

AFFORDABLE AND MARKET RATE HOUSING WITH NEW ST. LUKE'S

SDCI #3038794-EG - Housing & Church Project - 5710 22nd Ave NW
SDCI #3039948-EG - Affordable Housing Project - 2035 NW 58th Street

EARLY DESIGN GUIDANCE DRAFT PACKET

JANUARY 3RD, 2022



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OUR VISION

WE SEEK TO FORM BELOVED COMMUNITY, WHICH IS WELCOMING AND DIVERSE, WITH CHRISTIAN WORSHIP AND SERVICE AT THE HEART.

CORE VALUES

BELOVED COMMUNITY + LOVING SERVICE + SACRED SPACE + SPIRIT FILLED + SUSTAINABILITY

OUR MISSION

WE FEED PEOPLE IN BODY, MIND, AND SPIRIT WITH THE LOVE OF GOD, IN THE NAME OF JESUS, AND BY THE POWER OF THE HOLY SPIRIT.



MISSION AND VISION SUMMARY

St. Luke's Episcopal Church is planning their future for the next 100 years with a vision to create, support and sustain their community and connect to a diverse population.

The proposed development will have a long-term ownership structure and will be built on two parcels owned by this faith-based organization. This two building project is envisioned as one community with one symbolic design. The market rate building will hold a permanent home for the new St. Luke's church with an income stream from the market-rate apartments above. The affordable building will provide housing for families in Ballard, and will be the first of its kind in the neighborhood for the past 40 years.



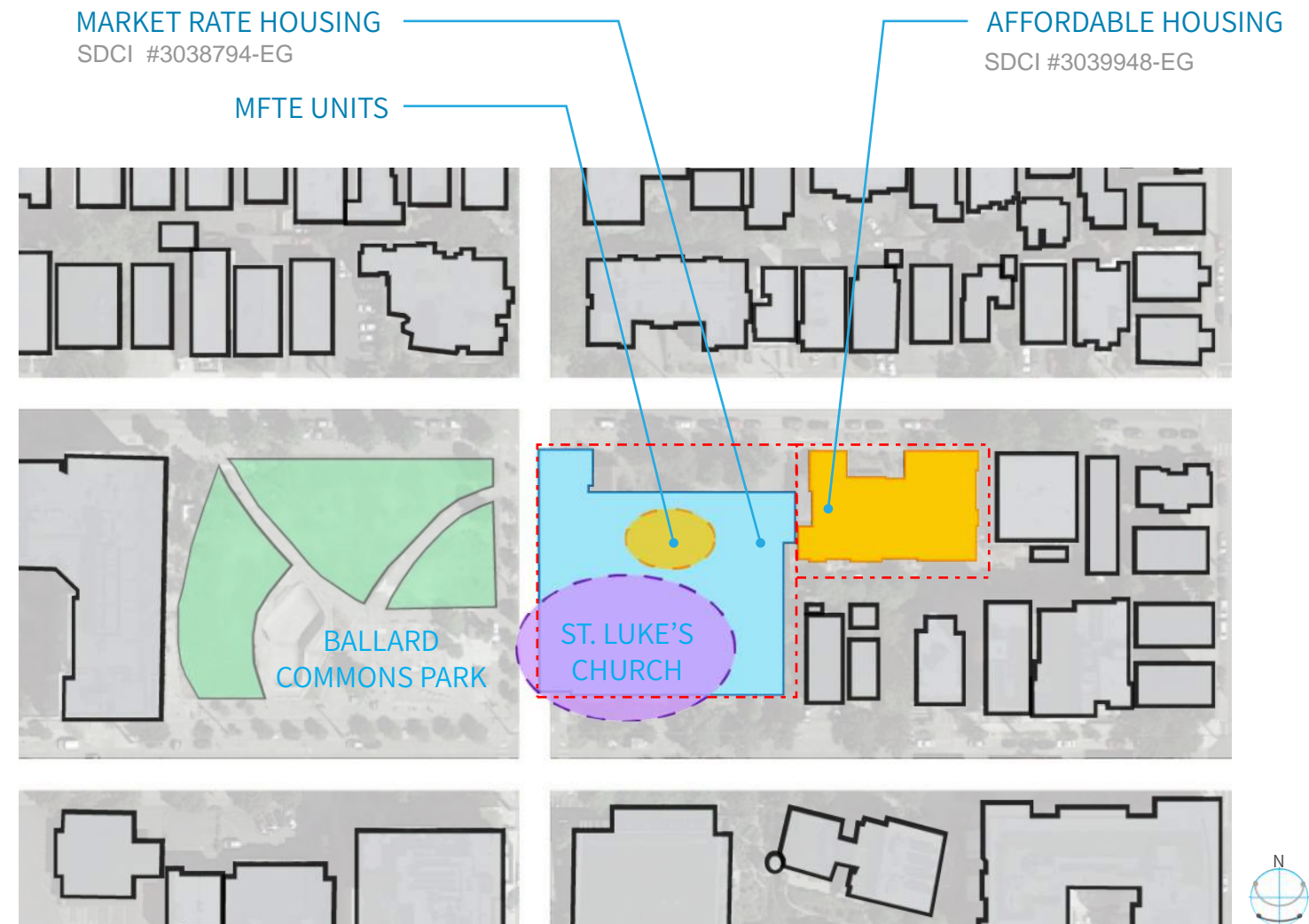


St. Luke's Episcopal Church, together with their development partners BRIDGE Housing and Security Properties, brings the first affordable family housing project of its kind to Ballard.

The affordable apartment component, developed by BRIDGE Housing, will provide **86 permanently affordable apartments** that will serve families at or below 60% of AMI, which for a family of four is \$69,420. If subsidies can be secured, some units will be rented at 30% and 50% of AMI.

The market rate component, developed by Security Properties, will have **20% of the homes affordable**, through the City of Seattle Multifamily Tax Exemption (MFTE) program. MFTE units are income restricted for individuals and families earning 60%-80% Area Median Income (AMI). For an individual, 80% AMI is an annual income of \$63,350.

The immediate surrounding neighborhood has an average median income of \$91,288 and currently 39% of total renter households are moderately cost burdened (spend 30% or more of their income on rent) and 11% of total rental households are severely cost burdened (spend 50% or more of their income on rent). In comparison, Seattle-Tacoma-Bellevue cost burdened renters are 45%.



DEVELOPMENT OBJECTIVES

St. Luke’s Episcopal Church has partnered with Security Properties and BRIDGE Housing for a mission based development of approximately 86 affordable and 200 market rate apartment homes. Both the affordable and market rate buildings are focused on providing quality housing for long-term residents and families. The homes in both projects are primarily one, two and three bedroom units, with a limited number of studios.

The project includes ground-level space for the new St. Luke’s Episcopal Church which will be located at the corner of 22nd Avenue NW and NW 57th Street. There will be a shared underground parking garage straddling under each building with potential shared infrastructure components. Approximately 165 parking stalls will be provided and accessed from a single driveway off 57th Street. No commercial or retail spaces are planned.

The goal is to build the entire project at one time using one design and construction team in order to share resources for the benefit of both projects.

PROJECT STATISTICS - PREFERRED OPTION

AFFORDABLE		MARKET RATE	
SITE AREA (SF)	15,000	SITE AREA (SF)	40,000
TOTAL APARTMENT UNITS	86	TOTAL APARTMENT UNITS	206
GROSS FLOOR AREA (SF)	74,990	MFTE UNITS	42
PARKING STALLS	25	CHURCH AREA (SF)	15,000
NO. OF FLOORS ABOVE GRADE	8	GROSS FLOOR AREA (SF)	201,900
FAR	5	PARKING STALLS	145
NO. OF ON-SITE TREES SAVED	1	NO. FLOORS ABOVE GRADE	8
		FAR	5.05
		NO. OF ON-SITE TREES SAVED	9

SITE MAP

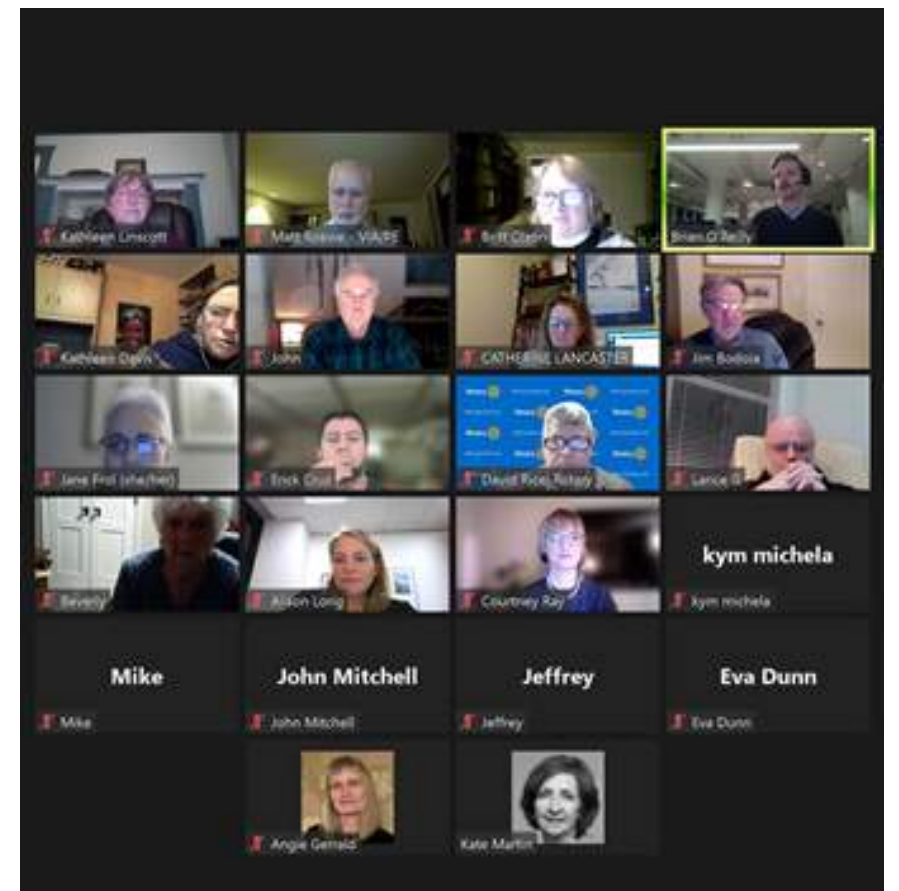


Community Outreach Schedule:

- September 3, 2021: Direct mailing with project and website information regarding the affordable housing
- October 1, 2021: Direct mailing with project and website information regarding the combined project, market rate and affordable housing and new Church.
- Two interactive websites from which two comments have been received:
www.spstlukeshousing.com
www.bridghousing.com/StLukes-Affordable
- October 25, 2021: Press Release
- October 27, 2021: In-person meeting with the Ballard Alliance
- November 23, 2021: Zoom meeting with the Ballard Rotary
- December 8, 2021: Zoom meeting with the Ballard District Council
- December 9, 2021: Mayor's Press Conference to announce Department of Housing funding for the Family Affordable Housing component by BRIDGE Housing

Summary of Design Related Community Feedback:

- Support departure along 22nd Avenue NW to preserve a grove of trees along 58th Street
- Support Family Affordable Housing
- Would like to see a design that reflects adjacencies such as the Ballard Library and Commons at Ballard Apartment Residence
- Support for balconies along 22nd Avenue NW to provide more eyes on Ballard Commons Park
- Would like to see some reuse of materials from the original St. Luke's parish
- Want to see continued community connections and uses in the new St. Luke's spaces
- Pleased that there is underground parking
- Curious about programmatic integration with the Family Affordable Housing and Market Rate Housing
- Want to see more MFTE apartment homes and general support for 8-stories which creates more MFTE units as part of the overall unit count



PROJECT ZONING ANALYSIS

DEVELOPEMENT STANDARD	NOTES
ZONES NC3-75 (M1), NC3P-75 (M1), MR RC (M), MR (M1)	
OVERLAYS Ballard Hub Urban Village Pedestrian Area (P) Mandatory Housing Affordability (M, M1) Frequent Transit Service Area	(P) Designation only on southern half of property along 22nd Ave NW. The Church is an allowed institutional use in this location.
SITE AREA AFFORDABLE HOUSING - 15,000 SF MARKET RATE - 40,000 SF	
STREET CLASSES 22nd Ave NW: Urban Village Neighborhood Access NW 58th St: Urban Village Neighborhood Access, Neighborhood Greenway NW 57th St: Urban Village Neighborhood Access	
PERMITTED AND PROHIBITED USES NC3 - SMC 23.47A.004 ; MR - SMC 23.45.504 Residential and Church (Institution) uses are permitted	
HEIGHT NC3 - SMC 23.47A.012 Height limit: 75’** Rooftop features: 4 feet above the height limit: open railings, planters, clerestories, parapets, firewalls 15 feet above the height limit: solar collectors, mechanical equipment** 16 feet above the height limit: stair and elevator penthouses** MR - SMC 23.45.514 Height limit: 80’** Rooftop features: 4 feet above the height limit: open railings, planters, clerestories, parapets, firewalls 15 feet above the height limit: solar collectors, mechanical equipment, stair penthouses** 16 feet above the height limit: elevator penthouses MR - SMC 23.45.550: 95’ for Low Income Housing on Religious Organization Property <i>**If combined total coverage of all features does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes screened mechanical equipment</i>	<i>*Departure requested for additional height for Preferred Option C per SMC 25.11.080.A.2</i>
FAR NC3 - SMC 23.47A.013: 5.5 (75% of site) MR - SMC 23.45.510: 4.5 (25% of site) MR - SMC 23.45.550: 5.0 base with 0.5 max additional exempt for Low Income Housing on Religious Org Property	Blended FAR for Market Rate Site ☒ 5.25. Preferred Option C proposes FAR of 5.05.



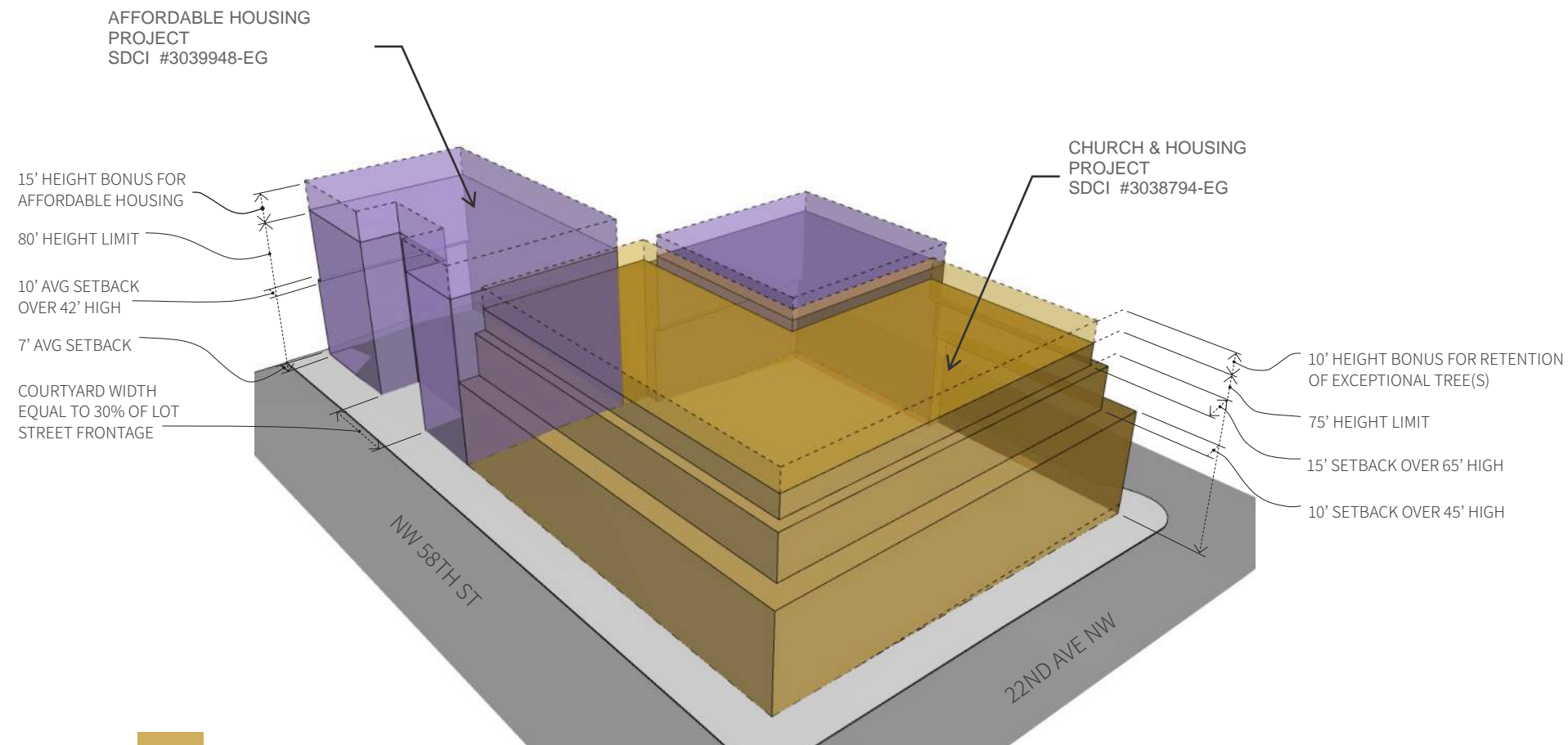
DEVELOPEMENT STANDARD			NOTES		
STREET LEVEL USES					
NC3 - SMC 23.47A.005.D Required uses along 80 percent of the street-level, street-facing facade on 22nd Ave NW & NW 57th St, at NC3P designated portion of site (SW quadrant).			Church (Institutional) use is proposed.		
STREET-LEVEL DEVELOPMENT STANDARDS					
NC3 - SMC 23.47A.008.B.4 Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.			Preferred option proposes a floor-to-floor height of 23 feet at street level at the church use. All other street level uses are residential.		
FACADE MODULATION					
NC3 - SMC 23.47A.009.F.2 For all portions of street-facing facade up to height of 45 feet located within 10 feet of a street lot line, facades longer than 100 feet shall be modulated by stepping back the facade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.			*Departures requested for Option B and Preferred Option C . Option C departure request per SMC 25.11.080.A.2.		
SETBACKS					
NC3 - SMC 23.47A.009.F.4.b Above 45 feet: 10 foot average setback from street lot lines; Above 65 feet: 15 foot average setback from street lot lines			*Departures requested for Option B and Preferred Option C . Option C departure request per SMC 25.11.080.A.2.		
MR - SMC 23.45.518.B.1 Front and side setbacks from street lot lines: 7 average, 5 minimum; Side setback from interior lot line: below 42 feet, 7 avg, 5 min; above 42 feet, 10 avg, 7 min					
AMENITY AREA					
NC3 - SMC 23.47A.024 Amenity areas equal to 5 percent of total gross floor area in residential use. Amenity areas shall not be enclosed			Preferred option proposes meeting this standard.		
MR - SMC 23.45.522 Amenity areas equal to 5 percent of total gross floor area in residential use. No more than 50% of amenity area may be enclosed			Preferred option proposes meeting this standard.		
PARKING					
SMC 23.54.015, Table A and Table B No parking required - located within an urban village, within a frequent transit service area					
BIKE PARKING					
SMC 23.54.015, Table D	Long Term	Short Term			
B.8 Religious facilities:	1 per 4,000sf	1 per 2,000sf	Total provided	Long Term 210	Short Term 19
D.2 Multi-family structure:	1 per dwelling unit	1 per 20 dwelling units			
EXCEPTIONAL TREES					
SMC 25.11.080.A The Director may permit an exceptional tree to be removed if the applicant demonstrates that protecting the tree by avoiding development in the tree protection area could not be achieved through development standard departures, including departures for up to an additional 0.5 FAR, and 10 feet of additional height (SMC 23.41.012B.10.b & 11.f).			Preferred Option C proposes preservation of several exceptional trees, and requests departures for structure height, upper level setbacks, and facade modulation.		

ZONING MAP

ALL AREAS IN MAP ARE WITHIN THE
BALLARD HUB URBAN VILLAGE

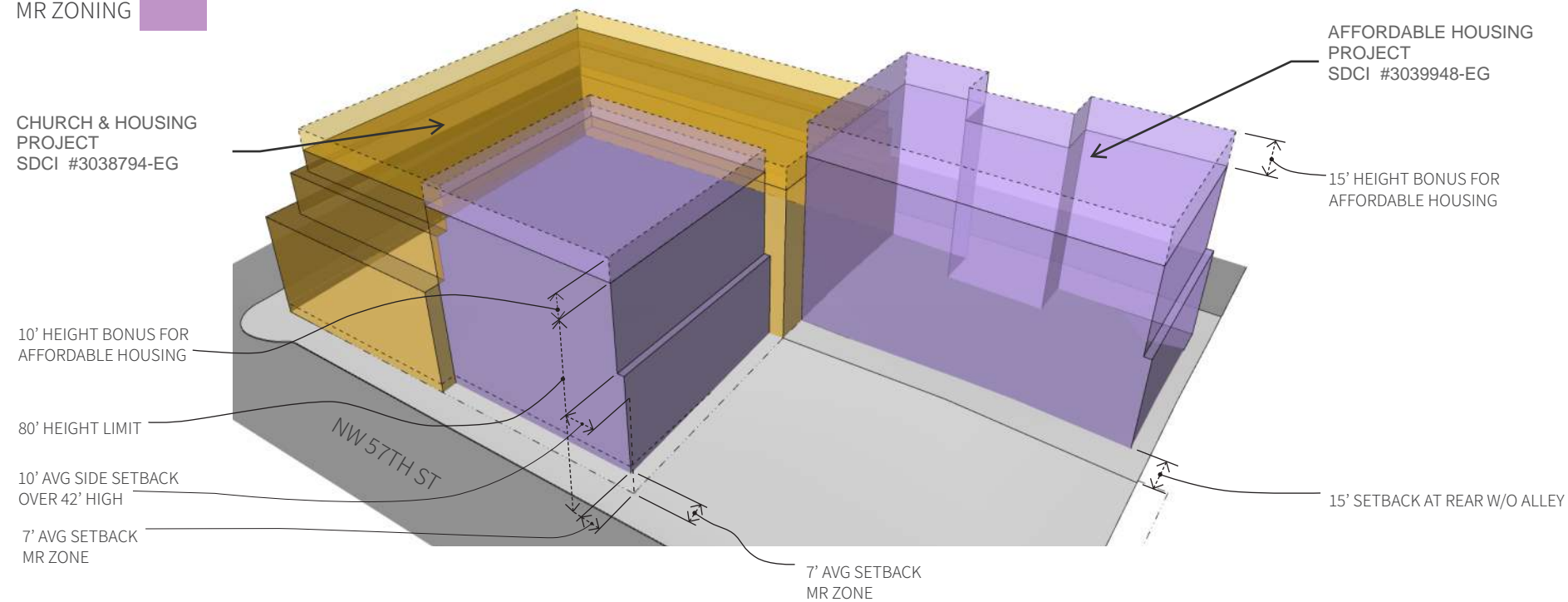


ZONING ENVELOPE DIAGRAM

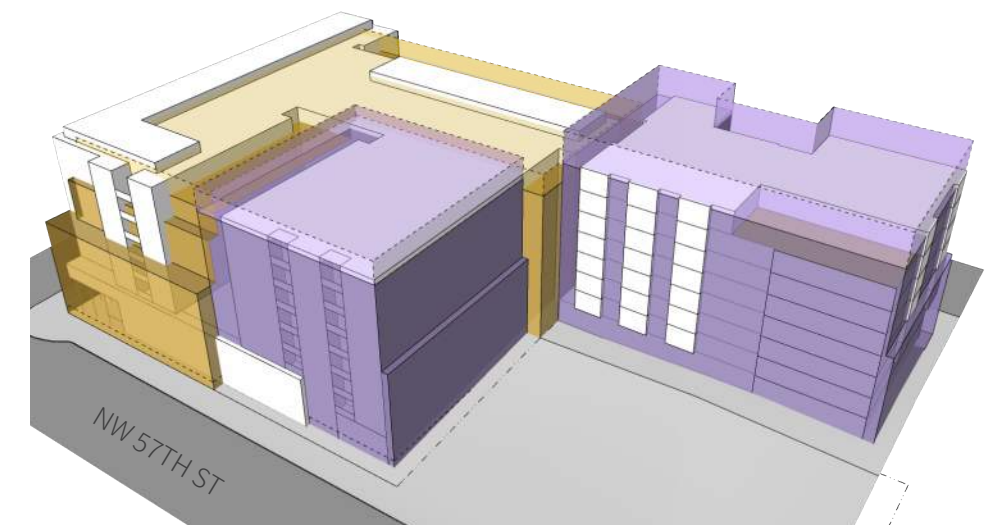


NC ZONING

MR ZONING



(NORTHWEST) PREFERRED MASSING COMPARED TO MAX ZONING ENVELOPE



(SOUTHEAST) PREFERRED MASSING COMPARED TO MAX ZONING ENVELOPE

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EXISTING LAND USE DIAGRAM



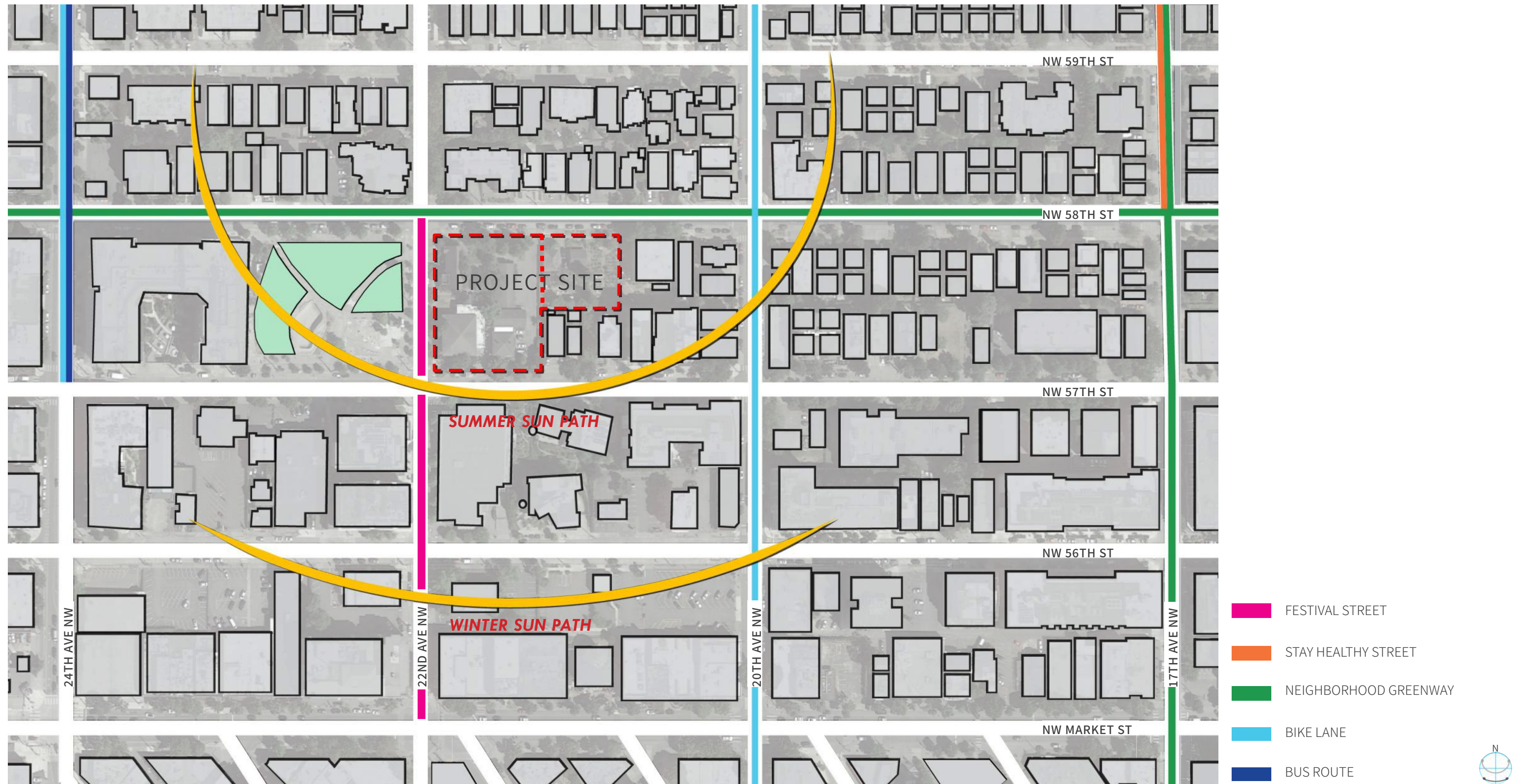
BALLARD CHARACTER AREAS MAP



- Civic Core
- Residential In-Town
- Character Core



STREET CONTEXT MAP



NEIGHBORHOOD CONTEXT MAP



GROCERY STORES

- (A) QFC Grocery
- (C) Safeway Grocery
- (E) Top Banana Fresh Produce

HOUSEHOLD ITEMS

- (F) Target

BALLARD HEALTH CLINICS

- (J) Swedish Ballard Emergency Room
- (K) ZoomClinic
- (L) The Polyclinic Ballard

FOOD BANKS

- (N) Ballard Food Bank

SCHOOLS

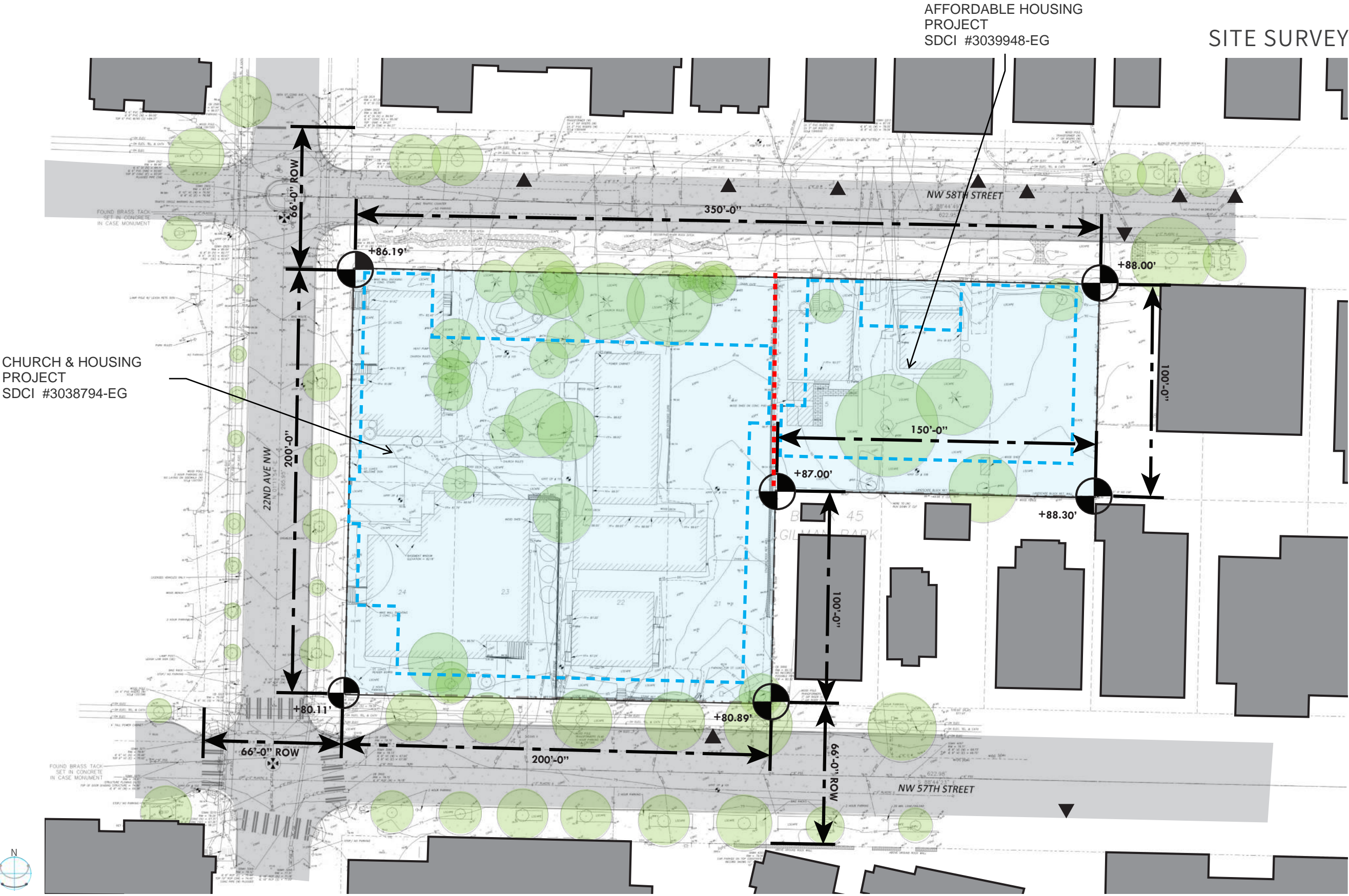
- (U) Adam's Elementary School
- (V) Saint Alphonsus School
- (*) Ballard High School

TRANSIT

- Yellow dashed line: Frequent Transit (10-12min)
- Purple dashed line: Transit (15-30min)
- Orange dashed line: Commuter Transit Weekday Peak Hours Only
- Red dashed line: Rapid Ride Transit (15min M-F till 7pm)
- Green dashed line: Neighborhood Greenway
- Blue line: Bike Path

- (B) Ballard Market
- (D) Ballard Farmers Market (weekly/seasonal)
- (G) Bartell's Drug Store
- (H) Walgreens Drug Store
- (M) Neighborcare Health at Ballard
- (P) Ballard Boys and Girls Club
- (Q) Salmon Bay Boys and Girls Club
- (R) Ballard Community Center
- (S) United States Postal Service
- (T) Seattle Public Library
- (W) Ballard Commons Park
- (X) Marvin's Garden
- (Y) Ballard Playground
- (Z) Ballard Corners Park
- (**) Ballard High School Sports Field





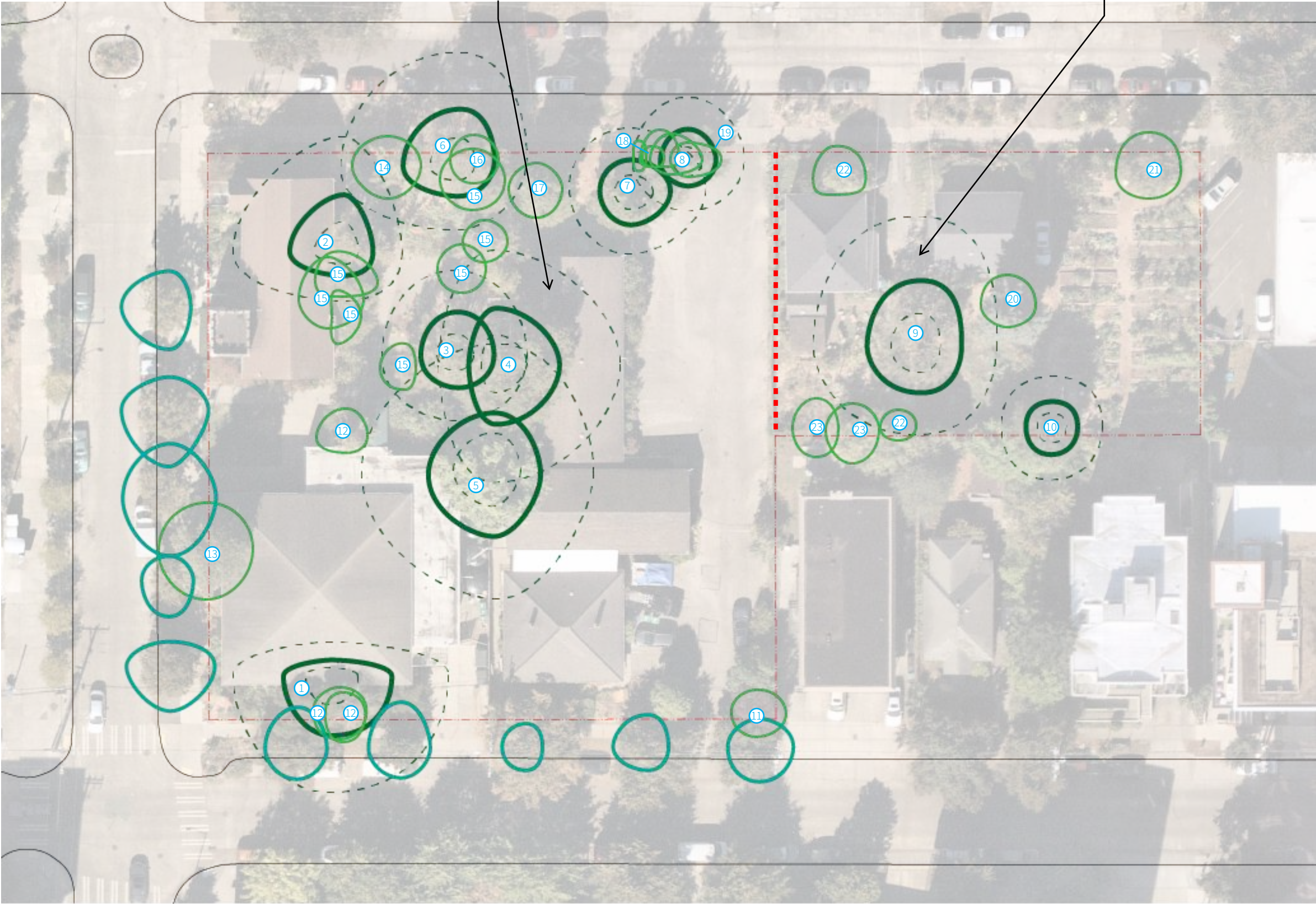
CHURCH & HOUSING
PROJECT
SDCI #3038794-EG

AFFORDABLE HOUSING
PROJECT
SDCI #3039948-EG

EXISTING TREES ON SITE

CHURCH & HOUSING
PROJECT
SDCI #3038794-EG

AFFORDABLE HOUSING
PROJECT
SDCI #3039948-EG



EXCEPTIONAL TREES PER ARBORIST REPORT

#	SPECIES	CONDITION
1	STRAWBERRY TREE	GOOD
2	SHORE PINE	GOOD
3	SHORE PINE	GOOD
4	SHORE PINE	GOOD
5	SAUCER MAGNOLIA	GOOD
6	SHORE PINE	GOOD
7	SAWARA CYPRESS	GOOD
8	HOLLYWOOD JUNIPER	GOOD
9	FLOWERING CHERRY	FAIR
10	ENGLISH HOLLY	GOOD

OTHER TREE SPECIES ON SITE

#	SPECIES
11	CHERRY PLUM
12	EUROPEAN WHITE BIRCH
13	EUROPEAN BEECH
14	EUROPEAN LARCH
15	SHORE PINE
16	ENGLISH HOLLY
17	SAWARA CYPRESS
18	ARBORVITAE
19	HOLLYWOOD JUNIPER
20	COLORADO SPRUCE
21	EUROPEAN PEAR
22	CAMELLIA
23	GOLDEN CHAIN

EXISTING SITE



① SW OF SITE LOOKING NE TOWARDS SITE ON NW 57TH ST



② SE OF SITE LOOKING NW TOWARDS SITE ON NW 57TH ST



③ W OF SITE AT COMMONS PARK LOOKING SE ON 22ND AVE NW



④ NW OF SITE LOOKING SE TOWARDS SITE ON NW 58TH ST



⑤ NW OF SITE LOOKING SE TOWARDS SITE ON NW 58TH ST



⑥ NE OF SITE LOOKING SW TOWARDS SITE ON NW 58TH ST



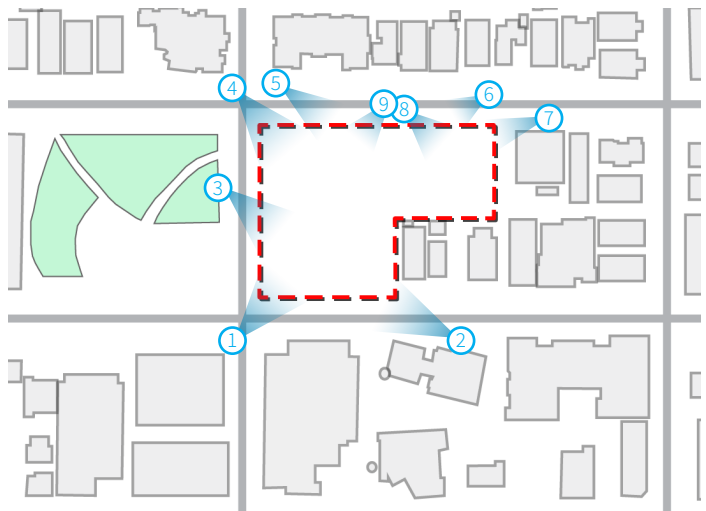
⑦ NE OF SITE LOOKING E TOWARDS SITE ON NW 58TH ST



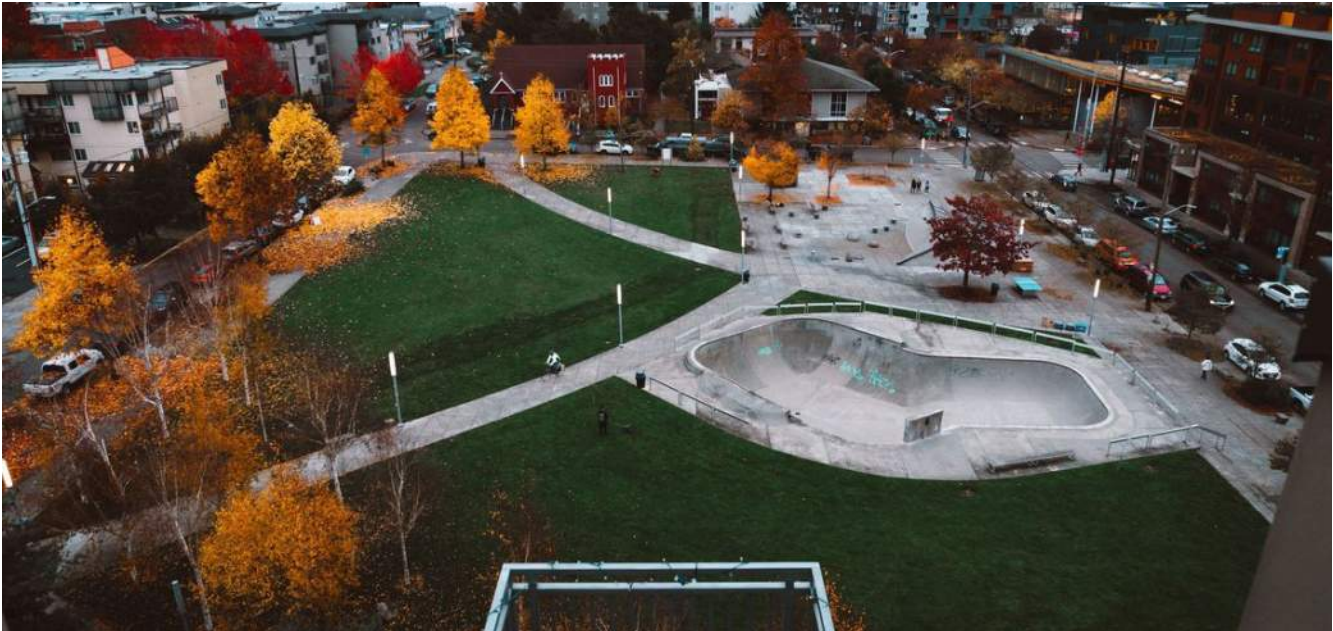
⑧ N OF SITE LOOKING SE TOWARDS SITE ON NW 58TH ST



⑨ N OF SITE LOOKING SE TOWARDS SITE ON NW 58TH ST



CRITICAL ADJACENCIES



① AERIAL IMAGE OF BALLARD COMMONS PARK LOOKING EAST



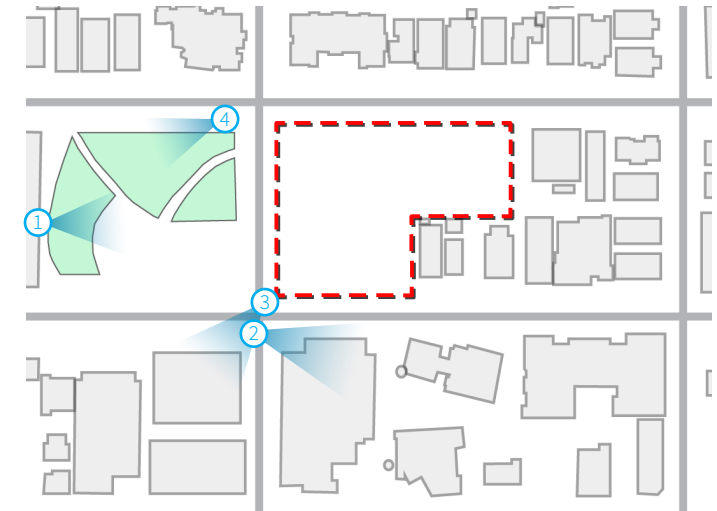
② SW OF SITE LOOKING SE TOWARDS SEATTLE PUBLIC LIBRARY - BALLARD AT CORNER OF 22ND AVE NW AND NW 57TH ST



③ SW CORNER OF SITE LOOKING AT BARTELLS AND THE COMMONS APARTMENT COMPLEX



④ NE CORNER OF BALLARD COMMONS PARK LOOKING AT ON THE PARK APARTMENTS
*DEVELOPED BY SECURITY PROPERTIES



DEVELOPMENT CONTEXT



① AMLI MARK 24 APARTMENTS | 2318 NW MARKET ST



② BALLARD YARDS APARTMENTS | 2417 NW MARKET ST



③ BALLARD ON THE PARK APARTMENTS | 2233 NW 58TH ST



④ VALDOK APARTMENTS | 1701 NW 56TH ST



⑤ VIK CONDOMINIUMS | 1760 NW 56TH ST



⑥ THE COMMONS AT BALLARD - 5621 22ND AVE NW



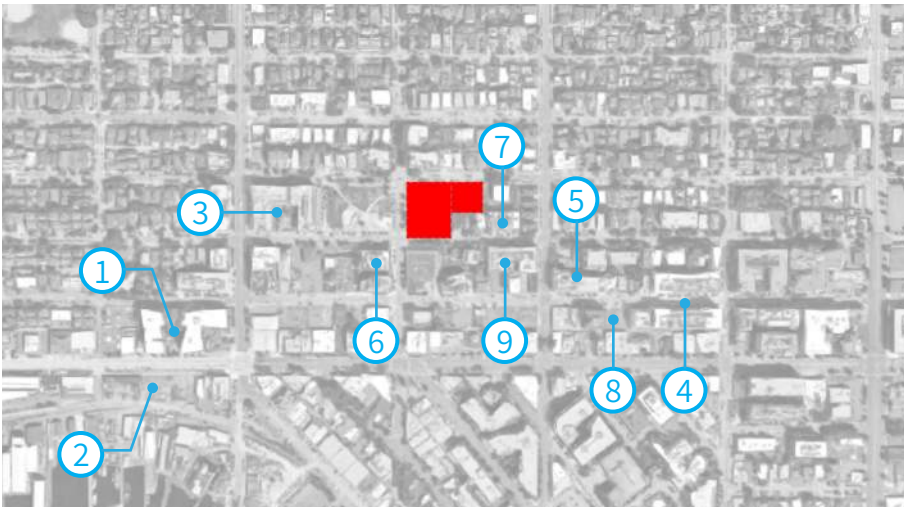
⑦ CHERYL CHOW COURT | 2014 NW 57TH ST



⑧ NYER URNESS HOUSE | 1753 NW 56TH ST



⑨ THE WILCOX | 2003 NW 57TH ST



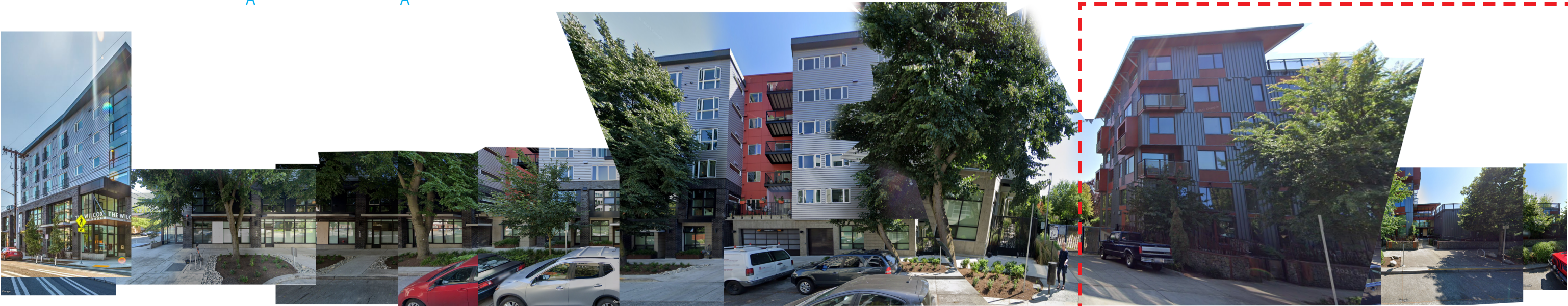
STREET ELEVATIONS

NW 57TH ST
VIEW LOOKING NORTH



A

NW 57TH ST
VIEW LOOKING SOUTH



A'

PROJECT SITE : MARKET RATE

PROJECT SITE : AFFORDABLE BEYOND



A'

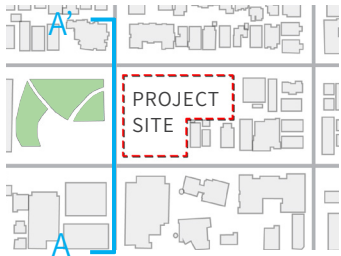
OPPOSITE PROJECT SITE



A

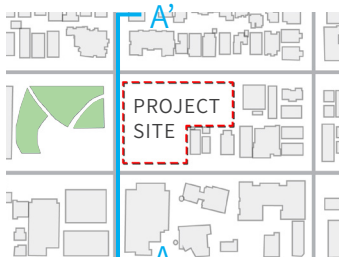
STREET ELEVATIONS

22ND AVE NW
VIEW LOOKING WEST



OPPOSITE PROJECT SITE

22ND AVE NW
VIEW LOOKING EAST



PROJECT SITE : AFFORDABLE BEYOND

PROJECT SITE : MARKET RATE

OPPOSITE PROJECT SITE



A'

PROJECT SITE : MARKET RATE



A

STREET ELEVATIONS

NW 58TH ST
VIEW LOOKING NORTH



NW 58TH ST
VIEW LOOKING SOUTH



PROJECT SITE : AFFORDABLE PROJECT SITE : MARKET RATE

OPPOSITE PROJECT SITE



A'



A



KEY DESIGN DRIVERS AND RESPONSE TO CONTEXT

The design concept for this project has been driven by more than five years of St. Luke's collaboration with their congregation and their community to define the mission and vision for their site.

*The project is envisioned as two buildings,
one community,
with one symbiotic design*

BASED ON ANALYSIS OF THE URBAN CONTEXT AND SITE, KEY CONTEXT ELEMENTS THAT INFORM THE DESIGN INCLUDE:

- Location at the corner of a **Neighborhood Greenway** and a **Festival Street**
- Adjacency to the **Ballard Library** and **Ballard Commons Park**
- **Lower-scale residential** to the North
- **Grove of exceptional trees** along NW 58th Street
- Existing **rain garden and swale** along NW 58th Street

OUR DESIGN OPTIONS:

- Reinforce Ballard's **Civic Core** priority design guidelines
- Are differentiated from other new development by providing **family-focused affordable housing**
- Respond to lower-scale at the North with **plazas and setbacks**
- Provide **public realm benefits** with setbacks for wider sidewalks, multiple plazas, and retained exceptional trees
- Integrate the **church space as a civic anchor** to the neighborhood through transparent design and adjacent outdoor spaces

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MASSING OPTIONS

MASSING STUDY - KEEP ALL EXCEPTIONAL TREES



KEY DESIGN IMPACTS

AFFORDABLE

- Rear-facing courtyard
- No front setback from street
- 8 stories

MARKET RATE

- Large courtyard on north side of site
- Continuous, uninterrupted west facade
- Limited relief at south facade
- Compromised church space
- 8 stories

MASSING OPTION A - CODE COMPLIANT



KEY DESIGN RESPONSES

AFFORDABLE

- Strong street wall on 58th
- Courtyard facing south, away from public realm
- West facade held off market rate building
- 7 stories

MARKET RATE

- Stepped massing of market rate addresses zoning requirements
- Closed courtyard shape provides additional area lost in stepping
- 2-story church expression
- 7 stories

MASSING OPTION B



KEY DESIGN RESPONSES

AFFORDABLE

- Street-facing courtyard
- West facade pushed up to market rate building
- 7 stories

MARKET RATE

- East-facing courtyard
- All facades pulled away from street property lines
- modulation provided through balconies
- 2-story church expression
- 7 stories

MASSING OPTION C - PREFERRED



KEY DESIGN RESPONSES

AFFORDABLE

- Street-facing courtyard
- West facade held off market rate building
- 8 stories

MARKET RATE

- South-facing courtyard
- Significant setback on north facade to preserve exceptional trees
- Balcony insets and clerestory add interest and stepping to park-facing facade
- 2-story church expression
- 8 stories

MASSING STUDY*

KEEP ALL EXCEPTIONAL TREES

*The study on the following pages is included to demonstrate that preserving all exceptional trees on this site does not yield a feasible solution meeting the development objectives. We do not propose this study as one of our massing options. Rationale for this includes:

- Cannot meet the development capacity for the site
- Significantly fewer affordable and market rate units provided
- Design Guideline and Urban Design response is inferior
- Compromises ability to meet Church programmatic needs

For these reasons, and more, the development team cannot build this project if all exceptional trees are preserved.

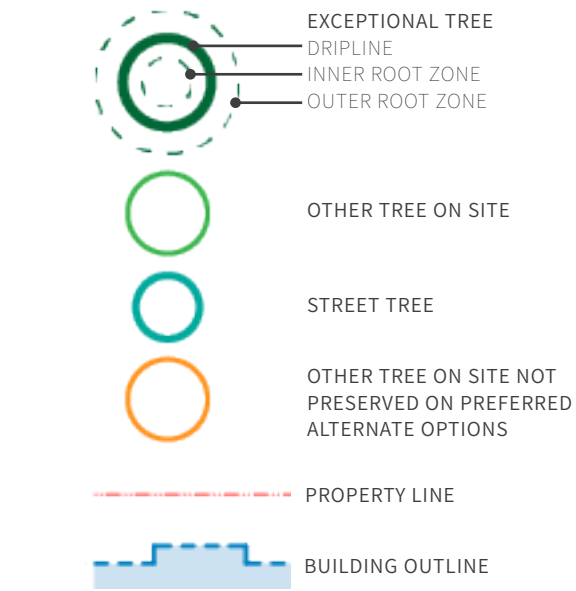
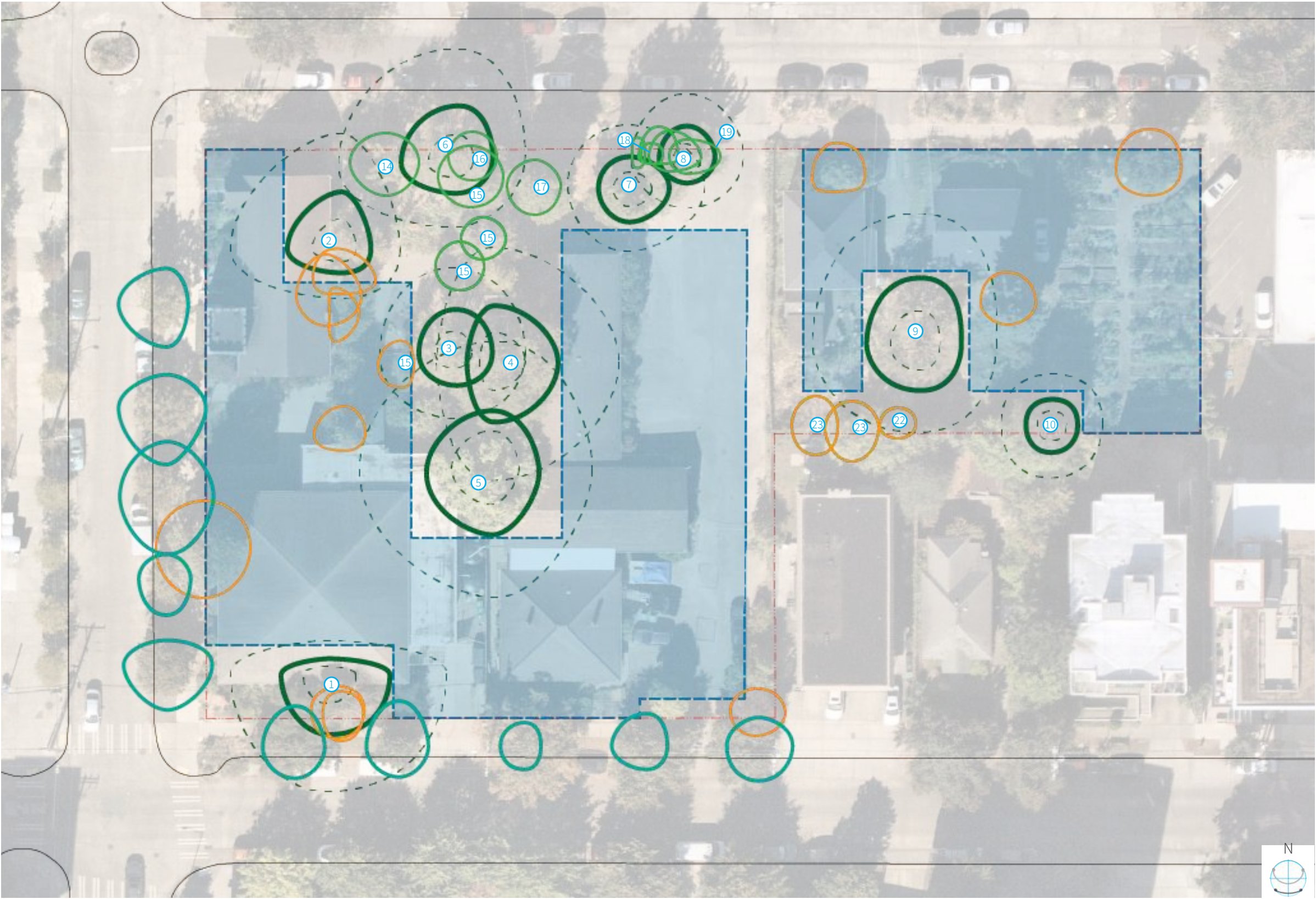
Per the municipal code section below, the SDCI Director can allow tree removal. Please note the preferred massing (Option C) proposes to save 4 of the 10 exceptional trees on the full property.

SMC 25.11.080 Tree protection on sites undergoing development in Midrise and Commercial zones

A.2 Exceptional trees
The Director may permit an exceptional tree to be removed only if the applicant demonstrates that protecting the tree by avoiding development in the tree protection area could not be achieved through the development standard adjustments permitted in Section 23.41.018 or the departures permitted in Section 23.41.012, the modifications allowed by this Section 25.11.080, a reduction in the parking requirements of Section 23.54.015, or a reduction in the standards of Section 23.54.030.



BIRDSEYE VIEW LOOKING SE



EXCEPTIONAL TREES PER ARBORIST REPORT

#	SPECIES	CONDITION
1	STRAWBERRY TREE	GOOD
2	SHORE PINE	GOOD
3	SHORE PINE	GOOD
4	SHORE PINE	GOOD
5	SAUCER MAGNOLIA	GOOD
6	SHORE PINE	GOOD
7	SAWARA CYPRESS	GOOD
8	HOLLYWOOD JUNIPER	GOOD
9	FLOWERING CHERRY	FAIR
10	ENGLISH HOLLY	GOOD

OTHER TREE SPECIES ON SITE

#	SPECIES
11	CHERRY PLUM
12	EUROPEAN WHITE BIRCH
13	EUROPEAN BEECH
14	EUROPEAN LARCH
15	SHORE PINE
16	ENGLISH HOLLY
17	SAWARA CYPRESS
18	ARBORVITAE
19	HOLLYWOOD JUNIPER
20	COLORADO SPRUCE
21	EUROPEAN PEAR
22	CAMELLIA
23	GOLDEN CHAIN

MASSING STUDY - KEEP ALL EXCEPTIONAL TREES

AFFORDABLE

SITE AREA (SF)	15,000
APARTMENT UNITS	80 (Pref'd Opt 86)
GROSS FLOOR AREA (SF)	72,415 (75,000 allowed)
PARKING STALLS	11
FLOORS ABOVE GRADE	8
FAR	4.82 (5.00 allowed)
NO. OF ON-SITE TREES SAVED	2

REQUESTED DEPARTURES

- Average and minimum side setback at level 1
- Average and minimum front setback at all levels
- Rear setback at level 1

CHALLENGES

- Massing is pushed into a relentless, 8-story street wall, with no modulation, all the way up to the property line.
- Benefit of courtyard and retained trees is not enjoyed by members of the public
- Building shape is inefficient and expensive to build
- Reduces affordable unit count due to more back of house functions and parking being located on the ground floor
- Parking cannot be located below building due to tree locations

MARKET RATE

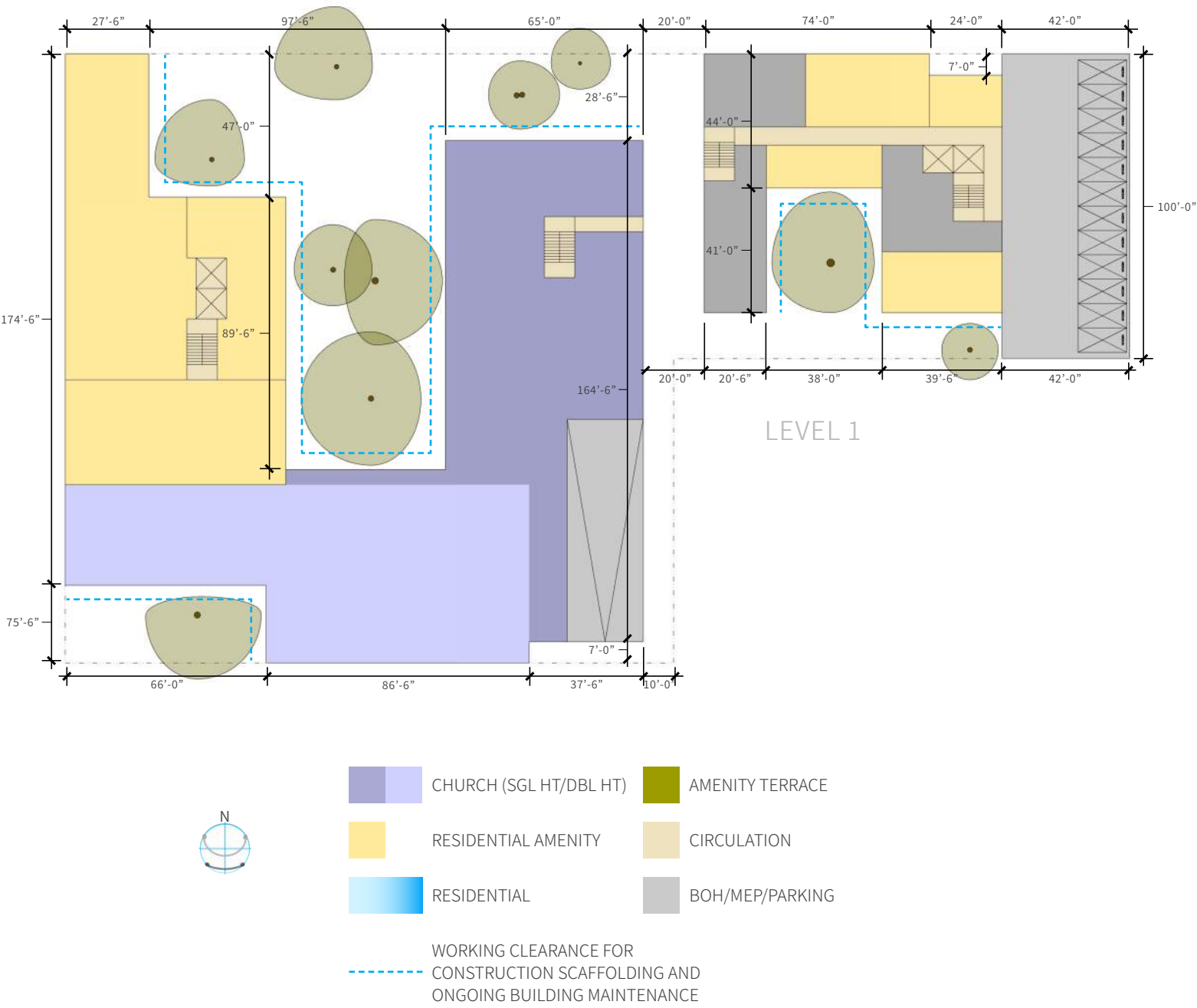
SITE AREA (SF)	40,000
MARKET RATE UNITS	144 (Pref'd Opt 164)
AFFORDABLE UNITS (MFTE)	37 (Pref'd Opt 42)
GROSS FLOOR AREA (SF)	176,500 (210,000 allowed)
PARKING STALLS	96
FLOORS ABOVE GRADE	8
FAR	4.41 (5.25 allowed)
NO. OF ON-SITE TREES SAVED	8

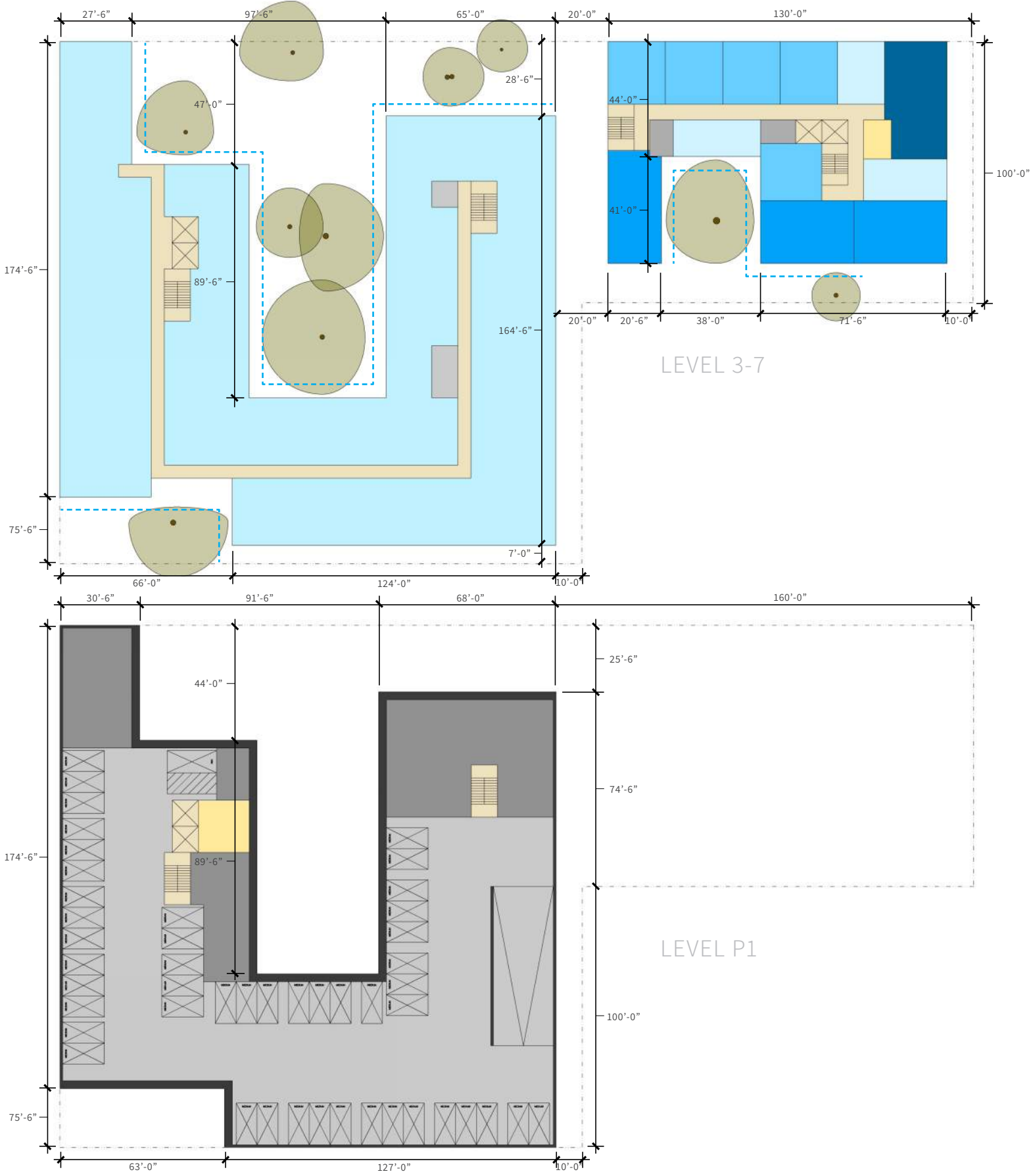
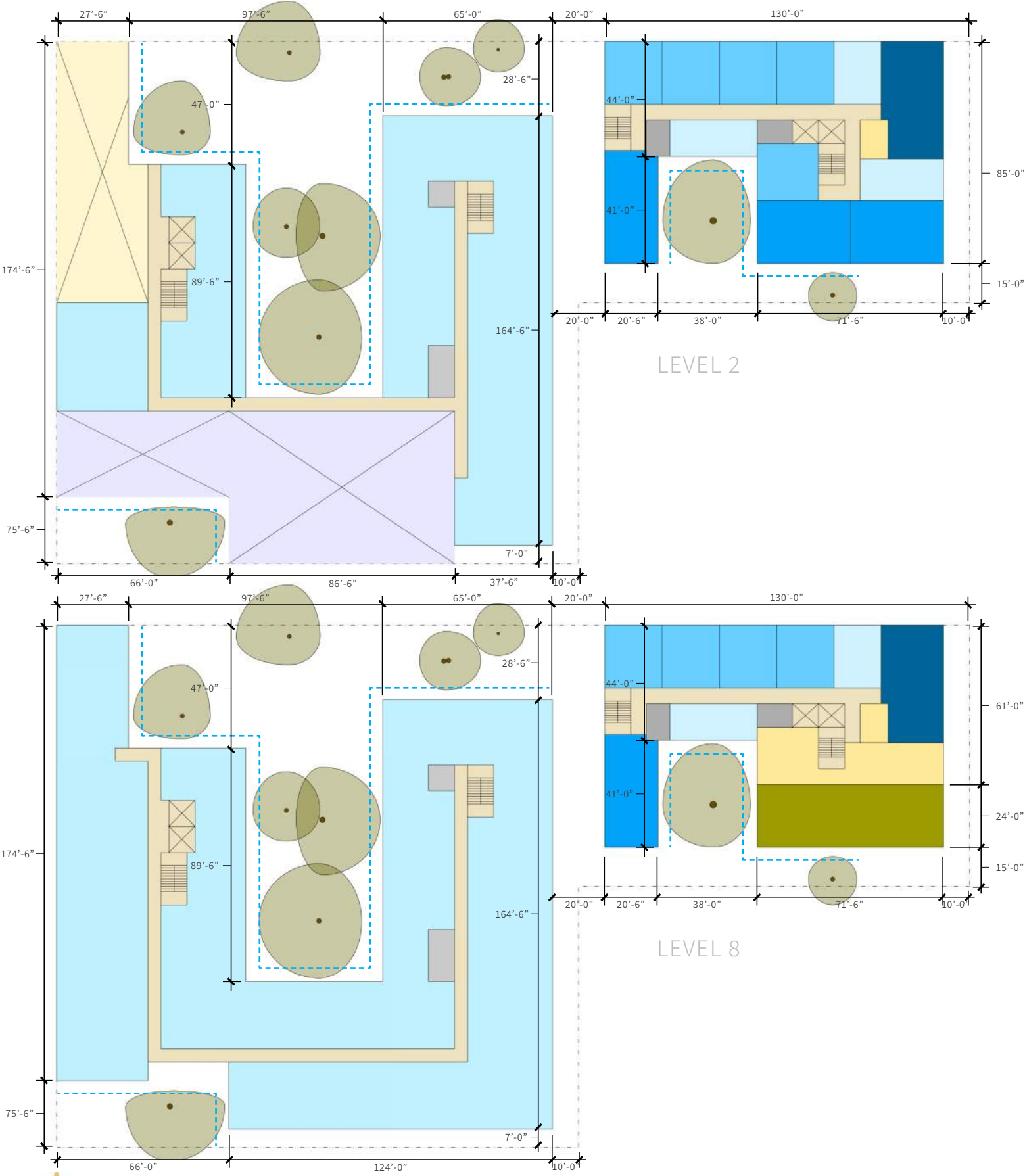
REQUESTED DEPARTURES

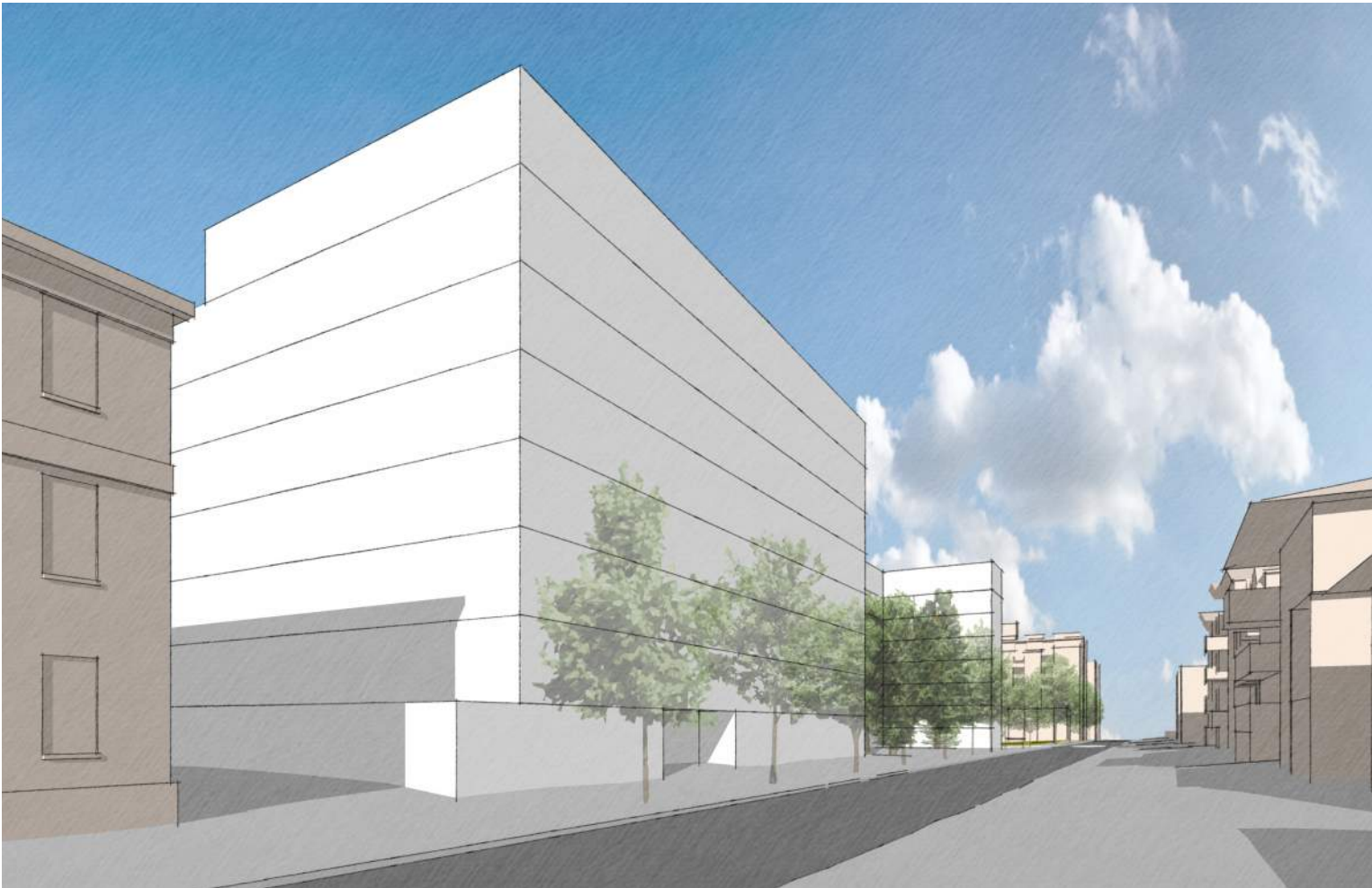
- Upper level setbacks at west facade
- Structure height
- Facade modulation at west facade
- Average and minimum front setback at south facade

CHALLENGES

- Massing is pushed into a relentless, 8-story street wall, with no modulation, all the way up to the property line along west facade
- Many of the exceptional trees are deep in the center of the site, and provide limited public benefit
- Units fronting north-facing courtyard and preserved trees will be very dark
- Building shape is inefficient and expensive to build
- Depth of unit bays are shallower than typical
- Dramatically reduces unit count and development capacity
- Below grade parking is extremely inefficient and expensive to construct
- Church space is oddly shaped, and compromises flexible future use
- Double height church space is limited and oddly shaped







NW 58TH ST STREET LEVEL PERSPECTIVE LOOKING WEST



NW 58TH ST STREET LEVEL PERSPECTIVE LOOKING EAST



NW 58TH ST STREET LEVEL COURTYARD PERSPECTIVE



NORTH ELEVATION BIRD'S EYE VIEW



SOUTH ELEVATION BIRD'S EYE VIEW



CORNER OF NW 57TH ST AND 22ND AVE NW LOOKING NORTH



NW 57TH ST LOOKING NORTHEAST



BIRDSEYE VIEW LOOKING NE



BIRDSEYE VIEW LOOKING SW ALONG NW 58TH STREET



CORNER OF NW 58TH ST AND 22ND AVE NW LOOKING EAST

MASSING OPTION A
CODE COMPLIANT



BIRDSEYE VIEW LOOKING SE

PRECEDENT IMAGES



STEPPED MASSING



CENTRAL LIGHT WELL



DOUBLE-HEIGHT, RECESSED GROUND LEVEL



BAY WINDOWS

AFFORDABLE

SITE AREA (SF)	15,000
APARTMENT UNITS	79
GROSS FLOOR AREA (SF)	73,595
PARKING STALLS	22
FLOORS ABOVE GRADE	8
FAR	4.90
NO. OF ON-SITE TREES SAVED	0

MARKET RATE

SITE AREA (SF)	40,000
APARTMENT UNITS	248
GROSS FLOOR AREA (SF)	210,000
PARKING STALLS	145
FLOORS ABOVE GRADE	7
FAR	5.25
NO. OF ON-SITE TREES SAVED	0

REQUESTED DEPARTURES

- None

PROS

- Does not require any departures

CONS

- Minimal modulation of street-facing facade
- Courtyard not visible to public
- Eliminates all exceptional trees

REQUESTED DEPARTURES

- None

PROS

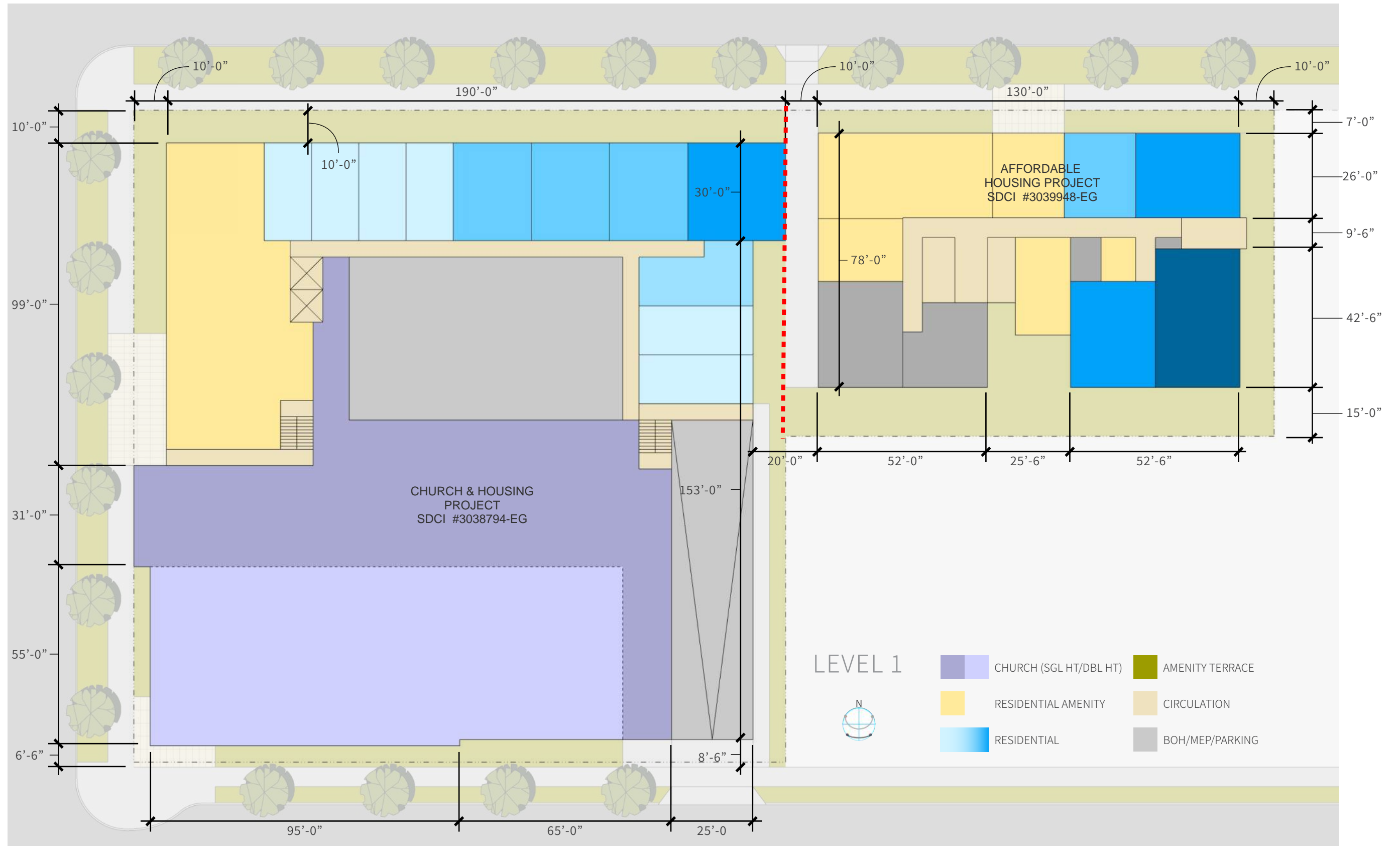
- Stepped massing facing park

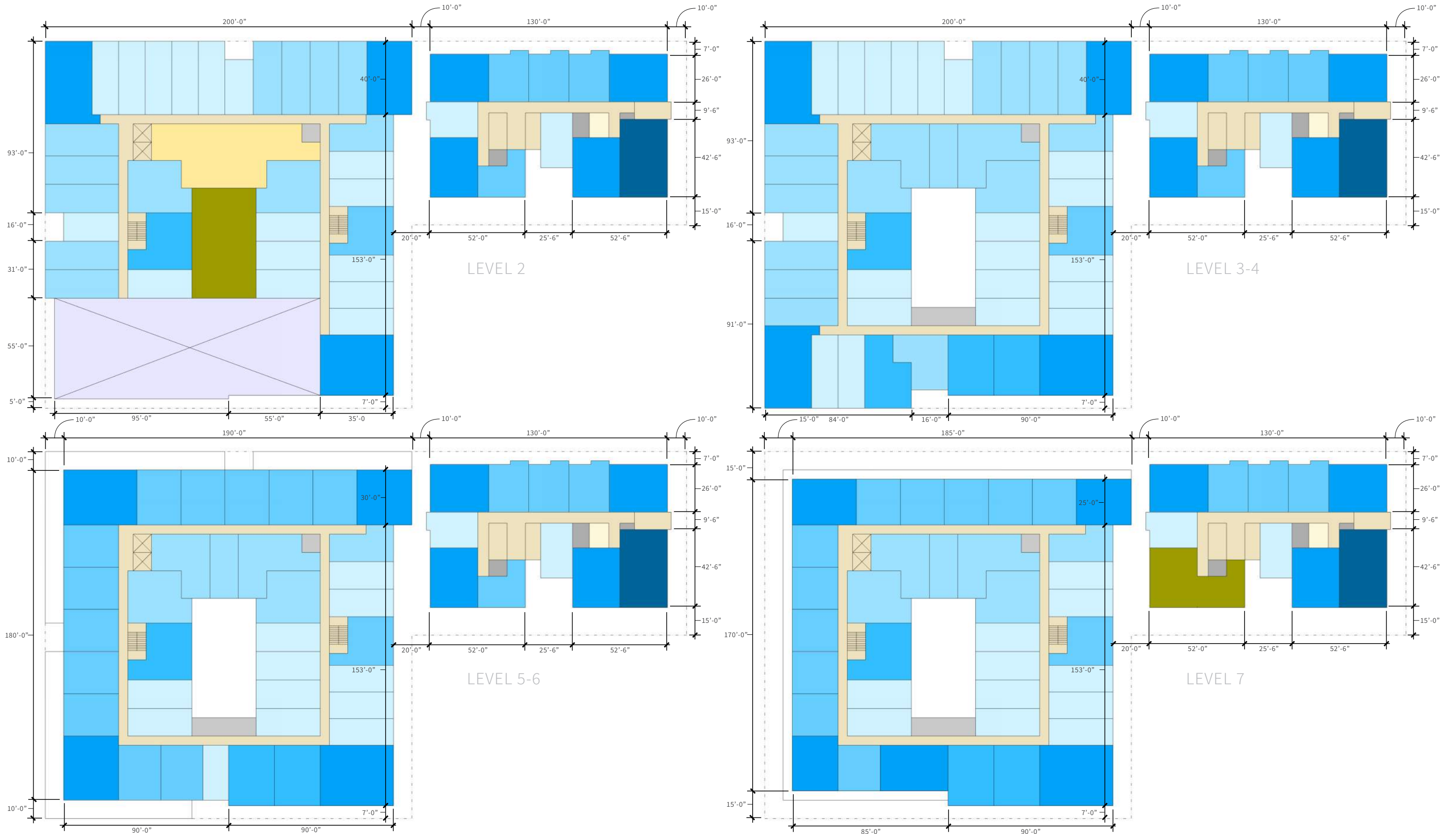
CONS

- Little relief to the massing along the street
- Courtyard space has very limited solar access
- Eliminates all exceptional trees
- Limited double-height space for church use

KEY DESIGN RESPONSES & RELEVANT DESIGN GUIDELINES

- **WIDENED SIDEWALKS**
 - CS2.1.b.3:** “Privately owned spaces that contribute to the public realm”
 - CS2.3.a.2:** “Provide a transition from public to private spaces”
 - PL1.1.b:** “Rich public realm that extends from Ballard Commons”
 - PL1.2.a:** “Welcoming and spacious sidewalk integrating private open space”
 - PL1.3.a:** “Support the role of 22nd Ave NW as a festival street”
- **2-STORY CHURCH EXPRESSION**
 - CS2.1.b.2:** “Take cues from adjoining buildings for design elements”
 - CS2.3.d:** “Create a consistent two-story steet wall with ground related entries”
 - DC2.2.b:** “Design horizontal divisions that create strong base levels”
 - DC2.4.a.1:** “Clearly differentiate residential from commercial street-level uses”
- **STEPPED MASSING:**
 - CS2.5.a:** “Work with upper-level setbacks to avoid creating a canyon feel”
 - CS2.3.d.1:** “Above the base, set back and modulate to increase solar exposure to the park”
 - CS3.1.e:** “Design horizontal divisions that create distinctive base and cap levels”



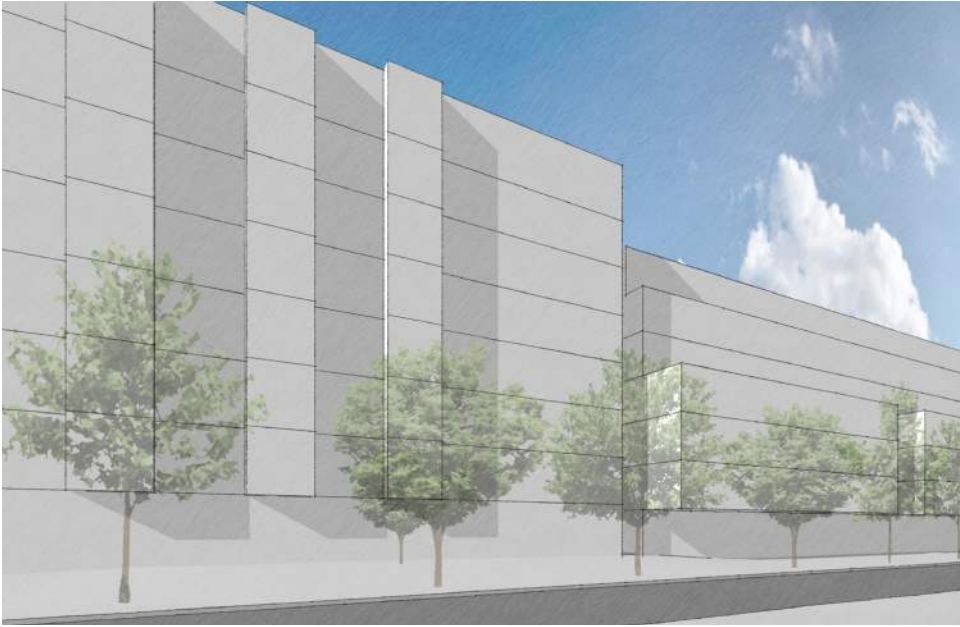




NW 58TH ST STREET LEVEL PERSPECTIVE LOOKING WEST



NW 58TH ST STREET LEVEL PERSPECTIVE LOOKING EAST



NW 58TH ST STREET LEVEL COURTYARD PERSPECTIVE



NORTH ELEVATION BIRD'S EYE VIEW ALONG NW 58TH STREET



SOUTH ELEVATION BIRD'S EYE VIEW ALONG NW 57TH STREET



CORNER OF NW 57TH ST AND 22ND AVE NW LOOKING NORTH



NW 57TH ST LOOKING NORTHEAST



BIRDSEYE VIEW LOOKING NE



BIRDSEYE VIEW LOOKING SW



CORNER OF NW 58TH ST AND 22ND AVE NW LOOKING EAST

MASSING OPTION B



BIRDSEYE VIEW LOOKING SE

PRECEDENT IMAGES



PROJECTING BALCONIES



RECESSED BALCONIES



STREET-FACING COURTYARD

AFFORDABLE

SITE AREA (SF)	15,000
APARTMENT UNITS	84
GROSS FLOOR AREA (SF)	73,450
PARKING STALLS	26
FLOORS ABOVE GRADE	7
FAR	4.89
NO. OF ON-SITE TREES SAVED	0

REQUESTED DEPARTURES

- Side setback above 42’ at east facade
- Bay width at south facade

PROS

- Courtyard faces public realm
- Most modulation of street-facing facade

CONS

- No setback at west facade
- Lower number of affordable units

MARKET RATE

SITE AREA (SF)	40,000
APARTMENT UNITS	210
GROSS FLOOR AREA (SF)	203,500
PARKING STALLS	145
FLOORS ABOVE GRADE	7
FAR	5.09
NO. OF ON-SITE TREES SAVED	0

REQUESTED DEPARTURES

- Upper level setbacks
- Front setbacks

PROS

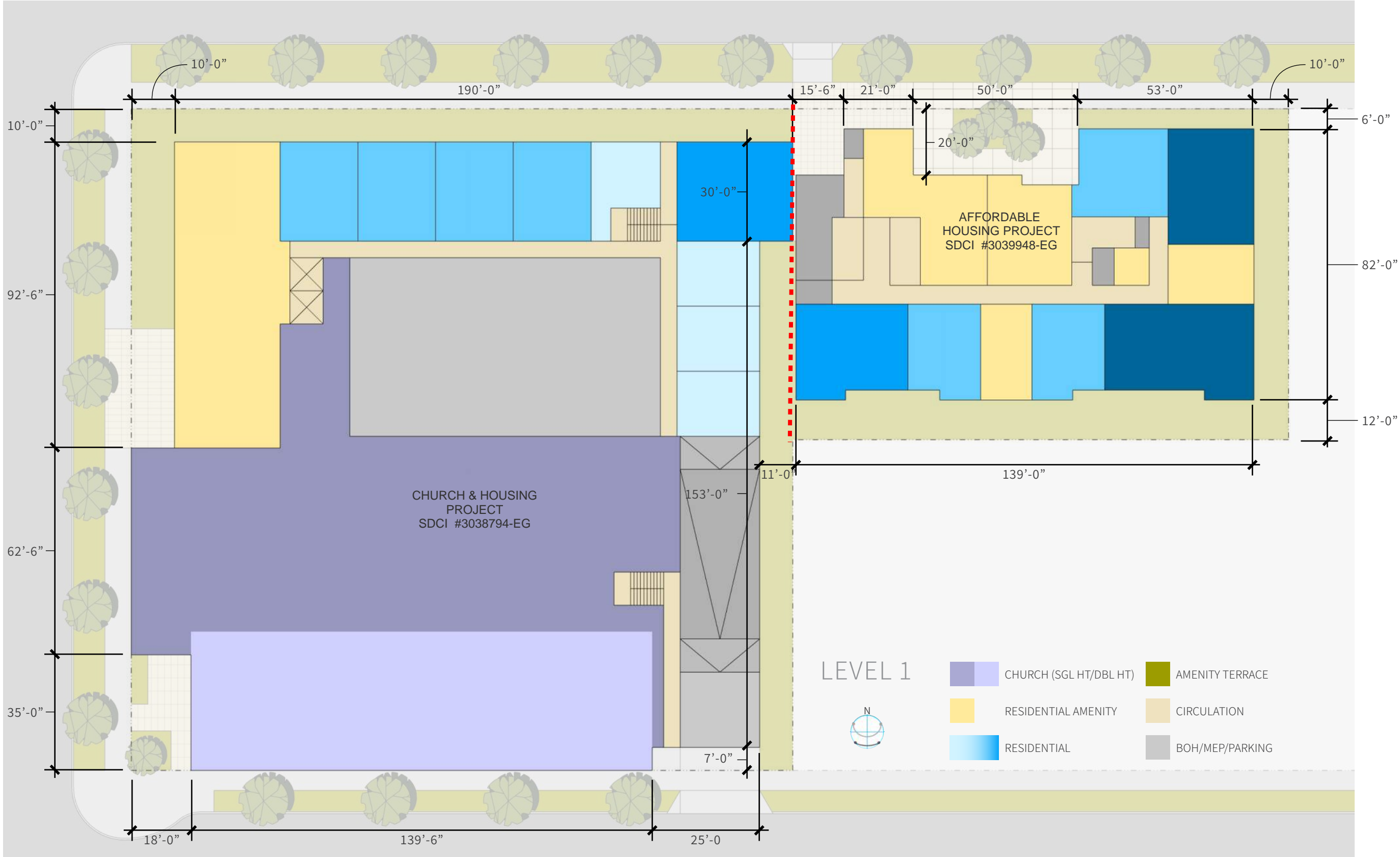
- Open corner massing at southwest
- Widened sidewalks enhance public realm

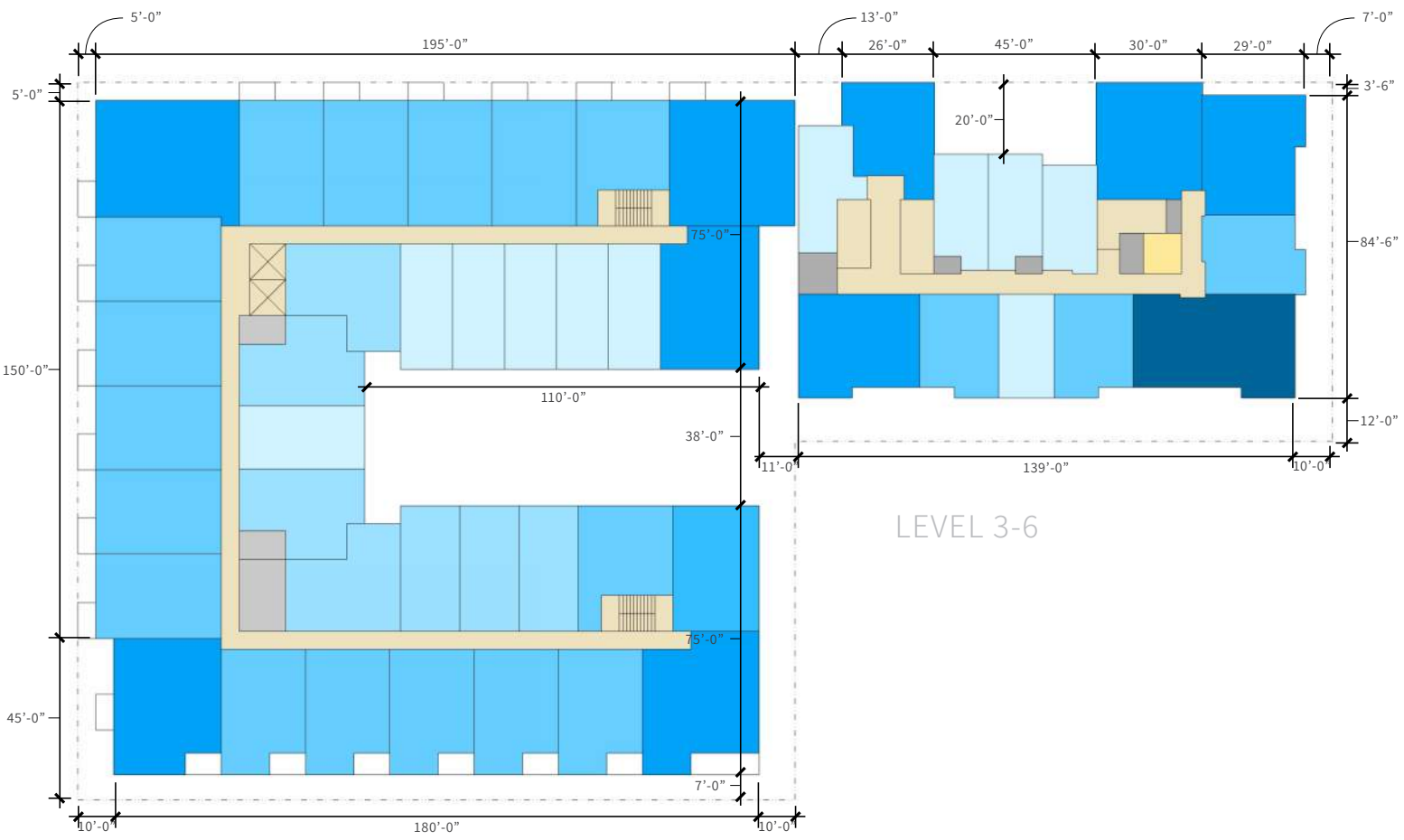
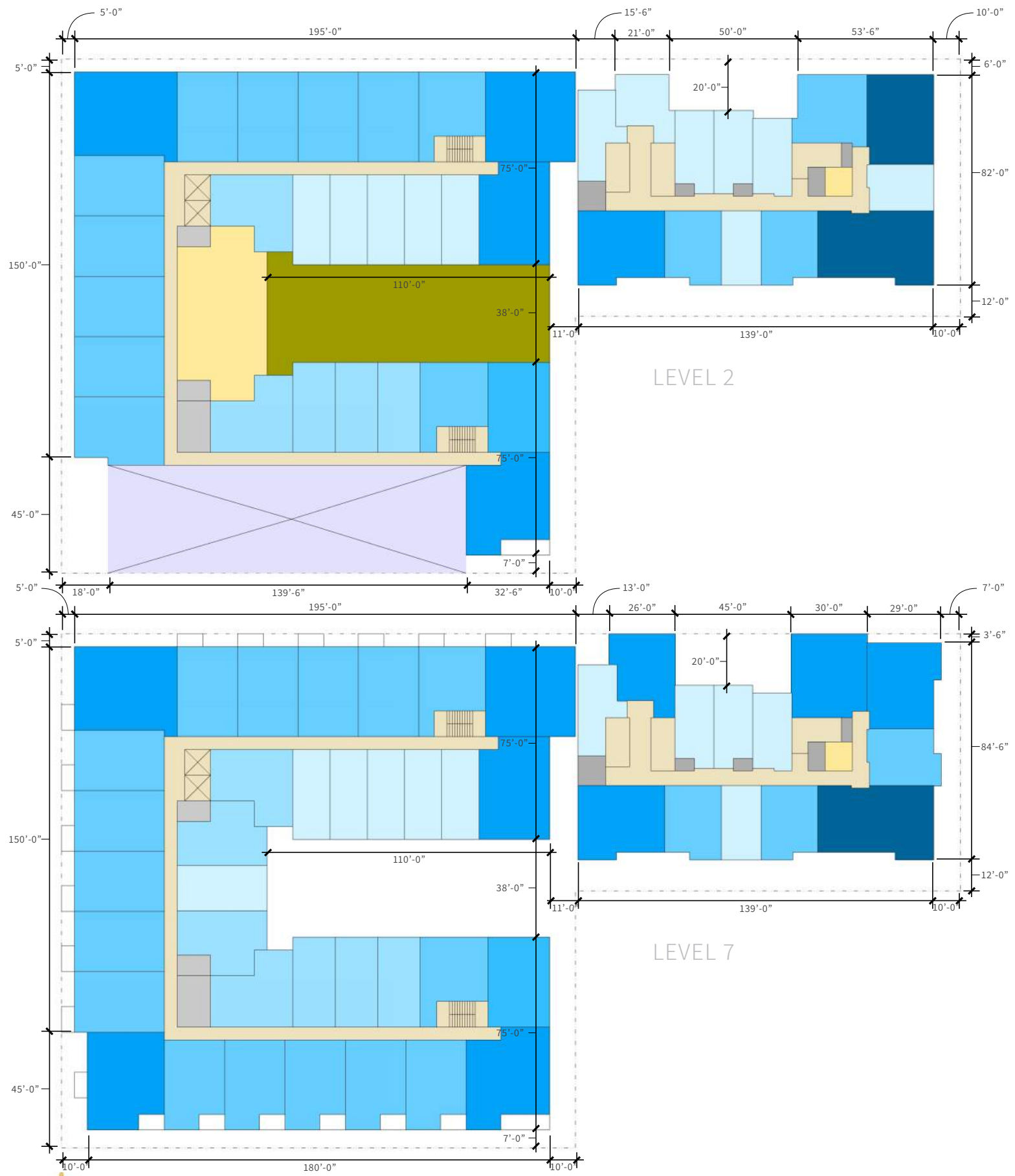
CONS

- Little relief to the massing along the street
- Eliminates all exceptional trees
- Limited, narrow double-height space for church use
- Bolt-on balconies are less likely to see as much use

KEY DESIGN RESPONSES & RELEVANT DESIGN GUIDELINES

- **WIDENED SIDEWALKS**
 - CS2.1.b.3:** “Privately owned spaces that contribute to the public realm”
 - CS2.3.a.2:** “Provide a transition from public to private spaces”
 - PL1.1.b:** “Rich public realm that extends from Ballard Commons”
 - PL1.2.a:** “Welcoming and spacious sidewalk integrating private open space”
 - PL1.3.a:** “Support the role of 22nd Ave NW as a festival street”
- **2-STORY CHURCH EXPRESSION**
 - CS2.1.b.2:** “Take cues from adjoining buildings for design elements”
 - CS2.3.d:** “Create a consistent two-story steet wall with ground related entries”
 - DC2.2.b:** “Design horizontal divisions that create strong base levels”
 - DC2.4.a.1:** “Clearly differentiate residential from commercial street-level uses”
- **STREET-LEVEL COURTYARD:**
 - CS2.1.b.3:** “Privately owned spaces that contribute to the public realm”
 - CS2.1.b.5:** “Set back east-west facades to form side rooms or eddies of activities”
 - CS2.3.a.2:** “Provide a transition from public to private spaces”
 - PL1.2.a:** “Welcoming and spacious sidewalk integrating private open space”







NW 58TH ST STREET LEVEL PERSPECTIVE LOOKING WEST



NW 58TH ST STREET LEVEL PERSPECTIVE LOOKING EAST



NW 58TH ST STREET LEVEL COURTYARD PERSPECTIVE



NORTH ELEVATION BIRD'S EYE VIEW ALONG NW 58TH STREET



SOUTH ELEVATION BIRD'S EYE VIEW ALONG NW 57TH STREET



CORNER OF NW 57TH ST AND 22ND AVE NW LOOKING NORTH



NW 57TH ST LOOKING NORTHEAST



BIRDSEYE VIEW LOOKING NE



BIRDSEYE VIEW LOOKING SW



CORNER OF NW 58TH ST AND 22ND AVE NW LOOKING EAST

MASSING OPTION C
PREFERRED



BIRDSEYE VIEW LOOKING SE

PRECEDENT IMAGES



PARTIALLY RECESSED BALCONIES



RECESSED BALCONIES



CLERESTORY WINDOWS



DOUBLE-HEIGHT, RECESSED GROUND LEVEL



STREET-FACING COURTYARD

AFFORDABLE

SITE AREA (SF)	15,000
APARTMENT UNITS	86
GROSS FLOOR AREA (SF)	74,990
PARKING STALLS	25
FLOORS ABOVE GRADE	8
FAR	5.00
NO. OF ON-SITE TREES SAVED	1

MARKET RATE

SITE AREA (SF)	40,000
APARTMENT UNITS	206
GROSS FLOOR AREA (SF)	201,900
PARKING STALLS	145
FLOORS ABOVE GRADE	8
FAR	5.05
NO. OF ON-SITE TREES SAVED	9

REQUESTED DEPARTURES

- Side setback above 42' at east facade
- Bay width at south facade

REQUESTED DEPARTURES

- Upper level setbacks
- Front setbacks

PROS

- Courtyard faces public realm
- Good modulation of street-facing facade
- Highest number of family-sized affordable units
- Best solid waste/loading/bike access scheme
- Massing works best with preferred market rate option
- Applying Seattle City Council's available additional height available for affordable housing
- Light and air access between buildings with west setback
- Better light and view for roof deck in SE corner
- Complementary massing with preferred market rate scheme
- Public courtyard is connected to and reinforces green street

PROS

- Exceptional trees, and others, along north property line are preserved
- South facing courtyard provides improved daylight access for residents, and relief to street frontage along 57th
- Extensive double-height space at church dramatically improves flexibility
- Two-story expression at street level wraps three sides
- Recessed balconies allow for more reliable use and activation

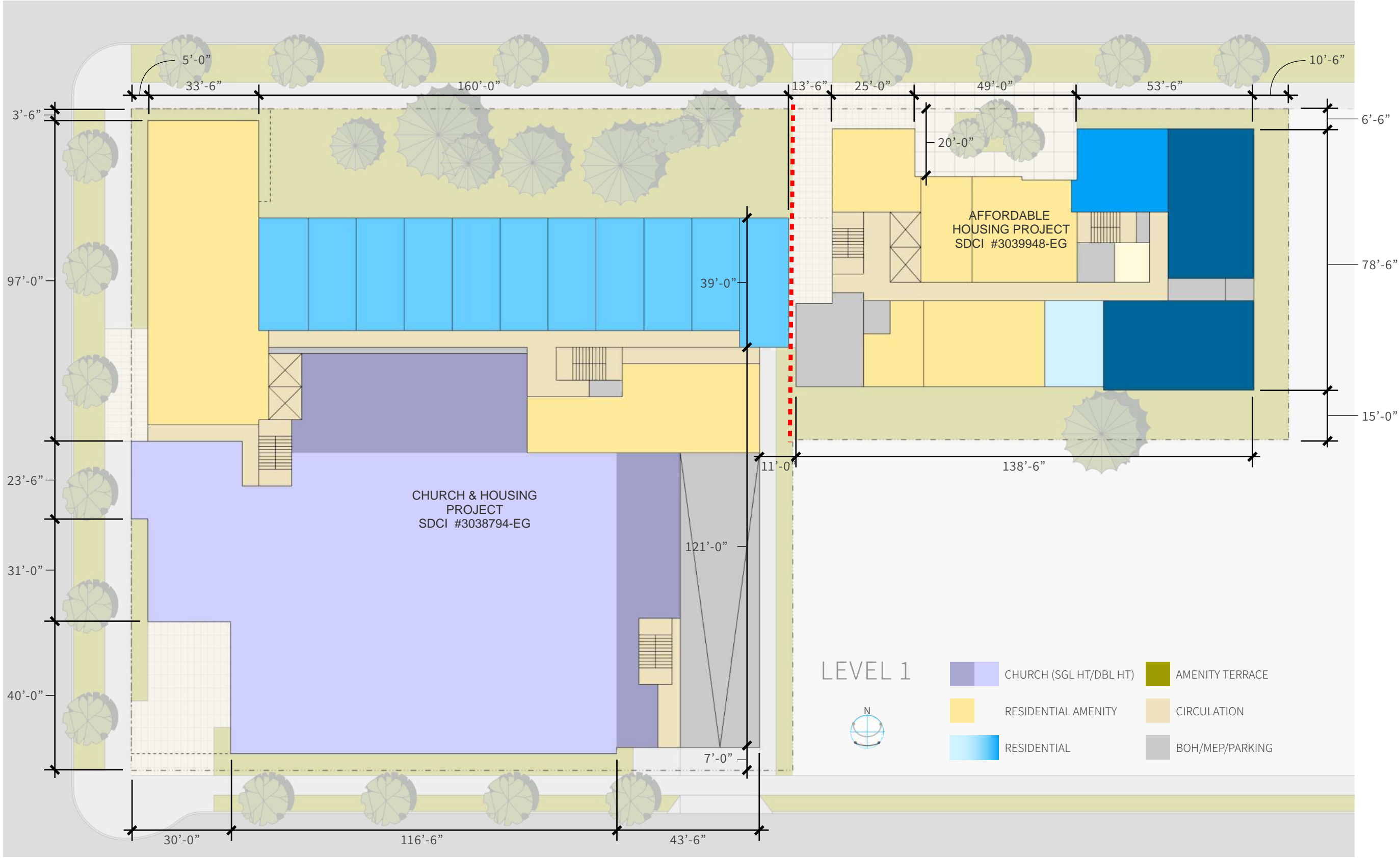
CONS

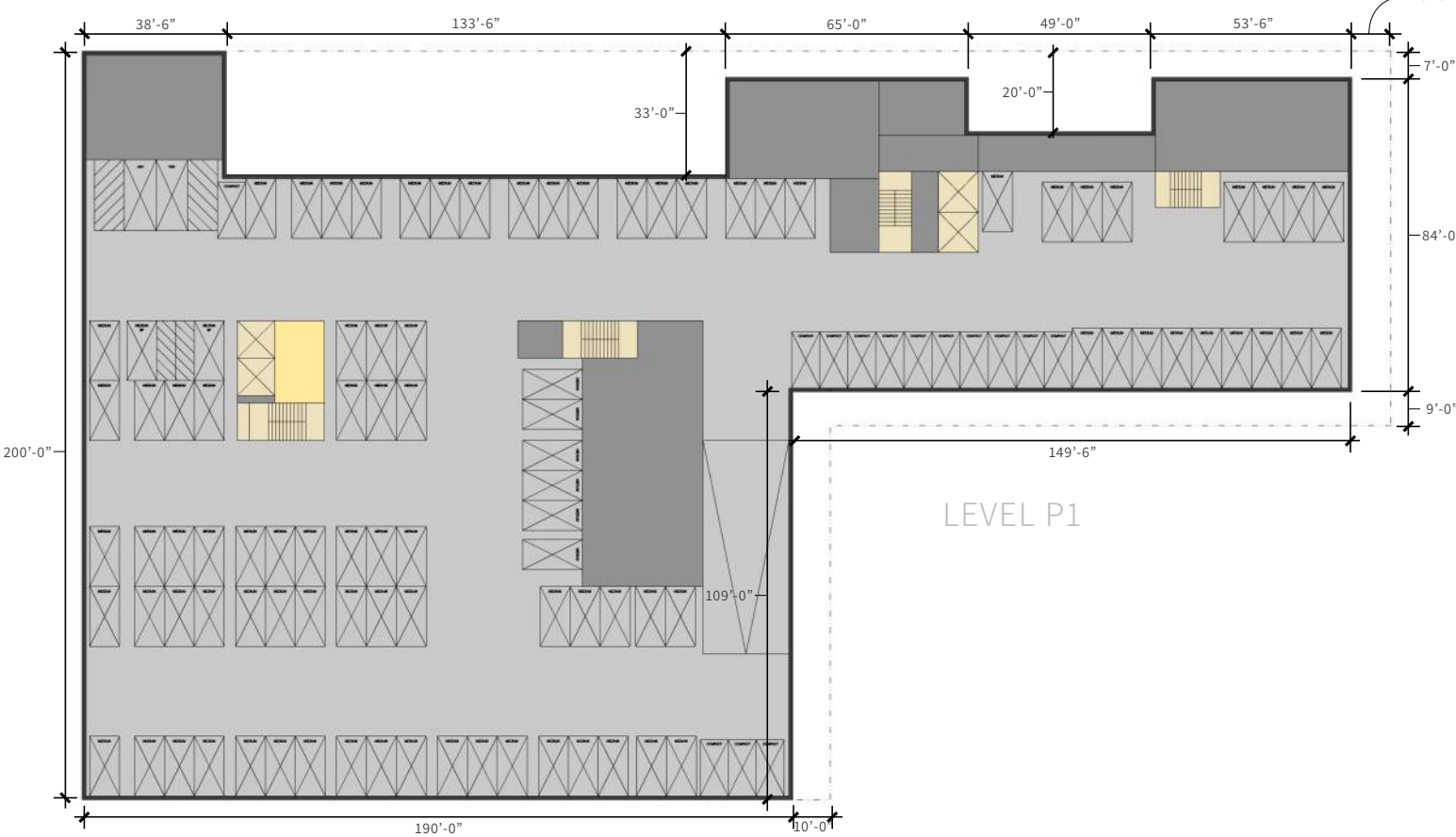
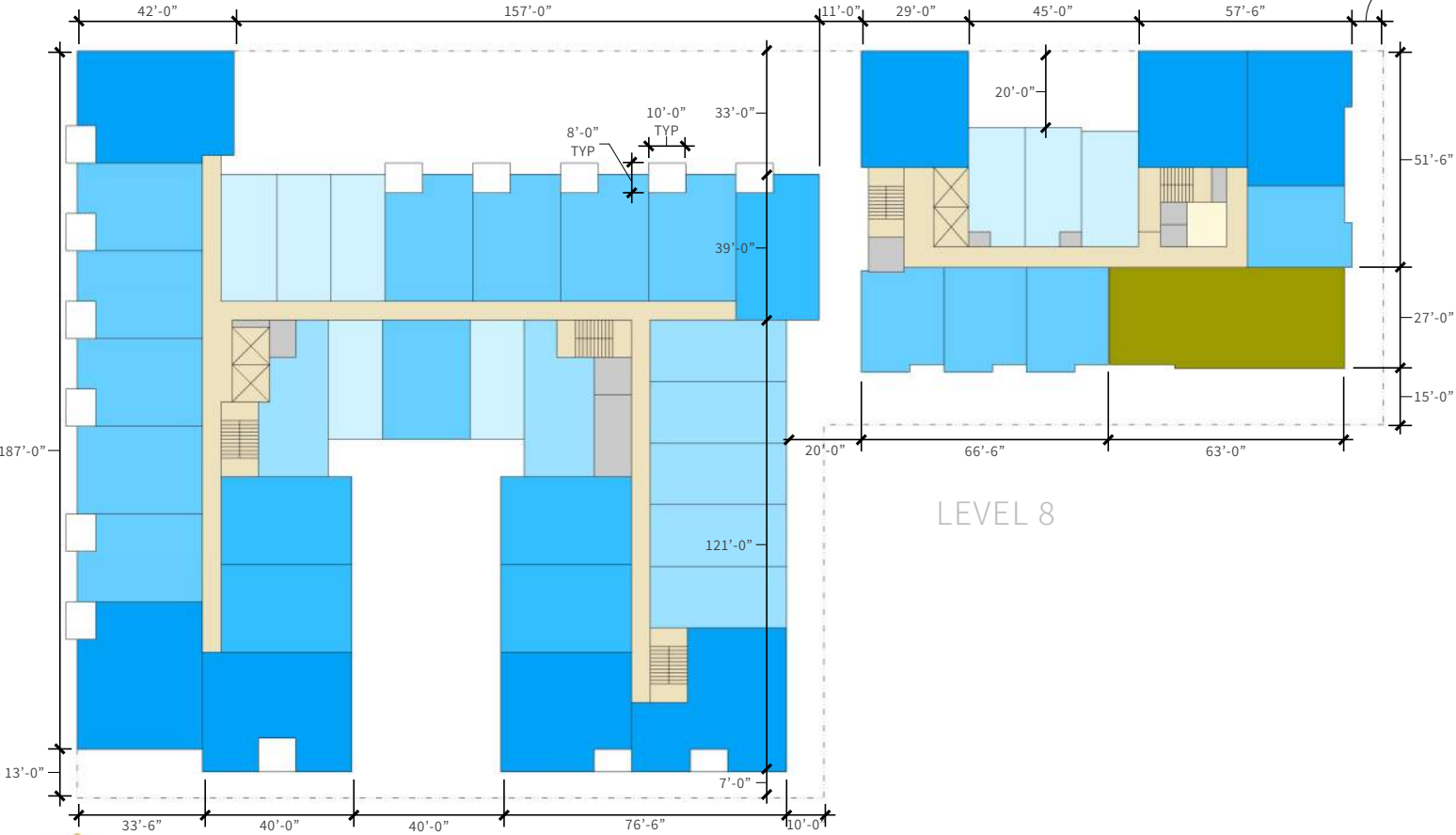
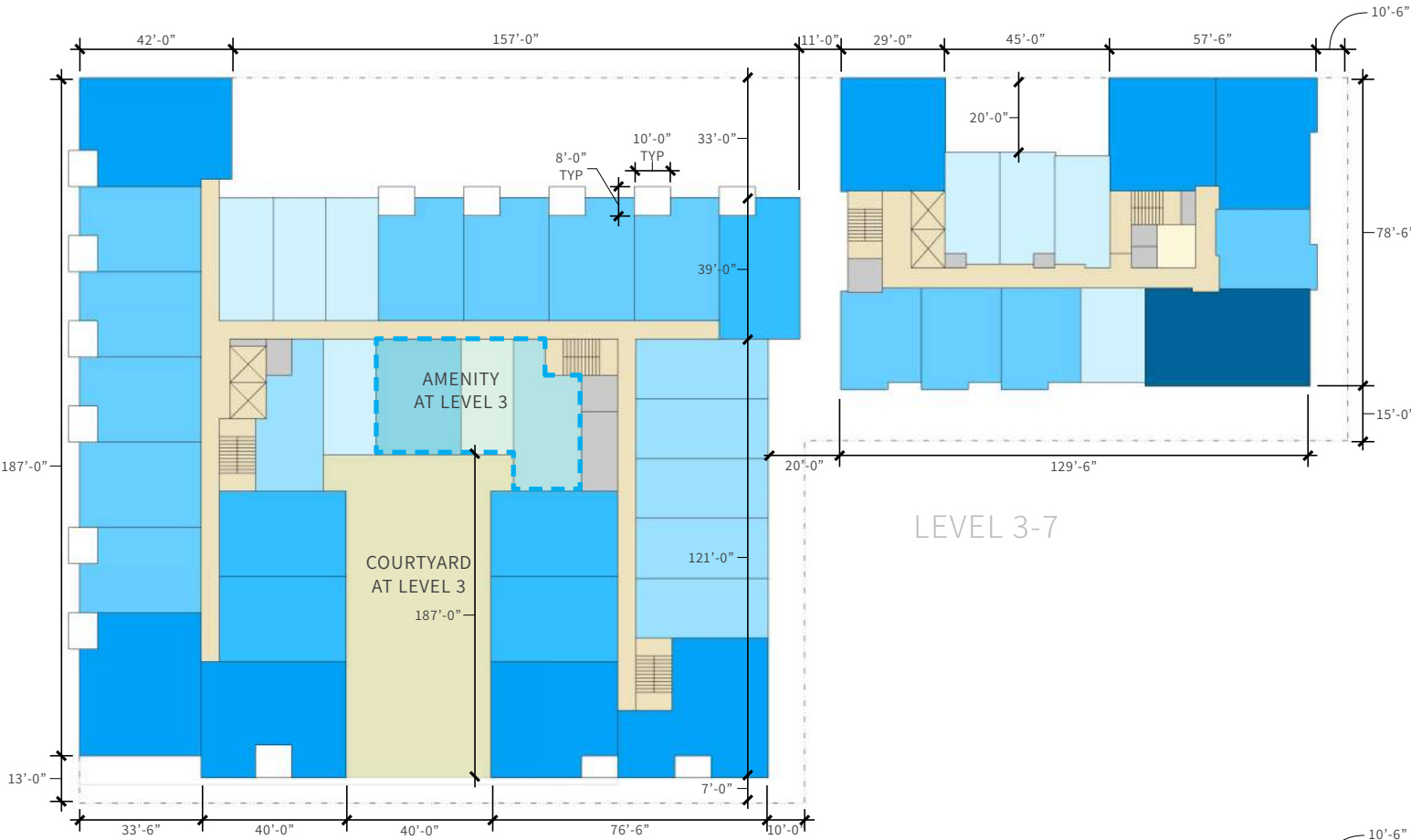
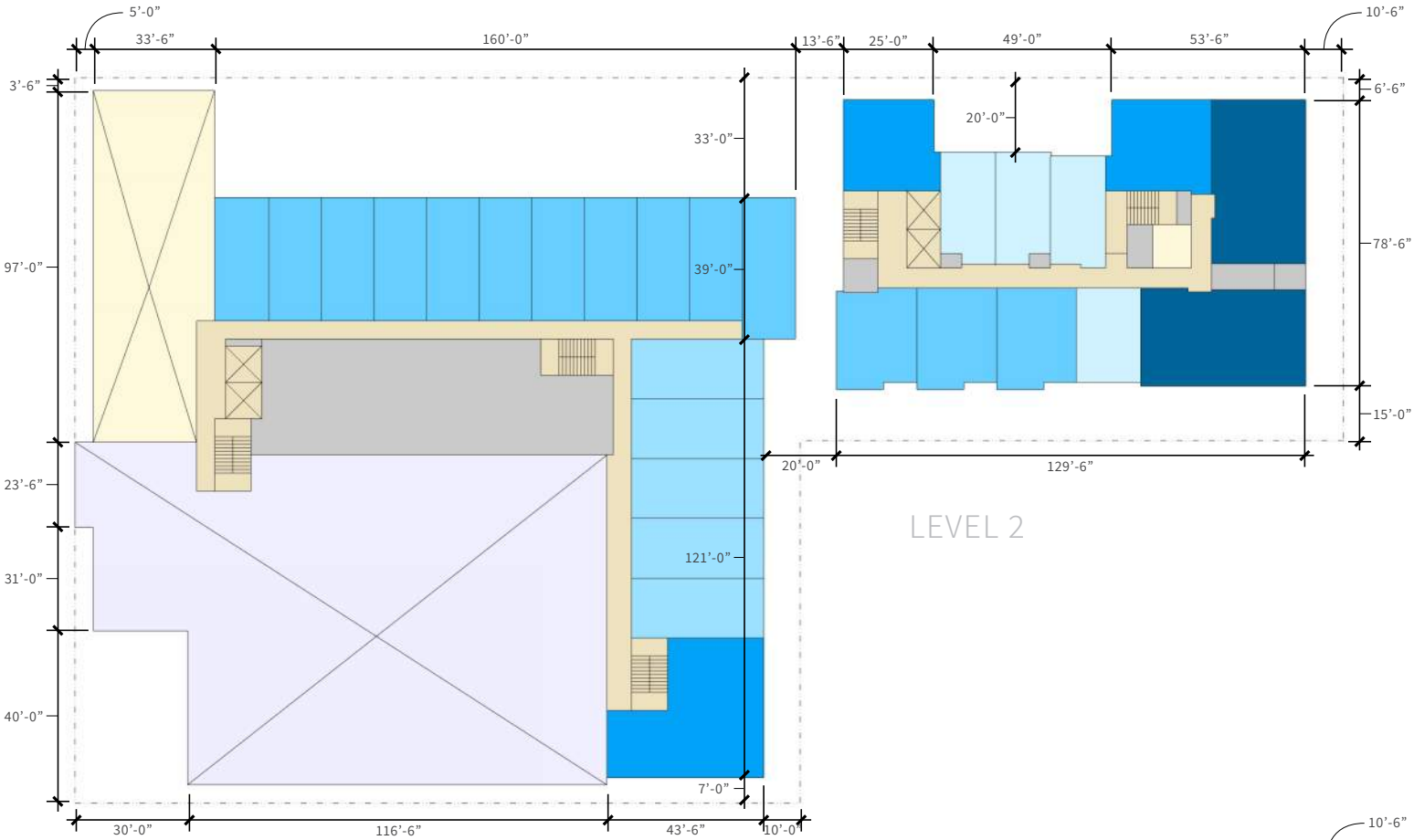
- Does not preserve all exceptional trees

CONS

- Does not preserve all exceptional trees

KEY DESIGN RESPONSES & RELEVANT DESIGN GUIDELINES - SEE PAGES 60-63







NW 58TH ST STREET LEVEL PERSPECTIVE LOOKING WEST



NW 58TH ST STREET LEVEL PERSPECTIVE LOOKING EAST



NW 58TH ST STREET LEVEL COURTYARD PERSPECTIVE



NORTH ELEVATION BIRD'S EYE VIEW ALONG NW 58TH STREET



SOUTH ELEVATION BIRD'S EYE VIEW ALONG NW 57TH STREET



CORNER OF NW 57TH ST AND 22ND AVE NW LOOKING NORTH



NW 57TH ST LOOKING NORTHEAST



BIRDSEYE VIEW LOOKING NE

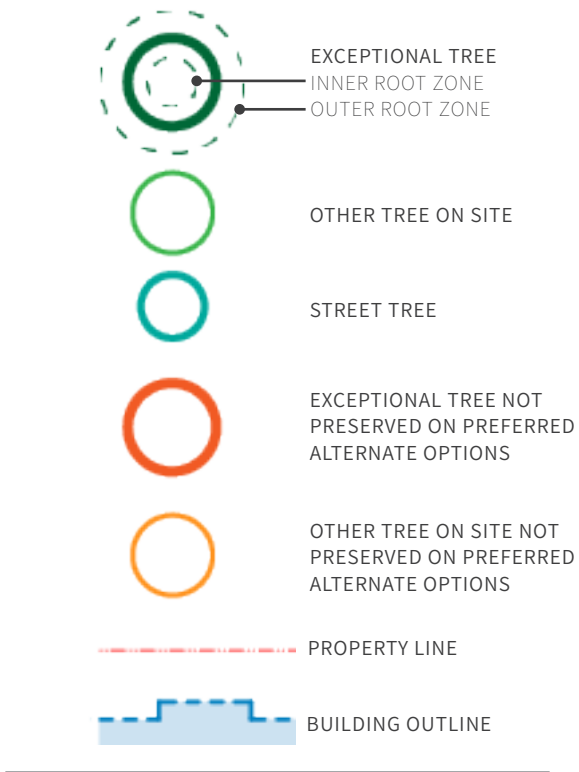


BIRDSEYE VIEW LOOKING SW



CORNER OF NW 58TH ST AND 22ND AVE NW LOOKING EAST

TREE PRESERVATION WITH PREFERRED SCHEME



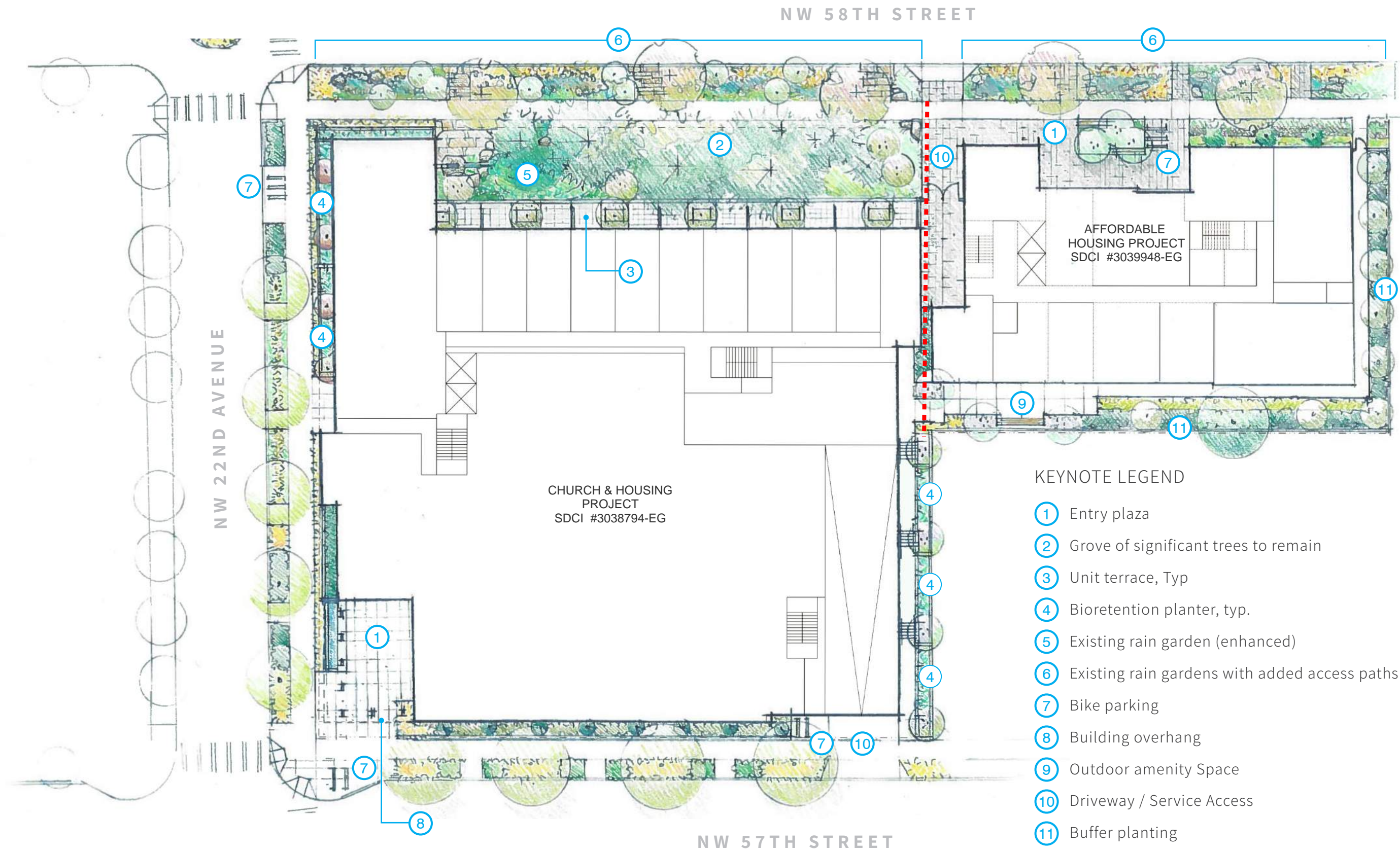
EXCEPTIONAL TREES PER ARBORIST REPORT

#	SPECIES	CONDITION
1	STRAWBERRY TREE	GOOD
2	SHORE PINE	GOOD
3	SHORE PINE	GOOD
4	SHORE PINE	GOOD
5	SAUCER MAGNOLIA	GOOD
6	SHORE PINE	GOOD
7	SAWARA CYPRESS	GOOD
8	HOLLYWOOD JUNIPER	GOOD
9	FLOWERING CHERRY	FAIR
10	ENGLISH HOLLY	GOOD

OTHER TREE SPECIES ON SITE

#	SPECIES
11	CHERRY PLUM
12	EUROPEAN WHITE BIRCH
13	EUROPEAN BEECH
14	EUROPEAN LARCH
15	SHORE PINE
16	ENGLISH HOLLY
17	SAWARA CYPRESS
18	ARBORVITAE
19	HOLLYWOOD JUNIPER
20	COLORADO SPRUCE
21	EUROPEAN PEAR
22	CAMELLIA
23	GOLDEN CHAIN





- KEYNOTE LEGEND
- 1 Entry plaza
 - 2 Grove of significant trees to remain
 - 3 Unit terrace, Typ
 - 4 Bioretention planter, typ.
 - 5 Existing rain garden (enhanced)
 - 6 Existing rain gardens with added access paths
 - 7 Bike parking
 - 8 Building overhang
 - 9 Outdoor amenity Space
 - 10 Driveway / Service Access
 - 11 Buffer planting

KEY DESIGN PRINCIPLES & PRIORITY DESIGN GUIDELINES - PREFERRED OPTION

CORNER OF NW 58TH ST AND 22ND AVE NW



NORTH SETBACK & PRESERVATION OF EXCEPTIONAL TREES



KEY BENEFITS

- Preserves several existing **exceptional trees**
- Provides a **significant buffer** to the sidewalk and street for ground-related residential units
- Provides an improved **transition to the lower scale development** to the north of the property
- Provides a space at ground level for the **expression of stormwater detention**

PRIORITY BALLARD DESIGN GUIDELINES:

- CS1.1a** - Integrate landscaping in front of residences in street-level open spaces to add visual interest for people walking by, habitat, or a buffer from sidewalks for residents. (**DC3.3.a** similar)
- CS2.1.b.3** - Design and program privately owned open spaces to contribute to the public realm
- CS2.1.b.5** - Set back portions of east-west facades to form “side rooms” or “eddies” of activities.
- DC3.2.a** - Large mixed-use and multifamily developments should incorporate ground-level open space.

SEQUENCE OF OUTDOOR SPACES



KEY BENEFITS

- Creates a **sequence of open spaces** of reducing scales, appropriate to their specific functions, springing from Ballard Commons
- Provides a **significant buffer** to the sidewalk and street for ground-related residential units
- Provides an improved **transition to the lower scale development** to the north of the property

PRIORITY BALLARD DESIGN GUIDELINES:

- CS2.1.b.1** - Contribute to a rich civic character, and active public life where people walk between homes and businesses, and parks, libraries and other gathering spaces.
- CS2.1.b.3** - Design and program privately owned open spaces to contribute to the public realm
- CS2.1.b.5** - Set back portions of east-west facades to form “side rooms” or “eddies” of activities.
- DC3.2.a** - Large mixed-use and multifamily developments should incorporate ground-level open space.

SOUTH-FACING COURTYARD



KEY BENEFITS

- Provides improved **access to light and air** for the units arranged along the south-facing courtyard
- **Breaks up the mass** facing the lower-scale development to the south

PRIORITY BALLARD DESIGN GUIDELINES:

CS2.5.a - Work with required upper-level setbacks to avoid creating a canyon feel, particularly along the long, east-west blocks. Consider orienting open areas that provide light and air to residences on the upper levels toward the street.
CS3.1.b - New large buildings should reflect the 50'-100' typical lot widths
PL1.1.b.1 - Orient open space to take advantage of sunlight.

TWO-STORY EXPRESSION



KEY BENEFITS

- Two-story expression of church use **responds to the scale of the library** to the south
- Two-story expression **differentiates more active, public-facing uses** from residential uses above
- Two-story expression **responds to existing datum** to the east of the affordable building
- A consistent two-story expression across a **sloped site** allows for the vertical scale to change in a manner appropriate to the uses - Church use is taller, while residential lobby and residential units are shorter
- Establishes a more **human scale** at street level

PRIORITY BALLARD DESIGN GUIDELINES:

CS2.1.b.2 - Take cues from adjoining buildings for design elements, such as prominent roof overhangs, window placement and upper level setbacks.
CS2.3.d - Surrounding the Ballard Commons Park: Buildings should create a consistent two-story street wall with ground related entries.
CS3.1.d - Strong architectural elements that define and create human scale
DC2.2.b - Design buildings to have horizontal divisions that create strong base levels (preferably two stories) that are not overpowered by the upper-level massing.
DC2.4.a - 1. Clearly differentiate residential from commercial street-level uses. 3. Create a strong building base design presence so that the street-level is not overwhelmed by the middle and top of the building.

RESPONDING TO THE NEIGHBORHOOD SCALE



KEY BENEFITS

- Establishes a scale along the neighborhood streets that responds to and **reflects existing patterns of development**
- **Breaks up the mass** facing the lower-scale development to the south

PRIORITY BALLARD DESIGN GUIDELINES:

- CS2.5.a** - Work with required upper-level setbacks to avoid creating a canyon feel, particularly along the long, east-west blocks. Consider orienting open areas that provide light and air to residences on the upper levels toward the street.
- CS3.1.b** - New large buildings should reflect the 50'-100' typical lot widths
- CS3.1.d** - Strong architectural elements that define and create human scale
- PL1.1.b.1** - Orient open space to take advantage of sunlight.

SECONDARY MODULATION OF LONGER, PUBLIC-FACING FACADES



KEY BENEFITS

- The provision of recessed balconies, bays, and clerestories establish a **finer-grain of articulation** on longer, public-facing facades
- Creates more **shadow, depth, and texture** on these facades, providing increased visual interest
- Incorporates residential unit outdoor spaces, resulting in **activation** of the facade, and the adjacent exterior open spaces.

PRIORITY BALLARD DESIGN GUIDELINES:

- CS2.1.b.2** - Take cues from adjoining buildings for design elements, such as prominent roof overhangs, window placement and upper level setbacks.
- CS3.1.c** - Reinforce the more granular massing and design concepts found in existing buildings
- CS3.1.d** - Strong architectural elements that define and create human scale

APPROPRIATE BOOKEND TO BALLARD COMMONS



KEY BENEFITS

- The west-facing facade **reflects articulation and expression of the project directly to the west** of Ballard Commons
- **The scale of the facade matches that of the outdoor space**
- Establishes **a wall that shapes the “Urban Room”** of Ballard Commons Park
- The park-facing units and balconies provide welcome **activation and eyes on Ballard Commons**
- The 22nd Ave NW ROW provides a **buffer** to the park from the facade, similar to the 2-story podium of the building to the west

PRIORITY BALLARD DESIGN GUIDELINES:

- CS2.1.b.2** - Take cues from adjoining buildings for design elements, such as prominent roof overhangs, window placement and upper level setbacks.
- CS3.1.c** - Reinforce the more granular massing and design concepts found in existing buildings
- CS3.1.d** - Strong architectural elements that define and create human scale
- PL1.1.a.2** - Projects across 22nd Ave. NW from Ballard Commons, should orient buildings so that entrances and private open spaces create a physical or visual connecton with Ballard Commons, and activate 22nd Ave. NW, integrating the park, the street and private development for celebratons and events.

EXPANSION OF PUBLIC REALM & RESPONSE TO LIBRARY

KEY BENEFITS

- Setbacks at the ground level provide a more **generous and expansive public realm** along 22nd Ave NW
- Provision of semi-public Church **open space** at the corner of 22nd and 57th further expands the public realm, and responds to the Library collonade
- Active, public-facing uses along 22nd serve to **activate** both the streetscape and the adjacent park

PRIORITY BALLARD DESIGN GUIDELINES:

- CS2.1.b.3** - Design and program privately owned open spaces to contribute to the public realm
- PL1.1.a.2** - Projects across 22nd Ave. NW from Ballard Commons, should orient buildings so that entrances and private open spaces create a physical or visual connecton with Ballard Commons, and activate 22nd Ave. NW, integrating the park, the street and private development for celebratons and events.
- PL1.1.b.2** - Create a rich public realm and active public open space that extends from the Ballard Commons.
- PL1.2.a** - Create welcoming and spacious sidewalk environment through integrating private open space, setbacks
- PL1.3.a** - Along 22nd Ave. NW, between NW Market St. and NW 58th St., consider designing street-level elements to support the role of 22nd Ave. NW as a street that accommodates festivals and events.
- DC3.2.a** - Large mixed-use and multifamily developments should incorporate ground-level open space.



CHARACTER SKETCHES





VIEW FROM CORNER OF 22ND AVE NW AND NW 57TH ST LOOKING SOUTHEAST



VIEW SOUTH ON NW 58TH STREET TOWARD AFFORDABLE BUILDING



VIEW NORTH FROM CORNER OF NW 57TH ST AND 22ND AVE NW TOWARD CHURCH ENTRANCE

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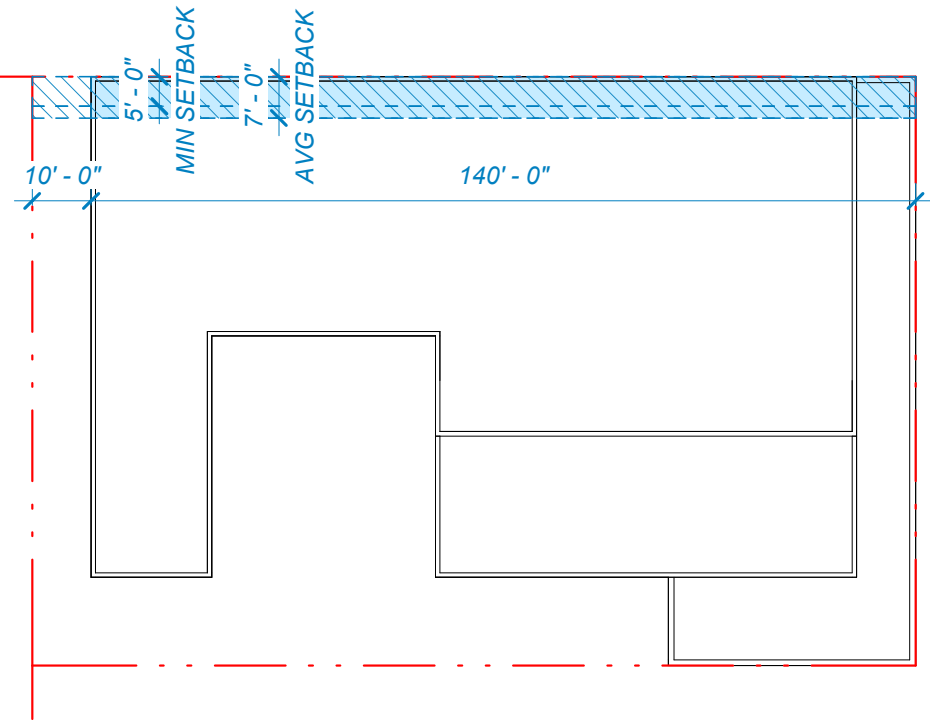
DEVELOPMENT STANDARD DEPARTURES

MASSING STUDY - KEEP ALL EXCEPTIONAL TREES: DEPARTURE #1 - FRONT SETBACK

STANDARD:

SMC 23.45.518 Table B: Front setback from street lot line required setback amount is 7'-0" average and 5'-0" minimum. No setback is required if a courtyard is provided that is at grade and abuts the street and the courtyard has:

- a minimum width equal to 30% of the width of the abutting street front or 20 feet, whichever is greater; and
- a minimum depth of 20 feet measured from the abutting street lot line



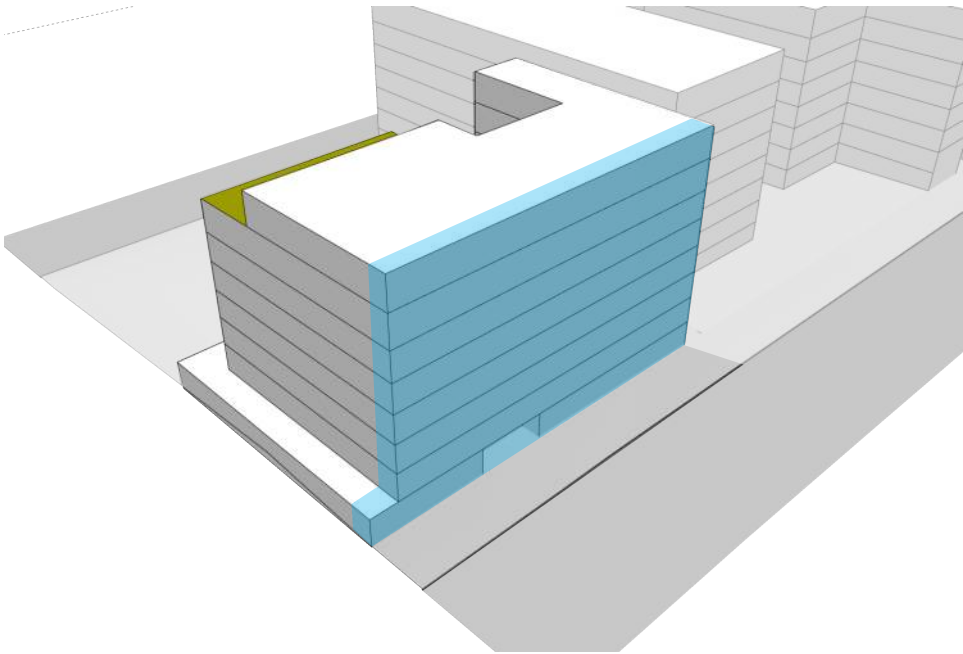
PLAN - AFFORDABLE BUILDING

EXPLORED DESIGN DEPARTURE:

The study explored a 0'-0" minimum front setback and a 0'-0" average front setback from the street lot line at the north elevation of the affordable building.

RATIONALE:

The development standard departures explored as a part of this study demonstrate what is required to meet the development capacity for the site, while retaining all exceptional trees.



NORTHEAST 3D VIEW - AFFORDABLE BUILDING

MASSING STUDY - KEEP ALL EXCEPTIONAL TREES: DEPARTURE #2 - SIDE SETBACK

STANDARD:

SMC 23.45.518 Table B: Side setback from interior lot line is:

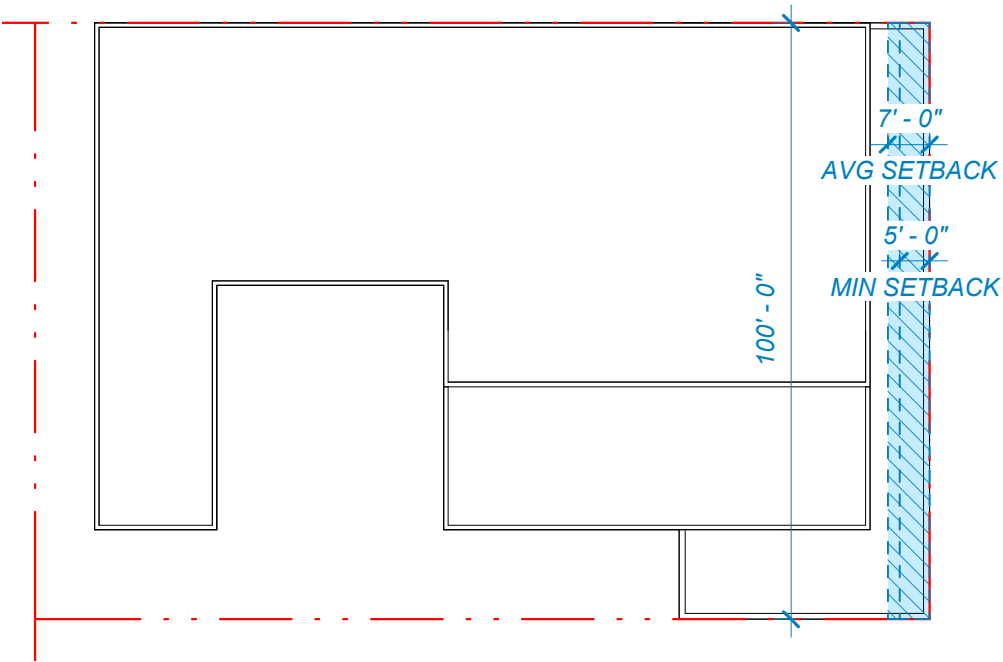
- Below 42 feet: 7 foot average, 5 foot minimum
- Above 42 feet: 10 foot average, 7 foot minimum

PROPOSED DESIGN DEPARTURE:

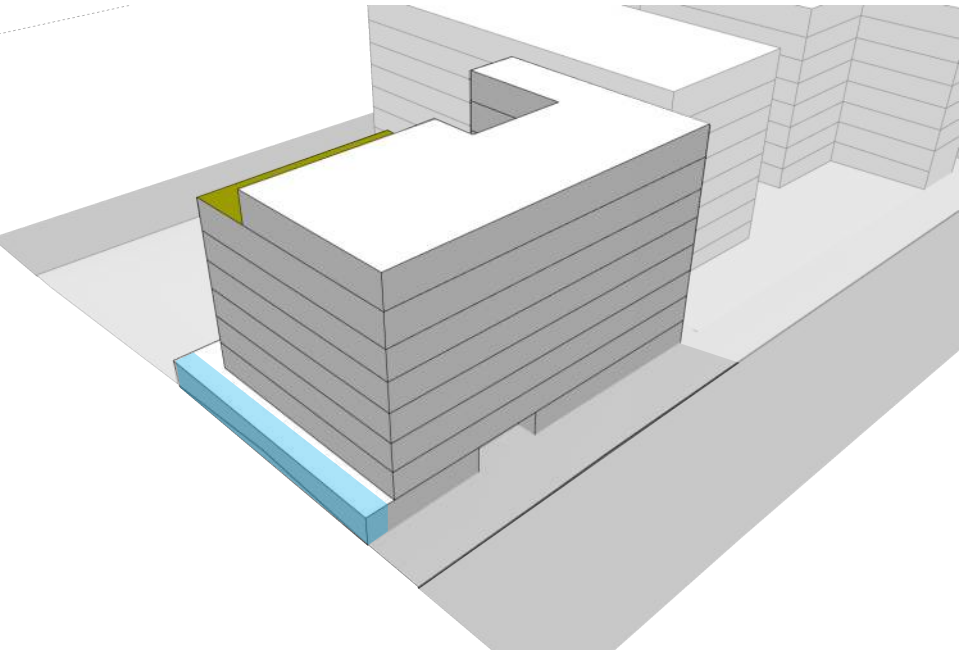
The study explored a 0'-0" minimum side setback and a 0'-0" average side setback from the east side lot line at level one of the affordable building.

RATIONALE:

The development standard departures explored as a part of this study demonstrate what is required to meet the development capacity for the site, while retaining all exceptional trees.



PLAN - AFFORDABLE BUILDING



NORTHEAST 3D VIEW - AFFORDABLE BUILDING

MASSING STUDY - KEEP ALL EXCEPTIONAL TREES: DEPARTURE #3 - REAR SETBACK

STANDARD:

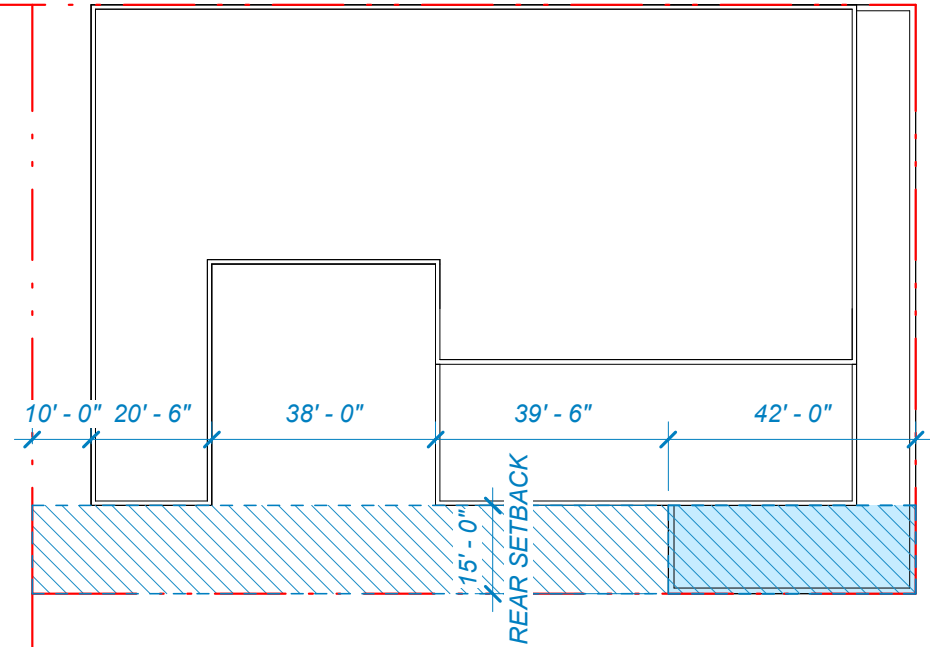
SMC 23.45.518 Table B: Rear setback is 15 feet from a rear lot line that does not abut an alley.

EXPLORED DESIGN DEPARTURE:

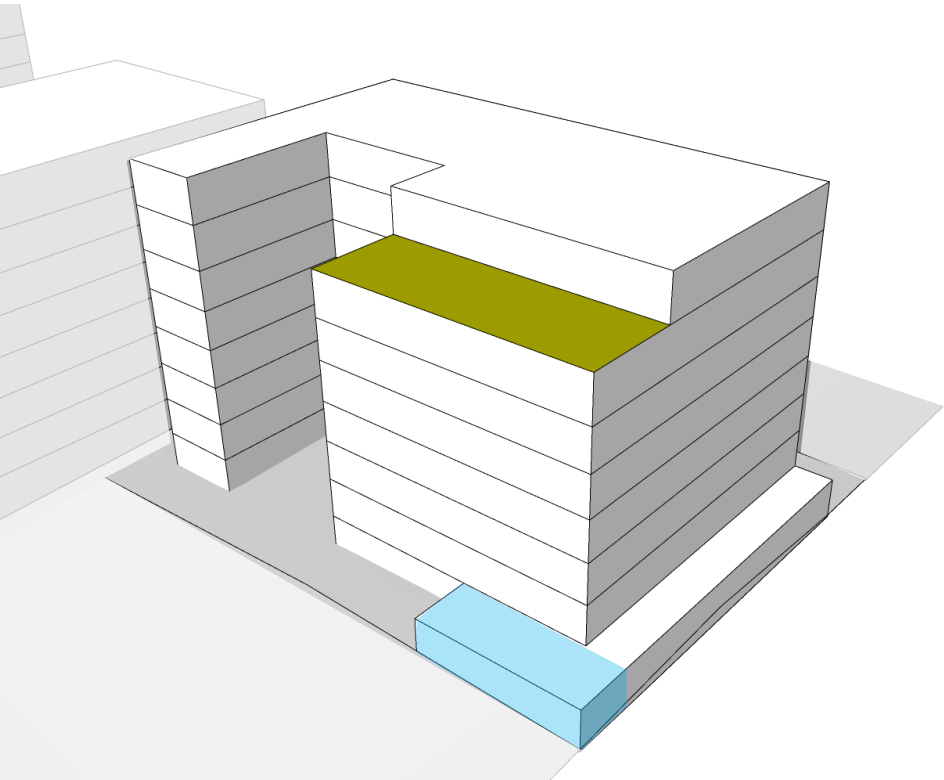
The study explored a 0'-0" rear setback for a distance of 42'-0" at level one of the affordable building.

RATIONALE:

The development standard departures explored as a part of this study demonstrate what is required to meet the development capacity for the site, while retaining all exceptional trees.



PLAN - AFFORDABLE BUILDING



SOUTHEAST 3D VIEW - AFFORDABLE BUILDING

MASSING STUDY - KEEP ALL EXCEPTIONAL TREES: DEPARTURE #3 - UPPER LEVEL SETBACKS (NC ZONE)

STANDARD:

SMC 23.47A.009.F.4.b :
Above 45 feet: 10 foot average setback from street lot lines;
Above 65 feet: 15 foot average setback from street lot lines

SMC 25.11.080.A: In order to protect exceptional trees, an applicant may request and the Director may allow development standard departures.

EXPLORED DESIGN DEPARTURE:

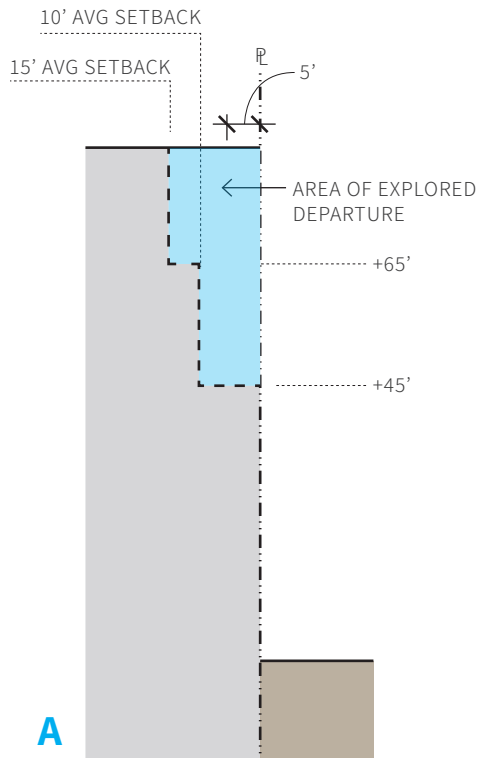
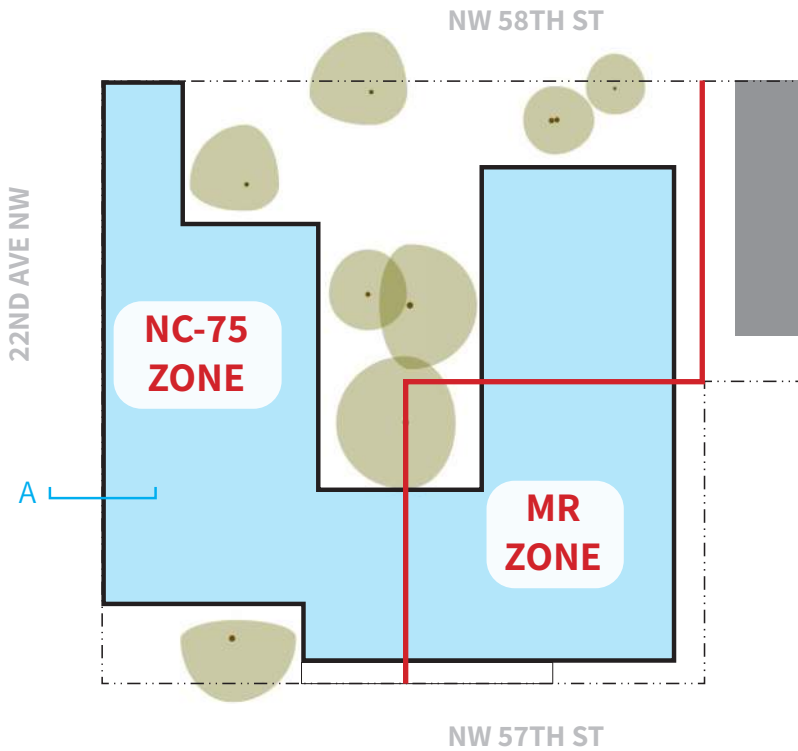
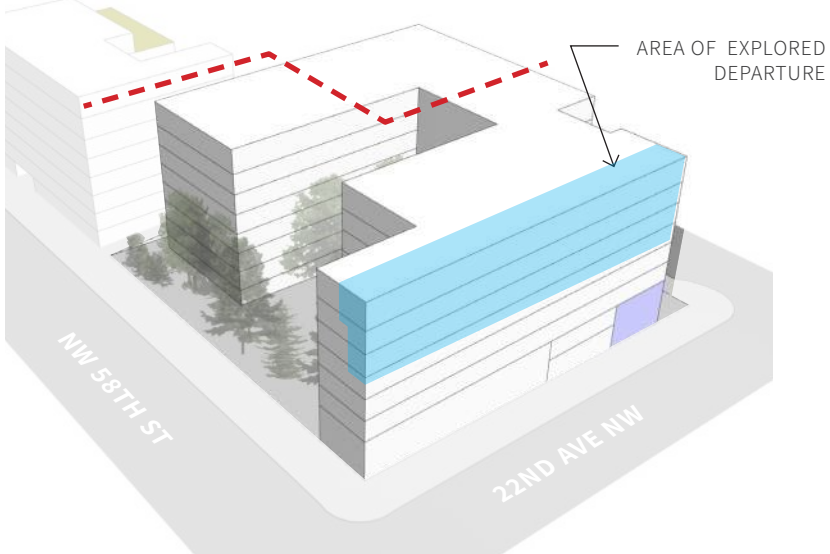
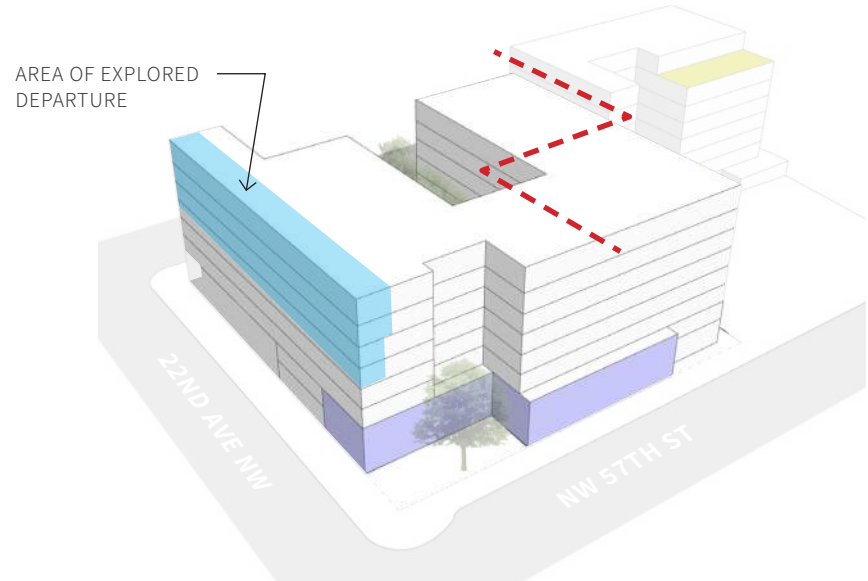
The study explored the following:

West Facade: 0.75 foot average setback above 45 feet, and 1 foot average setback above 65 feet

South Facade: 11 foot average setback above 65 feet

RATIONALE:

The development standard departures explored as a part of this study demonstrate what is required to meet the development capacity for the site, while retaining all exceptional trees.



MASSING STUDY - KEEP ALL EXCEPTIONAL TREES: DEPARTURE #4 - STRUCTURE HEIGHT (NC & MR ZONES)

STANDARD:

SMC 23.47A.012: The height limit for the NC3-75 portion of the site is limited to 75 feet.

SMC 23.45.514: The height limit for the MR-RC portion of the site is limited to 80 feet.

SMC 25.11.080.A: In order to protect exceptional trees, an applicant may request and the Director may allow development standard departures, including departures for up to an additional 0.5 FAR (SMC 23.41.012.B.10.b), and 10 feet of additional height (SMC 23.41.012.B.11.f).

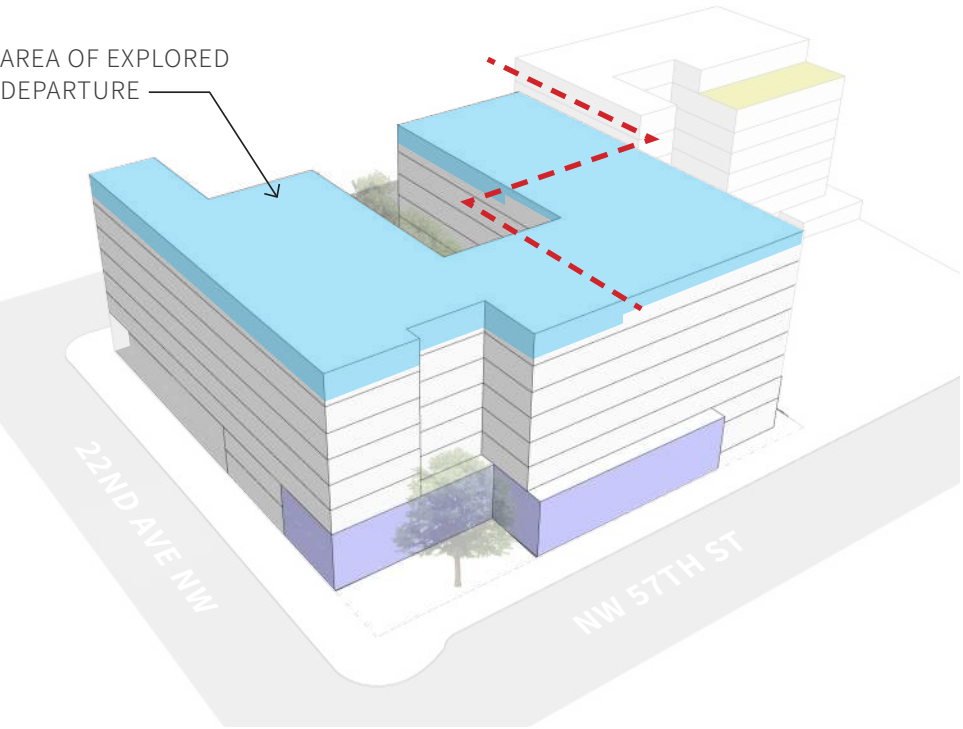
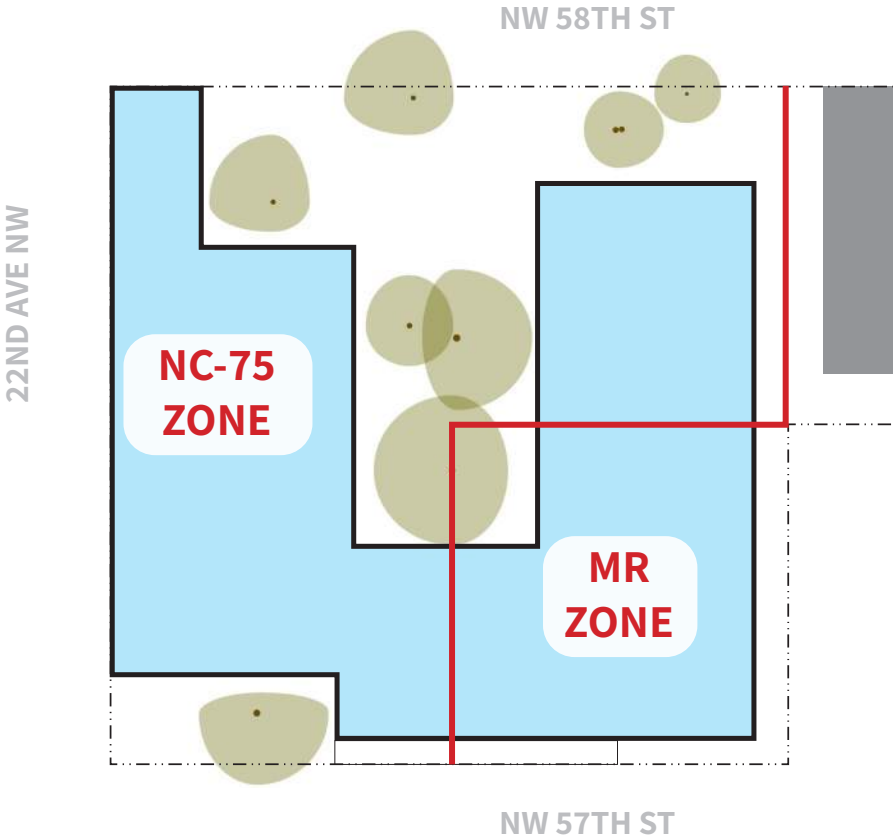
SMC 23.41.012.B.11.f: Departures of up to 10 feet of additional height may be granted is the applicant demonstrates that: 1) The departure is needed to protect an exceptional tree; and 2) Avoiding development in the tree protection area will reduce the total development capacity of the site.

EXPLORED DESIGN DEPARTURE:

The study explored a departure for structure height to allow for a height limit of 85 feet in both the NC and MR Zones.

RATIONALE:

The development standard departures explored as a part of this study demonstrate what is required to meet the development capacity for the site, while retaining all exceptional trees.



MASSING STUDY - KEEP ALL EXCEPTIONAL TREES: DEPARTURE #6 - FACADE MODULATION (NC ZONE)

STANDARD:

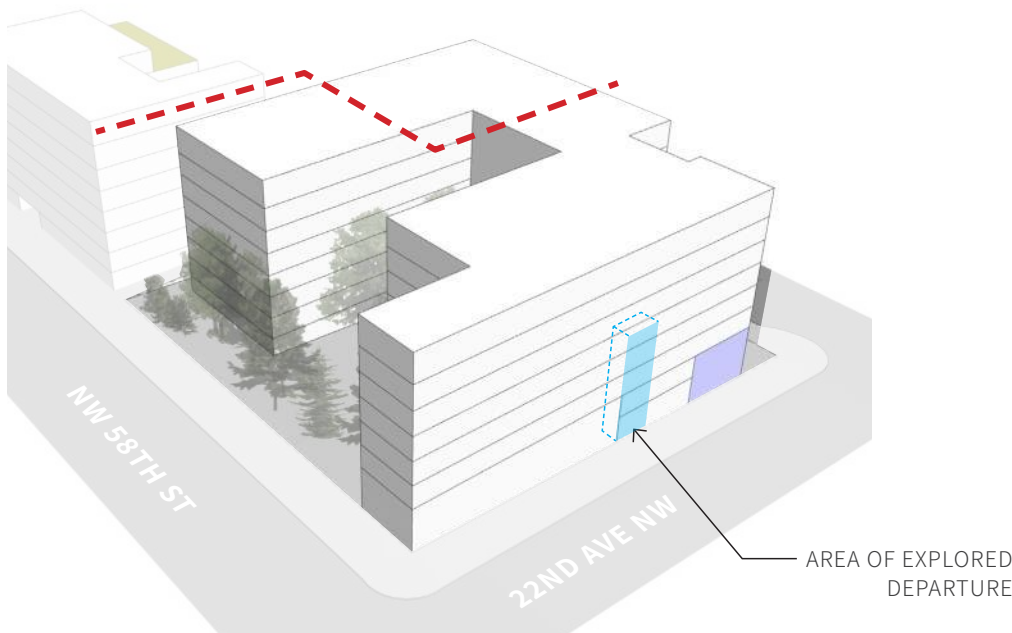
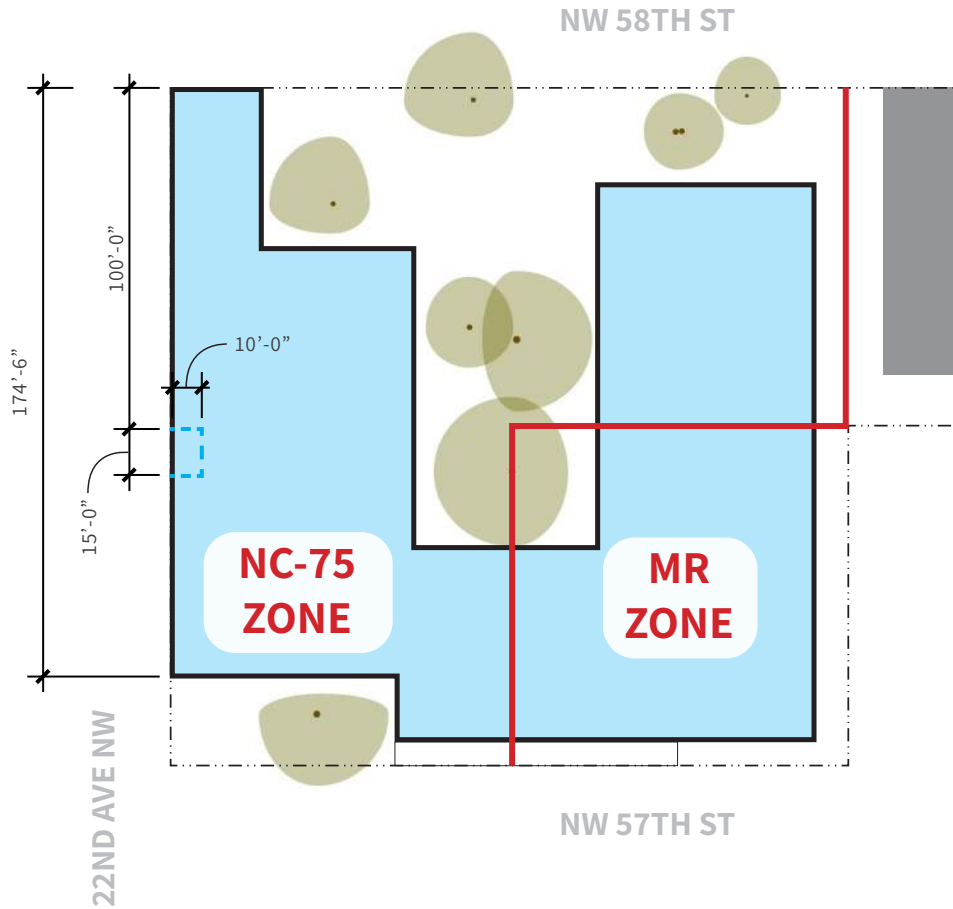
SMC 23.47A.009.F.2: For all portions of street-facing facade up to height of 45 feet located within 10 feet of a street lot line, facades longer than 100 feet shall be modulated by stepping back the facade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.

EXPLORED DESIGN DEPARTURE:

The study explored a facade length of 174'-6" before modulation on west facade

RATIONALE:

The development standard departures explored as a part of this study demonstrate what is required to meet the development capacity for the site, while retaining all exceptional trees.



MASSING STUDY - KEEP ALL EXCEPTIONAL TREES: DEPARTURE #6 - FRONT SETBACK (MR ZONE)

STANDARD:

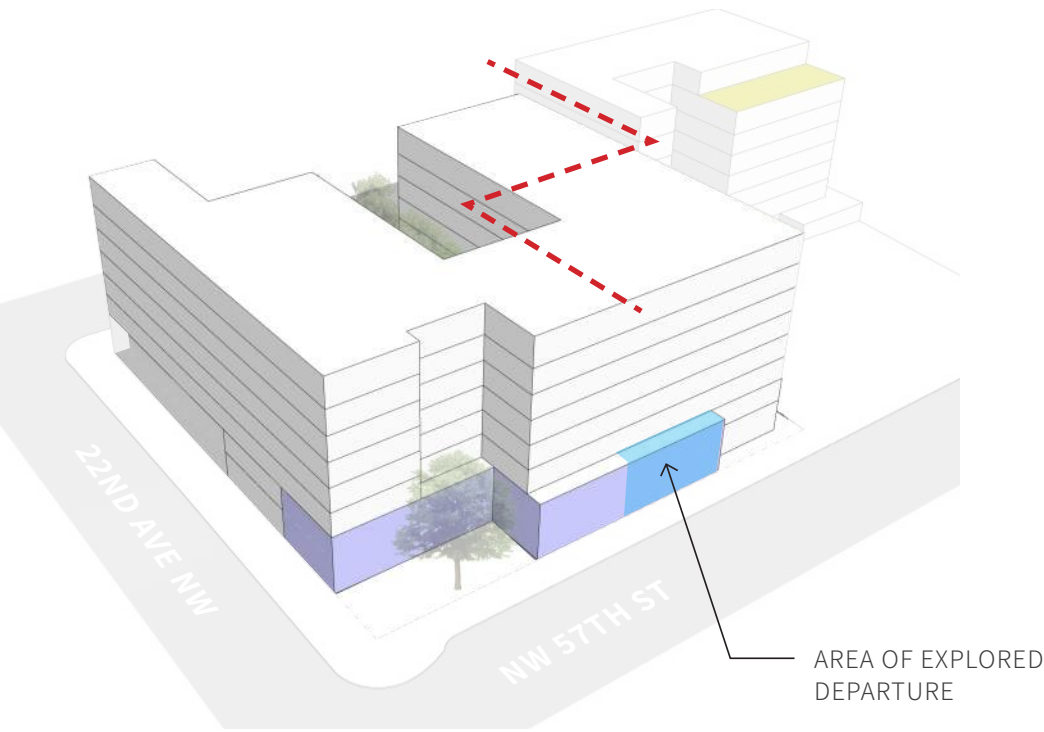
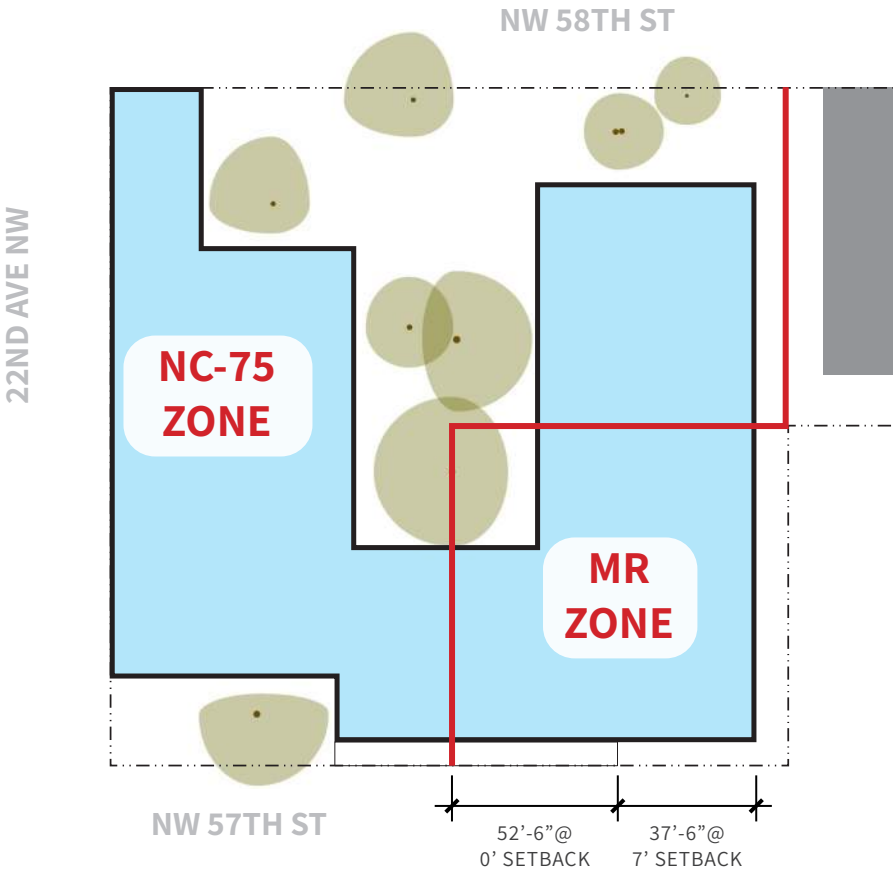
SMC 23.45.518.B.1 : Front and side setbacks from street lot lines shall be 7 feet average, and 5 feet minimum.

EXPLORED DESIGN DEPARTURE:

The project explored an average setback of 2.9 feet, and a minumum setback of 0 feet.

RATIONALE:

The development standard departures explored as a part of this study demonstrate what is required to meet the development capacity for the site, while retaining all exceptional trees.

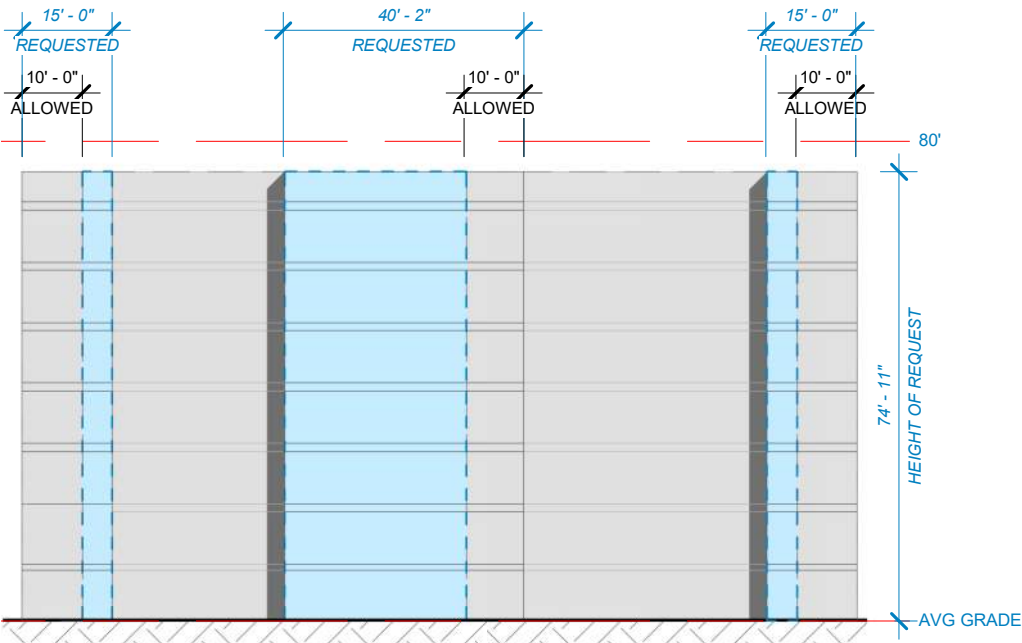


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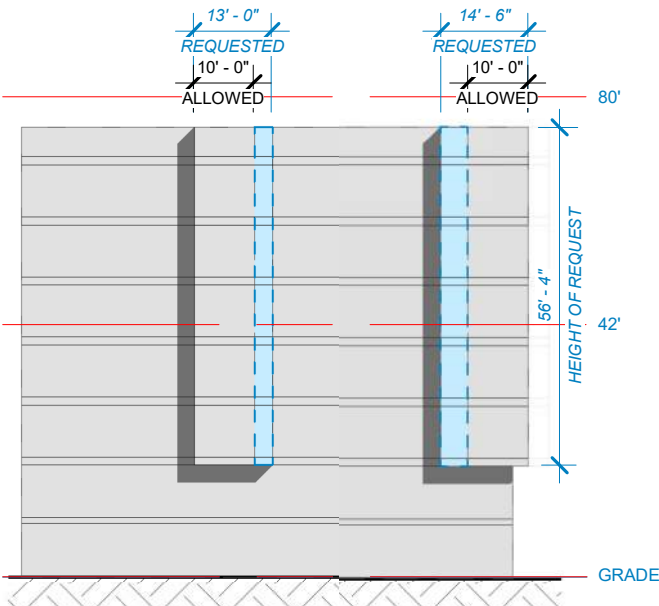
OPTION B: DEPARTURE #1 - BAY WINDOW WIDTH

STANDARD:

SMC 23.45.518.H.3.b : Bay windows that provide floor area may project a maximum of 2'-0" into required setbacks if they are no more than 10 feet in width and make up no more than 30% of the area of the facade.



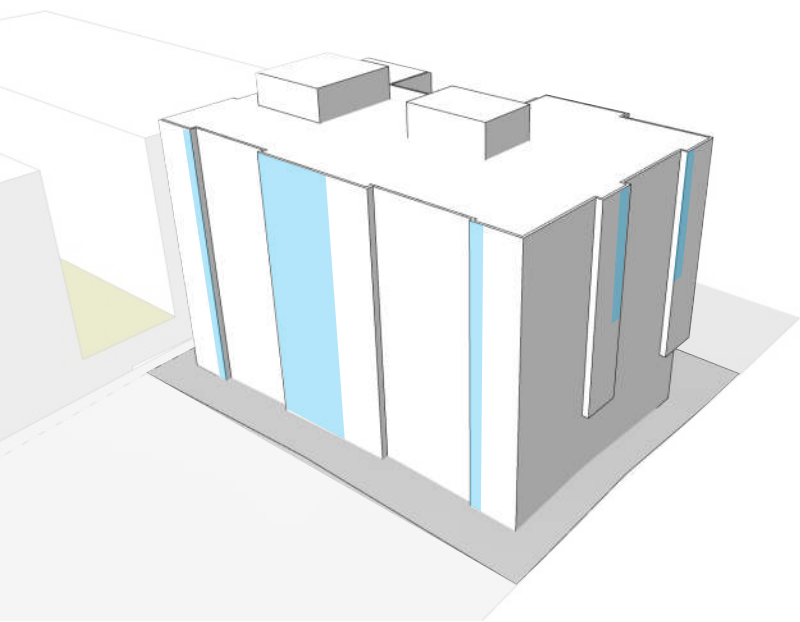
SOUTH ELEVATION - AFFORDABLE BUILDING



EAST ELEVATION - AFFORDABLE BUILDING

PROPOSED DESIGN DEPARTURE:

This project proposes two bay windows with widths of 15'-0" and one bay window with a width of 40'-2" on the South facade of the affordable building.



SOUTHEAST 3D VIEW - AFFORDABLE BUILDING

RATIONALE:

The project proposes a courtyard facing the street and one less floor which requires a greater density of units to the rear and sides of the lot to meet the development capacity to maximize the amount of affordable units. Enlarging the width of the bay windows to be the entire width of the living space of the apartment unit **reveals how form and function work together to provide more access to light and air in the unit living spaces.** These bay windows break down the mass in ways that reflect the **granular scale of surrounding structures.** Each bay window also presents an opportunity **for materials to accompany a change in plane.** By utilizing fewer and wider bay windows, **we avoid using a high variety of materials to reduce bulk.** The overall effect **reduces the perceived mass** at the rear of the lot in ways that fit the surrounding context, while enabling public benefits at the street frontage such as courtyard, requested in Ballard Neighborhood Design Guidelines.

Relevant Design Guidelines:

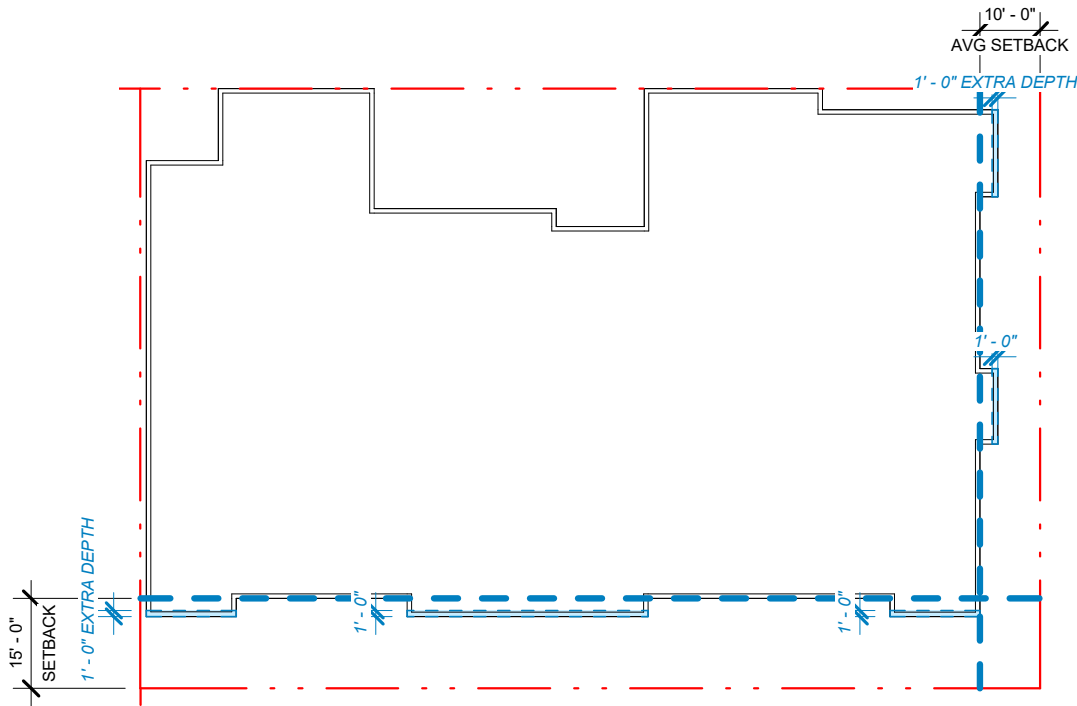
- DC2.1.a Reducing Perceived Mass** : massing should reflect the 50 to 100-foot parcel width common in areas platted up to 1930. This can be achieved by limiting building lengths, material changes, or vertical modulations that break up facades into this scale.
- DC2.4.a Legibility and Flexibility** : continue Ballard’s legacy of historic buildings by integrating form, function and materials to meet today’s needs.
- DC4.1.a.1 Building Materials** : changes in material should accompany a change in form or plane.
- DC4.1.a.3 Building Materials** : avoid using high variety of materials to reduce bulk.

	ALLOWED	REQUESTED
SOUTH BAY WIDTH, WEST	10'-0"	15'-0"
SOUTH BAY WIDTH, CENTER	10'-0"	40'-2"
SOUTH BAY WIDTH, EAST	10'-0"	15'-0"
EAST BAY WIDTH, NORTH	10'-0"	14'-6"
EAST BAY WIDTH, SOUTH	10'-0"	13'-0"

OPTION B: DEPARTURE #2 - BAY WINDOW DEPTH

STANDARD:

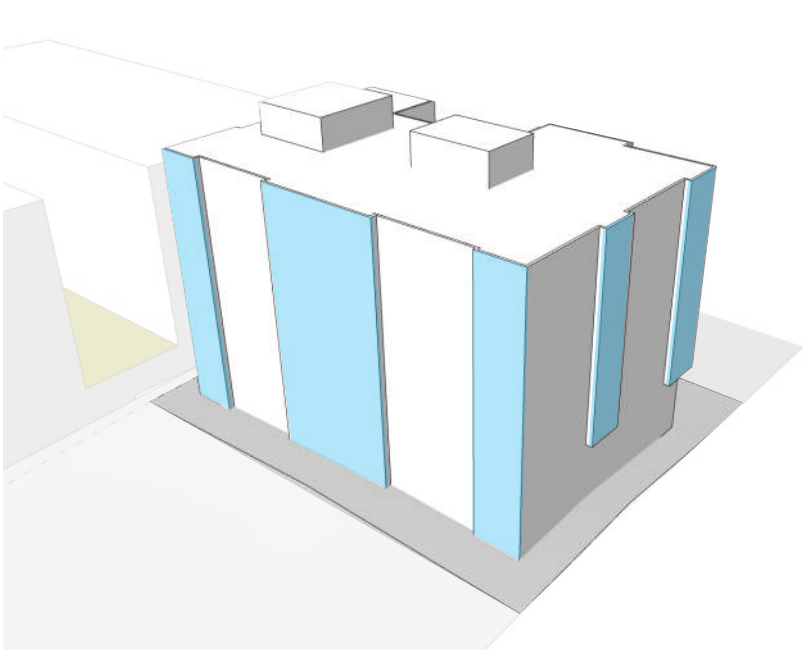
SMC 23.45.518.H.3.b : Bay windows that provide floor area may project a maximum of 2'-0" into required setbacks if they are no more than 10 feet in width and make up no more than 30% of the area of the facade.



PLAN - AFFORDABLE BUILDING

PROPOSED DESIGN DEPARTURE:

This project proposes FIVE bay windows with depths that project a maximum of 3'-0" into the required 15'-0" rear setback of the South facade AND THE REQUIRED 10'-0" AVERAGE SIDE SETBACK of the affordable building.



SE 3D VIEW - AFFORDABLE BUILDING

RATIONALE:

The project proposes a courtyard facing the street and one less floor which requires a greater density of units to the rear and sides of the lot. Enlarging the depth of the bay windows allows more area to meet the development goals of the project to maximize the amount of affordable units. These bay windows break down the mass in ways that reflect the **granular scale of surrounding structures**. Each bay window also presents an opportunity **for materials to accompany a change in plane**. By utilizing fewer and wider bay windows, **we avoid using a high variety of materials to reduce bulk**. The overall effect **reduces the perceived mass** at the rear of the lot in ways that fit the surrounding context, while enabling public benefits at the street frontage such as courtyard, requested in Ballard Neighborhood Design Guidelines.

Relevant Design Guidelines:

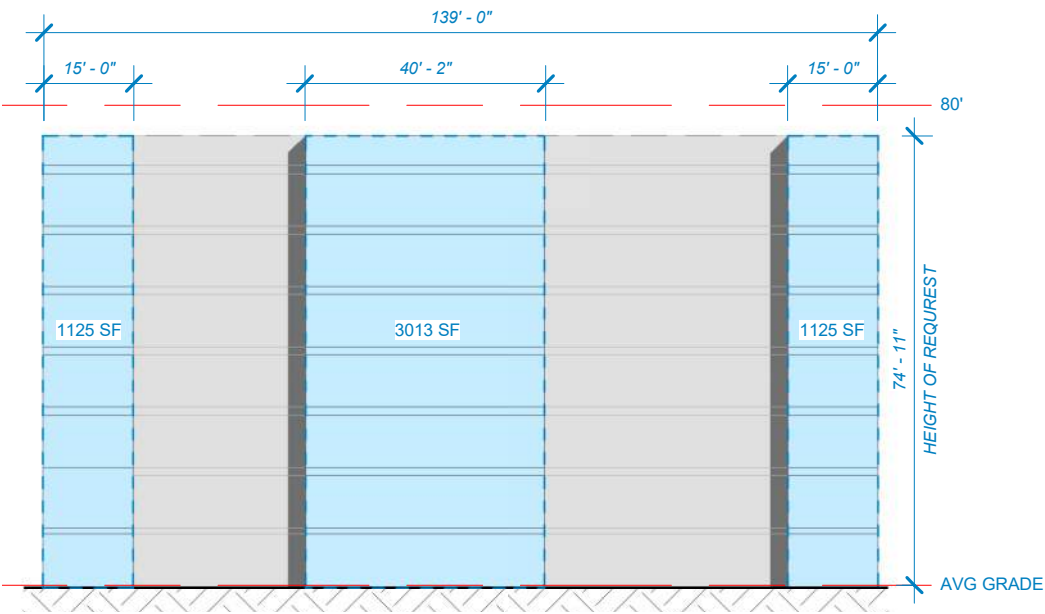
- **DC2.1.a Reducing Perceived Mass** : massing should reflect the 50 to 100-foot parcel width common in areas platted up to 1930. This can be achieved by limiting building lengths, material changes, or vertical modulations that break up facades into this scale.
- **DC2.4.a Legibility and Flexibility** : continue Ballard’s legacy of historic buildings by integrating form, function and materials to meet today’s needs.
- **DC4.1.a.1 Building Materials** : changes in material should accompany a change in form or plane.
- **DC4.1.a.3 Building Materials** : avoid using high variety of materials to reduce bulk.

	ALLOWED	REQUESTED
BAY DEPTH	2'-0"	3'-0"

OPTION B: DEPARTURE #3 - BAY WINDOW FACADE AREA

STANDARD:

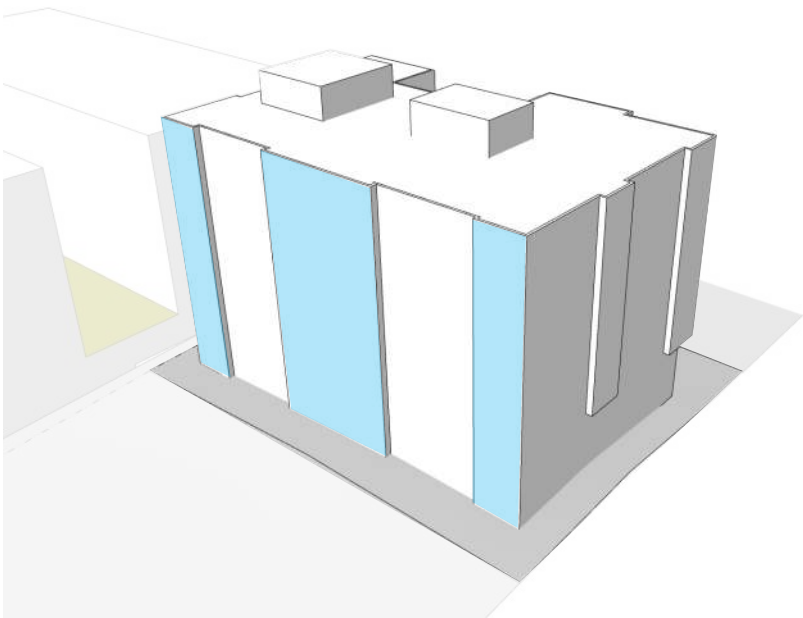
SMC 23.45.518.H.3.b : Bay windows that provide floor area may project a maximum of 2'-0" into required setbacks if they are no more than 10 feet in width and make up no more than 30% of the area of the facade.



SOUTH ELEVATION - AFFORDABLE BUILDING

PROPOSED DESIGN DEPARTURE:

This project proposes three bays that make up 50% of the area of the South facade of the affordable building.



SOUTHEAST 3D VIEW - AFFORDABLE BUILDING

RATIONALE:

The project proposes a courtyard facing the street and one less floor which requires a greater density of units to the rear and sides of the lot to maximize the number of affordable units. Enlarging the width of the bay windows to be the entire width of the living space of the apartment unit **reveals how form and function work together to provide more access to light and air in the unit living spaces**. These bay windows break down the mass in ways that reflect the **granular scale of surrounding structures**. Each bay window also presents an opportunity **for materials to accompany a change in plane**. By utilizing fewer and wider bay windows, **we avoid using a high variety of materials to reduce bulk**. The overall effect **reduces the perceived mass** at the rear of the lot in ways that fit the surrounding context, while enabling public benefits at the street frontage such as courtyard, requested in Ballard Neighborhood Design Guidelines.

Relevant Design Guidelines:

- DC2.1.a Reducing Perceived Mass** : massing should reflect the 50 to 100-foot parcel width common in areas platted up to 1930. This can be achieved by limiting building lengths, material changes, or vertical modulations that break up facades into this scale.
- DC2.4.a Legibility and Flexibility** : continue Ballard’s legacy of historic buildings by integrating form, function and materials to meet today’s needs.
- DC4.1.a.1 Building Materials** : changes in material should accompany a change in form or plane.
- DC4.1.a.3 Building Materials** : avoid using high variety of materials to reduce bulk.

	ALLOWED	REQUESTED
BAY FACADE AREA (SF)	3,128 SF	5,263 SF
BAY FACADE AREA (%)	30%	50%
TOTAL FACADE AREA	10,425 SF	

OPTION B: DEPARTURE #4 - UPPER LEVEL SETBACKS (NC ZONE)

STANDARD:

SMC 23.47A.009.F.4.b :

Above 45 feet: 10 foot average setback from street lot lines;
Above 65 feet: 15 foot average setback from street lot lines

PROPOSED DESIGN DEPARTURE:

The project proposes the following:

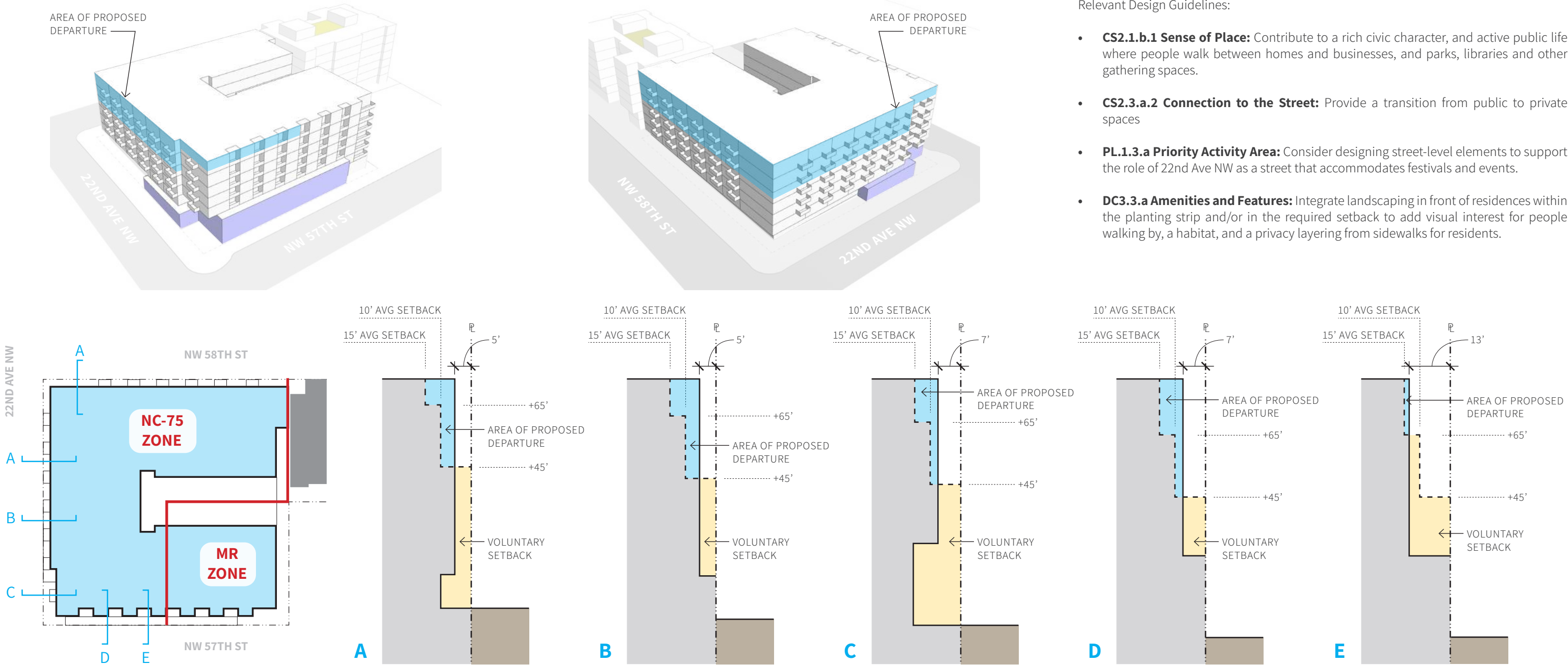
- North Facade:** 5 foot average setback above 45 feet, and above 65 feet
- West Facade:** 6 foot average setback above 45 feet, and above 65 feet
- South Facade:** 10 foot average setback above 65 feet

RATIONALE:

Rather than stepped setbacks along the north, west, and south frontages, the project proposes **deeper setbacks at street level**, and a **consistent 5 foot setback above**. The added sidewalk width provides **opportunities to transition to the interior spaces**, including residences, and to **support the role of 22nd as a festival street**. At the levels above, the building is setback a consistent dimension, providing **greater access to light and air** along the entire street level.

Relevant Design Guidelines:

- CS2.1.b.1 Sense of Place:** Contribute to a rich civic character, and active public life where people walk between homes and businesses, and parks, libraries and other gathering spaces.
- CS2.3.a.2 Connection to the Street:** Provide a transition from public to private spaces
- PL.1.3.a Priority Activity Area:** Consider designing street-level elements to support the role of 22nd Ave NW as a street that accommodates festivals and events.
- DC3.3.a Amenities and Features:** Integrate landscaping in front of residences within the planting strip and/or in the required setback to add visual interest for people walking by, a habitat, and a privacy layering from sidewalks for residents.



OPTION B - PREFERRED: DEPARTURE #5 - FACADE MODULATION (NC ZONE)

STANDARD:

SMC 23.47A.009.F.2: For all portions of street-facing facade up to height of 45 feet located within 10 feet of a street lot line, facades longer than 100 feet shall be modulated by stepping back the facade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.

PROPOSED DESIGN DEPARTURE:

The project proposes the following:

North Facade: 10 foot setback at level 1, and a 5 foot setback at level 2 and above for a facade length of 195 feet.

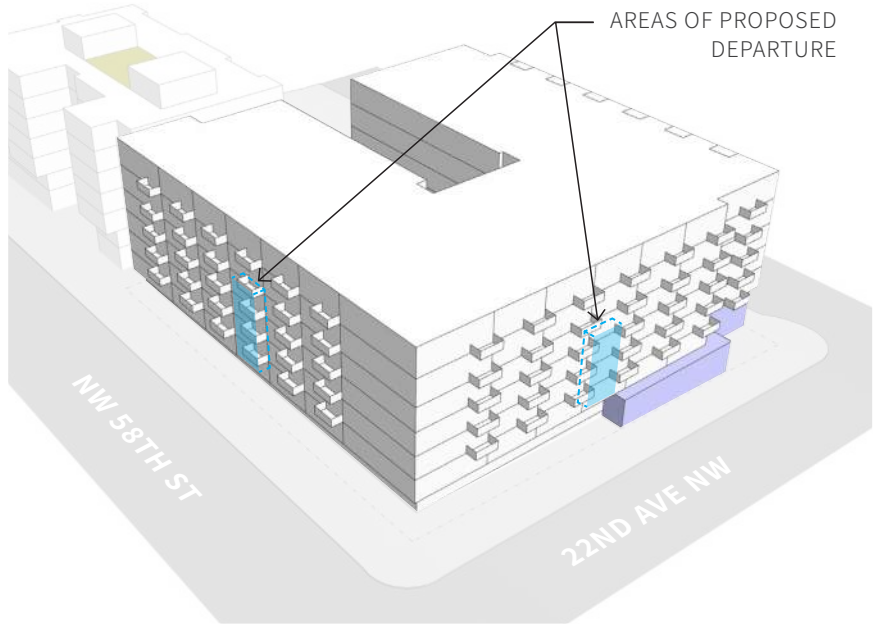
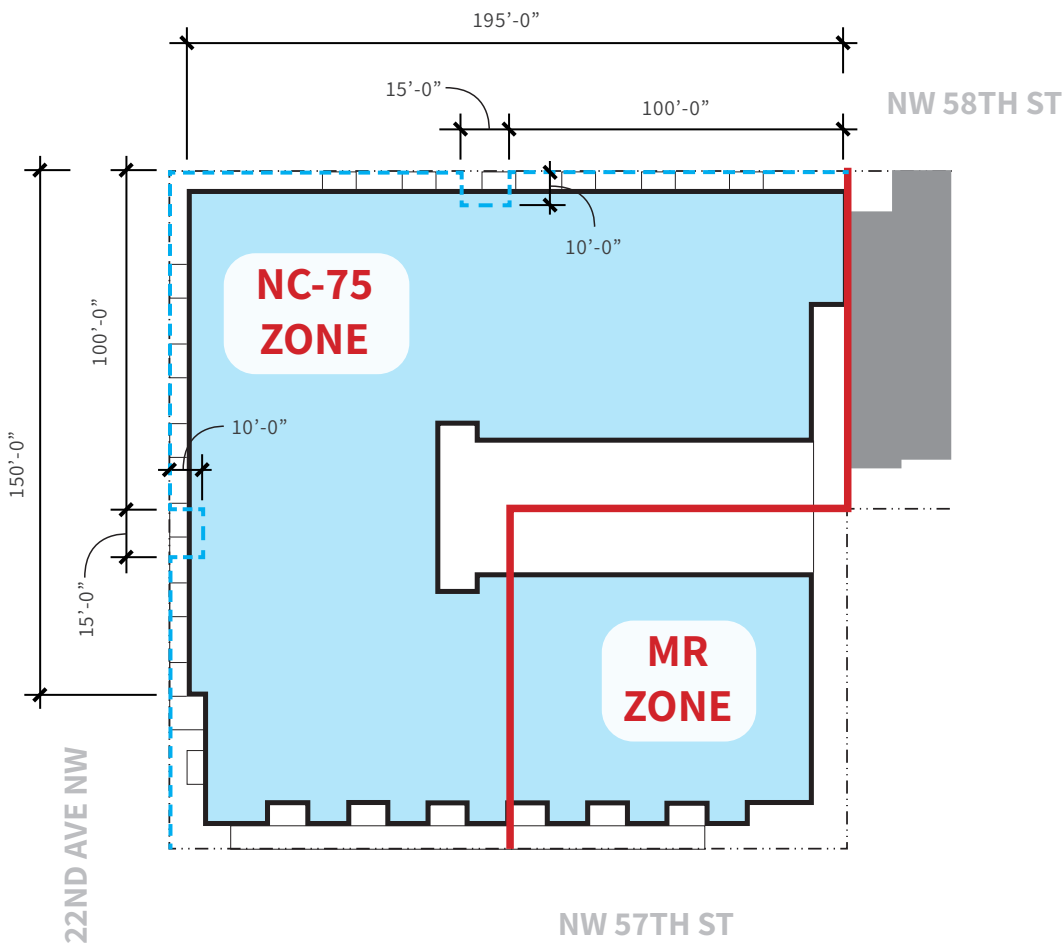
West Facade: At level 1, a 10 foot setback for 97'-6", a 0 foot setback for 32'-6", and a 18'-0" setback for 35'-0", and a 5 foot setback at level 2 and above for a facade length of 150 feet.

RATIONALE:

Rather than a single, narrow setback along the north and west frontages, the project proposes much **longer setbacks along street level**, significantly **enhancing the public realm**. This added sidewalk width provides **opportunities to transition to the interior spaces**, including residences, and to **support the role of 22nd as a festival street**. At the levels above, the building is setback a consistent dimension, providing **greater access to light and air** along the entire street level.

Relevant Design Guidelines:

- **CS2.1.b.1 Sense of Place:** Contribute to a rich civic character, and active public life where people walk between homes and businesses, and parks, libraries and other gathering spaces.
- **CS2.1.b.3 Sense of Place:** Design and program privately owned open spaces to contribute to the public realm.
- **CS2.3.a.2 Connection to the Street:** Provide a transition from public to private spaces
- **PL.1.3.a Priority Activity Area:** Consider designing street-level elements to support the role of 22nd Ave NW as a street that accommodates festivals and events.
- **DC3.3.a Amenities and Features:** Integrate landscaping in front of residences within the planting strip and/or in the required setback to add visual interest for people walking by, a habitat, and a privacy layering from sidewalks for residents.



OPTION B: DEPARTURE #6 - FRONT SETBACK (MR ZONE)

STANDARD:

SMC 23.45.518.B.1 : Front and side setbacks from street lot lines shall be 7 feet average, and 5 feet minimum.

PROPOSED DESIGN DEPARTURE:

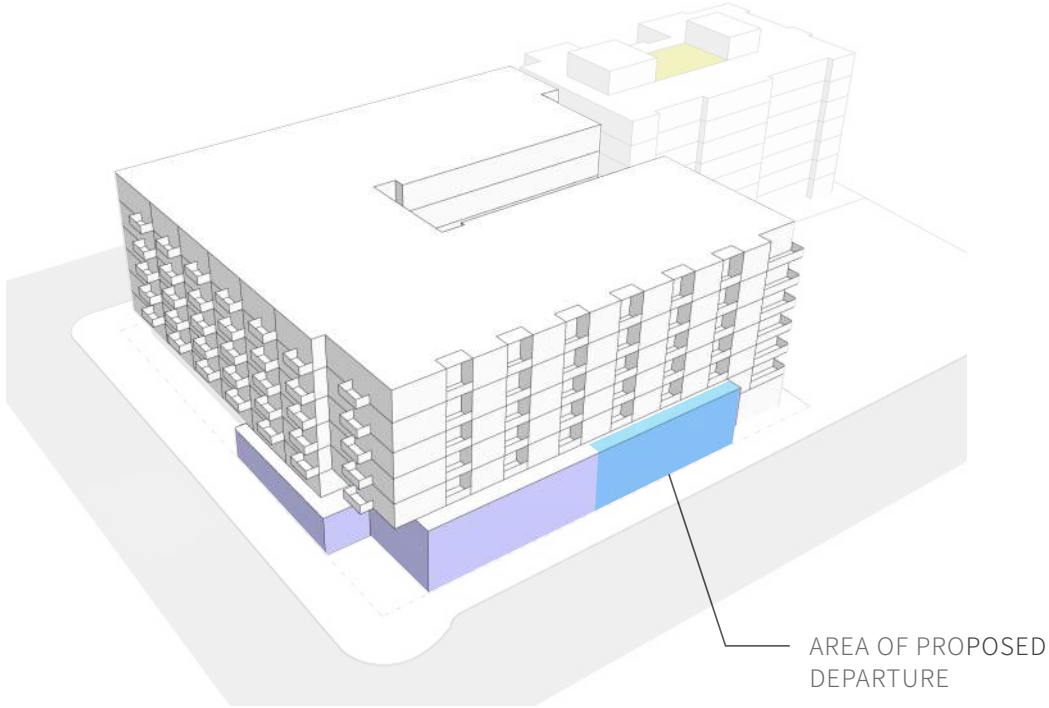
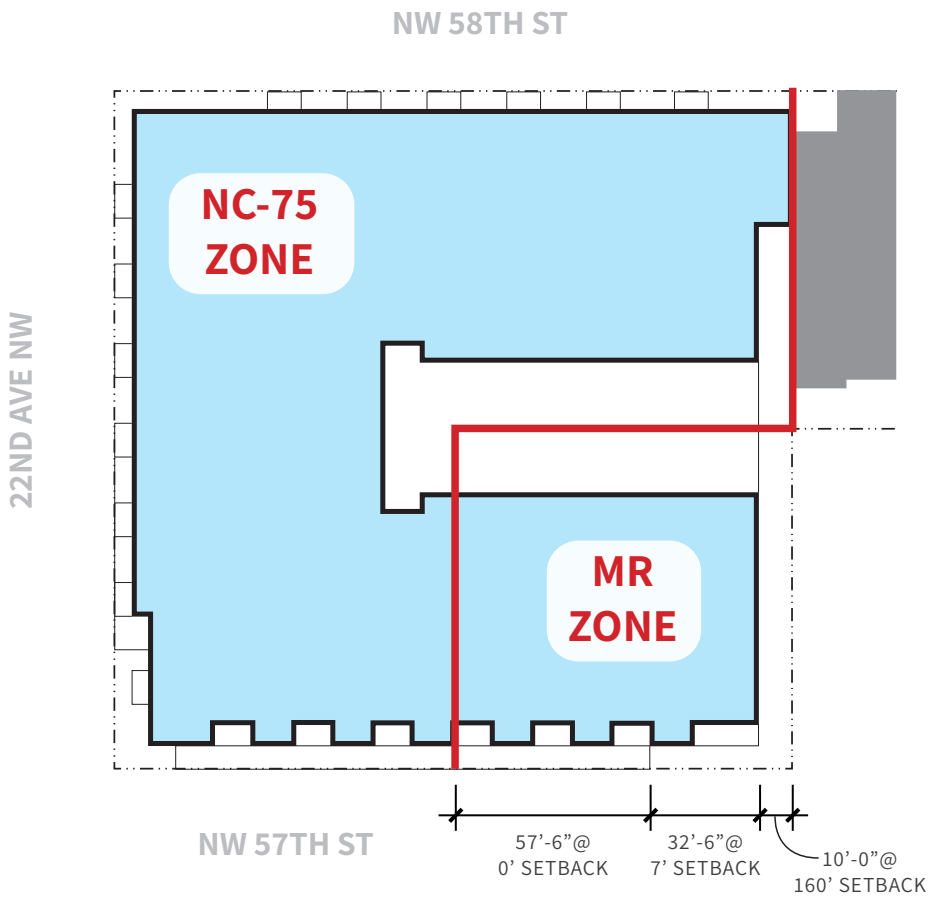
The project proposes an average setback of 18.3 feet, and a minumum setback of 0 feet.

RATIONALE:

The extension of a continuous volume creates **a more unified and civic presence for the church** as it faces 57th. It responds to and strengthens the **two-tory datum established by the library** across the street. The 7 foot setback of the building massing above, with the addition of recessed balconies, provides further **relief and modulation**.

Relevant Design Guidelines:

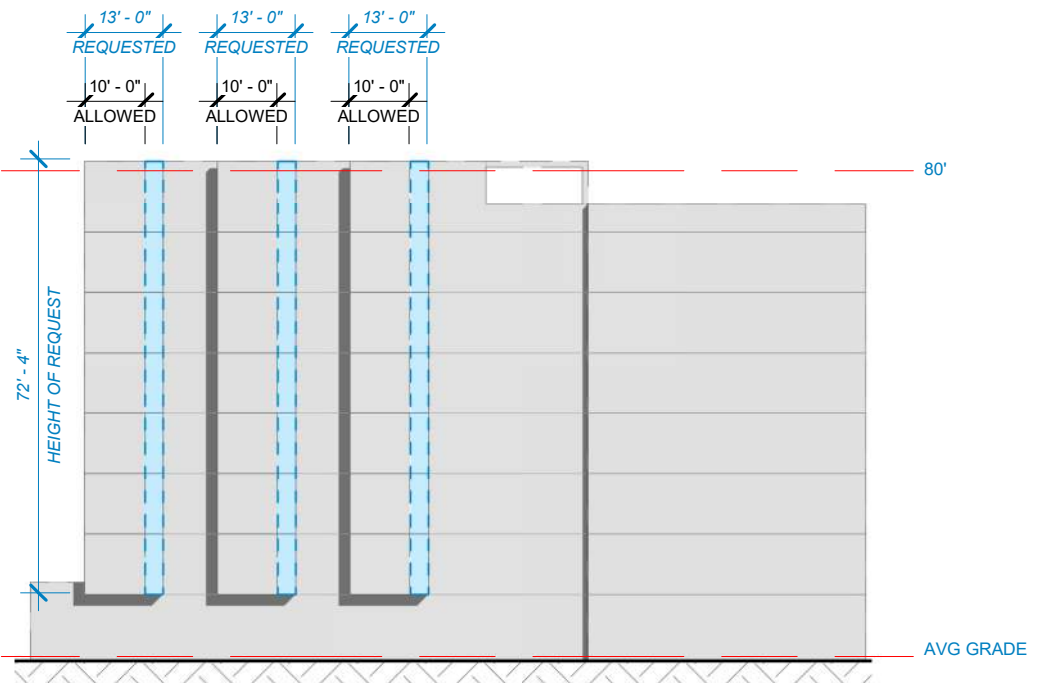
- **CS2.1.b.2 Sense of Place:** Take cues from adjoining buildings for design elements, such as prominent roof overhangs, window placement and upper level setbacks.
- **CS2.3.d Character of Open Space:** Surrounding the Ballard Commons Park, buildings should create a consistent two-story street wall with ground-related entries.
- **CS3.1.c Fitting Old and New:** Reinforce the more granular massing and design concepts found in existing buildings
- **CS3.1.d Fitting Old and New:** Strong architectural elements that define and create human scale
- **DC2.2.b Architectural Facade Composition:** Design buildings to have horizontal divisions that create strong base levels (preferably two stories) that are not overpowered by the upper-level massing.
- **DC2.4.a Legibility and Flexibility:** 1. Clearly differentiate residential from commercial street-level uses. 3. Create a strong building base design presence so that the street-level is not overwhelmed by the middle and top of the building.



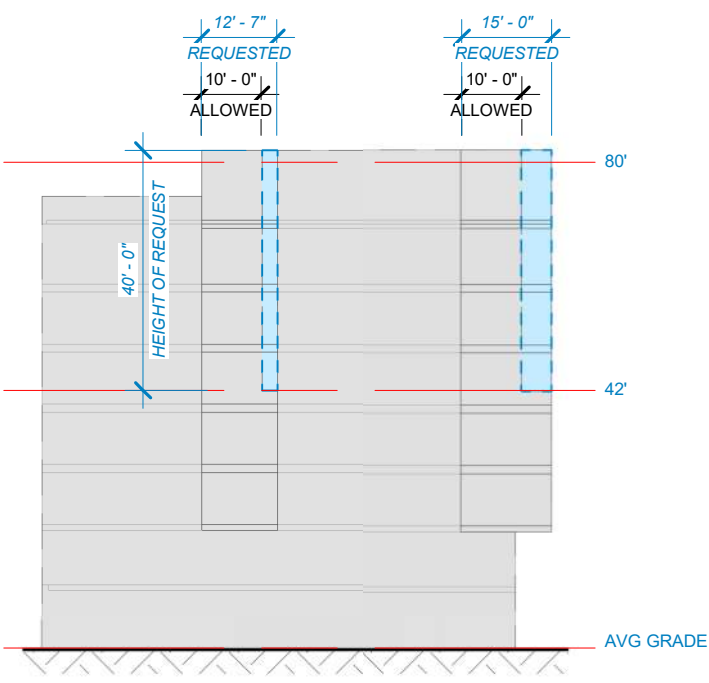
OPTION C: DEPARTURE #1 - BAY WINDOW WIDTH

STANDARD:

SMC 23.45.518.H.3.b : Bay windows that provide floor area may project a maximum of 2'-0" into required setbacks if they are no more than 10 feet in width and make up no more than 30% of the area of the facade.



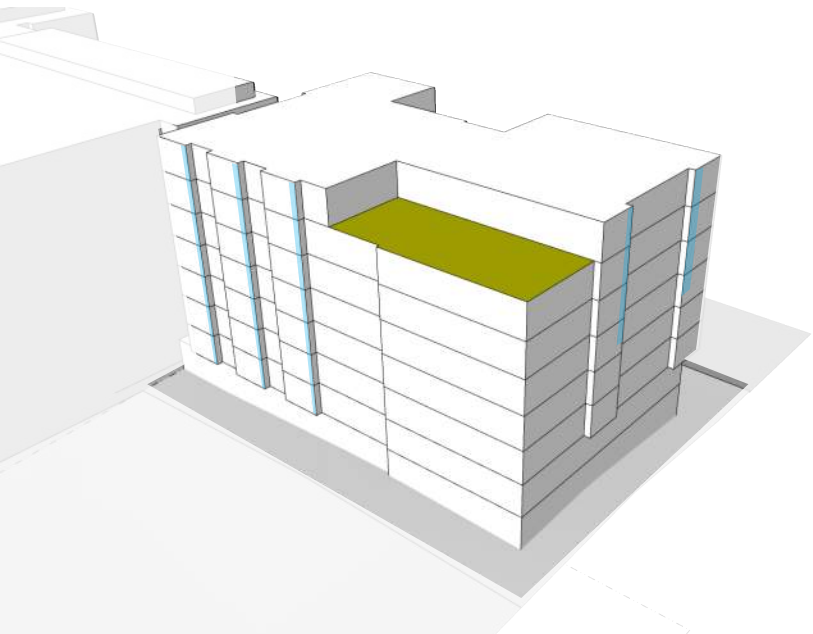
SOUTH ELEVATION 'A' - AFFORDABLE BUILDING



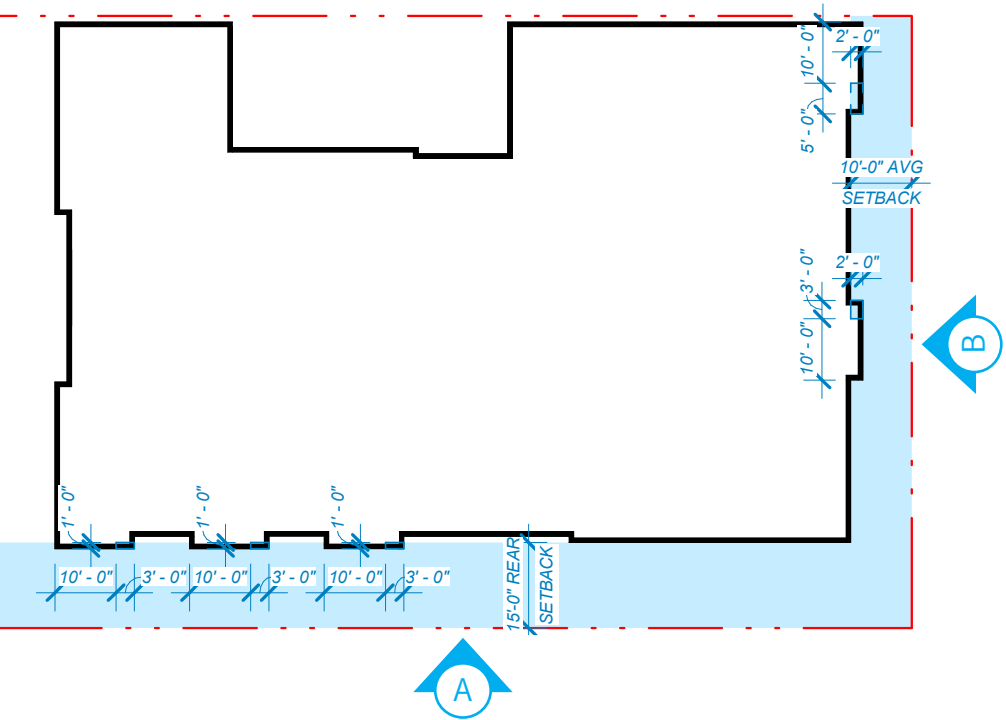
EAST ELEVATION 'B' - AFFORDABLE BUILDING

PROPOSED DESIGN DEPARTURE:

This project requests three bay windows with a width of 13'-0" each on the South facade and two bay windows with widths of 13'-0" and 15'-0" on the East facade of the affordable building



SOUTHEAST 3D VIEW - AFFORDABLE BUILDING



PLAN - AFFORDABLE BUILDING

RATIONALE:

The project proposes a courtyard facing the street which requires a greater density of units to the rear and sides of the lot to maximize the amount of affordable units. Enlarging the width of the bay windows to be the entire width of the living space of the apartment unit **reveals how form and function work together to provide more access to light and air in the unit living spaces**. These bay windows break down the mass in ways that reflect the **granular scale of surrounding structures**. Each bay window also presents an opportunity **for materials to accompany a change in form**. By utilizing fewer and wider bay windows, **we avoid using a high variety of materials to reduce bulk**. The south bay windows only project 1'-0" into the rear setback, where 2'-0" is allowed for bay windows. The overall effect **reduces the perceived mass** at the rear of the lot in ways that fit the surrounding context, while enabling public benefits at the street frontage such as courtyard, requested in Ballard Neighborhood Design Guidelines.

Relevant Design Guidelines:

- DC2.1.a Reducing Perceived Mass** : massing should reflect the 50 to 100-foot parcel width common in areas platted up to 1930. This can be achieved by limiting building lengths, material changes, or vertical modulations that break up facades into this scale.
- DC2.4.a Legibility and Flexibility** : continue Ballard's legacy of historic buildings by integrating form, function and materials to meet today's needs.
- DC4.1.a.1 Building Materials** : changes in material should accompany a change in form or plane.
- DC4.1.a.3 Building Materials** : avoid using high variety of materials to reduce bulk.

	ALLOWED	REQUESTED
SOUTH BAY WIDTH, WEST	10'-0"	13'-0"
SOUTH BAY WIDTH, CENTER	10'-0"	13'-0"
SOUTH BAY WIDTH, EAST	10'-0"	13'-0"
EAST BAY WIDTH, NORTH	10'-0"	15'-0"
EAST BAY WIDTH, SOUTH	10'-0"	13'-0"

OPTION C - PREFERRED: DEPARTURE #2 - UPPER LEVEL SETBACKS (NC ZONE)

STANDARD:

SMC 23.47A.009.F.4.b :

- Above 45 feet: 10 foot average setback from street lot lines;
- Above 65 feet: 15 foot average setback from street lot lines

SMC 25.11.080.A: In order to protect exceptional trees, an applicant may request and the Director may allow development standard departures

PROPOSED DESIGN DEPARTURE:

The project proposes a 2.1 foot average setback above 45 feet, and a 2.3 foot average setback above 65 feet at the west facade.

RATIONALE:

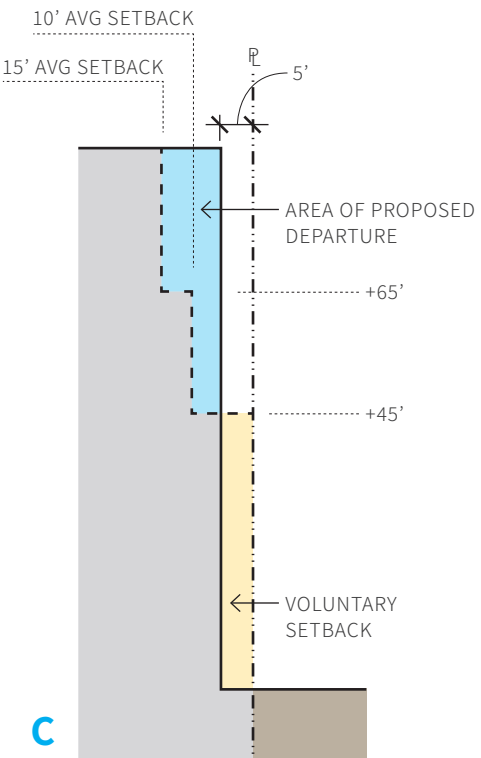
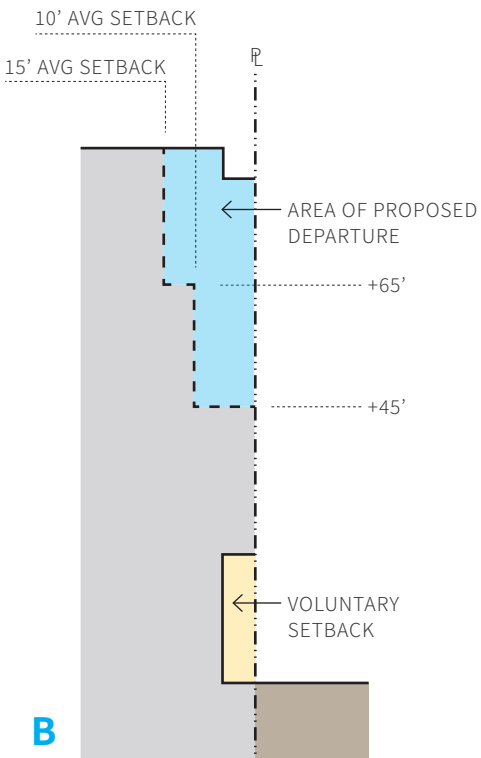
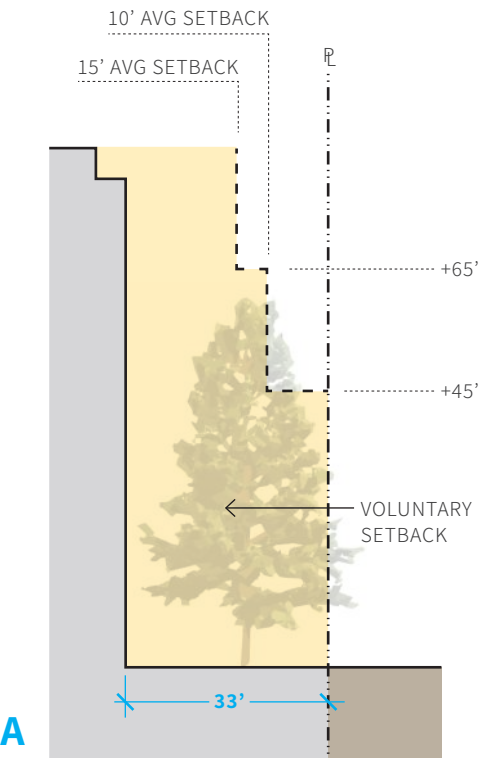
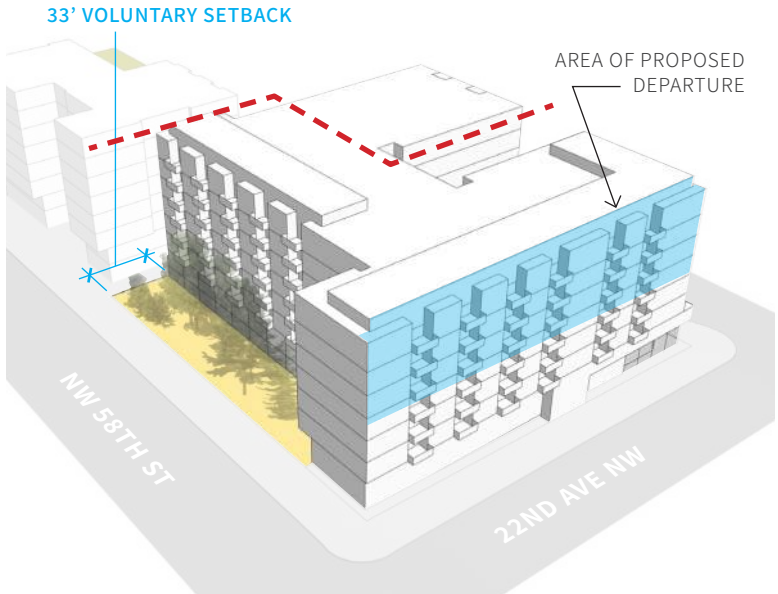
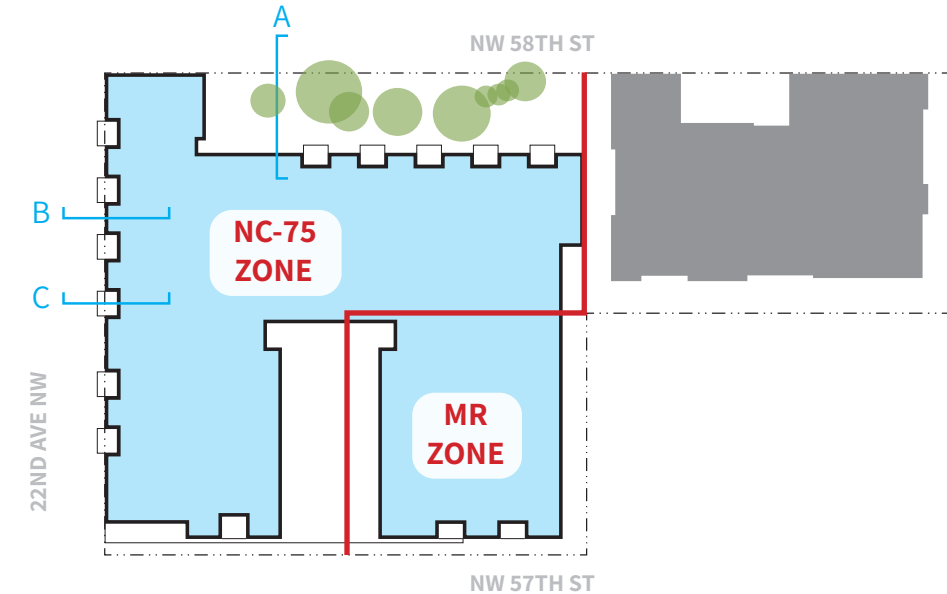
The Preferred Option proposes the **preservation of a number of trees** along the north edge of the property line, including three exceptional trees. In providing the necessary setback to preserve this open space, the building cannot meet the site's development capacity without securing development standard departures, including a departure from requirements for upper level setbacks on the west facade. Even with the requested departures, the preservation of the trees **still results in a loss of 8,000 sf of development capacity**, versus the code compliant option.

In **preserving these trees and their associated open space**, the preferred option better meets a number of Design Guidelines, in particular those that support the **inclusion of ground level open space**.

While the setbacks are removed, the west facade is highly **articulated and animated by a rhythm of bay windows and balconies**. These provide improved activation of the facade, and **eyes on Ballard Commons Park** directly to the west. In this, the facade provides an **appropriate eastern bookend to Ballard Commons Park - establishing a wall that shapes the "Urban Room"**. On the facades that face the lower scale development to the north and south, the mass is significantly **stepped back or carved away**.

Relevant Design Guidelines:

- CS3.1.c Plants and Habitat:** Integrate landscaping in front of residences, within the planting strip, setbacks or in street-level open spaces to add visual interest for people walking by, habitat, or a buffer from sidewalks for residents.
- CS2.1.b.3 Sense of Place:** 3. Design and program privately owned open spaces to contribute to the public realm. 5. Consider setting back portions of the east-west facades to form "side rooms" or "eddies" of activities. 6. Set back and raise street-level residences from the sidewalk.
- CS2.3.a.2 Connection to the Street:** Provide a transition from public to private spaces.
- PL1.1.b.2 Adding to Public Life:** Create a rich public realm and active public open space that extends from the Ballard Commons
- PL1.2.a Pedestrian Volumes:** Create welcoming and spacious sidewalk environment through integratng private open space, setbacks
- DC3.2.a Meeting User Needs:** Outside of pedestrian zones, large mixed-use and multifamily developments should incorporate ground-level open space when designing the massing.
- DC3.3.a Amenities and Features:** Integrate landscaping in front of residences within the planting strip and/or in the required setback to add visual interest for people walking by, a habitat, and a privacy layering from sidewalks for residents



OPTION C - PREFERRED: DEPARTURE #3 - STRUCTURE HEIGHT (NC & MR ZONES)

STANDARD:

SMC 23.47A.012: The height limit for the NC3-75 portion of the site is limited to 75 feet.

SMC 23.45.514: The height limit for the MR-RC portion of the site is limited to 80 feet.

SMC 25.11.080.A: In order to protect exceptional trees, an applicant may request and the Director may allow development standard departures, including departures for up to an additional 0.5 FAR (SMC 23.41.012.B.10.b), and 10 feet of additional height (SMC 23.41.012.B.11.f).

SMC 23.41.012.B.11.f: Departures of up to 10 feet of additional height may be granted is the applicant demonstrates that: 1) The departure is needed to protect an exceptional tree; and 2) Avoiding development in the tree protection area will reduce the total development capacity of the site.

PROPOSED DESIGN DEPARTURE:

The market rate portion of the project proposes the preservation of three exceptional trees, and requests a departure for structure height to allow for a height limit of 85 feet in both the NC and MR zones.

RATIONALE:

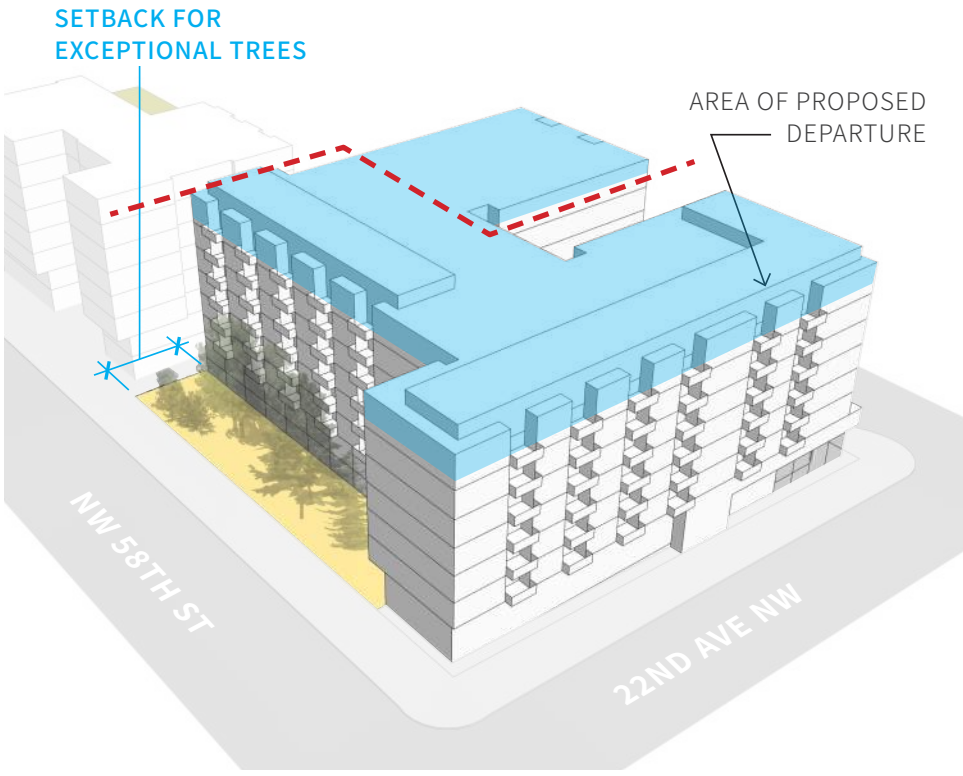
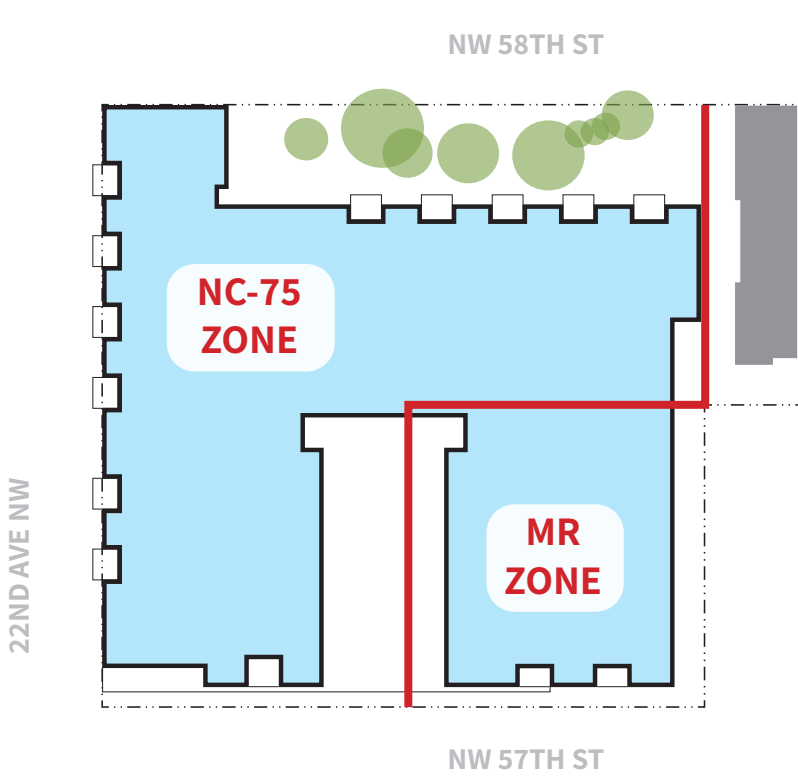
The proposed preferred option **meets the requirements for the 10 feet height departure**, in that the exceptional trees proposed to be retained cannot be preserved without reducing the development capacity of the site unless this departure is granted. Even with the requested departure, the preservation of the trees **still results in a loss of 8,000 sf of development capacity**, versus the code compliant option.

In **preserving the trees and their associated open space**, the preferred option better meets a number of Design Guidelines, in particular those that support the **inclusion of ground level open space**.

The added height provides an **appropriate eastern bookend to Ballard Commons Park**, whereas the mass is significantly **stepped back or carved away in the locations where it faces the lower scale development** to the north and south.

Relevant Design Guidelines:

- CS3.1.c Plants and Habitat:** Integrate landscaping in front of residences, within the planting strip, setbacks or in street-level open spaces to add visual interest for people walking by, habitat, or a buffer from sidewalks for residents.
- CS2.1.b.3 Sense of Place:** 3. Design and program privately owned open spaces to contribute to the public realm. 5. Consider setting back portions of the east-west facades to form “side rooms” or “eddies” of activities. 6. Set back and raise street-level residences from the sidewalk.
- CS2.3.a.2 Connection to the Street:** Provide a transition from public to private spaces.
- PL1.1.b.2 Adding to Public Life:** Create a rich public realm and active public open space that extends from the Ballard Commons
- PL1.2.a Pedestrian Volumes:** Create welcoming and spacious sidewalk environment through integrating private open space, setbacks
- DC3.2.a Meeting User Needs:** Outside of pedestrian zones, large mixed-use and multifamily developments should incorporate ground-level open space when designing the massing.
- DC3.3.a Amenities and Features:** Integrate landscaping in front of residences within the planting strip and/or in the required setback to add visual interest for people walking by, a habitat, and a privacy layering from sidewalks for residents



OPTION C - PREFERRED: DEPARTURE #4 - FACADE MODULATION (NC ZONE)

STANDARD:

SMC 23.47A.009.F.2: For all portions of street-facing facade up to height of 45 feet located within 10 feet of a street lot line, facades longer than 100 feet shall be modulated by stepping back the facade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.

PROPOSED DESIGN DEPARTURE:

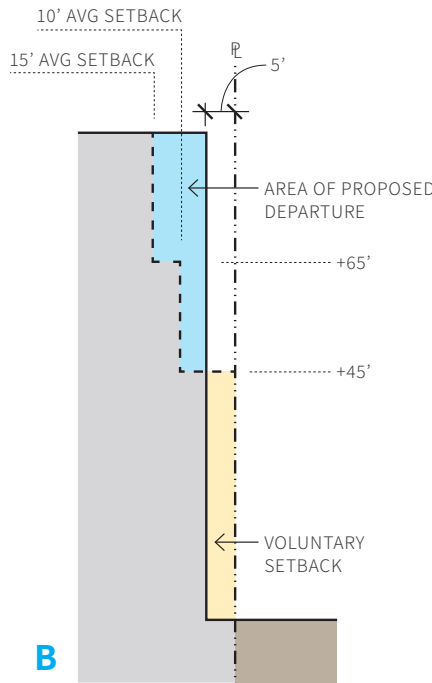
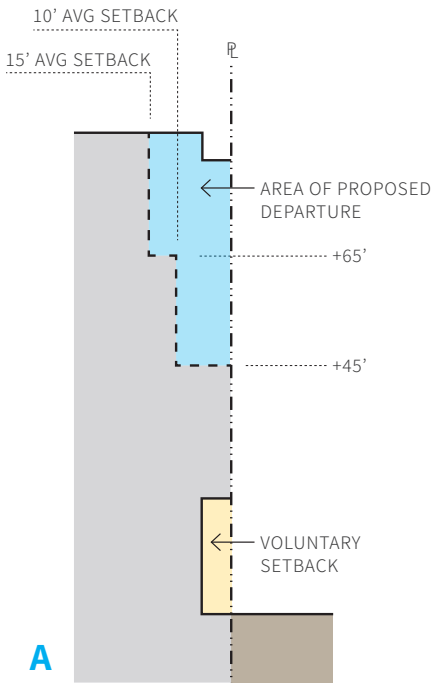
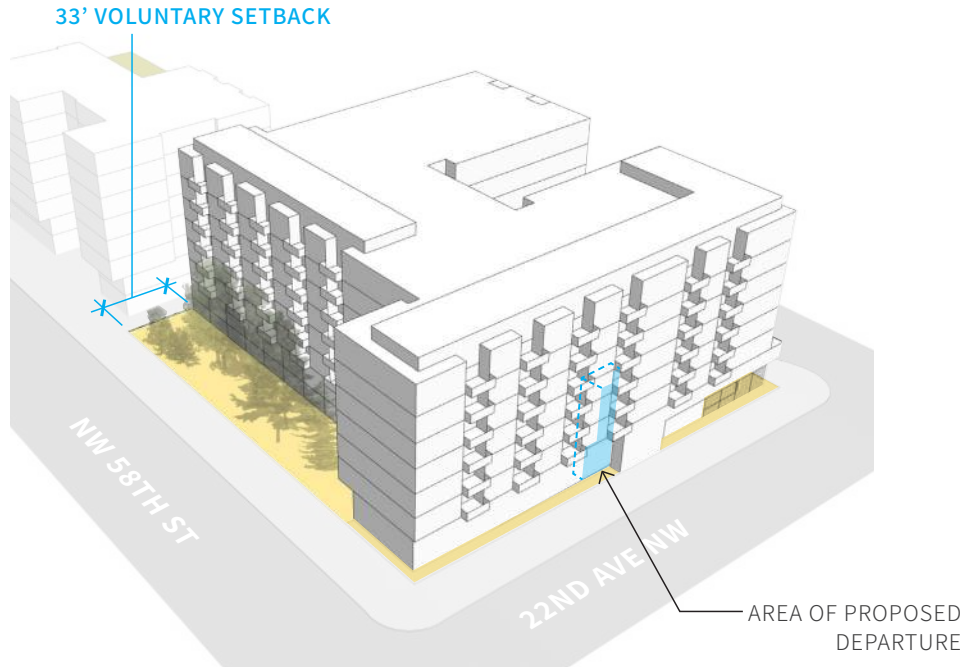
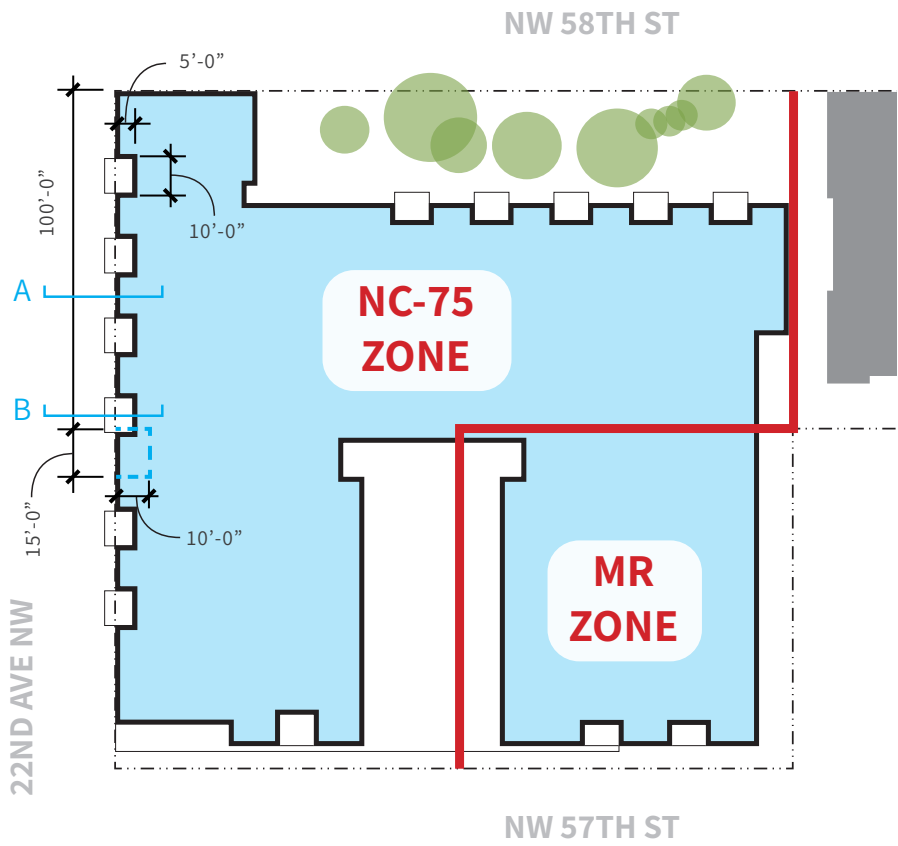
The project proposes six 10 foot wide, 5 foot deep recesses for balconies, in place of one 15 foot wide, 10 foot deep modulation.

RATIONALE:

Rather than a single modulation along the west frontage, the project proposes **more numerous, rhythmic modulations** that contain balconies for the residents. Additionally, the project proposes a **street level setback of 5 feet** for the vast majority of the west frontage. This added sidewalk width provides **opportunities to transition to the interior spaces**, including residences, and to **support the role of 22nd as a festival street**.

Relevant Design Guidelines:

- **CS2.1.b.1 Sense of Place:** Contribute to a rich civic character, and active public life where people walk between homes and businesses, and parks, libraries and other gathering spaces.
- **CS2.1.b.3 Sense of Place:** Design and program privately owned open spaces to contribute to the public realm.
- **CS2.3.a.2 Connection to the Street:** Provide a transition from public to private spaces
- **CS3.1.d Fitting Old and New:** Strong architectural elements that define and create human scale
- **PL.1.3.a Priority Activity Area:** Consider designing street-level elements to support the role of 22nd Ave NW as a street that accommodates festivals and events.
- **DC2.4.a.1 Legibility and Flexibility:** Clearly differentiate residential from commercial street-level uses.



SECURITY PROPERTIES



ON THE PARK APARTMENTS, SEATTLE



JANUS APARTMENTS, SEATTLE



ATRIUM VILLAGE, CHICAGO



BRIDGES AT 11TH APARTMENTS, SEATTLE

BRIDGE HOUSING



ALTA TORRE - PALO ALTO, CA



VICTORIA COMM22 - SAN DIEGO, CA



CORNELIUS PLACE - CORNELIUS, OR



THE ABIGAIL - PORTLAND, OR



SONGBIRD, PORTLAND, OR



TRESSA - SEATTLE, WA

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