

2501 NW Market St. —

Design Recommendation —

March 07, 2022

Address —

2501 NW Market St.
Seattle, WA 98107

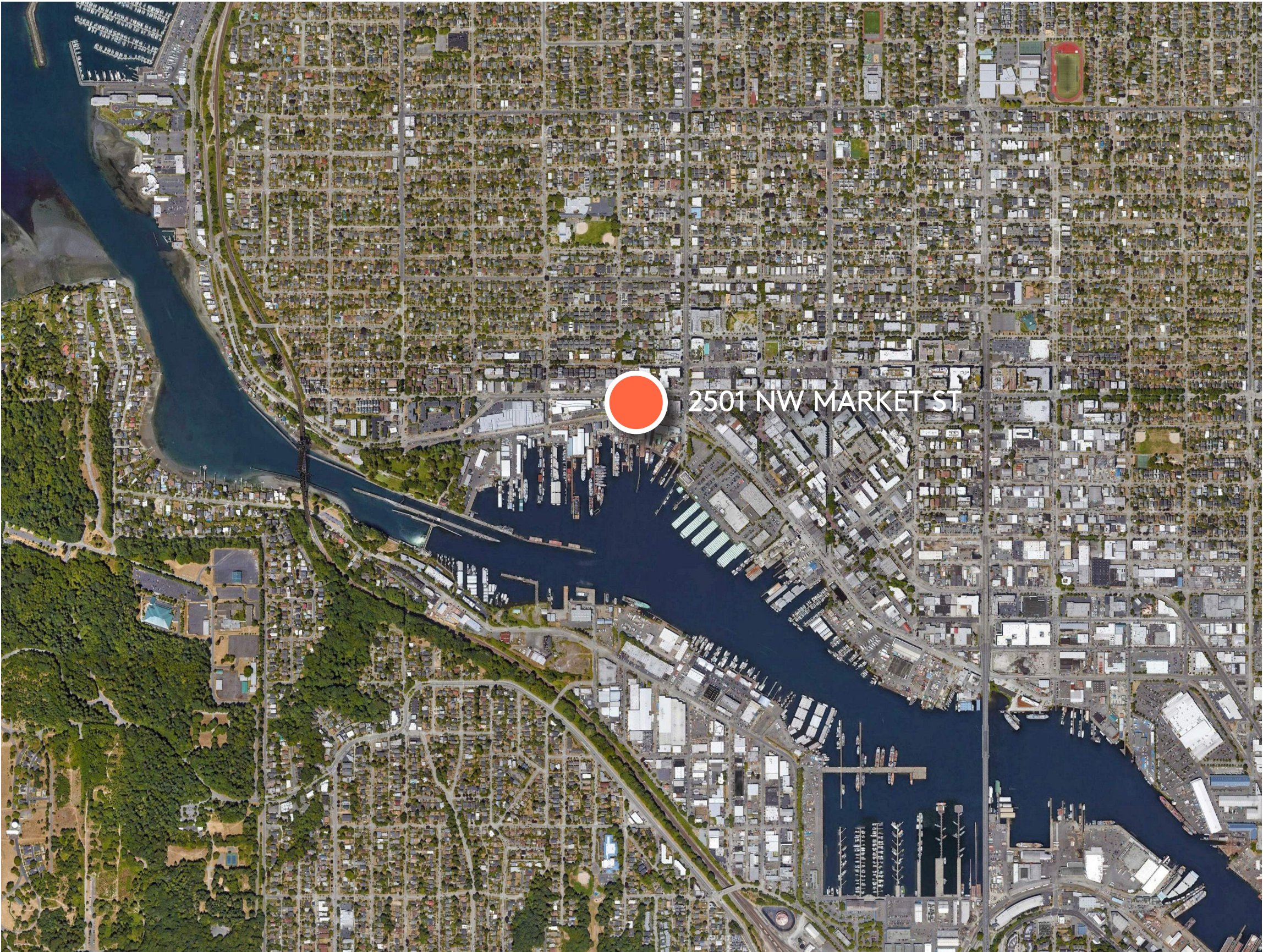
Project Number —

3037590-LU

Applicant Team —

Developer: J. Selig Real Estate LLC
Architect: Mithun

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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:
7 Studio Units
85 1-Bedroom Units
18 2-Bedroom Units
110 Units Total (with 7 MHA Units)

Gross Floor Area:
Approximately 116,514 GSF

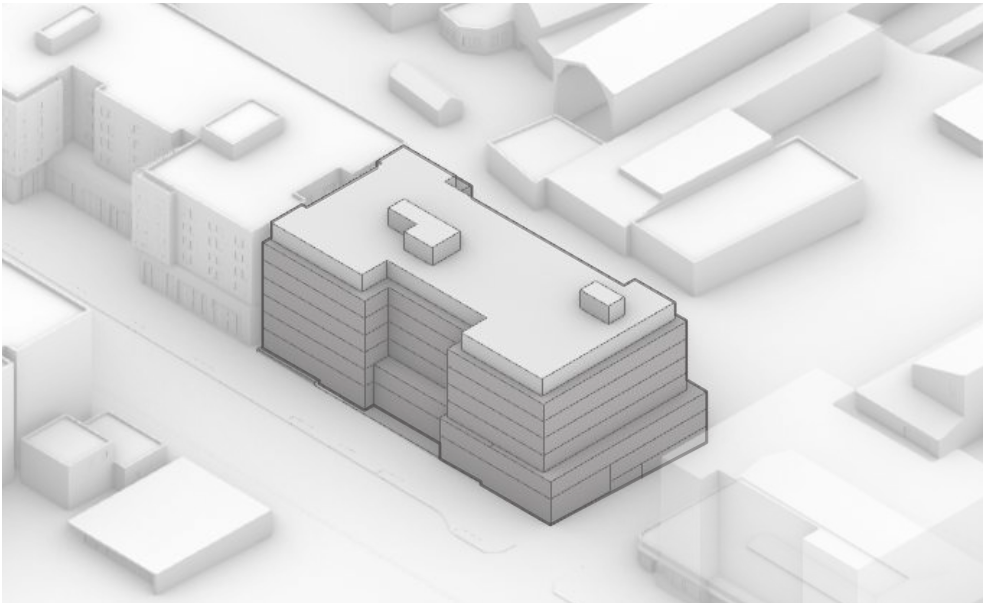
Commercial Square Footage:
Approximately 4,585 GSF

Number and Location of Parking Stalls:
Approximately 67 Below-Grade Parking Stalls

Project Description:
7-story mixed-use multi-unit residential building containing approximately 110 residential units, approximately 4,585 GSF of commercial space and parking for approximately 67 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.

EDG Review—

EARLY DESIGN GUIDANCE REVIEW - SUMMARY OF DESIGN 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

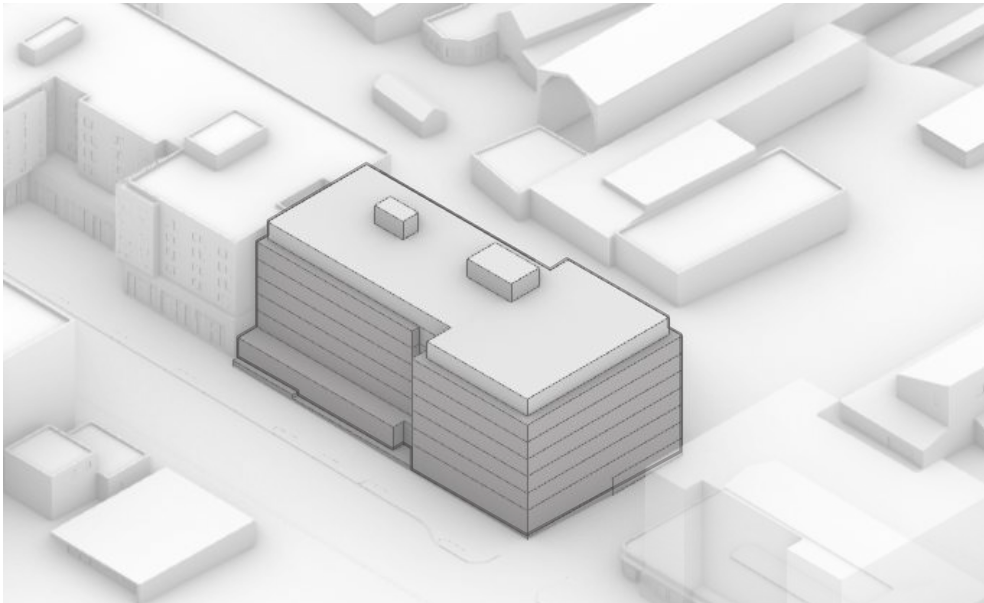
- Three divisions replicate historic site widths in Ballard
- Courtyard provides usable open space at the street level
- Courtyard is oriented to the north, away from active industrial waterfront uses located to the south

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

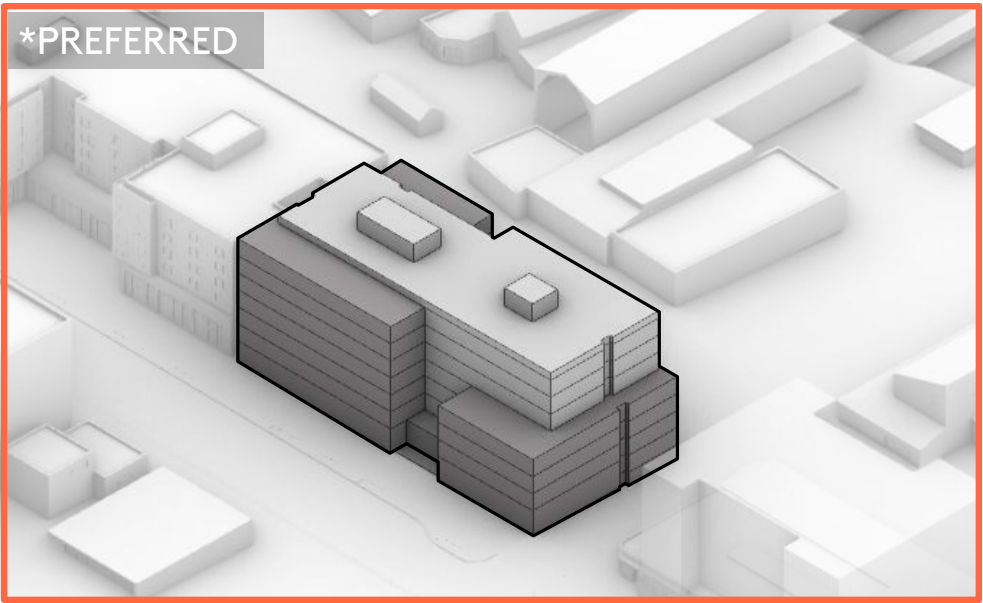
- Building organization allows outdoor amenity space above NW 54th Street facing the waterfront
- Reduced facade length along NW Market Street
- Unified massing composition
- Reduced facade length along shared interior lot line

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

EARLY DESIGN GUIDANCE REVIEW - PREFERRED ARCHITECTURAL CONCEPT

6



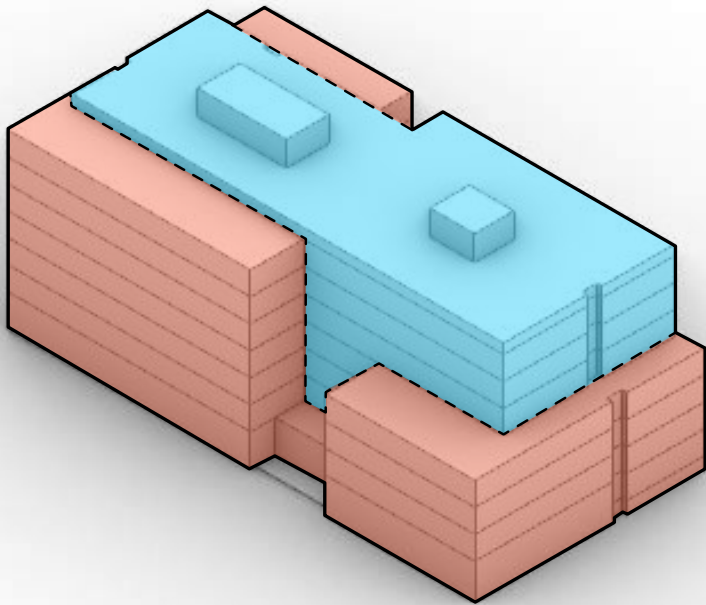
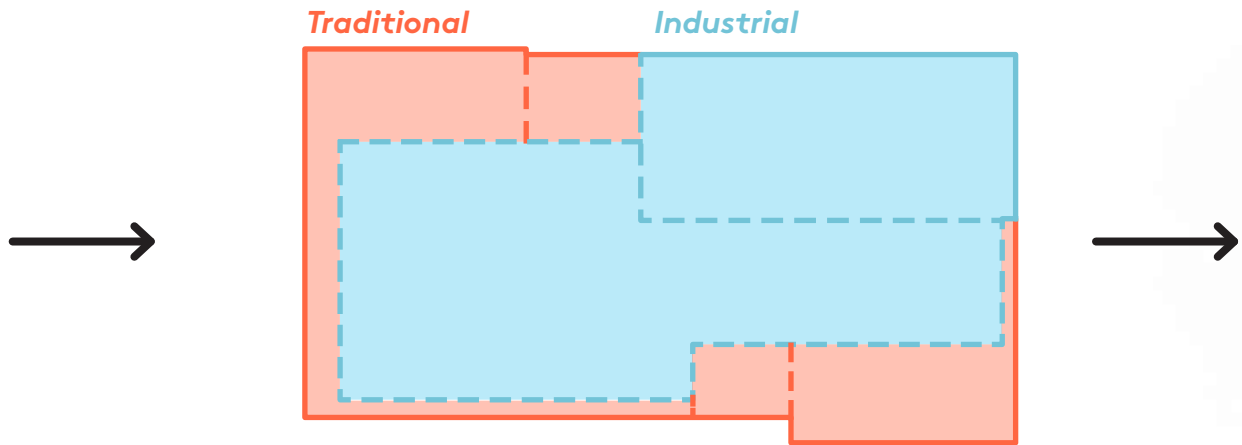
Traditional Ballard Character (Ballard Avenue Historic District)

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.

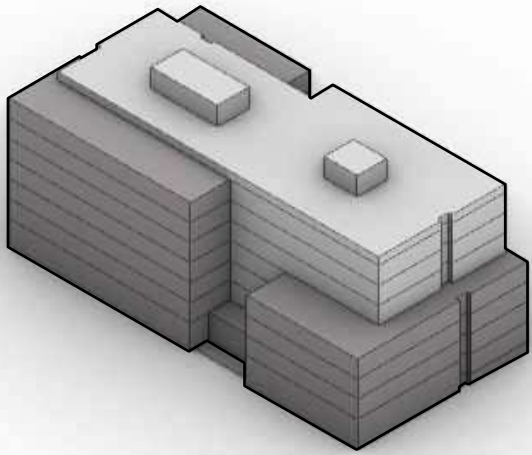


Industrial Ballard Character

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.



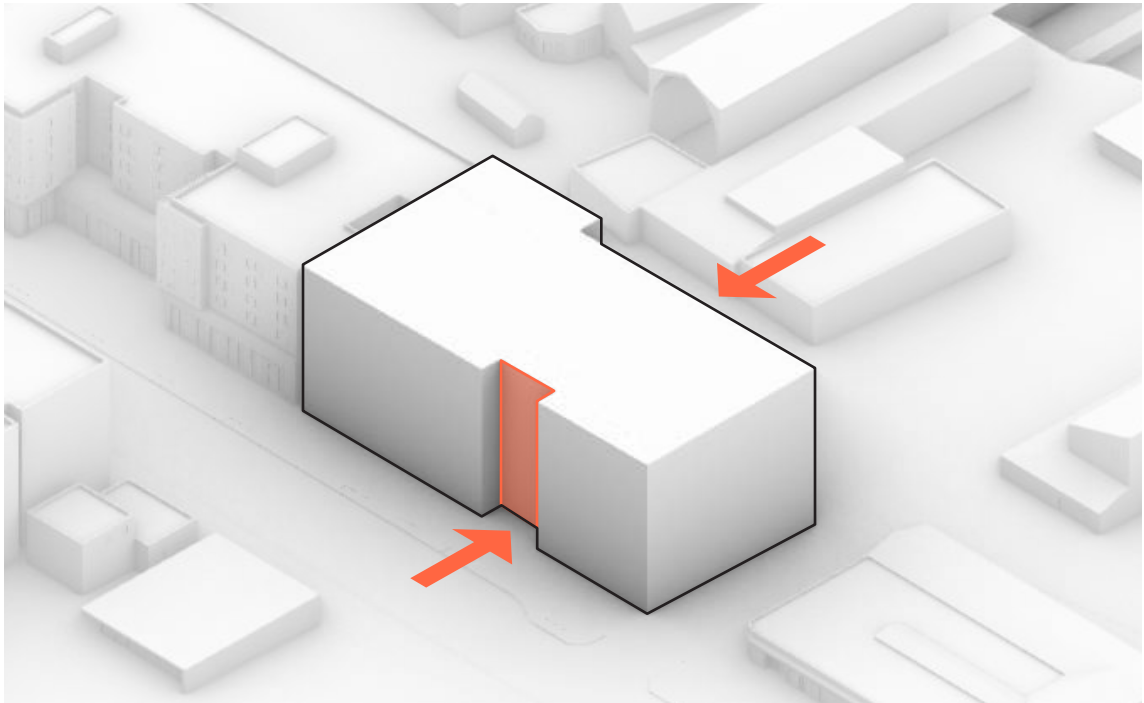
- Traditional Ballard Character
- Industrial Ballard Character



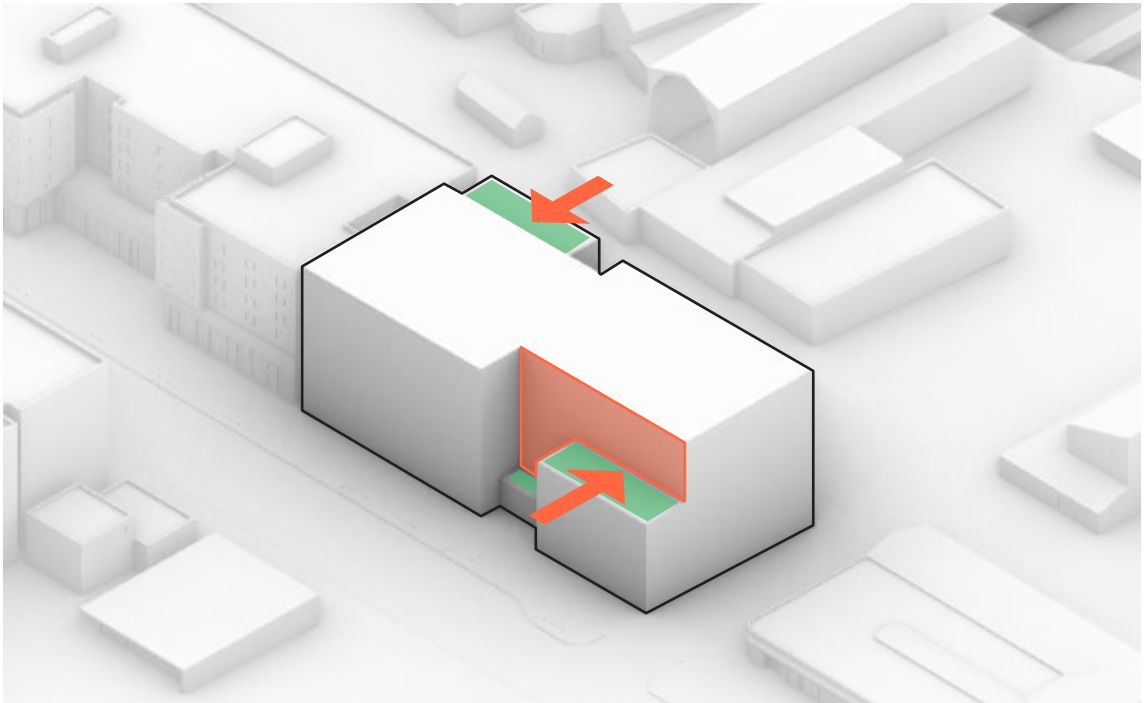
Relationship of Concept to Site Character

The resulting massing exercises architectural character, material application, and form to complement 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.

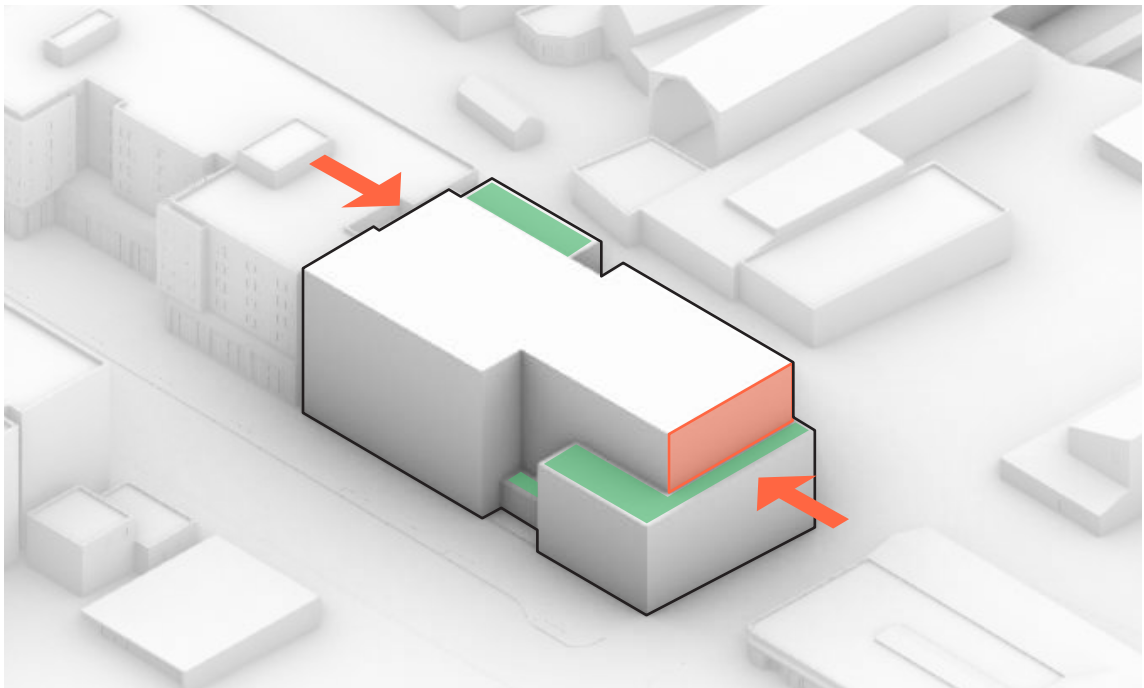
EARLY DESIGN GUIDANCE REVIEW - *PREFERRED MASSING RATIONALE*



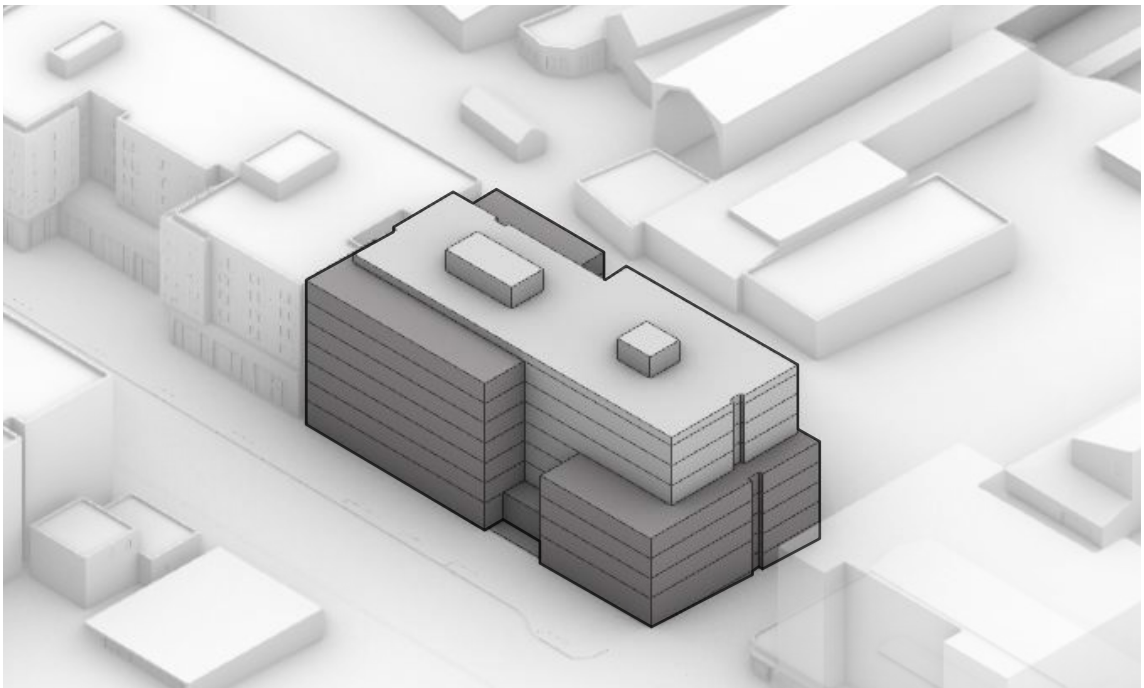
01 / FACADE LENGTH REDUCTION
Inset facade areas break up the volume along the north and south facades to reduce the scale of the building.



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



03 / SETBACK
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.



04 / COMPLETED MASSING

SUMMARY OF EARLY DESIGN GUIDANCE RECOMMENDATIONS

8

1

Massing

- A. The Board expressed support for Scheme 3 over the other two massing schemes due to the strength of its simple complementary massing forms and the compatibility of the massing to the concept which expresses the surrounding industrial and traditional commercial character through a simple contrasting material palette.
- B. The shorter base height on the western side of the design was identified by the Board as an asset of Scheme 3 that allows a strong height transition to the lower building heights to the west, including the Nordic Museum, and to the three street frontages adjacent to the west side of the building.
- C. The Board supported Scheme 3 as an appropriate massing design that incorporates the height and FAR allowances of the proposed NC3P-75 (M) zone while sufficiently addressing surrounding context.
- D. The Board discussed a variation of Scheme 3 presented by the applicant at the early design guidance meeting, which offered a taller base height on the west side of the building. A majority of Board members preferred the shorter four-story base height shown in the packet compared to the taller five story base height in the character sketches. The Board supported the shorter base height due to its stronger height transition to the east and south and a stronger expression of the design concept compared to the taller base height.

2

Concept and Materials

- A. The Board supported the expression of the concept through use of brick and wood as primary materials whose transitions coincide with the massing shifts of Scheme 3. Additionally, the Board encouraged strengthening the legibility of the concept throughout the building design.
- B. A majority of the Board members supported the use of brick as an exterior material and supported the use of a non-red brick color to better fit within the surrounding commercial and industrial character.
- C. The Board supported the intent for façade depth shown in the character sketches presented at the early design guidance meeting, including the intended depth of residential decks and rigor in fenestration pattern.
- D. The Board encouraged the applicant to develop the terrace spaces on top of the shorter western base to both strengthen the concept legibility and to serve as usable spaces.

3

Streetscape

- A. The Board supported the conceptual design of the building frontage onto the NW Market Street frontage, which includes the Burke-Gilman Trail. The Board requested additional detail at the Recommendation phase showing the incorporation of various frontage areas intended for seating, landscaping, and bicycle/pedestrian movement. The Board cited the NW Market Street frontage of the Nordic Museum as a strong example of landscaping and lighting that could serve as a model for this site.
- B. The Board requested additional detail at the Recommendation phase for the intended streetscape character along 26th Avenue NW and NW 54th Street. The design should demonstrate how active and pedestrian-scaled frontages will be continued along these frontages from the NW Market Street frontage. The Board encouraged the use of continuous active uses along the 26th Avenue NW frontage.
- C. The Board encouraged strong interaction between the commercial spaces and the NW Market Street frontage, and specifically identified the ground level space within the vertical notch as an important outdoor extension of the commercial spaces that should allow for a strong connection to the street frontage.
- D. The Board encouraged the incorporation of flexibility into the design of the commercial spaces to allow for inclusion of tenants with various commercial space needs.
- E. The Board identified the need for additional development of the residential lobby to improve its interaction with the streetscape and its legibility as the residential entry.

4

Solid Waste/Site Access

- A. The Board generally supported the placement of the parking garage entrance on NW 54th Street to coincide with the parking entrance of the adjacent Ballard Yards development and to minimize interruption of other street frontages with driveway access.
- B. In its discussion of solid waste storage/staging design, the Board prioritized the need for a design that is minimally-visible from public view and integrated into the design of the site and building. The Board expressed its general preference of a solid waste storage/staging area along NW 54th Street to coincide with the similar uses of the adjacent Ballard Yards project to the east, but stated that the location of the storage/staging area was secondary to the need for its integration into the overall design and minimized visibility.
- C. The Board supported the proposal for residential units and stoops along NW 54th Street and the intent for residential ground-level interaction with industrial uses to the south. The Board cautioned that future placement of a driveway and solid waste storage area should not compromise the interaction of residential uses with the NW 54th Street frontage.

Design Proposal—

'WALK AROUND THE BLOCK' - CONTEXTUAL STREET PERSPECTIVES



'WALK AROUND THE BLOCK' - CONTEXTUAL STREET PERSPECTIVES



'WALK AROUND THE BLOCK' - MARKET STREET PERSPECTIVE

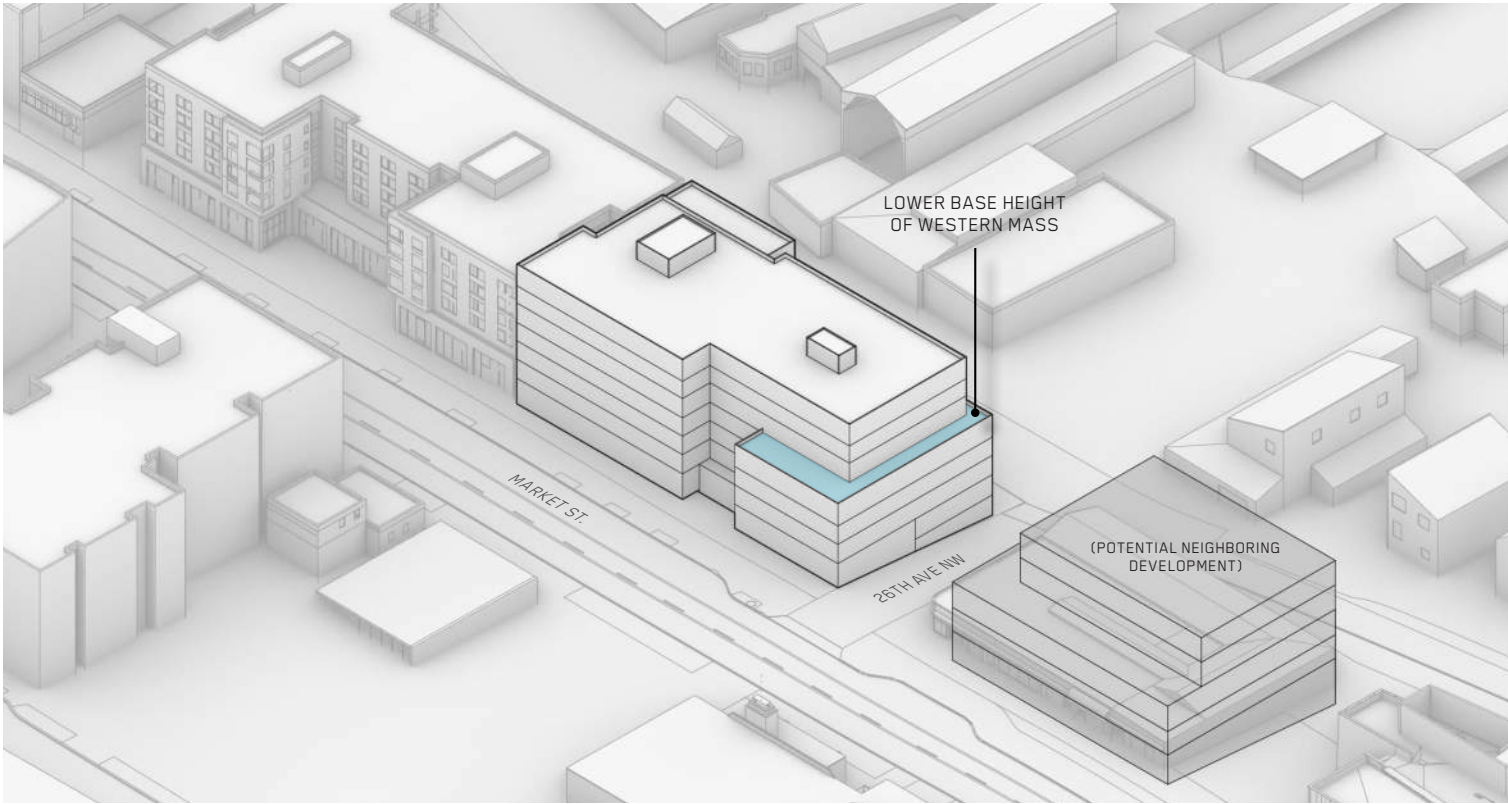


'WALK AROUND THE BLOCK' - 54TH STREET PERSPECTIVE

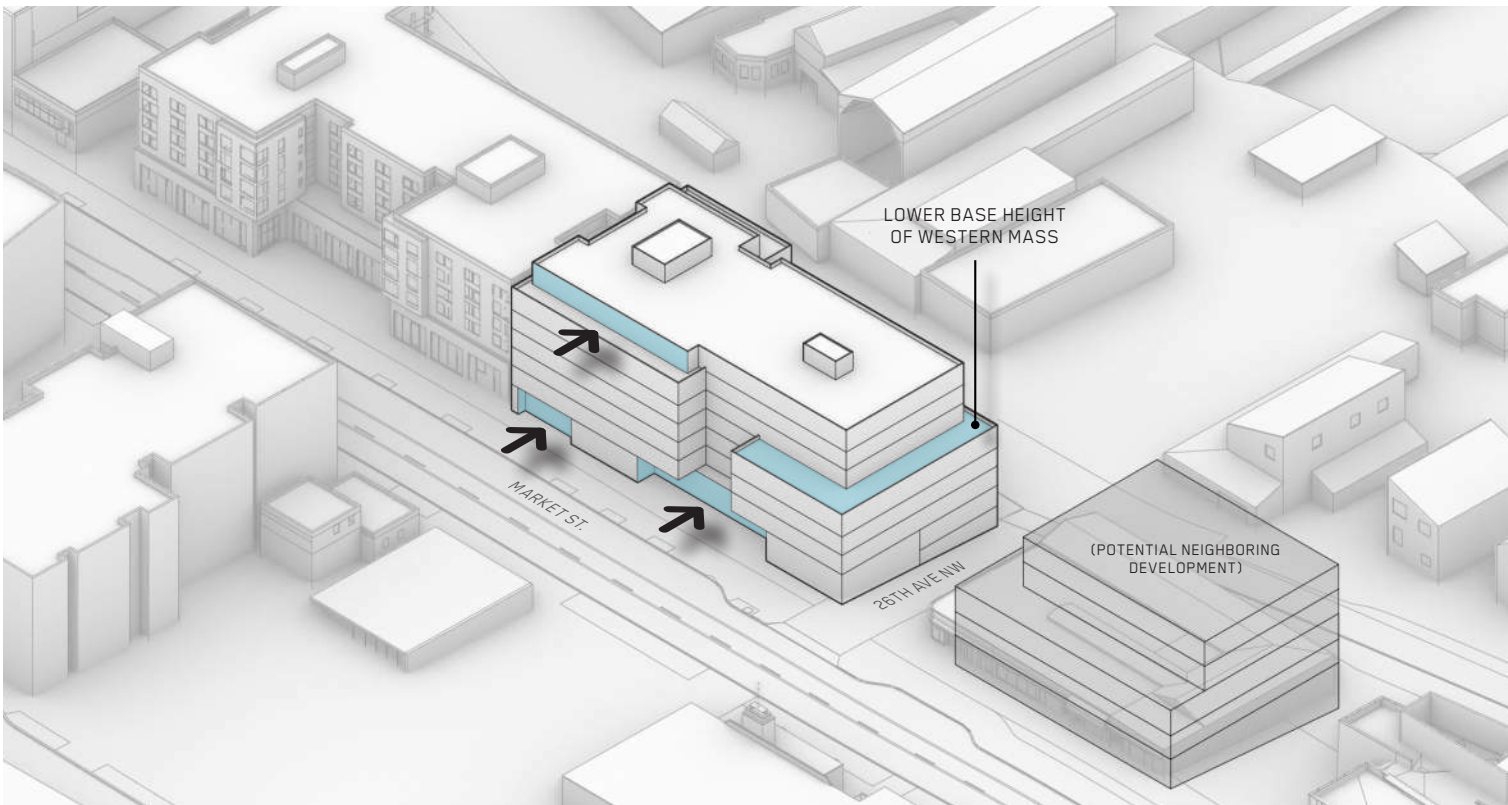


RESPONSE TO EDG - MASSING - BASE HEIGHT OF WESTERN MASS

- 1
Massing (01.B)
- 2
Concept and Materials
- 3
Streetscape
- 4
Solid Waste/Site Access



1 EDG - NORTHWEST AXON



2 DRB - NORTHWEST AXON

Response to EDG:
Massing (01.B)
The design team has proceeded with a shorter base height along the Western mass. This allows the terraces to successfully transition to the lower building heights of the adjacent context.
Additionally, the proposed design has added an upper level setback along Market St. to continue the datum of the neighboring Ballard Yards as well as notches at the ground plane to expand the public realm.

RESPONSE TO EDG - CONCEPT AND MATERIALS - NEIGHBORHOOD PRECEDENTS

- 1
Massing
- 2
Concept and Materials
- 3
Streetscape
- 4
Solid Waste/Site Access

- These examples show **restrained color palettes** that use more **neutral tones with occasional accents**, shown on Odin and Greenfire apartments.
- ‘Ballard Yards’, directly next door to our site, has a **neutral palette** yet composes its massing in a more animated way.

RESTRAINED MATERIAL PALETTES:



ODIN APARTMENTS



GREENFIRE



BALLARD YARDS



VALDOK

RESPONSE TO EDG - CONCEPT AND MATERIALS - DEVELOPMENT

1 Massing

2 Concept and Materials

3 Streetscape

4 Solid Waste/Site Access

- During Early Design Guidance: “A majority of the Board members supported the use of brick as an exterior material and supported the use of a non-red brick color to better fit within the surrounding commercial and industrial character.”

1 EDG - PRODEMA (WOOD)



2 DRB EXPLORATION - BLACK FIBER CEMENT PANEL (CONTINUED ON NEXT PAGE)



RESPONSE TO EDG - CONCEPT AND MATERIALS - DEVELOPMENT

1 Massing

2 Concept and Materials

3 Streetscape

4 Solid Waste/Site Access

- During Early Design Guidance: “A majority of the Board members supported the use of brick as an exterior material and supported the use of a non-red brick color to better fit within the surrounding commercial and industrial character.”

3 DRB EXPLORATION - ALL BRICK, TWO BRICK BLENDS



3 DRB FINAL - ALL BRICK. ONE BLEND

*PROPOSED



RESPONSE TO EDG - CONCEPT AND MATERIALS - BRICK PRECEDENTS

18

- 1

Massing
- 2

Concept and Materials
- 3

Streetscape
- 4

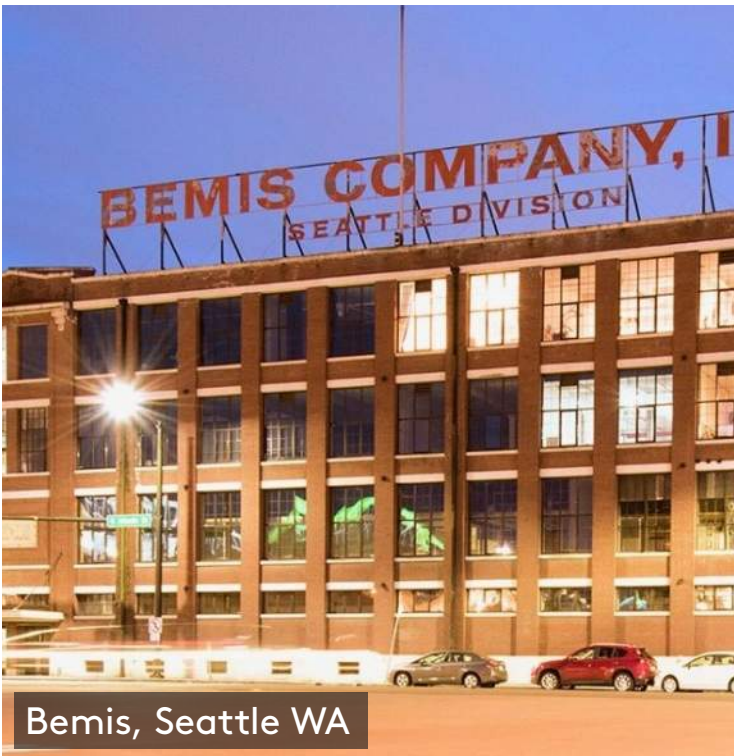
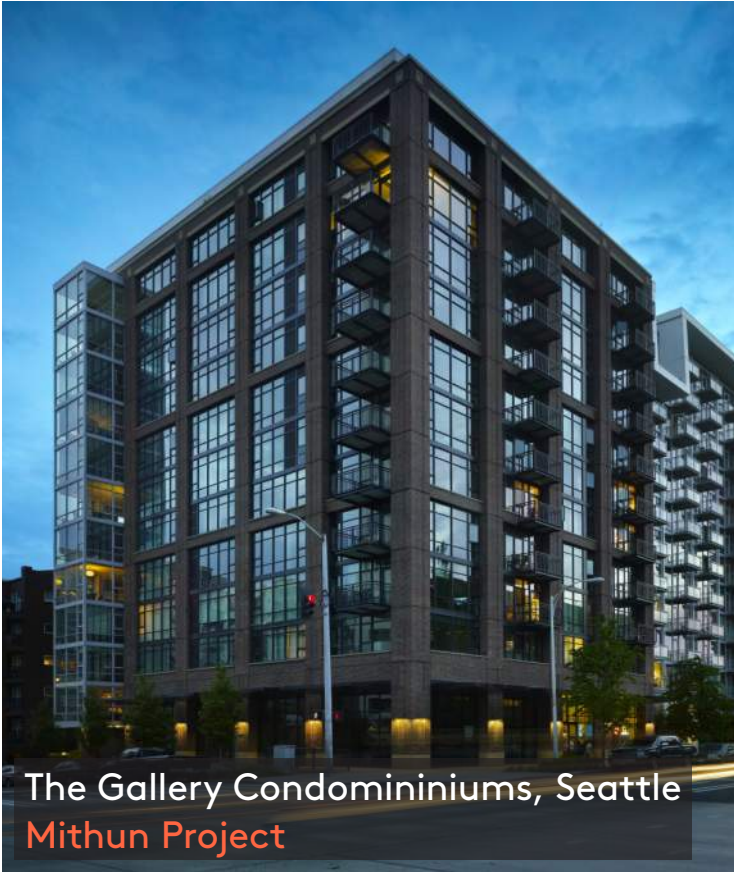
Solid Waste/Site Access

For 2501 Market we are proposing brick as the primary material for a number of reasons:

- Brick is used on much of the historic stock of 'old Ballard.'
- Brick is a loved material by many as it has such an interesting texture, permanence and tactile quality.
- Brick will be distinctive for the neighborhood as it has not been used much as the primary material on modern buildings.
- Brick is durable and has a relationship to industrial Ballard.

The examples shown are inspirational in their use and proportion. We see a level of detail that has inspired us to integrate into our project

BRICK MATERIAL PALETTES:



RESPONSE TO EDG - CONCEPT AND MATERIALS - EXTERIOR MATERIALS

1

Massing

2

Concept and Materials

3

Streetscape

4

Solid Waste/Site Access

This view along Market displays our proposed material character and palette:

- A dark gray brick will be the primary material accented with wood infill panels and soffits.
- The brick will have a range of tones and texture to give a very tactile appeal - not seen in Ballard since the early historic buildings.
- Dark mullions complement the brick at the windows and store front.
- Dark metal 'shrouds' line our windows to create a more crisp modern detailing, give a shadow line and depth, and show a level of 'craft' to the project.
- Large windows have been carefully proportioned and utilize high performance, clear glass to give a nice animated contrast to the solid material palette.



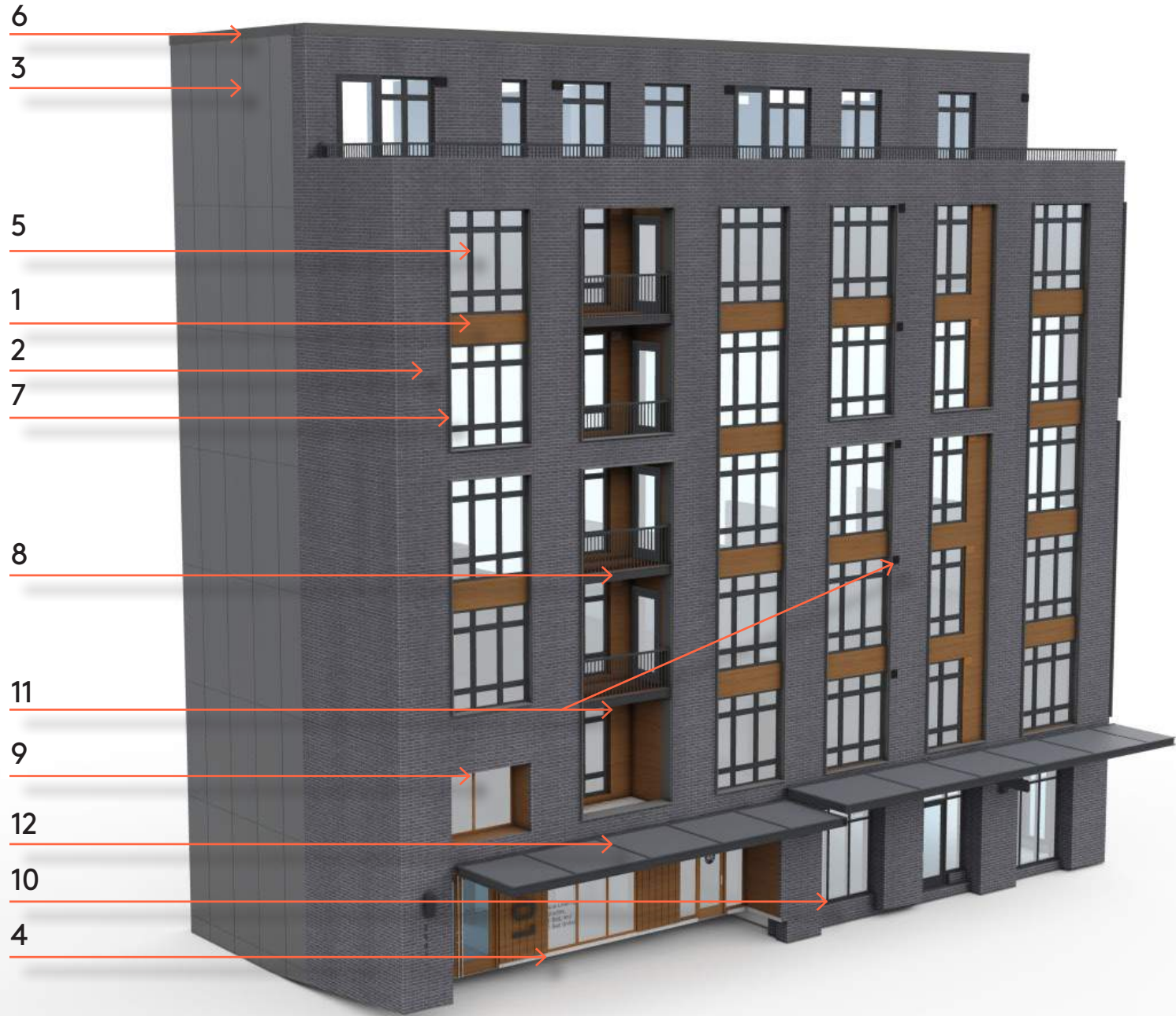
RESPONSE TO EDG - CONCEPT AND MATERIALS - EXTERIOR MATERIALS

1 Massing

2 Concept and Materials

3 Streetscape

4 Solid Waste/Site Access



Composite Wood Panel: *Prodema, Rustik Matt*



Brick Veneer: *Mutual Materials, Standard Size, Running Bond, Coal Creek color*



Hardie Panel: *Siding, Painted (SW Iron Ore)*



Concrete Base: *Site Poured*



Windows: *VPI Endurance Series, Integral Color Black*



Metal Coping: *Pre-finished (SW Iron Ore)*



Metal Shroud: *Sheet Metal, Painted, at Windows, (SW 'Iron Ore')*



Metal Balconies & Handrails: *Pre-finished, Bolt-on With Vertical Pickets and C-Channel Frame (Black)*



Residential Entry Mullions: *Pre-finished Aluminum, Custom Color (to Match Prodema)*



Storefront Mullions: *Pre-finished (Anodized Black)*



Unit Vents: *Sheet Metal, Painted (BM Earthly Russet / SW Iron Ore)*

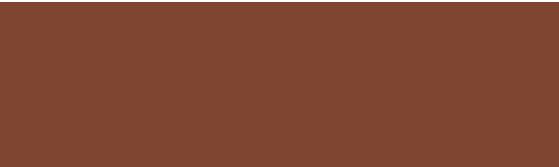


Metal Canopy: *Painted, with C-Channel beam (SW Tricorn Black)*

RESPONSE TO EDG - CONCEPT AND MATERIALS - DIGITAL MATERIAL BOARD



① Composite Wood Panel
Prodema, Rustik Matt



⑪.B Unit Vents
*Sheet Metal, Painted
Benjamin Moore 'Earthly Russet' 2173-10*

⑨ Aluminum Storefront Mullions at Residential Entry
Pre-finished, Benjamin Moore 'Earthly Russet'



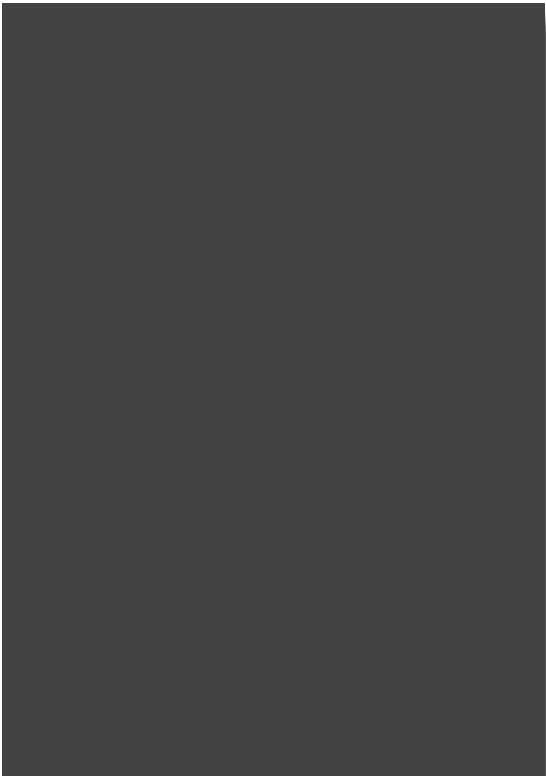
⑬ Wood Soffit, Stained to Match Prodema



② Brick Veneer
Mutual Materials, Standard Size, Running Bond, Coal Creek Color



④ Site Poured Concrete



③ Fiber Cement Siding
*Hardie Panel, Smooth Finish, Painted
Sherwin Williams 'Iron Ore' SW 7069*

⑦ Metal Shroud
*Sheet Metal, Painted
Sherwin Williams 'Iron Ore' SW 7069*

⑪.A Unit Vents
*Sheet Metal, Painted
Sherwin Williams 'Iron Ore' SW 7069*



⑫ Metal Canopy
*Painted, With C-Channel Frame
Sherwin Williams 'Tricorn Black' SW 6258*

⑧.1 Metal Balconies
*Pre-Finished, Bolt-on With Vertical Pickets and C-Channel Frame
Sherwin Williams 'Tricorn Black' SW 6258*



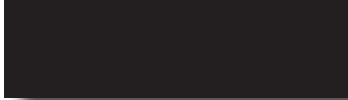
⑩ Aluminum Storefront Mullions
Pre-finished, Anodized Black



⑧.2 Aluminum Railing, Black



⑤.1 Fiberglass Window (Black)



⑤.2 Vinyl Window (Black)

RESPONSE TO EDG - CONCEPT AND MATERIALS - PHYSICAL MATERIAL BOARD



RESPONSE TO EDG - CONCEPT AND MATERIALS - EXTERIOR MATERIALS



NORTH ELEVATIONS

RESPONSE TO EDG - CONCEPT AND MATERIALS - EXTERIOR MATERIALS

24

- 1 - Cast in Place Concrete

2 - Mutual Materials Brick, Running Bond (Coal Creek)

3 - Pre-Finished Metal Coping (SW Iron Ore)

4 - Metal Canopy Assembly, Painted, with C-Channel frame (SW Tricorn Black)

5 - Pre-Finished Metal Balcony, Typ.(Black)

6 - Hardi Panel Siding (SW Iron Ore)

7 - Composite Wood Panel, Prodema (Rustik Matt)

8 - Aluminum Storefront System, with Clear Glazing, Pre-Finished (Anodized Black)

9 - Aluminum Storefront System, with Clear Glazing, Pre-
- Finished (Custom Color, Painted to Match Prodema)

10 - VPI Balcony Door System with Clear Glazing (Integral Color Black)

11 - VPI Vinyl Window System with Clear Glazing (Integral Color Black)

12 - Sheet Metal Vent (Painted, SW Iron Ore)

13 - Sheet Metal Vent (Painted, BM Earthly Russet)

14 - Sheet Metal Shroud (Painted), at Windows (SW Iron Ore)

15 - Metal Handrail, Pre-Finished (Black)

16 - Sconce Light (Black)

17 - 'Wave Bench', See Landscape Drawings
- 18 - Pre-Finished Steel Column (Black)

19 - Overhead Coiling Door with Clear Glazing (Black)

20 - Perforated Metal Art Screen (Color TBD)



SOUTH ELEVATIONS

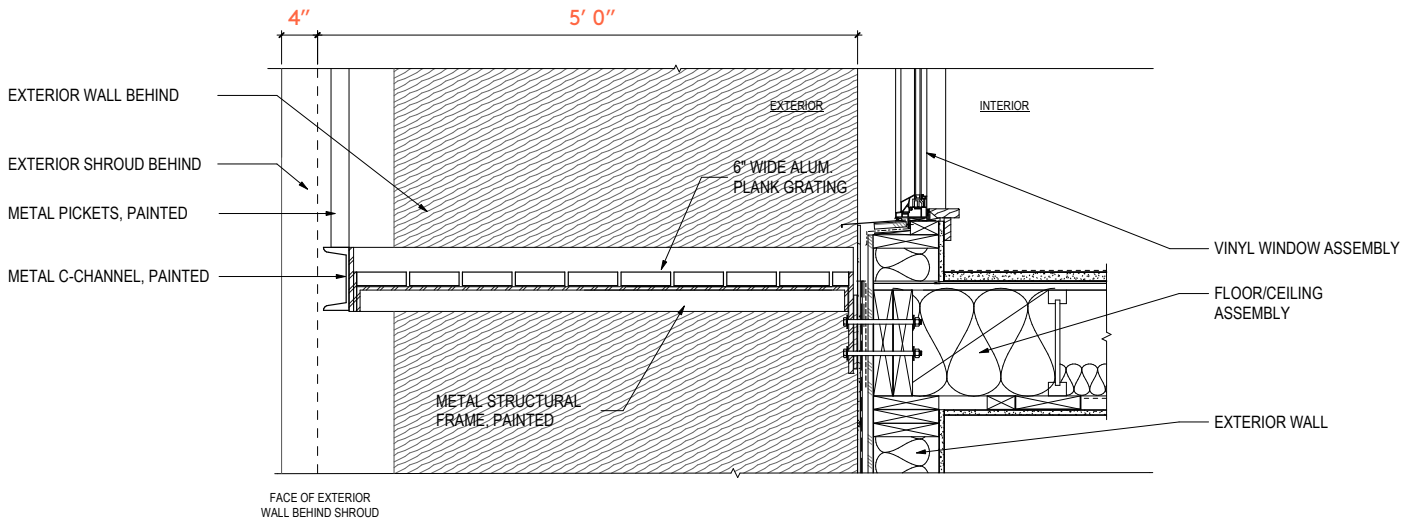


RESPONSE TO EDG - CONCEPT AND MATERIALS - EXTERIOR MATERIALS

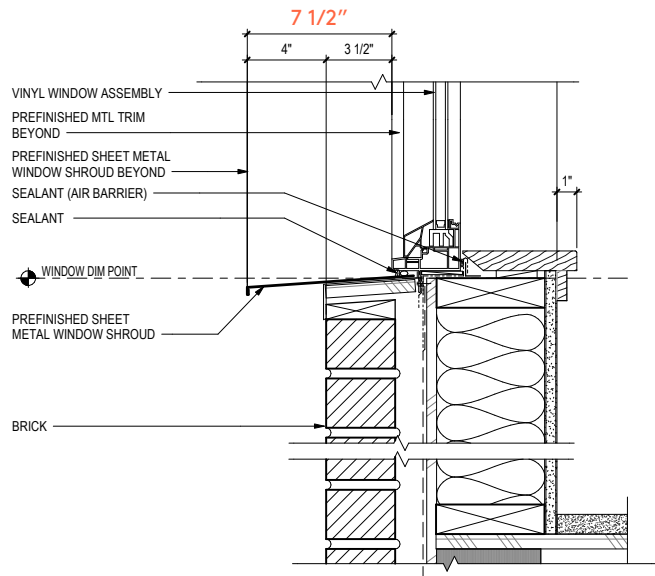


WEST ELEVATIONS

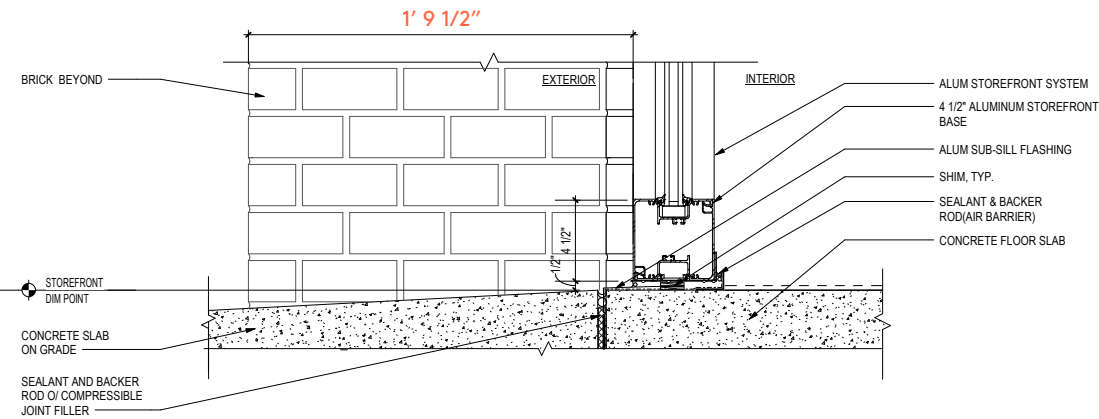
RESPONSE TO EDG - CONCEPT AND MATERIALS - FACADE DEPTH



1 Inset Balcony Detail



2 Vinyl Window Sill at Brick Detail



3 Storefront Sill Detail

RESPONSE TO EDG - CONCEPTS AND MATERIALS - TERRACED SPACES ALONG WESTERN MASS

- 1
Massing
- 2
Concept and Materials (02.D)
- 3
Streetscape
- 4
Solid Waste/Site Access

Terrace Design

Residents are provided with substantial outdoor space along the top of the Western mass, which overlooks the activity along Market St, the industrial uses to the south, and the waterfront.

Terrace Landscaping

Landscaping along the terrace softens the space, provides shade for residents, and strengthens the legibility of the concept from street level.



Level 06 Terrace Plan



Level 06 Terrace Viewed from Market St.

- Response to EDG:
- Concept and Materias (02.D)
- Landscaping is provided along the terrace to **improve its spatial quality** and both **soften and humanize its perimeter**.
 - Terraces extend to the building edge allowing their **activity, greenery, and life to be visible to pedestrians** in the public realm.
 - The setback of the **massing allows ample light and air to reach the terraced spaces** along the Western mass.

RESPONSE TO EDG - STREETSCAPE - MARKET STREET FRONTAGE

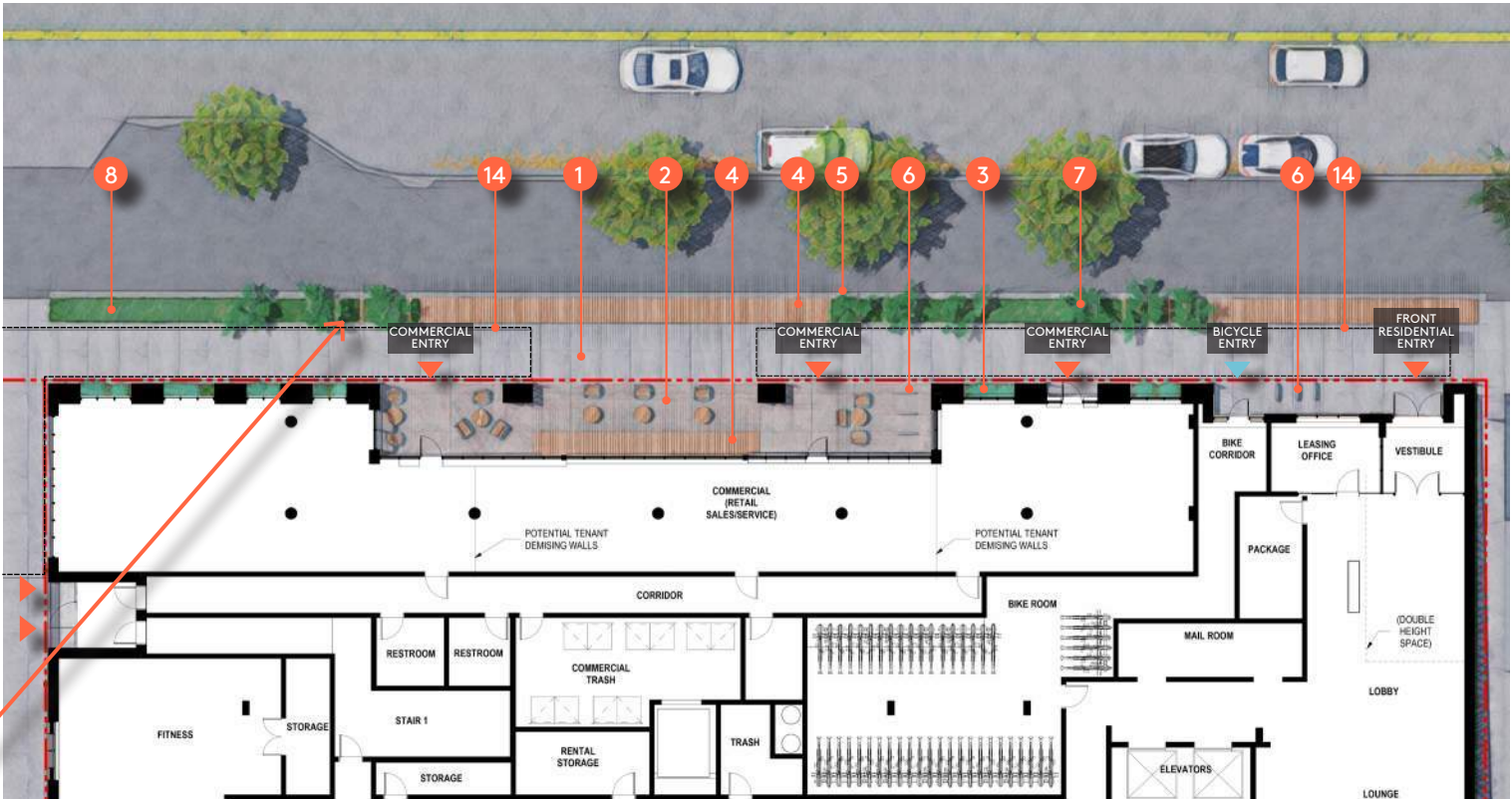
- 1
Massing
- 2
Concept and Materials
- 3
Streetscape (03.A)
- 4
Solid Waste/Site Access

Paving and Planting

A 'wave bench' with planting and seating provides separation between areas adjacent to commercial use and pedestrian movement.

'Notch' along NW Market St.

Notch provides seating with additional separation from bicycle traffic. Seating located within the notch frees space for pedestrians to travel alongside the Burke Gilman trail.



Composite Site Plan Illustrating Pedestrian Experience along Market St.



Rendering of Pedestrian Experience along Market St.

Response to EDG:

Streetscape (03.A)

- The design of the Nordic Museum street frontage was studied and influenced the landscape design shown.
- The building is notched and set back to provide additional public realm space.
- The residential entry is recessed to create a distinctive space and provide more area to the public realm.
- Paving types, planting buffers, and a 'wave bench' separate uses (pedestrian, seating, Burke Gilman Trail, etc.) along the NW Market St. frontage.
- The notch in the building design allows additional seating located away from bicycle traffic to the North.

LEGEND

- 1. SDOT STANDARD CONCRETE PAVING
- 2. ENHANCED FINISH CONCRETE PAVING
- 3. RAISED STEEL PLANTER
- 4. WAVE BENCH
- 5. TRUNCATED DOME PAVERS
- 6. BIKE RACKS, (6) TOTAL
- 7. PROPOSED TREE, TYP.
- 8. WAVE PLANTING AREA
- 14. CANOPY ABOVE, TYP.

RESPONSE TO EDG - STREETScape - MARKET STREET FRONTAGE



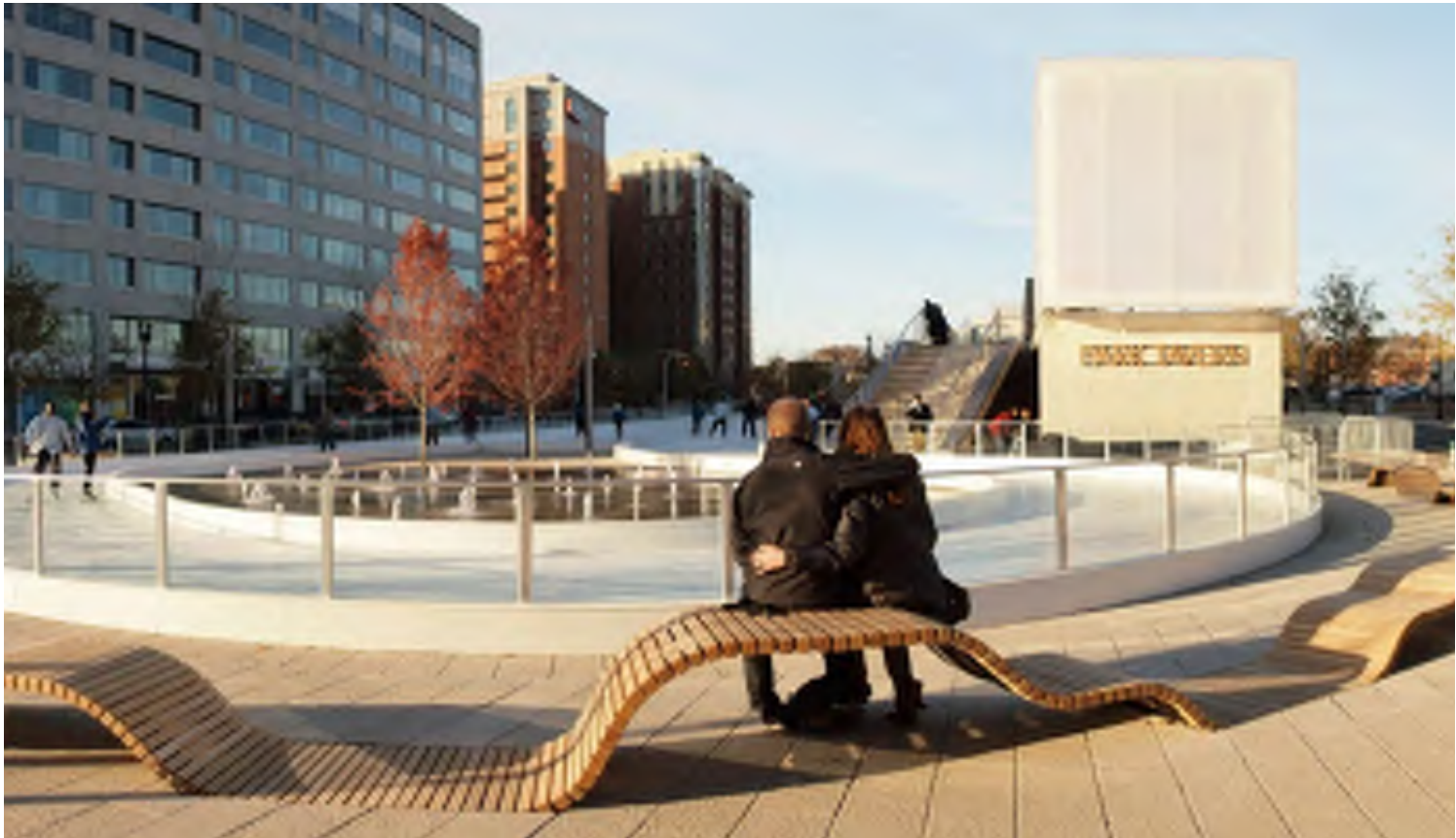
COMPOSITE LANDSCAPE SITE PLAN / FLOOR PLAN

RESPONSE TO EDG - STREETScape - MARKET STREET FRONTAGE

NW MARKET ST. - PROPOSED WAVE BENCH



WAVE BENCH - PRECEDENT IMAGERY AND EXAMPLES



PERSPECTIVES - MARKET ST. PEDESTRIAN EXPERIENCE

Looking west from the Burke Gillman trail showing our Base / Middle / Top elements of the brick facade along Market Street.



PERSPECTIVES - MARKET ST. PEDESTRIAN EXPERIENCE

Looking East from the Burke Gillman Trail , with the proposed animated 'wave' bench and landscape, the storefront base is articulated and carved out to create a much deeper public realm space for seating and circulation



RESPONSE TO EDG - STREETScape - CHARACTER OF 26TH AVE.

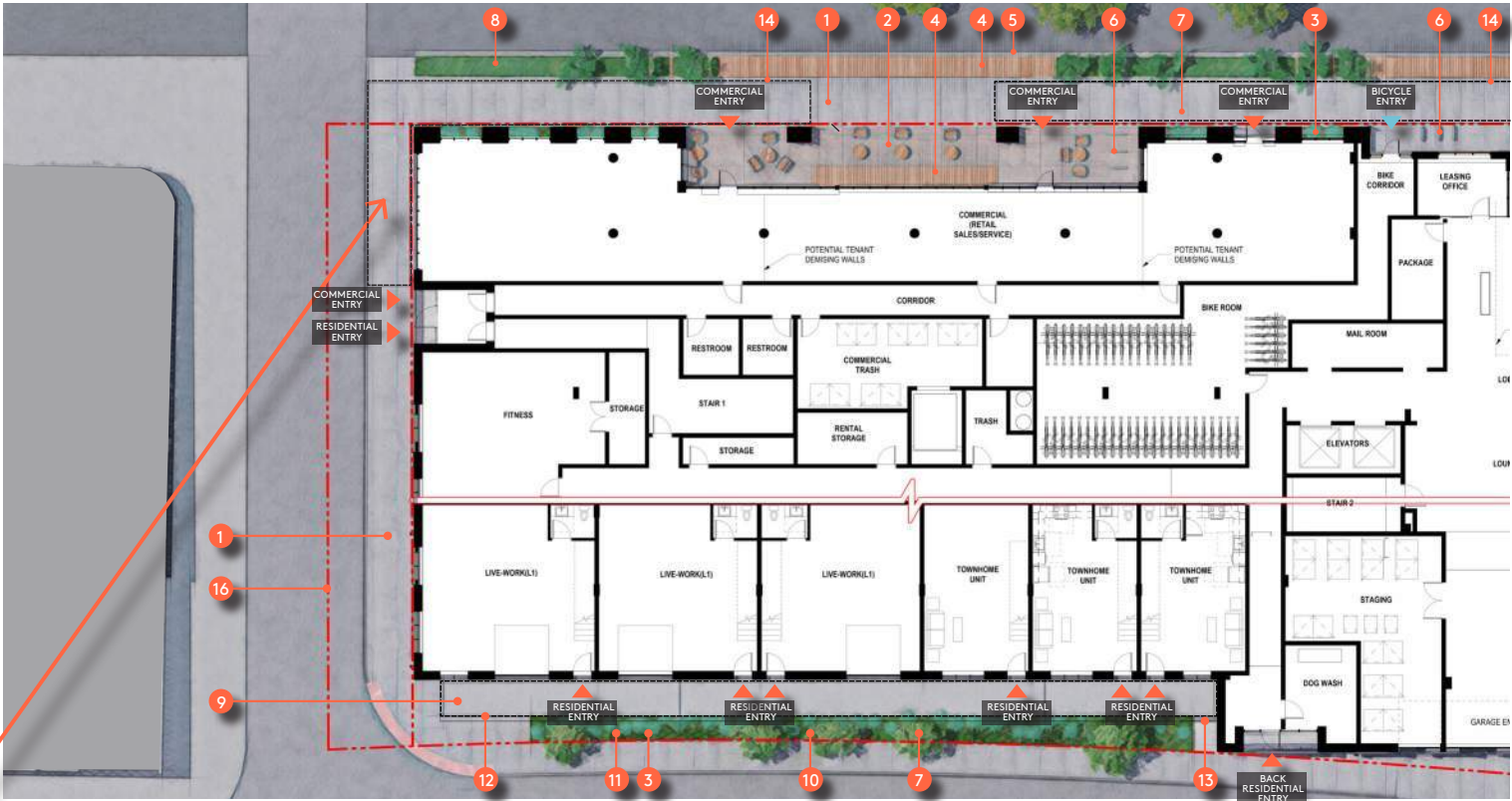
- 1 Massing
- 2 Concept and Materials
- 3 Streetscape (03.B)
- 4 Solid Waste/Site Access

26th Ave. Character

Commercial use and overhead weather protection wraps corner onto 26th Ave.

Screening and Facade Fenestration

Screening and facade fenestration provide a human scale pedestrian experience to this one block improved street accessing the industrial waterfront.



Composite Site Plan Illustrating Pedestrian Experience along 26th Ave.



Rendering of Pedestrian Experience along 26th Ave

Response to EDG: Streetscape (03.B)

- Active uses are located along Market St. in response to requests from the community.
- Commercial use wraps the Northwest corner of the building and extends onto 26th.
- Building entries, human scale screening, and residential facade fenestration contribute to the pedestrian experience along 26th.

LEGEND

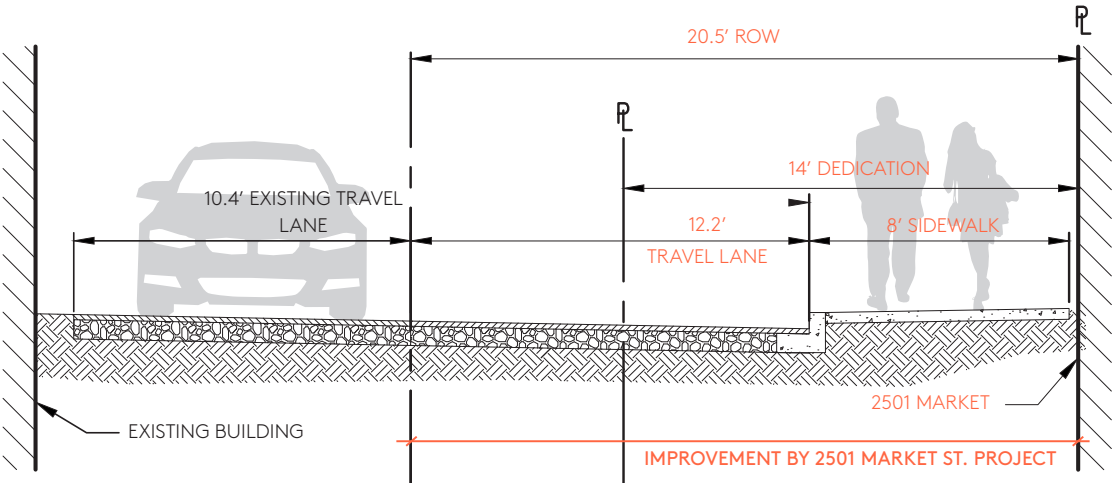
- 1. SDOT STANDARD CONCRETE PAVING
- 2. ENHANCED FINISH CONCRETE PAVING
- 3. RAISED STEEL PLANTER
- 4. WAVE BENCH
- 5. TRUNCATED DOME PAVERS
- 6. BIKE RACKS, (6) TOTAL
- 7. PROPOSED TREE, TYP.
- 8. WAVE PLANTING AREA
- 9. RAMP
- 10. PLANTING AREA, TYP.
- 11. BIORETENTION AREA, TYP.
- 12. HANDRAIL
- 13. CIP CONCRETE STAIR, (1) STEP
- 14. CANOPY ABOVE, TYP.
- 16. PROPERTY LINE

26TH ST. DEVELOPMENT - STREETScape - CHARACTER OF 26TH AVE.

1 26TH AVE. - EXISTING CONDITIONS



2 26TH AVE. - PROPOSED DESIGN



North Facing Street Improvement Section

Currently 26th Ave. is not much more than an unimproved alley. Our project is proposing to dedicate 14 feet of its property to the improvement of 26th Ave. and providing an 8 ft sidewalk. This street is an access point for the Ballard industrial community. We will be improving 1/2 of the ROW within our scope.

26TH ST. DEVELOPMENT - STREETScape - CHARACTER OF 26TH AVE.

26TH AVE. - PROPOSED ART SCREEN

ART SCREEN - PRECEDENT IMAGERY AND EXAMPLES



26TH AVE. DEDICATION - SUMMARY OF POTENTIAL OUTCOMES

36



1 14' DEDICATION - OPTION IS SHOWN THROUGHOUT DR PACKET

- Allows 22' of paved road surface.
- Includes an 8' sidewalk adjacent to the back of curb.
 - Input received from local freight-related businesses is that trees along this frontage would hinder line-of-site to Market Street. As such this scheme forgoes a planter strip.
- Autoturn exhibits demonstrate movement of trucks (WB67) along proposed dedication works.



2 16' DEDICATION

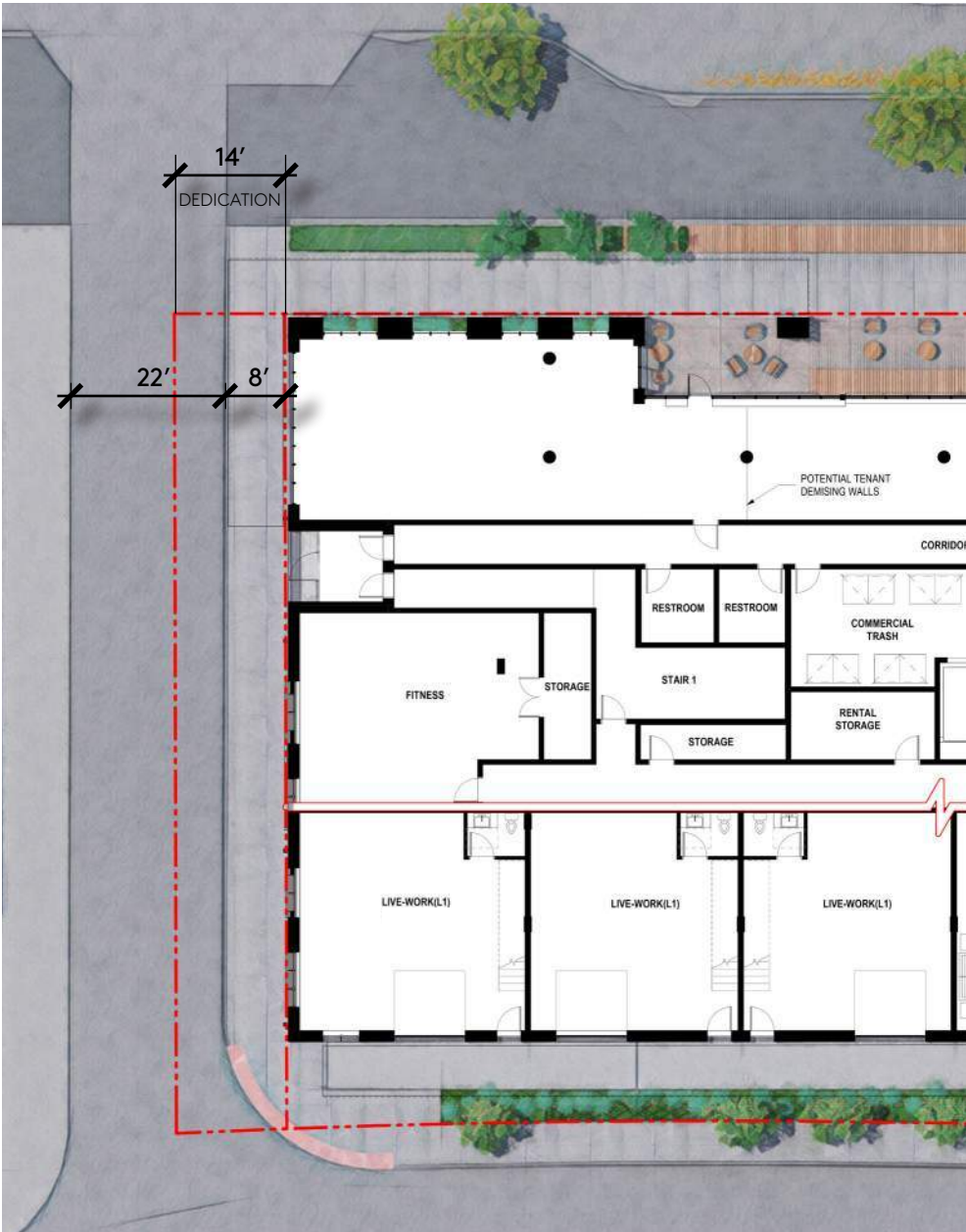
- Central notch along Market St. shrinks 2' to accomodate increased dedication.
- Allows 24' of paved road surface.
- Includes a 5' sidewalk and 3' planter strip adjacent to the back of curb.
 - Excess width to be added to 26th Ave. travel lanes.



3 18.5' DEDICATION

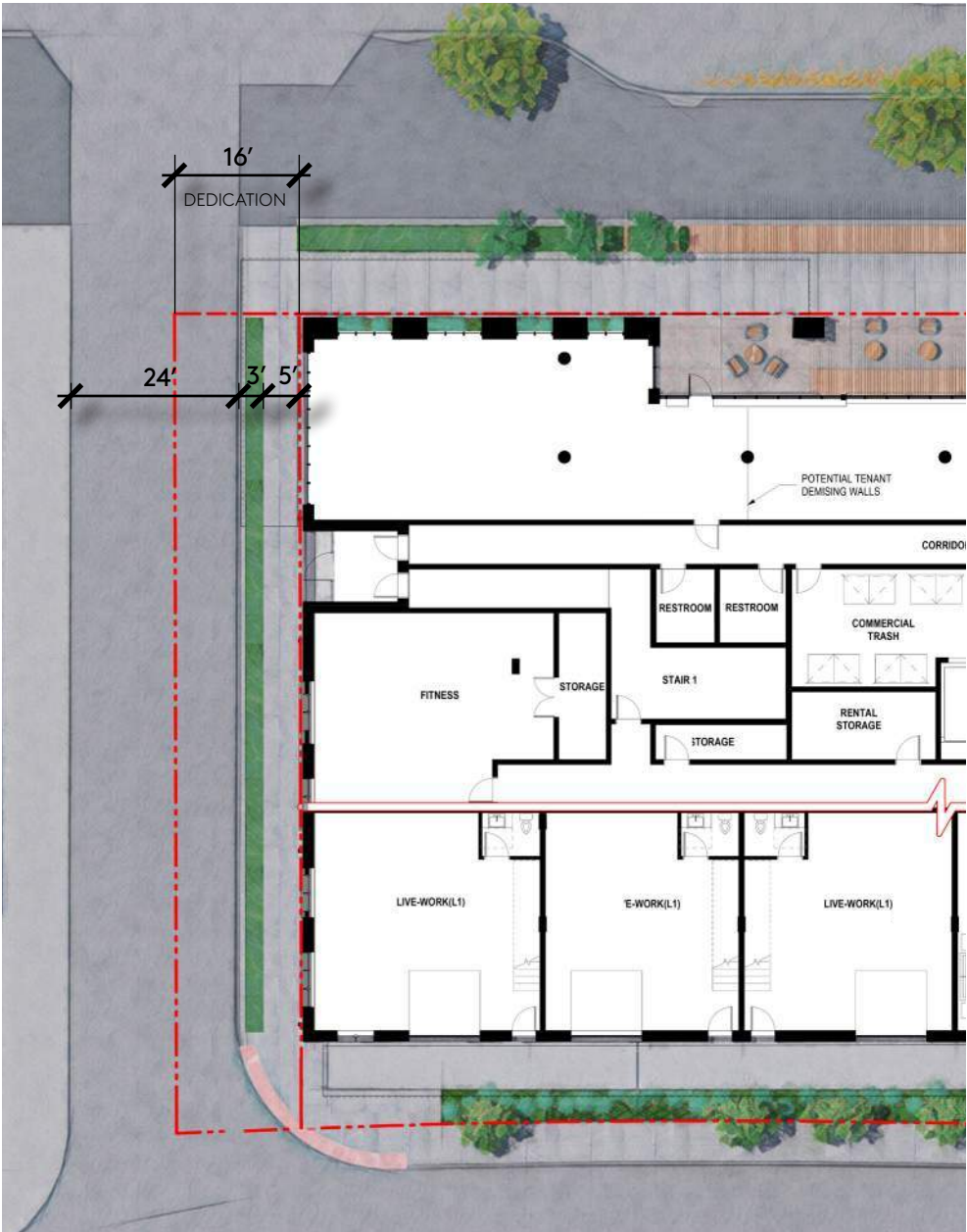
- Central notch along Market St. shrinks 2' and units along Western facade shrink 2.5' to accomodate increased dedication.
- Allows 23' 6" of paved road surface.
- Includes a 6' sidewalk and 5' planter strip adjacent to the back of curb (typical frontage section)
 - Excess width to be added to 26th Ave. travel lanes.

26TH AVE. DEDICATION - SUMMARY OF POTENTIAL OUTCOMES



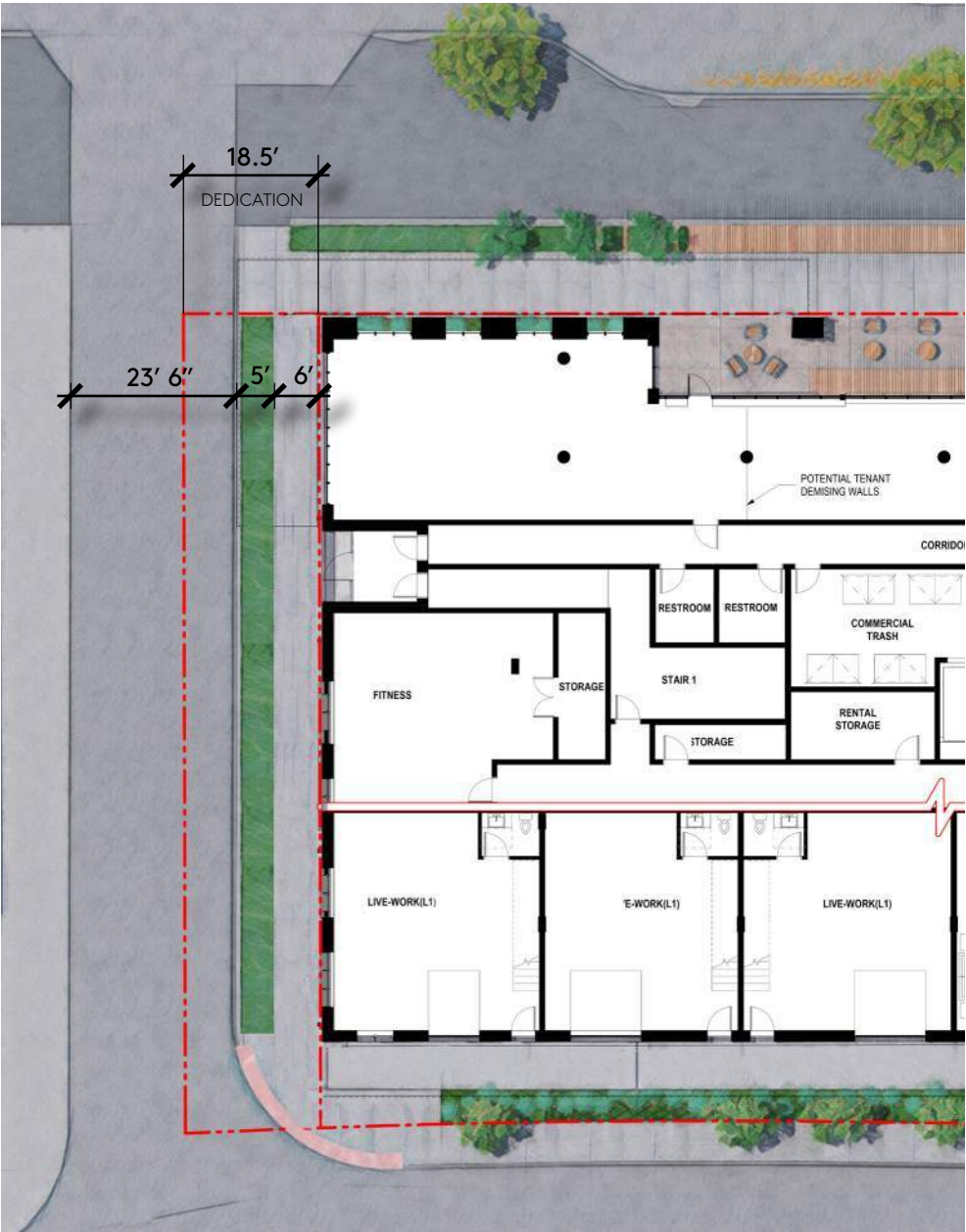
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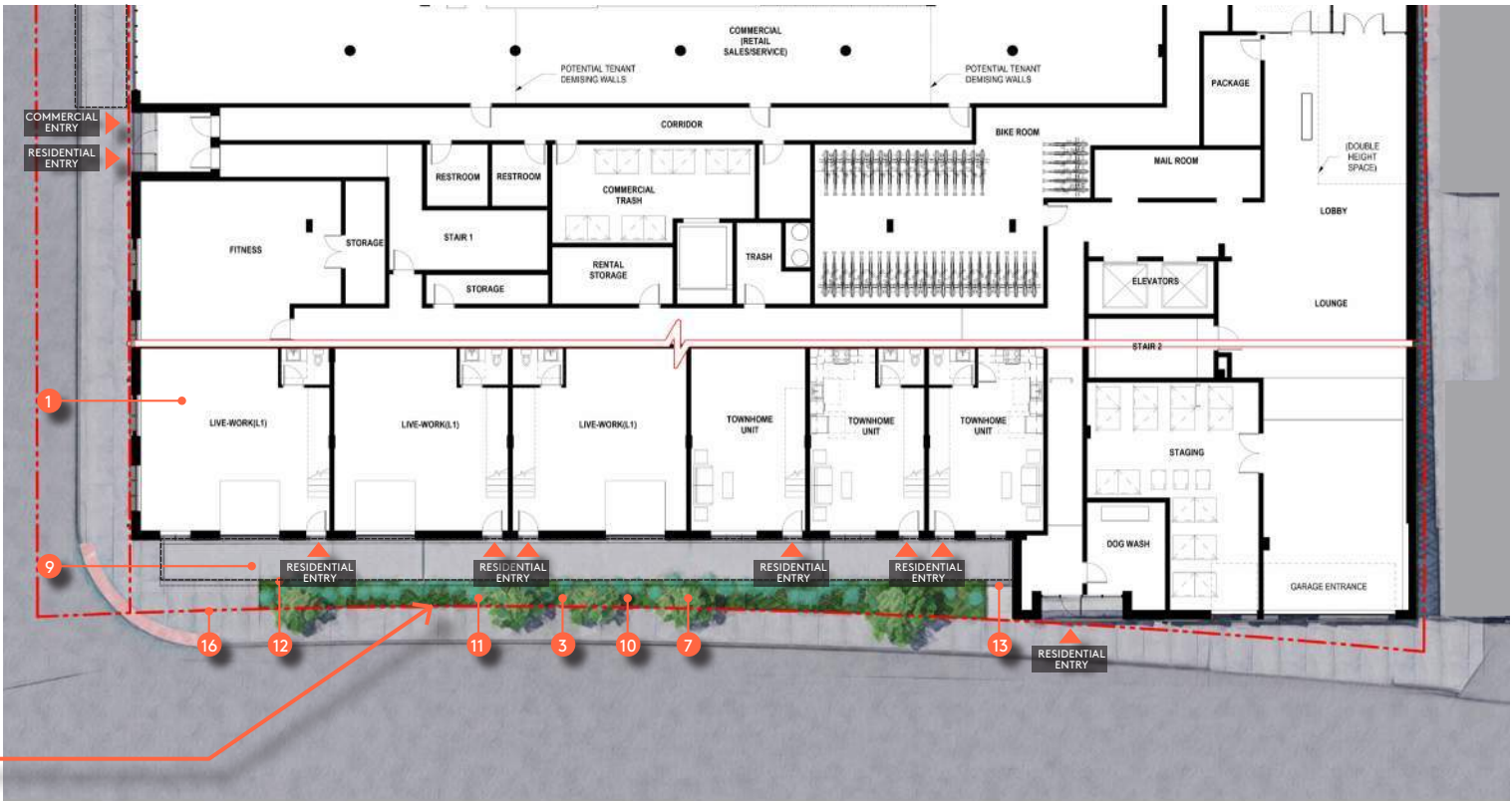


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RESPONSE TO EDG - STREETSCAPE - CHARACTER OF 54TH STREET

- 1
Massing
- 2
Concept and Materials
- 3
Streetscape (03.B)
- 4
Solid Waste/Site Access



Composite Site Plan Illustrating Pedestrian Experience along 54th St.



Rendering of Pedestrian Experience along 54th Street

- Response to EDG:
Streetscape (03.B)
- 54th St. is designed to reflect the industrial character of the architecture South of the site.
 - Residential Stoops and landscape buffers provide privacy to units along 54th.
 - Added street trees provide shade to pedestrians and soften the perimeter of 54th St.

54th St. Screening

Landscape screening and a residential stoop are provided to separate residential uses from the active industrial sites to the South.

54th St. Character

Workshop lofts and residential stoops, street trees, stormwater landscaping, and overhead weather protection provide an industrial character to 54th St. which provides distinction from the back of house uses that are accessed to the East.

The workshop units provide a nice tie into Ballard's industrial waterfront.

- LEGEND
- 1. SDOT STANDARD CONCRETE PAVING
 - 3. RAISED STEEL PLANTER
 - 7. PROPOSED TREE, TYP.
 - 9. RAMP
 - 10. PLANTING AREA, TYP.
 - 11. BIORETENTION AREA, TYP.
 - 12. HANDRAIL
 - 13. CIP CONCRETE STAIR, (1) STEP
 - 16. PROPERTY LINE

PERSPECTIVES - 54TH ST. PEDESTRIAN EXPERIENCE



SECTIONS - 54TH ST. PEDESTRIAN EXPERIENCE



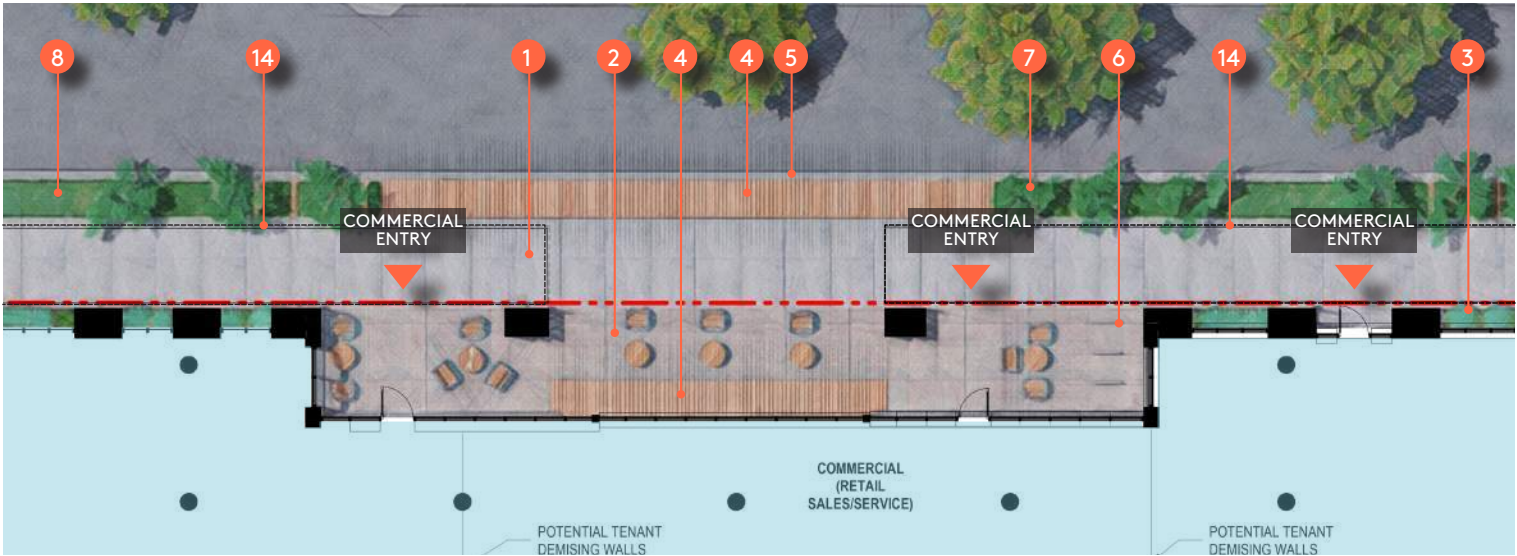
PERSPECTIVES - 54TH ST. PEDESTRIAN EXPERIENCE

Street level view from 54th Street looking West. 54th is used primarily for the Ballard industrial community but will also serve access for the 67 stall parking garage and trash / recycle pick up. An additional south access entry is available for residents adjacent to the dog washing amenity. Perched above this is the residential 'social lounge' and south facing porch.



RESPONSE TO EDG - STREETScape - COMMERCIAL INTERACTION AT MARKET ST.

- 1
Massing
- 2
Concept and Materials
- 3
Streetscape (03.C)
- 4
Solid Waste/Site Access



Ground Floor Plan of 'Vertical Notch'



Rendering of Vertical Notch and Commercial Street Frontage

- Response to EDG:
Streetscape (03.C)
- Vertical notch in the massing is provided for additional public realm space.
 - Notch is designed as an extension to the commercial space and to designate clear commercial entries.
 - Notch provides commercial outdoor seating with overhead weather protection.

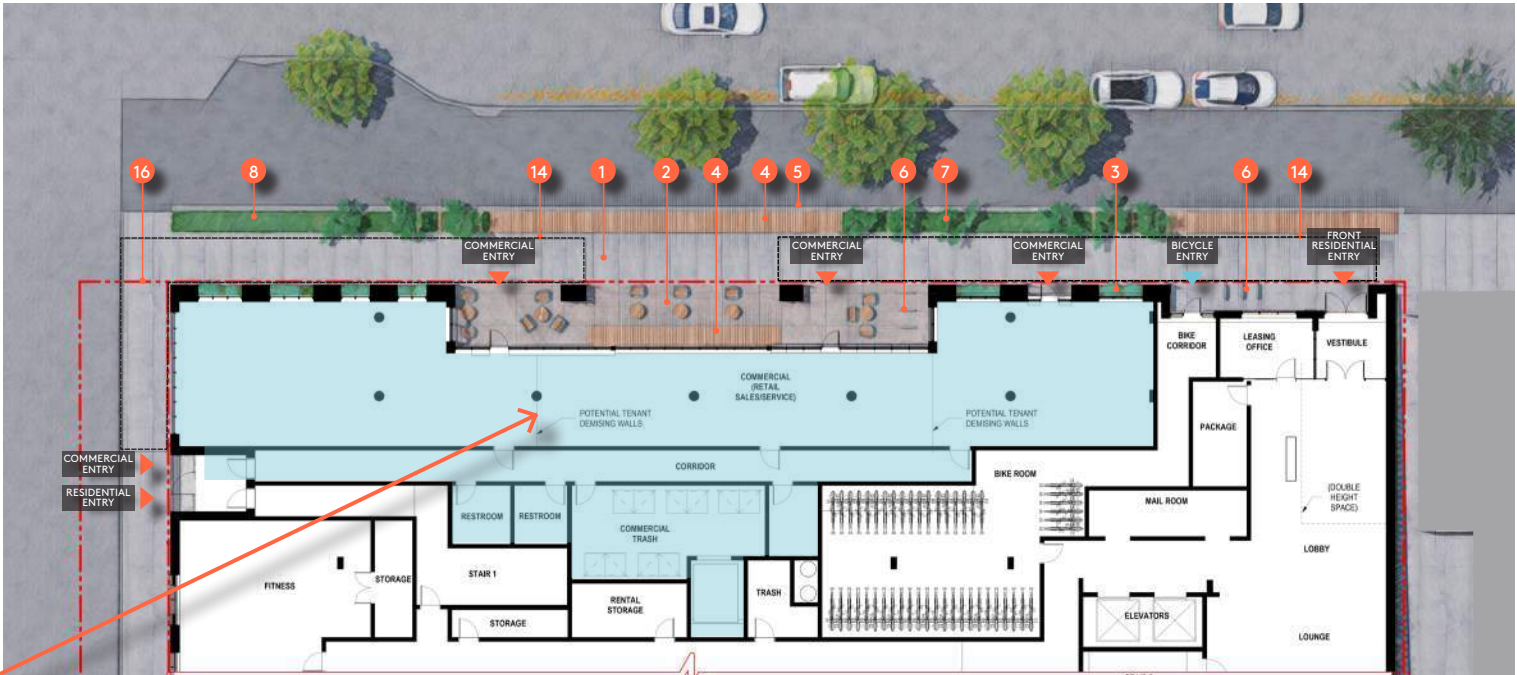
'Notch' as Connection to Street Frontage

Notch includes entries to designated commercial spaces, so tenants can provide outdoor seating that activates the public realm along Market St.

- LEGEND
- 1. SDOT STANDARD CONCRETE PAVING
 - 2. ENHANCED FINISH CONCRETE PAVING
 - 3. RAISED STEEL PLANTER
 - 4. WAVE BENCH
 - 5. TRUNCATED DOME PAVERS
 - 6. BIKE RACKS, (6) TOTAL
 - 7. PROPOSED TREE, TYP.
 - 8. WAVE PLANTING AREA
 - 14. CANOPY ABOVE, TYP.

RESPONSE TO EDG - STREETSCAPE - FLEXIBILITY OF COMMERCIAL SPACE

- 1
Massing
- 2
Concept and Materials
- 3
Streetscape (03.D)
- 4
Solid Waste/Site Access



Ground Floor Plan with Commercial Demising Indicated

Commercial Demising

Demising walls were placed to allow for a variety of leasing areas

Facade Patterning

Modular facade design provides flexibility for altering commercial tenant layouts in the future.



North Elevation with Commercial Demising Indicated

Response to EDG:

Streetscape (03.D)

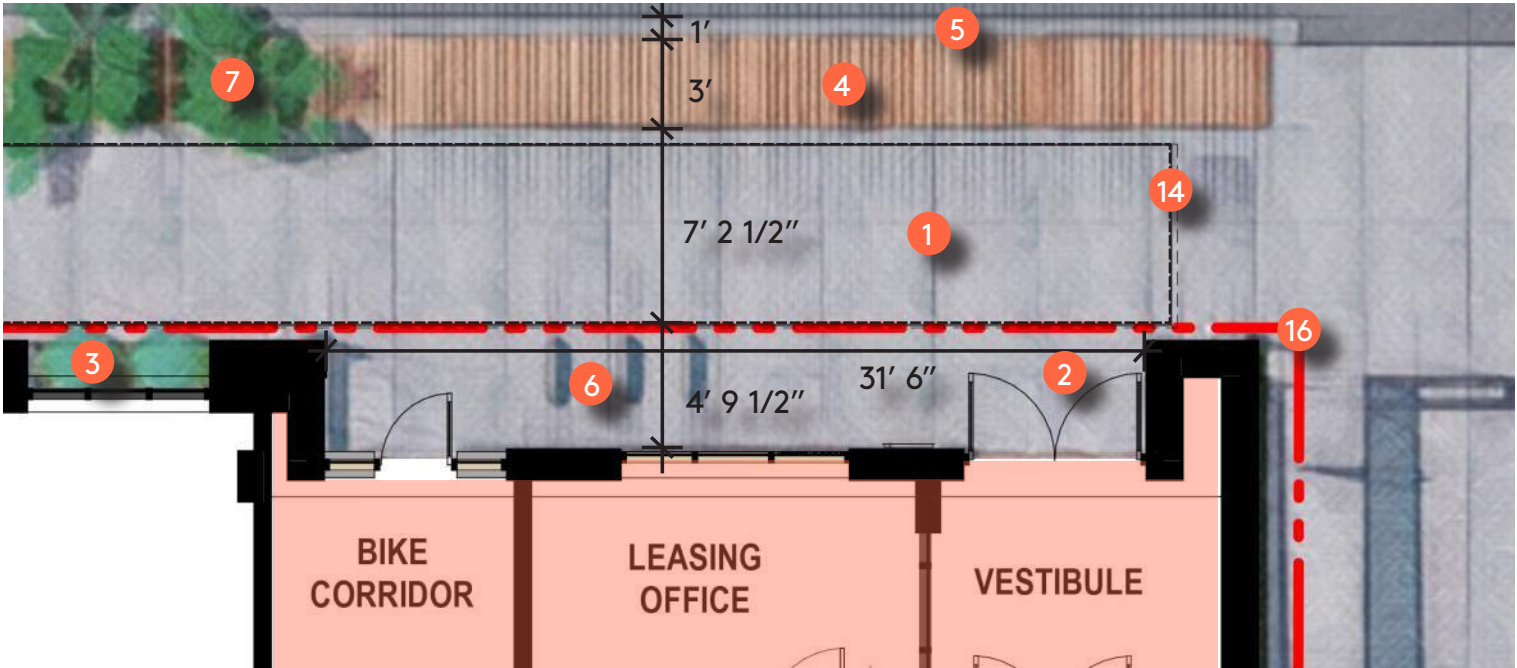
- The space can be divided into approx. 500 sf to 1,000 sf each to provide small and neighborhood scale commercial spaces.
- The commercial space is designed to be flexible with three accessible at-grade entrances and meet various commercial space needs.
- Commercial space has been designed to include a ducted vent hood, which would accomodate future dining use.
- The design of the vertical notch considers the use of future commercial tenants, and allows tenants access to dedicated outdoor area.

LEGEND

1. SDOT STANDARD CONCRETE PAVING
2. ENHANCED FINISH CONCRETE PAVING
3. RAISED STEEL PLANTER
4. WAVE BENCH
5. TRUNCATED DOME PAVERS
6. BIKE RACKS, (6) TOTAL
7. PROPOSED TREE, TYP.
8. WAVE PLANTING AREA
14. CANOPY ABOVE, TYP.
16. PROPERTY LINE

RESPONSE TO EDG - STREETScape - RESIDENTIAL ENTRY

- 1
Massing
- 2
Concept and Materials
- 3
Streetscape (03.E)
- 4
Solid Waste/Site Access



Ground Floor Plan of Residential Lobby

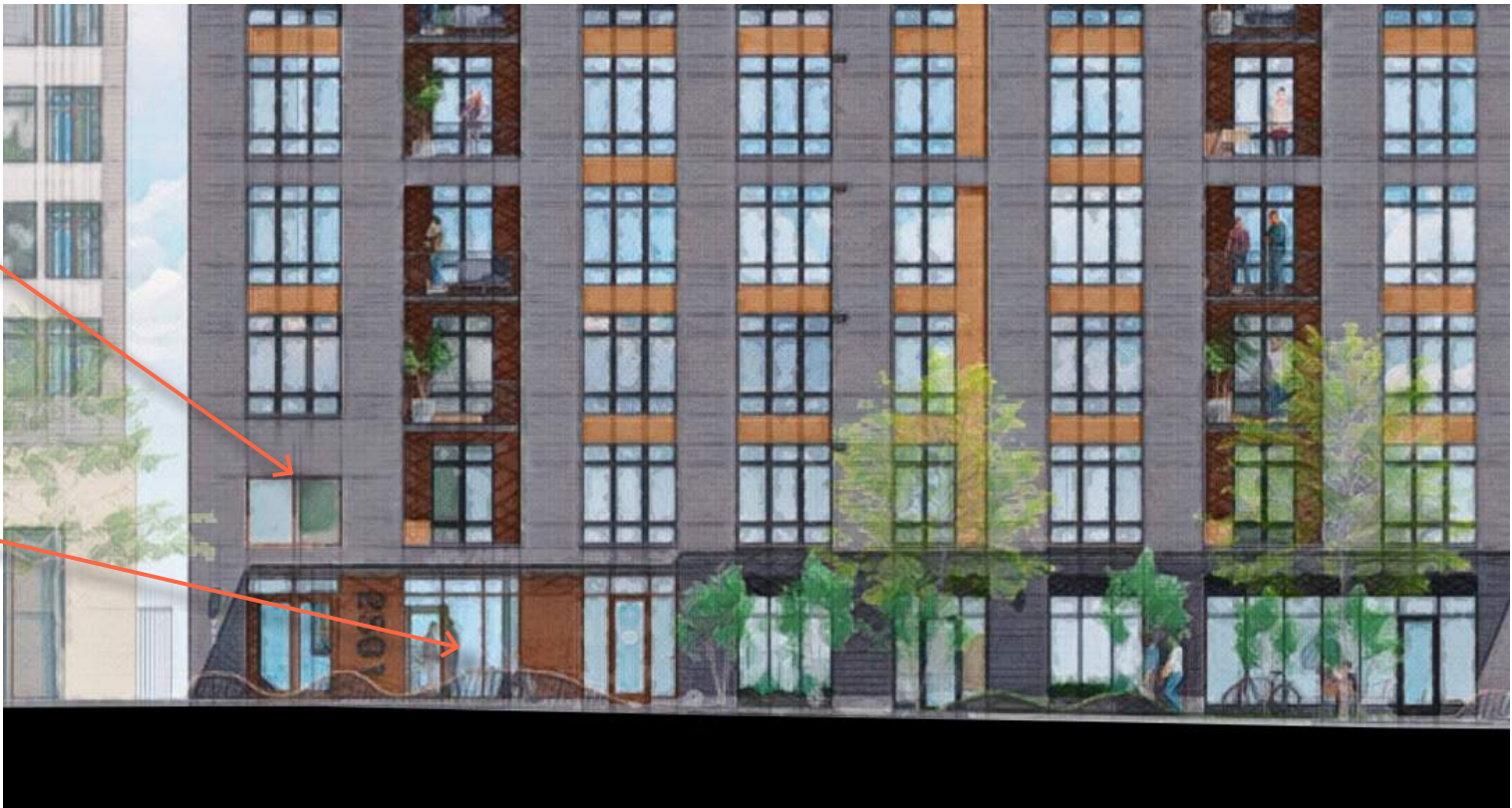
- Response to EDG:
- Streetscape (03.E)
- Residential lobby has been designed as a two-story space.
 - The facade fenestration was widened at the lobby to provide for a distinct residential entry.
 - Signage and lighting highlight the entry for pedestrians.

Double Height Space

The residential lobby is designated as a double height space to provide ample light to the interior and allow a unique expression near the entry.

Facade Patterning at Residential Lobby

The facade fenestration at the lobby is widened to distinguish it from the commercial frontage. Wood cladding is used on this articulated inset to give distinction and warmth to the residential entry / lobby. A convenient residential bike entry is also located here



North Elevation Showing Residential Lobby Entry off of Market St.

- LEGEND
- 1. SDOT STANDARD CONCRETE PAVING
 - 2. ENHANCED FINISH CONCRETE PAVING
 - 3. RAISED STEEL PLANTER
 - 4. WAVE BENCH
 - 5. TRUNCATED DOME PAVERS
 - 6. BIKE RACKS, (6) TOTAL
 - 7. PROPOSED TREE, TYP.
 - 14. CANOPY ABOVE, TYP.
 - 16. PROPERTY LINE

PERSPECTIVES - RESIDENTIAL ENTRY



PERSPECTIVES - RESIDENTIAL ENTRY



SECTION PERSPECTIVE - RESIDENTIAL ENTRY



RESPONSE TO EDG - SOLID WASTE/SITE ACCESS - VISIBILITY OF SOLID WASTE STAGING

- 1
Massing
- 2
Concept and Materials
- 3
Streetscape
- 4
Solid Waste/Site Access (04.B)

48



Ground Floor Plan with Solid Waste Staging Indicated

- Response to EDG:
- Solid Waste/Site Access (04.B)
- Solid waste staging is located along NW 54th Street.
 - Solid waste staging is located indoors in a dedicated room, completely out of public view.
 - Dumpsters are wheeled out of building interior on pickup days and returned immediately after.

Visibility of Solid Waste Staging

Staging and other back of house uses are separated from residential entries along 54th to minimize visibility.

Location of Solid Waste Staging

Solid waste staging is located indoors and out of public view.



South Elevation, with Solid Waste Staging Indicated

- LEGEND
- 3. RAISED STEEL PLANTER
 - 7. PROPOSED TREE, TYP.
 - 9. RAMP
 - 10. PLANTING AREA, TYP.
 - 11. BIORETENTION AREA, TYP.
 - 12. HANDRAIL
 - 13. CIP CONCRETE STAIR, (1) STEP
 - 16. PROPERTY LINE

RESPONSE TO EDG - SOLID WASTE/SITE ACCESS - SEPARATION OF SOLID WASTE STAGING

- 1
Massing
- 2
Concept and Materials
- 3
Streetscape
- 4
Solid Waste/Site Access (04.C)

Location of Residential Uses

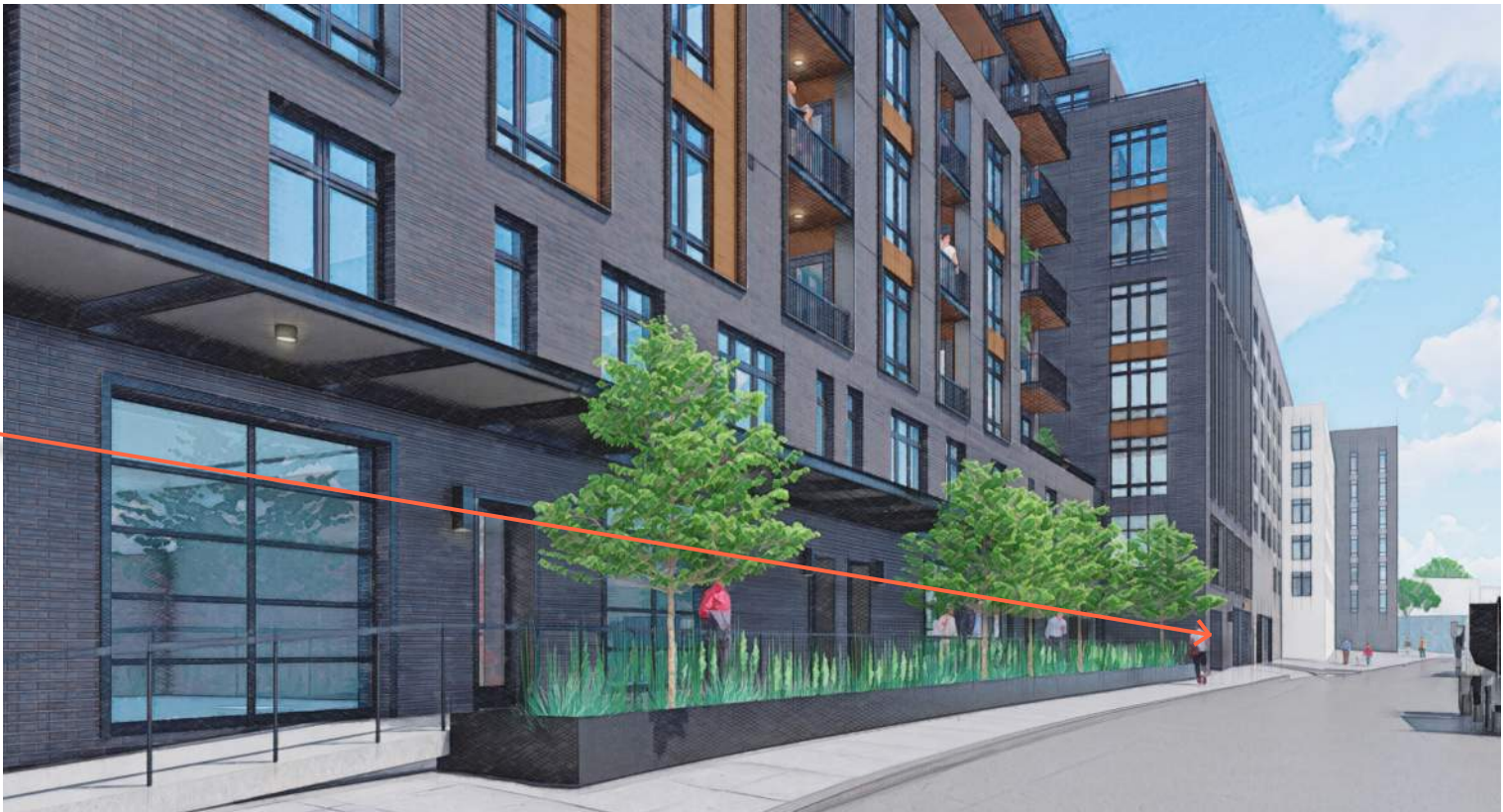
Residential uses are set back from the garage entry and located on the West side of the building to provide separation.

Visibility of Garage Entry

Garage Entry along 54th is minimally visible from the residential street frontage.



Rendering of Garage Entry / Trash Staging along 54th Street



Rendering of Residential Entries along 54th Street

- Response to EDG:
- Solid Waste/Site Access (04.C)
- Parking entry is located at the Southeast corner of the building nearest Ballard Yards.
 - Residential units are located away from the the back of houses uses at the Southeast corner of the building.
 - Trash staging shares the same area as the parking entry, minimizing its impact on the building facade.

RESPONSE TO DESIGN GUIDELINES

Priority applicable design guidelines have been identified based on both Ballard Neighborhood Design Guidelines and the citywide Seattle Design Guidelines.

CS2 URBAN PATTERN AND FORM

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

PROPOSED DESIGN:

Located at a corner site, the proposed design is to build to the northwest corner with a three level upper setback to provide a strong urban edge to anchor the block.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

PROPOSED DESIGN:

An upper level setback along NW Market Street allows the building massing to continue the roof-line datum of the neighboring Ballard Yards project. Along the eastern property line, the upper-level massing is recessed to create a light well that aligns with the light well of the adjacent Ballard Yards building to the east.

BALLARD SUPPLEMENTAL GUIDANCE

CS2-1 Location in the Neighborhood - Sense of Place: Reinforce the character and role of Ballard’s Character Areas(see map on Page 4).

CS2-1-a. Character Core: The mix of historic and heritage buildings create a welcoming business district. Buildings featuring construction techniques from over a century ago establish a distinct character with human scale, detail, and permanence.

1. Build structures to the street and include shops and restaurants along Principal Pedestrian Streets to create a vibrant street and solidify the walkable business district.

2. Respond to design precedents of old buildings by incorporating well-detailed, quality construction and transparent streetlevel facades. Draw attention to entrances, and use variety in awnings and signs.

3. Building massing should create human-scaled buildings, through their approach to the required upper setbacks, and employing massing breaks that avoid creating a continuous canyon - especially on NW Market St.

4. Detailed building form is preferred instead of ornamental decoration.

PROPOSED DESIGN:

Located in a Character Core and mixed use area, the building design exercises architectural character, material application, and form to complement the growing urban village, the nearby Ballard Avenue landmark character area, and acknowledge the adjacent industrial uses located along the waterfront. The building modulation incorporates a vertical 30’ wide by 18’ deep massing break and reduces the perceived length of the building facade along NW Market Street. The building massing provides generous upper-level setbacks with a terraced form expression to reduce the perceived height, scale, and bulk of the building when viewed from the street. At the street level, the building facade is set back along NW Market Street to create a 75’ wide by 10’ deep plaza space outside of commercial space and a 31’ wide by 5’ deep recessed area in front of residential entry. These inviting and pedestrian oriented open spaces help enhance the pedestrian experience and provide public amenities to the neighborhood.

CS2-3 Adjacent Sites, Streets, and Open Spaces

CS2-3-a. Connection to the Street

1. Character Core (see map on page 4): Street-level facade design should create a strong connection to pedestrians.

- Emphasize identifiable entrances. Avoid storefront windows recessed more than 6” behind the building facade at street level. Use a variety of awnings and signs. Street level facades should have greater proportion of windows than solids.

- Consider responding to development standards such as lot coverage, building width, and facade modulation requirements, by connecting private open space to the street. Balance the impact to active street-level facade by wrapping commercial uses around the edges of these open spaces.

PROPOSED DESIGN:

The street-level facade design creates a strong connection to pedestrians along NW Market Street by providing a plaza outside of the commercial space and a recessed area in front of the residential entry. The facade design also provides a high percentage of transparency to animate the street and allow pedestrians to interact with the activities inside.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

BALLARD SUPPLEMENTAL GUIDANCE

CS3-1 Fitting Old and New

CS3-1-a. Character Core (see map on page 4): New buildings should: reflect the scale and proportion, roof forms, detailing, windows, and use complementary materials of the Ballard Avenue Landmark District and older buildings along NW Market St.

CS3-1-b. Character Core and Civic Core (see map on page 4): New, large buildings should reflect the 50’ - 100’ typical lot widths as well as the spacing of floors and windows of existing projects when incorporating techniques to create compatible scale and bulk. Consider the height of adjacent building parapets and other design features when determining the height at which to begin upper-level setbacks.

CS3-1-d. Massing Choices: Strong architectural elements that define and create human scale are preferred over unorganized mix of styles and materials.

CS3-1-e. Unified Design: Design new buildings to have horizontal divisions that create distinctive base and cap levels. Integrate the upper levels into the overall building design and choice of materials.

PUBLIC LIFE

PL1 CONNECTIVITY

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

RESPONSE TO DESIGN GUIDELINES

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PROPOSED DESIGN:

The middle portion of the building facade is set back at street level along NW Market Street to create a 75’wide by 10’ deep plaza space that is connected to the sidewalk. This lively and pedestrian oriented open space helps enhance the pedestrian experience and provides a public amenity to the neighborhood.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.

BALLARD SUPPLEMENTAL GUIDANCE

PL1-2. Walkways and Connections

PL1-2-a. Pedestrian Volumes: Create welcoming and spacious sidewalk environment through integrating private open space, setbacks and careful location of entrances at the Gateways (see page 11).

PL1-2-b. Pedestrian Amenities: Create lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction to the site and building. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

PL2 WALKABILITY

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways

PROPOSED DESIGN:

The placement of commercial spaces along NW Market Street, the residential lobby along NW Market Street, and workshop loft and townhome units facing NW 54th Street help create a safe environment by providing direct sight lines and natural surveillance.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PROPOSED DESIGN:

The building design integrates overhead weather protection by providing continuous canopies along 82% of the street frontage of the building facing NW Market Street, where the building facade is next to the sidewalk, and around the northwest building corner.

PL3 STREET-LEVEL INTERACTION

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PROPOSED DESIGN:

The design of the entries for commercial spaces and residential use are coordinated among multiple elements including canopies, doors, lighting, signage, landscaping, and ground surfaces.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

BALLARD SUPPLEMENTAL GUIDANCE

PL3-2. Residential Edges

- Use strong design elements in setbacks (e.g. sitting walls, raised patios, planters, paving changes, stoops, and porches) to indicate the transition from public to private.
- Encourage clearly differentiated residential or commercial street level uses. Encourage ground-related residential uses to follow development standards.

PL3-4. Retail Edges should be porous, and include pedestrian interest and diverse storefront treatments and tenant spaces.

- a. Avoid deeply recessed windows at street level.
- b. Encourage variety in awnings and signs along the street-level facades of longer buildings.
- c. Street level facades should have a greater proportion of transparency than solids.
- d. Consider small setbacks at street-level on busy streets, or where sidewalks are narrow, to incorporate seating, displays, rain cover, and provide some relief from traffic.
- e. Where multiple storefronts are provided along a building facade, incorporate features that allow for individualized identity.
- f. Incorporate window walls that can open for restaurants.
- g. Include commercial spaces for small, individual business establishments that average 2,000 square feet or less in size at street level. Set maximum length of street frontage for individual business consistent with area business character.

PL4 ACTIVE TRANSPORTATION

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or

RESPONSE TO DESIGN GUIDELINES

built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

BALLARD SUPPLEMENTAL GUIDANCE

PL4-1. Planning Ahead for Bicyclists: Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Plan for bicycle parking that provides a place to lock up close to business entries. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar "inverted U" or "staple" style. The bicycle racks may also be an opportunity for place-making, such as having a uniform color.

PROPOSED DESIGN:

A designated bike entry is located along the Burke Gilman Trail and NW Market Street to provide convenient access for bikers. It is grouped with the residential entry with a shared canopy to create a welcoming experience as well. Bikers will be able to get to a generous bike repair and storage room without going through the residential lobby space.

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

BALLARD SUPPLEMENTAL GUIDANCE

DC1-1. Vehicular Access and Circulation

DC1-1-a. Access Location and Design: Combine and consolidate service areas with parking access, where parking is provided.

DC1-2. Shared Parking: Where parking is provided, design access so that it can accommodate visitors, tenants, and the potential for shared or leased parking.

DC2 ARCHITECTURAL CONCEPT

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Façade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and

uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

PROPOSED DESIGN:

The residential entry opens onto the sidewalk with a 5' recess lined with wood panels to give distinction and provide a welcoming experience for residents. Three commercial space entries are clearly defined with a collection of coordinated elements including overhead canopies, signage, lighting, landscaping, and ground surfaces.

BALLARD SUPPLEMENTAL GUIDANCE

DC2-1. Massing

a. Reducing Perceived Mass: In the Character Core (see map on page 4), the massing of new buildings should reflect the dominant 50 to 100-foot parcel width that was common in areas platted up to 1930. This can be achieved by either limiting building lengths or by creating distinct designs or material changes, or vertical modulations, that break up façades into this scale.

DC2-2. Architectural and Façade Composition

a. Provide continuity of rhythm of vertical and horizontal elements (such as window size and spacing and location of entrances) along a block. Maximize the visibility of corner locations by placing entrances and strong design features on corners.

b. Design buildings to have horizontal divisions that create strong base levels (preferably two stories) that are not overpowered by the upper-level massing. Where the street level façade is set back to provide additional space at the ground level, ensure that the overhang is at least 13-15 feet above the sidewalk.

DC2-3. Scale and Texture

a. Texture

- At the street level, incorporate a variety of textures such as blade signs, uneven brick, gooseneck lights, and windows that add texture and scale that is perceptible at a walking pace.

- Create well-detailed and highly-visible storefronts. Provide opportunities for window displays. Generally, avoid small, deeply inset street-level storefront windows.

- Consider small recesses for doorways

DC2-4. Form and Function

a. Legibility and Flexibility: In addition to responding to the design of surrounding buildings, new projects should continue Ballard's legacy of historic buildings by integrating form, function, and materials to meet today's needs.

1. Clearly differentiate residential from commercial street-level uses.
2. Discourage departures from ground-related residential development standards.
3. Create a strong building base design presence so that the street-level is not overwhelmed by the middle and top of the building.
4. Include smaller, more "naturally affordable" retail spaces to maintain a diversity in services and stores, and to fit with the historic predominance of smaller commercial spaces.

PROPOSED DESIGN:

The commercial space is designed to be flexible with three accessible at-grade entrances while meeting various commercial needs. The space can be divided into areas between 500 sf and 1,000 sf each to provide small, neighborhood scale, and naturally affordable commercial space.

RESPONSE TO DESIGN GUIDELINES

DC3 OPEN SPACE CONCEPT

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

BALLARD SUPPLEMENTAL GUIDANCE

DC3-1. Building-Open Space Relationship

a. Interior/Exterior Fit: Consider wrapping commercial uses around corners into any courtyards to create a gradual transition from public to private open space areas.

DC3-2. Open Space Uses and Activities

a. Meeting User Needs: Outside of pedestrian zones, large mixed-use and multifamily developments should incorporate ground-level open space when designing the massing.

1. Include windows, entries, balconies, and design elements of adjacent building facades that help activate the open space.
2. When possible, connect interior building common areas to the outdoor areas.
3. When a project incorporates restaurants or pubs, the design should include café seating along sidewalks and/or courtyards.
4. Create gradual transitions from street-level to any raised open areas by using wide steps with integrated landscaping and other welcoming elements.
5. Include green stormwater infrastructure where feasible.

DC4 EXTERIOR ELEMENTS AND FINISHES

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and

transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

PROPOSED DESIGN:

Lighting has been designed to accomplish the objectives of DC4-C-1 & DC4-C-2.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

BALLARD SUPPLEMENTAL GUIDANCE

DC4-1. Building Materials

DC4-1-a. Exterior Finish Materials:

1. The structure’s form and materials should respond to each other and changes in material should accompany a change in form or plane. Randomly changing materials within the same plane to reduce perceived bulk is discouraged.
2. Select materials that convey permanence:
 - On building cladding and details, avoid thin materials that buckle or warp.
 - Materials that require no or minimal maintenance are encouraged on larger buildings. Examples include: brick, steel, and fiber cement panel products with integral color.
 - Commercial development should incorporate materials that stand up to intensive public use.
 - Window openings should incorporate lintels and sills on a scale that is appropriate to the size of the building.
3. Avoid using a high variety of materials in an attempt to reduce bulk. Brick and stone masonry are preferred. Metal and other industrial finishes can be used to

complement traditional materials or create interesting contrast.

4. Residential buildings should incorporate operable windows, and fine-scaled detailing without relying on single-family residential materials such as vinyl clapboards and shingles.

5. Use new technology and energy-saving techniques, quality materials, and designs that allow long-term flexibility of uses in a manner that expresses an integration of form, function and materials to create buildings that age gracefully

6. New buildings in the Character Core and Civic Core (see map on page 4) should reflect the larger scale and significant investment found there.

a) Traditional materials like brick and stone are preferred for the Character Core (see map on page 4).

c) Projects should reinforce the historic character with use of high quality materials and a selective color palette.

d) The detailing and texture of materials used at street-level in the Character Core and Civic Core (see map on page 4) should reflect the pedestrian scale.

PROPOSED DESIGN:

The building design reinforces the historic character within the Character Core area with the use of brick as a traditional and high quality exterior material. A dark gray brick will be the primary exterior material accented with wood infill panels and soffits. The brick will have a range of tones and texture to give a very tactile appeal - not seen in Ballard since the early historic buildings.

DC4-2. Signage

DC4-2-a. Scale and Character: In addition to all requirements found in the Sign Code, the following guidelines also apply:

1. Indirectly lit signs are preferred. Internally illuminated signs are generally not appropriate within the neighborhood design guideline boundary (Ballard Urban Village) except on 15th Ave NW and 24th Ave NW. Where backlit signs are used, they should be integrated into the building architecture.
2. Awnings, especially if backlit, should not be the primary signage.
3. Shingle signs, signage integrated into the transom or cornices, and applied to display windows are preferred for the Character Core and Civic Core (see map on page 4).
4. Consider complex shapes rather than simple rectangles, circles or squares where they complement the architectural expression of the building and/or neighborhood.
- b. Coordination with Project Design: Size and locate signs to complement the architectural scale of the façade, and to not obscure or bridge horizontal and vertical elements such as cornices, transoms, or beltlines.

PROPOSED DESIGN:

Individual commercial tenant signs are integrated into the canopy design and will have a consistency in scale and type with the ability for each tenant to express their identity and promote their unique business adding vitality and vigor to the public realm.

DEVELOPMENT DEPARTURE #1 - SUMMARY



Summary Departure Request #1

To allow parking access off of 54th Street in accordance with recommendations from community stakeholders and the design review board.

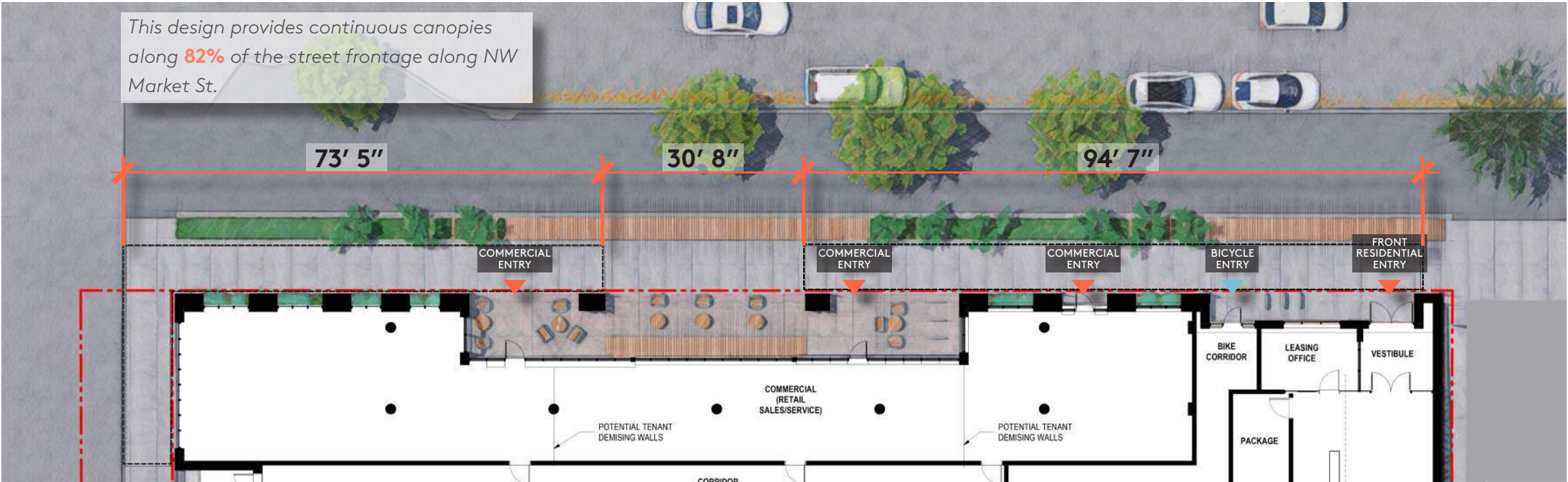
Code Citation:
23.47A.032.A.1.C

Code Requirement:
If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47A.032C, and curb cuts are permitted pursuant to subsection 23.54.030.F.2A.1.

Proposed Design Departure:
Parking access is proposed across the NW 54th Street lot line.

- Rationale
- SDOT SIP supports access from NW 54th Street in coordination with lot dedication along 26th Avenue NW which buffers pedestrians from turning trucks.
 - The Design Review Board supported the placement of the parking entrance on NW 54th Street to coincide with the parking entrance of the adjacent Ballard Yards and to minimize disruption of other streets with parking access.
 - Community stakeholders support parking off of NW 54th Street.

DEVELOPMENT DEPARTURE #2 - SUMMARY



Composite Site Plan



North Elevation

Summary Departure Request #2

Allow two continuous stretches of canopies with one gap to meet the requirement of overhead weather protection on at least 60% of the street frontage.

Code Citation:
23.47A.008C4

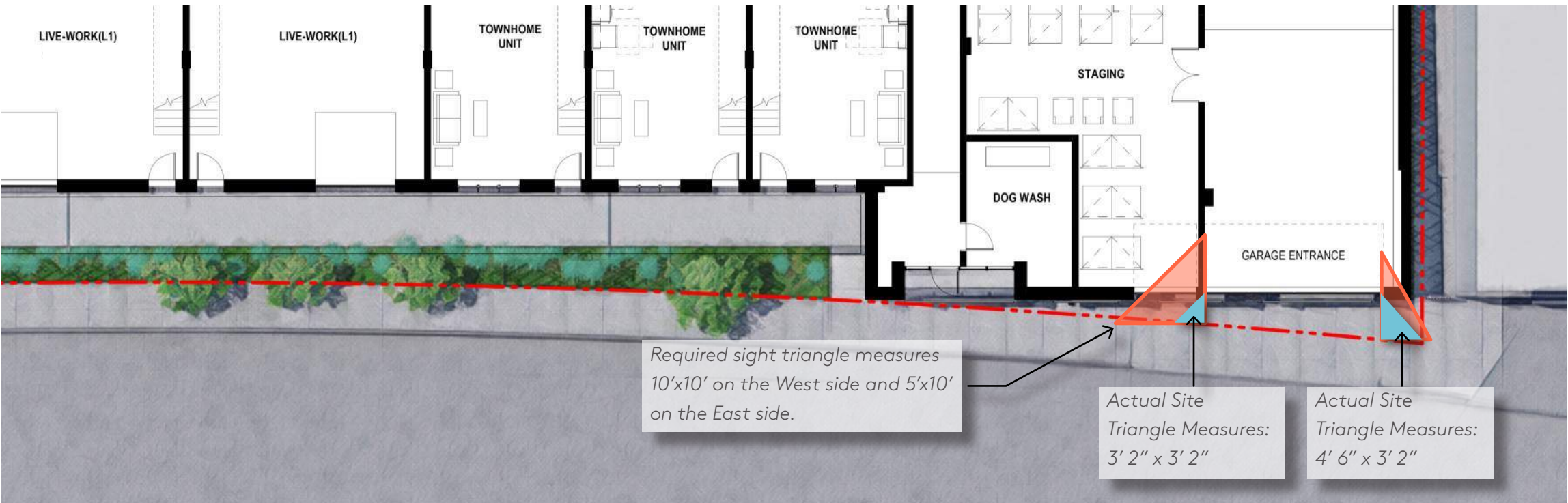
Code Requirement:
Continuous overhead weather protection (i.e., canopies, awnings, marquees, and arcades) is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street.

Proposed Design Departure:
Allow 1 gap in the continuous overhead weather protection along the NW Market St. frontage. (Continuous canopies proposed along 82% of the street frontage)

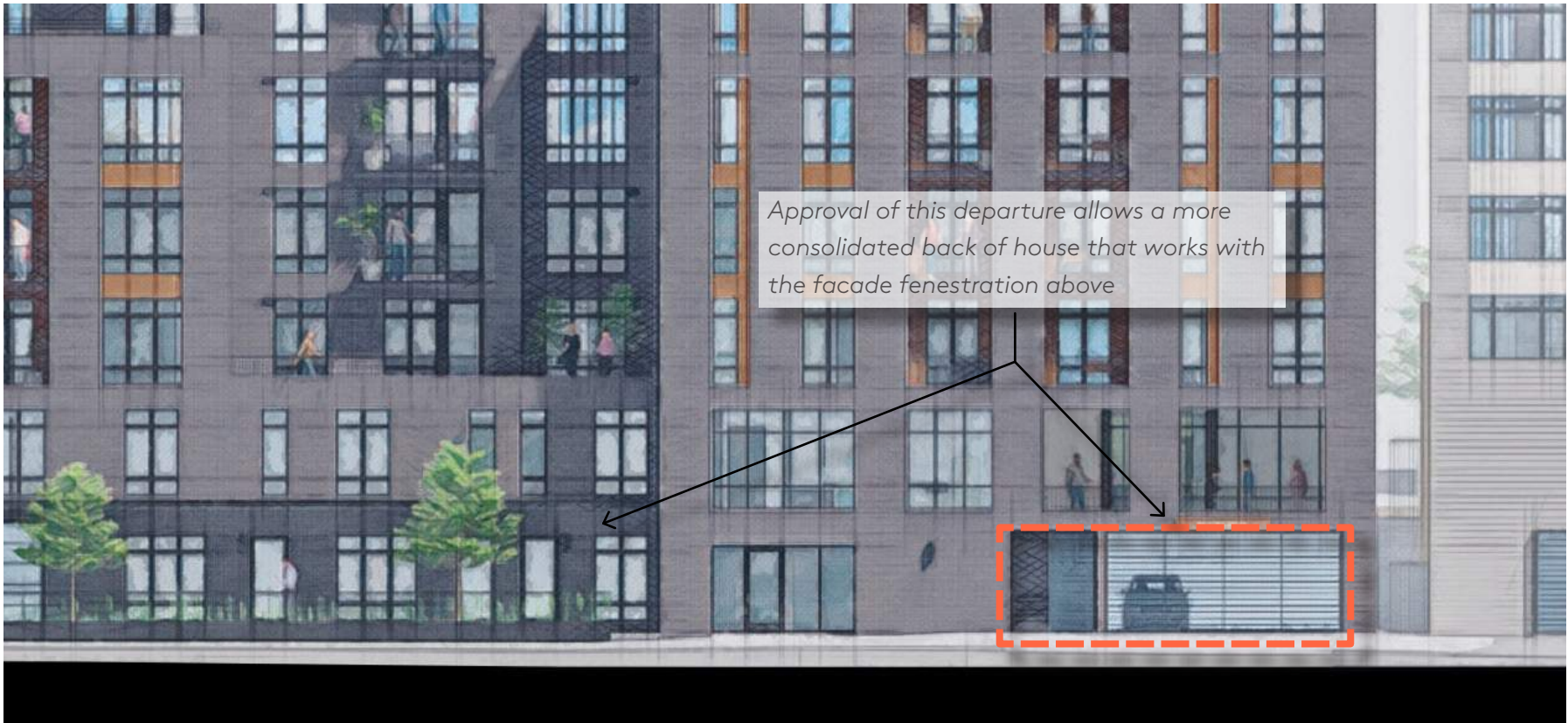
Rationale
By allowing this departure:

1. The project is able to provide a recessed plaza where the facade sets back from the sidewalk by 10'. This gap would support the plaza space which is designed to connect to the sidewalk as a welcoming public amenity.

DEVELOPMENT DEPARTURE #3 - SUMMARY



Composite Site Plan



South Elevation

Summary Departure Request #3

Reduce the required sight triangle of the garage entrance from 10'x10' and 10'x5' to 3' 2" x 3' 2" and 4' 6" x 3' 2".

Code Citation:
23.54.030G

Code Requirement:
For two-way driveways and easements less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk.

When the driveway or easement is less than 10 feet from the lot line the driveway or easement may begin 5 feet from the lot line

Proposed Design Departure:
To provide a sight triangle on the West side of the garage of 3' 2" x 3' 2" and a sight triangle on the East side of the garage of 4' 6" x 3' 2".

Rationale
By allowing this departure:

1. The project is able to better consolidate back of house uses along 54th St. away from public view and further from the residential townhouses to the West.

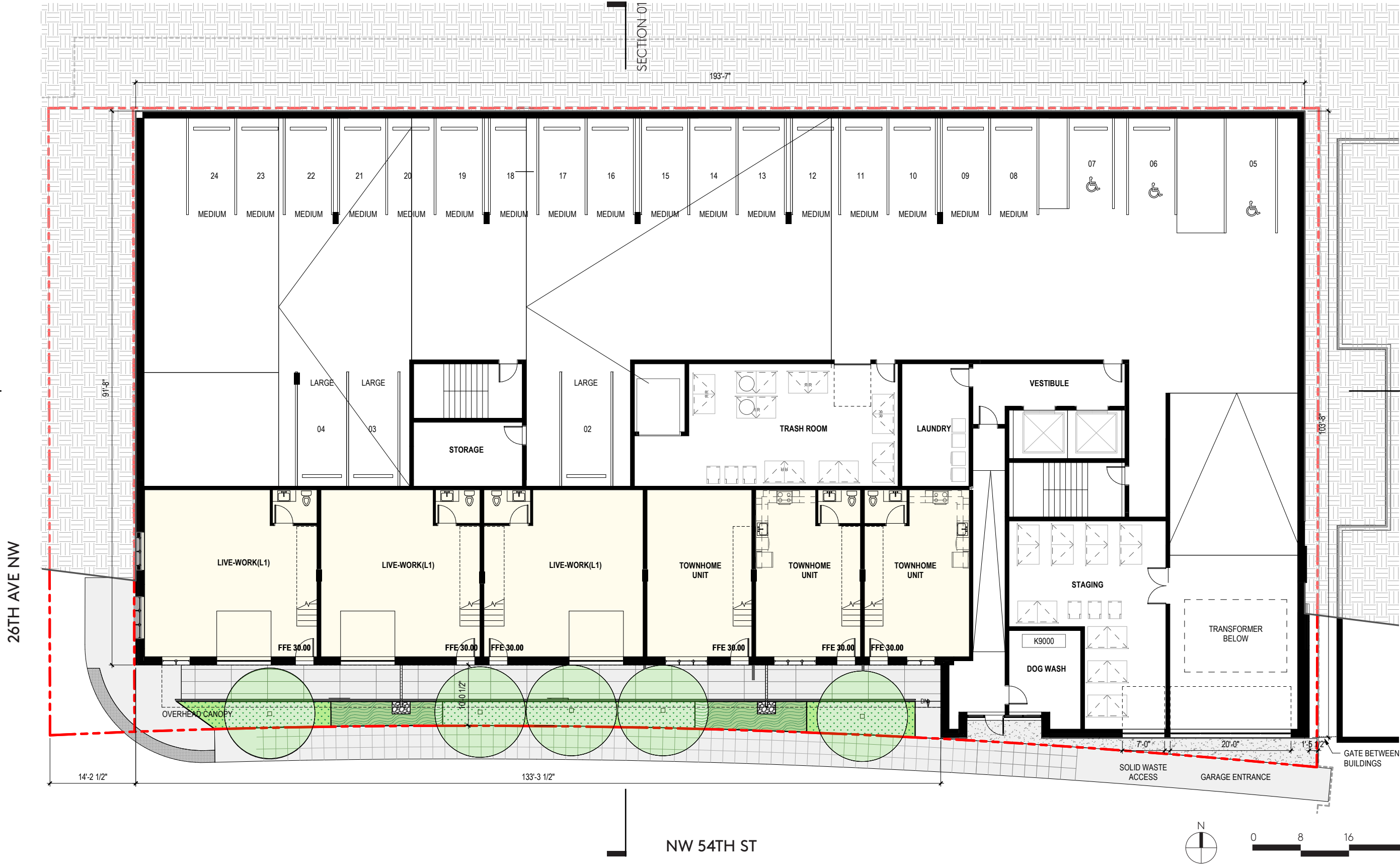
SECTION 02



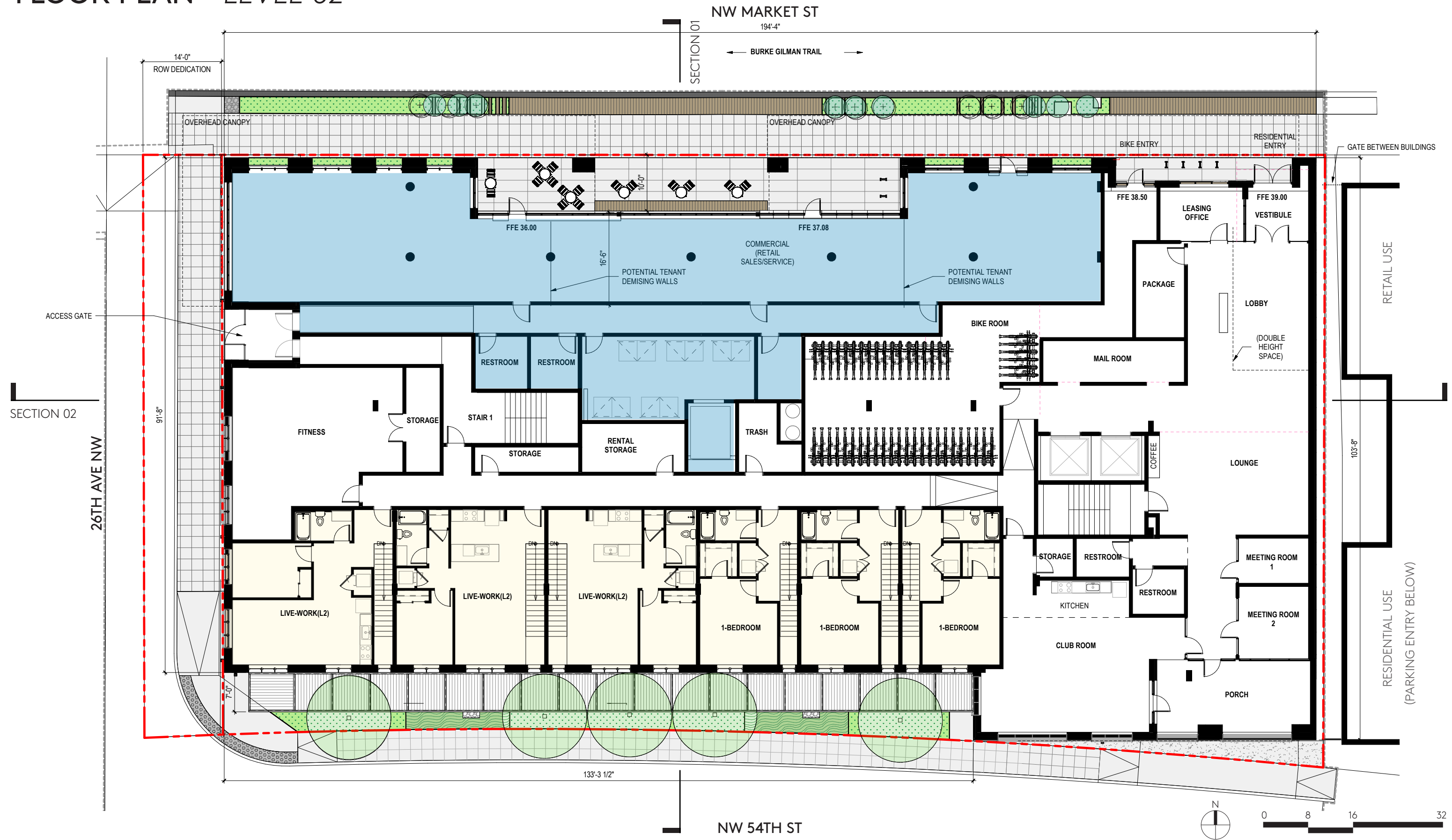
FLOOR PLAN - LEVEL 01

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SECTION 02



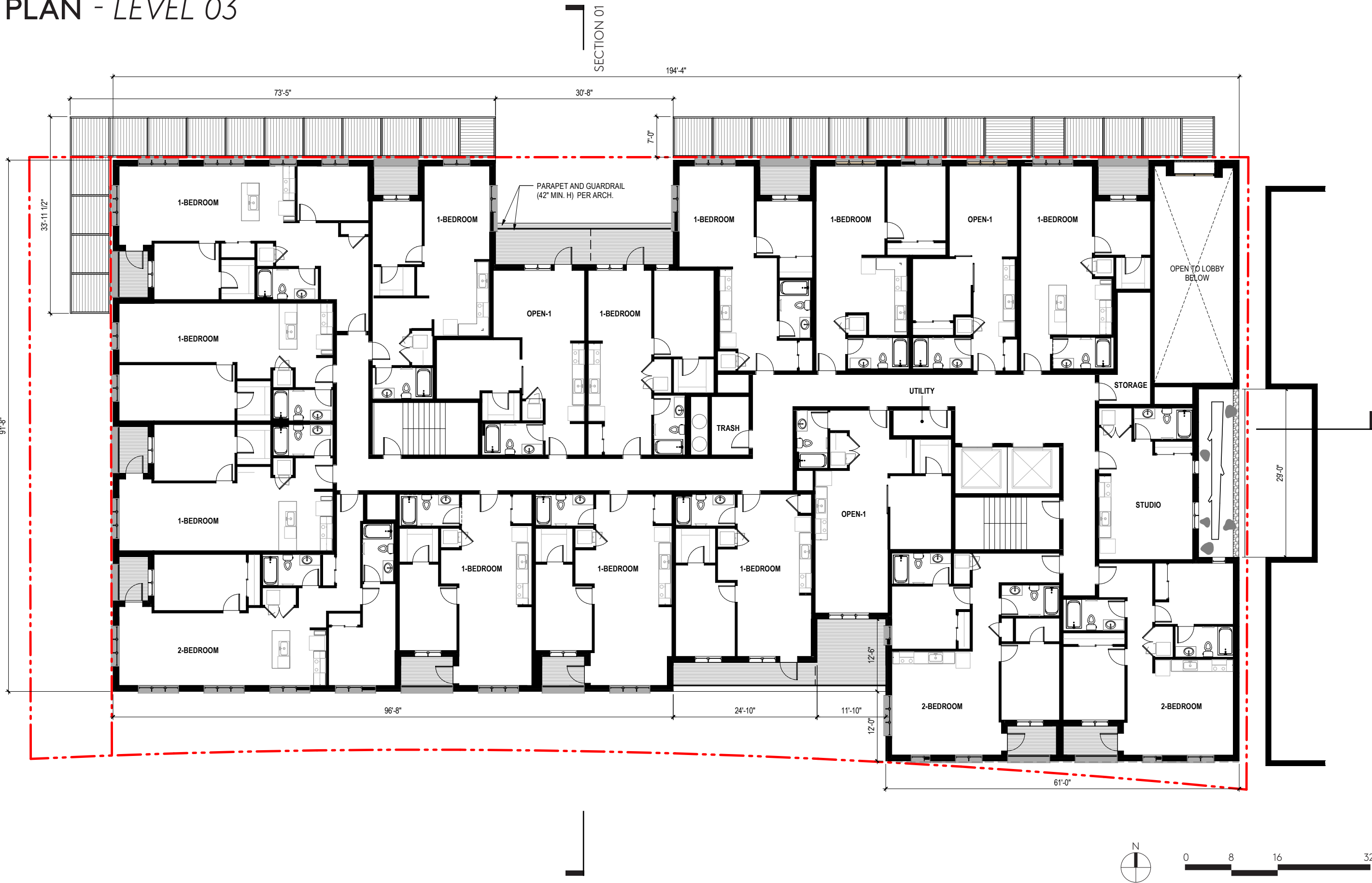
FLOOR PLAN - LEVEL 02



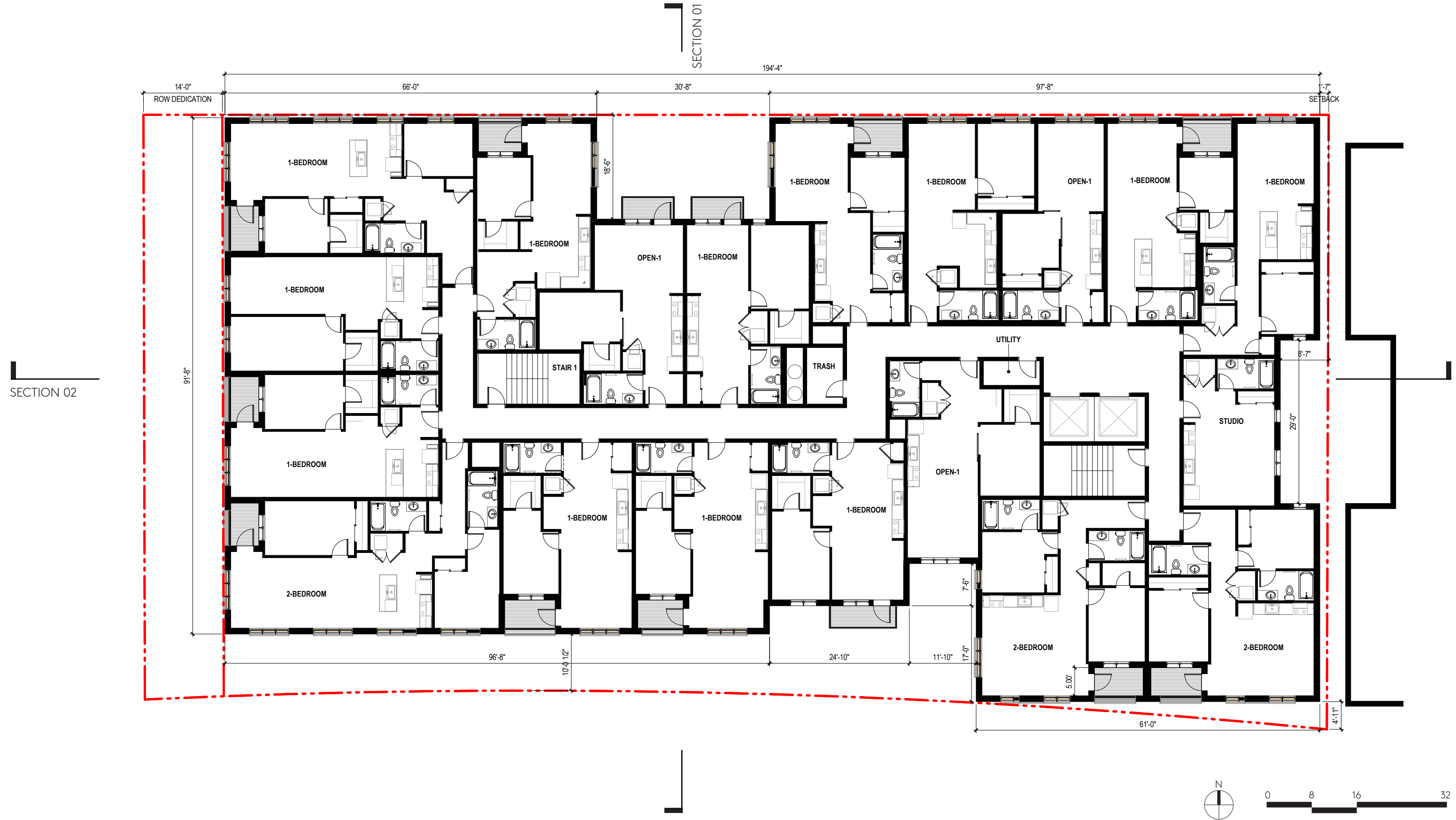
FLOOR PLAN - LEVEL 03

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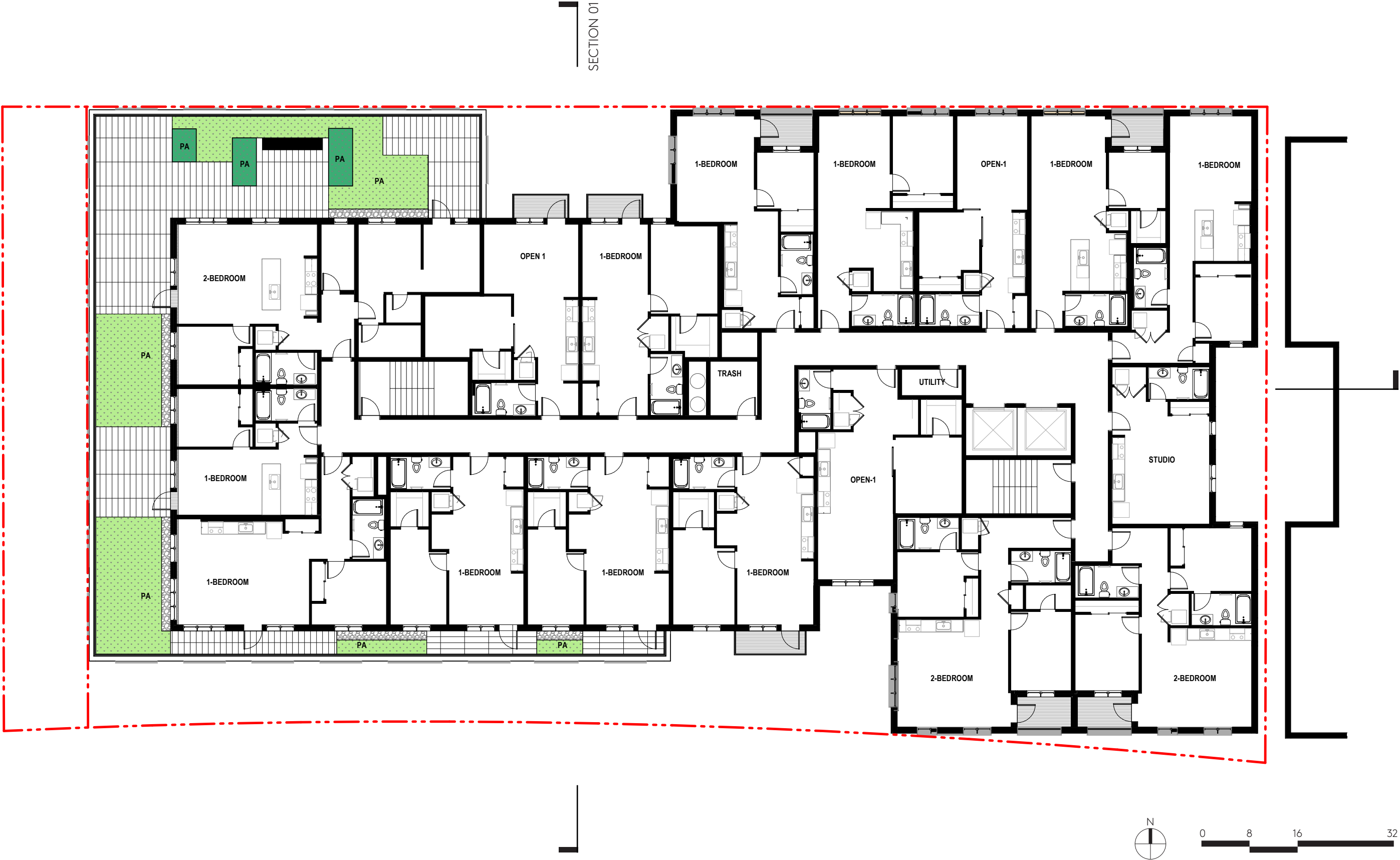
SECTION 02



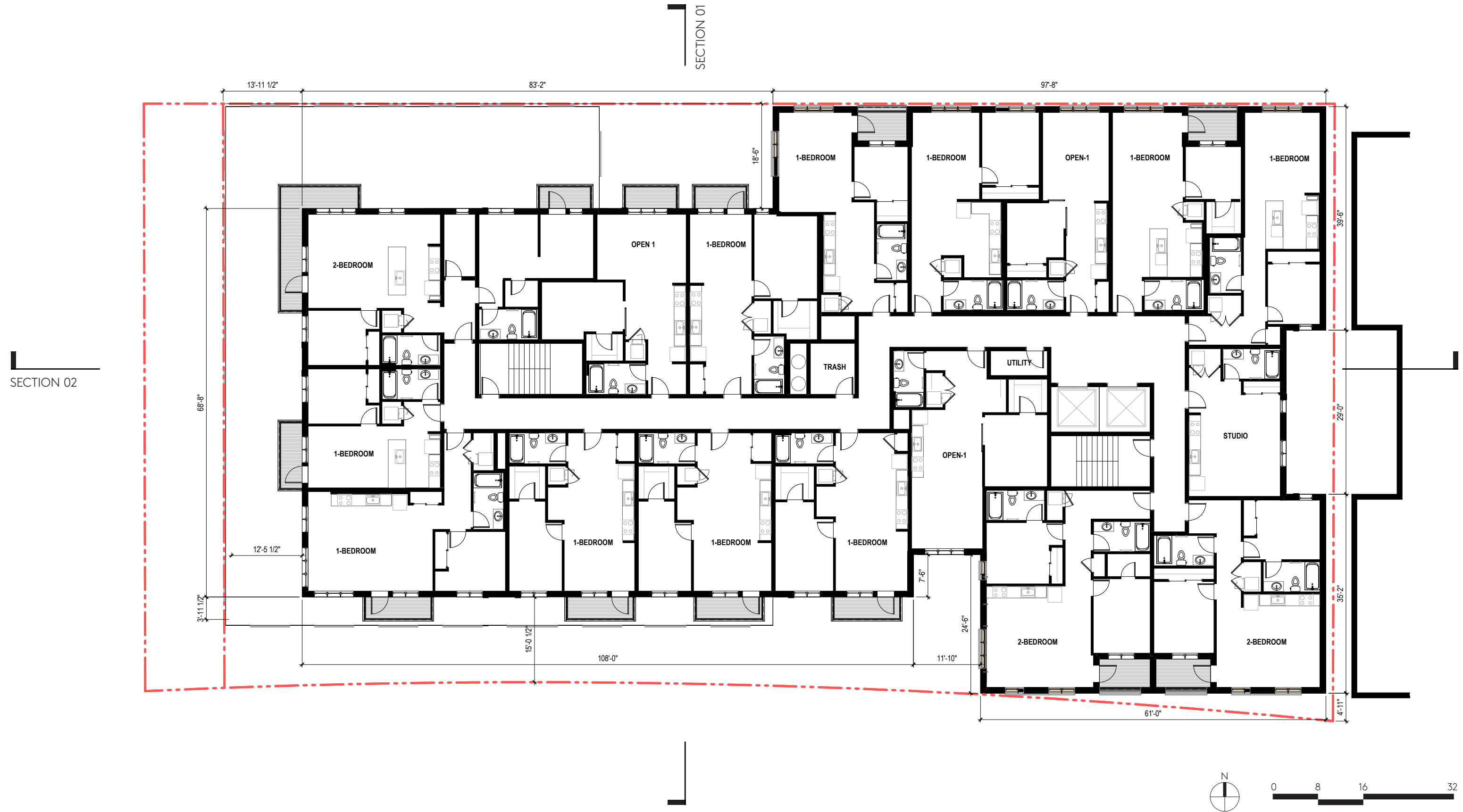
FLOOR PLAN - LEVELS 04-05



FLOOR PLAN - LEVEL 06



FLOOR PLAN - LEVEL 07

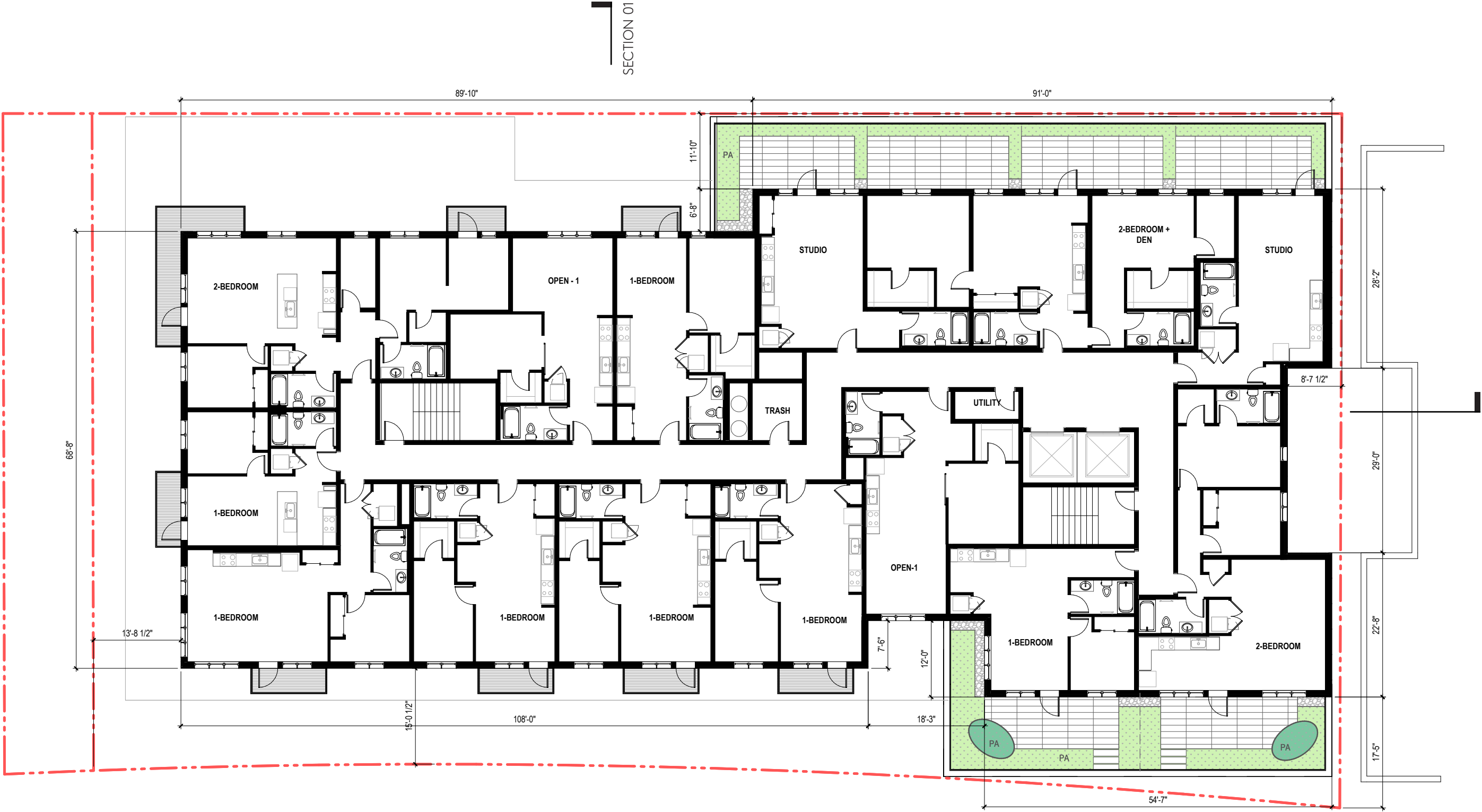


FLOOR PLAN - LEVEL 08

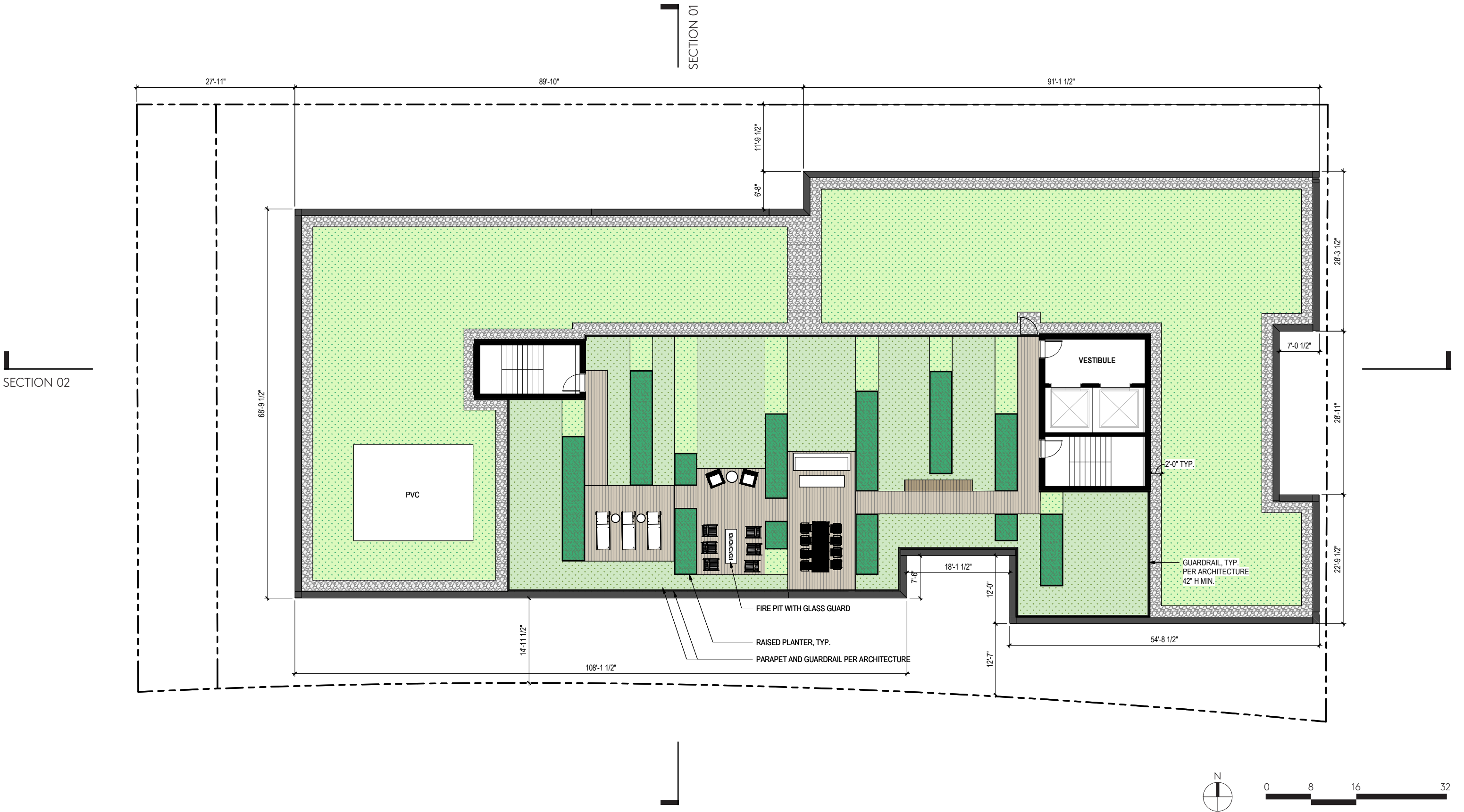
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SECTION 02

SECTION 01



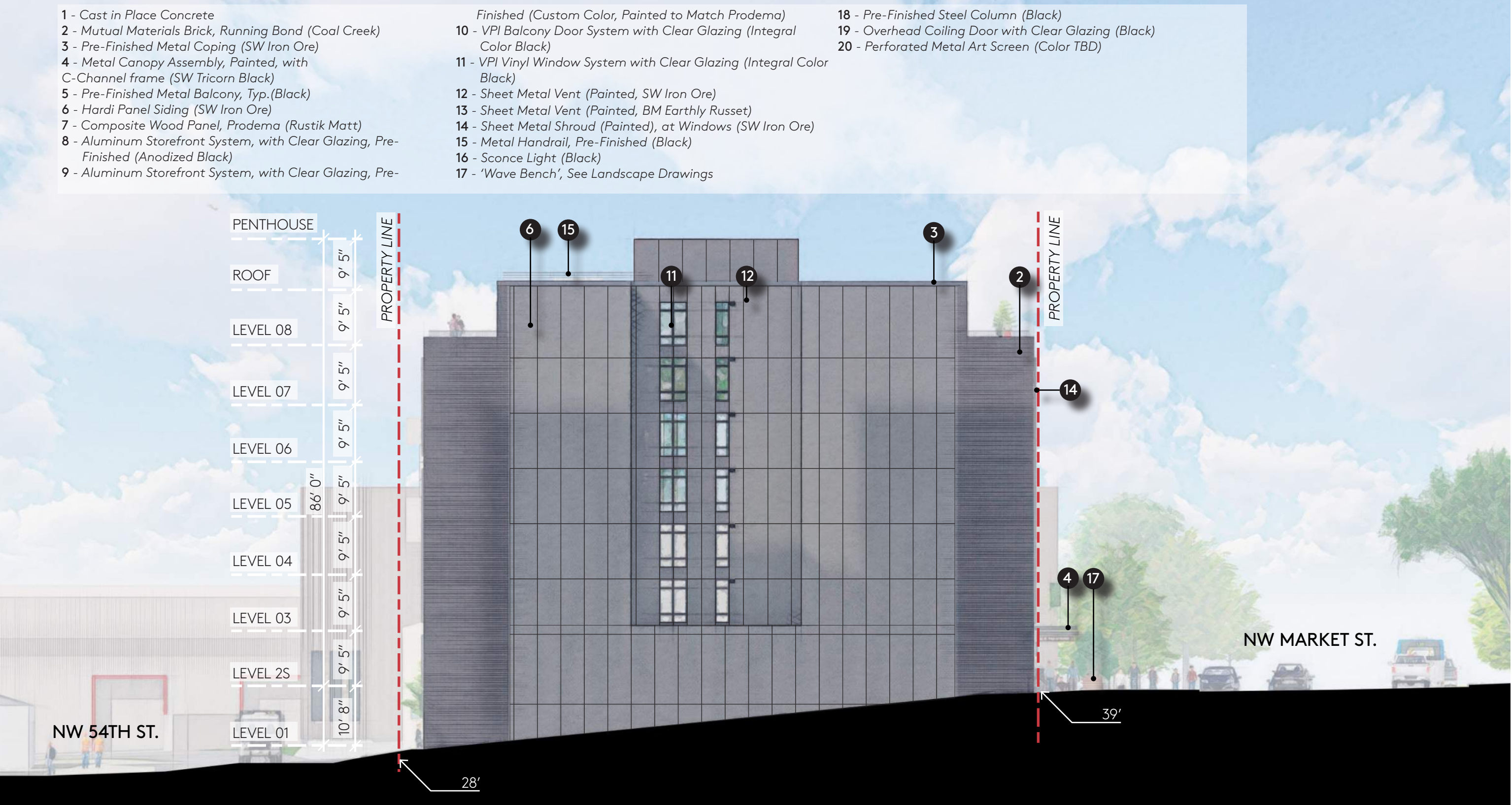
ROOF PLAN



PERSPECTIVES - ROOF DECK



ELEVATIONS - EAST



SECTION 01 - LOOKING WEST

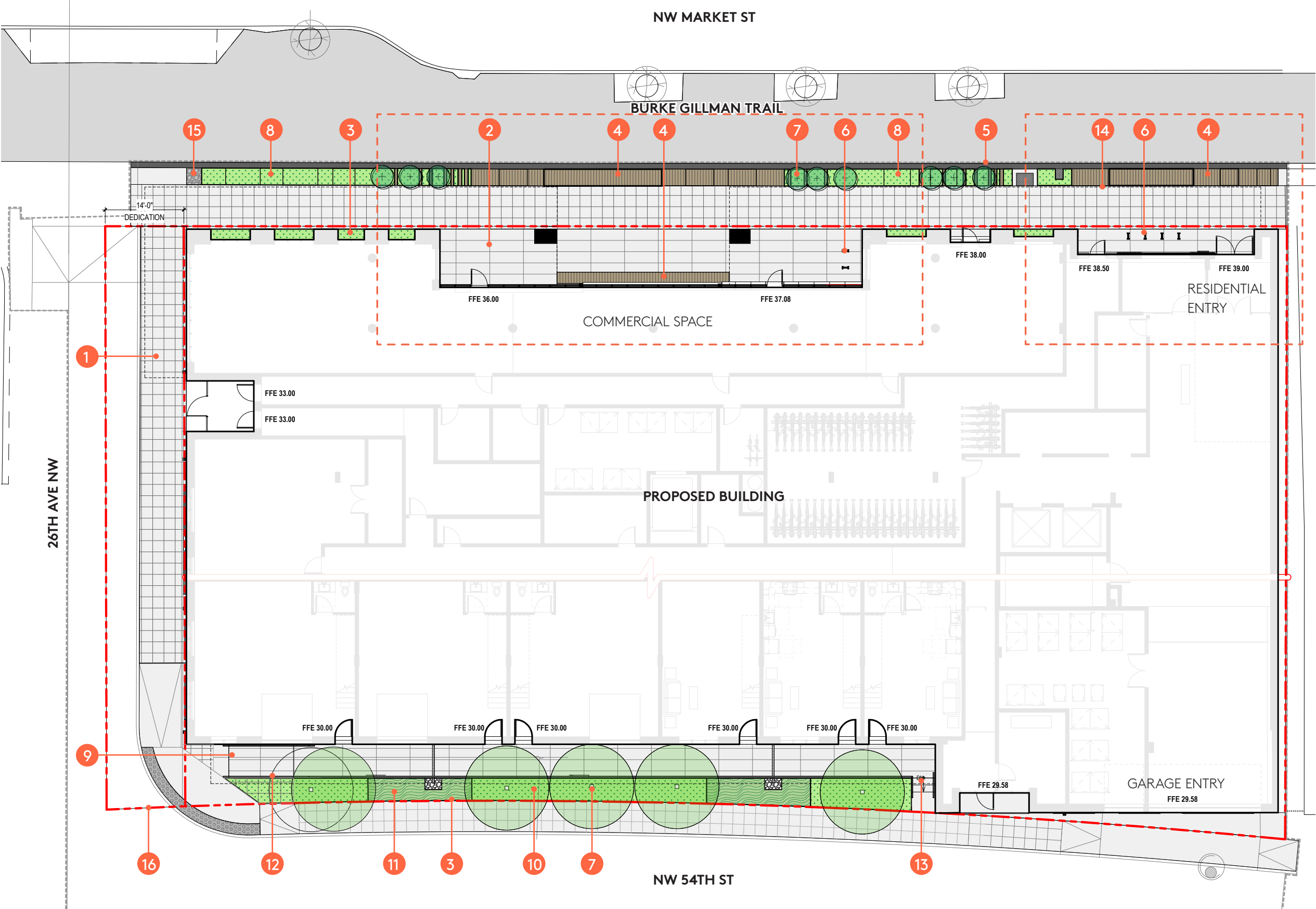
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SECTION 02 - LOOKING NORTH

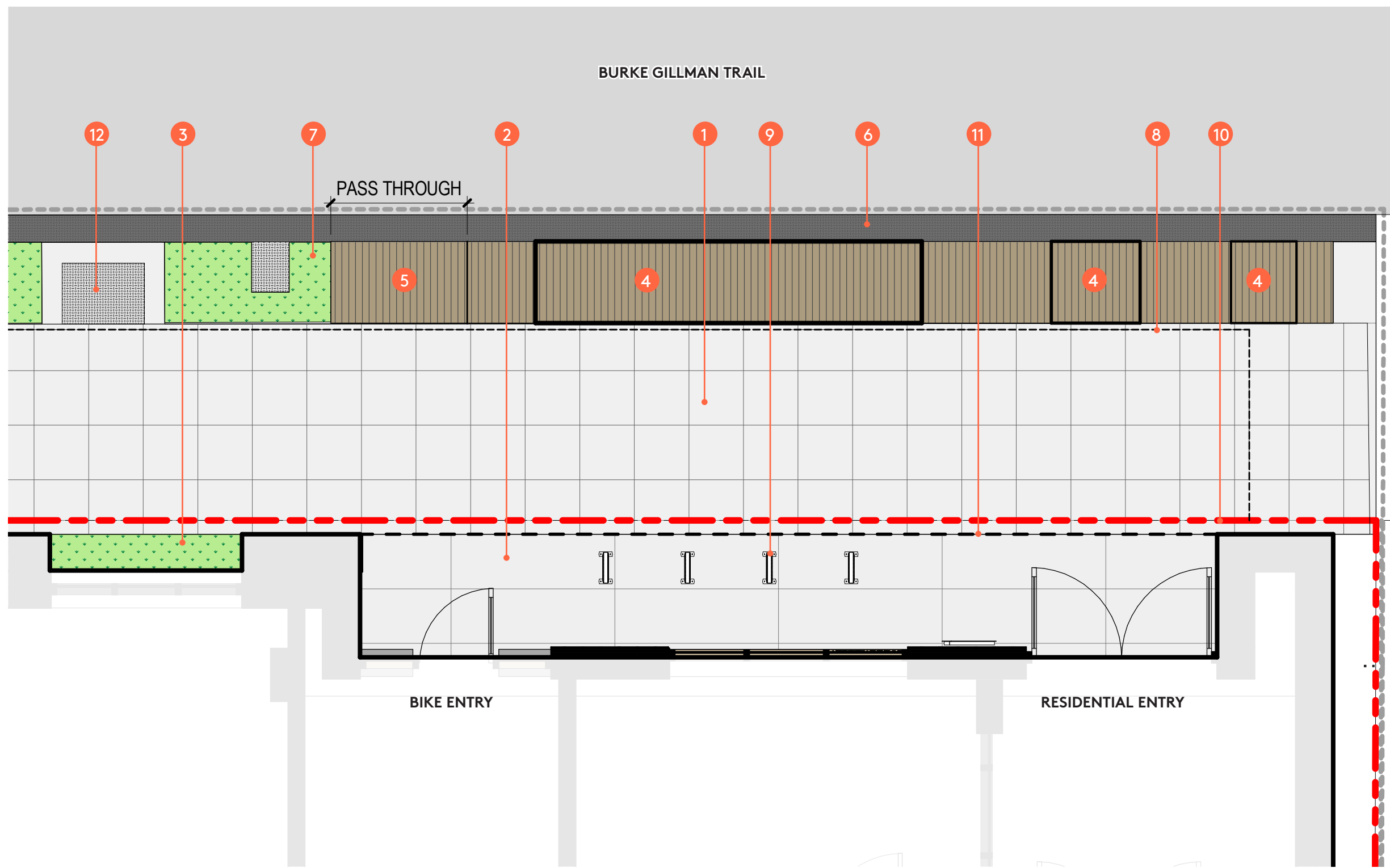


SITE MATERIALS PLAN - STREET LEVEL



- LEGEND**
- 1. SDOT STANDARD CONCRETE PAVING
 - 2. ENHANCED FINISH CONCRETE PAVING
 - 3. RAISED STEEL PLANTER
 - 4. WAVE BENCH
 - 5. TRUNCATED DOME PAVERS
 - 6. BIKE RACKS, (6) TOTAL
 - 7. PROPOSED TREE, TYP.
 - 8. WAVE PLANTING AREA
 - 9. RAMP
 - 10. PLANTING AREA, TYP.
 - 11. BIORETENTION AREA, TYP.
 - 12. HANDRAIL ON BOTH SIDES
 - 13. CIP CONCRETE STAIR, (2) STEPS WITH HANDRAILS
 - 14. CANOPY ABOVE, TYP.
 - 15. GRAVEL
- SEE PAGE 68 AND 69 FOR ENLARGEMENT PLANS

SITE MATERIALS PLAN - STREET LEVEL RESIDENTIAL ENTRY



- LEGEND**
- 1. SDOT STANDARD CONCRETE PAVING
 - 2. ENHANCED FINISH CONCRETE PAVING
 - 3. RAISED STEEL PLANTER
 - 4. WAVE BENCH RAISED (SEATING/MOUNDED)
 - 5. WAVE BENCH RECESSED (WALKING SURFACE)
 - 6. TRUNCATED DOME PAVERS
 - 7. PLANTING AREA, TYP.
 - 8. CANOPY ABOVE, TYP.
 - 9. BIKE RACK, TYP.
 - 10. PROPERTY LINE
 - 11. BUILDING ABOVE, TYP.
 - 12. UTILITIES PER CIVIL

SITE MATERIALS PLAN - SIDEWALK PLAZA

- LEGEND
1.

SDOT STANDARD CONCRETE PAVING
2.

ENHANCED FINISH CONCRETE PAVING
3.

RAISED STEEL PLANTER
4.

WAVE BENCH RAISED (SEATING/MOUNDED)
5.

WAVE BENCH RECESSED (WALKING SURFACE)
6.

TRUNCATED DOME PAVERS
7.

MOUNDED PLANTING AREA, TYP.
8.

AT GRADE PLANTING AREA, TYP.
9.

PROPOSED TREE, TYP.
10.

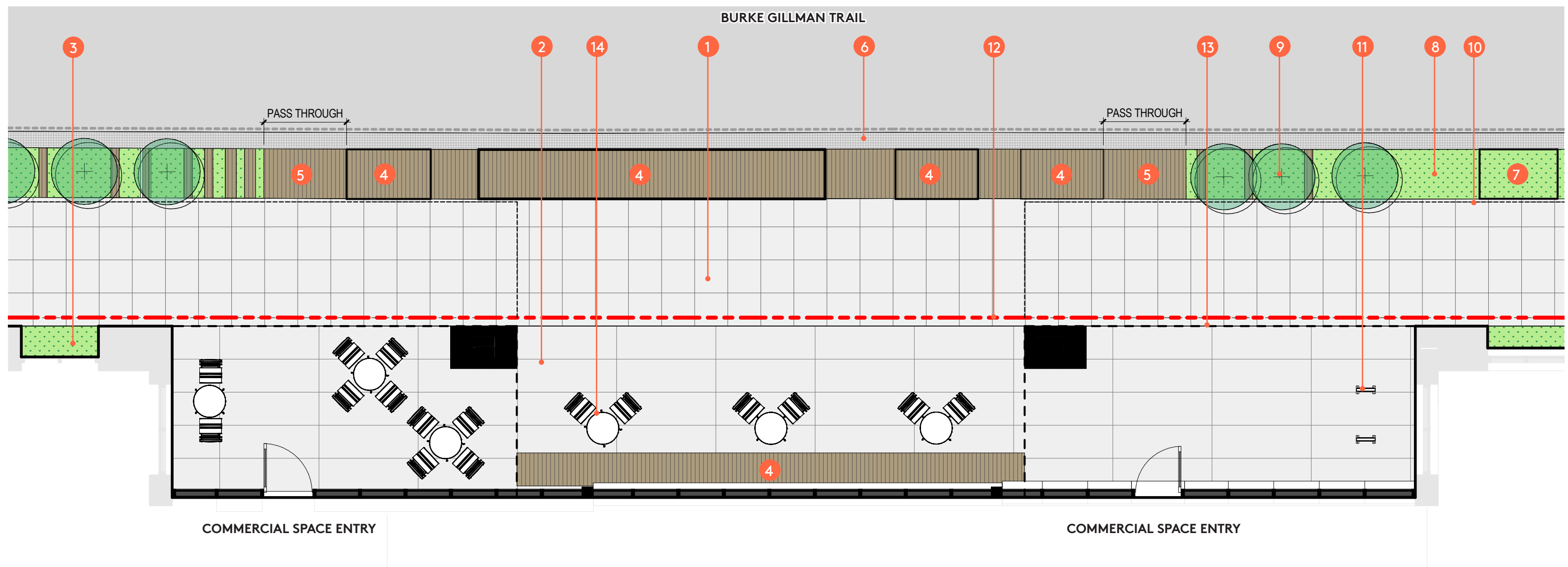
CANOPY ABOVE, TYP.
11.

BIKE RACK, TYP.
12.

PROPERTY LINE
13.

BUILDING ABOVE, TYP.
14.

MOVABLE SITE FURNITURE, TYP.



SITE MATERIALS PALETTE - STREET LEVEL

PAVING



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



2: CIP Concrete Paving
Banded aggregate finishes, scoring per plan



5: Truncated Dome Paver
Concrete



15: Gravel
Basalt

PLANTERS AND BENCHES



3: Metal Raised Planters
Powdercoat dark gray



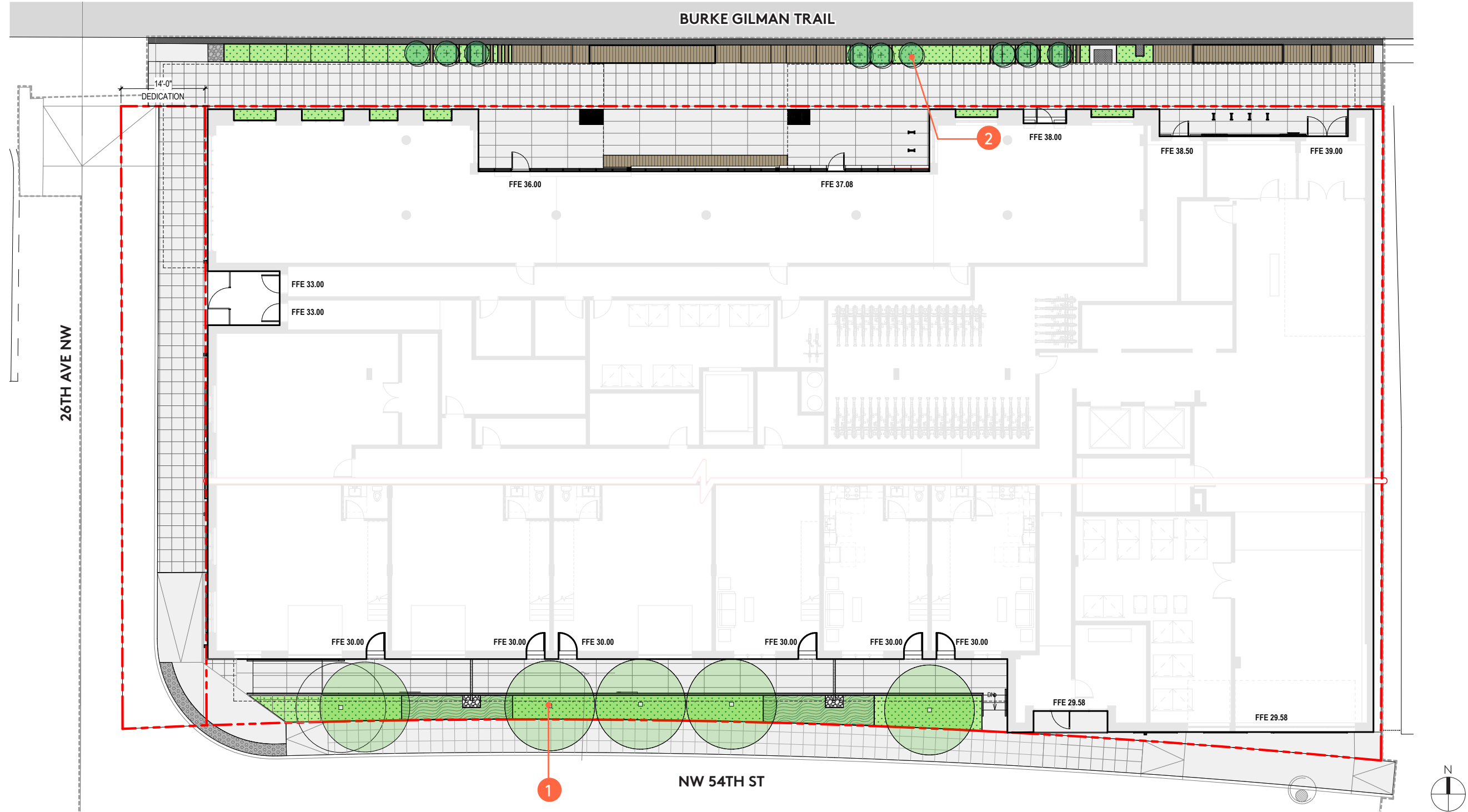
4: Wave Wood Bench
Custom bench with appearance of wave

FEATURES AND FURNISHINGS



6: Bike Rack
Westport No Scratch® Bike Rack by Sportworks

SITE PLANTING PLAN - STREET LEVEL



LEGEND:

ROW- MARKET STREET:
Wintergreen | Gaultheria procumbens
Creeping Bramble | Rubus calycinoides
Big Blue Lilyturf | Liriope muscari
Trailing Verbena | Verbena x hybrida

ROW- 54TH STREET:
Big Blue Lilyturf | Liriope muscari
Tufted Hair Grass | Deschampsia cespitosa

STORMWATER:
Slough Sedge | Carex obnupta
Red-Osier Dogwood | Cornus sericea 'Kelseyii'
Tufted Hair Grass | Deschampsia cespitosa
Snowberry | Symphoricarpos albus
Soft Rush | Juncus effusus

TREE SYMBOLS:
1. American Hornbeam | Carpinus caroliniana
2. Vine Maple | Acer circinatum
- - - - - PROPERTY LINE

PLANT PALETTE - STREET LEVEL

STORMWATER



Red-Osier Dogwood | *Cornus sericea ‘Kelseyii’*
2 gallon



Snowberry | *Symphoricarpos albus*
2 gallon



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

RIGHT OF WAY: MARKET ST



Wintergreen | *Gaultheria procumbens*
1 gallon



Creeping Bramble | *Rubus calycinoides*
1 gallon



Big Blue Lilyturf | *Liriope muscari*
1 gallon

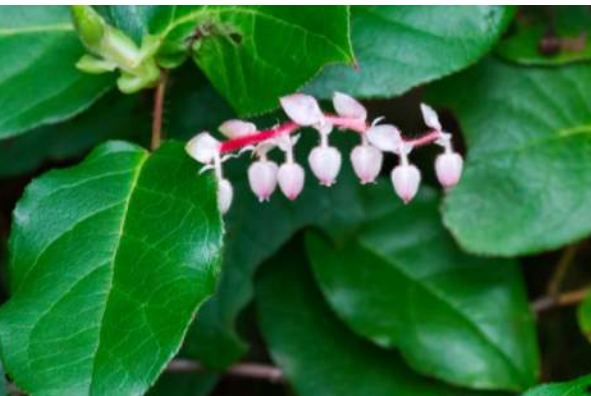
RIGHT OF WAY: NW 54TH ST



Beesia | *Beesia deltophylla*
1 gallon



Slough Sedge | *Carex obnupta*
1 gallon



Salal | *Gaultheria shallon*
1 gallon



Western Sword Fern | *Polystichum munitum*
1 gallon

STREET TREES:



American Hornbeam | *Carpinus caroliniana*
3" cal.



Vine Maple | *Acer circinatum*
3" cal.

SITE MATERIALS AND PLANTING PLAN - LEVEL 06 TERRACE

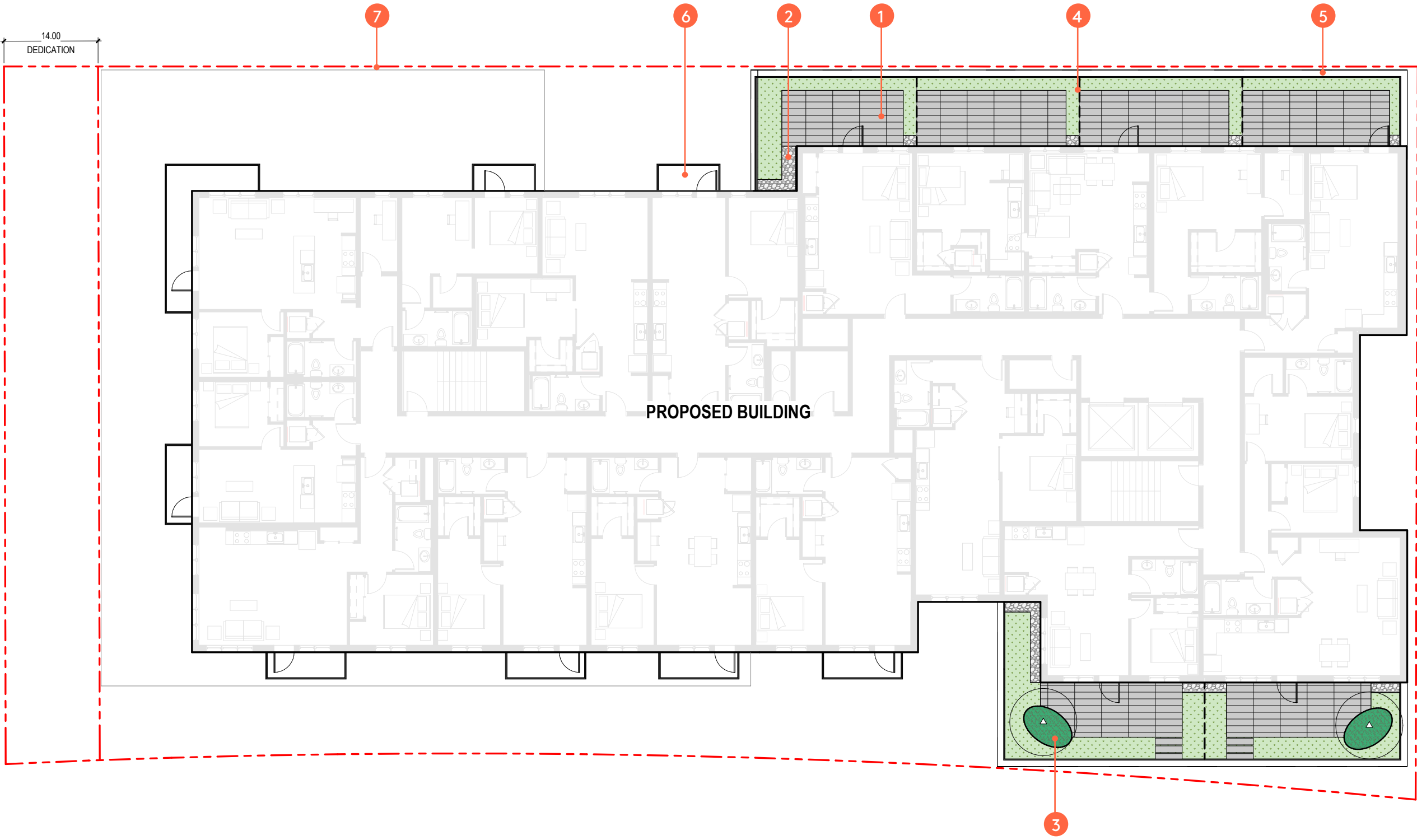
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- LEGEND**
- 1. CONCRETE UNIT PAVERS ON PEDESTALS
 - 2. GRAVEL BAND
 - 3. RAISED STEEL PLANTER
 - 4. WOODEN BENCH
 - 5. SECURITY SCREEN
 - 6. PARAPET WITH GUARDRAIL, TYP.
 - 7. BALCONY PER ARCH, TYP.

- PLANTING LEGEND**
- 6" EXTENSIVE GREEN ROOF
 - 24" INTENSIVE GREEN ROOF

SITE MATERIALS AND PLANTING PLAN - LEVEL 08 TERRACES

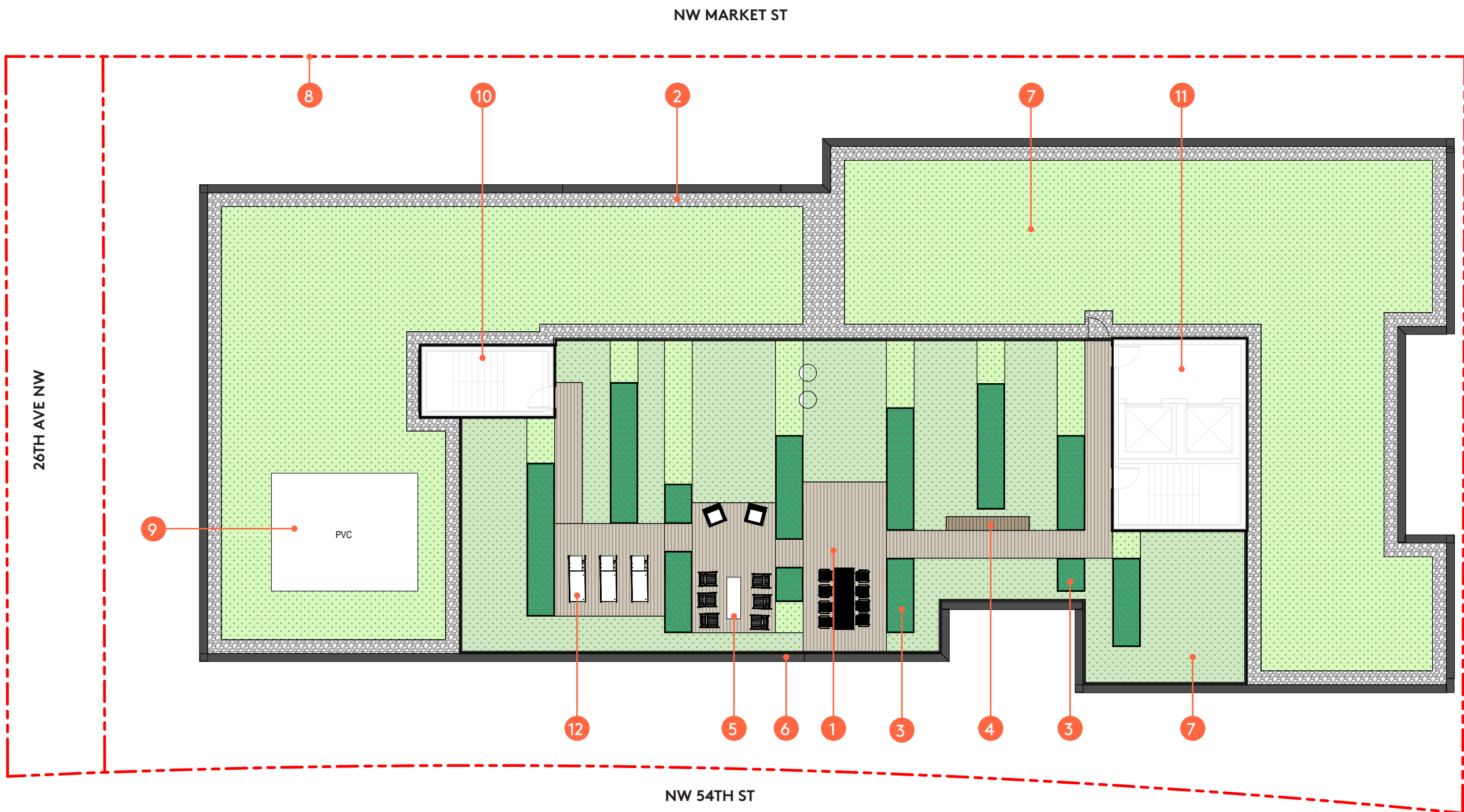


- LEGEND**
- 1. CONCRETE UNIT PAVERS ON PEDESTALS
 - 2. GRAVEL BAND
 - 3. RAISED STEEL PLANTER
 - 4. SECURITY SCREEN
 - 5. PARAPET WITH GUARDRAIL, TYP.
 - 6. BALCONY PER ARCH, TYP.
 - 7. BUILDING EXTENT BELOW

- PLANTING LEGEND**
- 6" EXTENSIVE GREEN ROOF
 - 24" INTENSIVE GREEN ROOF

SITE MATERIALS AND PLANTING PLAN - ROOF TERRACE

78



- LEGEND**
- 1. WOOD TILE PAVING
 - 2. GRAVEL MAINTENANCE BAND
 - 3. RAISED STEEL PLANTER
 - 4. WOODEN BENCH
 - 5. FIRE PIT
 - 6. PARAPET WITH GUARDRAIL, TYP.
 - 7. GREEN ROOF
 - 8. PROPERTY LINE
 - 9. PV AREA
 - 10. STAIR
 - 11. ELEVATOR LOBBY
 - 12. MOVEABLE FURNITURE

- PLANTING LEGEND**
- 4" EXTENSIVE GREEN ROOF
 - 6-12" EXTENSIVE GREEN ROOF
 - 24" INTENSIVE GREEN ROOF

SITE MATERIALS PALETTE - ROOF

PAVING



1: Wood Tile Decking



2: Gravel Maintenance Band
Basalt

LIGHTING



Landscape Lights

PLANTERS AND PLANTER/BENCH



3: Raised Steel Planters
Powdercoat dark gray



4: Wooden Bench
Thermory Ash

FEATURES AND FURNISHINGS



5: Fire Pit
Concrete with glass guard and decorative rock

PLANT PALETTE - ROOF

6-12" EXTENSIVE GREEN ROOF



Common Yarrow | *Achillea millefolium*
1 gallon



Scotch Heather | *Calluna vulgaris*
1 gallon



Chamisso Sedge | *Carex pachystachya*
1 gallon



Tufted Hair Grass | *Deschampsia cespitosa*
1 gallon

4" EXTENSIVE GREEN ROOF



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

POTENTIAL SEDUMS:

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

24" INTENSIVE PRECEDENT PHOTOS

Raised planters with lush planting



6" - 12" EXTENSIVE PRECEDENT PHOTOS

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



PRELIMINARY EXTERIOR LIGHTING PLAN



Wall Sconce at Brick



Down Light



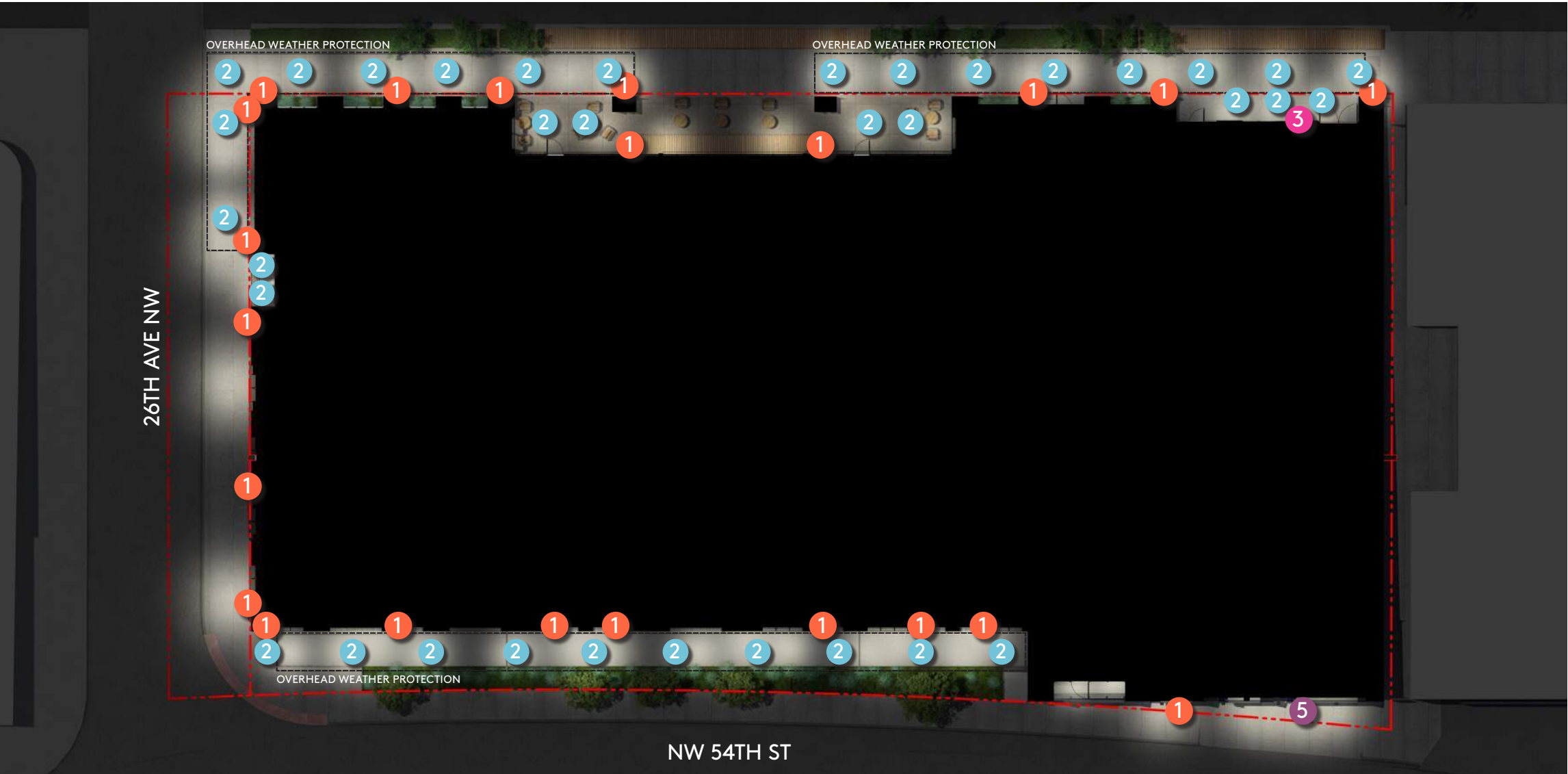
Sign Embedded Lighting



Landscaping Lights Embedded in Planters



Parking Entry Lighting



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



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

PRELIMINARY SIGNAGE PLAN

- H

Hanging Blade Signage
- B

Building Name Signage
- P

Parking Signage
- G

Glass Applied Signage
- A

Address Signage



PRELIMINARY SIGNAGE DESIGN - *PROPOSED SIGNS*

H Hanging Blade Signage
G Glass Applied Signage

B Building Name Signage
A Address Signage

P Parking Signage



PRELIMINARY SIGNAGE DESIGN - PRECEDENT EXAMPLES

HANGING SOFFIT / MOUNTED EXTERIOR SIGNAGE



ADDRESS SIGNAGE

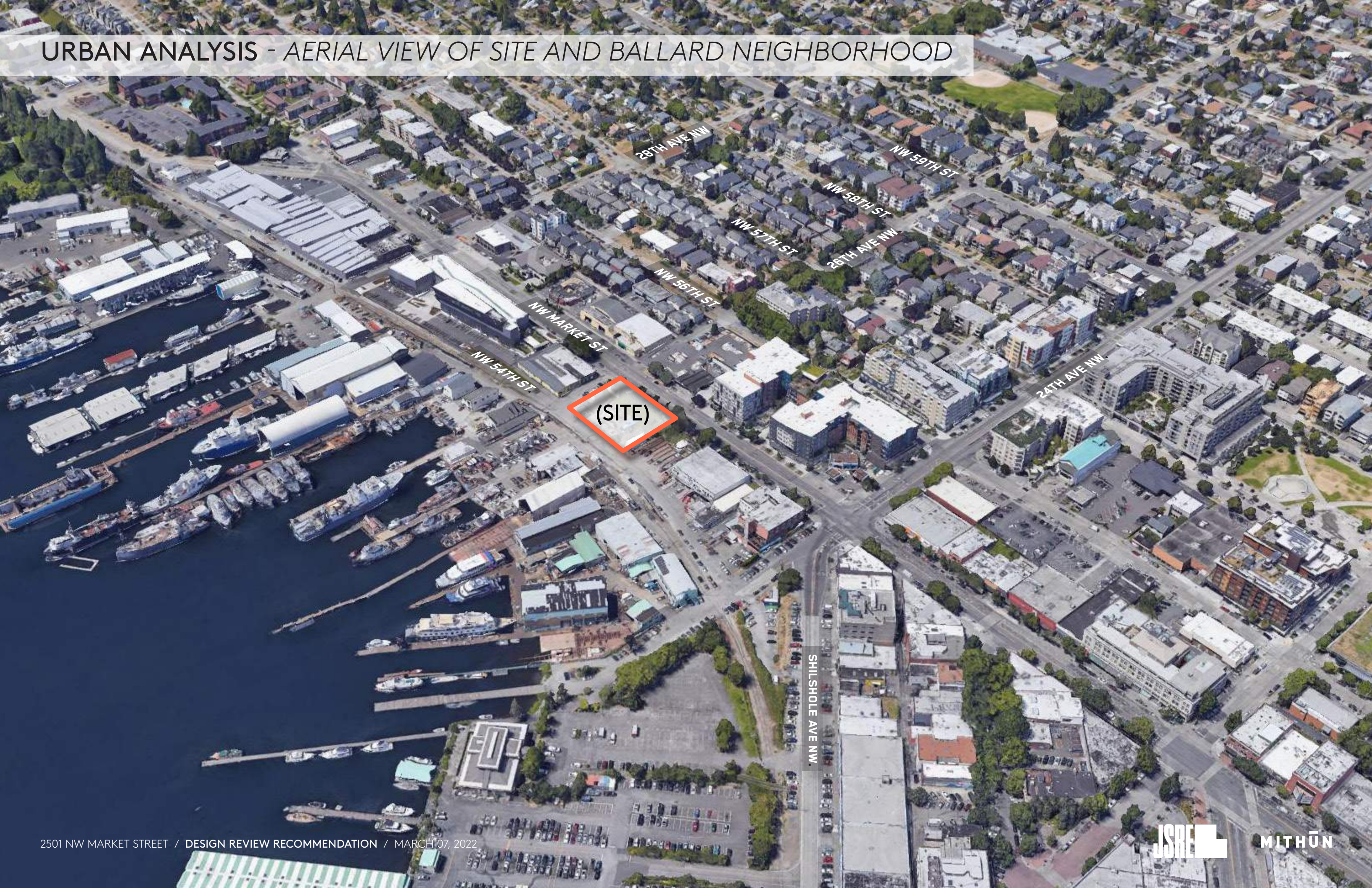


GLASS APPLIED SIGNAGE



Appendix—

URBAN ANALYSIS - AERIAL VIEW OF SITE AND BALLARD NEIGHBORHOOD



(SITE)

URBAN ANALYSIS - URBAN CENTERS / VILLAGES



BALLARD URBAN VILLAGE

2501 NW Market St

15TH AVE NW

NW MARKET ST

BALLARD GATEWAY

MAJOR BALLARD GATEWAY

MAJOR BALLARD GATEWAY

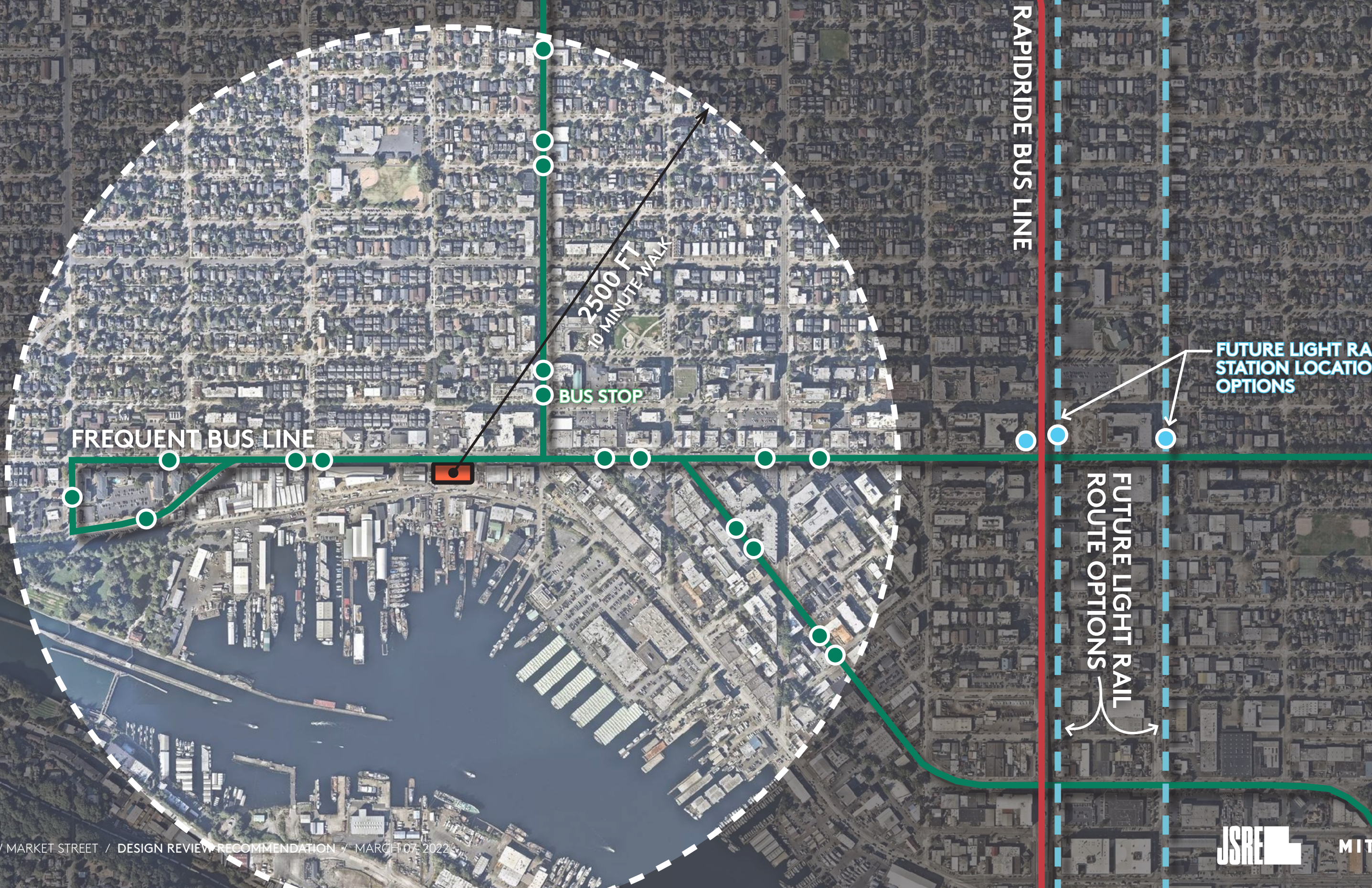
BALLARD GATEWAY

SHORELINE MASTER PROGRAM BOUNDARY

BINMIC BOUNDARY



URBAN ANALYSIS - FREQUENT TRANSIT LOCATIONS



URBAN ANALYSIS - AERIAL VIEW OF SITE



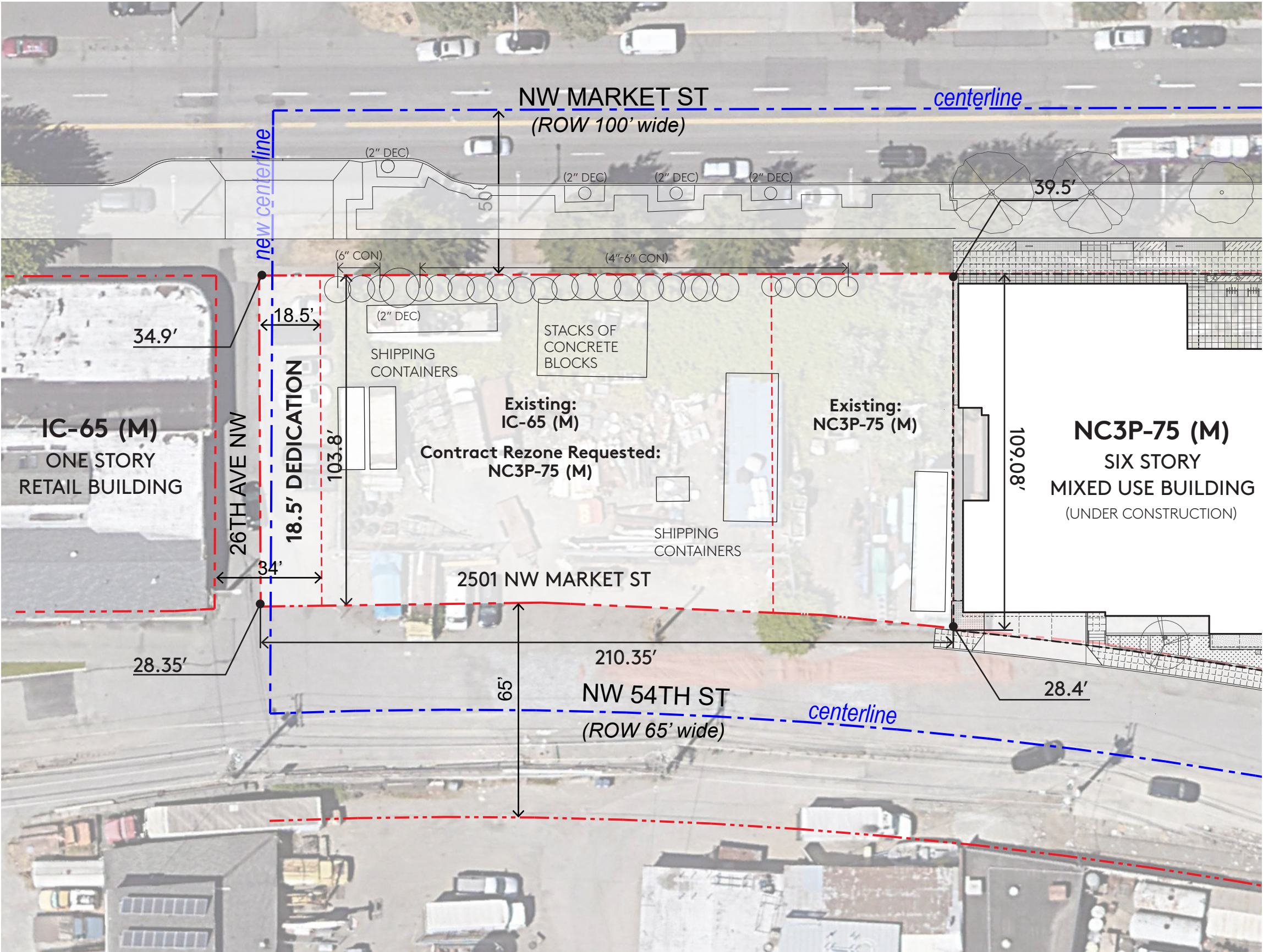
Aerial View Looking Southeast

(“Thuja occidentalis” along NW Market St to be removed)



Aerial View Looking Southwest

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.

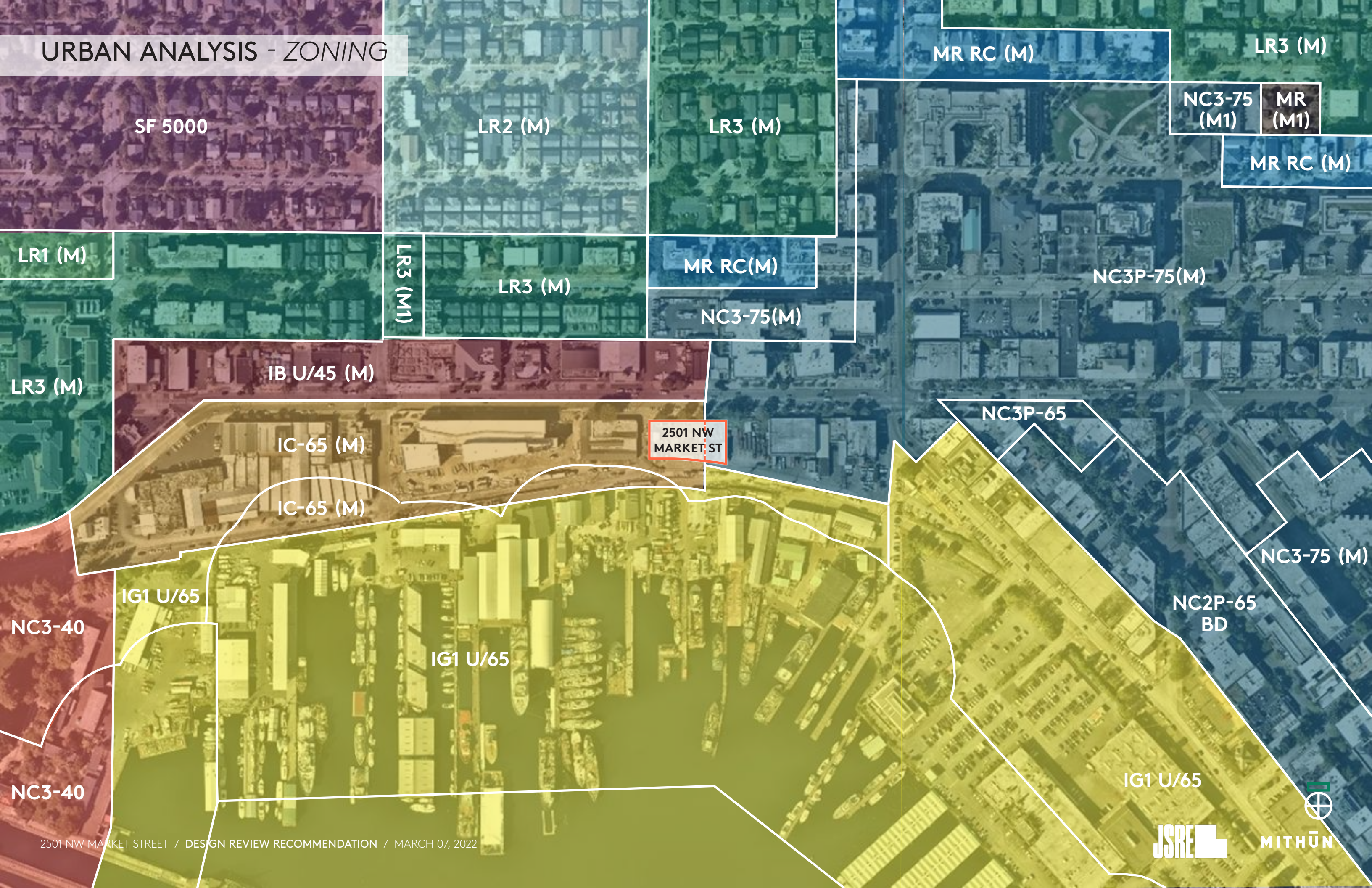
Existing Trees

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.

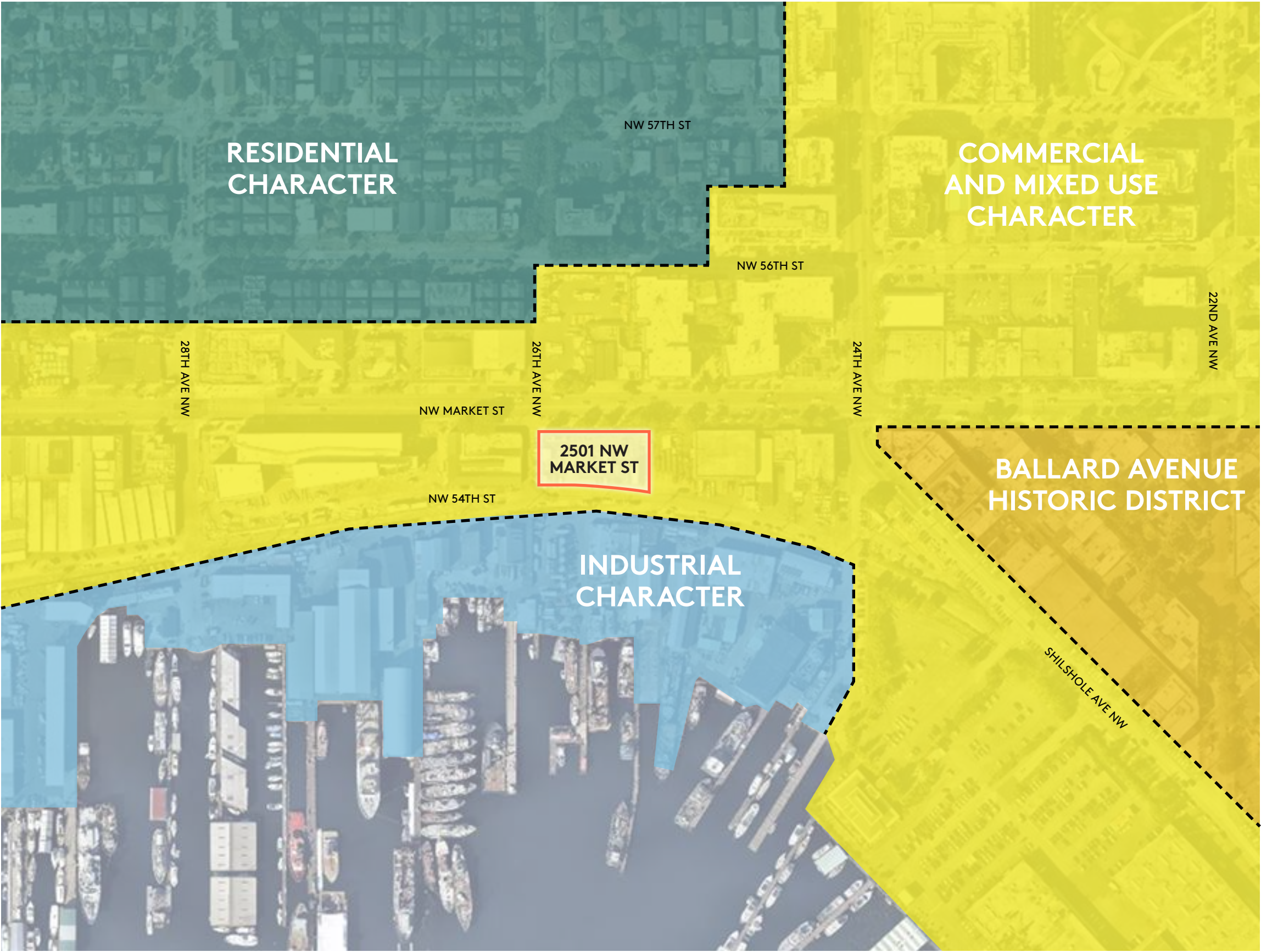
Contract Rezone

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.

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.

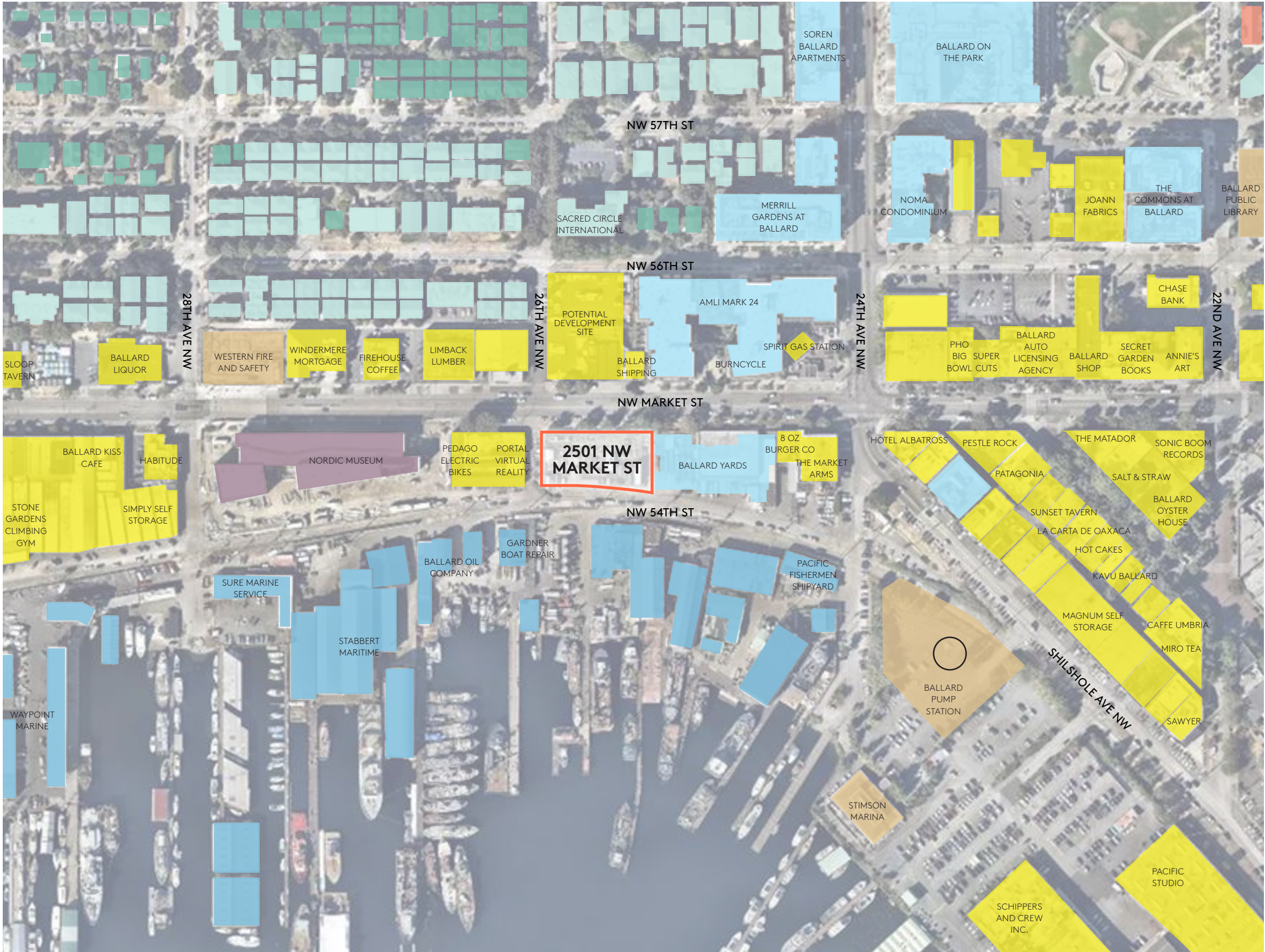


Industrial ●

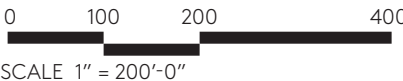
The industrial area consists of warehouses, supply buildings, and shipyards. Buildings vary in height along the harbor/waterfront.



URBAN ANALYSIS - SURROUNDING USES (EXISTING)



2501 NW MARKET STREET / DESIGN REVIEW RECOMMENDATION / MARCH 07, 2022

**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



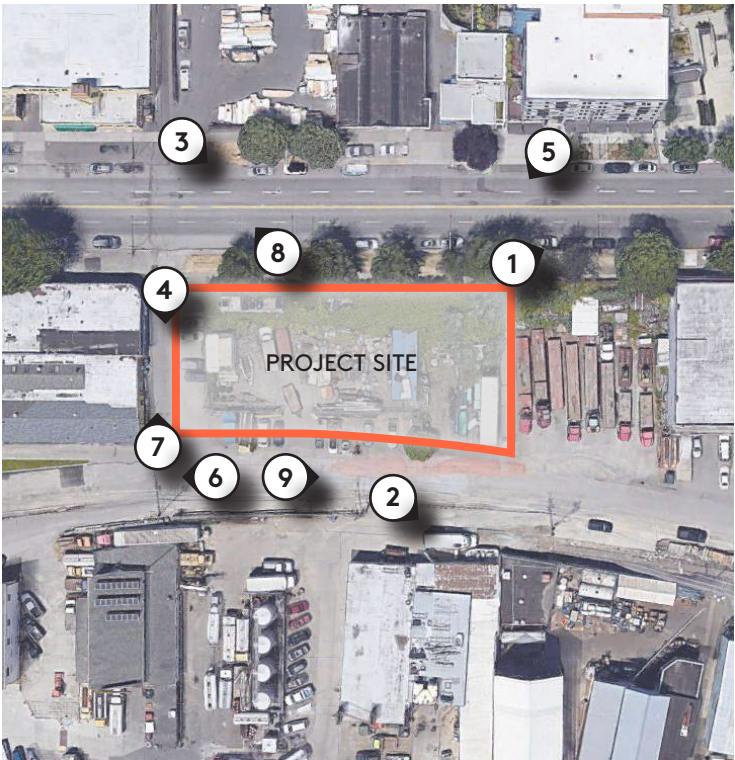
7. WEST EDGE OF PROPERTY



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. BARDAHL OIL SIGN



4. SALMON BAY



5. STABBERT MARITIME



6. SEATTLE MARITIME ACADEMY



7. WAYPOINT MARINE



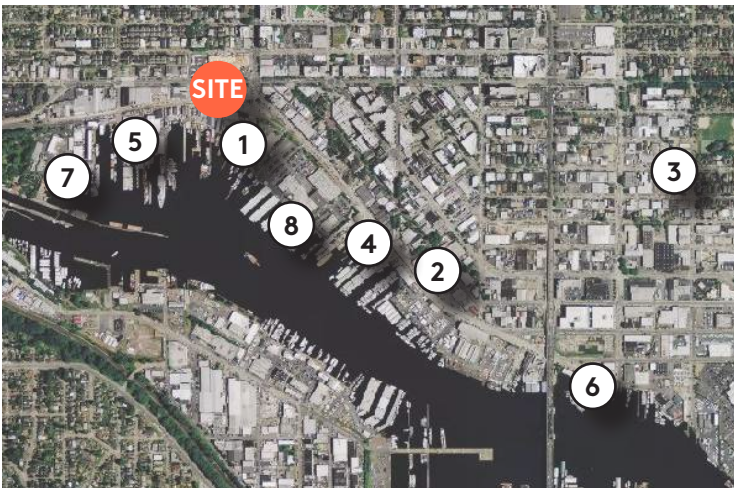
8. BOAT STORAGE FACILITY

The nearby industrial waterfront south of the project site utilizes a range of building types and styles that mix functionality and design. The scheme shown explored 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 scheme.

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

4, 5, & 7. Early studies considered 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 scheme shown. Early studies considered 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 scheme shown in this package considers 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 strived 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 scheme 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 scheme strives 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



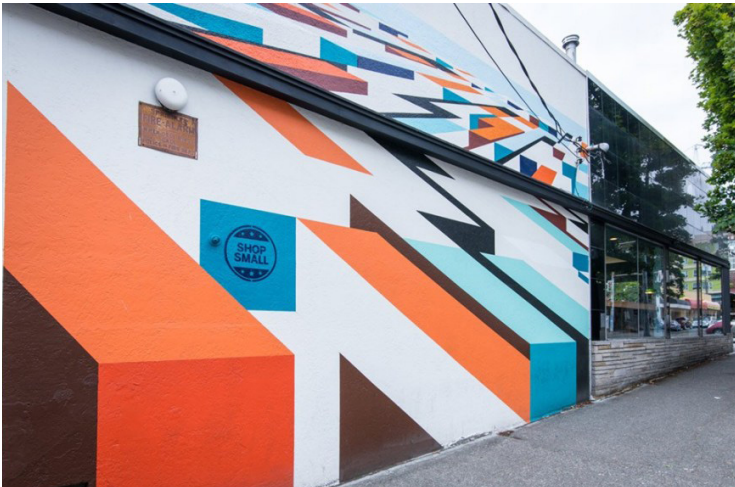
2. 14TH AVENUE BOAT LAUNCH



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 scheme considered numerous precedents near the project site, the architectural character of the greater Ballard neighborhood also influenced the design.

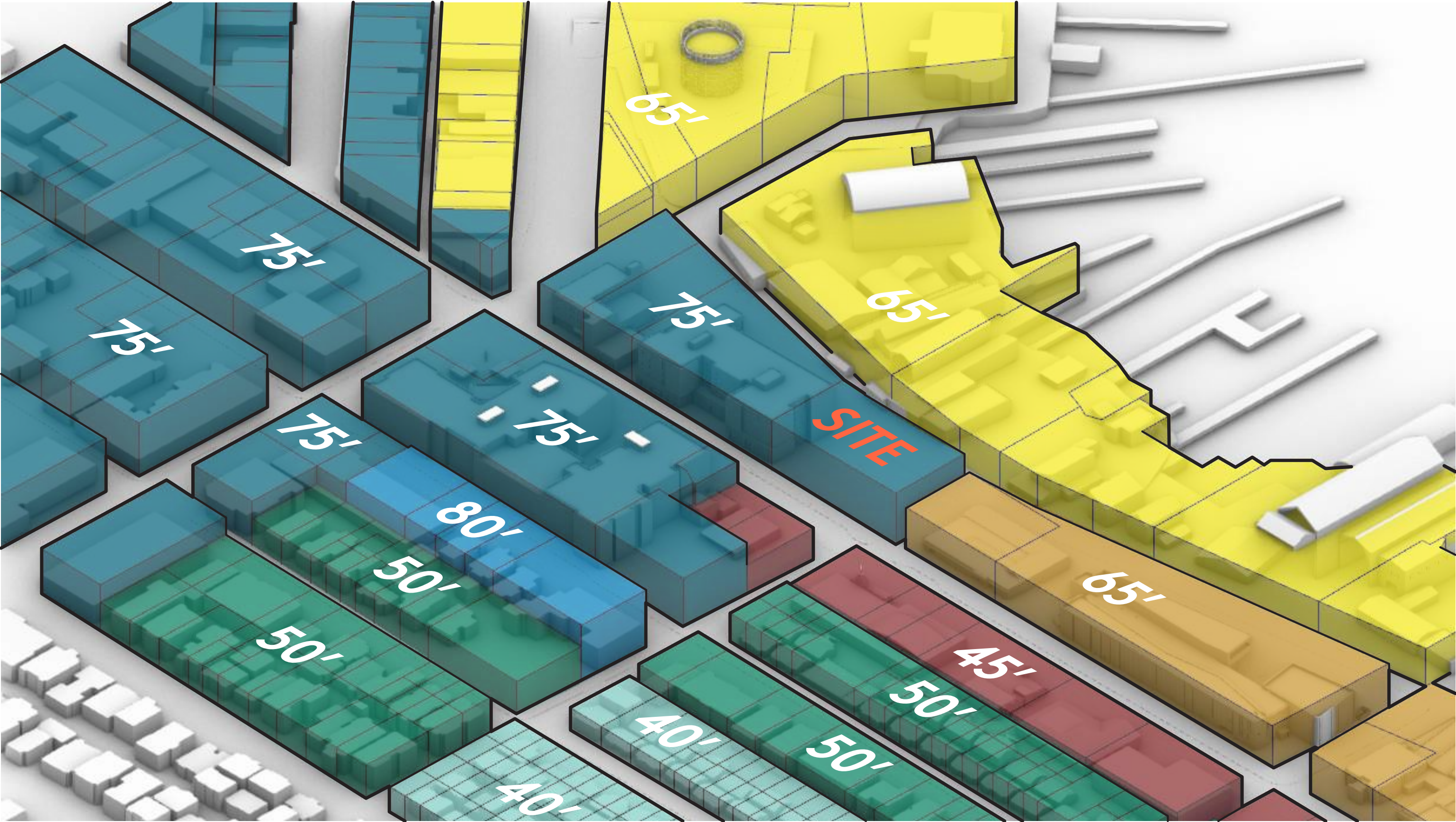
1, 6, 8, & 9. Modern urban design principles are considered in the development of the project to ensure pedestrian comfort and scale.

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

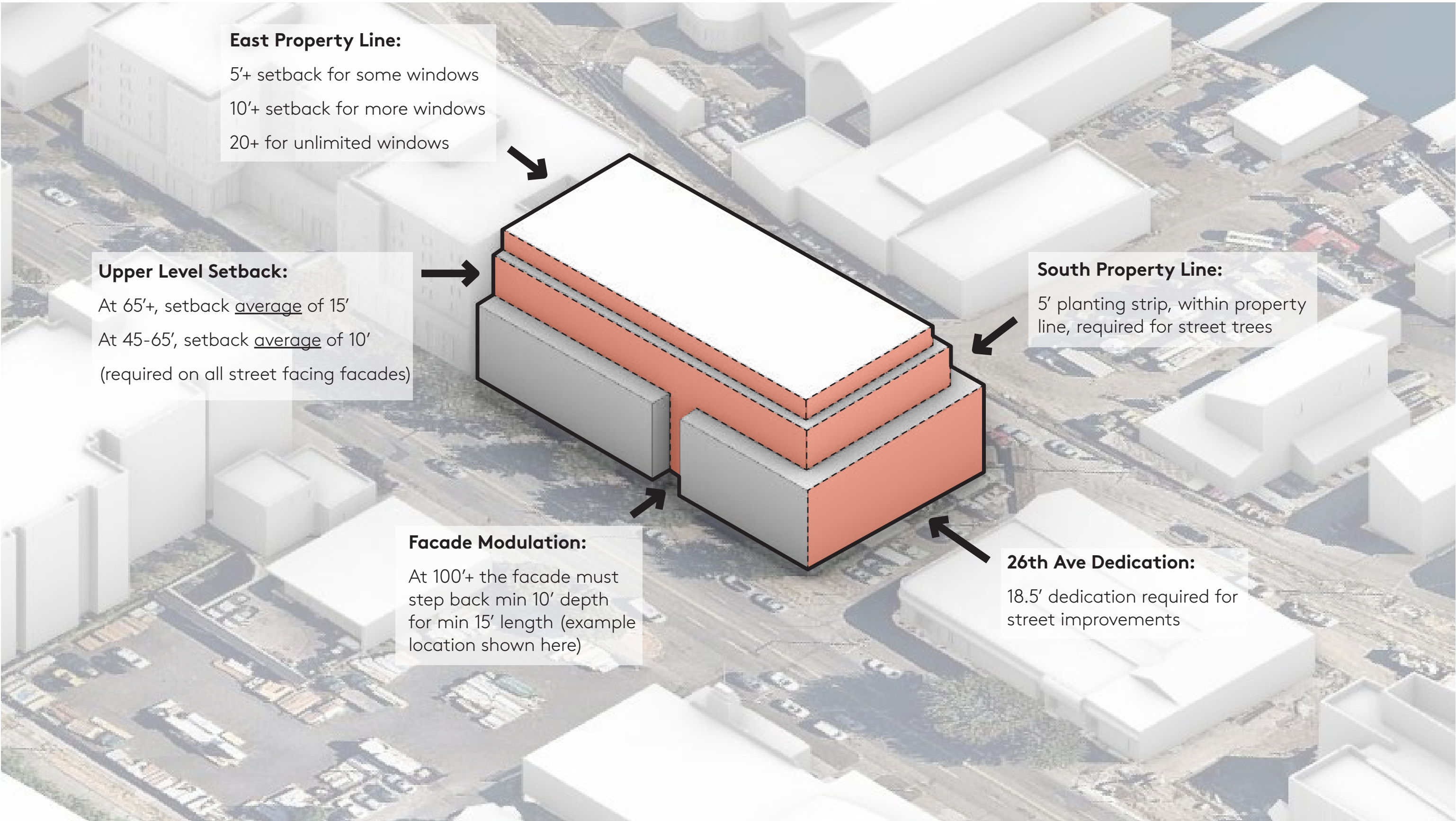
1, 8, & 9. The scheme shown takes cues from the material palette of contemporary design in Ballard and the simplicity and elegance of scandinavian design which inspired the Nordic Museum, a recent addition to the neighborhood.



URBAN ANALYSIS - CONTEXT ZONING POTENTIAL



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



East Property Line:
5'+ setback for some windows
10'+ setback for more windows
20+ for unlimited windows

Upper Level Setback:
At 65'+, setback average of 15'
At 45-65', setback average of 10'
(required on all street facing facades)

South Property Line:
5' planting strip, within property line, required for street trees

Facade Modulation:
At 100'+ the facade must step back min 10' depth for min 15' length (example location shown here)

26th Ave Dedication:
18.5' dedication required for street improvements

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	Existing NC3P-75(M) & IC-65(M), Contract Rezone Requested from IC-65(M) to NC3P-75(M)
Site Area	21,825 SF (0.5 Acres)
Special Review District	NONE
Urban Center Overlay	

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’	75’
23.47A.013 Floor Area Ratio (FAR) 23.47A.013.A FAR allowed - 5.5 ALLOWED.	5.33 Proposed
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, approximately 67 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 - 1 long term and 6 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>