

2401 NW MARKET ST

DESIGN REVIEW - 3039108-LU

SEPTEMBER 18TH, 2023

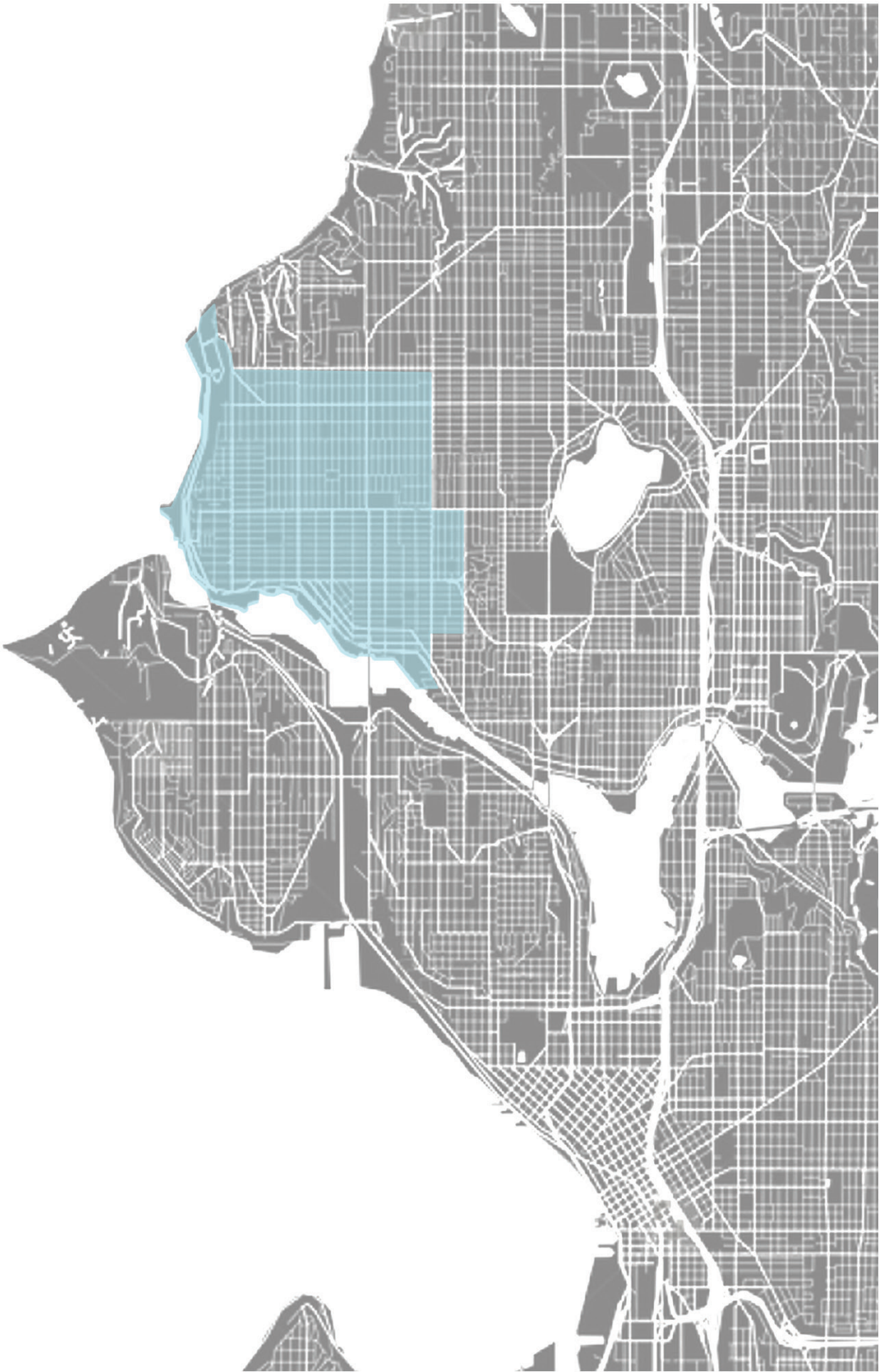
D E A L

I N V E S T M E N T S

URBAL 
ARCHITECTURE
URBAN|RURAL

PROJECT VISION

- FOSTER COMMUNITY, EMBRACE HERITAGE, AND CREATE A VIBRANT, INCLUSIVE ENVIRONMENT
- AIM TO PROVIDE HIGH-QUALITY RESIDENTIAL AND COMMERCIAL SPACES
- CONSIDER MARITIME HISTORY, GROWTH PATTERNS, AND TRANSPORTATION CONNECTIONS
- OFFER PROXIMITY TO EMPLOYMENT, TRANSPORTATION, AND AMENITIES
- ENHANCEMENT OF VEHICULAR, BICYCLE, AND PEDESTRIAN TRAFFIC INTERSECTIONS

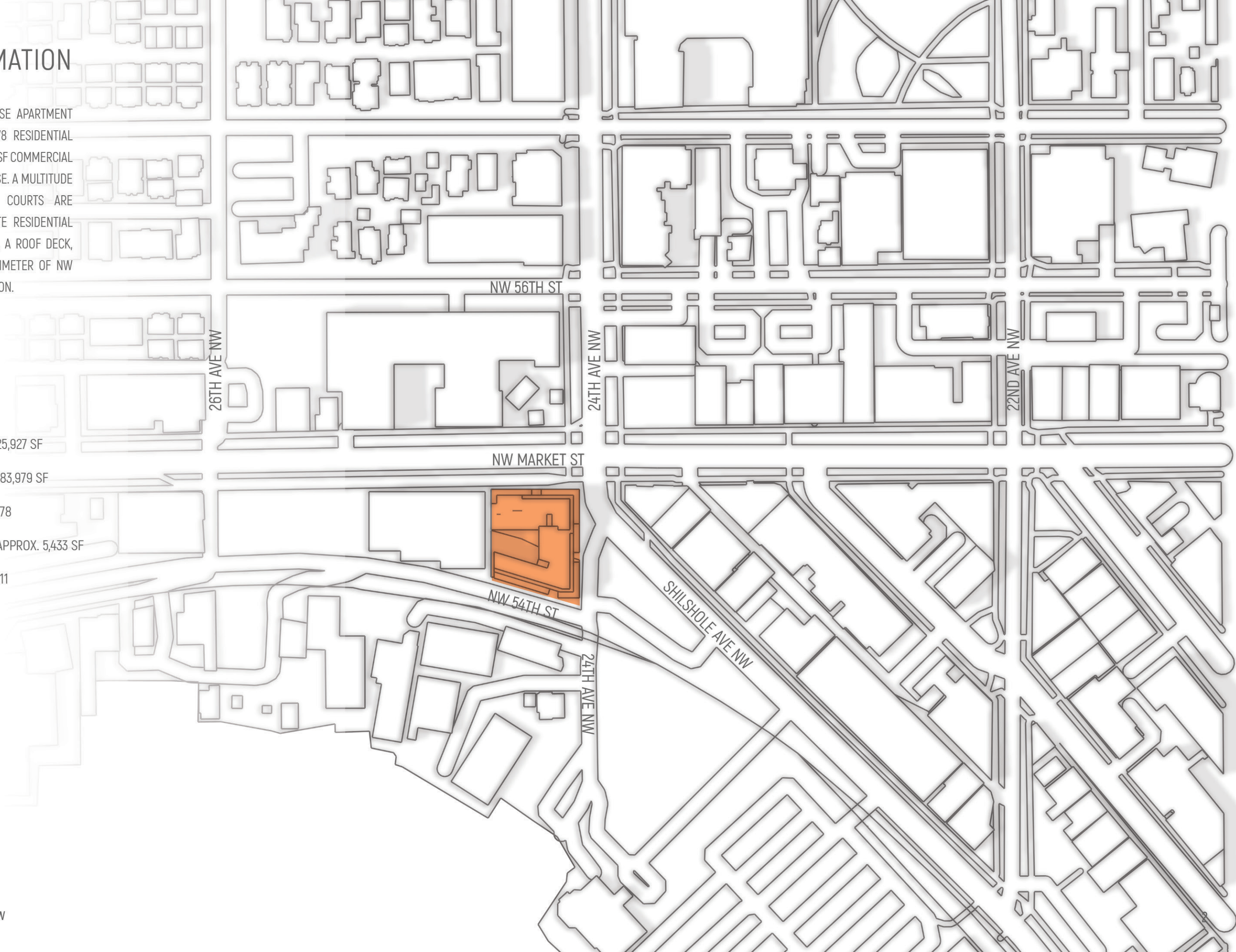


PROJECT INFORMATION

THE PROJECT PROPOSES A MIXED-USE APARTMENT BUILDING, CONSISTING OF UP TO 178 RESIDENTIAL UNITS, 111 PARKING SPACES, AND 5,433 SF COMMERCIAL SPACE DESIGNED FOR RESTAURANT USE. A MULTITUDE OF AMENITIES AND LANDSCAPED COURTS ARE PROVIDED, INCLUDING LARGE PRIVATE RESIDENTIAL PATIOS, A COMMON-USE COURTYARD, A ROOF DECK, AND PUBLIC SPACE ALONG THE PERIMETER OF NW MARKET STREET AND THE INTERSECTION.

PROJECT DATA

SITE AREA	25,927 SF
GROSS FLOOR AREA	183,979 SF
Residential UNITS	178
COMMERCIAL FLOOR AREA	APPROX. 5,433 SF
PARKING SPACES	111



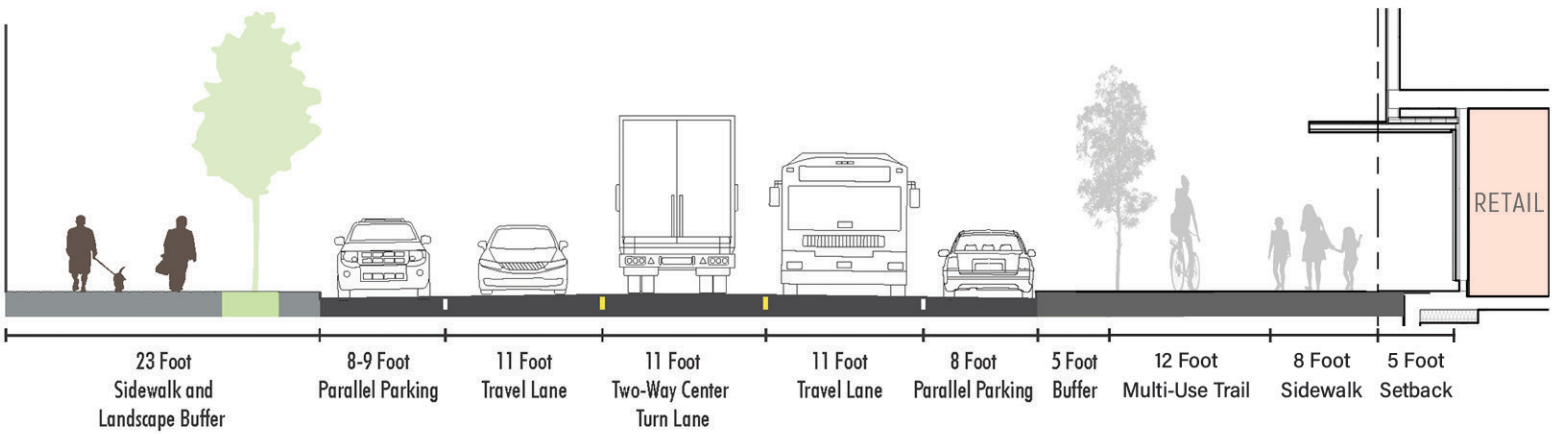
LINKING THE BURKE-GILMAN

PROPOSED BURKE-GILMAN TRAIL "MISSING LINK" WILL BEGIN CONSTRUCTION AS SOON AS 2023, AND WILL RUN DIRECTLY IN FRONT OF OUR SITE.



THE BURKE-GILMAN TRAIL MISSING LINK REFERS TO THE LONG-PLANNED MULTI-USE TRAIL SAFETY IMPROVEMENTS ALONG 1.4 MILES OF SALMON BAY EAST OF THE BALLARD LOCKS CONNECTING THE TWO EXISTING SECTIONS OF THE BURKE-GILMAN TRAIL IN BALLARD. THE TRAIL CURRENTLY SERVES HUNDREDS OF PEOPLE WALKING AND RIDING BIKES ALONG THE CORRIDOR EVERY DAY. THE CITY HAS WORKED WITH THE BALLARD COMMUNITY ON THIS CRITICAL SAFETY INVESTMENT SINCE 2001 AND INCLUDED A COMMITMENT TO COMPLETE THE PROJECT AS A PART OF THE VOTER-APPROVED LEVY TO MOVE SEATTLE.

- SEATTLE DEPARTMENT OF TRANSPORTATION



MISSING LINK PROPOSED 100' ROW CROSS SECTION THROUGH NW MARKET ST



SITE

- | | |
|--|---|
|  INDUSTRIAL |  PARK |
|  OFFICE / RETAIL |  RESIDENTIAL / MIXED USE |
|  SITE |  AMENITY |

COMPOSITE SITE PLAN



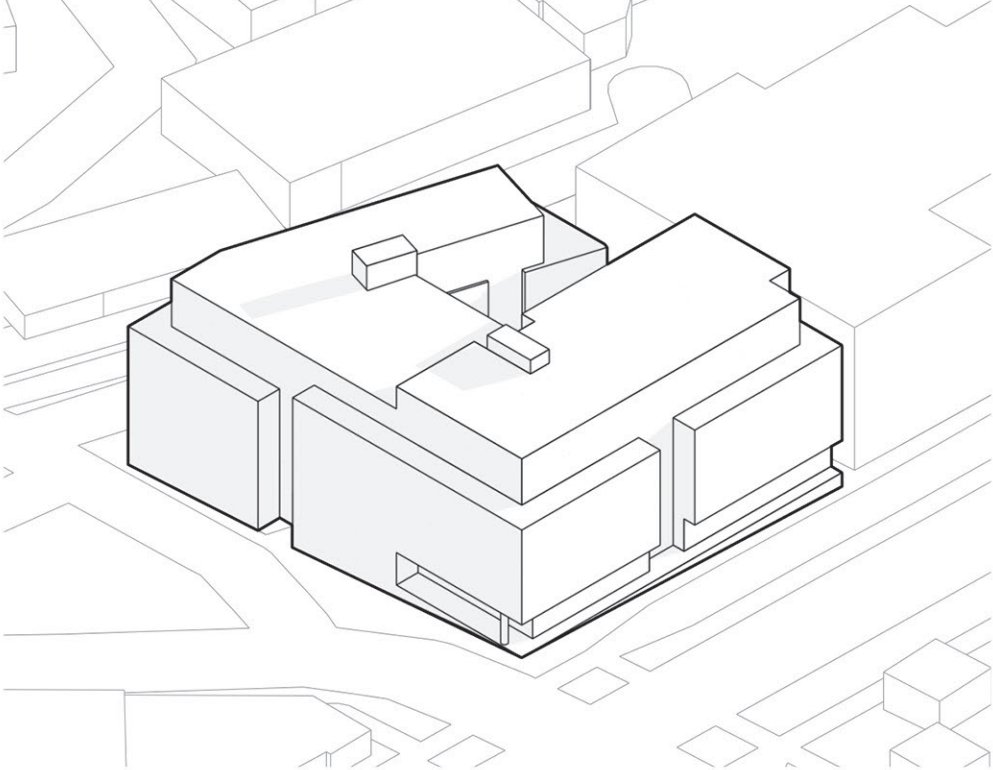
EDG REVIEW

189,370 SF
180 UNITS
AVERAGE UNIT SIZE : 603 SF
113 PARKING SPACES

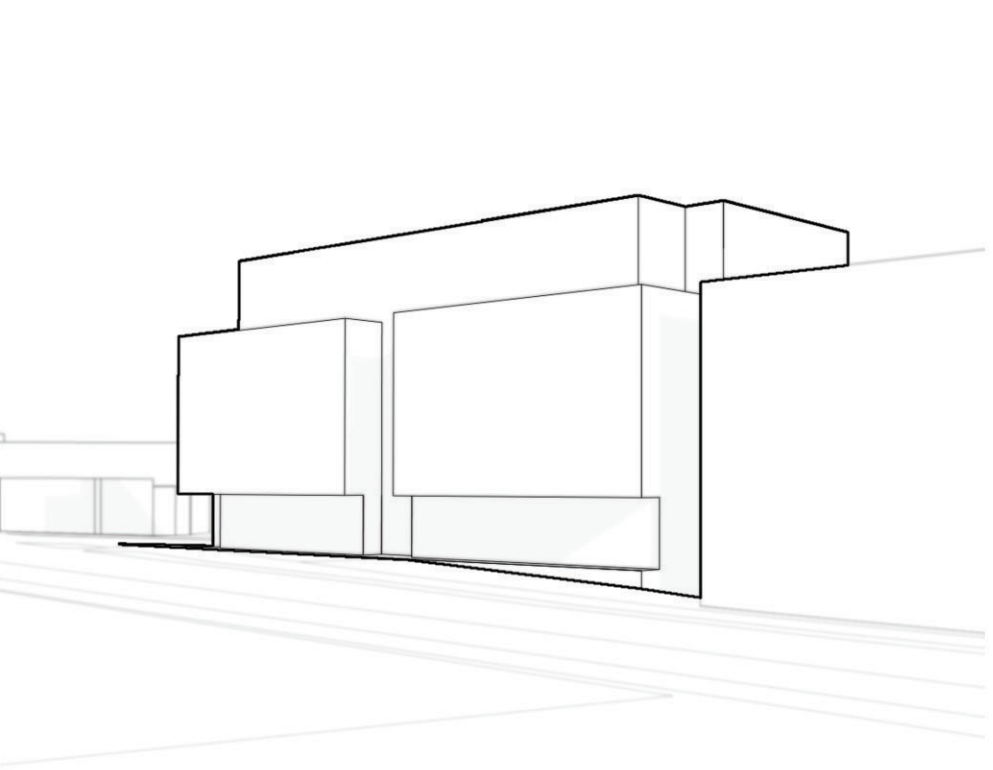
PROS:

- RECESSED RETAIL MAINTAINS SIGHT LINES TO BURKE-GILMAN
- STRONG CORNER AT INTERSECTION CREATING MORE COMMERCIAL AND PUBLIC OPEN SPACE
- STRONGEST RELATIONSHIP TO THE BURKE-GILMAN TRAIL PROPOSED ADJACENT TO SITE
- RELATES TO BALLARD HISTORICAL DESIGN FEATURES THE MOST BY BREAKING THE BUILDING INTO THREE 50' - 100' SECTIONS
- STRONGEST SENSE OF HUMAN SCALE AT GROUND LEVEL
- BUILDING MASS CREATES A NATURAL OVERHANG FOR PEDESTRIAN WEATHER PROTECTION
- MASSING MOST SIMILAR IN SCALE TO NEIGHBORING BUILDING.
- BEST PROPORTIONS

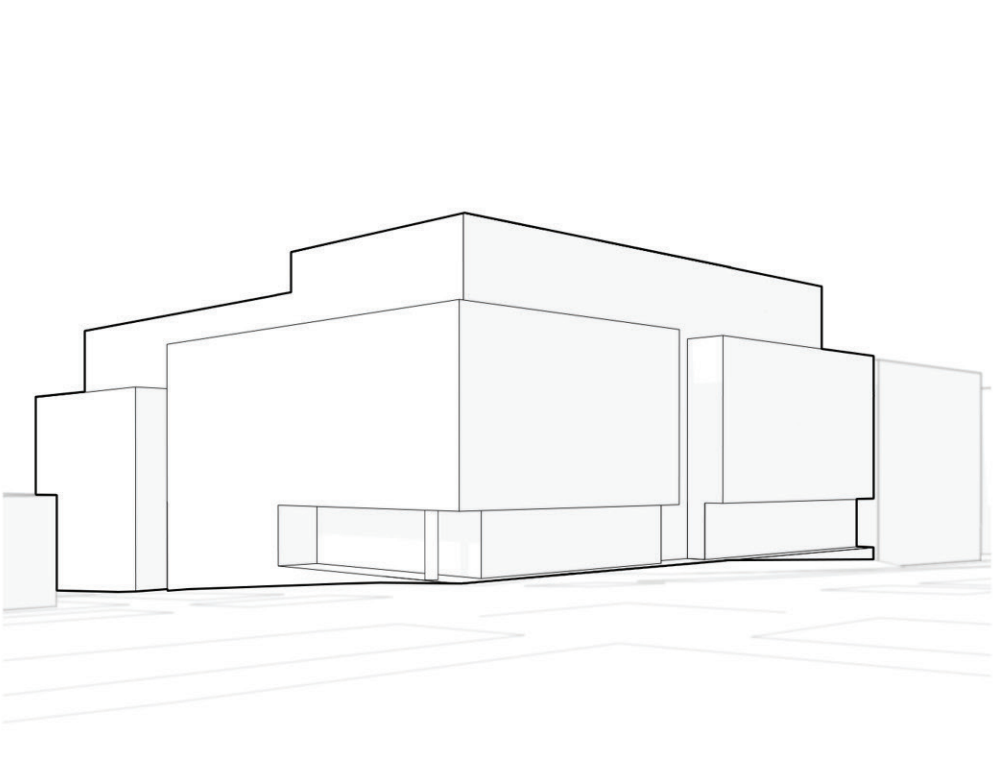
AERIAL



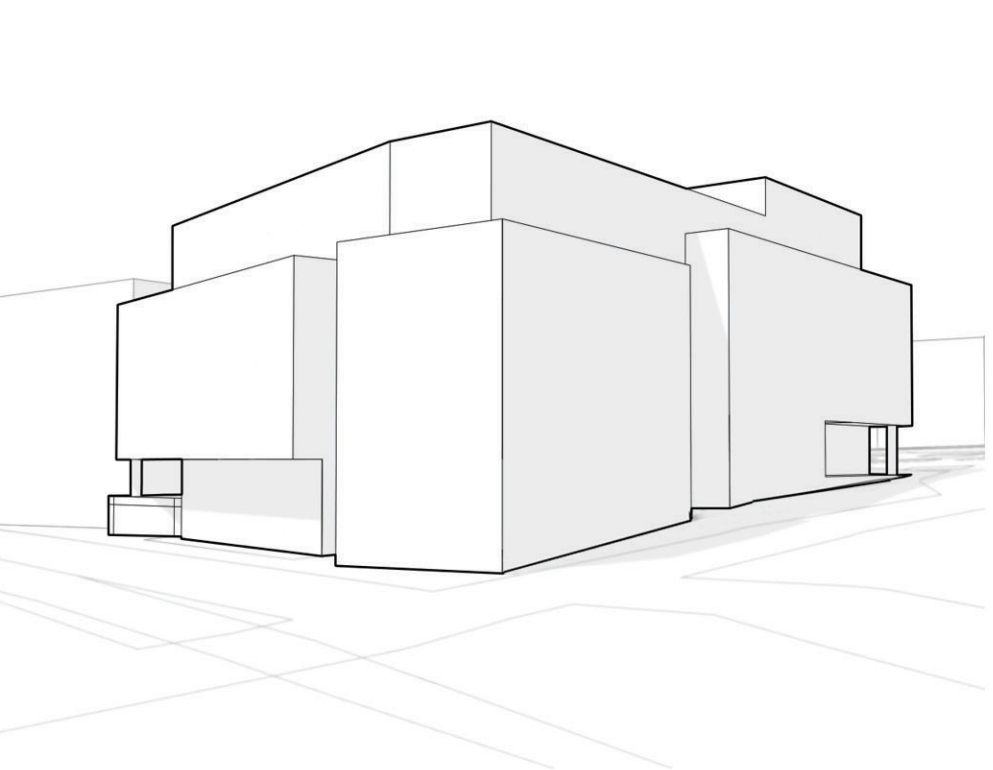
MARKET ST



MARKET ST & 24TH



54TH & 24TH



EDG RESPONSE

HEIGHT/ BULK/ SCALE

1.A) MASSING OPTIONS

- THE BOARD SUPPORTED THE PREFERRED OPTION
- THE BOARD NOTED THE 50' MASSING MODULES ALONG NW MARKET STREET WAS APPROPRIATE.

RESPONSE:

THE BUILDING DESIGN HAS FOLLOWED THE PREFERRED OPTION B MASSING.

1.B) BUILDING MODULATION & MATERIALS

ALONG 24TH AVE NW THE BOARD RECOMMENDED

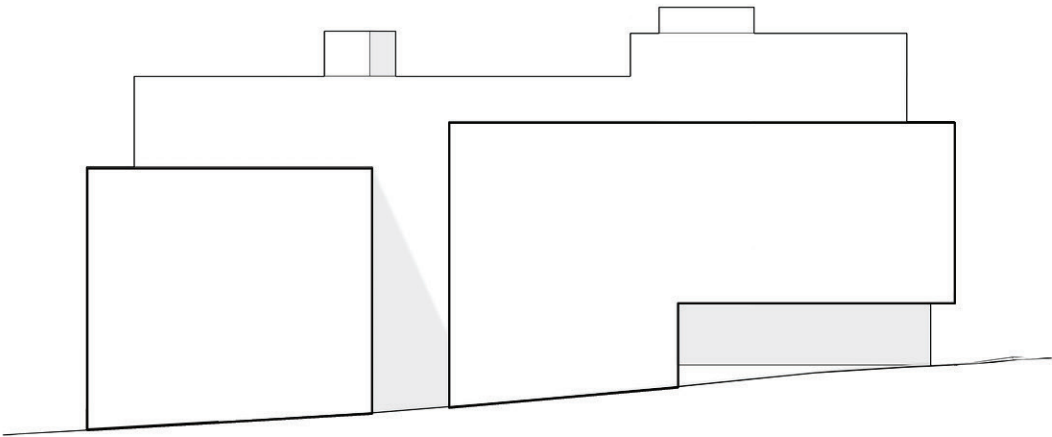
- RECESSES
- PLANE CHANGES
- MATERIAL CHANGES

RESPONSE:

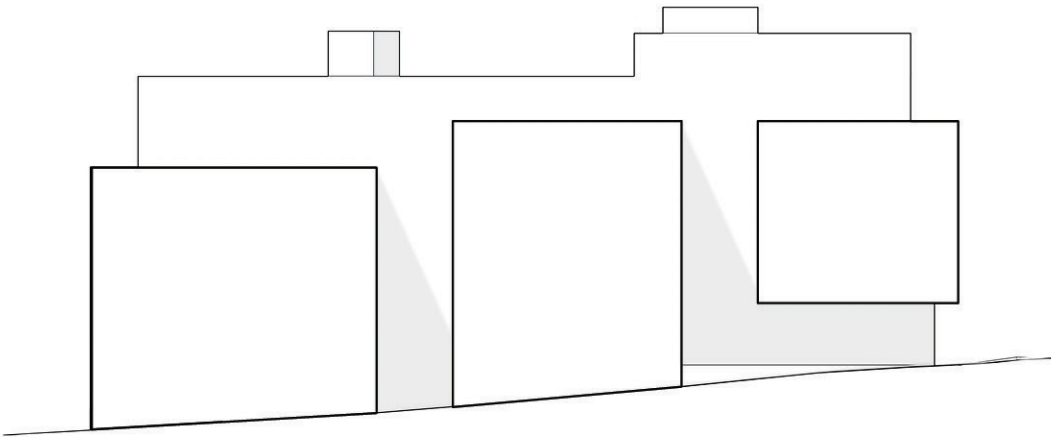
ALONG 24TH WE HAVE

- ADDED ADDITIONAL MODULATION TO DEFINE THE CORNER MASS
- SELECTED/PLACED MATERIALS TO CREATE CONTRAST

ADDITIONAL MODULATION



EDG PREFERRED OPTION



RESPONSE TO BOARDS REQUEST FOR ADDITIONAL MODULATION & A STRONGER CORNER



MATERIAL TRANSITIONS BETWEEN MODULATIONS

EDG RESPONSE

CHARACTER CORE

2.A) CORNER OF MARKET & 24TH

THE BOARD

- NOTED THE DESIGNATION OF MARKET AND 24TH AS A GATEWAY CORNER
- EXPRESSED CONCERNS THAT THE MASSING DID NOT CREATE A SIGNIFICANT RESPONSE TO THE CORNER

2.C) CORNER OF MARKET & 24TH

THE BOARD

- RECOMMENDED A FRAMING GASKET AT THE CORNER OF 24TH AND MARKET TO ARTICULATE THE CORNER
- RECOMMENDED SECONDARY ARCHITECTURAL ELEMENTS TO HIGHLIGHT THE CORNER
- SUGGESTED USING QUALITY MATERIALS IN THE COMPOSITION TO ANCHOR THE CORNER

RESPONSE (2.A & 2.C):

- AN ADDITIONAL MODULATION WAS ADDED IN THE MASSING ALONG 24TH TO CREATE A DEFINED CORNER MASS
- WE USED QUALITY MATERIALS TO REFLECT THE IMPORTANCE OF THIS CORNER AS A GATEWAY INTO BALLARD

MARKET & 24TH CORNER ARTICULATION



EDG RESPONSE

CHARACTER CORE

2.B) CORNER RETAIL SETBACK

THE BOARD SUPPORTED

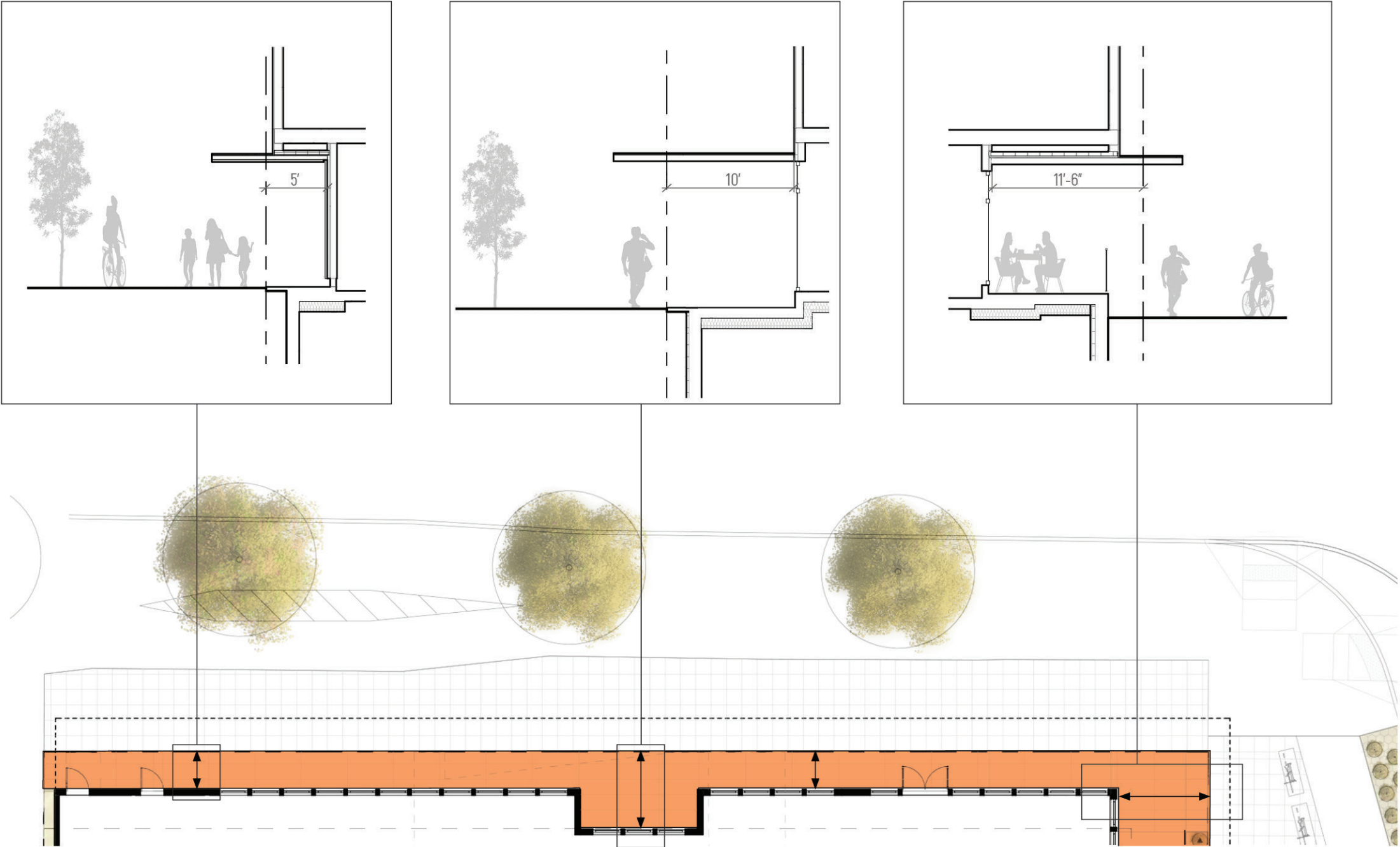
- ESTABLISHING A RETAIL SPACE AT THE CORNER
- INCREASED SETBACKS AT THE STREET LEVEL

THE BOARD NOTED THE SETBACKS

- ALLOW THE SIDEWALK TO CREATE ACTIVE SPACES
- PROVIDE RELIEF AT THE STREET LEVEL
- PROVIDE ADDITIONAL SPACE ALONG THE BURKE GILMAN TRAIL

RESPONSE:

- WE ARE IN AGREEMENT WITH THE BOARDS OPINIONS
- WE HAVE DEVELOPED THIS AREA AS A KEY DESIGN FEATURE



EDG RESPONSE

ENTRIES/STREETSCAPE/LANDSCAPE

3.A & 3.B) RESIDENTIAL LOBBY ENTRY

THE BOARD

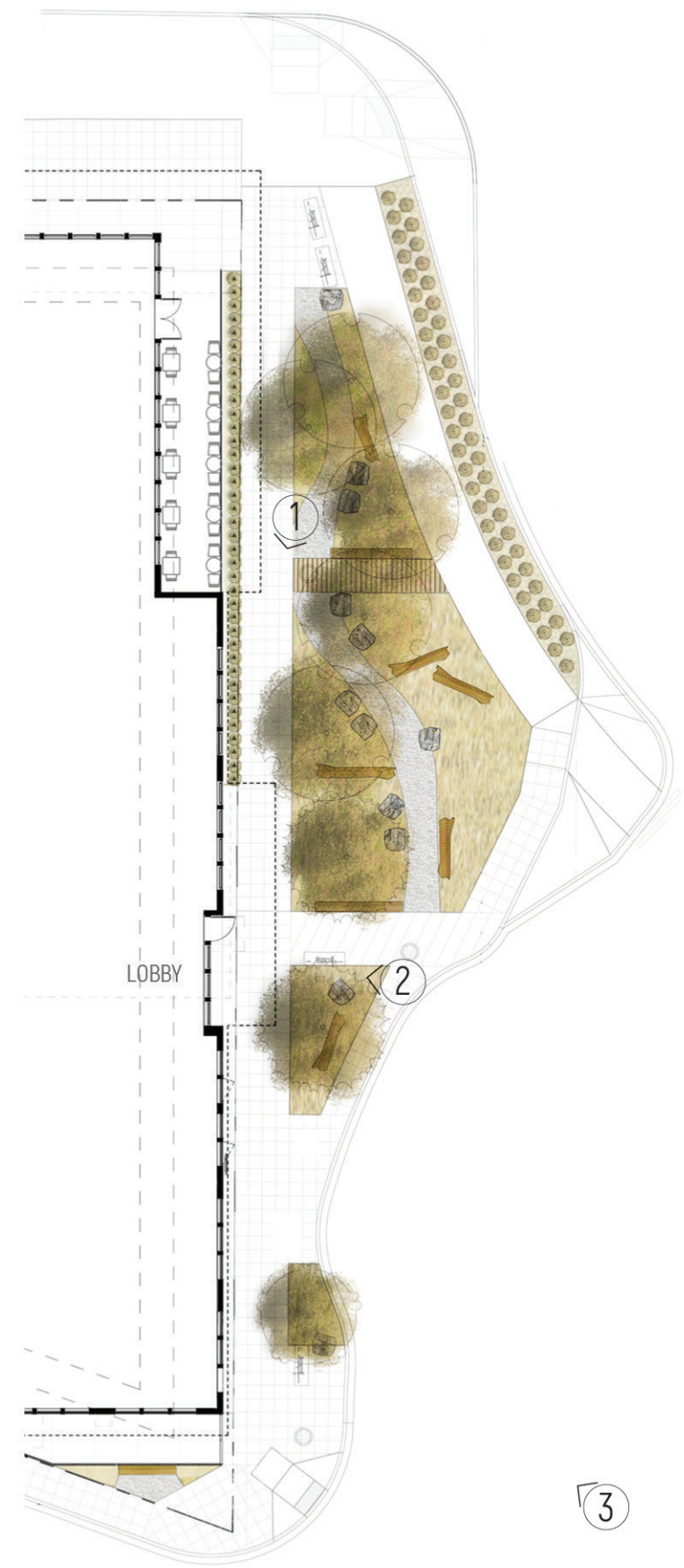
- SUPPORTED THE RESIDENTIAL LOBBY
- NOTED ITS LOCATION APPROPRIATELY RESPONDS TO THE CONTEXT
- RECOMMENDED FURTHER DEFINING THE RESIDENTIAL LOBBY TO ASSIST IN WAY-FINDING

RESPONSE:

WE HAVE INTRODUCED SEVERAL KEY DEFINING FEATURES

- A SPACIOUS CANOPY
- PROMINENT SIGNAGE
- EXTENSIVE GLAZING

RESIDENTIAL ENTRY



1 - LOOKING SOUTH



2 - LOOKING WEST



3 - LOOKING NORTHWEST

EDG RESPONSE

ENTRIES/STREETSCAPE/LANDSCAPE

3.C) STREET LEVEL CORNER UNITS

THE BOARD EXPRESSED CONCERN WITH THE PRIVACY AND ENTRY INTO THE RESIDENTIAL UNITS AT THE SOUTHEAST CORNER OF THE SITE.

RESPONSE:

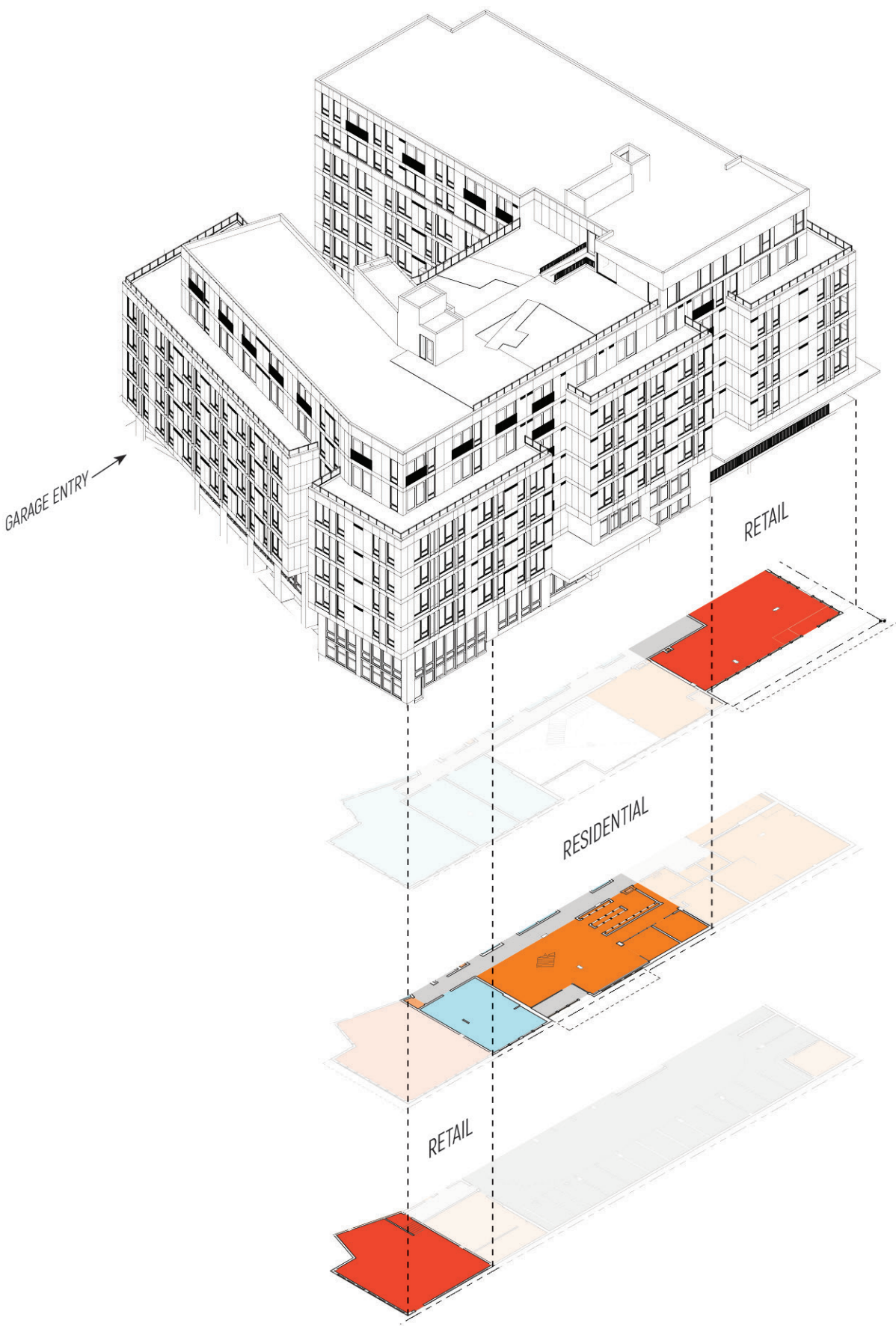
THE CORNER UNITS ARE NO LONGER INCLUDED IN THE DESIGN.

3.D) GARAGE ENTRY

THE BOARD SUPPORTED THE LOCATION OF THE GARAGE ENTRANCE OFF NW 54TH STREET.

RESPONSE:

WE ARE IN AGREEMENT WITH THE BOARD, AND WE HAVE MAINTAINED THE LOCATION OF OUR GARAGE ENTRANCE.



COMMERCIAL

RESIDENT COMMON

BACK OF HOUSE - MECHANICAL

RESIDENTIAL UNITS

CIRCULATION

PARKING

EDG RESPONSE
ENTRIES/STREETSCAPE/LANDSCAPE

3.E) SITE BENCHES

THE BOARD

- SUPPORTED THE DIRECTION OF THE SITE LANDSCAPING
- RECOMMENDED THE LANDSCAPING “BULB” BETWEEN THE TRAIL AND SIDEWALK INCLUDE ELEMENTS TO CALL ATTENTION TO THE SPACE
- EXPRESSED CONCERN THAT THE GRADE MAY NOT BE VIABLE TO PERMIT THE BENCHES SHOWN IN THE PLANS

RESPONSE:

- THE LANDSCAPING IN THE “BULB” INCLUDES COLORFUL PLANTS THAT NOD TO THE NORDIC HERITAGE OF BALLARD, AS WELL AS SEATING AND CIRCULATION PATHS SO THAT PEOPLE MAY MOVE THROUGH AND OCCUPY THE SPACE.
- THE BENCHES HAVE BEEN SIZED AND ORIENTED TO WORK WITH THE GRADING ON THE SITE



1



2



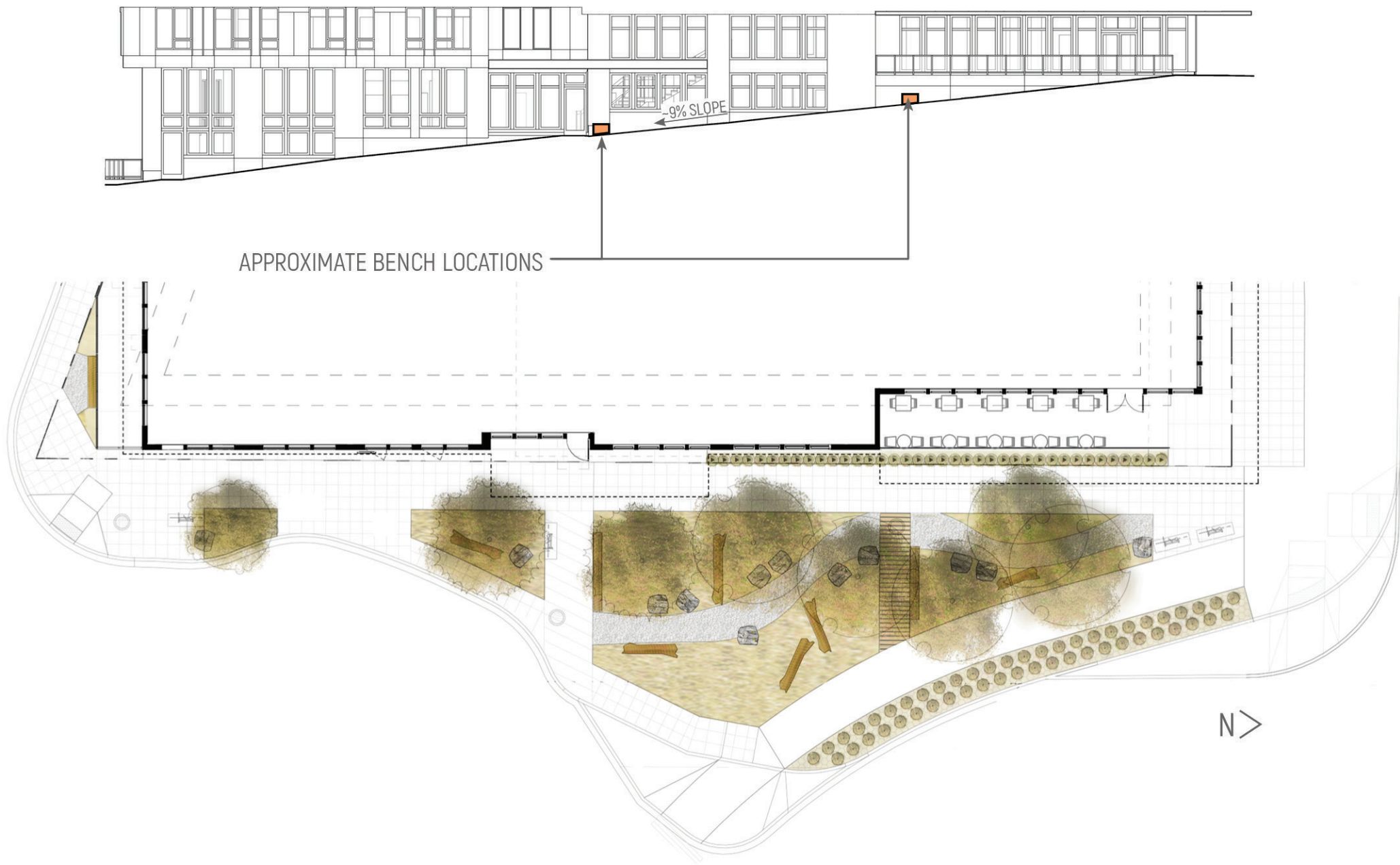
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4



5



EDG RESPONSE
MATERIALS / PRECEDENT IMAGES

4.A) MATERIALS

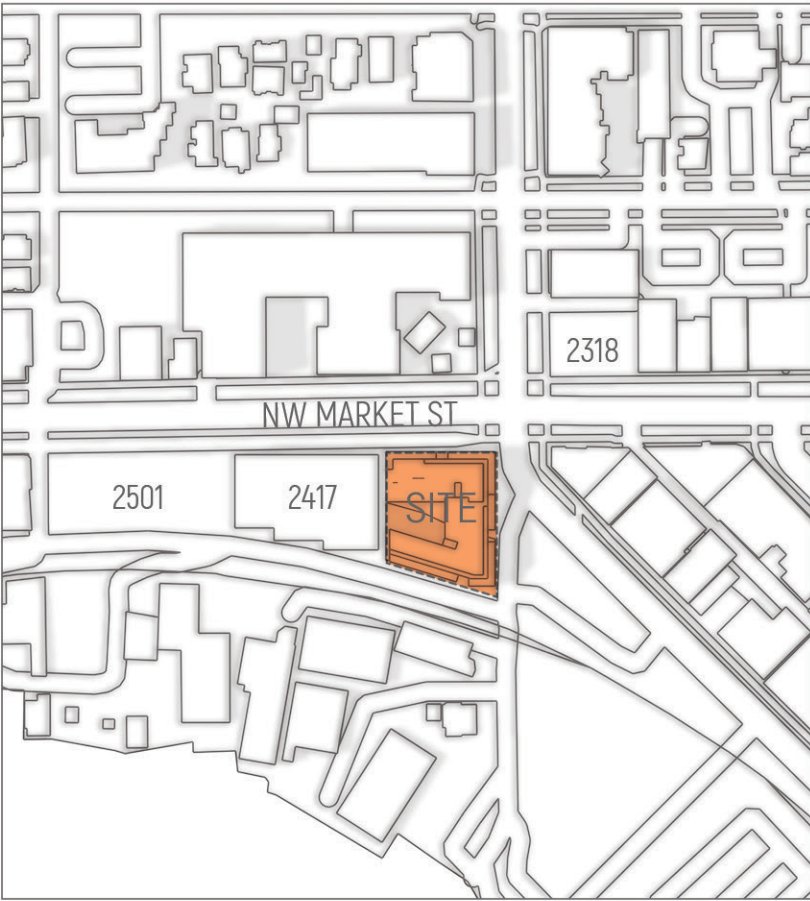
THE BOARD SUPPORTED MATERIALS THAT WOULD

- CALL ATTENTION TO THE GATEWAY CORNER
- ALLOW THE BUILDING TO BE VIEWED AS PART OF AN ENSEMBLE

RESPONSE:

WE HAVE

- REVIEWED THE NEIGHBORING BUILDINGS MATERIALS
- USED SIMILAR MATERIALS WITH SOME COLOR VARIATION
- USED MATERIALS THAT WILL ALLOW THE BUILDING TO BE VIEWED AS PART OF AN ENSEMBLE



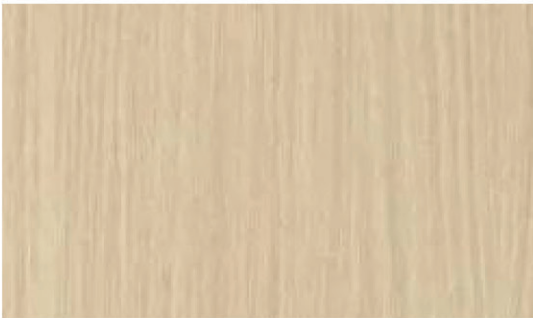
1 - COMPOSITE PANEL SMOOTH, BLACK



2 - COMPOSITE PANEL SMOOTH, WHITE



3 - THIN BRICK, ASH



4 - LONGBOARD PLANK SIDING, BEACHWOOD



2417 NW MARKET ST



2318 NW MARKET ST



2501 NW MARKET ST

RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



STREET LEVEL



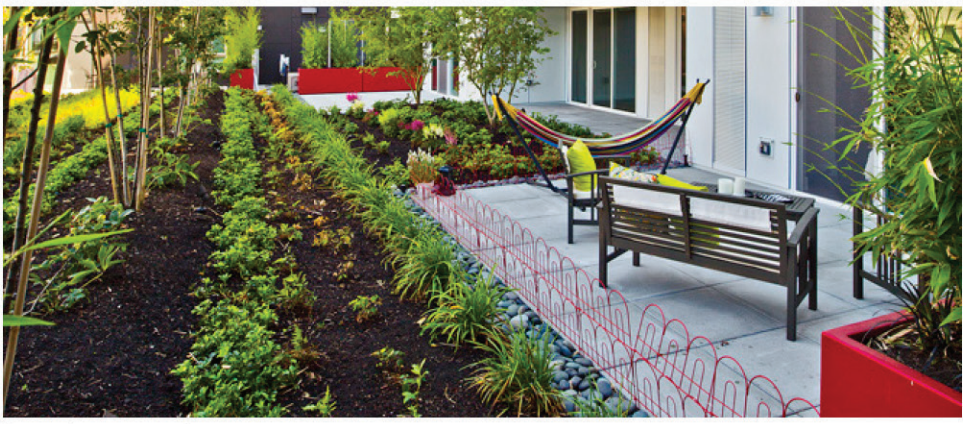
overhang, active streetscape



'beachy' logs and boulders



Timber benches relate to pump station streetscape



landscape terraces

ROOF LEVEL



food and hangout



food and hangout



landscape hangout



fire and killer view

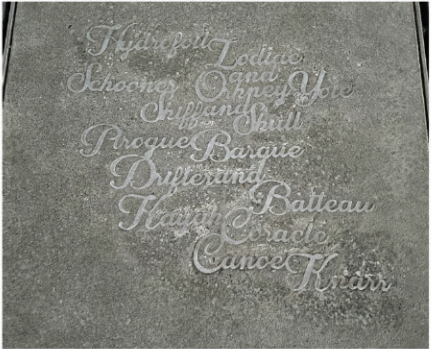
ART CONTEXT



Saltwater Streets concrete inlays by Vaughn Bell



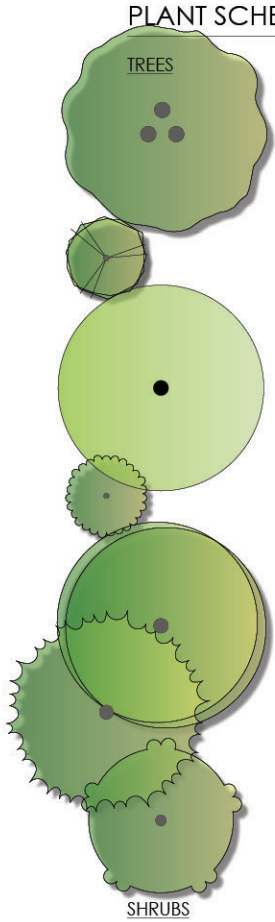
Octopus woman sculpture by Jeffrey Veregge



Sing, Calypso along the 24th Ave pier by Christian French

REPRESENTATIVE PLANTS

PLANT SCHEDULE



TREES

BOTANICAL / COMMON NAME

24TH AVE STREET TREE
BETULA NIGRA 'CULLY' / HERITAGE® RIVER BIRCH
MULTI-TRUNK, 3 STEMS MIN.
BETULA POPULIFOLIA 'WHITESPIRE' / WHITESPIRE GRAY BIRCH
MULTI-TRUNK, 3 STEMS MIN.

SMALL FEATURE TREE ON STRUCTURE
ACER CIRCINATUM / VINE MAPLE
AMELANCHIER ALNIFOLIA / SERVICEBERRY
LAGERSTROEMIA X 'TUSCARORA' / RED CRAPE MYRTLE MULTI-TRUNK

TRAIL TREES
EXISTING TREES INSTALLED BY BURKE GILMAN PROJECT
-

ROOF TREELETS
LAGERSTROEMIA X 'TUSCARORA' / RED CRAPE MYRTLE MULTI-TRUNK
PARROTIA PERSICA 'VANESSA' / PERSIAN PARROTIA
RHUS GLABRA / SMOOTH SUMAC

54TH ST STREET TREE
PARROTIA PERSICA 'VANESSA' / PERSIAN PARROTIA

24TH CONIFER
PICEA ABIES / NORWAY SPRUCE
TSUGA HETEROPHYLLA / WESTERN HEMLOCK

RIGHT OF WAY TREE UNDER WIRES
PARROTIA PERSICA 'VANESSA' / PERSIAN PARROTIA
STEWARTIA MONADELPHA / TALL STEWARTIA

SHRUBS

BOTANICAL / COMMON NAME

PLANTER SHRUBS
BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD
PHYLLOSTACHYS NIGRA / BLACK BAMBOO

ROOF SHRUBS
BRACHYLOTTIS GREYI / SENECIO
CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD
MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK MUHLY
SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS SAGE
SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM

ROW SHRUBS
BRACHYLOTTIS GREYI / SENECIO
BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD
CEANOETHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / CALIFORNIA LILAC
CORNUS SERICEA 'KELSEYI' / KELSEYI DWARF REDTWIG DOGWOOD
VIBURNUM DAVIDII / DAVID VIBURNUM

SHADE SHRUBS
MAHONIA AQUIFOLIUM / OREGON GRAPE
SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX
VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY

SHRUBS
MAHONIA AQUIFOLIUM / OREGON GRAPE
VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY
VACCINIUM X 'SUNSHINE BLUE' / BLUEBERRY

SKINNY EVERGREEN SHRUB
BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD
ILEX CRENATA 'CONVEXA' / CONVEX-LEAVED JAPANESE HOLLY
VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY
VACCINIUM X 'SUNSHINE BLUE' / BLUEBERRY

SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX

TREES



Betula nigra 'Dura Heat'
Dura Heat River Birch



Acer circinatum
Vine Maple



Parrotia persica
Persian Ironwood



Picea abies
Norway Spruce

MOSTLY NATIVE SHRUBS, ETC.



Buxus japonica 'Winter Gem'
'Winter Gem' Japanese Boxwood



Mahonia aquifolium
Oregon Grape



Sarcococca
Sweet Box



Vaccinium ovatum
Evergreen Huckleberry



Ceanothus griseus 'Yankee Point'
'Yankee Point' Ceanothus



Native Mix - Salal, Ferns, Mahonia



Biplanter Mix: Kelsey Dogwood,
Slough Sedge



Elymus mollis
Dune Grass

Aster suspicatus
Douglas Aster

ROOF



Lagerstroemia 'Tuscarora'
Tuscarora Crape Myrtle



Brachyglottis greyii
Daisy Bush



Muhlenbergia
Muhly



Sedum green roof with colorful
perennials

DEPARTURES

1) FACADE TRANSPARENCY (NW 54TH ST)

STREET-LEVEL DEVELOPMENT STANDARDS
SMC 23.47A.008.B.2

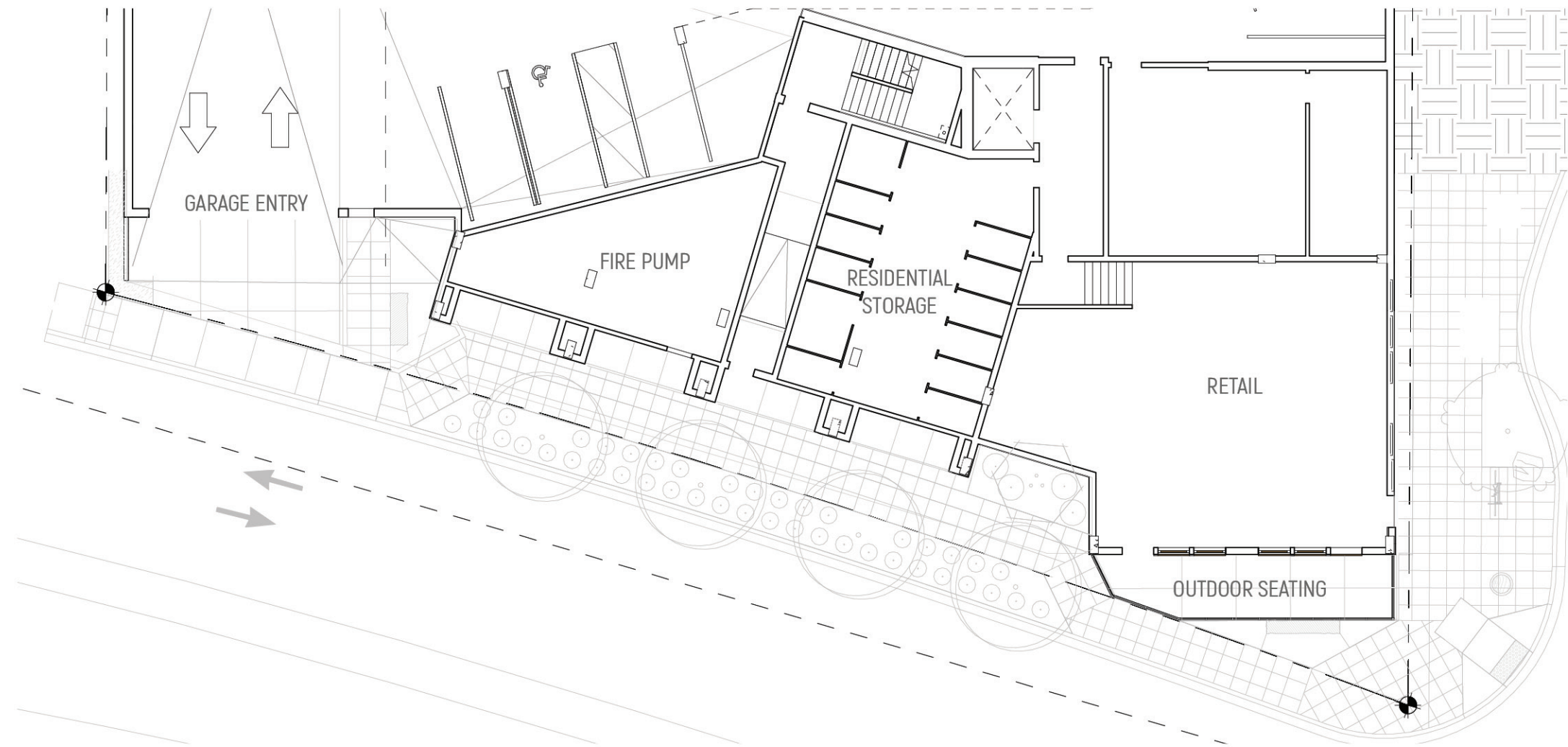
THE CODE REQUIRES
FACADE TRANSPARENCY: MIN. 60% OF TOTAL FAÇADE WIDTH.

WE ARE PROPOSING
FACADE TRANSPARENCY ALONG NW 54TH ST: 13.7%

REASONING:

- WE ARE PROVIDING MORE THAN THE REQUIRED AMOUNT OF TRANSPARENCY ON NW MARKET ST (64.9%) AND 24TH AVE NW (61%).
- WE ARE OBLIGATED TO ADHERE TO THE TRANSPARENCY REQUIREMENTS DUE TO THE PRESENCE OF THE MANDATED RETAIL SPACE AT THE CORNER OF 24TH AND 54TH
- THE SOUTH FACADE FOCUSES ON BACK-OF-HOUSE SPACES
- THESE SPACES ARE NON-PUBLIC, NO NEED FOR WINDOWS OR VISUAL TRANSPARENCY

SEE DESIGN GUIDELINE DC1.B.1
SEE DESIGN GUIDELINE DC1.C.1
SEE DESIGN GUIDELINE DC1.C.2
SEE DESIGN GUIDELINE DC1.C.4



DEPARTURES

2) BLANK FACADES (NW 54TH ST)

STREET-LEVEL DEVELOPMENT STANDARDS
SMC 23.47A.008.B.3

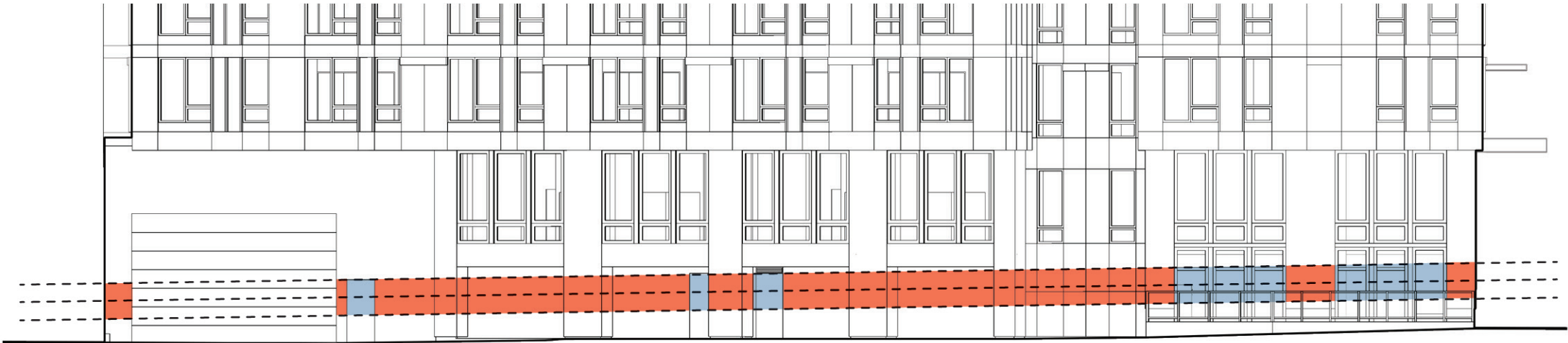
THE CODE REQUIRES
BLANK FACADE: MAX. 40% OF TOTAL FAÇADE WIDTH.

WE ARE PROPOSING
BLANK FACADE ALONG NW 54TH ST: 73.55%

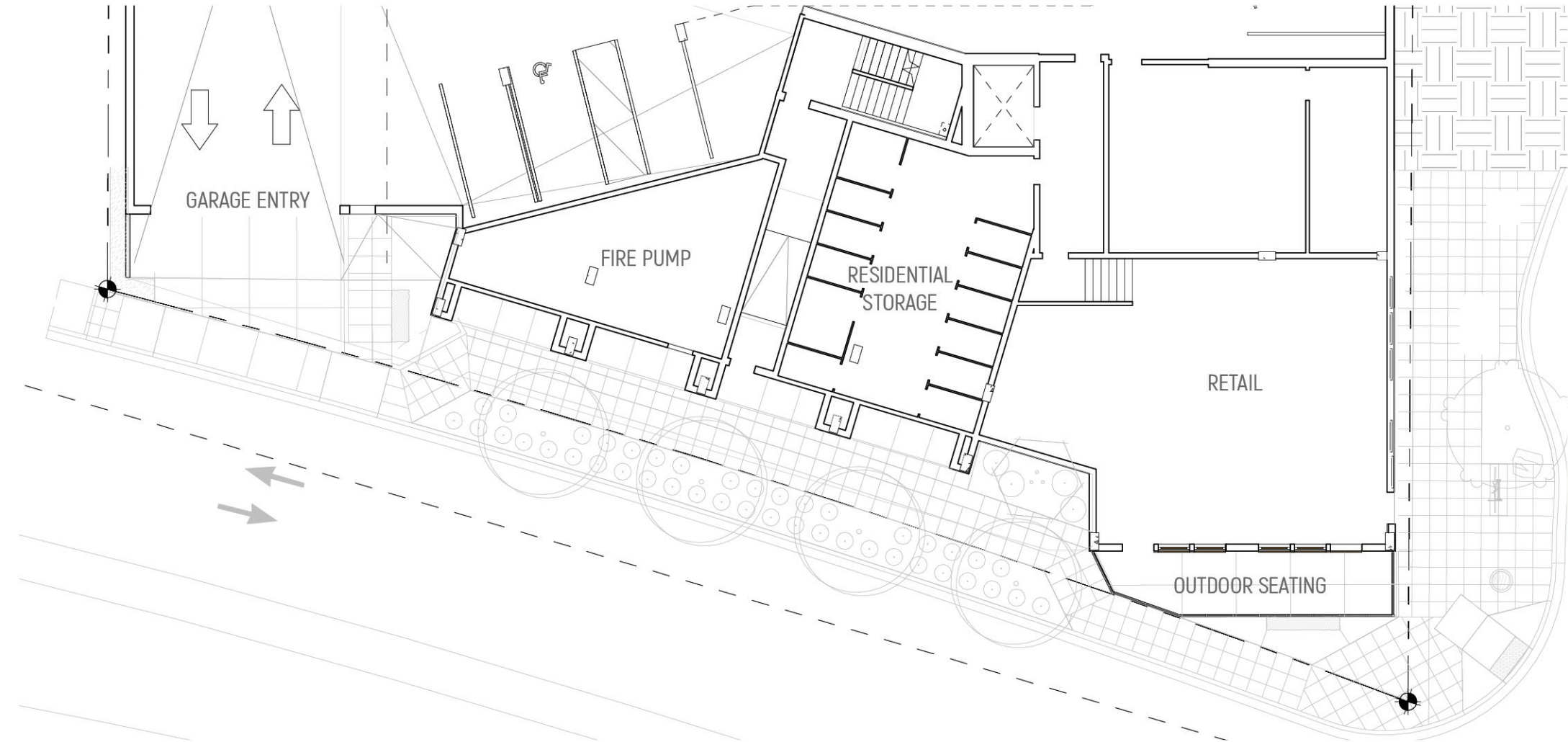
REASONING:

- SOUTH FACADE FOCUSES ON BACK-OF-HOUSE SPACES
- THESE SPACES ARE NON-PUBLIC, NO NEED FOR WINDOWS OR VISUAL TRANSPARENCY
- CONSOLIDATION OF ESSENTIAL NON-PUBLIC FUNCTIONS
- INCREASES SITE EFFICIENCY AND INTERNAL SPACE UTILIZATION
- BACK-OF-HOUSE SPACES ON THIS FACADE ENHANCE OPERATIONAL WORKFLOWS
- MINIMIZES DISRUPTION TO PUBLIC USE AREAS
- CONTRIBUTES TO LONG-TERM PROJECT VIABILITY AND SUSTAINABILITY
- PRESERVES VISUAL INTEGRITY AND ARCHITECTURAL QUALITY OF THE MORE PROMINENT STREETSCAPES
- HIGHER BLANK FACADE PERCENTAGE CONFINED TO LOCALIZED, NON-PROMINENT AREA
- BALANCE BETWEEN COMPLIANCE AND SITE CONSTRAINTS MAINTAINED

SEE DESIGN GUIDELINE DC1.B.1
SEE DESIGN GUIDELINE DC1.C.1
SEE DESIGN GUIDELINE DC1.C.2
SEE DESIGN GUIDELINE DC1.C.4



NW 54TH ST



DEPARTURES

3) STREET LEVEL USES (24TH AVE NW)

SMC 23.47A.005.C.1

THE CODE REQUIRES
RESIDENTIAL USES ALONG PRINCIPAL PEDESTRIAN STREET: MAX. 20%
(DEPARTABLE UP TO 50%)

WE ARE PROPOSING
RESIDENTIAL USES ALONG PRINCIPAL PEDESTRIAN STREET: 50%

4) STREET-LEVEL DEVELOPMENT STANDARDS (24TH AVE NW)

SMC 23.47A.008.C

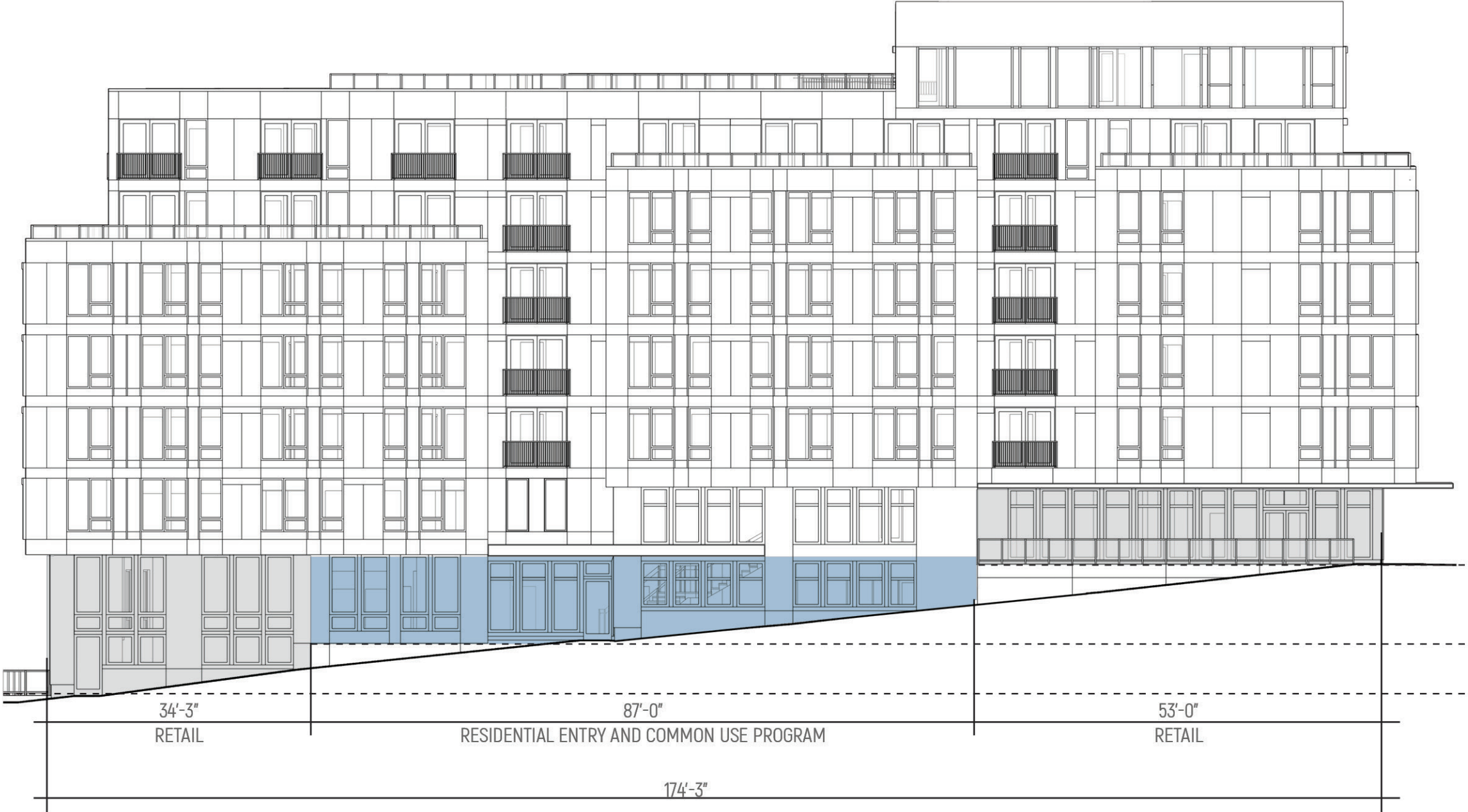
THE CODE REQUIRES
RETAIL USES ALONG PRINCIPAL PEDESTRIAN STREET: MIN. 80%
(DEPARTABLE UP TO 50%)

WE ARE PROPOSING
RETAIL USES ALONG 24TH AVE NW - 50%

REASONING FOR 3 & 4:

- WE ARE OFFERING MORE THAN REQUIRED ALONG NW MARKET ST (86.7%)
- DUE TO GRADE CHANGE ALONG 24TH AVE NW, "STREET LEVEL" SPANS THREE BUILDING STORIES
- CONSIDERING ITS ENHANCED PRIVACY RELATIVE TO NW MARKET ST, AND CONVENIENT INTERNAL ACCESSIBILITY, 24TH AVENUE IS THE MOST SUITABLE LOCATION FOR THE RESIDENTIAL ENTRY ON OUR SITE
- COMPLYING WITH THE ZONING HEIGHT AND DEPTH REQUIREMENTS FOR NON-RESIDENTIAL SPACES ON LEVEL 1 PRESENTS NOTABLE DIFFICULTIES, WHICH SUBSEQUENTLY IMPACT THE OVERALL OPERATIONAL EFFICIENCY OF THE BUILDING

SEE DESIGN GUIDELINE PL1.2.A
SEE DESIGN GUIDELINE PL3.1.B
SEE DESIGN GUIDELINE PL3.4



DEPARTURES

6) STREET LEVEL SETBACKS

STREET-LEVEL DEVELOPMENT STANDARDS (NW 54TH ST)

THE CODE REQUIRES

STREET LEVEL SETBACK: MAX. 10'-0"

WE ARE PROPOSING

MINOR SETBACKS GREATER THAN 10'-0" ALONG NW 54TH ST

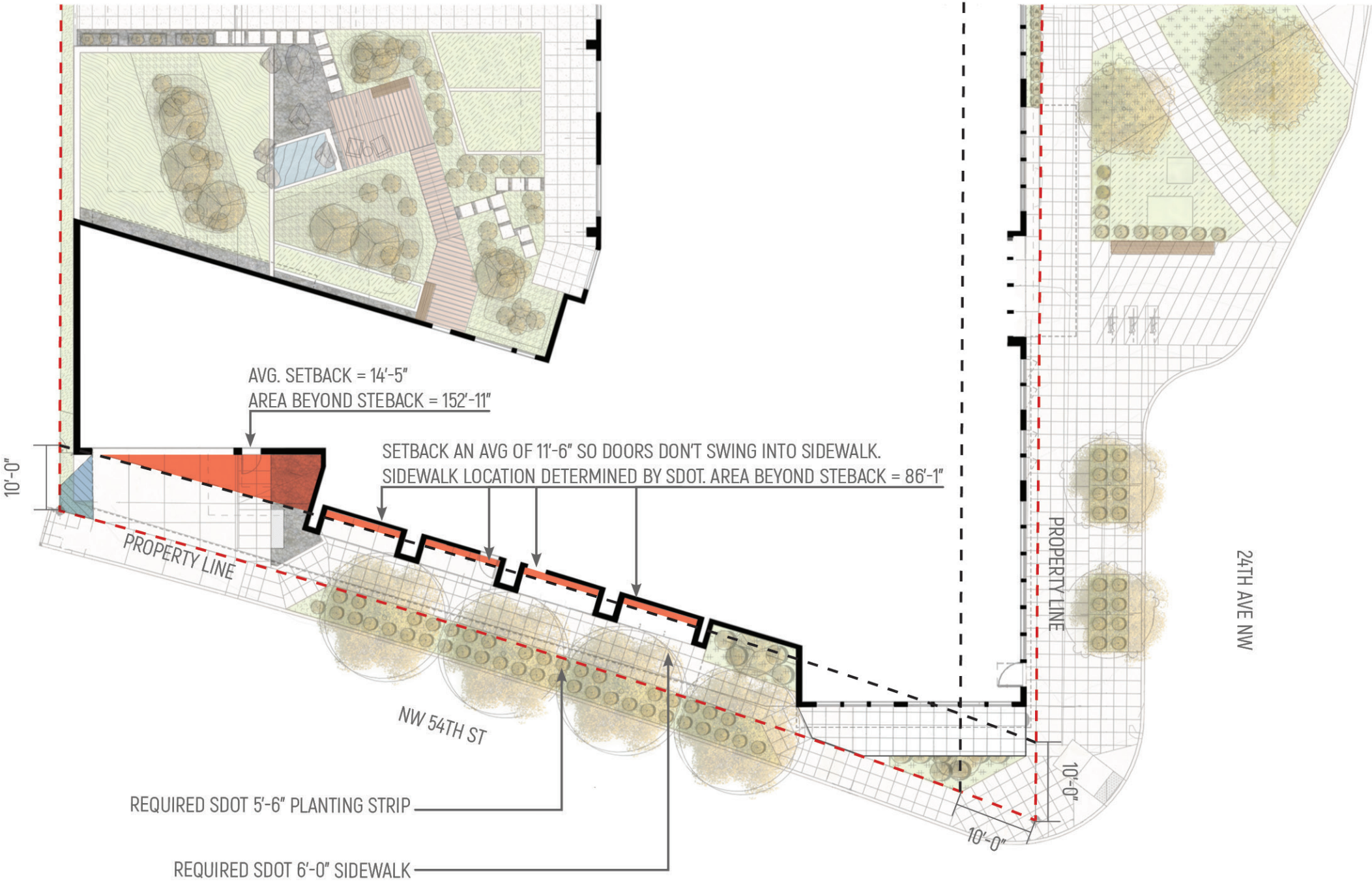
REASONING:

- SDOT REQUIRES A 5'-6" PLANTING STRIP AND A 6'-0" SIDEWALK
- DOORS CAN'T SWING OUT INTO THE SIDEWALK
- DUE TO THE ANGLED PROPERTY LINE AT THE GARAGE ENTRY LOCATION AND THE NECESSITY FOR THE GARAGE ENTRY TO BE ORTHOGONAL (PERPENDICULAR) IN RELATION TO THE REST OF THE PROJECT, A SETBACK GREATER THAN THE REQUIRED 10'-0" IS UNAVOIDABLE. THIS SETBACK IS ESSENTIAL TO ACCOMMODATE THE MANDATED 10'-0" SITE TRIANGLE, WHICH ENSURES CLEAR VISIBILITY AND SAFE ACCESS TO THE GARAGE ENTRANCE. ADDITIONALLY, MAINTAINING THIS ORTHOGONAL ALIGNMENT IS NECESSARY FOR CONVENIENT ON-SITE TRASH PICKUP SERVICES.

SEE DESIGN GUIDELINE PL1.B.1
SEE DESIGN GUIDELINE DC1.B.1
SEE DESIGN GUIDELINE DC1.C.1
SEE DESIGN GUIDELINE DC1.C.2
SEE DESIGN GUIDELINE DC1.C.4

REQUIRED SIGHT TRIANGLE

AREA WHERE STREET LEVEL FACADE
> 10'-0" FROM THE PROPERTY LINE



DEPARTURES

7) FACADE MODULATION

STANDARDS APPLICABLE TO BALLARD HUB URBAN VILLAGE
SMC 23.47A.009.F.2.B

THE CODE REQUIRES
MODULATION AT NO GREATER THAN 100-FOOT INTERVALS BY
STEPPING BACK THE FACADE FROM THE STREET LOT LINE FOR A
MINIMUM DEPTH OF 10 FEET AND A MINIMUM WIDTH OF 15 FEET.

WE ARE PROPOSING
A MODULATION OF 3'-10" AT THE LEVEL 1 RESIDENTIAL LOBBY ONLY.
ALL OTHER AREAS ARE COMPLIANT.

REASONING:

- NOTE THAT OUR PROJECT FULLY COMPLIES WITH THE MODULATION REQUIREMENT IN ALL AREAS, EXCEPT FOR THE LEVEL 1 LOBBY. OUR DESIGN SUCCESSFULLY ACHIEVES THE DESIRED MODULATION THROUGHOUT THE REST OF THE BUILDING, CREATING A VISUALLY INTERESTING AND ARCHITECTURALLY APPEALING STRUCTURE THAT CONTRIBUTES POSITIVELY TO THE URBAN FABRIC.
- THE PROPOSED MODULATION AT THE LEVEL 1 LOBBY, MEASURING 3'-10", DEVIATES SLIGHTLY FROM THE PRESCRIBED STANDARD. HOWEVER, THIS VARIATION IS A DELIBERATE DESIGN CHOICE AIMED AT ENHANCING THE OVERALL USER EXPERIENCE AND PROVIDING A DISTINCT SENSE OF ARRIVAL FOR RESIDENTS AND VISITORS. THE CAREFULLY CONSIDERED MODULATION AT THIS SPECIFIC LOCATION ENSURES A VISUALLY ENGAGING AND WELCOMING ENTRYWAY, CONTRIBUTING TO A SENSE OF PLACE.
- OUR PROJECT IS SITUATED WITHIN A VIBRANT AND DIVERSE NEIGHBORHOOD, CHARACTERIZED BY A MIX OF ARCHITECTURAL STYLES AND DESIGN EXPRESSIONS. THE REQUESTED ZONING DEPARTURE FOR THE MODULATION AT THE LEVEL 1 RESIDENTIAL LOBBY ALIGNS WITH THE EXISTING CONTEXT AND CONTRIBUTES TO THE ECLECTIC NATURE OF THE AREA.

SEE DESIGN GUIDELINE PL2.B.1
SEE DESIGN GUIDELINE PL3.A.1.A



LOBBY ENTRY AT COMPLIANT MODULATION DEPTH



LOBBY ENTRY AT PROPOSED MODULATION DEPTH

DEPARTURES

8) SETBACKS

STANDARDS APPLICABLE TO BALLARD HUB URBAN VILLAGE
SMC 23.47A.009F

ALONG NW MARKET ST.
THE BUILDING IS SETBACK 10'-0" AVG. ABOVE 55'-0"
THERE IS NO ADDITIONAL STEP-BACK ABOVE 65'-0".

ALONG 24TH AVE NW
THE BUILDING IS SETBACK 10'-0" AVG. ABOVE 55'-0" ALONG
PORTION OF BUILDING LABELED "NORTH BUILDING".

THE BUILDING IS SETBACK 8'-0" AVG ABOVE 55'-0" ALONG
PORTION OF BUILDING LABELED "SOUTH BLDG".

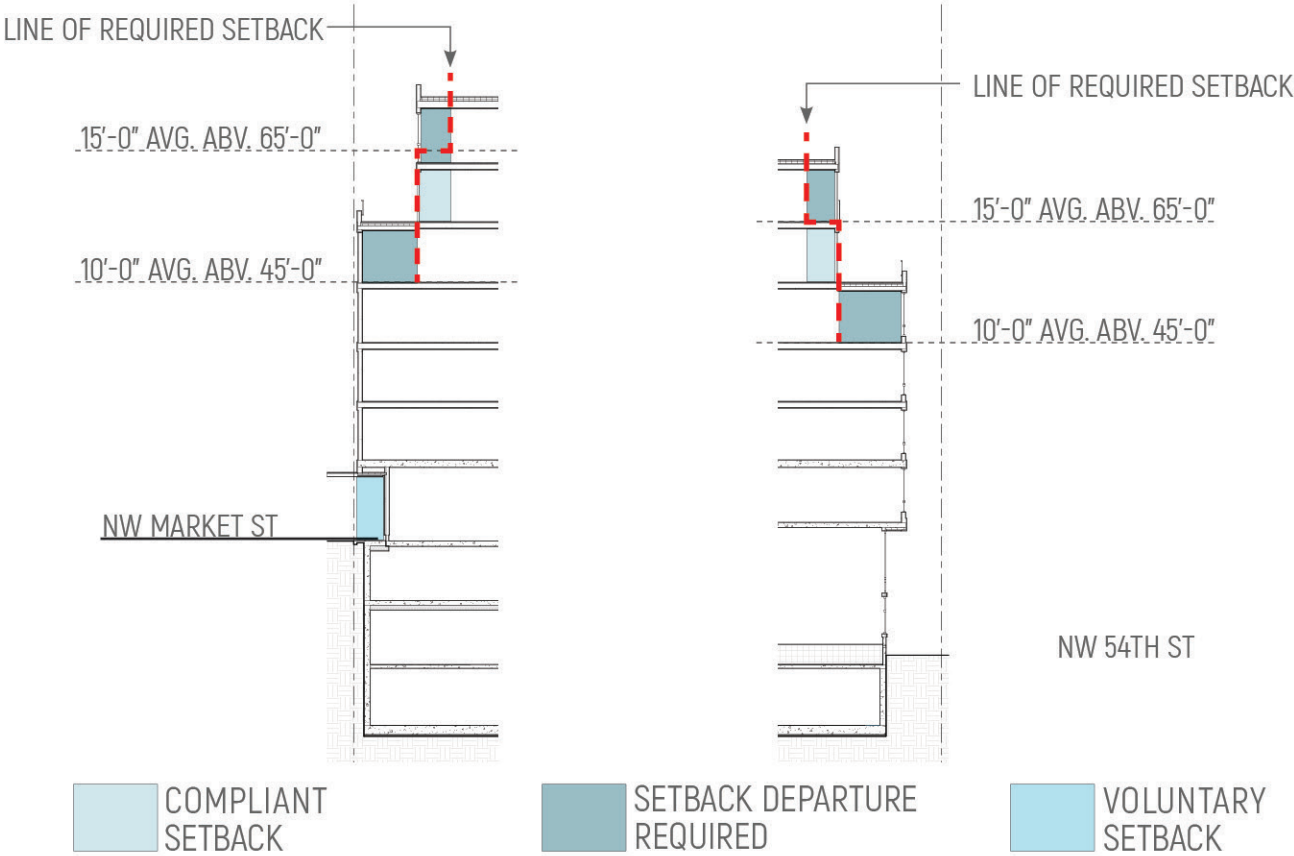
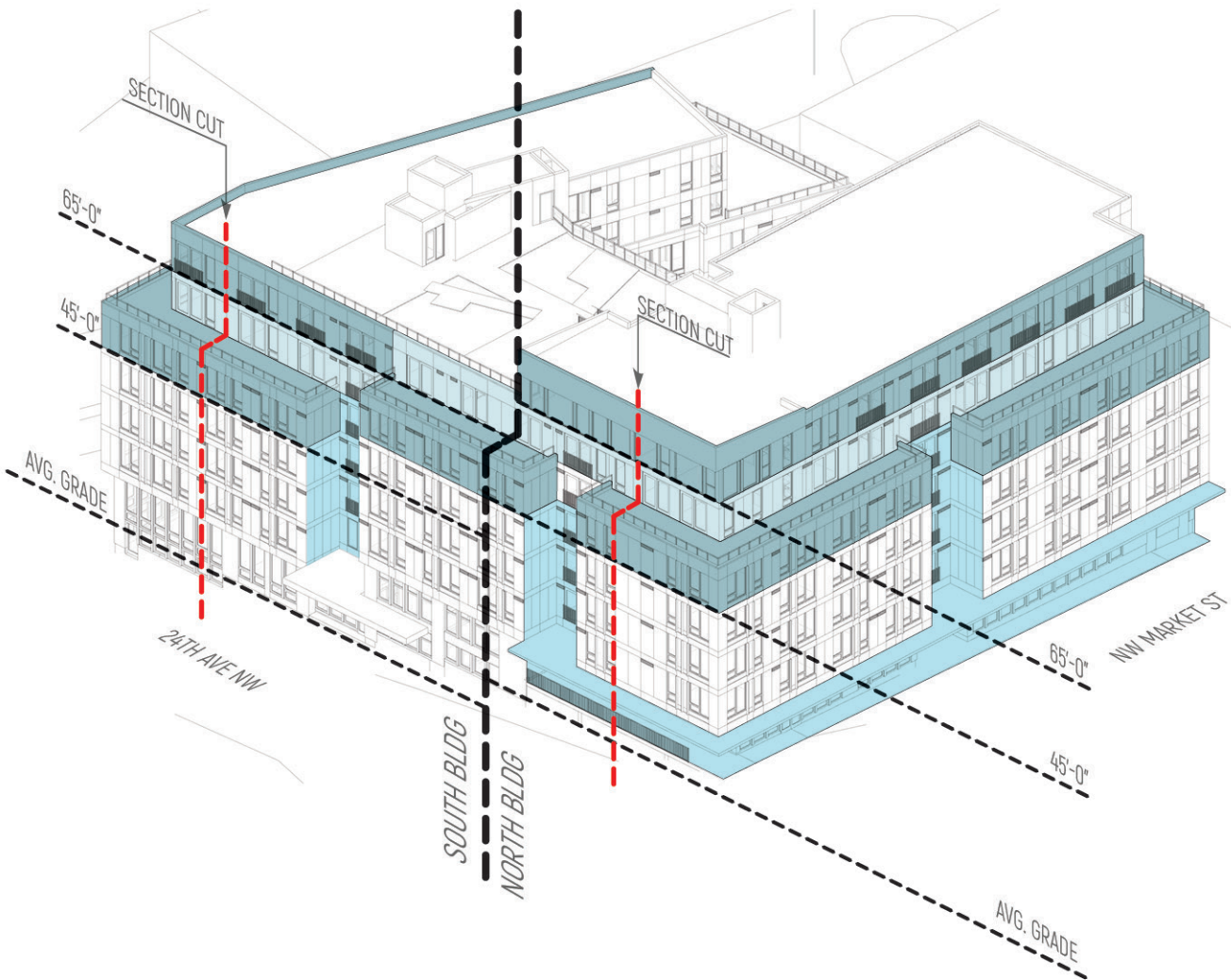
THE BUILDING IS SETBACK 12'-0" AVERAGE ABOVE 65'-0" ALONG
PORTION OF BUILDING LABELED "SOUTH BLDG".

ALONG NW 54TH ST.
BUILDING SETBACK 10'-0" AVERAGE ABOVE 65'-0". NO ADDITIONAL
STEP-BACK ABOVE 65'-0".

REASONING:

- ENSURES SEAMLESS INTEGRATION WITH SURROUNDING ARCHITECTURAL CONTEXT
- STEPPING BACK AT 55'-0" (INSTEAD OF 45'-0") ACHIEVES VISUAL HARMONY WITH NEIGHBORING BUILDING
- ESTABLISHES VISUAL CONTINUITY ALONG NW MARKET STREET AND 54TH AVENUE NW
- ENHANCES PEDESTRIAN EXPERIENCE ON MARKET AND 24TH
- PROVIDES SPACE FOR CAFÉ SEATING AND RETAIL SPILL-OUT AREAS
- FACILITATES DIRECT ENGAGEMENT BETWEEN RETAIL OCCUPANTS AND PEDESTRIANS
- EMPHASIS ON EMBRACING AND ACTIVATING THE VIBRANT GROUND-LEVEL SPACE
- AVOIDS UNDESIRABLE "CANYON EFFECT" FROM TALLER STRUCTURES
- PROPOSED DEPARTURE RECOVERS LOST DEVELOPMENT POTENTIAL FROM VOLUNTARY STREET-LEVEL SETBACK

SEE DESIGN GUIDELINE DC2.1.A
SEE DESIGN GUIDELINE DC2.2.A
SEE DESIGN GUIDELINE CS2.1.A
2401 NW MARKET ST | DESIGN REVIEW



DEPARTURES

9) STREET-LEVEL DWELLING UNIT

STREET-LEVEL DEVELOPMENT STANDARDS:
SMC 23.47A.008.D.2

THE CODE REQUIRES
THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-
LEVEL, STREET-FACING FACADE SHALL BE AT LEAST 4 FEET ABOVE
OR 4 FEET BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10
FEET FROM THE SIDEWALK

WE ARE PROPOSING
THE FLOOR BEING A MAXIMUM OF 4'-0" AND A MINIMUM OF 1'-1"
ABOVE SIDEWALK GRADE.

REASONING:

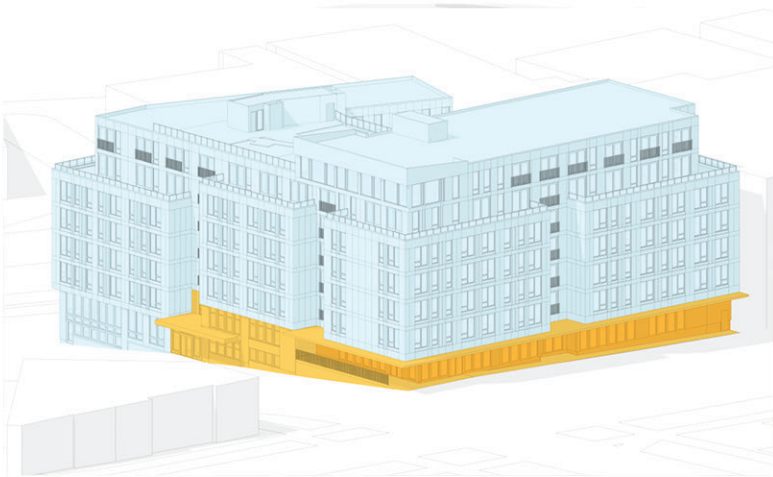
- OUR PROJECT IS LOCATED ON A SLOPE, WHICH PRESENTS
INHERENT CHALLENGES IN MEETING THE STRICT 4'-0"
ABOVE-GRADE REQUIREMENT UNIFORMLY ACROSS THE
UNIT. THE TOPOGRAPHY OF THE LAND NECESSITATES
THE ACCOMMODATION OF VARYING HEIGHTS TO ENSURE
INTEGRATION WITH THE REST OF THE PROJECT.
- HAVING THE UNIT INTEGRATED WITH THE REST OF LEVEL 1, WE
CAN OFFER BARRIER-FREE ACCESS FOR INDIVIDUALS WITH
MOBILITY CHALLENGES.

SEE DESIGN GUIDELINE PL2.A.1





DESIGN GUIDELINES



CS2 | URBAN PATTERN & FORM

4.A | RELATIONSHIP TO THE BLOCK: CORNER SITES

PROVIDE LARGE DISPLAY WINDOWS THAT WRAP THE CORNER IN ORDER TO ACCOMMODATE COMMERCIAL GROUND-FLOOR USES.

RESPONSE:

- HIGHLIGHT CORNER USING ARCHITECTURAL FORM THAT WRAPS TO HELP CREATE A MORE INVITING APPROACH TO THE BUILDING.
- USE GLAZING THAT WRAPS THE CORNER TO CREATE A CONNECTION BETWEEN PUBLIC OPEN SPACE AND COMMERCIAL USE.
- CREATE ICONIC ELEMENT AT CORNER TO BE PERCEIVED FROM VARIOUS ANGLES AND STREETS ADJACENT TO SITE.
- USE SETBACKS AT STREET LEVEL AND UPPER LEVELS TO REDUCE THE MASS AT THE CORNER.



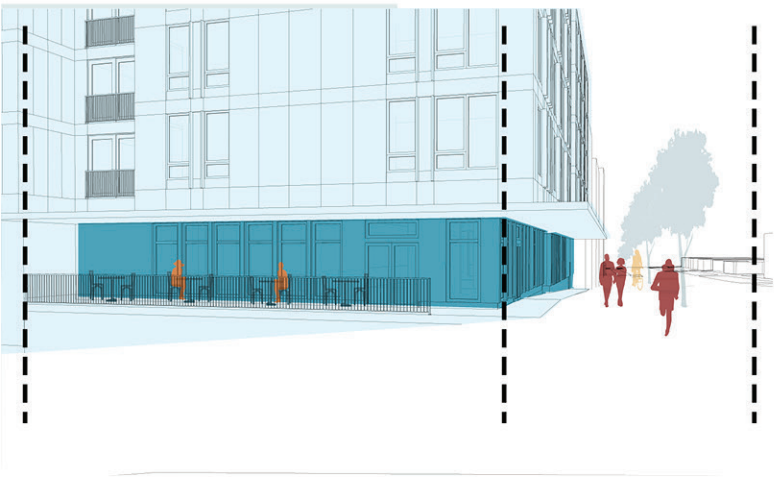
CS2 | URBAN PATTERN & FORM

5.A | HEIGHT, BULK & SCALE: CHARACTER CORE

WORK WITH UPPER LEVEL SETBACKS TO AVOID CREATING A CANYON FEEL. CONSIDER ORIENTING OPEN AREAS THAT PROVIDE LIGHT AND AIR TO RESIDENCES ON THE UPPER LEVELS TOWARDS THE STREET.

RESPONSE:

- USE THE UPPER LEVEL SETBACKS TO MINIMIZE THE CANYON LIKE FEEL WHILE ALSO CREATING MORE SPACE FOR PEDESTRIAN MOVEMENT AT THE GROUND LEVEL.
- CREATE OPEN SPACE ON ROOF TO PROVIDE LIGHT AND AIR WHILE ALSO ALLOWING RESIDENCES TO HAVE MORE PRIVACY FROM THE STREET LEVEL



PL1 | CONNECTIVITY

2.A | WALKWAY & CONNECTIONS: PEDESTRIAN VOLUMES

CREATE WELCOMING AND SPACIOUS SIDEWALK ENVIRONMENT THROUGH INTEGRATING PRIVATE OPEN SPACE, SETBACKS AND CAREFUL LOCATION OF ENTRANCES AT THE GATEWAY.

RESPONSE:

- PLACE THE ENTRANCES FOR RETAIL OFF OF MARKET STREET ENHANCING THE PUBLIC WHILE PLACING RESIDENTIAL ENTRANCES WILL BE OFF OF 24TH FOR A MORE PRIVATE APPROACH
- CREATE A WIDER FRONTAGE SPACE FOR COMMERCIAL USE AT STREET LEVEL TO ALLOW FOR SEATING AND MORE OPEN SPACE.
- CLEARLY ORGANIZE PEDESTRIAN ZONE AT CORNER ACCORDING TO DIFFERENT CIRCULATION PATHS AND ACTIVITY.

DESIGN GUIDELINES



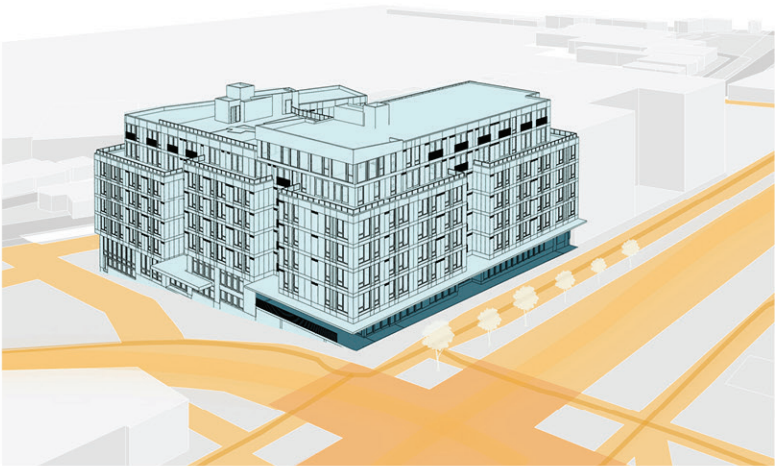
CS2 | URBAN PATTERN & FORM

1.A | CHARACTER CORE

LOCATION IN THIS NEIGHBORHOOD ESTABLISH A DISTINCT CHARACTER WITH HUMAN SCALE, DETAIL, AND PERMANENCE. PEDESTRIAN ORIENTED FRONTAGE AND HELP SOLIDIFY THE WALKABLE BUSINESS DISTRICT.

RESPONSE:

- ALLOW FOR A MIX OF COMMERCIAL USES AT THE STREET LEVEL
- REFLECT THE HISTORIC 50' LOT WIDTH THROUGH ARTICULATION OF MATERIAL AND ARCHITECTURAL FORM
- EMPLOY MASSING BREAKS SO THAT IT CORRELATES WITH BUILDING PROGRAM AND REDUCES THE PERCEPTION OF THE SIZE.
- USE THE ARTICULATION OF MATERIAL TO DRAW ATTENTION TO THE STREET LEVEL USES.
- RESPOND TO BALLARD'S NORDIC HISTORY THROUGH VARIOUS DESIGN ELEMENTS AND MATERIAL.



CS2 | URBAN PATTERN & FORM

2.B | ARCHITECTURAL PRESENCE AT GATEWAYS

NW MARKET ST & 24TH AVE NW IS A MAJOR GATEWAY. PROJECTS AT THIS GATEWAY SHOULD HAVE A STRONG VISUAL IDENTITY.

RESPONSE:

- INTERCONNECT THE DESIGN OF THE BUILDING TO THE NEW ADJACENT BIKE ROUTE PROPOSED TO CREATE AN HARMONIOUS RELATIONSHIP BETWEEN PEDESTRIAN, CYCLISTS, AND SHOPPERS.
- CREATE STREET LEVEL OPEN SPACES TO PRODUCE A WELCOMING COMMERCIAL FRONTAGE AT THIS MAJOR INTERSECTION.
- DESIGN AN ICONIC ELEMENT IN CORNER OF THE BUILDING AT THIS MAJOR INTERSECTION TO CREATE A SENSE OF PLACE.



CS2 | URBAN PATTERN & FORM

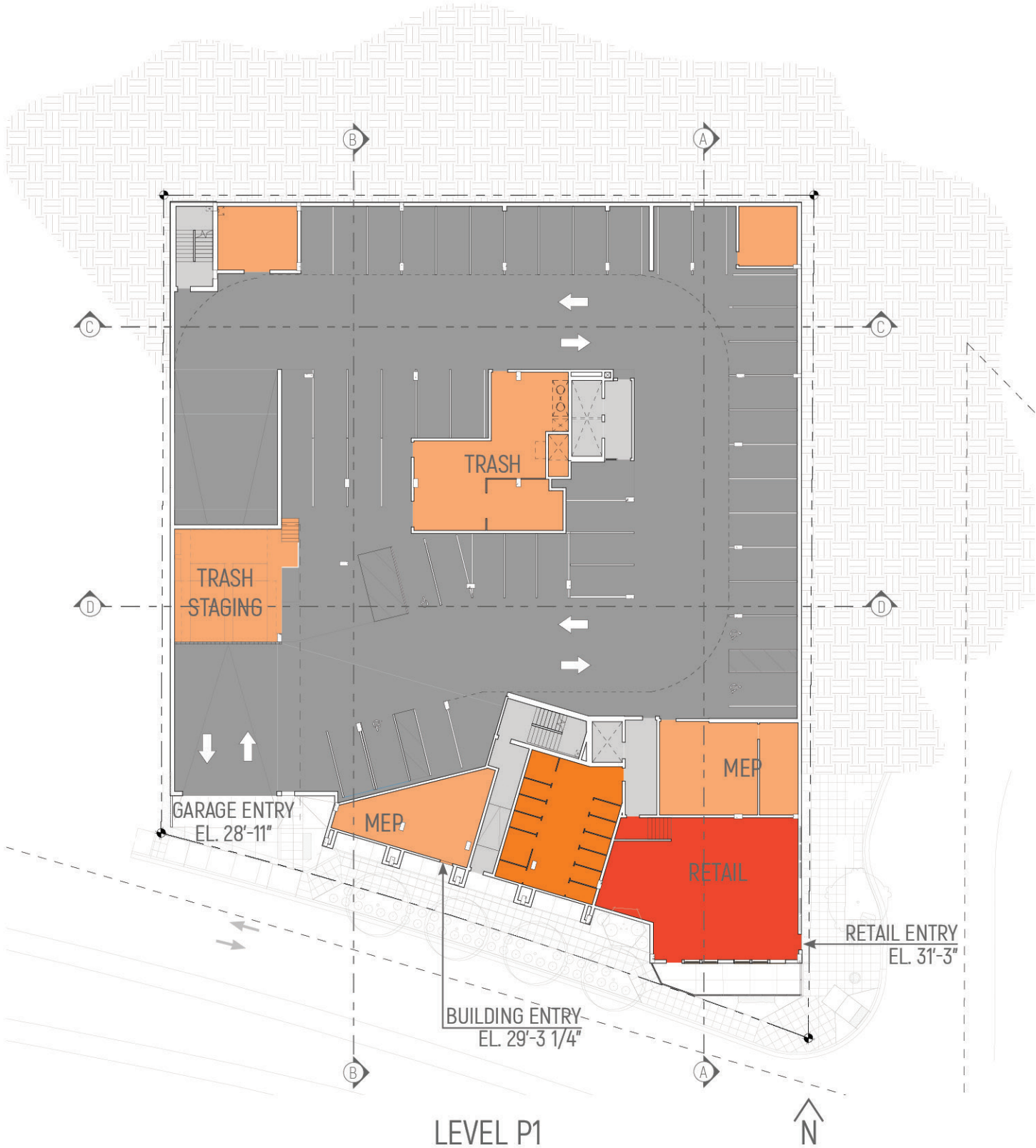
3.A1 | CONNECTION TO THE STREET: CHARACTER CORE

STREET-LEVEL FACADE DESIGN SHOULD CREATE A STRONG CONNECTION TO PEDESTRIANS. STREET LEVEL FACADES SHOULD HAVE GREATER PROPORTION OF WINDOWS THAN SOLIDS.

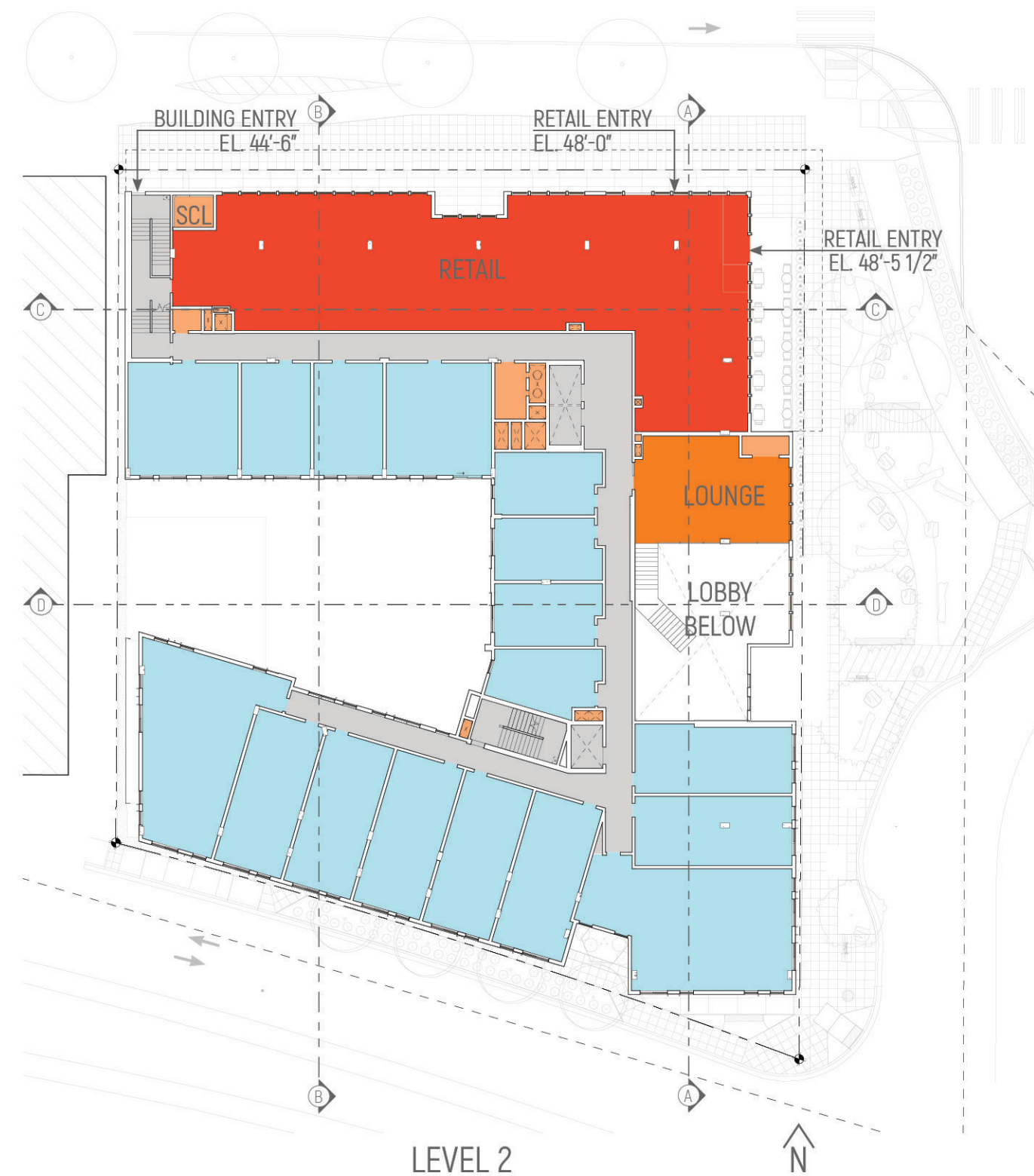
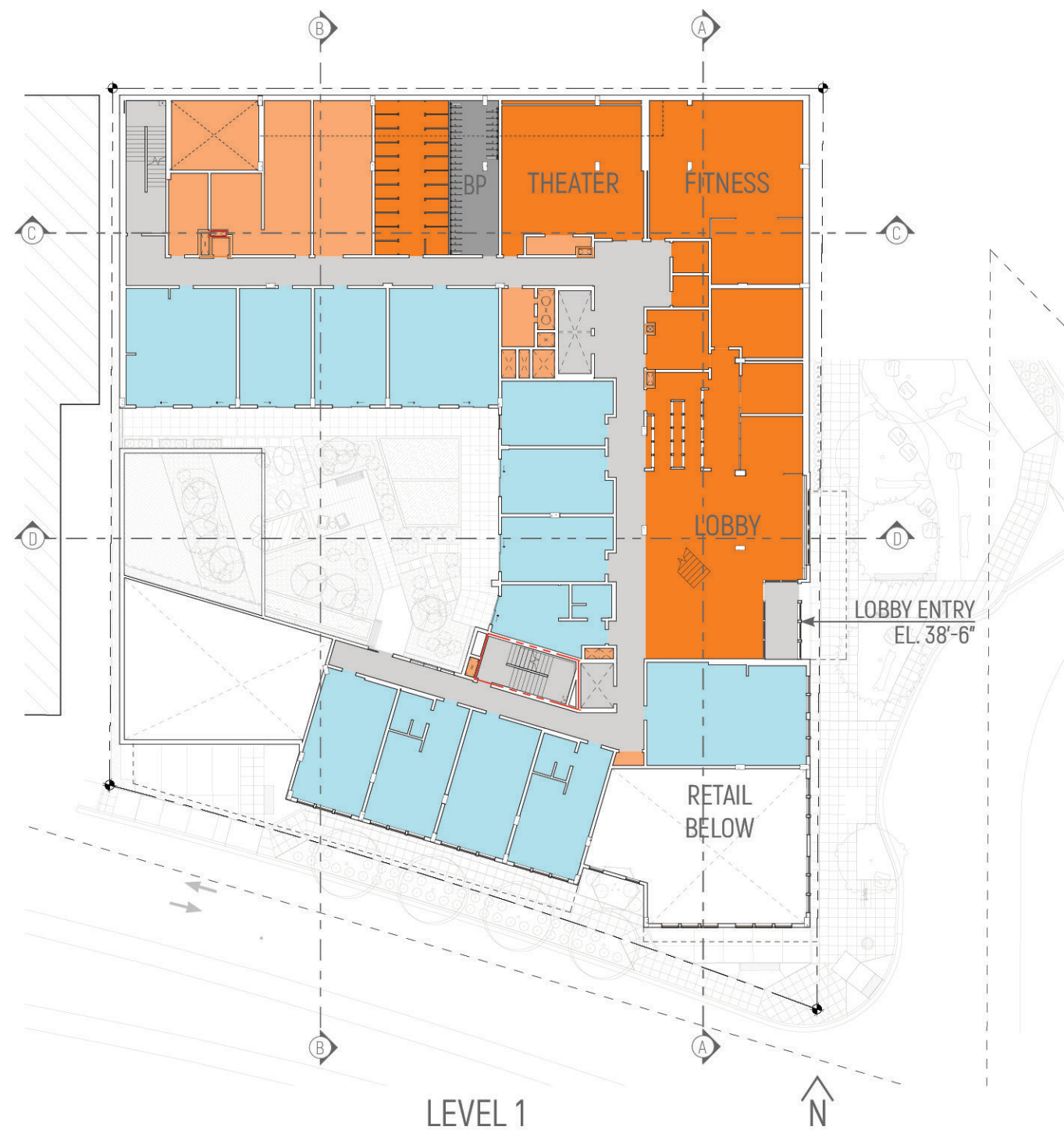
RESPONSE:

- CREATE A TRANSPARENT GROUND LEVEL WHILE ALSO SETTING BACK THE GROUND LEVEL FACADE TO ALLOW FOR A MORE INVITING PEDESTRIAN FOOT AND BIKE TRAFFIC.
- CREATE A CONTINUOUS STREET LEVEL WALL WITH ENGAGING STOREFRONT FEATURES TO SUPPORT AND CREATE AN ACTIVE ENVIRONMENT.
- USE WARM MATERIALS LIKE WOOD AT STREET LEVEL TO RESPOND AND CONTINUE THE LINEAGE OF NORDIC HISTORY AND ARCHITECTURE IN BALLARD.

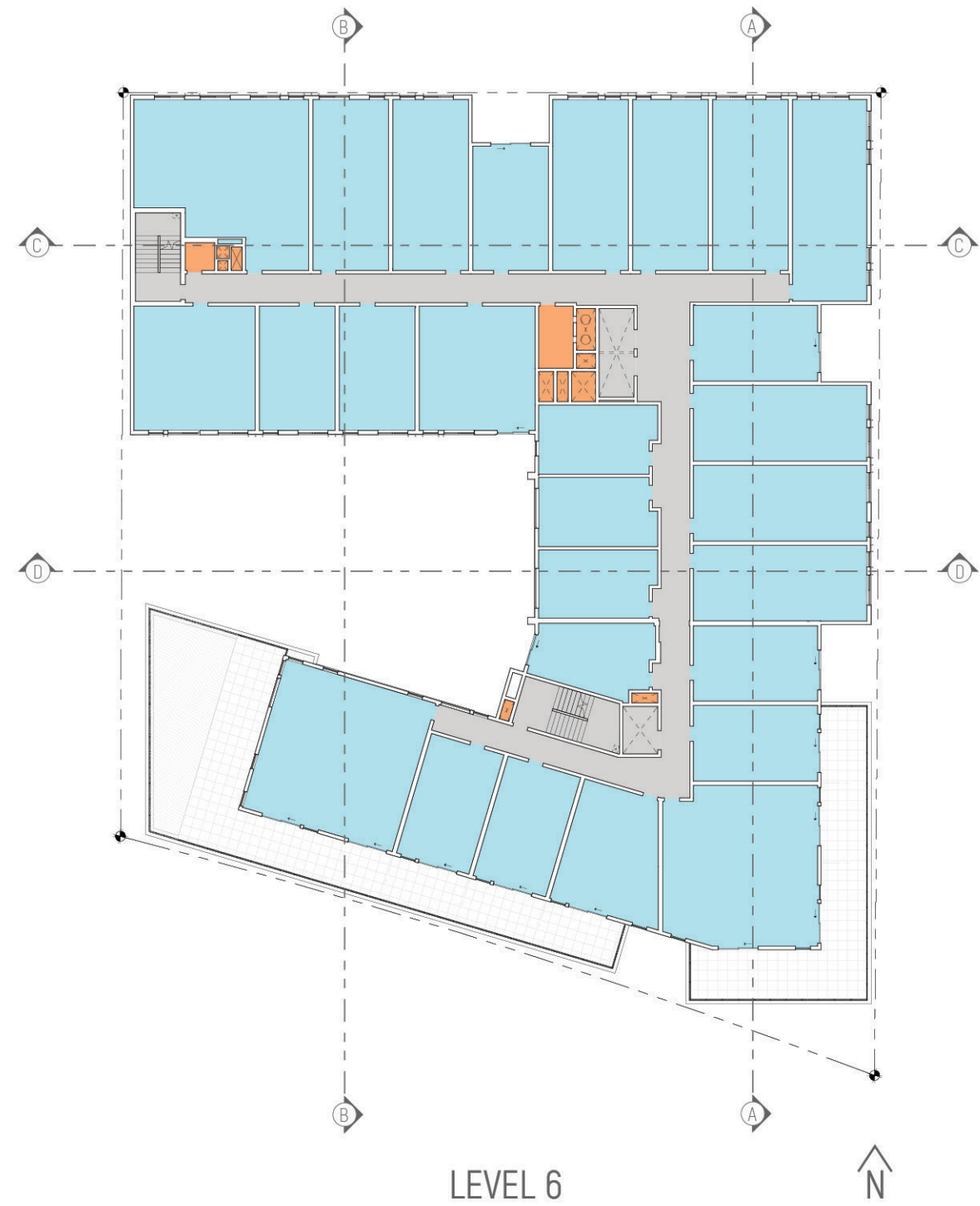
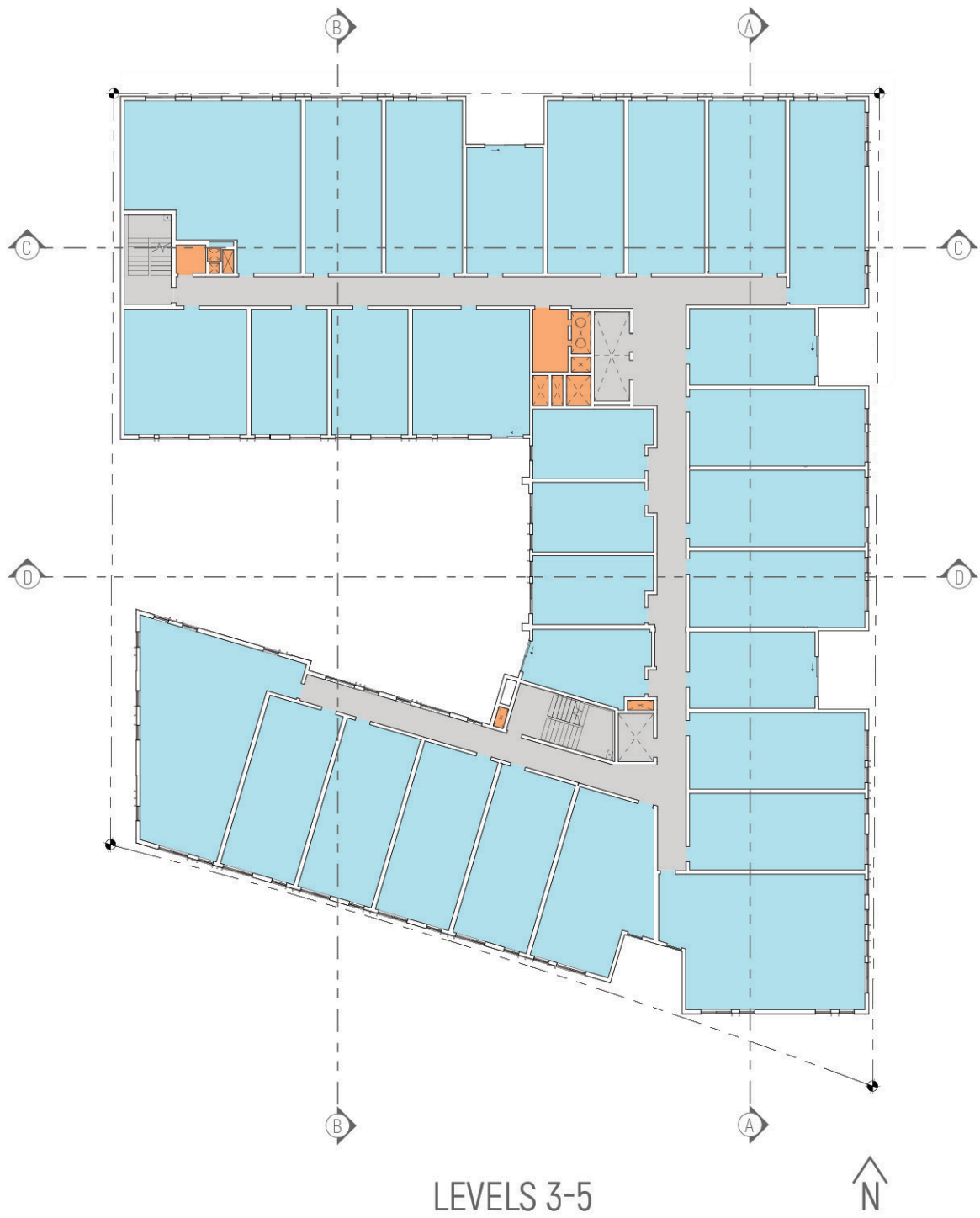
PLANS



PLANS



PLANS



COMMERCIAL

RESIDENT COMMON

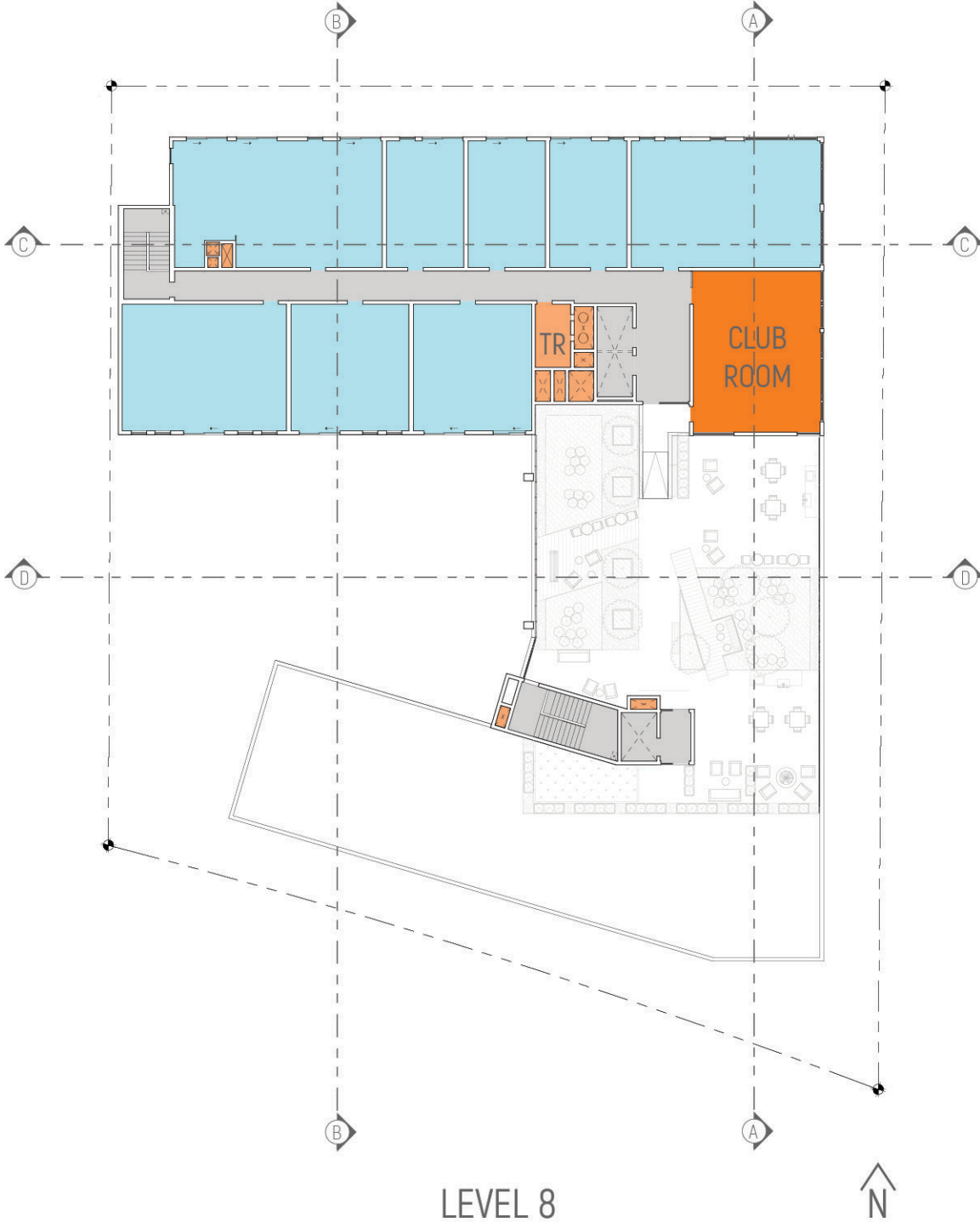
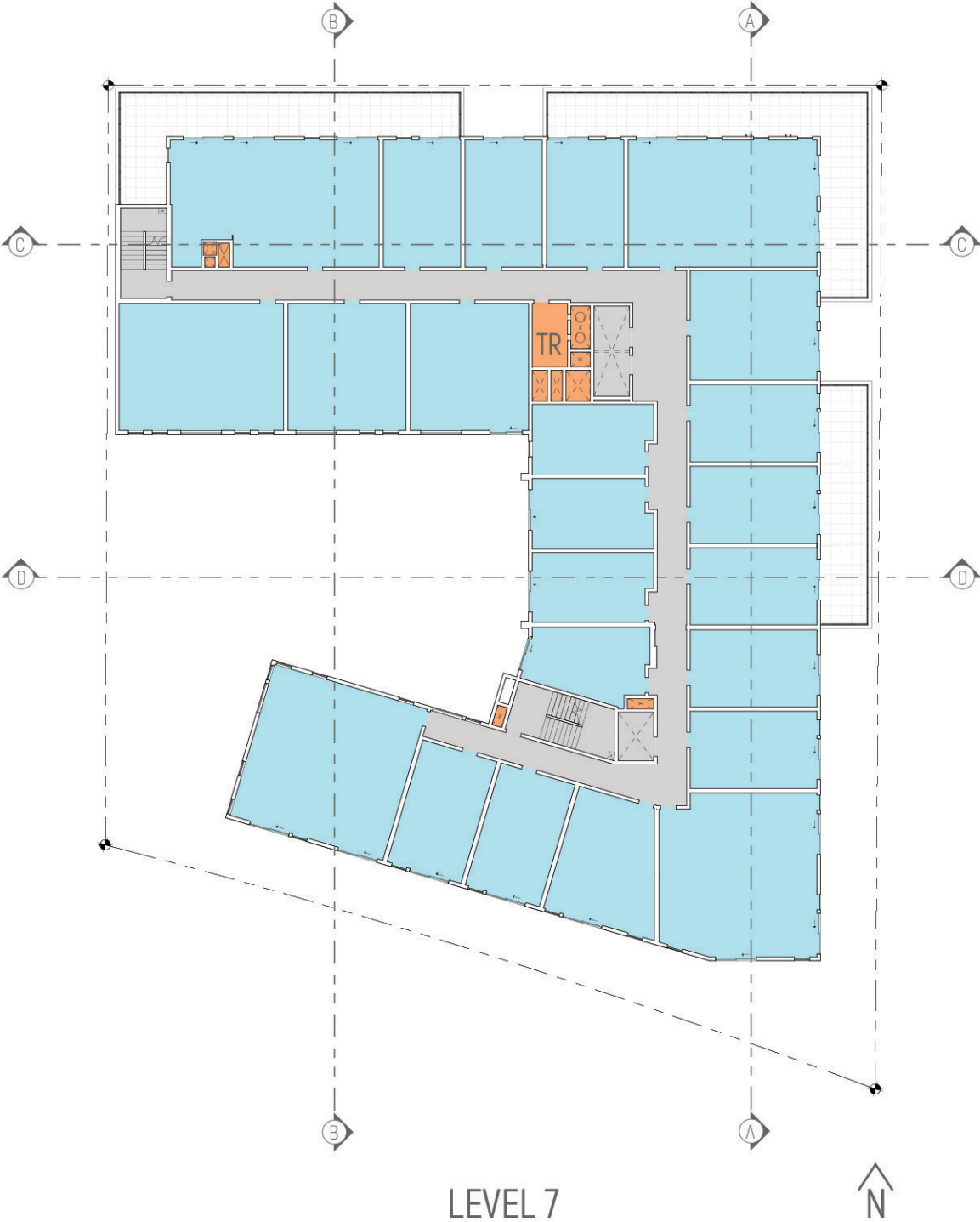
BACK OF HOUSE - MECHANICAL

RESIDENTIAL UNITS

CIRCULATION

PARKING

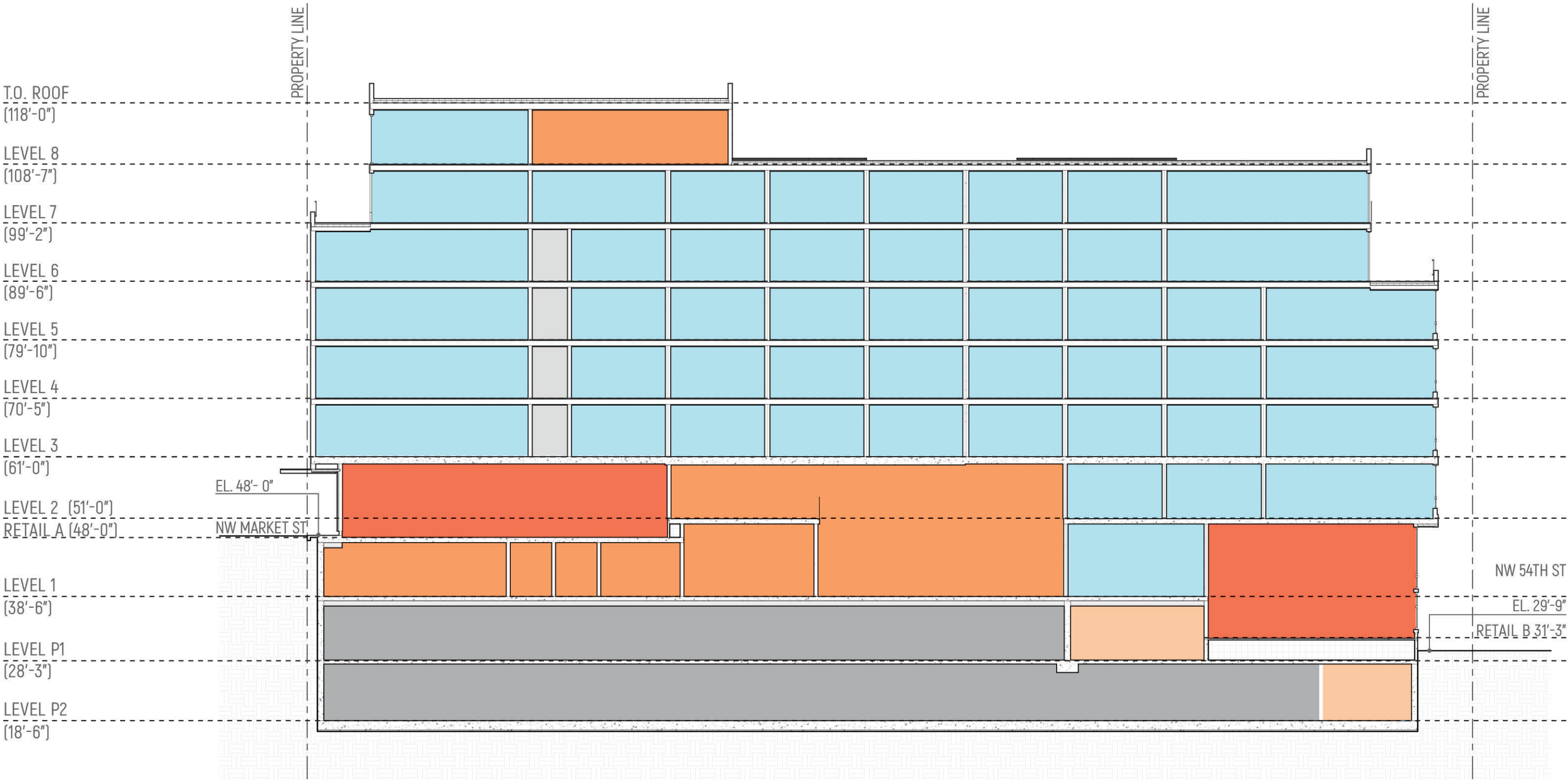
PLANS



2401 NW MARKET ST | DESIGN REVIEW

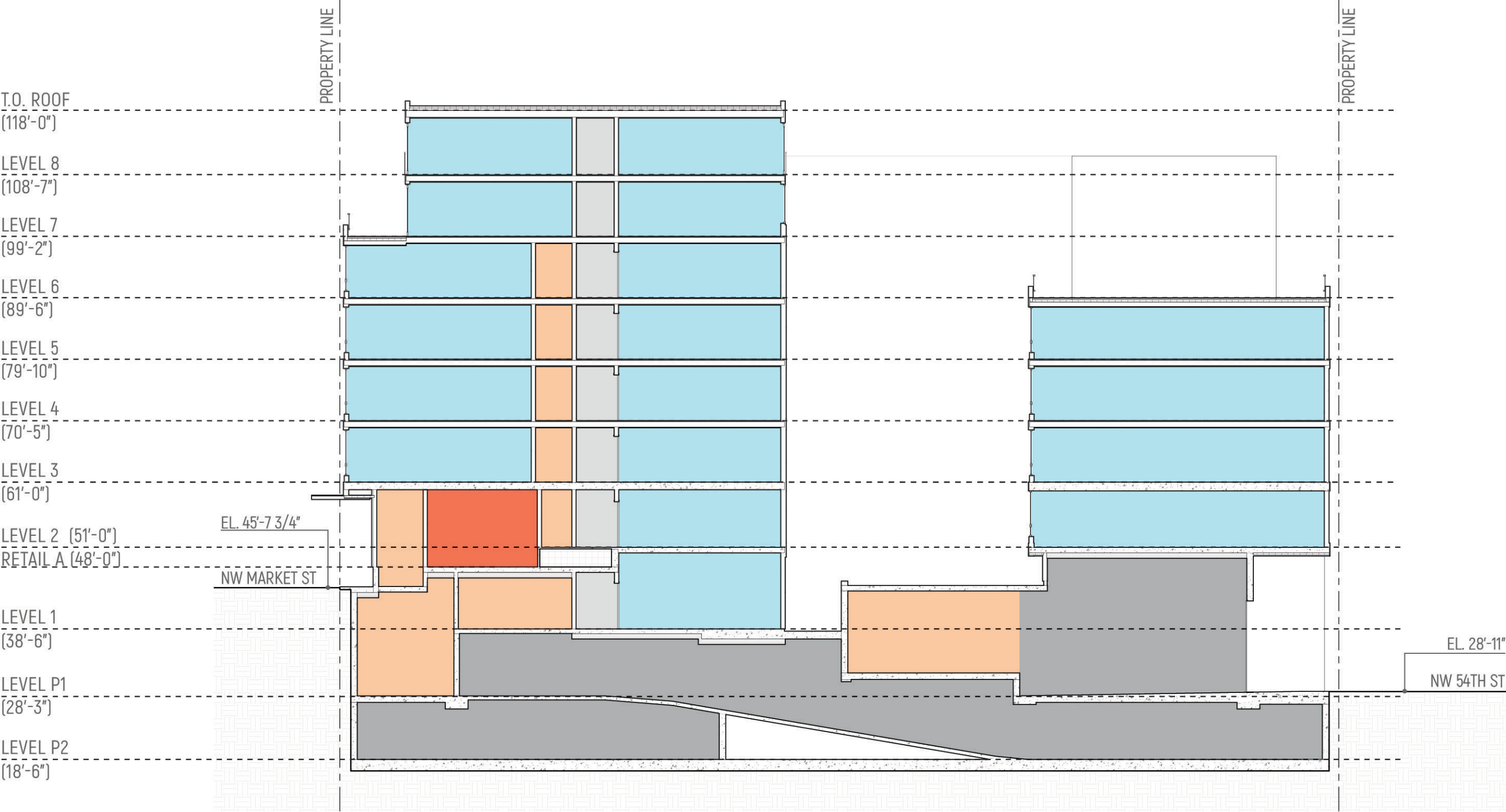
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SECTIONS

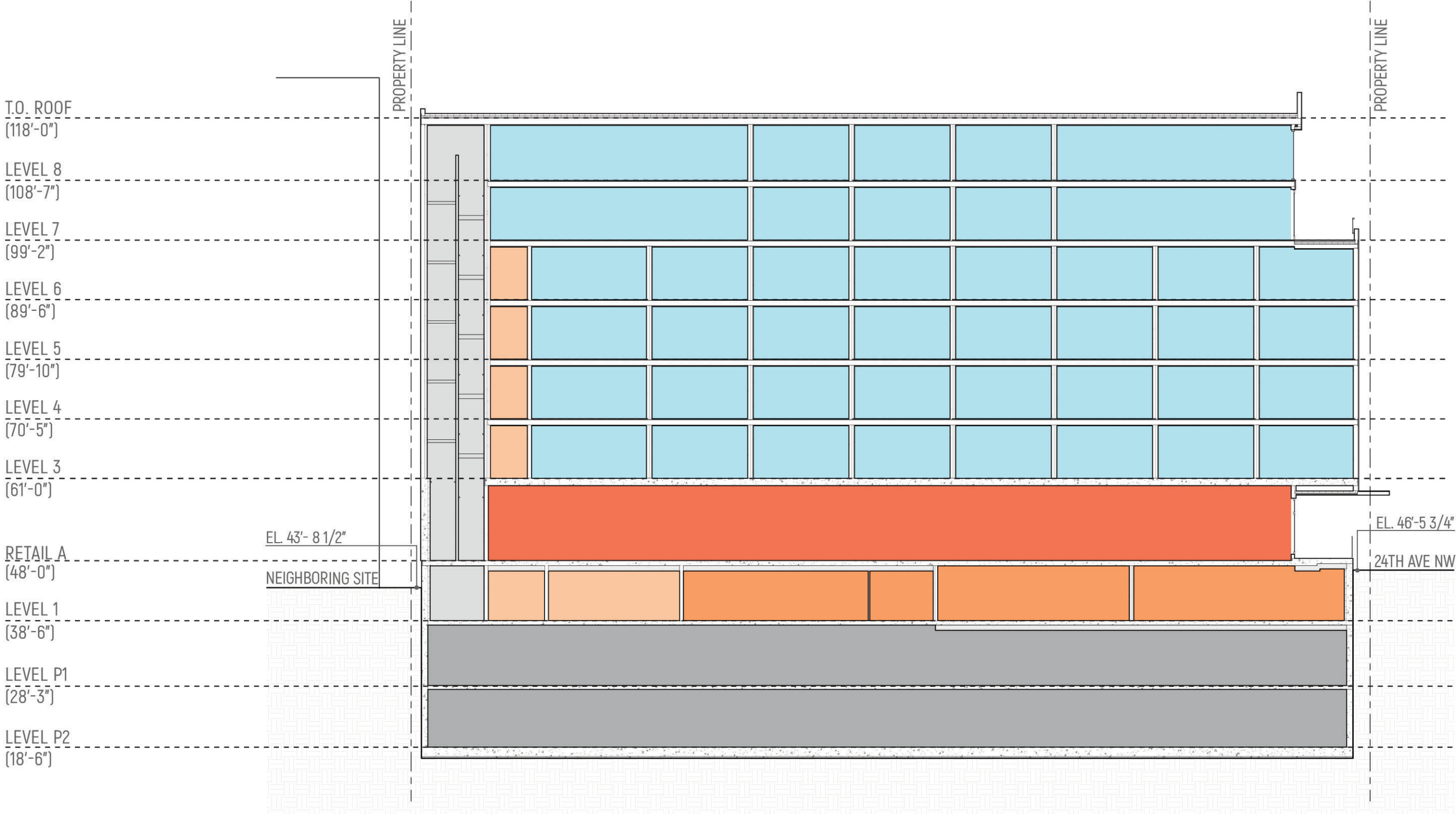


COMMERCIAL RESIDENT COMMON BACK OF HOUSE - MECHANICAL RESIDENTIAL UNITS CIRCULATION PARKING

SECTIONS

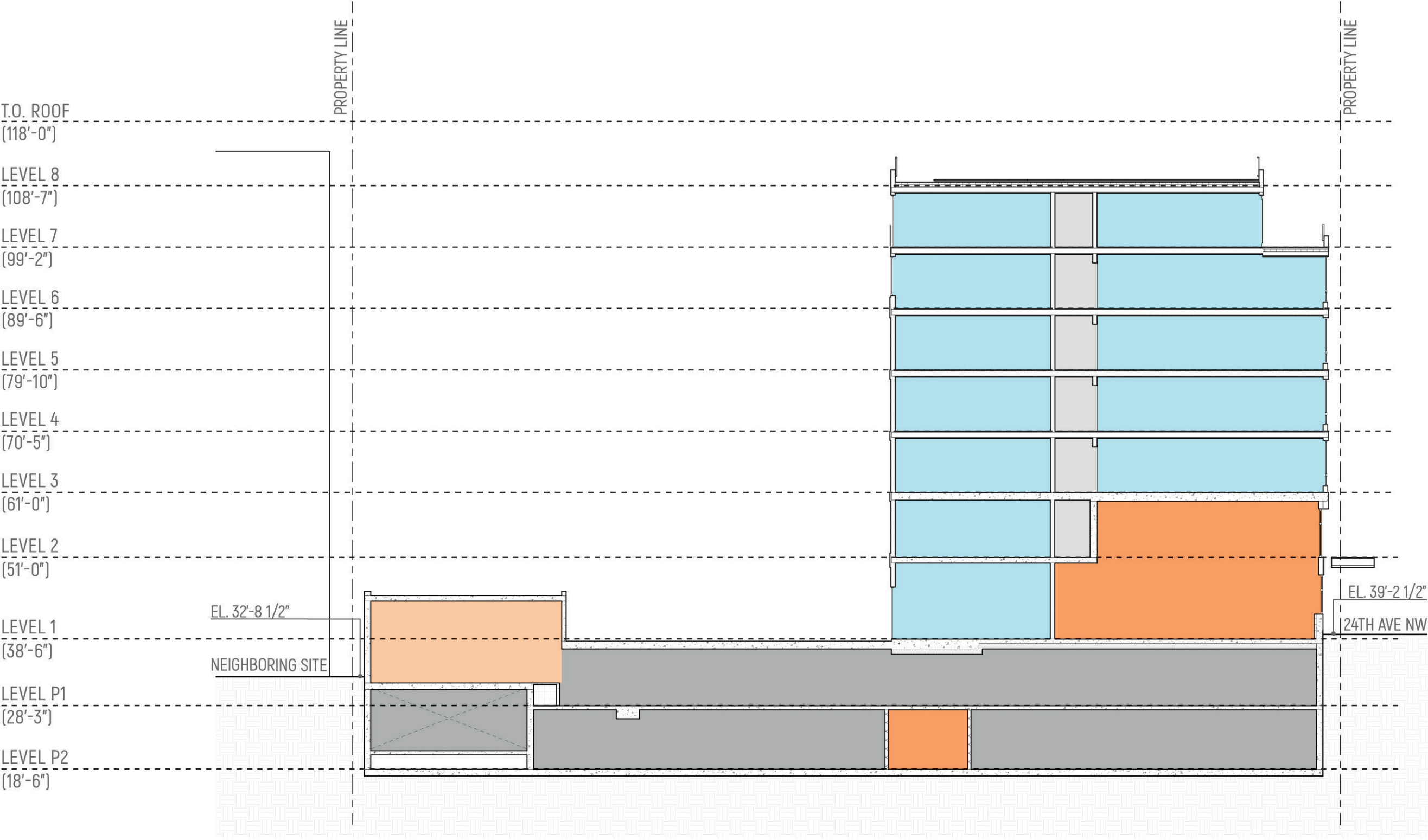


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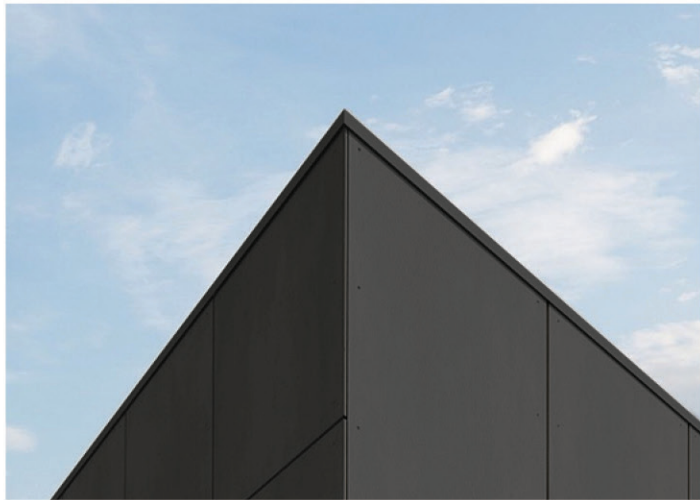
COMMERCIAL RESIDENT COMMON BACK OF HOUSE - MECHANICAL RESIDENTIAL UNITS CIRCULATION PARKING

SECTIONS



MATERIALS

THE NATURAL LANDSCAPE, HISTORY AND WARM TEXTURES OF BALLARD INSPIRE US TO EXPLORE SMALL SCALE MATERIALS LIKE WOOD AND MASONRY. IT ALSO INSPIRES US TO RECALL THE DEEPLY EMBEDDED NORDIC HISTORY OF BALLARD THROUGH ARCHITECTURAL FORM, MATERIALS, AND DETAILS.



COMPOSITE PANEL SMOOTH,
BLACK



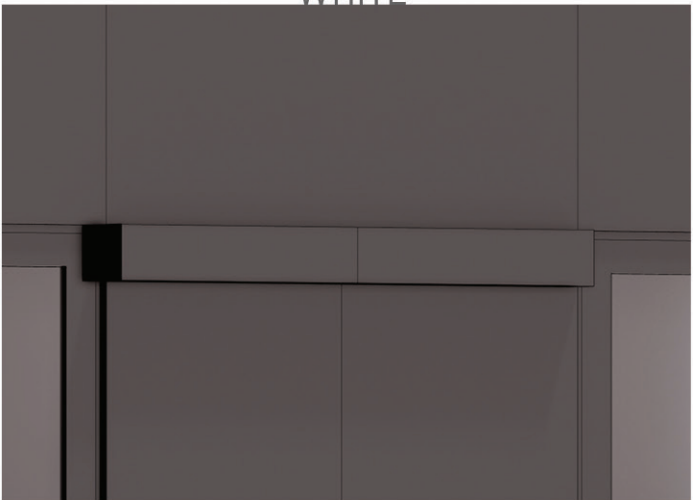
COMPOSITE PANEL SMOOTH,
WHITE



THIN BRICK,
ASH



LONGBOARD PLANK SIDING,
BEACHWOOD



REMOVABLE HOOD VENT,
BLACK



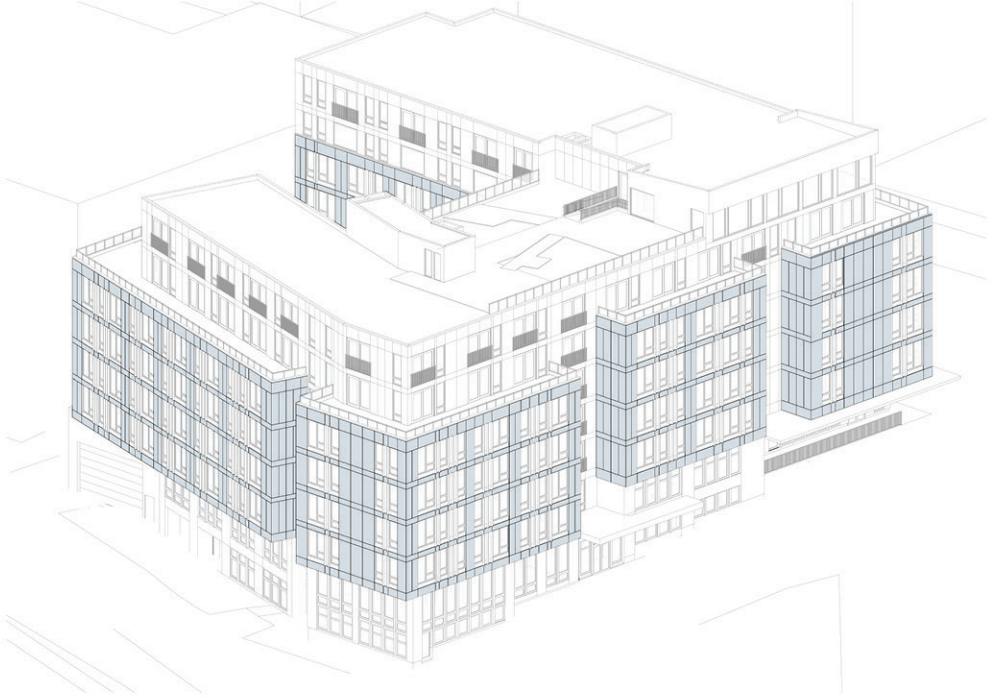
REMOVABLE HOOD VENT,
WHITE

MATERIAL LOCATIONS

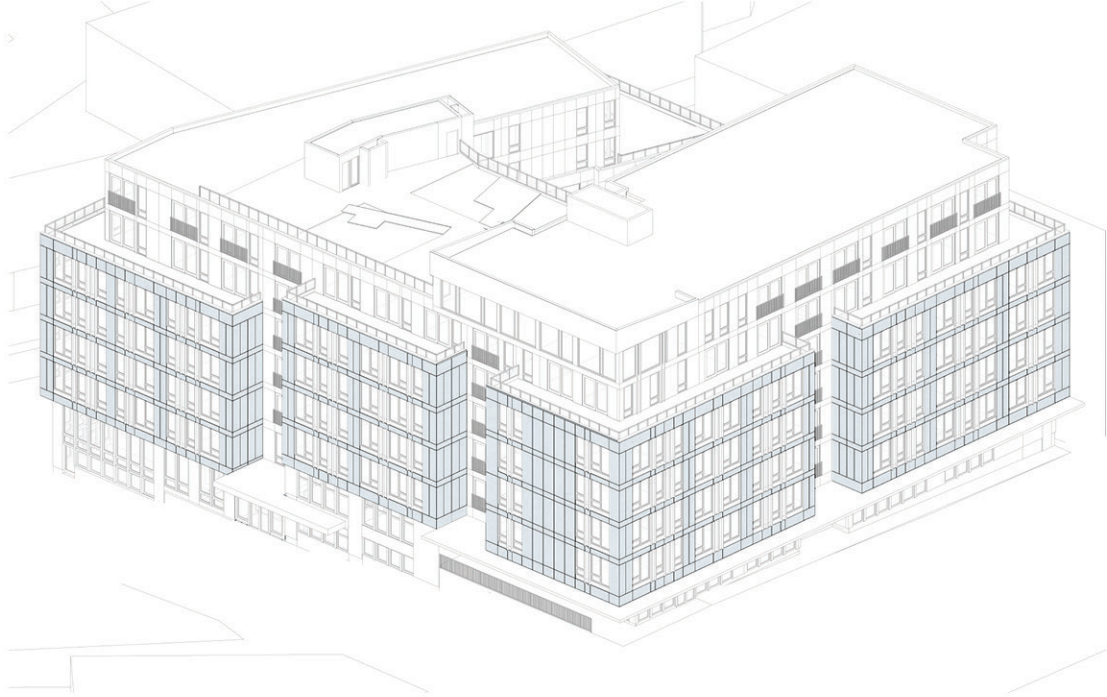
WHITE COMPOSITE PANEL



SOUTHEAST CORNER



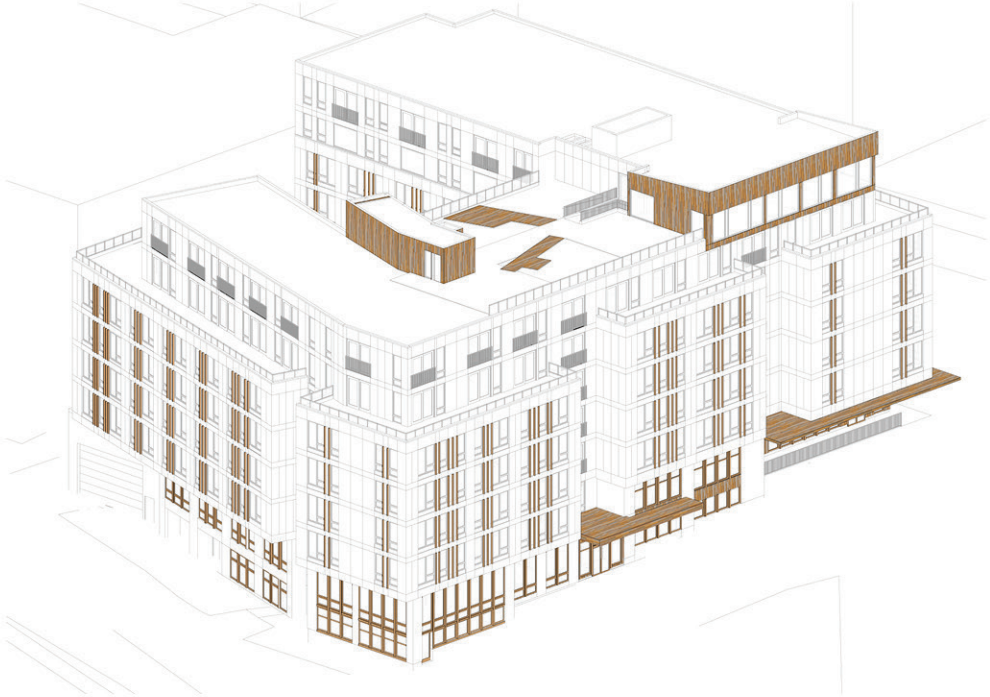
NORTHEAST CORNER



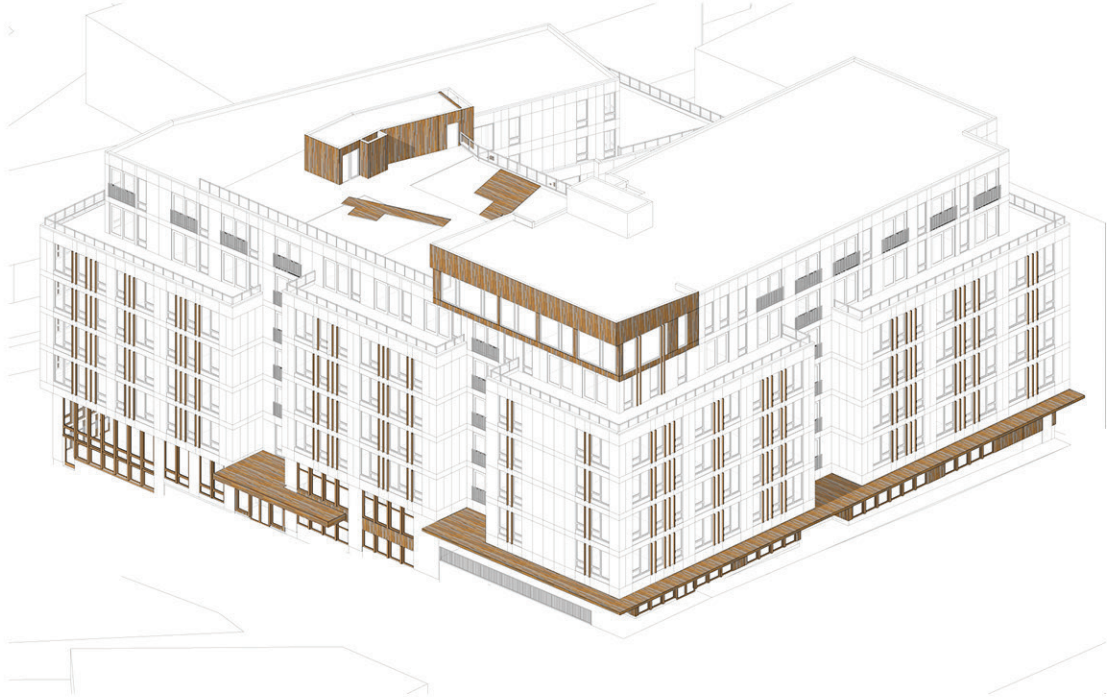
LONGBOARD PLANK, BEACHWOOD



SOUTHEAST CORNER



NORTHEAST CORNER

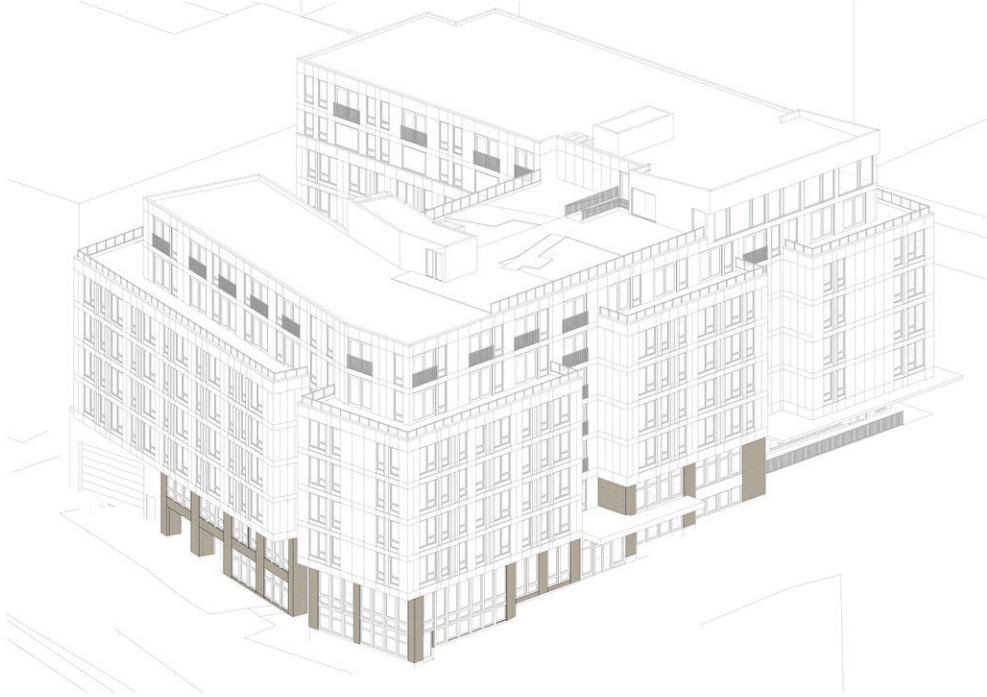


MATERIAL LOCATIONS

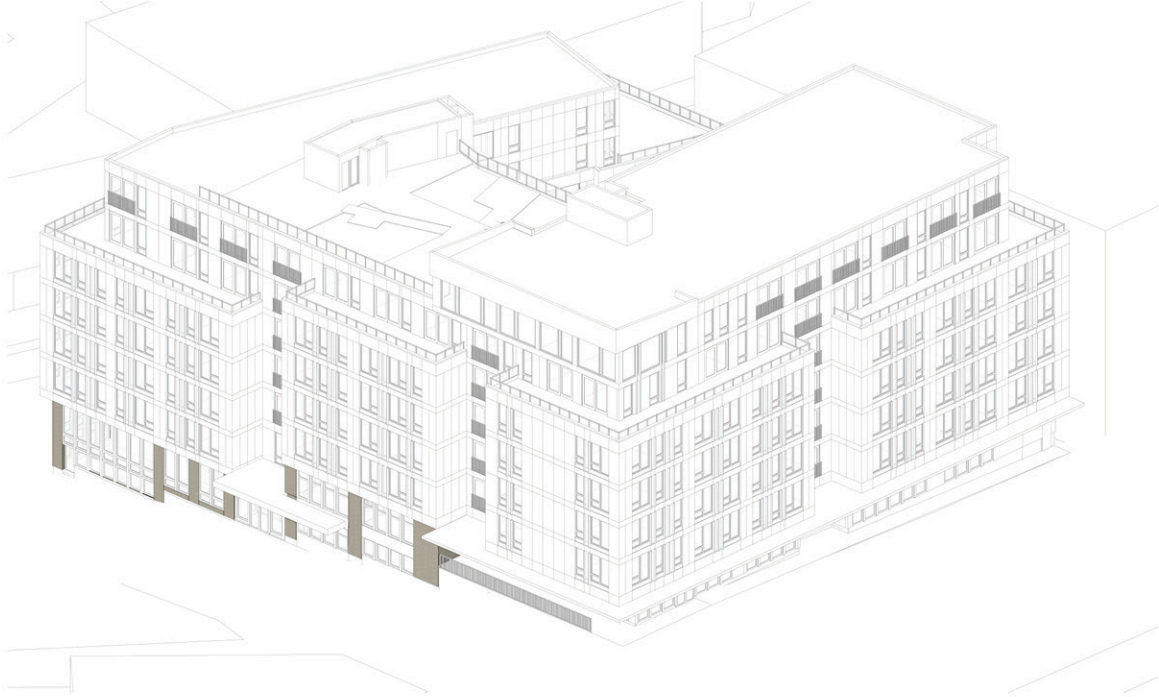
THIN BRICK, ASH



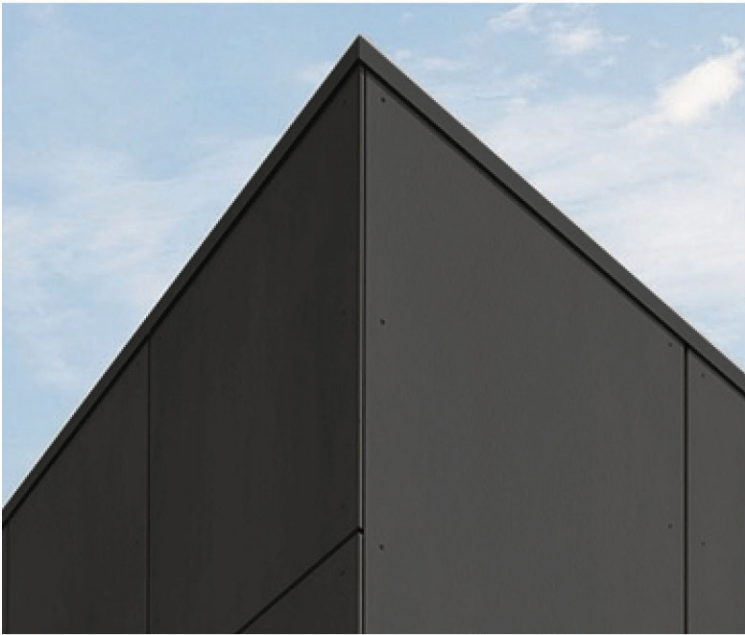
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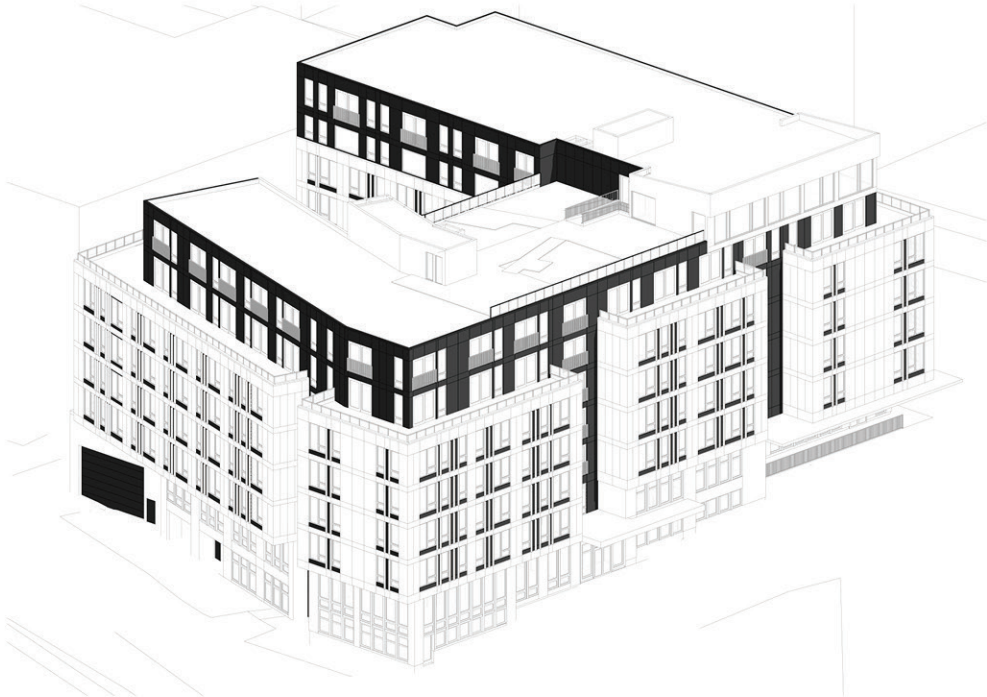
NORTHEAST CORNER



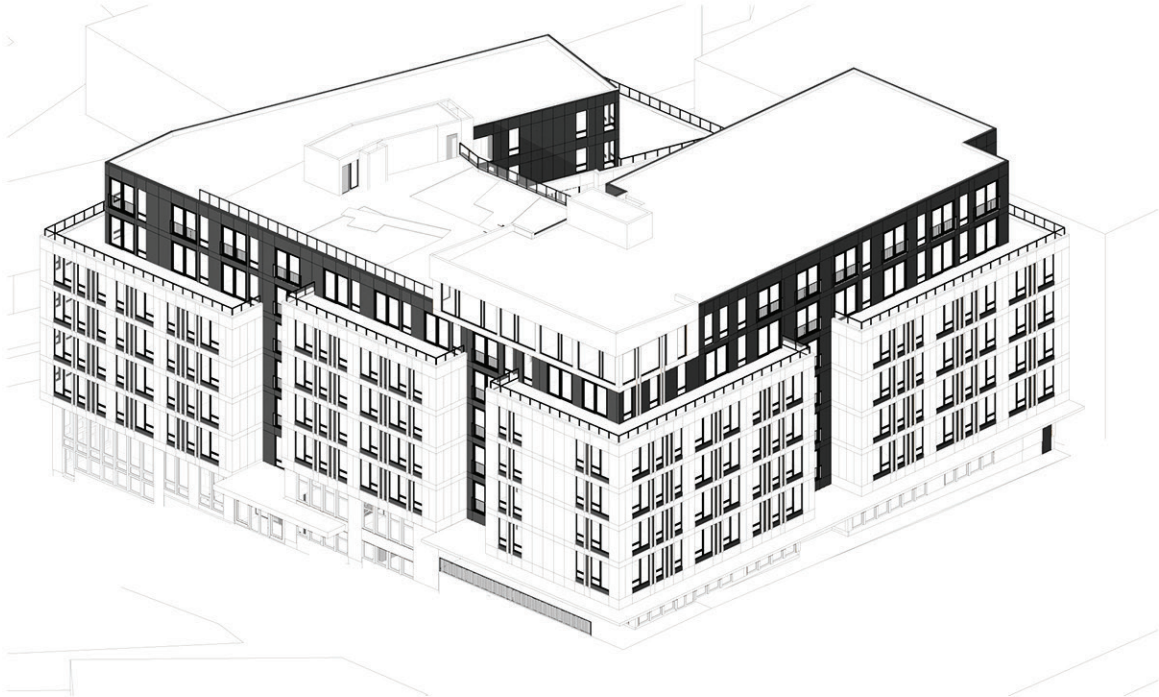
BLACK COMPOSITE PANEL



SOUTHEAST CORNER



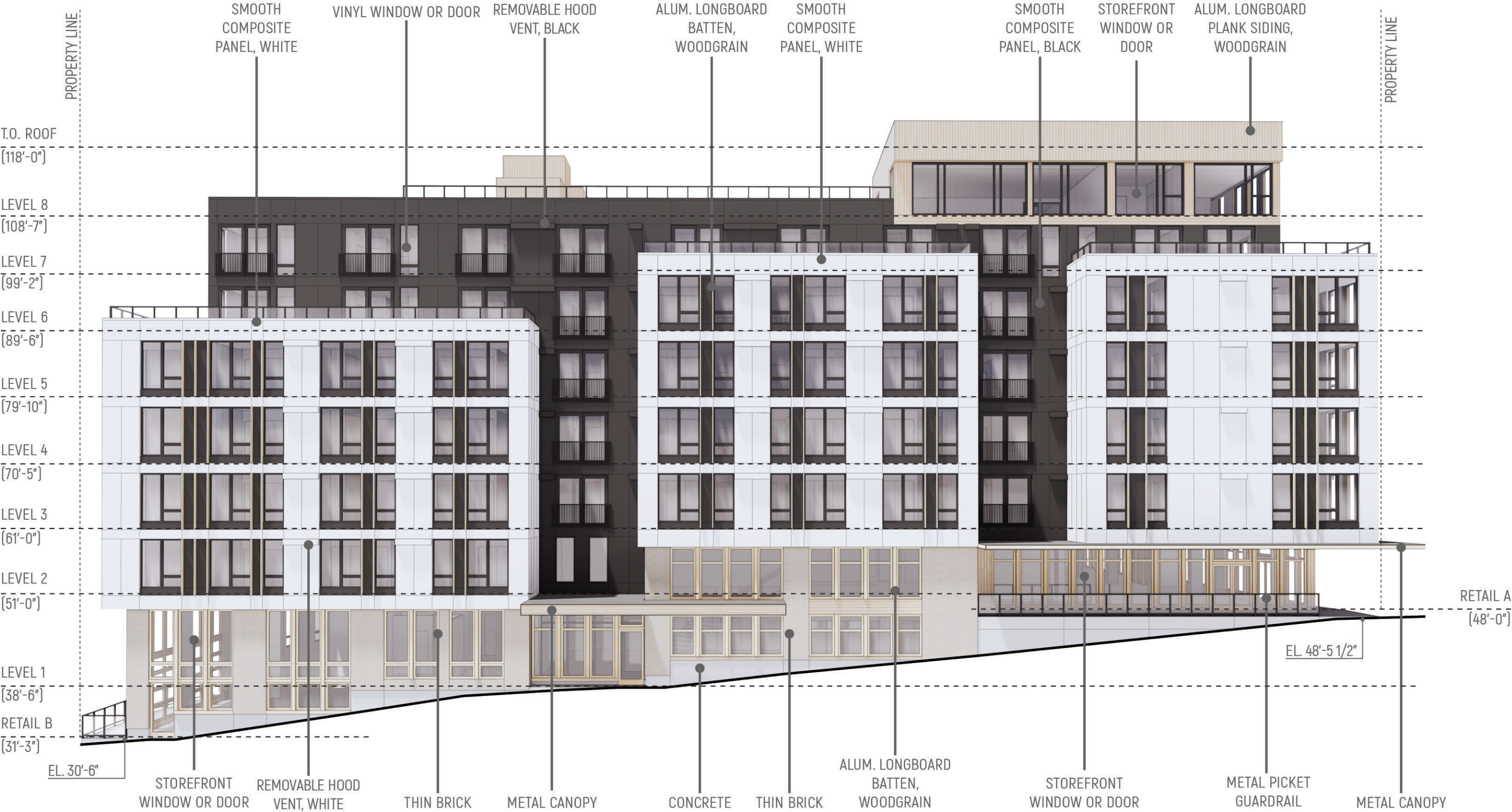
NORTHEAST CORNER



ELEVATIONS - NORTH



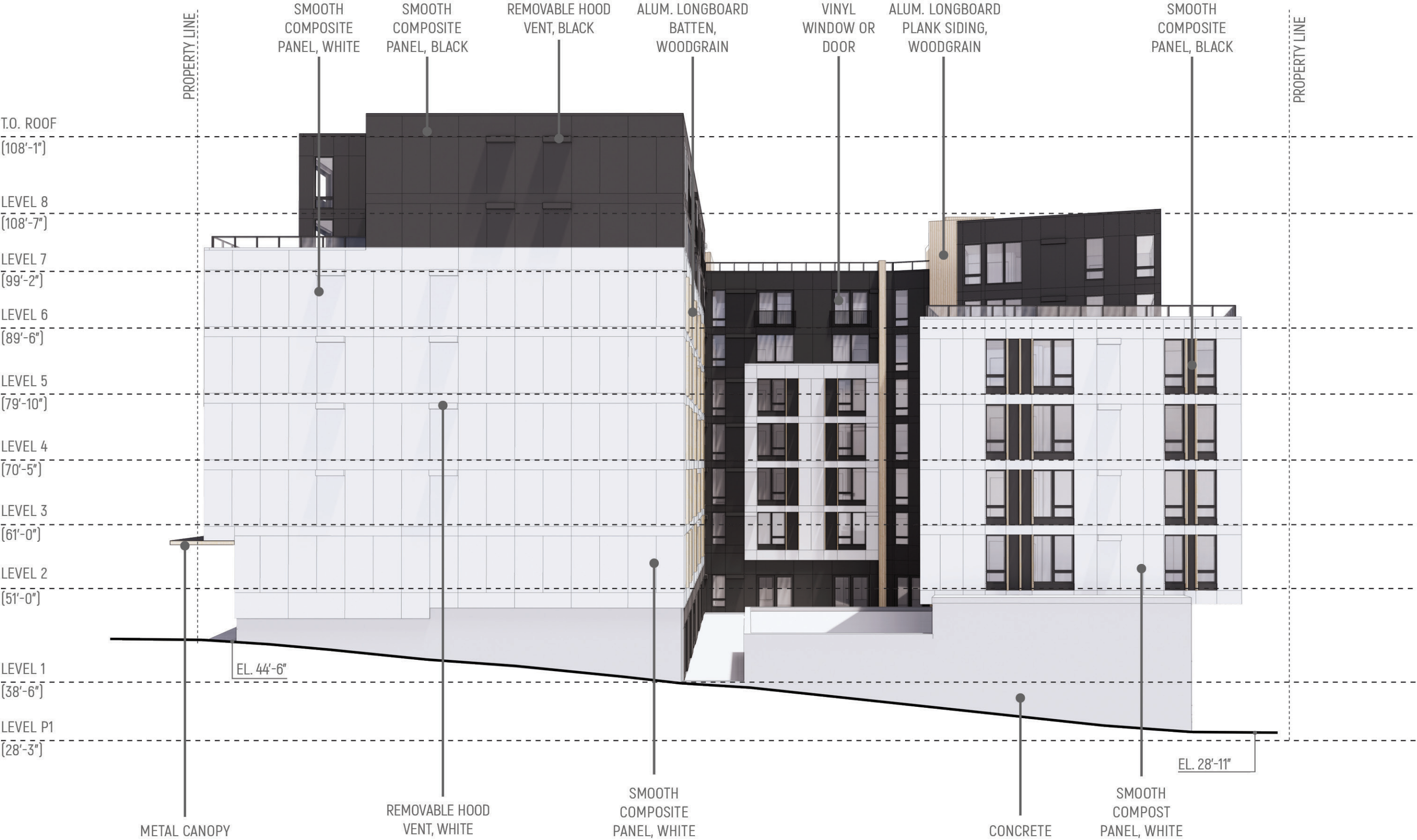
ELEVATIONS - EAST



ELEVATIONS - SOUTH



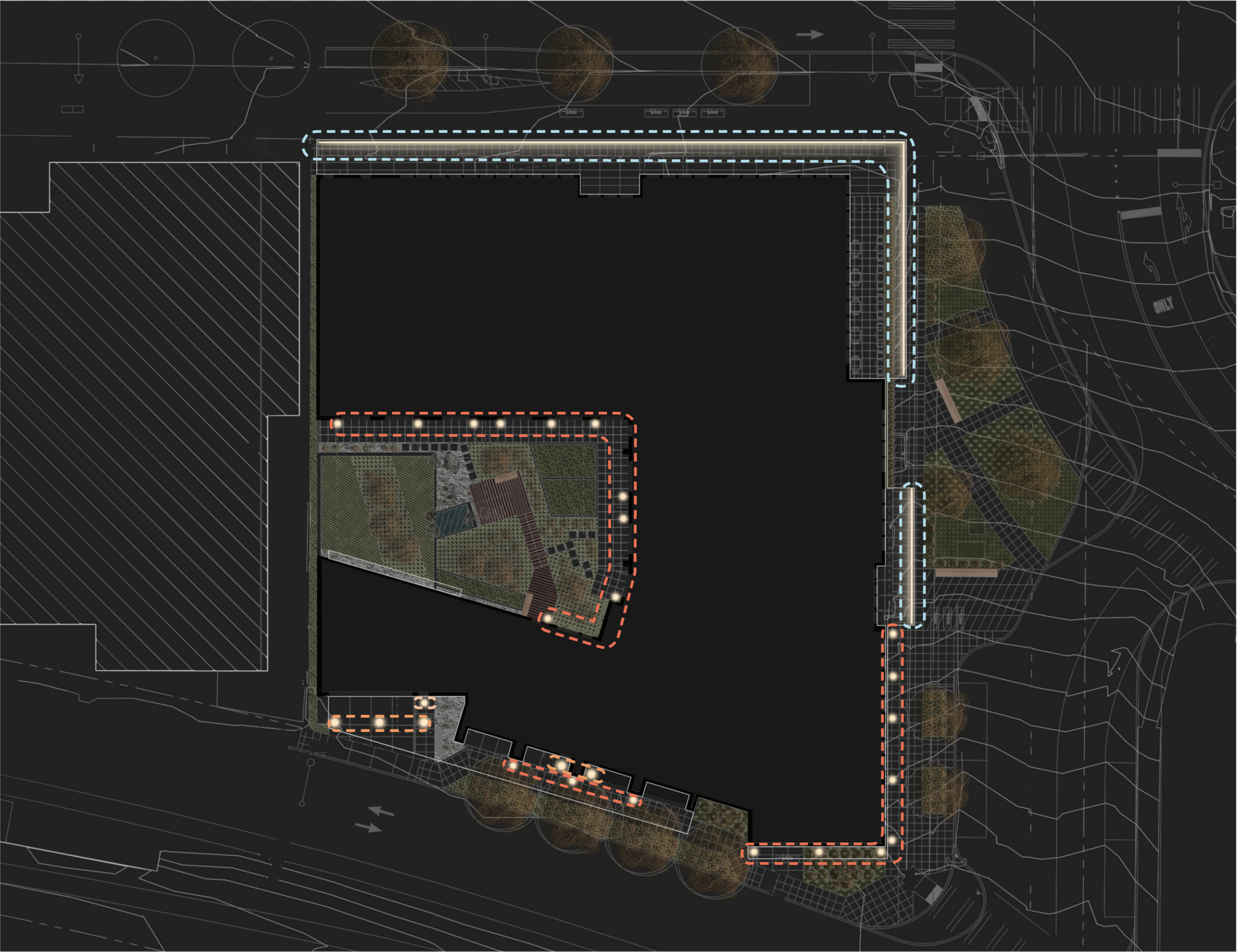
ELEVATIONS - WEST



ELEVATIONS - COURTYARD



LIGHTING PLAN



SIGNAGE INSPIRATION



PRELIMINARY SIGNAGE LOCATIONS

