

2501 NW Market St. —

(SITE)

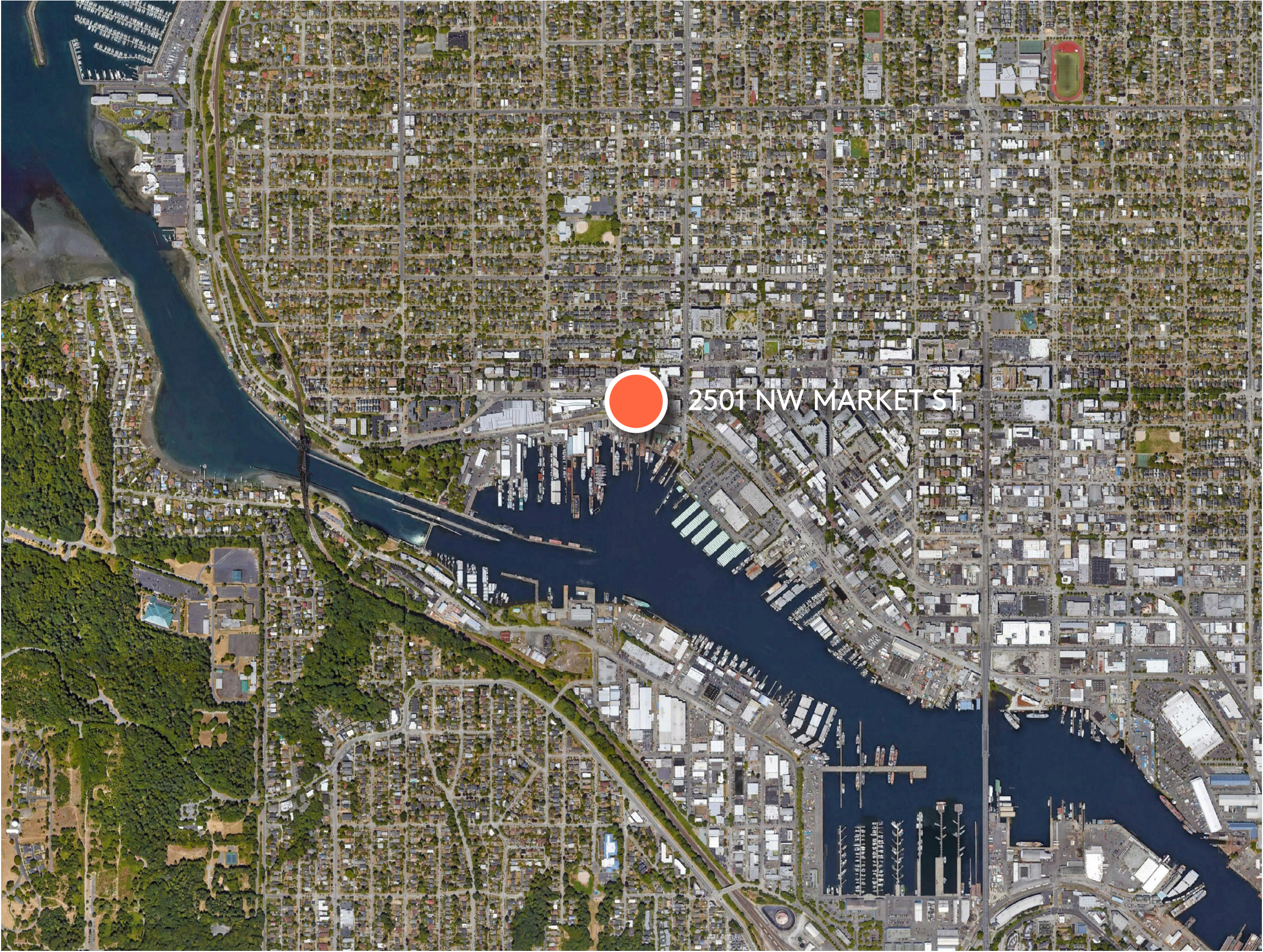
Early Design Guidance —
May 17, 2021 (Draft)

Address —
2501 NW Market St.
Seattle, WA 98107

Project Number —
3037522-EG

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

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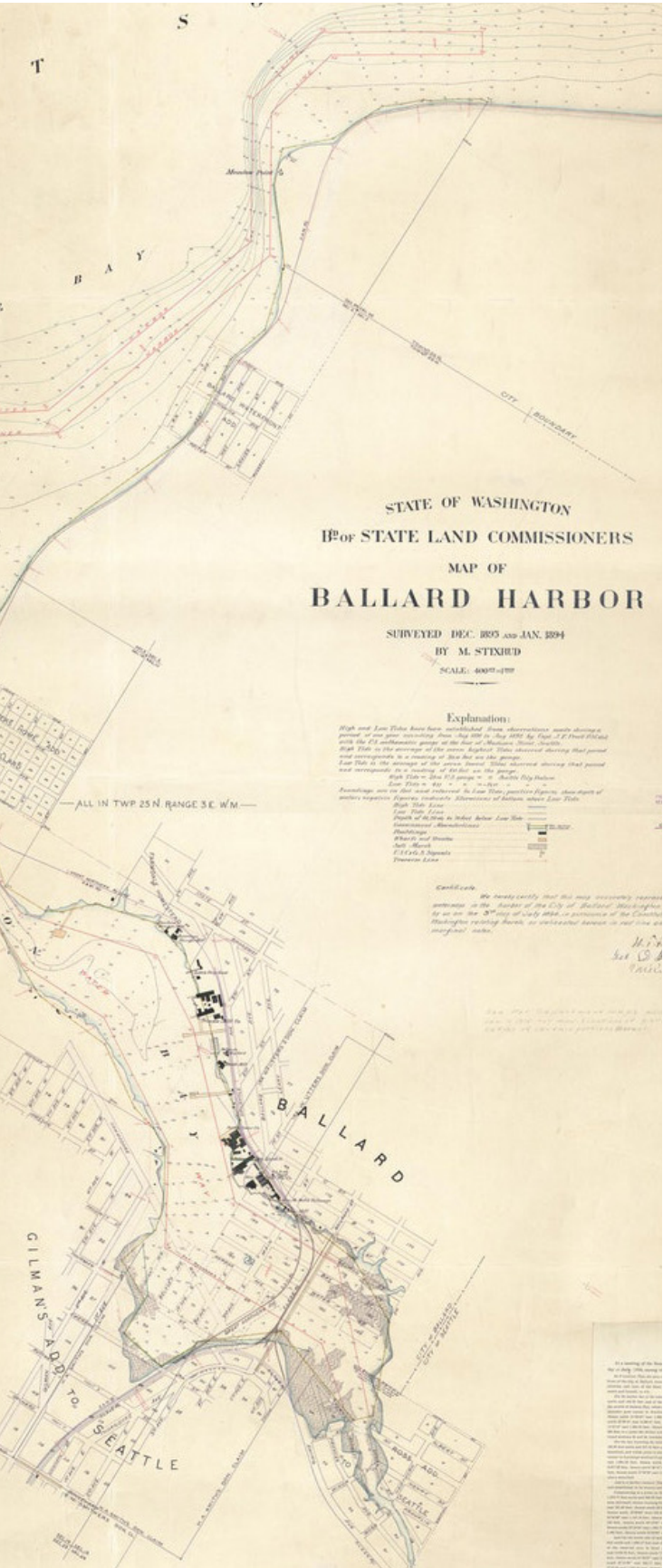
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6.0	Zoning Data
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PROJECT INFORMATION



- Address:**
2501 NW Market St.
Seattle, WA 98107
- Developer:**
J. Selig Real Estate LLC
- Architect / Landscape Architect:**
Mithun
- Number of Residential Units:**
115-140 Units
- Gross Floor Area:**
117,000 - 125,5000 GFA
- Commercial Square Footage:**
~6000-7000 SF
- Number and Location of Parking Stalls:**
65-78 Below-Grade Parking Stalls (0.5 per unit)
- Project Description:**
7-story mixed-use multi-unit residential building (117,000 - 125,5000 GFA) containing approximately 115-140 residential units, 6000-7000 SF of commercial space and parking for approximately 65-78 vehicles. Residential use will consist of a mix of market rate and low income residential units. The project site is currently a split zone with NC3P-75 (M) on the east; and IC-65 (M) on the west. The applicant is pursuing a Contract Rezone in addition to a Master Use Permit (MUP). The development proposal shown in this package is based on NC3P-75 M zoning across the entire site, with an alternate option included requesting a Contract Rezone to NC3P-85 (M) for the entire site in order to provide additional housing units.

DEVELOPMENT OBJECTIVES



Development Objectives:

1. Contribute **exceptional housing** for the evolving Ballard Community.
2. Compliment and connect to the Ballard Avenue Landmark District with the extension of a walkable and bikeable Market Street.
3. Create a contextually responsive design informed by the **character** and **history of place**.
4. Promote a walkable streetscape.
5. Prioritize **unique, high-quality, timeless design** inspired by contemporary Scandinavian architecture and Ballard’s maritime-industrial neighborhood.
6. Incorporate **climate-responsive** design into the architecture.
7. Contribute to the **irreplaceable character** and culture that is **unique to Ballard**.

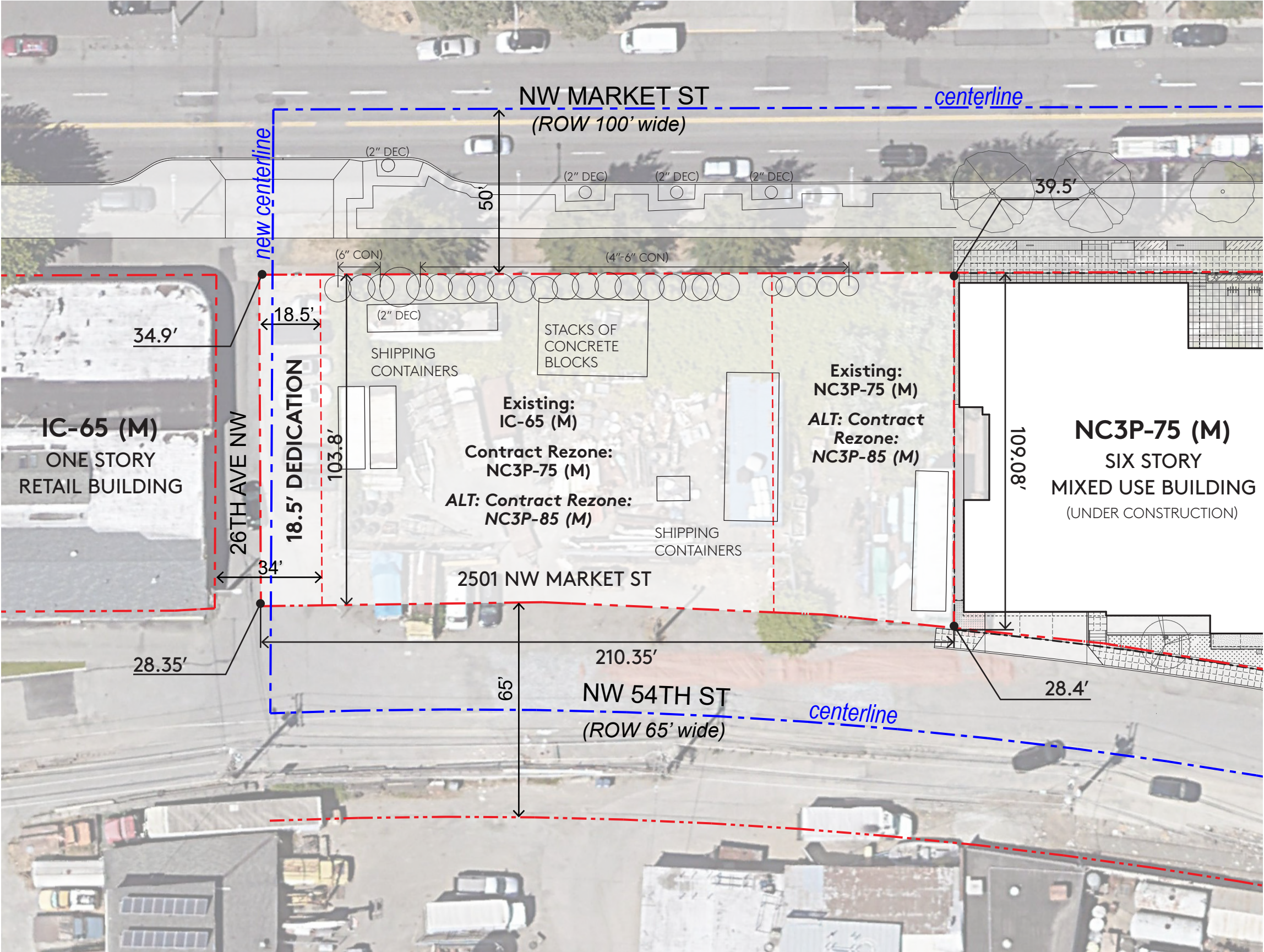
Community Outreach Summary:

1. 50 percent of survey respondents said **environmentally-friendly** features are most important to them.
2. Respondents also said that **attractive materials**, an **interesting and unique design**, quality parking, the relationship to **neighborhood character**, and drawing design inspiration from the **history and present day** of the area were important to them.
3. 56 percent of survey respondents said lighting and **safety features** are the most important consideration for the exterior space on this property. Others said **landscaping, seating options** and **places to congregate**, and **bicycle parking** were important to them.
4. A few respondents expressed concern that lost views of the ship canal, cityscape and Mt. Rainier will have a major impact on neighbors.
5. Others encouraged the project team to consider short-term noise, disruption and **aesthetics**.

Design Response to Outreach Summary:

1. The design will include a **high performing building envelope** and utilize **stormwater planters** on the site. Additionally, vegetation will be incorporated into terraces and rooftop decks.
2. The schemes shown will incorporate materials that reflect the **traditional architecture and industrial character of Ballard**. Although not required, the project will include below-grade parking to **reduce the impact** of spill over parking in the surrounding community.
3. All schemes prioritize **safety, privacy, and lighting**, to create a **space for interaction and connection** between residents, neighbors, and people passing by. Additionally, both **long and short term bicycle parking** feature prominently.
4. The schemes presented explore strategies to **reduce the scale of the building massing** in order to provide both daylight to the residents and allow continued upland views and access to the water.

URBAN ANALYSIS - EXISTING SITE CONDITIONS



Location

The site is bounded on the north by NW Market Street, on the south by NW 54th Street, and on the west by 26th Avenue NW.

Parcel Size

21,824 SF (0.5 Acres) (Parcel Number: 1125039037)

Legal Description

POR OF WLY 210.75 FT (MEAS ALG MARKET ST) OF VAC TRACT 49 FARMDALE HOMESTEAD LY N OF GN RR R/W & S OF SD MARKET ST

Existing Uses and Structures

The site is vacant and used for the laydown and storage of industrial material associated with ship yard across NW 54th Street.

Topography

The site slopes gently down from the northeast corner to the southwest corner. In total, the site slope measures approximately 11 feet in elevation difference from corner to corner, with approximately 6% slope along 26th Avenue NW from north to south.

Existing Trees

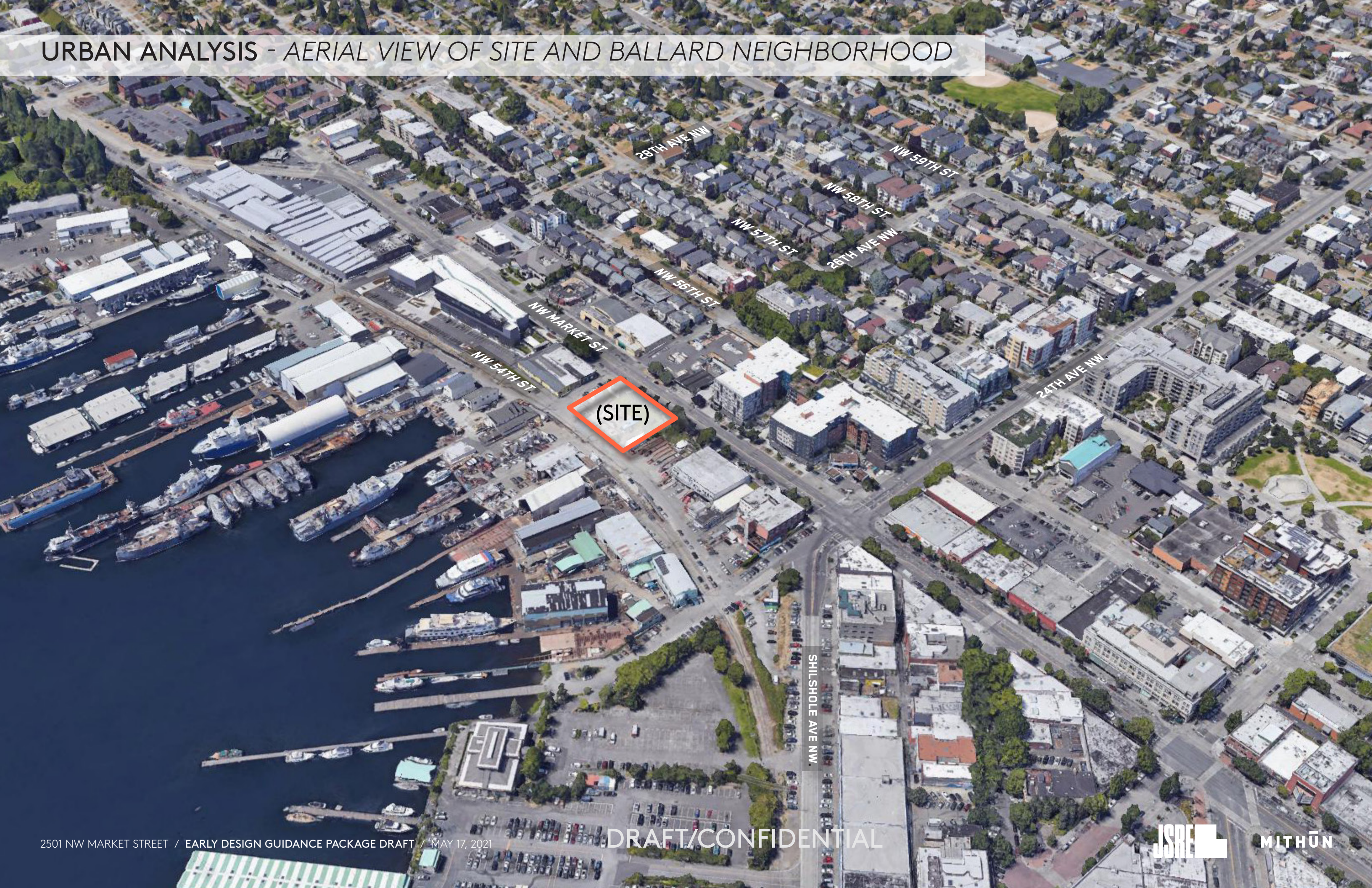
24 Thuja occidentalis (Arborvitae) located along the north edge of the site, ranging from 4"-6" in caliper, along with one 2" caliper deciduous tree. Additionally, four 2" caliper deciduous trees are located along Market Street, outside of the property line.

Contract Rezone

The western portion of the site is currently zoned "IC-65 (M)". A Contract Rezone is requested to change this portion to "NC3P-75 (M)" to match the eastern portion of the site and the neighbors to the east and northeast.

An alternate option is included requesting a Contract Rezone to "NC3P-85 (M)" for the entire site in order to provide additional housing units.

URBAN ANALYSIS - AERIAL VIEW OF SITE AND BALLARD NEIGHBORHOOD



(SITE)

URBAN ANALYSIS - AERIAL VIEW OF SITE



("Thuja occidentalis" along NW Market St to be removed)



Aerial View Looking Southeast



Aerial View Looking Southwest

URBAN ANALYSIS - URBAN CENTERS / VILLAGES



BALLARD URBAN VILLAGE

2501 NW Market St

BALLARD GATEWAY

MAJOR BALLARD GATEWAY

NW MARKET ST

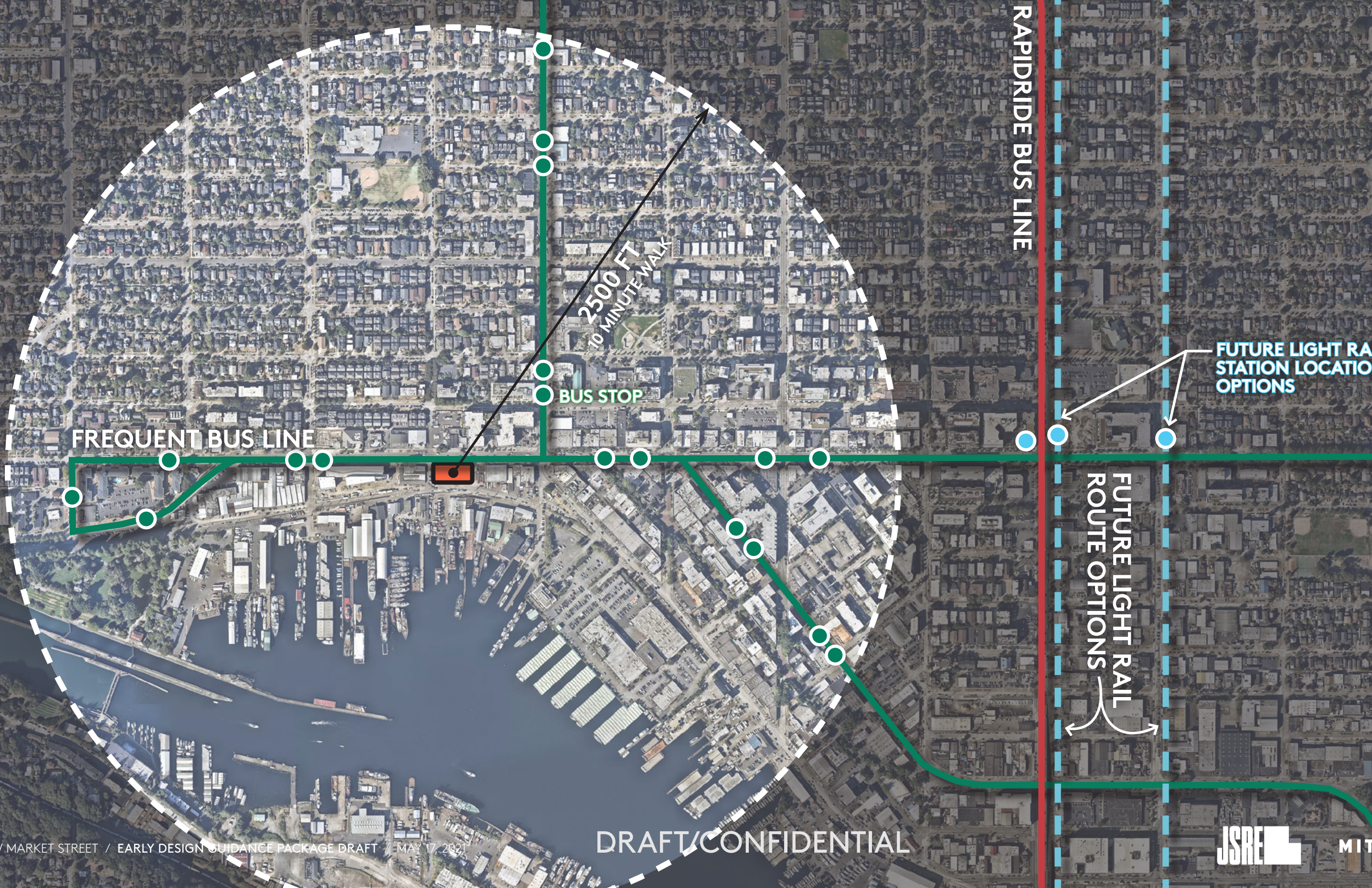
MAJOR BALLARD GATEWAY

SHORELINE MASTER PROGRAM BOUNDARY

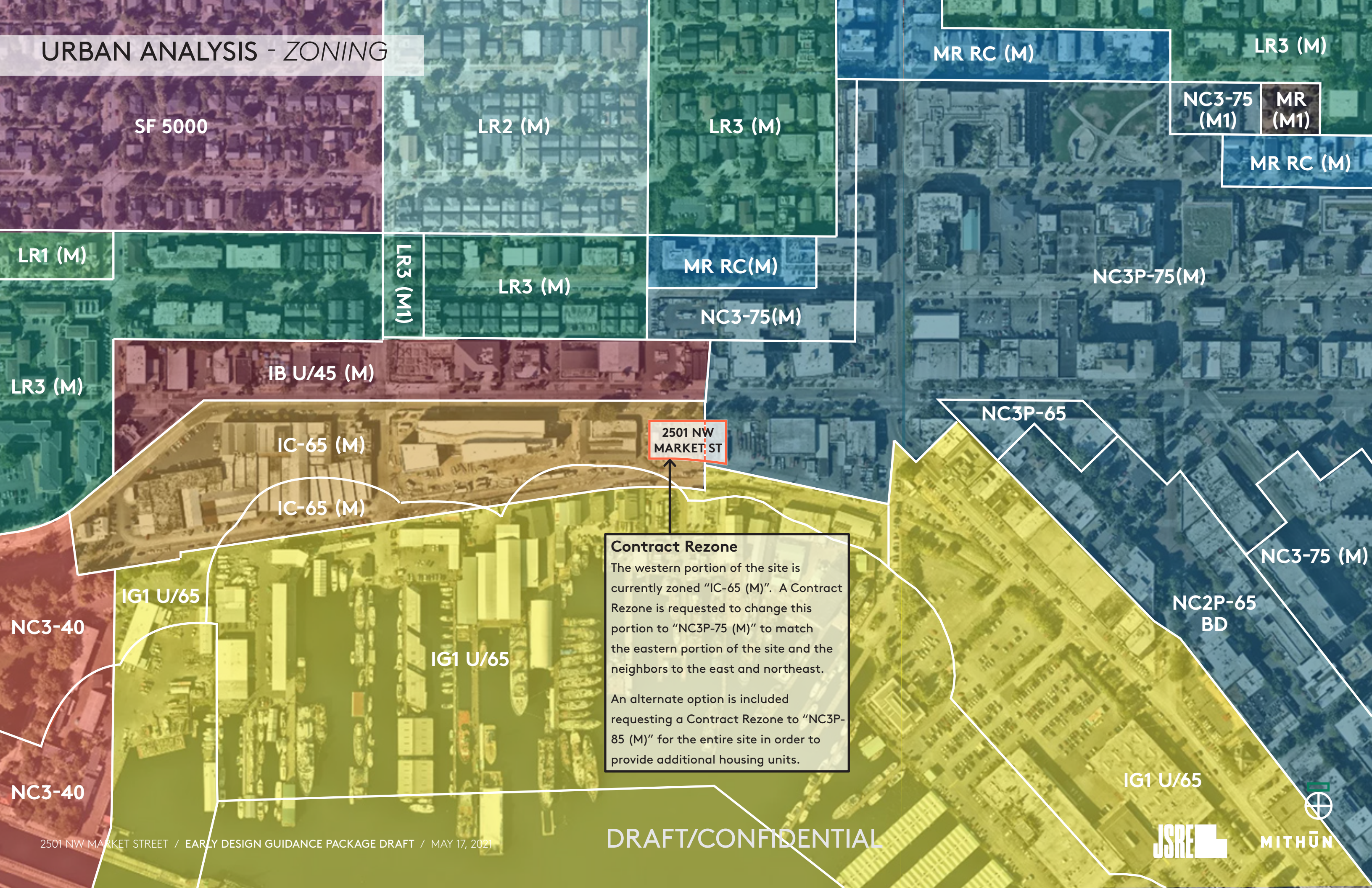
BINMIC BOUNDARY

BALLARD GATEWAY

URBAN ANALYSIS - FREQUENT TRANSIT LOCATIONS



URBAN ANALYSIS - ZONING

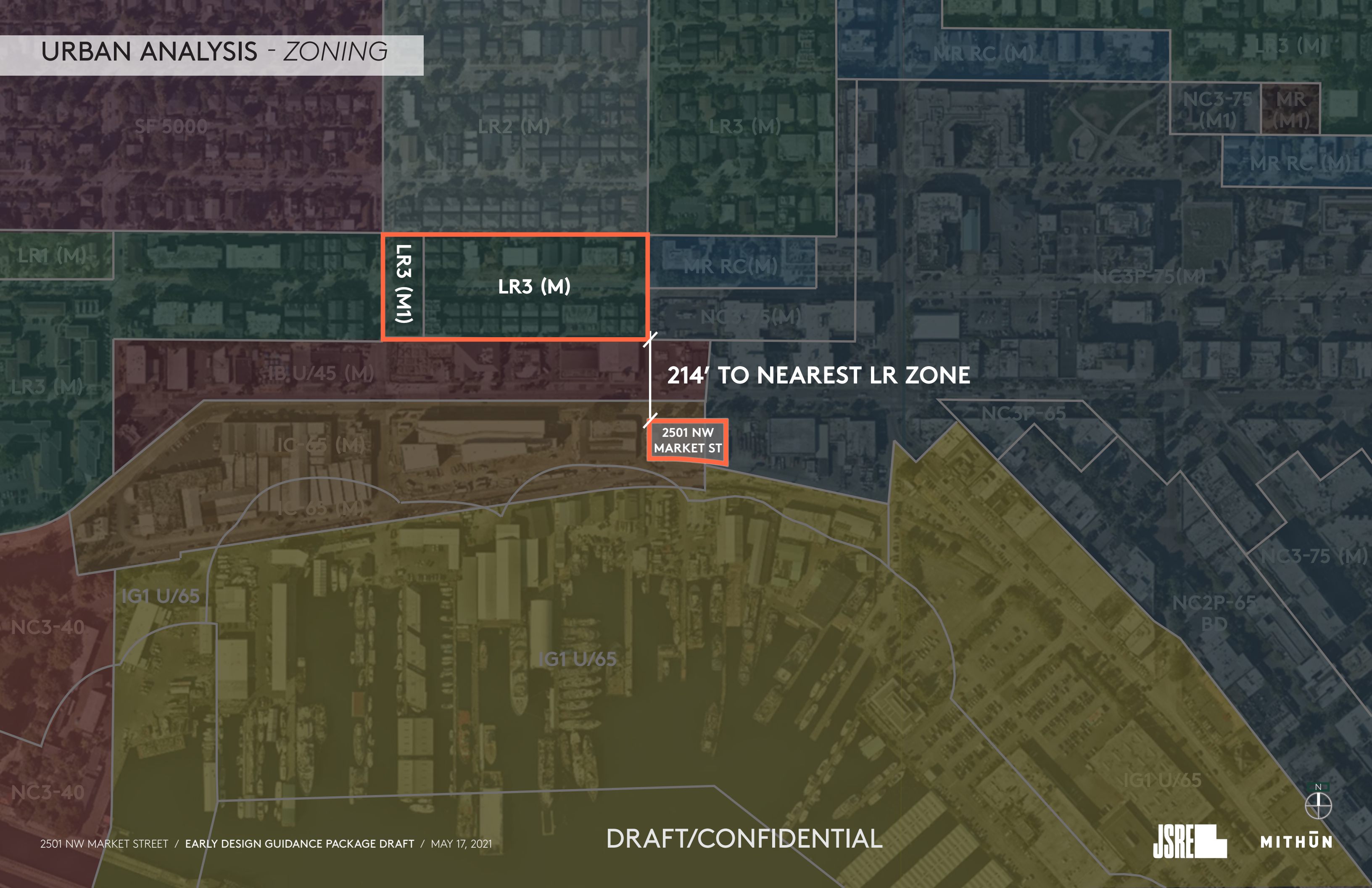


Contract Rezone

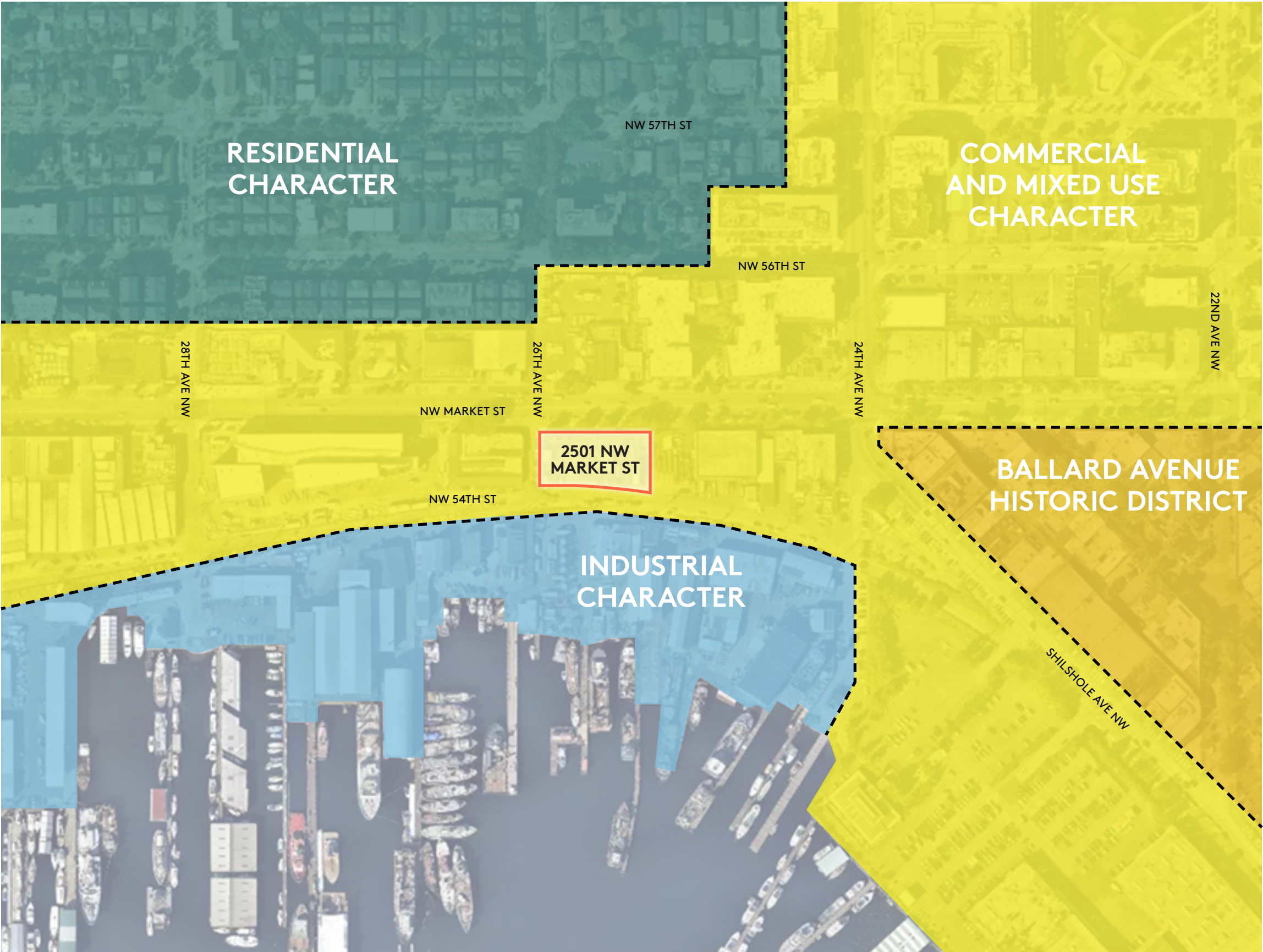
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URBAN ANALYSIS - ZONING



URBAN ANALYSIS - TRANSITION IN USE / CHARACTER



Commercial and Mixed Use ●●

This zone is characterized by newer mixed-use buildings, with retail at grade and housing above.



Residential ●

This zone includes single family houses and small multi-unit housing structures. The majority of these buildings are between 1 and 4 stories tall.

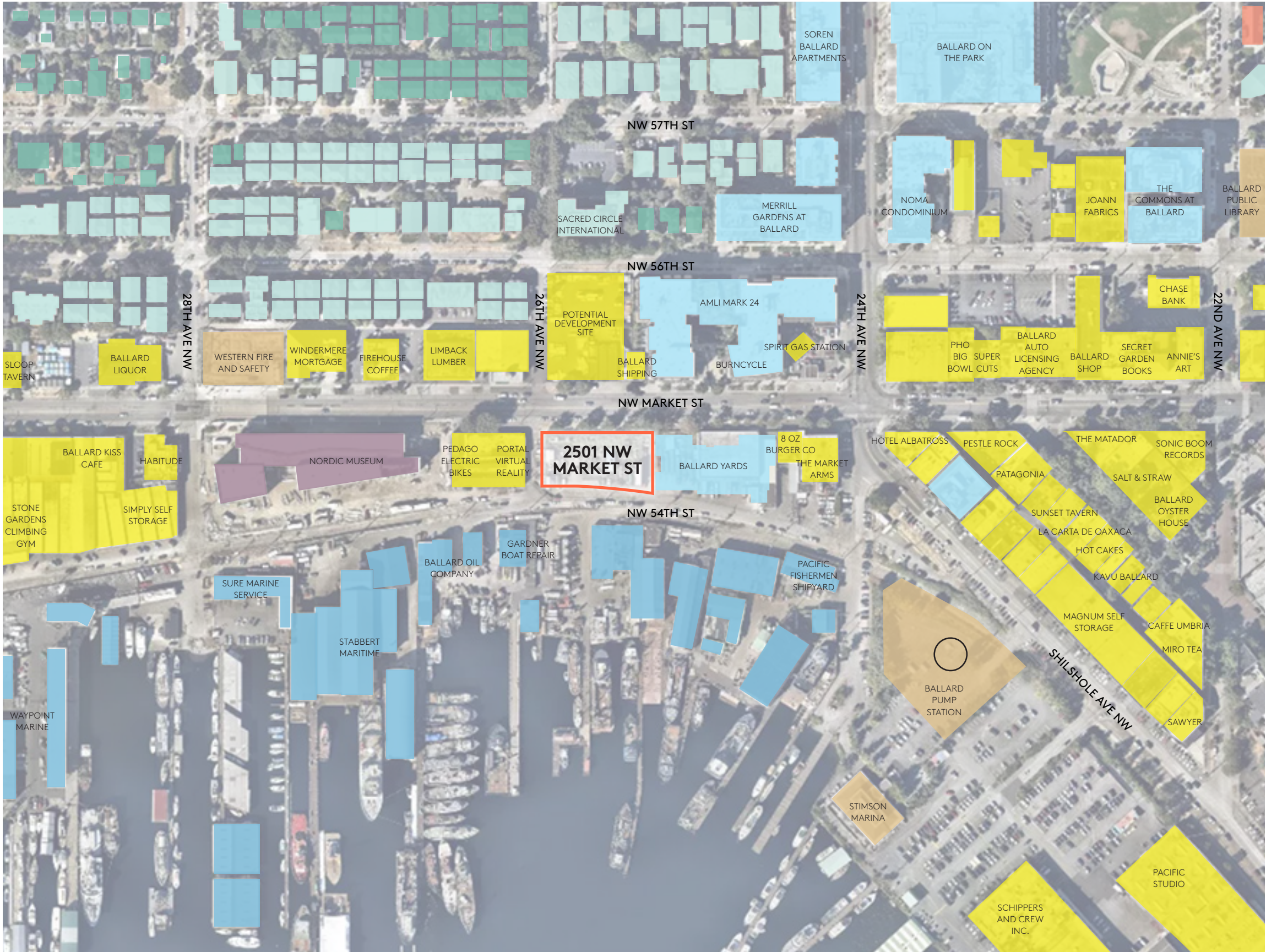


Industrial ●

The industrial area consists of warehouses, supply buildings, and shipyards. Buildings vary in height along the harbor/waterfront.

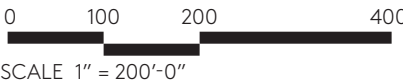


URBAN ANALYSIS - SURROUNDING USES (EXISTING)



2501 NW MARKET STREET / **EARLY DESIGN GUIDANCE PACKAGE DRAFT** / MAY 17, 2021

DRAFT/CONFIDENTIAL

**JSRE**

MITHŪN

URBAN ANALYSIS - TRANSPORTATION AND BOUNDARIES



URBAN ANALYSIS - *STREETSCAPE*

01 ELEVATION - LOOKING NORTH FROM MARKET STREET



02 ELEVATION - LOOKING SOUTH FROM MARKET STREET



URBAN ANALYSIS - *STREETSCAPE*

03 ELEVATION - LOOKING SOUTH FROM NW 54TH STREET



04 ELEVATION - LOOKING NORTH FROM NW 54TH STREET



URBAN ANALYSIS - *STREETSCAPE*

05 ELEVATION - LOOKING WEST FROM 26TH AVE NW



06 ELEVATION - LOOKING EAST FROM 26TH AVE NW



URBAN ANALYSIS - SITE PHOTOS



1. VIEW EAST TO AMLI MARK 24



2. INDUSTRIAL TO SOUTH



3. NORTH EDGE OF PROPERTY FROM MARKET



4. WEST EDGE OF PROPERTY LOOKING SOUTH



5. PROPERTY FROM MARKET



6. LOOKING WEST TOWARD THE NORDIC MUSEUM



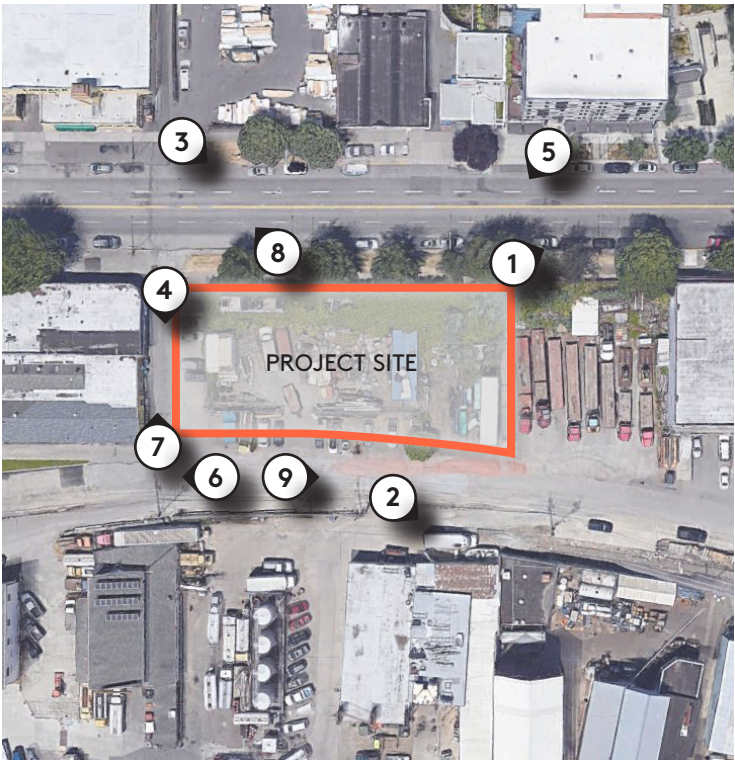
7. WEST EDGE OF PROPERTY



8. NORTH TO LIMBACK LUMBER



9. SOUTH EDGE OF PROPERTY LOOKING EAST



URBAN ANALYSIS - BALLARD INDUSTRIAL CHARACTER



1. PACIFIC FISHERMEN INC.



2. BALLARD INDUSTRIAL



3. BARDHAHL OIL SIGN



4. SALMON BAY



5. STABBERT MARITIME



6. SEATTLE MARITIME ACADEMY



7. WAYPOINT MARINE



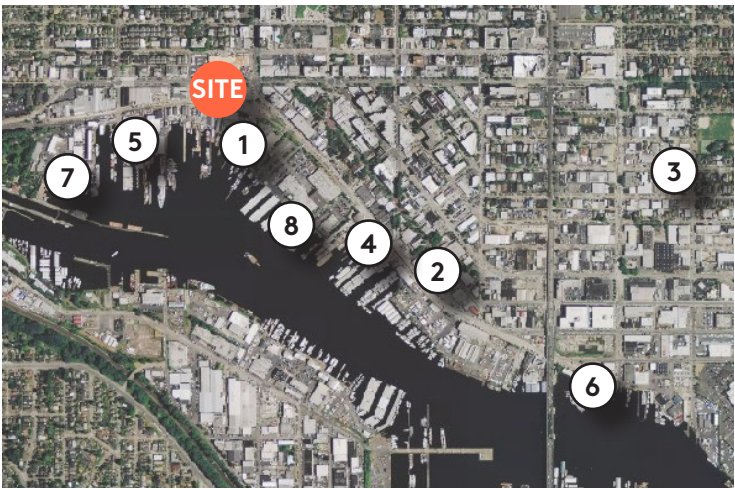
8. BOAT STORAGE FACILITY

The nearby industrial waterfront south of the project site utilizes a range of building types and styles that mix functionality and design. The schemes shown on the pages that follow explore these precedents in regard to their architectural character, facade treatment, and use of materials.

1. Pacific Fishermen Inc. located to the south of the site, presents an eclectic wood facade treatment and architectural character (overhead weather protection, signage, etc.) that aligns with the maritime influences of the massing schemes.

2 & 6. Brick cladding features as a strong, contextually-driven element in these early studies. Additionally, the pedestrian scale massing of the Ballard industrial area is influential in the organization of the schemes.

4, 5, & 7. Early studies consider the remaining industrial precedents near the site for their relevant datums, as well as their restrained and honest material expression.



URBAN ANALYSIS - BALLARD HISTORY



1. MARKET ST.



2. INDUSTRIAL CONSTRUCTION



3. INDUSTRIAL CONSTRUCTION

The traditional architectural character along Ballard Avenue, as well as the working class industrial history at the waterfront, provides inspirational local landmarks for the massing schemes shown. Early studies consider historically resonant material application (1, 4, 6, & 7), the structural expression of traditional buildings (2, 3, & 5), the use of simple rectilinear volumes (1, 6, & 7), and human scale massing divisions (1, 4, 6, & 7).



6. MARKET ST.



4. STIMSON LUMBER MILL



5. BALLARD BRIDGE



7. BALLARD AVE.



8. STIMSON LUMBER MILL

URBAN ANALYSIS - TRADITIONAL BALLARD CHARACTER (BALLARD AVE LANDMARK DISTRICT)



1. SPACE ODDITY VINTAGE



2. PATXI'S PIZZA



3. STUDIO RA



4. CAFFÈ UMBRIA



5. BELLTOWER



6. THE MATADOR



7. MACLEOD'S



8. BALLARD ANNEX



9. SECRET GARDEN BOOKS

The schemes shown in this package consider the architectural character of buildings along Ballard Avenue to ensure continuity of the design and the nearby landmark district.

1, 2, 4, 6, 7, & 9. The facades of buildings along Ballard Avenue define a continuous edge and provide coherent spatial definition. The northwest corner of 2501 Market St. is a highly visible and prominent corner, and early massing studies strive to provide a similar spatial definition in their composition.

1, 2, 4, 5, 6, & 7. Brick cladding is a noteworthy attribute of Ballard's traditional architectural character and is included as a material in the schemes presented herein to relate to both Ballard's traditional and industrial landmarks.

2, 8, & 9. The expression of the building's structural grid is present on the facades of numerous buildings along Ballard Avenue. This strategy is used as a means to break down the scale of large massing volumes and provide visual interest.

1, 2, 4, 6, 7, & 8. The massing schemes presented strive to maintain a restrained and timeless design by considering the use of simple, rectilinear volumes in Ballard's traditional architecture.



URBAN ANALYSIS - BALLARD NEIGHBORHOOD CHARACTER



1. NORDIC MUSEUM



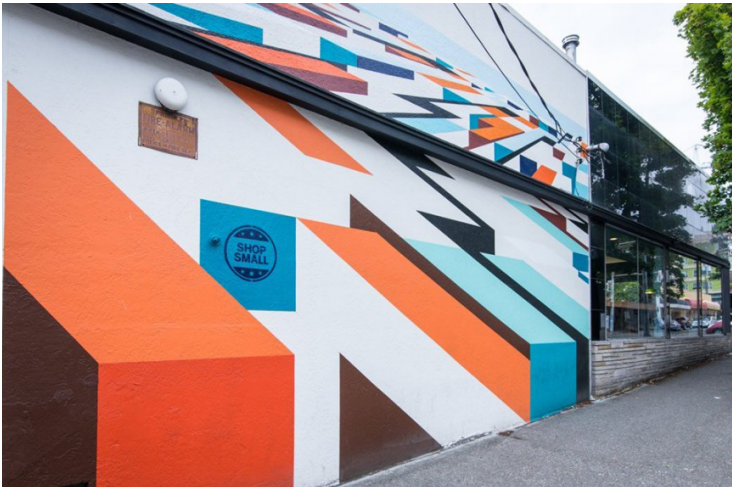
2. 14TH AVENUE BOAT LAUNCH



3. BALLARD INN



4. BALLARD COFFEE WORKS



5. BALLARD RETAIL MURAL



6. ODIN STREET LEVEL



7. BALLARD AVENUE LANDMARK DISTRICT



8. BALLARD LIBRARY



9. TRAILBEND TAPROOM



10. OBEC BREWING

While the massing schemes consider numerous precedents near the project site, the architectural character of the greater Ballard neighborhood also influences the designs.

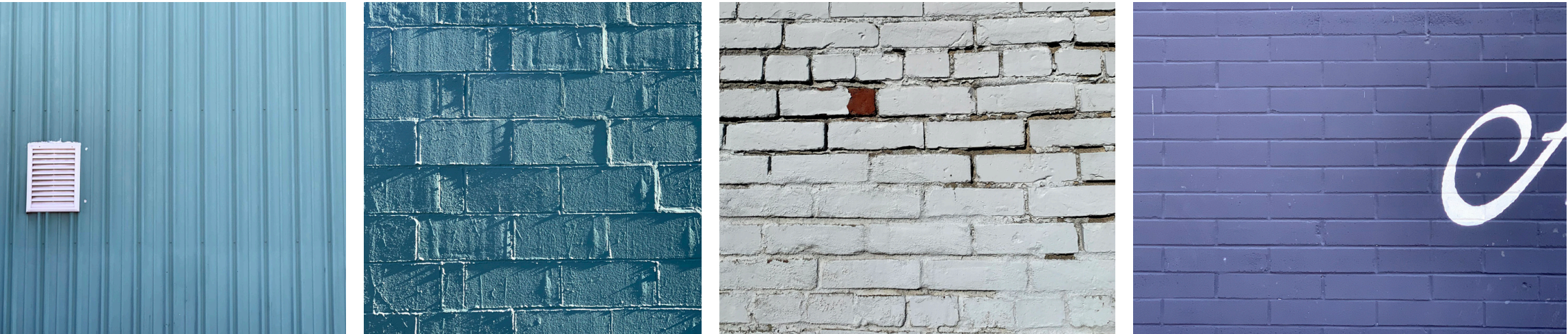
1, 6, 8, & 9. Modern urban design principles are considered in the development of the project to ensure pedestrian comfort and scale.

2, 4, 6, 9, & 10. The design team endeavors to provide outdoor spaces that encourage human interaction and activity at the street-level.

1, 8, & 9. The options presented on the following pages take cues from the material palette of contemporary design in Ballard and the simplicity and elegance of scandinavian design which inspired the Nordic Museum, a recent addition to the neighborhood.



URBAN ANALYSIS - NEARBY MATERIALS AND TEXTURES



1. 2. 3. 4.

All schemes shown consider nearby materials and textures to establish a link between the design and the existing site character (adjacent maritime-industrial influences, traditional ballard character, etc.).

The project will employ materials with a restrained and timeless palette, one which conveys permanence and requires little maintenance. The project draws influence from the brick cladding and masonry textures shown in the adjacent context photos (6, 7, & 10), but also from those prevalent in the nearby industrial waterfront, the traditional materials found along Ballard Ave., and those typical of scandinavian design influences.

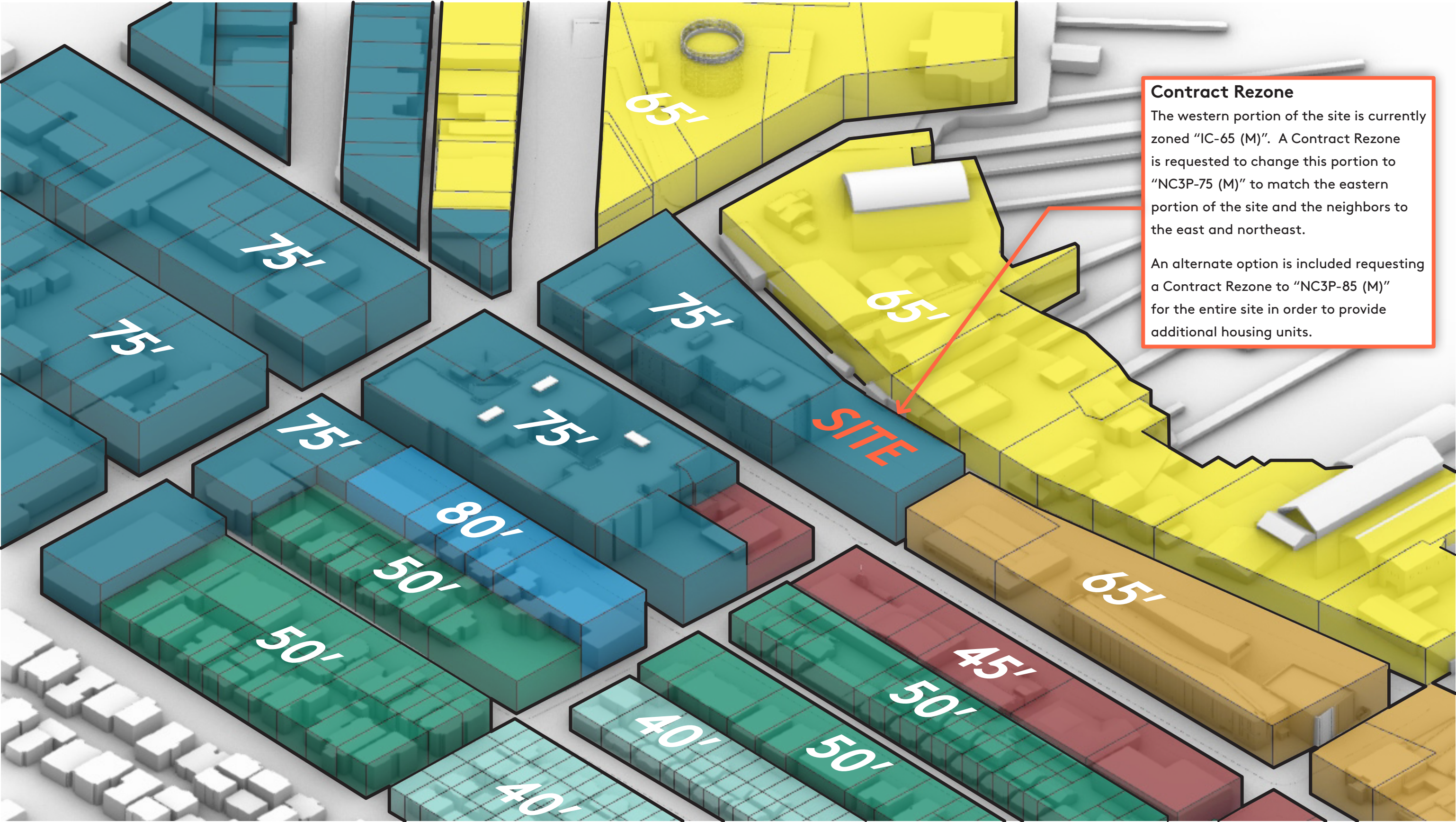


5. 6. 7.



8. 9. 10. 11.

URBAN ANALYSIS - CONTEXT ZONING POTENTIAL

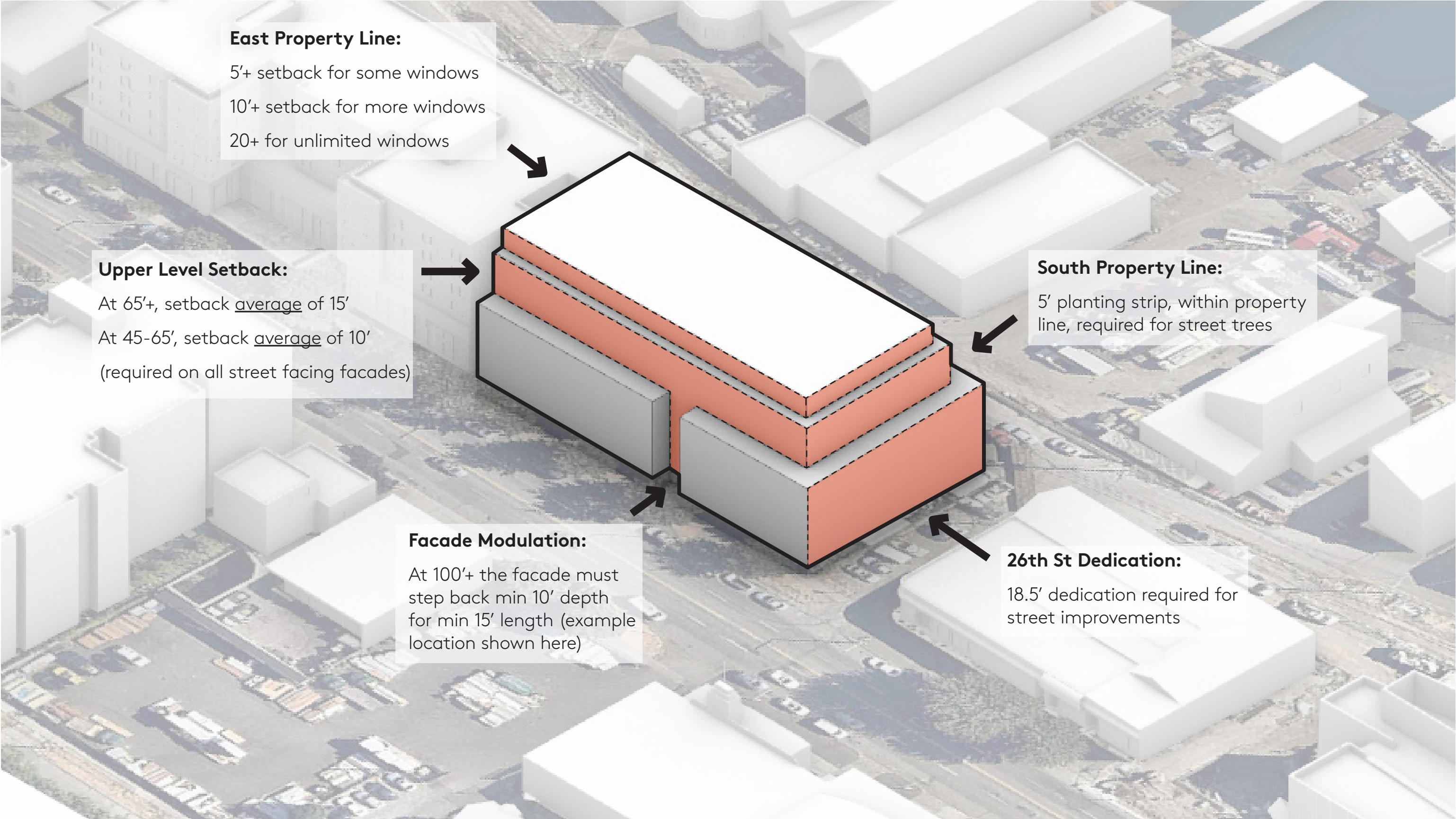


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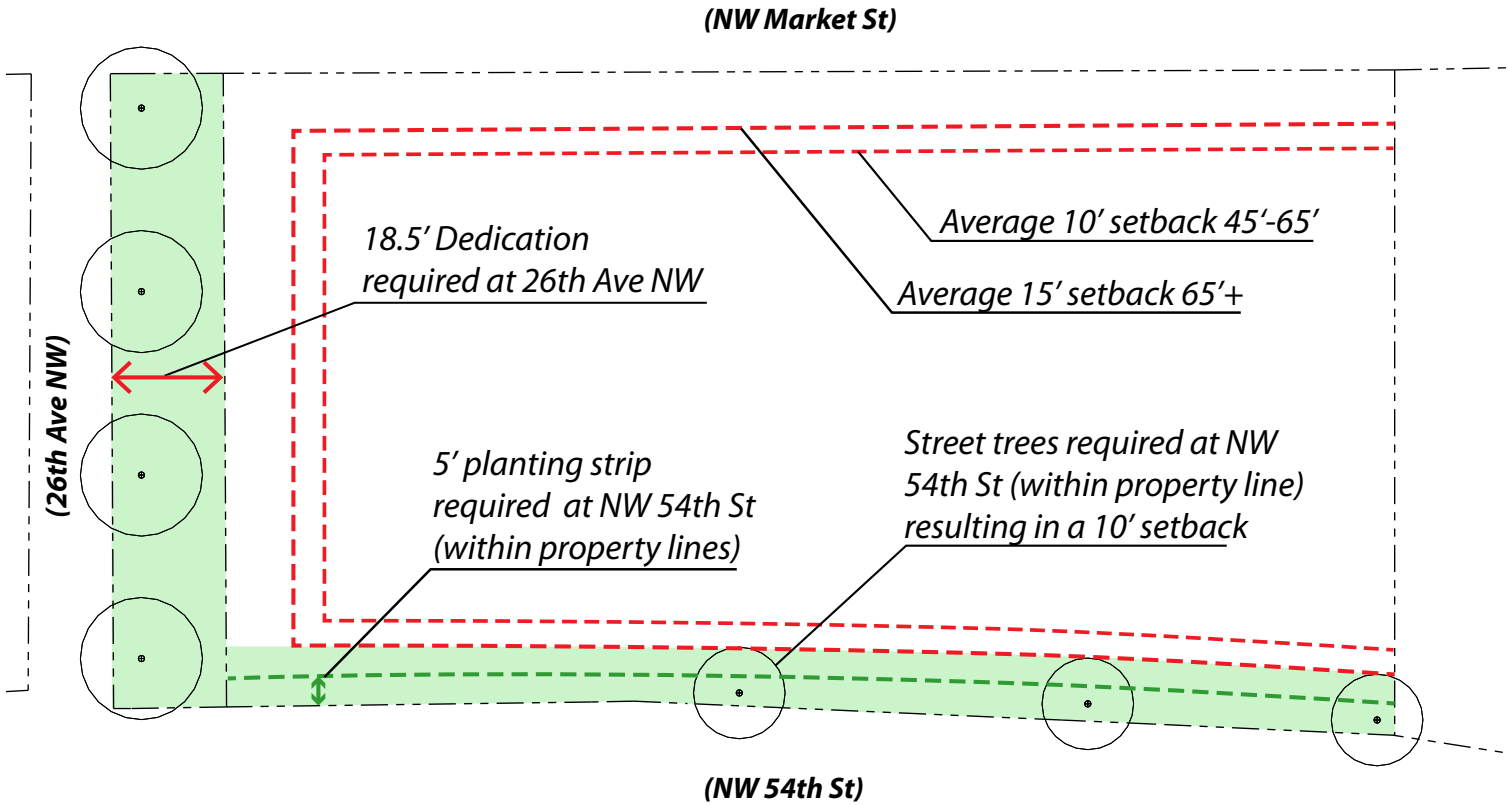
URBAN ANALYSIS - ZONING SUMMARY DIAGRAM - NC3P-75 (M)



SITE CONSTRAINTS & CAPACITY

Restrictive SDOT design directives limit development potential of the site and the range of design options. An 18.5' dedication is required on 26th Ave NW, running along the entire west property boundary. SDOT requests a planting strip and street trees along NW 54th St, located **WITHIN** the property boundaries. Due to the proximity of the trees to the building, this results effectively in a 10' setback along NW 54th St. In total, these requirements result in 3,850 sf of lost buildable site area. The SDOT street improvement requirements greatly reduce the capacity of the site and limit the range of viable massing options. In order to better utilize the development capacity and provide much needed housing for residents of Seattle, the applicant requests development standard departures from the upper level setbacks along two of the three streets (Ref. massing Options 2 and 3).

(18.5') 26th Ave NW - street dedication	1,900 sf
(5') NW 54th St - planting strip	1,000 sf
(5') NW 54th St - street tree additional setback (beyond the planting strip)	950 sf
Total affected site area	3,850 sf



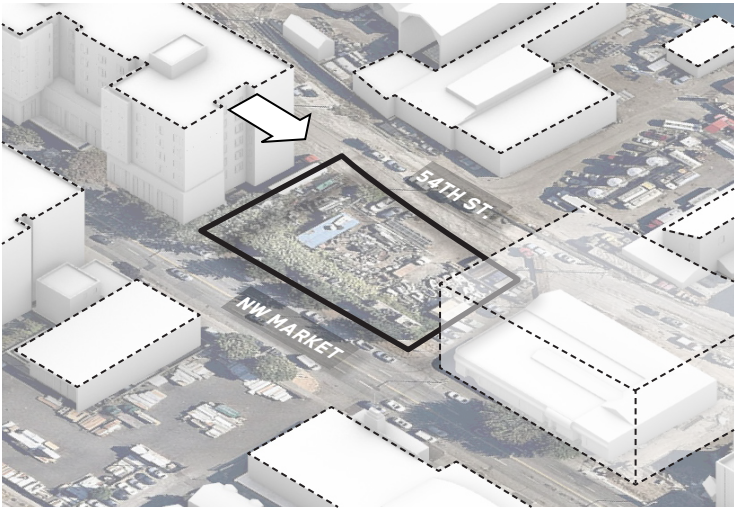
ZONING SUMMARY - SEATTLE - TITLE 23 LAND USE CODE

Applicable Code	Seattle Municipal Code - Title 23 - Land Use Code
Address	2501 NW Market St
Parcel Number	1125039037
Zoning / Land Use Classification	NC3P-75 (M), NC3P-85 (Contract Rezone)
Site Area	21,825 SF (0.5 Acres)
Special Review District	NONE
Urban Center Overlay	Ballard Hub Urban Village
Present Use	Vacant (Industrial)

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).	<i>Applies to NW Market St: Non-Residential proposed along 80% of the street-level facade.</i>
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.	<i>Applies to all three street frontages. Blank facades will not exceed 20’ in width or 40% of total area.</i>
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.	<i>Applies to all three street frontages.</i>
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’.	<i>Commercial space proposed along NW Market St and will be compliant.</i>
Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	<i>Commercial space proposed along NW Market St and will have a floor to floor height of 13’ or greater.</i>
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’.	<i>Applies to NW Market St. At least 60% coverage will be provided.</i>
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.	<i>Apartment units NW 54th St. Refer to plans.</i>

23.47A.009.F - Ballard Hub Urban Village 23.47A.008.F.2.B Facade Modulation The maximum width of any street-facing facade is 100 feet. Facades longer than 100 feet shall be modulated at 100-foot intervals by stepping back the facade a minimum depth of 10 feet and a minimum width of 15 feet.	<i>Applies to all three street frontages.</i>
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’ / and 15’ average above 65’.	<i>See departure requests.</i>
23.47A.012 Structure Height 23.47A.012.A Height limit - 75’ / 85’ ALLOWED.	<i>75’ and 85’</i>
23.47A.013 Floor Area Ratio (FAR) 23.47A.013.A FAR allowed - 5.5 / 5.75 ALLOWED.	<i>Schemes vary between 5.3 and 5.75.</i>
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).	<i>5% minimum will be provided through a mix of public and private amenity space.</i>
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.	<i>Refer to ground floor plans for garage access location.</i>
23.54.015 Required Parking and Maximum Parking Limits 23.54.015 - Required vehicular Parking NO MINIMUM REQUIREMENT IN FREQUENT TRANSIT SERVICE AREA.	<i>Though not required, APPROX. 65-78 residential stalls provided.</i>
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 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	<i>Commercial bike parking - 2 long term and 4 short term spots provided.</i> <i>Residential bike parking in excess of minimum requirement proposed.</i>
23.54.040 - solid waste and recyclable material storage and access	<i>Refer to ground floor plans for waste staging location.</i>

PRIORITY DESIGN GUIDELINES



CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area. Consider the following:

1. Reinforce the character and role of Ballard’s Character Core, and Industrial character areas.
2. Break up the length of the street facing facades and limit to 50’-100’ segments to reflect historic lot widths.
3. Reflect traditional buildings with detail and quality materials, transparent facades at the street, and clearly identifiable building entrances.
4. Create unified facades from bottom to top.
5. Work with upper level setbacks to avoid street canyons.
6. Respect for adjacent sites.

Response:

The project team carefully analyzed the neighborhood and adjacent buildings when studying massing for this site. The massing options explore strategies of providing daylight for the neighbor to the east and consider the future development potential of the site to the west. The changing urban character of the district, transitioning from industrial to urban, is addressed through material selection and massing division.



CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood. Consider the following:

1. Create a unified design and integrate the upper levels into the overall building design.
2. Reflect the scale and proportion of the Ballard Avenue Landmark District and older buildings along NW Market Street.
3. Strong architectural elements that define and create human scale are preferred over an unorganized mix of styles and materials.
4. Reference history and culture that is unique to the site and context.

Response:

The massing options respond to the surrounding architectural character of the project site. The maritime-industrial uses south of the site, the traditional character along Ballard Ave east of the site, and the expansion of the urban center along Market St. are considered. The massing options presented reflect the utility and simplicity of industrial buildings, while employing modern urban design principles of breaking down the scale of the overall mass in compositional ways. Schemes provide access to light and air, promote outdoor areas for tenants, and accommodate street level activity along Market.



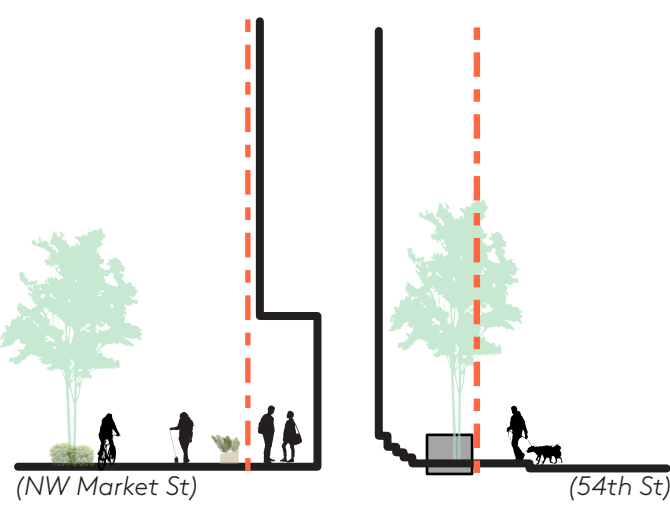
PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features. Consider:

1. Access challenges
2. Eyes on the street
3. Lighting for safety
4. Street-level transparency
5. Overhead weather protection
6. People friendly spaces
7. Design as wayfinding

Response:

NW Market St. and NW 54th St. have distinct characters and the proposed layout of the ground plane reflects those distinct identities. The ground floor facade on Market St. balances a separation from the Burke Gilman trail with the need for an active streetscape. Meanwhile, the project provides additional planting and screening along 54th to create a buffer between the project and the active industrial sites across NW 54th St. to the south.



PL3 Street Level Interaction

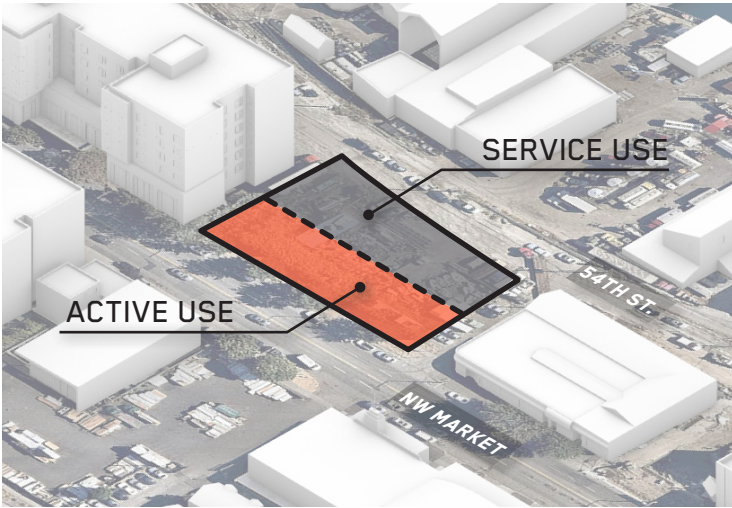
Encourage human interaction and activity at the street-level with clear connections to building entries and edges. Consider:

1. Create human-scaled street facades.
2. Encourage variety in awnings and signs along the street level facades.
3. Provide security and privacy for residential units that occur at the street.
4. Avoid deeply recessed commercial windows at the street level.
5. Consider small setbacks at the street level on busy streets and incorporate seating, displays, overhead weather protection, and relief from traffic.
6. Reduce the size of commercial spaces for small businesses that average 2000 SF, or less.

Response:

All schemes create space for interaction and connection between residents and visitors. As noted, the facade along 54th will maintain a buffer between the project and the industrial sites to the south. All facades will feature clearly demarcated entrances and transparency into active commercial spaces.

PRIORITY DESIGN GUIDELINES



DC1 Project Uses and Activity

Optimize the arrangement of uses and activities on site. Consider the following:

1. Design parking access to accommodate visitors, tenants, and shared or leased parking.
2. Combine and consolidate service areas with parking access.

Response:

Although not required, all schemes shown provide below-grade parking for residents both as an amenity and as a means to respond to parking concerns mentioned during community outreach. The ground floor plan of each option locates active commercial spaces along Market St. and orients other supporting ground floor uses along 54th St. and 26th Ave. NW to address concerns from the freight and maritime-industrial community neighbors.



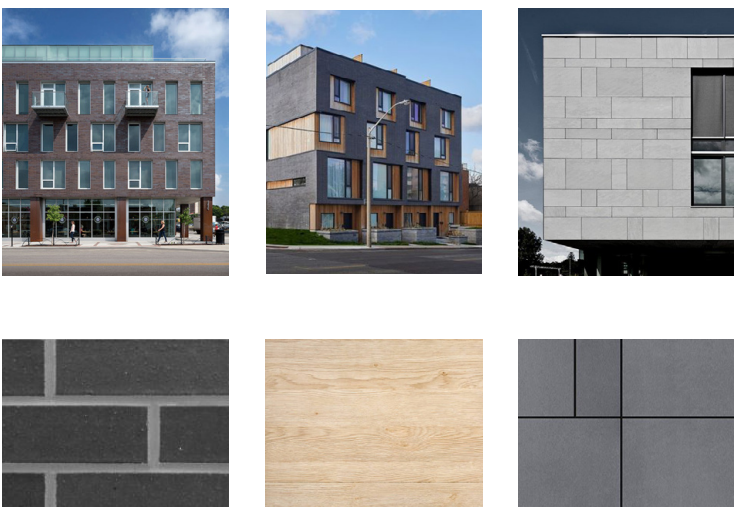
DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings. Consider the following:

1. Create horizontal divisions that make strong base levels, preferably two stories.
2. Reduce perceived building mass. The massing should reflect the dominant 50-100 foot parcel width that was common before 1930.
3. Ensure that overhangs are 13'-15' above the sidewalk.
4. At the street level, incorporate a variety of textures such as blade signs, uneven brick, gooseneck lights, and windows that add texture and scale.
5. Create well detailed highly visible storefronts, avoid small and deeply inset storefront windows.
6. Clearly differentiate residential use from commercial street-level uses.

Response:

The traditional, industrial, and maritime roots of Ballard provide inspiration for the schemes shown. The schemes allow for transparency and connectivity at the ground floor and explore different strategies to break down the upper level massing to reduce the structure height, scale, and bulk.



DC4 Exterior Elements and Finishes

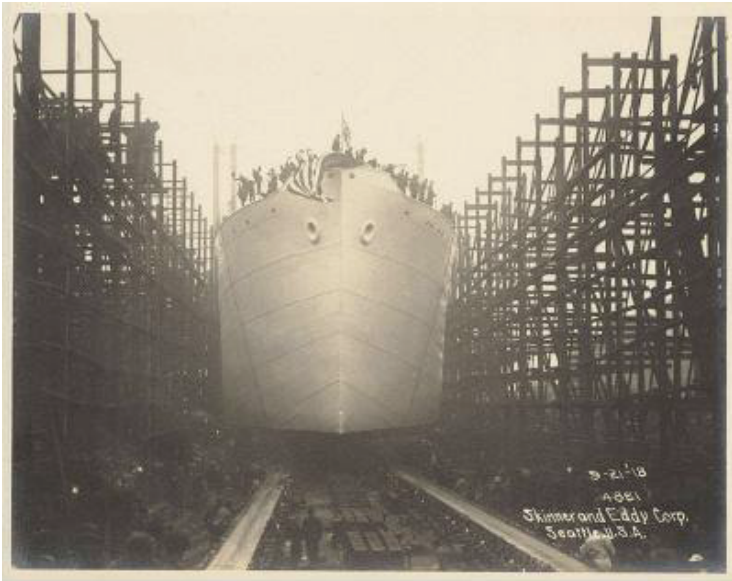
Use appropriate and high quality elements and finishes for the building and its open spaces. Consider the following:

1. Form and materials should respond to each other and changes in material should accompany a change in form or plane.
2. Select materials that convey permanence and require minimal maintenance such as brick, panel products with integral color, and metal.
3. Window openings should incorporate lintels and sills.
4. Avoid using a high variety of materials in an attempt to reduce bulk.
5. Use new technology and energy saving techniques.
6. Residential buildings should include operable windows.

Response:

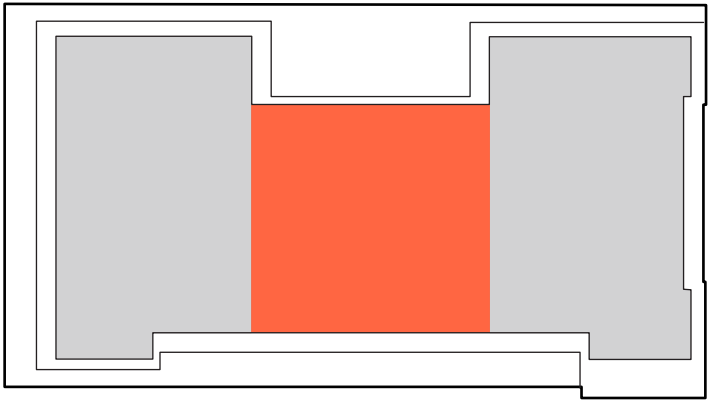
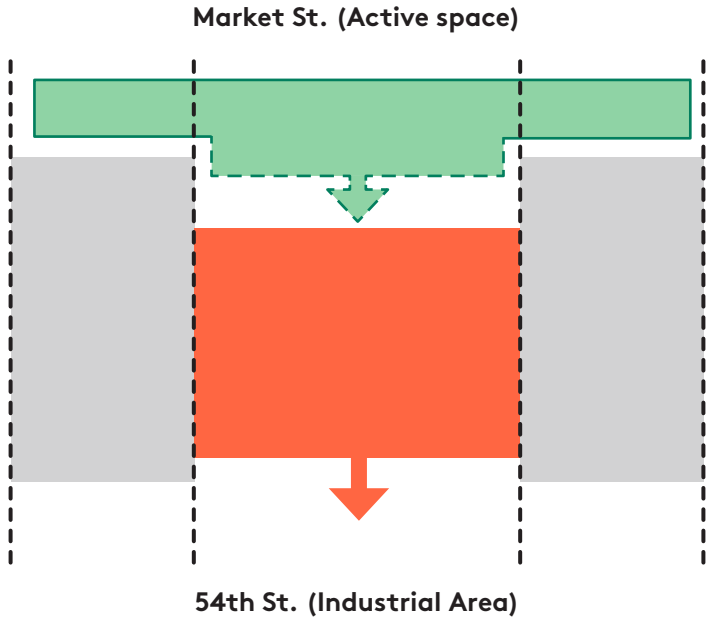
The project will employ materials with a restrained and timeless palette which acknowledges the maritime-industrial site adjacency, as well as the proximity of the design to the traditional character of nearby Ballard Ave. Lighting and signage will reinforce the design to establish a welcoming and safe environment. Lush landscaping both on site and within the right-of-way will contribute to a pedestrian oriented character and provide screened buffers.

COURTYARD / SCHEME 01 CONCEPT



Maritime Industrial History of Ballard

The Courtyard architectural concept stems from Ballard’s history as an industrial waterfront and its association with ship construction, as well as Ballard’s history as an independent town center. The image above depicts a ship launch in early Seattle. The image shows the ship held between anchoring scaffolding on each side. Ballard’s landmark character area is defined by buildings constructed before 1930 and facade lengths less than 100’ long, generally closer to 50’.



Relationship of Concept to Site Character

Market St. is an active east/west corridor in Ballard linking the site to the urban hub. The center massing is offset to the south toward the water, held between anchoring building ends, the concept is inspired by the process shown in the precedent image adjacent. Likewise, breaking the building into three divisions along the length of the street frontage allows for divisions closer to the historical lot width prevalent before 1930 (50'-100'). The proposed structure massing appropriately reduces the building scale along Market Street, as well as providing potential for quality outdoor space at the sidewalk for the use of retail patrons and building residents alike. Note that the courtyard is oriented toward the north away from industrial sites to the south to respond to comments from industrial neighbors.

EDDY / SCHEME 02 CONCEPT



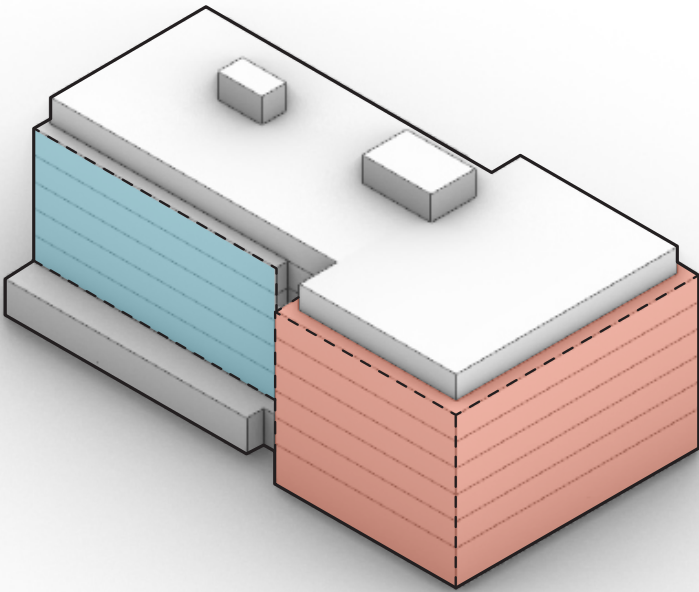
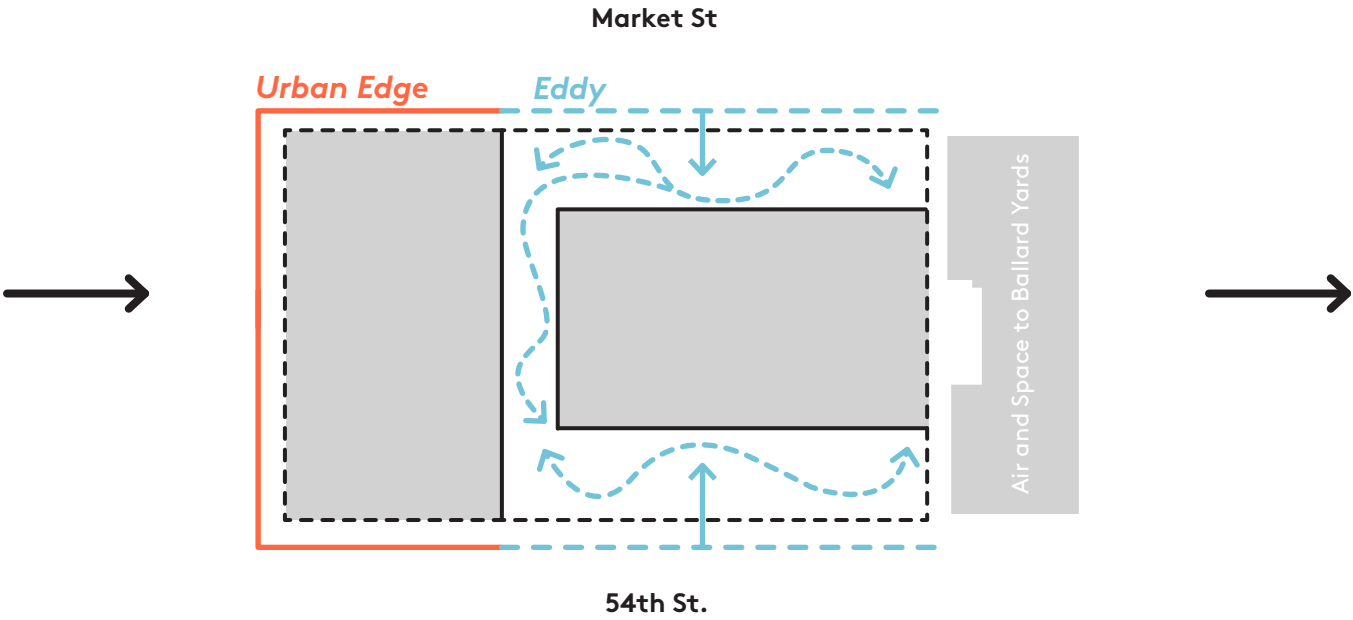
Urban Edge

The facades of buildings along Ballard Avenue define a continuous edge and provide coherent spatial definition. A character defining architectural presence along this edge creates a building with a unique visual impression and sense of place.

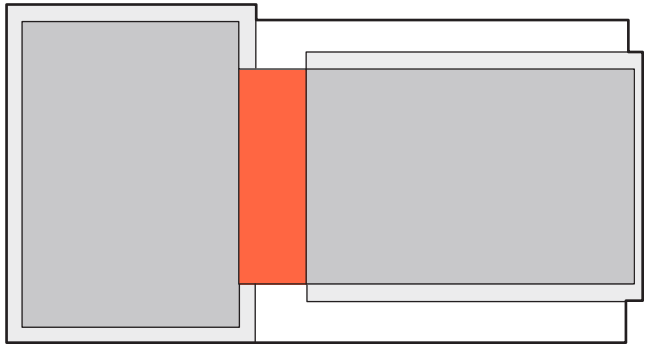


'Eddy'

An 'eddy' is defined as a circular movement of water, counter to a main current or flow. The eddy concept inspires a break along Market St., reducing the scale and bulk of the massing and directing views away from the eastern neighbor across the interior lot line.



- Urban Edge
- Eddy



Relationship of Concept to Site Character

Market St. serves as a primary east-west corridor in the community. Like the previous scheme, this scheme uses massing divisions to reduce the perceived scale of the building when viewed along the principal streets on the north and south frontages. A distinct building volume runs the length of 26th Ave. NW to clearly demarcate the corner site. Building setbacks provide visual breaks on the long Market St. and 54th St. facades while the project maintains a strong visual impression when traveling east on Market St. toward the Ballard urban center. The break between the two principal volumes will allow daylight into the corridor at the upper levels and provide views out to the north and south.

TERRACED / SCHEME 03 CONCEPT



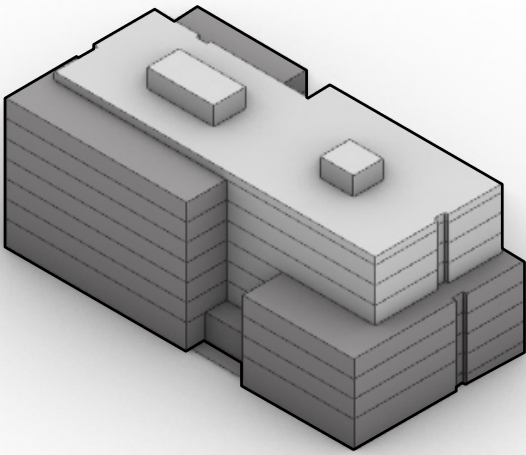
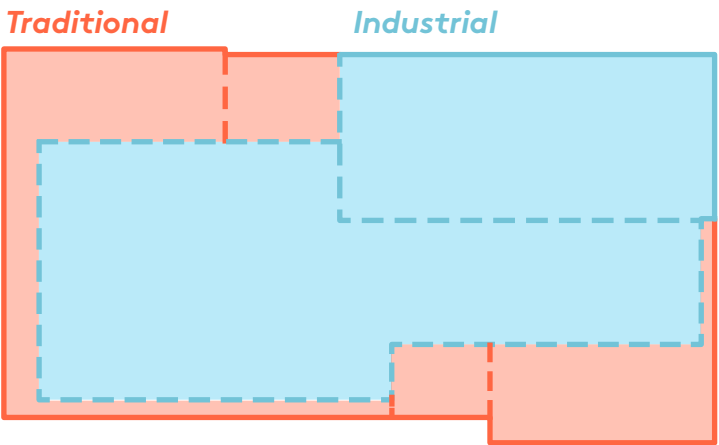
Traditional Ballard Character (Ballard Avenue Historic District)

The primary, street facing massing acknowledges the traditional architectural character along Ballard Avenue with historically resonant material application and simple rectilinear volumes that are inspired by the local landmarks.



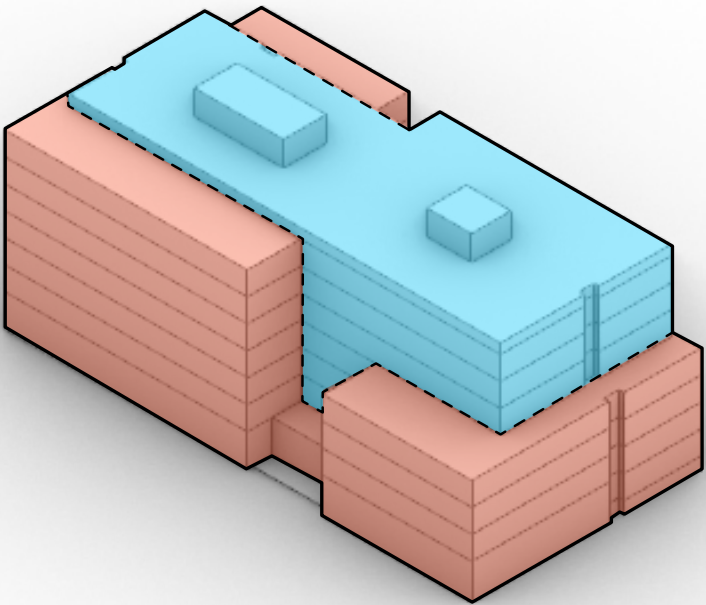
Industrial Ballard Character

The secondary, waterfront facing massing reflects the nearby maritime industrial uses located to the south of the site with a change in facade treatment, and a distinct architectural character that aligns with the massing divisions, all inspired by the utilitarian buildings in the area.



Relationship of Concept to Site Character

The resulting massing exercises architectural character, material application, and form to compliment the growing urban village, the nearby Ballard Avenue landmark character area, and acknowledge the adjacent industrial uses located along the waterfront. Building modulation reduces the perceived length of the project along NW Market Street. The building provides generous setbacks at the upper stories to create resident terraces and reduce the perceived height, scale, and bulk of the project when viewed from the street. The basic massing division also provides a break in the facade at the ground floor along Market Street to provide quality outdoor areas for residents and visitors along the sidewalk.

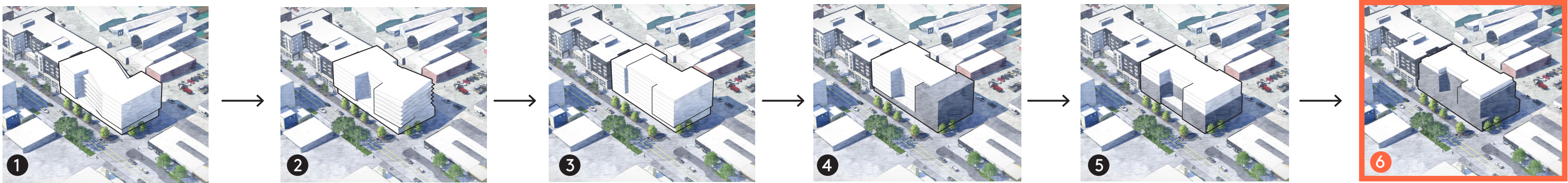


- Traditional Ballard Character
- Industrial Ballard Character

MASSING CONCEPTS - SCHEME DEVELOPMENT

COURTYARD

Courtyard examines variations on a traditional multi-family typology. Early studies focus on the orientation of the building to direct views to the landscape and the offset of the building volume above the first story.



EDDY

Eddy explores ways to create a strong urban edge at the intersection of Market, 26th, and 54th by offsetting the structure mass against Ballard Yards on both Market and 54th, overhanging the upper volume above the base, and providing modulation for relief along NW Market St.

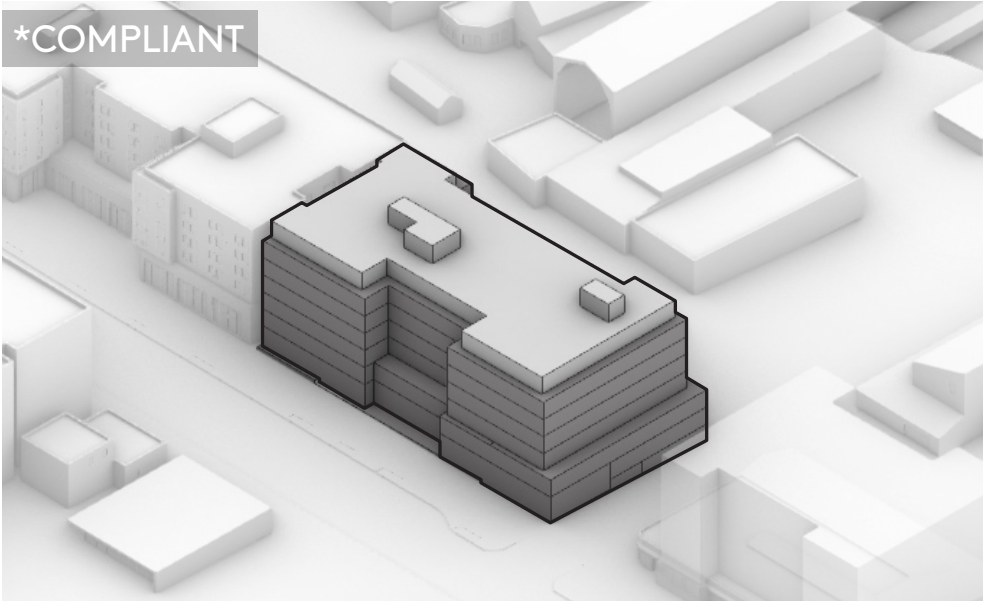


TERRACED

Terraced explores reduction of the building volume along the street facing facades to provide a better daylight penetration to the public right-of-way and create outdoor spaces with great views for residents. This scheme also provides a series of terraces at different levels to add visual interest and accessibility.



MASSING CONCEPTS - SUMMARY OF OPTIONS



COURTYARD / SCHEME 01

A courtyard is located along Market and 54th. The residential entrance, lobby, and commercial space are located along Market Street. Entries into ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed from 26th Avenue NW.

FAR / GFA:	5.36 / 117,000 GFA
Unit Count:	125
Parking Stalls:	65-78
Commercial Area:	~6000 SF

PROS

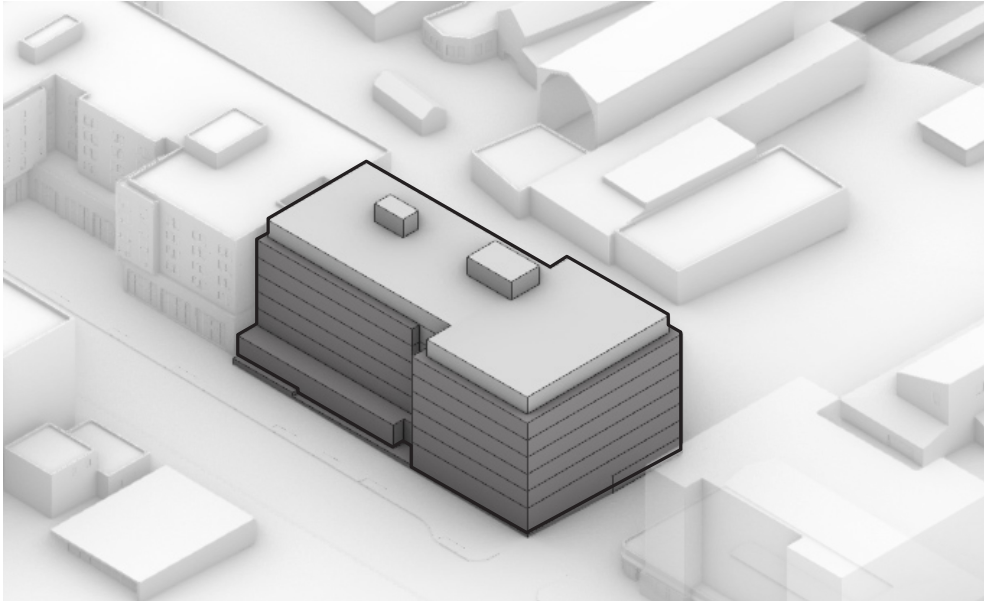
- Three divisions replicate historic site widths in Ballard
- Courtyard provides usable open space at the street level
- Courtyard is oriented to the north, away from active industrial waterfront uses located to the south

CONS

- U-shaped organization mimics eastern neighbor
- Required upper level setbacks and courtyard results in reduction in developable area
- Long facade against the interior lot line

DEPARTURES

- None



EDDY / SCHEME 02

The massing employs a consistent language along Market St. and 26th Ave. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into amenity space and ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed from 26th Avenue NW.

FAR / GFA:	5.48 / 119,600 GFA
Unit Count:	115
Parking Stalls:	65-78
Commercial Area:	~7000 SF

PROS

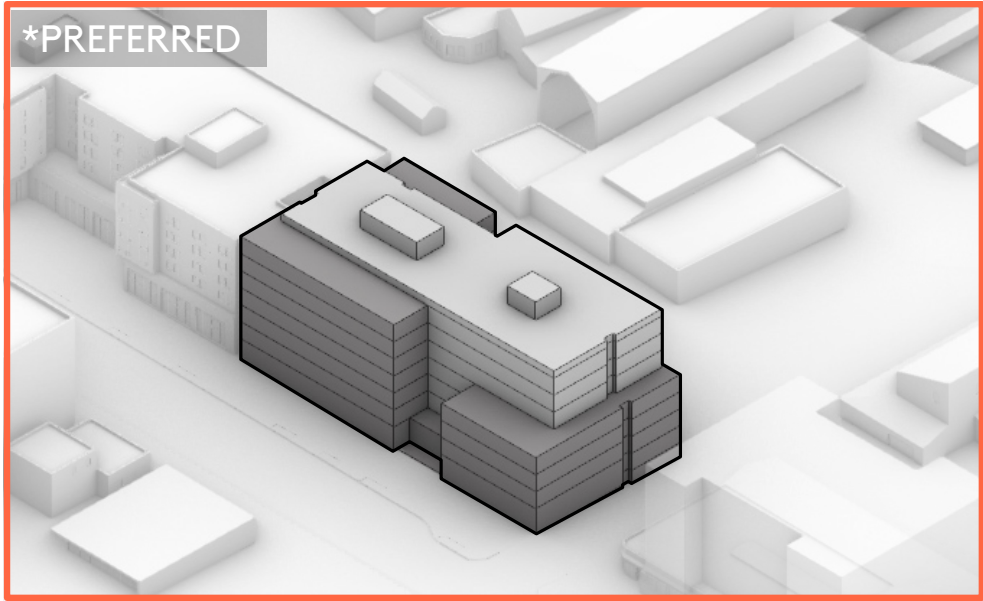
- Building organization allows outdoor amenity space above NW 54th Street facing the waterfront
- Reduced facade length along NW Market Street
- Unified massing composition
- Reduced facade length along shared interior lot line

CONS

- Tall continuous facade along 26th Ave NW facing western neighbor
- Few opportunities for large outdoor amenity spaces below the roof

DEPARTURES

Departure Request #1 - Upper level setback: 65' and above along 26th Ave NW
Departure Request #2 - Upper level setback: 45'-65' along 26th Ave NW
Departure Request #3 - Upper level setback: 65' and above along NW Market St
Departure Request #4 - Upper level setback: 45'-65' along NW Market St



TERRACED / SCHEME 03

The massing is setback from the street at the upper stories. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 5 ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed from 26th Avenue NW.

FAR / GFA:	5.5 / 120,000 GFA
Unit Count:	120
Parking Stalls:	65-78
Commercial Area:	~7000 SF

PROS

- Rich character and multiple opportunities for large outdoor amenity spaces
- The varying size of building volumes relates to the smaller scale of existing industrial neighbors
- Reduced building height, scale and bulk when viewed from NW Market Street and NW 54th Street
- Setback upper level massing provides increased daylight penetration to the street

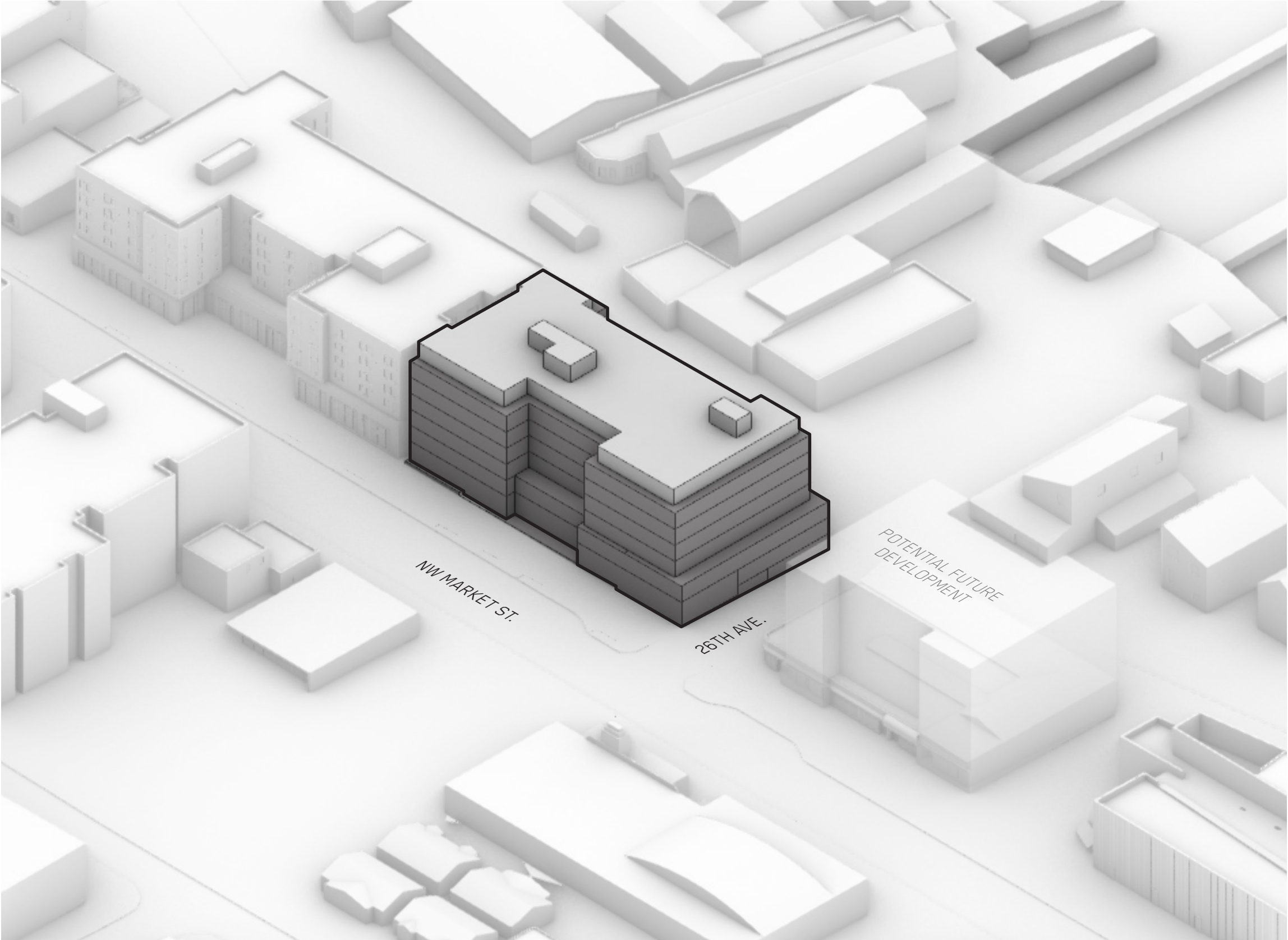
CONS

- Reduction in the scale of the building at the NW corner when viewed east along NW Market Street

DEPARTURES

Departure Request #5 - Upper level setback: 65' and above along NW Market St

COURTYARD / SCHEME 01 SUMMARY



VIEW FROM NORTHWEST

COURTYARD / SCHEME 01 (COMPLIANT)

A courtyard is located along Market and 54th. The residential entrance, lobby, and commercial space are located along Market Street. Entries into ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed from 26th Avenue NW.

FAR / GFA:	5.36 / 117,000 GFA
Unit Count:	125
Parking Stalls:	65-78
Commercial Area:	~6000 SF

PROS

- Three divisions replicate historic site widths in Ballard.
- Courtyard provides usable open space at the street level.
- Courtyard is oriented to the north, away from active industrial waterfront uses located to the south.

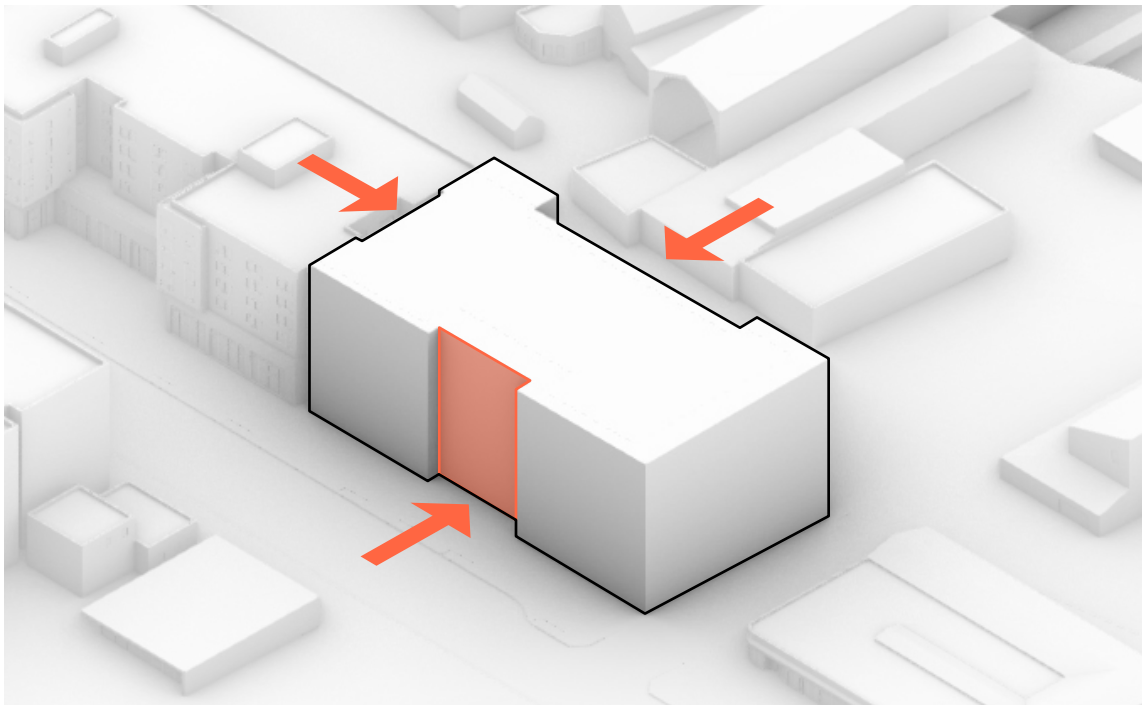
CONS

- U-shaped organization mimics eastern neighbor.
- Required upper level setbacks and courtyard results in reduction in developable area.
- Long facade against the interior lot line.

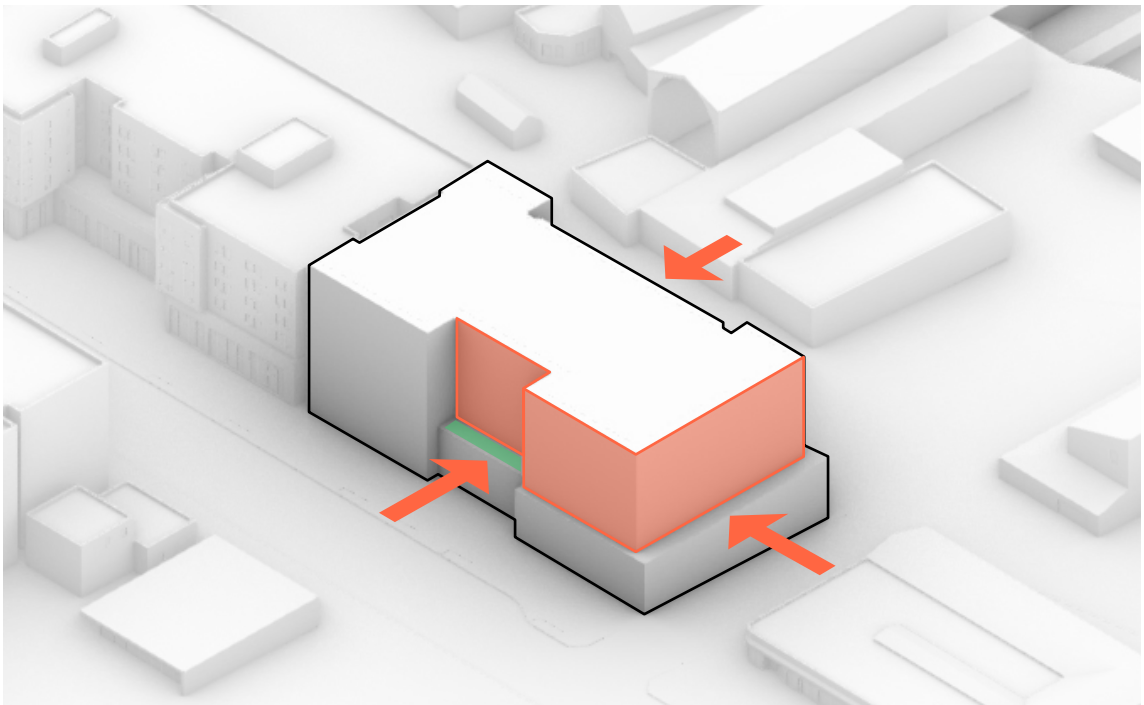
DEPARTURES

- None.

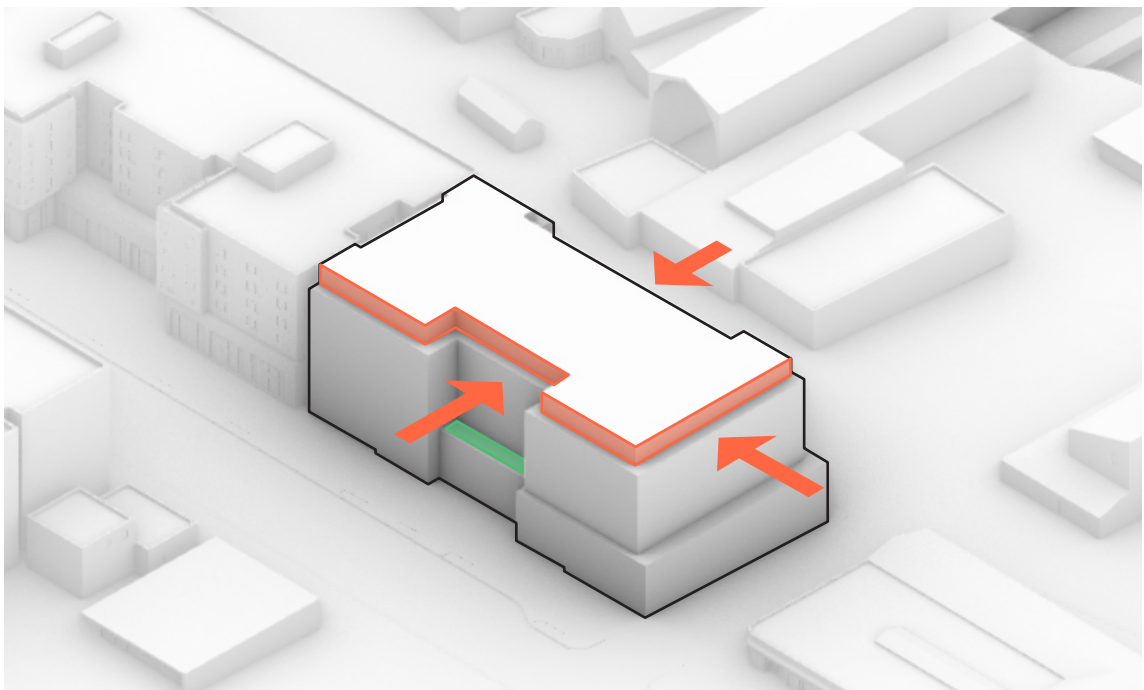
COURTYARD / SCHEME 01 CONCEPT DIAGRAM



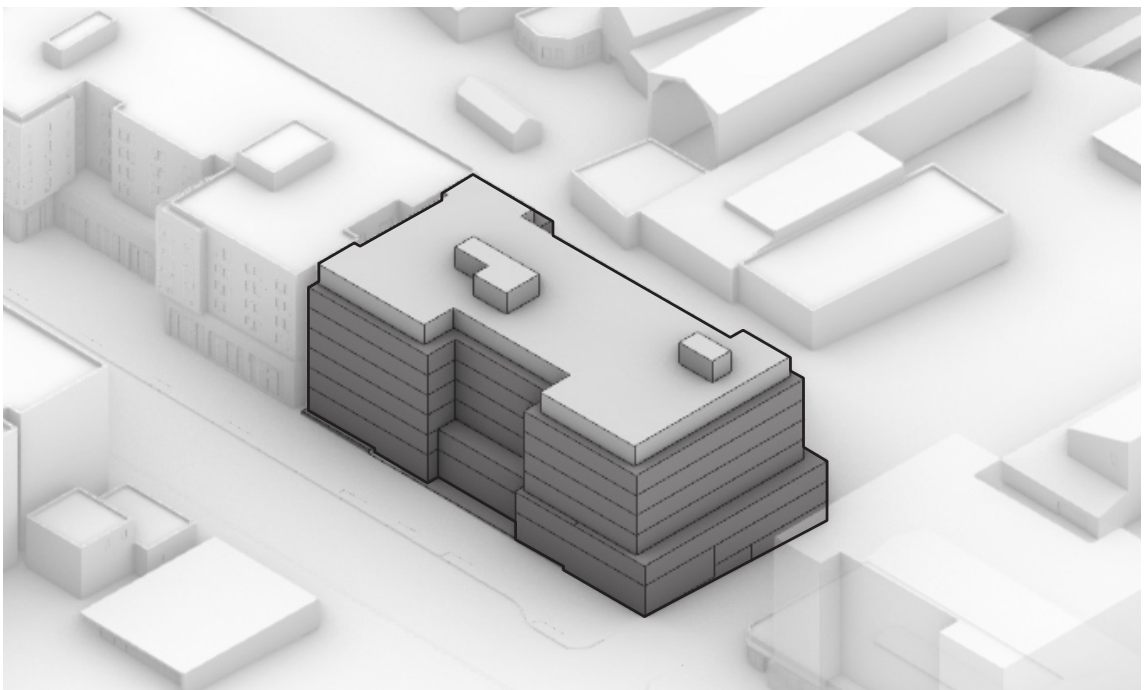
01 / COURTYARDS
Recessed building mass along the north and south facade to creates courtyards and allows daylight and ventilation to the existing eastern neighbor.



02 / SETBACKS
Further setbacks along all street facing facades above the ground floor reduce the scale of the building for pedestrians.



03 / PENTHOUSE
Upper level setbacks at the top level of the massing create a terracing effect and acknowledge the datum of the shorter eastern neighbor.



04 / COMPLETED MASSING

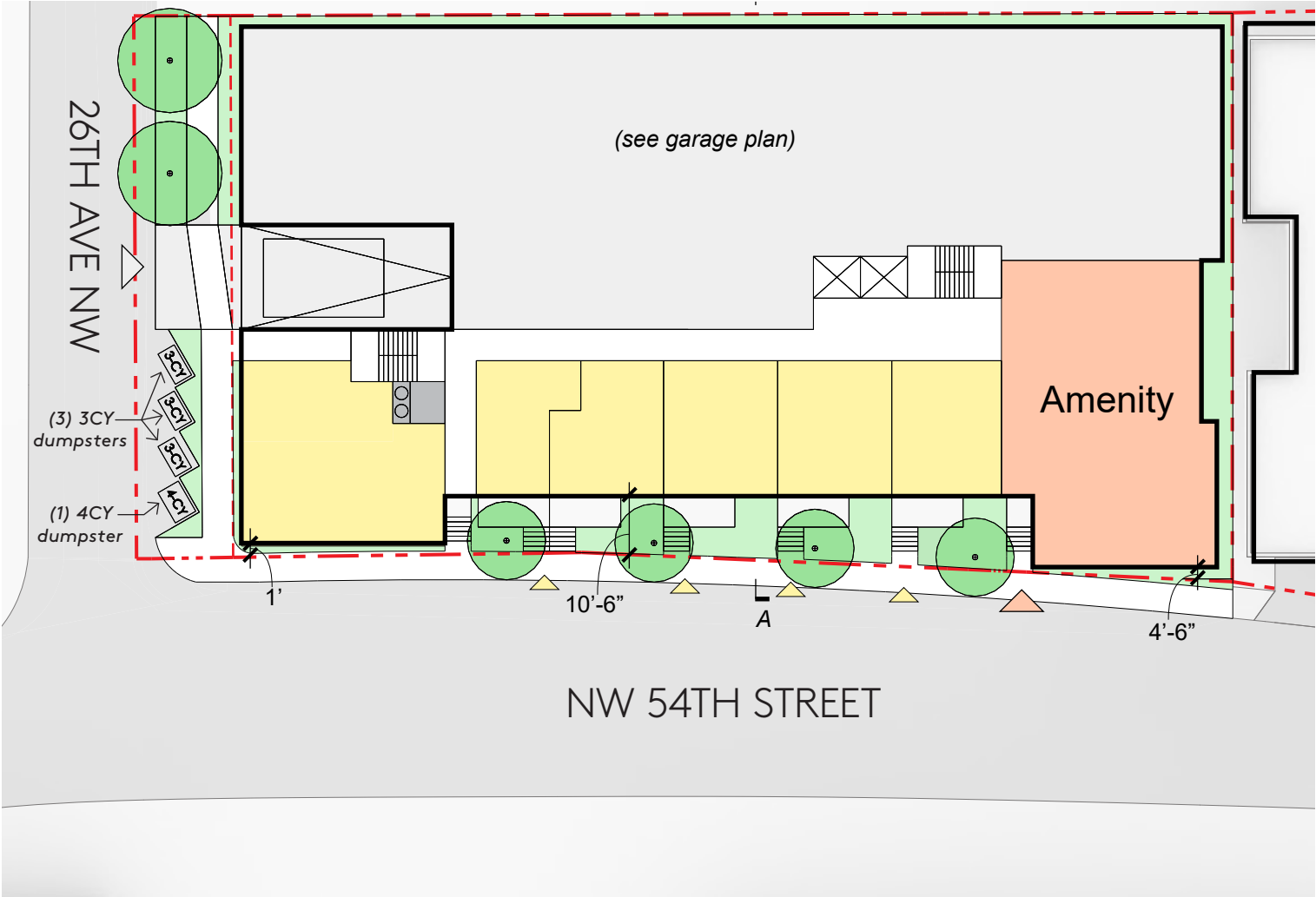
COURTYARD / SCHEME 01 SITE PLAN



MARKET STREET GROUND FLOOR PLAN (LEVELS 1 & TH 2)

SOLID WASTE STORAGE / ACCESS

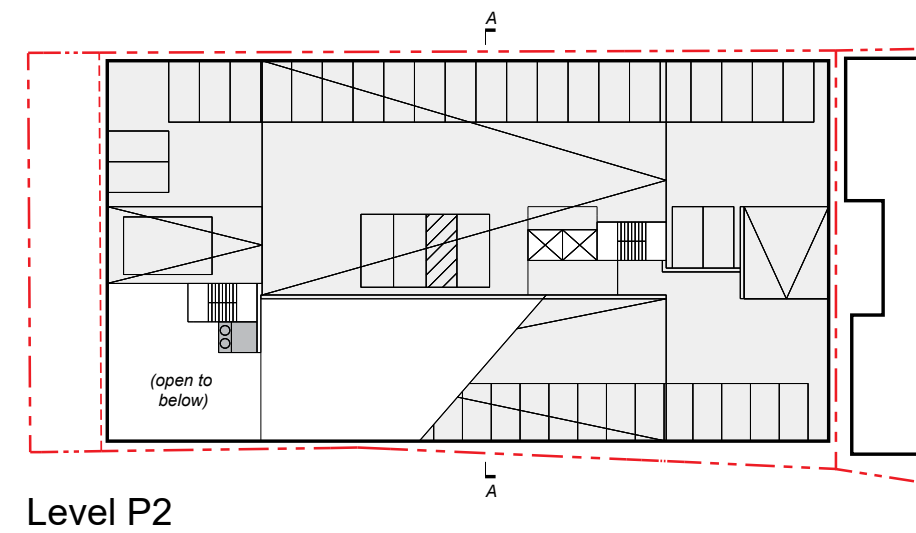
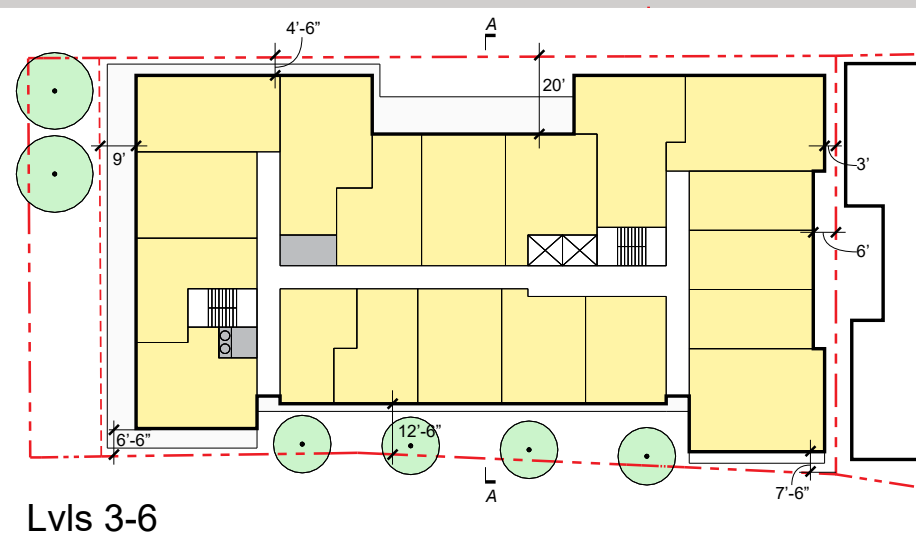
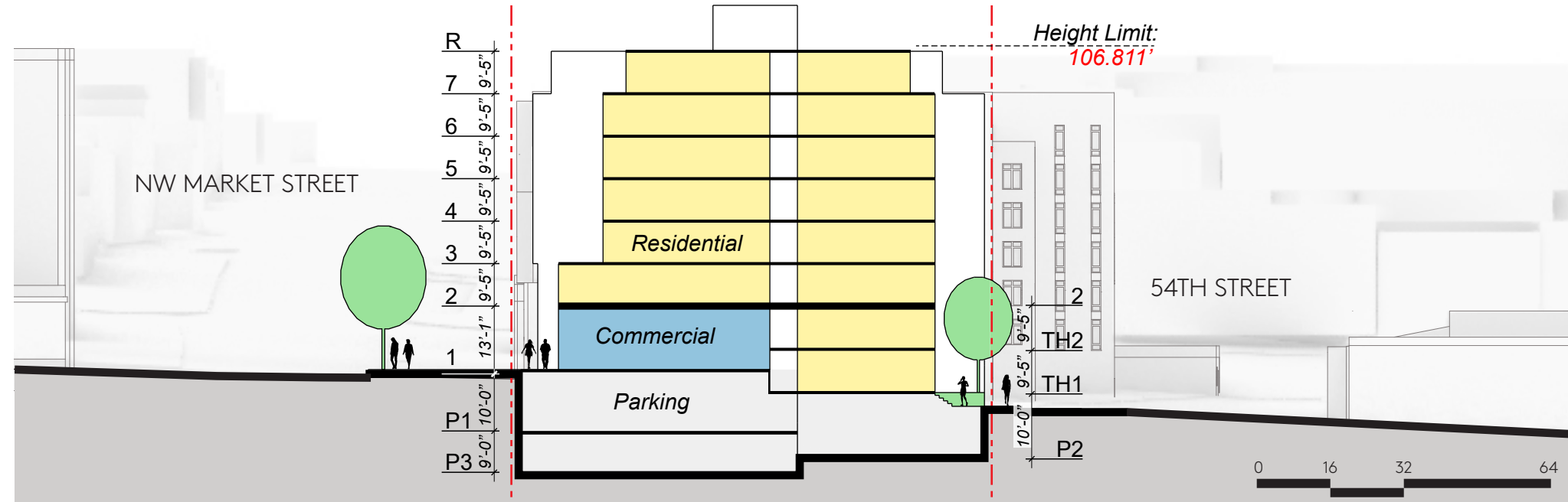
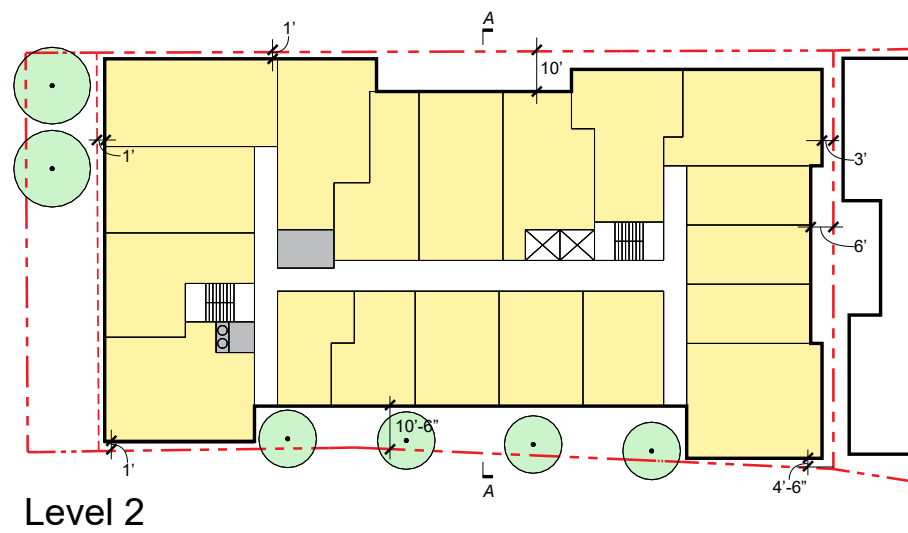
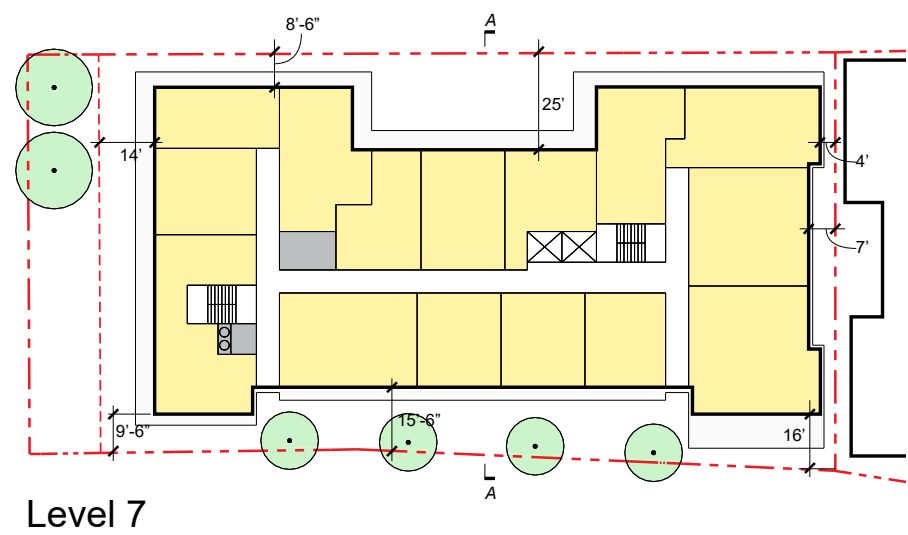
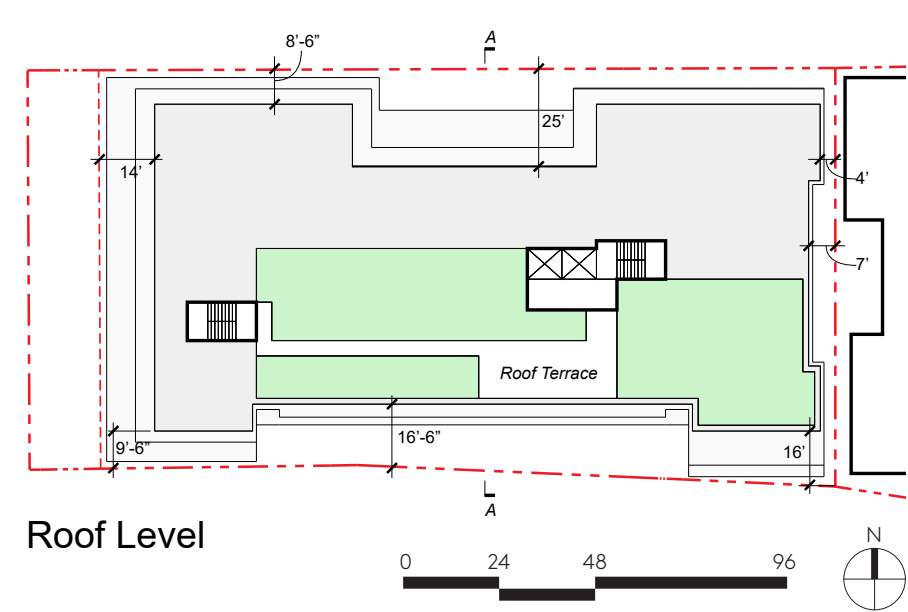
Solid waste staging occurs on 26th Ave NW at the locations indicated below. Represented here would be the anticipated largest collection day: (3) 3-cubic yard dumpsters and (1) 4-cubic yard dumpster staged on recycle pickup day. The solid waste storage room is on level P3. Building management to dolly dumpsters up to staging area at 26th Ave NW on day of service. Refer to P3 plan for solid waste storage location.



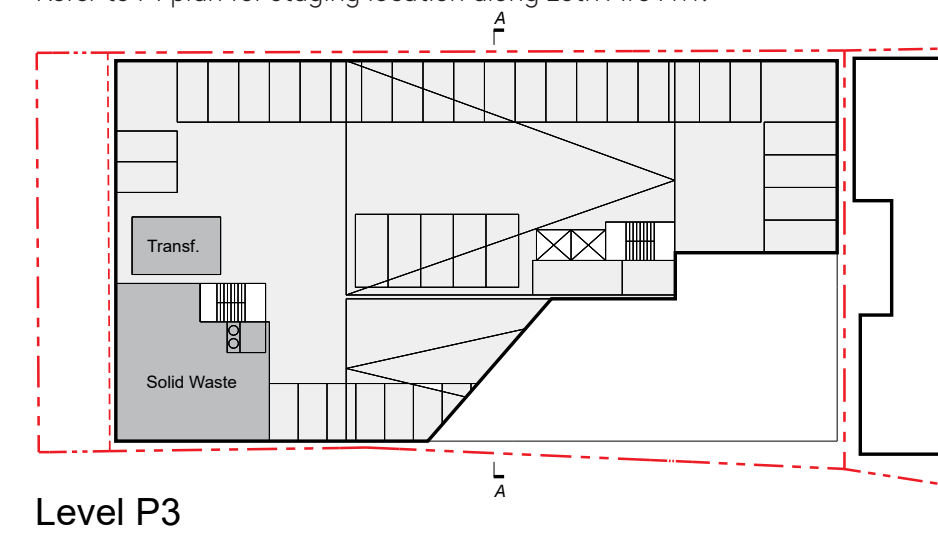
54TH STREET GROUND FLOOR PLAN (LEVELS P1 & TH 1)



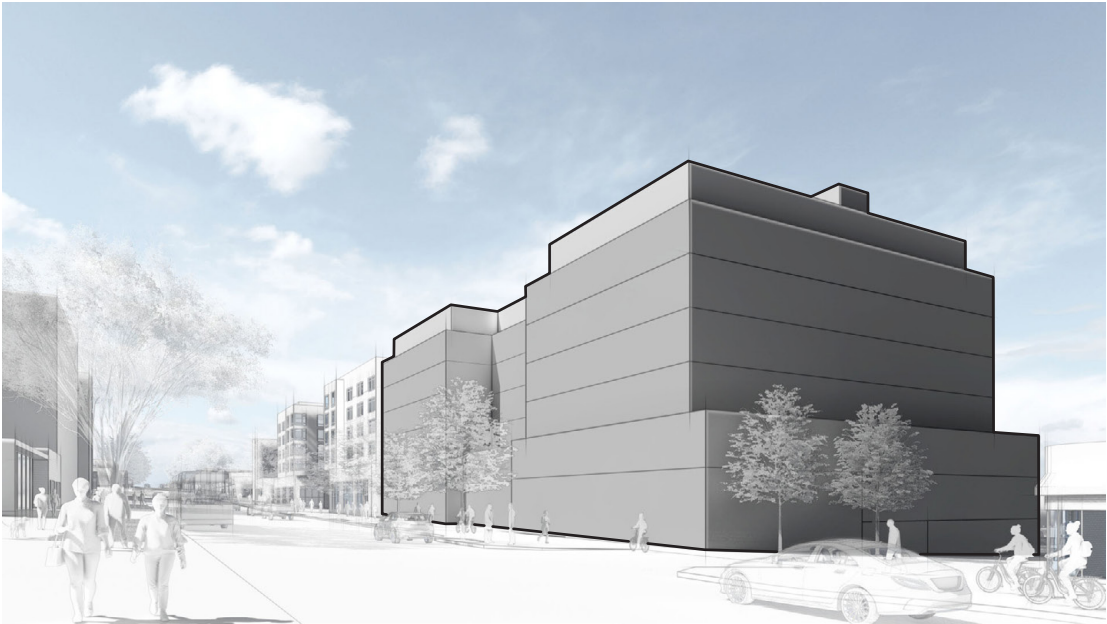
COURTYARD / SCHEME 01 PLANS AND SECTION



SOLID WASTE STORAGE / ACCESS
The solid waste storage room is on level P3. Building management to dolly dumpsters up to staging area at 26th Ave NW on day of service. Refer to P1 plan for staging location along 26th Ave NW.



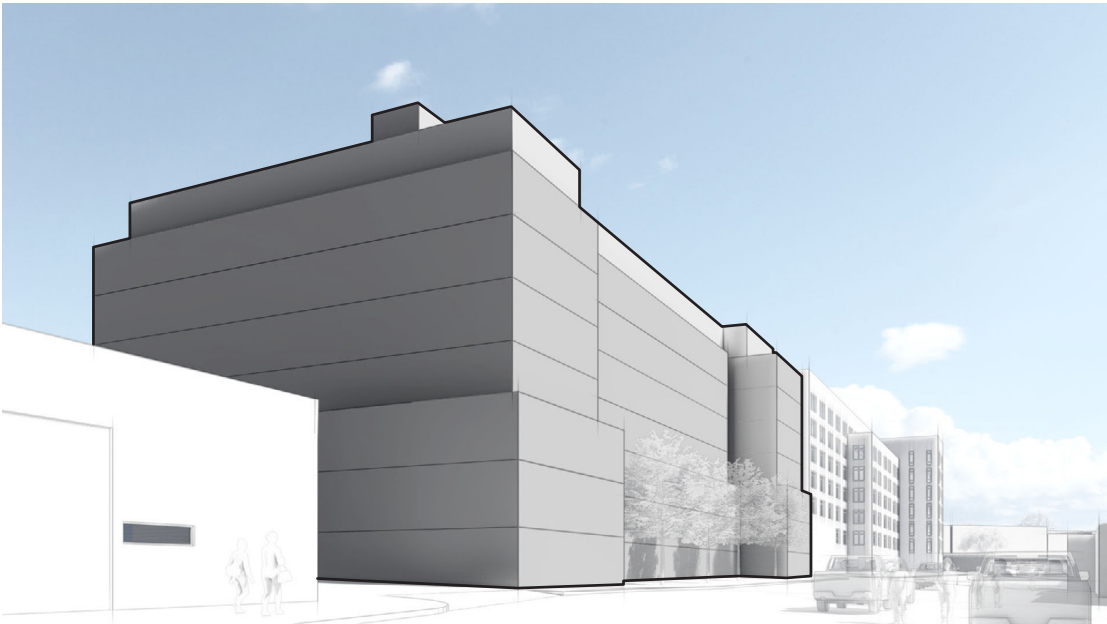
COURTYARD / SCHEME 01 *PERSPECTIVES*



1. LOOKING EAST ON MARKET ST.



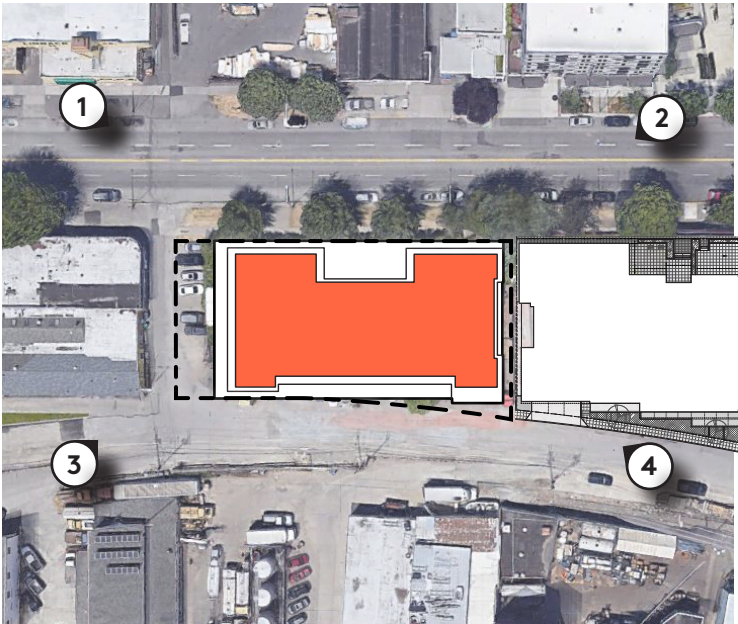
2. LOOKING WEST ON MARKET ST.



3. LOOKING EAST ON 54TH ST.



4. LOOKING WEST ON 54TH ST.



COURTYARD / SCHEME 01 SOLAR STUDY

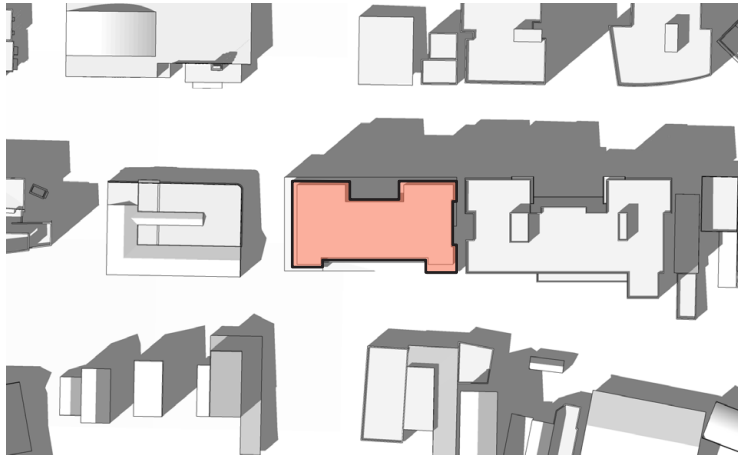
MARCH 21ST:



9 AM



NOON

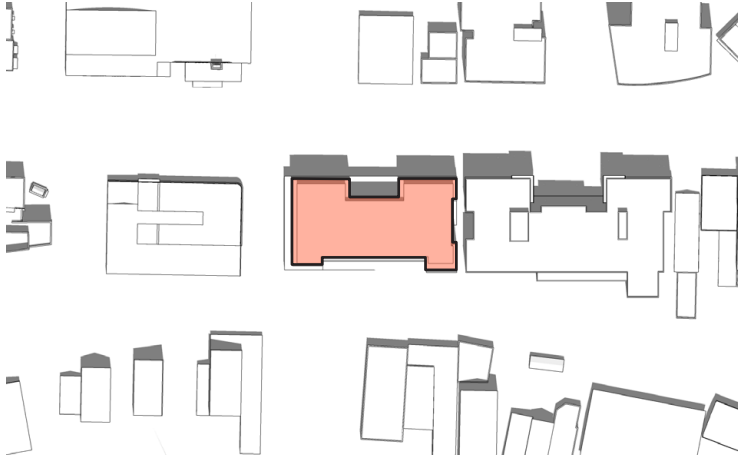


3 PM

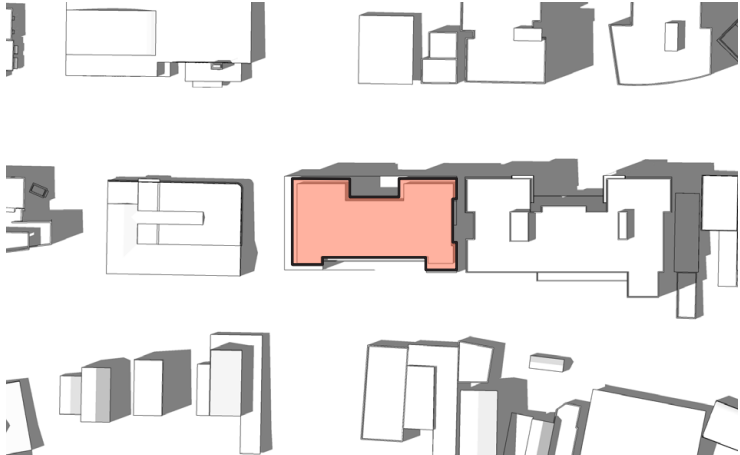
JUNE 21ST:



9 AM



NOON



3 PM

DECEMBER 21ST:



9 AM

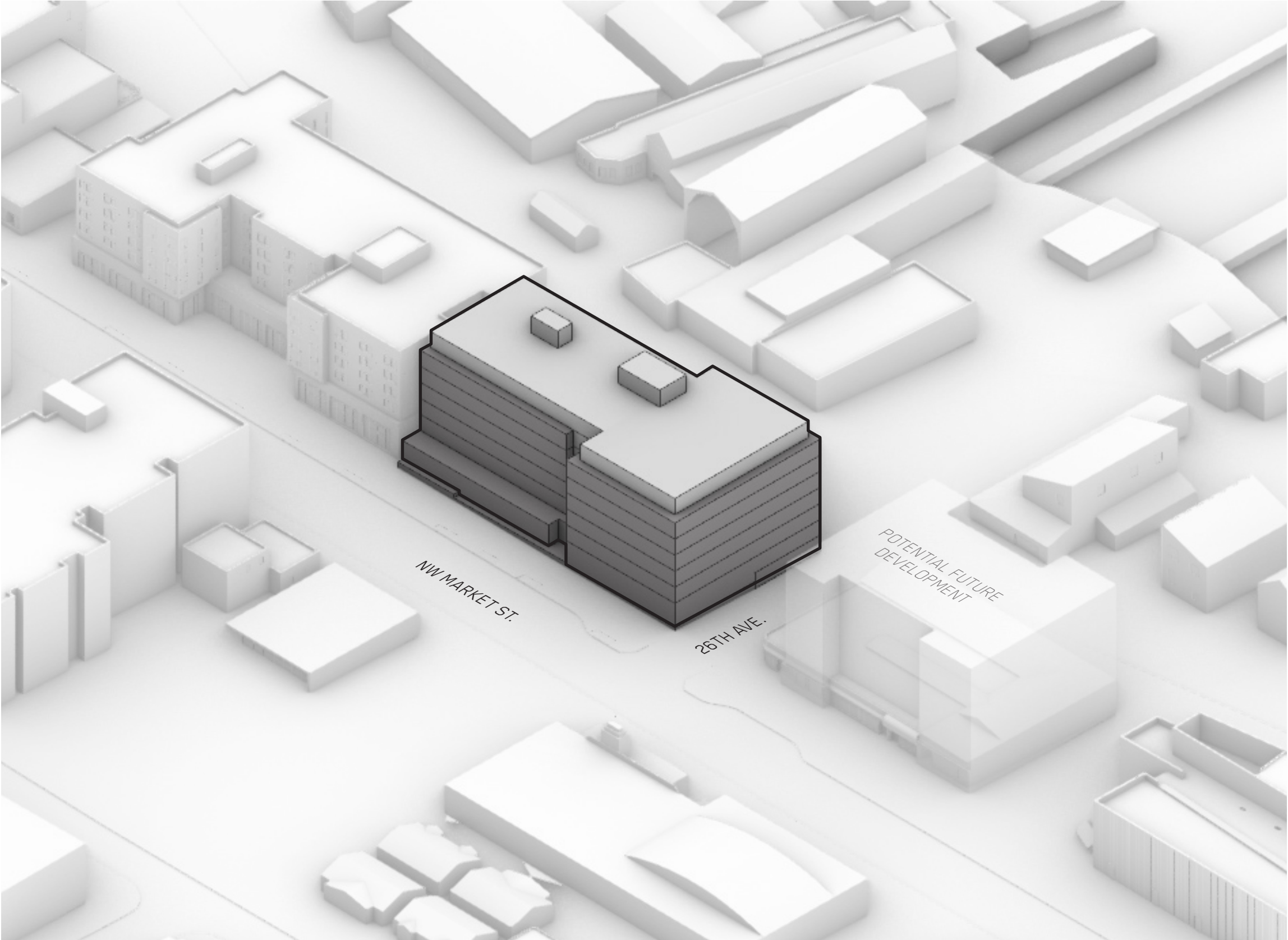


NOON



3 PM

EDDY / SCHEME 02 SUMMARY



VIEW FROM NORTHWEST

EDDY / SCHEME 02

The massing employs a consistent language along Market St. and 26th Ave. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into amenity space and ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed from 26th Avenue NW.

FAR / GFA:	5.48 / 119,600 GFA
Unit Count:	115
Parking Stalls:	65-78
Commercial Area:	~7000 SF

PROS

- Building organization allows outdoor amenity space above NW 54th Street facing the waterfront to the south.
- Reduced facade length along NW Market Street.
- Unified massing composition.
- Reduced facade length along shared interior lot line directs views out to the north and south rather than directly to the east.

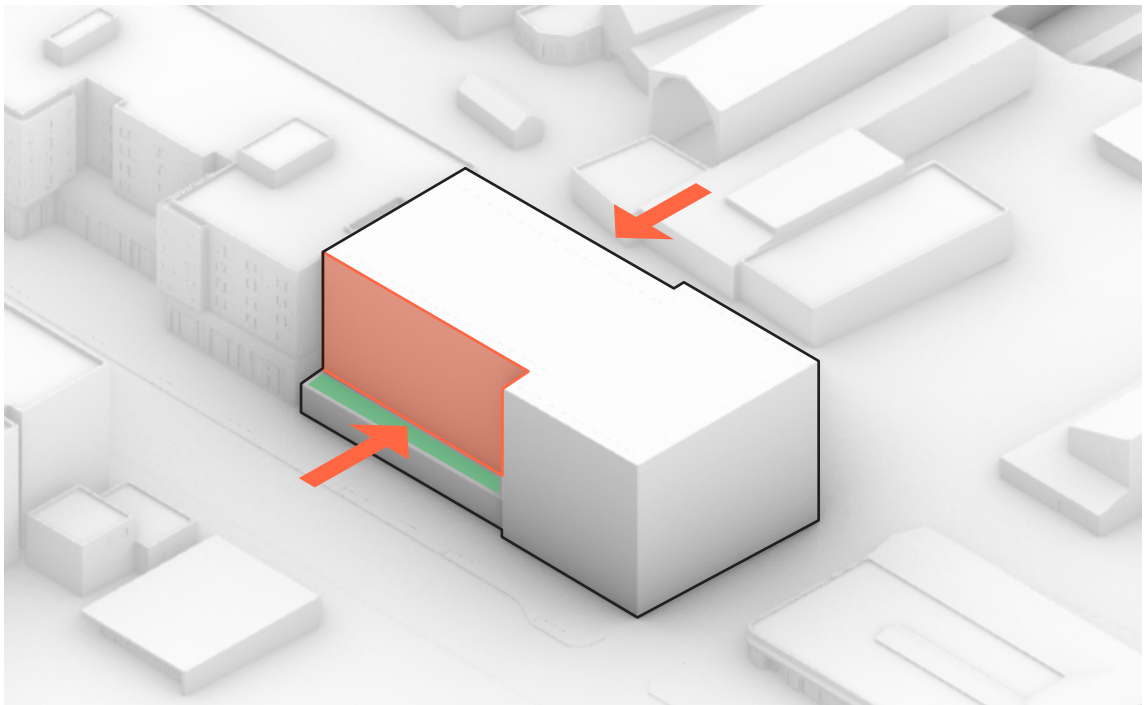
CONS

- Few opportunities for large outdoor amenity spaces below the roof level.

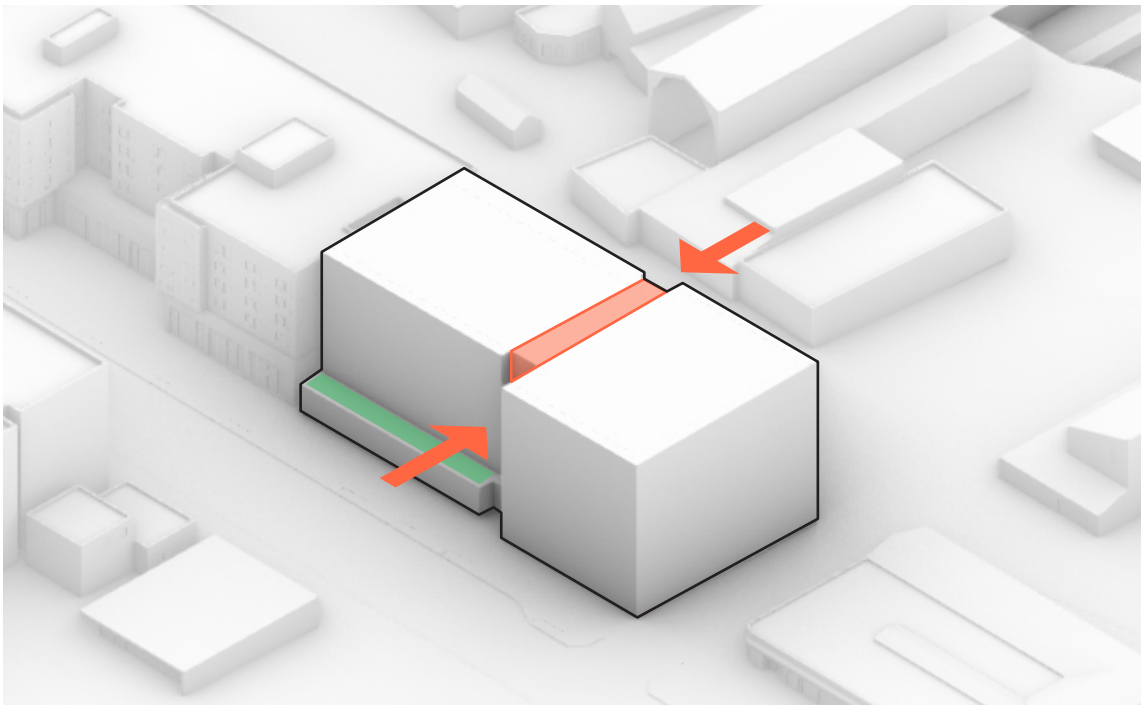
DEPARTURES

- Departure Request #1** - A departure from the Upper Level Setback at 65' and above along 26th Ave NW.
- Departure Request #2** - A departure from the Upper Level Setback between 45' - 65' along 26th Ave NW.
- Departure Request #3** - A departure from the Upper Level Setback at 65' and above along NW Market St.
- Departure Request #4** - A departure from the Upper Level Setback between 45' - 65' along NW Market St.

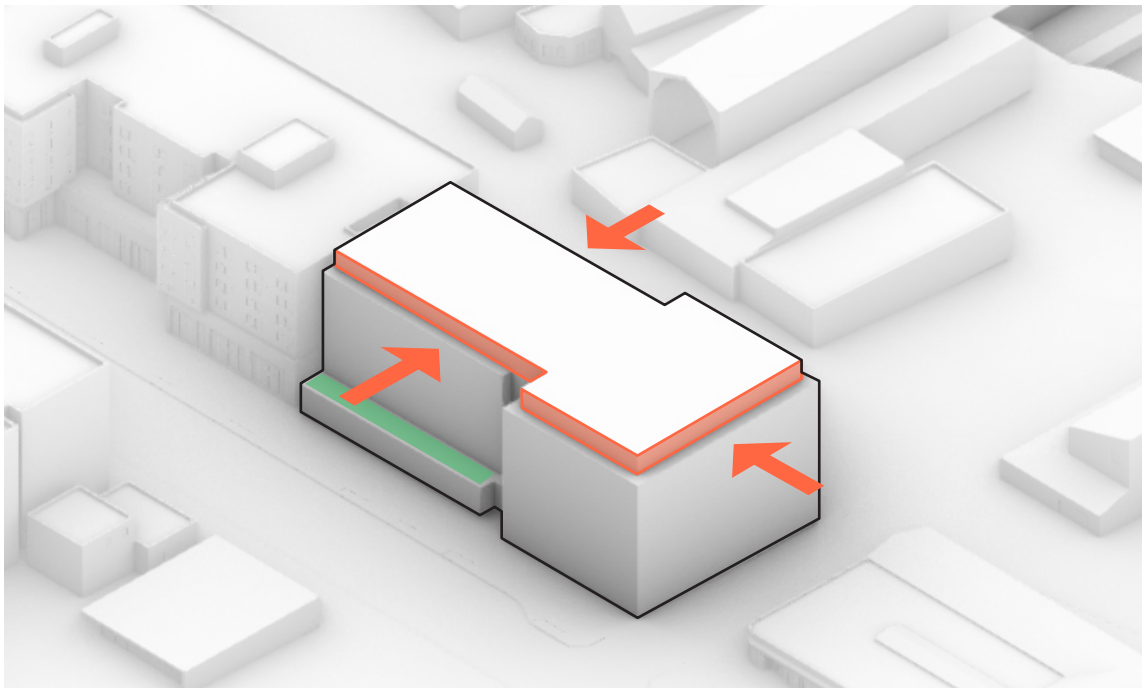
EDDY / SCHEME 02 CONCEPT DIAGRAM



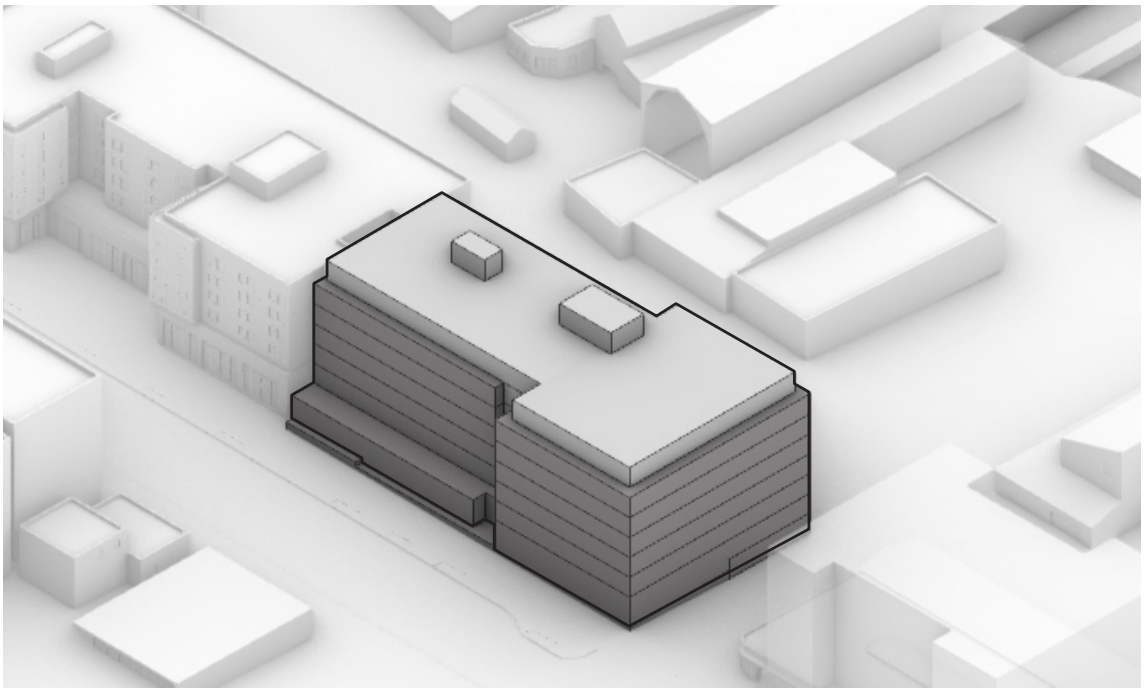
01 / COURTYARDS
Recessed massing along the north and south reduces the length of the continuous facade along Market St. and 54th St.



02 / SETBACKS
An additional setback occurs between the two primary massings to reduce the scale and bulk of the building.



03 / PENTHOUSE
Upper level setbacks at the top level of the massing create a terracing effect and acknowledge the datum of the shorter eastern neighbor.



04 / COMPLETED MASSING

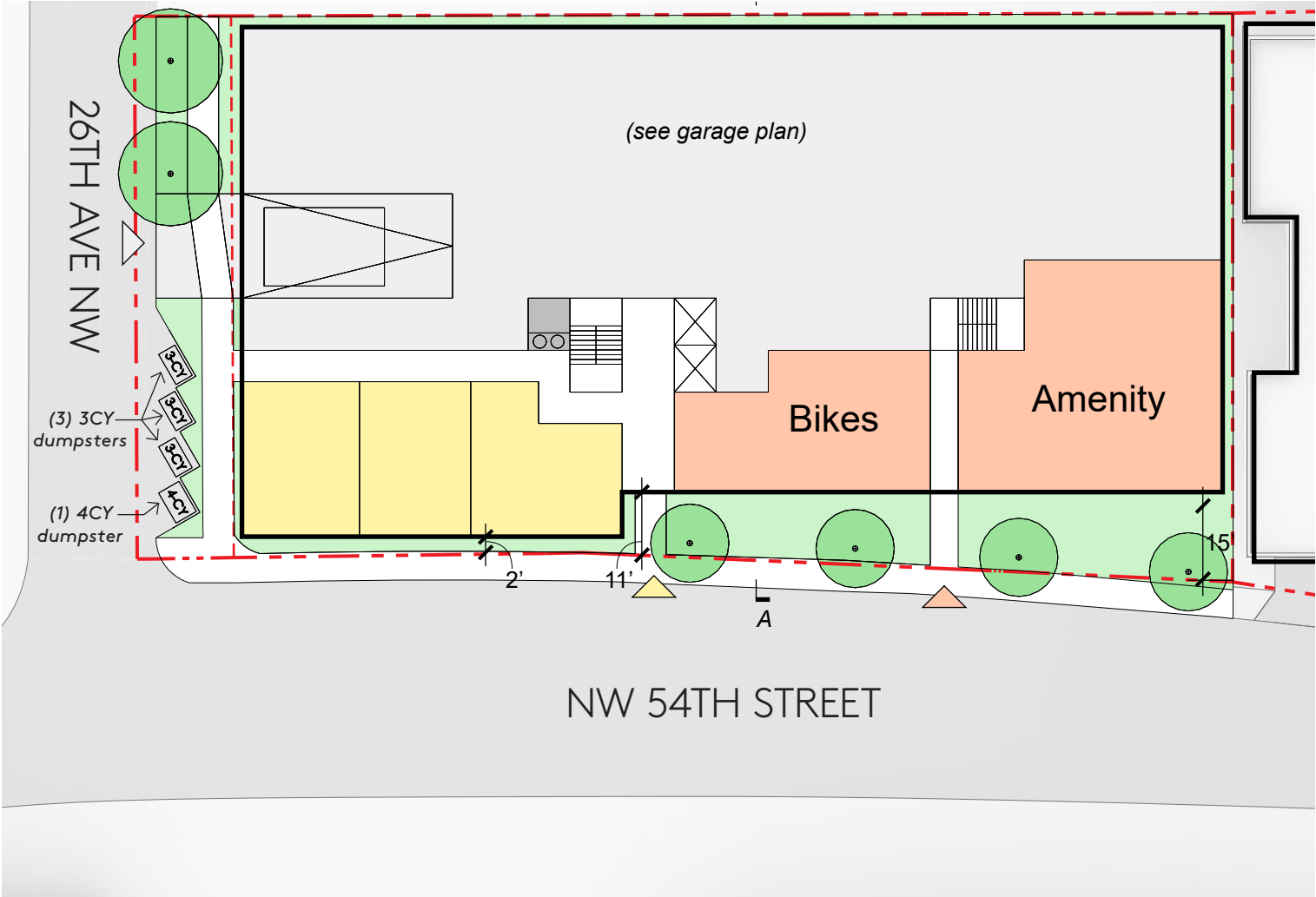
EDDY / SCHEME 02 SITE PLAN



MARKET STREET GROUND FLOOR PLAN (LEVELS 1 & TH 2)

SOLID WASTE STORAGE / ACCESS

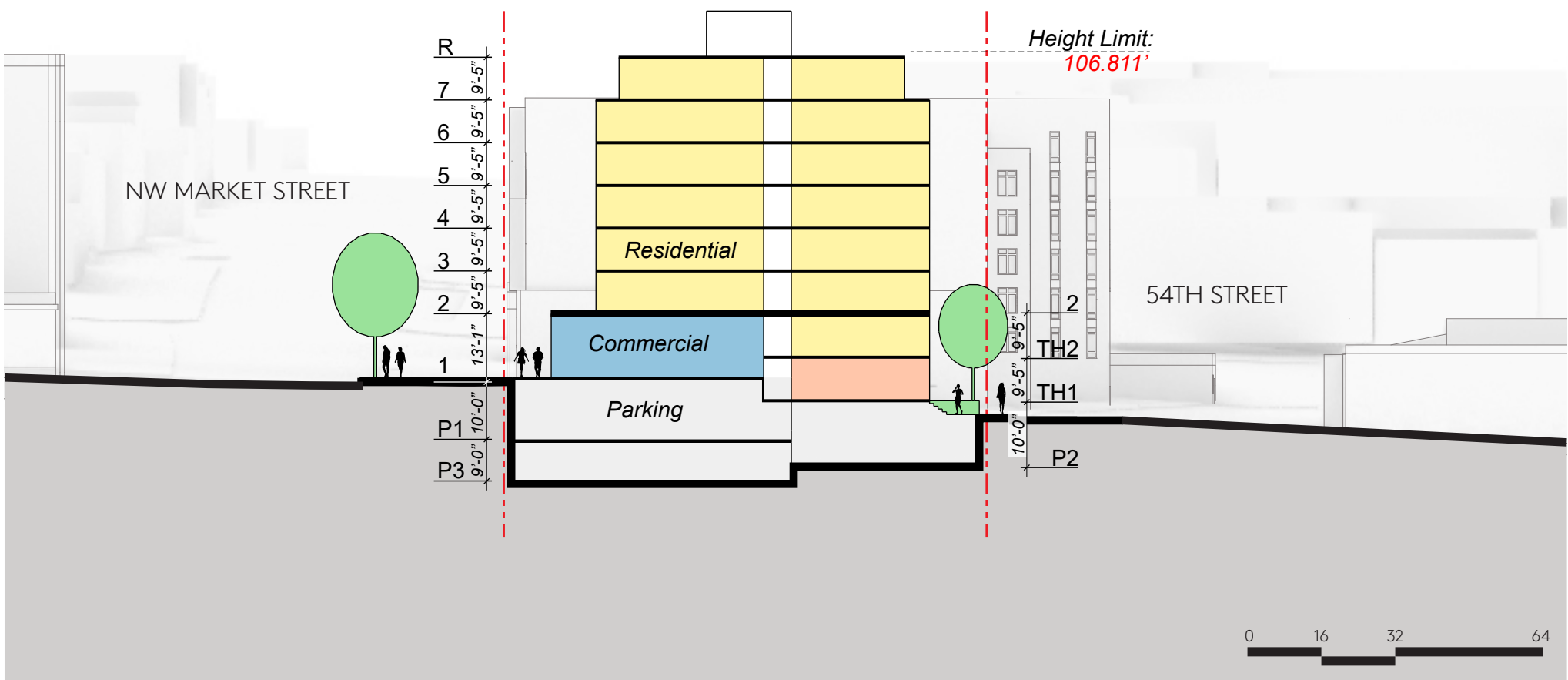
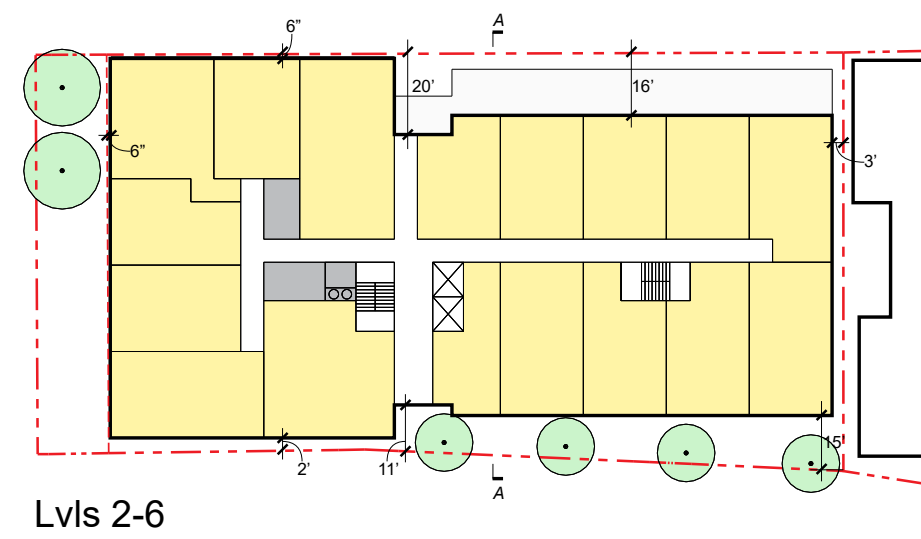
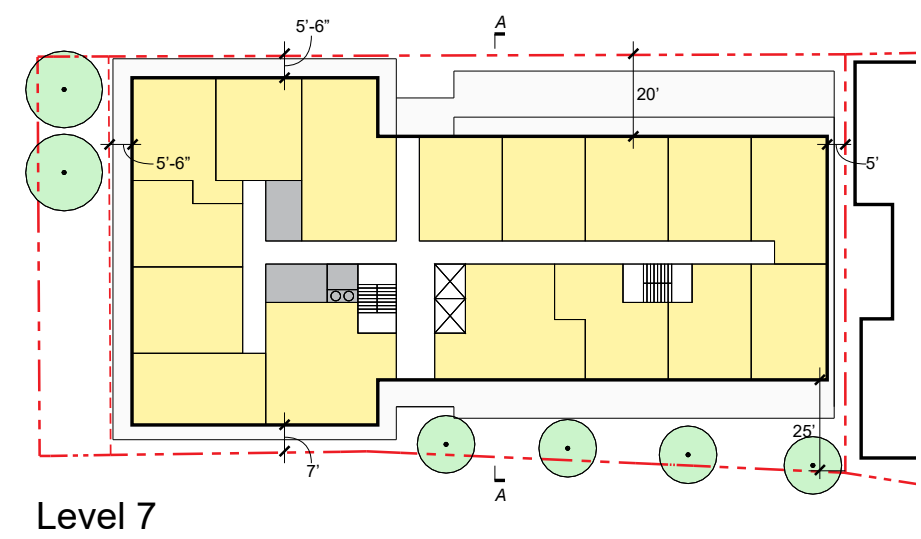
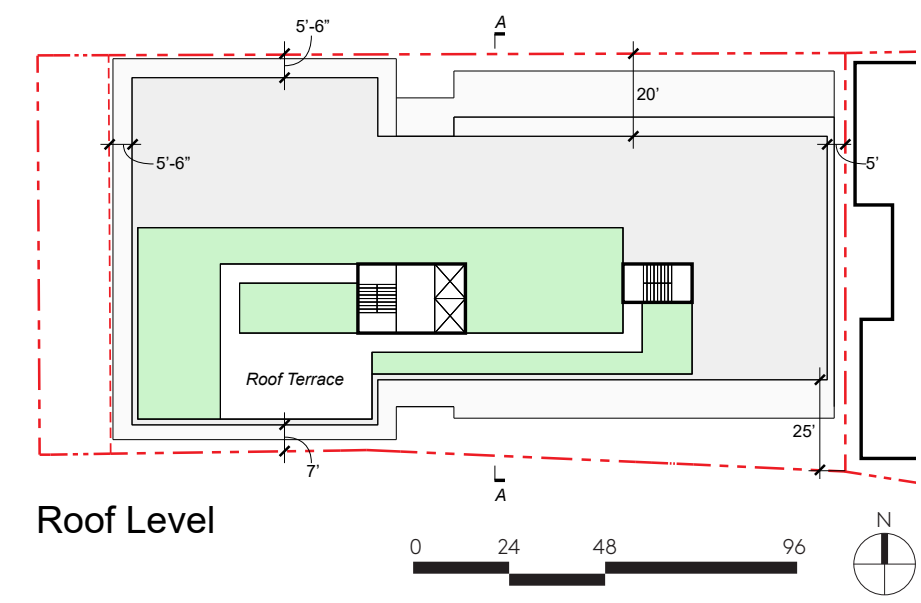
Solid waste staging occurs on 26th Ave NW at the locations indicated below. Represented here would be the anticipated largest collection day: (3) 3-cubic yard dumpsters and (1) 4-cubic yard dumpster staged on recycle pickup day. The solid waste storage room is on level P3. Building management to dolly dumpsters up to staging area at 26th Ave NW on day of service. Refer to P3 plan for solid waste storage location.



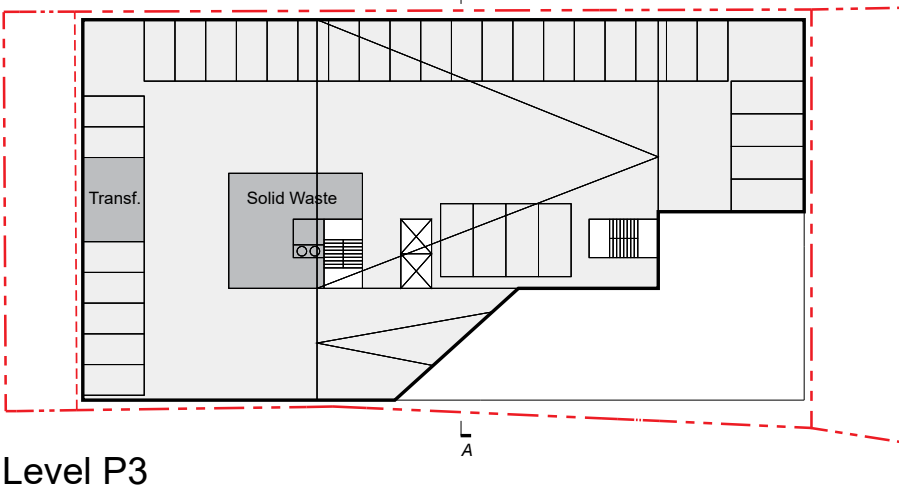
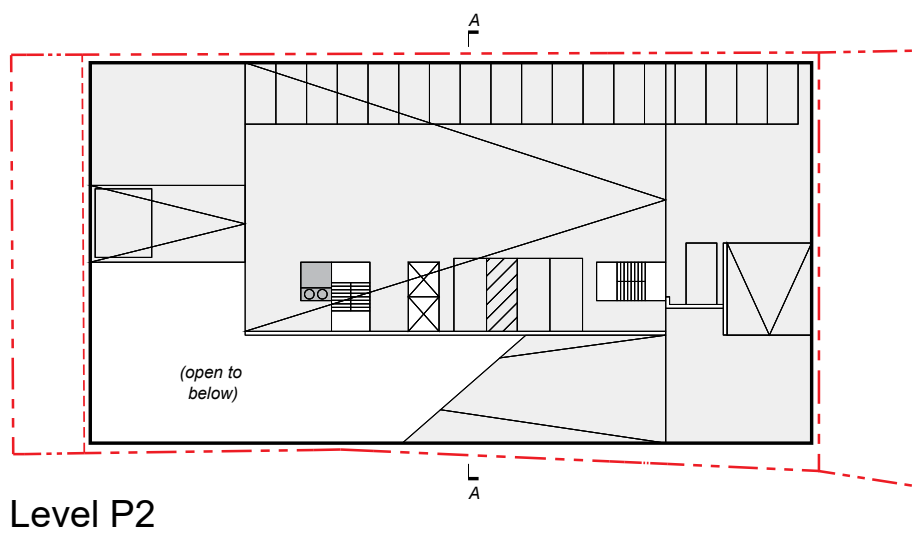
54TH STREET GROUND FLOOR PLAN (LEVELS P1 & TH 1)



EDDY / SCHEME 02 PLANS AND SECTION



SOLID WASTE STORAGE / ACCESS
The solid waste storage room is on level P3. Building management to dolly dumpsters up to staging area at 26th Ave NW on day of service. Refer to P1 plan for staging location along 26th Ave NW.



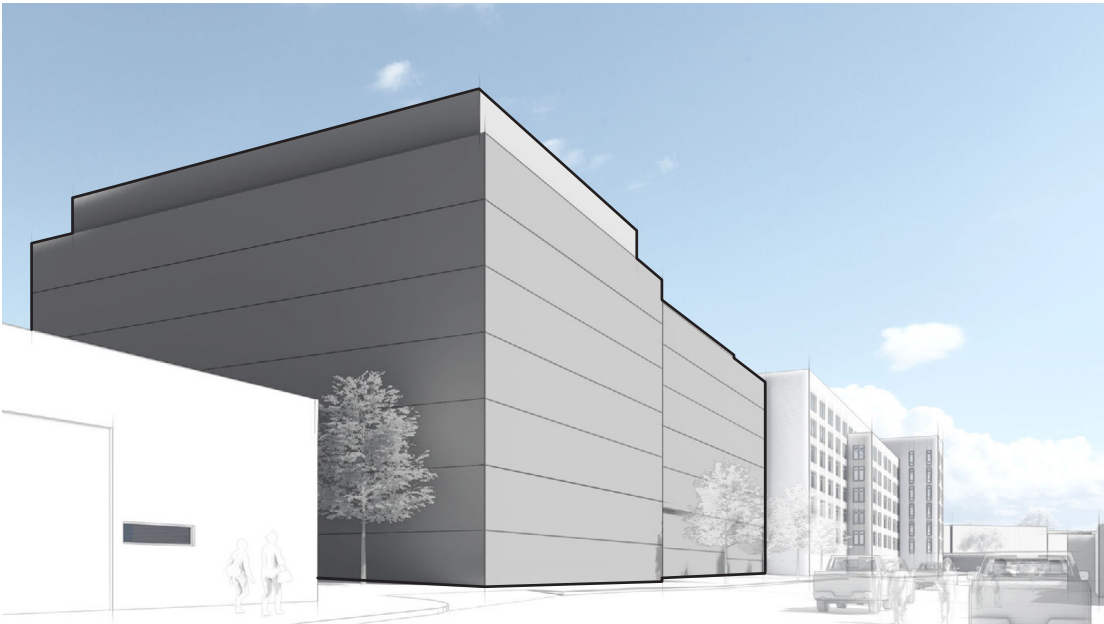
EDDY / SCHEME 02 *PERSPECTIVES*



1. LOOKING EAST ON MARKET ST.



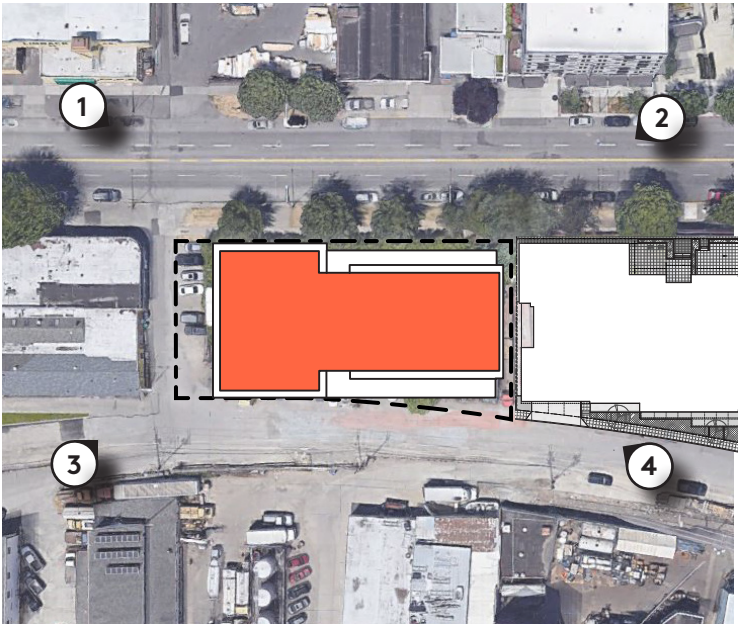
2. LOOKING WEST ON MARKET ST.



3. LOOKING EAST ON 54TH ST.



4. LOOKING WEST ON 54TH ST.



EDDY / SCHEME 02 DEPARTURE REQUEST SUMMARY

DEPARTURE REQUEST

23.47A.009.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.

*These setbacks apply to all three streets bounding this site, NW Market St, 26th Ave NW & NW 54th St.

PROPOSITION

The following average setbacks are proposed along 26th Ave NW and NW 54th St above 45 feet:

26th Ave NW - Departure Request:

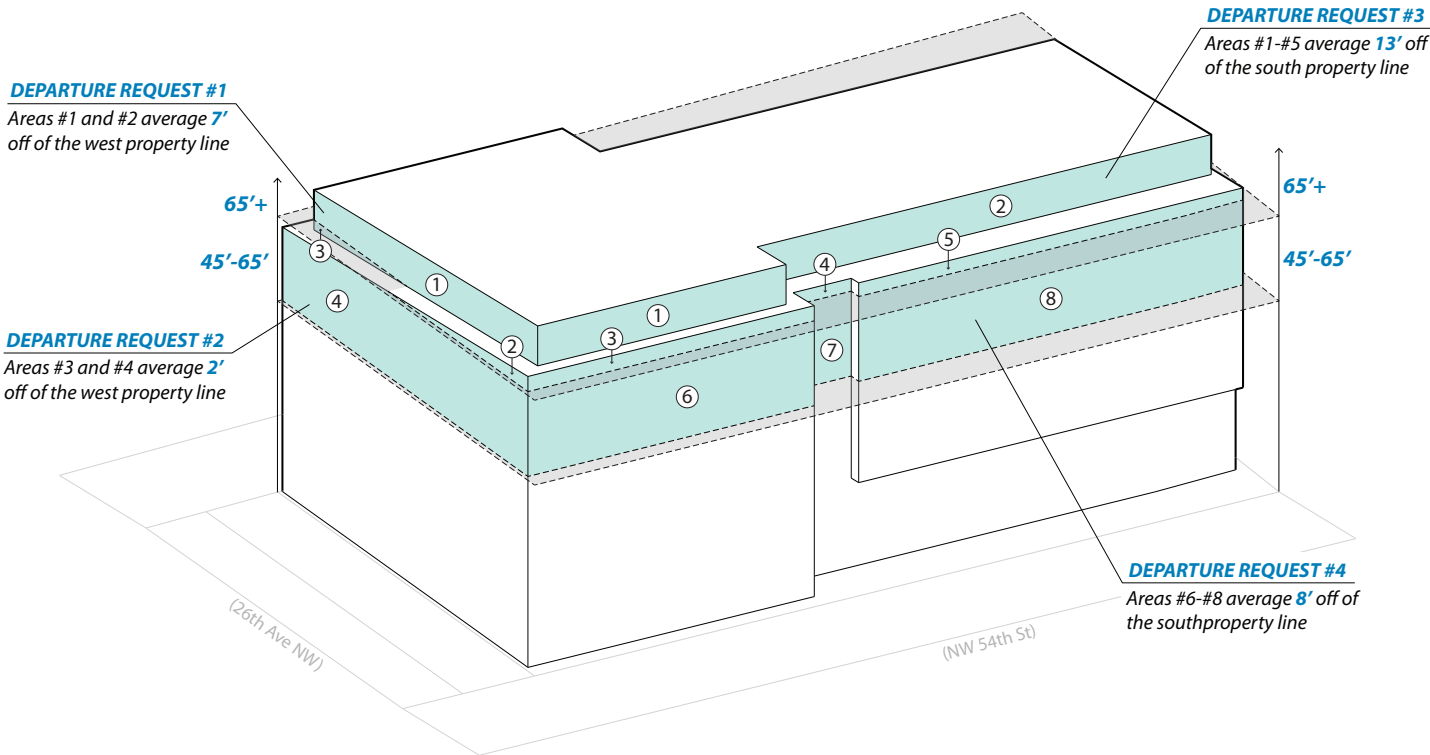
Departure Request #1: To provide an average of 7' setback above 65'

Departure Request #2: To provide an average of 2' setback 45'-65'

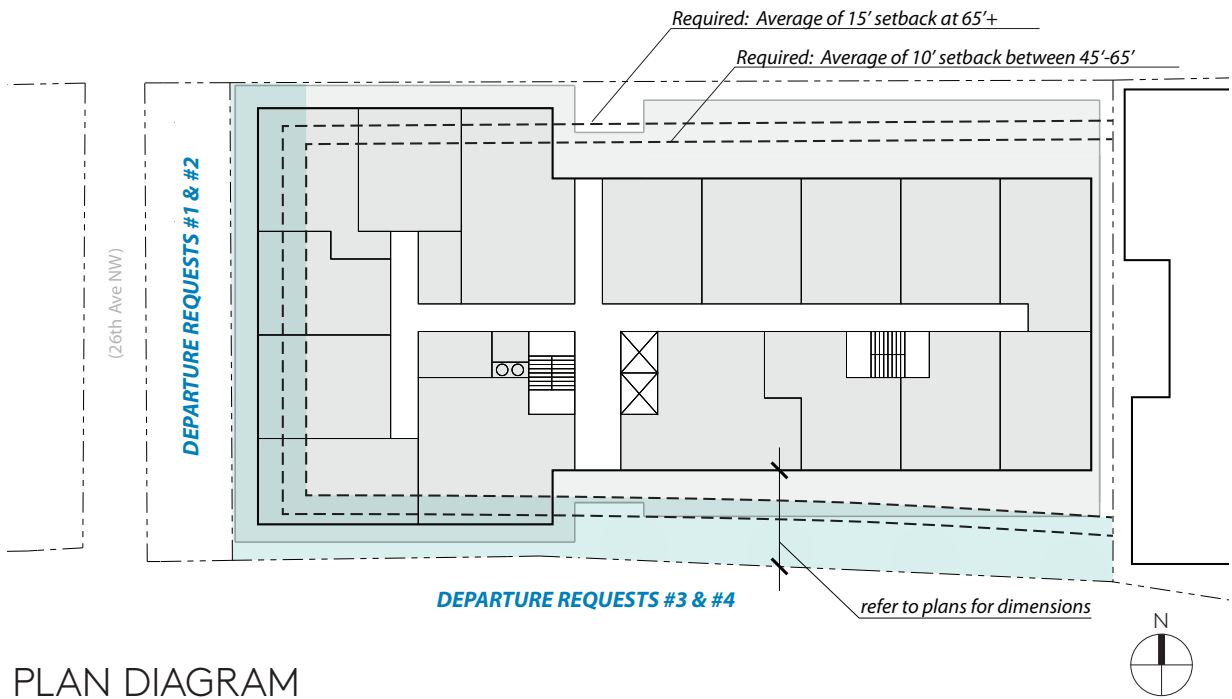
NW 54th St - Departure Request:

Departure Request #3: To provide an average of 13' setback above 65'

Departure Request #4: To provide an average of 8' setback 45'-65'



VIEW FROM SOUTH WEST



PLAN DIAGRAM

RATIONALE

CS2 - URBAN PATTERN AND FORM

This request enables the project to better respond to the changing urban character of the district, transitioning from urban to industrial use. The Offset scheme strives to reinforce the character and role of Ballard's Character Core and Industrial character areas. It breaks down the length of the site into smaller segments that approximate the 50' block frontage that was prevalent before 1930.

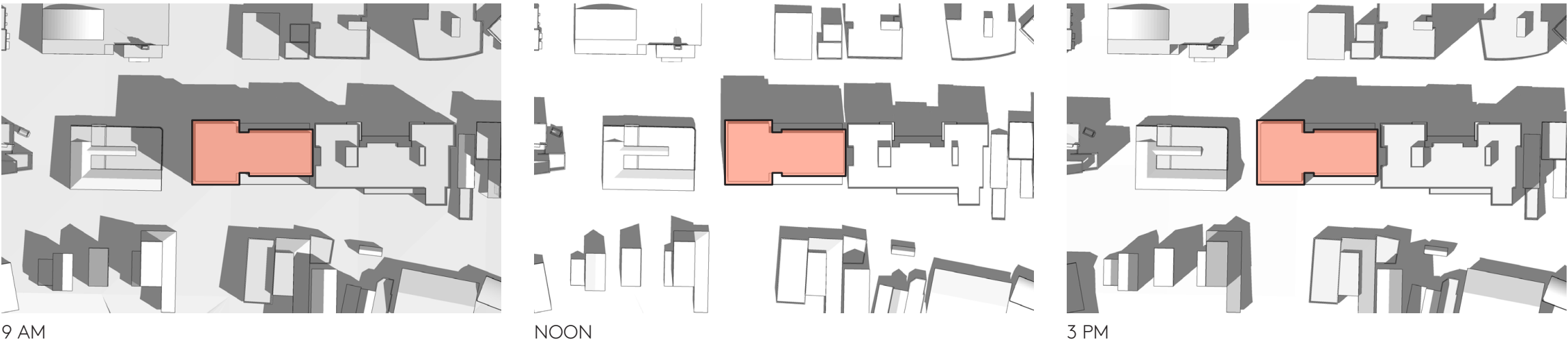
CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

The departure allows the building volume to shift south, reducing the perceived mass of the building both from Market Street and from neighboring buildings.

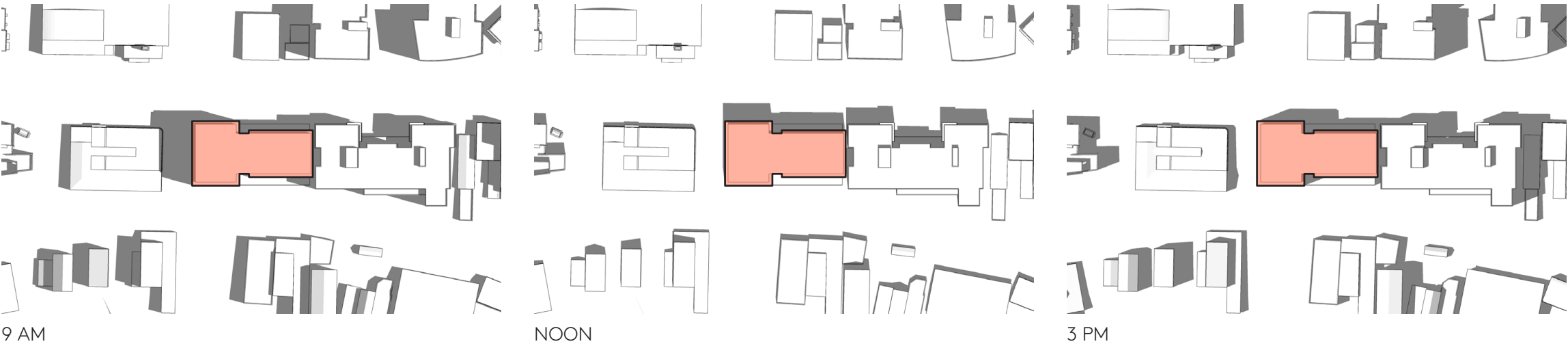
This departure enables a unified facade design that integrates the upper levels into the overall building composition. The massing responds to the surrounding architectural character of the project site, the maritime-industrial uses south of the site, the traditional character along Ballard Ave east of the site, and the expansion of the urban center along Market St. The scheme reflects the utility of industrial buildings, while employing modern urban design principles.

EDDY / SCHEME 02 SOLAR STUDY

MARCH 21ST:



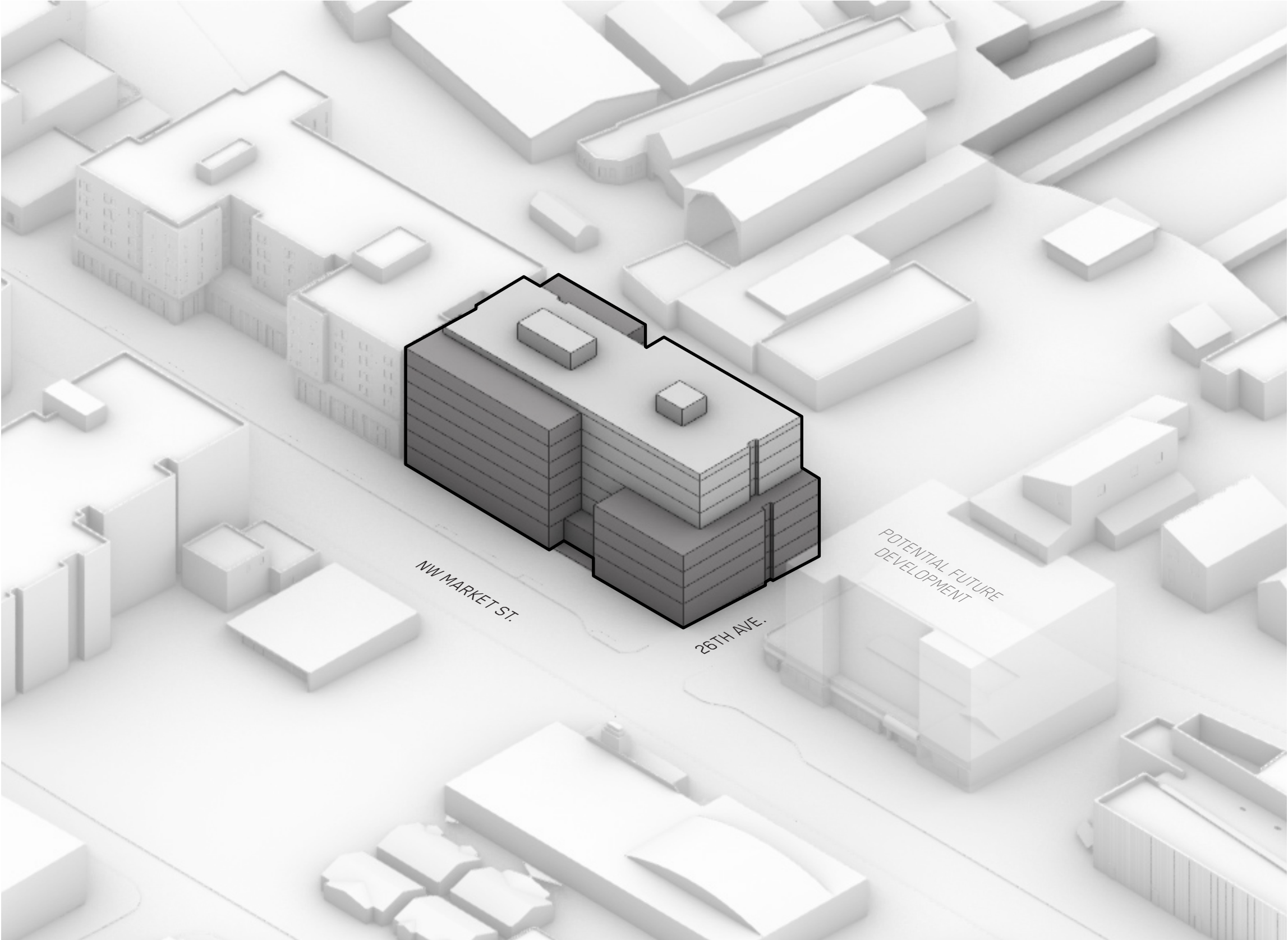
JUNE 21ST:



DECEMBER 21ST:



TERRACED / SCHEME 03 SUMMARY



VIEW FROM NORTHWEST

TERRACED / SCHEME 03

The massing is setback from the street at the upper stories. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 5 ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed from 26th Avenue NW.

FAR / GFA:	5.5 / 120,000 GFA
Unit Count:	120
Parking Stalls:	65-78
Commercial Area:	~7000 SF

PROS

- Rich character and multiple opportunities for large outdoor amenity spaces.
- The varying size of building volumes relates to the smaller scale of existing industrial neighbors.
- Reduced building height, scale and bulk when viewed from NW Market Street and NW 54th Street.
- Setback upper level massing provides increased daylight penetration to the street.

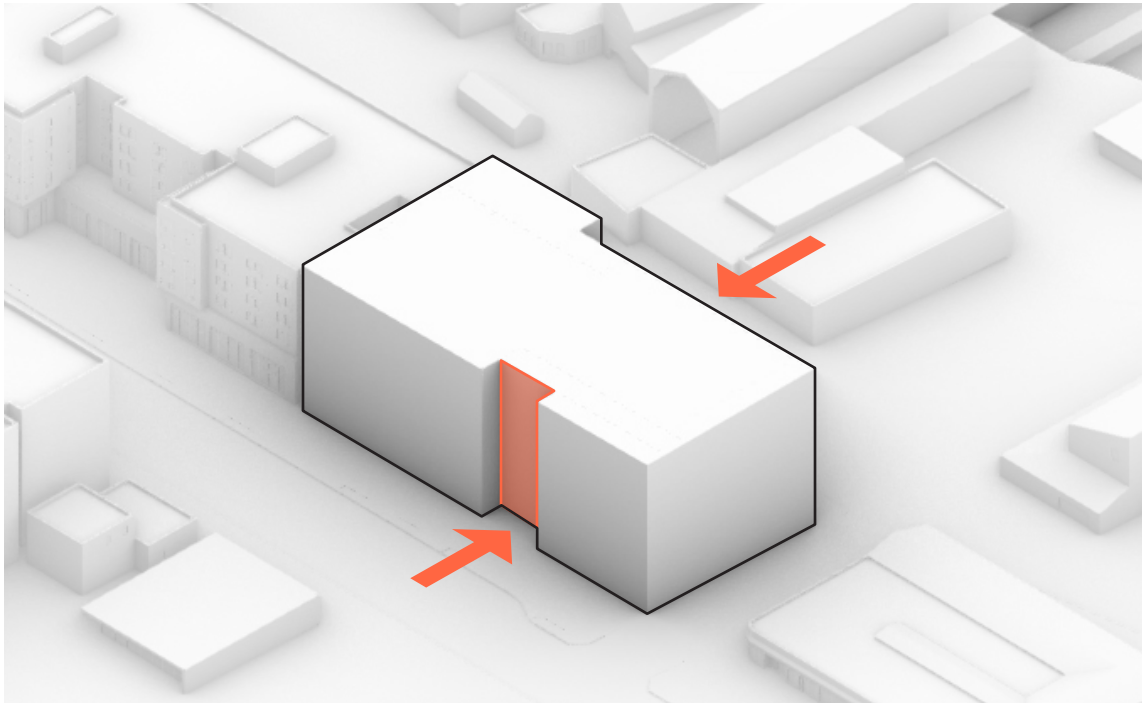
CONS

- Reduction in the scale of the building at the NW corner when viewed east along NW Market Street.

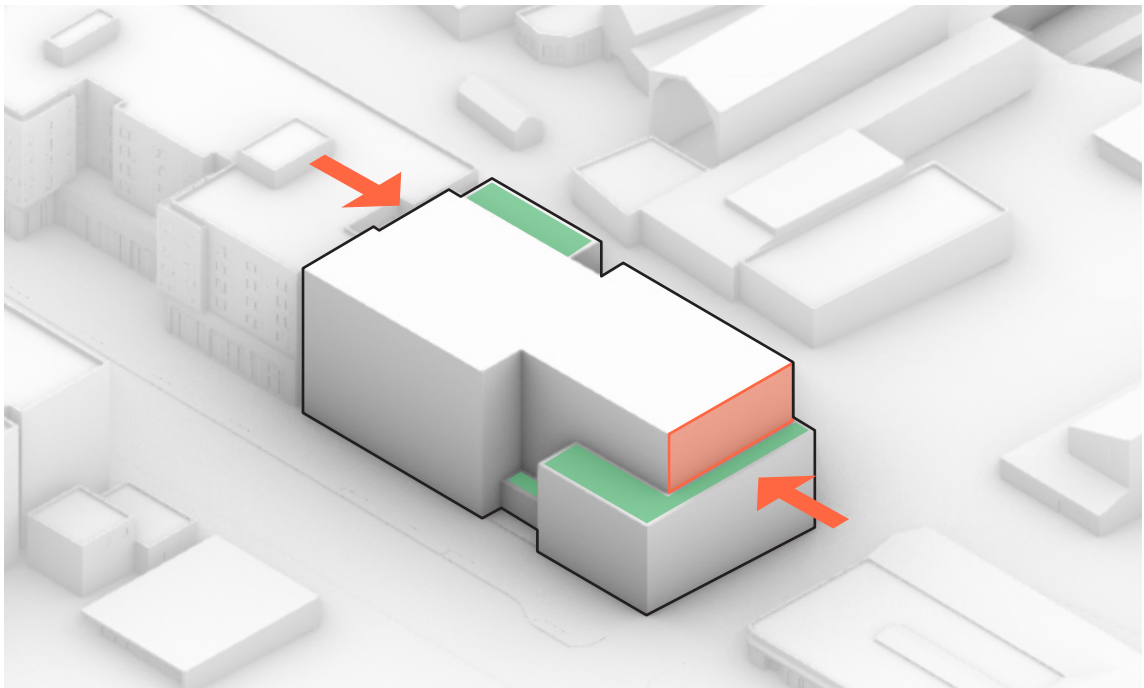
DEPARTURES

Departure Request #5 - A departure from the Upper Level Setback at 65' and above along Market St.

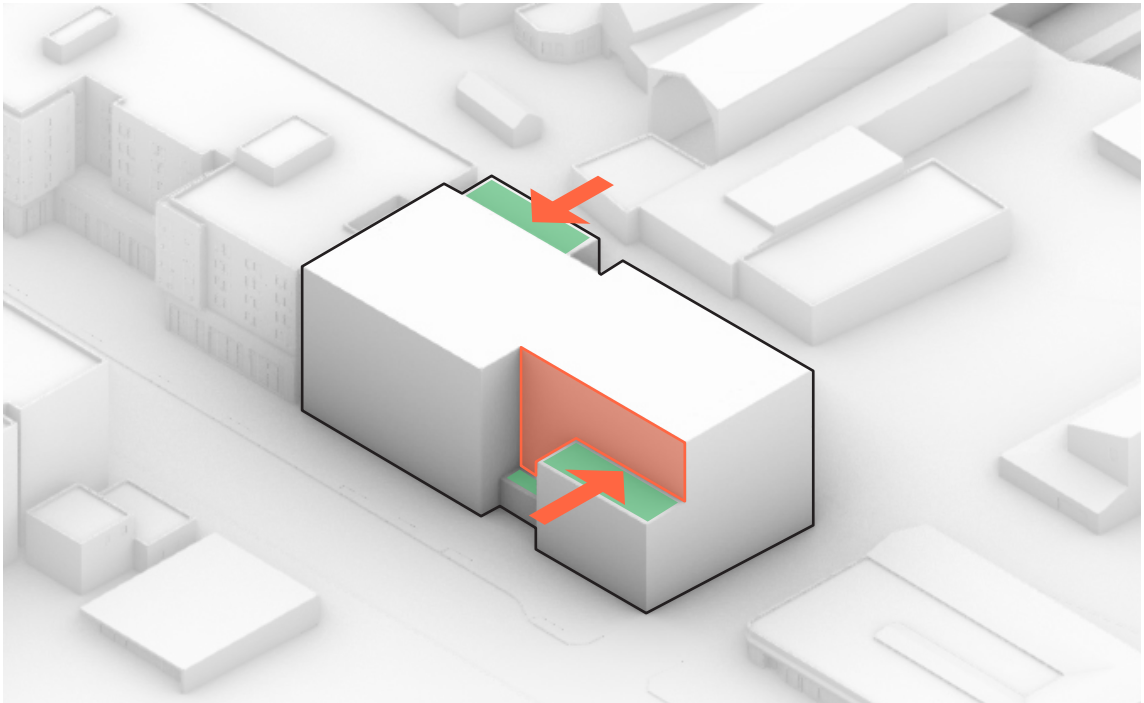
TERRACED / SCHEME 03 *CONCEPT DIAGRAM*



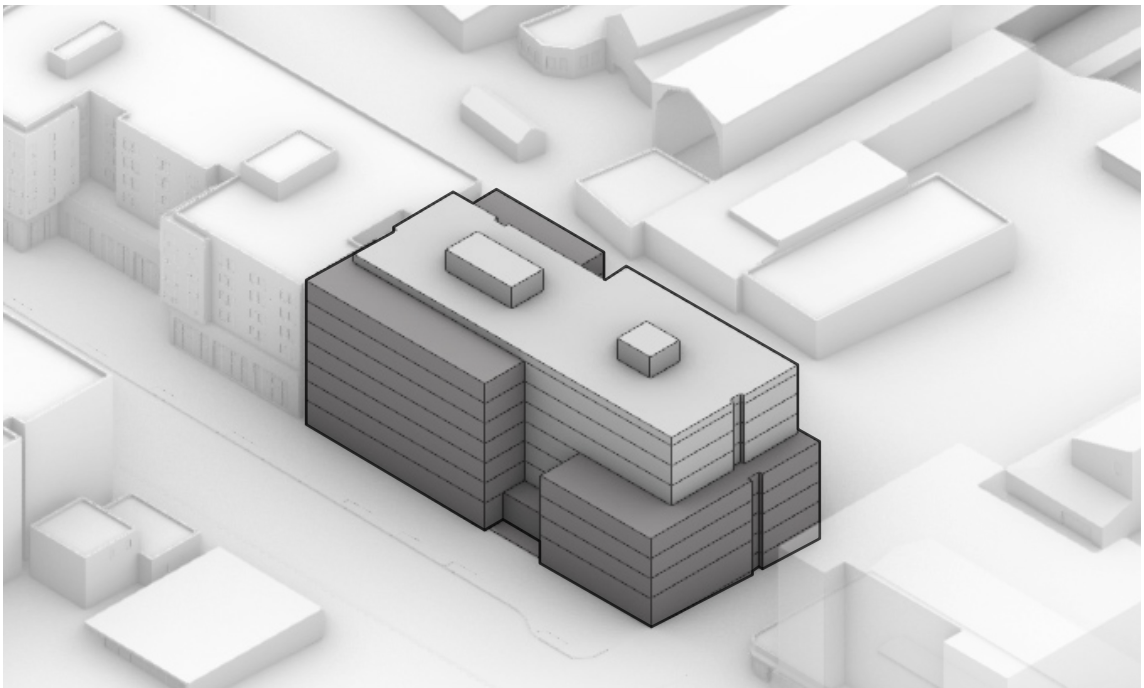
01 / FACADE LENGTH REDUCTION
Inset facade areas break up the volume along the north and south facades to reduce the scale of the building.



03 / PENTHOUSE
The massing set back along the east and west facades further reduce the size of the building volumes and better relate the massing to the neighborhood scale.



02 / SECONDARY MASSING
An upper level setback is applied along Market St. and 54th St. to provide increased daylight penetration to the street.



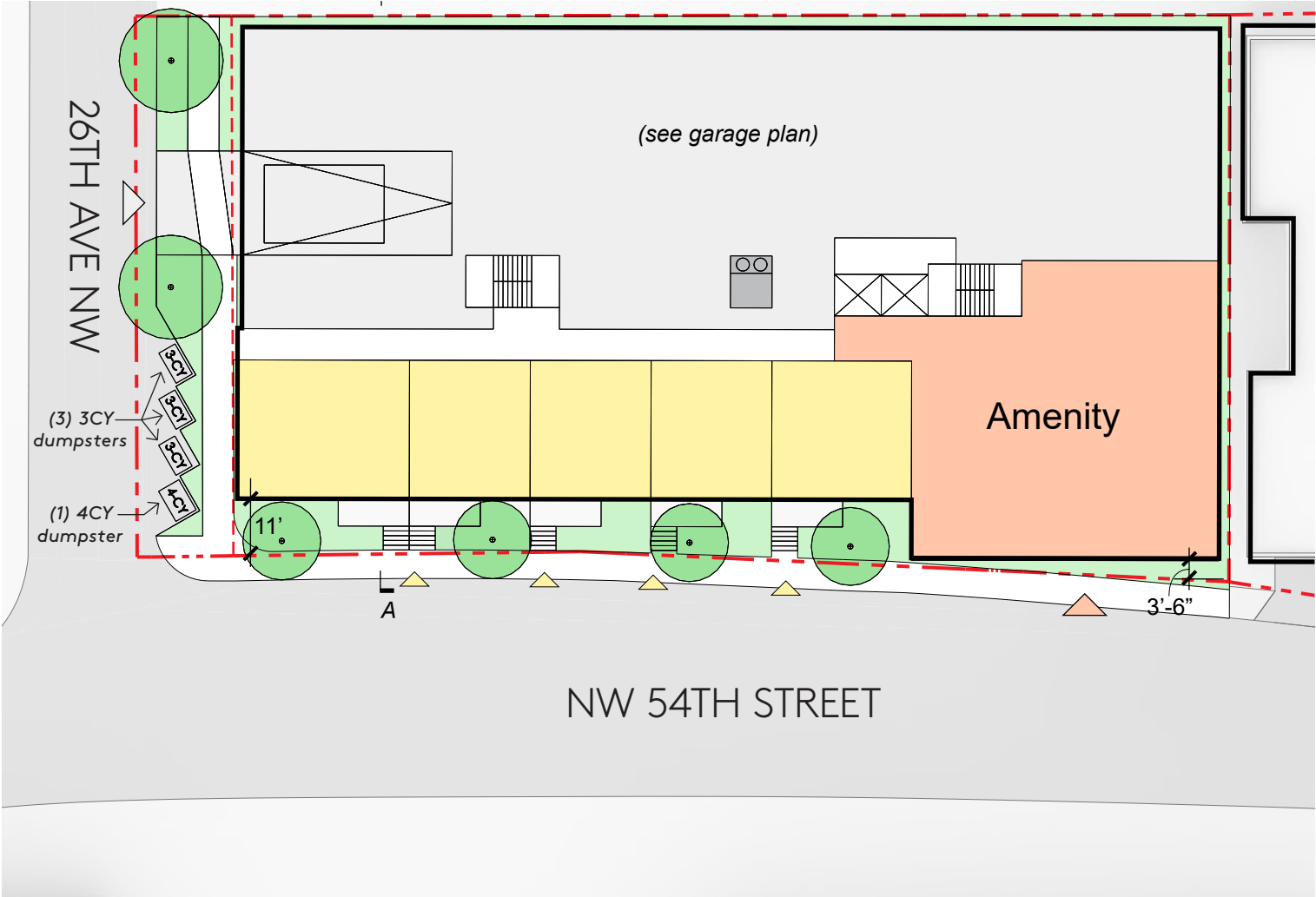
04 / COMPLETED MASSING

TERRACED / SCHEME 03 SITE PLAN



MARKET STREET GROUND FLOOR PLAN (LEVELS 1 & TH 2)

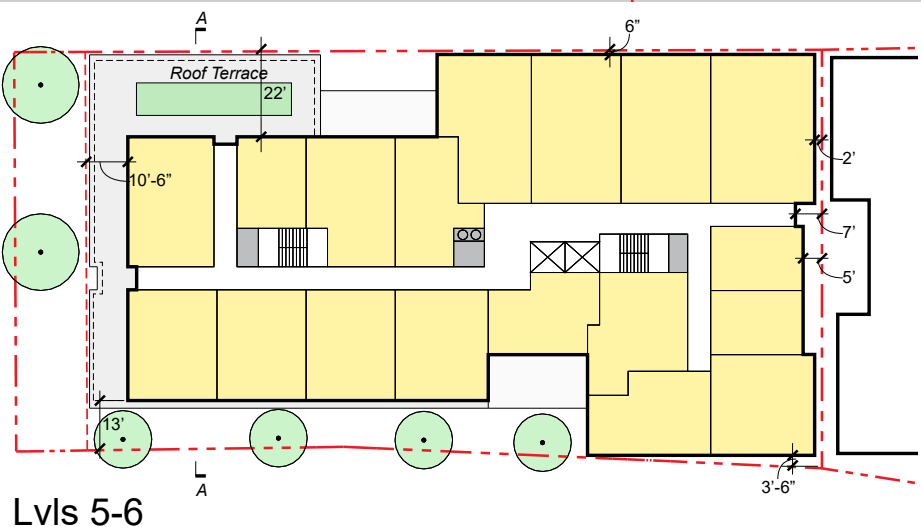
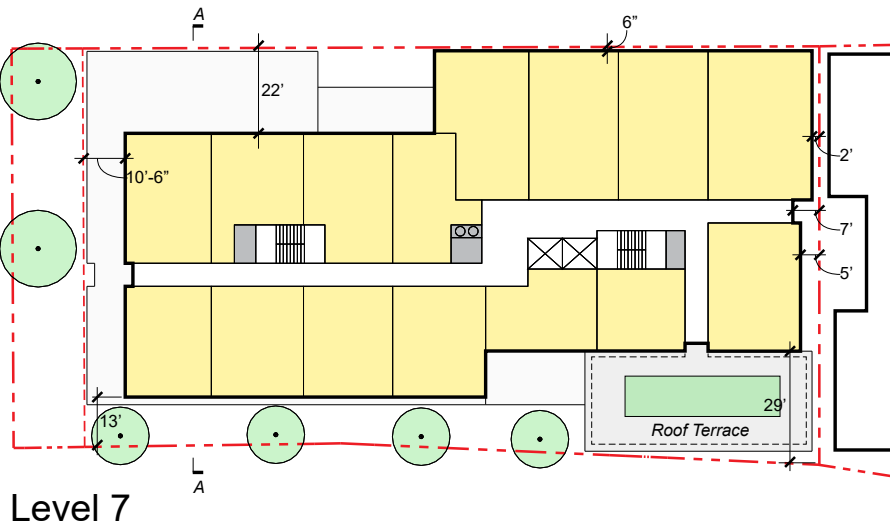
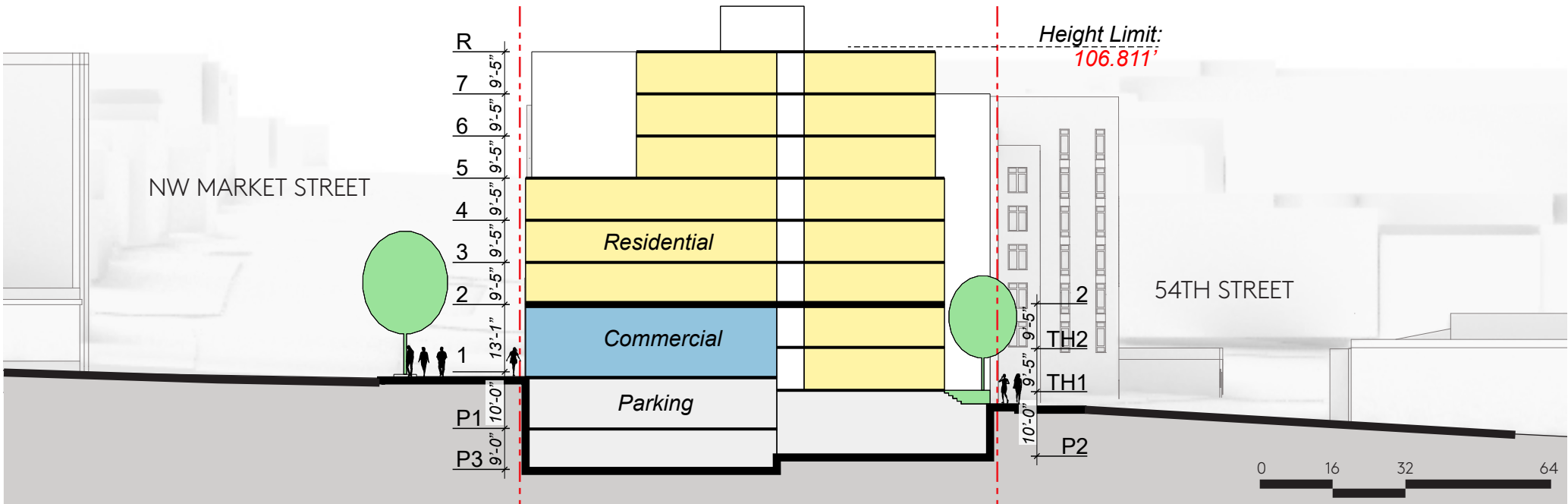
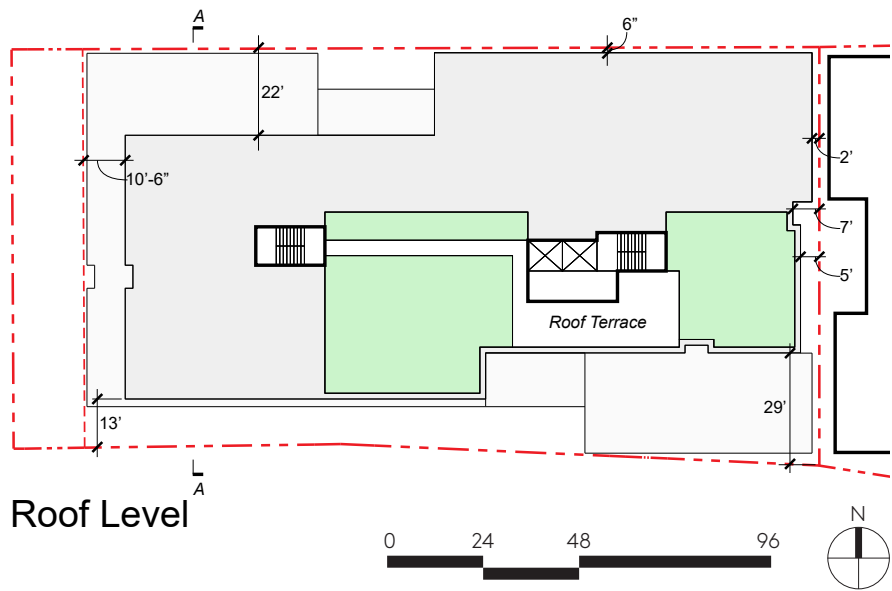
SOLID WASTE STORAGE / ACCESS
Solid waste staging occurs on 26th Ave NW at the locations indicated below. Represented here would be the anticipated largest collection day: (3) 3-cubic yard dumpsters and (1) 4-cubic yard dumpster staged on recycle pickup day. The solid waste storage room is on level P3. Building management to dolly dumpsters up to staging area at 26th Ave NW on day of service. Refer to P3 plan for solid waste storage location.



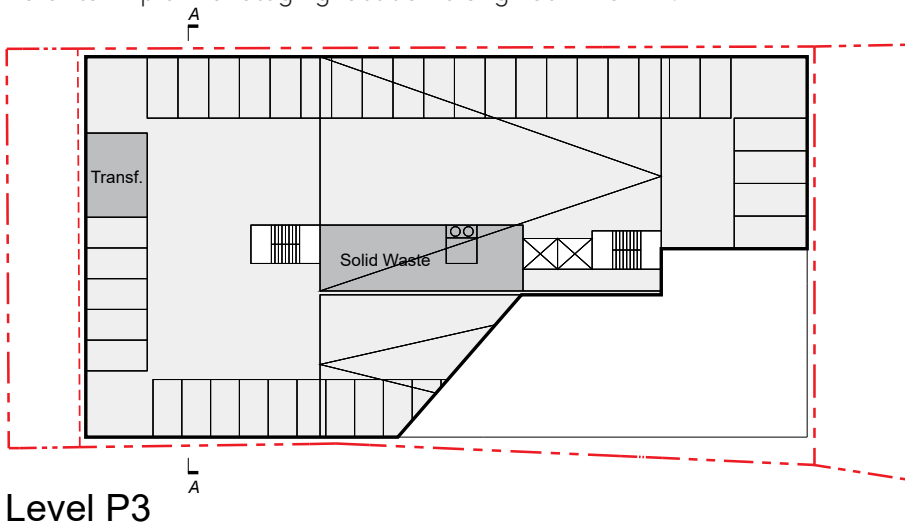
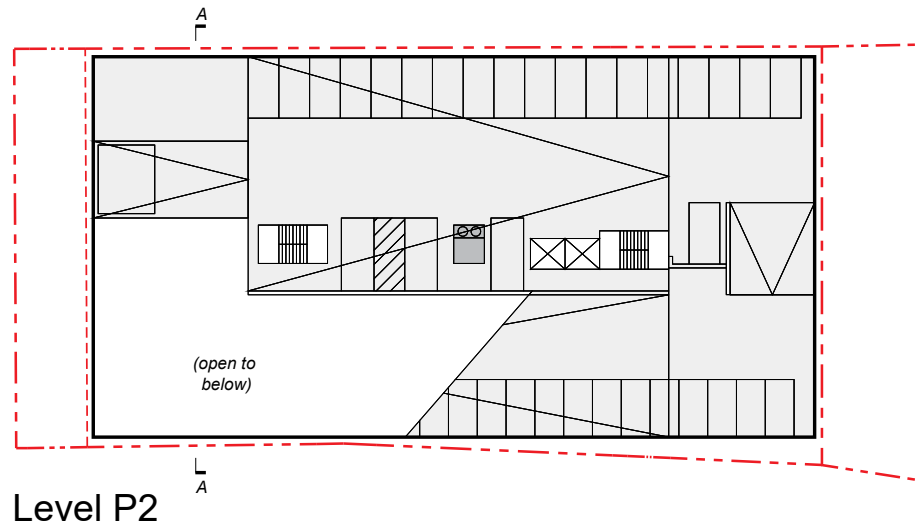
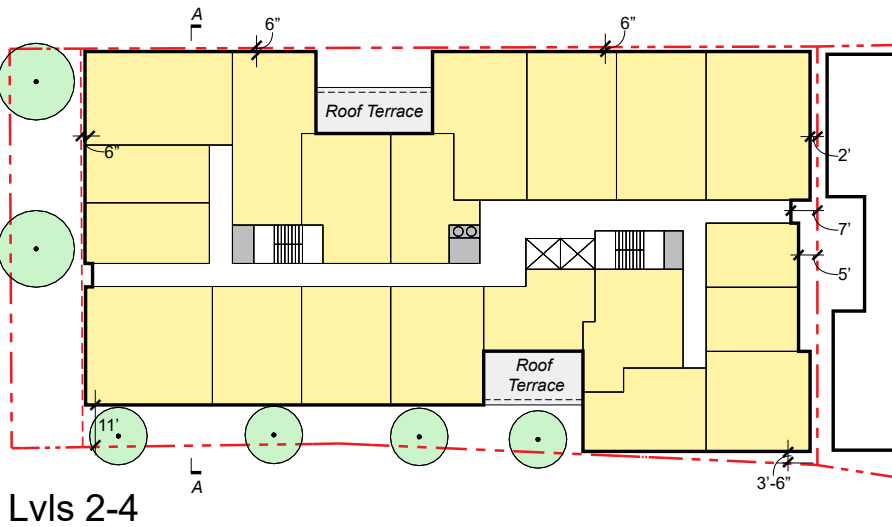
54TH STREET GROUND FLOOR PLAN (LEVELS P1 & TH 1)



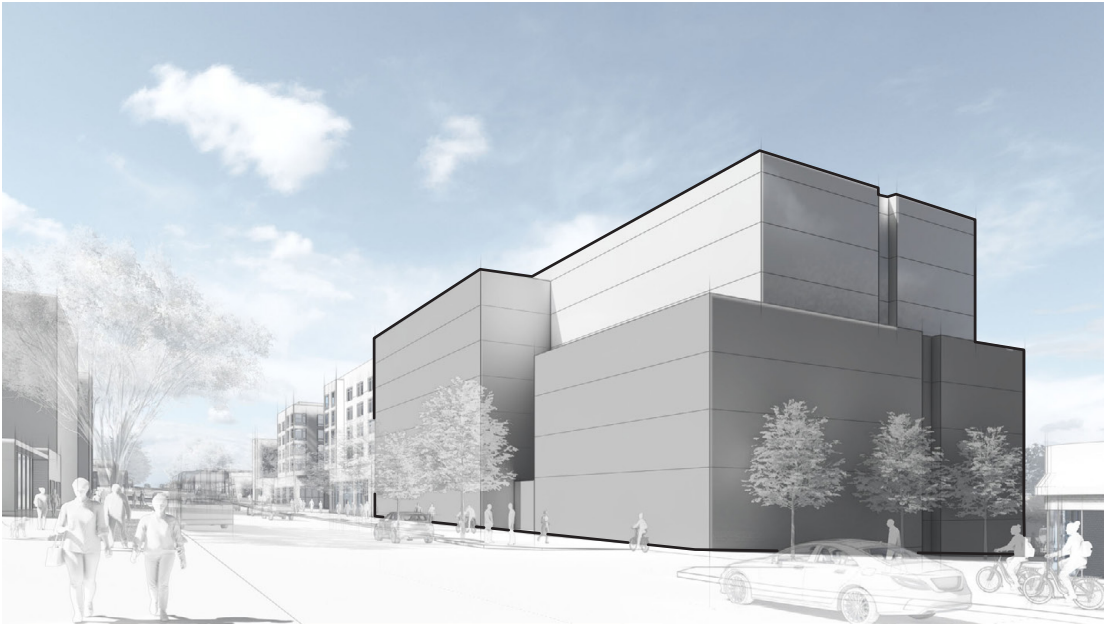
TERRACED / SCHEME 03 PLANS AND SECTION



SOLID WASTE STORAGE / ACCESS
The solid waste storage room is on level P3. Building management to dolly dumpsters up to staging area at 26th Ave NW on day of service. Refer to P1 plan for staging location along 26th Ave NW.



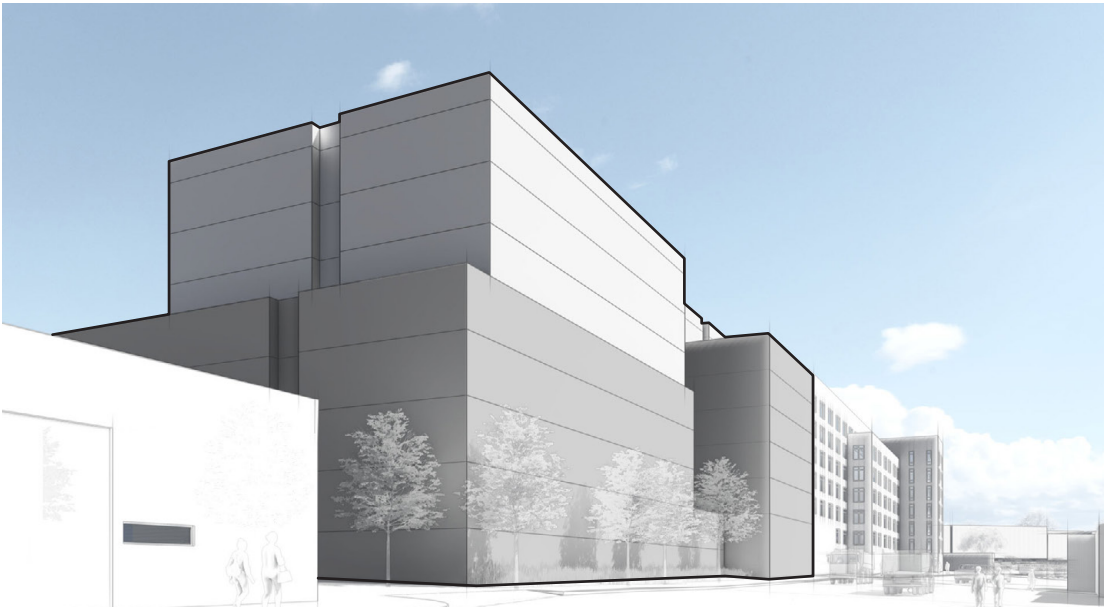
TERRACED / SCHEME 03 *PERSPECTIVES*



1. LOOKING EAST ON MARKET ST.



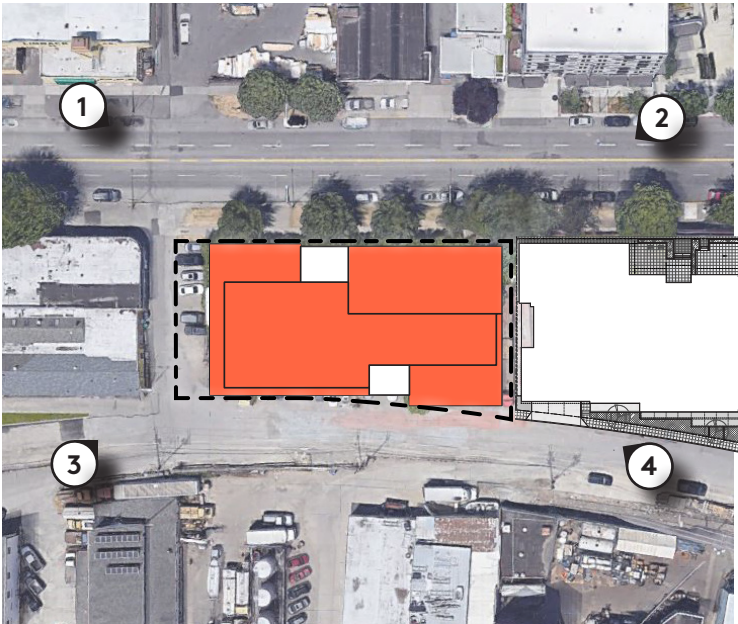
2. LOOKING WEST ON MARKET ST.



3. LOOKING EAST ON 54TH ST.



4. LOOKING WEST ON 54TH ST.



TERRACED / SCHEME 03 DEPARTURE REQUEST SUMMARY

DEPARTURE REQUEST

23.47A.009.F.4.B UPPER-LEVEL SETBACKS
(BALLARD HUB URBAN VILLAGE)*

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.

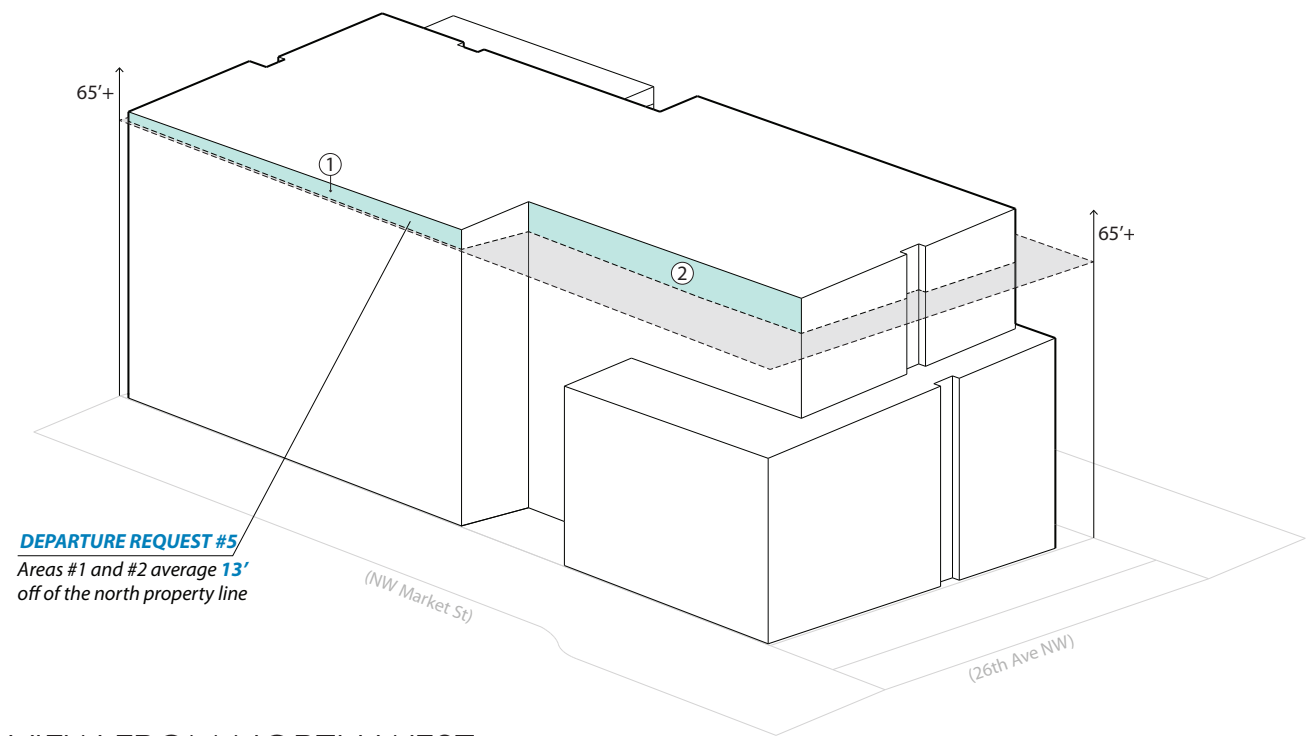
**These setbacks apply to all three streets bounding this site, NW Market St, 26th Ave NW & NW 54th St.*

PROPOSITION

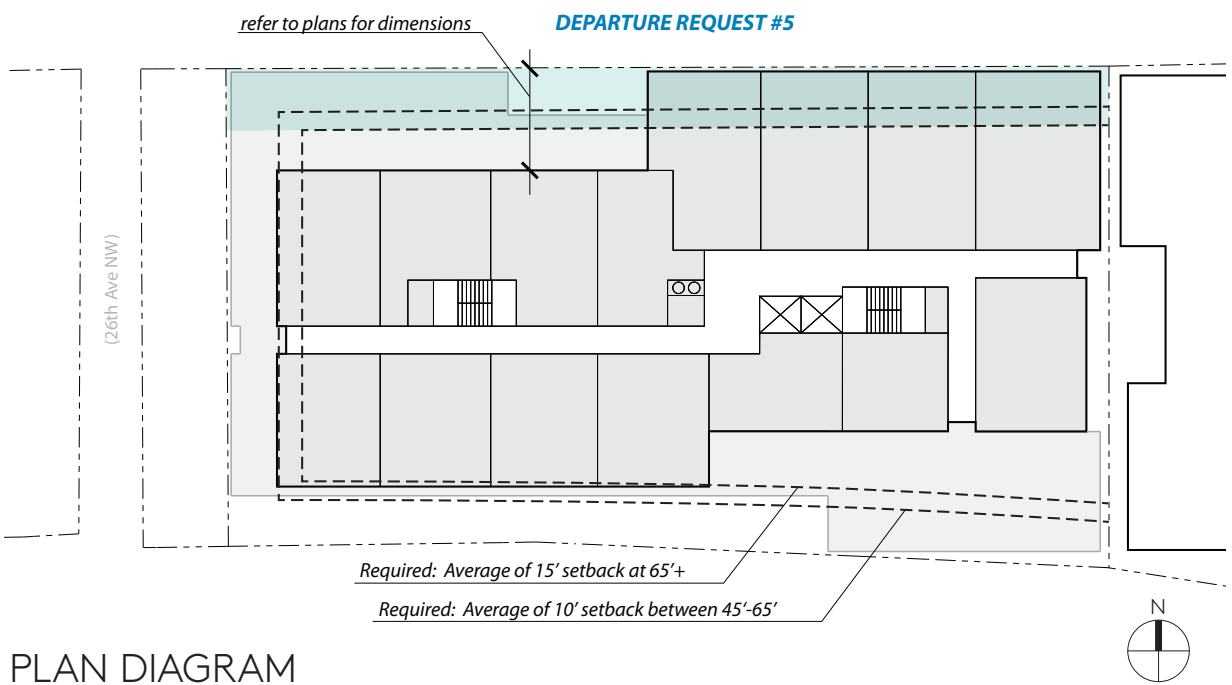
The following average setback along NW Market St above 65 feet:

NW Market St - Departure Request:

Departure Request #5: To provide an average of **13'** setback above 65'



VIEW FROM NORTH WEST



PLAN DIAGRAM

RATIONALE

CS2 - URBAN PATTERN AND FORM

The departure allows the project to better respond to the changing urban character of the district, the structure's massing reflecting the transition from urban to industrial character. This scheme responds to the Ballard Character Core, the Industrial character areas, and breaks down the length of the site into two shorter segments. Upper level setbacks reduce the height of street facing facades to mitigate "street canyons" and reduce the perceived mass of the building.

CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

The departure allows for division of the 7 story mass into one, two, and three story elements, reducing the perceived mass of the building both from the street level and from neighboring buildings.

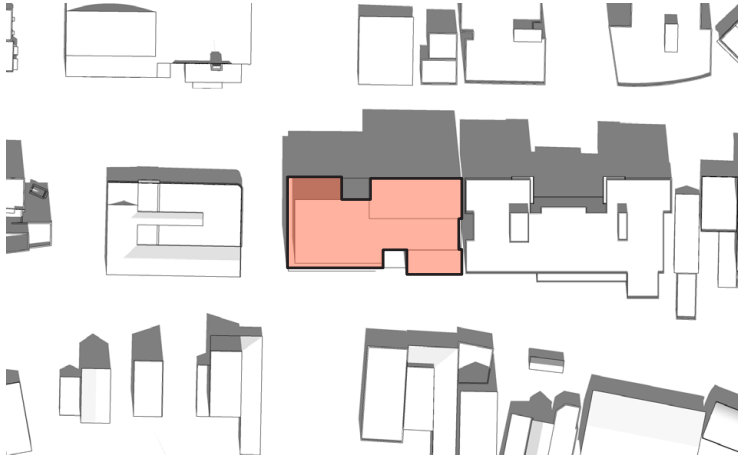
The departure facilitates a unified design and integrates the upper levels into the overall building design. The massing options respond to the surrounding architectural character of the project site, including the maritime-industrial uses south of the site, the traditional character along Ballard Ave east of the site, and the expansion of the urban center along Market St. The scheme reflects the utility of industrial buildings, while employing modern urban design principles.

TERRACED / SCHEME 03 *SOLAR STUDY*

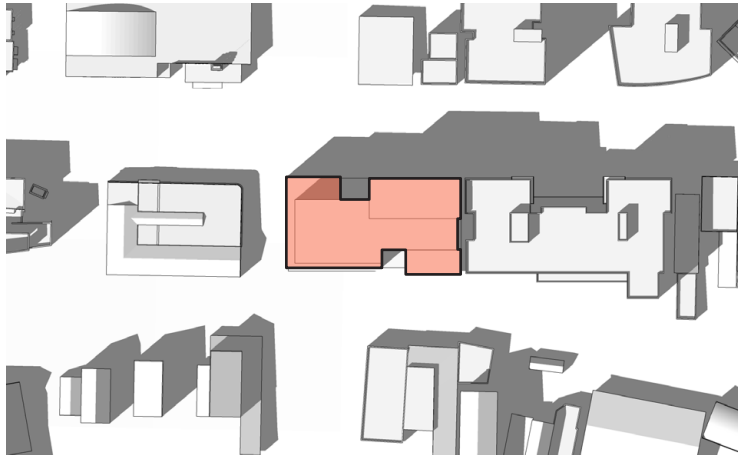
MARCH 21ST:



9 AM



NOON

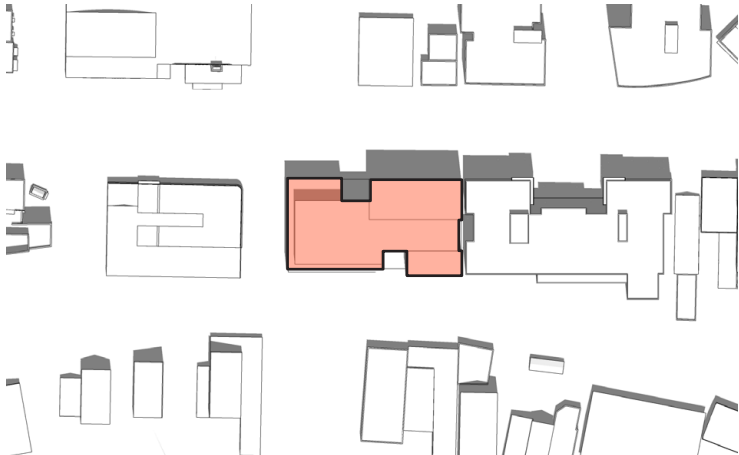


3 PM

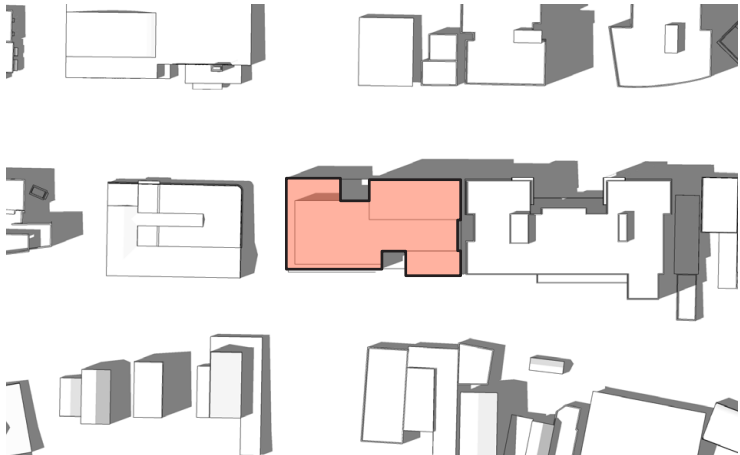
JUNE 21ST:



9 AM



NOON



3 PM

DECEMBER 21ST:



9 AM

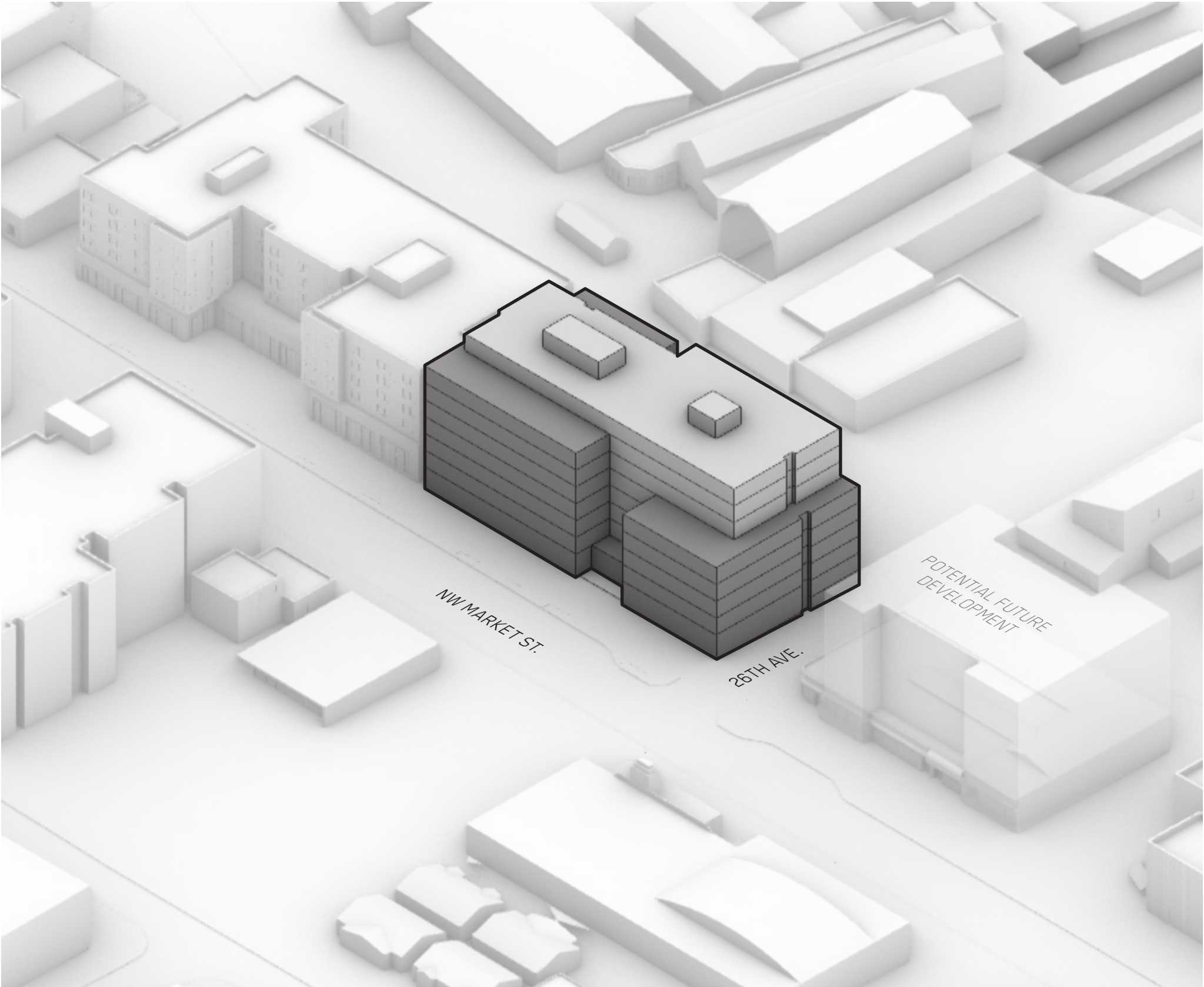


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TERRACED / SCHEME 03 (85') SUMMARY



VIEW FROM NORTHWEST

TERRACED / SCHEME 03 (85')

A variation on Scheme 03 that utilizes a 85' height limit through a NC3P-85(M) Contract Rezone.

FAR / GFA:	5.75 / 125,500 GFA
Unit Count:	140
Parking Stalls:	65-78
Commercial Area:	~7000 SF

PROS

- Upper level setbacks reduce the apparent structure height along NW Market St. and NW 54th Street.
- Additional height allowance provides more affordable units and housing density at a prime urban village site.
- Increased height allows for additional modulation along the interior lot line by providing a flexible application of FAR.
- Higher building volume along the west edge of the site creates stronger corner along 26th Ave. NW and more attractive proportions when viewed from grade.
- Increased housing productivity on TOD site.

CONS

- The added height exceeds the scale of existing development around the site.

DEPARTURES

- None.

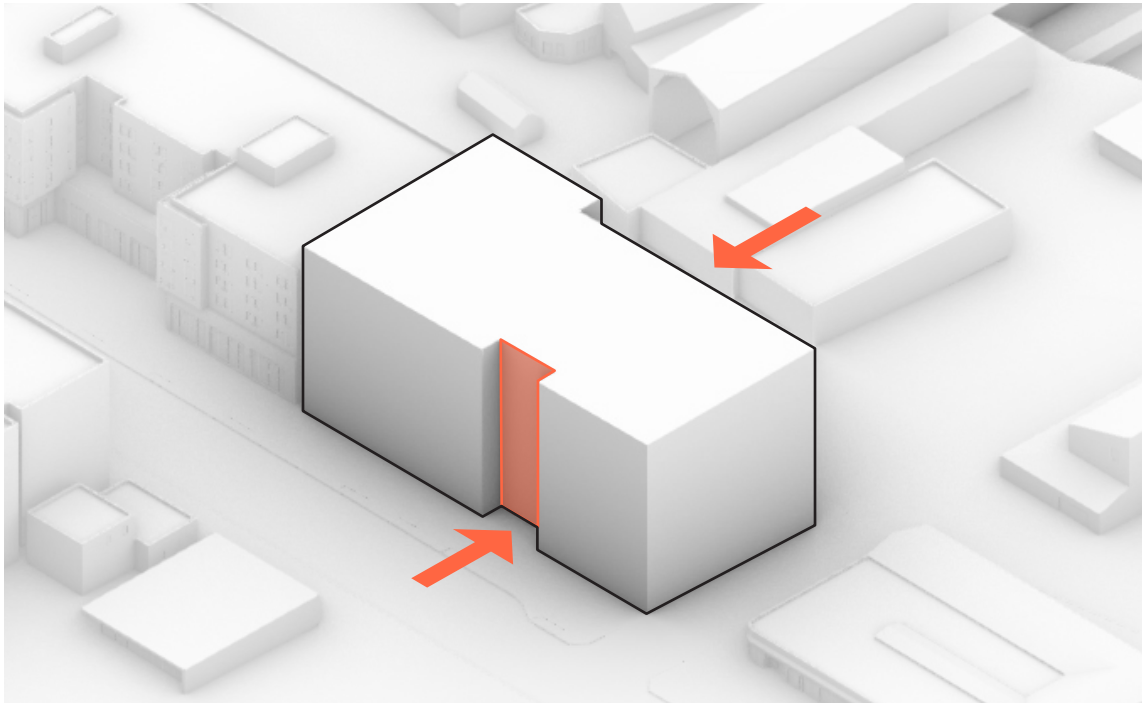
JUSTIFICATION

A taller variation of Scheme 03 is offered for the Board's consideration. It is presumed that the city may consider future up-zones to sites in the district to further leverage TOD proximity. Working to an 85' height limit allows for an additional floor of housing units, thereby increasing the productivity of the site to better meet the region's demand for urban housing.

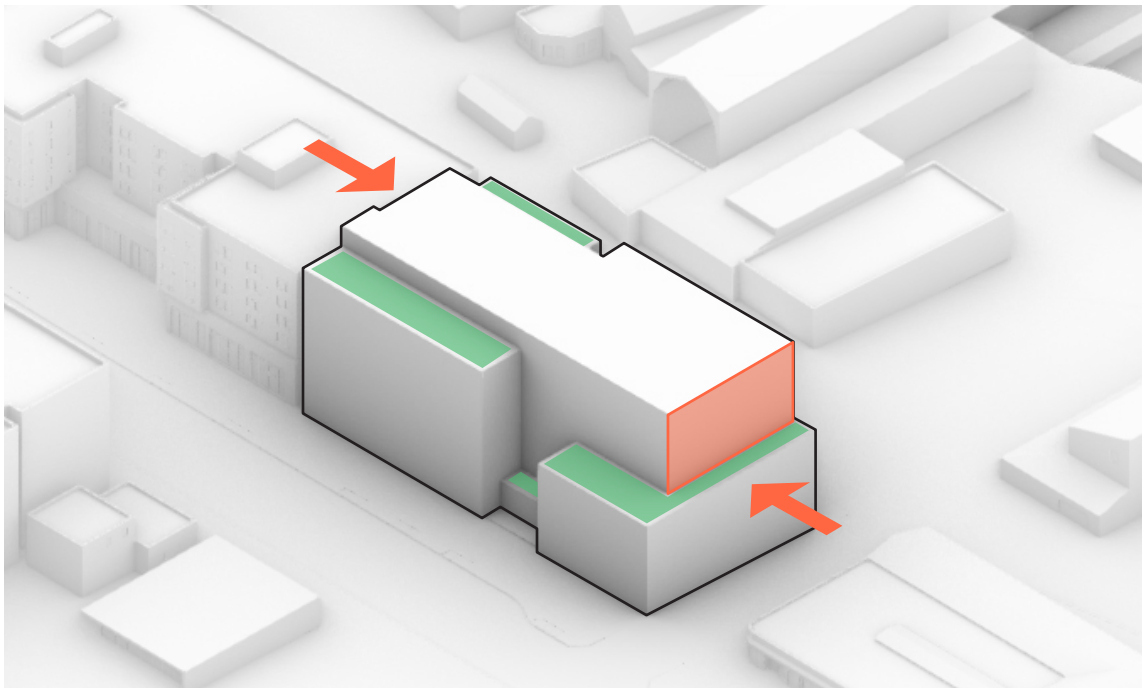
In addition to providing approximately 16% more housing units, the 85' variation allows the design team to distribute the floor area in a manner that is code compliant, more responsive to the Ballard Urban Design Guidelines, and generally more contextually responsive in the sculpting of building volume. Because the NC3-85 zone only provides an additional .25 FAR, the building is further offset from the street allowing a greater reduction of the perceived building's mass. Though the building will in fact be taller, the design team believes enhanced public benefit derives from an 85' high version of Scheme 03.

In addition, the 85' variation will be able to provide taller floor-to-floor height for the commercial space along NW Market St., beyond the code stipulated minimum of 13'. In our judgment, additional structure height improves the pedestrian experience along the building edge.

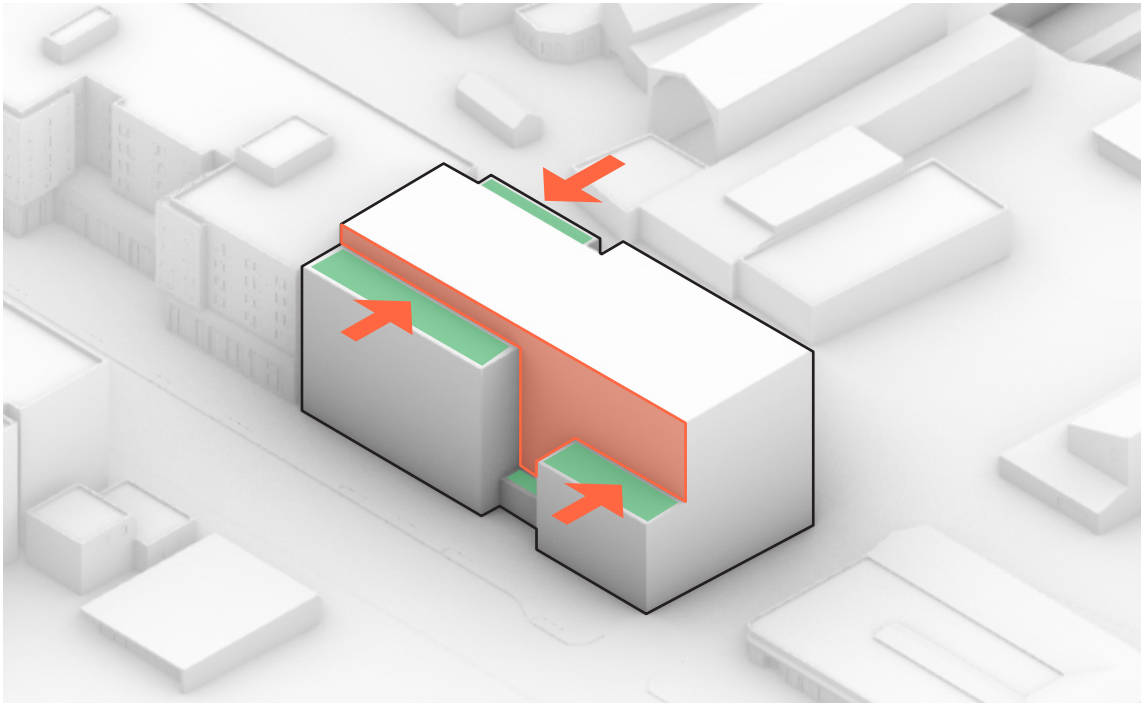
TERRACED / SCHEME 03 (85') *CONCEPT DIAGRAM*



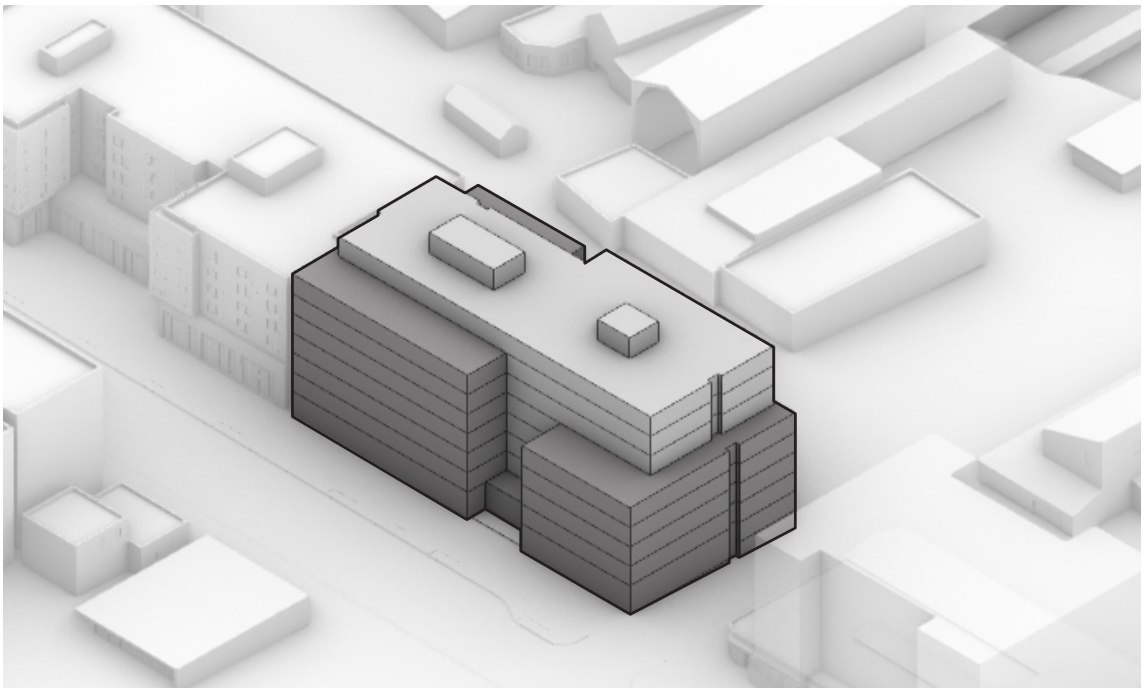
01 / FACADE LENGTH REDUCTION
The massing is broken up at the long north and south facades to reduce the length of the building facades along the principal street frontages.



03 / PENTHOUSE
The offset massing along the east and west facades reduce the size of the building volumes and better relate the massing to the neighborhood scale.



02 / SECONDARY MASSING
Upper level setbacks applied along NW Market St. and NW 54th St. provide increased daylight penetration to the street.



04 / COMPLETED MASSING

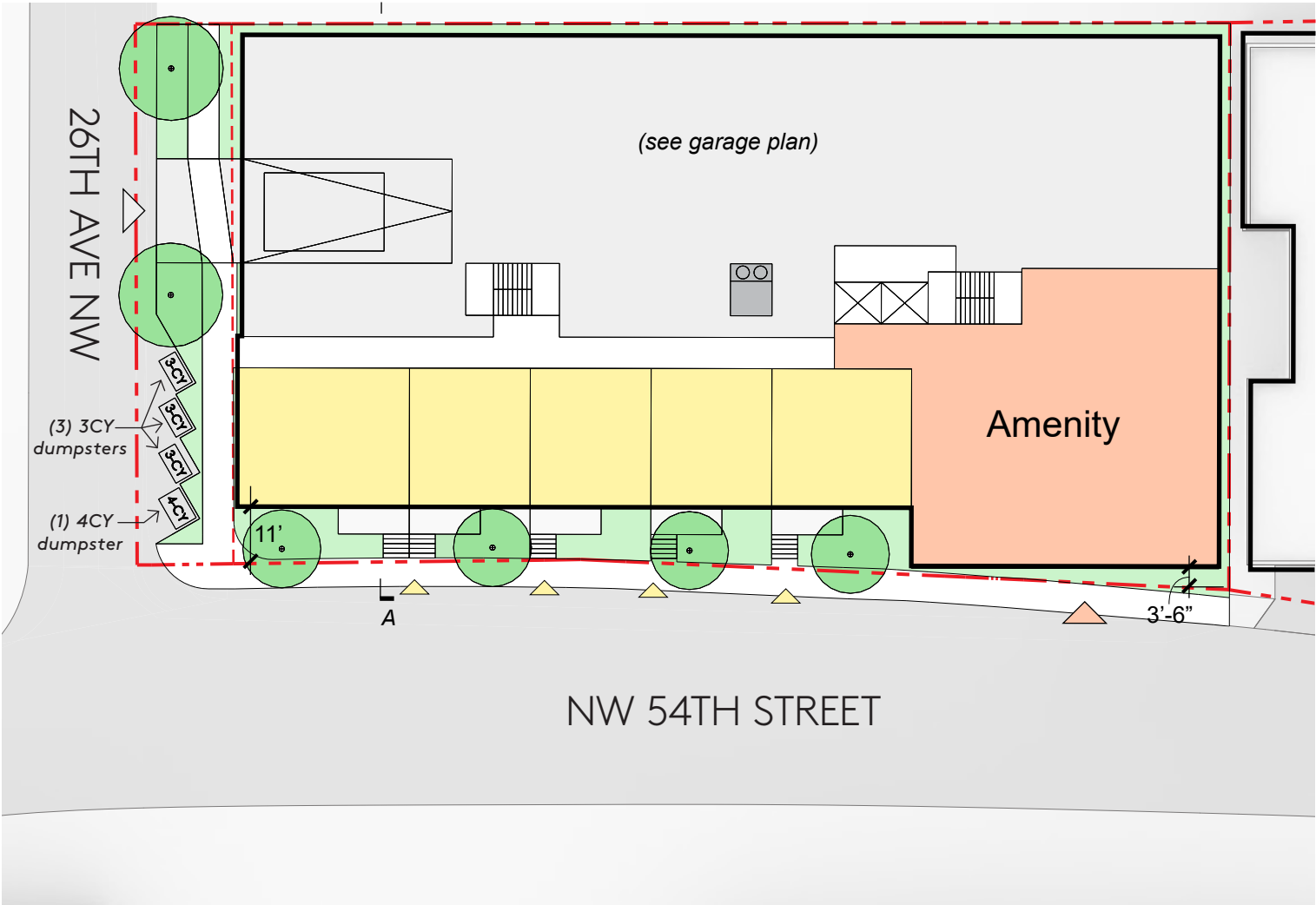
TERRACED / SCHEME 03 (85') SITE PLAN



MARKET STREET GROUND FLOOR PLAN (LEVELS 1 & TH 2)

SOLID WASTE STORAGE / ACCESS

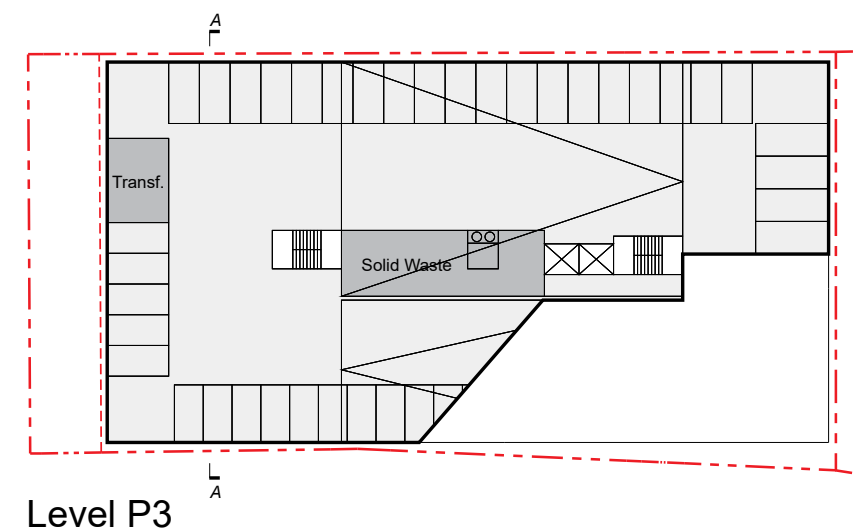
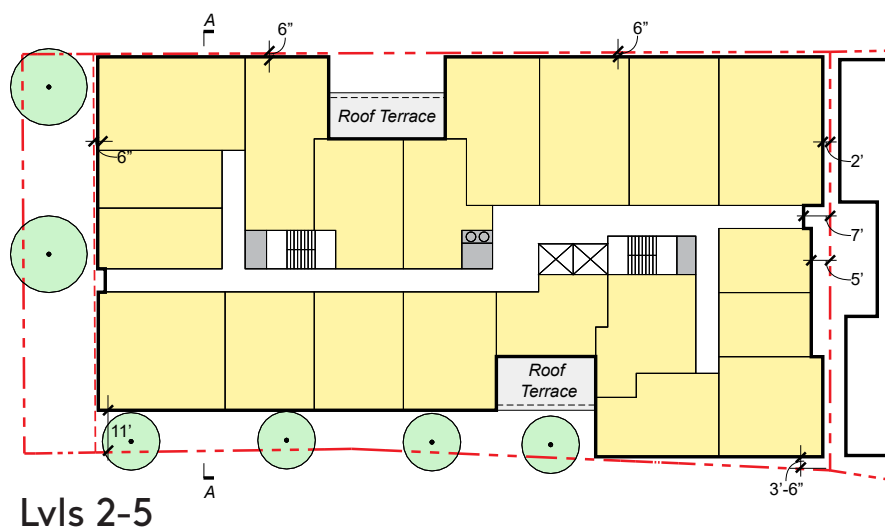
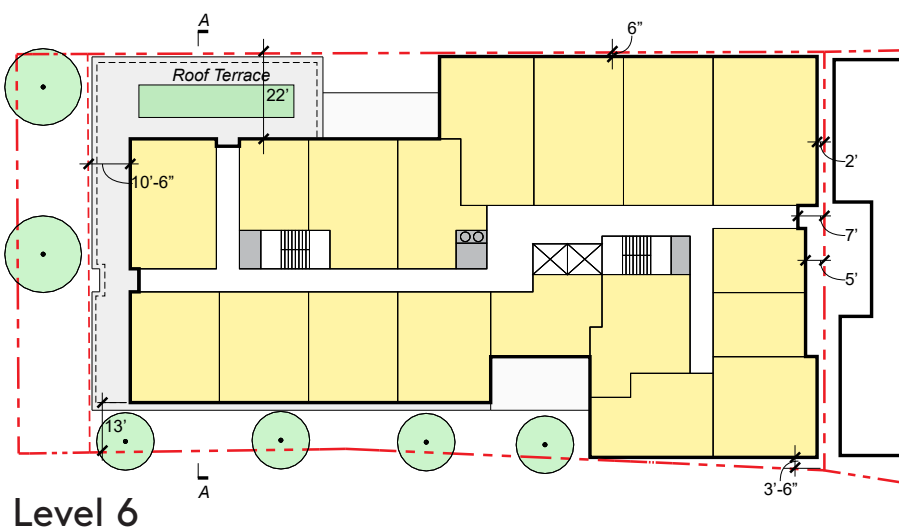
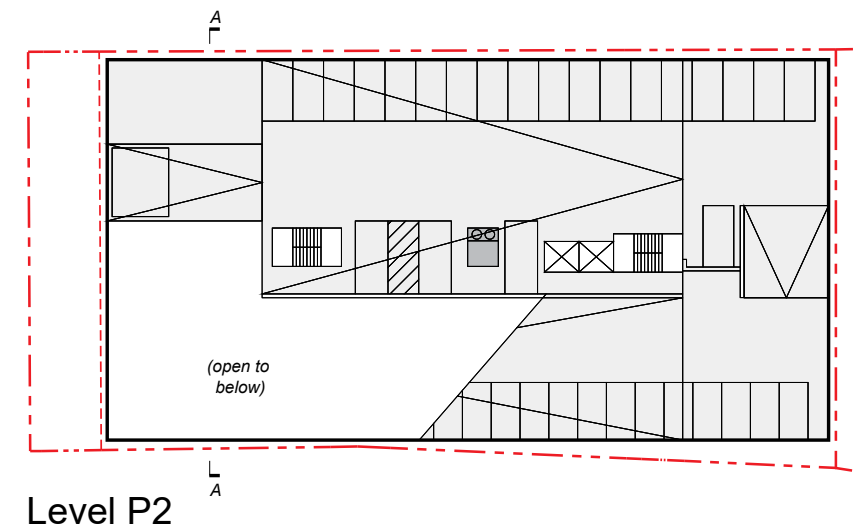
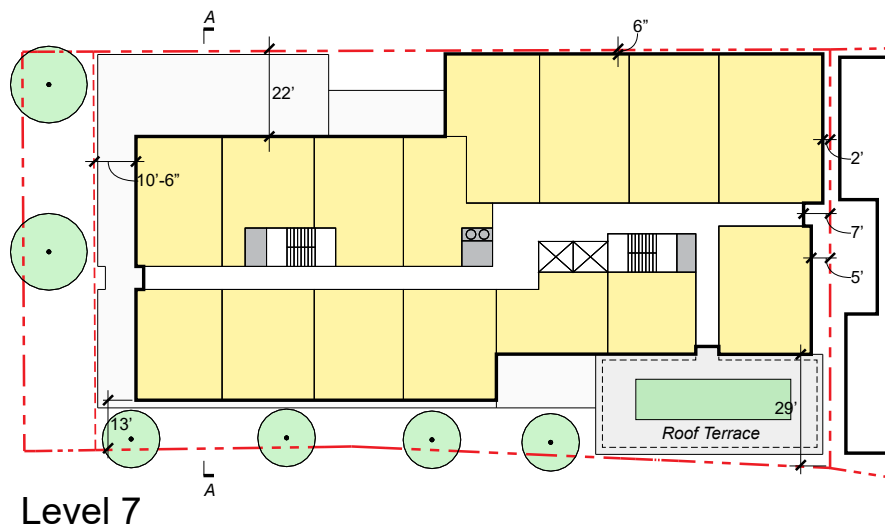
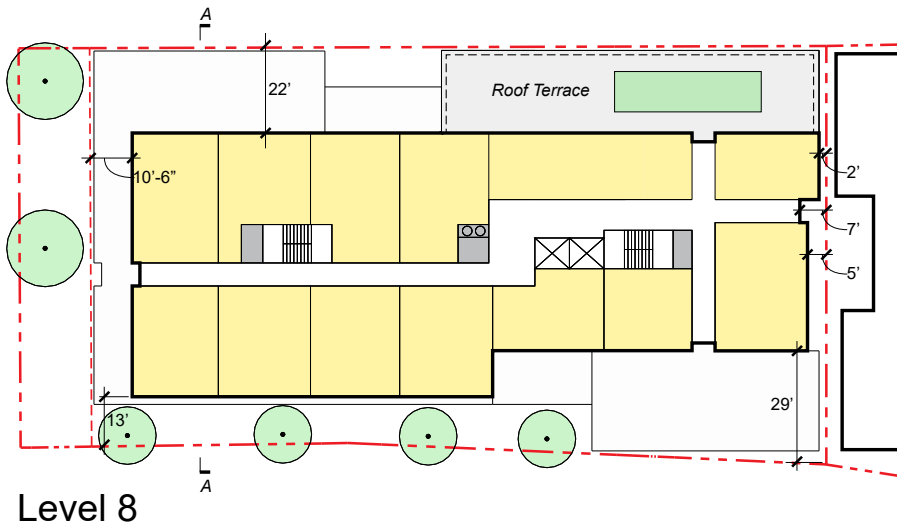
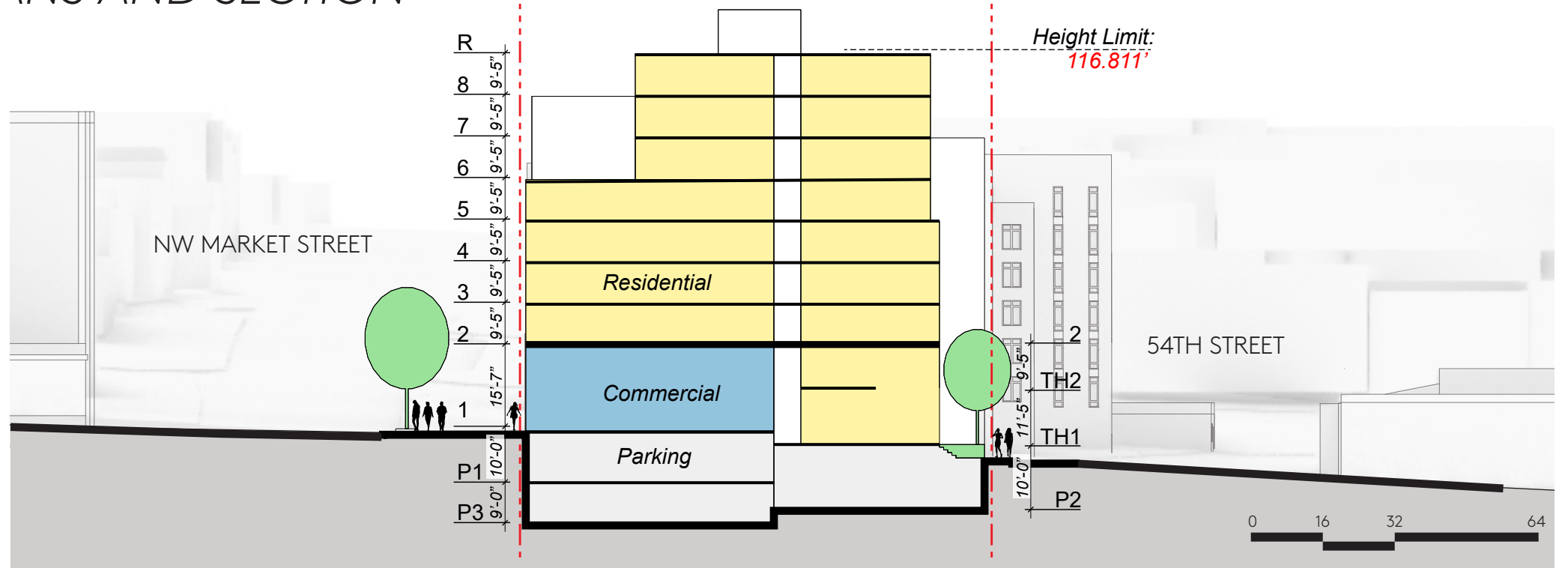
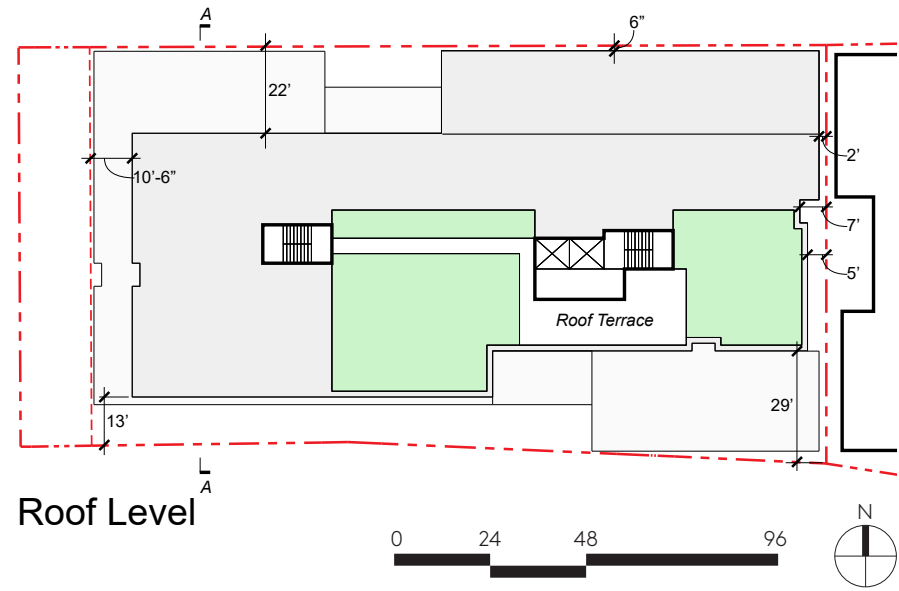
Solid waste staging occurs on 26th Ave NW at the locations indicated below. Represented here would be the anticipated largest collection day: (3) 3-cubic yard dumpsters and (1) 4-cubic yard dumpster staged on recycle pickup day. The solid waste storage room is on level P3. Building management to dolly dumpsters up to staging area at 26th Ave NW on day of service. Refer to P3 plan for solid waste storage location.



54TH STREET GROUND FLOOR PLAN (LEVELS P1 & TH 1)



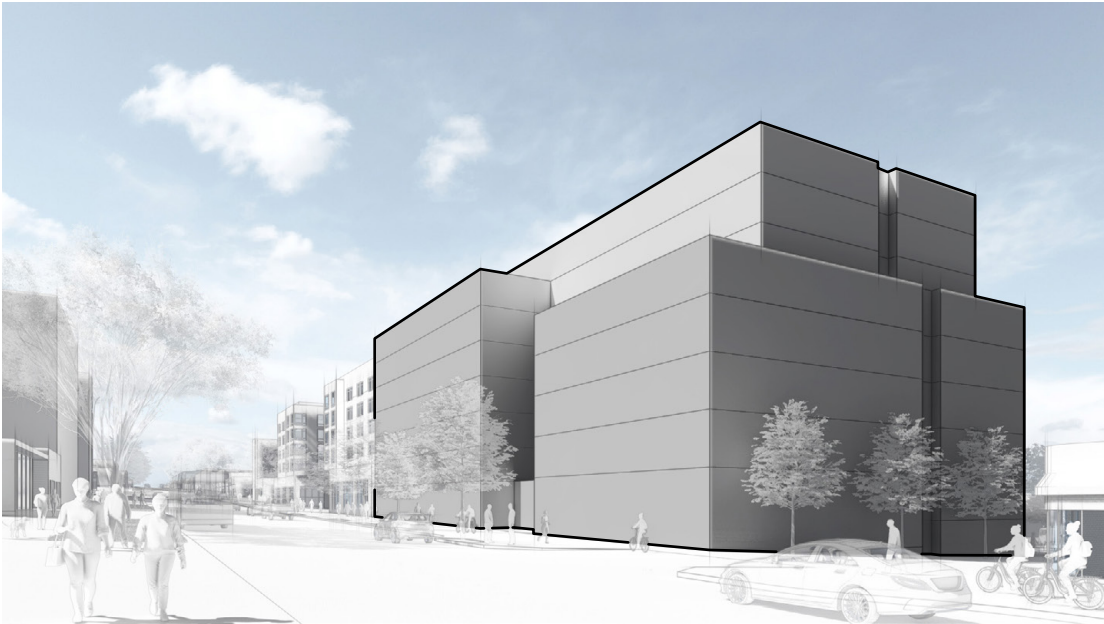
TERRACED / SCHEME 03 (85') PLANS AND SECTION



SOLID WASTE
STORAGE / ACCESS

The solid waste storage room is on level P3. Building management to dolly dumpsters up to staging area at 26th Ave NW on day of service. Refer to P1 plan for staging location along 26th Ave NW.

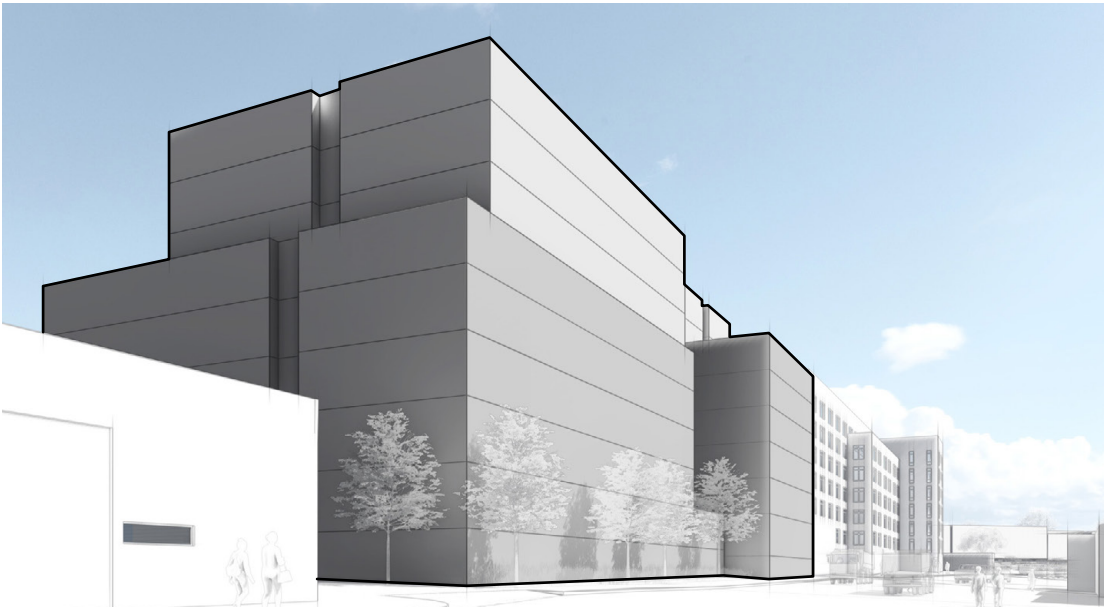
TERRACED / SCHEME 03 (85') PERSPECTIVES



1. LOOKING EAST ON MARKET ST.



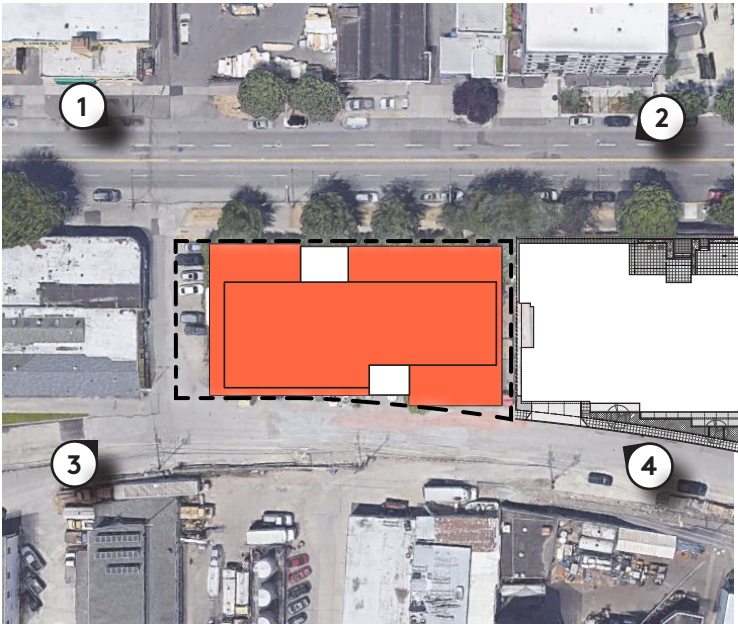
2. LOOKING WEST ON MARKET ST.



3. LOOKING EAST ON 54TH ST.



4. LOOKING WEST ON 54TH ST.



TERRACED / SCHEME 03 (85') SOLAR STUDY

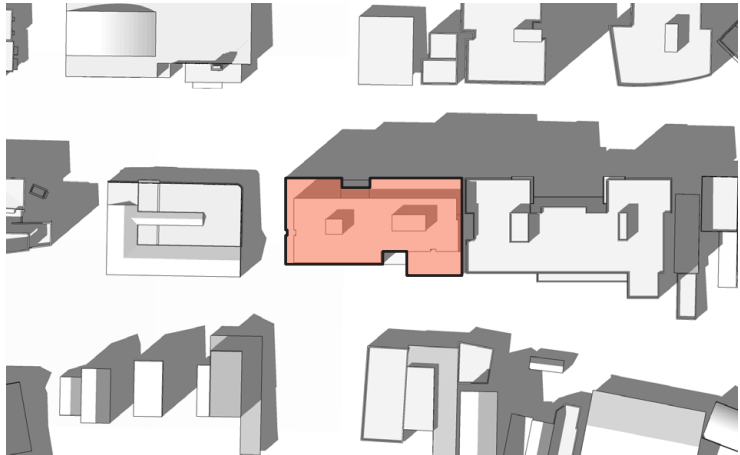
MARCH 21ST:



9 AM

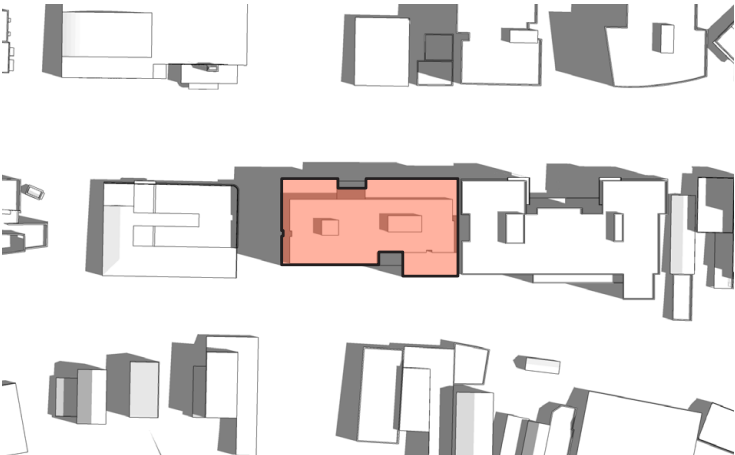


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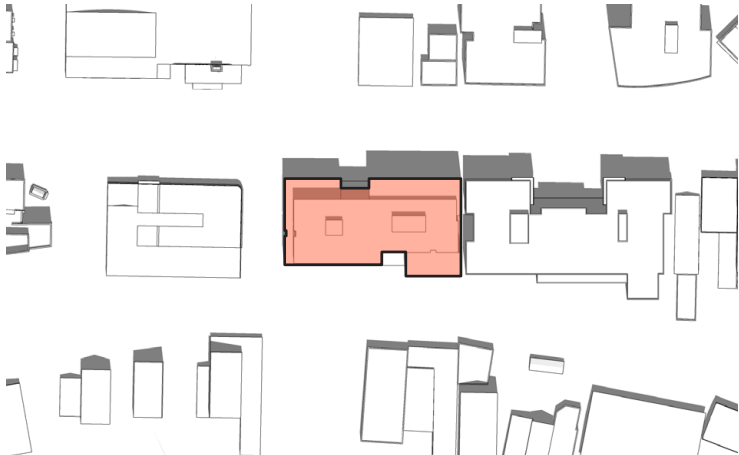


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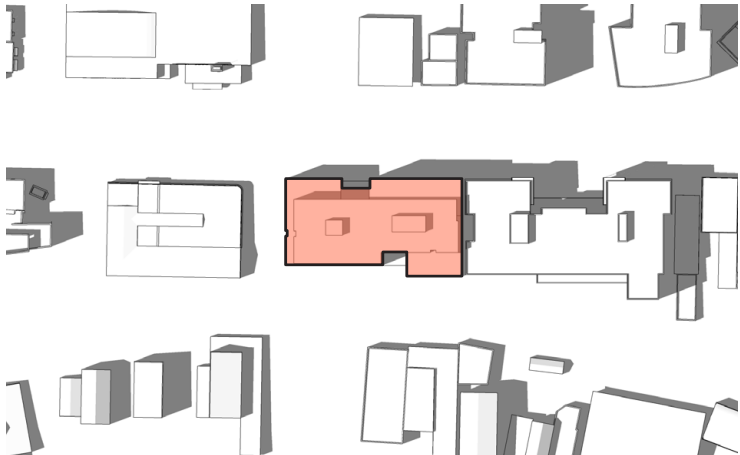
JUNE 21ST:



9 AM



NOON



3 PM

DECEMBER 21ST:



9 AM



NOON



3 PM

The End —

(SITE)