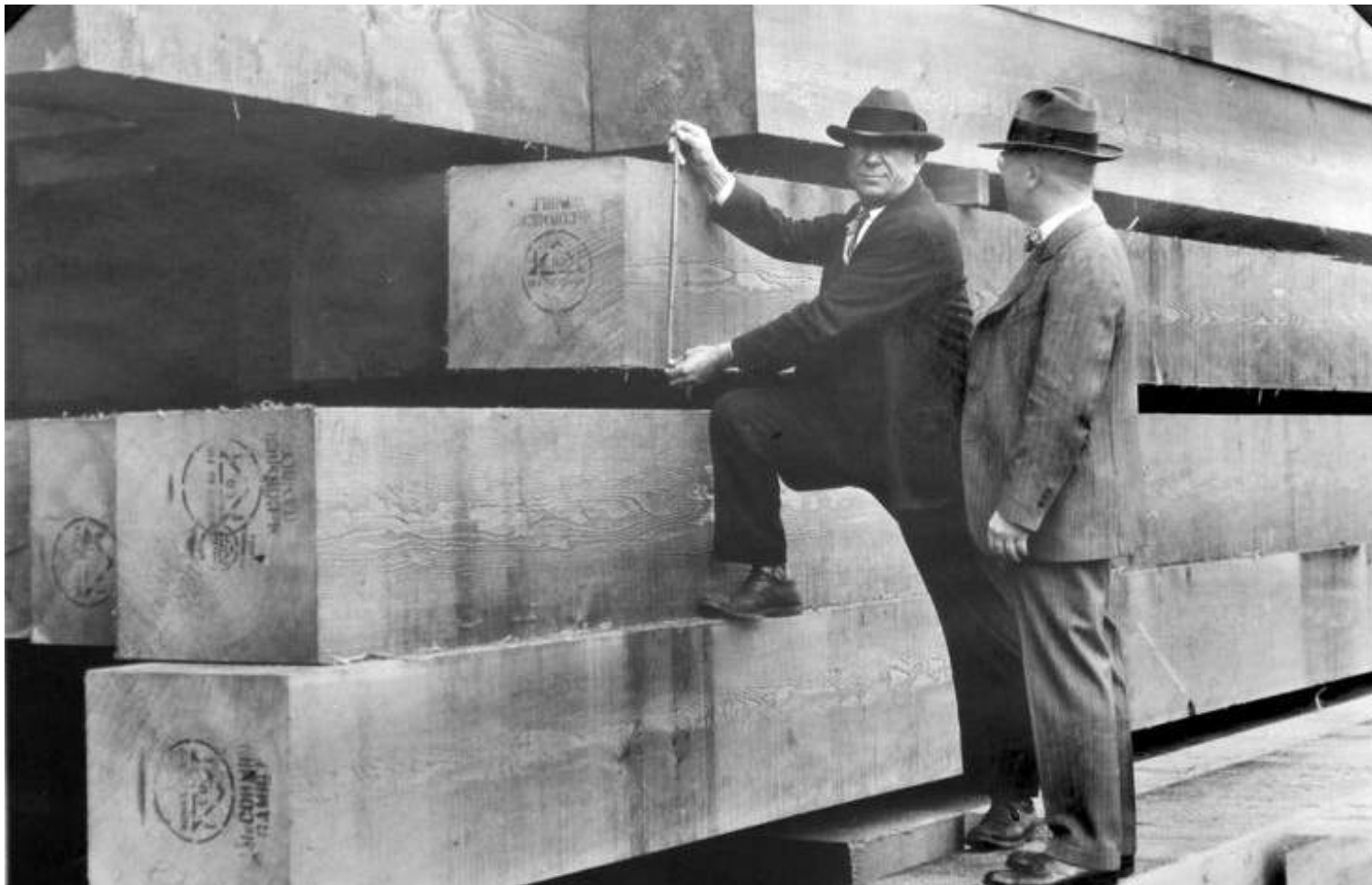
ARCHITECTURAL CONCEPT IMAGERY

22

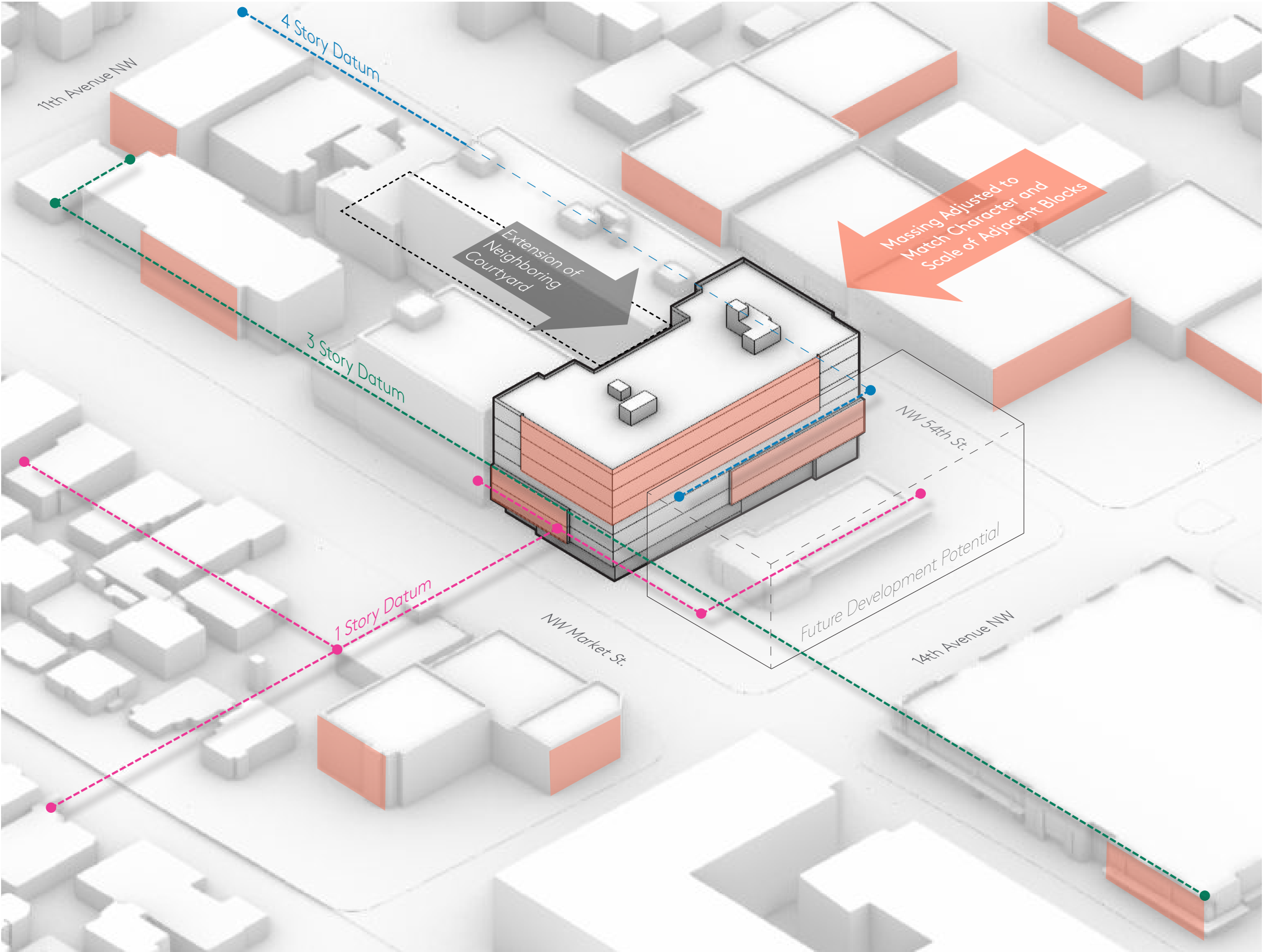


“STACKING / CARVING”

- Ballard’s **history** as an **industrial waterfront** and association with timber mills.
- Stacked lumber as an example of a **large volume broken down in scale**.
- Offset geometric forms.
- Repeating elements at different heights or lengths, **staggered to create a unified whole**.
- Overhanging and **terracing of forms** with a unified language.
- Rows slide across each other at various points creating a **visual stagger**.



EARLY DESIGN GUIDANCE REVIEW - MASSING RATIONALE

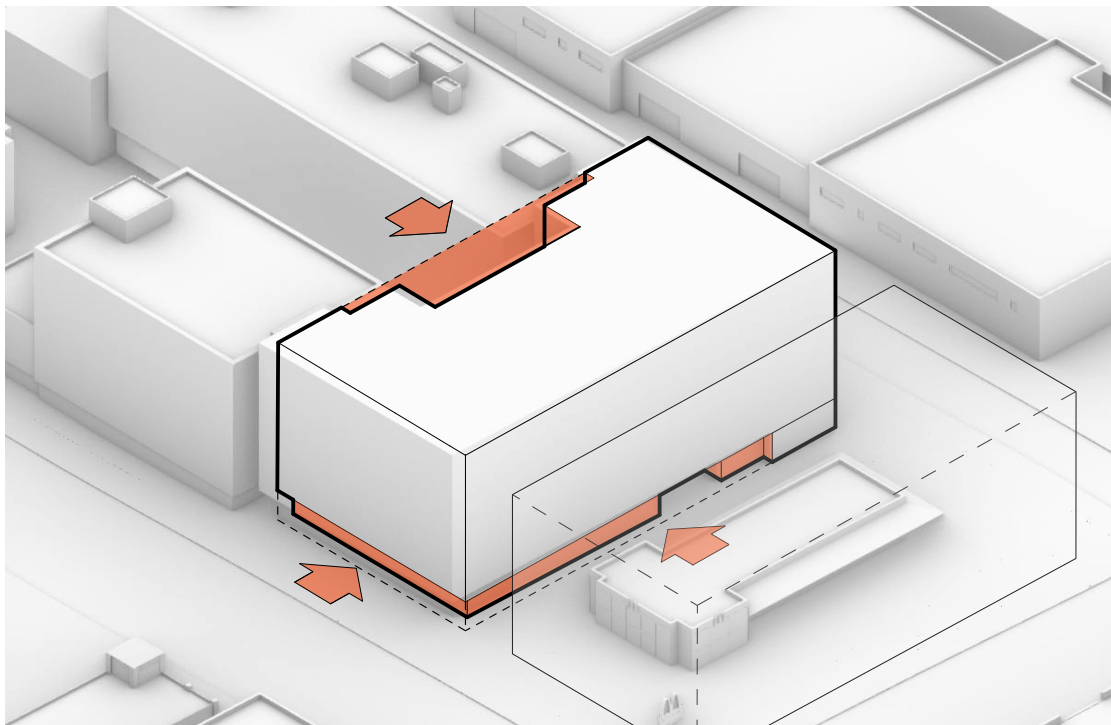


Relation to Context:
The massing shown relates the scale of the horizontal and vertical divisions to the datums of the surrounding context. Breaking the massing in this way provides for a continuous visual connection between the 1145 NW Market St. design and the buildings that surround the project site. The massing divisions strive to connect to the pre-existing context and anticipate future development on adjacent sites.

Development Potential of Western Neighbor:
The design breaks down the west facade in two locations to provide visual interest and mitigate the scale impact of a long, highly visible building face. However, it is likely that the site across the alley to the west will be redeveloped in the future masking views of the site from the west. The upper level massing offsets will provide a unique, contextually driven character along NW Market Street and NW 54th Street, the two principal building elevations, with no appreciable drawbacks.

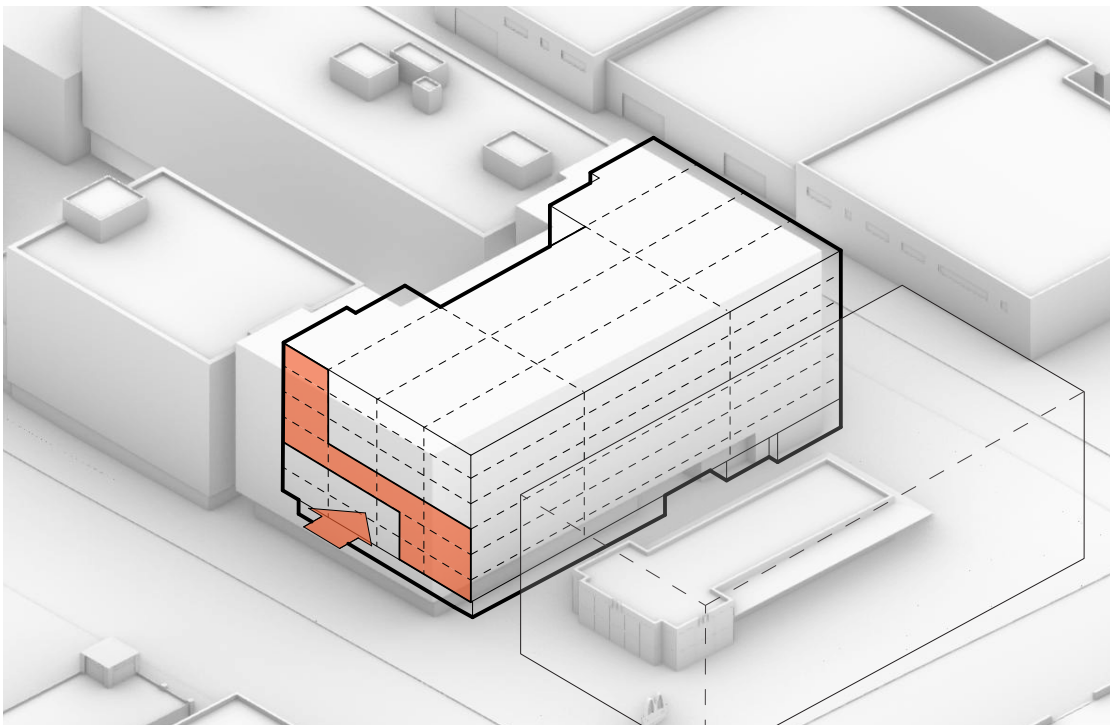
EARLY DESIGN GUIDANCE REVIEW - MASSING RATIONALE

24



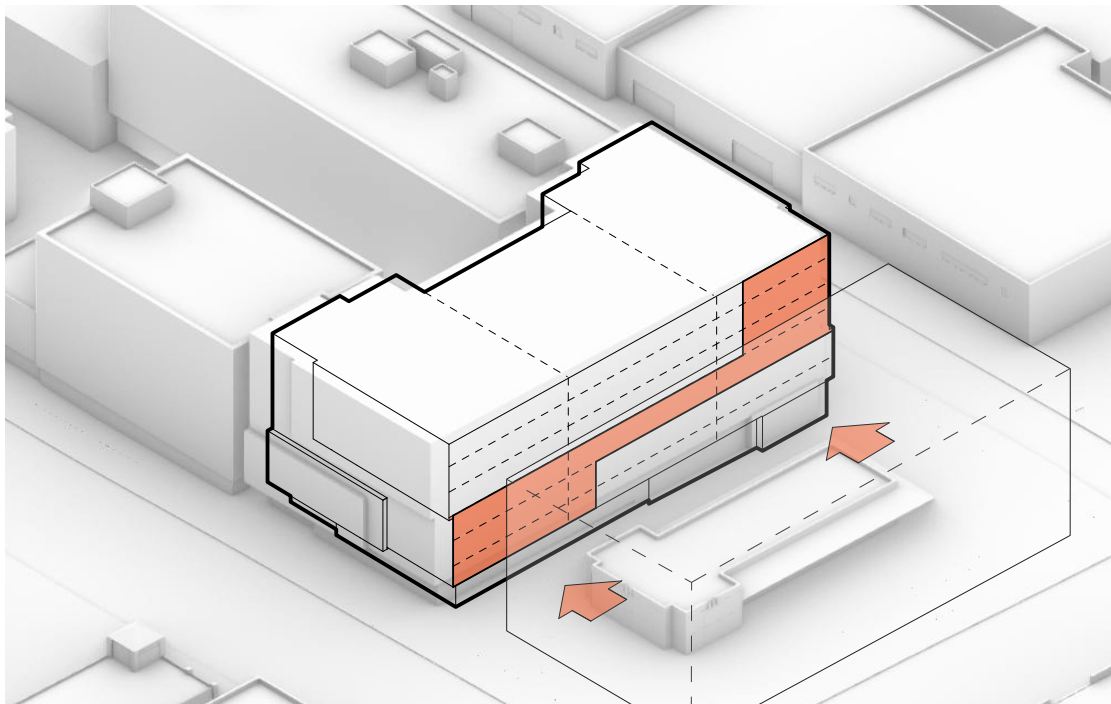
01 / Ground Floor Podium and East Courtyard

Courtyard and recessed ground floor improve pedestrian and resident experience while also reinforcing the spatial order of the neighboring buildings across the shared lot line.



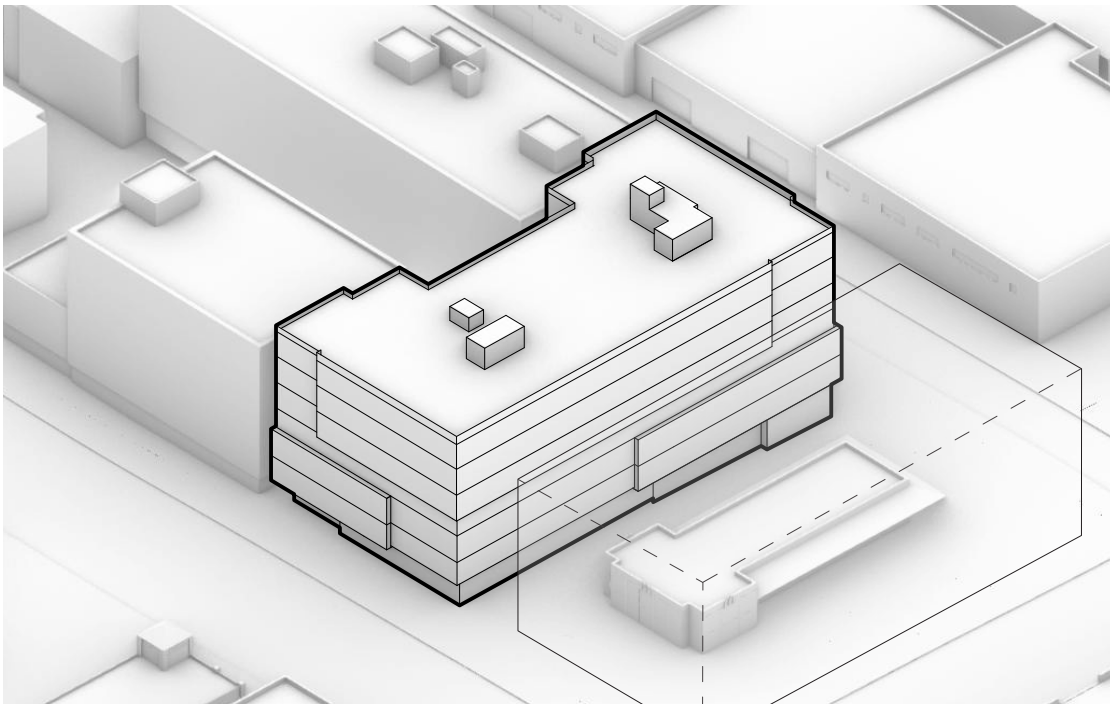
02 / North and South Façade Articulation

North and south façades are offset at several locations to provide a unique character and to reduce the building's overall scale.



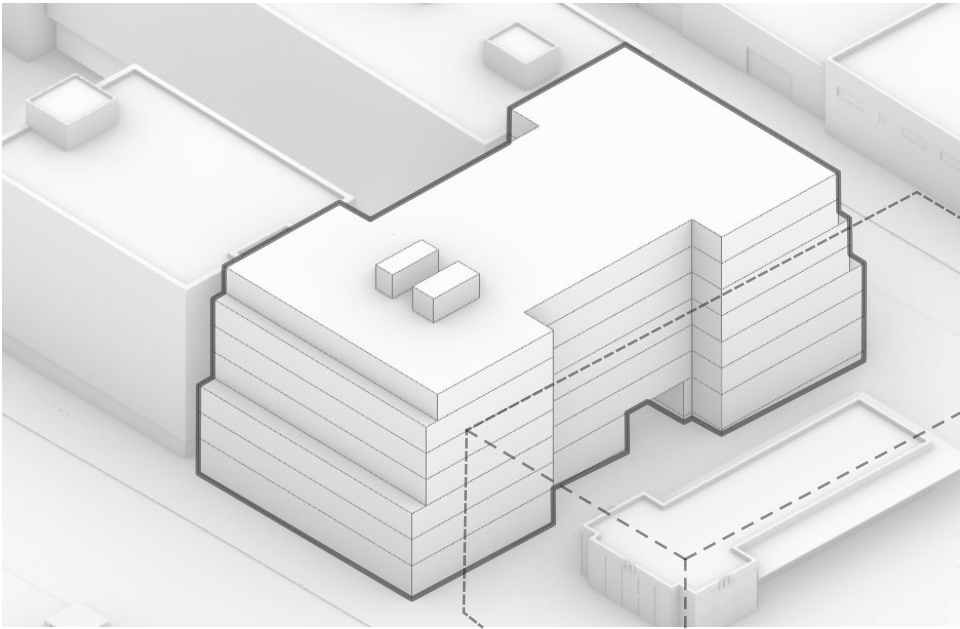
03 / West Façade Articulation

West façade is offset in two areas to provide visual interest and to mitigate the scale impact of a long and highly visible façade.



04 / Completed Massing

EARLY DESIGN GUIDANCE REVIEW - *APPROVED MASSING*



SCHEME 1 / BARBELL (COMPLIANT)

Proposed massing is six residential levels over a single story podium. The massing sets back at several floors and includes open space courtyards facing the lots east and west of the project site. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 4 ground level flats are located along 54th Street. The parking garage entrance and bicycle parking are accessed off of the alley west of the building site.

Unit Count:	Approx. 122 Units
Parking Stalls:	Approx. 70 Underground Stalls
Commercial area:	Approx. 2,256 SF

PROS

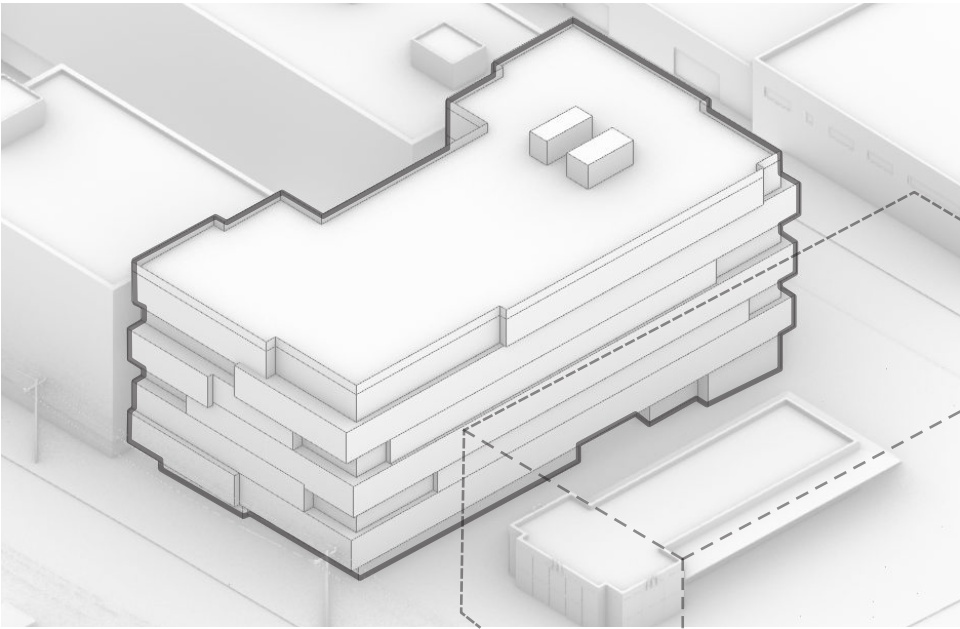
- Building massing provides good access to light and air.
- Three story massing volumes relate to the scale of low density neighbors.

CONS

- Lack of daylight and views out of the residential units facing the East.
- Multiple setbacks create a severe and heavy massing form.
- Less space at ground level to foster pedestrian activity.
- Less public open space available at the ground level.
- Weaker street facing façade.
- Less efficient floor plans due to lack of ability to stack through all levels.

POTENTIAL DEPARTURES

- None Proposed/Requested.



SCHEME 2 / STACK

Proposed massing is six residential levels over a single story podium. The massing extends in and out at various locations along each floor, creating unique unit plans and shading along the façade. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 4 ground level flats are located along 54th Street. The parking garage entrance and bicycle parking are accessed off of the alley west of the building site.

Unit Count:	Approx. 122 Units
Parking Stalls:	Approx. 70 Underground Stalls
Commercial area:	Approx. 2,620 SF

PROS

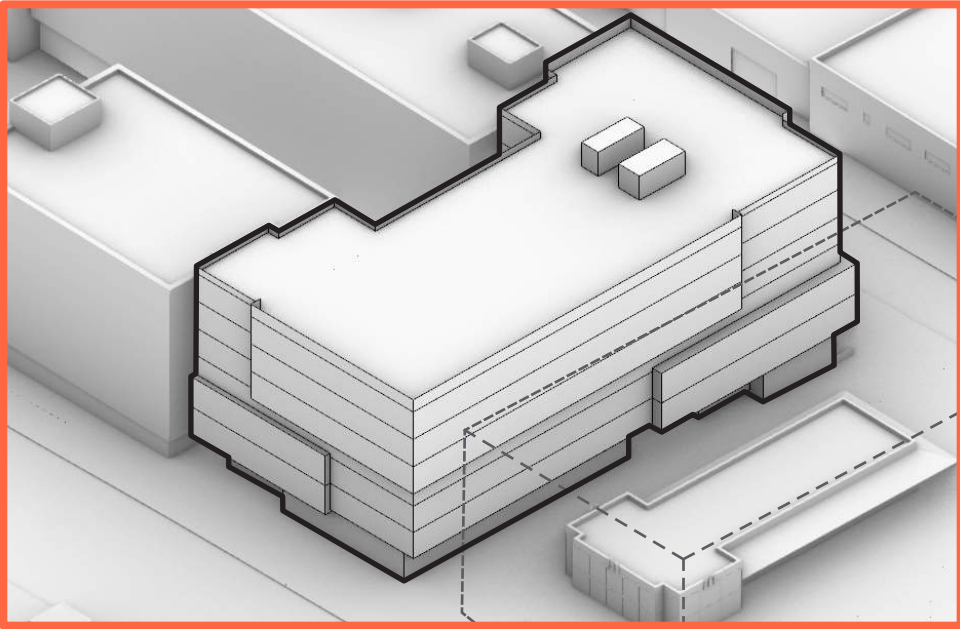
- Push and pull of the massing provides a unique and rich character.
- Increased ground level setbacks improve pedestrian experience.
- The east façade is stepped back to benefit the existing Koi apartments.

CONS

- Does not comply with upper level zoning setbacks.
- Massing relies on detailing and fenestration to resolve complex form.

POTENTIAL DEPARTURES

- Setback Departure required - a departure from the setbacks at 45' and above.



SCHEME 3 / CARVE (PREFERRED)

Six residential levels sit above a single story podium containing commercial use. The massing creates 2 distinct cantilevered entities on the north and south frontages, with a broad setback allowing for pedestrian focused design along NW Market Street and NW 54th Street. The residential entrance, lobby, and commercial space are located on Market Street. Entries to (4) two-story, ground related apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed off of the alley west of the building site. The massing anticipates development of the site located across the alley to the west.

Unit Count:	122 Units
Parking Stalls:	73 Underground Stalls
Commercial area:	2,264 SF

PROS

- 2 and 3 story massing volumes relate to the scale of low density neighbors.
- Increased ground level setbacks improve pedestrian experience.
- Carving of the massing provides a unique and rich character and reduces the perceived scale of the structure.
- The east façade is stepped back to benefit the Koi apartments located to the east along the shared lot line.

CONS

- Does not comply with upper level zoning setbacks.

POTENTIAL DEPARTURES

- Setback Departure required - a departure from the setbacks at 45' and above.

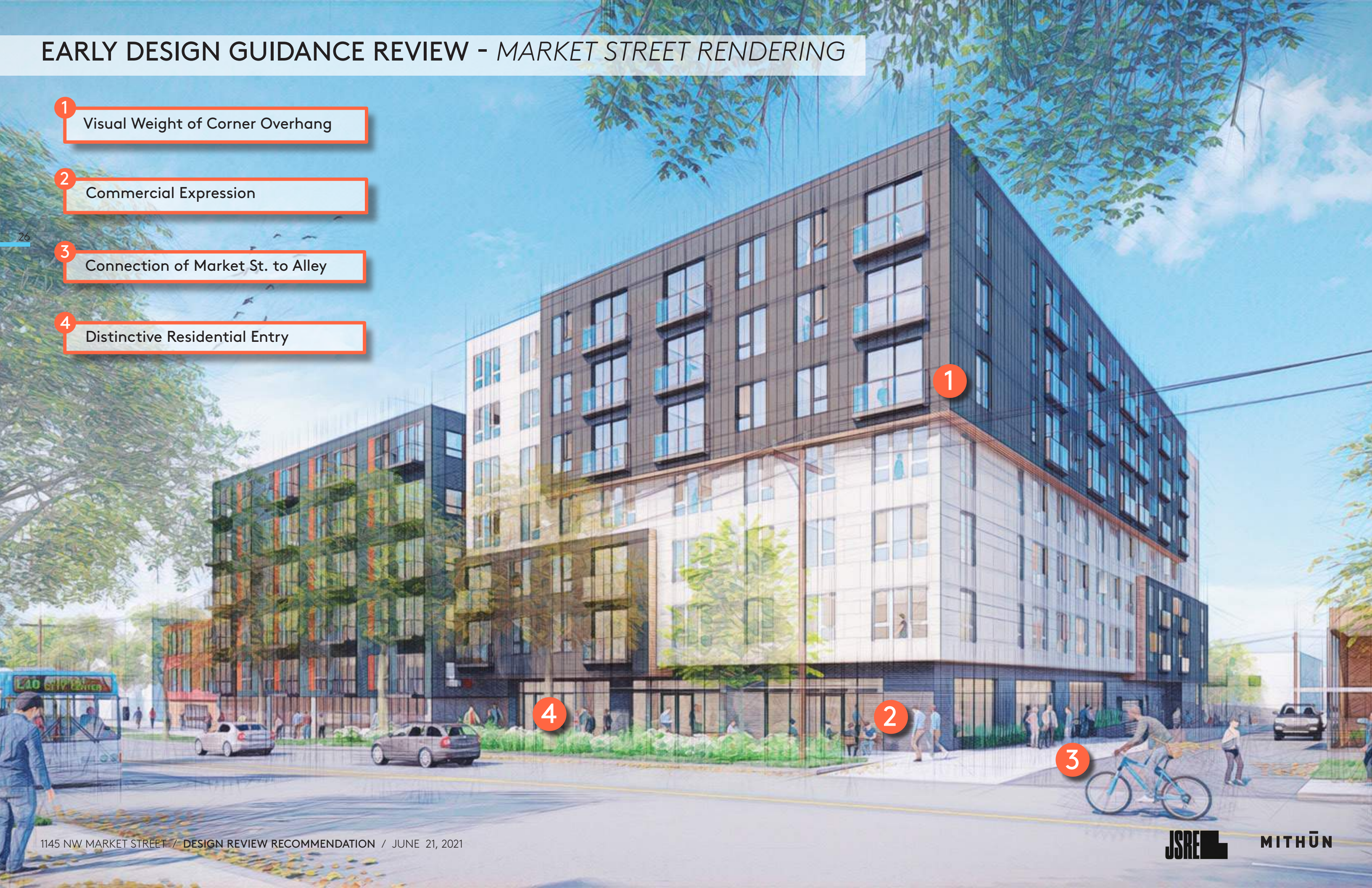
EARLY DESIGN GUIDANCE REVIEW - MARKET STREET RENDERING

1 Visual Weight of Corner Overhang

2 Commercial Expression

3 Connection of Market St. to Alley

4 Distinctive Residential Entry



EARLY DESIGN GUIDANCE RESPONSE - MARKET STREET RENDERING



BALLARD MULTI-FAMILY PRECEDENTS - ADDITIVE TWO STORY BASE

A LEVA ON MARKET



B HJARTA BALLARD



Pros:

Physical Separation: The additive two story base expresses a physical separation between the ground floor commercial space and the levels above.

Reduced Facade Scale: The setback of the residential use above the commercial base creates a reduced facade scale for pedestrians along the sidewalk.

Cons:

Separate and Distinct Languages: This style of base lends itself to two distinctly separate architectural languages and appears less unified than other approaches; two buildings, one set atop the other.

Dishonest expression: The ground level commercial is usually coupled with a second floor of commercial or one level of residential. A series of residential floors is occurs above the two story base.

C BALLARD PLACE



D THE WILCOX APARTMENTS



BALLARD MULTI-FAMILY PRECEDENTS - *RETRACTED TWO STORY BASE*

A SOREN BALLARD APARTMENTS



B MERRILL GARDENS



C ODIN APARTMENTS



D VALDOK



Pros:

Unified Language: The retracted two story base maintains a unified language with the architecture of the floors above.

Identifiable Commercial: The two story retracted base distinguishes the commercial ground floor.

Cons:

Strange Proportions: For 6 or 7 Story multi-family buildings, the two story retracted base creates a strange proportion where neither the upper level mass nor the base stands out over the other (A,C,D). One story retracted base creates a more balanced, unified composition.

Top Heavy: The recessed two story base appears to accentuate the bulk and scale of the massing above, making it appear larger and looming uncomfortably above the pedestrian (A).

BALLARD MULTI-FAMILY PRECEDENTS - ONE STORY BASE

A ODIN APARTMENTS



B GREENFIRE BALLARD



Pros:

Good Proportions: The well proportioned one-story base provides a welcoming commercial expression to pedestrians while still having the appearance of the a unified architectural expression (A, B, C, D).

Unified Expression: The proportions of the nicely scaled one story base work well with 6-7 story multi-family buildings (C,D).

Balanced Massing: The scale of the massing above the ground floor does not overpower the base in the taller one story approaches, even when cantilevers and massing offsets are introduced to the schemes (A, C, D).

C THE COMMONS



D ODIN APARTMENTS



EARLY DESIGN GUIDANCE RESPONSE - MARKET STREET RENDERING



Future
Development

EARLY DESIGN GUIDANCE RESPONSE - OVERHANGING VOLUME

Study 01



- Commercial frown
- No modulation on west facade
- Building oriented to the east

Study 02



- Disproportionate base to building mass
- Short pants (capris)
- Uncomfortable volumes
- False corner

Study 03



- Greek flag
- Overtly formal
- Commercial frown
- Negative reception

Study 04



- Flat repetition
- Lacks hierarchy
- Commercial frown
- Negative reception

Study 05



- Multiple volumes
- Compositional confusion
- Unattractive massing
- Negative reception

Study 06



- Reversed tonality
- Extended lower masses
- Taller commercial base
- Distinctive residential entry

- 1 Visual Weight of Corner Overhang
- 2 Commercial Expression
- 3 Connection of Market St. to Alley
- 4 Distinctive Residential Entry

Response:
The design response mitigates the perceived weight of the upper mass by:
-Reversing the tones of the siding materials so that dark recedes
-Extending lower massing volumes toward the NW corner.
-Increasing the height of the commercial storefront
-Raising the commercial canopy
(Reference CS3-1-d, CS3-1-2).

The design response clearly expresses the natural organization of the project: Identifiable commercial use at the base (Level 1), residential use above (Levels 2-7), with integrated, organized, and restrained facade composition.

EARLY DESIGN GUIDANCE RESPONSE - COMMERCIAL EXPRESSION



Looking south at the 1145 base at NW Market street and Alley

Commercial Transparency

Large storefront windows framed by brick pilasters provide visual connectivity between the sidewalk and commercial use located off the sidewalk.

Corner Expression and Height

The commercial expression along Market St. turns the corner and extends into the alley with an added visual height expressed through massing and a raised canopy.



View looking east along NW Market St

Commercial Spill-Out and Canopy

Additional seating with overhead weather protection is provided along the NW Market St. frontage to enhance the commercial character and composition.

Guidance:

The Board was concerned that commercial use is not expressed in the massing form or façade composition, and directed further development in a manner informed by the architectural concept. The Board noted that the residential frontage along NW 54th St actually has a strong commercial character, which could inform the development of the NW Market St frontage.

Relevant Ballard Design Guidelines:

The board specifically prioritized Ballard Design Guideline CS2-5-b, Along Commercial Streets, as well as CS2-5-b, and DC2-E-1.

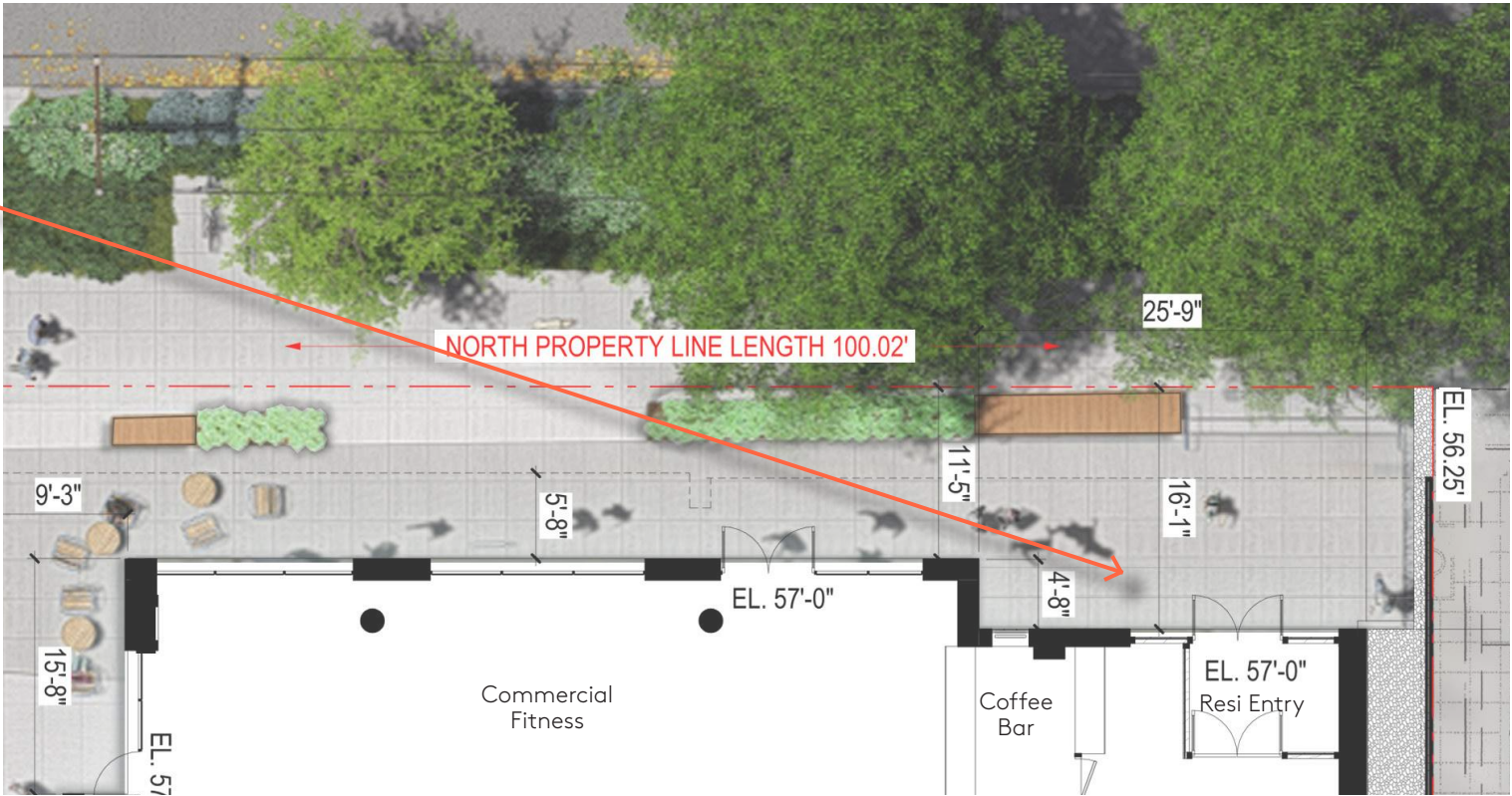
Response:

The design team has further developed the base of the project along NW Market Street. A brick base is recessed below the residential levels above. Broad expanses of storefront glazing enliven the street edge. A canopy wraps the NW corner, linking the alley and the sidewalk. Commercial storefront entrance doors open out onto a broad expanse of embellished public promenade that extends from the sidewalk across the property line to the building. Facade transparency, a rich texture of materials including wood, masonry, metal, plantings, paving, lighting and signage, create a rich tapestry of contextually responsive urban design that enlivens the street edge.

EARLY DESIGN GUIDANCE RESPONSE - COMMERCIAL EXPRESSION (CONTINUED)

Residential Expression

The residential lobby is set back from the commercial space to provide additional overhead weather protection and create distinction between the commercial space that extends west into the alley.



Partial Ground Floor Plan highlighting transparency and distinction between commercial and residential.

Guidance:
The Board was concerned that commercial use is not expressed in the massing form or façade composition, and directed further development in a manner informed by the architectural concept. The Board noted that the residential frontage along NW 54th St actually has a strong commercial character, which could inform the development of the NW Market St frontage.

Relevant Ballard Design Guidelines:
The board specifically prioritized Ballard Design Guideline CS2-5-b, Along Commercial Streets, as well as CS2-5-b, and DC2-E-1.

Response:
The design team has further developed the base of the project along NW Market Street. A brick base is recessed below the residential levels above. Broad expanses of storefront glazing enliven the street edge. A canopy wraps the NW corner, linking the alley and the sidewalk. Commercial storefront entrance doors open out onto a broad expanse of embellished public promenade that extends from the sidewalk across the property line to the building. Facade transparency, a rich texture of materials including wood, masonry, metal, plantings, paving, lighting and signage, create a rich tapestry of contextually responsive urban design that enlivens the street edge.



Looking south along NW Market Street showing the distinctive warm residential entry

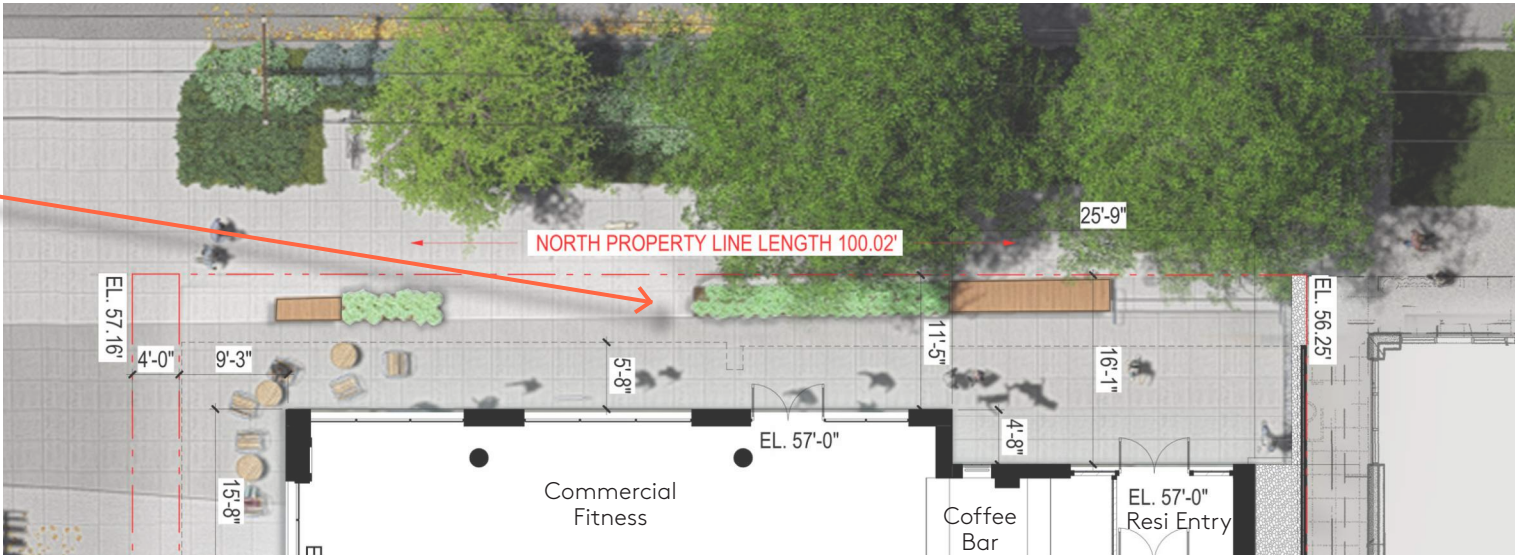
Distinct Residential Entry

Warm wood finishes wrap the residential lobby porch to provide a distinctly identifiable residential entry that stands in contrast to the brick pilasters and aluminum framed storefront that characterize the commercial space. Signage and lighting highlight the entry.

EARLY DESIGN GUIDANCE RESPONSE - PUBLIC REALM

Planters and Paving Treatment

Planters along Market St., as well as the paving treatment adjacent to them, create separation between the gathering areas along the commercial space and pedestrians traveling along Market Street sidewalk under the mature street trees.



Partial ground floor plan highlighting NW Market Street public space

Canopy and Overhang

A canopy frames the commercial street frontage and provides additional overhead weather protection above the seating areas at the northwest corner. The canopy further enhances the presence of the commercial frontage along NW Market Street and the alley.



Section at base along NW Market St

Guidance:

The Board recommended approaching the design of the public realm along NW Market St in three dimensions; explore how the mature trees, façade treatment and building overhangs frame the pedestrian experience and relate to the commercial use.

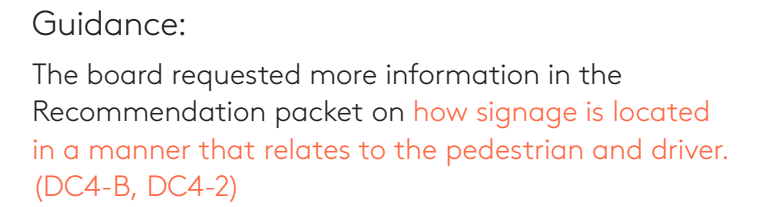
Relevant Ballard Design Guidelines:

The Board specifically prioritized Ballard Design Guideline PL3-4, Retail Edges. (PL3-C, PL3-4)

Response:

The façade treatment along NW Market street serves two functions. First, on the eastern half, the residential entry lobby is clearly identifiable by signage, large expanses of glass, and lighting. Wood paneling highlights the entry. Second, the western half of the frontage features solid brick pilasters that frame broad expanses of floor to ceiling glass and storefront entries. This treatment wraps the corner and continues along the alley. Both commercial use and the residential entry are accessed from a broad pedestrian promenade that spans between the ROW planting strip and the building edge. An additional 8'-10' setback from the lot line provides between 16 and 18' of protected, paved pedestrian area for movement, seating, and building access. Benches, planting, bicycle racks provide pedestrian amenity. A canopy wraps the NW corner of the project to provide weather protection.

36



The Board specifically prioritized Ballard Design Guideline **DC4-2, Signage**.

Signage is incorporated to create an identifiable building entrance along NW Market Street. Further, commercial signage is suspended from the canopy and soffits in order to provide a rich, visually engaging experience along the sidewalk.

S *Signage Location*
(For more detailed information, refer to the Signage Concept Plan)

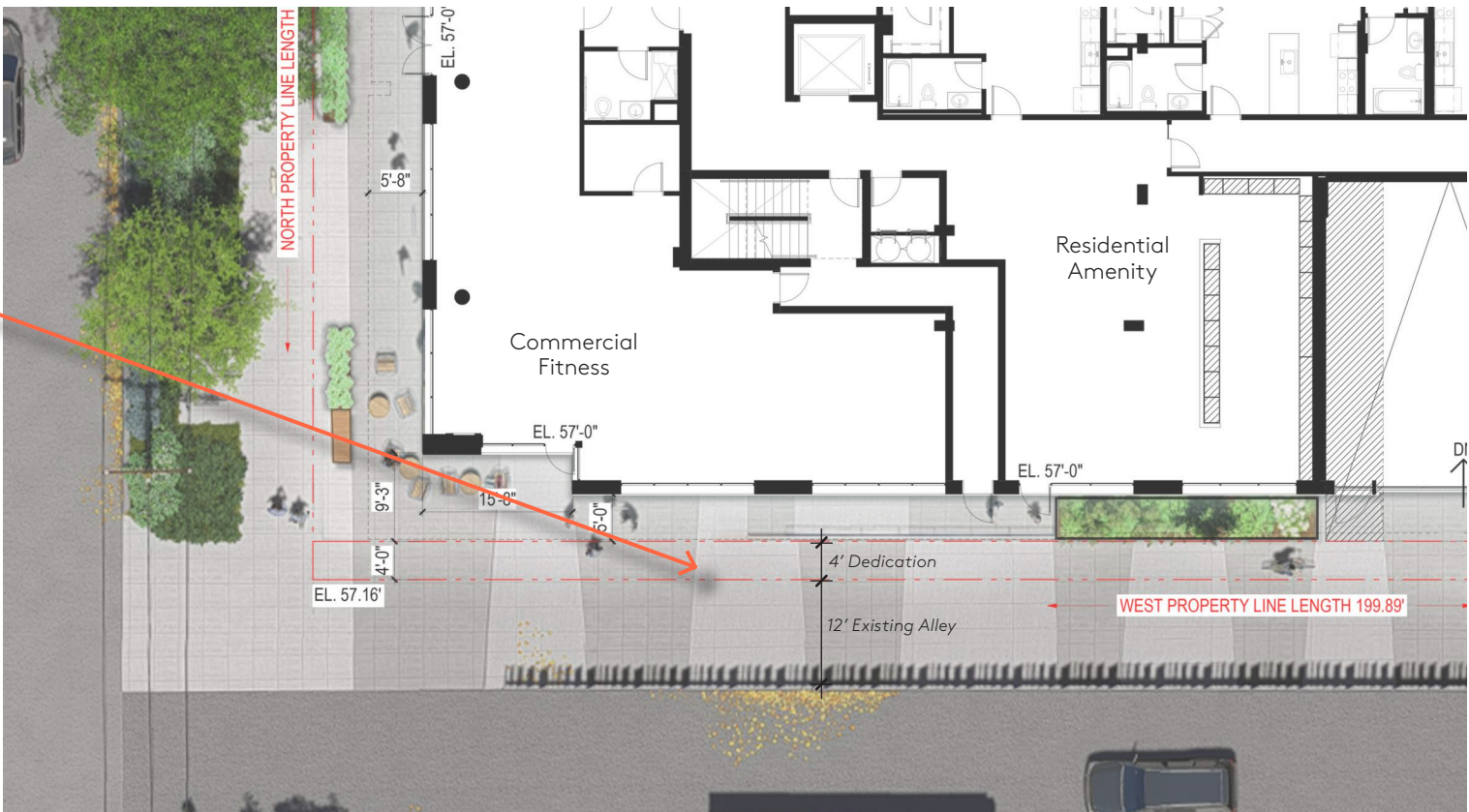
Prominent Residential Entry

NW Market perspective at base

EARLY DESIGN GUIDANCE RESPONSE - COMMERCIAL SPILL OUT SPACE

Paving, Amenities, Canopies

Distinctive paving, overhead weather protection, and commercial facade transparency provide for quality outdoor space adjacent to the commercial frontage along NW Market Street, and the alley.



Partial Ground Floor Plan at NW Market and north Alley entrance

Guidance:
The Board directed further study of commercial spill out space along the NW Market St frontage, and requested more information on the relationship between interior and exterior uses at the Recommendation phase.

Response:
The design team offers further refinement of the commercial frontage along the north portion of the alley and along NW Market street. Paving, planting, amenities, signage, canopies, lighting, brick, and storefront windows create a pedestrian scaled open space along NW market street.



View looking east along NW Market St

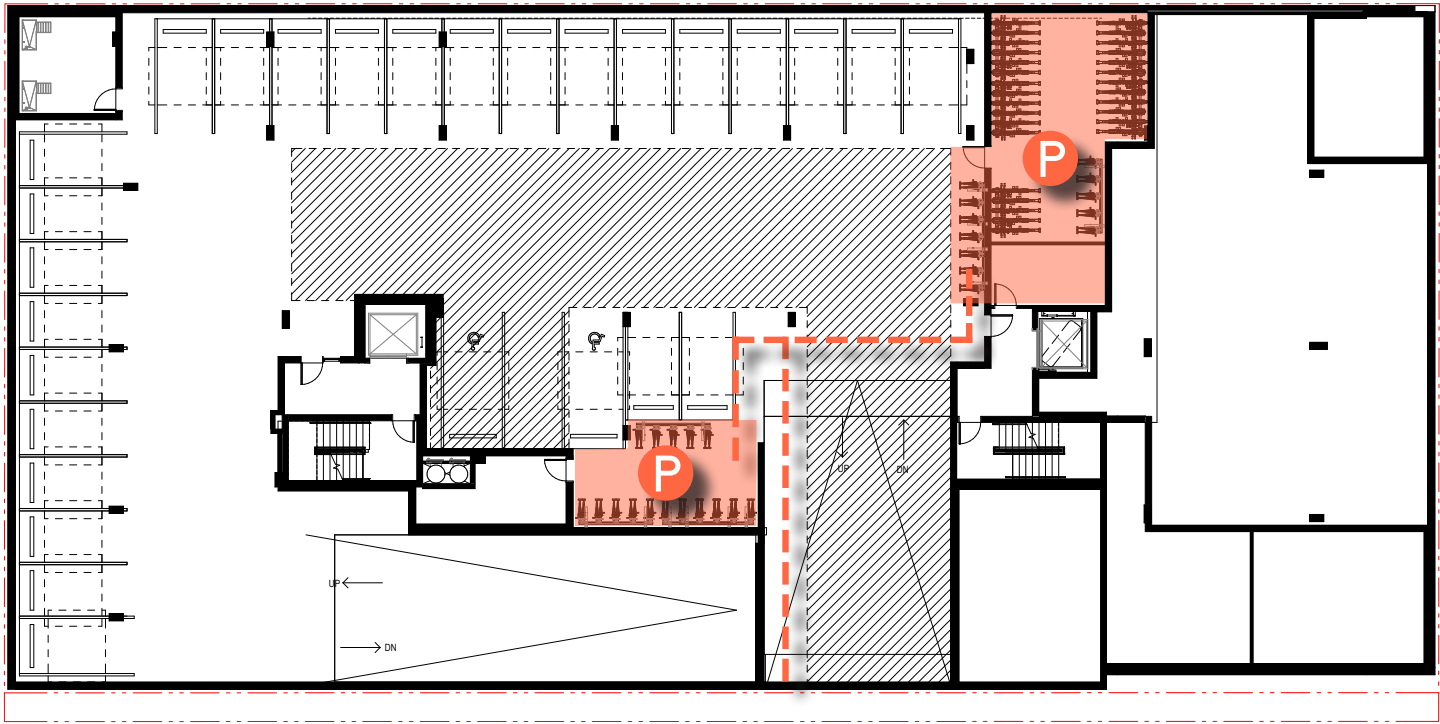
Reentrant Corner

A carved rebate at the northwest corner of the ground floor allows the paved commercial spill out space to flow more graciously from NW Market St. to the alley, and creates additional space for outdoor seating.

EARLY DESIGN GUIDANCE RESPONSE - BIKE STORAGE



Ground floor with proposed exterior bike parking locations and bike route into building



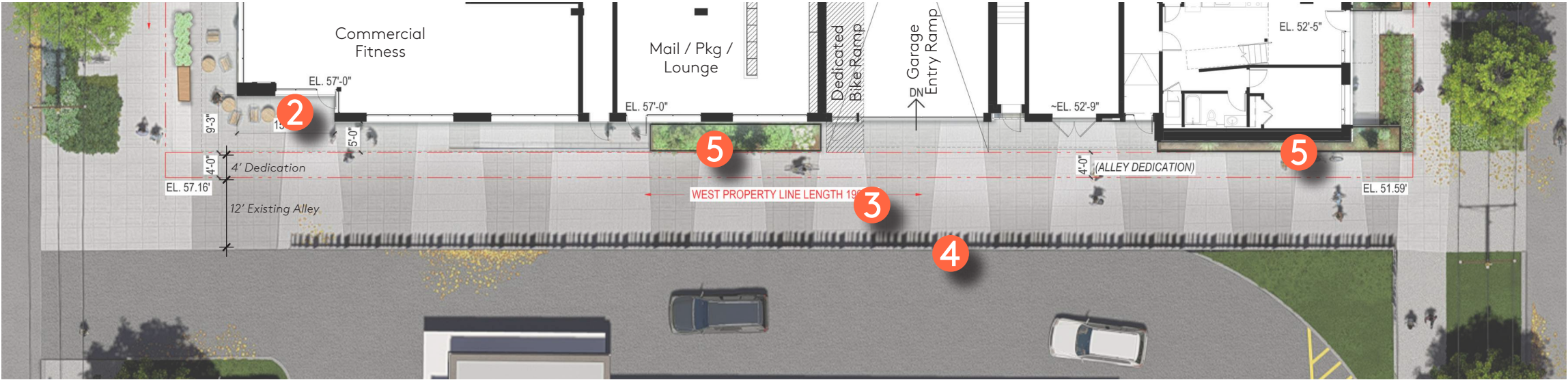
Level P1 Bicycle Parking Plan

Guidance:
The Board stated that bike storage should be designed to be easily accessible and requested circulation diagrams in the Recommendation packet.

Relevant Ballard Design Guidelines:
PL4-B

Response:
Short term bicycle parking is focused along the buildings public face, NW Market Street, while long term bicycle parking is accessed from the alley through the garage ramp. Bicycle parking exceeds the minimum amount required by code.

EARLY DESIGN GUIDANCE RESPONSE - ALLEY



Partial ground floor plan highlighting the alley design



Looking south at the alley and commercial connections

Guidance:

The Board supported the woonerf concept in the alley and noted it **should be designed and prioritized for pedestrian comfort, not just a place for vehicles and service access.** The Board, however, was concerned that the NW Market St frontage and alley do not feel unified, and directed further study of how the landscape design and glazing wrap the corner, how ground-level uses activate the alley, and how surface treatments indicate priority for pedestrians over vehicular users.

Response:

- 1. Canopy**
Market St. canopy wraps the corner into the alley to encourage commercial spill-out and unify the design language of the alley and street facing facade.
- 2. Reentrant Corner and Commercial Spill-Out**
The northwest corner of the ground floor is notched to both provide connectivity from the sidewalk to the alley and to encourage circulation of pedestrians through the alley from Market St. and provide additional space for seating.
- 3. Surface Treatment**
The alley shares a unique paving pattern that blends with the design of the Market St. frontage. The patterning provides visual interest and encourages pedestrian, non-vehicular activity.
- 4. Privacy Screening**
Screening provides separation from vehicular traffic and limit the light trespass from the neighboring McDonald's drive-thru.
- 5. Planters**
Planters located along the edge of the alley improve its spatial quality, softening and humanizing its perimeter.

EARLY DESIGN GUIDANCE RESPONSE - ALLEY AS A TWO SIDED SPACE

Circulation

40 The alley provides ease of travel for tenants from the ground floor units on NW 54th to pass through to NW Market St. Pedestrian activity along the alley, combined with bicycle parking access, will provide increased public exposure for future ground floor development on the neighboring site to the west.



Looking north at alley design from 54th st

Guidance:
The Board requested detailed pedestrian views depicting the alley experience in the Recommendation packet. The Board encouraged the applicant to consider how the alley would function and be experienced as a two-sided space if the site to the west is redeveloped.

Relevant Ballard Design Guidelines:
CS2-D-1, PL2, and DC3

Response:
The project provides cues for how a future project might interact with the alley. Lighting, planting, and façade transparency contribute to making the alley an outdoor space that is safe for pedestrians, but still serves basic service functions included solid waste staging, garage access, and move in.



Looking south at alley design from NW Market

Commercial Transparency

Both the commercial fitness space and the mail room/resident lounge look onto the alley through broad glazed walls, with overhead weather protection provided above. Spaces for gathering as well as visibility to the alley allows for an increasingly active space that may be shared with the future development anticipated on the site to the west.

Design Proposal—

PERSPECTIVES - MARKET STREET



Future Development

PERSPECTIVES - 54TH STREET

Future Development

PERSPECTIVES - MARKET ST. PEDESTRIAN EXPERIENCE

44



PERSPECTIVES - MARKET ST. PEDESTRIAN EXPERIENCE



PERSPECTIVES - 54TH ST. PEDESTRIAN EXPERIENCE



PERSPECTIVES - ALLEY





PERSPECTIVES - RESIDENTIAL ENTRY



PERSPECTIVES - ROOF DECK

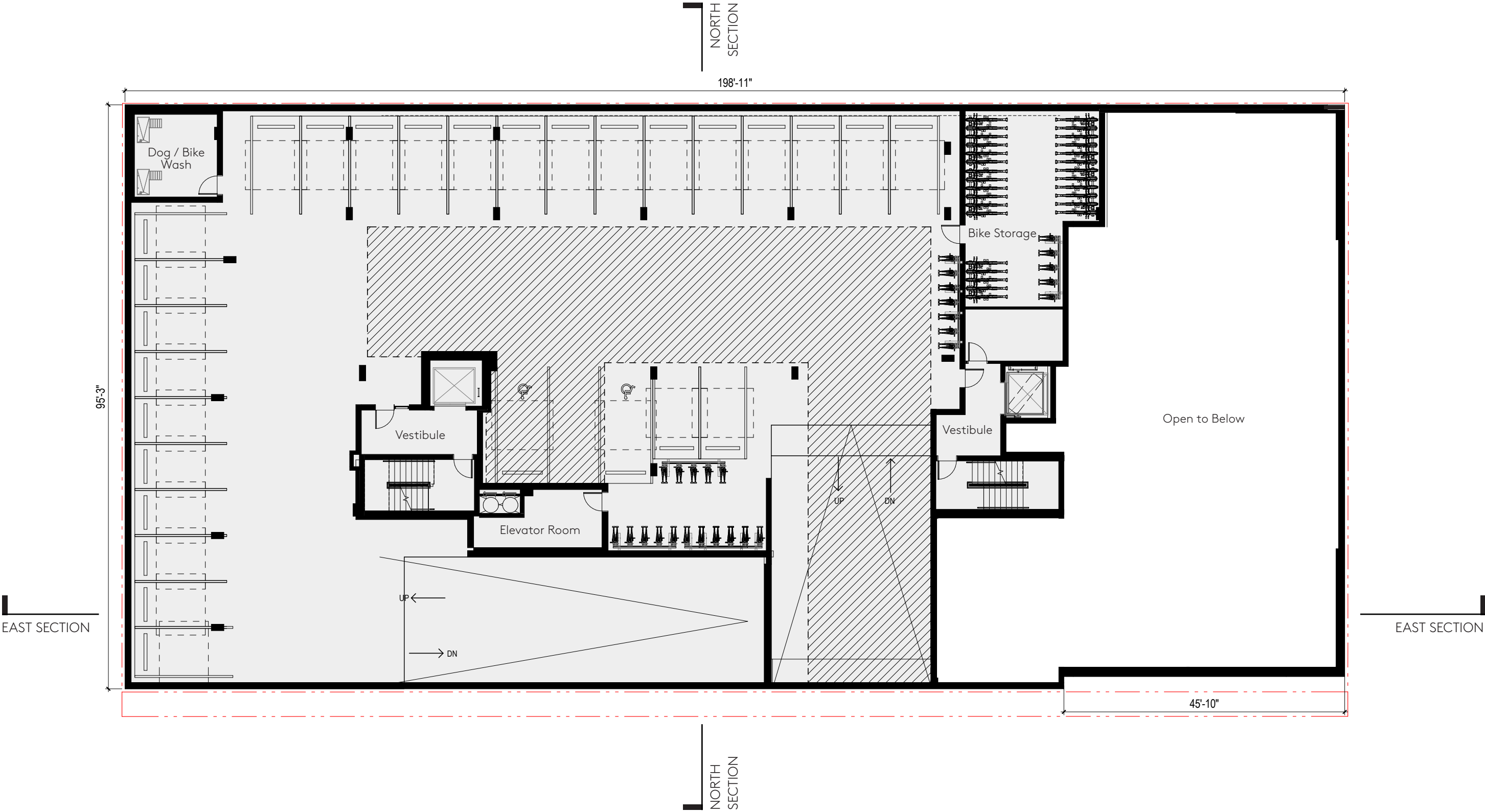


FLOOR PLAN - LEVEL P2



FLOOR PLAN - LEVEL P1

52



COMPOSITE SITE PLAN / FLOOR PLAN - LEVEL 01



FLOOR PLAN - LEVELS 02-03

54



FLOOR PLAN - LEVEL 04

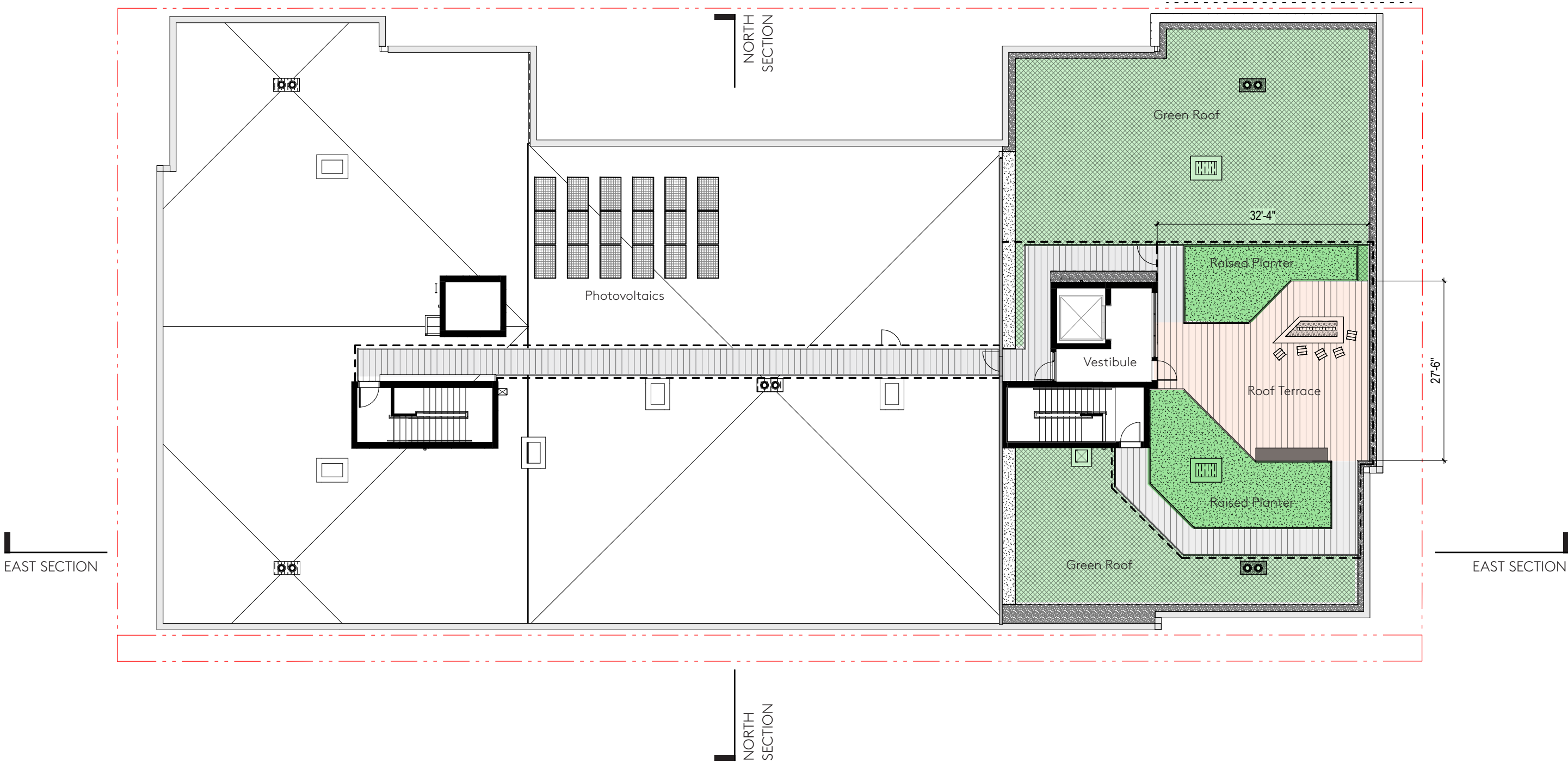


FLOOR PLAN - LEVELS 05-07

56



ROOF PLAN



MATERIAL AND COLOR PALETTE - MATERIAL SAMPLES

- 58

1A

Fiber Cement Panel

Equitone 'Tectiva', TE 85 thru-color

<https://www.equitone.com/en-us/materials-en-us/tectiva/>
- 1B

Fiber Cement Panel

Equitone 'Tectiva', TE 15 thru-color

<https://www.equitone.com/en-us/materials-en-us/tectiva/>
- 2

Composite Wood Panel

Prodema, Rustik Matt

<https://www.prodema.com/>
- 3

Brick Cladding

Mutual Materials, standard size, stack bond, Coal Creek color

<https://www.mutualmaterials.com/products/facebrick/>
- 4

Windows

VPI Endurance Series, integral color black

<https://www.vpiwindows.com/endurance-series.php>
- 5

Accent Metal

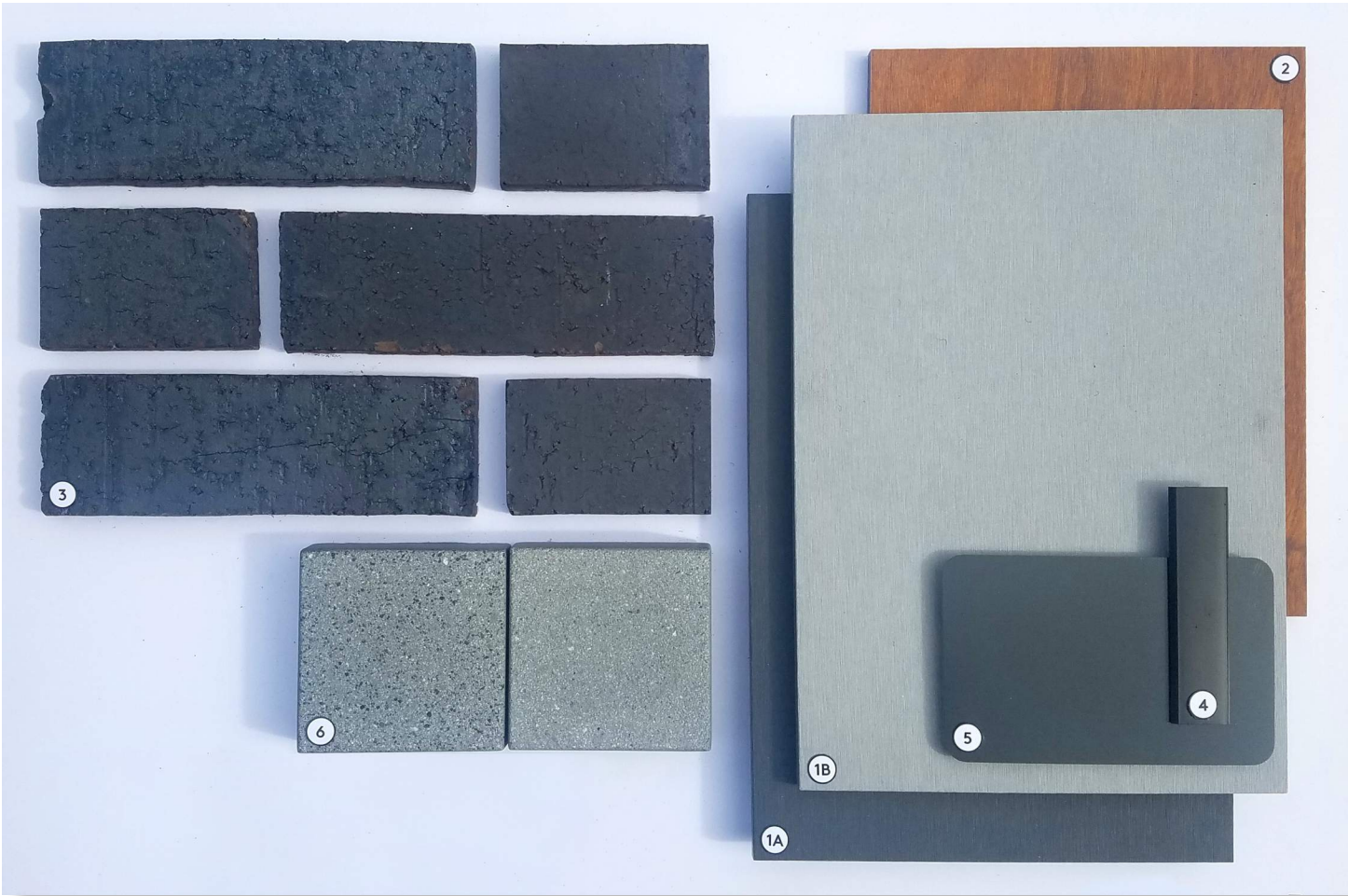
Dark Charcoal metal color (window shrouds, balconies, ground level planters, etc)
- 6

Concrete Paving

(Refer to Landscape) Medium and Light aggregate scored concrete at grade



MATERIAL AND COLOR PALETTE - OUTDOOR PHOTOGRAPHS

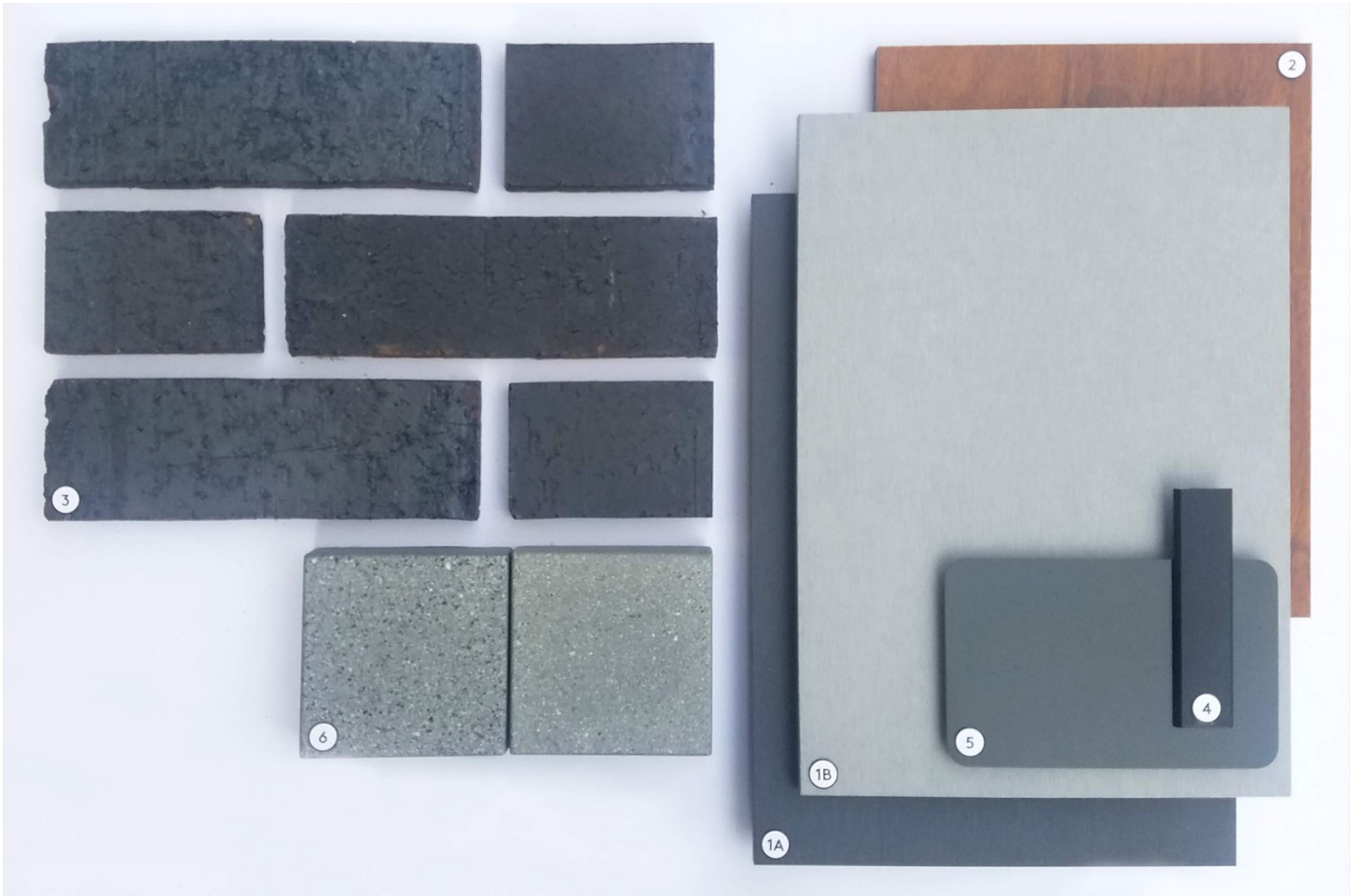


Photographed in Direct Sunlight

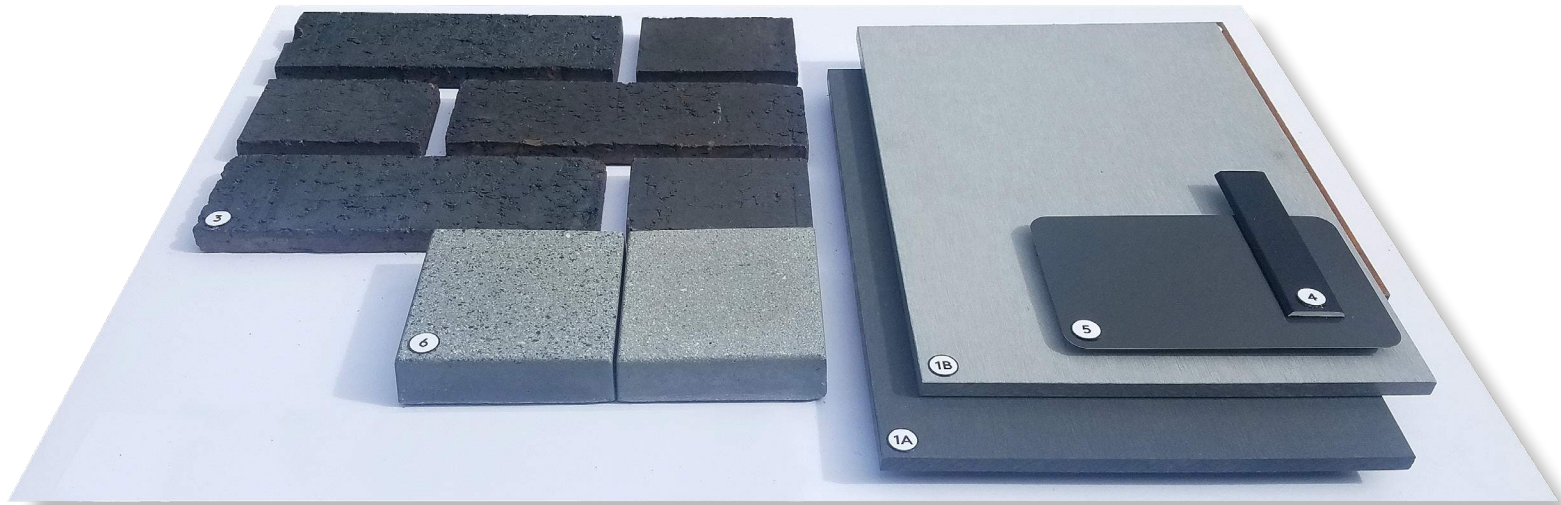
 62 °, Partly Cloudy (70% Cloud Cover)

- ①A Fiber Cement Panel
Equitone 'Tectiva', TE 85 thru-color
- ①B Fiber Cement Panel
Equitone 'Tectiva', TE 15 thru-color
- ② Composite Wood Panel
Prodema, Rustik Matt
- ③ Brick Cladding
Mutual Materials, standard size, stack bond, Coal Creek color

- ④ Windows
VPI Endurance Series, integral color black
- ⑤ Accent Metal
Dark Charcoal metal color (window shrouds, balconies, ground level planters, etc)
- ⑥ Concrete Paving
(Refer to Landscape) Medium and Light aggregate scored concrete at grade

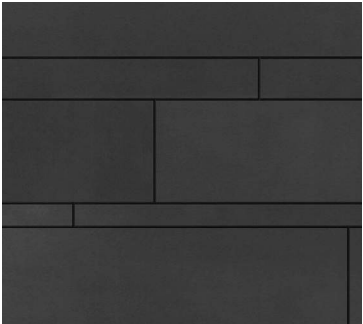
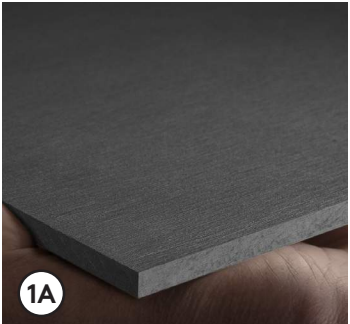


Photographed in Shade

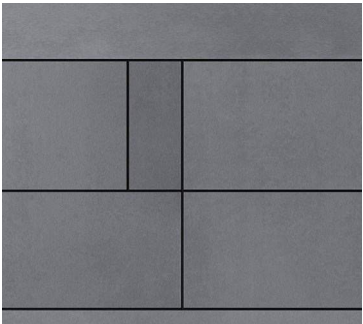
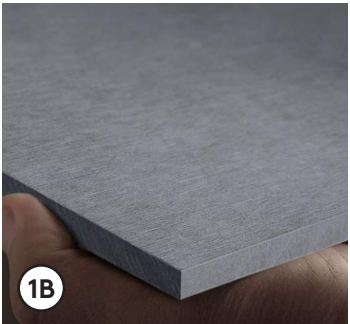


Photographed in Direct Sunlight - Angled

MATERIAL AND COLOR PALETTE - EXTERIOR COMPOSITION



Fiber Cement Panel: *Equitone 'Tectiva', TE 85 thru-color*



Fiber Cement Panel: *Equitone 'Tectiva', TE 15 thru-color*



Composite Wood Panel: *Prodema, Rustik Matt*



Brick Cladding: *Mutual Materials, standard size, stack bond, Coal Creek color*



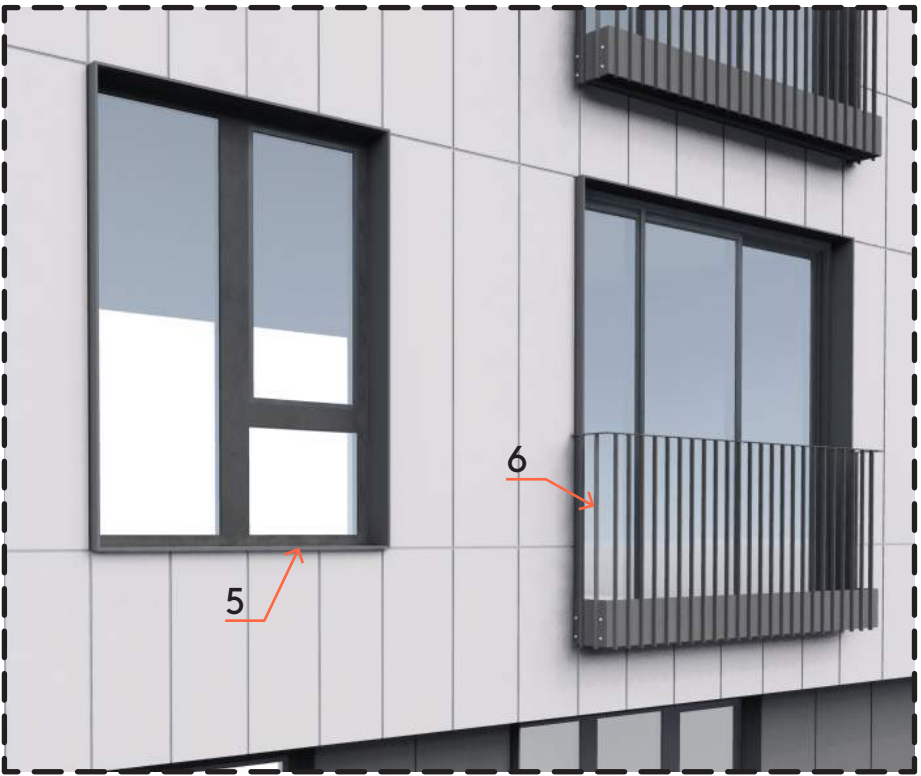
Windows: *VPI Endurance Series, integral color black*



Metal Shroud: *Brake metal Powdercoated aluminum at windows, (dark charcoal)*



Metal Balconies: *Pre-finished, bolt-on with vertical pickets (dark charcoal)*

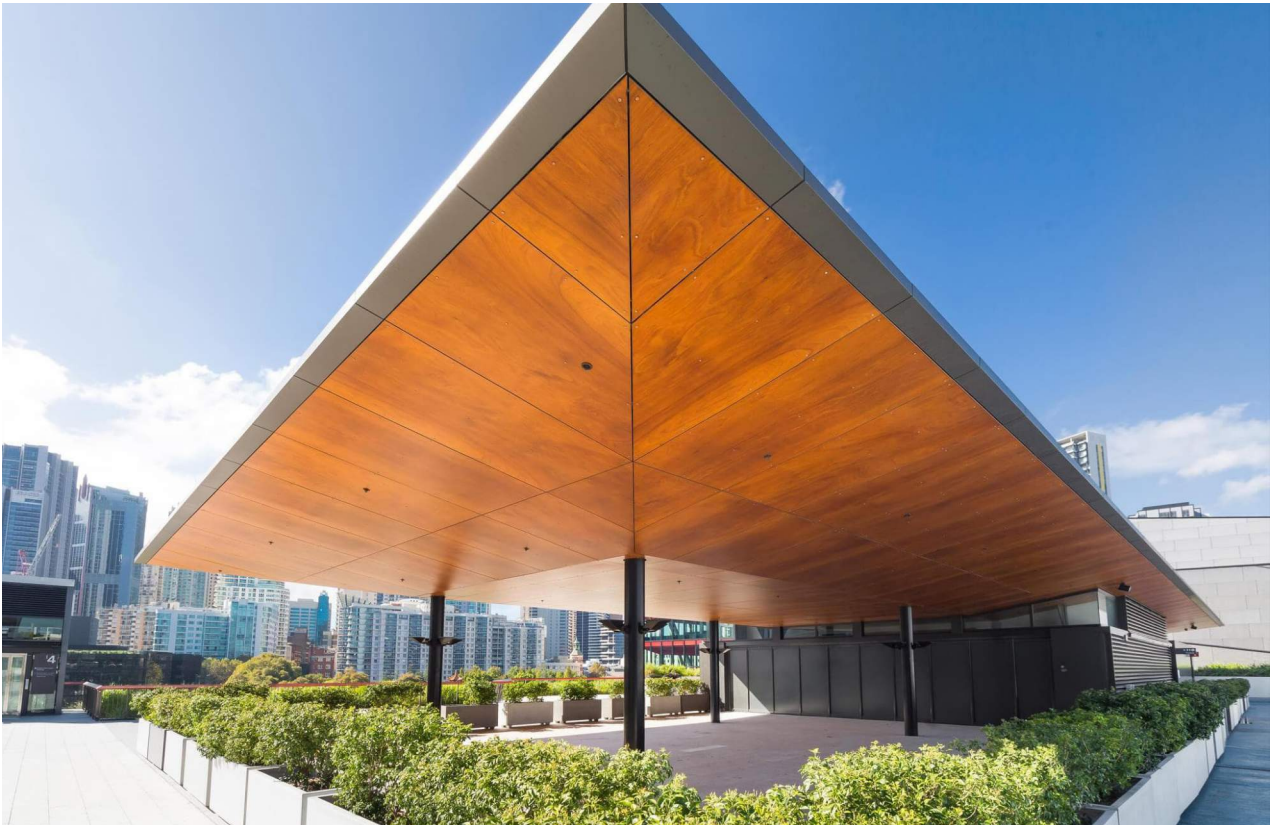
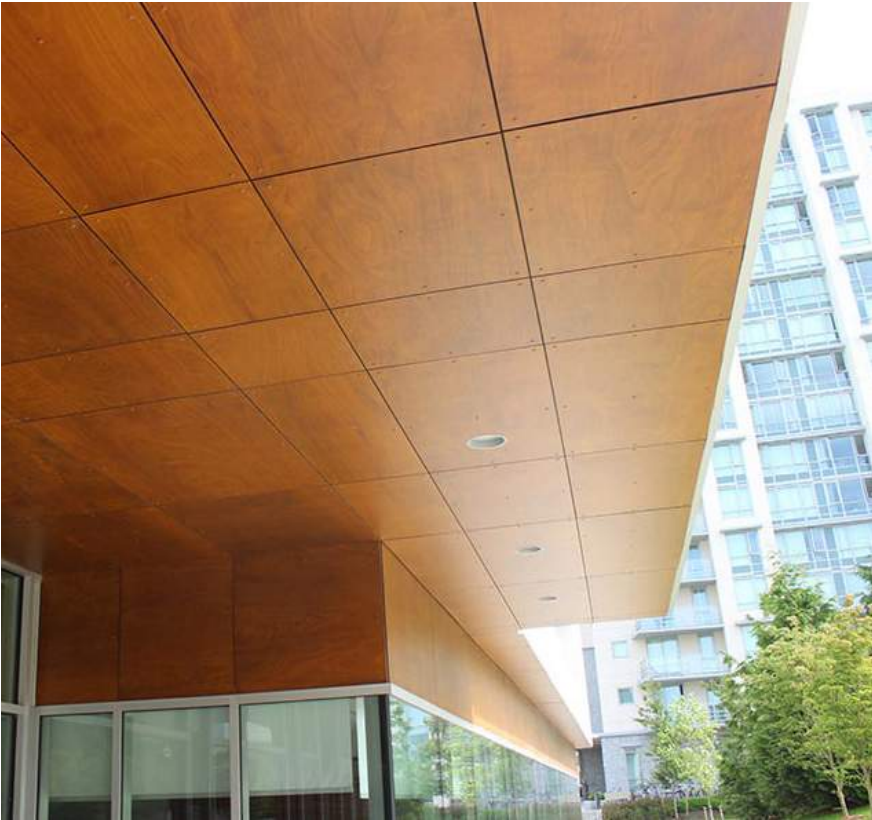


MATERIALS *EQUITONE*



MATERIALS *PRODEMA*

62



MATERIALS SCREENING



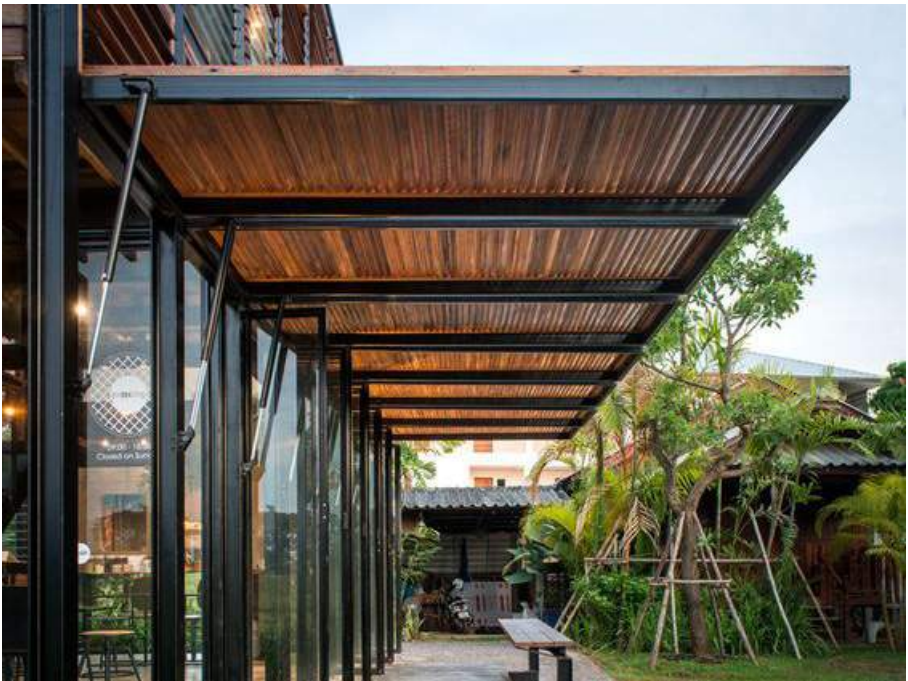
MATERIALS CANOPY DEVELOPMENT

64



- Visible structure is distracting
- Coplanar canopy and soffit is unattractive

Precedent Photo:



- Heightened canopy makes base appear taller
- Minimal canopy design is visually appealing
- Composition appears to have too much wood

Precedent Photo:

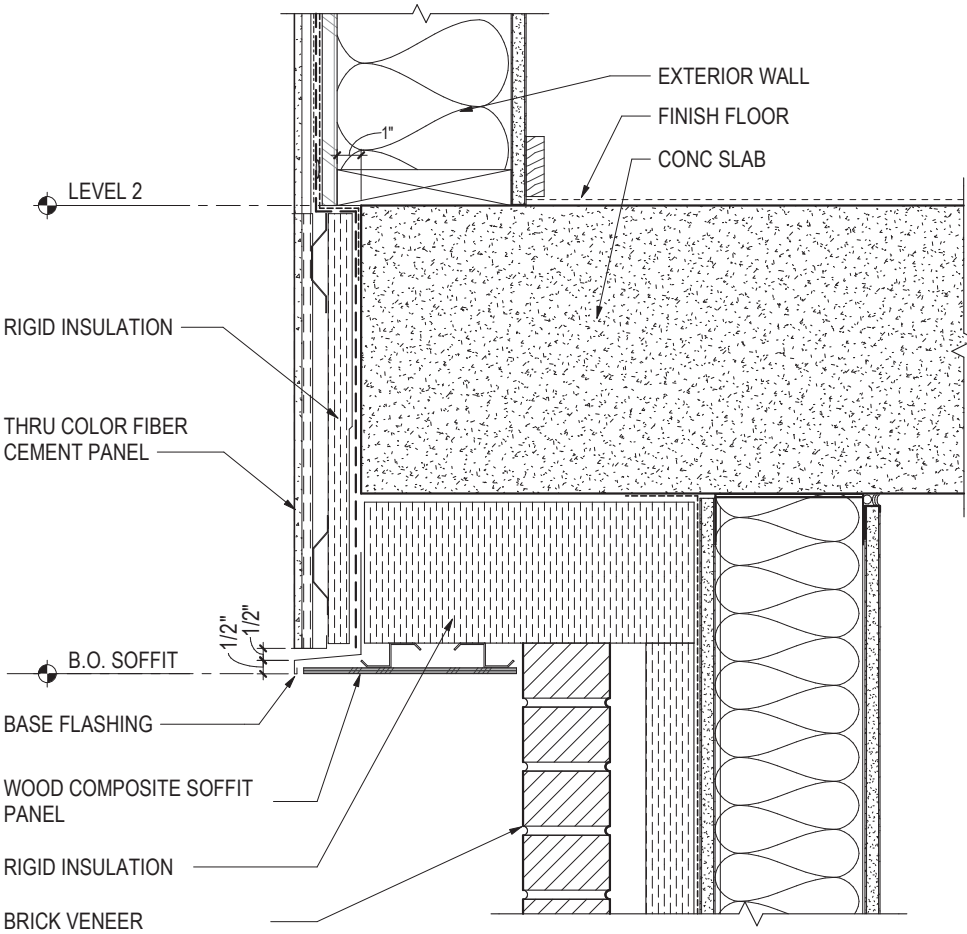
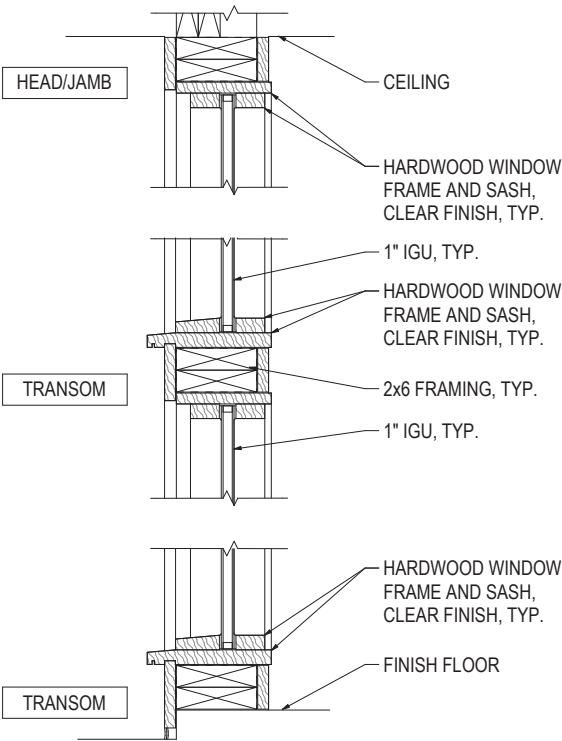
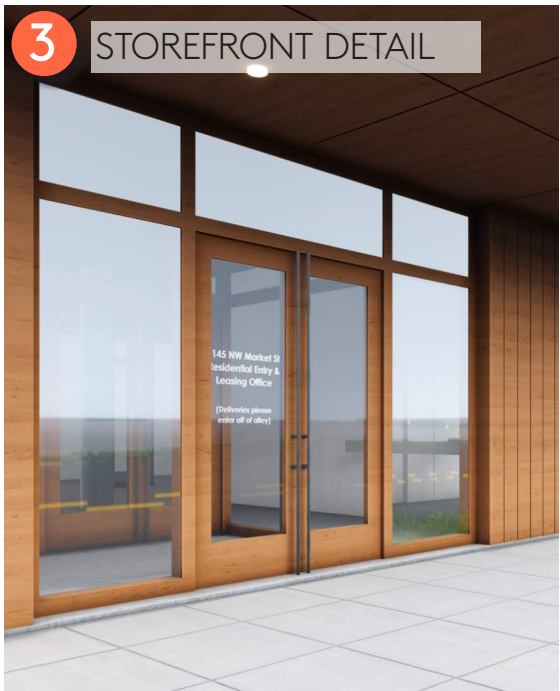
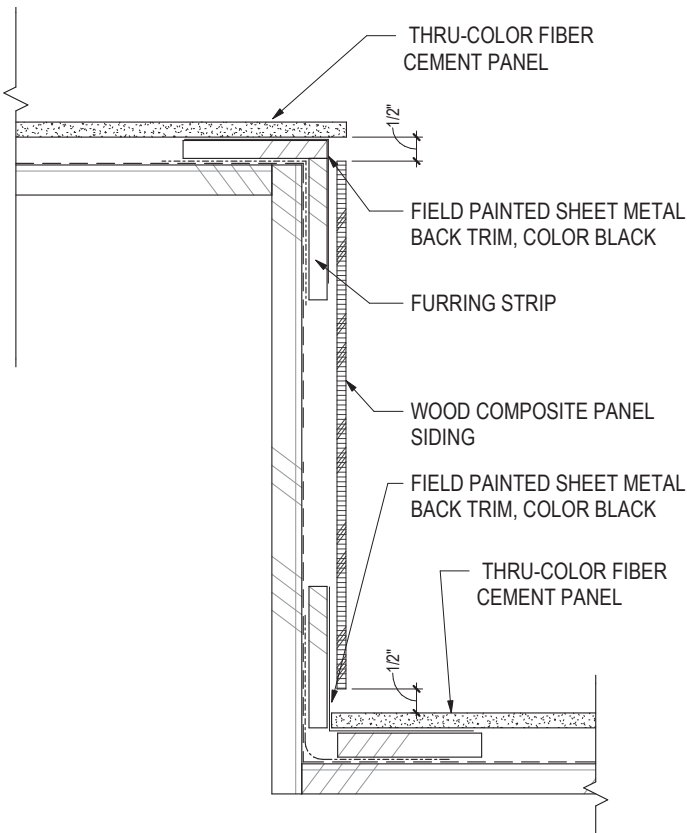
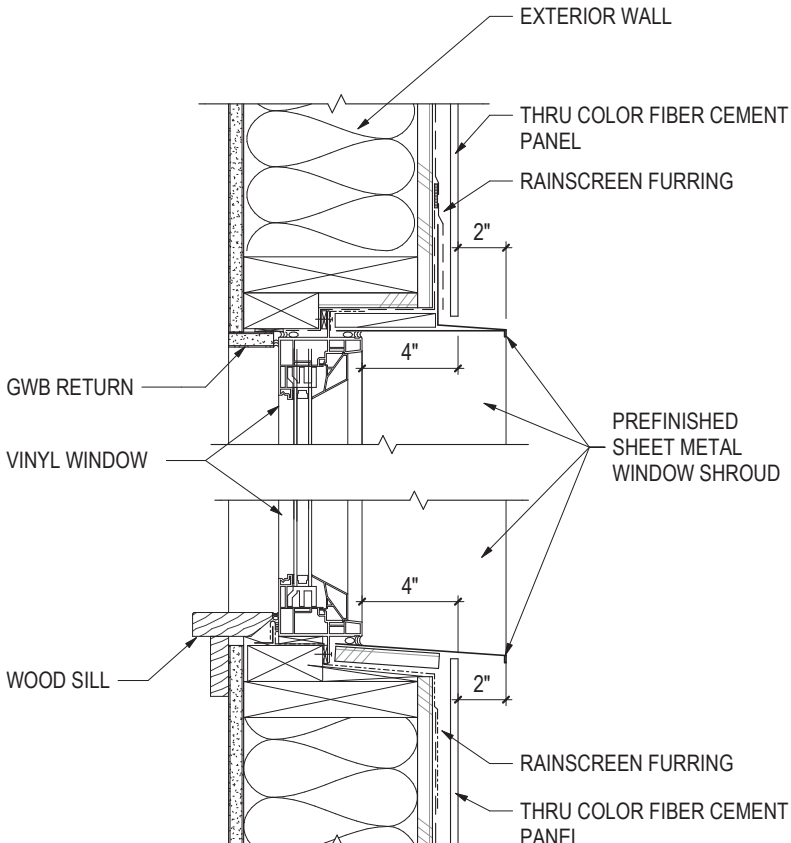


- Heightened canopy makes base appear taller
- Minimal canopy design is visually appealing
- Separation of character from building soffits

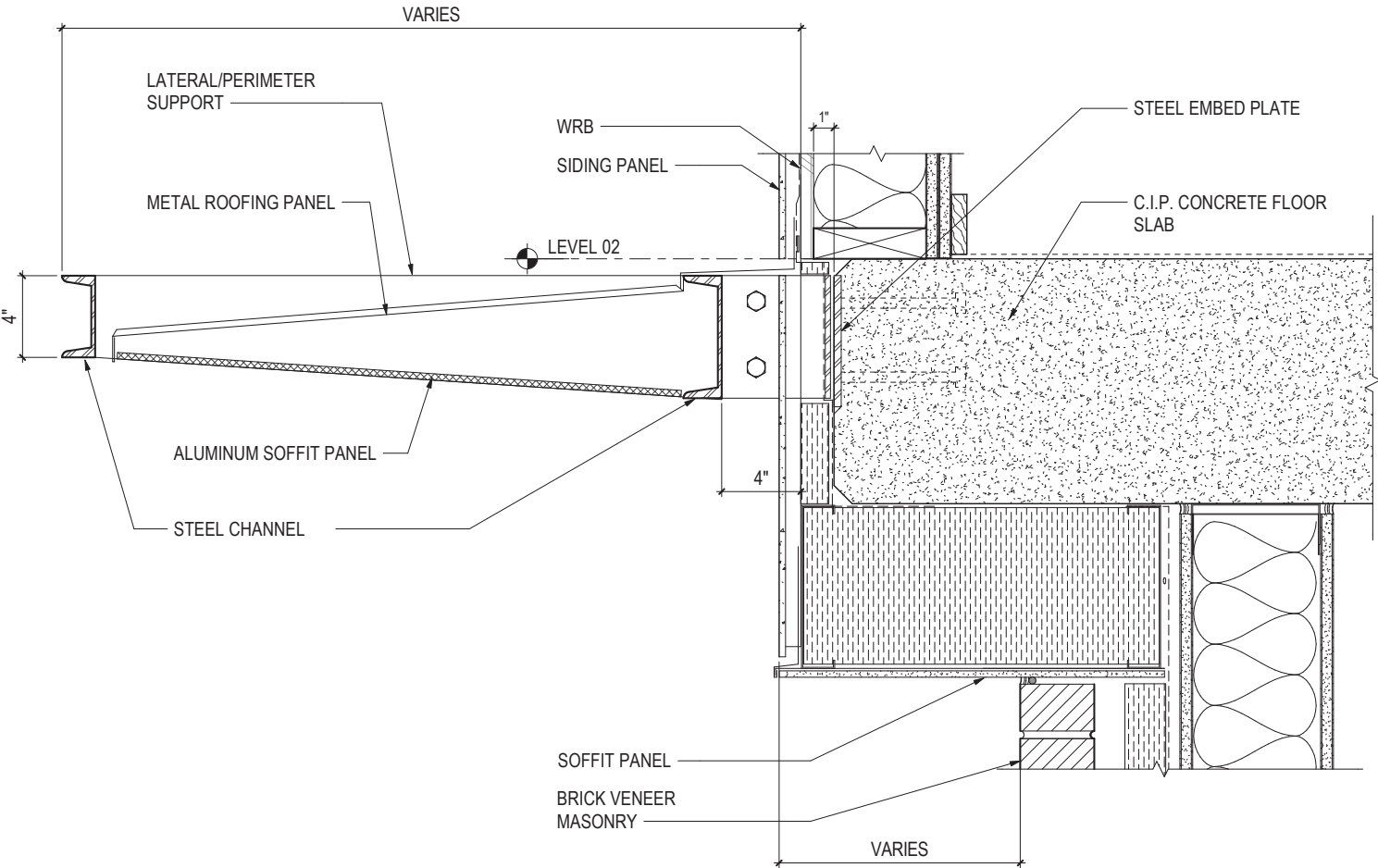
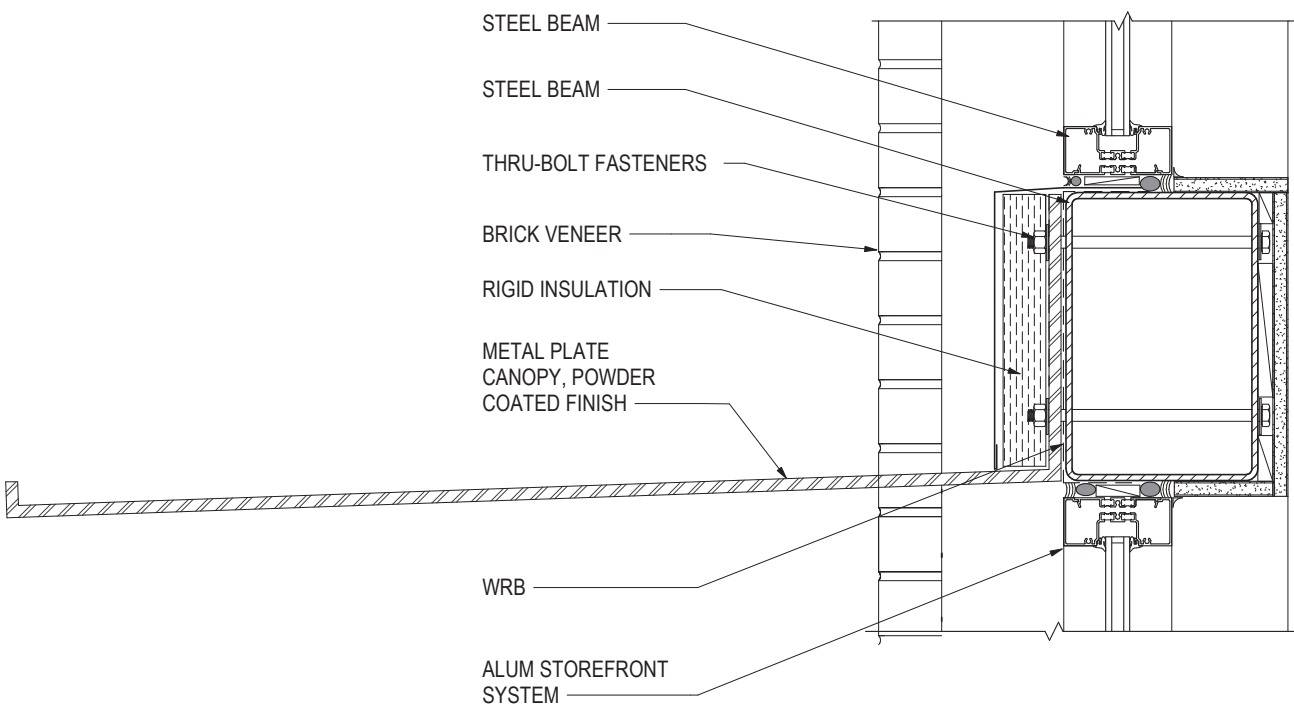
Precedent Photo:



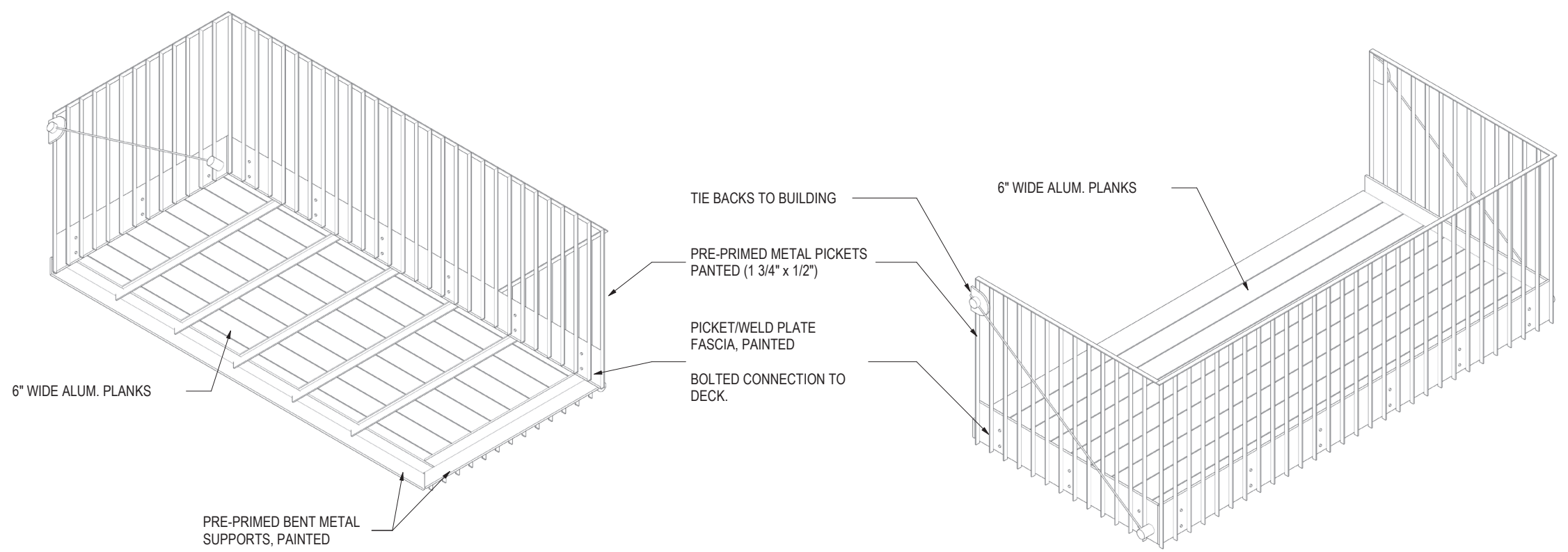
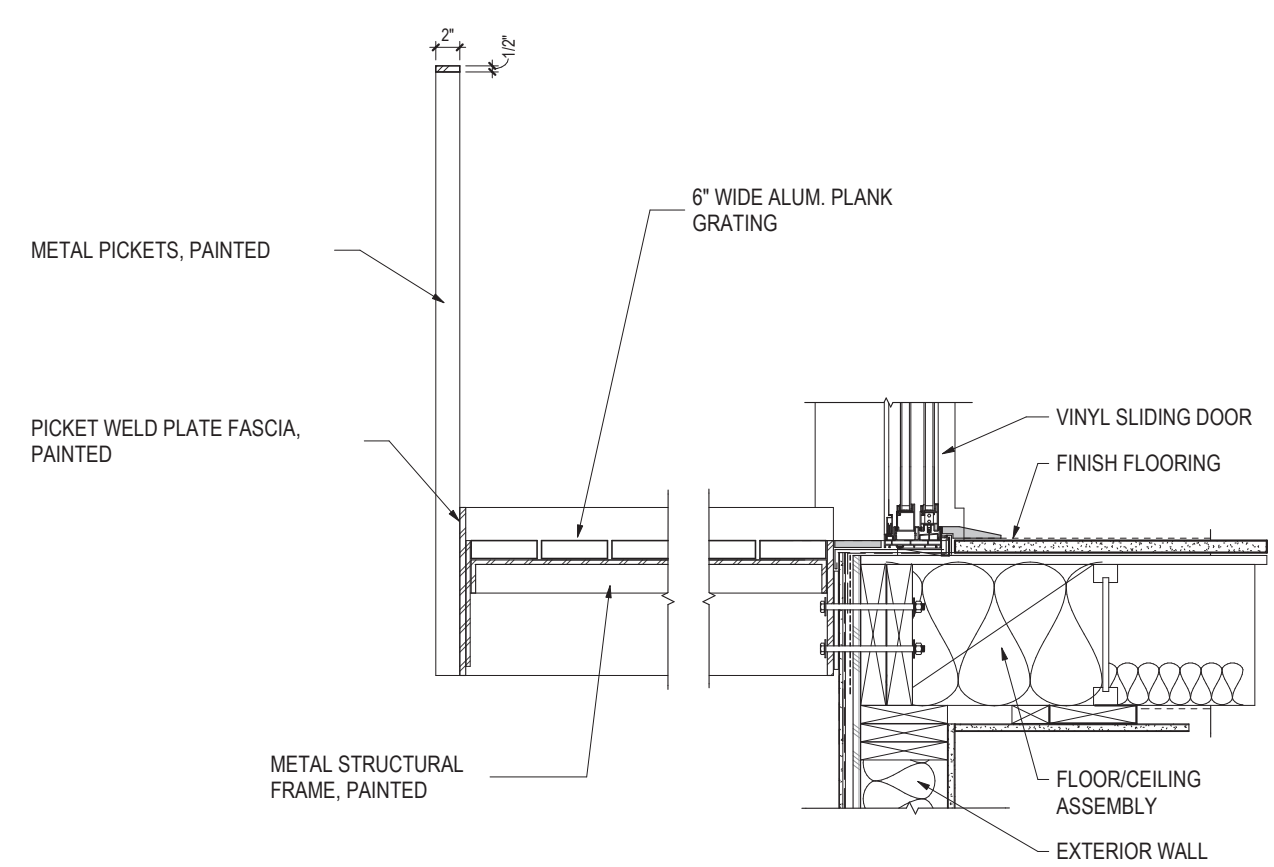
MATERIALS *EXTERIOR DETAILS*



MATERIALS CANOPY DETAILS

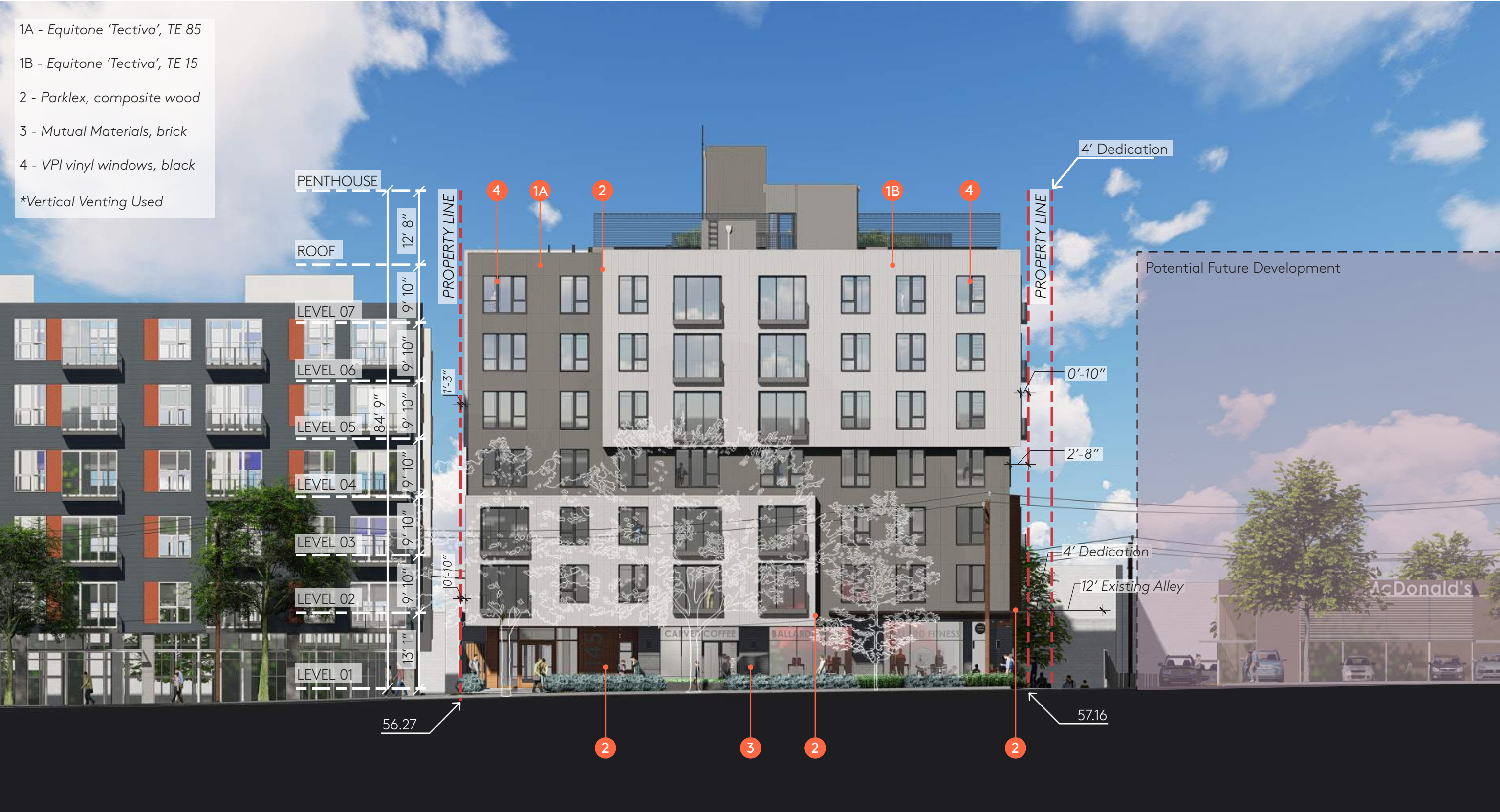


MATERIALS *BALCONY DETAILS*

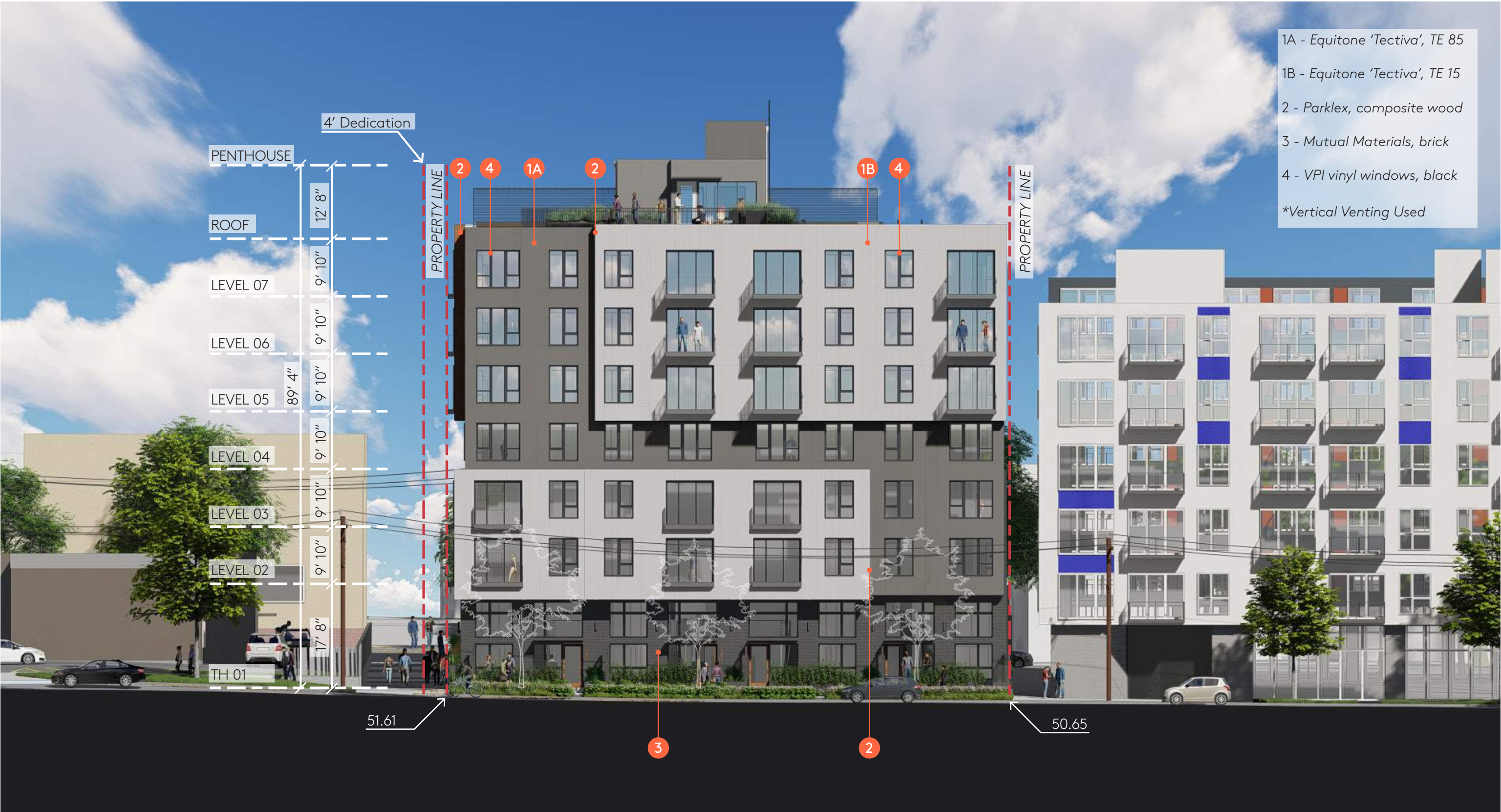


ELEVATIONS - NORTH

68



ELEVATIONS - SOUTH



ELEVATIONS - WEST



ELEVATIONS - EAST



SECTION - LOOKING EAST

72



SECTION - LOOKING NORTH



SECTIONS - MARKET ST. PEDESTRIAN EXPERIENCE



SECTIONS - 54TH ST. PEDESTRIAN EXPERIENCE



PERSPECTIVES - CONTEXTUAL STREET VIEWS

76



01 / Looking West along Market st.

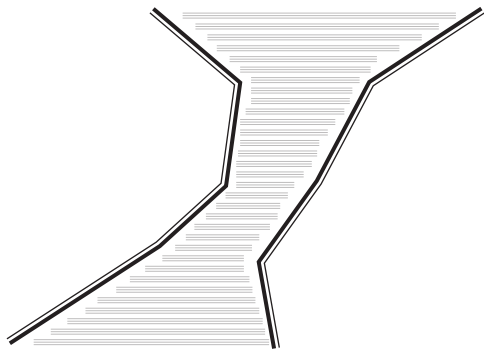


02 / Looking West along 54th st.



SITE DESIGN CONCEPT

FJORD

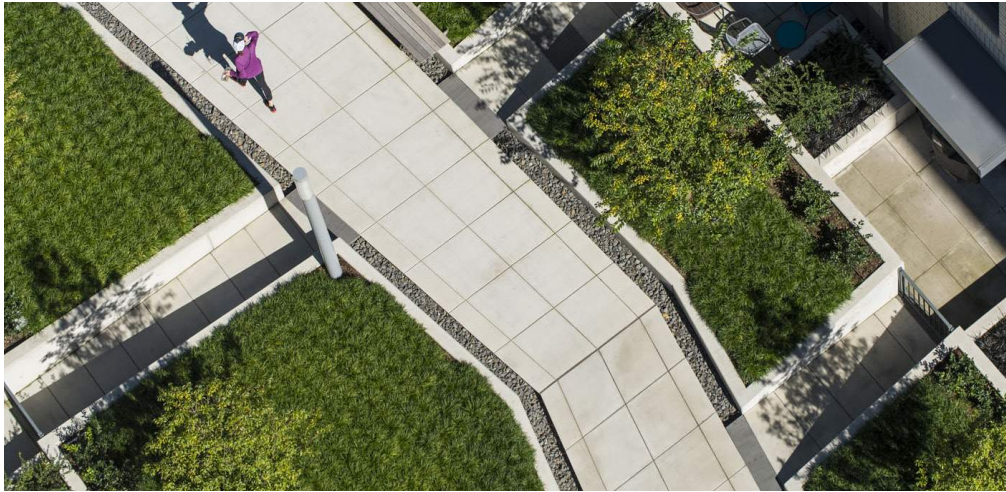
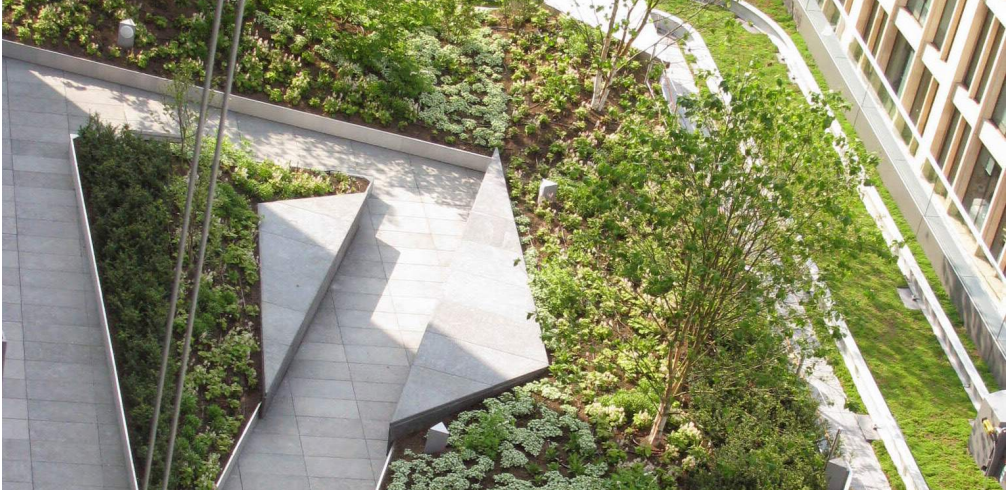


Inspired by the carved out glacial Fjords of Scandinavia

- Design moves:
- Angled pathways and planters
 - Use of compression and expansion with planters and paving patterns
 - Hardscape carved out of mass raised plantings



Precedents:



SITE MATERIALS PLAN - STREET LEVEL

78



SITE MATERIALS PALETTE - STREET LEVEL

PAVING



1: SDOT Standard Concrete
2'X2' scoring and sawcut joint



CIP Concrete Paving
Banded aggregate finishes, scoring per plan



4: Gravel Maintenance Path
Basalt



5: Paver Patio
Light gray pedestal set pavers, TBD

PLANTERS AND BENCHES



6: Metal Raised Planters
Powdercoat dark gray

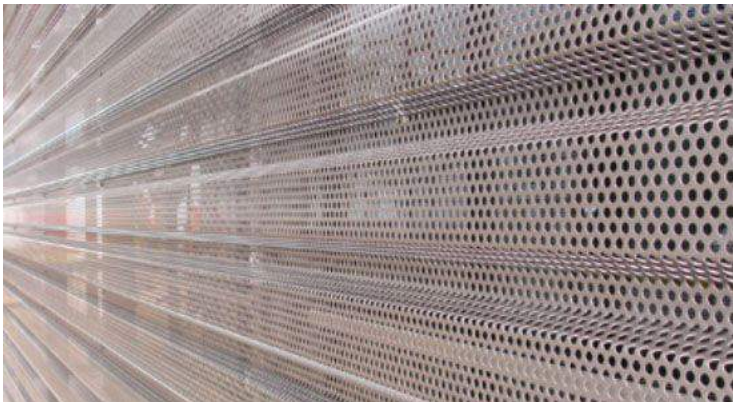


7: Stacked Wood Bench
Custom bench with appearance of continuous stack

FEATURES AND FURNISHINGS



8: Bike Rack
Tofino No Scratch® Bike Rack by Sportworks



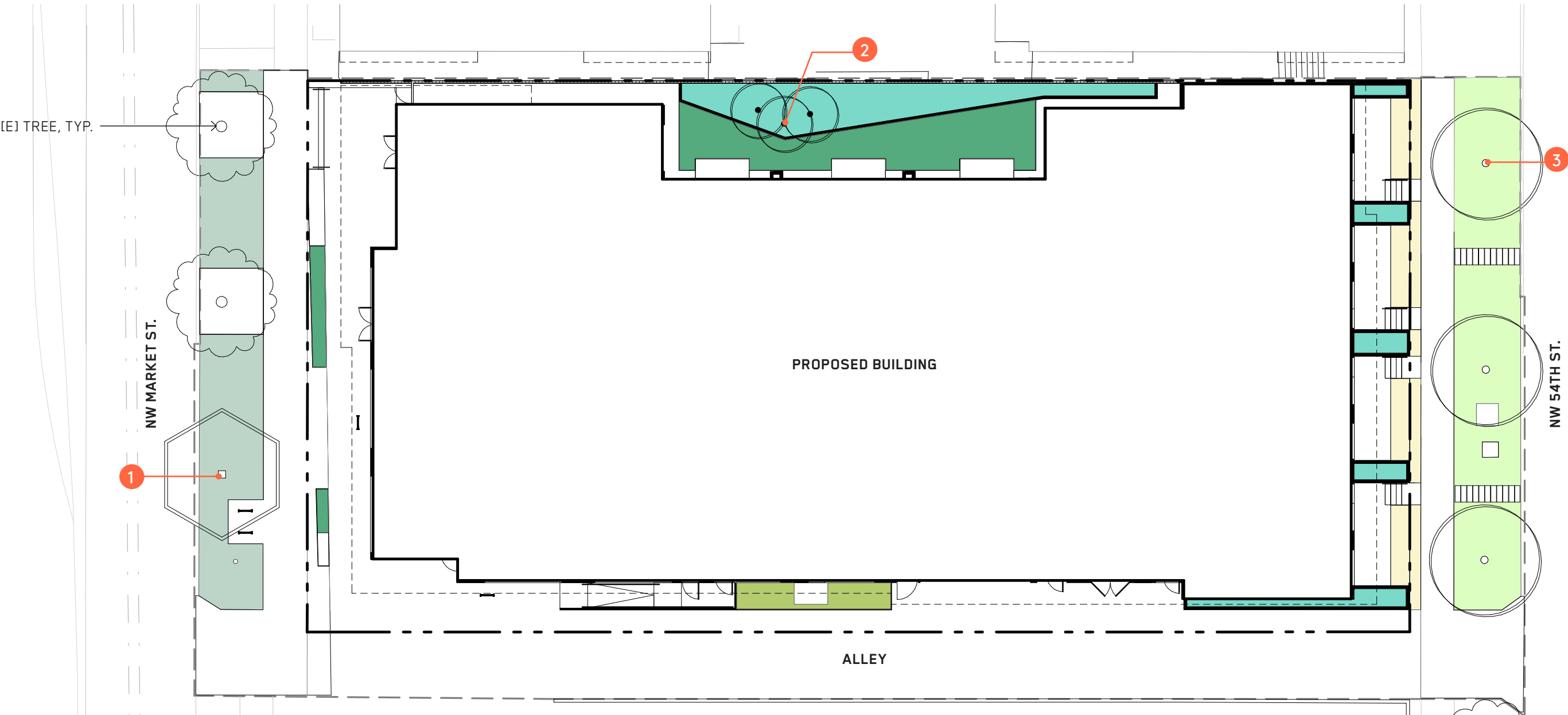
9: Screenwall/Fence
Perforated metal



15: Metal Slat Privacy Screen
Powdercoated metal slats

SITE PLANTING PLAN - STREET LEVEL

80



LEGEND:

ROW- MARKET STREET:

Daisy Bush | *Brachyglottis greyi*
Dwarf Fothergilla | *Fothergilla gardenii*
English Laurel | *Prunus laurocerasus* 'Mount Vernon'

ROW- 54TH STREET:

Blue Grama | *Bouteloua gracilis* 'Blond Ambition'
White Gaura | *Oenothera lindheimeri*
Kelsey Dogwood | *Cornus sericea* 'Kelseyi'

STORMWATER:

Vine Maple | *Acer circinatum*
Dogwood | *Cornus sanguinea* 'Midwinter Fire'
Snowberry | *Symphoricarpos albus*
Tufted Hair Grass | *Deschampsia cespitosa*
Prickly Sedge | *Carex spicata*
Soft Rush | *Juncus effusus*

SUN:

Red Osier Dogwood | *Cornus sericea*
Tufted Hair Grass | *Deschampsia cespitosa*
Ornamental Onion | *Allium*

PART-SUN:

Winter Sun Mahonia | *Mahonia x media* 'Winter Sun'
Western Sword Fern | *Polystichum munitum*
Bear's Foot | *Helleborus foetidus*
Salal | *Gaulthoria shallon*

PART-SHADE:

Bishops Hat | *Epimedium*
Beesia | *Beesia deltophylla*
Berkley Sedge | *Carex divulsa*

TREE SYMBOLS:

- 1. American Hornbeam | *Carpinus caroliniana*
- 2. Vine Maple | *Acer circinatum*
- 3. Japanese Snowbell | *Styrax japonica*

--- PROPERTY LINE
— LIMIT OF WORK LINE



PLANT PALETTE - STREET LEVEL

STORMWATER



Vine Maple | *Acer circinatum*
8' HT min.



Dogwood | *Cornus sanguinea* 'Midwinter Fire'
2 gallon



Snowberry | *Symphoricarpos albus*
2 gallon

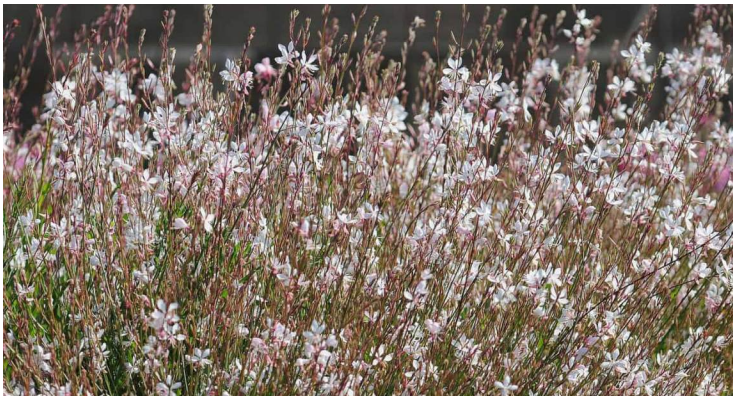


Grass, Sedge & Rush Mix: 1 gallon
L to R: *Deschampsia cespitosa*, *Carex spicata* & *Juncus effusus*

RIGHT OF WAY: 54TH



Blue Grama | *Bouteloua gracilis* 'Blond Ambition'
1 gallon



White Gaura | *Oenothera lindheimeri*
1 gallon



Kelsey Dogwood | *Cornus sericea* 'Kelsey'
1 gallon

RIGHT OF WAY: MARKET ST



Daisy Bush | *Brachyglottis greyi*
1 gallon



Dwarf Fothergilla | *Fothergilla gardenii*
1 gallon



English Laurel | *Prunus laurocerasus* 'Mount Vernon'
1 gallon

STREET TREES:



American Hornbeam | *Carpinus caroliniana*
3" cal.



Japanese Snowbell | *Styrax japonica*
3" cal.

PLANT PALETTE - STREET LEVEL

SUN



Red Osier Dogwood | *Cornus sericea*
3 gallon



Tufted Hair Grass | *Deschampsia cespitosa*
1 gallon



Ornamental Onion | *Allium*
bulb

PART SUN



Winter Sun Mahonia | *Mahonia x media 'Winter Sun'*
2 gallon



Western Sword Fern | *Polystichum munitum*
1 gallon



Bear's Foot | *Helleborus foetidus*
1 gallon



Salal | *Gaulthoria shallon*
1 gallon

PART SHADE



Bishops Hat | *Epimedium*
1 gallon

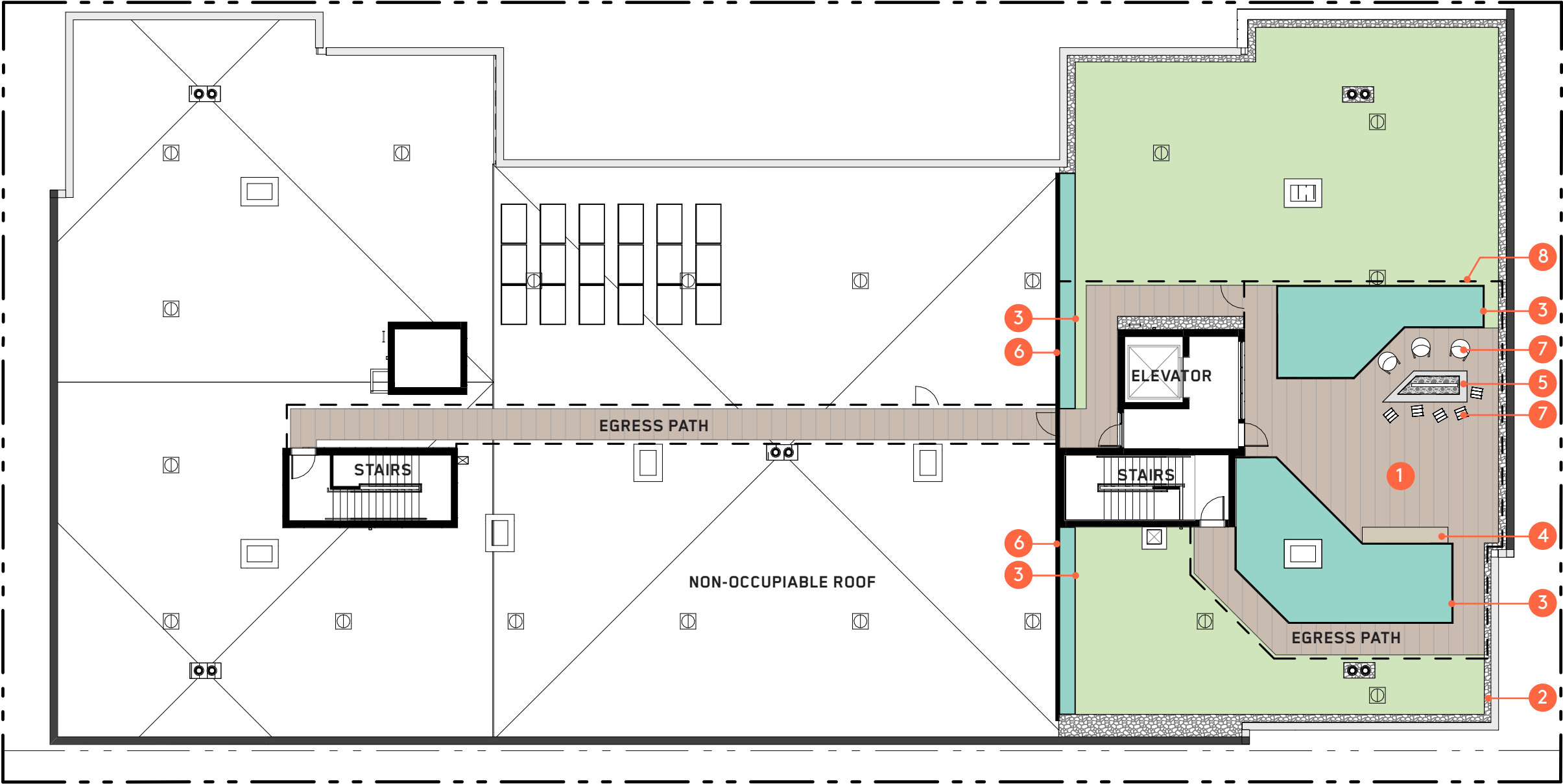


Beesia | *Beesia deltophylla*
1 gallon



Berkley Sedge | *Carex divulsa*
1 gallon

SITE MATERIALS AND PLANTING PLAN - ROOF



MATERIALS LEGEND

- 1. WOOD TILE DECKING
- 2. GRAVEL MAINTENANCE BAND, TYP.
- 3. METAL RAISED PLANTERS
- 4. WOODEN BUILT-IN BENCH
- 5. FIRE PIT
- 6. SCREENWALL
- 7. FURNISHINGS BY OWNER
- 8. GUARDRAIL PER ARCHITECTURE, TYP.

PLANTING LEGEND

- EXTENSIVE PLANTING
- INTENSIVE PLANTING
- SEE ROOF PLANT PALETTE FOR DETAILS

--- PROPERTY LINE



SITE MATERIALS PALETTE - ROOF

PAVING



1: Wood Tile Decking



2: Gravel Maintenance Band
Basalt

PLANTERS AND PLANTER/BENCH



3: Metal Raised Planters
Powdercoat dark gray



4: Wooden Built-In Bench
Thermory Ash with LED tape light downlighting

FEATURES AND FURNISHINGS



5: Fire Pit
Concrete with glass guard and decorative rock



6: Screenwall
Perforated metal

PLANT PALETTE - ROOF

INTENSIVE



Autumn Moor Grass | *Sesleria autumnalis*
1 gallon



Skyracer Moor Grass | *Molinia caerulea* 'Skyracer'
1 gallon



Northwind Switchgrass | *Panicum virgatum* 'Northwind'
1 gallon



Prairie Flax | *Linum lewisii*
1 gallon

EXTENSIVE



Pre-grown sedums. A durable and drought resistant sedum mix combined with drought tolerant grasses and perennials.

POTENTIAL SEDUMS:

- Sedum album* 'Coral Carpet'
- Sedum kamtschaticum*
- Sedum kamt* 'Weihenstephaner Gold'
- Sedum sexangulare*
- Sedum spurium* 'Album Superbum'
- Sedum spurium* 'Fuldaglut'
- Sedum spurium* 'Summer Glory'
- Sedum takesimensis* 'Golden Carpet'

INTENSIVE PRECEDENT PHOTOS

Raised planters with lush grasses spilling over



EXTENSIVE PRECEDENT PHOTOS

Bright sedums with year round interest combined with grass and perennial plants



PRELIMINARY EXTERIOR LIGHTING PLAN



Wall Sconce at Brick along Market St., Alley, and 54th St.



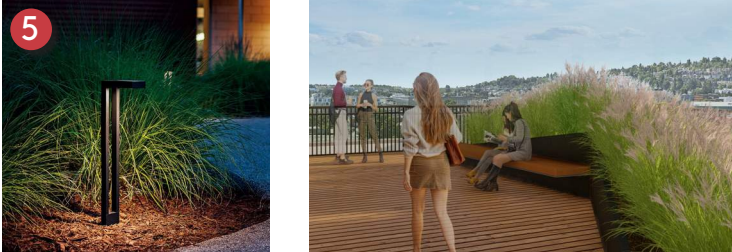
Down Light Recessed into Building Soffit



Step Light Recessed into Concrete at Market St. and 54th St.



Sign Embedded Lighting at Building Entry



Landscaping Lights Embedded in Planters at Roof Deck



Seat Down Lighting Along Market St.



Aerial view highlighting ground plane lighting design - lighting levels are approximate.



Aerial view highlighting roof deck lighting design - lighting levels are approximate.

PRELIMINARY SIGNAGE PLAN

- H

HANGING BLADE SIGNAGE
- G

GLASS APPLIED SIGNAGE
- W

WAYFINDING SIGNAGE
- A

ADDRESS SIGNAGE



PRELIMINARY SIGNAGE DESIGN - PRECEDENT EXAMPLES

HANGING SOFFIT / MOUNTED EXTERIOR SIGNAGE



WAYFINDING SIGNAGE



GLASS APPLIED SIGNAGE



ADDRESS SIGNAGE



DEPARTURE SUMMARY

Departure Request

23.47A.008.F.4.B UPPER-LEVEL SETBACKS
(BALLARD HUB URBAN VILLAGE)

1) 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.

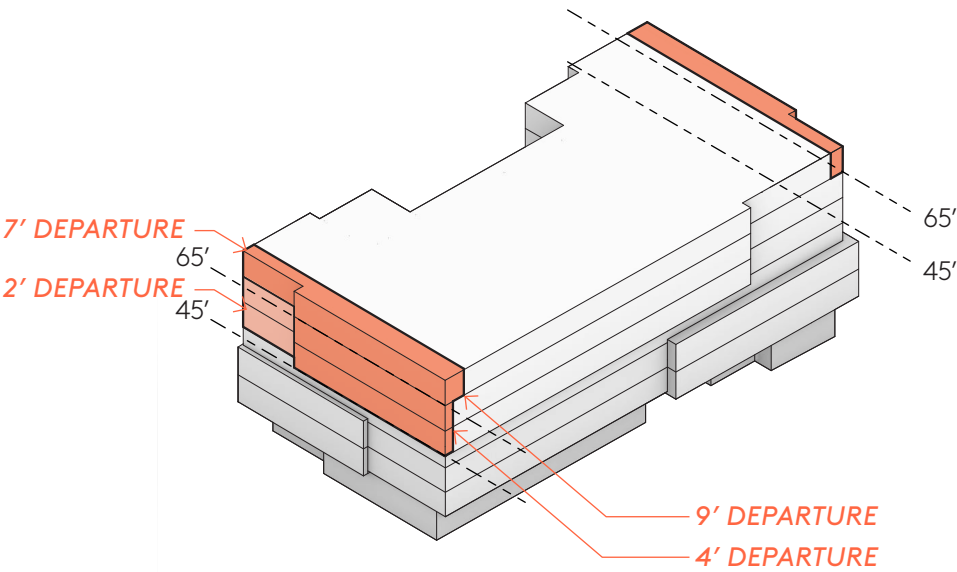
2) A setback with an average depth of 15 feet from all street lot lines is required for portions of a structure above a height of 65 feet. The maximum depth of a setback that can be used for calculating the average setback is 25 feet.

Proposal

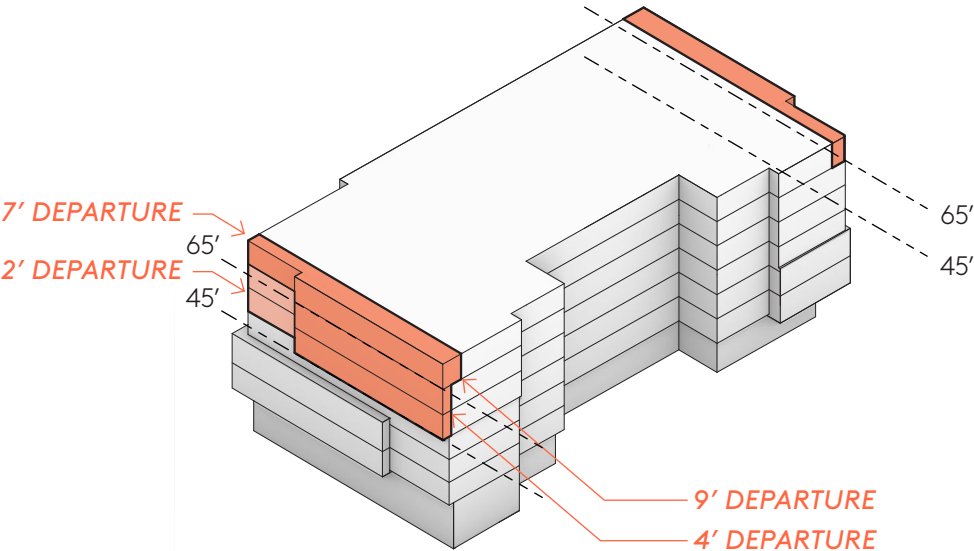
Average setback of 7' along NW Market St and NW 54th St above a height of 45 feet.

The Board had indicated that their support for the departure request was dependent on the resolution of the overhanging volume at the northwest corner.

Note: Orange areas encroach into required setbacks



NORTHWEST AXONOMETRIC



SOUTHEAST AXONOMETRIC

Rationale

PEDESTRIAN EXPERIENCE:

The project enhances the pedestrian experience along NW Market Street and NW 54th Street in two principals ways. First, the project is setback to create a broad sidewalk edge. Second, the building is set back from the property lines at the upper levels to allow light to penetrate to the street and to allow daylight and air to the project to the east. Essentially the applicant seeks to trade developable area at the lower levels for additional floor area at Level 7.

CS2-B.2. Connection to the Street
CS2.B.3. Character of Open Space

NEIGHBORHOOD CONTEXT:

The proposed departure requests allows for the preferred, alternate massing. Full height facades are set back on all levels and appropriately responds to the urban context. The zoning code prescribes an upper level setback above 65', which would create a building form that has no visible precedent in the neighborhood to create one that is appropriately respectful yet contemporary. (avoid the wedding cake and penthouse level).

CS2-C. Relationship to the Block
CS2-C.2. Mid-Block Sites
CS2-D. Height, Bulk and Scale
CS2-D.1. Existing Development and Zoning

ARCHITECTURAL COMPOSITION:

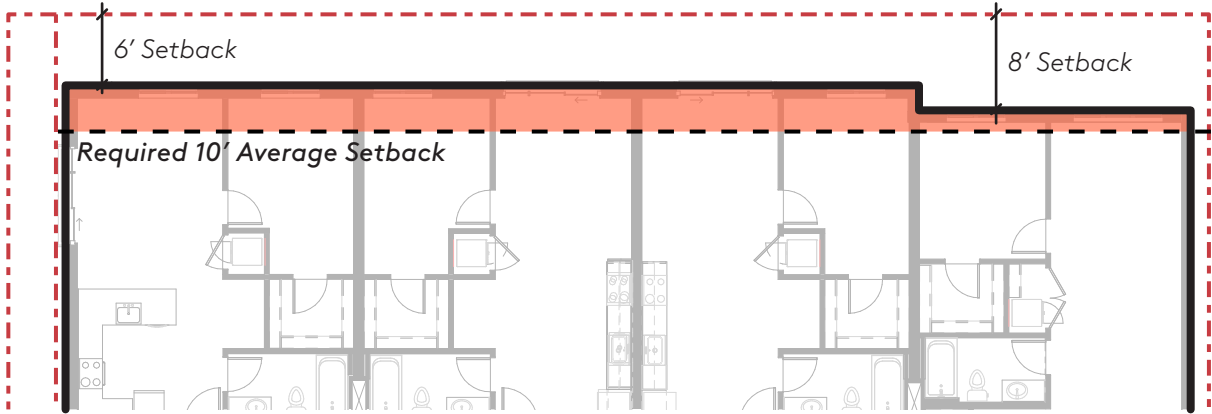
The proposed departure requests facilitates larger scale massing elements by redistributing the allowable floor area. The preferred massing demonstrates an alternate massing strategy that reduces the perceived mass of the building from the surrounding. Two and three story volumetric divisions are appropriately scaled to anticipate a urban context in transition (makes a big building smaller, but not too small).

DC2-A.2. Reducing Perceived Mass
DC2-B.1. Façade Composition
DC2-C.1. Visual Depth and Interest
DC2-D.1. Human Scale
DC2-D.2. Texture

DEPARTURE SUMMARY

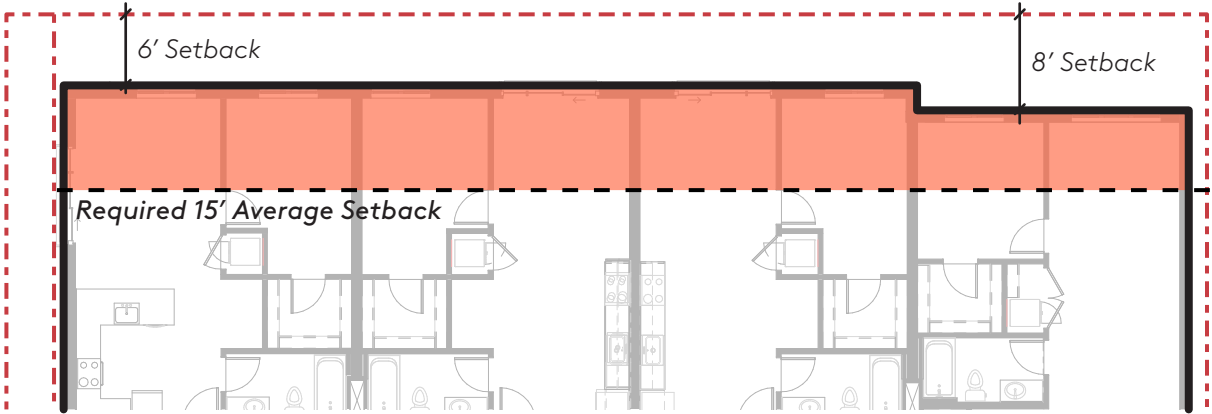
MARKET ST. DEPARTURE SUMMARY

Market St.



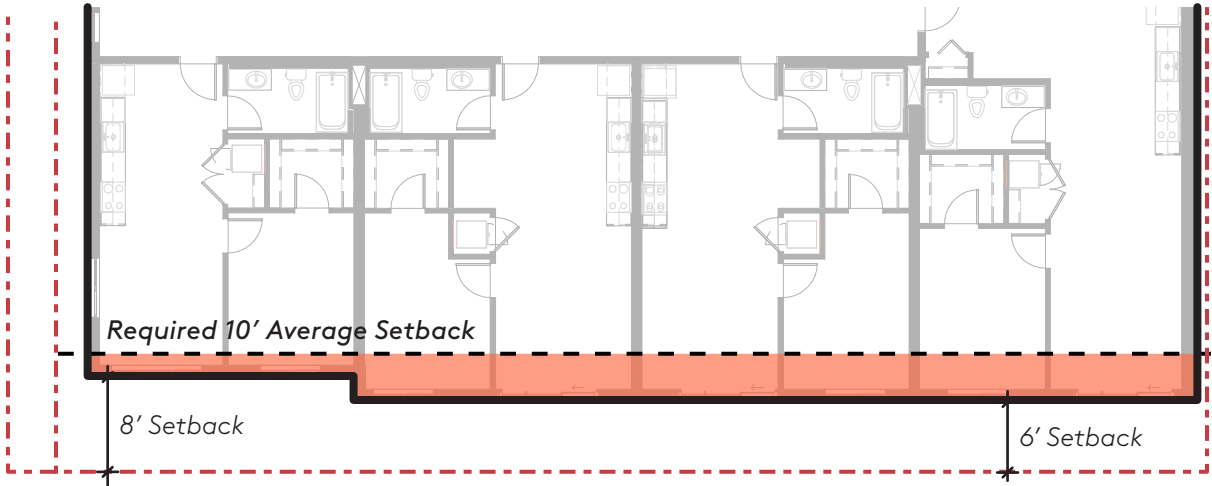
LEVEL 5-6

Market St.

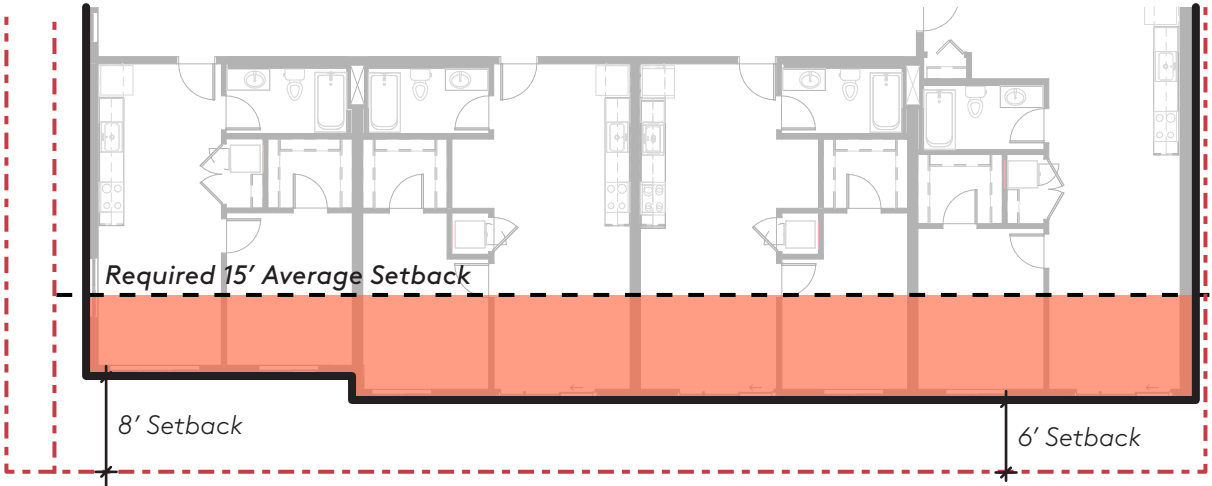


LEVEL 7

54TH ST. DEPARTURE SUMMARY



LEVEL 5-6



LEVEL 7



The End —